



May 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 and an updated C-1 Sheet on April 30th, 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. Dexter-Pinckney Road is owned and maintained by MDOT.
3. Submit plans to the Pinckney Police Chief, Pinckney Fire Authority Chief, and Livingston County Building Department for review.
4. Environmental Checklist:
 - 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. If lots are not to be combined, confirm with the Village that setbacks along the dividing North/South line are not applicable to proposed buildings.
6. A traffic engineer should confirm that both “Phase 1” and “Phase 2” (combined) do not result in 100 or more vehicle trips per hour.

7. "Site Plan Application Supplement" document that was provided by the applicant states water, sanitary, and storm designs are in progress. We will review in greater detail once provided by the applicant. We advise the applicant's engineer to contact our office during the preliminary design stage to go over water and sewer recommendations.
8. Driveway design should be finalized prior to submitting a Final Site Plan Application.
9. Additional site plans sheets clearly showing differences between the Essence project (Phase 1) and future phases should be added to fully evaluate this phase.

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

- A. Show building setback lines (front, rear and side). Provide a title commitment or policy for the property as required in subsection 152.389(D)(5).
- B. Show wetland location on the preliminary site plan as required in subsection 152.389(D)(6).
- C. Show beginning and ending of any curb and parking areas to be developed in "Phase 1" as required in subsection 152.389(D)(7)(b). Proposed treatment of curb and sections of paved parking/drive areas that end at phasing division line shall be called out more clearly so drainage patterns and circulation patterns can be adequately reviewed.
- D. Show existing and proposed signs (if any) as required in subsection 152.389(D)(7)(d).
- E. 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))
- F. Although proposed grades are shown as spot elevations, a proposed grading plan should be provided to assess topographical alterations (subsection 152.389(D)(11)).
- G. 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))
- H. Provide a signed and sealed topographic survey as required in subsection 152.389(D)(13).
- I. Provide area wide plan as required in subsection 152.389(D)(14).

At this time, we find that additional information is needed prior to recommending preliminary site plan approval. 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.