Michael Leaveck

From: Michael Leaveck
Sent: Tuesday, October 3, 2023 4:22 PM
To: 'schristensen@leelanau.gov'
Subject: FW: Bluebird Restaurant Redevelopment - 102 E. River Street, Leland
Attachments: Stormwater Report - Existing 2023-10-02.pdf; Stormwater Report - Proposed 2023-10-02.pdf; Bluebird Redevelopment Civil Set 2023-09-27.pdf

Hello Steve,

My civil engineer can't seem to get through to you by email. The spam filter is bouncing it back, however, he's trying to resolve it with your IT.

In the meantime, if you read down this email string you can see that we are looking for comments as part of the permitting process with the Leland's site plan review with the planning commission.

Thank you,
Michael

Michael Leaveck, AIA, Architect

Principal, L T D ARCHITECTS

+1 231 866 1317

From: John Urbain <johnu@landtechps.com>
Sent: Tuesday, October 3, 2023 4:12 PM
To: Michael Leaveck <michael@ltdarchitects.com>
Subject: FW: Bluebird Restaurant Redevelopment - 102 E. River Street, Leland

Michael,

I have a call into the IT department for Leelanau County – this message keeps getting bounced back to me as suspected spam. It's an issue on their end. If you want to try to forward it to Steve, let me know if it works. This is the second message I sent – both were rejected.

Thanks,

John Urbain, P.E., L.S.
Landtech Professional Surveying and Engineering
1275 McGregor Way
P.O. Box 193
Grawn, MI 49637
Phone: 231.943.0050
www.landtechps.com
Licensed Professional Engineer in Michigan, Illinois, Indiana, Iowa, Ohio

Licensed Land Surveyor in Minnesota

From: John Urbain
Sent: Tuesday, October 3, 2023 8:58 AM
To: schristensen@leelanau.gov
Subject: Bluebird Restaurant Redevelopment - 102 E. River Street, Leland

Steve,

We've been working with the owners of the Bluebird restaurant on some redevelopment plans and are looking for some preliminary feedback as we progress toward permitting. Attached a set of preliminary plans for your review. This is a very difficult site with limited space for storm water management. We are using permeable pavement and infiltration, along with some tree wells to improve storm water quality and reduce runoff from more frequent events. We are reducing flows when compared to pre-existing conditions, but are just about maxed out with our detention area. Note that this is a phased plan. Storm water detention is intended to serve the entire development once built, so it will be oversized for phase 1 and phase 2.

Let me know if you have any questions or comments at this time. We are submitting to the township for site plan review and would like to report feedback at the November planning commission meeting.

Thank you,

John Urbain, P.E., L.S.
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P.O. Box 193
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Phone: 231.943.0050