STONEFIELD
engineering & design

January 12, 2022

The Honorable City Council
Attn: Office of the City Clerk
200 Coleman A. Young Municipal Center
Detroit, MI 48226

RE: Petition for the Easement Encroachment Within Vacated Frank Street
Industry Detroit
950 Selden Street
City of Detroit, Wayne County, Michigan

Honorable City Council:

QFactor in partnership with Invest Detroit and Midtown Detroit is petitioning to encroach within the easement retained over vacated Frank Street between 4th Street and the John C. Lodge Service Drive. The encroachment petition will allow for the following improvements:

Sheet C-4

1. Food truck hookups that will provide electrical and water service
2. Concrete steps adjacent to a new doorway
3. Aluminum poles bolted to the pavement for string lighting
4. Handrail and concrete ramp
5. Extended concrete curb
6. Trex decking laid flush with concrete pavement
7. Bicycle Racks
8. Stepped concrete curb
9. Handrail and concrete ramp

Sheet C-6

1. 23 LF Electrical conduit for food truck hookup
2. 23 LF Water lead for food truck hookup
3. 12" nyloplast stormwater inlet
4. 12" nyloplast stormwater inlet
5. 4 FT diameter stormwater manhole
6. 2 FT diameter catch basin
7. Trapped catch basin structure
8. 6 LF PVC stormwater pipe
9. 54 LF PVC stormwater pipe
10. 38 LF PVC stormwater pipe
11. 73 LF PVC stormwater pipe
12. 72 LF PVC stormwater pipe

Sheet C-12

1. Irrigation rotor heads as shown on the plan
2. 1.5" irrigation main line
3. Proposed irrigation valves
4. 6" sleeves for irrigation main line

Sheet EX-1

C. Wall pack style LED building mounted lights (4 total)
E. 3.25 FT tall LED bollard lights (7 total)
F. 3.25 FT tall LED bollard lights (6 total)
G. 12 FT tall post top LED lights (4 total)
I. Lantern style LED building mounted lights (4 total)
J. Linear LED light strips attached to the building canopy (3 total)

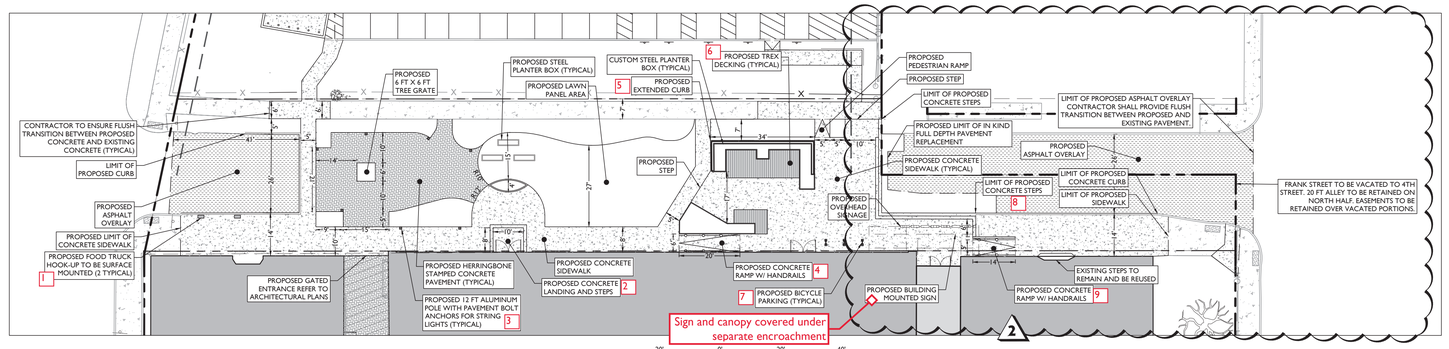
- **WHO:** Industry Detroit QOZB, LLC
- **WHAT:** Encroachment within vacated Frank Street / retained public utility easement
- **WHERE:** Encroachment of the retained public utility easement over the vacated Frank Street between 4th Street and the Lodge Service Drive.
- **WHEN:** We are requesting to start the process immediately so that it does not slow the on-going improvements of the Jefferson School Building.
- **WHY:** The request is being made to enhance the vacated ROW area into an outdoor space for tenants as well as the surrounding community.

Thank you for your consideration,

Eric Williams, PE
ewilliams@stonefieldeng.com
Stonefield Engineering and Design, LLC

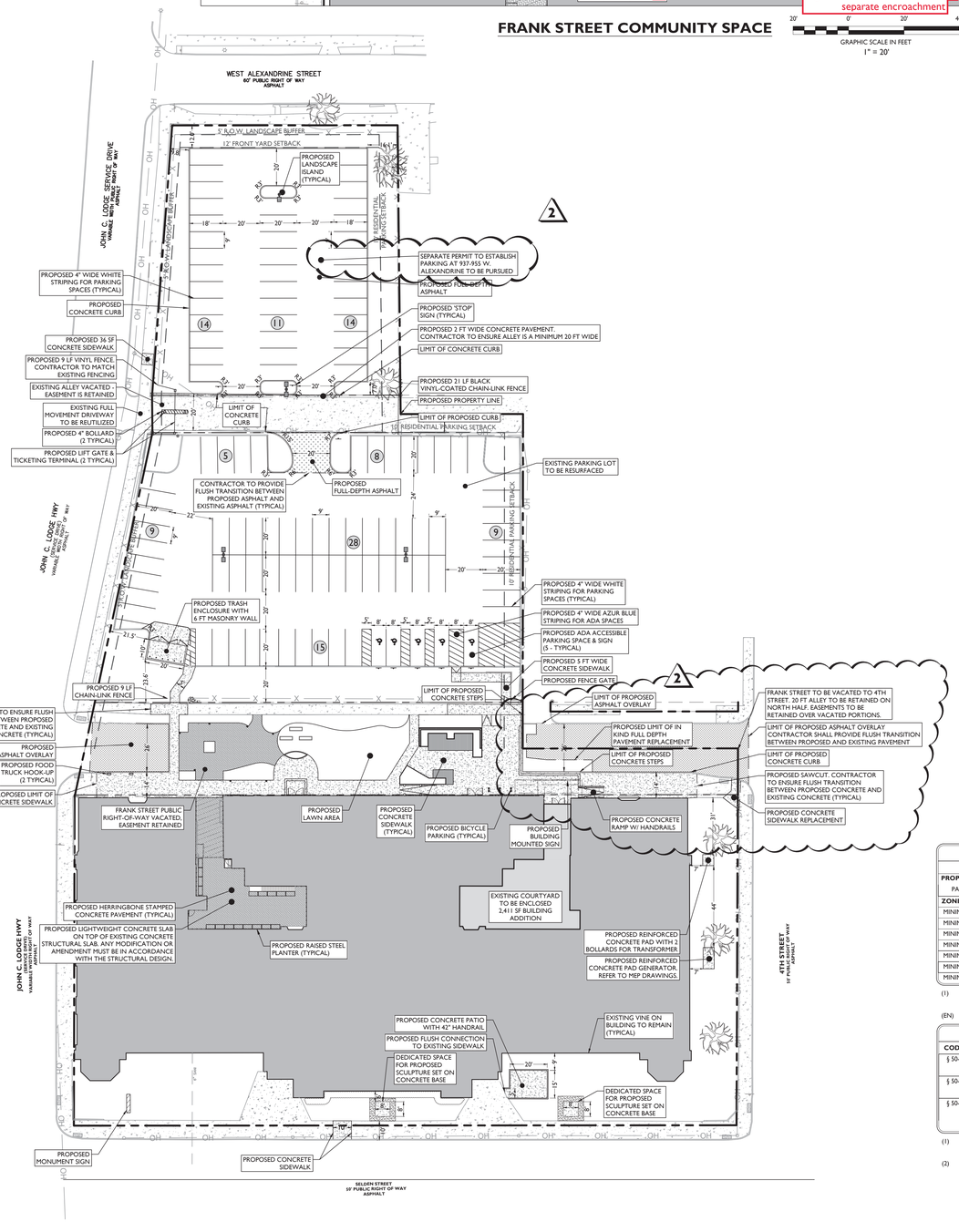
V:\DET\2020\DET-200015-QFactor-950 Selden, Detroit, MI\Correspondence\Outgoing\City or Township\2022-01-11_Easement Encroachment\Frank Street_Encroachment Petition.docx

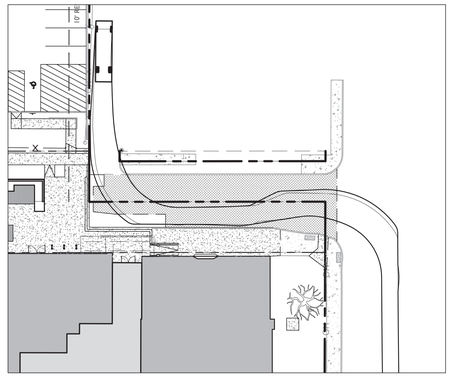
Sheet Size: 30" x 42"
: Template Version



FRANK STREET COMMUNITY SPACE

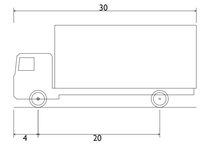
GRAPHIC SCALE IN FEET
1" = 20'





SU-30 TRUCK TURN EXHIBIT

GRAPHIC SCALE IN FEET
1" = 30'



SU-30 - Single Unit Truck

Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

LAND USE AND ZONING

SPECIAL DEVELOPMENT DISTRICT, MIXED-USE (SD-2)

PROPOSED USE		
PARKING AREA	CONDITIONAL USE	
ZONING REQUIREMENT	**REQUIRED**	**PROPOSED**
MINIMUM LOT AREA	N/A	3.04 AC (132,510 SF)
MINIMUM LOT WIDTH	N/A	107.9 FT
MINIMUM LOT DEPTH	N/A	312.5 FT
MINIMUM FRONT YARD SETBACK	12 FT (1)	12.0 FT
MINIMUM SIDE YARD SETBACK	N/A	0.0 FT (EN)
MINIMUM R.O.W. LANDSCAPE STRIP	5 FT	0.0 FT (EN)
MINIMUM RESIDENTIAL PARKING SETBACK	10 FT	1.4 FT (EN)

(1) SEC 50-11-245: MAXIMUM FRONT SETBACK IS THE AVERAGE FRONT SETBACK OF BUILDINGS ON EACH SIDE OF PROPERTY

(EN) EXISTING NON-CONFORMITY

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 50-14-49	COMMERCIAL USE: (1) TOTAL: **105 SPACES**	**113 SPACES**
§ 50-14-231	PARKING DIMENSIONS: (2) 9 FT X 20 FT W/ 20 FT AISLE	9 FT X 20 FT W/ 20 FT AISLE
§ 50-14-343	INTERIOR LANDSCAPING: 22 SF PER PARKING SPACE (111 SPACES)(22 SF/SPACE) = 2,442 SF	3,511 SF

(1) PER APPROVAL LETTER RECEIVED 7/9/2020, BSEED CAN SUBTRACT 65 REQUIRED SPACES FROM THE PROPOSED LAND USE PARKING REQUIREMENT

(2) PARKING LENGTH MAY BE REDUCED BY 2 FEET WHEN ABUTTING LANDSCAPING, PROVIDED A 6" CURB/WHEEL STOP

LEGEND

= REVISION NUMBER

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.
13. CONTRACTOR TO REPAIR / REPLACE ALLEY ROAD PAVEMENT, CURBS, PAVEMENT MARKINGS, SIDEWALKS, AND DRIVEWAY APPROACH IF DAMAGED DURING CONSTRUCTION. THE REPAIRS / REPLACEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF DETROIT STANDARDS.

GRAPHIC SCALE IN FEET
1" = 30'

SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	PROPOSED CURB
	PROPOSED FLUSH CURB
	PROPOSED EXTENDED CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED BUILDING ADDITION
	PROPOSED CONCRETE PAVEMENT
	PROPOSED HERRINGBONE STAMPED CONCRETE PAVEMENT
	PROPOSED TREX DECKING
X X	PROPOSED SCREENING FENCE
	PROPOSED HANDRAIL
	PROPOSED BUILDING DOOR
	PROPOSED LIGHT POLE
	PROPOSED ASPHALT OVERLAY

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Civil Engineer — Stonefield Engineering, 607 Shelby St. # 200, Detroit, MI 48226, 248.247.1115

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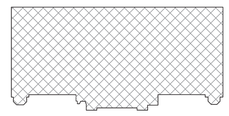
PROJECT NORTH
TRUE NORTH

Client
QFactor / Invest Detroit / Midtown Detroit

950 Selden St.
Detroit, MI 48201

Key Plan



PERMIT REVISIONS	12/16/2021
CD PROGRESS SET	11/17/2021
PERMIT SET	05/28/2021

Project
INDUSTRY Detroit

Drawing Title
SITE PLAN

Project Number: DET-200015
Drawn By: KTH / ERW Approved By: JRC
Scale: 1" = 30'-0"
Seal:

Signature:

Drawing No:
C-4

Sheet Size: 30" x 42"
- Template Version

BASIS OF BEARING

NORTH 67°13'00" EAST, BEING THE SOUTHERLY RIGHT OF WAY LINE OF FRANK STREET AS RECORDED IN LIBER 7 OF PLATS, PAGE 5, WAYNE COUNTY RECORDS.

BENCHMARKS

SITE BENCHMARK #1
TOP OF ARROW ON FIRE HYDRANT, LOCATED IN THE NORTH RIGHT OF WAY OF FRANK STREET APPROXIMATELY 83' EAST OF JOHN C. LODGE FREEWAY.
ELEVATION = 620.19' (NAVD 88 DATUM)

SITE BENCHMARK #2
TOP OF ARROW ON FIRE HYDRANT, LOCATED IN THE NORTH RIGHT OF WAY OF SELDEN STREET APPROXIMATELY 100' EAST OF JOHN C. LODGE FREEWAY.
ELEVATION = 618.82' (NAVD 88 DATUM)

SITE BENCHMARK
NAIL ON UTILITY POLE APPROXIMATELY 24 FEET NORTHWEST OF SOUTHWEST PROPERTY CORNER.
ELEVATION = 619.47' (NAVD 88)

MANHOLE SCHEDULE

SEWER MANHOLE #30161
RIM=616.65'
INV. 15", N=605.07'
INV. 15", S=604.77'
INV. 12", NE=610.05'
INV. 12", SE=608.40'

SEWER MANHOLE #35004
RIM=617.16'
INV. 15", S=606.06'
INV. 12", S=607.26'
INV. 30"x40", E=606.40'
INV. 12", N=610.36'

SEWER MANHOLE #30204
RIM=615.62'
INV. 12", NE=609.52'
INV. 12", SW=607.07'
INV. 12", SW=BULKHEADED
INV. 8", W=606.86'
INV. 8", N=604.92'
INV. 15", N=603.00'
INV. 8", S=601.67'
INV. 30"x40", E=600.22'
INV. 30", S=598.62'
INV. 12", SE=609.24'

SEWER MANHOLE #30291
RIM=617.19'
UNABLE TO OPEN

SEWER MANHOLE #30428
RIM=616.58'
UNABLE TO OPEN

SEWER MANHOLE #30381
RIM=616.31'
UNABLE TO OPEN

SEWER MANHOLE #30424
RIM=616.72'
UNABLE TO OPEN

SEWER MANHOLE #30317
RIM=616.29'
INV. 12", NE=611.75'
INV. 12", W=611.77'
INV. 30"x40", NW=601.40'
INV. 30"x40", SE=601.24'

CATCH BASIN #20121
RIM=617.88'
INV. 4", SW=614.68'

CATCH BASIN #20143
RIM=617.78'
FULL OF DEBRIS
INV. 4", NW&NE=614.18'

CATCH BASIN #20290
RIM=617.42'
TOP OF DEBRIS=612.82'

CATCH BASIN #20336
RIM=616.49'
TOP OF DEBRIS=611.29'

CATCH BASIN #20353
RIM=616.39'
INV. 12", S=611.19'

CATCH BASIN #35003
RIM=617.13'
VERT. DROP
TOP OF DEBRIS=613.23'

CATCH BASIN #35000
RIM=616.09'
VERT DROP
TOP OF DEBRIS=611.79'

CATCH BASIN #35125
RIM=616.03'
VERT. DROP
TOP OF DEBRIS=611.90'

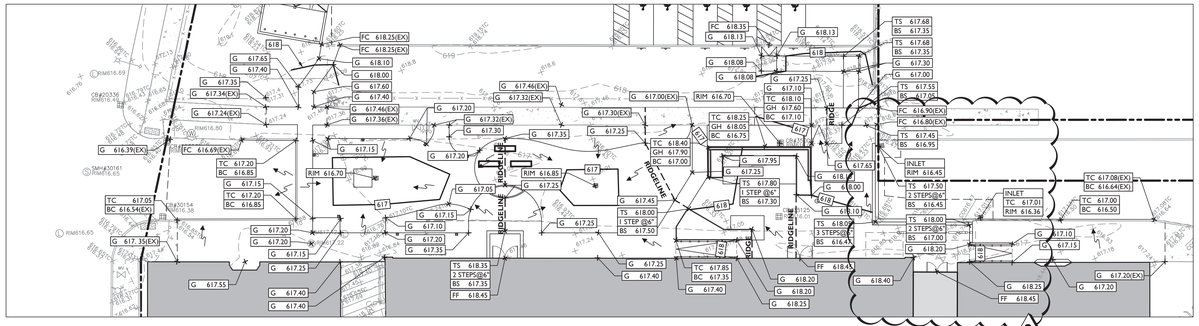
CATCH BASIN #35003
RIM=617.13'
VERT. DROP
TOP OF DEBRIS=613.23'

CATCH BASIN #30316
RIM=615.82'
TOP OF DEBRIS=610.72'

CATCH BASIN #30154
RIM=616.38'
INV. 12", N=610.33'

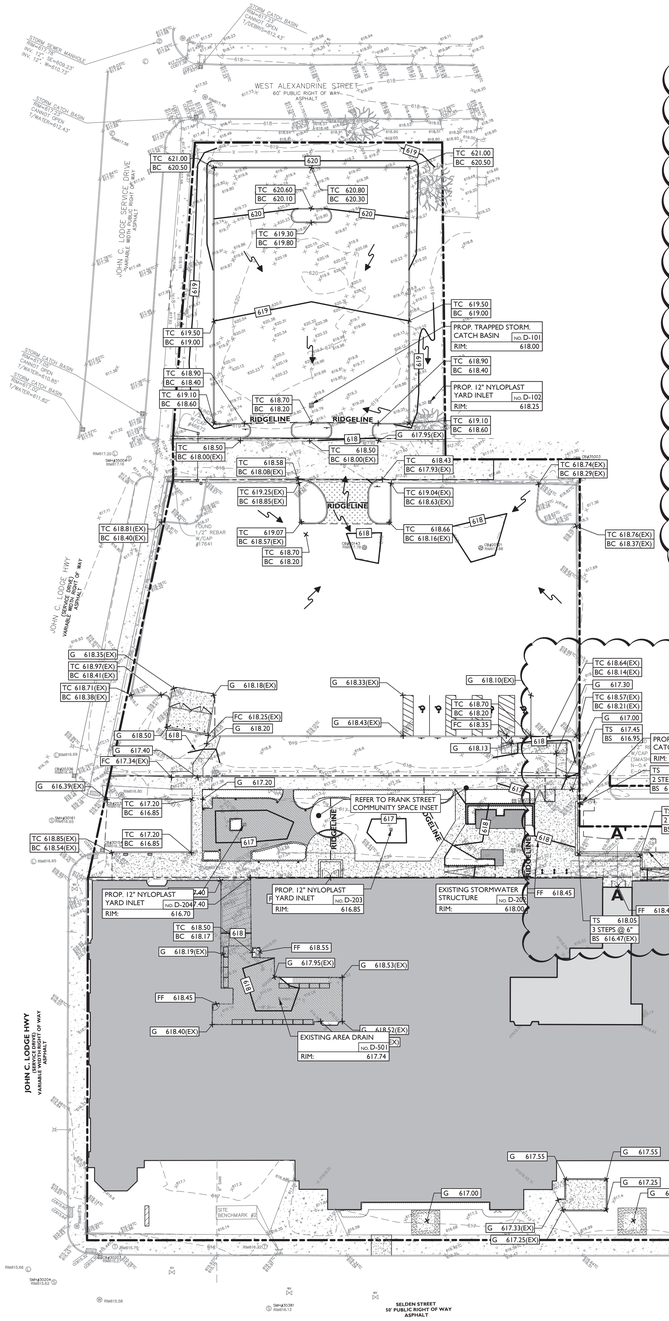
CATCH BASIN #30203
RIM=615.27'
INV. 12", SW=609.42'

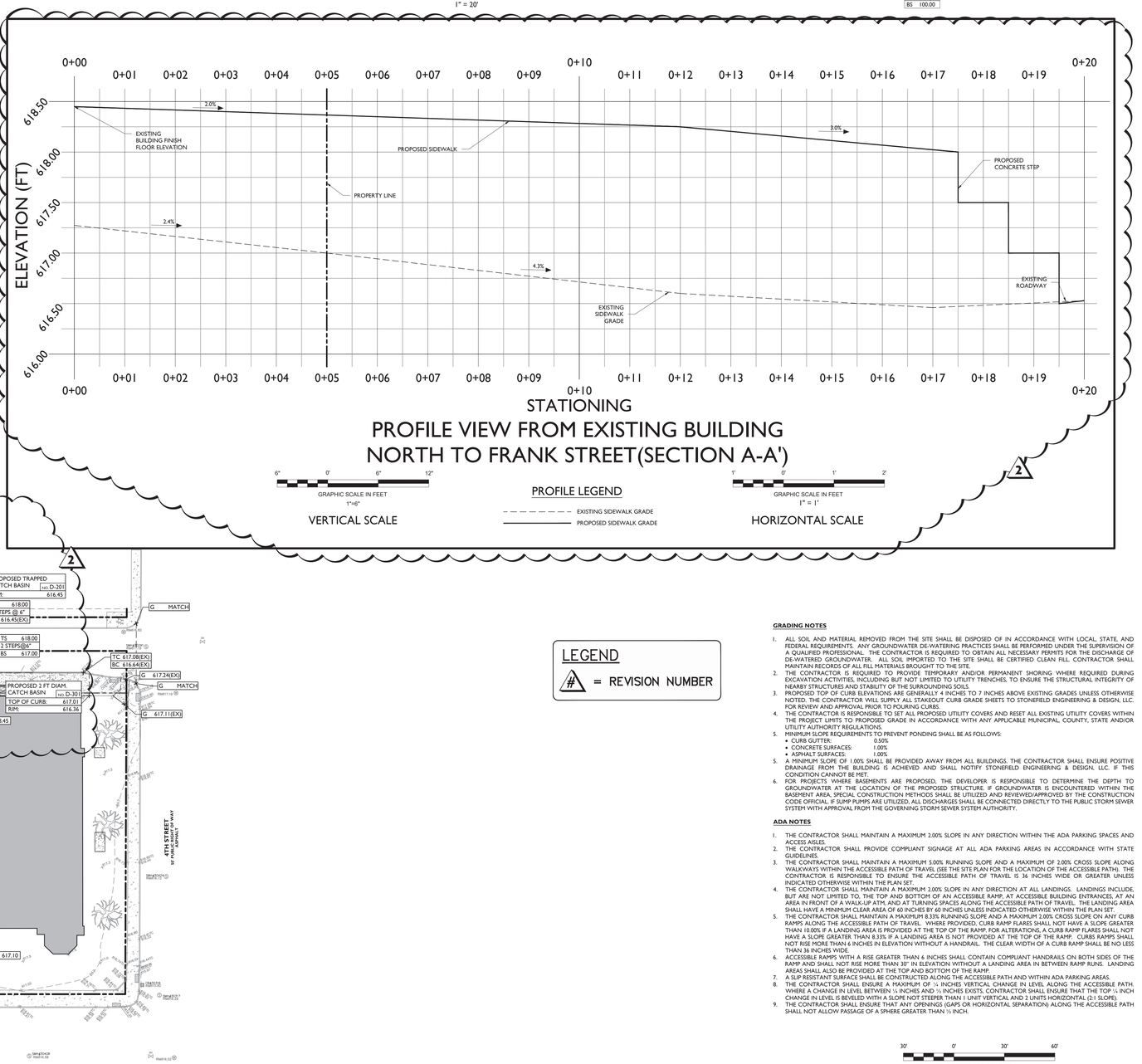
CATCH BASIN #30100
RIM=617.46'
TOP OF DEBRIS=614.76'



FRANK STREET COMMUNITY SPACE

GRAPHIC SCALE IN FEET
1" = 20'





PROFILE VIEW FROM EXISTING BUILDING NORTH TO FRANK STREET(SECTION A-A')

GRAPHIC SCALE IN FEET
1"=6'
VERTICAL SCALE

PROFILE LEGEND
EXISTING SIDEWALK GRADE
PROPOSED SIDEWALK GRADE

GRAPHIC SCALE IN FEET
1" = 1'
HORIZONTAL SCALE

LEGEND

= REVISION NUMBER

SYMBOL / DESCRIPTION

- PROPERTY LINE
- 100 — PROPOSED GRADING CONTOUR
- RIDGELINE — PROPOSED GRADING RIDGELINE
- PROPOSED DIRECTION OF DRAINAGE FLOW
- G 100.00 — PROPOSED GRADE SPOT SHOT
- TC 100.50 / BC 100.00 — PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
- FC 100.00 — PROPOSED FLUSH CURB SPOT SHOT
- TS 100.50 / X STEPS@X" / BS 100.00 — PROPOSED TOP STEP / BOTTOM STEP SPOT SHOT

GRADING NOTES

1. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
4. THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
5. MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
   - CURB GUTTER: 0.50%
   - CONCRETE SURFACES: 1.00%
   - ASPHALT SURFACES: 1.00%
5. A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF THIS CONDITION CANNOT BE MET.
6. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

ADA NOTES

1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
2. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
4. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
6. ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
7. A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
8. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF ¼ INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN ¼ INCHES AND ½ INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP ¼ INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
9. THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN ½ INCH.

GRAPHIC SCALE IN FEET
1" = 30'

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PROJECT NORTH
TRUE NORTH

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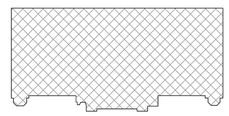
Key Plan



PERMIT REVISIONS	12/16/2021
CD PROGRESS SET	11/17/2021
PERMIT SET	05/28/2021

Project
INDUSTRY Detroit

Drawing Title
GRADING PLAN

Project Number: DET-200015
Drawn By: KTH / ERW Approved By: JRC
Scale: 1" = 30'-0"
Seal:

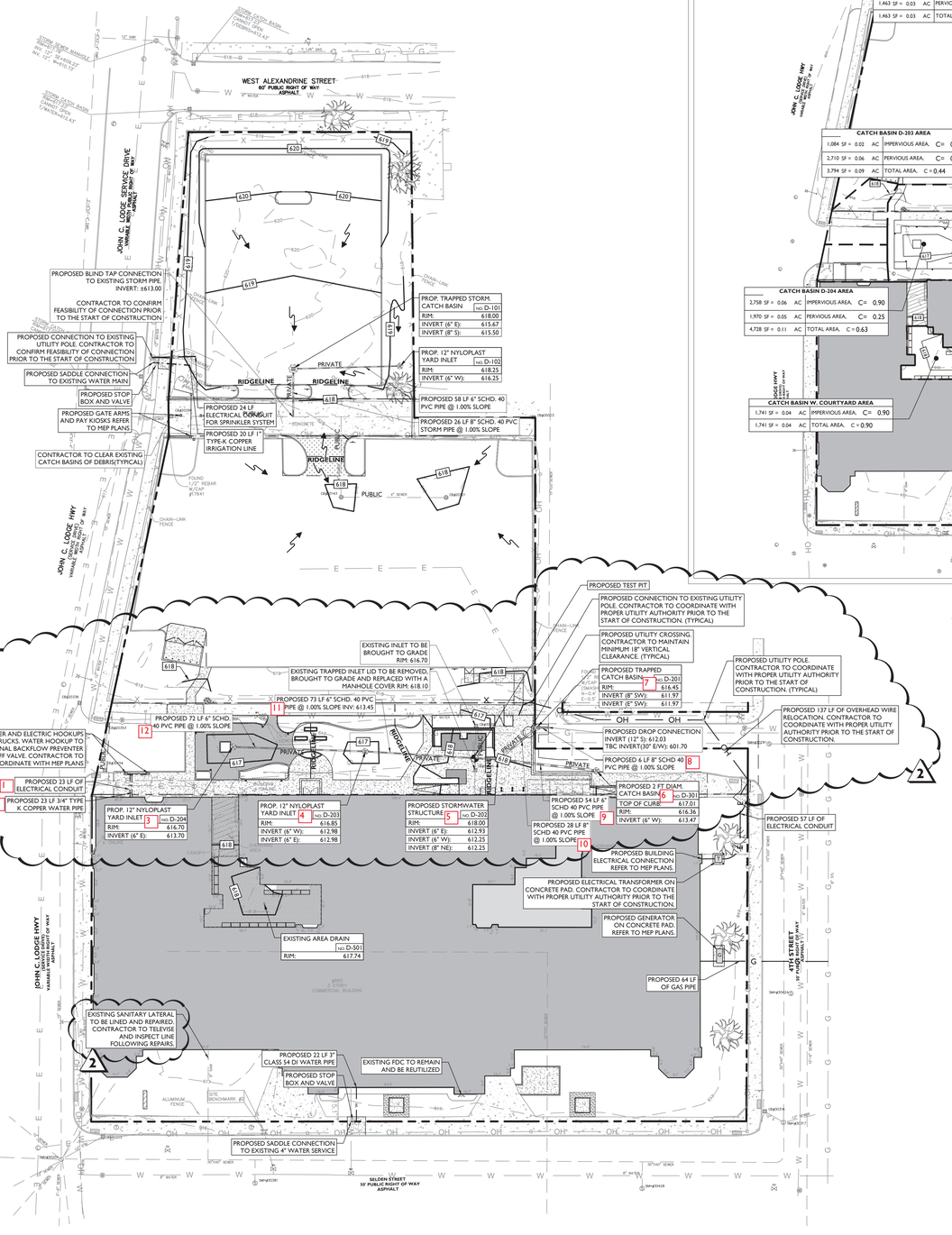
Signature: _____

Drawing No:
C-5

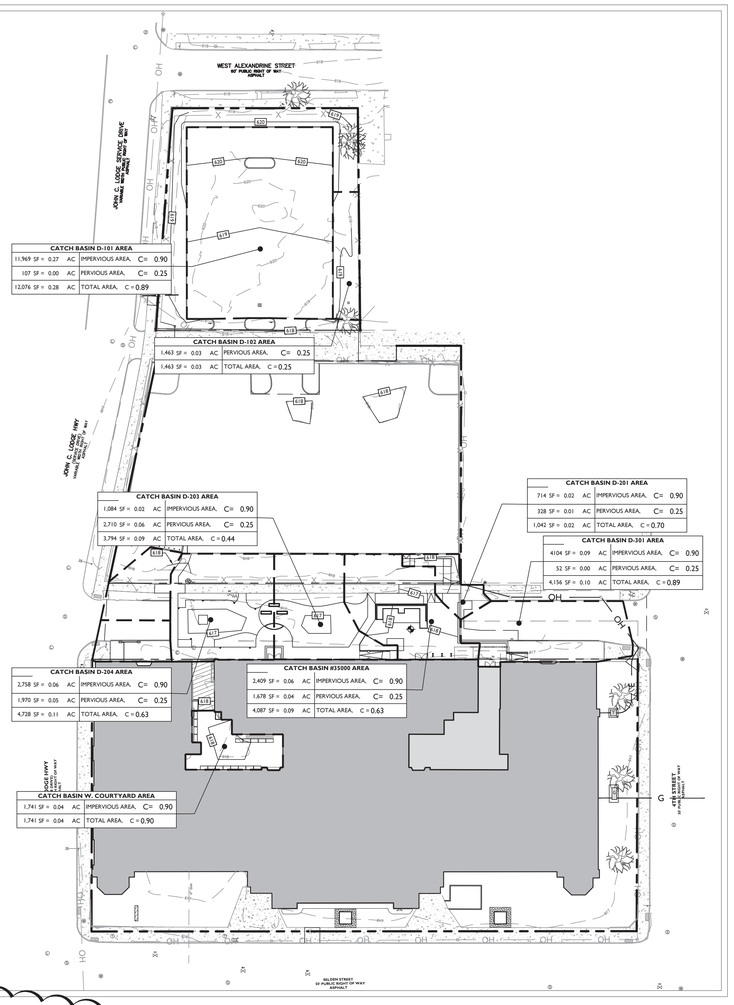
Sheet Size: 30" x 42"
- Template Version

STORMWATER CONVEYANCE CALCULATIONS

Line No.	Line ID	Grnd /Rim Elev Down (ft)	Grnd/Rim Elev Up (ft)	Invert Down (ft)	Invert Up (ft)	Line Size (in)	Line Length (ft)	Line Slope (%)	Flow Rate (cfs)	Vel Down (ft/s)	Capacity Full (cfs)	HGL Down (ft)	HGL Up (ft)	Drainage Area (ac)	Runoff Coefficient (C)	Tc (min)	iSys (in/hr)
1	D101-ALLEY	617.75	618.00	615.24	615.5	8	26.00	1.00	0.95	2.73	1.43	615.91	615.96	0.28	0.89	16.5	3.71
2	D102-D101	618.00	618.25	615.67	616.25	6	58.00	1.00	0.03	0.15	0.66	616.28	616.35	0.03	0.25	15.0	3.91
3	WEST COURTYARD	617.74	617.74	615.5	615.63	4	13.00	1.00	0.14	1.61	0.22	615.83	615.86	0.04	0.90	15.0	3.91
4	D201-FRANK ST	616.55	616.45	611.91	611.97	8	6.00	1.00	0.76	2.18	1.43	612.58	612.59	0.02	0.70	16.2	3.75
5	D202-D201	616.45	618.00	611.97	612.25	8	28.00	1.00	0.71	2.04	1.43	612.67	612.70	0.00	0.00	16.0	3.78
6	D203-D202	618.00	616.85	612.25	612.98	6	73.00	1.00	0.42	2.13	0.66	612.83	613.31	0.09	0.44	15.5	3.84
7	D204-D203	616.85	616.70	612.98	613.7	6	72.00	1.00	0.27	1.98	0.66	613.31	613.96	0.11	0.63	15.0	3.91
8	D301-D202	618.00	616.47	612.93	613.47	6	54.00	1.00	0.31	3.32	0.66	613.17	613.75	0.10	0.89	15.0	3.91



STORMWATER DRAINAGE MAP



40' 0' 40' 80'
GRAPHIC SCALE IN FEET
1" = 40'

LEGEND

= REVISION NUMBER

DRAINAGE AND UTILITY NOTES

SEWER MANHOLE #30161
RIM=616.65'
15", N=605.07'
15", S=604.77'
12", NE=610.05'
12", SE=608.40'

SEWER MANHOLE #35004
RIM=617.16'
15", S=606.06'
12", S=607.26'
30"x40", E=606.40'
12", N=610.36'

SEWER MANHOLE #30204
RIM=615.62'
12", NE=609.52'
12", SW=607.07'
12", SW=BULKHEADED
8", W=606.86'
8", N=604.92'
15", N=603.00'
8", S=601.67'
30"x40", E=600.22'
30", S=598.62'
12", SE=609.24'

SEWER MANHOLE #30291
RIM=617.19'
UNABLE TO OPEN

SEWER MANHOLE #30428
RIM=616.58'
UNABLE TO OPEN

SEWER MANHOLE #30381
RIM=616.31'
UNABLE TO OPEN

SEWER MANHOLE #30424
RIM=616.72'
UNABLE TO OPEN

SEWER MANHOLE #30317
RIM=616.29'
12", NE=611.75'
12", W=611.77'
30"x40", NW=601.40'
30"x40", SE=601.24'

CATCH BASIN #20121
RIM=617.88'
4", SW=614.68'

CATCH BASIN #20143
RIM=617.78'
FULL OF DEBRIS
4", NW&NE=614.18'

CATCH BASIN #20290
RIM=617.42'
TOP OF DEBRIS=612.82'

CATCH BASIN #20336
RIM=616.49'
TOP OF DEBRIS=611.29'

CATCH BASIN #20353
RIM=616.39'
12", S=611.19'
CATCH BASIN #35003
RIM=617.13'
DROP
TOP OF DEBRIS=613.23'

CATCH BASIN #35000
RIM=616.09'
VERT DROP
TOP OF DEBRIS=611.79'

CATCH BASIN #35125
RIM=616.00'
DROP
TOP OF DEBRIS=611.90'

CATCH BASIN #35003
RIM=617.13'
DROP
TOP OF DEBRIS=613.23'

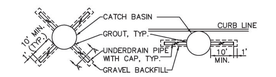
CATCH BASIN #30316
RIM=615.82'
TOP OF DEBRIS=610.72'

CATCH BASIN #30154
RIM=616.38'
12", N=610.33'

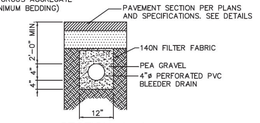
CATCH BASIN #30203
RIM=615.27'
12", SW=609.42'

CATCH BASIN #30100
RIM=617.46
TOP OF DEBRIS=614.76'
1.

SYMBOL	DESCRIPTION
	PROPERTY LINE
100	PROPOSED GRADING CONTOUR
RIDGELINE	PROPOSED GRADING RIDGELINE
	PROPOSED STORMWATER STRUCTURES
	PROPOSED STORMWATER PIPING
E	PROPOSED ELECTRIC CONDUITS
OH	PROPOSED OVERHEAD WIRES
	PROPOSED UTILITY POLE
T	PROPOSED TRANSFORMER ON CONCRETE PAD WITH BOLLARDS
	PROPOSED TEST PIT



NOTE: MINIMUM SLOPE OF 0.5% TOWARD STRUCTURE. BACKFILL WITH POROUS AGGREGATE (6" MINIMUM BEDDING)



SECTION A–A

NOTE:
INSTALL 4" DIAMETER PERFORATED PLASTIC RADIAL BLEEDERS TO EXTEND 10' FROM STRUCTURE AT ALL CATCH BASINS AND INLETS

UNDERDRAIN DETAIL

NOT TO SCALE

2

CITY OF DETROIT STORMWATER MANAGEMENT

THE PROPOSED DEVELOPMENT WILL CREATE OR IMPROVE 20,393 SF OF NEW IMPERVIOUS SURFACE

20,393 SF = 0.468 AC < 0.50 AC

PCSWMO DOES NOT APPLY TO THIS DEVELOPMENT

DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR IS PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IN WRITING.
2. CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP-GRADIENT.
3. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IMMEDIATELY IN WRITING.
4. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES

1. THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION. THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
2. THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL. SHORING DESIGNS SHALL BE SUBMITTED TO STONEFIELD ENGINEERING & DESIGN, LLC. AND THE OWNER PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER DISPOSAL.

CITY OF DETROIT STORMWATER MANAGEMENT NOTES

1. THE PROPOSED DEVELOPMENT WILL CREATE OR IMPROVE <0.5 AC OF IMPERVIOUS AREA. PCSWMO DOES NOT APPLY TO THIS SITE.
2. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT. THE WORK SHALL BE PERFORMED IN COMPLETE CONFORMANCE WITH THE CURRENT DWSD STANDARD SPECIFICATIONS AND DETAILS.

SITE BENCHMARK #1
TOP OF ARROW ON FIRE HYDRANT, LOCATED IN THE NORTH RIGHT OF WAY OF FRANK STREET APPROXIMATELY 83' EAST OF JOHN C. LODGE FREEWAY.
ELEVATION = 620.19' (NAVD 88 DATUM)

SITE BENCHMARK #2
TOP OF ARROW ON FIRE HYDRANT, LOCATED IN THE NORTH RIGHT OF WAY OF SELDEN STREET APPROXIMATELY 100' EAST OF JOHN C. LODGE FREEWAY.
ELEVATION = 618.82' (NAVD 88 DATUM)

SITE BENCHMARK
NAIL ON UTILITY POLE APPROXIMATELY 24 FEET NORTHWEST OF SOUTHWEST PROPERTY CORNER.
ELEVATION = 619.47' (NAVD 88)

DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IMMEDIATELY IN WRITING.
2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
6. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IN WRITING.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
8. CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP-GRADIENT.
9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
10. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
11. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS, SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC.

30' 0' 30' 60'
GRAPHIC SCALE IN FEET
1" = 30'

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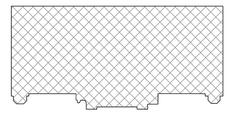
PROJECT NORTH
TRUE NORTH

Client
QFactor / Invest Detroit / Midtown Detroit

950 Selden St.
Detroit, MI 48201

Key Plan



PERMIT REVISIONS	12/16/2021
CD PROGRESS SET	11/17/2021
PERMIT SET	05/28/2021

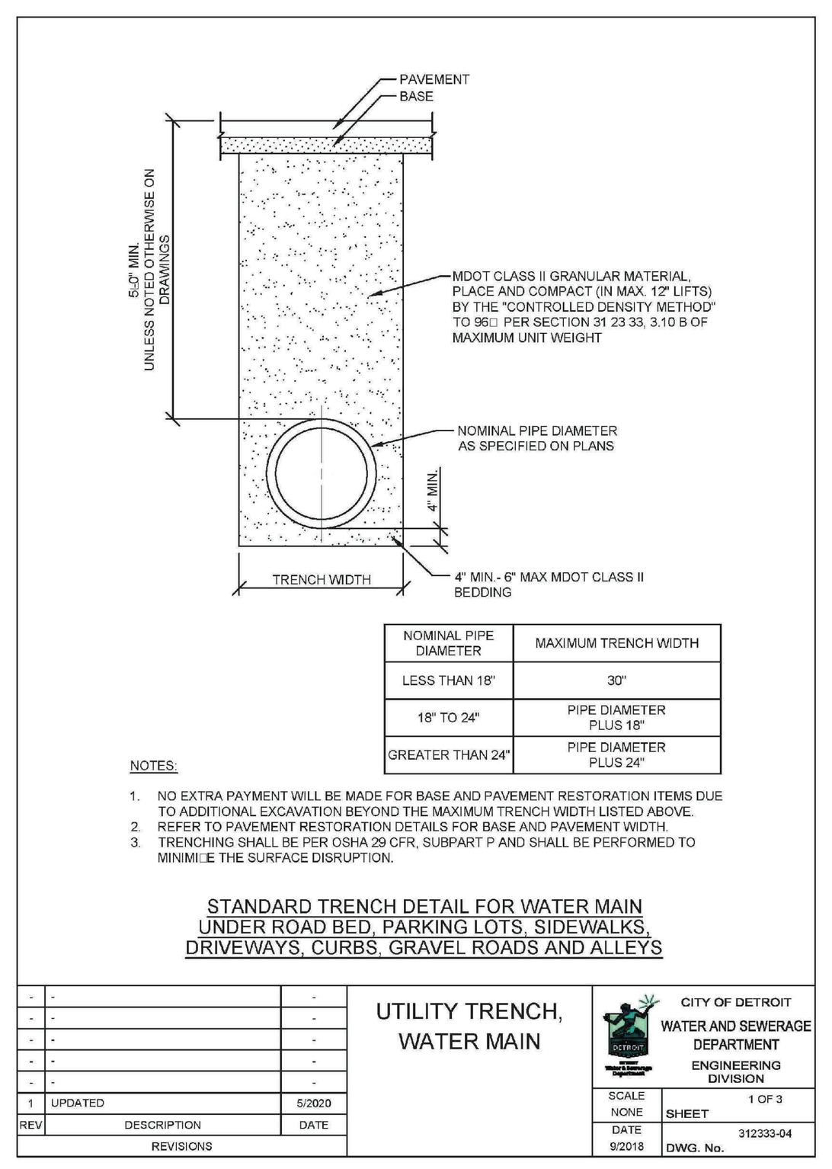
Project
INDUSTRY Detroit

Drawing Title
STORMWATER MANAGEMENT & UTILITY PLAN

Project Number: DET-200015
Drawn By: KTH / ERW Approved By: JRC
Scale: 1" = 30'-0"
Seal:

Signature:

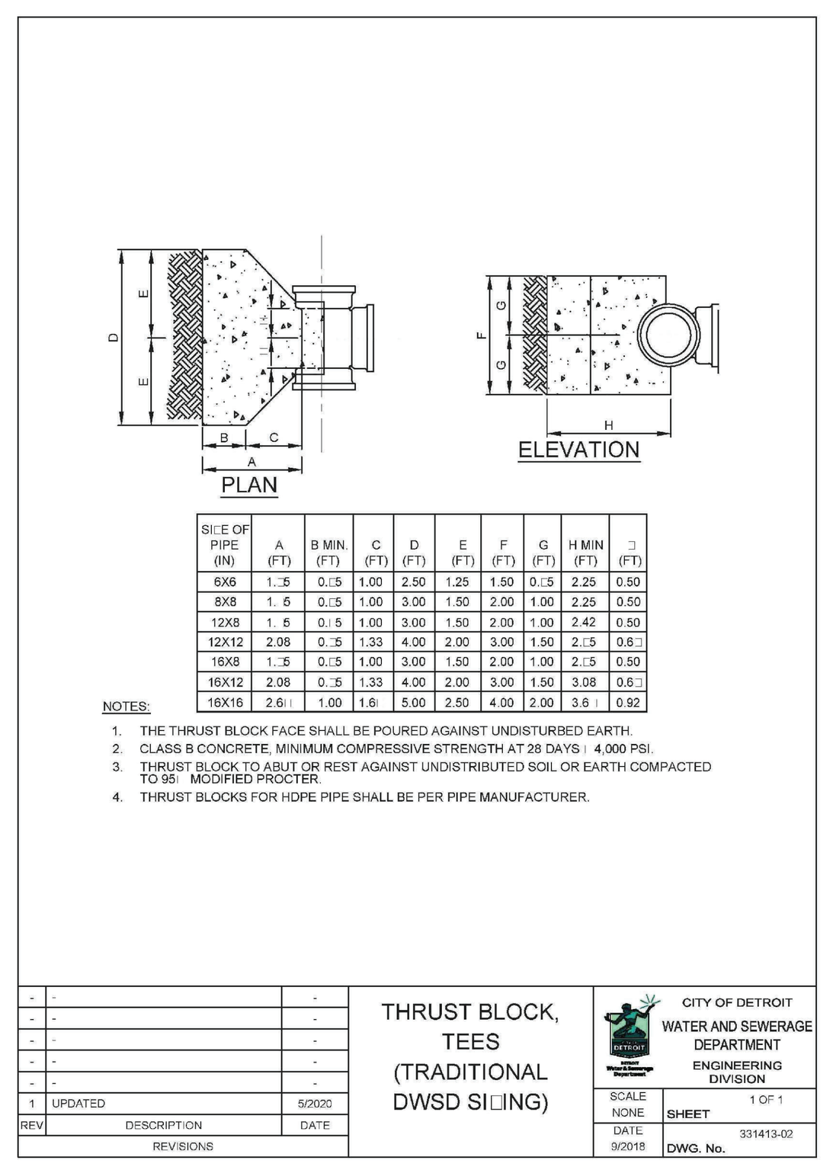
Drawing No:
C-6



UTILITY TRENCH DETAIL

NOT TO SCALE

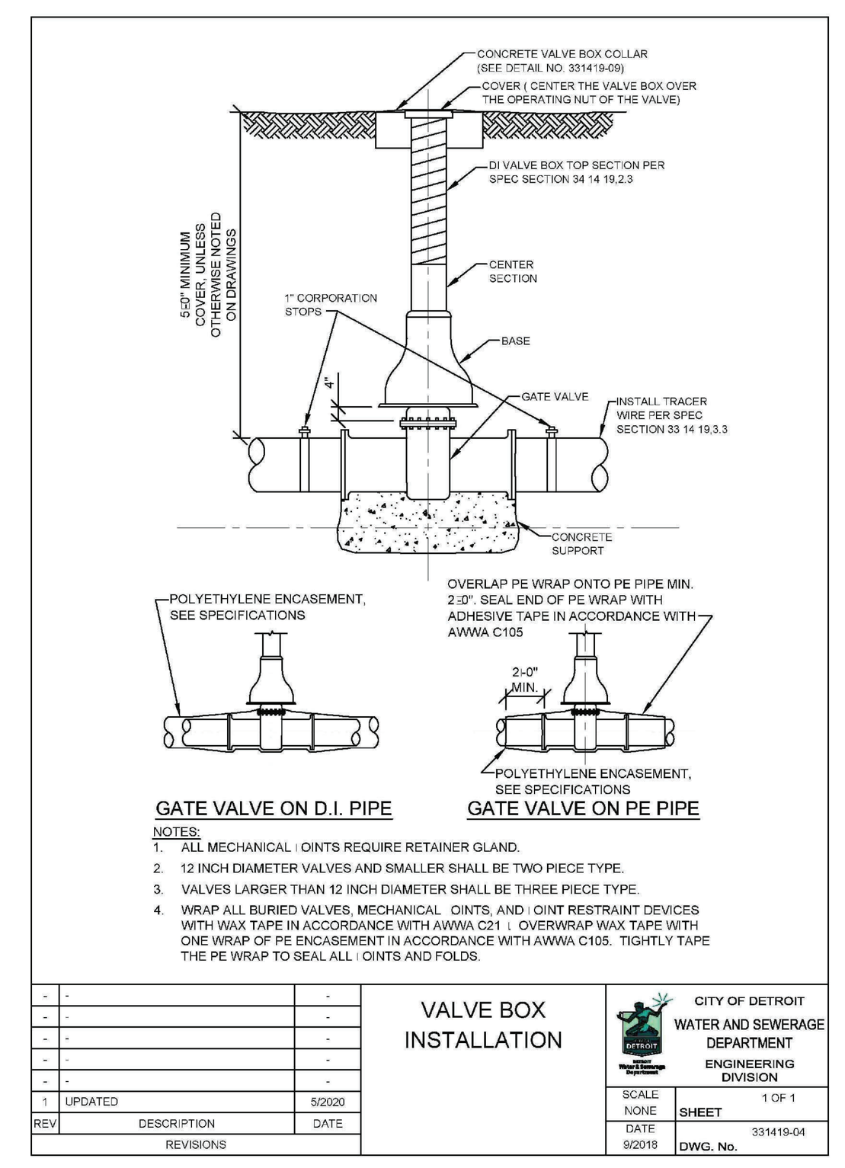
1



THRUST BLOCK DETAIL

NOT TO SCALE

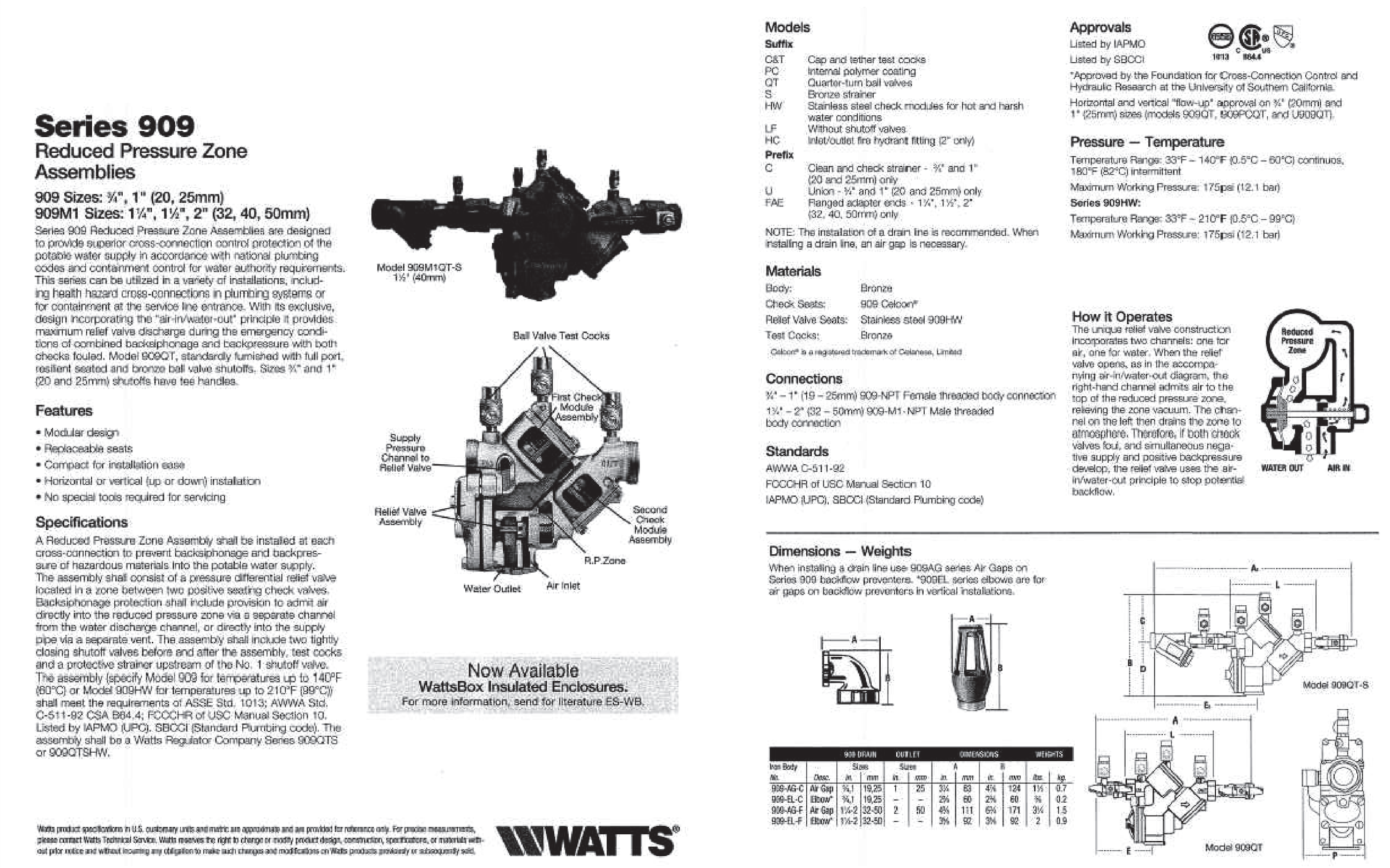
2



VALVE BOX DETAIL

NOT TO SCALE

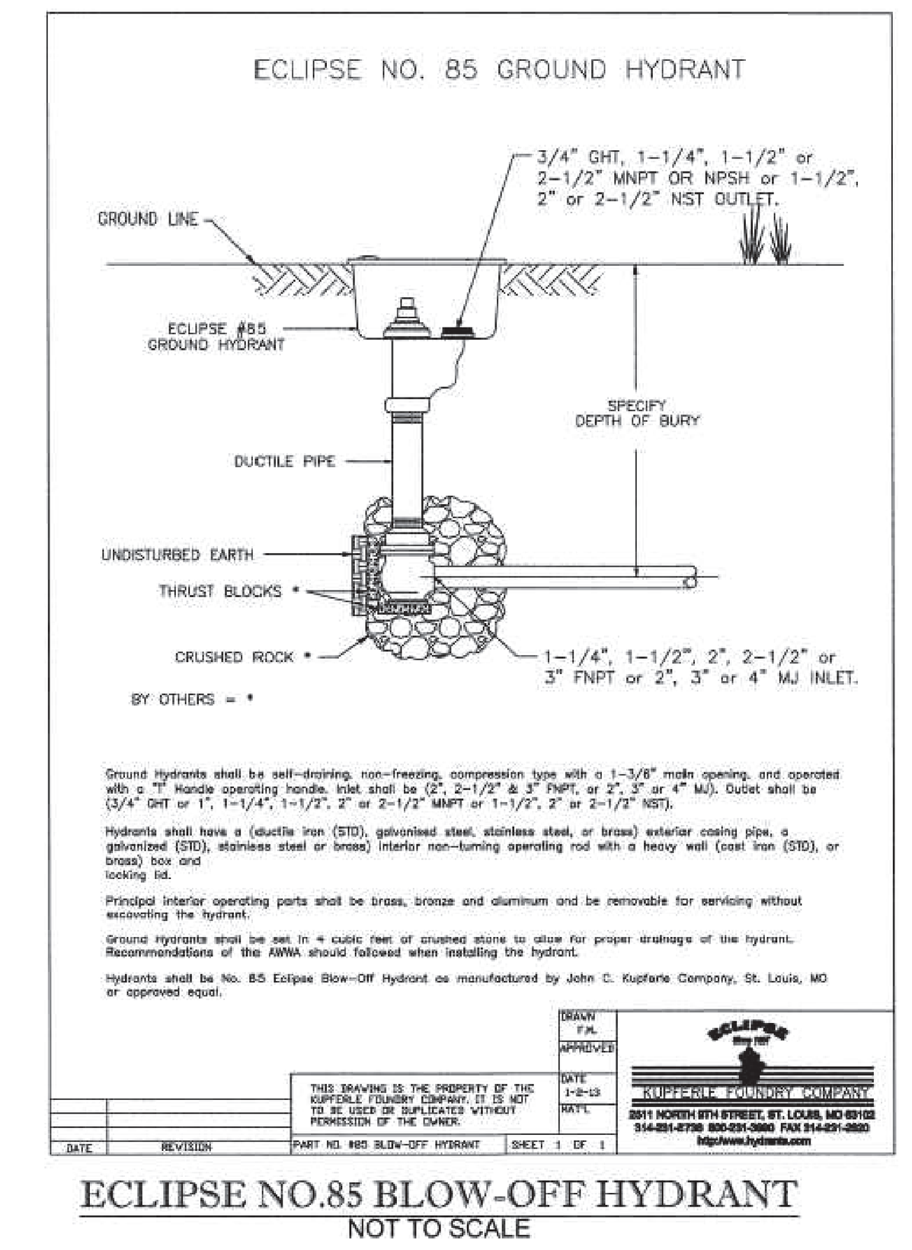
3



PRESSURE REDUCER DETAIL

NOT TO SCALE

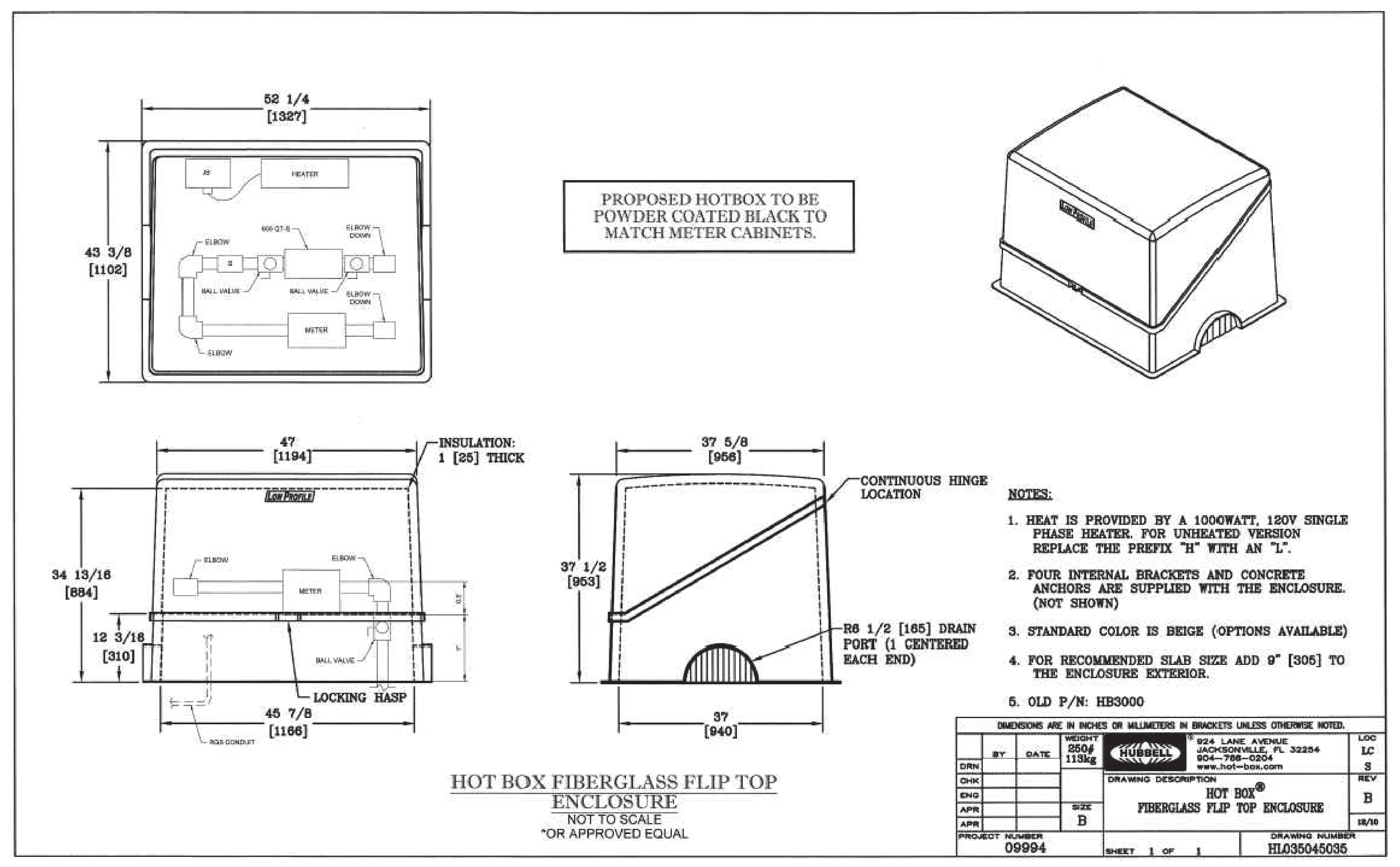
4



BLOW-OFF HYDRANT DETAIL

NOT TO SCALE

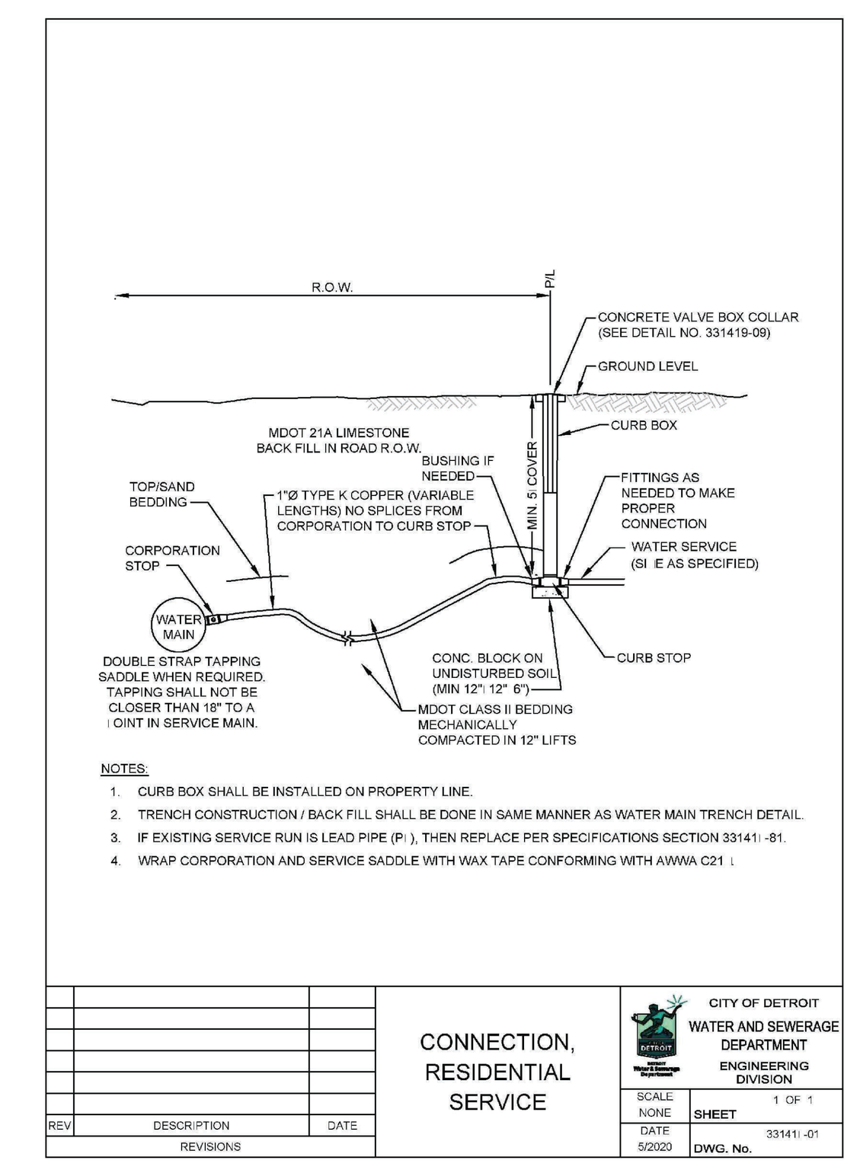
5



WABASH BOX DETAIL

NOT TO SCALE

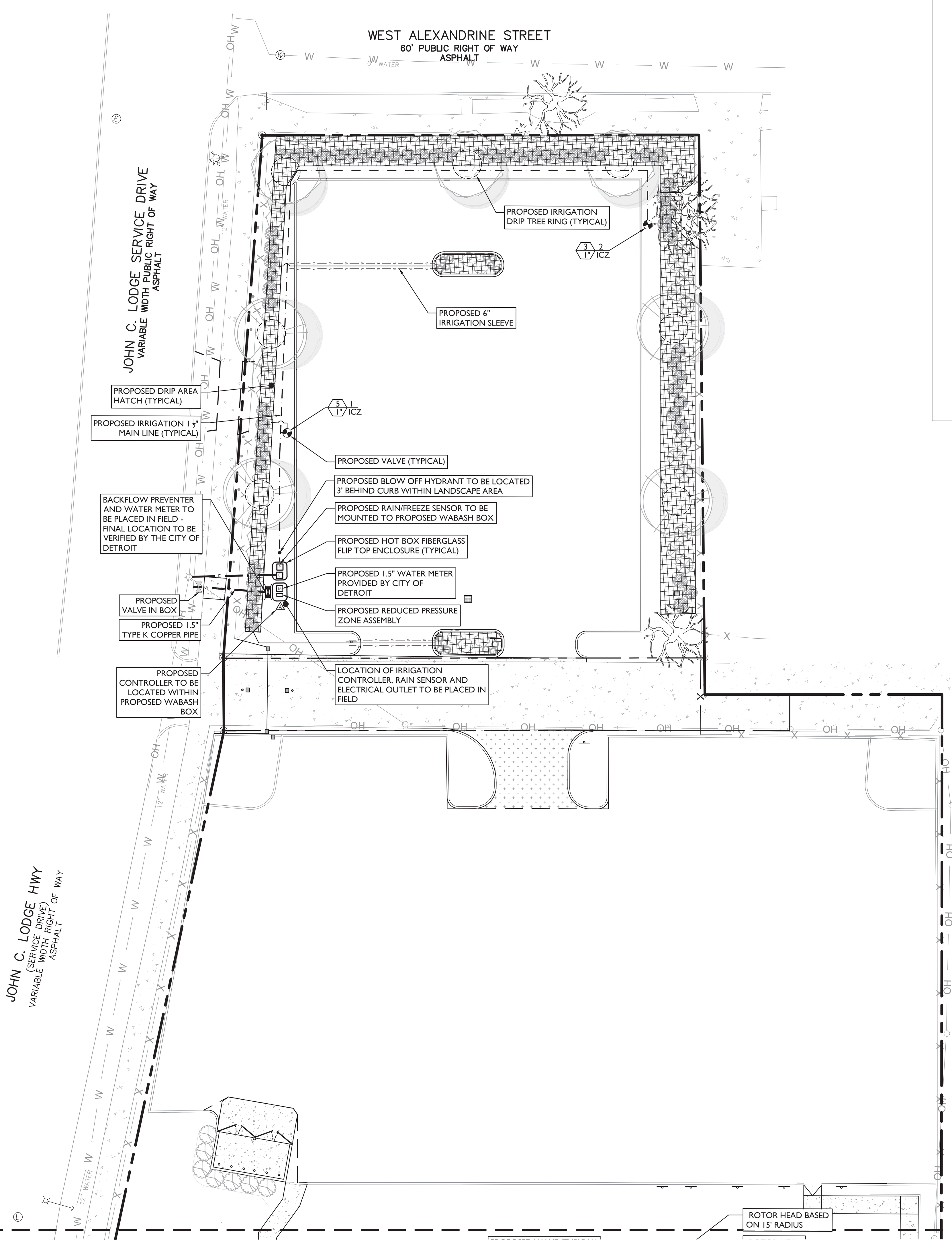
6



RESIDENTIAL CONNECTION

NOT TO SCALE

7



VALVE KEY

- STATION NUMBER
- GALLONS PER MINUTE
- VALVE TYPE
- VALVE SIZE

(4 20 / 1" ICZ)

IRRIGATION UTILITIES

BACKFLOW PREVENTER	2" BACKFLOW PREVENTION UNIT - TO BE INSTALLED IN METAL ENCLOSURE POWDER COATED COLOR BLACK.
HUNTER ICZ 1"	ICZ SERIES - DRIP LINE CONTROL VALVE, PLASTIC INDUSTRIAL ELECTRIC REMOTE CONTROL VALVE WITH ACCU-SYNC ADJUSTABLE PRESSURE REGULATING DIAL - SIZE AS SHOWN ON PLAN.
HUNTER PVG 1"	PGV SERIES - PLASTIC INDUSTRIAL ELECTRIC REMOTE CONTROL VALVE WITH ACCU-SYNC ADJUSTABLE PRESSURE REGULATING DIAL - SIZE AS SHOWN ON PLAN.

ROTORS

			PSI	NOZZLE / RADIUS / FLOW
HUNTER	PGJ-06	on SJ-512 SWING JOINT	40	1.5/22'/1.5

DRIP LINES

DRIP LINES	HLD-04-18-250-CV DRIPLINE TUBING 0.4 GPH PRESSURE COMPENSATING EMITTERS with CHECK VALVE at 12" ON CENTER SPACING- ALL TUBING SHALL BE INSTALLED ON GRADE W/ 9" WIRE STAKES FIVE (4) FEET ON CENTER; VERIFY THE LAYOUT AND 14" ON CENTER SPACING IN THE FIELD PRIOR TO STARTING WORK. INSTALL ON GRADE DRIP IRRIGATION SYSTEM per MANUFACTURER'S SPECIFICATIONS.

IRRIGATION PIPING

LATERAL LINE	NON-PRESSURE LATERAL SCH. 40 PVC PIPE. FOR SIZES 3/4" - 2" W/ PVC SCH. 40 FITTINGS - BURY MIN. 12" BELOW GRADE (SIZE AS NOTED ON PLAN).
MAINLINE	2 -1/2" PRESSURE MAINLINE CLASS 315 - LOCATED IN PLANTING AREAS. FOR SIZES 3/4" - 1 1/2" USE SCH. 40 PVC. FOR SIZES 2" AND LARGER USE CLASS 315. BURY MIN. 24" BELOW GRADE. **NOTE:** PRESSURE RELIEF VALVES SHALL BE INSTALLED AT ALL IRRIGATION MAINLINE PIPING "DEAD-ENDS" AND "RIGHT ANGEL" TURNS TO PREVENT WATER HAMMER DAMAGE TO PIPE AND FITTINGS.
SLEEVE	PVC PIPE SCH. 40 SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED - EXTEND 18" BEYOND EDGE OF PAVING & PLACE BELOW ALL PAVING, HARDSCAPE, ETC., AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE.

IRRIGATION CONTROLLER

CONTROLLER	ICC2 WALL MOUNT (OUTDOOR CABINET) CONTROLLER WITH ROAM REMOTE. FIELD VERIFY ACTUAL LOCATION.
ELECTRICAL OUTLET BY OTHERS	120 VOLT ELECTRICAL POWER FOR CONTROLLER PROVIDED BY ELECTRICIAN, FIELD VERIFY ACTUAL LOCATION.
WATER METER BY OTHERS	PROPOSED WATER METER TO BE INSTALLED BY OTHERS,
BLOW OFF HYDRANT	PROPOSED BLOW OFF HYDRANT TO BE INSTALLED BY OTHERS,

IRRIGATION NOTES:

1. SYSTEM WAS DESIGNED TO ASSUMED 50 PSI, 1 ¼" SERVICE LINE, 1" METER AND 24 GALLONS PER MINUTE AND LOAM TYPE SOILS. ALTERATIONS MAY BE NEEDED BASED ON SITE CONDITIONS.
2. A FLOW TEST SHALL BE PREFORMED ON SITE PRIOR TO INSTALLATION TO CONFIRM STATIC PSI.
3. APPROVED ALTERNATES TO BE SUBMITTED AND APPROVED.
4. 1.5" RPZ BACKFLOW PREVENTOR TO BE INSTALLED AS PER LOCAL PLUMBING CODES.
5. MAIN LINE PIPE AND WIRE TO BE TRENCHED 18" BELOW FINISH GRADE. BACKFILL MATERIAL SHALL BE FREE OF ALL ROCKS, TAMP TO 95%COMPACTION IN 6" LIFTS. ALL GRADING OVER THE IRRIGATION LINES SHALL BE FLUSH WITH THE ADJACENT SOIL AND BE FREE OF ROCKS AND DEBRIS. LATERAL PIPE TO BE 12" BELOW FINISH GRAD. TAMP AND RAKE PLOWED AREAS. REMOVE ANY LARGE ROCKS AND FILL ANY VOIDS.
6. DRIP TUBING SHALL BE 3" BELOW FINISHED SOIL GRADE AND STAPLED EVERY 24" MINIMUM. ROW SPACING IN GROUND COVER TO BE 18", ALL SHRUBS TO HAVE TWO ROWS OF DRIP TUBE. FOLLOW MANUFACTURERS DESIGN SPECIFICATION FOR LOCATION OF HEADERS, MAXIMUM LENGTH OF END FED TUBING, AND INSTALLATION GUIDELINES.
7. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COORDINATING EXISTING UTILITY LOCATIONS WITH THE "CALL BEFORE YOU DIG" SERVICE AND SITE SUBCONTRACTORS.
8. ALL ELECTRIC ZONE VALVES TO BE PLACED BELOW GRADE IN APPROPRIATELY SIZED VALVE BOXES AND WITHIN MULCHED BEDS.
9. CONTRACTOR TO SUPPLY 100% COVERAGE GUARANTEE.
10. LOCATION OF CONTROLLER, BACKFLOW DEVICE, MASTER VALVE AND RAIN SENSOR ARE CONCEPTUAL. ACTUAL LOCATION TO BE DETERMINED ON SITE BASED UPON EXISTING CONDITIONS.
11. ALL PROPOSED LANDSCAPING TO IRRIGATED BY A 100% AUTOMATIC SYSTEM.
12. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING PLANT COMMUNITIES.
13. IRRIGATION SPRINKLER ZONES TO BE SEPARATE FOR HIGH AND LOW WATER REQUIREMENT PLANT AREAS AND OPERATED ON DIFFERENT WATERING SCHEDULES.
14. IRRIGATION OVERTHROW TO NON-PERVIOUS AND NATURAL AREAS TO MINIMIZED.
15. A RAIN SENSOR IS TO BE INSTALLED WITH THE IRRIGATION SYSTEM CONTROLLER.
16. IRRIGATION PIPING TO BE LOCATED WITHIN PLANTING OR SOD AREAS WHEREVER FEASIBLE. PIPING UNDER ROADS TO BE INSTALLED WITHIN SCHEDULE 40 PVC SLEEVE.
17. ALL TREE, SHRUB, AND GROUNDCOVER AREAS ARE TO BE FULLY IRRIGATED WITH DRIP /MICRO IRRIGATION, LOW-VOLUME EMITTERS. ALL SOD AREAS TO BE IRRIGATED WITH ROTOR OR SPRAY HEAD SPRINKLERS SPACED TO PROVIDE 100% COVERAGE.
18. A "Y" TYPE FILTER SHALL BE INSTALLED AT THE HEAD END OF LOW VOLUME LINES AND IN-LINE PRESSURE REGULATORS TO REDUCE PRESSURE NO MORE THAN 15 PSI SHALL BE UTILIZED.
19. NON-POTABLE IRRIGATION LINES TO BE PURPLE IN COLOR.
20. WHEN NECESSARY, IRRIGATION INSTALLATION WITHIN THE DRIPLINE/CANOPY OF EXISTING TREES SHOULD BE DONE IN THE MOST SENSITIVE MANNER POSSIBLE IN ORDER TO AVOID ROOT DAMAGE. PROPOSED IRRIGATION WITHIN THE DRIPLINE/CANOPY SHOULD BE 'MICRO-SPRAY' LOCATED ABOVE EXISTING GRADE.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE COMPLETE DESIGN AND CONSTRUCTION OF AN IRRIGATION SYSTEM FOR THE PROJECT, INCLUDING ALL PIPING, VALVES, HEADS, SLEEVES, AND WIRING. THE CONTRACTOR SHALL ALSO PERMIT AND PROVIDE AN IRRIGATION WELL AND CONTROLLER SYSTEM INCLUDING ALL NECESSARY POWER. THE SYSTEM SHALL BE DESIGNED TO SUPPLY SUFFICIENT IRRIGATION TO ALL PLANTING AREAS ACROSS THE ENTIRE SITE TO SUPPORT THE GROWTH AND MAINTENANCE OF THE LANDSCAPING. THE CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT, AS SHOP-DRAWING, THE DETAILED LAYOUT OF THE SYSTEM FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

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architecture landscape architecture urban design

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Civil Engineer	Stonefield Engineering 607 Shelby St. # 200 Detroit, MI 48226 248.247.1115

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PROJECT NORTH
TRUE NORTH

Client
QFactor / Invest Detroit / Midtown Detroit
950 Selden St.
Detroit, MI 48201

Key Plan

PERMIT REVISIONS	12/16/2021
CD PROGRESS SET	11/17/2021
PERMIT SET	05/28/2021

Project
INDUSTRY Detroit

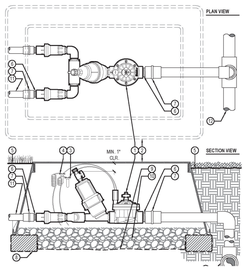
Drawing Title
IRRIGATION PLAN (NORTH)

Project Number: DET-200015
Drawn By: KTH / ERW Approved By: JRC
Scale: 1" = 20'-0"
Seal:

Signature:

Drawing No:
C-11

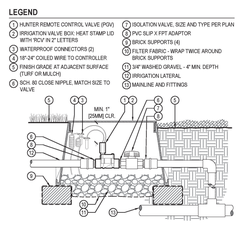
Sheet Size: 30" x 42"
- Template Version



HUNTER DRIP CONTROL ZONE KIT (ICZ-151)

NOT TO SCALE

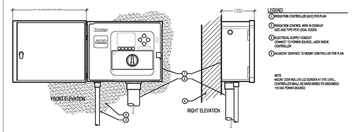
1



HUNTER IN-LINE PGV ZONE KIT WITH ISOLATION VALVE

NOT TO SCALE

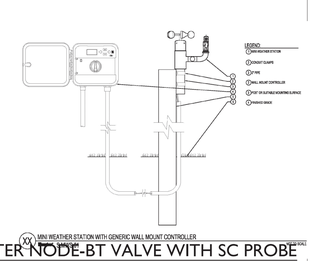
2



HYDRAWISE PRO-C CONTROLLER - SOUTH LANDSCAPE AREA

NOT TO SCALE

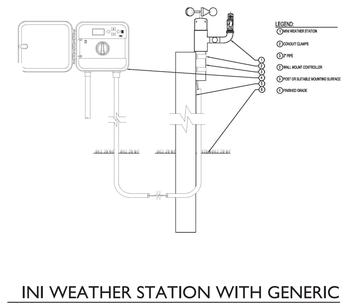
3



HUNTER NODE-BT VALVE WITH SC PROBE - NORTH LANDSCAPE AREA

NOT TO SCALE

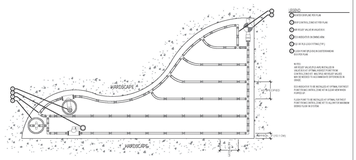
4



INI WEATHER STATION WITH GENERIC MOUNT CONTROLLER

NOT TO SCALE

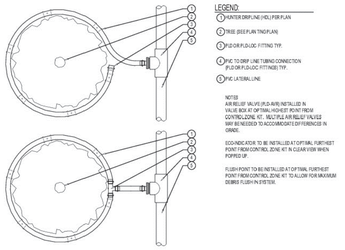
5



DRIPLINE IRREGULAR PLANTED AREA

NOT TO SCALE

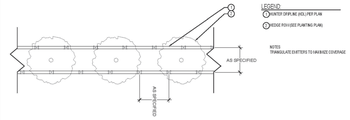
6



HUNTER TREE DRIP RING

NOT TO SCALE

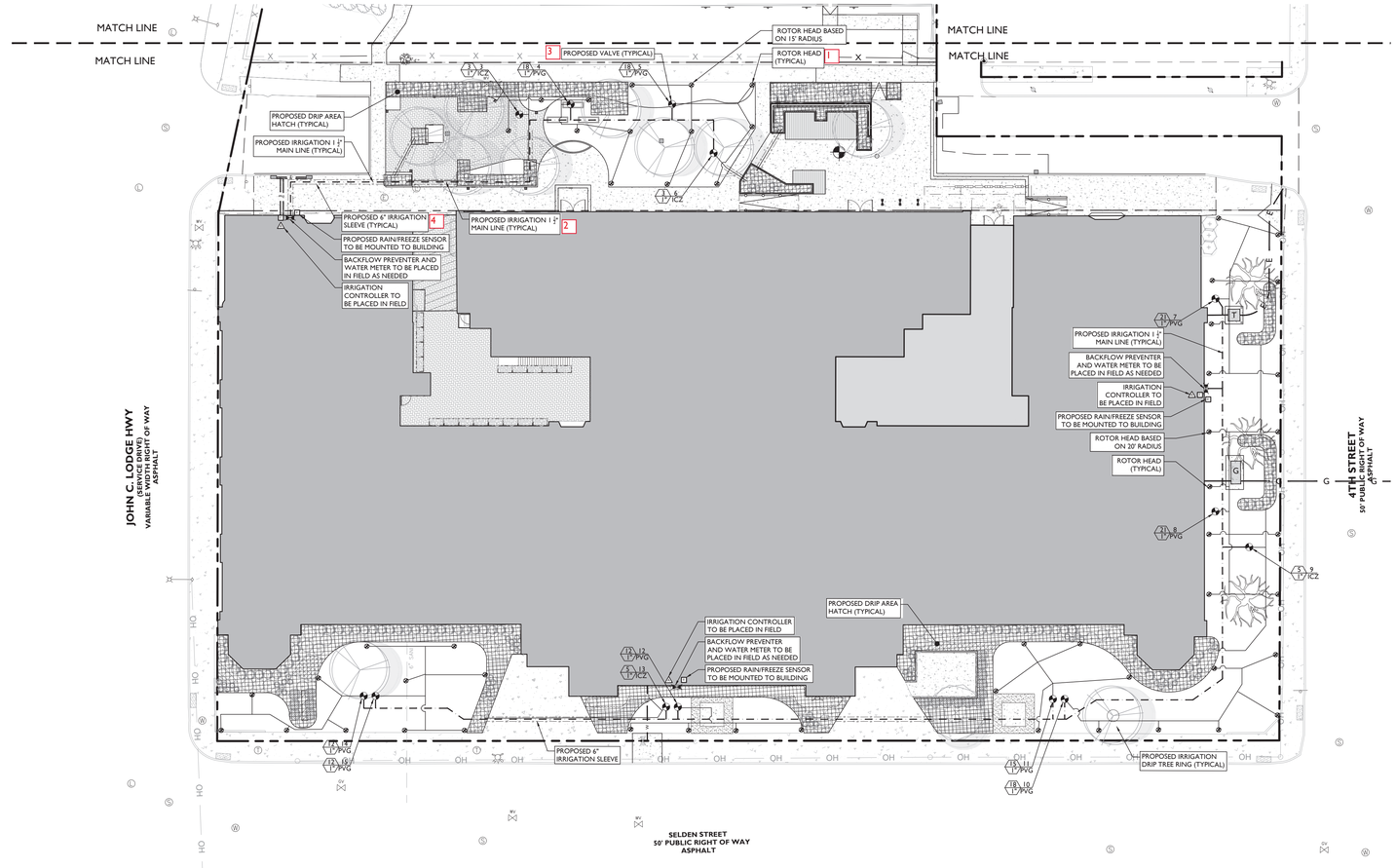
7



HUNTER DRIPLINE - HEDGE ROW

NOT TO SCALE

8



20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

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Structural Engineer	SDI Structures 275 Liberty Ann Arbor, MI 48104 734.213.6090
Civil Engineer	Stonefield Engineering 607 Shelby St. # 200 Detroit, MI 48226 248.247.1115

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PROJECT NORTH

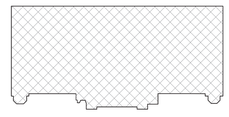
TRUE NORTH

Client

QFactor / Invest Detroit / Midtown Detroit

950 Selden St.
Detroit, MI 48201

Key Plan



PERMIT REVISIONS	12/16/2021
CD PROGRESS SET	11/17/2021
PERMIT SET	05/28/2021

Project

INDUSTRY Detroit

Drawing Title

IRRIGATION PLAN (SOUTH)

Project Number: DET-200015

Drawn By: KTH / ERW Approved By: JRC

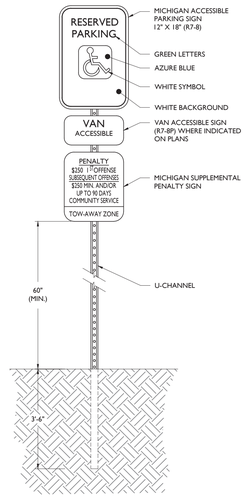
Scale: 1" = 20'-0"

Seal:

Signature:

Drawing No:

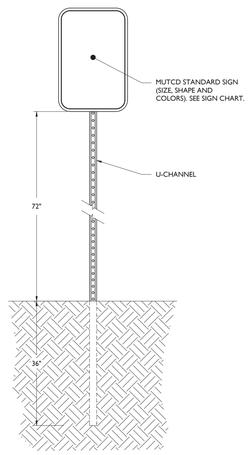
C-12



ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE

1



SIGN POST DETAIL

NOT TO SCALE

11

M.U.T.C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R1-1)	STOP	WHITE	RED	36"x36"	GROUND

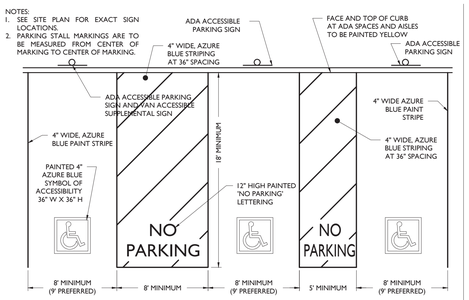
NOTE:
1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED.
2. ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.

SIGN DATA TABLE

NOT TO SCALE

2

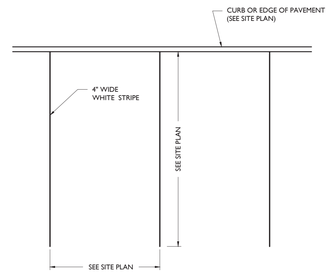
NOTES:
1. SEE SITE PLAN FOR EXACT SIGN LOCATIONS.
2. PARKING STALL MARKINGS ARE TO BE MEASURED FROM CENTER OF MARKING TO CENTER OF MARKING.



ACCESSIBLE PARKING STALL MARKINGS

NOT TO SCALE

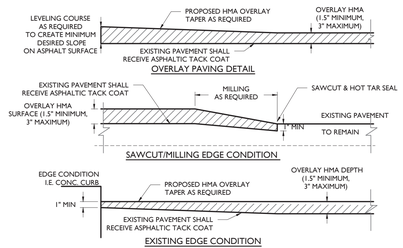
3



PARKING STALL MARKINGS

NOT TO SCALE

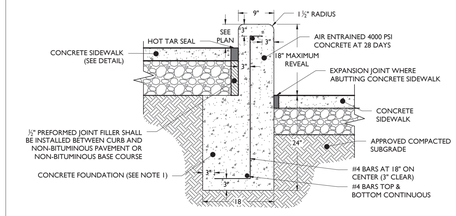
4



PAVEMENT MILLING & OVERLAY DETAIL

NOT TO SCALE

5

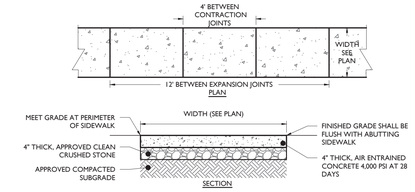


EXTENDED CONCRETE CURB DETAIL

NOT TO SCALE

NOTES:
1. CONCRETE SHALL BE 4000 PSI AT 28 DAYS, AIR-ENTRAINED.
2. ½" EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 50 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
3. 1" DEEP AND ½" WIDE TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS, OR 30 FOOT MAX.

6

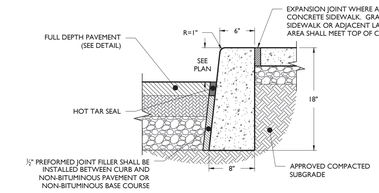


CONCRETE WALKWAY DETAIL

NOT TO SCALE

NOTES:
1. MAXIMUM CROSS SLOPE SHALL BE ¼" PER FOOT.
2. ½" EXPANSION JOINTS SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM THE SURFACE.
3. 1" DEEP BY ¼" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 4' INTERVALS.
4. EXPANSION JOIN SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.

7

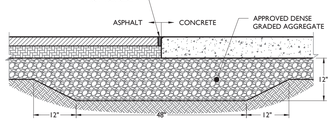


CONCRETE CURB DETAIL

NOT TO SCALE

NOTES:
1. CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM SURFACE.
3. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
4. 18" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.

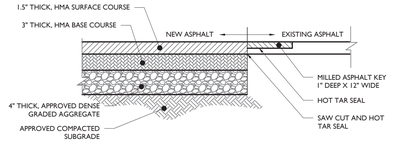
8



CONCRETE TO ASPHALT TRANSITION DETAIL

NOT TO SCALE

9

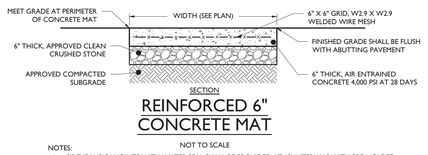


FULL DEPTH ASPHALT PAVEMENT DETAIL

NOT TO SCALE

NOTE:
HMA MIX AND DENSE GRADED AGGREGATE SHALL CONFORM TO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

10

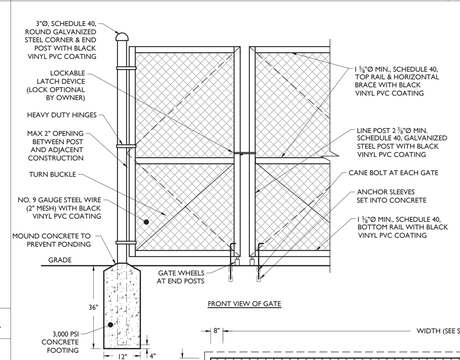


REINFORCED 6" CONCRETE MAT

NOT TO SCALE

NOTES:
1. ½" EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM THE SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
2. 1" DEEP BY ½" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS OR 6' INTERVALS MAX.
3. CONCRETE SHALL RECEIVE BROOM FINISH.
4. ALL EXPOSED CORNERS TO HAVE 12" CHAMFER.

12



NOTE:
BLOCK COLOR TO MATCH BUILDING OR AS SPECIFIED BY OWNER

DOUBLE TRASH / RECYCLE ENCLOSURE DETAIL

NOT TO SCALE

13

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Structural Engineer — SDI Structures, 275 Liberty, Ann Arbor, MI 48104, 734.213.6090
Civil Engineer — Stonefield Engineering, 607 Shelby St. # 200, Detroit, MI 48226, 248.247.1115

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Phone 248.247.1115

PROJECT NORTH
TRUE NORTH

Client
QFactor / Invest Detroit / Midtown Detroit

950 Selden St.
Detroit, MI 48201

Key Plan

PERMIT REVISIONS	12/16/2021
CD PROGRESS SET	11/17/2021
PERMIT SET	05/28/2021

Project
INDUSTRY Detroit

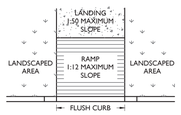
Drawing Title
CONSTRUCTION DETAILS

Project Number: DET-200015
Drawn By: KTH / ERW Approved By: JRC
Scale: AS SHOWN
Seal:

Signature:

Drawing No:
C-13

Sheet Size: 30" x 42"
- Template Version

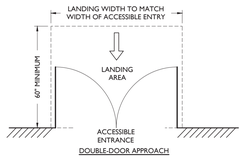


CURB RAMP DETAIL

NOT TO SCALE

NOTES:
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%.
2. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
3. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL

1

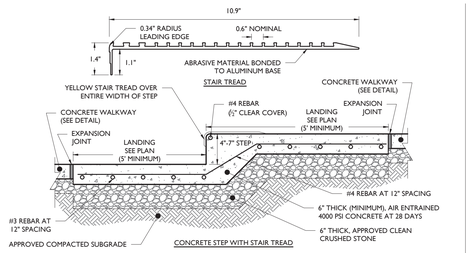


ACCESSIBLE ENTRANCE LANDING DETAIL

NOT TO SCALE

NOTES:
1. MAXIMUM SLOPE ON LANDING SHALL BE 1:50 IN ALL DIRECTIONS.
2. DIMENSIONS SHOWN HERE ARE THE MINIMUM DIMENSIONS REQUIRED FOR AN ADA COMPLIANT LANDING AT THE ACCESSIBLE ENTRANCE. REFER TO SITE PLAN FOR SITE SPECIFIC DIMENSIONS THAT MAY SPECIFY A LARGER LANDING AREA.
3. CONTRACTOR SHALL CONTACT THE ENGINEER BEFORE CONSTRUCTION IF THE ACCESSIBLE ENTRANCE ON SITE DOES NOT MATCH THE SCENARIO SHOWN ABOVE.

2

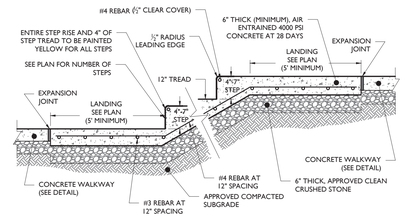


CONCRETE STEP & ELEVATED LANDING DETAIL

NOT TO SCALE

NOTES:
1. CONTRACTOR SHALL ENSURE 3" MINIMUM EMBEDMENT FOR REBAR EXPOSED TO EARTH AND 2" MINIMUM EMBEDMENT FOR REBAR EXPOSED TO WEATHER (SURFACE). NOSING REBAR TO BE EMBEDDED 1 ½".
2. CONTRACTOR SHALL MAINTAIN A MAXIMUM 1:50 SLOPE IN ALL DIRECTIONS WITHIN PROPOSED CONCRETE LANDINGS.
3. STAIR TREAD TO BE AMSTEP SERIES 500 MODEL 11 OR APPROVED EQUIVALENT.

3

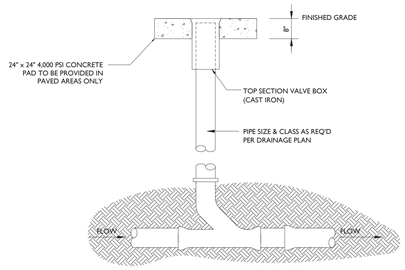


CONCRETE STEPS & ELEVATED LANDING DETAIL

NOT TO SCALE

NOTES:
1. CONTRACTOR SHALL ENSURE 3" MINIMUM EMBEDMENT FOR REBAR EXPOSED TO EARTH AND 2" MINIMUM EMBEDMENT FOR REBAR EXPOSED TO WEATHER (SURFACE). NOSING REBAR TO BE EMBEDDED 1 ½".
2. CONTRACTOR SHALL MAINTAIN A MAXIMUM 1:50 SLOPE IN ALL DIRECTIONS WITHIN PROPOSED CONCRETE LANDINGS.
3. STEPS IN SERIES SHALL HAVE UNIFORM RISER HEIGHT.

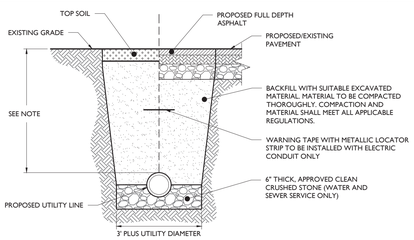
4



CLEAN-OUT

NOT TO SCALE

5



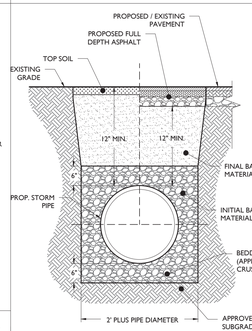
UTILITY TRENCH DETAIL

NOT TO SCALE

NOTE:

MINIMUM PIPE COVER SHALL BE AS FOLLOW:
- ELECTRIC SERVICE - PER APPLICABLE UTILITY AUTHORITY
- GAS SERVICE - PER APPLICABLE UTILITY AUTHORITY
- SEWER SERVICE - 36" MINIMUM
- WATER SERVICE - 48" MINIMUM

6

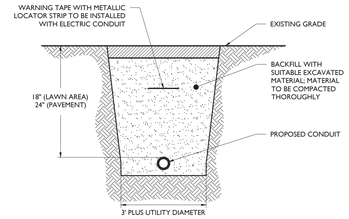


NOTES:
1. ALL PIPE SYSTEM INSTALLATIONS SHALL MEET ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
2. ALL HDPE PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS" (LATEST EDITION).
3. ALL RCP PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C76-15, "STANDARD SPECIFICATION FOR REINFORCED CONCRETE CULVERT, STORM DRAIN, AND SEWER PIPE" (LATEST EDITION).
4. FOR NON HDPE OR RCP PIPE INSTALLATIONS, CONTRACTOR SHALL INSTALL PIPE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
5. WHERE THE TRENCH BOTTOM IS UNSTABLE, CONTRACTOR SHALL PROVIDE SUITABLE BACKFILL MATERIAL AS REQUIRED BY ENGINEER OR PER GEOTECH RECOMMENDATIONS.
6. MINIMUM COVER IN TRAFFIC AREAS IS 12" UP TO 48" DIAMETER PIPE AND 24" FOR 54" - 60" DIAMETER PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.
7. CONTRACTOR SHALL INSTALL SUITABLE MATERIAL FOR INITIAL AND FINAL BACKFILL. BACKFILL COMPACTION SHOULD MEET ALL APPLICABLE STANDARDS AND SPECIFICATIONS.

STORM TRENCH DETAIL

NOT TO SCALE

7



ELECTRICAL CONDUIT TRENCH DETAIL

NOT TO SCALE

8

LIGHT POLE INSTALLATION DETAIL

NOT TO SCALE

NOTES:
1. MINIMUM SOIL BEARING PRESSURE OF 1500 PSF, SOIL FRICTION ANGLE OF 30 DEGREES, AND SOIL DRY UNIT WEIGHT OF 120 PCF SHALL BE CONFIRMED IN THE FIELD BY A QUALIFIED PROFESSIONAL.
2. CAST-IN-PLACE CONCRETE SHALL BE CONSOLIDATED USING VIBRATOR.
3. ALL REBAR TO BE NEW GRADE 60 STEEL.
4. PRE-CAST PIERS ACCEPTABLE UPON WRITTEN APPROVAL OF SHOP DRAWING BY ENGINEER.
5. CONCRETE TO BE INSTALLED A MINIMUM OF 7 DAYS PRIOR TO INSTALLING LIGHT POLE. POURED CONCRETE MIX REQUIRED TO OBTAIN 80% OF DESIGN STRENGTH PRIOR TO INSTALLING LIGHT POLE.
6. CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" (WITHIN 1" TOLERANCE).
7. POLE SHALL BE RATED FOR 10 MPH HIGHER THAN MAXIMUM WIND SPEED 33FT ABOVE GROUND FOR THE AREA BASED ON ANSI/ASCE 7-93.
8. POUR TO BE TERMINATED AT A FORM.
9. WORK SHALL CONFORM TO ACI BEST PRACTICES FOR APPROPRIATE TEMPERATURE AND WEATHER CONDITIONS.
10. CONTRACTOR TO TEMPORARILY SUPPORT ADJACENT SOIL AND STRUCTURES DURING EXCAVATION IF REQUIRED.

9

TYPICAL DETAIL FOR GUARD RAILING AFF NO MORE THAN 30"

HAND RAIL DETAIL

NOT TO SCALE

10

NOTES:
1. SEE SITE PLAN FOR LOCATION.
2. SEE MEP PLAN FOR INTERIOR SHUTOFF VALVE AND BACKFLOW PREVENTER FOR WATER SERVICE.
3. SEE MEP PLAN FOR ELECTRICAL DETAILS.

FOOD TRUCK HOOKUP DETAIL (OR APPROVED ALTERNATE)

NOT TO SCALE

11

NOTES:
1. FOR SEWERS 18" OR LESS A "Y" SADDLE MAY BE USED IF THE OUTSIDE DIA. OF THE TAP IS LESS THAN ONE HALF THE DIA. OF THE SEWER BEING TAPPED.
2. PROVIDE EXTENSION CLAMPS FOR 15" SEWERS AND LARGER.
3. CONCRETE BELOW PIPE IS ONLY REQUIRED FOR 15" SEWERS AND LARGER WITH STRAPS.

REV'	DESCRIPTION	DATE
1	UPDATED	06/2020

REVISIONS

CONNECTION, SADDLE TO LATERAL SEWER

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE	NONE
SHEET	1 OF 1
DATE	09/2018
DWG. No.	333111-01

LEGEND

= REVISION NUMBER

SEWER TAP DETAIL

NOT TO SCALE

12

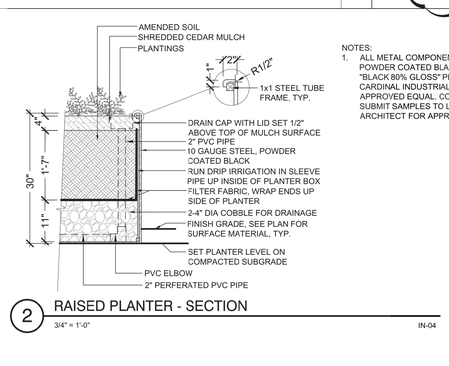
STEEL PLANTER DETAIL

NOT TO SCALE

1 RAISED METAL PLANTER

1/2" = 1'-0"

PK-16



2 RAISED PLANTER - SECTION

3/4" = 1'-0"

IN-04

NOTES:
1. ALL METAL COMPONENTS ARE TO BE POWDER COATED BLACK - POO8 - BK06 "BLACK 80% GLOSS" PROVIDED BY CARDINAL INDUSTRIAL FINISHED OR APPROVED EQUAL. CONTRACTOR TO SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL LOCATE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE PRIOR TO THE START OF PLANTING OPERATIONS. CONTRACTOR SHALL MAKE MODIFICATIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.
2. THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND REPORTING IN WRITING TO THE LANDSCAPE ARCHITECT ANY CONFLICTS RELATIVE TO IMPLEMENTATION OF THE LANDSCAPE CONSTRUCTION DOCUMENTS. VALERIAN LLC SHALL NOT ASSUME ANY ERRORS OR OMISSIONS IN THE PLANT SCHEDULE LISTED HEREIN. THE PLANT SYMBOLS SHOWN ON THE LANDSCAPE PLAN SHALL PREVAIL SHOULD THERE BE ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLAN AND PLANT SCHEDULE.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:
   A) ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
   B) PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.
   C) LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 "STANDARDS FOR NURSERY STOCK" UNLESS OTHERWISE SPECIFIED. CALIPER OF B&B TREES SHALL BE TAKEN 6 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR LARGER SIZES.
   D) PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTING PLANTS TO PROPER GRADES OR POSITION, REESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
   E) PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.
4. CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
5. LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
6. CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES. IF UTILITIES ARE DAMAGED REPAIRS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

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PROJECT NORTH

TRUE NORTH

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QFactor / Invest Detroit / Midtown Detroit

950 Selden St.
Detroit, MI 48201

Key Plan

PERMIT REVISIONS	12/16/2021
CD PROGRESS SET	11/17/2021
PERMIT SET	05/28/2021

Project

INDUSTRY Detroit

Drawing Title

CONSTRUCTION DETAILS

Project Number: DET-200015

Drawn By: KTH / ERW Approved By: JRC

Scale: AS SHOWN

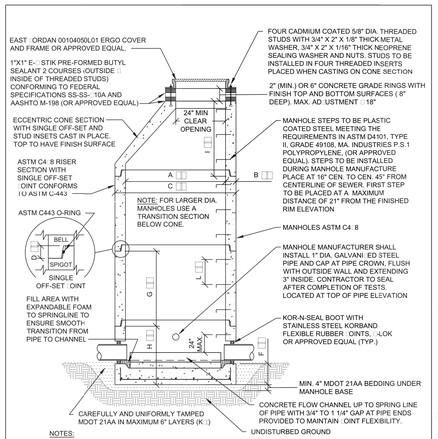
Seal:

Signature:

Drawing No:

C-14

Sheet Size: 30" x 42"
: Template Version



NOTES:

1. REFER TO DETAIL SHEET 330561-05 FOR MANHOLE ASSEMBLY TABLE
2. PRECAST CONCRETE MANHOLE SECTIONS SHALL CONFORM TO ALL THE REQUIREMENTS OF "SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE RISERS AND TOPS" ASTM C-4 8 WITH SINGLE OFF-SET JOINT CONFORMS TO ASTM C-443.
3. EACH SECTION SHALL HAVE NOT MORE THAN TWO HOLES FOR HANDLING PURPOSES. THESE HOLES SHALL BE SATISFACTORILY PLUGGED WITH GROUT AFTER INSTALLATION.

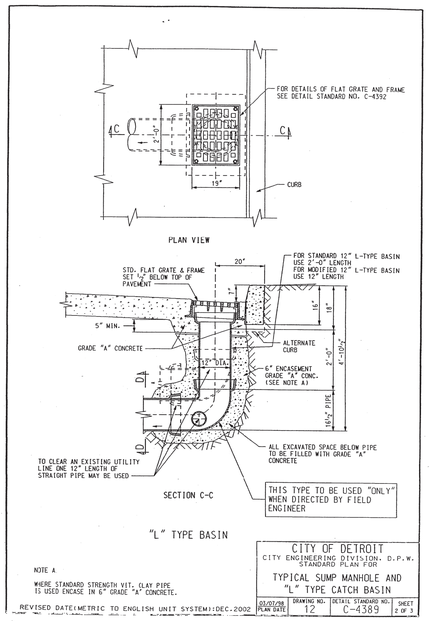
REV	DESCRIPTION	DATE
1	UPDATED	06/2020
	REVISIONS	

STANDARD MANHOLE PRECAST

CITY OF DETROIT
WATER AND SEWERAGE DEARTMENT
ENGINEERING DIVISION

SCALE	1 OF 1
NONE	SHEET
DATE	330561-02
09/2018	DWG. No.

1



THIS TYPE TO BE USED "ONLY" WHEN DIRECTED BY FIELD ENGINEER

"L" TYPE BASIN

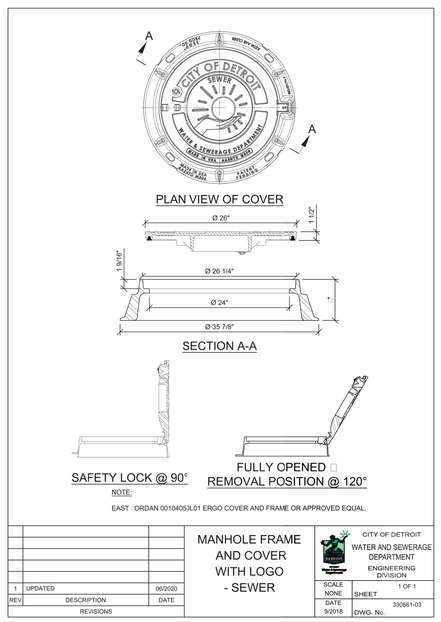
NOTE A
WHERE STANDARD STRENGTH VIT. CLAY PIPE IS USED ENCASE IN 6" GRADE "A" CONCRETE.

REVISED DATE(METRIC TO ENGLISH UNIT SYSTEM):DEC-2002

CITY OF DETROIT
CITY ENGINEERING DIVISION. D.P.W.
STANDARD PLAN FOR
TYPICAL SUMP MANHOLE AND "L" TYPE CATCH BASIN

07/07/98 PLAN DATE	DRAWING NO. 12	DETAIL STANDARD NO. C-4389	SHEET 2 OF 3

2



NOTE:
EAST JORDAN 00104053L01 ERGO COVER AND FRAME OR APPROVED EQUAL.

REV	DESCRIPTION	DATE
1	UPDATED	06/2020
	REVISIONS	

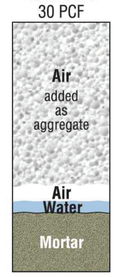
MANHOLE FRAME AND COVER WITH LOGO - SEWER

CITY OF DETROIT
WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

SCALE	1 OF 1
NONE	SHEET
DATE	330561-03
9/2018	DWG. No.

3

Elastizell EF
30 PCF




Elastizell pre-formed foam


Placement of Elastizell EF

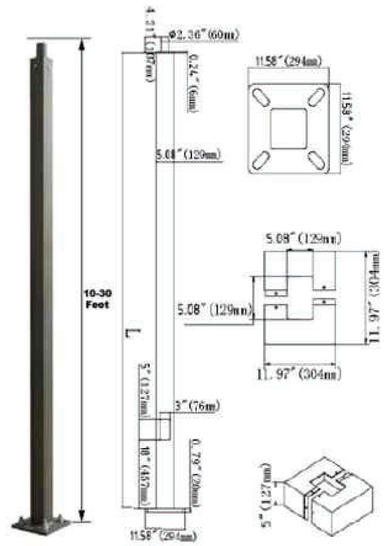

On site production equipment for Elastizell EF

CLASS	MAXIMUM CAST DENSITY pcf (kg/m³)	MINIMUM COMPRESSIVE STRENGTH* psi (Mpa)	ULTIMATE BEARING CAPACITY Tons/sf (kN/m²)
I	24 (384)	10 (0.07)	.07 (69)
II	30 (480)	40 (0.28)	2.9 (276)
III	36 (576)	80 (0.55)	5.8 (552)
IV	42 (672)	120 (0.83)	8.6 (827)
V	50 (800)	160 (1.10)	11.5 (1103)
VI	80 (1280)	300 (2.07)	21.6 (2068)

ELASTRIZELL LIGHTWEIGHT CONCRETE DETAIL (OR APPROVED ALTERNATE)

NOT TO SCALE

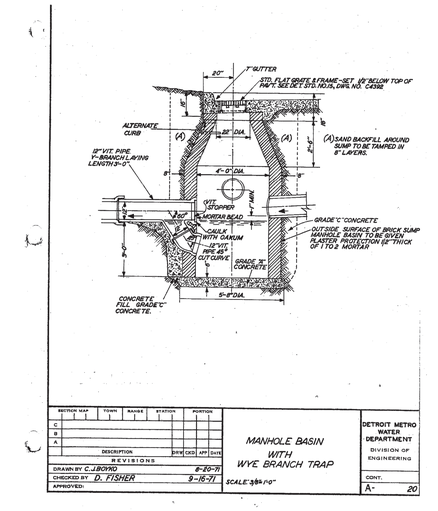
4



STRING LIGHT POLE MOUNT (OR APPROVED ALTERNATE)

NOT TO SCALE

6



SECTION MAP	TOWN	RANGE	STATION	POSITION
C				
B				
A				

DESCRIPTION	REVISIONS DRW	CKD	APP	DATE
DRAWN BY C.JBOYD				6-20-71
CHECKED BY D. FISHER				9-15-71
APPROVED:				

SCALE: 3/8" = 1'-0"

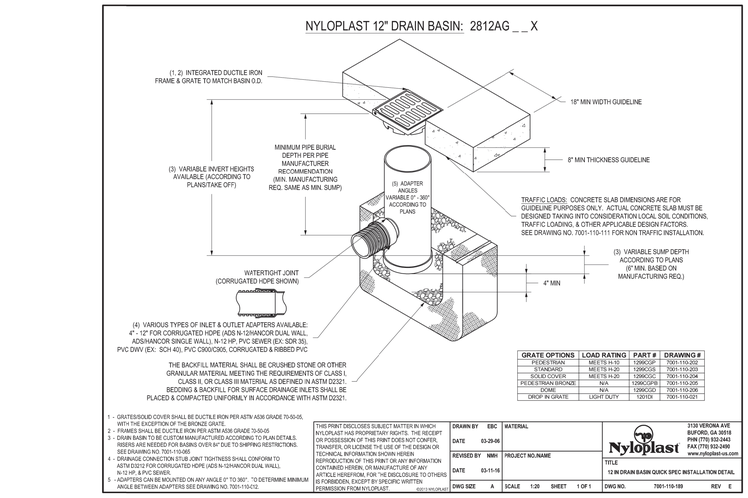
MANHOLE BASIN WITH WYE BRANCH TRAP

DETROIT METRO WATER DEPARTMENT
DIVISION OF ENGINEERING
CONT.
A- 20

CITY OF DETROIT TRAPPED CATCH BASIN DETAIL

NOT TO SCALE

7



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1296CGP	7001-110-202
CLOSED	MEETS H-20	1296CGS	7001-110-203
SLOTTED/VEE	MEETS H-20	1296CGV	7001-110-204
PEDESTRIAN BRONZE	N/A	1296CGPB	7001-110-205
DOME	N/A	1296CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1297CR	7001-110-021

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

DRAWN BY	EBC	MATERIAL	
DATE	03-29-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:20	SHEET 1 OF 1

Nyloplast
3128 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
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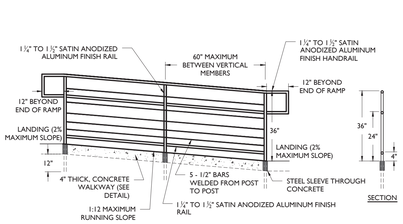
TITLE
12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-189 REV E

12" NYLOPLAST YARD INLET DETAIL

NOT TO SCALE

5

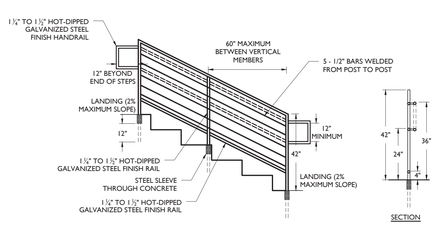


HANDRAIL DETAIL ON RAMP

NOT TO SCALE

NOTES:
1. SEE PLAN FOR RAMP DIMENSIONS
2. GRIND ALL WELDS SMOOTH
3. HANDRAIL TO BE INSET 6" FROM EDGE OF CONCRETE
4. 30" MAXIMUM RISE IN ELEVATION BETWEEN LANDINGS
5. RAMPS SHALL HAVE RAILINGS ON BOTH SIDES WITH 36" MINIMUM CLEARANCE BETWEEN RAILS.

8

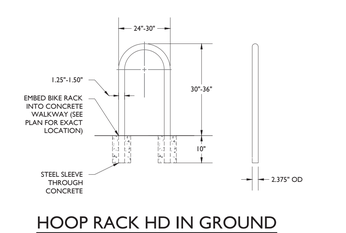


HANDRAIL DETAIL ON STEPS WITH FALL PROTECTION

NOT TO SCALE

NOTES:
1. SEE PLAN FOR STEP DIMENSIONS
2. GRIND ALL WELDS SMOOTH
3. HANDRAIL TO BE INSET 6" FROM EDGE OF CONCRETE
4. STEPS SHALL HAVE RAILINGS ON BOTH SIDES WITH 48" MINIMUM CLEARANCE BETWEEN RAILS.
5. VERTICAL RAIL REQUIRED AT TOP AND BOTTOM OF STEPS.

9

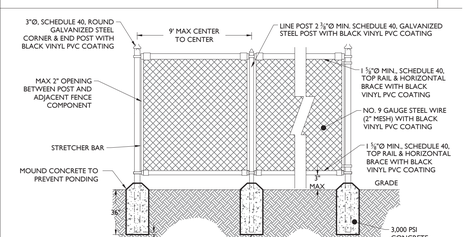


HOOP RACK HD IN GROUND MOUNTED BIKE RACK DETAIL

NOT TO SCALE

NOTES:
1. BIKE RACK TO BE MANUFACTURED BY DERO BIKE RACKS OR APPROVED EQUAL.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

10



CHAIN LINK FENCE

NOT TO SCALE

NOTES:
1. CONTRACTOR TO PROVIDE ALL HARDWARE NECESSARY FOR FENCE CONSTRUCTION AND OPERATION, PER SITE DESIGN. INSTALLATION SHALL COMPLY WITH MANUFACTURER'S REQUIREMENTS.
2. FENCE DETAIL ONLY APPLIES TO FENCE WITHOUT PRIVACY SLATS.
3. FENCE TO BE INSTALLED FOLLOWING SITE GRADING.
4. FENCE TO BE INSTALLED ONE FOOT WITHIN PROPERTY LINE WHERE SHOWN ON PROPERTY LINE ON SITE PLAN.
5. VIBRATE OR TAMP BACKFILL FOR CONSOLIDATION SURROUNDING FENCE POSTS.

11

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Key Plan

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Project
INDUSTRY Detroit

Drawing Title
CONSTRUCTION DETAILS

Project Number: DET-200015
Drawn By: KTH / ERW Approved By: JRC
Scale: AS SHOWN
Seal:

Signature:

Drawing No:
C-15

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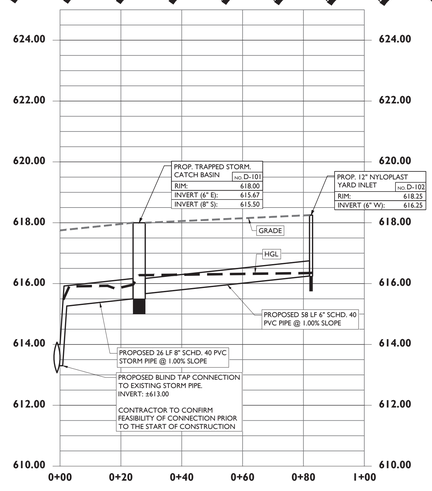
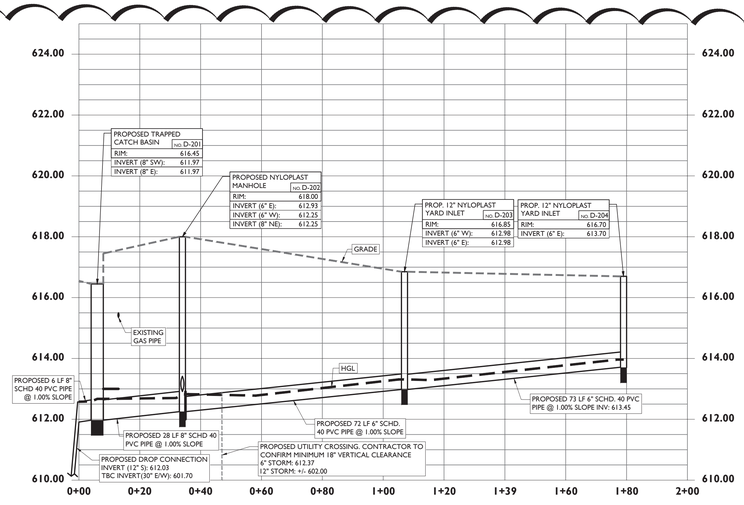
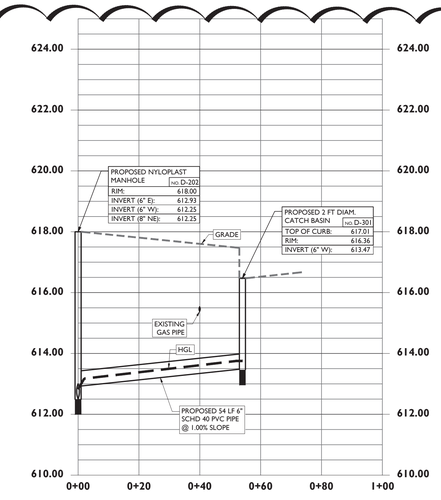
- Template Version



PROPOSED STORM SEWER PROFILE:
D-102 TO VACATED ALLEY SYSTEM

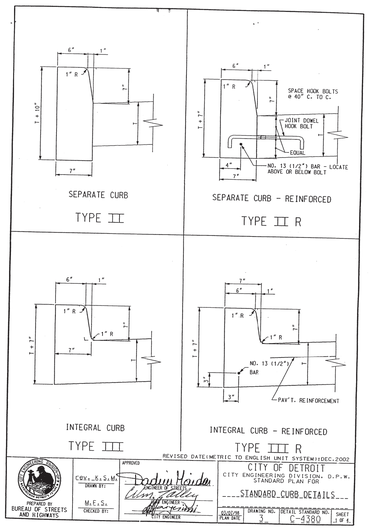


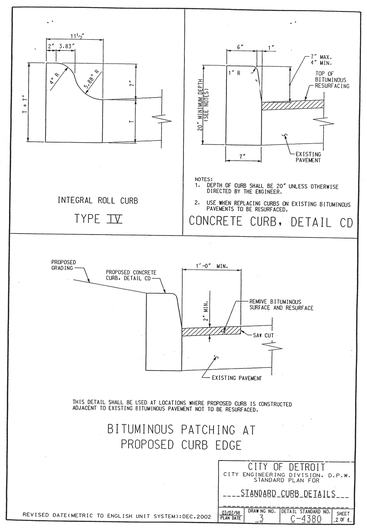
PROPOSED STORM SEWER PROFILE:
D-204 TO FRANK STREET SYSTEM

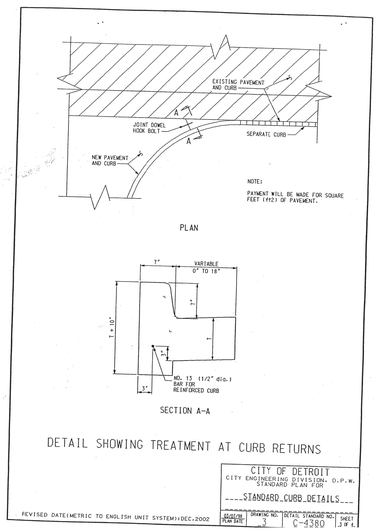


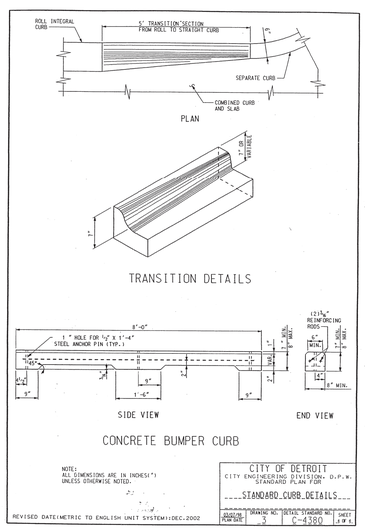
PROPOSED STORM SEWER PROFILE:
D-301 TO D-202

PROPOSED STORM SEWER PROFILES





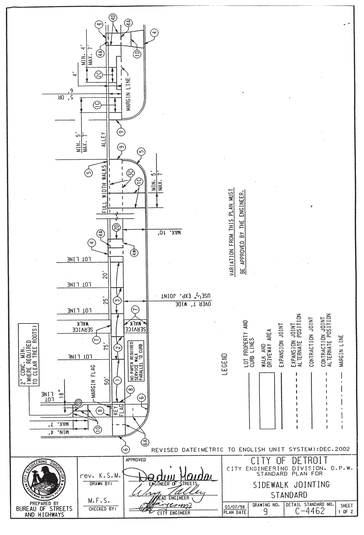


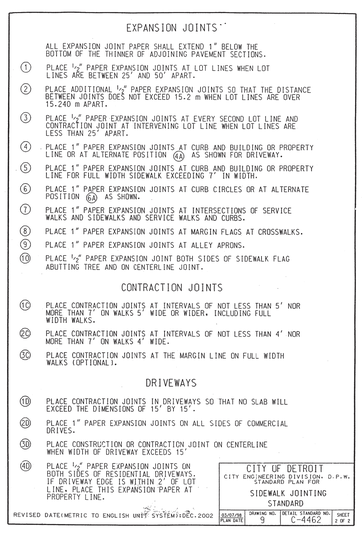


CITY OF DETROIT CONCRETE CURB DETAIL

NOT TO SCALE

1





CITY OF DETROIT CONCRETE SIDEWALK DETAIL

NOT TO SCALE

2

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GRAPHIC SCALE IN FEET
1" = 20'
HORIZONTAL SCALE

GRAPHIC SCALE IN FEET
1" = 20'
VERTICAL SCALE

LEGEND
(#) = REVISION NUMBER

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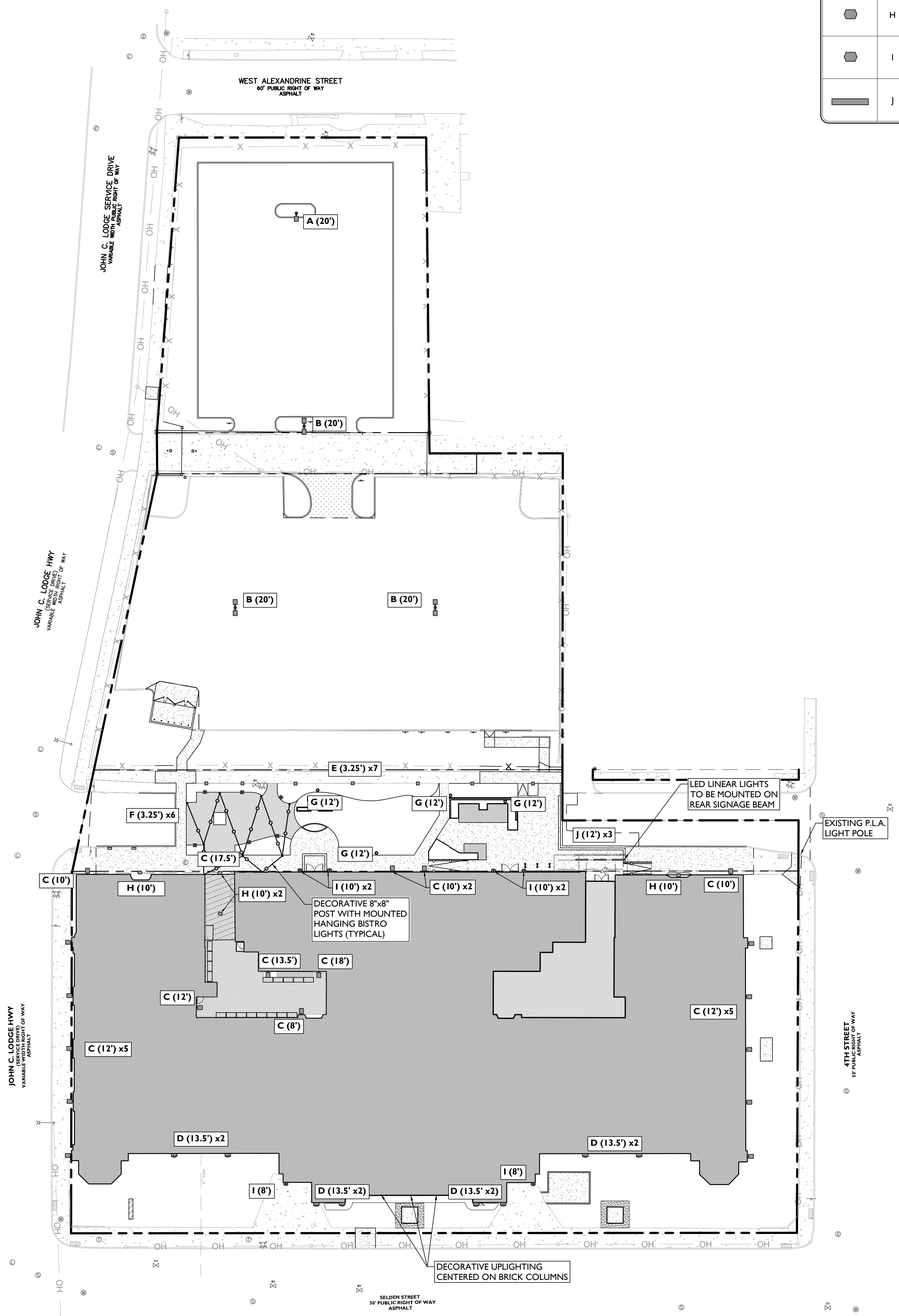


PROPOSED LUMINAIRE SCHEDULE

SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
	A	1	MIRADA LARGE LED AREA LIGHT - MINIMUM 40,000 LUMENS	SW	0.9	LSI	MRL-LED-40L-SIL-SW-UNV-40-70CRI
	B	3	MIRADA LARGE LED AREA LIGHT - MINIMUM 40,000 LUMENS	SW	0.9	LSI	MRL-LED-40L-SIL-SW-UNV-40-70CRI
	C	20	HAWK ENDURANCE WALL PACK (TYPE WLE) - 2,050 LUMENS	III	0.9	WAC	WP-LED227-AGH
	D	8	WALL WASH UP / DOWN FIXTURES	IV	0.9		
	E	7	MIMIK 20 BOLLARD LIGHT - 3K LUMENS LED	II	0.9	PIL	PIL-071208_MIMIK_M_TYPE_II_36W_3000K_0_10V_WHIBT
	F	6	MIMIK 20 BOLLARD LIGHT - 3K LUMENS LED	IV	0.9	PIL	PIL-071208_MIMIK_M_TYPE_IV_36W_3000K_0_10V_WHIBT
	G	4	MIRADA MEDIUM POST TOP - 10K LUMENS LED	IV	0.9	LSI	MPP-LED-10L-SIL-FT-30-70CRI-IH
	H	2	HINKLEY 2808DZ-LL OUTDOOR WALL LANTERN	V	0.9	HINKLEY	
	I	3	HINKLEY 2804OZ OUTDOOR WALL LANTERN	V	0.9	HINKLEY	
	J	3	HIGHLINER 2 LED LINEAR LIGHT	FT	0.9	SLOAN	

SYMBOL	DESCRIPTION
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
XX	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)
	PROPOSED AREA LIGHT
	PROPOSED BUILDING MOUNTED LIGHT
	PROPOSED STRING LIGHTS

Catalog # : _____ Project : _____
Prepared By : _____ Date : _____

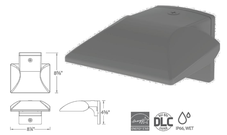
Mirada Large (MRL)
Outdoor LED Area Light

LIGHT FIXTURES 'A' & 'B'

HAWK - model: WP-LED2
Endurance Wallpack

WAC LIGHTING
Responsible Lighting®

Fixture Type: _____
Catalog Number: _____
Project: _____
Location: _____



LIGHT FIXTURE 'C'

LIGHT FIXTURE 'D'

LIGHT FIXTURES 'E' & 'F'

LIGHT FIXTURE 'G'

LIGHT FIXTURE 'H'

LIGHT FIXTURE 'I'

LIGHT FIXTURE 'J'

GENERAL LIGHTING NOTES

1. THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH ARE WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
2. WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
3. UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
   - LIGHT EMITTING DIODES (LED): 0.90
   - HIGH PRESSURE SODIUM: 0.72
   - METAL HALIDE: 0.72
4. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING/ PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
5. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.

30' 0' 30' 60'
GRAPHIC SCALE IN FEET
1" = 30'

HamiltonAnderson
architecture landscape architecture urban design

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PROJECT NORTH
TRUE NORTH

Client
QFactor / Invest Detroit / Midtown Detroit

950 Selden St.
Detroit, MI 48201

Key Plan

PERMIT REVISIONS	12/16/2021
CD PROGRESS SET	11/17/2021
PERMIT SET	05/28/2021

Project
INDUSTRY Detroit

Drawing Title
LIGHTING PLAN

Project Number: DET-200015
Drawn By: KTH / ERW Approved By: JRC
Scale: 1" = 30'-0"
Seal:

Signature: _____

Drawing No:
EX-1