LENOX WATERFRONT ESTATES

CITY OF DETROIT

WAYNE COUNTY, MICHIGAN

BENCHMARKS

BM #1
HAND HOLE @ THE N.E. CORNER OF FREUD AVE. AND LYCASTE AVE.
ELEVATION 100.48

BM #2
HAND HOLE @ THE N.E. CORNER OF FREUD AVE AND ST. JEAN AVE.
ELEVATION 99.83

BM #3
ARROW ON HYDRANT @ 200 LYCASTE AVE. (DETROIT EDISON) 25'± SOUTH OF ENTRANCE AND 20'± EAST OF LYCASTE AVE.

ELEVATION 103.078

BM #4
ARROW ON HYDRANT @ 20'± NORTH OF CB #134 ON LYCASTE AVE. AND 20'± EAST OF CENTERLINE OF LYCASTE AVE.
ELEVATION 103.563

BM #5
ARROW ON HYDRANT 230'± SOUTH OF FREUD AVE. AND 20' ± EAST OF CENTERLINE OF LYCASTE.
ELEVATION 103.653

BM #6
ARROW ON HYDRANT 190'± WEST OF LYCASTE AND 20'± NORTH OF CENTERLINE OF FREUD AVE.
ELEVATION 103.081

BM #7
ARROW ON HYDRANT 200'± EAST OF ST. JEAN AND 20'± NORTH OF CENTERLINE OF FREUD AVE.
ELEVATION 102.597

BM #8
ARROW ON HYDRANT 350'± SOUTH OF FREUD AVE. AND 20' ± EAST OF CENTERLINE OF ST. JEAN AVE.
ELEVATION 103.696

BM #9
ARROW ON HYDRANT 23'± SOUTH OF EDISION MH #196 AND 20'± EAST OF CENTERLINE OF ST. JEAN AVE.
ELEVATION 104.006

BM #10
ARROW ON HYDRANT @ PERCISION MARINE SERVICE ON ST. JEAN, 20'± EAST OF CENTERLINE OF ST. JEAN AVE.
ELEVATION 101.534

SITE DATA

ZONED: PD PLANNED DEVELOPMENT DISTRICT

FLOODPLAIN

SUBJECT PROPERTY LIES IN FLOOD ZONE "C" WHICH IS AN AREA OF "MINIMAL FLOODING" PER FLOOD INSURANCE RATE MAP FOR THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN. COMMUNITY–PANEL NUMBER 260222 0035 B
EFFECTIVE DATE: JULY 2, 1981

MUNICIPALITY

CITY OF DETROIT
COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE
DETROIT, MICHIGAN 48226

313–224–2733 BUILDING & SAFETY ENGINERRING DEPT.
313–224–6225 CITY PLANNING COMMISSION
313–224–6380 PLANNING & DEVELOPMENT DEPT.

UTILITY COMPANIES

SBC AMERITECH MICHIGAN
JEFF COLLARD
100 SOUTH MAIN STREET
ROOM 314
MT. CLEMENS, MI 48043–2374
(586) 466–1024

DTE ENERGY
SERVICE PLANNING
HELEN LEE
2000 SECOND AVE. (518 S.B.)
DETROIT, MI 48226
(313) 235–9043
(313) 235–9366 FAX

MICHIGAN CONSOLIDATED GAS
DRAFTING CLERK
MAIN REPLACEMENT TEAM
NOBLE SECOND FLOOR
3200 HOBSON
DETROIT, MI 45201
(313) 577–7236
(313) 577–7061 FAX

COMCAST CONSTRUCTION
RUSTY KEMPER
12775 LYNDON AVENUE
DETROIT, MI 48227–3982
(313) 934–2600 EXT. 440
(313) 934–5782 FAX

DETROIT WATER & SEWERAGE DEPARTMENT
ENGINEERING GROUPS
1420 WASHINGTON BLVD.
SUITE 100
DETROIT, MI 48226
(313) 964–9800
(313) 964–9810 FAX

ENGINEER/SURVEYOR

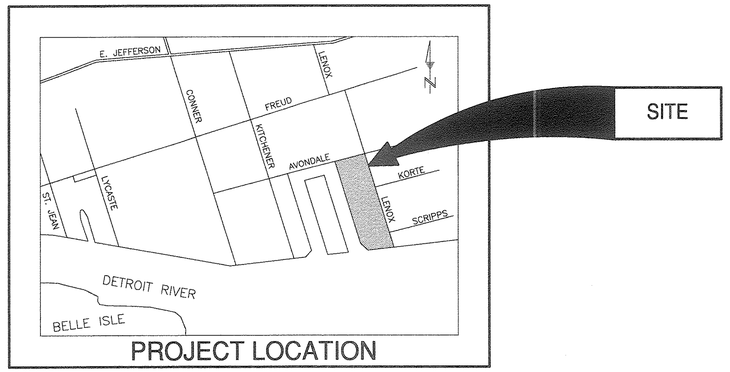
GLA SURVEYORS & ENGINEERS, INC.
9800 ANN ARBOR ROAD WEST
PLYMOUTH, MI 48170
(734) 416–9650
(734) 416–9657 FAX
MR. LEE P. RAUSCH, P.E.
MR. GREG L. ASH, P.L.S.

DEVELOPER/APPLICANT

MORGAN WATERFRONT DEVELOPMENT, L.L.C.
36150 DEQUINDRE
SUITE 600
STERLING HEIGHTS, MI 48310
MR. DENNIS NOWAK
(586) 978–8503
(586) 939–4149 FAX

GENERAL NOTES

1. IN COMPLIANCE WITH PUBLIC ACT 53 OF THE STATE OF MICHIGAN (EFFECTIVE) AUGUST 1, 1974 THE CONTRACTOR SHALL NOTIFY IN ADVANCE OF CONSTRUCTION (72 HOURS/3 WORKING DAYS) ALL PUBLIC AND PRIVATE UTILITY OWNERS HAVE EXISTING FACILITIES IN OR NEAR THE IMMEDIATE WORKING AREA FOR CONVENIENCE. THE KNOWN UTILITY OWNERS ARE LISTED. THIS LISTING DOES NOT , HOWEVER RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF VERIFYING UTILITY LOCATIONS AND NOTIFYING ALL UTILITY OWNERS AND MISS DIG.
PHONE: 1–800–482–7171
2. ALL WATERMAIN TO BE DUTILE IRON CLASS 56 WITH A POLYETHYLENE WRAP IN ACCORDANCE WITH DWSD STANDARDS.
3. ALL WATERMAINS TO BE INSTALLED WITH A MINIMUM OF 5'–0" OF COVER.
4. CONCRETE THRUST BLOCKS SHALL BE PLACED ON ALL FITTINGS.
5. ALL WATERMAIN WORK IS TO BE DONE IN ACCORDANCE WITH DETROIT WATER AND SEWERAGE DEPARTMENT'S STANDARD AND SPECIFICATIONS, PERMIT AND INSPECTION.
6. ROOF DOWNSPOUTS ARE NOT TO BE DIRECTLY CONNECTED TO THE SEWER SYSTEM.



PROJECT LOCATION

UNDERGROUND UTILITIES

72 HOURS
BEFORE YOU DIG
CALL MISS DIG
800–482–7171
(TOLL FREE)

SHEET INDEX

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STORM WATER CALC'S

LEGAL DESCRIPTION

ALL OF LOTS 1 THROUGH 30 AND VACATED KORTE AVENUE (60 FEET WIDE) COINCIDENT WITH THE NORTH LINE OD SAID LOT 30 OF "HENDRIE'S RIVERSIDE PARK SUBDIVISION" OF PART OF PRIVATE CLAIMS 689 AND 131, LYING SOUTH OF JEFFERSON AVENUE, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 49 OF PLATS, PAGE 34, WAYNE COUNTY RECORDS. ALSO LOTS 44, 45, 46 AND THE SOUTH 34.72 FEET OF LOT 43 OF "RIVERSIDE BOULEVARD SUBDIVISION" OF PART OF PRIVATE CLAIMS 689 AND 131 LYING SOUTH OF JEFFERSON AVENUE, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 37 OF PLATS, PAGE 93 WAYNE COUNTY RECORDS. ALSO THE NORTH 570.98 FEET ON THE WEST LINE AND BEING THE NORTH 615.78 FEET ON THE EAST LINE OF THAT PART OF PRIVATE CLAIM 689 LYING SOUTH AND COINCIDENT WITH SAID "HENDRIE'S RIVERSIDE PARK SUBDIVISION". ALSO THE SOUTH 1600.00 FEET OF THE NORTH 2348.96 FEET OF THE EAST 255.00 FEET OF THAT PART OF PRIVATE CLAIM 315 LYING SOUTH OF AND COINCIDENT WITH THE SOUTHERLY LINE OF "ST. CLAIR PARK SUBDIVISION" OF PART OF PRIVATE CLAIMS 315 AND 322 SOUTH OF JEFFERSON AVENUE, AS RECORDED IN LIBER 27 OF PLATS, PAGE 90, WAYNE COUNTY RECORDS. ALSO THAT PART OF PRIVATE CLAIM 315 LYING SOUTHERLY OF SAID "ST. CLAIR PARK SUBDIVISION" DESCRIBED AS THE SOUTH 212.50 FEET OF THE NORTH 2561.46 FEET ON THE WEST LINE AND BEING THE SOUTH 388.41 FEET OF THE NORTH 2737.37 FEET ON THE EAST LINE OF THE EAST 255.00 FEET OF PRIVATE CLAIM 315, ALL OF THE ABOVE SAID PART OF PRIVATE CLAIM 315, ALSO DESCRIBED AS LOTS 130 THROUGH 166 OF "GREYHAVEN" AN UNRECORDED SUBDIVISION. ALL OF THE ABOVE BEING MORE PARTICULARY DESCRIBED AS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 30 OF SAID "HENDRIE'S RIVERSIDE PARK SUBDIVISION" SAID CORNER BEING ON THE WESTERLY RIGHT OF WAY LINE OF LENOX AVENUE (50 FEET WIDE); THENCE S 25°52'00" E 1826.51 FEET ALONG SAID WESTERLY RIGHT OF WAY AND WESTERLY RIGHT OF WAY EXTENDED TO A POINT ON THE DETROIT RIVER HARBOR LINE; THENCE S 82°32'11" W 143.04 FEET ALONG SAID HARBOR LINE; THENCE N 77°38'25" W 324.08 FEET TO A POINT, SAID POINT BEING ON THE WEST LINE OF THE EAST 255.00 FEET OF SAID PRIVATE CLAIM 315 LYING 2561.46 FEET SOUTH OF THE SOUTHERLY LINE OF SAID "ST. CLAIR PARK SUBDIVISION", THENCE N 25°45'00" W 1827.46 FEET ALONG SAID WEST LINE OF THE EAST 255.00 FEET OF PRIVATE CLAIM 315; THENCE N 64°15'00" E 255.00 FEET TO A POINT ON THE EAST LINE OF SAID PRIVATE CLAIM 315; THENCE S 25°45'00" E 1.03 FEET ALONG SAID EAST LINE; THENCE N 64°17'08" E 131.58 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID LENOX AVENUE (50 FEET WIDE) AND THENCE S 25°52'00" E 244.72 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINING 17.57 ACRES OF LAND, MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY OF RECORD, IF ANY.

PROPOSED LEGEND

GV&W
STORM MANHOLE
SANITARY MANHOLE
HYDRANT
CATCH BASIN
STORM SEWER — 12"R —
SANITARY SEWER — 15"S —
WATER MAIN — 8"W —
PIPE FLOW DIRECTION
DRAINAGE DIRECTION
ELEVATION (15.00)

LEGEND

BENCHMARK	B.M.	STORM MANHOLE	
FINISHED FLOOR	F.F.	STORM CATCH BASIN	
FINISHED GRADE	F.G.	SANITARY MANHOLE	
EXISTING	EX.	GATE VALVE & WELL	
FIELD MEASURE	F.M.	DET. EDISON MANHOLE	
INVERT ELEVATION	I.E.	WATER/GAS SHUT OFF	
GAS MAIN	— g —	FIRE HYDRANT	
WATERMAIN	— w —	UTILITY POLE	
STORM SEWER	— r —	POLE OR POST	
SANITARY SEWER	— s —	SIGN	
OVERHEAD WIRES	— OH —	LIGHT	
FENCE		DECIDUOUS TREE	
EX. SPOT ELEVATION	+ 69.0	EVERGREEN TREE	
RECORDED DISTANCE	R.	GUYWIRE	
MEASURED DISTANCE	M.	GAS MARKER	
SET IRON	S.I.	MONITORING WELL	
FOUND IRON	F.I.	SECTION CORNER	
FOUND CONC. MON.	F.C.M.	UTILITY PEDESTAL	
POINT OF BEGINNING	P.O.B.	CULVERT	
TOP OF PIPE	T/P		
TOP OF CURB	T/C		
GUTTER	G		

DWSD SYSTEM ACCEPTANCE	
DESIGNED REVIEWED	DATE
HEAD ENGR–DES.	
CONSTRUCTION INSPECTED:	
HEAD ENGR–FLD.	
PERMIT No.	LS#
MDNR MDPH	D JOB#
R/W#	DRWG/REF# SEWER
	WATER

ISSUED FOR REVIEW ONLY

FILE NO.: 2791	DWG.: ENG SITE PLAN
DESIGNED BY: N/A	SHEET No.
DRAWN BY: S.A.S.	T-1
CHECKED BY: L.P.R.	

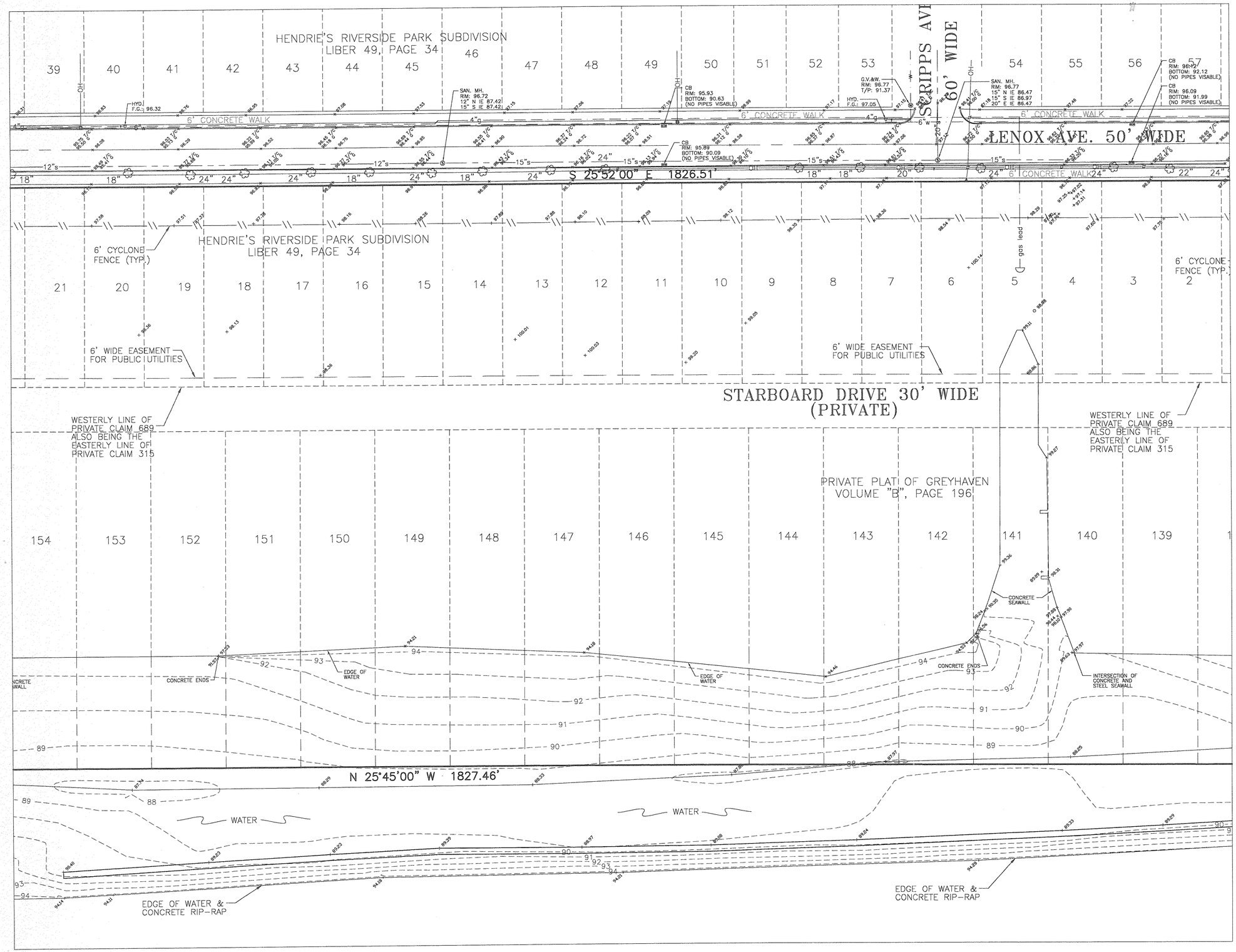
ISSUE DATE	REVISIONS
9/1/06	

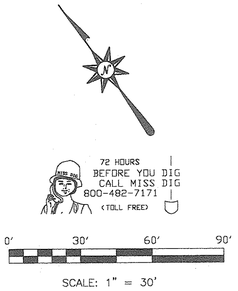
CLIENT:
MORGAN DEVELOPMENT LLC
36150 DEQUINDRE
SUITE 600
STERLING HEIGHTS, MI 48310

GLA SURVEYORS & ENGINEERS
9800 ANN ARBOR ROAD, WEST
PLYMOUTH, MI 48170
PHONE: (734) 416–9650
FAX: (734) 416–9657
www.glasurveyor.com

TITLE SHEET
LENOX WATERFRONT ESTATES
LENOX AVENUE
WAYNE COUNTY, CITY OF DETROIT, MICHIGAN

ENGINEERING CONSTRUCTION PLANS





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PLYMOUTH, MI 48170
PHONE: (734) 416-9650
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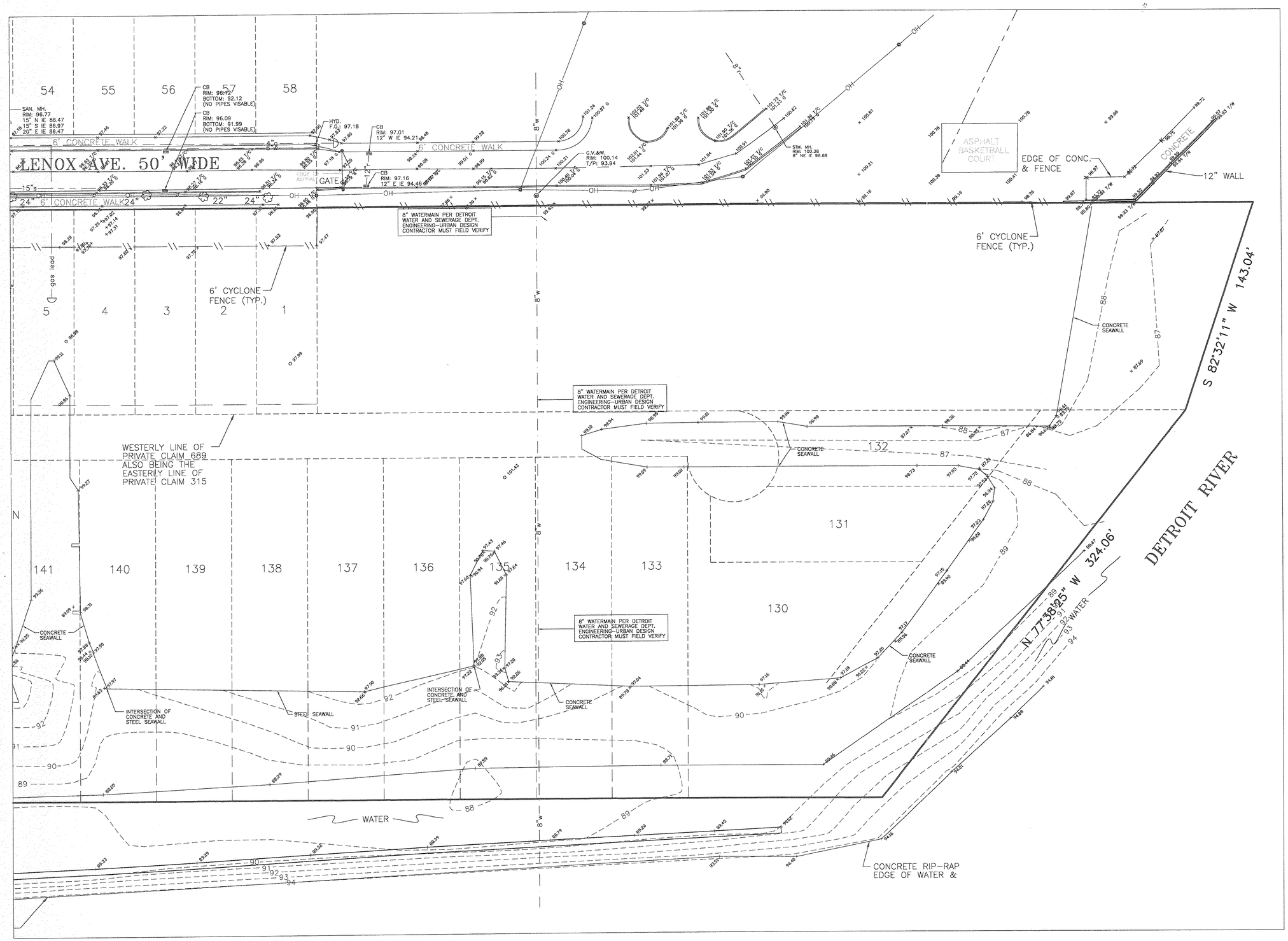
TOPOGRAPHIC SURVEY 2
LENOX WATERFRONT ESTATES
LENOX AVENUE
WAYNE COUNTY, CITY OF DETROIT, MICHIGAN

ISSUED FOR REVIEW ONLY

FILE NO.: 2791	DWG.: ENG SITE PLAN
DESIGNED BY: N/A	SHEET No.
DRAWN BY: S.A.S.	C-2
CHECKED BY: L.P.R.	
SCALE: 1" = 30'	



72 HOURS BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

0' 30' 60' 90'

SCALE: 1" = 30'

ISSUE DATE	REVISIONS
9/1/06	

CLIENT:
MORGAN DEVELOPMENT LLC
36150 DEQUINDRE
SUITE 600
STERLING HEIGHTS, MI 48310

GLA SURVEYORS & ENGINEERS
9800 ANN ARBOR ROAD, WEST
PLYMOUTH, MI 48170
PHONE: (734) 416-9650
FAX: (734) 416-9657
www.glasurveyor.com

TOPOGRAPHIC SURVEY 3
LENOX WATERFRONT ESTATES
LENOX AVENUE

WAYNE COUNTY, CITY OF DETROIT, MICHIGAN

ISSUED FOR REVIEW ONLY	
FILE NO.: 2791	DWG.: ENG SITE PLAN
DESIGNED BY: N/A	SHEET No.
DRAWN BY: S.A.S.	C-3
CHECKED BY: L.P.R.	
SCALE: 1" = 30'	

KORTE AVE. 60' WIDE

LENOX AVE. 50' WIDE

6' CONCRETE WALK

S 25°52'00" E 244.72'

S 25°52'00" E 1826.51'

POINT OF BEGINNING

20'x50' STONE CONSTRUCTION ENTRANCE

PLACE SILT FENCE FABRIC 1' INSIDE PROPERTY BOUNDARY SEE DETAIL ON SOIL EROSION NOTES & DETAIL SHEET C-7

S 25°45'00" E 1.03'

N 64°17'08" E 131.58'

N 64°15'00" E 255.00'

PLACE SILT FENCE FABRIC 1' INSIDE PROPERTY BOUNDARY SEE DETAIL ON SOIL EROSION NOTES & DETAIL SHEET C-7

NOTE:
IF ANY STOCKPILING IS TO TAKE PLACE ON SITE ADDITIONAL FABRIC SILT FENCE WILL BE REQUIRED AS DEEMED NECESSARY BY WAYNE COUNTY SOIL EROSION INSPECTOR.

PLACE SILT FENCE FABRIC 5' INSIDE OF TOP OF BANK OR EDGE OF SEAWALL. SEE DETAIL ON SOIL EROSION NOTES & DETAIL SHEET C-7

PLACE SILT FENCE FABRIC 5' INSIDE OF TOP OF BANK OR EDGE OF SEAWALL. SEE DETAIL ON SOIL EROSION NOTES & DETAIL SHEET C-7

EDGE OF WATER

CONCRETE ENDS

CONCRETE SEAWALL

N 25°45'00" W 1827.46'

WATER

EDGE OF WATER & CONCRETE RIP-RAP

72 HOURS BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

0' 30' 60' 90'

SCALE: 1" = 30'

ISSUE DATE	9/1/06
REVISIONS	

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MORGAN DEVELOPMENT LLC
36150 DEQUINDRE
SUITE 600
STERLING HEIGHTS, MI 48310

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PLYMOUTH, MI 48170
PHONE: (734) 416-9650
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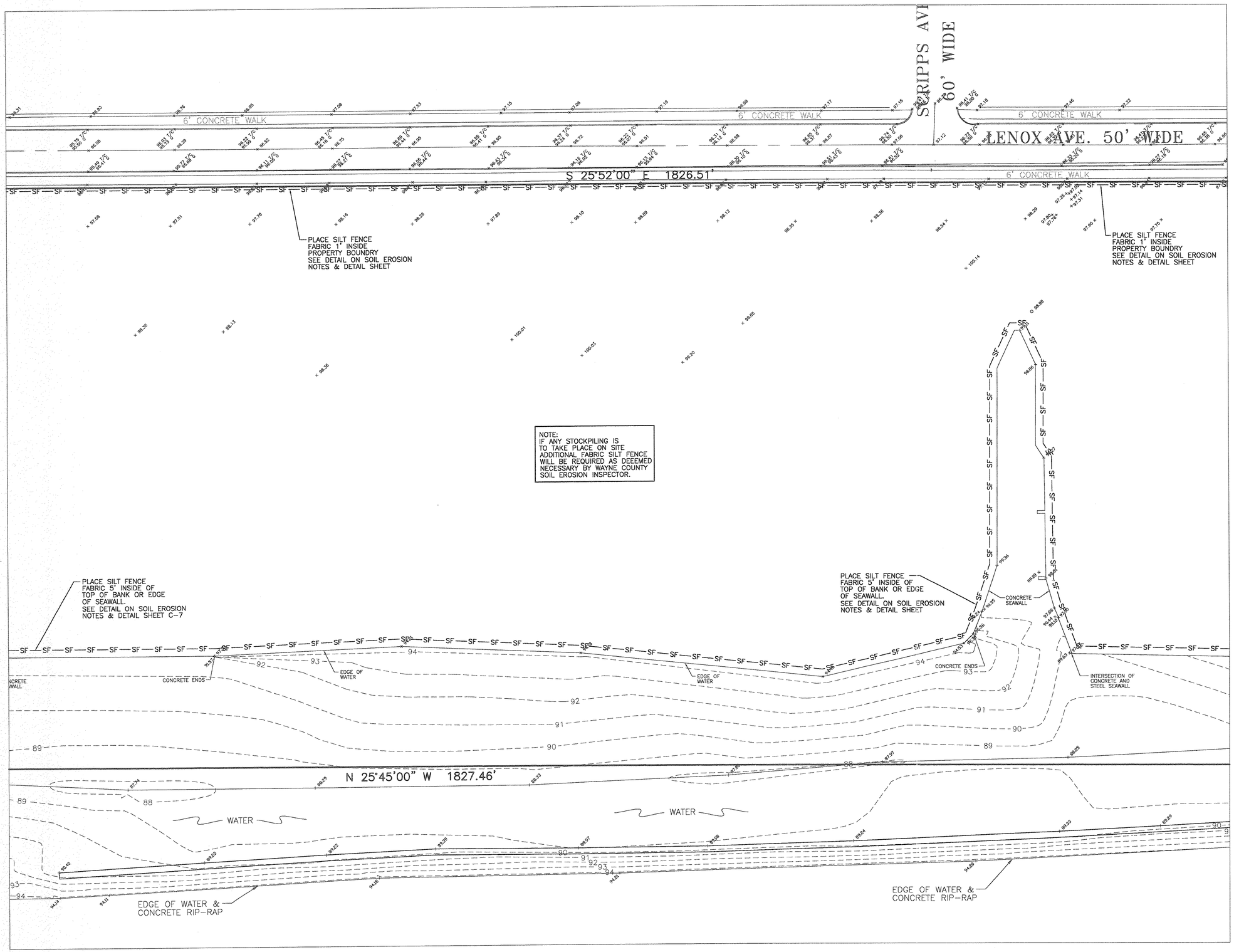
SOIL EROSION PLAN 1
LENOX WATERFRONT ESTATES
LENOX AVENUE
WAYNE COUNTY, CITY OF DETROIT, MICHIGAN

ISSUED FOR REVIEW ONLY

FILE NO.: 2791	DWG.: ENG SITE PLAN
DESIGNED BY: S.A.S.	SHEET No.
DRAWN BY: S.A.S.	C-4
CHECKED BY: L.P.R.	
SCALE: 1" = 30'	



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0' 30' 60' 90'

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ISSUE DATE	9/1/06
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SOIL EROSION PLAN 2
LENOX WATERFRONT ESTATES
LENOX AVENUE
WAYNE COUNTY, CITY OF DETROIT, MICHIGAN

ISSUED FOR REVIEW ONLY	
FILE NO.: 2791	DWG.: ENG SITE PLAN
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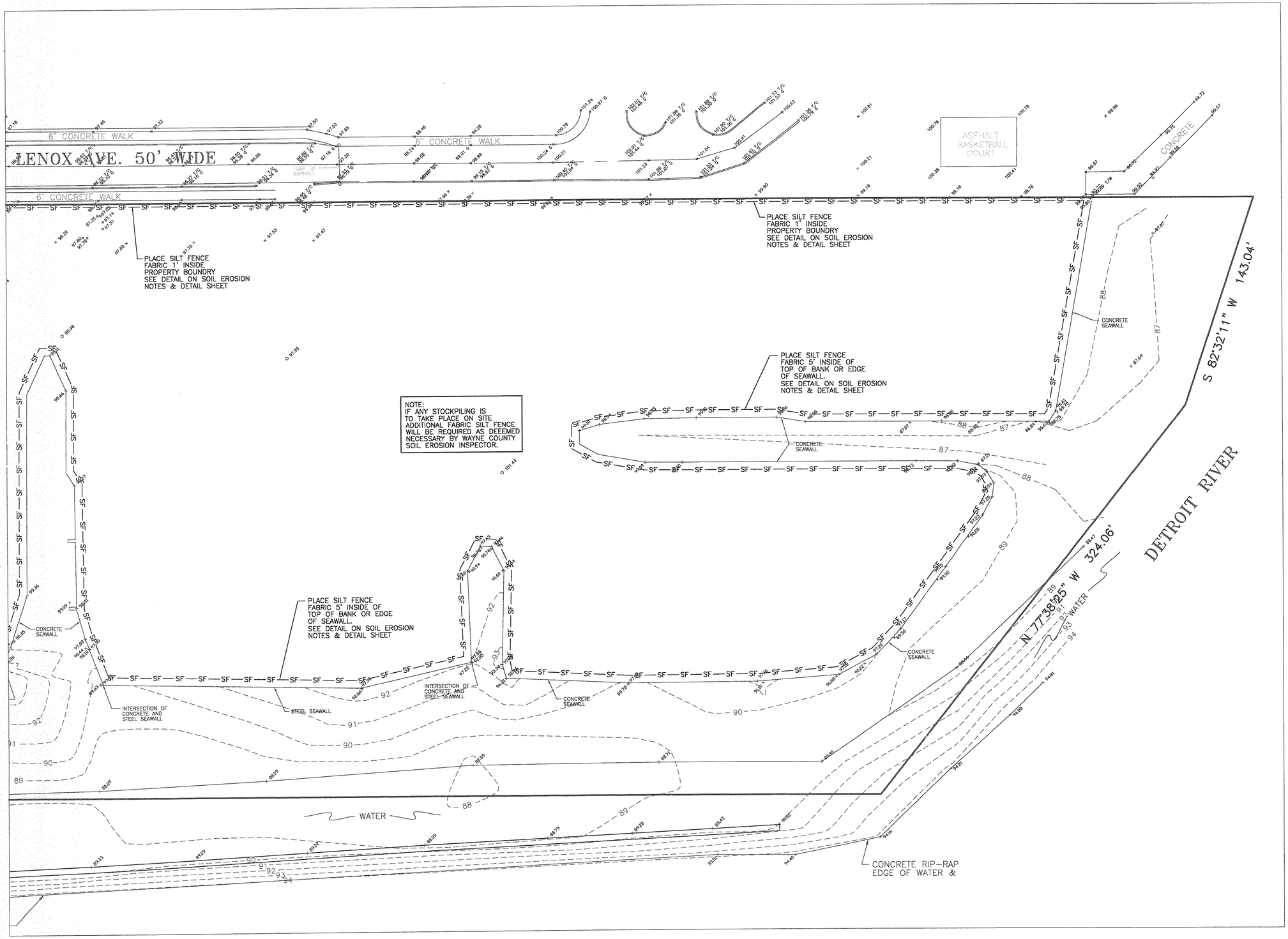
DRAWN BY: S.A.S.	C-5
CHECKED BY: L.P.R.	
SCALE: 1" = 30'	



NOTE:
IF ANY STOCKPILING IS TO TAKE PLACE ON SITE ADDITIONAL FABRIC SILT FENCE WILL BE REQUIRED AS DEEEMED NECESSARY BY WAYNE COUNTY SOIL EROSION INSPECTOR.

72 HOURS BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

0' 30' 60' 90'

SCALE: 1" = 30'

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9/1/06	

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SOIL EROSION PLAN 3
LENOX WATERFRONT ESTATES
LENOX AVENUE
WAYNE COUNTY, CITY OF DETROIT, MICHIGAN

ISSUED FOR REVIEW ONLY	
FILE NO.: 2791	DWG.: ENG SITE PLAN
DESIGNED BY: S.A.S.	SHEET No.
DRAWN BY: S.A.S.	C-6
CHECKED BY: L.P.R.	
SCALE: 1" = 30'	

SOIL EROSION CONTROL NOTES

CUTTING , FILLING AND GRADING SHALL BE MINIMIZED AND THE NATURAL TOPOGRAPHY OF THE SITE SHALL BE PRESERED TO THE MAXIMUM POSSIBLE EXTENT, EXCEPT WHERE SPECIFIC FINDINGS DEMONSTRATE THAT MAJOR ALTERATIONS WILL STILL MEET THE PURPOSES AND REQUIREMENTS OF THIS ORDINANCE.

DEVELOPMENT SHALL BE STAGED TO KEEP THE EXPOSED AREAS OF SOIL AS SMALL AS PRACTICABLE.

SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED BETWEEN THE DISTRUBED AREA AND ANY WATERCOURSES, INCLUDING RIVERS, STREAMS, CREEKS, LAKES, PONDS AND OTHER WATERCOURSES;

SEDIMENT RESULTING FROM ACCELERATED SOIL EROSION SHALL BE REMOVED FROM RUNOFF WATER BEFORE THAT WATER LEAVES THE SITE.

TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF WATER AROUND, THROUGH, OR AWAY FROM THE SITE SHALL BE DESIGNED TO LIMIT THE WATER FLOW TO A NON-EROSIVE VELOCITY.

TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE REMOVED AFTER PERMANENT SOIL EROSION CONTROL MEASURES HAVE BEEN IMPLEMENTED. ALL SITES SHALL BE STABLIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES.

IFLAKES, PONDS, CREEKS, STREAMS, CANALS, RIVERS, OR WETLANDS ARE LOCATED ON OR NEAR THE SITE, EROSION CONTROL MEASURES WHICH DIVERT RUNOFF AND TRAP SEDIMENT MUST BE PROVIDED AT STRATEGIC LACATIONS. STRAW BALES BERMS MAY BE USED AS TEMPORARY STORMWATER DIVERSION STRUCTURES, BUT WILL NOT BE CONSIDERED SUFFICIENT FOR TAPPING SEDIMENT. THE USE OF SEDIMENT BASINS, FILTER FABRIC, VEGETATED BUFFER STRIPS AND ROCK FILTERS IN LIEU OF STRAW BALE BERMS SHALL BE STONGLY ENCOURGED. OTHER MEASURES MAY BE REQUIRED IF RESONABLY DETERMINED TO BE NECESSARY TO PROTECT A WATERCOURSE OR WETLAND.

WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED OR WHEN SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED.

PERMANENT EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTRUBED LAND AREA SHALL BE COMPLETED WITHIN 15 (FIFTEEN) CALENDAR DAYS AFTER FINAL GRADING OF THE FINAL EARTH CHANGE HAS BEEN COMPLETED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.

VEGETATED BUFFER STRIPS SHALL BE CREATED OR RETAINED ALONG THE EDGES OF ALL LAKES, PONDS, CREEKS, STREAMS, CANALS, RIVERS, OTHER WATERCOURSES OR WETLANDS.

EROSION AND SEDIMENTATION CONTROL MEASURES SHELL BE RECEIVED REGULAR MAINTENANACE TO ASSURE PROPER FUNCTIONING.

ALL GRADING PLANS AND SPECIFICATIONS, INCLUDING EXTENSIONS OF PREVIOUSLY APPROVED PLANS SHALL INCLUDE PROVISIONS FOR EROSION AND SEDIMENT CONTROL IN ACCRDANCE WITH, BUT NOT LIMITED TO, THE STANDARDS CONTAINED IN THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", PUBLISHED BY OAKLAND SOIL CONSERVATION DISTRICT.

SOIL EROSION CONTROL NOTES
SEQUENCE OF OPERATION (NEW CONSTRUCTION)

INSTALL ACCESS DRIVE AT THE SITE ENTRANCE AS INDICATED ON THE PLANS.

INSTALL SILT FENCE AND/OR OTHER SIMILAR APPROVED SILT BARRIER ALONG PROPERTY LINES.

STRIP EXISTING TOPSOIL, VEGETATION AND ORGANIC MATTER FROM BUILDING AND ROADWAY AREAS. COMMENCE LAND BALANCE AND MASS GRADING OPERATIONS. MAINTAIN A MINIMUM BUFFER OF 15' OF EXISTING VEGETATION WHEREVER POSSIBLE AROUND SITE PERIMETER. STOCK PILES SHOULD BE LOCATED AWAY FROM EXISTING DRAINAGE FACILITIES.

EXCAVATE AND INSTALL UNDERGROUND UTILITIES. INSTALL PEASTONE INLET FILTERS AROUND ALL NEW STORM SEWER FACILITIES AS INDICATED ON THE PLANS. EXISTING AND PROPOSED STORM SEWER FACILITIES SHALL BE PROTECTED FROM EROSION AND SEDIMENT INFILTRATION AT ALL TIMES.

COMMENCE FINAL GRADING AND TRIMMING OPERATIONS. PREPARE SUBGRADE FOR INSTALLATION OF PROPOSED PAVEMENT.

SEED AND MULCH ALL DISTRUBED SITE AREAS AND INSTALL SITE LANDSCAPING.

REMOVE CONSTRUCTION DEBRIS AND JET VAC NEWLY INSTALLED STORM SEWER SYSTEM AS REQUIRED BY THE MUNICIPALITY.

REMOVE ALL REMAINING TEMPORARY SOIL EROSION ANS SEDIMENTATION CONTROL MEASURES ONCE PERMANENT MEASURES ARE ESTABLISHED.

WHEN EVER POSSIIBLE, THE SITE SHALL BE GRADED TO WITHIN SIX INCHED (6") OF THE PROPOSED FINISH GRADE PRIOR TO INSTALLATION OF THE UNERGROUND FACILITIES.

STAGING OF PROPOSED WORK SHALL BE COMPLETED BY THE CONTACTOR AS REQUIRED TO ENSURE PROGESSIVE STABILIZATION OF DISTRUBED AREAS.

CONSTRUCTION SEQUENCE / TIMING SCHEDULE

1. INSTALL PERIMETER FILTER FABRIC FENCING AND STONE FILTER WHERE REQUIRED	APRIL 2007
2. MASS GRADE SITE	APRIL/MAY 2007
3. COMMENCE UNDERGROUND UTILITY WORK	MAY/JUNE 2007
4. INSTALL INLET FILTERS ON PROPOSED DRAINAGE STRUCTURES	JUNE 2007
5. FILL IN SEDIMENTATION TRAPS AND PAVE SITE	JULY 2007
6. COMPLETE ALL BUILDINGS AND LANDSCAPE ACTIVITIES	AUGUST/SEPTEMBER 2007
7. JET VAC NEW STORM SEWER SYSTEM AS REQUIRED	AS NEEDED
8. REMOVE ALL TEMPORARY SOIL EROSION MEASURES	UPON COMPLETION OF PHASE

LOW POINT INLET FILTER

DEFINITION: A LOW POINT INLET FILTER IS A COMBINATION OF GEOTEXTILE FILTER FABRIC, PEA STONE AND SCARIFICATION AROUND THE GRATE OF A LOW POINT INLET STRUCTURE.

PURPOSE: LOW POINT INLET FILTERS PROVIDE A METHOD OF CONTROLLING THE AMOUNT OF SEDIMENT THAT ENTERS A STORM DRAINAGE SYSTEM.

WHERE APPLICABLE LOW POINT INLET FILTERS ARE USED AT ALL LOW POINT INLETS PRIOR TO THE STABILIZATION OF THE ADJACENT AREAS.

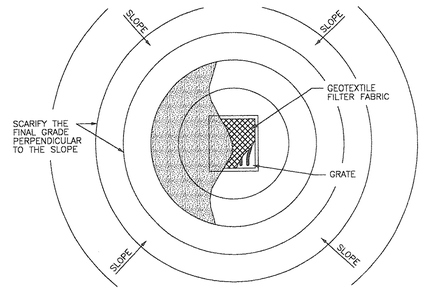
DESIGN CRITERIA

DEPTH OF STONE — 6" ABOVE CATCH BASIN COVER.

MATERIAL — PEA STONE AND GEOTEXTILE FILTER FABRIC.

GENERAL NOTES

1. PERIODIC INSPECTION AND MAINTENANCE MUST BE PROVIDED TO INSURE THAT THE LOW POINT INLET FILTER OPERATED EFFICIENTLY.
2. FOR INCREASED DRAINAGE 1" HOLES CAN BE PUNCHED INTO THE CATCH BASIN CONE AND BACKFILLED WITH PEA STONE.



C / C-4 C-4 SECTION
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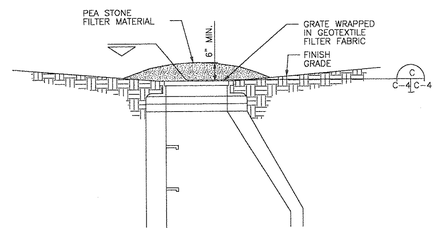
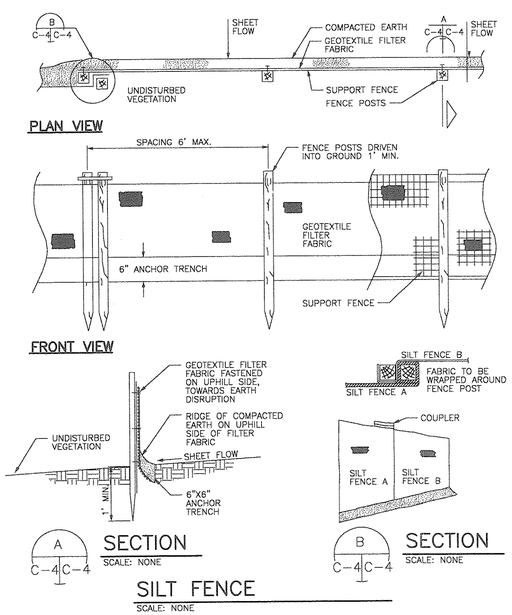


PROFILE VIEW LOW POINT FILTER
SCALE: NONE



SILT FENCE
SCALE: NONE

ISSUE DATE	9/1/06
REVISIONS	

CLIENT:
MORGAN DEVELOPMENT LLC
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SUITE 600
STERLING HEIGHTS, MI 48310

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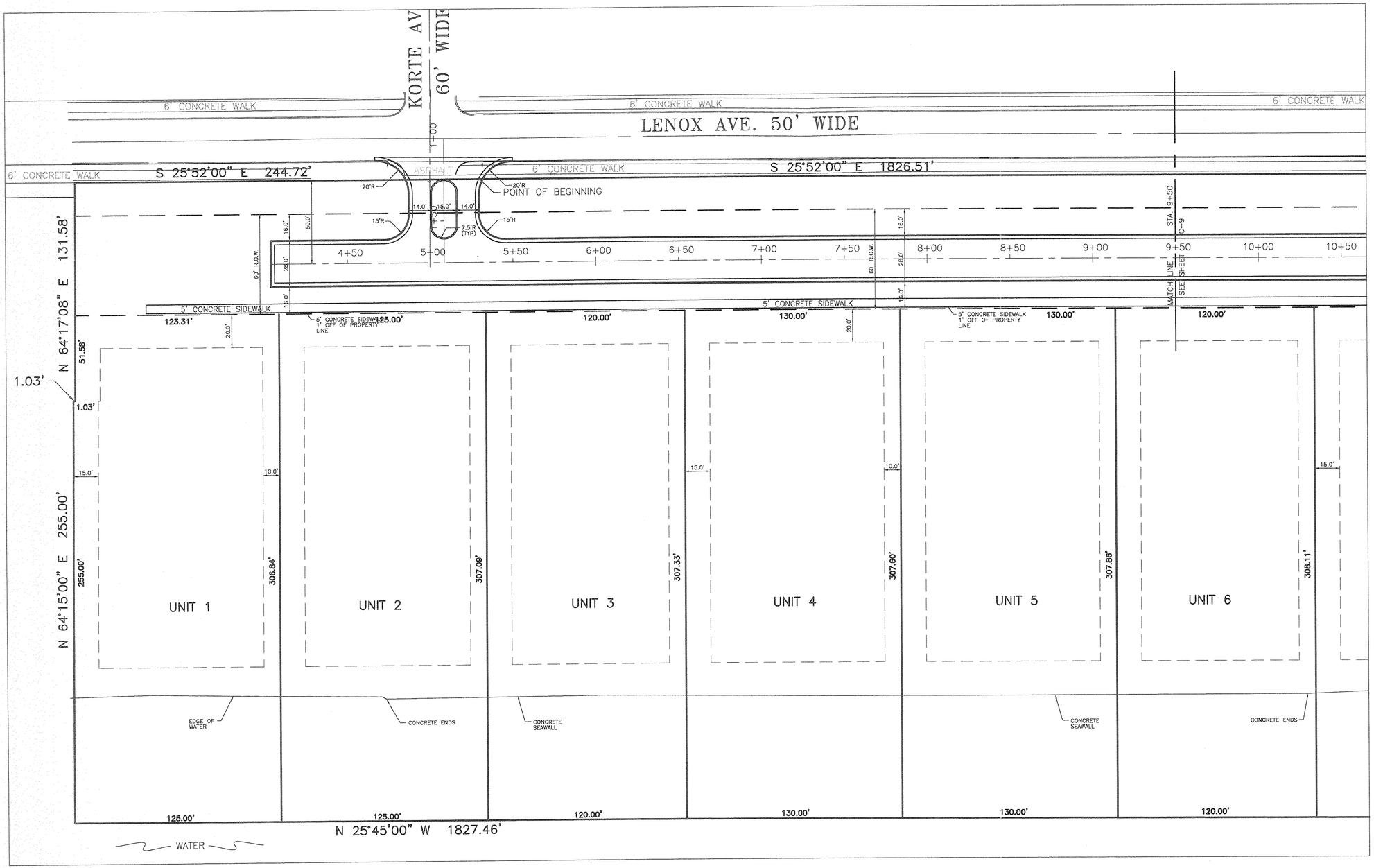
SOIL EROSION NOTES
LENOX WATERFRONT ESTATES
LENOX AVENUE
WAYNE COUNTY, CITY OF DETROIT, MICHIGAN

ISSUED FOR REVIEW ONLY	
FILE NO.: 2791	DWG.: ENG SITE PLAN
DESIGNED BY: N/A	SHEET No.
DRAWN BY: S.A.S.	C-7
CHECKED BY: L.P.R.	



72 HOURS
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)

0' 30' 60' 90'

SCALE: 1" = 30'

NOTE

STATION 5+00 IS THE CENTERLINE OF KORTE AVENUE EXTENDED

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SITE PLAN 1
LENOX WATERFRONT ESTATES
LENOX AVENUE
WAYNE COUNTY, CITY OF DETROIT, MICHIGAN

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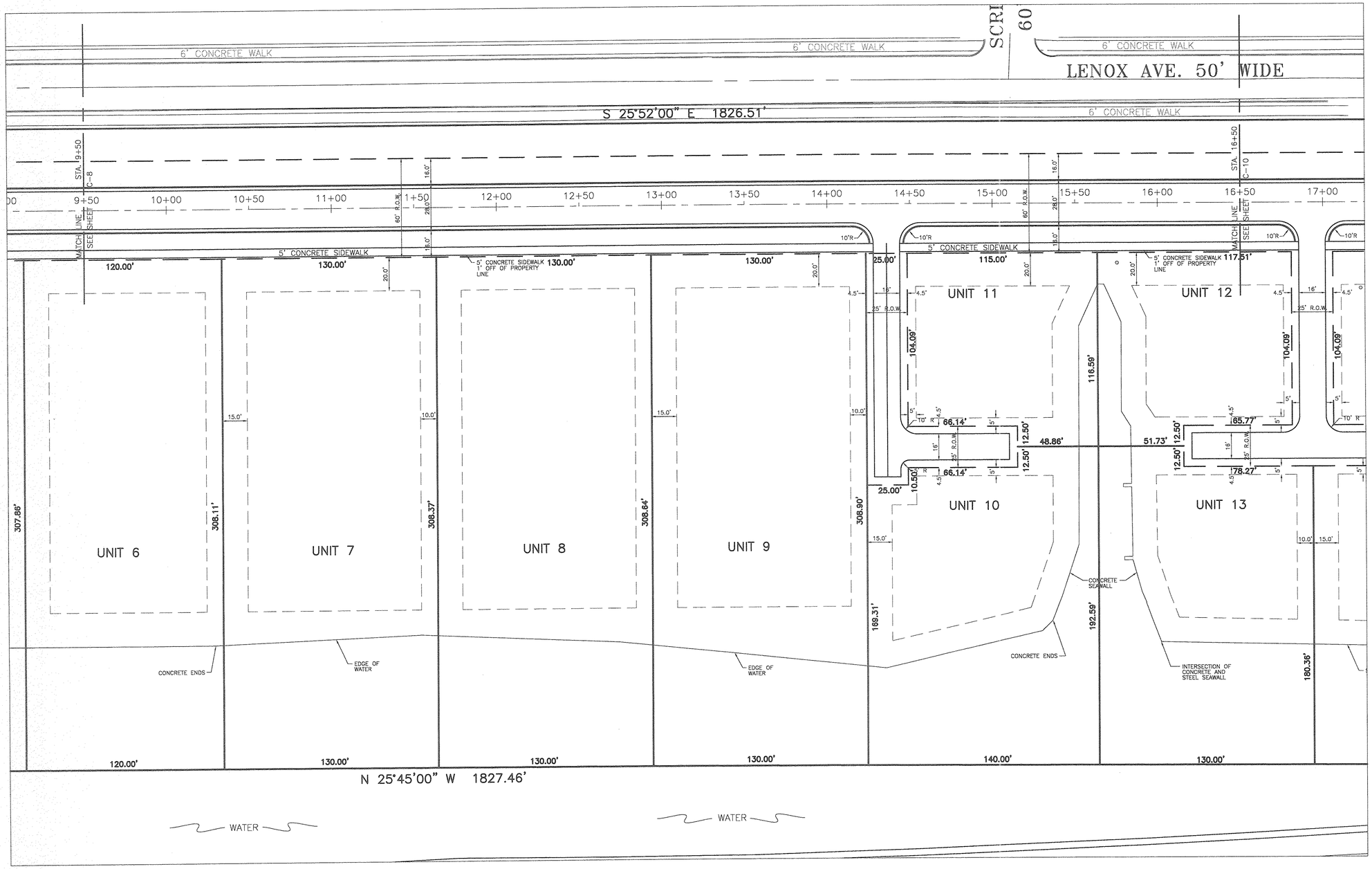
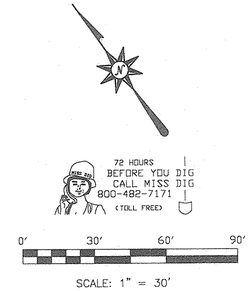
FILE NO.: 2791	DWG.: ENG SITE PLAN
DESIGNED BY: S.A.S.	SHEET No.
DRAWN BY: S.A.S.	C-8
CHECKED BY: L.P.R.	
SCALE: 1" = 30'	





ISSUE DATE	REVISIONS
9/1/06	

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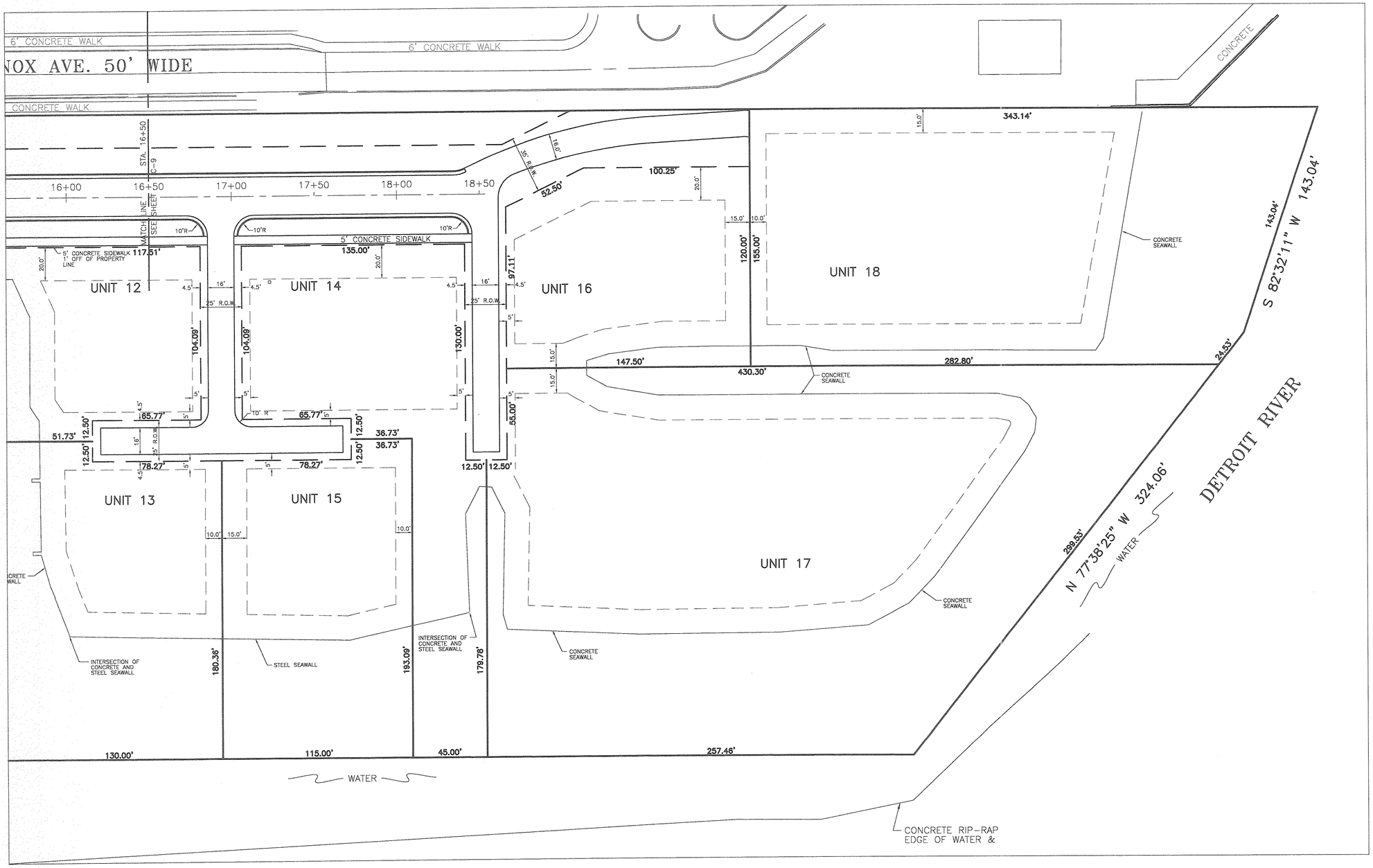
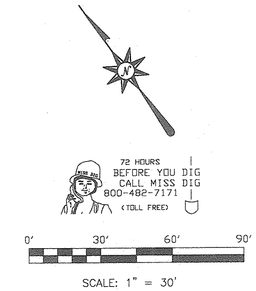
SITE PLAN 2
LENOX WATERFRONT ESTATES
LENOX AVENUE
WAYNE COUNTY, CITY OF DETROIT, MICHIGAN

ISSUED FOR REVIEW ONLY	
FILE NO.: 2791	DWG.: ENG SITE PLAN
DESIGNED BY: S.A.S.	SHEET No.
DRAWN BY: S.A.S.	C-9
CHECKED BY: L.P.R.	
SCALE: 1" = 30'	





ISSUE DATE	REVISIONS
9/1/06	

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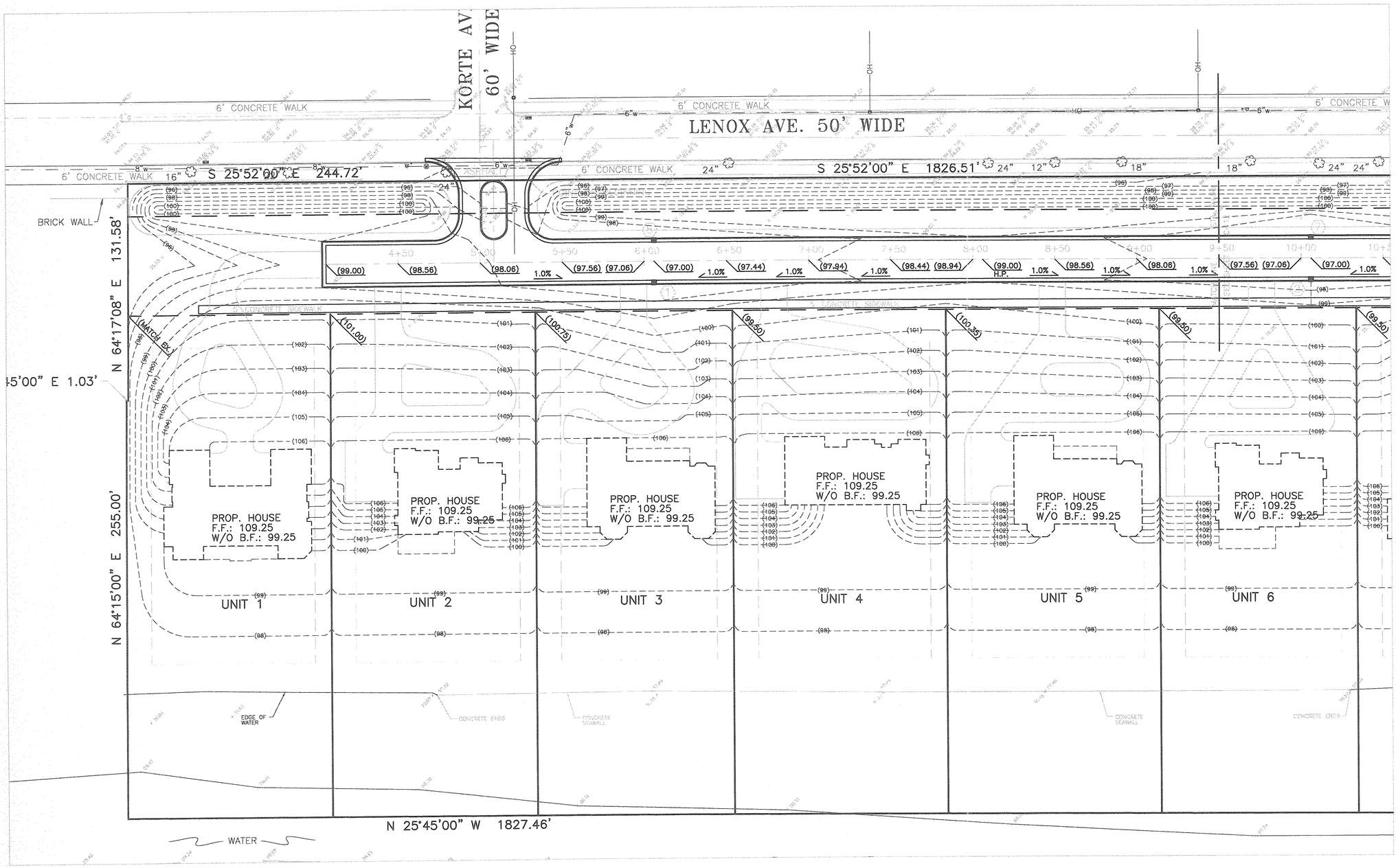
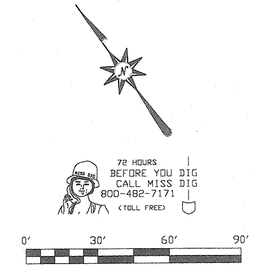
SITE PLAN 3
LENOX WATERFRONT ESTATES
LENOX AVENUE
WAYNE COUNTY, CITY OF DETROIT, MICHIGAN

ISSUED FOR REVIEW ONLY	
FILE NO.: 2791	DWG.: ENG SITE PLAN
DESIGNED BY: S.A.S.	SHEET No.
DRAWN BY: S.A.S.	C-10
CHECKED BY: L.P.R.	
SCALE: 1" = 30'	





NOTE

REMOVE AND REPLACE CONCRETE SIDEWALK ALONG LENOX AVE. AS DIRECTED BY CITY OF DETROIT.

ISSUE DATE	REVISIONS

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SUITE 600
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PLYMOUTH, MI 48170
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GRADING PLAN 1
LENOX WATERFRONT ESTATES
LENOX AVENUE

WAYNE COUNTY, CITY OF DETROIT, MICHIGAN

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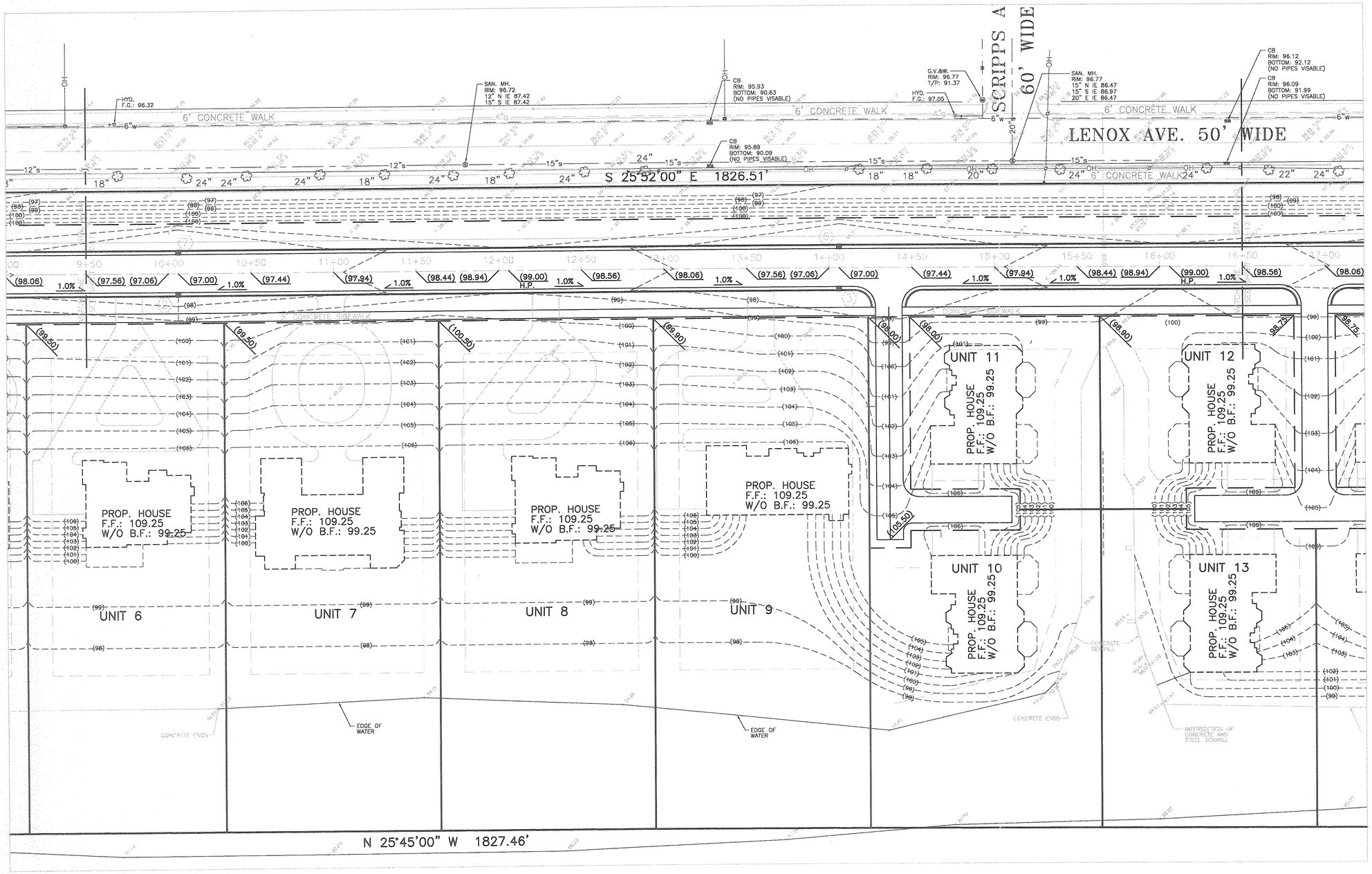
FILE NO.: 2791	DWG.: ENG. SITE PLAN
DESIGNED BY: S.A.S.	SHEET No.
DRAWN BY: S.A.S.	C-11
CHECKED BY: L.P.R.	
SCALE: 1" = 30'	



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0' 30' 60' 90'

SCALE: 1" = 30'

NOTE

REMOVE AND REPLACE CONCRETE SIDEWALK ALONG LENOX AVE. AS DIRECTED BY CITY OF DETROIT.

ISSUE DATE 9/1/06

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GRADING PLAN 2
LENOX WATERFRONT ESTATES
LENOX AVENUE

WAYNE COUNTY, CITY OF DETROIT, MICHIGAN

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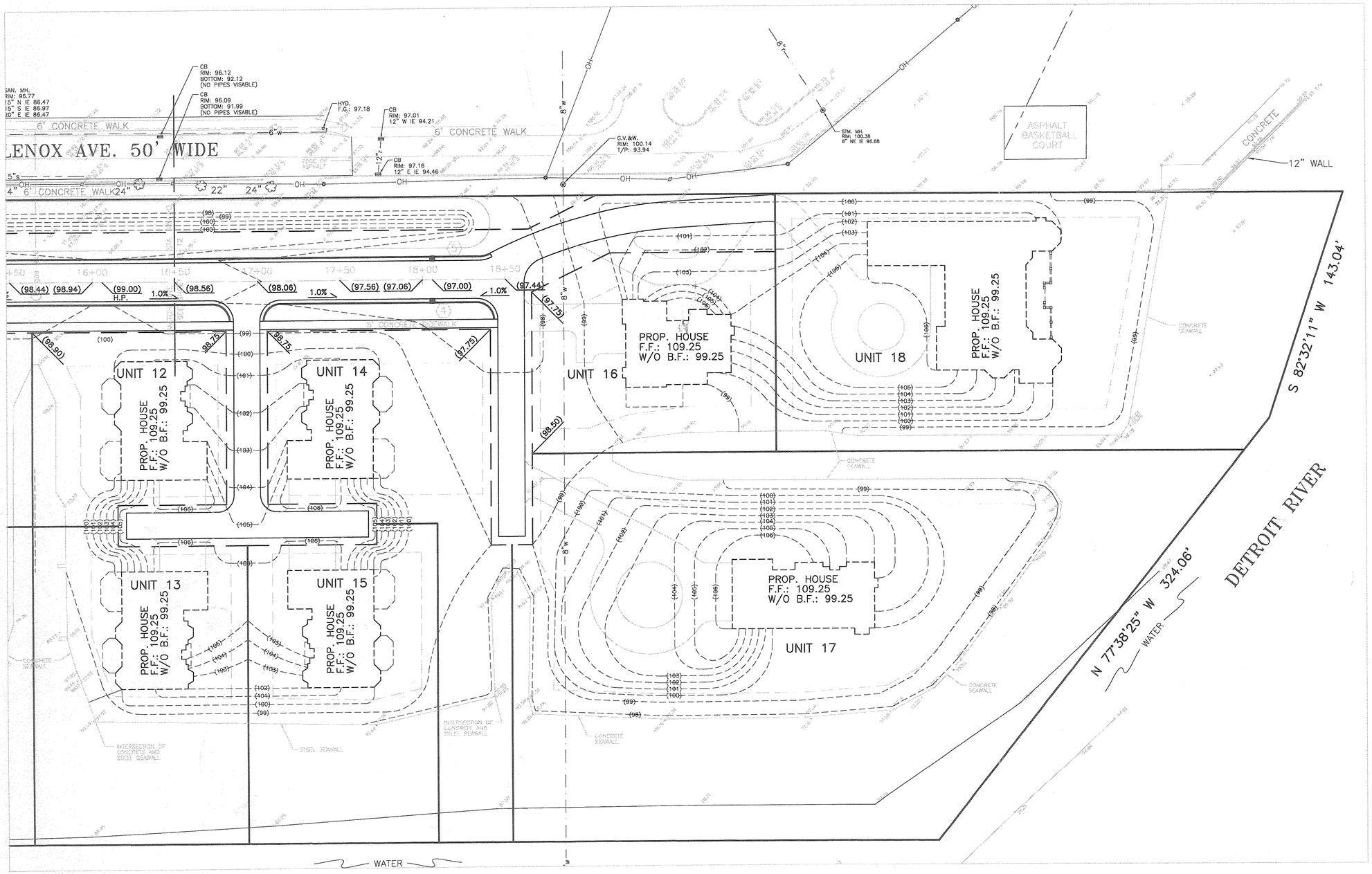
FILE NO.: 2791	DWG.: ENG SITE PLAN
DESIGNED BY: S.A.S.	SHEET No.
DRAWN BY: S.A.S.	C-12
CHECKED BY: L.P.R.	
SCALE: 1" = 30'	



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0' 30' 60' 90'

SCALE: 1" = 30'

NOTE

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GRADING PLAN 3
LENOX WATERFRONT ESTATES
LENOX AVENUE

WAYNE COUNTY, CITY OF DETROIT, MICHIGAN

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DRAWN BY: S.A.S.	C-13
CHECKED BY: L.P.R.	
SCALE: 1" = 30'	