



March 14, 2025

Planning Commissioners
Lodi Township
3755 Pleasant Lake Road
Ann Arbor, MI 48103

RE: **Arbor Preserve – North/South**
Final Site Plan - Review #3

Dear Planning Commissioners:

We have reviewed the final site plans, received on February 4, 2025, for the proposed Arbor Preserve – North and Arbor Preserve – South residential developments, according to the Township guidelines and general engineering standards. Both sites are separate applications because they are separate properties but were submitted concurrently. General project information has been provided below, followed by our review comments.

The Arbor Preserve – North site is located on the east side of South Wagner Road, between Waters Road and Scio Church Road. The applicant is proposing a single-family residential development consisting of 55 dwelling units. The community will be serviced by private asphalt roadways (27' width) with concrete curb and gutter. Parking is proposed on one side of the street, with two access points from S Wagner Road. The storm water will be collected through enclosed storm sewers and four (4) detention basins before being discharged to existing drainage courses on property. The community will be serviced by individual wells and a private community wastewater treatment facility that will service all the units in this development.

The Arbor Preserve – South site is located on the north side of Waters Road, between Wagner Road and Ann Arbor Saline Road. The applicant is proposing a single-family residential development consisting of 52 buildings. The community will be serviced by private asphalt roadways (27' road width) with concrete curb and gutter, parking on one side of the street, and two access points off Waters Road. The storm water will be collected through enclosed storm sewers and three (3) detention basins before being discharged to the existing drainage courses on the property. The community is proposed to be serviced by private community wells and a private wastewater treatment facility that is located on site.

GENERAL INFORMATION - NORTH

Applicant:	Toll Brothers
Project Name:	Arbor Preserve - North
Plan Date:	January 27, 2025
Location:	Section 1, Town 3 South, Range 5 East in Lodi Township
Parcel ID:	M-13-01-200-005, M-13-01-300-007, M-13-01-300-008, M-13-01-300-009, M-13-01-300-010
Action Requested:	Preliminary Site Plan Review



GENERAL INFORMATION - SOUTH

Applicant: Toll Brothers
Project Name: Arbor Preserve - South
Plan Date: January 27, 2025
Location: Section 1, Town 3 South, Range 5 East in Lodi Township
Parcel ID: M-13-01-300-011, M-13-01-300-012, M-13-01-300-014
Action Requested: Preliminary Site Plan Review

FINAL SITE PLAN COMMENTS

The petitioners have indicated on the plans that several deviations are requested with regards to zoning requirements related to density, lot size and geometry, perimeter setbacks, and open space area. This office defers to the Township’s planning consultant and attorney to determine if these deviations are aligned with the requirements of the consent judgement.

We offer the following additional comments for the Township’s consideration. At this time, these plans are not recommended for approval.

General Comments

North

1. Verify that all easements are shown for underground utilities.
2. All labels and notes should be clear, legible and not overlap with other text.

South

1. On the cover sheet, verify that the gross area matches the area in the legal description.
2. On Sheet 2, the parcel label for M-13-01-300-013 is located incorrectly. Revise as needed.
3. The existing 66’-wide utility easement (shown on Sheet 2) appears to serve parcel M-13-01-300-013. The applicant shall provide either a proposed design that accommodates this easement in its entirety or provide materials showing the easement has been renegotiated with the property owner. Renegotiation should include agreements regarding future access to the parcel, construction of the access, maintenance, etc.
4. On Sheet 7, there is a discrepancy between the number of wetlands identified in the features analysis (10 wetlands) and the number listed in the wetland summary table on Sheet 2 (14 wetlands). Verify and revise as needed.
5. On Sheet 17 there is a duplicated lot listed in the lot area table (see lot no. 27).
6. On Sheet 18, clarify the design intention of the “path” label in the wetland area.

Utilities

North

1. Verify that all utility crossings provide a vertical clearance of at least 18-inches.
2. Verify that all utility crossings are shown in the sanitary sewer profiles (see crossing “X18”)
3. There are wells proposed within 50’ of wetlands. This office defers to the County Health Department for final approval of well locations.

South

4. Revise the sanitary profiles as needed on Sheet 29 to include the S1-S0 segment with the other segments in the profile.



5. At least one sanitary structure rim is shown below the proposed grade. Revise the profile as needed on Sheet 30.
6. There is a discrepancy between the sanitary lead quantities table and the utility notes (see Sheet 30). Verify the SDR for sanitary sewer pipe and leads.

Stormwater

North & South

1. Both 10-year HGL and 100-year HGL lines shall be shown on storm sewer profiles. Note that the 10-year HGL should not exceed the top of pipe and the 100-year HGL should not exceed the rim of any structure.
2. Verify that all utility crossings are shown in storm sewer profiles.
3. Verify that all utility crossings exceed the vertical clearance of 18-inches. The clearance lengths shall be shown at each crossing in applicable profiles.

North

4. Verify that all storm sewer invert and rim elevations match the elevations listed in the conveyance calculation table on Sheet 53.
5. On Sheet 49, there are two sets of invert elevations labeled on the North Basin A profile for structure R65.
6. Review and verify all stormwater management calculations on Sheets 49-52.
7. Verify all CN calculations within all stormwater management calculations on Sheets 49-52. The CN used in calculations does not match the calculated CN for Detention Basin A.
8. Ensure that all inlet and outlet pipes are clearly drawn and defined in the detention basin profiles on Sheets 49-52.
9. Verify that the invert elevations for all structures are above the bankfull elevations of their respective detention basins.

South

10. Verify the location of the end section R73. This end section appears to terminate the stormwater run within lot 36 and 37.
11. On Sheet 37, the profile view is shown reversed from the plan view. Revise as needed.
12. On Sheet 41, structure R71 is missing from the profile view.
13. The utility crossing table on sheet 58 shall list the clearances for each crossing.

Paving and Grading

North & South

1. An access drive (with parking if needed) shall be provided for the proposed wastewater treatment facility and shown on all applicable sheets.
2. Provide centerline elevations every 50-feet, along with edge of pavement and top of curb elevations to verify compliance with the Township's private road requirements.
3. Review and confirm that proposed slopes and berms on/behind parcels do not have excessive slopes. There appears to be several parcels that contain steep slopes.
4. ADA Detectable Warning Mats shall be added to all concrete sidewalk ramps at all intersections to meet ADA requirements.
5. Verify that all proposed contours have visible elevations at 5-foot intervals.
6. Plans include a detail for a segmental retaining wall. Clarify where on the plans where this will be used.



North

7. The sidewalk ramp details on Sheet 40 show excessive slopes that exceed the maximum allowable slopes defined by the ADA. Verify that cross slopes on level landings do not exceed 2.0%, running slopes on ramps do not exceed 8.33% and counter slopes on ramps do not exceed 5.0%.
8. Proposed spot elevations on Sheet 40 shall be visible, clearly marked and not intersect with proposed storm sewer or sanitary sewer markings.
9. Verify that all proposed contours have visible elevations at 5-foot intervals.
10. A detail of the proposed MDOT curb B2 shall be provided. This curb is proposed in the WCRC ROW.

South

11. The northern side of Waters Road has been identified as a potential location for a future non-motorized path. This path would be at least 10' wide and would require 1' of clearance on either side. The design shall be updated to include a 10' path along this frontage.
12. Specify what type of curb will be used within the WCRC ROW and provide a standard detail.
13. The cross and running slopes shall meet ADA standards (at least one landing in intersection 1 has slopes of 6%).

REQUIRED PERMITS/APPROVAL

The following is a list of outside agency reviews and permits that will likely be required for the project. We request that copies of correspondence between the applicant and the review agencies be sent to our office. Several of these agency requirements and review comments have the potential to significantly affect site layout.

- **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.

If you have any questions, please contact us at (734) 522-6711.

Sincerely,
OHM Advisors

Marcus J McNamara

cc: Jan Godek, Lodi Township Supervisor
Christina Smith, Lodi Township Clerk
Hannah Smith, CIB Planning
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