



VILLAGE OF PINCKNEY

220 S. Howell Street
Pinckney, MI 48169
zoning@villageofpinckney.org

Re-Submittal
APPLICATION FOR SITE PLAN REVIEW

Site Plan Review #: SPR-001-2024
Owner: Pinckney Developments LLC
Address: 17228 Summit Drive, Northville, MI 48168
Phone: 734-674-3958
Email: mlytwyn321@gmail.com

Date of Application: 01/08/2024
Applicant: Northville Services and Holdings LLC
Address: 17228 Summit Drive, Northville, MI 48168
Phone: 734-674-3958
Email: mlytwyn321@gmail.com

Project Address: 1268 M36, Pinckney, MI 48169 Tax Code: 4714-23-400-007

Lot: 14-23-400-007 Subdivision: Zoning: SBD

[X] Preliminary Site Plan Review [] Final Site Plan Review [] Preliminary & Final

Description of Project: Northville Services and Holdings LLC is looking for site plan approval for a proposed Class A Marijuana Microbusiness in the Village of Pinckney.

Submission requirements:

- o Site Plan Application
o 6 copies of the Site Plan (24"x36") & 1 digital copy
o Impact Assessment Report (if required)
o Environmental Permits Checklist/Hazardous Substances Form (if required)
o Copies of Deed Restrictions, Easements, Protective Covenants, Master Deed or Association bylaws
o Proof that the Plan has been submitted for review to all other agencies (Final Site Plan)
o If the applicant is not the owner of record, a notarized statement from the owner that the applicant is acting on owner's behalf
o All appropriate fees

Submittal shall be made no later than 30 days before the scheduled Planning Commission meeting - Meeting dates are listed on the village website: villageofpinckney.org

Signature of Applicant: [Signature] Date 02/05/2024

Date of Submittal: 2/5/24
Fee Paid: \$700.00 pd. 1/9/24
Escrow Paid: \$1,000.00

Planning Commission Action: (minutes shall be attached)
Preliminary Site Approved
Final Site Plan Approved

Fees:
• Pre-Planning Meeting \$1,000 per meeting
Additional funds may be required
• Site Plan Application Fee: \$700 per Review (preliminary & Final)
• Site Plan Revision: \$350
Escrow Account Deposit
Site Plan (Site size not disturbance area)
• Less than 1 acre \$5,000
• 1-5 acres \$7,500
• 5-10 acres \$10,000
• Over 10 acres \$10,000+ \$500 per additional acre
(The applicant is responsible for replenishing the escrow account in \$2,000 increments to maintain 30% balance of the original escrow amount.)

Parking Analysis

Prepared for: Essence – Class A Marihuana Microbusiness

Prepared by: Marco Lytwyn

Date: 04/10/2024

Introduction:

This parking analysis document aims to evaluate the parking needs and adequacy of the designated parking spaces for the proposed retail establishment, taking into consideration the specific requirements outlined by the Village code and the operational dynamics of the retail space. The analysis will draw insights from similar establishments in nearby communities to ensure comprehensive planning and efficient space utilization.

Site Overview:

The proposed retail establishment is located at 1268 M36, Pinckney, MI 48169, with access from M36, ensuring convenient ingress and egress for customers. The parking lot has been expanded vertically to accommodate a total of 18 parking spaces, complying with the requirements stipulated by the Village code. Notably, one parking spot is allocated for handicap accessibility, and another serves as a loading zone, as mandated by the Village code.

Parking Needs Assessment:

1. Compliance with Village Code:
 - a. The allocation of 18 parking spaces adheres to the Village code requirements, demonstrating compliance with local regulations.
 - b. The provision of a handicap parking space and a loading zone further ensures accessibility and operational efficiency, aligning with regulatory standards
2. Operational Considerations:
 - a. The expanded parking lot design, which emphasizes vertical expansion, mitigates congestion and facilitates smooth traffic flow within the premises.
 - b. Exceeding the spacing requirements for aisles enhances maneuverability and accommodates high-volume foot traffic, characteristic of retail establishments.
 - c. Quick transaction processes within the retail space minimize dwell time in the parking lot, preventing congestion and optimizing turnover.

3. Comparison with Similar Establishments:
 - a. Comparative analysis with similar retail establishments in nearby communities reveals that the allocated 18 parking spaces align favorably with industry standards and parking ratios observed in comparable settings.
 - b. Factors such as efficient traffic management, spacious driveway access, and vertical expansion contribute to the adequacy of the parking provision for the proposed retail establishment.

Recommendations:

1. Enhanced Signage and Navigation:
 - a. Installation of clear signage directing customers to designated parking spaces, handicap accessibility, and the loading zone can enhance user experience and streamline traffic flow within the premises.
 - b. Incorporating navigational aids, such as directional markers and pavement markings, can further optimize parking lot utilization and minimize congestion.

Conclusion:

In conclusion, the parking analysis indicates that the proposed retail establishment effectively meets the parking needs outlined by the Village code while also incorporating operational strategies to enhance customer experience and traffic management. By aligning with regulatory requirements and drawing insights from comparable establishments, the parking provision ensures convenience, accessibility, and efficient space utilization. Recommendations for enhanced signage and navigation aim to sustain optimal functionality and accommodate potential growth opportunities.

Traffic Assessment - Parcel # 4714-23-400-007 1268 - East Main Street/M-36 Pinckney, Michigan

This report presents the result of the Traffic Study Assessment for the proposed Class A Marihuana Microbusiness and Marihuana Retailer. The site is located on the east side of Main Street/M36, in the Village of Pinckney, Michigan as shown in Figure 1.



The parcel, presently vacant, contains approximately one acre of land, and includes a total of approximately 111 feet of frontage on Main Street/M-36. The parcel was previously occupied as a residential home, which has since been demolished.

Main Street/M-36 runs in the West-East directions with posted speed limit of 30 miles per hour (MPH). Main Street/M-36 is under the jurisdiction of the MDOT and classified as a Principal Arterial with an average daily traffic (ADT) volume of approximately 11,000 vehicles per day. The study section of Main Street/M-36 has a typical 3 lanes cross section with one lane in each direction and center left turn lane.

Future Site Trip Generation

ITE Trip Generation Manual 11th edition was used to calculate trips generated by the proposed Marijuana Retailer. The AM and PM peak hour vehicles trips that would be generated were forecasted based on the ITE Trip Generation Manual 11th Edition and engineering judgement. As shown in **Table 1** the number of trips expected to be generated by the proposed project during the weekday AM peak and PM peak was calculated. The trip generation shown represents the trip generation using ITE Land use code 882 and 190. The proposed development is estimated to generate 18 trips during

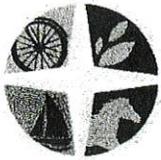
the AM Peak and generate 31 trips during the PM peak. Figure 6 is Traffic Volume with Existing Trip Generation, results are provided in **Appendix A.**

Table-1

Land Use (Land Use Code)	Units (Independent Variable)	Weekday AM Peak Hour			Weekday PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Marijuana Cultivation (190)	1,600 Sft	1	0	1	0	1	1
Marijuana Dispensary (882)	1,600 Sft	9	8	17	15	15	30
Generated Trips		10	8	18	15	16	31

CONCLUSION

The proposed development is estimated to generate 18 trips during the AM Peak (10 vehicles inbound and 8 vehicles outbound) and generates 31 trips during the PM peak (15 vehicles inbound and 16 vehicles outbound). Therefore, the proposed development will have minimal if any impact on the traffic operations on Main Street/M-36.



VILLAGE OF
PINCKNEY

220 S. Howell
Pinckney, Michigan 48169
734.878.6206
734.878.9749 Fax
www.villageofpinckney.org

ENVIRONMENTAL CHECKLIST

Name of Business: Northville services and Holdings LLC
 Mailing Address: 17228 Summit Dr, Northville, MI 48168
 Telephone: 734 - 674 - 3958 Email: Mlytwyn321@gmail.com
 Type of Business: Class A Marijuana Microbusiness
 Facility Owner or Manager: Marco Lytwyn
 Date: 02/05/2024 Signature: *Marco Lytwyn*

Circle (Y/N) the items that may pertain to your project or facility

1.	Y <input checked="" type="radio"/> N	Will the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, wetland or other surface water?
2.	Y <input checked="" type="radio"/> N	Will the project involve the direct or indirect discharge of waste, waste effluent, wastewater, pollutants, and/or cooling water into the groundwater or on the ground?
3.	<input checked="" type="radio"/> Y N	Will the interior of the facility have general purpose floor drains? If yes, will the floor drain connect to (circle one): (a) Sanitary Sewer System <input checked="" type="radio"/> (b) On-Site Holding Tank (c) On-Site system approved by the Michigan Department of Natural Resources in accordance with groundwater discharge permit requirements (administered by Waste Management Division). - Note: General-purpose floor drains should not be connected to a storm drain, dry well or septic system.
4.	Y <input checked="" type="radio"/> N	Will the project involve construction or alteration of any sewage collection or treatment facility? For facilities discharging to surface waters, contact the MI Dept of Environmental Quality, Surface Water Quality Division, District Office: 517/625-4647. For facilities discharging to groundwater, contact the MI Dept. of Environmental Quality, Waste Management Division, District Office: 517/625-5515.
5.	Y <input checked="" type="radio"/> N	Will the project or facility store or use chemicals, petroleum products, or salt? Depending on the type of substance, secondary containment and a Pollution Incident Prevention Plan (PIPP) may be required.
6.	Y <input checked="" type="radio"/> N	Will the project involve the installation, operation, or removal of an underground or aboveground storage tank containing a petroleum product or a hazardous substance?
7.	Y <input checked="" type="radio"/> N	Will the project involve liquefied petroleum gas storage tanks or container filling locations? Contact: MI Dept. of Environmental Quality, Storage Tank Division: 517/373-8168.
8.	Y <input checked="" type="radio"/> N	Does the project involve the installation of a compressed natural gas dispensing station with storage?
9.	Y <input checked="" type="radio"/> N	Will the project involve the generation of hazardous waste?
10.	Y <input checked="" type="radio"/> N	Will the project involve the on-site treatment, storage or disposal of hazardous waste?
11.	Y <input checked="" type="radio"/> N	Will the project involve the transport of hazardous waste or non-hazardous liquid industrial waste?
12.	Y <input checked="" type="radio"/> N	Will the project involve land filling, transferring or processing solid non-hazardous wastes on-site?
13.	Y <input checked="" type="radio"/> N	Will the project involve the installation, construction, reconstruction, relocation, or alteration of any process or process equipment (including air pollution control equipment) which has the potential to emit air contaminants?
14.	<input checked="" type="radio"/> Y N	Will the project or facility involve the storage, mixing or distribution of pesticides or fertilizers in bulk quantities?
15.	Y <input checked="" type="radio"/> N	Will the project involve any man-made change in the natural cover or topography of land, including cut and fill activities which may contribute to soil erosion and sedimentation? Will the earth change disturb an area of one acre or more, or occur within 500 feet of a lake or stream?

16.	Y <input checked="" type="radio"/> N	Will the project involve dredging, filling, or construction in, across or under (1) a river, stream, creek, ditch, drain, lake, pond or swamp? (2) wetlands? (3) floodplain (area that may have or ever had either standing or flowing water)?
17.	Y <input checked="" type="radio"/> N	Will the project involve any dredging proposed within 500 feet of a lake, river, stream, creek or ditch?
18.	<input checked="" type="radio"/> Y N	Will an on-site wastewater treatment system or septic system be installed?
19.	<input checked="" type="radio"/> Y N	Will the project involve the construction of a water supply well or the extension of a water supply service from an existing water system?
20.	Y <input checked="" type="radio"/> N	Are there out-of-service wells, abandoned wells, or cisterns on the site? (drinking water, irrigation, & monitoring wells).
21.	Y <input checked="" type="radio"/> N	Will the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells?
22.	Y <input checked="" type="radio"/> N	Will the project involve the on-site storage of sanitary sewage prior to transport and disposal off-site (pump and haul)?
23.	Y <input checked="" type="radio"/> N	Has the property or facility ever been subject to a remedial action, limited closure, or other environmental cleanup response under Part 201, Natural Resources and Environmental Protection Act (NREPA)? Is the property currently subject to a response action? Has a Baseline Environmental Assessment (BEA) been completed for the property?
24.	Y <input checked="" type="radio"/> N	Will your business involve the installation or construction of any process equipment that has the potential to emit air contaminants (e.g. dry sand blasting, boilers, standby generators)?
25.	Y <input checked="" type="radio"/> N	Does the project involve renovating or demolishing all or portions of a building? Notification is required for asbestos removal and required.
26.	Y <input checked="" type="radio"/> N	Will the proposed facility store, use or generate hazardous substances or polluting materials (including petroleum-based products) now or in the future? If yes, please complete this form and submit your site plan.
27.	Y <input checked="" type="radio"/> N	Will the hazardous substances or polluting materials be reused or recycled on-site?

Please list the hazardous substances and polluting materials (including chemicals, hazardous materials, petroleum products, hazardous wastes and other polluting materials) which are expected to be used, stored or generated on-site. Attach additional pages if necessary to list all hazardous substances and polluting materials.

TYPES AND QUANTITIES OF HAZARDOUS SUBSTANCES AND POLLUTING MATERIALS WHICH WILL BE USED, STORED OR GENERATED ON SITE

COMMON NAME (Trade Name)	CHEMICAL NAME (Components)	FORM	MAX QUANTITY ON HAND AT ONE TIME	TYPE OF STORAGE CONTAINERS
		Key: Liq = Liquid P. Liq – Pressurized S =Solid G= Gas P.G.=Pressured Gas		Key: AGT=Above Ground Tank DM=Drums UGT =Above Ground Tank CY= Cylinders CM=Metal Containers CW=Wood or Composite Containers TP=Portable Tank O=Other (Specify)

Impact Assessment Report

Most information required in the impact assessment report was covered during our Special Land Use application. As such, we have included information that was not included in our Special Land Use application.

Traffic. Traffic within the site, as well as to and from the site, shall not create a safety hazard or place demands upon roads in excess of existing or planned capacity. The site plan shall provide for the proper expansion of public roads serving the site, where necessary, at the developer's expense. The relationship between roads, sidewalks, service drives, driveways, parking spaces and loading areas shall be convenient, safe and designed to complement the arrangement of existing and planned roads, alleys, drives, parking areas and pedestrian and bicycle pathways. All structures shall be fully accessible to emergency vehicles.

(a) Pedestrian and bicycle traffic. There shall be a pedestrian circulation system that is separate from the vehicular circulation system. Safe and adequate pedestrian and bicycle access shall be provided between major activity areas, employment and service centers, schools, parks and residential areas. Sidewalks shall be provided unless determined by the Planning Commission to be unnecessary because pedestrian circulation is otherwise provided for.

As recommended by the Village of Pinckney's Planning Commissioners, we have added a proposed sidewalk and bike rack to our plans. The sidewalk extends along the Northern boundary of the property, parallel to M36, and then travels South directly to our proposed building. The proposed sidewalk and bike rack will allow individuals to enter from M-36 via bike or by foot. Please refer to our proposed site plan, A001.1, which will showcase the proposed sidewalk, bike rack, and their respective locations.

(b) Parking. The layout of parking and loading areas shall not adversely affect the flow of traffic within the site or to and from the adjacent roads and properties.

As required in the Village of Pinckney's Zoning Ordinance, we have allowed for 22' of width for directional lanes within our property. Additionally, we have made sure that there are arrows that will help guide customers in the appropriate direction to travel. We have also made sure that parking spaces are the correct dimensions, and that we have enough parking for our use. All of these factors, accompanied by a well thought out layout of the parking lot, will allow customers to easily travel in and out of our property. As demonstrated in our proposed site plan, A001.1, there are several different ways for customers to enter and exit the property but with directional lanes that will not cause for interference.

(c) Traffic impact study. A detailed traffic impact study shall be required for any site over two acres or for any project expected to generate 100 or more vehicle trips on adjacent roads during the peak hour of traffic.

It is our belief that we will not generate 100 or more vehicles during peak hour traffic and our property is less than 2 acres, thus we won't need to attach a Traffic Impact Study. The Michigan Department of Transportation's annual average daily traffic map (AADT) indicates that there are roughly 8-10k cars that pass our establishment along M36 each day. That is throughout an entire 24-hour period, and during peak hour this number becomes much less. Furthermore, based on our proposed use we do not believe our establishment will generate that kind of traffic because of the lack of population density and minimal amount of traffic during peak hour. The combination of these factors gives us reason to believe that we will not generate more than 100 customers in peak hour.

750 Gallon Underground Storage Tank Information

Home > 750 Gallon Plastic Portable Utility Tank in White

Water

Vertical Plastic Water Tanks

Underground Water Storage Tanks

Portable Plastic Water Storage Tanks

Doorway Water Tanks

Cradle Water Tanks

Emergency Water Tanks

Portable Water Tanks

IBC Totes and Caged Water Tanks



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SKU#: CRMI-750RT | Manufacturer Part#: 750RT

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Est. Shipping Cost

Caldwell, ID

1 ▾

05/18/2024

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*The Estimated Ready Date is the estimated date when your product will be ready to ship. This date is subject to change and does not include transit times.

plasticmart.com/collections/underground-water-storage-tanks/750-gallon-plastic-portable-utility-tank-in-white

These 750 gallon rectangular flat bottom utility tanks are handy to have around the farm. The shap

Key Specs

Gallon Capacity

750

Lid Size

8"

Specific Gravity

1.7

Orientation

Portable

Dimensions

Length

96"

Width

48"

Height

42"

Weight

325lbs

General

Material

Polyethylene

Manufacturer

Custom Roto Mold

Manufacturer Part Number

750RT

Color

White



MARX
WETLANDS
LLC

March 22, 2024

Mr. Marco Lytwyn
mlytwyn321@gmail.com

**Re: Preliminary Wetland Report: 1268 Michigan 36 (M-36)
(2 Parcels)- Village of Pinckney, Livingston County, MI**

Dear Marco:

Pursuant to your request, Marx Wetlands LLC (MW) performed a preliminary wetland determination for two parcels (#14-23-400-007 and -008) located at 1268 M36 in the Village of Pinckney and section 23 of Putnam Township (T1N, R4E), Livingston County, Livingston County, Michigan ("Site").

The purpose of this wetland determination is to provide a report of any wetland areas within the Site and provide an opinion on the possible jurisdiction of the federal government, Michigan Department of Energy, Great Lakes, and Environment (EGLE), and local agencies over wetland areas identified on-site, wherever applicable.

The wetland determination was performed in accordance with the Michigan Department of Environmental Quality Wetland Identification Manual (2001), the Northcentral-Northeast and Midwest Interim Regional Supplements to the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual. The delineation follows a technical approach for identifying wetlands and depends on three (3) environmental parameters. These parameters are 1) the presence of hydrophytic vegetation, 2) hydric soils, and 3) wetland hydrology. The parameters are present in wetland systems under normal conditions. The wetland determination and on-site delineation consisted of a review of online background resource documents and was followed by one (1) site visit conducted on March 15, 2024. Seasonal herbaceous vegetation dieback was observed during the Site visit. A discussion of the findings is presented below.

Online Research

- The National Wetlands Inventory (NWI) map shows no potential wetlands within the Site (**Enclosure 1-Background Research**). **Honey Creek is just off-site to the south.**
- According to the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) *Web Soil Survey*, most of the Site contains loamy sands with low hydric ratings (<3%). However, the Site's southern perimeter contains one (1) hydric soil: Linwood muck, 0 to 1 percent slopes (Lm, 100%), which appears to correspond to the delineated wetland area (**Enclosure 1-Background Research**).

9861 High Meadow
Ypsilanti, Michigan 48198
Mobile: 734-478-8277
e-mail
bg.marxwetlands@gmail.com

- According to Livingston County's Putnam Township Drain Map, the Site does not contain a county drain. The Honey Creek appears to exist south off-site and is considered a county drain.
- MW's preliminary review of FEMA FIRM Panel No. 26093C0433D (effective on 9/17/2008) showed that most of the Site lies in an area with minimal flood hazards (e.g., Zone X) (**Enclosure 1-Background Research**). However, a 100-year floodplain associated with Honey Creek is located south of the Site, which is mapped as Zone A (without available base flood elevations).

Summary of Findings

The area of investigation includes two (2) undeveloped parcels in a commercial area of Pinckney. The Site is undeveloped and consists of mowed lawn, upland forest/scrub-shrub, and wetland.

Upland old field species observed include smooth brome (*Bromus inermis*), Queen Anne's lace (*Daucus carota*), bluegrasses (*Poa compressa*, *P. pratensis*), orchard grass (*Dactylis glomerata*), strawberry (*Fragaria virginiana*), burdock (*Arctium minus*), Japanese hedge-parsley (*Torilis japonica*), white avens (*Geum canadense*), teasel (*Dipsacus fullonum*), and tall goldenrod (*Solidago altissima*). Trees observed in the upland areas included black walnut (*Juglans nigra*), black cherry (*Prunus serotina*), box-elder (*Acer negundo*), and scattered white spruce (*Picea glauca*), red maple (*Acer rubrum*), and apple (*Malus spp.*) trees. Shrub and vine species observed include Eurasian honeysuckles (*Lonicera spp.*), black raspberry (*Rubus occidentalis*), autumn-olive (*Elaeagnus umbellata*), blackberry (*Rubus allegheniensis*), Virginia creeper (*Parthenocissus quinquefolia*), poison-ivy (*Toxicodendron radicans*), and riverbank grape (*Vitis riparia*). Refer to the *On-site Conditions* (**Enclosure 2**).

Wetland Delineation Methods & Results

MW flagged wetland boundaries with pink high-visibility ribbon tape and collected approximate wetland flag locations with a Trimble R1 (GNSS receiver) with submeter accuracy. One (1) wetland (Wetland A) was flagged along the Site's southern perimeter, extending off-site. Refer to the Preliminary Wetland Delineation Map (**Enclosure 3**). See **Table 1, Wetlands and Streams Inventory Table** (next page), which includes the on-site features' name, type, and anticipated regulatory status.

Table 1. Wetlands & Streams Inventory Table

Feature Name	Type*	On-site Acreage	Regulated by the Village?	Regulated by EGLE? †
Wetland A	PEM/PFO	0.04 AC	Likely Regulated	Likely EGLE Regulated because it is contiguous to Honey Creek

*PEM-Palustrine Freshwater Emergent; PSS- Palustrine Scrub-Shrub; PFO-Palustrine Forested; †EGLE makes the final determination over the jurisdiction of Michigan's wetlands, floodplains, streams, lakes, etc.

1. Wetland A (Emergent/Forested)

Wetland A is primarily an emergent and forested wetland extending off-site and adjoining Honey Creek. Dominant vegetation observed includes cottonwood (*Populus deltoides*, FACW—facultative wetland), box-elder (FAC—facultative), reed canary grass (FACW), sedge (*Carex vulpinoidea*, FACW—



Photograph 1. Wetland A.



Photograph 2. Wetland Sampling Plot (WSP.A)

facultative wetland), and riverbank grape (FAC).

Hydrology

Common wetland hydrology indicators generally include water-stained leaves (B9), geomorphic position (D2), microtopographic relief (D4), and FAC Neutral Test (D5). The wetland collects water from precipitation, groundwater, and runoff from adjacent developed areas and roadways. The hydrology within the on-site wetland is likely seasonally saturated or inundated during the active growing season. Refer to Page 7 of this letter report for *Key Definitions*.

Soils

Hydic soil indicators were observed within the on-site wetland's soil sample plot (WSP.A). The soil pit was dug roughly 12 inches below the ground surface, revealing a dark grayish brown (10YR 3/2) silty loam with dark yellowish brown (10YR 3/6) redox features, indicating the hydric soil indicator, redox dark surface (F6). Adjacent upland soil sample pits were also taken, which revealed sandy loams ranging between dark brown and brown (10YR 3/3 to 10YR 4/4)

with no redox features or evidence of hydrology. Please refer to the *USACE Wetland Determination Data Forms (Enclosure 3)*.

Discussion of Regulations

Stream, Drain, and Floodplain Laws

The State of Michigan's Part 301, Inland Lakes, and Streams, of the Natural Resources and Environmental Protection Act (NREPA), 1994 PA 451 states that a feature is a regulated stream by the EGLE if it contains a defined bed, bank, and evidence of continuous flow or a continued occurrence of water. **No streams, lakes, or ponds were identified within the Site.**

No county drains occur within the Site. No permanent structures can be built within county drain easements. The drain easement is used for any maintenance work or emergency access to the drain. Select activities can be permitted within drain easements through the county drain commissioner. **Be sure to contact the Livingston County Drain Commission office to see if site development requires any approvals or permits through Livingston County.**

As amended, the State of Michigan's Part 31, Water Resources Protection, NREPA, 1994 PA 451 requires an individual to acquire a permit before any modifications of the 100-year floodplain or floodway of a river, stream, or drain. The statute also regulates activities within the floodplain of any stream with an upstream drainage area of two square miles or larger. MW's preliminary review of FEMA FIRM Panel No. 26093C0433D (effective 9/17/2008) showed that the Site lies in an area with minimal flood hazards (e.g., Zone X). A 100-year floodplain associated with Honey Creek is located south of the Site, which is mapped as Zone A (without available base flood elevations). **MW recommends a floodplain elevation request or pre-application meeting through the EGLE to determine if site development requires a floodplain permit.**

State and Local Wetland Laws

The State of Michigan's Part 303, Wetlands Protection, of the NREPA, as amended in 1994, indicates that wetlands are regulated if they are any of the following:

- Connected to one of the Great Lakes or Lake St. Clair.
- Located within 1,000 feet of one of the Great Lakes or Lake St. Clair.
- Connected to an inland lake, pond, river, or stream.
- Located within 500 feet of an inland lake, pond, river, or stream.
- Not connected to one of the Great Lakes or Lake St. Clair, or an inland lake, pond, stream, or river, but are more than 5 acres in size.
- Not connected to one of the Great Lakes or Lake St. Clair, or an inland lake, pond, stream, or river, and less than 5 acres in size, but EGLE has

determined that these wetlands are essential to the preservation of the state's natural resources and has notified the property owner.

Marx Wetlands, LLC's professional opinion is that the delineated wetland (Wetland A) is likely regulated by EGLE under Part 303 because it is contiguous to Honey Creek (off-site stream). In addition, Wetland A continues off-site and is likely larger than 5 acres. EGLE has the final authority over the jurisdiction of Michigan's regulated wetlands, streams, and floodplains.

Michigan administers Section 404 of the federal Clean Water Act through a joint permit application process. In Michigan, applicants generally submit one wetland joint permit application (JPA) to EGLE and receive federal and state authorization with a wetland permit. The EGLE requires a permit for any proposed work within the boundaries of a regulated wetland. The law requires a person to apply for and receive a permit from the state before any activities are conducted in a regulated wetland. Typically, a permit is required by the state for the following activities in a regulated wetland:

- 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.

MW's professional opinion is based on the site investigations and a review of available desktop resources (e.g., aerial photography, topographic maps, county soil data, national wetlands inventory, etc.). EGLE has pre-application services to determine if a permit is needed for on-site development or a Wetland Identification Program (WIP) to determine whether there are regulated wetlands on a given property.

Local Wetland Laws

According to the EGLE's MiWaters website (EGLE 2024), the Village of Pinckney has a wetland protection ordinance (see [Chapter 151: Wetlands and Watercourses](#)). **Please contact the Village of Pinckney to determine if site development requires local permits, approvals, and wetland buffer setback requirements.**

Please be advised that the information provided in this report is based on a professional opinion. The ultimate decision on wetland boundary locations and jurisdiction rests with the EGLE or Township and, in some cases, the Federal government. Wetland evaluations performed outside the growing season from late October until late April may not be consistent with the official EGLE wetland identification program and, therefore, are subject to an increased potential for change compared to those performed during the growing season. Therefore, boundary adjustments may be based on a

March 22, 2024
1268 Michigan 36 (M-36)- 2 Properties
Pinckney, Livingston County, Michigan
Page 6

regulatory agency's review. An agency's determination can vary, depending on various factors including, but not limited to, the experience of the agency representative making the determination and the season of the year. In addition, the site's physical characteristics can change with time, depending on the weather, vegetation patterns, drainage, activities on adjacent parcels, or other events. These factors can change the nature or extent of wetlands within the Site.

Thank you for the opportunity to provide this wetland determination. If you have any questions, please contact me at your earliest convenience.

Sincerely,

Marx Wetlands LLC



Bryana J. Guevara, Principal Member
Professional Wetland Scientist #2949
ISA Certified Arborist #MI-4240A
Certified Ecologist, Society of Ecological Society

Enclosures:

- 1) Soils, National Wetlands Inventory (NWI), Drain, & FEMA Floodplain Maps
- 2) On-site Conditions- Photographs
- 3) Wetland Delineation Map & USACE Wetland Determination Data forms

Key Definitions:

Hydric soil: A soil formed under saturation, flooding, or ponding during the growing season to develop anaerobic conditions (USDA-NRCS).

Hydrophytic vegetation: A predominance of vegetation typically adapted to saturated soil conditions and inundation (USACE Wetland Delineation Manual 1987).

Hydrology: Periodically inundated or have soils saturated to the surface during the growing season (USACE Wetland Delineation Manual 1987).

Hydrologic Zones- Non-tidal areas:

- **Zone I: Permanently inundated-** Duration of 100 percent; >6.6 feet mean water depth.
- **Zone II: Semi-permanently to nearly permanently inundated or saturated-** duration of >75 percent to <100 percent; <6.6 feet mean water depth.
- **Zone III: Regularly inundated or saturated-** duration of >25 - 75 percent
- **Zone IV: Seasonally inundated or saturated-** duration >12.5 - 25 percent
- **Zone V Irregularly inundated or saturated-** duration >5 - 12.5 percent; most areas with this hydrologic condition are not wetlands.
- **Zone VI Intermittently or never inundated or saturated-** duration <5 percent; These areas are not likely wetland.

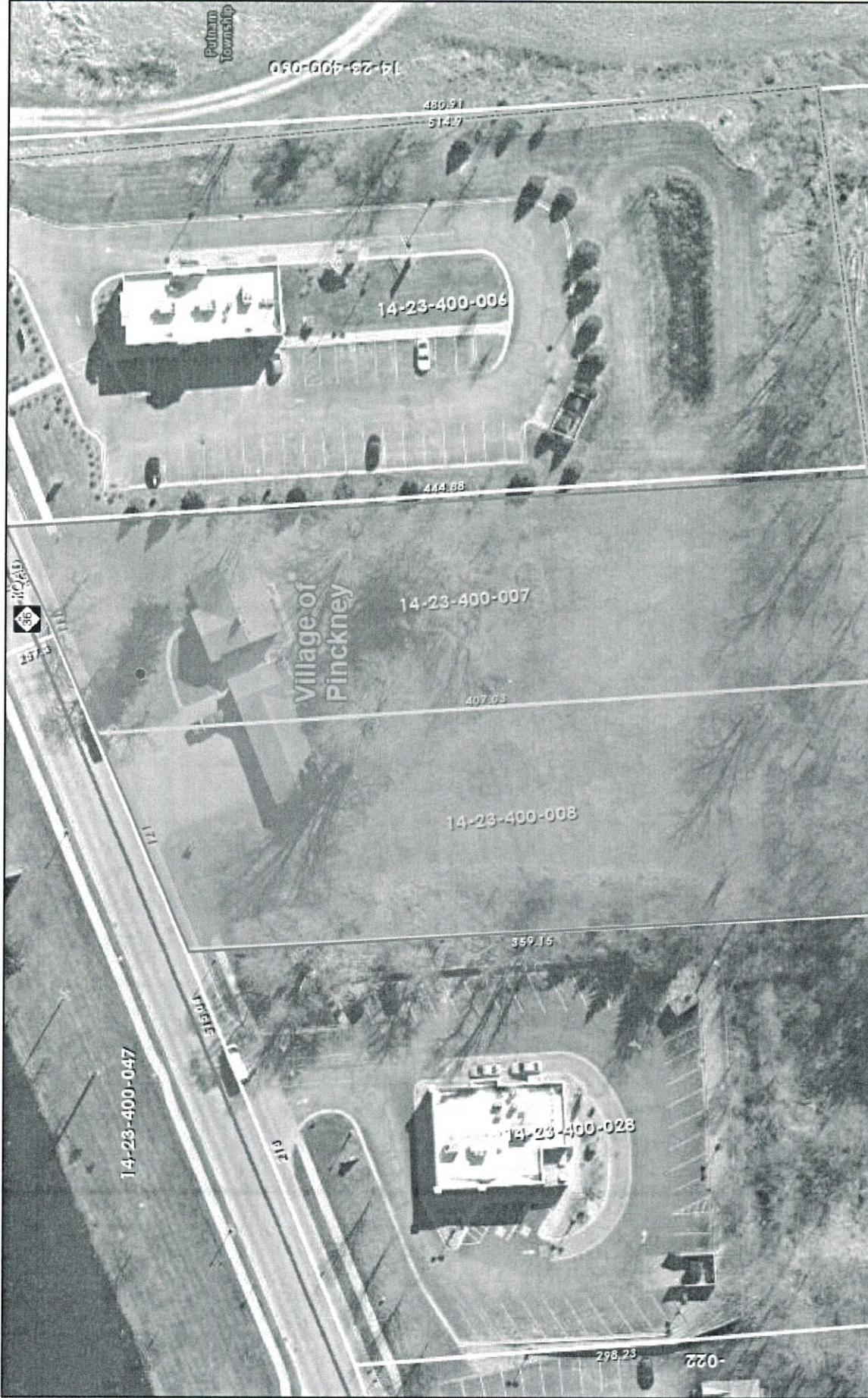
Plant indicator Category Indicator Status Categories*

- **Obligate Wetland Plants (OBL):** Plants that occur almost always (estimated likelihood >99 percent) in wetlands under natural conditions, but which may also occur extremely rarely (estimated <1 percent) in non-wetland habitats (e.g., upland).
- **Facultative Wetland Plants (FACW):** Plants that occur usually (estimated likelihood 67 percent to 99 percent) in wetlands, but also occur (~1 percent to 33 percent) in non-wetlands habitat (e.g., upland).
- **Facultative Plants (FAC):** Plants with a similar likelihood (estimated ~33 percent to 67 percent) of occurring in wetlands and non-wetland habitats.
- **Facultative Upland Plants (FACU):** Plants that occur sometimes (estimated likelihood 1 percent to <33 percent) in wetlands but occurs more often (~33 to 67 percent) of occurring in both wetland and non-wetland habitats.
- **Obligate Upland Plants (UPL):** Plants that occur rarely (estimated likelihood 1 percent) in wetlands but occur almost always (>99 percent) in non-wetland habitats under natural conditions.

**Definitions were initially defined by USFWS but modified by the National Plant List Panel (USACE Wetland Delineation Manual).*

ENCLOSURE I

Livingston County GIS Map



3/8/2024, 2:43:55 PM

Tax Parcel

Roads

PLSS Section

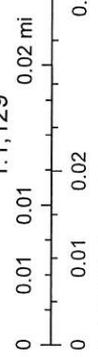
Parcel Dimensions

State Route

Municipality

Minor Road

1:1,129



SEMCOG, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Livingston County IT/GIS

Map information depicted is not intended to replace or substitute for any official or primary source. Boundary measurements and area calculations are approximate and should not be construed as survey measurements.

Livingston County IT/GIS



U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands



U.S. Fish and Wildlife Service, National Standards and Support Team
wetlands_team@fws.gov

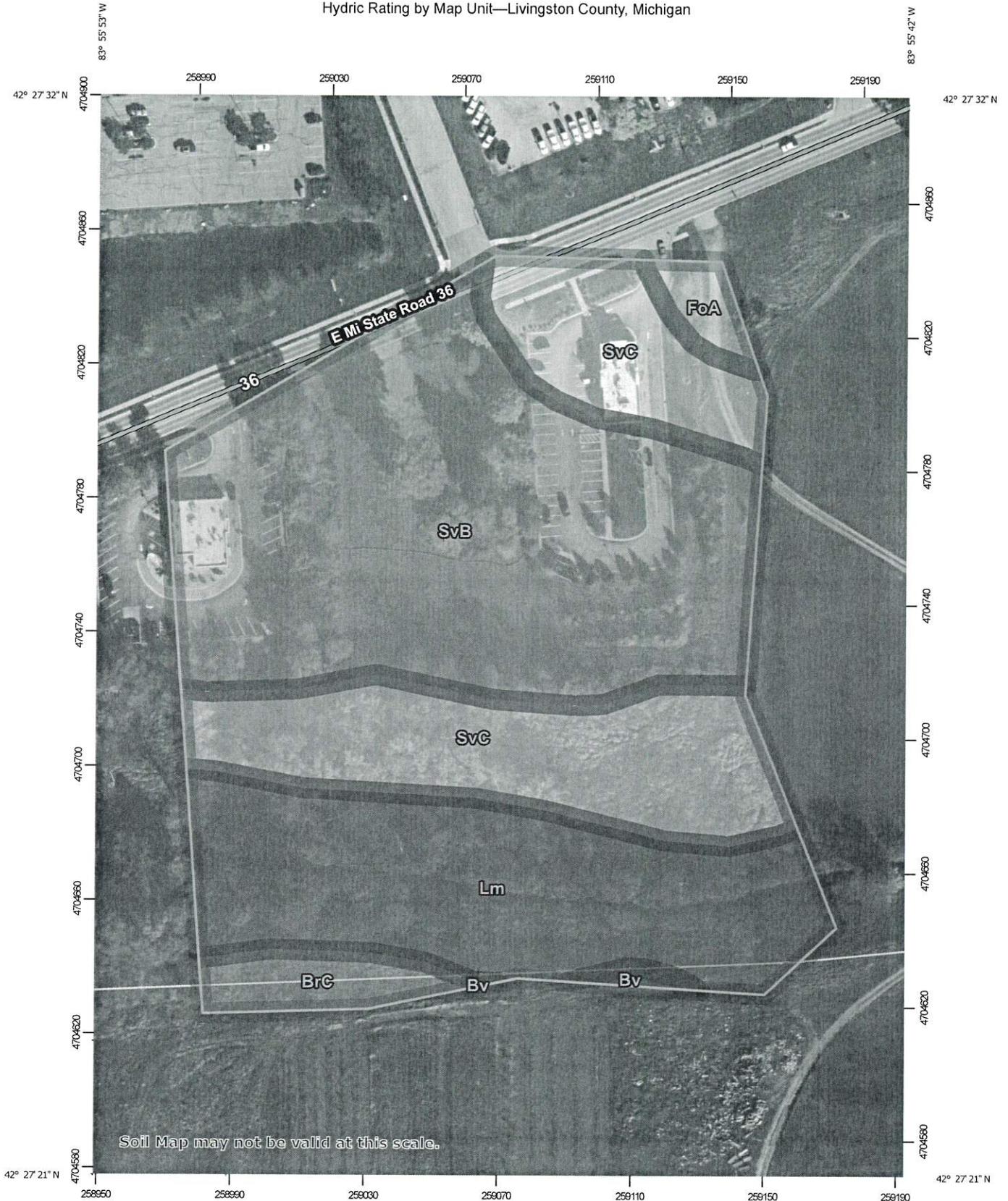
March 15, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Hydric Rating by Map Unit—Livingston County, Michigan



Soil Map may not be valid at this scale.

Map Scale: 1:1,570 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



MAP LEGEND

Area of Interest (AOI)	Transportation
Area of Interest (AOI)	+++ Rails
Soils	Interstate Highways
Soil Rating Polygons	US Routes
Hydric (100%)	Major Roads
Hydric (66 to 99%)	Local Roads
Hydric (33 to 65%)	Background
Hydric (1 to 32%)	Aerial Photography
Not Hydric (0%)	
Not rated or not available	
Soil Rating Lines	
Hydric (100%)	
Hydric (66 to 99%)	
Hydric (33 to 65%)	
Hydric (1 to 32%)	
Not Hydric (0%)	
Not rated or not available	
Soil Rating Points	
Hydric (100%)	
Hydric (66 to 99%)	
Hydric (33 to 65%)	
Hydric (1 to 32%)	
Not Hydric (0%)	
Not rated or not available	
Water Features	
Streams and Canals	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Livingston County, Michigan
 Survey Area Data: Version 21, Aug 25, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 9, 2022—Oct 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BrC	Boyer loamy sand, 6 to 12 percent slopes	0	0.3	3.3%
Bv	Breckenridge loamy sand	100	0.0	0.4%
FoA	Fox sandy loam, 0 to 2 percent slopes	2	0.2	1.7%
Lm	Linwood muck	100	2.2	24.8%
SvB	Spinks-Oakville loamy sands, 0 to 6 percent slopes	0	4.0	44.4%
SvC	Spinks-Oakville loamy sands, 6 to 12 percent slopes	3	2.3	25.4%
Totals for Area of Interest			9.0	100.0%

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

PUTNAM TOWNSHIP DRAINS

T1N-R4E, LIVINGSTON COUNTY, MICHIGAN
BRIAN JONCKHEERE, DRAIN COMMISSIONER



PUTNAM TOWNSHIP DRAINS					
MAP NO.	DRAIN NAME	PUTNAM TWP LENGTH (FEET)	TOTAL LENGTH (FEET)	PUTNAM SECTION(S)	DATE EST.
1	Anderson	17,128	40,872	6, 7, 17, 18, 19	1907
2	Edgewood Pond	348	348	26	2000
3	Fairley Road Meadows	476	476	24	1990
4	Hanes	1,537	1,537	18, 19	1992
5	Honey Creek	30,118	30,118	3, 10, 15, 16, 21	1906
6	Honey Creek Subdivision	1,587	1,587	26	1997
7	Kingston Estates	192	192	13	1975
8	Livingston No. 7	19,077	21,662	6, 7, 17, 18	1902
9	Livingston No. 11	3,470	3,470	27, 34	1904
10	Livingston No. 12	6,379	6,379	20, 29	1904
11	Livingston No. 13	20,242	20,242	11, 13, 14, 23, 24	1905
12	Pinckney School Acres	1,038	1,038	24	1990
13	Portage Creek Intercountry	4,026	45,959	31, 32	1881
Total		105,819 feet or 20.00 miles	173,878 feet or 32.93 miles		



Livingston County Drain Commissioner
2300 E. Grand River
Howell, Mi. 48843

Printed January 28, 2014

- Drain Commissioner Open Drain
- Private Open Drain
- Drain Commissioner Enclosed Drain
- Private Enclosed Drain
- Natural Stream
- Drainage District

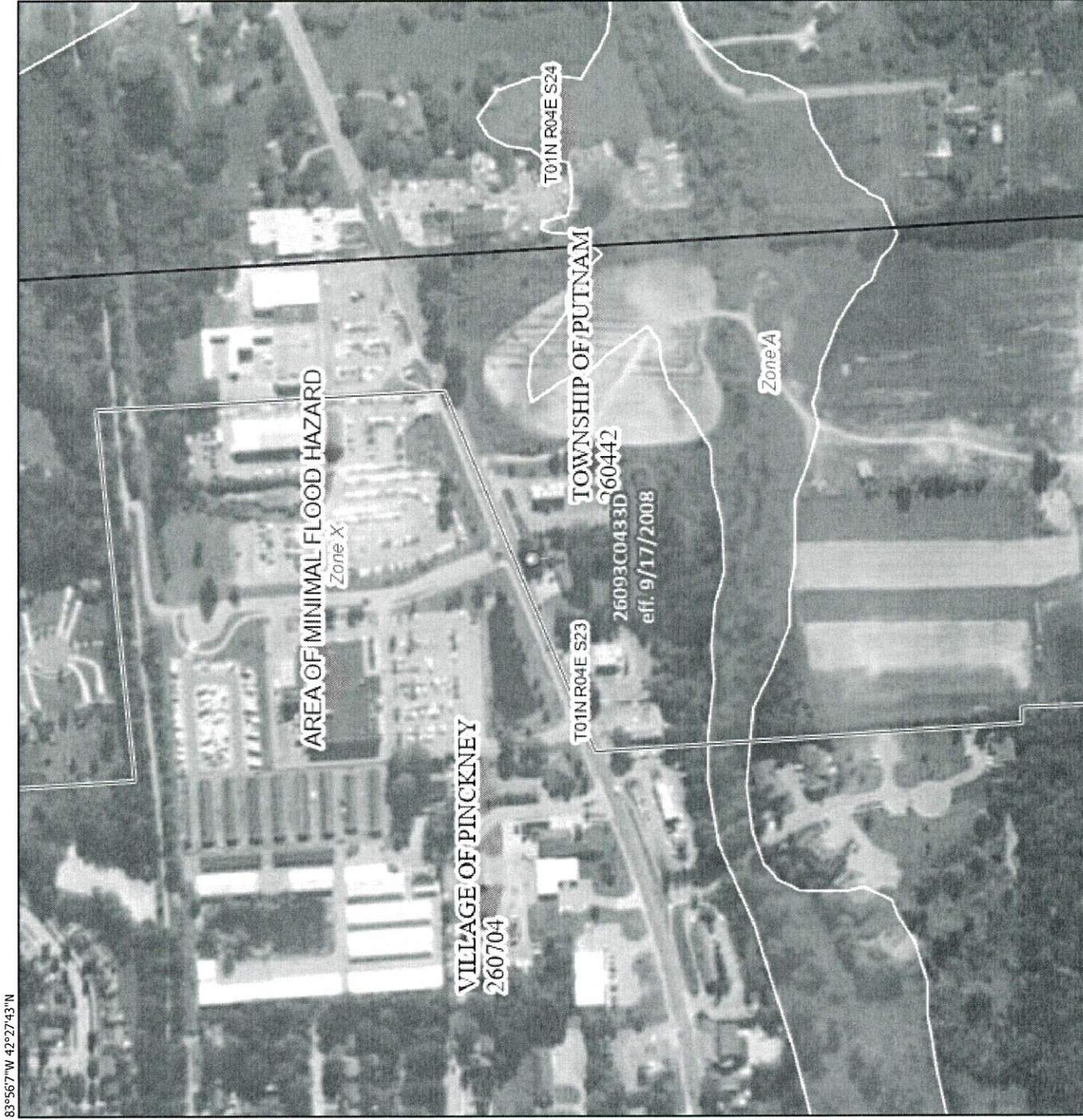


1 inch = 1,200 feet

National Flood Hazard Layer FIRMette



83°56'7"W 42°27'43"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

83°55'30"W 42°27'16"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)
Zone A, V, AE
With BFE or Depth Zone AE, AG, AH, VE, AR
Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee. See Notes. Zone X
Area with Flood Risk due to Levee Zone D

OTHER AREAS

NO SCREEN
Area of Minimal Flood Hazard Zone X
Effective LOMRs
Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

OTHER FEATURES

Cross Sections with 1% Annual Chance Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

MAP PANELS

Digital Data Available
No Digital Data Available
Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

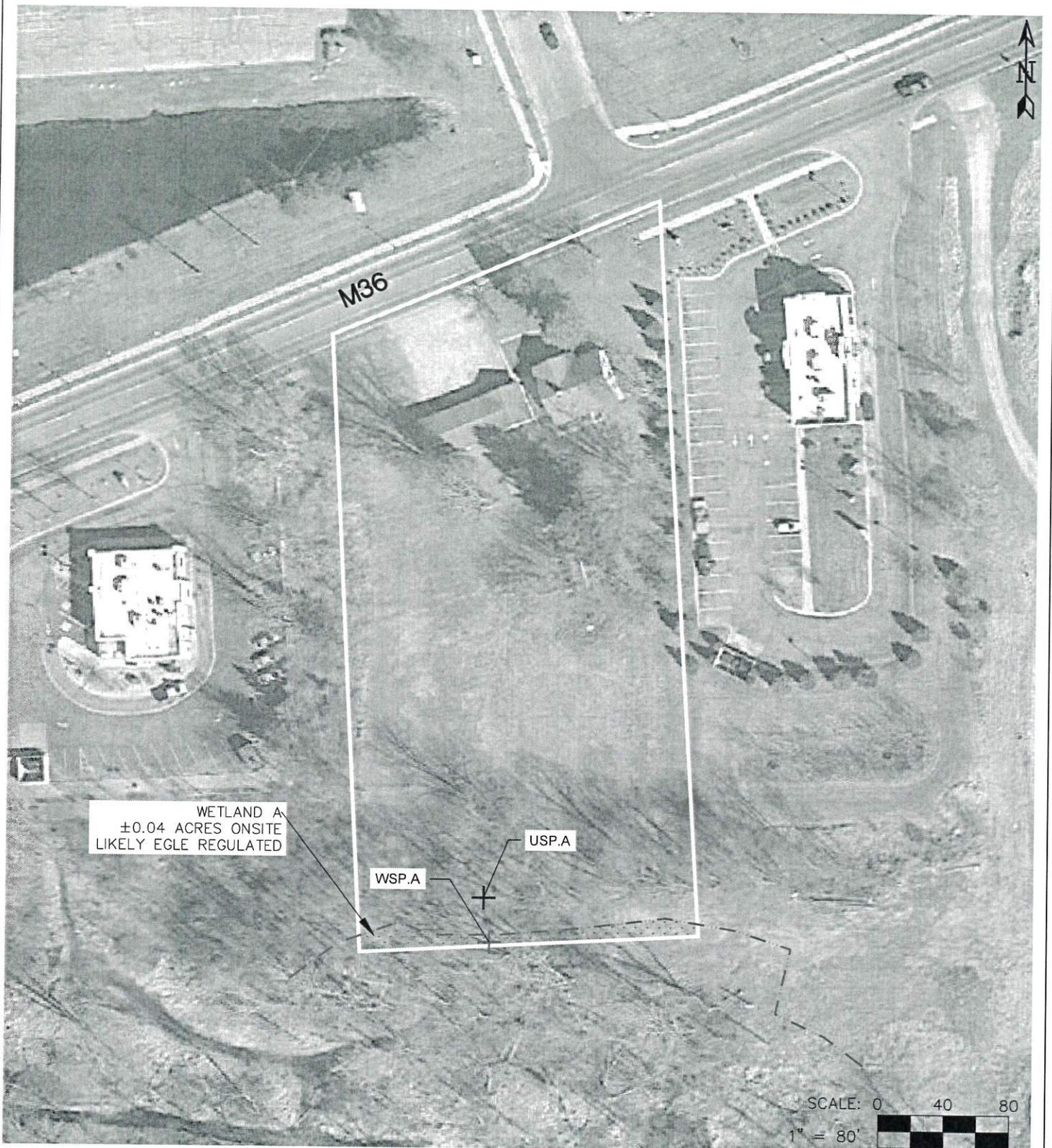
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/15/2024 at 4:44 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

ENCLOSURE II

ENCLOSURE III



LEGEND

-  DELINEATION BOUNDARY
-  EXISTING WETLAND
-  UPLAND SAMPLE POINT
-  WETLAND SAMPLE POINT

NOTE: THIS MAP DEPICTS THE APPROXIMATE PRELIMINARY WETLAND BOUNDARIES WITHIN THE PROPERTY AS DELINEATED BY MARX WETLANDS LLC ON MARCH 15, 2024. PLEASE NOTE THAT MICHIGAN'S DEPARTMENT OF THE ENVIRONMENT, GREAT LAKES, AND ENERGY (EGLE) MAKES THE FINAL DETERMINATIONS OF JURISDICTION OVER REGULATED WETLANDS, STREAMS, LAKES, AND FLOODPLAINS IN THE STATE OF MICHIGAN. IN SOME CASES, WETLANDS MAY BE SUBJECT TO LOCAL ORDINANCES AND/OR FEDERAL REVIEW.

DATE: MAR 22, 2024	REVISIONS:	CLIENT: MARCO LYTWYN	SECTION: 23	 MARX WETLANDS, LLC. 9861 HIGH MEADOW DR YPSILANTI, MICHIGAN 48198 (734) 478-8277
SHEET NO. 01	DRAFT	1268 M36	TOWN 01 NORTH, RANGE 04 EAST	
		PRELIMINARY WETLAND DELINEATION MAP	VILLAGE OF PINCKNEY	
			LIVINGSTON COUNTY, MICHIGAN	

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: 1268 Michigan 36- parcels 14-23-400-007 and -008 City/County: Pinckney/Livingston County Sampling Date: 03/15/2024
 Applicant/Owner: Mr. Marco Lytwyn State: Michigan Sampling Point: SP.1
 Investigator(s): B.Guevara; Marx Wetlands LLC Section, Township, Range: S23 T1N R4E
 Landform (hillslope, terrace, etc): Flat Local relief (concave, convex, none): none
 Slope(%): 0 Lat: 42.45787788 Long: -83.93070918 Datum: WGS 1984
 Soil Map Unit Name: Spinks-Oakville loamy sands, 0 to 6 percent slopes (SvB) NWM classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u> </u>	No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Hydric Soil Present?	Yes <u> </u>	No <u>X</u>	
Wetland Hydrology Present?	Yes <u> </u>	No <u>X</u>	
Remarks:			

VEGETATION - Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status														
Tree Stratum (Plot size: <u>30-ft</u>)				Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>7</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>14.3</u> (A/B)													
1. <u>Juglans nigra / Black walnut</u>	20	Yes	FACU														
2. <u>Picea glauca / White spruce</u>	15	Yes	FACU														
3. _____																	
4. _____																	
5. _____																	
	35	= Total Cover															
Sapling/Shrub Stratum (Plot size: <u>15-ft</u>)																	
1. <u>Rubus occidentalis / Black raspberry</u>	45	Yes	UPL														
2. _____																	
3. _____																	
4. _____																	
5. _____																	
	45	= Total Cover															
Herb Stratum (Plot size: <u>5-ft</u>)																	
1. <u>Arctium minus / Common burdock</u>	30	Yes	FACU														
2. <u>Bromus inermis / Smooth brome, Smooth brome, Hungarian</u>	25	Yes	FACU														
3. <u>Dipsacus fullonum / Wild teasel</u>	15	No	FACU														
4. <u>Torilis japonica / Japanese hedge parsley</u>	10	No	UPL														
5. <u>Phalaris arundinacea / Reed canary grass</u>	15	No	FACW														
6. _____																	
7. _____																	
8. _____																	
9. _____																	
10. _____																	
	95	= Total Cover															
Woody Vine Stratum (Plot size: <u>30-ft</u>)																	
1. <u>Vitis riparia / River-bank grape</u>	10	Yes	FACW														
2. <u>Parthenocissus quinquefolia / Virginia creeper</u>	15	Yes	FACU														
	25	= Total Cover															
Prevalence Index worksheet: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Total % Cover of:</td> <td style="width: 50%; text-align: center;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>25</u></td> <td>x 2 = <u>50</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>120</u></td> <td>x 4 = <u>480</u></td> </tr> <tr> <td>UPL species <u>60</u></td> <td>x 5 = <u>300</u></td> </tr> <tr> <td>Column Totals: <u>205</u> (A)</td> <td><u>830</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>4.05</u>				Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>25</u>	x 2 = <u>50</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>120</u>	x 4 = <u>480</u>	UPL species <u>60</u>	x 5 = <u>300</u>	Column Totals: <u>205</u> (A)	<u>830</u> (B)
Total % Cover of:	Multiply by:																
OBL species <u>0</u>	x 1 = <u>0</u>																
FACW species <u>25</u>	x 2 = <u>50</u>																
FAC species <u>0</u>	x 3 = <u>0</u>																
FACU species <u>120</u>	x 4 = <u>480</u>																
UPL species <u>60</u>	x 5 = <u>300</u>																
Column Totals: <u>205</u> (A)	<u>830</u> (B)																
Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting Problematic Hydrophytic Vegetation ¹ (Explain)																	
¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																	
Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u>																	

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: SP.1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-12	10YR 3/3	100					Silt Loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- 2 cm Muck (A10)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- 5 cm Mucky Peat or Peat (S3)

- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

- Coast Prairie Redox (A16)
- Dark Surface (S7)
- Iron-Manganese Masses (F12)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required: check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)

- Water-Stained Leaves (B9)
- Aquatic Fauna (B13)
- True Aquatic Plants (B14)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Thin Muck Surface (C7)
- Gauge or Well Data (D9)
- Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- Surface Soil Cracks (B6)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Stunted or Stressed Plants (D1)
- Geomorphic Position (D2)
- FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____
 Water Table Present? Yes _____ No X Depth (inches): _____
 Saturation Present? Yes _____ No X Depth (inches): _____
 (includes capillary fringe)

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: 1268 Michigan 36- parcels 14-23-400-007 and -008 City/County: Pinckney/Livingston County Sampling Date: 03/15/2024
 Applicant/Owner: Mr. Marco Lytwyn State: Michigan Sampling Point: USP.A
 Investigator(s): B.Guevara; Marx Wetlands LLC Section, Township, Range: S23 T1N R4E
 Landform (hillslope, terrace, etc): Ridge Local relief (concave, convex, none): convex
 Slope(%): 5-8 Lat: 42.45732291 Long: -83.93040475 Datum: WGS 1984
 Soil Map Unit Name: Spinks-Oakville loamy sands, 6 to 12 percent slopes (SvC) NWI classification: None
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u> Hydric Soil Present? Yes <u> </u> No <u>X</u> Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Remarks:	

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: <u>30-ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. <i>Juglans nigra</i> / Black walnut	20	Yes	FACU	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>11</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>27.3</u> (A/B)														
2. <i>Prunus serotina</i> / Black cherry	35	Yes	FACU															
3. <i>Acer negundo</i> / Boxelder, Box elder	15	Yes	FAC															
4. _____																		
5. _____																		
			70 = Total Cover															
Sapling/Shrub Stratum (Plot size: <u>15-ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. <i>Lonicera tatarica</i> / Tatarian honeysuckle	45	Yes	FACU	Prevalence Index worksheet: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>20</u></td> <td>x 2 = <u>40</u></td> </tr> <tr> <td>FAC species <u>30</u></td> <td>x 3 = <u>90</u></td> </tr> <tr> <td>FACU species <u>190</u></td> <td>x 4 = <u>760</u></td> </tr> <tr> <td>UPL species <u>25</u></td> <td>x 5 = <u>125</u></td> </tr> <tr> <td>Column Totals: <u>265</u> (A)</td> <td><u>1015</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>3.83</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>20</u>	x 2 = <u>40</u>	FAC species <u>30</u>	x 3 = <u>90</u>	FACU species <u>190</u>	x 4 = <u>760</u>	UPL species <u>25</u>	x 5 = <u>125</u>	Column Totals: <u>265</u> (A)	<u>1015</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>20</u>	x 2 = <u>40</u>																	
FAC species <u>30</u>	x 3 = <u>90</u>																	
FACU species <u>190</u>	x 4 = <u>760</u>																	
UPL species <u>25</u>	x 5 = <u>125</u>																	
Column Totals: <u>265</u> (A)	<u>1015</u> (B)																	
2. <i>Rubus allegheniensis</i> / Allegheny blackberry	25	Yes	FACU															
3. <i>Elaeagnus umbellata</i> / Autumn olive	25	Yes	UPL															
4. _____																		
5. _____																		
			95 = Total Cover															
Herb Stratum (Plot size: <u>5-ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. <i>Hesperis matronalis</i> / Dame's rocket	25	Yes	FACU	Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting Problematic Hydrophytic Vegetation ¹ (Explain)) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.														
2. <i>Fragaria virginiana</i> / Mountain strawberry	20	Yes	FACU															
3. <i>Alliaria petiolata</i> / Garlic-mustard	15	Yes	FAC															
4. _____																		
5. _____																		
6. _____																		
7. _____																		
8. _____																		
9. _____																		
10. _____																		
			60 = Total Cover															
Woody Vine Stratum (Plot size: <u>30-ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. <i>Parthenocissus quinquefolia</i> / Virginia creeper	20	Yes	FACU	Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u>														
2. <i>Vitis riparia</i> / River-bank grape	20	Yes	FACW															
			40 = Total Cover															

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: USPA

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-13	10YR 3/3	100					Silt Loam	With fine sand

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- 2 cm Muck (A10)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- 5 cm Mucky Peat or Peat (S3)

- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

- Coast Prairie Redox (A16)
- Dark Surface (S7)
- Iron-Manganese Masses (F12)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required: check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9)
- Aquatic Fauna (B13)
- True Aquatic Plants (B14)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Thin Muck Surface (C7)
- Gauge or Well Data (D9)
- Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- Surface Soil Cracks (B6)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Stunted or Stressed Plants (D1)
- Geomorphic Position (D2)
- FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____
 Water Table Present? Yes _____ No X Depth (inches): _____
 Saturation Present? Yes _____ No X Depth (inches): _____
 (includes capillary fringe)

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

SOIL

Sampling Point: WSPA

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-12	10YR 3/2	90	10YR 3/6	10	C	M, PL	Silty Clay Loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

<p>Hydric Soil Indicators:</p> <p><input type="checkbox"/> Histosol (A1)</p> <p><input type="checkbox"/> Histic Epipedon (A2)</p> <p><input type="checkbox"/> Black Histic (A3)</p> <p><input type="checkbox"/> Hydrogen Sulfide (A4)</p> <p><input type="checkbox"/> Stratified Layers (A5)</p> <p><input type="checkbox"/> 2 cm Muck (A10)</p> <p><input type="checkbox"/> Depleted Below Dark Surface (A11)</p> <p><input type="checkbox"/> Thick Dark Surface (A12)</p> <p><input type="checkbox"/> Sandy Mucky Mineral (S1)</p> <p><input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)</p>	<p><input type="checkbox"/> Sandy Gleyed Matrix (S4)</p> <p><input type="checkbox"/> Sandy Redox (S5)</p> <p><input type="checkbox"/> Stripped Matrix (S6)</p> <p><input type="checkbox"/> Loamy Mucky Mineral (F1)</p> <p><input type="checkbox"/> Loamy Gleyed Matrix (F2)</p> <p><input type="checkbox"/> Depleted Matrix (F3)</p> <p><input checked="" type="checkbox"/> Redox Dark Surface (F6)</p> <p><input type="checkbox"/> Depleted Dark Surface (F7)</p> <p><input type="checkbox"/> Redox Depressions (F8)</p>	<p>Indicators for Problematic Hydric Soils³:</p> <p><input type="checkbox"/> Coast Prairie Redox (A16)</p> <p><input type="checkbox"/> Dark Surface (S7)</p> <p><input type="checkbox"/> Iron-Manganese Masses (F12)</p> <p><input type="checkbox"/> Very Shallow Dark Surface (TF12)</p> <p><input type="checkbox"/> Other (Explain in Remarks)</p> <p>³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.</p>
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<p>Restrictive Layer (if observed):</p> <p>Type: _____</p> <p>Depth (inches): _____</p>	<p>Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____</p>
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Remarks:

HYDROLOGY

<p>Wetland Hydrology Indicators:</p> <p>Primary Indicators (minimum of one is required: check all that apply)</p> <p><input type="checkbox"/> Surface Water (A1)</p> <p><input type="checkbox"/> High Water Table (A2)</p> <p><input type="checkbox"/> Saturation (A3)</p> <p><input type="checkbox"/> Water Marks (B1)</p> <p><input type="checkbox"/> Sediment Deposits (B2)</p> <p><input type="checkbox"/> Drift Deposits (B3)</p> <p><input type="checkbox"/> Algal Mat or Crust (B4)</p> <p><input type="checkbox"/> Iron Deposits (B5)</p> <p><input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)</p> <p><input checked="" type="checkbox"/> Sparsely Vegetated Concave Surface (B8)</p>	<p><input checked="" type="checkbox"/> Water-Stained Leaves (B9)</p> <p><input type="checkbox"/> Aquatic Fauna (B13)</p> <p><input type="checkbox"/> True Aquatic Plants (B14)</p> <p><input type="checkbox"/> Hydrogen Sulfide Odor (C1)</p> <p><input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)</p> <p><input type="checkbox"/> Presence of Reduced Iron (C4)</p> <p><input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)</p> <p><input type="checkbox"/> Thin Muck Surface (C7)</p> <p><input type="checkbox"/> Gauge or Well Data (D9)</p> <p><input type="checkbox"/> Other (Explain in Remarks)</p>	<p>Secondary Indicators (minimum of two required)</p> <p><input type="checkbox"/> Surface Soil Cracks (B6)</p> <p><input type="checkbox"/> Drainage Patterns (B10)</p> <p><input type="checkbox"/> Dry-Season Water Table (C2)</p> <p><input type="checkbox"/> Crayfish Burrows (C8)</p> <p><input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)</p> <p><input type="checkbox"/> Stunted or Stressed Plants (D1)</p> <p><input checked="" type="checkbox"/> Geomorphic Position (D2)</p> <p><input checked="" type="checkbox"/> FAC-Neutral Test (D5)</p>
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<p>Field Observations:</p> <p>Surface Water Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____</p> <p>Water Table Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____</p> <p>Saturation Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____</p> <p>(includes capillary fringe)</p>	<p>Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____</p>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

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Performance Guarantees for Class A Marihuana Microbusiness Development

Property Address: 1268 M36, Pinckney, MI 48169

Developer: TBD

Introduction:

This document outlines the performance guarantees associated with the development of a Class A Marihuana Microbusiness at the aforementioned property address. These guarantees are established to ensure compliance with the proposed timeline and financial commitments throughout the development process.

Timeline:

Site Plan Approval: Upon being granted site plan approval, the developer commits to gathering finances within 90 days from the date of approval.

Permit Acquisition: Following the 90-day period for finance gathering, the developer shall promptly initiate the process of obtaining necessary permits. All permits required for construction are expected to be acquired within a 60-day period from the completion of the finance gathering phase.

Construction Completion: Construction activities are scheduled to commence immediately after the acquisition of all required permits. The developer commits to completing construction within 1 year from the date of permit issuance.

Financial Commitments:

Loan Amount: The anticipated loan for the development project is \$3.7 million. This loan is structured as a construction loan initially, which will subsequently be converted into a 5-year commercial loan with a 20-year amortization schedule upon project completion.

Marco Lytwyn

04/10/2024