



August 1st, 2024

Ms. Julie Durkin
Zoning Administrator
Village of Pinckney
220 S Howell Street
Pinckney, Michigan 48169

RE: Village of Pinckney – Essence – Preliminary Site Plan Review

Dear Ms. Durkin:

This project includes improvements to an existing parcel of land within the Village Limits which is currently served by municipal water and sewer. It fronts E. Main Street (M-36), which is owned and maintained by Michigan Department of Transportation (MDOT). The provided site plans depict a proposed water connection on the North side of M-36 and a proposed sanitary connection at the Northeast corner of the site (existing sanitary manhole).

We previously reviewed the Preliminary Site Plan Review drawings received on February 6th, 2024, an updated C-1 Sheet on April 30th, 2024, and the current submittal dated July 10th, 2024, for the above referenced project, and have included comments below:

General Comments:

1. Submit plans to the Livingston County Drain Commissioner (LCDC) for review. A drainage review will be required. Proprietor shall secure a Soil Erosion and Sedimentation Control permit prior to construction.
2. Submit plans to the Michigan Department of Transportation (MDOT) for review. M-36 is owned and maintained by MDOT. MDOT “type-M” opening is likely required. Tapers and geometry to be approved by MDOT.
3. Submit plans to the Pinckney Police Chief, Pinckney Fire Authority Chief, and Livingston County Building Department for review.
4. Environmental Checklist (we have not reviewed an updated checklist; previous comments include the following):
 - a. Item number 15 indicates no earth change. Correct and resubmit.
 - b. Item number 18 indicates a wastewater treatment system or septic system is to be installed. Is this referring to the “750 Gallon Holding Tank”?
5. Add setbacks to existing and proposed plan sheets.
6. Please confirm credentials of the professional that prepared the traffic assessment document.
7. Confirm a fire protection line is not necessary for the proposed Essence facility.
8. Driveway design should be finalized prior to submitting a Final Site Plan Application.

9. What is the purpose of the 64'x17' area at the southwest corner of the property?
10. Proposed Finish Floor elevation is incorrect at 589.50
11. Is curb being proposed along the entire West property line (offset approximately 3' East)?
12. Loading area appears to be blocking one parking space.
13. Is grinder pump required for sanitary line or can a gravity sewer line be used to connect to the existing sanitary manhole.
14. There appears to be conflicting information on the proposed function of the stormwater pond area. Please confirm if this is to serve as a retention, detention, or infiltration pond (or some combination).
15. Provide inverts for stormwater and sanitary sewer piping to allow for adequate review during final site plan submittal ("XXX.XX" listed on plans).
16. What is the "OCS" in the center of the pond area?
17. What location is "Leaching Basin" to be utilized?
18. Please provide us with any soil borings or infiltration testing that has been completed to adequately assess suitability of leaching basins and site infiltration during final site plan review.

Preliminary Site Plan Application Requirements (Zoning Ordinance Section 152.389):

- A. Show building setback lines (front, rear and side). Confirm building location meets setback requirements.
- B. Show existing and proposed signs (if any) as required in subsection 152.389(D)(7)(d).
- C. Confirm if there are any existing wells, underground tanks, or drain fields on site (septic tank cover noted on the "Topographic Survey" drawing). Follow all state requirements for abandonment/removal of these items. Were any previous public water or sewer hookups available on site? (subsection 152.389(D)(7)(e))
 - a. Show existing public utilities and any known water services or sewer leads on existing and proposed site plans.
- D. Fire truck and refuse collection circulation paths should be shown to ensure adequate circulation in and out of the site. (subsection 152.389(D)(12))
- E. Provide a signed and sealed topographic survey as required in subsection 152.389(D)(13).
"...signed and sealed by a Land Surveyor registered in the State of Michigan and be prepared in the State Plane Coordinate System using NAVD 88 as the vertical datum."
- F. Provide area wide plan as required in subsection 152.389(D)(14). Lacking items include:
 - a. The location and height of all structures within 250 feet of the property boundary lines of the property being developed;
 - b. Proposed utilities and their connection to existing utilities in plain view and clearly labeled, including rim elevations, invert elevations, pipe sizes, pipe directions and pipe lengths between structures;
 - c. Zoning, parcel identification numbers, and owner's name of each parcel for all properties shown on the plan;

At this time, we recommend preliminary site plan approval based on meeting the requirements listed in this letter and providing clarification as requested. Additional comments will be provided during the "Final Site Plan" review. Please do not hesitate to call if you have any questions or require additional information.

Sincerely,

Wolverine Engineers & Surveyors, Inc.



Jesse A. Lewter

cc: File 24-0008

Dustin Moma, Pinckney Department of Public Works Via Email

Lucie Fortin, The Mannik & Smith Group, Inc.