

# DEXTER TOWNSHIP

## PLANNING & ZONING

6880 DEXTER-PINCKNEY ROAD  
DEXTER, MI 48130

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*OFFICE MANAGER*

KIMBERLY JORDAN  
*OFFICE MANAGER*

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DATE: March 25, 2013  
TO: Planning Commissioners  
CC: Todd Pascoe, Chuck Bultman, Alex Young, Kelly Young, Matt Parks  
FROM: Zach Michels, Director of Planning & Zoning  
RE: Additional Materials for (13-PC-147) Cornman Farms Review for Completeness

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### MEMORANDUM

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Planning staff has received additional materials related to (13-PC-147) Cornman Farms.

Please find attached:

A review letter from the Washtenaw County Road Commission, dated March 21, 2013.

A revised parking lot plan, received March 22, 2013.

Hard copies will be provided at the Planning Commission meeting.

Please contact this office with any questions.

Zach Michels  
Director of Planning & Zoning  
Dexter Township

COMMISSIONERS  
DOUGLAS E. FULLER  
CHAIR

KEN SCHWARTZ  
VICE CHAIR

FRED VEIGEL  
MEMBER

**Washtenaw County**  
**BOARD OF COUNTY ROAD COMMISSIONERS**  
**555 NORTH ZEEB ROAD**  
**ANN ARBOR, MICHIGAN 48103**

WWW.WCROADS.ORG

ROY D. TOWNSEND, P.E.  
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TELEPHONE (734) 761-1500  
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March 21, 2013

**Atwell**

Two Towne Square  
Suite 700  
Southfield, MI 48076

**Attention: Todd Pascoe, P.E.**

**Regarding: WCRC Permit App. #9846 – Cornman Farms  
Dexter Township**

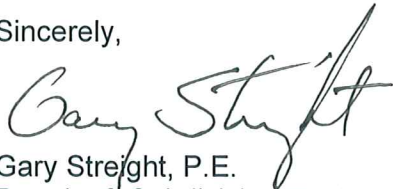
Dear Mr. Pascoe:

This letter is provided in response to the permit application and site plan submitted to the Road Commission for the above referenced project. The site plan last revised on February 22, 2013 has been reviewed. The following comments must be addressed prior to issuance of a permit:

1. The deceleration taper length must be 225' based on a posted speed limit of 55mph.
2. The slope of the drive approach widening must slope away from the road. The plans show the widening area sloped towards the edge of the existing road.
3. The gravel shoulder shall be 4' wide and be 6" MDOT 23A Aggregate.
4. There is no fall from the detention basin outlet and the drive culvert. This will result in standing water in the ditch.
5. The WCRC recommends placing some sort of barricade for the fire access drive to prevent traffic from using the existing drive as a means of ingress/egress.
6. An estimated cost of construction for the work within the Island Lake Road right-of-way must be submitted and approved by the WCRC. An inspection fee and surety amount will be determined based on this approved estimate.
7. Provide the name and address of the contractor who will be performing the work.
8. A certificate of general liability insurance must be submitted per Section 2.6 of the WCRC Procedures and Regulations for Permit Activities.

Once the above items have been completed please resubmit 3 sets of plans for review. No work within the right-of-way can commence until a permit has been issued. If you have any questions, please do not hesitate to contact me at (734) 327-6692.

Sincerely,



Gary Streight, P.E.  
Permits & Subdivision Engineer

Cc: Harley Rider, Dexter Township Clerk  
Matt MacDonell / WCRC  
File

(65) PROPOSED GRAVEL  
PARKING SPACES (TYP.)

