



April 16, 2023

Village of Pinckney  
8350 Main Street, Suite A  
Whitmore Lake, MI 48189

Regarding: Revised Final Site Plan  
Lakeland Knoll Residential Open Space Development

The following discussion outlines responses to Final Site Plan review comments received from village consultant in regards to the proposed project dated March 19, 2024. Our responses are listed *in bold italics* after each review comment.

### **3. Proposed Road and Drive Improvements:**

- a. Provide additional plan information for all improvements located south of the trail connection at Pond Street. Wolverine has limited existing topography on file from Hamburg Street to the north end of Pond Street. All existing topography, site improvements, right-of-way, existing easements, and proposed easements within project areas should be shown.

*Additional topo is shown for the mentioned area on sheet 7.*

- b. The proposed N. Howell Street extension does not appear to align with the centerline of the existing portion of N. Howell Street. This should be reviewed and discussed with the Village if an offset is being proposed. Additional survey information and details are required to adequately review this area.

*The proposed alignment is now aligned with the existing portion of N. Howell Street. This is updated throughout the plan set.*

- c. Provide additional ADA compliant sidewalk at southeast corner of the site, north and east of N. Howell Street. The sidewalk on N. Howell shall extend to nearest public street.

*Revised and labeled the sidewalk accordingly throughout the plan set.*

- d. The proposed slope at the water tower access road does not appear to meet maximum requirements in technical standards. Access drive may not be greater than the existing slope in that area. We recommend the developer/design engineer contact the Village of Pinckney to discuss options for this area.

*Additional slope labels are shown to demonstrate the revised grading is less than the existing slope.*

- i. A locking access gate is required with a minimum of 50' clear south of the gate to allow for parking of vehicles as the gate is opened. Gate and all components must be approved by Village of Pinckney Department of Public Works.

*Additional dimension label shows a minimum of 50' is vehicular space. Also, coordination will be done with the DPW during the construction plan development regarding the mentioned gate components.*

#### **4. Miscellaneous Plan Modification:**

- a. The following plan sheets and modifications shall be included with the "Final Site Plan" submittal:

- i. Photometric plan. Note: additional lighting in cul-de-sacs will be required.

*Revised photometric plans are included in this resubmittal. The revised pole locations are updated throughout the plan set.*

- ii. Tree will not be permitted within the right-of-way (including cul-de-sacs).

*The Variance Request to allow street trees within the R.O.W. was approved on April 8, 2024.*

- iii. A boundary survey for the property, signed by a Licensed Surveyor in the State of Michigan.

*Refer to sheet 2 for the requested sealed boundary survey.*

- iv. Add all variances and waivers which have been requested or approved on the cover sheet.

*The approved variances and waivers are added to the cover sheet below the legal description.*

- v. Areas to be left undisturbed during construction shall be clearly labeled on the site plan documents.

*The limits of construction grading are shown on sheet 5. Additional labels show the undisturbed area on sheet 5. The proposed walking trail is meant to be a wood chip nature trail that does not disturb it's surrounding.*



Revised Final Site Plan  
Lakeland Knoll  
April 16, 2024  
Page 3 of 3

Your review and approval of the Final Site Plans is respectfully requested.

Please contact me if you have any questions.

Sincerely,  
**Livingston Engineering**



Hugo J Ceron, PE  
Project Engineer

cc: Marshall Blau, Progressive Properties (email only)

