

"AMHERST PHASE 5 & NORTHWYCK"

PART OF THE S.W. 1/4 OF SECTION 27, AND THE S.E. 1/4 OF SECTION 28,
T. 4N., R. 14E., THE VILLAGE OF NEW HAVEN, MACOMB COUNTY, MICHIGAN.

LEGAL DESCRIPTION: AMHERST PHASE 5 & FIELDSTONE (PARCEL 26-06-28-426-002)

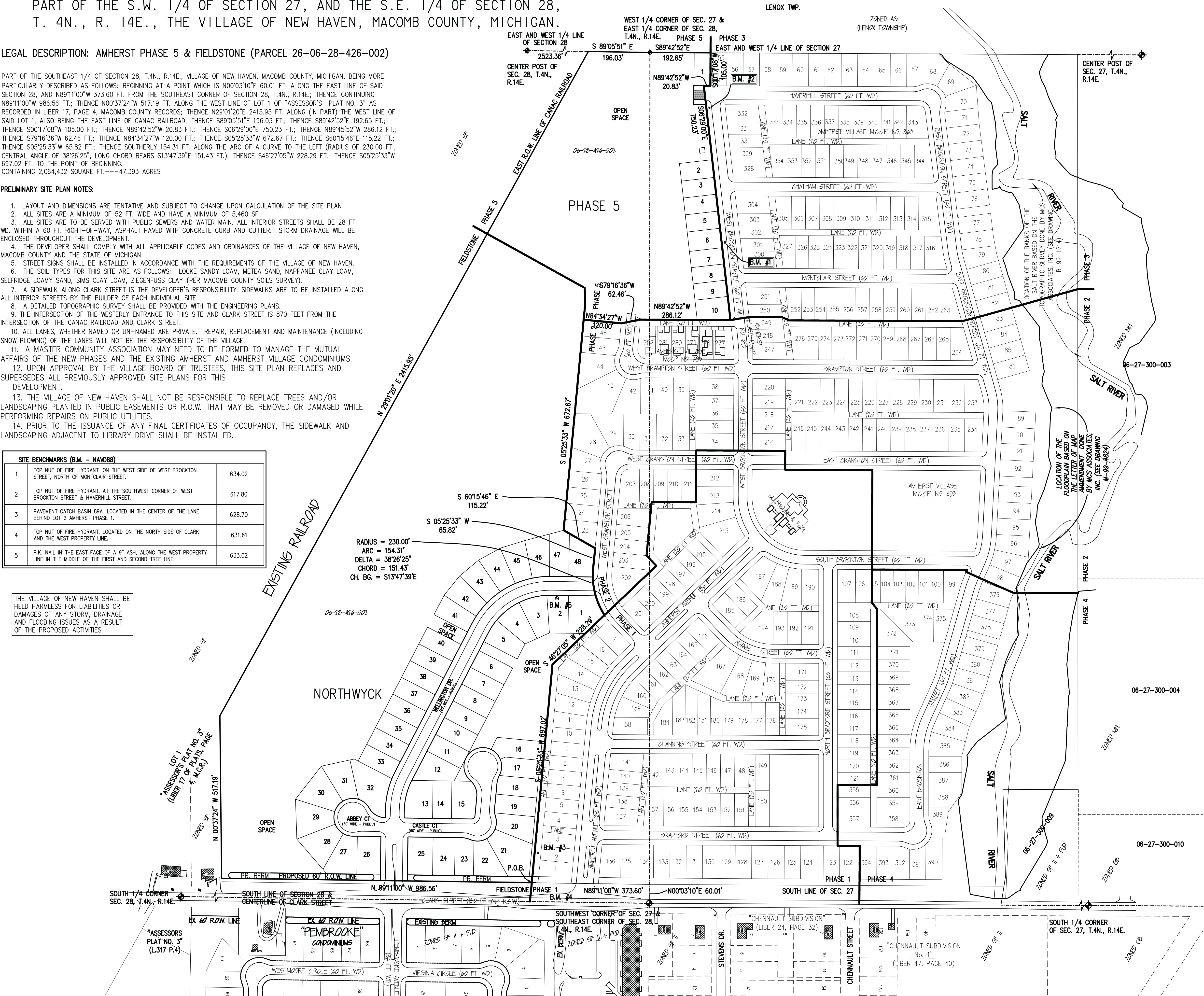
PART OF THE SOUTHEAST 1/4 OF SECTION 28, T.4N., R.14E., VILLAGE OF NEW HAVEN, MACOMB COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS N00°03'10"E 60.01 FT. ALONG THE EAST LINE OF SAID SECTION 28, AND N89°11'00"W 373.60 FT. FROM THE SOUTHEAST CORNER OF SECTION 28, T.4N., R.14E.; THENCE CONTINUING N89°11'00"W 986.56 FT.; THENCE N00°37'24"W 517.19 FT. ALONG THE WEST LINE OF LOT 1 OF "ASSESSOR'S PLAT NO. 3" AS RECORDED IN LIBER 17, PAGE 4, MACOMB COUNTY RECORDS; THENCE N29°01'20"E 2415.95 FT. ALONG (IN PART) THE WEST LINE OF SAID LOT 1, ALSO BEING THE EAST LINE OF CANAC RAILROAD; THENCE S89°05'51"E 196.03 FT.; THENCE S89°42'52"E 192.65 FT.; THENCE S00°17'08"W 105.00 FT.; THENCE N89°42'52"W 20.83 FT.; THENCE S06°29'00"E 750.23 FT.; THENCE N89°45'52"W 286.12 FT.; THENCE S79°16'36"W 62.46 FT.; THENCE N84°34'27"W 120.00 FT.; THENCE S05°25'33"W 672.67 FT.; THENCE S06°15'46"E 115.22 FT.; THENCE S05°25'33"W 65.82 FT.; THENCE SOUTHERLY 154.31 FT. ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS OF 230.00 FT., CENTRAL ANGLE OF 38°26'25", LONG CHORD BEARS S13°47'39"E 151.43 FT.); THENCE S46°27'05"W 228.29 FT.; THENCE S05°25'33"W 697.02 FT. TO THE POINT OF BEGINNING. CONTAINING 2,064,432 SQUARE FT. ---47.393 ACRES

PRELIMINARY SITE PLAN NOTES:

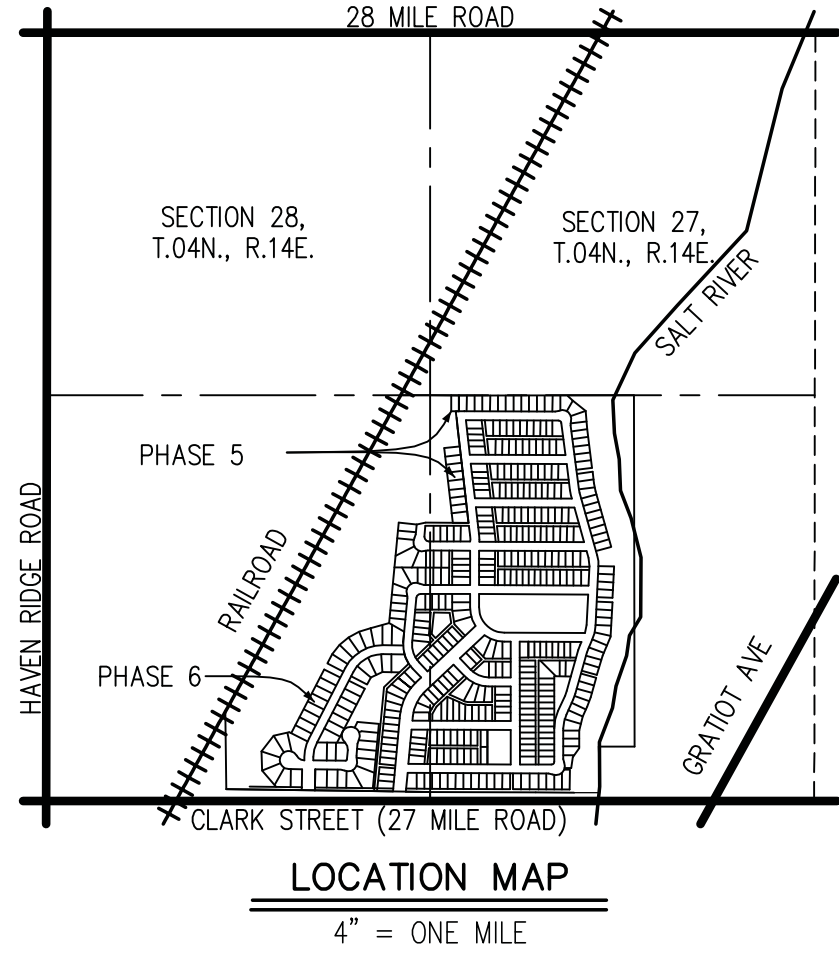
- LAYOUT AND DIMENSIONS ARE TENTATIVE AND SUBJECT TO CHANGE UPON CALCULATION OF THE SITE PLAN
- ALL SITES ARE A MINIMUM OF 52 FT. WIDE AND HAVE A MINIMUM OF 5,460 SF.
- ALL SITES ARE TO BE SERVED WITH PUBLIC SEWERS AND WATER MAIN. ALL INTERIOR STREETS SHALL BE 28 FT. WD. WITHIN A 60 FT. RIGHT-OF-WAY. ASPHALT PAVED WITH CONCRETE CURB AND GUTTER. STORM DRAINAGE WILL BE ENCLOSED THROUGHOUT THE DEVELOPMENT.
- THE DEVELOPER SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE VILLAGE OF NEW HAVEN, MACOMB COUNTY AND THE STATE OF MICHIGAN.
- STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF NEW HAVEN.
- THE SOIL TYPES FOR THIS SITE ARE AS FOLLOWS: LOCKE SANDY LOAM, META SAND, NAPPANEE CLAY LOAM, SELFRIDGE LOAMY SAND, SIMS CLAY LOAM, ZIEGENFUSS CLAY (PER MACOMB COUNTY SOILS SURVEY).
- A SIDEWALK ALONG CLARK STREET IS THE DEVELOPER'S RESPONSIBILITY. SIDEWALKS ARE TO BE INSTALLED ALONG ALL INTERIOR STREETS BY THE BUILDER OF EACH INDIVIDUAL SITE.
- A DETAILED TOPOGRAPHIC SURVEY SHALL BE PROVIDED WITH THE ENGINEERING PLANS.
- THE INTERSECTION OF THE WESTERLY ENTRANCE TO THIS SITE AND CLARK STREET IS 870 FEET FROM THE INTERSECTION OF THE CANAC RAILROAD AND CLARK STREET.
- ALL LANES, WHETHER NAMED OR UN-NAMED ARE PRIVATE. REPAIR, REPLACEMENT AND MAINTENANCE (INCLUDING SNOW PLOWING) OF THE LANES WILL NOT BE THE RESPONSIBILITY OF THE VILLAGE.
- A MASTER COMMUNITY ASSOCIATION MAY NEED TO BE FORMED TO MANAGE THE MUTUAL AFFAIRS OF THE NEW PHASES AND THE EXISTING AMHERST AND AMHERST VILLAGE CONDOMINIUMS.
- UPON APPROVAL BY THE VILLAGE BOARD OF TRUSTEES, THIS SITE PLAN REPLACES AND SUPERSEDES ALL PREVIOUSLY APPROVED SITE PLANS FOR THIS DEVELOPMENT.
- THE VILLAGE OF NEW HAVEN SHALL NOT BE RESPONSIBLE TO REPLACE TREES AND/OR LANDSCAPING PLANTED IN PUBLIC EASEMENTS OR R.O.W. THAT MAY BE REMOVED OR DAMAGED WHILE PERFORMING REPAIRS ON PUBLIC UTILITIES.
- PRIOR TO THE ISSUANCE OF ANY FINAL CERTIFICATES OF OCCUPANCY, THE SIDEWALK AND LANDSCAPING ADJACENT TO LIBRARY DRIVE SHALL BE INSTALLED.

SITE BENCHMARKS (B.M. - NAVD88)		
1	TOP NUT OF FIRE HYDRANT, ON THE WEST SIDE OF WEST BROOKTON STREET, NORTH OF MONTCLAIR STREET.	634.02
2	TOP NUT OF FIRE HYDRANT, AT THE SOUTHWEST CORNER OF WEST BROOKTON STREET & HAVERHILL STREET.	617.80
3	PAVEMENT CATCH BASIN 89A, LOCATED IN THE CENTER OF THE LANE BEHIND LOT 2 AMHERST PHASE 1.	628.70
4	TOP NUT OF FIRE HYDRANT, LOCATED ON THE NORTH SIDE OF CLARK AND THE WEST PROPERTY LINE.	631.61
5	P.K. NAIL IN THE EAST FACE OF A 9" ASH, ALONG THE WEST PROPERTY LINE IN THE MIDDLE OF THE FIRST AND SECOND TREE LINE.	633.02

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



58 TOTAL SITES



LEGEND

SANITARY SEWER LEAD	_____
STORM SEWER	_____
WATER MAIN	_____
EX. SANITARY SEWER	_____
EX. STORM SEWER	_____
EX. WATER MAIN	_____
EXISTING MAJOR CONTOUR	_____
EXISTING MINOR CONTOUR	_____
STANDARD MANHOLE	_____
4' DIA. R.Y.C.B. - 2' SUMP	_____
STD. PAVEMENT CATCH BASIN (PCB) - 2' SUMP	_____
STORM SEWER STRUCTURE NO.	_____
EXISTING STORM SEWER STRUCTURE NO.	_____
SANITARY SEWER STRUCTURE NO.	_____
EXISTING SANITARY SEWER STRUCTURE NO.	_____
GATE VALVE IN WELL	_____
EXISTING HYDRANT AND NO.	_____
PROPOSED HYDRANT AND NO.	_____
MAILBOX	_____
SIGN	_____
LIGHT POLE	_____
UTILITY POLE	_____
GUY POLE	_____
UTILITY CROSSING	_____
CONTROL POINT	_____
GAS MARKER	_____
TC = TOP OF CURB	_____
GU = GUTTER	_____
THIS TEXT TYPE (HAND) DENOTES EXISTING	_____

SITE DESCRIPTION:

TOTAL: 63 UNITS
ZONED: SF2 WITH PUD OVERLAY

OPEN SPACE REQUIREMENTS:

Gross & Net Area of Site: 47.393 Ac. (Gross/Net)
Total Open Space Required (20% gross): 9.479 Ac.

Open Space Provided: 33.416 Ac.

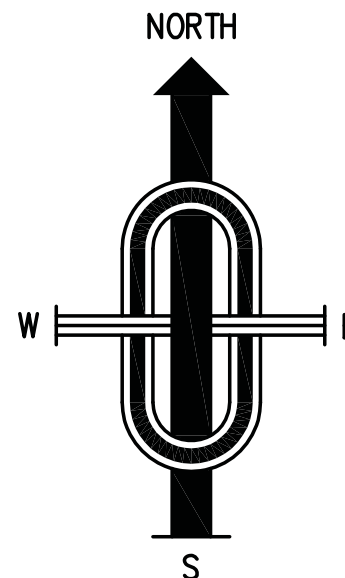
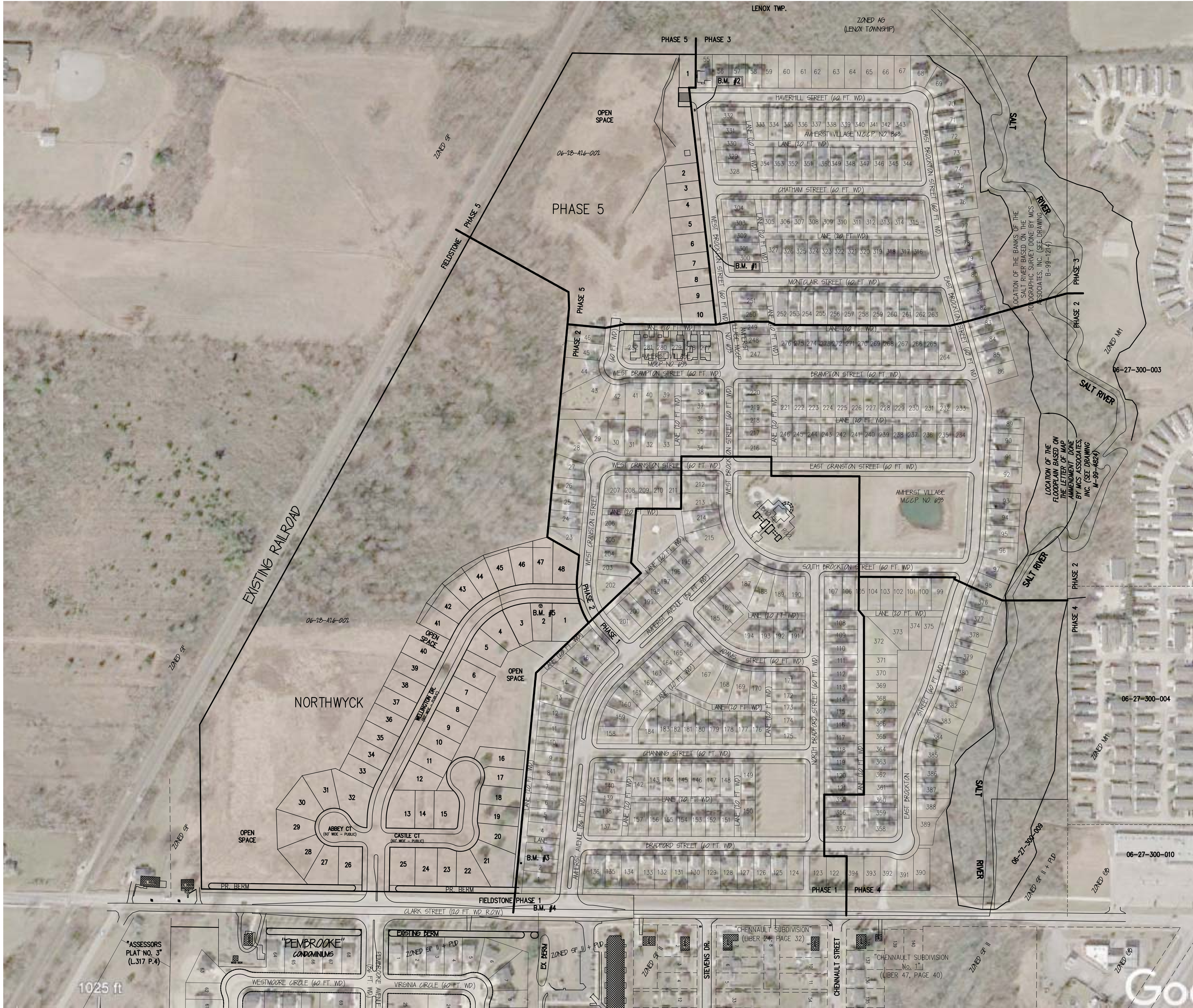
SITE SETBACKS - PHASE 5:

FRONT - 20'
SIDE - 5'/10' TOTAL
REAR - 35'

SITE SETBACKS - PHASE 6:

FRONT - 25'
SIDE - 5'/10' TOTAL
REAR - 35'

PREPARED FOR:
LYLE WINN
LO



- LEGEND**
- SANITARY SEWER LEAD
 - STORM SEWER
 - WATER MAIN
 - EX. SANITARY SEWER
 - EX. STORM SEWER
 - EX. WATER MAIN
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - STANDARD MANHOLE
 - 4' DIA. R.Y.C.B. - 2' SUMP
 - STD. PAVEMENT CATCH BASIN (PCB) - 2' SUMP
 - STORM SEWER STRUCTURE NO.
 - EXISTING STORM SEWER STRUCTURE NO.
 - SANITARY SEWER STRUCTURE NO.
 - EXISTING SANITARY SEWER STRUCTURE NO.
 - GATE VALVE IN WELL
 - EXISTING HYDRANT AND NO.
 - PROPOSED HYDRANT AND NO.
 - MAILBOX
 - SIGN
 - LIGHT POLE
 - UTILITY POLE
 - GUY POLE
 - UTILITY CROSSING
 - CONTROL POINT
 - GAS MARKER
 - TC = TOP OF CURB
 - GU = GUTTER
 - THIS TEXT TYPE (HAND) DENOTES EXISTING



"AMHERST PHASE 5 AND" NORTHWYCK SITE PLAN
PART OF SECTION 28,
T.4N., R.14E.,
VILLAGE OF NEW HAVEN,
MACOMB COUNTY, MICHIGAN.

DATE MAY 20, 2022 SCALE 1"=150'
DRAWN BY RMG SHEET 6 OF 7
CHECKED BY RSH DRAWING Z-22-141

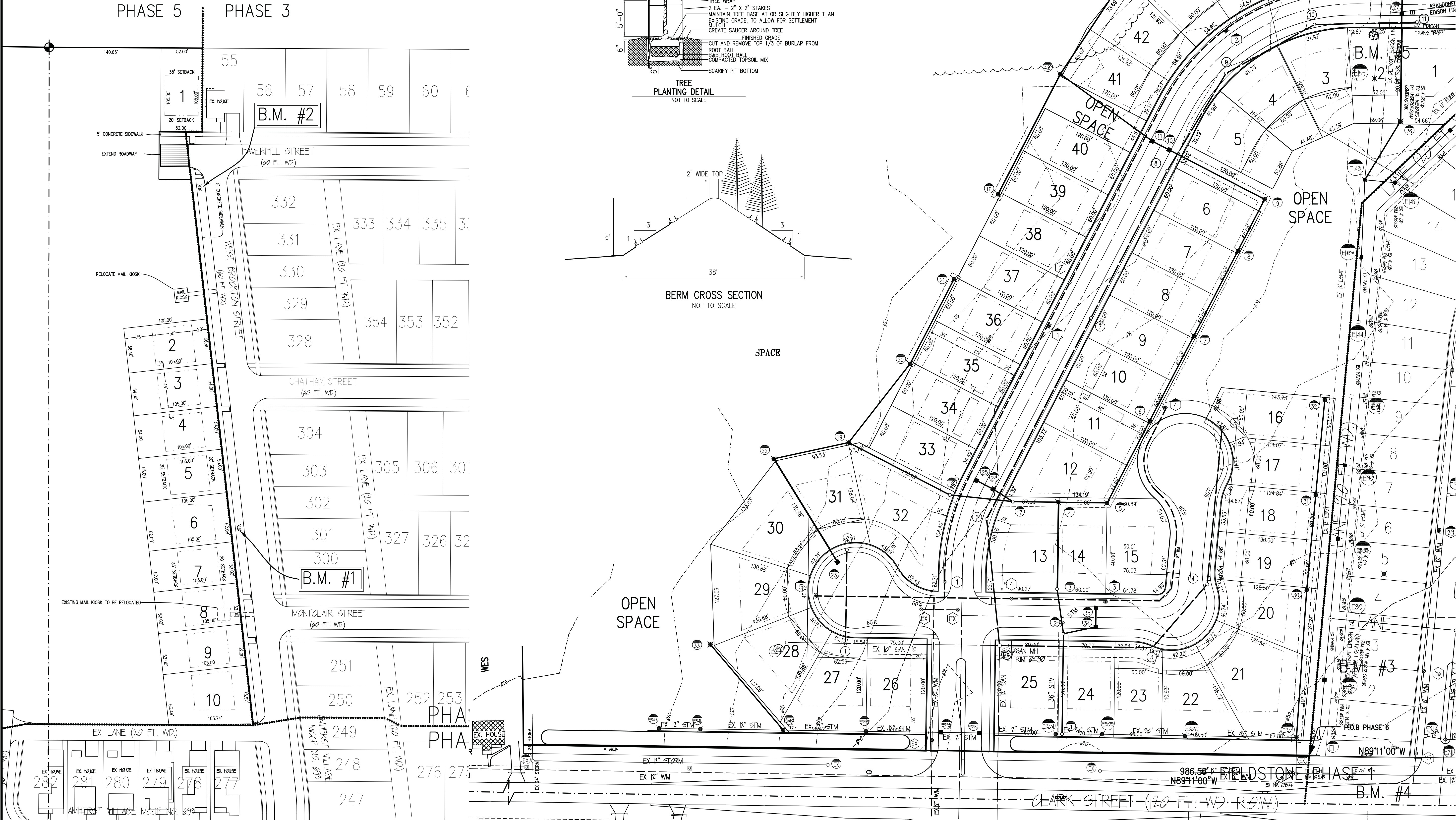
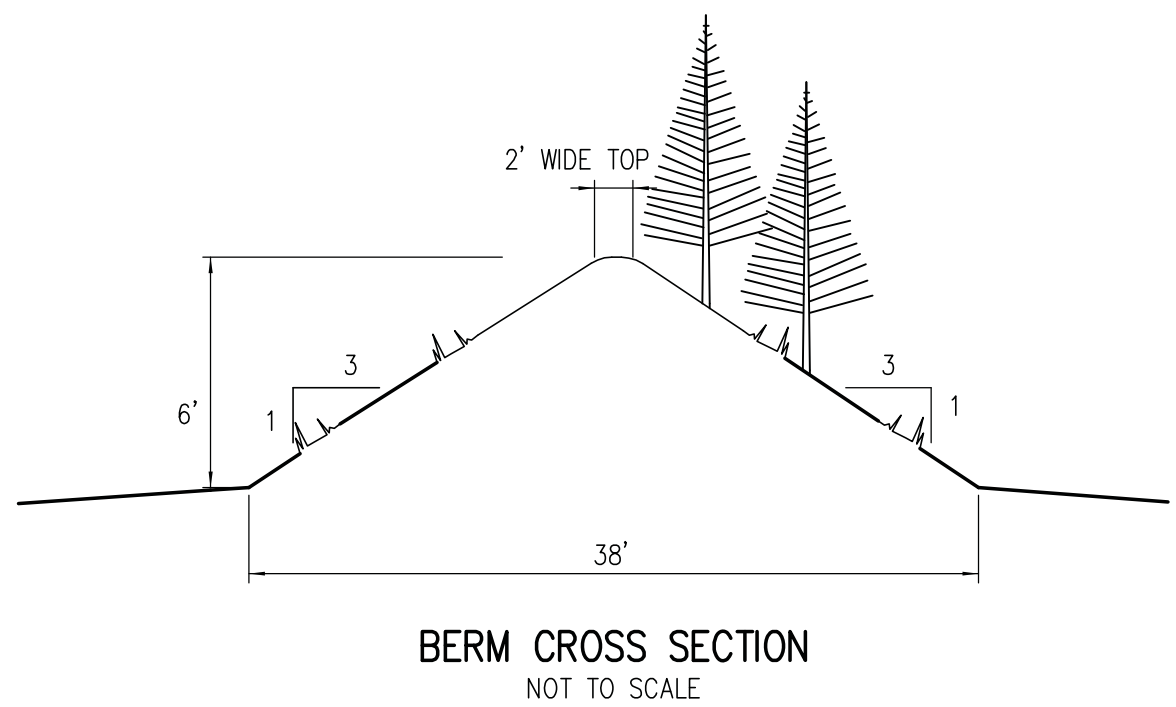
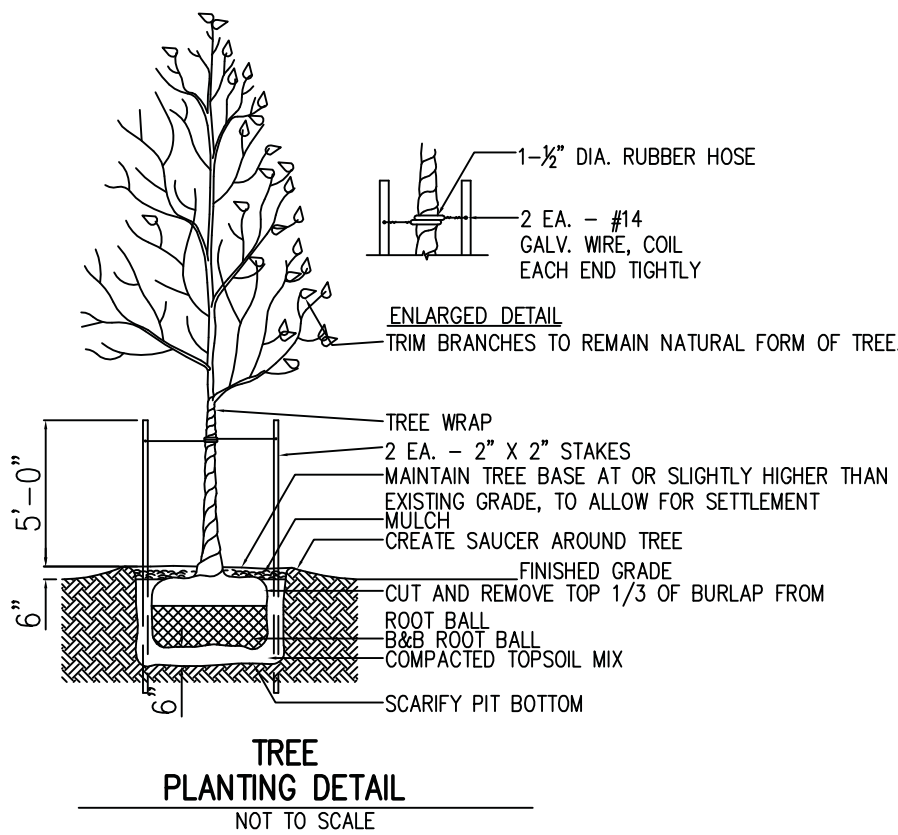
**AERIAL
OVERLAY**

PLANTING MATERIAL LIST

LANDSCAPE TREES				
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT (MINIMUM)
ORNAMENTAL TREES				
6	MS	MALUS SPP.	CRABAPPLE TREES	2" CAL., B&B
6	MS	MALUS SPP.	CRABAPPLE TREES	2" CAL., B&B
EVERGREEN TREES				
6	PG	PICEA GLAUCA	WHITE SPRUCE	7-8' HT., B&B
6	JUV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8' HT., B&B
6	THOC2	THUJA OCCIDENTALIS 'NIGRA'	DARK GREEN ARBORVITAE	8' HT., B&B
DECIDUOUS TREES				
2	ARR	ACER RUBRUM 'RED SUNSET'	RED 'SUNSET' RED MAPLE	2.5" CAL., B&B
1	GTS	GLADISTIA T. INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2.5" CAL., B&B
2	ARR	ACER RUBRUM 'RED SUNSET'	GREENSPIRE LINDEN	2.5" CAL., B&B
1	GTS	ACER RUBRA	RED OAK	2.5" CAL., B&B
1				2.5" CAL., B&B
27	TOTAL LANDSCAPE TREES			

LANDSCAPE SHRUBS			
QTY	KEY	BOTANICAL NAME	COMMON NAME
83	EAC	EVONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH

NOTE:
DEPENDENT ON AVAILABILITY, PLANT MATERIALS MAY BE SUBSTITUTED WITH ANY TREES THAT ARE LISTED UNDER THE SELECTED TREE LIST FOR LANDSCAPE AND REPLACEMENT TREES. ALL SUBSTITUTIONS MUST BE APPROVED BY SHELBY TOWNSHIP.



LEGEND

SANITARY SEWER LEAD	_____
STORM SEWER	_____
WATER MAIN	_____
EX. SANITARY SEWER	_____
EX. STORM SEWER	_____
EX. WATER MAIN	_____
EXISTING MAJOR CONTOUR	_____
EXISTING MINOR CONTOUR	_____
STANDARD MANHOLE	_____
4' DIA. R.Y.C.B. - 2' SUMP	_____
STD. PAVEMENT CATCH BASIN (PCB) - 2' SUMP	_____
STORM SEWER STRUCTURE NO.	_____
EXISTING STORM SEWER STRUCTURE NO.	_____
SANITARY SEWER STRUCTURE NO.	_____
EXISTING SANITARY SEWER STRUCTURE NO.	_____
GATE VALVE IN WELL	_____
EXISTING HYDRANT AND NO.	_____
PROPOSED HYDRANT AND NO.	_____
MAILBOX	_____
SIGN	_____
LIGHT POLE	_____
UTILITY POLE	_____
GUY POLE	_____
UTILITY CROSSING	_____
CONTROL POINT	_____
GAS MARKER	_____
TC = TOP OF CURB	_____
GU = GUTTER	_____
THIS TEXT TYPE (HAND) DENOTES EXISTING	

PLANTING LEGEND	
GRAPHIC SYMBOL	ITEM/DESCRIPTION
	EXISTING EVERGREEN TREE
	PROPOSED EVERGREEN TREE
	CANOPY TREE
	EVERGREEN TREE
	ORNAMENTAL FLOWERING TREE
	SHRUB PLANTINGS
	SOD LAWN ON 3" TOPSOIL

COMMUNITY E.S.
CIVIL ENGINEERING & SURVEYING

DATE **MAY 20, 2022** SCALE **1"=50'**

DRAWN BY **RMG** SHEET **7 OF 7**

CHECKED BY **RSH** DRAWING **Z-22-141**

LANDSCAPE PLAN

3 WORKING DAYS BEFORE YOU DIG
CALL MISS DIG
1-800-462-7171

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