

STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF WASHTENAW

RED EQUITIES, LLC, a Michigan limited liability company, as successor in interest to PETERS-SUMMITT, LLC, a Michigan limited liability company,

Plaintiff,

Case No. 05-001086-NZ

Honorable Timothy P. Connors

v.

LODI TOWNSHIP, a Michigan municipal corporation,

Defendant.

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FIRST AMENDMENT TO CONSENT JUDGMENT

At a session of said Court held in the Courthouse,
County of Washtenaw and State of Michigan
on: 10/30/, 2023.

PRESENT: Hon. Timothy P. Connors
Circuit Court Judge

Plaintiff Red Equities, LLC ("Red Equities" or "Plaintiff") and Lodi Township ("Defendant" or the "Township") wish to amend the Consent Judgment entered in this action on

February 13, 2007 (the “Original Consent Judgment”), to revise certain terms and conditions regarding development of certain of the properties subject to the Original Consent Judgment; the Court having reviewed the agreements in this Amended Consent Judgment and having specifically found that its terms are fair, just, reasonable, and in the public interest, and that it has been entered into in good faith by the parties:

THE COURT HEREBY FINDS AND IT IS ORDERED AND ADJUDGED as follows:

1. **Background.** The following findings are incorporated within and made a part of this Amended Consent Judgment:

a. The Original Consent Judgment was entered in the above-captioned lawsuit on February 13, 2007 by Washtenaw County Circuit Court Judge David S. Swartz with respect to the use and development of approximately 206 acres of land located in Section 1 of Lodi Township, as more particularly described in **Exhibit A** hereto (the “Original Properties”). The Original Consent Judgment was recorded in Liber 4609, Pages 207 *et seq.*, with the Washtenaw County Register of Deeds.

b. Original Plaintiff Peters-Summit, LLC had an option to acquire the Original Properties. Peters-Summit, LLC, however, never acquired any of the Original Properties and no longer has any interest in the Original Properties or the Original Consent Judgment.

c. All of the Original Properties are zoned R-3 (or “low density multiple family”). Under the Original Consent Judgment, the Township was enjoined from interfering with the use of the Property in a manner consistent with the R-3 zoning designation, as that designation was defined in Article 22.0 of the Lodi Township Zoning

Ordinance in effect as of July 22, 2004. As later interpreted in an Order Denying Motion for Order to Show Cause entered by the Court on June 29, 2021, except for the permitted and special uses as provided for in the R-3 zoning designation as set forth in Township Zoning Ordinance in effect as of July 22, 2004, the Township shall apply the current Zoning Ordinance associated with the R-3 Low Density Multiple-Family Residential District at the time of the site plan approval process.

d. Successor Plaintiff Red Equities, LLC has entered into agreements to acquire approximately 106 acres of the Original Properties covered by the Original Consent Judgment, which are described and depicted on **Exhibit B** (the “Red Equities Parcels”). The Red Equities Parcels consist of two non-contiguous parcels of land containing approximately 46.6 acres and 59.9 acres, located in the southwest corner of Section 1 of the Township.

e. On or about October 14, 2020, Red Equities submitted an application for preliminary site plan approval for multiple-family housing developments on the Red Equities Parcels, consisting of 434 units (later amended to reduce the density to 391 units), along with recreation areas, private roads, two community wells and a private wastewater treatment facility.

f. Disputes arose between the parties regarding, among other things, the density of the proposed development and the provision of utility services for the development. The parties worked together in good faith to resolve those disputes, which resolution is reflected in this Amended Consent Judgment.

g. As a result, the Township and Red Equities, as the successor-in-interest to Peters-Summit with respect to the Red Equities Parcels, wish to amend the Original

Consent Judgment in order to reflect the change in interest to the Red Equities Parcels and to approve a revised development plan for the Red Equities Parcels to reflect changes in conditions and new opportunities for enhancing the property and surrounding area for the benefit of all of the parties hereto.

2. **Substitution Of Parties And Amendment Of Caption.** Red Equities, as the purchaser of the Red Equities Parcels, shall be substituted as the party-plaintiff in place of Peters-Summit, LLC. The Clerk shall make the appropriate entries in the Court records to revise the caption of the lawsuit to substitute Red Equities, LLC as the Plaintiff herein.

3. **Effect of Judgment.** This First Amendment to Consent Judgment completely supersedes and replaces the Original Consent Judgment with respect to the Red Equities Parcels. The Original Consent Judgment, as thereafter interpreted by the Court in an Order Denying Motion for Order to Show Cause dated June 29, 2021, shall remain in effect and is applicable to the remaining Original Properties subject to the Original Consent Judgment.

4. **Description Of The Red Equities Properties.** The land covered by this Amended Consent Judgment includes: (a) approximately 47 acres as more particularly described and depicted on the survey attached hereto as **Exhibit B** (identified as “Arbor Preserve North”); and (b) approximately 60 acres of land as more particularly described and depicted on **Exhibit B** hereto (identified as “Arbor Preserve South”).

5. **Use and Development Of The Red Equities Parcels.** Notwithstanding any present or future zoning classification of the Red Equities Parcels, and subject to the conditions and terms of this Amended Consent Judgment, Red Equities is hereby authorized to use, develop, construct and operate the Red Equities Parcels for single-family residential development (the “Development” or “Arbor Preserve”) after obtaining Final Site Plan approval

of the Development, in a manner consistent with the Planned Unit Development (“PUD”) and area/preliminary site plan attached to and made part of this First Amendment to Consent Judgment (the “Area/Preliminary Site Plan”, a copy of which is attached hereto as **Exhibit C**), subject to the conditions of approval set forth in the Board’s resolution to approve the First Amendment to Consent Judgment (attached as **Exhibit D**), and any modifications required as part of the Final Site Plan process. The Township is hereby enjoined and restrained from interfering with or obstructing Red Equities’ right to use, develop and operate the Red Equities Parcels for development consistent with the Area/Preliminary Site Plan, subject to the terms and conditions of this Amended Consent Judgment and the conditions of approval set forth in the Board’s resolution to approve the First Amendment to Consent Judgment, and Red Equities is hereby enjoined and restrained from using or developing the Red Equities Parcels in a manner inconsistent with the Area/Preliminary Site Plan, subject to the terms and conditions of this Amended Consent Judgment and the conditions of approval set forth in the Board’s resolution to approve the First Amendment to Consent Judgment.

6. **Features of the Residential Development.** The Residential Development shall comply with the following requirements and features:

- a. The maximum number of residential units shall be 107, as depicted on the Area/Preliminary Site Plan;
- b. The minimum lot sizes, building setbacks (rear, front and side-yards) applicable to the Residential Development shall not be less than those shown on the Area/Preliminary Site Plan;
- c. The internal roads within the Residential Development shall be private and the dimensions, configuration and cross-sections shall be as set forth in the

Area/Preliminary Site Plan, except for approved modifications made necessary to meet the conditions of approval set forth in the Board's resolution to approve the First Amendment to Consent Judgment including those modifications necessary to obtain Final Site Plan approval, and shall be constructed in accordance with the Township's private road standards to the extent not otherwise depicted or described in the Preliminary Site Plan.

The parties agree that the Area/Preliminary Site Plan has been reviewed and approved by the Township herein with the conditions of approval set forth in the Board's resolution to approve the First Amendment to Consent Judgment. The Township shall review and approve final site plan, engineering and construction plans in accordance with its standard review and approval procedures and without unreasonable delay, and shall approve any such plans so long as they are in conformity and in compliance with the Area/Preliminary Site Plan, the conditions of approval set forth in the Board's resolution to approve the First Amendment to Consent Judgment, this First Amendment to Consent Judgment and all other applicable Township Ordinances and requirements not inconsistent therewith.

7. **Final Site Plan, Engineering and Other Approvals.** No development shall occur until Plaintiff applies for and obtains Final Site Plan and engineering review approvals (the "Government Approvals") for the Project, which shall be pursued through the usual final site plan and engineering approval process provided in the Zoning Ordinance. The Township shall approve such Government Approvals provided that the plans are in conformance with the Area/Preliminary Site Plan, the conditions of approval set forth in the Board's resolution and the other terms and conditions of this Amended Consent Judgment and such other applicable Ordinances and engineering standards that are not inconsistent with the scope and extent of the

development authorized herein. Red Equities understands that modifications to the Area/Preliminary Site Plan might be required as a result of the Final Site Planning and engineering review process.

8. **Utilities.** Each lot or site in the Residential Development shall be served by an individual on-site water well within the boundaries of that individual lot or site. The Development will be served by two community wastewater systems, subject to State regulatory approval as shown on the Area/Preliminary Site Plan, one to service the northern parcel and one to service the southern parcel. The parties agree that if Red Equities is not able to obtain a governmentally approved individual on-site water well within the boundary of an individual lot or site, that the maximum number of residential units in the Residential Development will be reduced accordingly. To the extent required, the Township hereby approves the proposed community wastewater systems and will support State (“EGLE”) regulatory approvals and permits (“NPDES”) for same, provided that the Township shall have no responsibility or liability for operating, repairing or replacing the systems. While the Red Equities Parcels are not within the area currently planned for municipal utility services, the combination of several factors and features make the circumstances here unique in the Township, including: (i) the agreement to develop land, which is zoned R-3, and which allows for a materially higher density multiple family use if municipal sanitary sewage facilities are available, for a lower-density single-family use which would, among other things, substantially reduce traffic, preserve open space and natural features and reduce impacts on municipal services; (ii) the fact that the land, when originally made subject to Original Consent Judgment, was located in a planned future utility district; (iii) based upon certain soil borings and other information available to date, the land

appears to be not suitable for safe and economically feasible on-site septic systems; and (iv) considering the extensive open space and preserved areas.

9. **Government Approvals.** Nothing herein shall be construed to relieve Red Equities of the duties imposed by applicable law to obtain Township and other applicable governmental or regulatory approvals and permits required for the Residential Development. The Township, and its agents, employees, representatives and officials, acting in their official capacity, shall not in any way interfere with, delay or oppose Red Equities' efforts to obtain any necessary approvals of the Development from other governmental or regulatory entities so long as Red Equities' requests are in accordance with the approved development.

10. **Cooperation.** The parties, their agents, representatives and employees shall cooperate in good faith with each other and their respective agents, successors and assigns, in order to carry out the Residential Development contemplated in this Amended Consent Judgment in accordance with the Area/Preliminary Site Plan (subject to the conditions of approval set forth in the Board's resolution to approve the First Amendment to Consent Judgment), including regarding Red Equities' attempts to obtain permits, licenses and other approvals issued by other governmental agencies necessary or convenient for the Residential Development.

11. **Conflicting Provisions.** The uses and structures permitted by this Amended Consent Judgment shall be deemed conforming uses and structures. To the extent that a Township Ordinance or regulation is not expressly modified or superseded by this Amended Consent Judgment, then the Township Ordinance or regulations in effect at the time of any Final Site Plan, engineering or other permit application shall control. Subsequent enactments to, modifications of, or amendments to the Township's Zoning Ordinance, and/or related regulations of the Township shall apply to the Residential Development only to the extent they are not

inconsistent with or do not vary the terms of this Amended Consent Judgment and/or the Development reflected in the Area/Preliminary Site Plan. If Red Equities should not proceed with this development, any different, other, or new development would need to comply with the Ordinances and regulations current at the time of that site plan process for such development.

12. **Modifications.** In the event that modifications of the Area/Preliminary Site Plan: (a) are reasonably required by other reviewing governmental agencies having jurisdiction over the Development or any portion thereof, such as the Washtenaw County Road Commission and EGLE; or (b) are reasonably required as a result of final site planning, engineering and/or design considerations as confirmed by the Township's professional engineers or other appropriate Township consultants; and/or (c) are made by Red Equities to address design, marketing or other conditions, such modifications do not require Court approval or an amendment to this Amended Consent Judgment, but may be approved through the procedures set forth in the Lodi Township Zoning Ordinance current at the time of the site plan approval process so long as such modifications are in compliance with the Township's Zoning and other ordinances; provided, however, that in no event, unless specifically approved by the Township Board, shall modifications involve: (i) a greater number of residential units; (ii) any material change to the overall amount of open space areas; (iii) any change in the character of the planned use; (iv) any reduction to the set-back requirements; (v) any change to the community wastewater system from two systems to a single wastewater system serving the entire development; and/or (vi) any change to the requirement for there being an individual on-site water well within the boundaries of each individual site and in all events, the standards and provisions of this Amended Consent Judgment shall otherwise apply.

13. **No Oral Modification.** This Amended Consent Judgment may be modified only by written agreement of Red Equities, the Township, or their successors in interest, and approval of the Court to the extent required herein.

14. **Successors and Assigns.** All of the provisions of this Amended Consent Judgment shall be deemed to run with the land and shall be binding upon and inure to the benefit of Red Equities and the Township, and each of their respective heirs, successors, assigns, purchasers and transferees, and reference in this Amended Consent Judgment to Red Equities and/or the Township shall also mean and refer to its rights and obligations under this Amended Consent Judgment.

15. **Recording.** A copy of this Amended Consent Judgment shall be recorded at Red Equities' expense with the Register of Deeds for Washtenaw County.

16. **Public Health, Safety and Welfare.** Red Equities and the Township acknowledge and represent that the terms and conditions of this Amended Consent Judgment are fair and reasonable and that the land uses authorized herein and the locations of same are appropriate and reasonable under all of the circumstances present and that this Amended Consent Judgment is consistent with the public health, safety and welfare of the community.

17. **Enforcement.** The Court hereby retains jurisdiction of this matter for the purpose of resolving any disputes that may arise under the terms hereof.

18. **Continuing Validity of Original Consent Judgment.** Except as specifically amended by this Amended Consent Judgment regarding the Red Equities Parcels, all of the terms and conditions of the Original Consent Judgment as thereafter interpreted by the Court in an Order Denying Motion for Order to Show Cause dated June 29, 2021, with respect to the remaining Original Properties shall remain in full force and effect.

19. **Conditions to Effectiveness.** This Amended Consent Judgment is conditional on (a) Red Equities closing on the acquisition of the Red Equity Parcels, and (b) State regulatory approvals and permits necessary to construct and operate the on-site Utilities as described in paragraph 8 herein. If Red Equities fails to acquire the Red Equity Parcels or the Utilities are denied by State regulatory officials, this Amended Consent Judgment shall be deemed null and void and terminated and the Red Equity Parcels shall remain subject to the terms and conditions of the Original Consent Judgment.

20. **Authority.** By their execution of this Amended Consent Judgment, the parties each represent and warrant that they have the authority to execute this Judgment and bind themselves and/or their respective entities to this Amended Consent Judgment.

21. **Final Decision.** This Amended Consent Judgment is a final order and closes the case.

Dated: _____



/s/ Timothy Connors
October 30, 2023

CIRCUIT COURT JUDGE

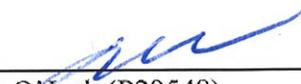
Approved For Entry As To Form And Substance:

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39577 Woodward Avenue, Suite 300
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CASTLEBERRY & LUCAS

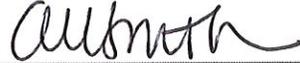
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By: 
Jesse O'Jack (P29548)
Attorneys for Defendant
PO Box 363
Saline, MI 48176

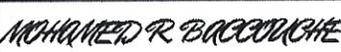
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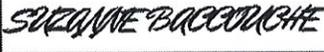
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Its: _____

LODI TOWNSHIP, a Michigan municipal corporation

By: 
Its: CLERK

PROPERTY OWNERS

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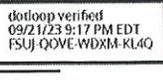
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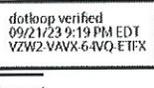
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EXHIBIT A

FIRST AMENDMENT TO CONSENT JUDGMENT

DESCRIPTION OF A 206.20 ACRE PARCEL OF LAND
LOCATED IN SECTION 1, T3S, R5E, LODI TOWNSHIP,
WASHTENAW COUNTY, MICHIGAN

BEGINNING at the N ¼ Corner of Section 1, T3S, R5E, Lodi Township, Washtenaw County, Michigan; thence N87°46'05"E 917.38 feet along the North line of said Section 1 and the centerline of Scio Church Road (variable width); thence S00°30'05"E 2218.96 feet; thence S88°18'48"W 888.91 feet along the East-West ¼ line of said Section 1; thence S01°13'56"E 2646.78 feet along the North-South ¼ line of said Section 1; thence S88°20'01"W 1297.02 feet along the South line of said Section 1 and the centerline of Waters Road (66 feet wide); thence N01°27'41"W 1984.84 feet along the West line of the East ¼ of the SW ¼ of said Section 1; thence S88°19'29"W 1304.96 feet along the South line of the North ½ of the NW ¼ of the SW ¼ of said Section 1; thence N01°41'25"W 661.54 feet along the West line of said Section 1 and the centerline of Wagner Road (66 feet wide) to the West ¼ corner of said Section 1; thence continuing along said West line and said centerline N01°21'44"W 664.09 feet; thence N87°30'04"E 1723.52 feet; thence N01°14'19"W 468.88 feet along the West line of the East 13.54 chains of the NW ¼ of said Section 1; thence N87°29'13"E 445.00 feet; thence N01°14'19"W 1039.13 feet; thence N87°29'13"E 448.87 feet along the North line of said Section 1 and the centerline of Scio Church Road to the Place of Beginning, being a part of the N ½ and the SW ¼ of said Section 1, containing 206.20 acres of land, more or less, being subject to the rights of the public over the Northerly 33.00 feet thereof, as occupied by said Scio Church Road, being subject to the rights of the public over the Southerly 33.00 feet thereof, as occupied by said Waters Road, being subject to the rights of the public over the Westerly 33.00 feet thereof, as occupied by said Wagner Road. Also being subject to easements and restrictions of record, if any.

Page: 6 of 8
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02/23/07
ACS-578744-J-2007-8
Lawrence Kestenbaum, Washtenaw
L-4609 P-207

Exhibit A

EXHIBIT B

FIRST AMENDMENT TO CONSENT JUDGMENT

EXHIBIT B

ARBOR PRESERVE NORTH

DESCRIPTION OF A 46.611 ACRE PARCEL OF LAND LOCATED IN SECTION 1, TOWN 3 SOUTH, RANGE 5 EAST, LODI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 1, TOWN 3 SOUTH, RANGE 5 EAST, LODI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE N01°41'11"W (RECORDED AS N00°00'05"W) 664.04 FEET ALONG THE WEST LINE OF SAID SECTION 1, LYING IN WANGER ROAD (33' HALF WIDTH); THENCE N87°29'59"E (RECORDED AS N89°11'05"E) 1727.19 FEET; THENCE S01°13'51"E (RECORDED AS S00°27'15"W) 688.79 FEET; THENCE S88°19'02"W (RECORDED AS N89°59'40"W) 413.94 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 1; THENCE S01°28'07"E (RECORDED AS S00°13'25"W) 661.43 FEET (RECORDED AS 661.60 FEET) ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 1 (AS MONUMENTED); THENCE S88°19'03"W (RECORDED AS N89°59'25"W) 1304.95 FEET ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1 (AS MONUMENTED); THENCE N01°41'47"W (RECORDED AS N00°00'25"W) 661.50 FEET (RECORDED AS 661.60 FEET) ALONG THE WEST LINE OF SAID SECTION 1, LYING IN SAID WANGER ROAD, TO THE PLACE OF BEGINNING, CONTAINING 46.611 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE WESTERLY 33 FEET THEREOF AS OCCUPIED BY SAID WAGNER ROAD, AND ALSO BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

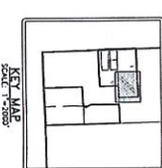
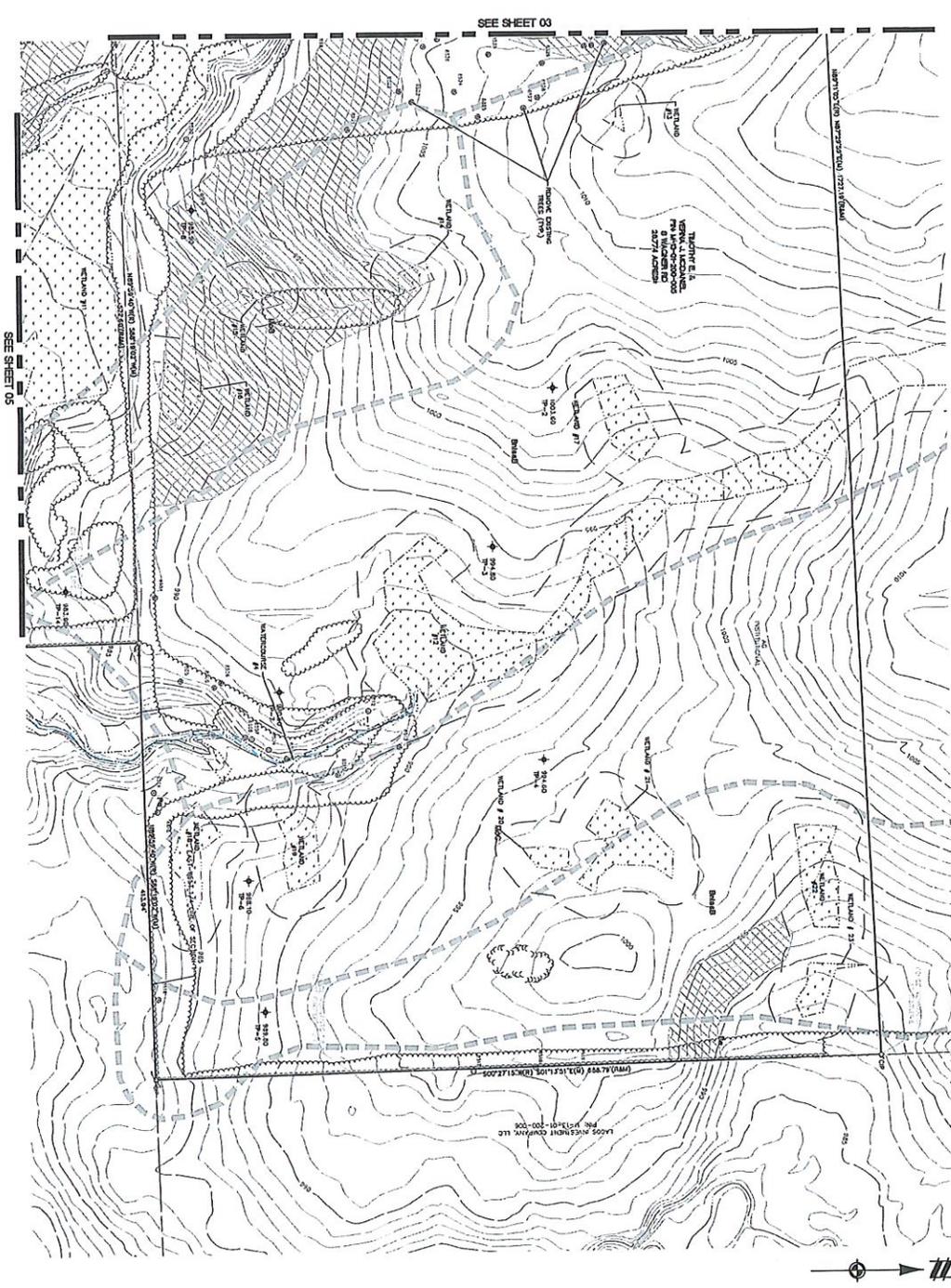
ARBOR PRESERVE SOUTH

DESCRIPTION OF A 60.073 ACRE PARCEL OF LAND LOCATED IN SECTION 1, TOWN 3 SOUTH, RANGE 5 EAST, LODI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN:

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 1, TOWN 3 SOUTH, RANGE 5 EAST, LODI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S88°20'03"W (RECORDED AS N89°58'40"W) 1296.92 FEET ALONG THE SOUTH LINE OF SAID SECTION 1, LYING IN WATERS ROAD (33' HALF WIDTH); THENCE N01°27'53"W (RECORDED AS N00°13'24"E) 1364.54 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 1 (AS MONUMENTED); THENCE N88°20'03"E (RECORDED AS S89°58'40"E) 671.71 FEET; THENCE N03°39'13"E (RECORDED AS N05°20'22"E) 92.55 FEET; THENCE S86°20'47"E (RECORDED AS S84°39'38"E) 42.00 FEET; THENCE N29°31'00"W (RECORDED AS N27°49'51"W) 202.76 FEET; THENCE N00°04'57"E (RECORDED AS N01°46'06"E) 1014.97 FEET; THENCE N88°19'02"E (RECORDED AS S89°59'40"E) 653.80 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 1; THENCE S01°13'56"E (RECORDED AS S00°27'13"W) 2646.83 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 1 TO THE PLACE OF BEGINNING, CONTAINING 60.073 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTHERLY 33 FEET THEREOF AS OCCUPIED BY SAID WATERS ROAD, AND ALSO BEING SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.

EXHIBIT C

FIRST AMENDMENT TO CONSENT JUDGMENT



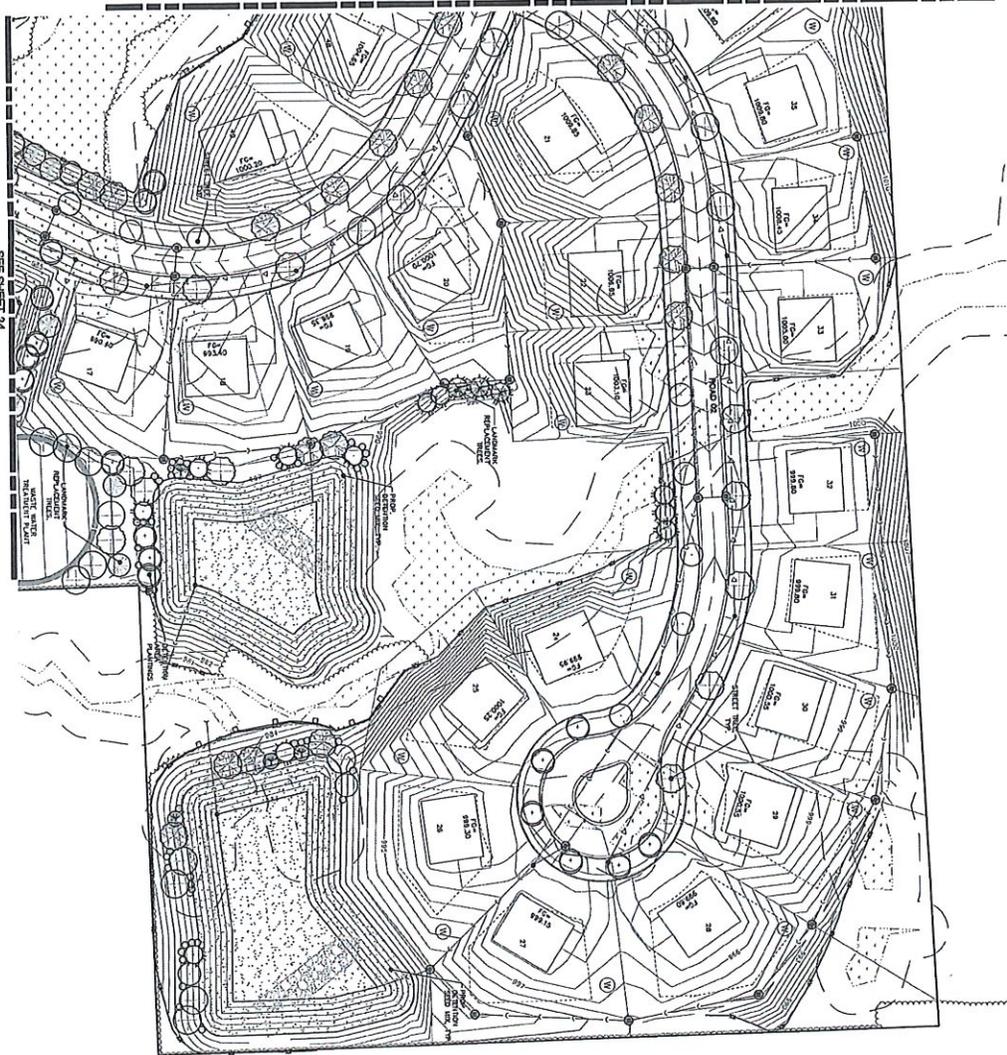
LEGEND

Boundary Line	Contour Interval	Contour Interval	Contour Interval
...

CLIENT RED EQUITIES, LLC ARBOR PRESERVE NORTH PRELIMINARY SITE PLAN PLANNED UNIT DEVELOPMENT EXISTING CONDITIONS & DEMOLITION PLAN	SECTION 1 TOWN 3 SOUTH, RANGE 5 EAST LODI TOWNSHIP WASHTENAW COUNTY, MICHIGAN	ATWELL 866.850.4200 www.atwell-group.com 211 N. MAIN ST. 150 S. HIGHT AVE. 48106 734.914.2373	KNOWLEDGE Call today and get the answers you need to get your project started. We have the experience and resources to help you succeed.
			DATE MAY 1, 2023

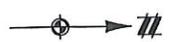
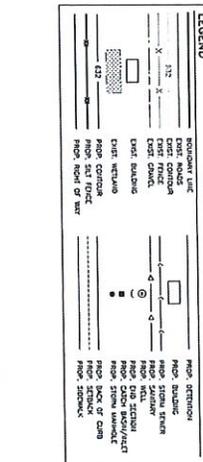
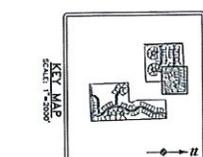
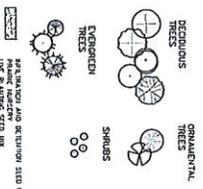
4/32
CWS

SEE SHEET 22



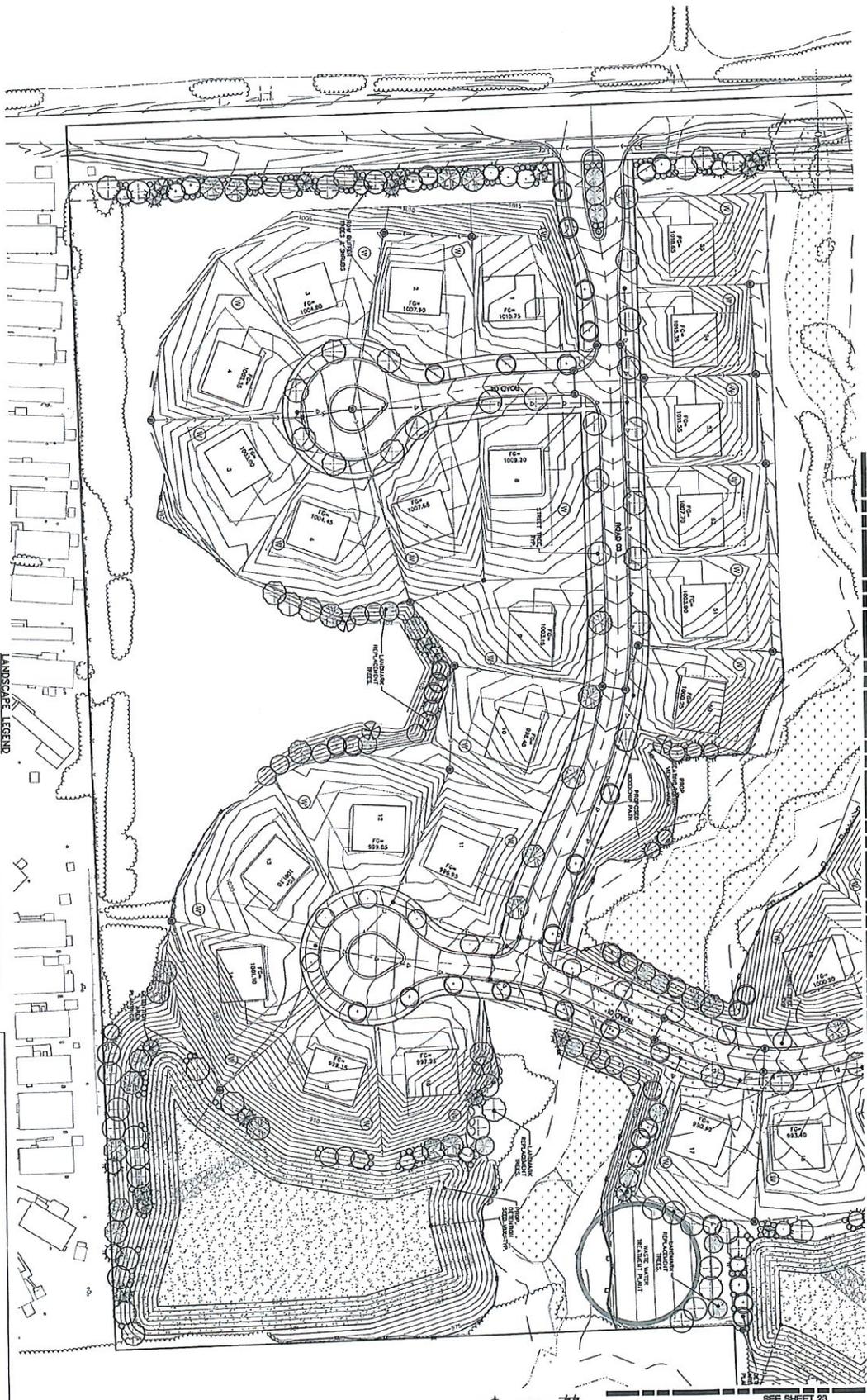
- GENERAL NOTES:**
- SEE SHEET 21 FOR GENERAL NOTES.
 - SEE SHEET 21 FOR GENERAL NOTES, LANDSCAPE PLANTING AND GENERAL NOTES.
 - PLANTING SHALL BE INSTALLED AT 75%.

LANDSCAPE LEGEND

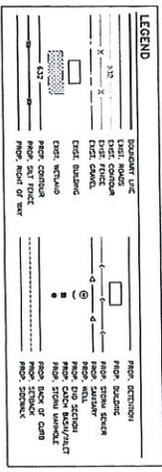
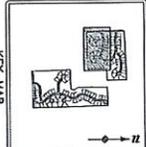
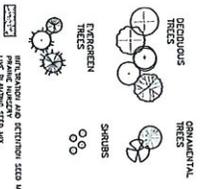


22/32

CLIENT RED EQUITIES, LLC ARBOR PRESERVE NORTH PRELIMINARY SITE PLAN PLANNED UNIT DEVELOPMENT LANDSCAPE PLAN AREA 2	SECTION 1 TOWN 3 SOUTH, RANGE 5 EAST LODI TOWNSHIP WASHTENAW COUNTY, MICHIGAN	ATWELL 888.650.4200 www.atwell-group.com 311 N. MAIN ST. ANN ARBOR, MI 48106 734.994.4000	811 Michigan's Call before you dig program. Call 811 to report a utility problem or to request a utility map. Call 811 to report a utility problem or to request a utility map. Call 811 to report a utility problem or to request a utility map.



GENERAL NOTES:
 1. SEE SHEET 21 FOR PROPERTY LINE, SETBACKS AND OTHER
 2. SEE SHEET 21 FOR GENERAL LANDSCAPE NOTES.
 3. THESE SHALL BE PLANTED AT 12" ON CENTER UNLESS NOTED OTHERWISE.



SEE SHEET 22

SEE SHEET 23

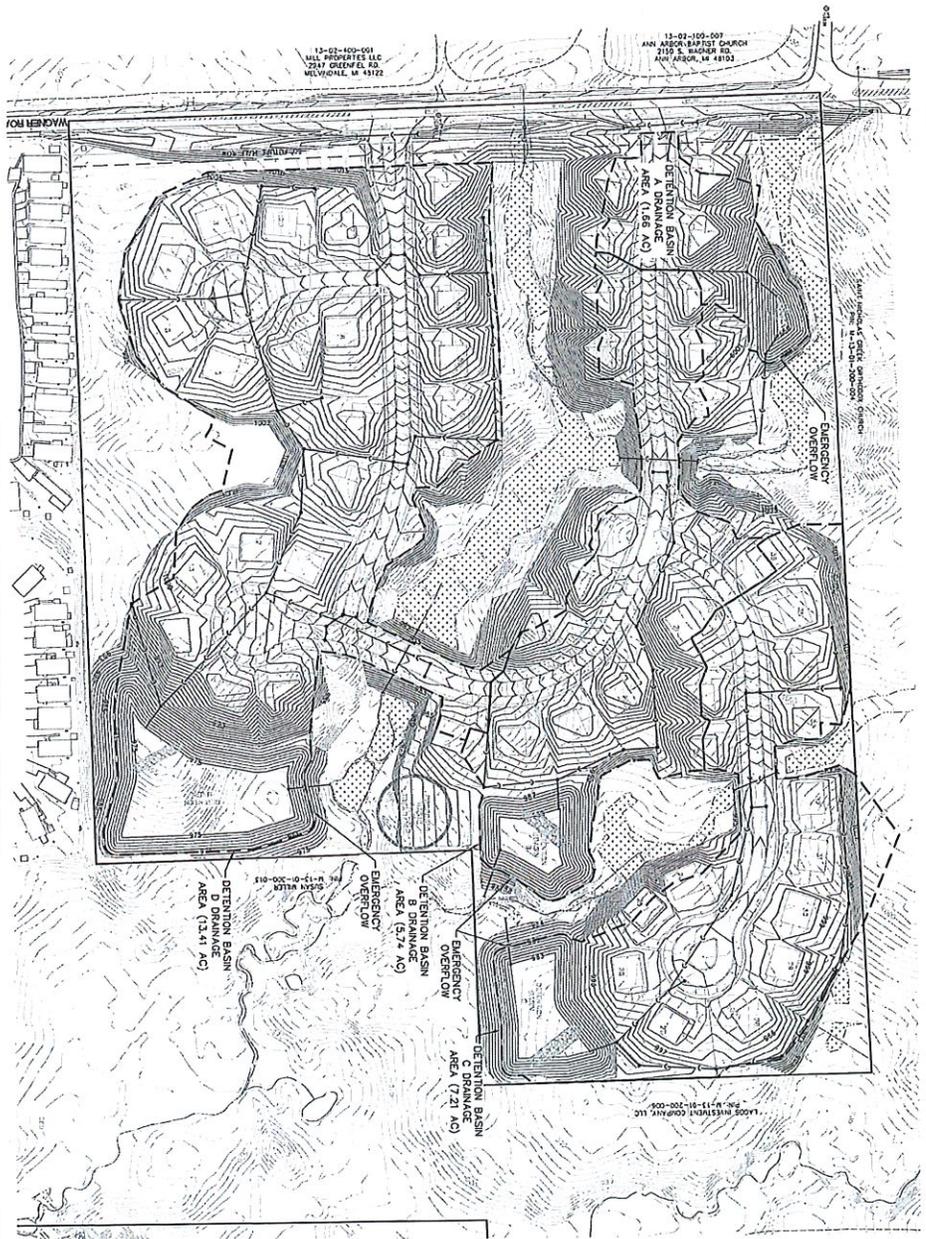
DATE	CLIENT
MAY 1, 2023	RED EQUITIES, LLC
PROJECT NO.	ARBOR PRESERVE NORTH
24	PRELIMINARY SITE PLAN
	LANDSCAPE PLAN AREA 3

SECTION 1
TOWN 3 SOUTH, RANGE 5 EAST
LODI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

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24/32
 CWC



LEGEND

	PROPOSED LINE
	PROPOSED STORM STRUCTURE
	EXIST. STRUCTURE
	PROPOSED DRAINAGE AREA

DRAINAGE SUMMARY

THE STORM WATER MANAGEMENT SYSTEM FOR THE PROPOSED DEVELOPMENT IS DESCRIBED IN ACCORDANCE WITH THE CURRENT STATE OF MICHIGAN REGULATIONS AND THE DESIGN STANDARDS SET FORTH IN THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) DESIGN MANUAL FOR HIGHWAYS (DMH) FOR THE SUBURBAN DEVELOPMENT CATEGORY. THE DESIGN STANDARDS AND SPECIFICATIONS REFERRED TO IN THIS SUMMARY ARE AS FOLLOWS:

- **DESIGN FLOW:** THE DESIGN FLOW FOR THE DETENTION BASIN OVERFLOW IS BASED ON THE 100-YEAR RETURN PERIOD FLOW RATE FOR THE SUBURBAN DEVELOPMENT CATEGORY.
- **DESIGN RAINFALL:** THE DESIGN RAINFALL FOR THE DETENTION BASIN OVERFLOW IS BASED ON THE 100-YEAR RETURN PERIOD FLOW RATE FOR THE SUBURBAN DEVELOPMENT CATEGORY.
- **DESIGN WETLANDS:** THE DESIGN WETLANDS FOR THE DETENTION BASIN OVERFLOW IS BASED ON THE 100-YEAR RETURN PERIOD FLOW RATE FOR THE SUBURBAN DEVELOPMENT CATEGORY.
- **DESIGN VELOCITY:** THE DESIGN VELOCITY FOR THE DETENTION BASIN OVERFLOW IS BASED ON THE 100-YEAR RETURN PERIOD FLOW RATE FOR THE SUBURBAN DEVELOPMENT CATEGORY.
- **DESIGN CHANNEL:** THE DESIGN CHANNEL FOR THE DETENTION BASIN OVERFLOW IS BASED ON THE 100-YEAR RETURN PERIOD FLOW RATE FOR THE SUBURBAN DEVELOPMENT CATEGORY.
- **DESIGN STRUCTURE:** THE DESIGN STRUCTURE FOR THE DETENTION BASIN OVERFLOW IS BASED ON THE 100-YEAR RETURN PERIOD FLOW RATE FOR THE SUBURBAN DEVELOPMENT CATEGORY.
- **DESIGN MATERIAL:** THE DESIGN MATERIAL FOR THE DETENTION BASIN OVERFLOW IS BASED ON THE 100-YEAR RETURN PERIOD FLOW RATE FOR THE SUBURBAN DEVELOPMENT CATEGORY.
- **DESIGN CONSTRUCTION:** THE DESIGN CONSTRUCTION FOR THE DETENTION BASIN OVERFLOW IS BASED ON THE 100-YEAR RETURN PERIOD FLOW RATE FOR THE SUBURBAN DEVELOPMENT CATEGORY.
- **DESIGN MAINTENANCE:** THE DESIGN MAINTENANCE FOR THE DETENTION BASIN OVERFLOW IS BASED ON THE 100-YEAR RETURN PERIOD FLOW RATE FOR THE SUBURBAN DEVELOPMENT CATEGORY.
- **DESIGN OPERATION:** THE DESIGN OPERATION FOR THE DETENTION BASIN OVERFLOW IS BASED ON THE 100-YEAR RETURN PERIOD FLOW RATE FOR THE SUBURBAN DEVELOPMENT CATEGORY.
- **DESIGN DEMONSTRATION:** THE DESIGN DEMONSTRATION FOR THE DETENTION BASIN OVERFLOW IS BASED ON THE 100-YEAR RETURN PERIOD FLOW RATE FOR THE SUBURBAN DEVELOPMENT CATEGORY.

<p>DATE: MAY 1, 2023</p> <p>SCALE: 1" = 100 FEET</p> <p>P.L. UB</p> <p>BY: [Signature]</p> <p>PROJECT NO: 20230529</p> <p>SHEET NO: 25</p>	<p>CLIENT: RED EQUITIES, LLC</p> <p>ARBOR PRESERVE NORTH PRELIMINARY SITE PLAN PLANNED UNIT DEVELOPMENT</p> <p>DRAINAGE AREA PLAN</p>	<p>SECTION 1</p> <p>TOWN 3 SOUTH, RANGE 5 EAST</p> <p>LODI TOWNSHIP</p> <p>WASHTENAW COUNTY, MICHIGAN</p>	<p>ATWELL</p> <p>866.850.4200 www.atwell-group.com</p> <p>211 N. MAIN ST. ANN ARBOR, MI 48104 734.814.6000</p>	<p>811</p> <p>FOR MORE INFORMATION, CONTACT THE DESIGNER AT THE ADDRESS LISTED ABOVE. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE USER. THE USER SHALL VERIFY THE INFORMATION PROVIDED BY THE USER BEFORE USING IT FOR ANY PURPOSE. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE USER.</p>
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25/32
CWS

PRELIMINARY STORMWATER MANAGEMENT CALCULATIONS - BASIN A

PRELIMINARY STORMWATER MANAGEMENT CALCULATIONS - BASIN A

PRELIMINARY STORMWATER MANAGEMENT CALCULATIONS - BASIN B

PRELIMINARY STORMWATER MANAGEMENT CALCULATIONS - BASIN B

W1: Stormwater Management Calculations for Basin A

Area	Area (sq ft)	Area (ac)	Impervious Area (sq ft)	Impervious Area (ac)
Basin A	10,000	0.23	8,000	0.18
Basin B	10,000	0.23	8,000	0.18
Total	20,000	0.46	16,000	0.36

W2: Stormwater Management Calculations for Basin A

Area	Area (sq ft)	Area (ac)	Impervious Area (sq ft)	Impervious Area (ac)
Basin A	10,000	0.23	8,000	0.18
Basin B	10,000	0.23	8,000	0.18
Total	20,000	0.46	16,000	0.36

W3: Stormwater Management Calculations for Basin B

Area	Area (sq ft)	Area (ac)	Impervious Area (sq ft)	Impervious Area (ac)
Basin A	10,000	0.23	8,000	0.18
Basin B	10,000	0.23	8,000	0.18
Total	20,000	0.46	16,000	0.36

W4: Stormwater Management Calculations for Basin B

Area	Area (sq ft)	Area (ac)	Impervious Area (sq ft)	Impervious Area (ac)
Basin A	10,000	0.23	8,000	0.18
Basin B	10,000	0.23	8,000	0.18
Total	20,000	0.46	16,000	0.36

W5: Stormwater Management Calculations for Basin A

Area	Area (sq ft)	Area (ac)	Impervious Area (sq ft)	Impervious Area (ac)
Basin A	10,000	0.23	8,000	0.18
Basin B	10,000	0.23	8,000	0.18
Total	20,000	0.46	16,000	0.36

W6: Stormwater Management Calculations for Basin A

Area	Area (sq ft)	Area (ac)	Impervious Area (sq ft)	Impervious Area (ac)
Basin A	10,000	0.23	8,000	0.18
Basin B	10,000	0.23	8,000	0.18
Total	20,000	0.46	16,000	0.36

W7: Stormwater Management Calculations for Basin B

Area	Area (sq ft)	Area (ac)	Impervious Area (sq ft)	Impervious Area (ac)
Basin A	10,000	0.23	8,000	0.18
Basin B	10,000	0.23	8,000	0.18
Total	20,000	0.46	16,000	0.36

W8: Stormwater Management Calculations for Basin B

Area	Area (sq ft)	Area (ac)	Impervious Area (sq ft)	Impervious Area (ac)
Basin A	10,000	0.23	8,000	0.18
Basin B	10,000	0.23	8,000	0.18
Total	20,000	0.46	16,000	0.36

W9: Stormwater Management Calculations for Basin A

Area	Area (sq ft)	Area (ac)	Impervious Area (sq ft)	Impervious Area (ac)
Basin A	10,000	0.23	8,000	0.18
Basin B	10,000	0.23	8,000	0.18
Total	20,000	0.46	16,000	0.36

W10: Stormwater Management Calculations for Basin A

Area	Area (sq ft)	Area (ac)	Impervious Area (sq ft)	Impervious Area (ac)
Basin A	10,000	0.23	8,000	0.18
Basin B	10,000	0.23	8,000	0.18
Total	20,000	0.46	16,000	0.36

W11: Stormwater Management Calculations for Basin B

Area	Area (sq ft)	Area (ac)	Impervious Area (sq ft)	Impervious Area (ac)
Basin A	10,000	0.23	8,000	0.18
Basin B	10,000	0.23	8,000	0.18
Total	20,000	0.46	16,000	0.36

W12: Stormwater Management Calculations for Basin B

Area	Area (sq ft)	Area (ac)	Impervious Area (sq ft)	Impervious Area (ac)
Basin A	10,000	0.23	8,000	0.18
Basin B	10,000	0.23	8,000	0.18
Total	20,000	0.46	16,000	0.36

EXISTING CURVE NUMBER CALCULATIONS

Area	Area (sq ft)	Area (ac)	Impervious Area (sq ft)	Impervious Area (ac)
Basin A	10,000	0.23	8,000	0.18
Basin B	10,000	0.23	8,000	0.18
Total	20,000	0.46	16,000	0.36

EXISTING CURVE NUMBER CALCULATIONS

Area	Area (sq ft)	Area (ac)	Impervious Area (sq ft)	Impervious Area (ac)
Basin A	10,000	0.23	8,000	0.18
Basin B	10,000	0.23	8,000	0.18
Total	20,000	0.46	16,000	0.36

EXISTING CURVE NUMBER CALCULATIONS

Area	Area (sq ft)	Area (ac)	Impervious Area (sq ft)	Impervious Area (ac)
Basin A	10,000	0.23	8,000	0.18
Basin B	10,000	0.23	8,000	0.18
Total	20,000	0.46	16,000	0.36

EXISTING CURVE NUMBER CALCULATIONS

Area	Area (sq ft)	Area (ac)	Impervious Area (sq ft)	Impervious Area (ac)
Basin A	10,000	0.23	8,000	0.18
Basin B	10,000	0.23	8,000	0.18
Total	20,000	0.46	16,000	0.36

2/1/32
CWS

RED EQUITIES, LLC
ARBOR PRESERVE NORTH
PRELIMINARY SITE PLAN
PLANNED UNIT DEVELOPMENT
STORMWATER MANAGEMENT BASINS
A-B

SECTION 1
TOWN J SOUTH, RANGE 5 EAST
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way to dig. It's the
smart way to dig.

DATE: 01/18/2023
DRAWN: J. W. TAYLOR
CHECKED: J. W. TAYLOR
PROJECT NO. 26

PRELIMINARY STORMWATER MANAGEMENT CALCULATIONS - BASIN C

Client: RED EQUITIES, LLC
 Project: ARBOR PRESERVE NORTH PRELIMINARY SITE PLAN PLANNED UNIT DEVELOPMENT STORMWATER MANAGEMENT BASINS C-D

Basin C Data:

Item	Description	Value
1	Area (Acres)	1.23
2	Impervious Area (Acres)	0.85
3	Permeable Area (Acres)	0.38
4	Runoff Coefficient (C)	0.85
5	Runoff Volume (cu ft)	1,234,567
6	Peak Flow (cfs)	123.4
7	Time of Concentration (min)	15
8	Time of Travel (min)	10
9	Time of Storage (min)	5
10	Time of Detention (min)	10
11	Volume of Storage (cu ft)	123,456
12	Volume of Detention (cu ft)	234,567
13	Volume of Treatment (cu ft)	345,678
14	Volume of Infiltration (cu ft)	456,789
15	Volume of Evaporation (cu ft)	567,890
16	Volume of Sedimentation (cu ft)	678,901
17	Volume of Other (cu ft)	789,012
18	Volume of Loss (cu ft)	890,123
19	Volume of Retention (cu ft)	901,234
20	Volume of Release (cu ft)	1,012,345

Basin D Data:

Item	Description	Value
1	Area (Acres)	1.56
2	Impervious Area (Acres)	1.12
3	Permeable Area (Acres)	0.44
4	Runoff Coefficient (C)	0.85
5	Runoff Volume (cu ft)	1,567,890
6	Peak Flow (cfs)	156.7
7	Time of Concentration (min)	18
8	Time of Travel (min)	12
9	Time of Storage (min)	6
10	Time of Detention (min)	12
11	Volume of Storage (cu ft)	156,789
12	Volume of Detention (cu ft)	312,345
13	Volume of Treatment (cu ft)	468,901
14	Volume of Infiltration (cu ft)	624,567
15	Volume of Evaporation (cu ft)	780,123
16	Volume of Sedimentation (cu ft)	936,789
17	Volume of Other (cu ft)	1,092,345
18	Volume of Loss (cu ft)	1,248,901
19	Volume of Retention (cu ft)	1,404,567
20	Volume of Release (cu ft)	1,560,123

Basin C Data:

Item	Description	Value
1	Area (Acres)	1.23
2	Impervious Area (Acres)	0.85
3	Permeable Area (Acres)	0.38
4	Runoff Coefficient (C)	0.85
5	Runoff Volume (cu ft)	1,234,567
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27/32
 CWS

RED EQUITIES, LLC
 ARBOR PRESERVE NORTH
 PRELIMINARY SITE PLAN
 PLANNED UNIT DEVELOPMENT
 STORMWATER MANAGEMENT BASINS C-D

SECTION 1
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 WASHTENAW COUNTY, MICHIGAN

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 ANN ARBOR, MI 48106

DATE: MAY 1, 2023
 SCALE: 1" = 200 FEET
 SHEET NO. 27



PROPOSED FILL
 PROPOSED CUT



DATE	JAN 11, 2023
CLIENT	RED EQUITIES, LLC
	ARBOR PRESERVE NORTH
	PRELIMINARY SITE PLAN
	PLANNED UNIT DEVELOPMENT
	SITE BALANCE PLAN
SCALE	1" = 100 FEET
DATE	01/11/23
DRAWN BY	AS
CHECKED BY	AS
PROJECT NO.	20000319
SHEET NO.	28

SECTION 1
TOWN 3 SOUTH, RANGE 5 EAST
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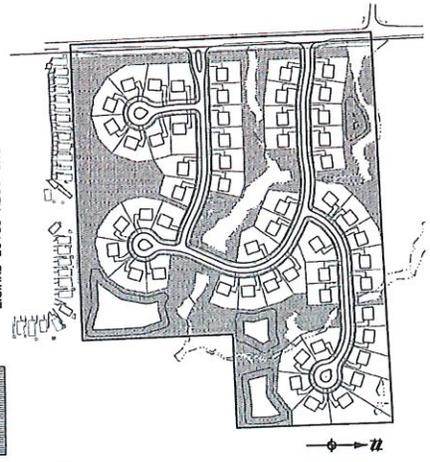


688.899.4200 www.atwell.com

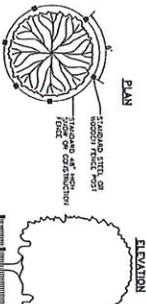
SECTION 1
TOWN 5 SOUTH, RANGE 5 EAST
LODI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

RED EQUITIES, LLC
 ARBOR PRESERVE NORTH
 PRELIMINARY SITE PLAN
 PLANNED UNIT DEVELOPMENT

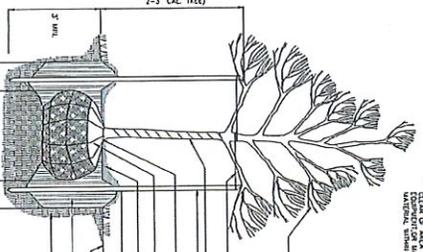
DATE	NOV. 1, 2023
SCALE	AS SHOWN
PROJECT NO.	200020219
DATE	NOV. 1, 2023



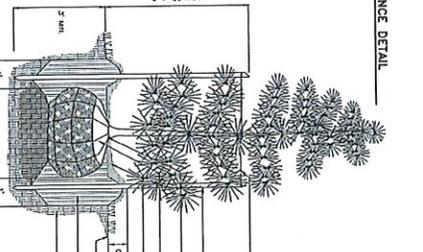
PIED OPEN SPACE EXHIBIT
 SCALE: 1" = 250'



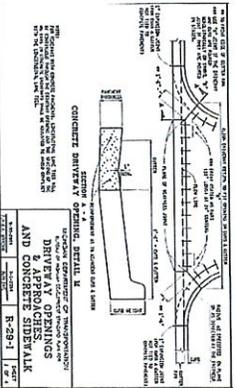
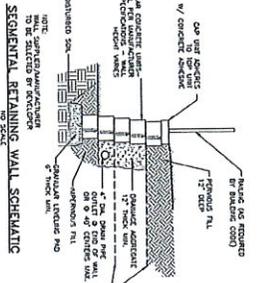
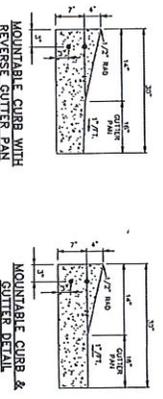
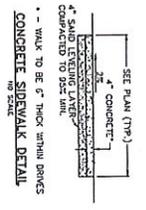
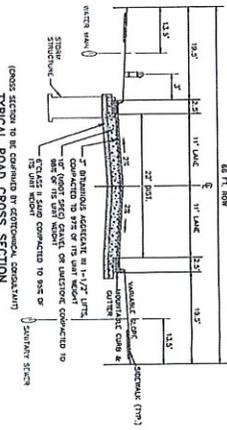
TREE PROTECTION NOTES:
 1. THE PROTECTION FENCE IS TO BE INSTALLED WITH THE TREE TRUNK CENTERED IN THE CENTER OF THE FENCE.
 2. THE PROTECTION FENCE IS TO BE INSTALLED WITH THE TREE TRUNK CENTERED IN THE CENTER OF THE FENCE.
 3. THE PROTECTION FENCE IS TO BE INSTALLED WITH THE TREE TRUNK CENTERED IN THE CENTER OF THE FENCE.



NOTES:
 1. DO NOT PLANT ANY SPECIES TO GROW WITH BURDOKING.
 2. DO NOT PLANT ANY SPECIES TO GROW WITH BURDOKING.
 3. DO NOT PLANT ANY SPECIES TO GROW WITH BURDOKING.



NOTES:
 1. DO NOT PLANT ANY SPECIES TO GROW WITH BURDOKING.
 2. DO NOT PLANT ANY SPECIES TO GROW WITH BURDOKING.
 3. DO NOT PLANT ANY SPECIES TO GROW WITH BURDOKING.



CONCRETE SIDEWALK DETAIL
 NO SCALE



RIP-RAP DETAIL
 NO SCALE

NO.	DESCRIPTION	AMOUNT
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NOTES:
 1. DO NOT PLANT ANY SPECIES TO GROW WITH BURDOKING.
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 3. DO NOT PLANT ANY SPECIES TO GROW WITH BURDOKING.

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 3. DO NOT PLANT ANY SPECIES TO GROW WITH BURDOKING.

29/32
 CWS



Castleton - CT2U



Castleton - EC2T



Castleton - EC3T



Castleton - HR2Y



Deer Valley - Home Exterior CT2U



Deer Valley - Home Exterior HR2H



Deer Valley - Home Exterior HR2S



Deer Valley - Home Exterior HR2T

THE DEER VALLEY



Lyon - Home Exterior CT2T



Lyon - Home Exterior CT2T Left



Lyon - Home Exterior HR2T



Lyon - Home Exterior HR2T Left

THE LYON



Maple Valley - CR2G



Maple Valley - CR2S



Maple Valley - HR2G



Maple Valley - HR2T

THE MAPLE VALLEY



Rockwood - Home Exterior CR2H



Rockwood - Home Exterior CR2S



Rockwood - Home Exterior HR2S-10



Rockwood - Home Exterior HR2S

THE ROCKWOOD



Willwood - Home Exterior CR2S



Willwood - Home Exterior HR2G



Willwood - Home Exterior HR2S

THE WILLWOOD

*RENDERINGS FOR REPRESENTATIVE PURPOSES ONLY

311

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ANN ARBOR, MI 48106
734.954.4000

SECTION 1
TOWN 3 SOUTH, RANGE 5 EAST
LODI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

RED EQUITIES, LLC
ARBOR PRESERVE NORTH
PRELIMINARY SITE PLAN
PLANNED UNIT DEVELOPMENT
PRELIMINARY ELEVATIONS
& FLOOR PLANS

CLIENT	RED EQUITIES, LLC
DATE	MAY 1, 2023
SCALE	NO SCALE
PROJECT NO.	2020023149
SHEET NO.	30

30/32
Cous

STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF WASHTENAW

RED EQUITIES, LLC, a Michigan limited liability company, as successor in interest to PETERS-SUMMITT, LLC, a Michigan limited liability company,

Plaintiff,

v.

LODI TOWNSHIP, a Michigan municipal corporation,

Defendant.

Case No. 05-001086-NZ

Honorable Timothy P. Connors

DYKEMA GOSSETT PLLC
Alan M. Greene (P31984)
Attorneys for Plaintiff
39577 Woodward Avenue, Suite 300
Bloomfield Hills, MI 48304
(248) 203-0700
agreene@dykema.com

CASTLEBERRY & LUCAS
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(517) 467-4000
fred@castleberrylucas.com

Jesse O'Jack (P29548)
Attorneys for Defendant
PO Box 363
Saline, MI 48176
(734) 355-9527
jojlaw@msn.com

FIRST AMENDMENT TO CONSENT JUDGMENT

EXHIBIT C (cont.) and EXHIBIT D

EXHIBIT C (cont.)

FIRST AMENDMENT TO CONSENT JUDGMENT

DEVELOPMENT TEAM

DEVELOPMENT CONSULTANT
 TAFIC CONSULTANT
 W/W CONSULTANT

APPLICANT / DEVELOPER
 RED EQUITIES, LLC
 10000 W. HUNTERS TRAIL
 SUITE 200
 WASHINGTON, MI 48090
 PHONE: 248.540.1020

PROJECT NAME
 ARBOR PRESERVE SOUTH
 Lodi Township, Washtenaw County

PROJECT LOCATION
 3111 N. STATE ST.
 Lodi Township, Washtenaw County

PROJECT CONTACT
 NAME: JAMES H. HARRIS
 PHONE: 248.540.1020
 EMAIL: JHARRIS@RED-EQUITIES.COM

PROJECT STATUS
 PRELIMINARY SITE PLAN
 PRELIMINARY UNIT DEVELOPMENT
 PRELIMINARY UNIT DEVELOPMENT

PROJECT DESCRIPTION
 A PLANNED UNIT DEVELOPMENT
 Lodi Township, Washtenaw County

ARBOR PRESERVE - SOUTH

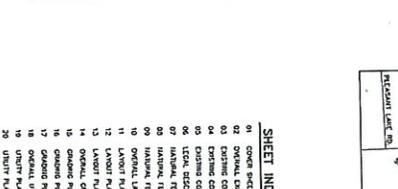
PRELIMINARY SITE PLAN
 A PLANNED UNIT DEVELOPMENT
 LODI TOWNSHIP, WASHTENAW COUNTY

PROPERTY	AREA	PERCENTAGE	REQUIREMENT	COMMENTS
MINIMUM LOT AREA	1.0 ACRES	100%	MINIMUM LOT AREA	
MINIMUM LOT WIDTH	100 FEET	100%	MINIMUM LOT WIDTH	
MINIMUM FRONT YARD SETBACK	25 FEET	100%	MINIMUM FRONT YARD SETBACK	
MINIMUM SIDE YARD SETBACK	5 FEET	100%	MINIMUM SIDE YARD SETBACK	
MINIMUM REAR YARD SETBACK	5 FEET	100%	MINIMUM REAR YARD SETBACK	
MINIMUM FRONT SETBACK	25 FEET	100%	MINIMUM FRONT SETBACK	
MINIMUM SIDE SETBACK	5 FEET	100%	MINIMUM SIDE SETBACK	
MINIMUM REAR SETBACK	5 FEET	100%	MINIMUM REAR SETBACK	
MINIMUM FRONT SETBACK	25 FEET	100%	MINIMUM FRONT SETBACK	
MINIMUM SIDE SETBACK	5 FEET	100%	MINIMUM SIDE SETBACK	
MINIMUM REAR SETBACK	5 FEET	100%	MINIMUM REAR SETBACK	

PROPOSED PUD DEVIATIONS & ENHANCEMENTS

1. THE PROPOSED PUD DEVIATIONS & ENHANCEMENTS ARE AS FOLLOWS:
2. THE PROPOSED PUD DEVIATIONS & ENHANCEMENTS ARE AS FOLLOWS:
3. THE PROPOSED PUD DEVIATIONS & ENHANCEMENTS ARE AS FOLLOWS:
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9. THE PROPOSED PUD DEVIATIONS & ENHANCEMENTS ARE AS FOLLOWS:
10. THE PROPOSED PUD DEVIATIONS & ENHANCEMENTS ARE AS FOLLOWS:

PROPERTY	AREA	PERCENTAGE	REQUIREMENT	COMMENTS
MINIMUM LOT AREA	1.0 ACRES	100%	MINIMUM LOT AREA	
MINIMUM LOT WIDTH	100 FEET	100%	MINIMUM LOT WIDTH	
MINIMUM FRONT YARD SETBACK	25 FEET	100%	MINIMUM FRONT YARD SETBACK	
MINIMUM SIDE YARD SETBACK	5 FEET	100%	MINIMUM SIDE YARD SETBACK	
MINIMUM REAR YARD SETBACK	5 FEET	100%	MINIMUM REAR YARD SETBACK	
MINIMUM FRONT SETBACK	25 FEET	100%	MINIMUM FRONT SETBACK	
MINIMUM SIDE SETBACK	5 FEET	100%	MINIMUM SIDE SETBACK	
MINIMUM REAR SETBACK	5 FEET	100%	MINIMUM REAR SETBACK	
MINIMUM FRONT SETBACK	25 FEET	100%	MINIMUM FRONT SETBACK	
MINIMUM SIDE SETBACK	5 FEET	100%	MINIMUM SIDE SETBACK	
MINIMUM REAR SETBACK	5 FEET	100%	MINIMUM REAR SETBACK	



SHEET INDEX

1. COVER SHEET
2. GENERAL DEVELOPMENT CONDITIONS
3. EXISTING CONDITIONS & DEVELOPMENT PLAN
4. EXISTING CONDITIONS & DEVELOPMENT PLAN
5. EXISTING CONDITIONS & DEVELOPMENT PLAN
6. EXISTING CONDITIONS & DEVELOPMENT PLAN
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26. EXISTING CONDITIONS & DEVELOPMENT PLAN
27. EXISTING CONDITIONS & DEVELOPMENT PLAN
28. EXISTING CONDITIONS & DEVELOPMENT PLAN
29. EXISTING CONDITIONS & DEVELOPMENT PLAN
30. EXISTING CONDITIONS & DEVELOPMENT PLAN

PROJECT NARRATIVE

The project consists of a planned unit development (PUD) located in Lodi Township, Washtenaw County, Michigan. The project is a residential development consisting of 30 lots, each approximately 1.0 acre in size. The lots are arranged in a grid pattern with a central green space. The project is located on Waters Road, south of Oak Valley Drive. The project is a residential development consisting of 30 lots, each approximately 1.0 acre in size. The lots are arranged in a grid pattern with a central green space. The project is located on Waters Road, south of Oak Valley Drive.

OVERALL LEGAL DESCRIPTION

SECTION 1, TOWN 3 SOUTH, RANGE 5 EAST, Lodi Township, Washtenaw County, Michigan.

SITE NOTES

1. ALL UTILITIES ARE SHOWN AS APPROXIMATE.
2. THESE CONDITIONS ARE BASED ON THE RECORD PLANS.
3. THE PLAN IS SUBJECT TO ALL LOCAL, STATE AND FEDERAL LAWS, ORDINANCES, REGULATIONS, AND CODES THAT MAY APPLY TO THIS PROJECT.
4. THE PLAN IS SUBJECT TO ALL LOCAL, STATE AND FEDERAL LAWS, ORDINANCES, REGULATIONS, AND CODES THAT MAY APPLY TO THIS PROJECT.
5. THE PLAN IS SUBJECT TO ALL LOCAL, STATE AND FEDERAL LAWS, ORDINANCES, REGULATIONS, AND CODES THAT MAY APPLY TO THIS PROJECT.
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9. THE PLAN IS SUBJECT TO ALL LOCAL, STATE AND FEDERAL LAWS, ORDINANCES, REGULATIONS, AND CODES THAT MAY APPLY TO THIS PROJECT.
10. THE PLAN IS SUBJECT TO ALL LOCAL, STATE AND FEDERAL LAWS, ORDINANCES, REGULATIONS, AND CODES THAT MAY APPLY TO THIS PROJECT.



LODI TOWNSHIP ZONING MAP

Legend:

- 1. Single-Family Residential
- 2. Single-Family Residential - Medium Density
- 3. Single-Family Residential - High Density
- 4. Single-Family Residential - Very High Density
- 5. Single-Family Residential - Very High Density
- 6. Single-Family Residential - Very High Density
- 7. Single-Family Residential - Very High Density
- 8. Single-Family Residential - Very High Density
- 9. Single-Family Residential - Very High Density
- 10. Single-Family Residential - Very High Density

ZONING MAP

NOT TO SCALE

PROJECT NARRATIVE

The project consists of a planned unit development (PUD) located in Lodi Township, Washtenaw County, Michigan. The project is a residential development consisting of 30 lots, each approximately 1.0 acre in size. The lots are arranged in a grid pattern with a central green space. The project is located on Waters Road, south of Oak Valley Drive. The project is a residential development consisting of 30 lots, each approximately 1.0 acre in size. The lots are arranged in a grid pattern with a central green space. The project is located on Waters Road, south of Oak Valley Drive.

OVERALL LEGAL DESCRIPTION

SECTION 1, TOWN 3 SOUTH, RANGE 5 EAST, Lodi Township, Washtenaw County, Michigan.

PERMITS/APPROVALS REQUIRED

1. ZONING PERMIT

2. SUBDIVISION PERMIT

3. PLANNED UNIT DEVELOPMENT PERMIT

4. CONCEPT PLAN PERMIT

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STATUS

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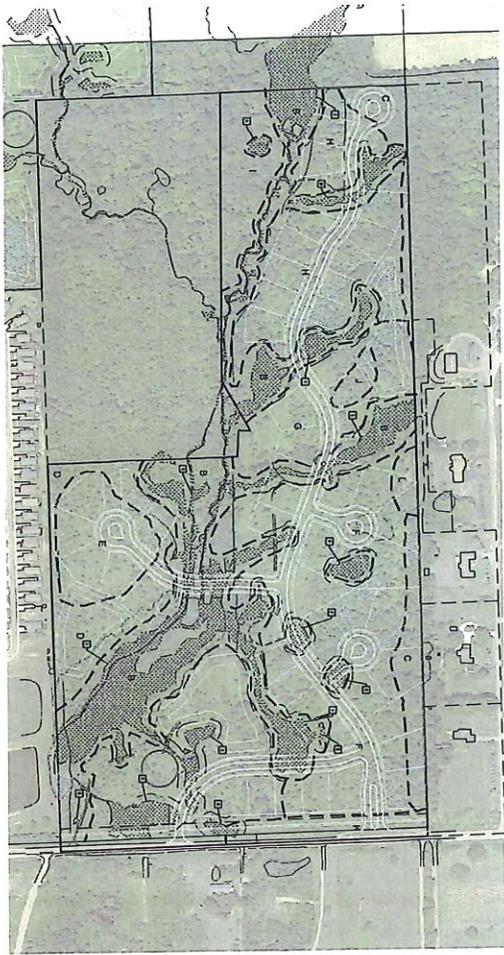
10. CONCEPT PLAN PERMIT

1/34
 CWS



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NATURAL FEATURES AREA ASSESSMENT



AREA A: This area is situated to the east of the site and is bounded by the site boundary to the west, the site boundary to the north, the site boundary to the east, and the site boundary to the south. This area is primarily composed of agricultural land and is characterized by large, open fields. The area is currently used for agriculture and is surrounded by a fence. The area is generally flat and is located in a rural area. The area is primarily composed of agricultural land and is characterized by large, open fields. The area is currently used for agriculture and is surrounded by a fence. The area is generally flat and is located in a rural area.

AREA B: This area is situated to the west of the site and is bounded by the site boundary to the east, the site boundary to the north, the site boundary to the west, and the site boundary to the south. This area is primarily composed of agricultural land and is characterized by large, open fields. The area is currently used for agriculture and is surrounded by a fence. The area is generally flat and is located in a rural area. The area is primarily composed of agricultural land and is characterized by large, open fields. The area is currently used for agriculture and is surrounded by a fence. The area is generally flat and is located in a rural area.

AREA C: This area is situated to the south of the site and is bounded by the site boundary to the north, the site boundary to the east, the site boundary to the south, and the site boundary to the west. This area is primarily composed of agricultural land and is characterized by large, open fields. The area is currently used for agriculture and is surrounded by a fence. The area is generally flat and is located in a rural area. The area is primarily composed of agricultural land and is characterized by large, open fields. The area is currently used for agriculture and is surrounded by a fence. The area is generally flat and is located in a rural area.

AREA D: This area is situated to the north of the site and is bounded by the site boundary to the south, the site boundary to the east, the site boundary to the north, and the site boundary to the west. This area is primarily composed of agricultural land and is characterized by large, open fields. The area is currently used for agriculture and is surrounded by a fence. The area is generally flat and is located in a rural area. The area is primarily composed of agricultural land and is characterized by large, open fields. The area is currently used for agriculture and is surrounded by a fence. The area is generally flat and is located in a rural area.

AREA E: This area is situated to the east of the site and is bounded by the site boundary to the west, the site boundary to the north, the site boundary to the east, and the site boundary to the south. This area is primarily composed of agricultural land and is characterized by large, open fields. The area is currently used for agriculture and is surrounded by a fence. The area is generally flat and is located in a rural area. The area is primarily composed of agricultural land and is characterized by large, open fields. The area is currently used for agriculture and is surrounded by a fence. The area is generally flat and is located in a rural area.

AREA F: This area is situated to the west of the site and is bounded by the site boundary to the east, the site boundary to the north, the site boundary to the west, and the site boundary to the south. This area is primarily composed of agricultural land and is characterized by large, open fields. The area is currently used for agriculture and is surrounded by a fence. The area is generally flat and is located in a rural area. The area is primarily composed of agricultural land and is characterized by large, open fields. The area is currently used for agriculture and is surrounded by a fence. The area is generally flat and is located in a rural area.

	SECTION 1 TOWN 3 SOUTH, RANGE 5 EAST LODI TOWNSHIP WASHTENAW COUNTY, MICHIGAN
	RED EQUITIES, LLC ARBOR PRESERVE SOUTH PRELIMINARY SITE PLAN PLANNED UNIT DEVELOPMENT NATURAL FEATURES ASSESSMENT
CLIENT DATE: JAN 1, 2023	SHEET NO. OF 08

8/31
CWS

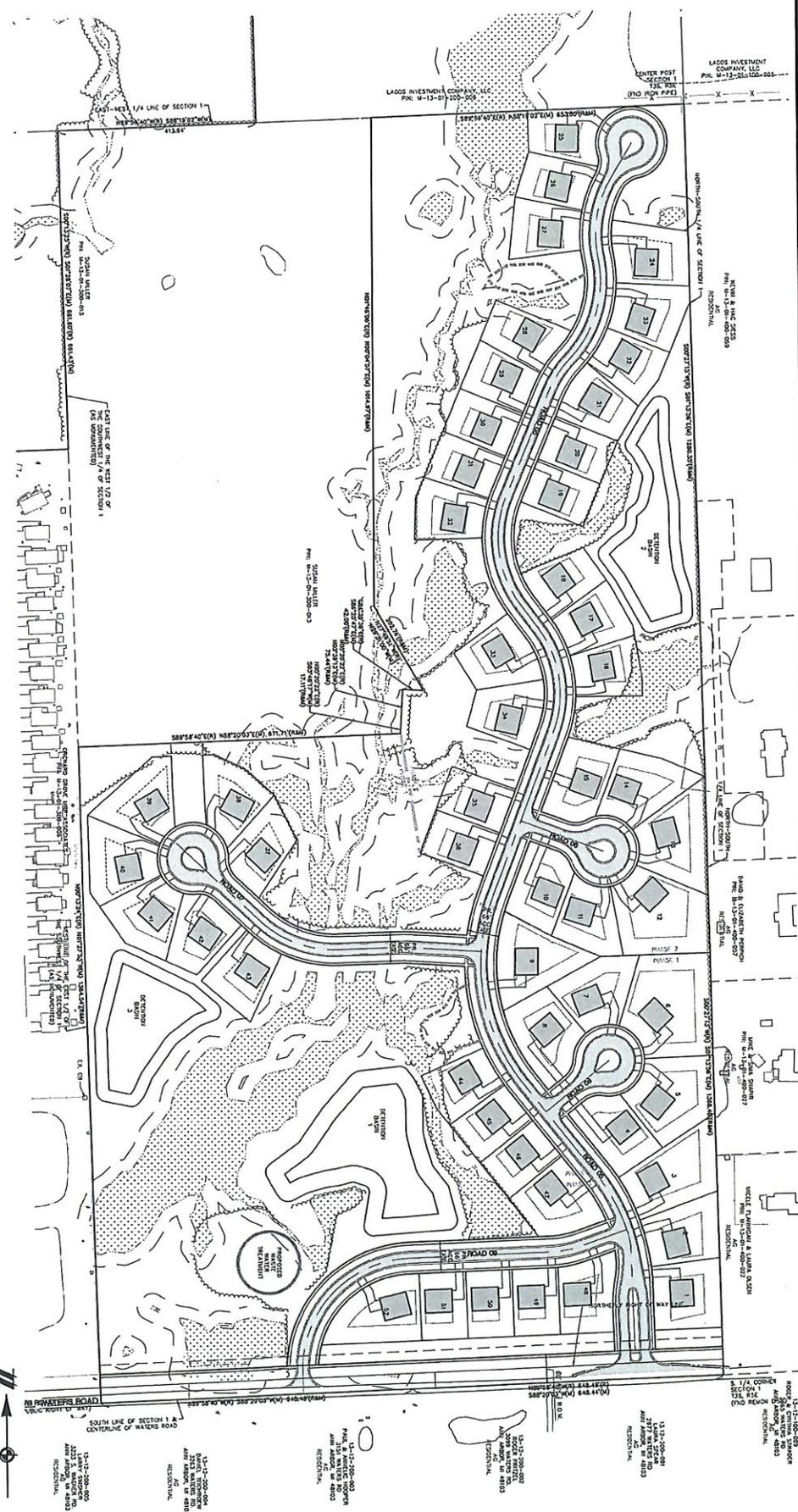


WETLAND IMPACT SUMMARY

Wetland Category	Area (Acres)	Wetland Type	Wetland Code	Wetland Value
Wetland 1	1.2	Emergent Wetland	W1	1.2
Wetland 2	2.5	Emergent Wetland	W2	2.5
Wetland 3	3.8	Emergent Wetland	W3	3.8
Wetland 4	4.1	Emergent Wetland	W4	4.1
Wetland 5	5.3	Emergent Wetland	W5	5.3
Wetland 6	6.7	Emergent Wetland	W6	6.7
Wetland 7	8.2	Emergent Wetland	W7	8.2
Wetland 8	9.6	Emergent Wetland	W8	9.6
Wetland 9	11.0	Emergent Wetland	W9	11.0
Wetland 10	12.4	Emergent Wetland	W10	12.4
Wetland 11	13.8	Emergent Wetland	W11	13.8
Wetland 12	15.2	Emergent Wetland	W12	15.2
Wetland 13	16.6	Emergent Wetland	W13	16.6
Wetland 14	18.0	Emergent Wetland	W14	18.0
Wetland 15	19.4	Emergent Wetland	W15	19.4
Wetland 16	20.8	Emergent Wetland	W16	20.8
Wetland 17	22.2	Emergent Wetland	W17	22.2
Wetland 18	23.6	Emergent Wetland	W18	23.6
Wetland 19	25.0	Emergent Wetland	W19	25.0
Wetland 20	26.4	Emergent Wetland	W20	26.4
Wetland 21	27.8	Emergent Wetland	W21	27.8
Wetland 22	29.2	Emergent Wetland	W22	29.2
Wetland 23	30.6	Emergent Wetland	W23	30.6
Wetland 24	32.0	Emergent Wetland	W24	32.0
Wetland 25	33.4	Emergent Wetland	W25	33.4
Wetland 26	34.8	Emergent Wetland	W26	34.8
Wetland 27	36.2	Emergent Wetland	W27	36.2
Wetland 28	37.6	Emergent Wetland	W28	37.6
Wetland 29	39.0	Emergent Wetland	W29	39.0
Wetland 30	40.4	Emergent Wetland	W30	40.4
Wetland 31	41.8	Emergent Wetland	W31	41.8
Wetland 32	43.2	Emergent Wetland	W32	43.2
Wetland 33	44.6	Emergent Wetland	W33	44.6
Wetland 34	46.0	Emergent Wetland	W34	46.0
Wetland 35	47.4	Emergent Wetland	W35	47.4
Wetland 36	48.8	Emergent Wetland	W36	48.8
Wetland 37	50.2	Emergent Wetland	W37	50.2
Wetland 38	51.6	Emergent Wetland	W38	51.6
Wetland 39	53.0	Emergent Wetland	W39	53.0
Wetland 40	54.4	Emergent Wetland	W40	54.4
Wetland 41	55.8	Emergent Wetland	W41	55.8
Wetland 42	57.2	Emergent Wetland	W42	57.2
Wetland 43	58.6	Emergent Wetland	W43	58.6
Wetland 44	60.0	Emergent Wetland	W44	60.0
Wetland 45	61.4	Emergent Wetland	W45	61.4
Wetland 46	62.8	Emergent Wetland	W46	62.8
Wetland 47	64.2	Emergent Wetland	W47	64.2
Wetland 48	65.6	Emergent Wetland	W48	65.6
Wetland 49	67.0	Emergent Wetland	W49	67.0
Wetland 50	68.4	Emergent Wetland	W50	68.4
Wetland 51	69.8	Emergent Wetland	W51	69.8
Wetland 52	71.2	Emergent Wetland	W52	71.2
Wetland 53	72.6	Emergent Wetland	W53	72.6
Wetland 54	74.0	Emergent Wetland	W54	74.0
Wetland 55	75.4	Emergent Wetland	W55	75.4
Wetland 56	76.8	Emergent Wetland	W56	76.8
Wetland 57	78.2	Emergent Wetland	W57	78.2
Wetland 58	79.6	Emergent Wetland	W58	79.6
Wetland 59	81.0	Emergent Wetland	W59	81.0
Wetland 60	82.4	Emergent Wetland	W60	82.4
Wetland 61	83.8	Emergent Wetland	W61	83.8
Wetland 62	85.2	Emergent Wetland	W62	85.2
Wetland 63	86.6	Emergent Wetland	W63	86.6
Wetland 64	88.0	Emergent Wetland	W64	88.0
Wetland 65	89.4	Emergent Wetland	W65	89.4
Wetland 66	90.8	Emergent Wetland	W66	90.8
Wetland 67	92.2	Emergent Wetland	W67	92.2
Wetland 68	93.6	Emergent Wetland	W68	93.6
Wetland 69	95.0	Emergent Wetland	W69	95.0
Wetland 70	96.4	Emergent Wetland	W70	96.4
Wetland 71	97.8	Emergent Wetland	W71	97.8
Wetland 72	99.2	Emergent Wetland	W72	99.2
Wetland 73	100.6	Emergent Wetland	W73	100.6
Wetland 74	102.0	Emergent Wetland	W74	102.0
Wetland 75	103.4	Emergent Wetland	W75	103.4
Wetland 76	104.8	Emergent Wetland	W76	104.8
Wetland 77	106.2	Emergent Wetland	W77	106.2
Wetland 78	107.6	Emergent Wetland	W78	107.6
Wetland 79	109.0	Emergent Wetland	W79	109.0
Wetland 80	110.4	Emergent Wetland	W80	110.4
Wetland 81	111.8	Emergent Wetland	W81	111.8
Wetland 82	113.2	Emergent Wetland	W82	113.2
Wetland 83	114.6	Emergent Wetland	W83	114.6
Wetland 84	116.0	Emergent Wetland	W84	116.0
Wetland 85	117.4	Emergent Wetland	W85	117.4
Wetland 86	118.8	Emergent Wetland	W86	118.8
Wetland 87	120.2	Emergent Wetland	W87	120.2
Wetland 88	121.6	Emergent Wetland	W88	121.6
Wetland 89	123.0	Emergent Wetland	W89	123.0
Wetland 90	124.4	Emergent Wetland	W90	124.4
Wetland 91	125.8	Emergent Wetland	W91	125.8
Wetland 92	127.2	Emergent Wetland	W92	127.2
Wetland 93	128.6	Emergent Wetland	W93	128.6
Wetland 94	130.0	Emergent Wetland	W94	130.0
Wetland 95	131.4	Emergent Wetland	W95	131.4
Wetland 96	132.8	Emergent Wetland	W96	132.8
Wetland 97	134.2	Emergent Wetland	W97	134.2
Wetland 98	135.6	Emergent Wetland	W98	135.6
Wetland 99	137.0	Emergent Wetland	W99	137.0
Wetland 100	138.4	Emergent Wetland	W100	138.4

WATERCOURSE IMPACT SUMMARY

Watercourse	Length (Feet)	Watercourse Type	Watercourse Code	Watercourse Value
Watercourse 1	100	Stream	W1	100
Watercourse 2	200	Stream	W2	200
Watercourse 3	300	Stream	W3	300
Watercourse 4	400	Stream	W4	400
Watercourse 5	500	Stream	W5	500
Watercourse 6	600	Stream	W6	600
Watercourse 7	700	Stream	W7	700
Watercourse 8	800	Stream	W8	800
Watercourse 9	900	Stream	W9	900
Watercourse 10	1000	Stream	W10	1000
Watercourse 11	1100	Stream	W11	1100
Watercourse 12	1200	Stream	W12	1200
Watercourse 13	1300	Stream	W13	1300
Watercourse 14	1400	Stream	W14	1400
Watercourse 15	1500	Stream	W15	1500
Watercourse 16	1600	Stream	W16	1600
Watercourse 17	1700	Stream	W17	1700
Watercourse 18	1800	Stream	W18	1800
Watercourse 19	1900	Stream	W19	1900
Watercourse 20	2000	Stream	W20	2000
Watercourse 21	2100	Stream	W21	2100
Watercourse 22	2200	Stream	W22	2200
Watercourse 23	2300	Stream	W23	2300
Watercourse 24	2400	Stream	W24	2400
Watercourse 25	2500	Stream	W25	2500
Watercourse 26	2600	Stream	W26	2600
Watercourse 27	2700	Stream	W27	2700
Watercourse 28	2800	Stream	W28	2800
Watercourse 29	2900	Stream	W29	2900
Watercourse 30	3000	Stream	W30	3000
Watercourse 31	3100	Stream	W31	3100
Watercourse 32	3200	Stream	W32	3200
Watercourse 33	3300	Stream	W33	3300
Watercourse 34	3400	Stream	W34	3400
Watercourse 35	3500	Stream	W35	3500
Watercourse 36	3600	Stream	W36	3600
Watercourse 37	3700	Stream	W37	3700
Watercourse 38	3800	Stream	W38	3800
Watercourse 39	3900	Stream	W39	3900
Watercourse 40	4000	Stream	W40	4000
Watercourse 41	4100	Stream	W41	4100
Watercourse 42	4200	Stream	W42	4200
Watercourse 43	4300	Stream	W43	4300
Watercourse 44	4400	Stream	W44	4400
Watercourse 45	4500	Stream	W45	4500
Watercourse 46	4600	Stream	W46	4600
Watercourse 47	4700	Stream	W47	4700
Watercourse 48	4800	Stream	W48	4800
Watercourse 49	4900	Stream	W49	4900
Watercourse 50	5000	Stream	W50	5000
Watercourse 51	5100	Stream	W51	5100
Watercourse 52	5200	Stream	W52	5200
Watercourse 53	5300	Stream	W53	5300
Watercourse 54	5400	Stream	W54	5400
Watercourse 55	5500	Stream	W55	5500
Watercourse 56	5600	Stream	W56	5600
Watercourse 57	5700	Stream	W57	5700
Watercourse 58	5800	Stream	W58	5800
Watercourse 59	5900	Stream	W59	5900
Watercourse 60	6000	Stream	W60	6000
Watercourse 61	6100	Stream	W61	6100
Watercourse 62	6200	Stream	W62	6200
Watercourse 63	6300	Stream	W63	6300
Watercourse 64	6400	Stream	W64	6400
Watercourse 65	6500	Stream	W65	6500
Watercourse 66	6600	Stream	W66	6600
Watercourse 67	6700	Stream	W67	6700
Watercourse 68	6800	Stream	W68	6800
Watercourse 69	6900	Stream	W69	6900
Watercourse 70	7000	Stream	W70	7000
Watercourse 71	7100	Stream	W71	7100
Watercourse 72	7200	Stream	W72	7200
Watercourse 73	7300	Stream	W73	7300
Watercourse 74	7400	Stream	W74	7400
Watercourse 75	7500	Stream	W75	7500
Watercourse 76	7600	Stream	W76	7600
Watercourse 77	7700	Stream	W77	7700
Watercourse 78	7800	Stream	W78	7800
Watercourse 79	7900	Stream	W79	7900
Watercourse 80	8000	Stream	W80	8000
Watercourse 81	8100	Stream	W81	8100
Watercourse 82	8200	Stream	W82	8200
Watercourse 83	8300	Stream	W83	8300
Watercourse 84	8400	Stream	W84	8400
Watercourse 85	8500	Stream	W85	8500
Watercourse 86	8600	Stream	W86	8600
Watercourse 87	8700	Stream	W87	8700
Watercourse 88	8800	Stream	W88	8800
Watercourse 89	8900	Stream	W89	8900
Watercourse 90	9000	Stream	W90	9000
Watercourse 91	9100	Stream	W91	9100
Watercourse 92	9200	Stream		



Parcel #	Area
1	14082.36
2	14082.36
3	2491.45
4	1822.43
5	1254.47
6	1883.49
7	2054.45
8	2204.43
9	2204.43
10	1729.24
11	1824.43
12	2281.43
13	2041.43
14	2041.43
15	1328.23

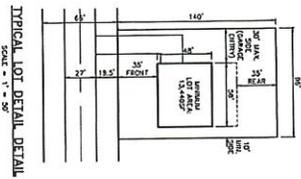
Parcel #	Area
16	14082.36
17	14082.36
18	14082.36
19	14082.36
20	14082.36
21	14082.36
22	14082.36
23	14082.36
24	14082.36
25	14082.36
26	14082.36
27	14082.36
28	14082.36
29	14082.36
30	14082.36

Parcel #	Area
31	1328.23
32	1328.23
33	1328.23
34	1328.23
35	1328.23
36	1328.23
37	1328.23
38	1328.23
39	1328.23
40	1328.23
41	1328.23
42	1328.23
43	1328.23
44	1328.23
45	1328.23

Parcel #	Area
46	1328.23
47	1328.23
48	1328.23
49	1328.23
50	1328.23
51	1328.23
52	1328.23

UNIT PHASE SUMMARY

PHASE	2018	2019	2020	TOTAL
RESIDENTIAL	25	25	0	50
TOTAL	25	25	0	50



LEGEND

[Symbol]	BOUNDARY LINE
[Symbol]	EXIST. DRAINAGE
[Symbol]	PROPOSED DRAINAGE
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED SETBACK
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED SETBACK
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED SETBACK

CLIENT: RED EQUITIES, LLC
 ARBOR PRESERVE SOUTH
 PRELIMINARY SITE PLAN
 PLANNED UNIT DEVELOPMENT
 OVERALL LAYOUT PLAN

SECTION 1
 TOWN 3 SOUTH, RANGE 5 EAST
 LODI TOWNSHIP
 WASHTENAW COUNTY, MICHIGAN

DATE: MAY 1, 2023

SCALE: 1" = 100 FEET

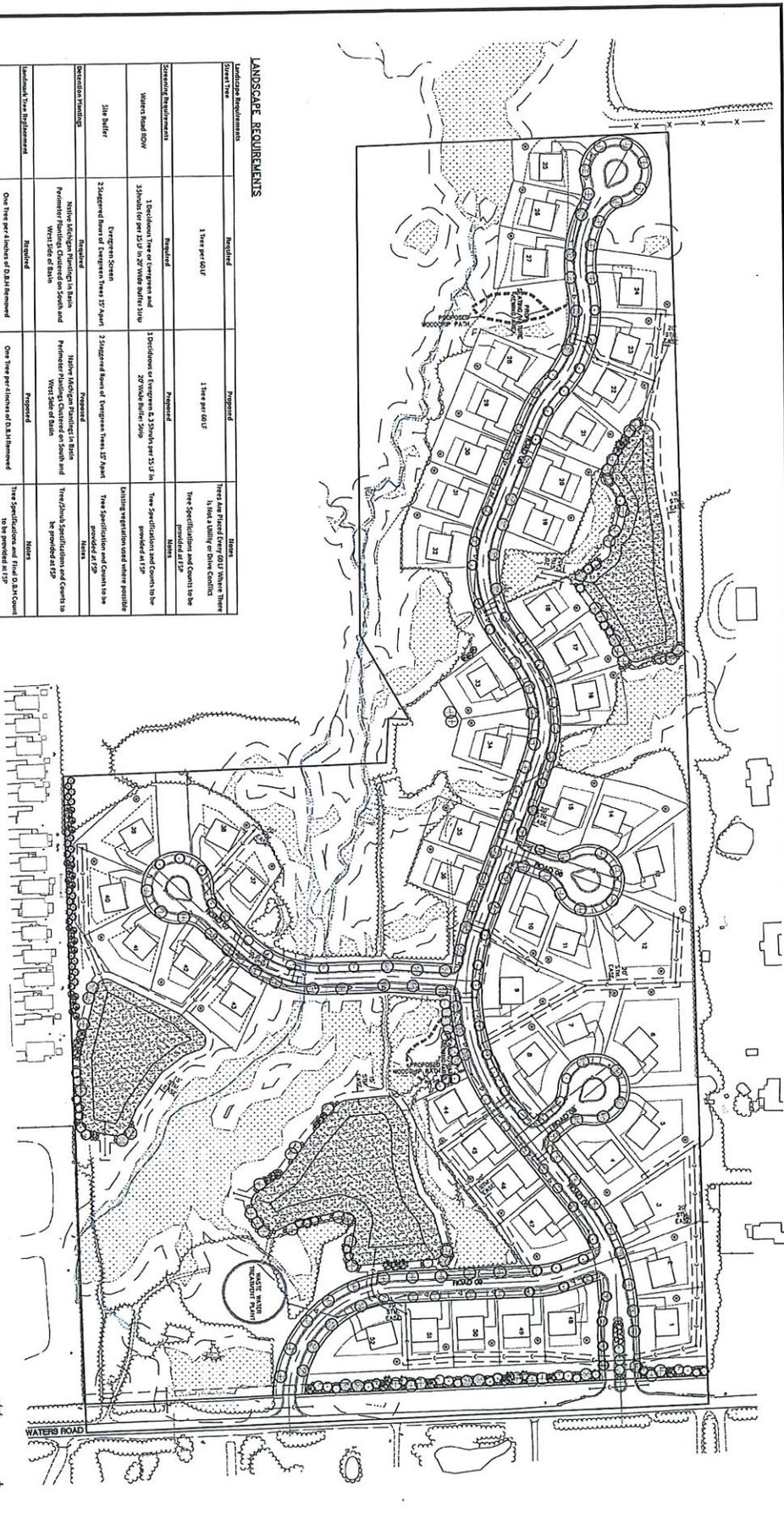
PROJECT NO: 2023000049

SHEET NO: 10



NOTICE: This plan is a preliminary site plan and is not to be used for construction. It is subject to change without notice. The client is responsible for obtaining all necessary permits and approvals. The engineer is not responsible for any errors or omissions in this plan.

10/34
 CWS



LANDSCAPE REQUIREMENTS

Location/Requirement	Required	Proposed	Notes
Street Tree	1 tree per 60 LF	1 tree per 60 LF	Tree to be planted at 10' from curb. Minimum 10' spacing between trees.
Scenic/Viewpoint	1 tree per 60 LF	1 tree per 60 LF	Tree to be planted at 10' from curb. Minimum 10' spacing between trees.
Waters Road (W)	1 tree per 60 LF	1 tree per 60 LF	Tree to be planted at 10' from curb. Minimum 10' spacing between trees.
Site Buffer	1 tree per 60 LF	1 tree per 60 LF	Tree to be planted at 10' from curb. Minimum 10' spacing between trees.
Planting Details	1 tree per 60 LF	1 tree per 60 LF	Tree to be planted at 10' from curb. Minimum 10' spacing between trees.

LANDSCAPE NOTES

1. THE PLAN IS FOR PLANTING LOCATIONS ONLY. A LATER DETAIL PLAN WILL BE PROVIDED AT FINAL SITE PLAN.
2. LANDSCAPE REQUIREMENTS, INCLUDING PLANTING OF TREES AND SHRUBS, SHALL BE PROVIDED AT FINAL SITE PLAN.
3. PLANTING SHALL BE PROVIDED AT FINAL SITE PLAN.
4. PLANTING SHALL BE PROVIDED AT FINAL SITE PLAN.
5. PLANTING SHALL BE PROVIDED AT FINAL SITE PLAN.
6. PLANTING SHALL BE PROVIDED AT FINAL SITE PLAN.
7. PLANTING SHALL BE PROVIDED AT FINAL SITE PLAN.
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9. PLANTING SHALL BE PROVIDED AT FINAL SITE PLAN.
10. PLANTING SHALL BE PROVIDED AT FINAL SITE PLAN.
11. PLANTING SHALL BE PROVIDED AT FINAL SITE PLAN.
12. PLANTING SHALL BE PROVIDED AT FINAL SITE PLAN.
13. PLANTING SHALL BE PROVIDED AT FINAL SITE PLAN.
14. PLANTING SHALL BE PROVIDED AT FINAL SITE PLAN.
15. PLANTING SHALL BE PROVIDED AT FINAL SITE PLAN.

SEED MIXES (DEFINITION)

- SEED MIXES (DEFINITION)
- 1. SEED MIXES SHALL BE PROVIDED AT FINAL SITE PLAN.
 - 2. SEED MIXES SHALL BE PROVIDED AT FINAL SITE PLAN.
 - 3. SEED MIXES SHALL BE PROVIDED AT FINAL SITE PLAN.
 - 4. SEED MIXES SHALL BE PROVIDED AT FINAL SITE PLAN.
 - 5. SEED MIXES SHALL BE PROVIDED AT FINAL SITE PLAN.
 - 6. SEED MIXES SHALL BE PROVIDED AT FINAL SITE PLAN.
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 - 8. SEED MIXES SHALL BE PROVIDED AT FINAL SITE PLAN.
 - 9. SEED MIXES SHALL BE PROVIDED AT FINAL SITE PLAN.
 - 10. SEED MIXES SHALL BE PROVIDED AT FINAL SITE PLAN.
 - 11. SEED MIXES SHALL BE PROVIDED AT FINAL SITE PLAN.
 - 12. SEED MIXES SHALL BE PROVIDED AT FINAL SITE PLAN.
 - 13. SEED MIXES SHALL BE PROVIDED AT FINAL SITE PLAN.
 - 14. SEED MIXES SHALL BE PROVIDED AT FINAL SITE PLAN.
 - 15. SEED MIXES SHALL BE PROVIDED AT FINAL SITE PLAN.

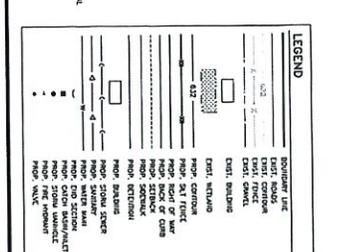
PROPOSED TREE PALETTE

Tree Name	Quantity	Notes
Tree 1	10	Tree 1
Tree 2	15	Tree 2
Tree 3	20	Tree 3
Tree 4	25	Tree 4
Tree 5	30	Tree 5
Tree 6	35	Tree 6
Tree 7	40	Tree 7
Tree 8	45	Tree 8
Tree 9	50	Tree 9
Tree 10	55	Tree 10

TREE REPLACEMENT NOTES

- TREE REPLACEMENT NOTES
1. TREES ARE TO BE REPLACED AT FINAL SITE PLAN.
 2. TREES ARE TO BE REPLACED AT FINAL SITE PLAN.
 3. TREES ARE TO BE REPLACED AT FINAL SITE PLAN.
 4. TREES ARE TO BE REPLACED AT FINAL SITE PLAN.
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 6. TREES ARE TO BE REPLACED AT FINAL SITE PLAN.
 7. TREES ARE TO BE REPLACED AT FINAL SITE PLAN.
 8. TREES ARE TO BE REPLACED AT FINAL SITE PLAN.
 9. TREES ARE TO BE REPLACED AT FINAL SITE PLAN.
 10. TREES ARE TO BE REPLACED AT FINAL SITE PLAN.

LANDSCAPE LEGEND

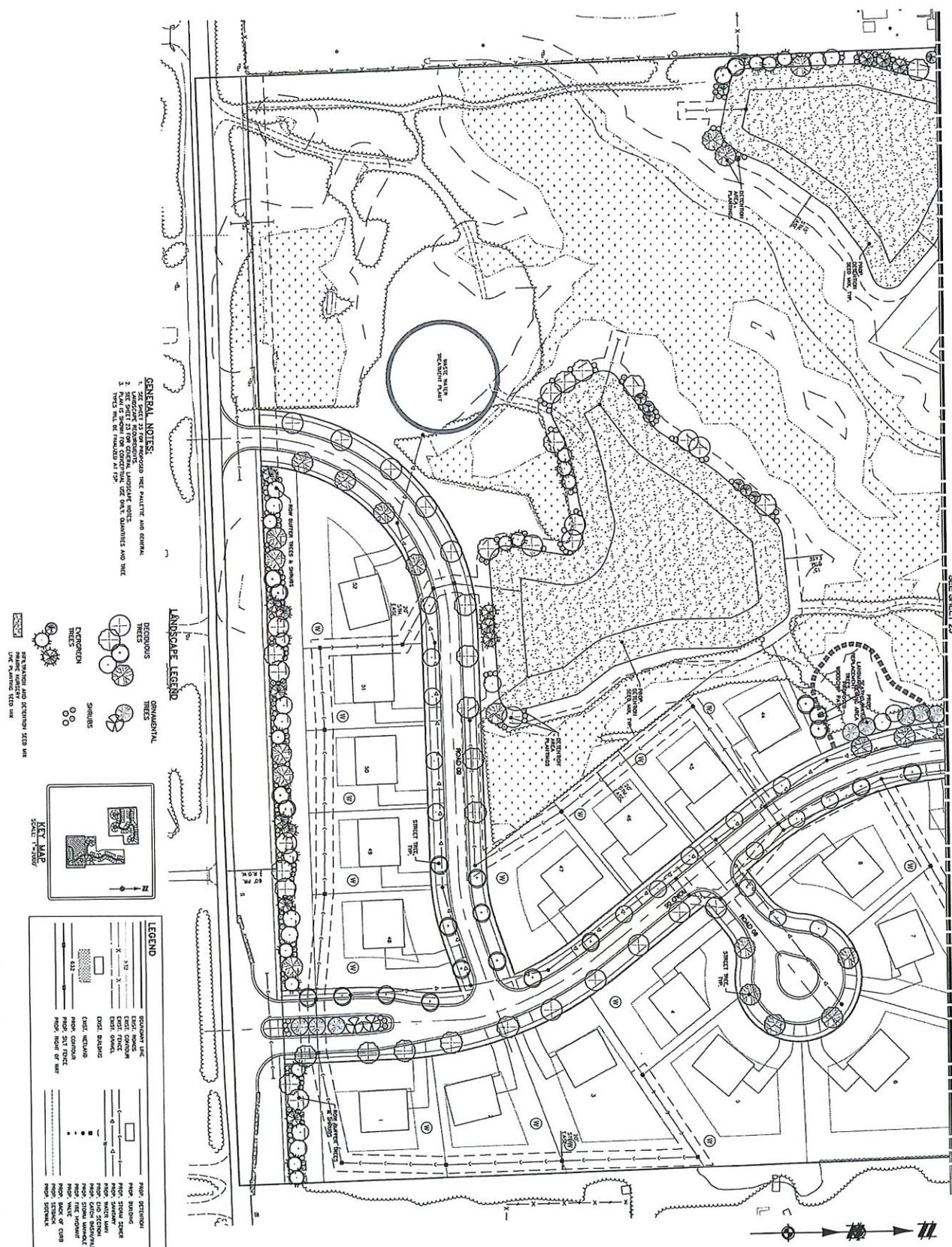


GENERAL NOTES

- GENERAL NOTES
1. GENERAL NOTES
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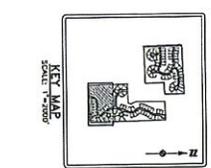
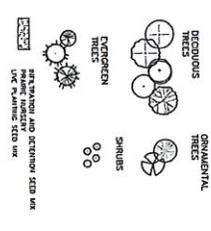
23/24
CWC

<p>RED EQUITIES, LLC ARBOR PRESERVE SOUTH PRELIMINARY SITE PLAN PLANNED UNIT DEVELOPMENT OVERALL LANDSCAPE PLAN</p>	<p>SECTION 1 TOWN 3 SOUTH, RANGE 5 EAST LODI TOWNSHIP WASHTENAW COUNTY, MICHIGAN</p>	<p>ATWELL 866.850.4200 www.atwell-group.com 311 N. MAIN ST. ANN ARBOR, MI 48104 734.994.1000</p>	<p>811 Call before you dig. Michigan's One-Call System www.michiganonecall.com</p>
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GENERAL NOTES:

1. LANDSCAPE DESIGN TO BE FINISHED AND GENERAL PLANTING TO BE COMPLETED BY THE END OF CONSTRUCTION.
2. PLANTING TO BE COMPLETED BY THE END OF CONSTRUCTION.
3. TREES NOT TO BE PLANTED AT 10'.

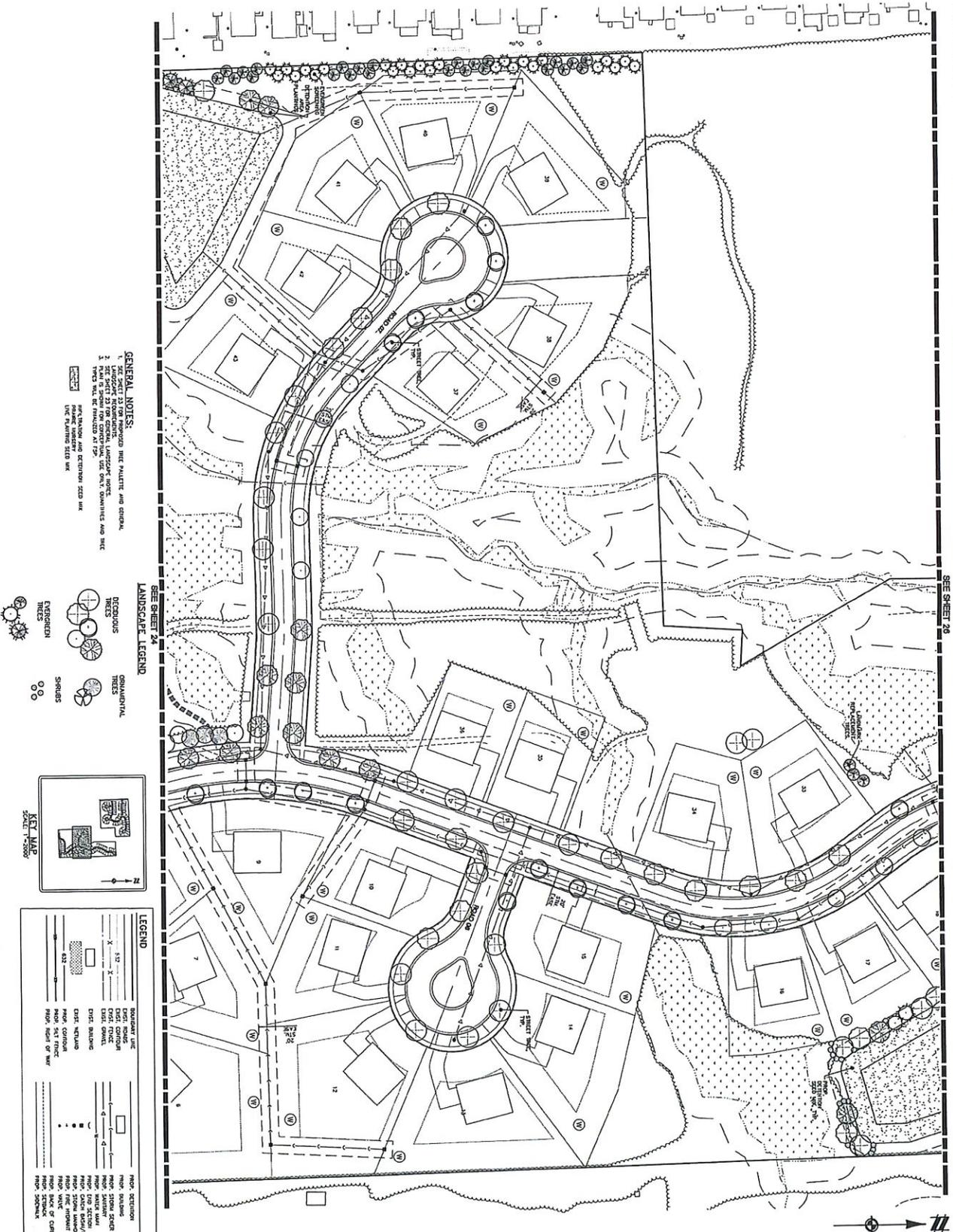


LEGEND

	PROPOSED DRIVEWAY
	PROPOSED SIDEWALK
	PROPOSED STREET
	PROPOSED DRIVEWAY
	PROPOSED SIDEWALK
	PROPOSED STREET
	PROPOSED DRIVEWAY
	PROPOSED SIDEWALK
	PROPOSED STREET

24/34
CWS

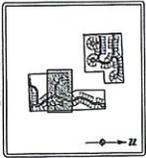
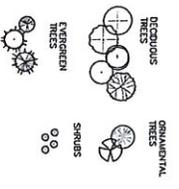
CLIENT RED EQUITIES, LLC ARBOR PRESERVE SOUTH PRELIMINARY SITE PLAN PLANNED UNIT DEVELOPMENT LANDSCAPE PLAN AREA 1	SECTION 1 TOWN 3 SOUTH, RANGE 5 EAST LODI TOWNSHIP WASHTENAW COUNTY, MICHIGAN	 ATWELL 866.850.4200 www.atwell-group.com 311 N. MAIN ST. ANN ARBOR, MI 48104 734.769.8888	DRAWN BY: [Name] CHECKED BY: [Name] DATE: MAY 1, 2023
			SHEET NO. 24 OF 24



GENERAL NOTES:

1. SEE SHEET 23 FOR PROPOSED TREE PALETTE AND ORDER.
2. SEE SHEET 23 FOR GENERAL LANDSCAPE NOTES.
3. TREES WILL BE PLANTED AT 1/2" SCALE UNLESS OTHERWISE NOTED.

DEFINITION AND EXTENT: SEE SHEET 23 FOR PLANNING STUDY MAP.



LEGEND

BOUNDARY LINE	PROJ. DETENTION
EXIST. DRIVEWAY	PROJ. DRIVEWAY
EXIST. DRIVE	PROJ. DRIVE
EXIST. WALKWAY	PROJ. WALKWAY
PROJ. DRIVEWAY	PROJ. DRIVEWAY/ALLEY
PROJ. DRIVE	PROJ. DRIVE
PROJ. WALKWAY	PROJ. WALKWAY
PROJ. DETENTION	PROJ. DETENTION
PROJ. DRIVEWAY	PROJ. DRIVEWAY
PROJ. DRIVE	PROJ. DRIVE
PROJ. WALKWAY	PROJ. WALKWAY
PROJ. DETENTION	PROJ. DETENTION

SEE SHEET 23

SEE SHEET 24

25/34
WLS

CLIENT RED EQUITIES, LLC ARBOR PRESERVE SOUTH PRELIMINARY SITE PLAN PLANNED UNIT DEVELOPMENT LANDSCAPE PLAN AREA 2	SECTION 1 TOWN 3 SOUTH, RANGE 5 EAST LOOI TOWNSHIP WASHTENAW COUNTY, MICHIGAN	ATWELL 866.850.4200 www.atwell-group.com 131 N. MAIN ST. ANN ARBOR, MI 48104 248.984.6000	811 Michigan's One-Call System Before you dig, call 811.

PRELIMINARY STORMWATER MANAGEMENT CALCULATIONS - BASIN 1

PRELIMINARY STORMWATER MANAGEMENT CALCULATIONS - BASIN 1

PRELIMINARY STORMWATER MANAGEMENT CALCULATIONS - BASIN 2

PRELIMINARY STORMWATER MANAGEMENT CALCULATIONS - BASIN 2

Basin	Area (Acres)	Impervious Area (Acres)	Permeable Area (Acres)	Runoff Coefficient	Peak Flow (cfs)	Time of Concentration (min)
Basin 1	1.2	0.8	0.4	0.7	150	15

Basin	Area (Acres)	Impervious Area (Acres)	Permeable Area (Acres)	Runoff Coefficient	Peak Flow (cfs)	Time of Concentration (min)
Basin 2	1.5	1.0	0.5	0.7	180	15

Basin	Area (Acres)	Impervious Area (Acres)	Permeable Area (Acres)	Runoff Coefficient	Peak Flow (cfs)	Time of Concentration (min)
Basin 3	1.8	1.2	0.6	0.7	210	15

Basin	Area (Acres)	Impervious Area (Acres)	Permeable Area (Acres)	Runoff Coefficient	Peak Flow (cfs)	Time of Concentration (min)
Basin 4	2.1	1.4	0.7	0.7	240	15

Basin	Area (Acres)	Impervious Area (Acres)	Permeable Area (Acres)	Runoff Coefficient	Peak Flow (cfs)	Time of Concentration (min)
Basin 5	2.4	1.6	0.8	0.7	270	15

Basin	Area (Acres)	Impervious Area (Acres)	Permeable Area (Acres)	Runoff Coefficient	Peak Flow (cfs)	Time of Concentration (min)
Basin 6	2.7	1.8	0.9	0.7	300	15

Basin	Area (Acres)	Impervious Area (Acres)	Permeable Area (Acres)	Runoff Coefficient	Peak Flow (cfs)	Time of Concentration (min)
Basin 7	3.0	2.0	1.0	0.7	330	15

Basin	Area (Acres)	Impervious Area (Acres)	Permeable Area (Acres)	Runoff Coefficient	Peak Flow (cfs)	Time of Concentration (min)
Basin 8	3.3	2.2	1.1	0.7	360	15

Basin	Area (Acres)	Impervious Area (Acres)	Permeable Area (Acres)	Runoff Coefficient	Peak Flow (cfs)	Time of Concentration (min)
Basin 9	3.6	2.4	1.2	0.7	390	15

Basin	Area (Acres)	Impervious Area (Acres)	Permeable Area (Acres)	Runoff Coefficient	Peak Flow (cfs)	Time of Concentration (min)
Basin 10	3.9	2.6	1.3	0.7	420	15

Basin	Area (Acres)	Impervious Area (Acres)	Permeable Area (Acres)	Runoff Coefficient	Peak Flow (cfs)	Time of Concentration (min)
Basin 11	4.2	2.8	1.4	0.7	450	15

Basin	Area (Acres)	Impervious Area (Acres)	Permeable Area (Acres)	Runoff Coefficient	Peak Flow (cfs)	Time of Concentration (min)
Basin 12	4.5	3.0	1.5	0.7	480	15

Basin	Area (Acres)	Impervious Area (Acres)	Permeable Area (Acres)	Runoff Coefficient	Peak Flow (cfs)	Time of Concentration (min)
Basin 13	4.8	3.2	1.6	0.7	510	15

Basin	Area (Acres)	Impervious Area (Acres)	Permeable Area (Acres)	Runoff Coefficient	Peak Flow (cfs)	Time of Concentration (min)
Basin 14	5.1	3.4	1.7	0.7	540	15

Basin	Area (Acres)	Impervious Area (Acres)	Permeable Area (Acres)	Runoff Coefficient	Peak Flow (cfs)	Time of Concentration (min)
Basin 15	5.4	3.6	1.8	0.7	570	15

Basin	Area (Acres)	Impervious Area (Acres)	Permeable Area (Acres)	Runoff Coefficient	Peak Flow (cfs)	Time of Concentration (min)
Basin 16	5.7	3.8	1.9	0.7	600	15

Basin	Area (Acres)	Impervious Area (Acres)	Permeable Area (Acres)	Runoff Coefficient	Peak Flow (cfs)	Time of Concentration (min)
Basin 17	6.0	4.0	2.0	0.7	630	15

Basin	Area (Acres)	Impervious Area (Acres)	Permeable Area (Acres)	Runoff Coefficient	Peak Flow (cfs)	Time of Concentration (min)
Basin 18	6.3	4.2	2.1	0.7	660	15

Basin	Area (Acres)	Impervious Area (Acres)	Permeable Area (Acres)	Runoff Coefficient	Peak Flow (cfs)	Time of Concentration (min)
Basin 19	6.6	4.4	2.2	0.7	690	15

Basin	Area (Acres)	Impervious Area (Acres)	Permeable Area (Acres)	Runoff Coefficient	Peak Flow (cfs)	Time of Concentration (min)
Basin 20	6.9	4.6	2.3	0.7	720	15

Basin	Area (Acres)	Impervious Area (Acres)	Permeable Area (Acres)	Runoff Coefficient	Peak Flow (cfs)	Time of Concentration (min)
Basin 21	7.2	4.8	2.4	0.7	750	15

Basin	Area (Acres)	Impervious Area (Acres)	Permeable Area (Acres)	Runoff Coefficient	Peak Flow (cfs)	Time of Concentration (min)
Basin 22	7.5	5.0	2.5	0.7	780	15

Basin	Area (Acres)	Impervious Area (Acres)	Permeable Area (Acres)	Runoff Coefficient	Peak Flow (cfs)	Time of Concentration (min)
Basin 23	7.8	5.2	2.6	0.7	810	15

Basin	Area (Acres)	Impervious Area (Acres)	Permeable Area (Acres)	Runoff Coefficient	Peak Flow (cfs)	Time of Concentration (min)
Basin 24	8.1	5.4	2.7	0.7	840	15

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www.811.org

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685.650.9399
www.atwell-engineers.com

SECTION 1
TOWN 3 SOUTH, RANGE 5 EAST
LODI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

RED EQUITIES, LLC
ARBOR PRESERVE SOUTH
PRELIMINARY SITE PLAN
PLANNED UNIT DEVELOPMENT
STORMWATER MANAGEMENT BASINS
1-5

DATE: MAY 1, 2023
SCALE: AS SHOWN
NO SCALE
SHEET NO. 28

28/34
CWS



PROPOSED FILL
 PROPOSED CUT



<p>DATE: MAY 1, 2023</p> <p>SHEET NO. 30</p>	<p>CLIENT: RED EQUITES, LLC</p> <p>ARBOR PRESERVE SOUTH</p> <p>PRELIMINARY SITE PLAN</p> <p>PLANNED UNIT DEVELOPMENT</p> <p>SITE BALANCE PLAN</p>	<p>SECTION 1</p> <p>TOWN 3 SOUTH, RANGE 5 EAST</p> <p>LODI TOWNSHIP</p> <p>WASHTENAW COUNTY, MICHIGAN</p>	<p>ATWELL</p> <p>866.850.4200 www.atwell-group.com</p> <p>311 N. MAIN ST. ANN ARBOR, MI 48104 734.984.4000</p>	<p>811</p> <p>Know what's below. Call before you dig.</p> <p>Michigan's 811 program is a free service that provides a central point of contact for utility location. Call 811 to request a utility locate. The 811 program is a critical component of public safety and infrastructure protection. It helps prevent accidents, injuries, and property damage by ensuring that utilities are properly located before any excavation work begins.</p>
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CWS



Call before you dig. An operator at 811 will connect you to the appropriate utility company. It is the responsibility of the caller to provide accurate location information and to be available to answer questions. Digging should not be done until the utility companies have been notified and any necessary precautions have been taken.



SECTION 1
TOWN 3 SOUTH, RANGE 5 EAST
LODI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

RED EQUITIES, LLC
ARBOR PRESERVE SOUTH
PRELIMINARY SITE PLAN
PLANNED UNIT DEVELOPMENT
STANDARD DETAILS

CLIENT	RED EQUITIES, LLC
DATE	MAY 1, 2023
SCALE	AS SHOWN
SCALE	1" = 150 FEET
SCALE	1" = 30 FEET
SCALE	1" = 15 FEET
SCALE	1" = 7.5 FEET
SCALE	1" = 3.75 FEET
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Castleton - CT2U



Castleton - EC2T



Castleton - EC3T



Castleton - HC2Y



Deer Valley - Home Exterior EC2U



Deer Valley - Home Exterior HC2H



Deer Valley - Home Exterior HC2S



Deer Valley - Home Exterior HC2T

THE DEER VALLEY



Lyon - Home Exterior CT2T



Lyon - Home Exterior CT2U Left



Lyon - Home Exterior HC2T



Lyon - Home Exterior HC2T Left

THE LYON



Maple Valley - HC2S



Maple Valley - CT2S



Maple Valley - HC2O



Maple Valley - HC2T

THE MAPLE VALLEY



Rockwood - Home Exterior CT2H



Rockwood - Home Exterior CT2S



Rockwood - Home Exterior HC2S-10



Rockwood - Home Exterior HC2S

THE ROCKWOOD



Willwood - Home Exterior CT2S



Willwood - Home Exterior HC2O



Willwood - Home Exterior HC2T



Willwood - Home Exterior HC2U

THE WILLWOOD

*RENDERINGS FOR REPRESENTATIVE PURPOSES ONLY

811
KODAK'S BATTERY
No liability of either party shall be assumed by the other party for any damage to property or injury to persons or animals caused by the use of the product shown in this rendering. The user of this product shall be responsible for the safe use of the product. The user shall be responsible for the safe use of the product. The user shall be responsible for the safe use of the product.

ATWELL
666.850.4500 www.atwell-group.com
211 N. MAIN ST.
ANN ARBOR, MI 48104
2024-01-15

SECTION 1
TOWN 3 SOUTH, RANGE 5 EAST
LODI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

CLIENT
RED EQUITIES, LLC
ARBOR PRESERVE SOUTH
PRELIMINARY SITE PLAN
PLANNED UNIT DEVELOPMENT
PRELIMINARY ELEVATIONS

DATE: MAY 1, 2023
SCALE: AS SHOWN
NO SCALE
SHEET NO. 32 OF 35
JOB NO. 20000319
REV. 32

3/2/24 wws



THE WOODSIDE



THE DUKE II / DUCHESS
MODERN FARMHOUSE



THE DUKE II / DUCHESS
MODERN CLASSIC

• RENDERINGS FOR REPRESENTATIVE PURPOSES ONLY

<p>Know what's below. Call before you dig. Michigan's 811 program is a free service that helps you locate underground utilities before you dig. Call 811 or visit www.811.org for more information.</p>	<p>ATWELL 866.850.4200 www.atwell8-group.com 315 N. WARD ST. ANN ARBOR, MI 48104 224.991.6000</p>	<p>CLIENT RED EQUITIES, LLC ARBOR PRESERVE SOUTH PRELIMINARY SITE PLAN PLANNED UNIT DEVELOPMENT PRELIMINARY ELEVATIONS</p>	<p>SECTION 1 TOWN 3 SOUTH, RANGE 5 EAST LODI TOWNSHIP WASHTENAW COUNTY, MICHIGAN</p>
		<p>DATE MAY 1, 2023</p>	<p>SCALE 1" = 16' 1" = 32' 1" = 64'</p>

33/34
colls

EXHIBIT D

FIRST AMENDMENT TO CONSENT JUDGMENT

Township of Lodi
Resolution No. 2023-012
September 12, 2023

A resolution to enter into a First Amendment to Consent Judgment with Red Equities, LLC to the original Consent Judgment entered February 13, 2007, in in case 05-001086-NZ.

WHEREAS all of the original properties covered by the original Consent Judgment per that Consent Judgment are zoned R-3 (or “low density multiple family”); and

WHEREAS Red Equities, LLC has entered into agreements to acquire approximately 106 acres of the original properties covered by the original Consent Judgment; and

WHEREAS on or about October 14, 2020, Red Equities, LLC submitted an application for preliminary site plan approval for multiple-family housing developments on the Red Equities Parcels, consisting of 434 units (later amended to reduce the density to 391 units), along with recreation areas, private roads, two community wells and a private wastewater treatment facility; and

WHEREAS after discussion between the parties Red Equities, LLC submitted a different request for a Planned Unit Development with an area/preliminary site plan, including but not limited to, with a maximum number of residential units of 107, an individual on-site water well within the boundary of each site with an agreement that if Red Equities, LLC is not able to obtain a governmentally approved individual on-site water well within the boundary of an individual lot or site, that the maximum number of residential units in the Residential Development will be reduced accordingly, and including open space and preserved areas; and

WHEREAS the Township consultants reviewed and provided reports to the Township on the request for a Planned Unit Development with an area/preliminary site plan; both finding that the request and area/preliminary site plan, other than the proposed wastewater treatment, was in substantial compliance with the Township’s ordinance and regulations so long as certain conditions were met as part of the final site plan process; and

WHEREAS the Planning Commission held a Public Hearing on the request and held an additional informational meeting regarding the wells, wastewater, and drainage; and

WHEREAS the Planning Commission after review of the public comments, review of the consultants reports and discussion with the consultants, study and review of the request, and discussion with representatives of Red Equities, LLC, found that the request including the area/preliminary site plan was in substantial compliance with the Township’s ordinances and regulations, other than the proposed waste water treatment, so long as certain conditions were met as part of the final site plan process; and

WHEREAS the Planning Commission recommended that the Township Board deny the application solely due to the proposed community wastewater treatment; and

WHEREAS the Township Board held a second Public Hearing on the request; and

WHEREAS the Township Board has considered all the public comment on the request; considered the reports of its consultants, considered the findings and recommendations of the Planning Commission; and

WHEREAS the Township Board finds that the request including the area/preliminary site plan is in substantial compliance with the Township's ordinances and regulations, other than the proposed wastewater treatment, so long as the conditions in the attached document entitled Arbor Preserve Area/Preliminary Site Plan, List of Conditions, dated September 12, 2023 are met as part of the final site plan process; and

WHEREAS while the Red Equities Parcels are not within the area currently planned for municipal utility services, the Township Board finds that the combination of several factors and features make the circumstances here unique in the Township, including: (i) the agreement to develop land, which is zoned R-3, and which allows for a materially higher density multiple family use if municipal sanitary sewage facilities are available, for a lower-density single-family use which would, among other things, substantially reduce traffic, preserve open space and natural features and reduce impacts on municipal services; (ii) the fact that the land, when originally made subject to original Consent Judgment, was located in a planned future utility district; (iii) based upon certain soil borings and other information available to date, the land appears to be not suitable for safe and economically feasible on-site septic systems; and (iv) considering the proposed extensive open space and preserved areas.

WHEREAS the Lodi Township Board of Trustees finds that it would best secure the public safety, health, and welfare of its residents and property owners of Lodi Township by the entering of the proposed First Amendment to Consent Judgment in case no. 05-001086-NZ.

THEREFORE, be it resolved that Lodi Township entered into the attached proposed First Amendment to Consent Judgment in case no. 05-001086-NZ (**Attached as Exhibit 1**) with the conditions set forth in the attached document entitled Arbor Preserve Area/Preliminary Site Plan, List of Conditions, dated September 12, 2023 (**Attached as Exhibit 2**) are met as part of the final site plan process.

Township Trustee Godek moved the adoption of the foregoing Resolution, which was seconded by Township Trustee Smith and thereupon adopted by the Lodi Township Board of Trustees by a roll call vote of the Township Board at the special meeting, held this 12th day of September 2023.

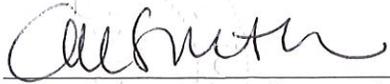
The following members voted:

Ayes: Swenson, Lindemann, Godek, Smith, Foley

Nays: Schaible, Rentschler

Absent or abstain: None

The Supervisor declared the resolution adopted.

A handwritten signature in cursive script, appearing to read "Christina Smith", written in black ink.

Christina Smith, Lodi Township Clerk

Arbor Preserve Area/Preliminary Site Plan, List of Conditions, dated September 12, 2023

Based on the Planning review letter by Hannah Smith & Kelly McIntyre (CIB Planning) dated May 31, 2023 and the Engineering review letters by Marcus McNamara (OHM Advisors) dated June 1, 2023, and upon further review, we offer the following list of recommended conditions for area plan approval:

Conditions

- That parking calculations be added to the plans;
- That private roads meet the standards of Section 42.200 and Section 54.17.C(2) and that a private road maintenance agreement be provided;
- That 20-foot access easement provided around walking paths as required by Section 45.10.E(2);
- That an updated Natural Features Statement of Impact, Protection, and Mitigation be provided for review;
- That a 25-foot setback be maintained from the boundary or edge of any wetland and that buildings be setback a minimum of 50 feet from the edges of wetlands, as required in Section 54.08.E(6);
- That wetland mitigation be provided in line with Section 54.08.L, and that wetland mitigation be provided within Lodi Township in line with ordinance requirements that mitigation be in the immediate vicinity and within the same watershed;
- That a 25-foot permanent setback strip vegetated with natural plant species is provided from the high water mark of the any watercourse, as well as building and construction at least 50 feet from the high mark of any watercourse;
- That an updated tree inventory be provided reflecting current conditions and including all trees that meet the definition of a landmark tree;
- That the applicant provide additional information on the amount of cut and fill proposed;
- That a detailed landscaping plan, including plant specifications and counts, be provided with final site plan;
- That on landscaping plans, conflict of deciduous trees proposed on top of proposed sanitary sewer be resolved to the extent possible;
- That the applicant provide street lighting, unless a waiver granted for no street lighting;
- That detailed building façade elevations for all proposed dwellings, drawn to appropriate scale and indicating types, colors, and dimensions of materials be submitted with final site plan;
- That the applicant provide details of the proposed recreation areas, including location, area, and dimensions, and that recreation facilities be provided with each phase of development as required by Ordinance;
- That the applicant provide the referenced traffic impact study for review and that all improvements necessary to mitigate the impact of the additional traffic to the surrounding road network be made as required by the Washtenaw County Road Commission, as noted in the OHM review letter dated June 1, 2023;
- That connections to public roads are reviewed and approved by the Washtenaw County Road Commission;
- That a drainage district be established for the storm water management and that storm water management be designed in accordance with the Washtenaw County standards;
- That a truck turning template be provided to verify emergency vehicle and garbage truck access to the site;

- That the lot area tables on sheet 8 (Arbor Preserve North) and sheet 10 (Arbor Preserve South) be corrected to be consistent with the plan sheet scale;
- That the phases be clearly delineated on the final site plan;
- That all sidewalk ramps and crosswalks be fully ADA compliant;
- That clarification be provided on curb and gutter details, to the satisfaction of the Township Engineer;
- That all proposed utility services be shown on the plans;
- That details for the proposed wastewater treatment facility be provided, to the satisfaction of the Township Engineer;
- That conveyance calculations for the storm water collection system be provided;
- That details sheets be included for water, sanitary, and storm sewer;
- That approval for location and capacity of the wells be given by Health Department;
- That an alignment sheet showing road dimension details (length, width of lanes, radius of curves, etc.) is provided for review by Township Engineer;
- That the plans show the Wastewater Treatment Plant drive and parking area if proposed;
- That the detention basin calculations for Basin 1 (Arbor Preserve South) be verified to address discrepancies in calculations, as noted in the Engineering review letter dated June 1, 2023;
- That all permits/approvals required are obtained, including but not limited to Washtenaw County Road Commission, Washtenaw County Water Resources Commissioner's Office, Washtenaw County SESC, Saline Area Fire Department, Michigan EGLE Sanitary/Part 41 (WWTP NPDES), Michigan EGLE Wetlands & Watercourses/Part 303;
- That copies of correspondences between applicant and review agencies listed above be sent to Township Engineer.
- All required information be provided for Final Site Plan as required by Section 42.110 Required Area Plan Information and Section 44.08 Required Site Plan Information

CIB PLANNING



Hannah Smith
Planner

- That the lot area tables on sheet 8 (Arbor Preserve North) and sheet 10 (Arbor Preserve South) be corrected to be consistent with the plan sheet scale;
- That the phases be clearly delineated on the final site plan;
- That all sidewalk ramps and crosswalks be fully ADA compliant;
- That clarification be provided on curb and gutter details, to the satisfaction of the Township Engineer;
- That all proposed utility services be shown on the plans;
- That details for the proposed wastewater treatment facility be provided, to the satisfaction of the Township Engineer;
- That conveyance calculations for the storm water collection system be provided;
- That details sheets be included for water, sanitary, and storm sewer;
- That approval for location and capacity of the wells be given by Health Department;
- That an alignment sheet showing road dimension details (length, width of lanes, radius of curves, etc.) is provided for review by Township Engineer;
- That the plans show the Wastewater Treatment Plant drive and parking area if proposed;
- That the detention basin calculations for Basin 1 (Arbor Preserve South) be verified to address discrepancies in calculations, as noted in the Engineering review letter dated June 1, 2023;
- That all permits/approvals required are obtained, including but not limited to Washtenaw County Road Commission, Washtenaw County Water Resources Commissioner's Office, Washtenaw County SESC, Saline Area Fire Department, Michigan EGLE Sanitary/Part 41 (WWTP NPDES), Michigan EGLE Wetlands & Watercourses/Part 303;
- That copies of correspondences between applicant and review agencies listed above be sent to Township Engineer.
- All required information be provided for Final Site Plan as required by Section 42.110 Required Area Plan Information and Section 44.08 Required Site Plan Information

CIB PLANNING



Hannah Smith
Planner

WASHTENAW COUNTY CLERK
REGISTER AS AN EXACT COPY
OF THE RECORD AT
ANN ARBOR MICHIGAN
VALID ONLY WITH EMBOSSED SEAL

OCT - 8 2024

CERTIFIED BY

