FOR CATEGORICAL INDUSTRIAL USERS

BASELINE MONITORING REPORT

VILLAGE OF PINCKNEY

This Baseline Monitoring Report needs to be submitted to the Village of Pinckney POTW no later than 90 days prior to date of discharge to the POTW

SECTION 1 – GENERAL INFORMATION

Facility Name:	Grant's Place
Address:	551 East Hamburg St.
Owner/ Operator:	HWPOET
Address:	5755 Long Pointe Drive, Howell Mi. 48843
Recommended Contact:	Chris Bonk
Phone & Email:	517 202 1034 ChrisBonk@B5Contractor.com
Receiving POTW (Wastewater Treatment Plant):	
Address:	
Categorical Pretreatment Standards:	
Standard Industrial Classifications (SIC):	6513
Please list below all Environmental Control Permits held by the facility:	

The information contained in this questionnaire is familiar to me and, to the best of my knowledge and belief, such information is true, complete and accurate.

Signature:		***Date:***	12/3/2025

SECTION 2 – PRIOR SUBMISSIONS

1. Has the information required in this Baseline Monitoring Report ever been submitted for the facility under question?

   ☐ Yes ☒ No

   If so, please provide the date this form was submitted and the name and address of the control authority that this form was sent to:

2. Has this facility supplied all the information requested in this form to the POTW in response to an industrial waste survey conducted by the POTW as part of its pretreatment program?

   ☐ Yes ☒ No

   If the answer is yes to either or both of the above questions, then you may not need to complete the full Baseline Monitoring Report. A previously submitted Baseline Monitoring Report may be submitted in lieu of a new Baseline Monitoring Report if the information is still accurate and up-to-date. Please attach a copy of that submittal to this form and submit copies of the form, with a signed certification statement (see signature block) to the POTW.

SECTION 3 – BASELINE MONITORING REPORT INFORMATION

1. Briefly describe the products produced, the manufacturing process employed, and the nature of your facility's operation

N/A Residential 7 unit multi family.

2. What is the average rate of production by the facility:

N/A

3. Provide an illustration/drawing of the facility layout and a process flow schematic detailing the overall operations and processes used at the plant, points of discharge from the facility to the POTW of regulated pollutants, and the processes which produce and/or treat the wastestreams being discharged to the POTW.

N/A

4. List all chemicals, oils, solvents, metals, cutting fluids, etc. used at this facility?

Residential household cleaning materials.

5. Provide the measured average and maximum daily flow contribution from the facility's wastestream to the POTW for all regulated and unregulated process streams. Estimations may be allowed depending on whether the industry is in operation or not. Include flow rates from unregulated streams that allow use of the combined wastestream formula (R 323.2311(6)).

Regulated Process Stream	Average Daily Flow (GPD)	Maximum Daily Flow (GPD)
Unregulated Process Stream	Average Daily Flow (GPD)	Maximum Hourly Flow (GPH)
See Attached chart	795	2289

6. List all applicable pretreatment standards under the facility's operation and discharge of regulated process wastestreams to the POTW. Include name of pollutant and maximum concentration and/or mass loading requirements for each pollutant.

Regulated Pollutant	Concentration/ Mass Limit
N/A	

7. Representative 24-hour flow composite testing and sampling shall be conducted on all regulated pollutants being discharged to the POTW, including local limits, pretreatment standards, and pollutants regulated because of the Facility's categorical status. Testing and sampling shall be representative of daily operations and include daily average and maximum concentrations/mass. The sampling shall be conducted in a flow proportionate 24-hour composite sampling program for all regulated pollutants being discharged, except for total phenols, cyanide, pH, oil and grease, sulfide, and volatile organics, which will be tested for using a minimum of 4 grab samples. All samples shall be taken immediately downstream of pretreatment equipment, if applicable, or immediately downstream of the regulated process. All sampling methods and procedures shall be in accordance with 40 CFR 136. Please submit sampling results as an attachment with this Baseline Monitoring Report. The following should be included in the sampling report for each regulated pollutant:
    a. Sample type (grab sample, flow proportionate, dumpsite)
    b. Frequency of sample(s)
    c. Time, date, and location of sampling event
    d. Method of analysis
    e. Comparison of results with applicable pretreatment standards
    f. If altered limits (i.e., combined wastestream formula) are calculated, include the limit and all supporting data.

8. Provide a statement that has been approved by qualified personnel on behalf of the Facility and by a qualified professional stating whether the facility is in compliance on a daily basis with regulated pollutant limits in the facility's discharge or not in compliance and what actions will need to be taken to be in compliance.

If additional pretreatment equipment is needed in order to be in compliance with industrial effluent regulations, then a detailed schedule of all planned improvements with commencement and end dates shall be submitted to the Plant Superintendent. The completion date for the additional pretreatment equipment shall be prior to the effective date of the regulation.

9. Does the facility generate any solid waste materials as a product of the regulated process streams listed in Item 5?

☐ Yes ☒ No

If yes, please indicate the type of solid waste material, the amount generated per month, and the method of disposal:

10. Are roof drains connected to the sanitary sewer system?

☐ Yes ☒ No

If yes, what is the total surface area of roof discharging rain water to the sanitary sewer system?

11. List the average daily discharge (in GPD) of the following liquids to the POTW:

Process Waters	N/A
Sanitary Waste	
Boiler/ Cooling Water/ Other (Explain)	N/A

12. Are any toxic chemicals in the list included at the end of this Baseline Monitoring Report used in the product manufacturing process at the facility, are they stored on site, and/or are they being discharged to the POTW?

☐ Yes ☒ No

If yes, please indicate the toxic chemicals that meet the above criteria by placing a check mark next to it.

13. Raw water sources that the facility uses (in GPD):

Village Water System	X
Private Well	
Other (specify)	

14. Is the facility subject to an existing federal pretreatment standard?

☐ Yes ☒ No

If yes, which existing federal pretreatment standards?

15. Does the facility have a Spill Prevention Control and Countermeasures plan in effect at this facility?

☐ Yes ☒ No

16. Number of employees working on each shift:

1st Shift N/A	
2nd Shift	
3rd Shift	

17. List any safety precautions that should be exercised by people visiting the facility's site:

N/A

18. Include with this form and submittal package any proprietary or confidential information that you consider as such.

A & A Engineering & Consulting
28862 Vista Way, South Lyon, MI 48178

Subject: Grant's Place Development – Water Analysis
Prepared For: Chris Bonk
Date: 11.22.2025

A&A Engineering was contracted to complete a water analysis for the proposed Grant's Place development located in Pinkney, MI. The development consists of an existing church and converting the use to a 7-unit multifamily development. The property breakdown contains 1 unit with 1 bedroom and 6 units with 2 bedrooms, with a total occupancy of 20.

The tables below outline the calculations to project the normal water usage per day as well as the maximum water usage over the course of one hour, if all fixtures were at maximum usage.

Fixture Description	Quantity of Fixture	Gallons Per Minute (GPM/GPF) Rating	Projected Use Per Day	Gallon Usage Per Day
Water Closet	9	1.28	100 flushes	128
Shower Head	9	1.5	200 min	300
Kitchen Faucet	7	1.5	70 min	105
Lav Sink	9	1.2	100 min	120
Dishwasher	7	4 Gallons per Use	7	28
Mop Sink	1	1.8	30 min	54
Washing Machines	2	15 gallons per use	4	60
			Projected Gallons per Day	**795**

Table 1 - Projected Regular Water Usage in Gallons Per Day

Fixture Description	Quantity of Fixture	Gallons Per Minute (GPM/GPF) Rating	Max Usage Per Hour	Gallon Usage Per Hour
Water Closet	9	1.28	3 flushes	35
Shower Head	9	1.5	60 min	810
Kitchen Faucet	7	1.5	60 min	630
Lav Sink	9	1.2	60 min	648
Dishwasher	7	4 Gallons per Use	1	28
Mop Sink	1	1.8	60 min	108
Washing Machines	2	15 gallons per hour	2 loads	30
			Maximum Gallons Per Hour	**2289**

Table 2 - Maximum Flow Rate Per Hour

Several industry standards were applied to the calculations to complete the analysis, the following were applied to table 1:

- Normal daily use per occupant of the water closet is 5 times
- Average daily shower duration per individual is 10 minutes
- Kitchen faucet average daily usage per unit is 10 minutes
- Bathroom faucet daily average usage per occupant is 5 minutes
- Dishwashers in each unit will run 1 time per day
- Mop sink will have average usage of 30 minutes per day.
- 2 loads per washing machine daily, 4 total

Using these standards along with incorporating low flow fixtures in the plumbing design of the building would yield an average daily use of 735 gallons.

Another set of standards was used to calculate the maximum flow rate per hour of water possible. This scenario would simulate if all the fixtures in the building were operating continuously for 1 hour. These standards were applied to the calculations in table 2:

- Each water closet could flush a total of 3 times per hour
- Each dishwasher would run 1 load in a single hour
- Both washing machines run a single load in an hour
- All fixtures would have a continuous run time of 60 minutes

Using these standards along with incorporating low flow fixtures in the plumbing design of the building would yield a maximum hourly total of 2289 gallons.

Sincerely,

Stephan Hennard P.E.
A&A Engineering & Consulting