



May 17, 2023

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

RE: Village of Pinckney - McFarland's Tree Service – Final Site Plan Review

Dear Ms. Durkin:

This project includes improvements to an existing parcel of land within the Village Limits not currently served by municipal water or sewer nor fronting on a street owned or maintained by the Village. Proposed plans depict water service being extended to the existing residential structure only and reuse of the existing septic tank and drain field.

We previously reviewed the Preliminary Site Plan Review drawings dated October 6<sup>th</sup>, 2020 for the above referenced project. We offered comments on November 3<sup>rd</sup>, 2022 and have included these comments below including their current status:

1. Submit plans to the Village's Planner for review of relevant zoning ordinances, including but not limited to landscaping, exterior lighting, parking, proposed building features and setback requirements.
  - a. Submittal has been received and is under review. Plans are dated April 20<sup>th</sup>, 2023.
2. 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.
  - a. We have not received information relating to approval or submission to LCDC at this time.
3. Submit plans to the Livingston County Road Commission (LCRC) for review. Dexter- Pinckney Road is owed and maintained by LCRC.
  - a. We have not received information relating to approval or submission to LCRC at this time.
4. Submit plans to the Livingston County Health Department (LCHD) for review. We anticipate, at a minimum, a septic tank and drainfield inspection will be required and a reserve area will need to be identified and protected for a future replacement drainfield. See item 7(B) below for additional comments regarding the septic tank.
  - a. We have not received information relating to approval or submission to LCHD at this time

5. Submit plans to the Pinckney Police Chief, Pinckney Fire Authority Chief, and Livingston County Building Department for review.
  - a. Civil plans have been received (dated April 20<sup>th</sup>, 2023)
  - b. Architectural plans have been received (dated October 8<sup>th</sup>, 2023)
  - c. We are awaiting feedback from the Police Chief, Fire Authority Chief, and the Building Department.
6. Zoning Ordinance Section 152.389 (Preliminary Site Plan Application) requirements.
  - a. Provide gross site area in square feet as required in subsection 152.389(D)(4).
    - i. Request has been satisfactorily addressed.
  - b. Provide a title commitment or policy for the property as required in subsection 152.389(D)(5).
    - i. We have not received a title commitment from the applicant. Please note all easements found within the title commitment shall be shown on the site plan documents.
  - c. Show existing wetlands on the north side of the property as required in subsection 152.389(D)(6). Wetland boundary can be obtained from the following website:  
<https://www.mcgi.state.mi.us/wetlands/mcgiMap.html>
    - i. "approximate water line (typ.)" is shown which appears to cross the Northeast boundary. No wetlands have been identified on the plan documents.
  - d. Show existing and proposed signs (if any) as required in subsection 152.389(D)(7)(d).
    - i. No signage has been shown on the plan documents. If any existing or proposed signs are to remain, or be added to the site, the owner will need to apply for a sign permit.
  - e. Show and dimension the existing well (for future reference) as required in subsection 152.389(D)(7)(e). Dimension the well to the building and property lines.
    - i. Existing well has not been identified on the plan documents.
  - f. Show existing and proposed outdoor waste, material and/or equipment storage areas (if any) as required in subsection 152.389(D)(7)(f).
    - i. Owner shall contact Village Planner to confirm if variance is required for placement of standard trash bins with no enclosure or screening.
  - g. Dimension Dexter-Pinckney Road as required in subsection 152.389(D)(8).
    - i. It does not appear dimensions have been added along Dexter-Pinckney Road.
  - h. Provide a signed and sealed topographic survey as required in subsection 152.389(D)(13). Change contour linetype to be more legible.
    - i. Plan set shall be signed and sealed by a licensed engineer in the state of Michigan. Contours are satisfactory as currently shown.
  - i. Provide area wide plan as required in subsection 152.389(D)(14).
    - i. Comment has not been addressed.
7. Village of Pinckney Technical Standards for Design and Construction:
  - a. Revise parking lot details (gravel surface south of the proposed 30'x60' pole barn) to meet cross section requirements found in subsection 01 20 07 (1.07)(B).
    - i. Sheet "GR" calls out surface as, "Proposed Gravel Surface". Update to match sheet "SP", "Proposed Bituminous Pavement".

- b. Revise driveway to be 30 feet in width the entire way as required in subsection 01 20 07 (1.07)(C)(2-3). Note: this driveway change will impact access to the existing septic tank.
  - i. Driveway width has been adequately resized; however, there does not appear to be any access to the existing septic tank.
- c. Revise driveway to meet material requirements found in subsection 01 20 07 (1.08)(P) or request a waiver.
  - i. Please modify the aggregate base layer to be, "MDOT 21AA Limestone" as described in in subsection 01 20 07 (1.08)(P).
- d. Provide sidewalk across frontage of parcel as required in subsection 01 20 07 (1.09)(A)(2) or request a waiver.
  - i. Comment has not been addressed.

In addition to the comments above, we have reviewed the Final Site Plan drawings (dated April 20<sup>th</sup>, 2023) for the above referenced project and offer the following additional comments:

- I. Plans are proposing a point source discharge from the detention basin to the northern property line. Drain commissioner to verify this is an acceptable discharge method.
- II. Total flow from CS-101 to FES-100 is listed as 0.00 CFS. Please verify.
- III. Existing building in SE corner is within the 20' side setback and the building appears to be over the southern property line.
- IV. Existing building in the SW corner appears to be within the 20' side setback.
- V. Proposed ramp appears to be within the 20' side setback.
- VI. Sheet SP calls out three (3) required spaces for the building and ten (10) required spaces for the existing garage and proposed pole barns for a total of thirteen (13) required spaces. Owner is proposing ten (10) spaces which does not meet this requirement.
- VII. Sheet GR appears to be proposing the driveway and western half of the proposed paving shall drain to the west/north and not to the proposed forebay & detention basin. Approval of this drainage pattern will be required from the drain commissioner.
- VIII. Identify roof drainage outlet location.
- IX. It appears that ALDI references on sheet DT1 should be removed/revised.
- X. Relationship of the site to all surrounding lots within 250 feet, including land uses, zoning districts, lot lines, roads, driveways, easements, structures and natural features shall be added to the plans. Also see comment 6.i. relating to an "area plan" above.
- XI. Boundary survey, with bearings and distances, shall match legal description.
- XII. Notation of performance guarantees to be provided including amounts, types and terms shall be added to the plans.
- XIII. Notation of any variances that have been or must be secured shall be added to the plans.
- XIV. Location of existing drainage courses including water line (NW corner) and adjacent wetlands (as applicable) shall be shown on the plans.
- XV. Wetland areas shall be delineated by a professional hydrologist, geologist, biologist, landscape architect or engineer trained in wetland delineation. No excavation shall occur within 100 feet of a wetland, lake, river, stream or mapped floodplain boundary.
- XVI. Ordinary high-water mark of "water line" to north shall be noted on the plans.

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- XVII. Existing contours on sheet SP, GR, UT, SE, and L-1 do not match legend.
  - XVIII. Differentiate between proposed grass and cypress mulch planting areas.
  - XIX. Provide detailed description of the ongoing landscape maintenance program.
  - XX. Provide landscape buffer area along south property line in accordance with section 152.329. Planning commission to review existing building to determine if it qualifies as part of the "80% opaque" requirement assuming it is to remain.
  - XXI. Provide distance between structures (existing and proposed buildings).
  - XXII. Provide location of proposed driveway in relation to North and/or South lot line (dimension to centerline of proposed drive).
  - XXIII. Note loading space location and dimensions.
  - XXIV. A maintenance agreement for entire stormwater system shall be included.
  - XXV. All work within the village requiring soil erosion and sedimentation control shall comply with the Livingston County "Procedures and Design Criteria for Stormwater Management Systems and Soil Erosion and Sedimentation Control Programs", latest revision.
  - XXVI. Light intensity shall not exceed ten foot-candles in any given area on the site. The Planning Commission, at its discretion, may allow for an increased level of lighting if it can be demonstrated that the lighting is necessary for safety and security purposes.
  - XXVII. Please add the following lighting note on the plans, "All outdoor lighting shall be fully shielded and directed away from, and no light source shall be visible from, adjacent properties, roads and public rights-of-way."
  - XXVIII. Provide a list of types and quantities of hazardous and polluting materials that will be used or stored on-site.

At this time, we recommend the applicant revise and re-submit with plans that address the comments included in this review letter. 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 22-0082

Dustin Moma, Pinckney Department of Public Works Via Email

Lucie Fortin, The Mannik & Smith Group, Inc.