# CIVIL ENGINEER

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DETROIT, MI 48226
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#### BENCH MARK DATA

VERTICAL DATUM: CITY OF DETROIT ELEVATIONS ARE BASED ON PULLMAN PARC SURVEY PLAN, W.C.CP. NO. 1115

\*BENCH MARK FROM PULLMAN PARC CONDO

BENCH MARK 300 (SHOWN)\*
ARROW ON HYDRANT NORTH OF E. LAFAYETTE, +/150 FEET EAST OF ST. AUBIN.
ELEV.: 122.99'

BENCH MARK 301 (OFF SITE)\*

ARROW ON HYDRANT AT THE NORTH SIDE OF
PEMBRIDGE PLACE, +/- 540 FEET EAST OF THE
CETNERLINE OF ST. AUBIN.
ELEV.: 126.76'

BENCH MARK 302 (SHOWN)\*

ARROW ON HYDRANT ON THE WEST SIDE OF STAFFORD PLACE, 350 FEET NORTH OF THE CENTERLINE OF LAFAYETTE.

ELEV.: 121.54'

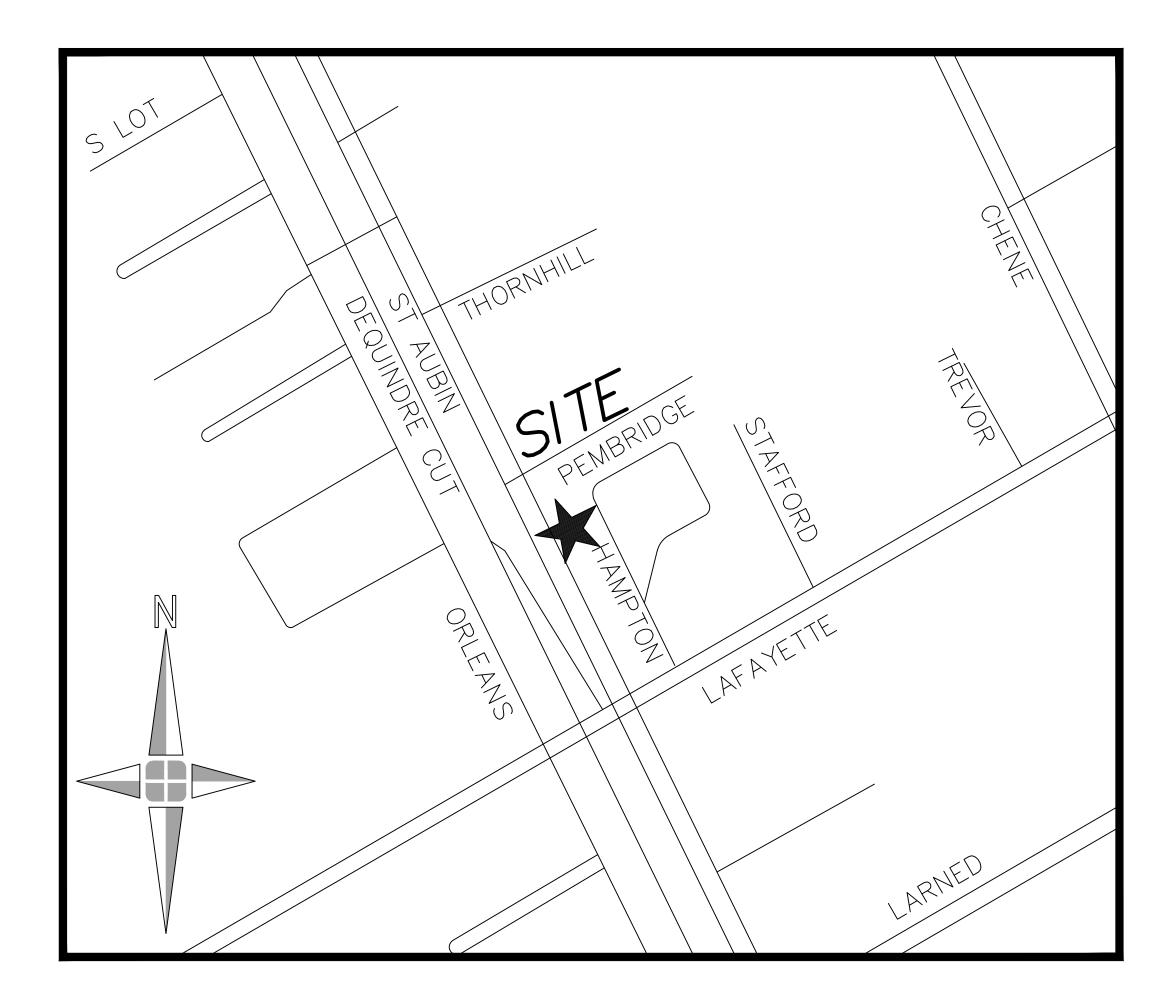
BENCH MARK 1 (SHOWN)
SET MAG NAIL IN THE EAST FACE OF A 16" SYCAMORE,
IN THE CENTER OF THE ST. AUBIN MEDIAN, 420 FEET
NORTH OF THE CENTERLINE OF E. LAFAYETTE.
ELEV.: 124.41'

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

(R) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD LOCATED WHERE POSSIBLE.

PRIOR TO THE PLANNED BUILDING IMPROVEMENTS, AND/OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THEIR UTILITIES.



LOCATION MAP

( NOT TO SCALE )

#### LEGAL DESCRIPTION:

(Per PEA, Inc.)
Lands situated in the City of Detroit, Wayne County, Michigan described as part of Lots 12 and 13, Elmwood Park Urban Renewal Plat No. 1, as recorded in Liber 89, Pages 47, 48 and 49 of Plats, Wayne County Records, more particularly described as:

BEGINNING at the Southwesterly corner of said Lots 12 and 13, also being the intersection of the Easterly line of St Aubin Avenue (120 foot wide — public) and the Northerly line of Lafayette Avenue (120 foot wide — public); thence along said Easterly line of St Aubin Avenue, N26°06'45"W, 578.08 feet to the Southerly line of a 50 foot walkway and public easement, as platted in said Elmwood Park Urban Renewal Plat No. 1; thence along said Southerly line N59°52'13"E, 100.10 feet; thence S26°00'00"E, 64.39 feet; thence N62°11'44"E, 22.28 feet; thence S26°06'45"E, 353.42 feet; thence 31.58 feet along the arc of a curve to the left, having a radius of 162.00 feet, a central angle of 11°10′06″, and a chord bearing S07°26'00"E, 31.53 feet; thence 15.81 feet along the arc of a curve to the left, having a radius of 62.00 feet, a central angle of 14°36'32", and a chord bearing S20°19'19"E, 15.77 feet; thence S27°37'35"E, 100.95 feet; thence 2.72 feet along the arc of a curve to the left, having a radius of 62.00 feet, a central angle of 2°31'03", and a chord bearing S28°53'07"E, 2.72 feet; thence S30°08'38"E, 10.77 feet to the aforementioned Northerly line of Lafayette Avenue; thence along said Northerly line, S59°51′50″W, 114.15 feet to the POINT OF BEGINNING. Containing  $\pm 1.552$  acres of land.

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	Permit Numbers	Approval Date
Approved Site Plan Drawings	SLU2018-00133	11/26/2018
Approved Engineering Plans	BLD2020-05151	12/29/2020

#### NOTES:

- PUBLIC LIGHTING & SEWER UTILITY MAPS WERE NOT AVAILABLE AT TIME OF SURVEY.
- THIS PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) IN ACCORDANCE WITH THE FEDERAL INSURANCE RATE MAP, PANEL 284 OF 575, MAP NUMBER 26163C0284F, EFFECTIVE DATE OCTOBER 21, 2021.
- NO BOUNDARY SURVEY WAS PERFORMED BY GIFFELS—WEBSTER ENGINEERS, INC. AT TIME OF SURVEY.
- NO TITLE COMMITMENT POLICY WAS PROVIDED, THEREFORE EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
- NO CERTIFICATION CAN BE MADE AS TO LIMITS OF OWNERSHIP.
- SEE SHEET C-203 FOR STRUCTURE LIST.
- TREE SIZES AND SPECIES ARE THE BEST ESTIMATION OF THE FIELD SURVEYOR. SPECIFIC QUESTIONS REGARDING INDIVIDUAL TREES SHOULD BE DIRECTED TO A QUALIFIED FORESTER.

giffels... webster

Surveyors
Planners
Landscape Architects

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Executive:	MD
Manager:	MD
Designer:	TY
Quality Control:	SP
0 "	

Professional Seal:



DATE:	ISSUE:
2025-07-14	Site Plan Approval

Dougland For:

Broder Sachse Real Estate

3663 Woodward Avenue, Sute 550 Detroit, MI 48201

Cover Sheet

Lafayette Park Townhomes

City of Detroit Wayne County MICHIGAN

ate:	05.01.24
cale:	NONE
heet:	C-000
roject:	20459.00D

## **GENERAL NOTES**

IN SAID PERMITS.

- 1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS, SPECIFICATIONS AND GENERAL CONDITIONS OF THE CITY OF DETROIT, AND ANY/OR OTHER AGENCIES HAVING JURISDICTION.
- 2. UTILITY INFORMATION SHOWN ON THESE PLANS WAS OBTAINED FROM UTILITY OWNERS AND THEREFORE MAY NOT BE ACCURATE OR COMPLETE. THE CONTRACTOR SHALL VERIFY AND OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT HAVE AN IMPACT ON THIS PROJECT, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES WHETHER THEY ARE SHOWN OR NOT ON THE PLANS.
- 3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AT PROPOSED CONNECTIONS AND/OR CROSSINGS, AND TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES TO THESE PLANS.
- 4. 72 HOURS PRIOR TO EXCAVATION, THE CONTRACTOR SHALL CONTACT MISS DIG AT (800) 482-7171 FOR THE LOCATION OF UNDERGROUND GAS AND CABLE FACILITIES, AND SHALL ALSO NOTIFY REPRESENTATIVES OF OTHER UTILITIES LOCATED IN THE VICINITY OF THE WORK.
- 5. ALL PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR. ALL PERMIT FEES, BONDS, AND INSURANCE REQUIRED BY THE ISSUING AGENCIES SHALL BE PROVIDED BY THE CONTRACTOR, AND MUST BE KEPT CURRENT. THE CONTRACTOR IS RESPONSIBLE FOR ALL OTHER FEES, INSPECTION COSTS, ETC., AND SHALL ADHERE TO ALL REQUIREMENTS SET FORTH
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL WORK AREAS TO ENSURE THE SAFETY OF ALL OCCUPANTS, VISITORS, PEDESTRIANS, WORKERS, ETC. THE CONTRACTOR SHALL REPAIR AND MAINTAIN ALL CONSTRUCTION FENCING AS NECESSARY.
- 7. THE CONTRACTOR SHALL PROVIDE FOR CONTROLLED ACCESS TO THE SITE FOR USE BY THE VARIOUS WORK FORCES, EMERGENCY VEHICLES, OCCUPANTS, VISITORS, ETC.
- THROUGHOUT CONSTRUCTION. THIS ACCESS MUST PROVIDE FOR THE REMOVAL OF MUD FROM VEHICLES TIRES. ROADWAYS AND DRIVEWAYS SHALL BE MAINTAINED OPEN FOR EMERGENCY VEHICLES AT ALL TIMES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENTS AND BUSINESSES WHOSE DRIVEWAYS ARE AFFECTED BY THEIR
- SCHEDULE 24 HOURS IN ADVANCE. CONTRACTOR SHALL SCHEDULE CONSTRUCTION AT NON-PEAK USE HOURS AND SHALL MINIMIZE DRIVEWAY CLOSURE BY EXPEDITING CONSTRUCTION. 8. THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES, AND LIGHTS TO PROTECT THE TRAFFIC AND THE WORK AS DIRECTED BY THE PLANS OR BY THE AGENCY WITH
- JURISDICTION. ALL TRAFFIC CONTROLS SHALL BE IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD). 9. THE CONTRACTOR IS REQUIRED TO CONFINE CONSTRUCTION ACTIVITIES TO THE LIMITS OF THE SITE AS SHOWN ON THE CONSTRUCTION PLANS. ANY DAMAGE OR DISRUPTION TO
- ADJACENT SITES IS THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT IMMEDIATELY. NO OFF-SITE WORK SHALL BE PERFORMED OUTSIDE OF PUBLIC RIGHTS-OF-WAY OR DEDICATED EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE PROPERTY OWNER.
- 10. GREAT CARE SHALL BE TAKEN TO AVOID DAMAGE TO VEGETATION OUTSIDE THE CLEARING AND GRUBBING LIMITS. NO DRIVING OR PARKING OF VEHICLES AND/OR STORAGE OF MATERIALS AND SUPPLIES SHALL BE PERMITTED OUTSIDE THE LIMITS OF CONSTRUCTION.
- 11. ALL ELEVATIONS ON THESE PLANS ARE ON THE CITY OF DETROIT DATUM.
- 12. THE PROTECTION OF EXISTING TREES, AS REQUIRED, SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY.
- 13. ALL CONSTRUCTION SHALL HAVE INSPECTION PROVIDED BY THE CITY OF DETROIT. THE CONTRACTOR SHALL CONTACT THE CITY OF DETROIT 48 HOURS BEFORE THE START OF CONSTRUCTION.
- 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL, AND SHALL PROVIDE ALL NECESSARY MATERIAL AND EQUIPMENT TO KEEP DUST IN CHECK AT ALL TIMES. THE CONTRACTOR SHALL RESPOND IMMEDIATELY TO ANY AND ALL COMPLAINTS. DUST CONTROL SHALL BE INCIDENTAL TO THE PROJECT.
- 15. DURING CONSTRUCTION, THE CONTRACTOR MAY ENCOUNTER SPRINKLER HEADS, PIPING, LIGHTING AND BURIED ELECTRICAL CABLE, MAILBOXES, FENCES, SIGNS, ETC., THAT MAY OR MAY NOT BE INDICATED ON THESE PLANS. THE CONTRACTOR SHALL REPLACE AND/OR RESTORE ALL COMPONENTS OF SUCH SYSTEMS. ALL DISTURBED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION, MINIMUM STANDARD REQUIREMENTS, OR AS SPECIFIED HEREIN; WHICHEVER IS MORE STRINGENT.
- 16. ROADWAY, DRIVEWAY, AND PARKING AREA FINAL RESTORATION SHALL BE PERFORMED WITH SURFACE AND BASE MATERIALS MATCHING EITHER THE EXISTING MATERIALS IN QUALITY AND THICKNESS, PER MINIMUM REQUIREMENTS, OR PER THE FOLLOWING; WHICHEVER IS MORE STRINGENT:
- A. ASPHALT ROADWAYS HEAVY DUTY ASPHALT 2" MDOT 4C OVER 6" MDOT 2C
- B. ASPHALT DRIVEWAYS STANDARD DUTY ASPHALT 2" MDOT 4C OVER 2" MDOT 2C
- C. GRAVEL ROAD AND DRIVEWAYS 8" MDOT 21AA GRAVEL
- D. CONCRETE ROADS 8" 4000 PSI CONCRETE
- E. CONCRETE DRIVEWAYS 6" 4000 PSI CONCRETE
- 17. ALL LOT MARKERS AND MONUMENT POINTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- 18. FINAL CLEANUP AND RESTORATION SHALL CONSIST OF FINE GRADING OF CONSTRUCTION AREAS, REMOVAL OF CONSTRUCTION SIGNS, ETC. TOPSOIL SHALL BE SPREAD OVER ALL DISTURBED AREAS, FOLLOWED BY SEED, FERTILIZER AND EROSION MAT OR STRAW MULCH, OR AS FURTHER REQUIRED BY THE LANDSCAPING PLANS AND SPECIFICATIONS. ALL REQUIRED RESTORATION ITEMS NOT SPECIFICALLY IDENTIFIED AS A PAY ITEM SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- 19. THE UTILITY POLES SHOWN ON THESE DRAWINGS ARE INTENDED TO SHOW ONLY THE LOCATION OF EXISTING POLES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITY AND DIRECTION OF OVERHEAD LINES. THE COST FOR SUPPORTING AND RELOCATING POLES SHALL BE INCIDENTAL TO THE PROJECT.
- 20. THE MEANS AND METHODS OF CONTROLLING GROUNDWATER AND DEWATERING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL COST ASSOCIATED WITH DEWATERING SHALL BE INCIDENTAL TO THE CONTRACT.

- 1. REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND RESPONSIBILITIES.
- 2. WITH THE EXCEPTION OF AN AMOUNT OF EXCAVATED MATERIALS SUFFICIENT FOR BACKFILLING AND CONSTRUCTION OF FILLS AS CALLED FOR ON THE PLANS AND AS
- INDICATED BELOW, ALL BROKEN CONCRETE, STONE AND EXCESS EXCAVATED MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR WILL BE
- REQUIRED TO OBTAIN THEIR OWN DISPOSAL GROUND, AND WILL RECEIVE NO ADDITIONAL COMPENSATION FOR DISPOSING OF ANY OF THE EXCESS MATERIALS. MATERIALS ACCEPTABLE TO THE ENGINEER MAY BE DISPOSED OF ON-SITE AT THE CONTRACTORS EXPENSE IN A MANNER APPROVED IN ADVANCE BY THE ENGINEER.
- 3. THE EDGE OF EXISTING PAVEMENT SHALL BE CLEANED OF EARTH AND OTHER FOREIGN MATERIAL BEFORE ADJACENT POURS ARE PLACED.
- 4. ALL BULKHEADING AND/OR SEWER PIPE REMOVAL NECESSITATED BY THE REMOVAL OF DRAINAGE STRUCTURES SHALL BE INCLUDED IN THE STRUCTURE REMOVAL.
- 5. STREET SIGNS IN THE WAY OF CONSTRUCTION WILL BE REMOVED AND RESET IMMEDIATELY IN A TEMPORARY LOCATION, AS APPROVED BY ENGINEER.
- 6. THE CONTRACTOR SHALL PROTECT ALL EXISTING SIGNS AND POSTS SCHEDULED TO REMAIN, AS DIRECTED BY THE ENGINEER.
- 7. ALL UNDERGROUND UTILITIES NOT INDICATED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PRIVATE PROPERTY (INCLUDING BUILDINGS AND FOUNDATIONS) THROUGHOUT CONSTRUCTION AND SHALL MAINTAIN SAFE PEDESTRIAN ACCESS AT ALL TIMES.

GENERAL LEGEND

STORM SEWER

WATER MAIN

SANITARY SEWER

9. THE REMOVAL OF PAVEMENT, CURBS AND WALKS SHALL INCLUDE ALL REQUIRED SAWCUTTING. CURB REMOVAL IS INCIDENTAL TO PAVEMENT REMOVAL.

#### UTILITY NOTES

- 1. REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND RESPONSIBILITIES.
- 2. REFER TO ARCHITECTURAL PLANS TO COORDINATE ALL:
- A. WATER SUPPLY, METERING, SPRINKLER AND FDC PIPING, DESIGN AND COORDINATION
- B. BUILDING SEWER, BUILDING DRAIN DESIGN AND CONNECTIONS TO CLEAN OUTS AND ROOF CONNECTORS
- C. GAS, ELECTRIC AND COMMUNICATION SERVICES, AND LIGHTING DETAILS
- D. ALL BUILDING ACCESS WALKS AND ENTRY DETAILS, INCLUDING SUPPORTED SLABS
- E. ALL WORK TO CONSTRUCT THE BUILDING AND ALL ITEMS CONNECTED TO IT
- 3. ALL TRENCHES WITHIN A ONE ON ONE SLOPE OF PAVEMENT SHALL BE BACKFILLED WITH SAND (MDOT CLASS II MINIMUM) AND MECHANICALLY COMPACTED IN NOT MORE THAN 9" LAYER TO 95% MAXIMUM DRY
- DENSITY PER MODIFIED PROCTER COMPACTION TEST ASTM D-1557. COMPACTED SAND BACKFILL SHALL ALSO BE PROVIDED FOR ALL SEWER TRENCHES LOCATED UNDER, OR WITHIN, THREE FEET OF PAVEMENT. 4. THE COST OF ALL TREE, STUMP, FOUNDATION AND/OR STRUCTURE REMOVAL AND DISPOSAL NOT INCLUDED IN THE PROPOSAL SHALL BE CONSIDERED INCIDENTAL AND INCLUDED IN THE PRICE BID FOR WATERMAIN. SANITARY SEWER, STORM SEWER, AND PAVING WORK.
- 5. A MINIMUM VERTICAL CLEARANCE OF 18 INCHES IS REQUIRED AT UTILITY CROSSINGS (MEASURED FROM THE OUTSIDE OF PIPE TO THE OUTSIDE OF PIPE). POSITIVE PROVISIONS SHALL BE MADE TO ENSURE THAT ALL UTILITY TRENCHES ARE FREE DRAINING DURING ALL PHASES OF CONSTRUCTION.
- 6. THE REQUIRED BEDDING FOR SEWER PIPE SHALL CONSIST OF A MAXIMUM 3/4 INCH DIAMETER CRUSHED STONE.
- 7. THE MINIMUM SLOPE FOR A BUILDING LEAD IS 1%. LEADS SHALL ONLY BE CONNECTED TO THE MAIN LINE WITH WYES.
- 8. ALL STORM SEWER PIPE SHALL BE CONSTRUCTED WITH RUBBER GASKET (PREMIUM) JOINTS.
- 9. THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF ALL UTILITY LINES AND STRUCTURES, AS OUTLINED ON THE DEMOLITION PLAN, WITH THE INSTALLATION OF UTILITY IMPROVEMENTS.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING GRADE MODIFICATIONS INDICATED ON THE FINISHED LANDSCAPE PLAN, AND COORDINATE THE ACTUAL FINISH GRADE OF FIRE HYDRANTS, GATE VALVE CASTINGS, MANHOLES, YARD DRAINS, CLEAN OUTS AND OTHER UTILITY STRUCTURES. ENSURE THAT ALL FINISH GRADING IS PERFORMED IN A MANNER THAT ACCOMPLISHES THE PROJECT DESIGN OBJECTIVES AND PROVIDES FOR POSITIVE DRAINAGE OF ALL AREAS. ANY SUBSTANTIAL GRADE CHANGES WHICH MAY CAUSE FUNCTIONAL PROBLEMS SHALL BE REPORTED PROMPTLY TO THE ENGINEER WHO SHALL EVALUATE THE CONDITIONS AND PROVIDED CORRECTIONAL RECOMMENDATIONS TO THE OWNER FOR FINAL DETERMINATION.
- 11. CONTRACTOR SHALL BE REQUIRED TO COORDINATE THE INSTALLATION OF GAS, ELECTRIC, PHONE, CABLE, SPRINKLERS ETC., IN SUCH A MANNER THAT WILL FACILITATE THEIR PROPER INSTALLATION PRIOR TO
- PLACING THE PAVEMENT MATERIALS. ENSURE THAT ALL REQUIRED PIPES, CONDUITS, CABLES AND SLEEVES ARE PROPERLY PLACED AND THAT THE TRENCHES ARE PROPERLY BACKFILLED AND COMPACTED. 12. THE CONTRACTOR SHALL REMOVE UTILITIES. WHICH HAVE BEEN ABANDONED IN PLACE, AS REQUIRED TO COMPLETE INSTALLATION OF NEW UTILITIES. WHENEVER ABANDONED UTILITIES ARE CUT. CONTRACTOR
- SHALL COMPLETELY CAP BOTH ENDS TO PREVENT THE INFILTRATION OF SOILS. 13. NO CONNECTION MAY BE MADE TO ANY EXISTING WATER MAIN UNTIL THE NEW MAIN HAS PASSED ALL PRESSURE AND BACTERIOLOGICAL TESTING.
- 14. ROADWAY, DRIVEWAY AND PARKING AREA CROSSINGS SHALL BE TEMPORARILY CONDITIONED IMMEDIATELY AFTER CROSSING BY PLACING 8" OF MDOT 22A GRAVEL OR SLAG AGGREGATE, AND SHALL BE MAINTAINED IN GOOD, DUST FREE CONDITION UNTIL PAVEMENT RESTORATION IS MADE.

#### PAVING AND GRADING NOTES

- 1. REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND RESPONSIBILITIES.
- 2. THE PAVING CONTRACTOR SHALL BE REQUIRED TO COORDINATE THE INSTALLATION OF GAS, ELECTRIC, PHONE, CABLE, SPRINKLERS, ETC. IN SUCH A MANNER THAT WILL FACILITATE THEIR PROPER INSTALLATION PRIOR TO
- PLACING THE PAVEMENT MATERIALS. ENSURE THAT ALL REQUIRED PIPES, CONDUITS, CABLES AND SLEEVES ARE PROPERLY PLACED AND THAT THE TRENCHES ARE PROPERLY BACKFILLED AND COMPACTED.
- 3. BUTT JOINTS SHALL BE PLACED AT ALL LOCATIONS WHERE AN EXISTING ASPHALT PAVEMENT SURFACE IS BEING DISTURBED BY REMOVALS AND/OR THE INSTALLATION OF NEW ASPHALT PAVEMENT.
- 4. ALL PAVEMENT AREAS SHOULD BE CLEARED AND GRUBBED BY REMOVING SURFACE VEGETATION, TOPSOIL, DEBRIS AND OTHER DELETERIOUS MATERIALS.
- 5. THE PLACEMENT OF THE FINAL ASPHALT LIFT SHALL BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED, OR AS APPROVED BY THE OWNER. A BOND COAT OF SS-1H EMULSION SHALL BE APPLIED (AT A RATE OF 0.10 GALLONS/S.Y.D.) BETWEEN THE LEVELING AND WEARING COURSE WHEN 48 HOURS HAVE ELAPSED BETWEEN PLACEMENTS.
- 6. THE FINAL SUB-GRADE SHALL BE THOROUGHLY PROOF-ROLLED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
- 7. PROPOSED AGGREGATE BASE SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND THE PAVEMENT EDGE/BACK OF CURB.
- 8. ALL TRENCHES WITHIN A ONE ON ONE SLOPE OF PAVEMENT SHALL BE BACKFILLED WITH SAND (MDOT CLASS II MINIMUM) AND MECHANICALLY COMPACTED IN NOT MORE THAN 9" LAYER TO 95% MAXIMUM DRY DENSITY PER MODIFIED PROCTER COMPACTION TEST ASTM D-1557.
- 9. NO FROZEN MATERIAL SHALL BE PERMITTED AS BACKFILL UNDER ANY ROADWAY, DRIVEWAY OR PARKING AREA.
- 10. PRIOR TO THE START OF ANY FILLING, THE CONTRACTOR SHALL REMOVE ALL TOPSOIL AND ALL OTHER UNACCEPTABLE SOIL FROM THE FILL AREAS, AND PROPERLY BACKFILL WITH ACCEPTABLE SOIL
- 11. BARRIER FREE SIGNAGE SHALL BE PLACED IN FRONT OF EVERY DESIGNATED BARRIER FREE STALL. THE CONTRACTOR SHALL COORDINATE STANDARD AND VAN ACCESSIBILITY SIGNAGE AS INDICATED ON THE PLANS.
- 12. ALL BARRIER FREE RAMPS TO BE A.D.A. COMPLIANT. 13. GENERAL GRADING REQUIREMENTS ARE AS FOLLOWS:
- A. FINISH GRADE AT EXISTING BUILDING SHALL MATCH BRICK LEDGES, DOORWAYS OR BASEMENT WINDOWS
- B. MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING (± 2%)
- C. SIDEWALK CROSS SLOPE MAX 2% UNLESS OTHERWISE NOTED (EXCLUDING RAMPS) D. PAVEMENT SLOPES (1.0% MINIMUM, 4.0% MAXIMUM) UNIFORMLY BETWEEN FINISH GRADE ON PLANS
- 14. ALL PROPOSED GRADES ARE AT THE GUTTER UNLESS OTHERWISE NOTED. SEE DETAILS FOR FACE OF CURB, TOP OF CURB AND ASPHALT ADJUSTMENTS.
- 15. REFER TO ARCHITECTURAL PLANS TO COORDINATE ALL:

EXISTING

- A. WATER SUPPLY, METERING, SPRINKLER AND FDC PIPING, DESIGN AND COORDINATION
- B. BUILDING SEWER, BUILDING DRAIN DESIGN AND CONNECTIONS TO CLEAN OUTS AND ROOF CONNECTORS

PROPOSED

- C. GAS. ELECTRIC AND COMMUNICATION SERVICES AND LIGHTING DETAILS AND COORDINATION.
- D. ALL BUILDING ACCESS WALKS AND ENTRY DETAILS, INCLUDING SUPPORTED SLABS
- E. ALL WORK TO CONSTRUCT THE BUILDING AND ALL ITEMS CONNECTED TO IT 16. PRIOR TO THE PLACEMENT OF ANY BASE ASPHALT OR LEVELING COURSE, THE CURBS SHALL BE PARTIALLY BACKFILLED AND THE SUB-GRADE SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF THE SOILS ENGINEER.

**EXISTING** 

SET NAIL

PROPOSED

17. ALL SIDEWALK AND PATHWAYS IN ANY PUBLIC R.O.W. SHALL BE INSPECTED BY THE AGENCY WITH JURISDICTION.

#### **EROSION CONTROL NOTES**

- 1. REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND RESPONSIBILITIES.
- 2. ALL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF DETROIT.
- 3. ANY EROSION AND SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED WITHIN THE WORK AREA AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR
- IN WATERWAYS. (WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, PONDS AND WETLANDS)
- 4. THE CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS DIRECTED ON THESE PLANS AND WHENEVER OTHERWISE
- REQUIRED BY THE WORK. THE CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER CHANGES
- 5. SOIL EROSION CONTROL PRACTICES WILL BE ESTABLISHED IN EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENTATION CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF DIRT OUT OF THE WORK AREA.
- 6. THE CONTRACTOR SHALL PRESERVE NATURAL VEGETATION AS MUCH AS POSSIBLE.
- 7. PROTECT ALL EXISTING TREES, INCLUDING THEIR BRANCHES AND ROOTS, FROM DAMAGE DUE TO THIS WORK UNLESS SPECIFICALLY IDENTIFIED FOR REMOVAL.
- 8. VEGETATION STABILIZATION OF ALL DISTURBED AREAS SHALL BE ESTABLISHED WITHIN 15 DAYS OF COMPLETION OF FINAL GRADING.
- 9. THE CONTRACTOR SHALL SWEEP THE EXISTING STREETS SURROUNDING THE PROJECT SITE ONCE A WEEK, OR AS DIRECTED BY THE ENGINEER OR INSPECTOR. STREET SCRAPING SHALL BE PERFORMED IN CONJUNCTION WITH THIS SWEEPING ON AN AS NEEDED BASIS. 10. THE SEDIMENT CONTROL FENCING INDICATED ON THIS PLAN IS NOT INTENDED TO SHOW THE EXACT LOCATION OF THE FENCE. THE CONTRACTOR SHALL BE RESPONSIBLE
- FOR THE INSTALLATION AND MAINTENANCE REQUIRED TO CONTAIN SEDIMENT. 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH ALL APPLICABLE NPDES REGULATIONS, INCLUDING: INSPECTION, RESTORATION, AND
- RECORD KEEPING REQUIREMENTS.
- 12. THE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL SOIL EROSION CONTROLS AS INDICATED BY THESE PLANS. 13. CONSTRUCTION ACTIVITIES (INCLUDING INSTALLATION OF PIPE AND ASSOCIATED VALVES, STRUCTURES, BACK FILLING, SURFACE RESTORATION, AND REMOVAL OF
- EXCESS EXCAVATED MATERIAL) SHALL BE ACCOMPLISHED IN ONE CONTINUOUS OPERATION. 14. PAVEMENT AND/OR VEGETATION SHALL NOT BE STRIPPED FROM AN AREA UNLESS CONSTRUCTION ACTIVITIES ARE TO COMMENCE IN THAT AREA WITHIN THE NEXT
- THREE DAYS. 15. IF FOR ANY REASON PERMANENT STABILIZATION CAN NOT BE PROVIDED WITHIN 15 DAYS OF THE COMPLETION OF PIPE LAYING OPERATIONS, TEMPORARY STABILIZATION
- SHALL BE PROVIDED AT ALL DISTURBED AREAS. TEMPORARY STABILIZATION SHALL FURTHERMORE BE PROVIDED DURING THE NON-GROWING SEASON (OCTOBER 1 THROUGH APRIL 20) FOR ALL AREAS TO BE SEEDED.
- 16. TEMPORARY STABILIZATION SHALL CONSIST OF EITHER SMALL GRAIN STRAW OR GRASS HAY SPREAD AT THE RATE OF 1.5 TO 2 TONS PER ACRE, OR MULCH BLANKETS, WHICH SHALL BE ANCHORED IN PLACE TO PREVENT DISPLACEMENT FROM WIND AND RAIN. TEMPORARY STABILIZATION SHALL BE REPAIRED AS OFTEN AS NECESSARY, AS DETERMINED BY THE AGENCY WITH JURISDICTION.
- 17. ALL DEWATERING SHALL BE ACCOMPLISHED IN A MANNER THAT WILL NOT CONTRIBUTE TO DEPOSITION OF SEDIMENT IN ROAD DITCHES OR OPEN WATER.
- 18. THIS PROJECT SHALL BE CONSTRUCTED IN COMPLIANCE WITH PART 91 OF ACT 451 OF 1994, AS AMENDED. 19. SEDIMENT CONTROL FENCING SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED STORM EVENTS. IF THE FENCE IS
- SAGGING, OR SOIL HAS REACHED ONE HALF OF THE HEIGHT OF THE FABRIC, THE SOIL BEHIND THE FABRIC SHALL BE REMOVED AND DISPOSED OF IN A STABLE AREA OF THE SITE. IF WATER IS SEEPING UNDER THE FENCE, OR THE FABRIC IS DECOMPOSED OR OTHERWISE INEFFECTIVE, THE FENCE SHALL BE REMOVED AND PROPERLY REINSTALLED AS INDICATED ON THESE PLANS.
- 20. MUD MAT ENTRANCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH STORM RAINFALL. THE SURROUNDING ROADS SHALL ALSO BE INSPECTED AT THIS TIME FOR EVIDENCE THAT MUD IS BEING TRACKED OFF OF THE SITE. MAINTENANCE SHALL INCLUDE THE INSTALLATION OF ADDITIONAL LAYERS OF STONE WHEN THE ORIGINAL STONE BECOMES COVERED WITH MUD. ALL SEDIMENT DROPPED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE REMOVED IMMEDIATELY BY SWEEPING AND SCRAPING (AS
- MAY BE REQUIRED BY THE ENGINEER). 21. SEDIMENT INLET FILTERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED STORM EVENTS. THE FILTERS SHALL BE CLEANED PERIODICALLY THROUGHOUT CONSTRUCTION TO AVOID CLOGGING. FILTERS THAT CANNOT BE MAINTAINED BY CLEANING SHALL BE COMPLETELY REPLACED.

## **EROSION CONTROL SEQUENCE**

- 1. INSTALL MUD MATS, SILT FENCE AND INLET FILTERS AT ALL EXISTING LOCATIONS AS SHOWN AND AS REQUIRED TO ACHIEVE ON-SITE CONTAINMENT.
- 2. INSTALL STORM SEWER AND ALL ASSOCIATED STORM WATER IMPROVEMENTS AS SHOWN ON PLANS. IMMEDIATELY INSTALL INLET FILTERS AT ALL CATCH BASINS.
- 3. ROUGH GRADE THE PROJECT "WORK AREA" AS NEEDED.
- 4. INSTALL SANITARY SEWER AS SHOWN ON PLANS.

DEMOLITION LEGEND

REMOVE UTILITY STRUCTURE

CUT AND BULKHEAD UTILITY PIPE

REMOVE CONCRETE PAVEMENT

REMOVE UTILITY PIPE

**ABANDON UTILITY PIPE** 

REMOVE BUILDING

CONCRETE PAVEMENT

- 5. INSTALL WATER MAIN AS SHOWN ON PLANS.
- 6. INSTALL OTHER UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC.) AND/OR ALL NEEDED CONDUITS AND SLEEVES. 7. INSTALL PAVEMENT BACKFILL AND SEED & MULCH ALL DISTURBED AREAS.
- 8. CLEAR ALL ACCUMULATED SILT AND REMOVE ALL EROSION CONTROL DEVICES.
- 9. INSTALL LANDSCAPING MATERIALS AS INDICATED PER PLANS & RE-SEED, FERTILIZE AND MULCH ALL DISTURBED AREAS.

 $\cdot \quad \mathsf{X} \cdot \quad \mathsf{X} \cdot$ 

 $\boxtimes$ 

**EROSION CONTROL LEGEND** DRAINAGE AREA

SEDIMENT INLET FILTER 

MUD MAT ENTRANCE

CHECK DAM

SEDIMENT CONTROL FENCE

DRAINAGE AREA LINE

City of Detroit Wayne County MICHIGAN

C-100 Project: 20459.00D

VVAILIVIVIAIIV	***	
GAS MAIN	G	G
UNDERGROUND ELECTRIC LINES	———— UGE ————	———— UGE ————
UNDERGROUND TELEPHONE LINES	UGT	UGT
UNDERGROUND CABLE TELEVISION LINES	CTV	CTV
OVERHEAD LINES	—— ОН ———	
PUBLIC LIGHTING LINES	PLD	
STEAM LINES		
FENCE LINE	x	x
PROJECT PHASE LIMIT LINE		
CONCRETE CURB AND GUTTER (STANDARD)		
CONCRETE CURB AND GUTTER (REVERSED)		
THICKENED SLAB CURB/WALK		
STORM MANHOLE	$\ominus$	$lue{egin{array}{cccccccccccccccccccccccccccccccccccc$
CATCH BASIN	$\square \oplus lacktriangle$	
YARD BASIN		
INLET BASIN		
END SECTION	)	
ROOF/DOWN SPOUT	®	
OVERFLOW/OUTLET STRUCTURE	$\bigotimes$	•
STORM CLEAN OUT	<b>O</b> c.o.	0
SANITARY MANHOLE	<u> </u>	
SANITARY CLEAN OUT	<b>O</b> 0.0.	•
SANITARY RISER	◬	

GATE VALVE	$\otimes$	$\otimes$	GUY WIRE ANCHOR	<	
FIRE HYDRANT	Ø	•	UTILITY FLAG	(FIGE)	
STOP BOX AND VALVE	<b>♣ ♣</b>	<b>©</b>	SIGN POST	<del>-</del>	
FDC CONNECTION	>	>	GUARD POST/BOLLARD	0	•
WATER METER	<b>©</b>		FENCE POST	•	
POST INDICATOR VALVE	0		PAY PHONE		
WELL HEAD	•		PARKING METER	♦	
IRRIGATION CONTROL BOX	W		RESIDENTIAL MAILBOX	Θ.	
LAWN IRRIGATION HEAD	+		U.S. MAILBOX	<u>e</u>	
GAS VALVE	GAS <b>⋈</b>		BLDG CORNER (FIELD LOCATED)	*	
GAS MANHOLE	©		TREE	***	
GAS RISER	A		WETLAND FLAG	*	
GAS METER	<b>©</b>		SPOT ELEVATION	× 150.23	× xxx.xx
ELECTRIC MANHOLE	E		SOIL BORING	<b>�</b>	
ELECTRIC RISER	A		ASPH.	ASPHALT	
ELECTRIC METER	(E)		CONC.	CONCRETE	
ELECTRIC TRANSFORMER	E		A.C.	AIR CONDITIONER	
LIGHT POLE	$\Diamond$	<b>~</b> ☆ ~	 G.P.	GUARD POST	
TELEPHONE MANHOLE	$\bigcirc$		C.L.F.	CHAIN-LINK FENCE	
TELEPHONE RISER	A		D.L.	DOOR LEDGE	
TELEPHONE CROSS BOX	Ī		F.F.	FINISHED FLOOR	
CABLE RISER	₾		O.H.	OVERHANG	
TRAFFIC CONTROL BOX	C		F.I.	FOUND IRON	
AIR CONDITIONER	AC		S.I.	SET IRON	
PUBLIC LIGHTING MANHOLE			F.I.P.	FOUND IRON PIPE	
UTILITY POLE	$\Theta$		M. R.	MEASURED RECORD	
			F.M.	FOUND MONUMENT	
			CN	OFT NAU	

REMOVE ASPHALT PAVEMENT REMOVE SIDEWALK PAVING AND GRADING HATCH LEGEND COMPACTED SAND BACKFILL (CSB) AGGREGATE MATERIAL ASPHALT PAVEMENT

Planners Landscape Architects 1025 East Maple Road Birmingham, MI 48009 p (248) 852-3100 f (313) 962-5068 www.giffelswebster.com Executive: MD Manager: MD ΤY SP Quality Control:

Section:

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Surveyors

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2025-07-14 Site Plan Approval

Developed For: **Broder Sachse Real Estate** 

General Notes

3663 Woodward Avenue, Sute 550 Detroit, MI 48201

Lafayette Park Townhomes

05.01.24 Scale: NONE Sheet:

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SANITARY PUMP STATION





LEGENU - E	EXISTING
	SECTION LINE
	E/ PAVEMENT
	— — — E/ GRAVEL
	E/ WALK
	E/ BRICK MISC. LINE
x	
<del>0</del> 0 0	
	BLDG. LINE
——— ОН ——	OVERHEAD WIRES
	RAILING
	— — — OVERHANG LINE
	T/ BANK
	B/ BANK
· ·	· —— CL DITCH/STREAM
m	
<del></del>	WATER EDGE
	· — WETLAND LINE
STM	STORM LINE
	SAN. LINE
GAS	
	UG ELEC. LINE
	UG TELE. LINE
	UG CABLE TV LINE
	PAINT STRIPE
	COMBINED SEWER
PLD	
STEAM	STEAM LINE
<del>\</del>	ELECTRIC OVERHEAD
TEL	TELEPHONE OVERHEAD
(G)	GAS METER
$\stackrel{\smile}{\mathbb{A}}$	GAS RISER
GAŞ	GAS VALVE
© & GAS ▼ © A (□)	
(G)	GAS MH
<u> </u>	TELE. RISER
	TELE. MH
Ī	TELE. CROSS BOX
$\triangle$	CABLE RISER

 MANHOLE < GUY DECIDUOUS TREE CONIFEROUS TREE DEAD TREE COTFLAGO UTILITY FLAG HANDICAP PARKING ₩ WETLAND FLAG € BUSH/SHRUB PARKING METER <u>u.s.</u> u.s. mailbox

PAY PHONE

SOIL BORING

MONITORING WELL + LAWN IRRIG. HEAD ▲ CENTERLINE R.R. TRACK S SAN. MH Oc.o. SAN. CLEAN OUT \land SAN. RISER P.S. SAN. PUMP STATION C COMB. MH SATE VALVE HYDRANT ₩ WATER VALVE W WATER METER POST INDICATOR VALVE WELL HEAD FDC CONNECTION W IRRIGATION CONTROL BOX → STORM MH ☐ CATCH BASIN BEEHIVE CB CULVERT E.S. ® ROOF/DOWN SPOUT 

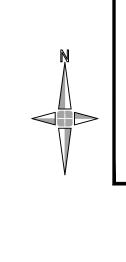
Oc.o. STORM CLEAN OUT

ROUND CB LIGHT POLE Ø UTILITY POLE E ELEC. TRANS. (E) ELEC. MH E ELEC. METER £ ELEC. RISER ST) STEAM MH FOUND IRON **★** FOUND NAIL "X" F. CUT CROSS

PROT. POST/GUARD POST BLDG. CORNER (FIELD LOCATED) RESIDENTIAL MAILBOX

000.00+6 EXISTING ELEVATION

AIR CONDITIONER C TRAFFIC CONTROL BOX AD (L) PUBLIC LIGHTING MH ★ MISC. TOPO. FEATURE △ SURVEY CONTROL POINT SECTION COR. FENCE POST **S** BENCHMARK FOUND PIPE FOUND MON. ASPH. ASPHALT A.C. AIR CONDITIONER G.P. GUARD POST C.L.F. CHAIN-LINK FENCE D.L. DOOR LEDGE F.F. FINISHED FLOOR O.H. OVERHANG F.I. FOUND IRON S.I. SET IRON F.I.P. FOUND IRON PIPE (M) MEASURED (R) RECORD F.M. FOUND MONUMENT S.N. SET NAIL CMP CORREGATED METAL PIPE RCP REINFORCED CONCRETE PIPE G.L. GROUND LIGHT





BENCH MARK DATA

VERTICAL DATUM: CITY OF DETROIT

PLAN, W.C.CP. NO. 1115

BENCH MARK 300 (SHOWN)\*

150 FEET EAST OF ST. AUBIN.

BENCH MARK 301 (OFF SITE)\*

CETNERLINE OF ST. AUBIN.

BENCH MARK 302 (SHOWN)\*

BENCH MARK 1 (SHOWN)

UTILITY STATEMENT

LOCATED WHERE POSSIBLE.

ELEV.: 122.99'

ELEV.: 126.76'

LAFAYETTE. ELEV.: 121.54'

ELEV.: 124.41'

ELEVATIONS ARE BASED ON PULLMAN PARC SURVEY

ARROW ON HYDRANT NORTH OF E. LAFAYETTE, +/-

ARROW ON HYDRANT ON THE WEST SIDE OF STAFFORD PLACE, 350 FEET NORTH OF THE CENTERLINE OF

SET MAG NAIL IN THE EAST FACE OF A 16" SYCAMORE, IN THE CENTER OF THE ST. AUBIN MEDIAN, 420 FEET

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS.

UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR

AS POSSIBLE FROM INFORMATION AVAILABLE.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND

FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES

SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY

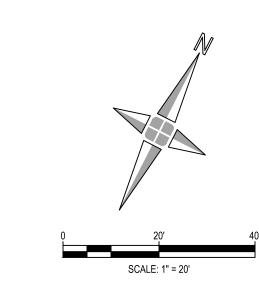
(R) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD

PRIOR TO THE PLANNED BUILDING IMPROVEMENTS, AND/ OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THEIR

NORTH OF THE CENTERLINE OF E. LAFAYETTE.

\*BENCH MARK FROM PULLMAN PARC CONDO

ARROW ON HYDRANT AT THE NORTH SIDE OF PEMBRIDGE PLACE, +/- 540 FEET EAST OF THE



Engineers Surveyors Planners Landscape Architects

28 West Adams Road Suite 1200 Detroit, MI 48226 p (313) 962-4442 f (313) 962-5068 www.giffelswebster.com

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Manager:	MD
Designer:	TY
Quality Control:	SP

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**Existing Conditions** 

Lafayette Park Townhomes

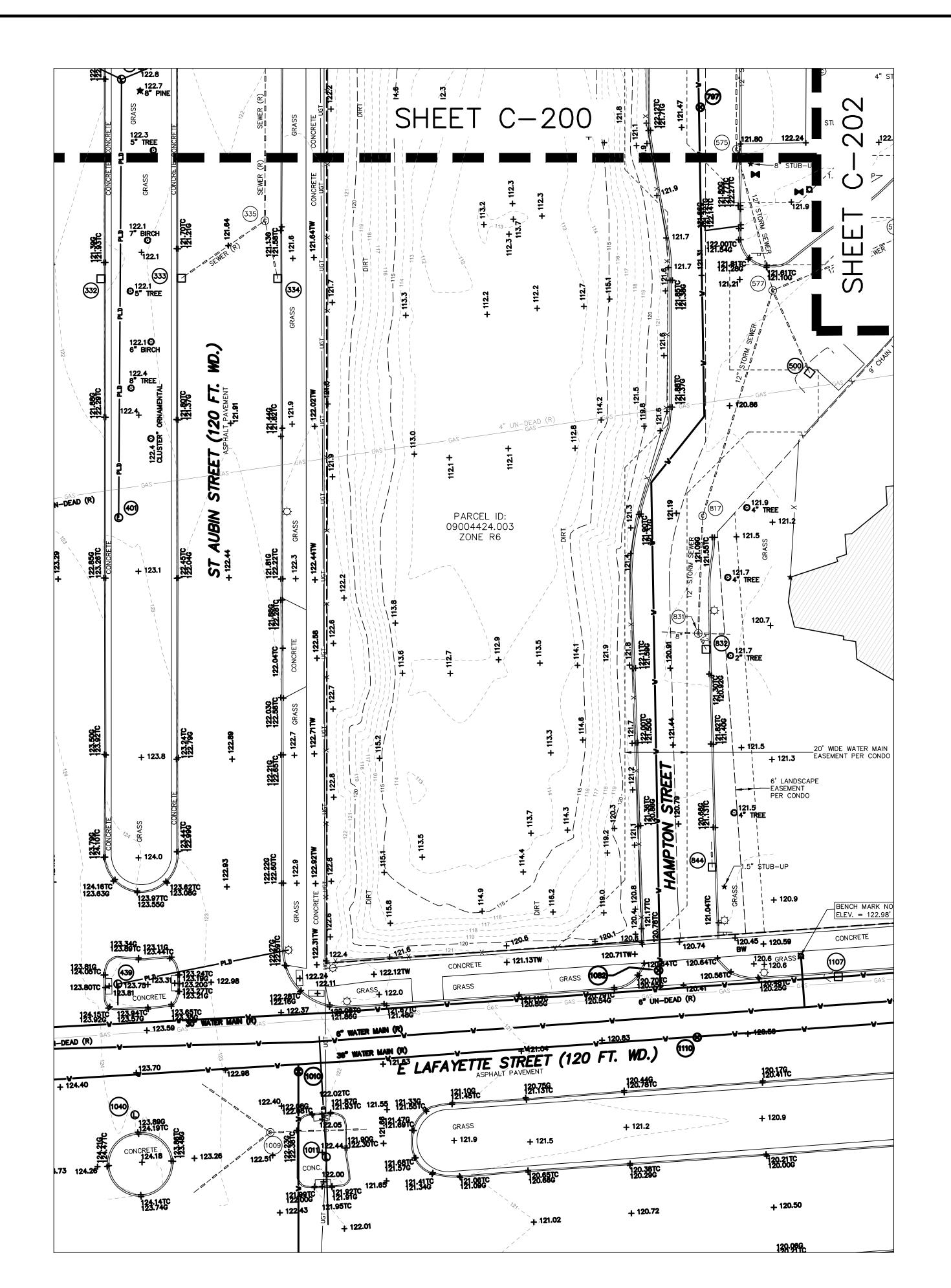
City of Detroit Wayne County MICHIGAN

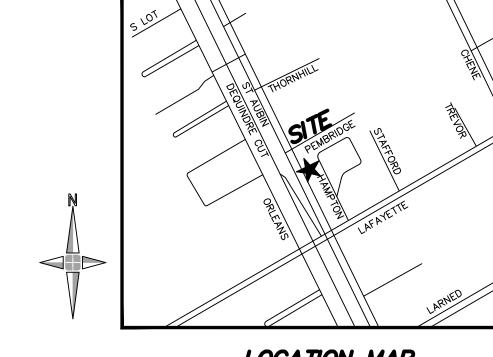
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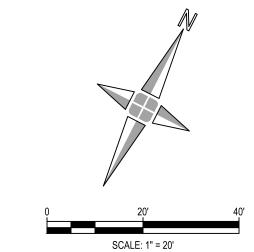
#### NOTES:

- PUBLIC LIGHTING & SEWER UTILITY MAPS WERE NOT AVAILABLE AT TIME OF SURVEY.
- THIS PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) IN ÀCCORDANCE WITH THE FEDERAL INSURANCE RATE MAP, PANEL 284 OF 575, MAP NUMBER 26163C0284F, EFFECTIVE DATE OCTOBER 21, 2021.
- NO BOUNDARY SURVEY WAS PERFORMED BY GIFFELS-WEBSTER ENGINEERS, INC. AT TIME OF
- NO TITLE COMMITMENT POLICY WAS PROVIDED, THEREFORE EASEMENTS MAY EXIST THAT ARE
- NO CERTIFICATION CAN BE MADE AS TO LIMITS OF OWNERSHIP.
- SEE SHEET 04 FOR STRUCTURE LIST.
- TREE SIZES AND SPECIES ARE THE BEST ESTIMATION OF THE FIELD SURVEYOR. SPECIFIC QUESTIONS REGARDING INDIVIDUAL TREES SHOULD BE DIRECTED TO A QUALIFIED FORESTER.





LOCATION MAP
( NOT TO SCALE )



# LEGEND - EXISTING

	<i>X</i> (3), (1)		
	SECTION LINE	S	SAN. MH
	E/ PAVEMENT	○c.o	. SAN. CLEAN OUT
		A	SAN. RISER
	The state of the s	P.S.	SAN. PUMP STATION
	CL ROAD E/ WALK	<u>©</u>	COMB. MH
<del></del>	<del>                                     </del>	$\overset{\smile}{\otimes}$	GATE VALVE
	E/ BRICK	$ \widetilde{\Box} $	HYDRANT
	E/ BRICK MISC. LINE	$\sim$	WATER VALVE
x	FENCE	⟨W⟩	WATER METER
	GUARD RAIL	×	POST INDICATOR VALVE
	WALL		WELL HEAD
		>	FDC CONNECTION
	OVERHEAD WIRES RAILING	W	IRRIGATION CONTROL BOX
			STORM MH
			CATCH BASIN
	B/ BANK		BEEHIVE CB
	CL DITCH/STREAM	>	CULVERT E.S.
		•	
	· TREE LINE	®	ROOF/DOWN SPOUT
	WATER EDGE WETLAND LINE	⊗	OVERFLOW/OUTLET STRUCTUR
	STORM LINE	_	STORM CLEAN OUT
SAN		$\widetilde{\otimes}$	ROUND CB
w	WATER LINE	<del>\</del>	LIGHT POLE
——— GAS ———		Ø	UTILITY POLE
——— UGE ——	UG ELEC. LINE	E	ELEC. TRANS.
——— UGT ——	UG TELE. LINE UG CABLE TV LINE	AC	AIR CONDITIONER
CTV	UG CABLE TV LINE PAINT STRIPE	E	ELEC. MH
		Œ	ELEC. METER
——————————————————————————————————————		Æ	ELEC. RISER
STEAM		С	TRAFFIC CONTROL BOX
	ELECTRIC OVERHEAD	ST	STEAM MH
TEL	TELEPHONE OVERHEAD	(L)	PUBLIC LIGHTING MH
<b>©</b>	GAS METER	*	MISC. TOPO. FEATURE
A	GAS RISER	Δ	SURVEY CONTROL POINT
GAS ©	GAS VALVE	•	FOUND IRON
<u> </u>	GAS MH	*	FOUND NAIL
$\bigwedge$	TELE. RISER	<b>"</b> ×"	F. CUT CROSS
<u></u>	TELE. MH	•	SECTION COR.
	TELE. CROSS BOX	<b>9</b>	FENCE POST
À	CABLE RISER	Š	BENCHMARK
	67.522 THOEFT	<b>⊙</b>	FOUND PIPE
<b>(</b> \$	PAY PHONE	•	FOUND MON.
$\bigcirc$	MANHOLE	ASPH.	ASPHALT
<u> </u>	SIGN	CONC.	CONCRETE
· ·	PROT. POST/GUARD POST	A.C.	AIR CONDITIONER
<	GUY	G.P.	GUARD POST
9	DECIDUOUS TREE	C.L.F.	
<b>类</b>	CONIFEROUS TREE	D.L.	DOOR LEDGE
<b>⊗</b>	DEAD TREE	F.F.	FINISHED FLOOR
(UT FLAG)	UTILITY FLAG	0.H.	OVERHANG
<b>★</b>	BLDG. CORNER (FIELD LOCATED)		FOUND IRON
<u></u>	HANDICAP PARKING	S.I.	SET IRON
<b>*</b>	WETLAND FLAG	F.I.P.	FOUND IRON PIPE
	BUSH/SHRUB	(M)	MEASURED
$\odot$	PARKING METER	(R)	RECORD
<u> </u>	RESIDENTIAL MAILBOX	F.M.	FOUND MONUMENT
(u.s.)	U.S. MAILBOX	S.N.	SET NAIL
· (	2	CMD	CODDECATED METAL DIDE

000.00+000 EXISTING ELEVATION

SOIL BORING

MONITORING WELL

+ LAWN IRRIG. HEAD

▲ CENTERLINE R.R. TRACK

CMP CORREGATED METAL PIPE

G.L. GROUND LIGHT

RCP REINFORCED CONCRETE PIPE

SCALE: 1" = 20'

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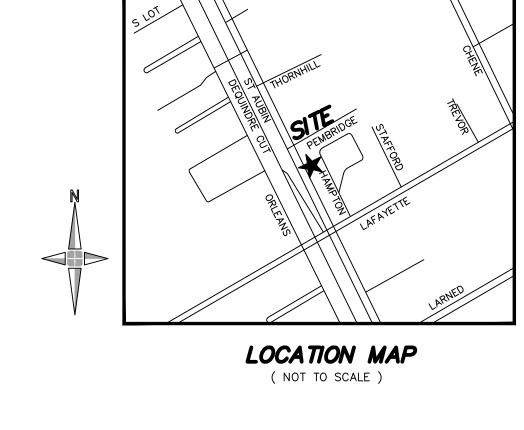
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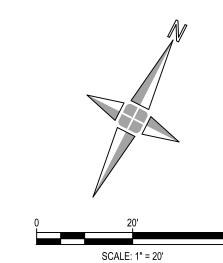
**Existing Conditions** 

Lafayette Park Townhomes

City of Detroit Wayne County MICHIGAN

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△ SURVEY CONTROL POINT

FOUND IRON

FOUND NAIL

"X" F. CUT CROSS

igoplus section cor.

⊙ FENCE POST

S BENCHMARK O FOUND PIPE

FOUND MON.

ASPH. ASPHALT

CONC. CONCRETE

A.C. AIR CONDITIONER

C.L.F. CHAIN-LINK FENCE

G.P. GUARD POST

D.L. DOOR LEDGE

O.H. OVERHANG

S.I. SET IRON

(M) MEASURED

(R) RECORD

S.N. SET NAIL

G.L. GROUND LIGHT

F.F. FINISHED FLOOR

F.I.P. FOUND IRON PIPE

F.M. FOUND MONUMENT

CMP CORREGATED METAL PIPE

RCP REINFORCED CONCRETE PIPE

## LEGEND - EXISTING

	E/ GRAVEL CL ROAD E/ WALK RAILROAD E/ BRICK MISC. LINE FENCE GUARD RAIL WALL BLDG. LINE OVERHEAD WIRES RAILING OVERHANG LINE T/ BANK B/ BANK CL DITCH/STREAM SHRUB LINE TREE LINE WATER EDGE WETLAND LINE STORM LINE STORM LINE GAS LINE UG ELEC. LINE UG CABLE TV LINE PAINT STRIPE COMBINED SEWER PLD LINE STEAM LINE		SAN. MH SAN. CLEAN OUT SAN. RISER SAN. PUMP STATION COMB. MH GATE VALVE HYDRANT WATER VALVE WATER METER POST INDICATOR VALVE WELL HEAD FDC CONNECTION IRRIGATION CONTROL BOX STORM MH CATCH BASIN BEEHIVE CB CULVERT E.S. ROOF/DOWN SPOUT OVERFLOW/OUTLET STRUCTURE STORM CLEAN OUT ROUND CB LIGHT POLE UTILITY POLE ELEC. TRANS. AIR CONDITIONER ELEC. MH ELEC. METER TRAFFIC CONTROL BOX STEAM MH PUBLIC LIGHTING MH
G GAS ME		*	MISC. TOPO. FEATURE

G GAS METER
GAS GAS RISER
GAS GAS VALVE G GAS MH TELE. RISER TELE. MH
TELE. CROSS BOX

CABLE RISER

PAY PHONE MANHOLE ⊸ SIGN ○ PROT. POST/GUARD POST

< GUY DECIDUOUS TREE CONIFEROUS TREE DEAD TREE

CUT FLAG UTILITY FLAG ★ BLDG. CORNER (FIELD LOCATED) F.I. FOUND IRON thandicap parking ₩ WETLAND FLAG BUSH/SHRUB

RESIDENTIAL MAILBOX U.S. MAILBOX

000.00+600. EXISTING ELEVATION SOIL BORING

MONITORING WELL + LAWN IRRIG. HEAD ▲ CENTERLINE R.R. TRACK

PARKING METER

ATION VALVE

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Lafayette Park Townhomes

City of Detroit Wayne County MICHIGAN

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Sheet:	C-202
Project:	20459.00D

SEWER (R)  C084)  C084)  RCEL ID: 04424.100 124.002084)	122.0 2" TREE + 120.9	21.49  121.49  121.49  121.22  ASPHALT  121.7  121.8  2' TREE  121.3  121.7  121.7  121.8  2' TREE  121.2  121.3  9'  + 120.4	121.44.	+ 121.5  4IN STUB-UP X2  + 121.2  1.57  4IN STUB-UP X2  1.663  1.0  1.19.8  4IN STUB-UP X2  4I	HIGH VOLTAGE TRANSMISSION CABLE  HIGH VOLTAGE TRANSMISSION CABLE  HIGH VOLTAGE TRANSMISSION CABLE  HIB.6  HIB.7  HIB.6  HIB.6  HIB.7  HIB.6  HIB.7  STUB-UP X2  X  X  X  X  X  X  X  X  X  X  X  X	21588 31588
127.500TC 121.1 121.550C	+ 120.9	+ 120.5	+ 119.9		12° LO	



STRUCTURE	TYPE	SIZE OF PIPE	RIM	DROP	INVERT	DIRECTION/NOTES
547	COMBINED MANHOLE		121.36			UNABLE TO OPEN
		12"		-6.15	115.74	NORTH
575	COMBINED MANHOLE	12"	121.89	-6.22	115.67	SOUTHEAST
	0011011150 1111111015	12"	100.00	-5.75	115.13	SOUTHWEST
576	COMBINED MANHOLE	12"	120.88	-5.85	115.03	NORTHEAST
577	COMBINED MANHOLE		120.96			UNABLE TO OPEN
588	COMBINED MANHOLE	T/DEBRIS	122.70	-0.30	122.40	
		8"		-7.65	113.83	WEST
651	COMBINED MANHOLE	8"	121.48	-10.12	111.36	NORTHWEST
		8"	]	-10.15	111.33	EAST
		6"		-4.60	116.62	WEST
		6"	]	-5.00	116.22	NORTHWEST
		8"	121.22	-7.10	114.12	WEST
652	COMBINED MANHOLE	6"		-7.65	113.57	NORTH
		8"		-7.95	113.27	NORTHEAST
		12"	]	-9.85	111.37	NORTH
		12"		-9.90	111.32	SOUTH
		8"		-8.45	111.26	NORTH
663	COMBINED MANHOLE	18"	119.71	-9.15	110.56	EAST
		18"		-9.30	110.41	SOUTHWEST
664	COMBINED MANHOLE	8"	120.20	-9.18	111.02	WEST
004	COMBINED MANHOLE	8"	120.20	-9.20	111.00	SOUTH
692	CATCH BASIN		120.07		120.07	NO DATA
738	COMBINED MANHOLE	8"	122.50	-8.53	113.97	EAST
743	CATCH BASIN	12"	121.78	-4.50	117.28	SOUTHEAST TO 744
		6"		-5.83	116.76	EAST
744 COMBINED MANHOLE	12"	122.59	-6.15	116.44	NORTHWEST TO 743	
777	COMBINED MANHOLE	12"	122.38	-6.25	116.34	SOUTH TO 761
		12"		-6.30	116.29	WEST TO 754
		8"		-4.55	117.71	NORTH
752	COMBINED MANHOLE	8"	122.26	-5.70	116.56	WEST
	12"		-5.70	116.56	EAST	

STRUCTURE	TYPE	SIZE OF PIPE	RIM	DROP	INVERT	DIRECTION/NOTES
	8"		-4.20	118.31	EAST	
		6"		-5.85	116.66	EAST
704	COMPINED MANUACIE	6"	100.54	-5.85	116.66	EAST
761	COMBINED MANHOLE	12"	122.51	-6.00	116.51	WEST TO 726
		12"		-6.20	116.31	NORTHWEST
		12"		-6.30	116.21	SOUTH
762	CATCH BASIN	12"	121.56	-4.85	116.71	EAST
763	CATENALNE	T/VALVE	122.09	-5.65	116.44	
703	GATE VALVE	T/PIPE	122.09	-7.19	114.90	NORTH/SOUTH
		8"		-4.25	117.85	EAST
796	COMBINED MANHOLE	12"	122.10	-6.15	115.95	NORTH
		12"		-6.25	115.85	SOUTH
707	97 GATE VALVE	T/VALVE	404.00	-5.80	116.08	
797		T/PIPE	121.88	-7.58	114.30	NORTH/SOUTH
817	COMBINED MANHOLE	CL/CHANNEL	121.17	-5.35	115.82	NORTH/SOUTH
		8"		-4.35	116.22	WEST
831	COMBINED MANHOLE	12"	120.57	-4.65	115.92	NORTH
						PIPES SE & SOUTH TOO FAR OFFSET TO M
832	CATCH BASIN	12"	120.72	-4.82	115.90	NORTHWEST-24 DIA. STRUCTURE
044	CATCULDACIN	12"	400.07	-4.82	115.55	NORTHWEST
844	CATCH BASIN	T/DEBRIS	120.37	-6.10	114.27	24" DIA. STRUCTURE
1009	COMBINED MANHOLE		122.53		122.53	NO DATA
1010	COMBINED MANHOLE		122.36		122.36	NO DATA
1011	PUBLIC LIGHTING MANHOLE	воттом	122.43	-7.80	114.63	WIRES NORTH/SOUTH
1040	PUBLIC LIGHTING MANHOLE		123.83		123.83	NO DATA
1000	CATELVALVE	T/VALVE	120.55	-3.35	117.20	
1082	GATE VALVE	T/PIPE	120.55	-4.70	115.85	NORTH/SOUTH
1107	CATCH BASIN		119.95		119.95	NO DATA
1110	GATE VALVE	T/VALVE	120.68	-5.75	114.93	

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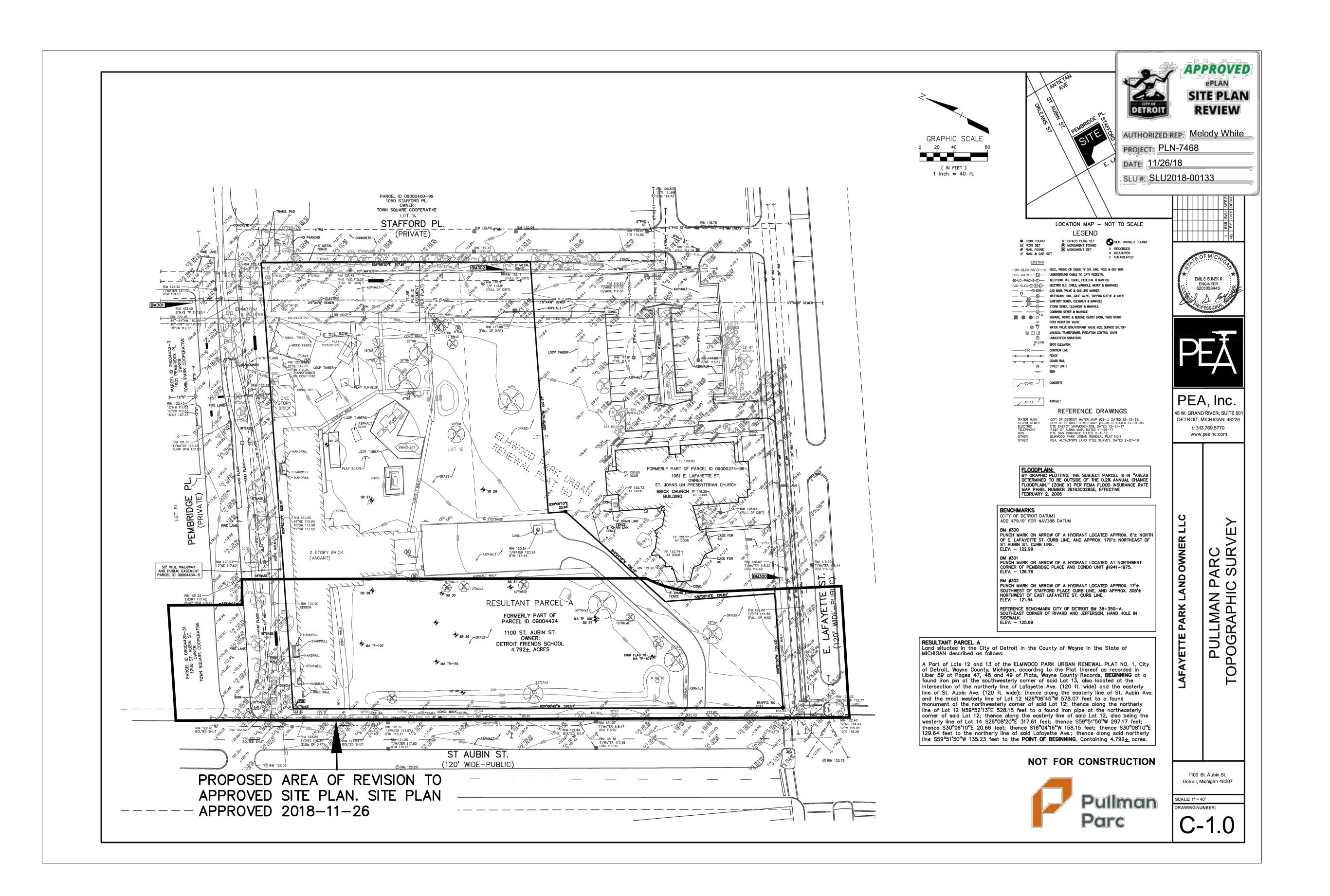
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Existing Conditions - Schedule of Structures

Lafayette Park Townhomes

City of Detroit Wayne County MICHIGAN

Date:	05.01.24
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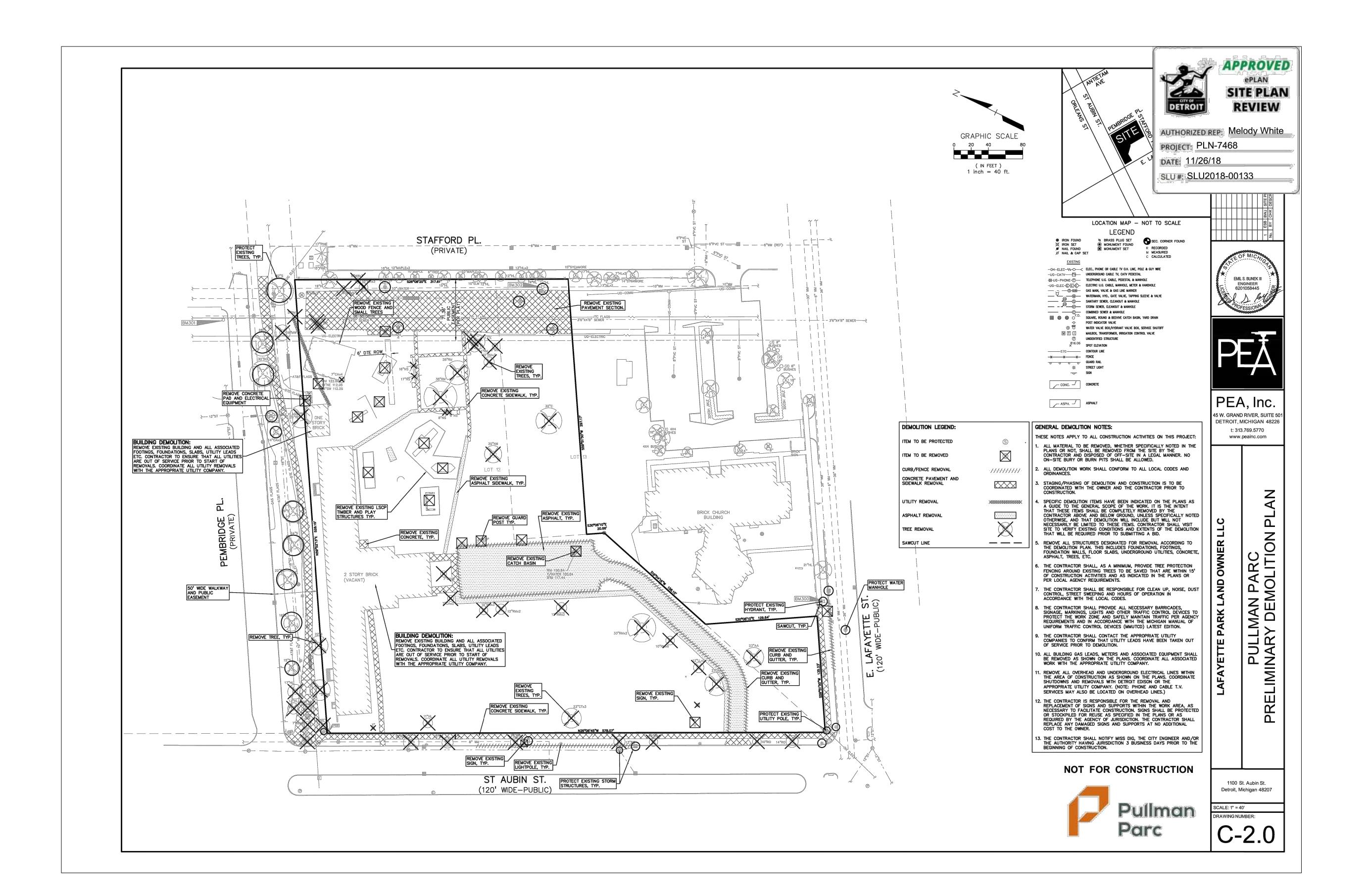
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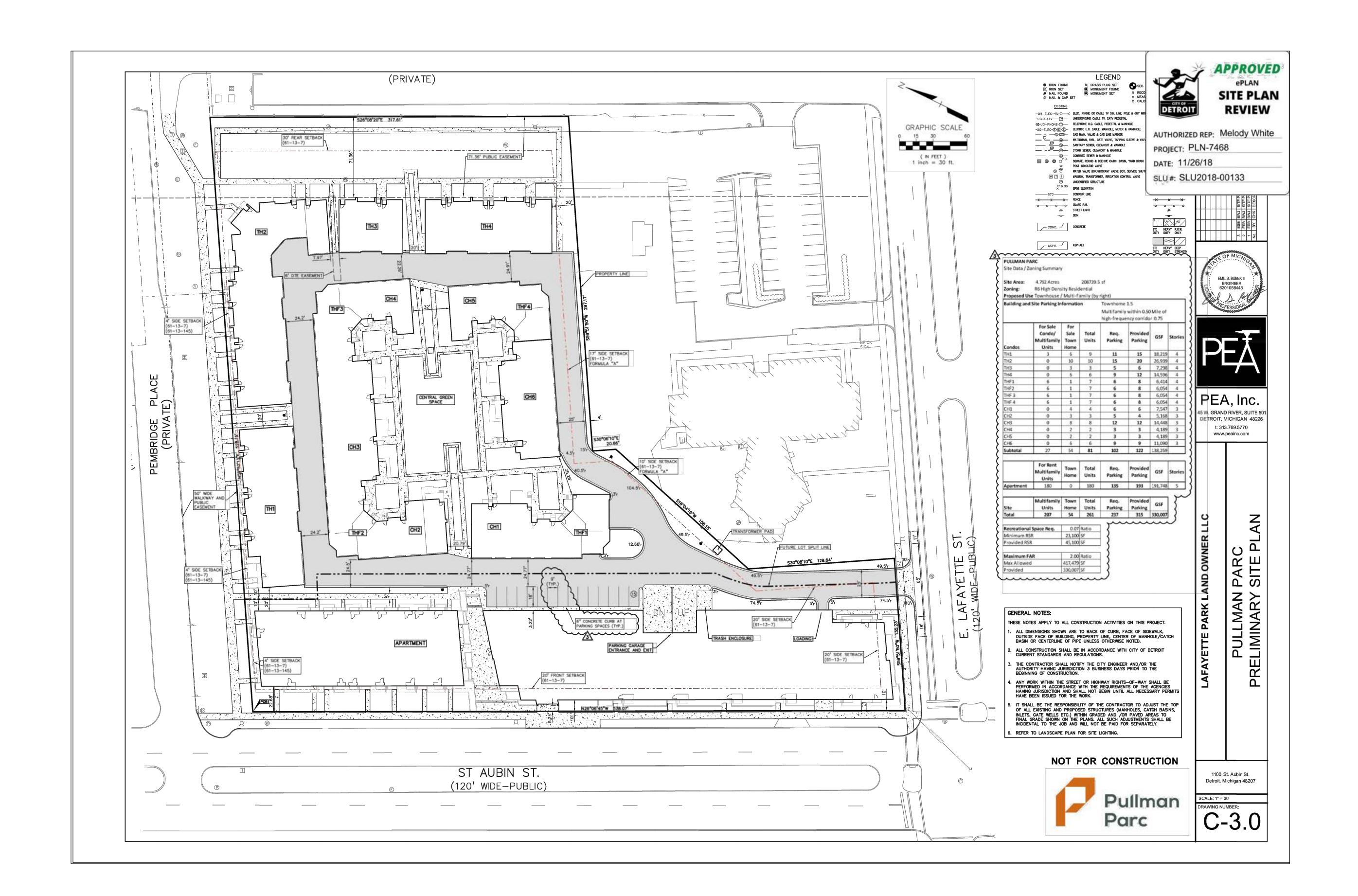
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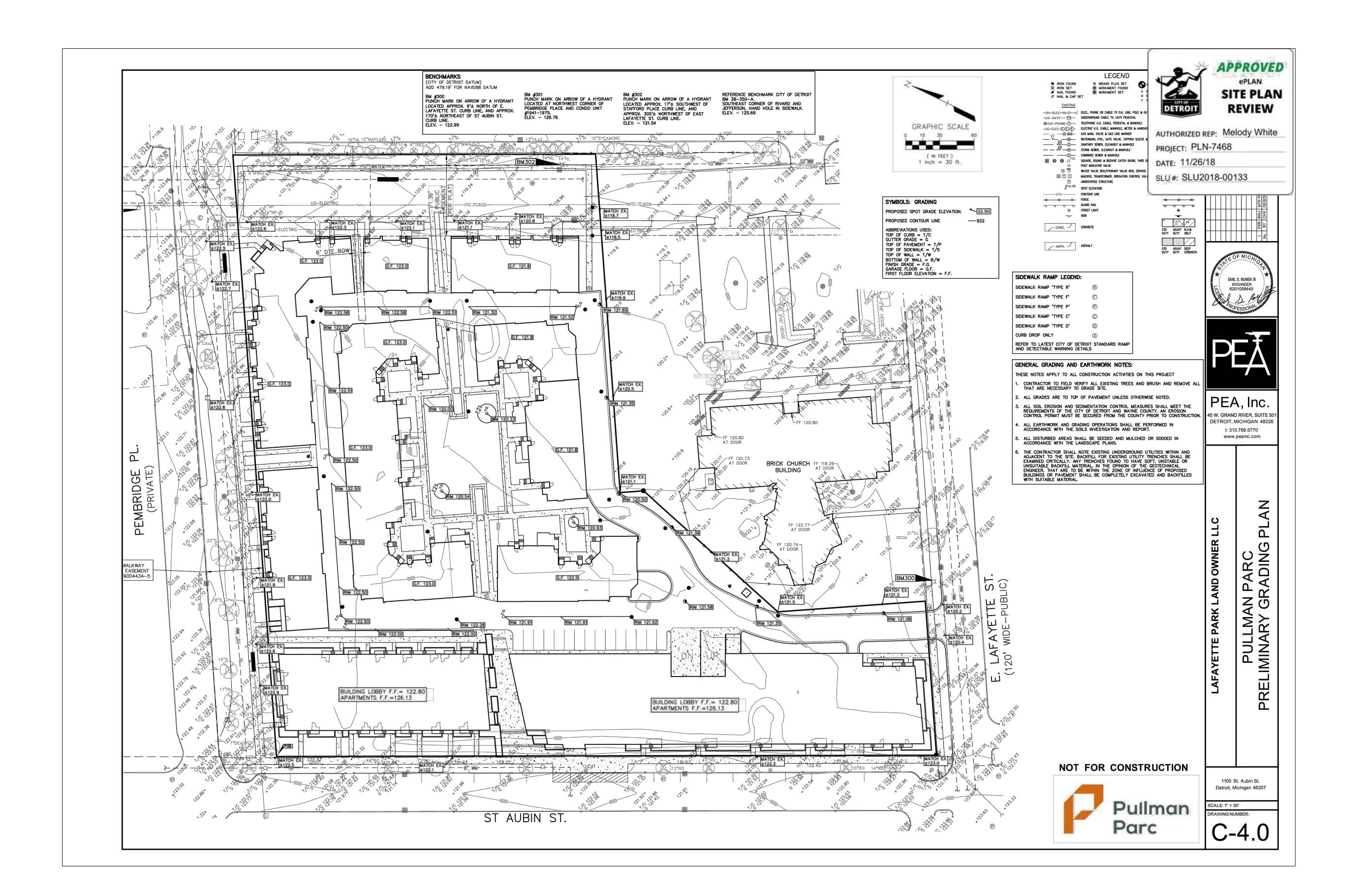
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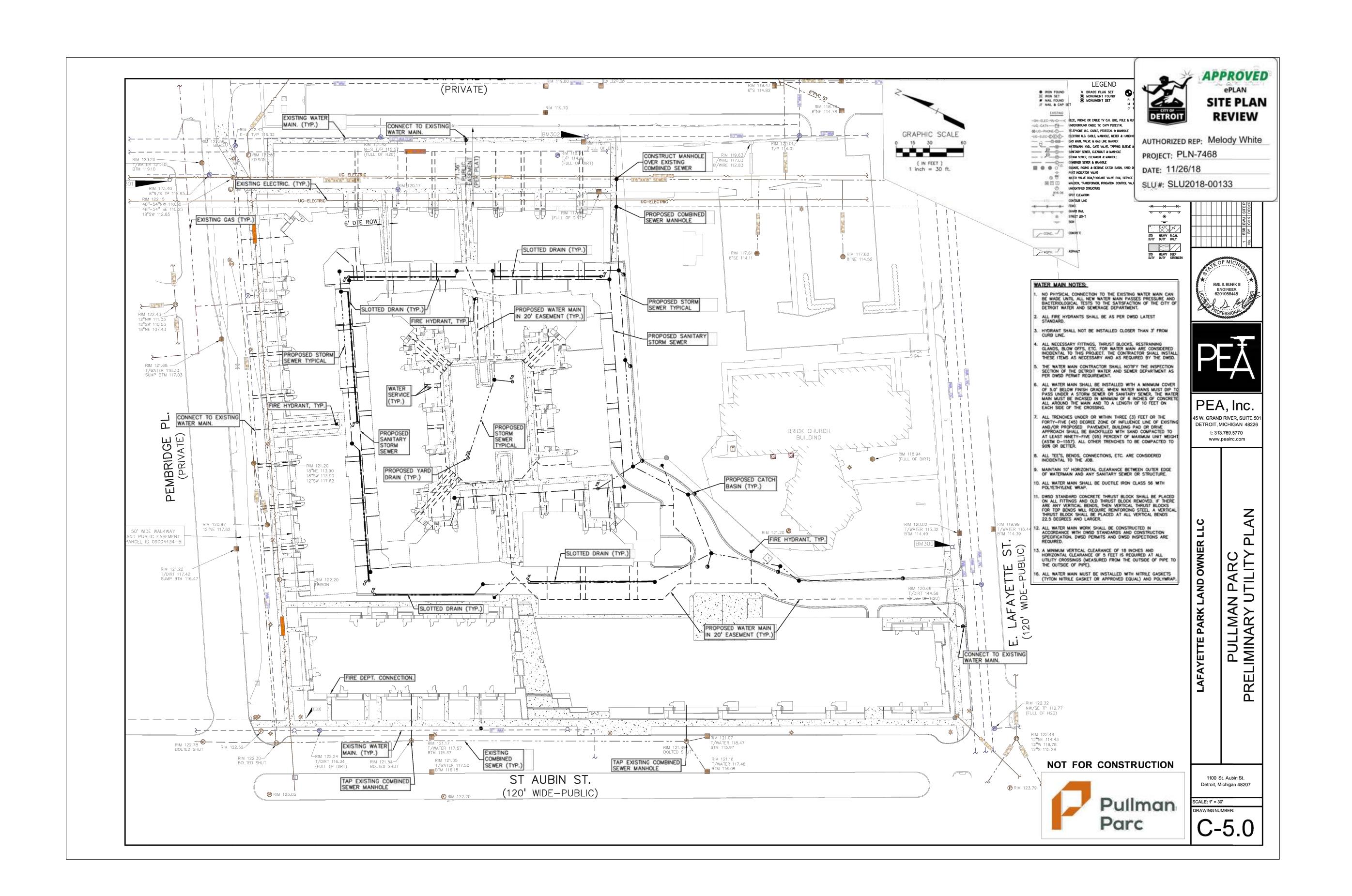
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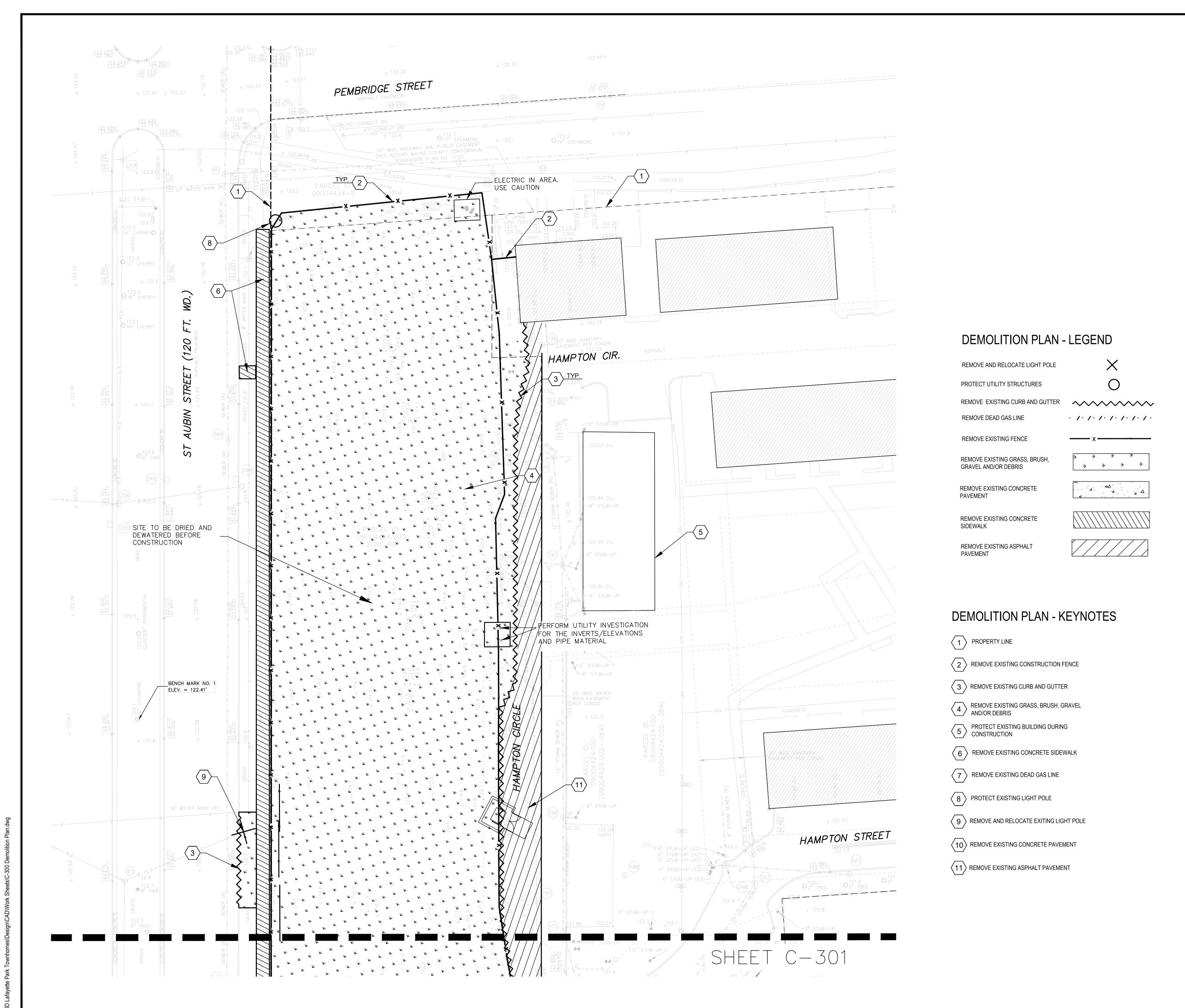
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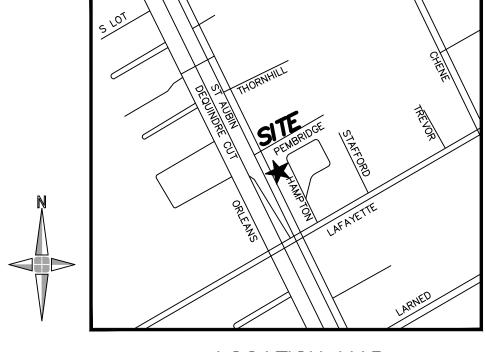
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Lafayette Park Townhomes

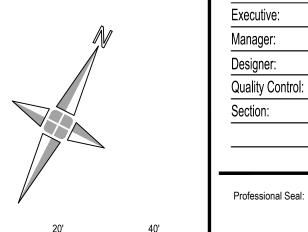
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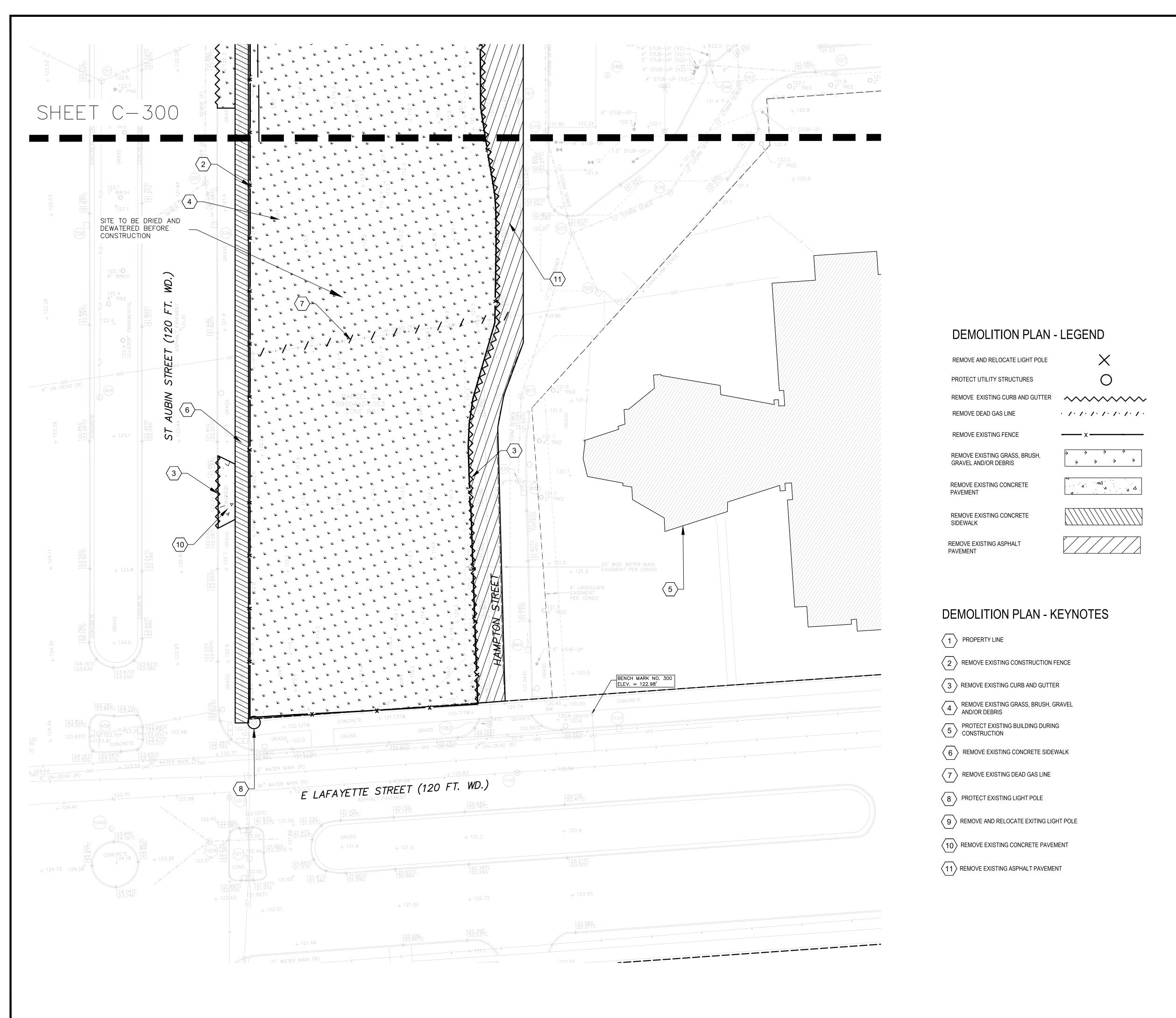
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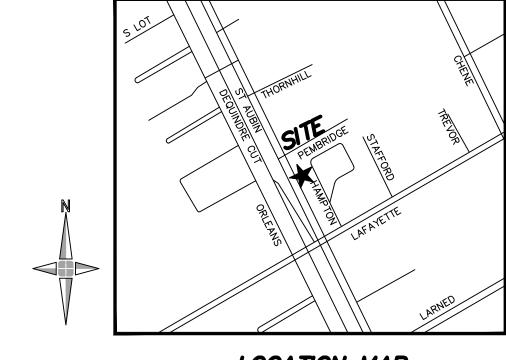
**Demolition Plan** 

Lafayette Park Townhomes

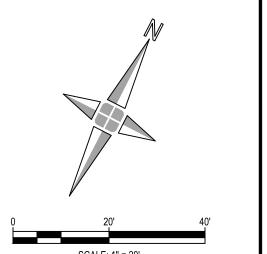
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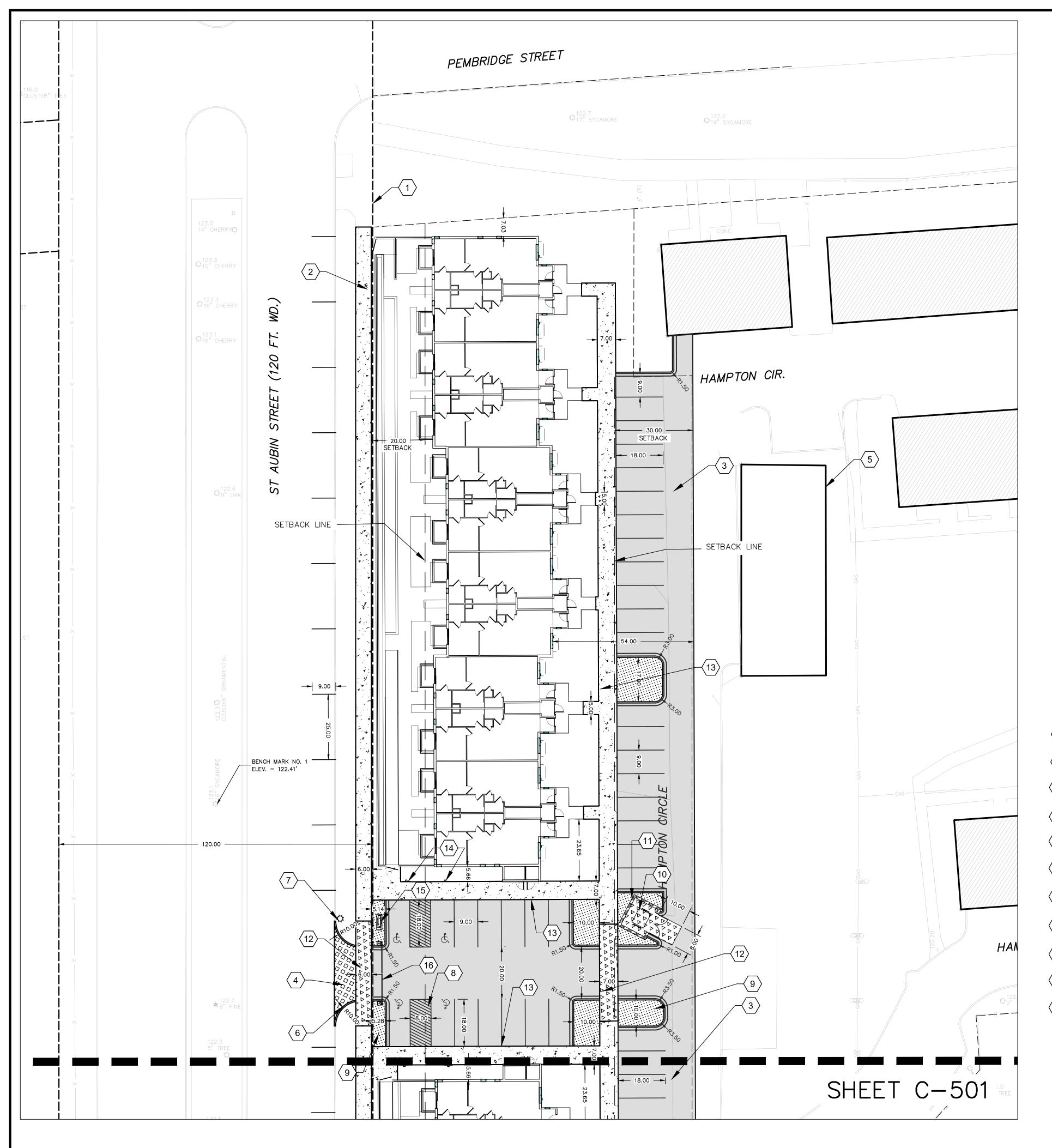
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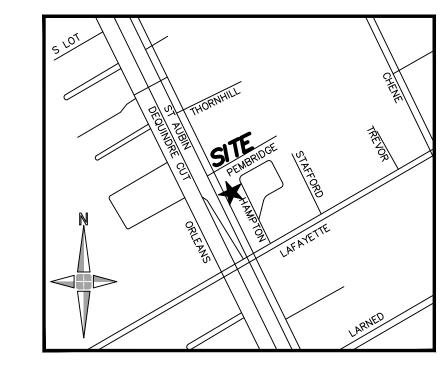
**Demolition Plan** 

Lafayette Park Townhomes

City of Detroit Wayne County MICHIGAN

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LOCATION MAP
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## SITE PLAN - KEY NOTES

PROPOSED STANDARD DUTY ASPHALT

PROPOSED 4" CONCRETE PAVEMENT

PROPOSED LANDSCAPE HATCH

PROPOSED 8" CONCRETE PAVEMENT

PROPOSED 6" CONCRETE

- $\langle$  1  $\rangle$  PROPERTY LINE
- PROPOSED 4" CONCRETE SIDEWALK, SEE DETAIL ON SHEET C-801

SITE PLAN - LEGEND

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- HMA PAVEMENT, STANDARD DUTY, SEE DETAILS ON SHEET C-801
- PROPOSED DRIVEWAY OPENING PER THE CITY OF DETROIT STANDARDS AND SPECIFICATIONS, SEE DETAILS ON SHEET C-802
- 5 PROTECT EXISTING BUILDING DURING CONSTRUCTION
- 6 CONCRETE CURB AND GUTTER, SEE DETAIL ON SHEET C-801
- 7 NEW LIGHT POLE LOCATION, COORDINATE WITH PLD FOR MORE DETAILS
- PROPOSED PAVEMENT STRIPING, SEE DETAILS ON SHEET C-801
- 9 PROPOSED LANDSCAPE
- 10 INSTALL 6" CONCRETE PAD FOR THE TRASH ENCLOSURE, SEE DETAILS ON SHEET C-801
- (11) DUMPSTER ENCLOSURE, SEE DETAILS ON SHEET C-801
- PROPOSED 6" CONCRETE SIDEWALK, SEE DETAILS ON SHEET C-801
- PROPOSED INTEGRAL CURB AND SIDEWALK, SEE DETAILS ON SHEET C-801
- PROPOSED ADA PARKING SIGN, SEE DETAILS ON SHEET C-801
- 15 PROPOSED MONUMENT SIGN
- PROPOSED STRAIGHT ARM GATE, SEE DETAILS ON SHEET C-804

Lafayette Pa	ark Townhome	s	
•	R6-HIGH DENSITY F		RICT
	Multiple-Family D		
	DIMENSIONS - Sec		
	Required	Proposed	Notes
Area (Sq. Ft)	7,000	68,638	Conforming
Width (Feet)	70	123	Conforming
MINIMUM SET	BACKS - Sec. 50-13-	7	
	Required (Min.)	Proposed (Min.)	Notes
Front	20'	23'	Conforming
Side	Formula A = Length (feet) + 2 (height) / 15	8.5'	Conforming
Rear	30'	57'	Conforming
MAX. HEIGHT (	FEET) - Sec. 50-13-7		
	Required	Proposed	Notes
Multiple- Family	N/A	42.5'	Conforming
LOT INFORMAT	TION		
Lot Size (Feet)	123 X 557		
Lot Area (SF)	68,638		
MAX. LOT COV	ERAGE (Sec. 50-13-7	7)	100
Use	Required (Max.)	Proposed	Notes
Multiple- Family Dwellings	N/A	57.9%	Conforming
PROPOSED LOT	COVERAGE CALCU	LATIONS	
		Area (Sq. Ft)	Percentage (%)
Principal Struct	ure	39772	57.94%
Total		39772	57.9%

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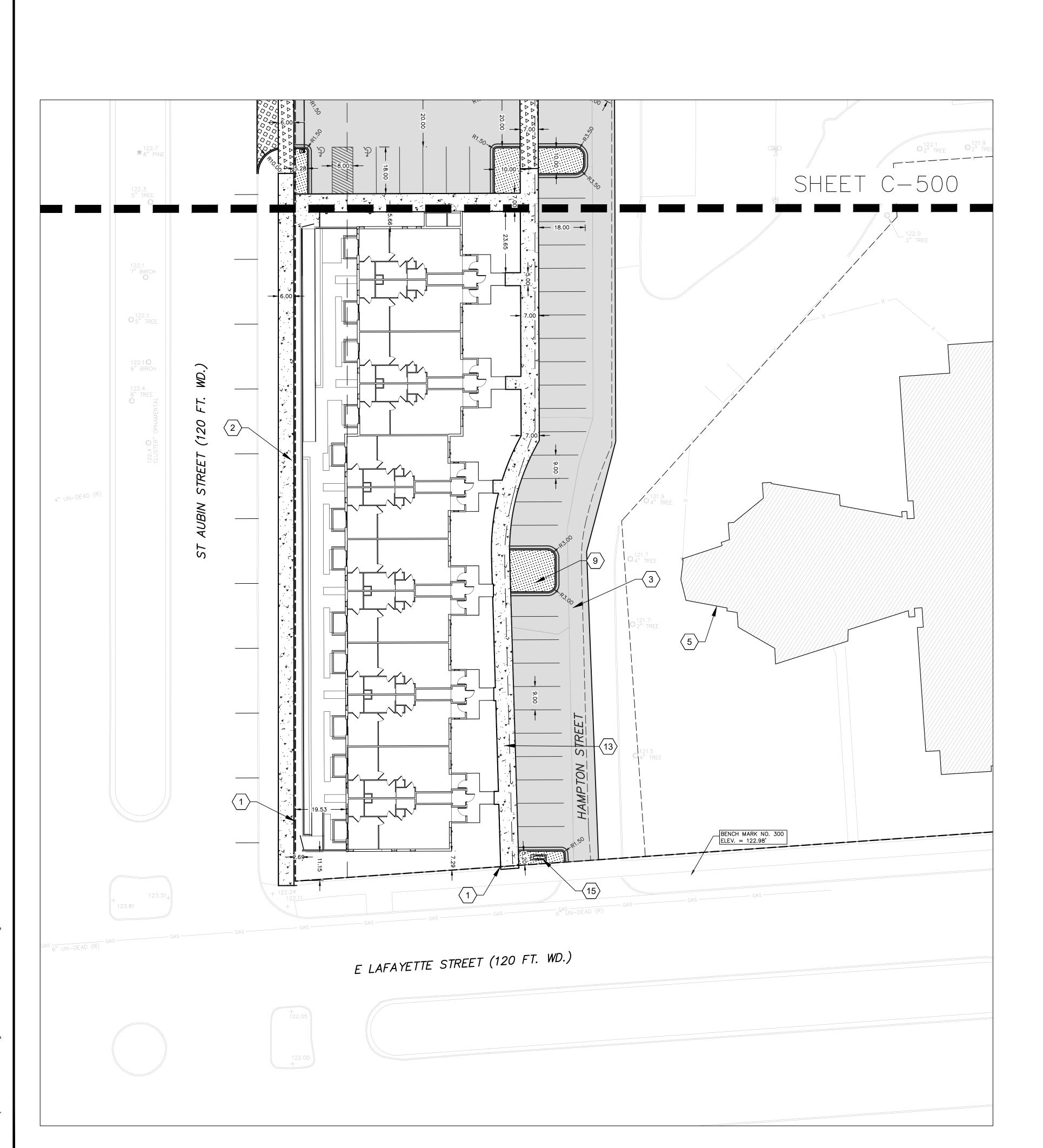
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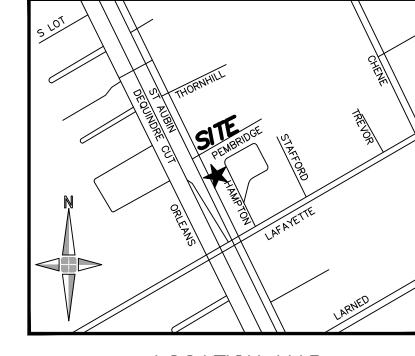
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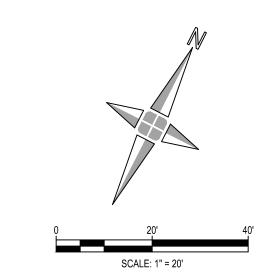
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05.01.24 1"=20' C-500 Project: 20459.00D





LOCATION MAP
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# SITE PLAN - LEGEND

PROPOSED STANDARD DUTY ASPHALT	
PROPOSED 4" CONCRETE PAVEMENT	
PROPOSED LANDSCAPE HATCH	
PROPOSED 8" CONCRETE PAVEMENT	
PROPOSED 6" CONCRETE	

# SITE PLAN - KEY NOTES

\_\_\_\_

# NOTE

- 1 PROPERTY LINE
- PROPOSED 4" CONCRETE SIDEWALK, SEE DETAIL ON SHEET C-801
- HMA PAVEMENT, STANDARD DUTY, SEE DETAILS ON SHEET C-801
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- PROPOSED ADA PARKING SIGN, SEE DETAILS ON SHEET C-801
- 15 PROPOSED MONUMENT SIGN
- PROPOSED STRAIGHT ARM GATE, SEE DETAILS ON SHEET C-804

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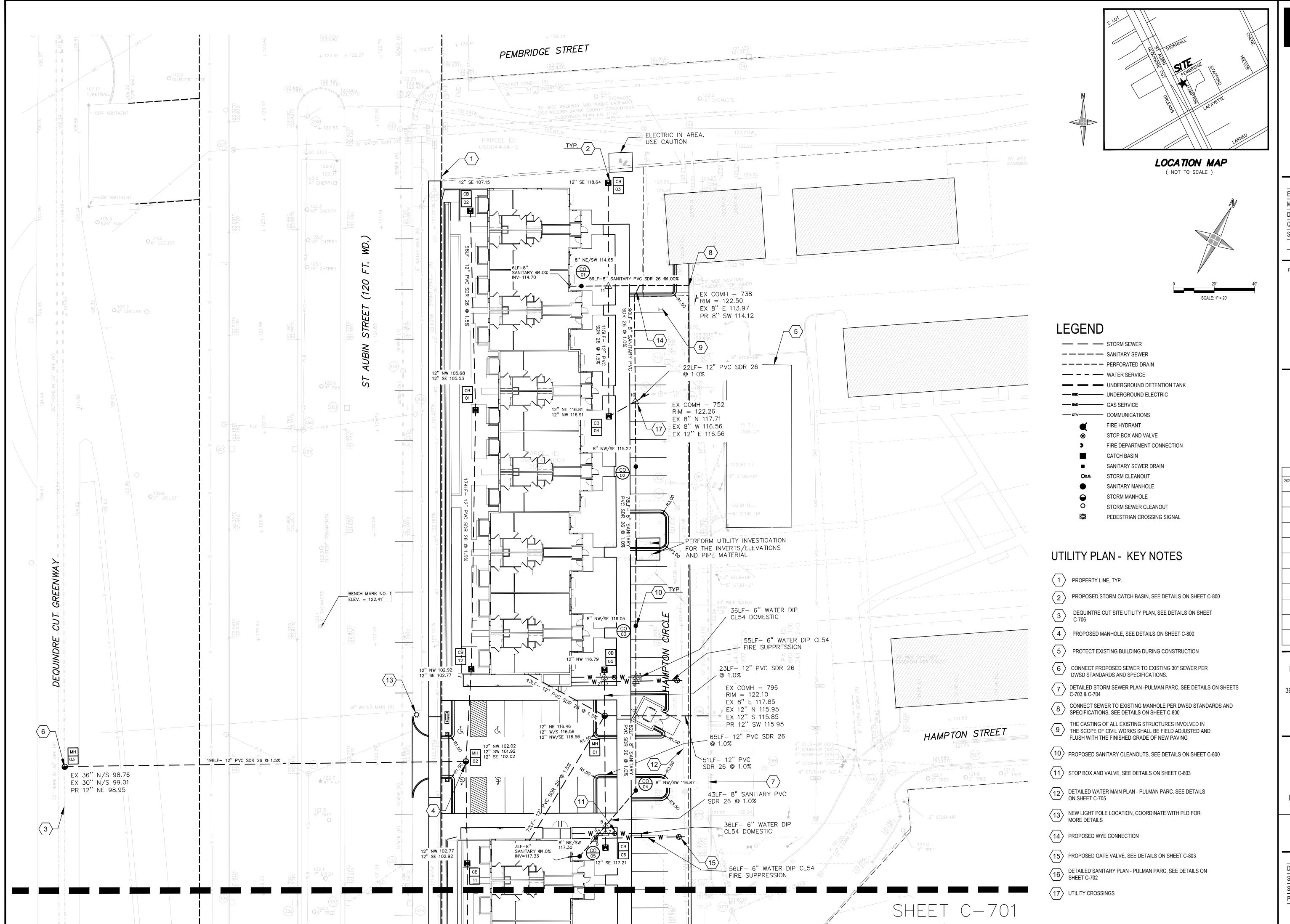
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Site Plan

Lafayette Park Townhomes

City of Detroit Wayne County MICHIGAN

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**Utility Plan** 

Lafayette Park Townhomes

City of Detroit Wayne County MICHIGAN

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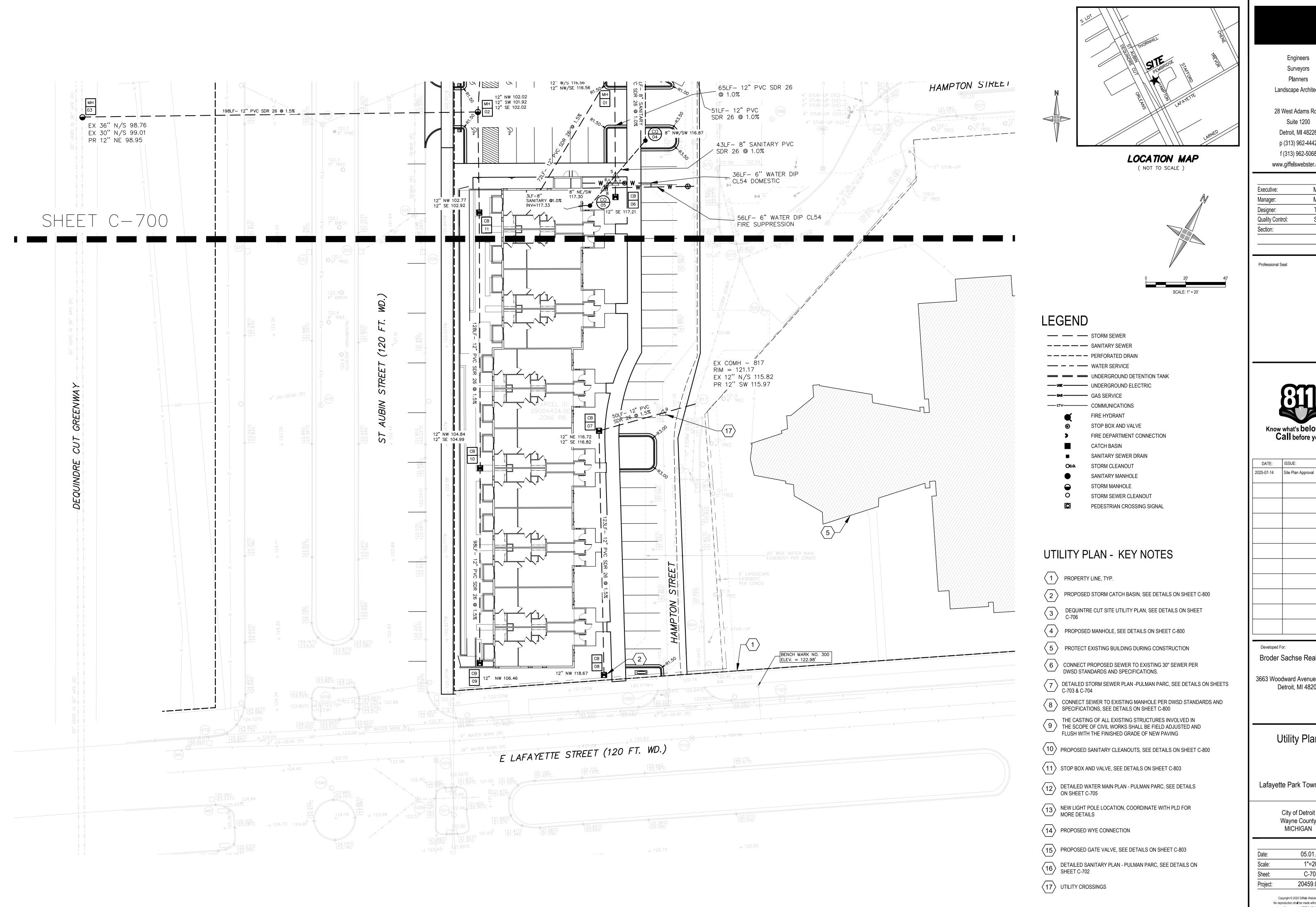
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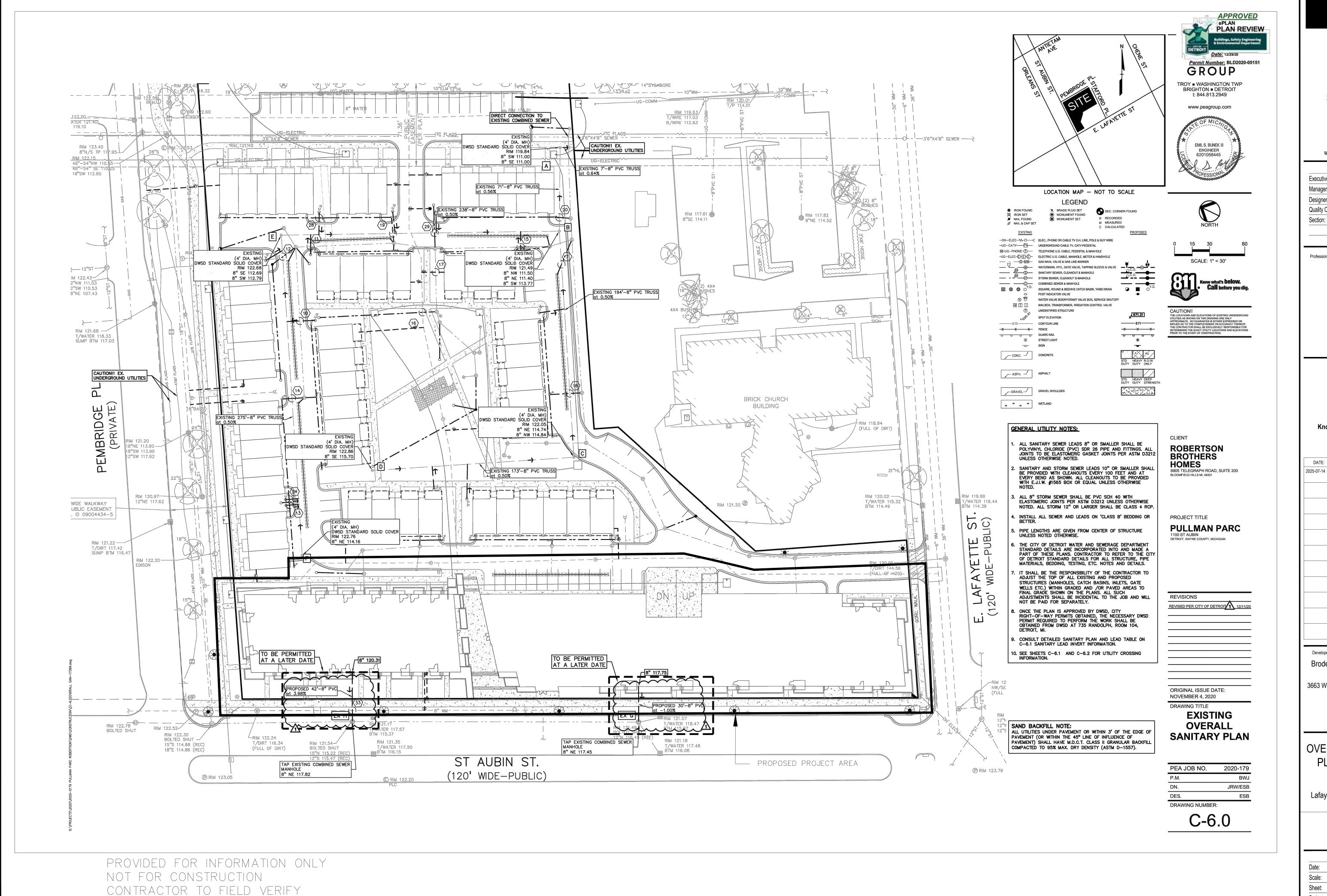
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**Utility Plan** 

Lafayette Park Townhomes

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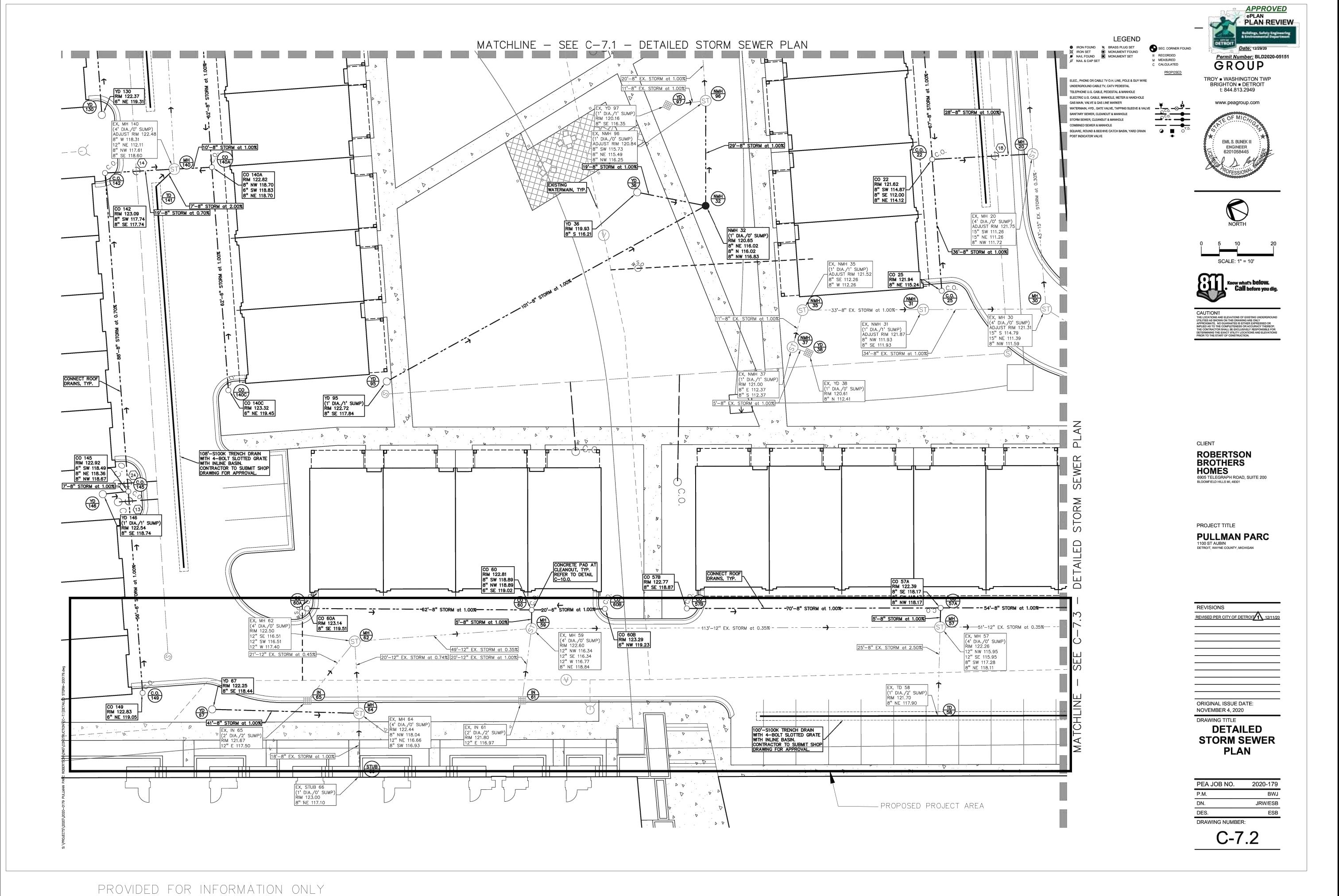
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OVERALL SANITARY
PLAN - PULMAN
PARC

Lafayette Park Townhomes

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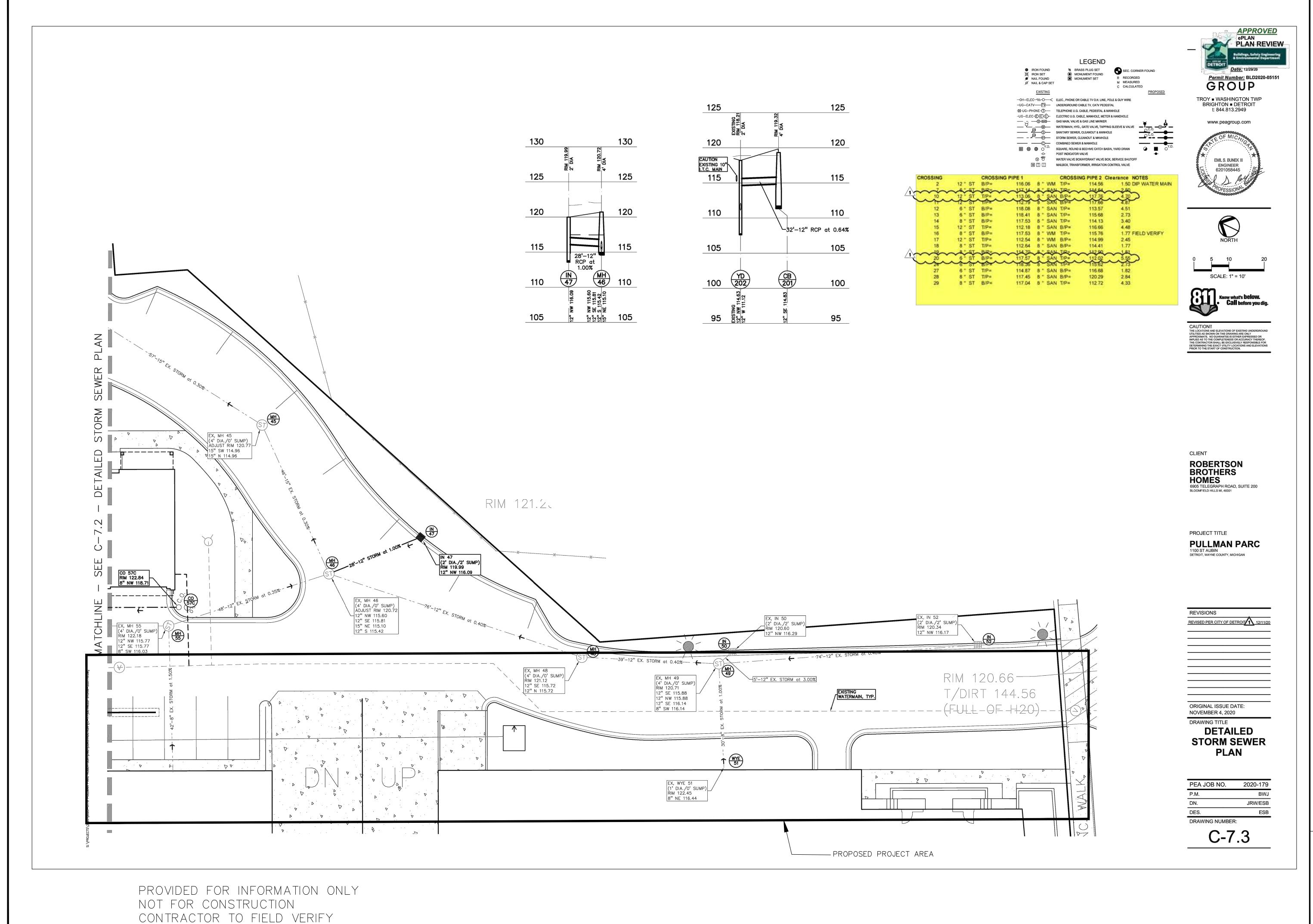
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DETAILED STORM SEWER PLAN -PULMAN PARC

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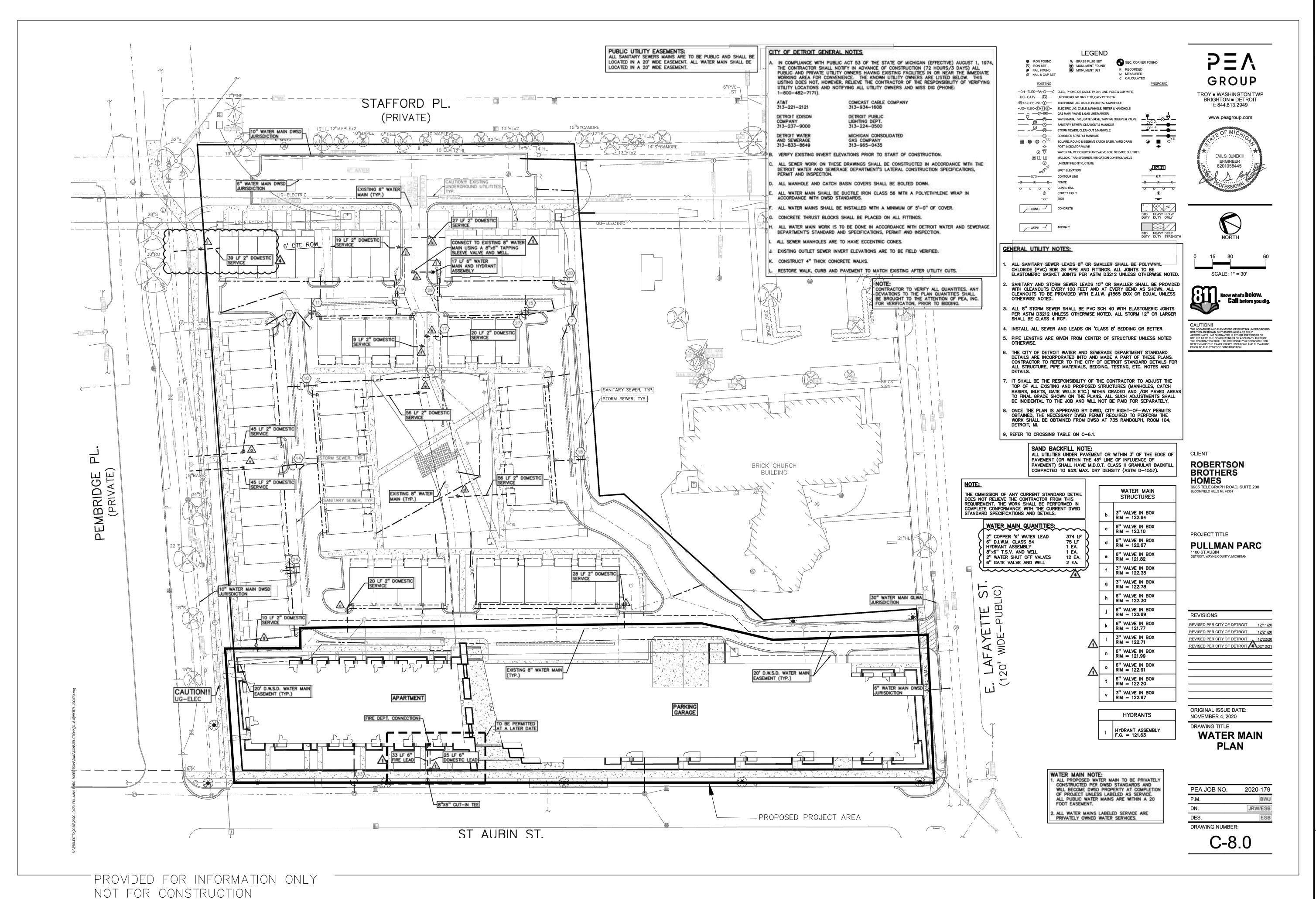
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DETAILED STORM SEWER PLAN -PULMAN PARC

Lafayette Park Townhomes

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WATER MAIN PLAN PULMAN PARC

Lafayette Park Townhomes

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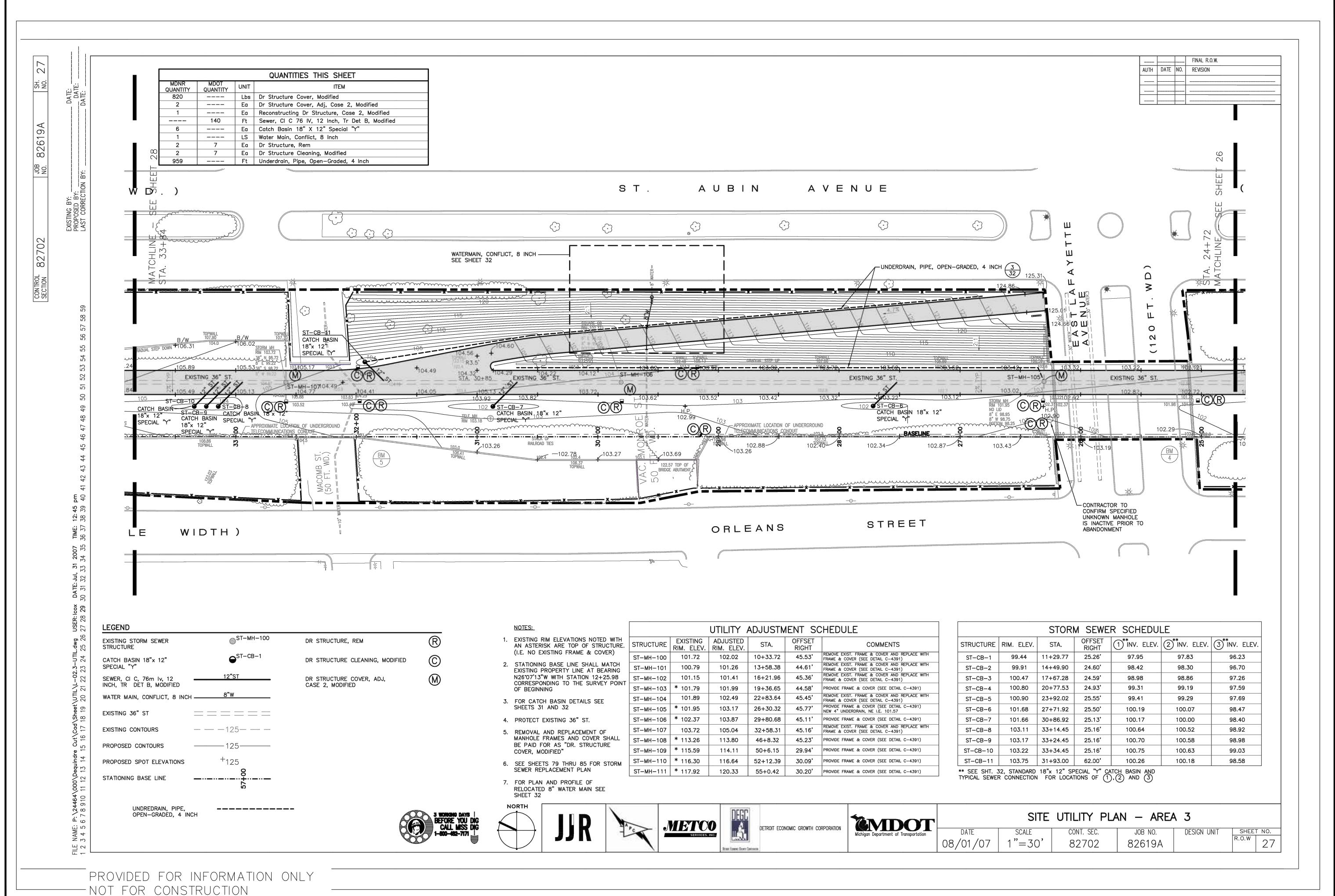
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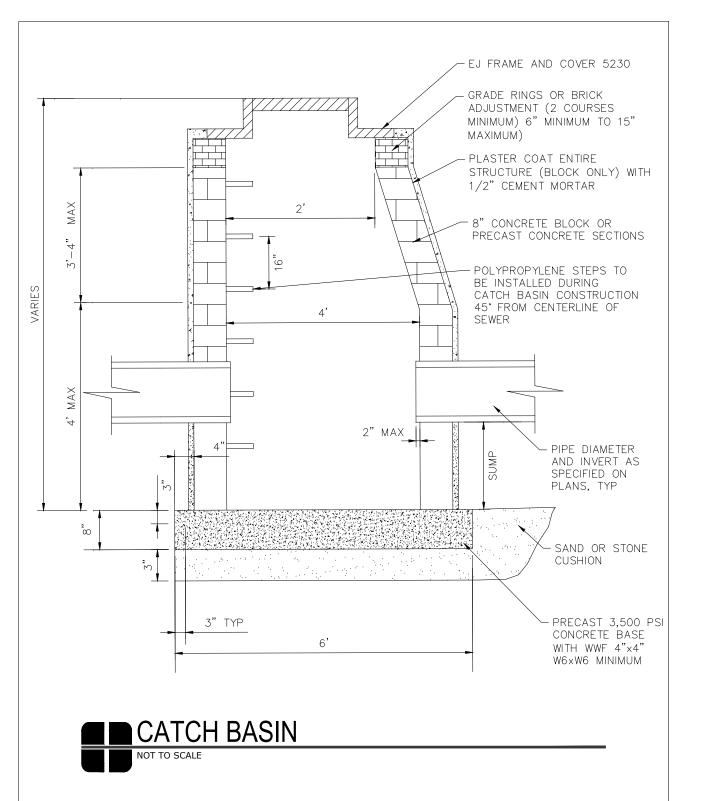
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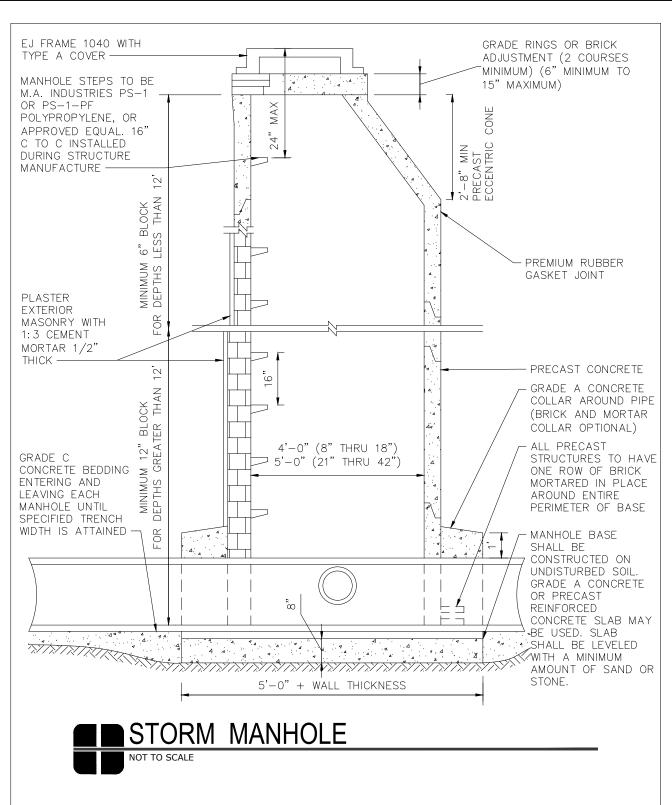
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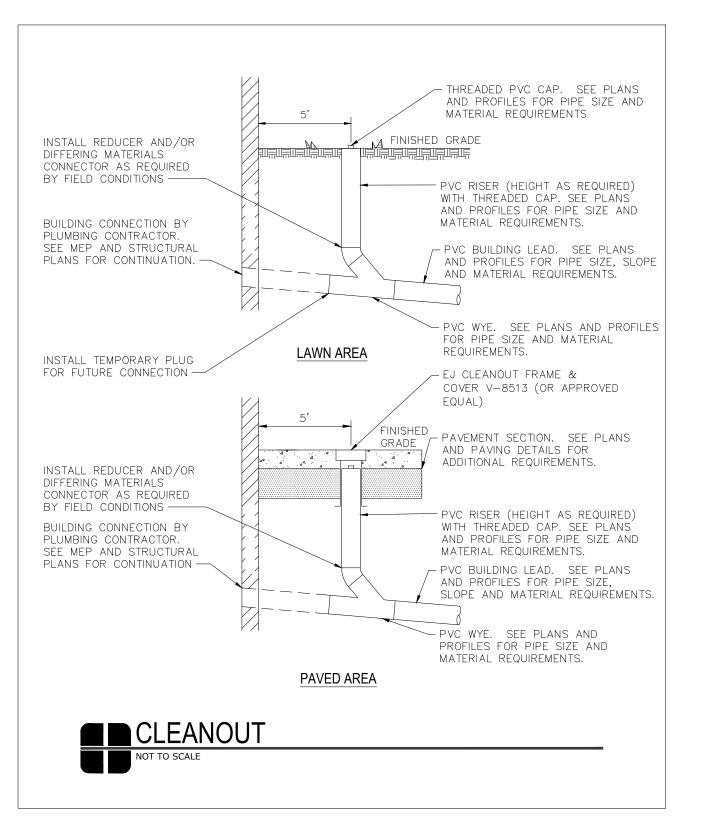
Lafayette Park Townhomes

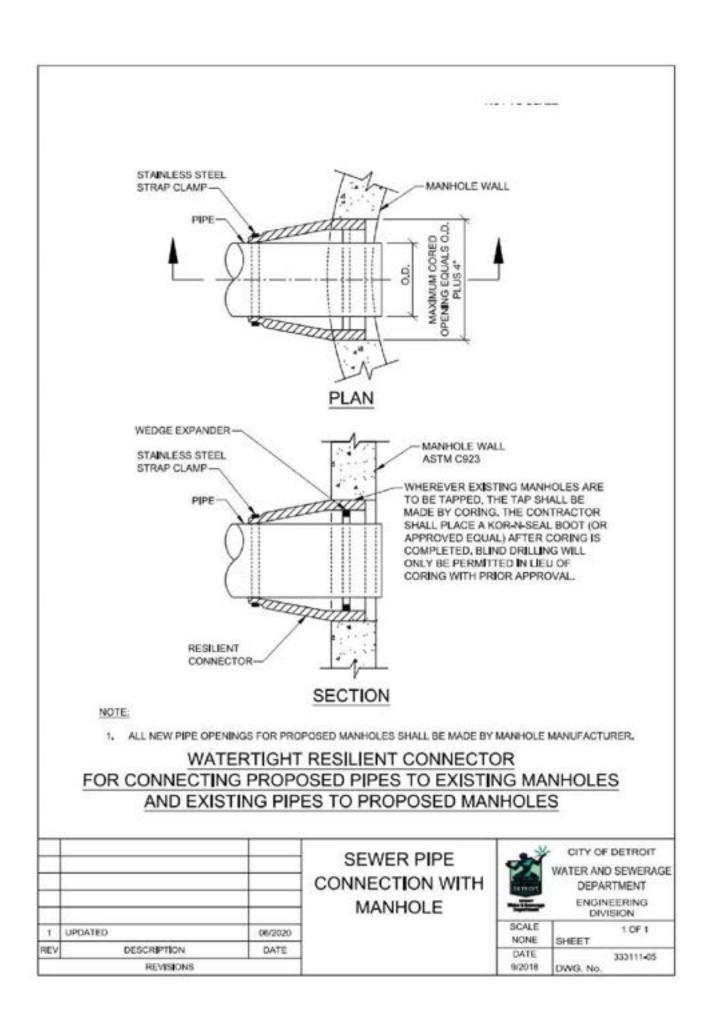
City of Detroit Wayne County MICHIGAN

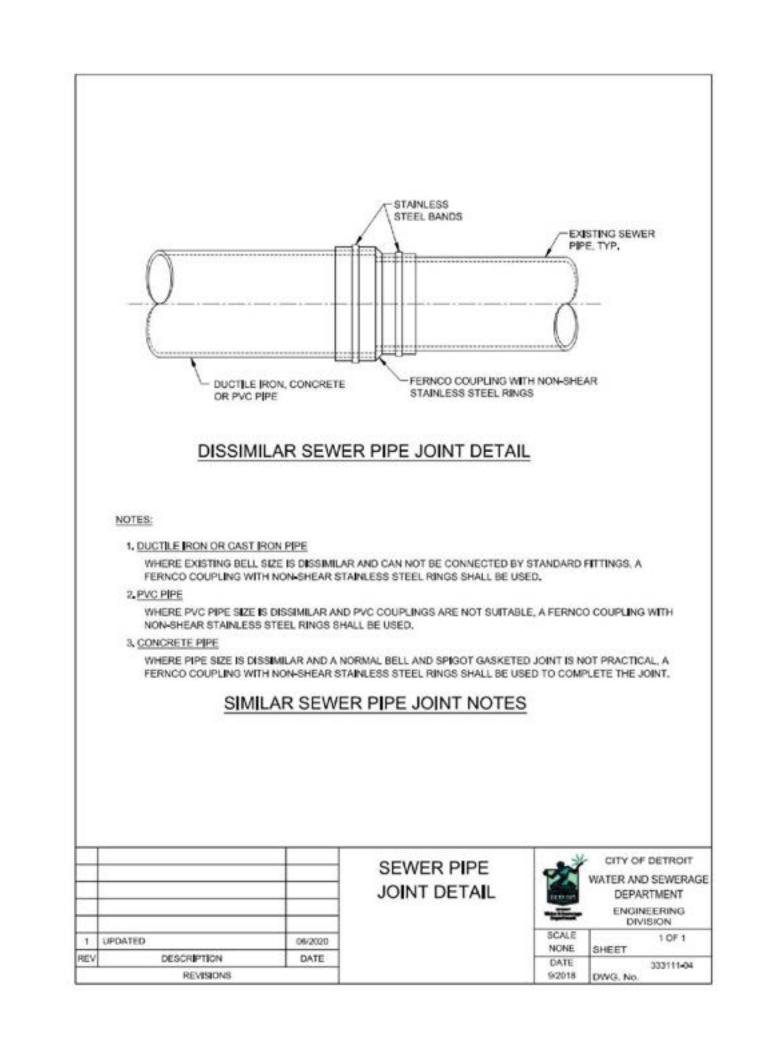
05.01.24 Scale: NONE Sheet: C-706 Project: 20459.00D











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Details - Utilities

Lafayette Park Townhomes

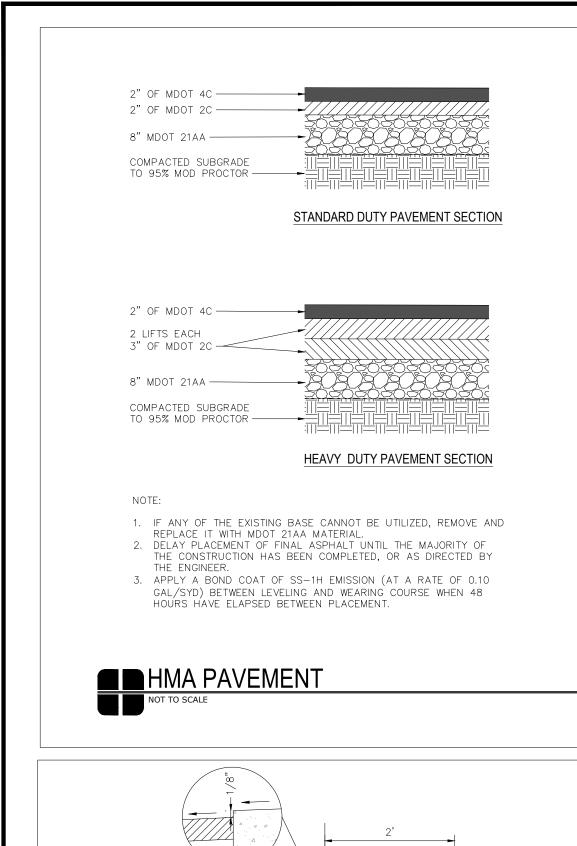
City of Detroit Wayne County MICHIGAN

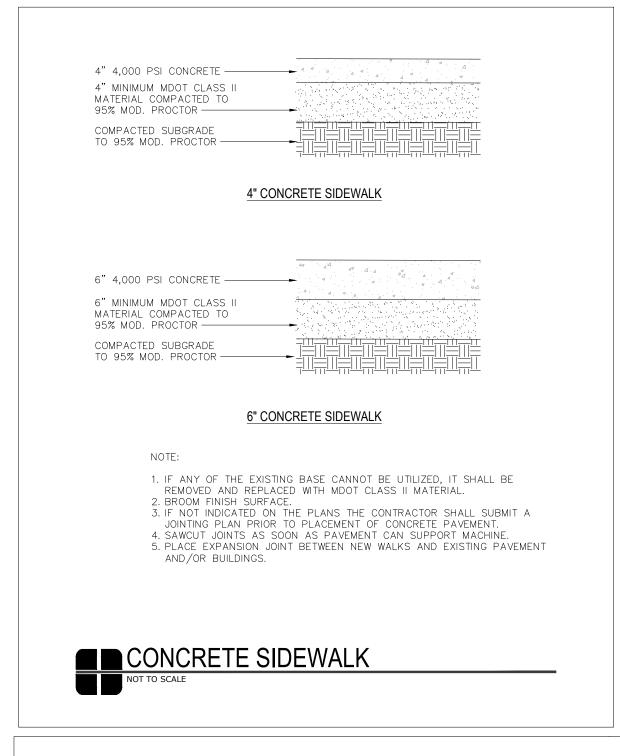
 Date:
 10.09.24

 Scale:
 NONE

 Sheet:
 C-800

 Project:
 20459.00D





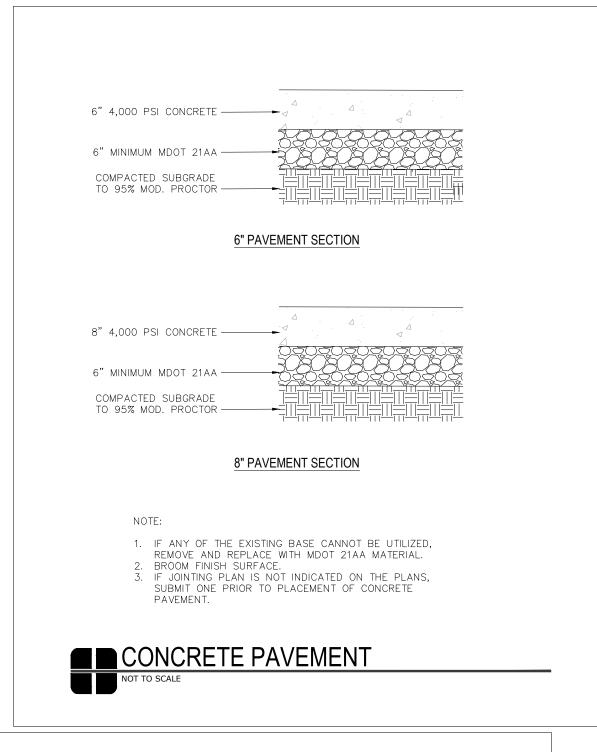
EXISTING SIDEWALK AROUND THE SLEEVE.

11.USE #12 U.S. STD. GAGE WALL THICKNESS TUBING.

PARKING SIGNAGE

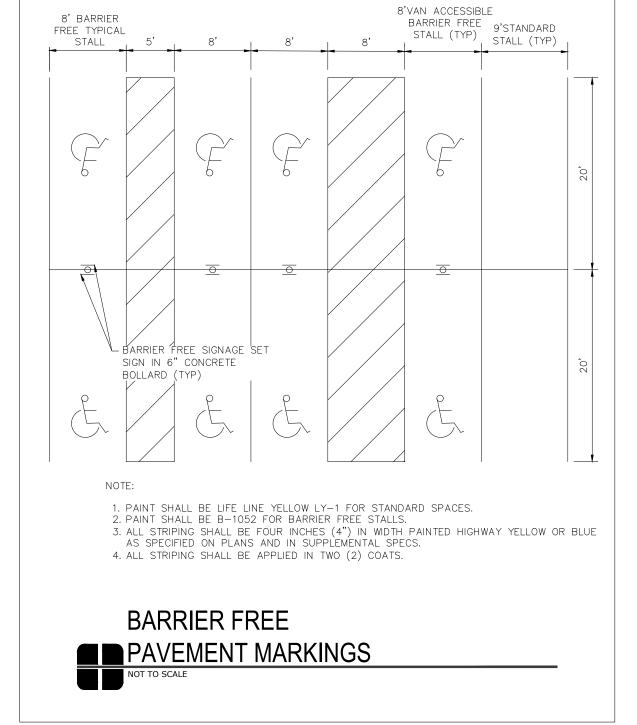
NOT TO SCALE

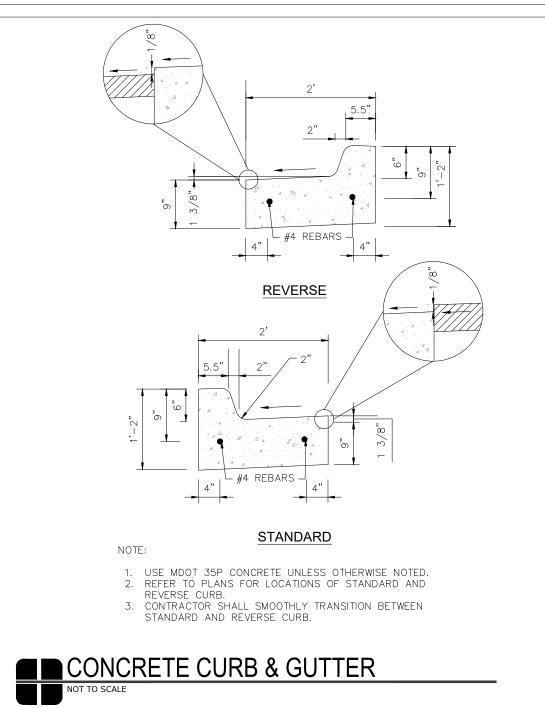
8. INSERT SIGN POST INTO ANCHOR ASSEMBLY APPROXIMATELY 6" TO 8" AND BOLT IN PLACE.
9. INSTALLED SIGN AND POST SHALL BE VERTICAL AND FREE OF VERTICAL AND LATERAL MOVEMENT.
10.INSTALL SIGN AND POST SUCH THAT THEY ARE VERTICAL AND UNMOVING.

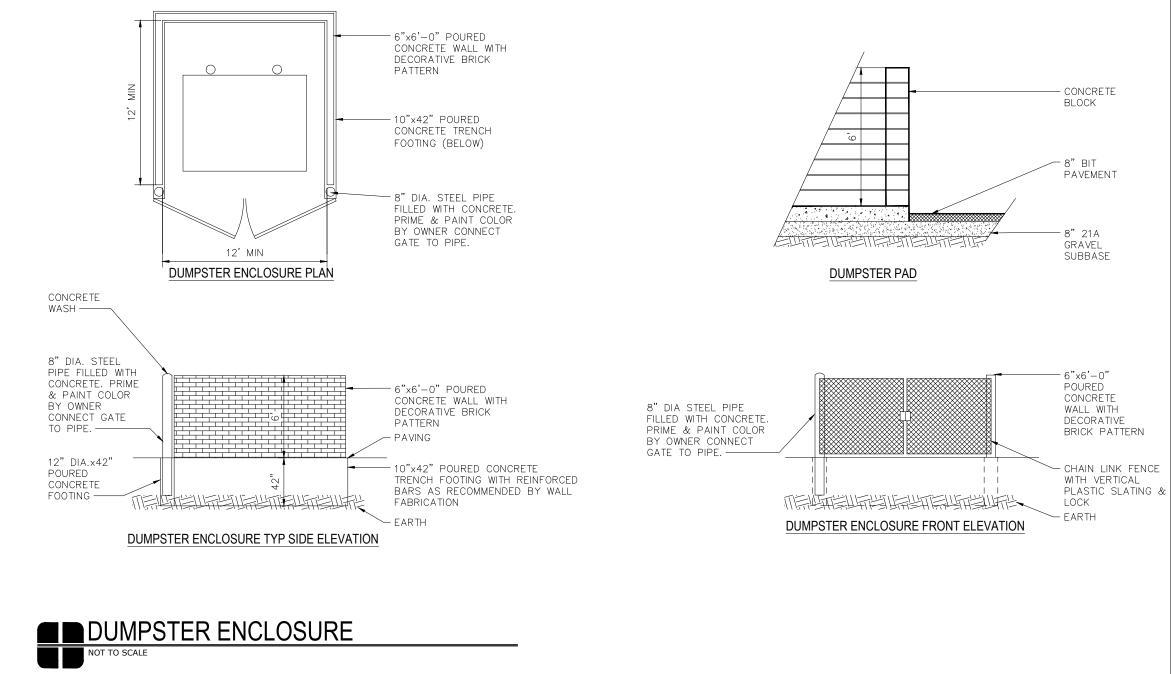


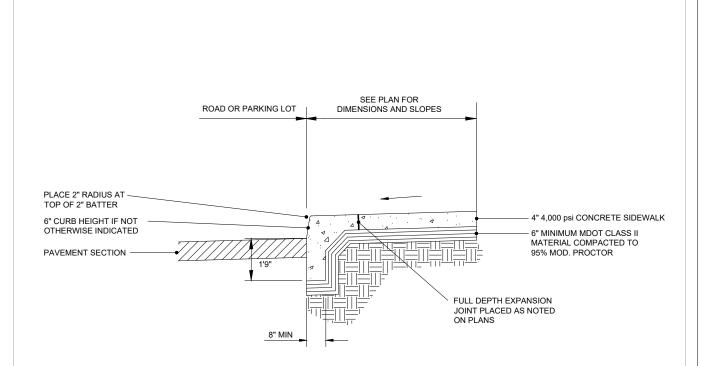
UNIVERSAL DRIVE RIVETS THROUGH PRE—DRILLED  $\%_6$ " DIAMETER HOLES IN THE SIGN FACE AND POST.

2. SECURE SIGN POST, ANCHOR POST AND ANCHOR SLEEVE WITH  $\frac{3}{6}$ " DIAMETER GALVANIZED BOLTS WITH LOCK-WASHERS AND NUTS THROUGH PRE-DRILLED  $\frac{7}{6}$ "

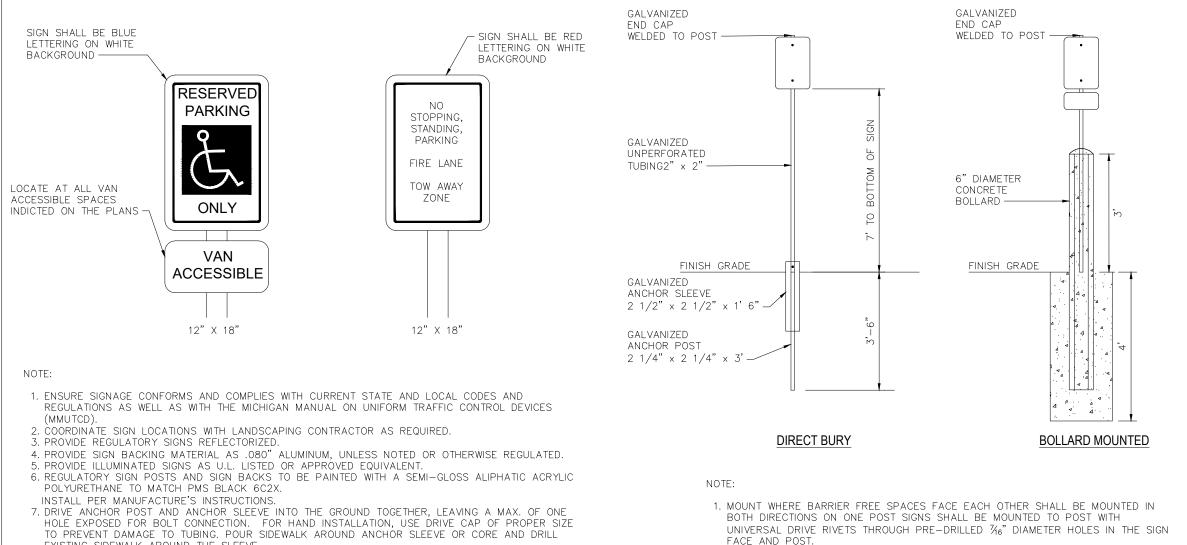












Landscape Architects 28 West Adams Road Detroit, MI 48226 p (313) 962-4442 f (313) 962-5068 www.giffelswebster.com Executive: Manager: Designer: Quality Control: Section: Professional Seal: Know what's below. Call before you dig. DATE: ISSUE: 2025-07-14 Site Plan Approval Broder Sachse Real Estate 3663 Woodward Avenue, Sute 550 Detroit, MI 48201

**Details - Pavement** 

Engineers

Surveyors

Planners

Suite 1200

MD

MD

ΤY

SP

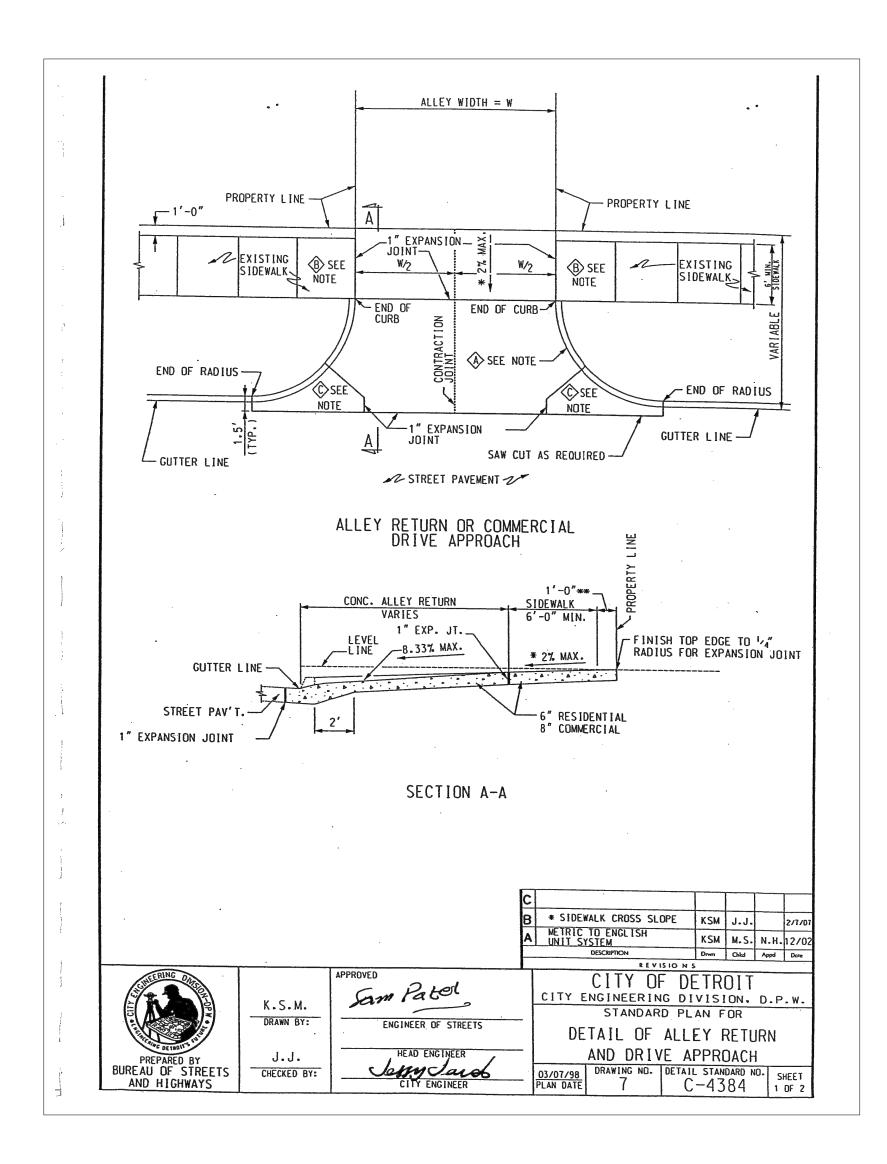
Lafayette Park Townhomes

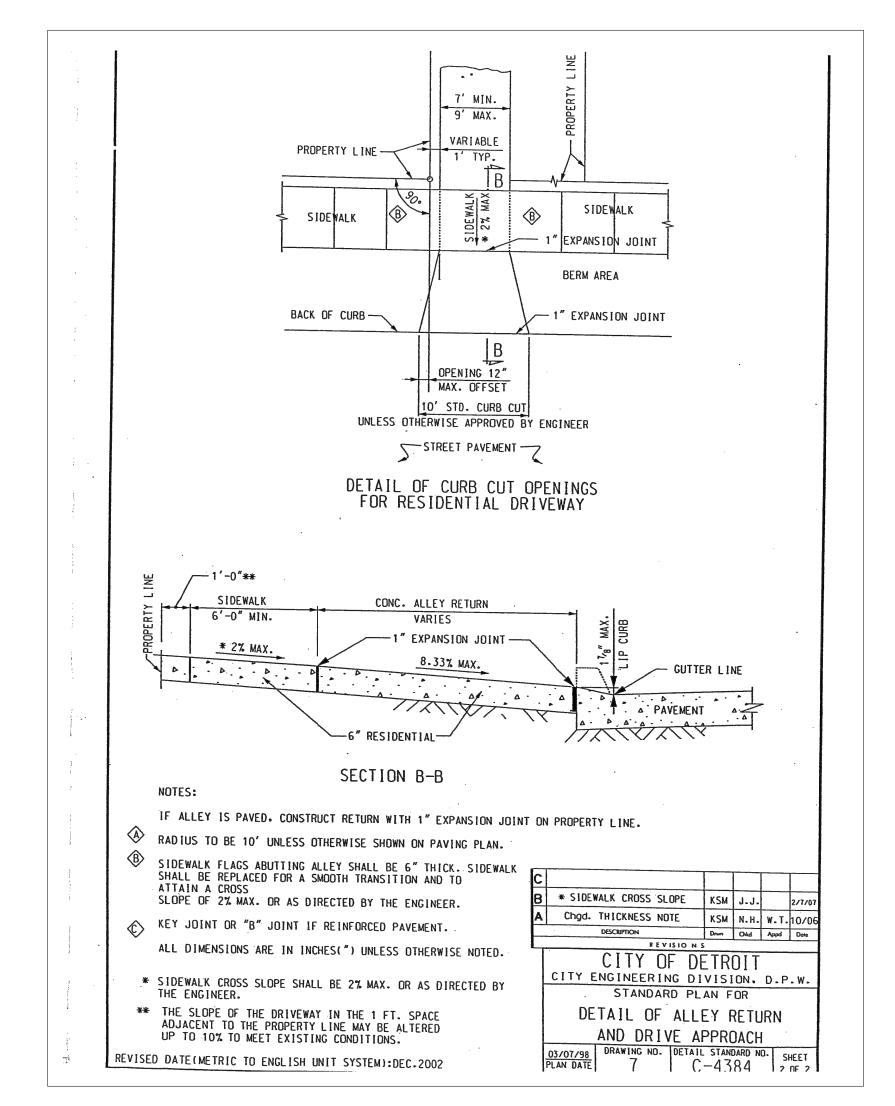
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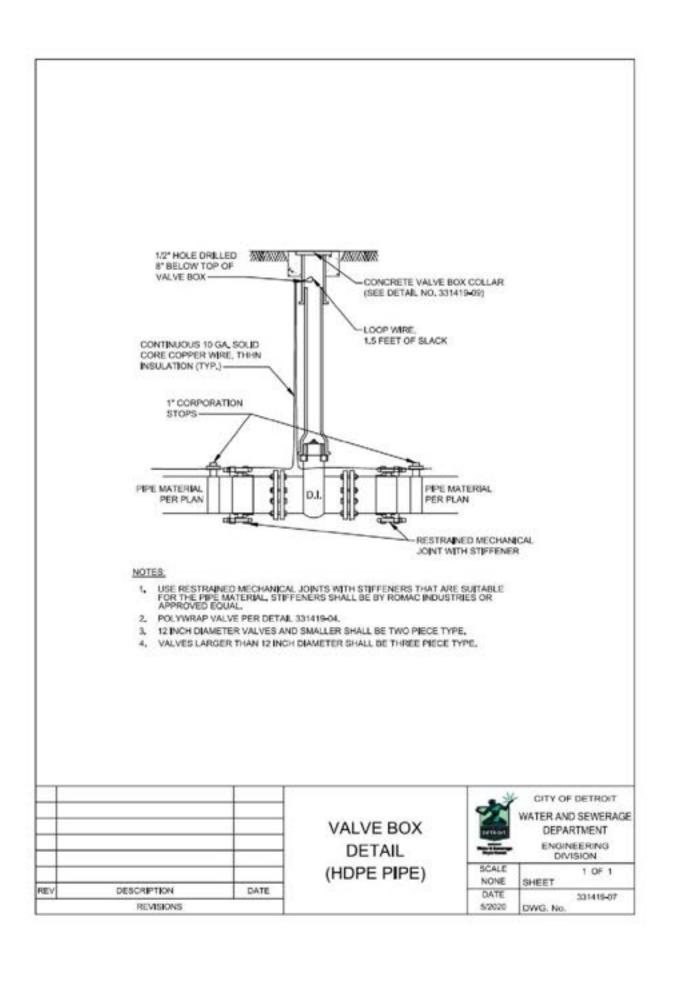
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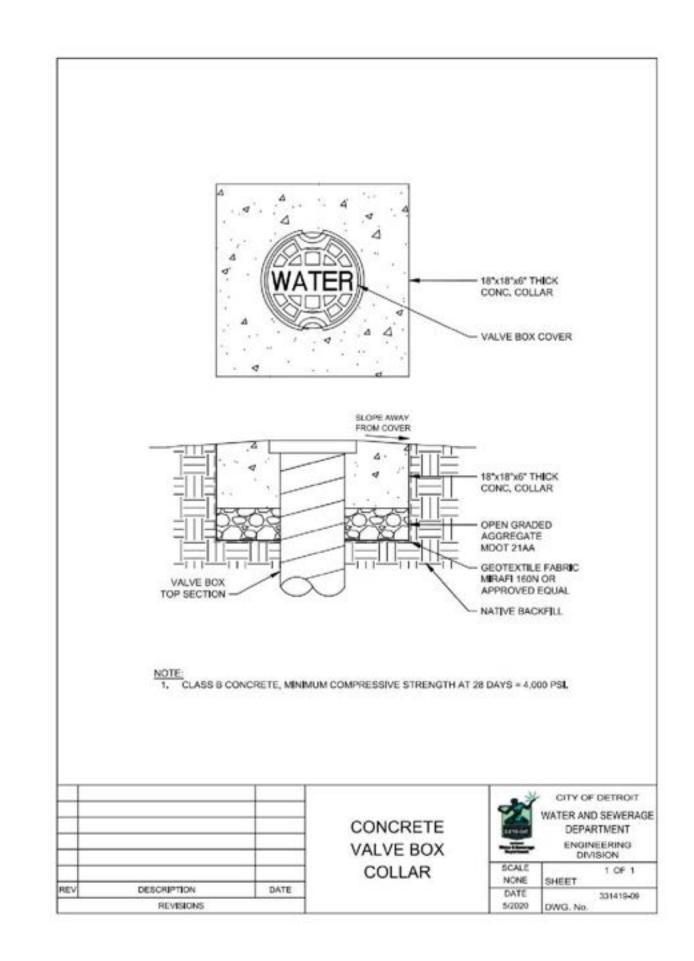
City of Detroit Details - Pavement

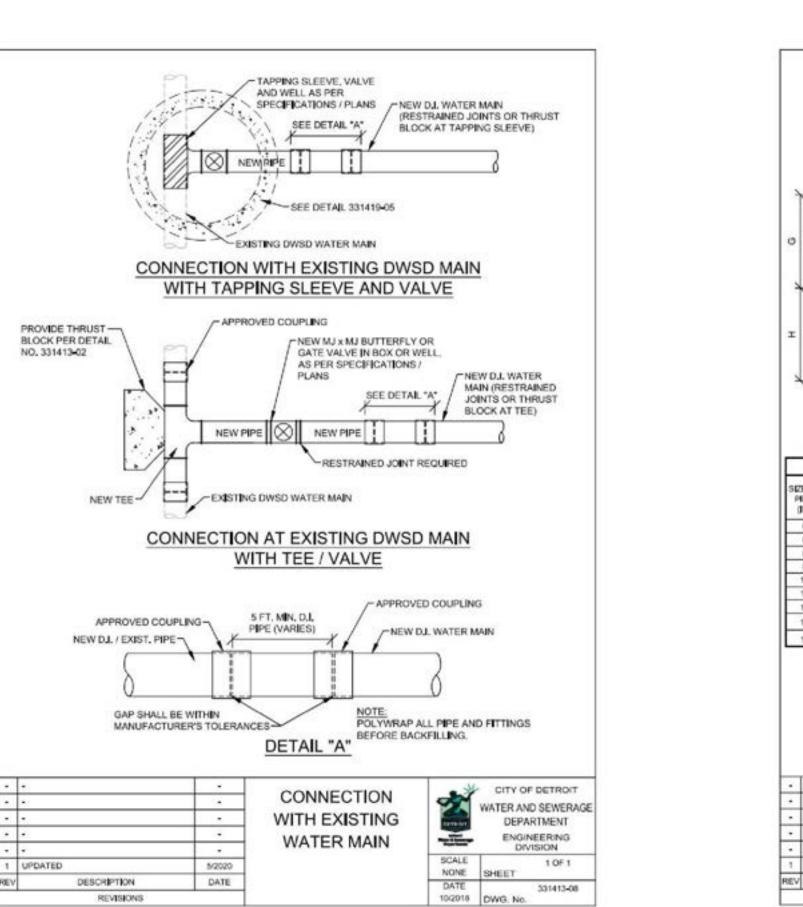
Lafayette Park Townhomes

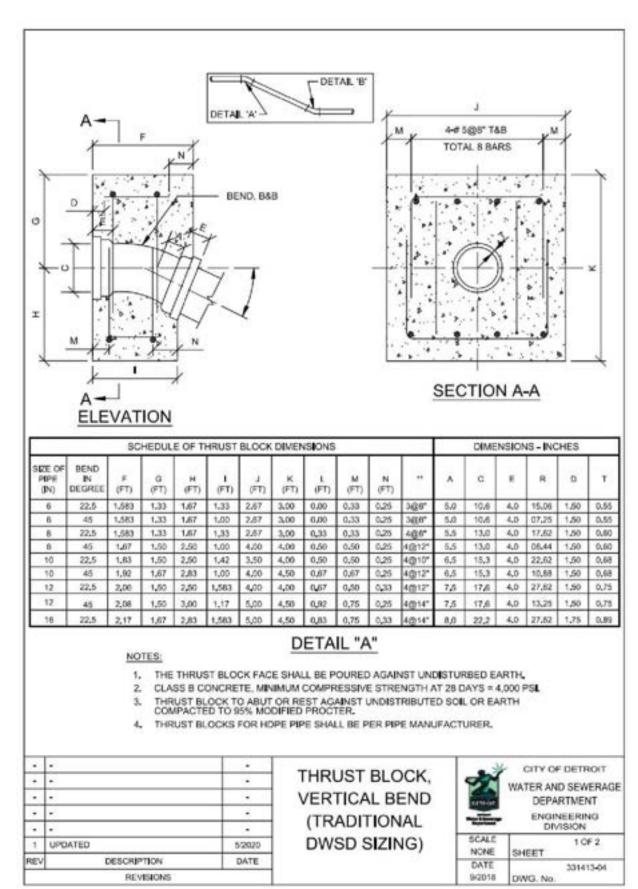
City of Detroit Wayne County MICHIGAN

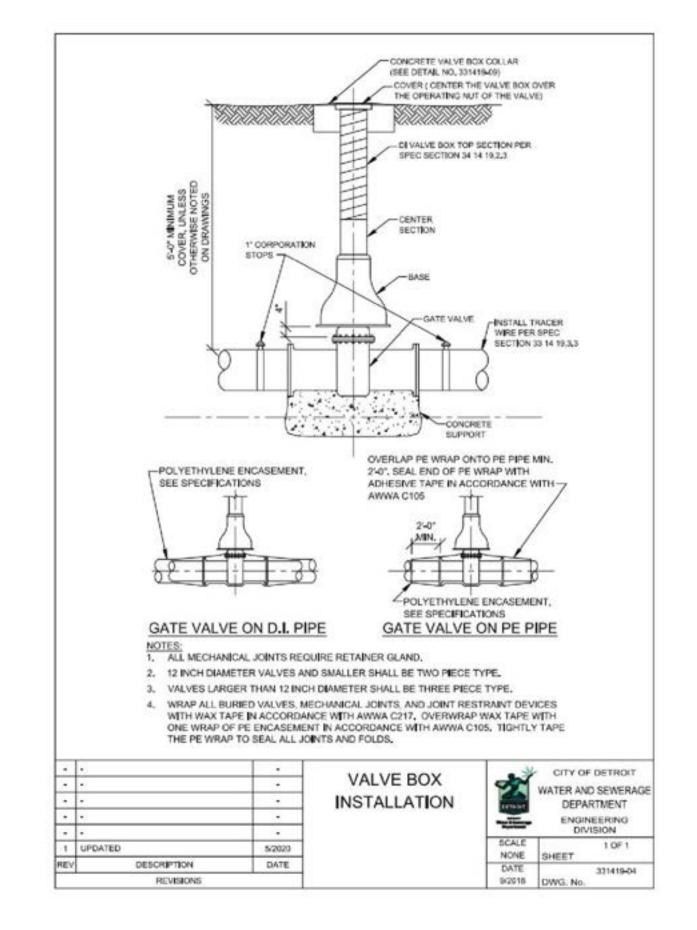
Date:	10.09.24
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Project:	20459.00D

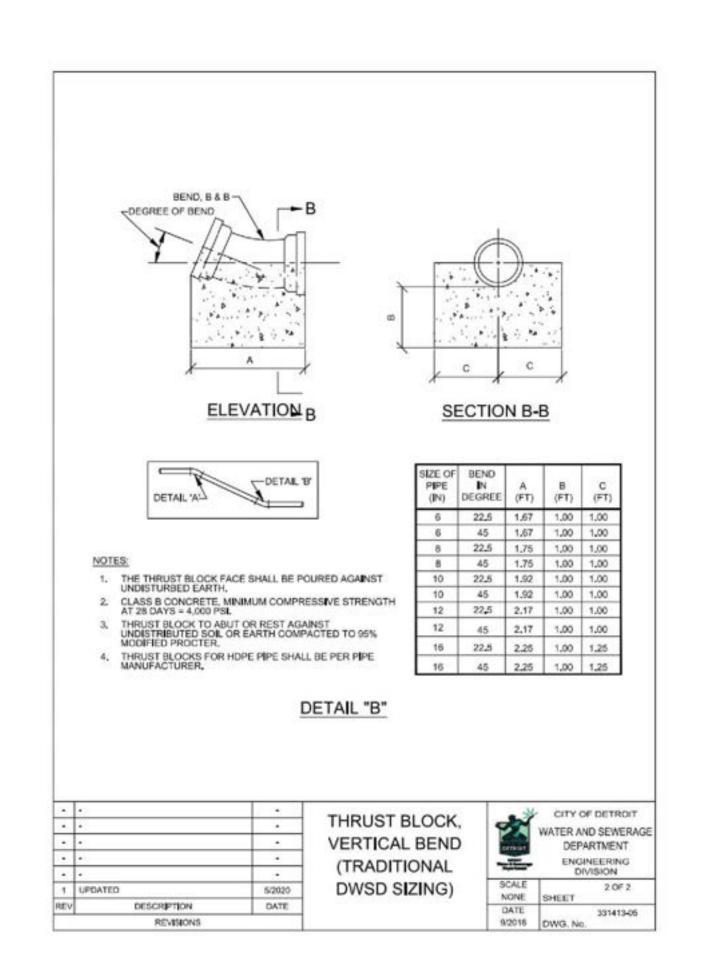












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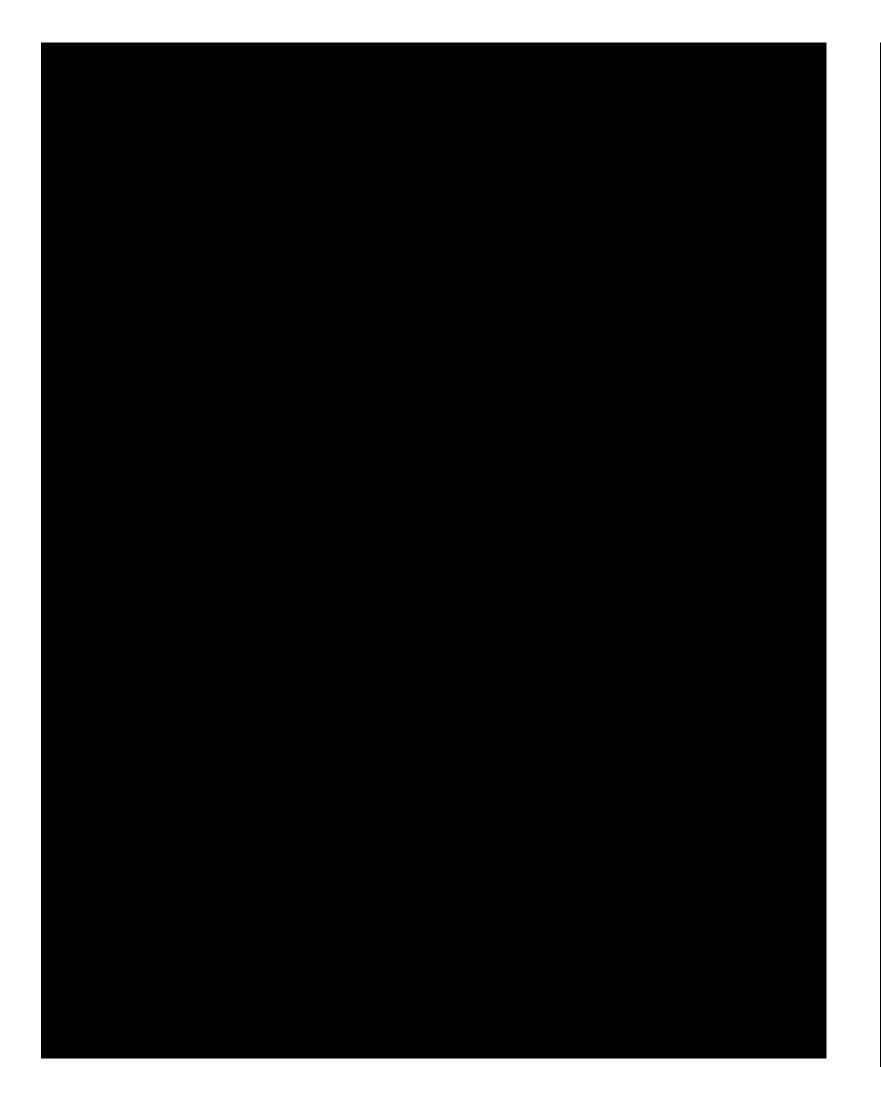
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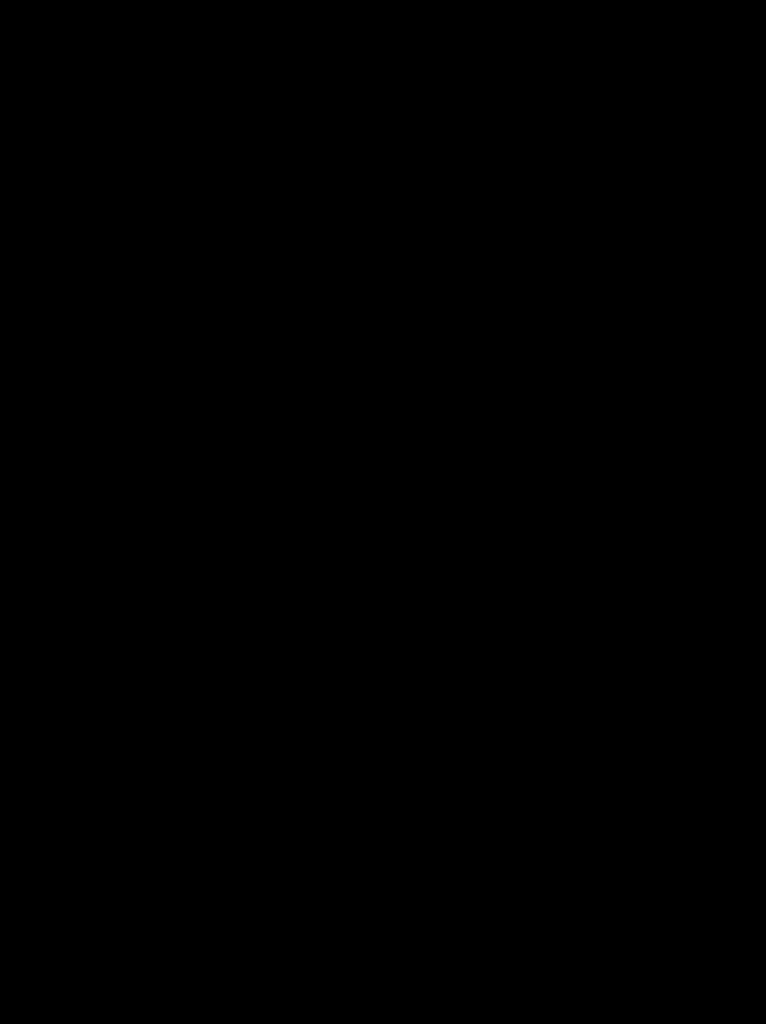
Details - Water

Lafayette Park Townhomes

City of Detroit Wayne County MICHIGAN

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Engineers
Surveyors
Planners

Landscape Architects

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Details - Gate

Lafayette Park Townhomes

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Project:	20459.00D	_