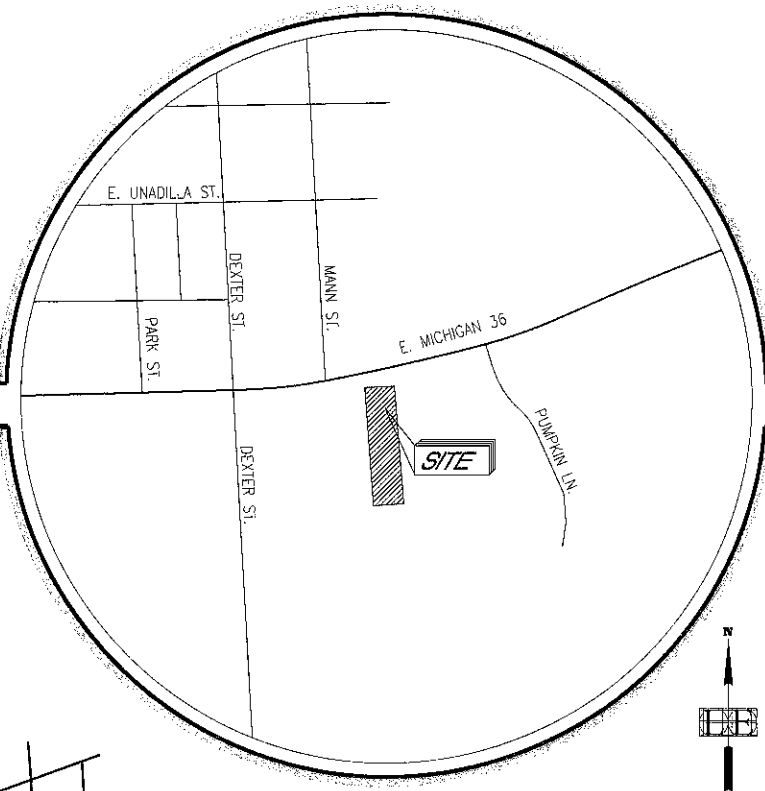


SITE PLAN FOR

C3 PROVISIONING

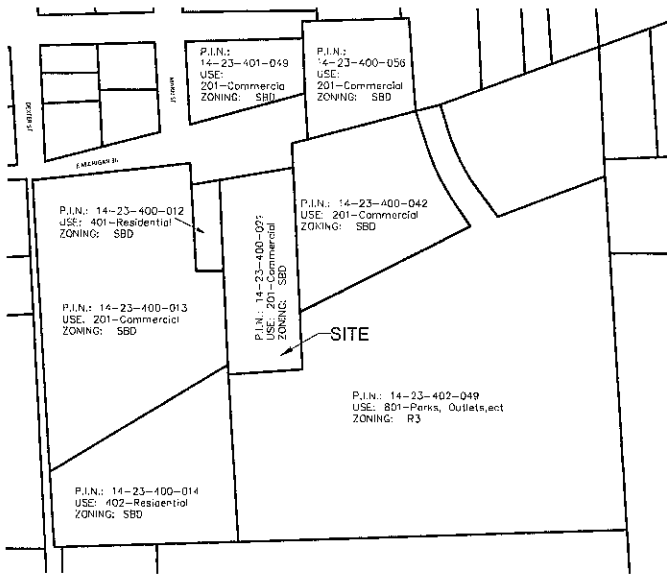
1066 E M36

VILLAGE OF PINCKNEY, LIVINGSTON COUNTY, MICHIGAN



LOCATION MAP

1" = 300 FEET



ADJACENT USE SKETCH/MAP

SCALE: 1"=200'

UTILITY DISCLAIMER



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" 1-800-482-7177 prior to the start of construction. Electric, gas, phone and television companies should be contacted prior to the commencement of field activities.

SITE DATA & GENERAL NOTES

- Property is zoned: SBD, Secondary Business District.
- 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.
- Property to be serviced by connection to public sanitary and water.
- Underground dry utilities shall be extended from existing locations to service this site as required by utility companies.
- Existing building is connected to public sewer.
- All construction shall be performed in accordance with the current standards and specifications of Village of Pinckney Township and Livingston County.
- Three working days prior to any excavation, the Contractor shall telephone MISS DIG (800-482-7177) 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.
- Site plan use: Retail.
- Site storm drainage will be serviced by proposed onsite detention pond.

SITE DATA TABLE

	REQUIRED	PROVIDED
LOT AREA (GROSS)	5,600 SF (min)	71,768 SF (1.65 AC)
LOT WIDTH	86 FT (min)	163 FT
LOT COVERAGE	50% MAX	4,196 SF/71,768 SF = 5.8%
BUILDING SETBACKS:		
FRONT	25 FT	4.75 FT
SIDE (E)	15 FT	17.22 FT
SIDE (W)	20 FT	48.83 FT
REAR	20 FT	372.41 FT
BUILDING DATA:		
TOTAL BUILDING ENVELOPE	REQUIRED	PROVIDED
FLOORS	2.5 MAX	2
BUILDING HEIGHT	35 FT MAX	25'5" FT FRONT 38'3" FT REAR

PARKING CALCULATIONS

PARKING SPACE REQUIREMENTS PER ZONING ORDINANCE SEC. 152.263
RETAIL STORE
1.0 SPACES FOR EVERY 300SF OF GROSS FLOOR AREA
PROPOSED BUILDING GROSS FLOOR AREA: 6,948 SF
REQUIRED PARKING SPACES = 1.0 x 4,000/300 = 24 SPACES
PROPOSED PARKING SPACES = 34 SPACES INCLUDING
2 ADA COMPLIANT SPACES

SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS & REMOVALS PLAN
- SITE LAYOUT PLAN
- SITE GRADING AND STORM WATER MGMT PLAN
- LANDSCAPE PLAN

ARCHITECTURAL
A1 FLOOR PLAN
A2 BUILDING ELEVATIONS

LEGAL DESCRIPTION

LEGAL DESCRIPTION (Washco Land Title Insurance Company, Commitment No. UB153579, Commitment Date: March 18, 2021)

Part of the West 1/2 of the Southeast 1/4 of Section 23, Town 1 North, Range 4 East, Village of Pinckney, Livingston County, Michigan, described as: Beginning at a point on the Southern right of way line of M-36 Highway (100 feet wide) distant North 1 degree 12 minutes West along the North and South 1/4 line 1268.01 feet North 86 degrees 33 minutes East 178.97 feet and Easterly 250.33 feet along the arc of a curve concave to North, radius 3531.10 feet, central angle 3 degrees 57 minutes, chord bearing North 84 degrees 34 minutes 30 seconds East 250.20 feet from the South 1/4 corner of said Section 23, thence Easterly on the Southern right of way of M-36, 183.19 feet along the arc of a curve concave to the North, central angle of 2 degrees 34 minutes 30 seconds, chord bearing North 81 degrees 18 minutes 45 seconds East 163.18 feet, thence South 1 degree 22 minutes East 453.42 feet, thence South 86 degrees 36 minutes West 182.15 feet, thence North 1 degree 22 minutes West 432.56 feet to Point of Beginning.

LEGEND

	EXISTING	PROPOSED
SPOT GRADE	+000.00	+000.00
CONTOUR	000	000
SANITARY SEWER	SS	SAN
STORM SEWER	SS	ST
WATER		
OVERHEAD		X
FENCE		X
GAS		GAS
ELECTRIC		E
DRAINAGE AREA BOUNDARY		
LIMITS OF DISTURBANCE		
SILT FENCE		
SIGN		
LIGHT POLE		
UTILITY POLE		
DECIDUOUS TREE		
GATE VALVE IN WELL		

OWNER/DEVELOPER

C3 INDUSTRIES
4420 Varsity Drive
Ann Arbor, MI 48108
PHONE: (734) 412-4600

ENGINEER

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

C3 PROVISIONING

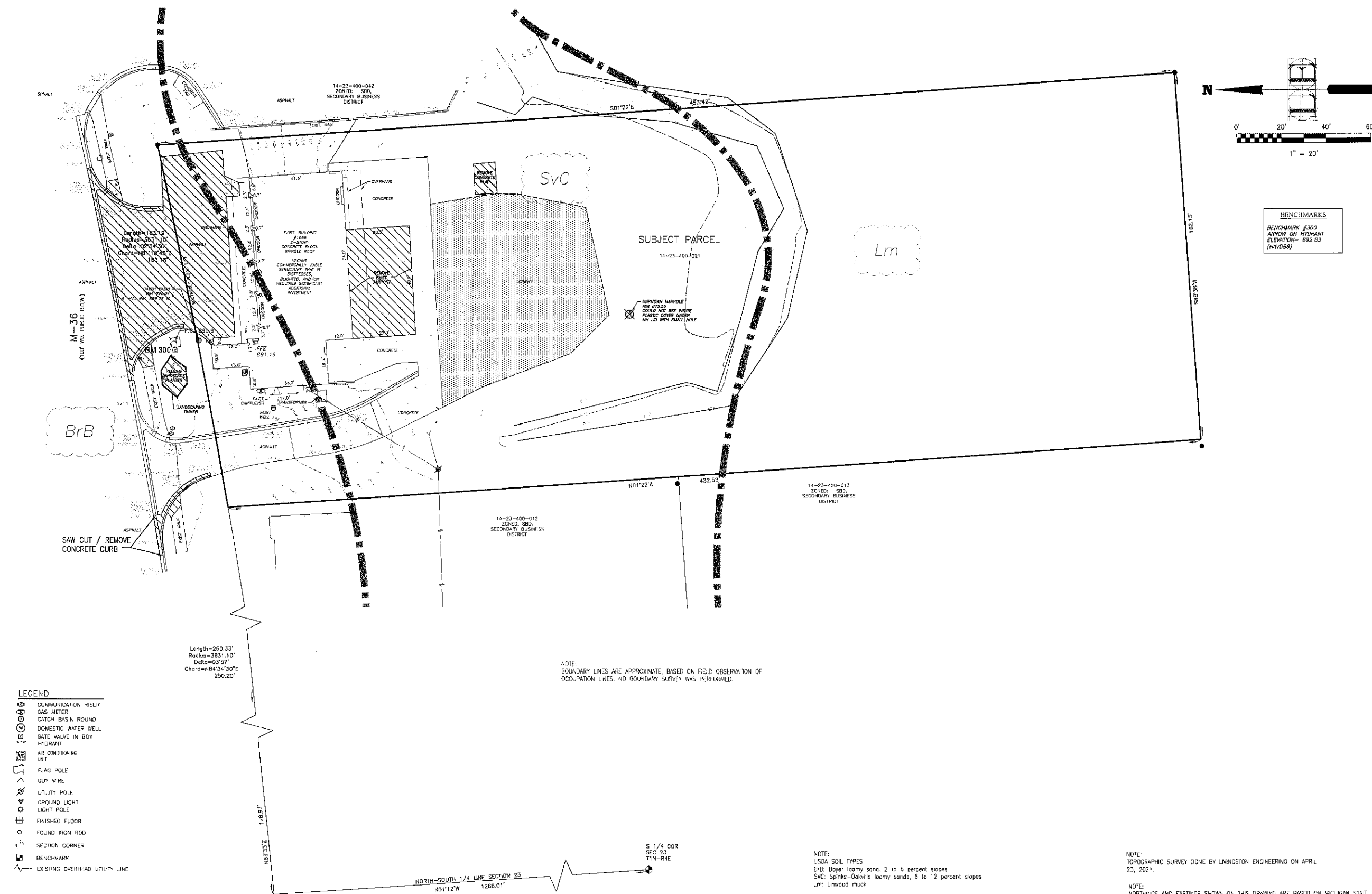
1066 E M36
VILLAGE OF PINCKNEY
LIVINGSTON COUNTY, MICHIGAN
SITE PLAN

ENGINEER'S SEAL



REVISIONS	DATE	PROJECT No.
		21128
		SHEET 1 OF 7
		DATE: MAY 21, 2025

EXISTING CONDITIONS & REMOVALS PLAN



- LEGEND
- COMMUNICATION RISER
 - GAS METER
 - CATCH BASIN ROUND
 - DOMESTIC WATER WELL
 - GATE VALVE IN BOX
 - HYDRANT
 - AIR CONDITIONING UNIT
 - FLAG POLE
 - GUY WIRE
 - UTILITY POLE
 - GROUND LIGHT
 - LIGHT POLE
 - FINISHED FLOOR
 - FOUND IRON ROD
 - SECTION CORNER
 - BENCHMARK
 - EXISTING OVERHEAD UTILITY LINE

NOTE:
BOUNDARY LINES ARE APPROXIMATE, BASED ON FIELD OBSERVATION OF
OCCUPATION LINES. NO BOUNDARY SURVEY WAS PERFORMED.

NOTE:
USDA SOIL TYPES
B/B: Bayou loamy sand, 2 to 5 percent slopes
SVC: Spinks-Oakville loamy sands, 6 to 12 percent slopes
LM: Linwood muck

NOTE:
TOPOGRAPHIC SURVEY DONE BY LIVINGSTON ENGINEERING ON APRIL
23, 2021.
NOTE:
NORTHINGS AND EASTINGS SHOWN ON THIS DRAWING ARE BASED ON MICHIGAN STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE INTERNATIONAL FEET (NAD83), ELEVATION BASED UPON
NAVD88 DATUM FROM RTK GPS OBSERVATIONS.

2163

DATE

REVISIONS

Drawn By

Checked By

Approved

Date

Scale

Vertical

Horizontal

C3 PROVISING

1066 E M36

VILLAGE OF PINCKNEY, LIVINGSTON COUNTY, MICHIGAN

EXISTING CONDITIONS & REMOVALS

Client

C3 INDUSTRIES

4420 Varsity Drive

Ann Arbor, MI 48106

PHONE (734) 412-4800

LIVINGSTON ENGINEERING

CIVIL ENGINEERING

3300 S. OLD US 23 BRIGHTON, MI 48104

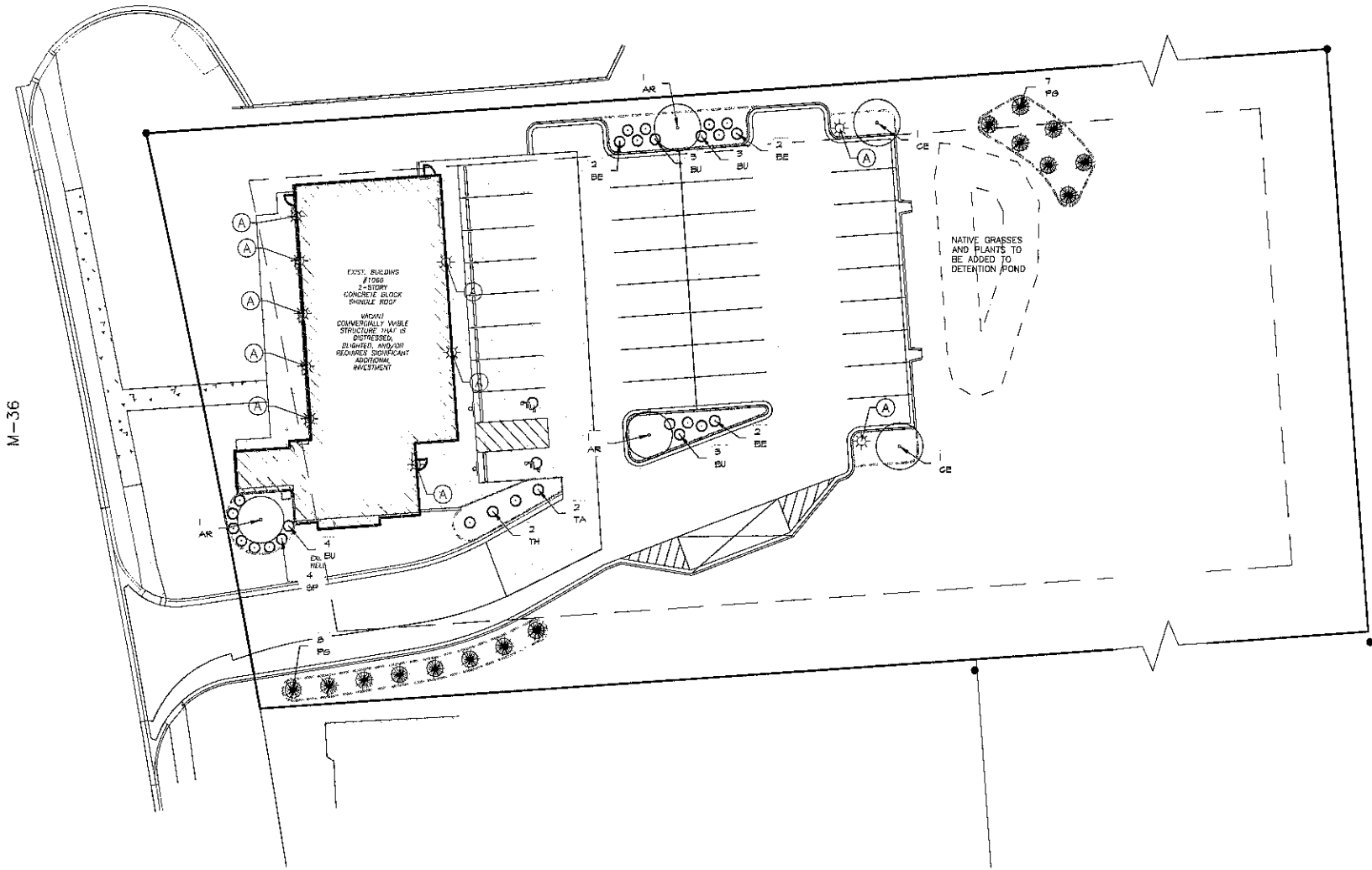
PHONE (810) 225-7000

FAX (810) 225-7699

http://www.livingstoneng.com

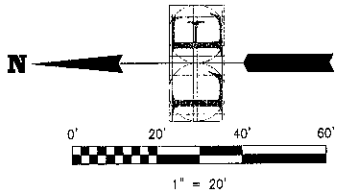
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LANDSCAPE PLAN



LANDSCAPE LEGEND

- CANOPY TREE
- SHRUB
- PLANTING TAG
- EVERGREEN TREE
- EXISTING TREE



KEYED NOTES:

- PROPOSED LIGHT LOCATIONS, LIGHTS TO BE MOUNTED ATOP A POLL AND/OR BUILDING WALL AT OR BELOW 15 FT, WITH SHIELDING AROUND THE FULL FIXTURE

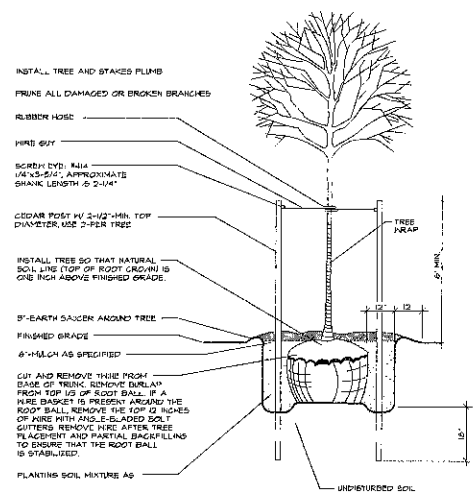
LANDSCAPE CALCULATIONS

SECTION 4.304 STREET FRONTAGE LANDSCAPING STANDARDS:
STREET TREES
1 TREE PER 30FT OF TOTAL ROAD FRONTAGE
TOTAL ROAD FRONTAGE = 163.2 FT
REQUIRED STREET TREES = 1 x 163.2/30 = (5.44) 5 TREES
PROPOSED STREET TREES = 5 DECIDUOUS TREES
STREET SHRUBS
5 SHRUBS PER 30FT OF TOTAL ROAD FRONTAGE
TOTAL ROAD FRONTAGE = 163.2 FT
REQUIRED STREET SHRUBS = 5 x 163.2/30 = (27.2) 27 SHRUBS
PROPOSED STREET SHRUBS = 27 SHRUBS

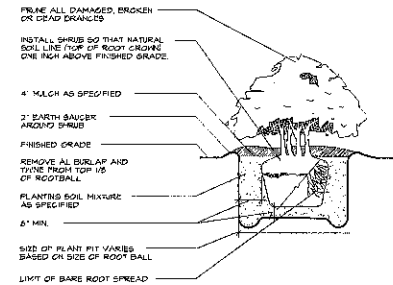
LANDSCAPE NOTE

THE AREAS ON THE SITE WHICH ARE NOT BEING PAVED SHALL BE SEEDED AND MULCHED AS NEEDED TO ESTABLISH LUSH GRASSSED LAWN AREAS. THESE GRASSSED LAWN AREAS SHALL RECEIVE REGULAR LAWN SERVICE IN ORDER TO MAINTAIN THE APPEARANCE OF THE SITE AND TO PRESERVE THESE LAWN AREAS.

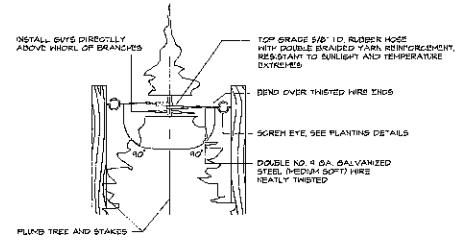
Deciduous Trees					Caliper	Height	Root
Key	Qty	Genus	Common Name				
AR	3	Acer rubrum	Red Maple		2.5"		B & B
CE	2	Celtis occidentalis	Common Hackberry		2.5"		B & B
Evergreen Trees							
Key	Qty	Genus	Common Name				
PG	15	Picea glauca	Norway Spruce			8'	B & B
Large Shrubs							
Key	Qty	Genus	Common Name				
TA	2	Taxus x media 'Densiformis'	Dense Yew			24"	B & B
TH	2	Thuja occidentalis 'Tectron'	Tectron Arborvitae			24"	B & B
Medium Shrubs							
Key	Qty	Genus	Common Name				
BE	6	Barberis thunbergii 'Aurea'	Admiration Japanese Barberry			18"	B & B
BU	13	Buxus 'Green Velvet'	Green Velvet Boxwood			18"	B & B
SP	4	Rosa 'Carefree Beauty'	Carefree Beauty Rose			18"	B & B



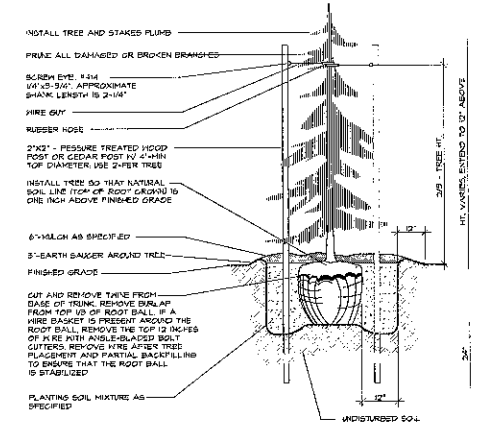
Deciduous Tree Planting/
Staking Detail
UNDER 3" IN CALIPER



Shrub Planting Detail
SCALE: NO SCALE



Evergreen Tree Planting/
Staking Detail
FOR EVERGREEN AND DECIDUOUS TREES



Evergreen Tree Planting/
Staking Detail
6" IN HEIGHT AND ABOVE

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LIVINGSTON ENGINEERING
CIVIL ENGINEERING
3300 S. OLD US 28 BRIGHTON, MI 48114
PHONE (810) 225-7100
FAX (810) 225-7889
http://www.livingstoneng.com

C3 PROVISIONING
1066 E. M36
VILLAGE OF PINKNEY, LIVINGSTON COUNTY, MICHIGAN
LANDSCAPE PLAN

DATE: _____
REVISION: _____
Drawn: _____
Checked: _____
Approved: _____
Date: 05-21-2025

Job No. 2163
Scale: _____
Vertical: _____
Horizontal: 1" = 20 FEET

5

Z:\E-C\Users\user\working\Bridges\Projects\2021\2163_QPS_1066 E M36 Pinkney\GIS\DWG\Site Plan\2163_05_Landscape.dwg