



TO: Ben Carlisle, Interim Planning Manager
Jeff Kahan, City Planner

FROM: Cresson S. Sloten, P.E., Systems Planning Manager
Kerry Gray, Urban Forestry and Natural Resources Planning Coordinator
Jerry Hancock, Stormwater/Floodplain Coordinator

DATE: July 8, 2016

SUBJECT: Woodbury Club Planned Project Site Plan
TRAKiT Project No. SP13-030

The purpose of this memo is to respond to concerns have been raised by neighbors of the proposed Woodbury Club site regarding the accuracy and completeness of the wetlands delineation as well as the stormwater management for this site.

Wetlands Delineation

The wetland boundaries were initially identified by the developer's consultant, Environmental Consulting and Technology, Inc. (ECT), in 2012 prior to the initial site plan submittal in 2013. The wetland boundaries were flagged in the field and City staff reviewed the wetland boundaries, at the request of the Developers agent, during the summer of 2012. City staff concluded that the wetlands were flagged correctly but required the Developer's wetland consultant, ECT, to review a farmed area between Wetlands #2 and #3 to determine if a wetland connection existed between the two. ECT conducted an analysis of this area and determined a connection did not exist.

During the site plan review process, the wetland boundaries were re-flagged by ECT in 2014. The flagging and wetland boundaries were reviewed together by City staff and staff from the Michigan Department of Environmental Quality (MDEQ). Due to the total wetland system on this site being greater than 5 acres in size, MDEQ has regulatory authority over wetland impacts. In addition to reviewing the flagged wetland boundaries on the site, the MDEQ staff also conducted a wetland analysis to review ECT's determination regarding the wetland connection between Wetlands #2 and #3. The wetland analysis included an on-site soil analysis and a survey for the presence of other wetland characteristics (flora and fauna). This analysis determined that the area was not a wetland and a connection did not exist between Wetlands #2 and #3. The flagged wetland boundaries were confirmed by the MDEQ and City Staff.

With the review and confirmation of the developer's wetland delineation and mitigation plan, City staff has determined that the proposed Woodbury Club Planned Project Site Plan meets the requirements of City Code Chapter 60, Wetlands Preservation Ordinance, and no additional wetlands analysis is required.

Stormwater Management

With regards to stormwater drainage, concerns have been raised concerning potential impacts to the Barclay Park site immediately south of the Woodbury Club site. The Woodbury Club site currently drains to the east, toward the existing lake, and then to the north under M-14/US-23. This drainage flow then comes back under the expressway onto the northwesterly corner of the Woodbury Club site and then under Nixon Road toward the Nixon Farms North site and ultimately into Traver Creek. The proposed development would continue this pattern. The existing site and the proposed development do not drain toward the Barclay Park site to the south, with one exception: if the lake fills up with more than 1-½ feet of water above the standing water level (which would require an extreme rain event to do so), the lake can also outlet to the south, through the east end of Barclay Park in a drainage course that existed before Barclay Park was site planned and developed, and which would not affect buildings on the Barclay Park site. A culvert was provided under Barclay Way as part of the Barclay Park development to accommodate this possibility.

Another concern or question that has been raised regarding the Woodbury Club stormwater management plan is that this plan has been approved by the Washtenaw County Water Resources Commissioner's (WCWRC) Office (the reviewing agency under Chapter 63 of City Code for condominium developments such as this) under the County's 2012 standards rather than the current 2014 standards. As the agency with reviewing authority, the WCWRC has determined that granting extensions of the approval under the 2012 standards prior to the adoption of the current standards is appropriate. They have stated that this is "fairly typical if the developer remembers to request them in time, especially if the project has remained active with the other units of government and has not really changed their site design." As this site's stormwater management plan has not been altered since the approval by WCWRC, this approval has been extended until November 11, 2016.

cc: Derek Delacourt, Community Services Administrator
Scott Miller, Washtenaw County Water Resources Commission