



NEW HAVEN PLANNING COMMISSION - PUBLIC HEARING YATOOMA OIL - SPECIAL LAND USE (26-06-34-353-006) AGENDA

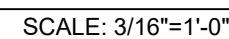
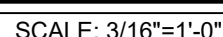
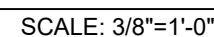
**August 04, 2026 at 7:00 PM
Municipal Council Room – 57775 Main Street**

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**
 - A. Yatooma Oil - Special land use (26-06-34-353-006)**
- 3. Adjournment**

SCALE: 3/16"=1'-0"



A200

ROOF MOUNTED APPLIANCES AND FIXTURES SHALL BE EFFECTIVELY SCREENED ON ALL SIDES BY THE ROOF LINE SO AS NOT TO BE VISIBLE FROM OFF THE SITE.



SCALE: 3/16"=1'-0"



C-1

LAND USE AND ZONING		
PID: 15-09-03-100-022		
GENERAL BUSINESS DISTRICT (GB)		
PROPOSED USE	SPECIAL LAND USE	
VEHICLE CONVENIENCE STATION	SPECIAL LAND USE	
OUTDOOR SALES	SPECIAL LAND USE	
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	20,000 SF	214,820 SF (4.93 AC)
MINIMUM LOT WIDTH	150 FT	280.4 FT
MAXIMUM BUILDING COVERAGE	35%	3.35% (7,200 SF)
MINIMUM BUILDING HEIGHT	35 FT (2 STORIES)	< 35 FT
MINIMUM FRONT YARD SETBACK	35 FT	91.0 FT
MINIMUM SIDE YARD SETBACK	15 FT	463.5 FT
MINIMUM REAR YARD SETBACK	15 FT	64.4 FT
MINIMUM FRONT YARD PARKING SETBACK	20 FT	35.0 FT
MINIMUM SIDE YARD PARKING SETBACK	10 FT	10.0 FT
MINIMUM CANOPY SETBACK	30 FT	59.5 FT

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 515-101.D	VEHICULAR CONVENIENCE STATION: MINIMUM OF 5 SPACES, PLUS 4 SPACES PER SERVICE STALL 5 SPACES + (4 SPACES)(0 STALLS) = 5 SPACES RETAIL: 1 SPACE PER 175 SF OF GROSS FLOOR AREA (7,200 SF) (1 SPACE / 175 SF) = 41 SPACES TOTAL: 5 + 41 = 46 SPACES	49 SPACES
§ 515-101.B	90° PARKING: 9 FT X 18 FT WITH 24 FT AISLE	9 FT X 18 FT W/ 24 FT AISLE
§ 515-101.B	LOADING: 10 FT X 50 FT, 1 SPACE REQUIRED	10 FT X 50 FT 1 SPACE PROVIDED

PROPOSED UNDERGROUND STORAGE TANKS SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, & FEDERAL REGULATIONS INCLUDING SECONDARY CONTAINMENT & LAKE DETECTION MEASURES

REMOVAL / RELOCATION OF WETLANDS WITHIN FOOTPRINT OF DEVELOPMENT TO BE COORDINATED WITH EGLE.

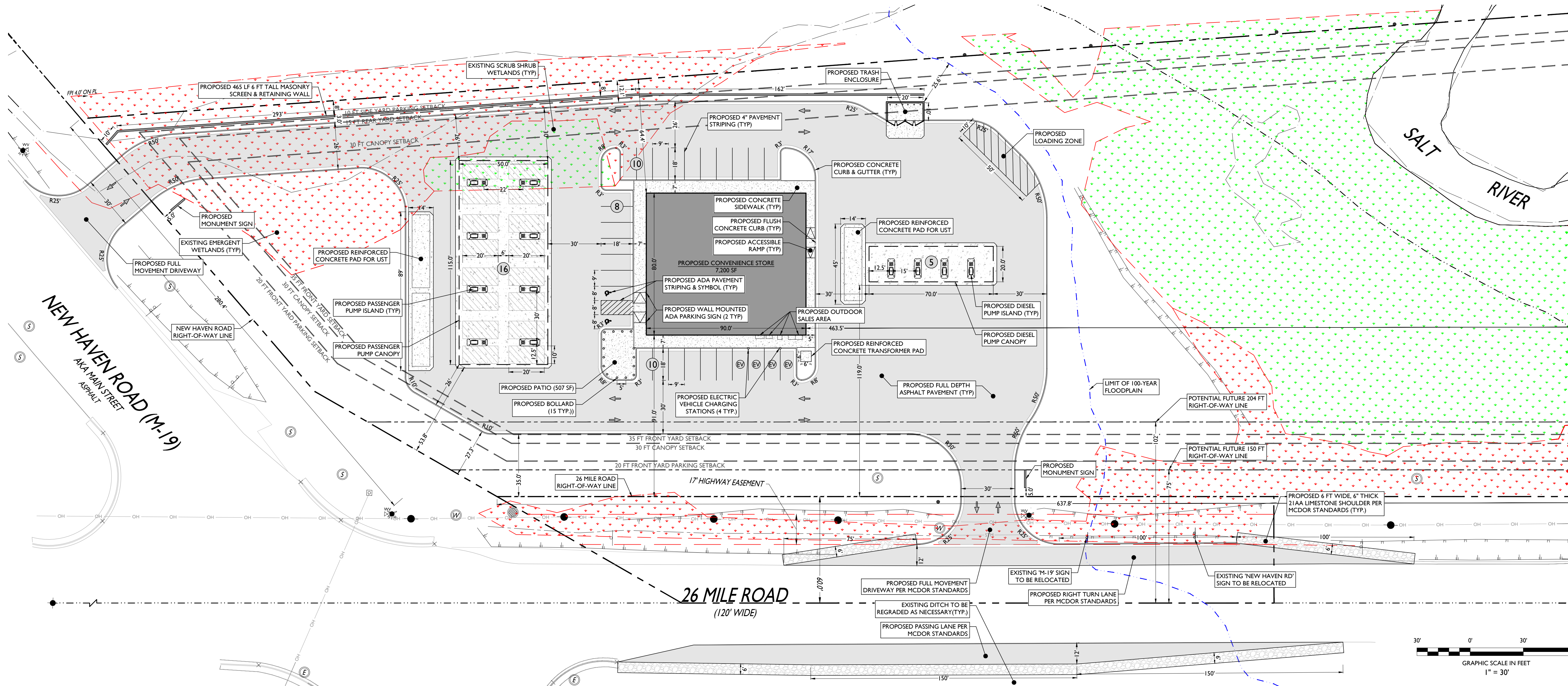
GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

SYMBOL

DESCRIPTION

- PROPERTY LINE
- 100-YEAR FLOODPLAIN LIMIT
- SETBACK LINE
- PROPOSED CURB
- PROPOSED FLUSH CURB
- PROPOSED SIGNS / BOLLARDS
- PROPOSED BUILDING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- EXISTING SCRUB SHRUB WETLANDS
- EXISTING EMERGENT WETLANDS



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Phone 248.247.1115

YATOOMA OIL
PROPOSED VEHICULAR
CONVENIENCE STATION

PID: 15-09-03-100-022
NORTHEAST CORNER OF NEW HAVEN ROAD AND 26 MILE ROAD
VILLAGE OF NEW HAVEN
MACOMB COUNTY, MICHIGAN



STONEFIELD
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SCALE: 1" = 30' PROJECT ID: DET-250599

TITLE:

SITE PLAN

DRAWING:

C-2

BENCHMARKS:

BENCHMARK #1: SET CAPPED IRON LOCATED AT THE INTERSECTION OF THE NORTHERLY LINE OF 26 MILE RD AND THE EASTERLY LINE OF NEW HAVEN ROAD - 609.74'
BENCHMARK #2: FOUND CAPPED IRON ON EASTERLY LINE OF NEW HAVEN ROAD - 612.03'

GRADING NOTES

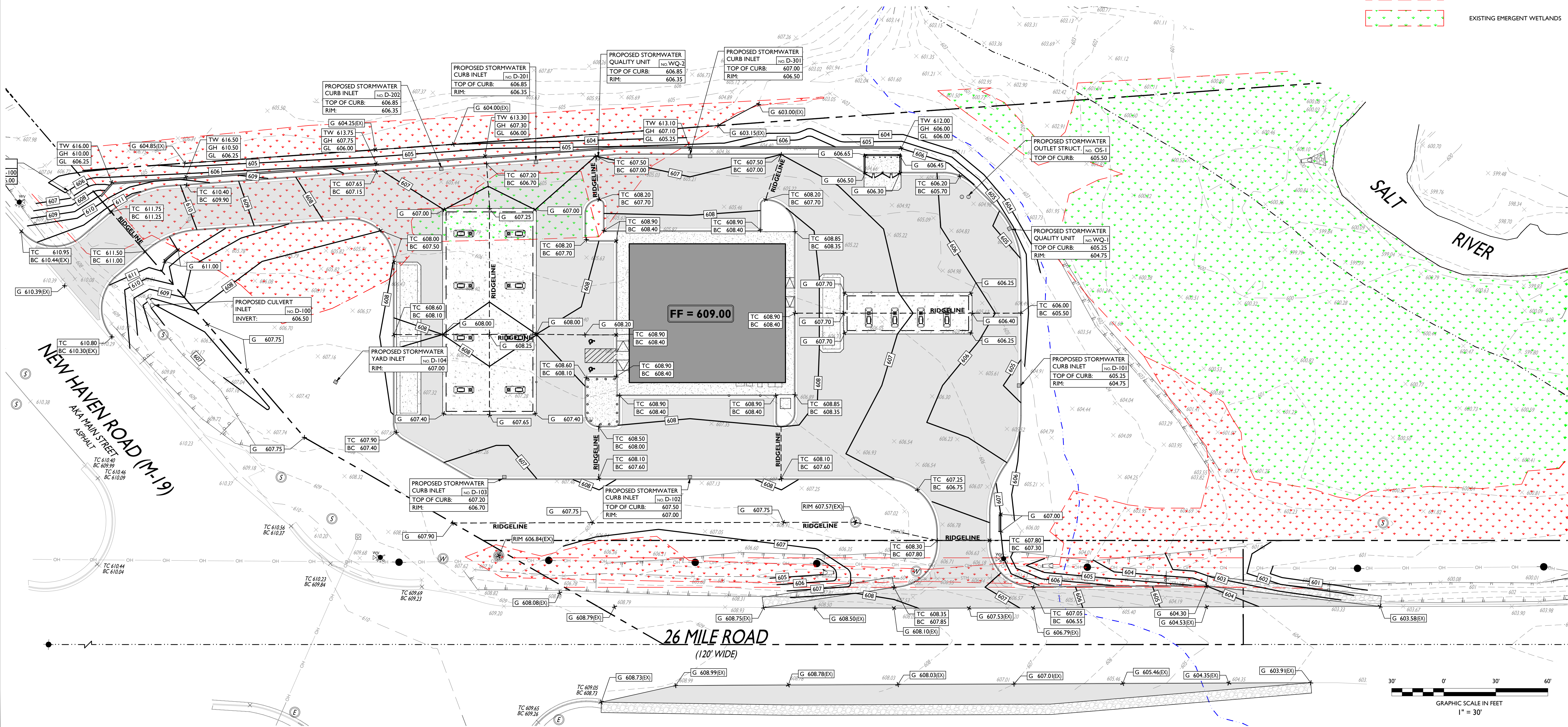
- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
- THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
- THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
- MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CURB GUTTER: 0.50%
 - CONCRETE SURFACES: 1.00%
 - ASPHALT SURFACES: 1.00%
- A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF THIS CONDITION CANNOT BE MET.
- FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

ADA NOTES

- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
- THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL, WHERE PROVIDED. CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
- ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
- A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
- THE CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4 INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH, WHERE A CHANGE IN LEVEL BETWEEN 1/4 INCHES AND 1/2 INCHES EXISTS. CONTRACTOR SHALL ENSURE THAT THE TOP 1/4 INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
- THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/4 INCH.



SYMBOL	DESCRIPTION
	PROPERTY LINE
	100-YEAR FLOODPLAIN LIMIT
	PROPOSED GRADING CONTOUR
	PROPOSED GRADING RIDGELINE
	PROPOSED DIRECTION OF DRAINAGE FLOW
	PROPOSED GRADE SPOT SHOT
	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
	PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT
	EXISTING SCRUB SHRUB WETLANDS
	EXISTING EMERGENT WETLANDS



NOT APPROVED FOR CONSTRUCTION

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SITE DEVELOPMENT PLANS

YATOOMA OIL

**PROPOSED VEHICULAR
CONVENIENCE STATION**

PID: 15-09-03-100-022
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VILLAGE OF NEW HAVEN
MACOMB COUNTY, MICHIGAN



STONEFIELD
engineering & design

SCALE: 1" = 30' PROJECT ID: DET-250599

TITLE:

GRADING PLAN

DRAWING:

C-3

DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
2. CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP-GRADE.
3. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
4. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES

1. THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION. THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
2. THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL SHORING DESIGNER. SHALL BE SUBMITTED TO STONEFIELD ENGINEERING & DESIGN, LLC AND THE OWNER PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER DISPOSAL.

STORMWATER INFILTRATION BMP CONSTRUCTION NOTES

1. PRIOR TO THE START OF CONSTRUCTION, ANY AREA DESIGNATED TO BE USED FOR AN INFILTRATION BMP (E.G. BASIN, BIORETENTION AREA, ETC.) SHALL BE FENCED OFF AND SHALL NOT BE UTILIZED AS STORAGE FOR CONSTRUCTION EQUIPMENT OR AS A STOCKPILE AREA FOR CONSTRUCTION MATERIALS. NO ACTIVITY SHALL BE PERMITTED WITHIN THE INFILTRATION BASIN AREA UNLESS RELATED TO THE CONSTRUCTION OF THE INFILTRATION BASIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL SUBCONTRACTORS OF BASIN AREA RESTRICTIONS.
2. THE CONTRACTOR SHALL MAKE EVERY EFFORT, WHERE PRACTICAL TO AVOID SUBGRADE SOIL COMPACTION IN THE AREAS DESIGNATED TO BE USED FOR AN INFILTRATION BMP.
3. ALL EXCAVATION WITHIN THE LIMITS OF ANY INFILTRATION BMP SHALL BE PERFORMED WITH THE LIGHTEST PRACTICAL EXCAVATION EQUIPMENT. ALL EXCAVATION EQUIPMENT SHALL BE PLACED OUTSIDE THE LIMITS OF THE BASIN WHERE FEASIBLE. THE USE OF LIGHT-WEIGHT, RUBBER-TIRED EQUIPMENT (LESS THAN 8 PSI APPLIED TO THE GROUND SURFACE) IS RECOMMENDED WITHIN THE BASIN LIMITS.
4. THE SEQUENCE OF SITE CONSTRUCTION SHALL BE COORDINATED WITH BASIN CONSTRUCTION TO ADHERE TO SEQUENCING LIMITATIONS.
5. DURING THE FINAL GRADING OF AN INFILTRATION BASIN, THE BOTTOM OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND THEN SMOOTHED OUT WITH A LEVELING DRAW OR EQUIVALENT GRADING EQUIPMENT. ALL GRADING EQUIPMENT SHALL BE LOCATED OUTSIDE OF THE BASIN BOTTOM WHERE FEASIBLE.
6. FOLLOWING CONSTRUCTION OF AN INFILTRATION BASIN, SOIL INFILTRATION TESTING BY A LICENSED GEOTECHNICAL ENGINEER IS REQUIRED TO CERTIFY COMPLIANCE WITH THE DESIGN INFILTRATION RATES IN ACCORDANCE WITH APPENDIX E OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES MANUAL, LATEST EDITION. IF THE FIELD INFILTRATION RATES ARE LOWER THAN THE RATE USED DURING DESIGN, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING IMMEDIATELY TO DETERMINE THE APPROPRIATE COURSE OF ACTION.
7. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY TO DETERMINE IF WITNESS TESTING IS REQUIRED DURING INFILTRATION BASIN EXCAVATION AND/OR SOIL INFILTRATION TESTING.

STORMWATER UNDERGROUND BMP CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL INSTALL AND BACKFILL THE UNDERGROUND BMP IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
2. UNDERGROUND BASINS SHALL UTILIZE A STONE BACKFILL WITH A MINIMUM VOID RATIO OF 40%.
3. NO CONSTRUCTION LOADING OVER UNDERGROUND BASINS IS PERMITTED UNTIL BACKFILL IS COMPLETE PER THE MANUFACTURER'S SPECIFICATIONS. NO VEHICLES SHALL BE STAGED OR OPERATE FROM A FIXED POSITION OVER THE BASIN.

STORMWATER MANAGEMENT CALCULATIONS

(Per the Macomb County Public Works Office Procedures & Design Standards dated March 1, 2024)

Project: 26 Mile & New Haven		Date: 06-24-2026	
Location: Village of New Haven, MI		PE License #: 6201311402	
Designer: KH		Signature: Kevin Heffernan	
POST-DEVELOPED LANDCOVER BREAKDOWN & COMPOSITE C VALUE			
Landcover	Area (SF)	C Value*	Weighted Value
Roof	7,200	x 0.95	= 6,840
Asphalt / Concrete Pavements	62,430	x 0.95	= 59,309
Lawns (HSG D, good cond., <4%)	32,520	x 0.45	= 14,634
Subtotals	102,150		80,783
Total Site Area, A:	2.35 AC	Composite C Value, C:	0.79

*Floodplain area excluded

**C-values Obtained from MCPWO Storm Water Procedures & Design Manual Appendix G Table G-1

WATER QUALITY CONTROL (H.1)

Design Storm, P ² :	1.00 in
Time of Concentration, T _c ^{H.2} :	15 min
Water Quality Area 1, A _{WQ1} :	2.35 AC

$$Q_{WQ1} = C \times I \times A_{WQ1}$$

$$I = 30 \times P^{0.22} / (T_c + 9.17)^{0.81}$$

$$V_{WQ1} = 3,630 \times 1.0 \times C \times A_{WQ1}$$

$$\text{Water Quality Flow } I, Q_{WQ1} = 3.71 \text{ cfs}$$

$$\text{Intensity, } I_s = 2.00 \text{ in/hr}$$

*Intensity maximum is 2.0 in/hr, per County Standards

$$\text{Water Quality Volume, } V_{WQ1} = 6,732 \text{ cf}$$

*Rainfall depth based on MCPWO Storm Water Procedures & Design Manual Part 5 Section H.1.3

**Minimum time of concentration for commercial sites per MCPWO Storm Water Procedures & Design Manual Appendix G

CHANNEL PROTECTION VOLUME CONTROL (H.2)

$$\text{Design Storm, } P^{2.1} = 1.20 \text{ in}$$

$$V_{CPH.2} = 3,630 \times 1.2 \times C \times A$$

*Rainfall depth based on MCPWO Storm Water Procedures & Design Manual Part 5 Section H.2

**Requirement is waived - Per Geotechnical Report, existing soils consist of stiff to very stiff clay

CHANNEL PROTECTION RATE CONTROL (EXTENDED DETENTION) VOLUME (H.3)

$$\text{Design Storm, } P^{2.1} = 1.90 \text{ in}$$

$$V_{ED} = 3,630 \times 1.9 \times C \times A$$

*Rainfall depth based on MCPWO Storm Water Procedures & Design Manual Part 5 Section H.3

H.4: DETENTION & FLOOD CONTROL (DFC)

$$\text{Design Storm, } P^{2.1} = 5.20 \text{ in}$$

$$Q_{VRR} = 1.1055 - 0.206 \times \ln(A)$$

$$\text{Variable Release Rate, } Q_{VRR} = 0.93 \text{ CFS / AC}$$

*Release Rate limited to 1.0 cfs/acre for sites 2 acres or less

$$Q_{DRAIN} = Q_{VRR} \times A$$

$$\text{100-YR Allowable Outlet Rate, } Q_{DRAIN} = 2.18 \text{ CFS}$$

$$V_{DRAIN} = 3,630 \times 5.2 \times C \times A$$

*Weighted C Value to be multiplied by a factor of 1.3, if 1.2°C > 1.0, C = 1.0

$$I_{100} = 30 \times P^{0.22} / (T_c + 9.17)^{0.81}$$

$$\text{Runoff Volume, } V_{DRAIN} = 44,265 \text{ CF}$$

$$Q_{100YR} = C \times I_{100} \times A$$

$$\text{100-YR Intensity, } I_{100} = 6.26 \text{ in/hr}$$

$$R = 0.206 - 0.15 \ln(Q_{DRAIN} / Q_{100YR})$$

$$\text{Post Development Inflow Rate, } Q_{100YR} = 14.68 \text{ CFS}$$

$$V_{DRAIN} = V_{DRAIN} \times R - V_{CPH.2}$$

$$\text{Storage Curve Factor, } R = 0.49$$

*Rainfall depth based on MCPWO Storm Water Procedures & Design Manual Appendix G Section B

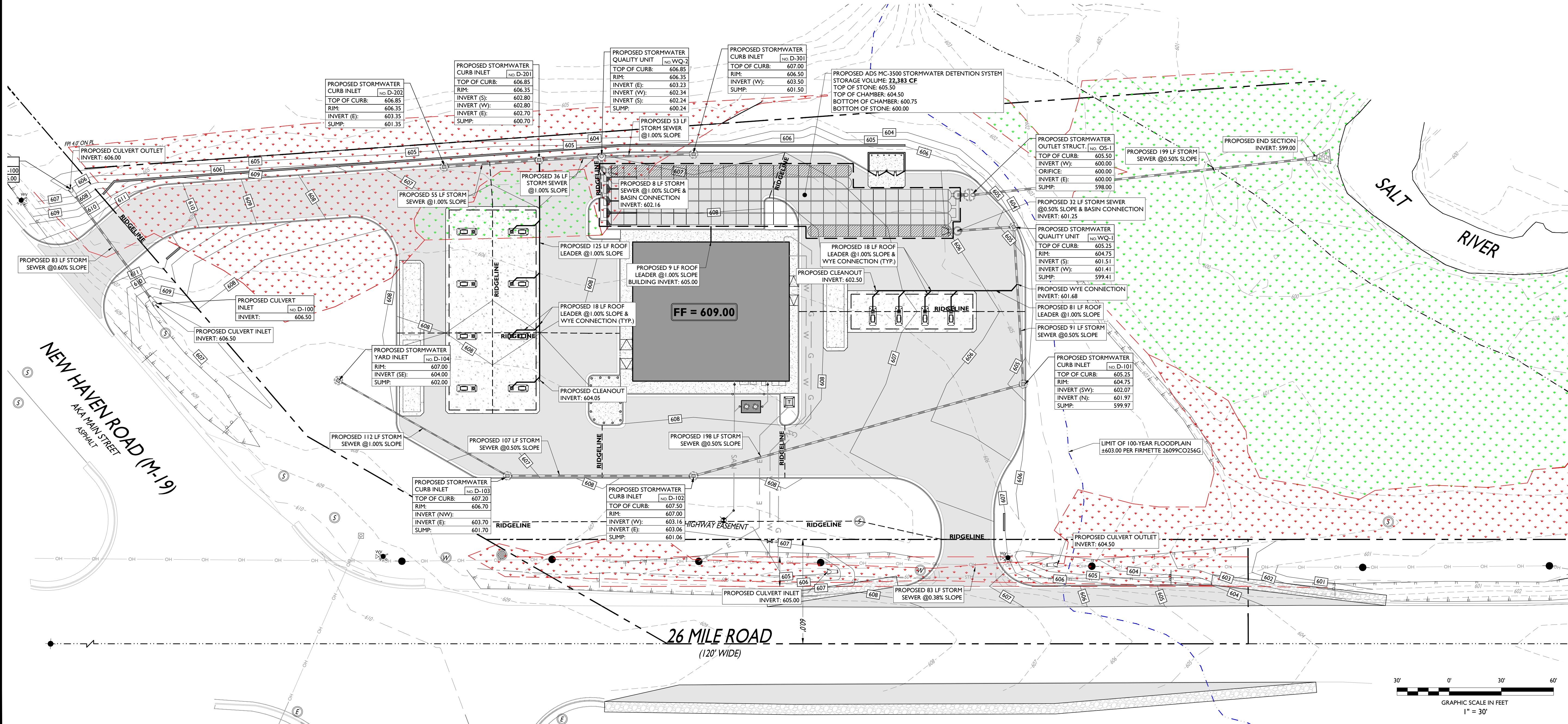
**See below for V_{CPH.2}

$$\text{Required 100-YR Detention Volume, } V_{DRAIN} = 21,781 \text{ CF}$$

SYMBOL

DESCRIPTION

---	PROPERTY LINE
---	100-YEAR FLOODPLAIN LIMIT
---	PROPOSED GRADING CONTOUR
---	PROPOSED GRADING RIDGELINE
---	PROPOSED STORMWATER STRUCTURES
---	PROPOSED STORMWATER PIPING
---	PROPOSED UNDERGROUND OUTLET STRUCTURE
---	EXISTING SCRUB SHRUB WETLANDS
---	EXISTING EMERGENT WETLANDS



SITE DEVELOPMENT PLANS

YATOOMA OIL

PROPOSED VEHICULAR CONVENIENCE STATION

PID: 15-09-03-100-022
NORTHEAST CORNER OF NEW HAVEN ROAD AND 26 MILE ROAD
VILLAGE OF NEW HAVEN
MACOMB COUNTY, MICHIGAN



SCALE: 1" = 30' PROJECT ID: DET-250599

TITLE:

STORMWATER MANAGEMENT PLAN

DRAWING:

C-4

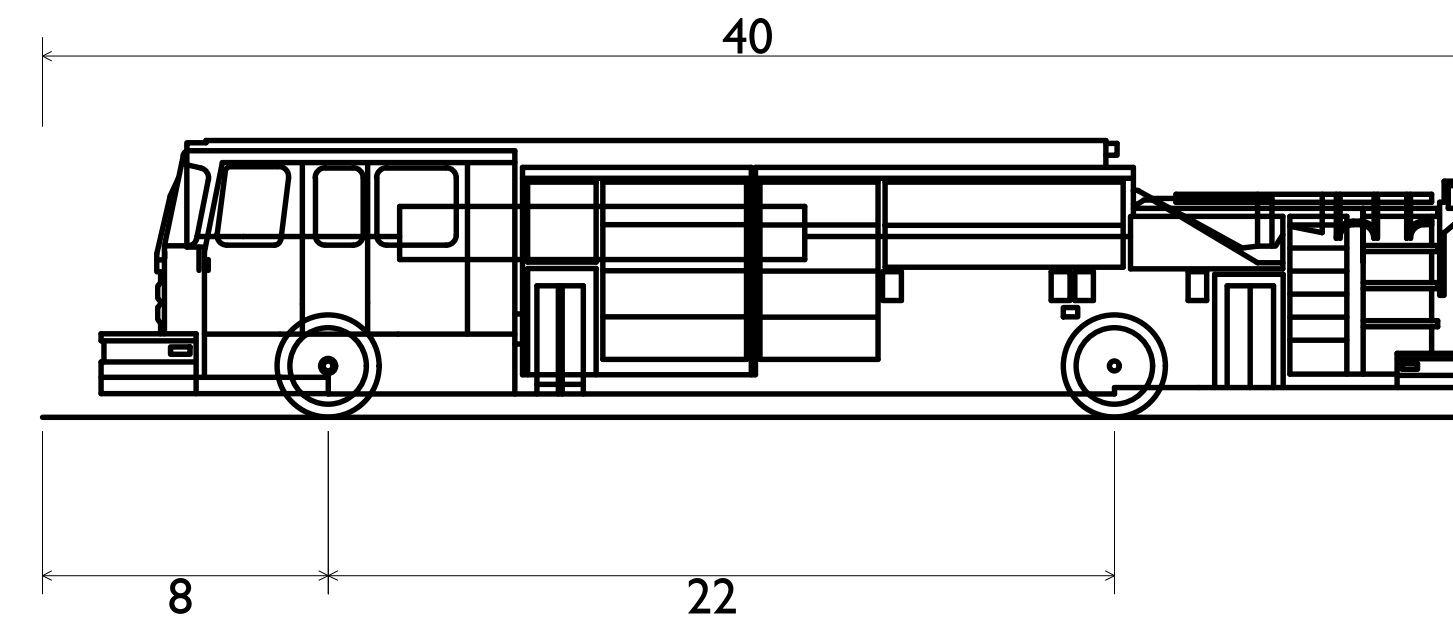
DRAINAGE AND UTILITY NOTICES

1. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AGENCIES FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES AND, SHOULD THE FIELD CONDITIONS DIFFER FROM THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY TO REEVALUATE THE FIELD LOCATION.
2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES OCCURRING WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THE EXISTING UTILITY LOCATIONS DO NOT MEET THE CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. IF THE EXISTING LINES ARE NOT SEPARATED FROM THE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES, IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
6. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (CROSSING 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY (GROUNDS FOR WATER) AND SANITARY SEWER SERVICE. INSPECTION REPORT TO BE SUBMITTED TO THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IN WRITING.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
8. CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY UTILITY WITHIN THE LOWEST SLOPE OR UP GRADIENT.
9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPED OR REMOVED. THE CONTRACTOR SHALL RECORD THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
10. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE AS-DESIGNED LOCATIONS. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

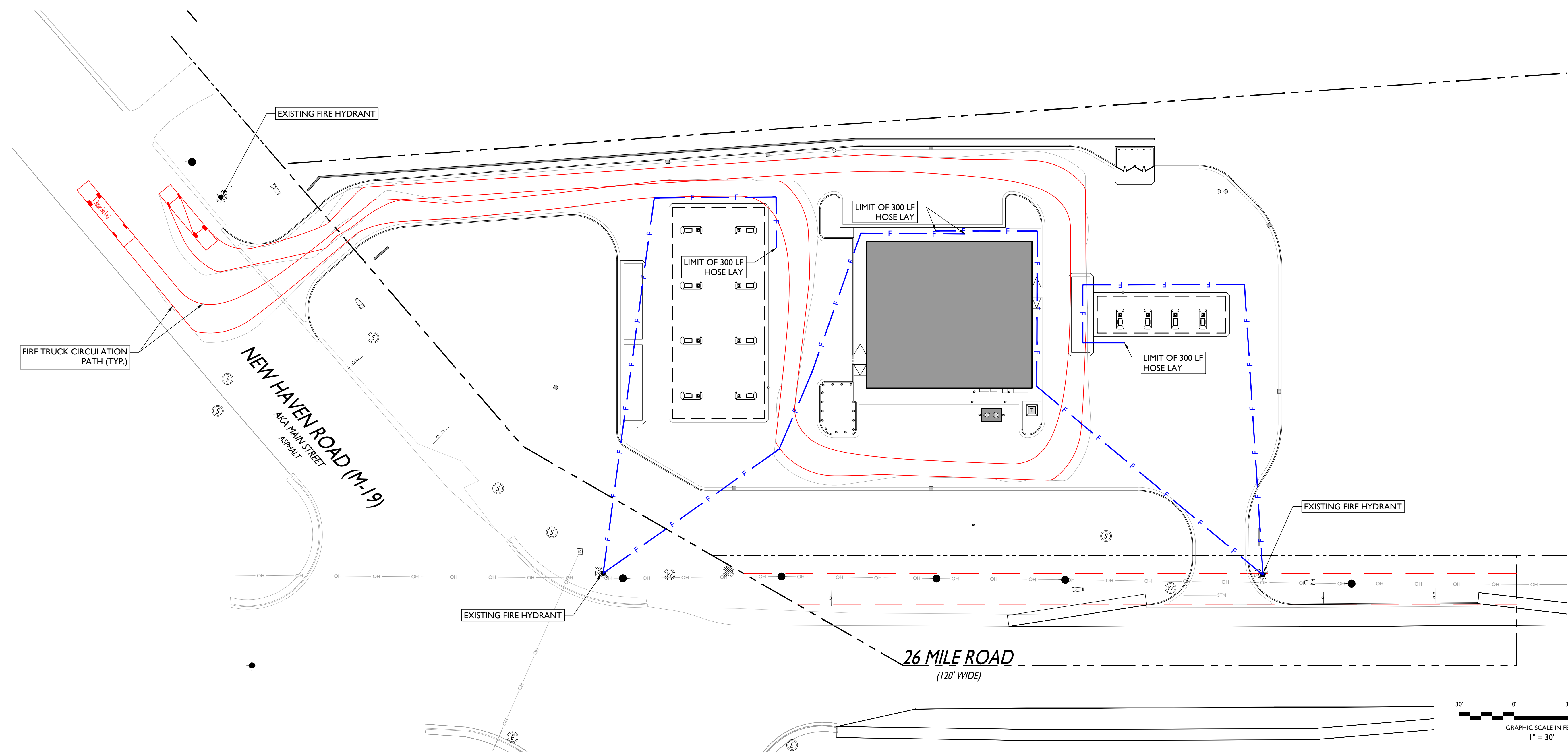
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555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

PID: 15-09-03-100-022
NORTHEAST CORNER OF NEW HAVEN ROAD AND 26 MILE ROAD
VILLAGE OF NEW HAVEN
MACOMB COUNTY, MICHIGAN

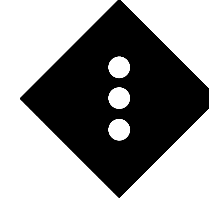


Pumper Fire Truck
Overall Length 40.000ft
Overall Width 8.167ft
Overall Body Height 7.745ft
Min Body Ground Clearance 0.656ft
Track Width 8.167ft
Lock-to-lock time 5.00s
Max Wheel Angle 45.00°
*DIAGRAM NOT TO SCALE



FOR SITE PLAN & SPECIAL LAND USE APPROVAL		DESCRIPTION	
	NB	BY	
	06/30/2024	DATE	
	I	ISSUE	

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STONEFIELD
engineering & design

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SITE DEVELOPMENT PLANS

YATOOMA OIL
PROPOSED VEHICULAR
CONVENIENCE STATION

PID: 15-09-03-100-022
NORTHEAST CORNER OF NEW HAVEN ROAD AND 26 MILE ROAD
VILLAGE OF NEW HAVEN
MACOMB COUNTY, MICHIGAN





STONEFIELD
engineering & design

SCALE: 1" = 30' PROJECT ID: DET-250599

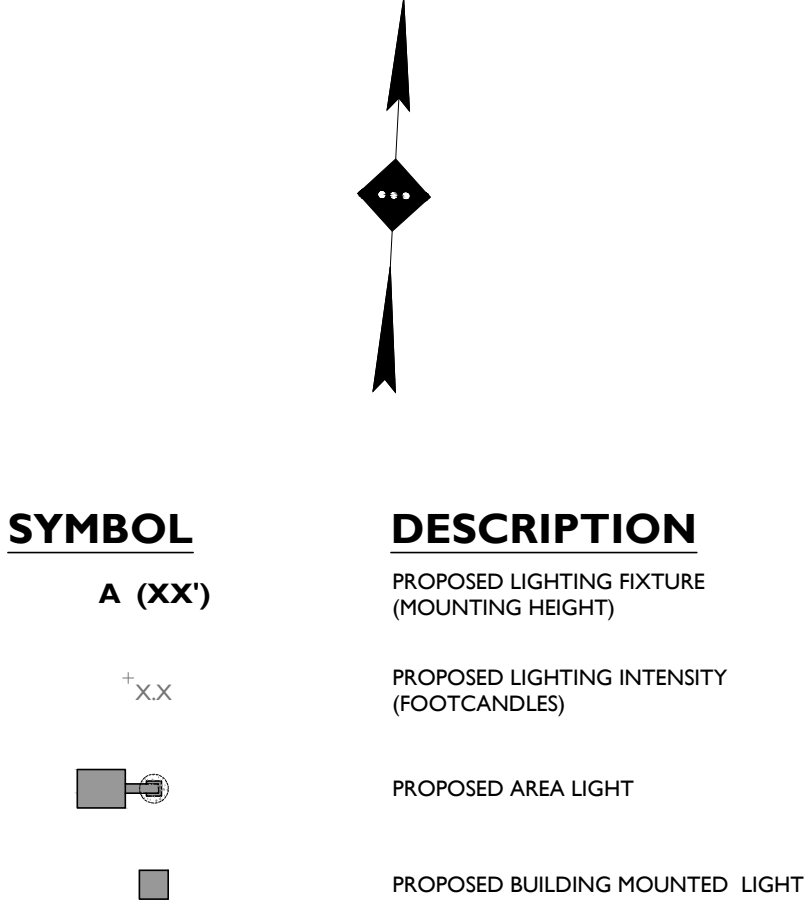
TITLE:
UTILITY PLAN (FIRE)

DRAWING:
C-6

V:\07102505\DET250599 YATOOMA OIL - NEW HAVEN, MI\CDOT\10750P-05-BUILDING

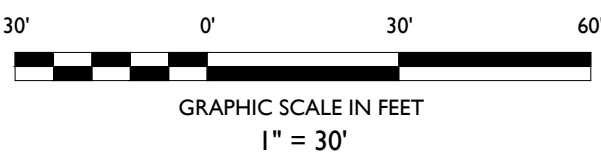
PROPOSED LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
	A	18	LSI MIRADA MEDIUM OUTDOOR LED AREA LIGHT - 18,000 LUMEN PACKAGE	TYPE III	0.9	LSI LIGHTING	MRM-LED-18L-SIL-3-40-70CRI-IL
	B	1	LSI MIRADA MEDIUM OUTDOOR LED AREA LIGHT - 18,000 LUMEN PACKAGE	TYPE III	0.9	LSI LIGHTING	MRM-LED-18L-SIL-3-40-70CRI-IL
	C	4	LSI MIRADA MEDIUM WALL SCONCE - 15,000 LUMEN PACKAGE	TYPE III	0.9	LSI LIGHTING	XWM-3-LED-15L-40-70CRI
	D	7	SCOTTSDALE LEGACY (CRUS) LED CANOPY LUMINAIRE	N/A	0.9	LSI LIGHTING	CRUS-SC-HO-40

LIGHT FIXTURE 'D'



- ## GENERAL LIGHTING NOTES
1. THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF THE LIGHTING FIXTURES MAY VARY DUE TO A VARIETY OF UNCONTROLLABLE VARIABLES SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
 2. WHEREVER APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERING APPROXIMATE THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
 3. UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS IS AS FOLLOWS:
 - LIGHT EMITTING DIODES (LED) 0.80
 - HIGH PRESSURE SODIUM 0.70
 - METAL HALIDE 0.72
 4. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING LIGHTING LOCATIONS.
 5. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.

- ATTN LIGHTING NOTES:**
1. THE CONTRACTOR SHALL REPLACE LAMP COVERS, RE-LAMP AND RE-BALLAST EXISTING LIGHT FIXTURES AS INDICATED WITHIN THE PLAN SET. THE EXISTING FIXTURE HEIGHT SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. THE EXISTING FIXTURE IS SUBJECT TO CHANGE IF THE EXISTING LIGHT FIXTURES ARE NOT GREATER THAN OR EQUAL TO THE FOLLOWING WATTAGE:
A. FUTURE "X" MARKS SHALL BE MAINTAINED.
 2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING IF THE EXISTING FIXTURES DO NOT MEET THE MINIMUM WATTAGE SPECIFIED WITHIN THE PLAN SET.
 3. THE CONTRACTOR IS RESPONSIBLE TO CONFIRM THAT ANY EXISTING LIGHT POLES IDENTIFIED FOR REUSE WITH A PROPOSED EXISTING LIGHT FIXTURE SHALL BE CAPABLE OF SUPPORTING THE SAME AND HAVE THE CAPACITY TO SUPPORT THE PROPOSED LIGHT FIXTURE(S). ANY MOUNTING EQUIPMENT REQUIRED TO ATTACH THE PROPOSED LIGHT FIXTURE(S) TO THE EXISTING LIGHT POLE SHALL BE PROVIDED BY THE CONTRACTOR.
 4. THE CONTRACTOR SHALL CONFIRM THAT THE LOCATION OF ANY PROPOSED LIGHTING SHALL NOT CONFLICT WITH ANY EXISTING OR PROPOSED STRUCTURAL ELEMENT (E.G. CANOPY SUPPORT BEAMS). THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IMMEDIATELY IF ANY EXISTING CANOPY PRIOR TO THE START OF CONSTRUCTION.
 5. ALL EXISTING TREE LIMBS WITHIN THE 60 FOOT ATT RADIUS SHOWN IN THE PLAN SET SHALL BE TRIMMED TO A MINIMUM OF 6 FEET ABOVE GRADE. ALL SHRUBS WITHIN THE 60 FOOT ATT RADIUS SHALL BE TRIMMED TO A MINIMUM OF 36 INCHES ABOVE GRADE. ALL BRUSH SHALL BE REMOVED. THE CONTRACTOR SHALL CONSIDER ALL EXISTING TREES AND SHRUBS WITHIN THE 60 FOOT ATT RADIUS FOR LANDSCAPING. EXISTING TREE LIMBS ADJACENT TO LIGHTING FIXTURES SHALL BE TRIMMED AS REQUIRED TO PREVENT LIGHT INTERFERENCE.
 6. PRIOR TO BID, CONTRACTOR SHALL VERIFY EXISTING EXTERIOR LIGHTING CONDITIONS AFTER DUSK AND NOTIFY THE DEVELOPER PRIOR TO THE START OF CONSTRUCTION OF ANY DAMAGED OR INOPERABLE LIGHTS. THE CONTRACTOR SHALL REPAIR ALL INOPERABLE LIGHTS UNLESS OTHERWISE NOTED WITHIN THIS SET.
 7. THE ILLUMINATION LEVELS DEPicted WITHIN THE PLAN SET ARE BASED ON REGULATORY STATE STANDARDS FOR SAFETY LIGHTING AND THE STATE STANDARD FOR LIGHT POLLUTION.
 8. ALL LIGHTING FIXTURES, UNLESS OTHERWISE NOTED WITHIN THIS PLAN SET, HAVE THE PHOTOCELL OPTION ENABLED.
 9. EXISTING LIGHTING FIXTURES CONTROLLED BY OUTSIDE ENTITIES (E.G. CITY OF CHICAGO) SHALL BE MAINTAINED. THE LIGHTING ANALYSIS REFLECTED WITHIN THE PLAN SET, THE PROPOSED LIGHT LEVELS HAVE BEEN DESIGNED TO COMPLY WITH ALL APPLICABLE ATTY AND ILLUMINATION STANDARDS, INDEPENDENT OF ANY UNCONTROLLED LIGHT FIXTURES.



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PROPOSED VEHICULAR CONVENIENCE STATION

PID: 15-09-03-100-022
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VILLAGE OF NEW HAVEN
MACOMB COUNTY, MICHIGAN



C-7

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE

TREE STAKES, GUY WIRES AND TREE WRAP ARE TO BE REMOVED AFTER 1 YEAR

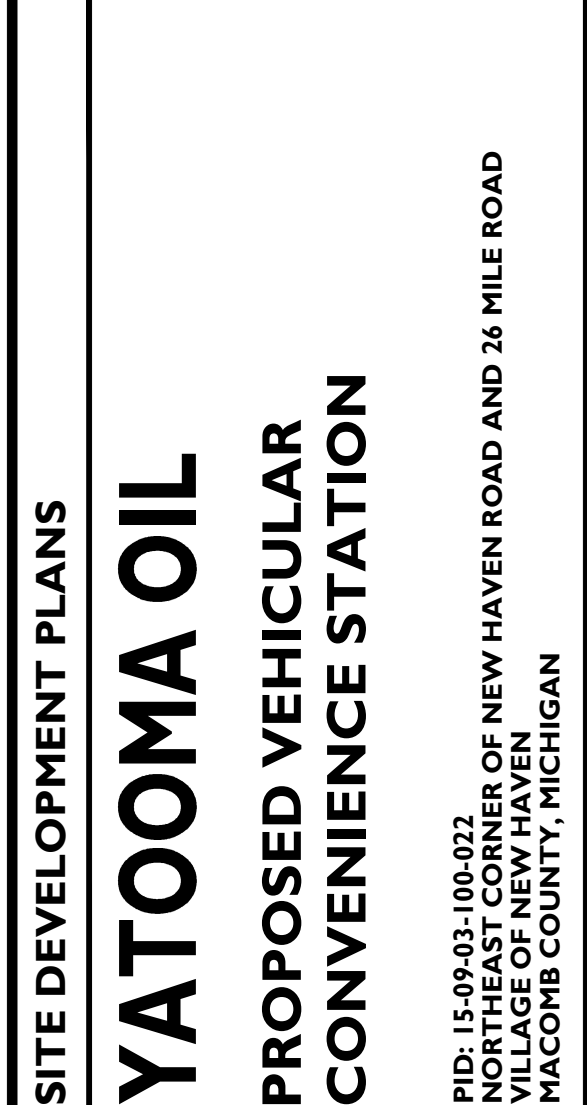


IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO PROVIDE SENSORS, PIPING, AND WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
4. THE CONTRACTOR SHALL SLOPE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN THE CENTER OF LAWN AREAS. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.



SCALE:	1" = 30'	PROJECT ID: DET-250599
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TITLE:

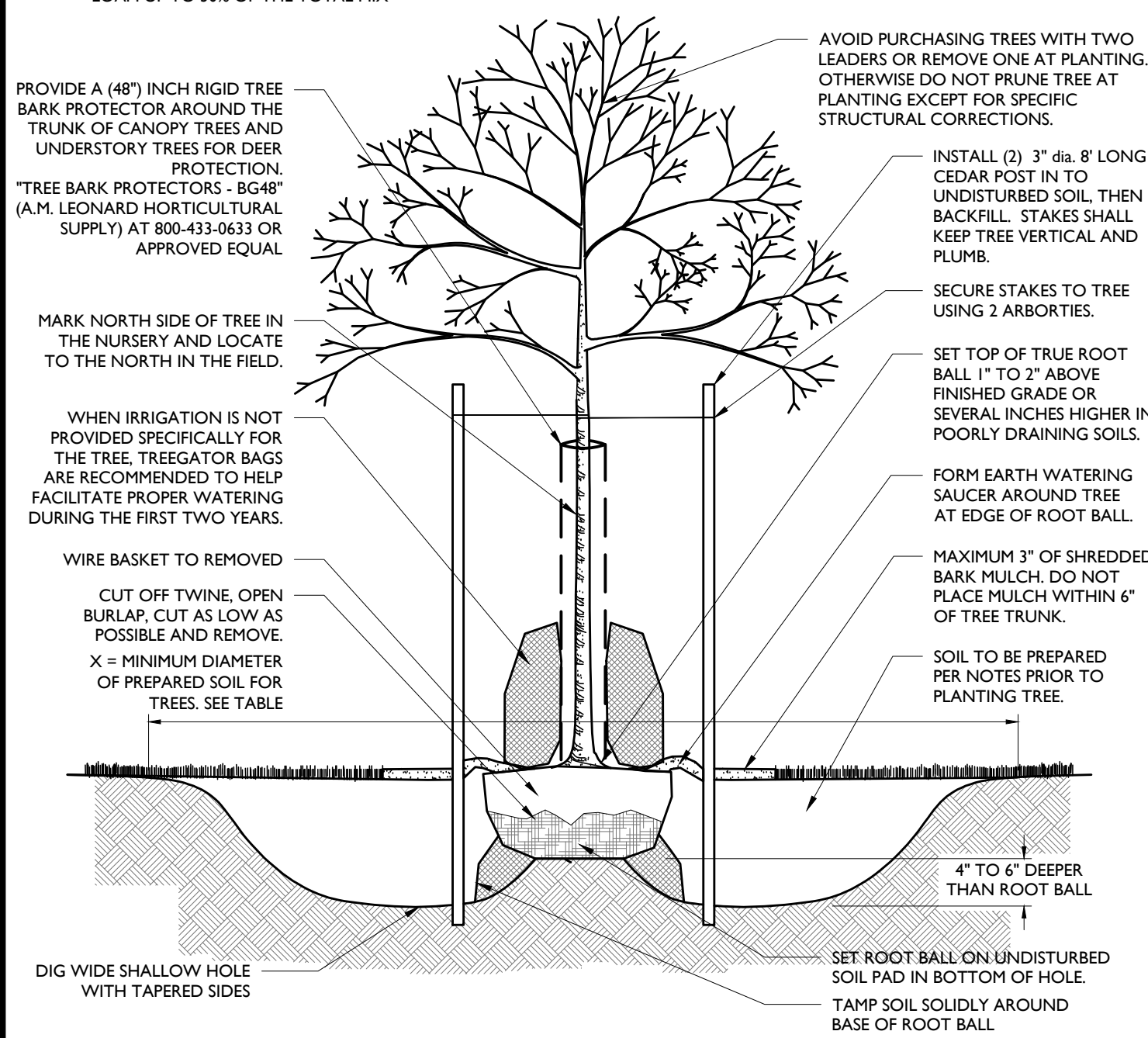
LANDSCAPING PLAN

DRAWING:

C-8

NOTES:

- FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX

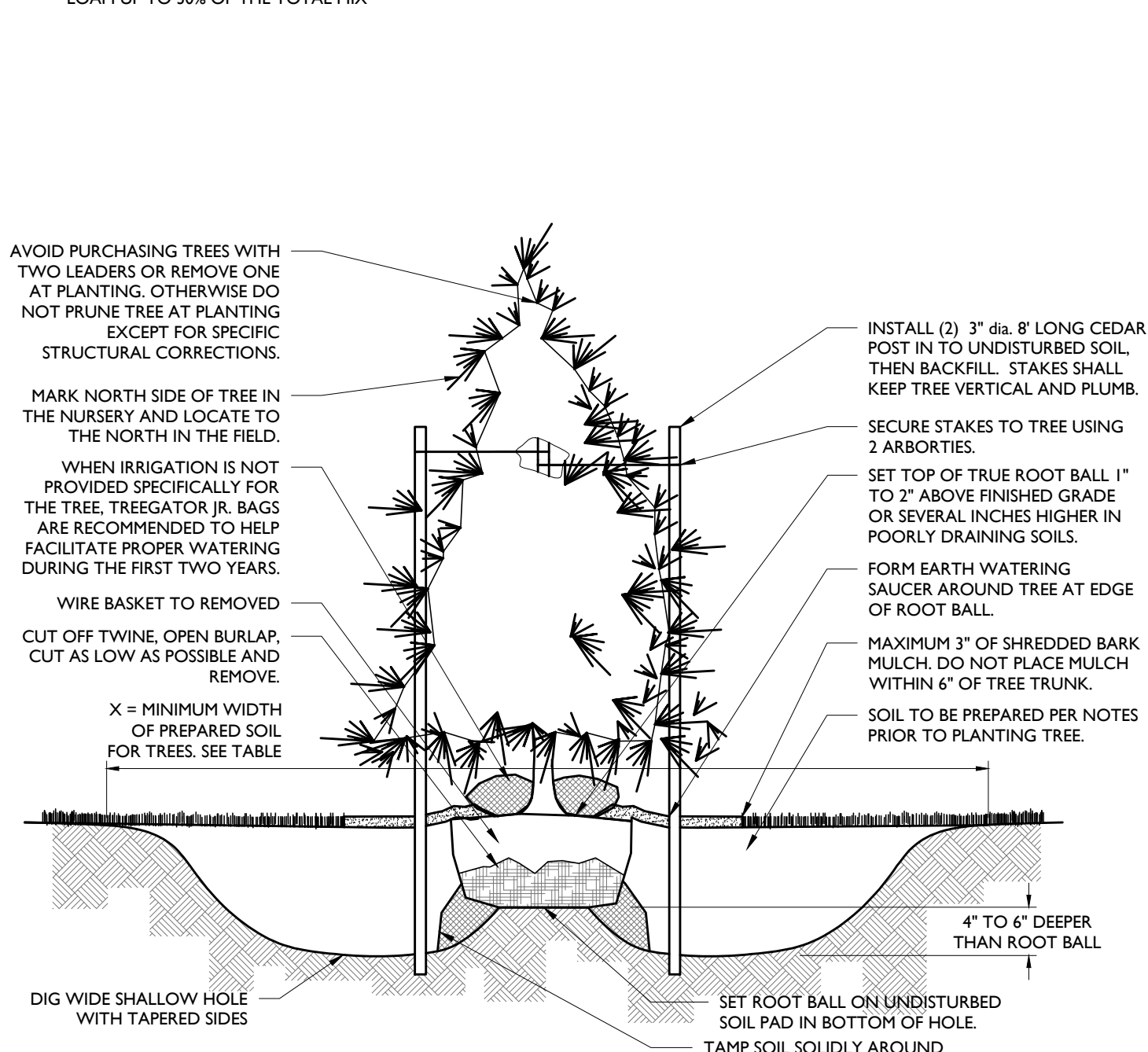


DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

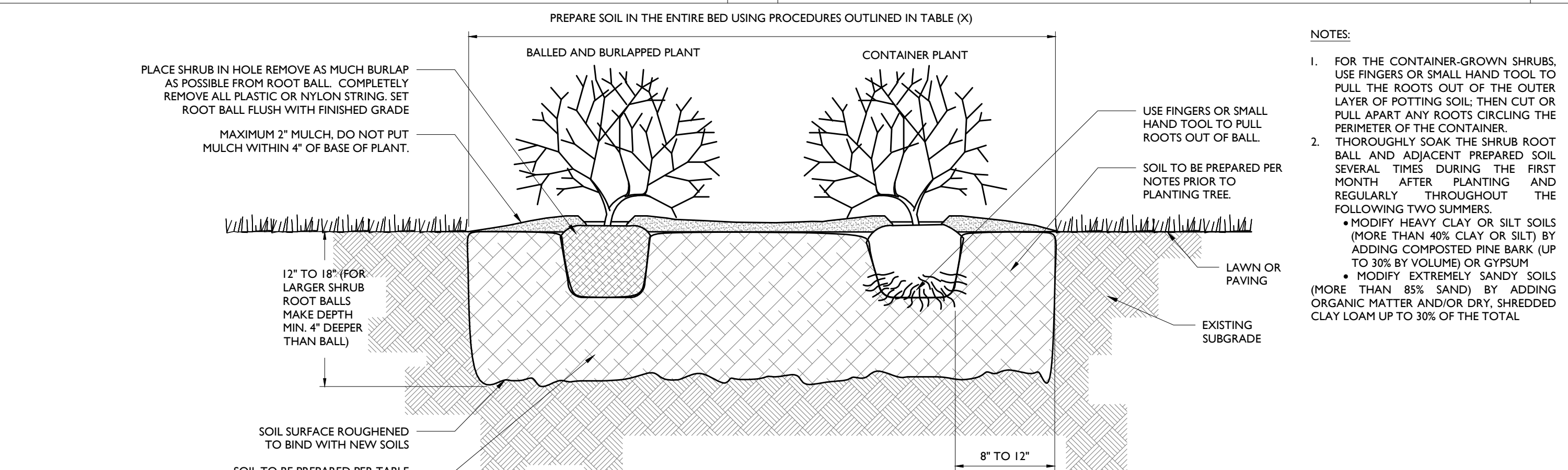
NOTES:

- FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE

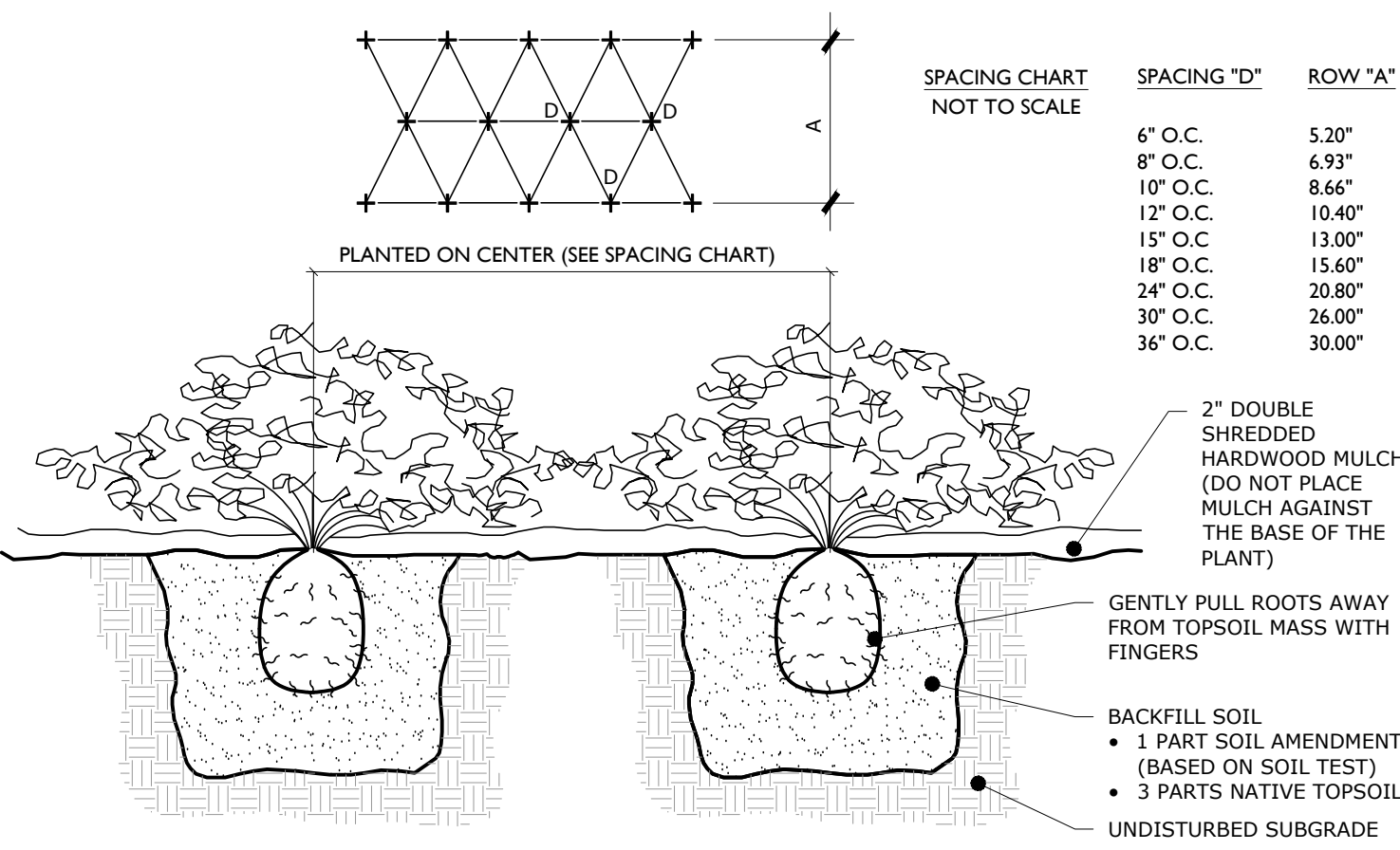


DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

NOTES:

- THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX
- ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT PER MANUFACTURER'S SPECIFICATIONS

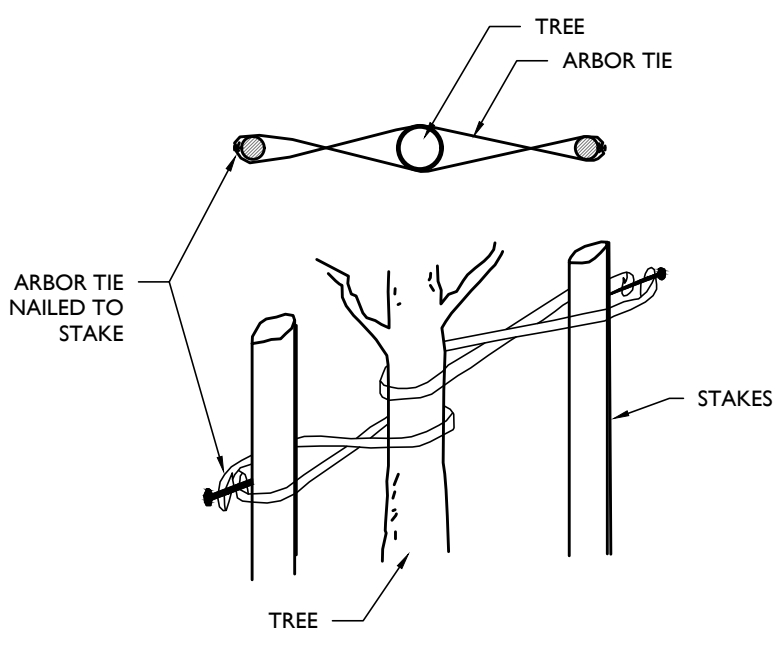


GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL

NOT TO SCALE

INSTALLATION GUIDELINES:

- LOOP TIE AROUND TREE AND NAIL TO CEDAR STAKE.
- REMOVE ALL STAKING AND TIES AT END OF FIRST GROWING SEASON.
- FOLD ENDS OF ARBOR TIE BACK, SECURE TO STAKES WITH 1" GALVANIZED ROOFING NAIL OR USE A KNOT.
- CONSULT LANDSCAPE ARCHITECT FOR STAKING OF TREES LARGER THAN 6".
- SOURCES INCLUDE:
 - GEMPLERS 1-800-332-6744 or GEMPLERS.COM
 - CSP OUTDOORS.COM



ARBOR TIE DETAIL

NOT TO SCALE

GENERAL LANDSCAPING NOTES:

- THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
- WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.
- IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.
- UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL.
- THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

PROTECTION OF EXISTING VEGETATION NOTES:

- BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIPLINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL". NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
- IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
- IN RARE INSTANTANEOUS FILL, OR GRADING IS REQUIRED WITHIN THE DRIPLINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
 - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
 - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") FROM THE TRUNK. ABOVE THE FINISHED GRADE, THE GRAVEL SHALL BE PLACED IN A MINIMUM OF 18 INCHES (18") FROM THE TRUNK. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL".
 - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL".

SOIL PREPARATION AND MULCH NOTES:

- LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
- BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
- TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINABLE ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SAND, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1"). TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
- OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
- CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
- UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADING WITHIN THE DISTURBED AREA OF THE SITE.
- LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
- ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.
- DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL, SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR, GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.
- WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
- SOIL SHALL BE LOOSENED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
- APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
- ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

- MYCORB® TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS.
- DIRECTIONS FOR USE: USE 3 OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3 OZ PER INCH CALIPER, MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. AFTER THE SOIL IS SATURATED WITH MYCORB® TREE SAVER IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE.
 - SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.
 - FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
 - OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

HEALTHY START MACRO TABS 12-8-8

- FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS.
- TABLETS ARE FORMULATED FOR LOW-NITROGEN RELEASE AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPONENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (BBB) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT 1 TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

IRRIGATION DURING ESTABLISHMENT

SIZE AT PLANTING	IRRIGATION FOR VITALITY	IRRIGATION FOR SURVIVAL
< 2" CALIPER	DAILY FOR TWO WEEKS, EVERY OTHER DAY FOR TWO MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR TWO TO THREE MONTHS
2"-4 CALIPER	DAILY FOR ONE MONTH, EVERY OTHER DAY FOR THREE MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR THREE TO FOUR MONTHS
4" > CALIPER	DAILY FOR SIX WEEKS, EVERY OTHER DAY FOR FIVE MONTHS, WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR FOUR TO FIVE MONTHS

TABLE NOTES:

- AT EACH IRRIGATION, APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER TO THE ROOT BALL SURFACE. APPLY IT IN A MANNER SO ALL WATER SOAKS THE ENTIRE ROOT BALL, DO NOT WATER IF ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY.
- WHEN IRRIGATING FOR VITALITY, DELETE DAILY IRRIGATION WHEN PLANTING IN WINTER OR WHEN PLANTING IN COOL CLIMATES. ESTABLISHMENT TAKES THREE TO FOUR MONTHS PER INCH TRUNK CALIPER, NEVER APPLY IRRIGATION IF THE SOIL IS SATURATED.
- WHEN IRRIGATING FOR SURVIVAL, TREES TAKE MUCH LONGER TO ESTABLISH THAN REGULARLY IRRIGATED TREES. IRRIGATION MAY BE REQUIRED IN THE NORMAL HOT, DRY PORTIONS OF THE FOLLOWING YEAR.

PLANT QUALITY AND HANDLING NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.
- ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.
- PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REJECTED.
- ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
- THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
- ALL PLANTS DESIGNATED BALL AND BURLAP (BB&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEeled-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.
- PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARPS OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING DETAILS.

- LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIME AND COVERED WITH MOISTENED MULCH OR AGED WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE UNITED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HELED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
- NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
- PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED.
- IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR ENCASE PLANTING FROM THE OBSTRUCTION.
- IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
- INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
 - PLANTS (MARCH 15 - DECEMBER 15)
 - LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)
- THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPILANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (STARTING SEPTEMBER 15):
 - ABIES CONCOLOR
 - ACER BURGERSIANUM
 - ACER FREESIANUM
 - ACER RUBRUM
 - ACER SACCHARINUM
 - BETULA VARIETIES
 - CARPINUS VARIETIES
 - CEDRUS DEODARA
 - CELTIS VARIETIES
 - CERIDIPHYLLUM VARIETIES
 - VERICUS CANADENSIS
 - LIQUIDAMBAR VARIETIES
 - LIRODENDRON VARIETIES
 - CORNUS VARIETIES
 - CRATAEGUS VARIETIES
 - CORNUS VARIETIES
 - CRATAEGUS VARIETIES
 - PINUS INIGRA
 - CUPRESSOCYPARIS LEYLANDII
 - FAGUS VARIETIES
 - HALESIA VARIETIES
 - ILEX X FOSTERI
 - ILEX NELLE STEVENS
 - ILEX OPACA
 - JUNIPERUS VIRGINIANA
 - KOELUTERIA PANICULATA
 - LIQUIDAMBAR VARIETIES
 - LIRODENDRON VARIETIES
 - MALLUS IN LEAF
 - NYSSA SYLVATICA
 - OSTRYA VIRGINIANA
 - PIRUS NIGRA
 - PLATANUS VARIETIES
 - POPULUS VARIETIES
 - PRUNUS VARIETIES
 - PYRUS VARIETIES
 - QUERCUS VARIETIES (NOT Q. PALUSTRIS)
 - SALIX WEEPING VARIETIES
 - SORBUS VARIETIES
 - TAXODIUM VARIETIES
 - TAXUS 8 REPANDENS
 - TILIA TOMENTOSA VARIETIES
 - ULMUS PARVIFOLIA VARIETIES
 - ZELKOVA VARIETIES

- IF A PROPOSED PLANT IS UNAVAILABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION.
- DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.
- THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY.
- 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.
- MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS IF ORIGINALLY REQUIRED, WATERING WHEN NEEDED OR DIRECTED, WEEDING, PRUNING, SPRAYING, FERTILIZING, MOWING THE LAWN, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
- MOW ALL GRASS AREAS AT REGULAR INTERVALS TO KEEP THE GRASS HEIGHT FROM EXCEEDING THREE INCHES (3"). MOWING SHALL BE PERFORMED ONLY WHEN GRASS IS DRY. MOWER BLADE SHALL BE SET TO REMOVE NO MORE THAN ONE THIRD (1/3) OF THE GRASS LENGTH. WHEN THE AMOUNT OF GRASS IS HEAVY, IT SHALL BE REMOVED TO PREVENT DESTRUCTION OF THE UNDERLYING TURF. MOW GRASS AREAS IN SUCH A MANNER AS TO PREVENT CLIPPINGS FROM BLOWING ON PAVED AREAS, AND SIDEWALKS. CLEANUP AFTER MOWING SHALL INCLUDE SWEEPING OR BLOWING OF PAVED AREAS AND SIDEWALKS TO CLEAR THEM FROM MOWING DEBRIS.
- GRASSED AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL RESTORE THE DISTURBED AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND MULCHING.
- SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED.
- LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOUT REQUIRED 90-DAY MAINTENANCE PERIOD UNTIL PLANTS ARE ESTABLISHED. IF ON-SITE WATER IS NOT AVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OR A WATERING TRUCK OR OTHER ACCEPTABLE MANNER.
- THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM OF EIGHT INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL.
- IF AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN INSTALLED, IT CAN BE USED FOR WATERING PLANT MATERIAL. HOWEVER, FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY OF PLANT HEALTH AND MAINTENANCE.

PLANT MATERIAL GUARANTEE NOTES:

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (1 YR.) FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE. THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS.
- ALL REPLACEMENT PLANTS SHALL BE OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
- THE CONTRACTOR SHALL INSTRUCT THE OWNER AS TO THE PROPER CARE AND MAINTENANCE OF ALL PLANTINGS.

LAWN (SEED OR SOD) NOTES:

- SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOD SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.
- SEED OR SOD SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOD SPECIFICATION".
- REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEED OR LAID WITH SOD.
- SEEDING SHALL NOT BE PERFORMED IN WINDY WEATHER. IF THE SEASON OF THE PROJECT COMPLETION PROHIBITS PERMANENT STABILIZATION, TEMPORARY STABILIZATION SHALL BE PROVIDED IN ACCORDANCE WITH THE "TEMPORARY SEEDING SPECIFICATION".
- PROTECT NEW LAWN AREAS AGAINST TRESPASSING WHILE THE SEED IS GERMINATING. FURNISH AND INSTALL FENCES, SIGNS, BARRIERS OR ANY OTHER NECESSARY TEMPORARY PROTECTIVE DEVICES. DAMAGE RESULTING FROM TRESPASS, EROSION, WASHOUT, SETTLEMENT OR OTHER CAUSES SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT HIS EXPENSE. REMOVE ALL FENCES, SIGNS, BARRIERS OR OTHER TEMPORARY PROTECTIVE DEVICES ONCE LAWN HAS BEEN ESTABLISHED.

FOR SITE PLAN & SPECIAL LAND USE APPROVAL	DESCRIPTION
NB	BY
06/07/2024	DATE
1	ISSUE

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SITE DEVELOPMENT PLANS

YATOOMA OIL

PROPOSED VEHICULAR CONVENIENCE STATION

PID: 15-09-03-100-022
NORTHEAST CORNER OF NEW HAVEN
VILLAGE OF NEW HAVEN
MACOMB COUNTY, MICHIGAN



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SCALE: AS SHOWN PROJECT ID: DET-250599

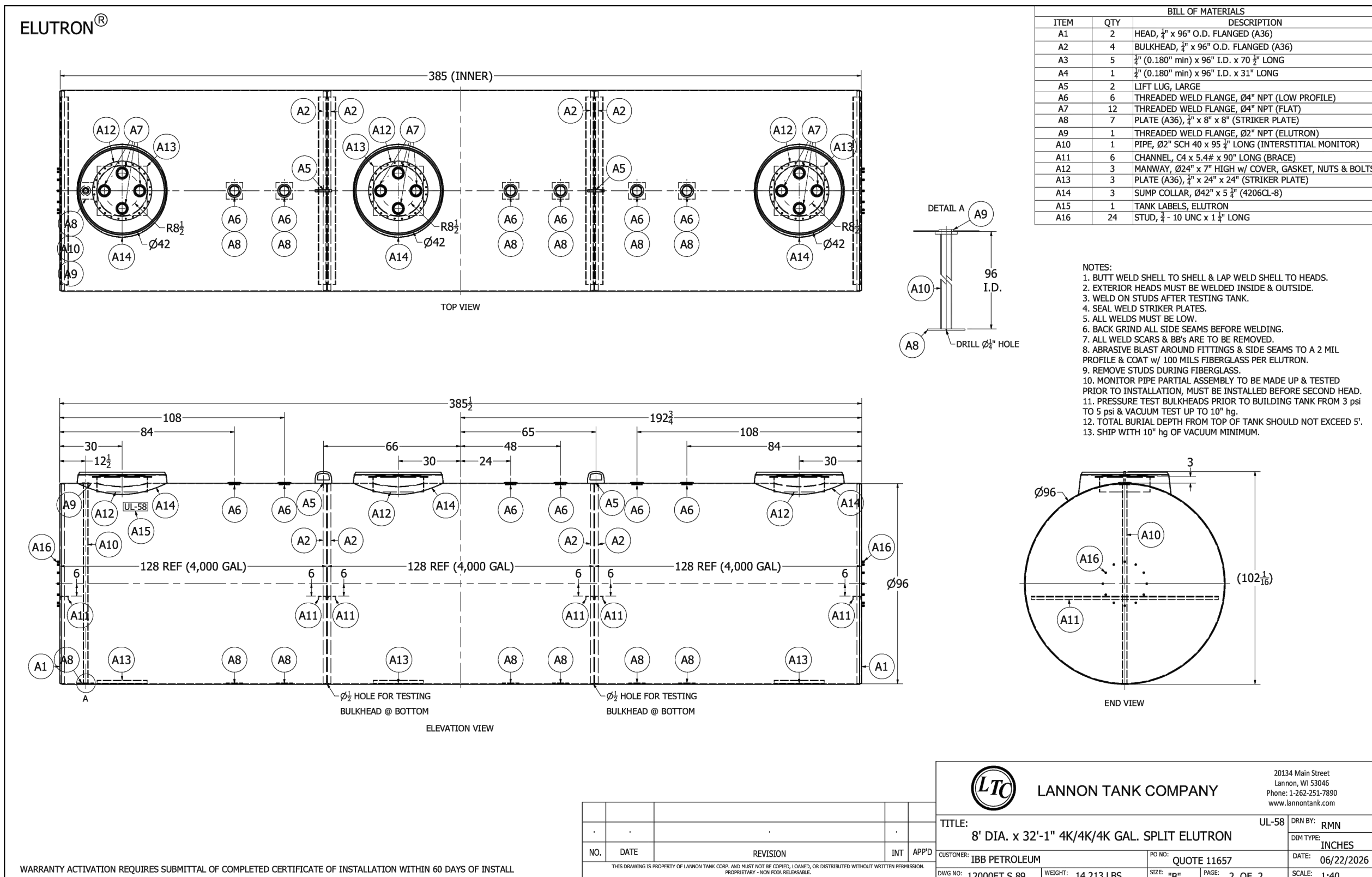
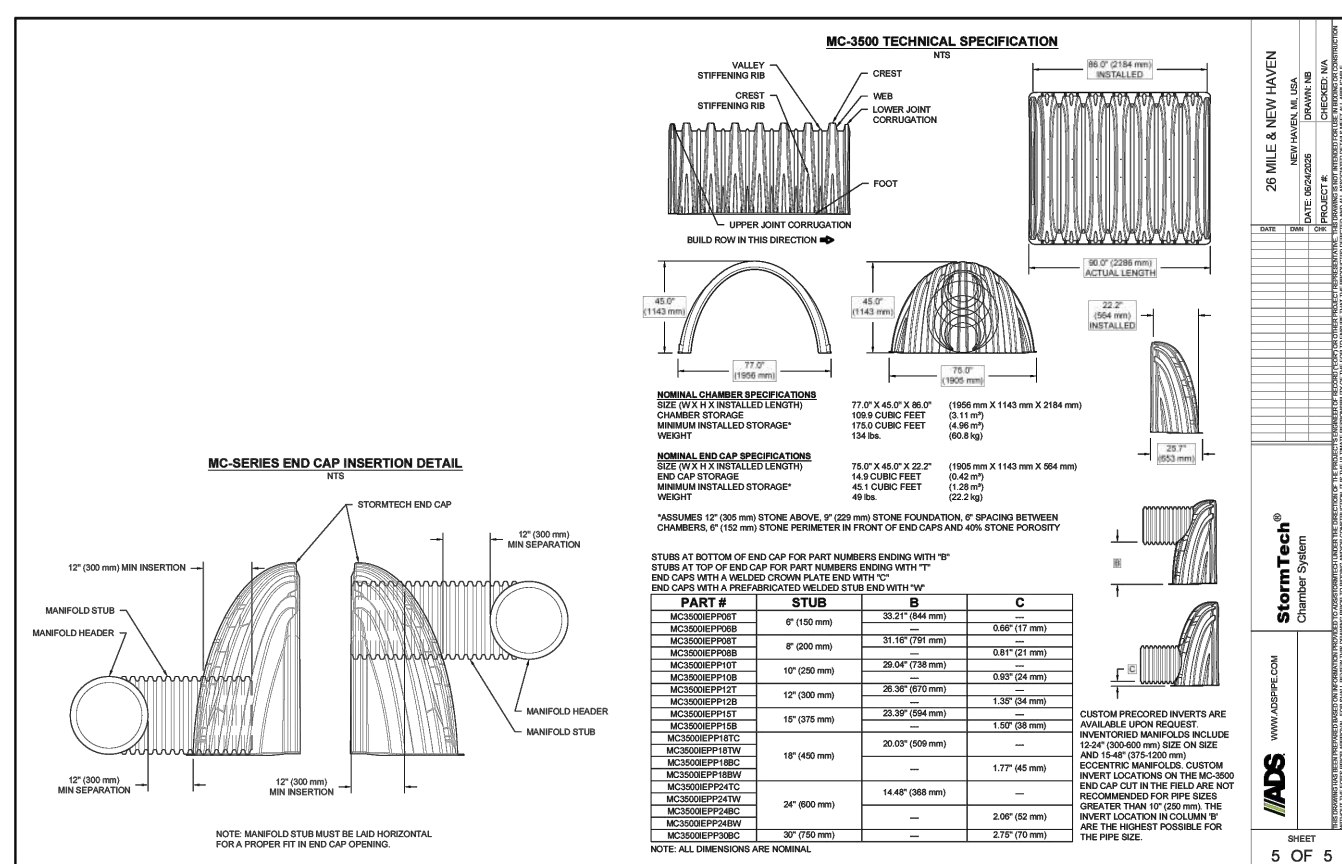
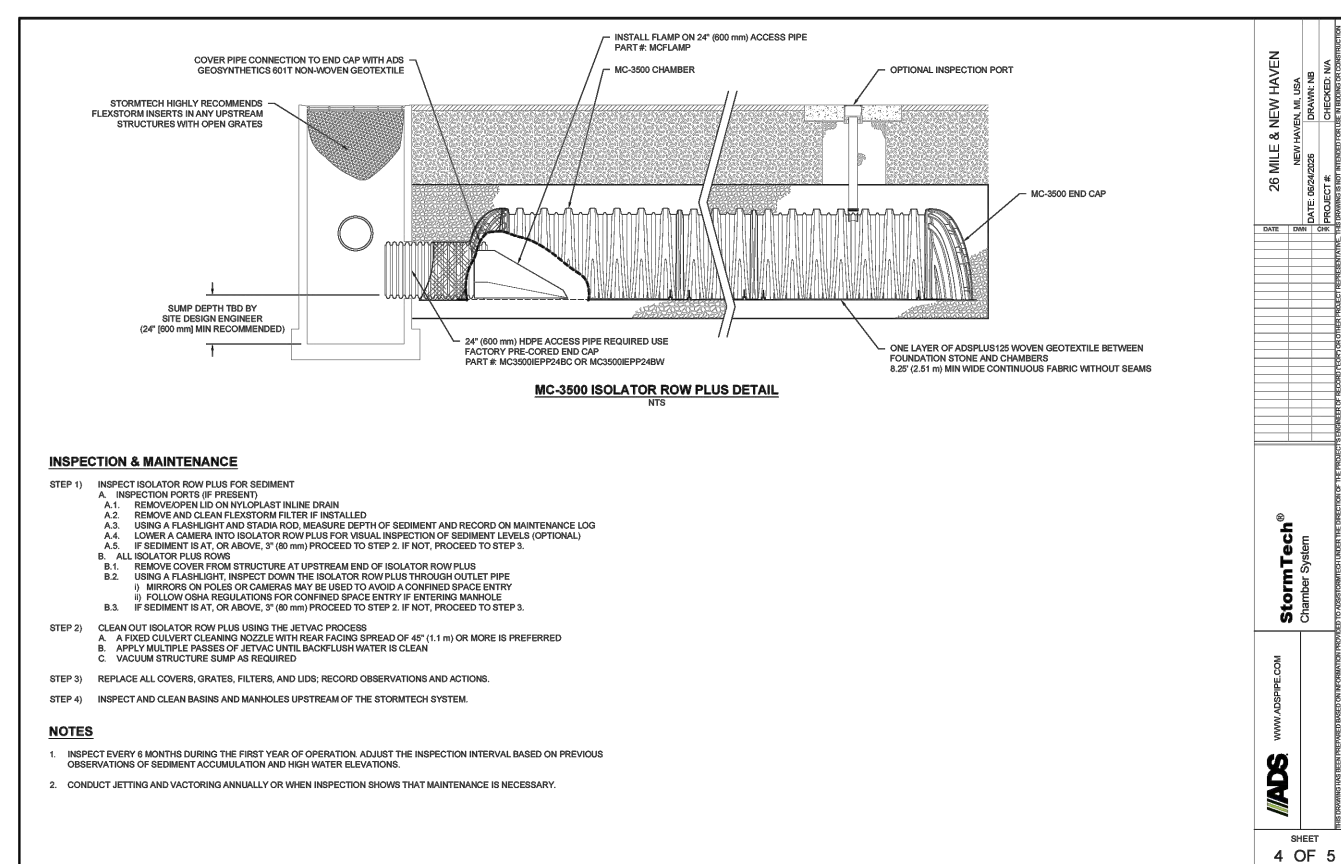
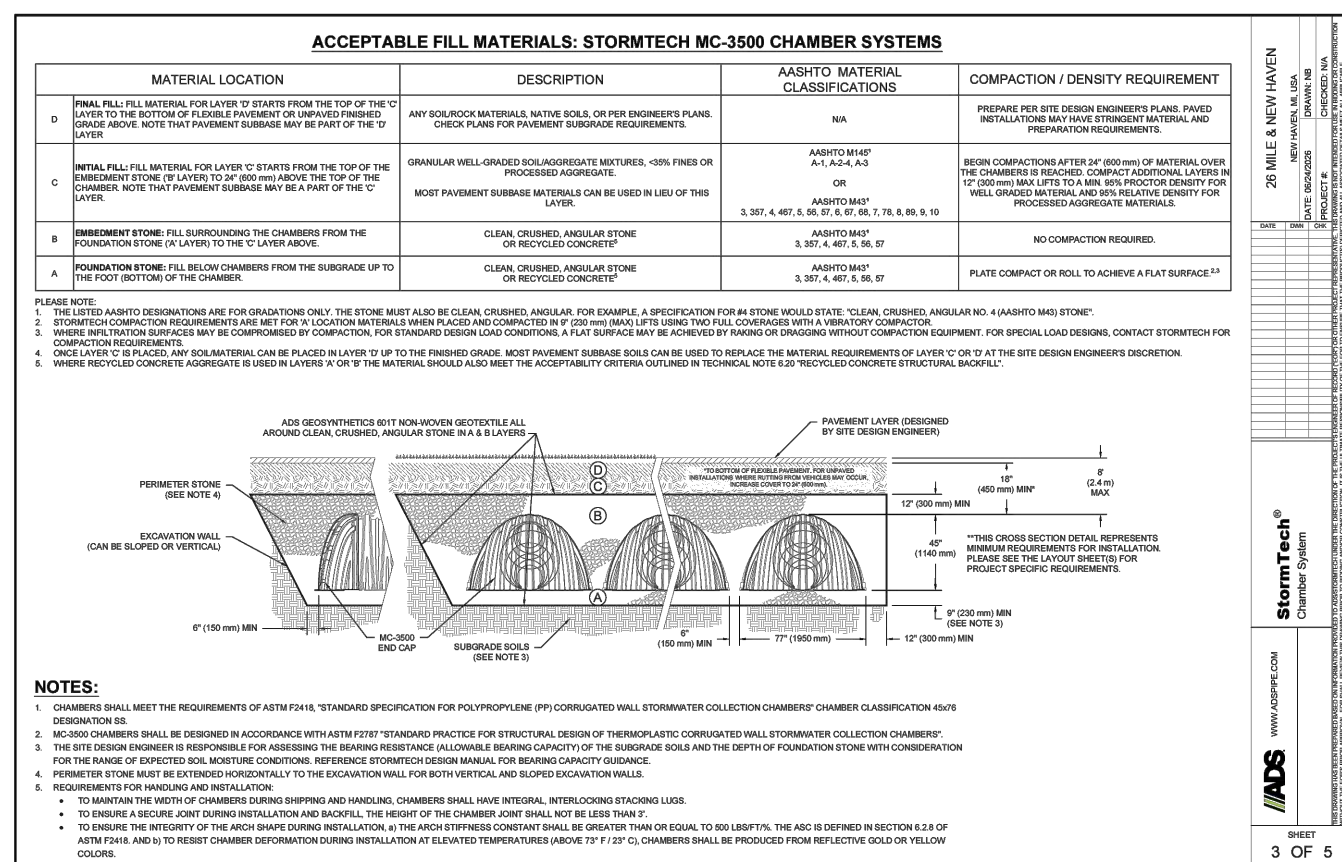
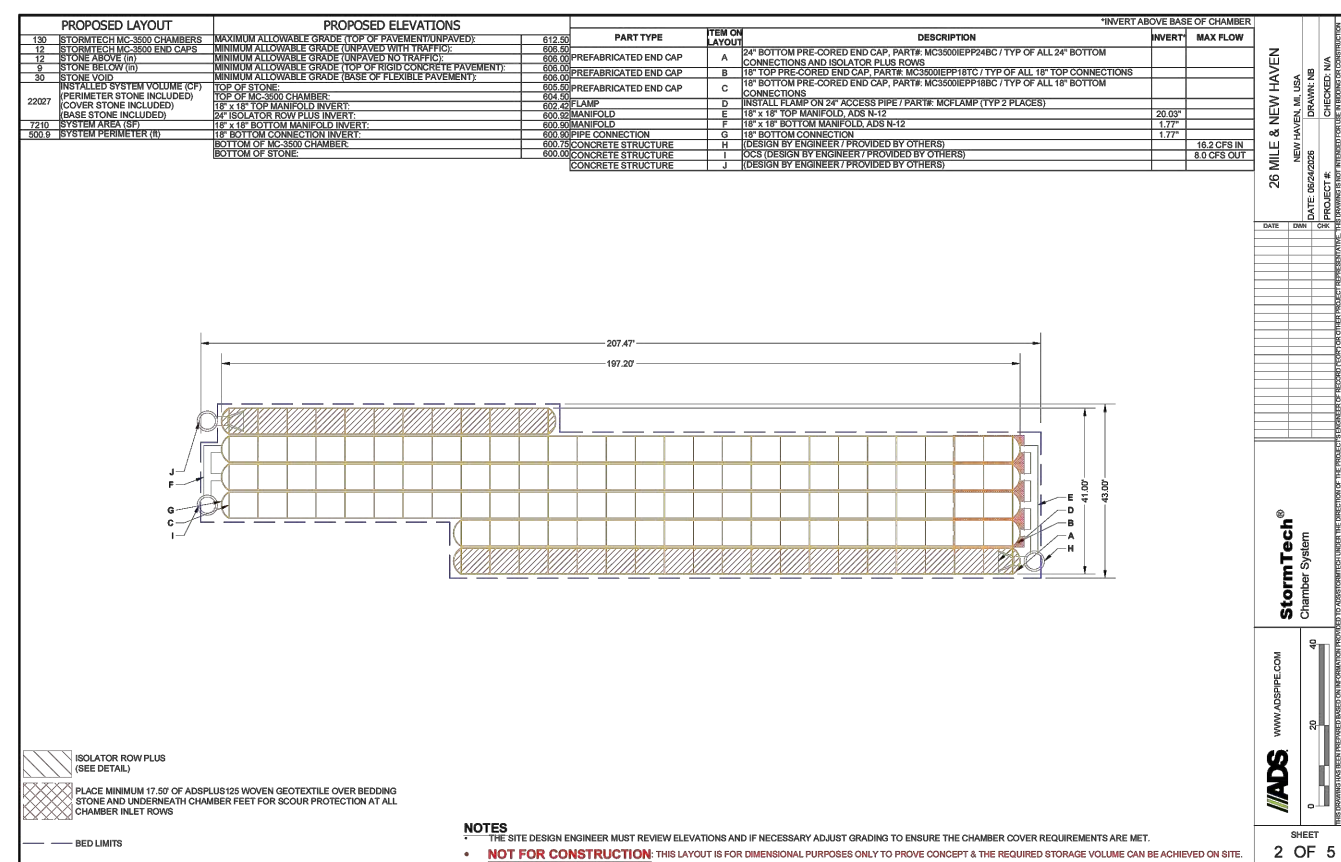
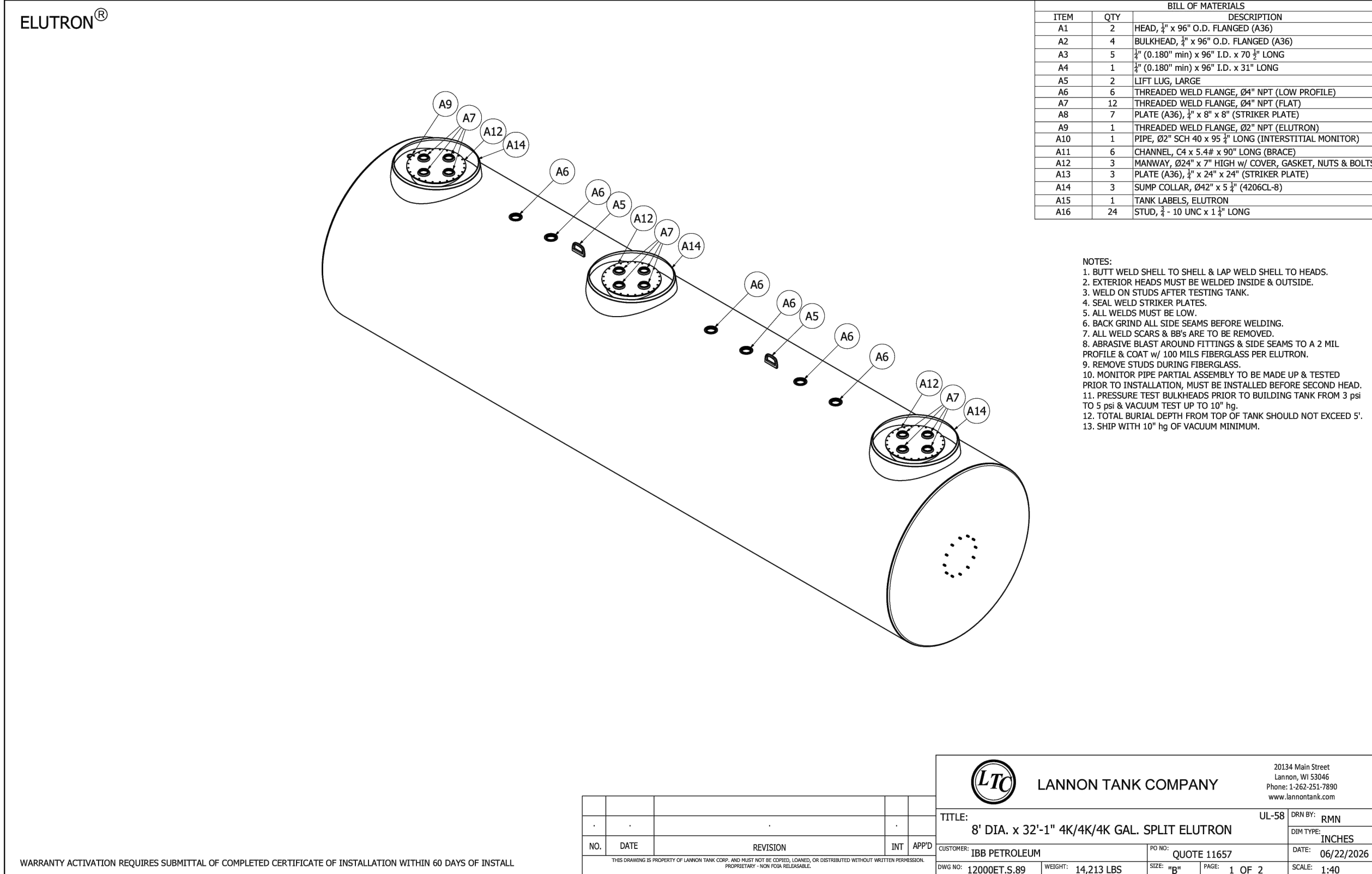
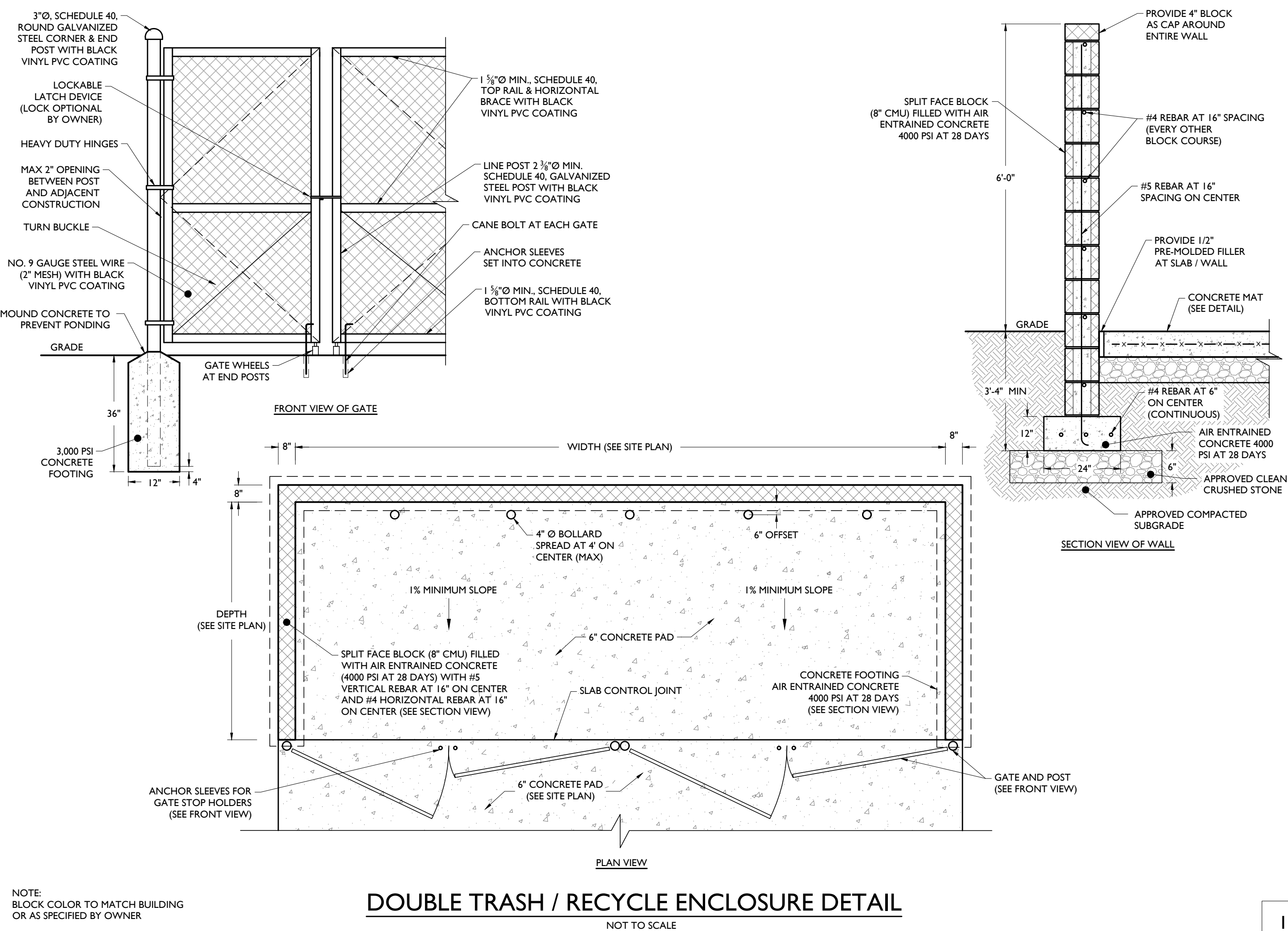
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LANDSCAPING DETAILS

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FOR SITE PLAN & SPECIAL LAND USE APPROVAL				DESCRIPTION	
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1	06/07/2024				ISSUE
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YATOOMA OIL
PROPOSED VEHICULAR
CONVENIENCE STATION

PID: 15-09-03-100-022
NORTHEAST CORNER OF NEW HAVEN ROAD AND 26 MILE ROAD
VILLAGE OF NEW HAVEN
MACOMB COUNTY, MICHIGAN

STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

STONEFIELD
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SCALE: AS SHOWN PROJECT ID: DET-250599

TITLE: CONSTRUCTION DETAILS

DRAWING: C-11

SURVEY NOTES:

1. THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING MARCH OF 2026. THERE ARE NO AVAILABLE MAPS AND DEEDS OF RECORD, AND PHYSICAL EVIDENCE. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND AGREEMENTS OF RECORD THAT A TITLE SEARCH MAY DISCLOSE.
2. THIS SURVEY IS VALID ONLY WHEN A DIGITAL SEAL IS AFFIXED HERETO.
3. THE SURVEYOR IS NOT QUALIFIED TO IDENTIFY ENVIRONMENTAL CONDITIONS OR THE PRESENCE OR ABSENCE OF WETLANDS.
4. THE CERTIFICATION SHOWN HEREON IS NOT TRANSPORTABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. ANY SUBSURFACE UTILITIES SHOWN HAVE BEEN LOCATED FROM MARKOUTS OBSERVED ON SITE DURING THE FIELD SURVEY, AND SURFACE FEATURES SUCH AS VALVES, MANHOLES AND DRAINAGE DITCHES, AND/OR SAND/GRASS INVERTS ARE DEPICTED BASED ON OBSERVATIONS MADE IN THE FIELD. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION USED. THE SURVEY HAS NOT PHYSICALLY LOCATED THE UTILITIES. THERE ARE EXAGGERATIONS ARE BECAUSE THE PROPER UTILITY RANGES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
6. BEARINGS ARE REFERENCED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM (NAD83) SOUTH ZONE. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), ESTABLISHED VIA RTK GPS OBSERVATIONS UTILIZING MICHIGAN DEPARTMENT OF TRANSPORTATION CONTINUOUSLY OPERATING REFERENCE STATION (MDOT CORS).
TEMPORARY BEENCHMARKS:
- BENCHMARK #1: SET CAPPED IRON LOCATED AT THE INTERSECTION OF THE NORTHERLY LINE OF 26 MILE RD AND THE EASTERLY LINE OF NEW HAVEN ROAD - 6612.03'
- BENCHMARK #2: FOUND CAPPED IRON ON EASTERLY LINE OF NEW HAVEN ROAD - 6122.03'
7. BASEMENT OR BELOW GRADE STRUCTURES (IF ANY) ARE UNKNOWN.
8. WETLANDS FLAG LOCATIONS ARE SHOWN PER SURVEY REFERENCE #3.

1. DEED BETWEEN DECORA PARK LLC (GRANTOR) AND NEW HAVEN ROAD DEVELOPMENT (GRANTEE), DATED JULY 10, 2009 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, MACOMB COUNTY, MICHIGAN IN LIBER 19865 PAGE 387.
2. ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY BIRMINGHAM TITLE AGENCY AS ISSUING AGENT FOR WESTCOT LAND TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: BT-13614, COMMITMENT DATE: FEBRUARY 24, 2016.
3. WETLAND DELINEATION MAP FOR 26 MILE AND NEW HAVEN, LENOX TOWNSHIP, MACOMB COUNTY, MICHIGAN, PREPARED BY BARR ENGINEERING COMPANY, FIELD DATE APRIL 7, 2026.

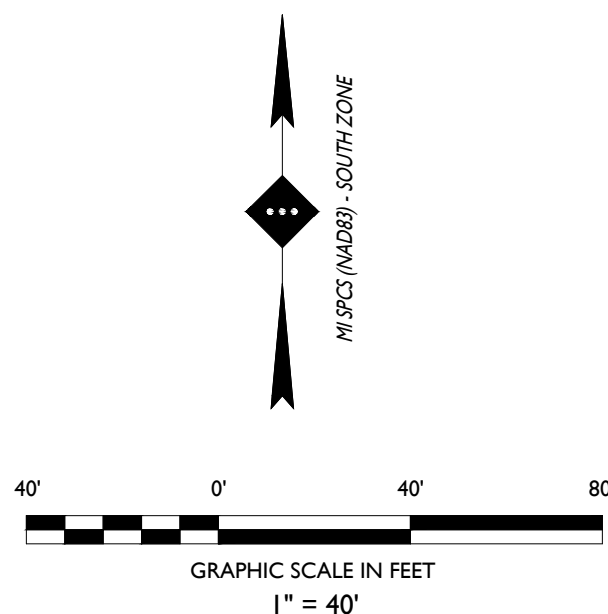
BY GRAPHIC PLOTTING ONLY, THIS SHADED IS IN ZONE X (UNSHADED) (ARTEA OF MINIMAL FLOOD HAZARD), ZONE X (SHADED) (0.2% ANNUAL CHANCE FLOOD HAZARD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE), ZONE AE WITH BFE 602.6, AND ZONE AE (REGULATORY FLOODWAY) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 260120, MAP NUMBER 26099C0256G WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

 FEMA ZONE X (UNSHADED)
 FEMA ZONE X (SHADED)
 FEMA ZONE AE
 FEMA ZONE AE (REGULATORY FLOODWAY)

AND SITUATED IN THE VILLAGE OF NEW HAVEN, COUNTY OF MACOMB, STATE OF MICHIGAN DESCRIBED AS FOLLOWS: A PARCEL OF LAND LOCATED IN AND BEING A PART OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 18 WEST, 4TH MERIDIAN, COUNTY OF MACOMB COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 66.474 FEET EAST FROM THE SOUTHWEST CORNER OF SECTION 34, AND THENCE EXTENDING ALONG THE EASTERLY RIGHT OF WAY LINE OF NEW HAVEN AVENUE, 100 FEET; THENCE SOUTHWEST ALONG THE EASTERLY RIGHT OF WAY LINE OF NEW HAVEN AVENUE, 100 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 04 SECONDS WEST 203.94 FEET, THENCE NORTH 85 DEGREES 55 MINUTES 10 SECONDS EAST, 875.23 FEET, THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS EAST 275.79 FEET, THENCE WEST 200.00 FEET ALONG THE NORTH LINE OF 26 MILE ROAD, 200 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 04 SECONDS EAST 60.00 FEET, THENCE WEST 333.80 FEET ALONG THE SOUTH SECTION LINE, ALSO BEING THE CENTERLINE OF 26 MILE ROAD, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY AS DESCRIBED IN AN ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY BIRMINGHAM TITLE AGENCY AS ISSUING AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: BT-13614, COMMITMENT DATE FEBRUARY 24, 2026.

FROM AN ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY BIRMINGHAM TITLE
AGENCY AS ISSUING AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, ISSUING
OFFICE FILE NUMBER: BT-13614, COMMITMENT DATE: FEBRUARY 24, 2026.



555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

MAP OF:

PARCEL #: 15-09-03-100-022
PART OF THE SOUTHWEST 1/4 OF SECTION 34
TOWN 4 NORTH, RANGE 14 EAST
56901 NEW HAVEN ROAD
VILLAGE OF NEW HAVEN
MACOMB COUNTY, MICHIGAN

THIS IS TO DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 9 & 13 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON MARCH 01, 2026

THE FIELDWORK WAS COMPLETED ON MARCH 01, 2026

ANTHONY D. GIGLIO JR, PS
MICHIGAN PROFESSIONAL SURVEYOR No. 4001071395

SCALE: 1" = 40' PROJECT ID: DET-250599 SHEET: 1 OF 1

SCALE: 1" = 1500'±

NEW HAVEN, MACOMB COUNTY, MI

YATOOMA OIL, LLC
51300 DANVIEW TECHNOLOGY COURT
SHELBY, MI 48315
586-327-1100
RANDYH@YATOOMAOIL.COM



SCALE: 1" = 150'±



SCALE: 1" = 150'±

GB: GENERAL BUSINESS
SF I: SINGLE FAMILY

LAND SITUATED IN THE VILLAGE OF NEW HAVEN, COUNTY OF MACOMB, STATE OF MICHIGAN DESCRIBED AS FOLLOWS: A PARCEL OF LAND LOCATED IN AND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWN 4 NORTH, RANGE 14 EAST, LENOX TOWNSHIP, MACOMB COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT A POINT 664.74 FEET EAST FROM THE SOUTHWEST CORNER OF SECTION 34, AND THENCE EXTENDING ALONG THE EASTERLY RIGHT OF WAY LINE OF NEW HAVEN ROAD NORTH 60 DEGREES 02 MINUTES 04 SECONDS WEST 239.03 FEET AND NORTH 40 DEGREES 35 MINUTES 04 SECONDS WEST 203.94 FEET, THENCE NORTH 85 DEGREES 58 MINUTES 10 SECONDS EAST, 875.23 FEET, THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS EAST 275.79 FEET, THENCE WEST 200.00 FEET ALONG THE NORTH LINE OF 26 MILE ROAD (120 FEET WIDE) TO THE SOUTHWEST CORNER OF SECTION 34, DISTANCE 60.00 FEET, THENCE WEST 333.80 FEET ALONG THE SOUTH SECTION LINE, ALSO BEING THE CENTERLINE OF 26 MILE ROAD, TO THE POINT OF BEGINNING, BEING THE SAME PROPERTY AS DESCRIBED IN AN ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY BIRMINGHAM TITLE AGENCY AS ISSUING AGENT FOR WESTCOB LAND TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: BT-13614, COMMITMENT DATE: FEBRUARY 24, 2026.



www.stonefieldeng.com

Phone 248.247.1115

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:

- ALTA / NPS LAND TITLE SURVEY PREPARED BY STONEFIELD ENGINEERING & DESIGN, DATED 04/20/2026
- ARCHITECTURAL PLANS BY UMLOR GROUP
- AERIAL MAP RETRIEVED FROM GOOGLE EARTH PRO, RETRIEVED 06/25/2026
- LOCATION MAP RETRIEVED FROM USGS TOPOGRAPHICAL MAP BUILDER, RETRIEVED 06/25/2026

2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE PLANS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

ADDITIONAL SHEETS	
DRAWING TITLE	SHEET #
ALTA / NSPS LAND TITLE SURVEY	I OF I

PID: 15-09-03-100-072
NORTHEAST CORNER OF NEW HAVEN ROAD AND 26 MILE ROAD
VILLAGE OF NEW HAVEN
MACOMB COUNTY, MICHIGAN



STONEFIELD
engineering & design

SCALE: AS SHOWN	PROJECT ID: DET-250599
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TITLE 5.

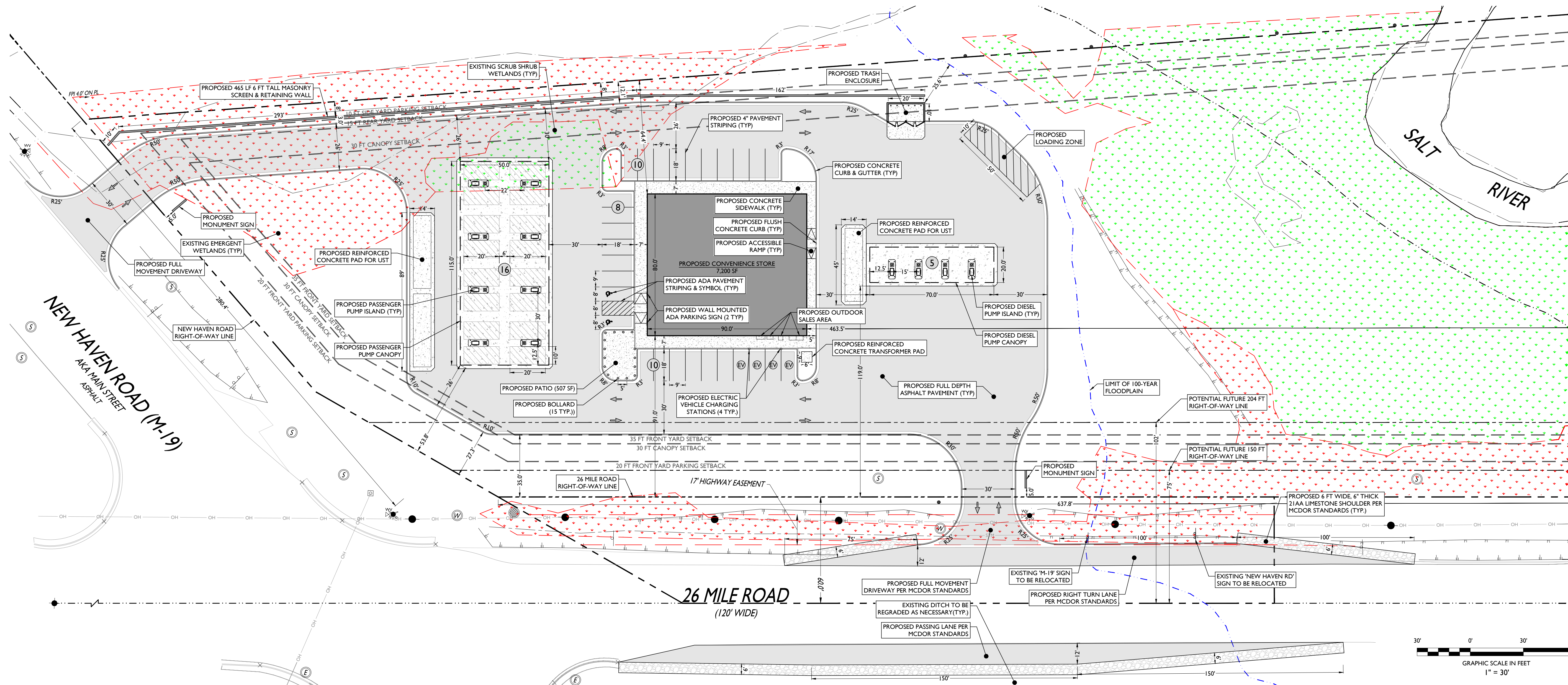
COVER SHEET

C-1

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 515-101.D	<u>VEHICULAR CONVENIENCE STATION:</u> MINIMUM OF 5 SPACES, PLUS 4 SPACES PER SERVICE STALL. 5 SPACES + (4 SPACES)(0 STALLS) = 5 SPACES <u>RETAIL:</u> 1 SPACE PER 175 SF OF GROSS FLOOR AREA (7,200 SF)(1 SPACE / 175 SF) = 41 SPACES TOTAL: 5 + 41 = 46 SPACES	49 SPACES
§ 515-101.B	<u>90° PARKING:</u> 9 FT X 18 FT WITH 24 FT AISLE	9 FT X 18 FT W/ 24 FT AISLE
§ 515-101.B	<u>LOADING:</u> 10 FT X 50 FT, 1 SPACE REQUIRED	10 FT X 50 FT 1 SPACE PROVIDED

**REMOVAL / RELOCATION OF WETLANDS
WITHIN FOOTPRINT OF DEVELOPMENT TO
BE COORDINATED WITH EGLE.**

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES, RECORDS, AND DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, INC. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY ANY APPLICABLE LAWS, RULES, ORDINANCES, AND REGULATIONS, DESIGN, LAND, AND ITS SUB-CONSULTANTS/TOWN AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEYS' FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO THE CONTRACTOR'S OWNED LIABILITY. AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY, INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, INC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DAMAGE TO OR AFFECT ANY PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
6. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDETERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS IDENTICAL TO THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
7. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS TO STONEFIELD ENGINEERING & DESIGN, INC. PRIOR TO THE REVIEW OF THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
8. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
9. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE CITY OF STONEFIELD'S GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
10. THE CONTRACTOR IS REQUIRED TO OBTAIN AN OSHA CERTIFIED SUPERVISOR FOR ALL WORK TO BE DONE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
11. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT MEAN THE OWNER OR CONTRACTOR HAS ASSUMED ANY OBLIGATIONS AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



PID: 15-09-03-100-022
NORTHEAST CORNER OF NEW HAVEN ROAD AND 26 MILE ROAD
VILLAGE OF NEW HAVEN
MACOMB COUNTY, MICHIGAN

Birmingham, MI • New York, NY • Salem, MA
Princeton, NJ • Tampa, FL • Rutherford, NJ

555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

[illegible][illegible]

C-3

SUBJECT: 2025 IDET-250599 YATOOMA QIL - NEC 26 MILE AND NEW HAVEN ROAD NEW HAVEN, MI/CADD: PLOTSDP-01-GRAD DW/G

DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
2. CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP-GRADE.
3. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
4. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES

1. THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION. THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
2. THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL SHORING DESIGNER. THE DESIGN SHALL BE SUBMITTED TO STONEFIELD ENGINEERING & DESIGN, LLC AND THE OWNER PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER DISPOSAL.

STORMWATER INFILTRATION BMP CONSTRUCTION NOTES

1. PRIOR TO THE START OF CONSTRUCTION, ANY AREA DESIGNATED TO BE USED FOR AN INFILTRATION BMP (E.G. BASIN, BIORETENTION AREA, ETC.) SHALL BE FENCED OFF AND SHALL NOT BE UTILIZED AS STORAGE FOR CONSTRUCTION EQUIPMENT OR AS A STOCKPILE AREA FOR CONSTRUCTION MATERIALS. NO ACTIVITY SHALL BE PERMITTED WITHIN THE INFILTRATION BASIN AREA UNLESS RELATED TO THE CONSTRUCTION OF THE INFILTRATION BASIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL SUBCONTRACTORS OF BASIN AREA RESTRICTIONS.
2. THE CONTRACTOR SHALL MAKE EVERY EFFORT, WHERE PRACTICAL, TO AVOID SUBGRADE SOIL COMPACTION IN THE AREAS DESIGNATED TO BE USED FOR AN INFILTRATION BMP.
3. ALL EXCAVATION WITHIN THE LIMITS OF ANY INFILTRATION BMP SHALL BE PERFORMED WITH THE LIGHTEST PRACTICAL EXCAVATION EQUIPMENT. ALL EXCAVATION EQUIPMENT SHALL BE PLACED OUTSIDE THE LIMITS OF THE BASIN WHERE FEASIBLE. THE USE OF LIGHT-WEIGHT, RUBBER-TIRED EQUIPMENT (LESS THAN 8 PSI APPLIED TO THE GROUND SURFACE) IS RECOMMENDED WITHIN THE BASIN LIMITS.
4. THE SEQUENCE OF SITE CONSTRUCTION SHALL BE COORDINATED WITH BASIN CONSTRUCTION TO ADHERE TO SEQUENCING LIMITATIONS.
5. DURING THE FINAL GRADING OF AN INFILTRATION BASIN, THE BOTTOM OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND THEN SMOOTHED OUT WITH A LEVELING DRAW OR EQUIVALENT GRADING EQUIPMENT. ALL GRADING EQUIPMENT SHALL BE LOCATED OUTSIDE OF THE BASIN BOTTOM WHERE FEASIBLE.
6. FOLLOWING CONSTRUCTION OF AN INFILTRATION BASIN, SOIL INFILTRATION TESTING BY A LICENSED GEOTECHNICAL ENGINEER IS REQUIRED TO CERTIFY COMPLIANCE WITH THE DESIGN INFILTRATION RATES IN ACCORDANCE WITH APPENDIX E OF THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES MANUAL, LATEST EDITION. IF THE FIELD INFILTRATION RATES ARE LOWER THAN THE RATE USED DURING DESIGN, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING IMMEDIATELY TO DETERMINE THE APPROPRIATE COURSE OF ACTION.
7. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY TO DETERMINE IF WITNESS TESTING IS REQUIRED DURING INFILTRATION BASIN EXCAVATION AND/OR SOIL INFILTRATION TESTING.

STORMWATER UNDERGROUND BMP CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL INSTALL AND BACKFILL THE UNDERGROUND BMP IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
2. UNDERGROUND BASINS SHALL UTILIZE A STONE BACKFILL WITH A MINIMUM VOID RATIO OF 40%.
3. NO CONSTRUCTION LOADING OVER UNDERGROUND BASINS IS PERMITTED UNTIL BACKFILL IS COMPLETE PER THE MANUFACTURER'S SPECIFICATIONS. NO VEHICLES SHALL BE STAGED OR OPERATE FROM A FIXED POSITION OVER THE BASIN.

STORMWATER MANAGEMENT CALCULATIONS

(Per the Macomb County Public Works Office Procedures & Design Standards dated March 1, 2024)

Project: 26 Mile & New Haven		Date: 06-24-2026		
Location: Village of New Haven, MI		PE License #: 6201311402		
Designer: KH		Signature: Kevin Heffernan		
POST-DEVELOPED LANDCOVER BREAKDOWN & COMPOSITE C VALUE				
Landcover	Area (SF)	C Value*	Weighted Value	
Roof	7,200	x 0.95	= 6,840	
Asphalt / Concrete Pavements	62,430	x 0.95	= 59,309	
Lawns (HSG D, good cond., <4%)	32,520	x 0.45	= 14,634	
Subtotals	102,150		80,783	
Total Site Area, A:		2.35 AC	Composite C Value, C:	0.79

*Floodplain area excluded

**C-values Obtained from MCPWO Storm Water Procedures & Design Manual Appendix G Table G-1

WATER QUALITY CONTROL (H.1)

Design Storm, P ² :	1.00 in
Time of Concentration, T _c ^{H.2} :	15 min
Water Quality Area 1, A _{WQ1} :	2.35 AC

$$Q_{WQ1} = C \times I_1 \times A_{WQ1}$$

$$I_1 = 30 \times P^{0.22} / (T_c + 9.17)^{0.81}$$

$$V_{WQ1} = 3,630 \times 1.0 \times C \times A_{WQ1}$$

$$\text{Water Quality Flow } I_1, Q_{WQ1} = 3.71 \text{ cfs}$$

$$\text{Intensity, } I_1 = 2.00 \text{ in/hr}$$

*Intensity maximum is 2.0 in/hr, per County Standards

$$\text{Water Quality Volume, } V_{WQ1} = 6,732 \text{ cf}$$

*Rainfall depth based on MCPWO Storm Water Procedures & Design Manual Part 5 Section H.1.3.

**Minimum time of concentration for commercial sites per MCPWO Storm Water Procedures & Design Manual Appendix G

CHANNEL PROTECTION VOLUME CONTROL (H.2)

Design Storm, P ² :	1.20 in
V _{CRP} = 3,630 x 1.2 x C x A	**Channel Protection Volume, V _{CRP} : 8,078 CF

*Rainfall depth based on MCPWO Storm Water Procedures & Design Manual Part 5 Section H.2

**Requirement is waived - Per Geotechnical Report, existing soils consist of stiff to very stiff clay

CHANNEL PROTECTION RATE CONTROL (EXTENDED DETENTION) VOLUME (H.3)

Design Storm, P ² :	1.90 in
V _{ED} = 3,630 x 1.9 x C x A	Extended Detention Volume Required, V _{ED} : 12,791 CF

*Rainfall depth based on MCPWO Storm Water Procedures & Design Manual Part 5 Section H.3

H.4: DETENTION & FLOOD CONTROL (DFC)

Design Storm, P ² :	5.20 in
Q _{WR} = 1.1055 - 0.206 x Ln(A)	Variable Release Rate, Q _{WR} : 0.93 CFS / AC
Q _{DRALL} = Q _{WR} x A	100-YR Allowable Outlet Rate, Q _{DRALL} : 2.18 CFS
V _{DRALL} = 3,630 x 5.2 x C x A	Runoff Volume, V _{DRALL} : 44,265 CF
I ₁₀₀ = 30 x P ^{0.22} / (T _c + 9.17) ^{0.81}	100-YR Intensity, I ₁₀₀ : 6.26 in/hr
Q _{100IN} = C x I ₁₀₀ x A	Post Development Inflow Rate, Q _{100IN} : 14.68 CFS
R = 0.206 - 0.15Ln(Q _{DRALL} / Q _{100IN})	Storage Curve Factor, R: 0.49
V _{100DET} = V _{DRALL} x R - V _{CRP} x R	Required 100-YR Detention Volume, V _{100DET} : 21,781 CF

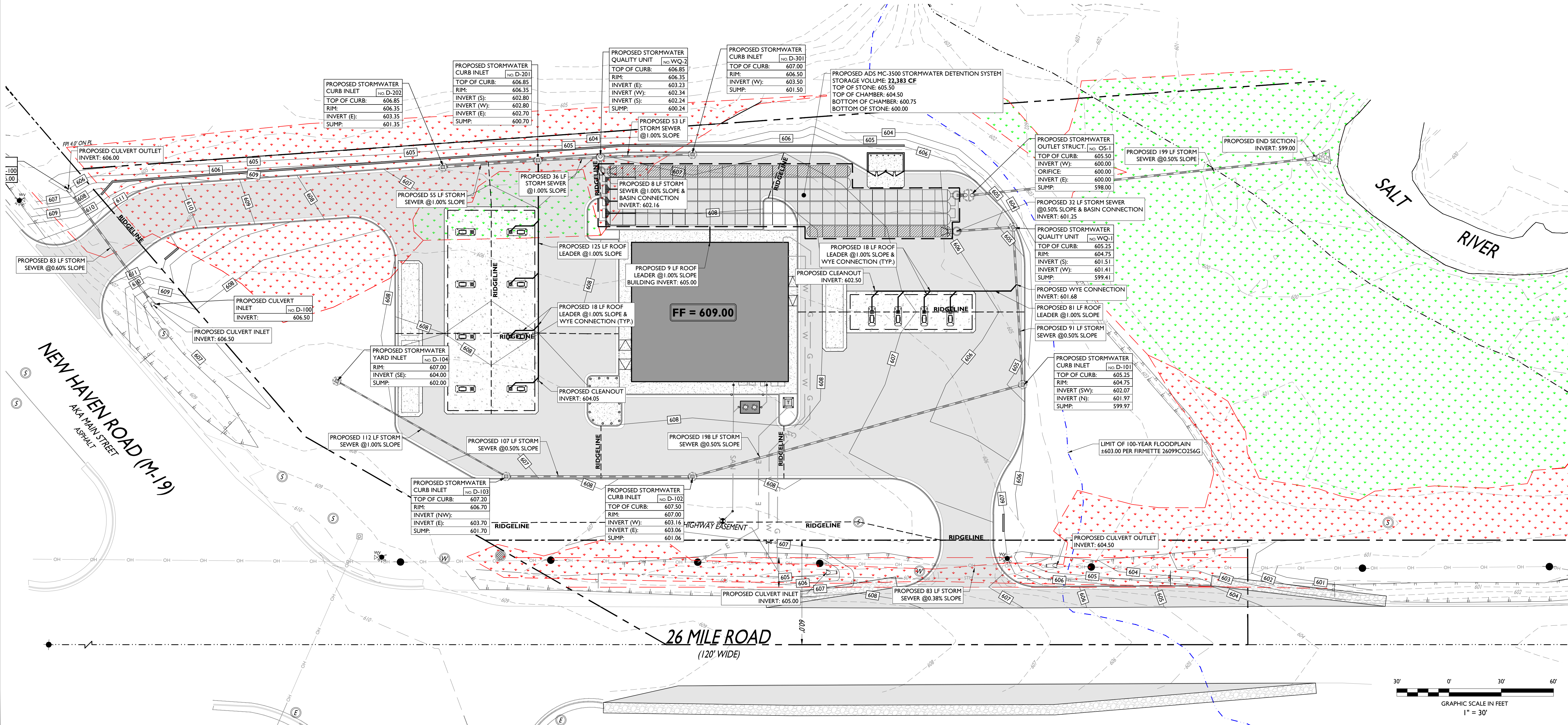
*Rainfall depth based on MCPWO Storm Water Procedures & Design Manual Appendix G Section B

**See below for V_{CRP}

SYMBOL

DESCRIPTION

---	PROPERTY LINE
---	100-YEAR FLOODPLAIN LIMIT
---	PROPOSED GRADING CONTOUR
---	PROPOSED GRADING RIDGELINE
---	PROPOSED STORMWATER STRUCTURES
---	PROPOSED STORMWATER PIPING
---	PROPOSED UNDERGROUND OUTLET STRUCTURE
---	EXISTING SCRUB SHRUB WETLANDS
---	EXISTING EMERGENT WETLANDS



SITE DEVELOPMENT PLANS

YATOOMA OIL

PROPOSED VEHICULAR
CONVENIENCE STATION

PID: 15-09-03-100-022
NORTHEAST CORNER OF NEW HAVEN ROAD AND 26 MILE ROAD
VILLAGE OF NEW HAVEN
MACOMB COUNTY, MICHIGAN



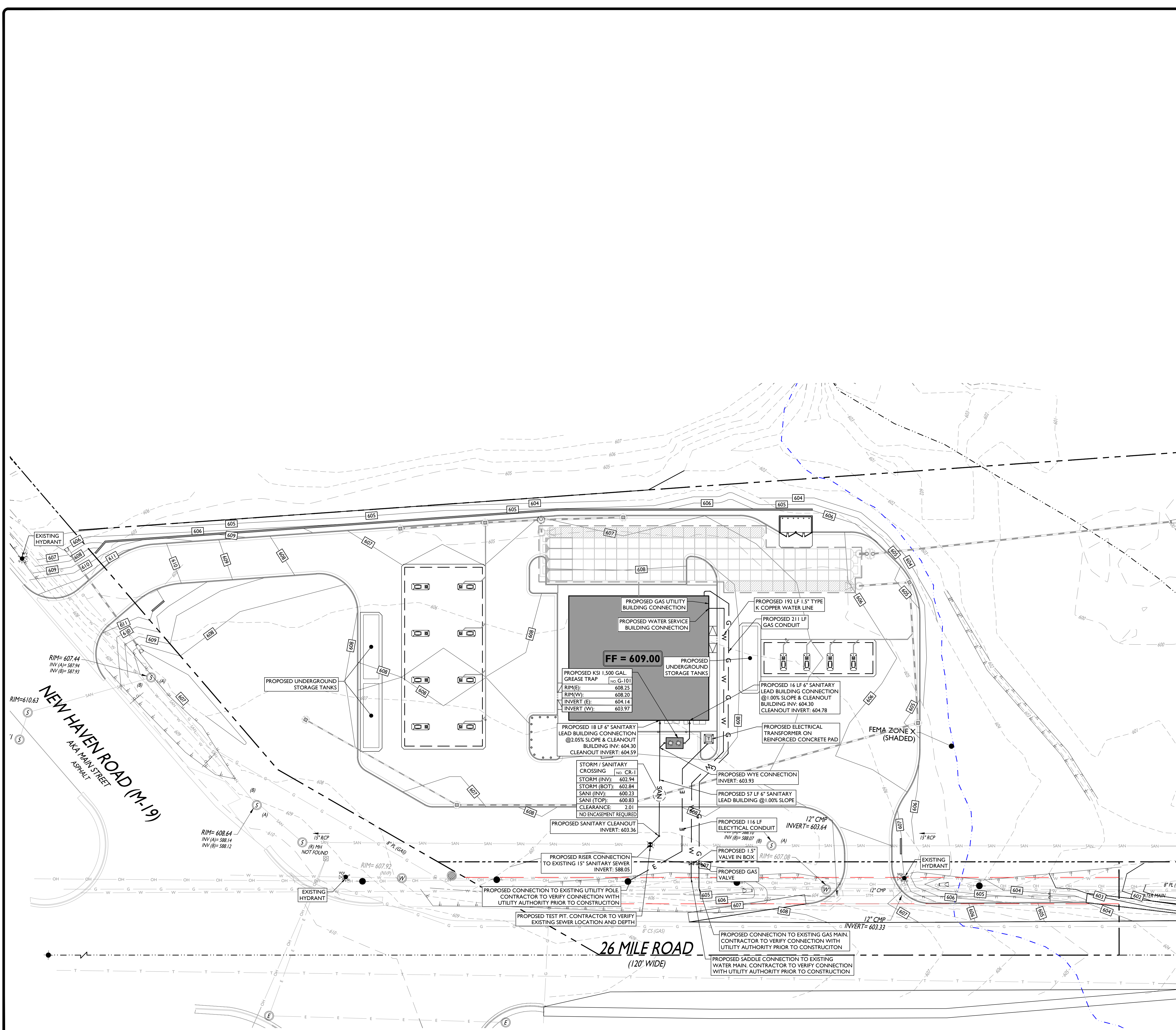
SCALE: 1" = 30' PROJECT ID: DET-250599

TITLE:

STORMWATER
MANAGEMENT PLAN

DRAWING:

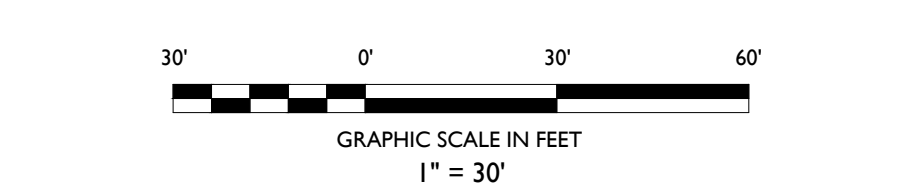
C-4

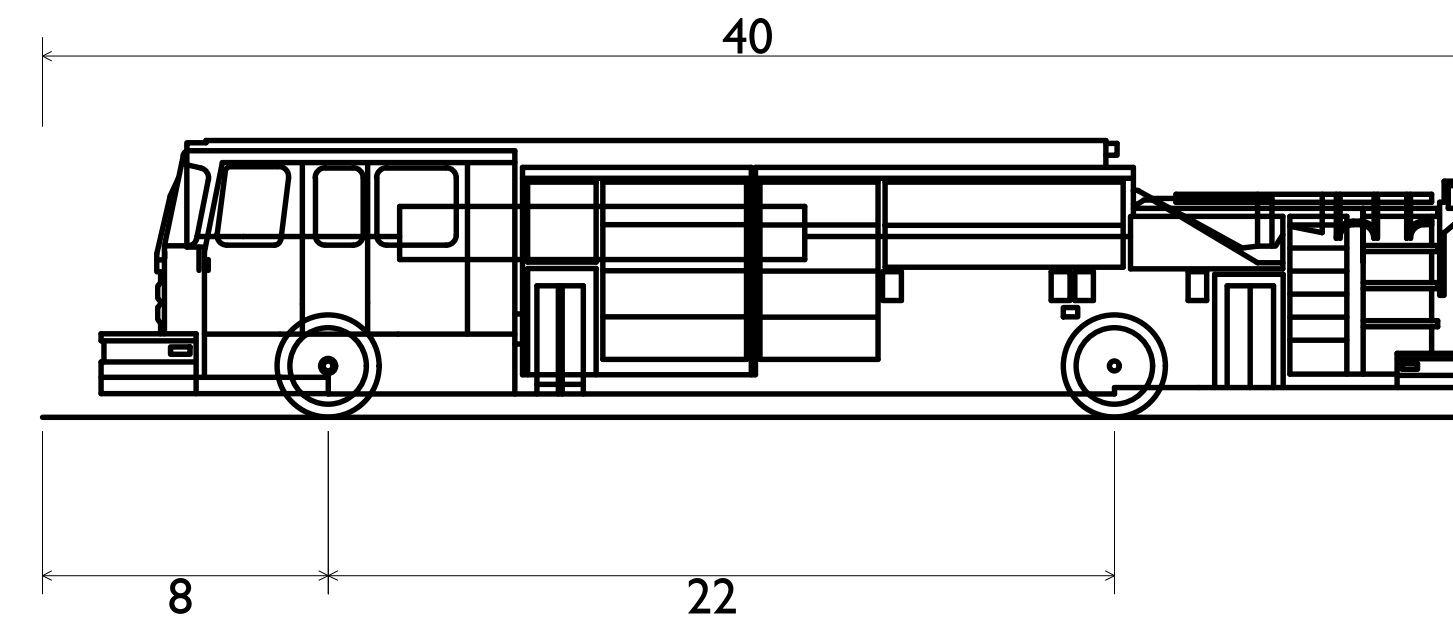


<u>SYMBOL</u>	<u>DESCRIPTION</u>
	PROPOSED 100-YEAR FLOODPLAIN LIMIT
	100-YEAR FLOODPLAIN LIMIT
	PROPOSED SANITARY LATERAL
	PROPOSED DOMESTIC WATER SERVICE
	PROPOSED ELECTRIC CONDUITS
	PROPOSED GAS LINE
	PROPOSED VALVE
	EXISTING FIRE HYDRANT
	PROPOSED TRANSFORMER ON CONCRETE PAD WITH BOLLARDS

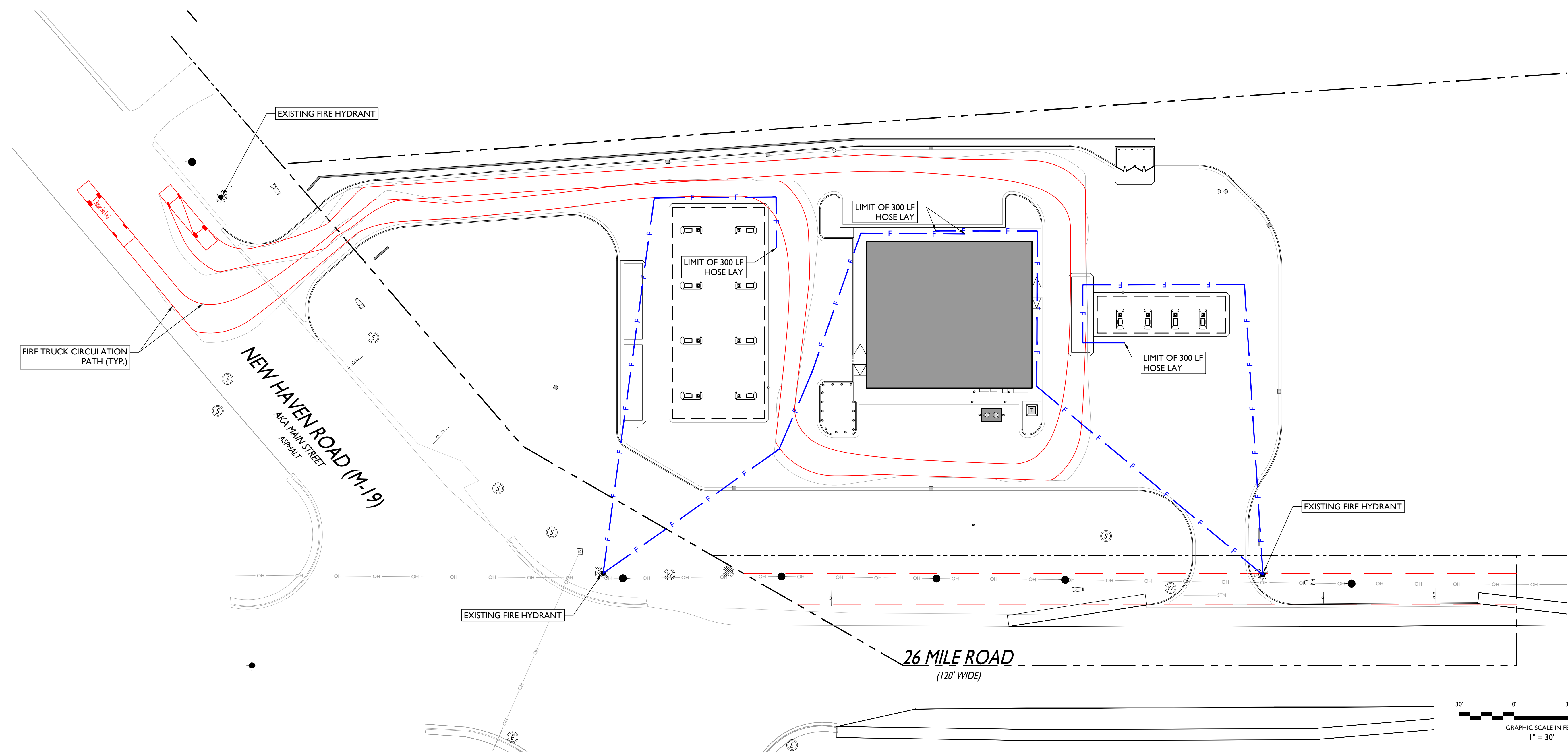
DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUTS BEFORE ANY CONSTRUCTION BEGINS. IN ACCORDANCE WITH STATE LAW, CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
2. THE CONTRACTOR SHALL MAINTAIN THE PROTECTION AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK. THE PROTECTION SHALL BE MAINTAINED. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE MAINTAINED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
4. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONSTRUCTION IMPROVEMENTS. SHOULD A DISCREPANCY, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IN WRITING.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
7. CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT. SHOULD A DISCREPANCY, THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BY THE CONTRACTOR. REMOVAL/REMOVAL ACTIVITIES SHALL BE SHOWN ON THE PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
8. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS NOTE SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

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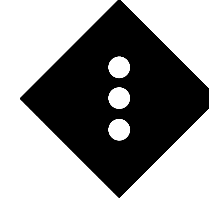


Pumper Fire Truck
Overall Length 40.000ft
Overall Width 8.167ft
Overall Body Height 7.745ft
Min Body Ground Clearance 0.656ft
Track Width 8.167ft
Lock-to-lock time 5.00s
Max Wheel Angle 45.00°
*DIAGRAM NOT TO SCALE



FOR SITE PLAN & SPECIAL LAND USE APPROVAL		DESCRIPTION	
	NB	BY	
	06/30/2024	DATE	
	1	ISSUE	

NOT APPROVED FOR CONSTRUCTION

**STONEFIELD**
engineering & design

Birmingham, MI · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Rutherford, NJ
www.stonefielddeng.com

555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE DEVELOPMENT PLANS

YATOOMA OIL
PROPOSED VEHICULAR
CONVENIENCE STATION

PID: 15-09-03-100-022
NORTHEAST CORNER OF NEW HAVEN ROAD AND 26 MILE ROAD
VILLAGE OF NEW HAVEN
MACOMB COUNTY, MICHIGAN



**STONEFIELD**
engineering & design

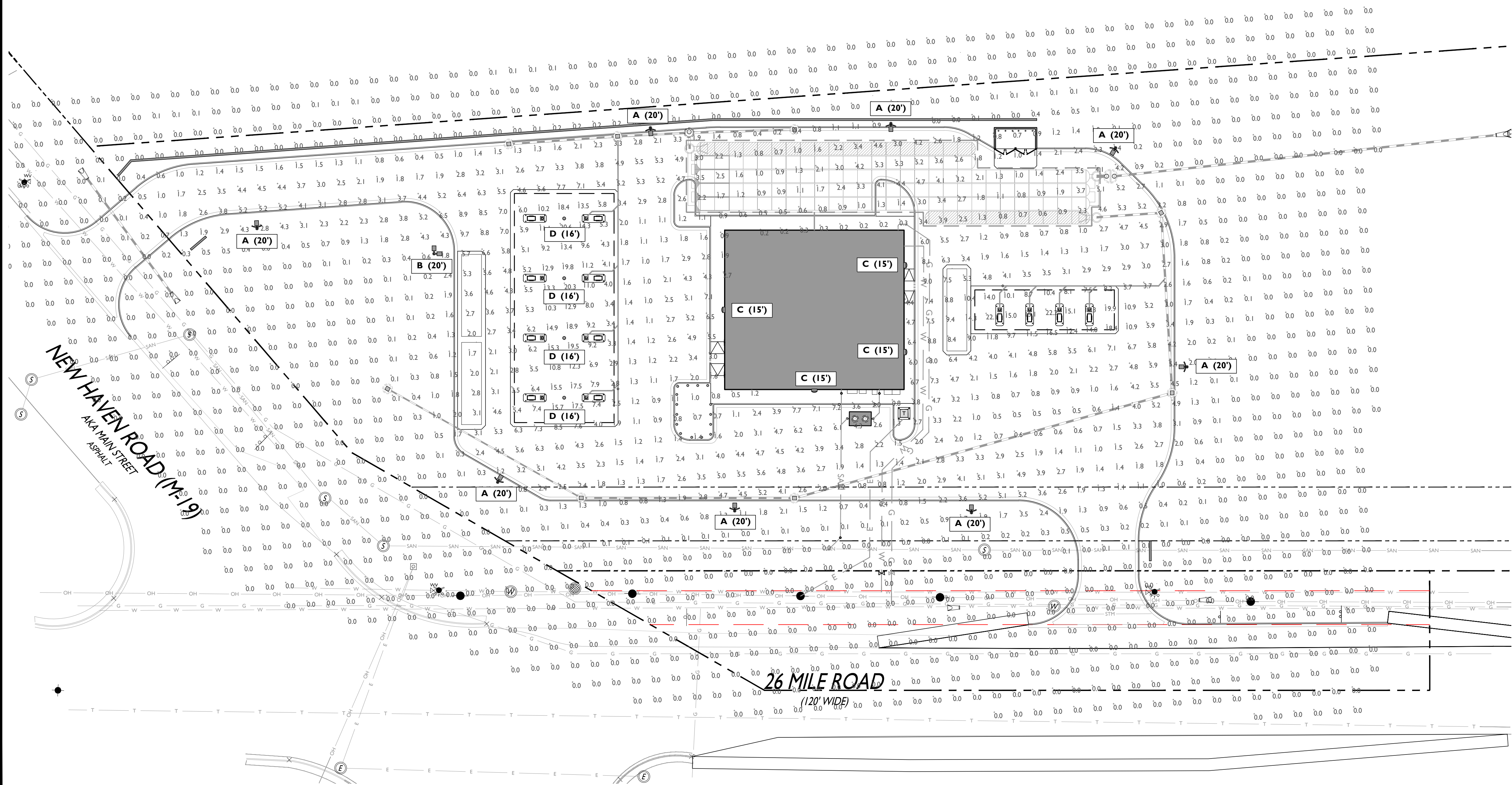
SCALE: 1" = 30' PROJECT ID: DET-250599

TITLE:
UTILITY PLAN (FIRE)

DRAWING:
C-6

V:\07102505\DET250599 YATOOMA OIL - NEW HAVEN, MI\CDOT\10750P-05-BUILDING

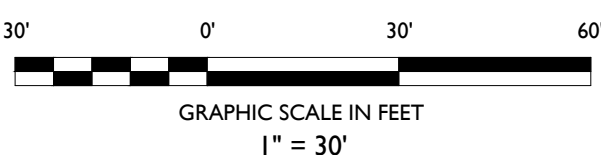
PROPOSED LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
	A	18	LSI MIRADA MEDIUM OUTDOOR LED AREA LIGHT - 18,000 LUMEN PACKAGE	TYPE III	0.9	LSI LIGHTING	MRM-LED-18L-SIL-3-40-70CRI-IL
	B	1	LSI MIRADA MEDIUM OUTDOOR LED AREA LIGHT - 18,000 LUMEN PACKAGE	TYPE III	0.9	LSI LIGHTING	MRM-LED-18L-SIL-3-40-70CRI-IL
	C	4	LSI MIRADA MEDIUM WALL SCONCE - 15,000 LUMEN PACKAGE	TYPE III	0.9	LSI LIGHTING	XWM-3-LED-1SL-40-70CRI
	D	7	SCOTTSDALE LEGACY (CRUS) LED CANOPY LUMINAIRE	N/A	0.9	LSI LIGHTING	CRUS-SC-HO-40



<u>SYMBOL</u>	<u>DESCRIPTION</u>
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
$\times \times \times$	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
	PROPOSED AREA LIGHT
	PROPOSED BUILDING MOUNTED LIGHT

- ## **GENERAL LIGHTING NOTES**
1. THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER, ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED, LIGHTING FIXTURE MAY VARY DUE TO UNPREDICTABLE FACTORS SUCH AS WEATHER, VOICE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
 2. THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE THE EXISTING LIGHT LEVELS. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE CONTRACTOR'S ASSUMPTIONS OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
 3. UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
 - LIGHT EMITTING DIODES: 0.72
 - HIGH PRESSURE SODIUM: 0.72
 - METAL HALIDE: 0.72
 4. THE CONTRACTOR SHALL NOTIFY STONFIELD ENGINEERING DESIGN, LLC IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING OR PROPOSED UTILITY LOCATIONS.
 5. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF ALL LIGHTING PROJECTS SUBMITTED TO THE OWNER AND STONFIELD ENGINEERING & DESIGN, LLC.

- ATTN LIGHTING NOTES:**
1. THE CONTRACTOR SHALL REPLACE LAMP COVERS, RE-LAMP AND RE-BALLAST EXISTING LIGHT FIXTURES AS INDICATED WITHIN THE PLAN SET. THE EXISTING FIXTURE HEIGHT SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE REQUIRED TO CHANGE IF THE EXISTING LIGHT FIXTURES ARE NOT GREATER THAN OR EQUAL TO THE FOLLOWING WATTAGE:
FIXTURE X = MINIMUM X WATTS
 2. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IN WRITING IF THE EXISTING LIGHT FIXTURES ARE NOT THE MINIMUM WATTAGE
 3. THE CONTRACTOR IS RESPONSIBLE TO CONFIRM THAT ANY EXISTING LIGHT POLES IDENTIFIED FOR REUSE WITH A PROPOSED LIGHT FIXTURE(S) SHALL BE CAPABLE OF SUPPORTING THE WEIGHT AND HAVE THE CAPACITY TO SUPPORT THE PROPOSED LIGHT FIXTURE(S). ANY MOUNTING EQUIPMENT REQUIRED TO ATTACH THE LIGHT FIXTURE(S) WITHIN THE 60 FOOT ATD RADIUS SHALL BE PROVIDED BY THE CONTRACTOR.
 4. THE CONTRACTOR SHALL CONFIRM THAT THE LOCATION OF ANY EXISTING LIGHT POLES IDENTIFIED FOR REUSE WITH A PROPOSED LIGHT FIXTURE(S) SHALL NOT CONFLICT WITH ANY EXISTING OR PROPOSED STRUCTURAL ELEMENT (E.G. CANOPY SUPPORT BEAMS). THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IN WRITING OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
 5. ALL EXISTING TREE LIMBS WITHIN THE 60 FOOT ATD RADIUS SHOWN IN THE PLAN SET SHALL BE TRIMMED TO A MINIMUM OF 6 FEET ABOVE THE BRUSH LINE. BRUSH WITHIN THE 60 FOOT ATD RADIUS SHALL BE TRIMMED TO A MINIMUM OF 36 INCHES ABOVE GRADE. ALL BRUSH SHALL BE REMOVED. THE CONTRACTOR SHALL CONSULT ALL APPLICABLE CITY, COUNTY AND STATE ORDINANCES REGARDING LANDSCAPING. EXISTING TREE LIMBS ADJACENT TO LIGHTING FIXTURES SHALL BE TRIMMED AS REQUIRED TO PREVENT LIGHT GLARE.
 6. PRIOR TO BID, CONTRACTOR SHALL VERIFY EXISTING EXTERIOR LIGHTING CONDITIONS AFTER DUSK AND NOTIFY THE DEVELOPER OF ANY EXISTING LIGHTING CONDITIONS THAT ARE DAMAGED OR INOPERABLE LIGHTS. THE CONTRACTOR SHALL REPAIR ALL INOPERABLE LIGHTS UNLESS OTHERWISE NOTED WITHIN THIS PLAN SET.
 7. ALL EXISTING LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE BASED ON REGULATORY STATE STANDARDS FOR SAFETY LIGHTING AND ON CLIENT STANDARDS.
 8. ALL EXISTING LIGHT FIXTURES UNLESS OTHERWISE NOTED WITHIN THIS PLAN SET, HAVE THE PHOTOCELL OPTION ENABLED.
 9. EXISTING LIGHTING FIXTURES CONTROLLED BY OUTSIDE ENTITIES SHALL BE IDENTIFIED AND THE CONTRACTOR SHALL THE LIGHTING ANALYSIS REFLECTED WITHIN THE PLAN SET. THE PROPOSED LIGHT LEVELS HAVE BEEN DESIGNED TO COMPLY WITH ALL APPLICABLE ATD LIGHTING REQUIREMENTS. LIGHTING REQUIREMENTS ARE UNCONTROLLED LIGHT FIXTURES.

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NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE



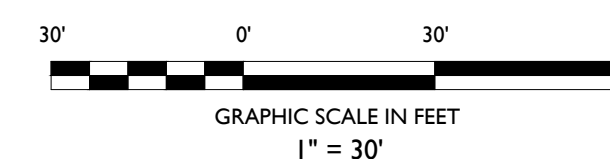
Know what's **below**
Call before you dig.

IRRIGATION NOTE:

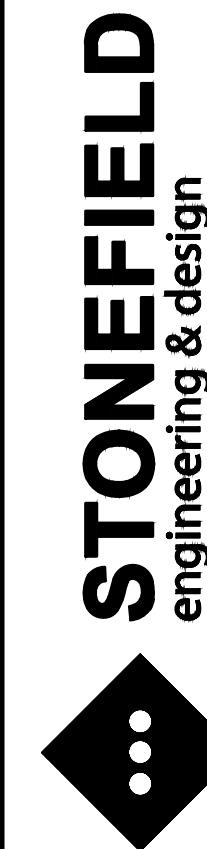
IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO PROVIDE SUFFICIENT PRESSURE AND FLOW RATE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOP SOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
4. THE CONTRACTOR SHALL SLOPEABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3: SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN CONFORMANCE WITH THE CITY OF CHICAGO CODE. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABUTMENT CURBS OR IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.



NOT APPROVED FOR CONSTRUCTION



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555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE DEVELOPMENT PLANS

YATOOMA OIL

PROPOSED VEHICULAR CONVENIENCE STATION

PID: 15-09-03-100-022
NORTHEAST CORNER OF NEW HAVEN ROAD AND 26 MILE ROAD
VILLAGE OF NEW HAVEN
MACOMB COUNTY, MICHIGAN



SCALE:	1" = 30'	PROJECT ID: DET-250599
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TITLE:

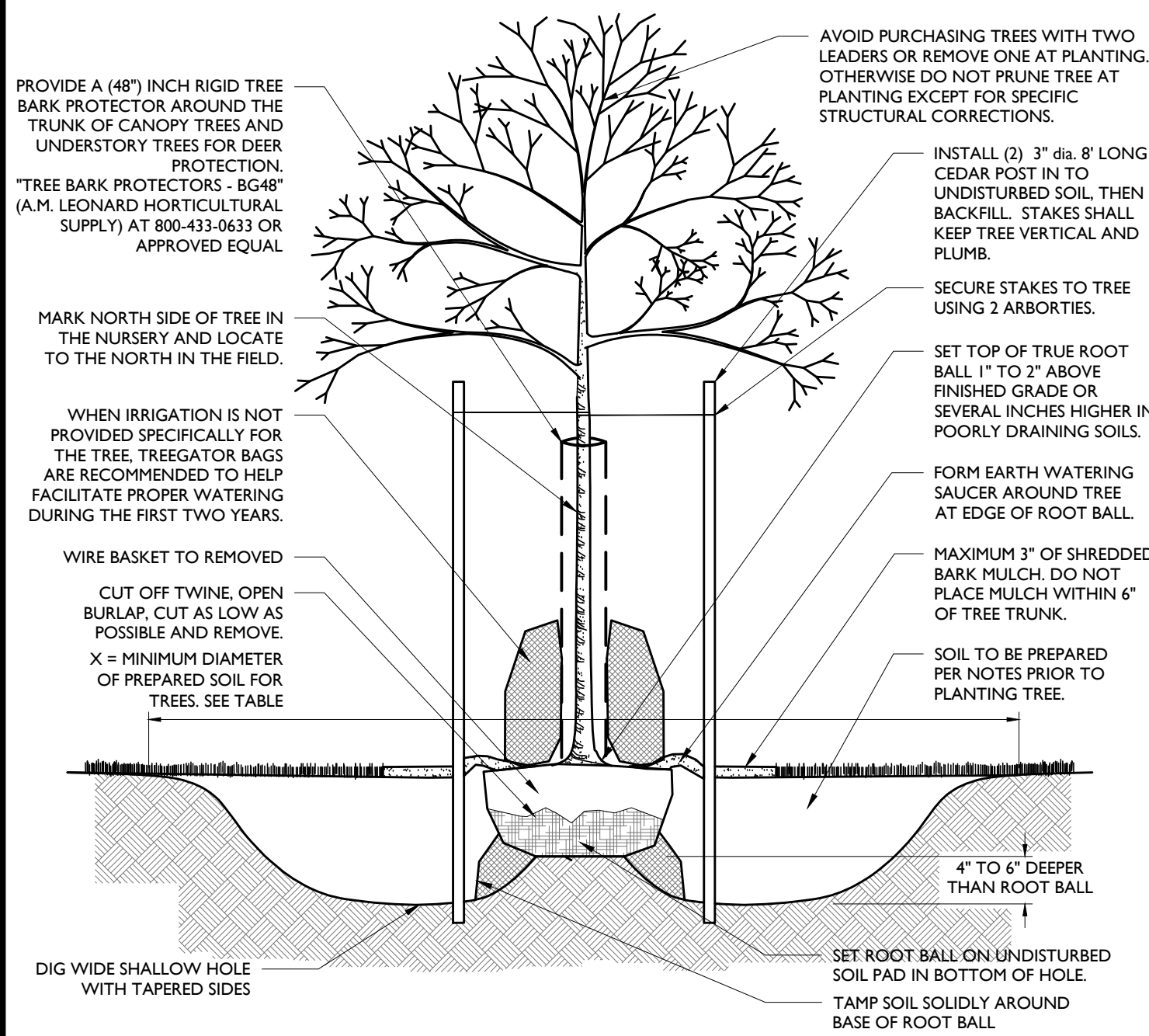
LANDSCAPING PLAN

DRAWING:

C-8

NOTES:

- FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX

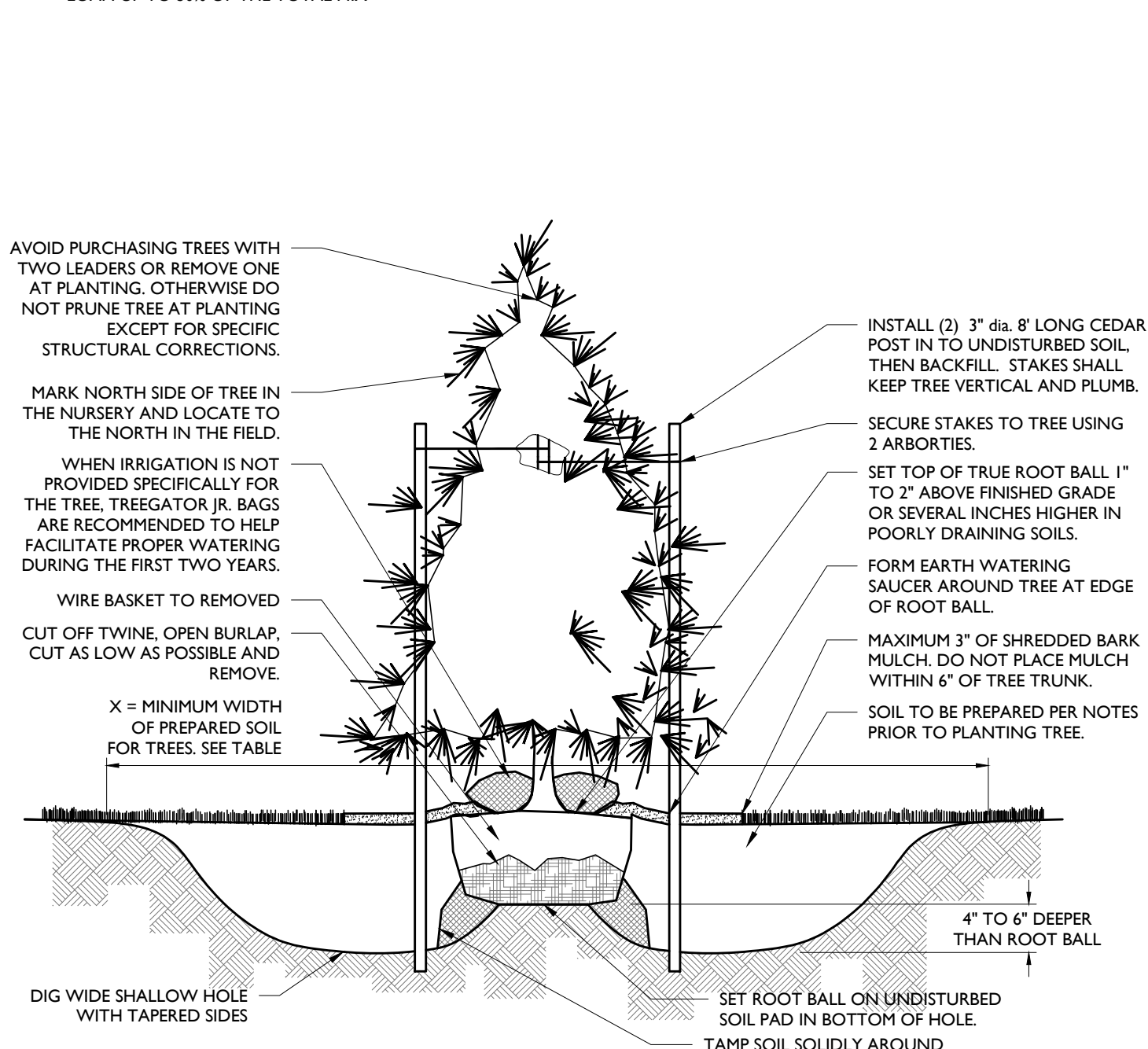


DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

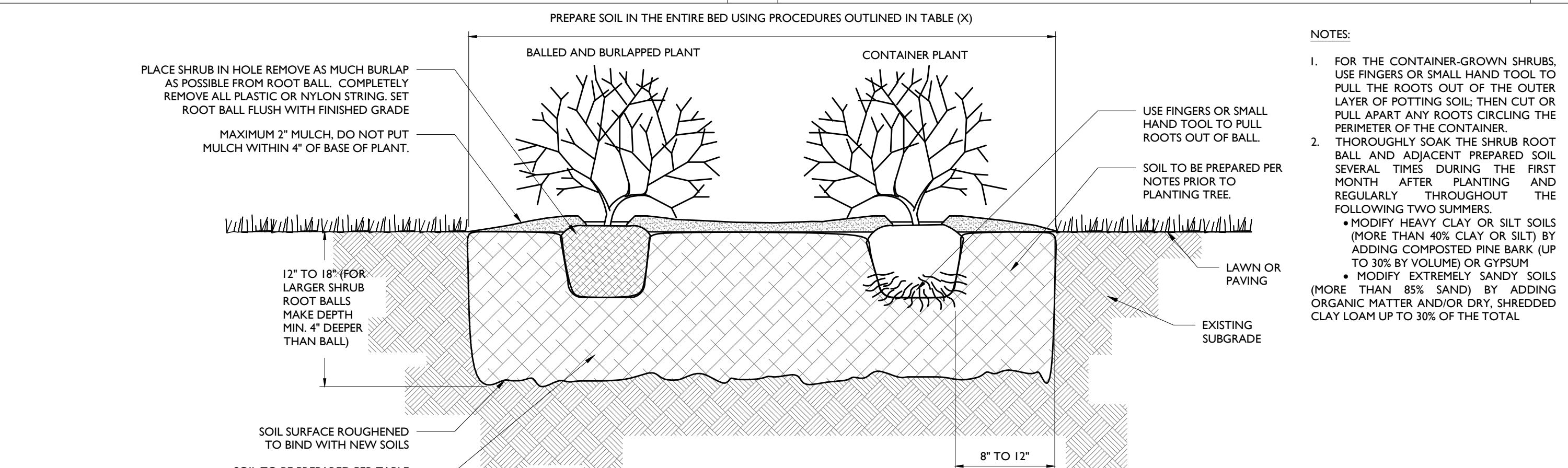
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CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE

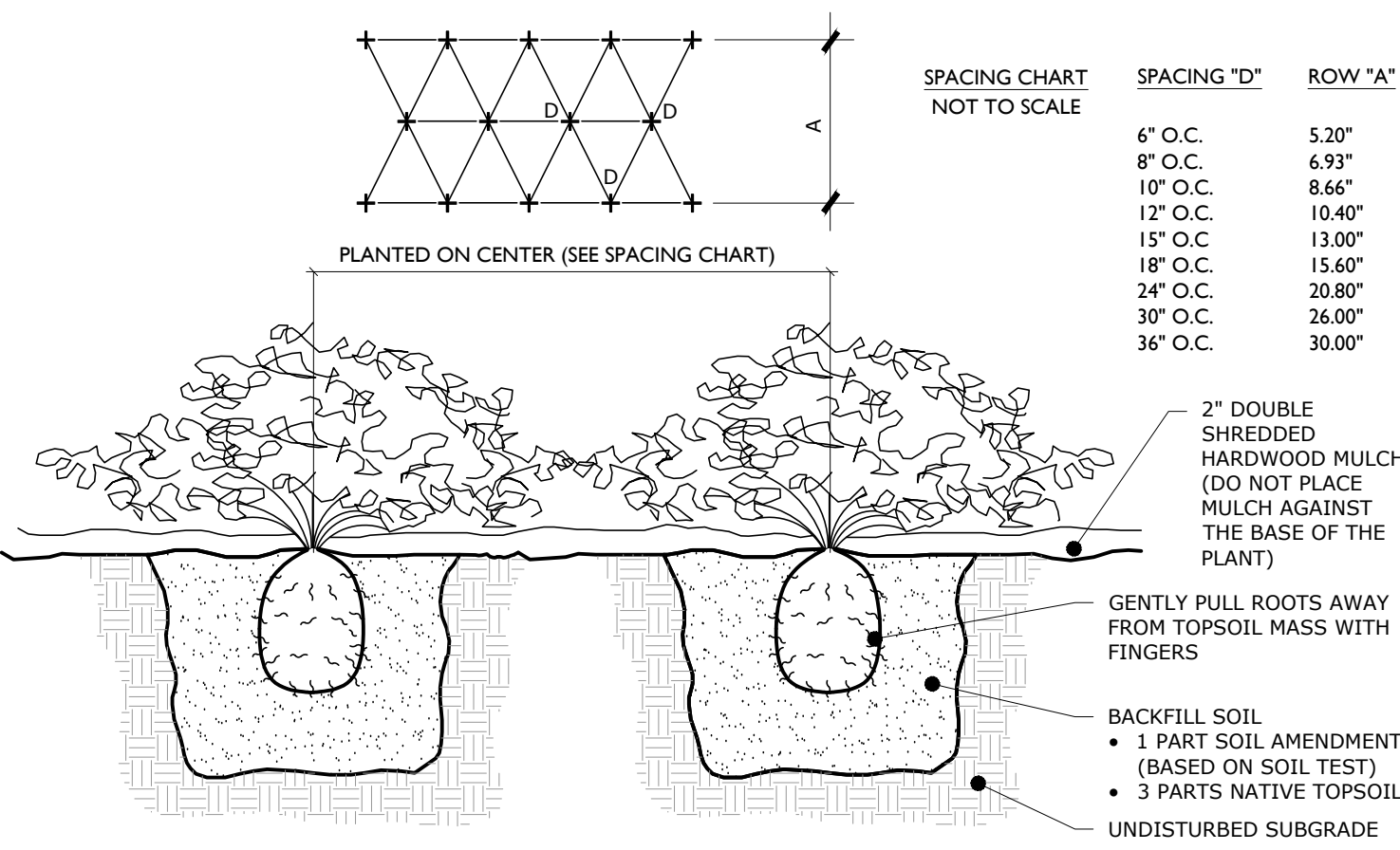


DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

NOTES:

- THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX
- ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT PER MANUFACTURER'S SPECIFICATIONS

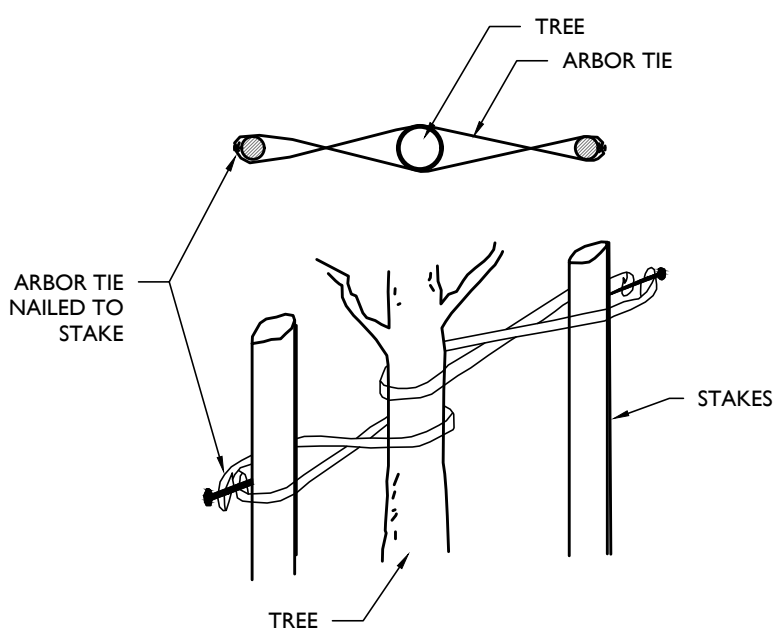


GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL

NOT TO SCALE

INSTALLATION GUIDELINES:

- LOOP TIE AROUND TREE AND NAIL TO CEDAR STAKE.
- REMOVE ALL STAKING AND TIES AT END OF FIRST GROWING SEASON.
- FOLD ENDS OF ARBOR TIE BACK, SECURE TO STAKES WITH 1" GALVANIZED ROOFING NAIL OR USE A KNOT.
- CONSULT LANDSCAPE ARCHITECT FOR STAKING OF TREES LARGER THAN 6".
- SOURCES INCLUDE:
 - GEMLERS 1-800-332-6744 OR GEMLERS.COM
 - CSP OUTDOORS.COM



ARBOR TIE DETAIL

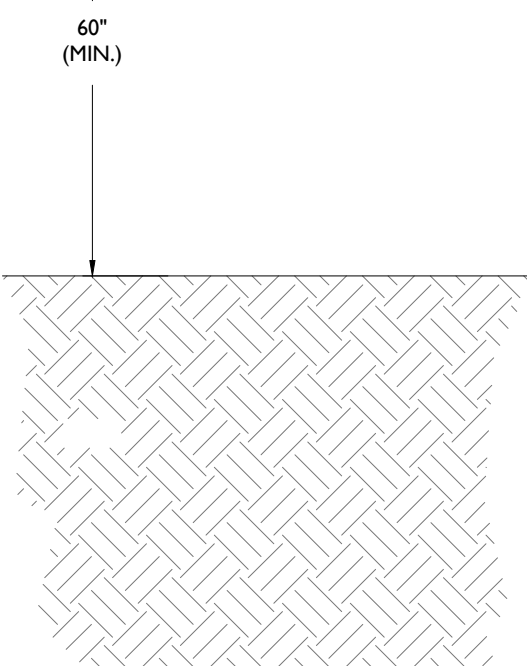
NOT TO SCALE

GENERAL LANDSCAPING NOTES:

- THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
- WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.
- IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.
- UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (8 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL.
- THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

PROTECTION OF EXISTING VEGETATION NOTES:

- BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIPLINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
- IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
- IN RARE INSTANCES, IF RILL, OR GRADING IS REQUIRED WITHIN THE DRIPLINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
 - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
 - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") FROM THE TRUNK. ABOVE THE FINISHED GRADE, THE GRAVEL SHALL BE PLACED IN A MINIMUM OF 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") FROM THE TRUNK. ABOVE THE FINISHED GRADE, THE GRAVEL SHALL BE PLACED IN A MINIMUM OF 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") FROM THE TRUNK. 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NOT TO SCALE



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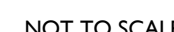


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- NOTES:
1. CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
 2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED $\frac{1}{4}$ " FROM SURFACE.
 3. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
 4. 14" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.

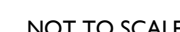
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- PAVEMENT STRIPING & MARKINGS NOTES:**
1. ALL SIGNING AND STRIPING IN EXISTING CONDITION IN CONFLICT WITH THE PROPOSED DESIGN PLAN SHALL BE REMOVED.
 2. ALL PROPOSED SIGNING AND STRIPING SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
 3. PAVEMENT STRIPING AND MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS.
 4. UNLESS OTHERWISE SPECIFIED, ALL STRIPING AND MARKINGS IN THE PUBLIC RIGHT-OF-WAY SHALL BE OF THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.
 5. UNLESS OTHERWISE SPECIFIED, ON SITE PARKING STALL STRIPING, FIRE LANE STRIPING AND DIRECTIONAL ARROWS SHALL BE EPOXY PAINT. ON SITE STOP BARS, "DO NOT ENTER" BARS, AND ASSOCIATED LETTERING SHALL BE THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.

E



- NOTES: NOT TO SCALE
1. $\frac{1}{2}$ " EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED $\frac{1}{4}$ " FROM THE SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
 2. 1" DEEP BY $\frac{1}{4}$ " WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS OR 6' INTERVALS MAX.
 3. CONCRETE SHALL RECEIVE BROOM FINISH.
 4. ALL EXPOSED CORNERS TO HAVE 12" CHAMFER.

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8



9



- NOTES:
1. MAXIMUM CROSS SLOPE SHALL BE $\frac{1}{4}$ " PER FOOT.
 2. $\frac{1}{2}$ " EXPANSION JOINTS SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED $\frac{1}{4}$ " FROM THE SURFACE.
 3. 1" DEEP BY $\frac{1}{4}$ " WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 4' INTERVALS.
 4. EXPANSION JOINT SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.

10



- NOTES:
1. MINIMUM SOIL BEARING PRESSURE OF 1500 PSF, SOIL FRICTION ANGLE OF 30 DEGREES, AND SOIL DRY UNIT WEIGHT OF 110 PCF SHALL BE CONFIRMED IN THE FIELD BY A QUALIFIED PROFESSIONAL.
 2. CAST-IN-PLACE CONCRETE SHALL BE CONSOLIDATED USING VIBRATOR.
 3. ALL REBAR TO BE NEW GRADE 60 STEEL.
 4. PRE-CAST PIERS ACCEPTABLE UPON WRITTEN APPROVAL OF SHOP DRAWING BY ENGINEER.
 5. CONCRETE TO BE PLACED AT A MINIMUM OF 7 DAYS AFTER POURING TO INSTALLING LIGHT POLE. POURED CONCRETE MIX REQUIRED TO OBTAIN 80% OF DESIGN STRENGTH PRIOR TO INSTALLING LIGHT POLE.
 6. CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" (WITHIN 1" TOLERANCE).
 7. REBAR SHALL BE BATED FOR 10 MPH HIGHER THAN WIND SPEED ZONE 33BT ABOVE GROUND FOR THE AREA BASED ON ANSI/CEC-7.93.
 8. POUR TO BE TERMINATED AT A FORM.
 9. ALL SOIL SHALL COMPLY WITH THE BEST PRACTICES FOR APPROPRIATE TEMPERATURE AND WEATHER CONDITIONS.
 10. CONTRACTOR TO TEMPORARILY SUPPORT ADJACENT SOIL AND STRUCTURES DURING EXCAVATION IF REQUIRED.

1

NOT TO SCALE

1



12



- NOTES:
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%
 2. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
 3. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL

1





NOT TO SCALE



NOT TO SCALE

SYMBOL DESCRIPTION

— 100 —	MAJOR CONTOUR
— 100 —	MINOR CONTOUR
×	GRADE SPOT SHOT
× TC 100/0	TOP OF CURB SHOT
× RC 100/0	BOTTOM OF CURB SHOT
× TW 102/0	TOP OF WALL SHOT
× BW 100/0	BOTTOM OF WALL SHOT
=====	WALL
=====	PAVEMENT STRIPING
— + —	FEMA LINE
~~~~~	VEGETATION LINE
=====	TOP OF BANK
=====	BOTTOM OF BANK
=====	CENTERLINE DITCH
(M)	MEASURED
POB	POINT OF BEGINNING
(R)	RECORD
WL	WHITE PAINTED LINES
BL	BLUE PAINTED LINES
YL	YELLOW PAINTED LINES
GA	GAS MARKER
Δ	WETLANDS FLAG
○	VENT / STAND PIPE
○	TRAFFIC LIGHT STANCHION
◆	SECTION MARK
◆	BATCH CORNER

1. THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING MARCH OF 2026, BASED ON AVAILABLE MAPS AND DEEDS OF RECORD, AND PHYSICAL EVIDENCE. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND AGREEMENTS OF RECORD THAT A TITLE SEARCH MAY DISCLOSE.
2. THIS SURVEY IS VALID ONLY WHEN A DIGITAL SEAL IS AFFIXED HERETO.
3. THE SURVEYOR IS NOT QUALIFIED TO IDENTIFY ENVIRONMENTAL CONDITIONS OR THE PRESENCE OR ABSENCE OF WETLANDS.
4. THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. ANY SUBSURFACE UTILITIES SHOWN HAVE BEEN LOCATED FROM MARKOUTS OBSERVED ON SITE DURING THE FIELD SURVEY, AND SURFACE FEATURES SUCH AS VALVES, MANHOLES AND GRATES, STORM DRAINAGE AND/OR SANITARY INVERTS ARE DETECTED BY BASIC OBSERVATIONS NADIR OF THE FIELD. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION USED. THE SURVEY HAS NOT PHYSICALLY LOCATED THE UTILITIES. BEFORE ANY EXCAVATIONS ARE BEGUN, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
6. BEARINGS ARE REFERENCED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM (NAD83) SOUTH ZONE. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN FERTILIZER (NAVD83) ESTABLISHMENT VIA RTK GPS OBSERVATIONS UTILIZING MICHIGAN DEPARTMENT OF TRANSPORTATION CONTINUOUSLY OPERATING REFERENCE SYSTEM (MDOT CORS).  
TEMPORARY BENCHMARKS:  
#1 - BENCHMARK #1: SET CAPPED IRON LOCATED AT THE INTERSECTION OF THE NORTHERLY LINE OF 25 MILE RD AND THE EASTERLY LINE OF NEW HAVEN ROAD - 609.74'  
#2 - BENCHMARK #2: FLOW CAPPED IRON ON EASTERLY LINE OF NEW HAVEN ROAD - 612.03'
7. BASEMENT OR BELOW GRADE STRUCTURES (IF ANY) ARE UNKNOWN.
8. WETLANDS FLAG LOCATIONS ARE SHOWN PER SURVEY REFERENCE #3.

1. DEED BETWEEN DECORA PARK LLC (GRANTOR) AND NEW HAVEN ROAD DEVELOPMENT (GRANTEE), DATED JULY 10, 2009 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, MACOMB COUNTY, MICHIGAN IN LIBER 19865 PAGE 387.
2. ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY BIRMINGHAM TITLE AGENCY AS ISSUING AGENT FOR WESTCOT LAND TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: BT-13614, COMMITMENT DATE: FEBRUARY 24, 2026.
3. WETLAND DELINEATION MAP FOR 26 MILE AND NEW HAVEN, LENOX TOWNSHIP, MACOMB COUNTY, MICHIGAN, PREPARED BY BARR ENGINEERING COMPANY, FIELD DATE APRIL 7, 2026.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (UNSHADED) (ARTEA OF MINIMAL FLOOD HAZARD), ZONE X (SHADED) (0.2% ANNUAL CHANCE FLOOD HAZARD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE), ZONE AE WITH BFE 602.6) AND ZONE AE (REGULATORY FLOODWAY) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 260120, MAP NUMBER 26099C0256G WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.



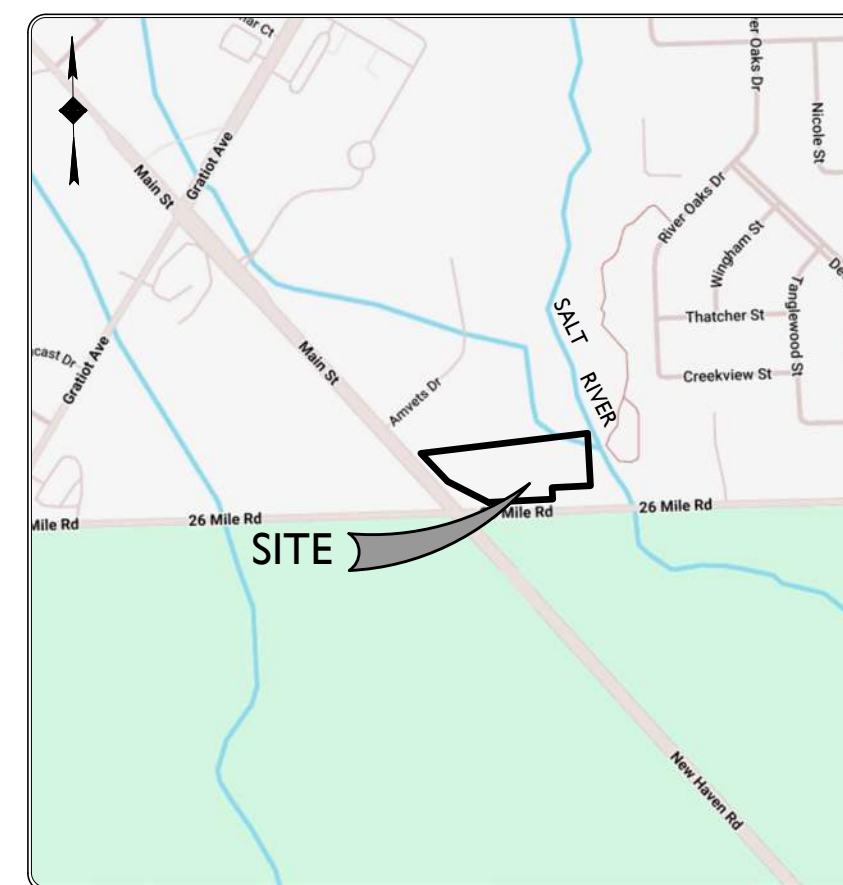
FEMA ZONE X (UNSHADED)  
 FEMA ZONE X (SHADED)  
 FEMA ZONE AE  
 FEMA ZONE AE (REGULATORY FLOODWAY)

AND SITUATED IN A VILLAGE OF NEW HAVEN, COUNTY OF MACOMB, STATE OF MICHIGAN DESCRIBED AS FOLLOWS: A PARCEL OF LAND LOCATED IN AND BEING A PART OF SECTION 14 OF SECTIONS 13, 14 AND 15, TOWNSHIP 36 NORTH, RANGE 18 EAST, COUNTY OF MACOMB COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 66.74 FEET FROM THE SOUTHWEST CORNER OF SECTION 34, AND THENCE EXTENDING ALONG THE EASTERN RIGHT OF WAY LINE OF NEW HAVEN ROAD NORTH 60 DEGREES 02 MINUTES 04 SECONDS WEST 239.03 FEET AND NORTH 40 DEGREES 02 MINUTES 04 SECONDS WEST 10.00 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, 875.23 FEET, THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS EAST 257.59 FEET, THENCE WEST 20.00 FEET ALONG THE NORTH LINE OF 26 MILE ROAD (120 FEET WIDE), THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS EAST 60.00 FEET TO THE CENTERLINE OF 26 MILE ROAD, THENCE ALONG SAID CENTERLINE, ALSO BEING THE CENTERLINE OF 26 MILE ROAD, TO THE POINT OF BEGINNING.

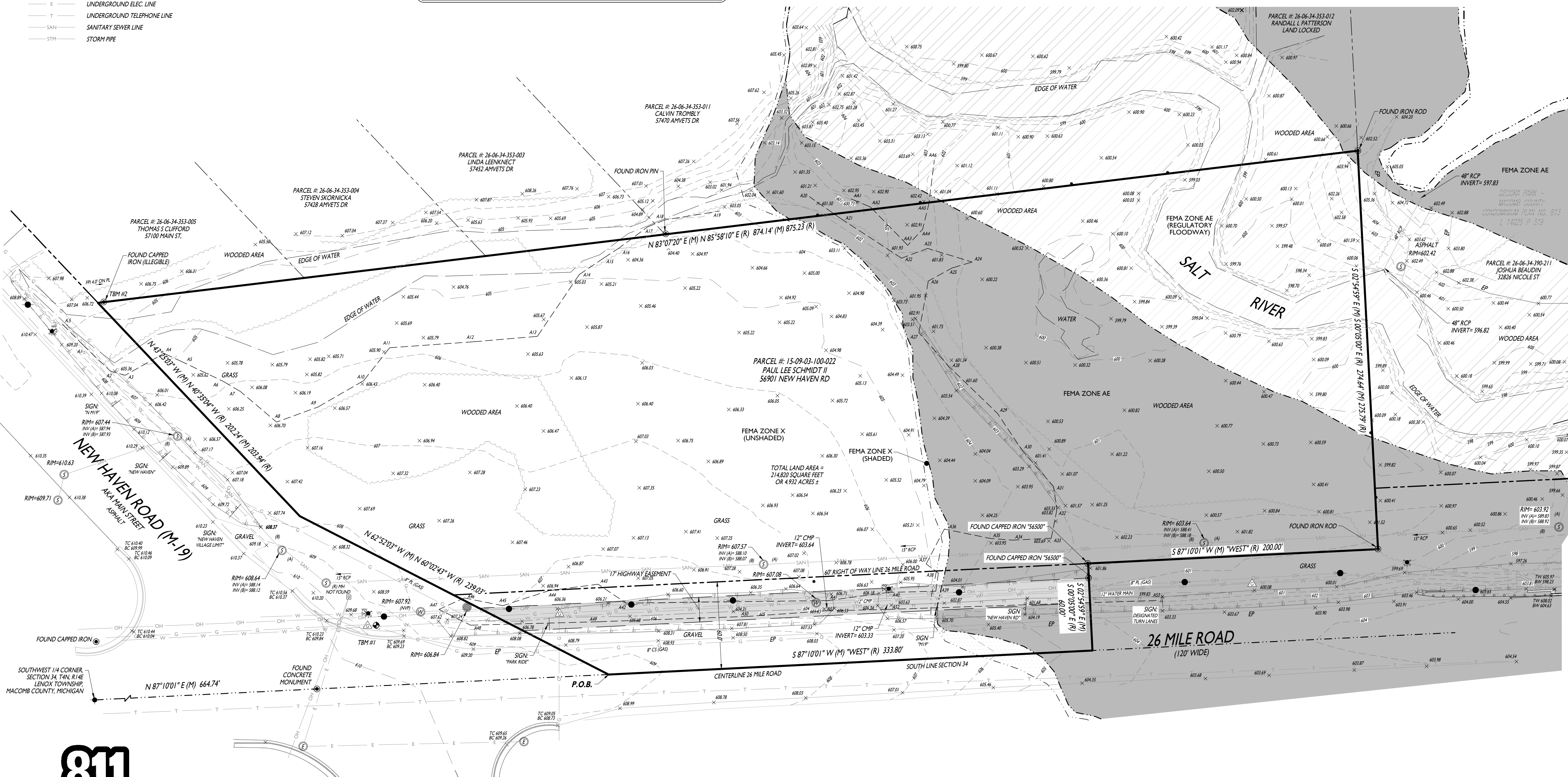
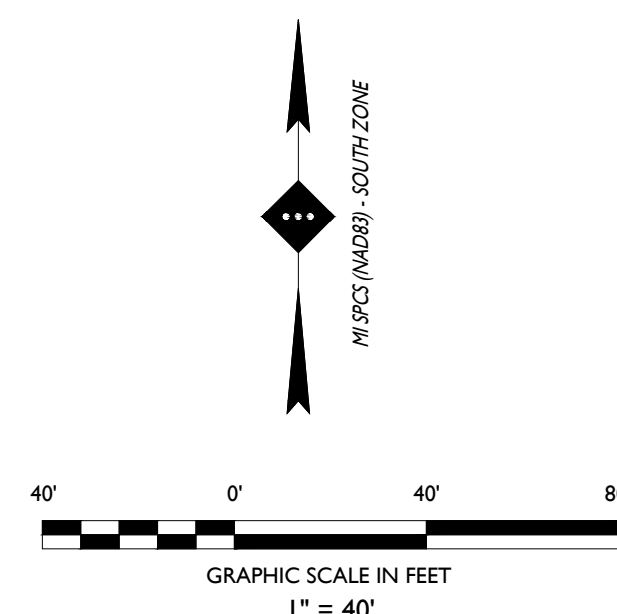
BEING THE SAME PROPERTY AS DESCRIBED IN AN ALTA COMMITMENT FOR TITLE INSURANCE  
PREPARED BY BIRMINGHAM TITLE AGENCY AS ISSUING AGENT FOR WESTCOR LAND TITLE  
INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: BT-13614, COMMITMENT DATE  
FEBRUARY 24, 2026.

- NO SURVEY RELATED EXCEPTIONS

FROM AN ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY BIRMINGHAM TITLE  
AGENCY AS ISSUING AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, ISSUING  
OFFICE FILE NUMBER: BT-13614, COMMITMENT DATE: FEBRUARY 24, 2026.



SOURCE: GOOGLE MAPS



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**ALTA / NSPS LAND TITLE SURVEY**

### MAP OF:

**PARCEL #: 15-09-03-100-022**  
**PART OF THE SOUTHWEST 1/4 OF SECTION 34**  
**TOWN 4 NORTH, RANGE 14 EAST**  
**56901 NEW HAVEN ROAD**  
**VILLAGE OF NEW HAVEN**  
**MACOMB COUNTY, MICHIGAN**

2	04/20/26	AG	AG	-	-	ADD WETLANDS	
1	03/11/26	DJS	AG	03/01/26	JU/SM	ISSUED	
ISSUE	DATE	DRAFT BY	CHECK BY	FIELD DATE	FIELD CREW	DESCRIPTION	

THIS IS TO DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 9 & 13 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON MARCH 01, 2026

ANTHONY D. GIGLIO JR, PS  
MICHIGAN PROFESSIONAL SURVEYOR No. 4001071395

**SCALE:** 1" = 40'      **PROJECT ID:** DET-250599      **SHEET:** 1 OF 1





Outlook

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**Formal Opposition to Proposed Gas Station / Special Land Use (Parcel 26-06-34-353-006)**

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**From** Rebecca Woolard**Date** Tue 7/28/2026 12:56 PM**To** Rachel Whitsett <rwhitsett@newhavenmi.org>**Disclaimer**

*This email originated from outside the organization. Do not click links, open attachments, or respond to requests until you verify the sender and know the content is safe and legitimate.*

Please forward to appropriate recipients. Thank you.

Dear Members of the New Haven Planning Commission,

I am writing to formally log my opposition to the proposed gas station and convenience store development on Parcel 26-06-34-353-006. I request that this correspondence be entered into the official public record for the upcoming hearing.

Generalized objections aside, I urge the Planning Commission to deny the Special Land Use Permit and Site Plan based on the following specific violations of local zoning intent and public safety standards:

- * **Failure to Meet Special Land Use Standards:** Our Village Ordinance mandates that a special land use must be harmonious with the immediate district. Introducing a 24-hour commercial operation with continuous vehicle idling and canopy light pollution directly adjacent to residential zones fundamentally violates this protective mandate.
- * **Severe Traffic and Turn-Radius Hazards:** The current layout of this parcel cannot safely accommodate the expansive turning radii required for large WB-67 fuel delivery tankers. Forcing these heavy trucks to encroach on oncoming traffic lanes or block through-traffic at this intersection creates a severe, actionable public safety risk. I ask that a comprehensive, independent Traffic Impact Study (TIS) be completed and reviewed before any vote is taken.
- * **Ordinance Buffer and Setback Deficiencies:** The high-impact nature of an automotive service station requires strict adherence to landscape screening, greenbelts, and setbacks. The commission should not grant variances to artificially force a massive commercial footprint onto an inadequate lot.
- * **Environmental Liability to Local Infrastructure:** Due to the local water table conditions in this section of Macomb County, the placement of Underground Storage Tanks (USTs) and toxic canopy runoff introduces a permanent environmental threat to our local water basin and drainage systems.
- * **Lack of Public Necessity:** This project provides no new utility or necessary service to our residents, as the community's fueling needs are already completely fulfilled by existing nearby infrastructure.



For these reasons, the applicant has failed to prove that this project will not be detrimental to the surrounding neighborhood. I ask the Commission to protect our community's safety, environment, and property values by voting to deny this application.  
Thank you for your time and your service to our village.

Sincerely,

Rebecca Woolard  
Resident of New Haven