

**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