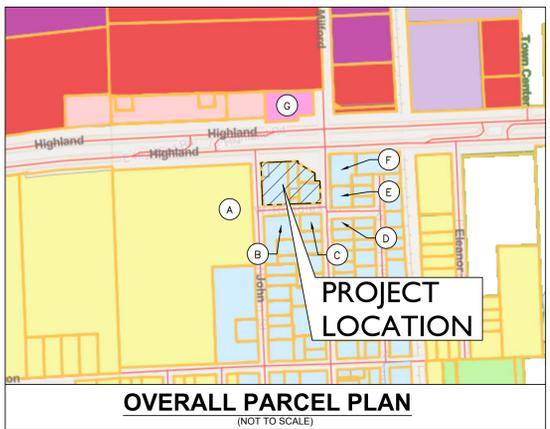


FINAL SITE PLAN SHEETZ - HIGHLAND

155 HIGHLAND RD HIGHLAND, MI 48357



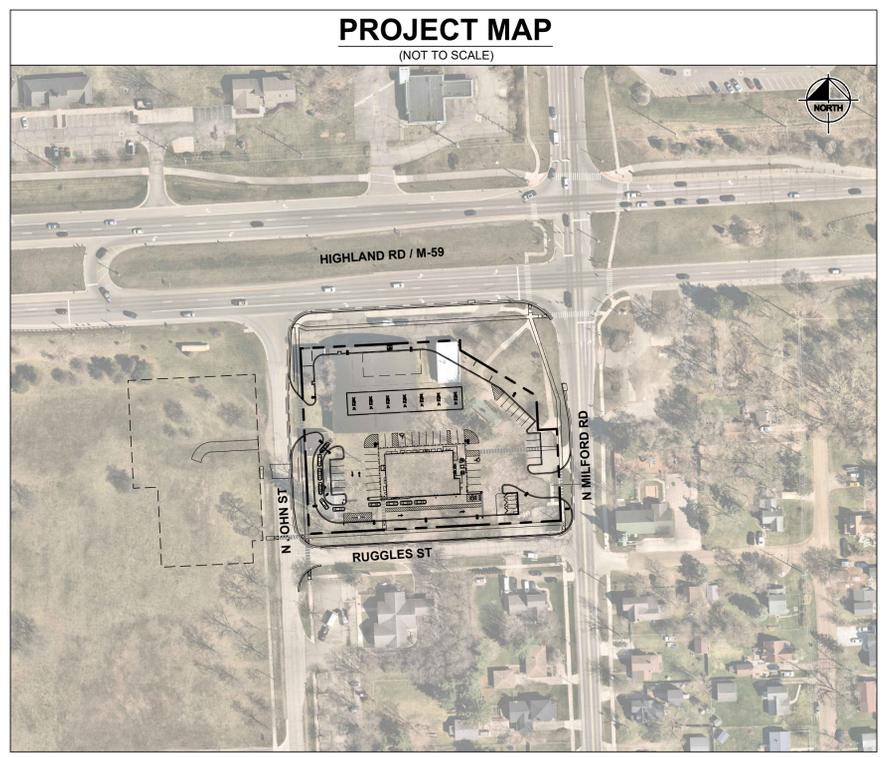
ZONING LEGEND		
TAX ID:	ZONED:	LAND USE:
A. 1122351010	LV, RESIDENTIAL	RESIDENTIAL
B. 1122353025	HS, HIGHLAND STATION	CREDIT UNION
C. 1122353010	HS, HIGHLAND STATION	RESIDENTIAL
D. 1122378001	HS, HIGHLAND STATION	RESIDENTIAL
E. 1122376010	HS, HIGHLAND STATION	RESIDENTIAL, DAYCARE
F. 1122376009	HS, HIGHLAND STATION	VACANT
G. 1122301007	C-1, COMMERCIAL	COMMERCIAL, RETAIL

PROJECT TEAM

<p>DEVELOPER/OWNER SHEETZ 351 SHEETZ WAY CLAYSBURG, PA 16625 TEL: (330) 402-6861 CONTACT: ALEX SIWICKI</p>	<p>APPLICANT/OWNER AGENT SKILKEN GOLD REAL ESTATE DEVELOPMENT 4270 MORSE RD COLUMBUS, OH 43230 TEL: (380) 800-7837 CONTACT: DERICK RIBA</p>	<p>LANDSCAPE ARCHITECT KIMLEY-HORN OF MICHIGAN, INC. 3000 TOWN CENTER, SUITE 2600 SOUTHFIELD, MI 48075 TEL: (313) 548-7109 CONTACT: AUTUMN MCNINCH CONTACT: JOHN ACKERMAN, PLA</p>
<p>CIVIL ENGINEER KIMLEY-HORN OF MICHIGAN, INC. 3000 TOWN CENTER, SUITE 2600 SOUTHFIELD, MI 48075 (313) 548-7081 CONTACT: TYLER SMITH, P.E.</p>	<p>LAND SURVEYOR ENGINEER MONUMENT ENGINEERING GROUP ASSOCIATES, INC. 298 VETERANS DRIVE FOWLERVILLE, MI 48836 TEL: (517) 223-3512 CONTACT: MATT ALBRIGHT</p>	

UTILITY AND GOVERNING AGENCY CONTACTS

<p>PLANNING/ZONING DEPARTMENT HIGHLAND TOWNSHIP 205 N JOHN ST, HIGHLAND, MI 48357 TEL: (248)-887-3791 X 136 CONTACT: BETH CORWIN</p>	<p>TELEPHONE FRONTIER 1919 MCKINNEY AVE, DALLAS TEXAS, 75201</p>	<p>NATURAL GAS COMPANY CONSUMER'S ENERGY ONE ENERGY PLAZA JACKSON, MI 49201 TEL: (800)-805-0490</p>
<p>BUILDING SERVICE HIGHLAND TOWNSHIP 205 N JOHN ST, HIGHLAND, MI 48357 TEL: (248) 887-3791 X 8 CONTACT: STEVEN TINO</p>	<p>POWER DTE ENERGY 1 ENERGY PLAZA DETROIT, MI 48226 TEL: (800) 477-4747</p>	<p>STORM SEWER SERVICE OAKLAND COUNTY WATER RESOURCE COMMISSION ONE PUB WORKS BUILDING #95W, WATERFORD TWP, 48328 TEL: (248) 858-0958</p>
<p>ROADWAY AUTHORITY ROAD COMMISSION FOR OAKLAND COUNTY 31001 LAHSER RD, BEVERLY HILLS, MI 48025 TEL: (877) 854-4804</p>	<p>WATER/SERVICE OAKLAND COUNTY WATER RESOURCE COMMISSION ONE PUB WORKS BUILDING #95W, WATERFORD TWP, 48328 TEL: (248) 858-0958</p>	



HIGHLAND TOWNSHIP/OAKLAND COUNTY

CONSTRUCTION OF A SHEETZ CONVENIENCE STORE AND GAS STATION ON ±1.94 AC. PROJECT IS IN SECTION 22 OF T3N, R7E IN HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN

LEGAL DESCRIPTION

(PER TITLE AGENCY: CHICAGO TITLE INSURANCE COMPANY, TITLE AGENCY: CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NO: 631227322NITS, EFFECTIVE DATE: APRIL 3, 2024)) EXHIBIT A DESCRIPTION: LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF OAKLAND, TOWNSHIP OF HIGHLAND, PARCEL 1: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 22, T3N, R7E, HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 00 DEG. 32' EAST, 627.6 FEET; THENCE NORTH 00 DEG. 26' EAST, 613.38 FEET; THENCE SOUTH 89 DEG. 57' EAST, 1,150.1 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A POINT ON THE SOUTH LINE OF HIGHWAY M-59; THENCE CONTINUING SOUTH 89 DEG. 57' EAST, ALONG SAID SOUTH LINE OF HIGHWAY M-59, A DISTANCE OF 132 FEET TO THE WEST LINE OF MILFORD-HIGHLAND ROAD; THENCE SOUTH 00 DEG. 43' 20" WEST, ALONG SAID WEST LINE OF MILFORD-HIGHLAND ROAD, 132 FEET; THENCE NORTH 89 DEG. 57' WEST, 132 FEET; THENCE NORTH 00 DEG. 43' 20" EAST, 132 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LANDS ARE ALSO KNOWN AS LOTS 1 AND 2 OF "SUPERVISOR'S PLAT NO. 4", THAT PART OF SOUTHWEST QUARTER OF SOUTHWEST QUARTER, SECTION 22, T3N, R7E, LYING SOUTH OF STATE HIGHWAY M-59, HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 62 OF PLATS, PAGE 30, OAKLAND COUNTY RECORDS. EXCEPT THAT PART WHICH LIES NORTHEASTERLY OF A LINE DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE EASTBOUND CENTERLINE OF HIGHWAY M-59 AND THE CENTERLINE OF MILFORD-HIGHLAND ROAD; THENCE WESTERLY ALONG SAID CENTERLINE OF HIGHWAY M-59, 300.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY TO A POINT ON THE CENTERLINE OF SAID MILFORD-HIGHLAND ROAD, WHICH IS 200.00 FEET SOUTHERLY OF AS MEASURED ALONG THE CENTERLINE OF SAID MILFORD-HIGHLAND ROAD, TO A POINT OF ENDING. ALSO, EXCEPT THE EASTERLY 27 FEET THEREOF.

PARCEL 2: LOT 3 OF SUPERVISOR'S PLAT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 62, PAGE 30 OF PLATS, OAKLAND COUNTY RECORDS.

PARCEL 3: LOTS 4, 5, 6 AND 7, SUPERVISOR'S PLAT NO. 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 62, PAGE 30 OF PLATS, OAKLAND COUNTY RECORDS.

Sheet List Table	
Sheet Number	Sheet Title
C0.0	TITLE SHEET
V0.0	ALTA SURVEY
V0.1	ALTA SURVEY
V1.0	TOPO SURVEY
V1.1	TOPO SURVEY
C0.1	NATURAL FEATURES OVERLAY PLAN
C1.0	SITE PLAN
C1.1	TRUCK TURN PLAN
C2.0	GRADING & DRAINAGE PLAN
C2.1	STORMWATER CALCULATIONS
C3.0	UTILITY PLAN
C3.1	WATER MAIN EXTENSION PLAN
C4.0	SEPTIC FIELD DETAILS
C4.1	SEPTIC FIELD DETAILS
C5.0	SITE DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE NOTES & DETAILS
A1.0	PHOTOMETRIC PLAN
A1.1	PHOTOMETRIC PLAN
A1.2	PHOTOMETRIC PLAN
A1.3	PHOTOMETRIC PLAN
A1.4	PHOTOMETRIC PLAN
A1.5	PHOTOMETRIC PLAN
A100	EXTERIOR ELEVATIONS
A101	EXTERIOR ELEVATIONS
A102	GAS AWNING
A103	MONUMENT SIGN DETAILS
A104	TRASH ENCLOSURE
A105	EQUIPMENT PLAN
A106	SIGNAGE PLAN
DT-1	DRIVE THRU SIGN DETAILS
DT-2	DRIVE THRU SIGN DETAILS

Drawing name: K:\DEL\DES\268593002_Sheen_Gold_Sheetz_Highland_Twp_Mi\2_Design\CADD\PlanSheets\C0.0-TITLE SHEET.dwg COO TITLE SHEET Oct 08, 2025 5:46pm by LaurenFazzone
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

 KIMLEY-HORN OF MICHIGAN 3000 TOWN CENTER, SUITE 2600 SOUTHFIELD, MI 48075 WWW.KIMLEY-HORN.COM	1 REV. PER REVIEW BY TWP - WATER 4/7/25 LDF
	2 ADD EXISTING GAS SIZE-ELEV 4/21/25 TES
	3 REVISED PER TWP/MDOT COMMENTS 5/21/25 LDF
	4 REVISED PER OCWRC - WATER 5/29/25 LDF
	5 REVISED PER ENGINEERING COMMENTS 7/7/25 LDF
	6 REVISED PER ROAD COMMISSION REVIEW 9/29/25 TES
	7 REVISED SITE PLAN SUBMITTAL 10/8/25 LDF
REVISIONS NO. DATE BY	
SHEETZ HIGHLAND TOWNSHIP - HIGHLAND RD AND MILFORD RD	TITLE SHEET
ORIGINAL ISSUE: 03/14/2025 KHA PROJECT NO. 268593002 SHEET NUMBER C0.0	

LEGAL DESCRIPTION (AS PROVIDED)

(PER TITLE AGENCY: CHICAGO TITLE INSURANCE COMPANY,
TITLE COMMITMENT NO: 631227322NTS, EFFECTIVE DATE: APRIL 3, 2024)

EXHIBIT A DESCRIPTION:

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF OAKLAND, TOWNSHIP OF HIGHLAND.

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 22, T3N, R7E, HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 00 DEG. 32' EAST, 827.8 FEET; THENCE NORTH 00 DEG. 26' EAST, 613.38 FEET; THENCE SOUTH 89 DEG. 57' EAST, 1,150.1 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A POINT ON THE SOUTH LINE OF HIGHWAY M-59; THENCE CONTINUING SOUTH 89 DEG. 57' EAST, ALONG SAID SOUTH LINE OF HIGHWAY M-59, A DISTANCE OF 132 FEET TO THE WEST LINE OF MILFORD-HIGHLAND ROAD; THENCE SOUTH 00 DEG. 43' 20" WEST, ALONG SAID WEST LINE OF MILFORD-HIGHLAND ROAD, 132 FEET; THENCE NORTH 89 DEG. 57' WEST, 132 FEET; THENCE NORTH 00 DEG. 43' 20" EAST, 132 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LANDS ARE ALSO KNOWN AS LOTS 1 AND 2 OF "SUPERVISOR'S PLAT NO. 4", THAT PART OF SOUTHWEST QUARTER OF SOUTHWEST QUARTER, SECTION 22, T3N, R7E, LYING SOUTH OF STATE HIGHWAY M-59, HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 62 OF PLATS, PAGE 30, OAKLAND COUNTY RECORDS, EXCEPT THAT PART WHICH LIES NORTHEASTERLY OF A LINE DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE EASTBOUND CENTERLINE OF HIGHWAY M-59 AND THE CENTERLINE OF MILFORD-HIGHLAND ROAD; THENCE WESTERLY ALONG SAID CENTERLINE OF HIGHWAY M-59, 300.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY TO A POINT ON THE CENTERLINE OF SAID MILFORD-HIGHLAND ROAD, WHICH IS 200.00 FEET SOUTHERLY OF AS MEASURED ALONG THE CENTERLINE OF SAID MILFORD-HIGHLAND ROAD, TO A POINT OF ENDING, ALSO, EXCEPT THE EASTERLY 27 FEET THEREOF.

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PARCEL 3:
LOTS 4, 5, 6 AND 7, SUPERVISOR'S PLAT NO. 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 62, PAGE 30 OF PLATS, OAKLAND COUNTY RECORDS.

SCHEDULE B-SECTION II EXCEPTIONS

TITLE AGENCY: CHICAGO TITLE INSURANCE COMPANY
TITLE COMMITMENT NO: 631227322NTS
EFFECTIVE DATE: APRIL 3, 2024

7. RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: IN FAVOR OF: HIGHLAND TOWNSHIP RECORDING NO: LIBER 1121, PAGE 82. (DEDICATION OF N JOHN ST, RUGGLES AND N MILFORD RD)
8. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING NO: LIBER 20910, PAGE 194, AS EFFECTED BY RELEASE OF REVERSIONARY INTEREST IN LIBER 22535, PAGE 283. (INGRESS/EGRESS TO STATE ROAD APPEARS RESTRICTED FOR EXCEPTION PARCEL)
9. RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: IN FAVOR OF: THE BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF OAKLAND, MICHIGAN RECORDING NO: LIBER 22406, PAGE 807. (PARCEL DESCRIBED IS PARCEL 1 EXCEPTION PARCEL)

SHEET INDEX

ALT-1 = ALTA COVER
ALT-2 = ALTA SURVEY

MISCELLANEOUS NOTES

1. THERE ARE DIRECT ACCESS TO THE SUBJECT PROPERTIES AS FOLLOWS:
TAX ID: 352-010 VIA HIGHLAND ROAD(M-59), N JOHN STREET & W RUGGLES STREET, ALL THREE ROADS ARE PUBLIC RIGHT-OF-WAYS.
TAX ID: 352-011 VIA HIGHLAND ROAD(M-59), IS PUBLIC RIGHT-OF-WAY.
TAX ID: 352-005 VIA HIGHLAND ROAD(M-59) & N MILFORD ROAD, BOTH ARE PUBLIC RIGHT-OF-WAYS.
TAX ID: 352-006 VIA N MILFORD ROAD & W RUGGLES STREET, BOTH ARE PUBLIC RIGHT-OF-WAYS.
2. THE PROPERTIES SURVEYED AND SHOWN HEREIN ARE THE SAME PROPERTIES DESCRIBED IN EXHIBIT A OF TITLE AGENCY: CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NO: 631227322NTS, EFFECTIVE DATE: APRIL 3, 2024.

TABLE A NOTES

(FOR TABLE "A" ITEMS NOT LISTED BELOW, SEE PLAN VIEW ON ALT-X SHEET FOR MORE INFORMATION)

- ITEM 2: THE POSTED ADDRESSES ARE:
TAX ID: 11-22-352-010, ADDRESS: 155 W HIGHLAND ROAD;
TAX ID: 11-22-352-011, ADDRESS: 135 W HIGHLAND ROAD;
TAX ID: 11-22-352-005, THERE IS NO POSTED ADDRESS ON SITE.
TAX ID: 11-22-352-006, ADDRESS: 315 N MILFORD ROAD; NO BUILDINGS WERE OBSERVED, SUBJECT PROPERTY IS VACANT LAND;
- ITEM 3: FLOOD ZONE FEMA MAP SCALES DO NOT SUPPLY SUFFICIENT LEVEL OF DETAIL TO PLOT ACCURATELY. ZONES IF PLOTTED HEREIN ARE APPROXIMATE.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE ENTIRELY IN ZONE (X) AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF OAKLAND, COMMUNITY PANEL NO. (261250313F), EFFECTIVE DATE: SEPTEMBER 29, 2006.
- ITEM 6(a) and 6(b): ZONING

A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR AS REQUIRED BY 2021 ALTA/NSPS STANDARDS TABLE A ITEMS 6(A) & 6(B).

THIS ZONING INFORMATION SHOWN HEREIN WAS TAKEN FROM THE HIGHLAND TOWNSHIP ZONING ORDINANCE, EFFECTIVE DATE: NOVEMBER 18, 2010.

TAX IDS: 11-22-352-05, 06, 010 & 011
ZONING CLASSIFICATION: (HS) (HIGHLAND STATION)
BUILDING SETBACKS:
FRONT = N/A
SIDE = N/A
REAR = N/A
MAX. BUILDING HEIGHT = N/A

FOR FURTHER INTERPRETATION OF THE BUILDING SETBACK REQUIREMENTS OR OTHER APPLICABLE ZONING REGULATIONS, PLEASE REFER TO THE LOCAL ZONING AUTHORITY LISTED ABOVE.

- ITEM 9: EXISTING PARKING NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR, AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS, AND IN PARKING STRUCTURES, STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS.

TAX IDS: 11-22-352-010, 011, 006 & 005:
THERE ARE NO STRIPED PARKING SPACES ON THE SUBJECT PROPERTIES.

- ITEM 16: AT THE TIME OF THIS SURVEY "EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK" WAS NOT OBSERVED.

- ITEM 17: AT THE TIME OF THIS SURVEY, INFORMATION REGARDING PROPOSED CHANGES TO RIGHT OF WAY LINES WAS NOT AVAILABLE BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS NOT OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

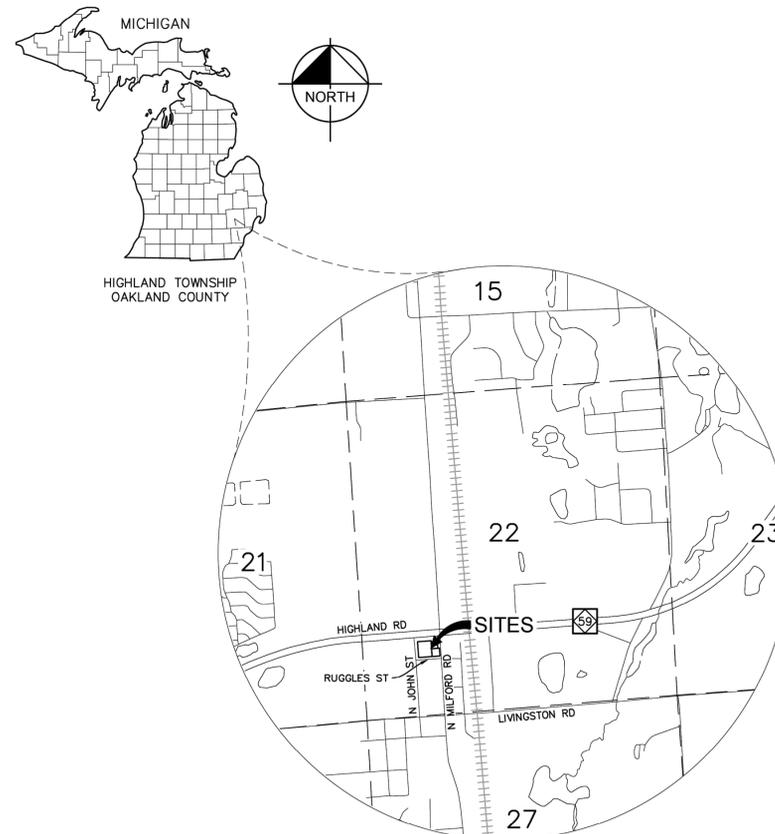
- ITEM 19: CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

SURVEYOR'S OBSERVATIONS

AT THE TIME OF THIS SURVEY, EVIDENCE WAS OBSERVED OF POTENTIAL ENROACHMENTS. OTHER ENROACHMENTS MAY OR MAY NOT STILL EXIST ON OR OFF THE SUBJECT PROPERTY.

THE FOLLOWING OBSERVATIONS WERE MADE AT THE TIME OF SURVEY:

1. BUILDING APPEARS TO LIE A MAXIMUM DISTANCE OF 0.5' FEET OVER PROPERTY LINE.
2. SIDEWALK PATH CROSSES PARCEL 1 EXCEPTION PARCEL UNTO PARCEL 1.



LOCATION MAP

BEARING REFERENCE

BEARINGS ARE BASED ON PROJECT COORDINATE SYSTEM:
MICHIGAN STATE PLANE COORDINATE SYSTEM, NAD83 (CONUS) (MGL) (GRS80), SOUTH ZONE 2113, INTERNATIONAL FEET, GROUND
(LAT: 42°38'27.74" N, LON: 83°37'05.21" W, ELEV: 1014, SCALE FACTOR: 1.00013249).

UTILITY/REFERENCE INFO

WM:	HIGHLAND TOWNSHIP ~ OAKLAND COUNTY WATER RESOURCE COMMISSIONER
PHONE:	248-887-3791 ~ 248-858-5197
RECEIVED:	4/17/24 ~ 5/7/24
SEPTIC:	OAKLAND COUNTY HEALTH DEPARTMENT
PHONE:	248-858-1280
RECEIVED:	5/10/24
STORM:	OAKLAND COUNTY ROAD COMMISSION
PHONE:	877-858-4804
RECEIVED:	N/A
GAS:	CONSUMERS ENERGY
PHONE:	800-778-9140 ~ 800-477-5050
RECEIVED:	5/1/24
ELEC:	DTE ENERGY
PHONE:	313-407-5364
RECEIVED:	4/22/24
PHONE/CABLE:	COMCAST
PHONE:	855-962-8525
RECEIVED:	4/17/24

UTILITY NOTES

1. ALL UTILITIES SHOWN ARE BASED ON:
A. GPRS MARKINGS AND/OR MISS DIG MARKINGS LOCATED AT TIME OF SURVEY, OR;
B. UTILITY MAPS PROVIDED TO THE SURVEYOR AT THE TIME OF SURVEY.
2. THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(c), 7(a), 7(b), 7(c), 8, 9, 11, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 4/25/2024.

Marc E. Budzinski
MARC E. BUDZINSKI, PS
PROFESSIONAL SURVEYOR
NO. 4001053492
DATE OF PLAT OR MAP: 6/7/2024

THIS SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED THIRD PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID THIRD PERSON.



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MICHIGAN 48836
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Michigan's Utility Notification Organization
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THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS SURVEY PREPARED FOR:

Kimley-Horn
KIMLEY-HORN OF MICHIGAN, INC.

1000 TOWN CENTER, SUITE 1000,
SOUTHFIELD, MI 48075
PHONE: 313-572-1990
WWW.KIMLEY-HORN.COM

ALTA/NSPS LAND TITLE SURVEY
155 HIGHLAND ROAD
TAX IDS: 11-22-352-05, 06, 10, 11
PART OF SW 1/4, SEC. 22, T3N-R7E
HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN

DATE	PLAN SUBMITTALS/REVISIONS	UPDATED SEPTIC LOCATIONS PER COND.
5/13/24		

ORIGINAL ISSUE DATE:
5/8/2024

PROJECT NO: 24-059

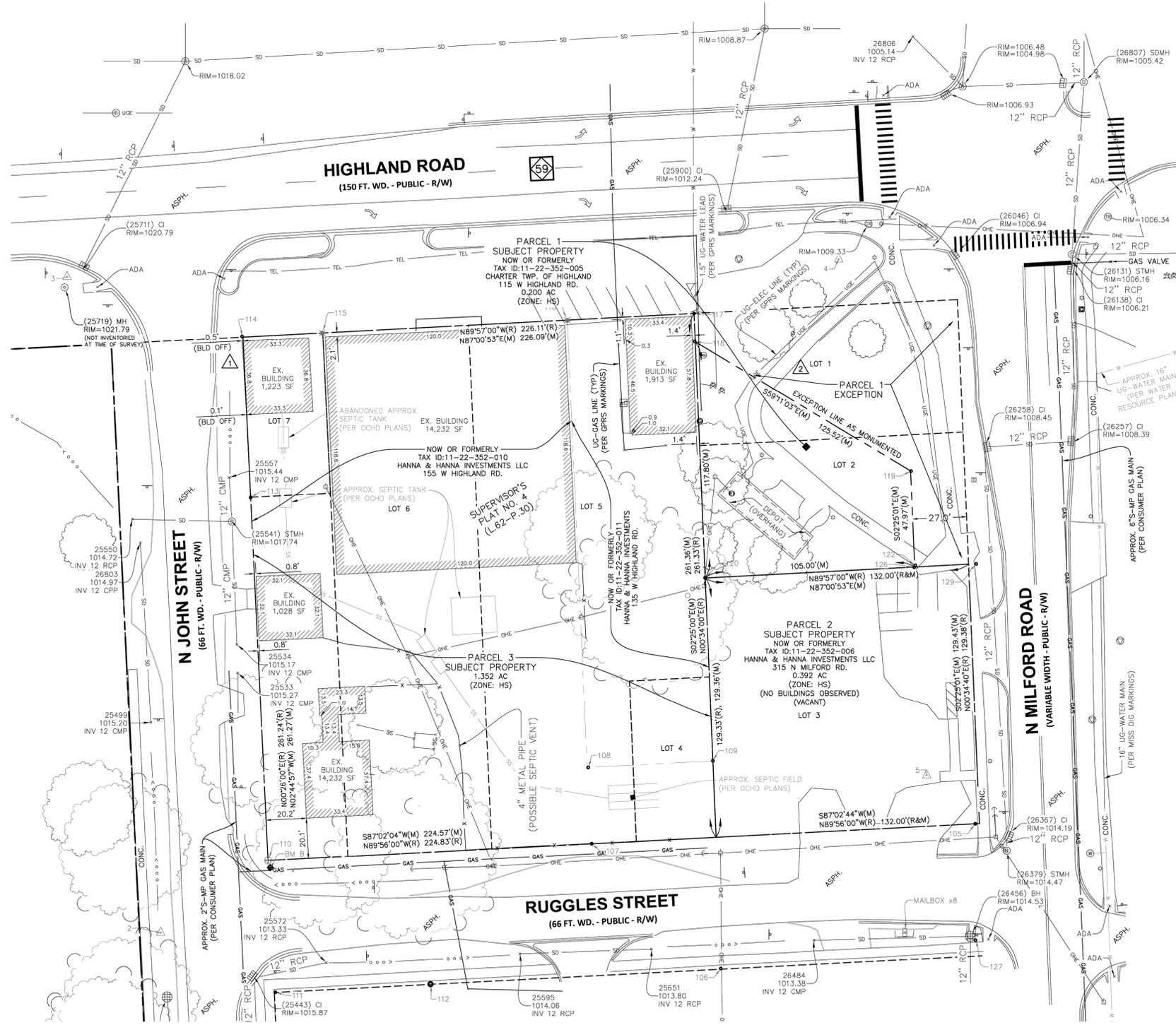
SCALE: N/A
0 1/2" 1"

FIELD: RZ
DRAWN BY: DC
DESIGN BY:
CHECK BY: MB

V0.0

NOT FOR CONSTRUCTION

NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	415657.88	13326213.80	973.36	CMF DISC
101	415540.24	13323595.29	1008.44	CMF DISC
102	415531.86	13323595.64	1010.21	CMF CRF IN BOX
103	418187.33	13323477.88	1056.52	CMF DISC
104	418336.94	13326094.16	1004.37	CMF FMON
105	416585.47	13324829.06	1014.73	CRF LTEC 11197
106	416513.10	13324701.72	1015.29	CRF 11806
107	416575.58	13324637.07	1015.18	CRF WARD 22445
108	416613.52	13324635.34	1015.09	CRF LTEC 11197
109	416616.80	13324697.75	1015.31	CRF LTEC 11197
111	416501.34	13324478.71	1017.16	CRF CAP DEFACTED IN RAISED LANDSCAPE BED
112	416505.37	13324556.41	1015.46	IPF 3/4"
113	416748.12	13324466.38	1017.01	CRF NO ID
114	416828.41	13324462.11	1018.15	CRF NO ID
117	416839.87	13324688.33	1015.84	CRF WARD 22445
118	416825.88	13324688.64	1016.45	CRF NO ID
119	416761.29	13324796.91	1011.71	CRF NO ID
120	416708.10	13324693.85	1015.67	CRF LTEC 11197
122	416714.29	13324799.03	1012.40	CRF NO ID / BENT LOCATED WHERE STRAIGHT
126	416713.36	13324798.54	1012.92	FD REBAR NO CAP NOT BENT FRESH PINK FLAGGING
127	416527.28	13324829.21	1014.71	FD REBAR NO CAP .5IN OLD IRON
129	416714.99	13324829.53	1011.43	FD REBAR LTEC 11197 OLD CAP



EXISTING LEGEND

○ BOLLARD	□ ACCESS COVER	⊕ TRAFFIC SIGNAL POLE
○ CONTROL BENCHMARK	○ FUEL TANK LID	⊕ TRAFFIC MANHOLE
○ CONTROL POINT	○ MISC LID	⊕ YARD LIGHT
○ CONTROL MONUMENT	○ MONITOR WELL	⊕ SANITARY CLEANOUT
○ CONTROL SET	○ GAS MARKER	⊕ SANITARY MANHOLE
○ CONTROL IRON PIPE	○ GAS METER	⊕ VENT PIPE
○ CONTROL REBAR	○ GAS VALVE	⊕ STEAM MANHOLE
○ ROW MONUMENT	○ OIL MARKER	⊕ STORM CLEANOUT
○ FLAG POLE	○ AC UNIT	⊕ STORM CURB INLET
○ MAIL BOX	○ AREA LIGHT	⊕ STORM INLET
○ UTILITY POLE	○ CROSSWALK SIGNAL	⊕ STORM ROOF DRAIN
○ POST	○ ELECTRICAL BOX	⊕ STORM DRAIN MANHOLE
○ SOIL BORING	○ ELECTRICAL HAND HOLE	⊕ STORM DRAIN DRAIN
○ WETLAND FLAG	○ ELECTRICAL METER	⊕ FIRE DEPT CONNECTION
○ HANDICAP SYMBOL	○ ELECTRICAL MANHOLE	⊕ FIRE HYDRANT
○ LEFT/RIGHT TURN ARROW	○ ELECTRICAL MARKER	⊕ IRRIGATION VALVE
○ SIGN	○ ELECTRICAL RISER	⊕ POST INDICATOR VALVE
○ CABLE MANHOLE	○ ELECTRICAL TRANSFORMER	⊕ WELL
○ CABLE PEDESTAL	○ ELECTRICAL VAULT	⊕ WATER METER
○ SATELLITE DISH	○ GUY POLE/WIRE	⊕ WATER MANHOLE
○ CALL BOX	○ POWER POLE	⊕ WATER VALVE
○ TELEPHONE PEDESTAL	○ PEDESTRIAN PUSHBUTTON	⊕ TREE / STUMP
○ TELEPHONE HAND HOLE	○ TS	○ TOE OF SLOPE
○ TELEPHONE MARKER	○ TB	○ TOP OF BANK
○ TELEPHONE MANHOLE	○ X	○ UNDERGROUND FIBER OPTIC
○ FIBER OPTIC MAKER	○ SS	○ SANITARY SEWER
○ BUILDING	○ SD	○ STORM DRAIN
○ SWALE	○ W	○ WATER LINE
○ FENCE LINE	○ TL	○ UNDERGROUND TELEPHONE
○ SANITARY SEWER	○ FUEL	○ UNDERGROUND FUEL
○ STORM DRAIN	○ GAS	○ UNDERGROUND GAS
○ WATER LINE	○ OHE	○ OVERHEAD ELECTRICAL

STRUCTURE SCHEDULE

EX. STORM SEWER TABLE		
STRUCTURE:	RIM ELEV.:	PIPES:
(25443) CI	1015.87	IE=1013.17(12"RCP S) IE=1013.17(12"RCP E)
(25541) STMH	1017.74	IE=1014.74(12"RCP S) IE=1014.74(12"RCP NE)
(25711) CI	1020.79	IE=1015.39(12"RCP N)
(25900) CI	1012.24	IE=1006.74(12"RCP N)
(26046) CI	1006.94	FULL OF SILT
(26131) STMH	1006.16	IE=1002.16(12"RCP S) IE=1001.96(12"RCP N) IE=1002.16(12"RCP E)
(26138) CI	1006.21	IE=1002.41(12"RCP S) IE=1002.11(12"RCP N)
(26257) CI	1008.39	IE=1003.00(12"RCP W) IE=1003.00(12"RCP N)
(26258) CI	1008.45	IE=1004.45(12"RCP S) IE=1003.65(12"RCP E)
(26367) CI	1014.19	IE=1012.10(12"RCP S) IE=1011.60(12"RCP N)
(26379) STMH	1014.47	IE=1012.14(12"RCP N)
(26456) BH	1014.53	IE=1012.53(12"RCP S)
(26807) STMH	1002.99	IE=1001.82(12"RCP S) IE=1001.22(12"RCP W) IE=1001.52(12"RCP N)

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PROFESSIONAL SURVEYOR
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THIS SURVEY PREPARED FOR:

KimleyHorn
KIMLEY-HORN OF MICHIGAN, INC.

1000 TOWN CENTER, SUITE 1000,
SOUTHFIELD, MI 48075
PHONE: 313-572-1990
WWW.KIMLEY-HORN.COM

ALTA/NSPS LAND TITLE SURVEY

155 HIGHLAND ROAD
TAX IDS: 11-22-352-05, 06, 10, 11
PART OF SW 1/4, SEC. 22, T3N-R7E
HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN

DATE	5/13/24
PLAN SUBMITTALS/REVISIONS	
UPDATED SEPTIC LOCATIONS PER OCHD	
ORIGINAL ISSUE DATE:	5/8/2024
PROJECT NO:	24-059
SCALE:	1" = 30'
FIELD:	RZ
DRAWN BY:	DC
DESIGN BY:	
CHECK BY:	MB

V0.1

NOT FOR CONSTRUCTION

NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	415657.88	13326213.80	973.36	CMF DISC
101	415540.24	13323595.29	1008.44	CMF DISC
102	415531.86	13323595.64	1010.21	CMF CRF IN BOX
103	418187.33	13323477.88	1056.52	CMF DISC
104	418336.94	13326094.16	1004.37	CMF FMON
105	416585.47	13324829.06	1014.73	CRF LTEC 11197
106	416513.10	13324701.72	1015.29	CRF 11806
107	416575.58	13324637.07	1015.18	CRF WARD 22445
108	416613.52	13324635.34	1015.09	CRF LTEC 11197
109	416616.80	13324697.75	1015.31	CRF LTEC 11197
111	416501.34	13324478.71	1017.16	CRF CAP DEFACED IN RAISED LANDSCAPE BED
112	416505.37	13324556.41	1015.46	IPF 3/4"
113	416748.12	13324466.38	1017.01	CRF NO ID
114	416828.41	13324462.11	1018.15	CRF NO ID
117	416839.87	13324688.33	1015.84	CRF WARD 22445
118	416825.88	13324688.64	1016.45	CRF NO ID
119	416761.29	13324796.91	1011.71	CRF NO ID
120	416708.10	13324693.85	1015.67	CRF LTEC 11197
122	416714.29	13324799.03	1012.40	CRF NO ID / BENT LOCATED WHERE STRAIGHT
126	416713.36	13324798.54	1012.92	FD REBAR NO CAP NOT BENT FRESH PINK FLAGGING
127	416527.28	13324829.21	1014.71	FD REBAR NO CAP .5IN OLD IRON
129	416714.99	13324829.53	1011.43	FD REBAR LITEC 11197 OLD CAP



STRUCTURE SCHEDULE

STRUCTURE:	RIM ELEV:	PIPES:
(25443) CI	1015.87	IE=1013.17(12"RCP S) IE=1013.17(12"RCP E)
(25541) STMH	1017.74	IE=1014.74(12"RCP S) IE=1014.74(12"RCP N)
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(26257) CI	1008.39	IE=1003.00(12"RCP W) IE=1003.00(12"RCP N)
(26258) CI	1008.45	IE=1004.45(12"RCP S) IE=1003.65(12"RCP E)
(26367) CI	1014.19	IE=1012.10(12"RCP S) IE=1011.60(12"RCP N)
(26379) STMH	1014.47	IE=1012.14(12"RCP N)
(26456) BH	1014.53	IE=1012.53(12"RCP S)
(26807) STMH	1002.99	IE=1001.22(12"RCP W) IE=1001.52(12"RCP R)

EXISTING LEGEND

○ BOLLARD	□ ACCESS COVER	⊕ TRAFFIC SIGNAL POLE
○ CONTROL BENCHMARK	○ FUEL TANK LID	⊕ TRAFFIC MANHOLE
○ CONTROL POINT	○ MISC LID	⊕ YARD LIGHT
○ CONTROL MONUMENT	○ MONITOR WELL	⊕ SANITARY CLEANOUT
○ CONTROL SET	○ GAS MARKER	⊕ SANITARY MANHOLE
○ CONTROL IRON PIPE	○ GAS METER	⊕ VENT PIPE
○ CONTROL REBAR	○ GAS VALVE	⊕ STEAM MANHOLE
○ ROW MONUMENT	○ OIL MARKER	⊕ STORM CLEANOUT
○ FLAG POLE	○ AC UNIT	⊕ STORM CURB INLET
○ MAIL BOX	○ AREA LIGHT	⊕ STORM INLET
○ UTILITY POLE	○ CROSSWALK SIGNAL	⊕ STORM ROOF DRAIN
○ POST	○ ELECTRICAL BOX	⊕ STORM DRAIN MANHOLE
○ SOIL BORING	○ ELECTRICAL HAND HOLE	⊕ STORM YARD DRAIN
○ WETLAND FLAG	○ ELECTRICAL METER	⊕ FIRE DEPT CONNECTION
○ HANDICAP SYMBOL	○ ELECTRICAL MANHOLE	⊕ FIRE HYDRANT
○ LEFT/RIGHT TURN ARROW	○ ELECTRICAL MARKER	⊕ IRRIGATION VALVE
○ SIGN	○ ELECTRICAL RISER	⊕ POST INDICATOR VALVE
○ CABLE MANHOLE	○ ELECTRICAL TRANSFORMER	○ WELL
○ CABLE PEDESTAL	○ ELECTRICAL VAULT	○ WATER METER
○ SATELLITE DISH	○ GUY POLE/WIRE	○ WATER MANHOLE
○ CALL BOX	○ POWER POLE	○ WATER VALVE
○ TELEPHONE PEDESTAL	○ PEDESTAL PUSHBUTTON	○ TREE / STUMP
○ TELEPHONE HAND HOLE	○ TOE OF SLOPE	
○ TELEPHONE MARKER	○ TOP OF BANK	
○ TELEPHONE MANHOLE	○ UNDERGROUND FIBER OPTIC	
○ FIBER OPTIC MAKER	○ UNDERGROUND CABLE	
	○ OVERHEAD CABLE	
	○ UNDERGROUND TELEPHONE	
	○ UNDERGROUND FUEL	
	○ UNDERGROUND GAS	
	○ OVERHEAD ELECTRICAL	

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THIS SURVEY PREPARED FOR:
Kimley-Horn
KIMLEY-HORN OF MICHIGAN, INC.

1000 TOWN CENTER, SUITE 1000,
SCOTTSDALE, AZ 85257
PHONE: 313-573-1350
WWW.KIMLEY-HORN.COM

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

BM A: NAIL IN WEST SIDE POWER POLE, 475± SOUTH FROM BACK OF CURB NEAR RUGGLES STREET & 14± EAST FROM EDGE OF PAVEMENT FOR N JOHN STREET.
ELEVATION= 1015.30

BM B: NAIL IN WEST SIDE POWER POLE, 9± NORTHEAST FROM BACK OF CURB NEAR THE NORTHEAST INTERSECTION OF N JOHN STREET & RUGGLES STREET.
ELEVATION= 1017.23

Tree Survey

Project No./Name: 24-059 KH Sheetz Highland Twp. Date: 5/8/2024

Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes
25346	Silver Maple	Silver Maple	24"		
25348	Norway Maple	Norway Maple	30"		
25349	Norway Maple	Norway Maple	30"		
25350	Norway Maple	Norway Maple	30"		
25492	Norway Maple	Norway Maple	28"		
25494	Norway Maple	Norway Maple	20"		
25549	Silver Maple	Silver Maple	12"		
25682	Silver Maple	Silver Maple	28"		
25683	Silver Maple	Silver Maple	24"		
25684	Norway Spruce	Norway Spruce	30"		
25685	Norway Maple	Norway Maple	30"		
25686	Silver Maple	Silver Maple	36"		
25687	Silver Maple	Silver Maple	28"		
26197	Norway Maple	Norway Maple	8"		
26198	Norway Maple	Norway Maple	12"		
26233	Norway Maple	Norway Maple	8"		
26646	Silver Maple	Silver Maple	24"		
26730	Silver Maple	Silver Maple	36"		Triple
26738	Norway Spruce	Norway Spruce	15"		
26739	Norway Spruce	Norway Spruce	12"		
26740	Norway Spruce	Norway Spruce	10"		
26743	Norway Spruce	Norway Spruce	14"		
26744	Norway Spruce	Norway Spruce	14"		

TOPOGRAPHIC SURVEY
155 HIGHLAND ROAD
TAX IDS: 11-22-352-05, 06, 10, 11
PART OF SW 1/4, SEC. 22, T3N-R7E
HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN

DATE: 4/18/25

PLAN SUBMITTALS/REVISIONS:
REVISED GAS LINES PER VAC-TRUCK

ORIGINAL ISSUE DATE:
5/8/2024

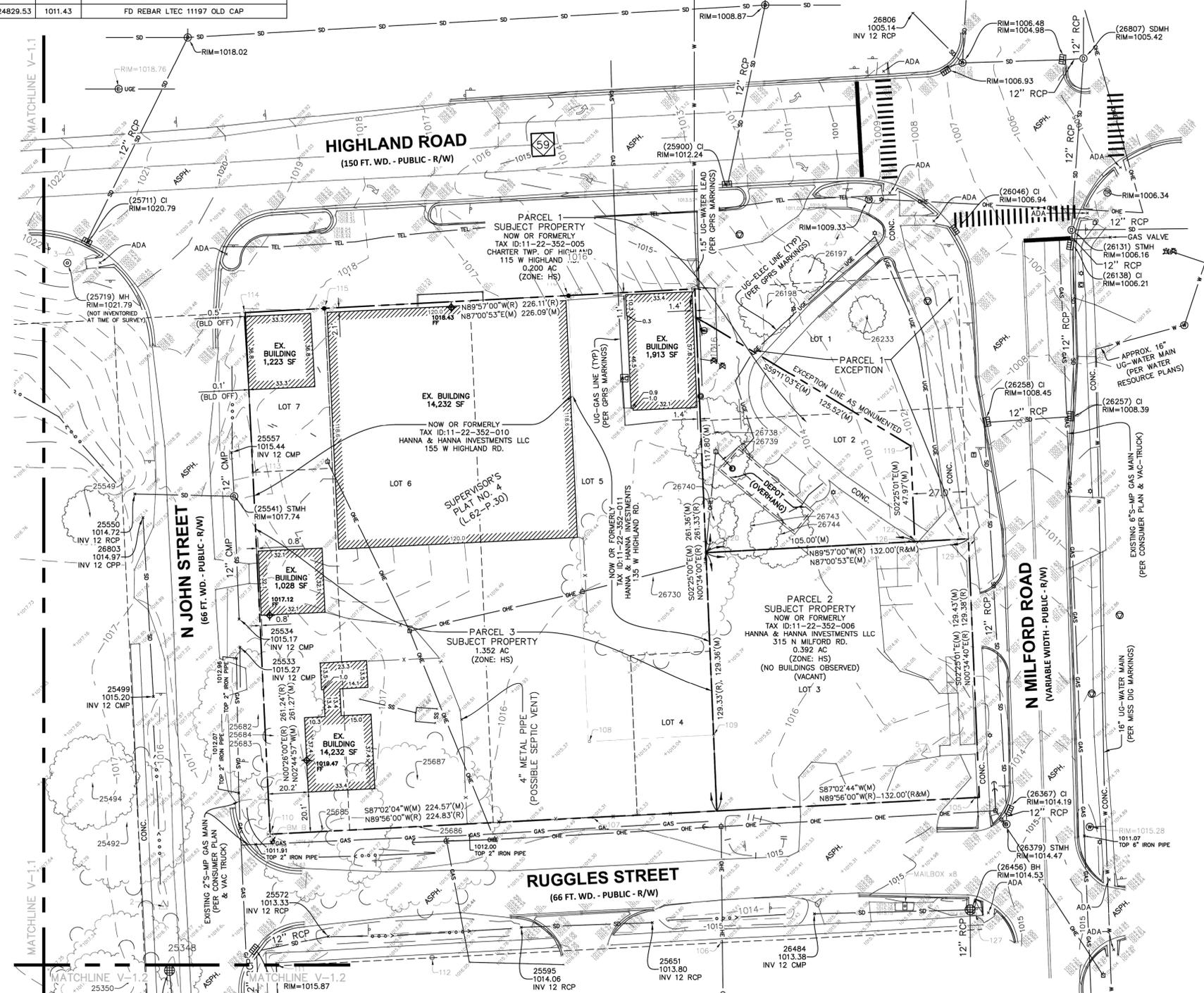
PROJECT NO: 24-059

SCALE: 1" = 30'
0 1/2" 1"

FIELD:
DRAWN BY: DC
DESIGN BY:
CHECK BY: MB

V1.0

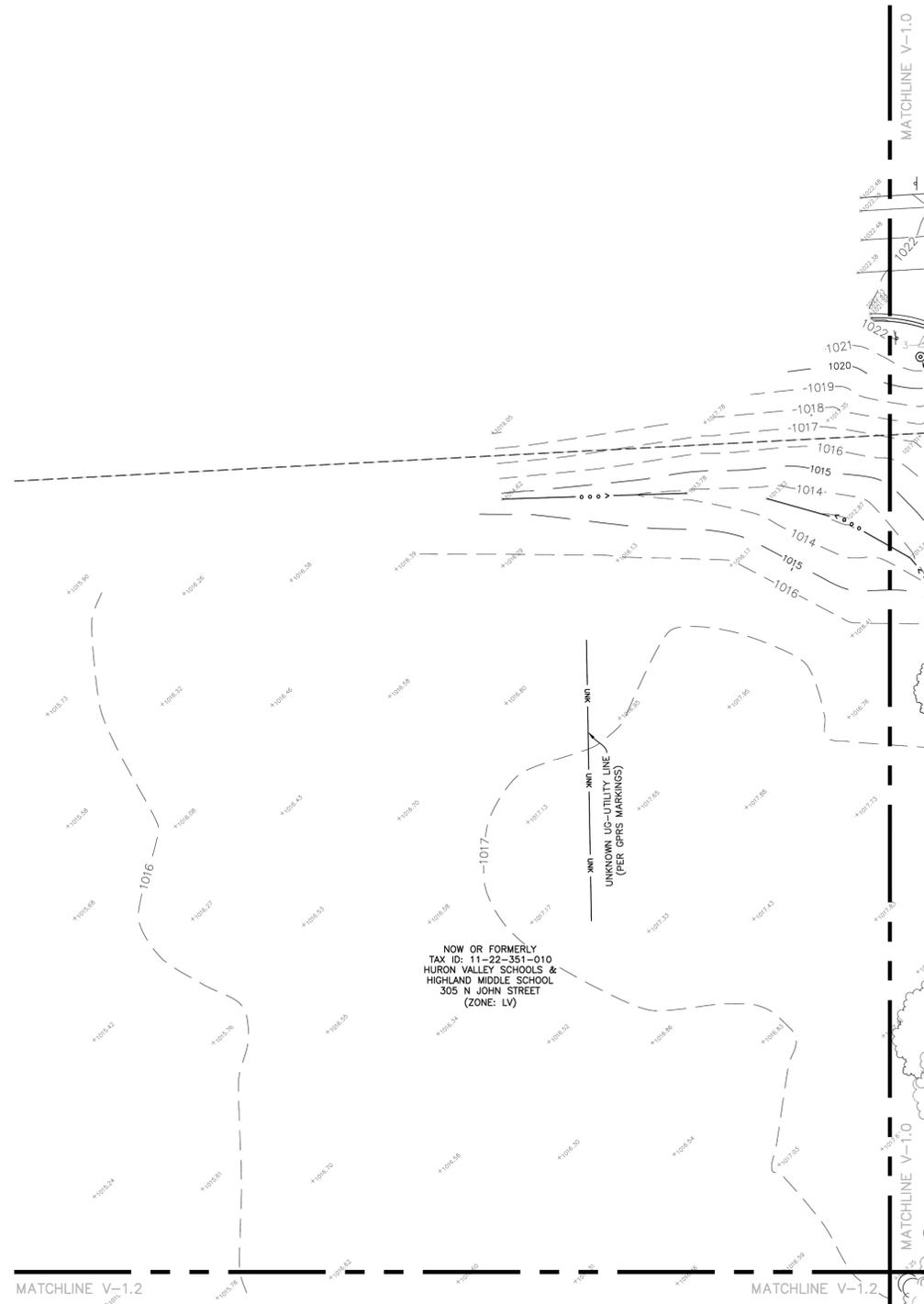
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EXISTING LEGEND

○ BOLLARD	□ ACCESS COVER	⊕ TRAFFIC SIGNAL POLE
△ CONTROL BENCHMARK	⊕ FUEL TANK LID	⊕ TRAFFIC MANHOLE
△ CONTROL POINT	○ MISC LID	⊕ YARD LIGHT
⊕ CONTROL MONUMENT	⊕ MONITOR WELL	⊕ SANITARY CLEANOUT
⊕ CONTROL SET	⊕ GAS MARKER	⊕ SANITARY MANHOLE
⊕ CONTROL IRON PIPE	⊕ GAS METER	⊕ VENT PIPE
⊕ CONTROL REBAR	⊕ GAS VALVE	⊕ STEAM MANHOLE
⊕ ROW MONUMENT	⊕ GAS MARKER	⊕ STORM CLEANOUT
⊕ FLAG POLE	⊕ AC UNIT	⊕ STORM CURB INLET
⊕ MAIL BOX	⊕ AREA LIGHT	⊕ STORM INLET
⊕ UTILITY POLE	⊕ CROSSWALK SIGNAL	⊕ STORM ROOF DRAIN
⊕ POST	⊕ DUCT BANK	⊕ STORM DRAIN MANHOLE
⊕ SOIL BORING	⊕ ELECTRICAL BOX	⊕ STORM YARD DRAIN
⊕ WETLAND FLAG	⊕ ELECTRICAL HAND HOLE	⊕ FIRE DEPT CONNECTION
⊕ HANDICAP SYMBOL	⊕ ELECTRICAL METER	⊕ FIRE HYDRANT
⊕ LEFT/RIGHT TURN ARROW	⊕ ELECTRICAL MANHOLE	⊕ IRRIGATION VALVE
⊕ SIGN	⊕ ELECTRICAL MARKER	⊕ POST INDICATOR VALVE
⊕ CABLE MANHOLE	⊕ ELECTRICAL RISER	⊕ WELL
⊕ CABLE PEDESTAL	⊕ ELECTRICAL TRANSFORMER	⊕ WATER METER
⊕ SATELLITE DISH	⊕ ELECTRICAL VAULT	⊕ WATER MANHOLE
⊕ CALL BOX	⊕ GUY POLE/WIRE	⊕ WATER VALVE
⊕ TELEPHONE PEDESTAL	⊕ POWER POLE	⊕ TREE / STUMP
⊕ TELEPHONE HAND HOLE	⊕ PEDESTRIAN PUSHBUTTON	
⊕ TELEPHONE MARKER		
⊕ TELEPHONE MANHOLE		
⊕ FIBER OPTIC MAKER		
— BUILDING	— TS — TOE OF SLOPE	
— SWALE	— TB — TOP OF BANK	
— FENCE LINE	— FIB — UNDERGROUND FIBER OPTIC	
— SS — SANITARY SEWER	— OBL — UNDERGROUND CABLE	
— SD — STORM DRAIN	— OHC — OVERHEAD CABLE	
— W — WATER LINE	— TEL — UNDERGROUND TELEPHONE	
— TREE LINE	— FUEL — UNDERGROUND FUEL	
	— GAS — UNDERGROUND GAS	
	— OHE — OVERHEAD ELECTRICAL	



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1000 TOWN CENTER, SUITE 1000,
SCOTTSDALE, AZ 85257
PHONE: 313-573-1590
WWW.KIMLEY-HORN.COM

TOPOGRAPHIC SURVEY

305 N JOHNS STREET
TAX ID: 11-22-351-010
PART OF SW 1/4, SEC. 22, T3N-R7E
HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN

DATE
4/18/25
PLAN SUBMITTALS/REVISIONS
REVISED GAS LINES PER VAC-INCUR

ORIGINAL ISSUE DATE:
5/8/2024

PROJECT NO: 24-059

SCALE: 1" = 30'
0 1/2" 1"

FIELD: RZ
DRAWN BY: DC
DESIGN BY:
CHECK BY: MB

V1.1

NOT FOR CONSTRUCTION

Drawing name: K:\DET_DVS\68593002_Sheetz_Highland_Twp_MN_V2_Design\CADD\PlantSheets\C01_TREE_IMPACT_STUDY.dwg C01. NATURAL FEATURES OVERLAY PLAN Oct 08, 2025 5:46pm by Lauren Fazzaroni
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Know what's below.
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TREE LEGEND

- TREE / BUSH
- LANDMARK TREE
- ⌵ STUMP
- TREE LINE / CANOPY
- (900) TREE TAG NUMBER
- ✕ TREE TO BE REMOVED

GENERAL NOTES
 1. TREE SURVEY CONDUCTED BY MONUMENTAL ENGINEERING GROUP ON 09/27/2024.

TREE IMPACT DATA

TOTAL EXISTING PROTECTED TREES	4
TOTAL PROTECTED TREES TO BE PRESERVED	3
TOTAL PROTECTED TREES TO BE REMOVED	1

*SEE LANDSCAPE PLAN FOR TREE REPLACEMENT REQUIREMENTS



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 298 Veterans Drive, Fowlerville, MI
 (517) 223-3512
www.monumentengineering.com



Tree Survey

Project No./Name: 24-059 KH Sheetz Highland Twp. Date: 5/13/2024

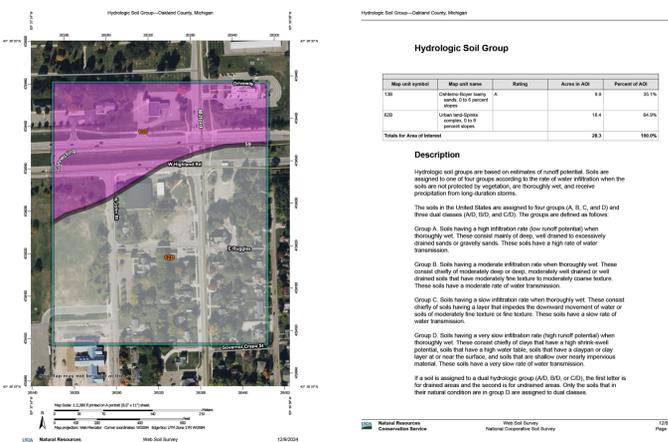
Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes
25346		Silver Maple	24"		
25348		Norway Maple	30"		
25349		Norway Maple	30"		
25350		Norway Maple	30"		
25492		Norway Maple	28"		
25494		Norway Maple	20"		
25549		Silver Maple	12"		
25682		Silver Maple	28"		
25683		Silver Maple	24"		
25684		Norway Spruce	30"		
25685		Norway Maple	30"		
25686		Silver Maple	36"		
25687		Silver Maple	28"		
26197		Norway Maple	8"		
26198		Norway Maple	12"		
26233		Norway Maple	8"		
26646		Silver Maple	24"		
26730		Silver Maple	36"	Triple	
26738		Norway Spruce	15"		
26739		Norway Spruce	12"		
26740		Norway Spruce	10"		
26741		Birch	20"		
26742		Silver Maple	20"	Triple	
26743		Norway Spruce	14"		
26744		Norway Spruce	14"		
26808		Norway Maple	28"		



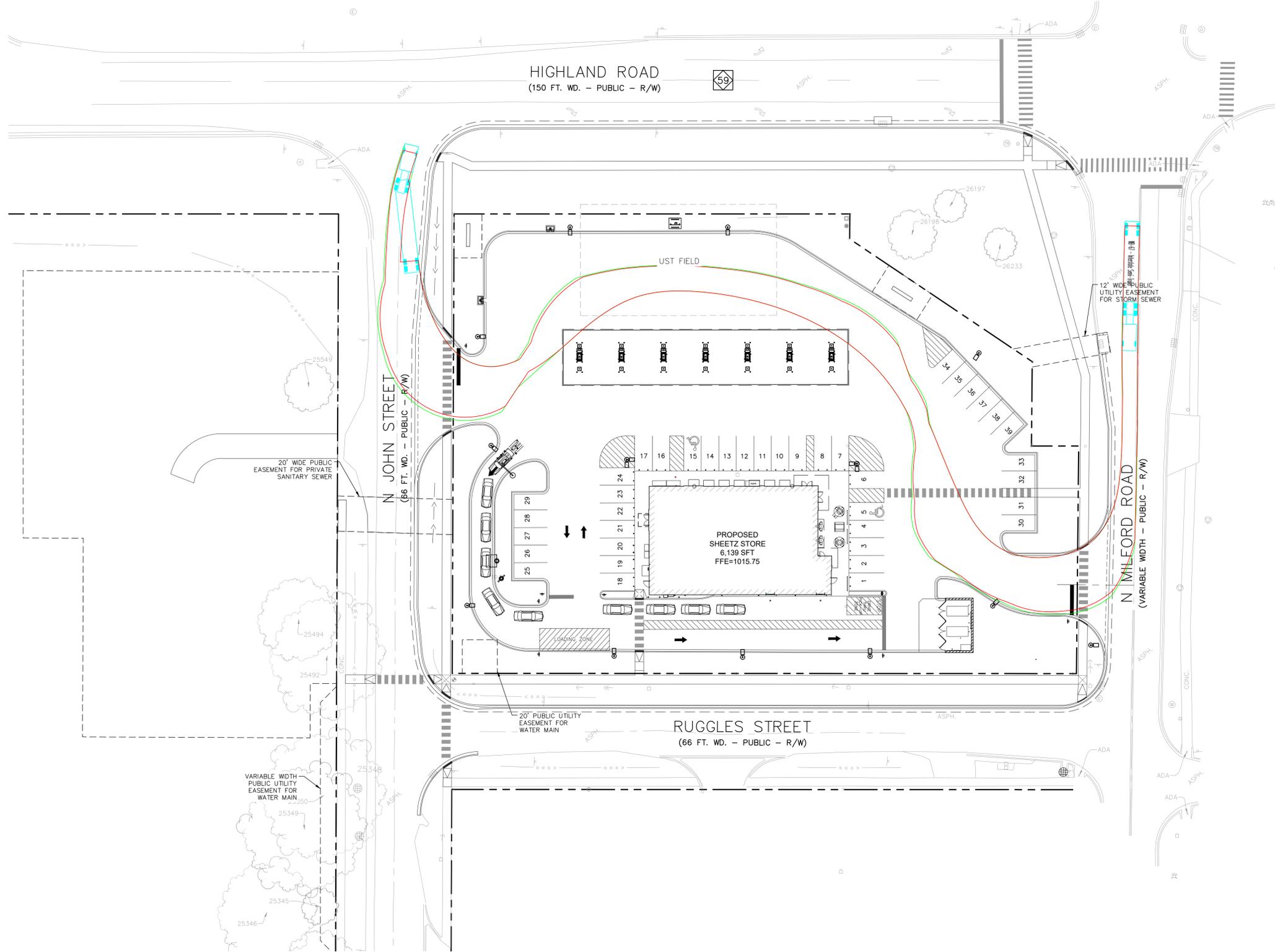
NATURAL
 FEATURES
 OVERLAY PLAN

SHEETZ HIGHLAND
 TOWNSHIP -
 HIGHLAND RD AND
 MILFORD RD

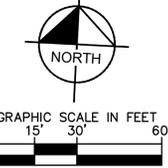
ORIGINAL ISSUE:
 03/14/2025
 KHA PROJECT NO.
 268593002
 SHEET NUMBER
 C0.1



Drawing name: K:\DET_DES\268593002_Sheetz\Gdd_Sheetz_Highland_Twp_M\2_Design\CADD\PlanSheets\C1.1_TRUCK_TURN_PLAN.dwg C1.1 TRUCK TURN PLAN Oct 08, 2025 5:39pm by Lauren Falarone
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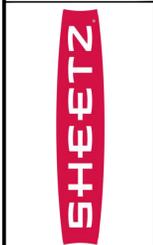
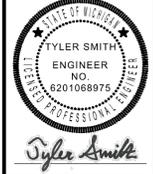
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REV.	PER REVIEW BY	DATE	DESCRIPTION
1	REV. PER REVIEW BY TMP - WATER	4/7/25	TES
2	ADD EXISTING GAS SIZE-ELEV	4/21/25	TES
3	REVISED PER TMP/MDOT COMMENTS	5/21/25	LDF
4	REVISED PER OCWRC - WATER	5/29/25	LDF
5	REVISED PER ENGINEERING COMMENTS	7/7/25	LDF
6	REVISED PER ROAD COMMISSION REVIEW	9/29/25	TES
7	REVISED PER SITE PLAN SUBMITTAL	10/8/25	LDF
	REVISIONS	DATE	BY

Kimley-Horn
 of Michigan, Inc.
 2000 S. WALKER ROAD
 SOUTHFIELD, MI 48075
 WWW.KIMLEY-HORN.COM

SCALE:
 AS NOTED
 DESIGNED BY: TES
 DRAWN BY: LDF
 CHECKED BY: TES



**TRUCK
 TURN PLAN**

**SHEETZ HIGHLAND
 TOWNSHIP -
 HIGHLAND RD AND
 MILFORD RD**

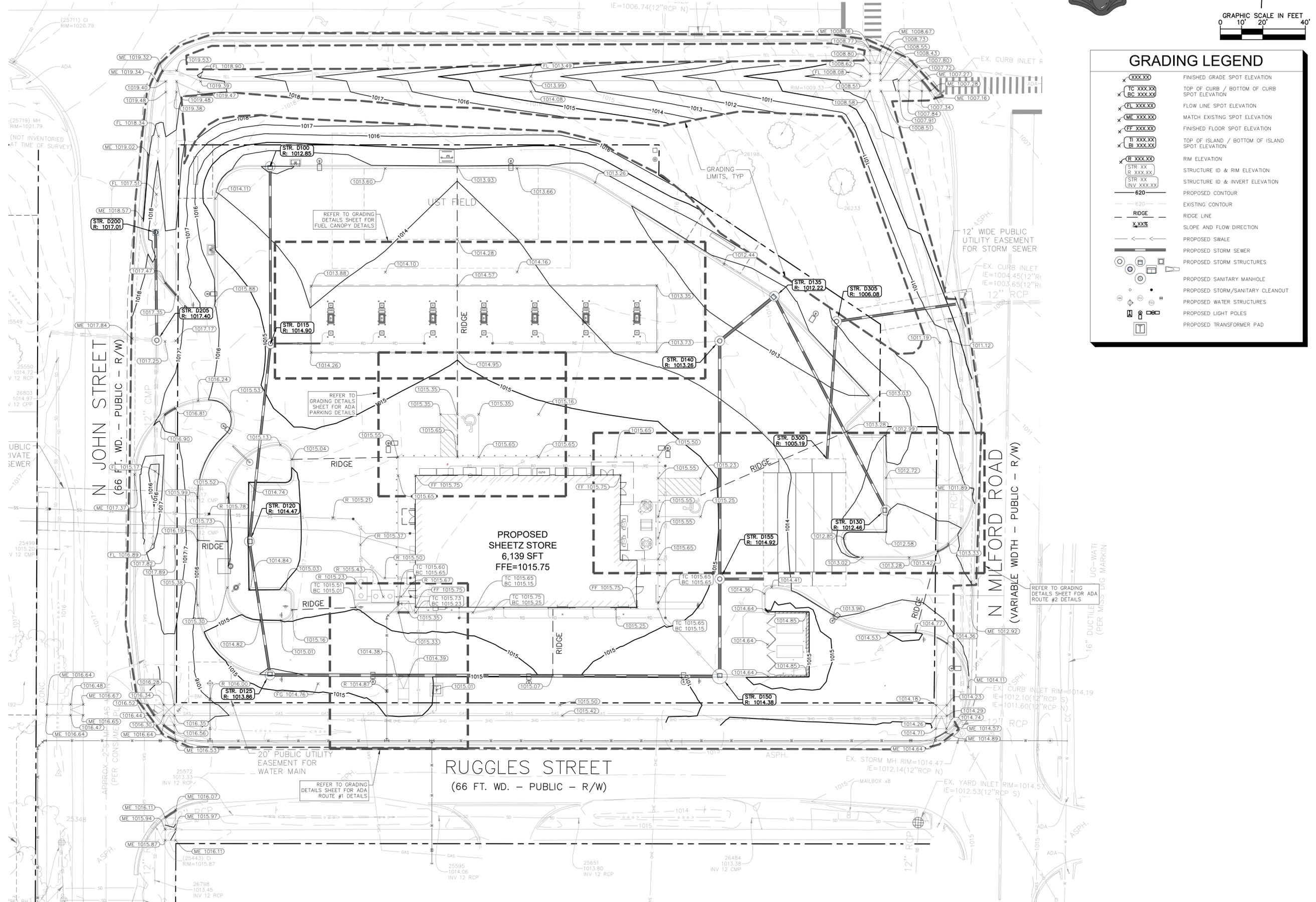
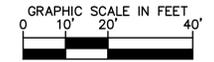
ORIGINAL ISSUE:
 03/14/2025
 KHA PROJECT NO.
 268593002

SHEET NUMBER
C1.1

Drawing name: K:\DEL_DEV\68593002_Sheetz\Highland_Twp_MIL2_Design\CADD\PlanSheets\C2.0 GRADING & DRAINAGE PLAN.dwg C4.0 Oct 08, 2025 5:13pm by: Lauren Fatorama
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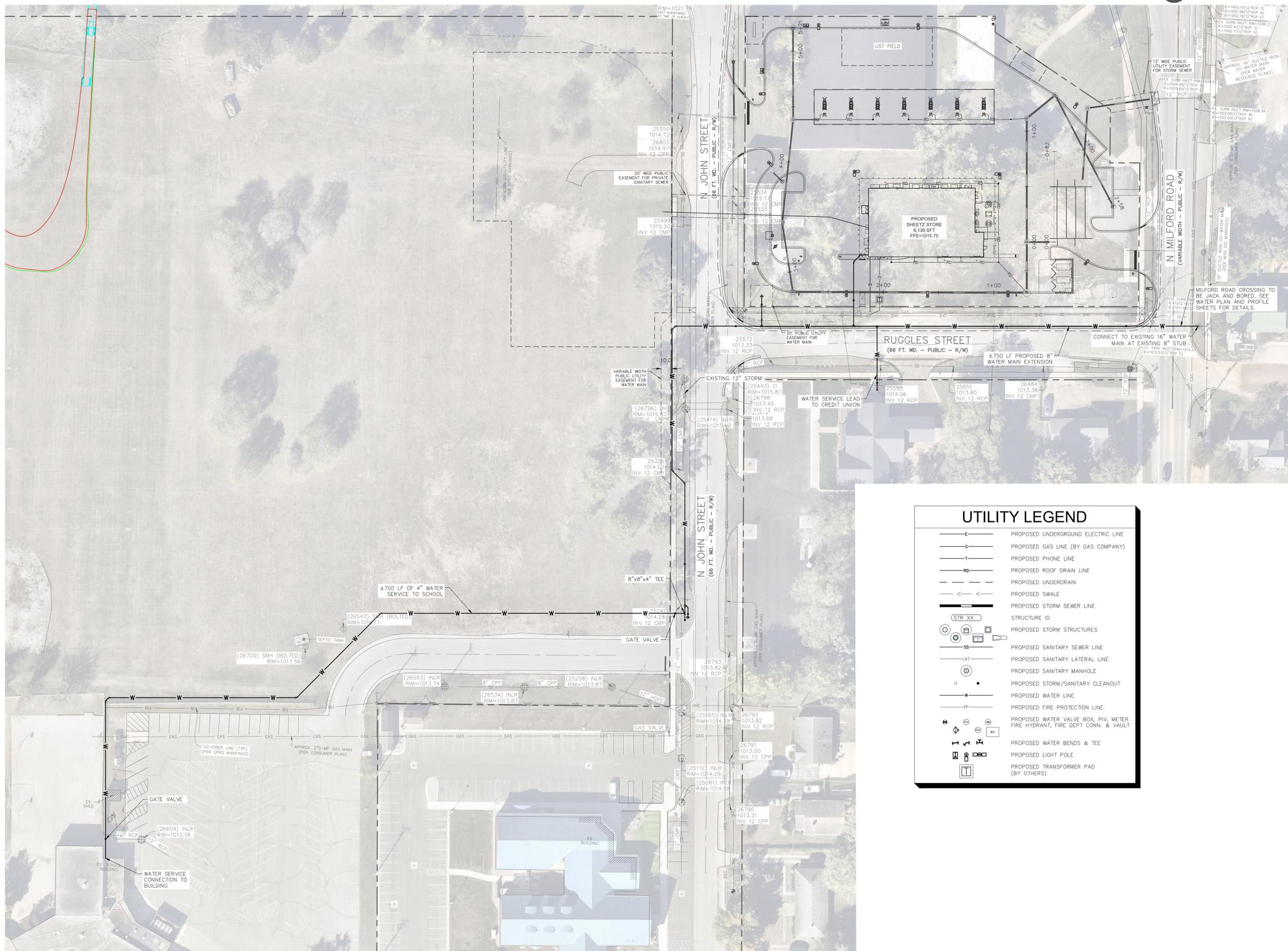
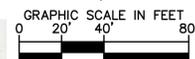
811 Know what's below.
 Call before you dig.



Drawing name: K:\DET_DES\268593002_Sketch_Grad_Sheets_Highland_Twp_Milf_C3.1_03/14/2025_5:13pm by: Lauren Falgout
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Know what's below.
 Call before you dig.



UTILITY LEGEND

- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED GAS LINE (BY GAS COMPANY)
- PROPOSED PHONE LINE
- PROPOSED ROOF DRAIN LINE
- PROPOSED UNDERDRAIN
- PROPOSED SWALE
- PROPOSED STORM SEWER LINE
- STRUCTURE ID
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY LATERAL LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED FIRE PROTECTION LINE
- PROPOSED WATER VALVE BOX, PIV, METER, FIRE HYDRANT, FIRE DEPT. CONN. & VAULT
- PROPOSED WATER BENDS & TEE
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (BY OTHERS)

REV.	PER REVIEW BY	TMP	-	WATER	4/7/25	LDf
1	ADD EXISTING GAS SIZE - ELEV				4/21/25	TES
2	REVISED PER TWP/ADOT COMMENTS				5/21/25	LDf
3	REVISED PER OCWRC - WATER				5/29/25	LDf
4	REVISED PER ENGINEERING COMMENTS				7/7/25	LDf
5	REVISED PER ROAD COMMISSION REVIEW				9/29/25	TES
6	REVISED SITE PLAN SUBMITTAL				10/8/25	LDf
7						
REVISIONS					DATE	BY

AS NOTED	DESIGNED BY	DRAWN BY	CHECKED BY
TES	LDf	TES	LDf

 Kimley-Horn of Michigan, Inc. 2000 TOWN CENTER SUITE 404 SOUTHFIELD, MI 48075 WWW.KIMLEY-HORN.COM	 TYLER SMITH ENGINEER NO. 8201068975 State of Michigan Professional Seal
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 SHEETZ	OVERALL WATER MAIN EXTENSION PLAN
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SHEETZ HIGHLAND TOWNSHIP - HIGHLAND RD AND MILFORD RD	ORIGINAL ISSUE: 03/14/2025 KHA PROJECT NO. 268593002 SHEET NUMBER C3.1
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EXISTING SITE CONDITIONS:

- SEE SOIL DATA THIS SHEET
- LOTS CONTAIN APPROXIMATELY 1.94 ACRES OF LAND
- EXISTING PROPERTY USES ARE A CELL PHONE STORE, WAREHOUSE, AND HOUSE
- PROPOSED PROPERTY USE IS A SHEETZ FACILITY WITH FOOD SERVICE AND 7 PROPOSED GAS PUMPS ON THE ADJACENT PARCEL

SYSTEM DESIGN SPECIFICATIONS:

- MICHIGAN EGLE MICHIGAN DRAFT CRITERIA: HYDRAULIC LOADING RATE FOR SAND = 0.8 (PER TABLE 4.2) PER MICHIGAN CRITERIA - PEAK LOADING
- DOSE RATE = $\frac{2500 \text{ GPD}}{3325 \text{ SQ FT}} = 0.75 \pm 0.8$ REQUIRED
- ALL MATERIALS MUST MEET OCHD STANDARDS. NO FOAM CORE PVC ALLOWED
- WE RECOMMEND PLUMBING FIXTURES BE INSTALLED TO MAINTAIN A MINIMUM OF TOILETS @ 1.6 GAL MAXIMUM FLUSH VOLUME GARBAGE DISPOSAL IS NOT RECOMMENDED

TANK DESIGN:

- GREASE INTERCEPTOR DESIGN:
- KITCHEN WASTE ACCOUNTS FOR 1667 GALLONS PER DAY PEAK FLOW ONLY THE KITCHEN WASTE WILL GO THROUGH THE GREASE TRAPS - ALL OTHER SANITARY WASTE PASSES THE GREASE TRAPS AND TIES IN AFTER
 - GREASE TRAP WITH 72 HOUR RETENTION IS REQUIRED
 - 1667 GPD X 3 = 5001 GALLONS GREASE TRAP RETENTION REQUIRED
 - 5300 GALLONS GREASE TRAP RETENTION PROVIDED > REQUIRED
- SEPTIC TANK DESIGN:
- WITH PRETREATMENT, 24 HOUR RETENTION IS REQUIRED
 - 5000 GALLONS SEPTIC TANK PROVIDED > REQUIRED

PRETREATMENT DESIGN:

- MYFAST 1.0 UNIT CAN TREAT UP TO 27 LBS OF ORGANIC LOAD
- PROPOSED ORGANIC LOAD
- 2500 GPD X 1300 MG/L BOD (KITCHEN WASTE) X 8.3X10⁻⁶ = 26.98 LBS
- 26.98 LBS PROPOSED < 27 LBS MAXIMUM THEREFORE DESIGN IS OK

CONSTRUCTION NOTES:

- NOTIFY THIS ENGINEER 48 HOURS (2 WORKING DAYS) BEFORE STARTING CONSTRUCTION OF SEPTIC SYSTEM (248/74-8892)
- SET GREASE TRAPS, SEPTIC TANKS, SURGE TANK, MYFAST UNIT, AND PUMP CHAMBER AS SHOWN ON PLAN
- CUT DOWN TO COARSE SAND THEN SCARIFY BED AREA. AFTER SCARIFICATION ABSOLUTELY NO CONSTRUCTION TRAFFIC ON FIELD AREA AT ANY TIME.
- NOTE: PRIOR TO ADDING SAND (STEP 4) THIS ENGINEER AND THE OAKLAND COUNTY HEALTH DEPARTMENT MUST INSPECT AND APPROVE SCARIFICATION. ALL TANKS MUST BE TESTED FOR WATER TIGHTNESS AND CERTIFIED WATER TIGHT.
- FILL PROPOSED SEPTIC FIELD AREA WITH 2NS SAND TO ELEVATION AS SHOWN ON CROSS SECTION.
- NOTE: PRIOR TO ADDING STONE (STEP 5) THIS ENGINEER MUST INSPECT 2NS SAND.
- FILL PROPOSED SEPTIC FIELD AREA WITH 8" WA WASHED STONE AS SHOWN ON CROSS SECTION AND CONSTRUCT PIPING AS SHOWN. COVER PIPING WITH REMAINING STONE TO MAINTAIN A MINIMUM OF 12" 6A STONE.
- NOTE: PRIOR TO LAYING FABRIC (STEP 6) THIS ENGINEER AND THE OAKLAND COUNTY HEALTH DEPARTMENT MUST INSPECT AND APPROVE INSTALLATION OF SYSTEM IN ENTIRETY. FILTER FABRIC MUST BE ON SITE DURING FINAL INSPECTION.
- COVER STONE WITH LIGHT (BREATHABLE) FILTER FABRIC TO MINIMIZE STONE CONTAMINATION. FILTER FABRIC MUST BE NON-WOVEN FABRIC WITH A WEIGHT NOT TO EXCEED 2 OUNCES PER SQUARE YARD, MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 10 POUNDS AND MINIMUM PUNCTURE STRENGTH OF 8 POUNDS. COVER FIELD AREA WITH 12" 2" SANDY LOAM & SANDY LOAM TOPSOIL AS SPECIFIED ON CROSS SECTIONS.
- SEED AND MULCH (OR SOD) AFTER FINAL GRADING.
- NOTE: IF PROPER NOTIFICATION DOES NOT OCCUR AND REQUIRED INSPECTIONS ARE NOT COMPLETED AS SPECIFIED, THIS ENGINEER RESERVES THE RIGHT TO WITHHOLD APPROVALS UNTIL SATISFACTORY INFORMATION IS PROVIDED TO THE ENGINEER REGARDING INSTALLATION. (EXCAVATION OF FIELD AREA MAY BE REQUIRED)
- NOTE: IF THERE IS ANY CONFLICT BETWEEN GRADING AND THE CROSS SECTION, THE DETAILS OF THE CROSS SECTION GOVERN.
- PRIOR TO FINAL APPROVAL OF THE INSTALLED SEPTIC SYSTEM BY THE OAKLAND COUNTY HEALTH DEPARTMENT, THE DESIGN ENGINEER MUST SUBMIT A LETTER CERTIFYING THAT THE SYSTEM WAS INSTALLED IN SUBSTANTIAL COMPLIANCE WITH THIS PLAN.

REQUIREMENTS FOR MYFAST UNIT:

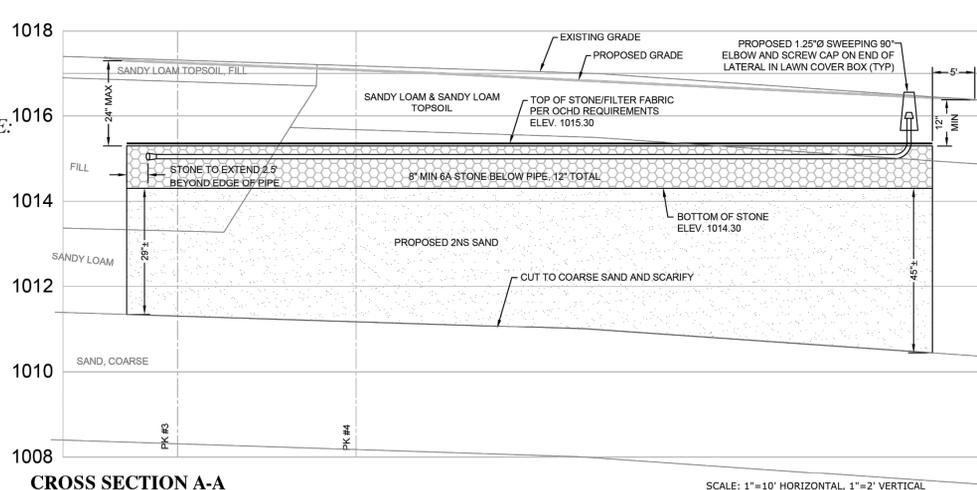
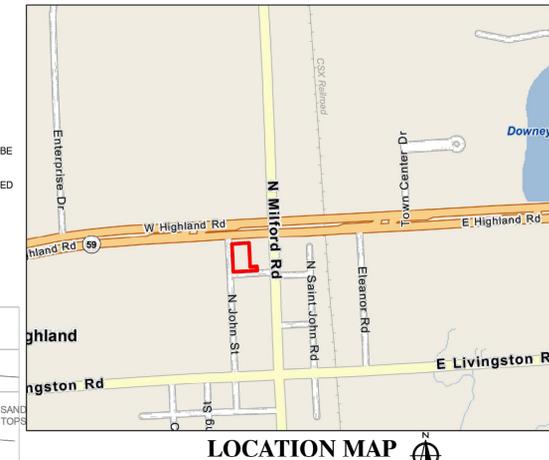
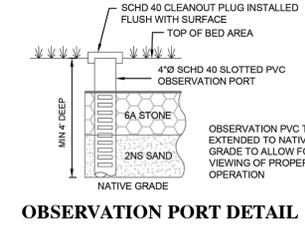
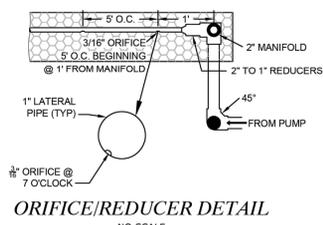
- DEED RESTRICTION FOR OPERATION & MAINTENANCE AGREEMENT WILL BE REQUIRED PRIOR TO FINAL APPROVAL
- A BIO-MICROBICS MYFAST SYSTEM CERTIFIED INSTALLER IS REQUIRED FOR INSTALLATION OF THE MYFAST TREATMENT UNIT
- THE MYFAST UNIT MUST BE CONNECTED TO A PHONE OR CABLE LINE TO CONTACT REPAIR CONTRACTOR 24 HRS/DAY IN CASE OF SYSTEM FAILURE.
- GREASE LEVELS ENTERING THE FAST UNIT MUST BE LESS THAN 40MG/L. EXCEEDING THIS LEVEL CAN AFFECT TREATMENT AND WILL WARRANT MORE AGGRESSIVE GREASE MANAGEMENT OR DESIGN ALTERATION.
- THE MYFAST MAINTENANCE CONTRACT MUST BE EXTENDED TO COVER THE OPERATION OF THE TREATMENT SYSTEM IN PERPETUITY UNTIL SEWERS ARE AVAILABLE. (THIS CONTRACT IS TO HAVE THE SERVICE PROVIDER COME QUARTERLY TO PERFORM AN 100-POINT INSPECTION). AN OPERATION PERMIT MUST BE OBTAINED FROM THE OCHD ANNUALLY.

DEED RESTRICTION LANGUAGE:

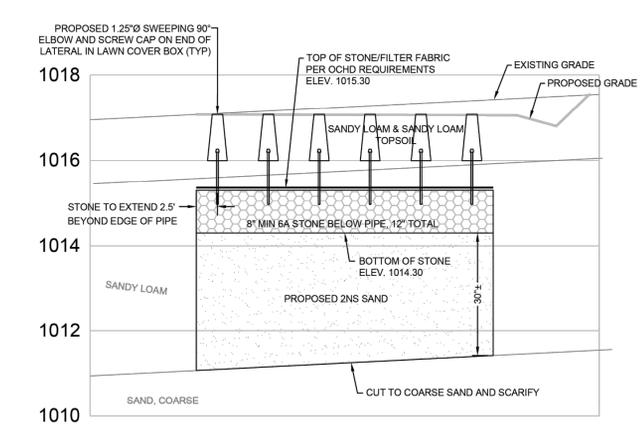
PRIOR TO OCHD GRANTING FINAL APPROVAL FOR THE USE OF AN ALTERNATIVE TECHNOLOGY A DEED RESTRICTION MUST BE RECORDED WITH THE FOLLOWING LANGUAGE: "THIS PREMISE IS SERVED BY AN ALTERNATIVE TECHNOLOGY TYPE WASTEWATER DISPOSAL SYSTEM IN ACCORDANCE WITH OAKLAND COUNTY HEALTH DIVISION GUIDELINES. THE MYFAST 1.0 UNIT REQUIRES ROUTINE OPERATION AND MAINTENANCE AT LEAST FOUR TIMES ANNUALLY * OR OTHER VERBIAGE AS REQUIRED BY OAKLAND COUNTY. AN OPERATION AND MAINTENANCE MANUAL FOR THIS ALTERNATIVE TECHNOLOGY SYSTEM HAS BEEN DEVELOPED WITH A COPY ON FILE AND AVAILABLE FOR REVIEW AT THE OAKLAND COUNTY HEALTH DIVISION.

OPERATION & MAINTENANCE SCHEDULE:

- QUARTERLY MYFAST 1.0 UNIT INSPECTIONS AS DESCRIBED ABOVE BY A LICENSED CONTRACTOR
- GREASE TRAP TO BE CLEANED EVERY 3 MONTHS OR AS NEEDED
- SEPTIC TANK ARE TO BE PUMPED ONCE EVERY TWO YEARS (OR AS NEEDED)
- COMMERCIAL BIOFILTER IS TO BE CLEANED TWICE A YEAR FOR THE FIRST YEAR AND THEN EVERY TIME THE SEPTIC TANKS ARE PUMPED (OR AS NEEDED)
- AT SAME TIME OF BIOFILTER CLEANING, OBSERVATION PORTS ARE TO BE CHECKED TO VERIFY PROPER FUNCTIONING OF THE SYSTEM



CROSS SECTION A-A SCALE: 1"=10' HORIZONTAL, 1"=2' VERTICAL

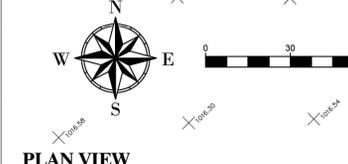
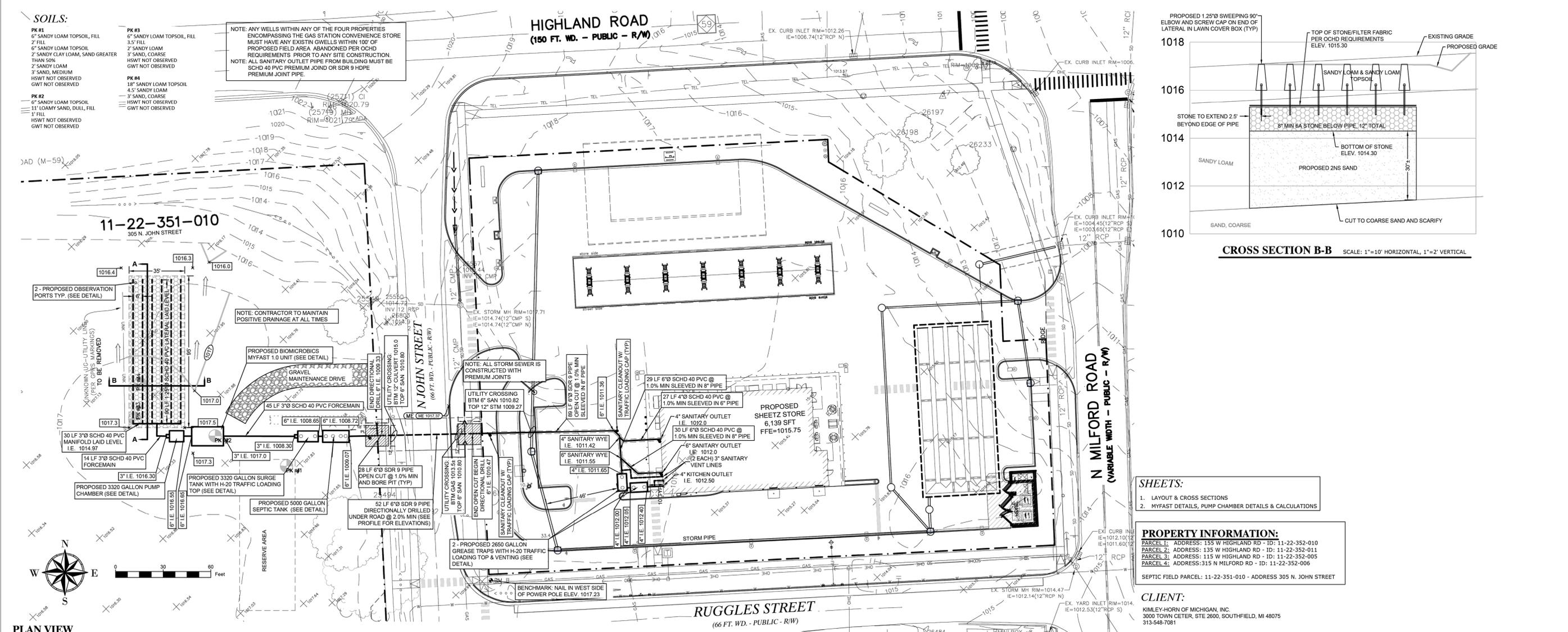


CROSS SECTION B-B SCALE: 1"=10' HORIZONTAL, 1"=2' VERTICAL

SOILS:

- PK #1: 6" SANDY LOAM TOPSOIL, FILL
- PK #2: 11" LOAMY SAND, DULL, FILL
- PK #3: 6" SANDY LOAM TOPSOIL, FILL
- PK #4: 18" SANDY LOAM TOPSOIL
- PK #5: 3" SAND, COARSE
- PK #6: 3" SAND, MEDIUM
- PK #7: 3" SAND, COARSE
- PK #8: 1" FILL

NOTE: ANY WELLS WITHIN ANY OF THE FOUR PROPERTIES ENCOMPASSING THE GAS STATION CONVENIENCE STORE MUST HAVE ANY EXISTING WELLS WITHIN 100' OF PROPOSED FIELD AREA ABANDONED PER OCHD REQUIREMENTS PRIOR TO ANY SITE CONSTRUCTION. NOTE: ALL SANITARY OUTLET PIPE FROM BUILDING MUST BE PREMIUM JOINT PIPE.



- SHEETS:**
- LAYOUT & CROSS SECTIONS
 - MYFAST DETAILS, PUMP CHAMBER DETAILS & CALCULATIONS

PROPERTY INFORMATION:

PARCEL 1: ADDRESS: 135 W HIGHLAND RD - ID: 11-22-352-010
 PARCEL 2: ADDRESS: 135 W HIGHLAND RD - ID: 11-22-352-011
 PARCEL 3: ADDRESS: 115 W HIGHLAND RD - ID: 11-22-352-005
 PARCEL 4: ADDRESS: 315 N MILFORD RD - ID: 11-22-352-006

SEPTIC FIELD PARCEL: 11-22-351-010 - ADDRESS 305 N. JOHN STREET

CLIENT:

KIMLEY-HORN OF MICHIGAN, INC.
 3000 TOWN CENTER, STE 2600, SOUTHFIELD, MI 48075
 313-548-7081

Consulting Civil Engineers
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**SHEETZ HIGHLAND TWP.
 SANITARIAN: FRANK RHODES**
 SHEETZ HIGHLAND TOWNSHIP
 215 N. JOHN STREET, HIGHLAND TOWNSHIP, MI

ISSUE DATES

OCDD	11/1/2024
CLIENT	7/8/2025

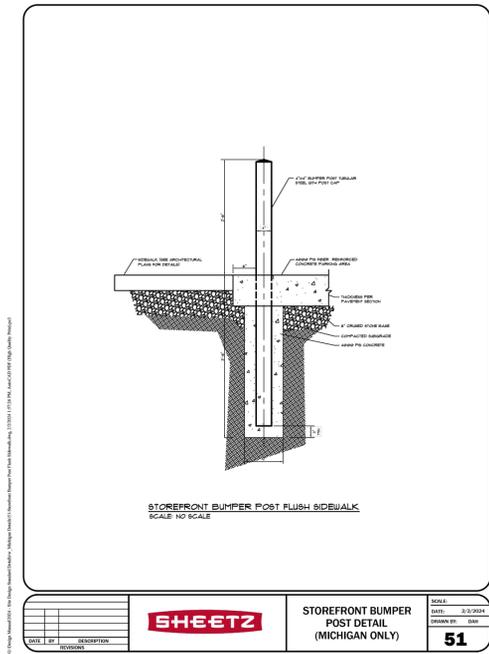
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DESIGNED JFT
APPROVED MCS
P.E. JOB No. 24-492
SCALE AS SHOWN

C4.0

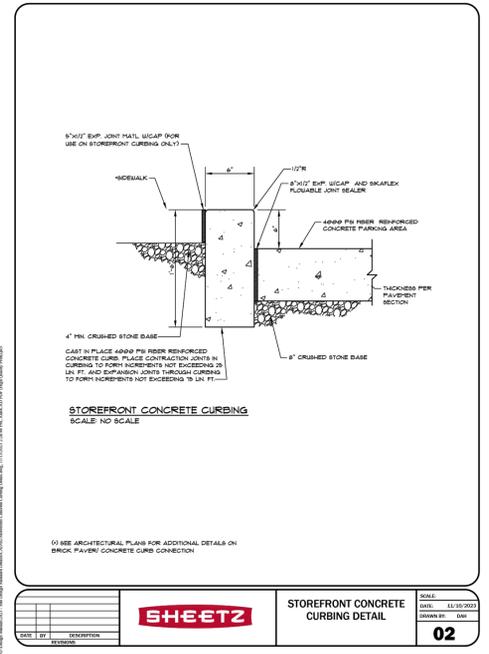
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NOT FOR SUBMITTAL

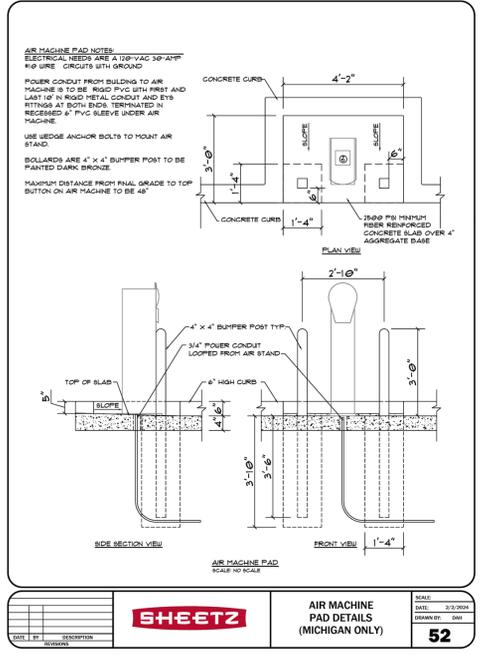
Drawing name: K:\DEL_DEV\68593002_Sheen_Gold_Sheet_Highland_Twp_MV2_Design\CADD\PlanSheets\C5.0 DETAILS.dwg C5.0 Oct 08, 2025 5:16pm by: Lauren Fazio
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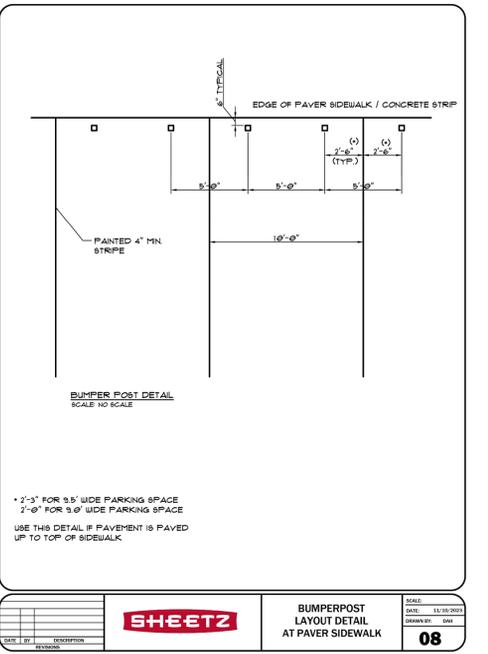
SHEETZ STOREFRONT BUMPER POST DETAIL (MICHIGAN ONLY) **51**



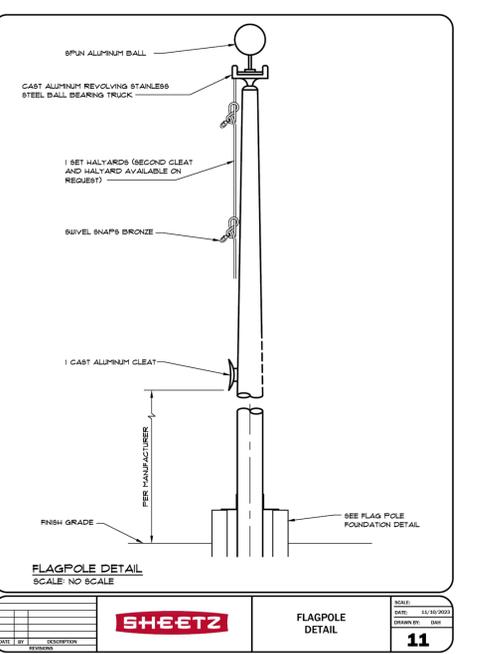
SHEETZ STOREFRONT CONCRETE CURBING DETAIL **02**



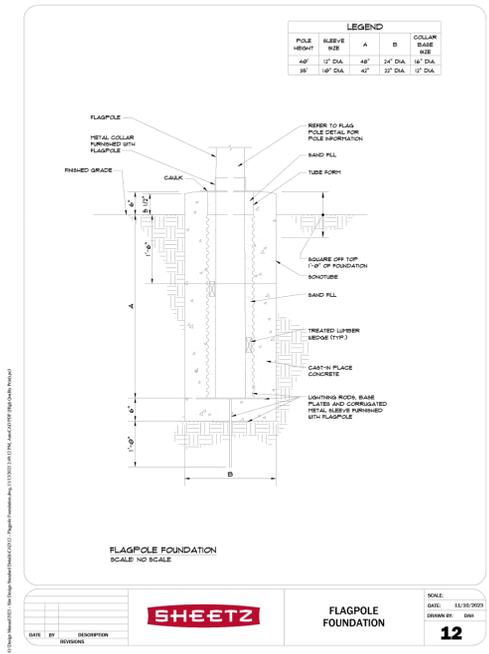
SHEETZ AIR MACHINE PAD DETAILS (MICHIGAN ONLY) **52**



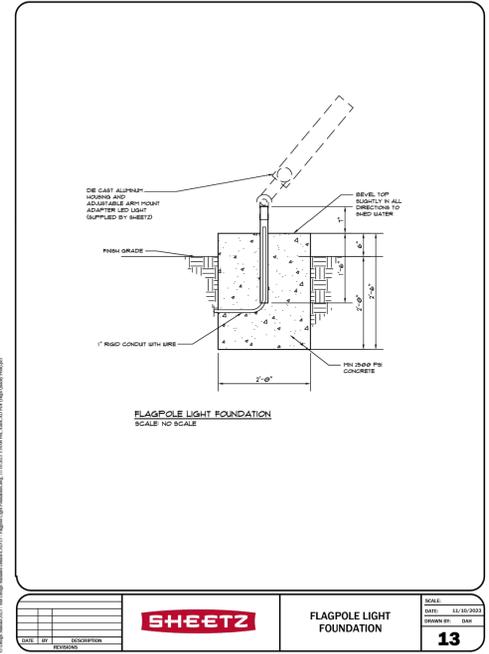
SHEETZ BUMPERPOST LAYOUT DETAIL AT PAVER SIDEWALK **08**



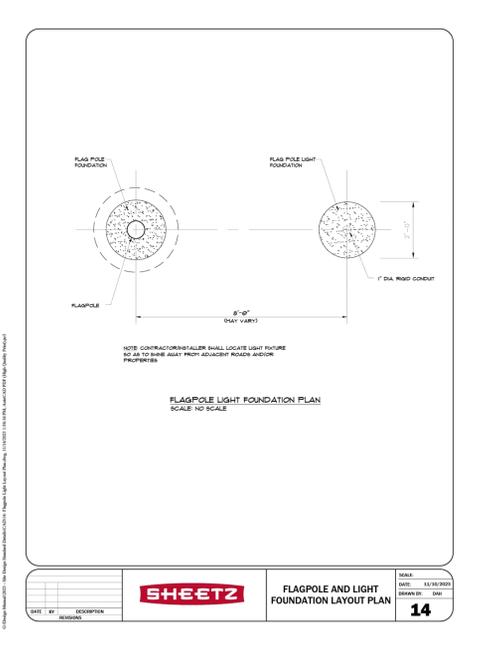
SHEETZ FLAGPOLE DETAIL **11**



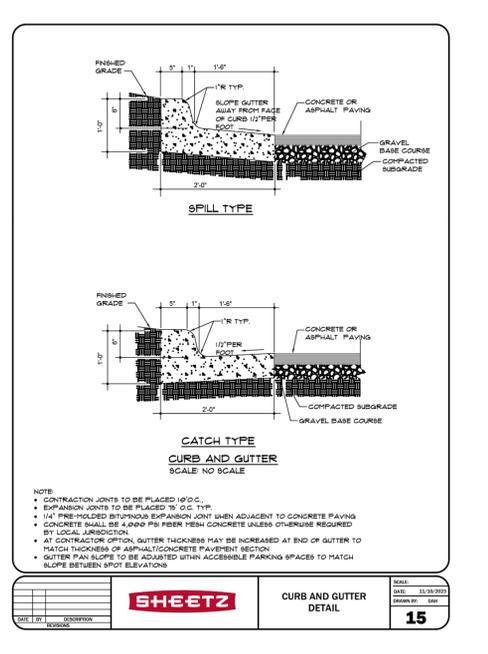
SHEETZ FLAGPOLE FOUNDATION **12**



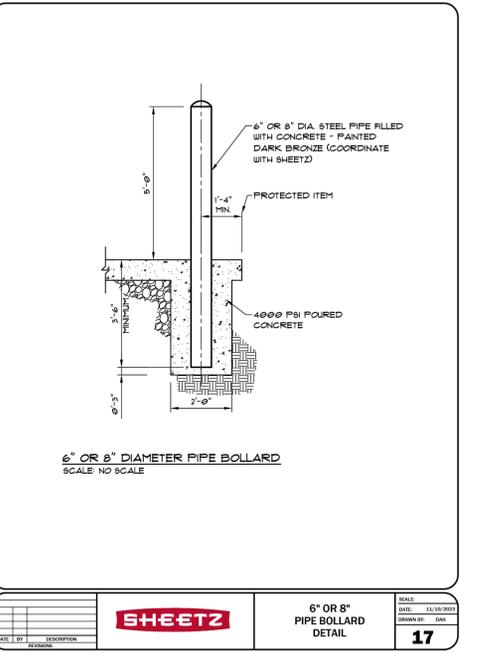
SHEETZ FLAGPOLE LIGHT FOUNDATION **13**



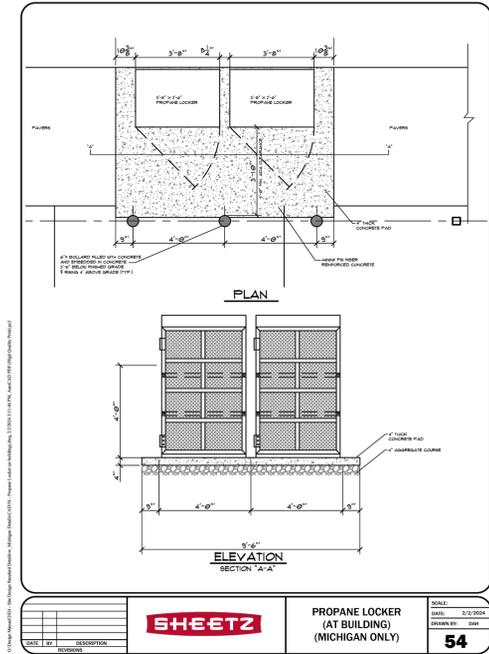
SHEETZ FLAGPOLE LIGHT FOUNDATION LAYOUT PLAN **14**



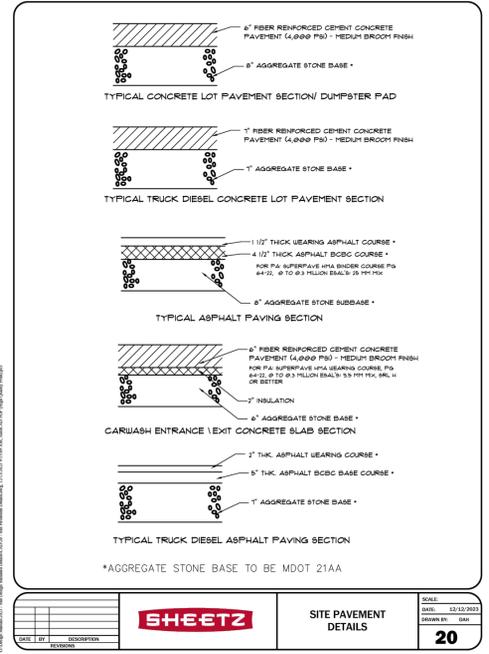
SHEETZ CURB AND GUTTER DETAIL **15**



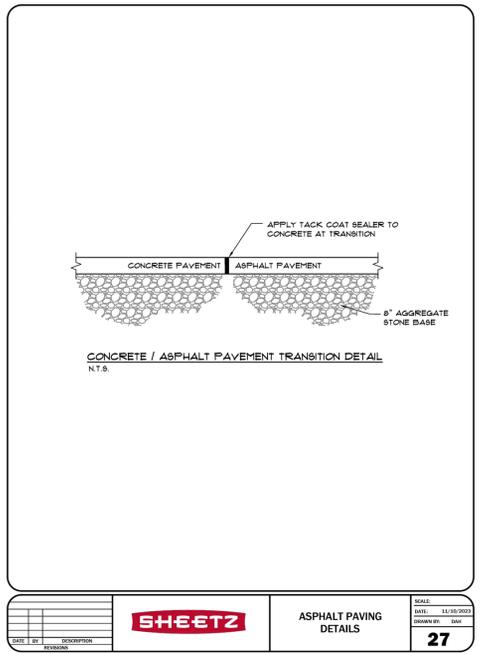
SHEETZ 6" OR 8" PIPE BOLLARD DETAIL **17**



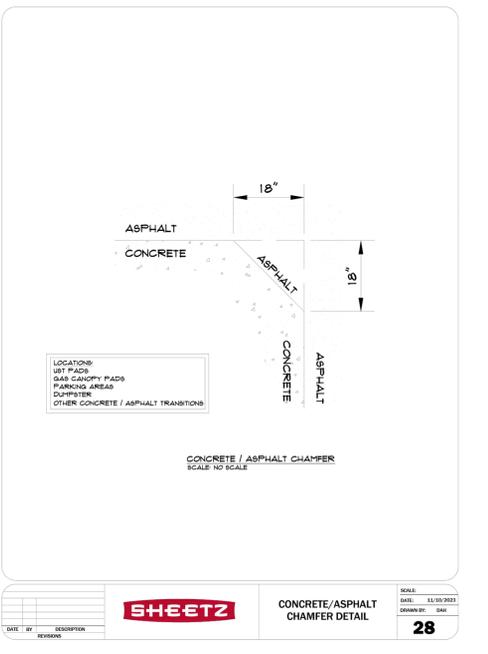
SHEETZ PROPANE LOCKER (AT BUILDING) (MICHIGAN ONLY) **54**



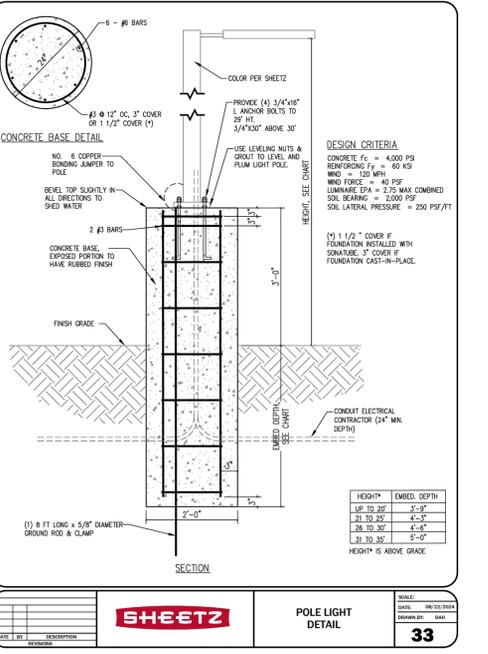
SHEETZ SITE PAVEMENT DETAILS **20**



SHEETZ ASPHALT PAVING DETAILS **27**



SHEETZ CONCRETE/ASPHALT CHAMFER DETAIL **28**



SHEETZ POLE LIGHT DETAIL **33**

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 SOUTHFIELD, MI 48075
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TYLER SMITH
 ENGINEER
 NO. 2201068975
 LICENSED PROFESSIONAL ENGINEER

SHEETZ

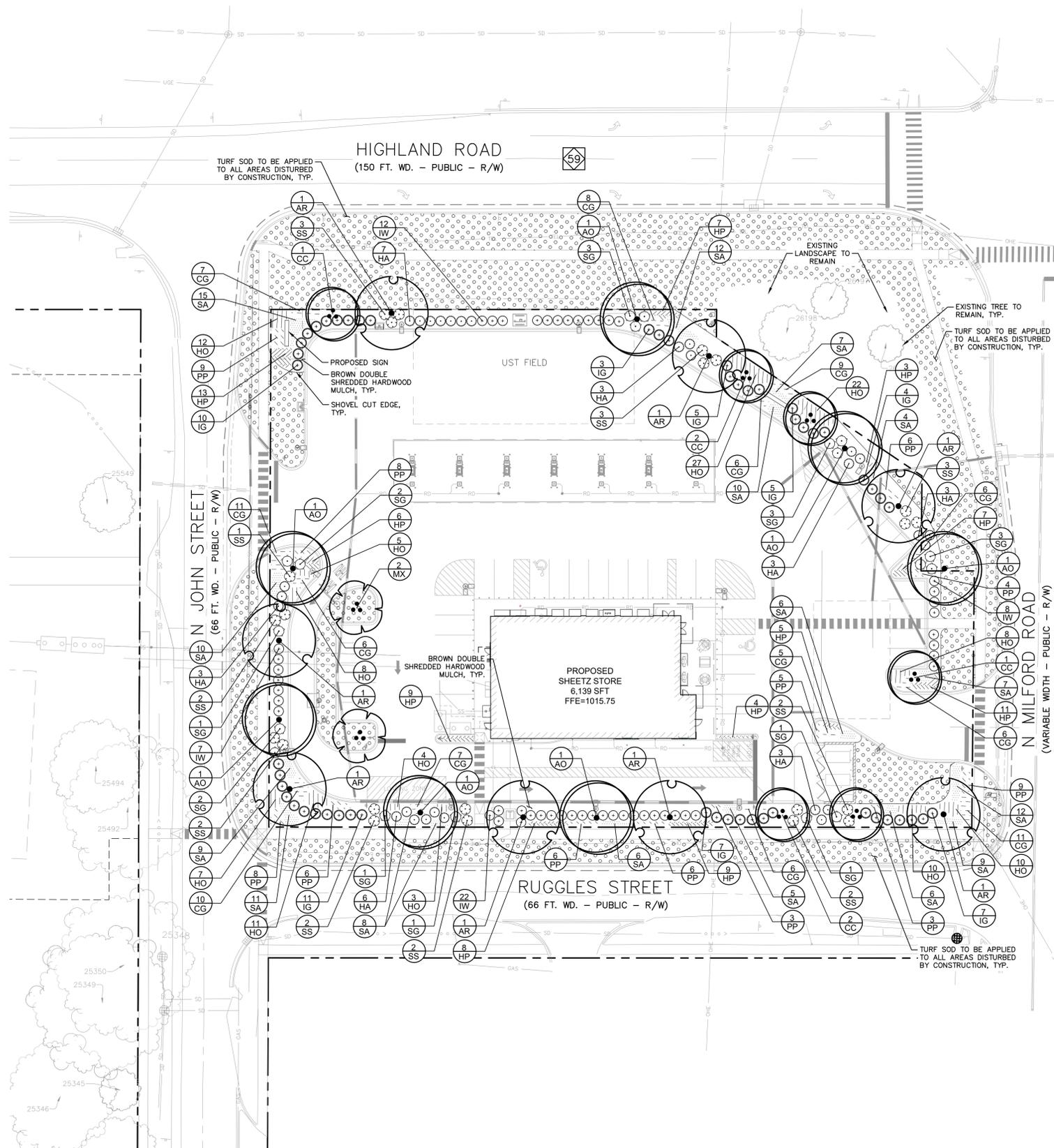
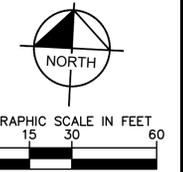
SITE DETAILS

SHEETZ HIGHLAND TOWNSHIP - HIGHLAND RD AND MILFORD RD

ORIGINAL ISSUE: 03/14/2025
 KHA PROJECT NO. 268593002
 SHEET NUMBER **C5.0**

NO.	REVISIONS	DATE
1	REV. PER REVIEW BY TMP - WATER	4/7/25
2	ADD EXISTING GAS SIZE-ELEV	4/21/25
3	REVISED PER TWP/MDOT COMMENTS	5/21/25
4	REVISED PER OCWRC - WATER	5/29/25
5	REVISED PER ENGINEERING COMMENTS	7/7/25
6	REVISED PER ROAD COMMISSION REVIEW	9/29/25
7	REVISED PER SITE PLAN SUBMITTAL	10/28/25

Drawing name: K:\SETL_D3\368593002_SHEET_HIGHLAND_GOLD_SHEETZ_HIGHLAND_TWP_MI_3_Design\A\000\PlanSheets\L1.0_LANDSCAPE_PLAN.dwg L1.0_LANDSCAPE_PLAN.dwg Oct 08, 2025 8:11pm by Laurent Fabre
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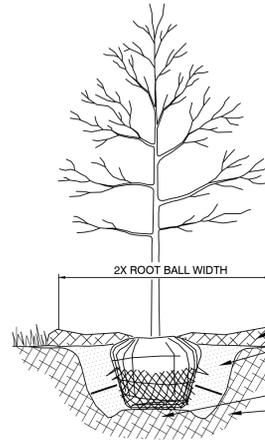
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
LARGE DECIDUOUS TREES						
	AO	7	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	B & B	3"	DBH MIN.
	AR	8	ACER SACCHARUM 'GREEN MOUNTAIN' GREEN MOUNTAIN SUGAR MAPLE	B & B	3"	CAL. MIN.
ORNAMENTAL TREES						
	CC	6	CERCIS CANADENSIS EASTERN REDBUD	B & B	2.5"	CAL. MIN. 8-10' HT. MIN.
	MX	2	MAGNOLIA X 'JANE' JANE MAGNOLIA	B & B	2.5"	CAL. MIN. 8-10' HT. MIN.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
DECIDUOUS SHRUBS						
	HA	28	HYDRANGEA ARBORESCENS 'ANNABELLE' ANNABELLE HYDRANGEA	5 GAL.		18" HT. MIN.
	SG	18	SPIRAEA JAPONICA 'GOLDFLAME' GOLDFLAME JAPANESE SPIREA	5 GAL.		18" HT. MIN.
	SS	22	SPIRAEA JAPONICA 'LITTLE PRINCESS' LITTLE PRINCESS JAPANESE SPIREA	5 GAL.		18" HT. MIN.
EVERGREEN SHRUBS						
	IG	52	ILEX GLABRA INKBERRY HOLLY	B & B		18" HT. MIN.
	IW	49	ILEX VERTICILLATA WINTERBERRY	B & B		24" HT. MIN.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME			
GROUND COVERS						
	CG	98	CHRYSOGONUM VIRGINIANUM GREEN-AND-GOLD			
	HP	82	HEMEROCALLIS X 'PARDON ME' PARDON ME DAYLILY			
	HO	127	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY			
	PP	73	PHLOX PANICULATA GARDEN PHLOX			
	SA	137	SEDUM SPECTABILE 'AUTUMN JOY' AUTUMN JOY STONECROP			
	TS		TURF SOD			

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LANDSCAPE PLAN						
SHEETZ						
SHEETZ HIGHLAND TOWNSHIP - HIGHLAND RD AND MILFORD RD						
ORIGINAL ISSUE: 03/14/2025 KHA PROJECT NO. 268593002 SHEET NUMBER						
L1.0						

Drawing name: K:\DET_DET\368593002_SHEETZ\Gold_Sheetz_Highland_Twp_Milford\Design\368593002_SHEETZ\LANDSCAPE\PLANS.dwg U1: LANDSCAPE NOTES & DETAILS Oct 08, 2025 5:11pm by Laurent Falarone
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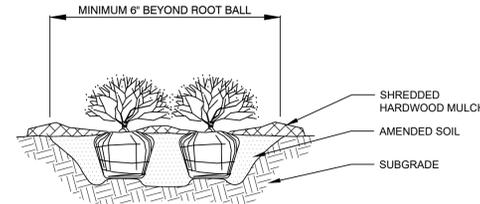
NOTES:



1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL. BACKFILL REMAINDER EXCAVATED SOIL. TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
5. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
7. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NTS



NOTES:

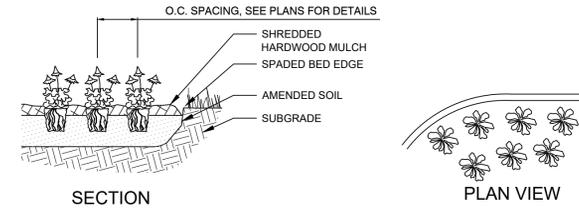
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING

NTS

NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER. SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
4. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
5. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
6. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



3 PERENNIAL PLANTING

NTS

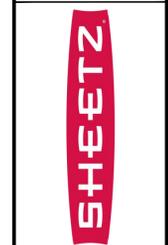
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL DOUBLE SHREDDED HARDWOOD MULCH, DYED BROWN, AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. ALL LANDSCAPE AREAS SHALL HAVE A DEWITT 15-YEAR WEED BARRIER OR APPROVED EQUAL UNDER THE APPLIED MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

4 LANDSCAPE NOTES

NTS

REV. PER REVIEW BY	TWP - WATER	4/7/25	LD
ADD EXISTING GAS SIZE-ELEV	TES	4/21/25	TES
REVISED PER TWP/ADOT COMMENTS	LD	5/21/25	LD
REVISED PER OCWRC - WATER	LD	5/29/25	LD
REVISED PER ENGINEERING COMMENTS	LD	7/7/25	LD
REVISED PER ROAD COMMISSION REVIEW	TES	9/29/25	TES
REVISED SITE PLAN SUBMITTAL	LD	10/6/25	LD
NO. REVISIONS		DATE	BY

SCALE: AS NOTED
DESIGNED BY: TES
DRAWN BY: LDF
CHECKED BY: TES

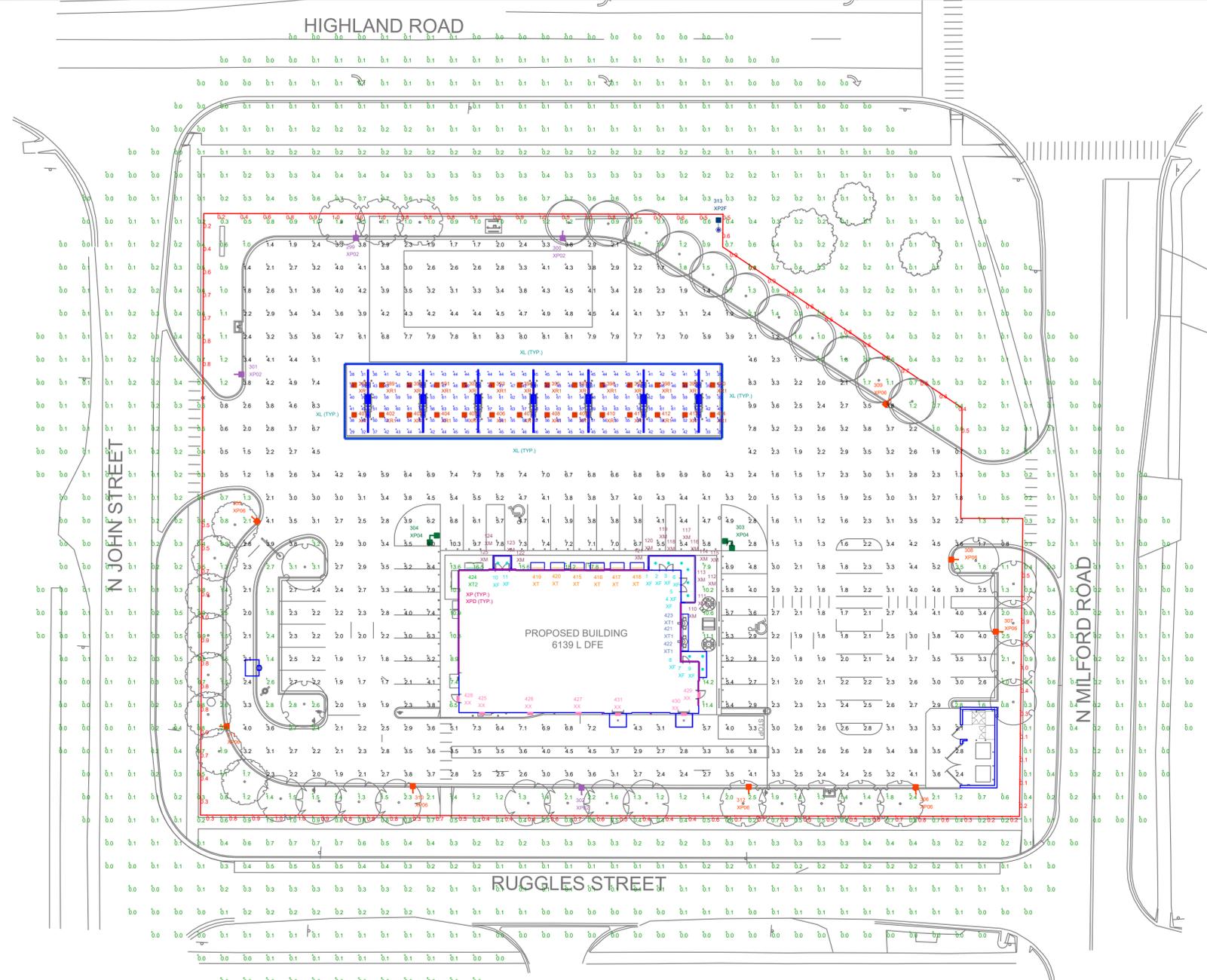


LANDSCAPE NOTES & DETAILS

SHEETZ HIGHLAND TOWNSHIP - HIGHLAND RD AND MILFORD RD

ORIGINAL ISSUE: 03/14/2025
KHA PROJECT NO. 268593002

SHEET NUMBER
L1.1



NOTE:
 - AREA LIGHTS ON NEW 3 FT. POLES MOUNTED ON 20 FT. CONCRETE BASES
 - FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES UNLESS NOTED OTHERWISE.
 - LIGHTS XT & XT1: FIXTURE HEAD TO BE LOCKED IN PLACE AIMING AWAY FROM BLDG.

LUMINAIRE LOCATION SUMMARY			
LUM NO.	LABEL	MTG. HT.	Tilt
1-11	XF	11.33	0
12	XL	18.25	5
13	XL	18.599	5
14	XL	18.948	5
15	XL	19.297	5
16	XL	19.646	5
17	XL	19.995	5
18	XL	20.344	5
19	XL	20.693	5
20-48	XL	18.075	0
49-83	XL	20.875	0
84	XL	18.25	5
85	XL	18.599	5
86	XL	18.948	5
87	XL	19.297	5
88	XL	19.646	5
89	XL	19.995	5
90	XL	20.344	5
91	XL	20.693	5
92-97	XL	18.075	0
98-103	XL	20.875	0
104-109	XL	18.075	0
110-125	XM	12	0
126-298	XP	18	0
299-302	XP02	23	0
303-304	XP04	23	0
305-312	XP06	23	0
313	XP2F	1	172.855
314-386	XPD	18	0
387-400	XR1	18.83	0
401-414	XR1	17.67	0
415-420	XT	13.5	0
421-423	XT1	13.5	0
424	XT2	15	0
425-428	XX	15.42	0
429	XX	11.33	0
430-431	XX	9.33	0

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

CALCULATION SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	48.56	63	28	1.73	2.25
PAVED AREA (MEASURED 5' ABOVE GRADE)	3.56	10.3	0.5	7.12	20.60
PROPERTY LINE	0.63	1.0	0.1	6.30	10.00
UNDEFINED	0.52	18.2	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE											
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	DIMMING FACTOR	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	11	XF	Single	1037	1.000	1.000	B1-U0-G0	13	143	LF Illumination LLC (Ledil)	BULLET MINI-5911-1AA-T-13C-9240-M-DMU-BLACK COLOR 90CRI
	98	XL	SINGLE	136	1.000	1.000	N.A.	4.12	403.76	BLAIR COMPANIES	4 FT. LINEAR STRIP LIGHT (BY OTHERS, SHOWN FOR CONTRIBUTION)
	16	XM	SINGLE	136	1.000	0.700	N.A.	4.12	65.92	Blair Companies	LB-110-00-XX-025-RD[1]FR4-15
	173	XP	Single	305	1.000	1.000	N.A.	3.66	633.18	P-LED	STREET WRAP FLEX BACK BEND 4000K
	4	XP02	Single	9647	1.040	1.000	B1-U0-G3	94	376	LITHONIA LIGHTING	DSX0 LED P4 40K 70CRI T3M MVOLT SPA FAO HS DXXXX
	2	XP04	2 @ 90 degrees	11295	1.040	1.000	B2-U0-G3	93.04	372.16	Lithonia Lighting	DSX0 LED P4 40K 70CRI T4M MVOLT SPA FAO DXXXX
	8	XP06	Single	9717	1.040	1.000	B1-U0-G3	94	752	LITHONIA LIGHTING	DSX0 LED P4 40K 70CRI T4M MVOLT SPA FAO HS DXXXX
	1	XP2F	Single	11830	1.040	1.000	N.A.	100	100	LITHONIA LIGHTING	DSXF2 LED P3 40K 70CRI NSP MVOLT IS DXXXX + MOUNTING POST
	73	XPD	Single	25	1.000	1.000	N.A.	0.305	22.265	P-LED	STREET WRAP FLEX BACK BEND 4000K
	28	XR1	Single	18730	1.040	0.731	B4-U0-G2	99	2772	Lithonia Lighting	RCNY LED ALO2_50K 90CRI1 SYMF MVOLT BZS DWHXD (SW. POS. 5)
	6	XT	Single	1840	1.000	1.000	N.A.	20	120	SPI Lighting Inc.	SEW12146 5FT L20W AN08 120-277V 4000K SMA PSE OAP6
	3	XT1	Single	1472	1.000	1.000	N.A.	16	48	SPI Lighting Inc.	SEW12146 4FT L16W AN08 120-277V 4000K SMA PSE OAP6
	1	XT2	Single	2208	1.000	1.000	N.A.	24	24	SPI Lighting Inc.	SEW12146 6FT L24W AN08 120-277V 4000K SMA PSE OAP12
	7	XX	Single	1921	1.000	1.000	B1-U0-G0	16	112	WILLIAMS OUTDOOR	VWM-HL17/840-TL-DBZ-CGL-DIM-UNV (BRONZE COLOR 80CRI)

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QTY	LABEL	DESCRIPTION
11	XF	BULLET MINI-5911-1AA-T-13C-9240-M-DMU-BLACK COLOR 90CRI



QTY	LABEL	DESCRIPTION
173	XP	STREET WRAP FLEX BACK BEND 4000K
73	XP-D	STREET WRAP FLEX BACK BEND 4000K



QTY	LABEL	DESCRIPTION
4	XP02	DSXO LED P4 40K 70CRI T3M MVOLT SPA FAO HS DXXXX
2	XP04	DSXO LED P4 40K 70CRI T4M MVOLT SPA FAO DXXXX
8	XP06	DSXO LED P4 40K 70CRI T4M MVOLT SPA FAO HS DXXXX



QTY	LABEL	DESCRIPTION
1	XP2F	DSXF2 LED P3 40K 70CRI NSP MVOLT IS DXXXX + MOUNTING POST



QTY	LABEL	DESCRIPTION
28	XR1	RCNY LED AL02_50K 90CRI 1SYM MVOLT 8ZS DWHXD (SW. POS. 5)



BULLET - MINI OUTDOOR RECESSED FIXED DOWNLIGHT WET LOCATION - IP66 LED

PROJECT: [] are metric equivalents

TYPE: [] are metric equivalents

CATALOG NUMBER: [] are metric equivalents

Measurements in [] are metric equivalents

1/2" NPT Adapter w/ Gasket to accept Conduit Connector (By installing contractor) Connect to lower room for connector supply

Integral Driver Compartment

Adjustable 30° - 150° Pressure Fit

7.50" (591)

5.00" (127)

2.72" (69)

DOWNLIGHT

- Recessed fixed downlight
- Die cast aluminum trim
- Fluorescent cool finish

HOUSING

- Extruded aluminum central housing
- Fluorescent cool finish
- Cast and milled in light hood
- Ceiling Cut-Out - 04.85"
- IP66 - changeable optic
- CREE

ELECTRICAL

- Integral LED driver included
- Primary wiring compartment with power supply
- Substitute on aluminum reflector
- Dimmable
- Spring out pressure fit mounting clips
- Adjustable up to 150° max. ceiling thickness

MOUNTING

- Spring out pressure fit mounting clips
- Adjustable up to 150° max. ceiling thickness

LED SOURCE

- Substitutable for well location
- IP66 rated

ORDERING INFO

FINISH	CR/ COLOR	WATTAGE	FINISH
5911-1AA-T	5911-1AA-T	5911-1AA-T	5911-1AA-T

Ordering Example: 5911-1AA-T-19C-8030-N-DMU-SS

STREET WRAP™ FLEX BACK-BEND

Street solution is perfect for adding an extra touch of color to your building! No primary customization or set-up fee. Easy swapping your building quickly and easily.

Specifications:

- Dimensions: 24 and Custom Lengths Available
- Input: 24V
- Operating Temp: -40°F to 45°C
- Mount: 3/8" NPT Back Bend
- Power Supply: PLED 24V
- Protection Grade: IP67
- Start Voltage: Min. 14V

Features:

- Break free track
- 3.28" recessed back-bend design
- Die cast extruded, offset aluminum base and thermal conductive base
- Easy installation
- Applications: street lights, outdoor building and outdoor lighting, and outdoor lighting infrastructure
- UV resistant
- Energy efficient
- Standard color available every 1000' (100m), RGB available every 2500' (250m)

Product Options:

Color	Material	Length	Color Temperature	Beam Angle	Beam Spread	Beam Diameter	Beam Area	Beam Intensity	Beam Spread
White	305K	305K	305K	305K	305K	305K	305K	305K	305K

IMPORTANT WARRANTY INFO

This warranty is void if any cuts are made in the field. Any cuts must be made by Principal LED to maintain warranty.

D-Series Size 0 LED Area Luminaire

Specifications:

- EPA: 0.44 ft² (0.04 m²)
- Length: 26.18" (665 mm)
- Width: 14.06" (357 mm)
- Height H1: 2.26" (57 mm)
- Height H2: 7.46" (190 mm)
- Weight: 23 lbs (10 kg)

Introduction:

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information:

Series	Color Temperature	Color Rendering Index	Beam Angle	Beam Spread	Beam Diameter	Beam Area	Beam Intensity	Beam Spread
DSX0	4000K	90CRI	70CRI	70CRI	70CRI	70CRI	70CRI	70CRI

D-Series DSXF2 LED Floodlight

Specifications:

- EPA @ 90°: 0.8 ft² (0.07 m²)
- Depth: 4.32" (110 mm)
- Width: 12.87" (327 mm)
- Height: 7.83" (199 mm)
- Overall Height: 15.33" (389 mm)
- Weight: 12.0 lbs (5.4 kg)

Introduction:

The D-Series floodlights feature a side-view offering to meet specific every floodlighting need in application. The D-Series flood offers three sizes delivering 3,000 to 27,000 lumens. Available with seven precision spots, three mountings and three color temperatures, D-Series floodlights offer vast design capabilities while delivering significant energy savings and long life.

The DSXF2 delivers 7,000 to 17,000 lumens, meeting a large breadth of illumination requirements for design and renovation when replacing 175W, 250W and 400W HID floodlights. All configurations are assembled in the USA allowing for quick delivery.

Ordering Information:

Series	Performance Package	Color Temperature	CR	Beam Angle	Voltage	Mounting
DSXF2	P1	40K	90CRI	70CRI	120V	120V

RCNY LED Recessed LED Canopy/Ceiling Luminaire

Specifications:

- Width: 11.5"
- Height: 5.9"
- Length: 11.5"
- Weight: 14lb

Introduction:

The RCNY LED recessed luminaire is designed to provide exceptional energy savings and versatility in one fixture. With a compact design the RCNY provides superior illumination while blending into the canopy space seamlessly. The RCNY is unique in that as a recessed canopy it can be installed in both 12" and 16" canopy decks. Features such as Adjustable Lumen Output Dial with 8 Settings and forward throw distribution (ASYC) canopies in the market. Lumen dial and driver are both accessible from below. With up to 15K LPW the RCNY LED delivers up to 80% in energy savings when replacing metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the RCNY LED luminaire provides significant maintenance savings over traditional luminaires. Class 1 Division 2 also available. Wet location junction box available upon request.

Ordering Information:

Series	Package	Color Temperature	CR	Beam
RCNY LED	AL02_50K/90CRI	50K	90CRI	90CRI

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HEADQUARTERS
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Chattanooga, GA 31311

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Toll Free: 800-885-1335
Fax: 818-376-1335

www.illumination.com
Rev: 05/11/23

SOS PROJECT #: 0609.0 MODEL #: REFER TO LIGHTING FIXTURE SCHEDULE FOR MODEL NUMBER AND DESCRIPTION TYPE: XL1

Stonstone Design Studio, LLC, 7400 31st Avenue, North Bergen, NJ 07047, Tel: 201.861.8100

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5911-1AA-T

INSTALLATION ACCESSORIES

Type	Description	Part Number
1	Transparent PC-Caps	A-508M-CAL
2	3.28" x 0.81" aluminum mill finish extrusion for outdoor application	A-508M-FRAL
3	Aluminum mill finish clips for outdoor application - 1.6667" dia	A-508M-CAL

END CAP

Type	Product	Ordering Part Number
1	Silicone End Cap	A-508M-ECG
2a	Silicone Insect Single Gasket	X-C-508-SIC
2b	Silicone Insect Seal	X-C-508-SIC
3	Silicone Gasket	A-508M-GA

WIRING

Single Color Product

RGB Product

STREET WRAP™ FLEX BACK-BEND

INSTALLATION ACCESSORIES

Type	Description	Part Number
1	Transparent PC-Caps	A-508M-CAL
2	3.28" x 0.81" aluminum mill finish extrusion for outdoor application	A-508M-FRAL
3	Aluminum mill finish clips for outdoor application - 1.6667" dia	A-508M-CAL

END CAP

Type	Product	Ordering Part Number
1	Silicone End Cap	A-508M-ECG
2a	Silicone Insect Single Gasket	X-C-508-SIC
2b	Silicone Insect Seal	X-C-508-SIC
3	Silicone Gasket	A-508M-GA

WIRING

Single Color Product

RGB Product

DSXO LED Area Luminaire - EPA

Ordering Information:

Series	Color Temperature	Color Rendering Index	Beam Angle	Beam Spread	Beam Diameter	Beam Area	Beam Intensity	Beam Spread
DSX0	4000K	90CRI	70CRI	70CRI	70CRI	70CRI	70CRI	70CRI

Shield Accessories:

- External Glare Shield (EGSR)
- House Side Shield (HS)

Drilling:

Handhole Orientation:

Tenon Mounting Splitter:

Mounting Type	Splitter	Splitter	Splitter	Splitter	Splitter
DSX0	DSX0	DSX0	DSX0	DSX0	DSX0

DSXF2 LED Floodlight

Mounting, Options and Accessories:

- Adjustable luminaire (fits 2.31" O.D. base)
- 1/2" x 3/8" x 3/8" base
- 1/2" threaded male with 1/2" NPT threaded pipe
- External Shields
- WFF Star by Beamtec
- WFF Star by Beamtec
- FF - Full Star
- Accessories
- VC - Tantal Guard
- DSXF2-T16 Splitter Accessory

RCNY LED Recessed LED Canopy/Ceiling Luminaire

Photometric Diagrams:

Full photometric data report available within 2 weeks from request. Contact tech@lithonia.com.

Performance Data:

Series	Package	Color Temperature	CR	Beam
RCNY LED	AL02_50K/90CRI	50K	90CRI	90CRI

SOS PROJECT #: 0609.0 MODEL #: REFER TO LIGHTING FIXTURE SCHEDULE FOR MODEL NUMBER AND DESCRIPTION TYPE: XL1

Stonstone Design Studio, LLC, 7400 31st Avenue, North Bergen, NJ 07047, Tel: 201.861.8100

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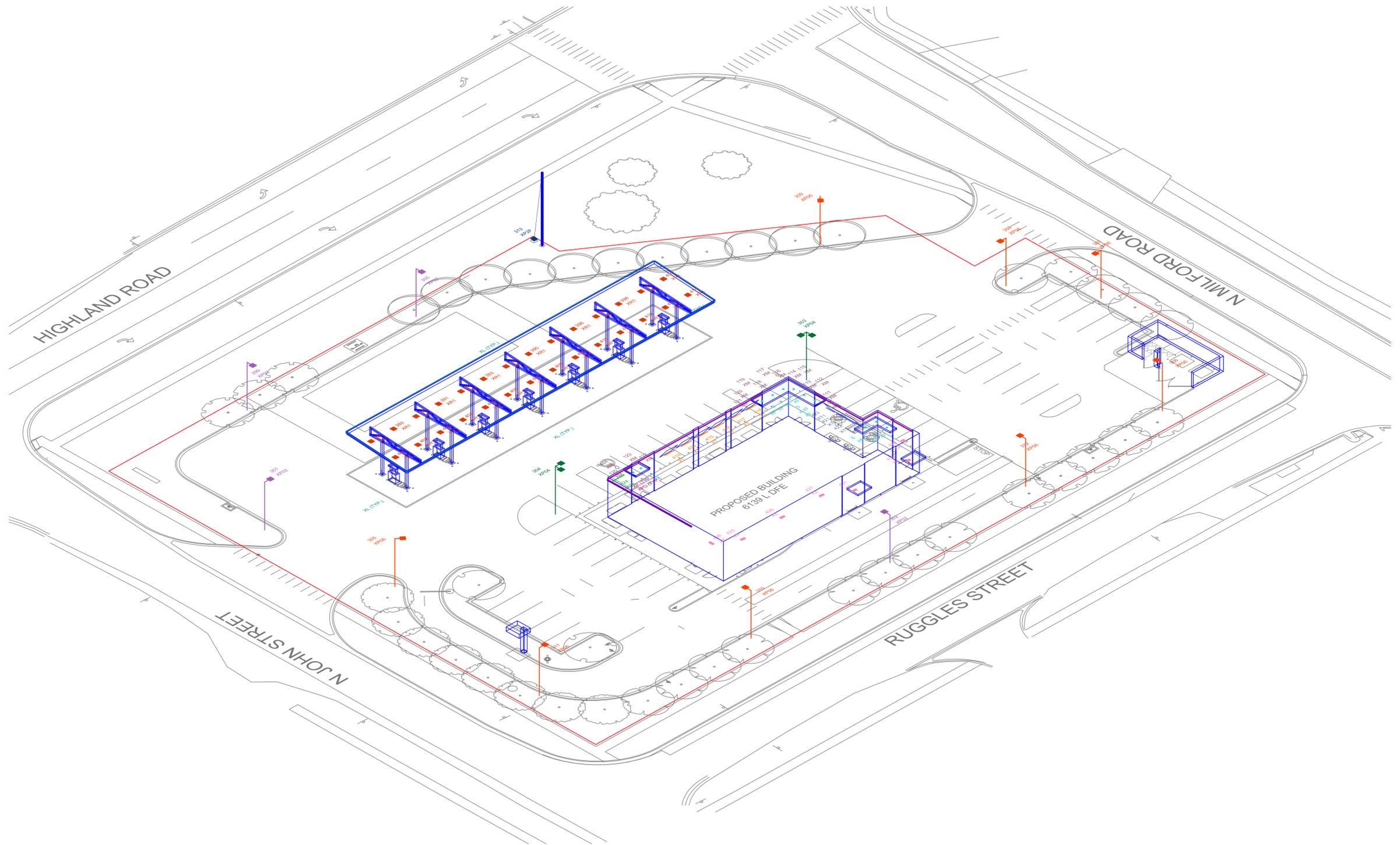
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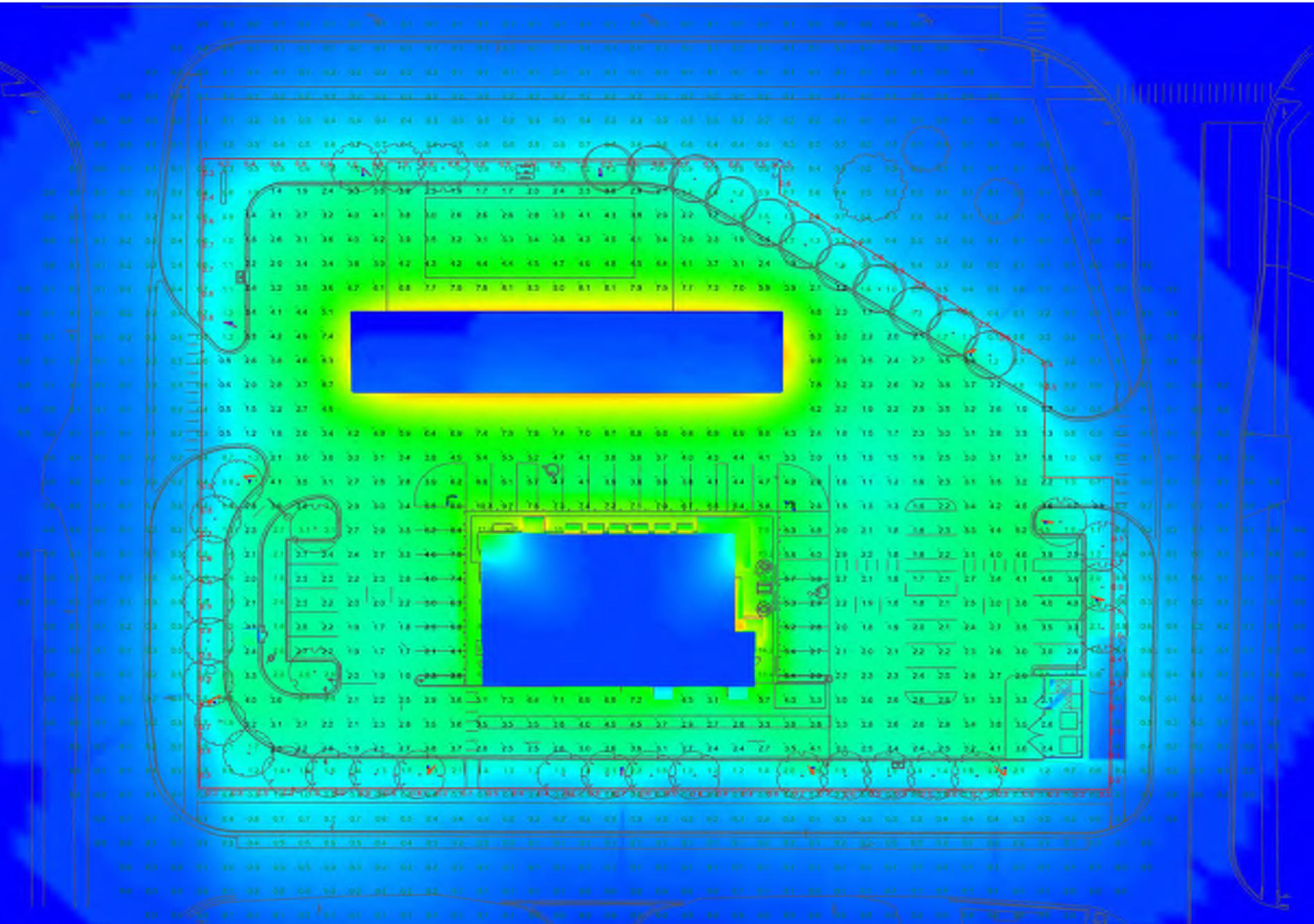
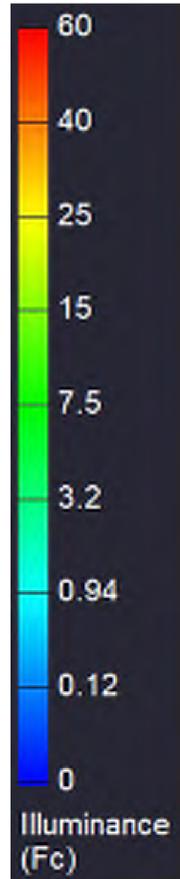
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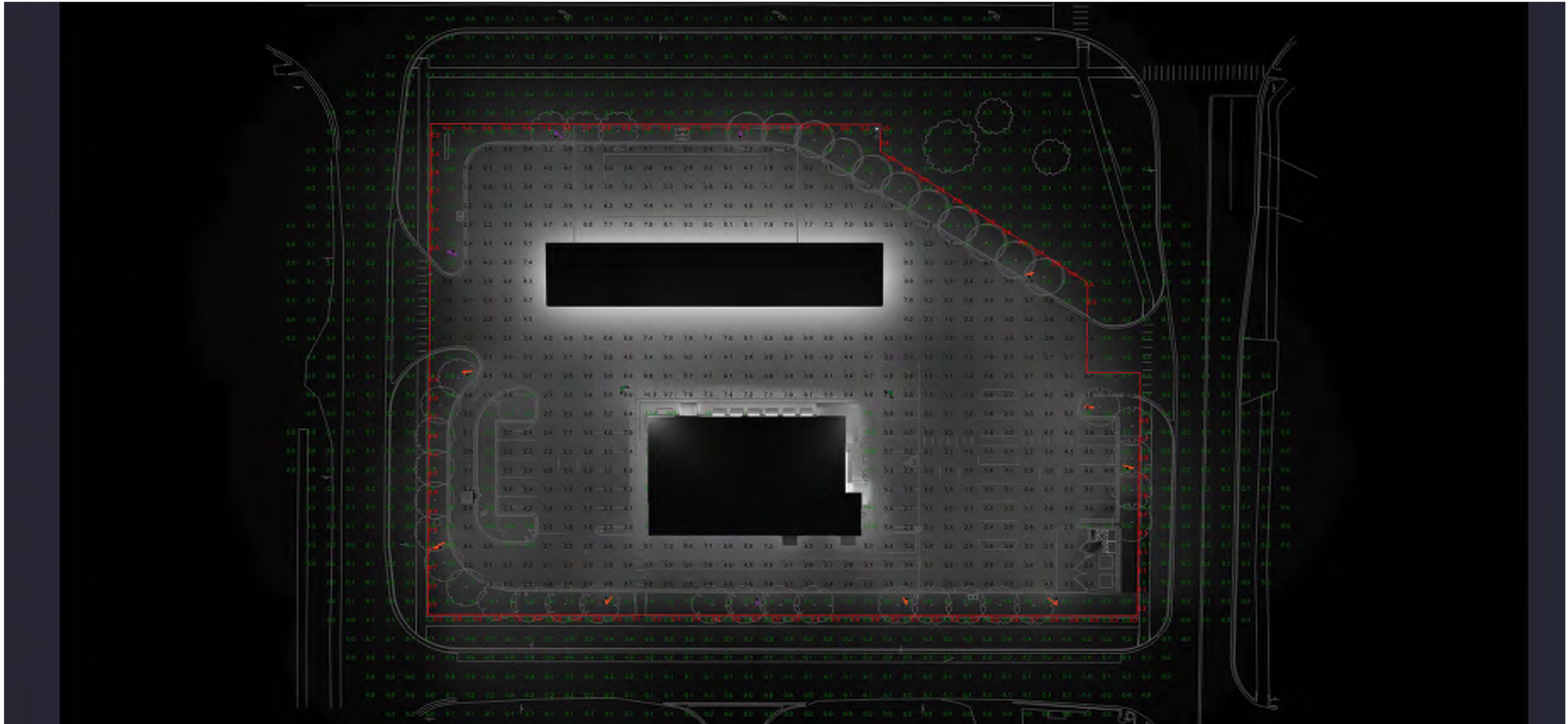
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DOWNLIGHT	
	
STREET WRAP	
	
AREA	
	
FLOOD	
	
CANOPY	
	
WALL MOUNTED	
	
WALL MOUNTED	
	







PROJECT NAME:
NEW SHEETZ STORE

HIGHLAND
MILFORD ROAD

Int. of Milford Road
and Highland Road (M-59)
Highland, MI 48357

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

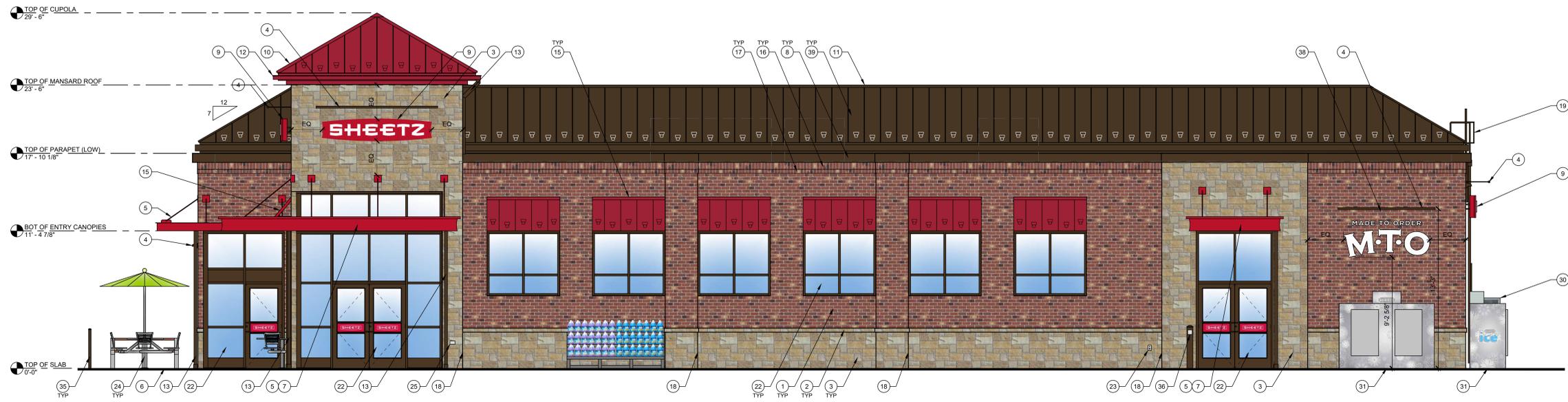
KEYPLAN

ISSUE: 04.01.2024
SITE ID NO: 214559
AUTHOR BY: RJK
REVIEW BY: RJH
VERSION: 6139_v1.6

EXTERIOR
ELEVATIONS

A100

PRELIMINARY ELEVATIONS



1 FRONT ELEVATION
1/4" = 1'-0"

- TYPICAL EXTERIOR ELEVATION NOTES:**
- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
 - FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
 - EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS. GENERAL BUILDING FASCIADE WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STORE.

EXTERIOR ELEVATION KEYNOTES:

- BRICK VENEER, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CAST STONE SILL, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- ANCHORED CAST STONE MASONRY VENEER, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
- ARCHITECTURAL CANOPY, COLOR: REGAL RED, PREMIUM TWO-COAT KYMAR FINISH
- BRICK PAVER WALKWAY
- LIGHTED CURVED FASCIA CANOPY ATTACHMENT
- METAL COPING, COLOR: DARK BRONZE
- WALL MOUNTED BUILDING SIGN, SEE SHEET A200.
- STANDING SEAM METAL ROOF, COLOR: BRITE RED
- MANSARD ROOF, COLOR: DARK BRONZE
- GUTTER, COLOR TO MATCH CUPOLA COLOR
- DOWNSPOUT, COLOR: DARK BRONZE
- DRIVE-THRU WINDOW (IF APPLICABLE)
- METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY, ROOF COLOR: BRITE RED, FRAME COLOR: DARK BRONZE
- BRICK SOLDIER COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- BRICK ROWLOCK COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CONTROL JOINT, SEE MASONRY SPEC
- STEEL ROOF LADDER AND CRANKY POST, COLOR: DARK BRONZE
- STANDARD THROUGH WALL SCUPPER WITH CONDUCTOR HEAD & DOWNSPOUT, COLOR: DARK BRONZE
- OVERFLOW SCUPPER
- ALUMINUM STOREFRONT SYSTEM, SEE A600
- EXTERIOR HOSE BIB, REFER TO PLUMBING DRAWINGS
- OUTDOOR FURNITURE
- ELECTRICAL RECEPTACLE, REFER TO ELECTRICAL DRAWINGS
- ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL DRAWINGS
- HM DOOR AND FRAME, COLOR: DARK BRONZE
- EMERGENCY WATER CONNECTION, REFER TO PLUMBING DRAWINGS
- SEAMLESS ALUM PANEL SYSTEM WITH EXPOSED FASTENERS, COLOR: DARK BRONZE
- PROPANE LOCKER
- ICE MERCHANDISER
- RTI FILLPORT
- STEEL BOLLARD, COLOR: DARK BRONZE
- CO2 FILLPORT
- DECORATIVE ALUMINUM FENCE, COLOR DARK BRONZE
- AUTOMATIC DOOR PUSH PLATE AND BOLLARD, BOLLARD COLOR: DARK BRONZE
- GAS METER AND RISER, REFER TO CIVIL UTILITY PLAN, COLOR: DARK BRONZE
- MTO GRAPHIC DECAL, SEE SHEET A200.
- LIGHT CHANNEL AT PARAPET COPING, SEE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.



2 LEFT ELEVATION
1/4" = 1'-0"



OUTLINE AREA = 14.84 SQ. FT.
BOX AREA = 16.52 SQ. FT.
TYPICAL OF THREE
PROJECTS 7" OFF FACE OF BUILDING

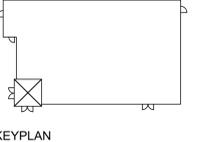
A WALL MOUNTED "SHEETZ" BUILDING SIGN
1/2" = 1'-0"



OUTLINE AREA = 8.38 SQ. FT.
BOX AREA = 21.47 SQ. FT.
TYPICAL OF ONE
PROJECTS 0" OFF FACE OF BUILDING

B WALL MOUNTED "MTO" DECAL
1/2" = 1'-0"

4" HIGH MIN. VINYL ADDRESS NUMBER IDENTIFICATION CHARACTERS FOR GLASS APPLICATION. IN COMPLIANCE WITH IBC 501.2. VERIFY ADDRESS NUMBER BEFORE INSTALLATION



3 REAR ELEVATION
1/4" = 1'-0"

TYPICAL EXTERIOR ELEVATION NOTES:

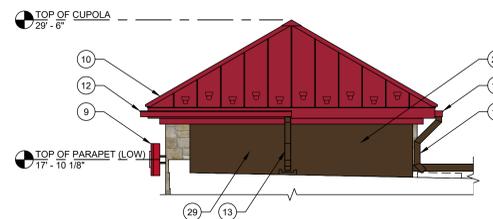
- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS. GENERAL BUILDING FASCIAE WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STORE.

EXTERIOR ELEVATION KEYNOTES:

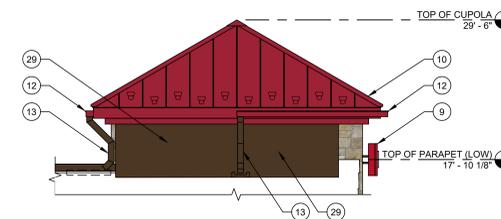
- BRICK VENEER, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CAST STONE SILL, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- ANCHORED CAST STONE MASONRY VENEER, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
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- OVERFLOW SCUPPER
- ALUMINUM STOREFRONT SYSTEM, SEE A600
- EXTERIOR HOSE BIB, REFER TO PLUMBING DRAWINGS
- OUTDOOR FURNITURE
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- GAS METER AND RISER, REFER TO CIVIL UTILITY PLAN, COLOR: DARK BRONZE
- MTO GRAPHIC DECAL, SEE SHEET A200.
- LIGHT CHANNEL AT PARAPET COPING, SEE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.



4 RIGHT ELEVATION
1/4" = 1'-0"



5 CUPOLA ELEVATION FROM ROOF
1/4" = 1'-0"



6 CUPOLA ELEVATION FROM ROOF
1/4" = 1'-0"

PROJECT NAME:
**NEW SHEETZ STORE
HIGHLAND
MILFORD**

Int. of Milford Road
and Highland Road
Highland
Michigan

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

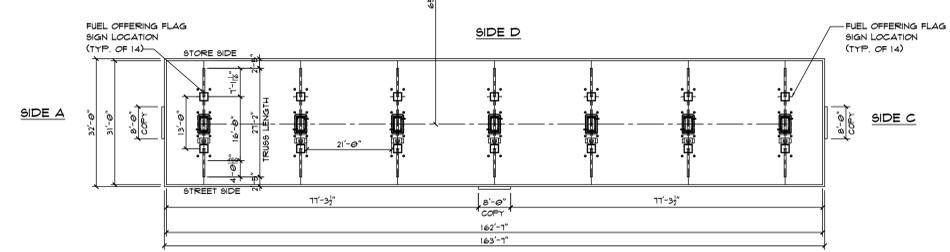
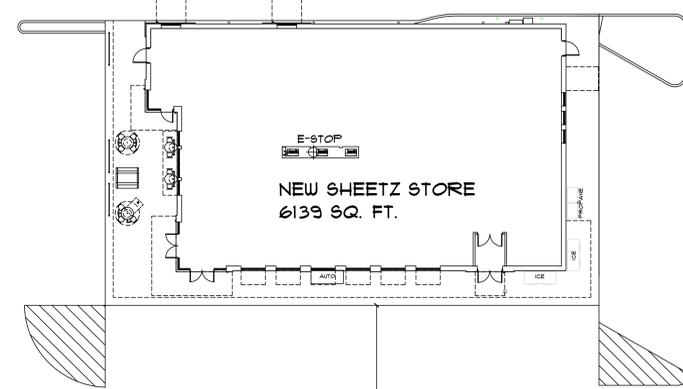
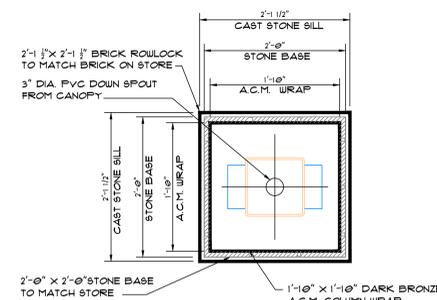
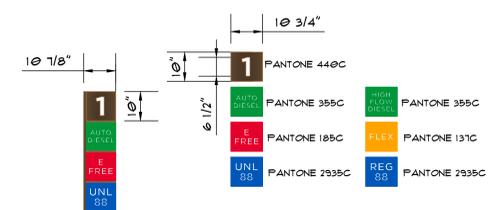
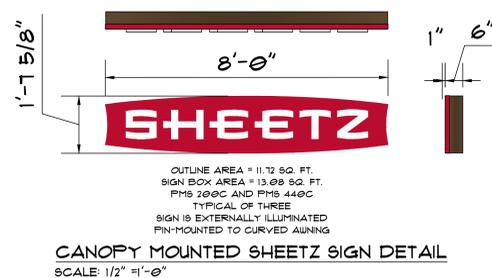
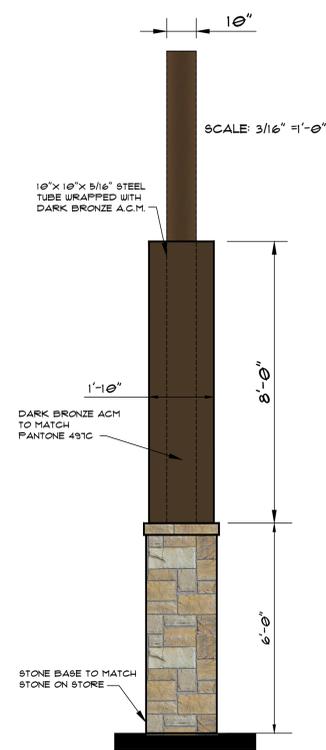
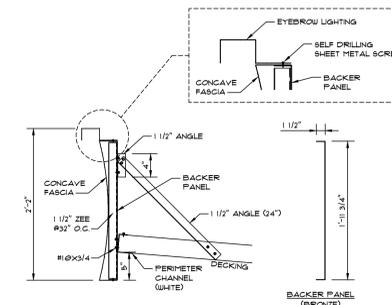
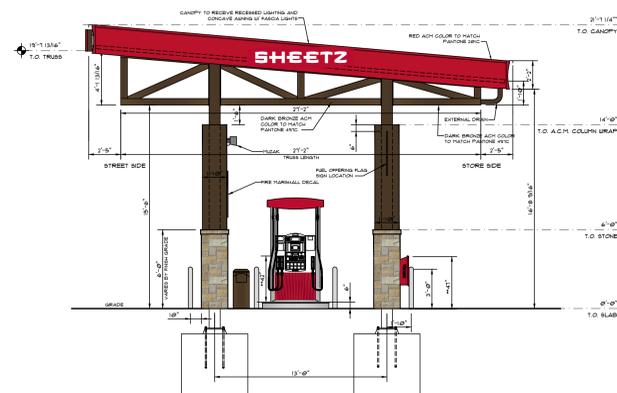
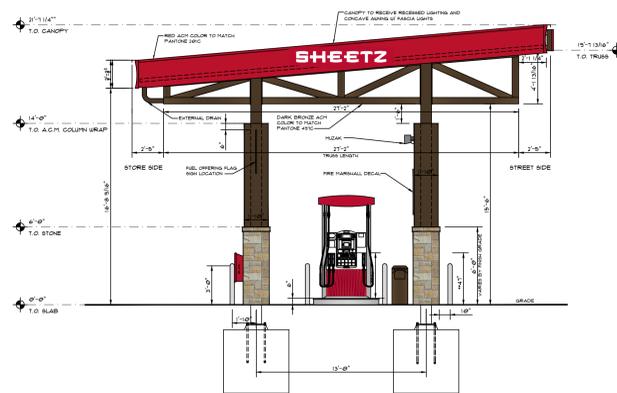
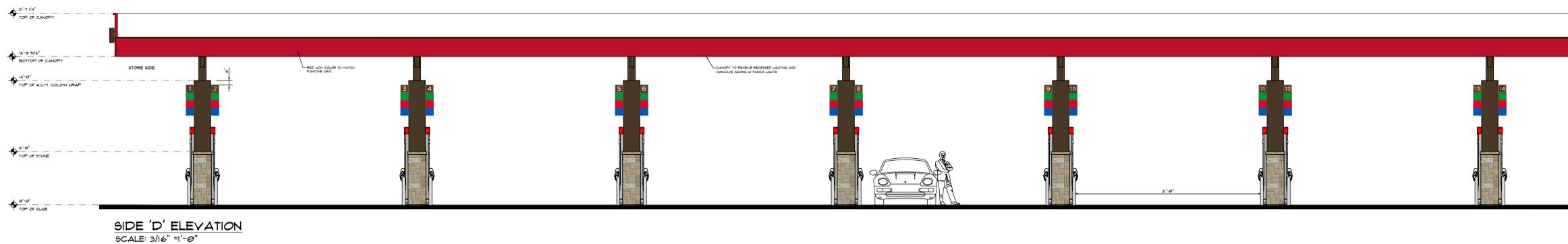
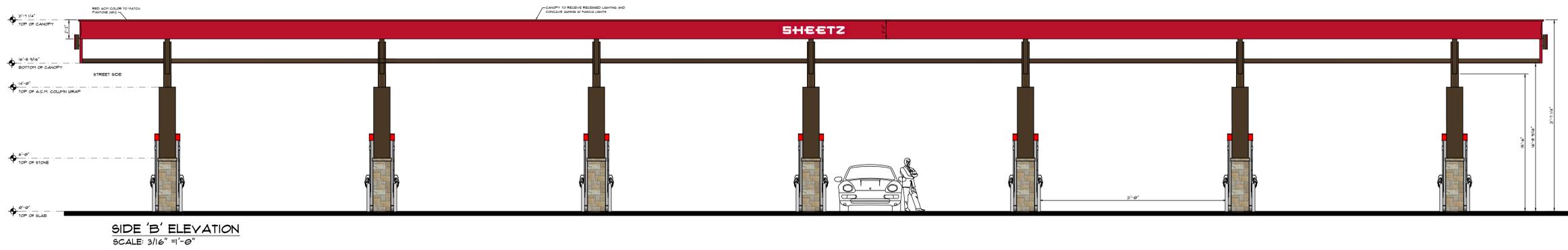


MARK	DATE	DESCRIPTION
NM1	12-19-24	UPDATED PER CURRENT SITE PLAN
DNC	10/07/24	UPDATED PER CURRENT SITE PLAN

ISSUE: **08-01-24**
PROJECT NO:
AUTHOR BY: **DNC**
REVIEW BY:
SHEET TITLE

GAS AWNING

A102



PROJECT NAME:
NEW SHEETZ STORE

HIGHLAND MILFORD

Int. of Milford Road
and Highland Road
Highland
Michigan

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

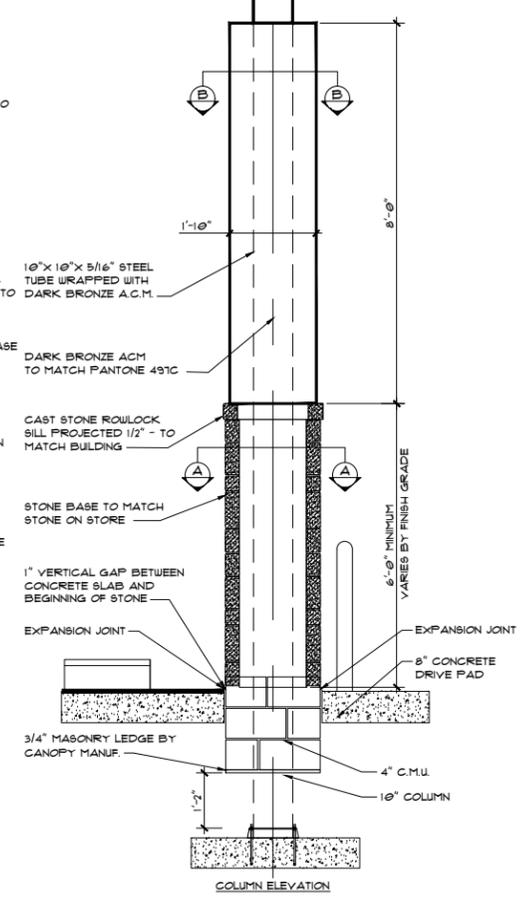
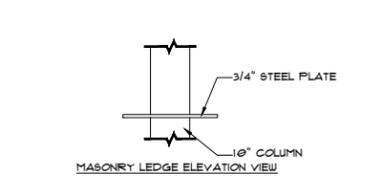
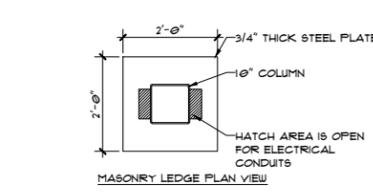
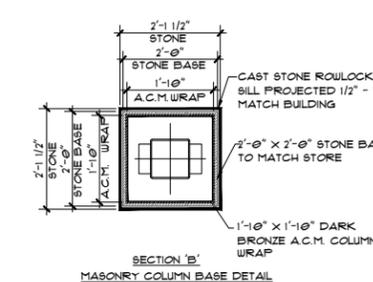
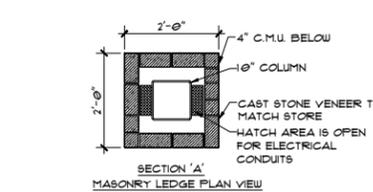
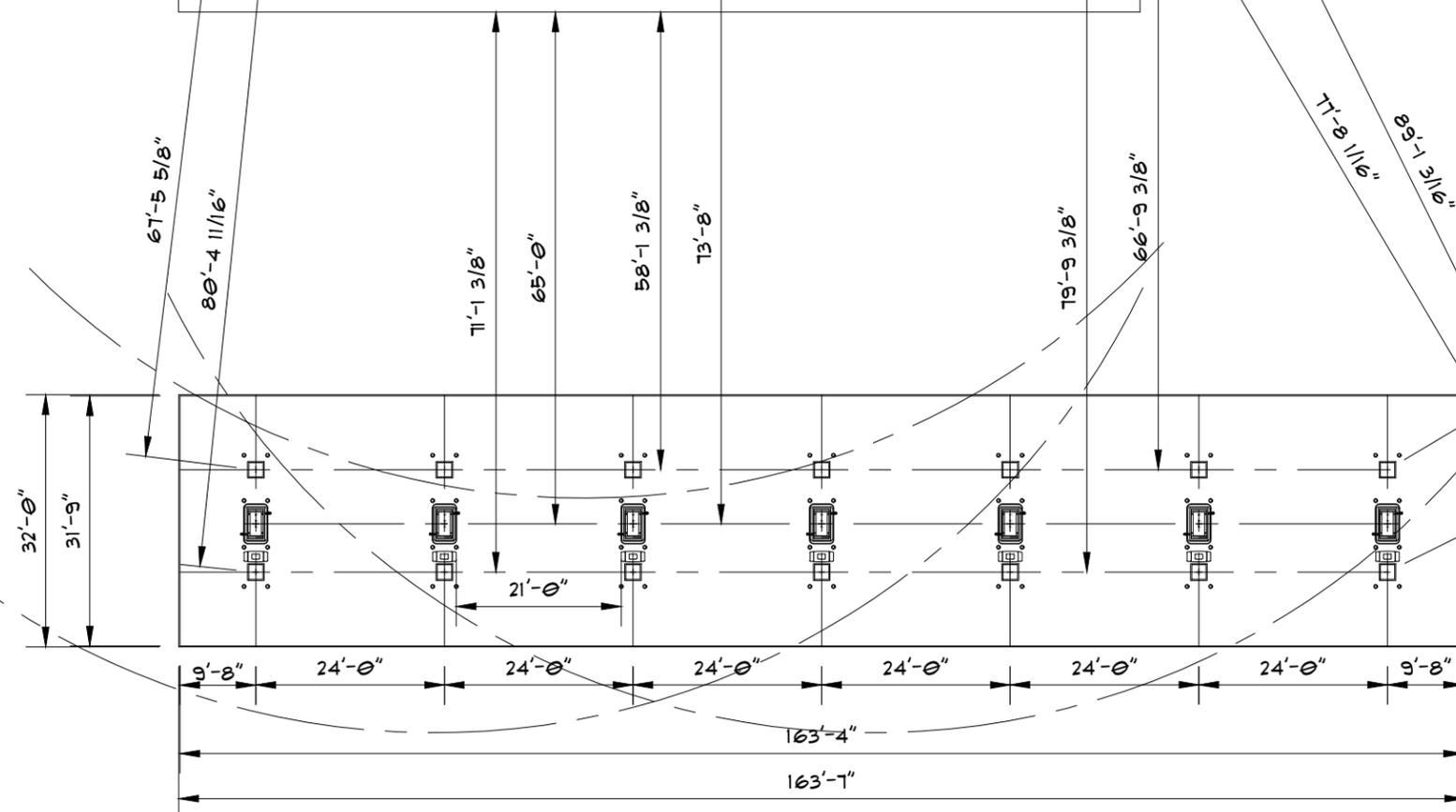
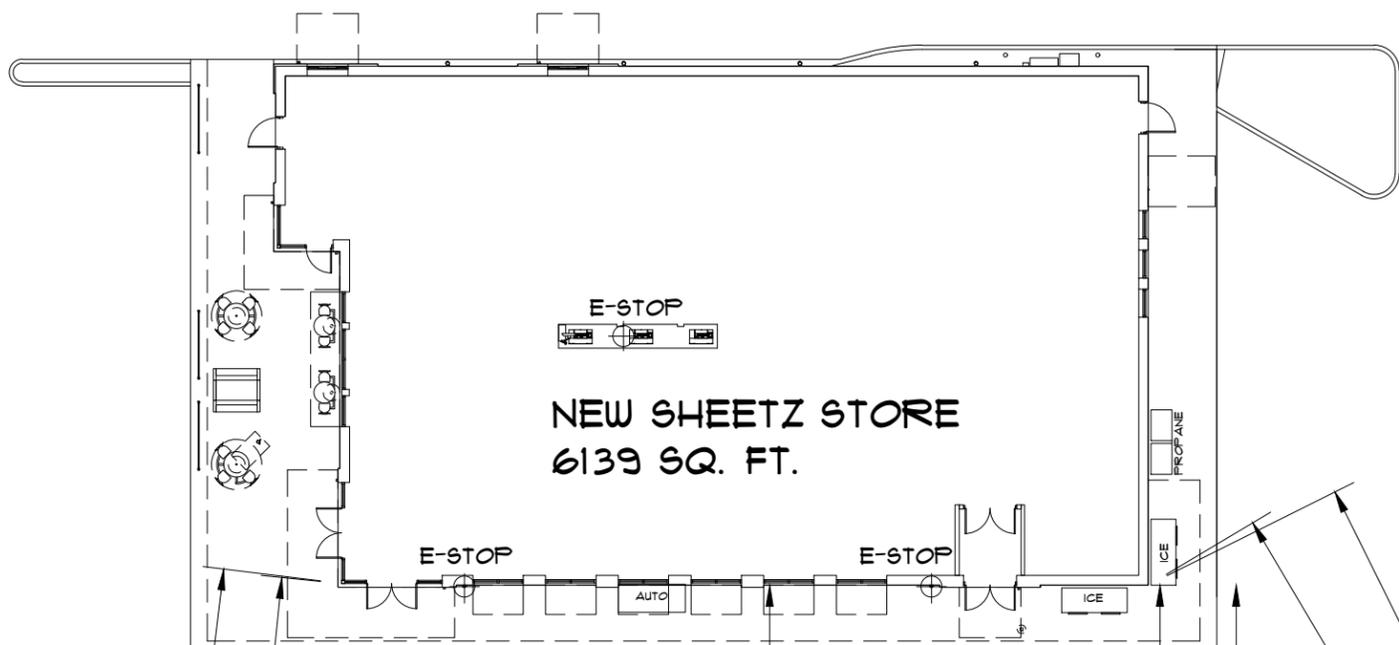


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DNC	10/04/24	UPDATED PER CURRENT PLAN

ISSUE: **08-01-24**
PROJECT NO:
AUTHOR BY: DNC
REVIEW BY:
SHEET TITLE

GAS CANOPY
DETAILS

A103



A.C.M. - ALUMINUM COMPOSITE MATERIAL SPECIFICATION

ALL ACM WILL MEET AAMA 2605-05 STANDARD FOR COLOR RETENTION, CHALK RESISTANCE.

ACM SUPPLIER TO INCLUDE MINIMUM 20 YEAR WARRANTY FOR COLOR RETENTION AND CHALK RESISTANCE THAT INCLUDES REPLACEMENT OF MATERIALS AND LABOR TO INSTALL REPLACEMENT MATERIALS.

ACM THICKNESS REQUIREMENT IS 3MM

ALL EXPOSED FASTENERS SHALL MATCH THE COLOR OF ACM

DARK BRONZE ACM (COLOR MATCH PANTONE 491C)

ALL ACM, SUPPORT FRAMING, AND FASTENERS ARE TO BE SUPPLIED AND INSTALLED BY THE DISPENSER CANOPY MANUFACTURER

STONE SPECIFICATION:

STONE :
TO MATCH BUILDING

STONE SILL :
HEWEN STANDARD SILL COLOR: SIENNA TO MATCH BUILDING

STANDARD A.C.M. COLUMN



SHEETZ, INCORPORATED
 5100 SIXTH AVENUE
 ALTOONA, PA 16602
 (814) 946-3611

NEW SHEETZ STORE "HIGHLAND"

INT. OF MILFORD ROAD
 AND HIGHLAND ROAD
 HIGHLAND, MICHIGAN

SIGNAGE SQUARE FOOTAGE BREAKDOWN

BUILDING ELEVATIONS

SHEETZ SIGN = 16.55 SQ. FT. X 2 = 33.10 SQ. FT.
 MTO VINYL GRAPHIC = 21.44 SQ. FT. X 1 = 21.44 SQ. FT.
TOTAL = 54.54 SQ. FT. 54.54 SQ. FT.

GAS PRICE POLE SIGN

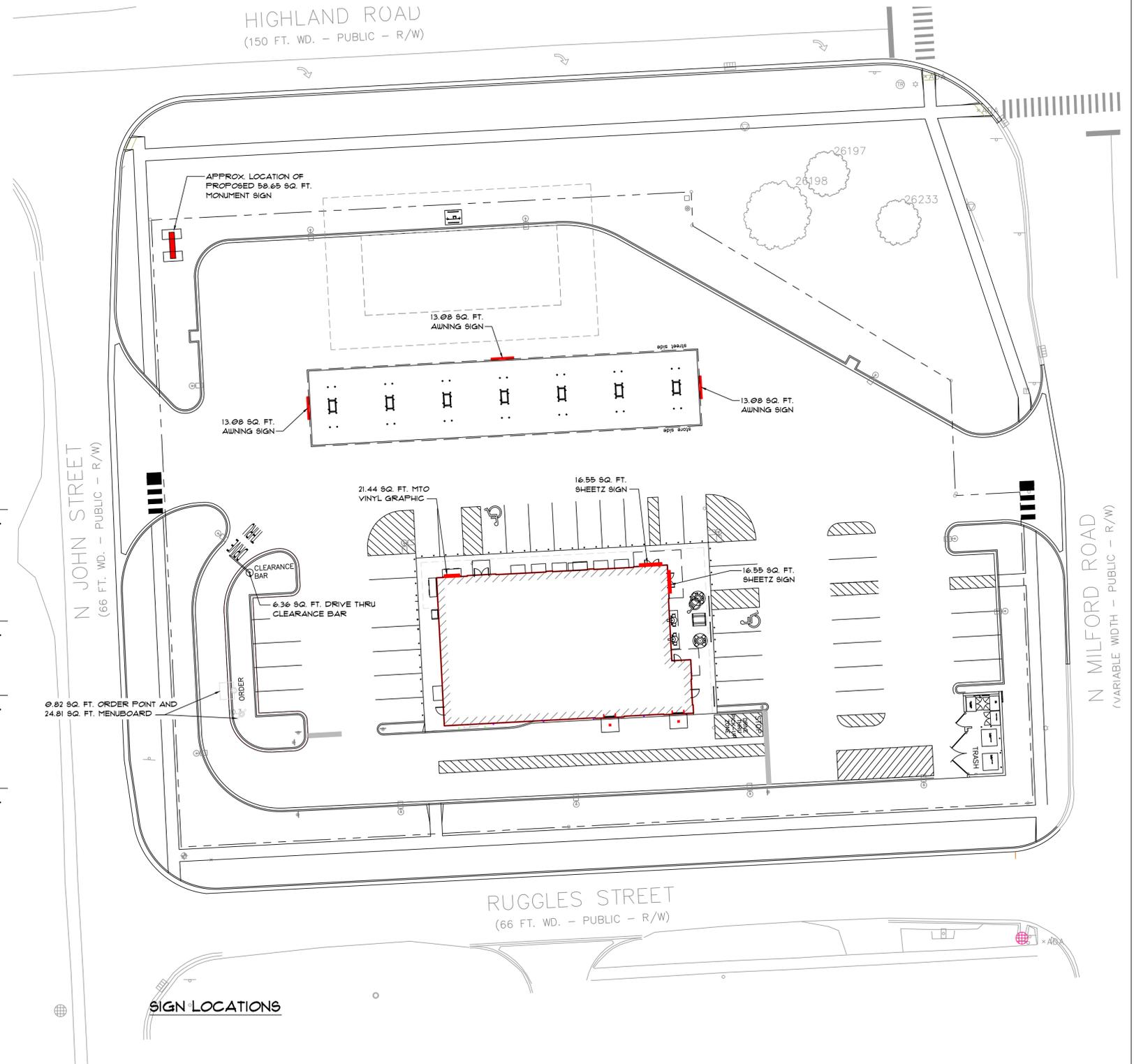
SHEETZ SIGN = 20.44 SQ. FT. X 1 = 20.44 SQ. FT.
 GAS PRICE SIGN = 19.02 SQ. FT. X 1 = 19.02 SQ. FT.
 INFORMATIONAL SIGN = 17.42 SQ. FT. X 1 = 17.42 SQ. FT.
 CITY SEAL = 1.71 SQ. FT. X 1 = 1.71 SQ. FT.
TOTAL = 58.65 SQ. FT. 58.65 SQ. FT.

GAS CANOPY AWNING

SHEETZ SIGN AREA = 13.08 SQ. FT. X 3 = 39.24 SQ. FT.
 FUEL OFFERING FLAG AREA = 2.76 SQ. FT. X 14 = 38.64 SQ. FT.
TOTAL = 77.88 SQ. FT. 77.88 SQ. FT.

DRIVE THRU SIGN DETAILS

CLEARANCE BAR = 6.36 SQ. FT. X 1 = 6.36 SQ. FT.
 ORDER POINT SIGNS = 0.41 SQ. FT. X 2 = 0.82 SQ. FT.
 MENUBOARD = 24.81 SQ. FT. X 1 = 24.81 SQ. FT.
TOTAL = 31.99 SQ. FT. 31.99 SQ. FT.



PROJECT NAME:
NEW SHEETZ STORE

HIGHLAND MILFORD

Int. of Milford Road
and Highland Road
Highland
Michigan

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

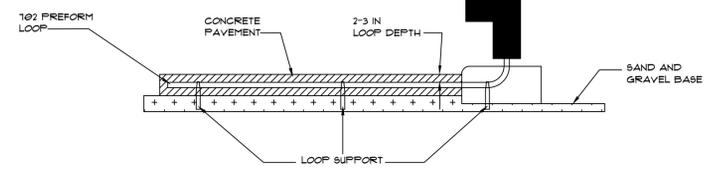
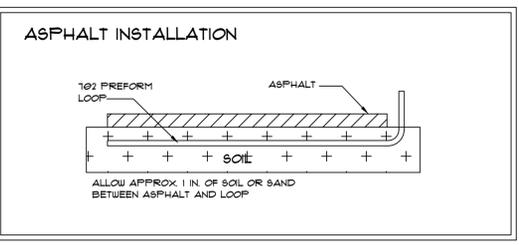
MARK	DATE	DESCRIPTION
NMI 12-19-24		UPDATED PER CURRENT SITE PLAN
DNC 10/07/24		UPDATED PER CURRENT SITE PLAN

ISSUE: **08-01-24**
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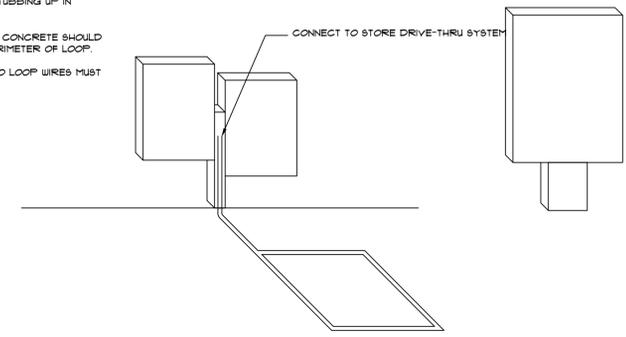
DRIVE THRU
SIGN DETAILS

DT-1

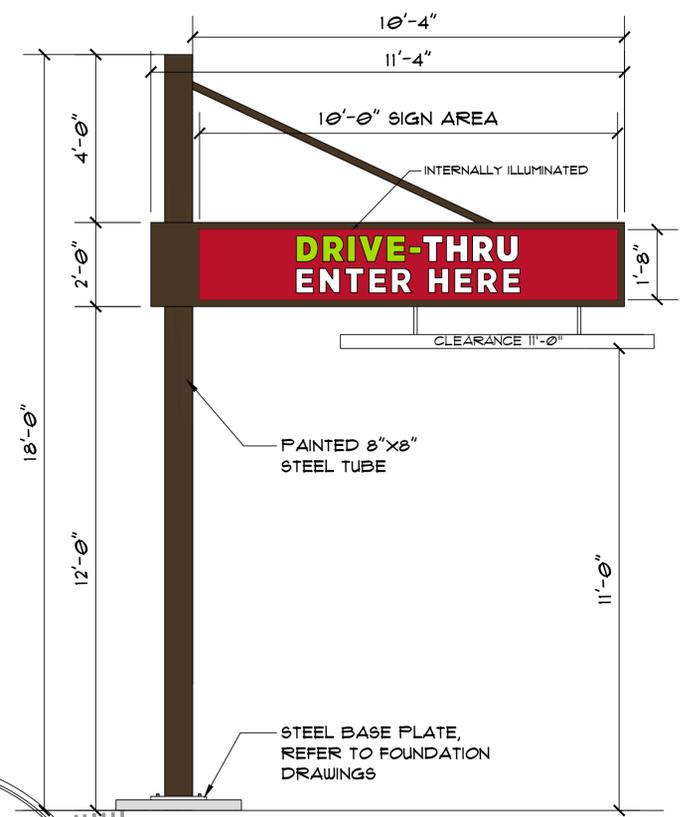
- INSTRUCTIONS
1. POSITION PREFORM LOOP APPROXIMATELY 1'-3" FROM CURB, CENTERED IN FRONT OF THE MENUBOARD OR SPEAKER POST.
 2. LOOP SHOULD BE INSTALLED 2" - 3" BELOW THE SURFACE OF THE PAVEMENT. (5" MAX. DEPTH)
 3. IF INSTALLED IN ASPHALT, COVER LOOP WITH 1" MIN. SOL OR SAND TO PROTECT FROM HOT ASPHALT.
 4. CONNECT LOOP TO 1/2" CONDUIT STUBBING UP IN MENUBOARD/SPEAKER POST.
 5. WIRE MESH OR REINFORCEMENT IN CONCRETE SHOULD BE CUT AWAY IN MIN. OF 6" FROM PERIMETER OF LOOP.
 6. ALL CONNECTIONS AND SPICES TO LOOP WIRES MUST BE SOLDERED.



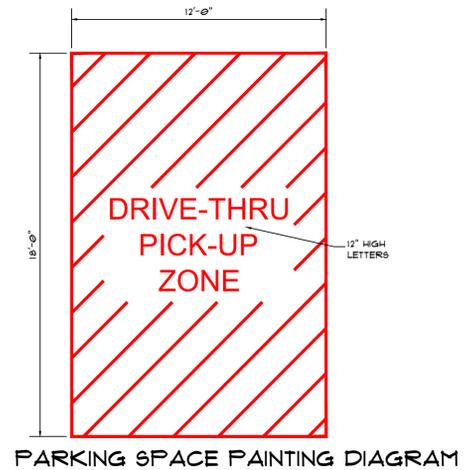
SIDE VIEW INSTALLED
CONCRETE INSTALLATION
NO SCALE



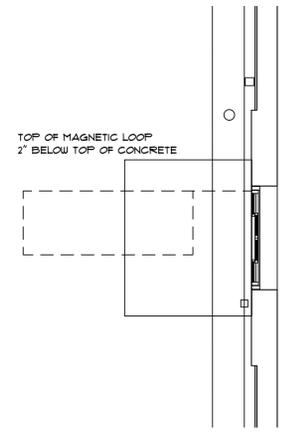
MENUBOARD W/ SPEAKER POST INSTALLATION
NO SCALE



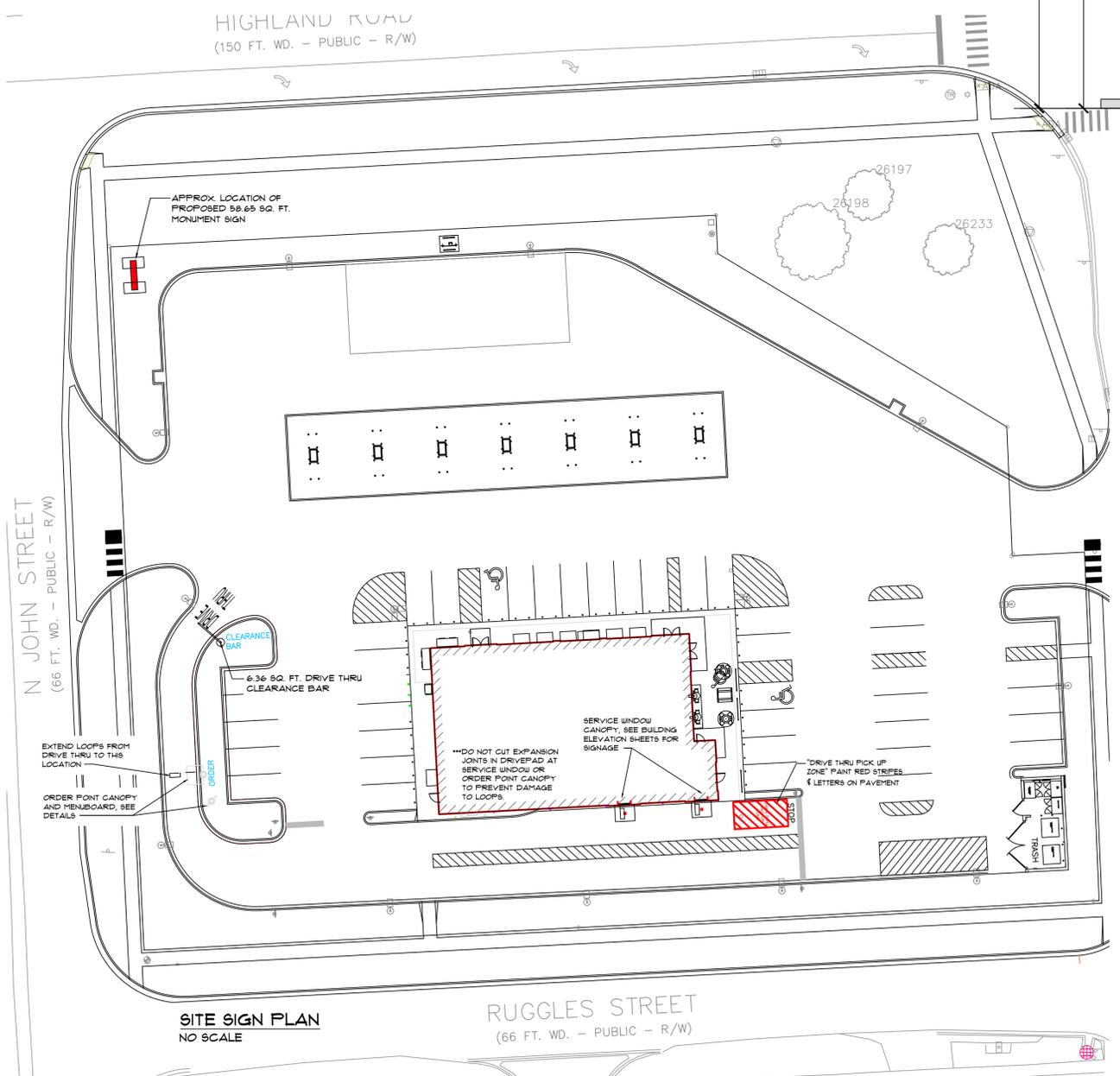
CANTILEVERED CLEARANCE BAR DETAILS
SIGN AREA = 6.36 SQ. FT.



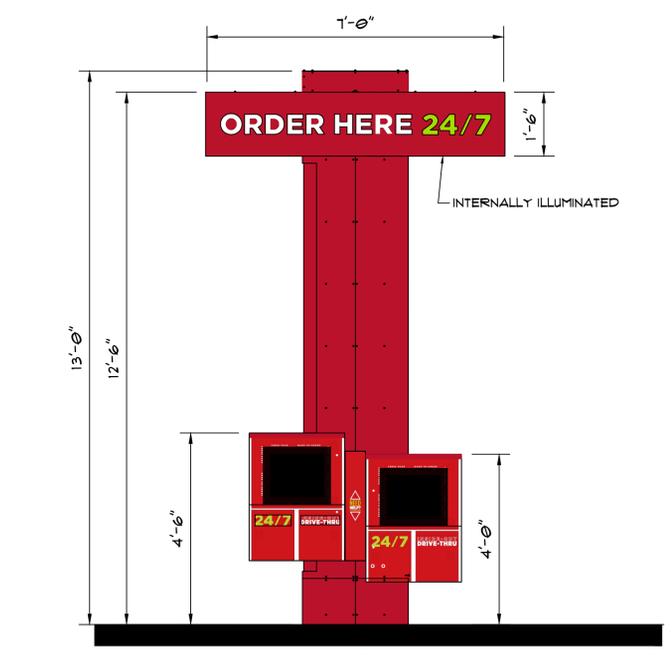
PARKING SPACE PAINTING DIAGRAM



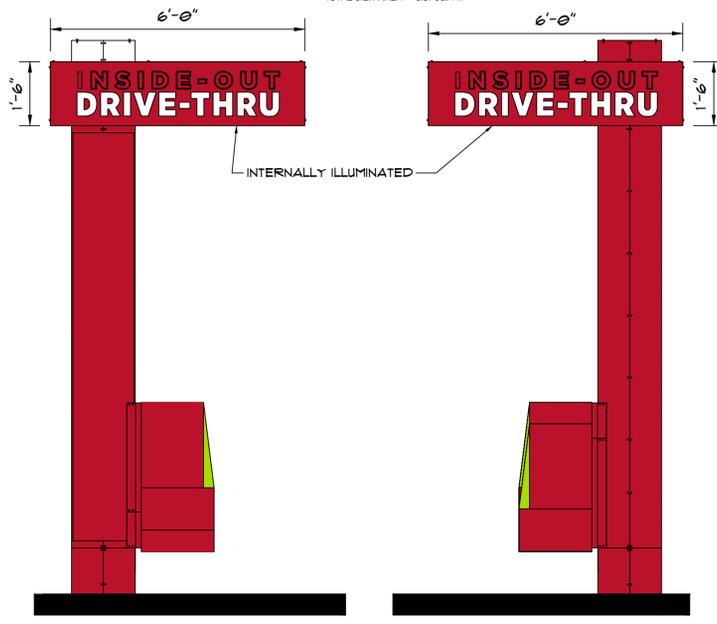
DRIVE THRU WINDOW DETAIL
SCALE 1/2" = 1'-0"



SITE SIGN PLAN
NO SCALE



FRONT ELEVATION
ORDER HERE 24/7 SIGN AREA = 7.39 SQ. FT.
24/7 ORDER POINT SIGN AREA = 41 X 2 = 82 SQ. FT.
TOTAL SIGN AREA = 3.91 SQ. FT.



LEFT ELEVATION
SIGN AREA = 4.69 SQ. FT.
RIGHT ELEVATION
SIGN AREA = 4.69 SQ. FT.
ORDER POINT ELEVATIONS
SCALE: 3/8" = 1' 0"

