

CONSTRUCTION PLANS

MARITIME STORAGE

58359 MAIN STREET
NEW HAVEN, MACOMB COUNTY, MI



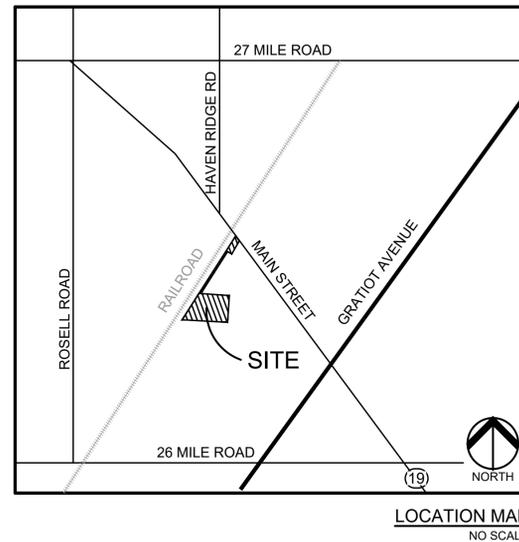
PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
		NEW HAVEN PLANNING APPROVAL
		NEW HAVEN ENGINEERING APPROVAL
		NEW HAVEN CERTIFICATE OF OCCUPANCY
		MACOMB COUNTY PUBLIC WORKS SOIL EROSION

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

FLOODPLAIN AND WETLAND NOTE

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

NO WETLANDS WERE FLAGGED AS PART OF TOPOGRAPHIC SURVEY PER PEA DATED NOVEMBER 26, 2024



COMMUNITY IMPACT STATEMENT

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

INDEX OF DRAWINGS	
Number	Title
C-0.0	COVER SHEET
C-1.1	EXISTING CONDITIONS AND REMOVAL PLAN - NORTH
C-1.2	EXISTING CONDITIONS AND REMOVAL PLAN - SOUTH
C-2.1	GRADING AND DIMENSION PLAN - NORTH
C-2.2	GRADING AND DIMENSION PLAN - SOUTH
C-3.0	SOIL EROSION AND SEDIMENTATION CONTROL PLAN
C-3.1	SOIL EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS
C-5.1	DETAILS

L-1.1	LANDSCAPE PLAN - NORTH
L-1.2	LANDSCAPE PLAN - SOUTH
L-2.1	LANDSCAPE SPECIFICATIONS
L-2.2	LANDSCAPE SPECIFICATIONS

VILLAGE OF NEW HAVEN STANDARD DETAILS
(1 OF 1) PAVING STANDARD DETAILS

WAIVERS GRANTED:

THE FOLLOWING WAIVERS WERE GRANTED AT THE VILLAGE COUNCIL MEETING HELD OCTOBER 14, 2025:

1. FROM SECTION 515-15-C, WHICH REQUIRES VEHICULAR USE AREAS TO BE PAVED WITH ASPHALT OR CONCRETE.
2. FROM ORDINANCE 259, APPENDIX G, SECTION IV, WHICH REQUIRES PAVEMENT WITH CURB AND GUTTERS FOR ALL DRIVING SURFACE AREAS FOR COMMERCIAL AREAS.
3. FROM ORDINANCE 259, SECTION 14.0520502 SITE GRADING AND DRAINAGE WATER COLLECTION AND DISPOSAL, REQUIRING A NEW STORM COLLECTION AND DETENTION SYSTEM TO BE DESIGNED AND CONSTRUCTED FOR THE SITE.

THESE WAIVERS WERE GRANTED WITH THE CONDITION THAT A HEAVY DUTY CONCRETE APPROACH BE CONSTRUCTED WITHIN THE RIGHT-OF-WAY, ALONG WITH THE FIRST 100-FOOT PORTION OF THE DRIVEWAY AND APPROACH SHALL BE HEAVY DUTY CONCRETE OF AT LEAST 9 INCHES IN THICKNESS, WITH APPROPRIATE CURBING AND DRAINAGE SYSTEM.

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



ENGINEERS CERTIFICATION:

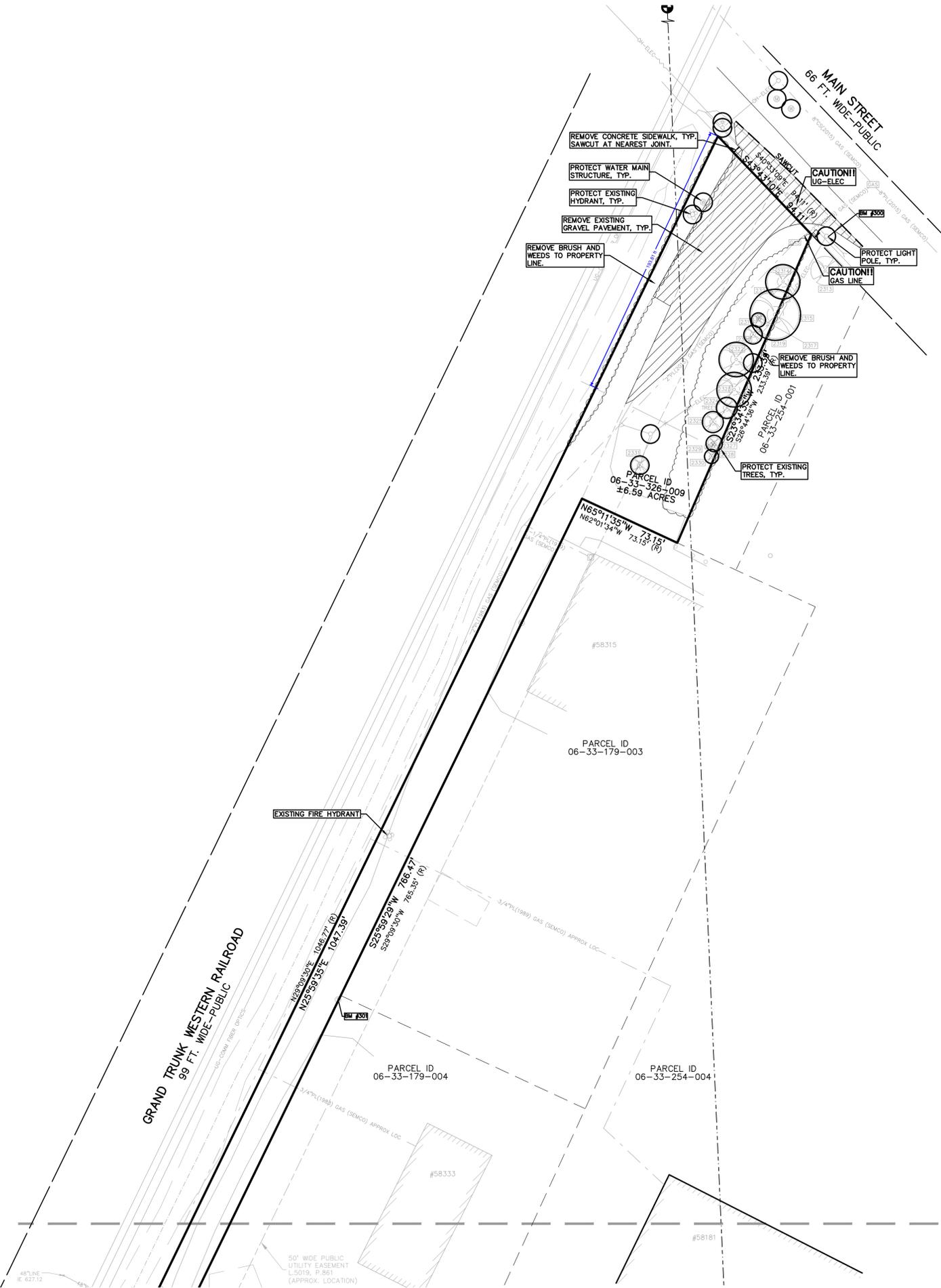
I HEREBY CERTIFY THAT I HAVE READ THE VILLAGE LAND DEVELOPMENT ORDINANCE (AND ITS RELATED ENGINEERING STANDARDS), AND I HAVE PREPARED THESE PLANS IN CONFORMITY WITH THE REQUIREMENTS OF SAID ORDINANCE.

(SIGNATURE)

REBECCA KLEIN, PE, LEED AP BD+C
PE No. 6201058042

REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	12/20/2024
PERMIT RESUBMITTAL	7/9/2025
PERMIT RESUBMITTAL	9/26/2025
PERMIT RESUBMITTAL	10/13/2025
PERMIT RESUBMITTAL	10/24/2025
PERMIT RESUBMITTAL	12/5/2025

\\pea\apps\PROJECTS\2024\24-100_SAGEBLINE_STORAGE\DWG\CONSTRUCTION\C-1.1_TPO-24-1930.dwg PLOT DATE: 12/26/2025 BY: Becky Klein



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

- LEGEND:**
- OH-ELEC-W-O EX. OH. ELEC. POLE & GUY WIRE
 - UG-CATV EX. U.G. CABLE TV & PEDESTAL
 - UG-COMM EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
 - UG-ELEC EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
 - EX. GAS LINE
 - EX. GAS VALVE & GAS LINE MARKER
 - EX. TRANSFORMER & IRRIGATION VALVE
 - EX. WATER MAIN
 - EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
 - EX. WATER VALVE BOX & SHUTOFF
 - EX. SANITARY SEWER
 - EX. SANITARY CLEANOUT & MANHOLE
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 - EX. CLEANOUT & MANHOLE
 - EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
 - EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
 - EX. UNIDENTIFIED STRUCTURE
 - EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
 - EX. FENCE
 - EX. GUARD RAIL
 - EX. DEC. TREE, CONIFEROUS TREE & SHRUB
 - EX. TREE TAG, & TREE LINE
 - EX. SPOT ELEVATION
 - EX. CONTOUR
 - EX. WETLAND
 - IRON FOUND / SET
 - NAIL FOUND / NAIL & CAP SET
 - BRASS PLUG SET
 - MONUMENT FOUND / SET
 - SECTION CORNER FOUND
 - RECORDED / MEASURED / CALCULATED
 - GNSS GLOBAL NAVIGATION SATELLITE SYSTEM

REFERENCE DRAWINGS:

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

BENCHMARKS:
(ENTER DATUM HERE)

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

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

LEGAL DESCRIPTION:
(PER MACOMB COUNTY GIS)

PARCEL ID 26-06-33-326-009

A/P NO. 2 (L16, P49); PART OF LOT 1, ALONG WITH UNPLATTED LAND TOGETHER DESC AS, T4N, R14E, SEC 33; COMM AT W 1/4 POST SEC 33; TH S89°22'07" E 2258.36 FT TO POB; TH N29°09'30" E 1046.77 FT; TH S40°33'09" E 94.11 FT; TH S26°44'36" W 233.89 FT; TH N62°01'34" W 73.15 FT; TH S29°09'30" W 785.35 FT; TH S89°22'07" E 440.27 FT; TH S00°05'00" W 412.40 FT; TH S89°41'00" W 703.25 FT; TH N29°09'30" E 482.61 FT TO POB 6.588'

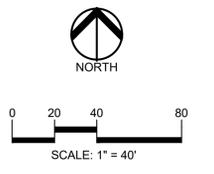
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DEMOLITION LEGEND:

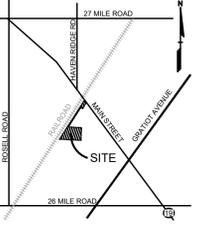
ITEM TO BE PROTECTED	(Symbol)
CONCRETE PAVEMENT AND SIDEWALK REMOVAL	(Symbol)
AREA OR ITEMS TO BE REMOVED	(Symbol)
SAWCUT LINE	(Symbol)

MATCHLINE - SEE SHEET 1 OF 2

MATCHLINE - SEE SHEET 2 OF 2



CAUTION!!
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CLIENT
MARITIME REAL PROPERTY
8800 SPRINGER LN.
LITICA, MI 48316

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

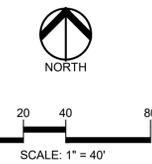
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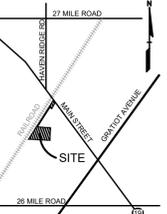
ORIGINAL ISSUE DATE:
DECEMBER 20, 2024

DRAWING TITLE
EXISTING CONDITIONS AND REMOVAL PLAN - NORTH

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



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

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

REVISIONS

PERMIT RESUBMITTAL	7/9/2025
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PERMIT RESUBMITTAL	10/13/2025
PERMIT RESUBMITTAL	10/24/2025
PERMIT RESUBMITTAL	12/5/2025

ORIGINAL ISSUE DATE:
DECEMBER 20, 2024

DRAWING TITLE
EXISTING CONDITIONS AND REMOVAL PLAN - SOUTH

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

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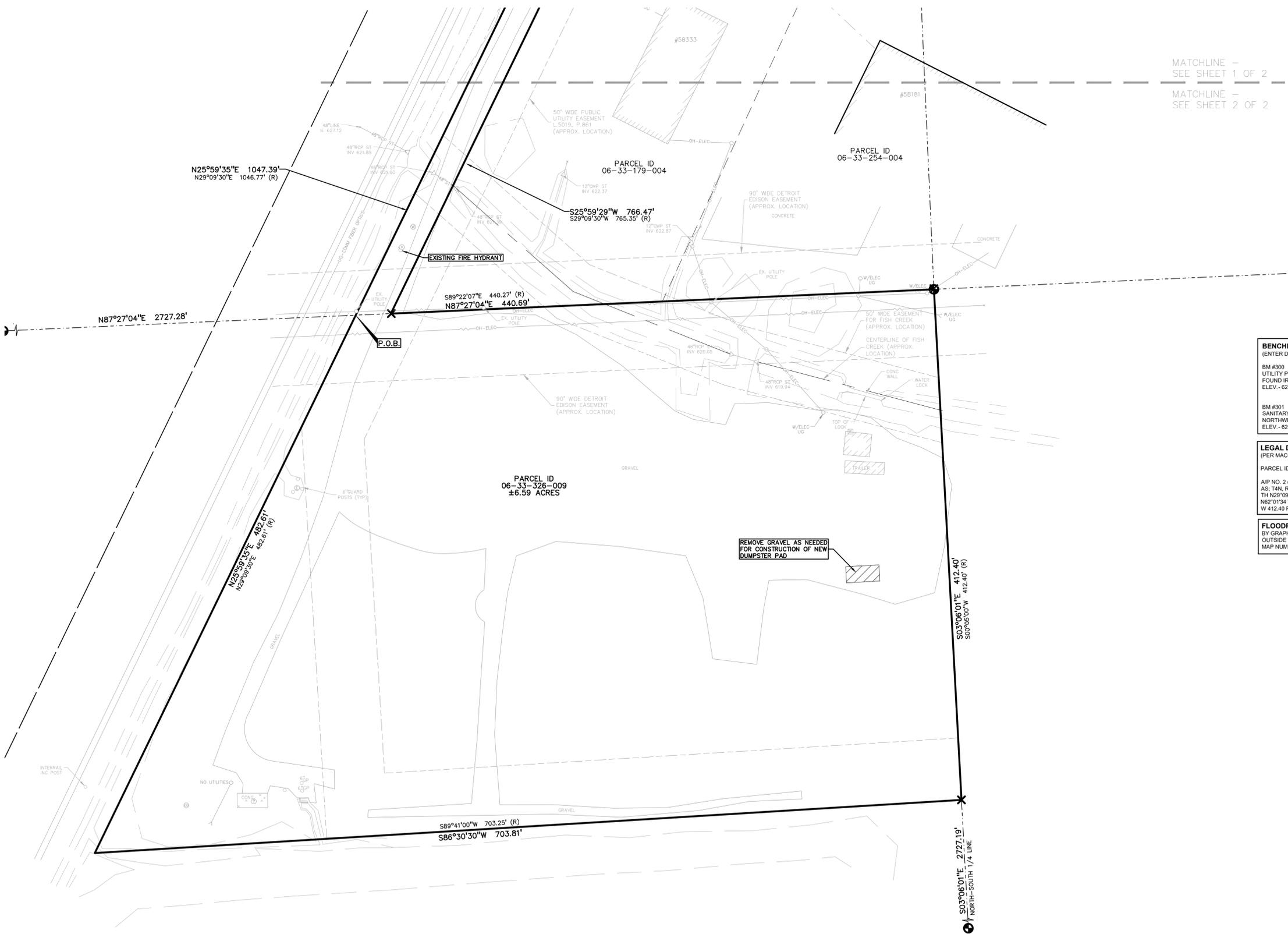
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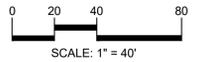
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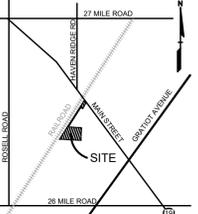
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CLIENT
MARITIME REAL PROPERTY
8800 SPRINGER LN.
UTICA, MI 48116

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

REVISIONS	
PERMIT RESUBMITTAL	7/9/2025
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ORIGINAL ISSUE DATE:
DECEMBER 20, 2024

DRAWING TITLE
GRADING AND DIMENSION PLAN - NORTH

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

C-2.1

LEGEND:

[Symbol]	CONCRETE PAVEMENT
[Symbol]	ASPHALT PAVEMENT
[Symbol]	GRAVEL
[Symbol]	WETLAND
[Symbol]	CONCRETE CURB AND GUTTER
[Symbol]	REVERSE GUTTER PAN
[Symbol]	SETBACK LINE
[Symbol]	SIGN LIGHTPOLE
[Symbol]	GUARD RAIL

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

GENERAL NOTES:
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

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

SITE DATA TABLE:

SITE AREA: 6.59 ACRES (287,161 SF.) NET AND GROSS
ZONING: HI (HEAVY INDUSTRIAL)
EXISTING USE: OUTDOOR STORAGE

BUILDING INFORMATION:

- MAXIMUM ALLOWABLE BUILDING HEIGHT = 55 FT.
- EXISTING ACCESSORY BUILDING HEIGHT = ±10 FT.
- EXISTING ACCESSORY BUILDING FOOTPRINT AREA = 400 SF.
- BUILDING LOT COVERAGE = 0.14%

SETBACK REQUIREMENTS:	REQUIRED:	PROPOSED:
FRONT (NORTH)	100'	111.35'
SIDE (EAST)	LEAST 50' TOTAL 100'	58.55'
SIDE (WEST)	LEAST 50' TOTAL 100'	404.48'
REAR (SOUTH)	75'	280.59'

LANDSCAPE REQUIREMENTS:

- HEAVY INDUSTRIAL TO HEAVY INDUSTRIAL - NONE
- HEAVY INDUSTRIAL TO LIGHT INDUSTRIAL - 5' GREENBELT
- 1 DECIDUOUS OR EVERGREEN TREE AND 4 SHRUBS PER 30 LINEAR FEET OF GREENBELT
- HEAVY INDUSTRIAL TO RESIDENTIAL OFFICE - EXTENSIVE LANDFORM BUFFER OR SCREEN WALL/FENCE

PARKING CALCULATIONS:

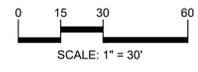
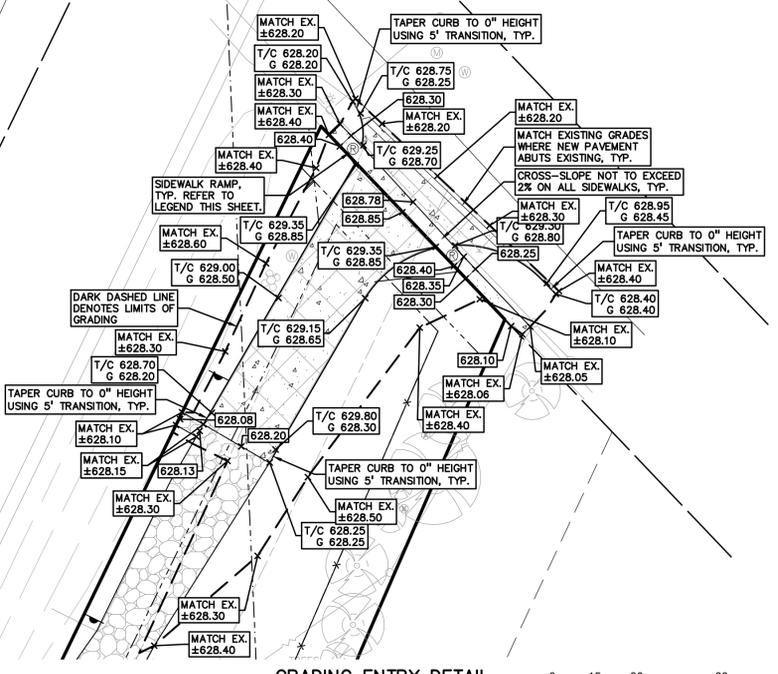
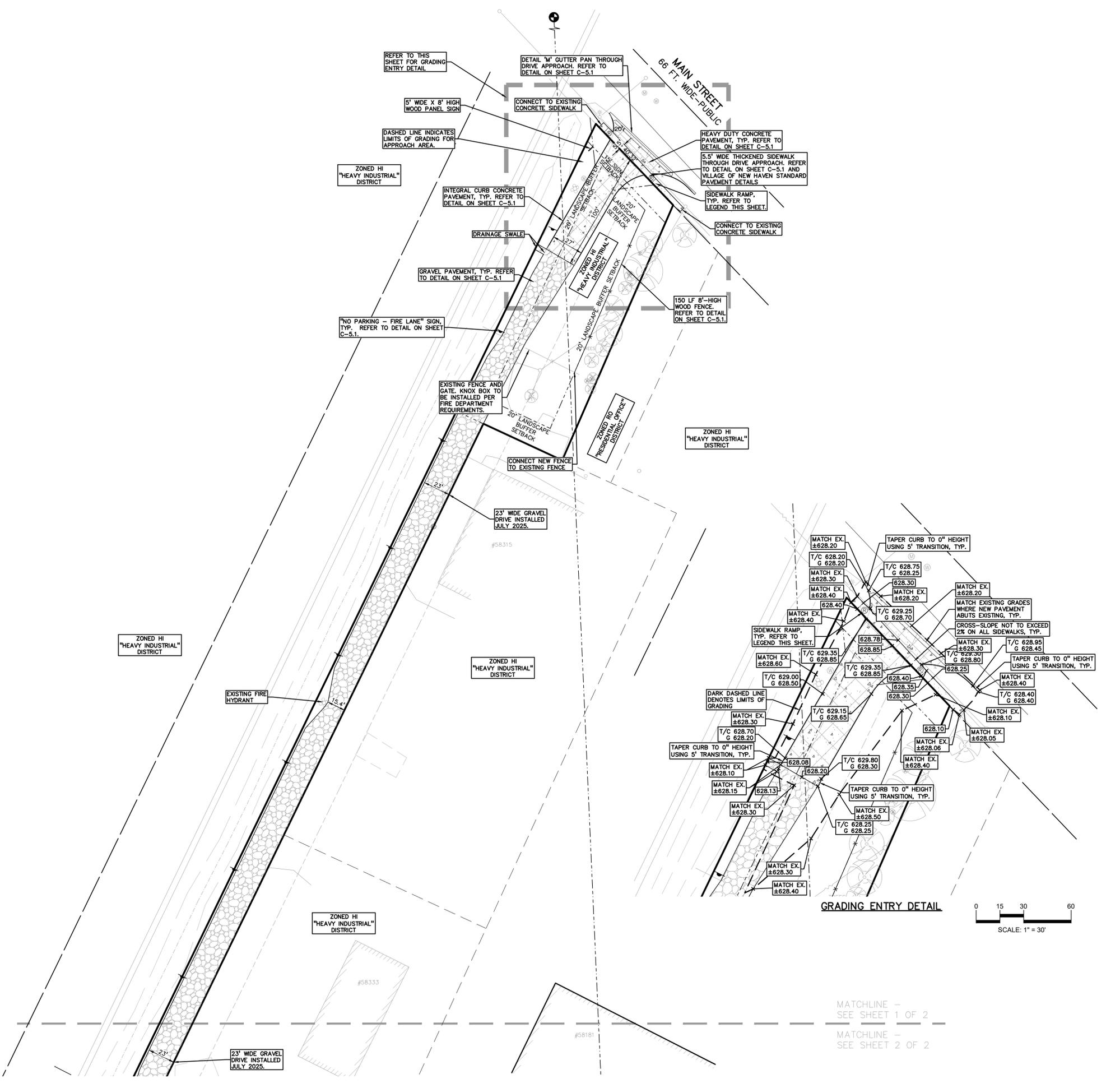
REQUIRED
SELF STORAGE (MOST SIMILAR USE) = 5 SPACES

PROPOSED
TOTAL PROPOSED PARKING SPACES = 5 SPACES

OUTDOOR STORAGE OPERATIONAL NOTES:

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

BUFFER NARRATIVE:
THE SITE IS BORDERED ON ALL BUT TWO PROPERTY LINES BY PROPERTIES ZONED "HI" - HEAVY INDUSTRIAL. THE REMAINING PROPERTY LINES ARE EITHER ZONED "RO" - RESIDENTIAL OFFICE (NEIGHBORING PARCEL ALONG MAIN ST.) OR ZONED "LI" - LIGHT INDUSTRIAL (PARCEL EAST OF THE STORAGE AREA).
WHERE HEAVY INDUSTRIAL ZONING MEETS LIGHT INDUSTRIAL ZONING, A 5' GREENBELT IS REQUIRED. THE EXISTING TREELINE PROVIDES SCREENING WHERE THIS CONDITION OCCURS. REFER TO SHEET C-2.2 FOR THE GREENBELT LOCATION.
WHERE HEAVY INDUSTRIAL ZONING MEETS RESIDENTIAL OFFICE, EITHER AN EXTENSIVE LANDFORM BUFFER OR SCREEN WALL/FENCE IS REQUIRED. AN EXISTING TREELINE ALSO PROVIDES SCREENING WHERE THIS CONDITION OCCURS.
A 20' LANDSCAPE BUFFER IS ALSO REQUIRED ALONG PROPERTY LINES WITHIN 100' OF A PUBLIC ROAD RIGHT-OF-WAY. THIS CONDITION OCCURS ALONG THE PROPERTY FRONTAGE, WHERE THE WIDTH OF THE FRONTAGE IS USED AS A DRIVE APPROACH TO ENTER THE PROPERTY. NATURAL FEATURE SCREENING EXISTS WITHIN THE BUFFER AREA TO EITHER SIDE OF THE DRIVE APPROACH, WITH BRUSH SCREENING ALONG THE RAILWAY DRAINAGE SWALE TO THE WEST AND AN EXISTING TREELINE ALONG THE EAST.
NO CHANGES TO LANDSCAPE BUFFERS OR SCREENING ARE PROPOSED.



MATCHLINE - SEE SHEET 1 OF 2
MATCHLINE - SEE SHEET 2 OF 2

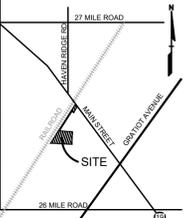
\\pea\apps\PROJECTS\2024\24-1930_STORAGE\DWG\CONSTRUCTION\C-2.1.DWG - 24-1930.dwg PLOT DATE: 12/26/2025 BY: Becky Klein



0 20 40 80
 SCALE: 1" = 40'



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

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

REVISIONS

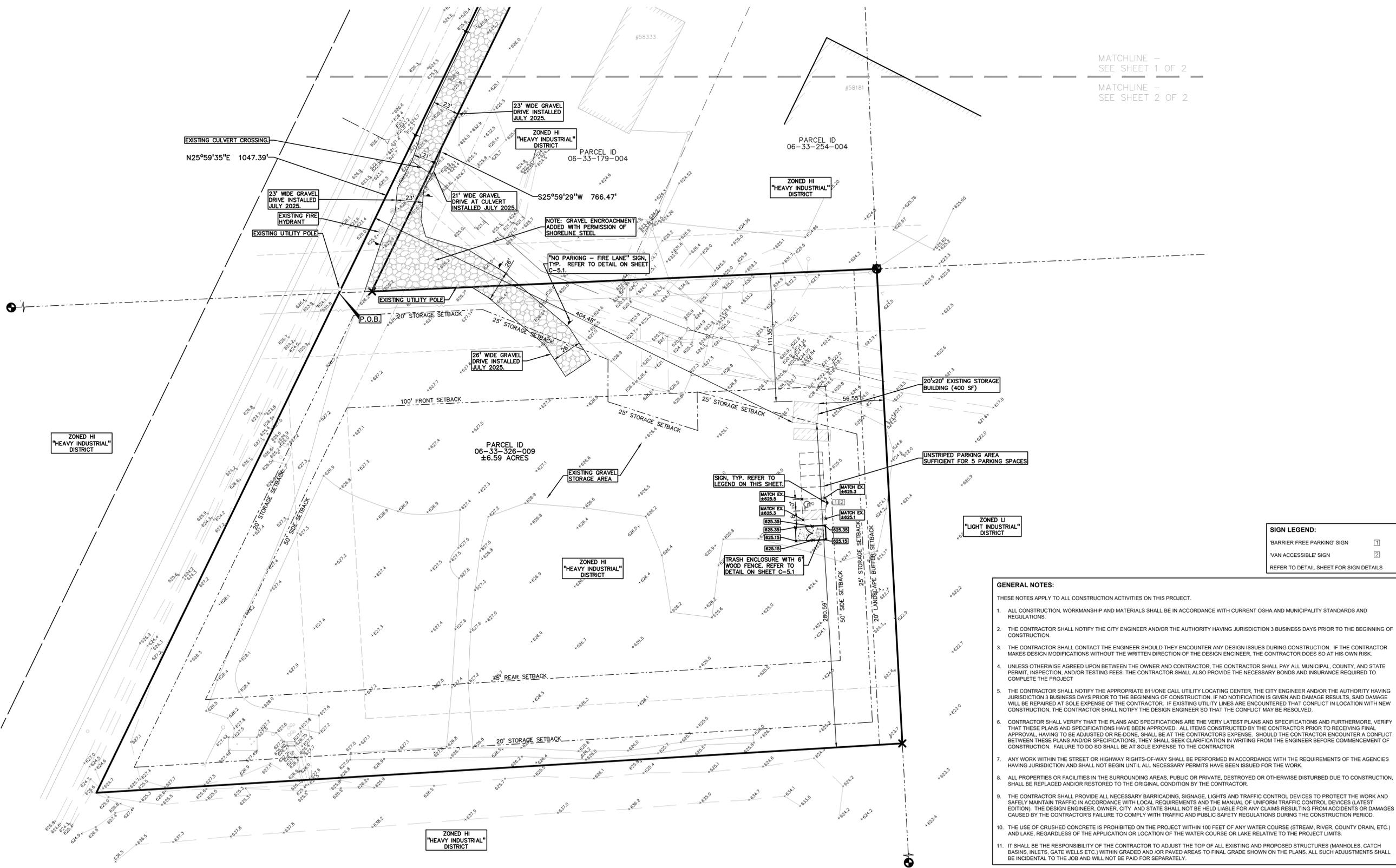
PERMIT RESUBMITTAL	7/9/2025
PERMIT RESUBMITTAL	9/26/2025
PERMIT RESUBMITTAL	10/13/2025
PERMIT RESUBMITTAL	10/24/2025
PERMIT RESUBMITTAL	12/5/2025

ORIGINAL ISSUE DATE:
 DECEMBER 20, 2024

DRAWING TITLE
GRADING AND DIMENSION PLAN - SOUTH

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

C-2.2



MATCHLINE - SEE SHEET 1 OF 2
 MATCHLINE - SEE SHEET 2 OF 2

SIGN LEGEND:

'BARRIER FREE PARKING' SIGN	[Symbol]
'VAN ACCESSIBLE' SIGN	[Symbol]

REFER TO DETAIL SHEET FOR SIGN DETAILS

- GENERAL NOTES:**
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT OSHA AND MUNICIPALITY STANDARDS AND REGULATIONS.
 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 - THE CONTRACTOR SHALL CONTACT THE ENGINEER SHOULD THEY ENCOUNTER ANY DESIGN ISSUES DURING CONSTRUCTION. IF THE CONTRACTOR MAKES DESIGN MODIFICATIONS WITHOUT THE WRITTEN DIRECTION OF THE DESIGN ENGINEER, THE CONTRACTOR DOES SO AT HIS OWN RISK.
 - UNLESS OTHERWISE AGREED UPON BETWEEN THE OWNER AND CONTRACTOR, THE CONTRACTOR SHALL PAY ALL MUNICIPAL, COUNTY, AND STATE PERMIT, INSPECTION, AND/OR TESTING FEES. THE CONTRACTOR SHALL ALSO PROVIDE THE NECESSARY BONDS AND INSURANCE REQUIRED TO COMPLETE THE PROJECT.
 - THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE 811 ONE CALL UTILITY LOCATING CENTER, THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. IF NO NOTIFICATION IS GIVEN AND DAMAGE RESULTS, SAID DAMAGE WILL BE REPAIRED AT SOLE EXPENSE OF THE CONTRACTOR. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
 - CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHERMORE, VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING FINAL APPROVAL, HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE AT THE CONTRACTOR'S EXPENSE. SHOULD THE CONTRACTOR ENCOUNTER A CONFLICT BETWEEN THESE PLANS AND/OR SPECIFICATIONS, THEY SHALL SEEK CLARIFICATION IN WRITING FROM THE ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
 - ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
 - ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, SIGNAGE, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY MAINTAIN TRAFFIC IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION). THE DESIGN ENGINEER, OWNER, CITY, AND STATE SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
 - THE USE OF CRUSHED CONCRETE IS PROHIBITED ON THE PROJECT WITHIN 100 FEET OF ANY WATER COURSE (STREAM, RIVER, COUNTY DRAIN, ETC.) AND LAKE, REGARDLESS OF THE APPLICATION OR LOCATION OF THE WATER COURSE OR LAKE RELATIVE TO THE PROJECT LIMITS.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

\\pea\apps\PROJECTS\2024\24-1930 - SHORLINE STORAGE\DWG\CONSTRUCTION\C-2.1.DWG-24-1930.dwg PLOT DATE: 12/2/2025 BY: Becky Klein

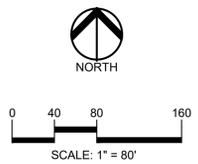
SYMBOLS: EROSION CONTROL
 — □ — SILT FENCE (REFER TO DETAILS ON SHEET C-3.1)

EROSION CONTROL QUANTITIES:
 SILT FENCE 281 LF
 TEMPORARY SEEDING 364 S.Y.

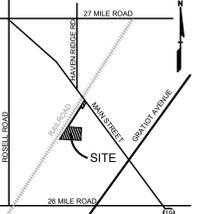
SOIL EROSION AND SEDIMENTATION CONTROL NOTES AND MAINTENANCE NOTES:

- THIS PROJECT SHALL BE CONSTRUCTED IN COMPLIANCE WITH PART 91 OF ACT 451 OF 1994, AS AMENDED, THE SOIL EROSION AND SEDIMENTATION CONTROL ACT AND THE MACOMB COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
- ALL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE MACOMB COUNTY PUBLIC WORKS OFFICE.
- EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
- STAGING THE WORK WILL BE DONE BY THE LANDOWNER OR LANDOWNER'S REPRESENTATIVE AS DIRECTED IN THESE PLANS AND AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED EARTH CHANGE.
- THE LANDOWNER OR LANDOWNER'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF SOIL EROSION AND SEDIMENTATION CONTROL DEVICES.
- THE LANDOWNER OR LANDOWNER'S REPRESENTATIVE SHALL IMPLEMENT AND MAINTAIN THE SOIL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS BEFORE AND AT ALL TIMES DURING CONSTRUCTION ON THIS PROJECT. ANY MODIFICATIONS OR ADDITIONS TO SOIL EROSION CONTROL MEASURES DUE TO CONSTRUCTION CONDITIONS SHALL BE COMPLIED WITH AS REQUIRED OR DIRECTED BY THE MACOMB COUNTY PUBLIC WORKS OFFICE.
- IF ANY OF THE SESC MEASURES ON THE SITE ARE DEEMED INADEQUATE OR INEFFECTIVE, THE MACOMB COUNTY PUBLIC WORKS OFFICE SESC DIVISION HAS THE RIGHT TO REQUIRE ADDITIONAL SESC MEASURES AT THE EXPENSE OF THE LANDOWNER.
- INSTALL SILT FENCE AS INDICATED ON THE PLAN AND AT ADDITIONAL AREAS AS NECESSARY.
 - SILT FENCE SHALL BE INSTALLED PER DETAIL.
 - BUILD UP OF SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE.
 - IF SILT FENCE FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF EXPECTED USABLE LIFE AND THE BARRIER IS STILL REQUIRED, THE SILT FENCE SHALL BE REPLACED PROMPTLY.
 - SILT FENCE SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS, WITHIN 24 HOURS OF RAINFALL AND DAILY DURING A PROLONGED RAIN EVENT. REQUIRED MAINTENANCE SHALL BE PROVIDED PROMPTLY.
- IMMEDIATELY AFTER SEEDING, MULCH ALL SEEDED AREAS WITH UNWEATHERED SMALL GRAIN STRAW, SPREAD UNIFORMLY AT THE RATE OF 1 TO 2 TONS PER ACRE OR 100 POUNDS (2-3 POUNDS PER 100 SQUARE FEET). THIS MULCH SHOULD BE ANCHORED WITH DISC TYPE MULCH ANCHORING TOOL OR OTHER MEANS AS APPROVED BY THE MACOMB COUNTY PUBLIC WORKS OFFICE. MULCH MATTING MAY BE USED IN LIEU OF LOOSE MULCH.
- ALL DIRT TRACKED ONTO ANY ROADWAY SHALL BE REMOVED IMMEDIATELY.
- STREETS AND/OR PARKING AREAS WILL BE SCRAPED ON A DAILY BASIS AND SWEEPED AT A MINIMUM OF ONCE PER WEEK BY THE LANDOWNER OR LANDOWNER'S REPRESENTATIVE.
- PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER EARTH CHANGE ACTIVITY CEASES, TEMPORARILY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IMMEDIATELY. ALL TEMPORARY SOIL EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED. ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED.
- FINAL GRADE, ESTABLISHED VEGETATION AND/OR LANDSCAPE ALL DISTURBED AREAS NOT BUILT OR PAVED UPON.
- REMOVE ALL TEMPORARY SOIL EROSION DEVICES AFTER PERMANENT STABILIZATION IS ESTABLISHED.
- SOIL TYPES PER WEB SOIL SURVEY FOR MACOMB COUNTY DATED 12/20/2024:
 HARPANEZ CLAY LOAM, 2 TO 6 PERCENT SLOPES
 SIMS CLAY LOAM
- NAME OF NEAREST WATERCOURSE: FISH CREEK
- DISTANCE TO NEAREST WATERCOURSE IN FEET: 0' (ON SITE)
- PARCEL ID NUMBER: 26-06-33-326-009
- NAME(S) AND PHONE NUMBER(S) FOR THE PERSON(S) RESPONSIBLE FOR THE MAINTENANCE OF ALL TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES:
 CONTACT NAME: DAVID ALDERMAN
 COMPANY: MARITIME REAL PROPERTY
 PHONE: 586.949.4500
 EMAIL: DAVID@SHORELINEDEVELOPER.COM
- APPROXIMATE START DATE: 11/01/2025
- APPROXIMATE COMPLETION DATE: 11/30/2025
- TOTAL ACRES DISTURBED = ±0.21 ACRES (±9101 SF)

SEQUENCE OF CONSTRUCTION	
START DAY	END DAY
1	5
1	5
1	5
5	10
5	30
10	20
10	30
25	30
25	30
25	30



CAUTION!!
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL EXERCISE EXTREME CARE AND BE RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



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

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

REVISIONS	
PERMIT RESUBMITTAL	7/9/2025
PERMIT RESUBMITTAL	9/26/2025
PERMIT RESUBMITTAL	10/13/2025
PERMIT RESUBMITTAL	10/24/2025
PERMIT RESUBMITTAL	12/5/2025

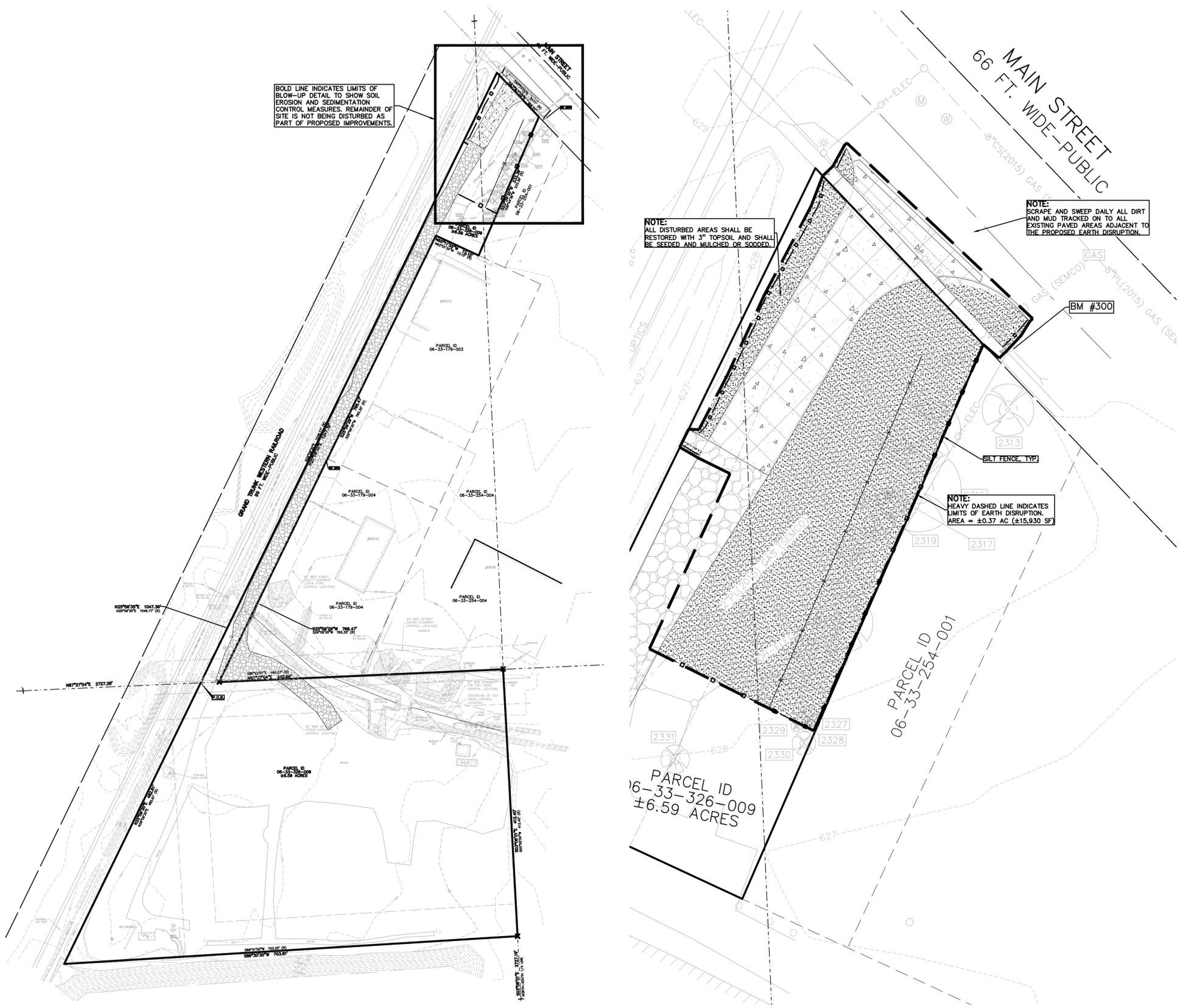
ORIGINAL ISSUE DATE:
 DECEMBER 20, 2024

DRAWING TITLE
SOIL EROSION AND SEDIMENTATION CONTROL PLAN

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

DRAWING NUMBER:

C-3.0



BOLD LINE INDICATES LIMITS OF BLOW-UP DETAIL TO SHOW SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. REMAINDER OF SITE IS NOT BEING DISTURBED AS PART OF PROPOSED IMPROVEMENTS.

NOTE:
 ALL DISTURBED AREAS SHALL BE RESTORED WITH 3" TOPSOIL AND SHALL BE SEEDED AND MULCHED OR SODDED.

NOTE:
 SCRAPE AND SWEEP DAILY ALL DIRT AND MUD TRACKED ON TO ALL EXISTING PAVED AREAS ADJACENT TO THE PROPOSED EARTH DISRUPTION.

NOTE:
 HEAVY DASHED LINE INDICATES LIMITS OF EARTH DISRUPTION. AREA = ±0.37 AC (±15,930 SF)

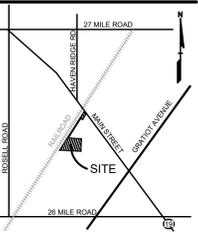
OVERALL SOIL EROSION AND SEDIMENTATION CONTROL MAP
 SCALE 1"=80'

ENTRY DETAIL
 SCALE 1"=20'

\\pea\apps\PROJECTS\2024\24-1930\SHARELINE_STORAGE\DWG\CONSTRUCTION\C-3.1_SESC-24-1930.dwg PLOT DATE: 12/26/2025 BY: Becky Kuhn



CAUTION!!
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CLIENT
MARITIME REAL PROPERTY
8800 SPRINGER LN.
LITICA, MI 48316

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

REVISIONS	
PERMIT RESUBMITTAL	7/9/2025
PERMIT RESUBMITTAL	9/26/2025
PERMIT RESUBMITTAL	10/13/2025
PERMIT RESUBMITTAL	10/24/2025
PERMIT RESUBMITTAL	12/5/2025

ORIGINAL ISSUE DATE:
DECEMBER 20, 2024

DRAWING TITLE
SOIL EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS

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

CONSTRUCTION MATERIAL SUBMITTALS

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

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

SOIL EROSION CONTROL SEQUENCE OF OPERATIONS:

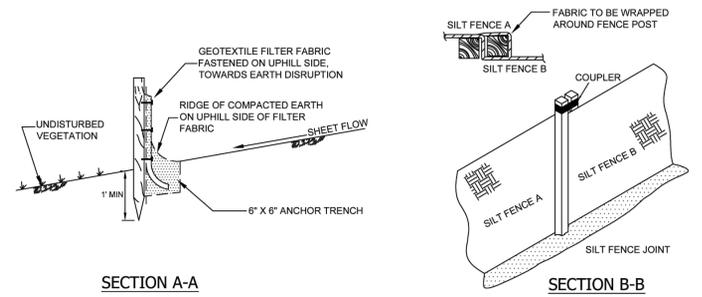
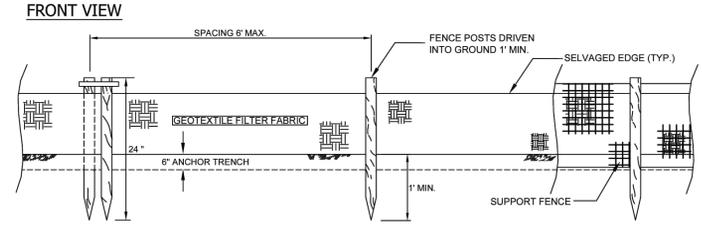
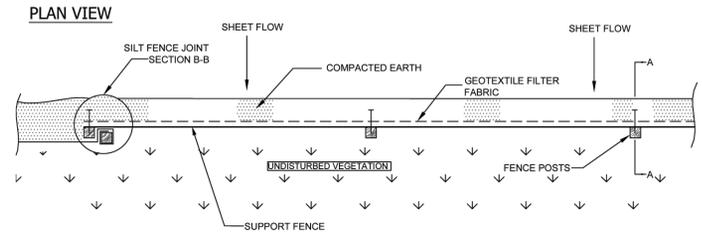
- PLACE SILT FENCE AS SHOWN ON THIS PLAN.
- DISPOSE OF ALL EXCESS, UNSUITABLE MATERIALS OFF SITE IN A LEGAL MANNER. NO BURN OR BURY PITS WILL BE ALLOWED.
- UNSUITABLE MATERIALS CONSIST OF, BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING: CONCRETE, ASPHALT, TREES, BRUSH, STUMPS, ROOTS, OR OTHER MISCELLANEOUS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

SESC MAINTENANCE SCHEDULE/NOTES:

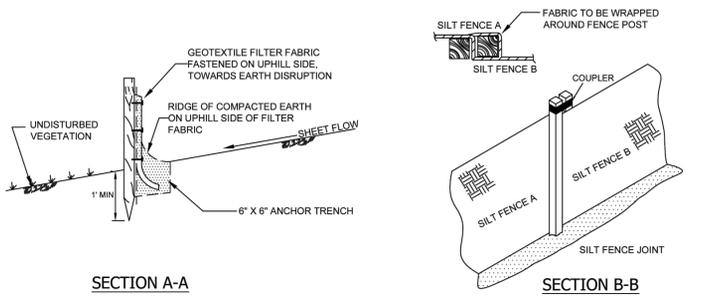
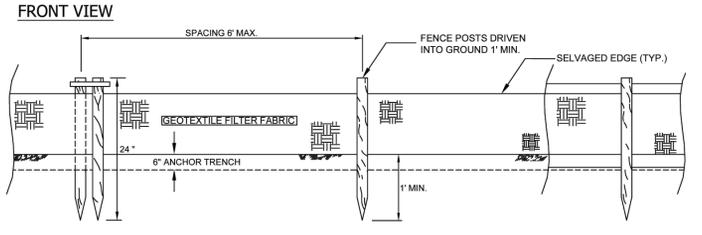
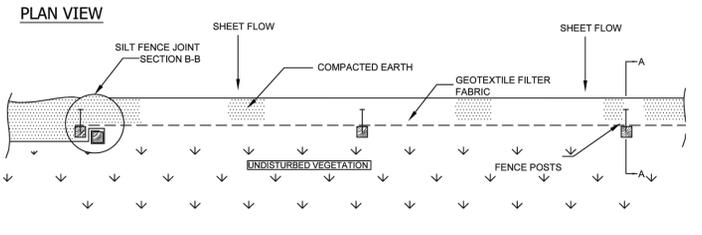
THE CONTRACTOR SHALL INSPECT THE SOIL EROSION/SEDIMENTATION DEVICES ONCE EACH WEEK AND/OR WITHIN 24 HOURS OF A RAINFALL EVENT WHICH RESULTS IN A STORM WATER DISCHARGE FROM THE SITE. THE FOLLOWING STEPS SHALL BE IMPLEMENTED IF ANY DAMAGE HAS RESULTED:

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

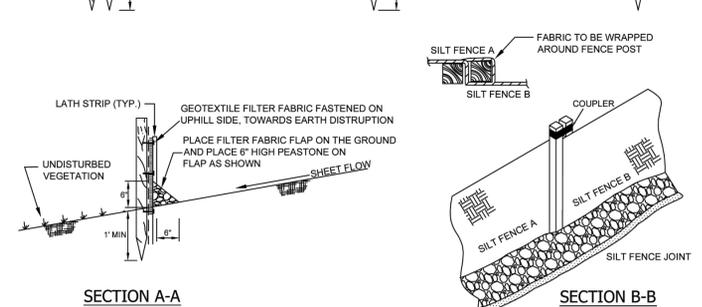
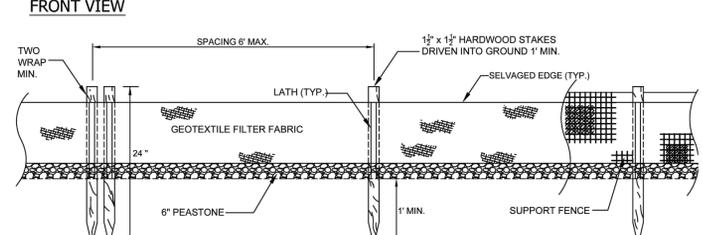
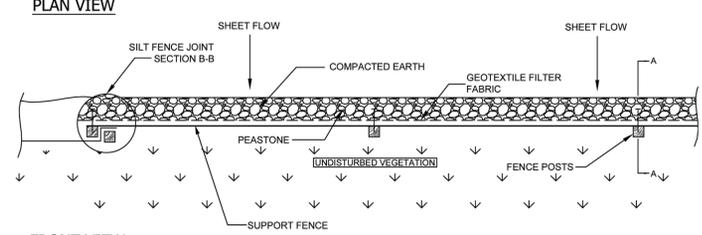
SILT FENCE WITH SUPPORT FENCE (SESC-5)



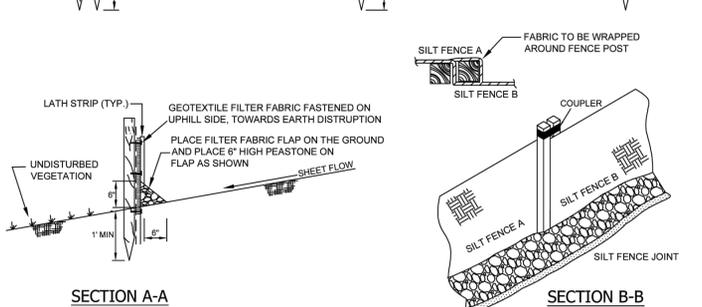
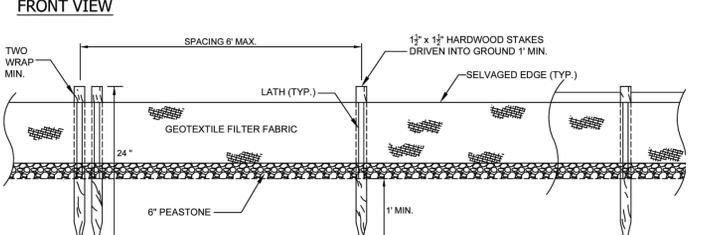
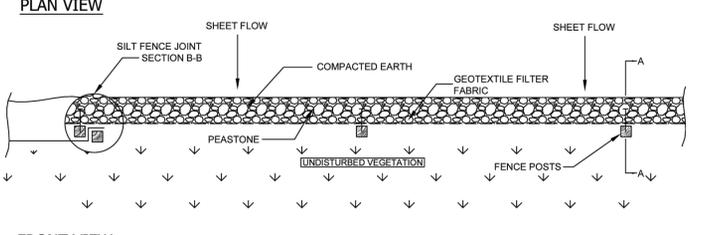
SILT FENCE WITHOUT SUPPORT FENCE (SESC-6)



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

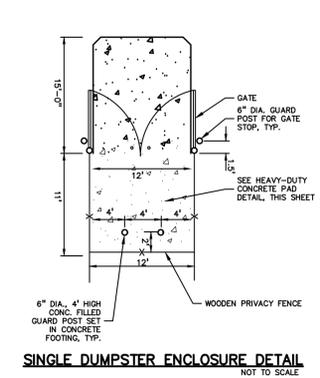
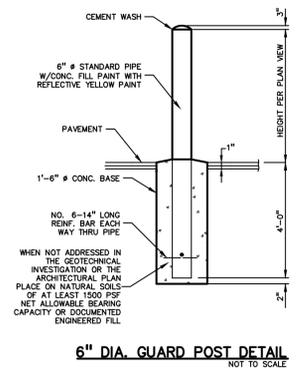
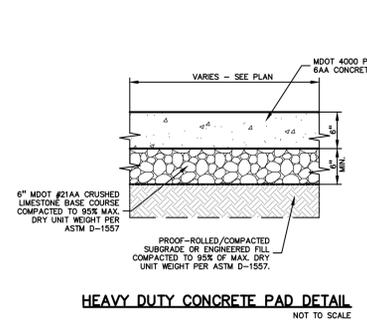
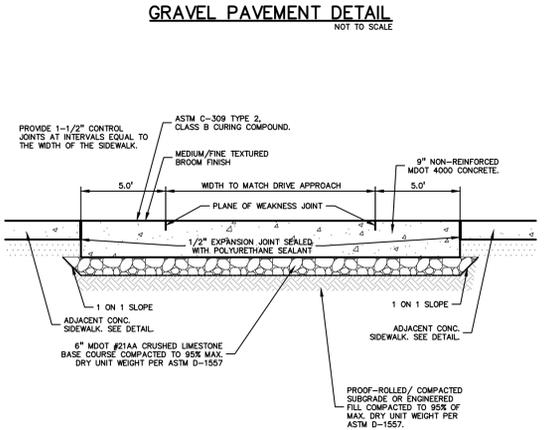
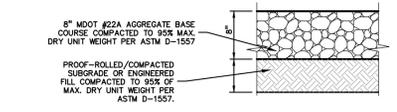
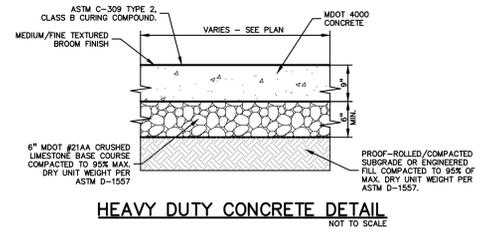


WINTER/FROZEN GROUND SILT FENCE WITHOUT SUPPORT FENCE (SESC-8)





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ADA ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE

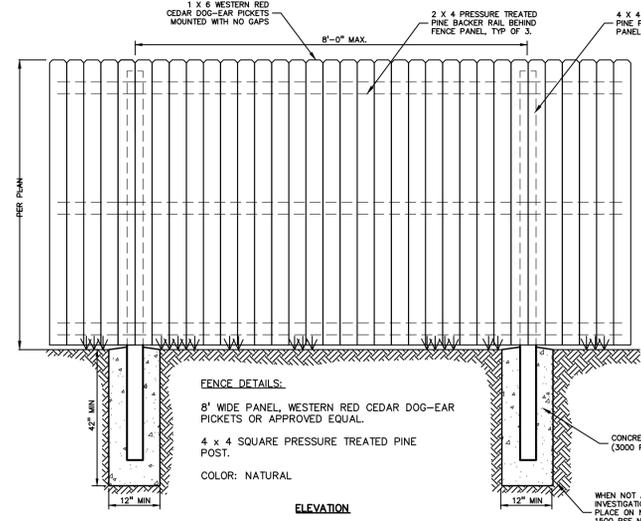
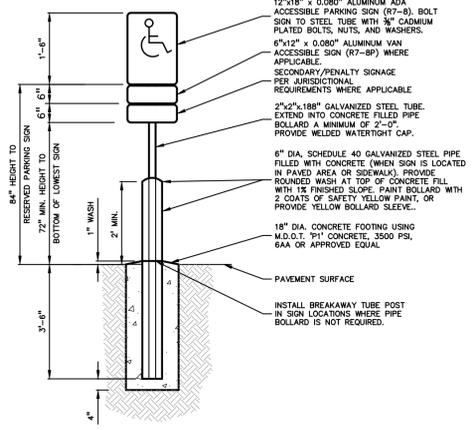


VAN ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE

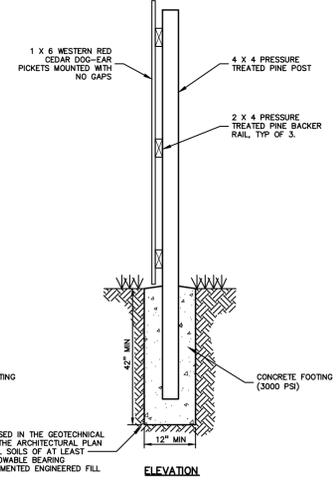


NO PARKING SIGN DETAIL
NOT TO SCALE

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

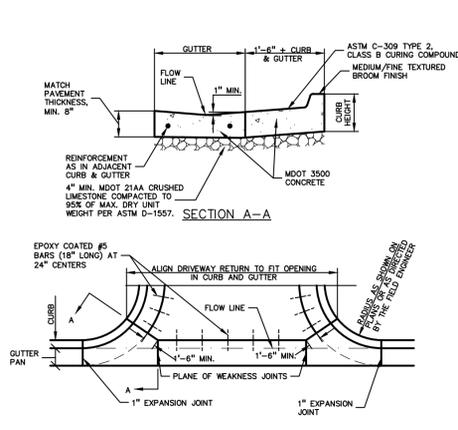


WOOD PRIVACY FENCE DETAIL
NOT TO SCALE

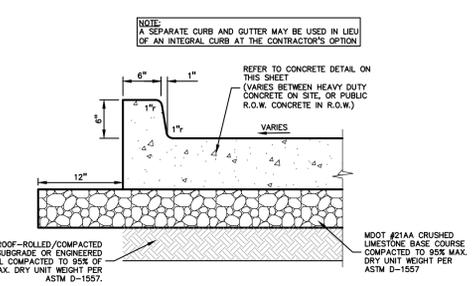


TRASH ENCLOSURE GATE DETAIL
NOT TO SCALE

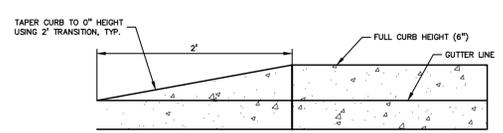
SINGLE TRASH ENCLOSURE DETAILS
NOT TO SCALE



MDOT DRIVEWAY OPENING-DETAIL 'M'
NOT TO SCALE



CONCRETE PAVEMENT WITH INTEGRAL CURB
NOT TO SCALE



CURB END TRANSITION DETAIL
NOT TO SCALE

CLIENT
MARITIME REAL PROPERTY
8800 SPRINGER LN.
LITICA, MI 48136

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

REVISIONS	
PERMIT RESUBMITTAL	7/9/2025
PERMIT RESUBMITTAL	9/26/2025
PERMIT RESUBMITTAL	10/13/2025
PERMIT RESUBMITTAL	10/24/2025
PERMIT RESUBMITTAL	12/5/2025

ORIGINAL ISSUE DATE:
DECEMBER 20, 2024

DRAWING TITLE
DETAILS

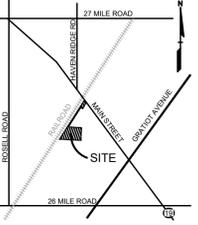
PEA JOB NO.	24-1930
P.M.	BK
DN	KM
DES.	KM
DRAWING NUMBER:	



SEE PLAN FOR SCALE



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

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

REVISIONS

PERMIT RESUBMITTAL	7/9/2025
PERMIT RESUBMITTAL	9/26/2025
PERMIT RESUBMITTAL	10/13/2025
PERMIT RESUBMITTAL	10/24/2025
PERMIT RESUBMITTAL	12/5/2025

ORIGINAL ISSUE DATE:
DECEMBER 20, 2024

DRAWING TITLE
LANDSCAPE PLAN - NORTH

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

LANDSCAPE CALCULATIONS:
PER VILLAGE OF NEW HAVEN ZONING ORDINANCE (H4) HEAVY INDUSTRIAL.

BUFFER AREA 1: §515-152(E) ADJ TO ROAD = B REQUIRED: 20' WIDE BUFFER, 1 DEC OR EVG AND 4 SHRUBS / 15 LF = 63 LF / 15' * 4 = 4 DEC OR EVG AND 17 SHRUBS PROVIDED: 20' WIDE BUFFER, 4 DEC TREES, AND 17 SHRUBS
BUFFER AREA 2: §515-152(E) ADJ TO RAILROAD = B REQUIRED: 20' WIDE BUFFER, 1 DEC OR EVG AND 4 SHRUBS / 15 LF = 194 LF / 15' * 4 = 13 DEC OR EVG AND 52 SHRUBS PROVIDED: 11' WIDE (AVERAGE) BUFFER AND 40 NARROW EVERGREEN TREES
BUFFER AREA 3: §515-152(E) ADJ TO HEAVY INDUSTRIAL = B REQUIRED: 20' WIDE BUFFER, 1 DEC OR EVG AND 4 SHRUBS / 15 LF = 75 LF / 15' * 4 = 5 DEC OR EVG AND 20 SHRUBS PROVIDED: 20' WIDE BUFFER AND 10 NARROW EVERGREEN TREES
BUFFER AREA 4: §515-152(E) ADJ TO RESIDENTIAL OFFICE = B REQUIRED: 20' WIDE BUFFER, 1 DEC OR EVG AND 4 SHRUBS / 15 LF AND 6-FOOT HIGH WALL OR FENCE = 158 LF / 15' * 4 = 11 DEC OR EVG AND 42 SHRUBS AND 6-FOOT HIGH WALL OR FENCE PROVIDED: 20' WIDE BUFFER, 8 EXISTING DEC TREES, 31 SHRUBS, AND 8-FOOT HIGH WOOD FENCE
BUFFER AREA 5: §515-91(B) ADJ TO LIGHT INDUSTRIAL = D REQUIRED: 20' WIDE BUFFER, 1 DEC OR EVG AND 4 SHRUBS / 30 LF = 412 LF / 30' * 4 = 14 DEC OR EVG AND 55 SHRUBS PROVIDED: NONE
INTERIOR LANDSCAPING: §515-91(D) REQUIRED: 5% OF TOTAL LOT AREA, WITH 1 DEC OR EVG AND 2 SHRUBS PER 400 SF = 287,161' .05 14,358 SF WITH 14,358' / 400' * 2 = 36 TREES AND 72 SHRUBS PROVIDED: NONE

WAIVERS REQUESTED

BUFFER AREA 2: NORTHWEST BOUNDARY ADJACENT TO RAILROAD ROW.
APPLICABLE CODE: SECTIONS 515-152E, AND 515-91B
BUFFER TYPE REQUIRED: A-1, A-2, OR B
BUFFER TYPE PROPOSED: B
A WAIVER IS REQUESTED FOR AN AVERAGE REDUCTION IN WIDTH OF 9 FEET, AND A REDUCTION IN LENGTH OF 75 FEET, AS WELL AS A REDUCTION OF 52 SHRUBS.

BUFFER AREA 3: SOUTHEAST BOUNDARY ADJACENT TO HEAVY INDUSTRIAL ZONING, WITHIN 100 FEET OF RESIDENTIAL OFFICE ZONING.
APPLICABLE CODE: SECTIONS 515-152E, AND 515-91B
BUFFER TYPE REQUIRED: A-1, A-2, OR B
BUFFER TYPE PROPOSED: B
A WAIVER IS REQUESTED TO RELOCATE THE BUFFER 75 FEET TO THE NORTHEAST (ALONG THE EXISTING FENCE LINE), AND FOR A REDUCTION OF 20 SHRUBS.

BUFFER AREA 4: SOUTHEAST BOUNDARY ADJACENT TO RESIDENTIAL OFFICE ZONING.
APPLICABLE CODE: SECTIONS 515-152E, AND 515-91B
BUFFER TYPE REQUIRED: A-1, A-2, OR B PLUS 6 FOOT WALL OR FENCE.
BUFFER TYPE PROPOSED: B PLUS 8 FOOT WOOD FENCE
A WAIVER IS REQUESTED FOR A REDUCTION IN LENGTH OF 75 FEET, AS WELL AS A REDUCTION OF 3 TREES AND 11 SHRUBS.

BUFFER AREA 5: SOUTHEAST BOUNDARY ADJACENT TO LIGHT INDUSTRIAL ZONING.
APPLICABLE CODE: SECTION 515-91B
BUFFER TYPE REQUIRED: D
BUFFER TYPE PROPOSED: NONE
A WAIVER IS REQUESTED FOR THIS REQUIREMENT.

INTERIOR LANDSCAPING:
APPLICABLE CODE: SECTION 515-91D
AREA REQUIRED: 14,358 SF
AREA PROPOSED: NONE
ORDINANCE REQUIREMENTS MET? NO.
A WAIVER IS REQUESTED FOR THIS REQUIREMENT.

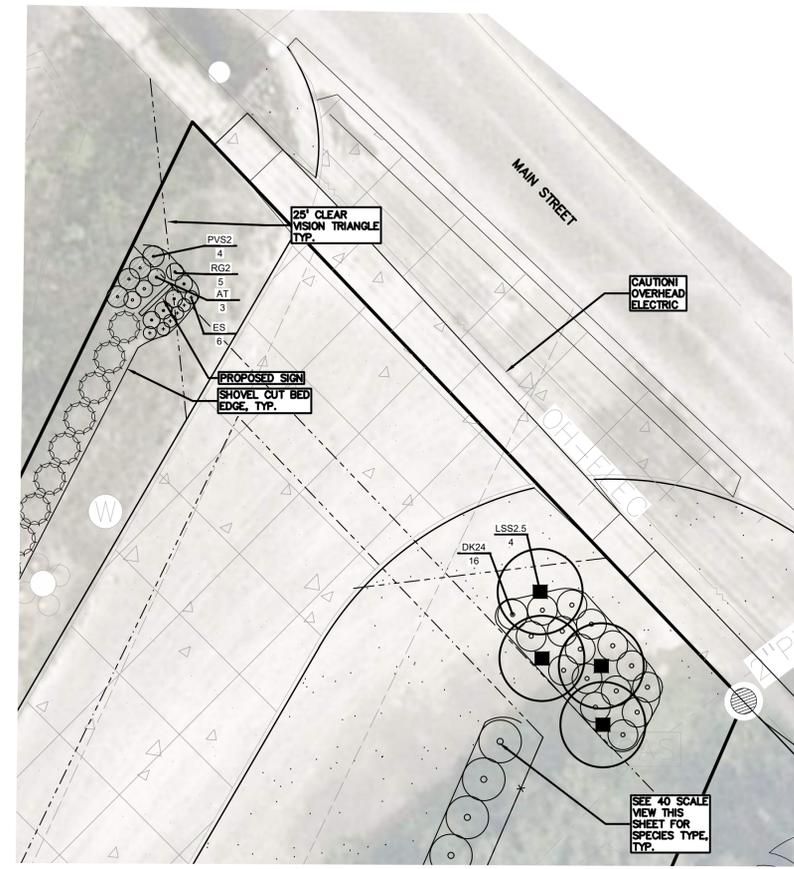
PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
LSS25	4	LIGUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
SUBTOTAL:								
EVERGREEN TREES								
TOS4	50	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	4' HT.	B&B	36" O.C.	NATIVE	
SUBTOTAL:								
SHRUBS								
DK24	16	DIERVILLA X 'G2X88544'	KODIAK® ORANGE DIERVILLA	24" HT.	B&B OR CONT.	4' O.C.	NON-NATIVE	
JC24	3	JUNIPERUS SABINA 'MONNA'	CALGARY CARPET® JUNIPER	24" SPRD	CONT.	3' O.C.	NON-NATIVE	
POM24	31	PHYSOCARPUS OPULIFOLIUS 'MONLO'	DIABOLO® NINEBARK	24" HT.	B&B OR CONT.	5' O.C.	NATIVE	
SUBTOTAL:								
PERENNIALS								
AT	13	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 GAL.	POT	2' O.C.	NATIVE	
ES	6	ECHINACEA X 'BALSOMED'	SOMBRERO® SALSA RED CONEFLOWER	1 GAL.	POT	18" O.C.	NATIVE	
PVS2	8	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.	POT	30" O.C.	NATIVE	
RC2	13	RUBROCKIA FULGIDA SULLIVANTH 'GOLDSTURM'	GOLDSTURM CONEFLOWER	1 GAL.	POT	18" O.C.	NATIVE	
SS2	8	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	1 GAL.	POT	2' O.C.	NATIVE	
SUBTOTAL:								

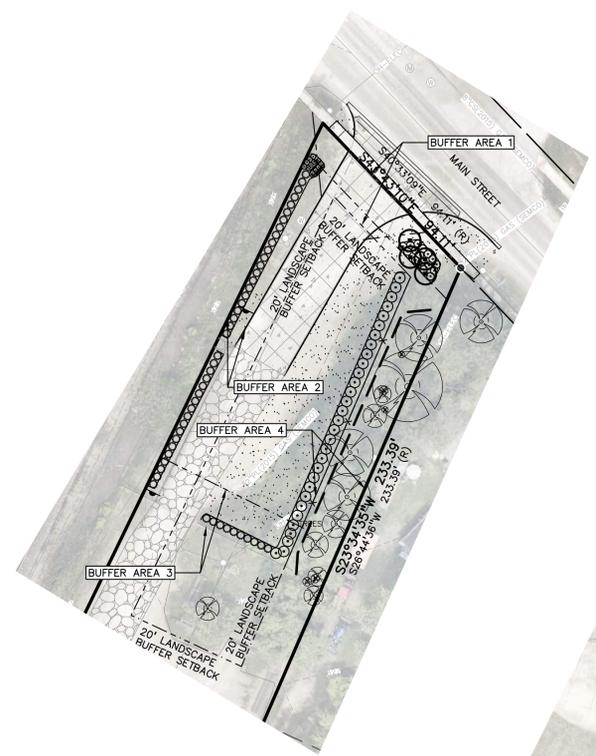
KEY:

- = DECIDUOUS TREES
- = DECIDUOUS SHRUBS
- = EVERGREEN TREES
- = PERENNIAL PLANTS
- = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE
- = EXISTING TREE / TREE TAG TO REMAIN
- = NON-IRRIGATED SEED LAWN

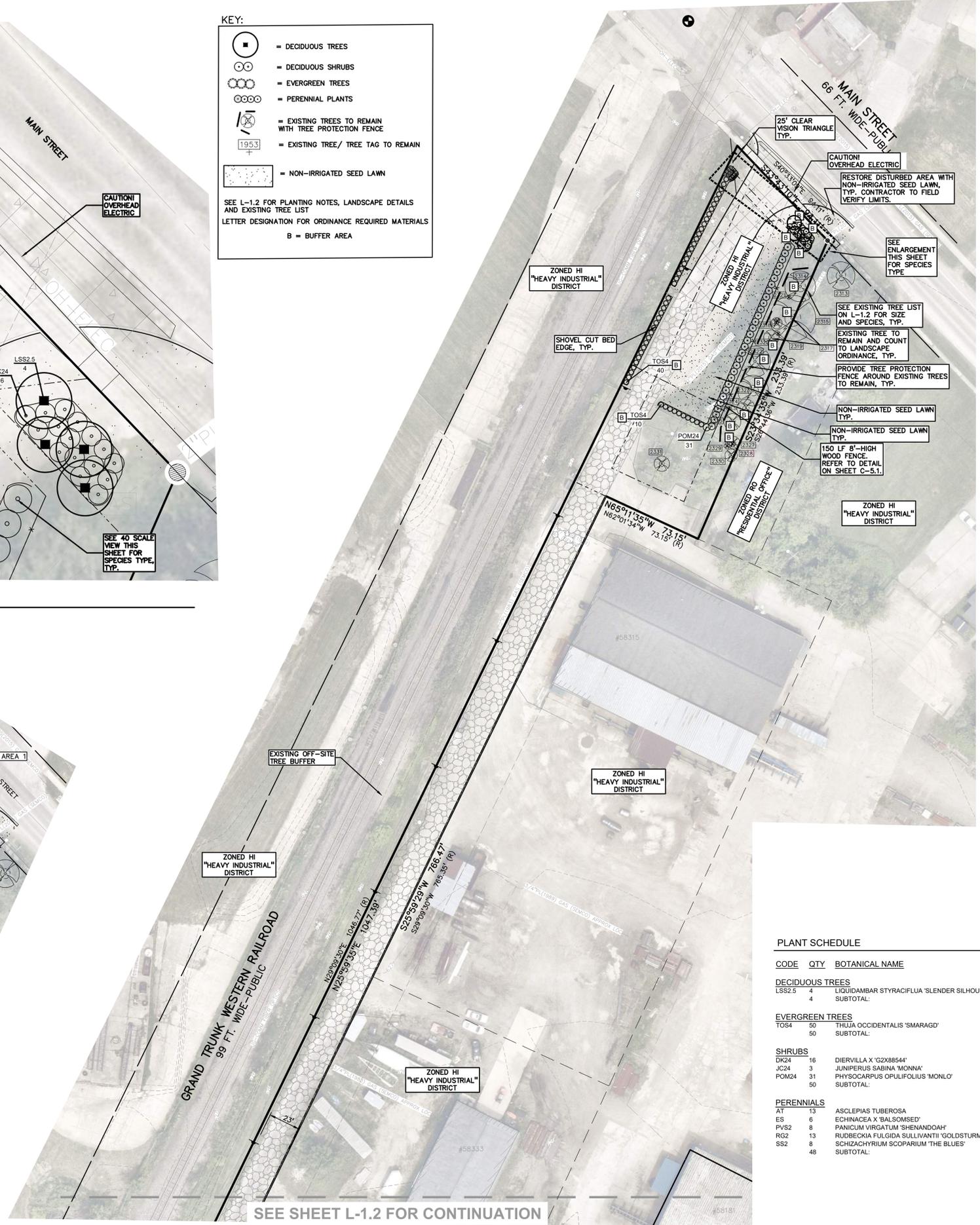
SEE L-1.2 FOR PLANTING NOTES, LANDSCAPE DETAILS AND EXISTING TREE LIST
LETTER DESIGNATION FOR ORDINANCE REQUIRED MATERIALS
B = BUFFER AREA



PLAN ENLARGEMENT SCALE : 1" = 10' 0"



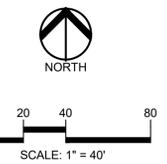
BUFFER AREA DIAGRAM SCALE : 1" = 40' 0"



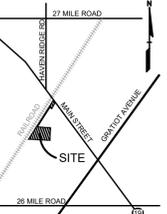
SEE SHEET L-1.2 FOR CONTINUATION

SCALE : 1" = 40' 0"

\\pea\share\PROJECTS\2024\24-1930 - MARITIME STORAGE\DWG\CONSTRUCTION\L-1.1_LANDSCAPE.PLAN-24-1930.dwg PLOT DATE: 12/2/2025 8:18:53 AM



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

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

REVISIONS	
PERMIT RESUBMITTAL	7/9/2025
PERMIT RESUBMITTAL	9/26/2025
PERMIT RESUBMITTAL	10/13/2025
PERMIT RESUBMITTAL	10/24/2025
PERMIT RESUBMITTAL	12/5/2025

ORIGINAL ISSUE DATE:
DECEMBER 20, 2024

DRAWING TITLE
LANDSCAPE PLAN - SOUTH

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

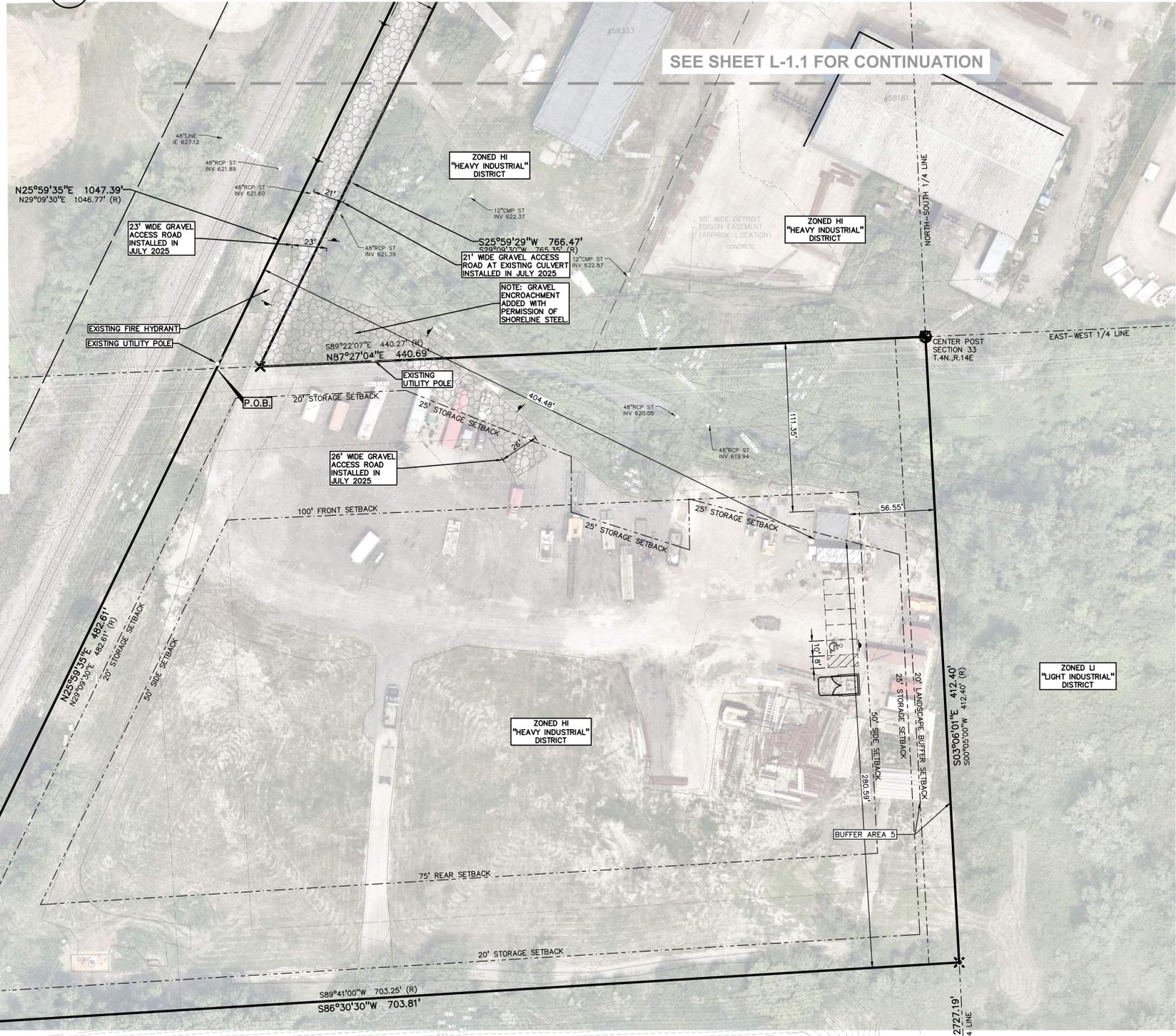
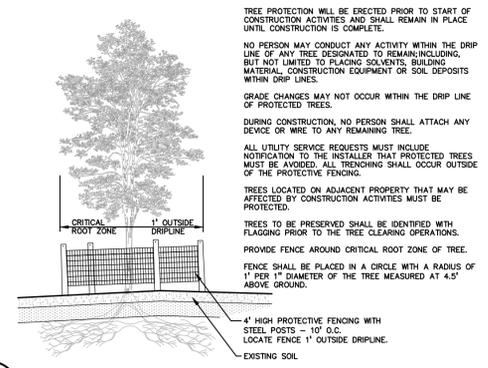
DRAWING NUMBER:

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND
2313	NS	20	Norway Spruce	Picea Abies	Good
2314	MW	22	White Mulberry	Morus alba	Fair
2315	SM	33	Silver Maple	Acer saccharinum	Fair
2317	E	4	American Elm	Ulmus americana	Fair
2318	E	8	American Elm	Ulmus americana	Fair
2319	MW	3	White Mulberry	Morus alba	Fair
2320	E	11.9	American Elm	Ulmus americana	Good
2321	BX	3	Box elder	Acer negundo	Fair
2322	E	22	American Elm	Ulmus americana	Fair
2323	MW	22,14,12	White Mulberry	Morus alba	Good
2324	MW	13	White Mulberry	Morus alba	Fair
2325	BX	12.7	Box elder	Acer negundo	Poor
2327	BX	9.4	Box elder	Acer negundo	Poor
2328	BX	4	Box elder	Acer negundo	Fair
2329	BX	4	Box elder	Acer negundo	Fair
2330	BX	9	Box elder	Acer negundo	Fair
2331	BX	11	Box elder	Acer negundo	Fair

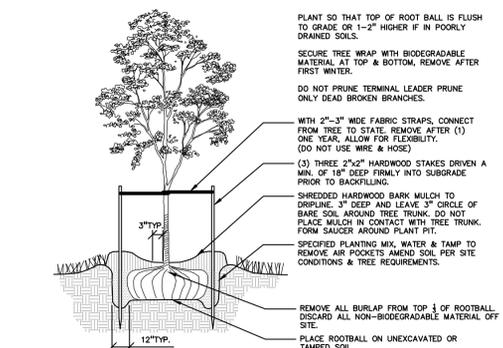
ALL TREES TO REMAIN ON SITE

- GENERAL PLANTING NOTES:**
- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
 - CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
 - ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1, GRADE.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
 - THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
 - ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
 - ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
 - ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
 - ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
 - ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
 - NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES. HAND GRADE LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
 - ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
 - IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
 - ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
 - ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
 - SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
 - FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
 - CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
 - TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.

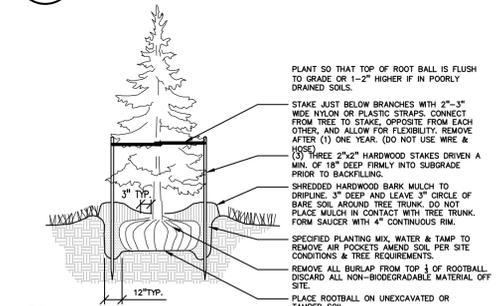
6 TREE PROTECTION DETAIL
NOT TO SCALE



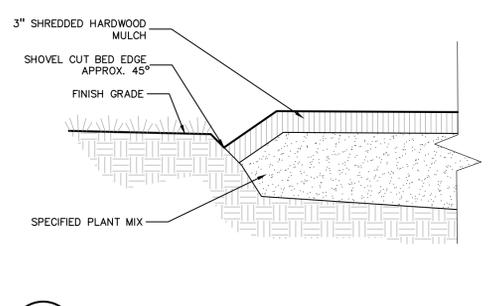
5 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



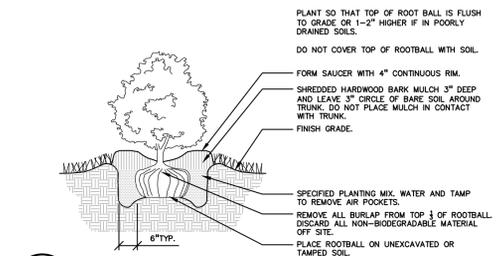
4 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



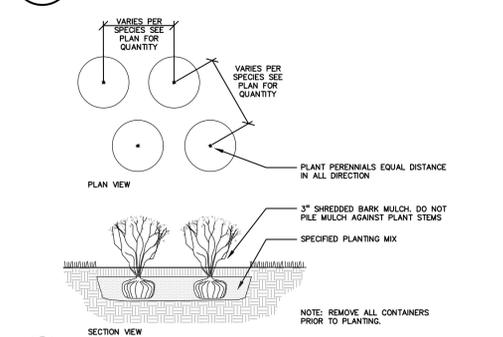
3 CUT BED EDGE DETAIL
SCALE: 1" = 1'-0"



2 SHRUB PLANTING DETAIL
NOT TO SCALE



1 PERENNIAL PLANTING DETAIL
NOT TO SCALE



GENERAL LANDSCAPING REQUIREMENTS

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

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

END OF SECTION

LANDSCAPING PREPARATION

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

2.0 PRODUCTS

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

3.0 EXECUTION

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

- 3.3.2 Maintain disposal routes, clear, clean and free of debris.
3.3.3 On site burning of combustible cleared materials is not permitted.
3.3.4 Upon completion of landscape preparation work, clean areas within contract limits, remove tools and equipment. Site to be clear, clean and free of materials and debris and suitable for site work operations.

3.3.5 Materials, items and equipment not scheduled for reinstallation or salvaged for the General Contractor are the property of the Landscape Contractor. Remove cleared materials from the site as the work progresses. Storage and sale of Landscape Contractors salvage items on site is not permitted.

END OF SECTION

FINISH GRADING AND TOPSOIL PLACEMENT

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

1.3 QUALITY ASSURANCE
1.3.1 Participate in pre-installation meeting with Landscape Architect.
1.4 PROJECT CONDITIONS
1.4.1 Also see Landscape Preparation Section.
1.4.2 Protect existing trees, plants, lawns, and other features designated to remain as part of the landscaping work.
1.4.3 Promptly repair damage to adjacent facilities caused by topsoil operations. Cost of repair at Subcontractor's expense.
1.4.4 Promptly notify the General Contractor and Landscape Architect of unexpected subsurface conditions.

2.0 PRODUCTS

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

2.1.8 Straw Mulch: Used in crimping process only. Clean oat or wheat straw well seasoned before baling, free from mature seed-bearing status, or roots of prohibited or noxious weeds.
2.1.9 Water: Free of substance harmful to seed growth. Hoses or other methods to transpiration furnished by Sub Contractor.
3.0 EXECUTION
3.1 INSPECTION
3.1.1 Landscape Architect or General Contractor's representative must approve finish surfaces, grades, topsoil quality and depth. Do not start seeding work until unsatisfactory conditions are corrected.
3.2 PREPARATION
3.2.1 Prior to grading, dig out weeds from planting areas by their roots and remove from site. Before placing top soil in landscape areas, remove rocks larger than 1 inch in any dimension and foreign matter such as building rubble, wire, cans, sticks, concrete, etc.
3.2.2 Prior to placing topsoil, remove any imported base material present in planting areas down to natural subgrade or other material acceptable to Landscape Architect.
3.2.3 Prior to placing topsoil, remove any imported base material present in planting areas down to natural subgrade or other material acceptable to Landscape Architect.

3.0 EXECUTION

- 3.1 EXAMINATION
3.1.1 Do not commence work of this Section until grading tolerances specified are met.
3.2 PREPARATION
3.2.1 Total Topsoil Depth -
A. Lawn And Groundcover Planting Areas - 3 inches minimum compacted.
B. Shrub Planting Areas - 12 inches minimum throughout entire shrub bed area.
2. Elevation of topsoil relative to walks or curbs -
A. Seeded Lawn Areas - 1/4 inch below
B. Sodded Lawn Areas - 1 1/2 inches below
C. Shrub And Ground Cover Areas - 3 inches below
3.2.2 Do not expose or damage existing shrub or tree roots.
3.2.3 Redistribute approved existing top soil stored on site as a result of rough grading. Remove organic material, rocks and clods greater than 1 inch in any dimension, and other objectionable materials. Provide additional approved imported topsoil required for specified topsoil depth and bring surface to specified elevation relative to walk or curb.
3.2.4 For trees, shrubs, ground cover beds and plant mix for beds see Exterior Plants section.
3.2.5 Provide earth berming where indicated on Plans.
3.2.6 Berming to be free flowing in shape and design, as indicated, and to blend into existing grades gradually so that the toe of slope is not readily visible. Landscape Architect or General Contractor's representative to verify final contouring before planting.
3.2.7 Regardless of finish grading elevations indicated, it is intended that grading be such that proper drainage of surface water away from buildings will occur and that no low areas are created to allow ponding. Subcontractor to consult the General Contractor and Landscape Architect regarding variations in grade elevations before rough grading is completed.
3.2.8 Slope grade away from building for 12 feet minimum from walls at slope of 1/2 inch per ft minimum unless otherwise noted. High point of finish grade at building foundation shall be 6 inches minimum below finish floor level. Direct surface drainage in manner indicated on Drawings by mowing surface to facilitate natural run-off of water. Fill low spots and pockets with top soil and grade to drain properly.
3.2.9 Rake all topsoil to remove clods, rocks, weeds, and debris.
3.2.10 Grade and shape area to bring surface to true uniform planes free from irregularities and to provide proper drainage and slopes per plans.

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- 1.1 SUMMARY
1.1.1 Includes But Not Limited To
1.2 SUBMITTALS
1.2.1 Submit seed vendor's certification for required grass seed mixture, indicating percentage by weight, and percentage of purity, germination, and weed seed for each grass species.
1.3 DELIVERY AND STORAGE
1.3.1 Deliver seed and fertilizer materials in original unopened containers, showing weight, analysis, and name of manufacturer. Store in a manner to prevent wetting and deterioration.
1.4 PROJECT CONDITIONS
1.4.1 See landscape preparation section.
1.4.2 Work notification: Notify Landscape Architect of General Contractor's representative at least seven (7) working days prior to start of seeding operation.
1.4.3 Protect existing utilities, paving, and other facilities from damage caused by seeding operations.
1.4.4 Perform seeding work only after planting and other work affecting ground surface has been completed.
1.4.5 Provide hose and lawn watering equipment as required.
1.4.6 The irrigation system will be installed prior to seeding. Locate, protect, and maintain the irrigation system during seeding operations. Repair irrigation system components damaged during seeding operations at the Sub-Contractor's expense.

1.5 WARRANTY
1.5.1 See Landscape Maintenance and Warranty Section
2.0 PRODUCTS
2.1 MATERIALS
2.1.1 Topsoil for Seeded Areas: See Topsoil Placement and Drawings.
2.1.2 Lawn seeded areas: Fresh, clean and new crop seed mixture. Mixed by approved methods.
2.1.3 Seed mixture composed of the following varieties, mixed to the specified proportions by weight and tested to minimum percentages of purity and germination.
2.1.4 Irrigated Lawn Seed Mixture proportioned by volume as indicated below:
SEED TYPE PROPORTION PURITY GERMINATION
Kentucky Bluegrass 50% 90% 75%
Penn Lawn Fescue 30% 95% 80%
Annual Ryegrass 20% 95% 80%

2.1.5 Non-Irrigated Seed Mixture proportioned by volume as indicated below:
SEED TYPE PROPORTION PURITY GERMINATION
Penn Lawn Fescue 60% 90% 85%
Kentucky 28# Common Bluegrass 20% 90% 90%
Perennial Ryegrass 20% 90% 90%
2.1.6 Fertilizer: granular, non burning product composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer.
2.1.7 Ground Limestone: Used if required by soil test report: Containing not less than 85% of total carbonates and ground to such fineness that 50% will pass through a 100 mesh sieve and 90% will pass through a 20% mesh sieve.

2.1.8 Straw Mulch: Used in crimping process only. Clean oat or wheat straw well seasoned before baling, free from mature seed-bearing status, or roots of prohibited or noxious weeds.
2.1.9 Water: Free of substance harmful to seed growth. Hoses or other methods to transpiration furnished by Sub Contractor.
3.0 EXECUTION
3.1 INSPECTION
3.1.1 Landscape Architect or General Contractor's representative must approve finish surfaces, grades, topsoil quality and depth. Do not start seeding work until unsatisfactory conditions are corrected.
3.2 PREPARATION
3.2.1 SURFACE PREPARATION
1. Seven days maximum prior to seeding, -
A. Treat Lawn areas if required with "Round-Up" by Monsanto, per label direction to kill existing vegetation prior to seeding.
B. Loosen topsoil areas to minimum depth of 4", dampen thoroughly, and cultivate to properly break up clods and lumps.
C. Rake area to remove clods, rocks, weeds, roots, debris, and stones over 1" in any dimension.
D. Grade lawn areas to smooth, free draining even surface with a loose, moderately coarse texture. Roll and rake, remove ridges, and fill depressions as required to drain.
E. Apply limestone to supplied topsoil if required by soil test report at rate determined by the soil test, to adjust pH of topsoil to not less than 6.0 no more than 6.8. Distribute evenly by machine and incorporate thoroughly into topsoil.
F. Apply fertilizers to indicated turf areas at a rate equal to 1 lb. of actual nitrogen 1,000 sq. ft. (43 lbs / acre).
G. Apply fertilizers by mechanical rotary or drop type distributor, thoroughly and evenly incorporated with soil to a depth of 1" by approved method. Fertilize areas inaccessible to power equipment with hand tools and incorporate into soil.
H. After lawn areas have been prepared, take no heavy objects over them except lawn rollers.
I. After preparation of lawn areas and with topsoil in semi-dry condition, roll lawn planting areas in two directions at approximately right angles with water ballast roller weighing 100 to 300 lbs according to soil type.
J. Rake or scarify and cut or fill irregularities that develop as required until area is true and uniform, free from lumps, depressions, and irregularities.
K. Restore prepared areas to specified condition if eroded, settled or otherwise disturbed after fine grading and prior to sodding.

3.2.2 Prior to placing topsoil, remove any imported base material present in planting areas down to natural subgrade or other material acceptable to Landscape Architect.
3.2.3 Prior to placing topsoil, remove any imported base material present in planting areas down to natural subgrade or other material acceptable to Landscape Architect.
3.3 PERFORMANCE
3.3.1 Site Tolerances
1. Total Topsoil Depth -
A. Lawn And Groundcover Planting Areas - 3 inches minimum compacted.
B. Shrub Planting Areas - 12 inches minimum throughout entire shrub bed area.
2. Elevation of topsoil relative to walks or curbs -
A. Seeded Lawn Areas - 1/4 inch below
B. Sodded Lawn Areas - 1 1/2 inches below
C. Shrub And Ground Cover Areas - 3 inches below
3.2.2 Do not expose or damage existing shrub or tree roots.
3.2.3 Redistribute approved existing top soil stored on site as a result of rough grading. Remove organic material, rocks and clods greater than 1 inch in any dimension, and other objectionable materials. Provide additional approved imported topsoil required for specified topsoil depth and bring surface to specified elevation relative to walk or curb.
3.2.4 For trees, shrubs, ground cover beds and plant mix for beds see Exterior Plants section.
3.2.5 Provide earth berming where indicated on Plans.
3.2.6 Berming to be free flowing in shape and design, as indicated, and to blend into existing grades gradually so that the toe of slope is not readily visible. Landscape Architect or General Contractor's representative to verify final contouring before planting.
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3.2.11 Provide necessary barricades, coverings and protection to prevent damage to existing improvements indicated to remain.
3.2.12 Protect existing trees scheduled to remain against injury or damage including cutting, breaking or skinning of roots, trunks or branches, smothering by stockpiled construction materials, excavated materials or vehicular traffic within branch spread.

3.2.13 Obtain governing authorities' written permission when required to close or obstruct streets, walks and adjacent facilities. Provide alternate routes around closed or obstructed traffic ways when required by governing authorities.
3.2.14 Protect and maintain street lights, utility poles and services, traffic signal control boxes, curb boxes, valves and other services, except items designated for removal.
3.2.15 The General Contractor will occupy the premises and adjacent facilities during the entire period of construction. Perform landscape work operations to minimize conflicts and to facilitate General Contractor's use of the premises and conduct of his normal operations.
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3.2.38 Protect and maintain street lights, utility poles and services, traffic signal control boxes, curb boxes, valves and other services, except items designated for removal.
3.2.39 The General Contractor will occupy the premises and adjacent facilities during the entire period of construction. Perform landscape work operations to minimize conflicts and to facilitate General Contractor's use of the premises and conduct of his normal operations.
3.2.40 Perform landscape preparation work before commencing landscape construction.
3.2.41 Provide necessary barricades, coverings and protection to prevent damage to existing improvements indicated to remain.
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- cellulose mulch at the rate of 1,000 pounds, dry weight, per acre.
E. Apply cover so that rainfall or applied water will percolate to underlying soil.
3.3.3 MULCHING
1. Place straw mulch on seeded areas within 24-hours after seeding.
2. Place straw mulch uniformly in a continuous blanket at a rate of 2-1/2 tons per acre, or two (2) 50 lb. bags per 1,000 sq. ft. of area. A mechanical blower may be used for straw mulch application when acceptable to the Landscape Architect.
3. Crimp straw into soil by use of a "crimper". Two passes in alternate direction required. Alternative methods on areas too small for crimper must be approved by the Landscape Architect or Owner's Representative.

3.3.3 ESTABLISH LAWN
1. Establish dense lawn of permanent grasses, free from lumps and depressions. Any area failing to show uniform germination to be reseeded; continue until dense lawn established.
2. Damage to seeded area resulting from erosion to be repaired by Sub Contractor.
3. In event Sub Contractor does not establish dense lawn during first germination period, return to project to reestablish and reseed to establish dense lawn.
4. Should the seeded lawn become largely weeds after germination, Sub Contractor is responsible to kill the weeds and reseed the proposed lawn areas to produce a dense turf, as specified.

3.4 CLEANING
3.4.1 Perform Cleaning during installation of the work and upon completion of the work to the approval of the Landscape Architect. Remove from site all excess materials, debris, and equipment. Repair damage resulting from seeding operations.
3.5 MAINTENANCE
3.5.1 See Landscape Maintenance and Warranty Section.
3.6 ACCEPTANCE
3.6.1 See Landscape Maintenance and Warranty Section.

END OF SECTION
LAWN SODDING
1.0 GENERAL
1.1 SUMMARY
1.1.1 Includes But Not Limited To
1. Furnish and install sodded lawn as described in Contract Documents.
1.2 QUALITY ASSURANCE
1.2.1 Sod: Comply with American Sod Producers Association (ASPA) classes of sod materials.
1.3 SUBMITTALS
1.3.1 Submit sod growers certification of grass species. Identify source location.
1.3.2 Submit manufacturer's certification of fertilizer.
1.4 DELIVERY, STORAGE, AND HANDLING
1.4.1 Cut, deliver, and install sod within 24 hour period.
1.4.2 Do not harvest or transport sod when moisture content may adversely affect sod survival.
1.4.3 Protect sod from sun, wind, and dehydration prior to installation. Do not tear, stretch, or drop sod during handling and installation.
1.4.4 Sod which dries out before installation will be rejected.

1.5 PROJECT CONDITIONS
1.5.1 See Landscape Preparation section.
1.5.2 Work notification: Notify Landscape Architect or General Contractor's representative at least seven (7) working days prior to start of sodding operation.
1.5.3 Protect existing utilities, paving, and other facilities from damage caused by sodding operations.
1.5.4 Perform sodding work only after planting and other work affecting ground surface has been completed.
1.5.5 Restrict traffic from lawn areas until grass is established. Erect signs and barriers as required.
1.5.6 Provide hose and lawn watering equipment as required.
1.5.7 The irrigation system will be installed

EXTERIOR PLANTS

- 1.0 GENERAL
1.1 SUMMARY
1.1.1 Includes But Not Limited To
1.2 QUALITY ASSURANCE
1.2.1 Plant names indicated, comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature.
1.2.2 Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock".
1.2.3 All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of two years.
1.2.4 Stock furnished shall be at least the minimum size indicated.
1.2.5 Provide "specimen" plants with a special height, shape, or character of growth.
1.2.6 Plants may be inspected and approved at the place of growth for compliance with specification requirements for quality, size, and variety.
1.2.7 Approval of plant selection at the place of growth shall not impair the right of inspection and rejection upon delivery at the site or during progress of the work.
1.2.8 Provide percolation testing by filling plant pits with water and monitoring length of time for water to completely percolate into soil.
1.2.9 Before proceeding with work, check and verify dimensions and quantities.
1.2.10 Plant totals are for convenience only and are not guaranteed.
1.3 SUBMITTALS
1.3.1 Provide and pay for material testing.
1.3.2 Submit the following material samples to Landscape Architect:
1.3.3 Submit the following materials certification to Landscape Architect:
1.4 DELIVERY, STORAGE, AND HANDLING
1.4.1 Deliver fertilizer materials in original, unopened and undamaged containers showing weight, analysis, and name of manufacturer.
1.4.2 Take all precautions customary in good trade practice in preparing plants for moving.
1.4.3 Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration.
1.4.4 Dig, pack, transport, and handle plants with care to ensure protection against injury.
1.4.5 Inspection certificates required by law shall accompany each shipment invoice or order to stock on arrival.
1.4.6 Protect all plants from drying out.
1.4.7 Water heeled in plantings daily.
1.4.8 No plant shall be bound with rope or wire in a manner that could damage or break the branches.
1.4.9 Cover plants transported on open vehicles with a protective covering to prevent wind burn.
1.4.10 Frozen or muddy topsoil is not acceptable.
1.5 PROJECT CONDITIONS
1.5.1 See Landscape Preparation Section.
1.5.2 Work notification: notify Landscape Architect at least seven working days prior to installation of plant material.
1.5.3 Protect existing utilities, paving, and other facilities from damage caused by landscaping operations.
1.5.4 A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the proposal form.
1.5.5 An irrigation system will be installed prior to planting.
1.5.6 The Landscape Subcontractor shall inspect existing soil conditions in all areas of the site where his operations will take place.
1.6 WARRANTY
1.6.1 See Landscape Maintenance and Warranty Standards.
2.0 PRODUCTS
2.1 MATERIALS
2.1.1 Plants: Provide plants typical of their species or variety, with normal, densely developed branches and vigorous, fibrous root systems.

- 2.1.2 No plants shall be loose in the container.
2.1.3 Container stock shall not be root bound.
2.1.4 Single stemmed or thin plants will not be accepted.
2.1.5 Side branches shall be generous, well twigged, and the plant as a whole well bushed to the ground.
2.1.6 Plants shall be in a moist, vigorous condition, free from dead wood, bruises or other root or branch injuries.
2.1.7 Collected stock consists of plants growing under natural conditions in soils and climate as exist at location to be planted, in locations lending themselves to proper collecting practices.
2.1.8 Specimen stock: all specimen designated plantings are to be nursery grown, fully developed, excellent quality, and typical example of the species.
2.1.9 Matched plantings should be obtained from the same nursery and, preferably, from the same row or line.
2.1.10 Topsoil for planting mix: fertile, friable, natural topsoil of loamy character, without admixture of subsoil material.
2.1.11 Peat moss: brown to black in color, weed and seed free granulated peat peat.
2.1.12 Provide ASTM D2207 sphagnum peat moss with a pH below 6.0 for ericaceous plants.
2.1.13 Planting mixture Type A - trees: standard planting backfill shall be a mixture of 1/2 native soil (excavated from plant pits), 1/4 topsoil, and 1/4 sand.
2.1.14 Planting mixture Type B for perennial flowers, ground cover beds, and ericaceous plants.
2.1.15 Planting mixture Type C for annual flower beds: same as Type "B".
2.1.16 Planting mixture Type D for Bioretention Soil Mix, for use with shrubs and perennials in a bioswale, rain garden or bioretention area.
2.1.17 Maximum clay content: 15%
2.1.18 Clay and silt content: 25%-40%
2.1.19 Nutrient content: 15-30 mg/kg
2.1.20 Hydraulic Conductivity: 1-4 inches per hour
2.1.21 Organic Matter Content: 2%-5%
2.1.22 Adding fertilizer to mixture per manufacturer's requirements and soil testing recommendations.
2.1.23 Plant fertilizer Type A to be "Drimature" applied per manufacturer recommendations.
2.1.24 Plant fertilizer Type B to be "14-14-14".
2.1.25 Bone Meal - 5 lbs. per cubic yard of soil mixes.
2.1.26 Lime to be ground dolomitic limestone, ninety-five percent (95%) passing through #100 mesh screen.
2.1.27 Sand to be clean, coarse, ungraded conforming to ASTM-C-3 for fine aggregates.
2.1.28 Anti-Desiccant: protective film emulsion providing a protective film over plant surfaces; permeable to permit transpiration.
2.1.29 Shredded bark mulch shall be double processed, dark shredded hardwood bark that is clean, free of debris and sticks.
2.1.30 Water: free of substances harmful to plant growth.
2.1.31 Stakes for staking (3) Three Hardwood, 2" x 2" x 8'-0" long.
2.1.32 Guying/staking material: 2"-3" wide fabric straps, connect from tree to stake.
2.1.33 Tree wrap: standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe kraft paper weighing not less than 30 lbs. per ream.
2.1.34 Twine: two-ply jute material.
2.2 MEASUREMENTS
2.2.1 Measure height and spread of specimen plant materials with branches in their normal positions as indicated on Drawings or Plant List.
2.2.2 The measurements for height shall be taken from the ground level to the average height of the top of the plant and not the longest branch.
2.2.3 Measurement should be average of plant, not greatest diameter.
2.2.4 Plants properly trimmed and transplanted should measure same in every direction.
2.2.5 Measure caliper of trees 6 inches above surface of ground.
2.2.6 Where caliper or other dimensions of plant materials are omitted from Plant List, plant materials shall be normal stock for type listed.
2.2.7 Plant materials larger than those specified may be supplied, with prior written approval of Landscape Architect, and:
2.2.8 If complying with Contract Document requirements in all other respects.
2.2.9 If at no additional cost to Owner.
2.2.10 If sizes of roots or balls are increased proportionately.
2.2.11 The height of the trees, specified by height, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated on the drawings.
3.0 EXECUTION
3.1 INSPECTION
3.1.1 Landscape Architect or General Contractor's representative must approve proposed planting areas and conditions of installation.
3.1.2 Individual plant locations shall be staked on the project site by the Landscape Contractor and approved by the Landscape Architect before any planting pits are dug.
3.1.3 Accurately stake plant material according to the Drawings.
3.2 TIME OF PLANTING
3.2.1 Evergreen material: Plant Evergreen materials between September 1 and October 15 or in spring before new growth begins.
3.2.2 Deciduous material: Plant deciduous materials in a dormant condition.
3.2.3 Planting times other than those indicated must be acceptable to the Landscape Architect.
3.3 PREPARATION
3.3.1 General: See Landscape Preparation Section
3.3.2 Vegetation Removal
3.3.3 Strip existing grass and weeds, including roots from all bed areas leaving the soil surface one (1") inch below finish grade.
3.3.4 Herbicide: as required to prepare area for new planting applied to all ground cover, evergreen and shrubby beds and all mulch areas before application of preemergence herbicide, per manufacturer's recommendations.

- 3.4 CLEANING
3.4.1 Dig a hole at least 12" in diameter by 12" in depth, with straight sides, in excavated plant beds.
3.4.2 Refill hole the next day.
3.4.3 Measure the water level by laying a straight edge across the top of the hole, then use a tape measure or yardstick to determine the water level.
3.4.4 Any test holes with a rate of 1" or less an hour is considered to slow and recommendations to remedy issue shall be provided to Architect and Owner.
3.4.5 Ground Cover Beds, Perennial Flower Beds, and Ericaceous Plant Beds
3.4.6 Excavate existing soil to 12" depth over entire bed area and remove soil from site.
3.4.7 Mass Shrub Beds / Hedge Beds:
3.4.8 Excavate existing soil to 18" depth over entire bed area and remove soil from site.
3.4.9 Annual Flower Beds:
3.4.10 Excavate existing soil to 8" depth over entire bed area and remove soil from site.
3.4.11 INSTALLATION
3.4.12 Planting shall be performed only by experienced workman familiar with planting procedures under the supervision of a qualified supervisor.
3.4.13 Planting pits shall be round, with vertical sides and flat bottoms, and sized in accordance with plant outlines and dimensions shown on the planting details.
3.4.14 See drawings for planting details.
3.4.15 If obstructions are encountered that are not indicated, do not proceed with planting operations until alternative plant locations have been selected and approved in writing by the Landscape Architect.
3.4.16 Prior to any replacements, Landscape Subcontractor shall review individual plants in question with Landscape Architect to determine reason for plant demise.
3.4.17 Maintain plantings by pruning, cultivating, watering, weeding, fertilizing, mulching, restoring planting saucers, adjusting and repairing tree-stabilization devices, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings.
3.4.18 Fill in, as necessary, soil subsidence that may occur because of settling or other processes.
3.4.19 Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or disease.
3.4.20 The contractor will be responsible for irrigation system operation, watering schedules, watering amounts and general monitoring of irrigation system throughout construction, maintenance, and warranty period.
3.4.21 Replacements must meet the standards specified on the Landscape plans and in the specifications.
3.4.22 Costs for replacements are assumed part of bid quotations and therefore will not result in an additional cost to General Contractor or Landscape Architect.
3.4.23 Areas damaged as a result of replacement operation are to be restored by Landscape Subcontractor at no cost to the General Contractor or Landscape Architect.
3.4.24 The Landscape Subcontractor shall be responsible for watering all plantings through the warranty period and shall keep guy wires taut, raise tree balls which settle, furnish and apply sprays as necessary to keep the plantings free of disease and insects until the end of the warranty period.
3.4.25 The Landscape Subcontractor shall remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition.
3.4.26 Rejected plants and materials shall be removed promptly.
3.4.27 Replacements shall be made during the following normal planting schedule.
3.4.28 Trees and shrubs which are in doubt shall be replaced, unless, in the opinion of the Landscape Architect, it is advisable to extend Project Warranty Period for full growing Season.
3.4.29 The Landscape Contractor shall apply anti-desiccants on evergreen trees and evergreen shrub beds within 150' of major streets and driveways, no later than December 1, during the one (1) year project warranty.
3.4.30 The first spring after plant installation the contractor shall check all trees to insure twine has rotted from around the trunk.
3.4.31 All stakes, guy wires, tree wrap paper, dead twigs and branches shall be removed from tree and plant materials at the end of this warranty period.
3.4.32 Maintenance of Seeded Lawn Areas
3.4.33 The Landscape Subcontractor shall maintain seeded lawn areas.
3.4.34 Water, fertilize, weed, and apply chemicals until a dense lawn of permanent grasses, free from lumps and depressions or any bare spots, none of which is larger than one (1) foot of area up to a maximum of 3% of the total seeded lawn area is established.
3.4.35 Seeded lawn that fails to show a uniform growth and/or germination shall be reseeded until a dense cover is established, regardless of what season the seed was installed.
3.4.36 The Landscape Subcontractor shall maintain and mow all lawn areas for until acceptance of installation (typically 3 mows).
3.4.37 The Owner assumes cutting responsibilities following the Acceptance of Installation of the seeded lawn.
3.4.38 At conclusion of Project Warranty Period and after receiving Written Final Acceptance by General Contractor's representative and Landscape Architect, the Owner shall assume all seeded lawn maintenance responsibilities.
3.4.39 Maintenance of Sodded Lawn Areas
3.4.40 The Landscape Subcontractor shall maintain sodded lawn areas.
3.4.41 Water, fertilize, spot weed, apply herbicides, fungicides, insecticides and rodent until a full uniform, smooth stand of sod is knitted to topsoil, and accepted by the Landscape Architect or his or her representative.
3.4.42 Water sod thoroughly, as required to establish proper rooting.
3.4.43 Repair, rework, and reseed all areas that have washed out or are eroded.
3.4.44 Mow lawn areas once as soon as sod has rooted sufficiently and knitted to the topsoil.
3.4.45 The Owner assumes mowing responsibilities following the Acceptance of Installation of the sodded lawn.

- 2.0 PRODUCTS - Not Used
3.0 EXECUTION
3.1 PERFORMANCE
3.1.1 Acceptance of Installation
3.1.2 Project Warranty
3.1.3 Maintenance During One (1) Year Project Warranty
3.1.4 CLIENT
3.1.5 PROJECT TITLE
3.1.6 REVISIONS
3.1.7 ORIGINAL ISSUE DATE:
3.1.8 DRAWING TITLE
3.1.9 LANDSCAPE SPECIFICATIONS
3.1.10 PEA JOB NO.
3.1.11 P.M.
3.1.12 D.N.
3.1.13 DES.
3.1.14 DRAWING NUMBER:
3.1.15 L-2.2
3.1.16 TCEC JOB No. NH25103

At conclusion of Project Warranty Period and after receiving Written Final Acceptance by General Contractor's representative and Landscape Architect, the Owner shall assume all sodded lawn maintenance responsibilities.
Final Acceptance Upon Conclusion of the Warranty Period
At the conclusion of the Project Warranty Period the Landscape Subcontractor shall request a project inspection for final acceptance in which the Landscape Contractor, Landscape Architect and Owner's Representative shall be present.
After the inspection for final acceptance, a punch list will be issued by the Landscape Architect. Upon completion of all punch list items, the Landscape Architect and the Owner's Representative shall reinspect the project and issue a Written Statement of Final Acceptance.

END OF SECTION
NOTE: The Owners may at their option elect to utilize a Construction Manager in lieu of a General Contractor for all matters pertaining to these specifications and the site work.



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



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

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

Table with 2 columns: Revision Number, Date. Includes entries for PERMIT RESUBMITTAL on 7/9/2025, 9/26/2025, 10/13/2025, 10/24/2025, and 12/5/2025.

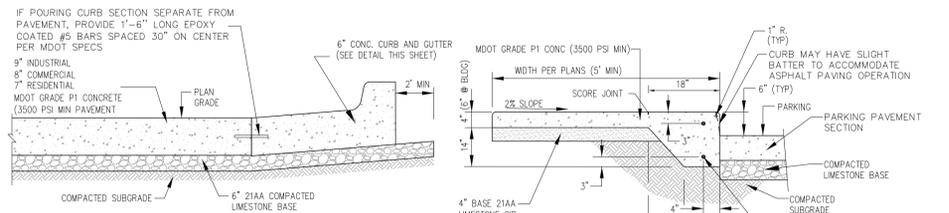
ORIGINAL ISSUE DATE:
DECEMBER 20, 2024

DRAWING TITLE
LANDSCAPE SPECIFICATIONS

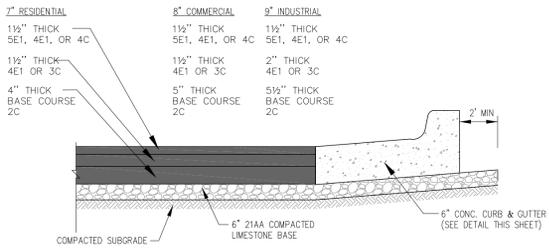
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DRAWING NUMBER:
L-2.2

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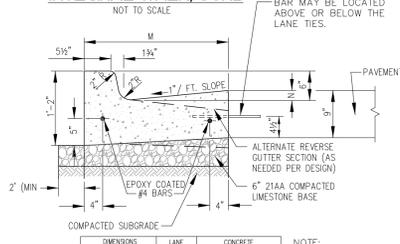


TYPICAL CONCRETE PARKING SECTION
NOT TO SCALE



TYPICAL BITUMINOUS PARKING SECTION
NOT TO SCALE

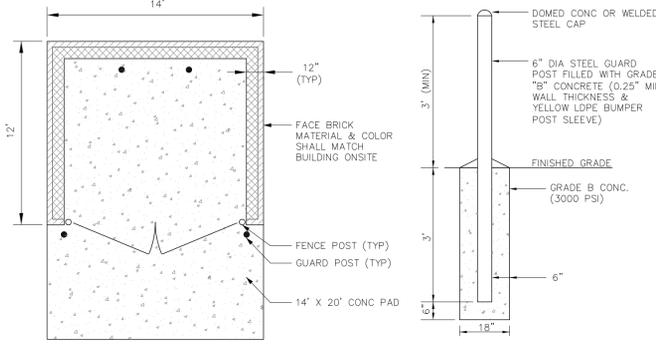
TYPICAL CONCRETE PAVEMENT INTEGRAL WALK/CURB
NOT TO SCALE



DIMENSIONS		LANE TIES	CONCRETE QU. YD. / LIN. FT.
M	N		
1'-0"	18"	AS SHOWN	0.0484
1'-0"	36"	OMITTED	0.0484
2'-0"	18"	AS SHOWN	0.0610
2'-0"	36"	OMITTED	0.0610

NOTE: MDOT B-2 CURB & GUTTER MAY BE ALLOWED BY THE VILLAGE ENGINEER AS ALTERNATE.

(FOR RESIDENTIAL, COMMERCIAL & INDUSTRIAL PARKING AREAS)
6" CONCRETE CURB & GUTTER
NOT TO SCALE



TYPICAL SCREENED DUMPSTER ENCLOSURE DETAILS
NOT TO SCALE

GENERAL NOTES

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

PAVING NOTES

CONCRETE PAVEMENT

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

BITUMINOUS PAVEMENT

- BITUMINOUS MIXTURE SHALL CONSIST OF: BASE COURSE - MDOT BITUMINOUS MIXTURE NO. 2C; LEVELING COURSE - MDOT BITUMINOUS MIXTURE NO. 3C; WEARING COURSE - MDOT BITUMINOUS MIXTURE NO. 4C; ASPHALT CEMENT PENETRATION GRADE 85-100 (PG 64-22) RECLAIMED ASPHALT PAVEMENT (RAP) SHALL NOT BE ALLOWED IN THE HMA. 4C MAX.
- FOR PRIVATE RESIDENTIAL ROADWAYS, COMMERCIAL PARKING LOTS, AND BIKE PATHS ALTERNATE EQUIVALENT MDOT BITUMINOUS MIXTURE MAY BE USED, WITH APPROVAL FROM THE VILLAGE ENGINEER.
- ALL BITUMINOUS MATERIAL SHALL BE COMPACTED TO A DENSITY OF 97% OF THE FIELD CONTROL DENSITY AS DETERMINED BY THE MARSHALL METHOD.
- A BOND COAT OF 55-1H EMULSION IS REQUIRED BETWEEN THE BASE COURSE AND LEVELING COURSE AND BETWEEN THE LEVELING COURSE AND WEARING COURSE WHEN EITHER 48 HOURS HAVE ELAPSED BETWEEN PLACEMENT OF THE BITUMINOUS COURSES OR THE SURFACE OF THE PAVEMENT HAS BEEN CONTAMINATED WITH DIRT, DUST, OR FOREIGN MATERIAL. THE BOND COAT SHALL BE APPLIED IN A UNIFORM MANNER OVER THE SURFACE AT A RATE OF 0.10 GALLON/S.Y. (BETWEEN LEVELING COURSE AND BASE COURSE & 0.05 GALLON/SY BETWEEN WEARING COURSE AND LEVELING COURSE) THE COATS MAY DIFFER. IN THE EVENT A BOND COAT IS NOT REQUIRED, THE LEVELING COURSE MAY REQUIRE LOCALIZED BROOM CLEANING.
- DO NOT PLACE HMA OR APPLY BOND COAT WHEN PRECIPITATION IS IMMINENT OR WHEN MOISTURE ON THE EXISTING SURFACE WILL PREVENT SATISFACTORY CURING. UNLESS OTHERWISE APPROVED BY THE ENGINEER IN WRITING, TEMPERATURE AND SEASONAL REQUIREMENTS FOR PLACING HMA WILL BE ACCORDING TO THE CURRENT MDOT SPECIFICATIONS. PAVING WILL NOT BE ALLOWED BELOW THESE MINIMUM TEMPERATURES, NOR WHEN FROST IS ON OR IN THE GRADE OR ON THE EXISTING SURFACE.

TYPICAL PARKING AREA PAVEMENT / CURB DETAILS

TYPICAL SCREENED DUMPSTER ENCLOSURE DETAILS

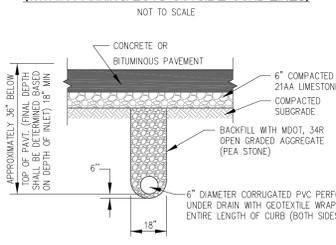
SIDEWALK STANDARD NOTES

- SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1989, SHALL BE INSTALLED AS SHOWN ON THE PLAN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.
- SIDEWALK AND PATHWAY RAMPS ARE TO BE LOCATED AS SPECIFIED ON THE PLANS OR AS DIRECTED BY THE ENGINEER. DETAILS SHOW SIDEWALK RAMP DETAILS AT PARKING LOT AND ROADWAY INTERSECTION. HANDICAP RAMPS SHALL MEET ADA BARRIER FREE REQUIREMENTS.
- RAMPS SHALL BE PROVIDED AT CORNERS OF AN INTERSECTION WHERE THERE IS EXISTING OR PROPOSED SIDEWALK AND CURB.
- SURFACE TEXTURE OF THE RAMP SHALL BE THAT OBTAINED BY A COARSE BROOMING, TRANSVERSE TO THE SLOPE OF RAMP.
- SIDEWALK SHALL BE RAMPED WHERE THE DRIVEWAY CURB IS EXTENDED ACROSS THE WALK.
- CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON THE RAMP, FREE OF SAGS AND SHORT GRADE CHANGES. WHERE CONDITIONS PERMIT, IT IS DESIRABLE THAT THE SLOPE OF THE RAMP BE IN ONLY ONE DIRECTION, PARALLEL TO THE DIRECTION OF TRAVEL.
- IF POSSIBLE, DRAINAGE STRUCTURES SHOULD NOT BE PLACED IN LINE WITH RAMPS, EXCEPT WHERE EXISTING DRAINAGE STRUCTURES ARE BEING UTILIZED IN THE NEW CONSTRUCTION. LOCATION OF THE RAMP SHOULD TAKE PRECEDENCE OVER LOCATION OF DRAINAGE STRUCTURE.
- THE NORMAL GUTTER LINE PROFILE SHALL BE MAINTAINED THROUGHOUT THE AREA OF THE RAMP.
- THE TOP OF THE JOINT FILLER FOR ALL RAMP TYPES SHALL BE FLUSH WITH THE ADJACENT CONCRETE.
- CROSSWALK AND STOP LINE MARKINGS, IF USED, SHALL BE SO LOCATED AS TO STOP TRAFFIC SHORT OF RAMP CROSSINGS. SPECIFIC DETAILS FOR MARKING APPLICATIONS ARE GIVEN IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

SIDEWALK CONSTRUCTION NOTES

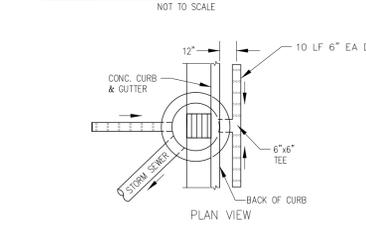
- PROVIDE TRANSVERSE SAW JOINTS AT APPROX 5' INTERVALS (7" MAX). SAW 1/8" WIDE X 1" DEEP JOINTS. TOoled JOINTS NOT ACCEPTABLE.
- PROVIDE FULL DEPTH TRANSVERSE EXPANSION JOINTS, BY INSTALLING 1/2" THICK REDUCED JOINT FILLER SET 1/4" BELOW THE CONCRETE SURFACE IN THE JOINTS AT 50' MAX INTERVALS.
- PLACE 1/2" FIBER EXPANSION JOINT FILLERS AT EACH SIDE OF DRIVE.
- PROVIDE 1" FIBER EXPANSION JOINT FILLERS AT CURB AND BUILDING OR ROW LINE.
- AT DRIVEWAYS WITH CURB & GUTTER, PROVIDE CURB DROP PER CURRENT MDOT STANDARDS.
- AT UNPAVED DRIVE OR PAVED DRIVE WITH POOR CONDITION, INCREASE THE SLAB THICKNESS TO 6" OR EXISTING SLAB THICKNESS WHICHEVER GREATER.
- PROVIDE 10' BET EDGE OF SIDEWALK TO TOP OF BANK FOR DETENTION BASINS, OPEN DRAINS, ETC.
- ADJACENT FINISHED GRADE SHALL BE SET 2" BELOW TO ACCOMMODATE SOD.
- MAX GRADE ALONG SIDEWALK SHALL NOT EXCEED 1 ON 12.
- SIDEWALK CROSS SLOPE SHALL BE 2% FOR DRAINAGE.
- A MIN 95' SIDEWALK CENTERLINE RADI SHALL BE PROVIDED FOR HORIZONTAL ALIGNMENT.
- PROVIDE MIN 3' HORIZONTAL CLEARANCE AND MIN 10' VERTICAL CLEARANCE FROM ALL FIXED OBJECTS AND AS DIRECTED BY THE OWNER.
- PROVIDE HANDICAP ACCESSIBLE RAMPS AT STREET INTERSECTIONS AND AS INDICATED ON PLANS.
- HANDICAP ACCESSIBLE RAMPS SHALL BE CONSTRUCTED PER CURRENT MDOT STANDARDS.
- CLEAN SAW JOINTS SHALL BE PROVIDED WHENEVER NEW PAVEMENT MATCHES EXISTING PAVEMENT.
- UTILITY STRUCTURES SHALL BE ADJUSTED PER CURRENT MUNICIPALITY STANDARDS AND SHALL MATCH PROPOSED SIDEWALK GRADE.

TYPICAL FINGER TYPE UNDERDRAIN (WITHIN PARKING LOTS OUTSIDE CURB LINES)
NOT TO SCALE



TYPICAL UNDER DRAIN SECTION
NOT TO SCALE

TYPICAL CIRCULAR UNDERDRAIN DETAIL (WITHIN PARKING LOTS OUTSIDE CURB LINES)
NOT TO SCALE



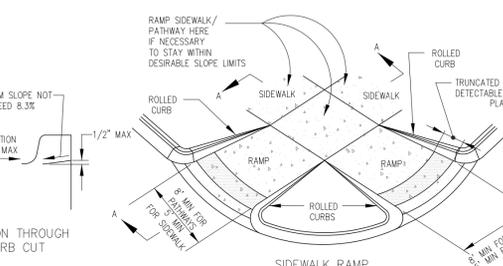
TYPICAL FINGER TYPE UNDERDRAIN (WITHIN PARKING LOTS AT CURB LINES)
NOT TO SCALE



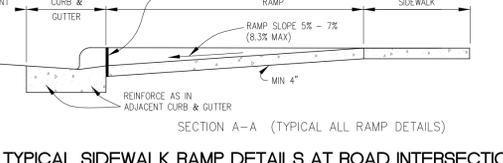
- NOTES:
- UNDER DRAIN TO BE 6" PVC AASHTO M 278 SDR-35 WITH PERFORATIONS MEETING AASHTO M 278.
 - ALL UNDER DRAIN PIPES SHALL BE INSTALLED AT A MIN SLOPE OF 1%.
 - PIPE SHALL BE INSTALLED WITH THE PERFORATIONS PLACED DOWN.
 - PROPOSED UNDER DRAIN PIPE LAYOUT, FLOW LINE ELEV. AND DETAILS SHALL BE APPROVED PRIOR TO CONSTRUCTION.

TYPICAL UNDER DRAIN DETAILS

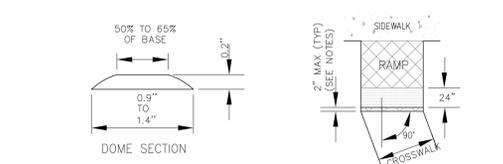
TYPICAL SIDEWALK JOINT LAYOUTS
NOT TO SCALE



TYPICAL SIDEWALK RAMP DETAILS AT ROAD INTERSECTION
MDOT TYPE 4, STANDARD PLAN R-28
NOT TO SCALE

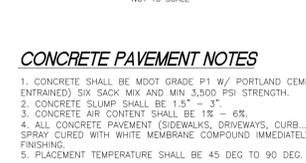


TYPICAL SIDEWALK RAMP DETAILS AT ROAD INTERSECTION
MDOT TYPE 4, STANDARD PLAN R-28
NOT TO SCALE



DETECTABLE WARNING DETAILS
MDOT STANDARD PLAN R-28
NOT TO SCALE

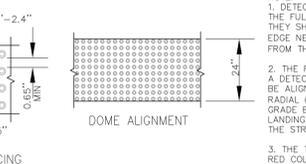
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



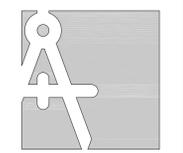
CONCRETE PAVEMENT NOTES

- CONCRETE SHALL BE MDOT GRADE P1 W/ PORTLAND CEMENT TYPE IA (AIR ENTRAINED) SIX SACK MIX AND MIN 3,500 PSI STRENGTH.
- CONCRETE SLUMP SHALL BE 1.5" - 3".
- CONCRETE AIR CONTENT SHALL BE 1% - 6%.
- ALL CONCRETE PAVEMENT (SIDEWALKS, DRIVEWAYS, CURB, ETC.) SHALL BE SPRAY CURED WITH WHITE MEMBRANE COMPOUND IMMEDIATELY AFTER FINISHING.
- PLACEMENT TEMPERATURE SHALL BE 45 DEG TO 90 DEG.

SIDEWALK GRADING SECTION
NOT TO SCALE



TYPICAL CONCRETE SIDEWALK DETAILS



TRI-COUNTY
Engineering Consultants
48701 Hayes Road
Shelby Twp, MI 48315
TEL: (810) 394-7887
FAX: (586) 686-4642
info@Tri-CountyEng.com
www.Tri-CountyEng.com



CLIENT NAME:
VILLAGE OF NEW HAVEN
MACOMB COUNTY

3 WORKING DAYS
800-482-7171



Know what's below.
Call before you dig.

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

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

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PROJECT NAME:
NEW HAVEN PAVING STANDARD DETAILS

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

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

REVISIONS:
1. 01/12/25



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

SCALE: NONE

DRAWING NO:
NewHavenStdPAV

Sheet of