FINAL SITE PLAN

ARBOR PRESERVE - NORTH

A PLANNED UNIT DEVELOPMENT
LODI TOWNSHIP, WASHTENAW COUNTY

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SITE DATA

PARCEL ID'S:	M-13-01-200-005, M-13-01-300-007, M-13-01-300-008, M-13-01-300-009, M-13-01-300-010		
EXISTING SITE ZONING	R-3 LOW DENSITY MULTI-FAMILY		
PROPOSED SITE ZONING	PUD		
MASTER PLAN	RURAL RESIDENTIAL (1 UNIT PER ACRE)		
GROSS AREA	46.61 ACRES	2,030,332 SF	
INTERNAL PROPOSED ROW	6.20 ACRES	270,072 SF	
WAGNER ROAD ROW	1.80 ACRES	78,408 SF	
EXISTING FLOODPLAINS, WETLANDS, BODIES OF WATER, WATERCOURSES, AND COUNTY DRAINS	3.50 ACRES	152,460 SF	
NET SITE AREA	35.11 ACRES	1,529,392 SF	
TOTAL UNITS:	55		
ZONING INFORMATION	REQ.	PROP.	DEVIATION REQUESTED
DENSITY (NET)	1 DU/AC**	55 DU / 35.1 AC = 1.6 DU/AC NET	YES-SEE DEVIATION SUMMARY
DENSITY (GROSS)		55 DU / 46.6 AC = 1.2 DU/AC GROSS	
LOTS:	(BASED ON R-3 (SETCION 30.101))		
LOT SIZE:	43,560 S.F.	13,677 S.F. (97' X 141')	YES-SEE DEVIATION SUMMARY
LOT WIDTH:	150'	97'	YES-SEE DEVIATION SUMMARY
FRONT YARD:	100' (FROM CENTER OF ROAD)	68' (FROM CENTER OF ROAD)	YES-SEE DEVIATION SUMMARY
SIDE YARD:	15' (EACH), 35' (TOTAL)	10' (EACH), 40' (TOTAL)	YES-SEE DEVIATION SUMMARY
REAR YARD:	35'	35'	NO
PERIMETER SETBACKS:			
WAGNER ROAD ROW:	50'	40'	YES-SEE DEVIATION SUMMARY
PUD Transition Buffer (R to AG)	15'	0'	YES-SEE DEVIATION SUMMARY
PUD Landscape Strip	20'	0'	YES-SEE DEVIATION SUMMARY
OPEN SPACE BUFFER:	20'	0'	YES-SEE DEVIATION SUMMARY
BUILDING HEIGHT:	45' (3 STY)	35' (2 STY)	NO
F.A.R.:	0.35	0.22 (3,012 SF / 13,677 SF)	NO
LOT COVERAGE (OVERALL):	<25%	±22% ((SF / SF) X 100)	
LOT COVERAGE (BUILDING):	<25%	±22% ((3,012 SF / 13,677 SF) X 100)	NO
OPEN SPACE:	50% OF DEVELOPABLE AREA	13.3 AC (13.3 AC / 35.10 AC = 38%)	YES-SEE DEVIATION SUMMARY

PROPOSED PUD DEVIATIONS & ENHANCEMENTS

1. NET DENSITY INCREASE FROM 1 DU/AC TO 1.6 DU/AC. THIS PLAN SHOWS A SIGNIFICANT DECREASE IN NET DENSITY AS COMPARED TO THE CONSENT JUDGEMENT MULTI-FAMILY PLAN.
2. LOT SIZE REDUCTION FROM 43,560 SF TO 13,677 SF. THIS REDUCTION IS PROPOSED IN AN EFFORT TO FURTHER PRESERVE NATURAL FEATURES. THE LAYOUT PROVIDED IS MODERATE DENSITY, MEETING THE INTENT OF THE ORDINANCE GOVERNING THE CONSENT JUDGEMENT.
3. LOT WIDTH REDUCTION FROM 150' TO 96' AS MEASURED FROM ALONG THE LOT LINE AT THE FRONT YARD SETBACK. THIS REDUCTION IS PROPOSED IN AN EFFORT TO FURTHER PRESERVE NATURAL FEATURES.
4. FRONT YARD SETBACK REDUCTION FROM 100' TO 68', AS MEASURED FROM THE CENTERLINE OF THE PROPOSED PRIVATE ROADS. THIS REDUCTION IS PROPOSED IN AN EFFORT TO FURTHER PRESERVE NATURAL FEATURES.
5. SIDE YARD MINIMUM SETBACK REDUCTION FROM 10' TO 15'. THIS WOULD ALLOW FOR SIDE ENTRY GARAGES AND IMPROVE FRONT FACADE AESTHETICS. NOTE THAT THE SIDE YARD MAXIMUM SETBACK HAS BEEN INCREASED TO 40'.
6. WAGNER ROAD RIGHT-OF-WAY SETBACK REDUCTION FROM 50' TO 40'. LANDSCAPE SCREENING TO BE USED WITHIN WAGNER ROAD RIGHT-OF-WAY SETBACK. NOTE THAT THE MINIMUM BUILDING/STRUCTURE SETBACK IS 50' WHICH MEETS THE REQUIREMENT.
7. PERIMETER PUD TRANSITION BUFFER REDUCTION FROM 15' TO 0'. THE MAJORITY OF THE SITE GREATLY EXCEEDS THE 15' REQUIRED BUFFER, EXCEPT FOR UNITS 27-34, WHERE THE REAR OF THE LOTS BACK UP TO THE PROPERTY LINE. NOTE THAT THE MINIMUM BUILDING/STRUCTURE SETBACK FOR THIS AREA IS 35' (>20').
8. PERIMETER LANDSCAPE STRIP REDUCTION FROM 20' TO 0'. THE MAJORITY OF THE SITE GREATLY EXCEEDS THE 20' REQUIRED LANDSCAPE STRIP, EXCEPT FOR UNITS 27-34, WHERE THE REAR OF THE LOTS BACK UP TO THE PROPERTY LINE. NOTE THAT THE MINIMUM BUILDING/STRUCTURE SETBACK FOR THIS AREA IS 35' (>20').
9. PERIMETER OPEN SPACE SETBACK REDUCTION FROM 20' TO 0'. THE MAJORITY OF THE SITE GREATLY EXCEEDS THE 20' REQUIRED SETBACK, EXCEPT FOR UNITS 27-34, WHERE THE REAR OF THE LOTS BACK UP TO THE PROPERTY LINE. NOTE THAT THE MINIMUM BUILDING/STRUCTURE SETBACK FOR THIS AREA IS 35' (>20').
10. REDUCE OPEN SPACE REQUIREMENT FROM 50% TO 35% OF DEVELOPABLE AREA. PROPOSED UNIT DENSITY IS SIGNIFICANTLY LESS THAN THE DENSITY ALLOWED WITHIN THE CONSENT JUDGEMENT.

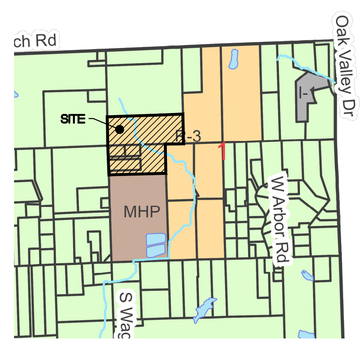
SITE NOTES

1. ALL INTERNAL ACCESS DRIVES PROPOSED AS PRIVATE.
2. TRASH COLLECTION IS PROPOSED AS CURBSIDE PICKUP FOR THE INDIVIDUAL UNITS.
3. NO STREET LIGHTING PROPOSED INTERNAL TO THE SITE AS A RURAL CLUSTER DEVELOPMENT.

PERMITS/APPROVALS REQUIRED

PERMITS/APPROVALS REQUIRED	STATUS
WASHTENAW COUNTY ROAD COMMISSION	SUBMITTED; IN PROCESS
WASHTENAW COUNTY WATER RESOURCES COMMISSIONER'S OFFICE	SUBMITTED; IN PROCESS
LODI TOWNSHIP PUD APPROVAL	SUBMITTED; IN PROCESS
WASHTENAW COUNTY SOIL EROSION AND SEDIMENTATION CONTROL	SUBMITTAL PENDING
MICHIGAN EGLE SANITARY (WWTP NPDES)	SUBMITTED; UNDER REVIEW
MICHIGAN EGLE WATER (COMMUNITY WELL)	SUBMITTAL PENDING
MICHIGAN EGLE WETLANDS & WATERCOURSES	SUBMITTAL PENDING
MICHIGAN EGLE PART 41 / PA399 PERMITS	SUBMITTAL PENDING

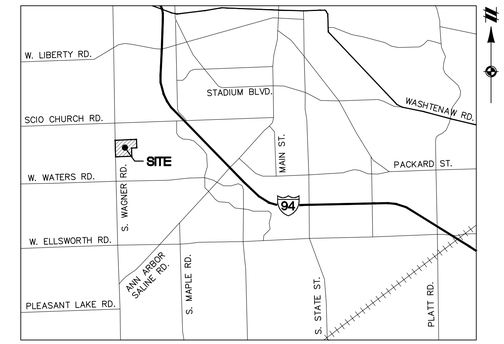
DEVELOPMENT MAP
SCALE: 1" = 200'



ZONING MAP
NOT TO SCALE

LODI TOWNSHIP ZONING MAP (2018)

ZONING CODE
- AG Agriculture
- R-1 Single Family Rural Non-Farm
- R-3 Low Density Multiple-Family Residential
- MHP Mobile Home Park
- PUD Planned Unit Development
- I-1 Limited Industrial
- C-1 Local Commercial
- NR Natural Resource
- RC Resource Conservation
- City



VICINITY MAP
NOT TO SCALE

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PROJECT NARRATIVE

THE PROPOSED PROJECT IS AN EXCLUSIVE FOR SALE SINGLE FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT CONSISTING OF 55 DWELLING UNITS. THE UNITS WILL HAVE HIGH-QUALITY INTERIOR FINISHES WITH MODERN OPEN FLOOR PLANS, IN EXCESS OF 1,950 SQUARE FEET, TO MEET TODAY'S DIVERSIFIED BUYER GROUP. THE EXTERIOR ELEVATIONS WILL HAVE VARIED ROOF LINES AND SUSTAINABLE LOW-MAINTENANCE BUILDING MATERIALS.

THE COMMUNITY WILL BE SERVICED BY TWO (2) ACCESS POINTS TO WAGNER ROAD WITH PRIVATE ASPHALT ROADWAYS AND CONCRETE CURB AND GUTTER. THE ROADWAY CROSS-SECTION (27' TOTAL) WILL ALLOW FOR PARKING ON ONE-SIDE. STORM WATER WILL BE COLLECTED AND ROUTED THROUGH STORM SEWERS AND THROUGH A SYSTEM OF MULTIPLE STORM WATER QUALITY MANAGEMENT BASINS WITH SEDIMENTATION CONTROL AND FLOW RATE CONTROL, BEFORE BEING DISCHARGED TO THE EXISTING DRAINAGE COURSES WITHIN THE PROPERTY. THE STORM WATER SYSTEM WILL BE DESIGNED TO MEET THE WASHTENAW COUNTY WATER RESOURCES COMMISSION STANDARDS.

THE COMMUNITY WILL BE SERVICED BY INDIVIDUAL WELLS AND A PRIVATE COMMUNITY WASTEWATER TREATMENT FACILITY THAT WILL SERVICE ALL THE UNITS IN THIS DEVELOPMENT. THE WASTEWATER TREATMENT PLANT WILL BE AN EXTENDED AERATION PROCESS, WITH THE TREATED EFFLUENT PUMPED TO A TRIBUTARY OF THE ROUSE DRAIN, FLOWING SOUTHERLY TO THE SALINE RIVER WATERSHED.

OVERALL LEGAL DESCRIPTION

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 SETION 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.

STATE OF MICHIGAN
KYLER SHEERIN
No. 68566
LICENSED PROFESSIONAL ENGINEER

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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

CLIENT
TOLL BROTHERS
ARBOR PRESERVE NORTH
FINAL SITE PLAN
PLANNED UNIT DEVELOPMENT
COVER SHEET

DATE
JANUARY 27, 2025

05/02/2025: PER TWP.
05/22/2025: PER TWP.
08/08/2025: PER TWP.

REVISIONS

SCALE 0 -- --
NO SCALE

DR. JW | CH. KS
P.M. MB

JOB 20000349
SHEET NO. 01

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