

28400 Northwestern Highway Second Floor Southfield, MI 48034-1839 (248) 354-4030 fax (248) 354-1422 www.maddinhauser.com

October 6, 2020

Detroit City Council City Council Office 2 Woodward Avenue, Suite 1340 Detroit, MI 48226

RE: Formal request to outright vacate certain public streets and alleyways

Dear City Council Members:

Hamilton Corridor, LLC writes to formally request the outright vacation of certain public streets and alleyways located in the City of Detroit. Hamilton Corridor, LLC is purchasing a 291-parcel site primarily located within the City of Highland Park, with a small portion of the project located in the City of Detroit. The purpose of the project is to redevelop the area for commercial use and bring economic activity to the area. Part of the redevelopment will be combining individual Detroit parcels into a single parcel. The Detroit portion of the project will include greenspace, a retention pond, and parking. This will require the vacation of the public streets and alleyways located within redevelopment site.

The legal descriptions of the redevelopment area and the streets and alleyways to be vacated are attached to this letter as **Exhibit A**. A map of the Detroit public streets and alleyways to be vacated is attached as **Exhibit B**. A map of the entire project area, which includes the Highland Park portion of the project is attached as **Exhibit C**.

Hamilton Corridor, LLC intends to either remove and relocate, or backfill the existing public utilities that currently run through the project area. Specifically, sewers and waterlines will be backfilled and replaced and overhead utility wires will be relocated. Hamilton Corridor and DTE have jointly prepared a relocation plan, attached as **Exhibit D**.

We appreciate City Council's consideration of this request. Please contact me at (248) 827-1889 if you require any additional information.

Sincerely,

Maddin, Hauser, Roth & Heller, P.C.

Stephanie C. Mellin

#### EXHIBIT A

#### Hamilton Corridor, LLC

#### LEGAL DESCRIPTION – Detroit Project Area (Per PEA Group)

A parcel of land being a part of Section 6 of the 10,000 Acre Tract, Town 01 South, Range 11 East, City of Detroit, Wayne County, Michigan, being more particularly described as follows:

Beginning at the Northeast corner of Lot 40 in Robert Oakman's Ford Avenue Subdivision, as recorded in Liber 29 of Wayne County Plats, Page 33; thence S27°34'51"E, 814.59 feet along the east line of said Robert Oakman's Ford Avenue Subdivision, Robert Oakman's Pasadena Avenue Subdivision, as recorded in Liber 29 of Wayne County Plats Page 30, and Robert Oakman's Grand Avenue Subdivision, as recorded in Liber 29 of Wayne County Plats, Page 35, and the west line of Thompson Avenue (62.38 feet wide);

thence along the northeasterly right-of-way line of John C Lodge Freeway (also known as M-10), a Michigan Department of Transportation (MDOT) service drive described in MDOT right-of-way map, 163-1, the following fourteen (14) courses:

1) S62°46'47"W, 49.20 feet,

2) N63°59'37"W, 18.73 feet,

3) N28°01'14"W, 139.32 feet along the west line of Lot 44 of said Robert Oakman's Grand Avenue Subdivision to a point on the north right-of-way line of Grand Avenue (50 feet wide),

4) S62°46'44"W, 93.62 feet along said north right-of-way line,

5) N27°35'05"W, 122.96 feet along the west line of Lot 38 of Robert Oakman's Grand Avenue Subdivision to a point on the north line of an 18 foot wide public alley in said Robert Oakman's Pasadena Avenue Subdivision,

6) S62°37'38"W, 82.99 feet along said north line,

7) N54°06'15"W, 11.20 feet;

8) N27°34'51"W, 149.72 feet along the west line of Lot 52 of Robert Oakman's Pasadena Avenue Subdivision to a point on the north right-of-way line of Pasadena Avenue (50 feet wide),

9) S62°28'25"W, 60.95 feet along said north right-of-way line;

10) N27°53'30"W, 128.11 feet along the west line of Lot 35 of Robert Oakman's Pasadena Avenue Subdivision to a point on the north line of an 18 foot wide public alley in said Robert Oakman's Ford Avenue Subdivision,

11) S62°34'57"W, 137.05 feet along said north line,

12) N58°45'15"W, 117.73 feet along the west line of Lot 55 of Robert Oakman's Ford Avenue Subdivision to a point on the south right-of-way line of Ford Avenue (50 feet wide),

13) N62°42'06"E, 15.48 feet along said south right-of-way line, and,

14) N27°54'30"W, 150.18 feet along the west line of Lot 25 of Robert Oakman's Ford Avenue Subdivision to the Northwest Corner of said Lot 25 and a point on the south line of an 18 foot wide public alley in said Robert Oakman's Ford Avenue Subdivision;

thence along said south line N62°46'50"E, 488.01 feet to the Point of Beginning. Containing 5.20 acres of land, more or less.

#### HAMILTON CORRIDOR, LLC

#### LEGAL DESCRIPTION – Detroit Street Vacation (Per PEA Group)

THE FOLLOWING PUBLIC STREETS AND ALLEYS TO BE VACATED WITHIN A PART OF THE 1/4 SECTION 6 OF THE TEN THOUSAND ACRE TRACT:

All of the public alley (18 feet wide), found in Robert Oakman's Clements Avenue Subdivision, as recorded in Liber 29 of Wayne County Plats, Page 84, lying along the northerly line of lots 43-44, and Robert Oakman's Grand Avenue Subdivision, as recorded in Liber 29 of Wayne County Plats, Page 35, lying southerly of Louts 43-44, being between the west right-of-way line of Thomson Avenue and the Michigan Department of Transportation right-of-way.

All of Grand Avenue (50 feet wide), found in Robert Oakman's Grand Avenue Subdivision, as recorded in Liber 29 of Wayne County Plats, Page 35, lying between the northerly lot lines of Lots 43-44 and the southerly lot lines of Lots 41-42.

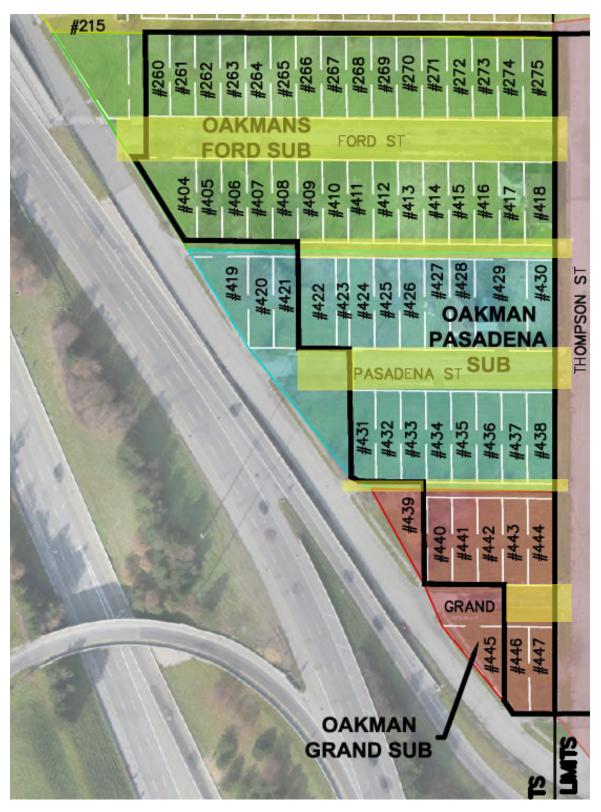
All of a public alley (18 feet wide), found in said Robert Oakman's Grand Avenue Subdivision, lying between the northerly lot lines of Lots 35-42, and Robert Oakman's Pasadena Avenue Subdivision, as recorded in Liber 29 of Wayne County Plats Page 30, lying between the southerly lot lines of Lots 45-53, being between the west right-of-way line of Thomson Avenue and the Michigan Department of Transportation right-of-way.

All of Pasadena Avenue (50 feet wide), found in said Robert Oakman's Pasadena Avenue Subdivision, lying between the northerly lot lines of Lots 45-54 and the southerly lot lines of Lots 35-44.

All of a public alley (18 feet wide), found in said Robert Oakman's Pasadena Avenue Subdivision, lying between the northerly lot lines of Lots 35-44, and Robert Oakman's Ford Avenue Subdivision, as recorded in Liber 29 of Wayne County Plats, Page 33, lying between the southerly lot lines of Lots 41-50.

All of Ford Avenue (50 feet wide), found in said Robert Oakman's Ford Avenue Subdivision, lying between the northerly lot lines of Lots 41-56 and including a portion of Outlot C, and the southerly lot lines of Lots 25-40 and including a portion of Outlot B, being between the west right-of-way line of Thomson Avenue and the Michigan Department of Transportation right-of-way.

#### **EXHIBIT B**



Highlighted area represents streets to be vacated

PERMIT / APPROVAL SUMMARY DATE SUBMITTED DATE APPROVED PERMIT / APPROVA

#### LEGAL DESCRIPTION (Per PEA Group)

A parcel of land being a part of Section 6 of the 10,000 Acre Tract, Town 01 South, Range 11 East, City of Detroit, Wayne County, Michigan, being more particularly described as follows:

Beginning at the Northeast corner of Lot 40 in Robert Oakman's Ford Avenue Subdivision, as recorded in Liber 29 of Wayne County Plats, Page 33; thence S27°34'51"E, 814.59 feet along the east line of said Robert Oakman's Ford Avenue Subdivision, Robert Oakman's Pasadena Avenue Subdivision, as recorded in Liber 29 of Wayne County Plats Page 30, and Robert Oakman's Grand Avenue Subdivision as recorded in Liber 29 of Wayne County Plats, Page 35, and the west line of Thompson Avenue (62.38 feet wide);

thence along the northeasterly right-of-way line of John C Lodge Freeway (also known as M-10), a Michigan Department of Transportation (MDÓT) service drive described in MDOT right-of-way map, 163-1, the following fourteen (14) courses:

1) S62°46'47"W, 49.20 feet,

2) N63°59'37"W, 18.73 feet,

3) N28°01'14''W, 139.32 feet along the west line of Lot 44 of said Robert Oakman's Grand Avenue Subdivision to a point on the north right-of-way line of Grand Avenue (50 feet wide), 4) S62°46'44"W, 93.62 feet along said north right-of-way line,

5) N27°35'05"W, 122.96 feet along the west line of Lot 38 of Robert Oakman's Grand Avenue Subdivision to a point on the north line of an 18 foot wide public alley in said Robert Oakman's

Pasadena Avenue Subdivision, 6) S62°37'38"W, 82.99 feet along said north line,

7) N54°06'15"W, 11.20 feet;

8) N27°34'51"W, 149.72 feet along the west line of Lot 52 of Robert Oakman's Pasadena Avenue Subdivision to a point on the north right-of-way line of Pasadena Avenue (50 feet wide),

9) S62°28'25"W, 60.95 feet along said north right-of-way line;

10) N27°53'30"W, 128.11 feet along the west line of Lot 35 of Robert Oakman's Pasadena Avenue Subdivision to a point on the north line of an 18 foot wide public alley in said Robert Oakman's Ford Avenue Subdivision,

11) S62°34'57"W, 137.05 feet along said north line, 12) N58°45'15"W, 117.73 feet along the west line of Lot 55 of Robert Oakman's Ford Avenue

Subdivision to a point on the south right-of-way line of Ford Avenue (50 feet wide),

13) N62°42'06"E, 15.48 feet along said south right-of-way line, and,

14) N27°54'30"W, 150.18 feet along the west line of Lot 25 of Robert Oakman's Ford Avenue Subdivision to the Northwest Corner of said Lot 25 and a point on the south line of an 18 foot wide public alley in said Robert Oakman's Ford Avenue Subdivision;

thence along said south line N62°46'50"E, 488.01 feet to the **Point of Beginning.** Containing 5.20 acres of land, more or less.

#### **DESIGN TEAM**

OWNER/APPLICANT/DEVELOPER CIVIL ENGINEER

PEA GROUP

MEANS GROUP 535 GRISWOLD STREET, SUITE 111 DETROIT, MI 48226 CONTACT: ERIC MEANS PHONE: 313.477.1448 EMAIL: EMEANS@MEANSGROUP.COM

ARCHITECT

NSA 23761 RESEARCH DR. FARMINGTON HILLS, MI 48335 CONTACT: MIKE SERDIUK PHONE: 248.477.2444 EMAIL: MSERDIUK@NSA-AE.COM

2430 ROCHESTER COURT, STE. 100 TROY, MI 48083-1872 CONTACT: STEVEN A. SORENSEN, PE PHONE: 844.813.2949 EMAIL: SSORENSEN@PEAGROUP.COM

LANDSCAPE ARCHITECT

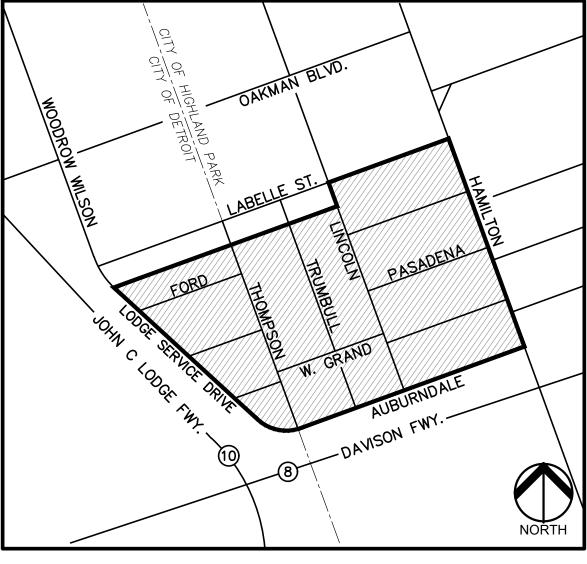
PEA GROUP 45 W. GRAND RIVER AVE., STE. 501 DETROIT. MI 48226 CONTACT: BURKE JENKINS, PLA, ASLA PHONE: 844.813.2949 EMAIL: BJENKINS@PEAGROUP.COM

EXHIBIT C PRELIMINARY SITE PLANS

**PROJECT GREYSTONE** 13751 HAMILTON AVE.

CITY OF DETROIT & HIGHLAND PARK, WAYNE COUTY, MICHIGAN





LOCATION MAP NO SCALE

# $P \equiv \Lambda$ GROUP

|        | INDEX OF DRAWINGS                     |
|--------|---------------------------------------|
| NUMBER | TITLE                                 |
| -      | COVER SHEET                           |
| C-1.0  | OVERALL SITE PLAN                     |
| C-2.0  | TOPOGRAPHIC SURVEY                    |
| C-3.0  | PRELIMINARY SITE PLAN                 |
| C-4.0  | PRELIMINARY GRADING PLAN              |
| C-5.0  | OVERALL UTILITY PLAN                  |
| C-6.0  | PRELIMINARY UTILITY PLAN              |
| C-7.0  | NOTES & DETAILS                       |
| C-7.1  | SIGNAGE DETAILS                       |
| L-1.0  | DETROIT CITY LIMITS<br>LANDSCAPE PLAN |

#### CITY OF DETROIT SITE DATA TABLE:

SITE AREA: 5.20± ACRES

ZONING: R2 - RESIDENTIAL DISTRICT

SITE PARKING SHOWN IS PART OF THE OVERALL PROPOSED DEVELOPMENT.

REFER TO HIGHLAND PARK SITE DATA TABLE FOR PROPOSED PARKING SPACE COUNT. SITE SOILS INFORMATION: ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL

SURVEY FOR WAYNE COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:

- SHEBEON-URBAN LAND-AVOCA COMPLEX, 0 TO 4 PERCENT SLOPES
- URBAN LAND RIVERFRONT COMPLEX, DENSE SUBSTRATUM, 0 TO 4 PERCENT SLOPES

#### AGENCY AND UTILITY CONTACTS:

Cable: Comcast Daryl Wood, Regional Design Supervisor 25626 Telegraph Road Southfield, MI 48034 (248) 809-2749

Electric: DTE Energy Co Ralph Wincel Southwest Planning and Design 8001 Haggerty Road Belleville, MI 48111

Gas: Buckeye Partners, L.P. Marty White 940 Buckeye Road Lima, OH 45804 (419) 993-8008

Gas: Consumers Energy Co. Brian Swisher 530 W. Willow St. PO Box 30162 Lansing, MI 48906

(877) 240-9602

Phone: AT&T Steven Allshouse 31100 Plymouth Road Rm. 301 Livonia, MI 48150 (734) 996-5381

DATE

8/12/2020

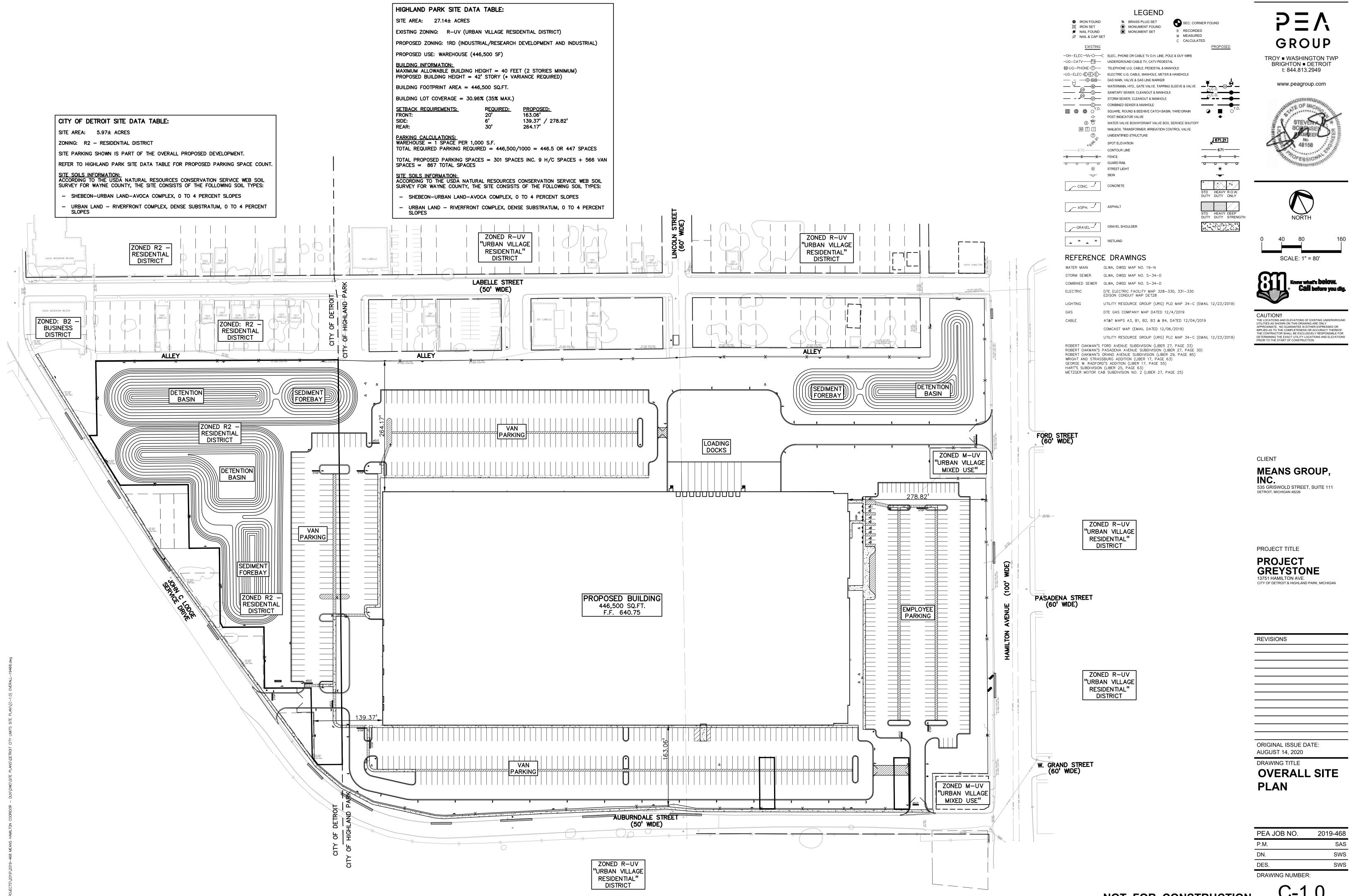
Wayne County D.P.S. Hikmat Kassem, PE 33809 Michigan Avenue Wayne, MI 48184 Phone : (734) 595-6504

Phone/Cable: WOW David Morris 37150 Plymouth Road Livonia, MI 48150 (734) 237-4562

REVISIONS

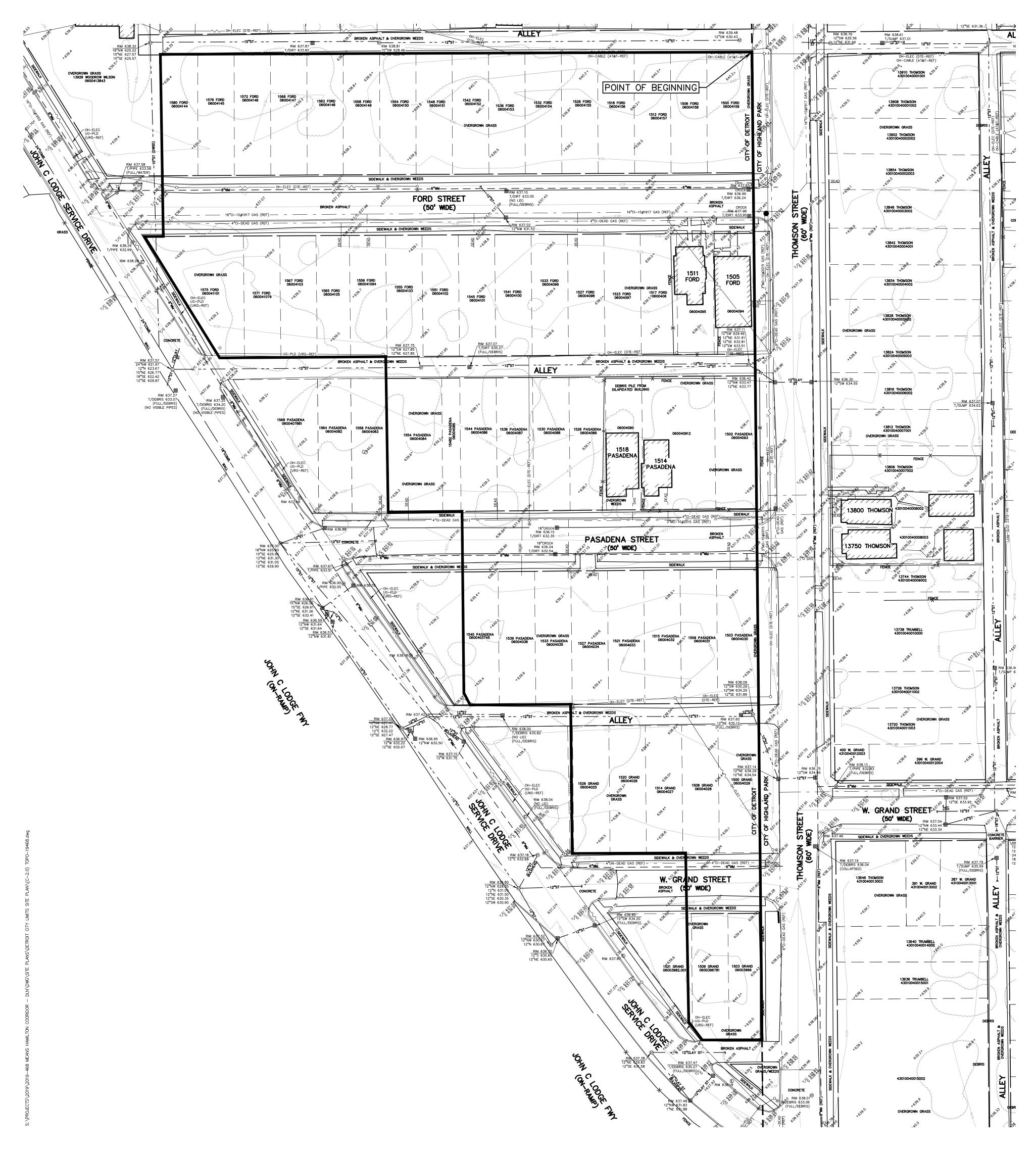
DESCRIPTION ORIGINAL ISSUE DATE





## NOT FOR CONSTRUCTION

C-1.0



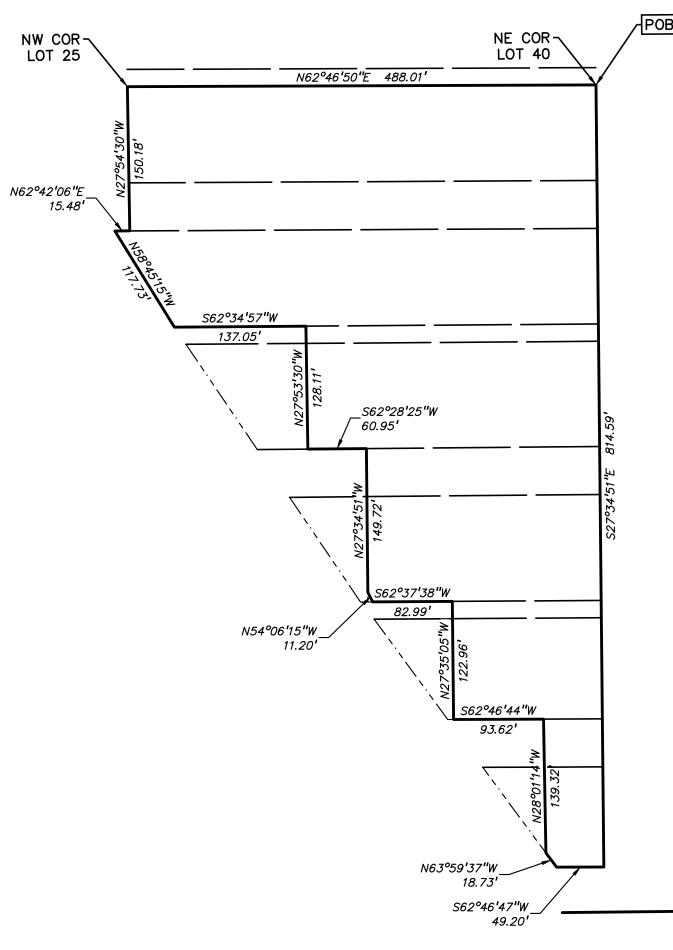
#### LEGAL DESCRIPTION (Per PEA Group)

A parcel of land being a part of Section 6 of the 10,000 Acre Tract, Town 01 South, Range 11 East, City of Detroit, Wayne County, Michigan, being more particularly described as follows:

Beginning at the Northeast corner of Lot 40 in Robert Oakman's Ford Avenue Subdivision, as recorded in Liber 29 of Wayne County Plats, Page 33; thence S27°34'51"E, 814.59 feet along the east line of said Robert Oakman's Ford Avenue Subdivision, Robert Oakman's Pasadena Avenue Subdivision, as recorded in Liber 29 of Wayne County Plats Page 30, and Robert Oakman's Grand Avenue Subdivision, as recorded in Liber 29 of Wayne County Plats, Page 35, and the west line of Thompson Avenue (62.38 feet wide); thence along the northeasterly right-of-way line of John C Lodge Freeway (also known as M-10), a Michigan Department of Transportation (MDOT) service drive described in MDOT right-of-way map, 163-1, the following fourteen (14) courses: 1) S62°46'47"W, 49.20 feet, 2) N63°59'37"W, 18.73 feet, 3) N28°01'14"W, 139.32 feet along the west line of Lot 44 of said Robert Oakman's Grand Avenue Subdivision to a point on the north right—of—way line of Grand Avenue (50 feet wide), 4) S62°46'44"W, 93.62 feet along said north right-of-way line, 5) N27°35'05"W, 122.96 feet along the west line of Lot 38 of Robert Oakman's Grand Avenue Subdivision to a point on the north line of an 18 foot wide public alley in said Robert Oakman's Pasadena Avenue Subdivision, 6) S62°37'38"W, 82.99 feet along said north line, 7) N54°06'15"W, 11.20 feet; 8) N27°34'51"W, 149.72 feet along the west line of Lot 52 of Robert Oakman's Pasadena Avenue Subdivision to a point on the north right-of-way line of Pasadena Avenue (50 feet wide), 9) S62°28'25"W, 60.95 feet along said north right-of-way line; 10) N27°53'30"W, 128.11 feet along the west line of Lot 35 of Robert Oakman's Pasadena Avenue Subdivision to a point on the north line of an 18 foot wide public alley in said Robert Oakman's Ford Avenue Subdivision, 11) S62°34'57"W, 137.05 feet along said north line, 12) N58°45'15"W, 117.73 feet along the west line of Lot 55 of Robert Oakman's Ford Avenue Subdivision to a point on the south right-of-way line of Ford Avenue (50 feet wide), 13) N62°42'06"E, 15.48 feet along said south right-of-way line,

and, 14) N27°54'30"W, 150.18 feet along the west line of Lot 25 of Robert Oakman's Ford Avenue Subdivision to the Northwest Corner of said Lot 25 and a point on the south line of an 18 foot wide public alley in said Robert Oakman's Ford Avenue Subdivision;

thence along said south line N62°46'50"E, 488.01 feet to the Point of Beginning. Containing 5.20 acres of land, more or less.



|  | LEGEND   |   |
|--|--|---|
| <ul> <li>IRON FOUND</li> <li>IRON SET</li> <li>NAIL FOUND</li> <li>NAIL &amp; CAP SET</li> </ul> | <ul> <li>BRASS PLUG SET</li> <li>MONUMENT FOUND</li> <li>MONUMENT SET</li> </ul>   | SEC. CORNER FOUND<br>R RECORDED<br>M MEASURED<br>C CALCULATED                 |
| EXISTING   |  |   |
| -OH-ELEC-W-O-<br>-UG-CATV-M<br>S-UG-PHONE-<br>UG-ELEC-<br>                                       | ELEC., PHONE OR CABLE TV O.H. LINE, POL<br>UNDERGROUND CABLE TV, CATV PEDESTA<br>TELEPHONE U.G. CABLE, PEDESTAL & MAN<br>ELECTRIC U.G. CABLE, MANHOLE, METER &<br>GAS MAIN, VALVE & GAS LINE MARKER<br>WATERMAIN, HYD., GATE VALVE, TAPPING S<br>SANITARY SEWER, CLEANOUT & MANHOLE<br>STORM SEWER, CLEANOUT & MANHOLE<br>STORM SEWER, CLEANOUT & MANHOLE<br>SOUARE, ROUND & BEEHIVE CATCH BASIN,<br>POST INDICATOR VALVE<br>WATER VALVE BOX/HYDRANT VALVE BOX, S<br>MAILBOX, TRANSFORMER, IRRIGATION COM<br>UNIDENTIFIED STRUCTURE<br>SPOT ELEVATION<br>CONTOUR LINE<br>FENCE<br>GUARD RAIL<br>STREET LIGHT<br>SIGN | AL<br>HOLE<br>& HANDHOLE<br>SLEEVE & VALVE<br>, YARD DRAIN<br>SERVICE SHUTOFF |
|  |  |   |
| GRAVEL   | ASPHALT<br>GRAVEL SHOULDER<br>WETLAND  |   |
| علاد علاد  |  |   |
| REFERENCE  | DRAWINGS   |   |
| WATER MAIN   | GLWA, DWSD MAP NO. 19-N  |   |
| STORM SEWER  | GLWA, DWSD MAP NO. S-34-D  |   |
|  | GLWA, DWSD MAP NO. S-34-D  |   |
|  | DTE ELECTRIC FACILITY MAP 328-33<br>DISON CONDUIT MAP DET28  | 30, 331–330   |
| LIGHTING   | ITILITY RESOURCE GROUP (URG) PLI   | D MAP 34-C (EMAIL 12/23/20 <sup>4</sup>                                       |
| GAS [  | TE GAS COMPANY MAP DATED 12/   | ′4/2019   |
| CABLE  | AT&T MAPS A3, B1, B2, B3 & B4, [   | DATED 12/04/2019  |
|  | COMCAST MAP (EMAIL DATED 12/06   |   |
|  | JTILITY RESOURCE GROUP (URG) PLO   |   |
| ROBERT OAKMAN'S F<br>ROBERT OAKMAN'S P<br>ROBERT OAKMAN'S G                                      | DRD AVENUE SUBDIVISION (LIBER 27<br>ASADENA AVENUE SUBDIVISION (LIBE<br>RAND AVENUE SUBDIVISION (LIBER 2<br>SURG ADDITION (LIBER 17, PAGE 63)  | 7, PAGE 33)<br>ER 27, PAGE 30)<br>29, PAGE 85)                                |

WRIGHT AND STRASSBURG ADDITION (LIBER 17, PAGE 63) GEORGE W. RADFORD'S ADDITION (LIBER 17, PAGE 55)

HART'S SUBDIVISION (LIBER 25, PAGE 63) METZGER MOTOR CAB SUBDIVISION NO. 2 (LIBER 27, PAGE 25)

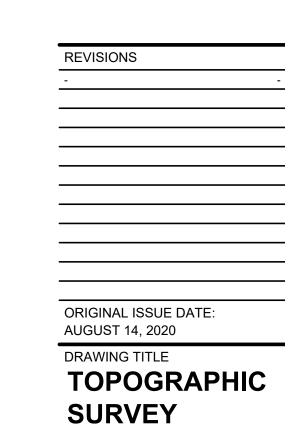


#### CLIENT



PROJECT TITLE

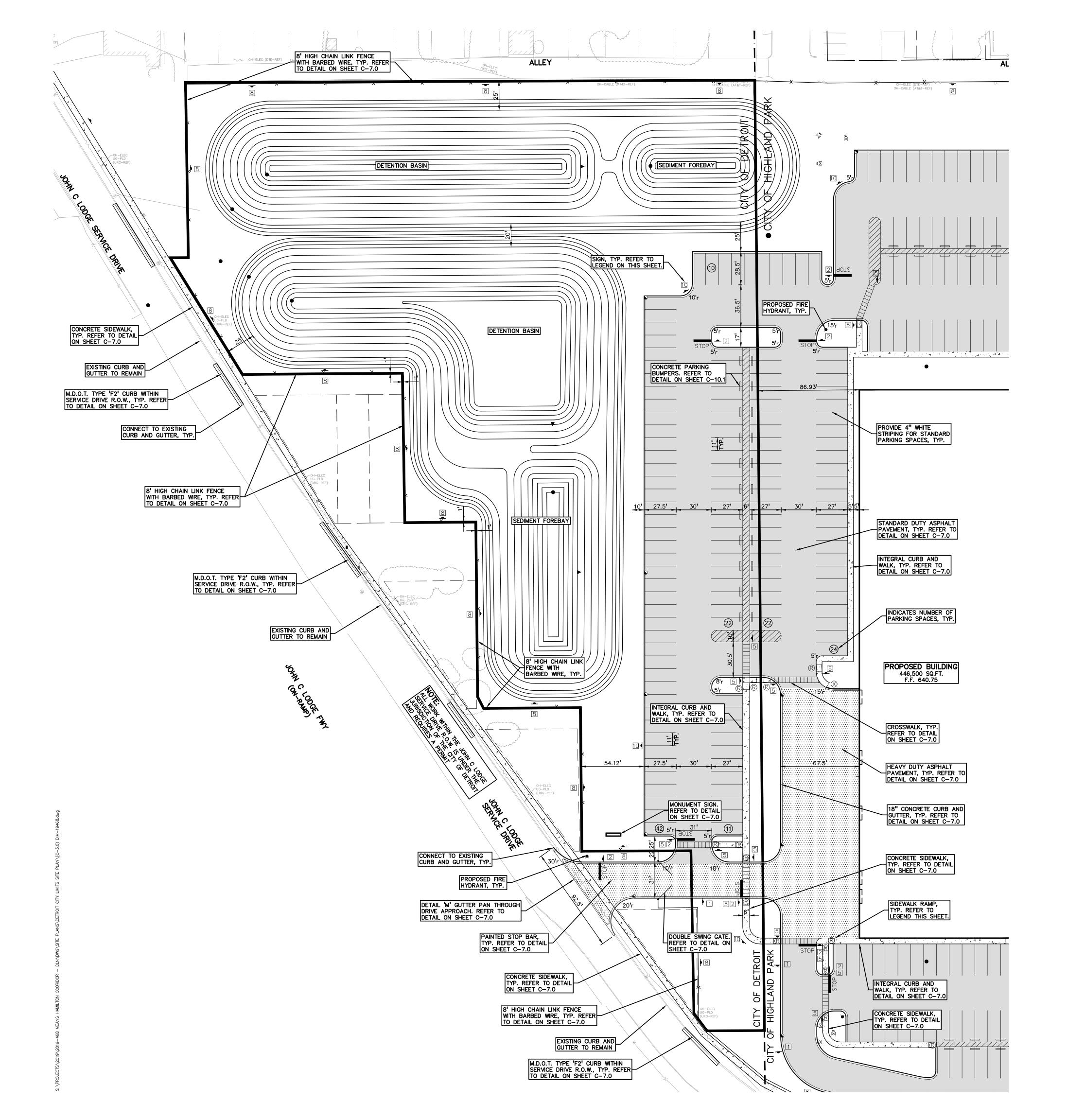
PROJECT GREYSTONE 13751 HAMILTON AVE. CITY OF DETROIT & HIGHLAND PARK, MICHIGAN



| PEA JOB NO.     | 2019-468 |
|-----------------|----------|
| P.M.            | SAS      |
| DN.             | SWS      |
| DES.            | SWS      |
| DRAWING NUMBER: |          |

C-2.0

#### NOT FOR CONSTRUCTION



| NOT | FOR | CONSTRUCTION |
|-----|-----|--------------|

- 4. REFER TO SIGNAGE DETAIL SHEET FOR ON-SITE SIGN DETAILS.
- 3. REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
- . 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 75 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT. . ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- GENERAL NOTES:

| SIDEWALK RAMP LEGEND:                                   |                   |  |
|---|-------------------|--|
| SIDEWALK RAMP 'TYPE R'                                  | R                 |  |
| CURB DROP ONLY  | $\otimes$         |  |
| REFER TO LATEST MDOT R-28<br>DETECTABLE WARNING DETAILS | STANDARD RAMP AND |  |

| SIGN LEGEND:                |              |
|-----------------------------|--------------|
| 'NO PARKING FIRE LANE' SIGN | 1            |
| 'STOP' SIGN                 | 2            |
| 'BARRIER FREE PARKING' SIGN | 3            |
| 'VAN ACCESSIBLE' SIGN       | 4            |
| 'CROSSWALK' SIGN            | 5            |
| '5 MPH' SIGN                | 6            |
| '10 MPH' SIGN               | 7            |
| 'NO TRESSPASSING' SIGN      | 8            |
| 'TRUCK ENTRANCE' SIGN       | 9            |
| 'MUSTER AREA' SIGN          | 10           |
| REFER TO DETAIL SHEET FOR   | SIGN DETAILS |

| PEA JOB NO.     | 2019-468 |
|-----------------|----------|
| P.M.            | SAS      |
| DN.             | SWS      |
| DES.            | SWS      |
| DRAWING NUMBER: |          |

#### DRAWING TITLE PRELIMINARY SITE PLAN

ORIGINAL ISSUE DATE: AUGUST 14, 2020

| REVISIONS |   |
|-----------|---|
| -         | - |
|           |   |
|           |   |
|           |   |
|           |   |
|           |   |
|           |   |
|           |   |
|           |   |
|           |   |

PROJECT GREYSTONE 13751 HAMILTON AVE. CITY OF DETROIT & HIGHLAND PARK, MICHIGAN

PROJECT TITLE

535 GRISWOLD STREET, SUITE 111 DETROIT, MICHIGAN 48226



ΡΞΛ

GROUP

| -UG-CATVTV   | <ul> <li>ELEC., PHONE OR CABLE TV O.H. LINE, POLE &amp; GUY WIRE</li> <li>UNDERGROUND CABLE TV, CATV PEDESTAL</li> <li>TELEPHONE U.G. CABLE, PEDESTAL &amp; MANHOLE</li> </ul>  |                                       | TROY ■ WASHINGTON TWP<br>BRIGHTON ■ DETROIT<br>t: 844.813.2949   |
|--|---|---------------------------------------|--|
| -uc-elec-®EKE><br>   | <ul> <li>ELECTRIC U.G. CABLE, MANHOLE, METER &amp; HANDHOLE</li> <li>GAS MAIN, VALVE &amp; GAS LINE MARKER</li> <li>WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE &amp; VALVE</li> <li>SANITARY SEWER, CLEANOUT &amp; MANHOLE</li> </ul>  |                                       | www.peagroup.com   |
|  | STORM SEWER, CLEANOUT & MANHOLE     COMBINED SEWER & MANHOLE  | • • • • • • • • • • • • • • • • • • • | STEVEN STEVEN  |
| 670× <sub>6</sub> %``  | UNIDENTIFIED STRUCTURE<br>SPOT ELEVATION<br>- CONTOUR LINE  | 671.21                                | ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>ABI68<br>AB |
|  | GUARD RAIL<br>STREET LIGHT<br>SIGN  | *                                     | and cession and  |
| CONC.  | CONCRETE  | STD HEAVY R.O.W.<br>DUTY DUTY ONLY    |  |
| ASPH.  | ASPHALT   | STD HEAVY DEEP<br>DUTY DUTY STRENGTH  | NORTH  |
| GRAVEL   | GRAVEL SHOULDER   |                                       |  |
| ینلد یقد<br>عقد عقد  | WETLAND   |                                       | 0 20 40 80   |
| REFERENC   | E DRAWINGS  |                                       | SCALE: 1" = 40'  |
| WATER MAIN   | GLWA, DWSD MAP NO. 19-N   |                                       |  |
| STORM SEWER  | GLWA, DWSD MAP NO. S-34-D   |                                       | $\sim$   |
| COMBINED SEWER   | GLWA, DWSD MAP NO. S-34-D   |                                       | Know what's below.   |
| ELECTRIC   | DTE ELECTRIC FACILITY MAP 328–330, 331–330<br>EDISON CONDUIT MAP DET28  |                                       | Call before you dig.   |
| LIGHTING   | UTILITY RESOURCE GROUP (URG) PLD MAP 34-C (   | EMAIL 12/23/2019)                     |  |
| GAS  | DTE GAS COMPANY MAP DATED 12/4/2019   |                                       |  |
| CABLE  | AT&T MAPS A3, B1, B2, B3 & B4, DATED 12/04/2  | 2019                                  | CAUTION!!<br>THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND  |
|  | COMCAST MAP (EMAIL DATED 12/06/2019)  |                                       | UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY<br>APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR<br>IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.   |
|  | UTILITY RESOURCE GROUP (URG) PLC MAP 34-C (   | EMAIL 12/23/2019)                     | THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR<br>DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS  |
| ROBERT OAKMAN'S<br>ROBERT OAKMAN'S<br>WRIGHT AND STRAS<br>GEORGE W. RADFO<br>HART'S SUBDIVISIO | FORD AVENUE SUBDIVISION (LIBER 27, PAGE 33)<br>PASADENA AVENUE SUBDIVISION (LIBER 27, PAGE 3<br>GRAND AVENUE SUBDIVISION (LIBER 29, PAGE 85)<br>SSBURG ADDITION (LIBER 17, PAGE 63)<br>RD'S ADDITION (LIBER 17, PAGE 55)<br>N (LIBER 25, PAGE 63)<br>AB SUBDIVISION NO. 2 (LIBER 27, PAGE 25) |                                       | PRIOR TO THE START OF CONSTRUCTION.  |

LEGEND

SEC. CORNER FOUND

PROPOSED

R RECORDED

M MEASURED

C CALCULATED

Q BRASS PLUG SET

MONUMENT SET

METZGER MOTOR CAB SUBDIVISION NO. 2 (LIBER 27, PAGE 25)

MONUMENT FOUND

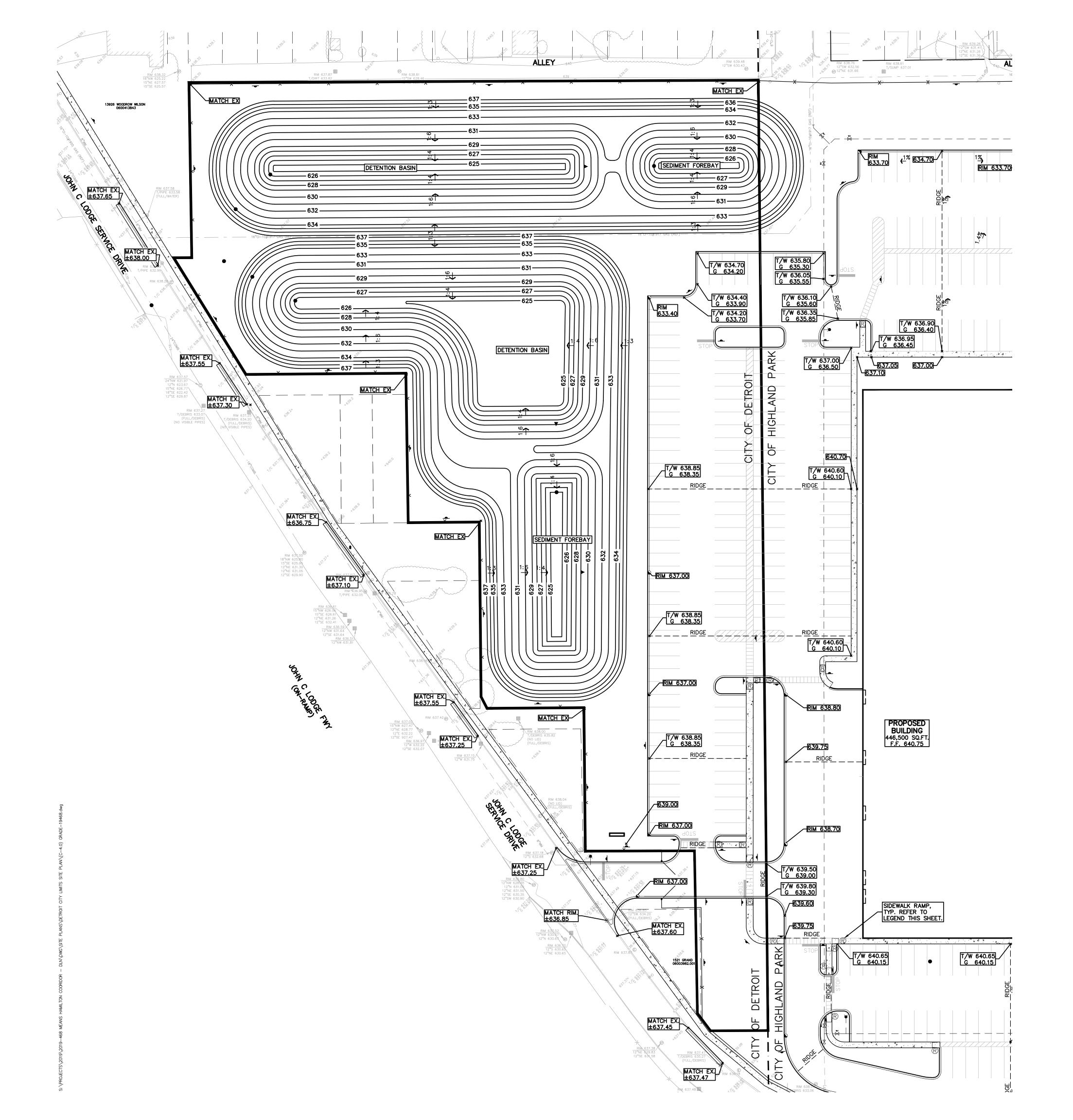
IRON FOUND

👏 NAIL FOUND

Ø NAIL & CAP SET

EXISTING

💢 IRON SET



|   | LEGEND  |   |   |
|---|---|---|---|
| <ul> <li>IRON FOUND</li> <li>IRON SET</li> <li>NAIL FOUND</li> <li>Ø NAIL &amp; CAP SI</li> </ul>                 | BRASS PLUG SET     MONUMENT FOUND     MONUMENT SET  | R RECORDED<br>M MEASURED<br>C CALCULATED                                  | $\mathcal{F} = \mathcal{F}$   |
| EXISTING  |   | PROPOSED  | GROUP   |
| -0H-ELEC-W-O-<br>-UG-CATV-TY-<br>8-UG-PHONE-()-<br>-UG-ELEC-()-EK<br>   | ELEC., PHONE OR CABLE TV O.H. LINE, F<br>UNDERGROUND CABLE TV, CATV PEDES<br>TELEPHONE U.G. CABLE, PEDESTAL & M<br>ELECTRIC U.G. CABLE, MANHOLE, METEI<br>GAS MAIN, VALVE & GAS LINE MARKER<br>WATERMAIN, HYD., GATE VALVE, TAPPIN<br>SANITARY SEWER, CLEANOUT & MANHOLE<br>STORM SEWER, CLEANOUT & MANHOLE | STAL<br>ANHOLE<br>R & HANDHOLE<br>IG SLEEVE & VALVE                       | TROY = WASHINGTON<br>BRIGHTON = DETRO<br>t: 844.813.2949<br>www.peagroup.com  |
| ■ ● ● ○ <sup>Y.D.</sup><br>○ <sup>*</sup><br>○ <sup>*</sup><br>○ <sup>*</sup><br>○ <sup>*</sup><br>○ <sup>*</sup> | SQUARE, ROUND & BEEHIVE CATCH BAS<br>POST INDICATOR VALVE<br>WATER VALVE BOX/HYDRANT VALVE BO<br>MAILBOX, TRANSFORMER, IRRIGATION O<br>UNIDENTIFIED STRUCTURE<br>SPOT ELEVATION   | X, SERVICE SHUTOFF<br>CONTROL VALVE                                       | STEVEN<br>SOPSUSED<br>SOPSUSED<br>SOPSUSED<br>A<br>SOPSUSED<br>No.<br>48168   |
|   | CONTOUR LINE<br>FENCE<br>GUARD RAIL<br>STREET LIGHT<br>SIGN<br>CONCRETE   |   | POFESSIONA IN   |
| ASPH.   | ASPHALT   | STD HEAVY R.O.W.<br>DUTY DUTY ONLY<br>STD HEAVY DEEP<br>DUTY DUTY STRENGT | TH NORTH  |
| GRAVEL  | GRAVEL SHOULDER   |   | 0 20 40   |
|   |   |   |   |
| REFERENC  | E DRAWINGS  |   | SCALE: 1" = 40'   |
| WATER MAIN  | GLWA, DWSD MAP NO. 19-N   |   | • • • •   |
| STORM SEWER   | GLWA, DWSD MAP NO. S-34-D   |   |   |
| COMBINED SEWER  | GLWA, DWSD MAP NO. S-34-D   |   | Know what's bel   |
| ELECTRIC  | DTE ELECTRIC FACILITY MAP 328-<br>EDISON CONDUIT MAP DET28  | 330, 331-330  | Van beivre  |
| LIGHTING  | UTILITY RESOURCE GROUP (URG) F  | PLD MAP 34-C (EMAIL 12/23/2019)   |   |
| GAS   | DTE GAS COMPANY MAP DATED 1   | 2/4/2019  |   |
| CABLE   | AT&T MAPS A3, B1, B2, B3 & B4   | , DATED 12/04/2019  | CAUTION!!<br>THE LOCATIONS AND ELEVATIONS OF EXISTING UN<br>UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY                         |
|   | COMCAST MAP (EMAIL DATED 12/  | 06/2019)  | APPROXIMATE. NO GUARANTEE IS EITHER EXPRES<br>IMPLIED AS TO THE COMPLETENESS OR ACCURACY  |
|   | UTILITY RESOURCE GROUP (URG)  | PLC MAP 34-C (EMAIL 12/23/2019)   | THE CONTRACTOR SHALL BE EXCLUSIVELY RESPO<br>DETERMINING THE EXACT UTILITY LOCATIONS AND<br>PRIOR TO THE START OF CONSTRUCTION. |
| ROBERT OAKMAN'S<br>ROBERT OAKMAN'S<br>WRIGHT AND STRAS<br>GEORGE W. RADFOR<br>HART'S SUBDIVISION                  | FORD AVENUE SUBDIVISION (LIBER<br>PASADENA AVENUE SUBDIVISION (L<br>GRAND AVENUE SUBDIVISION (LIBEF<br>SBURG ADDITION (LIBER 17, PAGE 0<br>O'S ADDITION (LIBER 17, PAGE 55)<br>(LIBER 25, PAGE 63)<br>B SUBDIVISION NO. 2 (LIBER 27, F  | IBER 27, PAGE 30)<br>₹ 29, PAGE 85)<br>63)                                |   |

# SYMBOLS: GRADINGPROPOSED SPOT ELEVATION:<br/>TYPICALLY TOP OF PAVEMENT IN PAVED<br/>AREAS, GUTTER GRADE IN CURB LINES. $\leftarrow 622.50$ PROPOSED CONTOUR LINE-922ABBREVIATIONS:<br/>T/C = TOP OF CURB<br/>G = GUTTER GRADE<br/>T/P = TOP OF PAVEMENT<br/>T/S = TOP OF SIDEWALK<br/>T/W = TOP OF WALL<br/>B/W = BOTTOM OF WALL<br/>F.G. = FINISH GRADE<br/>RIM = RIM ELEVATION

#### SIDEWALK RAMP LEGEND:

 SIDEWALK RAMP 'TYPE R'
 R

 CURB DROP ONLY
 Image: Comparison of the second sec

CLIENT **MEANS GROUP, INC.** 535 GRISWOLD STREET, SUITE 111 DETROIT, MICHIGAN 48226

PROJECT TITLE

PROJECT GREYSTONE 13751 HAMILTON AVE. CITY OF DETROIT & HIGHLAND PARK, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:

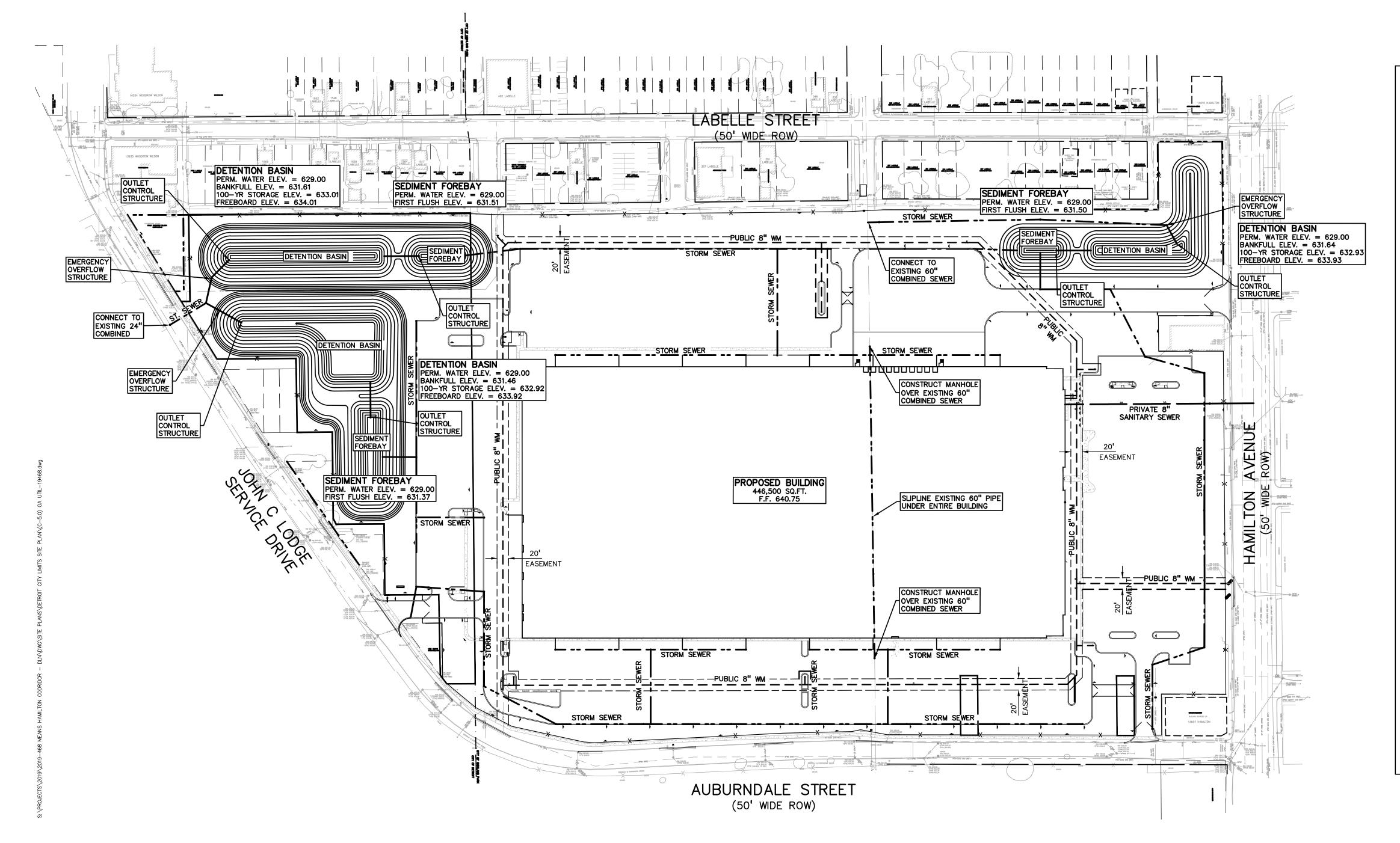
AUGUST 14, 2020 DRAWING TITLE

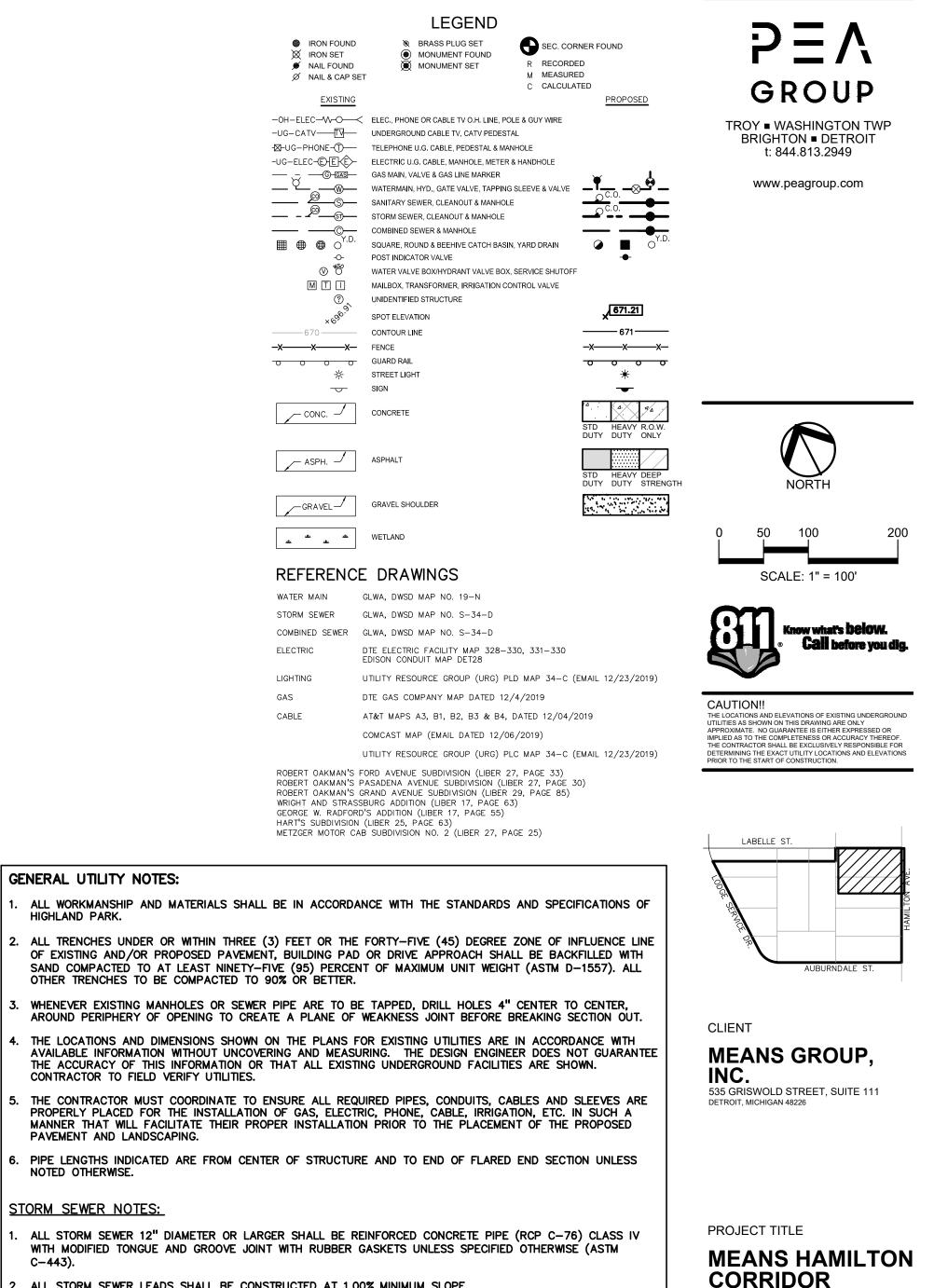
PRELIMINARY GRADING PLAN

| PEA JOB NO.     | 2019-468 |
|-----------------|----------|
| P.M.            | SAS      |
| DN.             | SWS      |
| DES.            | SWS      |
| DRAWING NUMBER: |          |

C-4.0

# NOT FOR CONSTRUCTION





PROJECT ADDRESS

REVISIONS

CITY OF DETROIT & HIGHLAND PARK, MICHIGAN

ORIGINAL ISSUE DATE:

AUGUST 14, 2020

DRAWING TITLE

PEA JOB NO.

DRAWING NUMBER:

C-5.0

P.M.

DN.

DES.

**OVERALL** 

UTILITY PLAN

2019-468

SAS

SWS

SWS

- 2. ALL STORM SEWER LEADS SHALL BE CONSTRUCTED AT 1.00% MINIMUM SLOPE.
- 3. ALL STORM SEWER 10" OR LESS AND/OR LEADS SHALL BE SDR 26.
- JOINTS FOR P.V.C. PIPE SHALL BE ELASTOMERIC (RUBBER GASKET) AS SPECIFIED IN A.S.T.M. DESIGNATION D-3212.

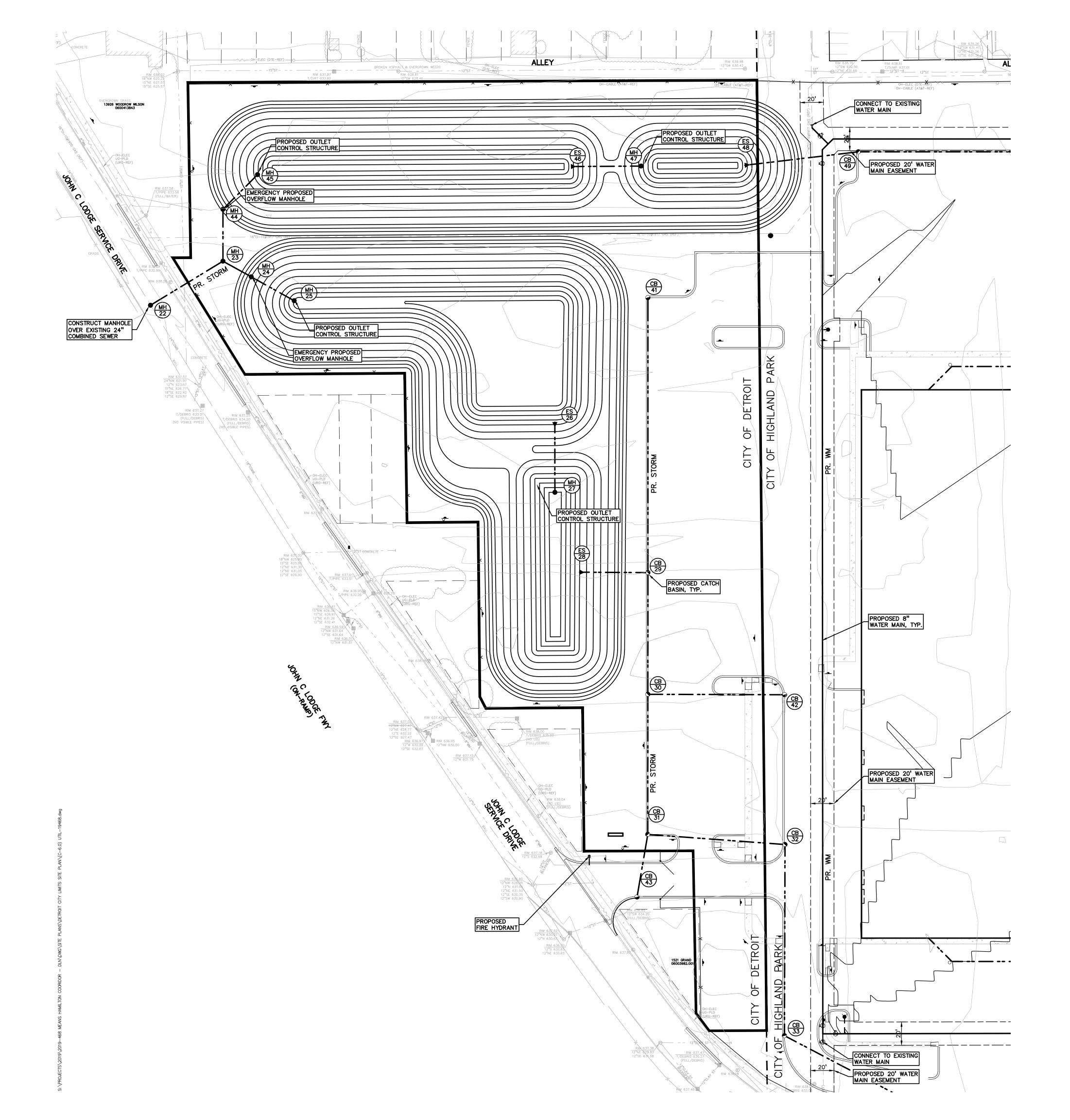
#### PUBLIC WATER MAIN NOTES:

C-443).

HIGHLAND PARK.

- ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 6.5' BELOW FINISH GRADE. WHEN WATER MAINS MUST DIP TO PASS UNDER A STORM SEWER OR SANITARY SEWER, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE KEPT TO A MINIMUM LENGTH BY THE USE OF VERTICAL TWENTY TWO AND A HALF (22.5°) DEGREE BENDS, PROPERLY ANCHORED.
- ALL TEE'S, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE JOB.
- PHYSICAL CONNECTIONS SHALL NOT BE MADE BETWEEN EXISTING AND NEW WATER MAINS UNTIL REQUIRED TESTING IS SATISFACTORILY COMPLETED.
- MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN OUTER EDGE OF WATERMAIN AND ANY SANITARY/STORM SEWER OR STRUCTURE.
- NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE CITY.
- ALL WATER MAIN AND FITTINGS (3" DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 54 WITH 8-MIL POLY WRAP.
- . ALL FIRE HYDRANTS SHALL BE EJIW #5BR MODEL #250 PER CITY STANDARDS.
- B. ALL HYDRANTS TO BE A MINIMUM OF 5' FROM BACK OF CURB, TYP.
- ALL NECESSARY FITTINGS, THRUST BLOCKS, RESTRAINING GLANDS, BLOW OFFS, ETC. FOR WATER MAIN ARE CONSIDERED INCIDENTAL TO THIS PROJECT. THE CONTRACTOR SHALL INSTALL THESE ITEMS AS NECESSARY AND AS REQUIRED BY THE CITY.
- 10. THE WATER MAIN CONTRACTOR SHALL NOTIFY THE INSPECTION SECTION OF HIGHLAND AT LEAST THREE WORKING DAYS IN ADVANCE OF STARTING CONSTRUCTION. SANITARY SEWER NOTES:
- DOWNSPOUTS, WEEP TILE, FOOTING DRAINS OR ANY CONDUIT THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO A SANITARY SEWER. . ALL SANITARY LEADS SHALL BE CONSTRUCTED AT 2.00% MINIMUM SLOPE.
- ALL SANITARY SEWER 8" OR LARGER SHALL BE (PVC) SDR 26 PIPE (ASTM D2680) AND FITTINGS, WITH
- ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED. ALL SANITARY SEWER LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 PIPE AND FITTINGS. ALL JOINTS TO
- BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
- SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 75 FEET AND AT EVERY BEND AS SHOWN. ALL CLEANOUTS TO BE PROVIDED WITH JR SMITH #4240U4 COVER OR EQUAL PER CITY REQUIREMENTS.

W.C. REF. # 2020-



|   | LEGEND   |                                      |                                      | $\neg$ $ \bullet$   |
|---|--|--------------------------------------|--------------------------------------|---|
| <ul> <li>● IRON FOUND</li> <li>⊘ IRON SET</li> <li>● NAIL FOUND</li> <li>Ø NAIL &amp; CAP SE</li> </ul> | <ul> <li>BRASS PLUG SET</li> <li>MONUMENT FOUND</li> <li>MONUMENT SET</li> </ul>   | R RECORDED<br>M MEASURED             |                                      | $\mathbf{P} \equiv \mathbf{V}$  |
| EXISTING  |  | C CALCULATE                          | D<br>PROPOSED                        | GROUP   |
| <br>_UG_CATV[]<br>-⊠-UG_PHONE-[]<br>-UG_ELEC-[]]-[]{E[€]}   | ELEC., PHONE OR CABLE TV O.H. LINE, POL<br>UNDERGROUND CABLE TV, CATV PEDESTA<br>TELEPHONE U.G. CABLE, PEDESTAL & MAN<br>ELECTRIC U.G. CABLE, MANHOLE, METER 8   | L<br>HOLE                            |                                      | TROY  WASHINGTON TWP BRIGHTON  DETROIT t: 844.813.2949  |
|   | GAS MAIN, VALVE & GAS LINE MARKER<br>WATERMAIN, HYD., GATE VALVE, TAPPING<br>SANITARY SEWER, CLEANOUT & MANHOLE<br>STORM SEWER, CLEANOUT & MANHOLE<br>COMBINED SEWER & MANHOLE   |                                      |                                      | www.peagroup.com  |
| ■ ● ● ○ <sup>Y.D.</sup>   | SQUARE, ROUND & BEEHIVE CATCH BASIN,<br>POST INDICATOR VALVE<br>WATER VALVE BOX/HYDRANT VALVE BOX,<br>MAILBOX, TRANSFORMER, IRRIGATION COM<br>UNIDENTIFIED STRUCTURE<br>SPOT ELEVATION   | SERVICE SHUTOFF                      |                                      | STEVEN AND |
|   | CONTOUR LINE<br>FENCE<br>GUARD RAIL<br>STREET LIGHT<br>SIGN  | -                                    |                                      | A8168<br>48168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A8168<br>A816<br>A816   |
| CONC.   | CONCRETE   |                                      | STD HEAVY ROW.<br>DUTY DUTY ONLY     |   |
| ASPH.   | ASPHALT  |                                      | STD HEAVY DEEP<br>DUTY DUTY STRENGTH | NORTH   |
| GRAVEL  | GRAVEL SHOULDER  |                                      | <u>eranda</u>                        | 0 20 40 80  |
| REFERENCE   | E DRAWINGS   |                                      |                                      | SCALE: 1" = 40'   |
|   | glwa, dwsd map no. 19-n  |                                      |                                      |   |
| STORM SEWER   | GLWA, DWSD MAP NO. S-34-D  |                                      |                                      | $\sim$  |
| COMBINED SEWER  | GLWA, DWSD MAP NO. S-34-D  |                                      |                                      | Know what's below.  |
|   | DTE ELECTRIC FACILITY MAP 328-33<br>EDISON CONDUIT MAP DET28   | io, 331–330                          |                                      | Call before you dig.  |
| LIGHTING  | UTILITY RESOURCE GROUP (URG) PLI   | ) MAP 34-C (EN                       | IAIL 12/23/2019)                     |   |
| GAS   | DTE GAS COMPANY MAP DATED 12/  | 4/2019                               |                                      |   |
| CABLE   | AT&T MAPS A3, B1, B2, B3 & B4, [   | )ATED 12/04/20 <sup>.</sup>          | 19                                   | CAUTION!!<br>THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND   |
|   | COMCAST MAP (EMAIL DATED 12/06   | /2019)                               |                                      | UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY<br>APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR<br>IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.  |
|   | UTILITY RESOURCE GROUP (URG) PLO   | C MAP 34-C (EN                       | IAIL 12/23/2019)                     | THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR<br>DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS   |
| ROBERT OAKMAN'S F<br>ROBERT OAKMAN'S (<br>WRIGHT AND STRASS<br>GEORGE W. RADFORL<br>HART'S SUBDIVISION  | FORD AVENUE SUBDIVISION (LIBER 27<br>PASADENA AVENUE SUBDIVISION (LIBE<br>GRAND AVENUE SUBDIVISION (LIBER 2<br>BBURG ADDITION (LIBER 17, PAGE 63<br>)'S ADDITION (LIBER 17, PAGE 55)<br>(LIBER 25, PAGE 63)<br>B SUBDIVISION NO. 2 (LIBER 27, PAGE | ER 27, PAGE 30)<br>29, PAGE 85)<br>) |                                      | PRIOR TO THE START OF CONSTRUCTION.   |

CLIENT



PROJECT TITLE

PROJECT GREYSTONE 13751 HAMILTON AVE. CITY OF DETROIT & HIGHLAND PARK, MICHIGAN

| REVISIONS |  |
|-----------|--|
| -         |  |
|           |  |

ORIGINAL ISSUE DATE: AUGUST 14, 2020

DRAWING TITLE PRELIMINARY UTILITY PLAN

| PEA JOB NO.     | 2019-468 |
|-----------------|----------|
| P.M.            | SAS      |
| DN.             | SWS      |
| DES.            | SWS      |
| DRAWING NUMBER: |          |

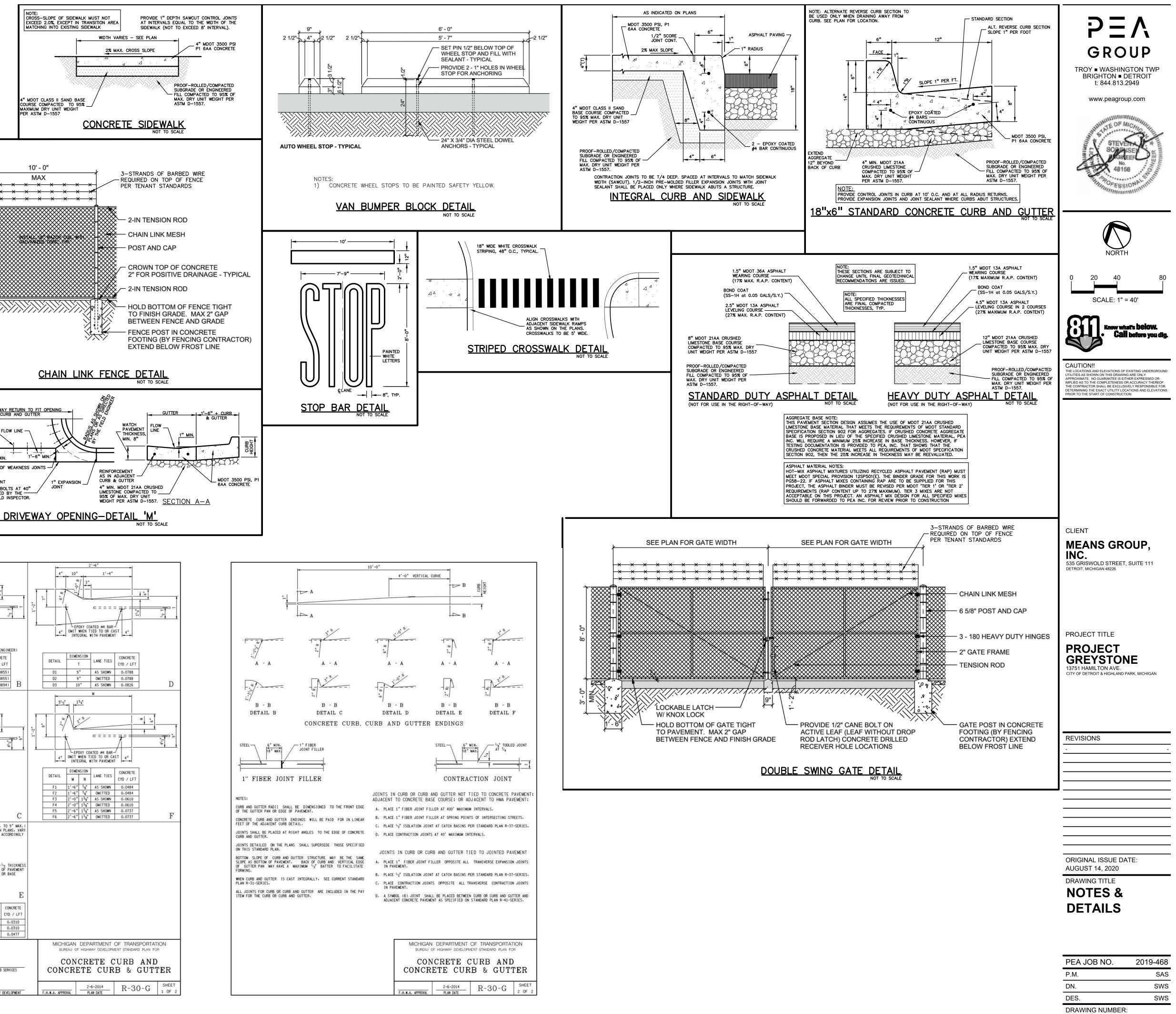
# NOT FOR CONSTRUCTION

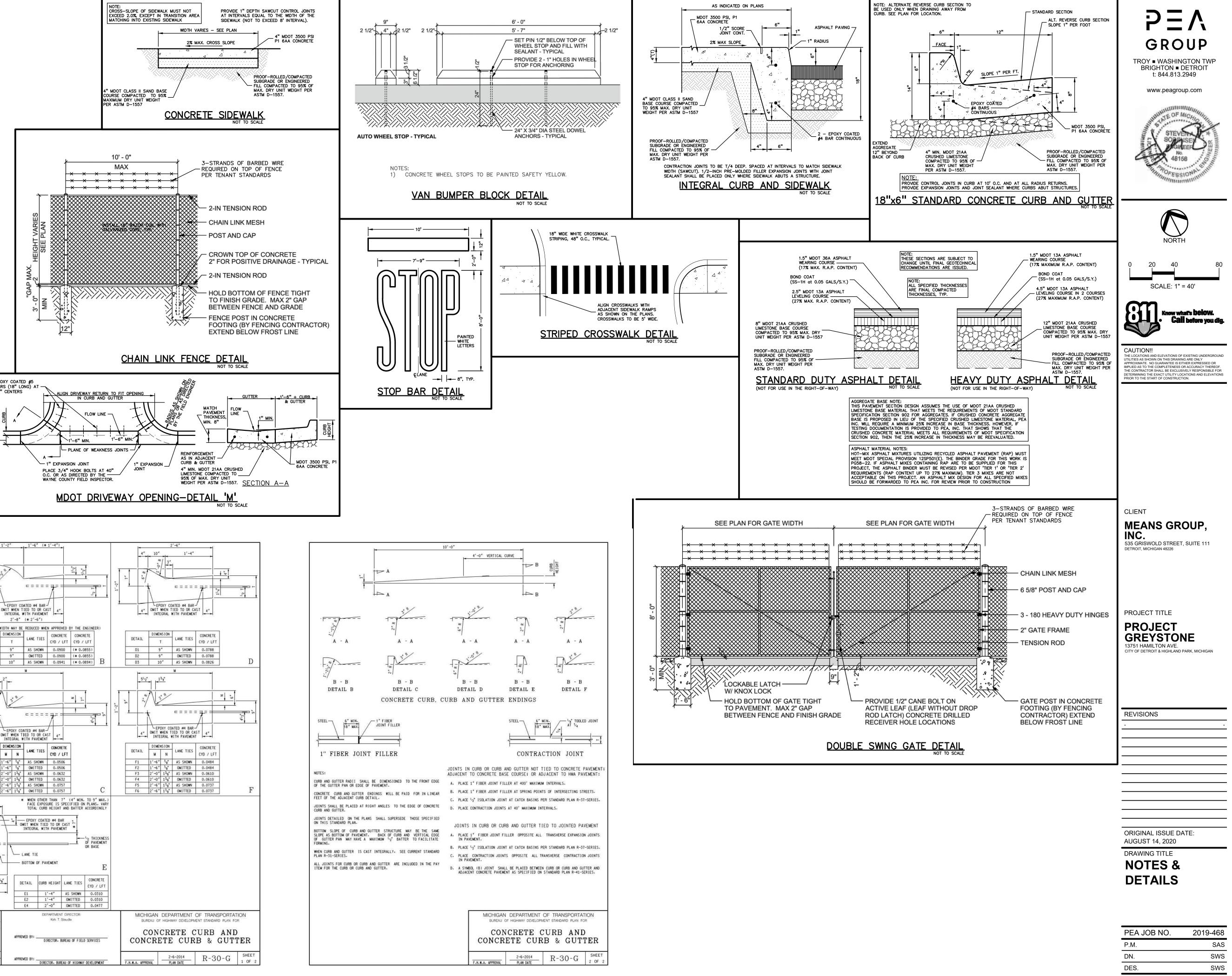
C-6.0

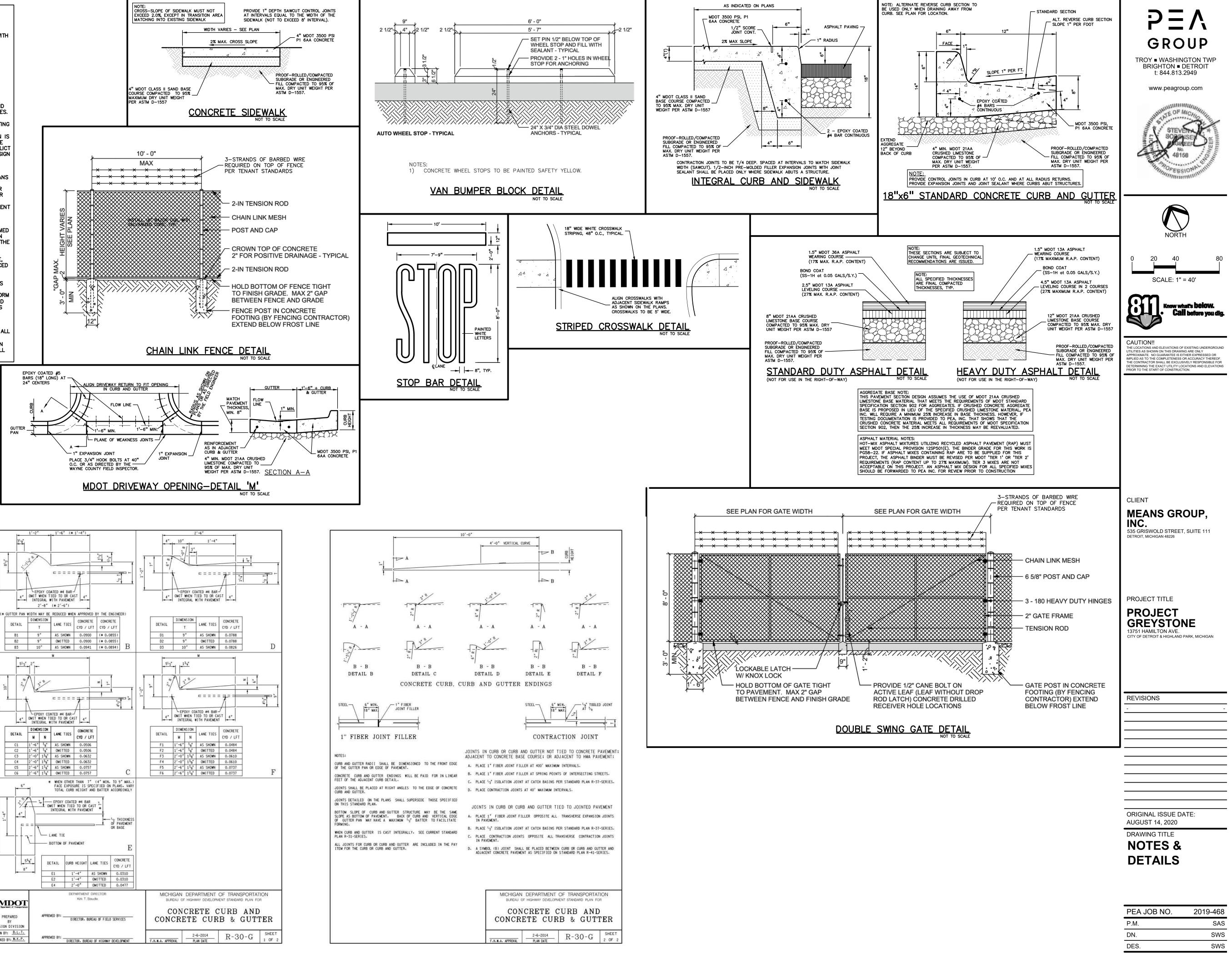
#### GENERAL NOTES:

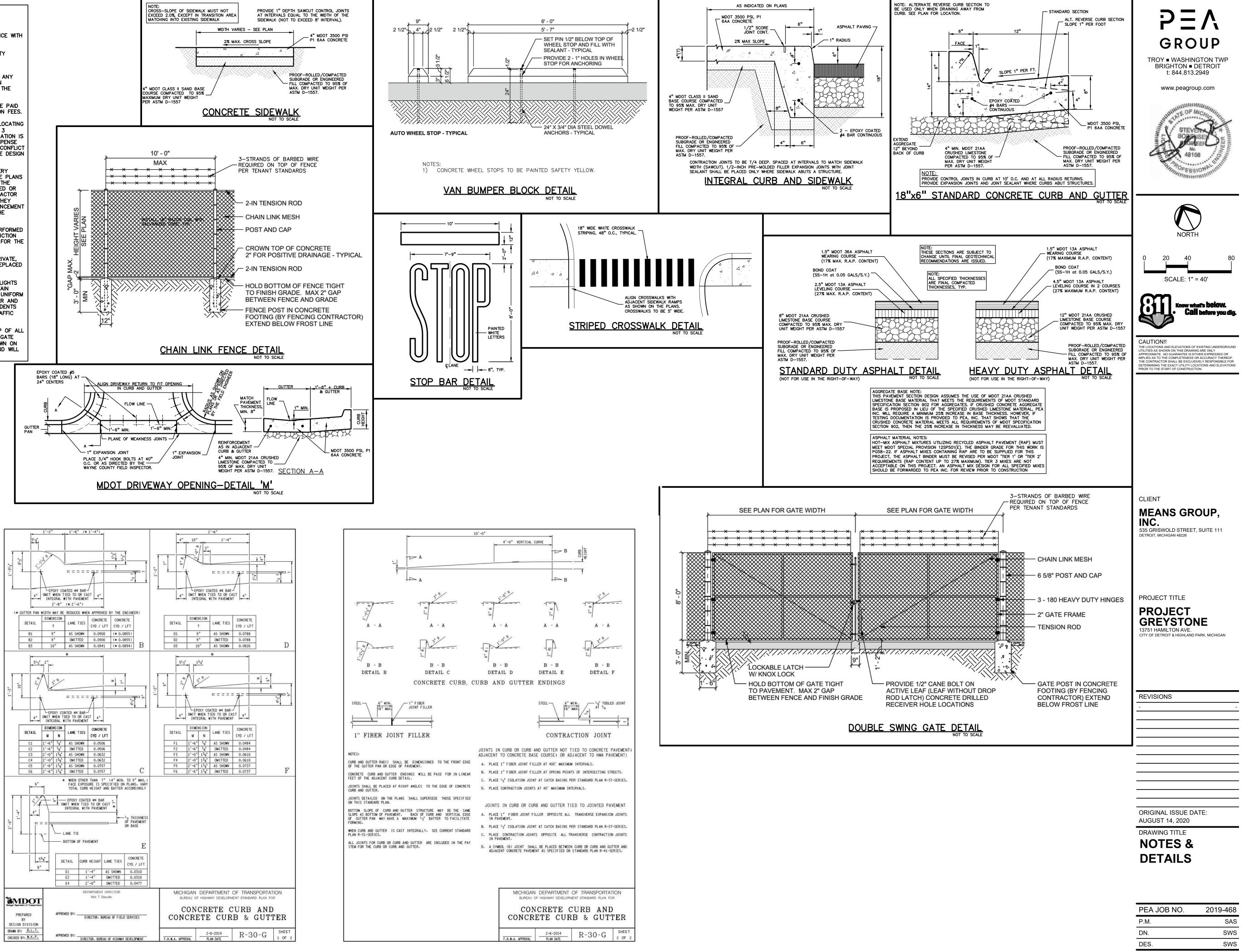
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

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









C-7.0

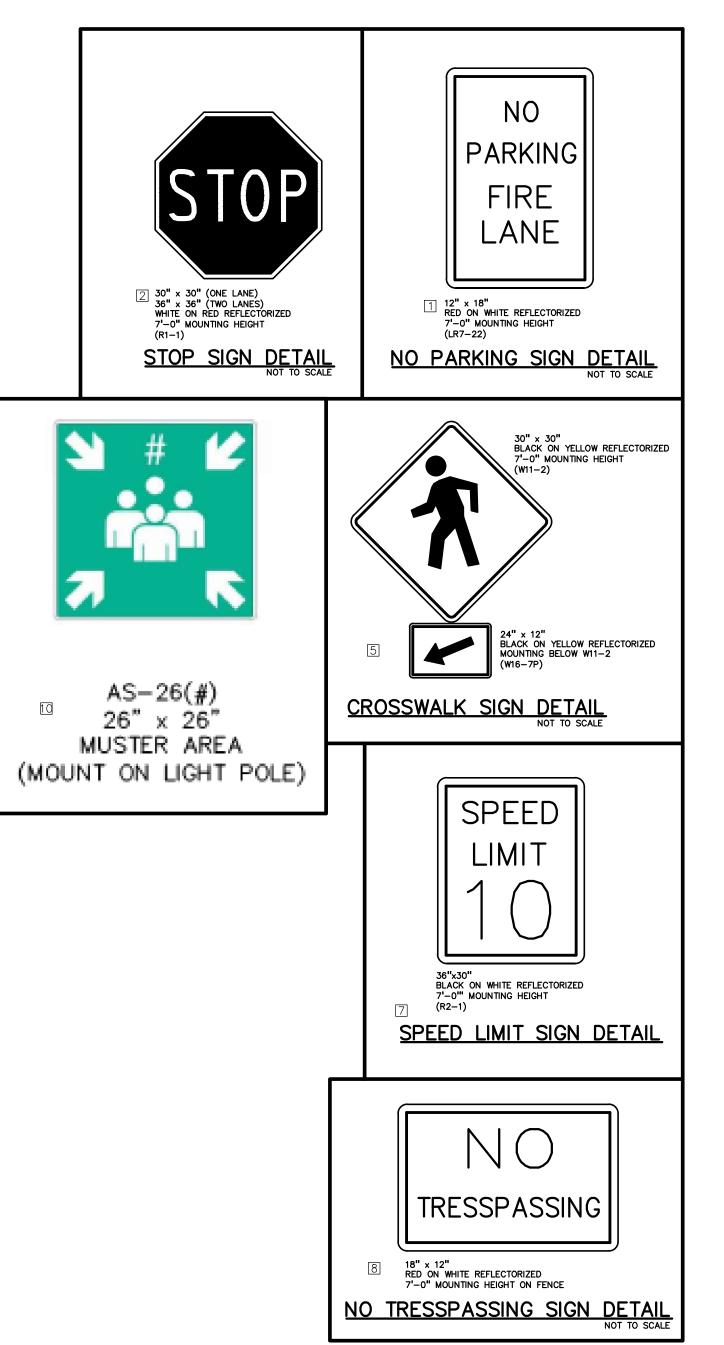
NOT FOR CONSTRUCTION

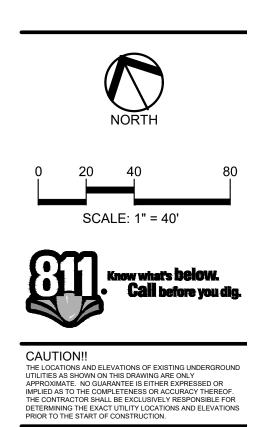




| PEA JOB NO.     | 2019-468 |
|-----------------|----------|
| P.M.            | SAS      |
| DN.             | SWS      |
| DES.            | SWS      |
| DRAWING NUMBER: |          |







ΡΞΛ

GROUP

TROY ■ WASHINGTON TWP BRIGHTON ■ DETROIT t: 844.813.2949

www.peagroup.com

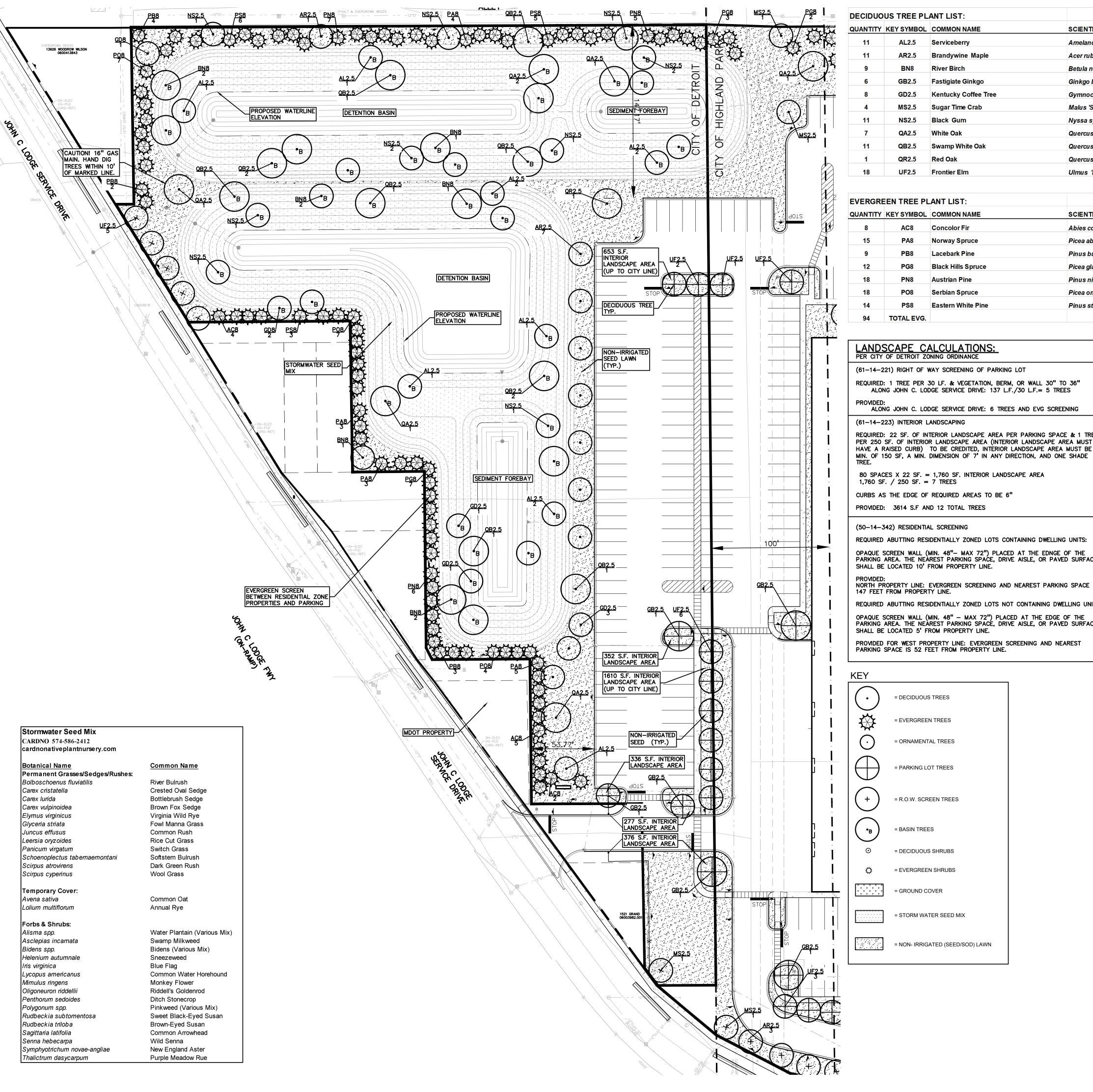


PROJECT GREYSTONE 13751 HAMILTON AVE. CITY OF DETROIT & HIGHLAND PARK, MICHIGAN

REVISIONS -

PROJECT TITLE

| CLIENT                        |
|-------------------------------|
| MEANS GROUP,<br>INC.          |
| 535 GRISWOLD STREET, SUITE 11 |



| :           |                               |           |      |
|-------------|-------------------------------|-----------|------|
| NAME        | SCIENTIFIC NAME               | SIZE      | SPEC |
| rry         | Amelanchier laevis            | 2.5" Cal. | B&B  |
| ne Maple    | Acer rubrum 'Brandywine'      | 2.5" Cal. | B&B  |
| h           | Betula nigra                  | 8' Ht.    | B&B  |
| Ginkgo      | Ginkgo biloba 'Fastigiata'    | 2.5" Cal. | B&B  |
| Coffee Tree | Gymnocladus dioica- male only | 2.5" Cal. | B&B  |
| e Crab      | Malus 'Sugar Tyme'            | 2.5" Cal. | B&B  |
| n           | Nyssa sylvatica               | 2.5" Cal. | B&B  |
|             | Quercus alba                  | 2.5" Cal. | B&B  |
| hite Oak    | Quercus bicolor               | 2.5" Cal. | B&B  |
|             | Quercus rubra                 | 2.5" Cal. | B&B  |
| lm          | Ulmus 'Frontier'              | 2.5" Cal. | B&B  |
|             |                               |           |      |
| Г:          |                               |           |      |
| NAME        | SCIENTIFIC NAME               | SIZE      | SPEC |
| Fir         | Abies concolor                | 8' Ht.    | B&B  |
| pruce       | Picea abies                   | 8' Ht.    | B&B  |
| Pine        | Pinus bungeana                | 8' Ht.    | B&B  |
| Spruce      | Picea glauca 'Densata'        | 8' Ht.    | B&B  |
| line        | Pinus nigra                   | 8' Ht.    | B&B  |
| pruce       | Picea omorika                 | 8' Ht.    | B&B  |
| hite Pine   | Pinus strobus                 | 8' Ht.    | B&B  |
|             |                               |           |      |

REQUIRED: 1 TREE PER 30 LF. & VEGETATION, BERM, OR WALL 30" TO 36" ALONG JOHN C. LODGE SERVICE DRIVE: 137 L.F./30 L.F.= 5 TREES

- ALONG JOHN C. LODGE SERVICE DRIVE: 6 TREES AND EVG SCREENING
- REQUIRED: 22 SF. OF INTERIOR LANDSCAPE AREA PER PARKING SPACE & 1 TREE PER 250 SF. OF INTERIOR LANDSCAPE AREA (INTERIOR LANDSCAPE AREA MUST HAVE A RAISED CURB) TO BE CREDITED, INTERIOR LANDSCAPE AREA MUST BE A

- REQUIRED ABUTTING RESIDENTIALLY ZONED LOTS CONTAINING DWELLING UNITS:
- OPAQUE SCREEN WALL (MIN. 48"- MAX 72") PLACED AT THE EDNGE OF THE THE NEAREST PARKING SPACE, DRIVE AISLE, OR PAVED SURFACE

NORTH PROPERTY LINE: EVERGREEN SCREENING AND NEAREST PARKING SPACE IS

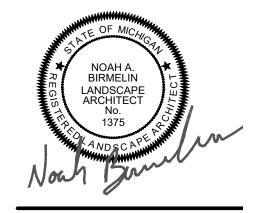
- REQUIRED ABUTTING RESIDENTIALLY ZONED LOTS NOT CONTAINING DWELLING UNITS: OPAQUE SCREEN WALL (MIN. 48" - MAX 72") PLACED AT THE EDGE OF THE PARKING AREA. THE NEAREST PARKING SPACE, DRIVE AISLE, OR PAVED SURFACE
- PROVIDED FOR WEST PROPERTY LINE: EVERGREEN SCREENING AND NEAREST

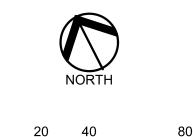
#### GENERAL PLANTING NOTES:

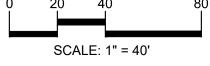
- . LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- 3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
- . CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- 5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- . ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- 3. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- 9. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- 10.ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED. 1.NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF
- EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES. 12.ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE
- CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- 13.IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- 14.ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- 15.ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- 16.FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.



www.peagroup.com









THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS FITHER 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.

CAUTION!!

CLIENT **MEANS GROUP,** INC.

535 GRISWOLD STREET, SUITE 111 DETROIT, MICHIGAN 48226

PROJECT TITLE

PROJECT GREYSTONE 13751 HAMILTON AVE. CITY OF DETROIT & HIGHLAND PARK, MICHIGAN

\_\_\_\_\_

REVISIONS

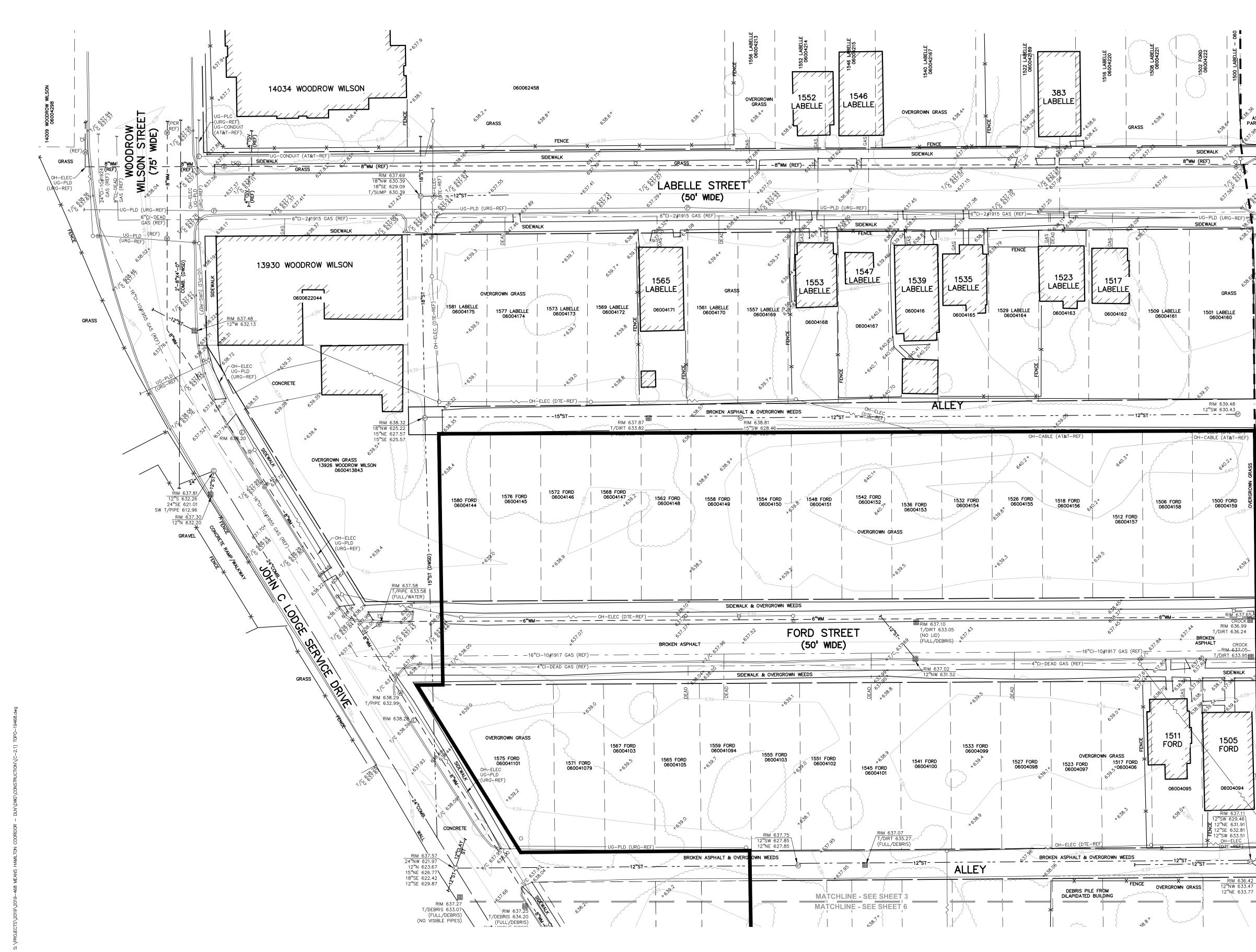
ORIGINAL ISSUE DATE:

AUGUST 14, 2020 DRAWING TITLE

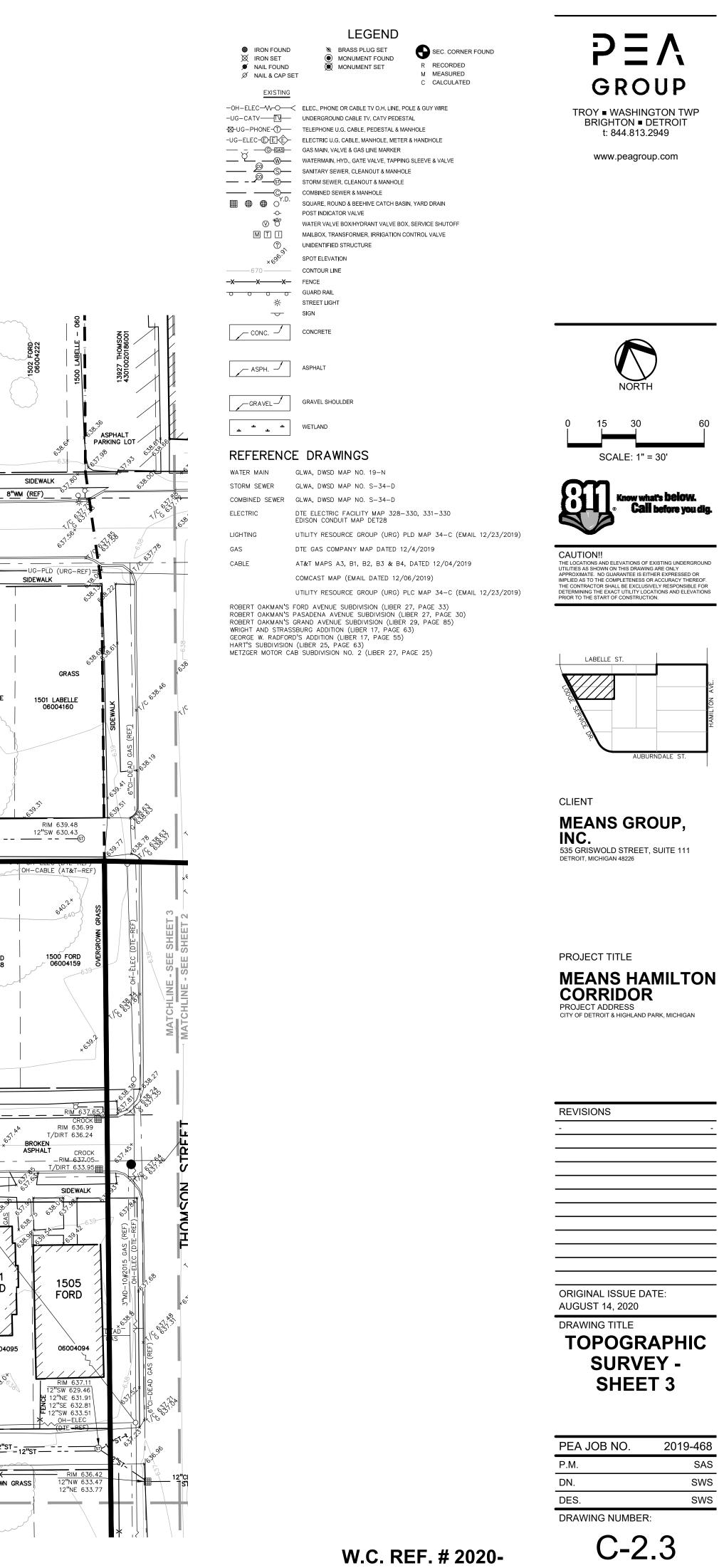
#### **DETROIT CITY** LIMITS LANDSCAPE PLAN

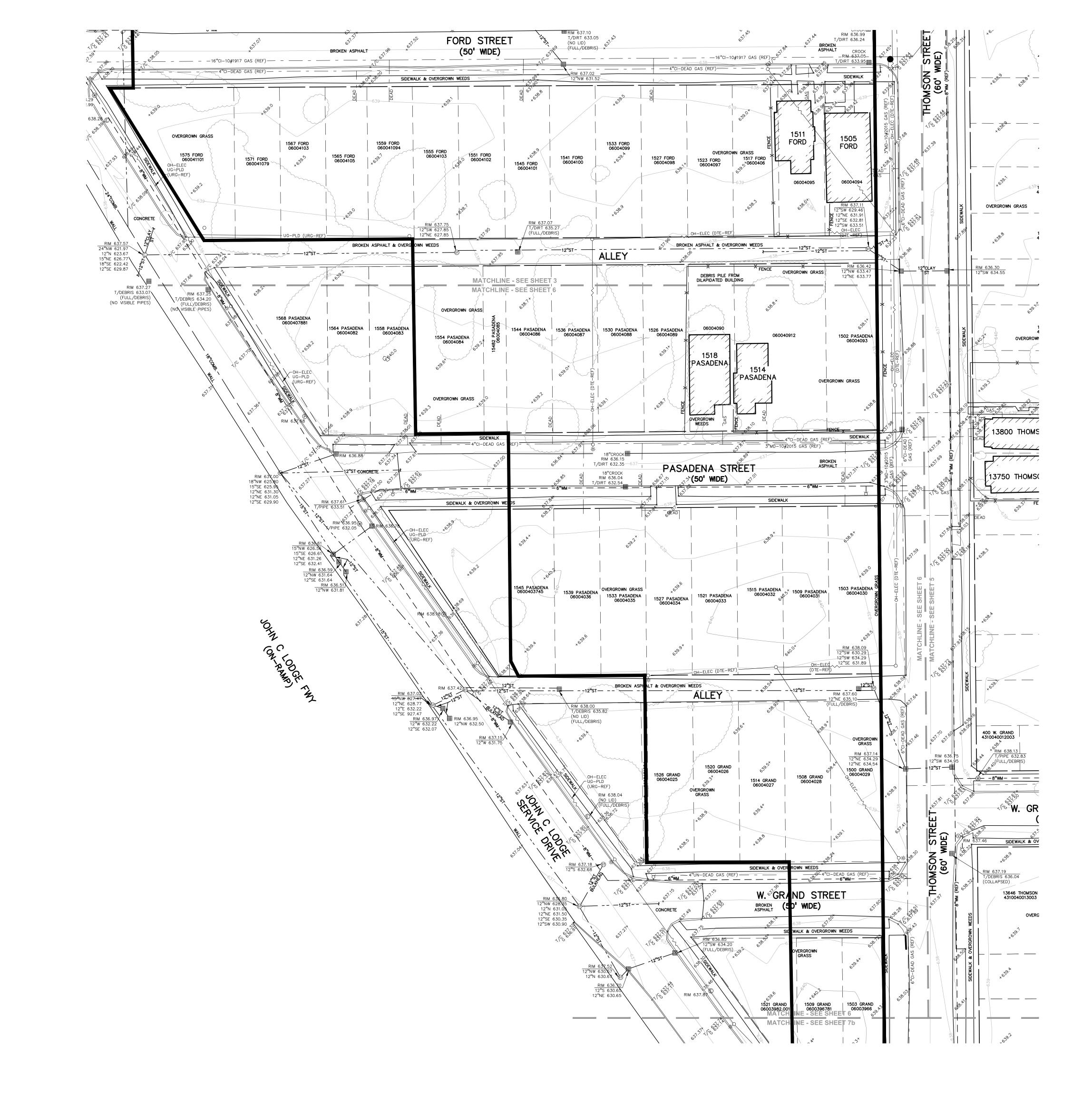
| PEA JOB NO.     | 2019-468 |
|-----------------|----------|
| P.M.            | SAS      |
| DN.             | KT       |
| DES.            | NB       |
| DRAWING NUMBER: |          |

# NOT FOR CONSTRUCTION L-1.0

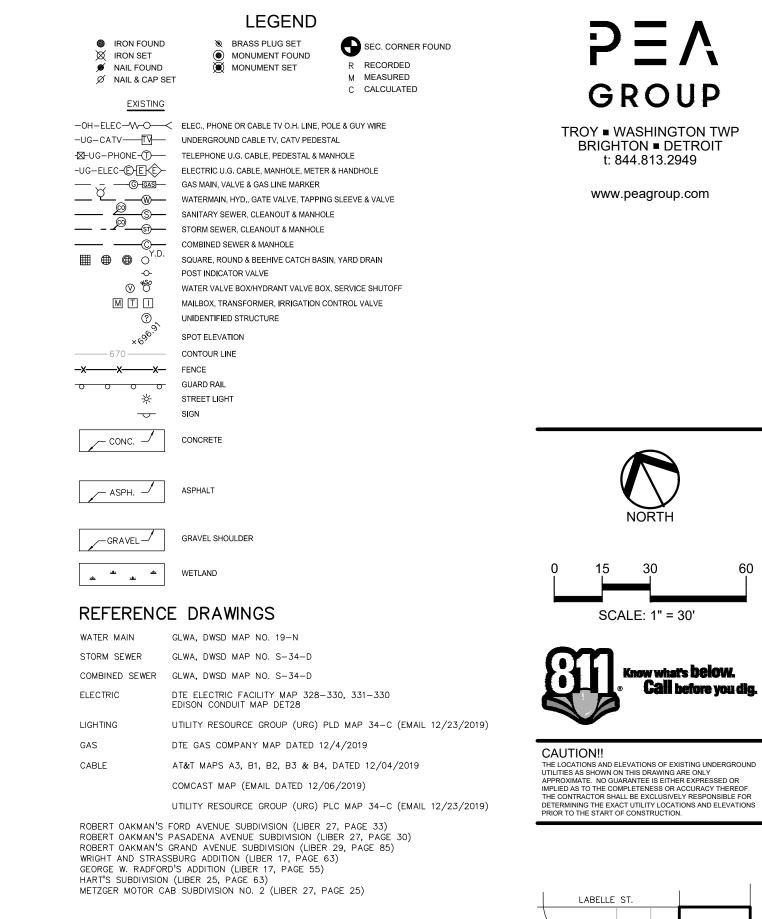


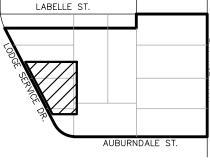
# EXHIBIT D









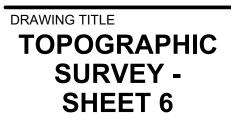


CLIENT **MEANS GROUP, INC.** 535 GRISWOLD STREET, SUITE 111 DETROIT, MICHIGAN 48226

PROJECT TITLE



| REVI | SIONS     |       |      |  |
|------|-----------|-------|------|--|
| -    |           |       |      |  |
|      |           |       |      |  |
|      |           |       |      |  |
|      |           |       |      |  |
|      |           |       |      |  |
|      |           |       |      |  |
|      |           |       |      |  |
|      |           |       |      |  |
|      |           |       |      |  |
|      |           |       |      |  |
|      |           |       |      |  |
|      |           |       |      |  |
| ORIG | INAL IS   | SUE D | ATE: |  |
|      | JST 14, 2 |       |      |  |



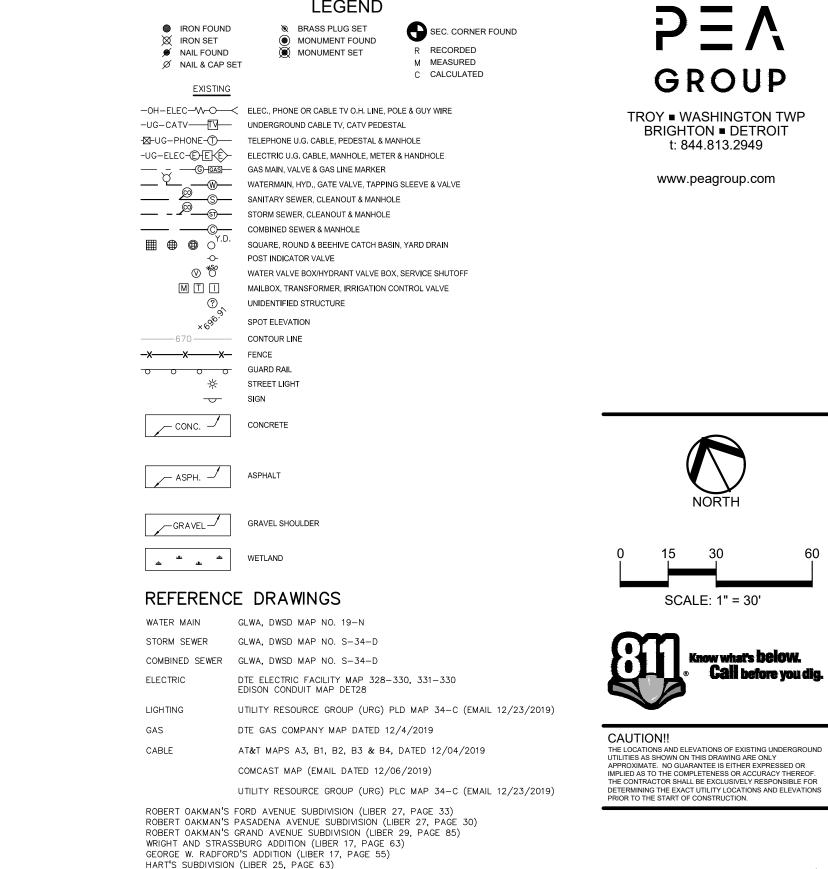
| PEA JOB NO.     | 2019-468 |
|-----------------|----------|
| P.M.            | SAS      |
| DN.             | SWS      |
| DES.            | SWS      |
| DRAWING NUMBER: |          |

C-2.6

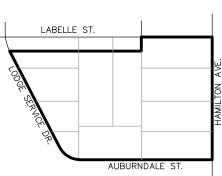
#### W.C. REF. # 2020-







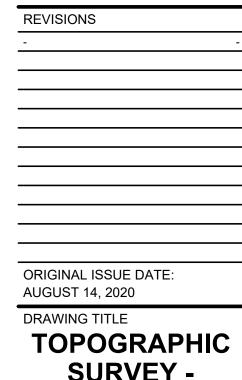
LEGEND



CLIENT MEANS GROUP, INC. 535 GRISWOLD STREET, SUITE 111 DETROIT, MICHIGAN 48226

PROJECT TITLE

**MEANS HAMILTON** CORRIDOR PROJECT ADDRESS CITY OF DETROIT & HIGHLAND PARK, MICHIGAN

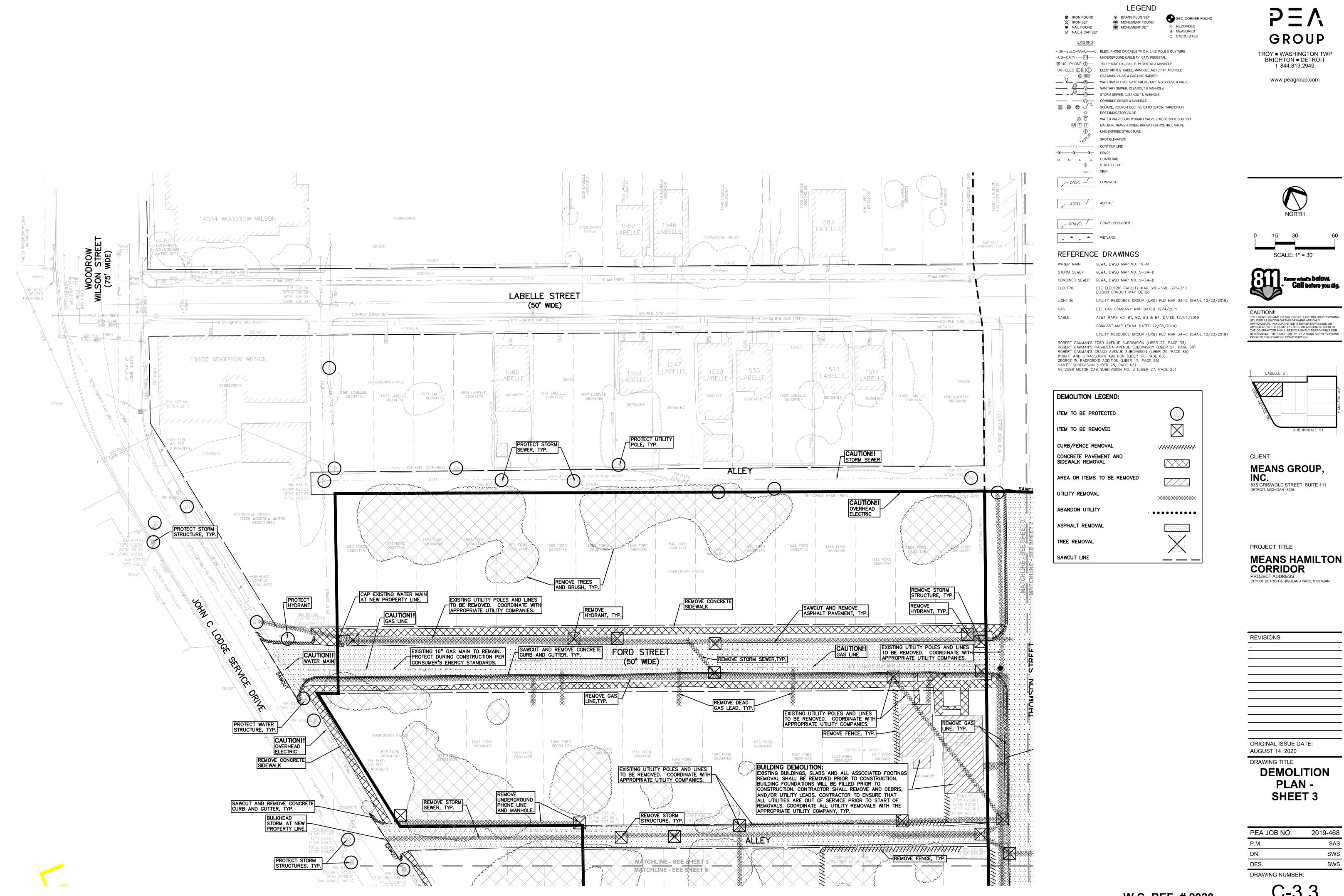


| SURVEY - |
|----------|
| SHEET 7  |
|          |

| PEA JOB NO.     | 2019-468 |
|-----------------|----------|
| P.M.            | SAS      |
| DN.             | SWS      |
| DES.            | SWS      |
| DRAWING NUMBER: |          |

C-2.7

## W.C. REF. # 2020-



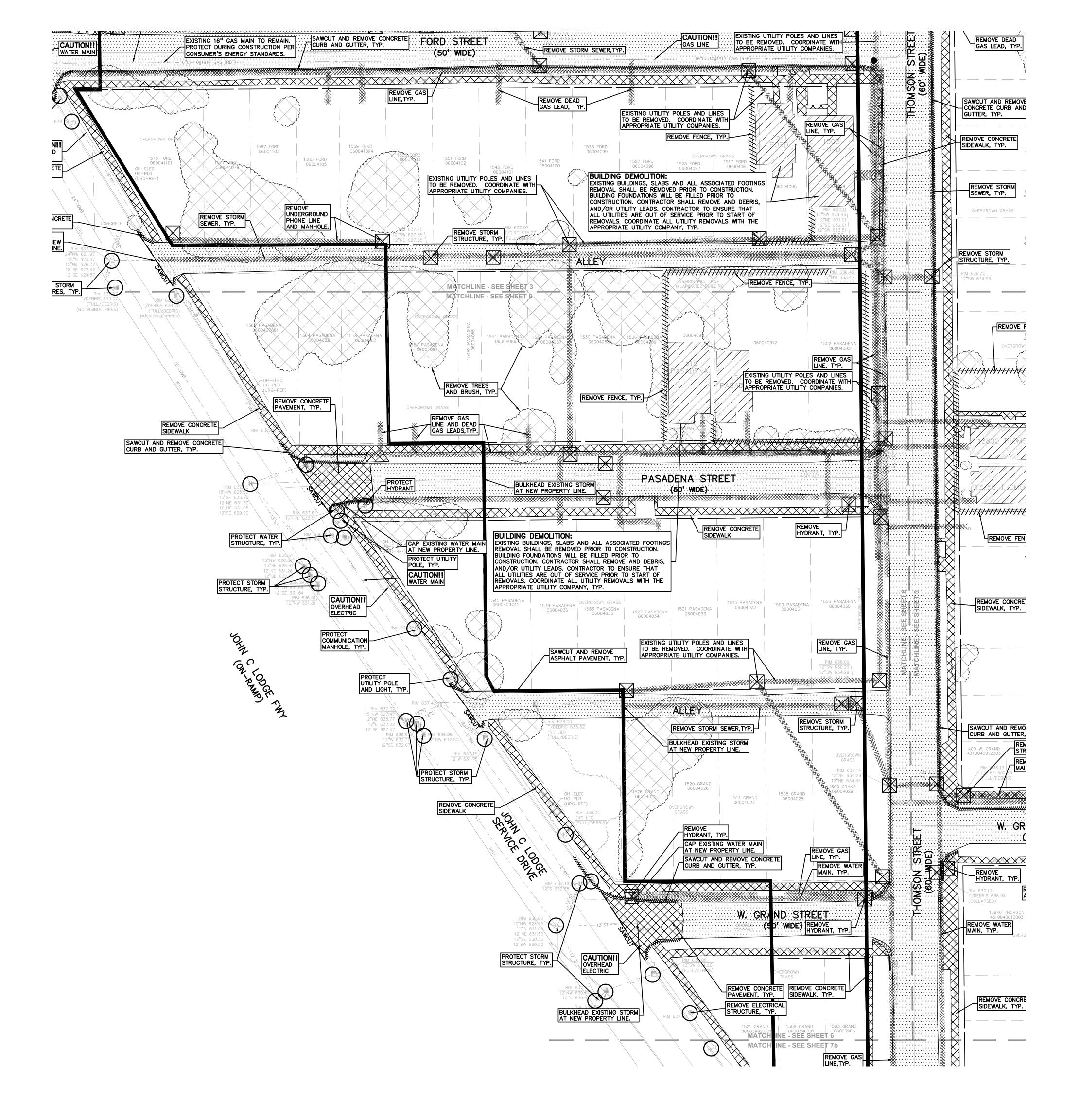
#### W.C. REF. # 2020-

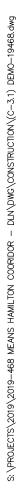
C-3.3

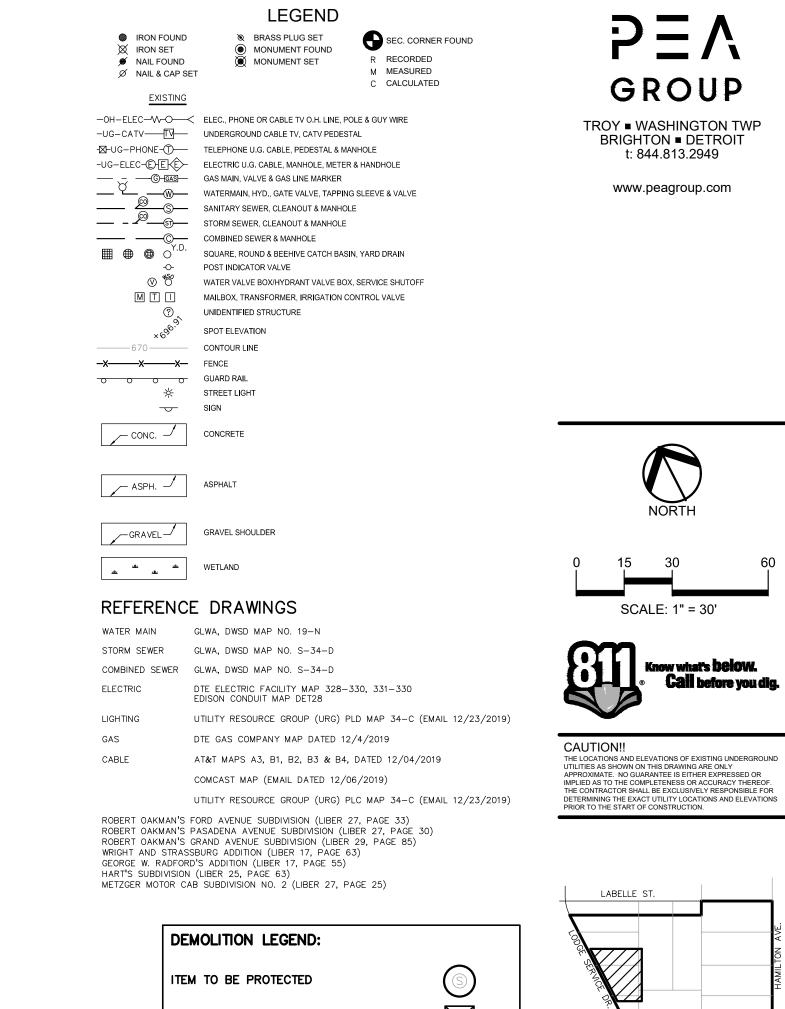
SAS

SWS

SWS







| ITEM TO BE PROTECTED                      | $\bigcirc$          |
|---|---------------------|
| ITEM TO BE REMOVED                        | $\boxtimes$         |
| CURB/FENCE REMOVAL                        | ·////////////////// |
| CONCRETE PAVEMENT AND<br>SIDEWALK REMOVAL |                     |
| AREA OR ITEMS TO BE REMOVED               |                     |
| UTILITY REMOVAL                           | *********           |
| ABANDON UTILITY                           | ••••••              |
| ASPHALT REMOVAL                           |                     |
| TREE REMOVAL                              | $\mathbf{X}$        |
| SAWCUT LINE                               | · - ` -             |

PROJECT TITLE MEANS HAMILTON CORRIDOR

**MEANS GROUP,** 

535 GRISWOLD STREET, SUITE 111 DETROIT, MICHIGAN 48226

CLIENT

INC.

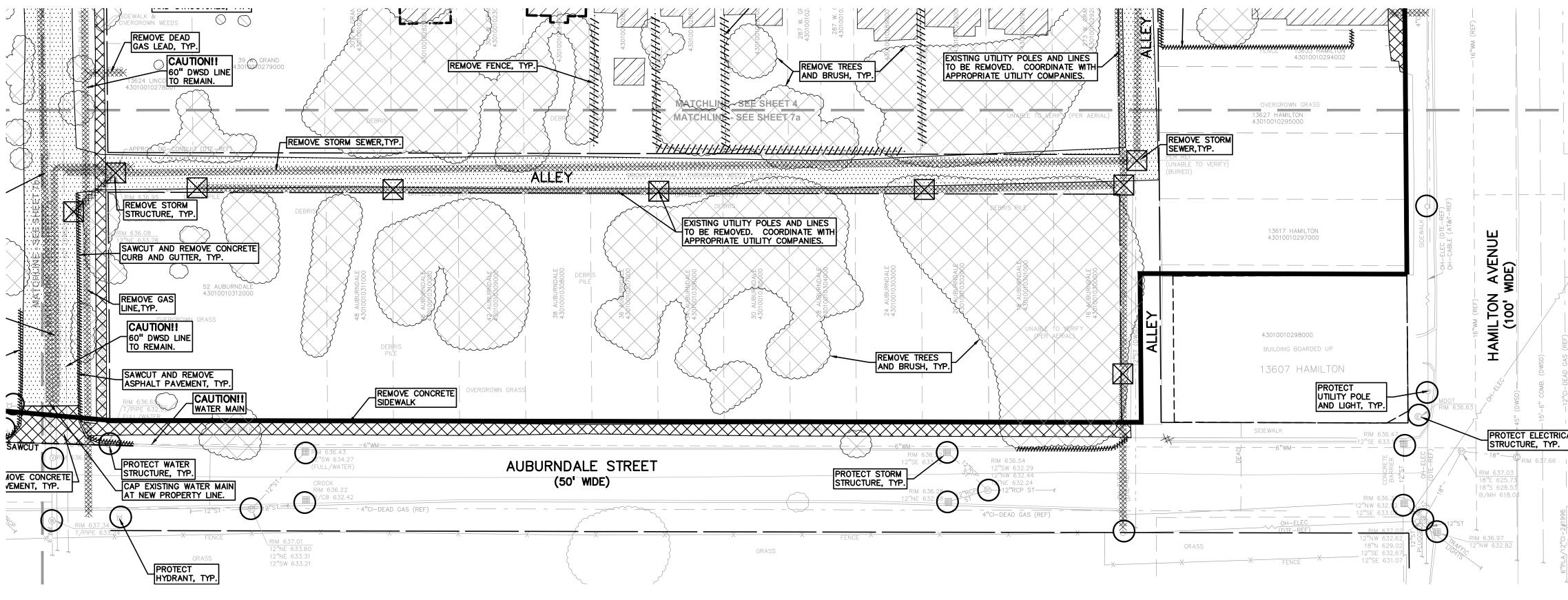
PROJECT ADDRESS CITY OF DETROIT & HIGHLAND PARK, MICHIGAN

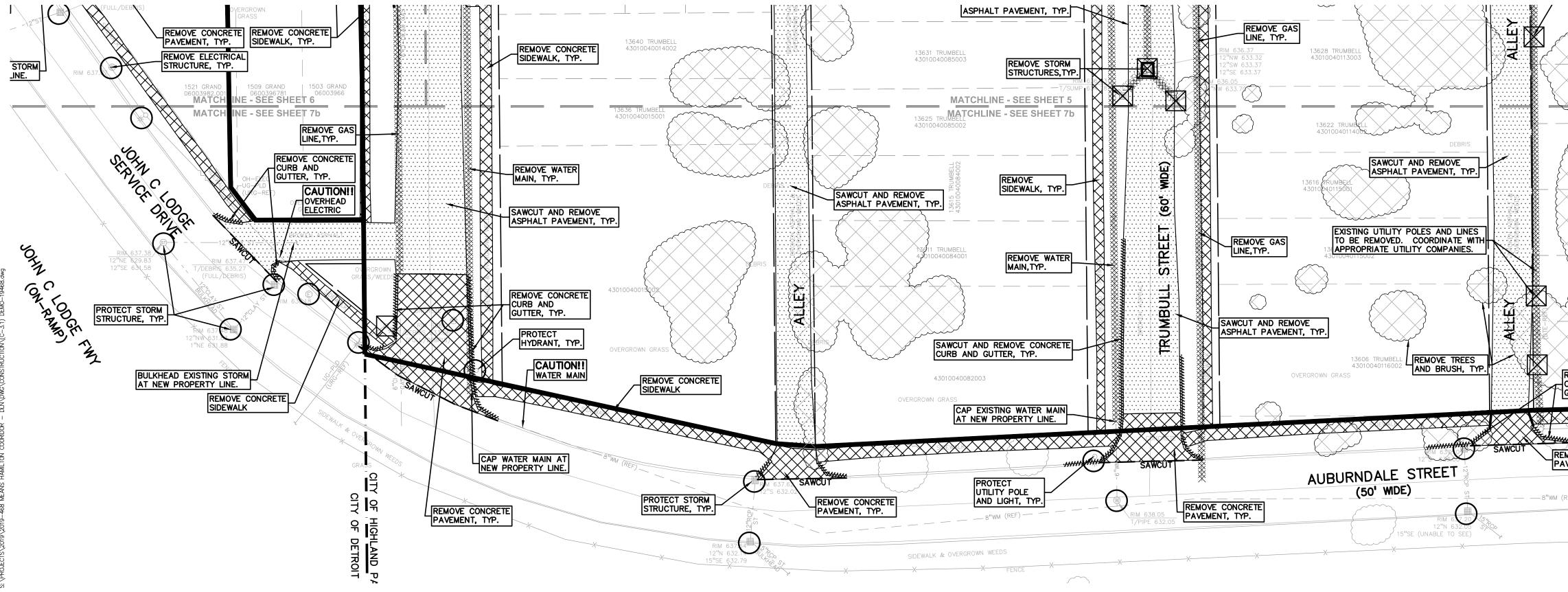
| REVISIONS            |  |
|----------------------|--|
|                      |  |
|                      |  |
|                      |  |
|                      |  |
|                      |  |
|                      |  |
|                      |  |
|                      |  |
|                      |  |
|                      |  |
| ORIGINAL ISSUE DATE: |  |
| AUGUST 14, 2020      |  |
| DRAWING TITLE        |  |
| DEMOLITION           |  |
| PLAN -               |  |
|                      |  |
| SHEET 6              |  |

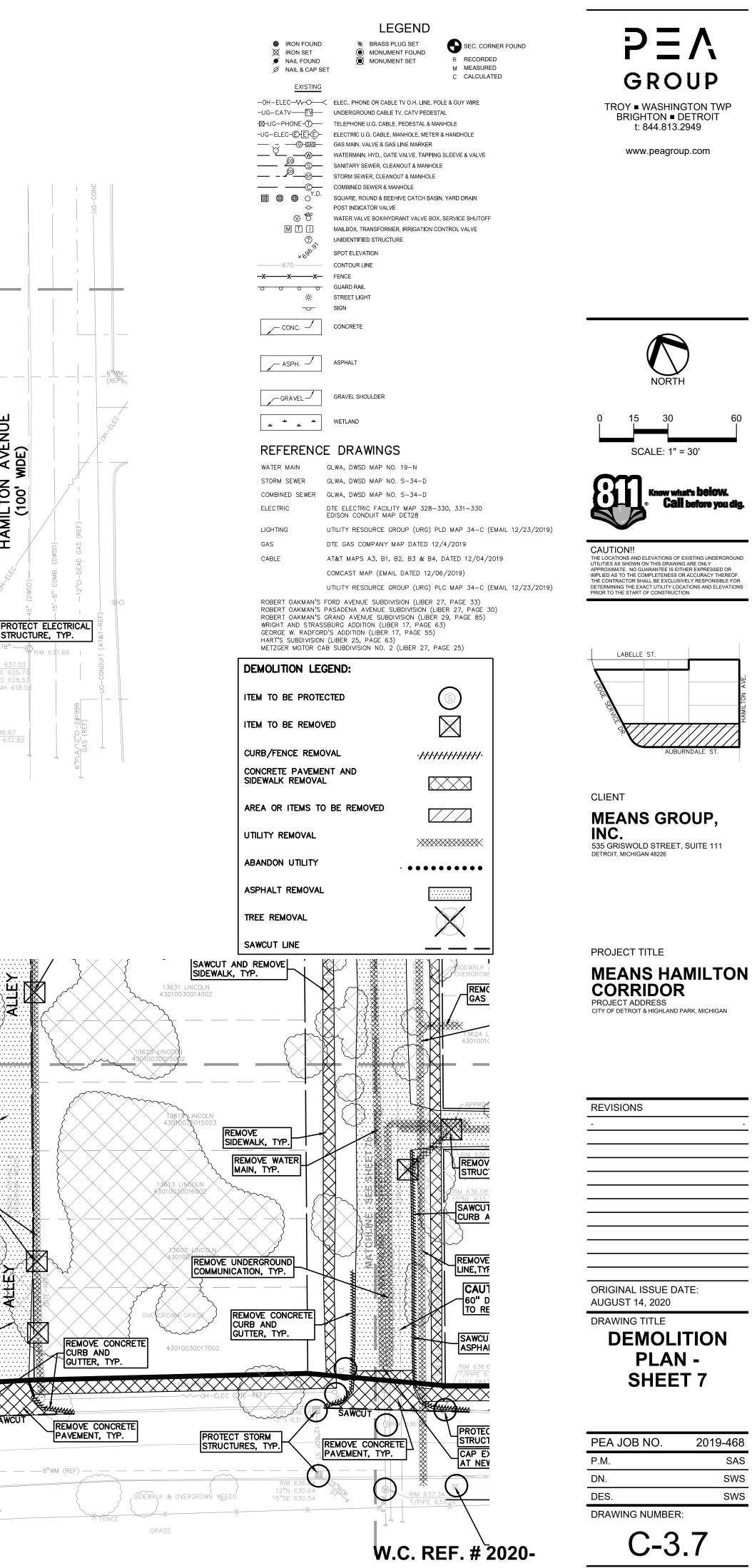
| PEA JOB NO.     | 2019-468 |
|-----------------|----------|
| P.M.            | SAS      |
| DN.             | SWS      |
| DES.            | SWS      |
| DRAWING NUMBER: |          |

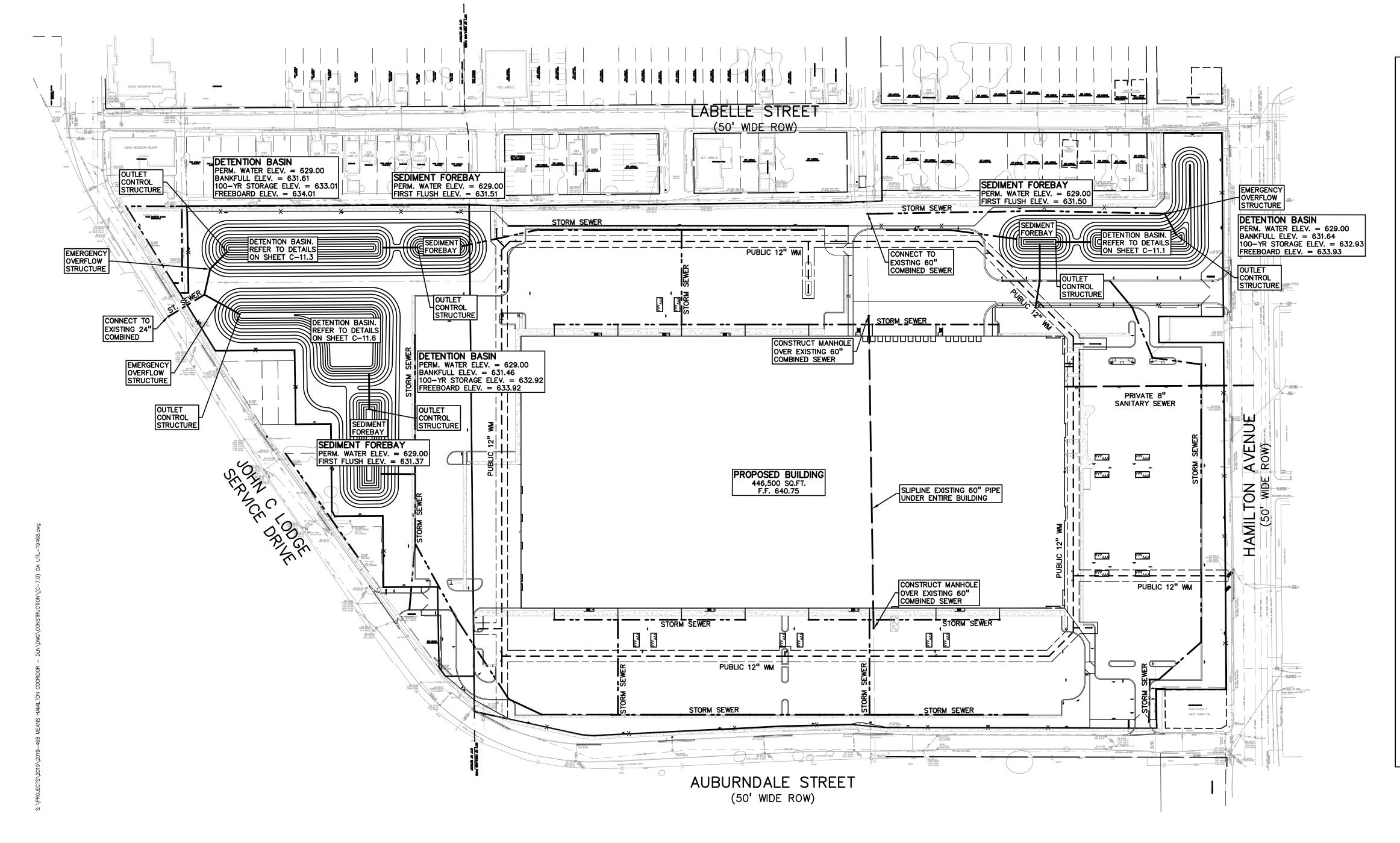
#### W.C. REF. # 2020-

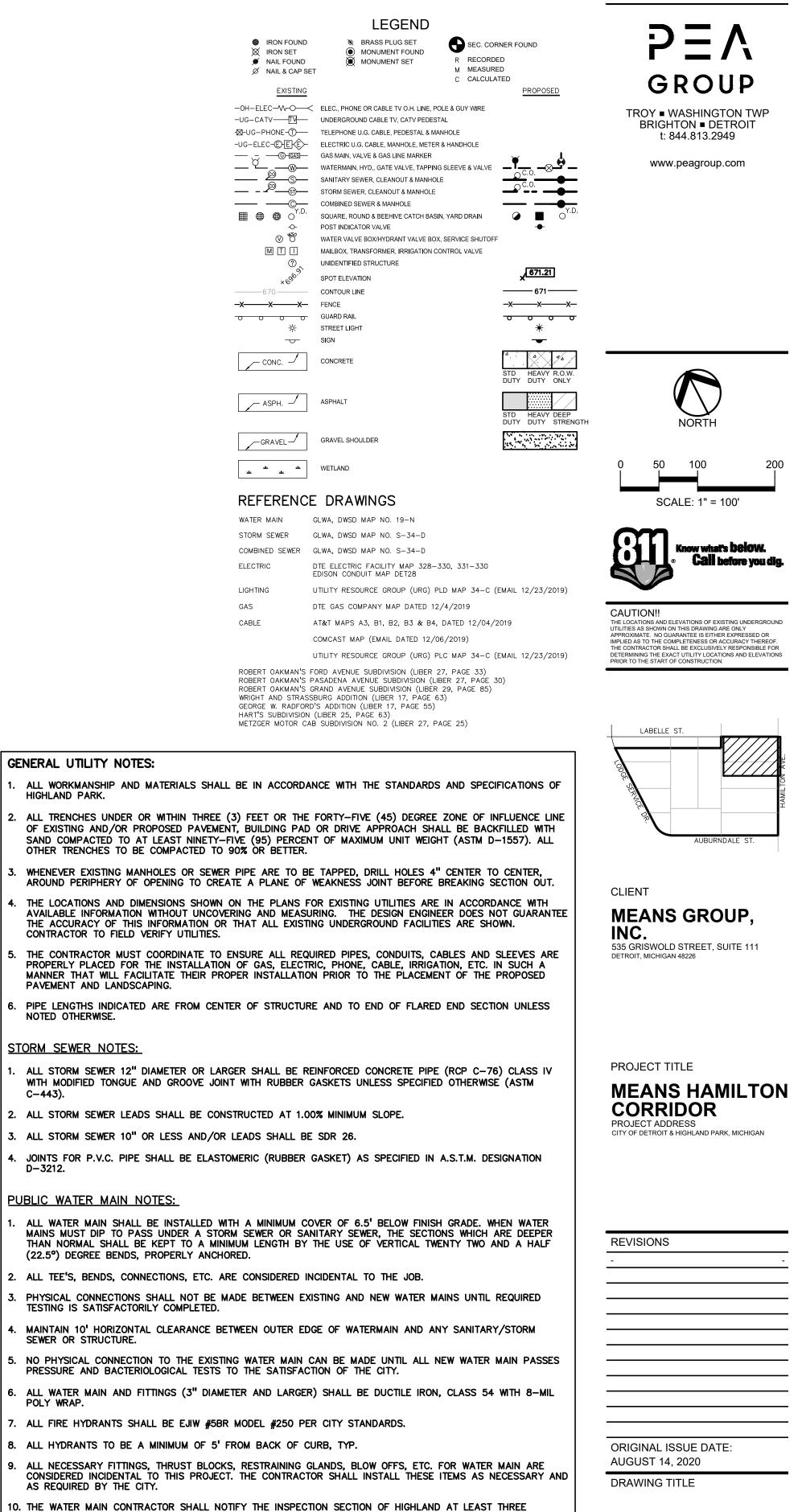
C-3.6











WORKING DAYS IN ADVANCE OF STARTING CONSTRUCTION. SANITARY SEWER NOTES:

C-443).

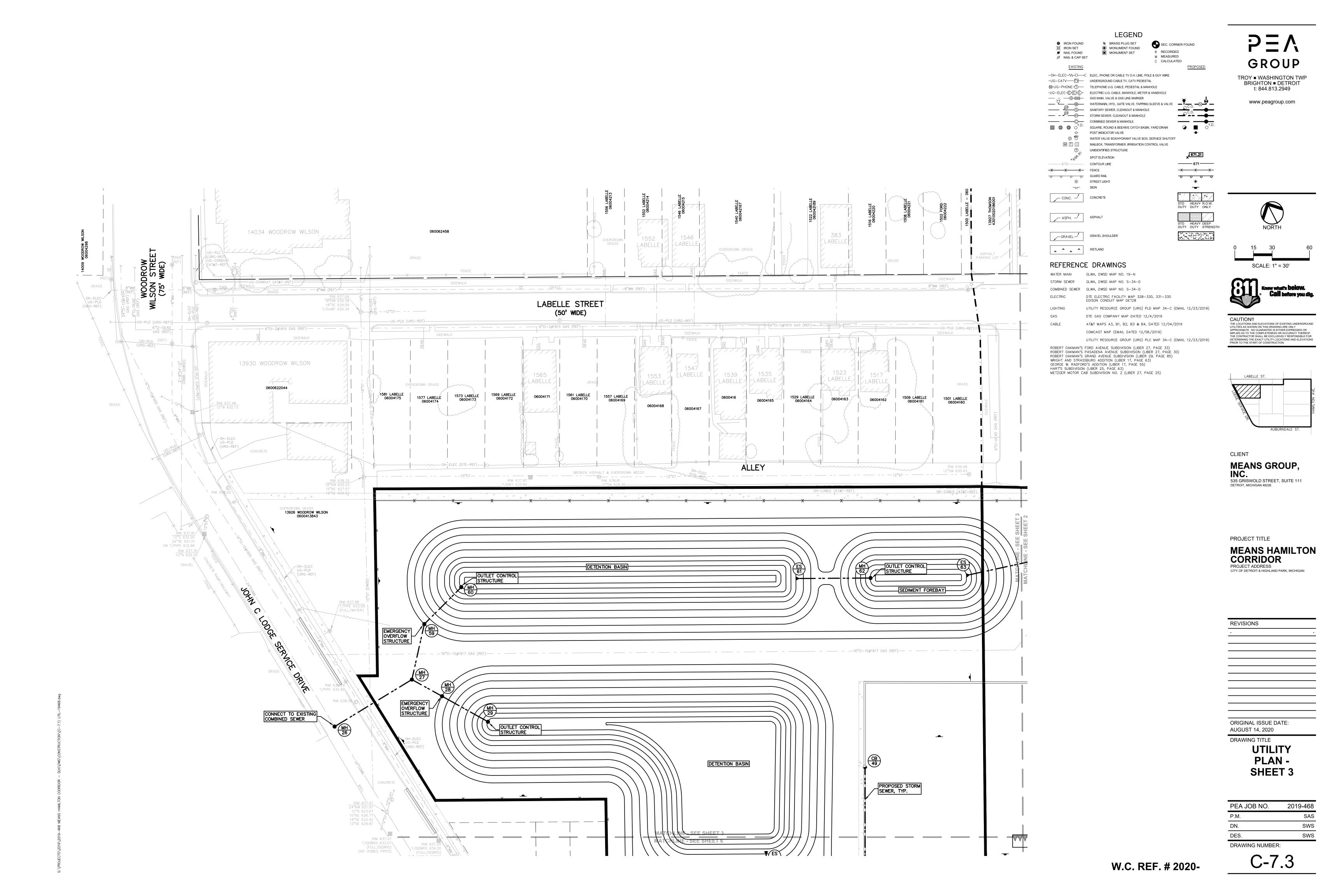
D-3212.

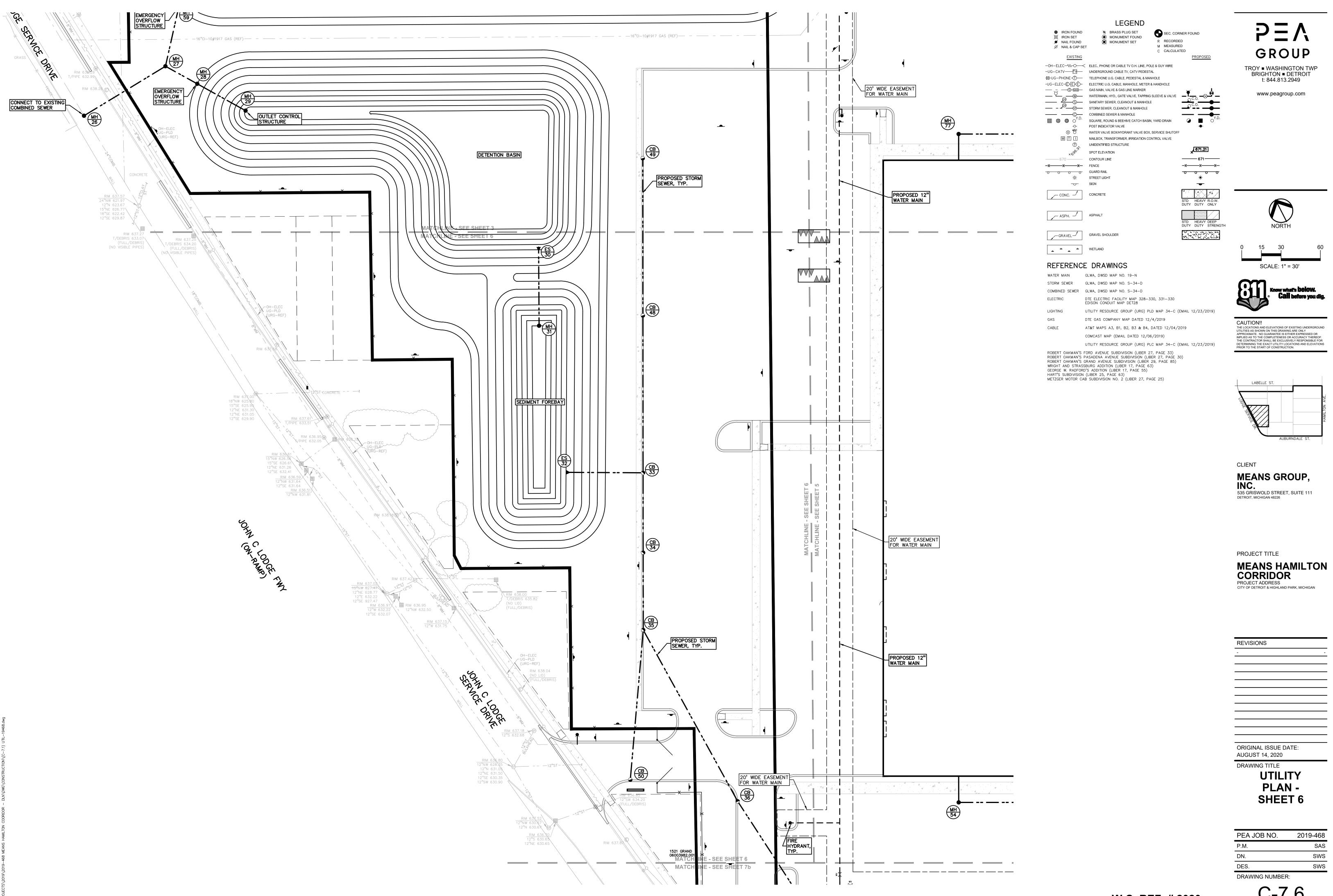
POLY WRAP.

- DOWNSPOUTS, WEEP TILE, FOOTING DRAINS OR ANY CONDUIT THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO A SANITARY SEWER. . ALL SANITARY LEADS SHALL BE CONSTRUCTED AT 2.00% MINIMUM SLOPE.
- ALL SANITARY SEWER 8" OR LARGER SHALL BE (PVC) SDR 26 PIPE (ASTM D2680) AND FITTINGS, WITH ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
- SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 75 FEET AND AT EVERY BEND AS SHOWN. ALL CLEANOUTS TO BE PROVIDED WITH JR SMITH #4240U4 COVER OR EQUAL PER CITY REQUIREMENTS.

W.C. REF. # 2020-

2019-468 PEA JOB NO. P.M. SAS DN. SWS DES. SWS DRAWING NUMBER:





W.C. REF. # 2020-

C-7.6

