



March 18, 2025

Planning Commission  
 Lodi Township  
 3755 Pleasant Lake Road  
 Ann Arbor, Michigan 48103

Attention: Cindy Strader, Planning Commission Chair

Subject: **Arbor Preserve North and South Planned Unit Development Final Site Plan Review**  
 Approximately 106.5 acres total, zoned PUD, Planned Unit Development

Description of Application:	The applicant is proposing to construct two single-family developments, with a total of 107 units, along with associated improvements.
Site Location:	Total of eight (8) existing parcels in Section 1 of Lodi Township, north of Waters Road and east of Wagner Road Parcels # M-13-01-300-007, M-13-01-300-008, M-13-01-300-009, M-13-01-300-010, M-13-01-300-005, M-13-01-300-011, M-13-01-300-012, M-13-01-300-014
Applicant:	Toll Brothers 26200 Town Center Drive, Suite 200 Novi, MI 48375
Current Zoning:	PUD, Planned Unit Development
Plan Date:	January 27, 2025

Dear Planning Commissioners:

At your request, we have completed our review of the above final site plan to construct a total of 107 detached single-family homes in two developments, known as Arbor Preserve North and Arbor Preserve South, located in the southwest corner of Section 1 of the Township off of Wagner Road and Waters Road. The development is proposed as a Planned Unit Development (PUD).

Arbor Preserve North and Arbor Preserve South are two separate, non-contiguous parts to the development: a northern parcel of approximately 47 acres and a southern parcel of approximately 60 acres. The two (2) developments are dependent on each other; therefore, this final site plan review covers both developments.

**DEVELOPMENT BACKGROUND**

As you may recall, this property is governed by a consent judgment that was originally entered into in 2007 and rezoned the property from AG (Agricultural) to R-3 (Low-Density Multiple-Family). In 2023, the applicant at the time (Red Equities LLC) approached the Township with a proposal to amend the consent

judgment to instead propose single-family detached units developed as a Planned Unit Development (PUD).

In June and July 2023, the Planning Commission reviewed the request for a rezoning to Planned Unit Development, along with the PUD Area Plan and the Preliminary Site Plan for the development. The Planning Commission forwarded the plans on to the Township Board, recommending denial due to the wastewater treatment system not being in compliance with the ordinance, but noting that the rest of the application was substantially in compliance.

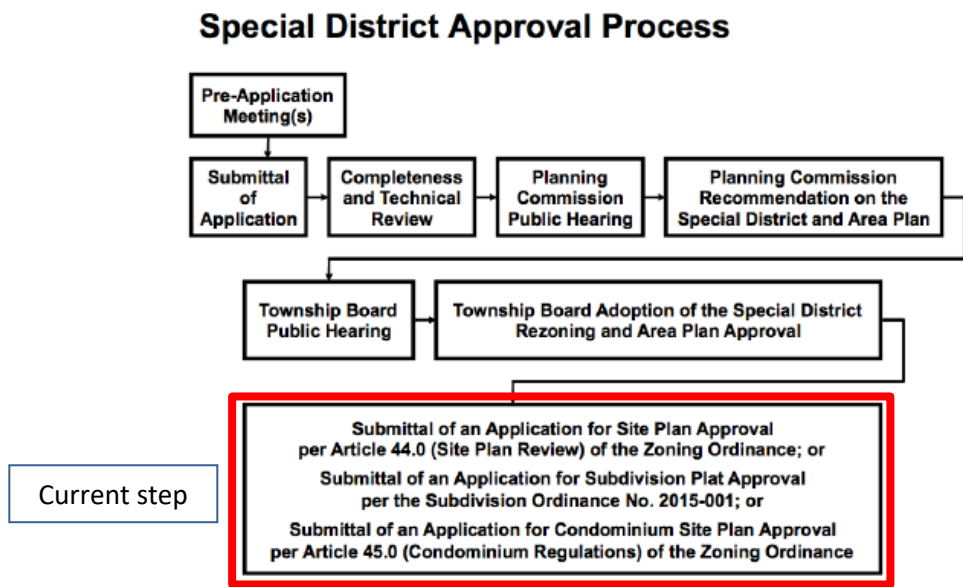
Following the Planning Commission’s recommendation, the Township Board considered the proposed amendment to the consent judgment, along with the PUD rezoning, PUD area plan, and preliminary site plan. The Township Board voted to amend the consent judgment on September 12, 2023.

The consent judgment was amended and recorded in October 2023, with the PUD area plan/preliminary site plan attached as an exhibit, as well as a list of conditions based on the Planning and Engineering review letters (dated September 12, 2023). Since this time, the applicant team has been preparing final site plans for review and approval.

The opinions in this report are based on a review of the site plan submitted by the applicant and conformance to Township plans and ordinance standards. Please note that the applicant and their design professionals shall be responsible for the accuracy and validity of information presented with the application.

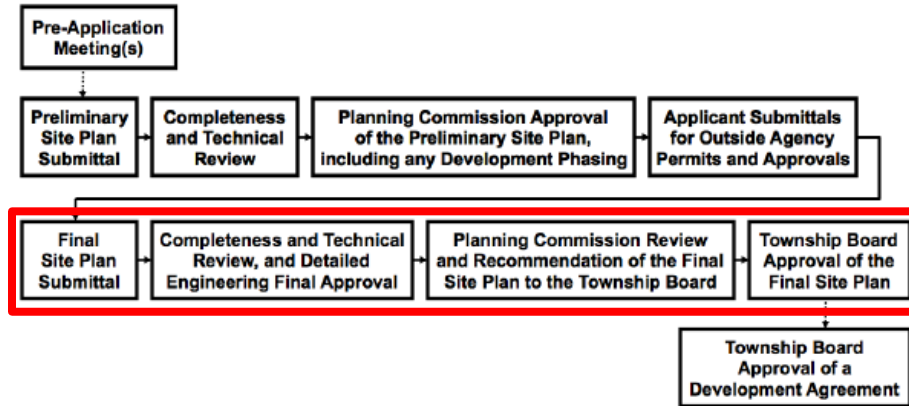
## DEVELOPMENT PROCESS

Article 42.0 of the Lodi Township Zoning Ordinance outlines the process for a special district development, which includes a Planned Unit Development (PUD). The process is as follows:



The development is at the final step of the special district review process. The submittal of a site plan application is as follows:

### Preliminary/Final Site Plan Approval Process



The approval granted in 2023 was for the PUD Area Plan, as well as the preliminary site plan. The current submittal is for the final site plan and detailed engineering. The next step is for the Planning Commission to review the final site plan and make a recommendation to the Township Board.

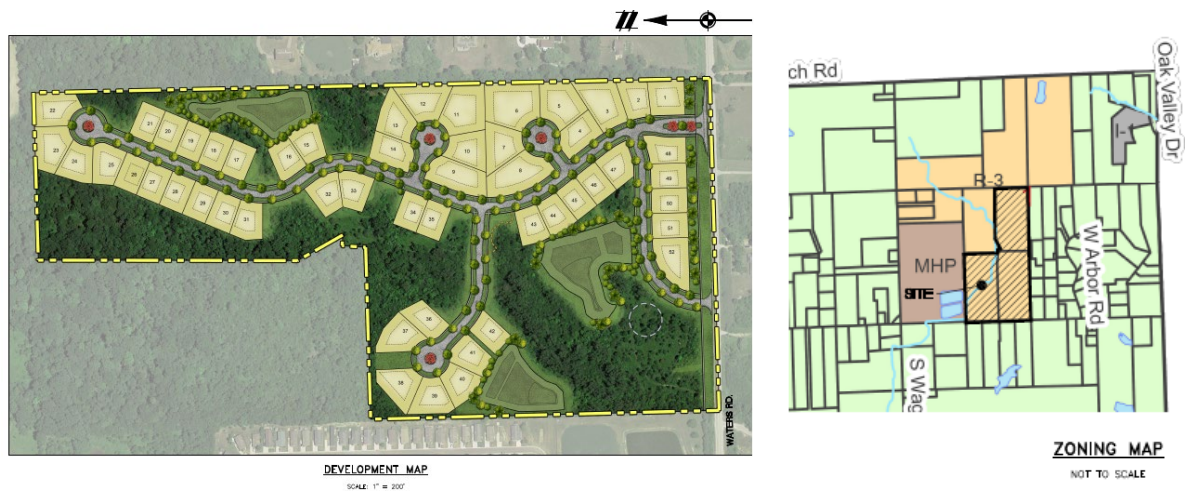
### FINAL SITE PLAN REVIEW COMMENTS

Article 44.0 Site Plan Review of the Lodi Township Zoning Ordinance lists the submittal requirements and review standards for site plan review. The proposed developments utilize the Planned Unit Development special district, are proposed as site condominiums, and are governed by a consent judgment. The following comments are based on our review of the plans against Article 44.0 Site Plan Review, Article 42.0 Special District Regulations, Article 45.0 Condominium Regulations, and the governing amended consent judgment. We offer the following comments for your consideration:

- 1. Use.** The development proposes to construct single-family detached residential units, which is permitted by the consent judgment amendment.



Arbor Preserve  
NORTH



Arbor Preserve  
SOUTH

**2. Area and Bulk.** The proposed final site plan was reviewed in accordance with the standards for the R-3, Low-Density, Multiple-Family Residential District in *Section 30.101 Table of Dimensional Standards by District*, as well as the standards approved with the PUD and consent judgment. When a project is developed as a planned unit development (PUD), deviations from the ordinance standards are permitted to develop a plan that creatively uses the land, preserves natural features, and limits impervious surfaces. It should be noted that a number of deviations were approved as part of the PUD for the project and thus were recorded as part of the consent judgment. The table below reflects the ordinance requirement, as well as any deviations approved as part of the PUD/consent judgment.

	Required	Provided	Comments
<b>Density</b>	<u>NORTH</u> Approved as part of Consent Judgment/PUD: GROSS: 55 DU/46.6 ac = 1.2 DU/ac NET: 55 DU/35.1 ac = 1.6 DU/ac	<u>NORTH</u> GROSS: 1.2 DU/ac NET: 1.6 DU/ac	In compliance. Deviation for density approved as part of consent judgment and PUD.

	Required	Provided	Comments
	<p><u>SOUTH</u></p> <p>Approved as part of Consent Judgment/PUD:            GROSS: 52 DU/59.9 ac = 0.87 DU/ac            NET: 52 DU/42.7 ac = 1.2 DU/ac</p>	<p><u>SOUTH</u></p> <p>GROSS: 0.87 DU/ac</p> <p>NET: 1.2 DU/ac</p>	<p><u>It should be noted that deviation notes on both plans include a note stating dwelling unit density of 6.5 DU/ac is permitted per consent judgment and 2004 zoning ordinance. This note should be removed as the consent judgment has been amended and permitted density updated.</u></p>
<b>Lot/Unit Area</b>	<p>Zoning District: 1.0 acre</p> <p>Consent Judgment/PUD: 13,440 sq. ft. (minimum)</p>	<p><u>NORTH</u></p> <p>13,677 sq. ft. (minimum)</p>	<p>In compliance.</p> <p>Deviation for lot area approved as part of consent judgment and PUD.</p>
		<p><u>SOUTH</u></p> <p>13,677 sq. ft. (minimum)</p>	<p>Minimum lot area on final site plan greater than approved minimum as part of PUD.</p>
<b>Lot/Unit Width</b>	<p>Zoning District: 150-ft. minimum</p> <p>Consent Judgment/PUD: 80 ft. (minimum)</p>	<p><u>NORTH</u></p> <p>97 ft. (minimum)</p>	<p>In compliance.</p> <p>Deviation for lot width approved as part of consent judgment and PUD.</p>
		<p><u>SOUTH</u></p> <p>97 ft. (minimum)</p>	<p>Minimum lot width on final site plan greater than approved minimum as part of PUD.</p>

	Required	Provided	Comments
<b>Front Yard Setback</b>	Zoning District: 100 ft. minimum	<u>NORTH</u> 68 ft. minimum (measured from center of road)	In compliance.  Deviation for front yard setback approved as part of consent judgment and PUD.
	Consent Judgment/PUD: 68 ft. minimum (measured from center of road)	<u>SOUTH</u> 68 ft. minimum (measured from center of road)	
<b>Side Yard Setback</b>	Zoning District: 15-ft. min. with a total of 35 ft. on both sides	<u>NORTH</u> 10-ft. min. with a total of 40 ft. on both sides	In compliance.  Deviation for side yard setback approved as part of consent judgment and PUD.
	Consent Judgment/PUD: 10-ft. min. with a total of 40 ft. on both sides	<u>SOUTH</u> 10-ft. min. with a total of 40 ft. on both sides	
<b>Rear Yard Setback</b>	35-ft. min.	<u>NORTH</u> 35-ft. min	In compliance
		<u>SOUTH</u> 35-ft. min	
<b>Building Height</b>	3 stories, 45-ft. max. building height	<u>NORTH</u> 2 story, 25-ft.	In compliance
		<u>SOUTH</u> 2 story, 25-ft.	
<b>Lot Coverage</b>	30%	<u>NORTH</u> 22± %	In compliance for individual lots.  Data provided is for typical individual lot.  <b><i>Section 42.301 specifies that the maximum lot coverage in a PUD shall not exceed 25%. The applicant should provide total lot coverage for developments.</i></b>
		<u>SOUTH</u> 22± %	

	Required	Provided	Comments
<b>Floor to Area Ratio (FAR)</b>	30 % (0.3)	22 % (0.22)	In compliance

**3. Open Space.** The ordinance requires 50% open space be preserved by the development. This open area shall perpetually remain in natural form and/or be restricted for outdoor recreation purposes, and cannot include dwellings, accessory structures, yards adjacent to buildings, vehicle access/parking, ROW, utility easements, etc. Exhibits showing the boundaries of proposed open space are located on sheet 55 of Arbor Preserve North and sheet 60 of Arbor Preserve South. The following table summarizes the open space, as proposed:

	Open Space deviation approved as part of PUD/consent judgment	Open Space provided on Area Plan/Preliminary Site Plan	Open Space provided on Final Site Plan submittal
Arbor Preserve North	35%	40%	37%
Arbor Preserve South	35%	48%	49.6%

- a. The proposed preserved open space in both developments differs from that approved as part of the area plan/preliminary site plan. It should be noted that the proposed preserved space in Arbor Preserve South is more than previously proposed. The proposed preserved open space in Arbor Preserve North is less than previously proposed. **The amended consent judgment states that in no event shall modifications involve any material change to overall amount of open space areas, unless specifically approved by the Township Board. The open space shall be revised or Township Board approval is required.**
  - b. In addition, *Section 42.301* requires that open space be preserved perpetually by a recorded legal document approved by the Township Board. **Draft of legal document outlining the area should be provided.**
- 4. Cul-de-Sac Standards.** Per *Section 30.202.A(2)*, lots fronting on a cul-de-sac shall not be less than 50 feet wide and no more than five (5) parcels may have access on the circumference of a cul-de-sac. The proposed cul-de-sacs in both Arbor Preserve North and Arbor Preserve South meet these requirements.
- 5. Water & Wastewater Systems.** The development proposes a community wastewater treatment system, one for each development, which is addressed by the amended consent judgment. **A detail is included in the plans for the WWTP (wastewater treatment plant) drive and parking area. The site plans should show proposed access drive and parking for the wastewater facilities. The plans should also indicate if any fencing and/or landscaping is proposed around the wastewater treatment facility.**

6. **Phasing.** The site plan application indicates a timeline for Arbor Preserve South as initial construction in June 2025 and project completion in January 2026. For Arbor Preserve North, the indicated timeline is initial construction in April 2026 and project completion in July 2027. It does not appear further phasing is proposed.
7. **Condominium Documents.** The developments are proposed as a site condominium. *Section 45.04* requires that condominium documents, including bylaws, deed restrictions, articles of incorporation and other covenants or restrictions to be imposed upon land or buildings shall be submitted with the final site plan. **The applicant shall provide drafts of these documents.** Following approval, the property owner/developer must record all condominium documents/exhibits with the Washtenaw County Register of Deeds and provide copies to the Township Clerk in line with *Section 45.17*.
  - a. In addition, *Section 42.206* requires that as part of final site plan submittal, the legal instruments setting forth the plan/manner of permanent care and maintenance of common areas and facilities shall be submitted for review and approval. **The applicant shall provide this information.**
8. **Parking.** Calculations for parking are required to be included with the plans per the Ordinance. Further, a condition of the amended consent judgment was that parking calculations be added to the plans. The required number of parking spaces for single-family dwellings is three (3) parking spots per dwelling. The plans indicate that each dwelling unit has a garage and driveway, and that the private roads are wide enough for parking on one side. **Parking calculations must be added to the final site plans.**
9. **Private Roads.** The roads are proposed to be private asphalt roadways with concrete curb and gutter.
  - a. *Section 42.200* details specific standards that developments in a special district must meet. The proposed plan meets the access standards in *Section 42.201 Vehicular Access* and the road standards in *Section 42.203 Road Design*.
  - b. The proposed roads meet the width specification requirements for private roads as required by *Section 54.17*. Private roads must also meet the other standards listed under *Section 54.17*. We defer to the Township Engineer's review of the proposed private roads.
  - c. **A private road maintenance agreement is required to be provided by the applicant and reviewed by the Township Attorney, as required by Section 54.17.E and listed as a condition of the amended consent judgment. This must be provided.**
  - d. Per *Section 45.10.C(7)* and *Section 54.17.C(2)(g)*, road names must be provided to be reviewed and approved by the Saline Area Fire Department, Washtenaw County Road Commission, Post Office, 911 Coordinator, among other agencies.
10. **Sidewalks/Non-Motorized Pathways.** *Section 45.10.E* details the requirements for non-motorized facilities in a site condominium development and *Section 42.202* requires non-motorized, safe and convenient facilities within a special district. Sidewalks are proposed along both sides of all interior streets, as well as along Wagner Road and Waters Road. The plan also proposes woodchip walking paths and seating/nature viewing areas. For pedestrian ways other than sidewalks within the right-of-way, a 20-foot wide easement is required around the pathway. The applicant should consider paving the walking paths to allow for accessibility inclusivity.



**11. Truck Turning Plan.** An emergency truck turning plan is provided for both developments with the site plan submittal. We defer to the Saline Area Fire Department for their review and comments.

**12. Easements.** The existing conditions plans indicate a 66 ft.-wide ingress and egress and utility easement in the Arbor Preserve South development providing access to Parcel M-13-01-300-013, which is not included in the development plan. **As proposed, it appears the development has improvements within that easement, including private roads and building footprints. The plans shall be revised to accommodate this easement or the applicant shall provide materials showing the easement has been renegotiated with the property owner.**

**13. Natural Features Protection and Preservation.** *Section 54.08* of the Zoning Ordinance details the requirements for protection and preservation of natural features. The applicant has provided a natural features analysis as well as a Natural Features Statement of Impact, Protection, and Mitigation. Per *Section 54.08.C*, the Natural Features Statement is subject to Planning Commission review and approval. The plans indicate that the natural features analysis was performed by Atwell in September 2020 and evaluates wetlands, wetland mitigation, watercourses, landmark trees, threatened and endangered species habitat, wildlife use and habitat, steep slopes, and floodplain. **A condition of the amended consent judgment was that an updated Natural Features Statement of Impact, Protection, and Mitigation be provided for review. The information provided does not appear to be updated from the area plan/preliminary site plans. An up-to-date natural features statement must be provided for further review.**

a. Please note that the Natural Features Analysis reference the Zoning Ordinance – 2004 per consent judgment. Per the June 29, 2021, Circuit Court motion, the plans are to be reviewed for compliance with the current Zoning Ordinance. This note should be corrected.

b. **Wetlands.** The site plans include wetland summary and impact information. The plans indicate that a wetland delineation was performed by Atwell, but note different dates. Arbor Preserve North plans indicate September 2024 on sheet 02 (Overall Existing Conditions), but indicate September 2020 on the Natural Features Analysis and Arbor Preserve South indicates 2020 for the delineation. These dates should be clarified.

i. The existing conditions sheet (sheet 02) of Arbor Preserve North indicates a total of 22 wetlands on-site. It appears this is the summary of wetlands for both developments – North and South. The impact summary on the Natural Features Impact Plan (sheet 07) indicates eight (8) EGLE-regulated wetlands for Arbor Preserve North. The impact summary for Arbor Preserve South indicates a total of fourteen (14) EGLE-regulated wetlands on-site. This data is different than what was in the preliminary site plan; **the applicant should clarify if an updated wetland delineation was performed.**

ii. It appears the applicant has made an effort to design the development to preserve existing wetlands on the properties and minimize impacts; however, the impacts are still somewhat substantial. As noted on the plans, the wetland impacts are summarized below:

Arbor Preserve North		Arbor Preserve South	
Total wetland acreage	3.91 acres	Total wetland acreage	6.86 acres

Total impact	1.54 acres	Total impact	1.00 acres
Percentage impacted	39.3%	Percentage impacted	14.6%

Please note that sheet 02 Overall Existing Conditions indicates 1.00 acres of wetland impact, while sheet 08 Natural Features Impact Plan indicates 0.87 acres of wetland impact. **The applicant should clarify and correct as needed.**

**iii. Wetland Setback.** Consistent with Part 303 Wetland Protection of the Natural Resources and Environmental Protection Act, a 25-foot setback shall be maintained from the boundary or edge of all wetlands. In addition, the ordinance requires a 50-foot setback for all buildings from the edges of wetlands. The ordinance shows the 25-foot wetland setback. The plans currently show a number of encroachments into this setback, including the following:

1. Arbor Preserve North: Of the wetlands proposed to be preserved, unit buildable footprints are within the setback area, and the indicated wastewater treatment facility area is proposed within the wetland boundary and the setback area.
2. Arbor Preserve South: Of the wetlands proposed to be preserved, multiple buildable footprints appear to be within the building setback, driveways and sidewalks within the 25-foot setback.

**The 25-foot setback and 50-foot building setback must be maintained in all areas, per the ordinance and condition of the amended consent judgment.**

c. **Wetland Mitigation.** The Township has a no net loss of wetlands policy. To ensure that this policy is followed, any wetlands that are proposed to be removed or disturbed are required to be mitigated, which must be approved by the Township. *Per Section 54.08.L Wetland Mitigation and Restoration*, mitigation shall not be considered a substitute for making all prudent attempts to avoid wetland impacts. The applicant has indicated that mitigation for any EGLE-regulated wetland impacts will be provided through the purchase of credits from an EGLE-approved wetland bank located within the project service area. The project service area for Lodi Township is the River Raisin Watershed and Ann Arbor Moraines. The Ordinance requires that if mitigation is approved, it must be in the immediate vicinity and within the same watershed. Under this mitigation plan, there is no guarantee that mitigation will occur within Lodi Township. **A condition of the amended consent judgment is that mitigation be provided within Lodi Township in line with ordinance requirements. The applicant should demonstrate that proposed mitigation plan satisfies these requirements.**

i. The Planning Commission should review the mitigation plan against the following criteria, as provided in Section 54.08.L(2), and determine if acceptable:

1. The mitigation plan provides for the substantial replacement of the predominant functional values of the protected wetland to be lost.
2. The mitigation plan provides for no net loss of protected wetland resources and watercourses.
3. Mitigation shall be provided on-site where practical and beneficial to the wetland resources. If mitigation on-site is not practical and beneficial, then mitigation in the immediate vicinity, within the same watershed, of the permitted activity may be considered.

4. The mitigation plan will comply with all applicable federal, state, and local laws and regulations.
- d. **Watercourses.** Watercourses are present on both Arbor Preserve North and South. It appears that the applicant has made an effort to design the site to minimize impacts on existing watercourses.
    - i. The plans indicate an impact to 15 linear feet of watercourse in Arbor Preserve North and 199 linear feet of watercourse in Arbor Preserve South. Approval of these impacts may be required from EGLE.
    - ii. **A condition of the amended consent judgment requires that the 25-foot setback strip vegetated with natural plant species be provided from the high water mark of any watercourse, and buildings be at least 50-feet from the highwater mark of any watercourse. It appears some buildings are within the 50-foot setback area. In addition, more detail is needed on the proposed vegetated buffer.**
  - e. **Trees.** The final site plan includes the landmark tree survey including trees with diameter at breast height (DBH) 24 inches and greater that was performed in 2020. It appears this is the same tree survey that was submitted with the PUD area/preliminary site plans. The applicant acknowledges in the plan that the preliminary tree survey does not account for all landmark trees as classified by the ordinance (species that qualify as landmark trees at a smaller DBH). **A condition of the amended consent judgment is that an updated tree inventory be provided with the final site plan including all trees that meet the definition of landmark tree. This must be provided.**
    - i. **Tree Preservation.** *Section 54.08.1.4* requires that any development preserve 35% of total number of individual deciduous trees (6-inch DBH or higher) and individual evergreen trees (6 feet or higher). The applicant should clarify with tree removal/preservation data that this requirement is met. In addition, if existing preserved trees do not average 15 trees per acre, additional trees should be planted to equal the minimum 15 trees per acre.
  - f. **Tree Removal/Replacement.** The ordinance provides standards for removal and replacement of landmark and other trees where removal is necessary. *Section 54.08.0.2* lists the replacement ratio for removed trees, which is based on species and size. **The site plans must clearly indicate that tree removal/replacement and landscaping is in line with these replacement standards. The plans for Arbor Preserve North indicate 22 dedicated replacement trees and the Arbor Preserve South plans do not indicate any replacement trees. Utilizing the landmark trees indicated on the existing conditions plan (sheet 02) for Arbor Preserve North, 780.5 inches DBH total are indicated for removal, which would equate to 195 required replacement trees (1 tree per 4 inches DBH for landmark trees). Revised tree replacement plans should be provided reflecting the required updated tree survey data.**
  - g. **Threatened and Endangered Species Habitat Review/Wildlife Usage and Habitat.** The applicant has provided conclusions of their assessment of threatened and endangered species habitat. Based on the species identified, their findings are that the site does not provide preferred habitat for the species and development would likely not negatively impact the identified species. The applicant's wildlife analysis indicated that the majority

of wildlife present are suburban/farmland/countryside species such as deer and small mammals. The impact statement states that the quality of vegetation on-site provides limited habitat for animals other than those listed. It should be noted that additional information has been presented to the Township from adjacent landowners and other residents raising concerns about environmentally sensitive species and habitat. The applicant should consider the information provided, and provide expanded or updated data to demonstrate that concerns are addressed, if necessary, within the updated Natural Features Impact statement.

**14. Site Balance.** The plans include a sheet showing proposed fill and cut for both developments. The applicant should provide additional information on the amount of cut and fill proposed, consistent with the Township Engineer’s review.

**15. Landscaping.** The final site plan submittal includes landscape plans and details for Arbor Preserve North and Arbor Preserve South. The following table lists requirements for landscaping. It should be noted that a number of deviations were approved as part of the PUD for the project and thus were recorded as part of the consent judgment. The table below reflects the ordinance requirement, as well as any deviations approved as part of the PUD/consent judgment.

	<b>Required</b>	<b>Provided</b>	<b>Comments</b>
<b>Landscape Strip/Greenbelt</b> (Per Section 30.203 and Section 42.301)	20 foot depth 1 tree per 15 linear feet of greenbelt length Along all ROW, road frontage (not interior streets), and perimeter	<u>NORTH</u> 20 foot depth 90 trees, 281 shrubs	In compliance. Applicant is proposing to maintain 378 ft of frontage and existing plants along Waters Rd in Arbor Preserve South.
	<u>NORTH</u> : 1,326 lf frontage along Wagner Rd = 89 trees, 266 shrubs  <u>SOUTH</u> : 1,297 lf frontage along Waters Rd, proposing to preserve 378 lf → 919 lf = 62 trees, 184 shrubs	<u>SOUTH</u> 20 foot depth 68 trees, 196 shrubs	Deviation for landscape strip along perimeter approved as part of consent judgment and PUD. It should be noted that greenbelt is proposed along Wagner and Waters, and existing landscape area and wetlands are proposed to be preserved along most boundaries.
<b>Transition Buffer</b> (per Section 30.203 and Section 42.301)	Zoning Ordinance: 15 ft. depth; existing trees shall be preserved unless approved removal/ replacement	<u>NORTH</u> 0 ft. for units 27-35. 15+ ft. for all other units	In compliance. Deviation for transition buffer approved as part of consent judgment and PUD.

	Required	Provided	Comments
	Provided between land uses and along perimeter  Consent Judgment/PUD: 0 ft. transition buffer	<u>SOUTH</u> 0 ft. for units 1-3, 5-6, 11-12, 22-23, 27, 39. 15+ ft. for all other units	It should be noted that majority of lots still meet 15 ft. transition buffer. <u>The applicant should note that deviating lots listed under deviation summary do not match lot numbers needing deviation on landscape plan.</u>
<b>Perimeter Open Space</b> (Per Section 42.301)	Zoning Ordinance: 50 ft. along ROW, 20 ft. where not adjacent to ROW  Consent Judgment/PUD: 0 ft. perimeter open space	<u>NORTH</u> 0 ft.	In compliance.  Deviation for perimeter open space approved as part of consent judgment and PUD.
		<u>SOUTH</u> 0 ft.	It should be noted that greenbelt is proposed along Wagner and Waters, and existing landscape area and wetlands are proposed to be preserved along most boundaries.
<b>Residential Street Trees</b> (Per Section 45.10.G)	Street trees provided in margins of both sides of street  Max distance of 60 ft. apart	<u>NORTH</u> 110 street trees Max. 60 ft. apart	In compliance
		<u>SOUTH</u> 104 street trees Max. 60 ft. apart	
<b>Landmark Tree Replacement</b>	See item 9.F above.		

**16. Occupancy/Ownership Details.** The applicant has indicated that the units will be for sale.

**17. Lighting.** Street lighting is required for all residential projects, except those with a net dwelling unit density of less than one (1) unit per acre. The applicant has indicated that internal street lighting is not proposed, as it is a rural cluster development. **A condition of the amended consent judgment is that street lighting be provided, unless a waiver is granted for no street lighting. The Planning Commission should consider the waiver request.**

- 18. Building Façade/Elevations.** The area plan/preliminary site plan submittal included representative renderings. **A condition of the consent judgment is that detailed building façade elevations for proposed dwellings, including types, colors, and dimensions of materials be provided with the final site plan.** The applicant should provide elevations for Planning Commission review.
- 19. Recreation Areas.** Recreation areas are provided on the plans for both developments. **A condition of the amended consent judgment is that details of the proposed recreation areas be provided, including location, area, and dimensions. This information must be provided.**
- It should be noted that it appears phasing within the developments is no longer proposed. If phasing is proposed, recreation areas must be provided for each phase.
  - The plans indicate that recreation pathways are proposed to be woodchips. The applicant should consider providing paved pathways, in order to provide for inclusive accessibility.
- 20. Traffic Impact Study.** The road frontage plans refer to a traffic impact study prepared by Fleis & Vandenbrink for additional details. **This traffic impact study was not provided with the area plan/preliminary site plan or this submittal. A condition of the amended consent judgment is submittal of referenced traffic study for review. This must be submitted.**
- 21. Other Reviews.** The following reviews and permits are required:
- Washtenaw County Road Commission (WCRC): Review and approval will be required. A permit will be required for all work within the right-of-way.
  - Washtenaw County Water Resources Commissioner’s Office (WCWRC): Review and approval will be required for establishment of the drainage district and storm water detention and outlet.
  - Washtenaw County SESC: A permit will be required prior to construction.
  - Saline Area Fire Department: Review and approval will be required.
  - Michigan EGLE Sanitary/Part 41 (WWTP NPDES): A permit will be required for the collection system and WWTP.
  - Michigan EGLE Water/Part 399 (Community Well): A permit will be required for the private well, water treatment, and distribution system.
  - Michigan EGLE Wetlands & Watercourses/Part 303: A permit may be required for the wetland mitigation measures prior to construction.
  - Other permits/approvals/etc. may be required.
- 22.** This review is also conditioned upon review and approval from all applicable consultants, departments, and agencies.

## **RECOMMENDATION**

**Based upon the above comments, there are a number of outstanding items that must be addressed and missing information that must be provided, including numerous items required as conditions of the amended consent judgment that are not addressed in the Final Site Plan submittal. We recommend that the applicant submit revised plans addressing the above comments prior to a Planning Commission recommendation.**

If you have any further questions, please contact us at 810-734-0000.

Sincerely,

**CIB Planning**

A handwritten signature in black ink, appearing to read "Hannah Smith". The signature is fluid and cursive, with the first name "Hannah" and the last name "Smith" clearly distinguishable.

Hannah Smith  
Senior Planner