

Smith Builders, LLC

Marshall Smith, Builder
 Marshall@SmithBuildersLLC.com
 734-878-1650
 4570 M-30 Pinckney, Michigan 48169

Scale of Drawing 1" = 10'

Date of Drawing:
 5/23/2019

LEGEND	
Water	W
Sewer	S
Electric	E
Gas	G
Cable	C



Main Street Commons

Project: 8 units in 4 buildings: Each building has one unit on second floor with a balcony and one unit on the ground floor with a patio. 18 parking spaces with ADA spaces.

Land: 3 parcels as identified by these three tax ID numbers
 Tax ID: 14-22-400-019; 14-22-403-031; 14-22-403-033
 Current Zoning ROB - Requested Zoning: R4
 Height of Buildings: 28.5'

Lot Coverage	Main Property	Vacated Land	All Land Sections
Gross Site Area	34,848 sf	6,534 sf	41,382 sf
Lot Coverage *	14,249 sf		14,249 sf
Lot Coverage/Gross Site Area	40.8%		34.4%

* Calculation of Lot Coverage		
Area Measured	Measurements	TOTAL AREA SF
Driveway	31'x48'	1488
Wider driveway w/ curb	7'x9'	49
Parking Area, curb, sidewalk	81'x90'	7,290
EMS Turnaround	7'x10' + 10'x50'	570
Sidewalk to Buildings	18'x5'x4	260
Porch	6'x8'x4	192
Each Building	30'x34'x4	4080
Patio	8'x10'x4	240
Total		14,249

Ⓞ M36

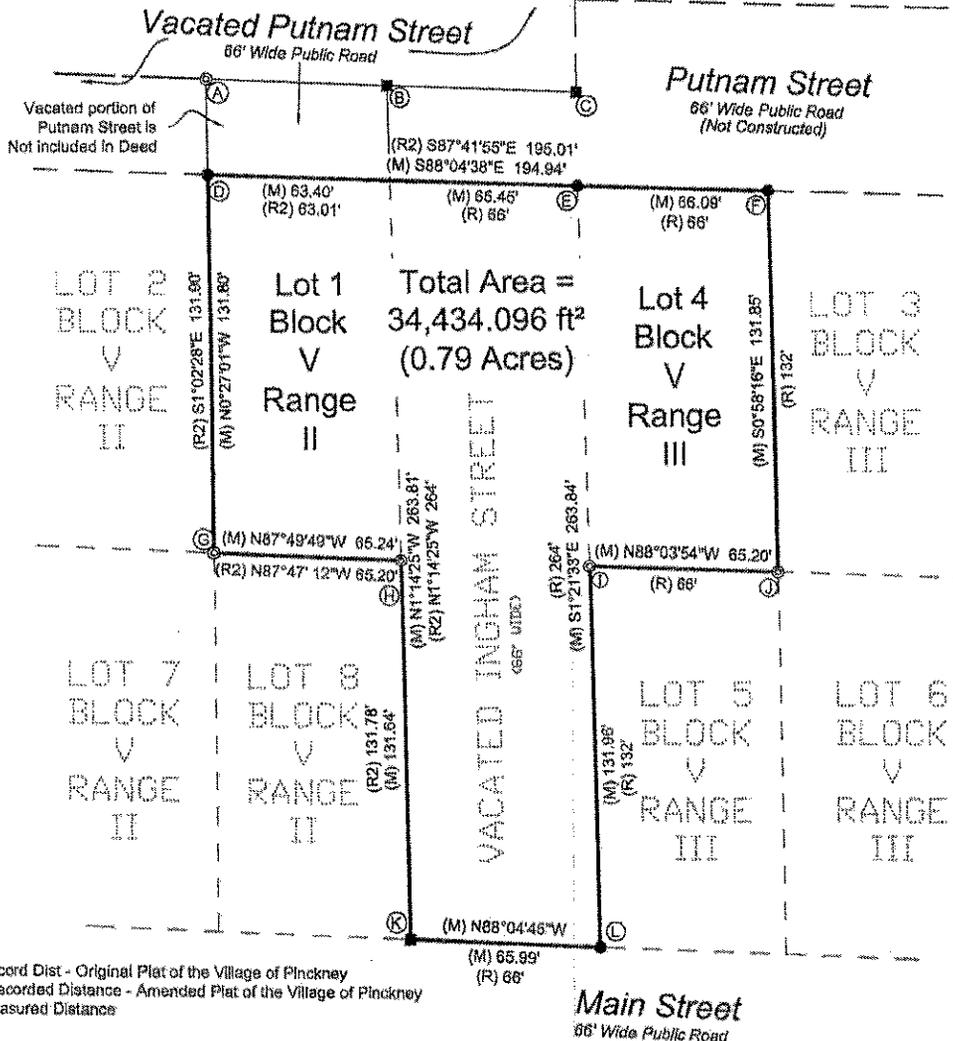
CERTIFICATE OF SURVEY

ORIGINAL PLAT OF THE VILLAGE OF PINCKNEY
SECTION 22, T1N, R4E, VILLAGE OF PINCKNEY
LIVINGSTON COUNTY, MICHIGAN



50 SCALE

REGISTER OF DEEDS
STAMP & FILE NUMBER



(R) Record Dist - Original Plat of the Village of Pinckney
(R2) Recorded Distance - Amended Plat of the Village of Pinckney
(M) Measured Distance

Notes:

See sheet 2 for relative positional precision table and property description.

Prepared For: Marshall Smith Builders
4670 E. M-36
Pinckney, MI 48169



COPY

I, Terry R. Campbell, hereby certify that I have surveyed the above mapped and described property, and that this map complies with section 3 (a-f), Act 132, P.A. 1970

LEGEND

- ⊙ FOUND CAPPED IRON
- SET CAPPED IRON
- FOUND IRON
- FOUND CONCRETE MONUMENT

Terry R. Campbell, P.S. No: 60806
ORIGINAL SIGNATURE IN BLUE

OFFICIAL SEAL

Bearing Basis: Plat of Village of Pinckney

DATE: June 3, 2019	PAGE: Sheet 1 of 2
SCALE: 1" = 50'	REVISED:
DWG NO: S19D10AR	DRAWN BY: TRC
CLIENT: JOB Smith Builders: S19D10A	CHK:

Campbell
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