

# FINAL SITE PLANS FOR LAKELAND KNOLL

A Residential Open Space Development

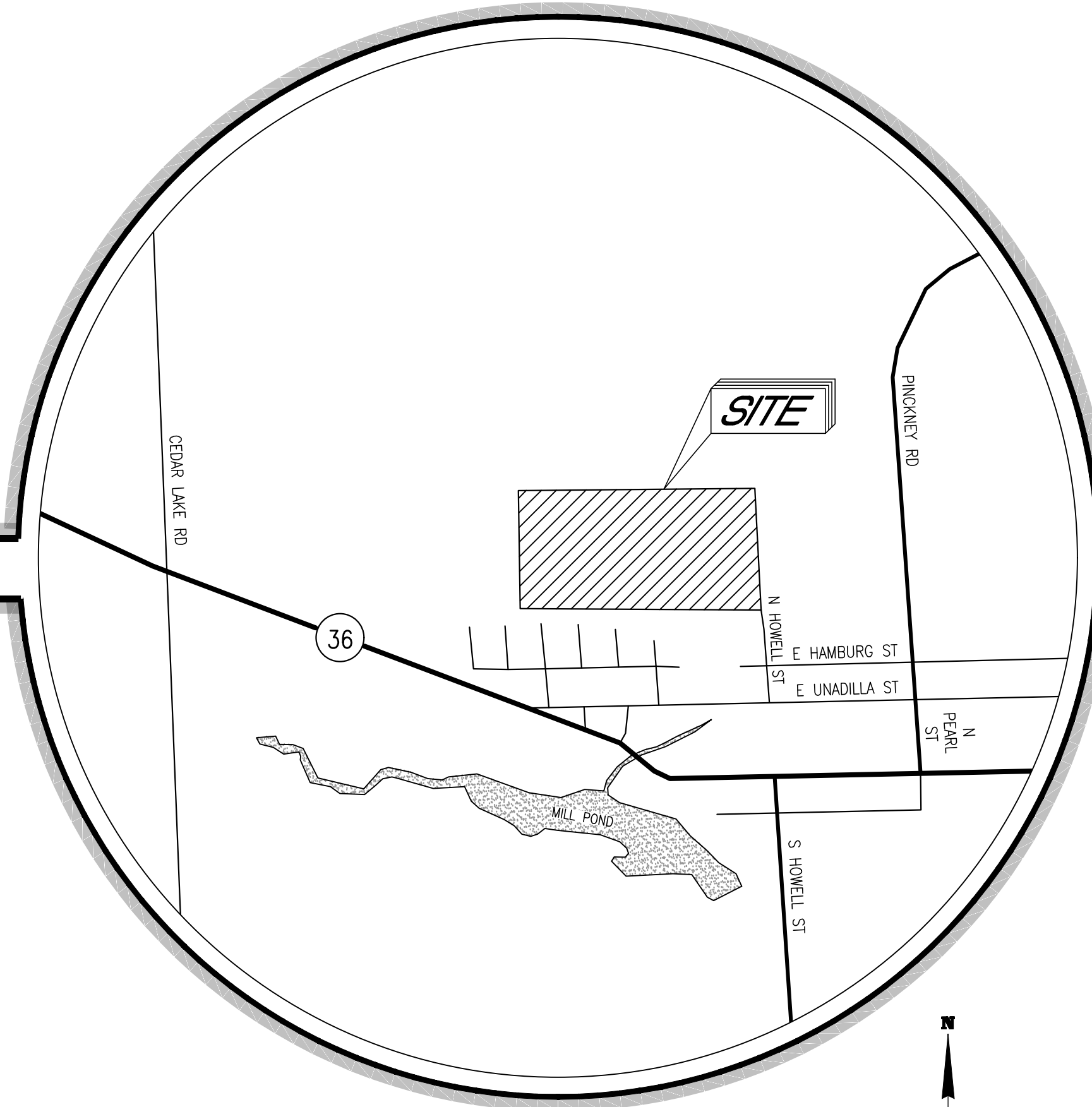
## VILLAGE OF PINCKNEY, LIVINGSTON COUNTY, MICHIGAN

### SHEET INDEX

- 1 COVER SHEET
  - 2 EXISTING CONDITIONS & REMOVALS
  - 3 OVERALL LAYOUT PLAN
  - 4 OVERALL UTILITY PLAN
  - 5 OVERALL GRADING PLAN
  - 6 STORM WATER MANAGEMENT PLAN
  - 7 DETAILS
  - 8 PARALLEL PLAN
  - 9 AREA-WIDE PLAN
- LP1 COMMON AREA LANDSCAPE PLAN

### LEGEND

	EXISTING	PROPOSED
SPOT GRADE	---+000.00---	---+000.00---
CONTOUR	---000---	---000---
SANITARY SEWER	---SAN---○	---SAN---●
STORM SEWER	---ST---○	---ST---●
WATER	---W---	---W---
OVERHEAD	---X---	---X---
FENCE	---X---	---X---
GAS	---GAS---	---GAS---
ELECTRIC	---E---	---E---
DRAINAGE AREA BOUNDARY	---	---
LIMITS OF DISTURBANCE	---	---
SIGN	---	---
LIGHT POLE	---	---
UTILITY POLE	---	---
DECIDUOUS TREE	---	---
GATE VALVE IN WELL	---	---
WATER WELL	---	---
TEST WELL/ MON. WELL	---	---
REMOVE	---X-X-X-X-X-X-X---	---



**LOCATION MAP**  
NOT TO SCALE

### LEGAL DESCRIPTIONS

**PROPOSED DEVELOPMENT PARCEL:**  
Part of the Northeast 1/4 of Section 22, Town 1 North, Range 4 East, Village of Pinckney, Livingston County, Michigan, being more particularly described as follows: Commencing at the East 1/4 Corner of said Section 22; thence along the East line of said Section 22, N 04°09'02" W, 157.38 feet, to a point on the North line of the MDRN Right-of-Way (100 feet wide and Former Grand Trunk Railroad), said point also being the POINT OF BEGINNING of the parcel to be described; thence continuing along said North line of the MDRN Right-of-Way, S 89°47'10" W, 2199.10 feet; thence N 04°06'54" W, 1139.64 feet, to a point on the North line of the South half of the Northeast 1/4 of Section 22; thence N 89°28'06" E, 2197.59 feet, along the North line of the South half of the Northeast 1/4 of Section 22 to a point on the East line of said Section 22; thence along the East line of Section 22 S 04°09'02" E, 1151.91 feet to the Point of Beginning. Containing 57.7 acres, more or less and subject to any easements and restrictions of record.

Parcel ID number: 4714-22-200-011

### SITE DATA TABLE

PARCEL NUMBER:	14-22-200-011
<b>SITE:</b>	
SITE AREA	57.7 ACRES
OPEN SPACE	24.28 ACRES
% OPEN SPACE	42%
% DEVELOPED <sup>1</sup>	46%
% IMPERVIOUS <sup>2</sup>	21%
% PERVIOUS <sup>3</sup>	79%

<sup>1</sup> computed as [(total area of lots, road ROW and det. pond wal areas) / site area] x 100  
<sup>2</sup> impervious area includes roads, sidewalks, pond wal and estimated pervious area for average lot (2,568sf).  
<sup>3</sup> computed as (100% - % impervious)

**ZONING:**

EXISTING	R-3 (HIGH DENSITY RESIDENTIAL)
PROPOSED	RESIDENTIAL OPEN SPACE

**USE:**

EXISTING	VACANT
PROPOSED	RESIDENTIAL (SITE CONDOMINIUM)

PHASE 1 UNITS	=	51
PHASE 2 UNITS	=	72
TOTAL PROPOSED UNITS	=	123

**LOT:**

MINIMUM UNIT AREA	6,050 sf
AVERAGE UNIT AREA	7,187 sf
MINIMUM UNIT WIDTH	55 ft
MAXIMUM BUILDING HEIGHT	2.5 STORIES / 35ft

**SETBACKS:**

MINIMUM FRONT YARD	22 ft
MINIMUM SIDE YARD (EACH)	7.5 ft
MINIMUM REAR YARD	30 ft

### GENERAL NOTES

- Property is zoned: R-3.
- Contractor is responsible for protecting all existing and proposed utilities from damage during all stages of construction.
- The engineer and applicable agency must approve, prior to construction, any alteration, or variance from these plans.
- All signs shall meet the requirements of the Village of Pinckney Zoning Ordinance.
- Underground dry utilities shall be extended from existing locations to service this site as required by utility companies.
- All construction shall be performed in accordance with the current standards and specifications of the Village of Pinckney and Livingston County.
- Three working days prior to any excavation, the Contractor shall telephone MISS DIG (800-482-7171) for the location of underground utilities and shall also notify representatives of other utilities located in the vicinity of the work. It shall be the Contractor's responsibility to verify and/or obtain any information necessary regarding the presence of underground utilities which might affect this job.
- Proposed site contains no flood plains per FEMA FIRM map.
- Soil borings will be provided with construction plans.
- Access to water tower shall be maintained during construction.
- No existing easements encumber the site.

### PERMITS & APPROVALS

AGENCY	REQUIRED	STATUS
VILLAGE OF PINCKNEY	PRELIM. SITE PLAN	APPROVED
VILLAGE OF PINCKNEY	FINAL SITE PLAN	PENDING
LIVINGSTON COUNTY DRAIN COMMISSION	SESC PERMIT	PENDING

### UTILITY DISCLAIMER

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

Utilities as shown indicate approximate location of facilities only, as described by the various companies and no guarantee is given either as to the completeness or accuracy thereof. Contractor shall call "MISS DIG" at 811 or 1-800-482-7171 prior to the start of construction. Electric, gas, phone and television companies should be contacted prior to the commencement of field activities.

### OWNER / DEVELOPER

**PROGRESSIVE PROPERTIES**  
 PO BOX 2709  
 SOUTHFIELD, MI 48037-2709  
 PH: 248.358.2210; ATTN: MR. MARSHALL BLAU; EMAIL: PROPROP@COMCAST.NET

### PLANNER/LANDSCAPE ARCHITECT

**J EPPINK PARTNERS, INC.**  
 9336 SASHABAW RD  
 CLARKSTON, MI 48348  
 PHONE: 248.922.0789

### ENGINEER

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

**LAKELAND KNOLL**  
**VILLAGE OF PINCKNEY**  
**LIVINGSTON COUNTY, MICHIGAN**  
**FINAL SITE PLANS**

REVISIONS	DATE	PROJECT No.
REV HORIZON LN ALIGNMENT	02/12/2021	18245
REV LOT NUMBERS PER PHASING	04/28/2023	
REV PER VILLAGE	06/28/2023	

SHEET 1 OF 10  
 DATE: DEC. 17, 2020

**ENGINEER'S SEAL**

HUGO J. CERON  
 ENGINEER  
 No. 67351  
 LICENSED PROFESSIONAL ENGINEER

*Hugo Javier Ceron*

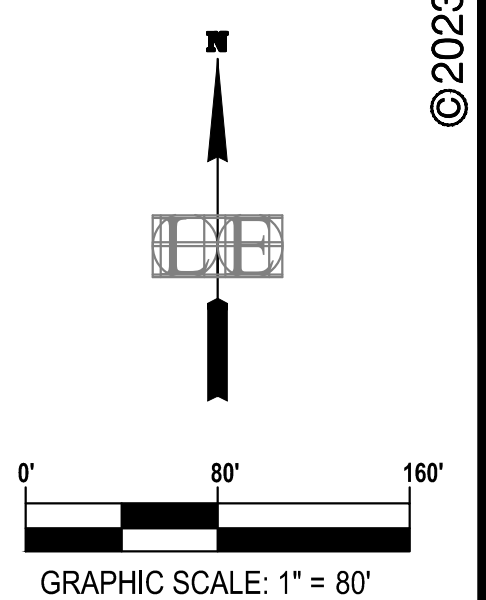






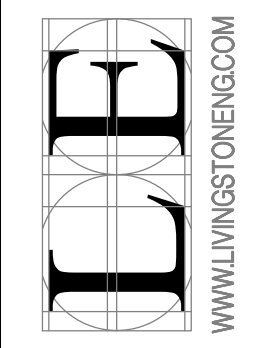
Park A  
1,294,966sf  
29.73Ac

PHASE 1 ← PHASE 2



©2023

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



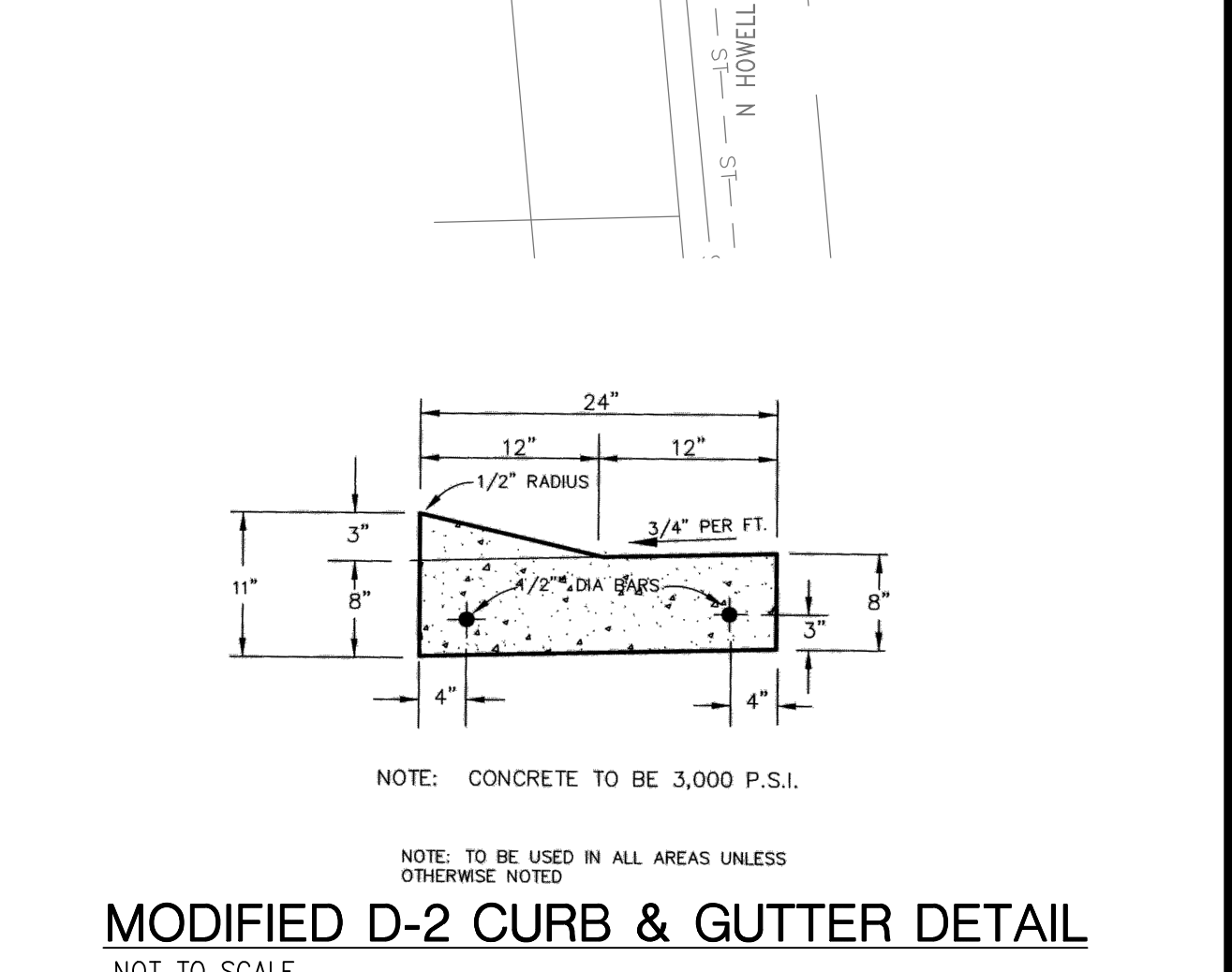
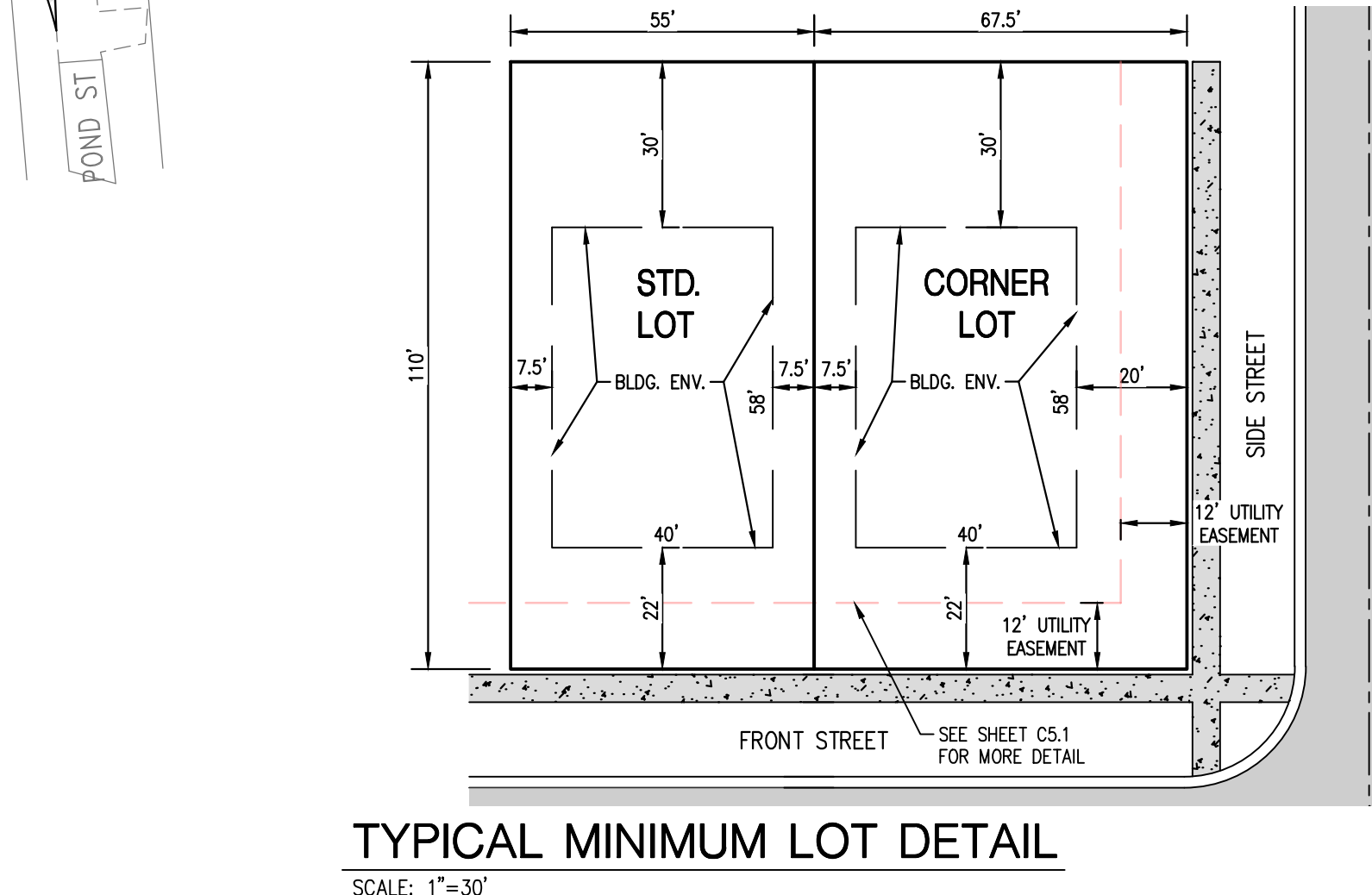
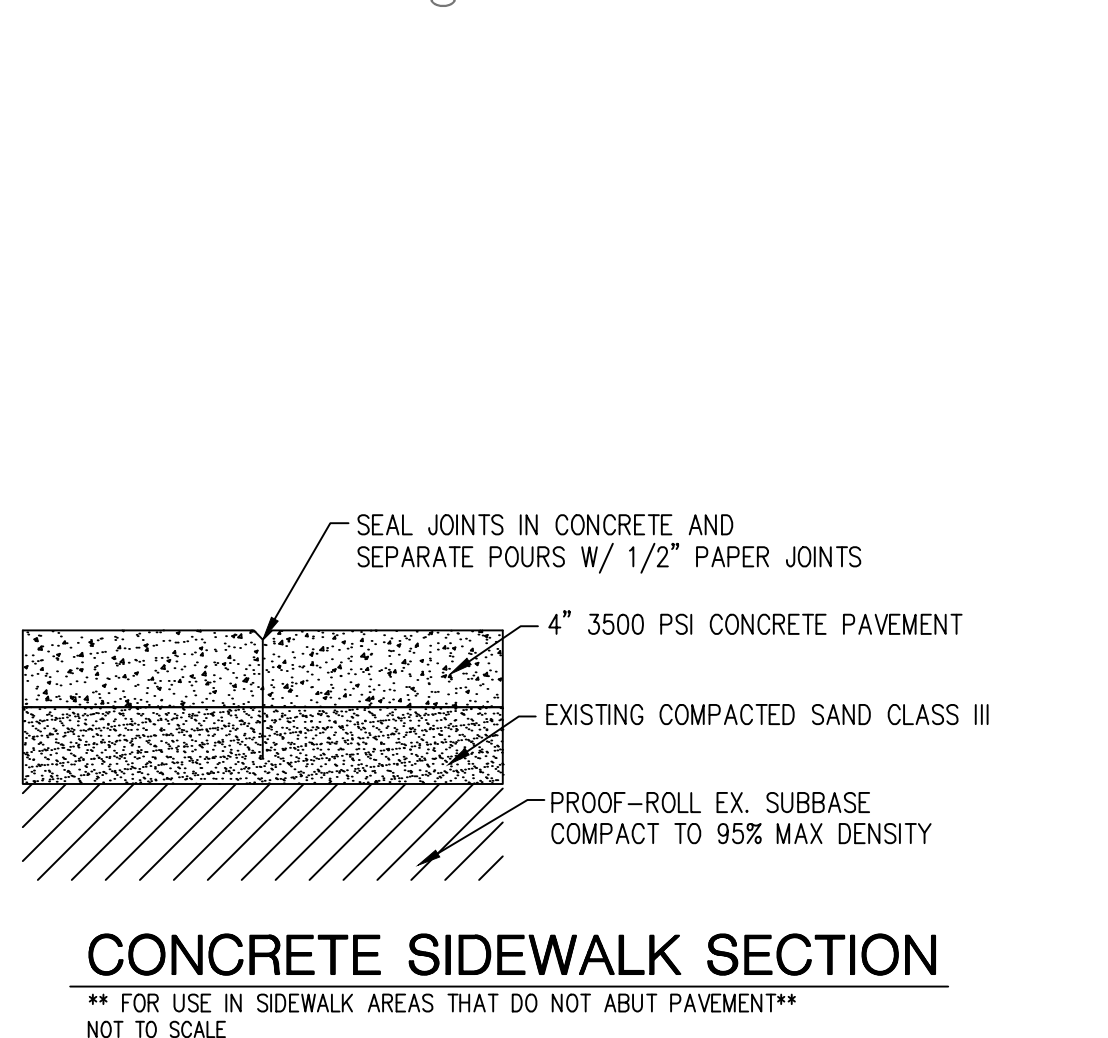
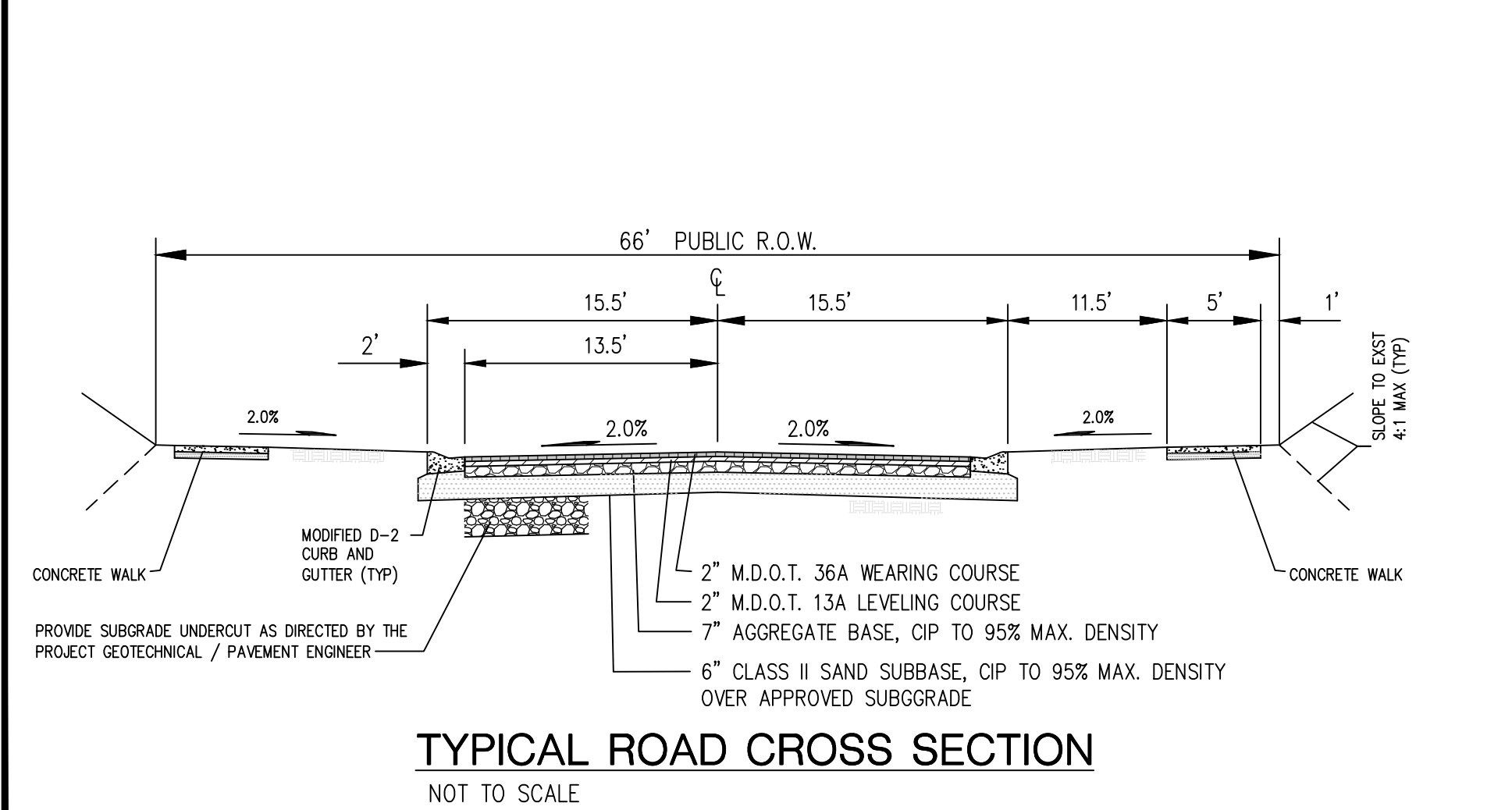
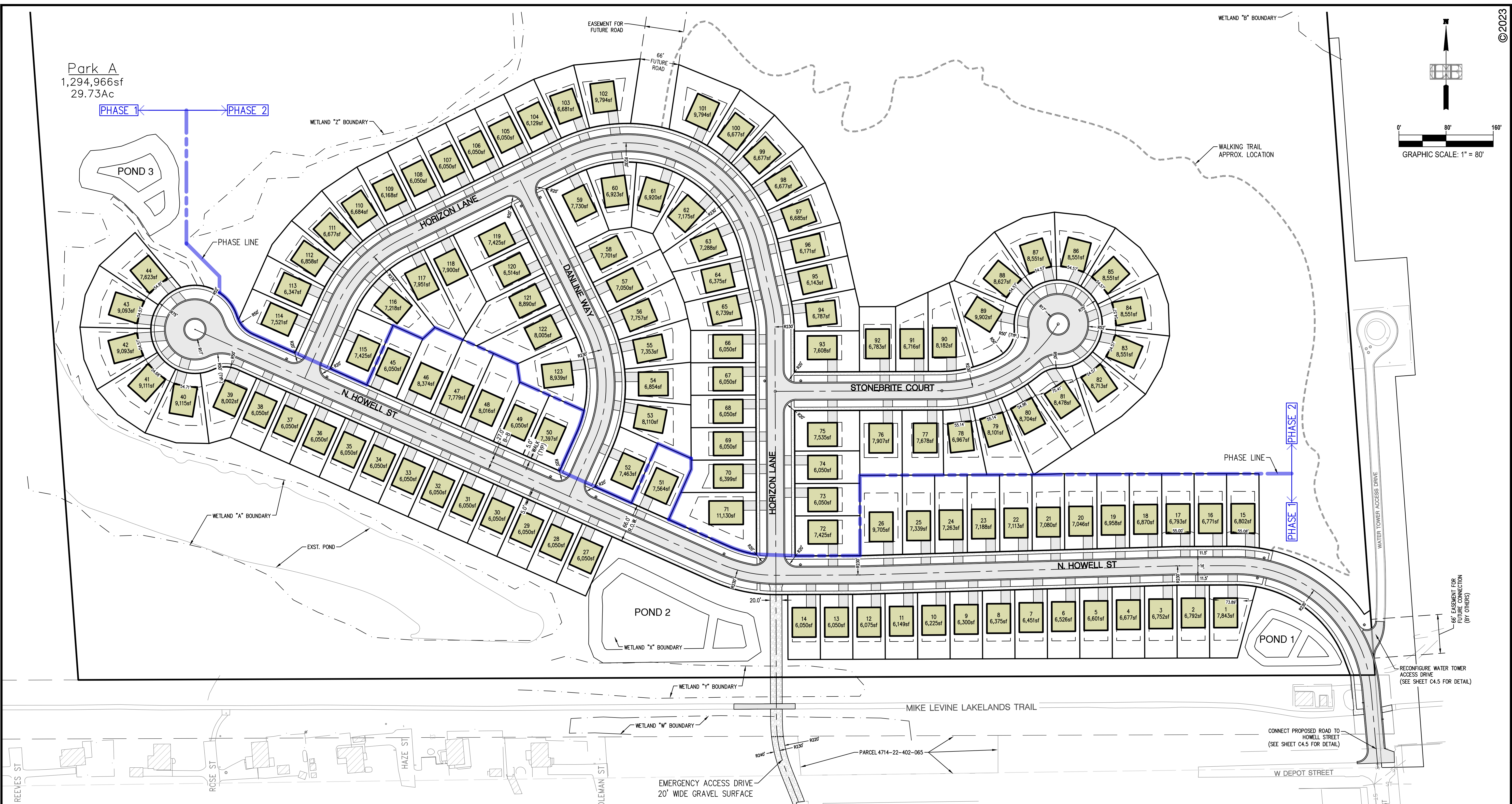
Client  
**PROGRESSIVE PROPERTIES**  
PO BOX 2709  
SOUTHFIELD, MI 48037-2709  
PH: 248.358.2210

**LAKELAND KNOLL**  
FINAL SITE PLANS  
VILLAGE OF PINCKNEY, LIVINGSTON COUNTY, MICHIGAN  
OVERALL LAYOUT PLAN

REVISIONS	DATE
REV. HORIZONTAL ALIGNMENT	02/12/2023
REV. LOT NUMBERS PER PHASING	04/28/2023
REV. PER VILLAGE	06/28/2023

Drawn: JBR  
Checked: TIZ  
Approved: TIZ  
Date: 12/17/2020

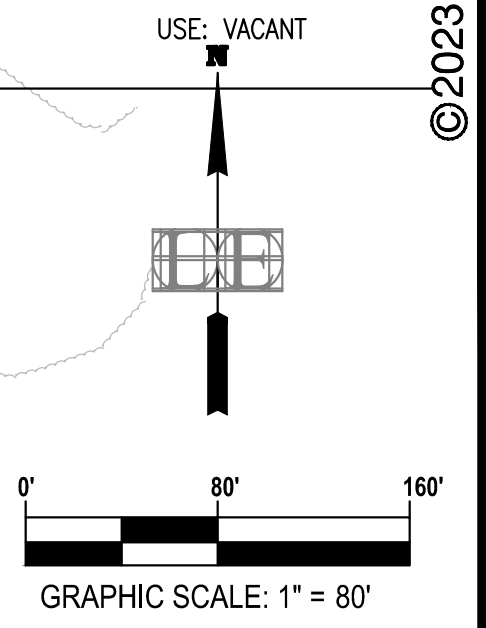
Job No. 18245  
Scale:  
Vertical: 1" = 8'  
Horizontal:



FILE:C:\Users\jbr\Documents\Projects\2018\18245 Progressive Lakeland Knoll\03 DWG\18245\_03\_Overall Layout.dwg



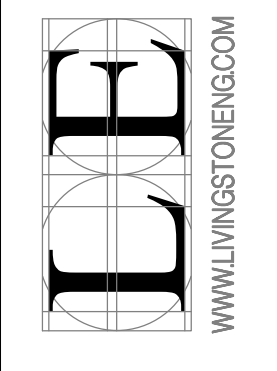
Park A  
1,294,966sf  
29.73Ac



PARCEL: 14-23-100-0  
ADDRESS: 619 PEARL  
OWNER: B E D INVESTMENT EN  
ZONING: RTO (RESEARCH TECHNOI  
USE: COMMERCIAL

PARCEL: 14-23-11  
OWNER: VILLAGE OF  
ZONING: NOT REAL  
USE: WATER TO

©2023  
**LIVINGSTON ENGINEERING**  
CIVIL ENGINEERING SURVEYING PLANNING  
3300 S. OLD U.S. 23, BRIGHTON, MI 48114  
PHONE: (810) 225-7100  
WWW.LIVINGSTONENG.COM



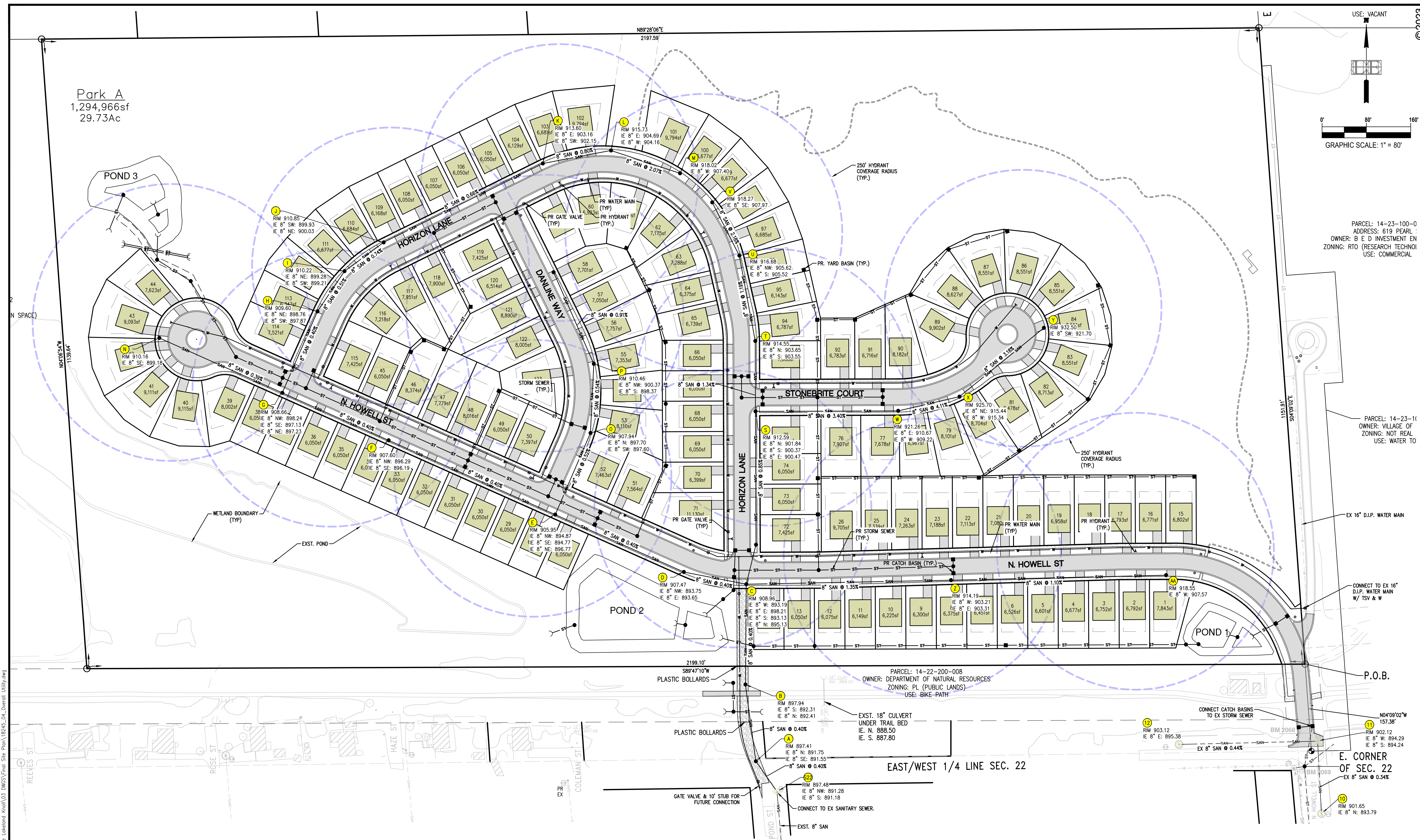
Client  
**PROGRESSIVE PROPERTIES**  
PO BOX 2709  
SOUTHFIELD, MI 48037-2709  
PH: 248.368.2210

**LAKELAND KNOLL**  
FINAL SITE PLANS  
VILLAGE OF PINCKNEY, LIVINGSTON COUNTY, MICHIGAN  
OVERALL UTILITY PLAN

DATE	REVISIONS
07/12/2023	REV. HORIZON LANE ALIGNMENT
04/28/2023	REV. LOT NUMBERS PER PHASING
06/28/2023	REV. PER VILLAGE

Drawn: JBR  
Checked: TIZ  
Approved: TIZ  
Date: 12/17/2020

Job No. 18245  
Scale:  
Vertical: 1" = 8'  
Horizontal:



**GENERAL UTILITY NOTES:**

1. ALL SANITARY SEWER, STORM SEWER, & WATER MAIN SHALL BE DESIGNED AND CONSTRUCTED TO MEET VILLAGE OF PINCKNEY STANDARDS.
2. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE DONE IN ACCORDANCE TO VILLAGE OF PINCKNEY STANDARDS.
3. THE DEVELOPMENT SHALL BE SERVICED BY SANITARY SEWER AND WATER MAIN. ALL LOTS SHALL BE SERVICED BY INDIVIDUAL SANITARY AND WATER LEADS.
4. GATE VALVES SHALL BE INSTALLED ON THE WATER MAIN IN ACCORDANCE WITH VILLAGE STANDARDS.
5. SEE SHEET C6.0 FOR PROPOSED DETENTION BASIN DETAIL AND STORM WATER MANAGEMENT PLAN.
6. VILLAGE OF PINCKNEY STANDARD DETAILS SHALL BE USED FOR ALL APPLICABLE CONSTRUCTION ACTIVITIES.
7. ALL UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION AND ALL UTILITIES LOCATED. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO ENGINEER FOR RESOLUTION PRIOR TO COMMENCING CONSTRUCTION.
8. UTILITY CROSSING INFORMATION IS SHOWN ON UTILITY PROFILES.

**SANITARY SEWER NOTES:**

1. SANITARY SEWER TO BE PVC PIPE SDR 26.
2. SANITARY LEAD SHALL BE PVC PIPE SDR 26 LAID AT A MIN. 1% GRADE.
3. ALL PIPE LENGTHS SHOWN ARE FROM  $\text{C}$  TO  $\text{C}$  OF STRUCTURE.
4. ALL SEWER WITHIN 1:1 SLOPE INFLUENCE OF EXISTING OR PROPOSED PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.
5. MAINTAIN A MIN. OF 18" VERTICAL CLEARANCE BETWEEN ALL UTILITIES.

**STORM SEWER NOTES:**

1. STORM SEWER TO BE RCP C76 CLIV.
2. ALL PIPE LENGTHS SHOWN ARE FROM  $\text{C}$  TO  $\text{C}$  OF STRUCTURE OR FROM  $\text{C}$  OF STRUCTURE TO END OF FLARED END SECTION.
3. ALL STORM SEWER WITHIN 1:1 SLOPE INFLUENCE OF EXISTING OR PROPOSED PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.
4. MAINTAIN A MIN. OF 18" VERTICAL CLEARANCE BETWEEN ALL UTILITIES.

**WATER MAIN NOTES:**

1. ALL PIPE LENGTHS SHOWN ARE FROM  $\text{C}$  TO  $\text{C}$  OF STRUCTURE/FITTING.
2. WATER MAIN TO BE DUCTILE IRON CLASS 54 OR PVC ANWA C900.
3. WATER SERVICE LEADS SHALL BE 1" DIA. DR18 PVC.
4. MAINTAIN A MIN. OF 18" VERTICAL CLEARANCE BETWEEN ALL UTILITIES.
5. ALL WATER MAIN/LEADS WITHIN 1:1 SLOPE INFLUENCE OF EXISTING OR PROPOSED PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.

FILE:C:\Users\jbr\OneDrive\Documents\Projects\2018\18245 Progressive Labelend Acad\03 DWG\2018\18245\_Overall\_Utility.dwg



Park A  
1,294,966sf  
29.73Ac

LIMITS OF GRADING

POND

WALKING TRAIL  
APPROX. LOCATION

LIMITS OF GRADING

WALKING TRAIL  
APPROX. LOCATION

EXST. POND

POND 2

POND 1

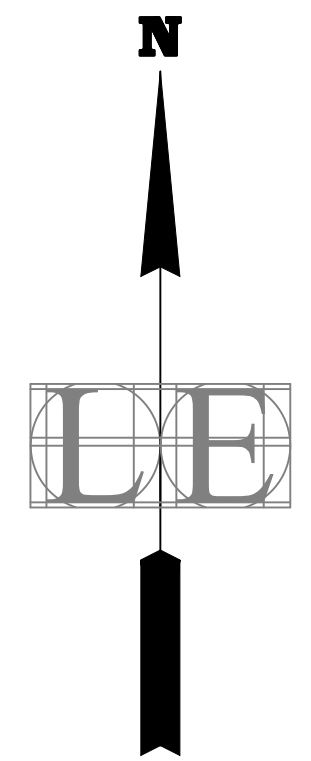
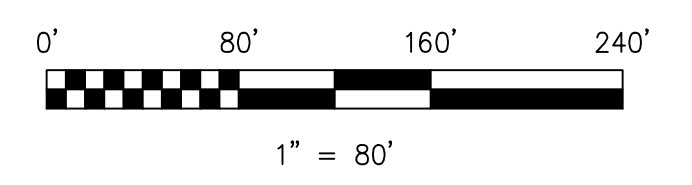
EXST. 18" CULVERT  
UNDER TRAIL BED

BM 2066

BM 2069

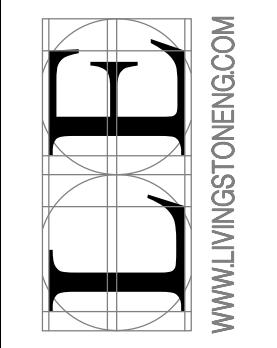
BENCHMARK #2069  
STORM SEWER MANHOLE RIM  
ELEVATION = 902.49

BENCHMARK #2068  
GATE VALVE & WELL RIM  
ELEVATION = 902.56



©2023

LIVINGSTON ENGINEERING  
CIVIL ENGINEERING SURVEYING PLANNING  
3300 S. O.L.D. U.S. 23, BRIGHTON, MI 48114  
PHONE: (810) 225-7000 FAX: (810) 225-7699  
WWW.LIVINGSTONENG.COM



Client  
PROGRESSIVE PROPERTIES  
PO BOX 2709  
SOUTHFIELD, MI 48037-2709  
PH: 248.358.2270

LAKELAND KNOLL  
FINAL SITE PLANS  
VILLAGE OF PINCKNEY, LIVINGSTON COUNTY, MICHIGAN  
OVERALL GRADING PLAN

REVISIONS	DATE
REV. HORIZONAL ALIGNMENT	02/12/2023
REV. LOT NUMBERS PER PHASING	04/28/2023
REV. PER VILLAGE	06/28/2023

Drawn: JBR	Checked: TIZ	Approved: TIZ	Date: 12/17/2020
------------	--------------	---------------	------------------

Job No. 18245	Scale:	Vertical: 1" = 80'	Horizontal:
---------------	--------	--------------------	-------------

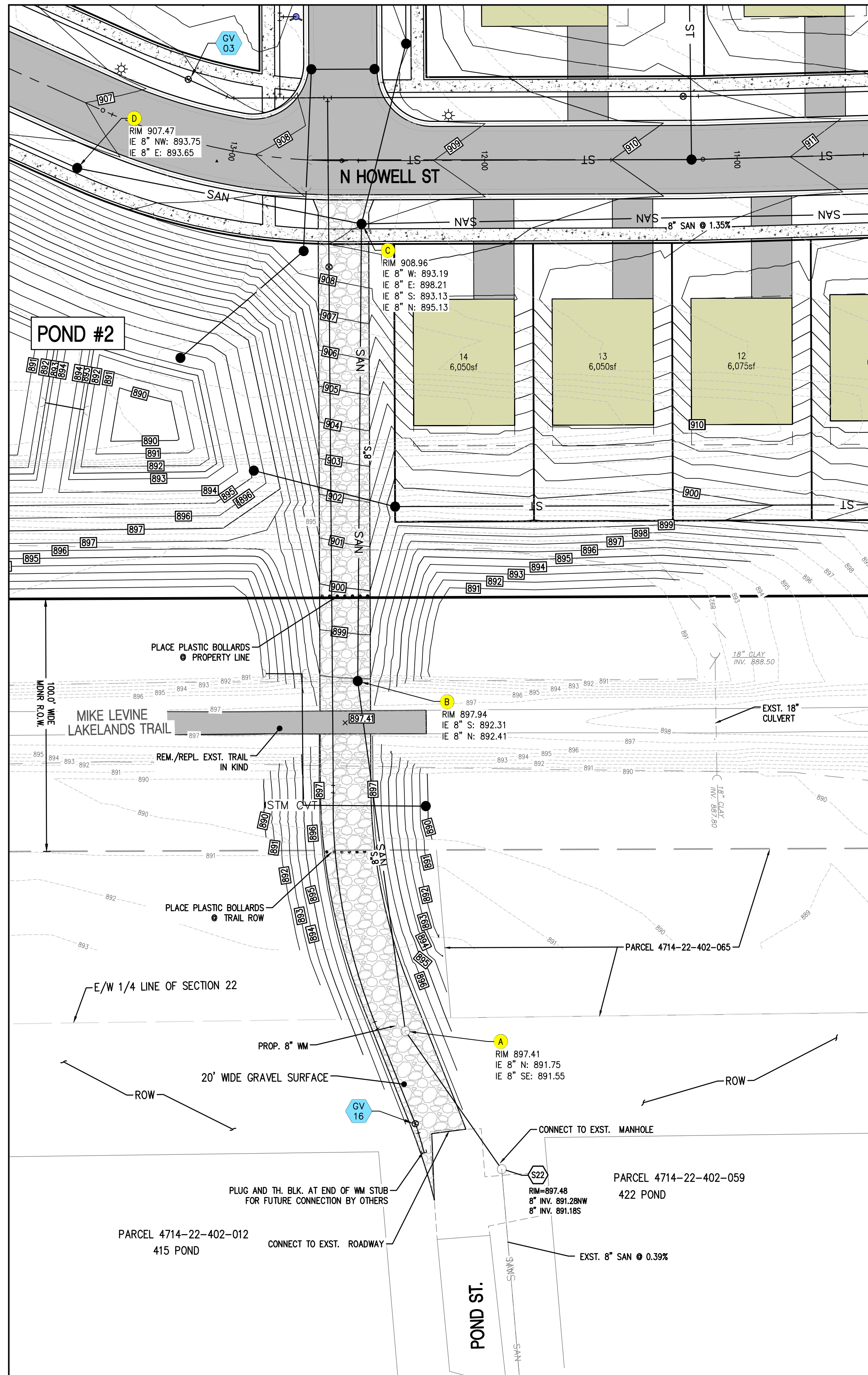
FILE:C:\Users\jbr\OneDrive - Livingston Engineering\Documents\Projects\2018\18245 Progressive Labeling\Acad\03 DWG\Site Plan\18245\_05\_Overall Grading.dwg



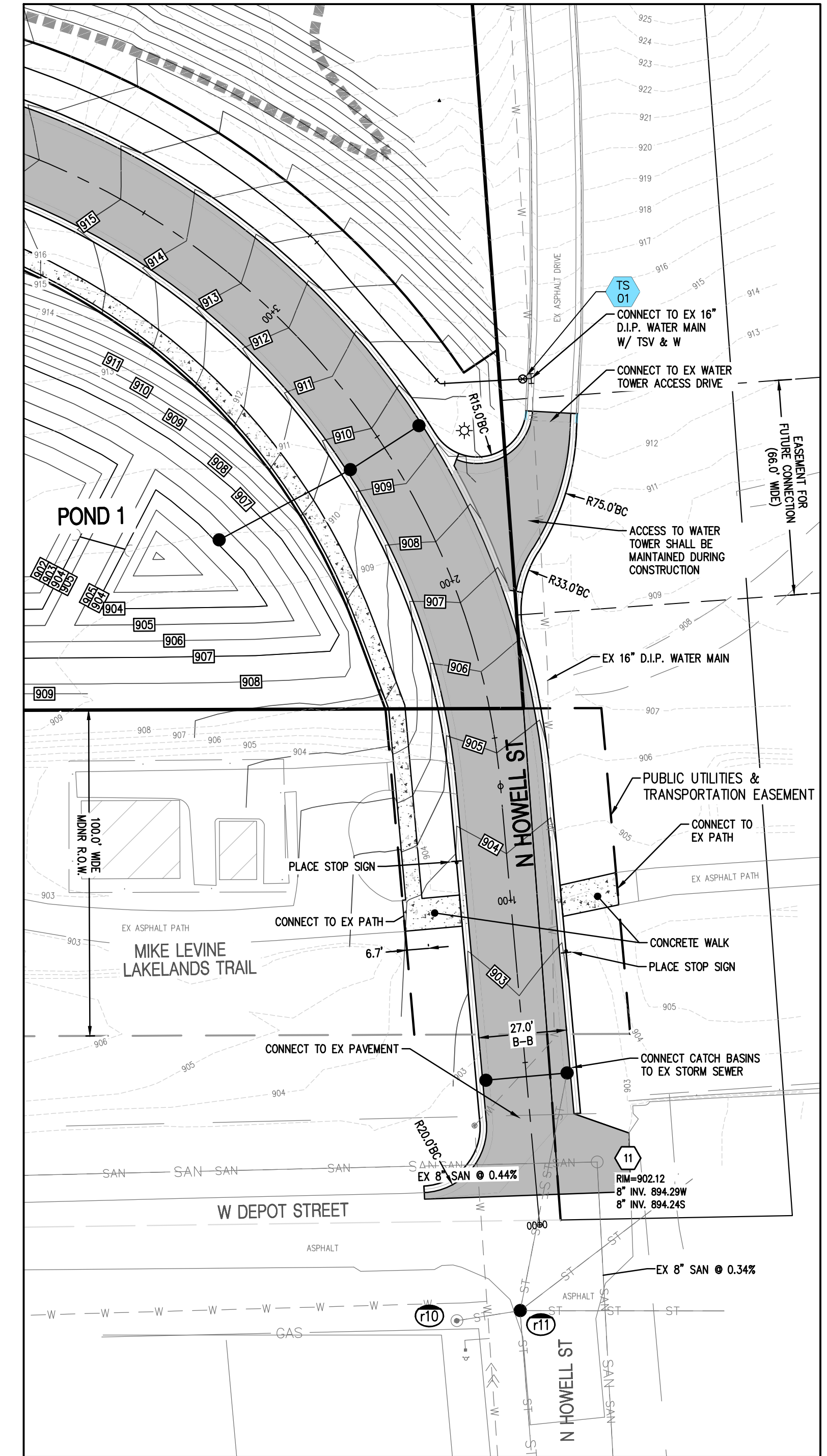
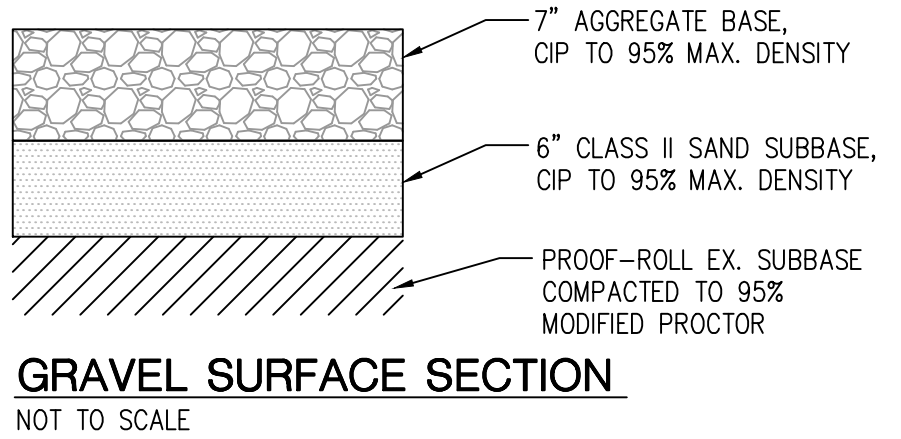
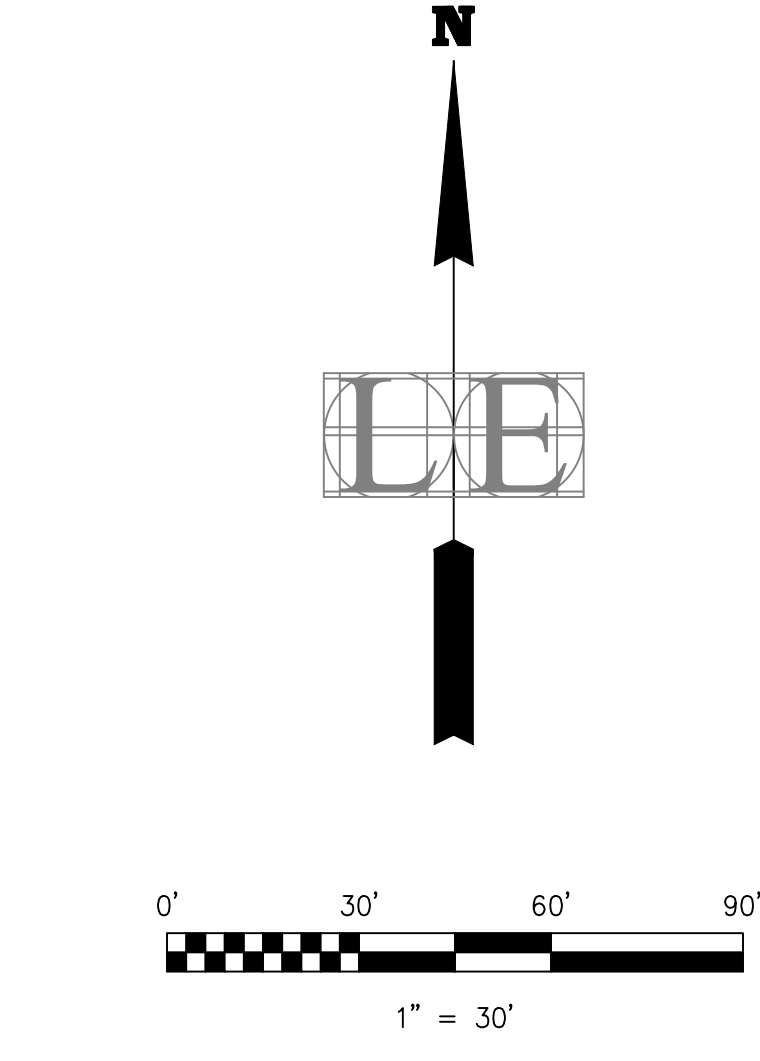




FILE:C:\Users\jwarr\Dropbox (Livingston)\Projects\2018\18245 Progressive Labelled Foot\03 DWG\18245 Progressive Labelled Foot\03 DWG\18245\_07\_Detail.dwg



**CONNECTION TO POND ST DETAIL**  
 1" = 30'

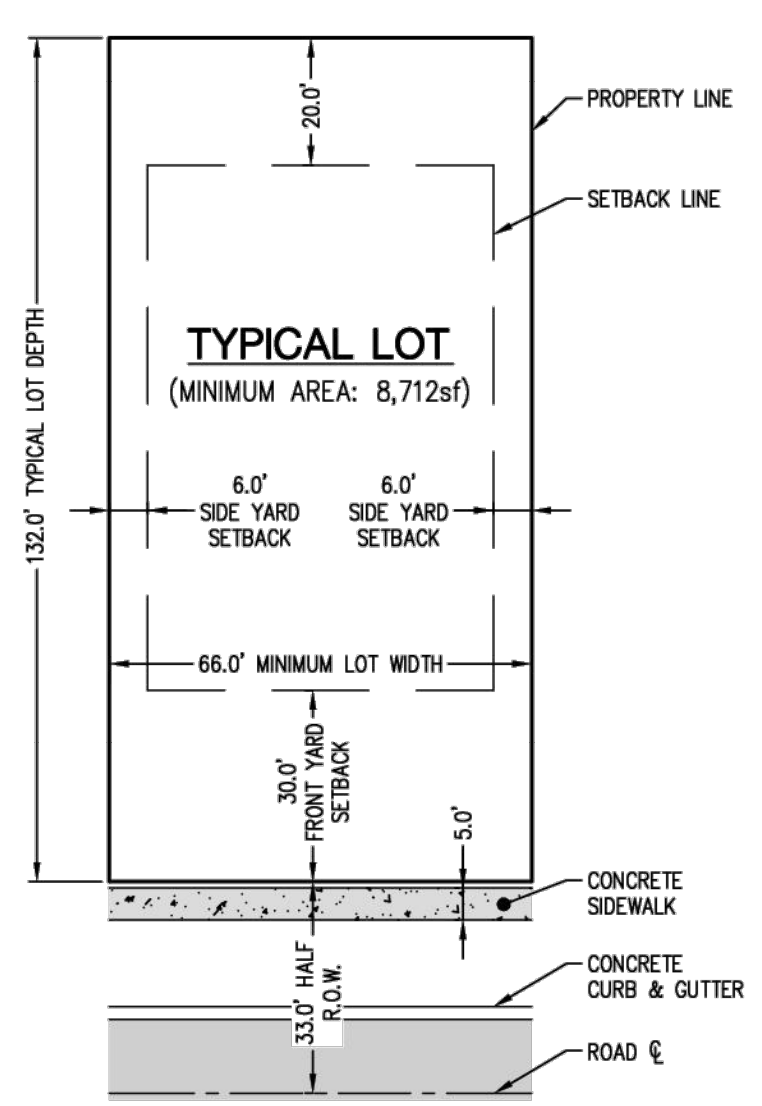
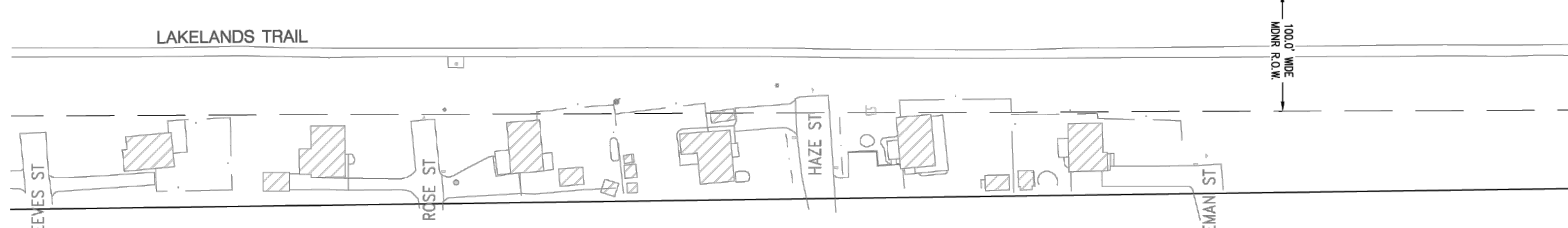
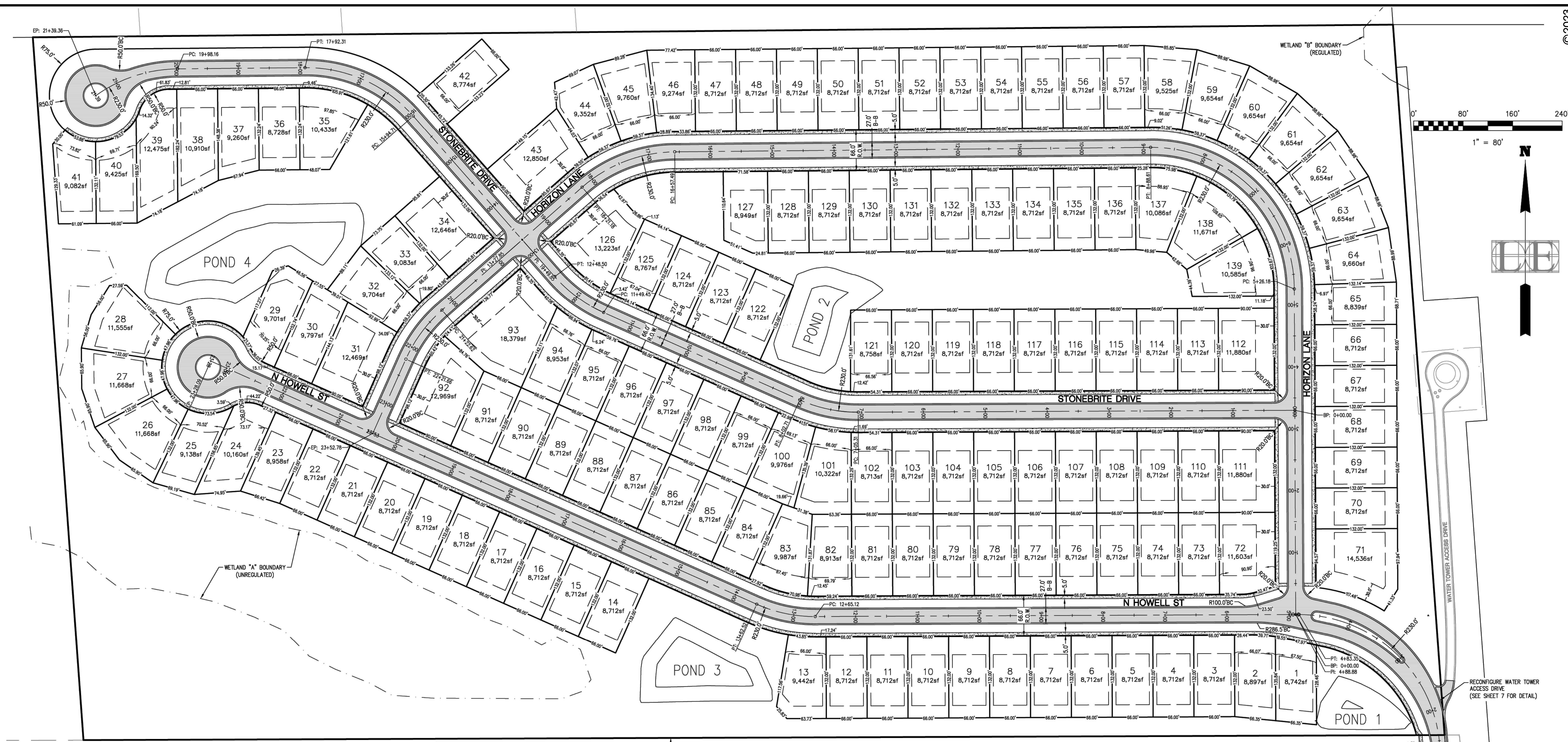


**CONNECTION TO HOWELL ST DETAIL**  
 1" = 30'

Job No. <b>18245</b>	Scale Vertical: <b>SEE SHEET</b> Horizontal:	Drawn: <b>JWR</b>	Date: <b>12/17/2020</b>	<b>REVISIONS</b> REV. NO.    REV. DESCRIPTION    DATE 01    HORIZONTAL ALIGNMENT    02/12/2021 02    REV. LOT NUMBERS PER PHASING    04/28/2023 03    REV. PER VILLAGE    06/28/2023
		Checked: <b>TJZ</b>	Approved: <b>TJZ</b>	
<b>LAKELAND KNOLL</b> FINAL SITE PLANS VILLAGE OF PINCKNEY, LIVINGSTON COUNTY, MICHIGAN		Client <b>PROGRESSIVE PROPERTIES</b> PO BOX 2709 SOUTHFIELD, MI 48037-2709 PH: 248.368.2210		 <b>LIVINGSTON ENGINEERING</b> CIVIL ENGINEERING SURVEYING PLANNING 3300 S. OLD U.S. 23, BRIGHTON, MI 48114 PHONE: (810) 225-7100 WWW.LIVINGSTONENGINEERING.COM
©2023				



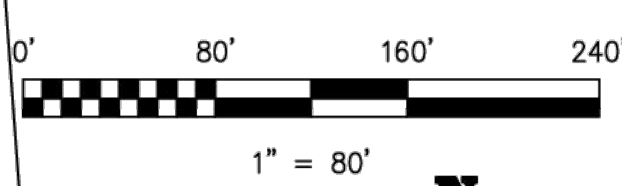
FILE C:\Users\jv\OneDrive\Documents\Projects\2018\18245 Progressive Lakeland Knoll\03 DWG\18245\_Parallel\_Plan.dwg



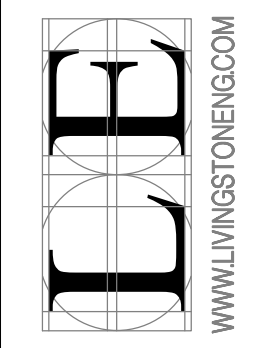
**SITE DATA TABLE**

PARCEL NUMBERS:	14-22-200-004 14-22-200-005
ZONING:	R-3 (HIGH DENSITY RESIDENTIAL) R-3 (HIGH DENSITY RESIDENTIAL)
USE:	VACANT RESIDENTIAL (SITE CONDOMINIUM)
TOTAL PROPOSED LOTS =	139
LOT:	MINIMUM LOT AREA: 8,712sf MINIMUM LOT WIDTH: 66ft MAXIMUM LOT COVERAGE: 40% MAXIMUM BUILDING HEIGHT: 2.5 STORIES / 35ft
SETBACKS:	MINIMUM FRONT YARD: 30ft MINIMUM SIDE YARD(EACH): 6ft MINIMUM REAR YARD: 20ft

©2023



**LIVINGSTON ENGINEERING**  
 CIVIL ENGINEERING SURVEYING PLANNING  
 3300 S. OLD U.S. 23, BRIGHTON, MI 48114  
 PHONE: (810) 225-7000 FAX: (810) 225-7699  
 WWW.LIVINGSTONENG.COM



Client  
**PROGRESSIVE PROPERTIES**  
 PO BOX 2709  
 SOUTHFIELD, MI 48037-2709  
 PH: 248.368.2210

**LAKELAND KNOLL**  
 FINAL SITE PLANS  
 VILLAGE OF PINCKNEY, LIVINGSTON COUNTY, MICHIGAN  
 PARALLEL PLAN

DATE	07/12/2023
REV. HORIZON ALIGNMENT	04/28/2023
REV. LOT NUMBERS PER PHASING	06/28/2023
REV. PER VILLAGE	

Drawn: jbr	Checked: tjz	Approved: tjz	Date: 12/17/2020
------------	--------------	---------------	------------------

Job No. **18245**  
 Scale: Vertical: **1" = 80'**  
 Horizontal:

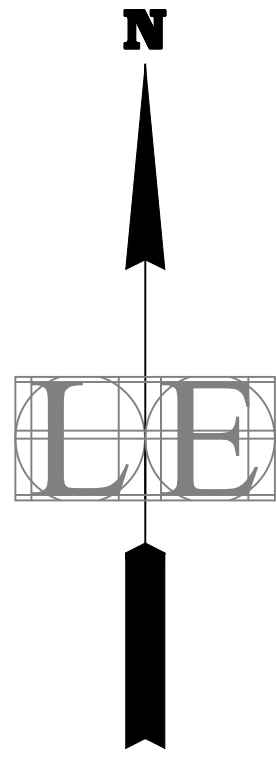
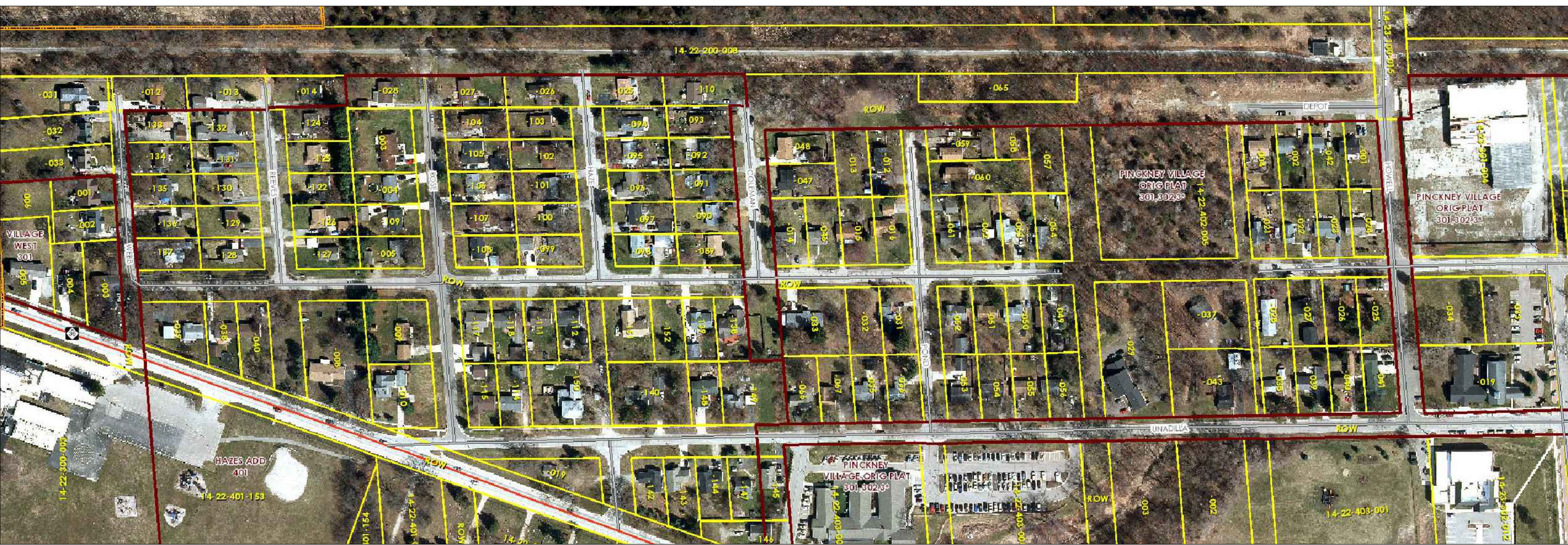


### PARCEL NO.S AND OWNERS

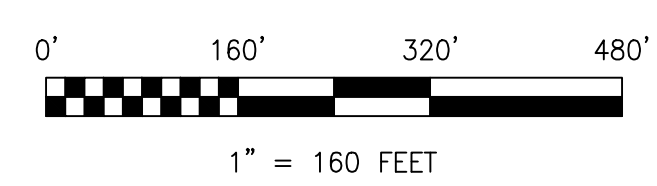
BEVES STREET:	HAZE STREET:	POND STREET:	UNADILLA STREET:
4714-22-400-014 BOURQUE, DENISE TRUST	4714-22-401-026 BALL, DENNIS & DENISE	4714-22-402-013 4714-22-402-012 JENKINS, MICHAEL, MARY & RYAN	4714-22-402-027 BOZNY, KATHERYN & ROURKE, EDWARD
4714-22-401-124 CORWIN, CRAIG & ELIZABETH	4714-22-401-025 BECK, MARK & DIANNA	4714-22-402-016 4714-22-402-017 STODHAM, CECILE	4714-22-402-028 BEDDOOD, DENNIS TRUST
4714-22-401-125 BABBITT, JOSEPH	4714-22-401-103 DECKER, ELIZABETH & ENGEL, MICHAEL	4714-22-402-057 4714-22-402-057 MARHOFFER, J	4714-22-402-040 LAUX, GARY & JOANNE
4714-22-401-122 NEULTZ, DANE	4714-22-401-102 WISSE, ROBERT & CRYSTAL	4714-22-402-049 4714-22-402-059 PIERSON, THEODORE II	4714-22-402-039 MCLELLAND, CHRISTOPHER & SHEILA
4714-22-401-126 COUCHMAN, CYNTHIA	4714-22-401-101 TICE, JOHN & LEAH	4714-22-402-058 4714-22-402-059 CLINE, GARRIE	4714-22-402-038 HUMS, PATRICIA
4714-22-401-127 MULLING, REBECCA	4714-22-401-100 PARTIN, STEWART & SARAH	4714-22-402-060 4714-22-402-051 MARHOFFER, JOYCE	4714-22-402-043 CLINGAN, KENNETH & DORIS
ROSE STREET:	4714-22-401-099 SPENCE, LAURA	4714-22-402-064 4714-22-402-064 WALDORF, CONRAD & CAROL	4714-22-402-056 4714-22-402-055 EVERETT, DENISE
4714-22-401-028 COMELLA, JOHN & JANINE	4714-22-401-094 HAUSERMAN, LENNIN	4714-22-402-031 4714-22-402-031 6990 HOLDING LLC	4714-22-402-054 4714-22-402-054 MANFREDINI, KENNETH
4714-22-401-027 SAUBURY, TRAVIS & DANIELLE	4714-22-401-095 MOYER, KENNETH & PAULA	4714-22-402-032 4714-22-402-033 WILKINSON, DENNIS	4714-22-402-053 4714-22-402-053 MAUS, MICHAEL
4714-22-401-004 MOYER, KENNETH & ROBIN	4714-22-401-096 MCWHINNE, DAVID & PATRICIA	4714-22-402-046 4714-22-402-046 DOUGLAS, WALTER & JENNIFER	4714-22-402-035 4714-22-402-035 SMUR, LESLIE
4714-22-401-004 MCCARTHY, STEVEN	4714-22-401-098 GALLIHER, GREGORY & DONNA	4714-22-402-042 4714-22-402-042 LABELLE, DONALD & NANCY	4714-22-402-067 4714-22-402-067 JUNGKIND, JON
4714-22-401-109 PROCTOR, STUART & TINA	4714-22-401-097 JAMES JR, CHARLES & REBECCA	4714-22-402-042 4714-22-402-042 KELLENBERGER, MELISSA	4714-22-402-066 4714-22-402-066 PAPICH, KENNETH
4714-22-401-005 JAMES JR, CHARLES & REBECCA	4714-22-401-099 DOROSH, DAVIS	4714-22-402-001 4714-22-402-001 SHERRY, EDWIN	4714-22-401-149 4714-22-401-149 SPENCE, JUDY
4714-22-401-010 HO, MING-HSIUAN	4714-22-401-104 MYERS, MICHAEL	4714-22-402-005 4714-22-402-005 MOLRATH, PATRICIA	4714-22-401-148 4714-22-401-148 SPENCE, JERAMI
4714-22-401-104 MYERS, MICHAEL	4714-22-401-105 KNAPP, TIM & CHRISTY	4714-22-402-014 4714-22-402-014 LEE, JASON	4714-22-401-140 4714-22-401-140 BURNS, BARBARA
4714-22-401-108 THOMAS, JUSTIN & REBECCA	4714-22-401-090 SMITH, RUSSELL & MARY	4714-22-402-015 4714-22-402-015 410 HAMBURG LLC	4714-22-401-150 4714-22-401-150 MYERS, MICHAEL
4714-22-401-107 OLEJNY, AMY	4714-22-401-089 GRANT, MARK	4714-22-402-021 4714-22-402-021 USTALO, GEORGE JR	4714-22-401-115 4714-22-401-115 FEAZEL, TREVOR & MICHELLE
4714-22-401-108 SCHAUFELI, ANNA	4714-22-402-048 WILSON, KEVIN	4714-22-402-022 4714-22-402-022 VEGA, DOLORES	4714-22-401-114 4714-22-401-114 PROVENCER, AME
	4714-22-402-047 MELOCHE, JAMES	4714-22-402-023 4714-22-402-023 HARJU, BENJAMIN	
		4714-22-402-024 4714-22-402-024 KIMMEL, CATHERINE & FLORIAN	
		4714-22-402-025 4714-22-402-025 WILTSE, LISA	
			4714-22-401-010 4714-22-401-010 HO, MING-HSIUAN

### VILLAGE TAX PARCEL MAP

SCALE: 1" = 200 FEET



### AREA-WIDE PLAN



©2023

LIVINGSTON ENGINEERING  
CIVIL ENGINEERING SURVEYING  
3300 S. OLD U.S. 23, BRIGHTON, MI 48114  
PHONE: (810) 225-7100  
WWW.LIVINGSTONENG.COM

Client  
PROGRESSIVE PROPERTIES  
PO BOX 2709  
SOUTHFIELD, MI 48037-2709  
PH: 248.365.8220

LAKELAND KNOLL  
FINAL SITE PLANS  
VILLAGE OF PINCKNEY, LIVINGSTON COUNTY, MICHIGAN  
AREA-WIDE PLAN

REV.	DESCRIPTION	DATE
02	HORIZONTAL ALIGNMENT	02/17/2023
04	REV. LOT NUMBERS, PER PHASING	04/28/2023
06	REV. PER VILLAGE	06/28/2023

Drawn: JRP  
Checked: TIZ  
Approved: TIZ  
Date: 12/17/2020

Job No. 18245  
Scale: T=160'  
Vertical: T=160'  
Horizontal: T=160'

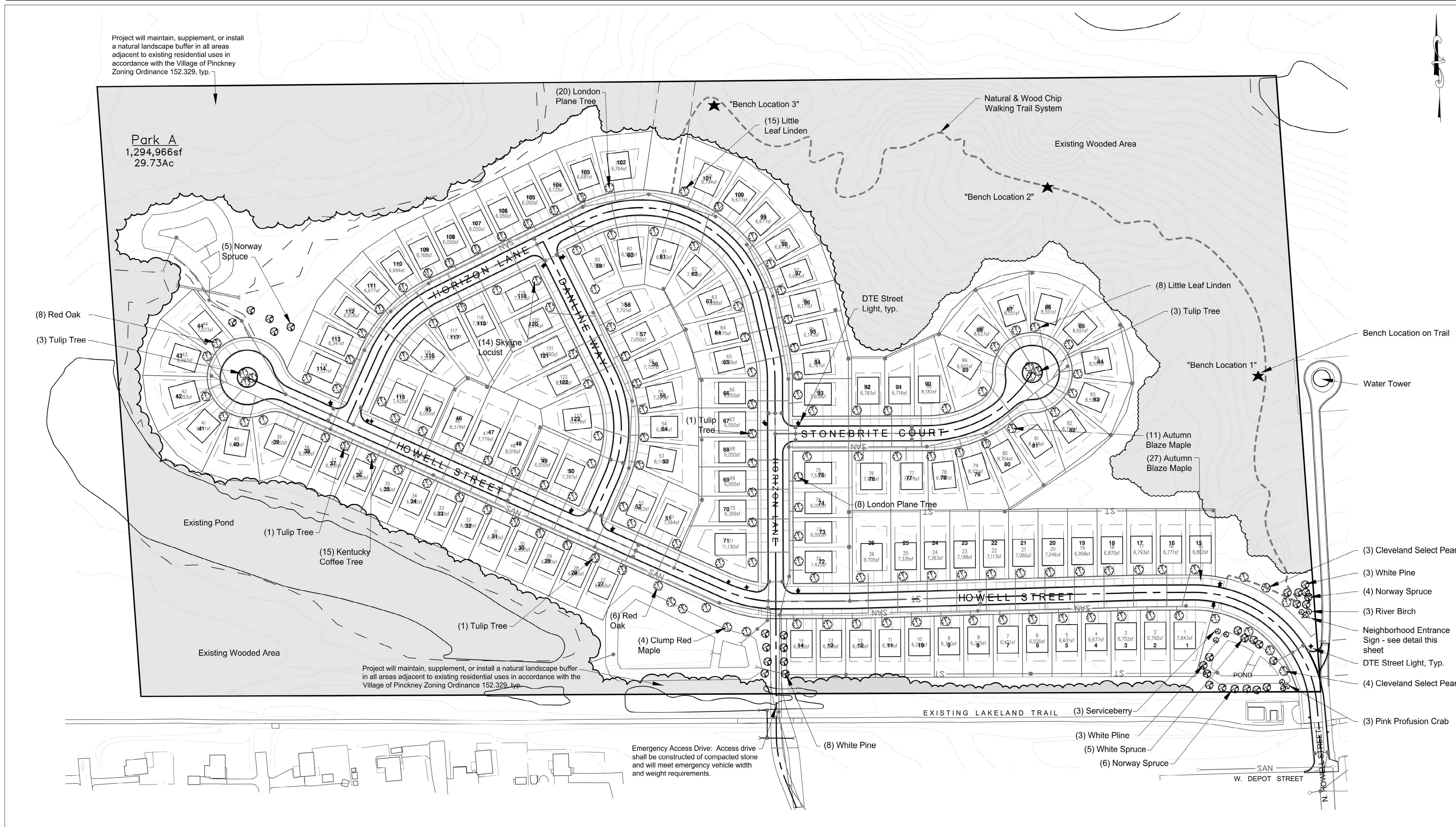
9



LANDSCAPE PLANTING NOTES:

- Contractor shall be responsible for contacting and coordinating with all pertinent utility companies 72 hours in advance of any digging to make themselves familiar with all underground utilities, pipes and structures. Contractor shall take sole responsibility for any cost incurred due to damage of said utilities or structures.
- Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist. Such conditions shall immediately be brought to the attention of the Owner's Representative. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- Any discrepancies between dimensioned layout and actual field conditions shall be reported to the Owner's Representative. Failure to make such discrepancies known will result in contractor's responsibility and liability for any changes and associated costs.
- Contractor shall be responsible for any coordination with subcontractors as required to accomplish construction installation operations.
- Contractor shall provide and maintain positive surface drainage.
- Contractor shall be responsible for any existing materials that are damaged during construction.
- See Plant & Material List and Planting Details for planting requirements, materials and execution.
- All trees shall have a clay loam or clay root ball. Trees with sand root balls will not be accepted.
- All tree varieties and substitutions to be approved by the Owners Representative prior to being delivered to the site. Any plant material delivered to the site not previously approved may be rejected and is the sole responsibility of the contractor.
- The location of all plant material shall be scaled from drawings or interpreted from plant list. Final location of all plant material shall be subject to approval from the Owner's Representative.
- The contractor shall "water in" and fertilize all plants immediately after planting.
- The contractor shall guarantee all trees, shrubs, ground cover and other plant materials for one year from the date of installation, including labor and removal and disposal of dead material.
- Contractor shall install 3" depth Shredded Hardwood Mulch in all shrub and tree planting beds unless otherwise indicated. Peat Moss is to be installed in all annual flower, perennial flower and ground cover planting beds. Such beds shall have no shredded mulch.
- All plant material shall be nursery grown. All trees and plant material shall meet the current standards of the American Society of Nurseryman.
- All diseased, damaged, or dead landscape material shall be replaced by the end of the following growing season.
- Contractor shall adhere to all soil erosion prevention methods as directed within civil engineering drawings and Municipal Ordinance including maintaining silt fencing and ensuring that soil, silt and other debris is prevented from leaving site or entering area drains, sewer inlets, creeks or natural areas.
- All unpaved areas within impacted development zones to be hydro-seed lawn areas, mulch beds or groundcover.
- Residential Lighting: Each home will have a front porch light and 2 carriage lights at the garage door.
- Street Lighting: Decorative Street Lights will be located at street intersections and the neighborhood entrance. Street Lighting will be designed, installed, and maintained by DTE in accordance with the DTE Street Lighting program.
- Mailboxes: Decorative mailboxes will be located curbside in front of homes in a traditional format; grouped in pairs, in order to avoid a suburban style mail kiosk and congestion at the main entrance. Developer will coordinate with the USPS for final locations.

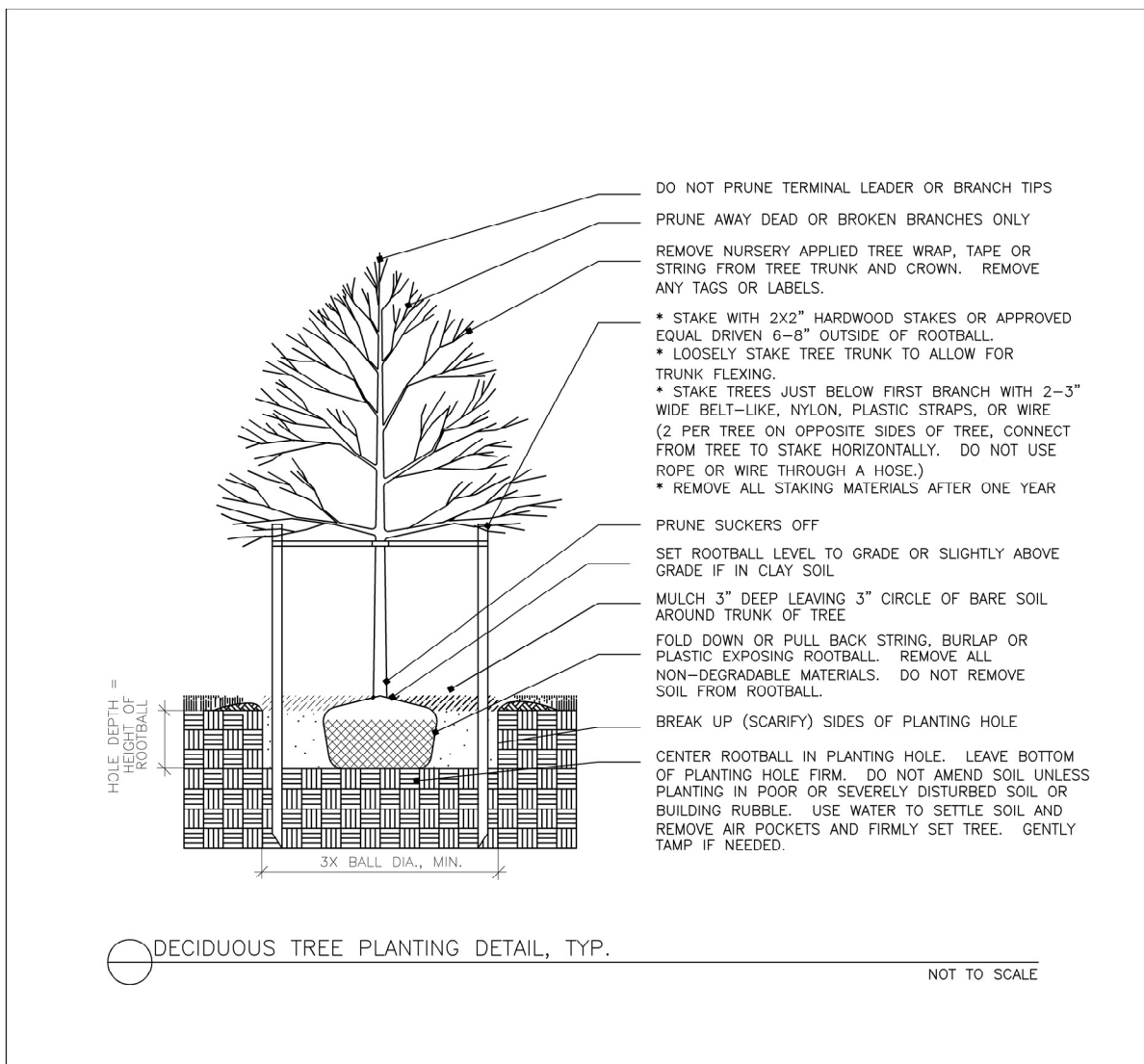
STREET TREE & COMMON AREA PLANTING PLAN:



CONDITIONS OF PLANNING COMMISSION FOR PRELIMINARY APPROVAL: July 8, 2020

- Perimeter Landscape Buffer: The project will maintain, supplement, or install a natural landscape buffer in all areas adjacent to existing residential uses in accordance with the Village of Pinckney Zoning Ordinance 152.329, typ.
- Common area landscape elements and trees shall be planted by the developer at the time of construction of each phase.
- The wood chip Walking Trail within the open space will be built during Phase One construction and will connect to the proposed sidewalk system.
- An identification sign indicating a name for each bench location will be installed at benches along the walking trail to aid in emergency response location identification. Names shall be "Bench 1", "Bench 2", & "Bench 3" and correspond with locations shown on this plan above.
- Developer will coordinate Emergency Access barrier type, access, and location with Fire Marshal

PLANTING DETAILS:

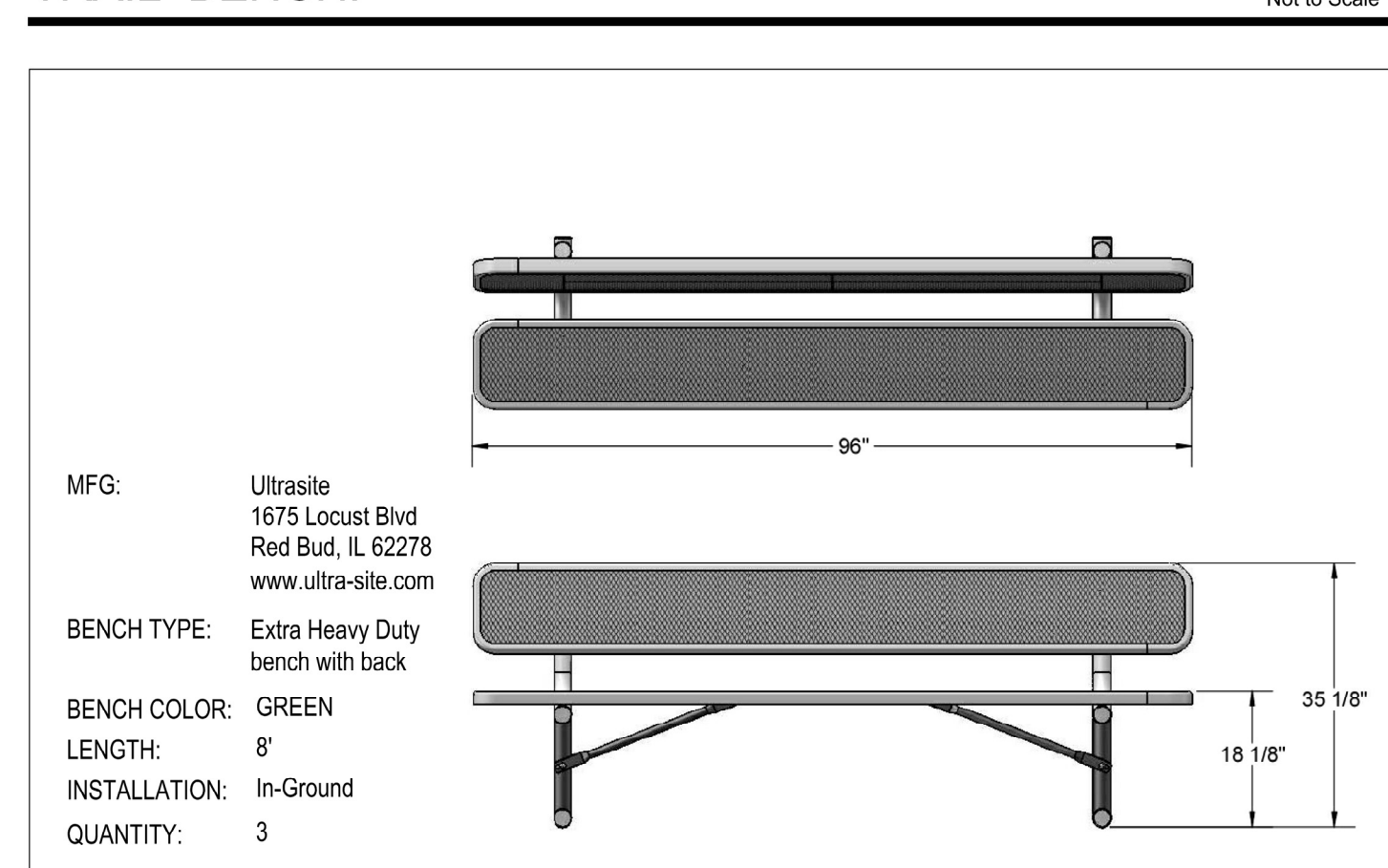


COMMON AREA PLANT LIST:

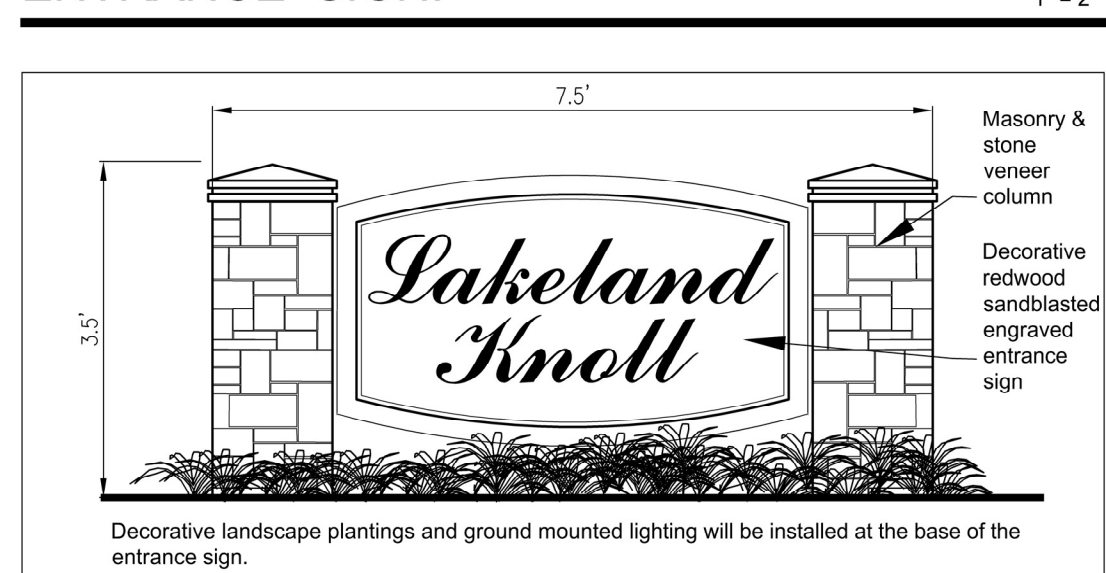
QTY.	DESCRIPTION	SIZE / ROOT	QTY.	DESCRIPTION	SIZE / ROOT
15	Picea abies Norway Spruce	8', B&B	23	Tilia cordata Little Leaf Linden	2-1/2" cal., B&B
5	Picea glauca White Spruce	8', B&B	3	Betula nigra River Birch	10", B&B, Multi-stem
14	Pinus strobus White Pine	8', B&B	9	Liriodendron tulipifera Tuliptree	2-1/2" cal., B&B
3	Malus 'Pink Profusion' Pink Profusion Crab	2-1/2" cal., B&B	14	Quercus rubra Red Oak	2-1/2" cal., B&B
38	Acer x freemanii 'Jeffersred' Autumn Blaze Red Maple	2-1/2" cal., B&B	28	London Plane Tree Platanus x acerifolia	2-1/2" cal., B&B
4	Acer rubrum Clump Red Maple	8', B&B	15	Gymnocladia dioica Kentucky Coffee Tree	2-1/2" cal., B&B
7	Pyrus callaryana Cleveland Select Pear	2-1/2" cal., B&B	3	Amelanchier arborea Downy Serviceberry	8-10", B&B
14	Gleditsia triacanthos Skyline Honey Locust	2-1/2" cal., B&B			

Street Tree Location:  
Street Trees shall be located outside of the road right-of-way and not within public or private utility easements, typ.

TRAIL BENCH:



ENTRANCE SIGN:



J EPPINK PARTNERS, INC.  
Urban Design Studio  
Landscape Architecture  
Traditional Town Planning  
9336 Sashabaw Road  
Clarkston, Michigan 48348  
248.922.0789

The ideas and design concepts expressed herein and the graphically displayed arrangement of their components represented by this drawing have been developed for the exclusive use of the specified project and are the sole property of J EPPINK PARTNERS, INC. Any conveyance or disclosure of the ideas or design concepts or use of any graphically displayed arrangements of their components shall be at the discretion of and only through the expressed written consent of J EPPINK PARTNERS, INC.  
© 2021 J EPPINK PARTNERS, INC

Project:  
**Lakeland Knoll**  
Village of Pinckney, Mi.

Owner:  
**Progressive Properties**  
PO Box 2709  
Southfield, Michigan 48037  
248-358-2210

Sheet:  
**Common Area Landscape Plan**

Issues / Revisions

Pre Application Meeting	05.26.20
Planning Commission	07.08.20
Village Council Mtg	07.27.20
Final Site Plan	12.17.20
Horizon Ln. Update	02.12.21
Rev. Lot Numbers	04/28/23
Site Plan Update	06/29/23

Drawn by: JTE  
Checked By: JTE  
Date: July 8, 2020  
Scale: 1" = 100'  
Not for Construction  
Sheet: LP1

