

December 8, 2015

Northfield Township
Building & Zoning Department
Attn: Mary Bird
8350 Main Street, Suite A
Whitmore Lake, Michigan 48189

Regarding: Whitmore Lake Preserve – Seven Mile Road at Nollar Road
Site Plan Review #1
OHM Job #0151-15-1081

We have reviewed the plans, received by this office on December 3, 2015, for the proposed site improvements to the Whitmore Lake Preserve located at Seven Mile Road at Nollar Road, according to Township guidelines and general engineering standards. A brief description of the project has been provided below, followed by our comments.

The applicant is proposing to construct a four-car gravel parking lot to service proposed Nature Preserve land with detention basin in the northwest corner of the site. The total site area is 235 acres, with limits of work totaling 9,900 square. Additional site elements include bike racks, entry sign, kiosk with maps and rules, and landscaping. Site Access is proposed with improved paved driveways at locations of the existing gravel drives.

General

1. A detailed project narrative shall be shown on the plan cover sheet of the plans outlining the intent of this project.
2. Three trees are identified to be removed but the tree sizes (DBH) and species have not been identified and tree replacement may be required. We note that the plans do indicate planting three swamp white oak trees at a size of 2-2.5 inches.
3. The applicant shall provide a legend for both existing and proposed site symbols and line types.
4. The applicant shall show and label the road right-of-way on all existing and proposed plans.
5. The applicant shall note that the plans must be signed and sealed by a Professional Engineering licensed in the State of Michigan.

Storm Water Management

6. Existing drainage patterns shall be provided on Sheet C-02 to illustrate current conditions and how proposed improvements will/will not alter these drainage patterns.
7. We note that a wetland area has been delineated on the site plan and we recognize this wetland may be regulated by the Michigan Department of Environmental Quality. Any proposed areas of wetland fill shall be identified on the plans and a permit may be required under Part 303, Wetlands Protection of the National Resources and Environmental Protection Act, 1994 PA 451 (NREPA).
8. The applicant shall note that the first flush capture basin shall be designed in accordance with the Washtenaw County Water Resources Commissioner's Office current design guidelines.

Paving and Grading

9. We note that the proposed drive to the parking area has a width of 18 feet. In order to accommodate 2-way traffic this drive should be widened to a minimum width of 20 feet.
10. It is recommended that a construction detail be provided for the proposed concrete tire stops.



11. Proposed paved driveway improvements within the Seven Mile Road right-of-way will need to be reviewed, approved, and permitted through the Washtenaw County Road Commission.
12. The applicant shall note that detailed grading with spot elevations slopes will be required during detailed engineering review of the construction plans.

Permits and other Agency Approvals

It should be noted that copies of all permits and permit applications shall be forwarded to this office. Before final engineering approval can be issued, the applicant must submit all necessary permits/approvals, including but not limited to the following agencies:

- Northfield Township Fire Department approval for fire code compliance
- Washtenaw County Road Commission approval for paving and grading
- Washtenaw County Water Resources Commission for soil erosion and sedimentation control

Recommendations

As submitted, the site plan appears to be in substantial compliance with the Northfield Township requirements. We take no exception to the proposed site plan and recommend the Planning Commission consider approval of the site plan conditional upon the above mentioned comments being addressed administratively.

Please feel free to contact Jacob Rushlow at (734) 466-4517 or jacob.rushlow@ohm-advisors.com if you have any questions or concerns regarding this review.

Sincerely,

OHM ADVISORS

Jacob Rushlow, P.E.
Township Engineer

cc: Howard Fink, Township Manager (via e-mail)
William Wagner, Public Safety Director (via e-mail)
Marlene Chockley, Planning Commission Chair (via e-mail)
Leah DuMouchel, Becket & Raeder (via e-mail)
Kurt Weiland, Building Official (via e-mail)
Peter Sanderson, Washtenaw County Parks and Recreation Commission (via e-mail)
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