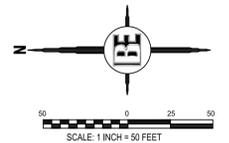




SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



USDA Soil Conservation Service in cooperation with MI Agricultural Experiment Station (1977) Soil Survey of Livingston County, Michigan

BrB	Boyer Loamy Sand	2-6% Slopes
Lm	Linwood Muck	
SvC	Spinks-Oakville Loamy Sands	6-12% Slopes

NATURAL FEATURES NARRATIVE:

NATURAL FEATURES WERE IDENTIFIED DURING AN ON-SITE VISIT TO THE PROPERTY ON APRIL 26, 2023. THE PROPERTY IS ALREADY MOSTLY DEVELOPED THAT INCLUDES A FORMER RITE-AID COMMERCIAL BUILDING & PARKING LOT ON THE APPROXIMATE NORTH HALF AND A WETLAND / FLOOD FRINGE TO LIVINGSTON DRAIN NO. 13, WITH THE CENTERLINE OF THE DRAIN BORDERING THE SOUTH PROPERTY LINE. ON-SITE EXISTING CONDITIONS / NATURAL FEATURES NARRATIVES ARE LABELED AREAS 'A' AND 'B'.

AREA 'A'
THIS IS THE DEVELOPED PORTION OF THE PROPERTY THAT ENCOMPASSES THE APPROXIMATE NORTH HALF OF THE SITE. THE PROPERTY IS CURRENTLY VACANT BUT IS UNDERSTOOD TO HAVE BEEN ORIGINALLY CONSTRUCTED AS A RITE-AID PHARMACY. IT INCLUDES AN APPROXIMATELY 11,400 SQFT BUILDING, PAVED PARKING WITH DRIVE-THRU, AND PERIMETER LANDSCAPE WITH LAWN, TREES AND SHRUBS INSTALLED IN 2006. STORMWATER IS UNDERSTOOD TO BE MANAGED BY AN UNDERGROUND DETENTION SYSTEM THAT DISCHARGES INTO A SWALE AT THE NORTHEAST END OF THE SITE AND ULTIMATELY DISCHARGES INTO THE WETLAND AND COUNTY DRAIN. SOIL IS A MIX OF BOYER LOAMY SAND AND SPINKS-OAKVILLE LOAMY SAND IN BANDS EAST-WEST ACROSS THE SITE AS SHOWN IN THE PLAN TO THE LEFT.

AREA 'B'
THIS IS A WETLAND. THE DEVELOPED NORTH PORTION OF THE SITE IS BUILT-UP WITH RETAINING WALLS FROM THE DISTINCT WETLAND BOUNDARY THAT APPROXIMATELY BISECTS THE PROPERTY EAST-WEST. THIS AREA IS ALSO DEPRESSED FROM THE ADJACENT DEXTER-PINCKNEY ROAD TO THE WEST AND IT CONTINUES OFFSITE TO THE EAST. THE SOUTH PROPERTY LINE IS THE APPROXIMATE CENTERLINE OF THE COUNTY DRAIN. SOIL IS LINWOOD MUCK. THE WETLAND IS DOMINATED BY PARAGUETTES WITH SOME REED CANARY GRASS & CATTAIL NEARER THE DRAIN. THERE ARE SCATTERED TREES AND SHRUBS AROUND THE PERIMETER INCLUDING COTTONWOOD, SILVER MAPLE, JAPANESE HONEY SUCKLE, VIBURNUM, AND SILKY DOGWOOD.

SHEET LEGEND

- SOIL TYPE BOUNDARY
- ZONE BOUNDARY
- NATURAL FEATURES ZONE BOUNDARY
- EXISTING DRAINAGE FLOW

SITE BENCHMARKS (NAVD88 DATUM):

- BM #200 = BM BNT E/S P. POLE ELEV.=881.53
- BM #201 = BM BNT S/S P. POLE ELEV.=890.40
- BM #202 = BM BNT N/W/S P. POLE ELEV.=887.04



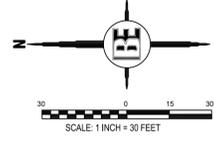
BEBOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

PROJECT	MUGG AND BOPPS - PINCKNEY GAS STATION
PREPARED FOR	PINCKNEY-M36, LLC PO BOX 708 HOWELL, MI 48844 517.202.0232
TITLE	NATURAL FEATURES AREA PLAN
DESIGNED BY:	PC
DRAWN BY:	PC
CHECKED BY:	
SCALE:	1" = 50'
JOB NO.:	25-086
DATE:	05/01/25
SHEET NO.	3

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

DESIGN SURVEY
JOB NO. 2160
(2-15-1994)
(L. 1858, P. 860)

ZONED: R3



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO WARRANTY, COMPLETE OR INCOMPLETE, IS MADE BY THE CONTRACTOR. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES CROSSING IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. MISS DIG CALL 1-800-482-7171.

#4714-23-400-021
1066 E. MAIN ST

ZONED: SBD

PARCEL INFORMATION:
PARCEL ID: #4714-23-400-013
LOT ACREAGE: 4.95 AC.±
ZONING: SECONDARY BUSINESS DISTRICT (SBD)
ADDRESS: 75 S DEXTER ST, PINCKNEY, MI 48169
OWNER: PINCKNEY-M36, LLC

SITE BENCHMARKS (NAVD88 DATUM):
BM #200 = BM BNT E/S P. POLE
ELEV. = 881.53
BM #201 = BM BNT S/S P. POLE
ELEV. = 890.40
BM #202 = BM BNT NW/S P. POLE
ELEV. = 887.04

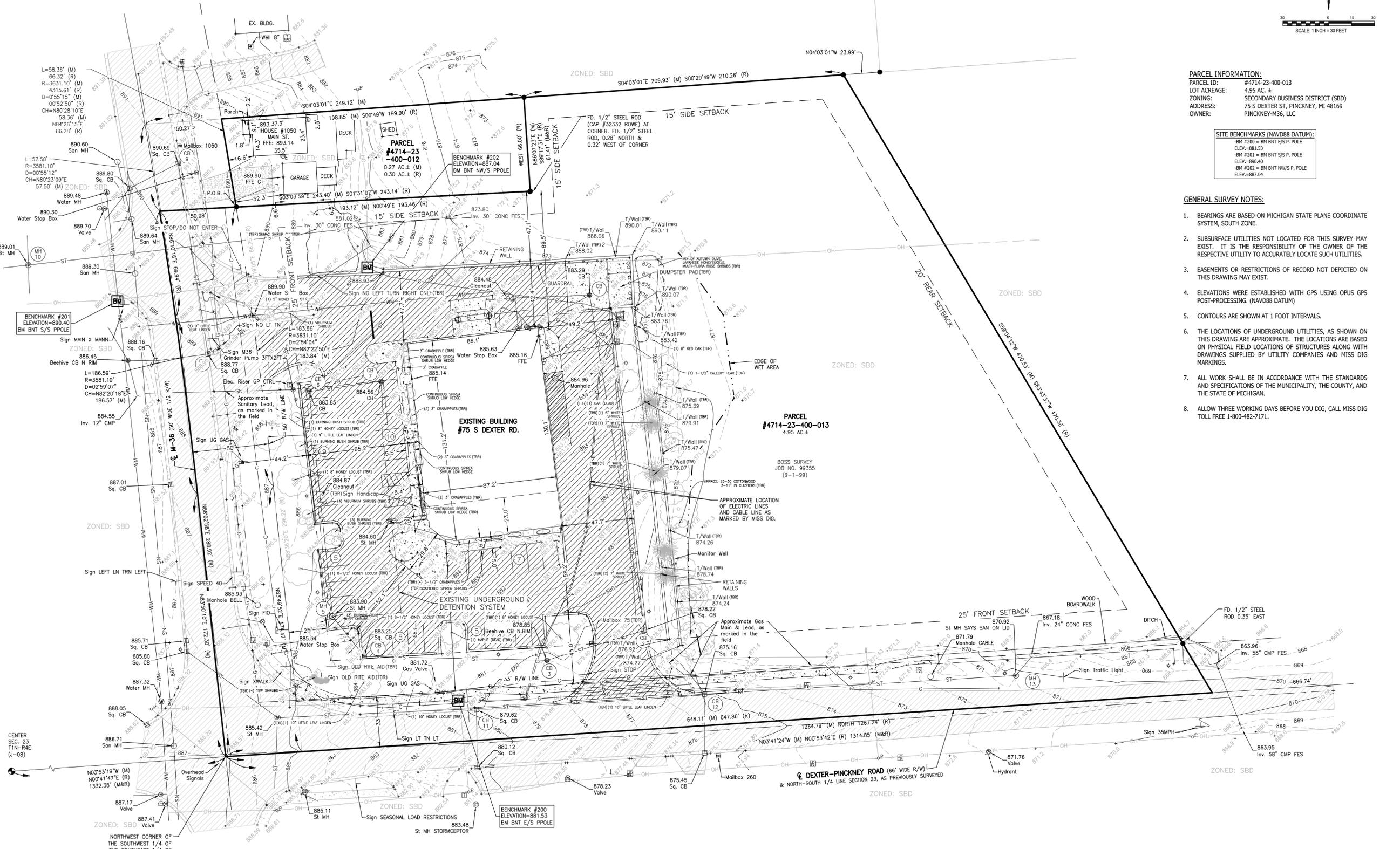
GENERAL SURVEY NOTES:

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
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. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
4. ELEVATIONS WERE ESTABLISHED WITH GPS USING OPUS GPS POST-PROCESSING. (NAVD88 DATUM)
5. CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
6. THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LOCATIONS ARE BASED ON PHYSICAL FIELD LOCATIONS OF STRUCTURES ALONG WITH DRAWINGS SUPPLIED BY UTILITY COMPANIES AND MISS DIG MARKINGS.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
8. ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.

BEBOSS
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3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

MUGG AND BOPPS - PINCKNEY GAS STATION
PREPARED FOR: PINCKNEY-M36, LLC
PO BOX 708
HOWELL, MI 48843
517.202.0232

PROJECT	TITLE	DATE
MUGG AND BOPPS - PINCKNEY GAS STATION	EXISTING CONDITIONS PLAN	
DESIGNED BY:	ST	
DRAWN BY:	JP	
CHECKED BY:		
SCALE:	1" = 30'	
JOB NO:	25-086	
DATE:	05/01/25	
SHEET NO.	4	



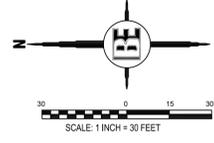
NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 23, AS PREVIOUSLY SURVEYED & P.O.B.

BENCHMARK #200
ELEVATION=881.53
BM BNT E/S PPOLE

CENTER SEC. 23
T1N-R4E
(J-08)



SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



DESIGN SURVEY
JOB NO. 2160
(2-15-1994)
(L. 1858, P. 860)

ZONED: R3

#4714-23-400-021
1066 E. MAIN ST

ZONED: SBD

N04°03'01"W 23.99'

S04°03'01"E 249.12' (M)

S00°49'W 199.90' (R)

PARCEL
#4714-23-400-012
0.27 AC.± (M)
0.30 AC.± (R)

BENCHMARK #202
ELEVATION=887.04
BM BNT NW/S PPOLE

PROPOSED 65 LF 48" RCP
STORM SEWER

PROPOSED 35 LF 48" RCP
STORM SEWER

PROPOSED 36 LF 30" RCP
STORM SEWER

PROPOSED 44 LF 12" RCP
STORM SEWER

PROPOSED 2' (M) N00°49'E 193.46' (R)

S03°03'59"E 243.40' (M) S01°31'02"W 243.14' (R)

S04°03'01"E 249.12' (M)

S00°49'W 199.90' (R)

S04°03'01"E 249.12' (M)

PARCEL
#4714-23-400-013
4.95 AC.±

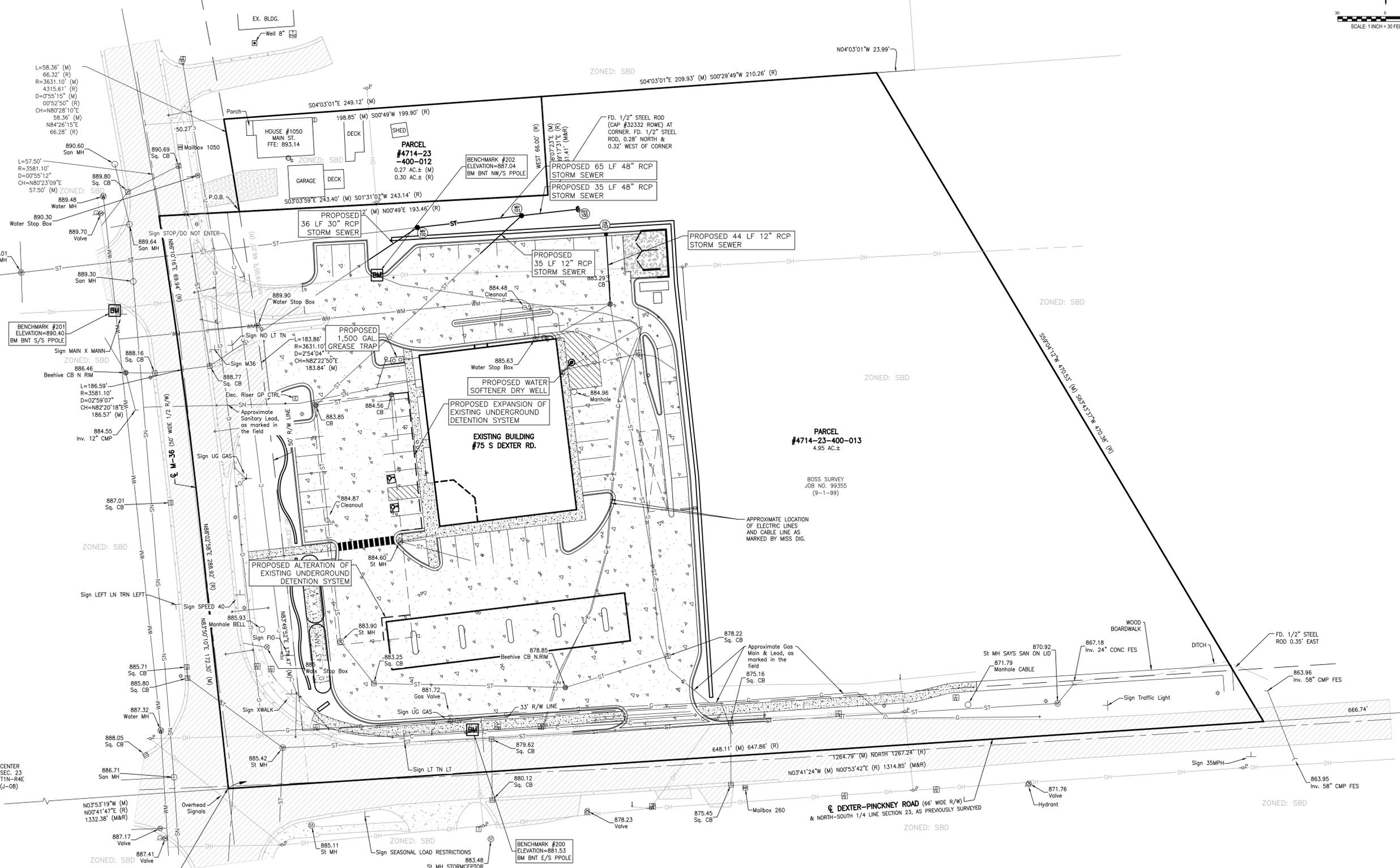
BOSS SURVEY
JOB NO. 99355
(9-1-99)

ZONED: SBD

ZONED: SBD

ZONED: SBD

ZONED: SBD



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, OR ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

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517.546.4836 FAX 517.548.1670

PROJECT: MUGG AND BOPPS - PINCKNEY GAS STATION
PREPARED FOR: PINCKNEY-M36, LLC
PO BOX 708
HOWELL, MI 48844
517.202.0232

TITLE: UTILITY PLAN

NO.	BY	REVISION	PER	DATE

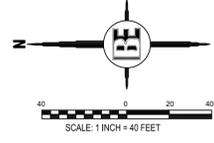
DESIGNED BY: ST
DRAWN BY: JP
CHECKED BY:
SCALE: 1" = 30'
JOB NO: 25-086
DATE: 05/01/25
SHEET NO. 8



SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

PROPOSED CONST. SCHEDULE FOR THE YEAR 2025

ACTIVITY	JULY	AUG	SEPT	OCT	NOV	APR
DEMO & CLEAR						
MASS GRADING						
BLDG CONSTRUCTION						
FINAL GRADING						
SEED & MULCH						



SURFACE WATER & COUNTY DRAINS
WETLANDS - ON SITE
STREAMS - EASTERN LOT LINE
BASINS - APPROXIMATELY 500 FT EAST AT PUMPKIN CT.
DRAINS - SOUTHERN LOT LINE TO LIVINGSTON NO. 13 DRAIN
PONDS - APPROXIMATELY 3,100 FT WEST AT MILL POND

SOIL EROSION CONTROL MEASURES

1		TOPSOIL MAY BE STOCKPILED ABOVE BORROW AREAS TO ACT AS A DIVERSION. STOCKPILES SHOULD BE TEMPORARILY SEEDDED.	35		SYSTEM REMOVES COLLECTED RUNOFF FROM SITE, PARTICULARLY FROM PAVED AREAS. CAN ACCEPT LARGE CONCENTRATIONS OF RUNOFF. CONDUITS SHOULD TO MINIMAL SLOPE SYSTEM OR STABILIZED OUTFALL LOCATION. USE PAVED BASIN TO COLLECT SEWAGE.
6		PROMOTES ESTABLISHMENT OF VEGETATIVE COVER. EFFECTIVE FOR DRAINAGEWAYS WITH LOW VELOCITY. BEST PRACTICE IN SMALL QUANTITIES BY EXPERIENCED PERSONNEL. SHOULD INCLUDE PREPARED TOPSOIL BED.	36		COLLECTS HIGH VELOCITY CONCENTRATED RUNOFF. MAY USE FILTER CLOTH OVER INLET.
14		STABILIZES SOIL SURFACE, THIS MINIMIZES EROSION. PERMITS CONSTRUCTION TRAFFIC IN ADVERSE WEATHER. MAY BE USED AS PART OF PERMANENT BASE CONSTRUCTION OF PAVED AREAS.	40		EASY TO SHAPE. COLLECTS SEDIMENT. MAY BE CLEANED AND EXPANDED AS NEEDED.
15		PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED, BUT INCREASES RUNOFF VELOCITY. IRREGULAR SURFACE WILL HELP SLOW VELOCITY.	51		REDUCES GRADIENT WHERE SLOPES ARE EXTREMELY STEEP. PROMOTES RETENTION OF EXISTING VEGETATION, KEEPING SOIL STABLE IN CRITICAL AREAS. MINIMAL MAINTENANCE.
16		KEEPS HIGH VELOCITY RUNOFF ON PAVED AREAS FROM LEAVING PAVED SURFACE. COLLECTS AND CONDUCTS RUNOFF TO ENCLOSED DRAINAGE SYSTEM OR PREPARED DRAINAGEWAY.	54		USES GEOTEXTILE FABRIC AND POST OR POLES. EASY TO CONSTRUCT AND LOCATE AS NECESSARY. (SEE DETAIL THIS SHEET)

T= TEMPORARY, P= PERMANENT
 TOTAL DISTURBED AREA= 1.90 AC.

LIVINGSTON COUNTY SOIL EROSION CONTROL TEMPORARY CONTROLS AND SEQUENCE

- NOTIFY LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE 24 HOURS PRIOR TO 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.
- RETENTION/DETENTION/SEDIMENTATION BASINS SHALL BE EXCAVATED, TOPSOILED, SEEDDED, MULCHED AND TACKED PRIOR TO THE START OF MASS EARTH DISRUPTION. INGRESS/EGRESS MUST HAVE LARGE CRUSHED ROCK TO REDUCE THE TRACKING OF SOIL ONTO THE PUBLIC TRAFFIC AREAS. SEE DETAIL ITEMS BELOW.
- 36" M.D.O.T SPECIFICATION TYPE SILT FABRIC FENCE AS SHOWN ON PLANS SHALL BE PLACED AND MAINTAINED ALONG PERIMETER ON ALL LOW LYING AREAS OF CONSTRUCTION SITE TO FILTER RUNOFF BEFORE LEAVING PROJECT SITE.
- ALL TEMPORARY EROSION CONTROL DEVICES AS NOTED ON PLANS SHALL BE INSTALLED PRIOR TO THE START OF MASSIVE EARTH DISTRIBUTION.
- PLAN DOES DENOTE A DETAILED EROSION CONTROL DEVICE TO RESTRICT TRACKING OF MATERIAL ONTO THE HIGHWAY. STONE DIAPERS SHALL BE INSTALLED AT ALL INGRESS/EGRESS AREAS OF THE SITE PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. DIAPERS SHALL BE OF CRUSHED STONE AND SHALL HAVE A MINIMUM LENGTH OF 100' LINEAL FEET.
- DETENTION BASIN 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. AN EMERGENCY SPILLWAY SHALL BE CONSTRUCTED WITHIN THE FREEBOARD LEVEL.
- DIKES AND BERMS SHALL BE FREE OF ALL ORGANIC MATTER.
- ALL UNIMPROVED DISTURBED AREAS SHALL BE STRIPPED OF TOPSOIL WHICH WILL BE STORED ONSITE DURING THE EXCAVATING STAGE. TOPSOIL PILES SHALL BE SEEDDED AND MULCHED. 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, WHICHEVER CASE APPLIES.

SLOPES AND DITCHES

- ON SITE DITCHES SHALL BE OF THE FLAT BOTTOM TYPE MINIMUM WIDTH OF 2' WITH A MINIMUM OF 3 HORIZONTAL TO 1 VERTICAL SIDE SLOPES, 3:1.
- DITCHES WITH STEEP SLOPES WILL NEED FLOW CHECKS TO PREVENT SCOURING OF THE DITCH BOTTOM. THESE SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR INSPECTOR.
- 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.

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.
- COUNTY CODE REQUIRES A MINIMUM PIPE SIZE OF 12" IN DIAMETER. IF SMALLER PIPE IS NEEDED FOR OUTLET PURPOSES THE 12" CAN BE BAFFLED 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 RETENTION/DETENTION BASIN 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.

- STORM WATER OUTLETS DO DENOTE RIP RAP. ALL OUTLETS SHALL BE RIP RAPPED OVER KEYED FILTER FABRIC WITH A MINIMUM OF 15 SQ. YARDS OF 6" OR LARGER COBBLE STONE.
- RIP RAP AS NOTED ON THE PLAN SHALL BE OF A FUNNEL SHAPE CONSTRUCTION. WIDTH SHALL INCREASE AS DISTANCE FROM THE OUTLET POINT INCREASES AT A 3:1 RATIO.
- RIP RAP SHALL BE OF COBBLE STONE, 6" IN DIAMETER OR LARGER. GROUT AS NECESSARY. GROUT SHALL BE A MINIMUM OF 6" IN DEPTH WITH THE COBBLE SET IN THE CEMENT SLURRY.
- STORM WATER SPLASH BLOCK AT STORM WATER OUTLET IF SLOPE OF THE PIPE IS 4% OR GREATER.
- STORM DRAINAGE LINES SHALL BE CLEANED PRIOR TO FINAL INSPECTION. INSPECTION SHALL BE COMPLETED BY THE COUNTY DRAIN COMMISSION OFFICE. WORK SHALL BE COMPLETED 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

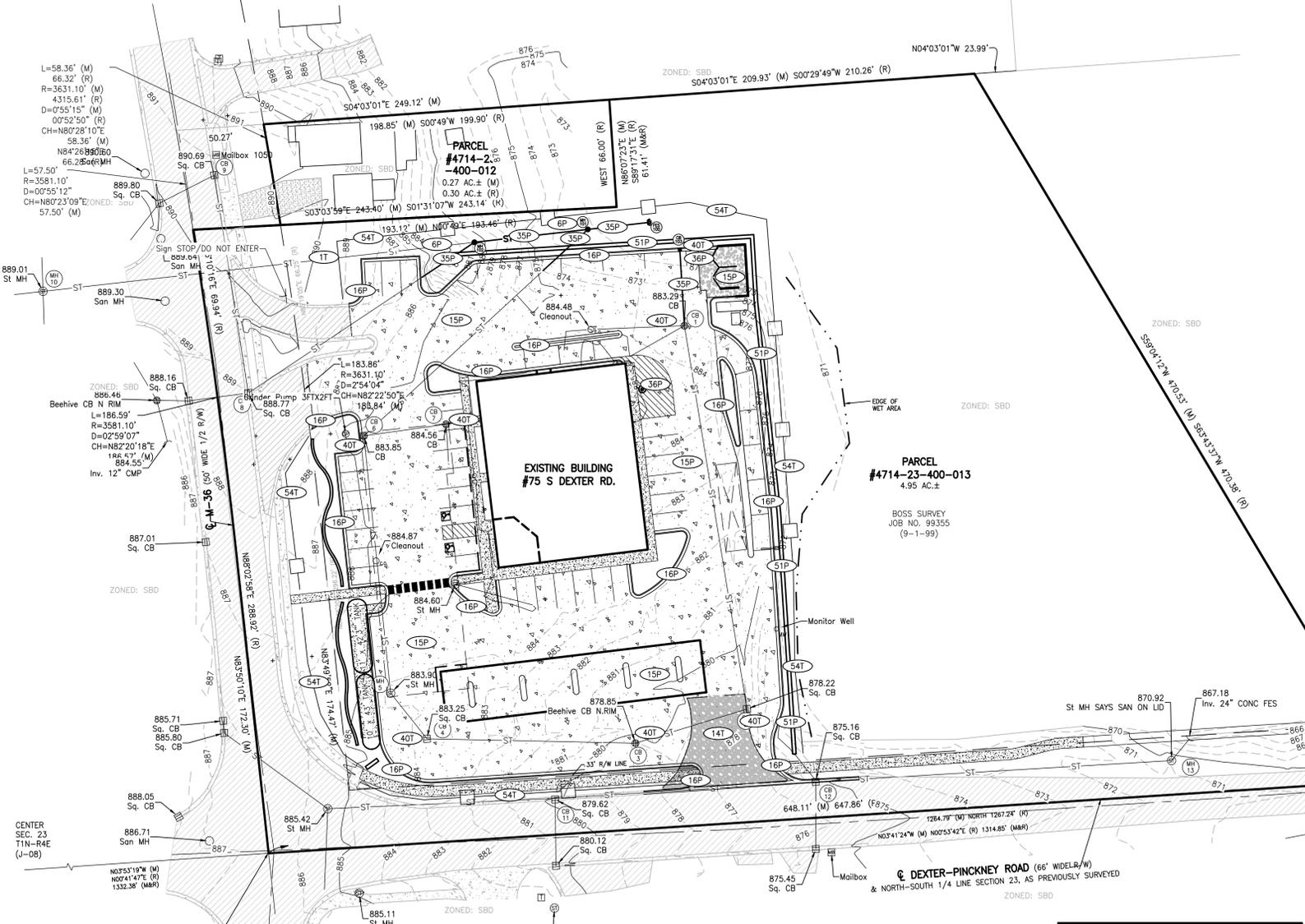
- ALL UNIMPROVED DISTURBED AREAS SHALL BE RE-TOP SOILED, WITH A MINIMUM OF 4" OF MATERIAL SEEDDED, MULCHED AND TACKED WITHIN 15 DAYS OF THE COMPLETION OF THE MASS EARTH DISRUPTION. IN THE NON-GROWING SEASON STRAW MATTING WILL SUFFICE. HYDRO-SEEDING WILL BE AN ACCEPTABLE ALTERNATIVE FOR MULCHING. EXTREME CARE SHOULD BE EXERCISED IN SPRING AND FALL PERIODS AS A FROST WILL BREAK THE BIND OF THE HYDRO-SEEDING, WHICH WILL AFFECT THE EFFECTIVENESS OF THIS PROCEDURE.
- IN THE NON-GROWING SEASON, TEMPORARY STABILIZATION OF MASS EXPOSED AREAS FOR WINTER STABILIZATION SHALL BE COMPLETED 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 THE COUNTY OFFICE FOR FINAL INSPECTION AT THE END OF THE PROJECT.
- THE ISSUING BUILDING DEPARTMENT SHALL NOT ISSUE THE CERTIFICATE OF OCCUPANCY UNTIL THE FINAL INSPECTION LETTER FROM THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE HAS BEEN OBTAINED.
- PER THE LIVINGSTON COUNTY DRAIN COMMISSIONER THE SEEDING, FERTILIZER, AND MULCH MINIMUM QUANTITIES SHALL BE AS FOLLOWS:
 TOP-SOIL 3" IN DEPTH
 GRASS SEED 218 LBS. PER ACRE
 FERTILIZER 150 LBS. PER ACRE
 STRAW MULCH 3" IN DEPTH 1.5 TO 2 TONS PER ACRE (ALL MULCHING MUST HAVE A TIE DOWN, SUCH AS TACKIFIER, NET BINDING, ETC.)
 HYDRO-SEEDING 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/RETENTION BASIN 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).

DESIGN SURVEY
 JOB NO. 2160
 (2-15-1994)
 (L. 1858, P. 860)
 ZONED: R3

#4714-23-400-021
 1066 E. MAIN ST



CONTROLS & MEASURES POST CONSTRUCTION SEQUENCE

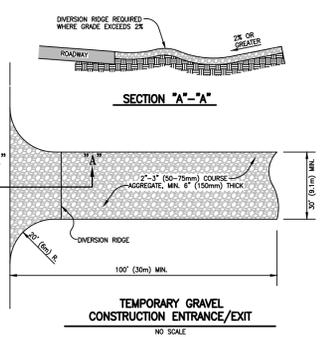
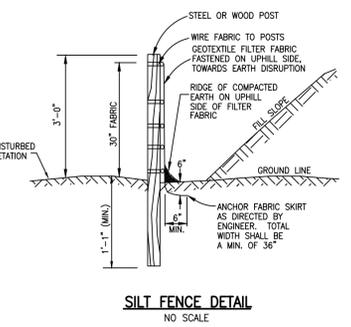
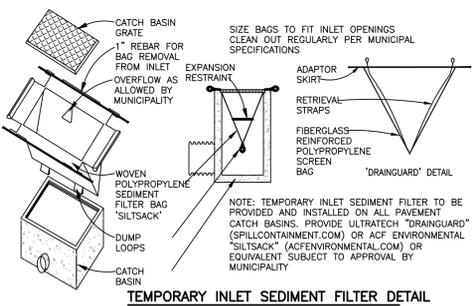
ACTIVITY	WEEKLY	MONTHLY	AS REQUIRED
MAINTAIN LANDSCAPING, REPLACE MULCH	X	X	X
CLEAN INLETS		X	X
COLLECT LITTER	X	X	X
SWEEP PARKING LOT		X	X

CONTROLS & MEASURES NARRATIVE

ACTIVITY	DESCRIPTION
MAINTAIN LANDSCAPING, REPLACE MULCH	COLLECT GRASS, TREE, AND SHRUB CLIPPINGS. DISPOSE IN APPROVED CONTAINER. REPLACE DEAD SOD, TREES AND SHRUBS.
CLEAN INLETS	REMOVE LITTER, SEDIMENT, AND DEBRIS. DISPOSE OF IN APPROVED LANDFILL.
COLLECT LITTER	DISPOSE OF WITH INLET DEBRIS.
SWEEP PARKING LOT	REMOVE MUD, DIRT, GREASE AND OIL WITH PERIODIC SWEEPING.
DUST CONTROL	SPRINKLE WATER AS NEEDED.

CONSTRUCTION SEQUENCE
 THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT EROSION IS MINIMIZED AND THAT COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, AND ORDINANCES IS MAINTAINED THROUGHOUT EXECUTION OF THIS PROJECT.

- 1 DAY 1. INSTALL SILT FENCE AS SHOWN ON PLANS.
- 30 DAYS 2. ROUGH GRADE AND INSTALL STORM DRAINAGE.
- 1 DAY 3. INSTALL INLET PROTECTION ON STORM INLETS.
- 120 DAYS 4. START BLDG. CONSTRUCTION.
- 30 DAYS 5. INSTALL PAVEMENT.
- 5 DAYS 6. FINE GRADE AROUND BUILDING, SPREAD TOPSOIL, SEED OR SOD AS APPLICABLE.
- 1 DAY 7. REMOVE ALL EROSION CONTROL STRUCTURES.
- 1 DAY 8. REMOVE ACCUMULATED SILT FROM ALL EXISTING DRAINAGE.



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES. CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION, THE APPROPRIATE AGENCY OR THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

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 www.beboss-engineering.com

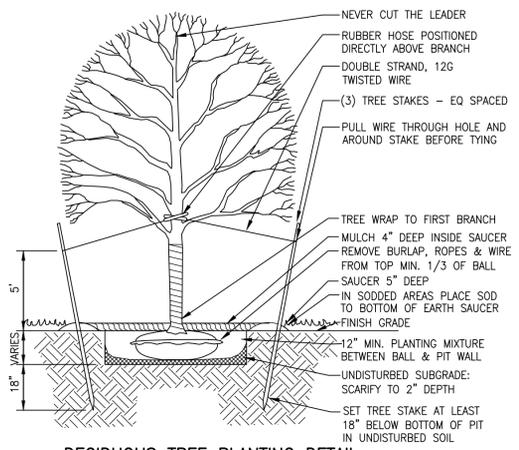
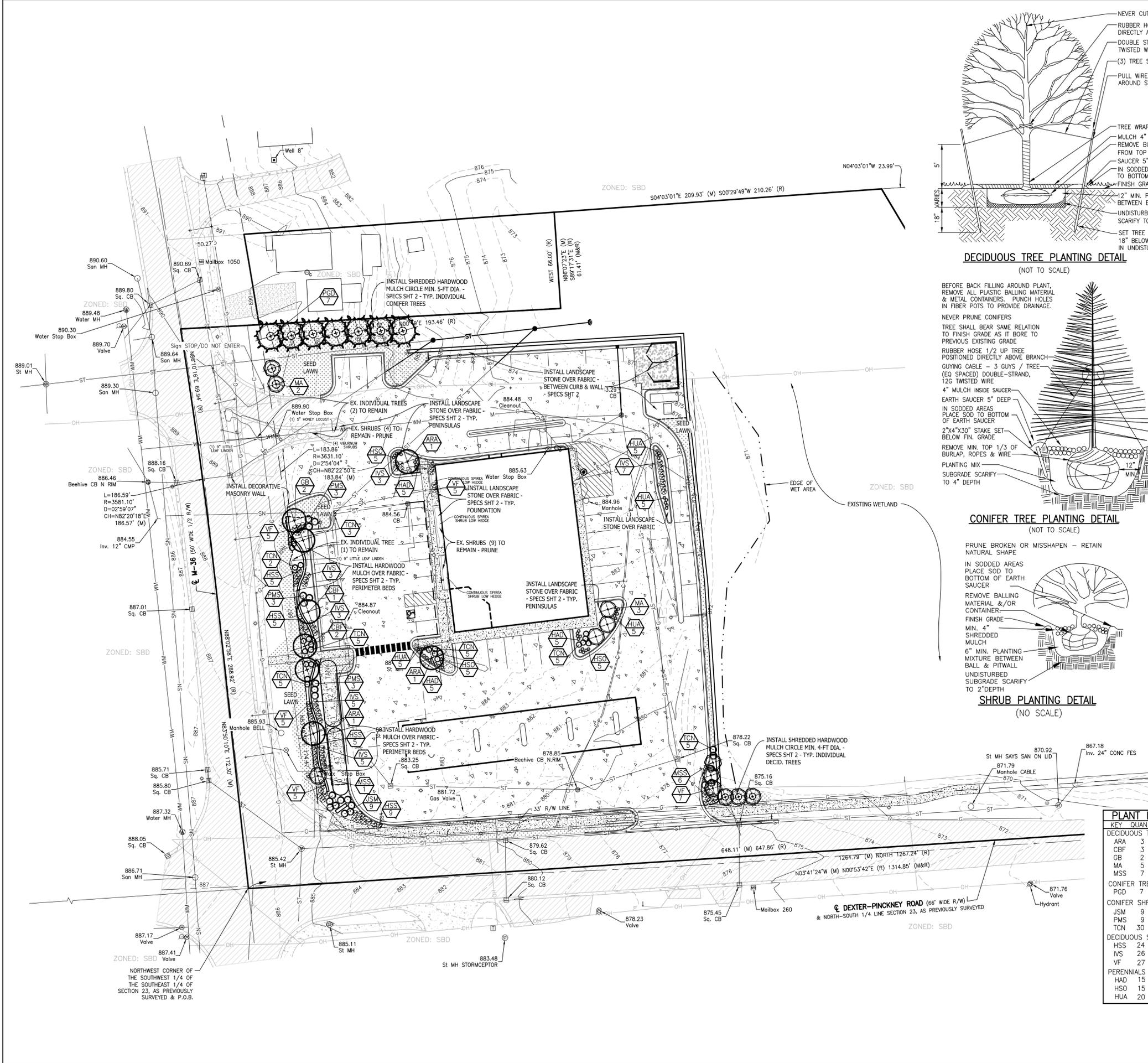
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 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 517.546.4836 FAX 517.548.1670

PROJECT: MUGG AND BOPPS - PINCKNEY GAS STATION
 PREPARED FOR: PINCKNEY M36, LLC
 PO BOX 708
 HOWELL, MI 48844
 517.202.0232

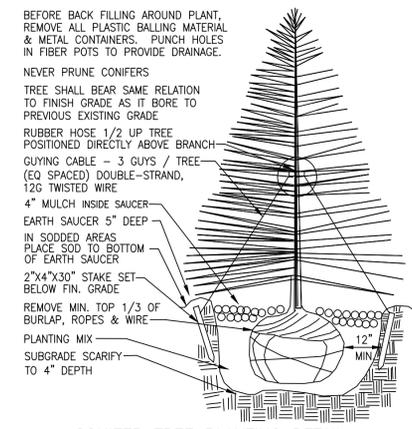
TITLE: SOIL EROSION & SEDIMENTATION CONTROL PLAN

NO.	DATE	REVISION PER
1		
2		

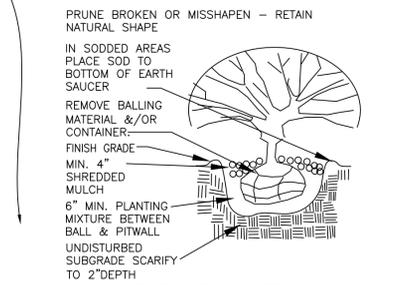
DESIGNED BY: ST
 DRAWN BY: JP
 CHECKED BY:
 SCALE: 1" = 40'
 JOB NO: 25-086
 DATE: 05/01/25
 SHEET NO. 10



DECIDUOUS TREE PLANTING DETAIL
(NOT TO SCALE)

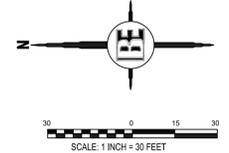


CONIFER TREE PLANTING DETAIL
(NOT TO SCALE)



SHRUB PLANTING DETAIL
(NO SCALE)

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



USDA Soil Conservation Service in cooperation with MI Agricultural Experiment Station (1977) Soil Survey of Livingston County, Michigan

B/B	Boyer Loamy Sand	2-6% Slopes
Lm	Limwood Muck	
S/C	Spinks-Oakville Loamy Sands	6-12% Slopes

SITE AND PARKING LOT LANDSCAPE CALCULATIONS

SITE AREA: 4.95 AC +/- GROSS; 4.09 AC (177,950 SQ FT) EXCL. OF R.O.W.
 ZONED: 'SBD' - SECONDARY BUSINESS DISTRICT
 ADJ. ZONING: ALL 'SBD' PARCEL ADJACENT TO EAST CURRENTLY RESIDENTIAL 'USE'
 PARKING SPACES PROVIDED: 47 SPACES
 REQUIRED:
 BUFFER: RESIDENTIAL USE ADJACENT TO EAST = MIN 6-FT WIDE; 6-FT HGT; 80% OPAQUE (WITHIN 3 YRS); 50% EVERGREEN; EX. VEGETATION MAY BE USED
 FOUNDATION PLANTINGS: ALL BLDG SIDES FACING R.O.W. OR PARKING MIN. 6-FT WIDE; MIX OF TREES & SHRUBS
 LANDSCAPE ADJ. TO ROADS: 1 TREE & 5 SHRUBS / 30 LFT FRONTAGE; MIN. 10-FT WIDE PARKING LOT: NUMBER OF SPACES < 50 - NOT APPLICABLE
 PROVIDED:
 BUFFER: RESIDENTIAL USE ADJACENT TO EAST: - CONIFER TREE SCREEN FOR 100-LFT DIRECTLY ALONG HOUSE (7 TREES) + 4-13-FT HGT RETAINING WALL (FROM RESIDENTIAL SIDE) FOR REMAINDER TO WETLAND (DUE TO SIGNIFICANT GRADE DROP-OFF & WETLAND BOUNDARY)
 FOUNDATION PLANTINGS: 2 SIDES FACING ROAD & PARKING TO NORTH & WEST. DUE TO USE & LAYOUT, PRESERVING & PROVIDING FOUNDATION SHRUBS ALONG NORTH BLDG SIDE (IN EX. BEDS), WITH NEW PLANTINGS IN PARKING LOT PENINSULAS, NORTH & WEST - INCL: 18 NEW SHRUBS, 6 TREES, 40 PERENNIALS & 9 EXISTING SHRUBS
 LANDSCAPE ADJ. TO ROADS:
 MAIN ST / M-36: 325.3 LFT (NET) / 30 = 11 TREES + 55 SHRUBS
 DEXTER-PINCKNEY RD.: 257 LFT NET TO WETLAND BOUNDARY LINE = 257.0 / 30 = 9 TREES + 45 SHRUBS
 DUE TO USE, LAYOUT, & PROXIMITY OF WETLAND TO DEXTER-PINCKNEY RD. PROPOSING USE OF A DECORATIVE MASONRY WALL ALONG M-36 FRONTAGE ALONG WITH ADDT. SHRUBS IN MIN. 10-FT LANDSCAPE AREA TO EMPHASIZE THIS FRONTAGE - IN ADDT. TO THE WALL, LANDSCAPE TO INCLUDE: PRESERVATION OF 3 MATURE TREES, 10 NEW TREES ALONG M-36 & 7 NEW TREES ALONG DEXTER-PINCKNEY RD. [TOTAL OF 20 TREES] + PRESERVATION OF 4 MATURE SHRUBS, 70 NEW SHRUBS ALONG M-36 & 30 NEW SHRUBS ALONG DEXTER-PINCKNEY RD. [TOTAL OF 100 SHRUBS]

SUPPLEMENTAL LANDSCAPE NOTES

1. REFER TO CONSTRUCTION DETAIL SHEET 2 FOR PLANTING DETAILS AND LANDSCAPE NOTES AND SPECIFICATIONS.
2. ANY SUBSTITUTIONS OF PLANT MATERIAL FROM THE APPROVED PLANS SHALL BE APPROVED BY THE VILLAGE PRIOR TO INSTALLATION.
3. SEE LANDSCAPE SPECIFICATIONS ON SHEET 2 FOR INFORMATION ON TYPICAL LAWN SEED MIX &/OR SOD INSTALLATION

PLANT LIST

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
DECIDUOUS TREES					
ARA	3	Acer rubrum 'Jfs KW 78'	Armstrong Gold Red Maple	2-1/2" cal.	B-B
CBF	3	Carpinus betulus 'Frans Fontaine'	Frans Fontaine European Hornbeam	2-1/2" cal.	B-B
CB	2	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Columnar Ginkgo	2-1/2" cal.	B-B
MA	5	Malus 'Adirondack'	Adirondack Crabapple	2" cal.	B-B
MSS	7	Malus 'Jfs-kw207'	Sparkling Sprite Crabapple	2" cal.	B-B
CONIFER TREES					
PGD	7	Picea glauca var densata	Black Hill's Spruce	6-ft hgt.	B-B
CONIFER SHRUBS					
JSM	9	Juniperus sabina 'Monna'	Colgory Carpet Juniper	24" ht./#3	Cont.
PMS	9	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	24" ht./#3	Cont.
TCN	30	Taxus cuspidata 'nana'	Dwarf Spreading Yew	24" ht./#3	Cont.
DECIDUOUS SHRUBS					
HSS	24	Hydrangea serrata 'smmmakstr'	Tuff Stuff Red Mountain Hydrangea	24" ht./#3	Cont.
IVS	26	Itea virginica 'Sprich'	Little Henry Sweetpire	24" ht./#3	Cont.
VF	27	Viburnum farreri nanum	Fragrant Dwarf Viburnum	24" ht./#3	Cont.
PERENNIALS					
HAD	15	Hemerocallis 'Apache War Dance'	Apache War Dance Daylily	1 gal./#1	Cont.
HSO	15	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	1 gal./#1	Cont.
HUA	20	Hemerocallis 'You Are My Sunshine'	You Are My Sunshine Daylily	1 gal./#1	Cont.

FOR SITE PLAN APPROVAL ONLY!
NOT FOR CONSTRUCTION

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE FOR THE ACCURACY OF THESE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE PLANS.

BE ENGINEERING
CALL MSS DIG
1-800-467-7171
www.be-engineering.com

BEBOSS
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

PROJECT: MUGG AND BOPPS - PINCKNEY GAS STATION
PREPARED FOR: PINCKNEY-M36, LLC
PO BOX 708
HOWELL, MI 48844
517.202.0232
TITLE: LANDSCAPE PLAN

NO.	DATE	REVISION PER

DESIGNED BY: PC
DRAWN BY: PC
CHECKED BY: ST
SCALE: 1" = 30'
JOB NO: 25-086
DATE: 05/01/25
SHEET NO. 11

BOSS
Engineering

F. MATTHEW RAY ARCHITECT



2914 SHAWNEE LANE
WATERFORD
MICHIGAN
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248-208-1655
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CLIENT:
PINCKNEY #2

**PROJECT
PROPOSED:**
MUGG &
BOPPS

M-36 &
DEXTER-PINCKNEY
RDS,
PINCKNEY, MI

ISSUED/DATE
FLOOR PLAN REVIEW
04-30-2025

SEAL:

CHECKED BY: FMR
DRAWN BY: FMR
E

PROJECT NO.
2504

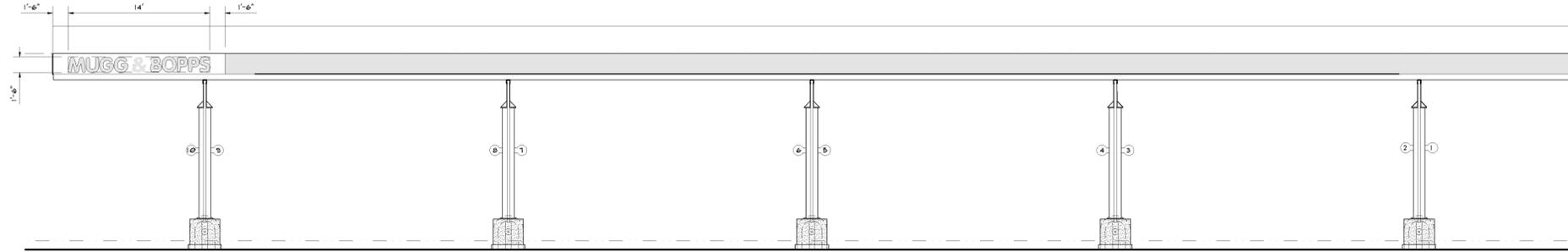
TITLE
GAS CANOPY PLAN &
ELEVATIONS

SHEET NO.
A-3.1



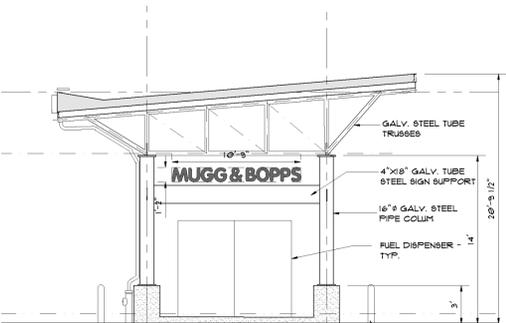
GAS CANOPY NORTH ELEVATION

SCALE: 3/16" = 1'-0"



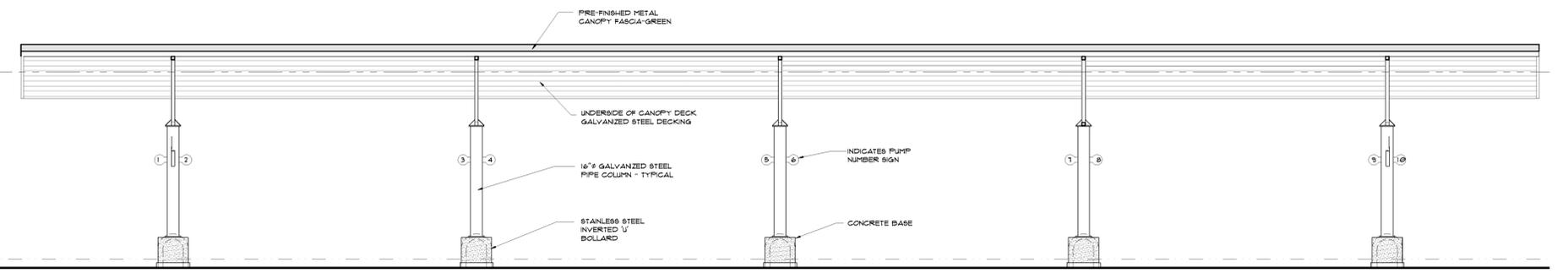
GAS CANOPY WEST ELEVATION

SCALE: 3/16" = 1'-0"



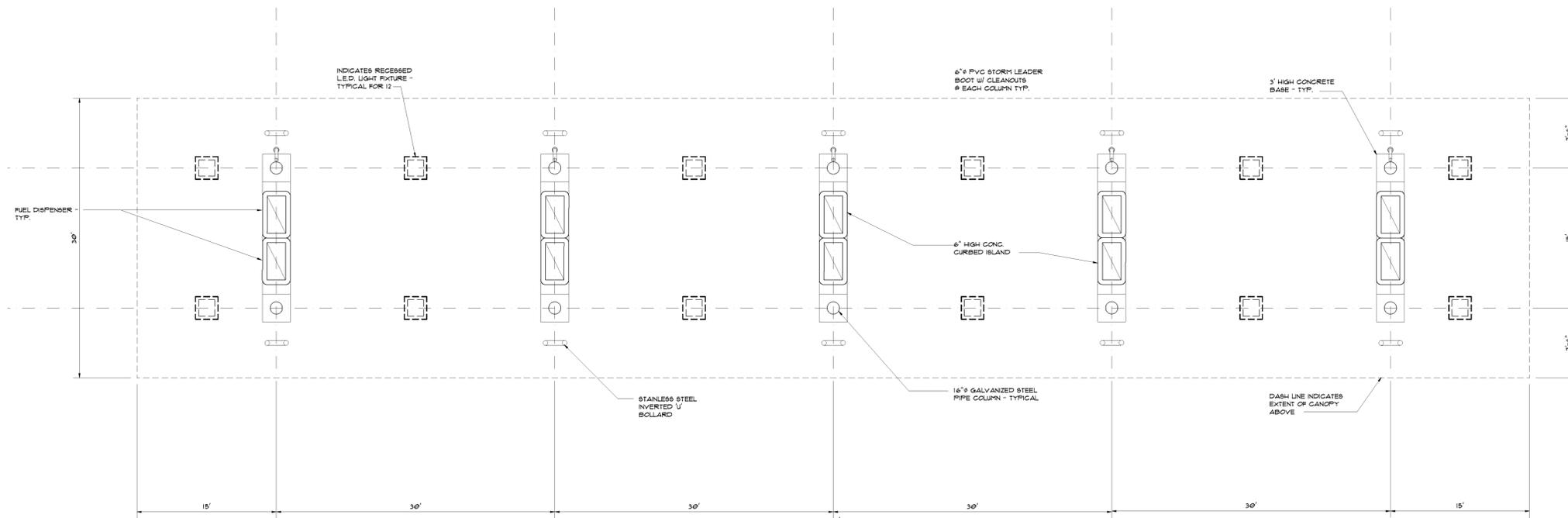
GAS CANOPY SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



GAS CANOPY EAST ELEVATION

SCALE: 3/16" = 1'-0"



GAS CANOPY PLAN

SCALE: 3/16" = 1'-0"



F. MATTHEW RAY ARCHITECT



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**PROJECT
PROPOSED:**
MUGG &
BOPPS

M-36 &
DEXTER-PINCKNEY
RDS,
PINCKNEY, MI

ISSUED/DATE
FLOOR PLAN REVIEW
04-30-2025

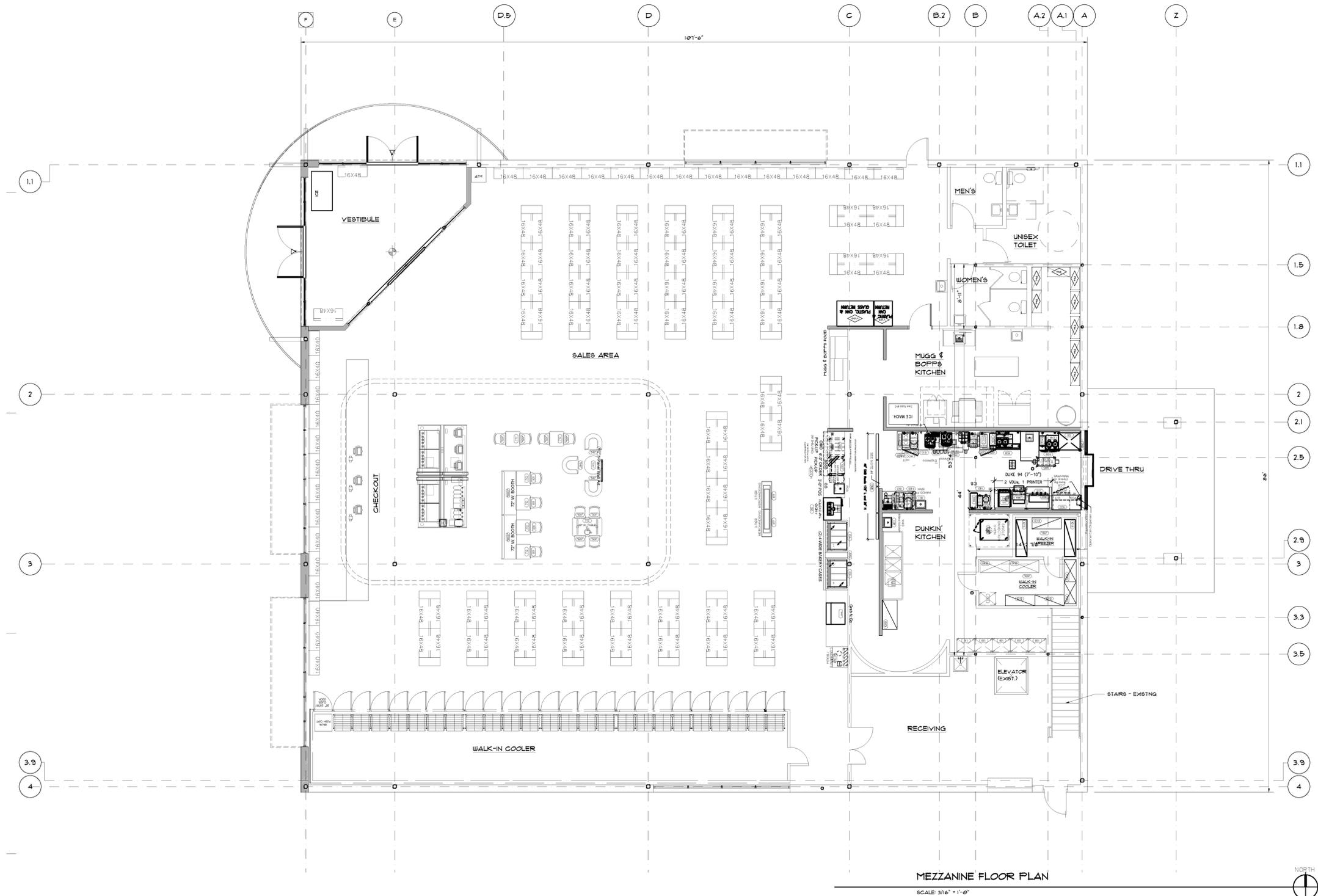
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PROJECT NO.
2504

TITLE
MEZZANINE PLAN

SHEET NO.
A-3.2



MEZZANINE FLOOR PLAN

SCALE 3/16" = 1'-0"



