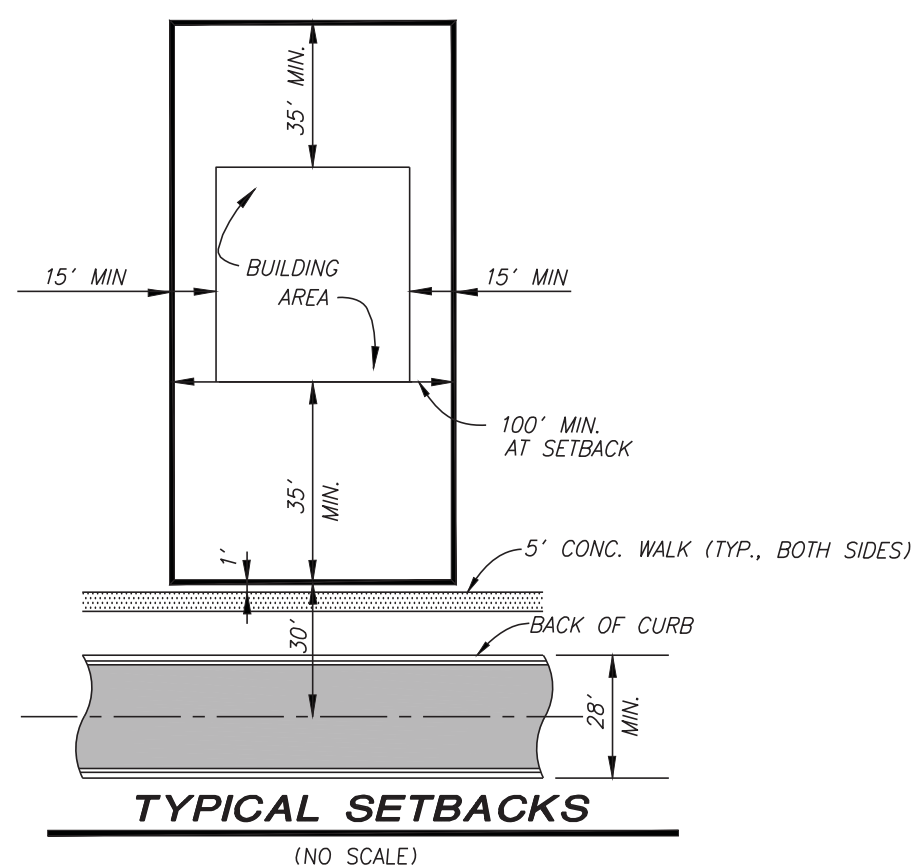


FIRE DEPARTMENT NOTES

- 1. ALL FIRE LANES AND ACCESS SHALL BE PROVIDED AND DESIGNATED PER THE VILLAGE FIRE DEPARTMENT MINIMUM REQUIREMENTS.
2. ONSITE FIRE HYDRANT LOCATIONS SHALL BE APPROVED BY THE VILLAGE FIRE DEPARTMENT PRIOR TO ENGINEERING APPROVAL.

NOTES

- 1. ALL UTILITIES AND GRADING SHOWN ARE FOR PLANNING PURPOSES ONLY. EXACT UTILITY LOCATIONS AND GRADING TO BE DETERMINED DURING ENGINEERING.
2. PERMIT REQUIRED FROM MACOMB COUNTY DEPARTMENT OF ROADS FOR ALL WORK DONE WITHIN HAVENRIDGE ROAD RIGHT-OF-WAY.
3. MUNICIPAL UTILITIES (WATER, SANITARY, STORM SEWER) SHALL BE BROUGHT ON SITE BY THE DEVELOPER FROM EXISTING SOURCES. PLANS MUST BE SUBMITTED TO THE VILLAGE DPW FOR REVIEW. NO CONSTRUCTION MAY BEGIN PRIOR TO ENGINEERING APPROVAL.
4. NO SITE LIGHTING IS PROPOSED. IF ANY SITE/STREET LIGHTING IS TO BE PROVIDED, PROVIDE DETAIL TO VILLAGE OF NEW HAVEN PLANNING. ALL EXTERIOR LIGHTING SHALL BE IN ACCORDANCE WITH SEC. 915-900C.
5. NO ENTRANCE SIGNAGE OR LANDSCAPING IS PROPOSED. IF ANY ENTRANCE SIGN AND LANDSCAPING DESIGN IS TO BE PROVIDED, IT SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT. REFER TO SECTION 425-5 FOR DIMENSIONAL AND LOCALITIONAL REGULATIONS.
6. THE VILLAGE SHALL BE HELD HARMLESS FOR LIABILITIES OR DAMAGES OF ANY STORM DRAINAGE AND FLOODING ISSUES AS A RESULT OF THE PROPOSED ACTIVITIES.
7. ALL ACCESS EASEMENTS AND OPERATION AND MAINTENANCE AGREEMENT FOR THE PROPOSED PONDS SHALL BE PROVIDED PRIOR TO ENGINEERING APPROVAL.
8. ALL RELATED SANITARY LIFT STATION CONSTRUCTION, OPERATION, INSPECTION, MAINTENANCE, REPLACEMENT, ETC. COSTS SHALL BE PAID BY THE SUBDIVISION AT NO COST TO THE VILLAGE. SUBJECT TO THE VILLAGE APPROVAL, AN AGREEMENT SHALL BE EXECUTED AND RECORDED ACCORDINGLY.



NORTH

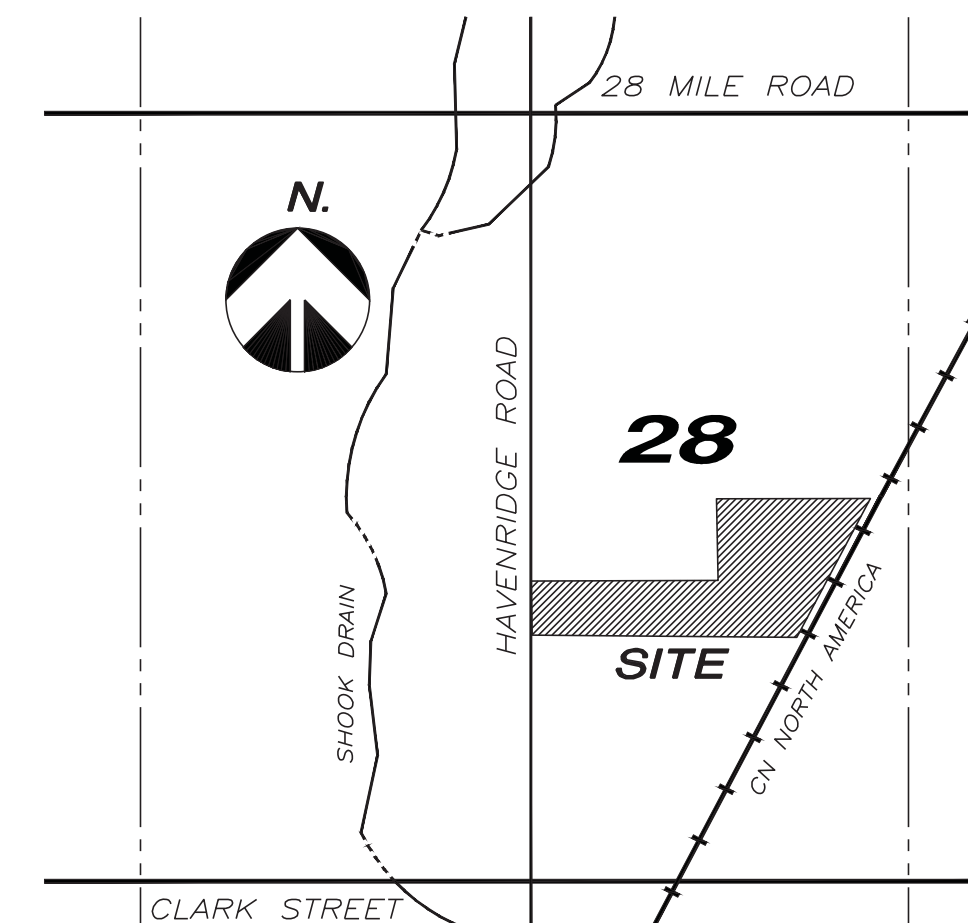


SCALE: 1"=100'



BENCHMARKS

- DATUM=NAVD83
1. T/HYD. E. SIDE HAVENRIDGE 70' N. OF SITE. ELEVATION=654.75
2. T/HYD. NW CORNER OF HAVENRIDGE & MARGO ELEVATION=655.20
3. T/HYD. E. SIDE HAVENRIDGE 15' S. OF SITE. ELEVATION=655.83



LOCATION MAP

SCALE: 4" = 1 MILE

PROPERTY DESCRIPTION

A parcel of land in the Southeast 1/4 of Section 28, T.4N., R.14E., Village of New Haven, Macomb County, Michigan is described as: Commencing at the Center Post of Section 28; thence S.02°08'42"E., 577.50 feet along the North-South 1/4 line of Section 28 to the Point of Beginning; thence N.88°45'48"E., 1320.00 feet; thence N.02°08'42"W., 577.95 feet as measured (1577.50 feet record) to a point on the East-West 1/4 line of Section 28; thence along said line N.88°44'36"E., 1090.38 feet as measured (1087.75 feet record) to a point on the westerly line of the Canadian National Railroad (previously known as the Grand Trunk Western Railroad); thence along said line S.26°49'58"W., 1114.59 feet as measured (1110.43 feet record); thence S.89°28'45"W., 1870.84 feet as measured (1870.05 feet record) to a point on the North-South 1/4 line of Section 28; thence N.02°08'42"E., 381.90 feet along said line to the Point of Beginning and containing 30.29 acres.

SITE CRITERIA

- PARCEL IDENTIFICATION # 06-28-401-005
ADDRESS: 55740 HAVENRIDGE ROAD
AREA OF SITE: 30.29 ACRES (GROSS)
EXISTING ZONING: SINGLE FAMILY (SF)
ADJACENT ZONINGS: SF, SF II, MF, AG
PROPOSED USE: SINGLE FAMILY RESIDENTIAL (30 UNITS)
MINIMUM LOT WIDTH: 100'
MINIMUM LOT AREA: 12,000 S.F.
MAXIMUM % OF LOT AREA COVERAGE BY BUILDINGS: 35%
MAXIMUM STRUCTURE HEIGHT: 35', 2.5 STORIES

SETBACKS:

- FRONT: 35'
SIDE: 15' MIN. (30' TOTAL)
REAR: 35'

DENSITY:

- GROSS: 30 UNITS / 30.29 ACRES = 0.99 UNITS PER ACRE
NET: 30 UNITS / 29.77 ACRES = 1.01 UNITS PER ACRE

UTILITY SUMMARY:

- WATER MAIN: MUNICIPAL
SANITARY SEWER: MUNICIPAL
STORM SEWER: ENCLOSED PIPE TO ON-SITE DETENTION PONDS WITH OUTLETS TO EXISTING WETLANDS

SIGNAGE:

- NOT PART OF THIS SUBMITTAL

ZONED: AG 06-28-200-011

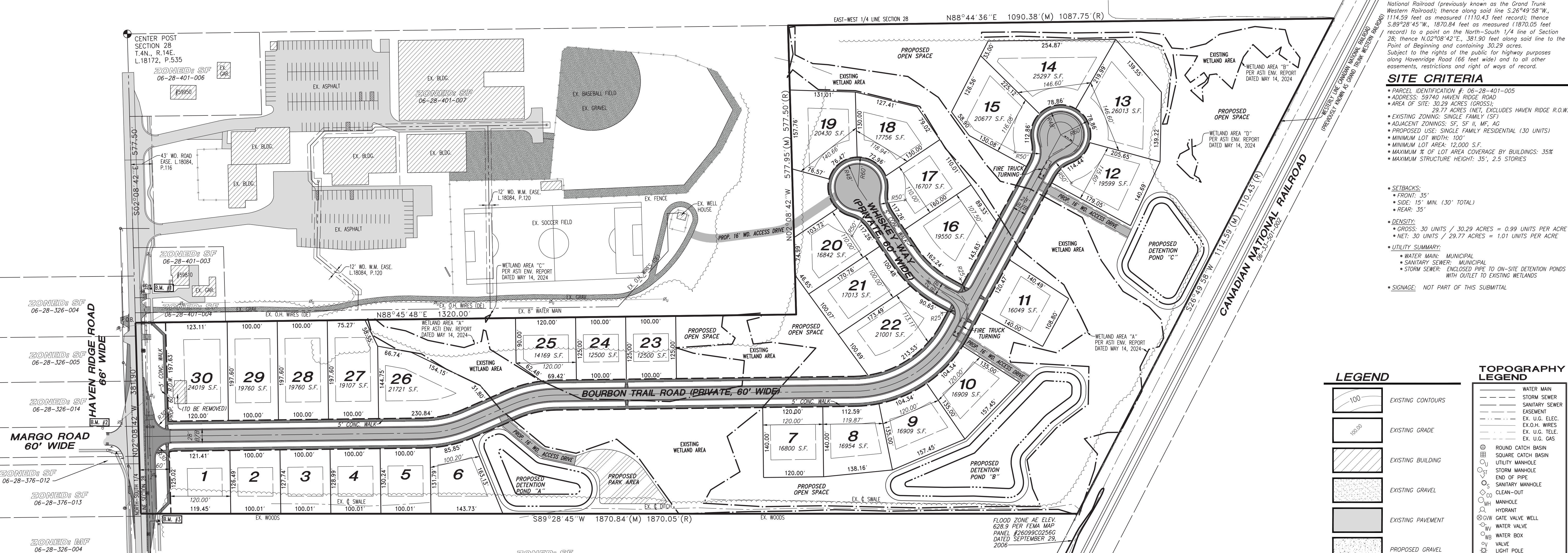
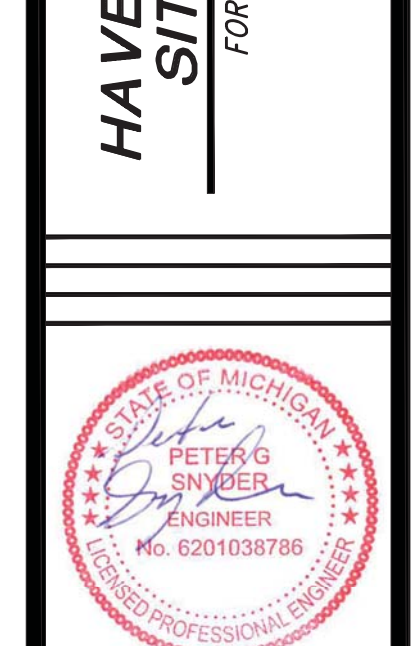


Table with columns: DATE, ADDITIONS AND/OR REVISIONS, JOB NO., DATE, SCALE, DRAWN BY, CHECKED BY, SHEET NO. OF TOTAL SHEETS, REV. PLANS PER CLIENT & REVIEWS.

PROPOSED HAVENRIDGE ESTATES SITE CONDOMINIUM
FOR: RON CANTRELL DRIVE
ZEVATON CONDOMINIUM, MI 48036
(770) 241-4745



URBAN LAND CONSULTANTS
CIVIL ENGINEERS PLANNERS LAND SURVEYORS
8800 23 MILE ROAD SHELBY TWP., MI 48316-4516



Contractor Note: The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

SHEET INDEX
1. SITE PLAN
2. CIVIL ENGINEERING SITE PLAN
3. EXISTING CONDITIONS

TCEC REVIEW #NH24101
SITE PLAN - SHEET 1 of 3

STORMWATER CALCULATIONS

Characteristic	Existing Conditions	Proposed Conditions
Total Development Area (Ac.)	5.96	3.96
Total Impervious Area (Ac.)	0.00	3.10
Total Pervious Area (Ac.)	5.96	3.44
Total Water and Detention Area (Ac.)	0.00	0.43

Previous Area Breakdown by Cover Type	Existing Conditions	Proposed Conditions
Meadow/fallow/natural areas (non-cultivated) (Ac.)	0.00	0.00
Predominant NRCS Soil Type (A, B, C, or D)	N/A	N/A
Wooded Areas (Ac.)	0.00	0.00
Predominant NRCS Soil Type (A, B, C, or D)	N/A	N/A
Open Areas (Ac.)	5.96	3.44
Predominant NRCS Soil Type (A, B, C, or D)	N/A	N/A

Composite "C" Calculation:	Existing Conditions	Proposed Conditions
Detention Pond	0.42 Ac. @ C+ = 1.00	= 0.42
Impervious Areas	3.10 Ac. @ C+ = 0.95	= 2.95
Pervious Areas	3.44 Ac. @ C+ = 0.45	= 1.55
Total	5.97	3.97

Time of Concentration:	Existing Conditions	Proposed Conditions
Time of Concentration	Tc = 20 Minutes	Tc = 20 Minutes

Allowable Outflow:	Existing Conditions	Proposed Conditions
Variable Release Rate:	Q _{max} = 1.000 cfs @ 20 min	Q _{max} = 0.83 cfs @ 20 min
100-Year Storm Inflow:	Q ₁₀₀ = 4.41 cfs	Q ₁₀₀ = 4.37 cfs

Water Quality Control (WQC):	Existing Conditions	Proposed Conditions
WQC	3,630 x 1.2 x C ₁₀₀ x A = 17,381 Cu. Ft.	3,630 x 1.2 x C ₁₀₀ x A = 17,381 Cu. Ft.
WQC	3,630 x 1.0 x C ₁₀₀ x A = 14,893 Cu. Ft.	3,630 x 1.0 x C ₁₀₀ x A = 14,893 Cu. Ft.

Detention Volume Provided:	Existing Conditions	Proposed Conditions
Detention Volume Provided	V _{det} = 1/3 x H x (A ₁ + A ₂ + V _{det} /A _{ave}) = 43,429 Cu. Ft.	V _{det} = 1/3 x H x (A ₁ + A ₂ + V _{det} /A _{ave}) = 43,429 Cu. Ft.

STORMWATER CALCULATIONS

Characteristic	Existing Conditions	Proposed Conditions
Total Development Area (Ac.)	10.00	10.00
Total Impervious Area (Ac.)	0.00	3.10
Total Pervious Area (Ac.)	10.00	6.44
Total Water and Detention Area (Ac.)	0.00	0.43

Previous Area Breakdown by Cover Type	Existing Conditions	Proposed Conditions
Meadow/fallow/natural areas (non-cultivated) (Ac.)	0.00	0.00
Predominant NRCS Soil Type (A, B, C, or D)	N/A	N/A
Wooded Areas (Ac.)	0.00	0.00
Predominant NRCS Soil Type (A, B, C, or D)	N/A	N/A
Open Areas (Ac.)	10.00	6.44
Predominant NRCS Soil Type (A, B, C, or D)	N/A	N/A

Composite "C" Calculation:	Existing Conditions	Proposed Conditions
Detention Pond	0.88 Ac. @ C+ = 1.00	= 0.88
Impervious Areas	3.10 Ac. @ C+ = 0.95	= 2.95
Pervious Areas	6.44 Ac. @ C+ = 0.45	= 2.83
Total	10.00	6.74

Time of Concentration:	Existing Conditions	Proposed Conditions
Time of Concentration	Tc = 20 Minutes	Tc = 20 Minutes

Allowable Outflow:	Existing Conditions	Proposed Conditions
Variable Release Rate:	Q _{max} = 1.000 cfs @ 20 min	Q _{max} = 0.83 cfs @ 20 min
100-Year Storm Inflow:	Q ₁₀₀ = 4.41 cfs	Q ₁₀₀ = 4.37 cfs

Water Quality Control (WQC):	Existing Conditions	Proposed Conditions
WQC	3,630 x 1.2 x C ₁₀₀ x A = 17,381 Cu. Ft.	3,630 x 1.2 x C ₁₀₀ x A = 17,381 Cu. Ft.
WQC	3,630 x 1.0 x C ₁₀₀ x A = 14,893 Cu. Ft.	3,630 x 1.0 x C ₁₀₀ x A = 14,893 Cu. Ft.

Detention Volume Provided:	Existing Conditions	Proposed Conditions
Detention Volume Provided	V _{det} = 1/3 x H x (A ₁ + A ₂ + V _{det} /A _{ave}) = 43,429 Cu. Ft.	V _{det} = 1/3 x H x (A ₁ + A ₂ + V _{det} /A _{ave}) = 43,429 Cu. Ft.

STORMWATER CALCULATIONS

Characteristic	Existing Conditions	Proposed Conditions
Total Development Area (Ac.)	4.96	4.96
Total Impervious Area (Ac.)	0.00	1.00
Total Pervious Area (Ac.)	4.96	3.45
Total Water and Detention Area (Ac.)	0.00	0.51

Previous Area Breakdown by Cover Type	Existing Conditions	Proposed Conditions
Meadow/fallow/natural areas (non-cultivated) (Ac.)	0.00	0.00
Predominant NRCS Soil Type (A, B, C, or D)	N/A	N/A
Wooded Areas (Ac.)	0.00	0.00
Predominant NRCS Soil Type (A, B, C, or D)	N/A	N/A
Open Areas (Ac.)	4.96	3.45
Predominant NRCS Soil Type (A, B, C, or D)	N/A	N/A

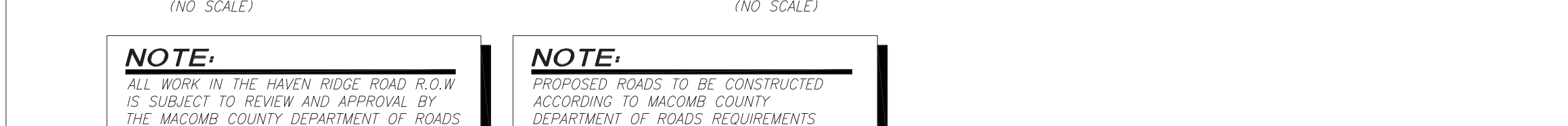
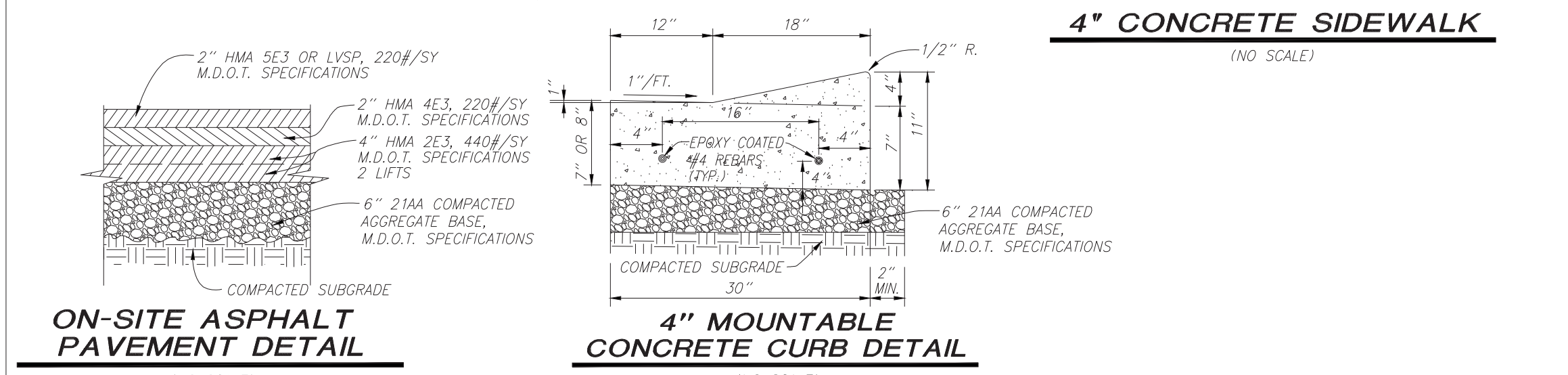
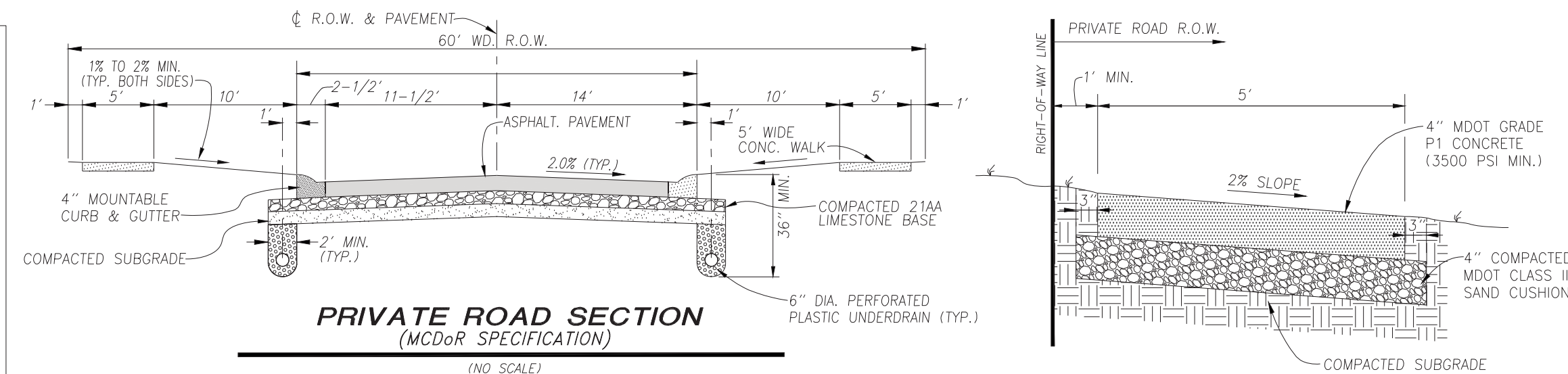
Composite "C" Calculation:	Existing Conditions	Proposed Conditions
Detention Pond	0.51 Ac. @ C+ = 1.00	= 0.51
Impervious Areas	1.00 Ac. @ C+ = 0.95	= 0.95
Pervious Areas	3.45 Ac. @ C+ = 0.45	= 1.55
Total	4.96	3.01

Time of Concentration:	Existing Conditions	Proposed Conditions
Time of Concentration	Tc = 20 Minutes	Tc = 20 Minutes

Allowable Outflow:	Existing Conditions	Proposed Conditions
Variable Release Rate:	Q _{max} = 1.000 cfs @ 20 min	Q _{max} = 0.78 cfs @ 20 min
100-Year Storm Inflow:	Q ₁₀₀ = 3.87 cfs	Q ₁₀₀ = 3.87 cfs

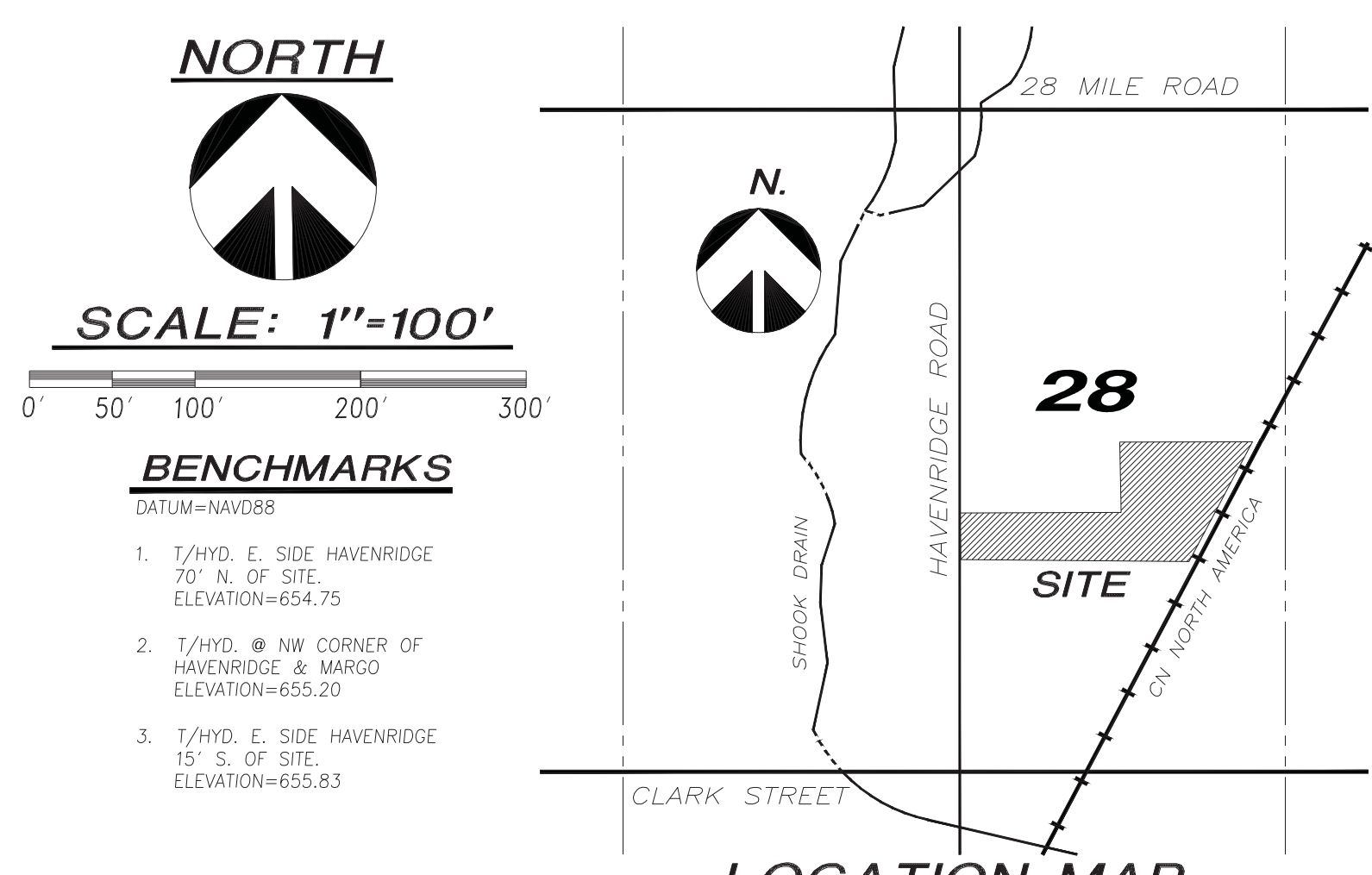
Water Quality Control (WQC):	Existing Conditions	Proposed Conditions
WQC	3,630 x 1.2 x C ₁₀₀ x A = 13,883 Cu. Ft.	3,630 x 1.2 x C ₁₀₀ x A = 13,883 Cu. Ft.
WQC	3,630 x 1.0 x C ₁₀₀ x A = 11,883 Cu. Ft.	3,630 x 1.0 x C ₁₀₀ x A = 11,883 Cu. Ft.

Detention Volume Provided:	Existing Conditions	Proposed Conditions
Detention Volume Provided	V _{det} = 1/3 x H x (A ₁ + A ₂ + V _{det} /A _{ave}) = 74,245 Cu. Ft.	V _{det} = 1/3 x H x (A ₁ + A ₂ + V _{det} /A _{ave}) = 74,245 Cu. Ft.



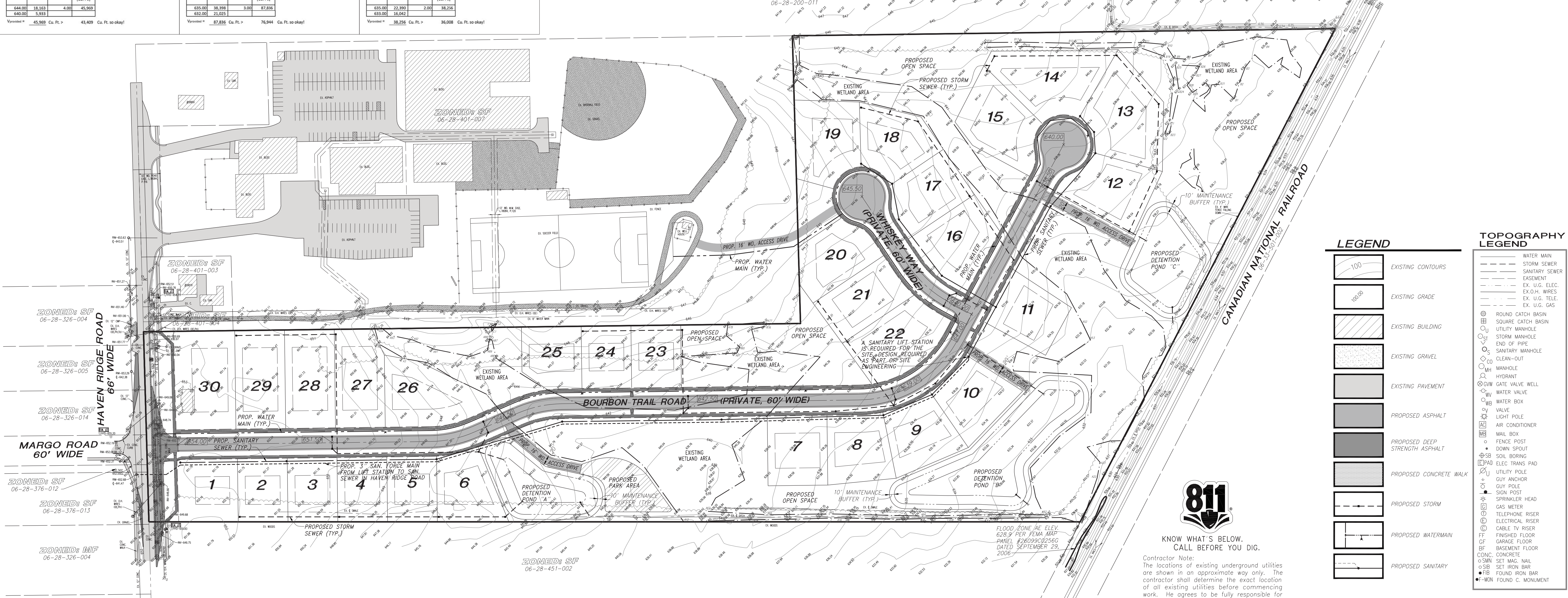
NOTE: ALL WORK IN THE HAVEN RIDGE ROAD R.O.W IS SUBJECT TO REVIEW AND APPROVAL BY THE MACOMB COUNTY DEPARTMENT OF ROADS

NOTE: PROPOSED ROADS TO BE CONSTRUCTED ACCORDING TO MACOMB COUNTY DEPARTMENT OF ROADS REQUIREMENTS



BENCHMARKS
DATUM=NAVD88

- T/HYD. E. SIDE HAVENRIDGE 70' N. OF SITE. ELEVATION=654.75
- T/HYD. @ NW CORNER OF HAVENRIDGE & MARGO ELEVATION=655.20
- T/HYD. E. SIDE HAVENRIDGE 15' S. OF SITE. ELEVATION=655.83



LEGEND

- EXISTING CONTOURS
- EXISTING GRADE
- EXISTING BUILDING
- EXISTING GRAVEL
- EXISTING PAVEMENT
- PROPOSED ASPHALT
- PROPOSED DEEP STRENGTH ASPHALT
- PROPOSED CONCRETE WALK
- PROPOSED STORM
- PROPOSED WATERMAIN
- PROPOSED SANITARY

TOPOGRAPHY LEGEND

- WATER MAIN
- STORM SEWER
- SANITARY SEWER
- EASEMENT
- EX. U.G. ELEC.
- EX. O.H. WIRES
- EX. U.G. TELE.
- EX. U.G. GAS
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- UTILITY MANHOLE
- OPEN MANHOLE
- END OF PIPE
- SANITARY MANHOLE
- CLEAN-OUT
- HYDRANT
- MANHOLE
- HYDRANT
- GATE VALVE WELL
- WATER VALVE
- WATER BOX
- VALVE
- LIGHT POLE
- AIR CONDITIONER
- MAIL BOX
- FENCE POST
- DOWN SPOUT
- SOIL BORING
- ELEC. TRANS. PAD
- ELECTRICAL RISER
- CABLE TV RISER
- FINISHED FLOOR
- GARAGE FLOOR
- BASEMENT FLOOR
- CONC. CONCRETE
- SMN SET MAC. NAIL
- SIB SET IRON BAR
- FB FOUND IRON BAR
- FWN FOUND C. MONUMENT

CIVIL ENGINEERING SITE PLAN

DATE: 2/10/24
JOB No.: 240104-10955
Date: 8-29-2024
Scale: 1"=100'
Drawn: DKZ
Check: PDS
Sheet: 2 OF 3
Fid. Bk. 12-12-24

PROPOSED HAVEN RIDGE ESTATES SITE CONDOMINIUM

FOR: RON CANTRELL DRIVE, ZEPHYRUS TOWNSHIP, MI 48036 (770) 241-4745

STATE OF MICHIGAN
PETER G SYMNER
ENGINEER
No. 6201038788
LICENSED PROFESSIONAL ENGINEER

URBAN LAND CONSULTANTS
PLANNERS LAND SURVEYORS
8800 23 MILE ROAD, SHELBY TWP., MI 48316-4516

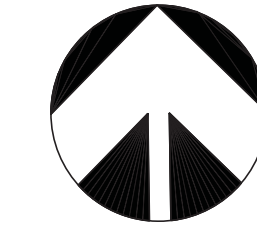
811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

TCEC REVIEW #NH24101
CIVIL - ENGINEERING SITE PLAN - SHEET 2 of 3

SOILS

- Hy** HOYTVILLE CLAY LOAM, (0-2% SLOPES)
0"-9" VERY DARK GRAY CLAY LOAM, 9"-13" DARK GRAY SILTY CLAY LOAM, 13"-20" DARK GRAY SILTY CLAY, 20"-40" DARK GRAY CLAY, 40"-46" DARK GRAY CLAY, POORLY DRAINED, VERY SLOW PERMEABILITY, SLOW OR PONDING RUNOFF.
- SdA** SELFRIDGE FINE SAND, (0 TO 2% SLOPES)
0"-9" VERY DARK GRAYISH BROWN FINE SAND, 9"-24" BROWN FINE SAND, 24"-29" YELLOWISH-BROWN SAND, 29"-32" REDDISH-BROWN CLAY LOAM, 32"-42" REDDISH BROWN CLAY LOAM. SOMEWHAT POORLY DRAINED, RAPID PERMEABILITY, SLOW TO VERY SLOW RUNOFF.
- SpA** SPINKS LOAMY SAND, (0 TO 2% SLOPES)
0"-8" DARK GRAYISH-BROWN LOAMY SAND, 8"-16" YELLOWISH-BROWN LOAMY SAND, 16"-23" LIGHT YELLOWISH-BROWN SAND, 23"-49" YELLOWISH BROWN SAND W/ REDDISH-BROWN LOAMY SAND AND SANDY LOAM, 48"-60" PALE-BROWN SAND. SLOW RUNOFF, RAPID PERMEABILITY.
- WvB** WASEPI-Au GRES COMPLEX (0% TO 4% SLOPES)
0"-9" VERY DARK GRAYISH-BROWN SANDY LOAM, 9"-11" PALE BROWN SANDY LOAM, 11"-20" BROWN HEAVY SANDY LOAM, 20"-28" DARK BROWN HEAVY SANDY LOAM, 28"-60" LIGHT BROWNISH-GRAY SAND & GRAVEL. MODERATELY RAPID TO VERY RAPID PERMEABILITY, SLOW RUNOFF.

NORTH

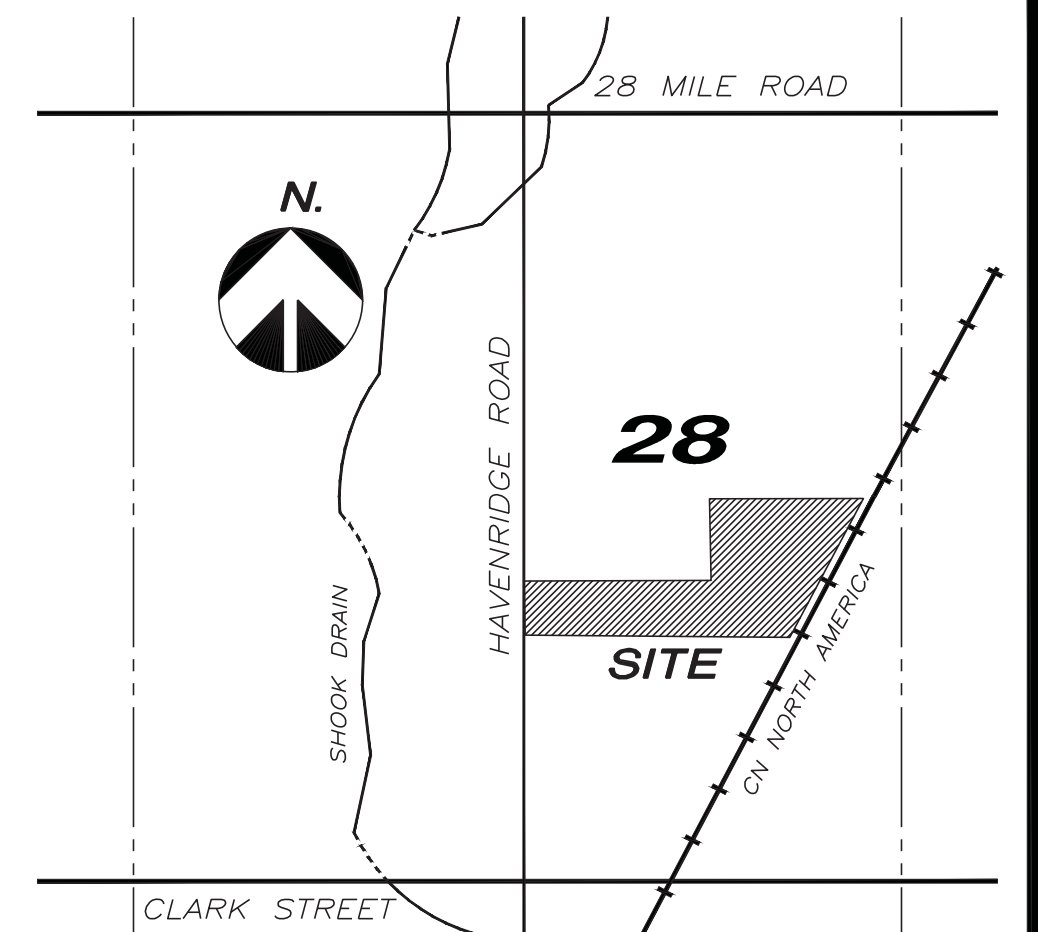


SCALE: 1"=100'



BENCHMARKS

- DATUM=NAVD83
1. T/HYD. E. SIDE HAVENRIDGE 70' N. OF SITE. ELEVATION=654.75
 2. T/HYD. NW CORNER OF HAVENRIDGE & MARGO ELEVATION=655.20
 3. T/HYD. E. SIDE HAVENRIDGE 15' S. OF SITE. ELEVATION=655.83



LOCATION MAP

SCALE: 4" = 1 MILE

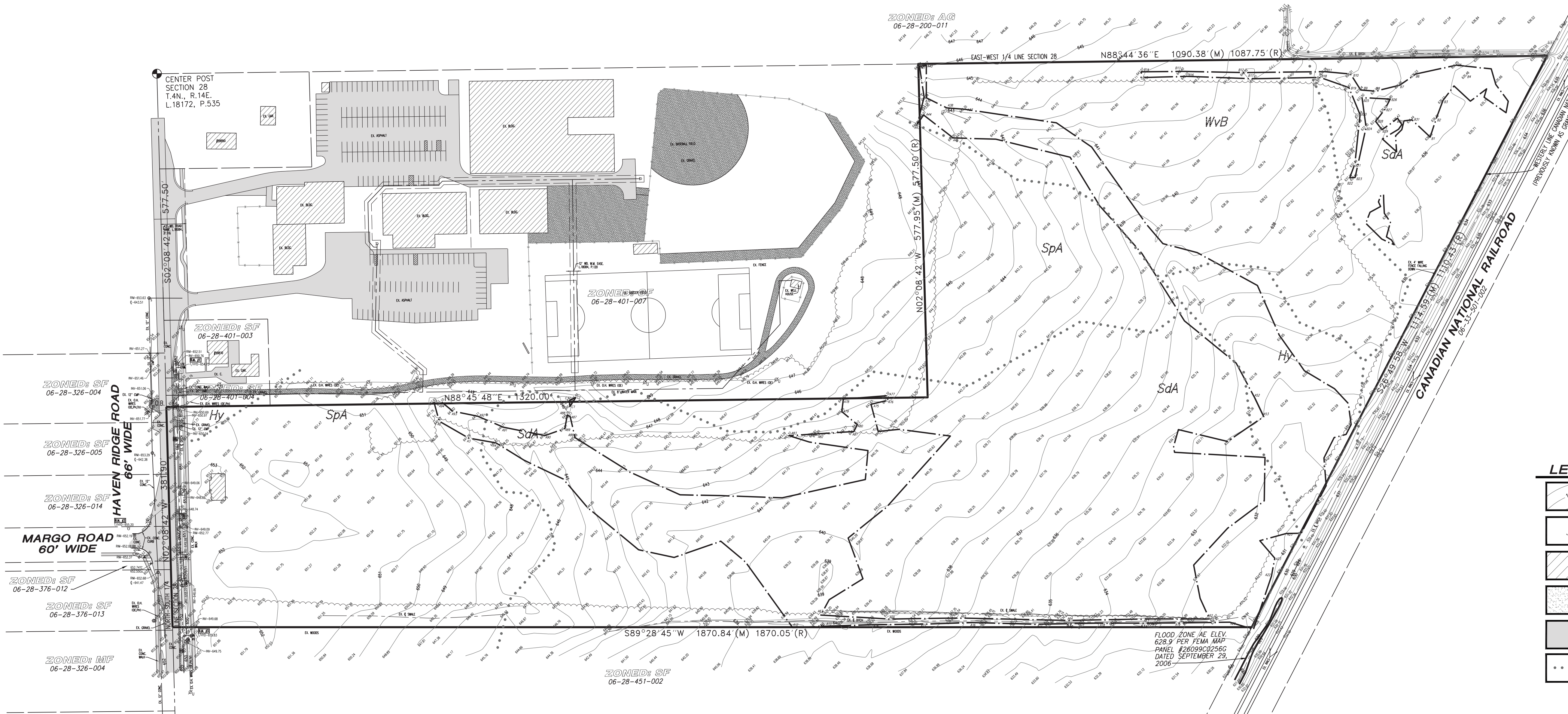
PROPERTY DESCRIPTION

A parcel of land in the Southeast 1/4 of Section 28, T.4N., R.14E., Village of New Haven, Macomb County, Michigan is described as: Commencing at the Center Post of Section 28; thence S.02°08'42"E., 577.50 feet along the North-South 1/4 line of Section 28 to the Point of Beginning; thence N.88°45'48"E., 1320.00 feet; thence N.02°08'42"W., 577.95 feet as measured (577.50 feet record) to a point on the East-West 1/4 line of Section 28; thence along said line N.88°44'36"E., 1090.38 feet as measured (1087.75 feet record) to a point on the westerly line of the Canadian National Railroad (previously known as the Grand Trunk Western Railroad); thence along said line S.26°49'58"W., 1114.59 feet as measured (1110.43 feet record); thence S.89°28'45"W., 1870.84 feet as measured (1870.05 feet record) to a point on the North-South 1/4 line of Section 28; thence N.02°08'42"E., 381.90 feet along said line to the Point of Beginning and containing 30.29 acres.

Subject to the rights of the public for highway purposes along Havenridge Road (66 feet wide) and to all other easements, restrictions and right of ways of record.

SITE CRITERIA

- PARCEL IDENTIFICATION # 06-28-401-005
- ADDRESS: 59740 HAVENRIDGE ROAD
- AREA OF SITE: 30.29 ACRES
- EXISTING ZONING: SINGLE FAMILY (SF)
- ADJACENT ZONINGS: SF, SF, M, AG



LEGEND

- EXISTING CONTOURS
- EXISTING GRADE
- EXISTING BUILDING
- EXISTING GRAVEL
- EXISTING PAVEMENT
- SOIL DISTRICT

TOPOGRAPHY LEGEND

- WATER MAIN
- STORM SEWER
- SANITARY SEWER
- EASEMENT
- U.G. ELEC.
- EX. U.G. WIRES
- EX. U.G. TELE.
- EX. U.G. GAS
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- UTILITY MANHOLE
- STORM MANHOLE
- END OF PIPE
- SANITARY MANHOLE
- CLEAN-OUT
- MANHOLE
- HYDRANT
- GWV GATE VALVE WELL
- WV WATER VALVE
- WB WATER BOX
- VALVE
- LIGHT POLE
- AIR CONDITIONER
- MAIL BOX
- FENCE POST
- DOWN SPOUT
- SB SOIL BORING
- ELEC TRANS PAD
- UTILITY POLE
- UTILITY POLE
- GUY ANCHOR
- GUY POLE
- SIGN POST
- SPRINKLER HEAD
- GAS METER
- TELEPHONE RISER
- ELECTRICAL RISER
- CABLE TV RISER
- FINISHED FLOOR
- GARAGE FLOOR
- BASEMENT FLOOR
- CONC. CONCRETE
- SMN SET MAG. NAIL
- SIB SET IRON BAR
- FB FOUND IRON BAR
- FWN FOUND C. MONUMENT

SCALE: 4" = 1 MILE

EXISTING CONDITIONS
PART OF THE N.E. 1/4 OF SECTION 28
T.4N., R.14E., VILLAGE OF NEW HAVEN,
MACOMB COUNTY, MICHIGAN

DATE	240104-10855
JOB NO.	240104-10855
DATE	8-29-2024
SCALE	1"=100'
DRAWN BY	DKZ
CHECK BY	PKS
SHEET	3 OF 3
REV. PLANS PER CLIENT & REVIEWS	DKZ
DATE	12-12-24

PROPOSED HAVENRIDGE ESTATES SITE CONDOMINIUM
FOR: RON CANTRELL DRIVE
ZEVINGTOWN TOWNSHIP, MI 48036
(770) 241-4745



PHONE 586 731-8030
WWW.URBAN-LAND.COM

URBAN LAND CONSULTANTS
CIVIL ENGINEERS PLANNERS LAND SURVEYORS
8800 23 MILE ROAD SHELBY TWP., MI 48316-4516



Contractor Note:
The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

K:\2024\01\240104\ENGINEERING\PLANS\EXISTING CONDITIONS.dwg, 12/12/2024 8:06:08 AM, DWG TO PDF.PCS