REGULAR MEETING       November 16, 2017       6:30 P.M.

PITTSFIELD TOWNSHIP PLANNING COMMISSION AGENDA

1.0 Call Meeting to Order at 6:30 p.m. / Determination of a Quorum

2.0 Pledge of Allegiance

3.0 Approval of Agenda

4.0 Approval of Prior Minutes

4.1 Regular Meeting Minutes of November 2, 2017

5.0 Public Comment I

If there is a member of the public that wishes to address the Planning Commission, please step forward.

6.0 Public Hearings

6.1 WP 17-03 & CSPA 16-15 Beztak - Pittsfield
[Submitted for Wetland Permit & Final Site Plan Review]
(3240 & 3300 Ann Arbor Saline Road, Section 07)

7.0 Old Business

8.0 New Business

8.1 WP 17-03 & CSPA 16-15 Beztak - Pittsfield
[Submitted for Wetland Permit & Final Site Plan Review]
(3240 & 3300 Ann Arbor Saline Road, Section 07)

8.2 CSPA 17-29 ALDI Food Market Pittsfield
[Submitted for Preliminary Site Plan Review]
(3113 Carpenter Road, Section 12)

8.3 CSPA 17-11 Morgan Reserve
[Submitted for Preliminary Site Plan Review]
(Northeast Corner of Platt & Morgan, Section 14)

8.4 2018 Planning Commission Meeting Schedule

9.0 Planner’s Report

10.0 Chairperson’s Report

11.0 Commissioner’s Report

12.0 Public Comment II
13.0 Adjournment

Please Note: This meeting is being recorded

This notice is posted in compliance with PA 267 of 1976 (as amended) Open Meetings Act, MCL 125.3103 and 125.3502 and the Americans with Disabilities Act (ADA).

Individuals with disabilities requiring auxiliary aids or services should contact the Pittsfield Charter Township Clerk’s Office 24 hours prior to the meeting. The Clerk’s Office can be reached at 734-822-3120 or via email clerk@pittsfield-mi.gov.
Members Present: Michael Yi, Nik Thompson, Matthew Payne, Ann Harris, Debbie Williams, George Ralph

Members Absent: Roland Kibler

Others Present: Ashley Newnam, Christina Lirones, Benjamin Carlisle, Township Planning Consultant, and Lisa Smerek, Recording Clerk.

1.0 Call Meeting to Order at 6:30 p.m. / Determination of a Quorum

Chairperson Payne called the meeting to order at 6:30 p.m. A quorum was present.

2.0 Pledge of Allegiance

Chairperson Payne led the Pledge of Allegiance.

3.0 Approval of Agenda

Motion by Commissioner Williams, supported by Commissioner Ralph, to approve the agenda as recommended.

MOTION CARRIED

4.0 Approval of Prior Minutes

4.1 Regular Meeting Minutes of October 5, 2017

Motion by Commissioner Williams, supported by Commissioner Ralph, to approve the Regular Meeting minutes of October 5, 2017.

MOTION CARRIED

5.0 Public Comment I

None

6.0 Public Hearing

None

7.0 Old Business

None
8.0 New Business

8.1 CSPA 17-21 Walmart Grocery Pickup
[Submitted for Preliminary & Final Site Plan]
(7000 Michigan Avenue, Section 28)

Benjamin Carlisle, Township Planning Consultant, presented a summary of the Planning Review for the preliminary and final site plan for CSPA 17-21 Walmart Grocery Pickup (copy on file).

There was discussion on:

- Parking Spaces
- Lighting
- Hours of Operation

Motion by Commissioner Williams, supported by Commissioner Harris, to approve CSPA 17-21 Walmart Grocery Pickup Preliminary and Final site plan with the following condition:

1. Confirm adequate lighting for pedestrians as part of the engineering review.

ROLL CALL

YES: THOMPSON, HARRIS, PAYNE, WILLIAMS, YI, RALPH
NO: None
ABSENT: KIBLER
ABSTAIN: None

MOTION CARRIED

9.0 Planner’s Report

Mr. Carlisle indicated several projects were recently submitted to the Township. The next Planning Commission meetings will have more agenda items.

10.0 Chairperson’s Report

None

11.0 Commissioner’s Report

Commissioner Thompson and Commissioner Harris attended a meeting with the Sustainability Committee. The Township Tree Canopy Initiative was discussed.

12.0 Public Comment II

None
13.0 Adjournment

Motion by Commissioner Ralph, supported by Commissioner Harris, to adjourn the meeting.

Chairman Payne adjourned the meeting at 6:49 p.m.

Deborah Williams, Secretary

Date
Meeting Date: November 16th, 2017

Project:
WP 17-03 & CSPA 16-15

Applicant:
Beztak-Pittsfield

Action: Submitted for Wetland Permit and Final Site Plan Review
# Wetland Permit Application

### Applicant Requirement Checklist
- Project Fees (must be paid by cash or check when application is submitted)  
  Administrative Fee is non-refundable. Application will not be processed until payment is received.  
  $700 + $500 + $150
- Completed Application Form
- Thirteen (13) sets of the proposed site plan. Three (3) full size plan sets, and ten (10) reduced (11x17) plan sets. (Delineation of Wetland or Verification of Wetland Delineation does not require site plan submittal)
- A CD containing the entire plan set

### Submittal Information

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<tr>
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<td>$700</td>
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<td>Escrow Fee</td>
<td>$650</td>
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<tr>
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<td>$1,350</td>
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This application and site plan is being submitted for the following consideration:
- Wetland Permit
- Delineation of Wetland
- Verification of Wetland Delineation

Date of Plan: 6-9-17  
Number of Sheets: [ ]

Name of Proposed Development: ANN ARBOR SALINE ROAD OAK VALLEY BL. MIXED USE SITE

Gross Acreage of Site: 15.12  
Estimated Acreage of Wetland Area: 2.5

### Property Information

General Location of Site: Ann Arbor Saline Road

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<td>Net Acreage</td>
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### Applicant Information

**Company Name**: BEZTAK LAND COMPANY  
**Applicant's Name**: MARK HIGHLAND - LAND DEVELOPMENT  
**Address**: 3173 NORTHWESTERN HAVY, SUITE 250 W, FARMINGTON HILLS, MI 48334  
**Contact Number**: (248) 737-6175

### Applicant’s Permit Compliance Agreement

The applicant(s) represents that they are the owner(s) of the subject property or are acting on behalf of the listed property owner, and herewith file thirteen (13) copies of the identified drawing of the property or site plan and all supporting material. The applicant also acknowledges that the filing of this application grants permission for Pittsfield Charter Township staff and/or officials to enter the property to determine the accuracy of the submitted information, including existing conditions.

Applicant's Signature:  
Date: 8/31/17

### Office Use

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Please Complete Reverse Side
### Escrow Information

(To be filled out if different than the applicant information)

(Please Print)

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<tr>
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<td>MARK HIGHTON</td>
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### Property Owner Information

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### Site Planner/Engineer

(Please Print)

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<tr>
<th>Company Name</th>
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<tr>
<td>ATWELL GROUP</td>
<td>MATT BUSH</td>
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<td>311 N. MAIN ST.</td>
<td>ANN ARBOR</td>
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<td>48104</td>
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<tr>
<td>(734) 994-4000</td>
<td>( )</td>
<td><a href="mailto:mbush@atwell-group.com">mbush@atwell-group.com</a></td>
</tr>
</tbody>
</table>

Submittal by the application deadline does not guarantee placement on the agenda for the meeting date indicated on the meeting schedule.
## Applicant Requirement Checklist
- **Project Fees** (must be paid by cash or check when application is submitted)
  - Administrative Fee is non-refundable
- Completed Application Form
- Fourteen (14) sets of the proposed site plan, three (3) full-size plan sets, and eleven (11) reduced (11x17) plan sets (N/A with Engineering Plan Submittal)
- A CD containing the entire plan set

## Submittal Information
This application and site plan is being submitted for the following consideration:
- [ ] Preliminary Site Plan
- [ ] Combined Preliminary/Final Site Plan
- [ ] Administrative Review
- [ ] Final Site Plan
- [ ] Amendment of Approved Plan
- [ ] Engineering Plan

<table>
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<tr>
<th>Date of Plan:</th>
<th>06/09/2017</th>
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<tbody>
<tr>
<td>Number of Sheets:</td>
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### Name of Proposed Development:
Beztak - Pittsfield Mixed Use

### Total Number of:
- [ ] Lots: __________
- [ ] Units: 195
- [ ] Units/Buildings: 195/17

### Total Floor Area Proposed (Sq. Ft.):
309,798

### Estimated Cost of Vertical Building: T.E.D.

### Estimated Cost of Site Work:
$2,360,600

### Proposed Date of Construction:
Fall 2017

## Property Information
- NW corner of Ann Arbor-Saline Rd. and Oak Valley Dr.
- General Location of Site: 12-07-200-014
- Parcel I.D. # 12-07-200-021
- Street Number
- Street Name
- Gross Acreage of Site: 15.12 +/-
- Net Acreage: 12.43 +/-

## Applicant Information
(Please Print)
- **Company Name** (If Applicable): Beztak Land Company
- **Address**: 31731 Northwestern Highways Suite 250W Farmington Hills (248) 737-6175
- **City**:
- **State**: MI
- **Zip**: 48334
- **Contact Number**
- **Fax Number**
- **Email Address**: MHighlen@beztak.com

### Applicant's Compliance Agreement
The applicant(s) represents that they are the owner(s) of the subject property or are acting on behalf of the above listed owner, and herewith file thirteen (13) copies of the identified drawing of the property or site plan and all supporting material. The applicant also acknowledges that the filing of this application grants permission for Township staff and/or officials to enter the property to determine the accuracy of the submitted information including existing conditions. If the applicant is not the owner, the owner must fill out the owner affidavit.

**Mark Highlen**

### Applicant's Signature

**Date**: 6-12-17

## Office Use

| :: Office Use :: | 
|------------------|---------------|
| CSPA # | 116 - 15 |
| ZP App Fee $ | 1480-|
| Escrow Fee $ | 28,856-|
| Total $ | 30,256-|

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### Property Owner Information

(Please Print)

**BRUCE BENZ, TRACY COATES, ET AL.**

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Property Owner’s Signature

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### Site Planner/Engineer

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**Atwell, LLC**

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**Matthew Bush, PE**

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mbush@atwell-group.com

Submittal by the application deadline does not guarantee placement on the agenda for the meeting date indicated on the meeting schedule.
Know what's below.
Call before you dig.

B E Z T A K - P I T T S F I E L D
C.S.P.A.

16-15

P I T T S F I E L D M I X E D U S E
CSPA 16-15
Beztak - Pittsfield
Part 1 of 2
Received: 2017-11-01
Know what's below.
Call before you dig.

BEZTAK - PITTSFIELD
C.S.P.A.

Exhibit Notes:

1. All items not shown herein shall be removed at Contractor's expense.
2. All work shall be in accordance with plans and specifications.
3. Contractor shall be responsible for the performance of all work shown herein.
4. All work shall be completed in a neat, professional manner.
5. Contractor shall be responsible for all punch list items.
6. Contractor shall be responsible for all material testing.
7. Contractor shall be responsible for all necessary permits.
8. Contractor shall be responsible for all necessary inspections.
9. Contractor shall be responsible for all necessary approvals.
10. Contractor shall be responsible for all necessary warranties.

Still Notes:

BEZTAK - PITTSFIELD
SAWYER COMPANY
Know what's below.
Call before you dig.
Know what's below. Call before you dig.
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<td>Local back-bury</td>
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**Note:** All areas within parentheses are that are not monitored by the utility.

**Note:** All areas marked with an asterisk are considered as "Not Applicable."
Know what's below.
Call before you dig.

BEZTAK - PITTSFIELD
C.S.P.A. # 16-15
Know what's below. Call before you dig.
Know what's below.

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

BEZTAK - PITTSFIELD
C.S.P.A.

"BEZTAK - PITTSFIELD"

"23"

"23"
Know what's below.
Call before you dig.
Know what's below.
Call before you dig.
Know what's below. Call before you dig.
Know what's below.
Call before you dig.

BEZTAK - PITTSFIELD
C.S.P.A.
16-15 28

SANITARY LEAD TABLE

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LEGEND

- [LEGEND DESCRIPTION]
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- [LEGEND DESCRIPTION]

REV IN: 11-09-2021
DRAWN BY: [DRAWER NAME]
CHECKED BY: [CHECKER NAME]
Know what's below.
Call before you dig.
Know what's below.
Call before you dig.
Know what's below. Call before you dig.
Know what's below.
Call before you dig.

BEZTAK - PITTSFIELD
C.S.P.A. #16-15
Know what's below. Call before you dig.
Know what's below. Call before you dig.
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Call before you dig.
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Know what's below. Call before you dig.
Know what's below. Call before you dig.
Know what's below.
Call before you dig.
Know what's below.
Call before you dig.

BEZTAK - PITTSFIELD
C.S.P.A.
16-15
Know what's below.
Call before you dig.

BEZTAK - PITTSFIELD

C.S.P.A.

16-15

45
Know what's below. Call before you dig.
Know what's below.
Call before you dig.
Know what's below.
Call before you dig.

BEZTAK - PITTSFIELD
C.S.P.A.

51
Know what's below.
Call before you dig.
Know what's below.
Call before you dig.
Know what's below.
Call before you dig.
Know what’s below.
Call before you dig.
Know what's below. Call before you dig.

BEZTAK - PITTSFIELD
C.S.P.A. #16-15
Know what's below.
Call before you dig.
Know what's below.
Call before you dig.
<table>
<thead>
<tr>
<th>Item</th>
<th>Duct ID</th>
<th>Duct Size</th>
<th>Duct Material</th>
<th>Duct Type</th>
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*Note: Duct ID, Duct Size, Duct Material, Duct Type, Duct Length, Duct Weight, Duct Cost are the respective details for each duct item.*
Know what's below. Call before you dig.
Know what's below.
Call before you dig.
Know what's below. Call before you dig.
Know what's below.
Call before you dig.
SITE INFORMATION

CONCRETE WASHOUT AREA

Typical Section

NOTES:

SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

1. All existing vegetation and native soils shall be protected by the contractor during construction.
2. All grading in existing soils shall be removed to the bottom of washout area.
3. All exposed area shall be protected by a temporary erosion protection during construction.
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57. All exposed area shall be protected by a temporary erosion protection during construction.
**SITE PLANTING LINT**

- **Thinnings:**
  - THINNINGS 60语音
  - THINNINGS 60语音

**LANDSCAPE REQUIREMENTS**

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<tr>
<th>Heritage</th>
<th>Required</th>
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<tr>
<td>Screening</td>
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<td>Sod</td>
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</tr>
<tr>
<td>Tree</td>
<td>Type</td>
<td>Proposed</td>
</tr>
</tbody>
</table>

- **2" x 2" HARDWOOD STAKES**
- **BALLED & BURLAPPED ROOT BALL**
- **CUT AND REMOVE TOP 1/3 OF BURLAP**
- **3" TO 4" DEPTH MULCH**
- **CREATE SAUCER (MIN. 6")**
- **FINISH GRADE**
- **COMPACTED TOPSOIL MIX**
- **UNDISTURBED SOIL**

**NOTES:**

1. **DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING**
2. **DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE**
3. **REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION**
4. **WATER TREE THOROUGHLY SUBSEQUENT TO INSTALLATION**

**RUBBER HOSE**

**CROWN OF ROOT BALL SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUS GRADE**

**SITE PLANTING AREA:**

**TYPICAL PLANTING DETAIL:**

**SIDE VIEW PLANTING DETAIL:**

**TOP VIEW PLANTING DETAIL:**
Know what's below. Call before you dig.
Know what's below.
Call before you dig.
NORTHWEST VIEW

MATERIAL LEGEND

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>COLOR</th>
<th>MANUFACTURER</th>
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<td>MATCH</td>
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<td>LIGHT NATURAL WALNUT LONGBOARD 6&quot; V GROOVE SIDING - VERTICAL</td>
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<tr>
<td>X04 STONE VENEER</td>
<td>CASTAWAY ELDORADO STONE STACKED STONE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>X07 PAINT FINISH</td>
<td>SHERWIN-WILLIAMS - 6073 -</td>
<td>PERFECT GREIGE SHERWIN WILLIAMS OR APPROVED EQUAL</td>
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<tr>
<td>X08 PRE-CAST CONCRETE SILL</td>
<td>ELDORADO STONE CHISELED EDGE WAINSCOT SILL</td>
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<tr>
<td>X09 FIBER-CEMENT PANEL SIDING</td>
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<td>SHERWIN-WILLIAMS - 7019 -</td>
<td>GAUNLET GRAY JAMES HARDIE OR APPROVED EQUAL</td>
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<td>X14 PRE-FINISHED METAL COPING / TRIM</td>
<td>TO MATCH X13 UNICLAD OR APPROVED EQUAL</td>
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<td>X15 ASPHALT SHINGLE</td>
<td>DARK GREY FIRESTONE OR APPROVED EQUAL</td>
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MATERIAL LEGEND

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<td>X15 ASPHALT SHINGLE</td>
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Note: This drawing is not intended for construction purposes. It is for informational purposes only. The material legend and specifications should be reviewed by a licensed professional before any construction work is performed.
### MATERIAL LEGEND

<table>
<thead>
<tr>
<th>Description</th>
<th>Color</th>
<th>Manufacturer</th>
<th>Style / Material</th>
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<td>Reveal Panel System - Smooth</td>
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<td>Longboard 6 1/2&quot; V-Groove Siding - Vertical</td>
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</table>
VIEW 2

BEZTAK PROPERTIES
PITTSFIELD MIXED USE

PROPOSED BUILDING PERSPECTIVES

*ARTISTIC RENDERINGS ARE NOT INTENDED TO BE AN EXACT REPRESENTATION OF THE FINISHED PROJECT ENVIRONMENT*
Final Site Plan and Wetland Approval
For
Pittsfield Township, Michigan

GENERAL INFORMATION

File No.: CSPA 16-15 and WP 17-03

Applicant: Beztak Land Company

Plan Date: June 9, 2017

Revised Plan Date: November 1, 2017

Location: NW corner of Ann Arbor Saline Road and Oak Valley Road

Zoning: Ann Arbor Saline Road Form Based District

Action Requested: Final Site Plan Review and Wetland Approval

SUMMARY

Beztak Land Company is seeking final site plan approval to construct a multiple building and multiple use development at the NW corner of Ann Arbor Saline Road and Oak Valley Road. The development includes:

- A total of eight-four (84) apartment units, spread out in the three (3) three-story buildings located in the interior of the site.
- Ninety-four (94) rowhouse units spread out in eleven (11) buildings. The rowhomes range in height from two (2) stories in the rear of the property to three (3) stories on Oak Valley Road and Ann Arbor Saline Road.
- Two (2) mixed use buildings that front on Ann Arbor Saline Road. The residential portion of the mixed use buildings totals 14 units. The total retail square footage is 18,490.
- A clubhouse containing three (3) additional residential units.
- 468 associated parking spaces.

The total number of residential units proposed is 195 units, which is approximately 12.9 units per gross lot area.

During our preliminary site plan review, we supported the proposed development of this property. Particularly, many of the elements proposed contribute to a unique and quality development, including:

- Buildings are be located close to the street to create a walkable, pedestrian-friendly environment.
- The proposed density is in range with the Master Plan.
- The applicant proposes to maintain the sites unique natural resources and preserve significant open space.
- Internal amenities featuring a clubhouse and boardwalk.
- An interconnected drive network.
- The applicant proposes residential units that are complementary and will enhance the adjacent residential developments.

The northwest corner of the site includes a large 2.3 acre state-regulated wetland. For the most part, the applicant is not impacting that wetland, but rather maintaining the wetland as a buffer between the proposed development and the single-family neighborhood to the west. However, they are encroaching into a small portion to build the clubhouse pool and parking which will require both State and Township wetland permits. The applicant proposes to mitigate wetland impact on site. Because of the need for a State wetland permit, the Township Wetland permit is being considered as part of the final site plan approval. The applicant has received the State wetland permit.

The site includes two (2) parcels totaling approximately 15 acres. Parcel 1, the larger parcel that has frontage on both Ann Arbor Saline Road and Oak Valley Road, is zoned Site Type C in the Ann Arbor Saline Road Form Base District. Parcel 2, the smaller parcel that only has frontage on Ann Arbor Saline Road and is zoned Site Type A in the Ann Arbor Saline Road Form Base District.
The applicant is seeking:
1. Final Site Plan Approval
2. Wetland Permit

**WETLAND REVIEW**

The site includes approximately 2.51 acres of mapped wetlands, 2.34 acres of the total site wetland is associated with Wetland “C”, which is located in the northwest portion of the site. The plan and associated Wetland Delineation & Threatened and Endangered Species Habitat Assessment report (prepared by Atwell dated April 11, 2016) identifies a total of seven (7) wetlands (Wetlands A through G). These wetlands include three (3) scrub-shrub wetlands, three (3) emergent wetlands, and one (1) mixed emergent and scrub-shrub wetland. Please see ECT’s memo for a specific description of each wetland. In general, the site wetlands are of fair to poor quality, are smaller and isolated wetlands, and contain invasive species (such as purple loosestrife).

The Plan indicates impact to 0.46-acres of the 2.51 total on-site wetland area (i.e., impact to approximately 18% of the on-site wetland areas). The following table summarizes the existing wetlands and the proposed wetland impacts:

<table>
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<td><strong>2.51</strong></td>
<td>--</td>
<td>--</td>
<td><strong>0.46</strong></td>
<td><strong>2,684.6</strong></td>
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</table>

As compensation for the proposed impacts, the applicant will mitigate the impacts to the 0.46 total acres of on-site wetlands by creating two (2) areas of wetland mitigation totaling 0.69-acre directly adjacent to the northern edge of Wetland C. The Plan proposes 0.34 acre area offsite and 0.35-acre area of onsite for mitigation.

The applicant has addressed all ETCs comments from their July 14, 2017 review. ECT recommends approval of the Final Site Plan for wetlands. The applicant has obtained and submitted a copy of a wetland permit from the MDEQ.

*Items to be Addressed: None*
On April 6, 2017, the Planning Commission approved the preliminary site plan for CSPA 16-15 Beztak-Pittsfield with the following conditions to be addressed as part of the final site plan submittal:

1. **Revise the Development Narrative provided on the Cover Sheet to match the modified plan set.**

   The revised Development Narrative provided on the Cover Sheet matches the modified plan set.

2. **Indicate location of proposed tree mitigation.**

   Based on Tree and Woodland Protection Ordinance the applicant is removing 317-inches of Heritage Trees and 756-inches of Woodland Trees. Based on this removal, the applicant is required to mitigate with 494 trees at 2.5 inch caliper. Two-hundred and one (201) of those trees will be planted on site. On sheet 50, the applicant indicates a desire to plant the remaining 293 required trees either in the proposed township park property just north or pay into the tree fund.

   Due to the fact that the future Township park property has not been designed, the Township is not in a position to determine if the park will need all 293 trees. A condition of approval for the final site plan shall be that the applicant will work with Township to plant the necessary trees in the park property and the remaining mitigation balance will be paid to the Township tree fund.

3. **Address comments as noted by ETC.**

   See wetland section above.

4. **If a proposed future tenant requires a greater parking demand than 1 space per 250 sq/ft, the applicant will be required to submit a parking study prior to zoning compliance approval to confirm that parking is sufficient.**

   A note should be added to the cover sheet noting acknowledgment.

5. **Relocate the two (2) dumpsters that are located along the southern property line to interior to the site to provide greater buffering from residential properties.**

   Dumpster locations have been modified as discussed with staff.

6. **Address Planning Commission comments regarding design and material use.**

   The applicant has complied with all Planning Commission comments regarding design and material use. However, we note approved preliminary site plan elevations are considerably different from the proposed final site plan elevations. More detail regarding the differences is noted below.

7. **Comply with revised lighting standards and address photometric plan comments from Township Engineer.**
The Township Engineer has reviewed the lighting plan and approved with one (1) condition.

8. Obtain all outside agency approvals.

Traffic and road improvements were a significant part of the discussion for preliminary site plan approvals. The Township and applicant meet numerous times with the Washtenaw County Road Commission with regards to required road improvements. As a result of continued discussions with the Township and the Road Commission, the applicant has extended the second lane of southbound traffic on Ann Arbor-Saline Road past the Heritage Falls development, has extended the Ann Arbor Saline Road northbound left-hand turn lane further south on Ann Arbor Saline Road, and has studied the light at Oak Valley and Ann Arbor Saline Road to improve signal timing.

The applicant has obtained approvals from Michigan Department of Environmental Quality, the Washtenaw County Water Resource Commission, and the Washtenaw County Road Commission.

**FINAL SITE PLAN AS COMPARED TO PRELIMINARY SITE PLAN**

We note the following differences between the approved preliminary site plan and proposed final site plan which the applicant has supplied additional information for clarification and consideration. The applicant’s responses follow CWA’s questions in *italics*. CWA’s response to their response follows.

1. **Lot coverage has increased from 17.4% to 17.5%**.

   Applicant’s Response: *This increase is minimal, and is the result of more detailed site and building design associated with the final site plan.*

   CWA Response: Satisfactorily explained.

2. **Floor area ratio has increased from 34.4% to 47.1%. What is the significant increase in FAR attributed too?**

   Applicant’s Response: *The additional floor area increase is due primarily to the second and third floors of the row houses and apartments with garages extending beyond the ground floor footprints. These cantilevered areas were proposed in the preliminary site plan, but incorrectly defined in the preliminary site plan’s FAR, which used the same floor area as the ground floor to calculate FAR. Also, a mezzanine level was added to the residential units in multi-tenant building #1 to provide the desired loft-style living space.*

   CWA Response: Satisfactorily explained.

3. **The square footage of retail has increase from 17,600 sq/ft to 18,490 sq/ft. How will the increase in retail affect parking, circulation, and traffic?**

   Applicant’s Response: *The retail square footage previously noted represents the total ground floor area of the mixed use buildings. The actual floor area of the retail units is currently shown*
as 17,220 sq.ft. The remainder to the ground floor is residential access stairways and utility/meter rooms. There is not impact to the parking, traffic, and circulation.

CWA Response: Satisfactorily explained.

4. Change in bedroom configuration.

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</table>

Will the change in bedroom configuration increase site traffic?

Applicant’s Response: The (site data) table has been revised to reflect the correct unit mix. The total number of units stayed the same, but the unit mix in the data table was incorrectly noted and the mix had changed from the preliminary site plan, resulting in 18 more bedrooms. Large 2-bedroom corner units in Building #3 were converted into 3-bedroom units to provide a better mix to meet the market demand. The square footage of these units is roughly the same, but including another smaller bedroom will be desirable to some prospective residents because this extra room most often functions as a home office or additional storage. Three-bedroom units usually don’t have three (3) drivers. The addition of mezzanine space in the residential units of multi-tenant building #1, in order to provide the desired loft-style living space, also allowed the 1-bedroom units to become 2-bedroom units.

CWA Response: Additional traffic information was provided by the applicant’s traffic consultant which states, the proposed additional bedrooms does not increase the peak parking demand, and does not recommend any adjustments based on the proposed change. The Washtenaw County Road Commission has confirmed the number of bedrooms does not affect the estimated number of trips.

5. Decrease in four (4) parking spaces.

Applicant’s Response: The loss of four (4) parking spaces is the result of more detailed site and building design associated with the final site plan process. The remaining parking spaces are sufficient to serve the site as proposed, and site still meets the Township Parking requirements.

CWA Response: Again, the applicant references the traffic information provided from the traffic consultant which indicates a potential 2% reduction in parking would still adequately serve the residential portion of the development. A condition of approval should require that the applicant add a note to cover sheet acknowledging that if a proposed future tenant requires a
greater parking demand than 1 space per 250 sq/ft, the applicant shall submit a parking study prior to zoning compliance approval to confirm that parking is sufficient.

6. **Decrease in landscape area from 235,224 sq/ft to 230,868 sq/ft.**

   Applicant’s Response: *The 4,356 sq.ft. decrease in landscape area is minor, and is the result of more detailed site and building design associated with the final site plan process. Revising the porches for the apartments with garages on the east side of the site will add to the total landscape area.*

   CWA Response: Satisfactorily explained.

7. **Elimination of pedestrian connection to Hawthorne Ridge. Was this removal requested by the homeowners association?**

   Applicant’s Response: *We have added an easement to allow for a future pathway connection should Hawthorne Ridge decide to install it.*

   CWA Response: Satisfactorily explained.

8. **Pool reorientation. Was there any consideration to moving pool to other side (northern) side of clubhouse to reduce impact on wetland and mitigate potential noise and lighting concerns upon adjacent residential neighbors?**

   Applicant’s Response: *Moving the pool to the northeast side of the clubhouse is not feasible. That area is adjacent to a lower point in the onsite wetlands, so it contains underground detention and the stormwater system outlet. The pool is located far from the nearest neighboring residence, and the pool closes at dusk, so lighting and noise will not negatively affect the surrounding communities. The pool lighting fixture has been added to the photometric plan.*

   CWA Response: Satisfactorily explained.

9. **Perspectives with changes to architecture.**

   Applicant’s Response: *Perspectives have been revised to match changes in architecture.*

10. **Streetscape detail for Oak Valley and AA-Saline frontage.**

    Applicant’s Response: *Revised perspective renderings to coordinate with proposed streetscape detailing as requested. Decorative walls have been added to porches for the apartments with garages. The porches were reduced in size to allow for additional landscape. Benches were added to the porches. The walks and landscape along the front of the mixed use buildings were revised for a more urban appearance, and benches and rubbish containers were added to both road frontages. Ground sign locations were added to the development entrances, and a description of site signage was added to the narrative.*

11. **Carport location has been altered.**
CWA Response: The applicant proposes to slightly alter the proposed location of the approved car ports. For the most we support the revised carport location change, but not that the applicant should remove the carports that are located between the apartment #3 and the multitenant mixed-use buildings.

12. Changes in elevations including introduction of exterior stair well, introduction of Hardie board in place of metal panels, rowhouse and retail building elevations (color, material, details), etc.

Applicant’s Response: Architectural revisions include:

- **Apartments with garage** – combined entry doors for fewer walk connections, plus lower porches. Reconfigured porch of building #6.
- **Apartments** – Replaced full wall at breezeway stairs to a half-wall.
- **Multi-tenant** – Added mezzanine to apartments in building #1.

Apartment building #3, 4, and 5’s stairwells are in the same location. A portion of exterior wall was removed to create a true breezeway, but the stairs should not be considered “exterior” because they are not attached to the outer façade of the buildings. They are completely under the building roof and well back from the façade...Removing the walls was beneficial because it addressed maintenance concerns (cleaning/maintenance of an interior 3-story space), and when visible helps reduce the appearance of mass of the building.

On all buildings, metal panels, stucco, and EIFS in the preliminary plan have been replaced by fiber cement panels to maintain the quality and appearance of the building and improve durability.

- Metal panels are rot proof, insect and fireproof, and require little maintenance, but dents are common and cannot be popped out.
- Metal panels have baked on enamel color which means it cannot be painted to modify the color.
- Pre-painted fiber cement panels means no painting for as long as 25 years or more, unless a change of color is necessary.
- Fiber cement panels resist thermal expansion, so caulking will last far longer than on metal siding.
- Fiber cement panels resist cracks/dings from everyday wear and tear, and are fireproof.
- Many manufacturers offer a lifetime warranty.

Balcony raining pickets are now vertical for safety. Horizontal pickets make it easier for children to climb on the railing.

CWA Response: In discussions with the applicant, the applicant made it clear that the changes to the elevations were in response to refining the plan and necessary changes due to grading
issues. We understand the changes, we offer two points of consideration for the Planning Commission to discuss:

A. Open stairwells for apartment building.

The applicant has replaced the enclosed full wall at along stairs to a half-wall. Converting from a full enclosed space to a half wall creates a non-conditioned space (i.e. open to elements, non-heated or cooled, etc). Our initial concern was that by creating non-conditioned space its open to snow, rain, leaves, etc and often people treat that space as outdoor space and leave it rather unsightly with grills, bicycles, etc. As a solution the applicant has proposed a half-wall to partially protect against elements and allow for partial screening of space.
B. Oak Valley Rowhomes front elevation and streetwall.

The preliminary perspective of the rowhomes on Oak Valley appear to present a robust streetlife:
1. First floor porches
2. Knee wall
3. Corner balconies
4. Landscaping

The applicant acknowledges that due to grade changes they have to remove the front porches and kneewall.

However, to create a robust streetscape they propose to increase building landscaping, include street trees, and bench seating and pedestrian-scaled lighting along Oak Valley. The streetscape plan is shown on sheet 58 and 59. We support these additions however recommend as a conditional of approval, the applicant continue to work with staff to refine the streetscape program.
C. Color revisions.

Comparing the preliminary elevations for the Apartments and Rowhomes to the revised elevations, the preliminary elevations appeared to have more color variety and depth, with incorporation of blacks and whites. The revised elevations appear to primarily be in tans, greys, and browns.

The applicant has been asked to provide a material board at the meeting to compare materials and colors.

SUMMARY

We support the development of this site and find that the final site plan is in substantial compliance with the approved preliminary site plan.

Because the applicant is seeking wetland approval and final site plan approval, the Planning Commission should consider the matter in two separate motions.

Wetland:

Based on the review by ETC, we recommend approval of the wetland permit.

Final Site Plan:

The Planning Commission should discuss the proposed changes to the approved elevations and add any conditions as necessary.

We recommend final site plan approval with the following conditions:

- The applicant will work with Township to plant the necessary trees in the park property and the remaining mitigation balance will be paid to the Township tree fund.
- The applicant will work with the Township to finalize streetscape program on Oak Valley including landscaping, bench location, trash receptacle location, and lighting location and type.
- Add note to cover sheet acknowledging that if a proposed future tenant requires a greater parking demand than 1 space per 250 sq/ft, the applicant shall submit a parking study prior to zoning compliance approval to confirm that parking is sufficient.
- Remove the carports that are located between the apartment #10 and the multitenant mixed-use buildings.
- Make changes to the elevations and color selection, if necessary, as directed by the Planning Commission.

[Signature]

CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, LEED AP, AICP
TO: Ben Carlisle, AICP
   Township Consultant Planner

FROM: Eric Humesky, P.E.
     Township Engineer

DATE: October 31, 2017

SUBJECT: Beztak - Pittsfield
         C.S.P.A. # 16-15
         Final Engineering Review

We have reviewed the September 21, 2017 117-sheet submittal of the above engineering plan that was received by the Township on September 22, 2017 and comment as follows:

1. Sheet 01:
   a. The Utility Quantities Table shall be updated with current quantities.

2. Sheet 07:
   a. A “Drop Curb Back” label must be added where the 10-foot wide fire access drive west of BLDG 6 connects to the parking lot and where the 10-foot wide fire access drive east of BLDG 16 connects to the parking lot. This must also be updated on the grading plan.

3. Sheet 11:
   a. A program proposal for continued maintenance and the title of the individual responsible for permanent grease trap maintenance shall be provided once the tenants are identified.
   b. The utilities connections to the apartments and FDC locations at the apartments shown on the plans do not correspond with the architectural drawings. The architectural drawings show the FDC located within the stairwells. This shall be revised. This is a repeat comment.
   c. In the Utility Notes, it seems item 7 is incomplete and should be completed.
4. Sheet 13:
   a. Design calculations shall be provided for all walls exceeding 4 feet or walls adjacent to parking.

5. Sheet 14:
   a. Elevations provided for the retaining wall north of BLDG 6 shall be revised to be legible.
   b. Top of wall and bottom of wall elevations shall be provided at the southeast end of the abovementioned wall.

6. All leads must be profiled below their perspective plan views. This includes the sanitary leads.

7. All sanitary profiles shall show roof drains and provide crossing information if needed.

8. Sheet 17:
   a. Compacted sand back fill must be proposed under the two storm sewer crossings on this sheet to ensure no settling of the pipes occurs.
   b. The two foot sump and temporary bulkhead may be removed from S2. This is no longer a Township requirement.

9. Sheet 18:
   a. Crossing information for crossings 29, 41, 43, and 44 shall be updated to correspond with the crossing information on Sheet 51.

10. Sheet 19:
    a. In the Sanitary Lead Table, the B17 lead length should be corrected to 24’.
    b. In the profile:
       i. The label for the B15 lead should be shifted to align with the lead drawn in the profile.
       ii. The RIM elevation for S17 should coordinate with the Sanitary Structure Schedule on Sheet 51.
       iii. The quantities shown on the profile for 10” PVC SDR 26 sum to 234 LF, the table should be updated to coordinate with the plan values.
iv. Crossing information for crossings 14, 15, 16, 47, and 48 shall be updated to correspond with the crossing information on Sheet 51.

11. Sheet 20:
   a. In the profile, Crossing 37 should be removed.

12. Sheet 21:
   a. Crossing information for crossings 12 and 16 shall be updated to correspond with the crossing information on Sheet 51.
   b. In the S11 – S15 profile, the RIM elevation for V11 should be updated to correspond with the Watermain Structure Table on Sheet 51.

13. Sheet 22:
   a. All proposed gate valves shall be located in gate wells. This must be updated on all applicable sheets.

14. Sheet 23:
   a. The information for crossing 28 should be updated to correspond with the crossing information on Sheet 51.
   b. Tees and their respective sizes must be called out in the profiles where ductile iron services connect to the main.

15. Sheet 24:
   a. In the profile, the FG elevations for H9 and V6 should correspond to the Watermain Structure Table on Sheet 51 and grading plan.

16. Sheet 26:
   a. In the H13 profile, Crossing 35 shall be shown.
   b. The crossing information for crossings 18, 27, 36, and 67 should correspond to the crossing information on Sheet 51.

17. Sheet 27:
   a. In the H8 profile, crossing 38 shall be shown.
   b. In the H12 profile, crossing 39 shall be shown.
c. In the water main profile, there appears to be an errant lead at station 1+00.

18. Sheet 29:
   a. Compacted sand backfill must be proposed under all pavement, including walkways. The BLDG 6 and 8 profiles must be updated on this sheet.

19. Sheet 30:
   a. In the BLDG 4 Fire Lead profile, the 3" W Lead label shall be revised to 4" F Lead.
   b. It is our understanding that the largest size Type K copper pipe available for direct bury is 2-inch. Copper services larger than 2 inches in diameter are proposed on this sheets and several other sheets. The applicant must verify that the proposed pipe material is available for the proposed size as well as that the proposed valves are available in these sizes. This must be addressed on all applicable sheets.

20. Sheet 31:
   a. In the BLDG 6 Fire Lead profile, the B1 in the label shall be revised to B2.

21. Sheet 33:
   a. There are two profiles for the 2" water lead for Building 13, this should be revised to be one profile for the domestic lead and one profile for the fire lead.
   b. Compacted sand backfill must be proposed under all pavement, including walkways. All profiles on this sheet must be updated.

22. Sheet 34:
   a. In the Building 16 profiles, the sanitary lead and storm sewer crossings shall be shown.
   b. Compacted sand backfill must be proposed under all pavement, including walkways. All profiles on this sheet must be updated.

23. Sheet 35:
   a. The labels for the Fire and Domestic lead profiles for Building 17 seemed to be mixed up. These shall be revised so that the crossings and labels correspond to the correct profile.
   b. In the Building 17 profiles, crossing information for crossings 59, 61, 62, and 63 should correspond to the crossing information on Sheet 51.
c. Compacted sand backfill must be proposed under all pavement, including walkways. All profiles on this sheet must be updated.

24. Sheet 36:
   a. Compacted sand backfill must be proposed under all pavement, including walkways. The BLDG 3 and 4 profiles on this sheet must be updated.

25. A detail for the hydro-dynamic separators shall be provided in the plans. It should be verified that hydro-dynamic separators can also accept direct surface drainage and treat the runoff.

26. Details shall be provided for each detention basin.

27. Quantity tables should be added to each storm profile, as done for the sanitary and watermain profiles.

28. Sheet 37:
   a. The roof drain pipe material must be specified.
   b. The plans must indicate that compacted sand backfill shall be used at the roof drains.

29. Sheet 38:
   a. In the R10 – R14 profile, the sanitary lead crossings shall be shown.

30. Sheet 43:
   a. In the R51 – R55 profile, the sanitary and water leads shall be shown.

31. Sheet 44:
   a. In the R40 – R43 profile, the crossing information for crossing 26 shall correspond with the crossing information on Sheet 51.

32. Sheet 45:
   a. In the profile, the sanitary lead to BLDG 17 shall be shown.
   b. It is not clear how the 21-inch storm pipe connects to the Underground Detention Area 2. The plan must be revised to show this connection.

33. Sheet 46:
a. In the R54 – R58 profile, the crossing information for crossing 18 should correspond to the crossing information on Sheet 51.

34. Sheet 49:
   a. The plan must specify a stormwater maintenance plan. This must include how often inspection and maintenance are required as well as the method required for cleaning of the underground detention areas and hydro-dynamic separators.

35. Sheet 51:
   a. The storm structure table should be updated to correspond with the profiles. Several structures need updated inverts, diameters, and RIM elevations.
   b. All tables on this sheet shall be updated with any utility changes.

36. Sheet 52:
   a. The Fire Marshal has reviewed the final plans and has the following comments:
      i. It should be clarified if H11 is missing from the plan. FDC13 requires a hydrant within 50 feet and H11 may be the missing hydrant.
      ii. The hallways containing stairwells that are not enclosed should be sprinkled.
      iii. H3 shall be relocated to the southeast corner of Building 12.
      iv. ‘Fire Lane, No Parking’ signs should be added near the entrances and within the curbed islands.
      v. All franchise utilities and transformers shall be shown on this sheet.

37. Sheet 54:
   a. This sheet shall be renumbered from 53 to 54.

38. All existing and proposed culverts and storm pipes along Ann Arbor-Saline Road must be kept free of sediment. It appears the drainage flowing under Old Falls Road discharges to the south side of Ann Arbor-Saline Road. No sediment may washout in this direction.

39. Sheet 58:
   a. The carport base locations have been adjusted such that the underground detention areas are not impacted. The plan must clearly show where standard carports and cantilever style carports are to be located.
40. The Township lighting consultant has reviewed the plans and made the following comments:

   a. Luminaire OF-2-1 requires a full shield on the west side of the fixture to prevent single source light transmission to the adjacent residential homes, or the unit needs to be rotated to prevent this from occurring.

41. The Washtenaw County Water Resources Commissioner reviewed and approved the plan in correspondence dated October 27, 2017.

42. The Washtenaw County Road Commission reviewed and approved the plan in correspondence dated October 25, 2017.

43. Washtenaw County Environmental Health Division approval of the well and septic abandonment should be provided prior to demolition.

44. Prior to Final Site Plan approval, the Applicant shall execute a development agreement, in a form approved by the Township, specifying all the terms and understandings relative to the proposed development. A performance guarantee will be required as part of the development agreement in accordance with Section 3.09 of the Zoning Ordinance.

45. A stormwater management maintenance agreement, satisfactory to the Township, shall be executed by the property owner prior to obtaining a certificate of occupancy. A template agreement can be found on the Township website.

46. An updated storm drainage narrative with same size maps must be submitted on 8-1/2-inch by 11-inch sheets that describe the storm drainage concepts once the stormwater management plan is finalized. Complete calculations for the sizing of all storm sewers, detention basins, sedimentation forebays and their associated components and the restricted discharges must be included.

47. Prior to a pre-construction meeting, the Pittsfield Township sanitary sewer, water main and fire line connection fees must be paid. The summary of fees will be supplied under a separate cover.

48. City of Ann Arbor sanitary sewer connection fees are required for discharges to their system. The proposed connection to the north flows to the City of Ann Arbor. Prior to a pre-construction meeting, verification that the City fees have been paid must be provided.

49. A Pittsfield utility permit application and fee will be required for the water main, sanitary sewer, and stormwater management. MDEQ construction permits will also be required for the water main and the sanitary sewer. We will assist the proprietor in obtaining these latter permits after the plans are approved by the Engineering Department. No utility construction may begin until these permits have been issued, connection fees paid, a pre-construction meeting held, and all construction shop drawings submitted and approved.
50. No earth change activity may take place until the plans are approved, a Pittsfield Township soil erosion control permit application and fee are submitted, and the Soil Erosion Control Permit is issued.

51. With each re-submittal, the preparer shall provide a written summary of revision made to the plans.
October 19, 2017

Mr. Ben Carlisle, AICP
Township Planning Consultant
Pittsfield Charter Township
6201 West Michigan Avenue
Ann Arbor, MI 48108

Re: Beztak Land Company
Pittsfield Mixed Use Development (CSPA16-15)
3240 & 3300 Ann Arbor-Saline Road Properties
Wetland Review of the Final Site Plan

Dear Mr. Carlisle:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Final Site Plan for the proposed Pittsfield Mixed Use development project (i.e., Beztak) prepared by Atwell dated September 7, 2017 and stamped “Received” by the Pittsfield Charter Township Planning Department on September 8, 2017 (Plan). ECT is preparing this review letter for compliance with the Pittsfield Township Wetlands Protection Ordinance (Chapter 8, Article V).

In addition, ECT has reviewed the Beztak Pittsfield Mixed Use Mitigation Plans prepared by Atwell dated September 29, 2017 as well as the Draft Permit for Countersignature documentation for the project from MDEQ (Permit No. WRP008771v.1, Submission No. HN6-95D3-YEBXQ).

ECT recommends approval of the Final Site Plan for wetlands. The issuance of a Township Wetland Permit shall be contingent on the issuance of the Final MDEQ Wetland Permit for the project.

The proposed development is located at the northwest corner of Ann Arbor-Saline Road and Oak Valley Drive (Section 7). The project is proposed on parcels 12-07-200-014 and 12-07-200-021 (3240 and 3300 Ann Arbor-Saline Road). According to the Plan, the overall site area is approximately 15 acres, including approximately 2.51 acres of mapped wetlands. The plan and associated Wetland Delineation & Threatened and Endangered Species Habitat Assessment report (prepared by Atwell dated April 11, 2016) identifies a total of seven (7) wetlands (Wetlands A through G). These wetlands include three (3) scrub-shrub wetlands, three (3) emergent wetlands, and one (1) mixed emergent and scrub-shrub wetland.

The proposed site plan continues to include mixed-use buildings, proposed parking and underground storm water storage systems. The Plan proposes the following seventeen (17) buildings:

- Two (2) retail buildings (Buildings 1 and 2);
- Eight (8) Apartment buildings (Buildings 3, 4, 5, 6, 7, 8, 9, and 10);
- Six (6) townhouse/rowhouse buildings (Buildings 11, 12, 13, 14, 15, and 16);
- One (1) clubhouse (Building 17).

**Existing Conditions**

ECT previously visited the subject site for the purpose of a wetland boundary verification. All wetlands were clearly marked with pink survey tape flags at the time of our inspection and appear to be emergent wet meadow or scrub/shrub wetlands. The balance of the site is upland and consists of a variety of grasses, wildflowers and weeds. In addition, a majority of the site appeared to have been brush-hogged/cleared within...
the past several years and a number of invasive, fast-growing plant species now dominate most of the property.

ECT has verified that the wetland boundaries appear to be accurately depicted on the Plan.

On-site wetland areas include the following:

- Wetland “A” – Approximately 0.06-acre emergent wetland (or wet meadow), isolated and relatively small natural depression contained entirely within the subject property. This wetland is isolated from other on-site natural features and is dominated by fox sedge (*Carex vulpinoidea*), lamp rush (*Juncus effusus*), fringed yellow-loosestrife (*Lysimachia ciliata*), purple loosestrife (*Lythrum salicaria*) and side-flowering aster (*Symphyotrichum lateriflorum*). Wetland A is the largest emergent wetland on the proposed project site. Similar to most of the on-site wetlands, this area appeared to have been previously mowed however silky dogwood (*Cornus amomum*) and gray dogwood (*Cornus foemina*) were present.

- Wetlands “B”, “D”, and “E” – These scrub-shrub wetlands are located along the edges of the subject property along Oak Valley Drive and Ann Arbor-Saline Road. These wetlands are of relatively low quality. Wetland B is 0.06-acre and contained common buckthorn (*Rhamnus cathartica*), sandbar willow (*Salix interior*), gray dogwood, cottonwood (*Populus deltoides*), Dudley’s rush (*Juncus dudleyi*), reed canary grass (*Phalaris arundinacea*) and Fuller’s teasel (*Dipsacus fullonum*). Wetland D is 0.01-acre and Wetland E is 0.02-acre and they contain many of the species listed above.

- Wetland “C” – Approximately 2.34-acre mixed emergent and scrub-shrub wetland (the largest wetland on the subject site) located in the northwest portion of the site. The wetland appears to have been historically connected to a larger wetland system extending to the west; however, those connections to the west were apparently severed by the development of adjacent properties that are now served by a storm water management basin immediately west of the subject site. Existing vegetation within this wetland is dominated by species such as swamp milkweed (*Asclepias incarnata*), purple-leaf willow herb (*Epilobium coloratum*), flat-top goldenrod (*Euthamia graminifolia*), purple loosestrife (*Lythrum salicaria*) and side-flowering aster (*Symphyotrichum lateriflorum*). This wetland conveys water from the western sections of the subject property to the property’s northern edge. Here, the runoff forms a channelized watercourse. This wetland is of fair quality.

- Wetland “F” - Approximately 0.02-acre emergent wetland (or wet meadow), isolated and relatively small natural depression contained entirely within the subject property and located west of Wetland A. This wetland is isolated from other on-site natural features and is dominated by the same species of vegetation as Wetland A.

- Wetland “G” – Emergent wetland that occurs on a ditch bottom at the northern edge of the site. This wetland is not proposed for impact by the proposed development.

In general, the site wetlands are of fair to poor quality, are smaller and isolated wetlands, and contain invasive species (such as purple loosestrife). It is important that the proposed site development plan maintains a drainage way through Wetland C from the western sections of the subject property to the site’s northern edge.
where the runoff forms a channelized watercourse that extends off-site. This current plan maintains this flow route for site stormwater.

A summary of our findings from review of the applicant’s submittal with regard to existing wetlands and proposed wetland impacts follows.

**Wetland Impact Review**
The current site plan proposes to impact all of Wetlands A, B, D, E, and F and approximately 12% of the on-site area of Wetland C (i.e., 0.27-acre) will be filled. Wetland G, located along the property line in the northwestern section of the property, will not be impacted by the proposed site development.

The Plan indicates impact to 0.46-acres of the 2.51 total on-site wetland area (i.e., impact to approximately 18% of the on-site wetland areas). It should be noted that in the Wetland Impacts and Mitigation table on the Plan, the impact area to Wetland B is listed as 0.08-acres, however the existing area of Wetland B is only 0.06-acre. The applicant shall review and revise the Plan as necessary to ensure that the wetland impact and wetland mitigation areas required are consistent throughout the Plan.

The following table summarizes the existing wetlands and the proposed wetland impacts:

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In addition to the proposed wetland impacts, the Plan includes a significant amount of wetland buffer impacts. Of the 2.27 total acres of on-site wetland buffer, the development plan proposes to impact 1.33 acres (59% of the on-site wetland buffer areas).

In addition to the desire to preserve wetlands, the Township’s goal is to preserve wetland buffers/setbacks. The Township’s Land Development Standards (Chapter 19 - Protection and Mitigation of Natural Features) states that:

*A permanent buffer strip, vegetated with natural plant species, will be maintained or restored within a setback of 25 feet from a designated edge or boundary of a wetland area.*

ECT
Environmental Consulting & Technology, Inc.
The preservation of a 25-foot buffer area is important to the overall health of the existing wetlands and of the on-site watercourse. The existing buffer serves to filter pollutants and nutrients from storm water before entering the wetlands and drain, as well as provide additional wildlife habitat. Any pesticides, herbicides, or fertilizers used on the proposed development site would likely also ultimately drain to the wetland/drain.

**Regulatory Status and Permits**

All of the on-site wetlands appear to be essential and therefore regulated by Pittsfield Township. It is ECT’s opinion that all the wetlands on the site have several essential wetland functions: storm water storage capacity, erosion control and habitat value. According to the Pittsfield Charter Township Wetland Protection Ordinance, Section 8-205, the following activities require a permit from the Township:

1. Deposit fill material in a wetland.
2. Dredge or remove soil or minerals from a wetland.
3. Construct, operate, or maintain any use or development in a wetland.
4. Drain surface water from a wetland.
5. Mowing, cutting, removing, or causing to be removed or damaged, native vegetation or trees from the wetland, except for the mowing of a walkable path not to exceed ten (10) feet wide, unless as an ecological restoration project approved by the Ordinance Enforcement Officer.

The applicant’s consultant has noted that they believe Wetlands A, B, C, and G are likely regulated by the Michigan Department of Environmental Quality (MDEQ) due to their proximity (i.e., within 500-feet) to the drainage feature (i.e., stream associated with Wetland C). The MDEQ also generally regulates wetlands that are greater than 5-acres in size or part of a larger wetland system that is greater than 5 acres in size.

It should be noted that the applicant has provided Draft Permit for Countersignature documentation for the project from MDEQ (Permit No. WRP008771v.1, Submission No. HN6-95D3-YEBXQ). The issuance of a Township Wetland Permit shall be contingent on the issuance of the Final MDEQ Wetland Permit for the project.

**Proposed Mitigation**

It should be noted that Wetland impacts of the size proposed on the Plan require compensatory wetland mitigation, according to the Township Ordinance as well as the MDEQ Wetland Rules (Michigan’s wetland statute, Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended). Impacts to emergent and scrub-shrub wetlands generally require mitigation at a ratio of 1.5-to-1. The site plan therefore requires a minimum of 0.69-acre.

As compensation for the proposed impacts, the Applicant has proposed to mitigate the impacts to the 0.46 total acres of on-site wetlands by creating two (2) areas of wetland mitigation totaling 0.69-acre directly adjacent to the northern edge of Wetland C. The Plan proposes a 0.34 as well as a 0.35-acre area of on-site mitigation. It appears as though these two (2) on-site wetland mitigation areas will be created by cutting and filling the subgrade of the wetland mitigation footprint in order to create “flat” areas that will capture runoff from the adjacent Wetland C area. The applicant has now provided a separate, detailed wetland mitigation design document that contains details related to the mitigation grading, planting and proposed hydrology.
Wetland Comments
The following are repeat comments from our *Wetland Review of the Final Site Plan* letter dated July 14, 2017. The current status of these comments follows in bold italics:

1. As proposed, the impacts to on-site wetlands will likely require a wetland use permit (i.e., Joint Permit) from the MDEQ. It is the Applicant's responsibility to confirm the need for a Permit from the MDEQ for any proposed wetland impact. Final determination as to the regulatory status of each of the on-site wetlands shall be made by MDEQ. The Applicant should provide a copy of the MDEQ Wetland Use Permit application to the Township (and our office) upon submittal and a copy of the permit upon issuance. A Township Wetland Permit cannot be issued prior to receiving this information.

The applicant's consultant has noted that because the project is currently in the preliminary planning stage, the applicant has not had any correspondence with the MDEQ but will be submitting a permit application to MDEQ.

*This comment has been addressed. The applicant has now provided a Draft Permit for Counter-signature for the project from MDEQ (Permit No. WRP008771v.1, Submission No. HN6-95D3-YEBXQ). The issuance of a Township Wetland Permit shall be contingent on the issuance of the Final MDEQ Wetland Permit for the project.*

2. Subsequent Plans should provide additional detailed information regarding the design and construction of the proposed wetland mitigation area, including proposed grading and planting information. Atwell notes that on behalf of the applicant, they will provide a detailed mitigation plan that will include specific mitigation details including, but not limited to, proposed grading and planting information, mitigation goals and objectives, and will be submitted with the wetland permit applications. This information shall be submitted prior to Final Site Plan approval and issuance of a Township wetland permit.

This wetland mitigation plan shall address the apparent site access constraints associated with construction of the wetland mitigation areas. Specifically, an acceptable plan to access the wetland mitigation areas on the north side of the Wetland C shall be provided. Access to the proposed wetland mitigation areas does not appear to be possible without crossing (and temporarily impacting) portions of Wetland C and its 25-foot buffer. Please provide detailed information that describes the associated access plan, the methods that will be used to maintain the existing flow path through Wetland C during construction, and the proposed restoration measures associated with these activities.

*This comment has been addressed. The applicant has now provided a separate, detailed wetland mitigation design document that contains details related to the mitigation grading, planting and proposed hydrology. This information is satisfactory and meets the Township requirements.*

3. In the *Wetland Impacts and Mitigation* table on Sheet 03, the impact to Wetland B is listed as 0.08-acres, however the existing area of Wetland B is only 0.06-acre. The applicant shall review and revise the Plan as necessary to ensure that the wetland impact and wetland mitigation areas required are consistent throughout the Plan.

*This comment has been addressed. Please continue to ensure that the wetland impacts and wetland mitigation area quantities required are consistent throughout the Plan.*
Conclusion
According to the regulations found in the Township Wetland Ordinance, it appears that the Plan will require a Wetland Use Permit from the Township. This determination does not preclude the potential requirement of a Wetland Use Permit by the MDEQ. It is the applicant’s responsibility to ascertain the need and acquisition of other applicable permits.

Recommendations
ECT recommends approval of the Final Site Plan for wetlands. The issuance of a Township Wetland Permit shall be contingent on the issuance of the Final MDEQ Wetland Permit for the project.

If you have any questions regarding the contents of this letter, please feel free to contact us.

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

Peter Hill, P.E. Matthew Carmer
Senior Associate Engineer Senior Scientist
Professional Wetland Scientist #1746

cc: Allan Hare, Dept. Assistant II, Utilities and Municipal Services Dept. (HareA@pittsfield-mi.gov)
Craig Lyon, Director of Utilities & Municipal Services (LyonC@pittsfield-mi.gov)

Attachments: Figure 1 – Site Aerial
Figure 1. Site Aerial Photo. Approximate project boundary is shown in red.
Photo source: Washtenaw County, accessed December 13, 2016 (eWashtenaw.org, MapWashtenaw).
NOTICE IS HEREBY GIVEN that a regular meeting of the Pittsfield Township Planning Commission will be held at the Pittsfield Township Administration Building located at 6201 W. Michigan Avenue, Ann Arbor, Michigan on Thursday, November 16, 2017, at 6:30 p.m.

At this meeting, the Planning Commission will hold a Public Hearing and consider the application by Beztak-Pittsfield for a Wetland Permit. The site includes approximately 2.51 acres of wetland. For the purpose of constructing a new mixed use development site, the applicant proposes to impact 0.46 acres (2,684 square feet) of wetlands. The applicant has proposed to mitigate the impacts to the 0.46 total acres of on-site wetlands by creating two (2) areas of wetland mitigation onsite totaling 0.69-acre directly adjacent to the northern edge of Wetland C.

The property is located on 3240 & 3300 Ann Arbor Saline Road, Ann Arbor, MI 48108, tax parcels L-12-07-200-021 and L-12-07-200-014, Section 07, Pittsfield Charter Township, Washtenaw County, Michigan.

A legal description for the parcel and proposed plans for activity in a wetland located on this property are available for review on the Township website on the Legal Notices page or at the Pittsfield Charter Township Administration Building, in the Planning Department office, and may be examined until the date of hearing, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m.

Any person or representative having interest in said Wetland Permit shall then and there be heard at such meeting or subsequent meeting(s) at which the Wetland Permit is considered.

If necessary, reasonable auxiliary aids and services can be provided at the meeting to individuals with disabilities, by contacting the Clerk’s Office at the above address or at (734) 822-3120 at least three days in advance.

This notice is in compliance with PA 267 of 1976 (as amended) Open Meetings Act, MCLA 125.3103 and 125.3502, and the Americans with Disabilities Act (ADA).

____________________________________
Michelle L. Anzaldi, Clerk
Pittsfield Charter Township
(734) 822-3120

Date Published: October 29, 2017
Meeting Date: November 16, 2017

Project: CSPA 17-29

Applicant: ALDI Inc.

Action: Submitted for Preliminary Site Plan Review
Commercial Site Plan Approval Application

Applicant Requirement Checklist
- Project Fees (must be paid by cash or check when application is submitted)
  Administrative Fee is non-refundable
- Completed Application Form
- Fourteen (14) sets of the proposed site plan. Three (3) full size plan sets, and eleven (11) reduced (11x17) plan sets (N/A with Engineering Plan Submittal)
- A CD containing the entire plan set

Submittal Information
This application and site plan is being submitted for the following consideration:
- Preliminary Site Plan
- Combined Preliminary/Final Site Plan
- Administrative Review
- Final Site Plan
- Amendment of Approved Plan
- Engineering Plan

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Name of Proposed Development: Pittsfield ALDI Food Market

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Property Information

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| Gross Acreage of Site: | 2.90 |
| Net Acreage: | 2.46 |

Applicant Information

(Please Print)
ALDI Inc.

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<tr>
<td>(517) 521-9307 Ext 122</td>
<td>517 521-9353</td>
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<td>Fax Number</td>
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David Kapusansky
Applicant's Name

MI 48892
State Zip

David.Kapusansky@aldi.us
Email Address

Applicant's Compliance Agreement

The applicant(s) represents that they are the owner(s) of the subject property or are acting on behalf of the above listed owner, and hereewith file thirteen (13) copies of the identified drawing of the property or site plan and all supporting material. The applicant also acknowledges that the filing of this application grants permission for Township staff and/or officials to enter the property to determine the accuracy of the submitted information including existing conditions. If the applicant is not the owner, the owner must fill out the owner affidavit.

David.Kapusansky@aldi.us
Applicant's Name

Date

:: Office Use ::

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Page 1 of 2

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<tr>
<td><strong>Email Address</strong></td>
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| **Property Owner Information** (Please Print) |
| **Property Owner's Name** | Mid Pine Golf LLC |
| **Address** | 1234 Palmer Drive Moorpark |
| **City** | |
| **State** | CA |
| **Zip** | 93021 |
| **Email Address** | STY CHO @YAHOO.COM |
| **Fax Number** | |
| **Contact Number** | (805) 530-3579 |
| **Property Owner's Signature** | [Signature] |
| **Date** | 10/1/2017 |

| **Site Planner/Engineer** (Please Print) |
| **Company Name** | DESINE Inc. |
| **Address** | 2183 Pless Drive Brighton |
| **City** | |
| **State** | MI |
| **Zip** | 48114 |
| **Contact Number** | (810) 227-9533 (810) 227-9460 |
| **Fax Number** | |
| **Contact Name** | Christopher A. Grzenkowicz, P.E. |
| **Email Address** | chrisg@desineinc.com |

Submit all by the application deadline does not guarantee placement on the agenda for the meeting date indicated on the meeting schedule.
PRELIMINARY SITE PLAN
FOR
ALDI FOOD MARKET

PITTSFIELD TOWNSHIP, MICHIGAN
A PART OF SECTION 12, T4N, R6E
PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

DEVELOPER / APPLICANT
ALDI, Inc.
2655 N. STOCKBRIDGE ROAD
WEBBERVILLE, MICHIGAN 48892
PHONE: (517) 521-3907

ARCHITECT
A&D ENGINEERING AND ARCHITECTURE PLLC
615 FIFTH AVENUE
VICTOR, NEW YORK 14564
PHONE: (585) 742-2322

PROPERTY OWNER
MID PINE GOLF LLC
2341 PALMER DRIVE
MOOR PARK, CA 90621

ENGINEER/SURVEYOR
DEFINER INC.
1819 FLERS DRIVE
BRIGHTON, MICHIGAN 48116
PHONE: (810) 227-6030

SHEET INDEX
LD LAND DIVISION PLAN
EX EXISTING CONDITIONS & DEMOLITION PLAN
SP SITE PLAN
UT UTILITY PLAN
GR GRADING PLAN
WS WATERSHED PLAN
L-1 LANDSCAPE PLAN
L-2 LANDSCAPE DETAILS
TC TRUCK CIRCULATION PLAN
DT1 SITE PAVEMENT NOTES & DETAILS
DT2 SITE PAVEMENT MARKINGS NOTES & DETAILS
A-131 BUILDING FLOOR PLAN / OPERATIONS PLAN
CEE-9 EXTERIOR ELEVATIONS
CEE-RT TRANSPARENCY STUDY EXTERIOR ELEVATIONS
A-986 EXTERIOR DETAILS

AERIAL PHOTOGRAPH
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<td>Cottonwood</td>
<td>6&quot;</td>
<td>Undesirable</td>
<td>Remove</td>
</tr>
<tr>
<td>Cottonwood</td>
<td>15&quot;</td>
<td>Undesirable</td>
<td>Remove</td>
</tr>
<tr>
<td>Cottonwood</td>
<td>12&quot;</td>
<td>Undesirable</td>
<td>Remove</td>
</tr>
</tbody>
</table>
Ground Elev.

Project: ALDI Food Market - Pittsfield Township

Design Criteria: 10 year storm event: 
I = \frac{175}{(t + 25)} \text{ RCP (n = 0.013)} \times \text{PVC (n = 0.011)} \times \text{HDPE (n = 0.011)}

Date: 10/17/2017

Runoff Coefficient

1. Pavement
2. Building
3. Lawn, <4% slope
4. Lawn, 4-8% slope
5. Lawn, >8% slope

"C" Factor

Structure

- 820.60
- 824.00
- 824.42
- 820.00
- 819.55

- 822.48
- 824.75
- 824.75
- 822.09
- 821.78

- 824.01
- 827.38
- 828.12
- 822.79
- 822.59

- 822.53
- 824.58
- 829.00
- 822.58
- 822.53

- 822.51
- 824.95
- 829.00
- 822.58
- 822.53

- 822.62
- 826.79
- 826.59
- 820.63
- 820.59

- 822.59
- 826.79
- 826.50
- 820.59
- 820.57

- 826.54
- 827.98
- 820.16
- 820.05

TOTALS

- 1.34
- 0.52
- 0.23
- 0.03
- 0.18
- 2.30
- 0.86

Notes:

- Runoff Coefficients for "Lawn" are for Hydrologic Soil Group D, based upon on-site soil borings.

[Diagram of ALDI Food Market - Pittsfield Township with various measurements and design criteria]

[Legend for map units]

[Table with various measurements and design criteria]

[811 logo: Call before you dig]
REQUIRED WOODLAND MITIGATION TREE
W
REQUIRED GREENBELT TREE
G
REQUIRED PERIMETER PARKING LOT TREE
PP
REQUIRED PARKING LOT TREE
P

TREE PLANTING KEY:

TOTAL OPEN SPACE PROVIDED:

See Civil Engineering drawings for tree survey and removals

A minimum of 20% of the total site area is required to be landscaped (open space).

GENERAL SITE LANDSCAPE:

ALL PLANTING BEDS TO RECEIVE A MINIMUM 4" DEPTH DOUBLE 130"

Total Regulated DBH Provided:

Total Regulated DBH Required (238" * 1.4): 334"

Trees Provided: 12

Note: A masonry wall has been provided as screening for the parking lot adjacent to Carpenter Road - See Civil Engineering drawings

ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.

ALL PLANT MATERIAL SHALL BE LOCALLY GROWN OR OF THIS NORTH MIDWEST AMERICAN REGION AND CONFORM TO THE CURRENT AAN CONDITION FREE OF WEEDS AND DEBRIS WITH ONE CULTIVATION FOR WEED CONTROL PER MONTH DURING JUNE, JULY AND AUGUST. THIS ESTABLISHMENT YEAR ESTABLISHMENT PERIOD. FAILING PLANT MATERIAL SHALL BE REPLACED MATERIAL, INCLUDING TREES, SHALL BE GUARANTEED DURING THE ONE (1) YEAR ESTABLISHMENT PERIOD.

Trees Required (624 / 40): 16

Note: A variety of trees have been selected for the planting lot referred to Carpenter Road - See Civil Engineering drawings

A minimum of 20% of the total site area shall be landscaped (open space).

Trees Required (95 / 8): 12

All Heritage trees as designated by the Ordinance shall be mitigated to a minimum of 140% of the original DBH removed.

All removed trees 6" DBH and greater shall be mitigated to a minimum of 100% of the original DBH removed.

150% of the original DBH removed.

WINTER SEASON.

METAL EDGING BETWEEN LAWN AND LANDSCAPE BED

3" DEPTH STONE MULCH OVER FABRIC AT TRANSFORMER

EXISTING TREES TO REMAIN, TYPICAL

PROPOSED CANOPY TREES, SEE TYPICAL DETAIL

PROPOSED EVERGREEN TREES, SEE TYPICAL DETAIL

A minimum of one (1) Deciduous Tree shall be planted for each eight (8) parking spaces:

MINIMUM OF 1 DECIDuous CANOPY TREE / 40 LF. OF PARKING LOT PERIMETER

Trees Required (413 / 30): 14

Trees Provided: 12

A minimum of 20% of the total site area is required to be landscaped (open space).

ASPHALT Parking Lot, See Civil Engineering Drawings

CONCRETE SIDEWALK

LOADING DOCK AND DUMPSTER

PROPOSED BUILDING

PROPOSED BERM, SEE CIVIL ENGINEERING DRAWINGS

PROPOSED MASONRY WALL AND PIERS, SEE CIVIL ENGINEERING DRAWINGS

PROPOSED CARPORT, SEE CIVIL ENGINEERING DRAWINGS

required Perimeter Parking Lot Tree
PP

required InGaVeStic Tree
Pic

required GreenBelC Tree
G

required Woodland Mitigation Tree
W

required parking lot Tree
P

site Landscape Calculations

Parking Lot Perimeter Landscape

PROPERTIES TO BE PLANTED ACCORDING TO SHEET L-2, FOR SCHEDULE AND TYPICAL DETAILS.

Note: See Civil Engineering drawings for more survey and details.

Site Landscape Calculations

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Note: See Civil Engineering drawings for more survey and details.
1. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION

NOTES:
- 1. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
- 2. SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE
- 3. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION
- 4. SET STAKES VERTICAL AND EVENLY SPACED
- 5. STAYS OR GUYS TO BE SET ABOVE FIRST BRANCH FROM EACH OTHER, AND ALLOW FOR SOME "FLEXING")
- 6. GUY EVERGREENS 12' HEIGHT AND 9" DIAMETER, CONNECT EVERGREEN TO BASKET FROM THE TOP 1/3 OF THE ROOTBALL. REMOVE ALL NON-BIODEGRADABLE MATERIALS FROM THE ROOTBALL. FOLD BURLAP FROM TOP 1/2 OF ROOTBALL. REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER MATERIALS WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING. PRUNE ALL DEAD AND BROKEN BRANCHES.
- 7. BASKET FROM THE TOP 1/3 OF THE ROOTBALL. REMOVE ALL NON-BIODEGRADABLE MATERIALS FROM THE ROOTBALL. FOLD BURLAP FROM TOP 1/2 OF ROOTBALL. REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER MATERIALS WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING. PRUNE ALL DEAD AND BROKEN BRANCHES.
- 8. 2" X 2" HARDWOOD STAKES OR EQUVALENT DRIVEN 6"-8" OUTSIDE OF TREE PIT TO BE 3 TIMES WIDTH OF TREE.
- 9. STEEL POST EVERY 10' MINIMUM, INSTALL TRENCH OR CURB.
- 10. 4' HEIGHT ORANGE SNOW FENCE TO BE INSTALLED AROUND DRIPLINE OF ALL TREES TO BE SAVED PRIOR TO ANY LAND CLEARING OR CONSTRUCTION.
- 11. NO CUTTING, FILLING OR TRESPASING SHALL OCCUR INSIDE FENCED AREAS WITHOUT PRIOR CONSTRUCTION.

ALDI Food Market
Pittsfield Township, MI

Revisions per Township
11.06.2017
734.249.3568
Preliminary SPA
Details
17.027
verde
#65

P-ELM★  UST-TI
Preliminary Site Plan Review
For
Pittsfield Township, Michigan

Applicant: ALDI, Inc. – David Kapusansky
Project Name: ALDI (CSPA 17-29)
Plan Date: October 17, 2017
Revised Date: November 6, 2017
Location: East side Carpenter Road south of Packard.
Zoning: FB, Form Based District
Action Requested: Preliminary Site Plan Approval

PROJECT AND SITE DESCRIPTION

The applicant is proposing to develop an ALDI Food Market on proposed Outlot 1 of the Miles of Golf site located at 3113 Carpenter Road. As part of this project, ALDI is proposing a land division to create proposed Outlot 1, and to modify the existing traffic signal at the entrance to Home Depot and Kroger to accommodate the proposed site entrance. Additional site improvements include: parking, landscaping, loading area, and signage.

The subject site is zoned FB, Form Based Mixed Use – Carpenter Road District, and is categorized as a Site Type D. Retail uses are a permitted use for this site type. Single tenant buildings (Building Type A) are allowed only when located on an outlot as proposed.
Location of Subject Site:

Aerial Image of Subject Site and Vicinity

Source: MapWashtenaw

Size of Subject Site:
2.9 acres

Current Use of Subject Site:
Vacant – most recent use retail

Current Zoning:
FB, Form Based – Carpenter Road District

Proposed Use of Subject Property:
ALDI Food Market (retail)
Adjacent zoning and land uses are as follows:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>FB, Form Based Mixed Use</td>
<td>Golf, commercial</td>
</tr>
<tr>
<td>South</td>
<td>FB, Form Based Mixed Use</td>
<td>Apartments</td>
</tr>
<tr>
<td>East</td>
<td>FB, Form Based Mixed Use</td>
<td>Golf, vacant</td>
</tr>
<tr>
<td>West</td>
<td>FB, Form Based Mixed Use</td>
<td>Kroger/Home Depot, commercial</td>
</tr>
</tbody>
</table>

**Items to be Addressed:** None.

**NATURAL FEATURES**

Section 14.04 C. and D. require a Natural Features Impact Statement and Protection Plan be submitted with Preliminary Site Plan review when it is determined that one (1) natural feature is located on site. A Natural Features Impact Statement is provided under separate cover from ASTI Environmental, as is the Wetland Delineation and Jurisdictional Assessment; however, a Protection Plan has not been included in the revised plan set. The Township Environmental consultant (ECT) should review and comment on the proposed development as well.

**Topography:** The site is slightly undulating with a high spot in north-central portion of the site.

**Woodlands:** The tree survey on Page EX has been modified to depict only the trees located on the proposed site. All but three (3) trees will be removed (located in the southeast and southwest corner of the site). A total of 238-caliper inches of healthy, protected trees are proposed to be removed requiring 334-caliper inches of replacement trees to be provided. However, the applicant is proposing only to mitigate for 130-caliper inches of trees. The applicant will need to account for the additional tree mitigation through additional onsite tree mitigation or payment to the Township’s Tree Fund.

**Wetlands:** Three (3) small wetlands are located on the site totaling 0.15 acres. They have been delineated on the plan (Sheet EX), and are noted they are not DEQ regulated. However, ETC has reviewed the applicant’s report and examined the wetland. ETC confirms that one (1) of the wetlands is regulated and will require a wetland permit as part of the final site plan approval.

**Soils:** Site soils are Nappanee Silty Clay at 2-6% slopes.

**Items to be Addressed:** 1) Account for the additional tree mitigation through additional onsite tree mitigation or payment to the Township’s Tree Fund and provide Protection Plan in accordance with Sections 14.04.C; and 2) Obtain wetland permit as part of the final site plan.
The proposed development is being constructed under Building Type A.

<table>
<thead>
<tr>
<th>Required / Allowed</th>
<th>Provided</th>
<th>Complies with Ordinance</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-foot build-to-line</td>
<td>Building located 10 feet from the Carpenter Rd. ROW.</td>
<td>Complies</td>
</tr>
<tr>
<td>No minimum side setback / if provided, minimum of 5 feet</td>
<td>10.7 feet (north)</td>
<td>Complies</td>
</tr>
<tr>
<td>40 feet</td>
<td>54.8 feet to parking lot, 257.8 feet to building</td>
<td>Complies</td>
</tr>
<tr>
<td>10 feet</td>
<td>10 feet to drive, 64.79 feet to building</td>
<td>Complies</td>
</tr>
<tr>
<td>80% maximum</td>
<td>72.6%</td>
<td>Complies</td>
</tr>
<tr>
<td>Minimum: 14 feet</td>
<td>26.5 feet</td>
<td>Complies</td>
</tr>
<tr>
<td>Minimum: 1 story</td>
<td>1 story</td>
<td>Complies</td>
</tr>
</tbody>
</table>

*Items to be Addressed: None.*

**PARKING, LOADING**

Section 12.05 G. requires retail uses to provide one parking space for each 250 square feet of gross floor area.

<table>
<thead>
<tr>
<th>Parking Requirements</th>
<th>Number of Spaces Required</th>
<th>Number of Spaces Provided</th>
<th>Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>1 sp. for each 250 sq.ft. (21,998 sq.ft.) = 88 spaces</td>
<td>95</td>
<td>Compliant</td>
</tr>
<tr>
<td>Barrier-Free Spaces</td>
<td>4 spaces</td>
<td>4 spaces</td>
<td>Compliant</td>
</tr>
<tr>
<td>Loading spaces</td>
<td>2 spaces</td>
<td>2 spaces</td>
<td>Compliant</td>
</tr>
<tr>
<td>Bicycle parking</td>
<td>2 spaces</td>
<td>2 spaces</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

All parking spaces are dimensioned at 9.5 feet as required.
In Form-Based districts (Section 5.03.G.3.), When parking is located in a side yard (behind the front building line) but fronts on the required building line, no more than twenty-five percent (25%) of the total linear feet along the required building line or sixty (60) feet, whichever is less, shall be occupied by parking. The applicant has relocated the proposed parking away from the front build-to-line, and provided an additional landscape buffer between the parking area and the masonry wall.

A truck well/loading zone is located along the north building elevation.

**Items to be Addressed:** None.

**SITE ACCESS, CIRCULATION, and TRAFFIC**

One (1) point of access is provided from Carpenter Road, and a cross-access connection is proposed to the adjacent property parking area to the north. Easement documents will be required for cross-access during final site plan review.

Fire truck and delivery turning templates are provided on Sheet TC.

Internal pedestrian connections from the existing public sidewalk and throughout the site are proposed.

**Items to be Addressed:** Provide cross-access easement agreements for final site plan review.

**SCREENING & LANDSCAPING**

**Screening:**

As set forth in the landscape screening requirements, retail/entertainment uses adjacent to residential properties require either:

1. One (1) large evergreen per ten (10) lineal feet;
2. One (1) large evergreen per ten (10) lineal feet and one (1) narrow evergreen every five (5) lineal feet; and/or
3. A 6 to 8-foot wall/fence of masonry, stone, or wood.

Two (2) staggered roads of evergreen plantings are proposed along the south property line adjacent to the existing multi-family development (45 trees total) being planted at 6 to 7-foot heights meeting the requirements of Alternative 1.

**Interior Parking Lot:**

One (1) canopy tree is required for each eight (8) parking spaces. Ninety-five (95) parking spaces are proposed requiring twelve (12) interior parking lot trees; 12 are proposed (additional tree shown can be used toward mitigation total).

**Perimeter Parking Lot:**

One (1) canopy tree shall be provided for every forty (40) feet of parking lot perimeter. Based on the applicant’s calculation of 624 linear feet of parking lot perimeter, 16 trees are required and have been provided.
**Greenbelt:**
A greenbelt shall be landscaped with a minimum of (1) tree for every thirty (30) linear feet. The site includes 413 linear feet of frontage along Carpenter Road requiring fourteen (14) greenbelt trees, which have been provided.

**Site Landscaping:**
General site landscaping is shown to total 26.6% of the site.

**Trash and Recycling Containers:**
A dumpster enclosure will be integrated into the enclosed truck well/loading area. The applicant’s cover letter has provided the height of the proposed screening within the truck well will provide at a minimum 6-inches of screening height in addition to the largest size dumpster that may be utilized at this facility.

**Equipment Screening:**
At-grade equipment is located at the northwest corner of the building and is screened with shrubs.

*Items to be Addressed: None.*

**LIGHTING**

A lighting plan will be required to be submitted for review during final site plan.

*Items to be Addressed: Provide lighting plan for final site plan review.*

**ELEVATIONS AND FLOORPLANS**

Floorplans and elevations have been provided. Section 5.03.G.5. outlines specific architectural design standards required for structures located in the form-based districts.

**Façade Variation:**
Façade variation is provided on all building elevations through the use of varying colors and materials.

**Transparency:**
First floors of buildings facing a ROW are required to provide 50% transparency, and 30% along facades facing a side street or parking area. Sheet CEE-8T of the plan set indicates that the required transparency along the west and south elevations facing Carpenter Road and the parking lot meet the transparency requirements.

**Materials:**
A list of proposed building materials has been included in the revised plan set.

*Items to be Addressed: None.*
RECOMMENDATIONS

We are encouraged and strongly support the investment that ALDI proposes to make on Carpenter Road. We recommend preliminary site plan approval with the following items to be addressed during final site plan review:

1. Address any forthcoming comments from ECT.
2. Account for the additional tree mitigation through additional onsite tree mitigation or payment to the Township’s Tree Fund and provide Protection Plan in accordance with Sections 14.04.
3. Obtain wetland permit as part of the final site plan.
4. Provide cross-access easement agreements for final site plan review.
5. Provide lighting plan for final site plan review.

[Signatures]

Benjamin R. Carlisle, AICP, LEED AP
Principal

Laura K. Kreps, AICP
Associate
MEMORANDUM

TO: Pittsfield Township Planning Commission

FROM: Eric Humesky, P.E.
         Township Engineer

DATE: November 3, 2017

SUBJECT: Aldi Food Market Pittsfield
         C.S.P.A. #17-29
         Preliminary Site Plan Review

We have reviewed the October 17, 2017 15-sheet submittal of the above preliminary plan that was received by the Township on October 19, 2017 and comment as follows:

1. Site and Zoning Data Requirements:
   a. The Site Data should be displayed on the cover sheet.
   b. All proposed easements shall be shown, including type. The proposed water main will need a 20-foot wide easement.
   c. Zoning district of all adjacent property shall be shown on the plan.
   d. Land use of all adjacent property shall be shown on the plan.
   e. Gross and net lot area in acres and square feet shall be provided, with net lot area excluding all existing road rights-of-way as well as that in proposed rights-of-way, required access easements and portions covered by wetlands, bodies of water (including streams, ponds, lakes), and 90% of the area of all existing drainage easements.
   f. Ground floor and total floor area to be constructed shall be provided.
   g. Lot coverage (ground floor area divided by net lot area) shall be provided.
   h. Impervious surface (total impervious area and percentage of impervious area to total net lot area) shall be provided.
i. Floor area ratio (total floor area divided by net lot area) shall be provided.

j. Building height, in feet and number of floors shall be provided.

k. Required yards shall be provided.

2. Natural Features:

   a. Groundwater information on the site, with supporting evidence including but not limited to site-specific soils information. The infiltration testing report and any other geotechnical report should be provided.

3. Access and Circulation Requirements:

   a. Site plans shall provide access throughout the site for the Township T-2 Fire Apparatus. The Truck Circulation plan and detail shall be revised. The T-2 dimensions can be found on the Township website.

4. Required Information Concerning Utilities, Drainage, and Related Issues:

   a. Stormwater drainage and retention/detention calculations shall be shown on the plan.

   b. It appears the sanitary manhole that the project will tie into is a newly proposed manhole, rather than existing. This must be confirmed. The sanitary manhole that this project will be tying into shall be shown with invert elevations.

   c. A drain will be required at the truck well. This should be shown on the plan.

   d. Stormwater drainage from the apartment complex to the south will enter the site and is proposed in this plan to be collected with a swale with a slope of 0.5%. The Township minimum slope is 2%. The grading and drainage in this area shall be revised to ensure off-site stormwater entering the site is properly managed.

   e. An area wide drainage map should be provided showing all the existing and proposed drainage courses and retention basins that are on site or affect the site. This map should provide contours and drainage arrows. Sheet LD could be modified to meet this requirement.

5. The Fire Marshal has reviewed the plan and has the following comments:

   a. The FDC location shall be relocated to the southeast corner of the building.

   b. A hydrant shall be added to the green space just north of the proposed driveway onto Carpenter Road.
c. The FDC location shall be shown on the Utility Plan.

6. The Fire Marshal requires a separate “Fire Protection Sheet” which shows the following items and nothing else:

   a. Road, parking lots, and driveways.
   
   b. Buildings, including ingress and egress points, building heights, and uses.
   
   c. Existing and proposed water mains.
   
   d. Existing and proposed fire hydrants and post indicator valves.
   
   e. 300-foot fire hose lay lines.
   
   f. Fire Department connections and meter rooms.

7. All walkways must be ADA compliant.

8. The north arrow must point in the correct direction on all sheets. Sheets SP and UT should be corrected.

9. Each sheet in a set shall be numbered consecutively, beginning with “Sheet 1” and shall have proper match lines or other keys to provide reasonable continuity and orientation. The applicant may also use their numbering system in addition to the consecutive numbering.

10. The name of the project, Aldi Food Market Pittsfield, and the Township identifying number, CSPA 17-29, should be placed at the bottom right corner of the Cover Sheet.

11. WCRC and WCRWC approvals are required prior to Township Final Site Plan approval. Further coordination with these agencies may result in modifications to this preliminary site plan. It is the applicant’s responsibility to coordinate with all outside agencies early in the site plan development process to ensure all agency requirements are adhered to and revisions of the site plan are limited.

12. Prior to a pre-construction meeting, the Applicant shall provide a performance guarantee to the Township in accordance with Section 3.09 of the Zoning Ordinance.

13. With each re-submittal, the preparer shall provide a written summary of revision made to the plans.
Meeting Date: November 16, 2017

Project: CSPA 17-11

Applicant: Pinnacle Homes

Action: Submitted for Preliminary Site Plan Review
Commercial Site Plan Approval Application

**Applicant Requirement Checklist**
- Project Fees (must be paid by cash or check when application is submitted)
  - Administrative Fee is non-refundable
- Completed Application Form
- Fourteen (14) sets of the proposed site plan. Three (3) full size plan sets, and eleven (11) reduced (11x17) plan sets (N/A with Engineering Plan Submittal)
- A CD containing the entire plan set

**Submission Information**
This application and site plan is being submitted for the following consideration:
- [x] Preliminary Site Plan
- [ ] Combined Preliminary/Final Site Plan
- [ ] Administrative Review
- [ ] Final Site Plan
- [ ] Amendment of Approved Plan
- [ ] Engineering Plan

Date of Plan: 4/17/2017
Number of Sheets: 25

Name of Proposed Development: Morgan Reserve

Total Number of: [ ] Lots: 250 [ ] Units: 250 [ ] Units/Buildings: 250/17

Total Floor Area Proposed (Sq. Ft.): 406,000 +/-
Estimated Cost of Site Work: $1,380,400

Estimated Cost of Vertical Building: TBD
Proposed Date of Construction: Spring 2018

**Property Information**
Northeast corner of Platt and Morgan
Or Street Number Street Name

General Location of Site:
Parcel I.D. # 12 - 14 - 300 - 019
Gross Acreage of Site: 47.3 +/- Net Acreage: 43.8 +/-

**Applicant Information**
(Please Print)

Pinnacle Homes
Company Name (if Applicable)
1868 S. Telegraph Road, Ste. 200 Bloomfield Hills
Address
City
(248) 980-6514 Fax Number
Contact Number
Applicant’s Name
Michigan 48302 State Zip
Brad Botham Applicant’s Name (Please Print)
Brad.Botham@pinnaclehomes.com Email Address

**Applicant’s Compliance Agreement**
The applicant(s) represents that they are the owner(s) of the subject property or are acting on behalf of the above listed owner, and herewith file thirteen (13) copies of the identified drawing of the property or site plan and all supporting material. The applicant also acknowledges that the filing of this application grants permission for Township staff and/or officials to enter the property to determine the accuracy of the submitted information including existing conditions. If the applicant is not the owner, the owner must fill out the owner affidavit.

Brad Botham
Applicant’s Signature 4-17-17

Date

*PAID Week of 5/7/17.*

MAY 9 2017
**Escrow Information** *(To be filled out if different than the applicant information)*

(Please Print)

<table>
<thead>
<tr>
<th>Same as applicant</th>
<th>Contact Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company Name</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td>(              )</td>
<td>(          )</td>
</tr>
<tr>
<td>Contact Number</td>
<td>Fax Number</td>
</tr>
<tr>
<td>State</td>
<td>Zip</td>
</tr>
<tr>
<td>Email Address</td>
<td></td>
</tr>
</tbody>
</table>

**Property Owner Information**

(Please Print)

<table>
<thead>
<tr>
<th>Wolverine Commerce, LLC</th>
<th>Contact Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owner’s Name</td>
<td>MI</td>
</tr>
<tr>
<td>30600 Northwestern Hwy Ste 403 Farmington Hills</td>
<td>48334</td>
</tr>
<tr>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td>Howaraldocom</td>
<td>(              )</td>
</tr>
<tr>
<td>Email Address</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:Howard@pinnaclesomes.com">Howard@pinnaclesomes.com</a></td>
<td>4-25-17</td>
</tr>
<tr>
<td>Property Owner’s Signature</td>
<td>Date</td>
</tr>
</tbody>
</table>

**Site Planner/Engineer**

(Please Print)

<table>
<thead>
<tr>
<th>Atwell, LLC</th>
<th>Matthew W. Bush</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company Name</td>
<td>Contact Name</td>
</tr>
<tr>
<td>311 North Main Ann Arbor</td>
<td>MI 48104</td>
</tr>
<tr>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td>(810) 923-6878</td>
<td>(          )</td>
</tr>
<tr>
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<td>Fax Number</td>
</tr>
<tr>
<td>State</td>
<td>Zip</td>
</tr>
<tr>
<td><a href="mailto:mbush@atwell-group.com">mbush@atwell-group.com</a></td>
<td>Email Address</td>
</tr>
</tbody>
</table>

Submittal by the application deadline does not guarantee placement on the agenda for the meeting date indicated on the meeting schedule.
# Preliminary Site Plan

## Morgan Reserve

**A Multi-Family Development**

**Pittsfield Township, Washtenaw County, Michigan**

## Site Data

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
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<tbody>
<tr>
<td>Address</td>
<td>Morgan Reserve</td>
</tr>
<tr>
<td>Project Name</td>
<td>Morgan Reserve</td>
</tr>
<tr>
<td>Status</td>
<td>PRELIMINARY - NOT FOR CONSTRUCTION</td>
</tr>
<tr>
<td>Date Received</td>
<td>2017-10-23</td>
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## Proposed Density

<table>
<thead>
<tr>
<th>Type</th>
<th>Units</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Units</td>
<td>258 units</td>
<td>8.94 units/acre</td>
</tr>
<tr>
<td>Commercial Zoning Reg Lins</td>
<td>100 feet</td>
<td></td>
</tr>
<tr>
<td>Residential Zoning Reg Lins</td>
<td>100 feet</td>
<td></td>
</tr>
<tr>
<td>parking</td>
<td>.66 feet</td>
<td></td>
</tr>
<tr>
<td>average</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Legal Description

**RESERVATION OF EASEMENTS FOR COMMITMENT FOR THE PAVING SYSTEM, THE DRAINAGE SYSTEM, AND OTHER MODIFICATIONS TO BE CONSTRUCTED IN THE COMMON AREAS.**

**CONTRIBUTION OF REAL PROPERTY TO THE CITY OF ANN ARBOR, MICHIGAN:**

**CONTRIBUTION OF REAL PROPERTY TO THE COUNTY OF WASHTENAW, MICHIGAN:**

**CONTRIBUTION OF REAL PROPERTY TO THE STATE OF MICHIGAN:**

**CONTRIBUTION OF REAL PROPERTY TO THE FEDERAL GOVERNMENT:**

## Development Narrative

- The site is located in Pittsfield Township, Washtenaw County, Michigan.
- The site is zoned for multi-family residential use.
- The site will be developed into a multi-family residential project.
- The site will include a mix of residential units.
- The site will be designed to meet local and regional standards for sustainability.
- The site will be designed to minimize environmental impacts.
- The site will be designed to maximize public access and safety.

##平面图

- ** Overall Development Plan **
- **Veiency Map **

---

**LEGAL DESCRIPTION:**

The site is located within the boundaries of the city of Ann Arbor, Washtenaw County, Michigan. The site is zoned for multi-family residential use and will be developed into a mixed-use residential and commercial project.

**SITE MAP:**

- The site is located at the intersection of two major roads, Morgan and Waverly.
- The site is bounded by a buffer zone of trees and natural areas.
- The site includes a mix of residential and commercial buildings.
- The site will be designed to maximize access for visitors and residents.
- The site will be designed to minimize environmental impacts.

**DEVELOPMENT HIGHLIGHTS:**

- The site will include a mix of residential and commercial buildings.
- The site will be designed to maximize public access and safety.
- The site will be designed to meet local and regional standards for sustainability.
- The site will be designed to minimize environmental impacts.

**CONTACT:**

- **Pinnacle Homes**
- **Atwell Construction**
- **Morgan Reserve, Inc.**
Know what's below.
Call before you dig.
Know what's below. Call before you dig.
<table>
<thead>
<tr>
<th>Service</th>
<th>District</th>
<th>Service Type</th>
<th>Service Name</th>
<th>Dist Code</th>
<th>Dist Name</th>
<th>Location</th>
<th>Remarks</th>
<th>Date of Construction</th>
<th>MSL Code</th>
<th>MSL Name</th>
<th>MSL Type</th>
<th>MSL remarks</th>
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<td>2001</td>
<td>1234</td>
<td>Water Supply</td>
<td>Water Main</td>
<td>A123</td>
<td>Main</td>
<td>Street A</td>
<td>No</td>
<td>2023-01-01</td>
<td>01234</td>
<td>01234</td>
<td>01234</td>
<td>01234</td>
</tr>
<tr>
<td>2002</td>
<td>5678</td>
<td>Sewer</td>
<td>Sewer Main</td>
<td>B456</td>
<td>Main</td>
<td>Street B</td>
<td>No</td>
<td>2023-02-02</td>
<td>45678</td>
<td>45678</td>
<td>45678</td>
<td>45678</td>
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<tr>
<td>2003</td>
<td>9012</td>
<td>Gas</td>
<td>Gas Main</td>
<td>C901</td>
<td>Main</td>
<td>Street C</td>
<td>No</td>
<td>2023-03-03</td>
<td>90129</td>
<td>90129</td>
<td>90129</td>
<td>90129</td>
</tr>
</tbody>
</table>

*PRELIMINARY - NOT FOR CONSTRUCTION*
Know what's below. Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION
Know what's below. Call before you dig.
Know what's below. Call before you dig.
Know what's below.
Call before you dig.

Sanitary Base of Design:
- Residential
- Non-Residential

Utility Notes:
- All utilities shown are for planning purposes only.
- Connection and alignment of services are subject to change.

Legend:
- [Legend entries for various utilities and features]
Know what's below.
Call before you dig.
Know what's below.
Call before you dig.
Know what's below.
Call before you dig.
Know what's below. Call before you dig.
Know what's below.

Call before you dig.

**PRELIMINARY - NOT FOR CONSTRUCTION**

**THIN BRANCHES BY 1/3 RETAINING NORMAL PLANT SHAPE**

**FASTEN TREE TO STAKE WITH TREE RING (DOUBLE STRAND #12 GAUGE TWISTED WIRE & TWO PIECES OF 1/2" DIA. TREE WRAP)**

**2" x 2" HARDWOOD STAKES**

**BALLED & BURLAPPED ROOT BALL**

**CUT AND REMOVE TOP 1/3 OF BURLAP**

**3" TO 4" DEPTH MULCH**

**CREATE SAUCER (MIN. 6")**

**FINISH GRADE**

**COMPACTED TOPSOIL MIX**

**UNDISTURBED SOIL**

**VARIES**

(ABOUT 5' FOR A 2-3" CAL. TREE)

**3' MIN.**

**NOTES:**

1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE
3. REMOVE TREE RINGS, TREE WRAP AND STAKES TWO YEARS AFTER INSTALLATION
4. WATER TREE THOROUGHLY SUBSEQUENT TO INSTALLATION

**RUBBER HOSE**

**CROWN OF ROOT BALL SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUS GRADE**

**LANDSCAPE AREA**

**LANDSCAPE NOTES**

1. ALL TREES TO BE REMOVED WILL BE IDENTIFIED OR CLOSER ONLY AT THE DIRECTION OF THE BRANCHES (DRIP-LINE), OUTER PERIMETER OF THE SPREAD FENCE SHALL BE LOCATED AT THE ELEVATION OF THE LANDSCAPE ARCHITECT.
2. TREE PROTECTION FENCING IS TO BE ERECTED PRIOR TO ANY EARTHWORK OR CONSTRUCTION AND IS TO REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
3. ALL DEBRIS, FILL, EQUIPMENT OR MATERIAL IS TO BE KEPT CLEAR OF AREA WITHIN PROTECTIVE FENCE.
4. TREE PROTECTION NOTES:
   - SOUTH FACING SIDES OF EITHER PLANTING TRANSITION (INCLUDING ALL TREES IN GOOD CONDITIONS)
   - PLANTING TRANSITION (INCLUDING ALL TREES IN GOOD CONDITIONS)
   - PLANTING TRANSITION (INCLUDING ALL TREES IN GOOD CONDITIONS)

**PLANTING TRANSITION (INCLUDING ALL TREES IN GOOD CONDITIONS)**

**PLANTING TRANSITION (INCLUDING ALL TREES IN GOOD CONDITIONS)**

**PLANTING TRANSITION (INCLUDING ALL TREES IN GOOD CONDITIONS)**

**TREE PROTECTION FENCE DETAIL**

**DIMENSION TREE PLANTING DETAIL**

**CONFORMING TREE PLANTING DETAIL**

**PRELIMINARY - NOT FOR CONSTRUCTION**
Call before you dig.
Know what's below. Call before you dig.

STORMWATER MAINTENANCE SCHEDULE (DURING CONSTRUCTION)

STORMWATER MAINTENANCE SCHEDULE (POST-CONSTRUCTION)

Note: "As Needed" refers to an action that may be performed on a one-time basis or whenever necessary in the judgment of the designer or project manager.
Know what's below.
Call before you dig.
PRELIMINARY - NOT FOR CONSTRUCTION
1ST FLOOR PLAN - BUILDINGS No. 1, 3, 4, 6, 8, 10, 12, 13, 15, AND 16

SCALE: 1/16" = 1'-0" (STANDARD UNITS)

1ST FLOOR PLAN - BUILDINGS No. 2

SCALE: 1/16" = 1'-0" (STANDARD PLANS AND 1 BEDROOM ADA UNIT 101 PH)

1ST FLOOR PLAN - BUILDINGS No. 5

SCALE: 1/16" = 1'-0" (STANDARD PLANS AND 1 BEDROOM ADA UNIT 102 PH)

1ST FLOOR PLAN - BUILDINGS No. 7

SCALE: 1/16" = 1'-0" (STANDARD PLANS AND 1 BEDROOM ADA UNIT 103 PH)

1ST FLOOR PLAN - BUILDINGS No. 9 AND 14

SCALE: 1/16" = 1'-0" (STANDARD PLANS AND 2 BEDROOM WITH DEN ADA UNIT 103 PH)

1ST FLOOR PLAN - BUILDINGS No. 11

SCALE: 1/16" = 1'-0" (STANDARD PLANS AND 3 BEDROOM ADA UNIT 104 PH)
TYPICAL 2ND FLOOR PLAN - ALL BUILDINGS
Preliminary Site Plan Review
For
Pittsfield Township, Michigan

File No.: CSPA 17-11 (Morgan Reserve formerly Wolverine Commerce)
Applicant: Pinnacle Homes
Location: Northeast quadrant Platt and Morgan Roads
Plan Date: April 27, 2017
Revised Date: October 23, 2017
Current Zoning: PUD, Planned Unit Development (Court Modified)
Action Requested: Preliminary Site Plan Approval

PROJECT DESCRIPTION

The applicant has submitted a Preliminary Site Plan application to develop a multiple-family residential development on approximately 47 acres of property located on the northeast corner of Platt Road and Morgan Road. The site is currently zoned PUD, Planned Unit Development (Court Modified) with the final judgement permitting up to 250 residential units in accordance with the standards of the R-3, Moderate Density Multiple-Family Residential zoning district (2007). We have reviewed the project based on R-3, Moderate Density Multiple-Family Residential zoning.

The proposed development includes 250 multiple-family attached units with a club house and pool. The plan also includes large open space areas and sidewalk connectivity for the benefit of the future residents and neighbors.

The site is bisected by a water course (drain). The site plan has dispersed the proposed structures throughout the property taking into consideration the existing natural features on the northern portion of the site.

Richard K. Carlisle, President  Douglas J. Lewan, Executive Vice President
John L. Enos, Principal  David Scurto, Principal  Benjamin R. Carlisle, Principal  Sally M. Elmiger, Principal  Craig Strong, Principal
Laura K. Kreps, Associate  Paul Montagno, Associate
The development is proposed to be served by a looping private drive, and parking for the development will be provided within the unit’s garages and driveways with additional off-street parking spaces provided in two (2) locations (southeast and northwest) along the loop drive within the development. This parking is in addition to parking provided at the clubhouse/pool.

Water and sewer facilities will be extended to serve the site. The water main will be extended within the Platt Road right-of-way from the corner of Platt Road and Morgan Road to the site. The sanitary sewer will connect to the existing sewer located at the southeast corner of the site. Stormwater management is proposed in accordance with the Washtenaw County Water Resource Commission requirements and will be accomplished by means of a proposed treatment train of infiltration basin BMPs at the northeast corner of the site and a detention basin in the southeast corner of the site.

Figure 1. Aerial Photograph
Zoning Classification of Parcel, Adjacent Parcels, and Current Land Use:

The subject site is currently vacant/agricultural property. Adjacent zoning and land uses are as follows:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>I, General Industrial</td>
<td>Various Industrial Uses</td>
</tr>
<tr>
<td>South</td>
<td>AG, Agricultural / R-1B, Single-Family Residential</td>
<td>Single-Family Homes</td>
</tr>
<tr>
<td>East</td>
<td>AG, Agricultural</td>
<td>Therapeutic Riding / Vacant / Farmland</td>
</tr>
<tr>
<td>West</td>
<td>AG, Agricultural</td>
<td>Vacant / Farmland</td>
</tr>
</tbody>
</table>

Figure 2. Zoning Map

NATURAL RESOURCES AND OPEN SPACE

Natural Resources

The site is bisected by a water course (drain). From the information provided, the majority of the site’s significant natural features are located on the northern portion of the site.

Section 14.04 C. requires as part of the Preliminary Site Plan Review process the applicant determine if natural features exist on the site, and in proximity to the site. If one (1) natural feature is determined to exist on a site, then the applicant shall submit a Natural Features Impact Statement containing the information required in Section 14.04 C.

Due to the presences of wetlands, and woodlands including heritage trees on the site, the natural features protection plan and natural features setbacks have been demonstrated on the site plan submittal in accordance with Sections 14.04 and 14.05.
According to the Applicant’s Existing Condition Plan and Natural Features Protection Plan, there are seven (7) wetland areas on the subject parcels. The proposed development impacts four (4) of the seven (7) onsite wetlands. All wetlands on the subject site are regulated by both MDEQ and the Township. Please see ECTs memo for more details.

In addition, as noted on sheet Sheets 06 and 07, sixty-nine (69) trees will be removed totaling 619 caliper inches of woodlands to be removed requiring 207 replacement trees at 3-inch caliper.

**Open Space:**

The applicant proposes to maintain the periphery of the site and the central area for open space. Calculations related to the amount of open space provided in the revised layout has not been supplied.

We encourage open space preservation, and commend the applicant for reconfiguring the site layout to limit impacts to natural features including preserving onsite wetlands and significant tree stands, and provide a more naturalized buffer to the industrial park to the north.

The applicant has not provided means to maintain the proposed open space, and the controlling means to ensure that this space remains in perpetuity. This documentation will be required during final site plan review as part of the master deed.

**Items to be Addressed:** 1) Comply with ECT’s wetland comments; and 2) Open space maintenance plan is required during final site plan review.

**PROJECT DENSITY**

The overall density of the development is shown as 5.9 dwelling units per acre. The final Judgement permits up to 250 residential units on the site which encompasses a total of 47 acres as is proposed.

**Items to be Addressed:** None.

**AREA, WIDTH, HEIGHT, SETBACKS**

The final judgement requires development of the parcel in accordance with the standards of the R-3, Moderate Density Multiple-Family Residential zoning district (2007). See the table on the following page.
R-3 Moderate Density Multiple-Family Residential District  
(2007 Standards as required in Consent Judgement)

<table>
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<th>Required</th>
<th>Provided</th>
<th>Deviations</th>
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<tr>
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<td>1 acre</td>
<td>47 acres</td>
<td>Complies</td>
</tr>
<tr>
<td>Lot Width</td>
<td>400 feet</td>
<td>1,536 feet – Platt Road</td>
<td>Complies</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1,340.84 feet – Morgan Road</td>
<td></td>
</tr>
<tr>
<td>Lot Setbacks</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>50 feet</td>
<td>67.7 feet (Building 8 to Platt Rd.)</td>
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<tr>
<td></td>
<td></td>
<td>80.1 feet (Building 6 to Morgan Rd.)</td>
<td></td>
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<td>Side</td>
<td>20 feet/50 feet</td>
<td>95.3 feet (north)</td>
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</tr>
<tr>
<td>Rear</td>
<td>50 feet</td>
<td>172 feet (east)</td>
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<td>Net (impervious)</td>
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<td>Floor Area Ratio</td>
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<td>Building Height</td>
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Minimum Distance Between:

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<tbody>
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<td>65 feet</td>
<td>Complies</td>
</tr>
<tr>
<td>2 times the height of the taller building but not less than 45 feet</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>3 times height of the taller building but not less than 70 feet</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

Items to be Addressed: None.

SITE ACCESS AND CIRCULATION

The development will be accessed from two (2) locations on Platt Road. These drives form a loop drive connecting the development. The southern access from Platt Road is proposed as a boulevard. The development narrative provided on Sheet 01 indicates the development will contain private roads; however, as shown the roads do not meet the Township’s newly adopted private road standards.
While we feel that the internal roads should be widened to meet the Township’s private road standards, we defer to the Township Engineer and Fire Marshall for final determination.

Our concern is that residents and guests will park on the street/drive, and the drive as provided is substandard to allow for on street parking. If however, the Township Engineer and Fire Marshall permits drive/roads that are less than the private road standards, we recommend that the Planning Commission place the following conditions on the approval of the proposed development:

- Ownership of the development will remain as apartments or under another form of single-ownership. Selling of individual units will not be allowed without internal roads meeting the Township’s Private Road Standards.
- All drives shall be marked “Fire Lane” and shall be free of parking.
- The owner/property manager will be responsible to ensure that residents do not park outside of dedicated parking areas. Citations for any violation will be directed to the owner/property manager.

We defer further review of site access and circulation to the Township Engineer and Fire Department.

**Items to be Addressed:** Planning Commission add noted road conditions on the development.

**PARKING**

Section 12.05 G. requires multiple-family residential uses to provide two (2) parking spaces for each dwelling unit (one (1) and two (2) bedroom units). All units are provided two (2) spaces via the garage and driveway as required. The clubhouse is located at the terminus of the southern driveway entrance. Fourteen (14) spaces are proposed adjacent to the clubhouse, eight (8) spaces are provided between Buildings 9 and 10, nine (9) spaces are provided across from Building 1, four (4) spaces are north of building 12, four (4) spaces are provided between buildings 11 and 12, four (4) spaces north of the boulevard drive, and eight (8) spaces have been added south of the dog park for a total of 55 overflow parking spaces throughout the development.

We don’t question the amount of guest parking but find that it can be better distributed. Specifically in the northeast and northwest portions of the development where four (4) buildings are grouped on either side. The four (4) parking spaces provided north of the boulevard entrance does not seem like a feasible location as they are not immediately adjacent to any proposed building.

1. Lack of guest parking.
2. Lack of guest parking.
3. Consolation curb cut to increase amount of guest parking.
4. Eliminate as location doesn’t serve any units.
Parking spaces are noted as 9.5 feet by 20 feet (typical) on Sheet 09 (no curb), and 9.5 feet by 18 feet (typical) on Sheet 10 (with curb). The applicant has noted in the cover letter that curbs will be provided for all the parking spaces, with a detail provided on Sheet 23. The applicant should clarify parking space dimensions.

**Items to be Addressed:** 1) Eliminate four (4) parking spaces north of the boulevard entrance; 2) Better distribute guest parking throughout site; and 3) Clarify parking space dimensions.

**ESSENTIAL FACILITIES AND SERVICES**

All dwelling units will be serviced with water and sewer facilities. We defer additional comment to the Township Engineer.

**Items to be Addressed:** Review of essential facilities and services by the Township Engineer.

**TRAFFIC AND PLATT / MORGAN ROAD IMPROVEMENTS**

A Traffic Impact Study was submitted for review with the preliminary site plan. Off-site mitigation is suggested at Platt Road and Ellsworth. In addition, construction of a left turn lane and right turn deceleration lane at the proposed site driveway to Platt Road. We defer further review of traffic and road improvements to the Township Engineer and the Washtenaw County Road Commission.

**Items to be Addressed:** Review of traffic and road improvements to the Township Engineer and the Washtenaw County Road Commission.

**SAFETY PATHS / SIDEWALKS**

Internal sidewalks are provided on both sides of roads throughout the development. Internal sidewalk width is required to be 5 feet as provided in the plan set (Sheets 9 and 10), and on the typical road cross-section provided on Sheet 23.

**Items to be Addressed:** None.

**LANDSCAPING**

A conceptual landscape plan has been provided as required. All proposed landscaping is shown as well as general areas where existing woodlands and vegetation will remain. Additional landscaping details will be required for final site plan review.

**Items to be Addressed:** Provide full landscaping plan for final site plan.

**FLOOR PLANS AND ELEVATIONS**

Proposed floor plans and elevations have been provided. The elevations include brick and siding. The applicant has not indicated siding. Siding should be a high quality material. Floor plans indicate all units are a single-floor with upper and lower units in each building.
We note that the side of Buildings 1 and the rear of Buildings 15 and 16 are fronting Platt Road. The side elevation includes six (6) garage doors. The applicant has proposed additional evergreen trees to screen the garages along the side elevation of Building 1. The applicant has provided a 3-D rendering of the elevations for consideration.

Applicant should provide color elevations and material sample board at meeting.

**Items to be Addressed:**  
1. Indicate material of siding. Siding material should be high quality; and  
2. Provide color elevations and material sample board at meeting.

**RECOMMENDATION**

We appreciate the applicant’s effort in reconfiguring the site layout to limit impacts to natural features including preserving onsite wetlands and significant tree stands, and provide a more naturalized buffer to the industrial park to the north. The resubmitted plan is a tremendous improvement over earlier plans.

The biggest outstanding issue is that of private roads. In follow-up conversations with the applicant they note that they wish to address the private road/guest parking situation as submitted.

We recommend preliminary site plan approval with the following items to be addressed as part of the final site plan submittal:

1. A note shall be added on the final site plan and a condition of final site plan approval shall include:
   
   A. Ownership of the development will remain as apartments or under another form of single-ownership. Selling of individual units will not be allowed without internal roads meeting the Township’s Private Road Standards.
   B. All drive shall be marked “Fire Lane” and shall be free of parking.
   C. The owner/property manager will be responsible to ensure that residents do not park outside of dedicated parking areas. Citations for any violation will be directed to the owner/property manager.

2. Address ECT review of wetland impacts.
3. Provide open space maintenance plan.
4. Reconfigure guest parking locations to better distribute guest parking.
5. Clarify parking space dimensions.
6. Indicate material of siding. Siding material should be high quality.
MEMORANDUM

TO: Pittsfield Township Planning Commission

FROM: Eric Humesky, P.E. Township Engineer

DATE: November 7, 2017

SUBJECT: Morgan Reserve
C.S.P.A. #17-11
Preliminary Site Plan Review

We have reviewed the October 23, 2017 27-sheet submittal of the above preliminary plan that was received by the Township on October 23, 2017 and comment as follows:

1. Access and Circulation Requirements:
   a. It is recommended that the proposed roads be designed to meet the Township Private Road Standards for the following reasons:
      i. The proposed roads are 27 feet wide from back of curb to back of curb which the Fire Department has identified as problematic when on-street parking occurs.
      ii. In order to meet the Township Private Road Standards, the roads would need to be widened from 27 feet to 31 feet and the green spaces between the road and sidewalks would need to be widened from 5 feet to 6 feet. If these modifications were made, the proposed roads could be converted to private roads should there be a need or desire in the future.
   b. To address comment 1.a.i., the applicant has proposed additional off-street parking to discourage on-street parking on the proposed 27-foot wide road. The additional off-street parking locations proposed in this submittal will improve this issue, however the parking spaces should be evenly distributed such that each building has access to roughly the same number of spaces. In this submittal, Buildings 3, 4, 11, 14, and 15 have limited off-street parking access.
   c. Street names, once proposed, must be reviewed and approved by the Township emergency response staff.
2. Sheet 02:
   a. While it appears later in the plan that stormwater drainage from north of the project is accounted for, the applicant should confirm that there is no conflict with the surface drainage easement referenced on this sheet.

3. Sheets 11 and 12:
   a. We have reviewed the water main layout with the Utilities Department. The 16-inch water main proposed along Platt Road may be reduced to 12-inch water main and the 12-inch water main proposed throughout the site may be reduced to 8 inch water main.
   
   b. Rim and invert elevations should be provided for the end of the sanitary sewer extension on the north end of the site.
   
   c. For Building 8:
      i. The domestic water lead and hydrant F1 should be relocated to tie into the looping main so that the 8-inch water main proposed along the driveway to Platt Road may be eliminated. Hydrant H1 may be eliminated.

4. WCRC, WCWRC, and MDEQ approvals are required prior to Township Final Site Plan approval. Further coordination with these agencies may result in modifications to this preliminary site plan. It is the applicant’s responsibility to coordinate with all outside agencies early in the site plan development process to ensure all agency requirements are adhered to and revisions of the site plan are limited.

5. Prior to Final Site Plan approval, the Applicant shall execute a development agreement, in a form approved by the Township, specifying all the terms and understandings relative to the proposed development. A performance guarantee will be required as part of the development agreement in accordance with Section 3.09 of the Zoning Ordinance.

6. With each re-submittal, the preparer shall provide a written summary of revision made to the plans.
ECT No. 170056-0100
November 8, 2017

Mr. Ben Carlisle, AICP
Township Planning Consultant
Pittsfield Charter Township
6201 West Michigan Avenue
Ann Arbor, MI 48108

Re: Morgan Reserve (CSPA17-11)
Wetland Review of the Revised Preliminary Site Plan

Dear Mr. Carlisle:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised Preliminary Site Plan for the Morgan Reserve project prepared by Atwell dated October 23, 2017 and stamped “Received” by the Pittsfield Charter Township Planning Department on October 23, 2017 (Plan). ECT is preparing this review letter for compliance with the Pittsfield Township Wetlands Protection Ordinance (Chapter 8, Article IV, Wetlands). ECT visited the site on May 22, 2017 for the purpose of a preliminary site assessment and wetland boundary verification.

ECT recommends approval of the Revised Preliminary Site Plan for wetlands. The applicant shall satisfactorily address the Wetland Comments contained in this letter prior to Final Site Plan approval. The issuance of a Township Wetland Permit for the project shall be contingent on the receipt of authorization from the MDEQ for the proposed wetland impacts or the receipt of correspondence stating that the wetlands proposed to be impacted are not regulated by the MDEQ.

The proposed development is located at the northeast corner of Platt Road and E. Morgan Road in Section 14. The project is proposed on parcel 12-14-300-019 with a gross site acreage of approximately 47 acres. The proposed site plan continues to include the construction of sixteen (16) multi-family residential buildings, clubhouse with swimming pool, roads, parking areas, associated utilities, a stormwater infiltration basin and a proposed stormwater detention basin. In addition, to compensate for proposed permanent impacts to on-site wetland areas, the Plan incorporates one (1) area of on-site wetland mitigation.

The site includes approximately 1.41 acres of mapped/surveyed wetlands. The on-site wetlands shown on the Plan were delineated on June 6, 2016 by King and MacGregor Environmental (KME). The Plan identifies a total of seven (7) wetlands (Wetlands A through G).

A summary of our findings from review of the applicant’s submittal with regard to existing wetlands and proposed wetland impacts follows.

**On-Site Wetland Review**
ECT completed a preliminary site assessment on May 22, 2017. The on-site wetlands are labeled on various sheets of the Plan, including the *Natural Features Protection Plan* (Sheets 04 and 05).
Some of the main vegetation contained with the wetlands includes: narrow-leaved cattail (*Typha angustifolia*), common reed (*Phragmites australis*), common buckthorn (*Rhamnus cathartica*), cottonwood trees (*Populus deltoides*), reed canary grass (*Phalaris arundinacea*), and purple loosestrife (*Lythrum salicaria*).

Wetland A is an emergent wetland located in the northwest portion of the site (just north of an existing 2-track drive). Wetland A is 0.08-acre in size and will be preserved based on the current Plan. Wetland A contains narrow leaved cattail (*Typha angustifolia*), curly dock (*Rumex crispus*), water plantain (*Alisma subcordatum*), and purple loosestrife (*Lythrum salicaria*). This wetland contained some standing water and animal tracks within the wetland (including raccoon) were observed.

Wetland B is an emergent wetland located in the northwest portion of the site (just south of the existing 2-track drive). Wetland B is 0.04-acre in size and will be preserved based on the current Plan. Wetland B contains purple loosestrife, teasel (*Dipsacus fullonum*), curly dock and willow shrubs (Salix spp.).

Wetland C is an emergent wetland associated with areas of linear drainage ditches. Two (2) of the linear drainage features run north to south along the east side of Platt Road. These drainage features intersect a west/east drainage feature that runs through the tree row in the middle of the property. Wetland C is 0.43-acre in size and the current Plan proposes an impact of 0.03-acre for the purpose of constructing the ‘ring road’ access drive on the west side of the site just north of the pool and clubhouse area. Wetland C contained willow shrubs, cottonwood, honeysuckle (*Caprifoliaceae* spp.), common buckthorn, and green ash (*Fraxinus pennsylvanica*). Areas of Wetland C contained some standing water, however no flow was observed.

Wetland D is an emergent wetland associated with a linear drainage ditch running west/east through the tree-row in the middle of the property. This drainage feature intersects with a linear drainage feature that runs north to south along the eastern edge of the property. Wetland D is 0.47-acre in size and the current Plan proposes an impact of 0.02-acre for the purpose of constructing the ‘ring road’ access drive on the east side of the site just north of proposed unit #10. Wetland D contains vegetation similar to Wetland C, as well as skunk cabbage (*Symlocarpus foetidus*), riverbank grape (*Vitis riparia*), and American elm (*Ulmus americana*). Some standing water was observed within Wetland D, however no flow was observed.

Wetland E is an emergent wetland located south of Wetland B in the northeastern section of the property. Wetland E is 0.19-acre in size and the current Plan proposes to preserve this wetland area. Wetland E contains species of vegetation similar to Wetland B as well as common reed (*Phragmites australis*). Some small areas of standing water were observed.

Wetland F is an emergent wetland located in southeast portion of the site within the open agricultural field area. Wetland F is 0.06-acre in size and the current Plan proposes to impact this
As standing for and The wetland and 25-foot wetland buffer in its entirety (i.e., wetland impact of 0.06-acre) for the purpose of constructing unit #5 as well as the proposed stormwater detention basin. Wetland F contained standing water but very little vegetation other than purple loosestrife.

Wetland G is an emergent wetland located in southeast portion of the site within the open agricultural field area. This wetland is south of the west/east running drainage portion of Wetland D, and northwest of Wetland F. Wetland G is 0.14-acre in size and the current Plan proposes to impact this wetland and 25-foot wetland buffer in its entirety (i.e., wetland impact of 0.14-acre) for the purpose of constructing unit #9 and unit #10. Wetland G contained a small amount of standing water and very little vegetation.

As they are associated with the linear drainage features and contain some trees and shrubs, Wetlands C and D appear to be the highest quality wetlands on the subject site. Wetlands A, B, E, F, and G are marginal quality wetlands containing invasive herbaceous species such as Phragmites and purple loosestrife.

ECT visited the project site on May 22, 2017 for the purpose of a wetland boundary verification. The on-site wetlands shown on the Plan were delineated on June 6, 2016 by KME. The wetland boundaries appear to be flagged on the site as well as indicted on the site plan. The approximate wetland locations are indicated in Figure 1, attached.

**Wetland Impact Review**

The proposed site development design proposes impacts to four (4) of the seven (7) on-site wetlands as well as to the 25-foot wetland setbacks of these four wetlands.

The following table summarizes the existing wetlands and the proposed wetland impacts as listed on the Plan:

**Table 1. Proposed Wetland Impacts**

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</table>
Mr. Ben Carlisle  
November 8, 2017  
Page 4 of 15

The current Plan proposes a total of 0.25-acre of permanent impact to the 1.41 acres of on-site wetland (impact to approximately 18% of the on-site wetlands). This amount of wetland impact remains consistent with the previously-reviewed site plan. While this is an increase in the overall wetland impacts proposed on the original site plan (i.e., 0.15-acre of permanent impact; ~11% of the on-site wetlands), the current site Plan is more successful at preserving the areas of higher quality wetland as well as preserving the existing natural vegetational buffers around the perimeter of the property.

The Plan (Sheet 04 – Natural Features Protection Plan – North) also indicates a temporary wetland impact of 0.02 acre to Wetland D for the purpose of construction a storm sewer connection to the proposed stormwater detention basin. This temporary impact is located southeast of proposed unit #4.

In addition to the desire to preserve wetlands, the Township’s goal is to preserve wetland buffers/setbacks. The Township’s Land Development Standards (Chapter 19 - Protection and Mitigation of Natural Features) states that:

*A permanent buffer strip, vegetated with natural plant species, will be maintained or restored within a setback of 25 feet from a designated edge or boundary of a wetland area.*

The 25-foot wetland buffer areas and the proposed impacts have been indicated on the Plan. The following table summarizes the existing wetland buffer areas and the proposed wetland buffer impacts as listed on the Plan:

<table>
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<th>Wetland Buffer Area</th>
<th>Buffer Area (acres)</th>
<th>Impact Area (acre)</th>
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<tr>
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<td>0.21</td>
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<td><strong>TOTAL</strong></td>
<td><strong>5.84</strong></td>
<td><strong>0.73</strong></td>
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As shown, the current Plan proposes permanent impact to 0.73-acre of the 5.84 acres of on-site wetland buffer (impact to approximately 13% of the on-site wetland buffer). While this is an increase in the overall wetland buffer impacts proposed on the previous site plan (i.e., 0.28-acre of permanent impact; ~5% of the on-site wetland buffer), the current site Plan is more successful at preserving the areas of higher quality wetland as well as preserving the existing natural vegetational buffers around the perimeter of the property.
Regulatory Status and Permits
Because all of the on-site wetlands appear to be within 500 feet of the drainage/watercourse features located on the site, these wetlands are presumed to be regulated by the Michigan Department of Environmental Quality (MDEQ). All seven (7) wetlands are regulated under the Pittsfield Township Wetland Protection Ordinance, as they meet at least one of the essentiality criteria outlined in the Township’s Wetland Ordinance (i.e., provides flood and storm control by the hydrologic absorption and storage capacity of the wetland, provides wildlife habitat by providing breeding, nesting, feeding grounds or cover for forms of wildlife and waterfowl, and/or provides erosion control by serving as a sedimentation area absorbing silt and organic matter).

The Applicant should provide a copy of the MDEQ Wetland Use Permit application to the Township (and our office) for review and a copy of the approved permit upon issuance (if applicable). A Township Wetland Permit authorizing impacts to wetlands that are regulated by the Township as well as the MDEQ cannot be issued prior to receiving this information.

According to the Pittsfield Charter Township Wetland Protection Ordinance, Section 6.0, the following activities require a permit from the Township:

- Deposit or permit the placing of fill material in a wetland.
- Dredge, remove, or permit the removal of soil or minerals from a wetland.
- Construct, operate, or maintain any use or development in a wetland.
- Drain surface water from a wetland.
- Mowing, cutting, removing, or causing to be removed or damaged, native vegetation or trees from the wetland, except for the mowing of a walkable path not to exceed ten (10) feet wide, unless as an ecological restoration project approved by the Ordinance Enforcement Officer.

Proposed Mitigation
It should be noted that the wetland impacts as proposed require compensatory wetland mitigation, according to the Township Ordinance. The Township wetland ordinance specifically states that the Township upholds a goal of no net loss of wetlands within the Township and a long-term goal of a net gain in wetlands within the Township. These goals are to be accomplished through the use of all means available to the Township as authorized by applicable local, state and federal laws and regulations.

These means include, but are not limited to, the implementation of the regulatory purposes and intent of this Article; the identification and review of degraded or destroyed wetlands in the Township; and the use of incentives, voluntary agreements, and other forms of cooperation between the Township and land owners to protect and restore wetlands to the greatest extent possible authorized under the law. In addition, the loss of wetlands and corresponding loss of benefits to be derived therefrom constitutes a threat to the public health, safety and general welfare of the Township and the environment. Preservation of wetlands in an undisturbed and natural condition is necessary to maintain important physical, hydrological, aesthetic, recreational, and economic assets for existing and future residents of the Township.
Because the current Plan proposes a total of 0.25-acre of impact to existing emergent wetlands, a total of 0.375-acre of wetland mitigation is required by Pittsfield Township (1.5-to-1 mitigation ratio). The Plan currently notes that a total of 0.38-acre of wetland mitigation will be created on-site. This 0.38-acre area of wetland mitigation will be constructed adjacent to the south side of existing Wetland E and adjacent to the east side of Wetland C in the western portion of the site (i.e., west of proposed unit #15).

Construction details associated with the wetland mitigation area do not appear to have been provided on the Plan. Subsequent site plan submittals must include detailed wetland mitigation information such as proposed grading and planting details. In addition, the applicant should provide a narrative description of proposed construction methodology, proposed vegetation and any anticipated monitoring and/or invasive species treatment measures.

**Wetland Comments**
The following are repeat comments from our *Wetland Review of the Revised Preliminary Site Plan* letter dated September 20, 2017. The current status of each comment follows in **bold italics**:

1. In order to provide for the preservation of additional areas of on-site natural features such as the trees and wetlands located in the areas of the proposed entrance drives from Platt Road, the applicant should consider moving some of the residential units to the south side of the overall parcel. A revision to the proposed entrance drive locations could minimize or avoid impacts to on-site wetlands.

   **This comment has been successfully addressed. The overall layout of the site development has been modified from the original submittal and as a result the current site Plan is more successful at preserving the areas of higher quality wetland as well as preserving the existing natural vegetational buffers around the perimeter of the property.**

2. The majority of the area being preserved as Open Space is currently disturbed agricultural land located on the south portion of the subject site. ECT recommends that revisions to the overall site layout be considered in order to incorporate more of the area located north of the west/east existing drain as Open Space. It appears as if there is currently approximately 11 acres located north of this drain that is not currently farmed and contains some shrubs and trees.

   **This comment has been successfully addressed. As noted in Item #1, the overall layout of the site development has been modified from the original submittal and as a result the current site Plan is more successful at preserving the areas of higher quality wetland as well as preserving the existing natural vegetational buffers around the perimeter of the property.**

3. The Applicant should provide a copy of the MDEQ Wetland Use Permit application to the Township (and our office) for review and a copy of the approved permit upon issuance (if
applicable). A Township Wetland Permit authorizing impacts to wetlands that are regulated by the Township as well as the MDEQ cannot be issued prior to receiving this information.

*This comment still applies. Please note that the issuance of a Township Wetland Permit for the project shall be contingent on the receipt of authorization from the MDEQ for the proposed wetland impacts or the receipt of correspondence stating that the wetlands proposed to be impacted are not regulated by the MDEQ.*

4. ECT recommends that the applicant locate the ultimate outfalls from these stormwater basin outside of all existing wetland boundaries; near the upland edge of the 25-foot wetland setback/buffer. The applicant should work in order to preserve all wetland/watercourse buffers. The preservation of a 25-foot buffer area is important to the overall health of the existing wetlands and of the existing watercourse.

The Plan does not appear to indicate any impacts to Wetland D in the *Wetland Impacts and Mitigation* table on Sheet 04 for the proposed outfall from the stormwater detention basin. Subsequent plans should indicate all impacts (including temporary impacts) to all wetlands and wetland buffers.

*This comment has been addressed. It appears as though the stormwater outfalls have been proposed outside of all existing wetland boundaries.*

5. Should the Plan propose temporary impacts to wetlands and/or wetland buffers, the applicant shall incorporate a restoration plan for any proposed impacts to the 25-foot wetland buffers. This wetland buffer restoration plan should incorporate an appropriate native wetland buffer seed mix, to be approved by the Township and/or the Townships’ Wetland Consultant.

*This comment has been partially addressed. Sheet 04 (Natural Features Protection Plan – North) now includes a table that quantifies temporary wetland impacts. A total of 0.02-acre of impact to Wetland D southeast of proposed unit #4 is proposed for construction a stormwater outlet to the proposed detention basin. The Plan shall clearly indicate how this area of temporary wetland/wetland buffer impact will be restored.*

6. It is ECT’s opinion that Wetland C and Wetland D should be connected on the Plan (i.e., Wetland Flag C39 and D49 should be connected and Wetland Flag C40 and D50 should be connected). These wetland/drain areas do not appear to be separated by an upland area. Because there are no proposed impacts within these wetland areas, this wetland boundary change would not have a practical impact on the site plan.

*This comment no longer applies. The wetland boundaries appear to be accurately displayed on the Plan.*
7. One (1) area of compensatory wetland mitigation has been proposed on-site, adjacent to Wetland D and Wetland G. The applicant should provide additional information with regard the proposed mitigation areas including a grading and planting plans and narrative description of proposed construction methodology and anticipated monitoring and/or invasive species treatment measures.

This comment still applies. The 0.38-acre wetland mitigation area appears to be proposed in a suitable location (adjacent to Wetlands C and E), however the Plan currently lacks the detailed grading, planting, construction methodology and anticipated monitoring and invasive species treatment information that is required for Plan approval. Please provide this information with the next Plan submittal.

8. Because Wetland G is of marginal quality, ECT suggests that in order to provide for a more successful wetland mitigation project, existing Wetland G be improved concurrently with the wetland mitigation construction. The grade within the existing wetland (Wetland G) should be modified in order to provide improved hydrology and the existing soils should be amended in order to provide for an improved base of plant species.

This comment no longer applies as the proposed wetland mitigation location has been modified.

9. The applicant shall submit a wetland mitigation plan for approval concurrently with the site development plan. Subsequent Plans should provide detailed information regarding the proposed wetland mitigation area(s). The wetland mitigation details provided by the applicant shall contain all of the elements required by Section 8-07 of the Pittsfield Township Wetland Ordinance. The mitigation plan shall include a description of the proposed contributing hydrologic inputs to the proposed wetland mitigation area. In addition, the plan shall indicate what type of long-term protection (i.e., conservation easement, etc.) will be provided for both the mitigation area as well as the contributing hydrologic source.

This comment still applies.

Conclusion
According to the regulations found in the Township Wetland Ordinance, it appears that the Plan will require a Wetland Use Permit from the Township, as well as a MDEQ Wetland Permit and compensatory wetland mitigation per the Township’s Wetland Ordinance. It is the applicant’s responsibility to provide the Township with a copy of the MDEQ wetland permit application and the Final MDEQ wetland permit once issued. This information shall be received prior to the issuance of the Township’s wetland permit and approval of the Final Site Plan/Construction Plan. As the proposed impacts to wetlands require wetland mitigation, subsequent site plan submittals should include detailed wetland mitigation information such as proposed grading and planting details.
Recommendation
ECT recommends approval of the Revised Preliminary Site Plan for wetlands. The applicant shall satisfactorily address the Wetland Comments contained in this letter prior to Final Site Plan approval. The issuance of a Township Wetland Permit for the project shall be contingent on the receipt of authorization from the MDEQ for the proposed wetland impacts or the receipt of correspondence stating that the wetlands proposed to be impacted are not regulated by the MDEQ.

If you have any questions regarding the contents of this letter, please contact us.

Respectfully submitted,
ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

Peter Hill, P.E. Matthew Carmer
Senior Associate Engineer Senior Scientist
Professional Wetland Scientist #1746

cc: Allan Hare, Dept. Assistant II, Utilities and Municipal Services Dept. (HareA@pittsfield-mi.gov)
Craig Lyon, Director of Utilities & Municipal Services (LyonC@pittsfield-mi.gov)

Attachments: Figure 1 – Approximate Wetland Locations
Site Photos
Figure 1. Approximate Wetland Locations. Approximate project boundary is shown in red (photo source: Google Earth, accessed March 6, 2017).
Site Photos

Photo 1. Looking northeast at Wetland F located in the southeast section of the site (ECT, May 22, 2017).

Photo 2. Looking west at Wetland G located in the southeast section of the site (ECT, May 22, 2017).
Photo 3. Looking west along Wetland D/drain from the eastern edge of the project site (ECT, May 22, 2017).

Photo 5. Looking west at Wetland A, adjacent to Platt Road (ECT, May 22, 2017).


Photo 8. Looking west at Wetland C/ditch in the western section of the site (ECT, May 22, 2017).

Photo 10. Looking west at area north of west/east running drain (i.e., Wetland C and D), ECT, May 22, 2017.
**PITTSFIELD CHARTER TOWNSHIP**  
**PLANNING COMMISSION**  
**2018 MEETING SCHEDULE**

All meetings are held at the Pittsfield Township Administrative Building, 6201 W. Michigan Avenue, at 6:30 p.m.  
All meetings are Regular Meetings and will be held as noted below.

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<tr>
<th>MEETING DATE</th>
<th>*APPLICATION DEADLINE</th>
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<td>December 14, 2017</td>
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<td>February 1, 2018</td>
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<td>August 16, 2018</td>
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*Applications may be submitted at any time during normal Township business hours. Submittal by the application deadline does not guarantee placement on the agenda for the meeting date indicated on the above schedule. All completed applications will be processed in the order submitted. All applications must include all required documentation to be deemed complete and eligible for placement on the meeting agenda. In the event the Planning Commission Meeting Agenda is full, as determined by the Planning & Zoning Administrator, a review or public hearing of any complete development application will be scheduled at the earliest meeting date available.*
<table>
<thead>
<tr>
<th>MEETING DATE</th>
<th>*APPLICATION DEADLINE</th>
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<tr>
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<td>December 13, 2018</td>
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Adopted: November 16, 2017

This notice is in compliance with PA 267 of 1976 (as amended) Open Meetings Act, MCL 125.3103 and 125.3502, and the Americans with Disabilities Act (ADA).

Individuals with disabilities requiring auxiliary aids or services should contact the Pittsfield Charter Township Clerk’s Office 3 days prior to the meeting. The Clerk’s Office can be reached at 734-822-3120 or via email clerk@pittsfield-mi.gov.