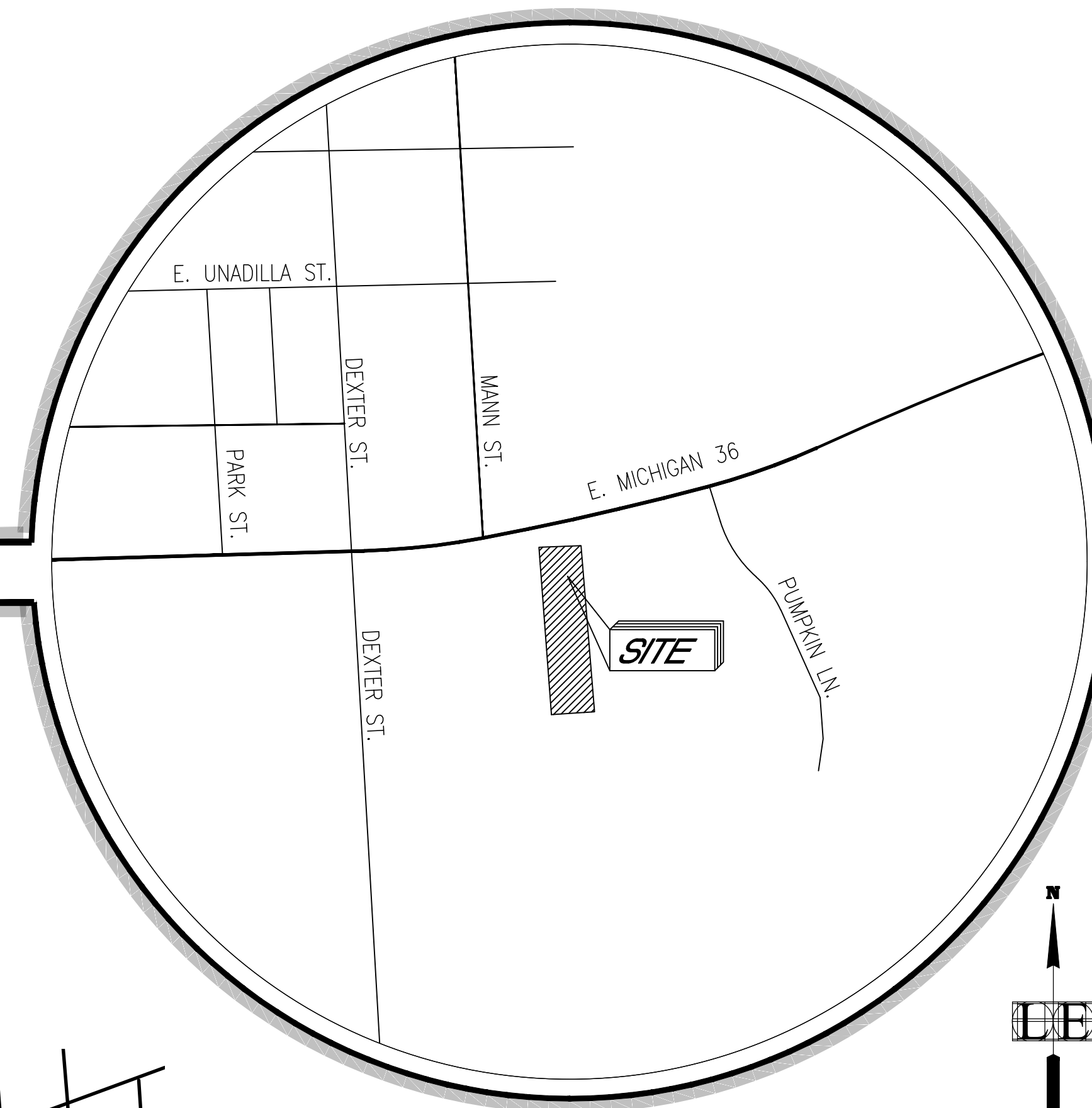


# CONSTRUCTION PLANS FOR

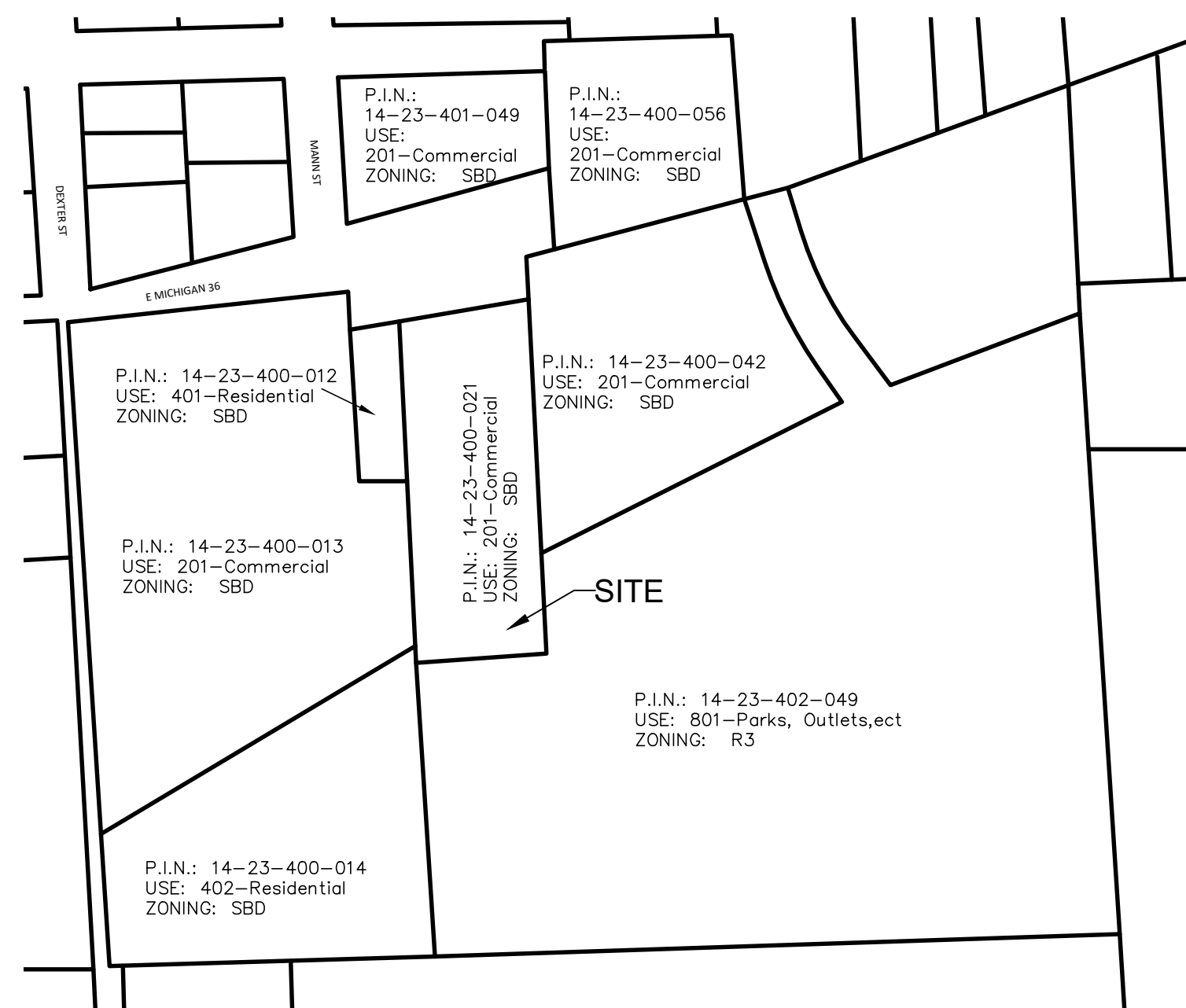
# QPS MICHIGAN HOLDINGS LLC

1066 E M36

## VILLAGE OF PINCKNEY, LIVINGSTON COUNTY, MICHIGAN



**LOCATION MAP**  
1" = 300 FEET



**AREA WIDE PLAN**  
SCALE: 1"=200'

### SITE DATA & GENERAL NOTES

- Property is zoned: SBD, Secondary Business District
- Contractor is responsible for protecting all existing and proposed utilities from damage during all stages of construction.
- The engineer and applicable agency must approve, prior to construction, any alteration, or variance from these plans.
- Underground dry utilities shall be extended from existing locations to service this site as required by utility companies.
- Existing building is connected to public sewer and proposed to be connected to public water via a new water service tap. Existing well to be abandoned.
- All construction shall be performed in accordance with the current standards and specifications of Village of Pinckney Township and Livingston County.
- Three working days prior to any excavation, the Contractor shall telephone MISS DIG (800-482-7171) for the location of underground utilities and shall also notify representatives of other utilities located in the vicinity of the work. It shall be the Contractor's responsibility to verify and/or obtain any information necessary regarding the presence of underground utilities which might affect this job.
- Site plan use: Retail
- Site storm drainage will be serviced by proposed onsite detention pond.
- Trash to be placed in proposed dumpster for regular pickup service.

### SITE DATA TABLE

	REQUIRED	PROVIDED
LOT AREA (GROSS)	5,000 SF. (min)	73,051 SF (1.68 AC)
LOT WIDTH	66 FT (min)	166 FT
LOT COVERAGE	50% MAX	3,946 SF/73,051 SF = 5.4%
<b>BUILDING SETBACKS:</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
FRONT	25 FT	4.9 FT
SIDE (E)	15 FT	17.22 FT
SIDE (W)	20 FT	51.95 FT
REAR	20 FT	372.41 FT
<b>BUILDING DATA:</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
TOTAL BUILDING ENVELOPE		3,946 SF
FLOORS	2.5 MAX	2
BUILDING HEIGHT	35 FT MAX	25'5" FT FRONT 38'3" FT REAR

### PARKING CALCULATIONS

PARKING SPACE REQUIREMENTS PER ZONING ORDINANCE SEC. 152.283  
**RETAIL STORE**  
 1.0 SPACES FOR EVERY 300SF OF GROSS FLOOR AREA

PROPOSED BUILDING GROSS FLOOR AREA: 7,638 SF

REQUIRED PARKING SPACES = 1.0 x 7,638/300 = 25.5 SPACES

PROPOSED PARKING SPACES = 34 SPACES  
 INCLUDING:  
 2 ADA COMPLIANT SPACES

### SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS & REMOVALS PLAN
- SITE LAYOUT PLAN
- SITE GRADING AND STORM WATER MGMT PLAN
- SESSC PLAN
- SITE ACCESS PLAN
- VILLAGE OF PINCKNEY STANDARD DETAILS
- LANDSCAPE PLAN

### LEGAL DESCRIPTION

LEGAL DESCRIPTION (Westcor Land Title Insurance Company, Commitment No. LB153579, Commitment Date: March 19, 2021)

Part of the West 1/2 of the Southeast 1/4 of Section 23, Town 1 North, Range 4 East, Village of Pinckney, Livingston County, Michigan, described as: Beginning at a point on the Southerly right of way line of M-36 Highway (100 feet wide) distant North 1 degree 12 minutes West along the North and South 1/4 line 1268.01 feet North 86 degrees 33 minutes East 178.97 feet and Easterly 250.33 feet along the arc of a curve concave to North, radius 3531.10 feet, central angle 3 degrees 57 minutes, chord bearing North 84 degrees 34 minutes 30 seconds East 250.20 feet from the South 1/4 corner of said Section 23, thence Easterly on the Southerly right of way of M-36, 163.19 feet along the arc of a curve concave to the North, central angle of 2 degrees 34 minutes 30 seconds, chord bearing North 81 degrees 18 minutes 45 seconds East 163.18 feet; thence South 1 degree 22 minutes East 453.42 feet; thence South 88 degrees 38 minutes West 162.15 feet; thence North 1 degree 22 minutes West 432.58 feet to Point of Beginning.

### LEGEND

	EXISTING	PROPOSED
SPOT GRADE	x 000.00	+000.00
CONTOUR	--- 000 ---	--- 000 ---
SPOT GRADE		X 911.4
DRAINAGE ARROW		-1.5%
SANITARY SEWER	--- SAN --- SAN --- SAN ---	--- SAN --- SAN ---
SANITARY SEWER STRUCTURE LABEL		SS
STORM SEWER	--- ST --- ST --- ST --- ST ---	--- ST --- ST ---
STORM SEWER STRUCTURE LABEL		SS
WATER	--- W --- W --- W --- W ---	--- W --- W ---
WATER STRUCTURE LABEL		WD
OVERHEAD		X
FENCE	X X X X	X
GAS	G G G G	G
ELECTRIC	E E E E	E
DRAINAGE AREA BOUNDARY		--- ---
LIMITS OF DISTURBANCE		--- ---
RIDGE LINE		--- ---
SWALE LINE		--- ---
LIGHT POLE		*
UTILITY POLE		o
DECIDUOUS TREE		o
GATE VALVE IN WELL		o

### OWNER/DEVELOPER

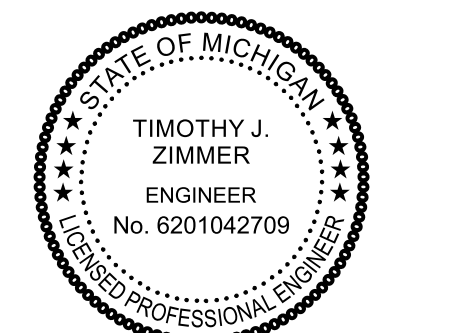
**C3 INDUSTRIES**  
 4420 Varsity Drive  
 Ann Arbor, MI 48108  
 PHONE: (734) 412-4800

### ENGINEER

**LE LIVINGSTON ENGINEERING**  
 CIVIL ENGINEERING SURVEYING PLANNING  
 3300 S. OLD U.S. 23, BRIGHTON, MI 48114  
 www.livingstoneng.com PHONE: (810) 225-7100 FAX: (810) 225-7699

**QPS MICHIGAN HOLDINGS LLC**  
 1066 E M36  
 VILLAGE OF PINCKNEY  
 LIVINGSTON COUNTY, MICHIGAN  
 CONSTRUCTION PLANS

### ENGINEER'S SEAL



REVISIONS	DATE	PROJECT No. 21128
		SHEET 1 OF 8
		DATE: May 26, 2026

### UTILITY DISCLAIMER

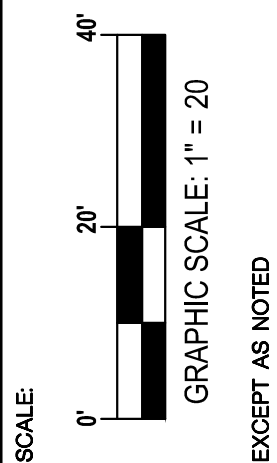
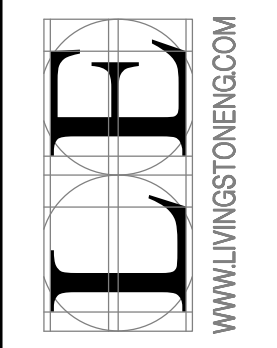
**811 Know what's below. Call before you dig.**

Utilities as shown indicate approximate location of facilities only, as described by the various companies and no guarantee is given either as to the completeness or accuracy thereof. Contractor shall call "MISS DIG" 1-800-482-7171 prior to the start of construction. Electric, gas, phone and television companies should be contacted prior to the commencement of field activities.

# EXISTING CONDITIONS & REMOVALS PLAN

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 CIVIL ENGINEERING SURVEYING PLANNING  
 3300 S. O.L.D. U.S. 23, BRIGHTON, MI 48114  
 PHONE: (810) 225-7000  
 WWW.LIVINGSTONENG.COM

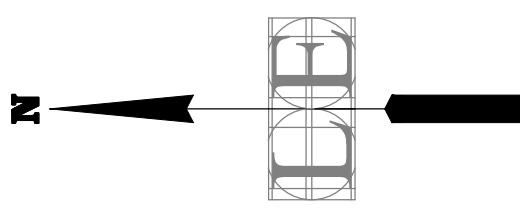
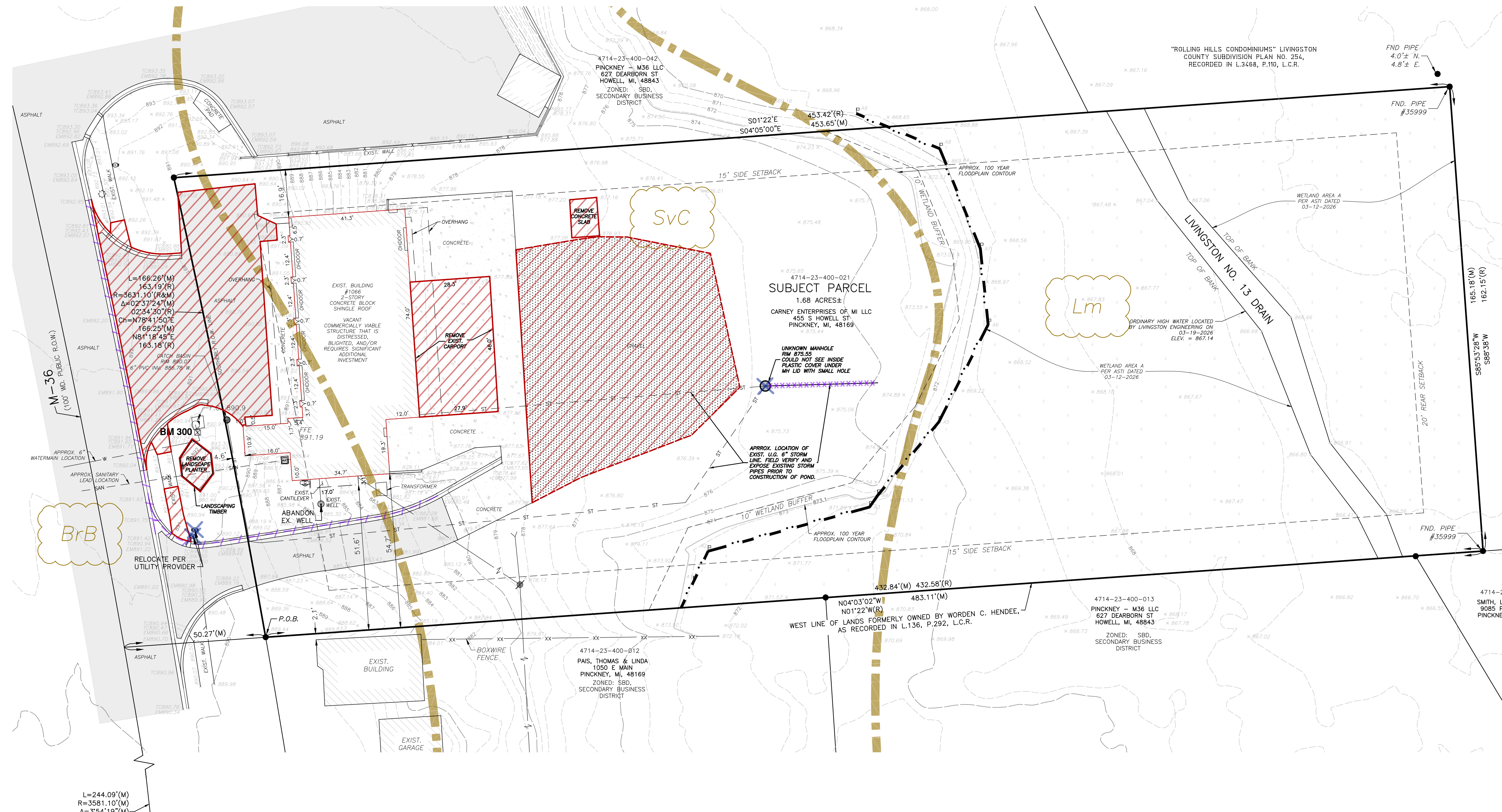


**CLIENT**  
 CS INDUSTRIES  
 4420 Varsity Drive  
 Ann Arbor, MI 48108  
 PHONE: (734) 412-4600

**QPS MICHIGAN HOLDINGS LLC**  
 1066 E. M36  
 VILLAGE OF PINCKNEY, LIVINGSTON COUNTY, MI  
 CONSTRUCTION PLANS  
 EXISTING CONDITIONS AND REMOVALS

DATE	REVISIONS

JOB NO. **21163**  
 DRAWN: JOM  
 CHECKED: TIZ  
 APPROVED: [Signature]  
 DATE: 05/26/2026



**BENCHMARKS**  
 BENCHMARK #300  
 ARROW ON HYDRANT  
 ELEVATION = 892.83  
 (NAVD88)

- LEGEND**
- COMMUNICATION RISER
  - GAS METER
  - CATCH BASIN ROUND
  - DOMESTIC WATER WELL
  - GATE VALVE IN BOX
  - HYDRANT
  - AIR CONDITIONING UNIT
  - FLAG POLE
  - GUY WIRE
  - UTILITY POLE
  - GROUND LIGHT
  - LIGHT POLE
  - FINISHED FLOOR
  - FOUND IRON ROD
  - SECTION CORNER
  - BENCHMARK
  - EXISTING OVERHEAD UTILITY LINE

- REMOVAL LEGEND**
- REMOVE EX. PAVEMENT
  - REMOVE EX. CURB AND GUTTER
  - REMOVE EX. PIPE/LINE
  - REMOVE ITEM

- SOIL SURVEY LEGEND**
- SOIL TYPE BOUNDARY
  - SOIL TYPE DESIGNATION

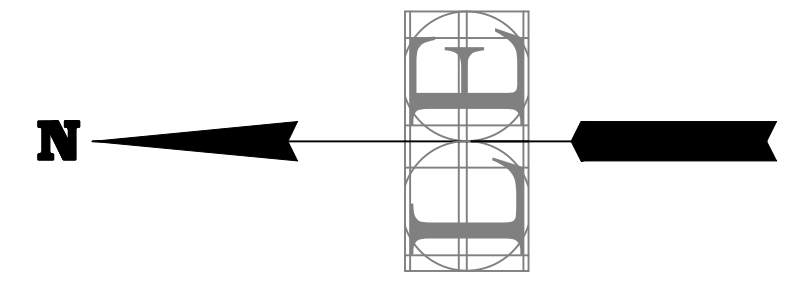
NOTE:  
 USDA SOIL TYPES  
 BrB: Boyer loamy sand, 2 to 6 percent slopes  
 SVC: Spinks-Oakville loamy sands, 6 to 12 percent slopes  
 Lm: Linwood muck

NOTE:  
 TOPOGRAPHIC SURVEY DONE BY LIVINGSTON ENGINEERING ON APRIL 23, 2021.

NOTE:  
 NORTHINGS AND EASTINGS SHOWN ON THIS DRAWING ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE INTERNATIONAL FEET (NAD83), ELEVATION BASED UPON NAVD88 DATUM FROM RTK GPS OBSERVATIONS.

FILE:C:\Users\juser\OneDrive\Projects\2021\21163\_QPS 1066 E M36 Pinckney\03\_DWG\Const\_DWG\21163\_02\_Exist\_&Removals.dwg

# SITE LAYOUT PLAN



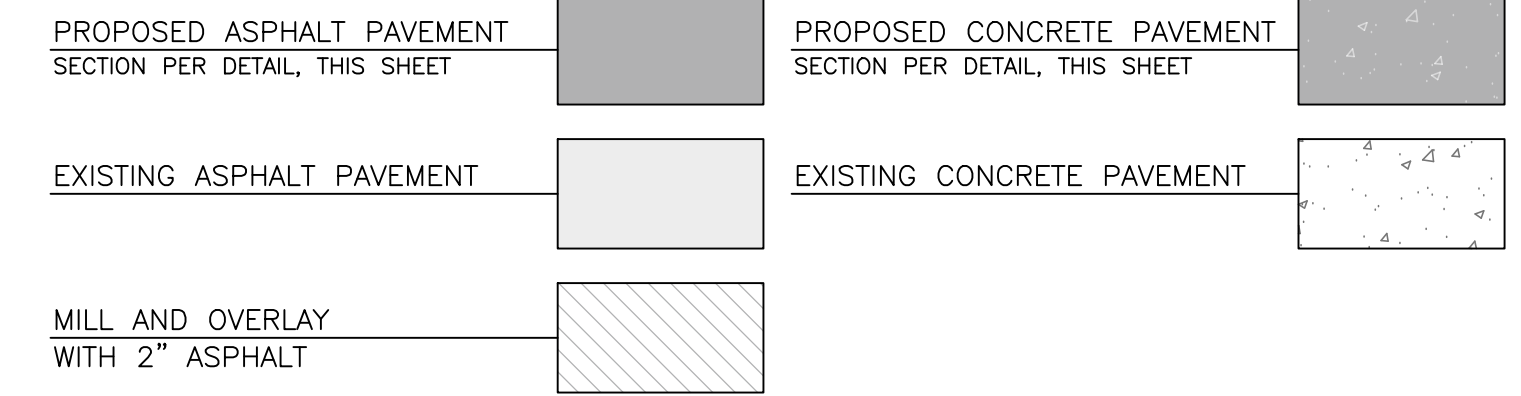
©2026  
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 PHONE: (810) 225-7000 FAX: (810) 225-7699  
 WWW.LIVINGSTONENG.COM  
**LE**  
 SCALE: 1" = 20'  
 GRAPHIC SCALE: 1" = 20'  
 EXCEPT AS NOTED  
 CLIENT: CS INDUSTRIES  
 4420 Varsity Drive  
 Ann Arbor, MI 48108  
 PHONE: (734) 412-4600  
**QPS MICHIGAN HOLDINGS LLC**  
 1066 E. M36  
 VILLAGE OF PINCKNEY, LIVINGSTON COUNTY, MI  
 CONSTRUCTION PLANS  
 SITE LAYOUT PLAN  
 DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 JOB NO: 21163  
 DRAWN: JOM  
 CHECKED: TIZ  
 APPROVED: \_\_\_\_\_  
 DATE: 05/26/2026  
**03**

## KEYED NOTES:

- SIGN-BF** BARRIER FREE SIGN (R7-B), SEE DETAIL ON THIS SHEET
- SIGN-BF\*** VAN ACCESSIBLE BARRIER FREE SIGN (R7-B) AND (R7-8a), SEE DETAIL ON THIS SHEET
- SITE-BB** BUMPER BLOCK, PRECAST CONCRETE SEE DETAIL ON THIS SHEET
- SITE-DE** DUMPSTER ENCLOSURE, SEE DETAIL ON THIS SHEET
- SITE-RR** RIP RAP SEE DETAIL ON THIS SHEET
- CURB-F2** MDOT F-2 CONCRETE CURB, SEE DETAIL ON THIS SHEET
- CURB-DM** MDOT DRIVEWAY OPENING, TYPE M, SEE DETAIL ON THIS SHEET
- DOOR-MD** EXTERIOR DOOR SEE ARCHITECTURAL PLANS
- MRKG-BL** 4" SINGLE SOLID LINES, BLUE
- MRKG-BH** 4" SINGLE SOLID LINES, BLUE, 45° CROSS HATCH PATTERN (2" O.C.) WITH BORDER, ADA COMPLIANT
- MRKG-SY** PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY, BLUE ADA COMPLIANT
- MRKG-WL** 4" SINGLE SOLID LINE, WHITE
- MRKG-WH** 4" SINGLE SOLID LINES, WHITE, 45° CROSS HATCH PATTERN (2" O.C.) WITH BORDER
- SITE-PM** POLE MOUNTED LIGHT SEE DETAIL ON SHEET 7
- SITE-BM** BUILDING MOUNTED LIGHT SEE DETAIL ON SHEET 7
- CONC-SP** CONCRETE SPILLWAY, SEE DETAIL ON THIS SHEET
- SIGN-FL** NO PARKING FIRE LANE SIGN (R8-31), SEE DETAIL ON THIS SHEET

- STRM-FE** FLARED END SECTION
- STRM-OS** OUTLET STRUCTURE SEE DETAIL ON SHEET C4.0

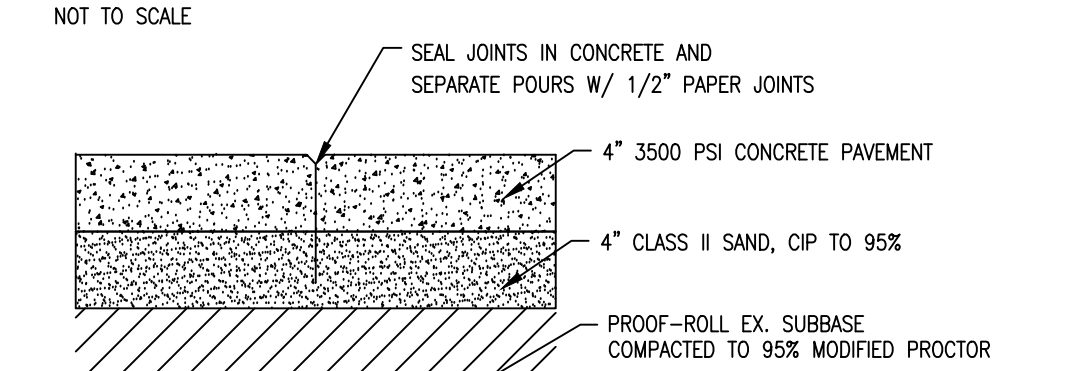
## PAVEMENT LEGEND



## UTILITY SERVICES

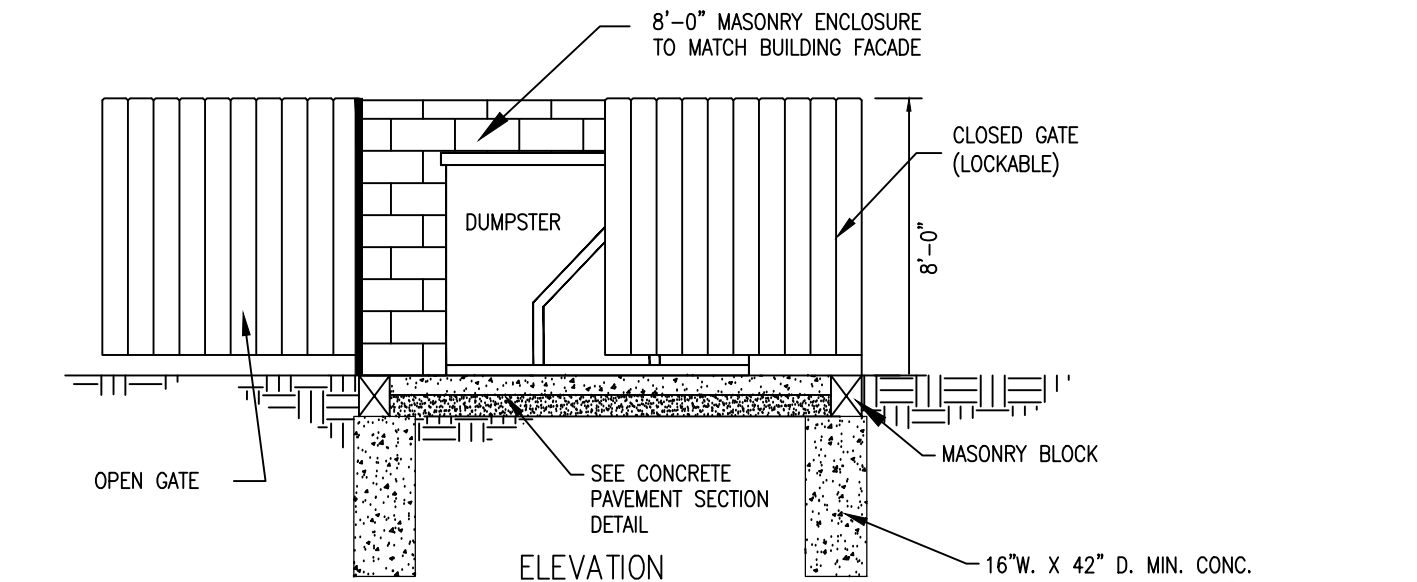
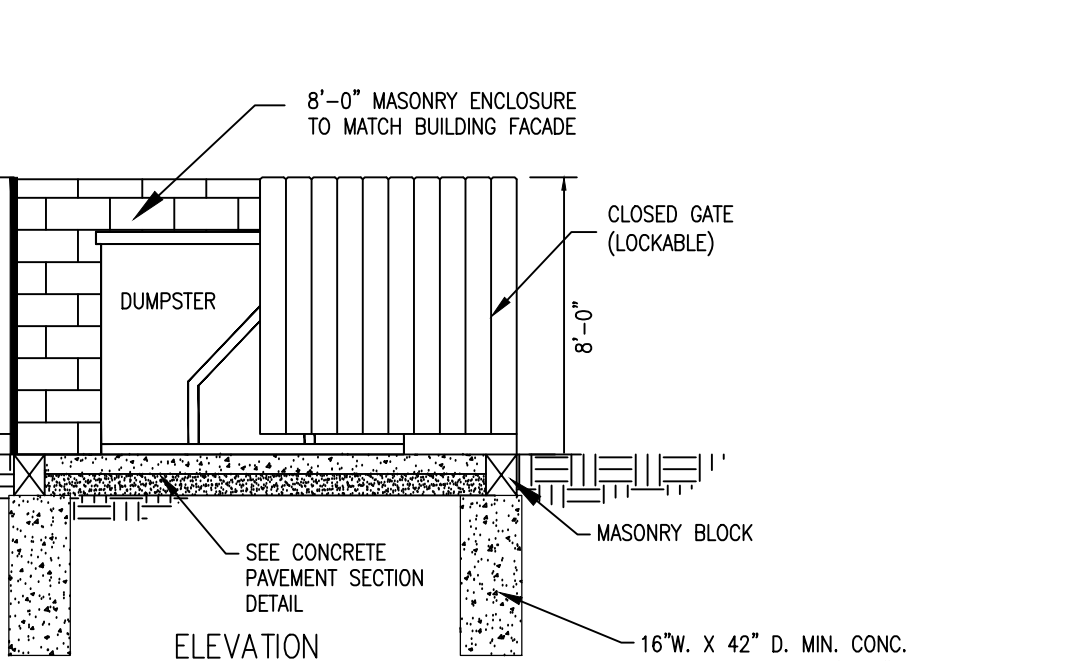
THE PROPOSED DEVELOPMENT SHALL UTILIZE THE EXISTING UTILITIES WITHIN THE E MICHIGAN 36 STREET RIGHT-OF-WAY TO SERVICE THE SITE.

## ASPHALT PAVEMENT SECTION



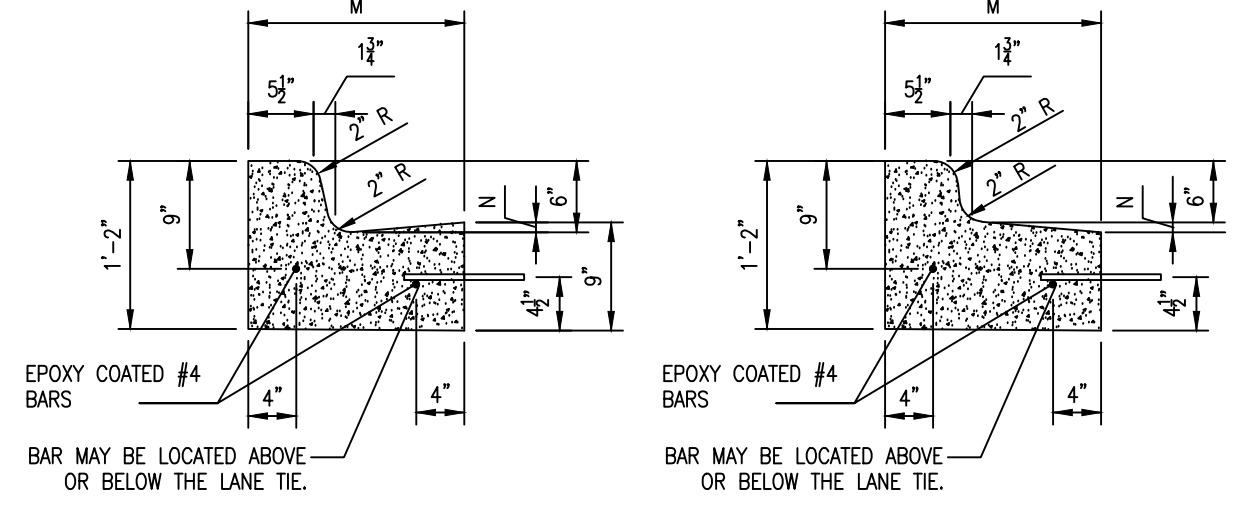
## CONCRETE SIDEWALK SECTION

\*\* FOR USE IN SIDEWALK AREAS THAT DO NOT ABUT PAVEMENT\*\*



## FIRE LANE SIGN DETAIL

**SIGN-FL** NOT TO SCALE



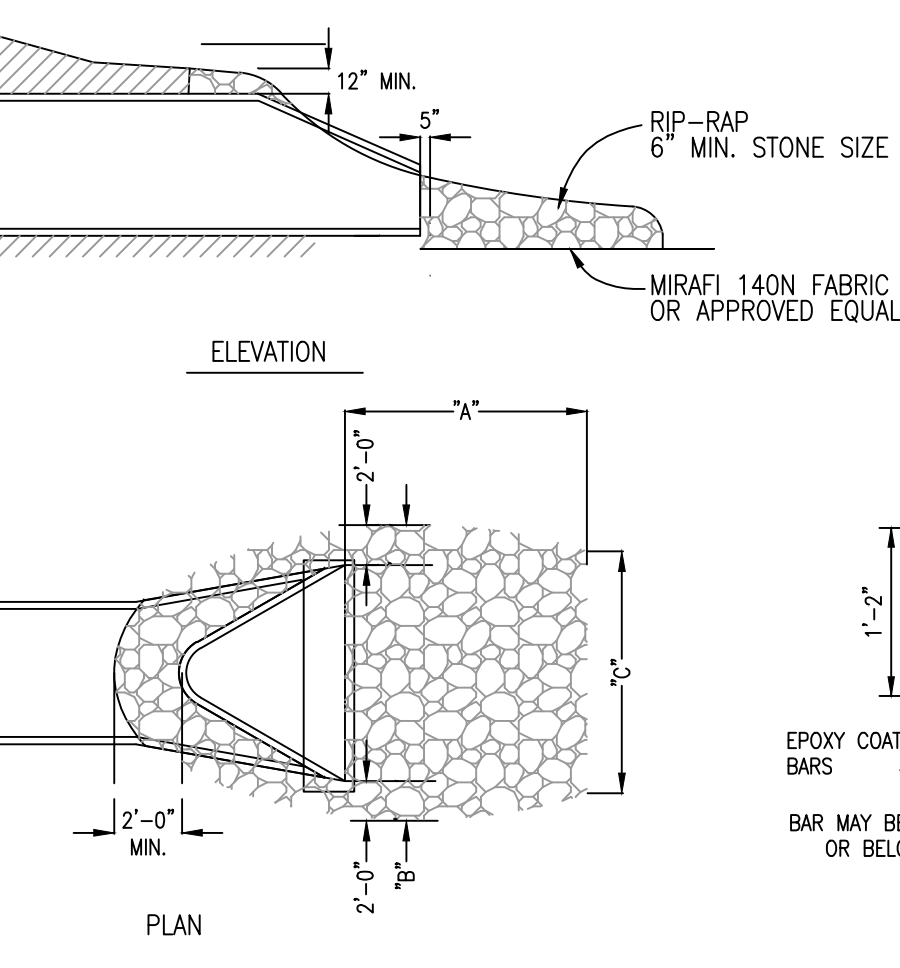
## STANDARD CURB

## REVERSE CURB

DETAIL	DIMENSIONS	LANE TIES	CONCRETE CU. YD. / LIN. FT.
F1	1'-6" 7/8"	AS SHOWN	0.0484
F2	1'-6" 7/8"	OMITTED	0.0484
F3	2'-0" 1 3/8"	AS SHOWN	0.0610
F4	2'-0" 1 3/8"	OMITTED	0.0610
F5	2'-6" 1 7/8"	AS SHOWN	0.0737
F6	2'-6" 1 7/8"	OMITTED	0.0737

## MDOT "F" CONCRETE CURB

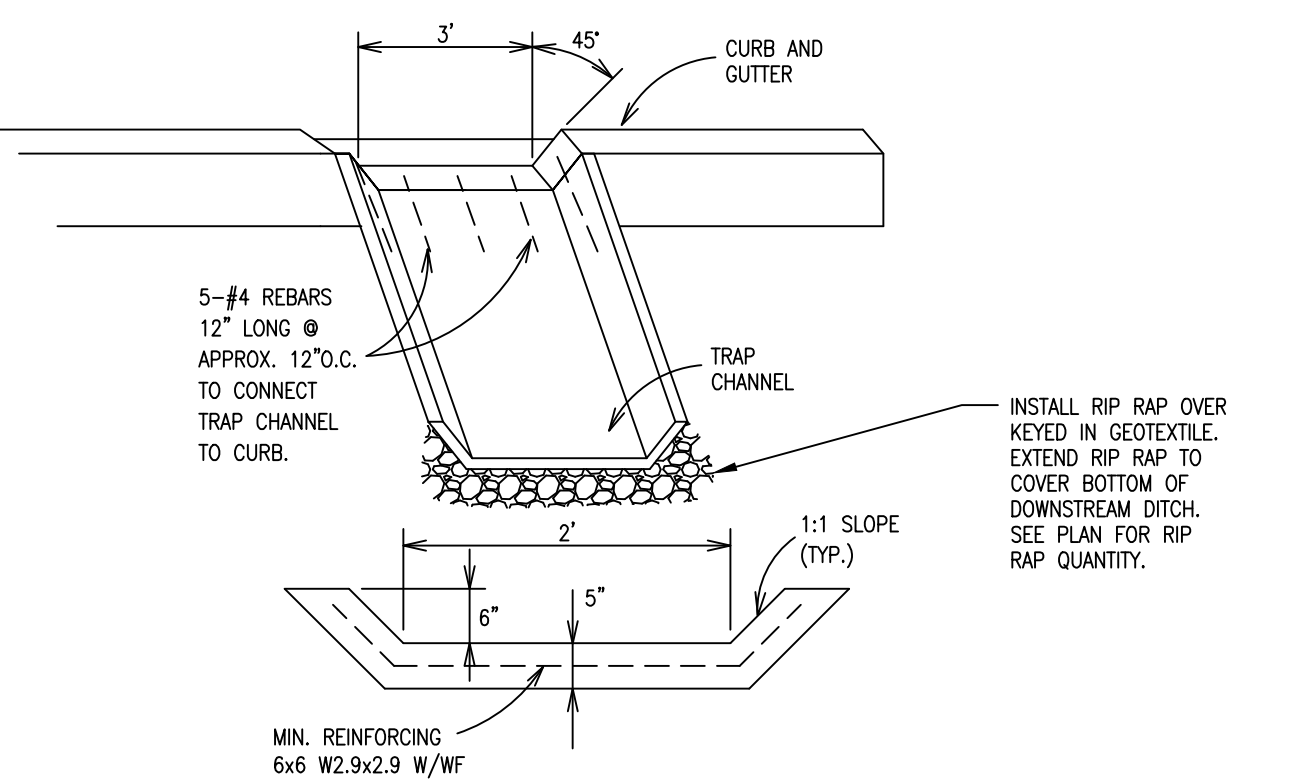
**CURB-F2** **CURB-F4** NOT TO SCALE



PIPE DIAMETER	"A"	"B"	"C"	SQUARE YARDS
12"	5'-0"	6'-6"	3'-0"	15 MIN
15"	5'-0"	7'-0"	3'-0"	15 MIN
18"	5'-0"	7'-6"	3'-6"	15 MIN
21"	5'-6"	8'-0"	4'-0"	15 MIN
24"	6'-0"	8'-6"	4'-6"	15 MIN

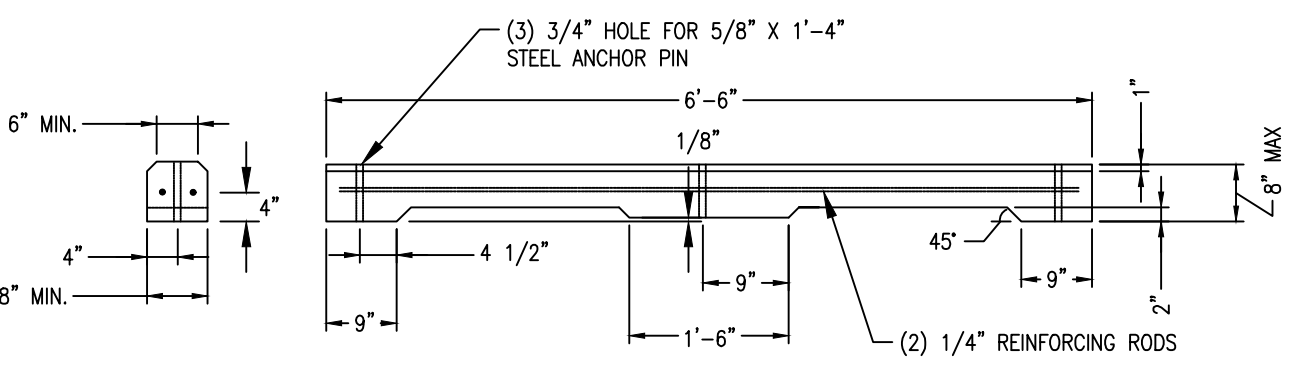
## RIP-RAP DETAIL

**SITE-RR** NOT TO SCALE



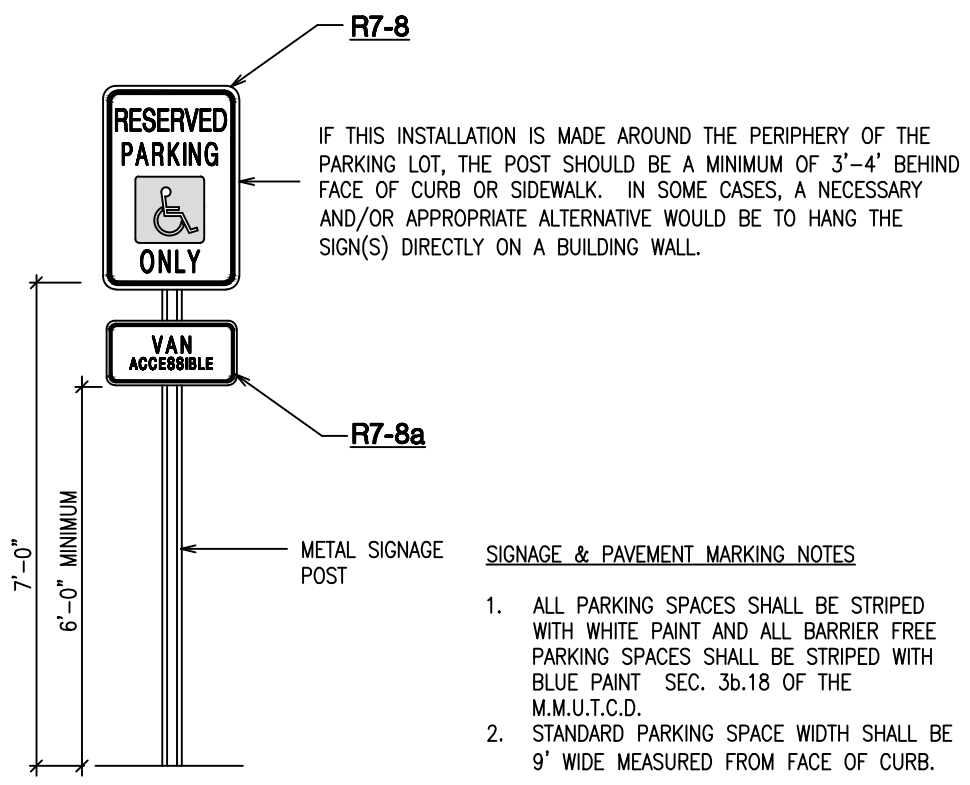
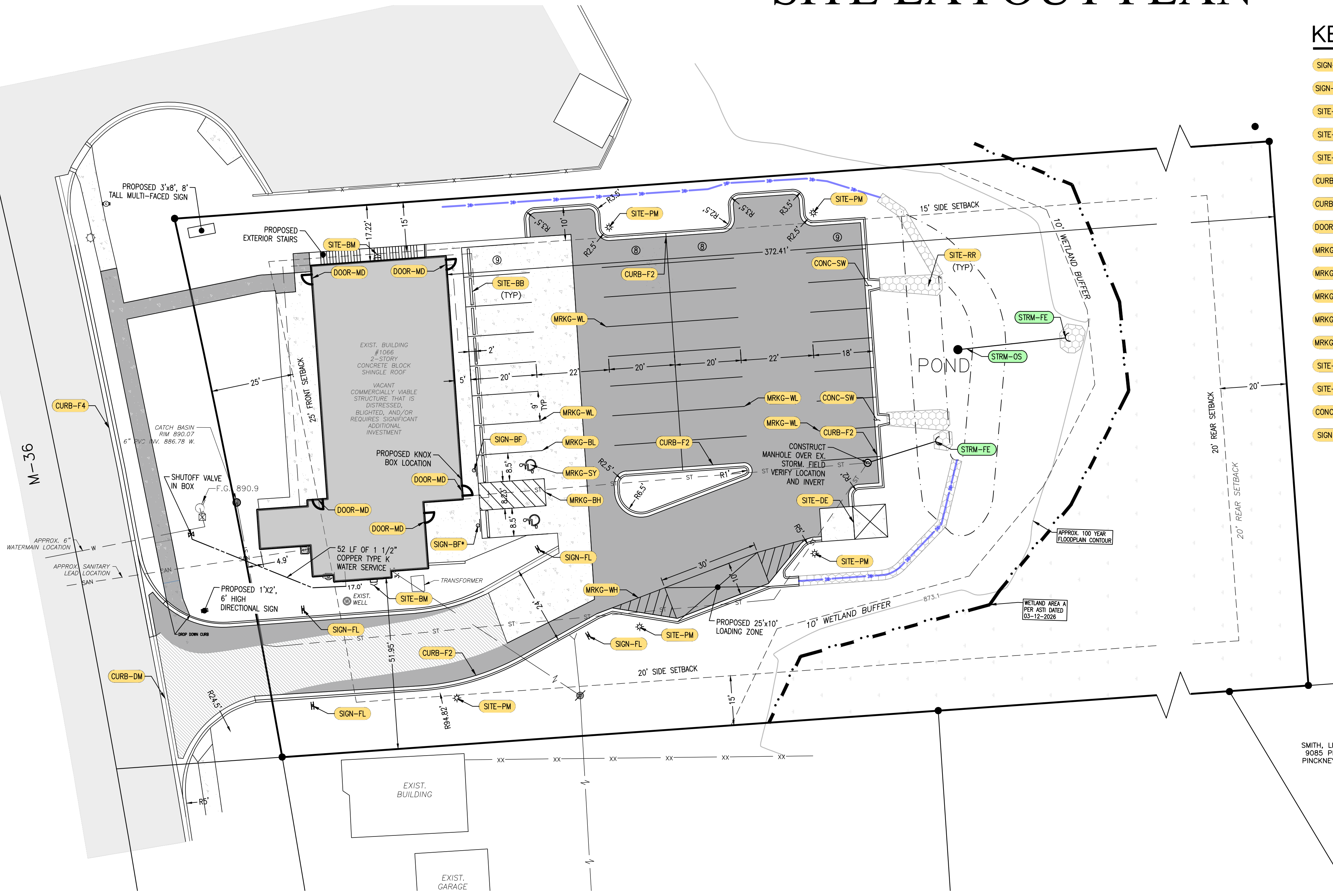
## CURB AND GUTTER SPILLWAY

**CONC-SP** NOT TO SCALE



## CONCRETE BUMPER BLOCK

**SITE-BB** NOT TO SCALE



## BARRIER FREE SIGN

**SIGN-BF** NOT TO SCALE

- ### SIGNAGE & PAVEMENT MARKING NOTES
- ALL PARKING SPACES SHALL BE STRIPED WITH WHITE PAINT AND ALL BARRIER FREE PARKING SPACES SHALL BE STRIPED WITH BLUE PAINT SEC. 3a.18 OF THE M.U.T.C.D.
  - STANDARD PARKING SPACE WIDTH SHALL BE 9' WIDE MEASURED FROM FACE OF CURB.

FILE:C:\Users\juser\OneDrive\Projects\2021\21163\_QPS 1066 E. M36 Pinckney\03\_DWG\Const\_DWG\21163\_03\_Site\_Plan.dwg

# SITE GRADING AND STORM WATER MGMT PLAN

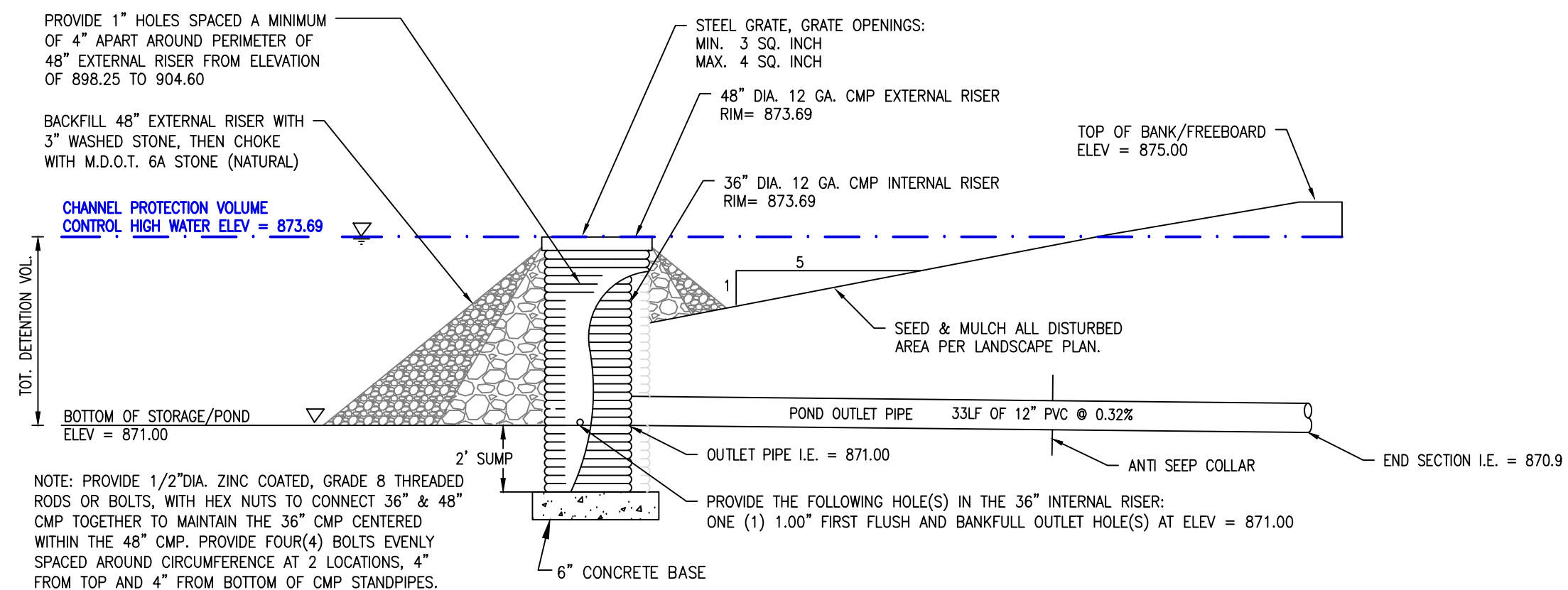
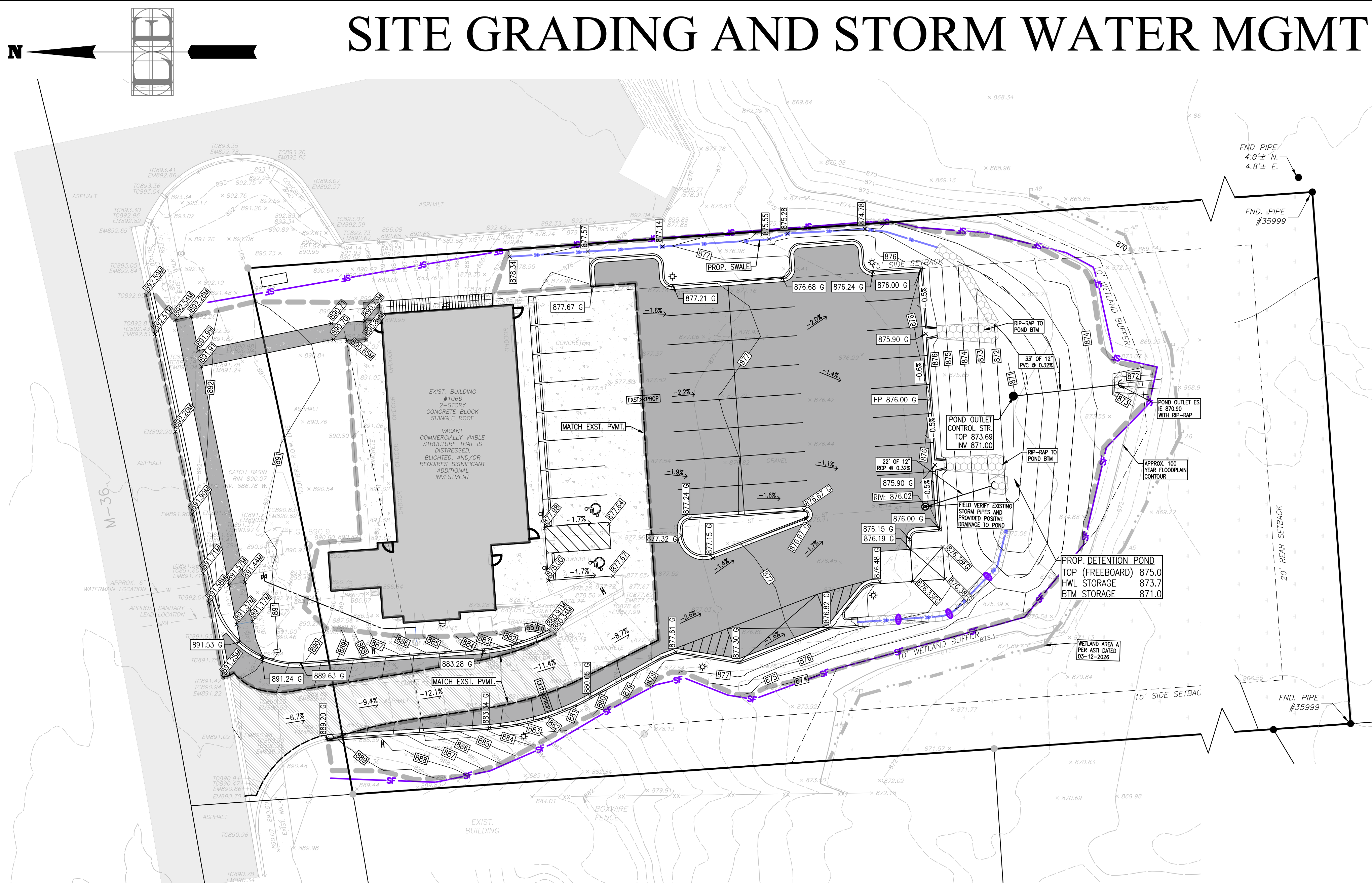
## POND CALCULATIONS

Project: QPS MICHIGAN HOLDINGS LLC		
LE Project Number: 21163		
Livingston County Method		
I Composite Runoff Coefficient Calculations		
IA Runoff Coefficient Summary		
Type of Surface	C Factor	Area, ac
Water Surfaces	0.95	-
Roofs	0.9	0.09
Asphalt or Concrete Pavements	0.9	0.39
Greenness (Hydrologic Soil Group B)	0.2	0.32
IB Total Contributing Area, A		0.80 ac
IC Composite Runoff Coefficient, C		0.62
II Time of Concentration Calculations		
IID Time of Concentration		
$t_c = t_{top} + t_{water} + t_{over}$		
$t_c = 10 \text{ minutes per county standard for sites that are 2 acres or less}$		
III 100-year Peak Intensity		
$i_{100} = 83.3 / (t_c + 1)^{0.78}$		
7.6 in/hr		
IV Channel Protection Volume - Credit		
The proposed detention pond is designed with the assumption that the stormwater infiltration will be minimal and impeded.		
$V_{in} = 0$		
No infiltration testing has been completed at this time.		
V Channel Protection Control (CPCV)		
Site Runoff from First 1.3" of Rainfall, $V_{1.3}$		
$V_{1.3} = 1.3 \times (1/12) \times (43,560 \text{ sq/acre}) \times C \times A$		
$V_{1.3} = 67.39 \times C \times A$		2.353 cf

Proposed Basin Volumes		
Detention Pond	Total Accumulated	
Elevation Area (sf)	Volume (cf)	Volume (cf)
871.00	1,181	1,181
873.00	1,181	2,362
875.00	2,199	2,872

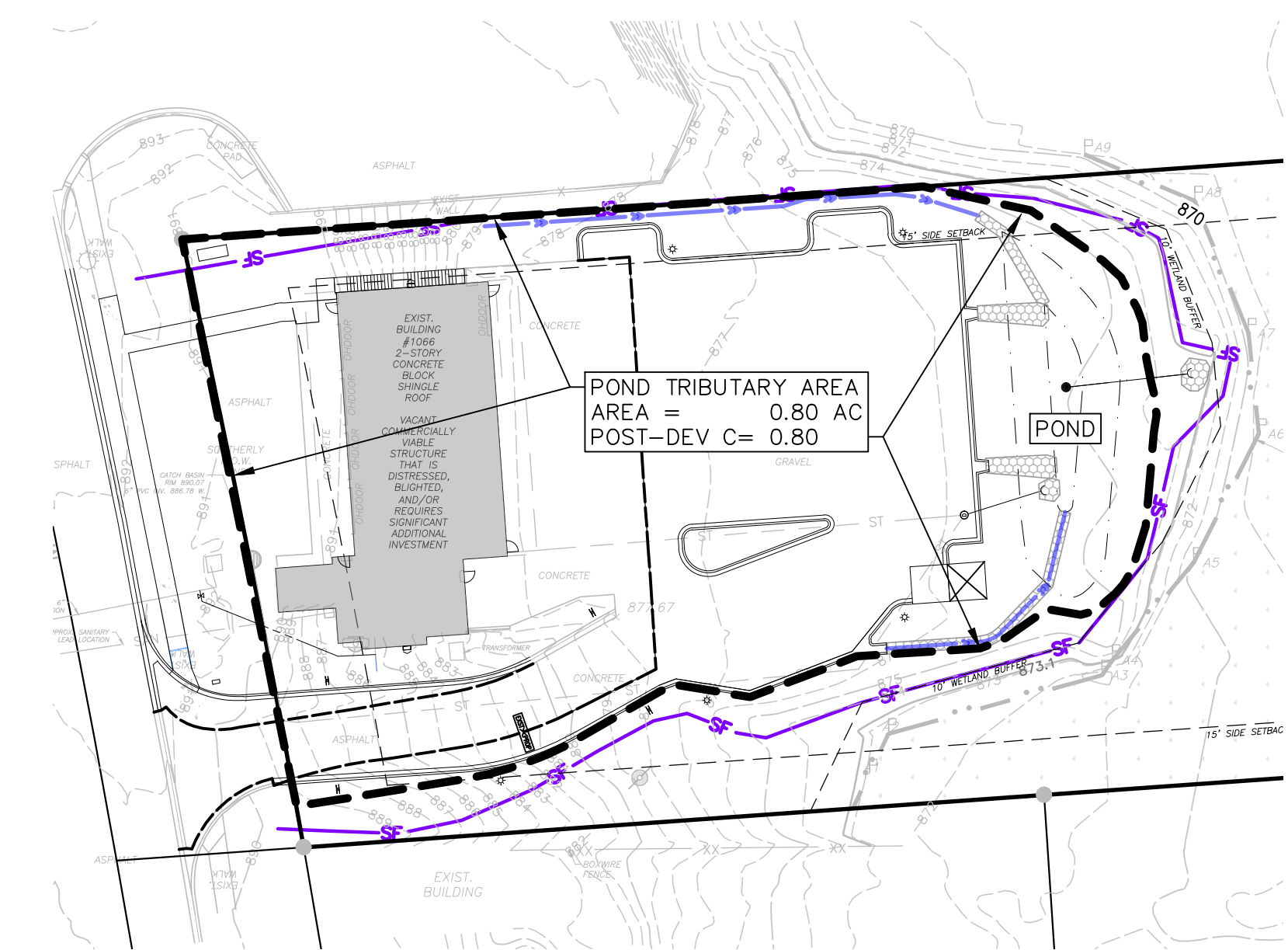
XIII Design Storm Elevations		
The following interpolations determine the pond water elevations for the different storm events:		
XIII.A First Flush Elevation, $V_{1.3}$		
Elevation	874.00	873.00
Volume	2872	1181
Elev $V_{1.3}$	$= x_1 = 873.37$	
XIII.B Channel Protection Control, Elev $V_{CPCV}$		
Elevation	874.00	873.00
Volume	2872	1181
Elev $V_{CPCV}$	$= x_2 = 873.69$	

XIV Outlet Orifice Calculations-A1-D26AA1-D28		
XIV.A Channel Protection Volume Control (CPCV), Extended Detention		
XIV.A.1 Average Discharge Rate, $Q_{avg}$	$Q_{avg} = V_{1.3} / (60 \text{ min})$	0.01 cfs
XIV.A.2 Maximum head resulting from CPCV storage volume, $h_{25}$	$h_{25} = \text{Elev}_{top} - \text{Elev}_{CPCV}$	2.69 ft
XIV.A.3 Average head, $h_{avg}$	$h_{avg} = h_{25} / 2$	1.35 ft
XIV.A.4 Required Extended Detention Orifice Area, $A_o$	$A_o = Q_{avg} / (0.62 \times g \times h_{avg}^{1.5})$	0.002 sf
XIV.A.5 Extended Detention Orifice Diameter, $d_o$ (assuming 1 hole)	$d_o = 12 \times 2 \times (A_o / \pi)^{0.5}$	0.66 in
XIV.A.6 Determining the number of holes, $n_{holes}$	Diameter of design holes, $d_s$	1 in
$A_s = n (64/2 \times d_s^2)$		0.005 sf
$n_{holes} = A_o / A_s$		0.4 holes
		Use 1 holes
XIV.A.7 Actual Extended Detention Orifice Area, $A_{o2}$	$A_{o2} = A_s \times n_{holes}$	0.005 sf
XIV.A.8 Actual Extended Detention Discharge Rate, $Q_{actual}$	$Q_{actual} = A_{o2} \times (0.62 \times g \times h_{avg}^{1.5})$	0.031 cfs



**DETENTION BASIN OUTLET CONTROL STRUCTURE DETAIL**

STRM-09  
NO SCALE

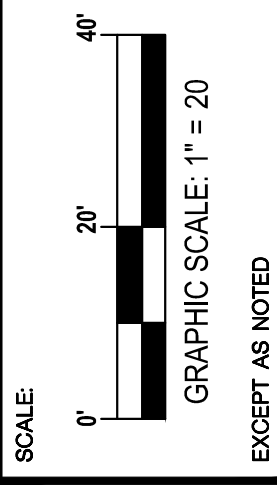
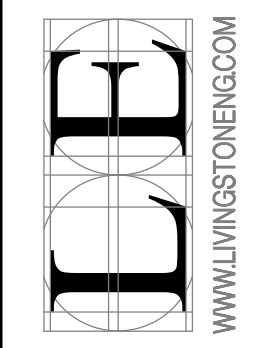


**POND DRAINAGE AREA MAP**  
SCALE: 1" = 40 FEET

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CIVIL ENGINEERING SURVEYING PLANNING  
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PHONE: (810) 225-7000 FAX: (810) 225-7699



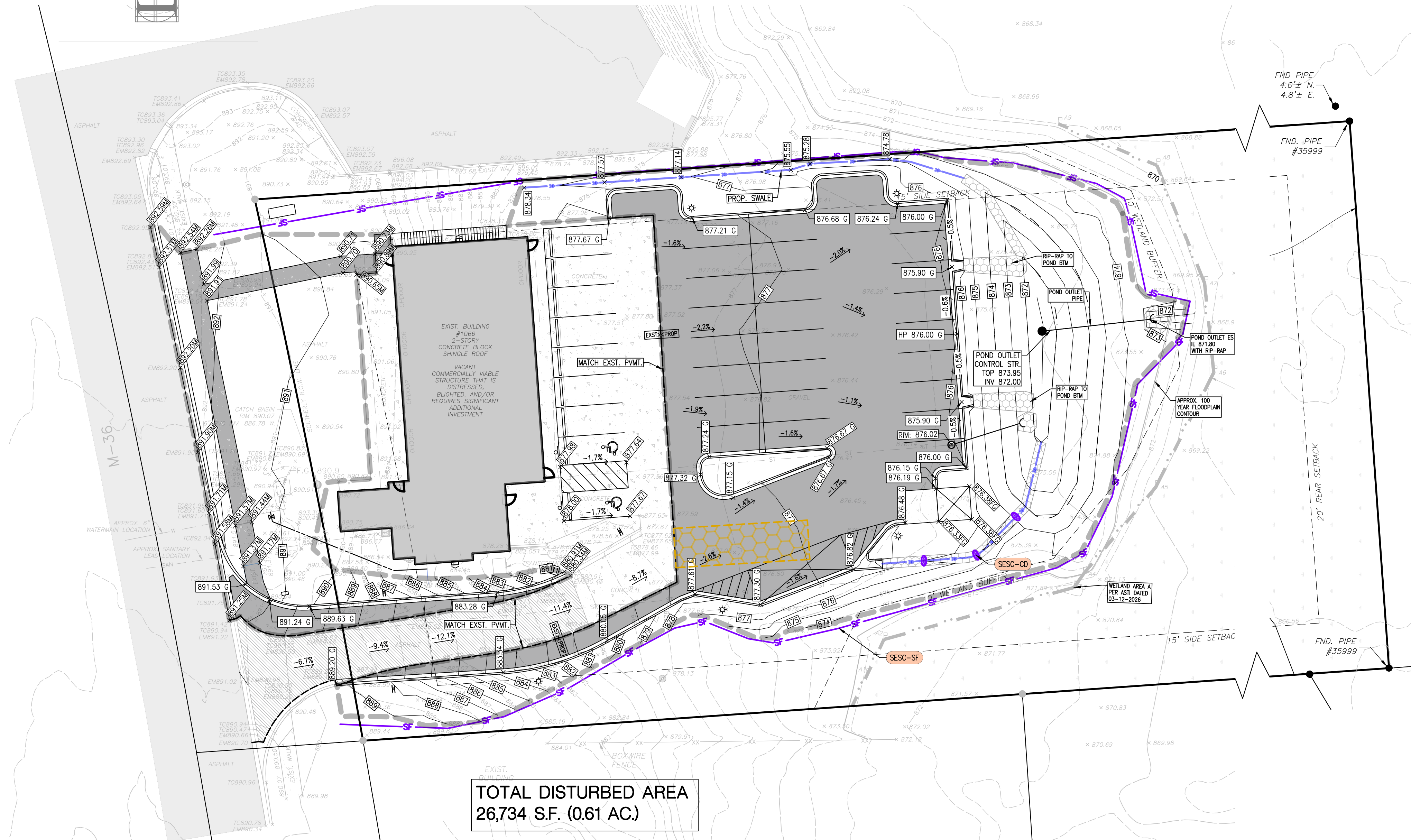
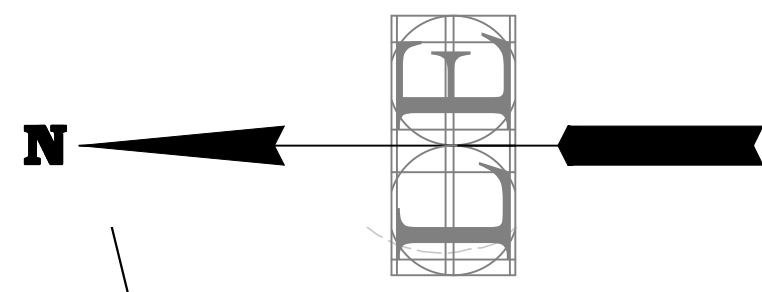
**CLIENT**  
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PHONE: (734) 412-4600

**QPS MICHIGAN HOLDINGS LLC**  
1066 E. M36  
VILLAGE OF PINCKNEY, LIVINGSTON COUNTY, MI  
CONSTRUCTION PLANS  
SITE GRADING AND STORM WATER MANAGEMENT PLAN

DATE	REVISIONS

JOB NO. **21163**  
DRAWN: JOM  
CHECKED: TIZ  
APPROVED: [Signature]  
DATE: 05/26/2026

# SESC PLAN



**TOTAL DISTURBED AREA**  
26,734 S.F. (0.61 AC.)

## Livingston County Soil Erosion Control Temporary Controls And Sequence of Construction

- NOTIFY THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE 24 HOURS PRIOR TO THE START OF GRADE WORK.
- IN ACCORDANCE WITH PUBLIC ACT NO. 53, OF 1974, THE PERMIT HOLDER SHALL CALL MISS DIG FOR STAKING AND LOCATING OF UTILITIES, AT LEAST 72 HOURS IN ADVANCE OF THE START OF ANY WORK.
- (IMPORTANT NOTICE) DETENTION PONDS SHALL BE EXCAVATED, TOPSOILED, SEEDED, MULCHED AND TACKED PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. INGRESS/EGRESS MUST HAVE LARGE CRUSHED ROCK TO REDUCE THE TRACKING OF SOIL ONTO THE PUBLIC TRAFFIC AREAS. SEE - DETAIL ITEMS BELOW.
- SILT FABRIC FENCE AS SHOWN ON PLANS SHALL BE PLACED ALONG PERIMETER ON ALL LOW LYING AREAS OF THE CONSTRUCTION SITE TO FILTER RUNOFF BEFORE LEAVING PROJECT SITE.
- ALL TEMPORARY EROSION CONTROL DEVICES AS NOTED ON PLANS SHALL BE INSTALLED PRIOR TO START OF MASSIVE EARTH DISRUPTION.
- PLAN DOES DENOTE A DETAILED EROSION CONTROL DEVICE TO RESTRICT TRACKING OF MATERIAL ONTO THE HIGHWAY. STONE DAMPERS SHALL BE INSTALLED AT ALL INGRESS/EGRESS AREAS OF THE SITE PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. DAMPERS SHALL BE OF CRUSHED STONE AND SHALL HAVE A MINIMUM LENGTH OF 75 LINEAR FEET.
- TOPSOIL OR SOIL STORAGE AREAS SHALL BE SEEDED AND MULCHED OR MATTED WITH STRAW, IMMEDIATELY AFTER THE STRIPPING PROCESS IS COMPLETED, TO PREVENT WIND AND WATER EROSION.
- DETENTION PONDS**
- DETENTION PONDS SHALL BE EXCAVATED, TOPSOILED, SEEDED, MULCHED AND TACKED PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. DETENTION POND OUTLETS SHALL BE OF THE STANDPIPE AND STONE FILTER SYSTEM, WITH TRASH SCREEN. OUTLET FLOW SHALL NOT EXCEED 0.20 CUBIC FEET OF WATER PER SECOND/PER ACRE. POND DIKES SHALL HAVE A MINIMUM OF ONE (1) FOOT OF FREEBOARD.
- DIKES AND BERMS SHALL BE FREE OF ALL ORGANIC MATTER.
- ALL UNAPPROVED DISTURBED AREAS SHALL BE STRIPPED OF TOPSOIL WHICH WILL BE STORED ONSITE FOR THE EXCAVATION STAGE. TOPSOIL PILES SHALL BE SEEDED AND MULCHED, OR MATTED WITH STRAW IN THE NON GROWING SEASON, IMMEDIATELY AFTER THE STRIPPING PROCESS IS COMPLETED, TO PREVENT WIND AND WATER EROSION.
- SOIL EROSION CONTROLS SHALL BE MONITORED DAILY BY THE ON-SITE ENGINEER, OR CONTRACTOR, WHOEVER CASE APPLIES.
- PRIOR TO COMPLETION OF THE PROJECT, STONE AROUND OUTLET STANDPIPE SHALL BE REFRESHED WITH CLEAN STONE.
- SLOPES**
- SLOPES IN EXCESS OF 3 HORIZONTAL TO 1 VERTICAL SHALL NOT BE USED EXCEPT WITH A MECHANICAL DEVICE SUCH AS A RETAINING WALL, TERRACING, OR OTHER PRIOR APPROVED DEVICE. SLOPES STEEPER THAN 4 HORIZONTAL TO 1 VERTICAL SHALL HAVE STAKED MULCH BLANKETS OR SOD TO MINIMIZE THE CHANGE FOR EROSION.
- STORM DRAINS**
- ALL STORM WATER STRUCTURES, CATCH BASINS AND/OR MANHOLES, IF BLOCK, SHALL BE PLASTERED ON BOTH THE INSIDE AND OUTSIDE OF THE STRUCTURES. GROUTING AND POINTING WILL BE NECESSARY AT THE CASTING AND STRUCTURE JOINT TO PREVENT LEAKAGE AND THE RESULTING SOIL MOVEMENT, AROUND THE STRUCTURE.
- PAVEMENT ADJACENT TO STREET WATER INLET STRUCTURES SHALL BE CUT OUT AFTER THE FIRST COAT OF PAWING. CONCRETE SHALL BE POURED AND A SECOND LAYER OF ASPHALT LAID OVER THE CONCRETE CUT. RINGS AND CASTINGS SHALL BE CENTERED AT THIS TIME. GROUTING AND POINTING SHALL ALSO BE DONE AT THIS TIME TO PREVENT LEAKAGE INTO THE STRUCTURES AND THE RESULTING SOIL MOVEMENT.
- STORM WATER INLETS SHALL HAVE AS A TEMPORARY CONTROL, A STRAW BALE BARRIER AND A STONE FILTER. INSTALLED AROUND THE INLET DURING CONSTRUCTION. AS AN ALTERNATIVE TO THE STRAW BALE BARRIER, A BURLAP AND PEA STONE FILTER MAY BE USED. THREE LAYERS OF BURLAP FIBER AND A FILTER OF PEA STONE MINIMUM 1 FT. DEPTH CAN BE USED. DUE TO THE POROSITY OF THE BURLAP FILTER THE 1 FT OF STONE IS VERY IMPORTANT. THE CONTROL SHALL BE INSTALLED AS SOON AS THE STRUCTURE IS BUILT AND INSPECTED DAILY.
- BURLAP AND PEA STONE FILTERS WILL NEED TO BE CHANGED AFTER EACH RAINFALL.
- COUNTY CODE REQUIRES A MINIMUM PIPE SIZE OF 12" IN DIAMETER. IF SMALLER PIPE IS NEEDED FOR OUTLET PURPOSES THE 12" CAN BE BAFLED TO THE CORRECT SIZE. ALL PIPE SHALL MEET THE 12" DIAMETER CODE SIZE.
- ALL STORM DRAIN OUTLETS 15" IN DIAMETER OR LARGER SHALL HAVE ANIMAL GUARDS INSTALLED TO PREVENT ENTRANCE TO THE SYSTEM.
- ALL STORM DRAINAGE PIPE 30" IN DIAMETER OR LARGER SHALL BE POINTED AT THE JOINTS ON THE INSIDE WITH MORTAR, AFTER BACKFILLING.
- ALL STORM DRAIN OUTLETS THAT DO NOT EMPTY INTO THE DETENTION POND SHALL HAVE A TEMPORARY 5'x10'x3' SUMP INSTALLED AT THE TERMINATION OF THE STORM SEWER. UPON COMPLETION OF THE STABILIZATION WORK THE SUMP AREA SHALL BE FILLED AND RIP RAPPED WITH COBBLE STONE. SILT TRAPS SHALL BE INSPECTED AFTER EACH STORM.
- ALL OUTLETS SHALL BE RIP RAPPED OVER KEYED FILTER FABRIC WITH A MINIMUM OF 15 SQ. YARDS OF 6" OR LARGER COBBLE STONE.
- RIE RAP AS NOTED ON THE PLAN SHALL BE OF A FUNNEL SHAPE CONSTRUCTION, WIDTH SHALL INCREASE AS THE DISTANCE FROM THE OUTLET POINT INCREASES AT A 3:1 RATIO.
- RIE RAP SHALL BE OF COBBLE STONE, 6" IN DIAMETER OR LARGER. GROUTING MAY BE NECESSARY, AND SHALL BE A MINIMUM OF 6" IN DEPTH WITH THE COBBLE SET IN THE CEMENT SLURRY.
- IT WILL BE NECESSARY FOR THE DEVELOPER TO HAVE THE STORM DRAINAGE LINES CLEANED PRIOR TO FINAL INSPECTION BY THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE. IF REQUIRED, THIS WORK SHALL BE DONE BY A PROFESSIONAL SEWER CLEANING FIRM AND CERTIFIED IN WRITING BY THE PROJECT ENGINEER. ALL SUMPS AND TEMPORARY SILT TRAPS SHALL ALSO BE CLEANED AT THIS TIME.
- STABILIZATION**
- ALL UNIMPROVED DISTURBED AREAS SHALL BE RE-TOPSOILED WITH A MINIMUM OF 3" OF MATERIAL, SEEDED, MULCHED AND TACKED WITHIN 15 DAYS OF THE COMPLETION OF THE MASSIVE EARTH DISRUPTION. IN THE NON-GROWING SEASON STRAW MATTING WILL SUFFICE. HYDROSEEDING WILL BE AN ACCEPTABLE ALTERNATE FOR MULCHING. EXTREME CARE SHOULD BE EXERCISED IN SPRING AND FALL PERIODS AS A FROST WILL BREAK THE BIND OF THE HYDROSEEDING, WHICH WILL AFFECT THE EFFECTIVENESS OF THIS PROCEDURE.
- IN THE NON-GROWING SEASON, TEMPORARY STABILIZATION OF MASSIVELY EXPOSED AREAS FOR WINTER STABILIZATION SHALL BE DONE WITH STRAW MATTING.
- PERIODIC INSPECTIONS WILL BE MADE THROUGHOUT THE COURSE OF THE PROJECT. IT WILL BE THE RESPONSIBILITY OF THE MANAGERS OF THE PROJECT TO CONTACT THIS OFFICE FOR THE FINAL INSPECTION AT THE END OF THE PROJECT.
- THIS COMMONWEALTH PERMIT IS VALID FOR THE MASS EARTH MOVEMENT, THE INSTALLATION OF ROADS, DRAINS, AND UTILITIES, AND IS NOT FOR ANY SINGLE FAMILY RESIDENCE. ALL RESIDENTIAL BUILDERS WILL NEED TO SECURE WAIVERS AND/OR PERMITS AS NECESSARY FOR EACH LOT IN THIS DEVELOPMENT AT THE TIME APPLICATION FOR SINGLE FAMILY RESIDENCE IS MADE.
- THE ISSUING BUILDING DEPARTMENT SHALL NOT ISSUE THE CERTIFICATE OF OCCUPANCY UNTIL THE FINAL LETTER FROM THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE HAS BEEN RECEIVED.

### SEQUENCE OF CONSTRUCTION:

- INSTALL EROSION AND SEDIMENT CONTROL MEASURES PER PLAN.
- PERFORM SITE DEMOLITION REQUIRED.
- INSTALL STORM DRAINAGE SYSTEM INCLUDING DETENTION BASINS; INSTALL INLET FILTERS.
- ROUGH GRADE SITE & STORE SOIL.
- MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES, AS REQUIRED.
- BRING PAVEMENT AREAS TO SUB-BASE; PLACE SUB-BASE; REMOVE PARKING LOT INLET FILTER AND PLACE ASPHALT PAVEMENT.
- FINISH GRADE, REDISTRIBUTE TOPSOIL, SEED & MULCH ALL DISTURBED AREAS.
- REMOVE ALL EROSION & SEDIMENT CONTROL MEASURES; SEED AND MULCH ALL REMAINING UNSTABILIZED AREAS.

### SEEDING, FERTILIZER AND MULCH BARE GROUND RATIO:

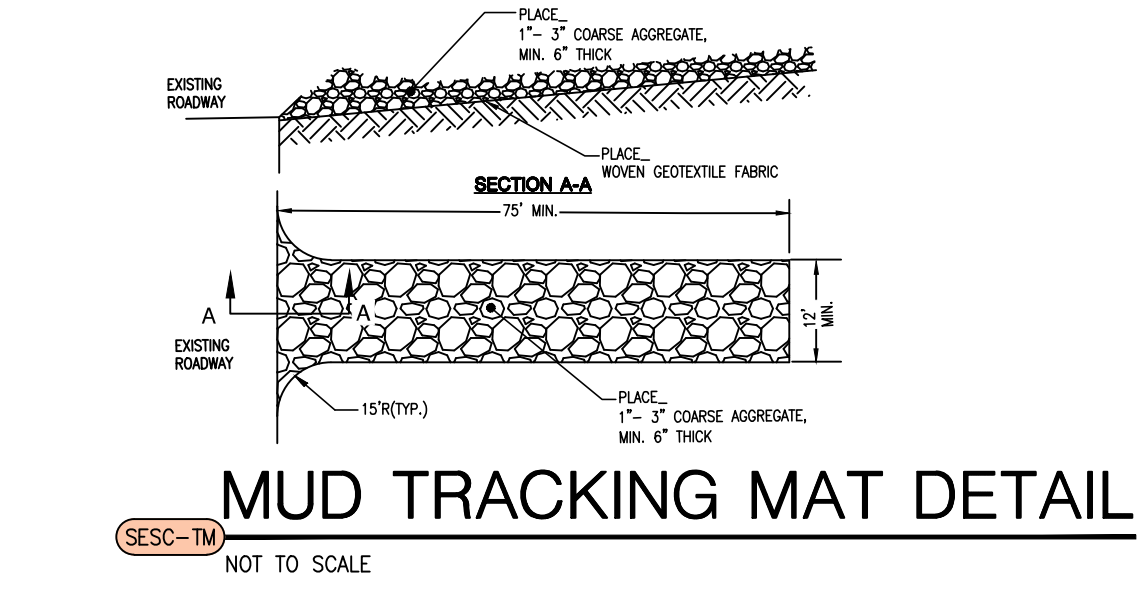
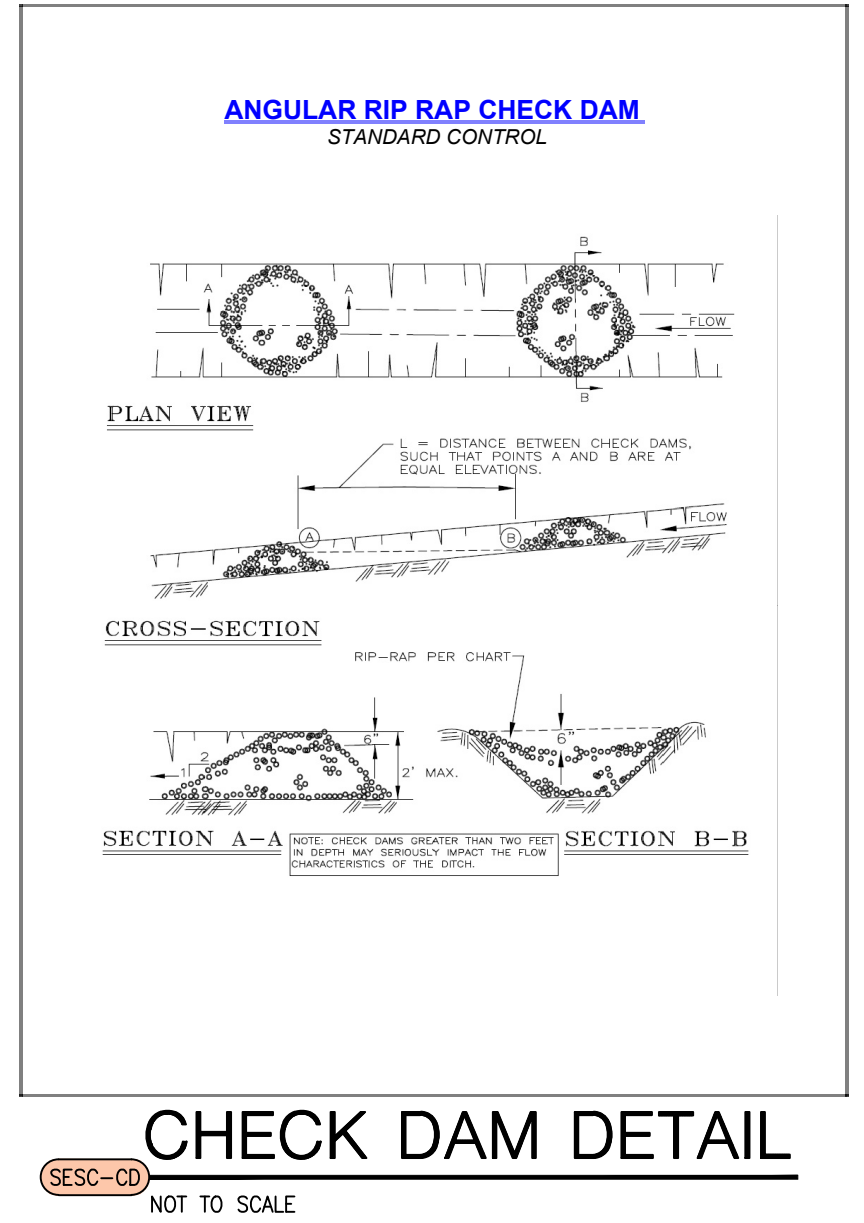
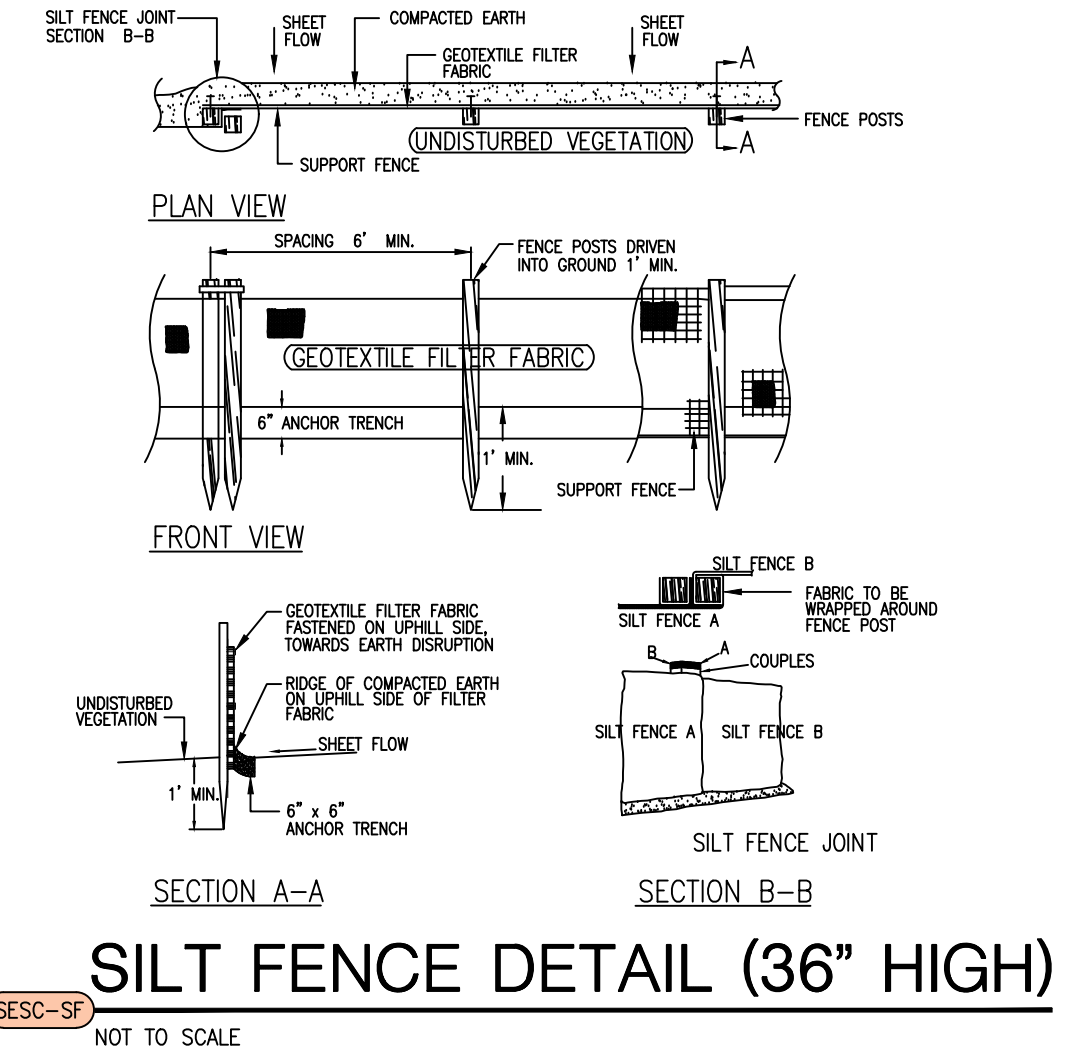
- TOP-SOIL 3" IN DEPTH
- GRASS SEED 210 LBS./AC.
- FERTILIZER 150 LBS./AC.
- STRAW MULCH 3" IN DEPTH, 1.5 TO 2 TONS / AC. (ALL MULCHING MUST HAVE A TIE DOWN - ASPHALT TACKIFIER, NET BINDING, ETC.)
- HYDROSEEDING IS NOT ACCEPTABLE FOR SLOPES EXCEEDING 1%, IN SUCH CASES STABILIZATION SHALL BE DONE WITH SEED AND STRAW MULCH WITH A TACKIFIER.

### MAINTENANCE SCHEDULE FOR SOIL EROSION CONTROLS

- SILT FENCE SHALL BE INSPECTED WEEKLY AND AFTER EACH MAJOR STORM EVENT. MAINTENANCE SHALL INCLUDE REMOVAL OF ACCUMULATED SILT AND REPLACEMENT OF TORN SECTIONS. SILT FENCE SHALL BE REMOVED WHEN ALL CONTRIBUTING AREAS HAVE BEEN STABILIZED.
- TRACKING PAD SHALL BE INSPECTED MONTHLY FOR ACCUMULATED DIRT. TRACKING PAD SHALL BE REPLACED WHEN THE STONES ARE CHECKED WITH DIRT. TRACKING PAD SHALL BE REMOVED IMMEDIATELY PRIOR TO THE FIRST COURSE OF ASPHALT BEING LAID.
- DETENTION POND SHALL BE INSPECTED QUARTERLY ON A PERMANENT BASIS. MAINTENANCE SHALL INCLUDE SEDIMENT REMOVAL, EMBANKMENT STABILIZATION AND MAINTAINING THE OUTLET STRUCTURE IN GOOD CONDITION. NO TREES SHALL BE ALLOWED TO GROW ON THE EMBANKMENT.
- CATCH BASINS SHALL BE INSPECTED ANNUALLY FOR ACCUMULATION OF SEDIMENT. ALL SEDIMENT MUST BE REMOVED AND DISPOSED OF PROPERLY WHEN THE SUMP IS FULL.
- COMMON AREAS SHALL BE STABILIZED NO LATER THAN 15 DAYS AFTER GRADE WORK, PURSUANT TO RULE 1709 (5).

## SESC LEGEND

- PR. CONTOUR [615]
- LIMITS OF GRADING [---]
- SWALE LINE [--->]
- SESC-SF SILT FENCE [---SF---
- SESC-RR RIPRAP [---RR---
- SESC-CD CHECK DAM [---CD---
- SESC-TM MUD TRACKING MAT [---TM---



## PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2026

ACTIVITY	AUG	SEPT	OCT	NOV	DEC
CLEAR & GRUB	█				
MASS GRADING	█				
UTILITIES & FINAL GRADING			█		
PAVING				█	
SEED & MULCH				█	

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CIVIL ENGINEERING SURVEYING PLANNING  
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**LE**

SCALE: 1" = 20'  
GRAPHIC SCALE: 1" = 20'  
EXCEPT AS NOTED

CLIENT  
**CS INDUSTRIES**  
4420 Varsity Drive  
Ann Arbor, MI 48108  
PHONE: (734) 412-4600

**QPS MICHIGAN HOLDINGS LLC**  
1066 E. M36  
VILLAGE OF PINCKNEY, LIVINGSTON COUNTY, MI  
CONSTRUCTION PLANS  
SESC PLAN

DATE	REVISIONS

JOB NO. **21163**  
DRAWN: JOM  
CHECKED: TJZ  
APPROVED: [Signature]  
DATE: 05/26/2026

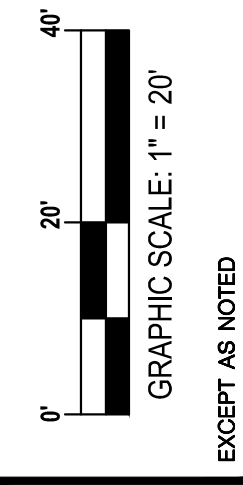
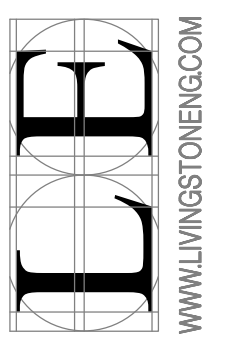
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# ACCESS PLAN

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 3300 S. OLD U.S. 23, BRIGHTON, MI 48114  
 PHONE: (810) 225-7100 FAX: (810) 225-7699

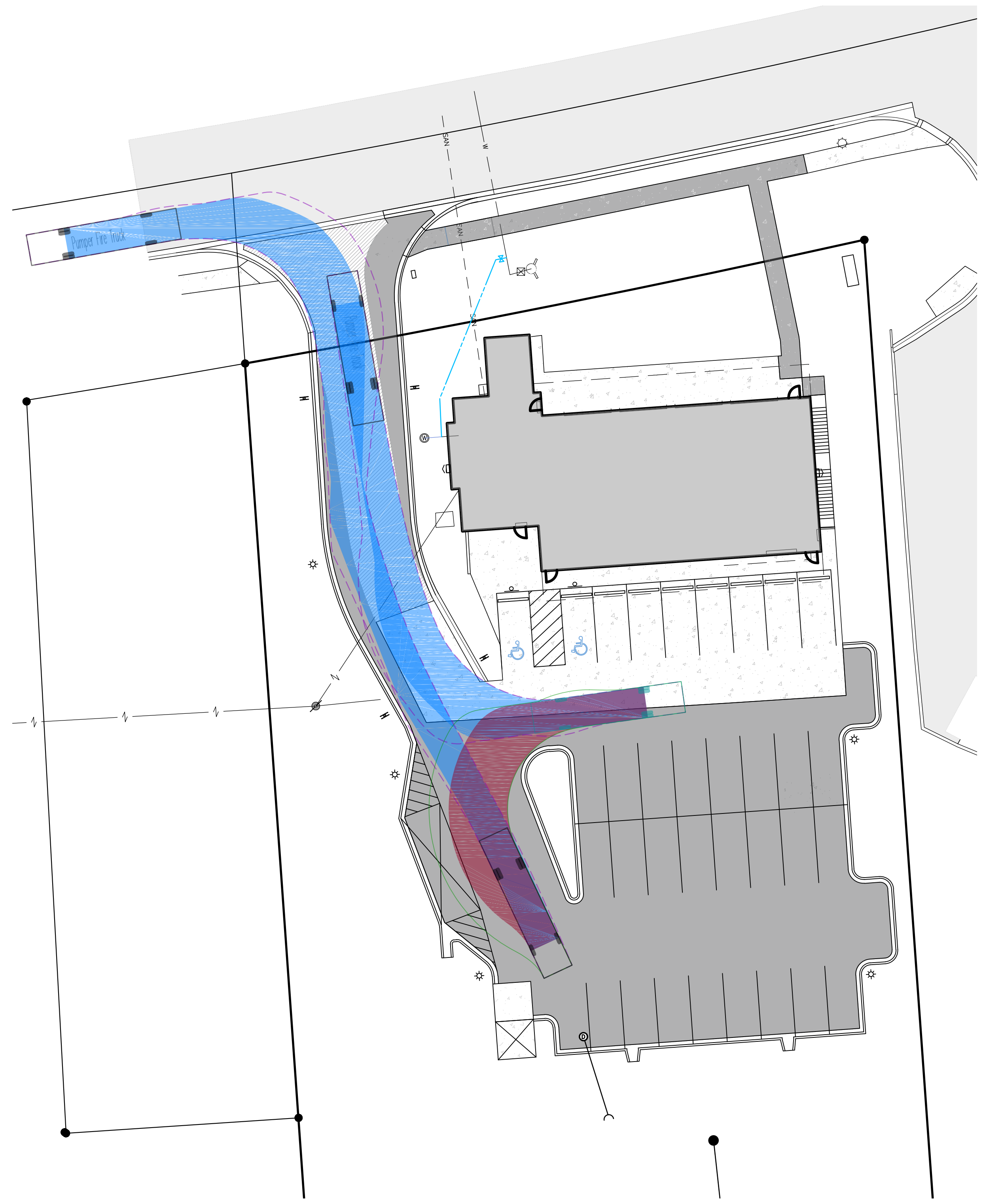


**CLIENT**  
 CS INDUSTRIES  
 4420 Varsity Drive  
 Ann Arbor, MI 48108  
 PHONE: (734) 412-4600

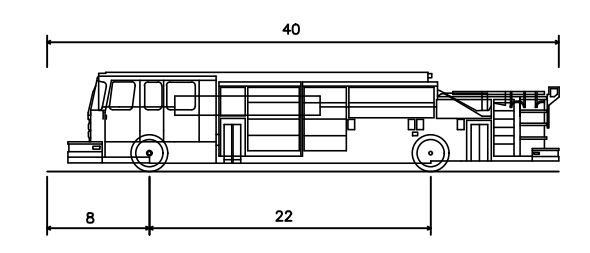
**QPS MICHIGAN HOLDINGS LLC**  
 1066 E. M36  
 VILLAGE OF PRICKNEY, LIVINGSTON COUNTY, MI  
 CONSTRUCTION PLANS

REVISIONS	DATE

**JOB NO.** 21163  
**DRAWN:** JDM  
**CHECKED:** TJZ  
**APPROVED:** [Signature]  
**DATE:** 05/26/2026

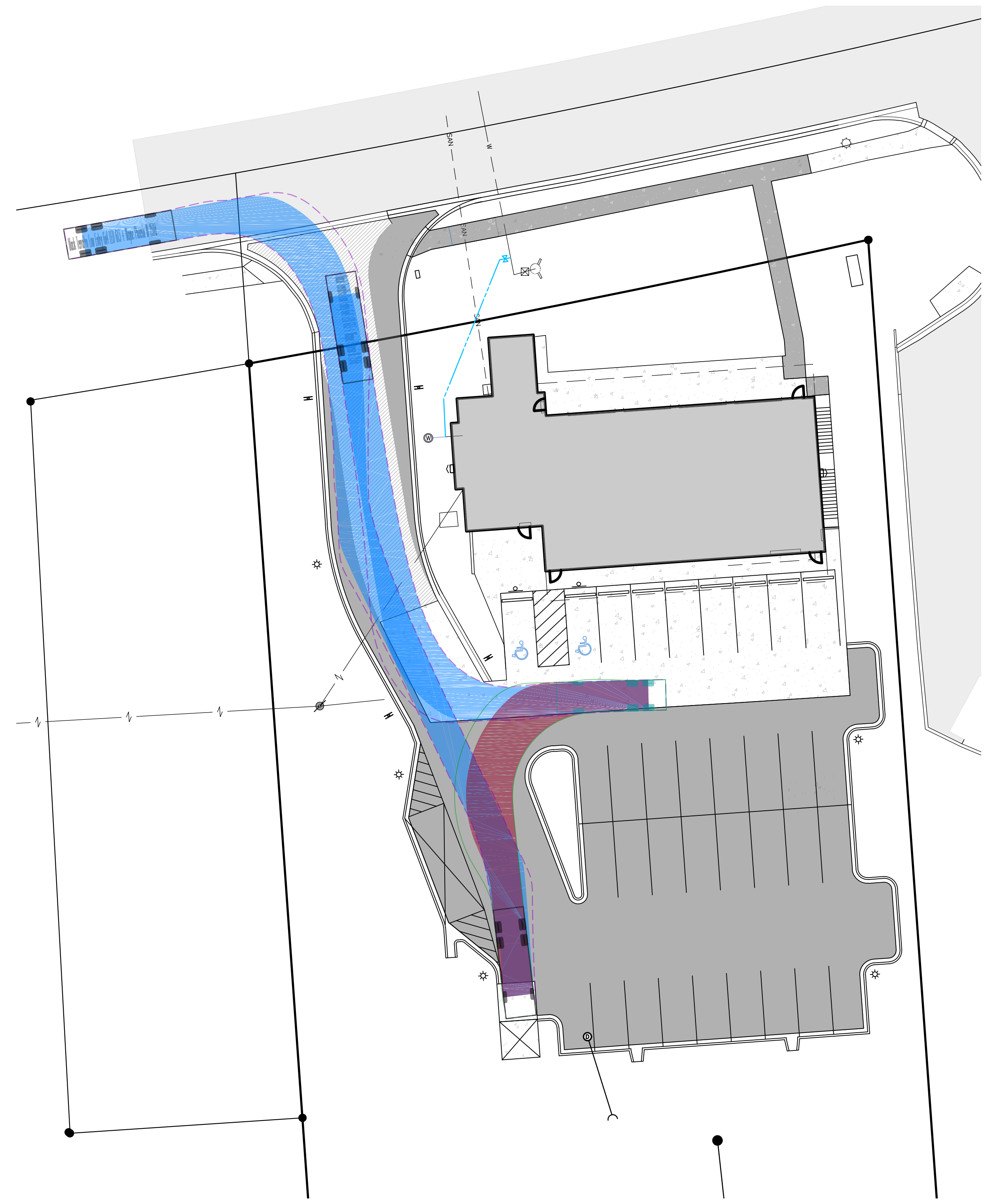


**TRUCK MANUEVERING PATH**  
 SCALE: 1" = 10 FEET

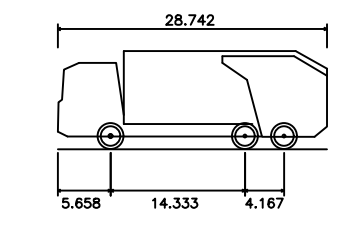


**PUMPER FIRE TRUCK PROFILE**

Pumper Fire Truck	40.000ft
Overall Length	8.167ft
Overall Width	7.745ft
Overall Body Height	0.656ft
Min Body Ground Clearance	8.167ft
Track Width	5.00s
Lock-to-lock time	45.00°
Max Wheel Angle	



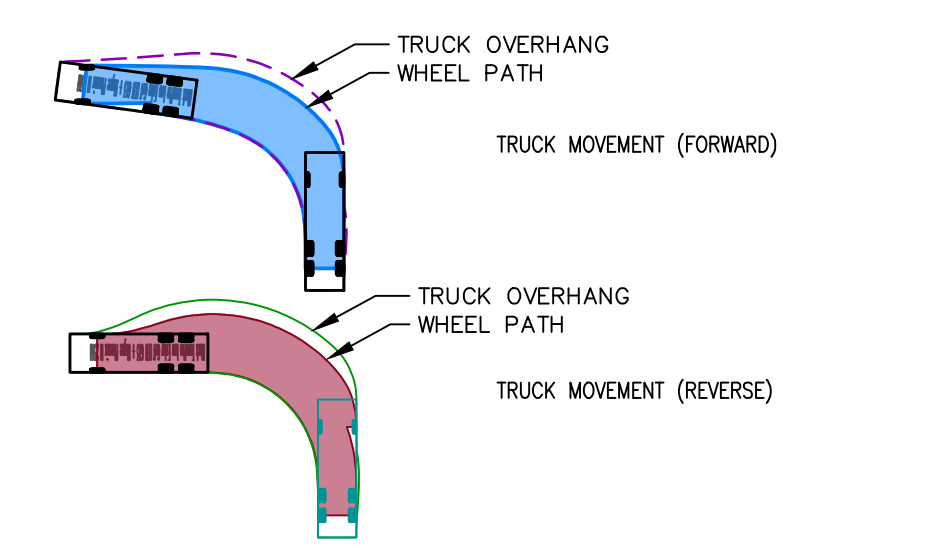
**TRUCK MANUEVERING PATH**  
 SCALE: 1" = 10 FEET



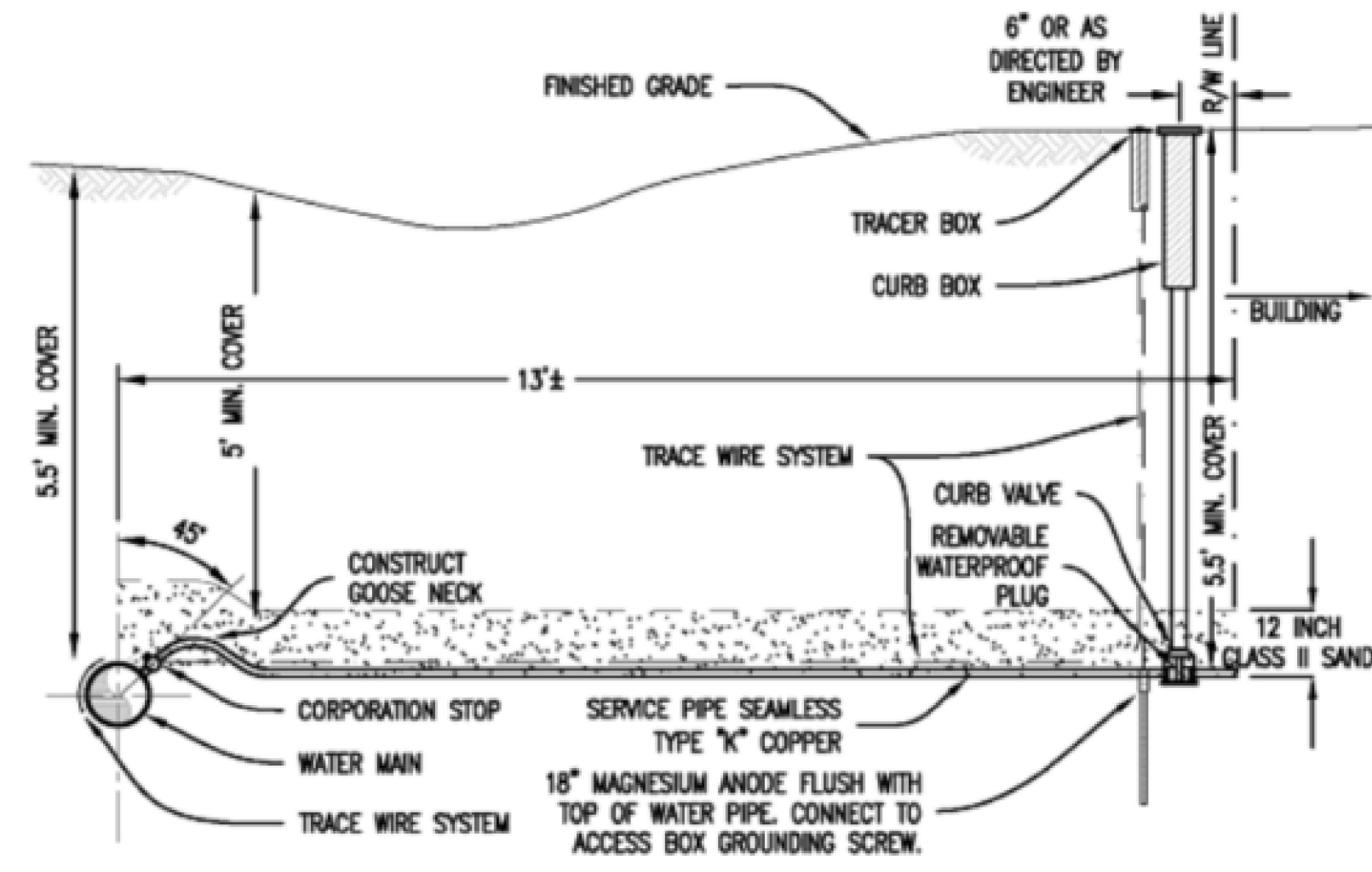
**GARBAGE TRUCK PROFILE**

Mack TerraPro Low Entry 6x4 LEU 613 + Wayne Phoenix III 25Yd	28.742ft
Overall Length	8.000ft
Overall Width	10.481ft
Overall Body Height	8.311ft
Min Body Ground Clearance	8.000ft
Track Width	6.00s
Lock-to-lock time	34.000ft
Curb to Curb turning Radius	

**TRUCK TURNING LEGEND**

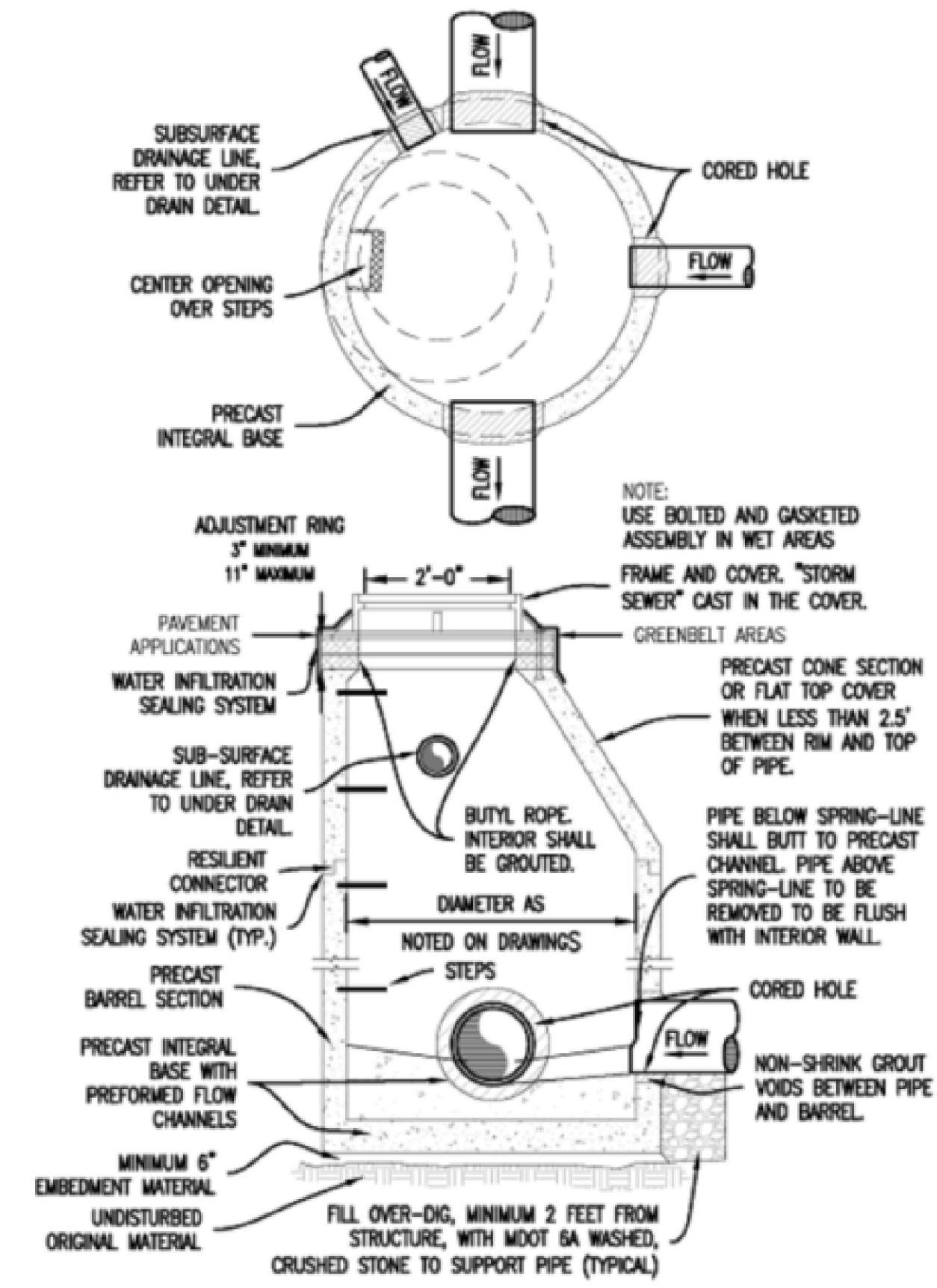


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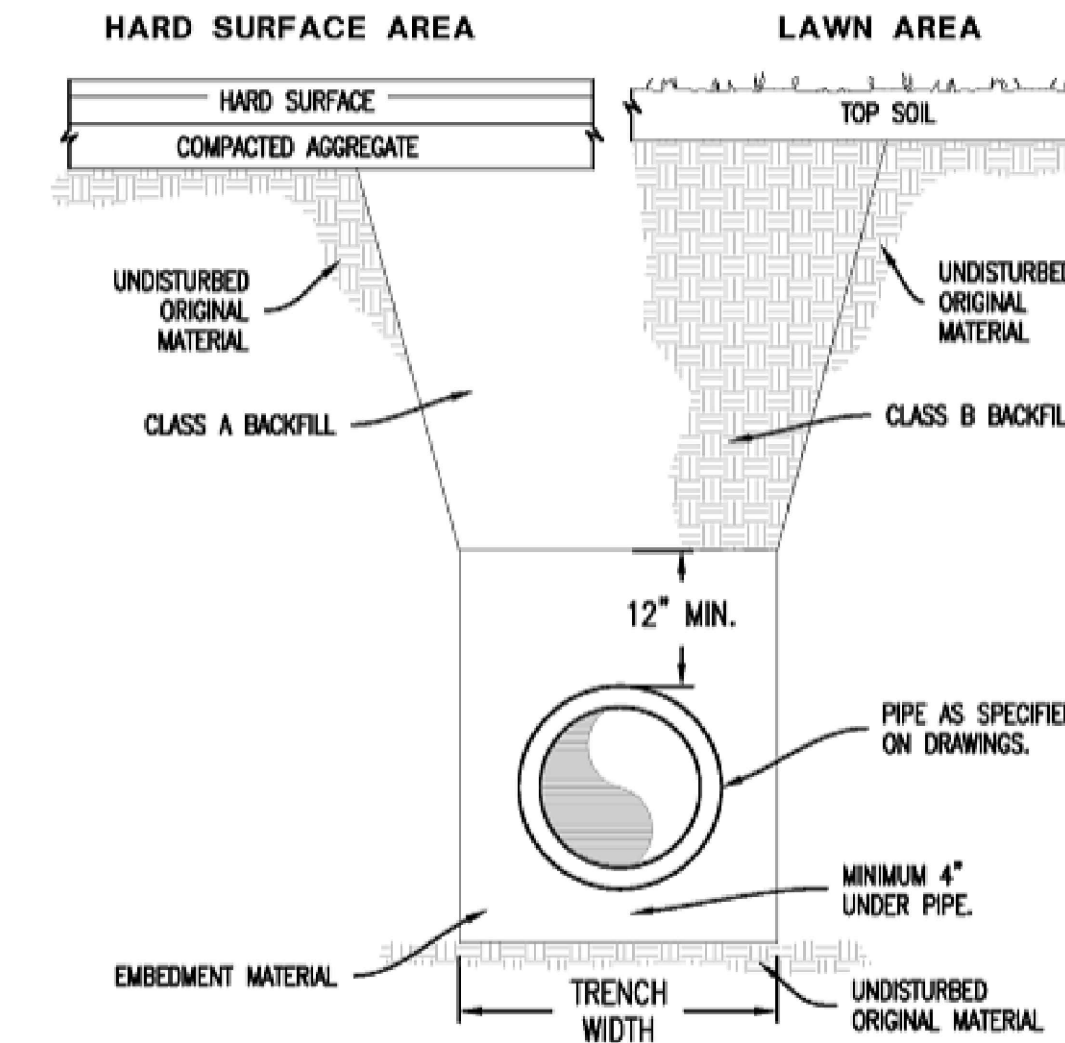
**WATER SERVICES**

NOT TO SCALE



**STORM MANHOLE**

NOT TO SCALE



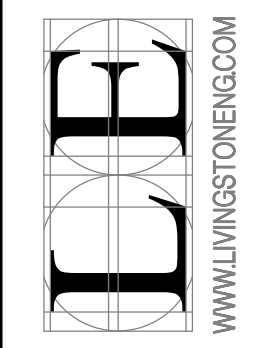
**UTILITY TRENCHES**

NOT TO SCALE

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SCALE: EXCEPT AS NOTED

CLIENT: CS INDUSTRIES  
 4420 Varsity Drive  
 Ann Arbor, MI 48108  
 PHONE: (734) 412-4600

**QPS MICHIGAN HOLDINGS LLC**  
 1066 E. M36  
 VILLAGE OF PINCKNEY, LIVINGSTON COUNTY, MI  
 CONSTRUCTION PLANS  
 VILLAGE OF PINCKNEY STANDARD DETAILS

REVISIONS	DATE

JOB NO: 21163  
 DRAWN: JDM  
 CHECKED: TIZ  
 APPROVED: [Signature]  
 DATE: 05/26/2026

0370

**LANDSCAPE PLANTING NOTES:**

**PLANTING**

- Installation of all plant material shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock* and with the specifications set forth by the Village of Pinckney, Michigan.
- The plant materials shall conform to the type stated on the plant list. Sizes shall be the minimum stated on the plant list or larger. All measurements shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock*.
- The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
- Plants designated "B&B" shall be balled and burlapped with firm balls of earth.
- Dig shrub pits one foot (1') larger than the shrub rootball, tree pits three (3) times the width of the tree rootball and backfill with one (1) part topsoil and one (1) part soil from excavated pit. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If wet, clay soils are evident, plant trees and shrubs slightly higher.
- The Contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented to give the best appearance.
- When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, patting, and settling with water.
- Trees in lawn areas to have a four foot (4') circle of mulch, four inches (4") deep, and three inches (3") away from the trunk. Shrub beds are to be mulched with shredded bark mulch to a minimum depth of three inches (3"). Perennial beds are to be mulched with shredded bark mulch to a minimum depth of two inches (2"). Only natural color, finely shredded hardwood bark mulch will be accepted.
- Remove all twine, wire, and burlap from the top one third (1/3) of tree and shrub root balls and from tree trunks. Remove all non-biodegradable material such as plastic or nylon completely from branches and stems. All tree wrap, stakes, and guys are to be removed after one (1) winter season.
- All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. Do not apply tree paint to freshly cut wounds. Shrubs along the site perimeter shall be allowed to grow together in a natural form.
- Organic, friable topsoil shall be evenly distributed and fine graded over all areas to receive lawns at uniform depth of four inches (4") after settlement.
- All lawn areas shall be sodded with a Grade A Kentucky Blue Grass blend over the topsoil.
- All plantings shall be completed within three (3) months, and no later than November 30, from the date of issuance of a certificate of occupancy if such certificate is issued during the April 1 thru September 30 period; if the certificate is issued during the October 1 thru March 31 period, the planting shall be completed no later than the ensuing May 31; plantings shall thereafter be reasonably maintained, including permanence and health of plant materials.
- Backfill directly behind all curbs and along sidewalks and compact to the top of curbs or walk to support vehicle and pedestrian weight without settling.
- Conversion of all asphalt and gravel areas to landscape planting beds shall be done in the following manner: a. Remove all asphalt, gravel, and compacted earth to a depth of six inches to eighteen inches (6"-18") depending on the depth of the sub base and dispose of off site; b. Call the Village for an inspection prior to backfilling; c. Replace excavated material with good, medium-textured planting soil (loam or light yellow clay loam) to a minimum of two inches (2") above the top of the curb and sidewalk, add four inches to six inches (4"-6") of topsoil and crown to a minimum of six inches (6") above the adjacent curb and walk after earth settling, unless otherwise noted on the landscape plan. If conversion from asphalt to landscape occurs in or between an existing landscape area(s), replace excavated material from four inches to six inches (4"-6") below adjacent existing grade with good, medium-textured planting soil (loam or light yellow clay loam) and add four inches to six inches (4"-6") of topsoil to meet existing grades after earth setting.

**MATERIALS**

- Required landscape material shall satisfy the criteria of the American Association of Nurserymen Standards for Nursery Stock and be: a.) Northern nursery grown; b.) State Department of Agriculture inspected; c.) No. 1 grade material with a straight, unscarred trunk, and well-developed uniform crown (park grade trees will not be accepted); d.) Staked, wrapped, watered, and mulched according to the details provided; and e.) Guaranteed for one (1) year.
- Topsoil shall be friable, fertile soil of clayloam character containing at least five percent (5%) but not more than twenty percent (20%) by weight of organic matter with a pH range between 6.0 and 7.0. The topsoil shall be free from clay lumps, coarse sand, plant roots, sticks, and other foreign materials.
- The seed mixture for the lawn areas in the street rights-of-way shall consist of a Kentucky Blue Grass blend and mulched with clean straw free of noxious weed seeds. Maintenance of the right-of-way lawn area shall consist of a regular cuttings as needed. Weed content of the seed mixture shall not exceed one percent (1%). The mix shall be applied at a rate of 200 pounds per acre.
- Sod, if specified, shall be two (2) year old "Baron/Sheri/Adelphi" Kentucky Blue Grass blend grown in a sod nursery on loam soil.
- Proposed perennials shall be full, well-rooted plants.
- Callery Pear (*Pyrus calleryana*) and Norway Maple (*Acer platanoides*) shall not be substituted for any tree species in the plant list. Contact the Landscape Architect for acceptable plant substitutions.
- Cobblestone mulch shall consist of two inch to six inch (2"-6") cobbles eight (8") deep with geotextile beneath.

**GENERAL**

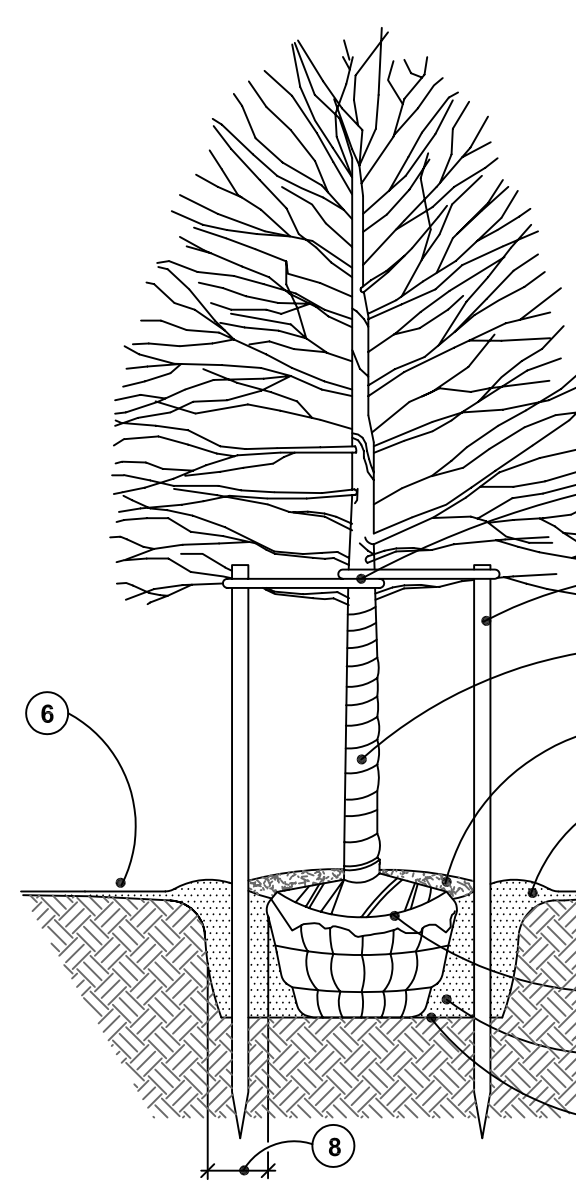
- Do not plant deciduous or evergreen trees directly over utility lines or under overhead wires. Maintain a six foot (6') distance from the centerline of utilities and twenty feet (20') from the centerline of overhead wires for planting holes. Call MISS DIG forty-eight (48) hours prior to landscape construction for field location of utility lines.
- The Contractor agrees to guarantee all plant material for a period of one (1) year. At that time, the Owner's representative reserves the right for a final inspection. Plant material with twenty-five percent (25%) die back, as determined by the Owner's representative shall be replaced. This guarantee includes the furnishing of new plants, labor, and materials. These new plants shall also be guaranteed for a period of one (1) year.
- The work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion as indicated on the drawings.
- Landscape areas shall be irrigated by an automatic underground irrigation system. Lawns and shrub/landscape areas shall be watered by separate zones to minimize overwatering.
- All written dimensions override scale dimensions on the plans.
- All substitutions or deviations from the landscape plan must be approved by the Village of Pinckney prior to installation.
- All bidders must inspect the site and report any discrepancies to the Owner's representative.
- All specifications are subject to change due to existing conditions.
- The Owner's representative reserves the right to approve all plant material.

**MAINTENANCE**

- The Owner of the landscaping shall perpetually maintain such landscaping in good condition so as to present a healthy, neat, and orderly appearance, free from refuse and debris.
- The Owner shall conduct a seasonal landscape maintenance program including regular lawn cutting (at least once per week during the growing season), pruning at appropriate times, watering, and snow removal during winter.
- The Contractor is responsible for watering and maintenance of all seed areas until a minimum of ninety percent (90%) coverage, as determined by the Owner's representative.
- All diseased and/or dead material shall be removed within sixty (60) days following notification and shall be replaced within the next appropriate planting season or within one (1) year, whichever comes first.
- Any debris such as lawn clippings, fallen leaves, fallen limbs, and litter shall be removed from the site on a weekly basis at the appropriate season.
- All planting beds shall be maintained by removing weeds, fertilizing, and replenishing mulch as needed.

**NOTES:**

- STAKE TREES UNDER FOUR INCH (4") CALIPER.
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- SET TOP OF BALL THREE INCHES (3") ABOVE FINISH GRADE.
- SET STAKES VERTICAL & EVENLY SPACED.
- STAKES OR GUYS TO BE SECURED ABOVE THE FIRST BRANCH.
- DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
- REMOVE ALL TAGS, STRING, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE DAMAGE.

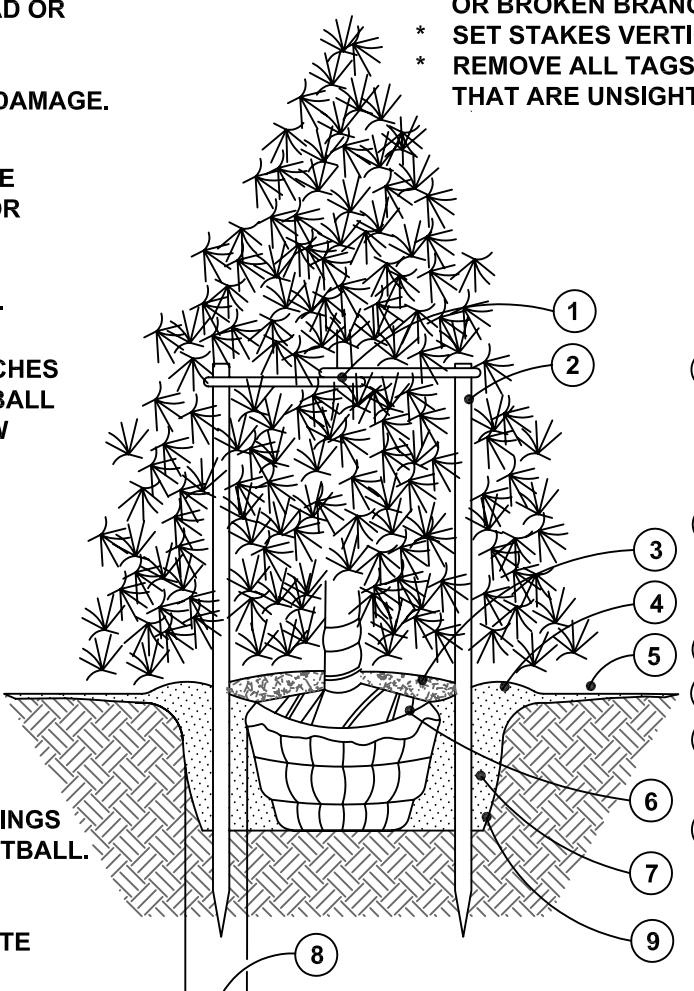


DECIDUOUS TREE

**PLANTING DETAILS**

**NOTES:**

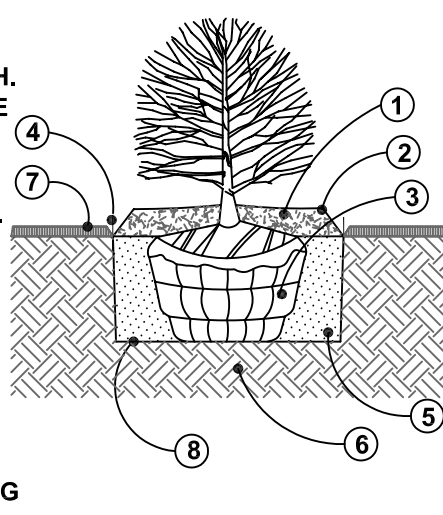
- STAKE ALL EVERGREEN TREES UNDER TWELVE FEET (12') HIGH.
- GUY ALL EVERGREEN TREES TWELVE FEET (12') HIGH AND OVER.
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- NEVER CUT CENTRAL LEADER. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES.
- SET STAKES VERTICAL AND EVENLY SPACED.
- REMOVE ALL TAGS, STRING, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.



EVERGREEN TREE

**NOTE:**

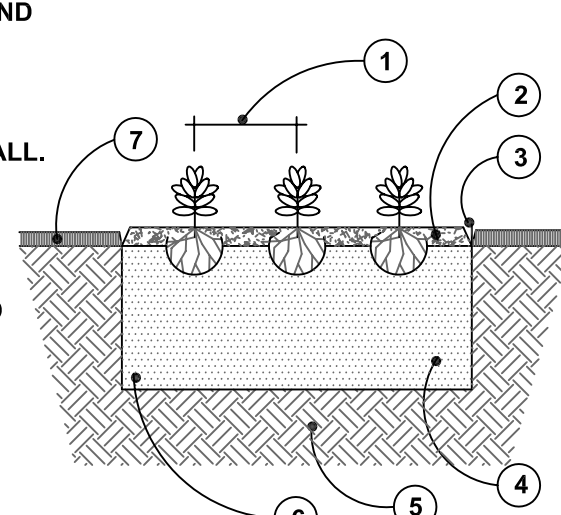
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.



SHRUB

**NOTE:**

- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- PERENNIALS TO BE PLANTED UP TO THE EDGE OF THE SAUCER AROUND A TREE OR SHRUB BED.



ANNUAL / PERENNIAL / GROUNDCOVER

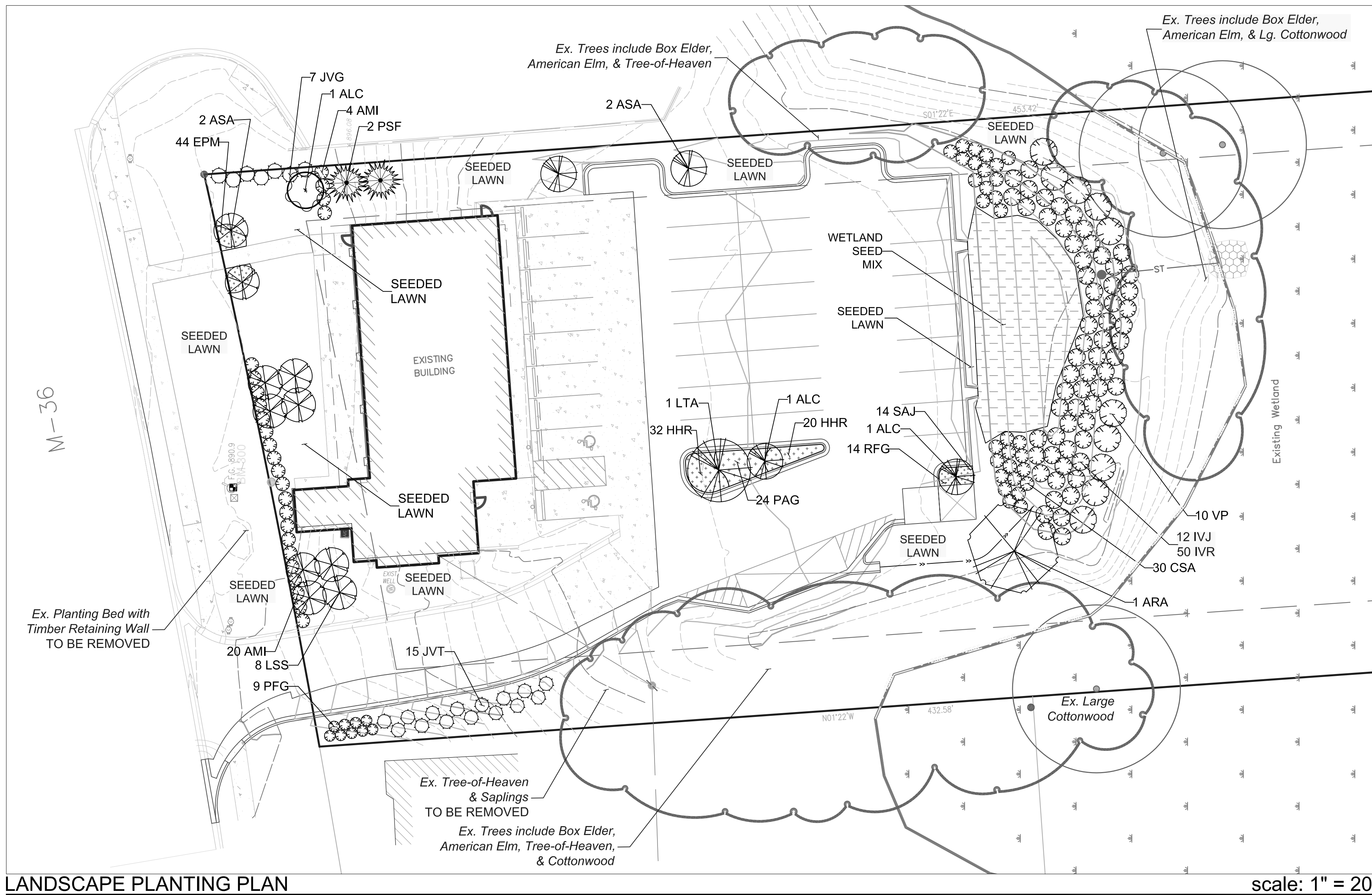
**SEED MIX COMPOSITION**

**WETLAND SEED MIX**  
MICHIGAN WILDFLOWER FARM  
A composition of wildflowers, sedges, and grasses.  
Application rate: 3 oz. per 1000sq. ft. or 7 lbs. per acre

BOTANICAL NAME	COMMON NAME
<b>Wildflowers</b>	
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Aster novae-angliae</i>	New England Aster
<i>Aster puniceus</i>	Swamp Aster
<i>Aster umbellatus</i>	Flat-Top Aster
<i>Eupatorium maculatum</i>	Joe-Pye Weed
<i>Eupatorium perfoliatum</i>	Boneset
<i>Euthamia graminifolia</i>	Grassleaved Goldenrod
<i>Liatris spicata</i>	Marsh Blazing Star
<i>Pedicularis lanceolata</i>	Swamp Betony
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan
<i>Silphium perfoliatum</i>	Cupplant
<i>Solidago patula</i>	Prairie Dock
<i>Solidago riddellii</i>	Swamp Goldenrod
<i>Verbena hastata</i>	Ridell's Goldenrod
<i>Vernonia missouriica</i>	Blue Vervain
<i>Veronicastrum virginicum</i>	Ironweed
<i>Veronicastrum virginicum</i>	Culver's Root
<b>Sedges/Grasses</b>	
<i>Andropogon gerardii</i>	Big Bluestem
<i>Carex crinita</i>	Fringed Sedge
<i>Carex stricta</i>	Tussock Sedge
<i>Scirpus cyperinus</i>	Wool Grass
<i>Scirpus atrovirens</i>	Bulrush

WETLAND SEED MIX

MICHIGAN WILDFLOWER FARM  
11770 Cutler Road  
Portland, Michigan 48875-9452  
(517) 647-6010



**LANDSCAPE PLANTING PLAN**

scale: 1" = 20'

**DETENTION POND LANDSCAPE NOTES:**

**PLANTING:**

- Follow the Supplier's recommended procedures for bed preparation, installation, and soil erosion control measures of the proposed seeded areas. After the plants germinate and begin to grow follow the maintenance guidelines included on this sheet.
- Rototill four inches (4") of compost or topsoil into the top six inches (6") of the surface of the basin.
- Provide a cover crop of annual rye at a rate of ten pounds (10#) per acre and seed oats at a rate of thirty pounds (30#) per acre over the entire area to be seeded.
- ESTABLISHMENT: During the first growing season, the native seed areas should be mowed two (2) to four (4) times to a height of four inches to six inches (4"-6") when the plants reach a height of ten inches to twelve inches (10"-12"). Hand pulling may be needed to control unwanted weed populations.
- WATERING: Watering should be performed as needed.
- EROSION CONTROL: Provide an erosion control blanket on the side slopes of the seeded areas detention area. The erosion control blanket shall be pegged in place.
- EDGING: The edge of the detention area should be maintained with a V-notch to avoid grass growing into the detention area.
- REMOVAL OF LITTER AND DEBRIS: Litter, trash, and debris should be removed on a regular basis to insure that inlets remain free flowing

**GENERAL NOTES FOR ALL PLANTINGS:**

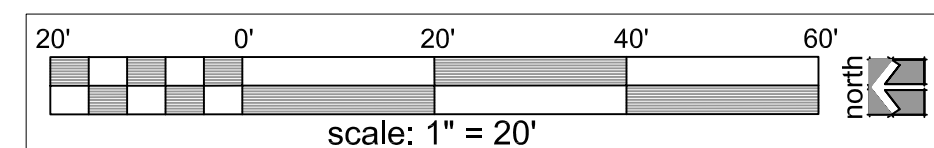
- DO NOT CUT CENTRAL LEADER.
- REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER NON-BIODEGRADABLE MATERIALS (EXCEPT LABEL FOR PLANT NAME) FROM PLANT STEMS OR CROWN WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
- PLANTS SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT BORE TO THE PREVIOUS GRADE IN THE NURSERY. SET THE BASE OF THE PLANT SLIGHTLY HIGHER THAN EXISTING GRADE IF PLANTING IN CLAY SOILS.
- CENTER THE ROOTBALL IN THE PLANTING HOLE. LEAVE THE BOTTOM OF THE PLANTING HOLE FIRM. USE WATER TO SETTLE THE PLANTING MIX AND REMOVE ANY AIR POCKETS AND FIRMLY SET THE TREE OR SHRUB. GENTLY TAMP IF NEEDED.

**LANDSCAPE CALCULATIONS**

- BUFFER AREA LANDSCAPING**
- A landscape buffer at least six feet (6') in width shall be provided along all lot lines that abut a residential district or use
- LANDSCAPING ADJACENT TO ROADS - M-36**
- One (1) deciduous tree / 30 l.f. = 5.44 = 6 trees
  - Five (5) shrubs / 40 l.f. = 27.19 = 28 shrubs
- LANDSCAPING OFF-STREET PARKING LOTS (38 spaces)**
- Interior Parking Lot Landscaping**
- One (1) deciduous tree shall be planted for every eight (8) parking spaces equals 4.75 trees = 5 trees
- Perimeter Parking Lot Landscaping**
- A landscaped buffer area shall be provided to form a visual screen that is at least six feet (6') high and eighty percent (80%) opaque along its entire length with at least fifty percent (50%) of the trees within the buffer consisting of evergreens
  - Buffering for perimeter parking lot landscaping accomplished with the existing wetland and existing tree groupings

**PLANT LIST**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>BUFFER LANDSCAPING ADJACENT SINGLE FAMILY RESIDENTIAL</b>				
JVT	15	<i>Juniper virginiana</i> 'Taylor'	Taylor Upright Juniper	5' - 6' ht. B&B
<b>LANDSCAPING ADJACENT TO ROADS - M-36</b>				
AMI	14	<i>Aronia melanocarpa</i> 'Iroquois Beauty'	Iroquois Beauty Chokeberry	24" ht., 3 gal. pot
JVG	7	<i>Juniper virginiana</i> 'Greguard'	Grey Guardian Spr. Juniper	24" spr., 3 gal. pot
LSS	4	<i>Liquidambar styraciflua</i> 'Slender Silhouette'	Slender Silhouette Sweetgum	2-1/2" cal. B&B
PSF	2	<i>Pinus strobus</i> 'Fastigiata'	Fastigiate Eastern White Pine	6' ht. B&B
PFG	9	<i>Potentilla fruticosa</i> 'Fargo'	Dakota Sunspot Potentilla	24" ht., 3 gal. pot
<b>PARKING LOT LANDSCAPING</b>				
ALC	2	<i>Amelanchier laevis</i> 'Cumulus'	Cumulus Allegheny Serviceberry	2" cal. B&B
ASA	2	<i>Acer saccharum</i> 'Apollo'	Apollo Sugar Maple	2-1/2" cal. B&B
LTA	1	<i>Liriodendron tulipifera</i> 'Arnold'	Fastigiate Tuliptree	2-1/2" cal. B&B
HHR	52	<i>Hemerocallis</i> sp. 'Happy Returns'	Happy Returns Daylily	1 gal. pot, 30" o.c.
PAG	24	<i>Pennisetum alopecuroides</i> 'Ginger Love'	Ginger Love	1 gal. pot, 36" o.c.
RFG	14	<i>Rudbeckia fulgida</i> var. 'sullivanti'	Goldsturm Orange Coneflower	1 gal. pot, 18" o.c.
SAJ	14	<i>Sedum</i> sp. 'Autumn Joy'	Autumn Joy Sedum	1 gal. pot, 18" o.c.
<b>ADDITIONAL LANDSCAPE PLANTING</b>				
<b>LANDSCAPING ADJACENT TO ROADS - M-36</b>				
AMI	14	<i>Aronia melanocarpa</i> 'Iroquois Beauty'	Iroquois Beauty Chokeberry	24" ht., 3 gal. pot
ASA	2	<i>Acer saccharum</i> 'Apollo'	Apollo Sugar Maple	2-1/2" cal. B&B
LSS	4	<i>Liquidambar styraciflua</i> 'Slender Silhouette'	Slender Silhouette Sweetgum	2-1/2" cal. B&B
MSA	1	<i>Malus</i> sp. 'Adirondack'	Adirondack Crabapple	2" cal. B&B
EPM	44	<i>Echinacea purpureum</i> 'Magnus'	Magnus Purple Coneflower	1 gal. pot, 24" o.c.
<b>DETENTION POND LANDSCAPING</b>				
ARA	1	<i>Acer rubrum</i> 'Autumn Flame'	Autumn Flame Red Maple	2-1/2" cal. B&B
CSA	30	<i>Cornus sericea</i> 'Arctic Fire'	Arctic Fire Red Twig Dogwood	24" ht., 3 gal. pot
IVJ	12	<i>Ilex verticillata</i> 'Jim Dandy'	Jim Dandy Winterberry	30" ht., 3 gal. pot
IVR	50	<i>Ilex verticillata</i> 'Red Sprite'	Red Sprite Winterberry	30" ht., 3 gal. pot
VP	10	<i>Viburnum prunifolium</i>	Blackhaw Viburnum	36" ht., 5 gal. pot



scale: 1" = 20'

LANDSCAPE PLAN FOR:  
Livingston Engineering  
3300 South Old U.S. 23  
Brighton, Michigan 48114  
(810) 225-7100

PROJECT LOCATION:  
C3 Provisioning  
1066 East M-36  
Village of Pinckney,  
Michigan

LANDSCAPE PLAN BY:  
Nagy Devlin Land Design  
31736 West Chicago Ave  
Livonia, Michigan 48150  
(734) 634 9208



date: March 23, 2026  
revised:  
04-17-2026 Revise for site plan changes & additional greenbelt plantings.  
04-23-2026 Revise for site plan changes.



**LP-1 LANDSCAPE PLANTING PLAN**

\* Base data provided by Livingston Engineering.

not to scale