



July 14, 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 II

Dear Ms. Durkin:

This project includes improvements to an existing parcel of land within the Village Limits which is currently served by municipal water, but not municipal sewer. It fronts a street which is not owned or maintained by the Village. Proposed plans depict reuse of the existing water connection, septic tank, and drain field.

We previously reviewed the Preliminary Site Plan Review drawings dated October 6th, 2020 for the above referenced project. We offered comments on November 3rd, 2022 and May 16th, 2023 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 20th, 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 received an email from Ken Recker at LCDC (dated 6/7/23) indicating they will not require review of the plans for drainage.
3. Submit plans to the Livingston County Road Commission (LCRC) for review. Dexter- Pinckney Road is owned and maintained by LCRC.
 - a. We received a letter from Kim Hiller, P.E. at LCRC which includes comments and redlines required to meet LCRC standards.

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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 received an email from Jacob Dorony at LCHD (dated 6/27/23) indicating, at a minimum, an evaluation of the existing system should be completed. Once evaluated, a determination of daily projected flows should be completed to show the existing system could handle the proposed usage.
 5. Submit plans to the Pinckney Police Chief, Pinckney Fire Authority Chief, and Livingston County Building Department for review.
 - a. Revised Civil plans have been received (dated June 22th, 2023)
 - b. Architectural plans have been received (dated October 8th, 2023)
 - c. The Police Chief, Fire Authority Chief, and the Building Department have no additional comments at this time.
 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. Request has been satisfactorily addressed.
 - 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. Request has been satisfactorily addressed.
 - d. Show existing and proposed signs (if any) as required in subsection 152.389(D)(7)(d).
 - i. Additional sign details and notes have been added to the plans. 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. The property is serviced by public water.
 - 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. Dimensions have been added along Dexter-Pinckney Road as requested.
 - 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. Request has been satisfactorily addressed.

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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. Request has been satisfactorily addressed.
 - 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. Access to septic tank has been called out via "access risers as needed".
 - 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. Waiver has been received and is dated 6/29/23. Wolverine will provide feedback on this waiver request under separate cover.

In addition to the comments above, we have reviewed the Final Site Plan drawings (dated April 20th, 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.~~
 - a. We approve of the discharge method proposed, provided it meets all State and County requirements. Owner/Design Engineer should verify an adequate buffer has been provided from the point source discharge to the northern property line and that a permit through EGLE is not required.
- II. Total flow from CS-101 to FES-100 is listed as 0.00 CFS. Please verify.
 - a. Comment has not been addressed.
- III. Existing building in SE corner is within the 20' side setback and the building appears to be over the southern property line.
 - a. Planning Commission to verify this existing condition is acceptable.
- IV. Existing building in the SW corner appears to be within the 20' side setback.
 - a. Planning Commission to verify this existing condition is acceptable.
- V. Proposed ramp appears to be within the 20' side setback.
 - a. Planning Commission to verify this existing condition is acceptable.
- 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.~~
 - a. Plans have been revised and they now list 13 required spaces. Sheet SP lists shows 7 interior parking spaces while the parking calculation lists 5 interior spaces. Please clarify.

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- 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.~~
- a. This drainage pattern is not acceptable. All impervious drainage shall be directed to the sedimentation forebay.
- VIII. Identify roof drainage outlet location.
- a. Due to the increased runoff resulting from the roof area (vs. existing pervious area), drainage from all proposed roofs shall be directed to the proposed forebay/detention basin system. All calculations should be updated to reflect the changes in flow.
- IX. It appears that ALDI references on sheet DT1 should be removed/revised.
- a. References have been removed as requested.
- 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.
- a. Request has been satisfactorily addressed.
- XI. Boundary survey, with bearings and distances, shall match legal description.
- a. Request has been satisfactorily addressed.
- XII. Notation of performance guarantees to be provided including amounts, types and terms shall be added to the plans.
- a. Comment has not been addressed.
- XIII. Notation of any variances that have been or must be secured shall be added to the plans.
- a. Required/requested waivers should be added to the plans (sidewalk).
- XIV. Location of existing drainage courses including water line (NW corner) and adjacent wetlands (as applicable) shall be shown on the plans.
- a. Request has been satisfactorily addressed.
- 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.
- a. We received a “Wetland Delineation and Jurisdictional Assessment” performed by ASTI, dated June 21st, 2023.
- XVI. Ordinary high-water mark of “water line” to north shall be noted on the plans.
- a. Request has been satisfactorily addressed.
- XVII. Existing contours on sheet SP, GR, UT, SE, and L-1 do not match legend.
- a. Comment has not been addressed.
- XVIII. Differentiate between proposed grass and cypress mulch planting areas.
- a. Request has been satisfactorily addressed.
- XIX. Provide detailed description of the ongoing landscape maintenance program.
- a. Request has been satisfactorily addressed.
- 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).
- a. Request has been satisfactorily addressed.

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- XXII. Provide location of proposed driveway in relation to North and/or South lot line (dimension to centerline of proposed drive).
 - a. Request has been satisfactorily addressed.
 - XXIII. Note loading space location and dimensions.
 - a. Request has been satisfactorily addressed.
 - XXIV. A maintenance agreement for the entire stormwater system shall be included.
 - a. Comment has not been addressed. A template maintenance agreement is available upon request.
 - 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.
 - a. Request has been satisfactorily addressed.
 - 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."
 - a. Request has been satisfactorily addressed.
 - XXVIII. Provide a list of types and quantities of hazardous and polluting materials that will be used or stored on-site.
 - a. Request has been satisfactorily addressed.

At this time, we recommend conditional site plan approval, contingent on satisfying the outstanding 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.