



NEW HAVEN PLANNING COMMISSION MEETING AGENDA

October 07, 2025 at 7:00 PM
Municipal Council Room – 57775 Main Street

In accordance with the Americans with Disabilities Act, reasonable accommodations can be made with advance notice by calling the Village Offices at (586) 749-5301

The New Haven Planning Commission will hold its Regular Meeting at 7:00 pm, at the New Haven Municipal Offices at 57775 Main Street.

- 1. Call to Order/Pledge/Roll Call**
- 2. Public Hearing**
- 3. Approval of Agenda**
- 4. Public Comments on Agenda**
- 5. Approval of the Minutes**
 - A. Special meeting September 2, 2025
 - B. Macomb Auto Public Hearing September 2, 2025
 - C. Daloy Akkar Real Estate Public Hearing September 2, 2025
 - D. Regular Meeting Minutes September 2, 2025
- 6. Communications/Correspondence/Workshop**
- 7. Old Business**
 - A.** Wise Buys - Parcel 26-06-33-476-003 (57530 Gratiot) - Determine Classification
 - B.** Wise Buys - Parcel 26-06-33-476-003 (57530 Gratiot) - Set Public Hearing (Special Land Use) Based on determined classification
 - C.** Macomb Auto - Special Land Use
 - D.** Macomb Automotive - Parcels 26-06-33-276-035 & 26-06-33-276-038 (58025 Gratiot) Preliminary Site Plan
 - E. Maritime Real Property - Parcel 26-06-33-326-009 (58359 Main Street) Preliminary Site Plan
- 8. New Business**

- A. Rezoning (Residential to Multi-Family)- Set Public Hearing - Parcels 26-06-33-429-010 (Main Street)
& 26-06-33-429-005 (57675 Main Street)
- B. Election of Officers
- C. General Business Zoning Districts - Discussion

9. Planner's Report

10. Public Comments on Non-Agenda Items

11. Call from the Table

12. Adjournment



NEW HAVEN PLANNING COMMISSION SPECIAL MEETING MINUTES

September 02, 2025 at 6:00 PM
Municipal Council Room – 57775 Main Street

1. Call to Order/Pledge/Roll Call

Meeting called to order at 6:00 PM

PRESENT

Chris Dilbert

Lucy Nolan-Dilbert

Rob Pannell

Genevieve Rodzik

Craig Simms

Rachel Whitsett

Alynne Jones

2. Approval of Agenda

Motion made by R. Pannell to approve the special meeting agenda as presented, Seconded by C. Simms.

Voting Yea: C. Dilbert, L. Nolan-Dilbert, R. Pannell, G. Rodzik, C. Simms, R. Whitsett, A. Jones

3. Public Comments on Agenda

none

4. Old Business

A. Wise Buys public hearing motion

Motion made by L. Nolan-Dilbert to rescind Wise Buys Public Hearing, Seconded by R. Pannell.

Voting Yea: C. Dilbert, L. Nolan-Dilbert, R. Pannell, G. Rodzik, C. Simms, R. Whitsett, A. Jones

5. Public Comments on Non-Agenda Items

none

6. Adjournment

Motion made by R. Pannell to adjourn special meeting at 6:06 PM, Seconded by C. Simms.

Voting Yea: C. Dilbert, L. Nolan-Dilbert, R. Pannell, G. Rodzik, C. Simms, R. Whitsett, A. Jones



PUBLIC HEARING MACOMB AUTOMOTIVE MINUTES

September 02, 2025 at 6:30 PM
Municipal Council Room – 57775 Main Street

1. Call to Order/Pledge/Roll Call

Motion made by R. Pannell to open public hearing for Macomb Automotive - Special Land Use - New & Used Vehicles Sales - 58025 Gratiot Ave, New Haven MI 48048 Parcel #'s 26-06-33-276-035 & 26-06-33-276-038 at 6:30 PM, Seconded by L. Nolan-Dilbert.

Voting Yea: C. Dilbert, L. Nolan-Dilbert, R. Pannell, G. Rodzik, C. Simms, R. Whitsett, A. Jones

2. Public Hearing

A. Public Hearing for Macomb Automotive - Special Land Use - New & Used Vehicles Sales - 58025 Gratiot Ave, New Haven MI 48048 Parcel #'s 26-06-33-276-035 & 26-06-33-276-038

Tracy Bonkowski - concerned about paving and parking and engineering requirements on the parcel.

3. Adjournment

Motion made by R. Pannell to close public hearing at 6:32 PM, Seconded by C. Simms.

Voting Yea: C. Dilbert, L. Nolan-Dilbert, R. Pannell, G. Rodzik, C. Simms, R. Whitsett, A. Jones



PUBLIC HEARING DALOU AKKAR REAL ESTATE SPECIAL LAND USE MINUTES

September 02, 2025 at 6:30 PM

Municipal Council Room – 57775 Main Street

1. Call to Order/Pledge/Roll Call

2. Public Hearing

- A. Public Hearing for Dalou Akkar Real Estate - Special Land Use - Vehicle Service Center - 59010 Gratiot Ave, New Haven MI 48048 (formerly known as Rite-Aid) - Parcel #26-06-27-300-023

Ron Huck - Plaza at 27 & Gratiot owner - concerned about site plan and parking and zoning requirements.

Read letter from Ravinder Makkar - 59010 Gratiot Ave

3. Adjournment

Motion made by R. Pannell to close public hearing at 6:40 PM, Seconded by A. Jones.

Voting Yea: C. Dilbert, L. Nolan-Dilbert, R. Pannell, G. Rodzik, C. Simms, R. Whitsett, A. Jones

Motion made by R. Pannell to hold meeting and reconvene at 7:00 PM, Seconded by L. Nolan-Dilbert.

Voting Yea: C. Dilbert, L. Nolan-Dilbert, R. Pannell, G. Rodzik, C. Simms, R. Whitsett, A. Jones

Ravinder Makkar
45 Braydon Blvd
Brampton, Ontario L6P 1H7
Canada
Email: ravindermakkar@hotmail.com

September 1, 2025

Rachel Whitsett
Village Clerk
Village of New Haven
57775 Main Street
New Haven, MI 48048-0429

Subject: Objection to Special Land Use

Application for Vehicle Service Center – Parcel #26-06-27-300-023

Dear Ms. Whitsett, Jihn, Rebecca and Members of the New Haven Planning Commission,

I am writing as the owner of two parcels adjacent to the proposed vehicle service center at 59010 Gratiot Avenue, New Haven, Michigan (Parcel numbers 26-06-27-300-021 and 26-06-27-300-022). I hereby formally object to the proposed special land use application scheduled for public hearing on September 2, 2025, regarding parcel #26-06-27-300-023 (formerly Rite Aid).

I am concerned about the potential adverse environmental and non-environmental impacts that this development may have on my properties and the surrounding area. Specifically, I request that the Village provide comprehensive documentation and guarantees that all necessary environmental assessments have been conducted, including soil contamination, groundwater protection, air and noise pollution studies, and storm water management. Furthermore, I want assurance that traffic impacts, property values, zoning compatibility, and safety considerations have been thoroughly evaluated.

I also ask for written guarantees that proper mitigation measures and ongoing monitoring will be in place to prevent any future harm or adverse effects to my properties as a result of this development.

In addition, I respectfully request that the public hearing be postponed until all requested studies and environmental assessments are made available for review to ensure due process and protect the rights of adjacent property owners.

Please include this letter in the official record for this application. I trust the Commission will carefully consider these concerns and ensure the proposed land use meets all environmental, safety, and community standards before any approval is granted.

Thank you for your attention to this matter. I can be contacted via email at ravindermakkar@hotmail.com or by mail at my address above.

Sincerely,
Ravinder Makkar

Best Regards
Ravinder Makkar CPA, CGA

8 Strathearn Avenue unit 10
Brampton, ON L6T 4L9
(905) 791-6666
makkarcpa@gmail.com
Info@ravindermakkar.com



NEW HAVEN PLANNING COMMISSION MEETING MINUTES

September 02, 2025 at 6:30 PM
Municipal Council Room – 57775 Main Street

1. Call to Order/Roll Call

Meeting called to order at 7:00 PM

PRESENT

Chris Dilbert

Lucy Nolan-Dilbert

Rob Pannell

Genevieve Rodzik

Craig Simms

Rachel Whitsett

Alynne Jones

2. Public Hearing

A. Macomb Automotive - Special Land Use - New & Used Vehicles Sales - 58025 Gratiot Ave, New Haven MI 48048 Parcel #'s 26-06-33-276-035 & 26-06-33-276-038

B. Dalou Akkar Real Estate - Special Land Use - Vehicle Service Center - 59010 Gratiot Ave, New Haven MI 48048 (formerly know as Rite-Aid) - Parcel #26-06-27-300-023

3. Approval of Agenda

Motion made by R. Pannell to approve the agenda removing public hearing C.Wise Buys and New Business C. Wise Buys, Seconded by C. Dilbert.

Voting Yea: C. Dilbert, L. Nolan-Dilbert, R. Pannell, G. Rodzik, C. Simms, R. Whitsett, A. Jones

4. Public Comments on Agenda

None

5. Approval of the Minutes

A. Regular meeting minutes from July 29, 2025

Motion made by R. Pannell to approve the regular meeting minutes from July 29, 2025, Seconded by C. Simms.

Voting Yea: C. Dilbert, L. Nolan-Dilbert, R. Pannell, G. Rodzik, C. Simms, R. Whitsett, A. Jones

6. Communications/Correspondence/Workshop

None

7. Old Business

8. New Business

- A. Macomb Automotive - Special Land Use - New & Used Vehicles Sales - 58025 Gratiot Ave, New Haven MI 48048 Parcel #'s 26-06-33-276-035 & 26-06-33-276-038

Motion made by C. Dilbert to table Macomb Auto to address decencies, Seconded by L. Nolan-Dilbert.

Voting Yea: C. Dilbert, L. Nolan-Dilbert, G. Rodzik, C. Simms, R. Whitsett, A. Jones

Voting Nay: R. Pannell

- B. Dalou Akkar Real Estate - Special Land Use - Vehicle Service Center - 59010 Gratiot Ave, New Haven MI 48048 (formerly known as Rite-Aid) - Parcel #26-06-27-300-023

Motion made by R. Pannell to table Dalou Akkar Real Estate site plan review and notify public if it comes back before the Planning Commission, Seconded by C. Dilbert.

Roll Call - Voting Yea: C. Dilbert, L. Nolan-Dilbert, R. Pannell

Voting Nay: G. Rodzik, C. Simms, R. Whitsett, A. Jones

Motion Failed

Motion made by R. Whitsett to table Dalou Akkar Real Estate site plan review, Seconded by C. Simms.

Roll Call - Voting Yea: G. Rodzik, C. Simms, R. Whitsett, A. Jones

Voting Nay: C. Dilbert, L. Nolan-Dilbert, R. Pannell

Motion Passes

- C. Determine what district vehicle rental can exist - Zoning

Motion made by R. Pannell to table what district vehicles rentals can exist - Zoning, Seconded by A. Jones.

Voting Yea: C. Dilbert, L. Nolan-Dilbert, R. Pannell, G. Rodzik, C. Simms, R. Whitsett, A. Jones

- D. Set public Hearing for Wise Buys - Special Land Use - 57530 Gratiot Ave, New Haven MI 48048 - Parcel #26-06-33-476-003

Motion made by R. Pannell to table setting public hearing for Wise Buys Special Land Use, Seconded by R. Whitsett.

Voting Yea: C. Dilbert, L. Nolan-Dilbert, R. Pannell, G. Rodzik, C. Simms, R. Whitsett, A. Jones

9. Planner's Report

All Set

10. Public Comments on Non-Agenda Items

M. Banoit - Thanks for including site plans in the packet.

R. Huck - Chief Dan Stier doing a great job.

11. Call from the Table

C. Dilbert - clarification on re-notifying residents if the Dalou Akkar Real Estate site plan comes before the Planning Commission again.

12. Adjournment

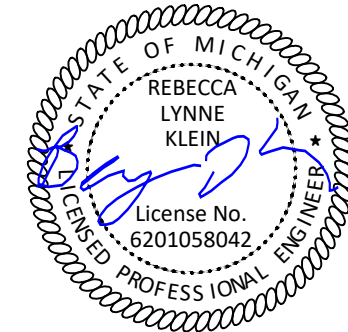
Motion made by R. Whitsett to adjourn at 7:50 PM, Seconded by C. Dilbert.

Voting Yea: C. Dilbert, L. Nolan-Dilbert, R. Pannell, G. Rodzik, C. Simms, R. Whitsett, A. Jones

CONSTRUCTION PLANS

MARITIME STORAGE

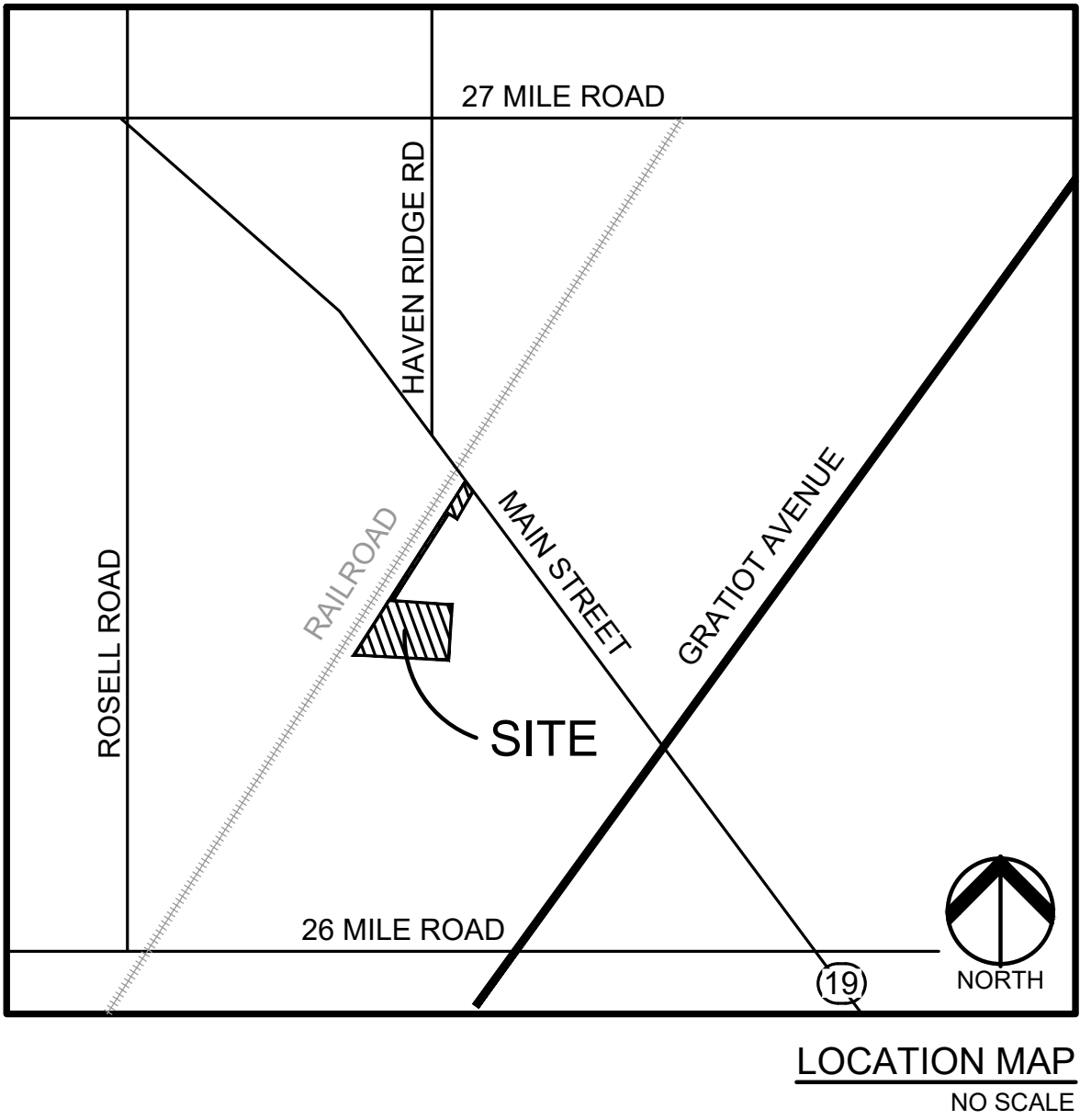
58359 MAIN STREET
NEW HAVEN, MACOMB COUNTY, MI



PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
		NEW HAVEN PLANNING APPROVAL
		NEW HAVEN ENGINEERING APPROVAL
		NEW HAVEN CERTIFICATE OF OCCUPANCY
		MACOMB COUNTY PUBLIC WORKS SOIL EROSION

VILLAGE OF NEW HAVEN STANDARD NOTES	
1.	NOTIFY THE VILLAGE OF NEW HAVEN BUILDING DEPARTMENT (586-749-5301) A MINIMUM OF 48-HOURS PRIOR TO THE START OF CONSTRUCTION
2.	CONTACT THE OFFICE OF THE MACOMB COUNTY PUBLIC WORKS COMMISSIONER AT (586-469-5325) 48-HOURS BEFORE CONSTRUCTION.
3.	CALL MISS DIG (1-800-482-7171) A MINIMUM OF 72-HOURS PRIOR TO THE START OF CONSTRUCTION
4.	ALL CONSTRUCTION MUST CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE VILLAGE OF NEW HAVEN
5.	ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON SITE.
6.	ALL EXCAVATION UNDER OR WITHIN 3- FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH SAND (CLASS II MDOT - MINIMUM)
7.	THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES
8.	THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL VILLAGE OF NEW HAVEN PERMITS INCLUDING A PERMIT TO OCCUPY PUBLIC UTILITY EASEMENTS AND PUBLIC RIGHTS-OF-WAY
9.	TRENCH BACKFILL IN COUNTY RIGHTS-OF-WAY SHALL CONFORM TO MACOMB COUNTY DEPARTMENT OF ROADS REQUIREMENTS AND BE SUBJECT TO THE APPROVAL OF THE SAME
10.	ALL WATER/SANITARY/STORM TAPS SHALL BE PERFORMED BY A PRE-QUALIFIED CONTRACTOR APPROVED BY THE VILLAGE
11.	OPEN-CUT STREET CROSSINGS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL BY THE VILLAGE. ALL DAMAGED PAVEMENT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
12.	THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE TO STORM WATER OUTLETS ON SITE TO ELIMINATE STANDING WATER IN VACANT AREAS DURING CONSTRUCTION OF THE DEVELOPMENT
13.	IF ANY DISCREPANCY BETWEEN THESE PLANS AND THE JURISDICTIONAL AGENCY STANDARDS OCCURS, THE AGENCY STANDARDS SHALL GOVERN.

FLOODPLAIN AND WETLAND NOTE
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26099C0256G DATED SEPTEMBER 26, 2006.
NO WETLANDS WERE FLAGGED AS PART OF TOPOGRAPHIC SURVEY PER PEA DATED NOVEMBER 26, 2024



COMMUNITY IMPACT STATEMENT
THE STORAGE FACILITY WITHIN THE VILLAGE OF NEW HAVEN WILL SERVE THE COMMUNITY BY OFFERING STORAGE SERVICES FOR BOATS, TRAILERS, AND MARITIME EQUIPMENT. IMPACT TO THE COMMUNITY IS ANTICIPATED TO BE MINOR IN NATURE. NO MAJOR NOISE, DUST, OR POLLUTION IMPACTS ARE ANTICIPATED.

INDEX OF DRAWINGS	
Number	Title
C-0.0	COVER SHEET
C-1.1	EXISTING CONDITIONS AND REMOVAL PLAN - NORTH
C-1.2	EXISTING CONDITIONS AND REMOVAL PLAN - SOUTH
C-2.1	GRADING AND DIMENSION PLAN - NORTH
C-2.2	GRADING AND DIMENSION PLAN - SOUTH
C-3.0	SOIL EROSION AND SEDIMENTATION CONTROL PLAN
C-3.1	SOIL EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS
C-4.0	STORMWATER PLAN
C-5.1	DETAILS
L-1.1	LANDSCAPE PLAN - NORTH
L-1.2	LANDSCAPE PLAN - SOUTH
L-2.1	LANDSCAPE SPECIFICATIONS
L-2.2	LANDSCAPE SPECIFICATIONS
VILLAGE OF NEW HAVEN STANDARD DETAILS	
(1 OF 1) PAVING STANDARD DETAILS	

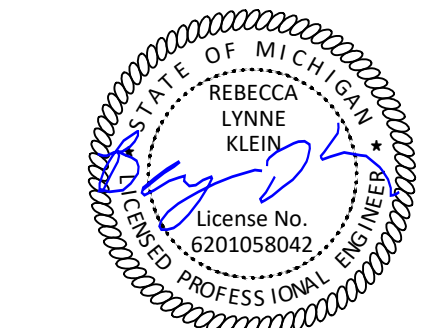
VARIANCE AND WAIVERS REQUESTED:
A VARIANCE OR WAIVER IS REQUESTED FROM SECTION 515-152-C WHICH REQUIRES VEHICULAR USE AREAS TO BE PAVED WITH ASPHALT OR GRAVEL. THE SITE HAS BEEN USED FOR MORE THAN 20 YEARS AS A STORAGE FACILITY WITH GRAVEL DRIVE AND PARKING AREAS. THE DRIVE IS ALSO A SHARED ACCESS ROUTE FOR THE SHORELINE STEEL LAYDOWN YARD, WHICH IS GRAVEL PAVED.

ENGINEERS CERTIFICATION:
I HEREBY CERTIFY THAT I HAVE READ THE VILLAGE LAND DEVELOPMENT ORDINANCE (AND ITS RELATED ENGINEERING STANDARDS), AND I HAVE PREPARED THESE PLANS IN CONFORMITY WITH THE REQUIREMENTS OF SAID ORDINANCE.
 (SIGNATURE)
REBECCA KLEIN, PE, LEED AP BD+C PE No. 6201058042

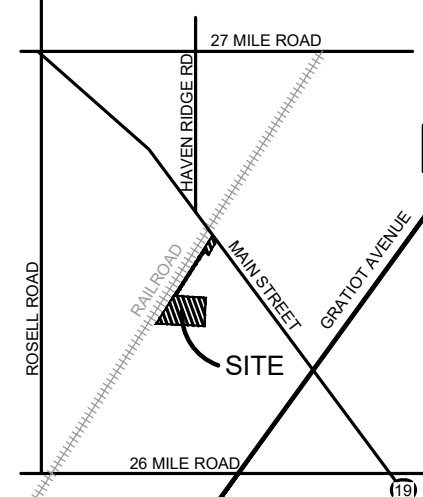
DESIGN TEAM	
OWNER/APPLICANT	CIVIL ENGINEER
MARITIME REAL PROPERTY 8800 SPRINGER LANE UTICA, MI 48316 CONTACT: DAVID ALDERMAN PHONE: 586.949.4500 EMAIL: DAVID@SHORELINEDEVELOPER.COM	PEA GROUP 58105 VAN DYKE RD. WASHINGTON TWP., MI 48094 CONTACT: BECKY KLEIN, PE, LEED AP BD+C PHONE: 844.813.2949 EMAIL: BKLEIN@PEAGROUP.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	12/20/2024
PERMIT RESUBMITTAL	7/9/2025
PERMIT RESUBMITTAL	9/26/2025



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
MARITIME REAL PROPERTY
8800 SPRINGER LN.
UTICA, MI 48316

PROJECT TITLE
MARITIME STORAGE
58359 MAIN STREET
NEW HAVEN, MI 48048

REVISIONS	
PERMIT RESUBMITTAL	7/9/2025
PERMIT RESUBMITTAL	9/26/2025

ORIGINAL ISSUE DATE:
DECEMBER 20, 2024

DRAWING TITLE
EXISTING CONDITIONS AND REMOVAL PLAN - NORTH

PEA JOB NO. 24-1930

P.M. BK

DN. KM

DES. KM

DRAWING NUMBER:

C-1.1

TCEC JOB No. NH25103

GENERAL DEMOLITION NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT:

- ALL MATERIAL TO BE REMOVED, WHETHER SPECIFICALLY NOTED IN THE PLANS OR NOT, SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF OFF-SITE IN A LEGAL MANNER. NO ON-SITE BURY OR BURN PITS SHALL BE ALLOWED.
- ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.
- STAGING/PHASING OF DEMOLITION AND CONSTRUCTION IS TO BE COORDINATED WITH THE OWNER AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
- SPECIFIC DEMOLITION ITEMS HAVE BEEN INDICATED ON THE PLANS AS A GUIDE TO THE GENERAL SCOPE OF THE WORK. IT IS THE INTENT THAT THESE ITEMS SHALL BE COMPLETELY REMOVED BY THE CONTRACTOR ABOVE AND BELOW GROUND, UNLESS SPECIFICALLY NOTED OTHERWISE, AND THAT DEMOLITION WILL INCLUDE BUT WILL NOT NECESSARILY BE LIMITED TO THESE ITEMS. CONTRACTOR SHALL VISIT SITE TO VERIFY EXISTING CONDITIONS AND EXTENTS OF THE DEMOLITION THAT WILL BE REQUIRED PRIOR TO SUBMITTING A BID.
- REMOVE ALL STRUCTURES DESIGNATED FOR REMOVAL ACCORDING TO THE DEMOLITION PLAN. THIS INCLUDES FOUNDATIONS, FOOTINGS, FOUNDATION WALLS, FLOOR SLABS, UNDERGROUND UTILITIES, CONCRETE, ASPHALT, TREES, ETC.
- THE CONTRACTOR SHALL, AS A MINIMUM, PROVIDE TREE PROTECTION FENCING AROUND EXISTING TREES TO BE SAVED THAT ARE WITHIN 15 FEET OF CONSTRUCTION ACTIVITIES AND AS INDICATED IN THE PLANS OR PER LOCAL AGENCY REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP, NOISE, DUST CONTROL, STREET SWEEPING AND HOURS OF OPERATION IN ACCORDANCE WITH THE LOCAL CODES.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SIGNAGE, MARKINGS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES TO PROTECT THE WORK ZONE AND SAFELY MAINTAIN TRAFFIC PER AGENCY REQUIREMENTS AND IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SIGNS AND SUPPORTS WITHIN THE WORK AREA, AS NECESSARY TO FACILITATE CONSTRUCTION. SIGNS SHALL BE PROTECTED OR STOCKPILED FOR REUSE AS SPECIFIED IN THE PLANS OR AS REQUIRED BY THE AGENCY OF JURISDICTION. THE CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNS AND SUPPORTS AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE 811 ONE CALL UTILITY LOCATING CENTER, THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.

LEGEND:

- OH-ELEC-W-O EX. OH. ELEC. POLE & GUY WIRE
UG-CATV EX. U.G. CABLE TV & PEDESTAL
UG-COMM EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
UG-ELEC-E EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
EX. GAS LINE
EX. GAS VALVE & GAS LINE MARKER
EX. TRANSFORMER & IRRIGATION VALVE
EX. WATER MAIN
EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
EX. WATER VALVE BOX & SHUTOFF
EX. SANITARY SEWER
EX. SANITARY CLEANOUT & MANHOLE
EX. COMBINED SEWER MANHOLE
EX. STORM SEWER
EX. CLEANOUT & MANHOLE
EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
EX. UNIDENTIFIED STRUCTURE
EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
EX. FENCE
EX. GUARD RAIL
EX. DEC. TREE, CONIFEROUS TREE & SHRUB
EX. TREE TAG, & TREE LINE
EX. SPOT ELEVATION
EX. CONTOUR
EX. WETLAND

- IRON FOUND / SET
NAIL FOUND / NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND / SET
SECTION CORNER FOUND
RECORDED / MEASURED / CALCULATED
GNSS
GLOBAL NAVIGATION SATELLITE SYSTEM

REFERENCE DRAWINGS:

WATER MAIN	NOT RECEIVED AS OF 11/26/24
SANITARY SEWER	NOT RECEIVED AS OF 11/26/24
STORM SEWER	NOT RECEIVED AS OF 11/26/24
ELECTRIC	DETROIT TO CHICAGO F.O.T.S. PLAN, BY FOMOROLA GAS CONTRACT SERVICES, PROJECT NO. 54003, DRAWING NO. MSR03209, DATED 5/19/98
TELEPHONE	ATT MAP, DATED 11/14/24
GAS	SEMCO GAS MAP, EMAIL DATED 11/1/24
CATV	COMCAST - NO CONFLICT
FLOOD PLAIN	FEMA F.I.R.M. MAP 26099C0256G, DATED 9/26/06

BENCHMARKS:
(ENTER DATUM HERE)

BM #300
UTILITY POLE LOCATED ON THE SOUTH SIDE OF MAIN STREET AND ±10.56' EAST FROM FOUND IRON LOCATED AT THE SOUTHEASTERLY PROPERTY CORNER OF THE SITE.
ELEV. - 628.50

BM #301
SANITARY MANHOLE LOCATED EAST OF GRAND TRUNK RAILROAD AND ±105.74' NORTHWEST FROM THE NORTHWEST BUILDING CORNER #58333.
ELEV. - 626.86

LEGAL DESCRIPTION:
(PER MACOMB COUNTY GIS)

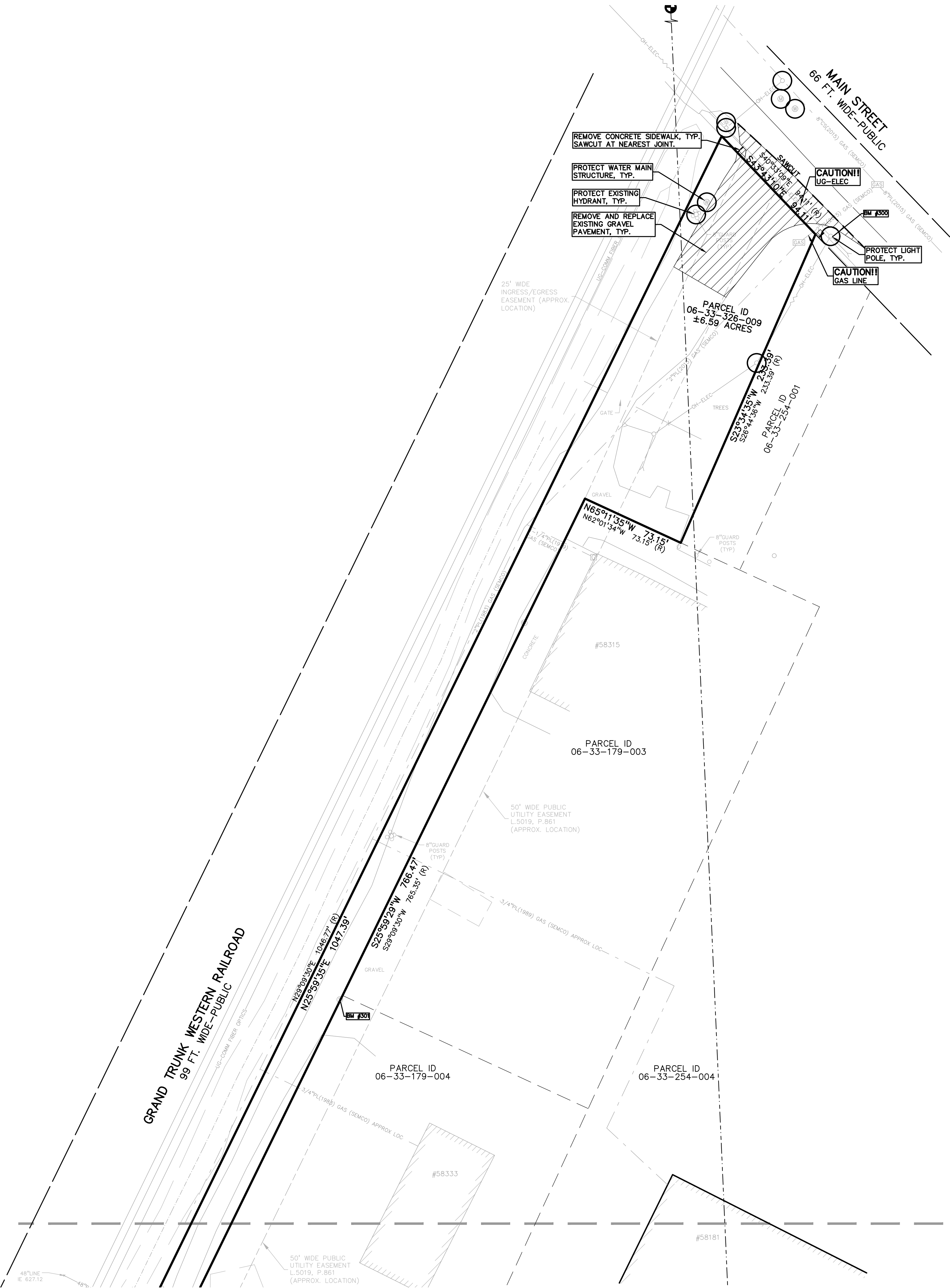
PARCEL ID 26-06-33-326-009

A/P NO. 2 (L16, P49); PART OF LOT 1, ALONG WITH UNPLATTED LAND TOGETHER DESC. AS, T4N, R14E, SEC 33; COMM AT W 1/4 POST SEC 33; TH S89°22'07" E 2258.36 FT TO POB; TH N29°09'30" E 1046.77 FT; TH S40°33'09" E 94.11 FT; TH S26°44'36" W 233.89 FT; TH N62°01'34" W 73.15 FT; TH S29°09'30" W 765.35 FT; TH S89°22'07" E 440.27 FT; TH S00°05'00" W 412.40 FT; TH S89°41'00" W 703.25 FT; TH N29°09'30" E 482.61 FT TO POB 6.589'

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26099C0256G DATED SEPTEMBER 26, 2006.

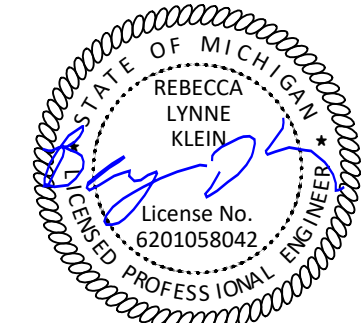
DEMOLITION LEGEND:

ITEM TO BE PROTECTED	(S)
CONCRETE PAVEMENT AND SIDEWALK REMOVAL	X
AREA OR ITEMS TO BE REMOVED	/
SAWCUT LINE	- - -



MATCHLINE -
SEE SHEET 1 OF 2

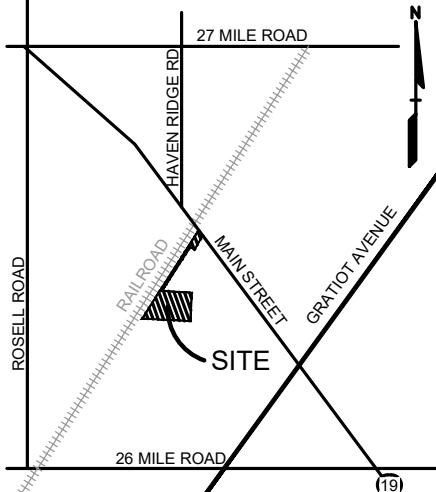
MATCHLINE -
SEE SHEET 2 OF 2



0 20 40 80
SCALE: 1" = 40'



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
MARITIME REAL PROPERTY
8800 SPRINGER LN.
UTICA, MI 48316

PROJECT TITLE
MARITIME STORAGE
58359 MAIN STREET
NEW HAVEN, MI 48048

REVISIONS	
PERMIT RESUBMITTAL	7/9/2025
PERMIT RESUBMITTAL	9/26/2025

ORIGINAL ISSUE DATE:
DECEMBER 20, 2024

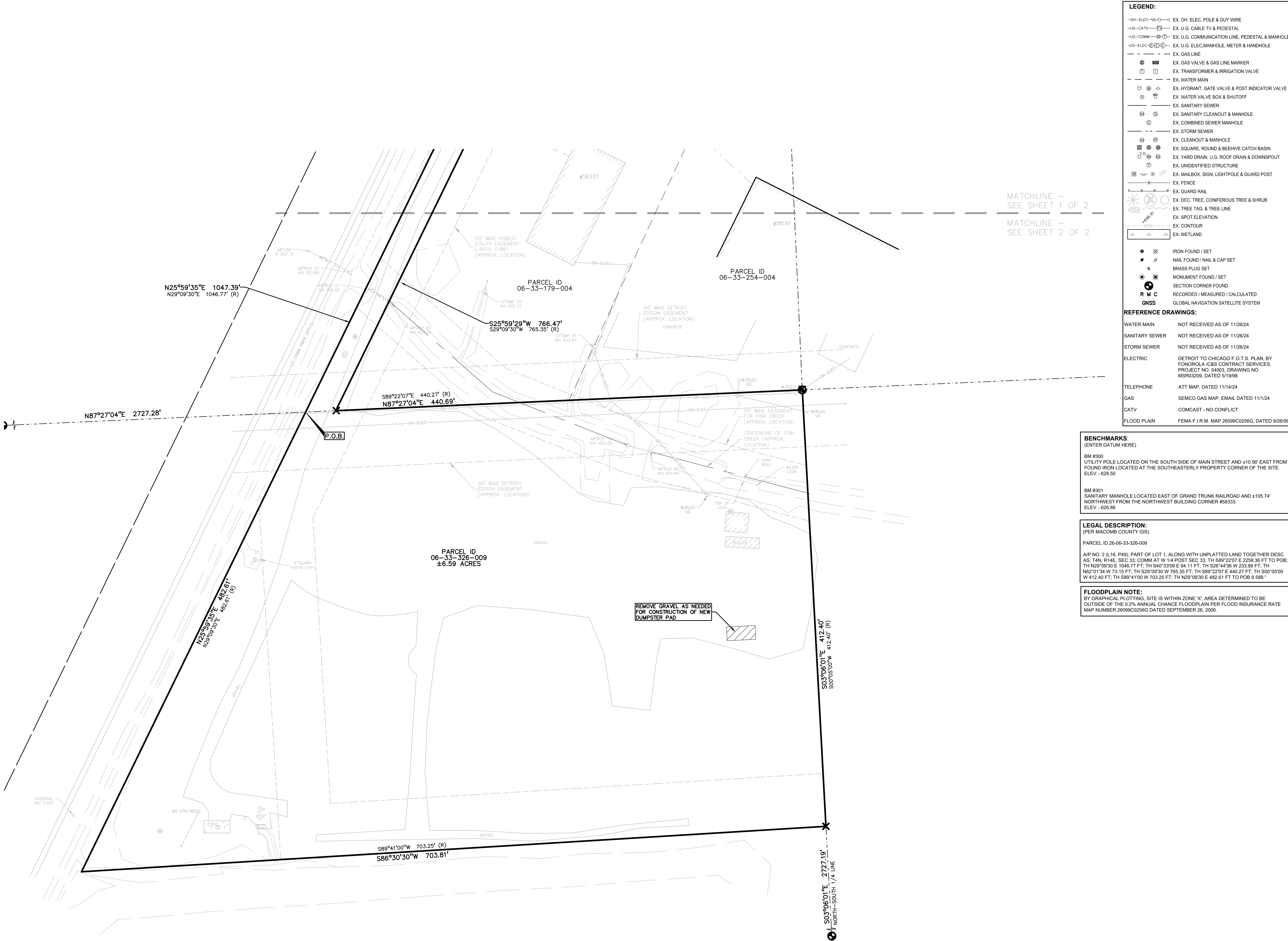
DRAWING TITLE
EXISTING CONDITIONS AND REMOVAL PLAN - SOUTH

PEA JOB NO.	24-1930
P.M.	BK
DN.	KM
DES.	KM

DRAWING NUMBER:

C-1.2

TCEC JOB No. NH25103





**MARITIME REAL
PROPERTY**
8800 SPRINGER LN.
UTICA, MI 48316

**MARITIME
STORAGE**
58359 MAIN STREET
NEW HAVEN, MI 48048

GRADING AND DIMENSION PLAN - NORTH

DRAWING NUMBER

C-2.1

NOTE:

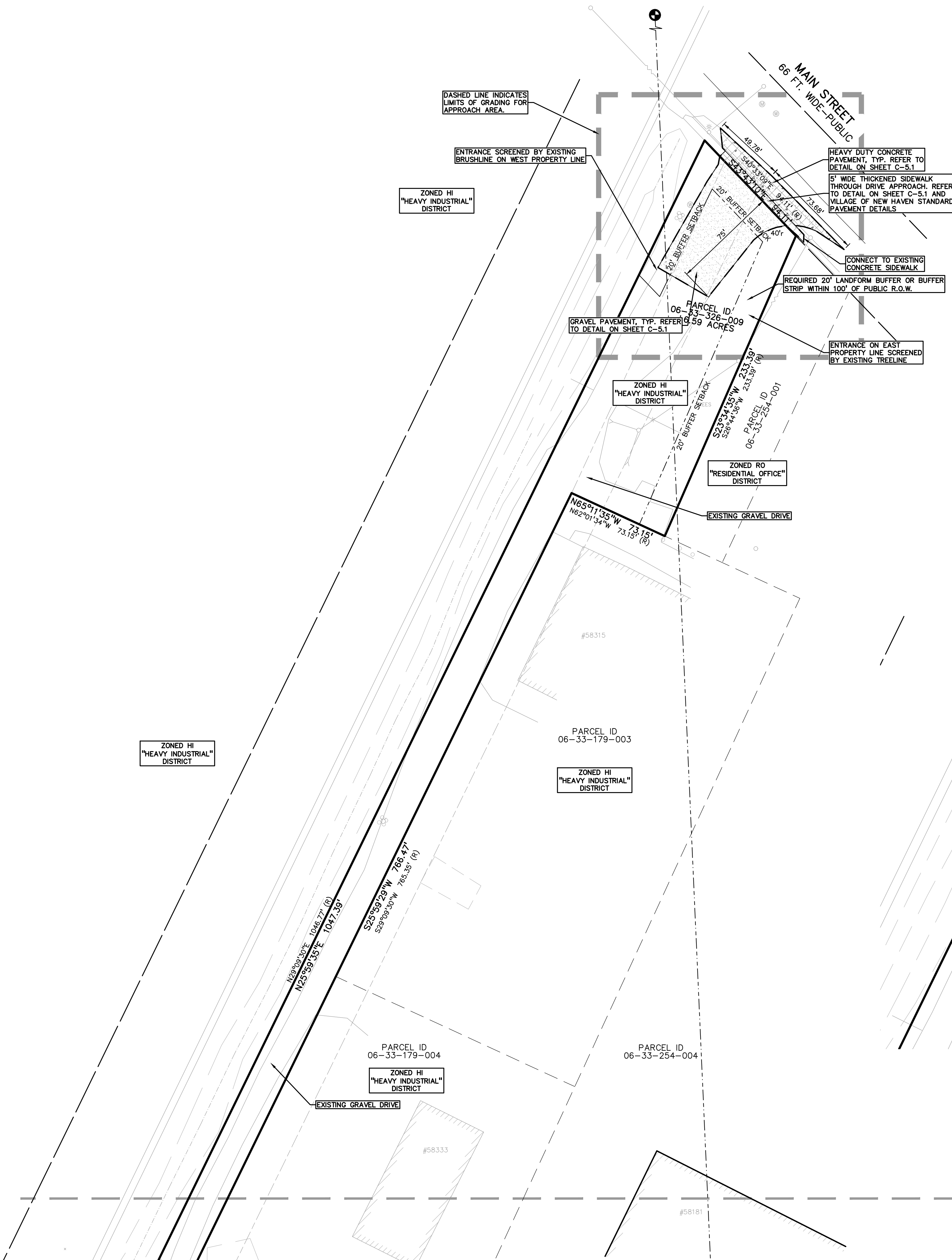
THE VILLAGE SHALL BE HELD HARMLESS FOR LIABILITIES OR DAMAGE OF ANY STORM, DRAINAGE, AND FLOODING ISSUES AS A RESULT OF PROPOSED ACTIVITIES

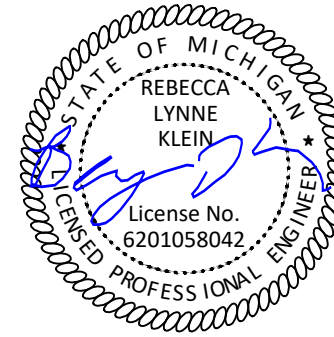
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. REFER TO VILLAGE OF NEW HAVEN STANDARD NOTES ON COVER SHEET.

PROPOSED
• TOTAL PROPOSED PARKING SPACES = 5 SPACES

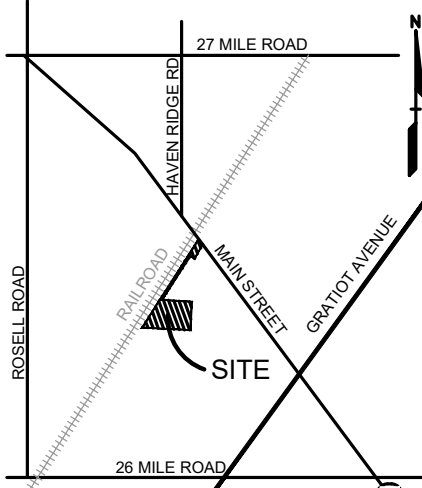
1. STORAGE ON SITE SHALL BE PRIMARILY BOATS, TRAILERS, AND ASSOCIATED MATERIALS AND EQUIPMENT CONSISTENT WITH SUPPORTING MARITIME OPERATIONS.
2. NO MATERIALS, VEHICLES, OR EQUIPMENT WILL BE STORED ANY CLOSER THAN 20 FEET FROM ANY PROPERTY LINE, OR 25 FEET FROM THE FISH CREEK DRAIN.
3. ACCESS TO THE SITE WILL BE ONLY THROUGH THE EXISTING ENTRY ON MAIN STREET.
4. NO BURNING SHALL OCCUR ON SITE.
5. NO INDUSTRIAL PROCESSES INCLUDING MANUFACTURING OR PACKING, SHALL OCCUR ON SITE.
6. ANY LOOSE CONSTRUCTION MATERIALS STORED ON SITE (SUCH AS SAND, GRAVEL, ETC.) SHALL BE PROVIDED WITH STABILIZATION AND EROSION CONTROL MEASURES IN ACCORDANCE WITH MACOMB COUNTY SESC STANDARDS.
7. DUST CONTROL WILL BE ACHIEVED BY STORING VEHICLES, TRAILERS, AND EQUIPMENT ON GRAVELED AREAS. WATERING TRUCKS SHALL BE PROVIDED ON AN AS-NEEDED BASIS FOR ANY LARGE-SCALE MOVEMENT OF MATERIAL.
8. NO EXTERIOR LIGHTING WILL BE PROVIDED

NO CHANGES TO LANDSCAPE BUFFERS OR SCREENING ARE PROPOSED



PEA
GROUPt: 844.813.2949
www.peagroup.com0 20 40 80
SCALE: 1" = 40'

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CLIENT

MARITIME REAL PROPERTY
8800 SPRINGER LN.
UTICA, MI 48316

PROJECT TITLE

MARITIME STORAGE
58359 MAIN STREET
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REVISIONS

PERMIT RESUBMITTAL	7/9/2025
PERMIT RESUBMITTAL	9/26/2025

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DRAWING TITLE

**GRADING AND
DIMENSION
PLAN - SOUTH**

PEA JOB NO. 24-1930

P.M. BK

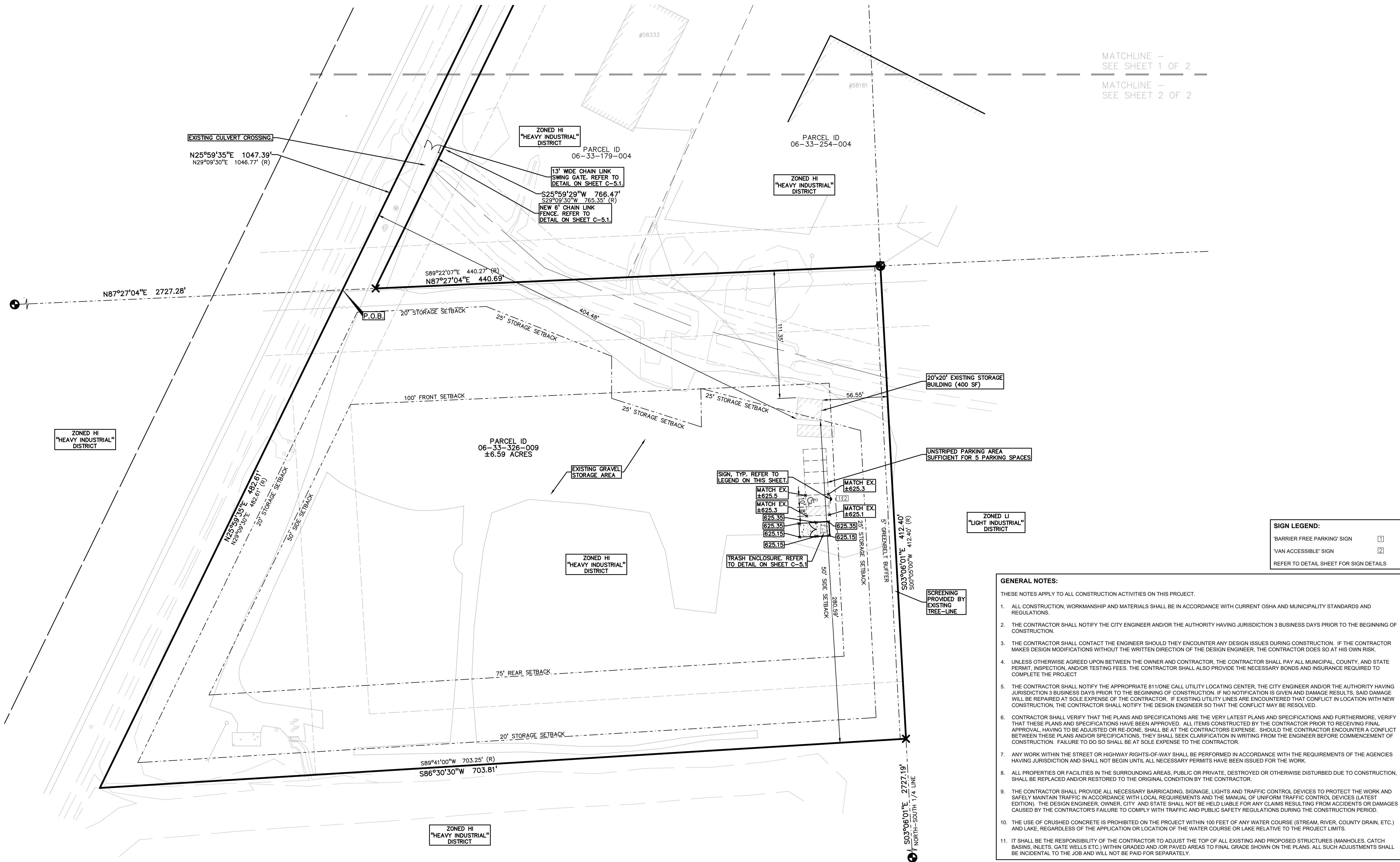
DN. KM

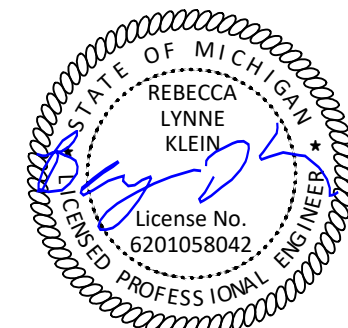
DES. KM

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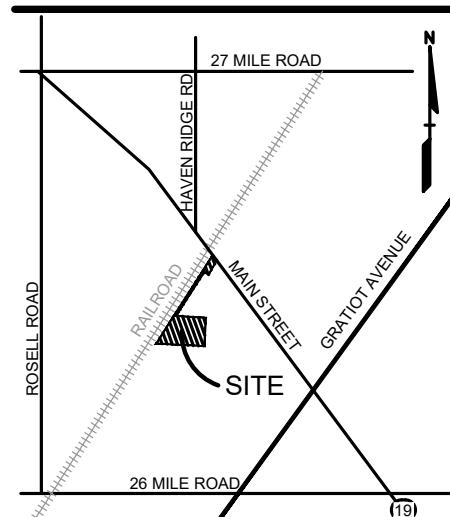
C-2.2

TCEC JOB No. NH25103





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DECEMBER 20, 2024

DRAWING TITLE

SOIL EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS

PEA JOB NO. 24-1930

P.M. BK

DN. KM

DES. KM

DRAWING NUMBER:

C-3.1

TCEC JOB No. NH25103

CONSTRUCTION MATERIAL SUBMITTALS

UNLESS REQUIRED OTHERWISE IN THE PROJECT SPECIFICATIONS, THE CONTRACTOR SHALL ONLY SUBMIT THE FOLLOWING CONSTRUCTION MATERIAL SUBMITTALS, AS APPLICABLE TO THE PLANS, FOR REVIEW BY THE ENGINEER. UNLESS APPROVED IN ADVANCE AND IN WRITING BY THE ENGINEER, ANY MATERIAL SUBMITTALS PROVIDED TO THE ENGINEER FOR REVIEW IN ADDITION TO THIS LIST SHALL BE RETURNED TO THE CONTRACTOR WITHOUT A REVIEW BEING PERFORMED.

- SOIL EROSION AND SEDIMENTATION CONTROL MEASURES
- PAVEMENT AGGREGATE BASE MATERIAL WITH ALL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL. UNLESS APPROVED OTHERWISE BY THE ENGINEER.
 - CONCRETE MIX DESIGN REVIEW CHECKLIST (FORM 2000)
 - SUPERPAVE MIX DESIGN CHECKLIST (FORM 1862)
 - MARSHALL MIX DESIGN CHECKLIST (FORM 1849)
- PAVEMENT MIX DESIGNS SUBMITTED FOR REVIEW BY THE ENGINEER MUST FOLLOW THE CURRENT MDOT REVIEW CHECKLISTS AS SUMMARIZED BELOW AND ALL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER.
- SITE FENCING AND GATES INCLUDING FOOTINGS
- SITE RAILINGS INCLUDING FOOTING OR EMBEDMENTS
- ANY ITEMS SHOWN IN THE PLANS OR DETAIL SHEETS THAT SPECIFICALLY STATE FOR THE CONTRACTOR TO SUBMIT A SHOP DRAWING TO THE ENGINEER FOR REVIEW. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO:
 - ANY SPECIALITY ITEMS SHOWN IN THE PLANS OR DETAIL SHEETS THAT SPECIFICALLY DO NOT STATE FOR THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING TO THE ENGINEER FOR REVIEW BUT THE CONTRACTOR REQUESTS TO BE REVIEWED. THE CONTRACTOR'S REQUEST FOR REVIEW MUST BE IN WRITING AND APPROVED BY THE ENGINEER PRIOR TO SUBMITTING THE INFORMATION.

SOIL EROSION CONTROL SEQUENCE OF OPERATIONS:

- PLACE SILT FENCE AS SHOWN ON THIS PLAN.
- DISPOSE OF ALL EXCESS, UNSUITABLE MATERIALS OFF SITE IN A LEGAL MANNER. NO BURN OR BURY PITS WILL BE ALLOWED.
- UNSUITABLE MATERIALS CONSIST OF, BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING: CONCRETE, ASPHALT, TREES, BRUSH, STUMPS, ROOTS, OR OTHER MISCELLANEOUS DEBRIS OR TRASH.
- BEGIN GATE CONSTRUCTION.
- APPLY TOPSOIL, SEED AND MULCH TO ALL DISTURBED AREAS UPON COMPLETION OF GATE INSTALLATION. THE CONTRACTOR SHALL STAGE CONSTRUCTION ACTIVITIES IN ORDER TO MINIMIZE THE EXPOSURE OF UNSTABILIZED AREAS.
- CLEAN PAVEMENT AND STORM SEWERS. REMOVE SILT FENCE ONCE VEGETATION HAS BEEN ESTABLISHED.
- ALL DIRT AND MUD TRACKED ONTO PUBLIC ROADS SHALL BE REMOVED PROMPTLY.

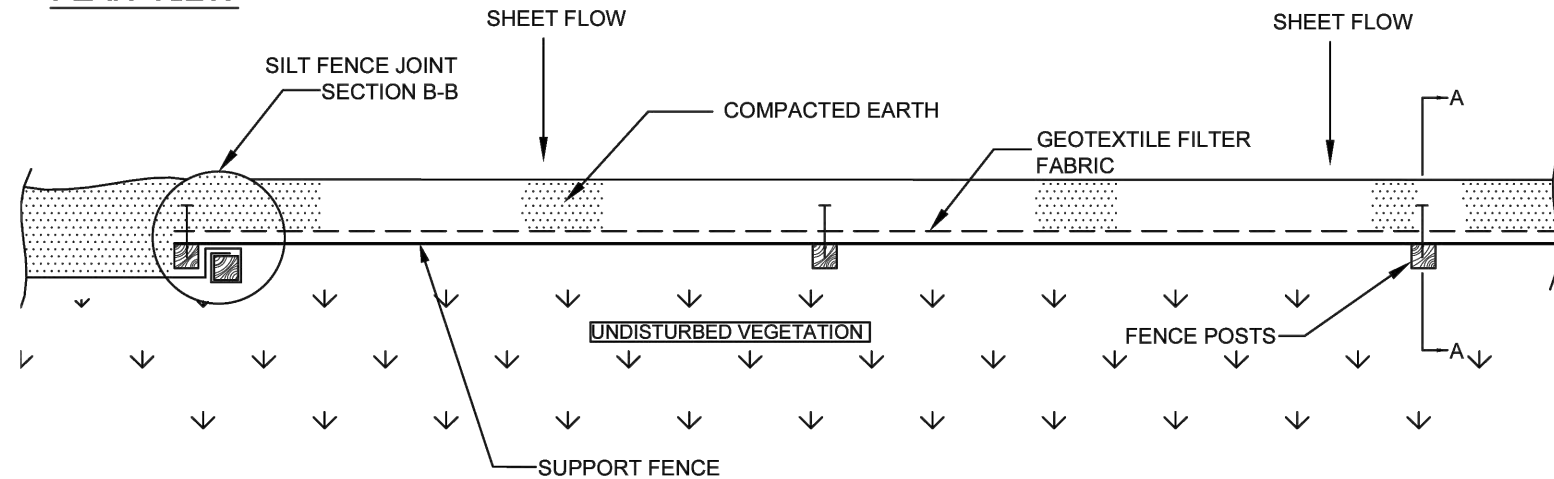
SESC MAINTENANCE SCHEDULE/NOTES:

THE CONTRACTOR SHALL INSPECT THE SOIL EROSION/SEDIMENTATION DEVICES ONCE EACH WEEK AND/OR WITHIN 24 HOURS OF A RAINFALL EVENT WHICH RESULTS IN A STORM WATER DISCHARGE FROM THE SITE. THE FOLLOWING STEPS SHALL BE IMPLEMENTED IF ANY DAMAGE HAS RESULTED:

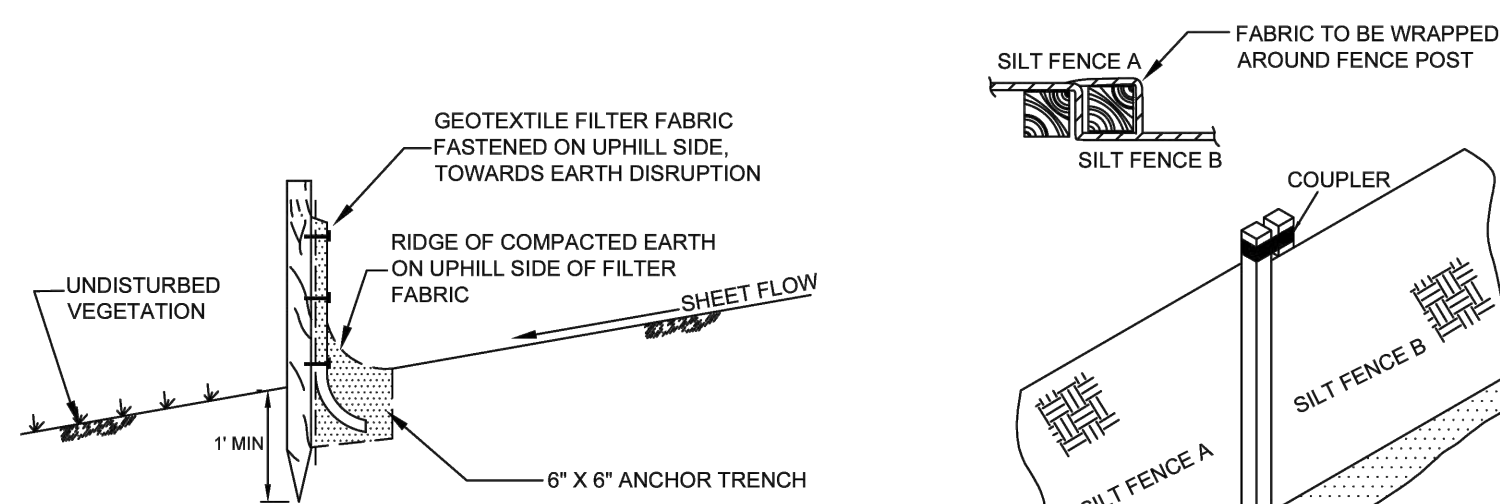
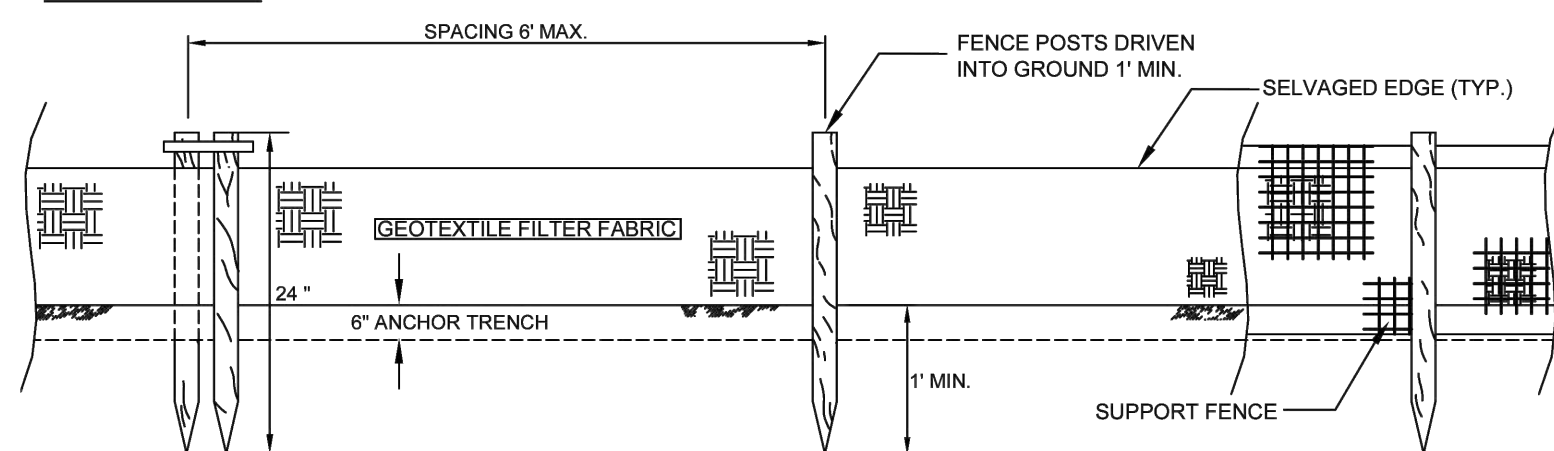
- ANY DEBRIS OR DIRT ON ANY ROADWAY RESULTING FROM CONSTRUCTION TRAFFIC SHALL BE CLEANED IN A PROMPT MANNER BY THE CONTRACTOR. THE CONSTRUCTION DRIVE SHALL BE CLEANED AT THE END OF EACH DAY.
- SILT FENCE MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY BUILT-UP SEDIMENT WHEN THE SEDIMENT HEIGHT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE FENCE. THE CONTRACTOR IS RESPONSIBLE TO REMOVE, REPLACE, RE-TRENCH, OR RE-BACKFILL THE SILTATION FENCE SHOULD IT FAIL OR BE DAMAGED DURING CONSTRUCTION.

SILT FENCE WITH SUPPORT FENCE
(SESC-5)

PLAN VIEW



FRONT VIEW

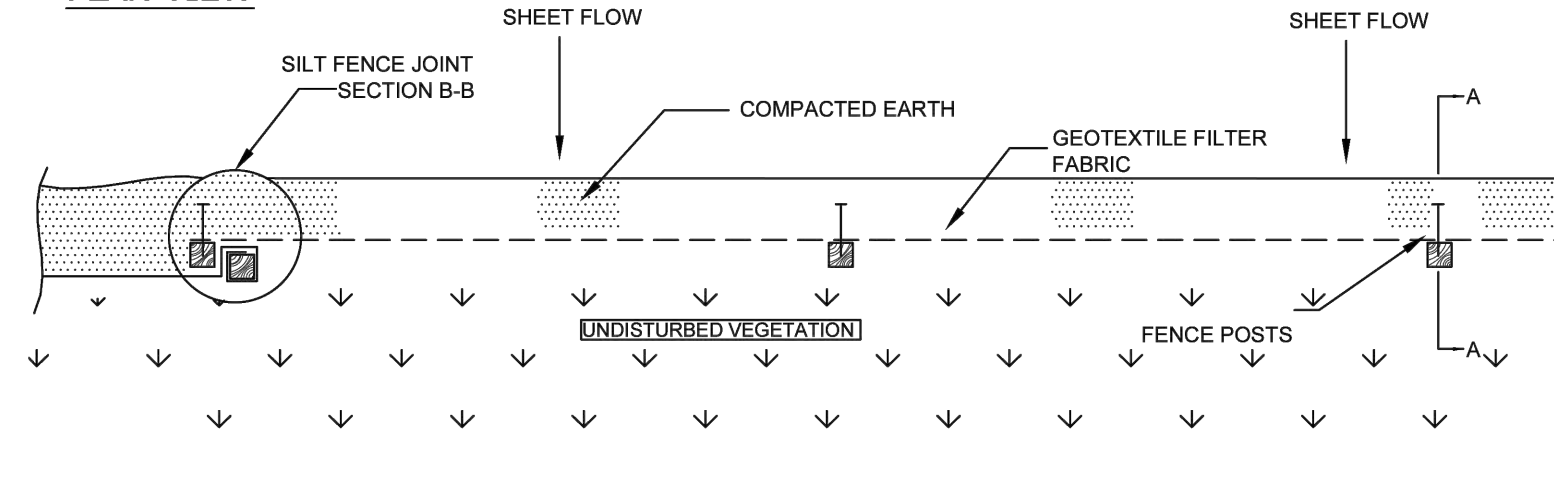


SECTION A-A

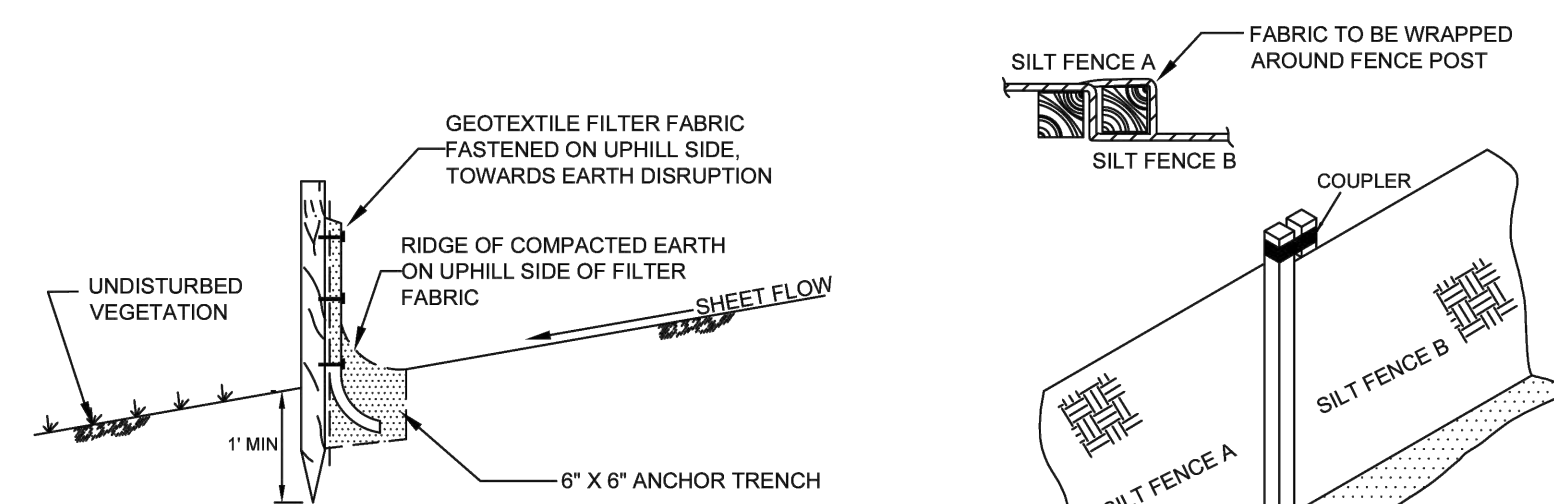
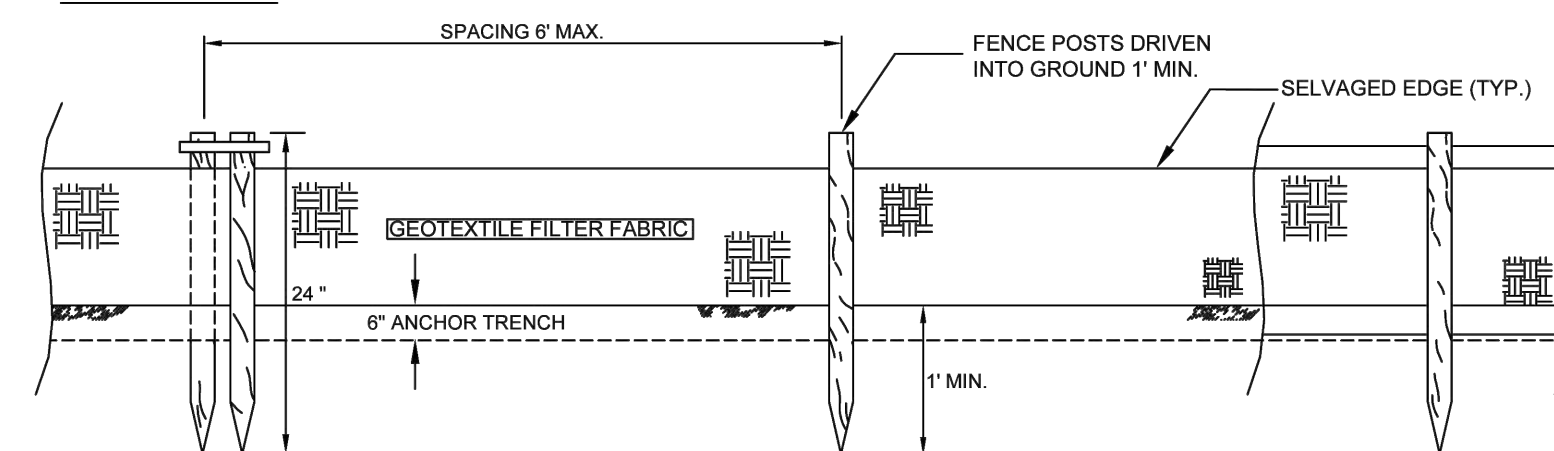
SECTION B-B

SILT FENCE WITHOUT SUPPORT FENCE
(SESC-6)

PLAN VIEW



FRONT VIEW

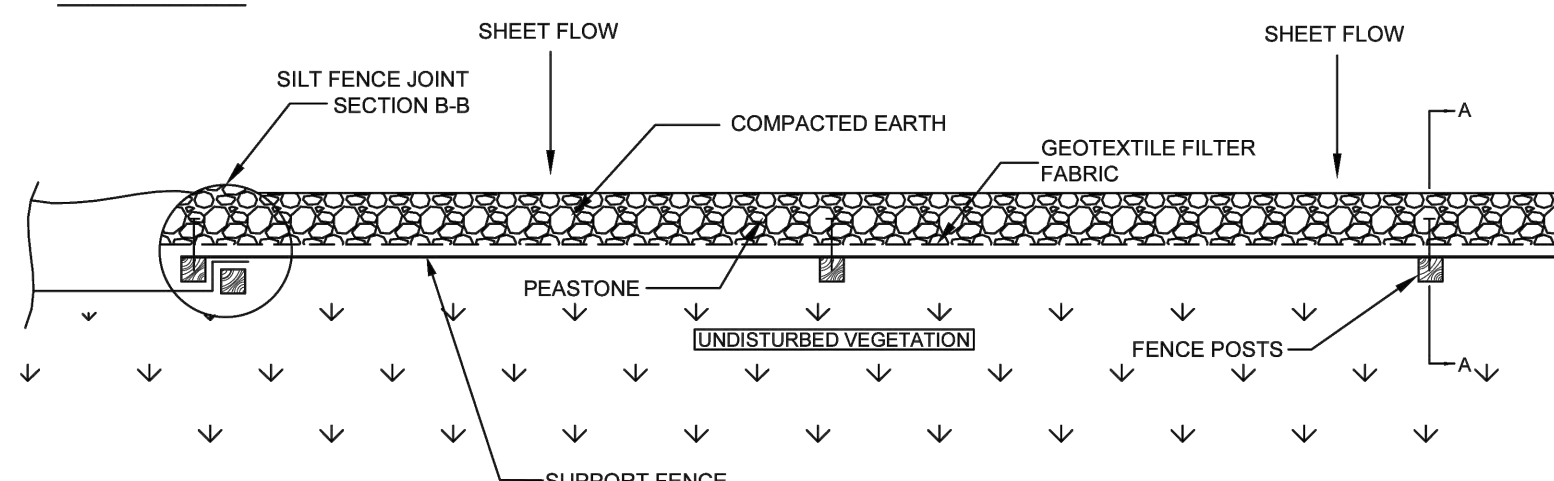


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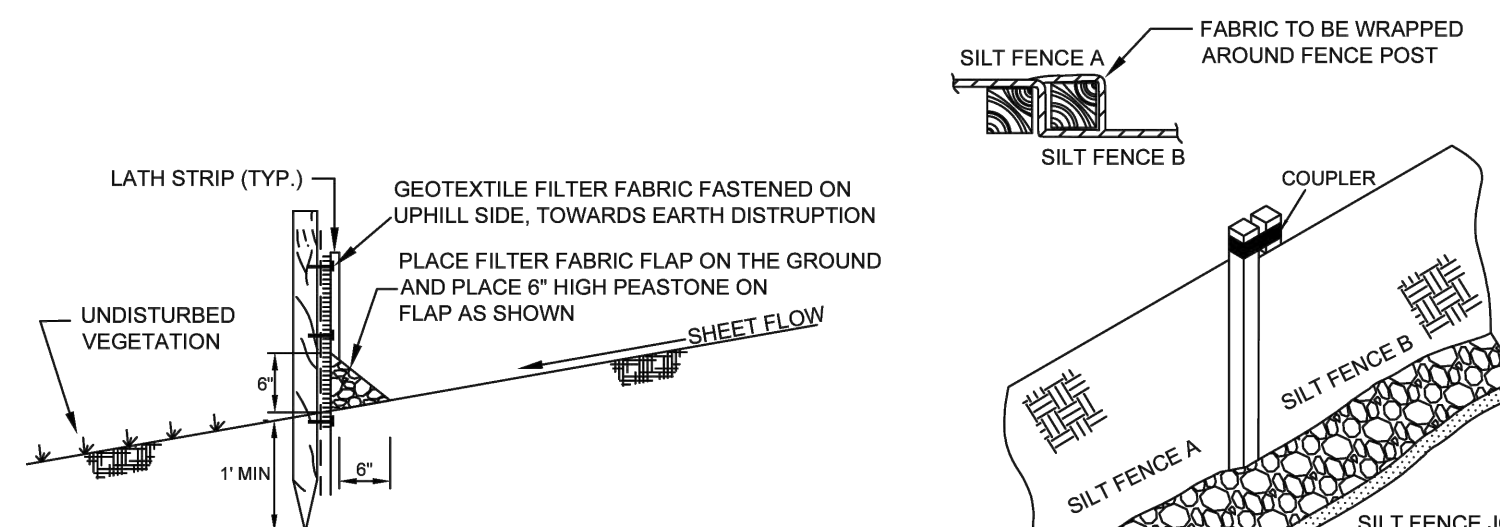
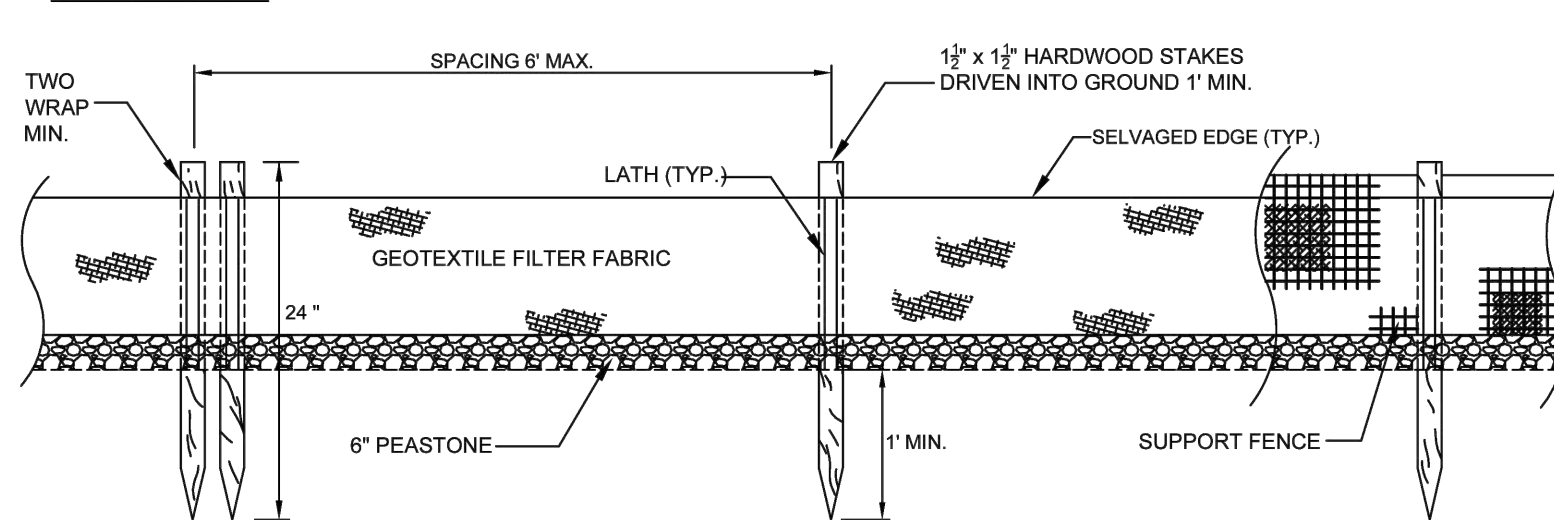
SECTION B-B

WINTER/FROZEN GROUND SILT FENCE WITH SUPPORT FENCE
(SESC-7)

PLAN VIEW



FRONT VIEW

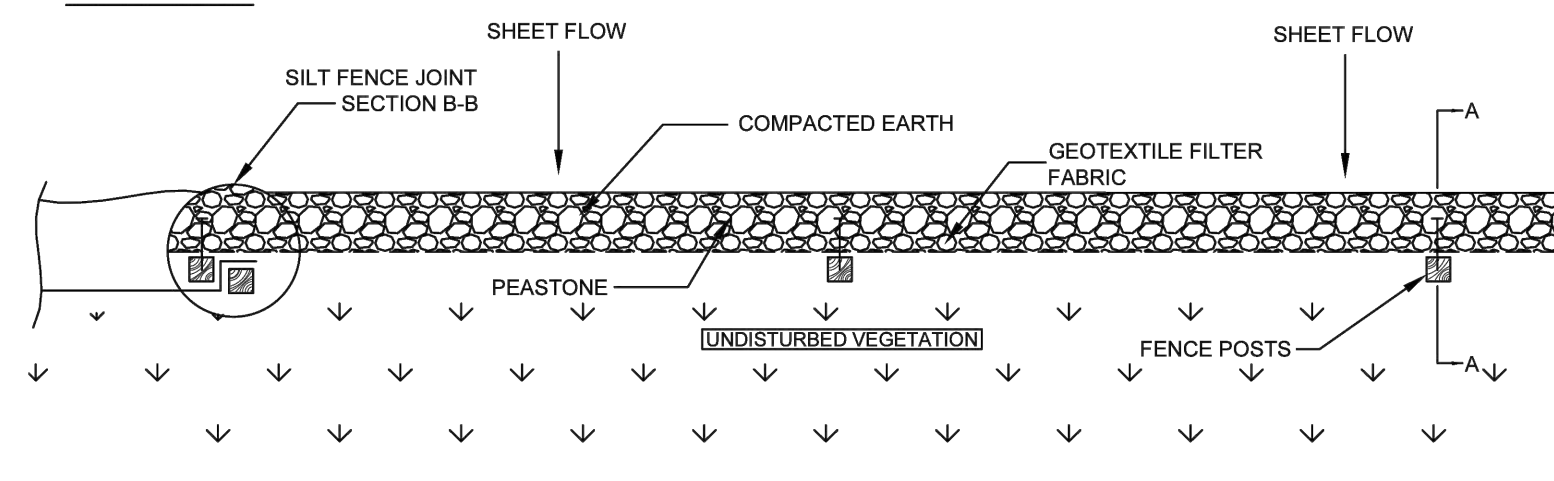


SECTION A-A

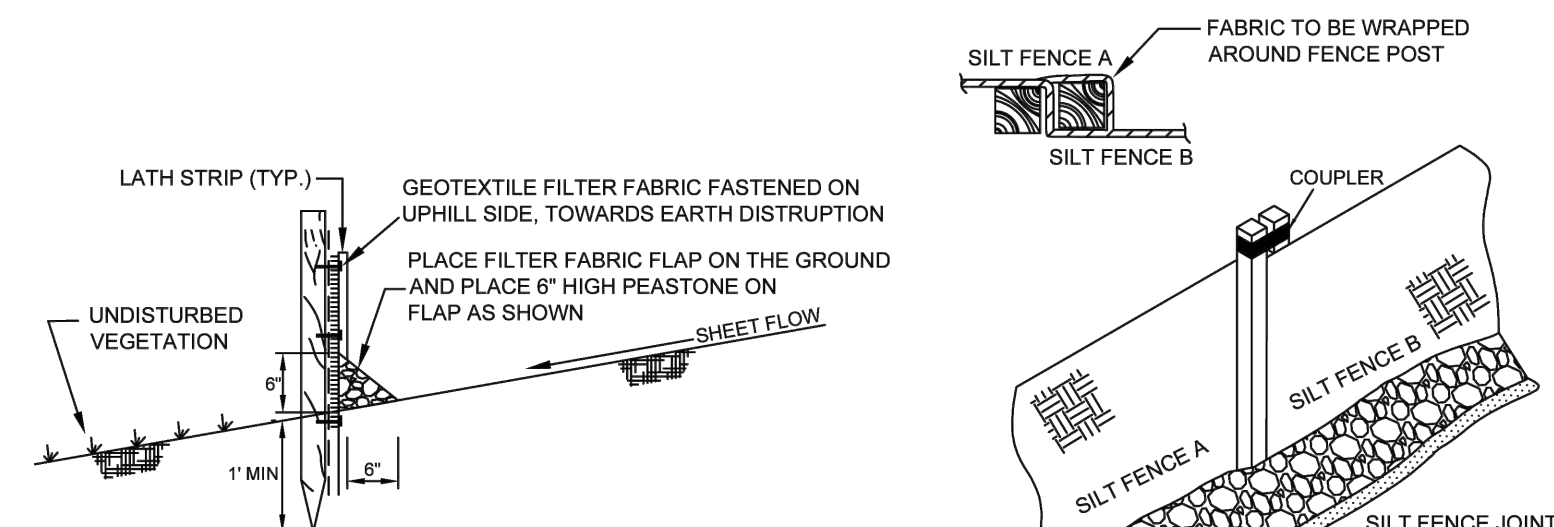
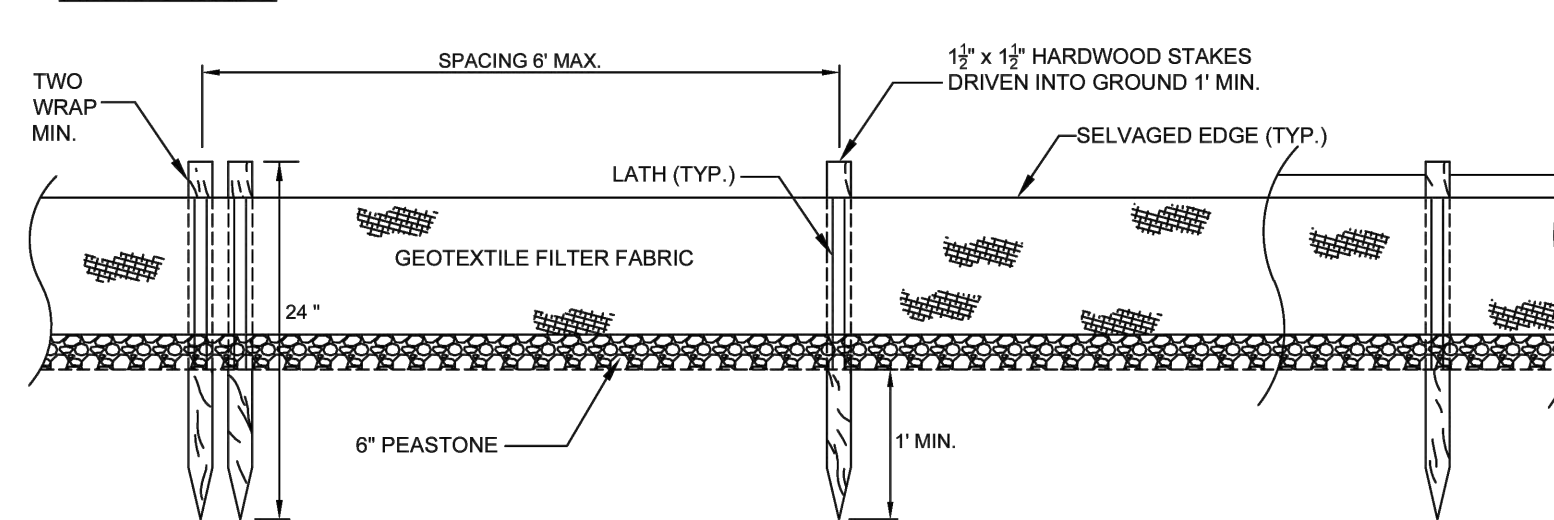
SECTION B-B

WINTER/FROZEN GROUND SILT FENCE WITHOUT SUPPORT FENCE
(SESC-8)

PLAN VIEW



FRONT VIEW

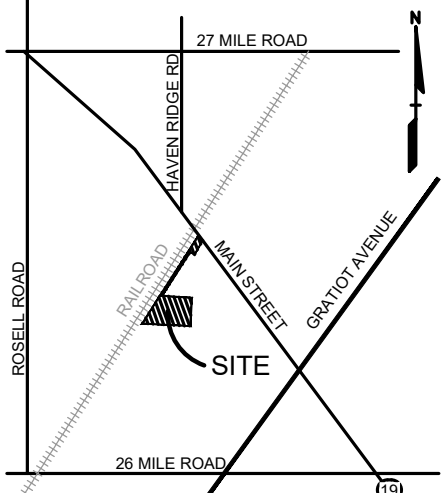


SECTION A-A

SECTION B-B



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58359 MAIN STREET
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REVISIONS	
PERMIT RESUBMITTAL	7/9/2025
PERMIT RESUBMITTAL	9/26/2025

ORIGINAL ISSUE DATE:
DECEMBER 20, 2024

DRAWING TITLE
STORMWATER PLAN

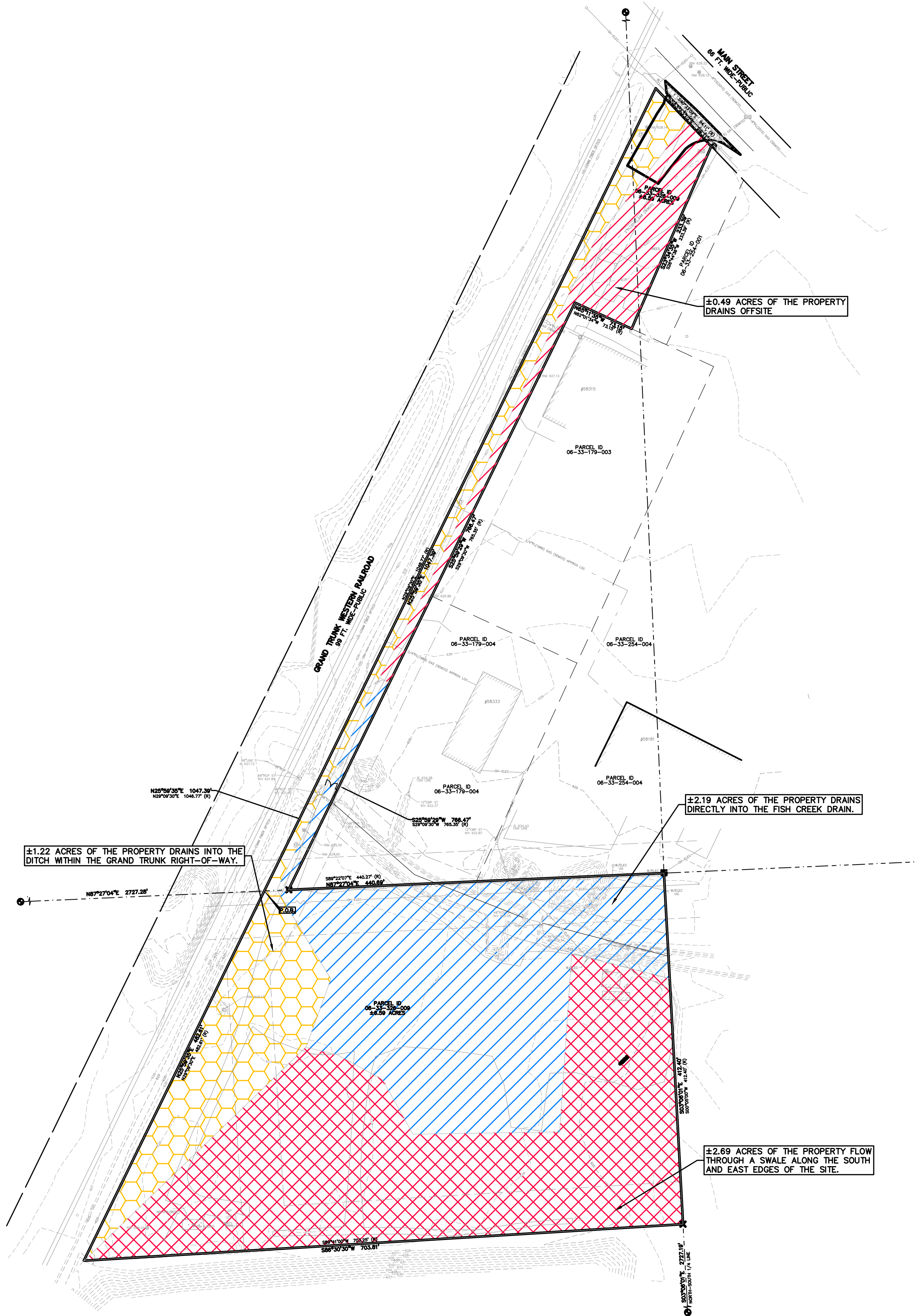
PEA JOB NO.	24-1930
P.M.	BK
DN.	KM
DES.	KM
DRAWING NUMBER:	

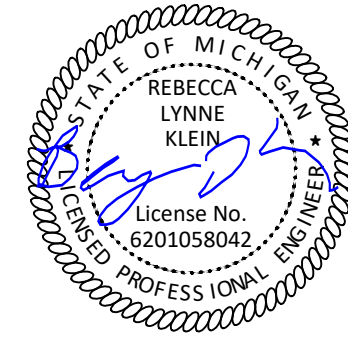
C-4.0

LEGEND:

			TRIBUTARY AREAS
FISH CREEK	RAILROAD SOUTH OFFSITE	DITCH DRAINAGE	

STORMWATER NARRATIVE:
UNDER EXISTING CONDITIONS, A LARGE PORTION OF STORMWATER INFILTRATES DIRECTLY INTO THE GROUND, SINCE THE SITE COVER CONSISTS ALMOST ENTIRELY OF PERVIOUS PAVEMENT OR GREENSPACE.
SURCHARGE DRAINS OVERLAND TO ONE OF FOUR CATCHMENT POINTS:
1. THE WEST HALF OF THE ACCESS DRIVE AND WESTERN PORTION OF THE STORAGE YARD DRAIN TO THE EXISTING DITCH IN THE GRAND TRUNK RIGHT-OF-WAY.
2. THE NORTHEASTERLY PORTION OF THE SITE AT MAIN STREET AND THE EAST HALF OF THE ACCESS DRIVE DRAIN EASTERLY ONTO ADJACENT PROPERTIES.
3. THE NORTHEASTERLY PORTION OF THE STORAGE YARD DRAINS DIRECTLY INTO FISH CREEK.
4. THE SOUTHEASTERLY PORTION OF THE STORAGE YARD DRAINS TO A SWALE THAT RUNS ALONG THE SOUTHERLY AND EASTERLY EDGES OF THE SITE.
ULTIMATELY ALL CATCHMENT AREAS CONVEY THE COLLECTED FLOW TO FISH CREEK, A MACOMB COUNTY DRAIN.
NO IMPROVEMENTS ARE PROPOSED THAT WILL CHANGE THE EXISTING DRAINAGE PATTERNS ON SITE.





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DRAWING TITLE

DETAILS

PEA JOB NO. 24-1930

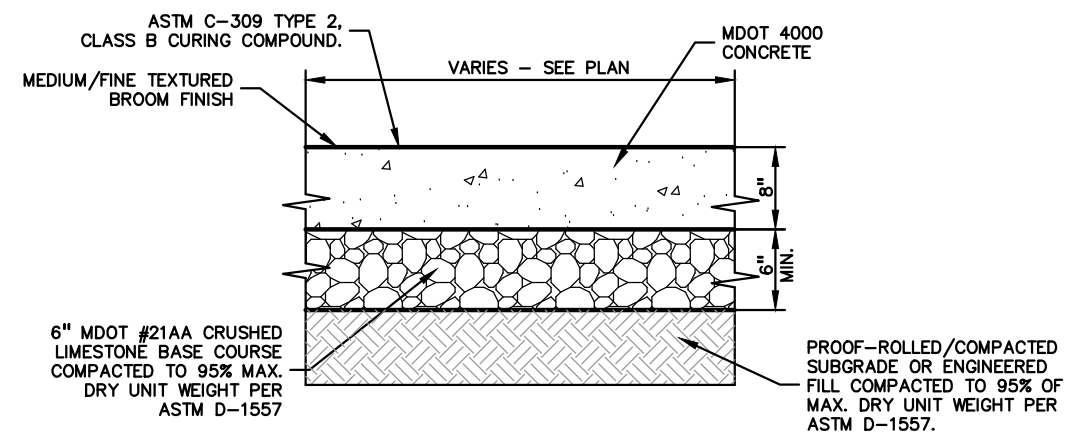
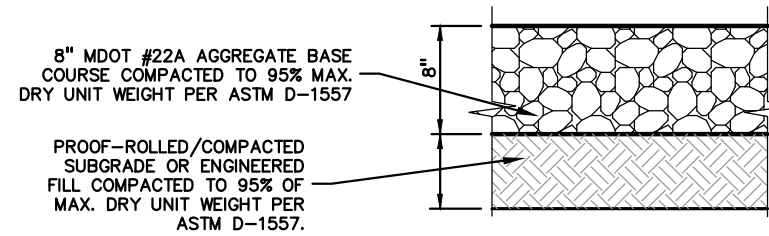
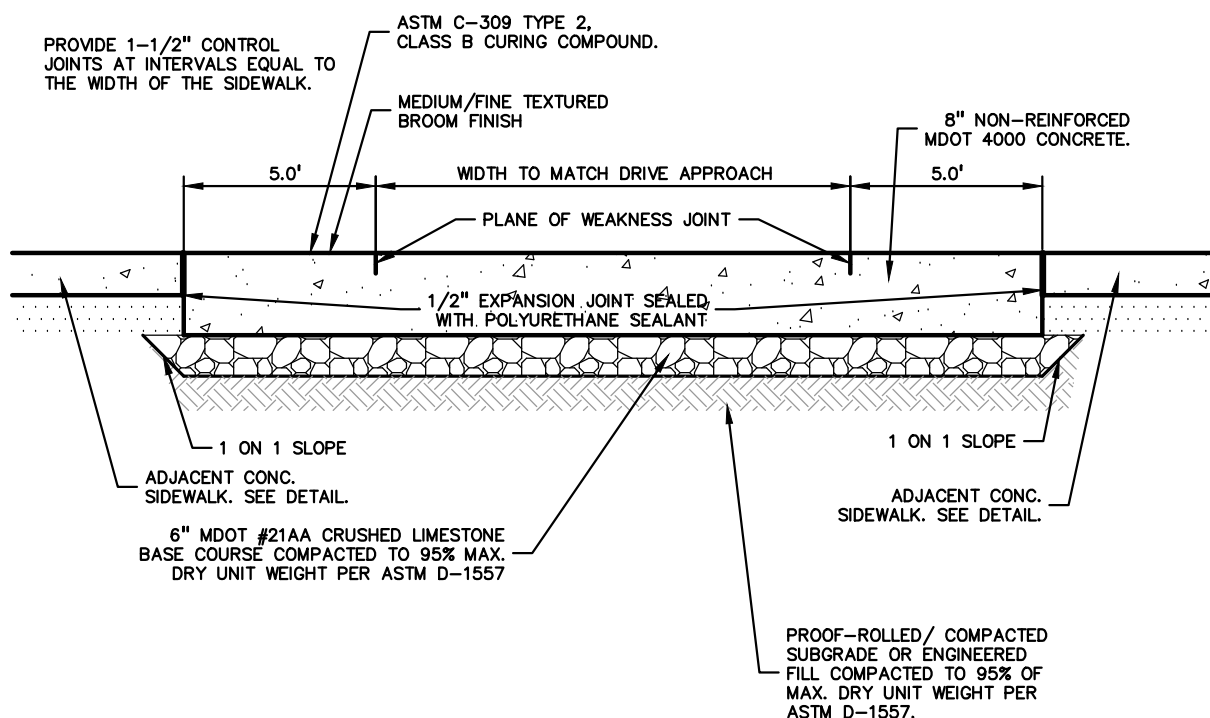
P.M. BK

DN. KM

DES. KM

DRAWING NUMBER:

TCEC JOB No. NH25103

C-5.1**HEAVY DUTY CONCRETE DETAIL**
NOT TO SCALE**GRAVEL PAVEMENT DETAIL**
NOT TO SCALE**THICKENED SIDEWALK AT DRIVE APPROACH DETAIL**
NOT TO SCALE

12" x 18" (R7-8)
GREEN BORDER AND LEGEND
WHITE SYMBOL, BLUE BACKGROUND,
REFLECTORIZED

**ADA ACCESSIBLE
PARKING SIGN DETAIL**
NOT TO SCALE

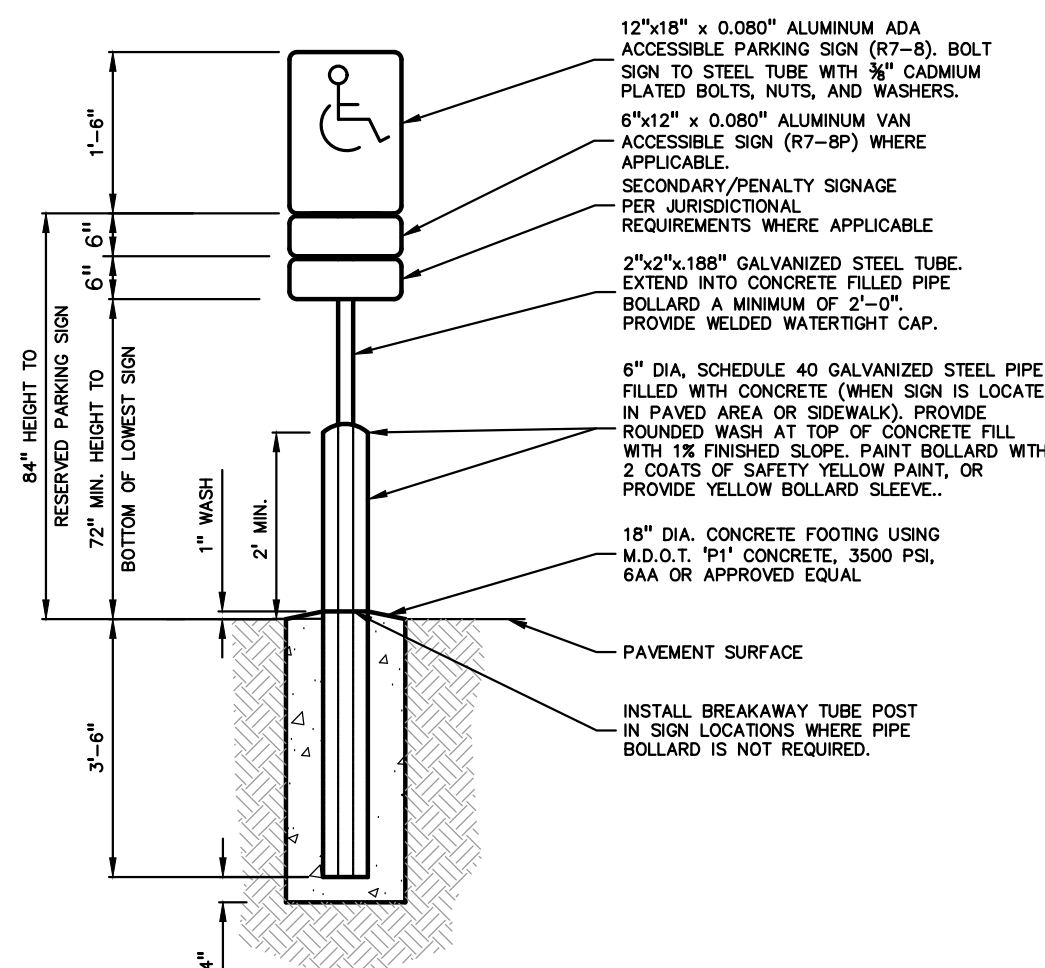
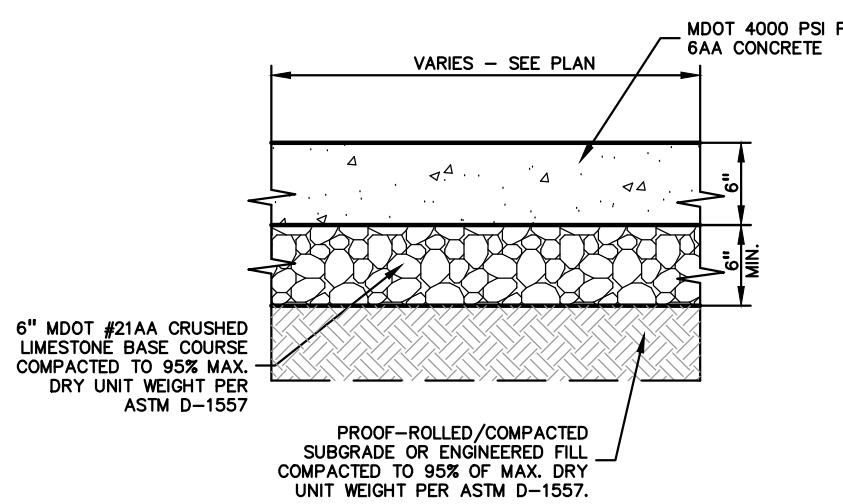
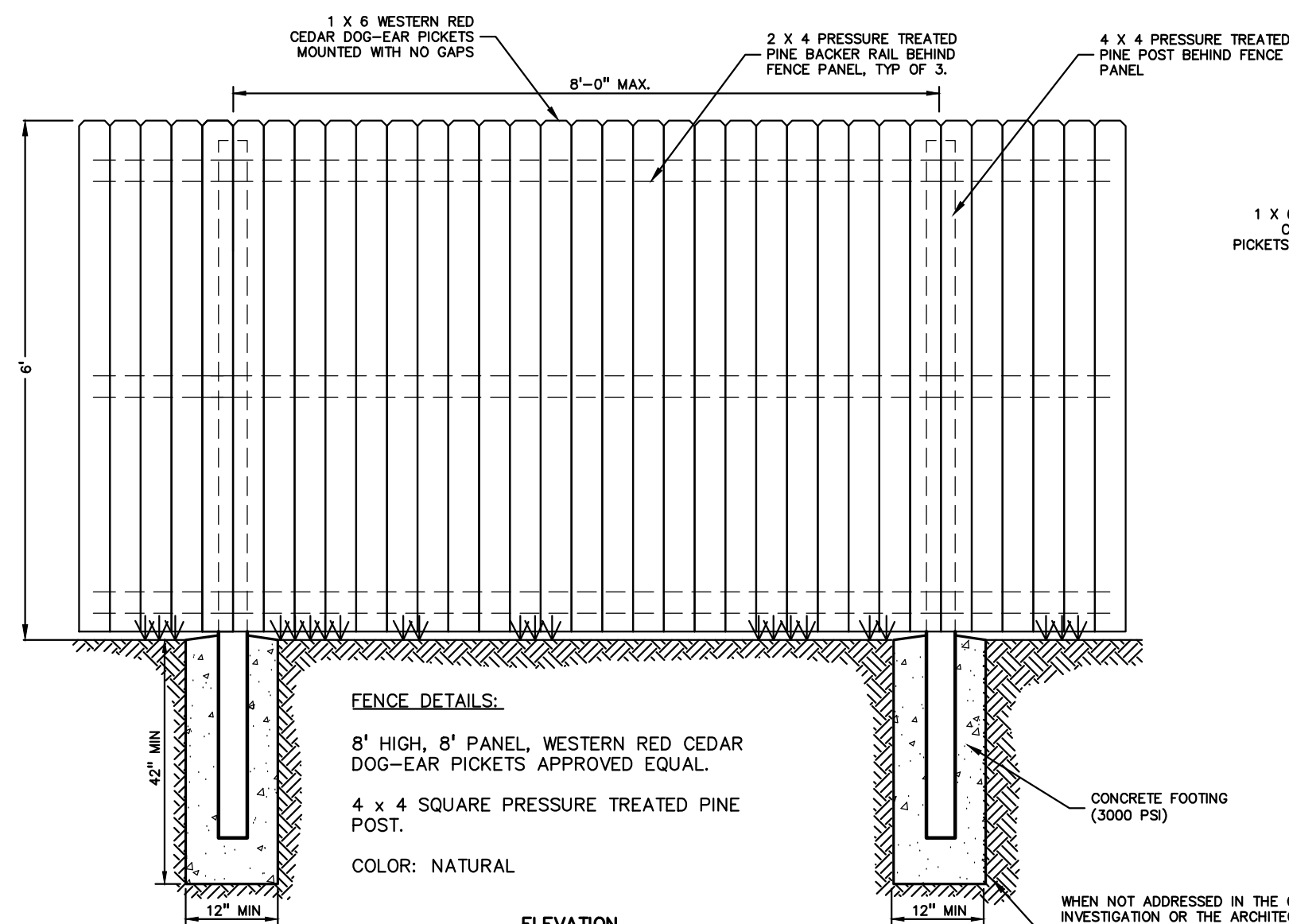
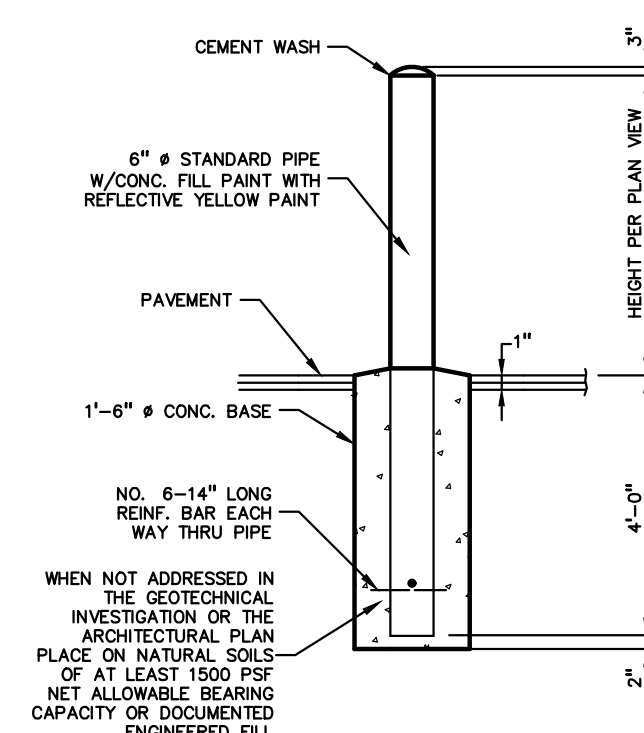
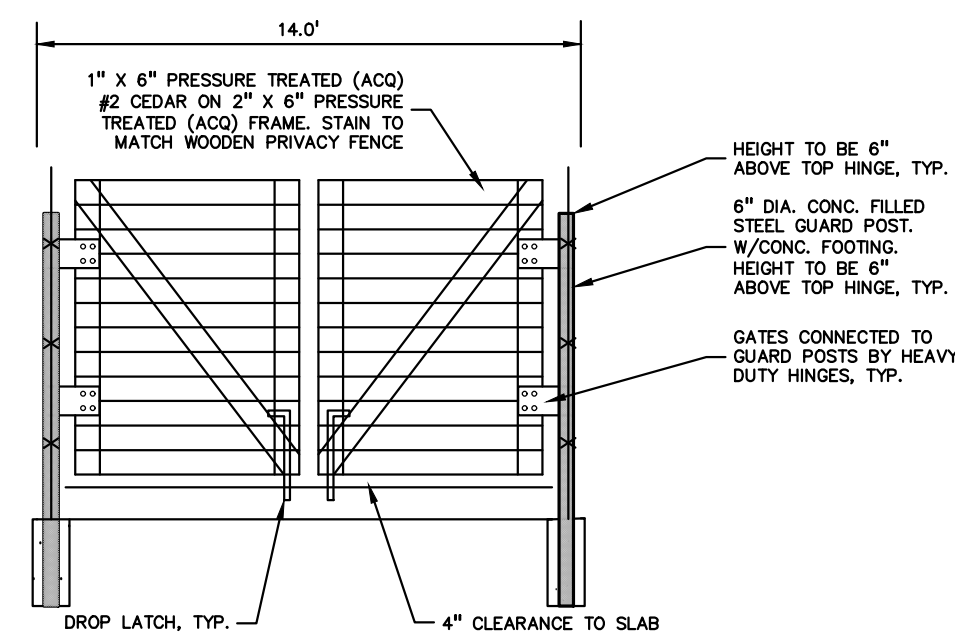
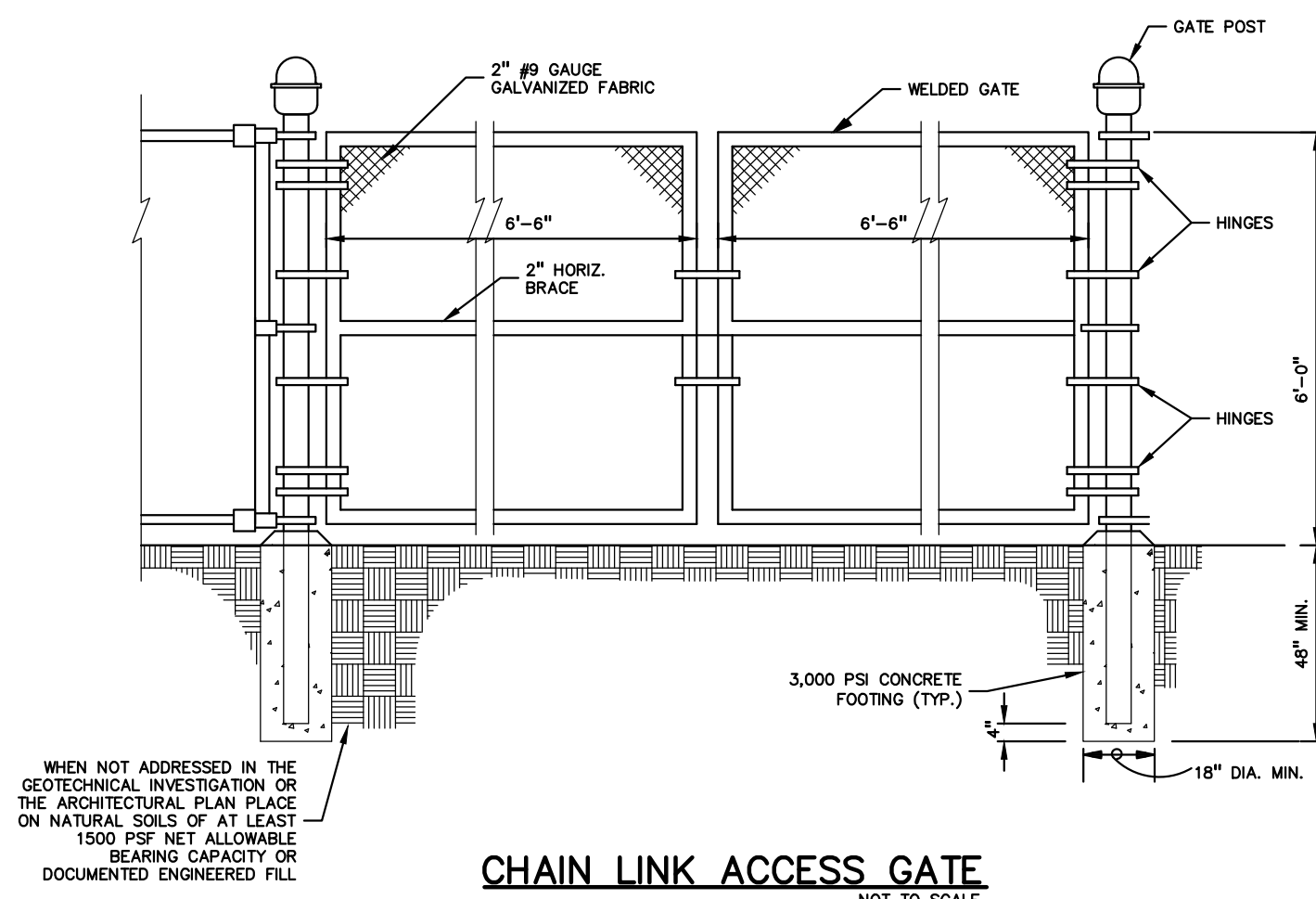
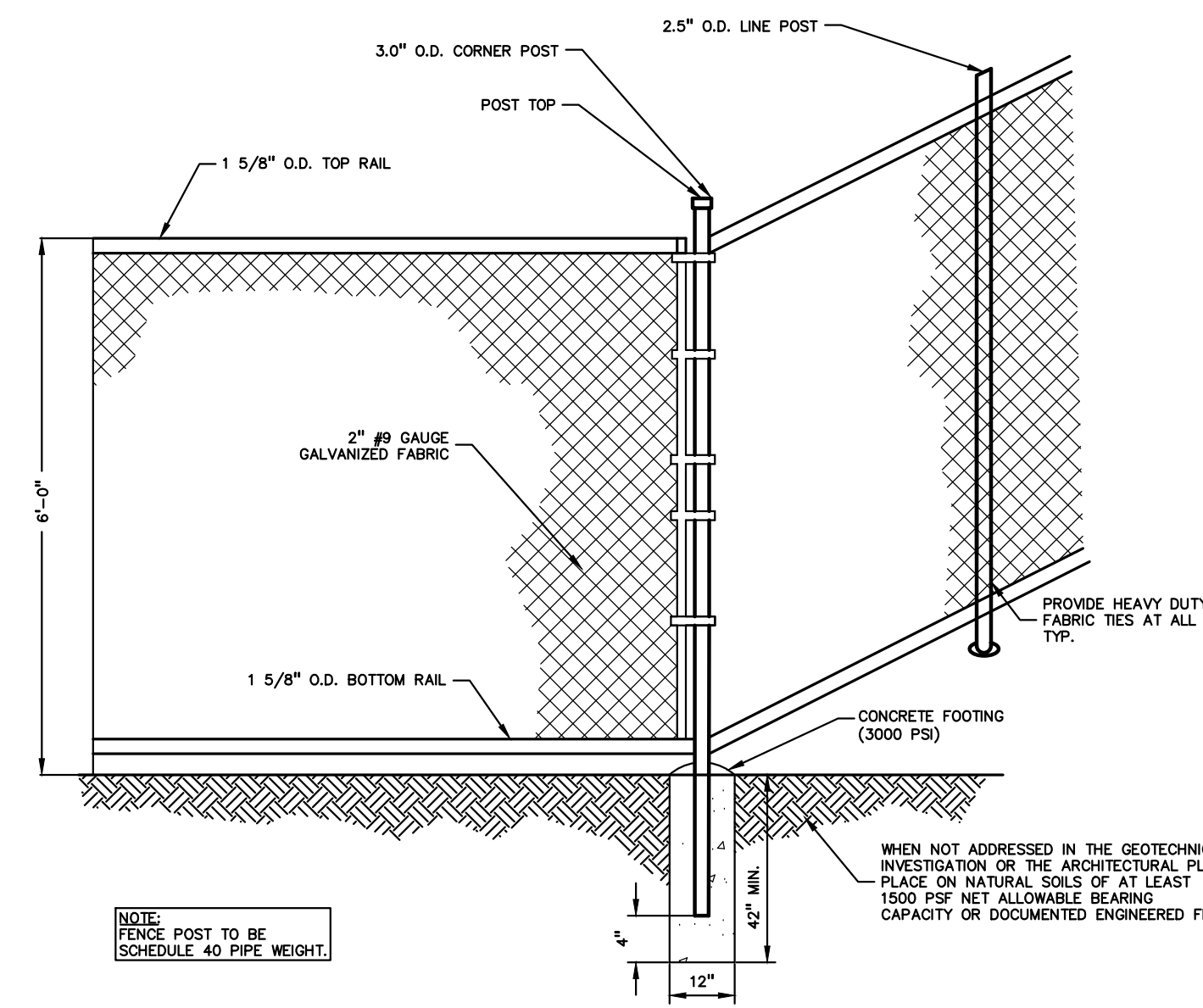
NOTE:
MAY ONLY BE USED AT
11' WIDE SPACES LOCATED
ON THE LEFT SIDE OF A
5' WIDE AISLE OR 8' WIDE
SPACES LOCATED TO THE
LEFT OF 8' WIDE AISLES

6" x 12" (R7-8P)
GREEN BORDER AND
LEGEND
REFLECTORIZED

**VAN ACCESSIBLE
PARKING SIGN DETAIL**
NOT TO SCALE

ADA ACCESSIBLE SIGN NOTES:

- ONE SIGN IS REQUIRED AT EACH ADA ACCESSIBLE PARKING SPACE.
- ALL SIGNS SHALL COMPLY WITH THE LATEST STANDARDS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
- WHEN TWO ADA ACCESSIBLE PARKING SPACES ARE ADJACENT AND FACING EACH OTHER, TWO SIGNS ARE REQUIRED, BUT CAN BE MOUNTED ON THE SAME POST.
- SIGN POSTS SHALL BE 2" NOM. SQUARE 14-GAUGE GALVANIZED STEEL TUBE WITH 7/16" HOLES AT 1" CENTERS. POSTS SHALL TELESCOPE INSIDE ANCHOR POSTS A MINIMUM OF 12".
- ANCHOR POSTS SHALL BE 2.25" NOM. SQUARE 12-GAUGE GALVANIZED STEEL POST, A MINIMUM OF 3 FEET LONG.
- IF THESE NOTES AND DETAILS CONFLICT WITH LOCAL CODES AND ORDINANCES, THE STRICTER REQUIREMENT SHOULD BE USED.
- ALTERNATE MATERIALS MAY BE USED IF IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL REQUIREMENTS.

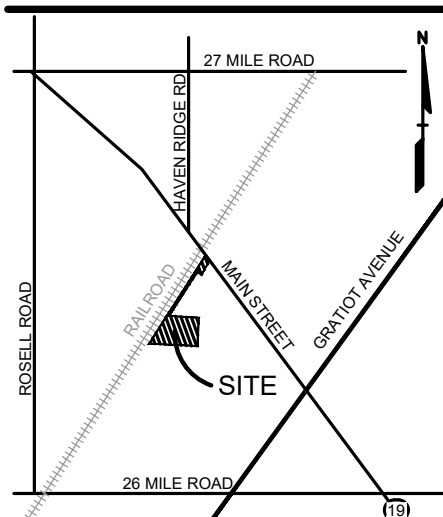
**ADA ACCESSIBLE SIGN AND POST DETAIL**
NOT TO SCALE**HEAVY DUTY CONCRETE PAD DETAIL**
NOT TO SCALE**WOOD PRIVACY FENCE DETAIL**
NOT TO SCALE**6" DIA. GUARD POST DETAIL**
NOT TO SCALE**TRASH ENCLOSURE GATE DETAIL**
NOT TO SCALE**SINGLE TRASH ENCLOSURE DETAILS**
NOT TO SCALE**CHAIN LINK ACCESS GATE**
NOT TO SCALE**CHAIN LINK FENCE DETAIL**
NOT TO SCALE



SEE PLAN FOR SCALE



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DRAWING TITLE

LANDSCAPE PLAN - NORTH

PEA JOB NO. 24-1930

P.M. BK

DN. CAL

DES. JLE

DRAWING NUMBER:

L-1.1

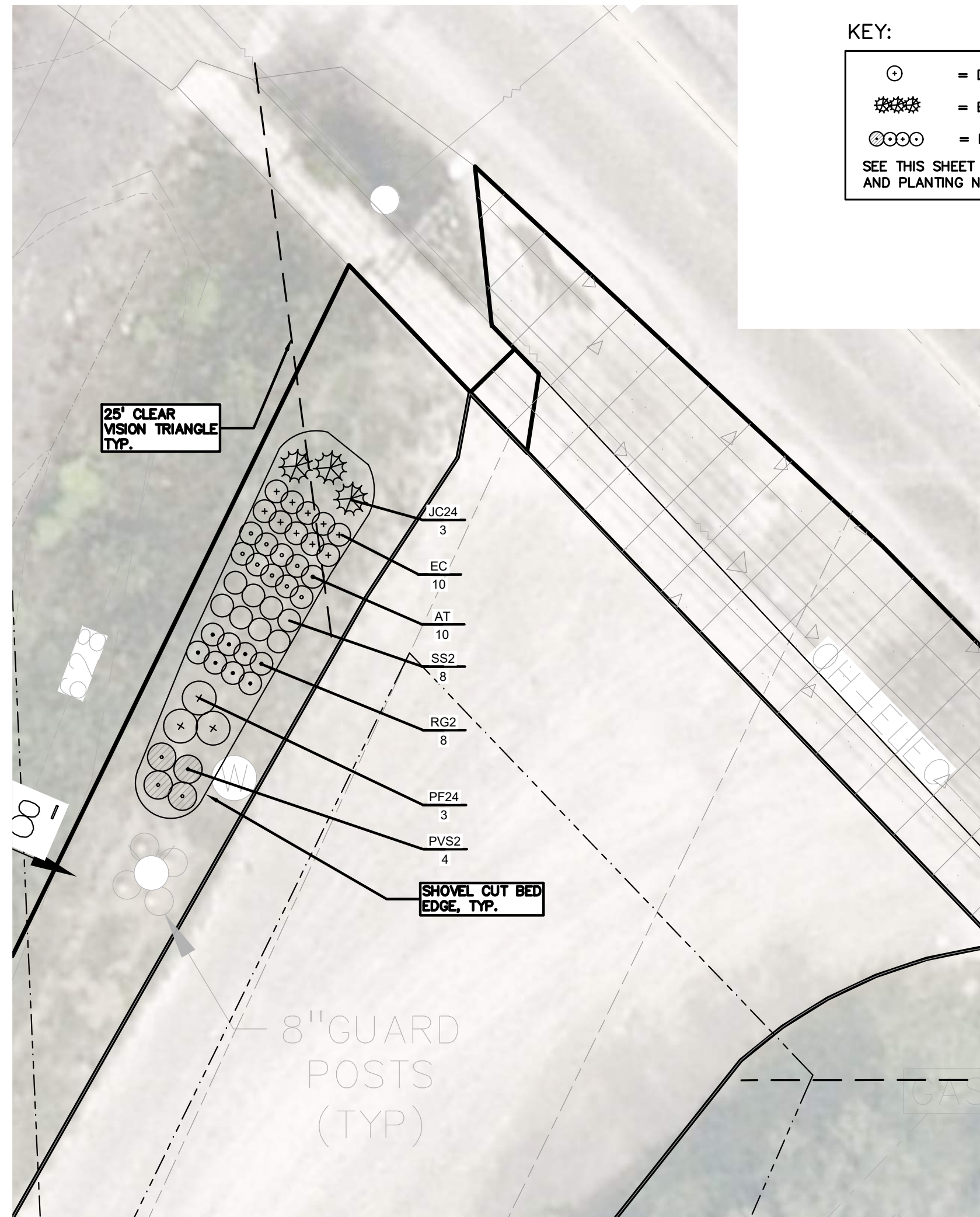
TCEC JOB No. NH25103

PLANT SCHEDULE

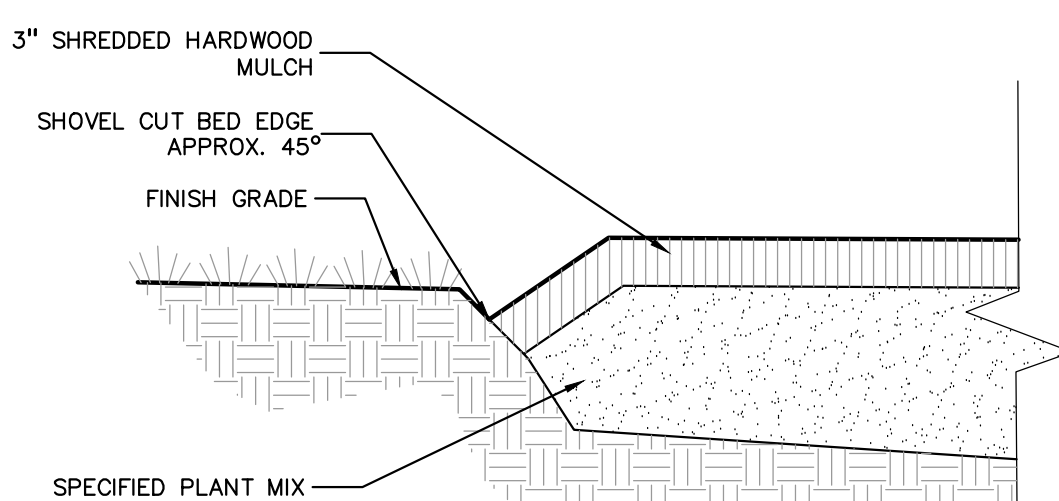
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION
SHRUBS							
JC24	3	JUNIPERUS SABINA 'MONNA'	CALGARY CARPET® JUNIPER	24" SPRD	CONT.	3' O.C.	NON-NATIVE
PF24	3	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD BUSH CINQUEFOIL	24" HT.	B&B OR CONT.	36" O.C.	NATIVE
SUBTOTAL:							
PERENNIALS							
AT	10	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 GAL.	POT	2' O.C.	NATIVE
EC	10	ECHINACEA X 'CHEYENNE SPIRIT'	CHEYENNE SPIRIT CONEFLOWER	1 GAL.	POT	2' O.C.	NATIVE
PVS2	4	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.	POT	30" O.C.	NATIVE
RG2	8	RUBICEKIA FULGIDA SULLIVANTII 'GOLDSTURM'	GOLDSTURM CONEFLOWER	1 GAL.	POT	18" O.C.	NATIVE
SS2	8	SCHIZACHYRIA SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	1 GAL.	POT	2' O.C.	NATIVE
SUBTOTAL:							

KEY:

- = DECIDUOUS SHRUBS
 - = EVERGREEN SHRUBS
 - = PERENNIAL PLANTS
- SEE THIS SHEET FOR PLANTING DETAILS AND PLANTING NOTES

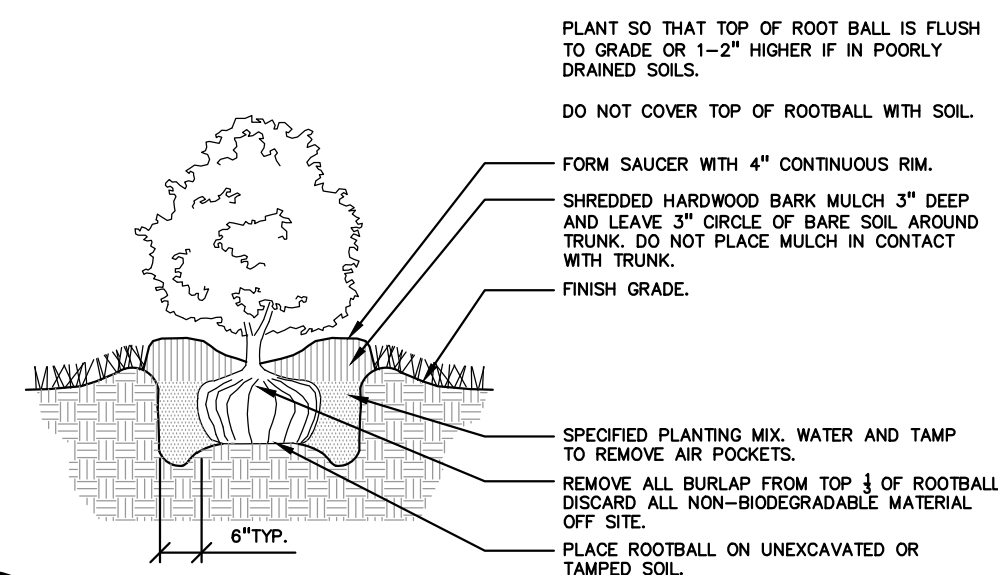


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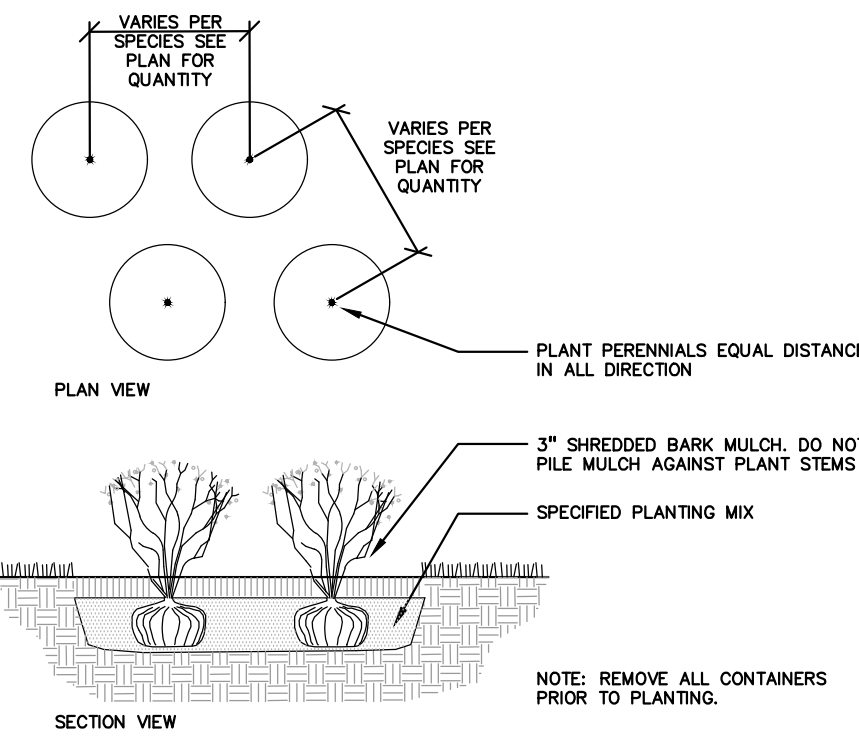
3 CUT BED EDGE DETAIL

SCALE: 1" = 1'-0"



2 SHRUB PLANTING DETAIL

NOT TO SCALE



1 PERENNIAL PLANTING DETAIL

NOT TO SCALE

GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT. SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.

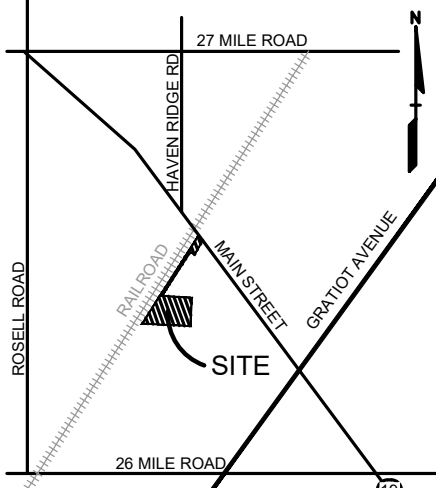
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SCALE: 1" = 40'



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
MARITIME REAL PROPERTY
8800 SPRINGER LN.
UTICA, MI 48316

PROJECT TITLE
MARITIME STORAGE
58359 MAIN STREET
NEW HAVEN, MI 48048

REVISIONS	
PERMIT RESUBMITTAL	7/9/2025
PERMIT RESUBMITTAL	9/26/2025

ORIGINAL ISSUE DATE:
DECEMBER 20, 2024

DRAWING TITLE
**LANDSCAPE
PLAN - SOUTH**

PEA JOB NO.	24-1930
P.M.	BK
DN.	CAL
DES.	JLE

DRAWING NUMBER:

L-1.2

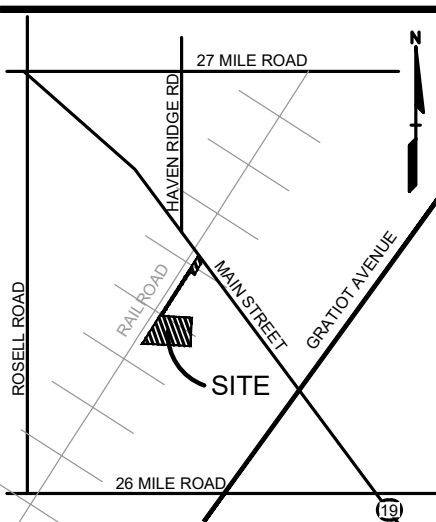




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DRAWING TITLE

LANDSCAPE SPECIFICATIONS

PEA JOB NO. 24-1930

P.M. BK

DN. CAL

DES. JLE

DRAWING NUMBER:

L-2.1

TCEC JOB No. NH25103

GENERAL LANDSCAPING REQUIREMENTS

- 1.0 GENERAL
- 1.1 SUMMARY
- 1.1.1 Includes But Not Limited To
1. General procedures and requirements for Site Work.
- 2.0 PRODUCTS - Not Used
- 3.0 EXECUTION
- 3.1 PREPARATION
- 3.1.1 Protection
1. Spillage:
- A. Avoid spillage by covering and securing loads when hauling on or adjacent to public streets or highways.
- B. Remove spillage and sweep, wash, or otherwise clean project, streets, and highways.
2. Erosion Control:
- A. Take precautions necessary to prevent erosion and transportation of soil downstream, to adjacent properties, and into on-site or off-site drainage systems.
- B. Develop, install, and maintain an erosion control plan if required by law.
- C. Repair and correct damage caused by erosion.
3. Existing Plants And Features:
- A. Do not damage tops, trunks, and roots of existing trees and shrubs on site which are intended to remain.
- B. Do not use heavy equipment within branch spread. Interfering branches may be removed only with permission of Landscape Architect.
- C. Do not damage other plants and features which are to remain.

3.1.2 If specified precautions are not taken or corrections and repairs made promptly, Owner may take such steps as may be deemed necessary and deduct costs of such from monies due to Contractor. Such action or lack of action on Owner's part does not relieve Contractor from responsibility for proper protection of the Work.

END OF SECTION

LANDSCAPING PREPARATION

- 1.0 GENERAL
- 1.1 SUMMARY
- 1.1.1 Includes But Not Limited To
1. General landscape work requirements.
- 1.2 QUALITY ASSURANCE
- 1.2.1 Comply with all applicable local, state and federal requirements, regarding materials, methods of work, and disposal of excess and waste materials.
- 1.2.2 Obtain and pay for all required inspections, permits, and fees.
- 1.2.3 Provide notices required by governmental authorities.
- 1.3 PROJECT CONDITIONS
- 1.3.1 Locate and identify existing underground and overhead services and utilities within contract limit work areas. (Call Miss Dig: 1-800-482-7171 in Michigan).
- 1.3.2 Provide adequate means to protect utilities and services designated to remain.
- 1.3.3 Repair utilities damaged during site work operations at Subcontractor's expense.
- 1.3.4 When uncharted or incorrectly charted underground piping or other utilities and services are encountered during site work operations, notify the applicable utility company immediately to obtain procedure directions. Cooperate with the applicable utility company in maintaining active services in operation.
- 1.3.5 Locate, protect, and maintain benchmarks, monuments, control points and project engineering reference points. Re-establish disturbed or destroyed items at Subcontractor's expense.
- 1.3.6 Perform landscape work operations and the removal of debris and materials to assure minimum interference with streets, walks, and other adjacent facilities.
- 1.3.7 Obtain governing authorities' written permission when required to close or obstruct streets, walks and adjacent facilities. Provide alternate routes around closed or obstructed traffic ways when required by governing authorities.
- 1.3.8 Protect and maintain street lights, utility poles and services, traffic signal control boxes, curb boxes, valves and other services, except items designated for removal.
- 1.3.9 The General Contractor will occupy the premises and adjacent facilities during the entire period of construction. Perform landscape work operations to minimize conflicts and to facilitate General Contractor's use of the premises and conduct of his normal operations.
- 1.3.10 Perform landscape preparation work before commencing landscape construction.
- 1.3.11 Provide necessary barricades, coverings and protection to prevent damage to existing improvements indicated to remain.
- 1.3.12 Protect existing trees scheduled to remain against injury or damage including cutting, breaking or skinning of roots, trunks or branches, smothering by stockpiled construction materials, excavated materials or vehicular traffic within branch spread.

2.0 PRODUCTS

- 2.1 MATERIALS/EQUIPMENT
- 2.1.1 As selected by the General Contractor, except as indicated.
1. Tree protection:
- A. Wood fencing - Snow fencing 4' height.
- B. Posts - Steel fence post.
- C. Herbicide for lawn restoration - "Round-up" by Monsanto.

3.0 EXECUTION

- 3.1 EXISTING UTILITIES
- 3.1.1 Call "MISS DIG" 811 before construction begins. Information on the drawings related to existing utility lines and services is from the best sources presently available. All such information is furnished only for information and is not guaranteed. Excavate test pits as required to determine exact locations of existing utilities.
- 3.2 CLEARING
- 3.2.1 Locate and suitably identify trees and improvements indicated to remain.
- 3.2.2 Fencing/soil erosion fence is to be installed.
- 3.2.3 Any equipment that compacts the soil in the areas of existing trees is not allowed.
- 3.2.4 Protect trees scheduled to remain with 4' high snow fence per plans.
- 3.2.5 No vehicular traffic is permitted beneath drip line at any time. All lawn areas are to be worked by hand.
- 3.2.6 Clear and grub areas within contract limits as required for site access and execution of the work.
- 3.2.7 Remove trees, plants, undergrowth, other vegetation and debris, except items indicated to remain.
- 3.2.8 Treat planting and lawn areas as required with herbicide per manufacturer recommendations to kill existing vegetation prior to planting, seeding and sodding.
- 3.2.9 Remove stumps and roots to a clear depth of 36" below subgrades. Remove stumps and roots to their full depth within 50" of underground structures, utility lines, footings, and paved areas.
- 3.3 DISPOSAL OF WASTE MATERIALS
- 3.3.1 Stockpile, haul from site and legally dispose of waste materials and debris. Accumulation is not permitted.

- 3.3.2 Maintain disposal routes, clear, clean and free of debris.
- 3.3.3 On site burning of combustible cleared materials is not permitted.
- 3.3.4 Upon completion of landscape preparation work, clean areas within contract limits, remove tools and equipment. Site to be clear, clean and free of materials and debris and suitable for site work operations.
- 3.3.5 Materials, items and equipment not scheduled for reinstallation or salvaged for the General Contractor are the property of the Landscape Contractor. Remove cleared materials from the site as the work progresses. Storage and sale of Landscape Contractors salvage items on site is not permitted.

END OF SECTION

FINISH GRADING AND TOPSOIL PLACEMENT

- 1.0 GENERAL
- 1.1 SUMMARY
- 1.1.1 Includes But Not Limited To
1. Perform finish grading and topsoil placement required to prepare site for installation of landscaping as described in Contract Documents.
- 1.2 SUBMITTALS
- 1.2.1 Quality Assurance
1. Submit test on imported topsoil and on site stockpiled topsoil by independent licensed testing laboratory prior to use. Imported topsoil shall meet minimum specified requirements and be approved by Landscape Architect prior to use.
2. Provide and pay for testing and inspection during topsoil operations. Laboratory, inspection services, and Soils Engineer shall be acceptable to the Landscape Architect.
3. Submit report stating location of source of imported topsoil and account of recent use.
4. Test for pH factor, mechanical analysis, and percentage of organic content.
5. Submit test reports to General Contractor.
6. Sub-Contractor, or testing agency to make recommendations on type of quantity of additives required to establish satisfactory pH factor and supply of nutrients to bring nutrients to satisfactory level for planting.

1.3 QUALITY ASSURANCE

- 1.3.1 Participate in pre-installation meeting with Landscape Architect.

1.4 PROJECT CONDITIONS

- 1.4.1 Also see Landscape Preparation Section.
- 1.4.2 Protect existing trees, plants, lawns, and other features designated to remain as part of the landscaping work.

- 1.4.3 Promptly repair damage to adjacent facilities caused by topsoil operations. Cost of repair at Subcontractor's expense.

- 1.4.4 Promptly notify the General Contractor and Landscape Architect of unexpected subsurface conditions.

2.0 PRODUCTS

- 2.1 MATERIALS
- 2.1.1 Topsoil: supplied and stockpiled topsoil proposed for use must meet the testing criteria results specified. Topsoil must conform to adjustments and recommendations from the soil test and by the Landscape Architect.
- 2.1.2 Existing topsoil: existing topsoil from on-site stockpile shall be utilized. All processing, cleaning, and preparation of this stored topsoil to render it acceptable for use is the responsibility of the Subcontractor.
- 2.1.3 Provide additional topsoil as required to complete the job. Topsoil must meet testing criteria results specified.
- 2.1.4 All processing, cleaning, and preparation of this supplied topsoil to render it acceptable for use is the responsibility of the Subcontractor.
- 2.1.5 Supplied and stockpiled topsoil, shall be fertile, friable, dark in color and representative of local productive soil, capable of sustaining vigorous plant growth and free of clay lumps, subsoil, noxious weeds or other foreign matter such as stones of 1" in any dimension, roots, sticks, and other extraneous material; not frozen or muddy. PH of soil range between 5.0 and 7.5
- 2.1.6 Soil shall not contain more than 2 percent of particles measuring over 2.0 mm in largest size
- 2.1.7 Prepared topsoil shall be used in planting mixtures as specified in Trees, Plants, and Ground Cover; all beds prepared as specified.

3.0 EXECUTION

3.1 EXAMINATION

- 3.1.1 Do not commence work of this Section until grading tolerances specified are met.

3.2 PREPARATION

- 3.2.2 Prior to grading, dig out weeds from planting areas by their roots and remove from site. Before placing top soil inlandscape areas, remove rocks larger than 1 inch in any dimension and foreign matter such as building rubble, wire, cans, sticks, concrete, etc.
- 3.2.3 Prior to placing topsoil, remove any imported base material present in planting areas down to natural subgrade or other material as specified by Landscape Architect.

3.3 PERFORMANCE

3.3.1 Site Tolerances

1. Total Topsoil Depth -
- A. Lawn And Groundcover Planting Areas - 3 inches minimum compacted.
- B. Shrub Planting Areas - 12 inches minimum throughout entire shrub bed area.
2. Elevation of topsoil relative to walks or curbs -
- A. Seeded Lawn Areas - 1/4 inch below
- B. Sodded Lawn Areas - 1 1/2 inches below
- C. Shrub And Ground Cover Areas - 3 inches below

- 3.3.2 Do not expose or damage existing shrub or tree roots.
- 3.3.3 Redistribute approved existing top soil stored on site as a result of rough grading. Remove organic material, rocks and clods greater than 1 inch in any dimension, and other objectionable materials. Provide additional approved imported topsoil required for specified topsoil depth and bring surface to specified elevation relative to walk or curb.
- 3.3.4 For trees, shrubs, ground cover beds and plant mix for beds see Exterior Plants section.
- 3.3.5 Provide earth berming where indicated on Plans.
- 3.3.6 Berming to be free flowing in shape and design, as indicated, and to blend into existing grades gradually so that the toe of slope is not readily visible. Landscape Architect or General Contractor's representative to verify final contouring before planting.
- 3.3.7 Regardless of finish grading elevations indicated, it is intended that grading be such that proper drainage of surface water away from buildings will occur and that no low areas are created to allow ponding. Subcontractor to consult the General Contractor and Landscape Architect regarding variations in grade elevations before rough grading is completed.

- 3.3.8 Slope grade away from building for 12 feet minimum from walls at slope of 1/2 inch per ft minimum unless otherwise noted. High point of finish grade at building foundation shall be 6 inches minimum below finish floor level. Direct surface drainage in manner indicated on Drawings by molding surface to facilitate natural run-off of water. Fill low spots and pockets with top soil and grade to drain properly.

- 3.3.9 Rake all topsoil to remove clods, rocks, weeds, and debris.

- 3.3.10 Grade and shape area to bring surface to true uniform planes free from irregularities and to provide proper drainage and slopes per plans.

3.4 CLEANING

- 3.4.1 Upon completion of topsoil operations, clean areas within contract limits, remove tools, equipment, and haul all excess topsoil off-site. Site shall be clear, clean, free of debris, and suitable for site work operations.

END OF SECTION

LAWN SEEDING

- 1.0 GENERAL

1.1 SUMMARY

- 1.1.1 Includes But Not Limited To

1. Furnish and install seeded lawn as described in Contract Documents.

1.2 SUBMITTALS

- 1.2.1 Submit seed vendor's certification for required grass seed mixture, indicating percentage by weight, and percentage of purity, germination, and weed seed for each grass species.

1.3 DELIVERY AND STORAGE

- 1.3.1 Deliver seed and fertilizer materials in original unopened containers, showing weight, analysis, and name of manufacturer. Store in a manner to prevent wetting and deterioration.

1.4 PROJECT CONDITIONS

- 1.4.1 See landscape preparation section.

- 1.4.2 Work notification: Notify Landscape Architect of General Contractor's representative at least seven (7) working days prior to start of seeding operation.

- 1.4.3 Protect existing utilities, paving, and other facilities from damage caused by seeding operations.

- 1.4.4 Perform seeding work only after planting and other work affecting ground surface has been completed.

- 1.4.5 Provide hose and lawn watering equipment as required.

- 1.4.6 The irrigation system will be installed prior to seeding. Locate, protect, and maintain the irrigation system during seeding operations. Repair irrigation system components damaged during seeding operations at the Sub-Contractor's expense.

1.5 WARRANTY

- 1.5.1 See Landscape Maintenance and Warranty Section

2.0 PRODUCTS

2.1 MATERIALS

- 2.1.1 Topsoil for Seeded Areas: See Topsoil Placement and Drawings.

- 2.1.2 Lawn seeded areas: Fresh, clean and new crop seed mixture. Mixed by approved methods.

- 2.1.3 Seed mixture composed of the following varieties, mixed to the specified proportions by weight and tested to minimum percentages of purity and germination.

- 2.1.4 Irrigated Lawn Seed Mixture proportioned by volume as indicated below:

SEED TYPE	PROPORTION	PURITY	GERMINATION
Kentucky Bluegrass	50%	90%	75%
Penn Lawn Fescue	30%	95%	80%
Annual Ryegrass	20%	95%	80%

- 2.1.5 Non-Irrigated Seed Mixture proportioned by volume as indicated below:

SEED TYPE	PROPORTION	PURITY	GERMINATION
Penn Lawn Fescue	60%	90%	85%
Kentucky 28# Common Bluegrass	20%	90%	90%
Pennfine Perennial Rye	20%	90%	90%

- 2.1.6 Fertilizer: granular, non burning product composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer.

- 2.1.7 Ground Limestone: Used if required by soil test report: Containing not less than 85% of total carbonates and ground to such fineness that 50% will pass through a 100 mesh sieve and 90% will pass through a 20% mesh sieve.

- 2.1.8 Straw Mulch: Used in crimping process only. Clean oat or wheat straw well seasoned before baling, free from mature seed-bearing status, or roots of prohibited or noxious weeds.

- 2.1.9 Water: Free of substance harmful to seed growth. Hoses or other methods to transpiration furnished by Sub Contractor.

3.0 EXECUTION

3.1 INSPECTION

- 3.1.1 Landscape Architect or General Contractor's representative must approve finish surfaces, grades, topsoil quality and depth. Do not start seeding work until unsatisfactory conditions are corrected.

3.2 PREPARATION

3.2.1 SURFACE PREPARATION

1. Seven days maximum prior to seeding, -
- A. Treat Lawn areas if required with "Round-Up" by Monsanto, per label direction to kill existing vegetation prior to seeding.
- B. Loosen topsoil areas to minimum depth of 4", dampen thoroughly, and cultivate to properly break up clods and lumps.
- C. Rake area to remove clods, rocks, weeds, roots, debris, and stones over 1" in any dimension.
- D. Grade lawn areas to smooth, free draining even surface with a loose, moderately coarse texture. Roll and rake, remove ridges, and fill depressions as required to drain.
- E. Apply limestone to supplied topsoil if required by soil test report at rate determined by the soil test, to adjust pH of topsoil to not less than 6.0 no more than 6.8. Distribute evenly by machine and incorporate thoroughly into topsoil.
- F. Apply fertilizers to indicated turf areas at a rate equal to 1 lb. of actual nitrogen 1,000 sq. ft. (43 lbs / acre).
- G. Apply fertilizers by mechanical rotary or drop type distributor, thoroughly and evenly incorporated with soil to a depth of 1" by approved method. Fertilize areas inaccessible to power equipment with hand tools and incorporate into soil.
- H. After lawn areas have been prepared, take no heavy objects over them except lawn rollers.
- I. After preparation of lawn areas and with topsoil in semi-dry condition, roll lawn planting areas in two directions at approximately right angles with water ballast roller weighing 100 to 300 lbs according to soil type.
- J. Rake or scarify and cut or fill irregularities that develop as required until area is true and uniform, free from lumps, depressions, and irregularities.
- K. Restore prepared areas to specified condition if eroded, settled or otherwise disturbed after fine grading and prior to seeding.

3.3 INSTALLATION

3.3.1 SEEDING

1. Seed lawns only between April 1, and June 1, and fall seeding between August 15, and October 15, or at such other times acceptable to Landscape Architect.
2. Seed immediately after preparation of bed. Seed indicated areas within contract Limits and areas adjoining contract limits disturbed as a result of construction operations.
3. Perform seeding operations when the soil is dry and when the winds do not exceed five(5) miles per hour velocity.
4. Apply seed with a rotary or drop type distributor. Install seed evenly by sowing equal quantities in two (2) directions, at right angles to each other.
5. Sow seed at a rate of 300 lbs./acre.
6. After seeding, rake or drag surface of soil lightly to incorporate seed into top 1/8" of soil. Roll with light lawn roller.
7. Provide soil erosion planting mat where grade conditions required to stabilize the planting area.

3.3.2 HYDRO-SEEDING

1. Hydro-seeding: The application of grass seed and a wood cellulose fiber mulch tinted green shall be accomplished in one operation by use of an approved spraying machine.
- A. Mix seed, fertilizer, and wood cellulose fiber in required amount of water to produce a homogeneous slurry. Add wood cellulous fiber after seed, water, and fertilizer have been thoroughly mixed and apply at the rate of 200 pounds per acre dry weight.
- B. For hydro-seeding, wood cellulose fiber shall be used. Silva-Fiber Mulch by Weyerhaeuser Company, Tacoma, WA (800-443-9179).
- C. Hydraulically spray material on ground to form a uniform cover impregnated with grass seed.
- D. Immediately following application of slurry mix, make separate application of wood

cellulose mulch at the rate of 1,000 pounds, dry weight, per acre.

- E. Apply cover so that rainfall or applied water will percolate to underlying soil.

3.3.3 MULCHING

1. Place straw mulch on seeded areas within 24-hours after seeding.
2. Place straw mulch uniformly in a continuous blanket at a rate of 2-1/2 tons per acre, or two (2) 50 lb. bales per 1,000 sq. ft. of area. A mechanical blower may be used for straw mulch application when acceptable to the Landscape Architect.
3. Crimp straw into soil by use of a "crimper". Two passes in alternate direction required. Alternative methods on areas too small for crimper must be approved by the Landscape Architect or Owner's Representative.
- 3.3.3 ESTABLISH LAWN
1. Establish dense lawn of permanent grasses, free from lumps and depressions. Any area failing to show uniform germination to be reseeded; continue until dense lawn established.
2. Damage to seeded area resulting from erosion to be repaired by Sub Contractor.
3. In event Sub Contractor does not establish dense lawn during first germination period, return to project to re-fertilize and reseed to establish dense lawn.
4. Should the seeded lawn become largely weeds after germination, Sub Contractor is responsible to kill the weeds and reseed the proposed lawn areas to produce a dense turf, as specified.

3.4 CLEANING

- 3.4.1 Perform Cleaning during installation of the work and upon completion of the work to the approval of the Landscape Architect. Remove from site all excess materials, debris, and equipment. Repair damage resulting from seeding operations.

3.5 MAINTENANCE

- 3.5.1 See Landscape Maintenance and Warranty Section.

3.6 ACCEPTANCE

- 3.6.1 See Landscape Maintenance and Warranty Section.

END OF SECTION

LAWN SODDING

1.0 GENERAL

1.1 SUMMARY

- 1.1.1 Includes But Not Limited To

1. Furnish and install sodded lawn as described in Contract Documents.

1.2 QUALITY ASSURANCE

- 1.2.1 Sod: Comply with American Sod Producers Association (ASPA) classes of sod materials.

1.3 SUBMITTALS

- 1.3.1 Submit sod growers certification of grass species. Identify source location.

- 1.3.2 Submit manufacturer's certification of fertilizer.

1.4 DELIVERY, STORAGE, AND HANDLING

- 1.4.1 Cut, deliver, and install sod within 24 hour period.

- 1.4.2 Do not harvest or transport sod when moisture content may adversely affect sod survival.

- 1.4.3 Protect sod from sun, wind, and dehydration prior to installation. Do not tear, stretch, or drop sod during handling and installation.

- 1.4.4 Sod which dries out before installation will be rejected.

1.5 PROJECT CONDITIONS

- 1.5.1 See Landscape Preparation section.

- 1.5.2 Work notification: Notify Landscape Architect or General Contractor's representative at least seven (7) working days prior to start of sodding operation.

- 1.5.3 Protect existing utilities, paving, and other facilities from damage caused by sodding operations.

- 1.5.4 Perform sodding work only after planting and other work affecting ground surface has been completed.

- 1.5.5 Restrict traffic from lawn areas until grass is established. Erect signs and barriers as required.

- 1.5.6 Provide hose and lawn watering equipment as required.

- 1.5.7 The irrigation system will be installed prior to sodding. Locate, protect, and maintain the irrigation system during sodding operations. Repair irrigation system components damaged during sodding operations at the Subcontractor's expense.

1.6 WARRANTY

- 1.6.1 See Landscape Maintenance and Warranty Section.

2.0 PRODUCTS

2.1 MATERIALS

- 2.1.1 Sod: An "approved" nursery grown blend of improved Kentucky Bluegrass varieties.

- 2.1.2 Sod containing Common Bermudagrass, Quackgrass, Johnsonsgrass, Poison Ivy, Nutsedge, Nymphaea, Canada Thistle, Timothy, Bentgrass, Wild Garlic, Ground Ivy, Perennial Sorrel, or Bromeagrass weeds will not be acceptable.

- 2.1.3 Provide well rooted, healthy sod, free of diseases, nematodes and soil borne insects. Provide sod uniform in color, leaf texture, density, and free of weeds, undesirable grasses, stones, roots, thatch, and extraneous material; viable and capable of growth and development when planted.

- 2.1.4 Furnish sod, machine stripped in square pads or strips not more than 3'-0" long; uniformly 1" to 1-1/2" thick with clean cut edges. Mow sod before stripping.

- 2.1.5 Fertilizer: granular, non burning product composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer.

- 2.1.6 Type A: starter fertilizer containing 20% nitrogen, 12% phosphoric acid, and 8% potash by by weight or similar approved composition.

- 2.1.7 Ground Limestone: Used if required by soil test report: Containing not less than 85% of total carbonates and ground to such fineness that 50% will pass through a 100 mesh sieve and 90% will pass through a 20% mesh sieve.

- 2.1.8 Stakes: softwood, 3/4" x 8" long.

- 2.1.9 Water: Free of substance harmful to seed growth. Hoses or other methods to transpiration furnished by Sub Contractor.

- 2.1.10 Topsoil: see Topsoil Placement section.

3.0 EXECUTION

3.1 INSPECTION

- 3.1.1 Landscape Architect or General Contractor's representative must approve finish surfaces, grades, topsoil quality and depth. Do not start sodding work until unsatisfactory conditions are corrected.

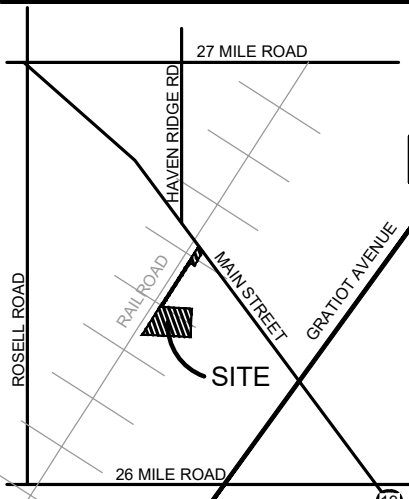
3.2 PREPARATION

3.2.1 Surface Preparation:

1. Seven days maximum prior to sodding, -
- a. Treat Lawn areas if required with herbicide per manufacturer recommendations to kill existing vegetation prior to sodding.
- b. Loosen topsoil areas to minimum depth of 4", dampen thoroughly, and cultivate to properly break up clods and lumps.
- c. Rake area to remove clods, rocks, weeds, roots, debris, and stones over 1" in any dimension.
- d. Grade lawn areas to smooth, free draining even surface with a loose, moderately coarse texture. Roll and rake, remove ridges, and fill depressions as required to drain.
- e. Apply limestone to supplied topsoil if required by soil test report at rate determined by the soil test, to adjust pH of topsoil to not less than 6.0 no more than 6.8. Distribute evenly by machine and incorporate thoroughly into topsoil.



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE OR OTHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
MARITIME REAL PROPERTY
8800 SPRINGER LN.
UTICA, MI 48316

PROJECT TITLE
MARITIME STORAGE
58359 MAIN STREET
NEW HAVEN, MI 48048

REVISIONS	
PERMIT RESUBMITTAL	7/9/2025
PERMIT RESUBMITTAL	9/26/2025

ORIGINAL ISSUE DATE:
DECEMBER 20, 2024

DRAWING TITLE
LANDSCAPE SPECIFICATIONS

PEA JOB NO.	24-1930
P.M.	BK
D.N.	CAL
DES.	JLE

DRAWING NUMBER:

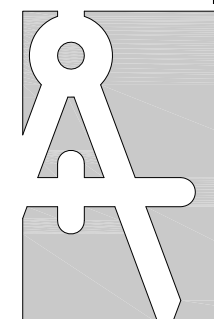
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EXTERIOR PLANTS

1.0	GENERAL
1.1	SUMMARY
1.1.1	Includes But Not Limited To
1.2	QUALITY ASSURANCE
1.2.1	Plant names indicated, comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.
1.2.2	Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.
1.2.3	All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of two years.
1.2.4	Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional charge. Larger plants shall not be cut back to size indicated.
1.2.5	Provide "specimen" plants with a special height, shape, or character of growth. Landscape Subcontractor is to tag specimen trees or shrubs at the source of supply. The Landscape Subcontractor shall inspect all plant material at source prior to Landscape Architect's approval. Landscape Subcontractor shall accompany Landscape Architect on final selection trip. The Landscape Architect will inspect specimen selections for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of the proposed specimen plants for approval.
1.2.6	Plants may be inspected and approved at the place of growth for compliance with specification requirements for quality, size, and variety.
1.2.7	Approval of plant selection at the place of growth shall not impair the right of inspection and rejection upon delivery at the site or during progress of the work.
1.2.8	Provide percolation testing by filling plant pits with water and monitoring length of time for water to completely percolate into soil. Submit test results to Landscape Architect prior to starting work.
1.2.9	Before proceeding with work, check and verify dimensions and quantities. Report variations between Drawings and site to Landscape Architect before proceeding with work of this section.
1.2.10	Plant totals are for convenience only and are not guaranteed. Verify amounts shown on Drawings. All plantings indicated on Drawings are required unless indicated otherwise.
1.3	SUBMITTALS
1.3.1	Provide and pay for material testing. Testing agency shall be acceptable to the Landscape Architect. Provide the following data:
1.3.1.1	The loss of weight by ignition and moisture absorption capacity shall be tested for peat moss.
1.3.2	Submit the following material samples to Landscape Architect:
1.3.2.1	Peat moss, shredded hardwood bark mulch, planting accessories, pre-emergent herbicides, and plant fertilizers.
1.3.3	Submit the following materials certification to Landscape Architect:
1.3.3.1	Topsoil source and ph value, peat moss, and plant fertilizer.
1.4	DELIVERY, STORAGE, AND HANDLING
1.4.1	Deliver fertilizer materials in original, unopened and undamaged containers showing weight, analysis, and name of manufacturer. Store in manner to prevent wetting and deterioration.
1.4.2	Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected.
1.4.3	Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration.
1.4.4	Dig, pack, transport, and handle plants with care to ensure protection against injury.
1.4.5	Inspection certificates required by law shall accompany each shipment invoice or order to stock on arrival. The certificate shall be filed with the General Contractor's representative.
1.4.6	Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, shredded hardwood bark mulch, or in a manner acceptable to the General Contractor's representative.
1.4.7	Water heeled in plantings daily.
1.4.8	No plant shall be bound with rope or wire in a manner that could damage or break the branches.
1.4.9	Cover plants transported on open vehicles with a protective covering to prevent wind burn.
1.4.10	Frozen or muddy topsoil is not acceptable.
1.5	PROJECT CONDITIONS
1.5.1	See Landscape Preparation Section.
1.5.2	Work notification: notify Landscape Architect at least seven working days prior to installation of plant material.
1.5.3	Protect existing utilities, paving, and other facilities from damage caused by landscaping operations.
1.5.4	A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the proposal form. In the event that quantity discrepancies or material omissions occur in the proposal form, Subcontractor shall notify the Landscape Architect during the proposal bidding process.
1.5.5	An irrigation system will be installed prior to planting. Locate, protect, and maintain the irrigation system during planting operations. Repair irrigation system components, damaged during planting operations, at the Landscape Subcontractor's expense.
1.5.6	The Landscape Subcontractor shall inspect existing soil conditions in all areas of the site where his operations will take place, prior to the beginning of work. It is the responsibility of the Landscape Subcontractor to notify the General Contractor's representative and the Landscape Architect in writing of any conditions which could affect the survivability of plant material to be installed.
1.6	WARRANTY
1.6.1	See Landscape Maintenance and Warranty Standards.
2.0	PRODUCTS
2.1	MATERIALS
2.1.1	Plants: Provide plants typical of their species or variety, with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, unsound injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces.
2.1.1.1	Dig balled and burlapped plants with firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls are not acceptable.
2.1.1.2	All trees shall have clay or clay loam balls. Trees with sand balls will be rejected.
2.1.1.3	Provide tree species that mature at heights over 25'-0" with a single, main trunk. Trees that have the main trunk forming a "Y" shape are not acceptable.
2.1.1.4	Plants planted in rows shall be matched in form, (see specimen stock).
2.1.1.5	Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
2.1.1.6	No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.
2.1.1.7	Evergreen trees shall be unsharred and branched to the ground.
2.1.1.8	Shrubs and small plants shall meet the requirements for spread and height indicated on the drawings.
2.1.1.9	Plant materials shall be subject to approval by the Landscape Architect as to size, health, quality, and character.
2.1.1.10	Bare root trees are not acceptable.
2.1.1.11	Provide plant materials from licensed nursery or grower.
2.1.2	Bare root plants: dug with adequate fibrous roots, to be covered with a uniformly thick coating of mud by being puddled immediately after they are dug or packed in moist straw or peat moss.
2.1.3	Container grown stock: grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm, and whole.

2.1.3.1	No plants shall be loose in the container.
2.1.3.2	Container stock shall not be root bound.
2.1.3.3	Single stemmed or thin plants will not be accepted.
2.1.3.4	Side branches shall be generous, well twigged, and the plant as a whole well bushed to the ground.
2.1.3.5	Plants shall be in a moist, vigorous condition, free from dead wood, bruises or other root or branch injuries.
2.1.4	Collected stock consists of plants growing under natural conditions in soils and climate as exist at location to be planted, in locations lending themselves to proper collecting practices. Root system (balls) to be at least twenty-five (25%) percent larger than specified for nursery grown material.
2.1.5	Specimen stock: all specimen designated plantings are to be nursery grown, fully developed, excellent quality, and typical example of the species. Plants designated to be planted in rows must be matched, symmetrical, and uniform in height, spread, caliper, and branching density.
2.1.5.1	Matched plantings should be obtained from the same nursery and, preferably, from the same row or line. All specimen material will be approved by the Landscape Architect at nursery.
2.1.6	Topsoil for planting mix: fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well drained arable site, reasonably free from clay, lumps, coarse sands, stones, plants, roots, sticks, and other foreign materials with acidity range of between pH 6.0-6.8 for ericaceous plants.
2.1.7	Peat moss: brown to black in color, weed and seed free granulated peat peat.
2.1.7.1	Provide ASTM D2607 sphagnum peat moss with a pH below 6.0 for ericaceous plants.
2.1.8	Planting mixture Type A - trees: standard planting backfill shall be a mixture of ½ native soil (excavated from plant pits), ¼ topsoil, and ¼ sand. Add fertilizer "Type A" and "B" to planting mixture per manufacturer's requirements. Follow planting details.
2.1.9	Planting mixture Type B for perennial flowers, groundcover beds, and ericaceous plants: planting backfill shall be a mixture of 1/3 screened topsoil, 1/3 sand and 1/3 peat. All existing soil shall be excavated and removed. Adding fertilizer types "A" and "B" to mixture per manufacturer's requirements. Follow planting details.
2.1.10	Planting mixture Type C for annual flower beds: same as Type "B". Submit a sample to the Landscape Architect for approval prior to installation.
2.1.11	Planting mixture Type D for Bioretention Soil Mix, for use with shrubs and perennials in a bioswale, rain garden or bioretention area. Planting backfill shall be a mixture of 50%-60% coarse sand, 25%-35% screened topsoil, and 10-15% Compost by volume. The following criteria for bioretention soil mix shall be provided:
2.1.11.1	Maximum clay content: 15%
2.1.11.2	Clay and silt content: 25%-40%
2.1.11.3	Nutrient content: 15-30 mg/kg
2.1.11.4	Hydraulic Conductivity: 1-4 inches per hour
2.1.11.5	Organic Matter Content: 2%-5%
2.1.12	Adding fertilizer to mixture per manufacturer's requirements and soil testing recommendations. Follow detail for installation. Submit a sample and testing results to the Landscape Architect for approval prior to installation.
2.1.13	Plant fertilizer Type A to be "Drimanure" applied per manufacturer recommendations.
2.1.14	Plant fertilizer Type B to be "14-14-14". Apply per manufacturer recommendations.
2.1.15	Bone Meal - 5 lbs. per cubic yard of soil mixes.
2.1.16	Lime to be ground dolomitic limestone, ninety-five percent (95%) passing through #100 mesh screen. Use to adjust soil pH only, under direction of Landscape Architect.
2.1.17	Sand to be clean, coarse, ungraded conforming to ASTM-C-3 for fine aggregates.
2.1.18	Anti-Desiccant: protective film emulsion providing a protective film over plant surfaces; permeable to permit transpiration. Mixed and applied in accordance with Manufacturer's instructions.
2.1.19	Shredded bark mulch shall be double processed, dark shredded hardwood bark that is clean, free of debris and sticks. Materials shall be uniform in size, shape, and texture. Submit samples to Landscape Architect for approval prior to installation. Install mulch to finish grade, level smooth, without ridges, humps, or depressions.
2.1.20	Water: free of substances harmful to plant growth. Hoses or other methods of transportation shall be furnished by Sub Contractor.
2.1.21	Stakes for staking (3) Three Hardwood, 2" x 2" x 8'-0" long. Driven a min. of 18" deep firmly into subgrade prior to backfilling. Stakes for guying: Hardwood, 2" x 2" x 36" long.
2.1.22	Guying/staking material: With 2"-3" wide fabric straps, connect from tree to stake. Remove after (1) year, allow for flexibility (do not use wire & hose).
2.1.23	Tree wrap: standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe kraft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Secure tree wrap with biodegradable material at top and bottom. Remove after first winter.
2.1.21.1	Twine: two-ply jute material.
2.2	MEASUREMENTS
2.2.1	Measure height and spread of specimen plant materials with branches in their normal positions as indicated on Drawings or Plant List.
2.2.2	The measurements for height shall be taken from the ground level to the average height of the top of the plant and not the longest branch.
2.2.3	Measurement should be average of plant, not greatest diameter. For example, plant measuring 15 inches in widest direction and 9 inches in narrowest direction would be classified as 12 inch stock.
2.2.4	Plants properly trimmed and transplanted should measure same in every direction.
2.2.5	Measure caliper of trees 6 inches above surface of ground.
2.2.6	Where caliper or other dimensions of plant materials are omitted from Plant List, plant materials shall be normal stock for type listed.
2.2.7	Plant materials larger than those specified may be supplied, with prior written approval of Landscape Architect, and:
2.2.7.1	If complying with Contract Document requirements in all other respects.
2.2.7.2	If at no additional cost to Owner.
2.2.7.3	If sizes of roots or balls are increased proportionately.
2.2.8	The height of the trees, specified by height, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated on the drawings.
3.0	EXECUTION
3.1	INSPECTION
3.1.1	Landscape Architect or General Contractor's representative must approve proposed planting areas and conditions of installation. Do not start planting work until unsatisfactory conditions are corrected.
3.1.2	Individual plant locations shall be staked on the project site by the Landscape Contractor and approved by the Landscape Architect before any planting pits are dug. The Landscape Architect reserves the right to adjust plant material locations to meet field conditions, without additional cost to the General Contractor / Owner.
3.1.3	Accurately stake plant material according to the Drawings. Stakes shall be above grade, painted a bright color, and labeled with the name of the plant material to be installed at that location.
3.2	TIME OF PLANTING
3.2.1	Evergreen material: Plant Evergreen materials between September 1 and October 15 or in spring before new growth begins. If project requirements require planting at other times, plants shall be sprayed with anti-desiccant prior to planting operations.
3.2.2	Deciduous material: Plant deciduous materials in a dormant condition. If deciduous trees are planted in leaf, they shall be sprayed with anti-desiccant prior to planting operation.
3.2.3	Planting times other than those indicated must be acceptable to the Landscape Architect.
3.3	PREPARATION
3.3.1	General: See Landscape Preparation Section
3.3.2	Vegetation Removal
3.3.2.1	Strip existing grass and weeds, including roots from all bed areas leaving the soil surface one (1") inch below finish grade.
3.3.2.2	Herbicide: as required to prepare area for new planting applied to all ground cover, evergreen and shrubby beds and all mulch areas before application of preemergence herbicide, per manufacturer's recommendations. Clean area of all dead material after five (5) days.
3.3.2.3	Pre-Emergence Herbicide: applied per manufacturer recommendations to same area where "Herbicide" has been applied and to planting bed areas; after area is cleared of dead vegetation.
3.3.2.4	Herbicides to be applied by licensed applicator as required by the State.
3.3.2.5	Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide plant pits per planting details. Depth of pit shall accommodate the root system. Scarify the bottom of the pit to a depth of 6".
3.3.2.6	Roughen sides of excavations.
3.3.3	Percolation Testing of Plant Beds
3.3.3.1	Provide percolation testing by filling plant pits with water and monitoring length of time for water to completely percolate into soil. Submit test results to Landscape Architect prior to starting work.
3.3.3.2	Dig a hole at least 12" in diameter by 12" in depth, with straight sides, in excavated plant beds. Fill hole with water and let it sit overnight.
3.3.3.3	Refill hole the next day.
3.3.3.4	Measure the water level by laying a straight edge across the top of the hole, then use a tape measure or yardstick to determine the water level. Continue to measure the water level every hour until the hole is empty, noting the number of inches the water level drops per hour.
3.3.3.5	Any test holes with a rate of 1" or less an hour is considered to slow and recommendations to remedy issue shall be provide to Architect and Owner.
3.3.4	Ground Cover Beds, Perennial Flower Beds, and Ericaceous Plant Beds
3.3.4.1	Excavate existing soil to 12" depth over entire bed area and remove soil from site. Scarify bottom of bed to a 4" depth. Set plants according to drawings and backfill entire bed with premixed planting mixture "Type B". Ground Cover shall be planted after bed has been backfilled with plant mix and mulched. Plant ground cover through mulch and into plant mix.
3.3.5	Mass Shrub Beds / Hedge Beds:
3.3.5.1	Excavate existing soil to 18" depth over entire bed area and remove soil from site. Scarify bottom of the bed to a 4" depth. Set plants according to drawings and Specifications. Backfill entire bed with (premixed) specified planting mixture Type "A".
3.3.6	Annual Flower Beds:
3.3.6.1	Excavate existing soil to 8" depth over entire bed area and remove soil from site. Scarify bottom of bed to a 4" depth. Backfill entire bed to an 8" depth with premixed planting mixture "Type B".
3.4	INSTALLATION
3.4.1	Planting shall be performed only by experienced workman familiar with planting procedures under the supervision of a qualified supervisor.
3.4.2	Planting pits shall be round, with vertical sides and flat bottoms, and sized in accordance with outlines and dimensions shown on the planting details.
3.4.3	See drawings for planting details.
3.4.4	If obstructions are encountered that are not indicated, do not proceed with planting operations until alternative plant locations have been selected and approved in writing by the Landscape Architect. Where location or spacing dimensions are not clearly shown, request clarification by the Landscape Architect.
3.4.5	Set plant material in the planting pit to proper grade and alignment.
3.4.5.1	Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure.
3.4.5.2	Set plant material so it is flush to finish grade after settling, or 1-2" higher in poorly drained soil, or as directed by Landscape Architect.
3.4.5.3	No filling will be permitted around the trunks or stems.
3.4.5.4	Do not cover top of root ball with soil.
3.4.5.5	Backfill pit with planting mixture. Do not use frozen or muddy mixtures for backfilling.
3.4.5.6	Form a ring of soil around the edge of the planting pit to retain water.
3.4.6	After balled and burlapped plants are set, tamp planting mixture around of balls and fill all voids and remove air pockets.
3.4.7	Remove all burlap, ropes, and wires from top 1/3 of balls.
3.4.8	Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 12" of trunks and shrubs and to within 6" of planting bed.
3.4.9	Spread and arrange roots of bare rooted plants in their natural position. Work in planting mixture. Do not mat roots together. Cut all broken and frayed roots before installing planting mixture.
3.4.10	Water immediately after planting.
3.4.11	Apply pre-emergent herbicide to bed areas per manufacturer's recommendations before mulching.
3.5	MULCHING
3.5.1	Mulch trees and shrub planting pits and shrub beds with shredded hardwood bark mulch 3" deep to drip line immediately after planting. Leave 3" circle of bare soil around tree trunk. Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.
3.5.2	Mulch shall not be placed in contact with trunks or stems.
3.5.3	Mulch ground cover beds with shredded bark mulch 2" to 3" deep prior to planting.
3.5.4	Plant ground cover through mulch.
3.6	WRAPPING, GUYING, AND STAKING
3.6.1	Inspect trees for injury to trunks, evidence of insect infestation and improper pruning before wrapping.
3.6.2	Wrap trunks of all trees spirally from bottom to top with specified tree wrap and secure in place.
3.6.3	Stake deciduous trees under 4" caliper. Stake evergreen trees under 6'-0" tall and over with metal fence post, three (3)per tree.
3.6.4	Stake/guy all trees immediately after installation. When high winds or other conditions which may effect tree survival or appearance occur during the warranty period, the Sub-Contractor shall immediately repair the staking/guying.
3.6.5	Guy deciduous trees 4" caliper and over. Stake evergreen trees 6'-0" tall and over with metal fence post, three (3) per tree.
3.6.6	All work shall be acceptable to the Landscape Architect/Owner's representative.
3.7	PRUNING
3.7.1	Remove or cut back broken, damaged, and unsymmetrical growth of new wood.
3.7.2	Multiple leader plants: preserve the leader which will best promote the symmetry of the plant. Do not prune terminal leader. Cut branches flush with the trunk of the main branch, at a point beyond a lateral shoot or bud a distance of not less than 1/4 the diameter of the supporting branch. Make cut on an angle.
3.7.3	Prune evergreens only to remove broken or damaged branches.
3.8	MAINTENANCE
3.8.1	See Landscape Maintenance and Warranty Standards.
3.9	CLEANING
3.9.1	Perform cleaning during installation of the work and upon completion of the work. Remove from all site excess materials, soil, debris, and equipment. Repair damage resulting from planting operations.
END OF SECTION	
LANDSCAPE MAINTENANCE AND WARRANTY STANDARDS	
1.0	GENERAL
1.1	SUMMARY
1.1.1	Includes But Not Limited To
1.1.1.1	Provide maintenance for new landscaping as described in Contract Documents.
1.1.1.2	The requirements of the Section include a one (1) year warranty period from date of acceptance of installation performed by the General Contractor's Representative and Landscape Architect.

2.0	PRODUCTS - Not Used
3.0	EXECUTION
3.1	PERFORMANCE
3.1.1	Acceptance of Installation
3.1.1.1	At the completion of all landscape installation, or pre-approved portions thereof, the Landscape Subcontractor shall request in writing an inspection for Acceptance of Installation in which the Landscape Subcontractor, Landscape Architect, and General Contractor's Representative shall be present.
3.1.1.2	Following the acceptance inspection a punch list will be issued by the Landscape Architect.
3.1.1.3	Upon completion of all punch list items, the Landscape Architect and/or General Contractor's Representative shall reinspect the project and issue a written statement of Acceptance of Installation and establish the beginning of the Project Warranty Period.
3.1.1.4	At the time of acceptance all plant material shall be of vigorous health and planting bed and mulch rings are weed free.
3.1.1.5	It is the responsibility of the Landscape Subcontractor to make the written request for inspection of installation in a timely fashion.
3.1.1.6	If there is plant material loss prior to the Landscape Subcontractor's written request for inspection of installation, the Landscape Contractor shall make all replacements of this dead material at no additional cost. These replacements are not considered to be the required one (1) replacement of dead plant material by the Landscape Subcontractor during the one (1) year project warranty period, as outlined below.
3.1.2	Landscape work may be inspected for acceptance in parts agreeable to the General Contractor's Representative and Landscape Architect provided work offered for inspection is complete, including maintenance as required.
3.1.3	For work to be inspected for partial acceptance, the Landscape Subcontractor shall provide a drawing outlining work completed and supply a written statement requesting acceptance of this work completed to date.
3.1.4	Project Warranty
3.1.4.1	The Project Warranty Period begins upon written preliminary acceptance of the project installation by the Landscape Architect and General Contractor's representative.
3.1.4.2	The Landscape Subcontractor shall guarantee trees, shrubs, ground cover beds and seeded or sodded areas through construction and for a period of one (1) year after date of Acceptance of Installation against defects including death and unsatisfactory growth, except for defects resulting from neglect, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Subcontractor's control.
3.1.5	Maintenance During One (1) Year Project Warranty
3.1.5.1	To insure guarantee standards, the following maintenance procedures for trees, shrubs, and ground covers shall be executed during construction and for the full Project Warranty Periods.
3.1.5.2	Landscape Subcontractor shall be responsible for only one (1) replacement of any plant materials during the one (1) year Project Warranty Period. These include those which are dead or in the opinion of the Landscape Architect are in an unhealthy or unsightly condition, or having lost natural shape, resulting from dieback, excessive pruning, or inadequate or improper maintenance as part of the guarantee.
3.1.5.3	Prior to any replacements, Landscape Subcontractor shall review individual plants in question with Landscape Architect to determine reason for plant demise.
3.1.5.4	Maintain plantings by pruning, cultivating, watering, weeding, fertilizing, mulching, restoring planting saucers, adjusting and repairing tree-stabilization devices, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings.
3.1.5.5	Fill in, as necessary, soil subsidence that may occur because of settling or other processes. Replace mulch materials damaged or lost in areas of subsidence.
3.1.5.6	Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or disease. Use integrated pest management practices when possible to minimize use of pesticides and reduce hazards. Treatments include physical controls such as hosing off foliage, mechanical controls such as traps, and biological control agents.
3.1.5.7	The contractor will be responsible for irrigation system operation, watering schedules, watering amounts and general monitoring of irrigation system throughout construction, maintenance, and warranty period. Over watering or lack of water from the irrigation system is the responsibility of the landscape contractor and any required replacements at the cost of the contractor and not part of the warranty replacement.
3.1.5.8	Replacements must meet the standards specified on the Landscape plans and in the specifications, i.e. quality, species of plant material and planting procedures to receive approval of replacement materials by Landscape Architect.
3.1.5.9	Costs for replacements are assumed part of bid quotations and therefore will not result in an additional cost to General Contractor or Landscape Architect.
3.1.5.10	Areas damaged as a result of replacement operation are to be restored by Landscape Subcontractor at no cost to the General Contractor or Landscape Architect.
3.1.5.11	The Landscape Subcontractor shall be responsible for watering all plantings through the warranty period and shall keep guy wires taut, raise tree balls which settle, furnish and apply sprays as necessary to keep the plantings free of disease and insects until the end of the warranty period.
3.1.5.12	The Landscape Subcontractor shall remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition.
3.1.5.13	Replacements shall be made during the following normal planting schedule.
3.1.5.14	Trees and shrubs which are in doubt shall be replaced, unless, in the opinion of the Landscape Architect, it is advisable to extend Project Warranty Period for full growing Season.
3.1.5.15	The Landscape Contractor shall apply anti-desiccants on evergreen trees and evergreen shrub beds within 150' of major streets and drives, no later than December 1, during the one (1) year project warranty.
3.1.5.16	The first spring after plant installation the contractor shall check all trees to insure twine has rotted from around the trunk. If twine is still present, it shall be removed and disposed of off-site.
3.1.5.17	All stakes, guy wires, tree wrap paper, dead twigs and branches shall be removed from tree and plant materials at the end of this warranty period.
3.1.6	Maintenance of Seeded Lawn Areas
3.1.6.1	The Landscape Subcontractor shall maintain seeded lawn areas.
3.1.6.2	Water, fertilize, weed, and apply chemicals until a dense lawn of permanent grasses, free from lumps and depressions or any bare spots, none of which is larger than one (1) foot of area up to a maximum of 3% of the total seeded lawn area is established.
3.1.6.3	Seeded lawn that fails to show a uniform growth and/or germination shall be reseeded until a dense cover is established, regardless of what season the seed was installed.
3.1.6.4	The Landscape Subcontractor shall maintain and mow all lawn areas for until acceptance of installation (typically 3 mows). When lawn reaches 3" in height it shall be cut to 2" in height.
3.1.6.5	The Owner assumes cutting responsibilities following the Acceptance of Installation of the seeded lawn.
3.1.6.6	At conclusion of Project Warranty Period and after receiving Written Final Acceptance by General Contractor's representative and Landscape Architect, the Owner shall assume all seeded lawn maintenance responsibilities.
3.1.7	Maintenance of Sodded Lawn Areas
3.1.7.1	The Landscape Subcontractor shall maintain sodded lawn areas.
3.1.7.2	Water, fertilize, spot weed, apply herbicides, fungicides, insecticides and reseed until a full uniform, smooth stand of sod is knitted to topsoil, and accepted by the Landscape Architect or his or her representative.
3.1.7.3	Water sod thoroughly, as required to establish proper rooting.
3.1.7.4	Repair, rework, and reseed all areas that have washed out or are eroded. Replace undesirable or dead areas with new sod.
3.1.7.5	Mow lawn areas once as soon as sod has rooted sufficiently and knitted to the topsoil. Cut back to 2" height. Not more than 40% of grass leaf shall be removed at any single mowing. Excess clipping to be removed by the Landscape Subcontractor. The Landscape Subcontractor shall be responsible for lawn mowing until acceptance of installation (typically 3-mows).
3.1.7.6	The Owner assumes mowing responsibilities following the Acceptance of Installation of the sodded lawn.



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www.Tri-CountyEng.com



CLIENT NAME:
VILLAGE OF NEW HAVEN
MACOMB COUNTY

3 WORKING DAYS
800-482-7171



Know what's below.
Call before you dig.

PRIOR TO CONSTRUCTION, ALL EXISTING UTILITIES, LOCATION AND DEPTH WITHIN THE PROJECT AREA SHALL BE FIELD VERIFIED. CALL MISS DIG SYSTEM 3 WORKING DAYS PRIOR TO CONSTRUCTION.

UTILITY INFORMATION SHOWN ON THIS DRAWING ARE APPROXIMATE AND MAY BE DISCLOSED INFORMATION BY VARIOUS UTILITY COMPANIES. PUBLIC AGENCIES OR OTHER SOURCES AND THIS MAY NOT NECESSARILY REFLECT ACTUAL FIELD LOCATIONS AND NO GUARANTEE IS GIVEN TO COMPLETENESS OR ACCURACY.

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PROJECT NAME:

NEW HAVEN PAVING STANDARD DETAILS

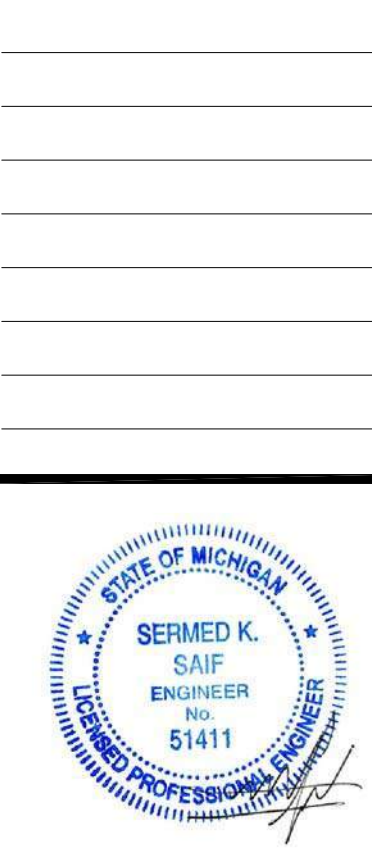
PROJECT LOCATION:

SEC 28/34, T04N, R14E
VILLAGE OF NEW HAVEN
MACOMB COUNTY

Drawn By: TCEC
Checked By: NHPDW
Approved By: NEW HAVEN

REVISIONS:

1. 01/12/25



SCALE VERIFICATION:

0 0.5
1 BAR IS ONE-INCH
ADJUST SCALES ACCORDINGLY IF NOT

SCALE:

NONE

DRAWING NO:

NewHavenStdPAV

Sheet of

PAVING NOTES

GENERAL NOTES

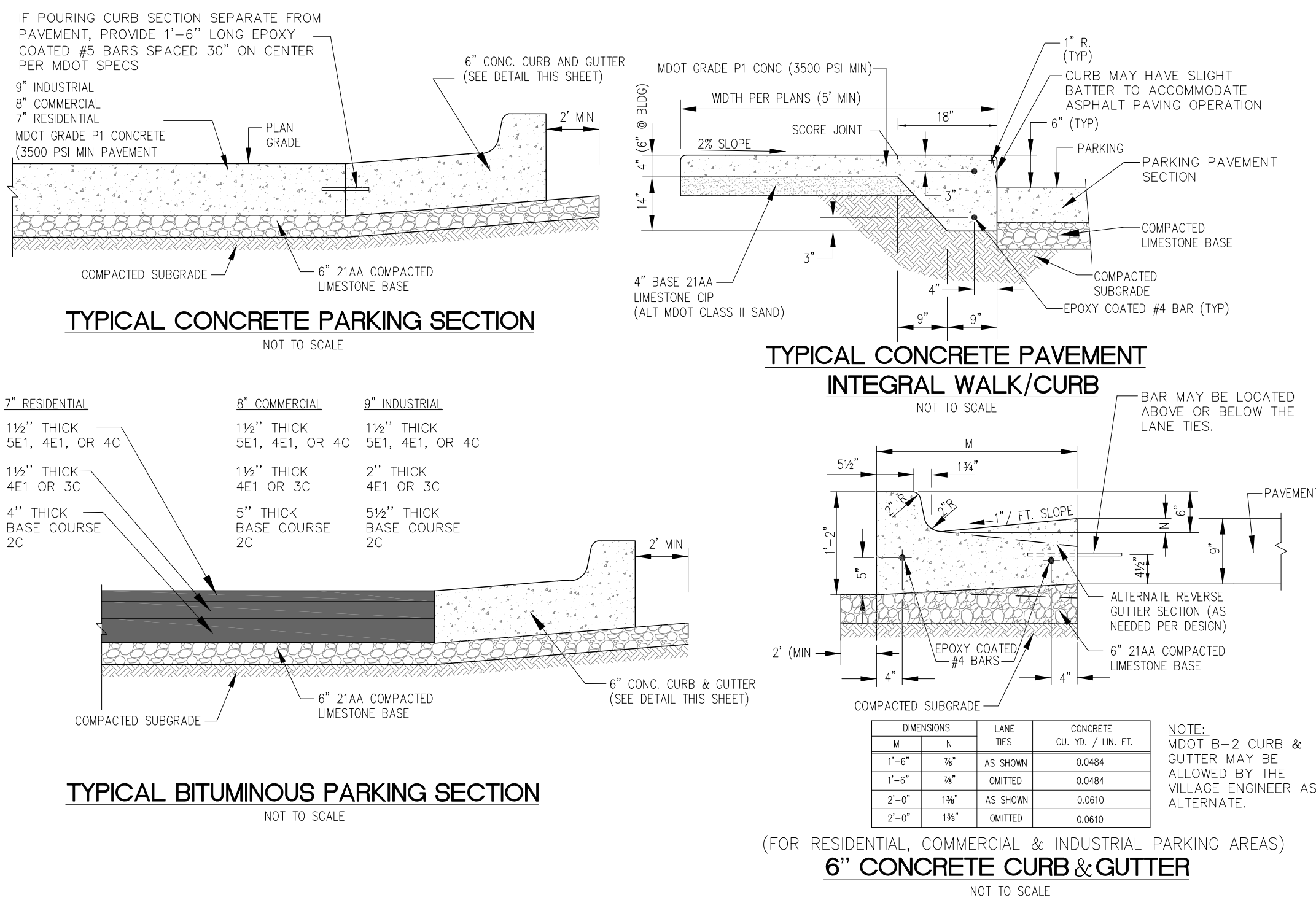
- EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS. TREE ROOTS SHALL BE COMPLETELY REMOVED.
- EXCAVATE TO THE DEPTH OF THE FINAL SUBGRADE ELEVATION TO ALLOW FOR GRADE CHANGES AND THE PLACEMENT OF THE RECOMMENDED PAVEMENT SYSTEM.
- THE PAVEMENT SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. THE FINAL SUBGRADE SHALL BE THOROUGHLY PROOF-ROLLED IN THE PRESENCE OF A GEOTECHNICAL/PAVEMENT ENGINEER TO DETERMINE STABILITY. LOOSE OR YIELDING AREAS WHICH CANNOT BE MECHANICALLY STABILIZED SHALL BE REMOVED AND REPLACED WITH CLASS II SAND OR AS DIRECTED BY THE ENGINEER. ALL FILL MATERIAL AND BASE MATERIAL SHALL BE TESTED AND ITS COMPACTION AND SUITABILITY FOR ACCEPTANCE OF THE BASE MATERIAL AND PAVEMENT SHALL BE CERTIFIED BY SAID TESTING FIRM. THE OWNER SHALL SUPPLY THREE COPIES OF GEOTECHNICAL AND TECHNICAL REPORTS TO NEW HAVEN VILLAGE.
- IF IN THE OPINION OF THE INSPECTOR/ENGINEER, FIELD CONDITIONS WARRANT ADDITIONAL TESTING, THE DEVELOPER SHALL ARRANGE FOR AND PAY FOR ALL REQUIRED ADDITIONAL TESTING.
- 21AA LESTONE AGGREGATE BASE SHALL BE COMPACTED TO ACHIEVE A 95% COMPACTION LEVEL (MODIFIED PROCTOR - ASTM D 1557-91). THE BASE SHALL EXTEND A MINIMUM OF 2 FEET BEYOND THE BACK OF CURB OR THE PAVED EDGE.
- CONCRETE PAVEMENT TESTING SHALL BE REQUIRED FOR ALL PROJECTS.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE NEW HAVEN VILLAGE, MACOMB COUNTY DEPARTMENT OF ROADS, AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.
- CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.
- FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.
- 1.0 INCH AND 2.0 INCH EXPANSION JOINTS SHALL BE INSTALLED PER MCDR / MDOT STANDARDS.
- FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 95% OF THE MAXIMUM DRY DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.
- 6" UNDER DRAIN WRAPPED IN GEOTEXTILE FABRIC FILTER SHALL BE INSTALLED ON BOTH SIDES OF ALL ROADWAYS. ALSO, PLACE UNDER DRAINS AT ALL DRAINAGE STRUCTURES WITHIN PARKING AREAS.
- CONSTRUCTION TRAFFIC SHALL BE MINIMIZED ON THE NEW BITUMINOUS PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, SUBJECT TO NEW HAVEN VILLAGE AND MCDR APPROVAL, THE PLACEMENT OF THE FINAL LIFT SHALL BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED BY THE DEVELOPER. PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS.
- ONLY PLANT MIXED PAVEMENT MATERIAL ALLOWED. MILLINGS OR RECYCLED MATERIAL OF ANY TYPE ARE PROHIBITED. APPLICABLE FOR ALL PAVEMENT TYPES INCLUDING DRIVEWAYS (RESIDENTIAL AND NON-RESIDENTIAL), GRAVEL DRIVEWAYS (MIN 6" MDOT 21AA LESTONE OR CRUSHED CONCRETE AGGREGATE) MAY BE ALLOWED ONLY WITH PRIOR VILLAGE APPROVAL.

CONCRETE PAVEMENT

- CONCRETE SHALL CONSIST OF: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES. PAVEMENT SHALL BE PLANT MIXED CONFORMING TO MDOT GRADE P1 DESIGNED TO MITIGATE ASR PER ASTM STANDARDS.
- ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.
- THE CONCRETE BATCH PLANT SHALL BE MDOT CERTIFIED WITH LOCATION APPROVED BY THE VILLAGE AND MCDR.
- NO CONCRETE PAVING SHALL BE ALLOWED PRIOR TO MAY 1, OR AFTER NOVEMBER 1 (UNLESS APPROVED BY MDOT, MCDR OR NEW HAVEN VILLAGE).
- AIR TEMPERATURE AT POINT OF PLACEMENT, AWAY FROM ARTIFICIAL HEAT SHALL BE MINIMUM 25° F AND RISING.
- TEMPERATURE OF CONCRETE AT TIME OF PLACEMENT SHALL BE BETWEEN 45° F AND 90° F.

BITUMINOUS PAVEMENT

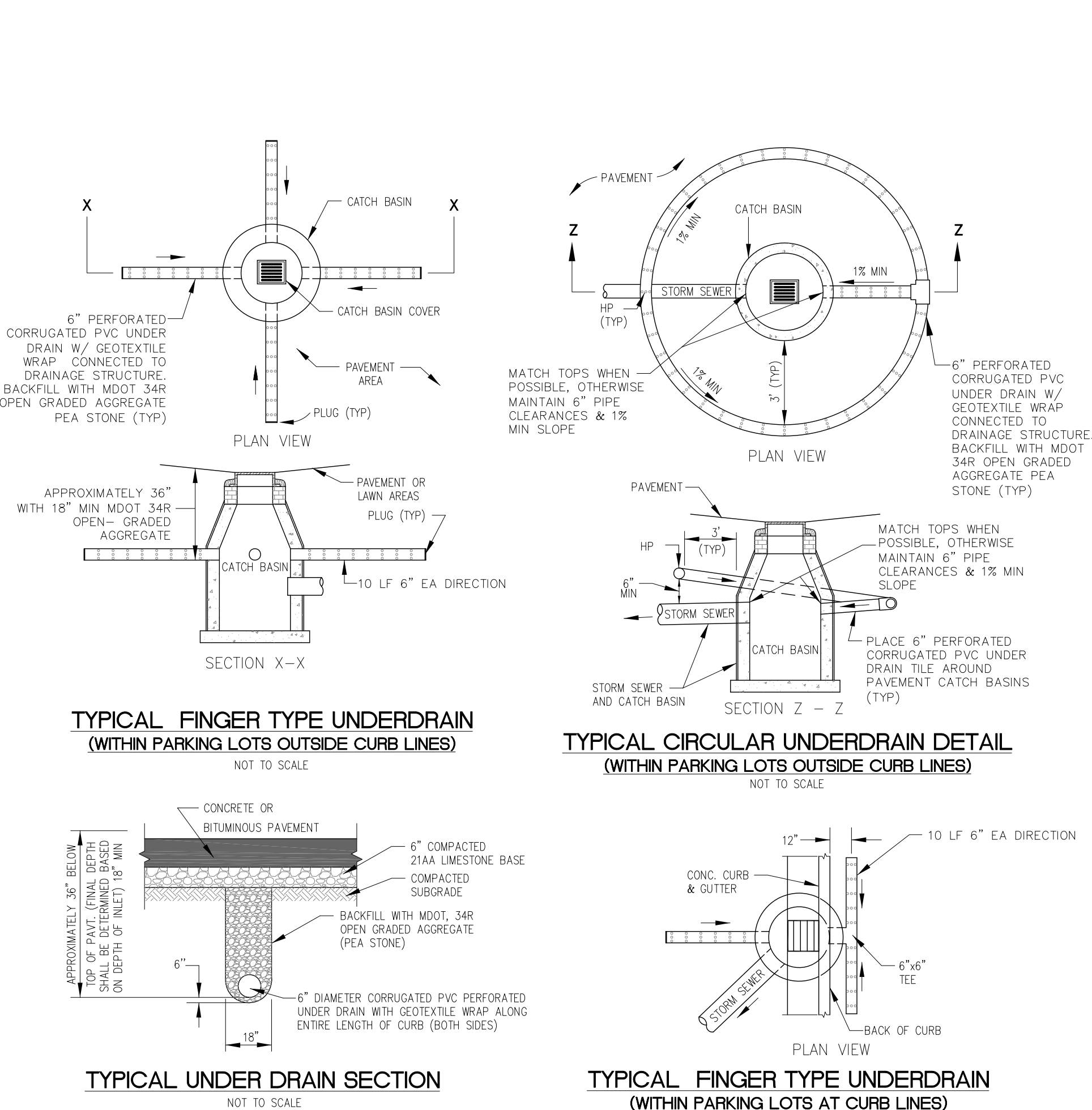
- BITUMINOUS MIXTURE SHALL CONSIST OF: BASE COURSE - MDOT BITUMINOUS MIXTURE NO. 2C; LEVELING COURSE - MDOT BITUMINOUS MIXTURE NO. 3C; WEARING COURSE - MDOT BITUMINOUS MIXTURE NO. 4C; ASPHALT CEMENT PENETRATION GRADE 85-100 (PG 64-22) RECLAIMED ASPHALT PAVEMENT (RAP) SHALL NOT BE ALLOWED IN THE HMA 4C MIX.
- FOR PRIVATE RESIDENTIAL ROADWAYS, COMMERCIAL PARKING LOTS, AND BIKE PATHS ALTERNATE EQUIVALENT MDOT BITUMINOUS MIXTURE MAY BE USED, WITH APPROVAL FROM THE VILLAGE ENGINEER.
- ALL BITUMINOUS MATERIAL SHALL BE COMPACTED TO A DENSITY OF 97% OF THE FIELD CONTROL DENSITY AS DETERMINED BY THE MARSHALL METHOD.
- A BOND COAT OF SS-1H EMULSION IS REQUIRED BETWEEN THE BASE COURSE AND LEVELING COURSE AND BETWEEN THE LEVELING COURSE AND WEARING COURSE WHEN EITHER 48 HOURS HAVE ELAPSED BETWEEN PLACEMENT OF THE BITUMINOUS COURSES OR THE SURFACE OF THE PAVEMENT HAS BEEN CONTAMINATED WITH DIRT, DUST, OR FOREIGN MATERIAL. THE BOND COAT SHALL BE APPLIED IN A UNIFORM MANNER OVER THE SURFACE AT A RATE OF 0.10 GALLON/S.Y. (BETWEEN LEVELING COURSE AND BASE COURSE & 0.05 GALLON/S.Y. BETWEEN WEARING COURSE AND LEVELING COURSE). THE COATS MAY DIFFER, IN THE EVENT A BOND COAT IS NOT REQUIRED, THE LEVELING COURSE MAY REQUIRE LOCALIZED BROOM CLEANING.
- DO NOT PLACE HMA OR APPLY BOND COAT WHEN PRECIPITATION IS IMMINENT OR WHEN MOISTURE ON THE EXISTING SURFACE WILL PREVENT SATISFACTORY CURING. UNLESS OTHERWISE APPROVED BY THE ENGINEER IN WRITING, TEMPERATURE AND SEASONAL REQUIREMENTS FOR PLACING HMA WILL BE ACCORDING TO THE CURRENT MDOT SPECIFICATIONS. PAVING WILL NOT BE ALLOWED BELOW THESE MINIMUM TEMPERATURES, NOR WHEN FROST IS ON OR IN THE GRADE OR ON THE EXISTING SURFACE.



TYPICAL PARKING AREA PAVEMENT / CURB DETAILS

TYPICAL SCREENED DUMPSTER ENCLOSURE DETAILS

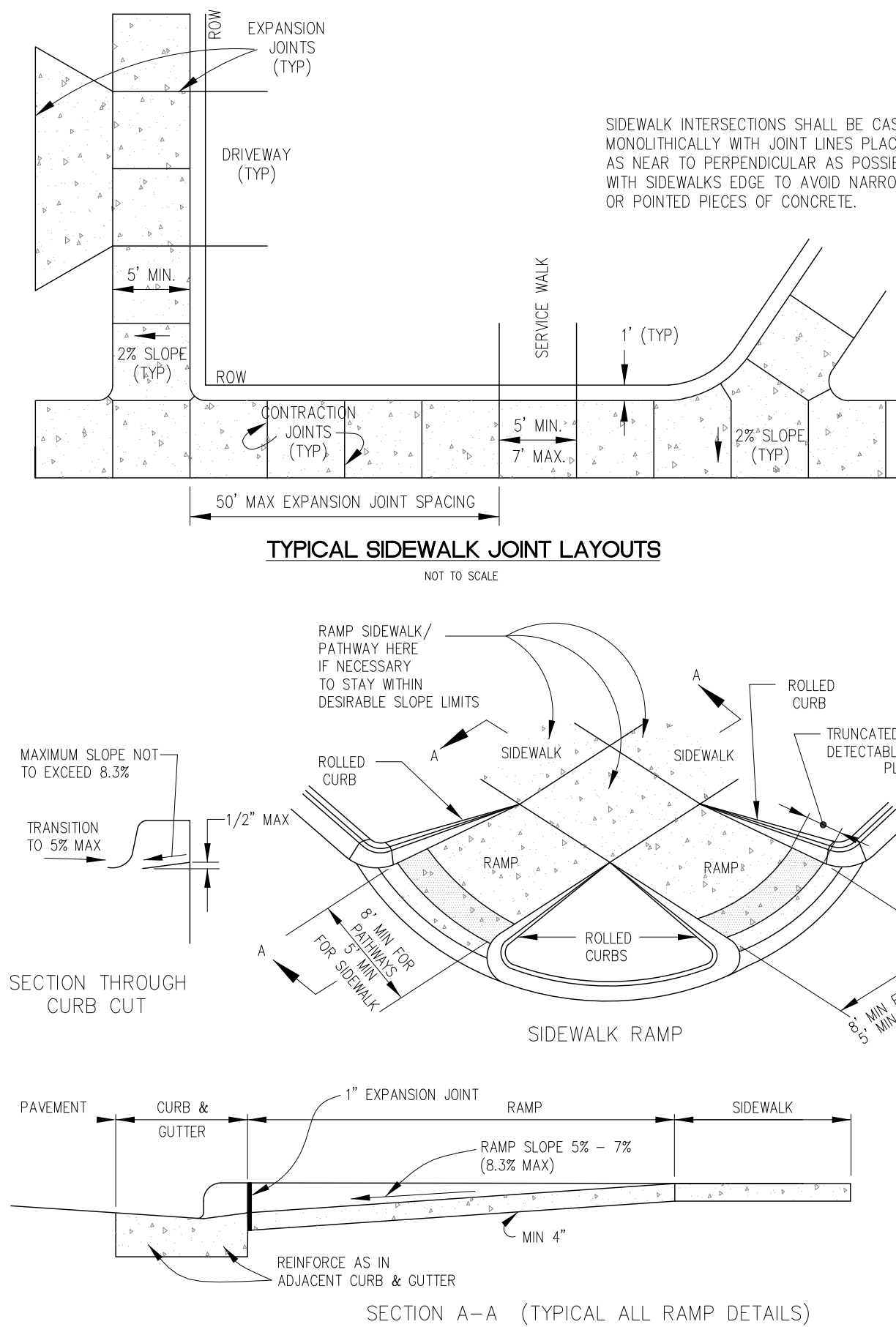
NOT TO SCALE



NOTES:
1. UNDER DRAIN TO BE 6" PVC AASHTO M 278 SDR-35 WITH PERFORATIONS MEETING AASHTO M 278.

- ALL UNDER DRAIN PIPES SHALL BE INSTALLED AT A MIN SLOPE OF 1%.
- PIPE SHALL BE INSTALLED WITH THE PERFORATIONS PLACED DOWN.
- PROPOSED UNDER DRAIN PIPE LAYOUT, FLOW LINE ELEV. AND DETAILS SHALL BE APPROVED PRIOR TO CONSTRUCTION.

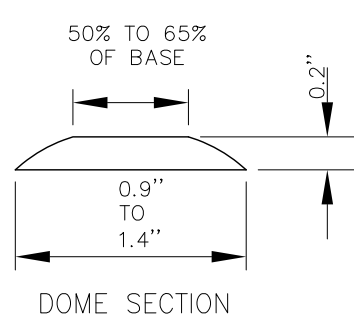
TYPICAL UNDER DRAIN DETAILS



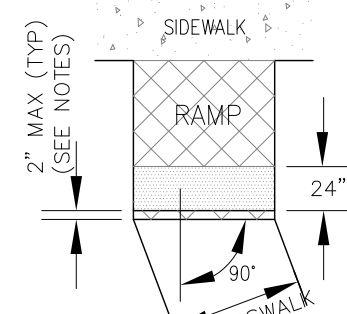
TYPICAL SIDEWALK RAMP DETAILS AT ROAD INTERSECTION

MDOT TYPE 4, STANDARD PLAN R-28

NOT TO SCALE



DOMES SECTION



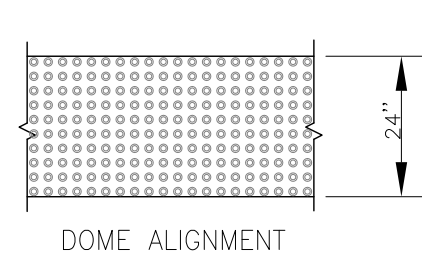
DETECTABLE WARNING DETAILS

MDOT STANDARD PLAN R-28

NOT TO SCALE

SIDEWALK GRADING SECTION

NOT TO SCALE



DOMES ALIGNMENT

- NOTE:
1. DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP. THEY SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 2" FROM THE CURB LINE (FACE OF CURB).
2. THE ROWS OF TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL (PERPENDICULAR SHOWN) TO THE GRADE BREAK BETWEEN THE RAMP, LANDING, OR BLENDED TRANSITION AND THE STREET.
3. THE TRUNCATED DOMES SHALL BE RED COLOR, ARMOR-TILE OR APPROVED EQUAL STAMPED CONCRETE NOT ACCEPTABLE.

TYPICAL CONCRETE SIDEWALK DETAILS

Chapter 515. Zoning

Article XII. GB General Business District

§ 515-50. Intent.

The GB General Business District ***recognizes the importance of Gratiot Avenue as both a gateway into New Haven and the prime commercial corridor of the City. Development regulations are designed to implement this intent, the goals of the New Haven Master Plan, and*** promote the development of vehicle and pedestrian accessible areas with a variety of retail, office, civic and service uses ~~and to provide locations for the development of highway-oriented type businesses and shopping centers.~~ ***District regulations will do the following:***

- 1. Create an identity for New Haven through enhanced streetscape and site design elements, safe pedestrian-oriented design, trail connections, and attractive architecture. and pedestrian spaces;***
- 2. Improve the economic development potential of the corridor.***
- 3. Improve public health, safety and welfare by reducing the number of traffic hazards, reducing the number of pedestrian and vehicular conflict points, and improving emergency vehicle access and circulation. Encourage collaboration between adjacent property owners in the form of shared access and lot combinations;***
- 4. Limit the impact of off-street parking access locations which interrupt the flow and consistency of the physical design.***
- 5. Orient building entrances and storefronts to the street to add visual interest and increase pedestrian traffic, and create outdoor spaces;***
- 6. Visually distinguish Gratiot Avenue in New Haven by encouraging full use of property, design consistency, and compatible residential density while respecting adjacent single-family residential areas;***

§ 515-51. Principal permitted uses.

In the General Business District, no building or land shall be used and no building shall be erected except for one or more of the following uses:

- A. Generally recognized retail businesses which supply commodities on the premises, such as but not limited to groceries, meats, dairy products, baked goods, beverages, drugs, dry goods, clothing, books, hardware and similar uses. B. Banks, savings and loan, and credit unions.
- C. Cocktail lounges, bars and restaurants, excluding drive-in or drive-through window facilities.
- D. General, service, sales and professional offices.
- E. Laboratories.
- F. Medical and dental offices, including walk-in clinics and ambulatory care centers but excluding hospitals.
- G. Outdoor assemblies.
- H. Personal service shops, such as tailor, beauty parlor, barbershop, photographer, photo dropoff with or without on-site processing, instant or quick printing shop, shoe repair, laundromats and dry cleaning establishments, provided the actual dry cleaning takes place off site, and similar uses. I. Private clubs, lodge halls and similar uses.
- J. Public buildings without outdoor storage yards, including community centers, libraries, museums, and post offices.
- K. Public parks.
- L. Theaters (excluding drive-ins).

- M. Veterinarian offices, excluding kennels.
- N. Antique, thrift and resale shops.
- O. Accessory uses and structures incidental to the principal use.

§ 515-52. Special land uses.

The following special land uses may be permitted only after review and approval by the Planning Commission, subject to the requirements and standards of Article XX and the submission of a site plan conforming with the requirements of § 515-100:

- A. Adult entertainment uses (§ 515-89).
- B. Bed-and-breakfast facilities (§ 515-125).
- C. Cemeteries (§ 515-128).
- D. Commercial greenhouse/nursery (§ 515-131).
- E. Commercial outdoor recreation (§ 515-133) or indoor recreation (§ 515-132).
- F. Convalescent or rest home (§ 515-135).
- G. Drive-through facilities (§ 515-136).
- H. Educational facilities (§ 515-137).
- I. Funeral homes (§ 515-141).
- J. Hospitals (§ 515-143).
- K. Hotels and motels (§ 515-144).
- L. Kennels (§ 515-145).
- M. New and used vehicle sales (see § 515-150 for outdoor sales lots).
- N. Nursery schools and child-care centers (§ 515-149).
- O. Places of worship (§ 515-153).
- P. Vehicle convenience stations without repair and with limited repair service (§ 515-160).
- Q. Vehicle repair garages (§ 515-161).
- R. Vehicle service centers (§ 515-162).
- S. Vehicle wash facilities (§ 515-163).
- T. Utility structures (§ 515-159).
- U. Accessory uses and structures incidental to the principal use.
- V. Uses which, in the opinion of the Planning Commission based on findings of fact, are similar to the above permitted uses.

§ 515-53. Accessory structures and uses.

Accessory buildings, structures and uses shall be permitted in accordance with § 515-78. In addition, the following accessory structures and uses may also be permitted only when conducted within a completely enclosed building, subject to the following:

- A. Garages shall be used exclusively for the storage of passenger motor vehicles and/or commercial vehicles of less than one-ton capacity, which are to be used in connection with a business permitted and located in the GB General Business District.

B. Sidewalk sales shall be permitted only as provided hereunder:

- (1) No person, firm, corporation or merchant shall vend, sell, dispose of or display any goods, wares, merchandise or produce on any public street or sidewalk or anywhere else outside a building without full compliance with this section for the period of said sidewalk sale.
- (2) Sidewalk sales shall be permitted for no more than three days. No more than two such sidewalk sales shall be permitted on a site to any person, firm, corporation or merchant in a single calendar year.
- (3) Sale of the merchandise under this subsection shall be limited to merchandise usually sold on the premises. No new merchandise shall be brought in to vend, sell, dispose of or display at the sidewalk sale.
- (4) All merchandise offered for sale hereunder must be displayed on private property. Merchandise shall be securely and adequately placed so that it will not endanger passersby or fall or extend into the public right-of-way. Such sales shall not be operated in any manner which would cause a nuisance or create a fire hazard or obstruct ingress and egress to premises.

§ 515-54. Development regulations.

Buildings and sites shall be developed in a manner improving the regional identity of New Haven, providing a welcoming entry to the downtown, enticing visitors and customers, and improving the value of property.

- A. All uses shall be retail or service establishments dealing directly with customers. All retail goods produced on the premises shall be sold on the premises.
 - B. All business, servicing or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building, unless otherwise permitted through special land use approval. All accessory buildings shall be similar in architectural design and materials to the principal building.
 - C. Waste materials of any sort shall be screened from public view by a masonry wall and shall be consolidated in a defined trash receptacle area in conformance with § 515-91K(1).
 - D. Exterior site lighting shall be in accordance with § 515-90G. In addition, where a building wall faces an abutting residential district there shall be no floodlighting of such facade. This shall not preclude the lighting of doorways on such facades.
 - E. All uses in this district require site plan review and approval. Site plans shall be prepared in accordance with the requirements of § 515-100 of this chapter and shall be reviewed and approved by the Planning Commission prior to issuance of a building permit.
 - F. See Article XVIII, General Provisions, relating to off-street parking, off-street parking layout, landscaping and screening requirements and other sections of the article as they relate to uses permitted in the district.
 - G. Except where otherwise regulated in this article, refer to Article XVII, Schedule of District Regulations, limiting the height and bulk of buildings, the minimum size of lot by permitted land use, the minimum yard setback requirements and development options.^[1]
- [1] Editor's Note: The Schedule of District Regulations is included at the end of this chapter.
- H. No required front yard space in any GB General Business District shall be used for the storage or parking of vehicles or any other materials or equipment.
 - I. Prohibited use of open areas: No machinery, equipment, vehicles, or other materials shall be stored or parked unless in full accordance with the Village of New Haven Nuisance Ordinance.

J. Bonus Provisions.

Instances may occur, in the best interests of the Village of New Haven, where building and parking standards of this Article can be modified. In such instances, the Village's interests in upholding its

standards can be offset by the provision of amenities which will benefit the Gratiot Avenue corridor and Village as a whole where the following where certain eligibility criteria are met:

(1) Height Eligibility Criteria. *Buildings are eligible for a height bonus of up to one (1) additional story and/or fifteen (15) feet where two (2) or more of the following criteria are met.*

- a. Dedication of an improved public plaza or open space which ties into the pedestrian circulation system.*
- b. Installation of streetscape furnishings, decorative lighting, or street furniture. Street furniture shall include, but is not limited to:

 - *A permanently mounted seating fixture constructed of decorative metal;*
 - *A permanently reserved planting bed with defined, durable edges;**
- c. Other public amenities as deemed appropriate by the Planning Commission.*

(2) Parking Reduction Eligibility Criteria. *Developments are eligible for up to a twenty percent (20%) reduction in numerical parking requirements where one (1) or more of the following criteria are met:*

- a. A shared parking/shared site access arrangement with adjacent properties is approved by the Planning Commission.*
- b. Parking area is provided entirely within the rear and side yards, and screened from the right-of-way.*
- c. Other site improvements as deemed appropriate by the Planning Commission.*

§515-56 Site and Landscape Design Standards. *Landscape, streetscape, and screening elements shall be required in accordance with Section 515-91 and the following.*

A. Pedestrian Access.

- a. Sidewalks shall be required along all street frontages and shall be eight (8) feet in width and shall be located one (1) foot off the property line in the road right-of-way.*
- b. A pedestrian connection shall provide a clear, publicly-accessible connection between the primary street upon which the building fronts and the building.*
- c. A direct pedestrian walkway shall be provided from rear and side yard parking areas to the building.*

B. Streetscape furnishings, including street trees, tree grates, special concrete finishing, decorative lighting, and street furniture shall be considered along all frontages to the satisfaction of the Planning Commission.

- a. Street trees shall be located in accordance with the standards of the governing entity.*
- b. Street trees shall not be located within a corner clearance area per Section 515-76.*

C. Landscape areas adjacent to public rights-of-way, parks and residential uses shall have underground irrigation.

D. Loading areas shall be designed and placed according to Section 515-101. Except in the case of certain uses, such as offices and other -businesses that have a very infrequent incidence of deliveries, and when so approved by the Planning Commission, the off-street loading space may be utilized for off-street parking, but it shall not diminish the number of off-street parking spaces otherwise required.

§515-57 Building Design Standards. *Proposed developments shall comply with the design standards set forth herein:*

- A. Façade Variation.** *A building facade facing a public street and/or a park shall include building entries, wall offsets, cornices, awnings, or complementary building materials to break up the mass of a façade.*
- B. Building Transparency.** *Ground floor facades that face public streets and parks shall have display windows, entry areas, or other such features along no less than fifty percent (50%) of the façade area of the ground floor façade. Façade transparency of at least thirty percent (30%) is required for each upper façade that faces a public street and park. [NOTE: INSERT DEFINITION IN SECTION 515-3]*
- Outdoor dining/seating located between the building and the right-of-way may count toward the transparency requirement. Such spaces must be permanently created by a wall or other permanent improvement defining the outdoor dining area.*
- C. Building Entrance.** *Each principal building on site shall have clearly defined, highly visible entrances with awnings, recesses/projections, or decorative architectural details.*
- D. Garage Doors.** *Garage doors shall not be permitted on a front façade with the exception that the Planning Commission may permit garage doors on the front façade subject to attractive screening and landscaping or if the garage is utilized as a design amenity for uses such as outdoor dining patios or outdoor sales.*
- E. Building Materials and Colors.** *The exterior of buildings shall be constructed of high quality materials, including, but not limited to, brick, stone, architectural steel and glass, and integrally tinted/textured concrete masonry units.*
- F. Pedestrian orientation.** *At least one pedestrian door shall front a public right-of-way, unless the Planning Commission finds that there are unique circumstances associated with the use, building or parcel that would make the access requirement unreasonable.*
- G. Where the standards of this Section conflict with other sections of the Zoning Ordinance, the standards of this Section shall take precedence.**

§515-55 Access Management Standards [DOES THE VILLAGE WANT ACCESS MANAGEMENT STANDARDS SIMILAR TO THE LENOX TOWNSHIP GRATIOT OVERLAY DISTRICT?]