

July 24, 2024

Charter Township of Lyon
58000 Grand River Avenue
New Hudson, MI 48165

ATTN: Township Board of Trustees

RE: Library/Park – Request for Variance to Utilities Ordinance

Dear Township Board of Trustees,

The purpose of this letter is to request a Variance to the Township Utilities Ordinance for the above referenced project. The first request a variance to Section 46-157: Facilities to be extended across entire frontage of property served. This section of the Ordinance requires the extension of both public water main and public sanitary sewer across the entire frontage so the water and sewer pipe network are extended to allow for future extensions and connections. The proposed Library plans include gravity sanitary sewer being extended from Elk Run to the proposed library building and future park bathrooms. The sanitary sewer proposed is a gravity sewer and would not have adequate depth to serve other parcels to the south, the plans are extending the sewer to the north property line. The water main along Milford Road is not necessary to serve other parcels, as water main exists along Milford Road south of 11 Mile and to the north property line of the park/library site. Water main will be extended along 11 Mile as part of the Summerlin project that was part of the Elkow Farms PD.

The second variance request is regarding Section 46-85: Installation. This section requires connections to sewer to be connected in the front-yard of the property. The proposed sanitary sewer connection is in the side yard of the site to accommodate the proposed plumbing plans as well as a future extension for a future park bathroom. In addition, if the sewer connection was proposed in the front yard it would be below a required compensating cut for the floodplain, which would be in a location difficult to repair.

The proposed water main is proposed in the front-yard of Milford Road and an extension into the site and connection to the building is on the south side of the library building to avoid the service from being below the compensating cut area of the floodplain to accommodate the plumbing plan for the building and to avoid potential difficult repair areas under the compensating cut.

Please contact me at (586) 484-7449 with any questions or concerns regarding this request.

Sincerely,
CIVIL ENGINEERING SOLUTIONS, INC.



Leslie Zawada, P.E.
President

Enclosure: Map of Existing and Proposed Utilities