

# GAS STATION & FAST FOOD RESTAURANT - PINCKNEY

1268 E M-36  
PINCKNEY, MI 48169



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A001.2	SITE PLAN - PROPOSED
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-  Buffer from Sensitive Land Uses
-  DDA Boundary
-  R1, Low Density Residential District
-  R2, Medium Density Residential District
-  R3, High Density Residential District
-  R4, Multiple-Family Residential District
-  ROB, Residential-Office Business District
-  CBD, Central Business District
-  SBD, Secondary Business District
-  RTO, Research-Technology-Office District
-  O, Office District
-  PL, Public Lands District
-  Subject to Conditional Rezoning

**DRAWN BY**  
PETER ARTON

**PROPERTY OWNER**  
PINCKNEY DEVELOPMENTS LLC.  
17228 SUMMIT DR, NORTHVILLE,  
MI 48168  
(734)-674-3958

**REFERENCED CODES**  
2021 IBC, CHAPTER 3, SECTION  
309 : MERCANTILE GROUP M  
2021 IBC, CHAPTER 10, TABLE  
1004.1.2  
152.388, 152.389, 152.243, 152.391  
(C)(c) Zoning Ordinance

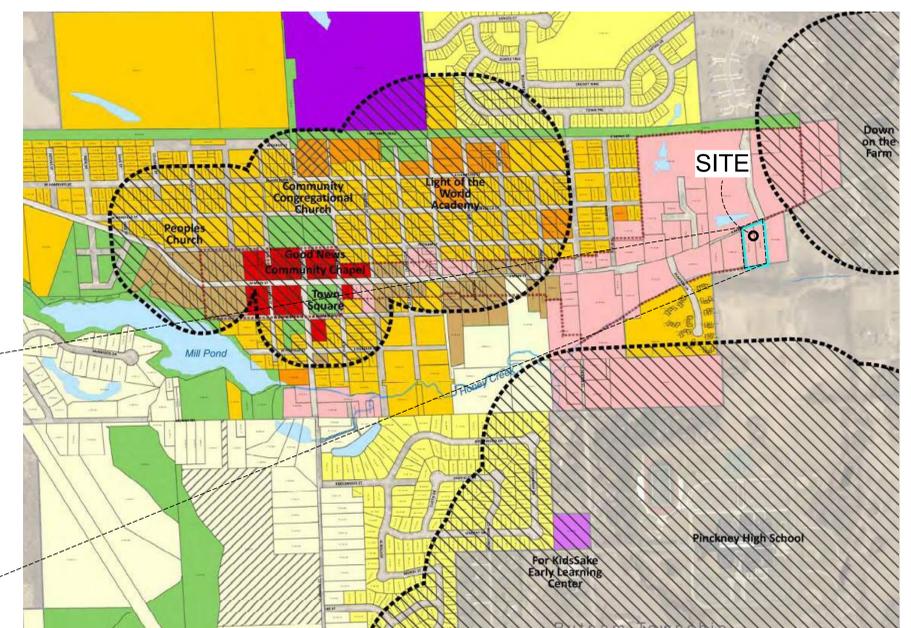
**LOT AREA**  
GROSS =86,798.61 SQ. FT. OR 1.99 AC.  
NET = 79,137.95 SQ. FT. OR 1.82 AC.

**FLOOR AREA:**  
NET SQUARE FOOTAGE - 3,900 SF  
GROSS SQUARE FOOTAGE- 3,700 SF

**LEGAL DESCRIPTION**  
14-23-400-008 SEC 23 T1N R4E COMM E 1/4  
COR TH S00\*20'19"E 587.39 FT TH S70\*  
34'10"W 595.63 FT TH S71\*05'37"W 316 FT  
TO POB, TH S00\*35'00"E 392.83 FT TH S87\*  
16'07"W 116.4 FT TH N00\*21'06"E 359.15 FT  
TH N71\*05'37"E 121 FT TO POB. .997 AC M/L  
REDESCRIBED BY SURVEY 5-06

**PARCEL IDENTIFICATION**  
#:14-23-400-008

**ZONE: SECONDARY BUSINESS DISTRICT**  
HOURS OF OPERATION: 9:00 AM - 9:00 PM



LOCATION MAP

ZONING MAP: NTS









(23) NEW JERSEY TEA FLOWERS: 2.5" DIAMETER = 18 +/- SF.



(10) ROSE SHRUBS: 3' DIAMETER = 70 +/- SF.



(55) BOXWOOD HEDGES: 3'-0" DIAMETER = 385 SF.



(15) DECIDUOUS TREES: 10'-0" DIAMETER = 1,170 +/- SF.



(4) TOTAL LANDSCAPED MULCH AREAS = 2,059 SF +/-



(7) HYDRANGAEA SHRUBS: 2'-0" DIAMETER = 21 +/- SF.



(4) HOSTAS : 3'-0" DIAMETER = 28 SF +/-



(2) CONIFEROUS TREES: 7'-0" DIAMETER = 78 SF

**GENERAL SITE REQUIREMENT CALCULATIONS: SECTION 10-282.2**

GROSS SITE AREA = +/- 87,400 SF  
 PROPOSED LANDSCAPED AREAS = 4,621 SF +/-.

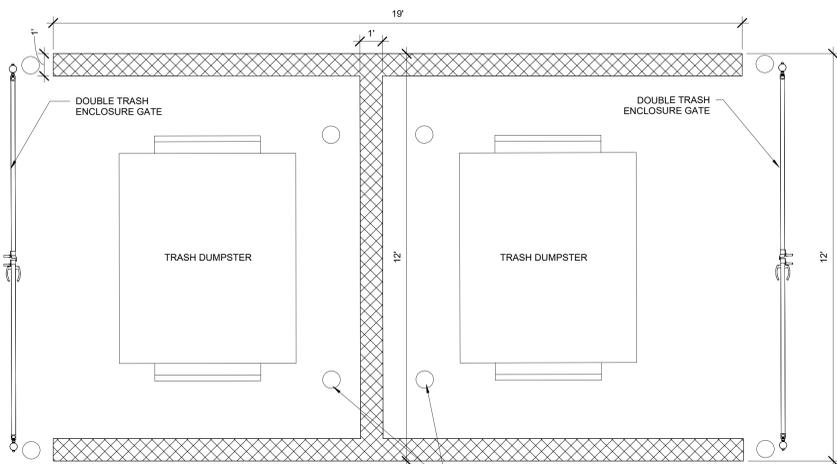
PERCENTAGE OF TOTAL PROPOSED LANDSCAPED OPEN AREAS: 4,621 SF / 87,400 SF = 0.052 X 100% = 5.2%

**GENERAL SITE REQUIREMENT CALCULATIONS: SECTION 10-282.1 (A)(2)**

GROSS LANDSCAPED AREAS = 4,621 SF +/-

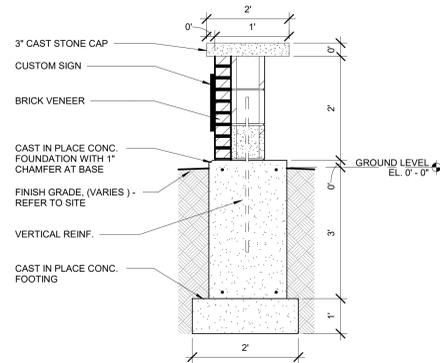
(11) DECIDUOUS TREES @ 1,100 SF. + (34) SHRUBS @ 495 SF + (23) FLOWERS @ 143 SF + (10) ROSE BUSHES @ 90 SF = 1,828 SF +/- OF PROPOSED LANDSCAPE MATERIAL

1,828 SF / 4,621 SF = 0.395 x 100% = +/- 40%

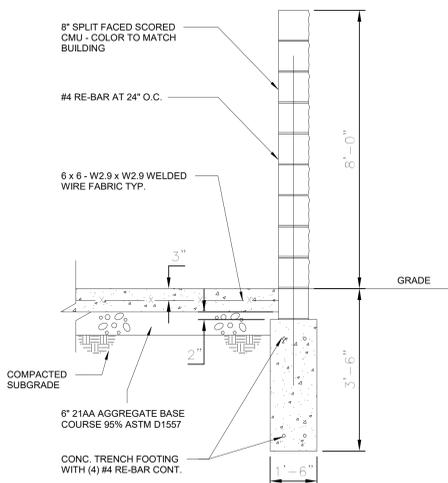


**2 ENLARGED DUMPSTER PLAN**  
 A002 SCALE: 1/2" = 1'-0"

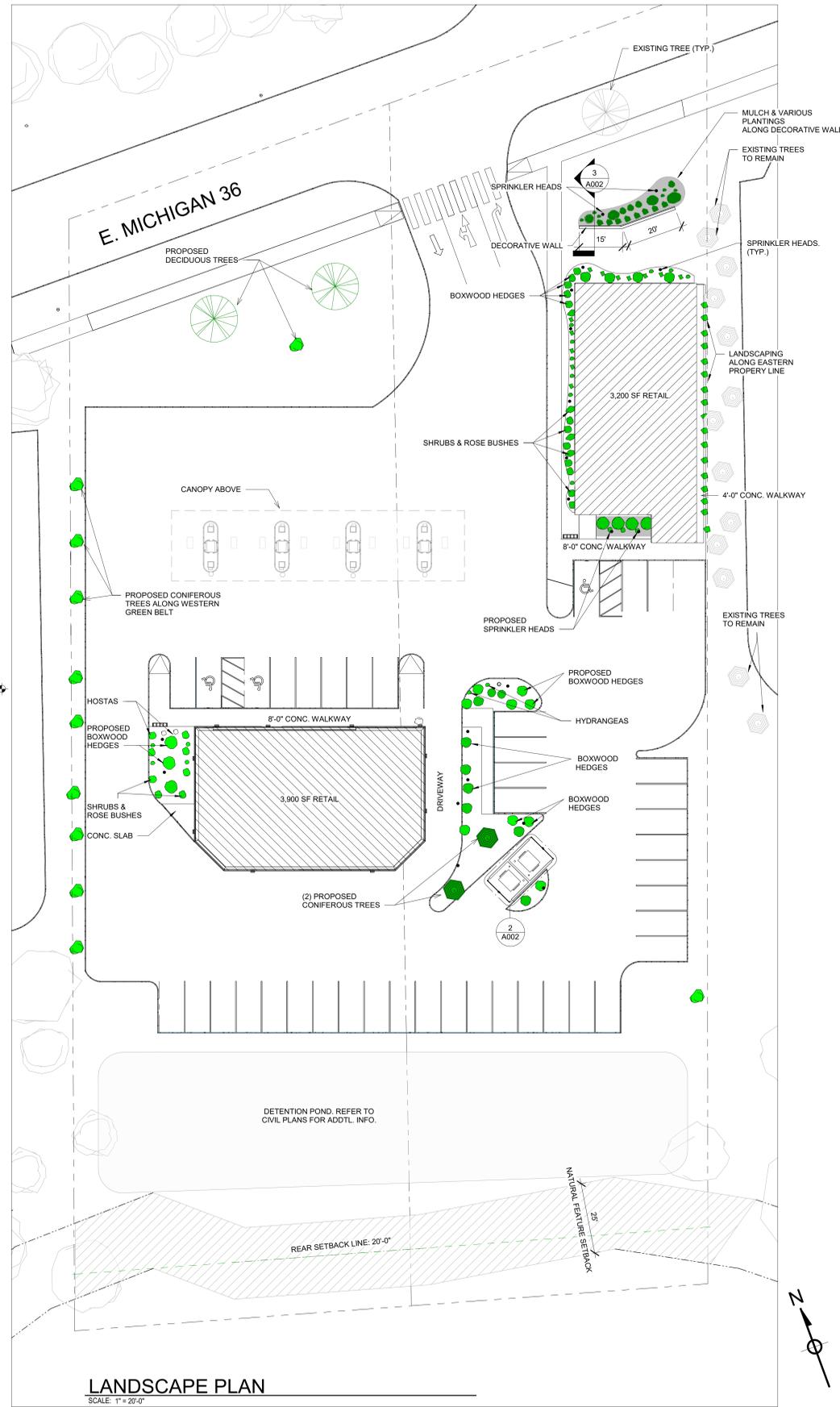
OPTIONAL 6" DIA. BOLLARD, 36" A.F.F. 24" EMBEDDED IN CONC. (TYP.)



**3 DECORATIVE WALL SECTION**  
 A002 SCALE: 3/4" = 1'-0"



**DUMPSTER WALL**



**LANDSCAPE PLAN**  
 SCALE: 1" = 20'-0"

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Owner: Pinckney Developments  
 Phone: (313)-779-4492  
 Email: k\_lytwyn@hotmail.com

Consultant  
 Address  
 Address  
 Phone

Consultant  
 Address  
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No.	Description	Date
3	SITE PLAN REVISIONS - LANDSCAPING	04/07/2024
4	SITE PLAN REVISIONS - LANDSCAPING	04/10/2024
5	SITE PLAN REVISIONS - LANDSCAPING	05/09/2024
6	SITE PLAN REVISIONS - LANDSCAPING	05/14/2024
7	SITE PLAN REVISIONS - LANDSCAPING	05/19/2024

PINCKNEY DEVELOPMENTS LLC

**PINCKNEY**  
 LANDSCAPE PLAN

Project Number 0002  
 Date 01/05/2024  
 Drawn By Arton, Peter  
 Checked By None.

**A002**

Scale As indicated

WALL LEGEND			
TAG	UL #	EXTERIOR WALL CONSTRUCTION	NOTES
◇	NA	- 8" SPLIT FACE STONE VENEER - 4" BRICK VENEER	TOP OF PRE-CAST STONE SILL AT 3'-0" A.F.F. CONTINUED AROUND PERIMETER OF BUILDING
◀1A▶	NA	- 2" X 4.5" STOREFRONT CURTAIN WALL	
TAG	UL #	INTERIOR WALL CONSTRUCTION	NOTES
◇	NA	8" CONCRETE MASONRY UNIT	

**FLOOR PLAN GENERAL NOTES**

- A. ALL WORK SHALL CONFORM TO ALL LOCAL AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- B. ARCHITECTURAL WORK SHALL BE IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE.
- C. ALL WORK SHALL CONFORM TO THE MICHIGAN HANDICAPPED ACCESSIBILITY CODE & THE AMERICANS WITH DISABILITIES ACT.
- D. IF ANY ERRORS, OMISSIONS, OR DISCREPANCIES BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- E. FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL CALL "MISS DIG" AT 811 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING EACH EXCAVATION, IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
- F. ALL ELECTRICAL WORK SHALL BE PERFORMED BY STATE OF MICHIGAN LICENSED ELECTRICIANS ACCORDING TO THE NATIONAL ELECTRICAL CODE AS MODIFIED BY THE STATE OF MICHIGAN. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A FULL WORKING ELECTRICAL SYSTEM.
- G. ALL PLUMBING WORK SHALL BE PERFORMED BY STATE OF MICHIGAN LICENSED PLUMBERS ACCORDING TO THE LOCAL MICHIGAN PLUMBING CODE AS MODIFIED BY THE LOCAL HEALTH DEPARTMENT. FURNISH AND INSTALL ALL MATERIALS & LABOR TO PROVIDE A FULL WORKING PLUMBING SYSTEM.
- H. ALL HEATING AND AIR CONDITIONING SHALL BE ACCORDING TO THE MICHIGAN MECHANICAL CODE AND THE MICHIGAN ENERGY CODE.
- I. SOIL BEARING CAPACITY IS ASSUMED TO BE 2000 PSI WHERE UNDISTURBED. NOTIFY THE ARCHITECT IF LESSER CONDITIONS ARE ENCOUNTERED.
- J. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD.
- K. FOOTING CONCRETE SHALL BE POURED TO THE DEPTH REQUIRED TO BEAR ON UNDISTURBED SOIL OR ON GRANULAR FILL COMPACTED TO 98% MODIFIED PROCTOR DENSITY.
- L. CONCRETE TESTING - CONTRACTOR SHALL EMPLOY AN INDEPENDENT TESTING ENGINEER TO VERIFY THE SLUMP, AIR ENTRAINMENT & PROVIDE (3) CYLINDER SAMPLES FOR EACH DAYS POUR, OR EACH 50 C.Y. OF CONCRETE, WHICHEVER OCCURS MOST OFTEN.
- M. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL NOT ORDER EQUIPMENT OR FABRICATE BUILDING COMPONENTS WITHOUT FIRST FIELD VERIFYING ALL DIMENSIONS.
- N. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE EXISTING FIELD CONDITIONS AND NOTIFY THE ARCHITECT OF DISCREPANCIES BETWEEN THE EXISTING BUILT ENVIRONMENT AND THE PLANS.
- O. THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT HIS OPERATIONS IN A MANNER TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
- P. NOTIFY "MISS DIG" (811) AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION FOR THE LOCATION OF ANY UNDERGROUND UTILITIES. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE PART OF THE "MISS DIG" ALERT SYSTEM.
- Q. REMOVE ALL UNSUITABLE MATERIAL WITHIN THE CONSTRUCTION AREA OF THE BUILDING FOUNDATION AND CONCRETE SLAB.
- R. ENGINEERED FILL IF REQUIRED TO CORRECT SUBGRADE DEFICIENCIES, SHALL CONSIST OF APPROVED FILL MATERIAL, SUCH AS CLEAN GRADED GRANULAR FILL PLACED IN 9 INCH MAXIMUM DEPTH LIFTS AND COMPACTED BY SUITABLE VIBRATORY EQUIPMENT. THE FILL IS TO BE COMPACTED SUCH THAT THE DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D-1557).

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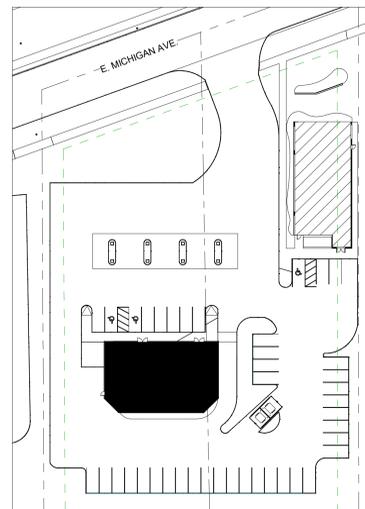
Owner: Pinckney Developments  
Phone: (313)-779-4492  
Email: k\_lytwyn@hotmail.com

Consultant  
Address  
Address  
Address  
Phone

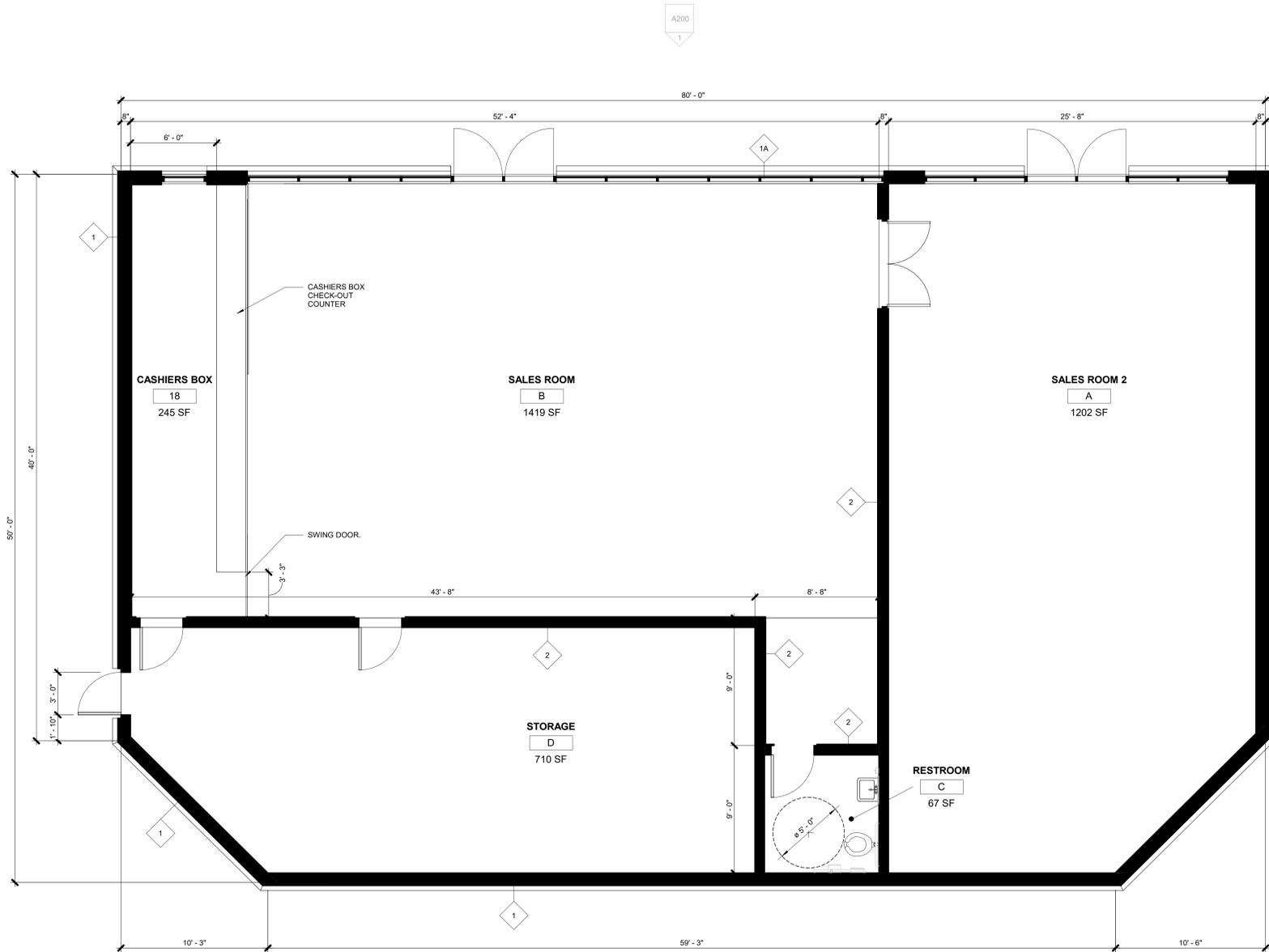
No.	Description	Date
1	REVISION 1	05/14/2024
7	SITE PLAN REVISIONS - COMMENTS	05/19/2024

**ROOM LEGEND**

ROOM NUMBER	ROOM NAME	AREA	CLG. HT.
18	CASHIERS BOX	245 SF	
A	SALES ROOM 2	1202 SF	
B	SALES ROOM	1419 SF	
C	RESTROOM	67 SF	
D	STORAGE	710 SF	



**LOCATION MAP**  
SCALE: 1" = 50'-0"



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**PINCKNEY**  
FLOOR PLAN

Project Number: 0002  
Date: 01/05/2024  
Drawn By: Arton, Peter  
Checked By: None.

**A100**

Scale: As indicated



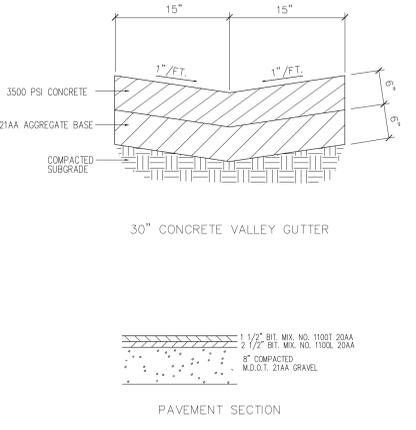
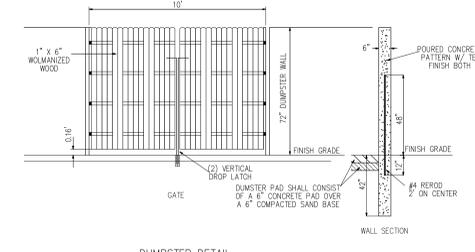
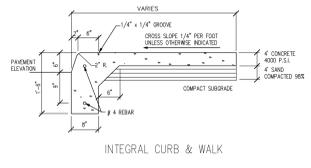
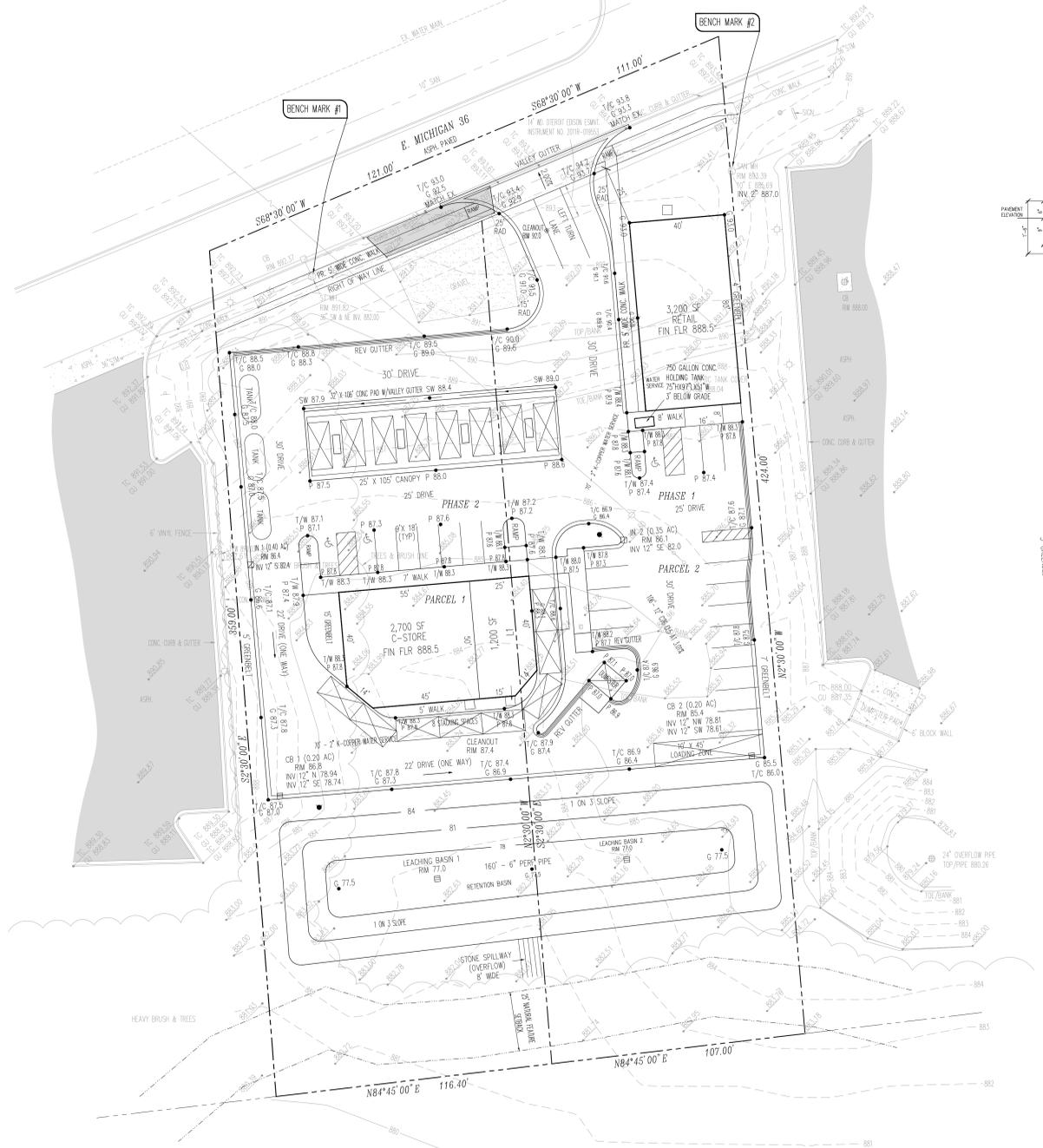
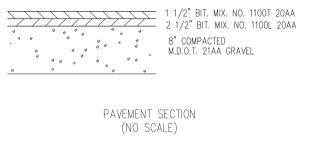
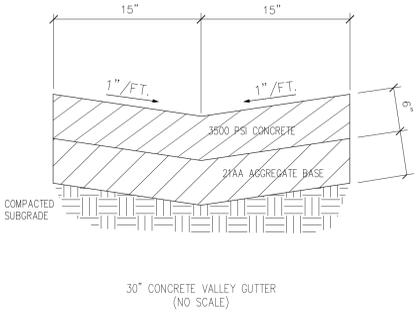
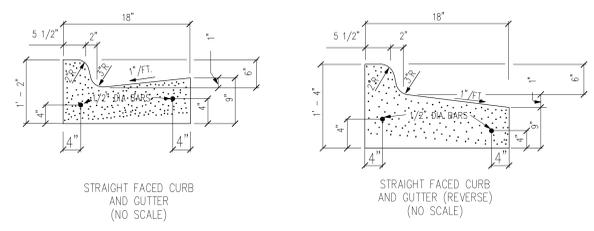


SCALE 1"=30'



**ZONING**  
S80 - SECONDARY ZONING DISTRICT

**LOT AREA**  
GROSS= 86798.61 SQ. FT. OR 1.99 AC.  
NET= 79137.95 SQ. FT. OR 1.82 AC.



NOTE:  
ADD 800.00 TO ALL PROPOSED ELEVATIONS

**BENCH MARKS**  
B.M. #1: RM OF STORM MANHOLE  
ELEVATION= 891.82 (NAVD88)  
B.M. #2: RM OF SANITARY MANHOLE  
ELEVATION= 893.39 (NAVD88)

**THE LAND IS DESCRIBED AS FOLLOWS:**  
SITUATED IN THE TOWNSHIP OF PUTNAM, COUNTY OF LIVINGSTON AND STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:  
PARCEL 1:  
PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST, PUTNAM TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING 322.6 FEET NORTH 84 DEGREES 45 MINUTES EAST FROM THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE NORTH 84 DEGREES 45 MINUTES EAST 116.4 FEET; THENCE NORTH 2 DEGREES 30 MINUTES WEST 390 FEET TO THE CENTERLINE OF HIGHWAY M-36; THENCE SOUTH 68 DEGREES 30 MINUTES WEST 121 FEET ALONG THE CENTERLINE OF SAID HIGHWAY M-36; THENCE SOUTH 2 DEGREES 30 MINUTES EAST 359 FEET TO THE POINT OF BEGINNING.  
PARCEL 2:  
PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 4 EAST, PUTNAM TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING 439 FEET NORTH 84 DEGREES 45 MINUTES EAST FROM THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE NORTH 84 DEGREES 45 MINUTES EAST 116.4 FEET; THENCE NORTH 2 DEGREES 30 MINUTES WEST 424 FEET TO THE CENTERLINE OF HIGHWAY M-36; THENCE SOUTH 68 DEGREES 30 MINUTES WEST 111 FEET ALONG THE CENTERLINE OF SAID HIGHWAY M-36; THENCE SOUTH 2 DEGREES 30 MINUTES EAST 390 FEET TO THE POINT OF BEGINNING.

THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY RECORDS. HOWEVER IT IS NOT POSSIBLE TO DETERMINE THE PRECISE SIZE, LOCATION, DEPTH, OR ANY OTHER CHARACTERISTICS OF UNDERGROUND UTILITIES WITHOUT EXCAVATION. THEREFORE WE CAN NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN.



EXISTING	PROPOSED	AMERITECH	UTILITY POLE	VENT PIPE	ASPHALT
GAS	GAS	WATER SHUT OFF BOX	PUBLIC LIGHTING MANHOLE	FILLER CAP	LIGHT POLE
SANITARY (SAN)	SANITARY (SAN)	TELEPHONE RISER	ELECTRIC RISER OR METER	C.P. TEST	R.R. X-ING SIGNAL
STORM (ST)	STORM (ST)	D.E. TRANSFORMER	HOOP	MONITOR WELL	UNDERGROUND CABLE MARKER
WATER MAIN (WM)	WATER MAIN (WM)	SEWER CLEAN OUT	GUY WIRE		BELL MANHOLE
OVERHEAD WIRE	OVERHEAD WIRE	GAS METER	HIGH TENSION TOWER		SPOT ELEVATION
UNDERGROUND CABLE	UNDERGROUND CABLE	GAS VALVE /GAS MARKER	FLAG POLE		TOP OF CURB ELEVATION
CHAIN LINK FENCE	CHAIN LINK FENCE	INLET	GUARD/METAL POST		GUTTER ELEVATION
WOOD FENCE	WOOD FENCE	CATCH BASIN	STEEL COLUMN		SET P.K. NAIL
PVC FENCE	PVC FENCE	GATE VALVE IN WELL	MALBOX		FOUND IRON PIPE
GUARD RAIL	GUARD RAIL	FIRE HYDRANT	STREET LIGHT		TOP OF TOP OF CURB
		DRAIN	PARKING METER		PROPOSED TOP OF CURB
		UTILITY POLE	BILLBOARD OR LARGE SIGN		PROPOSED GUTTER ELEVATION
			SWALE GRADE		PROPOSED PAVEMENT ELEVATION
					PROPOSED GROUND ELEVATION

**SURVEY TECH.**  
LAND SURVEYING CIVIL ENGINEERING  
3253 LYNHURST CT. OAKLAND, MI 48306  
TEL (248) 670-6556

**PAVING & GRADING PLAN**

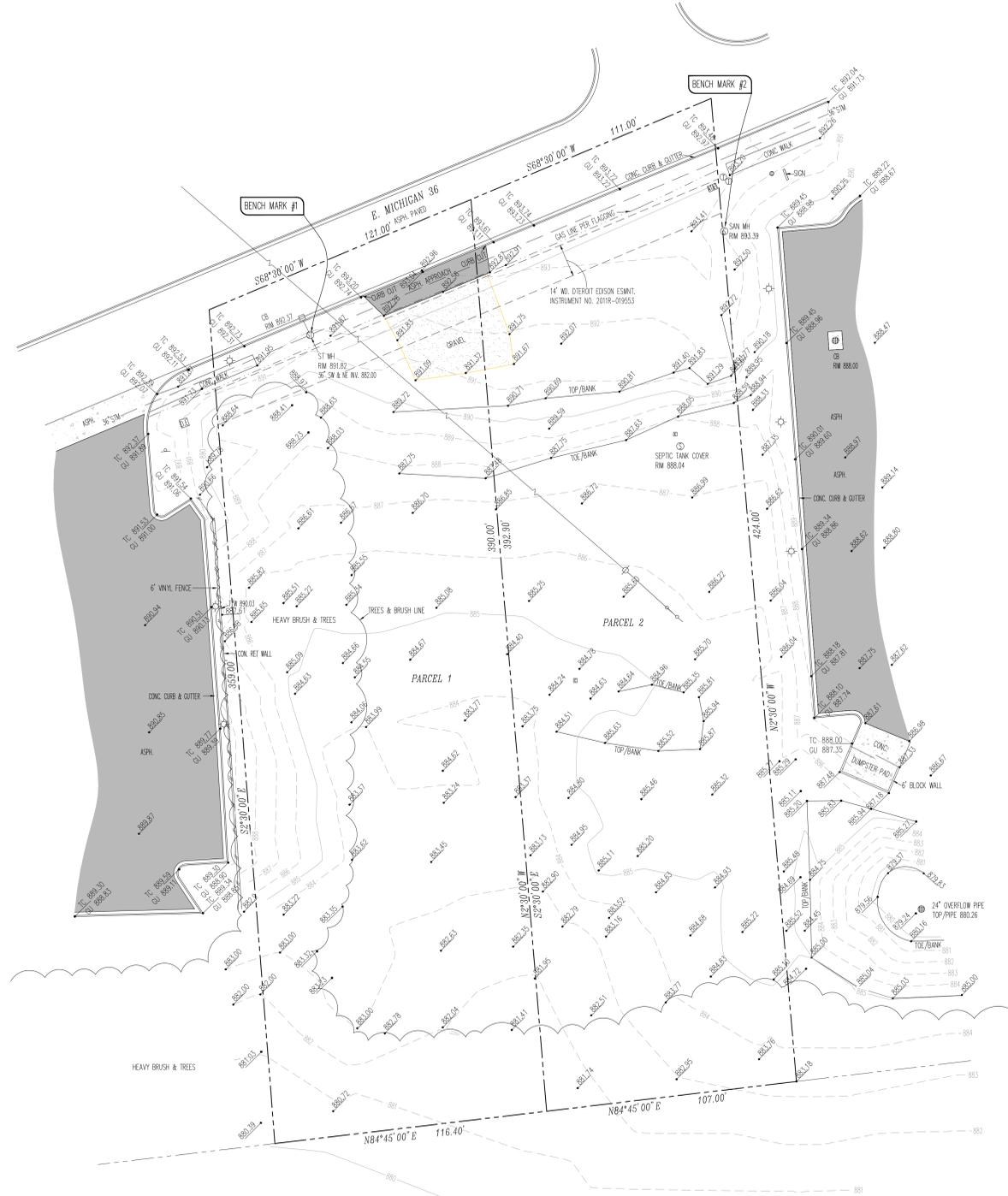
PROPRIETOR: MARCO LYTWYN

SCALE: 1"=30' DATE: 01-18-2024 JOB #: 24103 SHEET: C-2

DRAWN BY: M.M.F. CHECKED BY: M.M.F. APPROVED BY:



N  
SCALE 1"=30'



**BENCH MARKS**  
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 ELEVATION= 891.82 (NAVD88)  
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EXISTING	PROPOSED	AMERITECH	FLOOD LIGHT	LANDSCAPE	ASPHALT

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**SURVEY TECH.**  
 LAND SURVEYING CIVIL ENGINEERING  
 3253 LYNHURST CT, OAKLAND, MI 48306  
 TEL (248) 670-6556

**TOPOGRAPHIC SURVEY**

PROPRIETOR: MARCO LYTWYN

SCALE: 1"=30'	DATE: 01-18-2024	JOB # : 24103	SHEET: S-1
DRAWN BY: M.M.F	CHECKED BY: M.M.F	APPROVED BY:	