



AGENDA

REGULAR MEETING OF THE BOARD OF ZONING APPEALS

Thursday, October 03, 2024

6:30 PM

Village Hall – 21 East Church Street, Lake Orion, MI 48362

(248) 693-8391 ext. 102

ADDRESSING THE BZA: Each person wishing to address the BZA shall be afforded an opportunity to do so. Anyone that would like to make a public comment at any point during the meeting must first sign the “Sign In” sheet located near the main entrance door. If you wish to comment, please stand or raise a hand to indicate that you wish to speak. When recognized, give your name and address and direct your comments to the Chair.

- 1. Call to Order**
- 2. Roll Call and Determination of Quorum**
- 3. Approval of Agenda**
- 4. First Hearing of the Public - Public Comments on Non-Agenda Items Only**
- 5. Approval of Minutes**
 - A.** Approval of BZA Minutes - July 11th, 2024
- 6. BZA Preface**
- 7. Public Hearing**
 - A.** Public Hearing: A-24-05 (44 E. Flint St) Variance Request
- 8. New Business**
 - A.** Election of Officers
 - B.** A-24-05 (44 E. Flint St) Variance Request
- 9. Action Items**
- 10. Second Hearing of the Public - Public Comments on Non-Agenda Items Only**

11. Board Member Comments

12. Next Regular Meeting - November 7, 2024

13. Adjournment



BOARD ACTION SUMMARY SHEET

MEETING DATE: October 3rd, 2024

TOPIC: Approval of BZA Minutes July 11th, 2024

RECOMMENDED MOTION: To approve the July 11th, 2024 Special Meeting Minutes of Board of Zoning Appeals, as presented.



MINUTES

SPECIAL MEETING OF THE BOARD OF ZONING APPEALS

Thursday, July 11, 2024

6:30 PM

Village Hall – 21 East Church Street, Lake Orion, MI 48362

(248) 693-8391 ext. 102

1. Call to Order

The July 11, 2024 Board of Zoning Appeals Special Meeting was called to order at 6:30 PM.

2. Roll Call and Determination of Quorum

PRESENT

Chairperson Bradley Mathisen

Vice Chairperson Raymond Putz

Secretary Brenton Bailo

Board Member/Planning Commission Representative Hank Lorant

ABSENT

Board Member Mary Chayka-Crawford

STAFF PRESENT

Village Planning and Zoning Coordinator Gage Belko

Village Clerk/Treasurer Sonja Stout

3. Designation of Alternate, as necessary

4. Approval of Agenda

MOTION made by Vice Chairperson Putz, Seconded by Secretary Bailo to approve the July 11, 2024 Special Meeting Agenda of Board of Zoning Appeals as presented.

VOTING YEA: Mathisen, Putz, Bailo, Lorant

VOTING NAY: None

ABSENT: Chayka-Crawford

MOTION: Carried

5. Approval of Minutes

A. Approval of BZA Minutes June 6th, 2024

MOTION made by Secretary Bailo, Seconded by Board Member/Planning Commission Representative Lorant, to approve the June 6th, 2024 Regular meeting minutes of Board of Zoning Appeals as presented.

VOTING YEA: Mathisen, Putz, Bailo, Lorant

VOTING NAY: None

ABSENT: Chayka-Crawford

MOTION: Carried

6. Public Comments on Non-Agenda Items Only

None.

7. Action Items

A. A-24-04 (638 Buena Vista) Variance Requests

MOTION made by Chairperson Mathisen, Seconded by Vice Chairperson Putz to open the Public Hearing.

VOTING YEA: Mathisen, Putz, Bailo, Lorant

VOTING NAY: None

ABSENT: Chayka-Crawford

MOTION: Carried

Chairperson Mathisen opened the public hearing at 6:32 PM.

Planner Belko provided a brief synopsis of variance request as stated in McKenna report with noting that item #2 is actually a 3.5 foot variance instead of the stated 4.5 ft variance. Planner Belko presented the recommendation for approving all the proposed variances subject to the property being lawfully rezoned within one (1) year to RL, Lake Single Family Residential, to align with zoning map and future land use map.

Anton Rozhanskiy with Olax, Inc, stated that there is no exterior/interior structure rebuild except for the kitchen as mentioned by the planner. Their plan is to reface the home to grant access to the house from the current garage and currently there is no access to the home from the garage.

The Board asked various questions directed towards Olax, Inc, representatives about their plans for improvement to the current structure and responses were provided.

Anton Rozhanskiy provided Chairperson Mathisen with a document that is attached and incorporated as part of the minutes that included various signatures from neighbors requesting the variance be approved.

Planner Belko went over procedures for approving the variances and his recommendation of attaching the condition to re-zone the property. He also went over the re-zoning procedures and that the property owner must initiate the process, then it must work through the proper

channels such first going to the Planning Commission Board then to Village Council for approvals. He said that construction can begin immediately. Planner Belko had asked if the homeowners, the Ottos, would be open to the re-zoning process before moving forward on a vote.

The Ottos inquired about the cost and process of the re-zoning process and asked various questions to Planner Belko. Planner Belko expressed his concern for the homeowner’s hesitancy and possibly tabling the item until he felt the homeowners would have a better understanding of the process being requested.

Caren Otto, requested a short recess to discuss with the representatives from Olax, Inc, and Planner Belko to discuss their options before tabling the item.

MOTION made by Chairperson Mathisen, Seconded by Board Member/Planning Commission Representative Lorant to recess for 15 minutes.

- VOTING YEA:** Mathisen, Putz, Bailo, Lorant
- VOTING NAY:** None
- ABSENT:** Chayka-Crawford
- MOTION:** Carried

The Board took a recess at 7:02 PM.
The Board re-convened at 7:17 PM.

Board Member/Planning Commission Representative Lorant asked if the item needed to be tabled and expressed his concern if voted on, the repercussions of not being able to be brought back to the board for another year.

Matt Craig, 146 Bellevue Ave, supports the construction of the property but is unsure of the re-zoning process that is being requested.

MOTION made by Chairperson Mathisen, Seconded by Board Member/Planning Commission Representative Lorant to close the Public Hearing.

- VOTING YEA:** Mathisen, Putz, Bailo, Lorant
- VOTING NAY:** None
- ABSENT:** Chayka-Crawford
- MOTION:** Carried

Chairperson Mathisen closed the public hearing at 7:22 PM.

Chairperson Mathisen read an email from Tom and Mary Sakala expressing their support for granting the variance requests. The letter is attached and incorporated as part of the minutes.

The Board had discussion.

MOTION #1 made by Secretary Bailo, Seconded by Board Member/Planning Commission Representative Lorant to approve the requested variance from the minimum required front yard setback for accessory structures, as proposed, subject to the property being lawfully

rezoned within one (1) year to RL, Lake Single Family Residential, therefore conferring approval of a lesser variance of 5.5 feet, based on the findings of the Village Planning Consultant enumerated in a letter dated July 2, 2024.

- VOTING YEA:** Mathisen, Putz, Bailo, Lorant
- VOTING NAY:** None
- ABSENT:** Chayka-Crawford
- MOTION:** Carried

MOTION #2 made by Secretary Bailo, Seconded by Board Member/Planning Commission Representative Lorant to approve the requested variance from the minimum required side yard setback, as proposed, subject to the property being lawfully rezoned within one (1) year to RL, Lake Single Family Residential, based on the findings of the facts that is found in the Village Planning Consultant enumerated in a letter dated July 2, 2024.

- VOTING YEA:** Mathisen, Putz, Bailo, Lorant
- VOTING NAY:** None
- ABSENT:** Chayka-Crawford
- MOTION:** Carried

MOTION #3 made by Chairperson Mathisen, Seconded by Board Member/Planning Commission Representative Lorant to approve the requested variance from the minimum required accessory structure placement behind the front building line, as proposed, subject to the property being lawfully rezoned within one (1) year to RL, Lake Single Family Residential, based on the findings of the Village Planning Consultant enumerated in a letter dated July 2, 2024.

- VOTING YEA:** Mathisen, Putz, Bailo, Lorant
- VOTING NAY:** None
- ABSENT:** Chayka-Crawford
- MOTION:** Carried

B. Monthly Planning and Zoning Report

MOTION made by Chairperson Mathisen, Seconded by Board Member/Planning Commission Representative Lorant to receive and file.

- VOTING YEA:** Mathisen, Putz, Bailo, Lorant
- VOTING NAY:** None
- ABSENT:** Chayka-Crawford
- MOTION:** Carried

Board Member/Planning Commission Representative Lorant spoke.

Dr. Brenton Bailo spoke.

Board Member Putz spoke.

8. Next Regular Meeting - August 1st, 2024

9. Adjournment

MOTION made by Board Member/Planning Commission Representative Lorant, Seconded by Secretary Bailo, to adjourn the July 11, 2024 Board of Zoning Appeals Special Meeting.

VOTING YEA: Mathisen, Putz, Bailo, Lorant

VOTING NAY: None

ABSENT: Chayka-Crawford

MOTION: Carried

The July 11th, 2024 Board of Zoning Appeals Special Meeting adjourned at 7:34 PM.

Dr. Brenton Bailo
Secretary

Sonja Stout
Village Clerk/Treasurer

Date Approved: as presented on October 3, 2024.



BOARD ACTION SUMMARY SHEET

MEETING DATE: October 3, 2024

TOPIC Public Hearing: A-24-05 (44 E. Flint St) Variance Request

BACKGROUND BRIEF: The applicant proposes the construction of a four-story mixed-use building. The property is located at the southwest corner of E. Flint and S. Anderson Streets and is zoned DC, Downtown Center in the Height Overlay district. To build the proposed mixed-use building, the applicant is requesting one (1) variance from the Zoning Ordinance for the fourth floor setback. A public hearing was scheduled and noticed in accordance with Village Code and the Michigan Zoning Enabling Act. The procedure for the public hearing is as follows:

- A statement by the Chair that the purpose of the public hearing is to gather information only and that the merits of the request will not be discussed by the Board members during the hearing.
- Open the hearing.
- Presentation by the planning consultant of information regarding the request.
- Presentation by the applicants.
- Comments and questions directed to the Chair from the public (5-minute limit).
- Presentation of written communications, if any, submitted to the Board.
- Questions for clarification purposes only by Board members to assist them in understanding the request.
- Close the hearing.

RECOMMENDED MOTION:

To open the public hearing for case A-24-05: 44 E. Flint St. Variance Request.

To close the public hearing for case A-24-05: 44 E. Flint St. Variance Request.

ATTACHMENT:

Public Hearing Notice



**VILLAGE OF LAKE ORION
PUBLIC HEARING NOTICE
BOARD OF ZONING APPEALS**

The Village of Lake Orion Board of Zoning Appeals will hold a Public Hearing on Appeal No. A-24-05 at the Lake Orion Village Hall, 21 E. Church Street, Lake Orion, MI 48362, on **Thursday, October 3, 2024, at 6:30 PM**, or soon thereafter, in the Council Chambers.

This Public Hearing relates to **44 E. Flint Street** (Parcel ID Numbers 09-02-481-007 and 09-02-481-008). A complete legal description of the property is on file in the Village Offices. The subject site is located within the Village of Lake Orion in the DC (Downtown Center) Zoning District. The applicant proposes to construct a new four-story mixed use building. The proposed project requires the following variance from the Zoning Ordinance:

1. ARTICLE 10, HD-HEIGHT OVERLAY DISTRICT, SECTION 10.05 DEVELOPMENT STANDARDS

- | | |
|-------------------------------|--|
| Fourth Story (North) Setback: | 10.0 feet minimum required |
| | 0.0 feet existing / 8.25 feet proposed |
| | 1.75 foot variance requested |

Interested parties are welcome to attend the Public Hearing and offer comments. Written comments will be accepted prior to the date and time of the Public Hearing by the Village Clerk. The site plan/survey and supporting documentation will be available for inspection one week before the scheduled meeting and additional information may be obtained by contacting Village Offices at (248) 693-8391, ext. 102 or visiting the Village Office located at 21 E. Church Street, Lake Orion, MI 48362 during regular business hours, 7:00 a.m. – 4:30 p.m. Monday – Thursday.

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the Village office, at least seventy-two (72) hours before the meeting, if requesting accommodations.

ADDITIONAL DOCUMENTS

Case information and additional information are available for inspection **one week** before the noticed meeting on the Village of Lake Orion Website at www.lakeorion.org; choose the “**Agendas, Minutes, and Videos**” tab and scroll to the appropriate meeting date or filter by board, commission, or committee.

Sonja Stout
Village Clerk

Publish and Post by: September 19, 2024



BOARD ACTION SUMMARY SHEET

MEETING DATE: October 3rd, 2024

TOPIC: Election of Officers

BACKGROUND BRIEF: According to the Board of Zoning Appeals Bylaws that were adopted on December 7, 2023, Article III-Officers, Section 1. Nomination; at the first regular meeting of each fiscal year (on or after July 1st), the BZA shall select from its membership a Chairperson, Vice-Chairperson, and Secretary. A candidate receiving a majority vote of the entire membership of the BZA shall be declared elected. A member may accept a nomination in absentia if they have advised the BZA in writing (e-mail is accepted) prior to the meeting.

The Chairperson, Vice-Chairperson, and Secretary shall take office the following month after their selection and shall hold office for a term of one-year or until their successors are selected and assume office.

The current officers are:

Chairperson	Brad Mathisen
Vice Chairperson	Raymond Putz
Secretary	Dr. Brenton Bailo

The election process is as follows:

- Open nominations for one of the officer positions (nominations do not need to be seconded)
- Accept nominations for that office
- Close nominations
- Vote on the nominees

However, if only one person is nominated for a position, then a motion may be made and seconded to close nominations and cast a unanimous ballot for the nominated person for the position. You can also create a slate of officers (if only one person is nominated for an office) and vote on the entire slate of officers with one motion.



BOARD ACTION SUMMARY SHEET

MEETING DATE: October 3, 2024

TOPIC A-24-05 (44 E. Flint St) Variance Request

BACKGROUND BRIEF: The applicant proposes the construction of a four-story mixed use building. The property is located at the southwest corner of E. Flint and S. Anderson Streets and is zoned DC, Downtown Center in the Height Overlay district. To build the proposed mixed use building, the applicant is requesting one (1) variance from the Zoning Ordinance:

ARTICLE 10, HD-HEIGHT OVERLAY DISTRICT, SECTION 10.05 DEVELOPMENT STANDARDS

Fourth Story (North) Setback:	10.0 feet minimum required
	0.0 feet existing / 8.25 feet proposed
	1.75 foot variance requested

No other variances have been granted on at this particular location. For this request, a public hearing has been scheduled and noticed in accordance with Village Code and the Michigan Zoning Enabling Act.

RECOMMENDED MOTION:

To grant approval of a 1.75 foot variance from the minimum required 10 foot fourth floor setback from the main building façade for the proposed mixed use building at 44 E. Flint Street, based on finding that:

1. Compliance with the ordinance standards would be unnecessarily burdensome given that the proposed building configuration and architectural details achieves the intent of the standard in the zoning ordinance.
2. Substantial justice would be provided to the applicant that has been afforded to other similarly designed developments in the Village.
3. The variance requested is the minimum possible, as compliance with the intent of the standard has been achieved by the setback provided and the design of the building.
4. The property is unique in lot area and depth when compared to other properties in the height overlay district.
5. The need for the variance is partially self-created.

ATTACHMENTS:

McKenna review letter
Application, Narrative Letter and Site Plan

MCKENNA

September 25, 2024

Board of Zoning Appeals
Village of Lake Orion
21 E. Church Street
Lake Orion, MI 48362-3274

Subject: **Case A-24-05 Fourth Floor Setback Dimensional Variance – Review #1** (Plans dated September 3, 2024)

Location: **44 E. Flint Street – Parcel #s 09-02-481-008 and 09-02-481-007** (Southwest corner of Flint and S. Anderson Streets)

Zoning: **DC, Downtown Center in the Height Overlay District**

Dear Commissioners:

At the Village’s request, we have reviewed the above referenced variance application from property owner JS Capitol Equities, LLC. Krieger Klatt Architects and Stonefield Engineering are design professionals assisting the owner on this project.

EXISTING AND PROPOSED USE

The site is comprised of two tax parcels and is approximately 13,440 square feet (SF) in area. It is located on the southwest corner of Flint Street and S. Anderson Street and is currently occupied by a surface parking lot. The site is zoned DC,

Downtown Center and is located in the Height Overlay District. An aerial photo of the subject site and the surrounding area is provided for context. (Source: Oakland County Property Gateway)

On August 5, 2024, the applicant was granted site plan approval to construct a four story mixed use building. The first floor will be occupied by 3,477 SF of retail space and the second floor will be occupied by 6,526 SF of office space. A total of 10 apartments will be located on the third and fourth floors. Nineteen off-street parking spaces will be located on the south side of the site.



HEADQUARTERS
235 East Main Street
Suite 105
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ZONING ORDINANCE STANDARD AND REQUESTED VARIANCE

As a condition of the site plan approval, the applicant must obtain a variance from an applicable zoning ordinance standard. The applicant is proposing that the front facade of the fourth floor apartments be located 8.25 feet (or eight (8) feet three (3) inches) from the main E. Flint Street building façade. The zoning ordinance requires that the fourth story shall be setback a minimum of ten (10) feet from main building facade. The proposal requires the following variance from the Zoning Ordinance:

1. ARTICLE 10, HD-HEIGHT OVERLAY DISTRICT, SECTION 10.05 DEVELOPMENT STANDARDS

Fourth Story (North) Setback:	10.0 feet minimum required 0.0 feet existing / 8.25 feet proposed
	1.75 foot variance requested

VARIANCE STANDARDS FOR APPROVAL

A variance must meet the standards specified in Section 19.04.D.1 of the Zoning Ordinance. Each of the required standards is described below followed by an analysis of whether those conditions exist in this particular case. The Board may grant a dimensional variance upon a finding that a practical difficulty exists. To meet the test of practical difficulty, the applicant must demonstrate compliance with the following:

A. Prevents Use of the Property or Is Unnecessarily Burdensome. *Strict compliance with restrictions governing area, setback, frontage, height, bulk, density or other non-use matters will unreasonably prevent the owner from using the property for a permitted purpose or will render ordinance conformity unnecessarily burdensome.*

Compliance with the 10 ft. setback would not prevent the owner from using the property. Compliance would result in a reduced floor area for the two 2-bedroom apartments along the E Flint St front façade.

Zoning ordinance Sec. 10.05.B requires the 10 foot setback in order to “incorporate building height modulation to reduce the building scale at the street edge.” The applicant is providing building modulation by providing the 8.25 foot setback. The applicant is also utilizing different materials and colors between the main building façade (comprised of light color brick masonry) and the fourth story façade (comprised of dark colored metal panels.) The top of the third floor wall will also use a brick soldier course and cornice detailing that will provide a very evident change in the building modulation. These architectural details will create a very effective distinction between the mass of the first three floors and the fourth floor. The design of the building will reduce its scale along the street edge. If the fourth floor wall was setback an additional 1.75 feet it would add very little to no effect on reducing the building scale than what has already been accomplished through the current design. Compliance with the 10 foot setback could be determined as being unnecessarily burdensome.

B. Substantial Justice. *The variance will provide substantial justice to the applicant, as well as other property owners.*

Granting of the variance would give substantive relief to the owner of the property involved and be more consistent with justice to other property owners. The only other four story building in the Village is located at 120 S. Broadway Street. While that building was constructed under the PUD standards and approved prior to the height overlay district, the Village did promote building modulation and a fourth floor setback to minimize the scale along the street. We find that granting the requested variance would provide substantial justice to the applicant similar to other owners of property with similar building configurations.

- C. Minimum Variance Necessary.** *The variance requested is the minimum variance needed to provide substantial relief to the applicant and/or be consistent with justice to other property owners.*

The applicant is proposing an 8.25 ft setback from the main building façade. The proposed setback does provide building modulation and does reduce the scale along the street. It would appear the requested 1.75 ft variance can meet the desired floor configurations of the applicant while also achieving the intent of the fourth floor setback standard. The requested variance could be determined to be the minimum variance necessary.

- D. Unique Circumstances of the Property.** *The need for the variance is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district.*

The site is slightly larger than some of the other lots within the four main blocks of downtown. However, when comparing the site to all the properties along S. Broadway St/M-24 that are located in the height overlay district, this site does not have the depth from the front lot line of other properties. A vast majority of other sites in the height overlay district are larger in lot area and lot depth. Those sites have sufficient size to comply with all dimensional standards, including the fourth floor façade setback. The site can be considered as a unique configuration when compared with all other properties in the height overlay district.

- E. Request Is Not Self-Created.** *The problem and resulting need for the variance has been created by strict compliance with the Zoning Ordinance, and not by the applicant or applicant's predecessors; it is not self-created.*

The variance request is partially self-created. The reduction of the fourth floor façade setback by 1.75 feet is based on the need of the applicant to provide apartments of a certain size. However, it is also noted that the depth of the lots impacts how large the building footprint can be while also providing the necessary off-street parking. While the applicant did not create the lot configuration that affects the overall building footprint, the applicant's subsequent need for floor area is also impacting the variance request.

RECOMMENDATION

The Board of Zoning Appeals shall only grant a variance from the requirements of the Zoning Ordinance upon making a determination that a practical difficulty exists. In making your variance determination, the ZBA must specify the grounds for the decision. Subject to any additional information presented and discussed by the applicant, Board, and/or the public during the public hearing and incorporated into the record prior to any findings being made, we recommend that the Board of Zoning Appeals grant the requested variance for the property located at 44 E. Flint Street, based on the following findings of fact:

1. Compliance with the ordinance standards would be unnecessarily burdensome given that the proposed building configuration and architectural details achieves the intent of the standard in the zoning ordinance.
2. Substantial justice would be provided to the applicant that has been afforded to other similarly designed developments in the Village.
3. The variance requested is the minimum possible, as compliance with the intent of the standard has been achieved by the setback provided and the design of the building.
4. The property is unique in lot area and depth when compared to other properties in the height overlay district.
5. The need for the variance is partially self-created.

We look forward to reviewing these findings and recommendations with you. Please feel free to contact us with any questions.

Respectfully submitted,

McKENNA



Mario A. Ortega, AICP
Senior Principal Planner



Village of Lake Orion

21 E. Church Street
 Lake Orion, Michigan 48362
 Tel 248.693.8391
 Fax 248.693.5874
www.lakeorion.org

HOW TO APPLY FOR A VARIANCE

FUNCTION OF THE BOARD OF ZONING APPEALS (BZA)

The Board of Zoning Appeals is a five (5)-member body, appointed by the Lake Orion Village Council pursuant to the provisions of the Village Zoning Ordinance and State Law (PA 110 of 2006, as amended; Zoning Enabling Act). The purpose of this Board is to hear appeals of determinations of the Zoning Administrator or any other administrative official in enforcing any provision of the Zoning Ordinance and to hear appeals where there are practical difficulties for dimensional variances or unnecessary hardships for use variances in carrying out the strict application of the Zoning Ordinance.

REVIEW AND APPROVAL PROCESS

The Board of Zoning Appeals meets the first and third Thursdays of every month at 7:30 p.m. in the Village Hall Council Chambers. The following outlines the steps taken in the BZA variance or review process.

- A. Submit all required documents and fees (*listed below*) to the Village Zoning Coordinator **30 days prior** to the next regularly scheduled BZA meeting.
- B. Public Notice: A notification of the requested variances or review will be mailed to all residents and property owners within 300 feet of the subject property 15 days prior to the date of the BZA hearing. The notification will be published in a newspaper of local circulation 15 days prior to the date of the BZA hearing.
- C. Consultant Review: The application will be reviewed by the Village Planning Consultant for compliance with the Zoning Ordinance standards of approval. A letter will be prepared and forwarded to the BZA and the applicant.
- D. BZA Meeting Date: The applicant and/or an agent must be present at the meeting to address any questions or concerns that may arise. Action will not be taken in the absence of the applicant or an agent.
- E. BZA Action: The BZA may deny, approve or approve with conditions any application. The affirmative vote of 3 members of the BZA is necessary to approve or approve with conditions an application. Approval of a case involving a Use Variance requires an affirmative vote of 4 members of the BZA.

Decisions of the BZA are final. However, anyone having an interest affected by the BZA decision may appeal that decision to the Oakland County Circuit Court.

Approval is valid for 12 months during which time conditions of approval must be fulfilled, and lawful construction or use begun or the approval will be null and void. Structures must be completed within 24 months after the order of the BZA or approval will be null and void.

The BZA may, upon receiving application in writing stating reasons therefore, extend either the 12 month or 24 month period for one additional 3 month period, if the request is received prior to the expiration of the variance.



Village of Lake Orion

21 E. Church Street
Lake Orion, Michigan 48362
Tel 248.693.8391
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www.lakeorion.org

REQUIRED DOCUMENTS

The following lists all documents required for a complete submittal of a BZA application for a variance or review.

A complete application and all associated documents must be submitted 30 DAYS prior to the next available meeting date to be eligible for the agenda.

1. **Completed Village of Lake Orion BZA Variance or Review Application.** *(Must be signed by Property Owner)*
2. **Proof of ownership of property.**
3. **Property owner authorization for an applicant to act on their behalf.**
4. **Project narrative.** *A letter to the BZA explaining the variance or review request.*
5. **Land survey.** *A survey prepared by a professional surveyor.*
6. **Site plan.** *A set of plans to scale which include all property lines with dimensions, setbacks, existing and proposed structures.*
7. **Architectural plans and elevations.** *A set of drawings illustrating the details of any proposed structures.*
8. **PDF files.** *A digital PDF version of all documents must be provided either via media source (CD, DVD, USB drive) or email to the Zoning Coordinator.*
9. **Payment of fees.** *See fee schedule for appropriate fees. Please make separate checks for application and escrow fees payable to the Village of Lake Orion. Additional funds will be required for additional reviews. Escrow balances will be refunded when case is closed.*

ADDITIONAL PERMIT APPLICATIONS AND PROJECT CONSULTATION

The Village Zoning Ordinance and all Village permit application packets are available at the Village of Lake Orion office Monday through Friday from 9:00am to 4:30pm. They are also available online at www.lakeorion.org.

It is highly recommended that you review your project with the Village Planning and Zoning Department prior to submittal. Please contact the Village Zoning Coordinator with any questions at (248) 693-8391 extension 107.



Village of Lake Orion

21 E. Church Street
 Lake Orion, Michigan 48362
 Tel 248.693.8391
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www.lakeorion.org

BOARD OF ZONING APPEALS – APPLICATION FOR VARIANCE OR REVIEW

PROPERTY INFORMATION

Site Address: 44 East Flint St. Parcel ID #: 09-02-481-007 & 008

Parcel Size (Sq.Ft.): 13,440 sq.ft. Zoning District: DC (Downtown Center)

Has the property previously been approved for a variance(s)? Yes / No (If yes, indicate date: No)

OWNER INFORMATION

Property Owner Name: JS Capitol Equities, LLC Address: 155 Romeo Rd. Ste. 300 Rochester, MI 48307

Property Owner Phone #: 248-909-7697 E-Mail: jeff.schmitz@jscapitol.com

APPLICANT INFORMATION (If applicant is NOT property owner)

Applicant Name: _____ Address: _____

Applicant Phone #: _____ E-Mail: _____

Applicant is: (i.e. contractor or business owner or architect, etc.) _____

TYPE OF VARIANCE AND/OR REVIEW REQUESTED

Please check one. A request for multiple types of reviews may require a separate form.

____ Appeal of Administrative Order ____ Interpretation of Map ____ Interpretation of Section # _____

Dimensional Variance (required setback, height, lot coverage, lot width, lot size, etc.)

____ Use Variance (specify intended use): _____

____ Variance from Zoning Ordinance Requirement - Section # _____

____ Other (please specify): _____

DIMENSIONAL VARIANCE – REQUESTED DEVIATION FROM REQUIREMENTS

Please complete the table below for each deviation from the dimensional requirements which you are requesting.

Section #	Type of Dimensional Requirement	Existing Distance	Required Distance	Proposed Distance	Variance (=Required – Proposed)
Example: Table 12.02	Front Setback	28 Feet	25 Feet	20 Feet	5 Feet
Section 10.05 (B.)	Fourth Story North Setback	0'-0"	10'-0"	8'-3"	1'-9"

TO BE COMPLETED BY VILLAGE STAFF - Date Received:

Fee:

Receipt #:

Please only fill out the section for the type of variance or review you are requesting.

**DIMENSIONAL VARIANCES AND VARIANCES FROM ZONING ORDINANCE REQUIREMENTS -
EXPLANATION OF PRACTICAL DIFFICULTIES**

Dimensional Variances, which are deviations from the dimensional zoning requirements, i.e. height, bulk, setback, and variances from other zoning ordinance requirements, such as the amount of investment in a non-conforming property, may only be granted by the Board of Zoning Appeals upon finding that a practical difficulty exists. All of the following conditions must be determined to apply to your case in order to determine that a true practical difficulty exists. *(Attach additional sheets if necessary.)*

Please explain how: Strict compliance with restrictions governing area, setback, frontage, height, bulk, density, or other non-use matters will unreasonably prevent the owner from using the property for a permitted purpose or will render ordinance conformity unnecessarily burdensome.

~~Please see the attached narrative letter.~~

Please explain how: Granting the variance will provide substantial justice to the applicant, as well as other property owners.

~~Please see the attached narrative letter.~~

Please explain how: The variance requested is the minimum variance needed to provide substantial relief to the applicant and/or be consistent with justice to other property owners.

~~Please see the attached narrative letter.~~

Please explain how: The need for the variance is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district.

~~Please see the attached narrative letter.~~

Please explain how: The problem and resulting need for the variance has been created by strict compliance with the Zoning Ordinance, and not by the applicant or applicant's predecessors; it is not self-created.

~~Please see the attached narrative letter.~~

Please explain how: Granting the variance will not impair the public health, safety, comfort, or welfare of the inhabitants of Lake Orion.

~~Please see the attached narrative letter.~~

USE VARIANCES – EXPLANATION OF UNNECESSARY HARDSHIP

A Use Variance is a variance that permits the use of a property that is otherwise not permitted in a zoning district. The Board of Zoning Appeals may grant a requested use variance only upon finding that an unnecessary hardship exists. Explain below how the requirements in Article 19, Section 19.04 D. 2. Use Variance Review Standard of Zoning Ordinance pertains to your site. *(Attach additional sheets if necessary.)*

APPEALS OF ADMINISTRATIVE ORDERS, INTERPRETATIONS OF MAP OR ZONING ORDINANCE SECTIONS

Per Section 19.04(B), when an applicant believes they have been aggrieved by a decision of the Zoning Administrator, they may appeal the decision to the Board of Zoning Appeals. Per Section 19.04(C), the Board of Zoning Appeals has the authority to hear and decide requests for interpretation of the Zoning Ordinance, including the Zoning Map. In the area below, please state the Section relevant to your appeal or interpretation request. Please state any facts or conditions relevant to your application. *(Attach additional sheets if necessary.)*

ADDITIONAL INFORMATION AND REQUIREMENTS

Section 19.04(F) identifies all information required for a complete application.

**Please place your initials below next to all items included in your application.
If you believe the information is not relevant please place 'N/A' for not applicable next to the item.**

- X 1) A completed application signed by the property owner.
- X 2) Proof of ownership.
- X 3) Property owner authorization for an applicant to act on their behalf.
- X 4) Project Narrative – *A letter to the BZA explaining the variance or review request.*
- X 5) Land Survey – *A survey prepared by a professional surveyor.*
- X 6) Site Plan – *A set of plans to scale which include all property lines with dimensions, setbacks, existing and proposed structures.*
- X 7) Architectural plans and elevations – *A set of drawings illustrating the details of any proposed structures.*
- X 8) PDF files - *A digital PDF version of all documents must be provided either via media source (CD, DVD, USB drive) or email to the Zoning Coordinator.*
- X 9) Payment of fees.

By signing below you acknowledge all of the following:

- The undersigned acknowledges that they have read Section 19.04 of the Village of Lake Orion Zoning Ordinance, has received and read the instructions and understands the application process.
- The undersigned acknowledges that in their opinion they believe the additional information included with this application meets the submittal requirements for a variance or review application and accept all responsibility for any lack of required information.
- The undersigned acknowledges that any lack of information which may result in a delay of the review process is the sole responsibility of the applicant.
- The undersigned deposes that the forgoing statements and answers and accompanying information are true and correct.
- The undersigned hereby authorizes Village representatives to enter the subject property in connection with this application.

Signature of Property Owner:  _____ Date: 09-03-2024

Signature of Applicant:  _____ Date: 09-03-24

e-recorded

LIBER 52129 PAGE 68

0141846

OAKLAND COUNTY TREASURERS CERTIFICATE
I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the state or any individual against the within description and all TAXES on same are paid for five years previous to the date of this instrument as appears by the records in the office except as stated.
Reviewed By: RC

LIBER 52129 PAGE 68
\$21.00 DEED - COMBINED
\$4.00 REMONUMENTATION
\$5.00 AUTOMATION
\$2,365.00 TRANSFER TX COMBINED
08/27/2018 05:28:44 PM RECEIPT# 97374
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

Aug 27, 2018

5.00 E-FILE

Sec. 135, Act 206, 1893 as amended
ANDREW E. MEISNER, County Treasurer

Not Examined

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX



OAKLAND 08/27/2018 97374 \$302.50 CO \$2,062.50 ST 001177169

WARRANTY DEED

Drafted by: Jeffery S. Schmltz, 155 Romeo Road, Rochester, MI 48307

When recorded return to: JS Capitol Equities, LLC, a Michigan limited liability company, 155 Romeo Road, Rochester, MI 48307

THE GRANTOR(s): Sharon L. Schaar Trust u/a/d July 5, 2004

Whose address is: 919 Loretto,, Lake Orion, MI 48362

Conveys and warrants to: JS Capitol Equities, LLC, a Michigan limited liability company

Whose address is: 155 Romco Road, Rochester, MI 48307

the following described premises: See attached Exhibit A.

Tax Parcel No: 09-02-481-008, Primary parcel, 09-02-481-007, Parking parcel
Commonly known as: 44 E. Flint Street, Lake Orion, MI 48362

for the sum of Two Hundred Seventy Five Thousand Dollars and No Cents (\$275,000.00)

COUNTY Transfer Tax: \$302.50 /
STATE Transfer Tax: \$2,062.50 /

Subject to easements, reservations and restrictions of record.

WARRANTY DEED

Drafted by: Jeffery S. Schmitz, 155 Romeo Road, Rochester, MI 48307

When recorded return to: JS Capitol Equities, LLC, a Michigan limited liability company, 155 Romeo Road, Rochester, MI 48307

THE GRANTOR(s): Sharon L. Schaar Trust u/a/d July 5, 2004

Whose address is: 919 Loretto,, Lake Orion, MI 48362

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COUNTY Transfer Tax: \$302.50 /
STATE Transfer Tax: \$2,062.50 /

Subject to easements, reservations and restrictions of record.

Grantor: Sharon L. Schaar Trust u/a/d July 5, 2004
Grantee: Jeffrey S. Schmitz, on behalf of an entity to be formed
Page 2 of 3

Dated: August 24, 2018

Signed and Sealed:

Sharon L. Schaar Trust u/a/d July 5,
2004

Sharon L. Schaar Trustee
by Sharon L. Schaar, Trustee

STATE OF MICHIGAN)
COUNTY OF Oakland) ss

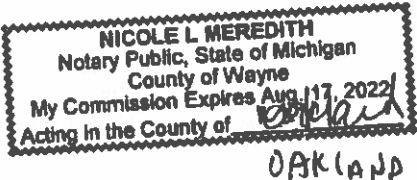
On this 24th day of August, 2018, before me personally appeared, Sharon L. Schaar Trust u/a/d July 5, 2004 by Sharon L. Schaar, Trustee, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/har/their free act and deed.

Notary Public: Nicole L Meredith

Printed Name: NICOLE L MEREDITH

Wayne County, MI

My Commission Expires: 8/17/2022



Grantor: Sharon L. Schaar Trust u/a/d July 5, 2004
Grantee: Jeffrey S. Schmitz, on behalf of an entity to be formed
Page 3 of 3

EXHIBIT A

Land situated in the Village of Lake Orion, County of Oakland, State of Michigan, more particularly described as:

Lot 1 and Lot 2, Block 3, of "Hemingway's Plat", according to the plat thereof recorded in Liber 1, Page(s) 34 of Plats, Oakland County Records.

Subject to an easement over the South 20 feet of said Lot 1, for ingress and egress to said Lot 2.

**Tax Parcel No: 09-02-481-008, Primary parcel, 09-02-481-007, Parking parcel
Commonly known as: 44 E. Flint Street, Lake Orion, MI 48362**

September 3, 2024

Village of Lake Orion
Board of Zoning Appeals
21 East Church St.
Lake Orion, MI 48362

Re: 44 E. Flint / ZBA Review

On August 5, 2024 this project received Site Plan Approval with the condition of a variance request for the 4th floor 10'-0" setback that is required in the DC zoning district with the height overlay.

We have worked closely with the Planning Commission to design a building that will be a beautiful addition to Downtown Lake Orion. We are requesting a 1'-9" variance to the required 10'-0" setback found in Section 10.05(b.) of the zoning ordinance. The current building design provides deep reveals in the building façade and balconies fronting Flint St. on floors 2-4. We are requesting the variance as we feel that the current building design meets the intent of the ordinance (by providing a setback of 8'-3"), while allowing the maximum leasable space on all floors and utilizing efficient construction systems to ensure that the building can be built as designed.

Below are our answers to the "practical difficulties" items that are required for this submittal.

DIMENSIONAL / NON-USE VARIANCE – EXPLANATION OF PRACTICAL DIFFICULTIES

- 1. Strict compliance with restrictions governing area, setback, frontage, height, bulk, density, or other non-use matters will unreasonably prevent the owner from using the property for a permitted purpose or will render ordinance conformity unnecessarily burdensome**

The proposed building utilizes deep reveals and setbacks on floors 2-3 of 8'-3" to create building interest and provides balcony/terrace space fronting Flint St. which is not a requirement of the ordinance. The 4th floor balcony/terrace walls stack on the lower floor walls for ease of construction. We feel that the current proposal meets the intent of the ordinance and does not require the top floor to take the full burden of the setback as it is present on the lower floors as well.

- 2. The variance will provide substantial justice to the applicant, as well as other property owners.**

Granting the variance requested will provide substantial justice to the applicant and surrounding property owners. The building as designed, will provide a fresh street scape view and will create extension of the downtown businesses. The small variance request of the 4th floor setback allows the building to be built efficiently while still making a statement with the overall building design.

- 3. The variance requested is the minimum variance needed to provide substantial relief to the applicant and/or be consistent with justice to other property owners.**

The 1'-9" variance request is the minimum variance needed to provide usable balconies on floors 2-4 while also providing an attractive building front on Flint St.

4. The need for the variance is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district.

The property is located on corner lot located in the Downtown Center zoning district. Therefore, we felt that the building had to be designed in a way that highlights this property and helps extend the walk-ability of the downtown by creating spaces on the upper floors that allow for pedestrian activation on Flint St.

5. The problem and resulting need for the variance has been created by strict compliance with the Zoning Ordinance, and not by the applicant or applicant's predecessors; it is not self-created.

The building could be designed with a 10'-0" 4th floor setback (to comply with the zoning ordinance) but this would require floors 2 & 3 to lose the balconies to make up for the loss of space on floor 4. We feel that this would drastically affect the current building design in a negative way and want to ensure that the building is carefully designed on this prominent corner.

6. Granting the variance will not impair the public health, safety, comfort, or welfare of the inhabitants of lake Orion.

Granting of the variance will not impact public health, safety, comfort or welfare. The building will be designed and constructed in a manner that respects the character of downtown Lake Orion. We have taken measures with the building and parking design to lessen the impact of the variance requests while providing a high-quality project.

If you have any further comments, concerns or questions; please do not hesitate to contact me.

Thank you,

Jeff Klatt
Principal

44 East Flint

New Construction
44 E. Flint St.
Lake Orion, MI 48362

General Scope of Work

1. New construction of a 4 story mixed-use building
2. General site improvements

Owner

J.S. Capitol Group
 155 Romeo Rd., Suite 300
 Rochester, MI 48307

Architect

Krieger | Klatt Architects Inc.
 (Jeff Klatt, R.A.)
 400 E. Lincoln Ave. Ste. A
 Royal Oak, MI 48067
 P.248.414.9270 F.248.414.9275

Civil

Stonefield Engineering & Design
 555 S. Old Woodward Ave. Ste. 12L
 Birmingham, MI 48009
 P.248.247.1115

Client:
 J.S. Capitol Group
 155 Romeo Rd., Suite 300
 Rochester, MI 48307

Project:
 44 East Flint
 44 East Flint St.
 Lake Orion, MI 48362

Issued	Description	By
05.06.2024	SPA	
06.24.2024	Discussion Item	
07.08.2024	SPA - Rev. 1	
09.03.2024	BZA Submittal	

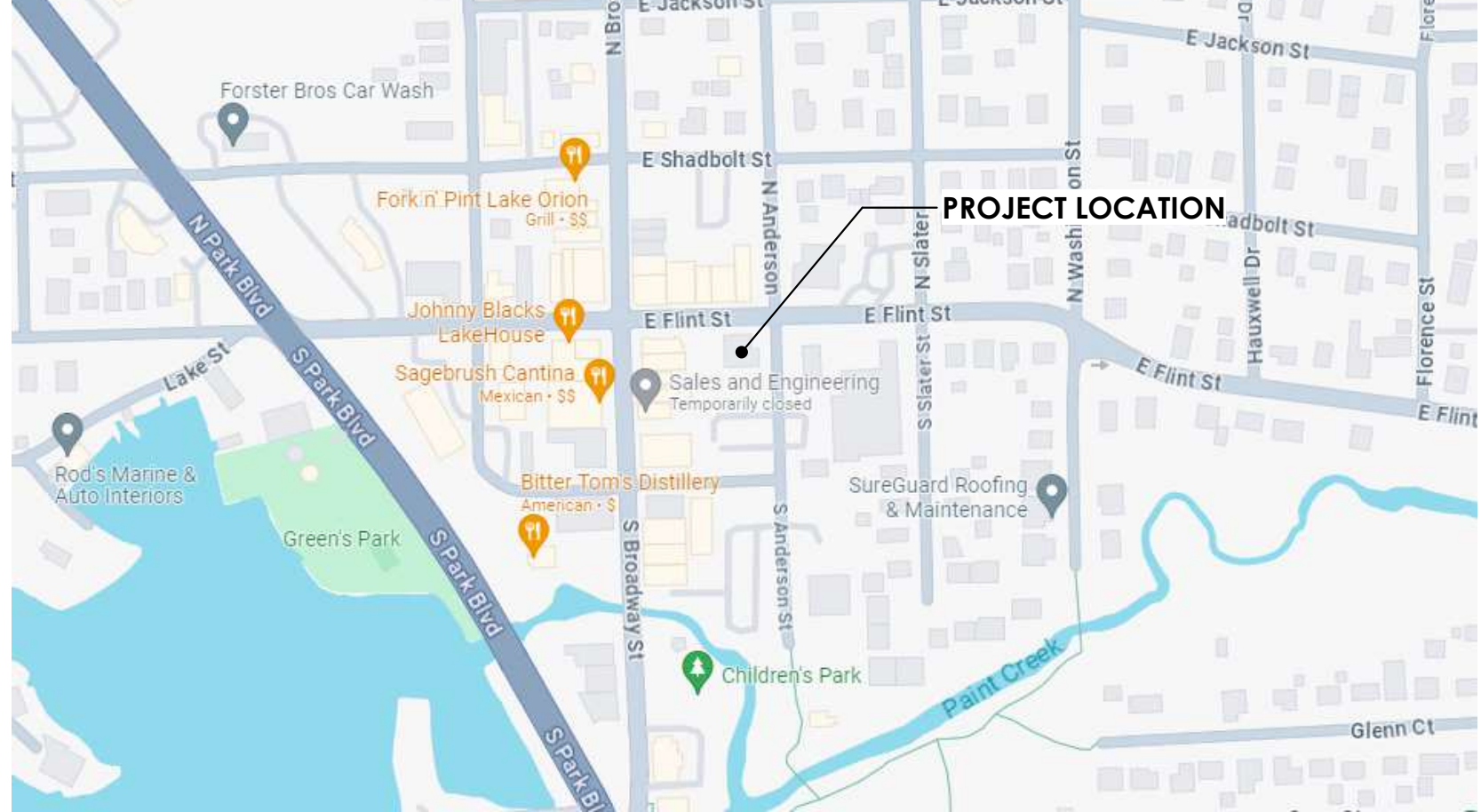


View of front facade from E. Flint St.

Sheet Index		
Sheet Number	Sheet Name	Revisions
G.001	Cover Sheet	2024.05.06 - SPA
1 of 1	Topographic Survey	2024.06.24 - Discussion Item 2024.07.08 - SPA Rev.1
C.100	Architectural Site Plan	2024.09.03 - BZA Submittal
C.102	Photometric Plan	
A.101	First Floor Plan	
A.102	Second-Third Floor Plans	
A.103	Fourth Floor Plan	
A.200	Exterior Elevations	
A.201	Exterior Elevations	
A.300	Exterior Renderings	
A.301	Exterior Renderings	



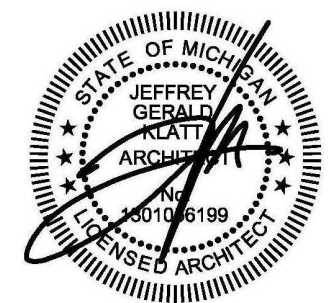
North
Aerial Map
 NTS



North
Location Map
 NTS

PRELIMINARY NOT FOR CONSTRUCTION

Seal:



Note:
 Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.
North Arrow:

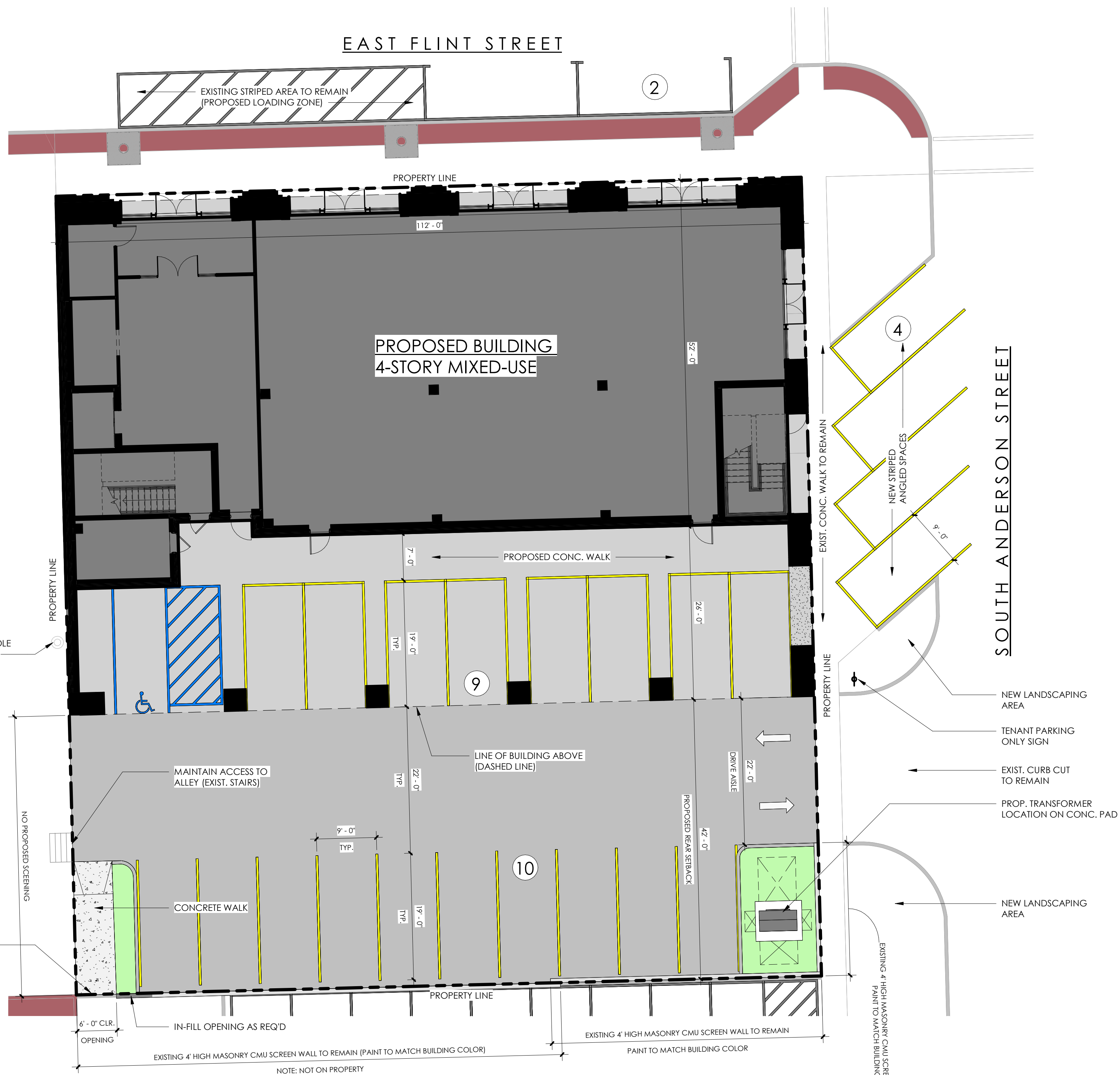
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 Cover Sheet

Project Number:
 Project Number

Scale:

Sheet Number:
G.001

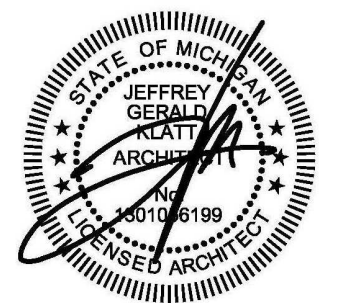
Issued	Description	By
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09.03.2024	BZA Submittal	



Architectural Site Plan
 1" = 10'-0"

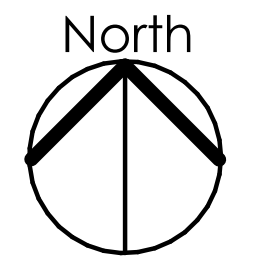
Zoning Information	
PROJECT ADDRESS:	
44 EAST FLINT STREET LAKE ORION, MI 48362	
CURRENT ZONING:	DC (DOWNTOWN CENTER) W/ HEIGHT OVERLAY DISTRICT
LOT AREA:	13,440 SQ.FT. (0.31 ACRES)
ZONING REQUIREMENTS:	
ZONING INFORMATION BELOW IS BASED ON DC ZONING DISTRICT	
FRONT SETBACK:	0' MINIMUM, 10' MAXIMUM
PROP. FRONT SETBACK:	0'-0"
REAR SETBACK:	0' MINIMUM
PROP. REAR SETBACK:	42'-0"
SIDE SETBACK:	10' MINIMUM
SIDE STREET SETBACK:	0' MINIMUM, 10' MAXIMUM
PROP. EAST SETBACK:	0'-0"
PROP. WEST SETBACK:	0'-0"
ZONING REQUIREMENTS (CONT.):	
MAX. LOT COVERAGE:	100%
PROP. LOT COVERAGE:	8,386 / 13,440 = 62.4%
MIN./MAX. BLDG. HEIGHT:	3-STORIES: 36'-0" 4-STORIES: 52'-0" (HEIGHT OVERLAY DISTRICT)
PROP. BLDG. HEIGHT:	4-STORIES: 52'-0"
MAX. DENSITY:	NONE
VEHICLE PARKING REQUIREMENTS:	
REQUIRED PARKING:	
MULTI-FAMILY RESIDENTIAL:	2 SPACE PER UPPER LEVEL DWELLING UNIT
OFFICE:	NONE REQUIRED IN DC ZONING DISTRICT
RETAIL:	NONE REQUIRED IN DC ZONING DISTRICT
MULTI-FAMILY RESIDENTIAL:	10 UNITS X 2 = 20 SPACES 20 SPACES REQUIRED
TOTAL REQUIRED PARKING:	20 PARKING SPACES
PROVIDED PARKING:	19 PARKING SPACES

Seal:



Note:
 Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:



Sheet Title:
 Architectural Site Plan

Project Number:

Project Number

Scale:

Sheet Number:

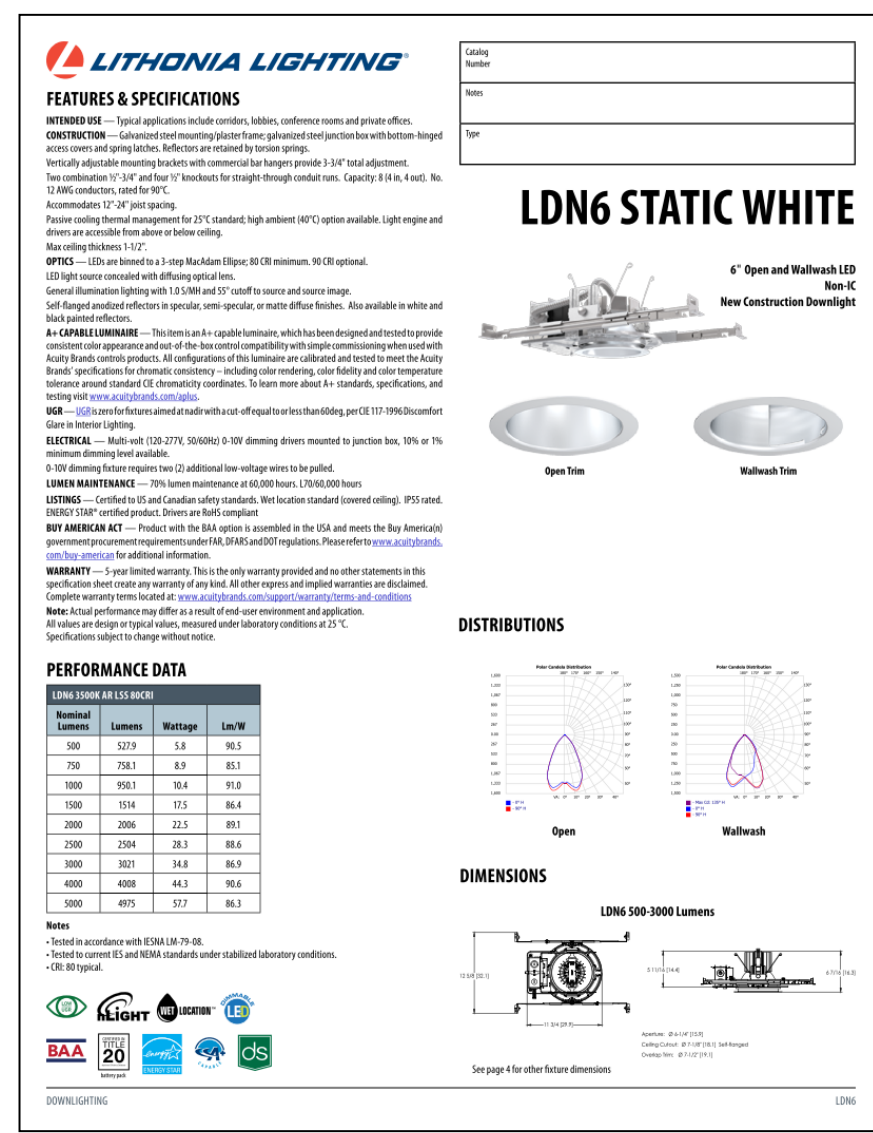
C.100

PRELIMINARY NOT FOR CONSTRUCTION

LITHONIA LIGHTING

LDN6 STATIC WHITE

6" Round Recessed LED Downlight



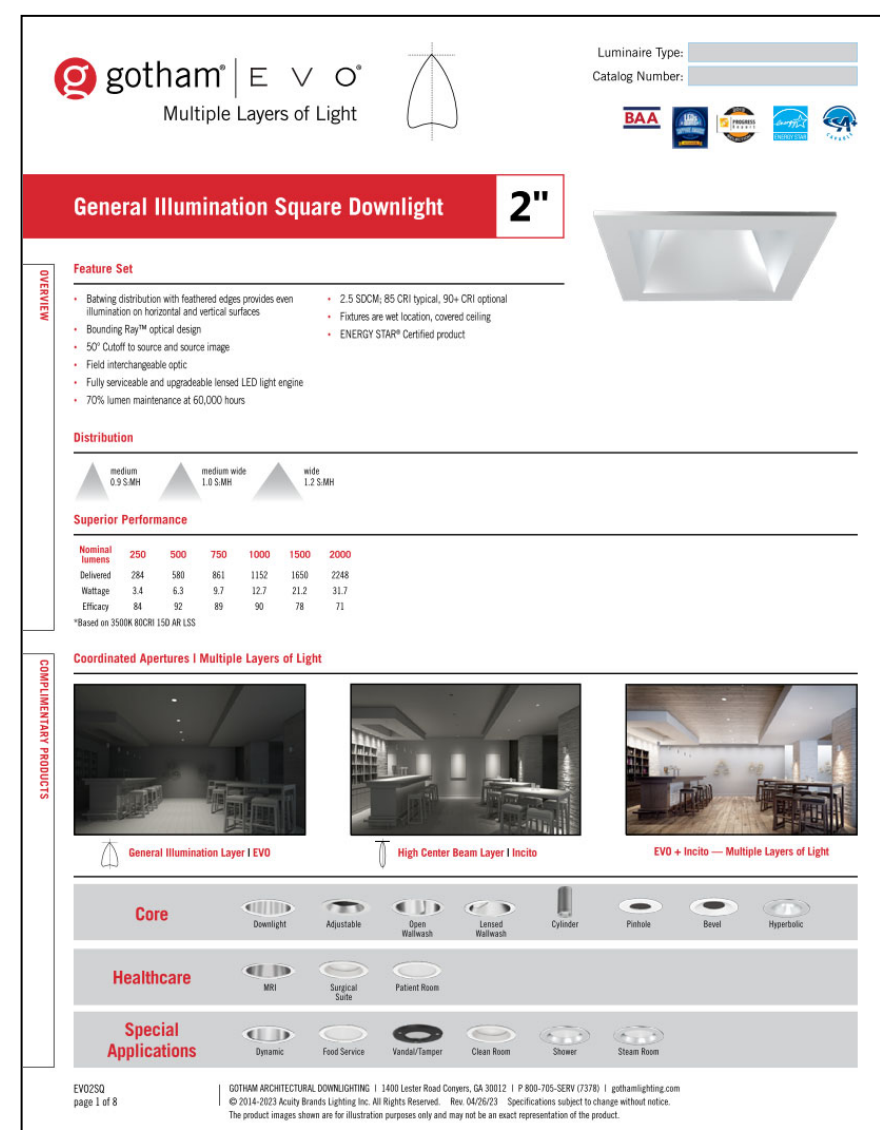
PERFORMANCE DATA

Beam Spread	Beam Diameter	Beam Area	Beam Depth
30°	1.00'	0.79	0.15'
36°	1.20'	1.13	0.18'
42°	1.41'	1.57	0.21'
48°	1.63'	2.11	0.25'
54°	1.85'	2.74	0.29'
60°	2.07'	3.47	0.33'
66°	2.30'	4.30	0.37'
72°	2.53'	5.22	0.41'
78°	2.76'	6.24	0.45'
84°	2.99'	7.36	0.49'
90°	3.22'	8.58	0.53'

gotham | E V O

Multiple Layers of Light

General Illumination Square Downlight 2"

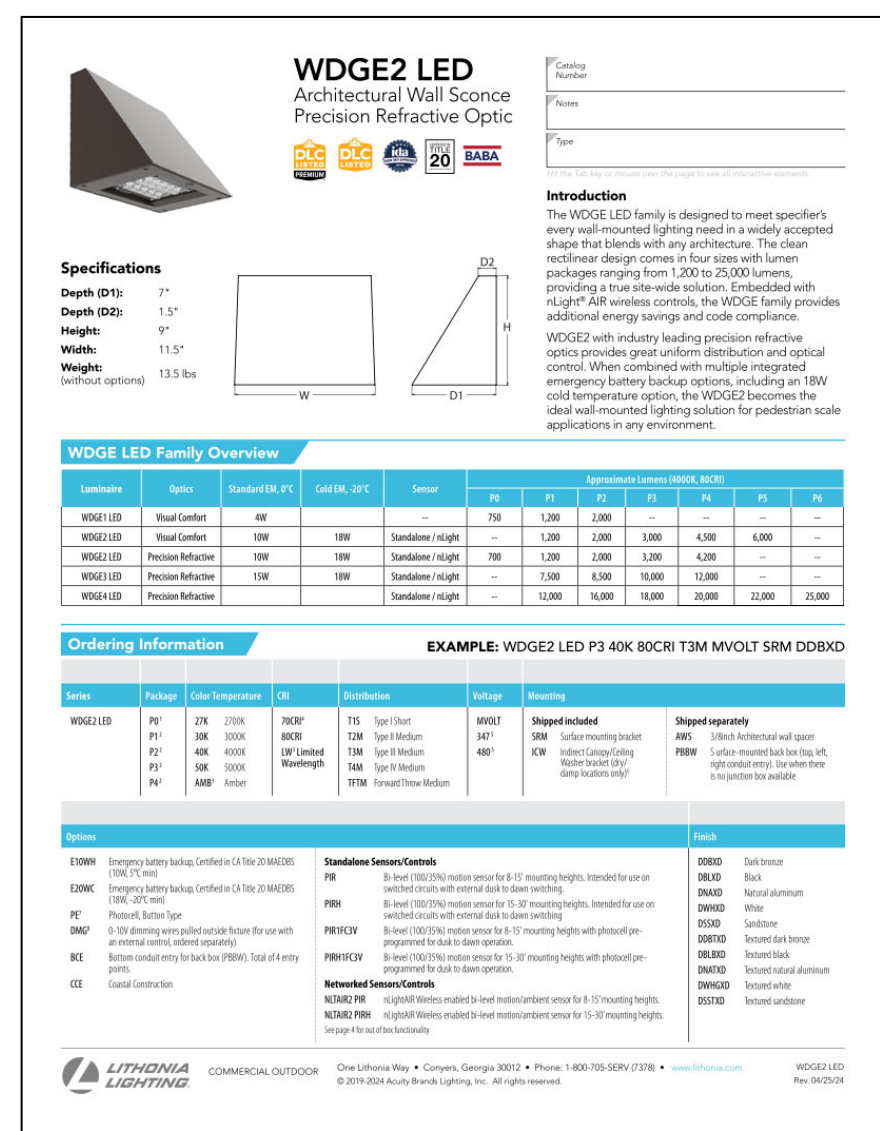


Specifications

- Beam diameter: 2.00"
- Beam spread: 30°
- Beam depth: 0.15"
- Beam area: 0.79 sq ft
- Beam diameter at 100 ft: 2.00'
- Beam diameter at 200 ft: 4.00'
- Beam diameter at 300 ft: 6.00'
- Beam diameter at 400 ft: 8.00'
- Beam diameter at 500 ft: 10.00'

WEDGE LED

Architectural Wall Sconce Precision Refractive Optic



Specifications

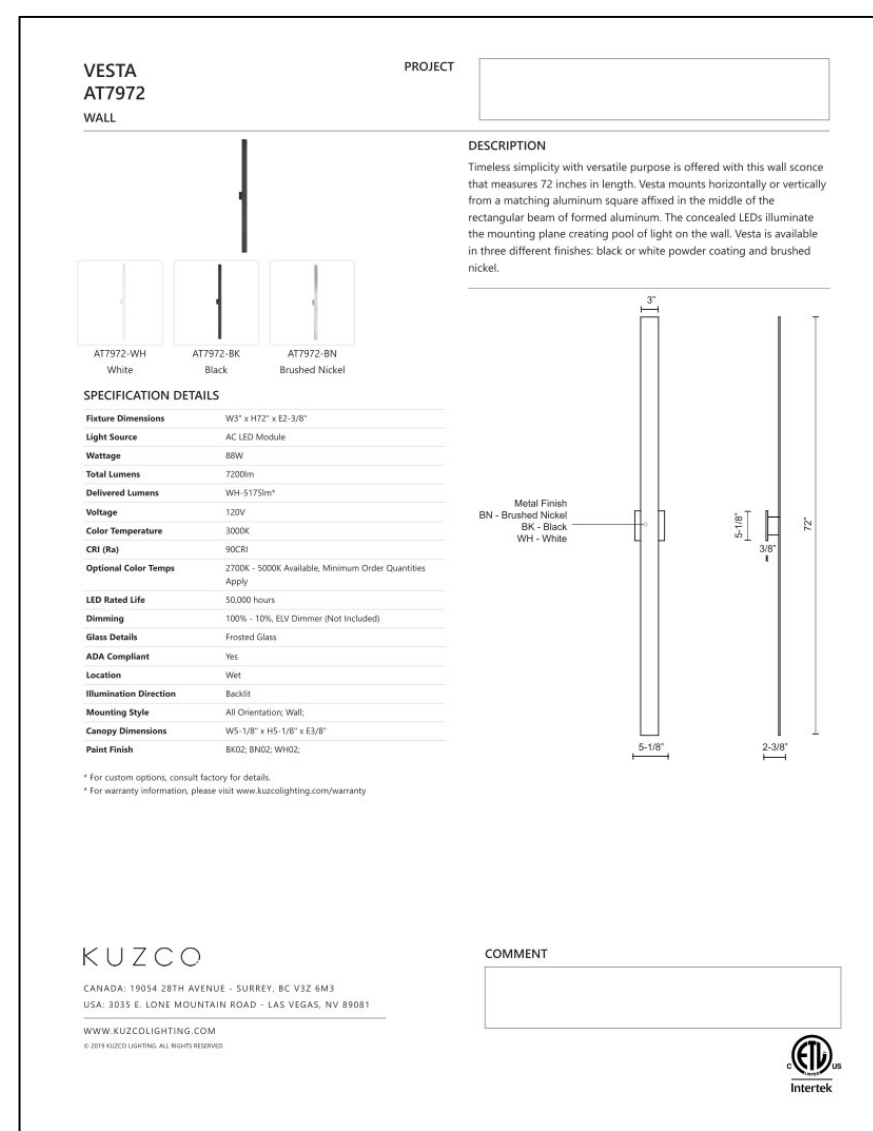
- Depth: 1.5"
- Width: 1.5"
- Height: 1.5"
- Weight: 153.5g

WEDGE LED Family Overview

Model	Depth	Width	Height	Weight
WEDGE LED P1	1.5"	1.5"	1.5"	153.5g
WEDGE LED P2	1.5"	1.5"	1.5"	153.5g
WEDGE LED P3	1.5"	1.5"	1.5"	153.5g
WEDGE LED P4	1.5"	1.5"	1.5"	153.5g

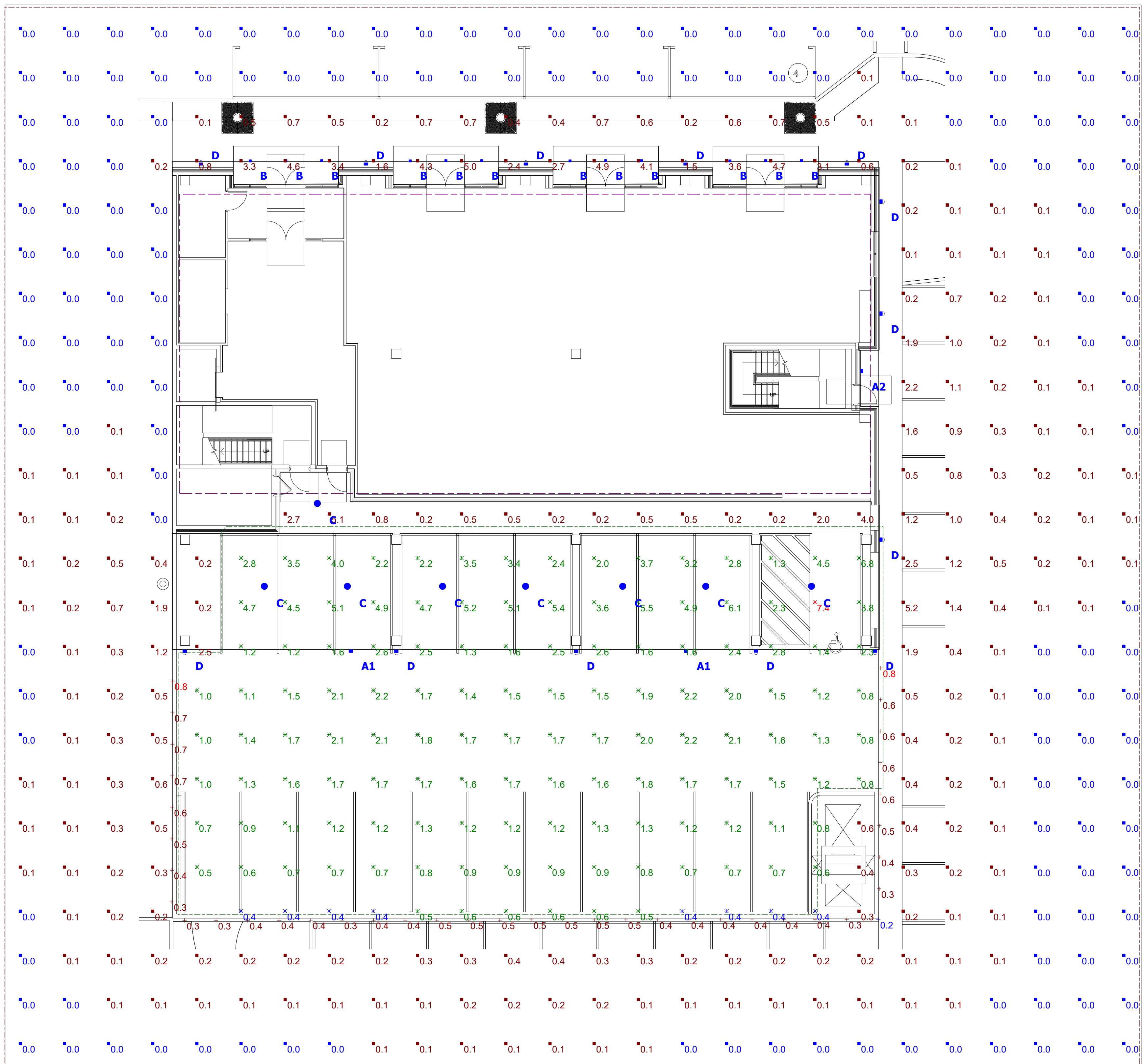
VESTA AT7972

WALL MOUNTED



Specifications

- Depth: 1.5"
- Width: 1.5"
- Height: 1.5"
- Weight: 153.5g



Plan View
Scale - 1" = 10ft

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
□	A1	2	Lithonia Lighting	WDGE2 LED P4 40K 70CRI TFTM	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE FORWARD THROW MEDIUM OPTIC	4742	0.9	46.6589
□	A2	1	Lithonia Lighting	WDGE2 LED P1 40K 70CRI T2M	WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 2 MEDIUM OPTIC	1427	0.9	11.1658
□	B	12	Gotham Architectural Lighting	EVO2SQ 40/02 AR LD WD	EVO 2 INCH RECESSED DOWNLIGHT, SQUARE, 4000K, 250 LUMENS, CLEAR, MATTE-DIFFUSE, WIDE, 80 CRI	280	0.9	3.38
○	C	8	Lithonia Lighting	LDN6 40/07 LO6AR LD	6IN LDN, 4000K, 750LM, CLEAR, MATTE DIFFUSE REFLECTOR, CRI80	679	0.9	8.91
□	D	13	Kuzco Lighting	AT7972-WH	Wall Mounted	5146	0.9	96.7

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Area	✱	1.9 fc	7.4 fc	0.4 fc	18.5:1	4.8:1
Parking Property Line	+	0.5 fc	0.8 fc	0.2 fc	4.0:1	2.5:1
Overall	■	0.8 fc	7.4 fc	0.0 fc	N/A	N/A

General Note

- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

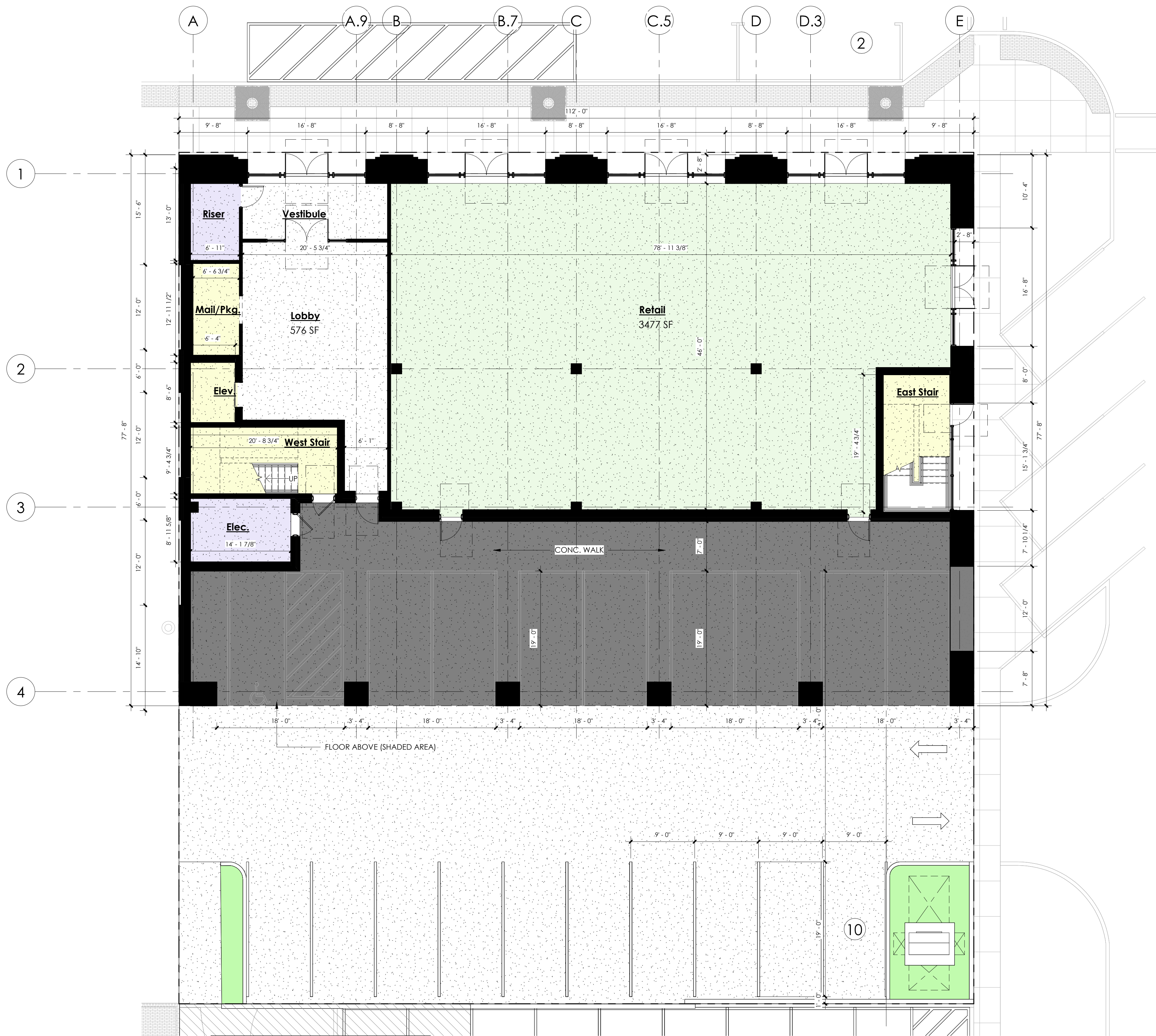
Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Client:
J.S. Capitol Group
155 Romeo Rd., Suite 300
Rochester, MI 48307

Project:
44 East Flint
44 East Flint St.
Lake Orion, MI 48362

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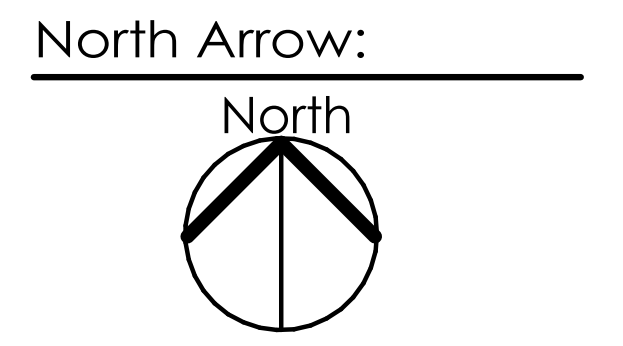
First Floor Plan
1/8" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

Seal:



Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.



Sheet Title:
First Floor Plan

Project Number:
Project Number

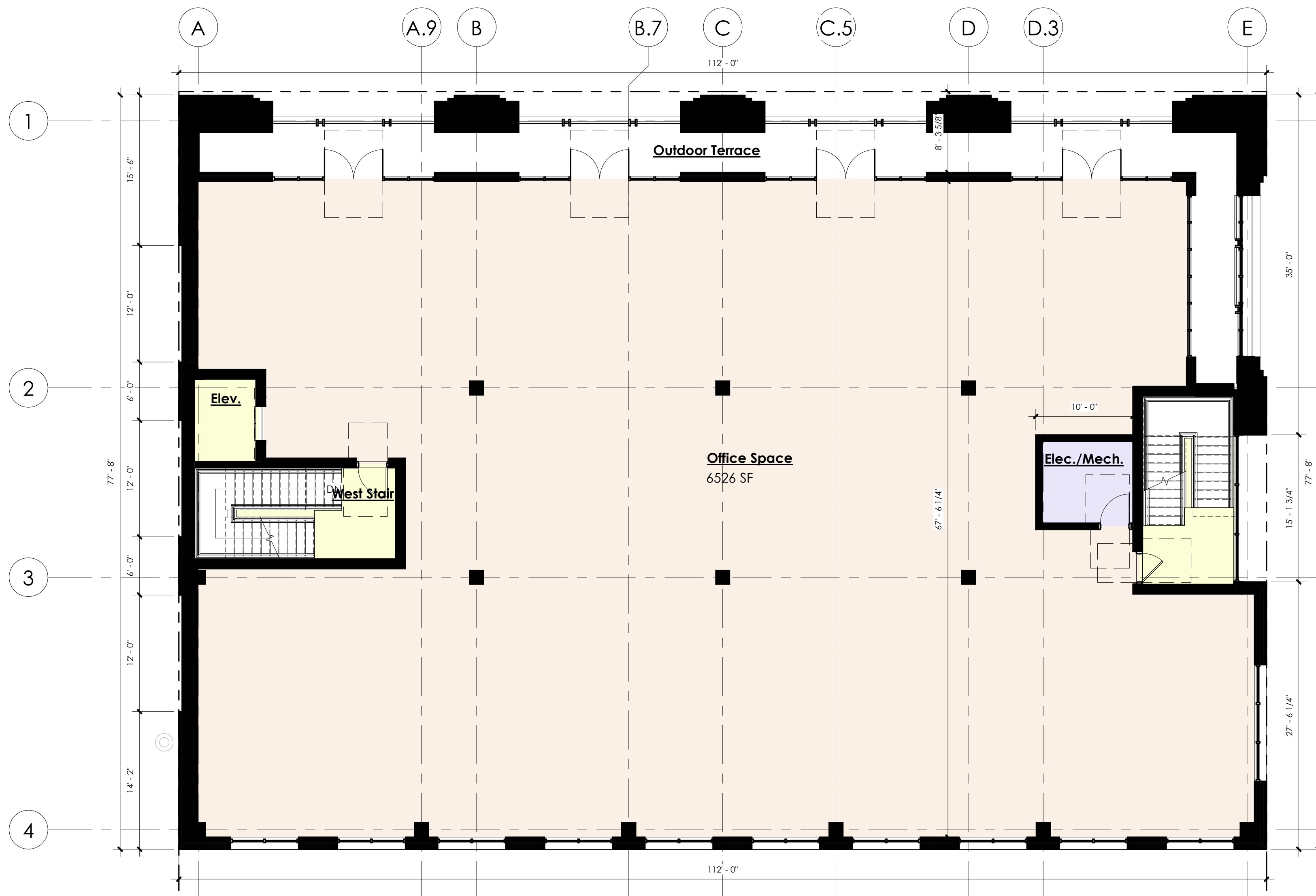
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Sheet Number:
A.101

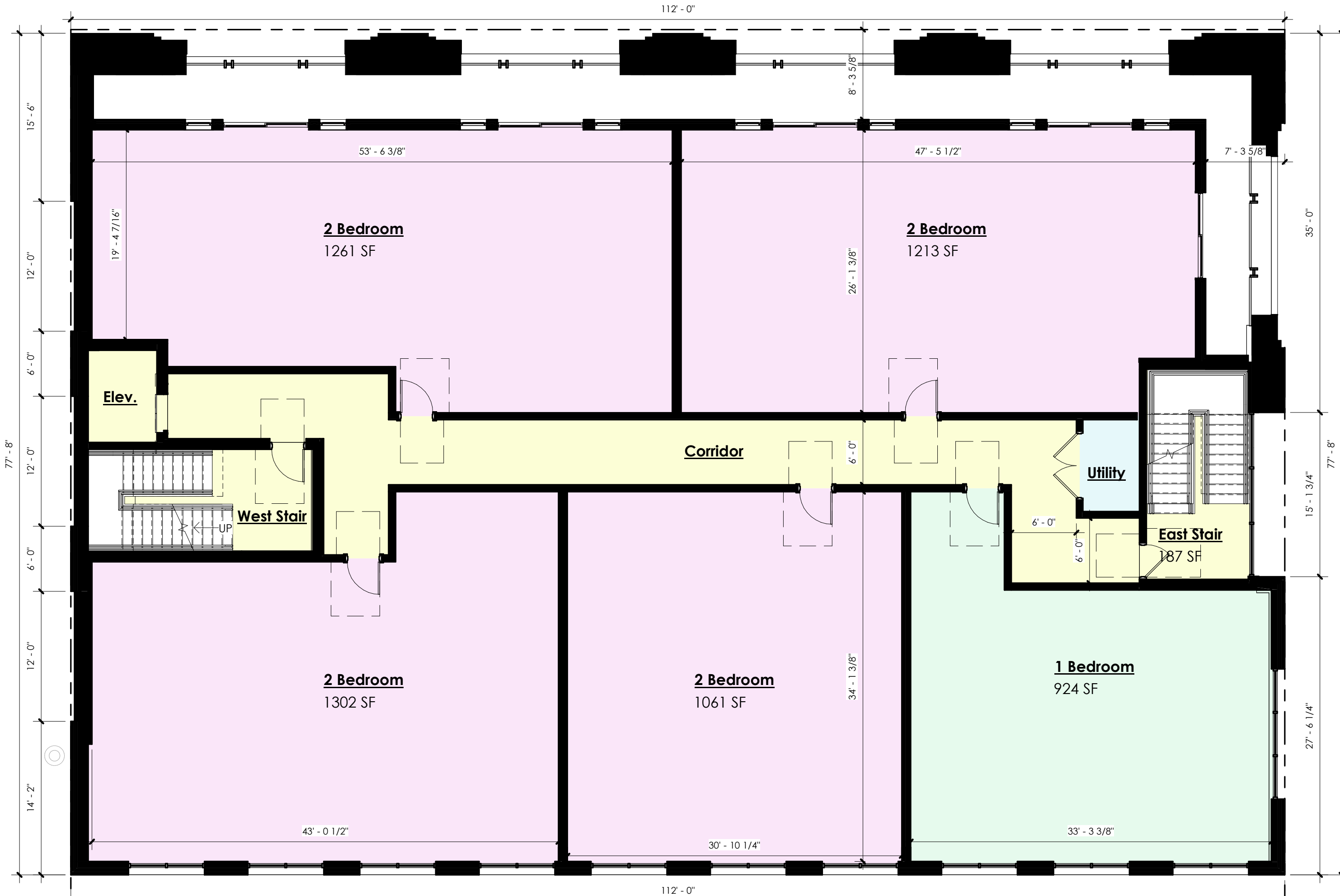
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 Rochester, MI 48307

Project:
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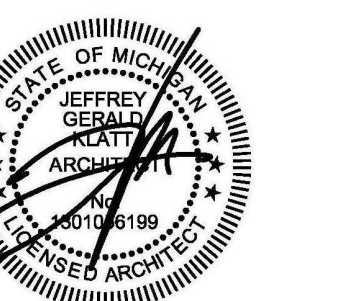


UNIT MIX			
	1 BEDROOM	2 BEDROOM	TOTAL
3RD FLOOR	1 UNITS	4 UNITS	5 UNITS
4TH FLOOR	1 UNITS	4 UNITS	5 UNITS
TOTAL	2 UNITS	8 UNITS	10 UNITS



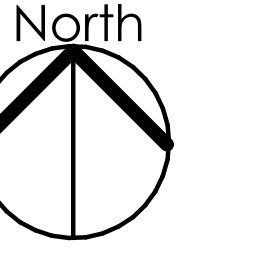
PRELIMINARY NOT FOR CONSTRUCTION

Seal:



Note:
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North Arrow:



Sheet Title:
 Second-Third Floor Plans

Project Number:
 Project Number

Scale:

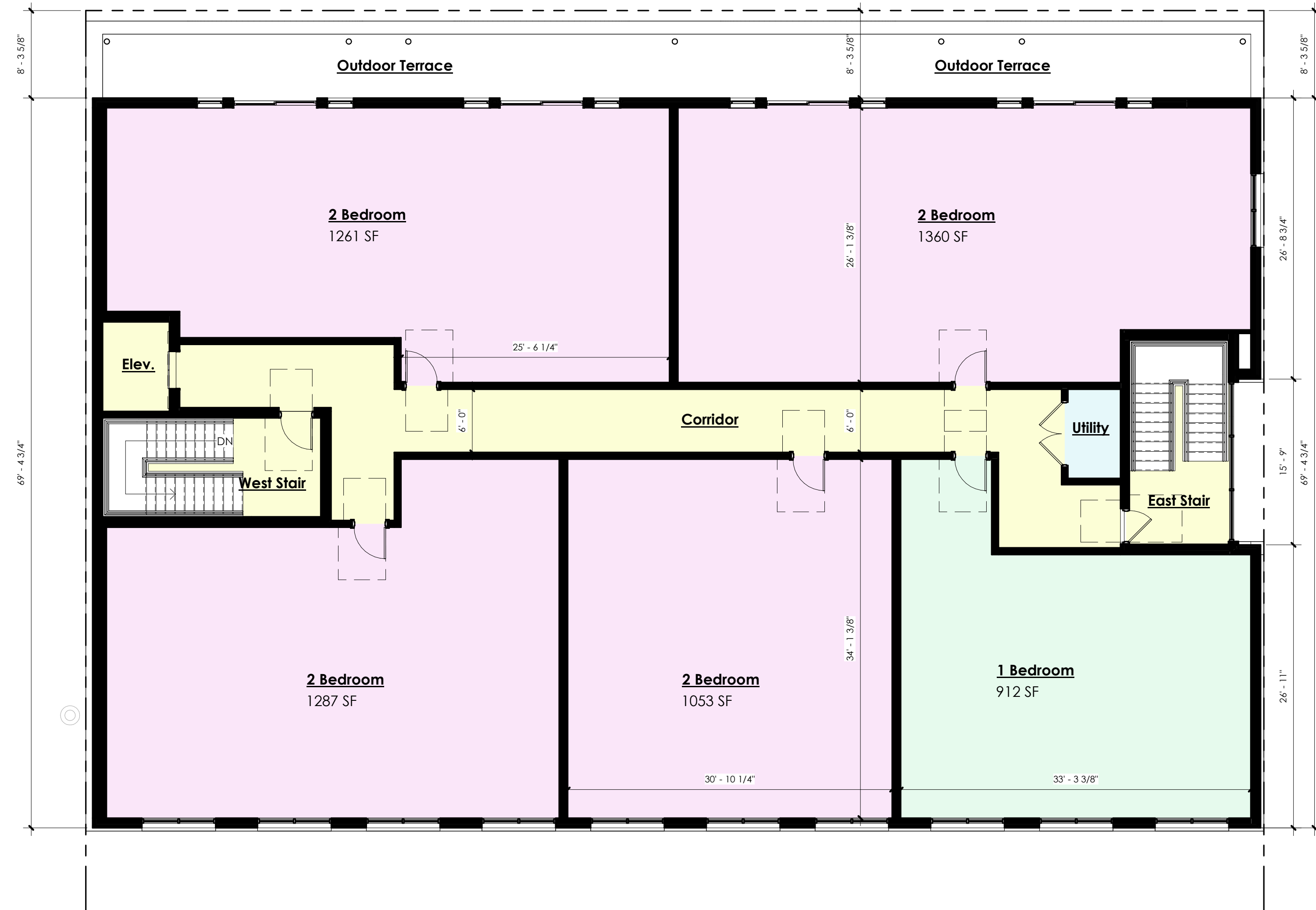
Sheet Number:

Client:
J.S. Capitol Group
155 Romeo Rd., Suite 300
Rochester, MI 48307

Project:
44 East Flint
44 East Flint St.
Lake Orion, MI 48362

Issued	Description	By
05.06.2024	SPA	
06.24.2024	Discussion Item	
07.08.2024	SPA - Rev. 1	
09.03.2024	BZA Submittal	

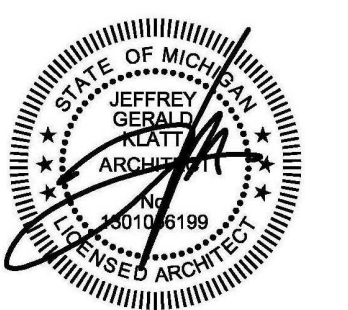
PRELIMINARY NOT FOR CONSTRUCTION



Fourth Floor Plan
1/8" = 1'-0"

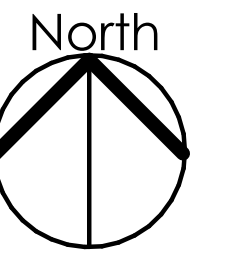
UNIT MIX			
	1 BEDROOM	2 BEDROOM	TOTAL
3RD FLOOR	1 UNITS	4 UNITS	5 UNITS
4TH FLOOR	1 UNITS	4 UNITS	5 UNITS
TOTAL	2 UNITS	8 UNITS	10 UNITS

Seal:



Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:



Sheet Title:
Fourth Floor Plan

Project Number:

Project Number

Scale:

Sheet Number:

A.103

Client:

J.S. Capitol Group
155 Romeo Rd., Suite 300
Rochester, MI 48307

Project:

44 East Flint
44 East Flint St.
Lake Orion, MI 48362

Issued	Description	By
05.06.2024	SPA	
06.24.2024	Discussion Item	
07.08.2024	SPA - Rev. 1	
09.03.2024	BZA Submittal	

PRELIMINARY NOT FOR CONSTRUCTION



1 North Elevation
A.101 1/8" = 1'-0"



GLAZING PERCENTAGE (NORTH ELEVATION):

1. OVERALL FIRST FLOOR FACADE AREA:	1,732 SQ. FT.
2. OVERALL WINDOW AREA:	932 SQ. FT.
3. GLAZING PERCENTAGE:	(932 / 1,855) 50.2% PROPOSED > 50% REQUIRED
4. OVERALL UPPER FLOOR FACADE AREA:	4,837 SQ. FT.
5. OVERALL WINDOW AREA:	1,552 SQ. FT.
6. GLAZING PERCENTAGE:	(1,552 / 4,837) 32% PROPOSED > 30% REQUIRED

North Elevation
1/16" = 1'-0"



2 East Elevation
A.101 1/8" = 1'-0"



GLAZING PERCENTAGE (EAST ELEVATION):

1. OVERALL FIRST FLOOR FACADE AREA:	793 SQ. FT.
2. OVERALL FIRST FLOOR WINDOW AREA:	422 SQ. FT.
3. GLAZING PERCENTAGE:	(422 / 793) 53.2% PROPOSED > 50% REQUIRED
4. OVERALL UPPER FLOOR FACADE AREA:	3,292 SQ. FT.
5. OVERALL UPPER FLOOR WINDOW AREA:	1,060 SQ. FT.
6. GLAZING PERCENTAGE:	(1,060 / 3,292) 32% PROPOSED > 30% REQUIRED

East Elevation
1/16" = 1'-0"

Seal:

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

Exterior Elevations

Project Number:

Project Number

Scale:

Sheet Number:

A.200

Client:

J.S. Capitol Group
155 Romeo Rd., Suite 300
Rochester, MI 48307

Project:

44 East Flint
44 East Flint St.
Lake Orion, MI 48362

Issued	Description	By
05.06.2024	SPA	
06.24.2024	Discussion Item	
07.08.2024	SPA - Rev. 1	
09.03.2024	BZA Submittal	



View of front facade from E. Flint St.



View from intersection of S. Anderson St. and E. Flint St.



View across front facade from parking



View of commercial space entry

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

Exterior Renderings

Project Number:

Project Number

Scale:

Sheet Number:

A.300

Client:
 J.S. Capitol Group
 155 Romeo Rd., Suite 300
 Rochester, MI 48307

Project:
 44 East Flint
 44 East Flint St.
 Lake Orion, MI 48362

Issued	Description	By
05.06.2024	SPA	
06.24.2024	Discussion Item	
07.08.2024	SPA - Rev. 1	
09.03.2024	BZA Submittal	

PRELIMINARY NOT FOR CONSTRUCTION



View of front facade from E. Flint St.



View of signage



View of West facade



View of back facade

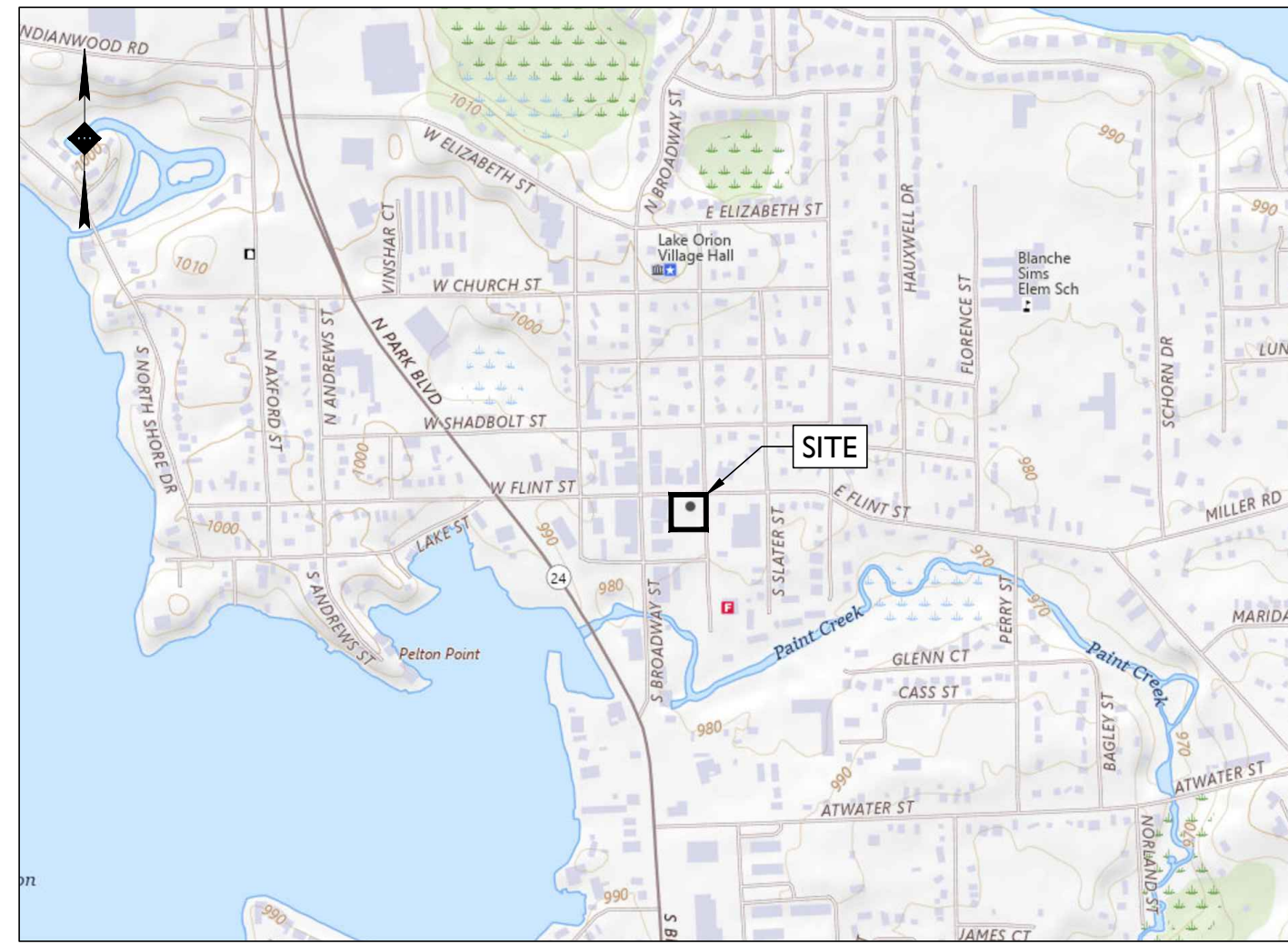
Seal:

Note:
 Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.
North Arrow:

Sheet Title:
 Exterior Renderings

Project Number:
 Project Number
Scale:

Sheet Number:
A.301



SOURCE: USGS NATIONAL MAPPER

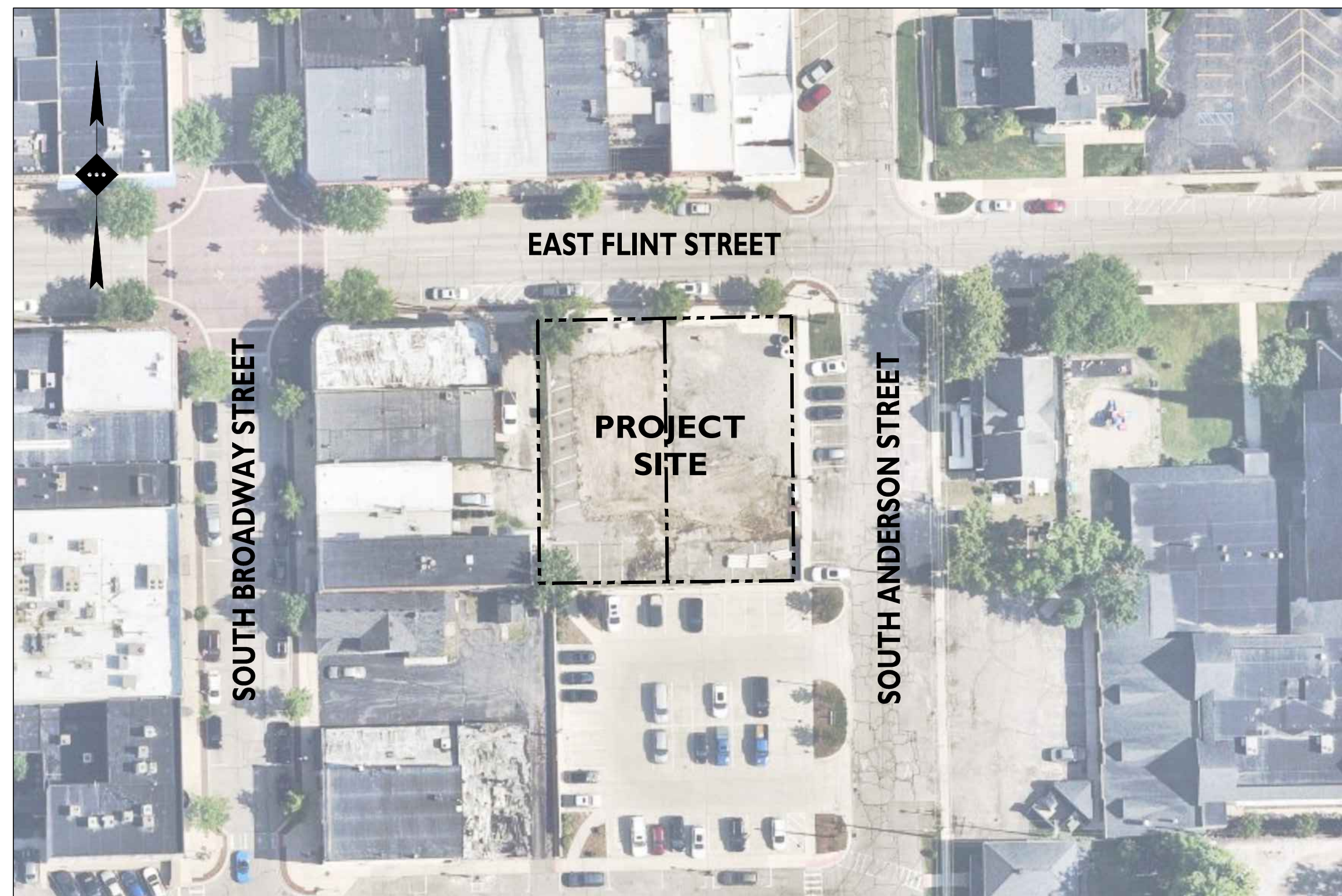
LOCATION MAP

SCALE: 1" = 800'±

SITE DEVELOPMENT PLANS FOR 44 EAST FLINT STREET PROPOSED MIXED-USE BUILDING

PARCEL ID: 09-02-481-007 & 09-02-481-008
44 EAST FLINT STREET
VILLAGE OF LAKE ORION
OAKLAND COUNTY, MICHIGAN

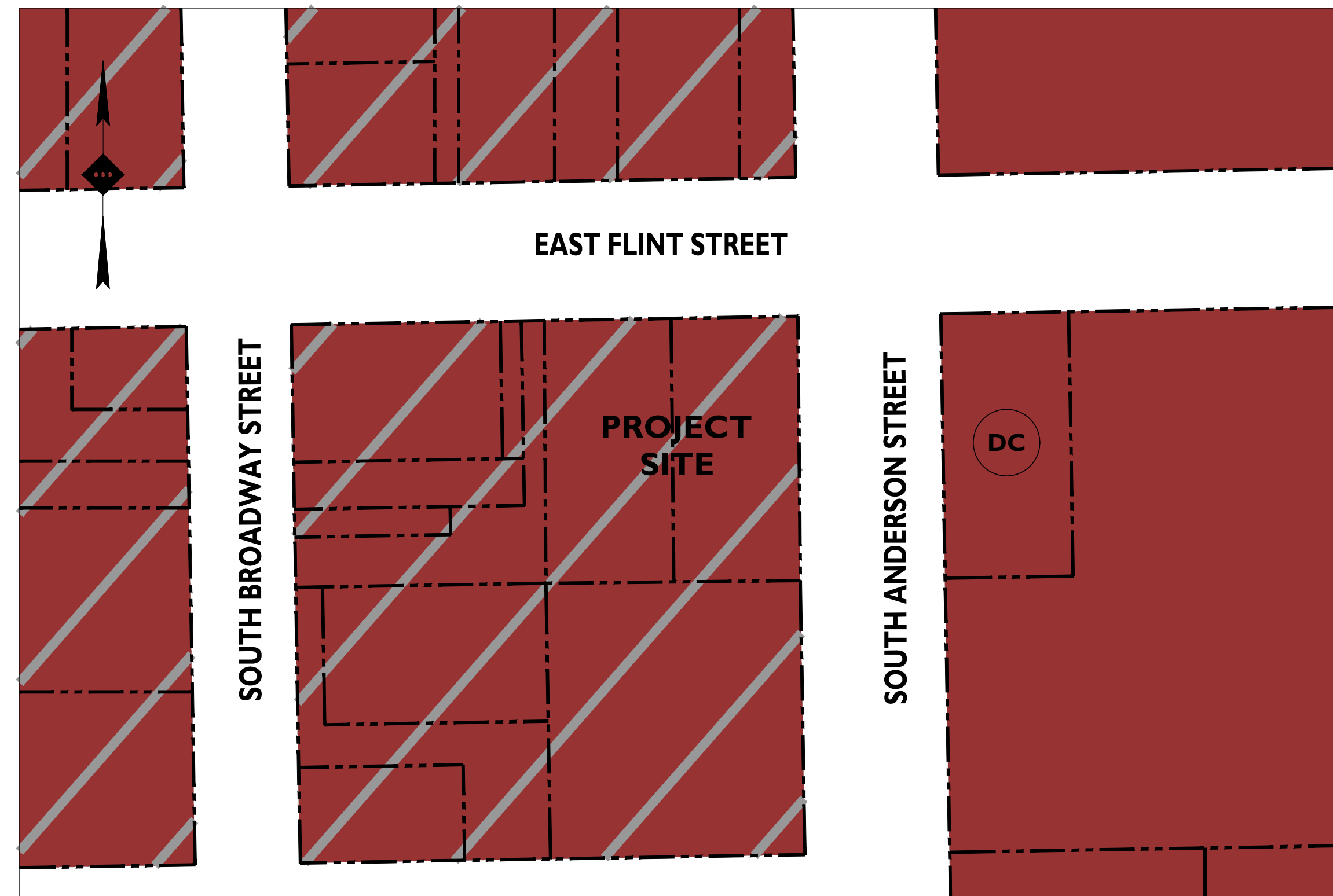
THE SITE DOES NOT FALL WITHIN THE 100-YEAR FLOODPLAIN OR CONTAIN ANY WETLANDS



SOURCE: NEARMAP, DATE RETRIEVED 07/09/2024

AERIAL MAP

SCALE: 1" = 50'±



SOURCE: VILLAGE OF LAKE ORION ZONING MAP, DATE RETRIEVED 07/09/2024

ZONING MAP

SCALE: 1" = 50'±

APPLICANT

JS CAPITOL GROUP
155 ROMEO ROAD, SUITE 300
ROCHESTER, MI 48307
PAUL@JSCAPITOL.COM

ARCHITECT

KREIGER KLATT ARCHITECTS
2120 E 11 MILE ROAD
ROYAL OAK, MI 48067
248.414.9270
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555 S. Old Woodward, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE DEVELOPMENT PLANS

**44 EAST FLINT STREET
PROPOSED MIXED-USE BUILDING**

PARCEL ID: 09-02-481-007 & 09-02-481-008
44 EAST FLINT STREET
VILLAGE OF LAKE ORION
OAKLAND COUNTY, MICHIGAN

PLANS PREPARED BY:



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Phone 248.247.1115

PLAN REFERENCE MATERIALS:

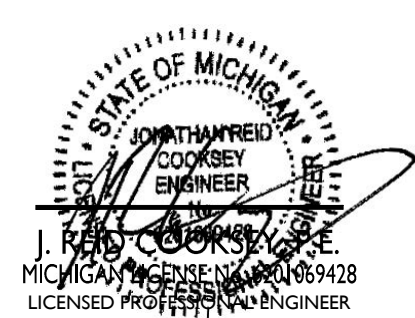
- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - TOPOGRAPHICAL SURVEY PREPARED BY AB-SB LAND SURVEY, P.C., DATED 03/07/2021
 - ARCHITECTURAL PLANS PREPARED BY KRIEGER KLATT ARCHITECTS, DATED 07/08/2024
 - AERIAL MAP PROVIDED BY NEARMAP, DATE RETRIEVED 07/09/2024
 - ZONING MAP PROVIDED BY VILLAGE OF LAKE ORION, DATE RETRIEVED 07/09/2024
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
SITE PLAN	C-3
GRADING & STORMWATER MANAGEMENT PLAN	C-4
UTILITY PLAN	C-5
LANDSCAPING PLAN	C-6
CONSTRUCTION DETAILS	C-7

ADDITIONAL SHEETS

DRAWING TITLE	SHEET #
TOPOGRAPHIC SURVEY	1 OF 1



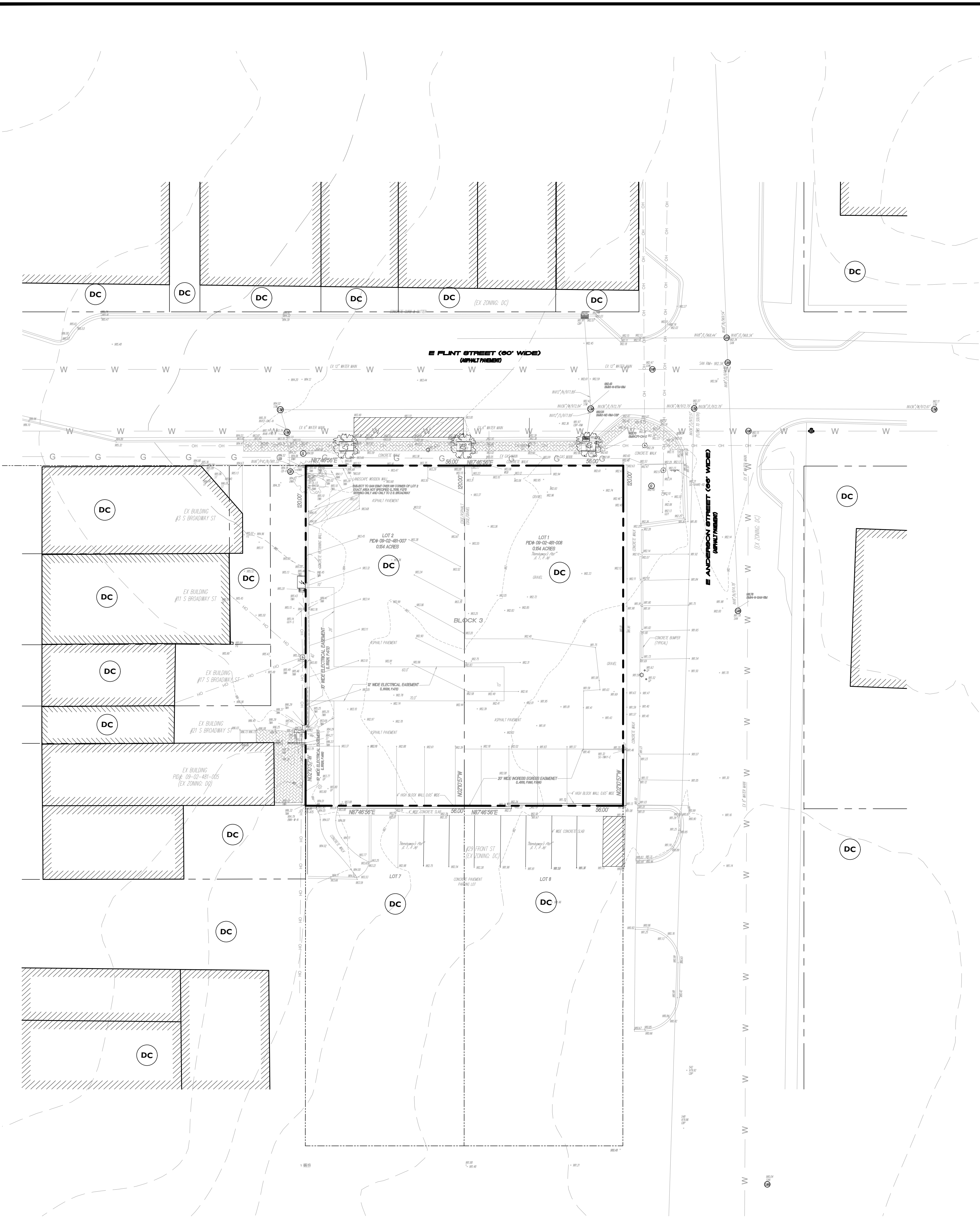
SCALE: AS SHOWN PROJECT ID: DET-240125

TITLE:

COVER SHEET

DRAWING:

C-1



GENERAL NOTES

- Utility information as shown herein are compilation of field observation and City's records, therefore no guarantee could be given as to their exact location and depth. An excavation might be needed in order to determine utility position.
- All measurements as shown herein are existing.
- All symbols as shown herein are not to scale.
- While surveying the property as shown herein, entire site was covered with snow and ice. AB-SB Land Survey, P.C. shall not be held liable if some of the site features were omitted.
- All measured elevations are expressed in North American Vertical Datum as of 1988. (NAVD88)
- AB-SB Land Survey, P.C retains the sole ownership of this document as an instrument of service and it can not be reused nor reproduced without written permission and additional compensation.
- Copyright © 2021 AB-SB Land Survey, P.C.

LEGAL DESCRIPTION

#44 E Flint Street, Lake Orion, MI, 48362
 Part of the E 1/2 of the SE 1/4 of Section 2, Town 4 North, Range 10 East, Village of Lake Orion, Oakland County, Michigan, being more particularly described as follows:
 LOT 1 of BLOCK 3 of "Hemingway's Plat", as being recorded in Liber 1 of Plats, on Page 34, Oakland County Records. Containing: 6,720 Square Feet---0.154 Acres, more or less. Parcel Identification Number:# 09-02-481-008.
 Subject to the rights of a public and any easements and/or restrictions of record or otherwise.

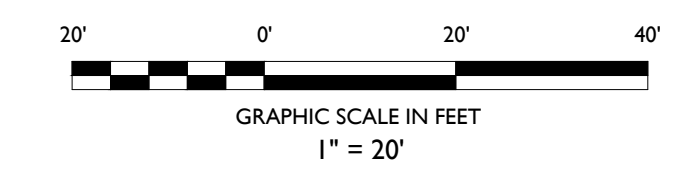
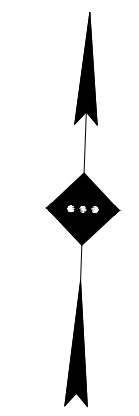
Vacant, E Flint Street, Lake Orion, MI, 48362
 Part of the E 1/2 of the SE 1/4 of Section 2, Town 4 North, Range 10 East, Village of Lake Orion, Oakland County, Michigan, being more particularly described as follows:
 LOT 2 of BLOCK 3 of "Hemingway's Plat", as being recorded in Liber 1 of Plats, on Page 34, Oakland County Records. Containing: 6,720 Square Feet---0.154 Acres, more or less. Parcel Identification Number:# 09-02-481-007.
 Subject to the rights of a public and any easements and/or restrictions of record or otherwise.

TOTAL LAND AREA
 13,440 ± SQUARE FEET
 0.308 ± ACRES

FLOOD NOTE
 Subject property as depicted herein, DOES NOT LIE in a Special Flood Hazard Area (SFHA), according to Flood Insurance Rate Map (FIRM) No. 260588, Panel No. 0236, Suffix "F", being effective as of September 29, 2006.

SYMBOL DESCRIPTION

- ⊕ = UTILITY POLE
- = OVER HEAD WIRE
- = CHAIN LINK FENCE
- = PAVEMENT CATCH BASIN/CBP
- ⊕ = CATCH BASIN
- ⊕ = EX. SANITARY M.H.
- ⊕ = EX. GATE VALVE & WATER
- ⊕ = EX. STORM M.H.
- ⊕ = EX. ELECTRIC MANHOLE
- ⊕ = EX. HYDRANT
- ⊕ = WATER SHUT OFF
- ⊕ = ELECTRIC METER
- ⊕ = TRANSFORMER
- ⊕ = PAVERS
- ⊕ = LIGHT POLE
- ⊕ = ELEVATION
- FF = FINISH FLOOR
- FG = FINISH GRADE
- P.I.D. = PARCEL IDENTIFICATION NUMBER
- GP = GUARD POST
- TR-8-8 = TREE-8"TRUNK-8FT SPREAD
- T./R. = TOWN/RANGE
- L./P. = LIBER/PAGE
- TWA/BWA = TOP/BOTTOM OF WALL
- BM = BENCH MARK
- NAVD88 = NORTH AMERICAN VERTICAL DATUM AS OF 1988
- EX = EXISTING
- INV = INVERT
- CH-X = CHISELED "X" IN CONCRETE
- FI/FCI = FOUND IRON/CAPPED IRON
- SG = SIGN
- CP = CONTROL POINT



SURVEY NOTES:
 1. THE SURVEY LISTED WITHIN THE PLAN REFERENCES ON THE COVER SHEET SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THE SURVEY AND ASSOCIATED DOCUMENTS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE SURVEY AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

NO.	DATE	ISSUE	BY	DESCRIPTION
1	09/07/2021			FOR ZBA SUBMITTAL

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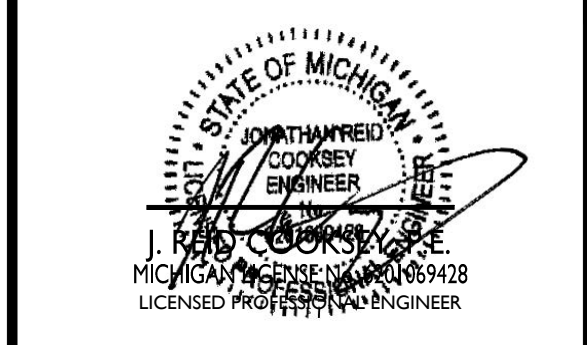
555 S. Old Woodward, Suite 12L, Birmingham, MI 48009
 Phone 248.247.1115

SITE DEVELOPMENT PLANS

44 EAST FLINT STREET

PROPOSED MIXED-USE BUILDING

PARCEL ID: 09-02-481-007 & 09-02-481-008
 44 EAST FLINT STREET
 VILLAGE OF LAKE ORION
 OAKLAND COUNTY, MICHIGAN



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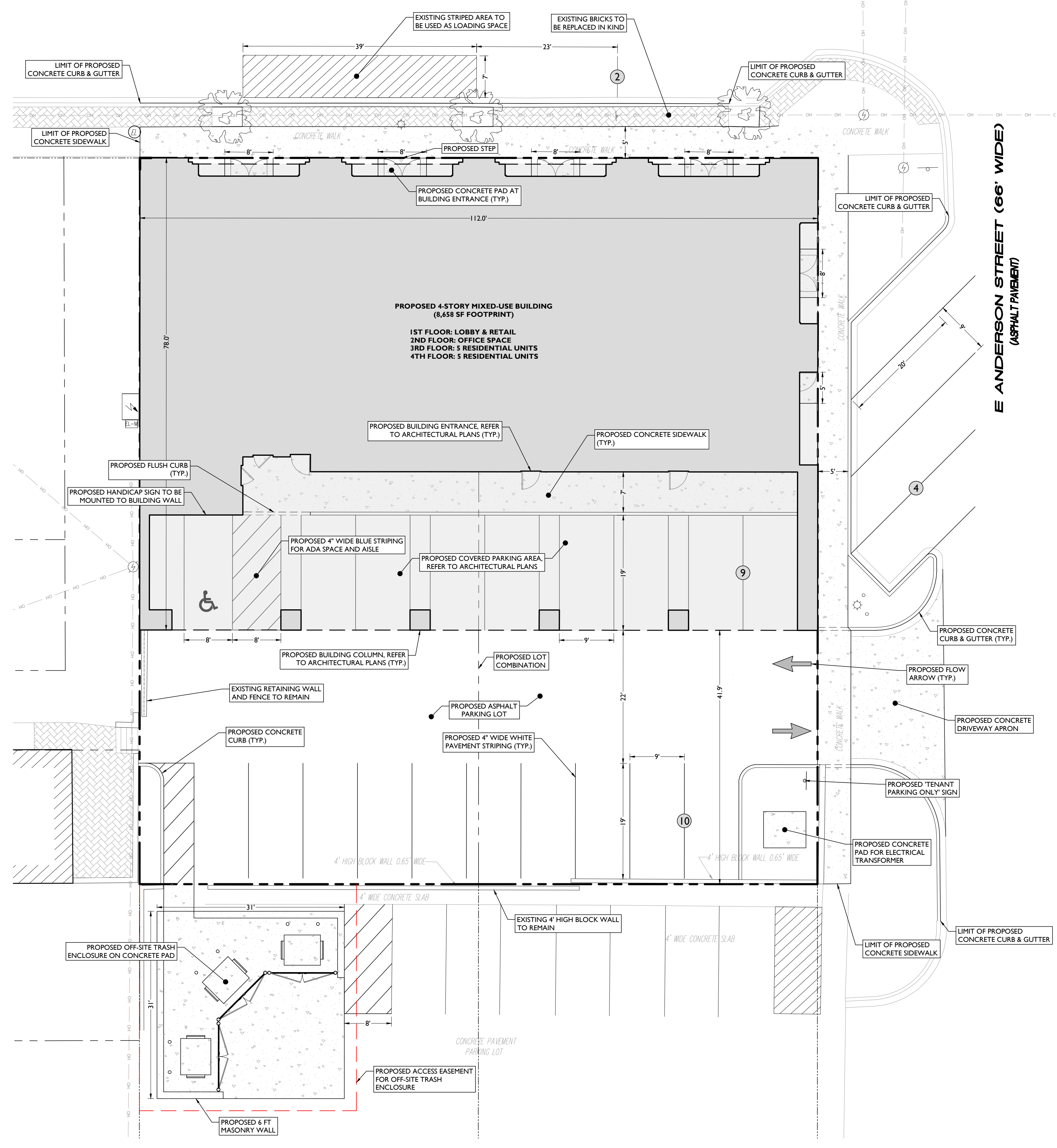
SCALE: 1" = 20' PROJECT ID: DET-240125

TITLE:
EXISTING CONDITIONS PLAN

DRAWING:
C-2

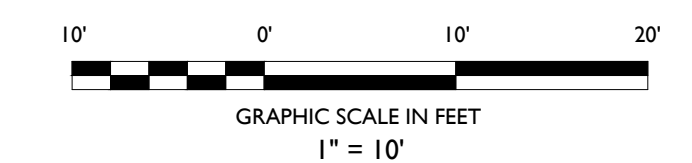
E FLINT STREET (60' WIDE)
(ASPHALT PAVEMENT)

E ANDERSON STREET (66' WIDE)
(ASPHALT PAVEMENT)



SYMBOL	DESCRIPTION
---	PROPERTY LINE
====	PROPOSED CONCRETE CURB & GUTTER
=====	PROPOSED CONCRETE CURB
-----	PROPOSED FLUSH CURB
+	PROPOSED SIGN
■	PROPOSED BUILDING
---	PROPOSED BUILDING OVERHANG
▭	PROPOSED CONCRETE
∩	PROPOSED BUILDING DOORS

- GENERAL NOTES**
1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
 2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
 4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
 5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
 6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
 7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
 8. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
 9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
 11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
 12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



NO.	DATE	ISSUE	BY	DESCRIPTION
1	09/07/2024	FOR ZBA SUBMITTAL		

NOT APPROVED FOR CONSTRUCTION

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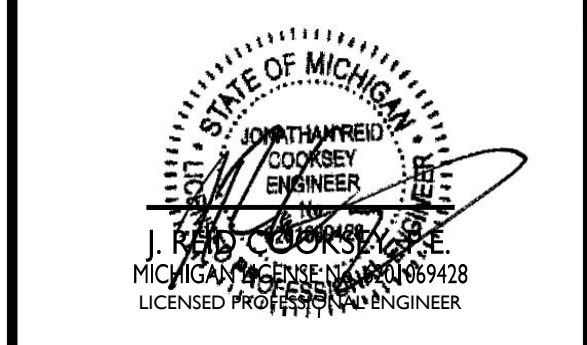
555 S. Old Woodward, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE DEVELOPMENT PLANS

44 EAST FLINT STREET

PROPOSED MIXED-USE BUILDING

PARCEL ID: 09-02-481-007 & 09-02-481-008
44 EAST FLINT STREET
VILLAGE OF LAKE ORION
OAKLAND COUNTY, MICHIGAN



STONEFIELD
engineering & design

SCALE: 1" = 10' PROJECT ID: DET-240125

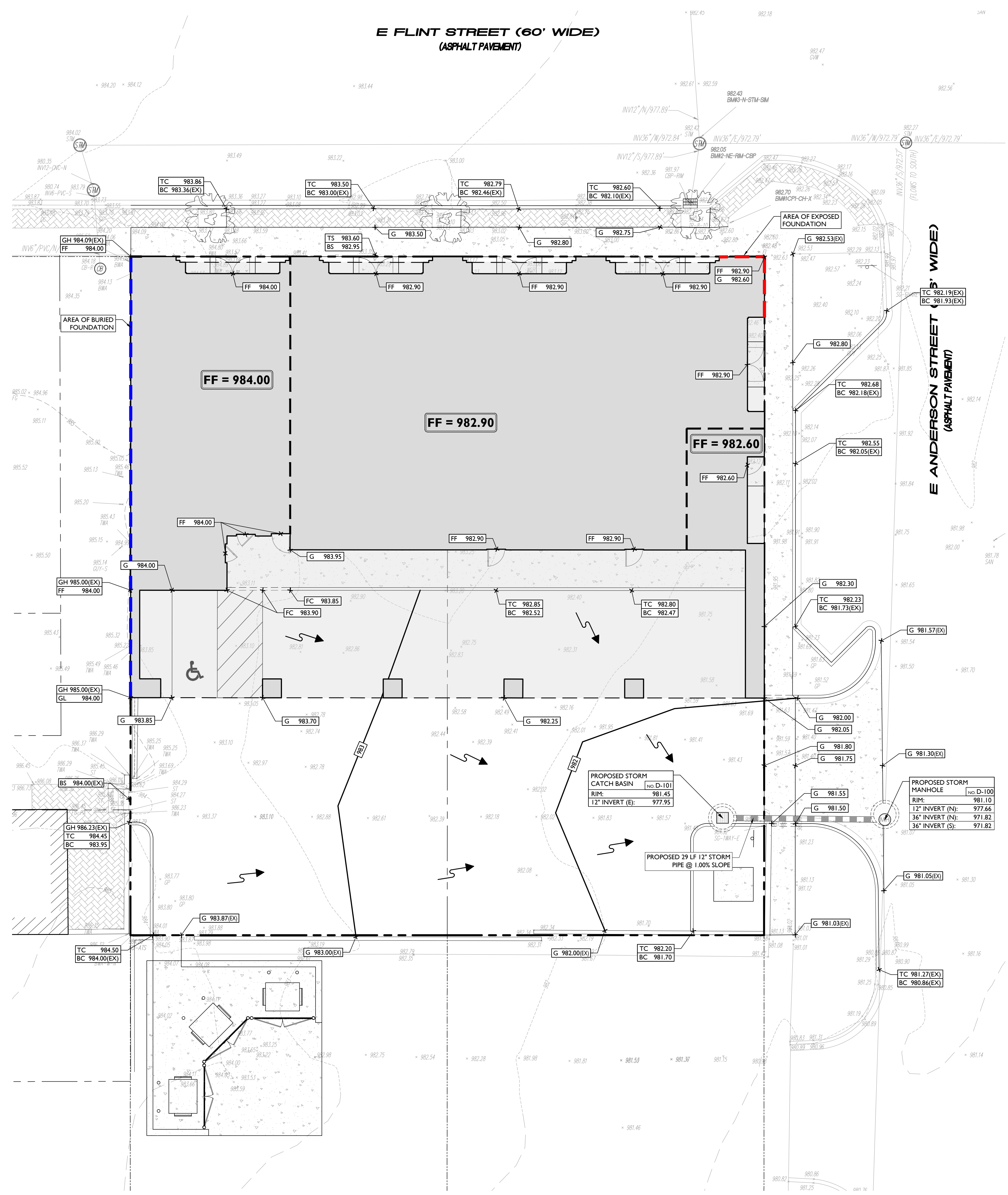
TITLE: **SITE PLAN**

DRAWING: **C-3**

NOT FOR CONSTRUCTION. THIS IS A PRELIMINARY PLAN. ALL RIGHTS RESERVED. STONEFIELD ENGINEERING & DESIGN, LLC.

E FLINT STREET (60' WIDE)
(ASPHALT PAVEMENT)

E ANDERSON STREET (60' WIDE)
(ASPHALT PAVEMENT)



BENCHMARKS
SITE BENCH MARK NO. 1:
TOP OF CHISELED "X" IN
CONCRETE WALK, BEING
8.5 FEET NWLY FROM THE
NE CORNER OF LOT 1 OF
THE SUBJECT PROPERTY.
EL=982.70' (NAVD88).
SITE BENCH MARK NO. 2:
NE RIM OF PAVEMENT
CATCH BASIN, BEING 15.9
FEET NWLY FROM THE NE
CORNER OF LOT 1 OF THE
SUBJECT PROPERTY.
EL=982.05' (NAVD88).
SITE BENCH MARK NO. 3:
NORTH RIM OF A STORM
MANHOLE, BEING 10 FEET
NLY FROM BM#2.
EL=982.43' (NAVD88).

SYMBOL	DESCRIPTION
---	PROPERTY LINE
100	PROPOSED GRADING CONTOUR
←	PROPOSED DIRECTION OF DRAINAGE FLOW
X-G 100.00	PROPOSED GRADE SPOT SHOT
X-FF 100.00	PROPOSED FINISHED FLOOR SPOT SHOT
X-TC 100.50 X-BC 100.00	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
X-FC 100.00	PROPOSED FLUSH CURB SPOT SHOT
X-GH 100.12 X-GL 100.00	PROPOSED GRADE HIGH / GRADE LOW SPOT SHOT
X-TS 100.00 X-BS 100.00	PROPOSED TOP OF STEP / BOTTOM OF STEP SPOT SHOT
---	PROPOSED AREA OF EXPOSED FOUNDATION
---	PROPOSED AREA OF BURIED FOUNDATION
---	PROPOSED INTERIOR BUILDING WALL

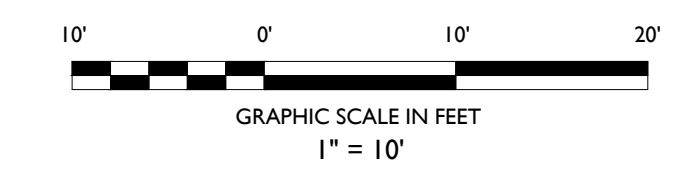
**ON-SITE STORMWATER DETENTION IS NOT REQUIRED PER OCWRC
STORMWATER MANAGEMENT REQUIREMENTS AS DEVELOPMENT
CONSTRUCTION ACTIVITY IS LESS THAN 1 ACRE**

GRADING NOTES

- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
- THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
- THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
- MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CURB GUTTER: 0.50%
 - CONCRETE SURFACES: 1.00%
 - ASPHALT SURFACES: 1.00%
- A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IF THIS CONDITION CANNOT BE MET.
- FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF PUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

ADA NOTES

- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
- THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP PATH, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00%. IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP, FOR ALTERATIONS, A CURB RAMP FLARE SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURB RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
- ACCESSIBLE RAMPS WITH A RISE GREATER THAN 4 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
- A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
- ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM OF 1/4 INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH, WHERE A CHANGE IN LEVEL BETWEEN 1/4 INCHES AND 1/2 INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP 1/2 INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
- THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATIONS) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/8 INCH.



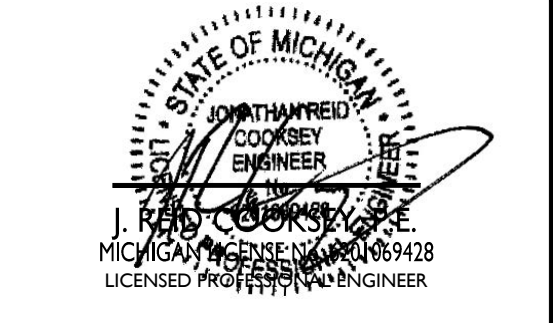
NO.	DATE	ISSUE	BY	DESCRIPTION
1	08/07/2024	FOR ZBA SUBMITTAL		

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SITE DEVELOPMENT PLANS
44 EAST FLINT STREET
PROPOSED MIXED-USE BUILDING

PARCEL ID: 09-02-481-007 & 09-02-481-008
44 EAST FLINT STREET
VILLAGE OF LAKE ORION
OAKLAND COUNTY, MICHIGAN

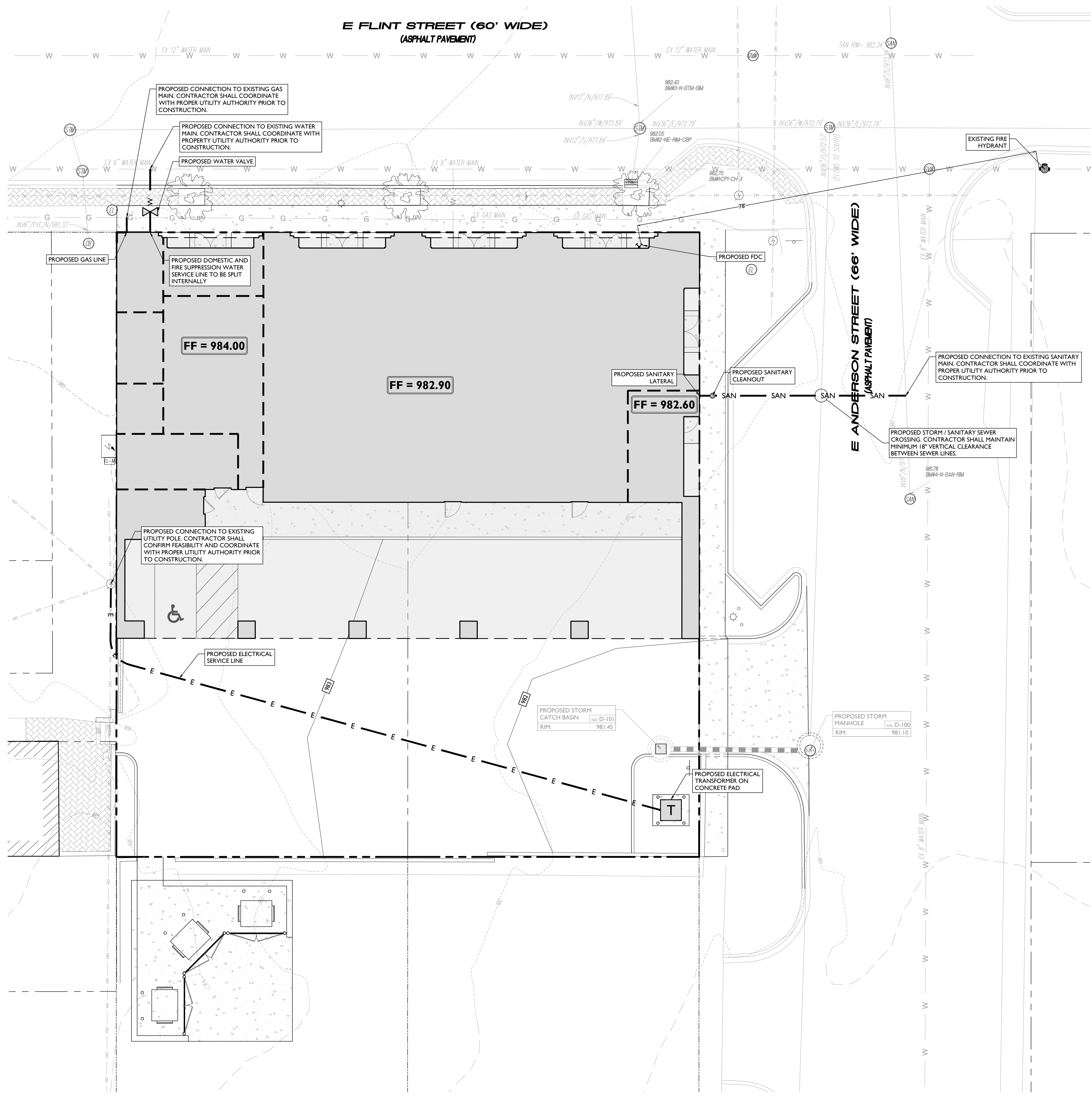


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SCALE: 1" = 10' PROJECT ID: DET-240125

GRADING & STORMWATER MANAGEMENT PLAN

DRAWING: **C-4**



BENCHMARKS

SITE BENCH MARK NO. 1:
TOP OF CHISELED "X" IN
CONCRETE WALK, BEING
8.5 FEET NW'LY FROM THE
NE CORNER OF LOT 1 OF
THE SUBJECT PROPERTY.
EL=982.70' (NAVD88).

SITE BENCH MARK NO. 2:
NE RIM OF PAVEMENT
CATCH BASIN, BEING 15.9
FEET NW'LY FROM THE NE
CORNER OF LOT 1 OF THE
SUBJECT PROPERTY.
EL=982.05' (NAVD88).

SITE BENCH MARK NO. 3:
NORTH RIM OF A STORM
MANHOLE, BEING 10 FEET
NLY FROM BM#2.
EL=982.43' (NAVD88).

SYMBOL DESCRIPTION

---	PROPERTY LINE
— SAN —	PROPOSED SANITARY LATERAL
— W —	PROPOSED DOMESTIC WATER SERVICE
— E —	PROPOSED ELECTRIC CONDUITS
— G —	PROPOSED GAS LINE
⊗	PROPOSED VALVE
⊙	EXISTING FIRE HYDRANT
⋈	PROPOSED FIRE DIRECT CONNECTION (FDC)
○	PROPOSED SANITARY CLEANOUT
⊠	PROPOSED TRANSFORMER ON CONCRETE PAD WITH BOLLARDS

DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
6. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
8. CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP-GRADEMENT.
9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
10. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

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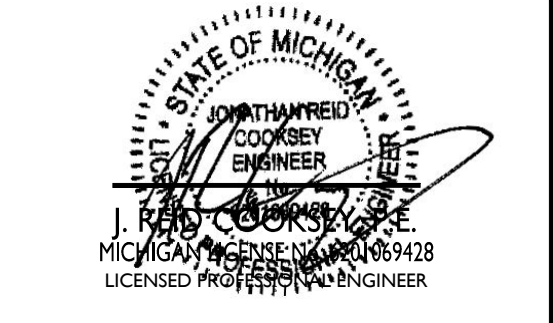
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Phone 248.247.1115

SITE DEVELOPMENT PLANS

44 EAST FLINT STREET

PROPOSED MIXED-USE BUILDING

PARCEL ID: 09-02-481-007 & 09-02-481-008
44 EAST FLINT STREET
VILLAGE OF LAKE ORION
OAKLAND COUNTY, MICHIGAN

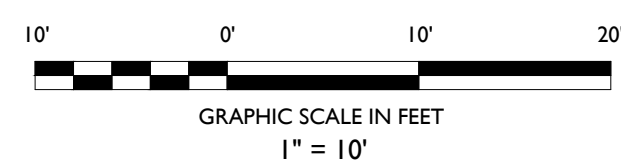


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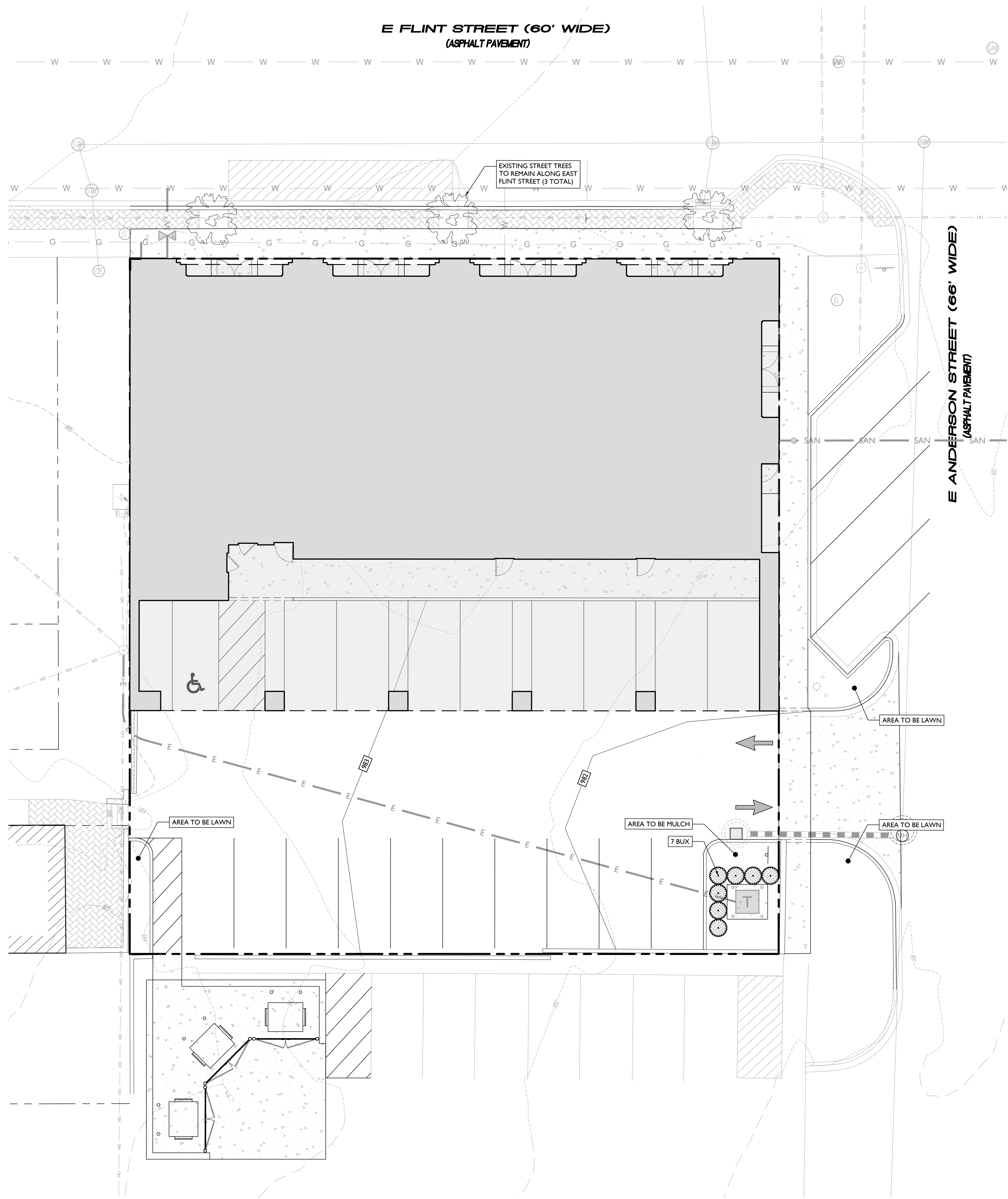
SCALE: 1" = 10' PROJECT ID: DET-240125

TITLE:
UTILITY PLAN

DRAWING:
C-5



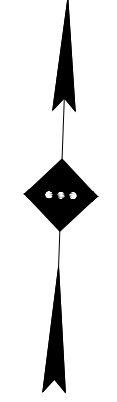
NOT TO SCALE. THIS IS A PRELIMINARY PLAN. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.



LANDSCAPING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 15.02.C.	DC DOWNTOWN LANDSCAPING PARCELS IN DC - DOWNTOWN DISTRICT ARE EXEMPT FROM LANDSCAPING REQUIREMENTS EXCEPT FOR:	
§ 15.02.C.1.	TREES REQUIRED TO ENHANCE BUILDING AND STREET	COMPLIES
§ 15.02.C.2.	PLANTER BOXES OR OTHER LANDSCAPE FEATURES REQUIRED WHERE APPROPRIATE	COMPLIES
§ 15.02.C.3.	OUTDOOR UTILITY EQUIPMENT SHALL BE SCREENED	COMPLIES

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
EVERGREEN SHRUBS						
	BUX	7	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	18" - 24"	POT
	SEM	5	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	SUFFRUTICOSA COMMON BOXWOOD	18" - 24"	POT

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.



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SITE DEVELOPMENT PLANS

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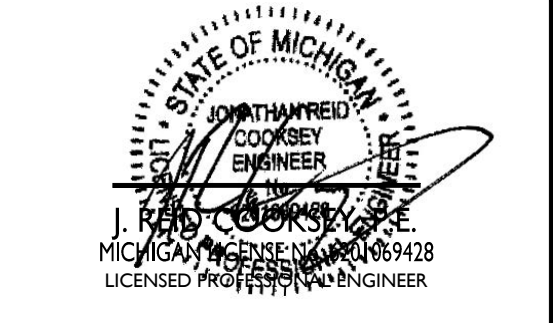
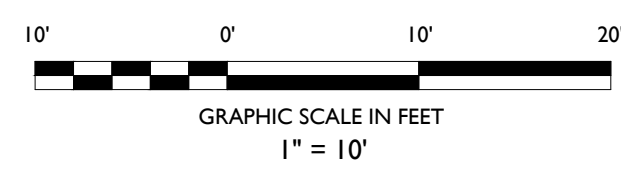
PARCEL ID: 09-02-481-007 & 09-02-481-008
44 EAST FLINT STREET
VILLAGE OF LAKE ORION
OAKLAND COUNTY, MICHIGAN



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LANDSCAPING NOTES

- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
- THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
- THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
- THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

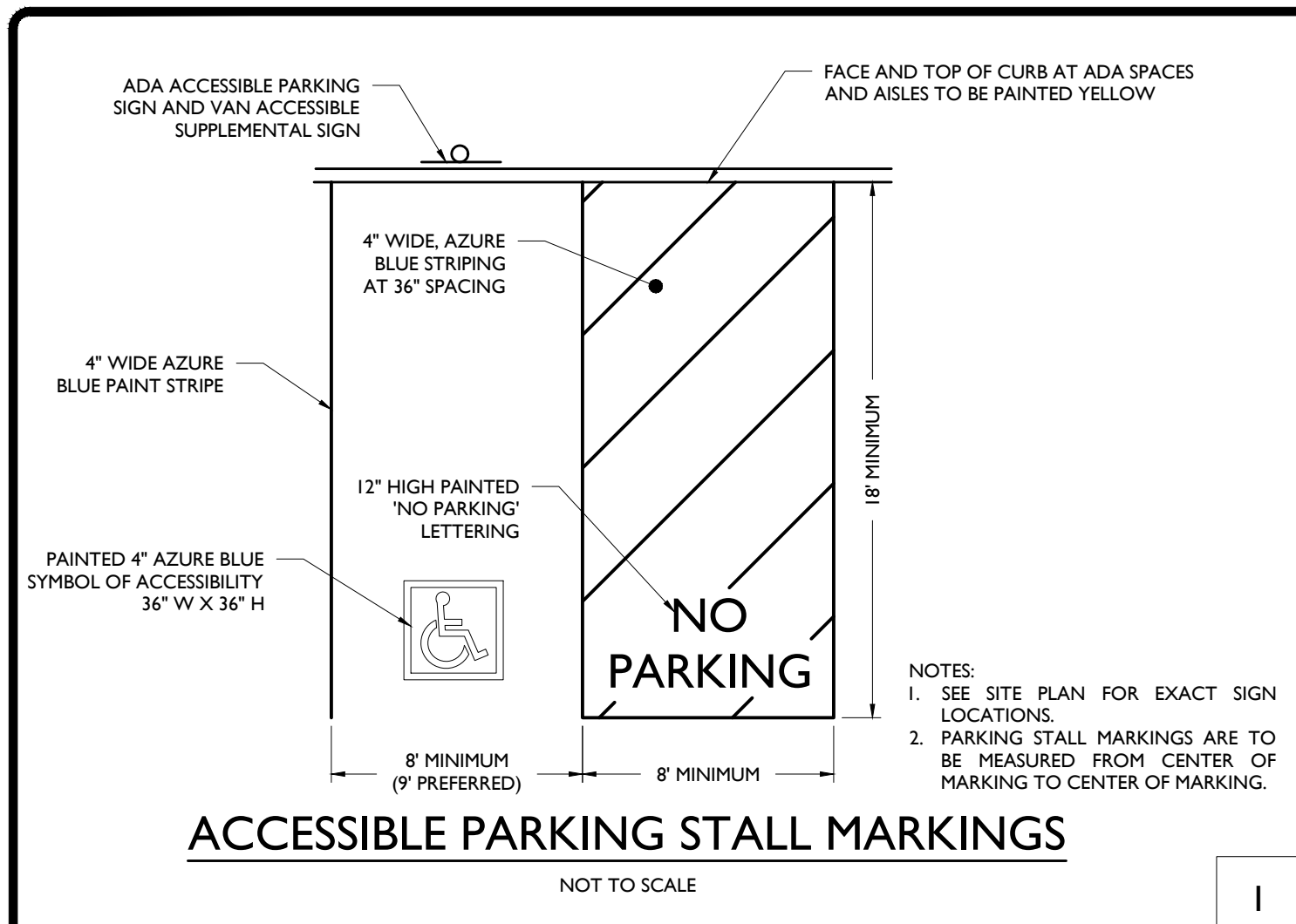


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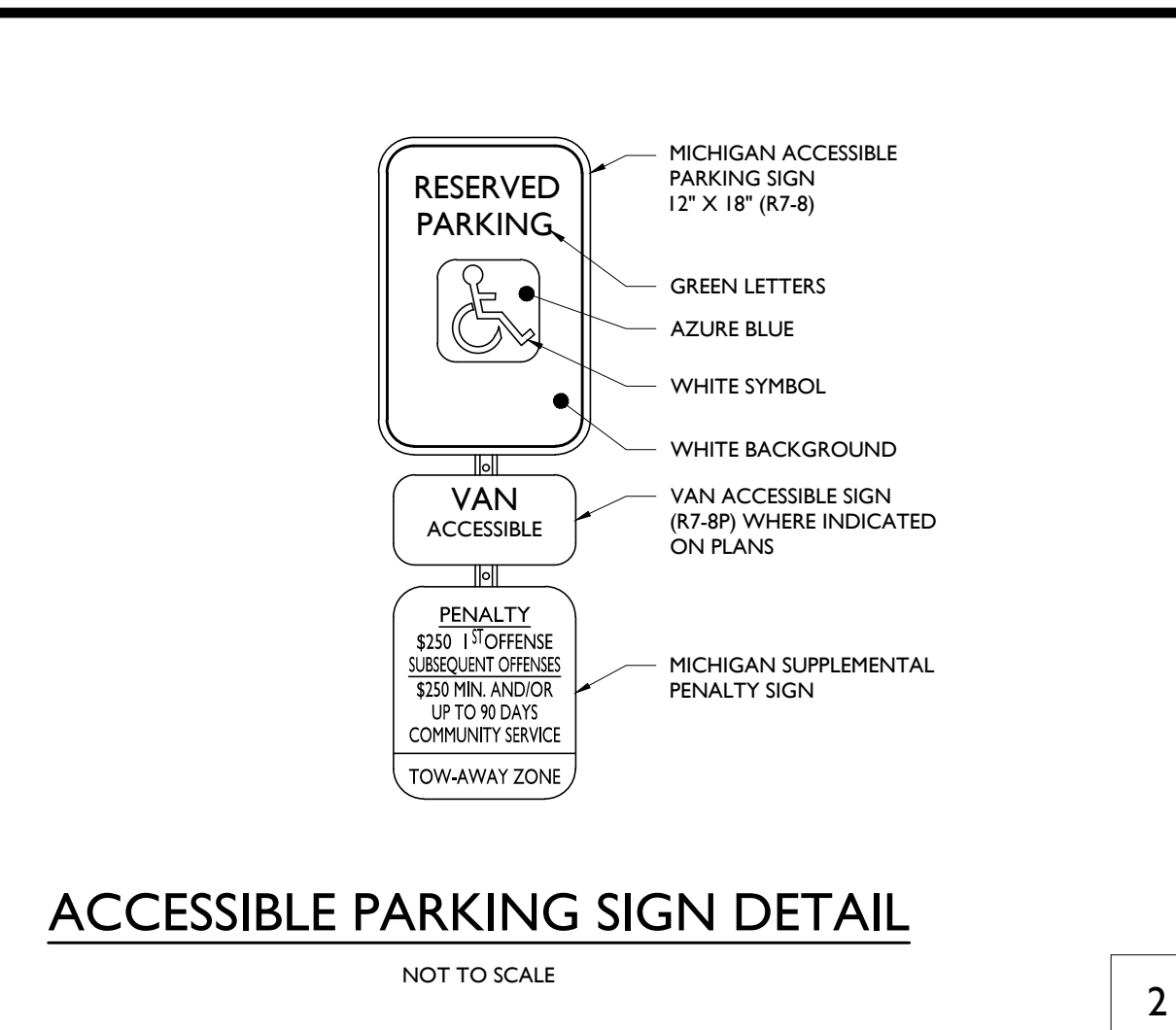
SCALE: 1" = 10' PROJECT ID: DET-240125

TITLE:
LANDSCAPING PLAN

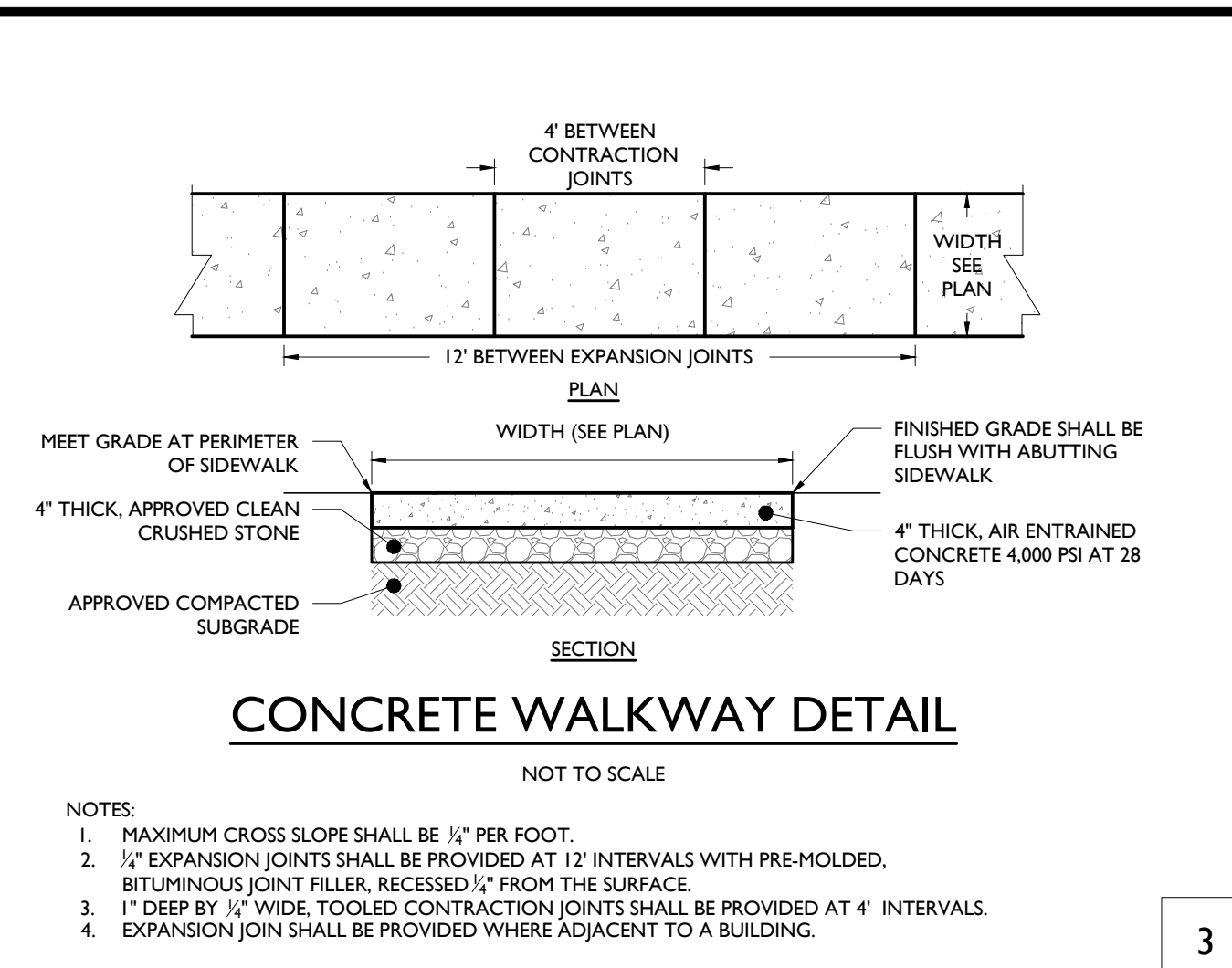
DRAWING:
C-6



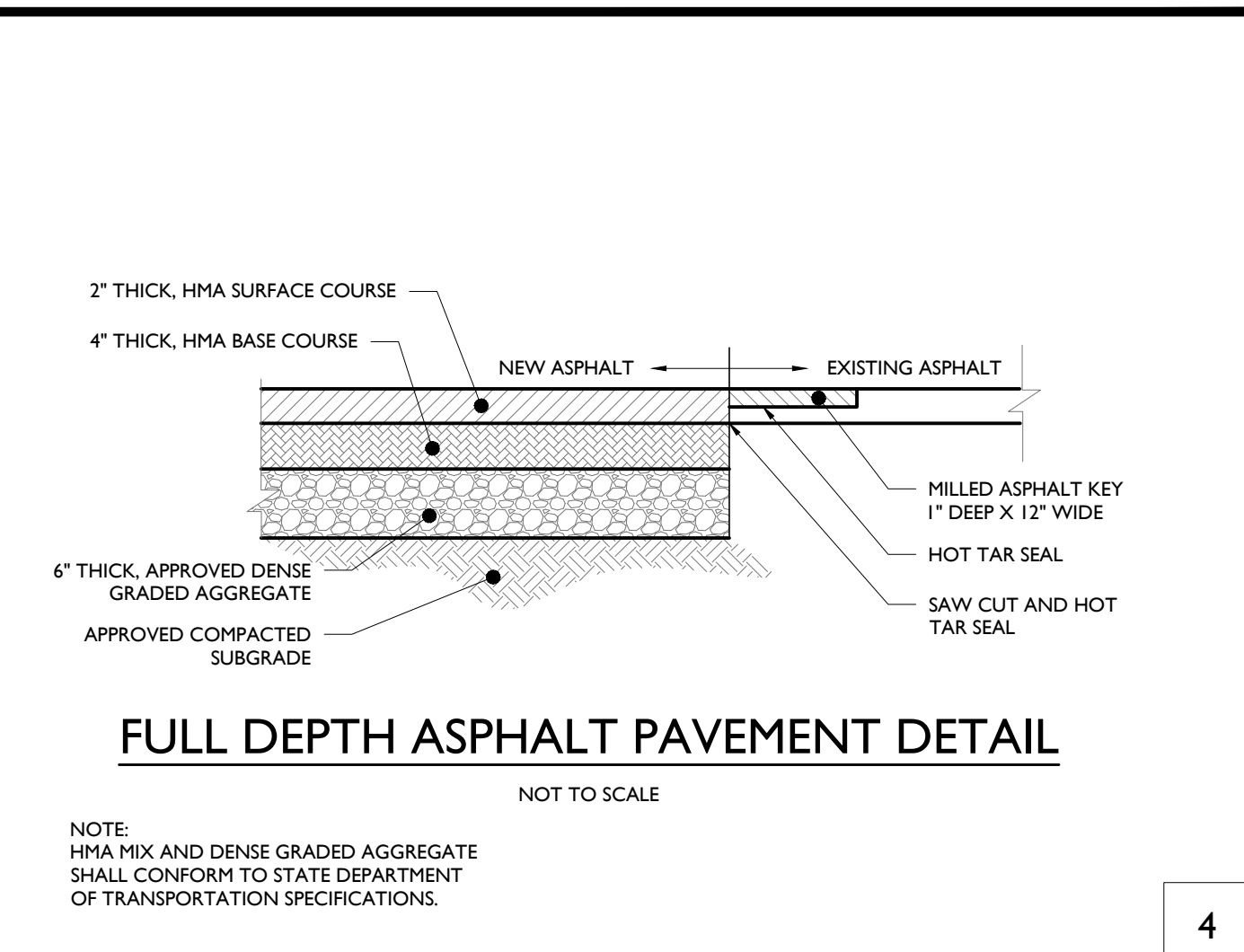
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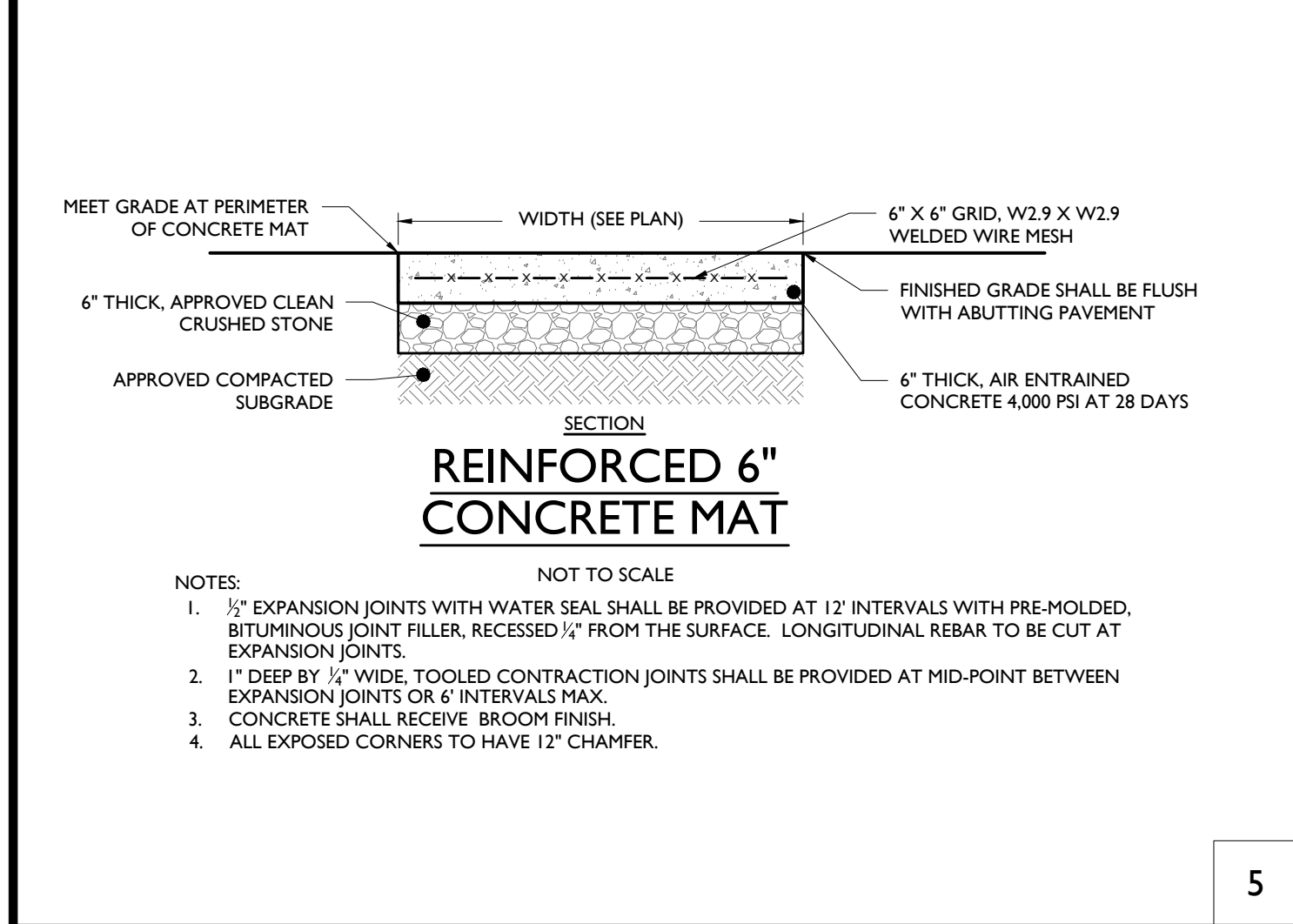
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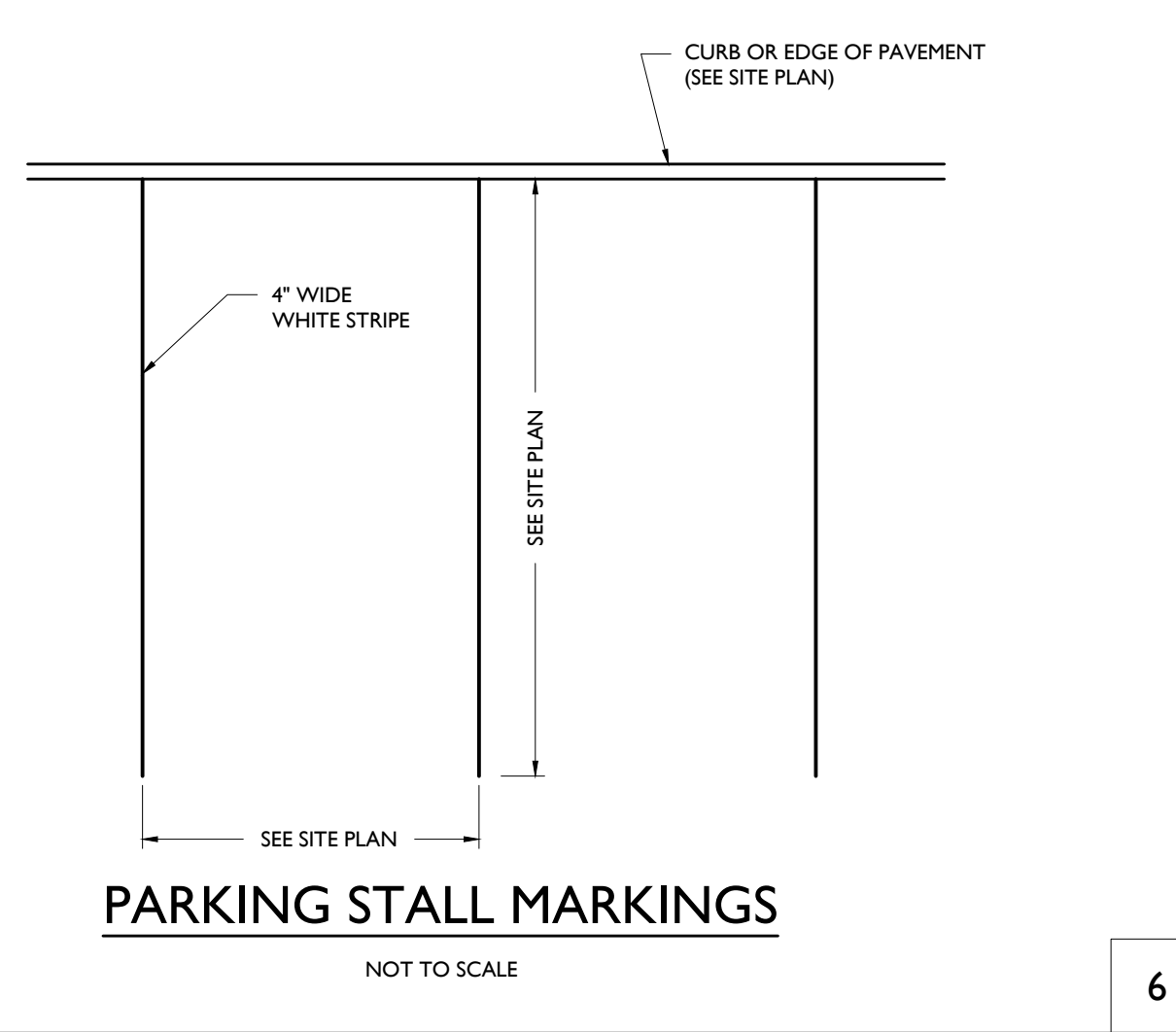
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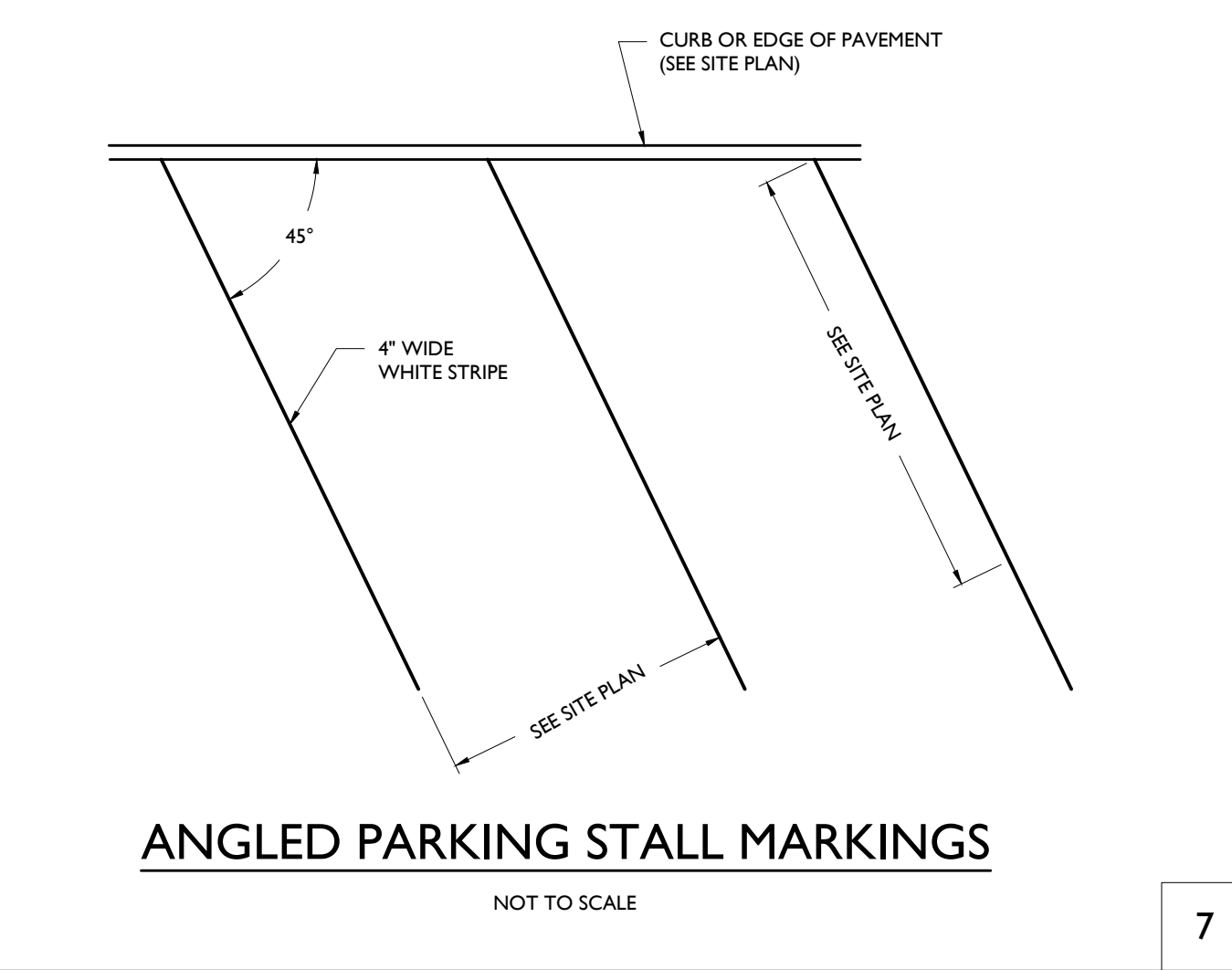
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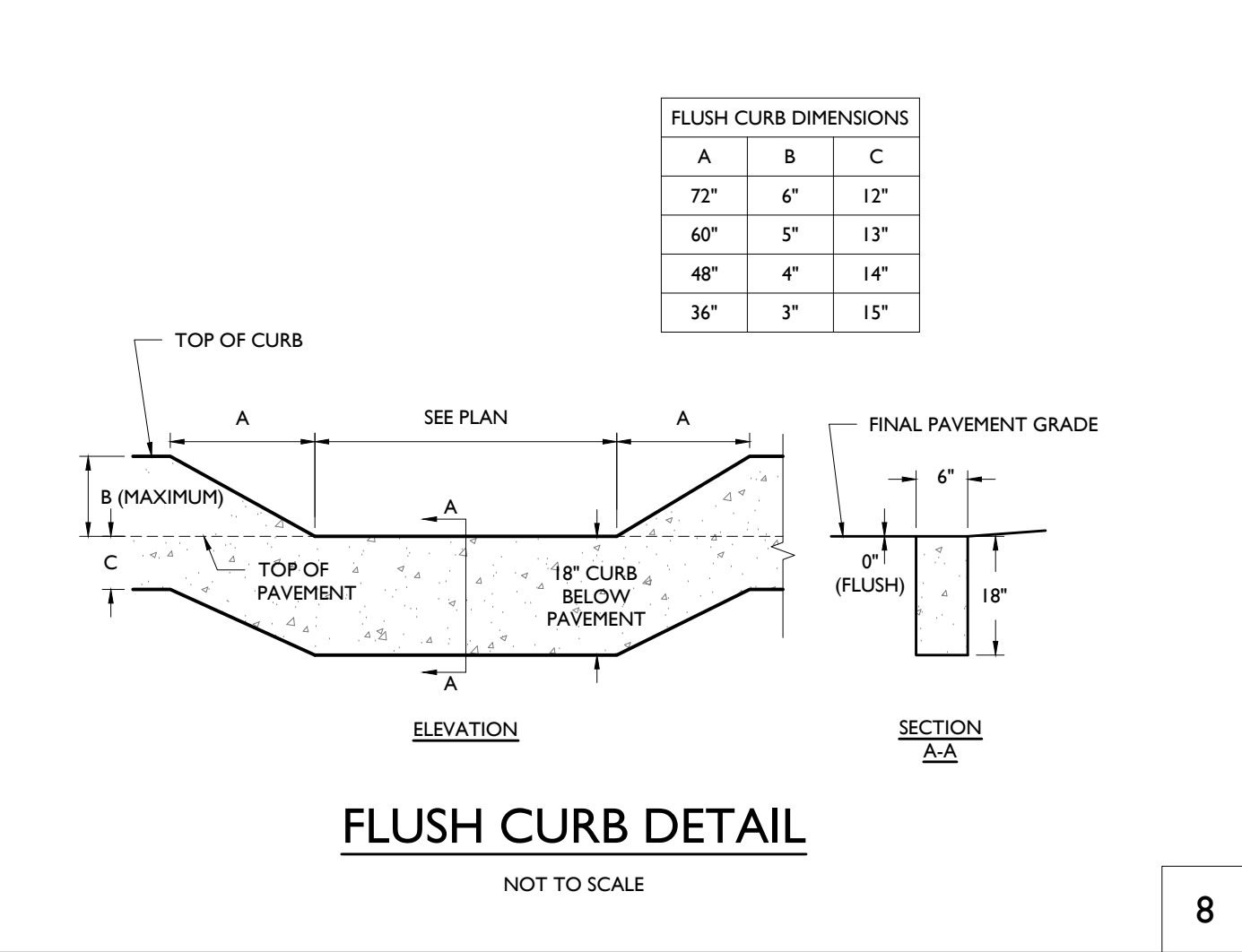
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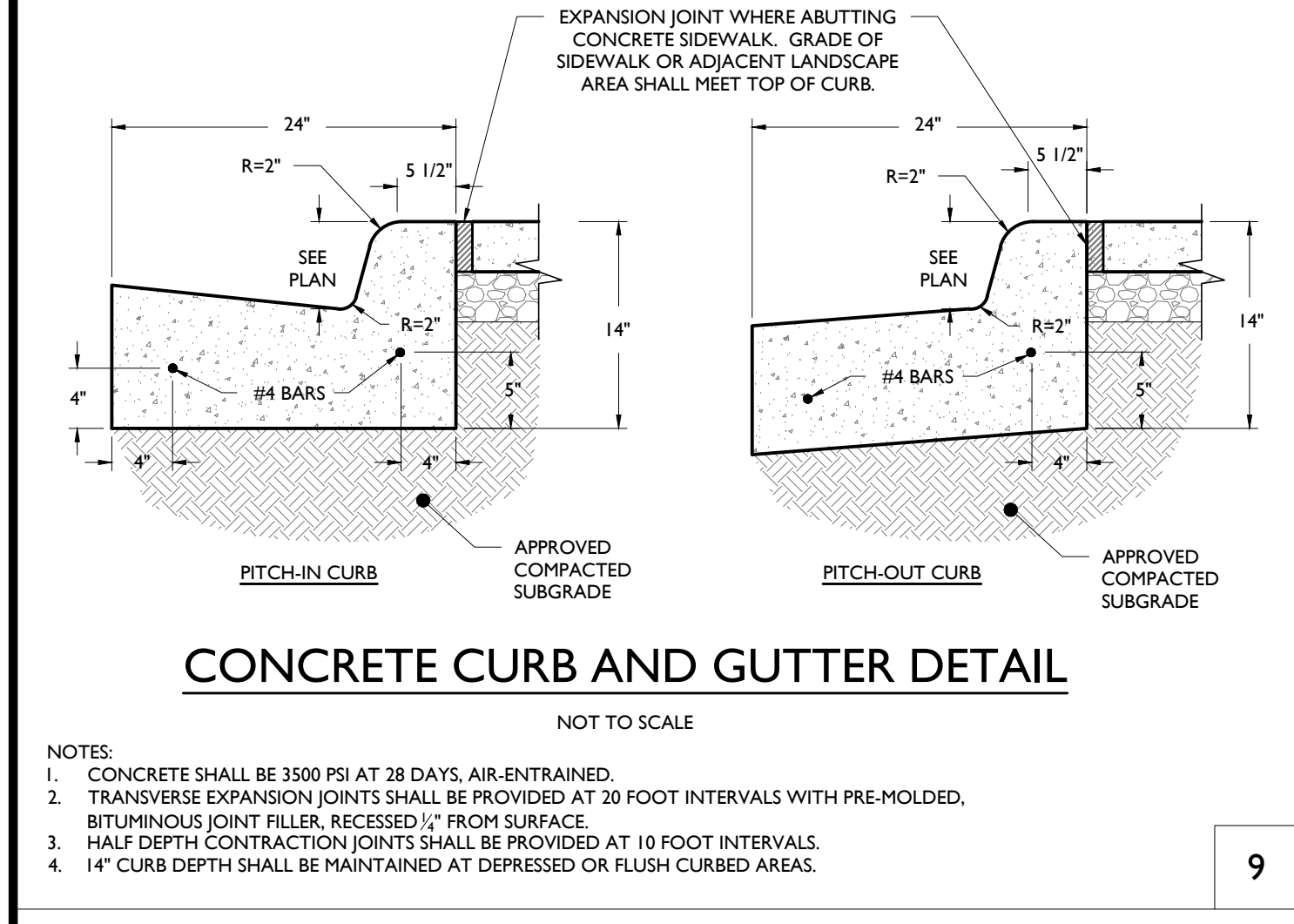
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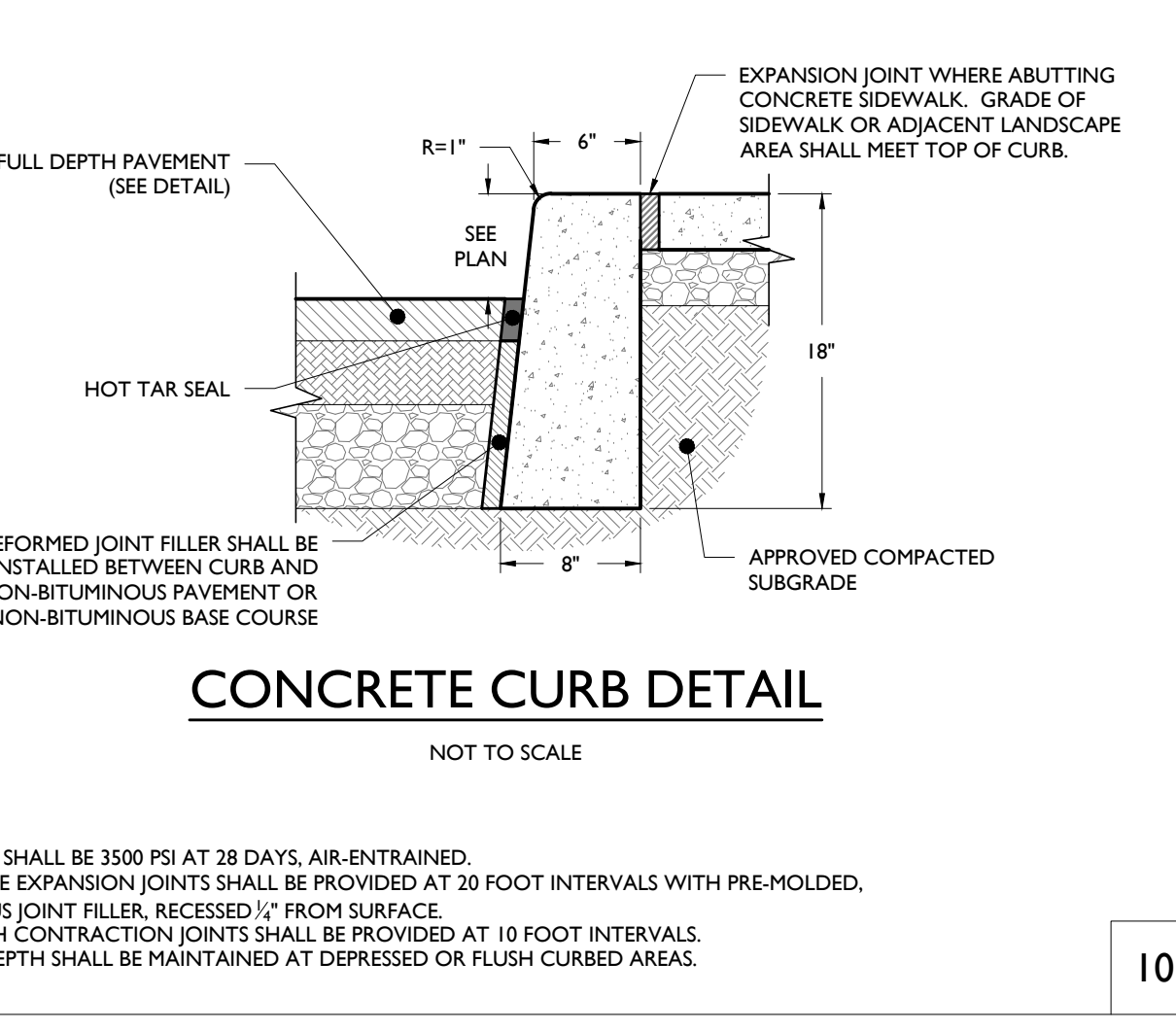
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8



9



10

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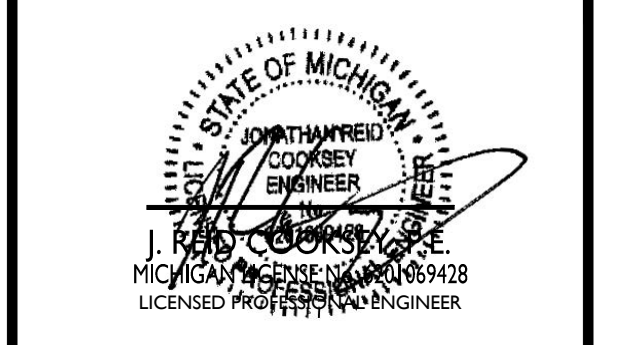
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SITE DEVELOPMENT PLANS

44 EAST FLINT STREET
PROPOSED MIXED-USE BUILDING

PARCEL ID: 09-02-481-007 & 09-02-481-008
44 EAST FLINT STREET
VILLAGE OF LAKE ORION
OAKLAND COUNTY, MICHIGAN



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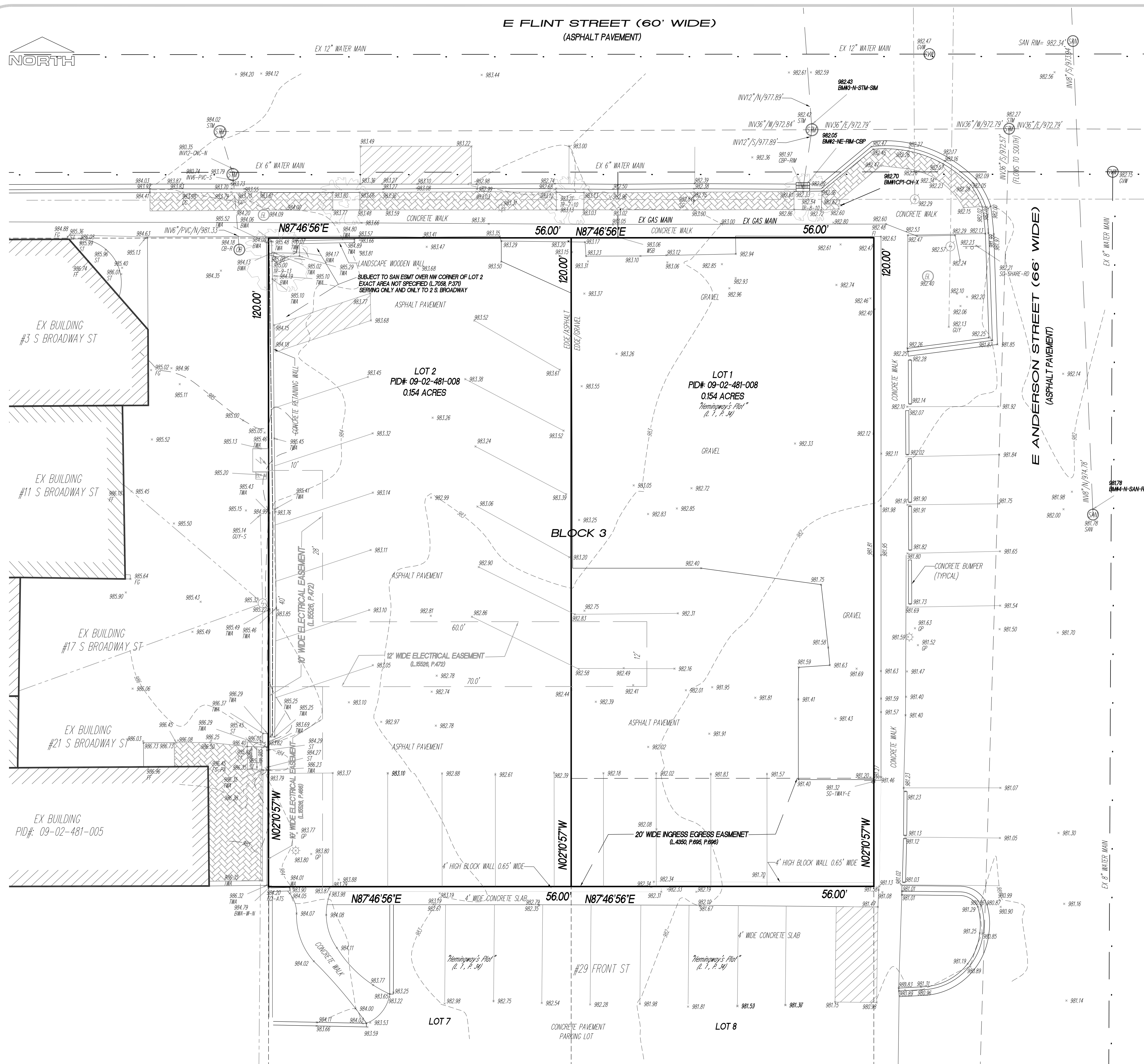
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TITLE:
CONSTRUCTION DETAILS

DRAWING:
C-7

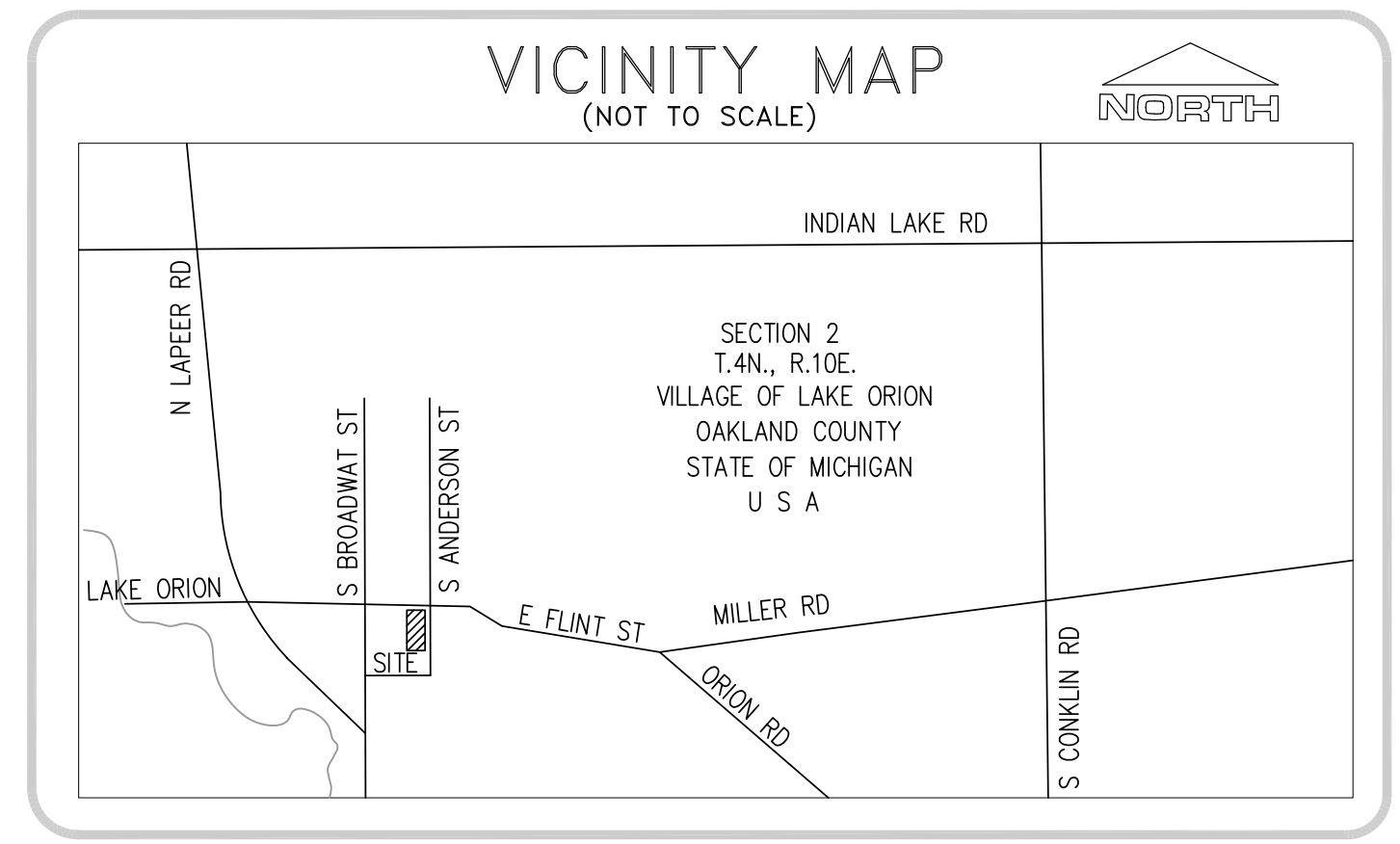
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TOPOGRAPHIC SURVEY



LEGEND

- = UTILITY POLE
- = OVER HEAD WIRE
- = CHAIN LINK FENCE
- = PAVEMENT CATCH BASIN/CBP
- = CATCH BASIN
- = EX. SANITARY M.H.
- = EX. GATE VALVE & WATER
- = EX. STORM M.H.
- = EX. ELECTRIC MANHOLE
- = EX. HYDRANT
- = WATER SHUT OFF
- = ELECTRIC METER
- = TRANSFORMER
- = LIGHT POLE
- = ELEVATION
- = FINISH FLOOR
- = FINISH GRADE
- = PARCEL IDENTIFICATION NUMBER
- = GUARD POST
- = TREE-8" TRUNK-8FT SPREAD
- = TOWN/RANGE
- = LIBER/PAGE
- = TOP/BOTTOM OF WALL
- = BENCH MARK
- = NORTH AMERICAN VERTICAL DATUM AS OF 1988
- = EXISTING
- = INVERT
- = CHISELED "X" IN CONCRETE
- = FOUND IRON/CAPPED IRON
- = SIGN
- = CONTROL POINT



GENERAL NOTES

- Utility information as shown herein are compilation of field observation and City's records, therefore no guarantee could be given as to their exact location and depth. An excavation might be needed in order to determine utility position.
- All measurements as shown herein are existing.
- All symbols as shown herein are not to scale.
- While surveying the property as shown herein, entire site was covered with snow and ice. AB-SB Land Survey, P.C. shall not be held liable if some of the site features were omitted.
- All measured elevations are expressed in North American Vertical Datum as of 1988. (NAVD88)
- AB-SB Land Survey, P.C. retains the sole ownership of this document as an instrument of service and it can not be reused nor reproduced without written permission and additional compensation. Copyright © 2021 AB-SB Land Survey, P.C.

BENCH MARK INFORMATION

Site Bench Mark No. 1:
Top of chiseled "X" in concrete walk, being 8.5 feet NW'LY from the NE corner of LOT 1 of the subject property. EL=982.70' (NAVD88).

Site Bench Mark No. 2:
NE rim of pavement catch basin, being 15.9 feet NW'LY from the NE corner of LOT 1 of the subject property. EL=982.05' (NAVD88).

Site Bench Mark No. 3:
North rim of a storm manhole, being 10 feet N'LY from BM#2. EL=982.43' (NAVD88).

TOTAL LAND AREA
13,440 ± SQUARE FEET
0.308 ± ACRES

FLOOD NOTE

Subject property as depicted herein, DOES NOT LIE in a Special Flood Hazard Area (SFHA), according to Flood Insurance Rate Map (FIRM), No. 260588, Panel No. 0236, Suffix "F", being effective as of September 29, 2006.

LEGAL DESCRIPTION

#44 E Flint Street, Lake Orion, MI, 48362
Part of the E 1/2 of the SE 1/4 of Section 2, Town 4 North, Range 10 East, Village of Lake Orion, Oakland County, Michigan, being more particularly described as follows:
LOT 1 of BLOCK 3 of "Hemingway's Plat", as being recorded in Liber 1 of Plats, on Page 34, Oakland County Records. Containing: 6,720 Square Feet---0.154 Acres, more or less. Parcel Identification Number:# 09-02-481-008. Subject to the rights of a public and any easements and/or restrictions of record or otherwise.

Vacant, E Flint Street, Lake Orion, MI, 48362
Part of the E 1/2 of the SE 1/4 of Section 2, Town 4 North, Range 10 East, Village of Lake Orion, Oakland County, Michigan, being more particularly described as follows:
LOT 2 of BLOCK 3 of "Hemingway's Plat", as being recorded in Liber 1 of Plats, on Page 34, Oakland County Records. Containing: 6,720 Square Feet---0.154 Acres, more or less. Parcel Identification Number:# 09-02-481-007. Subject to the rights of a public and any easements and/or restrictions of record or otherwise.

Mende Bezanovski, P.S. 49430
Professional Surveyor in the State of Michigan

811 Know what's below. Call before you dig.

SCALE: 1" = 10'
FIELD: MB
REVISIONS:
CLIENT: TRI-COUNTY ENGINEERING

JOB NUMBER: 2021-02-04-127-SS
CHECKED: MB
DATE: 03-07-2021

36636 North Pointe Dr., New Baltimore, MI 48064
TEL: (586) 822-4954, FAX: (586) 591-5930
info@ab-sb-landsurvey.com, www.ab-sb-landsurvey.com

PAGE: 1 OF 1
DRAWN: MB
DATE: 03-07-2021

LAKE ORION, MI, 48362
TEL: (810)-394-7887
FAX: (586)-566-4642