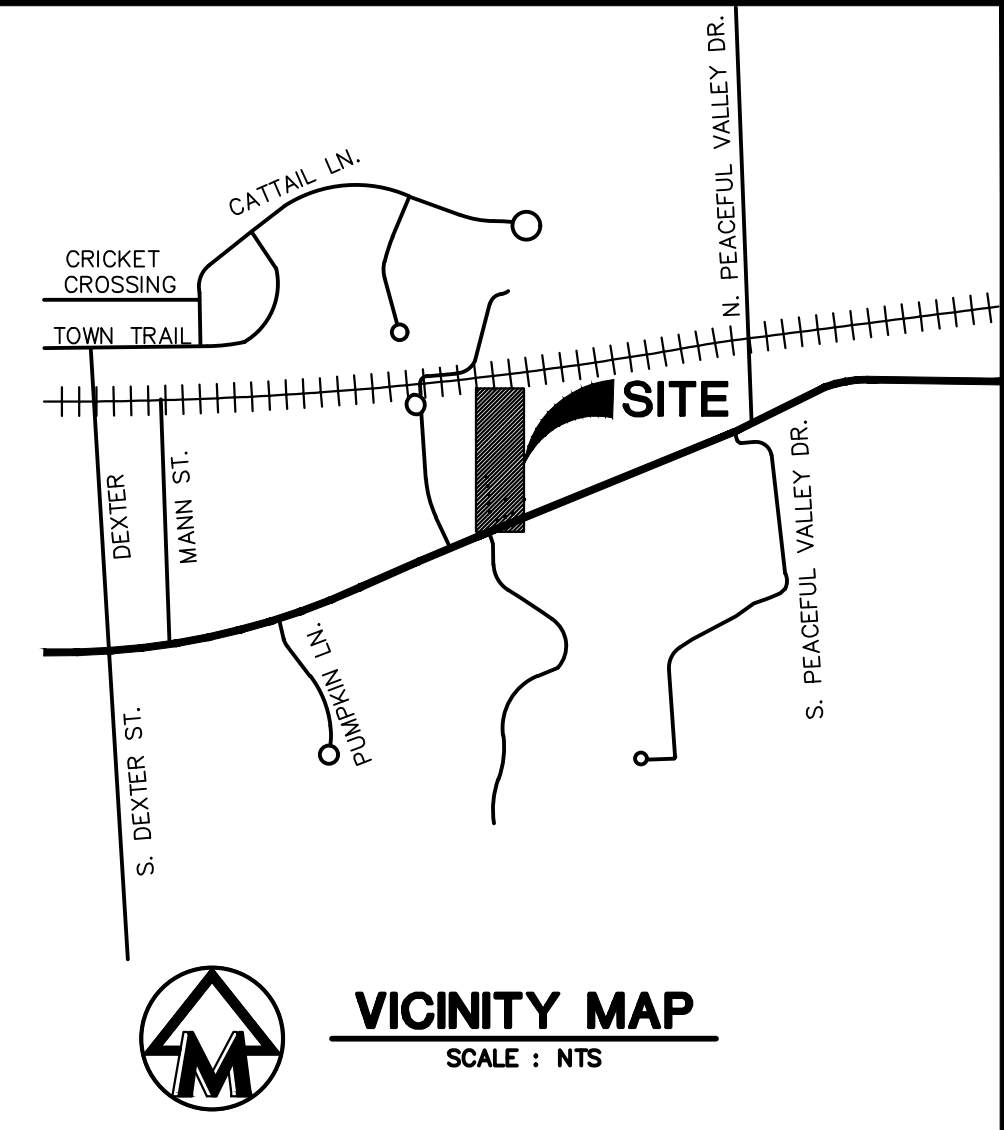


PINCKNEY CHRYSLER DODGE JEEP RAM

SHOWROOM EXPANSION

VILLAGE OF PINCKNEY, LIVINGSTON COUNTY, MI

PRELIMINARY AND FINAL SITE PLAN



VICINITY MAP
SCALE : NTS



SITE MAP
SCALE : NTS

OWNER/APPLICANT

GENESIS AUTOMOTIVE GROUP
23001 INDUSTRIAL DRIVE
STERLING HEIGHTS, MI 48080
CONTACT: ROB GAGLIANO
586-493-1223

CONTRACTOR

BLOOM GENERAL CONTRACTING, INC.
25601 WEST EIGHT MILE ROAD
REDFORD TOWNSHIP, MI, 48240
CONTACT: JOSH BLOOM
313-532-8860

ENGINEER/SURVEYOR/LANDSCAPE ARCH.

MIDWESTERN CONSULTING, LLC
3815 PLAZA DR.
ANN ARBOR, MI 48108
CONTACT: JAMES GRAY
734-995-0200

ARCHITECT

STUDIO DETROIT
2040 PARK AVE SUITE 200
DETROIT, MI, 48226
CONTACT: ELLITA LEDESMA
313-919-5886

SHEET INDEX

#	SHEET TITLE
01	COVER SHEET
02	ALTA-1295 E. M-36 PINCKNEY
03	EXISTING AREA WIDE PLAN
04	EXISTING CONDITIONS PLAN
05	REMOVALS PLAN
06	OVERALL SITE LAYOUT PLAN
07	SITE LAYOUT PLAN - PHASE 1
08	SITE LAYOUT PLAN - PHASE 2
09	SITE UTILITY PLAN
10	PROPOSED EASEMENTS
11	STORM SEWER PLAN AND PROFILE
12	OVERALL SITE GRADING AND SESC PLAN
13	SITE GRADING AND SESC PLAN - PHASE 1
14	SITE GRADING AND SESC PLAN - PHASE 2
15	STORMWATER MANAGEMENT PLAN
16	STORMWATER MANAGEMENT CALCULATIONS
17	LANDSCAPE PLAN - PHASE 1 AND PHASE 2
18	SITE DETAILS
19	FIRE PROTECTION AND SOLID WASTE PLAN
EL1.10	PHOTOMETRIC PLAN
TS1.6	COMPOSITE FLOOR PLAN
SP1.1	ARCHITECTURAL SITE PLAN
SP1.2	ARCHITECTURAL SITE DETAILS
A2.1	EXTERIOR ELEVATIONS

SITE DATA

	Required Secondary Business District	Existing Conditions Secondary Business District	Proposed Secondary Business District
Zoning		Auto Dealership	Auto Dealership
Permitted Use		Auto Dealership	Auto Dealership
Site Area (gross)	5,000 sf min.	310,147 sf	310,147 sf
	0.11 ac min.	7.12 ac	7.12 ac
Site Area (net)	NA sf min.	277,110 sf	277,110 sf
	NA ac min.	6.36 ac	6.36 ac
Lot Width	66 ft min.	407 ft	407 ft
Lot Coverage			
Maximum Lot Coverage	50% max.	(101,061 sf) or 32%	(112,897 sf) or 36%
Building			
Gross Building Area	NA sf	17,717 sf total existing 16,094 sf First Floor Existing 1,623 sf 2nd Floor Mezz. Existing	31,629 sf total Proposed w/Existing 10,109 sf 1st Floor Addition 3,803 sf 2nd Floor Addition
Area by Department	NA sf	22,412 sf total existing 2,858 sf total Showroom & Sales 689 sf total Admin 692 sf total Customer Core	30,160 sf total Proposed 3,895 sf total Showroom & Sales 3,339 sf total Admin 1,647 sf total Customer Core
		1,189 sf total Employee 2,263 sf total Parts (w Mezz.) 0 sf total NVD	2,424 sf total Employee 2,495 sf total Parts 637 sf total NVD
		14,721 sf Service	15,719 sf Service
Building Height	35 ft max. (2.5 Stories)	30.3 ft	24.5 ft
Setbacks			
Front	25 ft min.	286.6 ft	171.8 ft
Side	0 ft min.	66.8 ft	52.9 ft
Rear	20 ft min.	185.3 ft	185.3 ft
Vehicular Parking			
1 Space / 350 sf of Floor Area	31,629 / 350	11 Customer/Barrier Free 35 Employee 80 Display	10 Customer/Barrier Free 35 Employee 92 Display
		126 Total Existing Spaces	137 Total Proposed Spaces

PROJECT NARRATIVE

HALL PINCKNEY CHRYSLER DOGE JEEP RAM IS UNDERTAKING AN EXPANSION PROJECT TO ENHANCE ITS SHOWROOM, SERVICE AREA, AND EMPLOYEE WORKSPACE. THIS INITIATIVE INVOLVES ADDING APPROXIMATELY 9,682 SQUARE FEET TO THE EXISTING BUILDING, DESIGNED TO IMPROVE THE CUSTOMER EXPERIENCE AND OPERATIONAL EFFICIENCY. THE EXPANSION WILL ALLOW FOR A MORE SPACIOUS SHOWROOM, A MORE STREAMLINED SERVICE AREA, AND IMPROVED FACILITIES FOR EMPLOYEES.

IN ADDITION TO THE BUILDING EXPANSION, THE PROJECT INCLUDES EXTERIOR IMPROVEMENTS. PORTIONS OF THE EXISTING PARKING LOT WILL BE REPAVED TO PROVIDE A SAFER ENVIRONMENT FOR CUSTOMERS AND STAFF. FURTHERMORE, THE PROJECT IS COMMITTED TO MEETING ALL VILLAGE REQUIREMENTS AND ENSURING THAT THE REMODEL ALIGNS WITH LOCAL REGULATIONS AND STANDARDS, INCLUDING IMPLEMENTING ANY REQUIRED UPGRADES TO INFRASTRUCTURE AND ENSURING COMPLIANCE WITH ENVIRONMENTAL GUIDELINES.

TO MOVE FORWARD, HALL PINCKNEY CHRYSLER DOGE JEEP RAM REQUIRES THE NECESSARY APPROVALS AND PERMITS FOR THE CONSTRUCTION OF THE NEW BUILDING EXPANSION AND ASSOCIATED PARKING LOT IMPROVEMENTS. THE COMPANY IS DEDICATED TO WORKING WITH VILLAGE OFFICIALS AND STAKEHOLDERS TO ENSURE THE PROJECT IS EXECUTED SMOOTHLY AND BENEFITS BOTH THE BUSINESS AND THE COMMUNITY, ENHANCING OPERATIONS AND CONTRIBUTING POSITIVELY TO THE LOCAL ECONOMY LANDSCAPE.

PINCKNEY CDJR

JOB No. 25221	DATE: 04/30/26	01
REVISIONS:	REV. DATE:	
	SHEET 01 OF 19	
	CADD: WK	
	ENG:	
	PM: JSG	
	TECH: JSG	
	25221CV1	
	FBF	

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3815 Plaza Drive Ann Arbor, Michigan 48108
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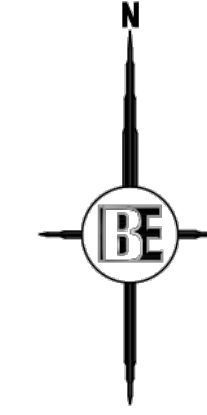
RELEASED FOR:	DATE
CITY PRE APPLICATION MEETING	04/24/2026
SITE PLAN APPROVAL	04/30/2026

HEATH HART
P.E. #

M:\C:\1\134_Proj\2025\25221\Site Plan\25221CV1.dwg, 4/30/2026 10:46 AM, Chr L T. Samers, 01 COVER SHEET, None Copyright © 2016 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.

ALTA/NSPS LAND TITLE SURVEY

- CURRENT ZONING: SBD - SECONDARY BUSINESS DISTRICT
SITE DEVELOPMENT STANDARDS PER VILLAGE OF PINCKNEY ZONING ORDINANCE SECTION 152.183:
- (A) Lot area: The minimum lot area shall be 5,000 square feet.
 - (B) Minimum lot width: The minimum lot width shall be 66 feet, measured along the front lot line. For cut-and-fill lots, the lot width may be measured along the front setback line.
 - (C) Yards and setbacks: The minimum yards and setbacks shall be as follows:
 - (1) Front yard: Structures shall be setback at least 25 feet from the front lot line.
 - (2) Side yard: The principal building may be constructed on the side lot line; however, the entire side yard shall total at least 15 feet in width. Where the side lot line abuts a residential district or residential use, the side yard shall be at least 20 feet in width.
 - (3) Rear yard: Structures shall be setback at least 20 feet from the rear lot line.
 - (D) Lot coverage: Lot coverage shall not exceed 50%.
 - (E) Structure height: No building shall be erected or altered to a height greater than two and one-half stories or 35 feet; whichever is less. No other structure shall be erected or altered to a height greater than 35 feet.



LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO: 1013226, REVISION C, WITH A COMMITMENT DATE OF JULY 09, 2024 AT 8:00 A.M.:

Land situated in the Township of Putnam, County of Livingston, State of Michigan, and is described as follows:

PARCEL B-1
A part of the Southeast 1/4 of Section 23, Town 1 North, Range 4 East, Village of Pinckney, Livingston County, Michigan described as: Commencing at the East 1/4 corner of Section 23; thence South 88 degrees 04 minutes 44 seconds West, 361.13 feet along the East 1/4 line of said Section 23 to the Place of Beginning; thence South 03 degrees 29 minutes 35 seconds East, 722.43 feet (recorded as South 00 degrees 09 minutes 38 seconds West, 720.29 feet); thence South 67 degrees 23 minutes 58 seconds West, 214.22 feet (recorded as South 71 degrees 17 minutes 25 seconds West, 213.92 feet) along the centerline of Highway M-36; thence North 03 degrees 35 minutes 30 seconds East, 798.15 feet (recorded as North 00 degrees 03 minutes 44 seconds East, 795.07 feet); thence North 88 degrees 04 minutes 44 seconds East (recorded as South 88 degrees 16 minutes 02 seconds East), 203.86 feet along said East and West 1/4 line of Section 23 to the Place of Beginning.

PARCEL B-2A (Subsequent to Survey recorded in Liber 4744, page 802)
A part of the Southeast 1/4 of Section 23, Town 1 North, Range 4 East, Village of Pinckney, Livingston County, Michigan described as: Commencing at the East 1/4 corner of Section 23; thence South 88 degrees 04 minutes 44 seconds West, 361.13 feet along the East and West 1/4 line of said Section 23 to the Place of Beginning; thence South 03 degrees 29 minutes 35 seconds East, 567.62 feet; thence South 67 degrees 23 minutes 58 seconds West, 192.78 feet along the centerline of Highway M-36; thence North 22 degrees 04 minutes 43 seconds West, 223.48 feet along the East line of Kirkland Court (66 foot wide proposed public road); thence North 70 degrees 14 minutes 55 seconds East, 153.12 feet; thence North 03 degrees 35 minutes 30 seconds West, 161.40 feet; thence North 48 degrees 38 minutes 55 seconds West, 50.00 feet; thence North 20 degrees 52 minutes 36 seconds West, 60.19 feet; thence South 86 degrees 21 minutes 05 seconds West, 118.32 feet; thence North 03 degrees 38 minutes 55 seconds West, 119.84 feet along said East line of Kirkland Court; thence North 88 degrees 21 minutes 05 seconds East, 278.50 feet to the Place of Beginning.

PARCELS B-1 and B-2A COMBINED
A part of the Southeast 1/4 of Section 23, Town 1 North, Range 4 East, Village of Pinckney, Livingston County, Michigan described as: Commencing at the East 1/4 corner of Section 23, Town 1 North, Range 4 East; thence South 88 degrees 04 minutes 44 seconds West 361.13 feet along the East and West 1/4 line of said Section 23 to the Place of Beginning; thence South 03 degrees 29 minutes 35 seconds East 722.43 feet; thence the following two courses along the centerline of Highway M-36; South 67 degrees 23 minutes 58 seconds West, 214.22 feet, and South 67 degrees 23 minutes 58 seconds West, 192.78 feet; thence North 22 degrees 04 minutes 43 seconds West, 223.48 feet along the East line of Kirkland Court (66 foot wide proposed public road); thence North 70 degrees 14 minutes 55 seconds East, 153.12 feet; thence North 03 degrees 35 minutes 30 seconds West, 161.40 feet; thence North 48 degrees 38 minutes 55 seconds West, 50.00 feet; thence North 20 degrees 52 minutes 36 seconds West, 60.19 feet; thence South 86 degrees 21 minutes 05 seconds West, 118.32 feet; thence North 03 degrees 38 minutes 55 seconds West, 119.84 feet along said East line of Kirkland Court; thence North 88 degrees 21 minutes 05 seconds East, 278.50 feet; thence North 03 degrees 35 minutes 30 seconds West, 230.53 feet; thence North 88 degrees 04 minutes 44 seconds East, 203.86 feet along said East and West 1/4 line of Section 23 to the Place of Beginning.

- ### LEGEND
- o-P POWER POLE
 - I GUY WIRE
 - E ELECTRICAL RISER
 - M ELECTRICAL METER
 - L LIGHT POLE
 - O ORNAMENTAL LIGHT
 - H HYDRANT
 - V GATE VALVE
 - W WATER MANHOLE
 - O MANHOLE
 - S STORM CATCH BASIN (BEEHIVE)
 - S STORM CATCH BASIN (SQUARE)
 - I STORM INVERT
 - T TELEPHONE RISER
 - U U.C. GAS MARKER
 - C CABLE TV RISER
 - S SIGN
 - D DECIDUOUS TREE
 - S STEEL ROD/PIPE FOUND
 - M MONUMENT
 - FM SECTION CORNER
 - FM SANITARY FORCEMAIN
 - SN SANITARY SEWER
 - WM WATER MAIN
 - ST STORM SEWER
 - G GAS MAIN
 - E ELECTRIC
 - T TELEPHONE
 - OH OVERHEAD WIRES
 - X FENCE
 - CONC. CONCRETE
 - SAN MH SANITARY MANHOLE
 - ST MH STORM MANHOLE
 - E CENTERLINE
 - L LIBER
 - P PAGE
 - L.C.R. LIVINGSTON COUNTY RECORDS
 - M(R) MEASURED AND RECORDED
 - P.O.B. POINT OF BEGINNING
 - O HANDICAP SYMBOL
 - O.C.S. OUTLET CONTROL STRUCTURE
 - C.O. CLEANOUT
 - CMP CORRUGATED METAL PIPE
 - OPP CORRUGATED PLASTIC PIPE

- ### GENERAL SURVEY NOTES:
1. BEARINGS WERE ESTABLISHED FROM A PREVIOUS SURVEY BY DESINE, INC., JOB NO. 1-14-23-04022, DATED 2-17-04, AS RECORDED IN LIBER 4744, PAGE 802 AND LIBER 4906, PAGE 771, LIVINGSTON COUNTY RECORDS.
 2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
 3. THE LOCATIONS OF STORM SEWER, SANITARY SEWER & WATERMAIN, AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LOCATIONS ARE BASED ON PHYSICAL FIELD LOCATIONS ALONG WITH RECORD DRAWINGS AND AS-BUILT DRAWINGS PREPARED BY BOSS ENGINEERING UNDER JOB NO. 14-189 AND ALSO DRAWINGS SUPPLIED BY VILLAGE OF PINCKNEY, DPW AND PREPARED BY DESINE, INC., PROJECT NO. 8913, DATED 2-18-00, REFERENCE: 913-COV, PLOT DATE: 03-09-01, APPROVED ON 1-3-02.
 4. SUBJECT PROPERTY IS DESIGNATED AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLANE (ZONE X) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR THE VILLAGE OF PINCKNEY, LIVINGSTON COUNTY, MICHIGAN, MAP NUMBER 26093C04330, PANEL 433 OF 495, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2008.
 5. OWNER OF SUBJECT PROPERTY AT THE TIME OF THE REFERENCED TITLE COMMITMENT: THE ADDRESS OF THE STORE, LLC, A MICHIGAN LIMITED LIABILITY COMPANY.
 6. THERE WAS NO EVIDENCE OBSERVED OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN THE PROCESS OF COLLECTING THE FIELDWORK. NO WETLAND DELINEATION MARKERS WERE OBSERVED IN THE PROCESS OF COLLECTING THE FIELDWORK. PARKING SPACES AS SHOWN WERE DEPICTED FROM GOOGLE EARTH AERIAL PHOTOS AND FROM SITE PLAN DRAWINGS PREPARED BY BOSS ENGINEERING UNDER JOB NO. 14-189.
 7. THE PARCELS DESCRIBED IN THE REFERENCED TITLE COMMITMENT ARE CONTIGUOUS.

COMBINED DESCRIPTION OF PARCELS B-1, B-2A, B-2B AND B-2C, AS SURVEYED:

Part of the Southeast 1/4 of Section 23, T1N-R4E, Village of Pinckney, Livingston County, Michigan more particularly described as follows: Commencing at the East 1/4 Corner of Section 23; thence along the East-West 1/4 line of Section 23, S 88°04'44" W, 361.13 feet, to the POINT OF BEGINNING of the Parcel to be described; thence S 03°29'35" E, 722.43 feet; thence along the centerline of Highway M-36 (66 foot wide Right of Way), the following two (2) courses: 1) S 67°23'58" W, 214.22 feet; 2) S 67°55'17" W, 192.78 feet; thence along the East line of Kirkland Court (66 foot wide public road right of way), the following three (3) courses: 1) N 22°04'43" W, 223.48 feet; 2) Northery along an arc, right, having a length of 85.88 feet, a radius of 267.00 feet, a central angle of 18°25'48", and a long chord which bears N 12°51'49" W, 85.51 feet; 3) N 03°38'55" W, 538.99 feet; thence along the East-West 1/4 line of Section 23, N 88°04'44" E, 482.71 feet, to the POINT OF BEGINNING, containing 8.62 acres, more or less, and subject to the rights of the public over the existing Highway M-36. Also including the use of existing Kirkland Court. Also subject to any other easements or restrictions of record.

- ### SCHEDULE B - SECTION II EXCEPTIONS PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO: 1013226, REVISION C, WITH A COMMITMENT DATE OF JULY 09, 2024 AT 8:00 A.M.:
- 8 Terms and Conditions contained in Access Road Easement and Maintenance Agreement (Kirkland Road) as disclosed by instrument recorded in Liber 3114, page 524. (Affects Parcel B-1, B-2A and B-2C) (EASEMENT COVERS PART OF KIRKLAND COURT. EASEMENT IS SHOWN ON THIS SURVEY DRAWING.) Private Road Maintenance Agreement recorded in Liber 4933, page 920 (BLANKET IN NATURE. COVERS EASEMENT DESCRIBED IN LIBER 3114, PAGE 524)
 - 9 Pipe Easement in favor of and between Tri-B LLC and Colone Ventures, L.L.C. and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 3114, page 540. (Affects Parcels B-1, B-2A and B-2C) (AFFECTS SUBJECT PROPERTY. THE 20 FOOT WIDE EASEMENT IS SHOWN ON THIS SURVEY DRAWING.)
 - 10 Terms and Conditions contained in Grant of Utility Easement by and between Tri-B LLC and Colone Ventures, L.L.C. as disclosed by instrument recorded in Liber 3114, page 535. (Affects Parcel B-1, B-2A and B-2C) (EASEMENT IS LOCATED ON THE WEST SIDE OF KIRKLAND COURT, AS SHOWN ON THIS SURVEY DRAWING.)
 - 11 Right of Way in favor of the Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 1105, page 151. (Affects Parcel B-1 portion). (APPROXIMATE LOCATION OF 12 FOOT WIDE EASEMENT IS SHOWN ON THIS SURVEY DRAWING, BEING WEST OF THE EXISTING BUILDING.)
 - 12 Pole Line Permit in favor of the Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 330, page 528 and Liber 330, page 530 (Affects Parcel B-1 portion and B-2C). (THESE PERMITS DESCRIBE AREAS THAT COVER THE NORTHERLY 66 FEET OF SUBJECT PROPERTY, MORE PARTICULARLY DESCRIBED AS THE NORTHERLY 4 RODS (66 FEET) OF THE EAST 17 ACRES AND THE WEST 23 ACRES OF THE NORTHEAST 1/4 OF SECTION 23, T1N-R4E. THE ROUTE OF THE LINES IS SAID TO BE AN EASTERLY AND WESTERLY DIRECTION ALONG APPROXIMATELY 6 FEET SOUTH OF THE GRAND TRUNK WESTERN RAILROAD RIGHT OF WAY.)
 - 13 Private Easement for Storm Drainage in favor of Village of Pinckney and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 4744, page 802. (Affects Parcel B-2A portion) (AFFECTS SUBJECT PROPERTY. EASEMENT IS SHOWN ON THIS SURVEY DRAWING.) (ALSO REFERENCED IN EXCEPTION 14)
 - 14 Easement for public utilities over the Westerly 12 feet set forth in Surveys recorded in Liber 4744, page 802, Liber 4984, page 35 (ALSO REFERENCED IN EXCEPTION 28) and Liber 4906, page 771. (Affects Parcel B-1, B-2A and B-2C) (AFFECTS SUBJECT PROPERTY. EASEMENT IS SHOWN ON THIS SURVEY DRAWING.)
 - 15 Terms and Conditions contained in Resolution as disclosed by instrument recorded in Liber 5056, page 450. (RESOLUTION ACCEPTING KIRKLAND COURT IN TO THE VILLAGE OF PINCKNEY LOCAL STREET SYSTEM.)
 - 16 Terms and Conditions contained in Quit Claim Deed as disclosed by instrument recorded in instrument No. 20069-009746. (BLANKET IN NATURE. DEEDED KIRKLAND COURT TO THE VILLAGE OF PINCKNEY.)
 - 17 Terms and Conditions contained in Permanent Public Utility Easement as disclosed by instrument recorded in instrument No. 20078-037285. (Affects Parcel B-1) (AFFECTS SUBJECT PROPERTY. EASEMENT IS SHOWN ON THIS SURVEY DRAWING.)
 - 18 Terms and Conditions contained in Easement Deed by Court Order in Settlement of Landowner Action as disclosed by instrument recorded in instrument No. 2013R-008991. (Affects Parcel B-1 and B-2A) (ALSO AFFECTS PARCEL B-2C) Affidavit of Joseph E. Jones recorded in instrument No. 2013R-008992. Partial Quitclaim Release recorded in instrument No. 2015R-028186. (BLANKET IN NATURE. COVERS SUBJECT PROPERTY AS TO PARCELS B-1, B-2A AND B-2C. ALSO COVERS MULTIPLE OTHER PROPERTIES. UNABLE TO DETERMINE LOCATION OF THE 20 FOOT WIDE TELECOMMUNICATIONS EASEMENT BASED ON THE DOCUMENT DESCRIPTIONS.)
 - 19 Permanent Public Utility and Storm Water Easement in favor of Village of Pinckney and the Covenants, Conditions and Restrictions contained in instrument recorded in instrument No. 2016R-002748. (BLANKET EASEMENT AGREEMENT OVER ENTIRE SUBJECT PROPERTY IN FAVOR OF THE VILLAGE OF PINCKNEY FOR PUBLIC WATER AND SANITARY SEWER SYSTEMS, AND UTILITY PURPOSES AND FOR PUBLIC USE OVER, ACROSS AND UNDER SUBJECT PROPERTY.)
 - 20 Terms and Conditions contained in South Basin - Stormwater Operation and Maintenance Agreement as disclosed by instrument recorded in instrument No. 2017R-035143. (AFFECTS SUBJECT PROPERTY. EASEMENT IS SHOWN ON THIS DRAWING.)
 - 21 Terms and Conditions contained in North Basin - Stormwater Operation and Maintenance Agreement as disclosed by instrument recorded in instrument No. 2017R-035144. (AFFECTS SUBJECT PROPERTY. EASEMENT IS SHOWN ON THIS DRAWING.)
 - 22 Terms and Conditions contained in Sidewalk Installation/Waiver Agreement as disclosed by instrument recorded in instrument No. 2017R-035145. (Affects Parcel B-1, B-2A and B-2B) (AFFECTS SUBJECT PROPERTY. GRANTS A TEMPORARY WAIVER OF IMMEDIATE INSTALLATION OF A SIDEWALK ALONG AND ADJACENT TO THE WEST PROPERTY LINE THAT IS LOCATED ADJACENT TO KIRKLAND COURT. THERE WAS NO OBSERVABLE EVIDENCE OF A SIDEWALK ALONG AND ADJACENT TO THE WEST PROPERTY LINE, WHILE PERFORMING THE FIELDWORK FOR THIS SURVEY.)
 - 23 Permanent Public Utility and Storm Water Easement in favor of Village of Pinckney and the Covenants, Conditions and Restrictions contained in instrument recorded in instrument No. 2017R-035146. (Affects Parcel B-1, B-2A and B-2B) Affidavit of Joseph E. Jones recorded in instrument No. 2013R-008991. (Affects Parcel B-1 and B-2A) (ALSO AFFECTS PARCEL B-2C) Affidavit of Joseph E. Jones recorded in instrument No. 2013R-008992. Partial Quitclaim Release recorded in instrument No. 2015R-028186. (BLANKET IN NATURE. COVERS SUBJECT PROPERTY AS TO PARCELS B-1, B-2A AND B-2C. ALSO COVERS MULTIPLE OTHER PROPERTIES. UNABLE TO DETERMINE LOCATION OF THE 20 FOOT WIDE TELECOMMUNICATIONS EASEMENT BASED ON THE DOCUMENT DESCRIPTIONS.)
 - 24 Storm Sewer Easement in favor of the Address of the Store, LLC, a Michigan limited liability company and the Covenants, Conditions and Restrictions contained in instrument recorded in instrument No. 2017R-035147. (Affects Parcel B-1, B-2A and B-2C) Affidavit to Correct Legal Description Pursuant to MCL 565.4512 recorded in instrument No. 2018R-010702. (AFFECTS SUBJECT PROPERTY. EASEMENT IS SHOWN ON THIS DRAWING. AFFIDAVIT WAS PREPARED FOR RECORDING ON JUNE 21, 2018, BY CHARLES A. LAFEVRE, TO CORRECT THE DESCRIPTION FOR THIS EASEMENT. ONE OF THE COMMENCING CALLS WAS MISSING ON THE ORIGINAL RECORDED EASEMENT DOCUMENT.)
 - 25 Terms and Conditions contained in Sign Easement Agreement as disclosed by instrument recorded in instrument No. 2022R-019886. (Affects Parcel B-1, B-2A and B-2B) (GRANTS A SIGN EASEMENT TO THE VILLAGE OF PINCKNEY ON SUBJECT PROPERTY. THE EXTENTS OF THE EASEMENT ARE NOT DESCRIBED WITHIN THIS DOCUMENT. THE SKETCH ATTACHED TO SAID DOCUMENT SHOWS THE LOCATION OF AN EXISTING 'WELCOME TO PINCKNEY' SIGN IN THE LOCATION SHOWN ON THIS SURVEY.)
 - 26 Matters referenced by survey recorded in Liber 4984, page 35. (SURVEY DESCRIBES SUBJECT PROPERTY AND ADJACENT PROPERTY TO THE WEST. ALSO DESCRIBES KIRKLAND COURT RIGHT OF WAY AND PRIVATE EASEMENT FOR STORM DRAINAGE TO THE VILLAGE OF PINCKNEY. ALSO REFERENCED IN EXCEPTION 14.)
 - 30 Pole Line Permit in favor of the Detroit Edison Company, its successors and assigns and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 182, page 311. (AFFECTS SUBJECT PROPERTY. POLE LINE PERMIT IS SHOWN ON THIS SURVEY.)

- ### STORM SEWER INVENTORY:
- STORM MH #1 INV. NW= (36) INV. NE= (24) INV. SE= (36) INV. SW= (36)
 - STORM CB #1 INV. NW= (36) INV. SE= (36)
 - STORM CB #2 INV. NW= (36) INV. SE= (36)
 - STORM CB #3 INV. NW= (24) INV. NE= (12) INV. SE= (24) INV. SW= (36)
 - STORM CB #4 INV. NW= (24) INV. SE= (24) INV. SW= (24)
 - STORM CB #5 INV. NE= (12)
 - STORM CB #6 INV. NE= (12) INV. SW= (12)
 - STORM CB #7 INV. NE= (12) INV. SE= (12)
 - STORM CB #8 INV. NW= (12) INV. SW= (12)
 - STORM CB #9 INV. E= (890.32) (12) INV. W= (890.42) (12)
 - STORM CB #10 INV. E= (12)
 - STORM MH #2 INV. NW= (12) INV. SW= (12) INV. SE= (18) INV. S= (18)
 - STORM MH #3 INV. E= (24) INV. NW= (12) INV. SW= (12)
 - STORM CB #11 INV. NW= (892.08) (12)
 - STORM MH #4 INV. E= (24) INV. NW= (12) INV. SW= (12)
 - STORM CB #12 INV. NE= (12)

CERTIFICATION:

To: M36 Property LLC, Genesis CDJR of Pinckney LLC, First American Title Insurance Company and Ally Financial;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes No Additional Items of Table A thereof. The field work was completed on July 15, 2024.

Date of Plot or Map: July 30, 2024.

Christopher S. Fergus P.S. #47055



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Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
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1295 E. M-36, PINCKNEY, MI
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586-493-1223

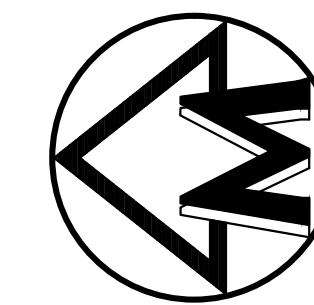
NO.	BY	DATE	REVISION
1	AEB	7-30-24	
2	AEB	8-1-24	
3	AEB	8-1-24	

DRAWN BY: AEB
CHECKED BY:
SCALE: 1" = 50'
JOB NO. 24-242
DATE: 7-30-24
SHEET NO. 1 OF 1

M:\C:\1\134_P\01\2023\25221\Site Plan\25221.dwg, 4/29/2023 10:47 AM, Chris T. Summers, 03 EXISTING AREA WIDE PLAN, None
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SCALE: 1" = 60'
 0 60 120 180



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 734-954-9127

PINCKNEY CDJR
 PRELIMINARY AND FINAL SITE PLAN
 EXISTING AREA WIDE PLAN

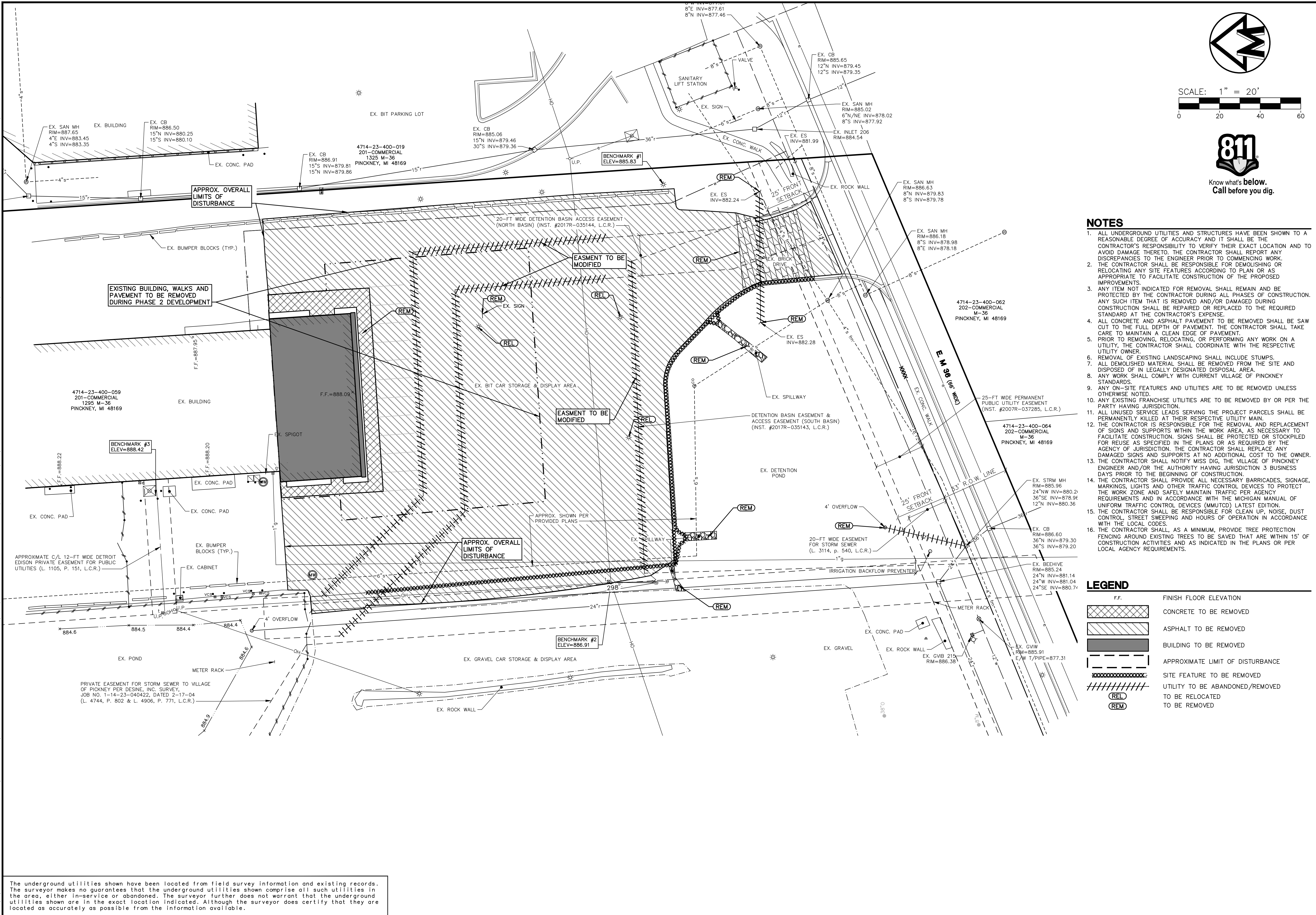
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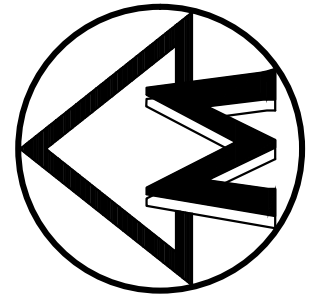
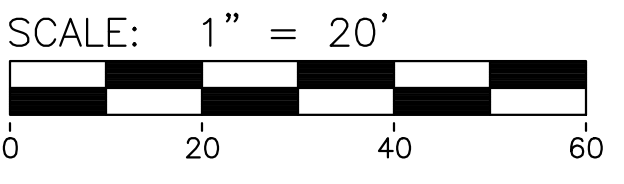

DATE: 04/30/23	REV. DATE:
SHEET 03 OF 19	REV. DATE:
CADD: WK	REV. DATE:
ENG: JSG	REV. DATE:
PLN: JSG	REV. DATE:
TECH: JSG	REV. DATE:
DRW: JSG	REV. DATE:
FILE:	REV. DATE:

JOB No. **25221**

REVISIONS:





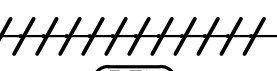




M:\C:\1\134_Proj\2023\25221\Site Plan\25221.rvt, dwg, 4/19/2023 10:47 AM, Chr. T. Samers, 05 REMOVALS PLAN, None
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 SCALE: 1" = 20'


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- NOTES**
- ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLISHING OR RELOCATING ANY SITE FEATURES ACCORDING TO PLAN OR AS APPROPRIATE TO FACILITATE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
 - ANY ITEM NOT INDICATED FOR REMOVAL SHALL REMAIN AND BE PROTECTED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION. ANY SUCH ITEM THAT IS REMOVED AND/OR DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE REQUIRED STANDARD AT THE CONTRACTOR'S EXPENSE.
 - ALL CONCRETE AND ASPHALT PAVEMENT TO BE REMOVED SHALL BE SAW CUT TO THE FULL DEPTH OF PAVEMENT. THE CONTRACTOR SHALL TAKE CARE TO MAINTAIN A CLEAN EDGE OF PAVEMENT.
 - PRIOR TO REMOVING, RELOCATING, OR PERFORMING ANY WORK ON A UTILITY, THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY OWNER.
 - REMOVAL OF EXISTING LANDSCAPING SHALL INCLUDE STUMPS.
 - ALL DEMOLISHED MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN LEGALLY DESIGNATED DISPOSAL AREA.
 - ANY WORK SHALL COMPLY WITH CURRENT VILLAGE OF PINCKNEY STANDARDS.
 - ANY ON-SITE FEATURES AND UTILITIES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
 - ANY EXISTING FRANCHISE UTILITIES ARE TO BE REMOVED BY OR PER THE PARTY HAVING JURISDICTION.
 - ALL UNUSED SERVICE LEADS SERVING THE PROJECT PARCELS SHALL BE PERMANENTLY KILLED AT THEIR RESPECTIVE UTILITY MAIN.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SIGNS AND SUPPORTS WITHIN THE WORK AREA, AS NECESSARY TO FACILITATE CONSTRUCTION. SIGNS SHALL BE PROTECTED OR STOCKPILED FOR REUSE AS SPECIFIED IN THE PLANS OR AS REQUIRED BY THE AGENCY OF JURISDICTION. THE CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNS AND SUPPORTS AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR SHALL NOTIFY MISS DIG, THE VILLAGE OF PINCKNEY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 - THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SIGNAGE, MARKINGS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES TO PROTECT THE WORK ZONE AND SAFELY MAINTAIN TRAFFIC PER AGENCY REQUIREMENTS AND IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) LATEST EDITION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP, NOISE, DUST CONTROL, STREET SWEEPING AND HOURS OF OPERATION IN ACCORDANCE WITH THE LOCAL CODES.
 - THE CONTRACTOR SHALL, AS A MINIMUM, PROVIDE TREE PROTECTION FENCING AROUND EXISTING TREES TO BE SAVED THAT ARE WITHIN 15' OF CONSTRUCTION ACTIVITIES AND AS INDICATED IN THE PLANS OR PER LOCAL AGENCY REQUIREMENTS.

LEGEND

	FINISH FLOOR ELEVATION
	CONCRETE TO BE REMOVED
	ASPHALT TO BE REMOVED
	BUILDING TO BE REMOVED
	APPROXIMATE LIMIT OF DISTURBANCE
	SITE FEATURE TO BE REMOVED
	UTILITY TO BE ABANDONED/REMOVED
	TO BE RELOCATED
	TO BE REMOVED


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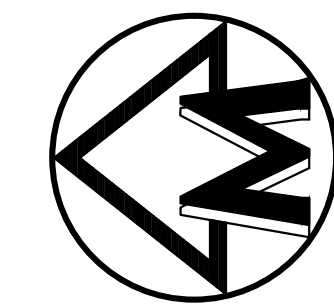
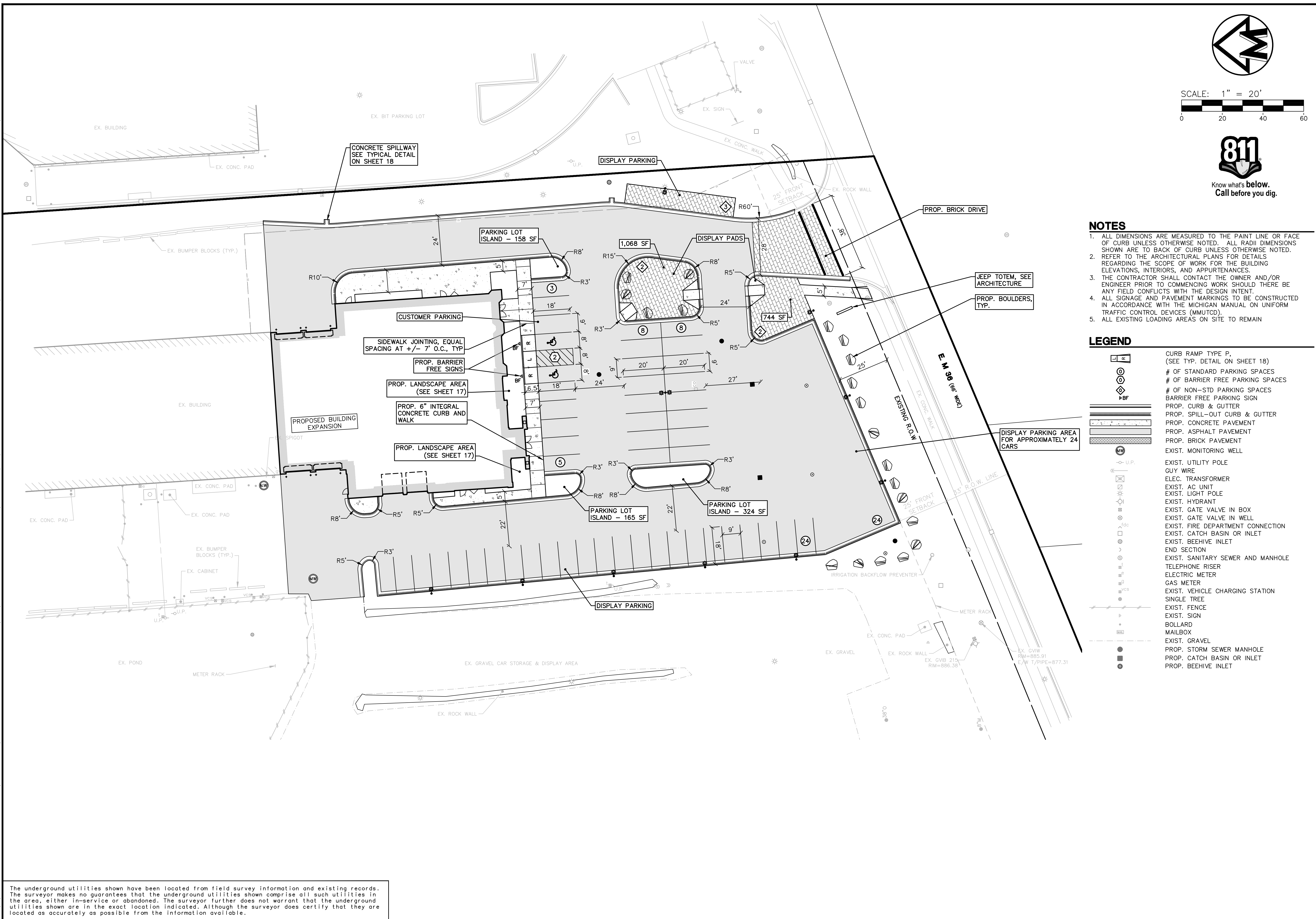
PINCKNEY CDJR
 PRELIMINARY AND FINAL SITE PLAN
 REMOVALS PLAN

05

DATE: 04/30/23	REVISIONS:
SHEET 05 OF 19	
ADD: WK	
ENG: JSG	
TECH: JSG	
DATE: 02/16/21	
BY: JSG	

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

M:\C:\1\134_Proj\2025\25221\Site Plan\Overall Site Layout Plan.dwg, 4/29/2025 10:47 AM, Chris T. Samaras, Overall Site Layout Plan, None
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SCALE: 1" = 20'
 0 20 40 60



NOTES

1. ALL DIMENSIONS ARE MEASURED TO THE PAINT LINE OR FACE OF CURB UNLESS OTHERWISE NOTED. ALL RADII DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO THE ARCHITECTURAL PLANS FOR DETAILS REGARDING THE SCOPE OF WORK FOR THE BUILDING ELEVATIONS, INTERIORS, AND APPURTENANCES.
3. THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR ENGINEER PRIOR TO COMMENCING WORK SHOULD THERE BE ANY FIELD CONFLICTS WITH THE DESIGN INTENT.
4. ALL SIGNAGE AND PAVEMENT MARKINGS TO BE CONSTRUCTED IN ACCORDANCE WITH THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
5. ALL EXISTING LOADING AREAS ON SITE TO REMAIN

LEGEND

- CURB RAMP TYPE P, (SEE TYP. DETAIL ON SHEET 18)
- # OF STANDARD PARKING SPACES
- # OF BARRIER FREE PARKING SPACES
- # OF NON-STD PARKING SPACES
- BARRIER FREE PARKING SIGN
- PROP. CURB & GUTTER
- PROP. SPILL-OUT CURB & GUTTER
- PROP. CONCRETE PAVEMENT
- PROP. ASPHALT PAVEMENT
- PROP. BRICK PAVEMENT
- EXIST. MONITORING WELL
- EXIST. UTILITY POLE
- GUY WIRE
- ELEC. TRANSFORMER
- EXIST. AC UNIT
- EXIST. LIGHT POLE
- EXIST. HYDRANT
- EXIST. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- EXIST. FIRE DEPARTMENT CONNECTION
- EXIST. CATCH BASIN OR INLET
- EXIST. BEEHIVE INLET
- END SECTION
- EXIST. SANITARY SEWER AND MANHOLE
- TELEPHONE RISER
- ELECTRIC METER
- GAS METER
- EXIST. VEHICLE CHARGING STATION
- SINGLE TREE
- EXIST. FENCE
- EXIST. SIGN
- BOLLARD
- MAILBOX
- EXIST. GRAVEL
- PROP. STORM SEWER MANHOLE
- PROP. CATCH BASIN OR INLET
- PROP. BEEHIVE INLET

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PINCKNEY CDJR
 PRELIMINARY AND FINAL SITE PLAN
 OVERALL SITE LAYOUT PLAN

06

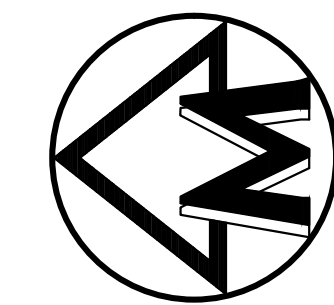
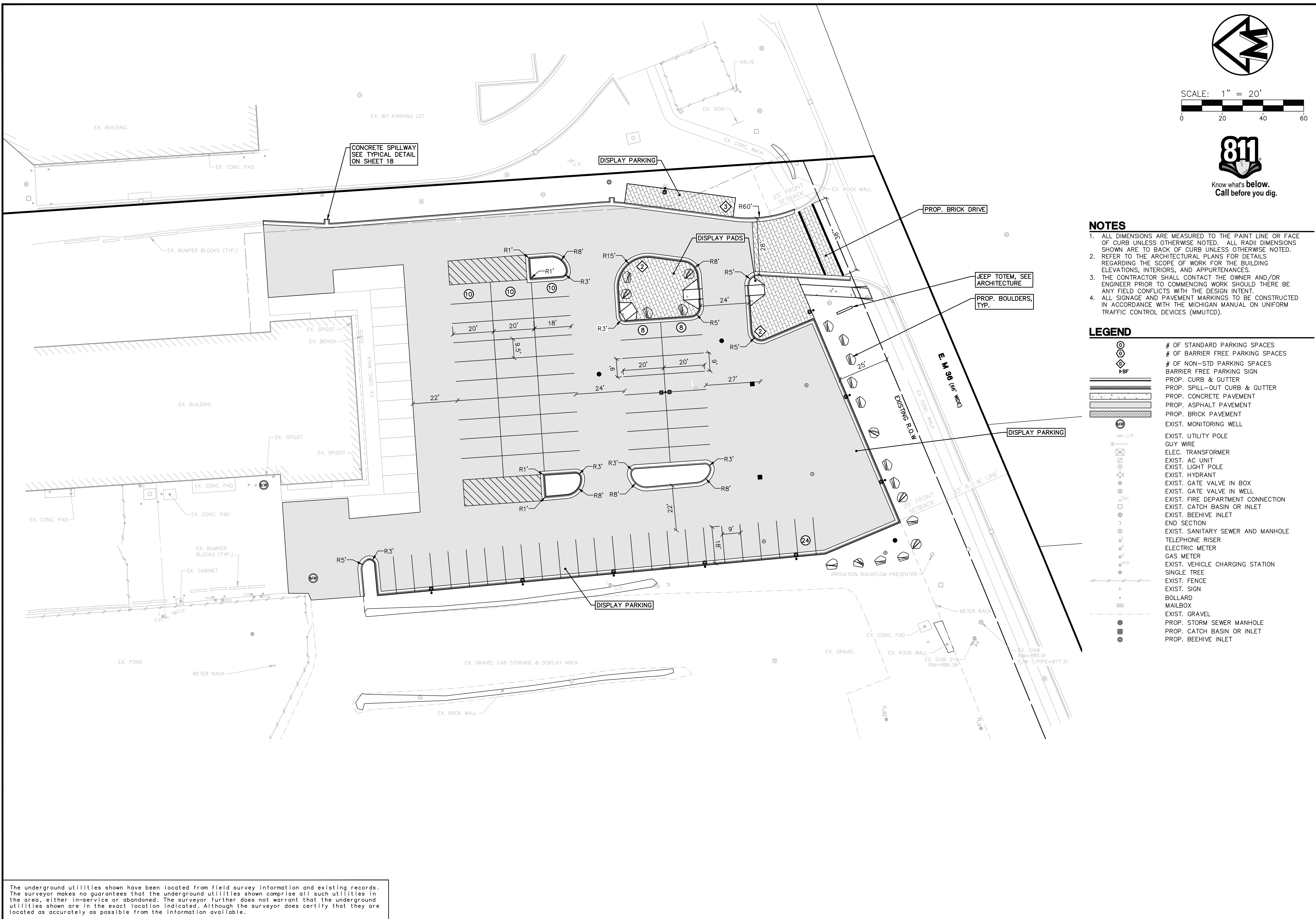
DATE: 04/30/25
 SHEET 06 OF 19

REV. DATE
 CADD: WK
 ENG: JSG
 PLOT: JSG
 RECD: JSG
 FST: JSG

JOB No. 25221

REVISIONS:

M:\C:\1\134_Proj\2025\25221\Site Plan\25221_Site Plan - Phase 1.dwg, 4/20/2026 10:47 AM, Chr1s T. Sauer s. 07 SITE LAYOUT PLAN - PHASE 1, None
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SCALE: 1" = 20'
 0 20 40 60



NOTES

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LEGEND

- # OF STANDARD PARKING SPACES
- # OF BARRIER FREE PARKING SPACES
- # OF NON-STD PARKING SPACES
- BARRIER FREE PARKING SIGN
- PROP. CURB & GUTTER
- PROP. SPILL-OUT CURB & GUTTER
- PROP. CONCRETE PAVEMENT
- PROP. ASPHALT PAVEMENT
- PROP. BRICK PAVEMENT
- EXIST. MONITORING WELL
- EXIST. UTILITY POLE
- GUY WIRE
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- EXIST. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- EXIST. FIRE DEPARTMENT CONNECTION
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- END SECTION
- EXIST. SANITARY SEWER AND MANHOLE
- TELEPHONE RISER
- ELECTRIC METER
- GAS METER
- EXIST. VEHICLE CHARGING STATION
- SINGLE TREE
- EXIST. FENCE
- EXIST. SIGN
- BOLLARD
- MAILBOX
- EXIST. GRAVEL
- PROP. STORM SEWER MANHOLE
- PROP. CATCH BASIN OR INLET
- PROP. BEEHIVE INLET

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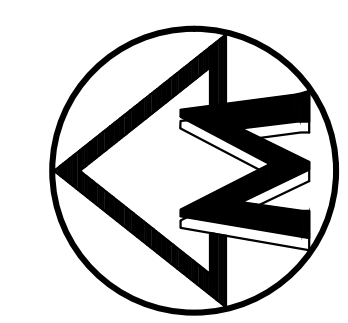
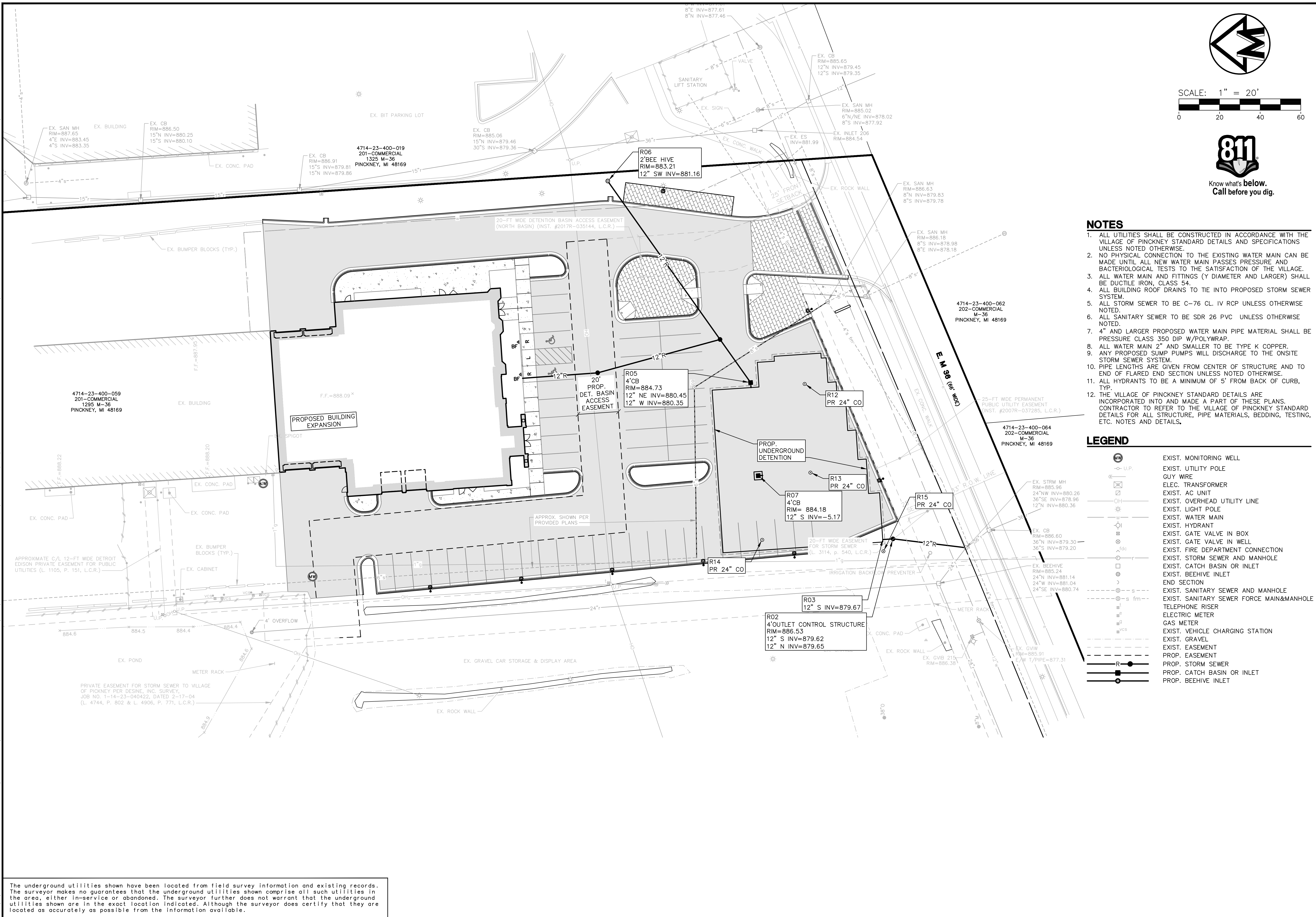
PINCKNEY CDJR
 PRELIMINARY AND FINAL SITE PLAN
 SITE LAYOUT PLAN - PHASE 1

07

DATE: 04/30/26	REV. DATE:
SHEET 07 OF 19	REV. DATE:
CADD: WK	REV. DATE:
ENG: JSG	REV. DATE:
TRK: JSG	REV. DATE:
REV: JSG	REV. DATE:
DATE: 04/30/26	REV. DATE:

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M:\C:\1\134_P\01_2023\25221\Site Plan\25221\01.dwg, 4/29/2023 10:47 AM, Chris T. Samaras, 09 SITE UTILITY PLAN, None
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SCALE: 1" = 20'
0 20 40 60



NOTES

1. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE VILLAGE OF PINCKNEY STANDARD DETAILS AND SPECIFICATIONS UNLESS NOTED OTHERWISE.
2. NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE VILLAGE.
3. ALL WATER MAIN AND FITTINGS (Y DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 54.
4. ALL BUILDING ROOF DRAINS TO TIE INTO PROPOSED STORM SEWER SYSTEM.
5. ALL STORM SEWER TO BE C-76 CL. IV RCP UNLESS OTHERWISE NOTED.
6. ALL SANITARY SEWER TO BE SDR 26 PVC UNLESS OTHERWISE NOTED.
7. 4" AND LARGER PROPOSED WATER MAIN PIPE MATERIAL SHALL BE PRESSURE CLASS 350 DIP W/POLYWRAP.
8. ALL WATER MAIN 2" AND SMALLER TO BE TYPE K COPPER.
9. ANY PROPOSED SUMP PUMPS WILL DISCHARGE TO THE ONSITE STORM SEWER SYSTEM.
10. PIPE LENGTHS ARE GIVEN FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.
11. ALL HYDRANTS TO BE A MINIMUM OF 5' FROM BACK OF CURB, TYP.
12. THE VILLAGE OF PINCKNEY STANDARD DETAILS ARE INCORPORATED INTO AND MADE A PART OF THESE PLANS. CONTRACTOR TO REFER TO THE VILLAGE OF PINCKNEY STANDARD DETAILS FOR ALL STRUCTURE, PIPE MATERIALS, BEDDING, TESTING, ETC. NOTES AND DETAILS.

LEGEND

- | | |
|--|--|
| | EXIST. MONITORING WELL |
| | EXIST. UTILITY POLE |
| | GUY WIRE |
| | ELEC. TRANSFORMER |
| | EXIST. AC UNIT |
| | EXIST. OVERHEAD UTILITY LINE |
| | EXIST. LIGHT POLE |
| | EXIST. WATER MAIN |
| | EXIST. HYDRANT |
| | EXIST. GATE VALVE IN BOX |
| | EXIST. GATE VALVE IN WELL |
| | EXIST. FIRE DEPARTMENT CONNECTION |
| | EXIST. STORM SEWER AND MANHOLE |
| | EXIST. CATCH BASIN OR INLET |
| | EXIST. BEEHIVE INLET |
| | END SECTION |
| | EXIST. SANITARY SEWER AND MANHOLE |
| | EXIST. SANITARY SEWER FORCE MAIN & MANHOLE |
| | TELEPHONE RISER |
| | ELECTRIC METER |
| | GAS METER |
| | EXIST. VEHICLE CHARGING STATION |
| | EXIST. GRAVEL |
| | EXIST. EASEMENT |
| | PROP. EASEMENT |
| | PROP. STORM SEWER |
| | PROP. CATCH BASIN OR INLET |
| | PROP. BEEHIVE INLET |

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PRELIMINARY AND FINAL SITE PLAN
SITE UTILITY PLAN

09

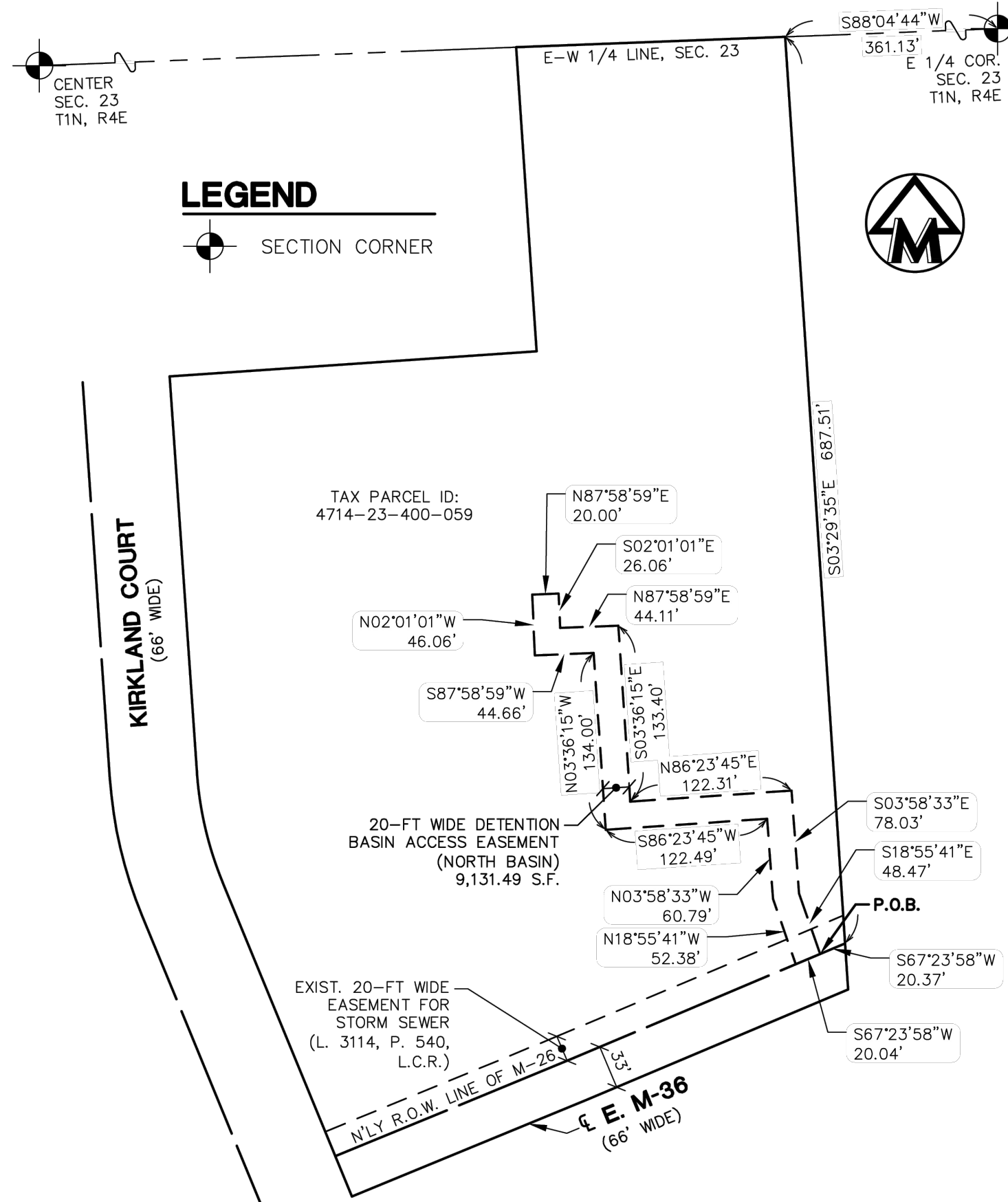
DATE: 04/30/23	REV. DATE:
SHEET 09 OF 19	ADD. WK:
ENG: JSG	DATE: 04/30/23
TECH: JSG	DATE: 04/30/23
DRW: JSG	DATE: 04/30/23

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M:\C:\1\134_Proj\2025\25221\Site Plan\25221SV1.dwg, 4/29/2025 10:47 AM, Chris T. Samaras, 10 PROPOSED EASEMENTS, None
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PROP. DETENTION BASIN ACCESS EASEMENT (NORTH)

PROPOSED 20-FT WIDE DETENTION BASIN ACCESS EASEMENT (NORTH BASIN)
 ON A PARCEL OF LAND LOCATED IN THE SE 1/4 IF SECTION 23, T1N, R4E,
 VILLAGE OF PINCKNEY, LIVINGSTON COUNTY, MICHIGAN



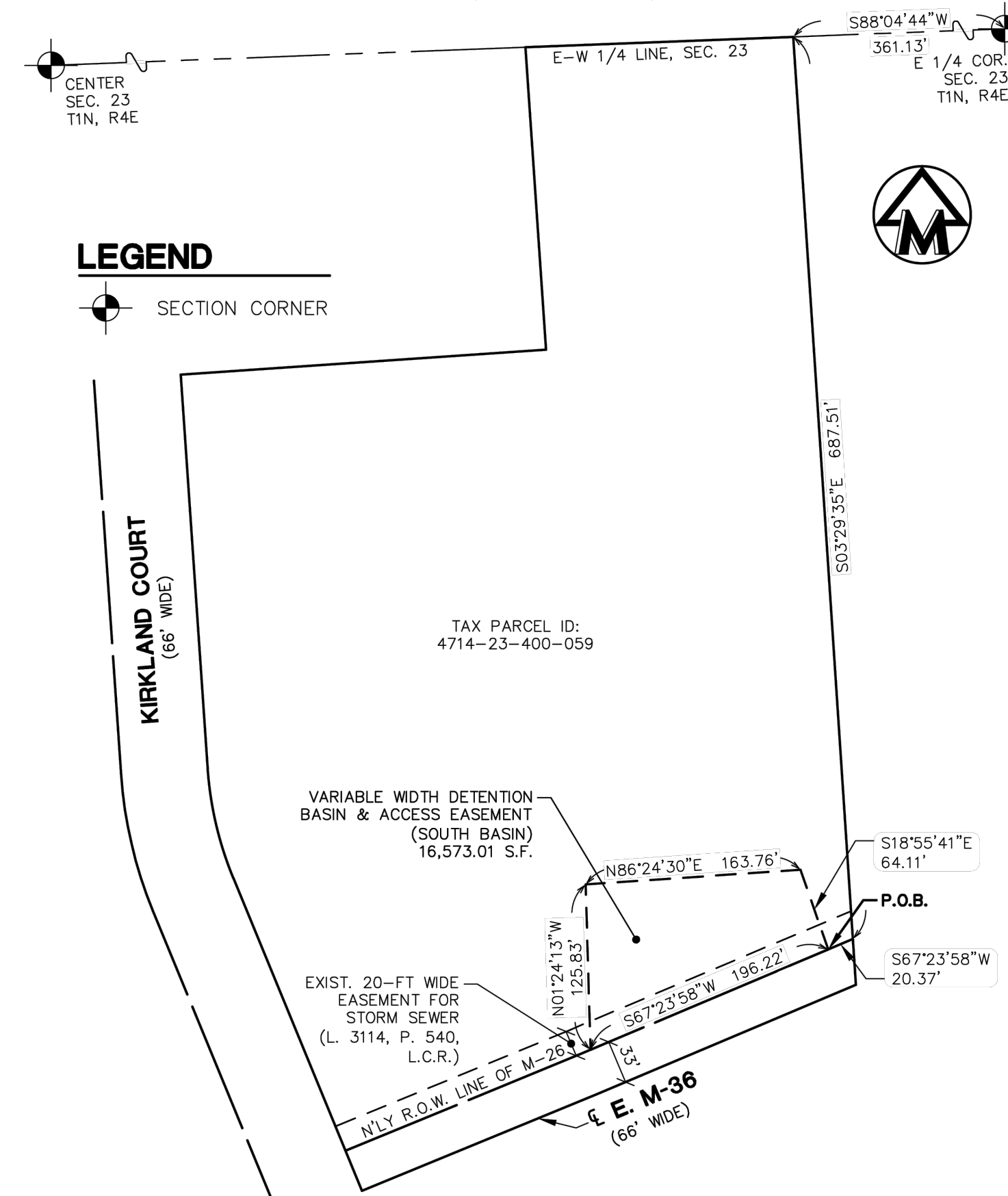
PROPOSED LEGAL DESCRIPTION (NORTH)

LEGAL DESCRIPTION OF A 20-FT WIDE DETENTION BASIN ACCESS EASEMENT (NORTH BASIN) ON
 A PARCEL OF LAND LOCATED IN THE SE 1/4 IF SECTION 23, T1N, R4E, VILLAGE OF PINCKNEY,
 LIVINGSTON COUNTY, MICHIGAN

Commencing at the E 1/4 corner of Section 23, T1N, R4E, Village of Pinckney, Livingston County, Michigan; thence S88°04'44"W 361.13 feet along the E-W 1/4 line of said Section 23; thence S03°29'35"E 687.51 feet; thence S87°23'58"W 20.37 feet along the Northerly right-of-way line of E. M-36 (66' wide) to the POINT OF BEGINNING; thence continuing S67°23'58"W 20.04 feet along said right-of-way line; thence N18°55'41"W 52.38 feet; thence N03°58'33"W 60.79 feet; thence S86°23'45"W 122.49 feet; thence N03°36'15"W 134.00 feet; thence S87°58'59"W 44.66 feet; thence N02°01'01"W 46.06 feet; thence N87°58'59"E 20.00 feet; thence S02°01'01"E 26.06 feet; thence N87°58'59"E 44.11 feet; thence S03°36'15"E 133.40 feet; thence N86°23'45"E 122.31 feet; thence S03°58'33"E 78.03 feet; thence S18°55'41"E 48.47 feet to the POINT OF BEGINNING. Being part of the SE 1/4 of Section 23, T1N, R4E, Village of Pinckney, Livingston County, Michigan. Being subject to easements and restrictions of record, if any.

PROP. DETENTION BASIN & ACCESS EASEMENT (SOUTH)

PROPOSED VARIABLE WIDTH DETENTION BASIN & ACCESS EASEMENT (SOUTH BASIN)
 ON A PARCEL OF LAND LOCATED IN THE SE 1/4 IF SECTION 23, T1N, R4E,
 VILLAGE OF PINCKNEY, LIVINGSTON COUNTY, MICHIGAN



PROPOSED LEGAL DESCRIPTION - (SOUTH)

LEGAL DESCRIPTION OF A 20-FT WIDE DETENTION BASIN ACCESS EASEMENT (NORTH BASIN) ON
 A PARCEL OF LAND LOCATED IN THE SE 1/4 IF SECTION 23, T1N, R4E, VILLAGE OF PINCKNEY,
 LIVINGSTON COUNTY, MICHIGAN

Commencing at the E 1/4 corner of Section 23, T1N, R4E, Village of Pinckney, Livingston County, Michigan; thence S88°04'44"W 361.13 feet along the E-W 1/4 line of said Section 23; thence S03°29'35"E 687.51 feet; thence S87°23'58"W 20.37 feet along the Northerly right-of-way line of E. M-36 (66' wide) to the POINT OF BEGINNING; thence continuing S67°23'58"W 196.22 feet along said right-of-way line; thence N01°24'13"W 125.83 feet; thence N86°24'30"E 163.76 feet; thence S18°55'41"E 64.11 feet to the POINT OF BEGINNING. Being part of the SE 1/4 of Section 23, T1N, R4E, Village of Pinckney, Livingston County, Michigan. Being subject to easements and restrictions of record, if any.

CLIENT: BLOOM GENERAL CONTRACTING, INC.	DATE: 02/27/26
JOB NO.: 25221	SHEET 1 OF 2
SECTION: 23 TOWN: 1N RANGE: 4E	SCALE: 1in. = 100 ft.
VILLAGE OF PINCKNEY	BOOK: N/A
LIVINGSTON COUNTY, MICHIGAN	BY: KJV

CLIENT: BLOOM GENERAL CONTRACTING, INC.	DATE: 02/27/26
JOB NO.: 25221	SHEET 2 OF 2
SECTION: 23 TOWN: 1N RANGE: 4E	SCALE: 1in. = N/A ft.
VILLAGE OF PINCKNEY	BOOK: N/A
LIVINGSTON COUNTY, MICHIGAN	BY: KJV

CLIENT: BLOOM GENERAL CONTRACTING, INC.	DATE: 02/27/26
JOB NO.: 25221	SHEET 1 OF 2
SECTION: 23 TOWN: 1N RANGE: 4E	SCALE: 1in. = 100 ft.
VILLAGE OF PINCKNEY	BOOK: N/A
LIVINGSTON COUNTY, MICHIGAN	BY: KJV

CLIENT: BLOOM GENERAL CONTRACTING, INC.	DATE: 02/27/26
JOB NO.: 25221	SHEET 2 OF 2
SECTION: 23 TOWN: 1N RANGE: 4E	SCALE: 1in. = N/A ft.
VILLAGE OF PINCKNEY	BOOK: N/A
LIVINGSTON COUNTY, MICHIGAN	BY: KJV

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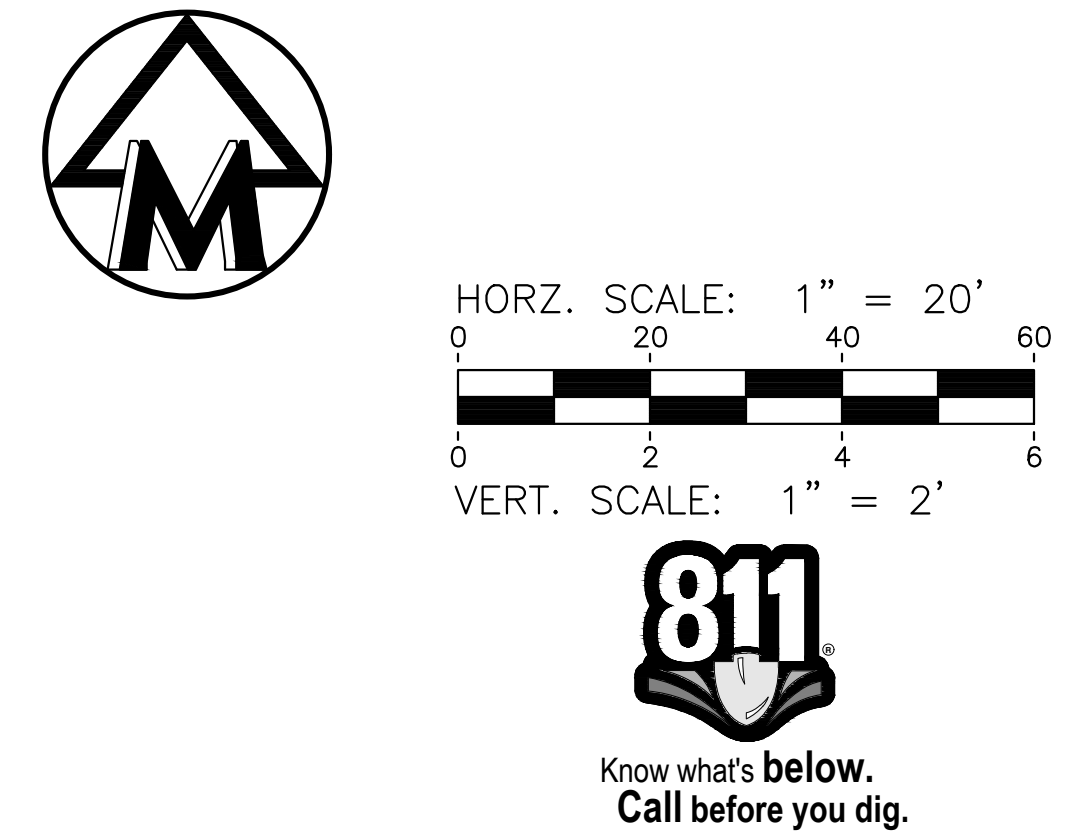
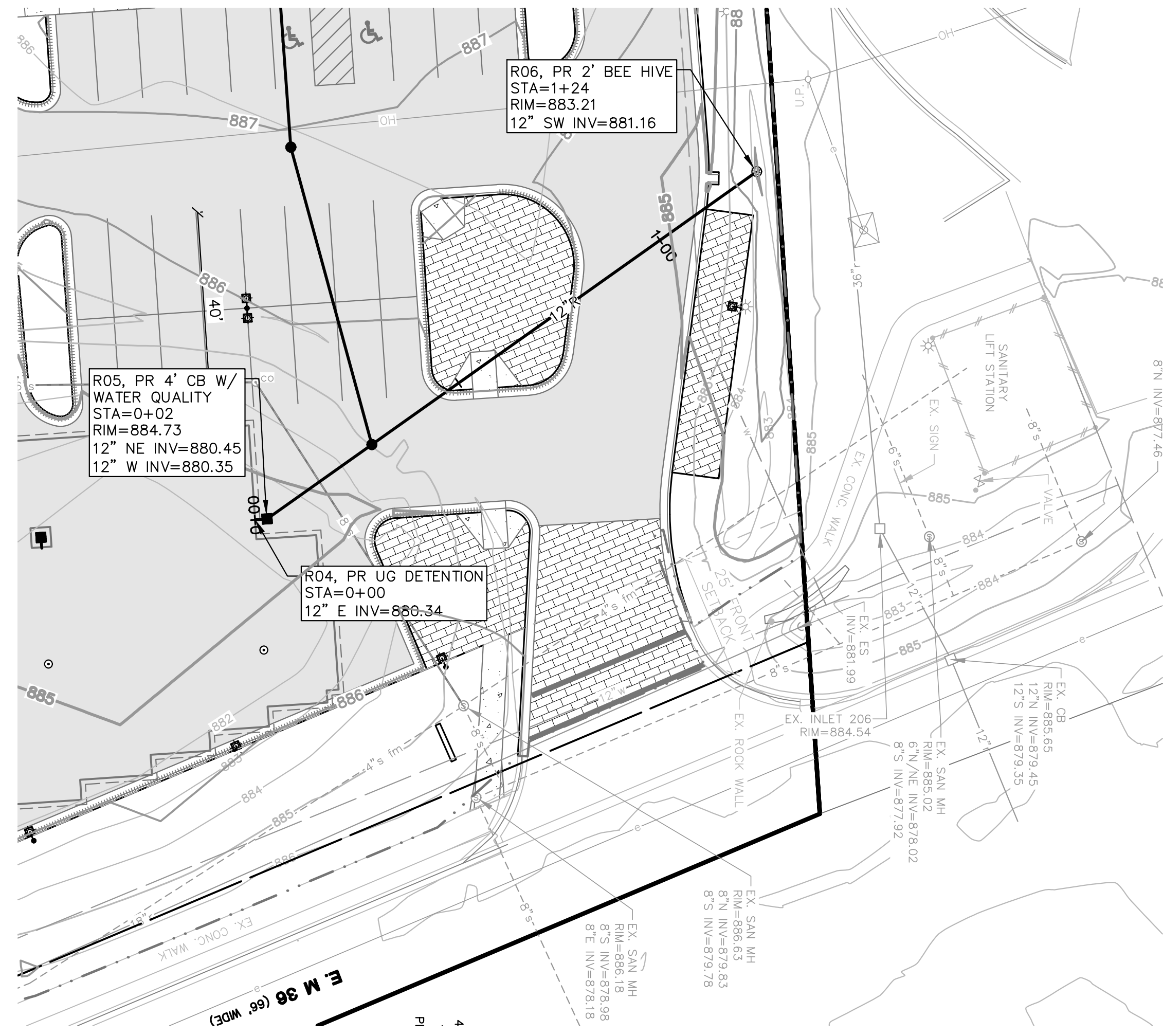
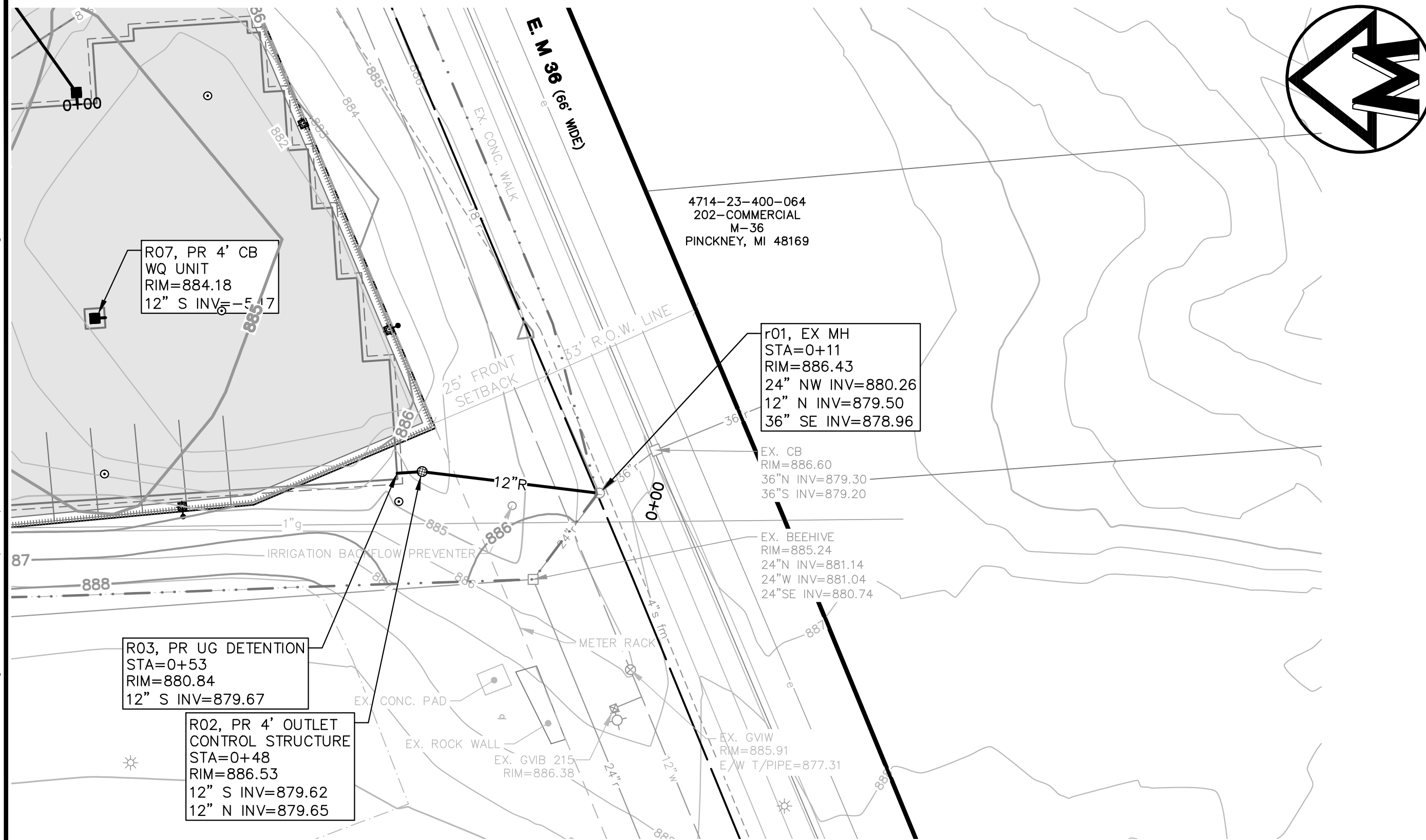
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 25601 WEST EIGHT MILE ROAD
 PINCKNEY, MI 48169
 GENESIS CDR+J
 734-954-9127

PINCKNEY CDJR
 PRELIMINARY AND FINAL SITE PLAN
 PROPOSED EASEMENTS

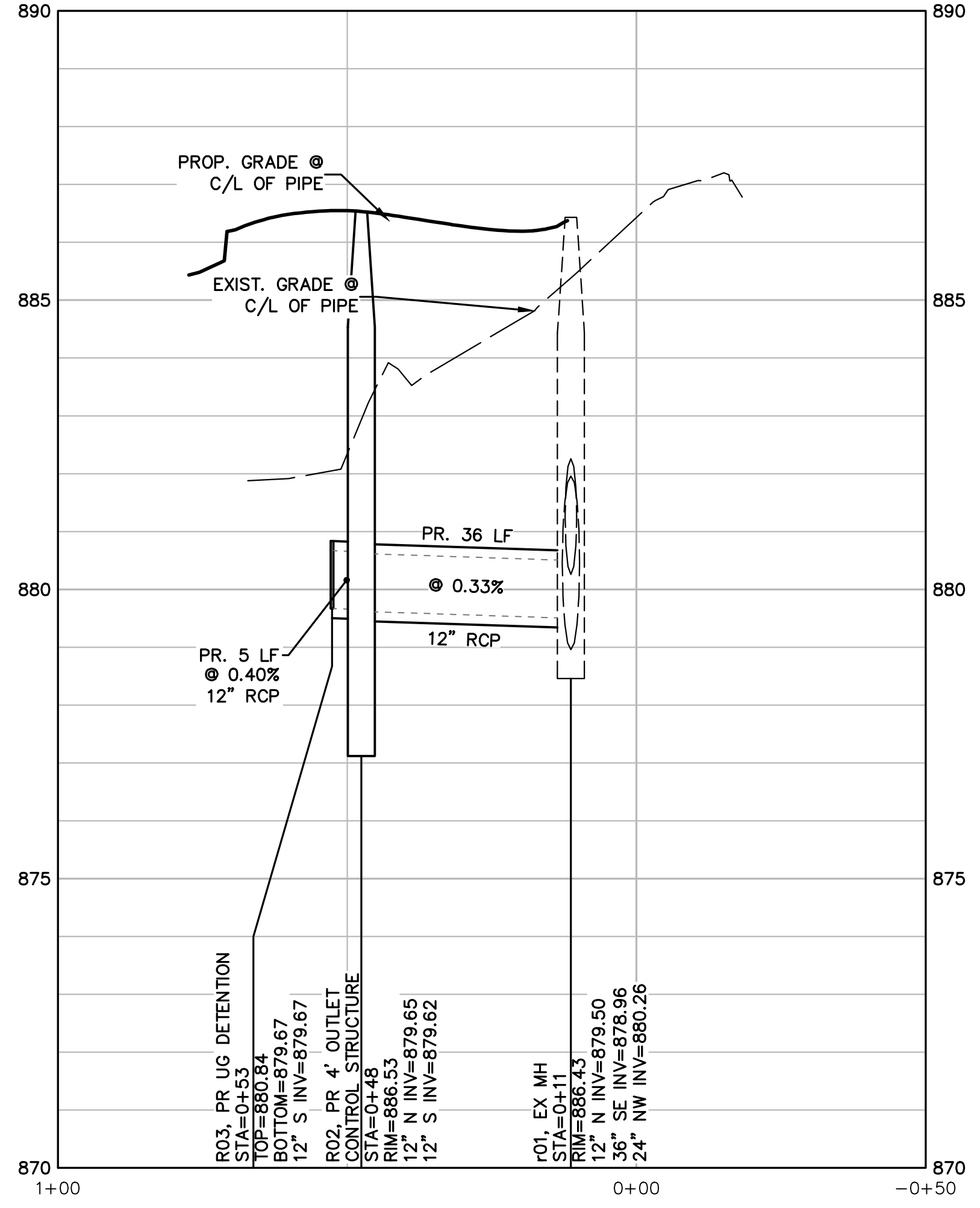
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JOB NO. 25221	DATE: 04/30/26
REVISIONS:	SHEET 10 OF 19
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	ENG: JSG
	PR: JSG
	REC: JSG
	CHK: JSG
	APP: JSG

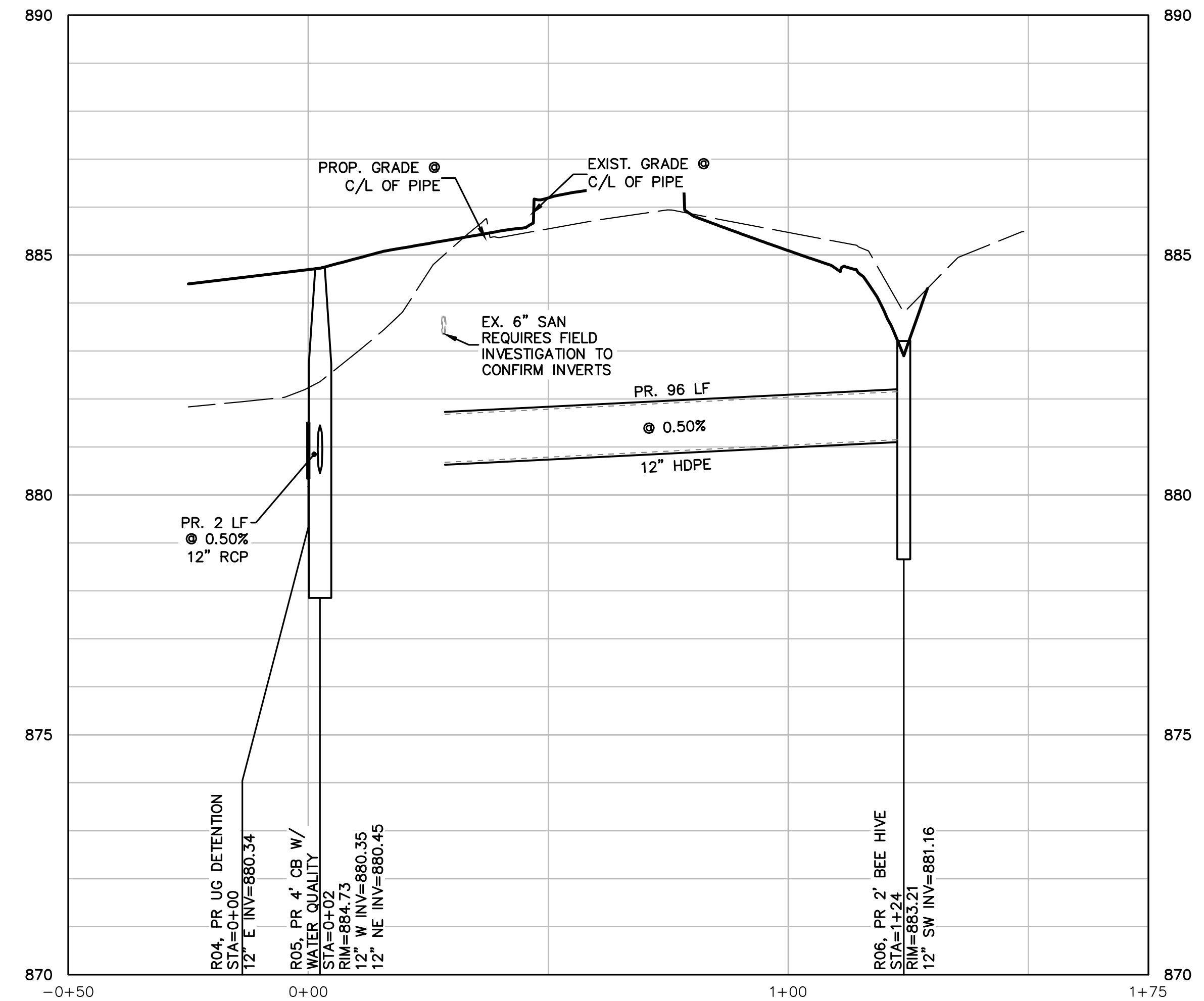
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- NOTES**
1. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE VILLAGE OF PINCKNEY STANDARD DETAILS AND SPECIFICATIONS UNLESS NOTED OTHERWISE.
 2. NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE VILLAGE.
 3. ALL WATER MAIN AND FITTINGS (Y DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 54.
 4. ALL BUILDING ROOF DRAINS TO TIE INTO PROPOSED STORM SEWER SYSTEM.
 5. ALL STORM SEWER TO BE C-76 CL. IV RCP UNLESS OTHERWISE NOTED.
 6. ALL SANITARY SEWER TO BE SDR 26 PVC UNLESS OTHERWISE NOTED.
 7. 4" AND LARGER PROPOSED WATER MAIN PIPE MATERIAL SHALL BE PRESSURE CLASS 350 DIP W/POLYWRAP.
 8. ALL WATER MAIN 2" AND SMALLER TO BE TYPE K COPPER.
 9. ANY PROPOSED SUMP PUMPS WILL DISCHARGE TO THE ONSITE STORM SEWER SYSTEM.
 10. PIPE LENGTHS ARE GIVEN FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.
 11. ALL HYDRANTS TO BE A MINIMUM OF 5' FROM BACK OF CURB, TYP.
 12. THE VILLAGE OF PINCKNEY STANDARD DETAILS ARE INCORPORATED INTO AND MADE A PART OF THESE PLANS. CONTRACTOR TO REFER TO THE VILLAGE OF PINCKNEY STANDARD DETAILS FOR ALL STRUCTURE, PIPE MATERIALS, BEDDING, TESTING, ETC. NOTES AND DETAILS.



PRIVATE STORM SEWER R1-R3



PRIVATE STORM SEWER R4-R6

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MIDWESTERN CONSULTING

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JOB NO. 25221

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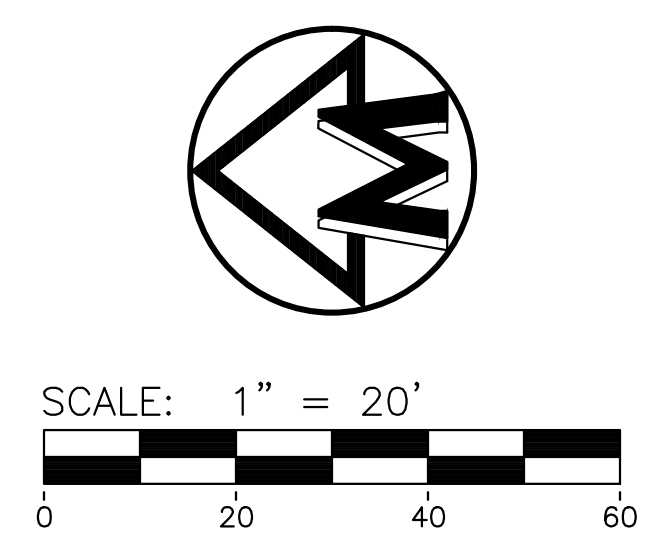
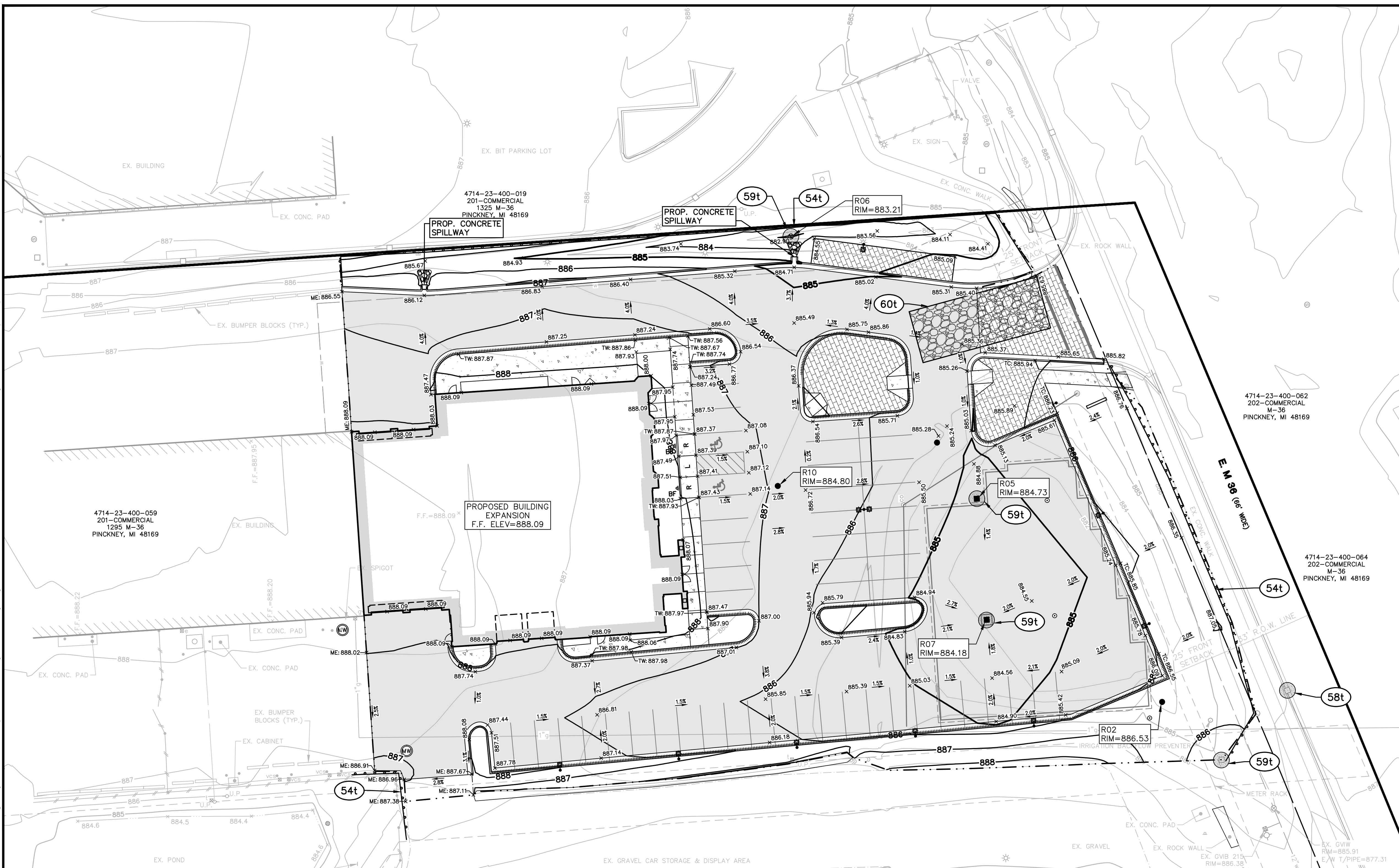
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LEGEND

	EXIST. CONTOUR
	PROP. CONTOUR
	EXIST. SPOT ELEVATION
	PROP. SPOT ELEVATION
	EXIST. UTILITY POLE
	GUY WIRE
	ELEC. TRANSFORMER
	EXIST. AC UNIT
	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
	EXIST. WATER MAIN
	EXIST. HYDRANT
	EXIST. GATE VALVE IN BOX
	EXIST. GATE VALVE IN WELL
	EXIST. FIRE DEPARTMENT CONNECTION
	EXIST. STORM SEWER AND MANHOLE
	EXIST. CATCH BASIN OR INLET
	EXIST. BEEHIVE INLET
	END SECTION
	EXIST. SANITARY SEWER AND MANHOLE
	EXIST. SANITARY SEWER FORCE MAIN & MANHOLE
	TELEPHONE RISER
	ELECTRIC METER
	EXIST. VEHICLE CHARGING STATION
	SINGLE TREE
	GUARDRAIL
	EXIST. FENCE
	EXIST. SIGN
	BOLLARD
	EXIST. MONITORING WELL
	SIGN
	SINGLE TREE
	FENCE
	SILT FENCE
	PROP. STORM SEWER MANHOLE
	PROP. CATCH BASIN OR INLET
	PROP. BEEHIVE INLET

SOIL EROSION CONTROL MEASURES
 t = temporary p = permanent

54	
59	
58	
60	

PERMANENT MAINTENANCE TASK

PERMANENT MAINTENANCE TASKS AND SCHEDULE (TO BE MAINTAINED BY OWNER)

	Components						Schedule
	Pavement	Storm Sewer System	Catch Basin Sumps	Catch Basin Inlet Castings	Swales/Ditches	Outflow Control Structure	
Inspect for sediment accumulation		X	X	X	X	X	annually
Removal of sediment accumulation		X	X	X	X	X	every 2 years, as needed
Inspect for floatables and debris		X	X	X	X	X	annually
Cleaning of floatables and debris		X	X	X	X	X	annually, as needed
Inspection for erosion					X	X	annually
Re-establish permanent vegetation on eroded slopes					X	X	as needed
Clean pavement	X						semi-annually

CONSTRUCTION SEQUENCE NOTES

CONSTRUCTION SEQUENCE, SOIL EROSION CONTROLS, AND NATURAL FEATURES PROTECTION MEASURES	
PRIOR TO CONSTRUCTION	<ul style="list-style-type: none"> IDENTIFY CONSTRUCTION LIMITS INSTALL SILT FENCE INSTALL CURB AND GUTTER INLET FILTERS INSTALL SNOW FENCE
CONSTRUCT UTILITIES	<ul style="list-style-type: none"> MAINTAIN EXISTING CONTROLS
CONSTRUCT DRIVEWAY	<ul style="list-style-type: none"> MAINTAIN EXISTING CONTROLS
FINE GRADE SITE	<ul style="list-style-type: none"> SEED AND MULCH (SOD SLOPES > 3:1) DISTURBED AREAS MAINTAIN EXISTING CONTROLS
CLEAN UP SITE	<ul style="list-style-type: none"> RE-SOD OR SEED MULCH AREAS THAT HAVE NOT TAKEN MAINTAIN EXISTING CONTROLS
AFTER DISTURBED AREAS HAVE STABLE VEGETATION	<ul style="list-style-type: none"> REMOVE CURB AND GUTTER INLET FILTERS CLEAN OUT INLET SUMPS

GENERAL GRADING EARTHWORK NOTES

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

- CONTRACTOR TO FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
- ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE VILLAGE OF PINCKNEY AND LIVINGSTON COUNTY. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE COUNTY PRIOR TO CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE GEOTECHNICAL ENGINEER, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.

MAINTENANCE REQUIREMENTS

- ALL STRAW BALE AND/OR SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. IF AT ANY TIME THE DEPTH OF SILT AND SEDIMENT COMES TO WITHIN 6" OF THE TOP OF ANY STRAW BALE OR WITHIN 12" OF THE TOP OF ANY SILT FENCE, ALL SILT AND SEDIMENT SHALL BE REMOVED TO ORIGINAL GRADE.
- ALL TEMPORARY GRAVEL FILTERS SHOULD BE ADJUSTED AS TO LOCATION PER ACTUAL FIELD CONDITIONS. THE REMOVAL OF TRAPPED SEDIMENT AND THE CLEANOUT OR REPLACEMENT OF CLOGGED STONE MAY BE NECESSARY AFTER EACH STORM EVENT DURING THE PROJECT.
- ONLY UPON STABILIZATION OF ALL DISTURBED AREAS MAY THE SILT FENCE AND TEMPORARY GRAVEL FILTERS BE REMOVED. ALSO, ALL STORM SEWERS MUST BE CLEANED OF ALL SEDIMENT.

SESC NOTES

- ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH THE CURRENT PINCKNEY ORDINANCES, LIVINGSTON COUNTY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND STATE OF MICHIGAN "SOIL EROSION AND SEDIMENTATION CONTROL ACT" (ACT #347).
- PRIOR TO COMMENCING EARTHMOVING OPERATIONS, THE GRADING CONTRACTOR SHALL INSTALL THE MUD TRACKING MAT, THE SILT FENCE, AND TEMPORARY GRAVEL FILTER(S) SHOWN ON THE PLANS.
- ANY LAWN AREA WHICH WILL HAVE A SLOPE > 3:1 MEASURED HORIZONTALLY AND 1 FT. MEASURED VERTICALLY SHALL BE SODDED AND PEGGED OR SEEDED AND MULCHED USING A SOIL EROSION CONTROL FABRIC OR BLANKET. HYDROSEEDING MAY BE USED IN LIEU OF SEED AND MULCH OR SOD WHERE SLOPES ARE > 3:1.
- THE ACTUAL LOCATION OF THE MUD TRACKING MATS AND THE GRAVEL FILTERS MAY BE ADJUSTED BY THE CONTRACTOR TO MATCH CONTRACTOR'S OPERATIONS AND THE FIELD CONDITIONS BUT ONLY IF APPROVED BY THE ENGINEER.
- ALL DISTURBED AREAS, EVEN WHERE FUTURE PAVEMENT AND BUILDINGS ARE PROPOSED, ARE TO BE REVEGETATED PER COUNTY STANDARDS FOR TEMPORARY SEEDING.
- X CY CUT AND X CY FILL. THIS IS AN ESTIMATE ONLY AND IS NOT TO BE USED FOR CONSTRUCTION OR ESTIMATING PURPOSES.
- THE ESTIMATED COST OF PROTECTING ALL EXPOSED SURFACES FROM EROSION SHOULD CONSTRUCTION CEASE IS \$10,000 (RESPREAD 3" TOPSOIL AND SEEDING).
- NO HERBICIDES/PESTICIDES ARE ALLOWED IN STORM WATER FEATURES OR BUFFER ZONES WITH THE FOLLOWING EXCEPTION: INVASIVE SPECIES MAY BE TREATED WITH HERBICIDES/PESTICIDES BY A CERTIFIED APPLICATOR.

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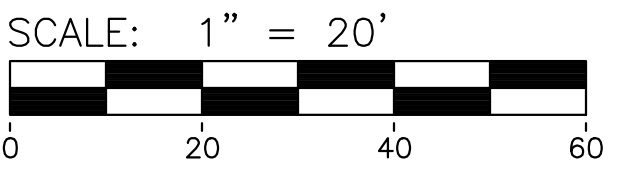
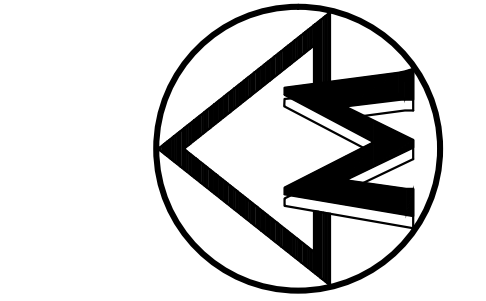
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PINCKNEY CDJR
 PRELIMINARY AND FINAL SITE PLAN
 OVERALL SITE GRADING AND SESC PLAN

12

DATE: 04/20/26
 SHEET 12 OF 19
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 JOB No. **25221**

M:\C:\1\134_P\01\2023\25221\Site Plan\25221-09-1-F1.dwg, 4/20/2023 10:48 AM, Chr 13 T. Sanner 1.3 SITE GRADING AND SESC PLAN - PHASE 1, None Copyright © 2023, Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.



LEGEND

- 838 EXIST. CONTOUR
- 836.2 PROP. CONTOUR
- 36.60x EXIST. SPOT ELEVATION
- U.P. PROP. SPOT ELEVATION
- U.P. EXIST. UTILITY POLE
- GUY WIRE
- ELEC. TRANSFORMER
- EXIST. AC UNIT
- EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- EXIST. WATER MAIN
- EXIST. HYDRANT
- EXIST. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- EXIST. FIRE DEPARTMENT CONNECTION
- EXIST. STORM SEWER AND MANHOLE
- EXIST. CATCH BASIN OR INLET
- EXIST. BEEHIVE INLET
- END SECTION
- EXIST. SANITARY SEWER AND MANHOLE
- EXIST. SANITARY SEWER FORCE MAIN&MANHOLE
- TELEPHONE RISER
- ELECTRIC METER
- GAS METER
- EXIST. VEHICLE CHARGING STATION
- SINGLE TREE
- GUARDRAIL
- EXIST. FENCE
- EXIST. SIGN
- BOLLARD
- EXIST. MONITORING WELL
- SIGN
- SINGLE TREE
- FENCE
- SILT FENCE
- PROP. STORM SEWER MANHOLE
- PROP. CATCH BASIN OR INLET
- PROP. BEEHIVE INLET

SOIL EROSION CONTROL MEASURES

t = temporary p = permanent

- 54** CONSTRUCTION FENCE OR SNOW FENCE
- 59** C.B./INLET FILTER
- 58** CURB INLET FILTER
- 60** MUD TRACKING MAT

PERMANENT MAINTENANCE TASK

PERMANENT MAINTENANCE TASKS AND SCHEDULE (TO BE MAINTAINED BY OWNER)

	Components						Schedule
	Pavement	Storm Sewer System	Catch Basin Sumps	Catch Basin Inlet Castings	Swales/Ditches	Outflow Control Structure	
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Removal of sediment accumulation		X	X	X	X	X	every 2 years, as needed
Inspect for floatables and debris		X	X	X	X	X	annually
Cleaning of floatables and debris		X	X	X	X	X	annually, as needed
Inspection for erosion					X	X	annually
Re-establish permanent vegetation on eroded slopes					X	X	as needed
Clean pavement	X						semi-annually

CONSTRUCTION SEQUENCE NOTES

CONSTRUCTION SEQUENCE, SOIL EROSION CONTROLS, AND NATURAL FEATURES PROTECTION MEASURES	
PRIOR TO CONSTRUCTION	<ul style="list-style-type: none"> - IDENTIFY CONSTRUCTION LIMITS - INSTALL SILT FENCE - INSTALL CURB AND GUTTER INLET FILTERS - INSTALL SNOW FENCE
CONSTRUCT UTILITIES	- MAINTAIN EXISTING CONTROLS
CONSTRUCT DRIVEWAY	- MAINTAIN EXISTING CONTROLS
FINE GRADE SITE	<ul style="list-style-type: none"> - SEED AND MULCH (SOD SLOPES > 3:1) DISTURBED AREAS - MAINTAIN EXISTING CONTROLS
CLEAN UP SITE	<ul style="list-style-type: none"> - RE-SOD OR SEED MULCH AREAS THAT HAVE NOT TAKEN - MAINTAIN EXISTING CONTROLS
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PINCKNEY CDJR
PRELIMINARY AND FINAL SITE PLAN
SITE GRADING AND SESC PLAN - PHASE 1

13

DATE: 04/20/23

SHEET 13 OF 19

REV. DATE

ADD: WK

ENG: JSG

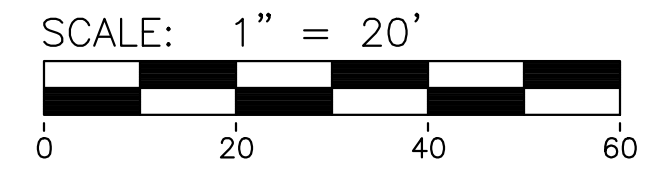
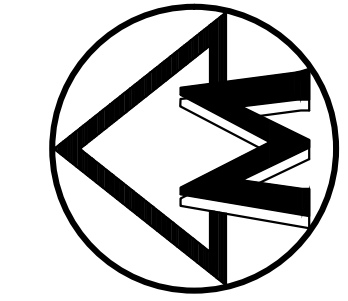
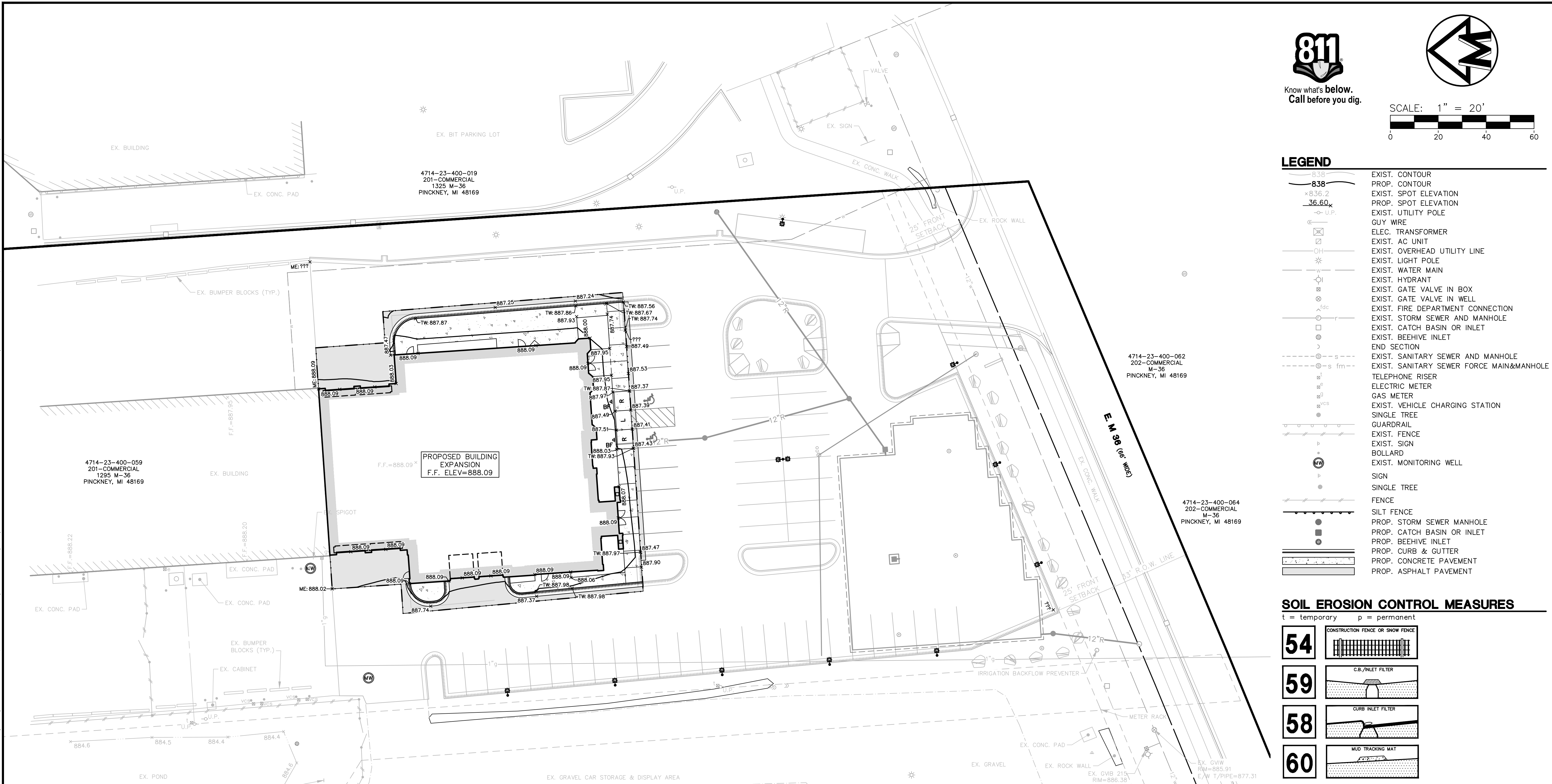
DESIGN: JSG

SCALE: 1" = 20'

JOB No. **25221**

REVISIONS:

M:\C:\1\134_P\01\2023\25221\Site Plan\25221-01-P2.dwg, 4/20/2026 10:48 AM, Chris T. Sauer s. 14 SITE GRADING AND SESC PLAN - PHASE 2, None Copyright © 2026, Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.



LEGEND	
	EXIST. CONTOUR
	PROP. CONTOUR
	EXIST. SPOT ELEVATION
	PROP. SPOT ELEVATION
	EXIST. UTILITY POLE
	GUY WIRE
	ELEC. TRANSFORMER
	EXIST. AC UNIT
	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
	EXIST. WATER MAIN
	EXIST. HYDRANT
	EXIST. GATE VALVE IN BOX
	EXIST. GATE VALVE IN WELL
	EXIST. FIRE DEPARTMENT CONNECTION
	EXIST. STORM SEWER AND MANHOLE
	EXIST. CATCH BASIN OR INLET
	EXIST. BEEHIVE INLET
	END SECTION
	EXIST. SANITARY SEWER AND MANHOLE
	EXIST. SANITARY SEWER FORCE MAIN&MANHOLE
	TELEPHONE RISER
	ELECTRIC METER
	GAS METER
	EXIST. VEHICLE CHARGING STATION
	SINGLE TREE
	GUARDRAIL
	EXIST. FENCE
	EXIST. SIGN
	BOLLARD
	EXIST. MONITORING WELL
	SIGN
	SINGLE TREE
	FENCE
	SILT FENCE
	PROP. STORM SEWER MANHOLE
	PROP. CATCH BASIN OR INLET
	PROP. BEEHIVE INLET
	PROP. CURB & GUTTER
	PROP. CONCRETE PAVEMENT
	PROP. ASPHALT PAVEMENT

SOIL EROSION CONTROL MEASURES	
t = temporary	p = permanent
54	
59	
58	
60	

- ### SESC NOTES
- ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH THE CURRENT PINCKNEY ORDINANCES, LIVINGSTON COUNTY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, AND STATE OF MICHIGAN "SOIL EROSION AND SEDIMENTATION CONTROL ACT" (ACT #347).
 - PRIOR TO COMMENCING EARTHMOVING OPERATIONS, THE GRADING CONTRACTOR SHALL INSTALL THE MUD TRACKING MAT, THE SILT FENCE, AND TEMPORARY GRAVEL FILTER(S) SHOWN ON THE PLANS.
 - ANY LAWN AREA WHICH WILL HAVE A SLOPE > 3:1 MEASURED HORIZONTALLY AND 1 FT. MEASURED VERTICALLY) SHALL BE SODDED AND PEGGED OR SEEDED AND MULCHED USING A SOIL EROSION CONTROL FABRIC OR BLANKET, HYDROSEEDING MAY BE USED IN LIEU OF SEED AND MULCH OR SOD WHERE SLOPES ARE > 3:1.
 - THE ACTUAL LOCATION OF THE MUD TRACKING MATS AND THE GRAVEL FILTERS MAY BE ADJUSTED BY THE CONTRACTOR TO MATCH CONTRACTOR'S OPERATIONS AND THE FIELD CONDITIONS BUT ONLY IF APPROVED BY THE ENGINEER.
 - ALL DISTURBED AREAS, EVEN WHERE FUTURE PAVEMENT AND BUILDINGS ARE PROPOSED, ARE TO BE REVEGETATED PER COUNTY STANDARDS FOR TEMPORARY SEEDING.
 - X CY CUT AND X CY FILL THIS IS AN ESTIMATE ONLY AND IS NOT TO BE USED FOR CONSTRUCTION OR ESTIMATING PURPOSES.
 - THE ESTIMATED COST OF PROTECTING ALL EXPOSED SURFACES FROM EROSION SHOULD CONSTRUCTION CEASE IS \$10,000 (RESPREAD 3" TOPSOIL AND SEEDING).
 - NO HERBICIDES/PESTICIDES ARE ALLOWED IN STORM WATER FEATURES OR BUFFER ZONES WITH THE FOLLOWING EXCEPTION: INVASIVE SPECIES MAY BE TREATED WITH HERBICIDES/PESTICIDES BY A CERTIFIED APPLICATOR.

PERMANENT MAINTENANCE TASK

PERMANENT MAINTENANCE TASKS AND SCHEDULE (TO BE MAINTAINED BY OWNER)

	Components						Schedule
	Pavement	Storm Sewer System	Catch Basin Sumps	Catch Basin Inlet Castings	Swales/Ditches	Outflow Control Structure	
Inspect for sediment accumulation		X	X		X	X	annually
Removal of sediment accumulation		X	X	X	X	X	every 2 years, as needed
Inspect for floatables and debris		X	X	X	X	X	annually
Cleaning of floatables and debris		X	X	X	X	X	annually, as needed
Inspection for erosion					X	X	annually
Re-establish permanent vegetation on eroded slopes					X	X	as needed
Clean pavement	X						semi-annually

CONSTRUCTION SEQUENCE NOTES

CONSTRUCTION SEQUENCE, SOIL EROSION CONTROLS, AND NATURAL FEATURES PROTECTION MEASURES	
PRIOR TO CONSTRUCTION	<ul style="list-style-type: none"> IDENTIFY CONSTRUCTION LIMITS INSTALL SILT FENCE INSTALL CURB AND GUTTER INLET FILTERS INSTALL SNOW FENCE
CONSTRUCT UTILITIES	MAINTAIN EXISTING CONTROLS
CONSTRUCT DRIVEWAY	MAINTAIN EXISTING CONTROLS
FINE GRADE SITE	<ul style="list-style-type: none"> SEED AND MULCH (SOD SLOPES > 3:1) DISTURBED AREAS MAINTAIN EXISTING CONTROLS
CLEAN UP SITE	<ul style="list-style-type: none"> RE-SOD OR SEED MULCH AREAS THAT HAVE NOT TAKEN MAINTAIN EXISTING CONTROLS
AFTER DISTURBED AREAS HAVE STABLE VEGETATION	<ul style="list-style-type: none"> REMOVE CURB AND GUTTER INLET FILTERS CLEAN OUT INLET SUMPS

GENERAL GRADING EARTHWORK NOTES

- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT
- CONTRACTOR TO FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
 - ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
 - THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
 - ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE VILLAGE OF PINCKNEY AND LIVINGSTON COUNTY. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE COUNTY PRIOR TO CONSTRUCTION.
 - ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE GEOTECHNICAL ENGINEER, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.

MAINTENANCE REQUIREMENTS

- ALL STRAW BALE AND/OR SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. IF AT ANY TIME THE DEPTH OF SILT AND SEDIMENT COMES TO WITHIN 6" OF THE TOP OF ANY STRAW BALE OR WITHIN 12" OF THE TOP OF ANY SILT FENCE, ALL SILT AND SEDIMENT SHALL BE REMOVED TO ORIGINAL GRADE.
- ALL TEMPORARY GRAVEL FILTERS SHOULD BE ADJUSTED AS TO LOCATION PER ACTUAL FIELD CONDITIONS. THE REMOVAL OF TRAPPED SEDIMENT AND THE CLEANOUT OR REPLACEMENT OF CLOGGED STONE MAY BE NECESSARY AFTER EACH STORM EVENT DURING THE PROJECT.
- ONLY UPON STABILIZATION OF ALL DISTURBED AREAS MAY THE SILT FENCE AND TEMPORARY GRAVEL FILTERS BE REMOVED. ALSO, ALL STORM SEWERS MUST BE CLEANED OF ALL SEDIMENT.

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

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BLOOM GENERAL CONTRACTING, INC.

23601 WEST EIGHT MILE ROAD

PINCKNEY, MI 48169

GENESIS CDR+J

734-954-9127

PINCKNEY CDJR

PRELIMINARY AND FINAL SITE PLAN

SITE GRADING AND SESC PLAN - PHASE 2

14

DATE: 04/30/26

SHEET 14 OF 19

REV. DATE

ADD: WK

ENG: JSG

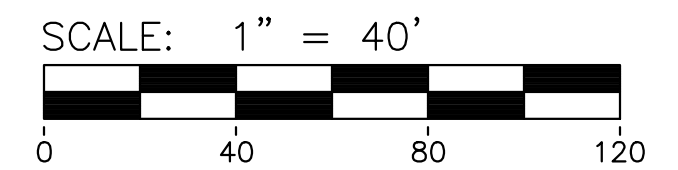
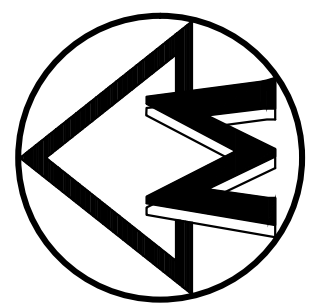
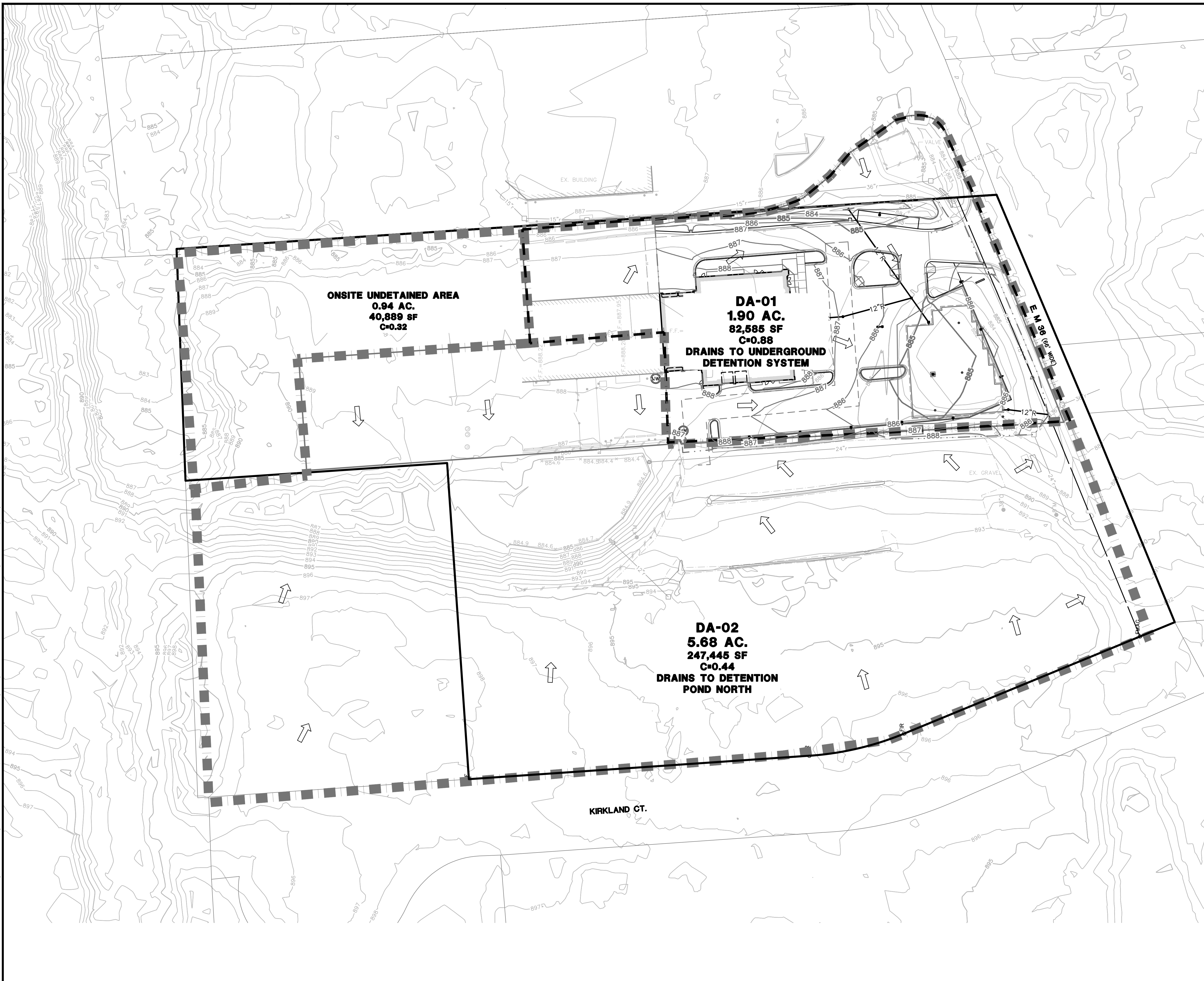
TECH: JSG

DESIGNER: JSG

JOB No. **25221**

REVISIONS:

M:\C:\1\134_Prog\2025\25221\Site Plan\25221.DWG, 4/19/2025 10:48 AM, Chris T. Summers, 15 STORMWATER MANAGEMENT PLAN, None
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Know what's below.
Call before you dig.

LEGEND

- EXIST. MONITORING WELL
- EXIST. UTILITY POLE
- EXIST. GUY WIRE
- EXIST. TRANSFORMER
- EXIST. AC UNIT
- EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- EXIST. WATER MAIN
- EXIST. HYDRANT
- EXIST. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- EXIST. FIRE DEPARTMENT CONNECTION
- EXIST. STORM SEWER AND MANHOLE
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- EXIST. BEEHIVE INLET
- END SECTION
- EXIST. SANITARY SEWER AND MANHOLE
- EXIST. SANITARY SEWER FORCE MAIN & MANHOLE
- TELEPHONE RISER
- ELECTRIC METER
- GAS METER
- EXIST. VEHICLE CHARGING STATION
- EXIST. STORM SEWER
- PROP. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- PROP. CATCH BASIN OR INLET
- EX. DRAINAGE AREA BOUNDARY
- PROP. SUB-DRAINAGE AREA BOUNDARY
- PROP. DRAINAGE AREA LABEL
- PROP. DRAINAGE DIRECTION ARROW

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PINCCKNEY CDJR
PRELIMINARY AND FINAL SITE PLAN
STORMWATER MANAGEMENT PLAN

15

DATE: 04/30/25	REV. DATE:
SHEET 15 OF 19	REVISIONS:
CADD: WK	
ENG: JSG	
TECH: JSG	
DATE: 02/10/21	
FSR:	

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Underground Detention Stormwater Calculations

W1 - Determining Post-Development Cover Types, Areas, Curve Numbers, and Runoff Coefficients

Cover Type	Soil Type	Area (sf)	Area (ac)	Runoff Coeff. (C)	(C) x (Area)
Building/Pavement		71,065	1.63	0.95	1.55
Grass	B	21,140	0.49	0.25	0.12
Total		92,205	2.12		1.67

Weighted C = (Sum(CxArea))/(Area Total) = 0.88

1 Water Quality
1.1 Required Water Quality Volume (W_q)
 A. $W_{q1} = 1" \times 1'12" \times 43560 \text{ sf/ac} \times A \times C$ where A = 1.90 and where C = 0.88
 $W_{q1} = 1" \times 1'12" \times 43560 \text{ sf/ac} \times 1.90 \times 0.88 = 6,056 \text{ cf}$

1.2 Required Channel Protection Volume
 $V_{cp} = 1.3'12" \times 43,560 \text{ C} \times A = 7,873 \text{ cf}$

1.3 Required Forebay Volume
 15% of W_q = 908.44 cf

2 Flow Control and Extended Detention (V_{ed})
2.1 Required Extended Detention Volume (For Channel Protection Rate Control)
 $V_{ed} = 1.9'12" \times 43,560 \text{ C} \times A = 11,507 \text{ cf}$

2.2 Extended Detention Volume Discharge Rate
 $V_{ed} / ((48 \text{ hr}) \times (60 \text{ min}) \times (60 \text{ sec})) = 0.0666 \text{ cfs}$

6 100 Year Storm Inlet Rate
 $Q_{100in} = C \times A \times 83.318 / ((Tc + 9.1747)^{0.8069}) = 10.532 \text{ cfs}$

T_c = Time of Concentration
 Assume 15-minute minimum time of concentration $T_c = 15 \text{ min}$

7 100 Year Storm Allowable Outlet Rate
 $Q_{100out} = Q_{in} \times A = 1.8461 \text{ cfs}$

$Q_{100out} = \text{Lesser of Restricted Rate for Drain Or Variable Release Rate (Q_{vr})}$

$Q_{vr} = \text{Allowable release rate in cfs/acre} = 0.9737 \text{ cfs/acre}$
 $Q_{vr} = 1.1055 - 0.2061(A) = 0.9737 \text{ cfs/acre}$

8 Storage Curve Factor (SCF) for the 100-year detention volume
 $R = [0.206 - 0.15 \ln(Q_{100P}/Q_{100IN})] = 0.4672 \text{ cfs/acre}$
 Typical Interval = 0.45 to 0.90

$Q_{100P} = 100\text{-year post-development peak flow rate in cfs}$
 $Q_{100IN} = 100\text{-year post-development peak inflow rate in cfs}$

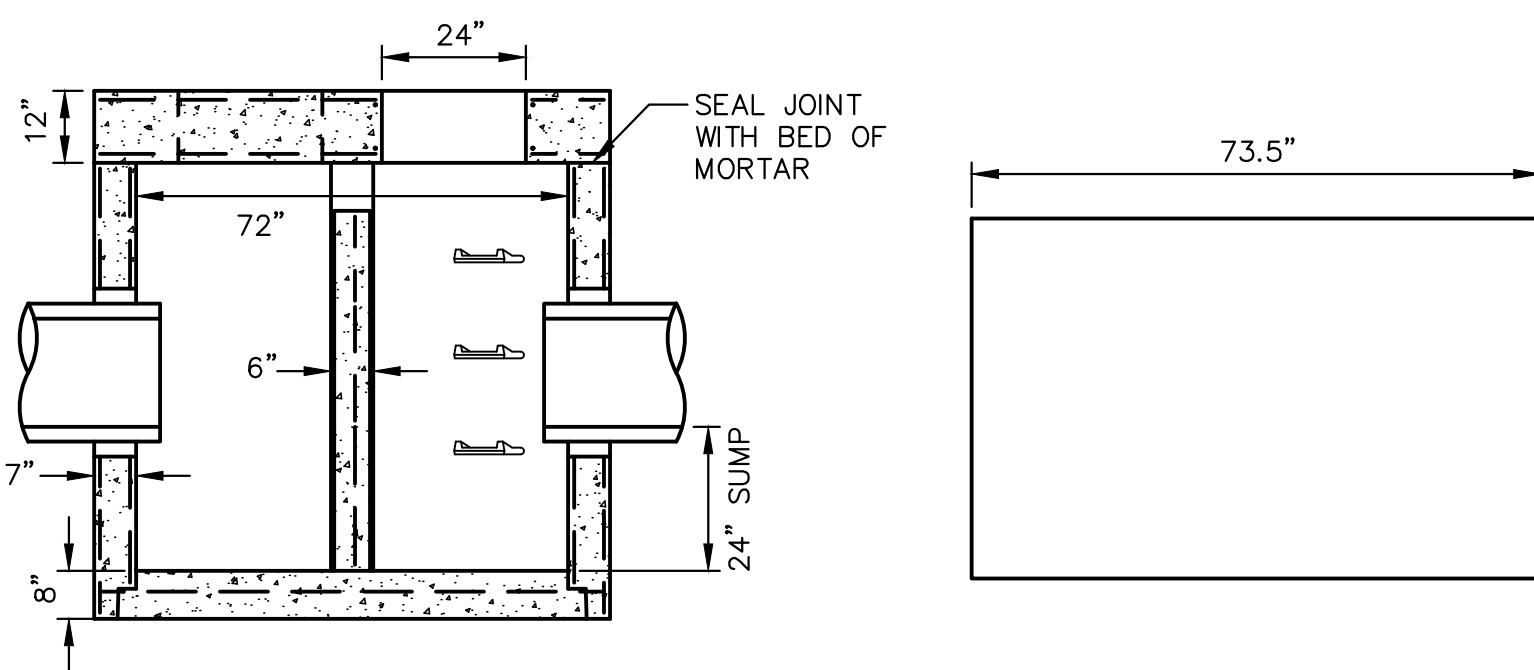
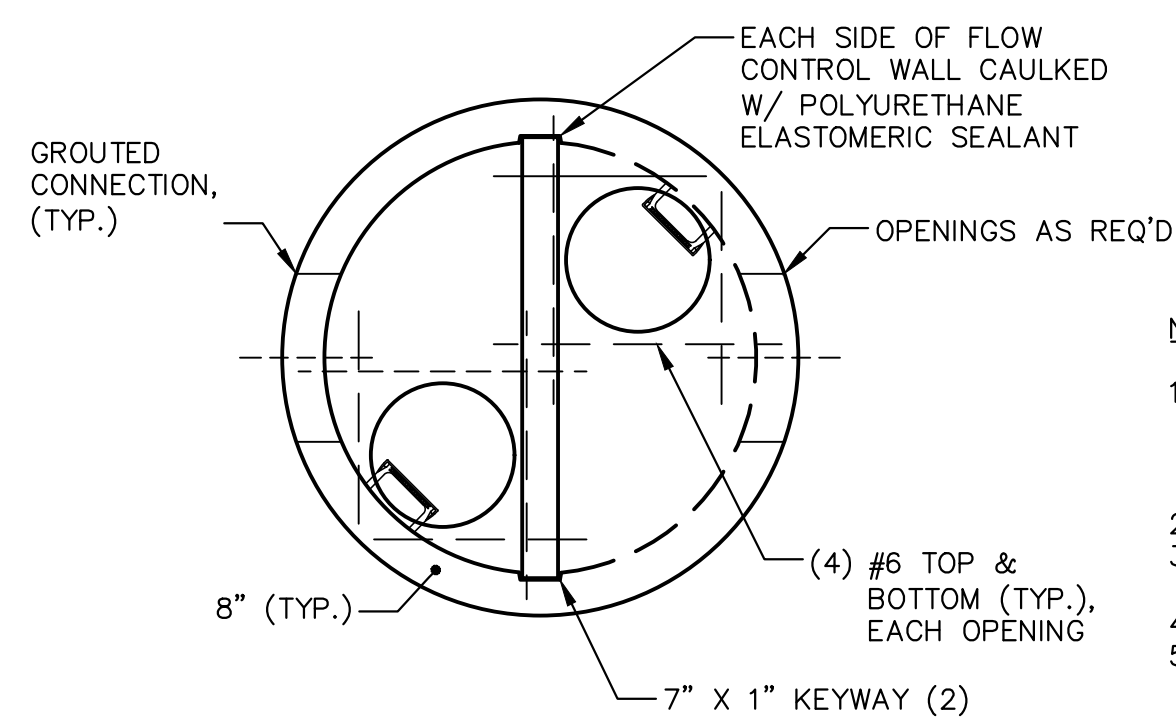
9 100 Year Storm Volume In (V_{100in})
 $V_{100in} = 18.985 \times C \times A = 31674 \text{ cfs/acre}$

10 Required 100 Year Storm Storage Volume Above Outlet
 $V_{100stor} = (V_{100in} \times R) - V_{cp} \text{ Credit} = 6925.1 \text{ cf}$

Since 6,925 cf is less than the required Extended Detention Volume of 11,507 cf, the minimum required 100 yr. Storm storage volume is the extended detention volume of 11,507 cf.

Underground Detention Chambers

Footprint Area (sf)	Vol. % per footprint area	Design Area (sf)	Depth (ft)	Volume Provided (cft)
6,100	95%	5,795	2.00	11,590



OVERFLOW STRUCTURE
SCALE : NTS

FILL CHART

Material Location	Description	Material Classification	Compaction/Density Requirement (NOTE 3)
FINAL FILL	Fill starting from the top of the embedment fill layer. (NOTE 1 and 2)	Suitable Fill Materials as noted in the Project Geotechnical Report and noted on the Site Design Engineer's Plans	See Project Geotechnical Report and Site Design Engineer's Plans
EMBEDMENT FILL	Fill immediately surrounding the sides and top of tank (NOTE 4)	Sand-Gravel Mixtures or Open-Graded Crushed Aggregate Blends	AASHTO M145 A-1, A-2, A-3 or AASHTO M43 3, 357, 4, 467, 5, 56, 57
BEDDING FILL	Fill immediately below the tank (NOTE 4)		Plate Compact or Static Roll loose lifts to densify fill. Use at least two full passes of the equipment to level the layer. For AASHTO M145 soils, a minimum of 95% of the Standard Proctor Maximum Dry Density is recommended.

CONSTRUCTION EQUIPMENT CHART

Equipment Make (NOTE 1)	Maximum Gross Vehicle Weight (lbs)	Minimum Fill Depth over Tank (in)
Plate Compactor	7,500	6
Compact Track Loader (NOTE 2)	7,500	6
Rubber Tired Skid Steer (NOTE 3)	7,500	14
Low Ground Pressure Tracked Vehicles (NOTE 4)	20,000	14
Roller - Static Mode	12,000	18
Roller - Vibratory Mode	12,000	24

COVER CHART

Live Loading Condition	Cover Thickness (inches)	
	Minimum	Maximum
Non-Trafficked Area (i.e. Landscaping)	12	134
Passenger Vehicles Parking Lot (i.e. Gross Vehicle Weight <10,000 lbs)	18	134
Passenger Vehicles Parking Lot with one weekly AASHTO HS-20 vehicle	20	134
Frequent AASHTO HS-20 Traffic	22	134
Frequent AASHTO HS-25 Traffic	24	134
Frequent AASHTO HS-25 Traffic with one weekly AASHTO HS-25 vehicle	26	134

DETAIL A PIPE WRAP

1 LAYER 600HD DETENTION CROSS SECTION

1 LAYER 600HD ACCESS POINT CROSS SECTION

1 LAYER 600HD PIPE INSTALLATION

STORMBRIX STANDARD DETAILS
600HD SYSTEM - 1 LAYER - DETENTION

UNDERGROUND DETENTION SYSTEM DETAIL
SCALE : NTS

ACO, INC.
 WEST SALES OFFICE: 325 W BERTHOUD ST, CASA GRANDE, AZ 85122
 EAST SALES OFFICE: 5400 PRECINCT DRIVE, MENTOR, OH 44090
 SOUTHEAST SALES OFFICE: 481 MILN ST, SUITE #225, FORT MILL, SC 29715

CDS2015-4-C DESIGN NOTES

THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION

- GRATED INLET ONLY (NO INLET PIPE)
- GRATED INLET WITH INLET PIPE OR PIPES
- CURB INLET ONLY (NO INLET PIPE)
- CURB INLET WITH INLET PIPE OR PIPES
- SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
- SEDIMENT WEIR FOR NUDEP/NUCAT CONFORMING UNITS

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	WATER QUALITY FLOW RATE (CFS OR L/s)	PEAK FLOW RATE (CFS OR L/s)	RETURN PERIOD OF PEAK FLOW (YRS)	SCREEN APERTURE (2400 OR 4700)
	*	*	*	*

PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*

GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
- CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- STRUCTURE SHALL MEET AASHTO H20 AND CASTINGS SHALL MEET H20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
- PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
 www.contechES.com
 9025 Centre Pointe Dr., Suite 400, West Chester, OH 45399
 800-338-1122 513-646-7000 513-646-7993 FAX

CDS2015-4-C INLINE CDS STANDARD DETAIL

WATER QUALITY DETAIL
SCALE : NTS

M:\C:\1\134_P\01\2023\25221\Site Plan\25221.DWG, 4/29/2023 10:48 AM, Chr L T. Samers, 16 STORMWATER MANAGEMENT CALCULATIONS. None Copyright © 2026 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, without prior permission of Midwestern Consulting L.L.C.

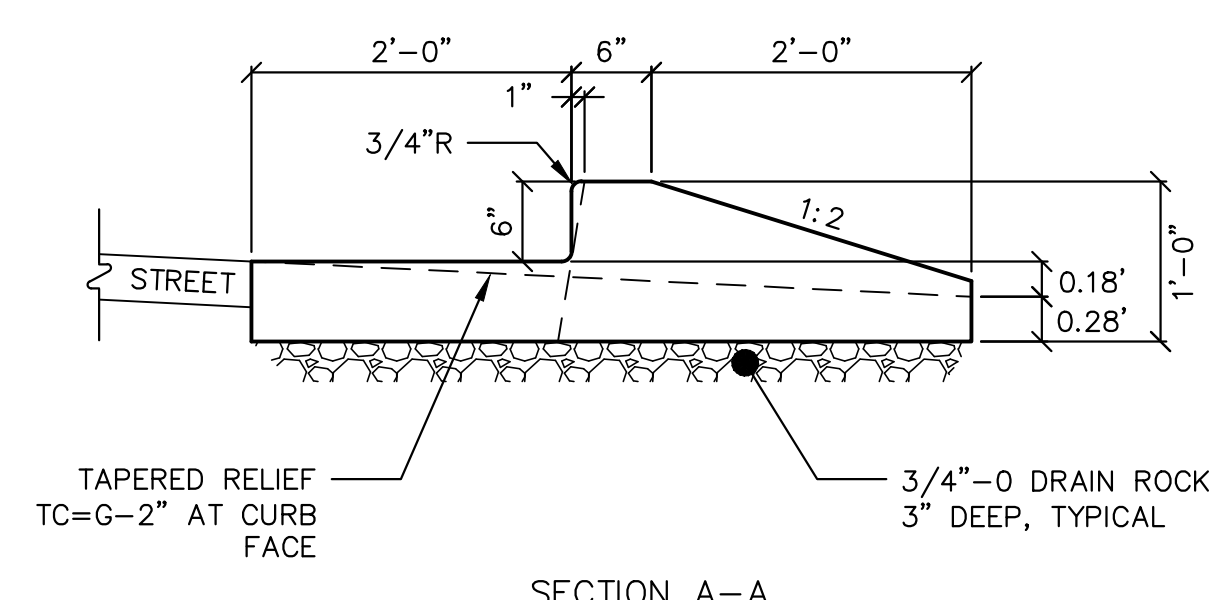
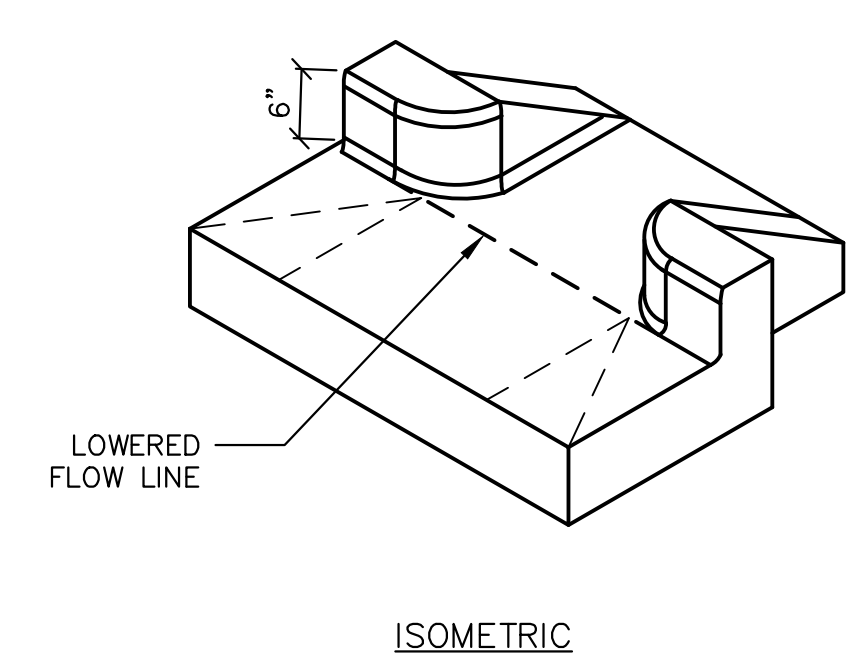
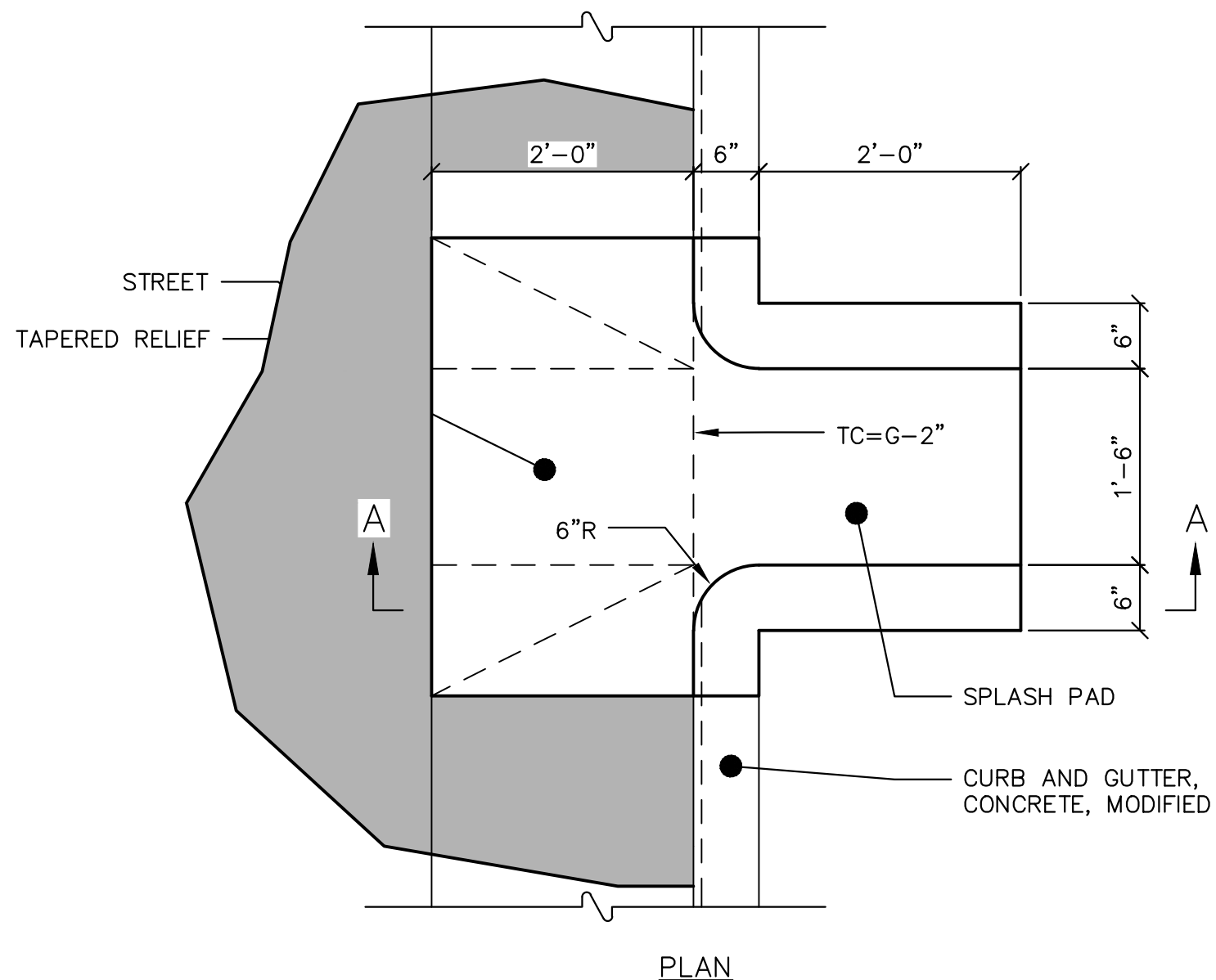
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PINCKNEY CDJR
 PRELIMINARY AND FINAL SITE PLAN
 STORMWATER MANAGEMENT CALCULATIONS

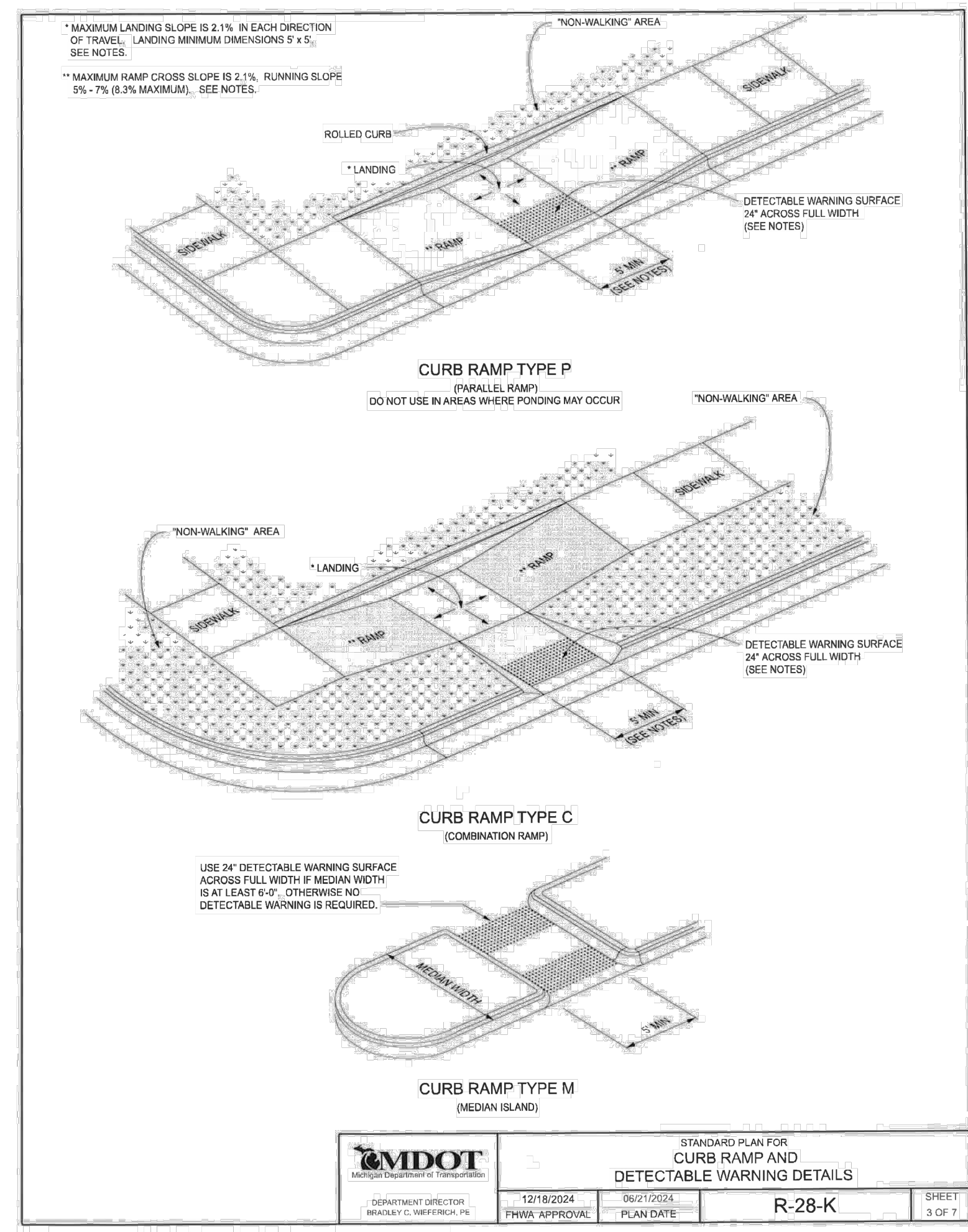
16

JOB No. **25221**
 REVISIONS:
 DATE: 04/30/26
 SHEET 16 OF 19
 CADD: WK
 ENG: JSG
 PM: JSG
 TECH: JSG
 DATE: 04/30/26

M:\C:\1\134_P\01\2023\3221\Site Plan\3221.DWG, 4/29/2023 10:48 AM, Chris T. Samers, 18 SITE DETAILS, None
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SPILLWAY, CONCRETE DETAIL
NOT TO SCALE



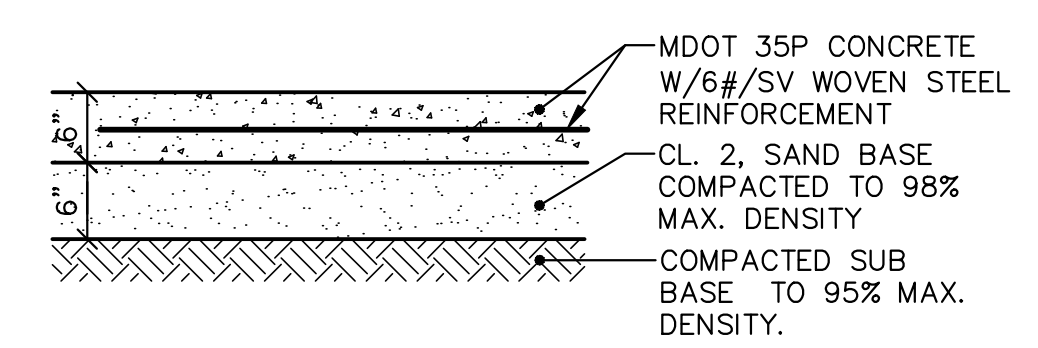
DEPARTMENT DIRECTOR	12/18/2024	06/27/2024	PLAN DATE	R-28-K	SHEET 3 OF 7
BRADLEY C. WIERZBICKI, P.E.	FRANK APPROVE				

GENERAL NOTES

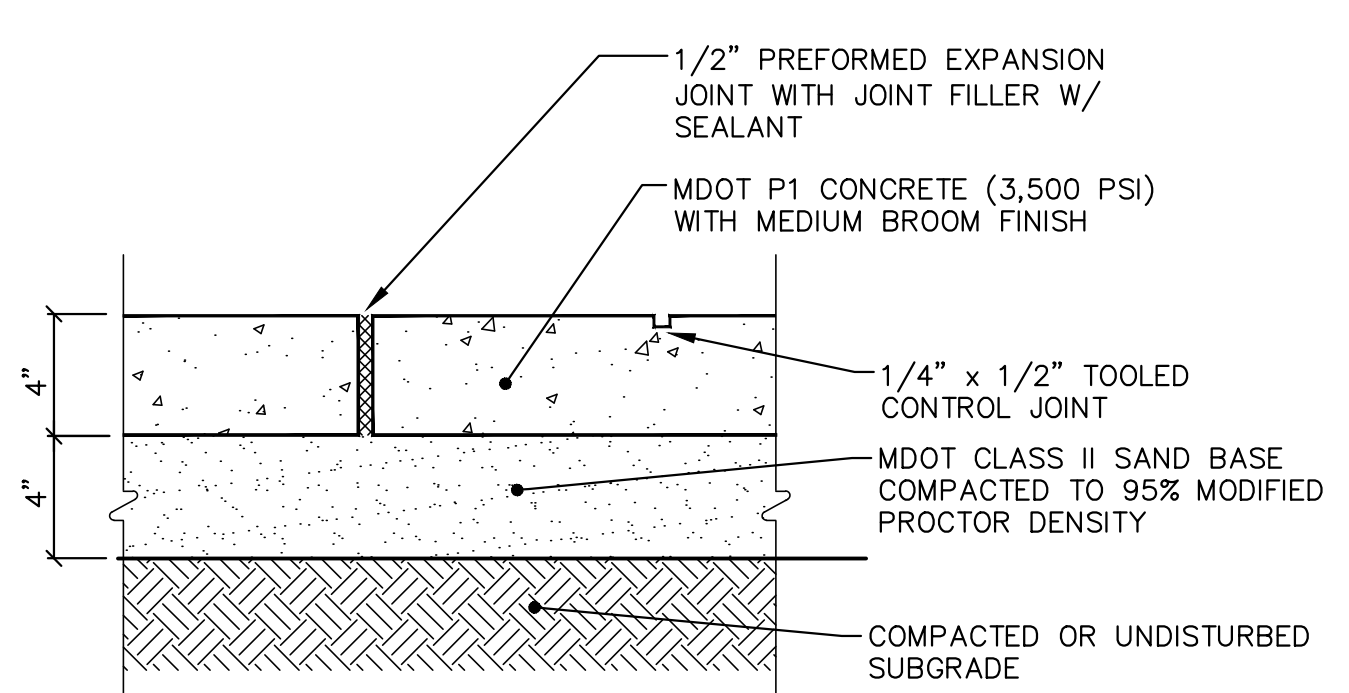
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE VILLAGE OF PINCKNEY, MDOT, AND LIVINGSTON COUNTY DRAIN COMMISSION.
- THE CONTRACTOR MUST CONTACT THE ENGINEER SHOULD THEY ENCOUNTER ANY DESIGN ISSUES DURING CONSTRUCTION. IF THE CONTRACTOR MAKES DESIGN MODIFICATIONS WITHOUT THE WRITTEN DIRECTION OF THE DESIGN ENGINEER, THE CONTRACTOR DOES SO AT HIS OWN RISK.
- ALL NECESSARY PERMITS, TESTING, AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL VILLAGE/COUNTY INSPECTION FEES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE PERIODS OF CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
- THE CONTRACTOR SHALL NOTIFY MISS DIG (811) AND REPRESENTATIVES OF OTHER UTILITIES IN THE VICINITY OF THE WORK A MINIMUM OF 72 HOURS PRIOR TO START OF CONSTRUCTION FOR LOCATION AND STAKING OF ON-SITE UTILITY LINES. IF NO NOTIFICATION IS GIVEN AND DAMAGE RESULTS, SAID DAMAGE WILL BE REPAIRED AT SOLE EXPENSE OF THE CONTRACTOR. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- CONTRACTOR TO VERIFY THAT THE PLANS AND SPECIFICATIONS ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHERMORE, VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING FINAL APPROVAL, HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE AT THE CONTRACTOR'S EXPENSE. SHOULD THE CONTRACTOR ENCOUNTER A CONFLICT BETWEEN THESE PLANS AND/OR SPECIFICATIONS, THEY SHALL SEEK CLARIFICATION IN WRITING FROM THE ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
- CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF OFF-SITE ANY TREES, BRUSH, STUMPS, TRASH OR OTHER UNWANTED DEBRIS AT THE OWNER'S DIRECTION, INCLUDING OLD BUILDING FOUNDATIONS AND FLOORS. BURNING OF TRASH, STUMPS OR OTHER DEBRIS SHALL NOT BE PERMITTED.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, SIGNAGE, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY MAINTAIN TRAFFIC IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION). THE DESIGN ENGINEER, VILLAGE AND STATE SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- ALL EXCAVATIONS SHALL BE SLOPED, SHORED OR BRACED IN ACCORDANCE WITH MI-OSHA REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AN ADEQUATELY CONSTRUCTED AND BRACED SHORING SYSTEM FOR WORKING IN AN EXCAVATION THAT MAY EXPOSE EMPLOYEES TO THE DANGER OF MOVING GROUND.

PAVING NOTES

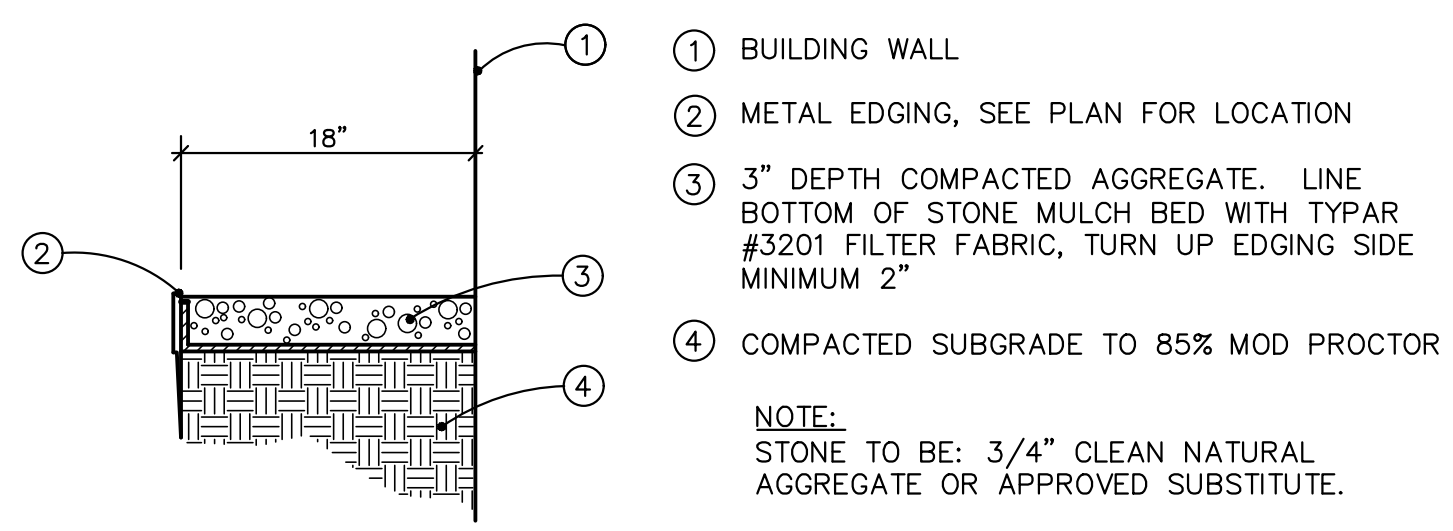
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE VILLAGE OF PINCKNEY AND M.D.O.T.
- IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
- ON-SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON-SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
- THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROFFERED USING A FULLY LOADED TANDEM AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEORIGIDS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
- SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
- SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED WITH SAND OR OTHER SIMILAR APPROVED MATERIAL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT (PER ASTM D-1557) UNLESS OTHERWISE SPECIFIED.
- BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
- ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
- FINAL PAVEMENT ELEVATIONS SHOULD BE SO DESIGNED TO PROVIDE POSITIVE SURFACE DRAINAGE. A MINIMUM SURFACE SLOPE OF 1.0 PERCENT IS RECOMMENDED.
- CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS COULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT COULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.



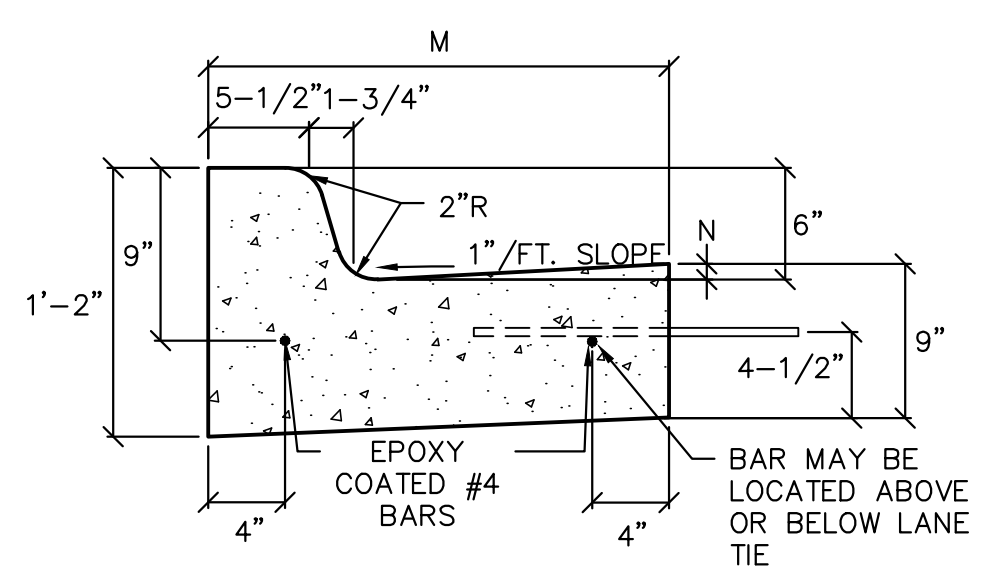
NOT TO SCALE



NOT TO SCALE

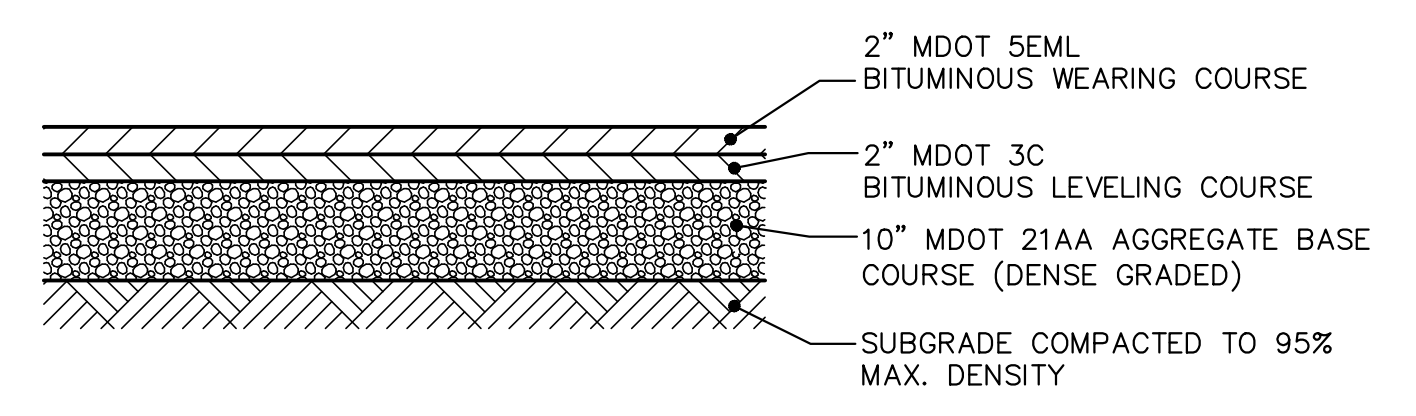


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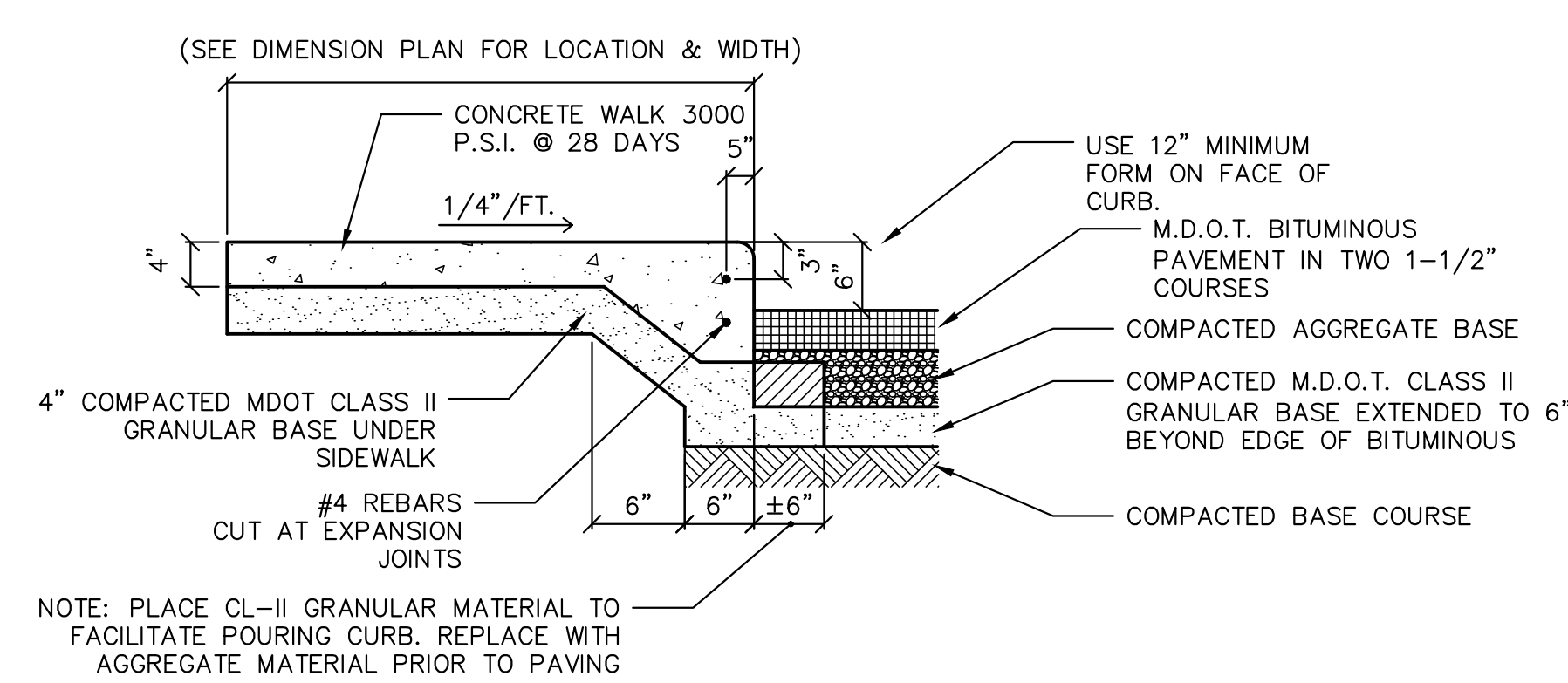


DETAIL	DIMENSIONS		LANE TIES	CONCRETE CU. YD./LIN. FT.
	M	N		
F1	1'-6"	7/8"	AS SHOWN	0.0484
F2	1'-6"	7/8"	OMITTED	0.0484
F3	2'-0"	1 3/8"	AS SHOWN	0.0610
F4	2'-0"	1 3/8"	OMITTED	0.0610
F5	2'-6"	1 7/8"	AS SHOWN	0.0737
F6	2'-6"	1 7/8"	OMITTED	0.0737

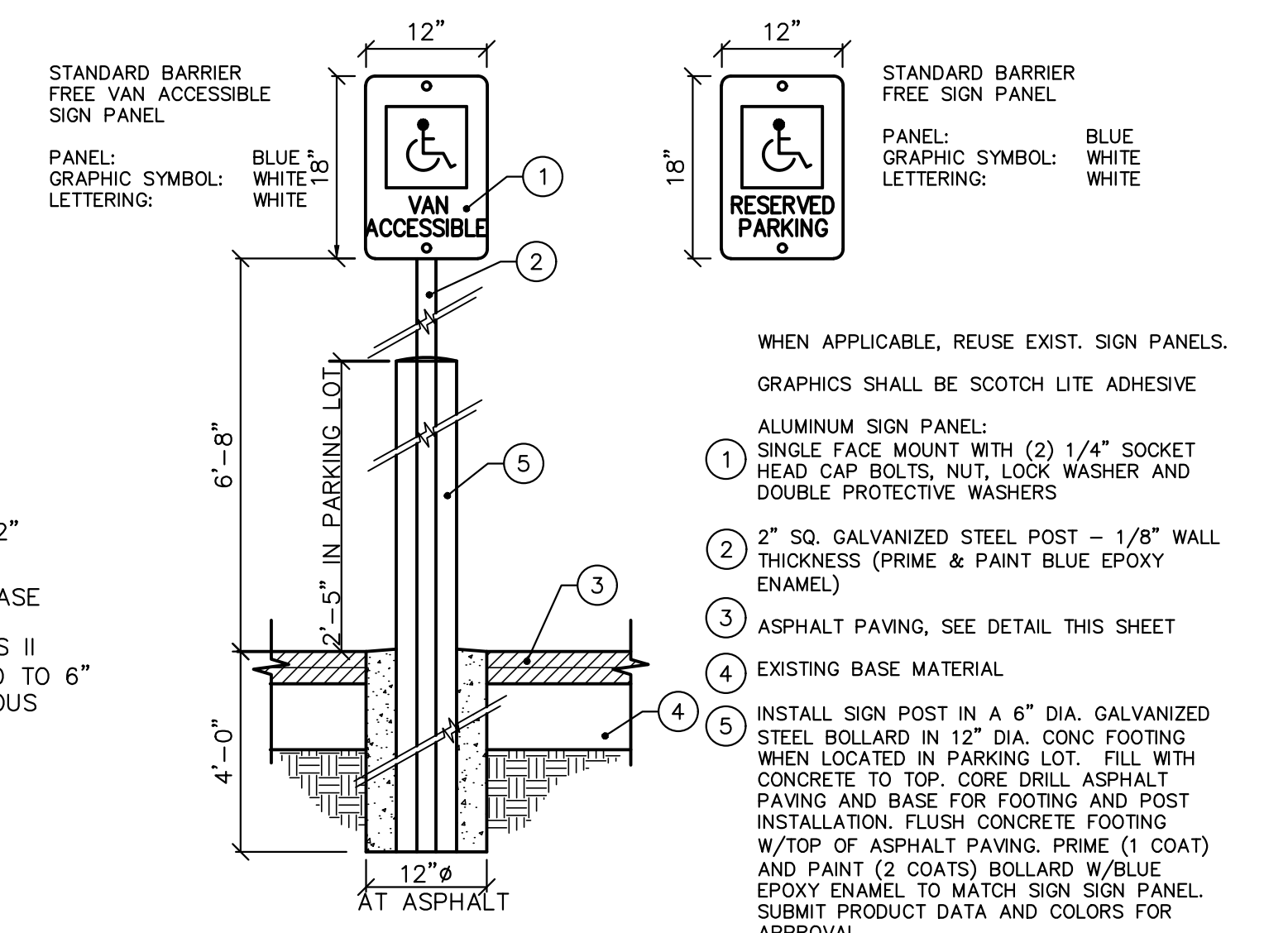
NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



NOT TO SCALE

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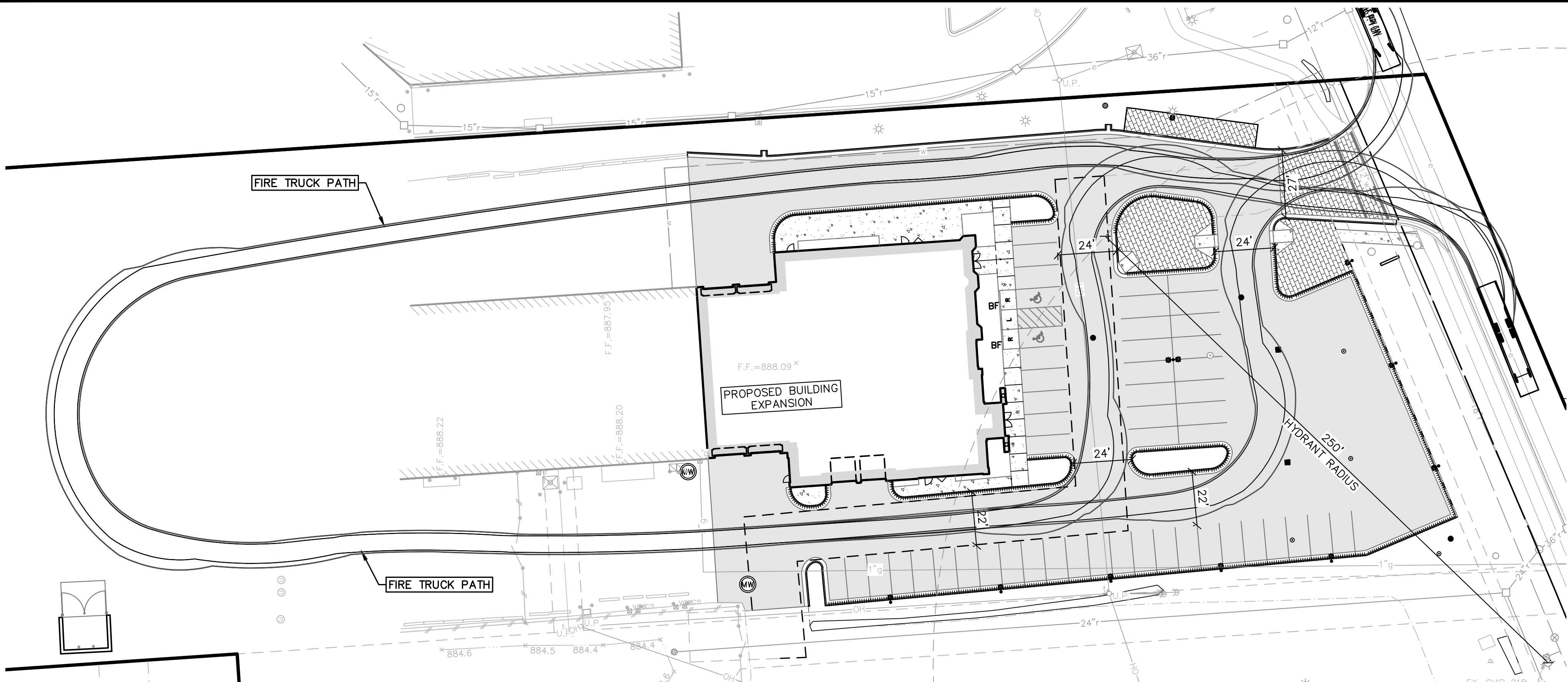
PINCKNEY CDJR
 PRELIMINARY AND FINAL SITE PLAN
 SITE DETAILS

18

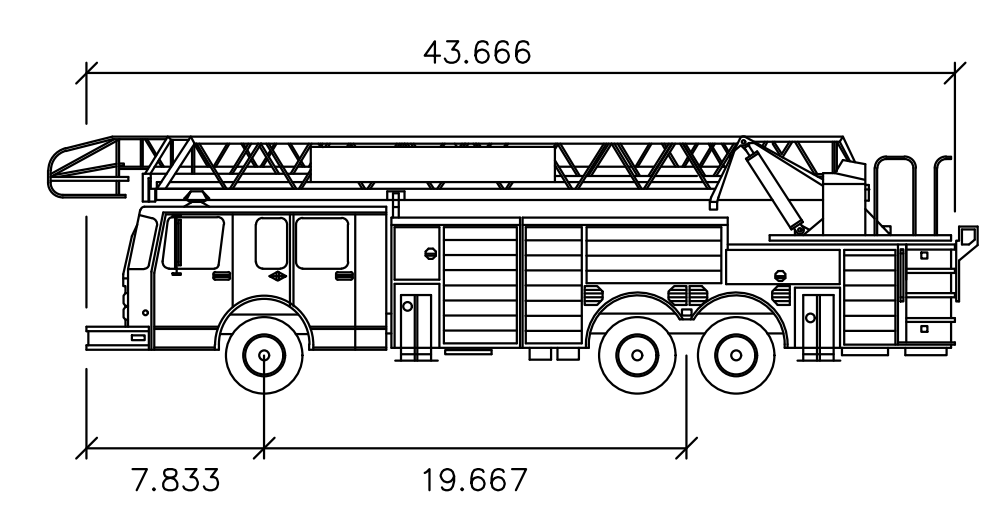
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SHEET 18 OF 19	ADD: WK
ENG: JSC	DATE: 04/20/26
REV: JSC	DATE: 04/20/26
REV: JSC	DATE: 04/20/26
REV: JSC	DATE: 04/20/26

JOB No. **25221**
 REVISIONS:

M:\C:\1\134_Proj\2025\25221\Site Plan\25221.SWI.dwg, 4/10/2025 10:48 AM, Chris T. Summers, 19 FIRE PROTECTION AND SOLID WASTE PLAN, None
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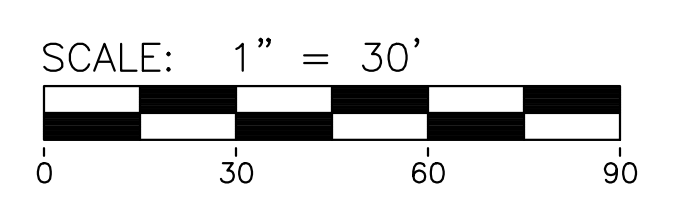
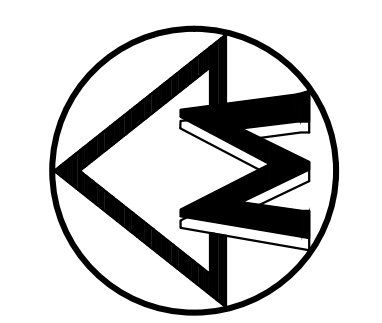


FIRE TRUCK ROUTE



AAFD Aerial
Overall Length 43.666ft
Overall Width 7.833ft
Overall Body Height 19.667ft
Min Body Ground Clearance 0.607ft
Track Width 6.543ft
Lock-to-lock time 4.00s
Max Wheel Angle 32.69°

FIRE ENGINE DETAIL
SCALE : NTS

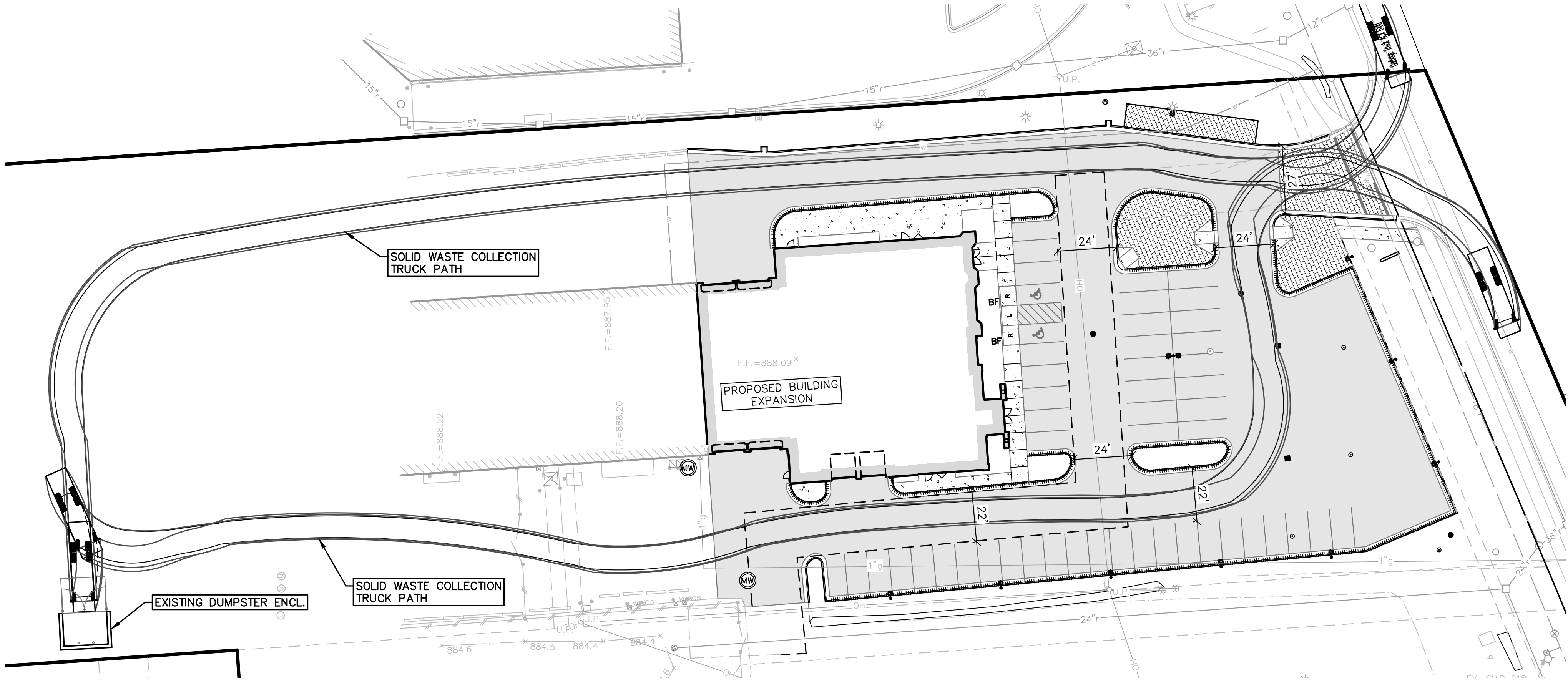


FIRE PROTECTION NOTES

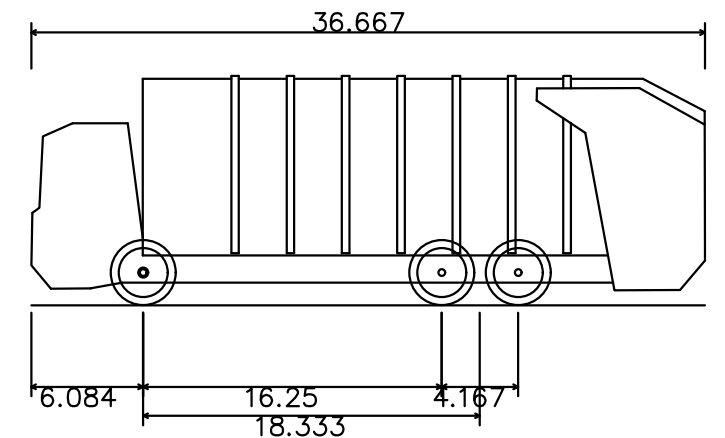
- THE HIGHEST OCCUPIED FLOOR OF EACH BUILDING WILL BE 75' OR LESS TO THE LOWEST POINT OF AERIAL APPARATUS ACCESS.
- ALL FIRE LANES ARE 20' WIDE MINIMUM WIDTH EXCLUSIVE OF CURBS WHERE CURB & GUTTER IS PROPOSED
- CONSTRUCTION SEQUENCE
 - HYDRANTS SHALL BE IN SERVICE PRIOR TO VERTICAL BUILDING CONSTRUCTION.
 - HYDRANTS PROVIDING COVERAGE FOR BUILDINGS SHALL BE IN SERVICE BEFORE COMBUSTIBLE MATERIALS ARE PLACED.
- DURING DETAILED ENGINEERING, THE SITE ADDRESS LOCATION(S) WILL BE COORDINATED WITH THE FIRE DEPARTMENT TO ENSURE THEY ARE CLEARLY LABELED AND VISIBLE WHEN APPROACHING THE BUILDING.
- STORAGE AREA FOR CONSTRUCTION MATERIALS SHALL NOT INTERFERE WITH FIRE/EMERGENCY SITE ACCESS.
- EXISTING FIRE HYDRANTS SHALL REMAIN IN SERVICE DURING CONSTRUCTION.
- EMERGENCY RESPONDER RADIO COVERAGE SHALL COMPLY WITH 2015 IFC SECTION 510.
- BEFORE A CERTIFICATE OF OCCUPANCY FOR ANY PARTICULAR BUILDING CAN BE APPROVED, SUFFICIENT COMPLIANCE WITHIN THAT PHASE PERTAINING TO LIFE SAFETY, SITE WORK, AND UTILITY INFRASTRUCTURE FOR SAID BUILDING MUST BE DEEMED COMPLETE BY THE VILLAGE OF PINKNEY. THIS INCLUDES ITEMS THAT MAY BE FOUND IN ANOTHER PHASE FOR COMPLIANCE. CONSTRUCTION OF ANY OTHER PHASE CANNOT IMPEDE OR AFFECT COMPLIANCE OF ANY COMPLETED PHASE. THIS INCLUDES BUT NOT LIMITED TO HYDRANT COVERAGE AND FIRE ACCESS ROADS (FIRE LANES) - THIS INCLUDES A 2ND ACCESS ROAD WHEN NEEDED.

LEGEND

	CURB & GUTTER
	EXIST. UTILITY POLE
	GUY WIRE
	ELEC. TRANSFORMER
	EXIST. OVERHEAD UTILITY LINE
	LIGHT POLES
	POST
	EXIST. HYDRANT
	EXIST. FENCE
	SIGN
	DUMPSTER ENCLOSURE
	EXIST. GATE VALVE IN BOX
	EXIST. HYDRANT
	EXIST. CURB STOP & BOX
	FIRE HYDRANT 250' COVERAGE RADIUS
	PROP. CONCRETE PAVEMENT
	PROP. ASPHALT PAVEMENT
	PROP. BRICK PAVEMENT



SOLID WASTE TRUCK ROUTE



Garbage Truck ACX 6X4
Overall Length 36.667ft
Overall Width 6.084ft
Overall Body Height 18.333ft
Min Body Ground Clearance 0.830ft
Max Track Width 8.417ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 33.895ft

GARBAGE TRUCK DETAIL
SCALE : NTS

SOLID WASTE NOTES

- AS OF THIS PHASE THERE IS NO CHANGE TO THE SOLID WASTE AND WILL BE HANDLED AS TO THE USUAL OPERATION.
- A MINIMUM VERTICAL CLEARANCE OF 25 FEET ABOVE THE SOLID WASTE ENCLOSURE OR WHEREVER A DUMPSTER IS SERVICED IS REQUIRED.

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PINKNEY CDJR
PRELIMINARY AND FINAL SITE PLAN
FIRE PROTECTION AND SOLID WASTE PLAN

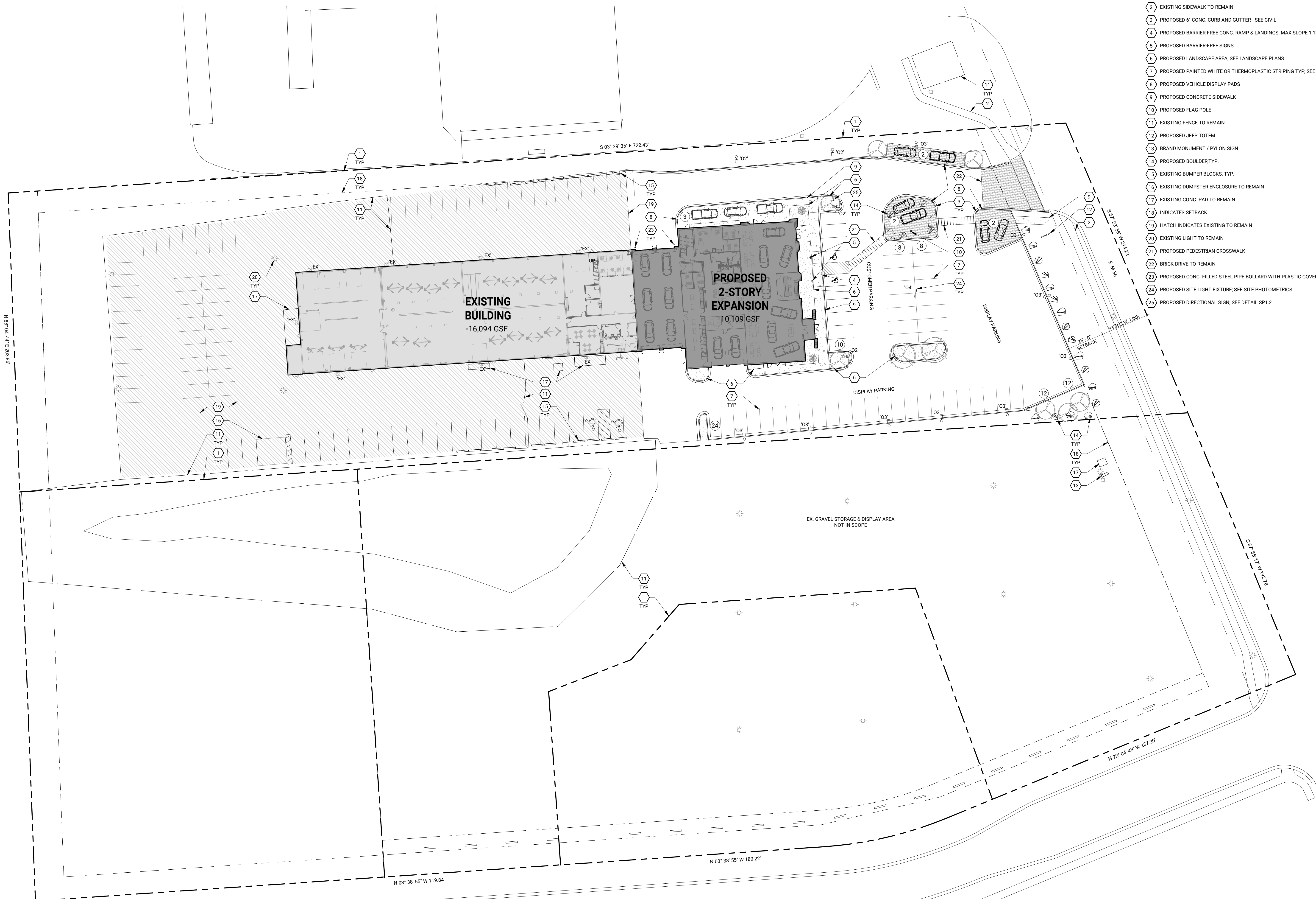
19

DATE: 04/30/25	REV. DATE
SHEET 19 OF 19	ADD: WK
	ENG: JSG
	PR: JSG
	TECH: JSG
	DATE PLOTTED: 05/01/25
	USER: JSG
	PLT: JSG

JOB NO. **25221**

**SITE PLAN KEY NOTES:
(TYPICAL THIS SHEET ONLY)**

- 1 INDICATES PROPERTY LINE
- 2 EXISTING SIDEWALK TO REMAIN
- 3 PROPOSED 6" CONC. CURB AND GUTTER - SEE CIVIL
- 4 PROPOSED BARRIER-FREE CONC. RAMP & LANDINGS, MAX SLOPE 1:12 - SEE CIVIL
- 5 PROPOSED BARRIER-FREE SIGNS
- 6 PROPOSED LANDSCAPE AREA; SEE LANDSCAPE PLANS
- 7 PROPOSED PAINTED WHITE OR THERMOPLASTIC STRIPING TYP. SEE CIVIL
- 8 PROPOSED VEHICLE DISPLAY PADS
- 9 PROPOSED CONCRETE SIDEWALK
- 10 PROPOSED FLAG POLE
- 11 EXISTING FENCE TO REMAIN
- 12 PROPOSED JEEP TOTEM
- 13 BRAND MONUMENT / PYLON SIGN
- 14 PROPOSED BOULDER, TYP.
- 15 EXISTING BUMPER BLOCKS, TYP.
- 16 EXISTING DUMPSTER ENCLOSURE TO REMAIN
- 17 EXISTING CONC. PAD TO REMAIN
- 18 INDICATES SETBACK
- 19 HATCH INDICATES EXISTING TO REMAIN
- 20 EXISTING LIGHT TO REMAIN
- 21 PROPOSED PEDESTRIAN CROSSWALK
- 22 BRICK DRIVE TO REMAIN
- 23 PROPOSED CONC. FILLED STEEL PIPE BOLLARD WITH PLASTIC COVER; SEE DETAIL SP1.2
- 24 PROPOSED SITE LIGHT FIXTURE; SEE SITE PHOTOMETRICS
- 25 PROPOSED DIRECTIONAL SIGN; SEE DETAIL SP1.2



DO NOT SCALE DRAWINGS

ISSUED
05.04.26 SITE PLAN APPROVAL

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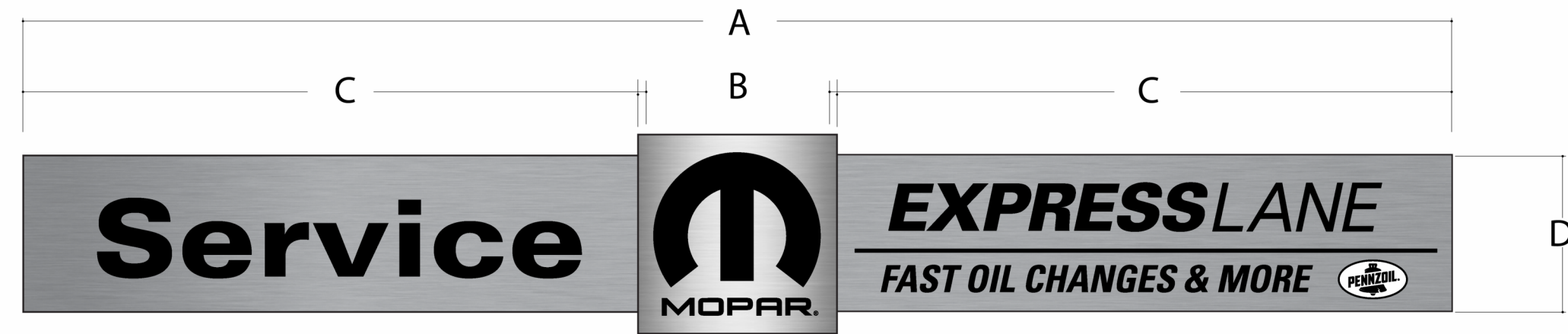
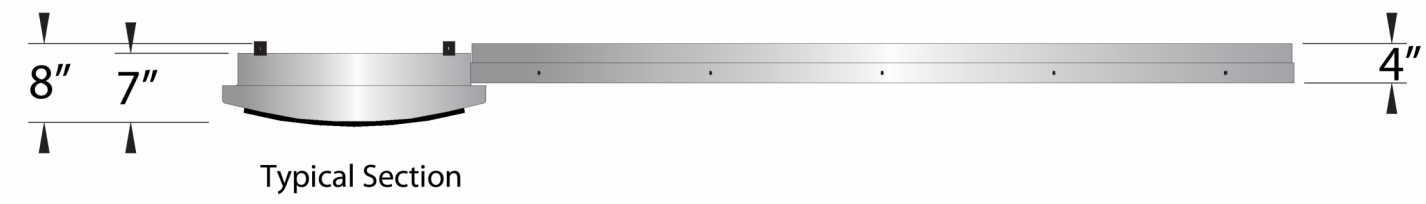
PROJECT

CDJR PINCKNEY
1295 E. M-36 PINCKNEY, MI 48169

PROJECT NO. 25072

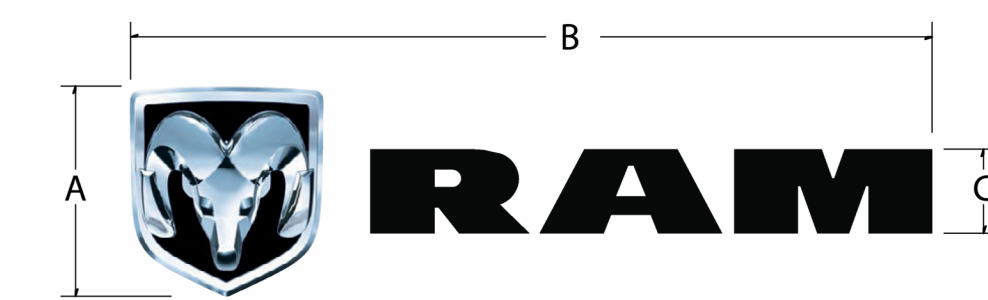
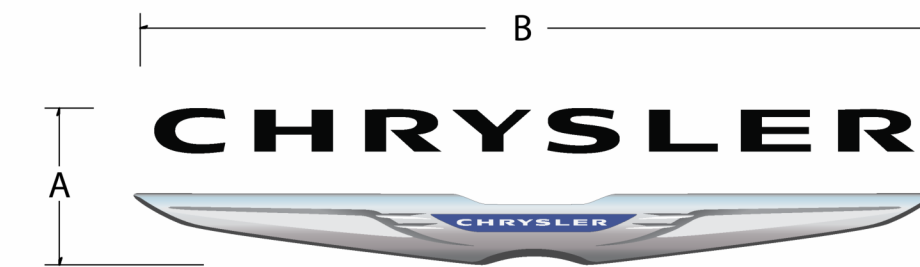
ARCHITECTURAL SITE
PLAN

SP1.1



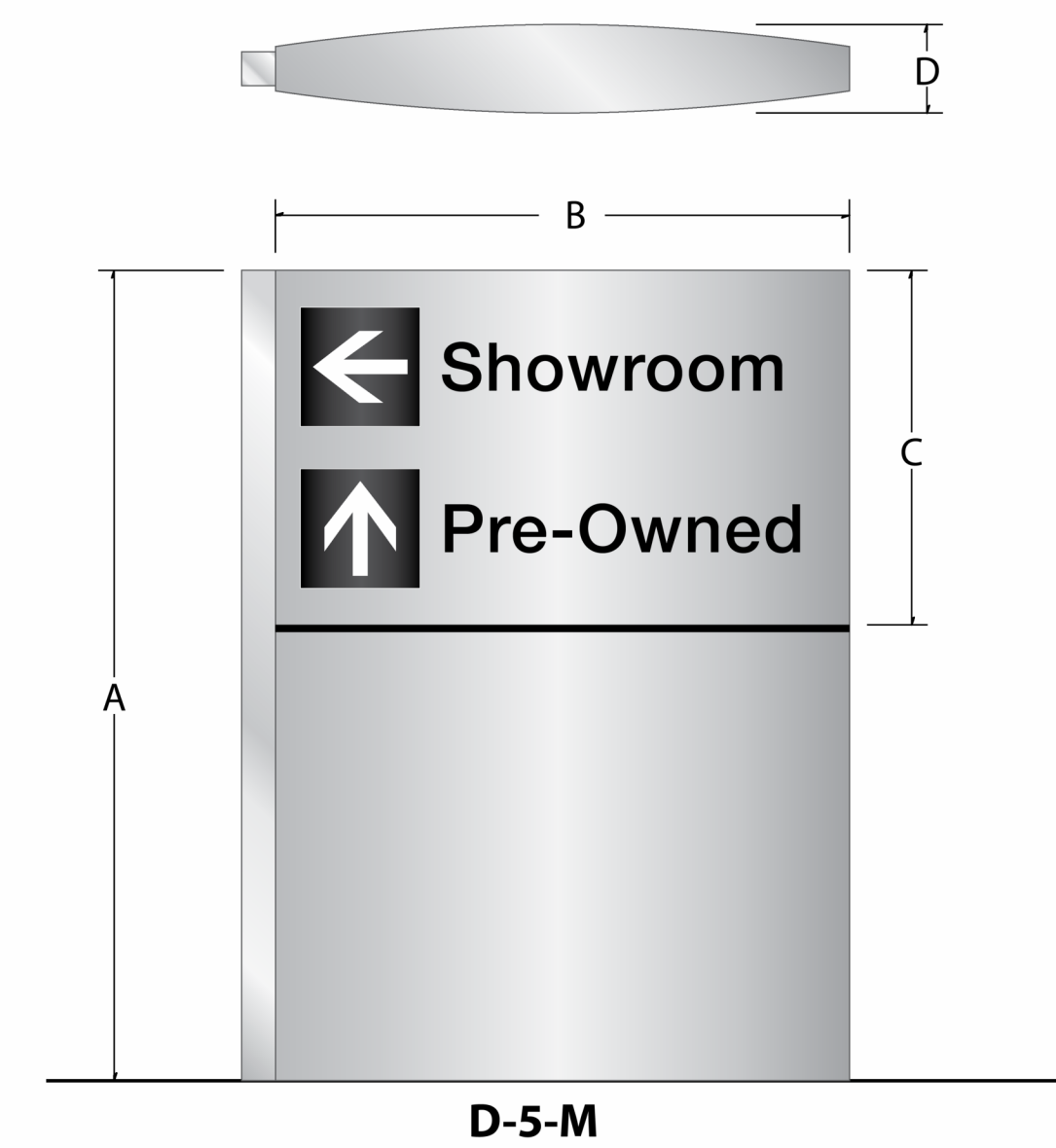
SERIES	A	B	C	D	SQ. FT.
MP46	27'-6"	3'-10"	12'-0"	3'-0"	105.4
MP35	20'-11 1/16"	2'-11 1/4"	9'-2 3/16"	2'-3 1/16"	61.6

CDR&J EXPRESS LANE SIGNS



7 SERIES	A	B	C	SQ. FT.
Chrysler	16 7/16"	7'-0"		9.58
Dodge	8 3/4"	7'-0"		5.1
Ram	22"	7'-0"	9"	7.0

CDR BRAND SIGNS



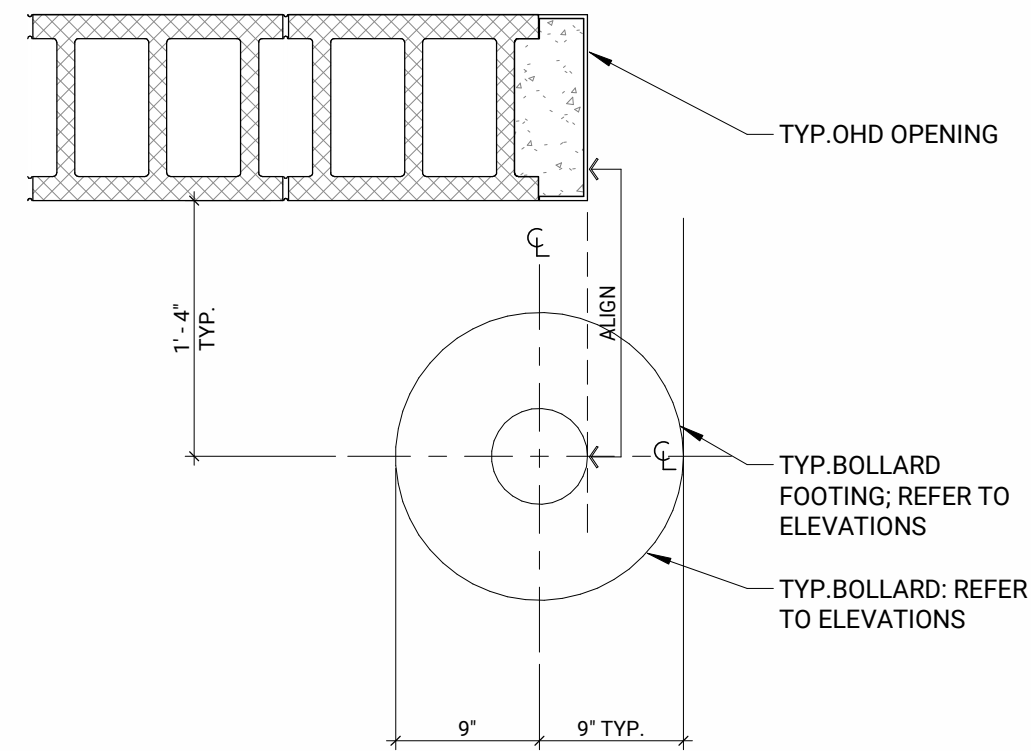
D-5 DIRECTIONALS

D-5	A	B	C	D	SQ. FT.
3' OAH	3'-0"	2'-10"	1'-9"	5 1/4"	5.0
4' OAH	4'-0"	2'-10"	1'-9"	5 1/4"	5.0
FLAG	7'-9"	2'-10"	1'-9"	4"	5.0

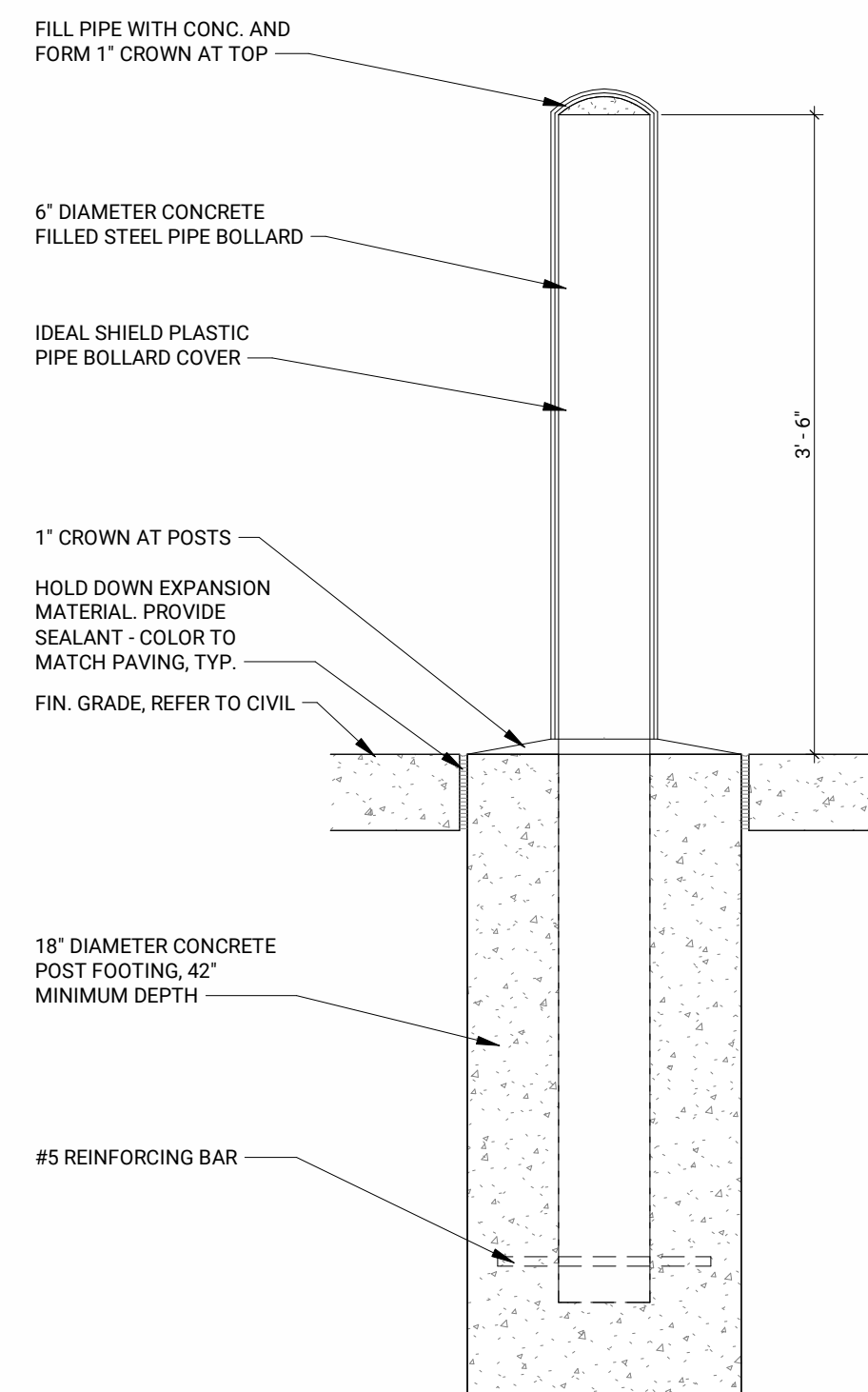
DIRECTIONAL SIGNS

30" **Dealer Name**

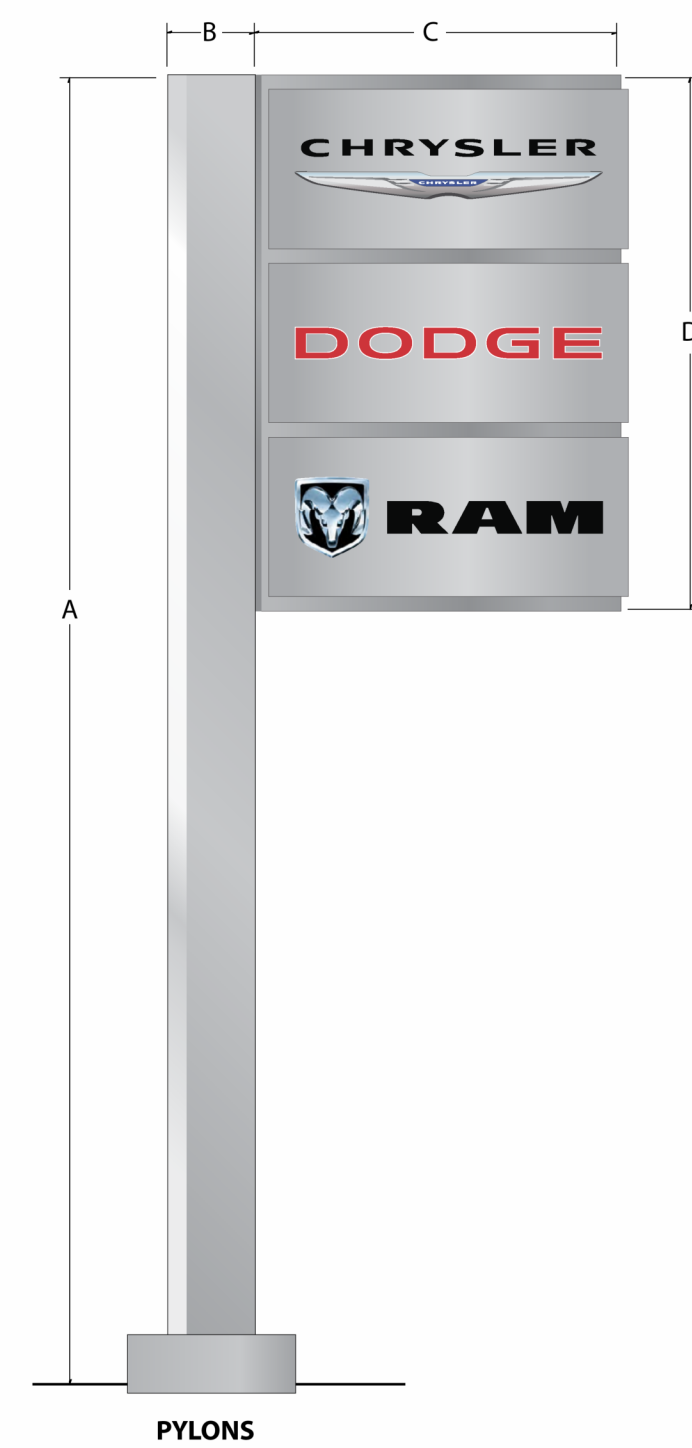
DEALER NAME LETTERS



2 TYPICAL BOLLARD DETAIL
TYP 1" = 1'-0"

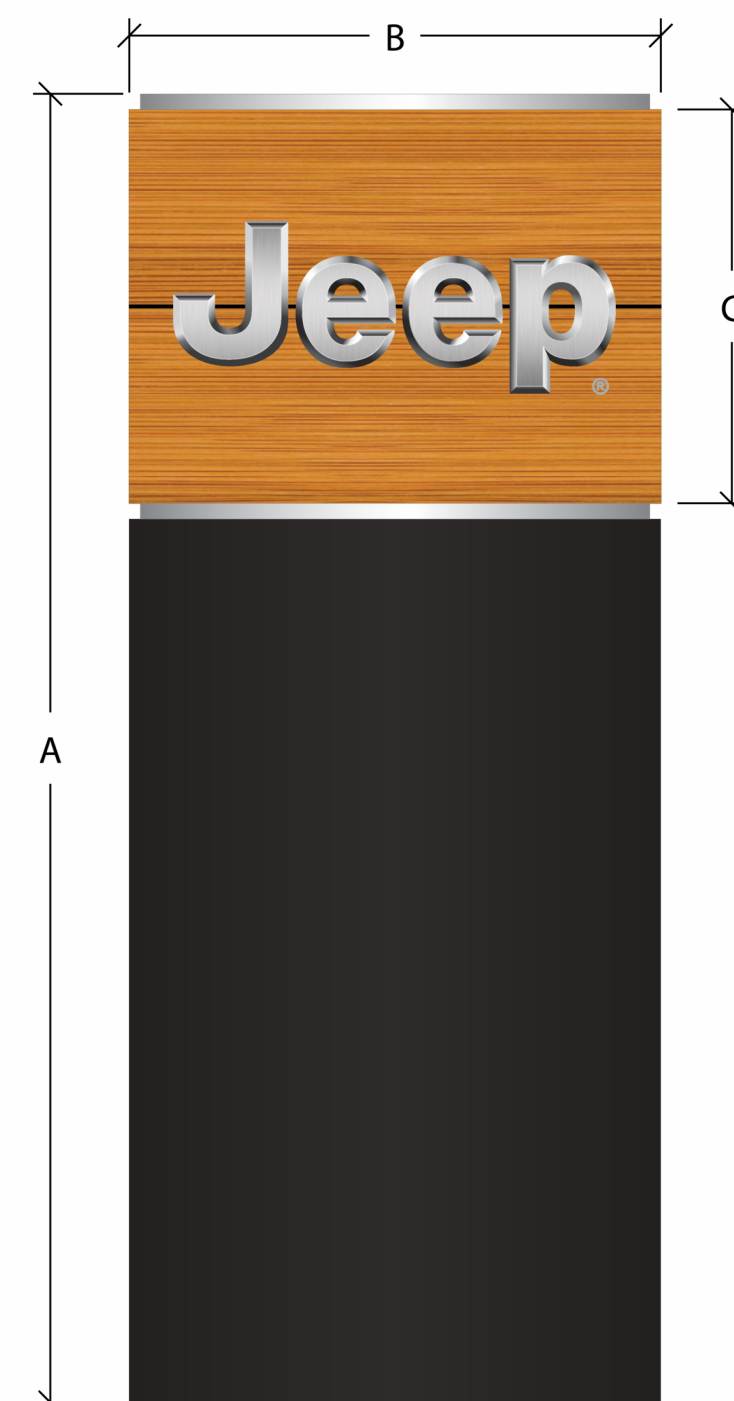


1 TYPICAL BOLLARD DETAIL
TYP 1" = 1'-0"



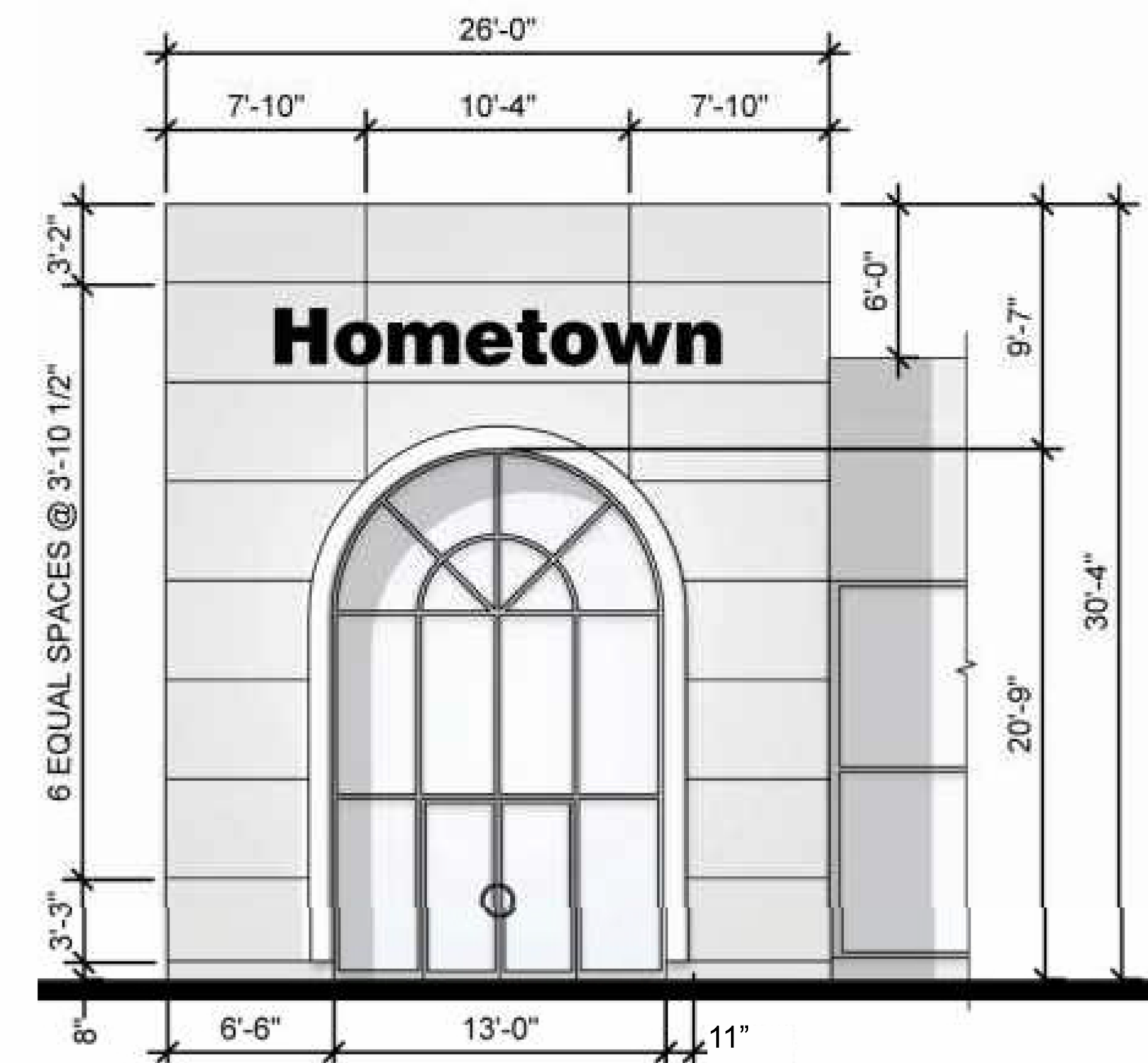
SERIES	PYLON	A	B	C	D	SQ. FT.
9	10' x 15'	35'-0"	2'-4"	10'-5 3/4"	15'-1 1/2"	158.6
7	8' x 12'	30'-0"	2'-0"	8'-5 7/8"	12'-2 1/2"	103.6
5	6' x 8'	20'-0"	1'-8 1/8"	6'-5"	8'-4"	53.5
4	5' x 6'	18'-0"	1'-2"	5'-4 1/8"	6'-4 1/8"	33.9

CDR PYLON SIGN



SERIES	A	B	C	SQ. FT.
JT-9	35'-0"	12'-7 3/4"	9'-8 15/16"	123.2
JT-7	30'-0"	10'-5 7/8"	8'-1 3/8"	85.1
JT-5	20'-0"	8'-1 1/2"	6'-0 1/4"	48.9
JT-4	18'-0"	6'-6 1/8"	4'-11 1/2"	32.3
JM-4	10'-0"	6'-6 1/8"	4'-11 1/2"	32.3

JEEP TOTEM SIGN



CDR ENTRY ARCH

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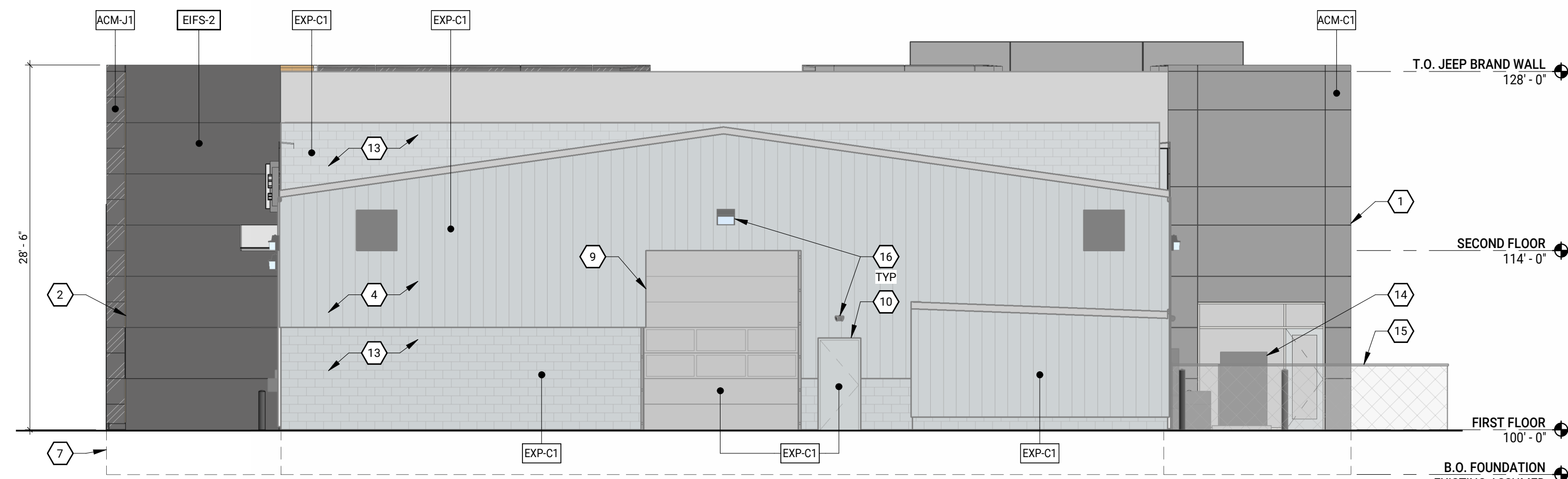
PROJECT NO. 25072

ARCHITECTURAL SITE
DETAILS

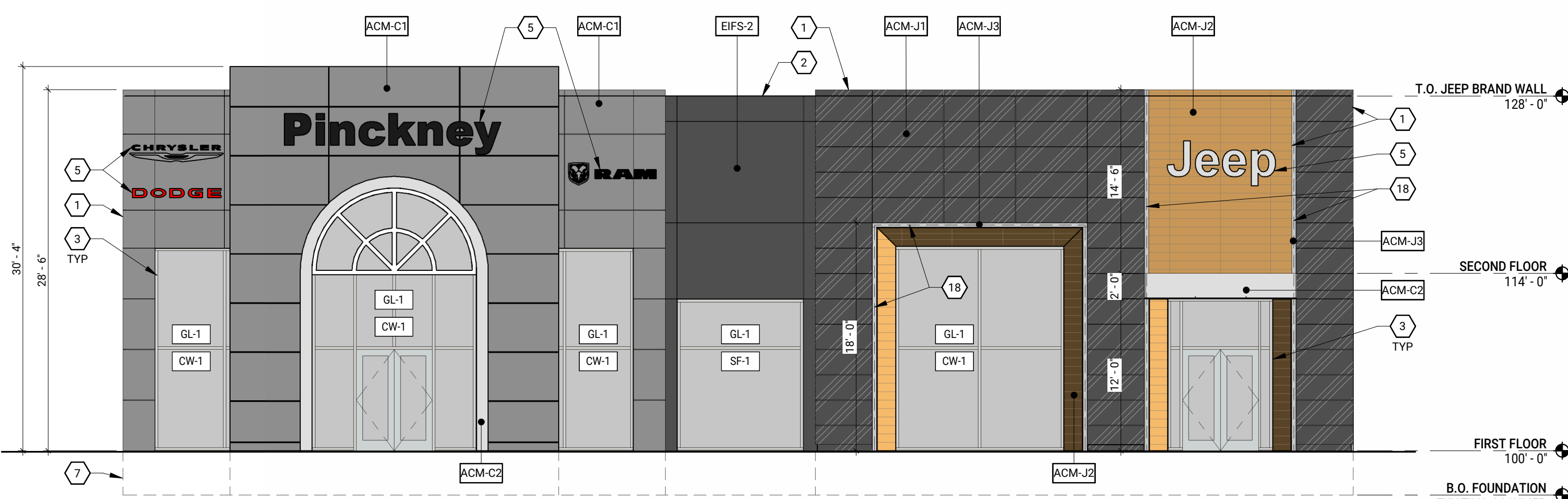
SP1.2

**EXTERIOR ELEVATION KEY NOTES:
(TYPICAL THIS SHEET ONLY)**

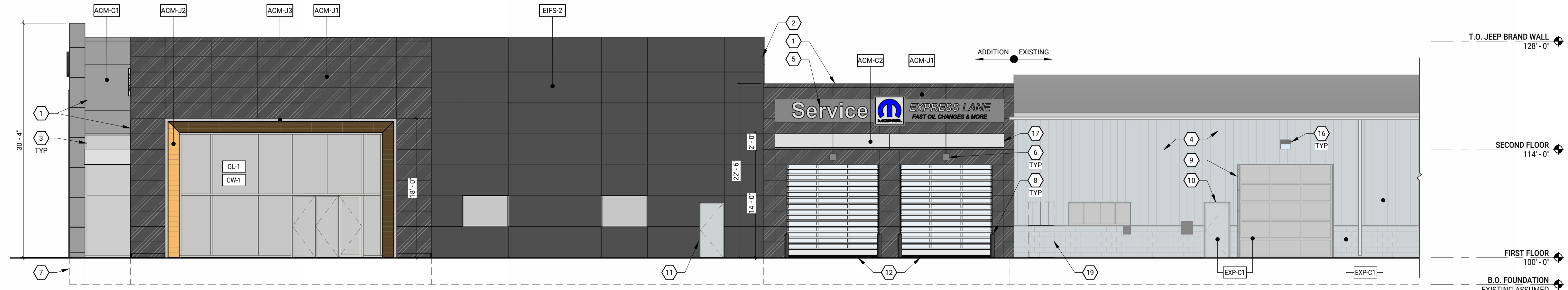
- 1 ALUMINUM COMPOSITE PANEL (RAINSREEN w/ DRY JOINT) w/ 1/2" REVEAL; SEE MATERIAL FINISH SCHEDULE
- 2 EIFS - PROVIDE IMPACT RESISTANT EIFS TO 3'-4" ABOVE GRADE MIN.; SEE MATERIAL FINISH SCHEDULE
- 3 GLASS AND ALUMINUM STOREFRONT / CURTAINWALL SYSTEM; SEE FRAME ELEVATIONS
- 4 EXISTING CORRUGATED METAL PANEL TO REMAIN; FINISH AS INDICATED
- 5 BUILDING MOUNTED SIGNAGE; COORDINATE POWER REQUIREMENTS w/ APPROVED SIGNAGE DRAWINGS
- 6 LANE INDICATOR AS SPECIFIED
- 7 INDICATES LINE OF CONCRETE FOUNDATION; EXISTING CONDITIONS ARE ASSUMED. ALL NEW WORK TO BE MIN 42" BELOW GRADE. COORD w/ CIVIL & STRUCTURAL
- 8 CONC. FILLED STL. BOLLARD; PRIMED w/ PLASTIC COVER AS SPECIFIED
- 9 EXISTING OVERHEAD DOOR AND FRAME TO REMAIN
- 10 EXISTING DOOR AND FRAME
- 11 NEW DOOR AND FRAME AS SCHEDULED
- 12 NEW OVERHEAD DOOR AS SCHEDULED
- 13 EXISTING CMU WALL CONSTRUCTION TO REMAIN; FINISH AS INDICATED
- 14 EXISTING TRANSFORMER TO REMAIN
- 15 EXISTING FENCE TO REMAIN
- 16 EXISTING EXTERIOR LIGHT FIXTURE TO REMAIN
- 17 PREFINISHED METAL CANOPY
- 18 INTEGRATED LED LIGHT (FRONT FACADE ONLY)
- 19 INFILL WALL CONSTRUCTION TO MATCH EXISTING ADJACENT



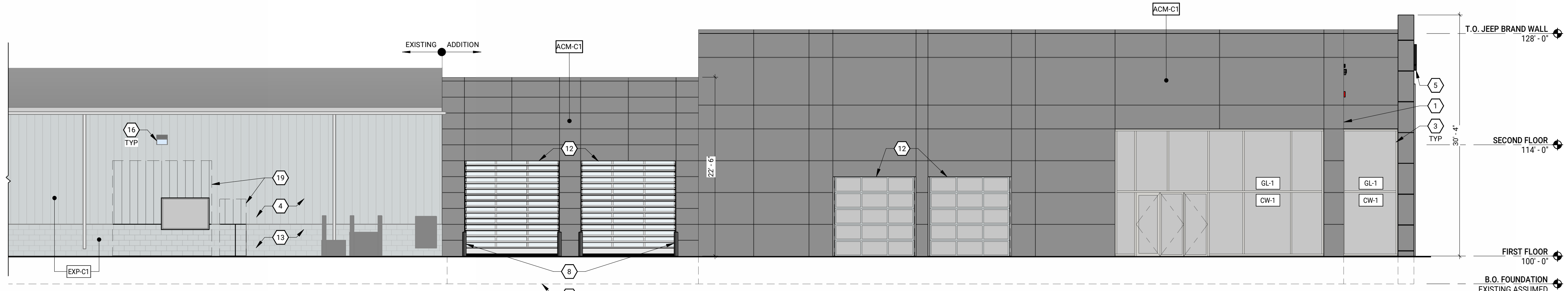
4 NORTH ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS			
TAG	LEGEND	MATERIAL	FINISH
ACM-J1	[Pattern]	ALUMINUM COMPOSITE MATERIAL	ALPOLIC - MICA MRO - ANTHRACITE GRAY (4MM)
ACM-J2	[Pattern]	ALUMINUM COMPOSITE MATERIAL	ALPOLIC - HARVEST TRAIL BAMBOO (4MM QCP)
ACM-J3	[Pattern]	ALUMINUM COMPOSITE MATERIAL	ALPOLIC - HIGH POLISHED ALUMINUM w/ INTEGRAL LED LIGHT STRIP BY FCA APPROVED VENDOR
ACM-C1	[Pattern]	ALUMINUM COMPOSITE MATERIAL	ALPOLIC - SILVER METALLIC
ACM-C2	[Pattern]	ALUMINUM COMPOSITE MATERIAL	ALPOLIC - HIGH POLISHED ALUMINUM
EIFS-2	[Pattern]	EXTERIOR INSULATING FINISH SYSTEM	EIFS - STO CORP TO MATCH ACM-J1 ANTHRACITE
EXP-C1	[Pattern]	EXTERIOR PAINT	BENJAMIN MOORE - PELICAN GRAY #1612, FLAT
EXP-C2	[Pattern]	EXTERIOR PAINT	BENJAMIN MOORE - ROCK GRAY #1615, FLAT
EXP-J1	[Pattern]	EXTERIOR PAINT	SHERWIN WILLIAMS - CITYSCAPE #7067, SATIN
EXP-J2	[Pattern]	EXTERIOR PAINT	SHERWIN WILLIAMS - BLACK MAGIC #6991, SATIN
GL-1	[Pattern]	GLASS	1" INSULATED, BUTT-JOINTED VITRO SOLARBAN LOW E ON ACUTY
CW-1	[Pattern]	CURTAINWALL	KAWNEER 1600 SYSTEM 2 WITH VERTICAL BUTT JOINTS; CLEAR ANODIZED FRAME
SF-1	[Pattern]	STOREFRONT FRAMING	KAWNEER TRIFAB 451 SYSTEM BUTT JOINTED

DO NOT SCALE DRAWINGS

ISSUED
05.04.26 SITE PLAN APPROVAL

DRAWN LAH
CHECKED EML

SEAL

NOT FOR CONSTRUCTION

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EXTERIOR ELEVATIONS

A2.1