

# ARBOR PRESERVE - SOUTH

## FINAL SITE PLAN

### A PLANNED UNIT DEVELOPMENT LODI TOWNSHIP, WASHTENAW COUNTY

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#### SITE DATA

PARCEL ID'S:	M-13-01-300-011, M-13-01-300-012, M-13-01-300-014		
EXISTING SITE ZONING	R-3 LOW DENSITY MULTI-FAMILY		
PROPOSED SITE ZONING	PUD		
MASTER PLAN	RURAL RESIDENTIAL (1 UNIT PER ACRE)		
GROSS AREA	60.07 ACRES	2,616,780 SF	
INTERNAL PROPOSED ROW	7.90 ACRES	344,124 SF	
WATERS ROAD ROW	1.80 ACRES	78,408 SF	
EXISTING FLOODPLAINS, WETLANDS, BODIES OF WATER, WATERCOURSES, AND COUNTY DRAINS	7.50 ACRES	326,700 SF	
NET SITE AREA	42.87 ACRES	1,867,548 SF	
TOTAL UNITS:	52		
ZONING INFORMATION	REQ.	PROP.	DEVIATION REQUESTED
DENSITY (NET)	1 DU/AC**	52 DU / 42.7 AC = 1.2 DU/AC NET	YES-SEE DEVIATION SUMMARY
DENSITY (GROSS)		52 DU / 59.9 AC = 0.87 DU/AC GROSS	
LOTS:	(BASED ON R-3 (SECTION 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:			
WATERS 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% ((208,907 SF / 930,502 SF) X 100)	
LOT COVERAGE (BUILDING):	<25%	>22% ((3,012 SF / 13,677 SF) X 100)	NO
OPEN SPACE:	50% OF DEVELOPABLE AREA	20.9 AC (20.9 AC / 42.70 AC = 49.0%)	YES-SEE DEVIATION SUMMARY



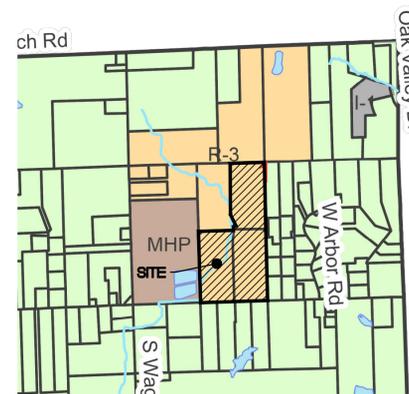
DEVELOPMENT MAP  
SCALE: 1" = 200'

#### PROPOSED PUD DEVIATIONS & ENHANCEMENTS

- NET DENSITY INCREASE FROM 1 DU/AC TO 1.2 DU/AC. THIS PLAN SHOWS A SIGNIFICANT DECREASE IN NET DENSITY AS COMPARED TO THE CONSENT JUDGEMENT MULTI-FAMILY PLAN.
- LOT SIZE REDUCTION FROM 43,560 SF TO 13,440 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.
- 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.
- 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.
- 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'.
- WATERS ROAD RIGHT-OF-WAY SETBACK REDUCTION FROM 50' TO 40'. LANDSCAPE SCREENING TO BE USED WITHIN WATERS ROAD RIGHT-OF-WAY SETBACK. NOTE THAT THE MINIMUM BUILDING/STRUCTURE SETBACK IS 50' WHICH MEETS THE REQUIREMENT.
- PERIMETER PUD TRANSITION BUFFER REDUCTION FROM 15' TO 0'. THE MAJORITY OF THE SITE GREATLY EXCEEDS THE 15' REQUIRED BUFFER, EXCEPT FOR UNITS 1-3, 5-6, 11-12, AND 22-23, 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').
- PERIMETER LANDSCAPE STRIP REDUCTION FROM 20' TO 0'. THE MAJORITY OF THE SITE GREATLY EXCEEDS THE 20' REQUIRED BUFFER, EXCEPT FOR UNITS 1-3, 5-6, 11-12, 22-23, AND 39, 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').
- PERIMETER OPEN SPACE SETBACK REDUCTION FROM 20' TO 0'. THE MAJORITY OF THE SITE GREATLY EXCEEDS THE 20' REQUIRED BUFFER, EXCEPT FOR UNITS 1-3, 5-6, 11-12, 22-23, AND 39, 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').
- REDUCE OPEN SPACE REQUIREMENT FROM 50% TO 45% OF DEVELOPABLE AREA. PROPOSED UNIT DENSITY IS SIGNIFICANTLY LESS THAN THE DENSITY ALLOWED WITHIN THE CONSENT JUDGEMENT.

#### SITE NOTES

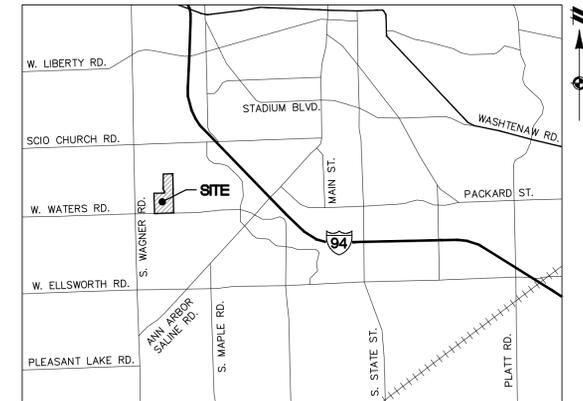
- ALL INTERNAL ACCESS DRIVES PROPOSED AS PRIVATE.
- TRASH COLLECTION IS PROPOSED AS CURBSIDE PICKUP FOR THE INDIVIDUAL UNITS.
- NO STREET LIGHTING PROPOSED INTERNAL TO THE SITE AS A RURAL CLUSTER DEVELOPMENT.



ZONING MAP  
NOT TO SCALE

#### LODI TOWNSHIP ZONING MAP (2018)

ZONING CODE	Description
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	City



VICINITY MAP  
NOT TO SCALE

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		L-5	LANDSCAPE DETAILS

#### PROJECT NARRATIVE

THE PROPOSED PROJECT IS AN EXCLUSIVE FOR SALE SINGLE FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT CONSISTING OF 52 DWELLING UNITS. THE UNITS WILL HAVE HIGH-DUALITY INTERIOR FINISHES WITH MODERN OPEN FLOOR PLANS, IN EXCESS OF 1,850 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 WATERS 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 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°20'3"W (RECORDED AS 189°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°48'06"E) 1014.97 FEET; THENCE N81°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.



Know what's below.

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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

TOLL BROTHERS  
ARBOR PRESERVE SOUTH  
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 0 100 200

1" = 200 FEET

DR. JW CH. KS

P.M. MB

JOB 20000349

SHEET NO.

01