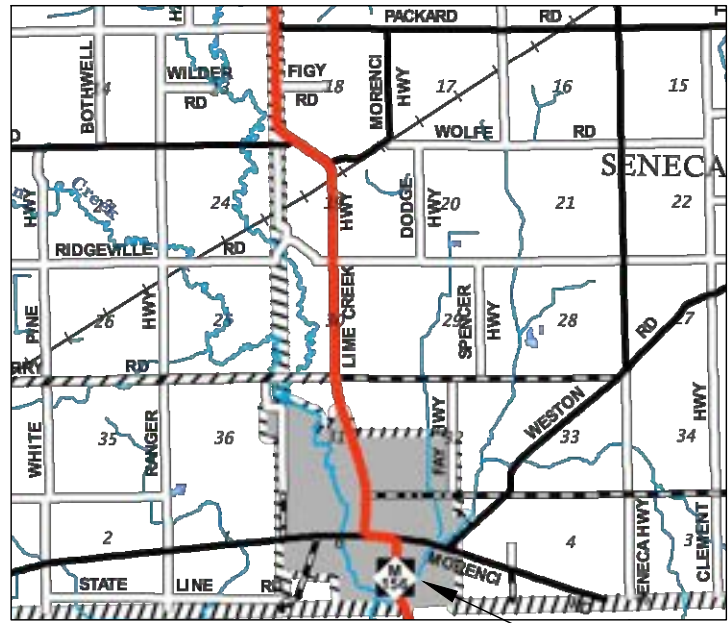
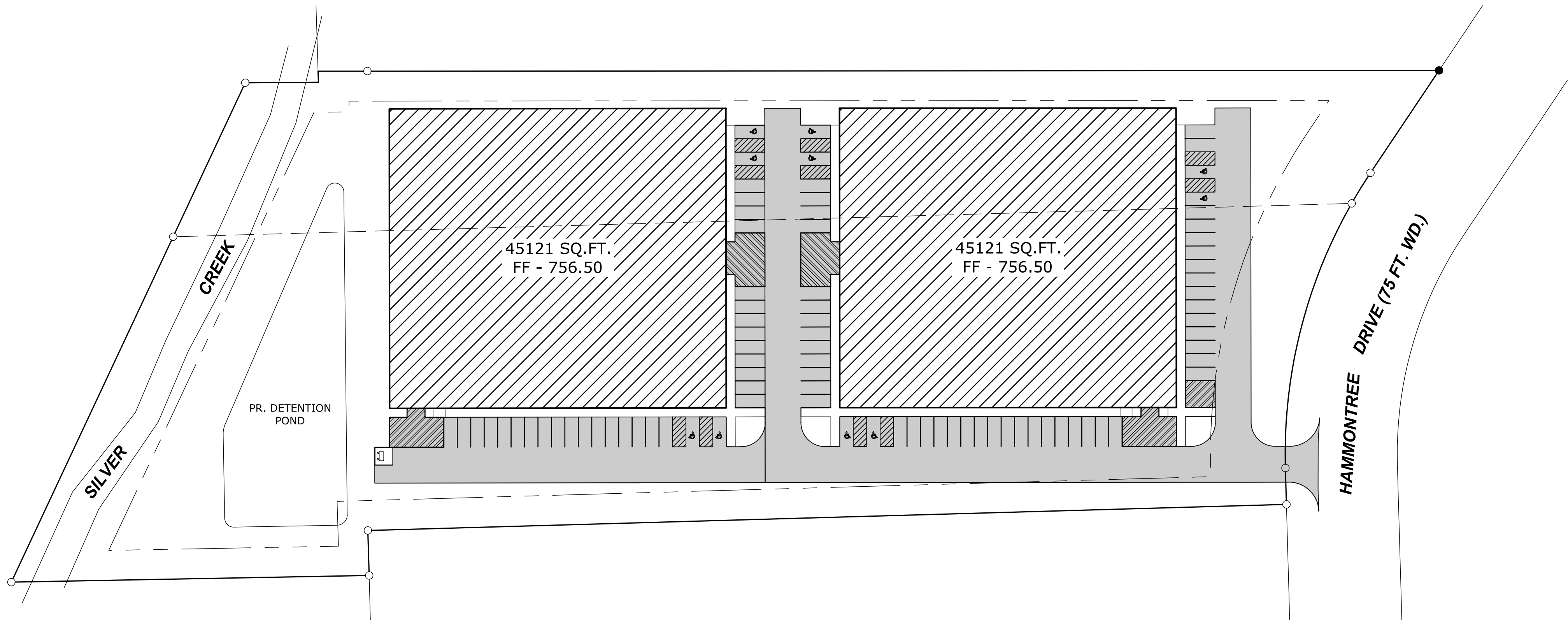
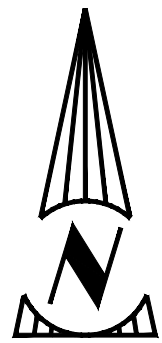


SITE PLAN
FOR
MORENCI BROTHERS
IN
CITY OF MORENCI,
LENAWEE COUNTY, MICHIGAN



VICINITY MAP
NOT TO SCALE



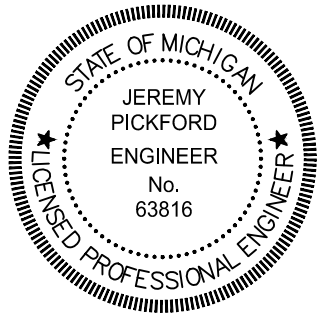
SITE PLAN DATA:
ZONING: I-2, SKYLINE INDUSTRIAL ZONING DISTRICT
ADJACENT ZONING: I-2, SKYLINE INDUSTRIAL ZONING DISTRICT
SETBACKS:
FRONT = 50'
SIDE = 20'
REAR = 50'

SITE AREA:
TOTAL SITE AREA = 5.64 ACRES (245,678 SQ.FT.)

BUILDING DATA:
USE GROUP = F-1 (AGRICULTURAL GROWING)
CONSTRUCTION TYPE = II/B
LOT AREA = 245,678 SQ.FT.
BUILDING AREA = 90,242 SQ.FT.
LOT COVERAGE = 36.7%

PARKING (INDUSTRIAL):
REQUIRED: FIVE (5) PLUS ONE (1) FOR EVERY ONE (1) AND ONE-HALF (1/2) EMPLOYEES IN THE LARGEST WORKING SHIFT.
PROPOSED: 75 SPACES PLUS 10 BARRIER FREE SPACES
PROPOSED PARKING = 85 SPACES

SIGN REQUIREMENTS:
PROPOSED SIGNAGE SHALL MEET CITY OF MORENCI SIGN ORDINANCE



Jeremy Pickford
Jeremy Pickford
Professional Engineer
No. 63816

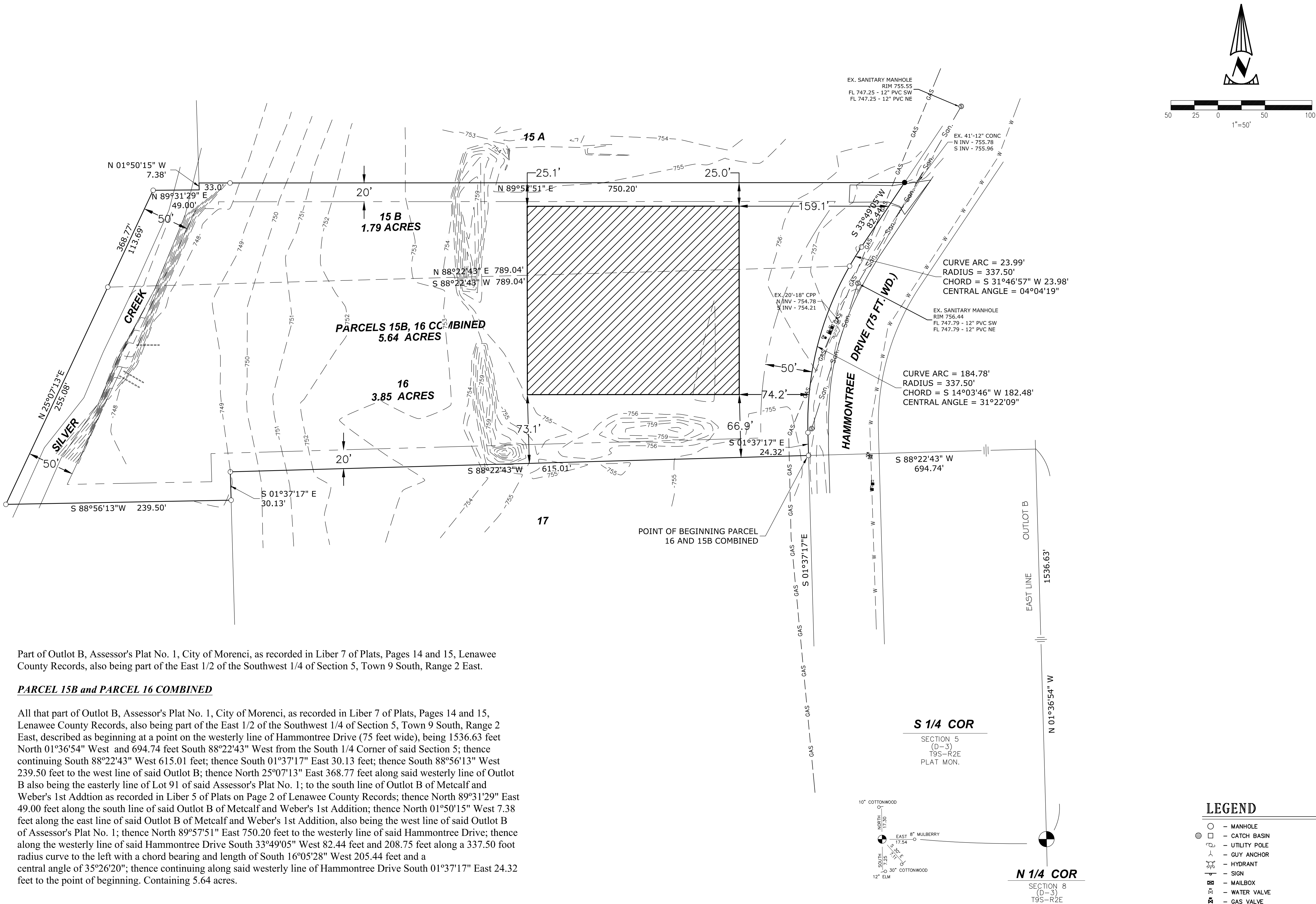
INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	GRADING & UTILITY PLAN
5	SESC PLAN
6	CONSTRUCTION DETAILS

LOCATION OF EXISTING UTILITIES
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DESCRIPTION		BY	DATE	NO.
CITY OF MORENCI COMMENTS 9/14/2020		JPP	09/17/2020	1
237 NORTH MAIN STREET ADRIAN, MI 49221 TEL: 517.263.4515 FAX: 517.263.4535				
PROJECT DATE: 06/19/2020				
PROJECT NO.: M640001				
DRAWN BY: JPP				
CHECKED BY: KLP				
ASSOCIATED ENGINEERS & SURVEYORS, INC. A SUBSIDIARY OF: Mannik Smith GROUP www.MannikSmithGroup.com				
PREPARED FOR: MORENCI BROTHERS HOLDING GROUP, LLC 520 HAMMONTREE DRIVE MORENCI, MI 49256				
MORENCI BROTHERS SITE PLAN LOT 16, SKYLINE INDUSTRIAL PARK MORENCI, MI 49256				
TITLE SHEET				
1	6			

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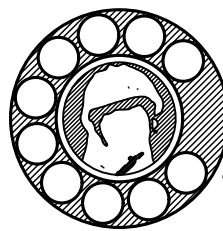
Part of Outlot B, Assessor's Plat No. 1, City of Morenci, as recorded in Liber 7 of Plats, Pages 14 and 15, Lenawee County Records, also being part of the East 1/2 of the Southwest 1/4 of Section 5, Town 9 South, Range 2 East.

PARCEL 15B and PARCEL 16 COMBINED

All that part of Outlot B, Assessor's Plat No. 1, City of Morenci, as recorded in Liber 7 of Plats, Pages 14 and 15, Lenawee County Records, also being part of the East 1/2 of the Southwest 1/4 of Section 5, Town 9 South, Range 2 East, described as beginning at a point on the westerly line of Hammontree Drive (75 feet wide), being 1536.63 feet North 01°36'54" West and 694.74 feet South 88°22'43" West from the South 1/4 Corner of said Section 5; thence continuing South 88°22'43" West 615.01 feet; thence South 01°37'17" East 30.13 feet; thence South 88°56'13" West 239.50 feet to the west line of said Outlot B; thence North 25°07'13" East 368.77 feet along said westerly line of Outlot B also being the easterly line of Lot 91 of said Assessor's Plat No. 1; to the south line of Outlot B of Metcalf and Weber's 1st Addition as recorded in Liber 5 of Plats on Page 2 of Lenawee County Records; thence North 89°31'29" East 49.00 feet along the south line of said Outlot B of Metcalf and Weber's 1st Addition; thence North 01°50'15" West 7.38 feet along the east line of said Outlot B of Metcalf and Weber's 1st Addition, also being the west line of said Outlot B of Assessor's Plat No. 1; thence North 89°57'51" East 750.20 feet to the westerly line of said Hammontree Drive; thence along the westerly line of said Hammontree Drive South 33°49'05" West 82.44 feet and 208.75 feet along a 337.50 foot radius curve to the left with a chord bearing and length of South 16°05'28" West 205.44 feet and a central angle of 35°26'20"; thence continuing along said westerly line of Hammontree Drive South 01°37'17" East 24.32 feet to the point of beginning. Containing 5.64 acres.

LOCATION OF EXISTING UTILITIES

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

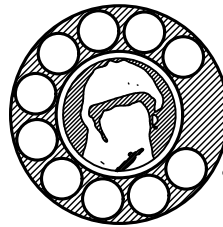
NO.	DATE	BY	DESCRIPTION
1	09/17/2020	JPP	CITY OF MORENCI COMMENTS 9/14/2020
237 NORTH MAIN STREET ADRIAN, MI 49221 TEL: 517.263.4515 FAX: 517.263.4535			
PROJECT DATE: 06/19/2020 PROJECT NO.: M604001 DRAWN BY: JPP CHECKED BY: KLP			
ASSOCIATED ENGINEERS & SURVEYORS, INC. A SUBSIDIARY OF: Mannik Smith GROUP www.MannikSmithGroup.com			
PREPARED FOR: MORENCI BROTHERS HOLDING GROUP, LLC 520 HAMMONTREE DRIVE MORENCI, MI 49256			
MORENCI BROTHERS SITE PLAN LOT 16, SKYLINE INDUSTRIAL PARK MORENCI, MI 49256			
EXISTING CONDITIONS			
2	6		

PLANT LIST

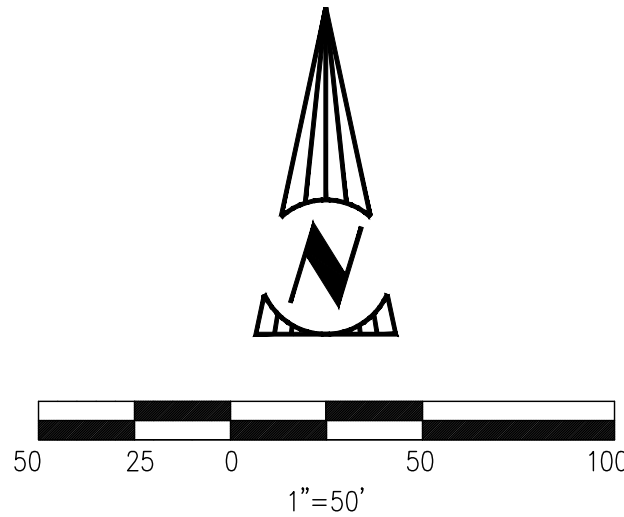
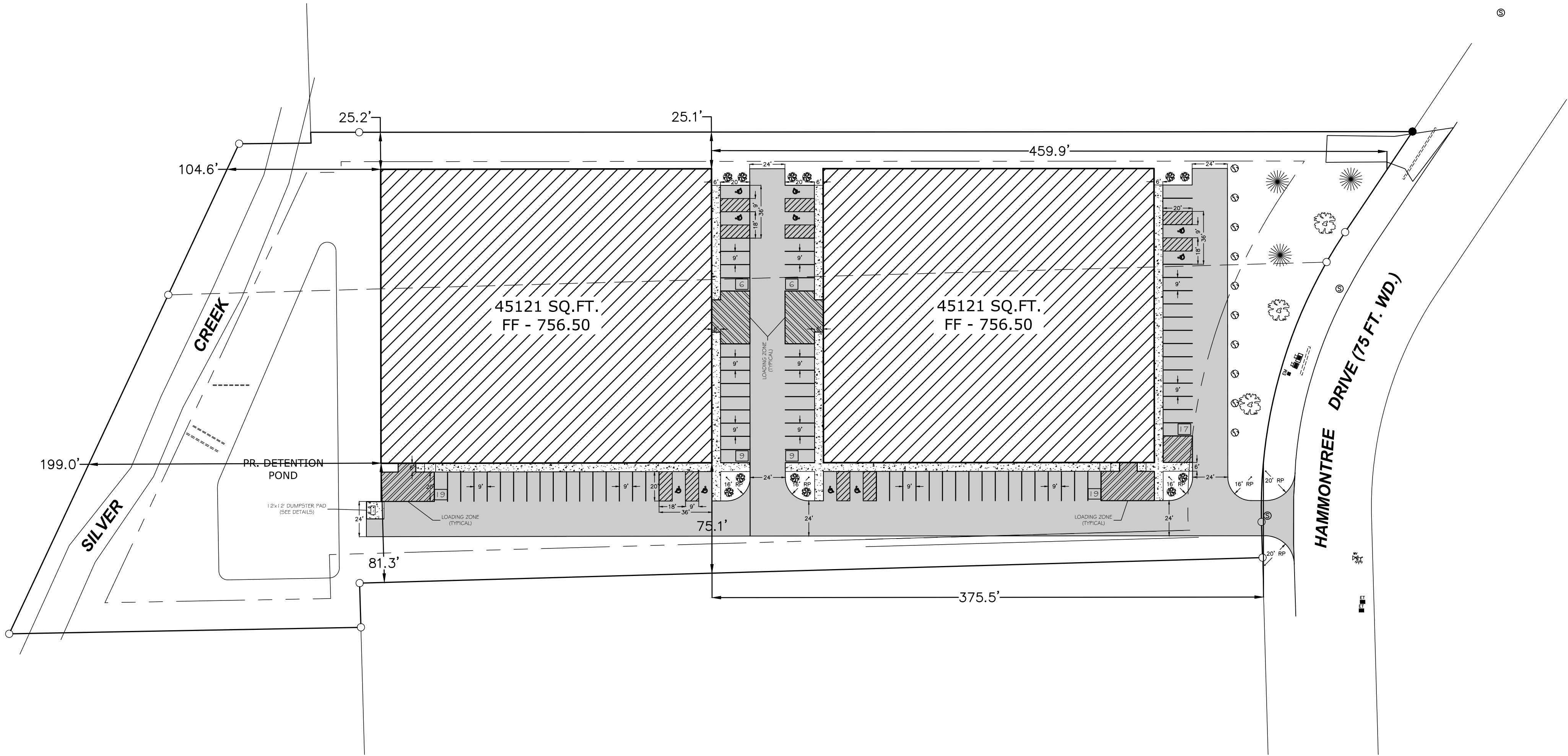
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME		SIZE	
	3	Acer Rubrum	Red Maple	2	In.	Cal.
	10	Thuja Occidentalis	Arborvitae	2-3'	ft.	Hgt.
	3	Pinus Strobus	White Pine	5'-6'	ft.	Hgt.
	10	Caprifoliaceae	Minuet Weigela	3'-4'	ft.	Hgt.

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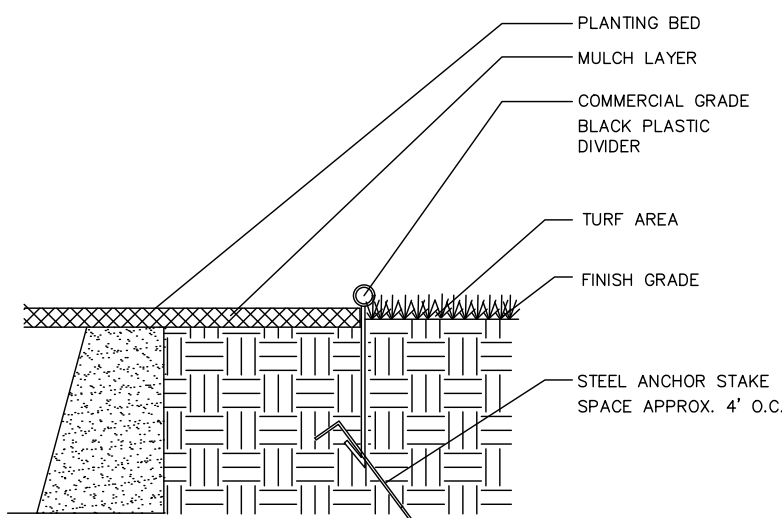
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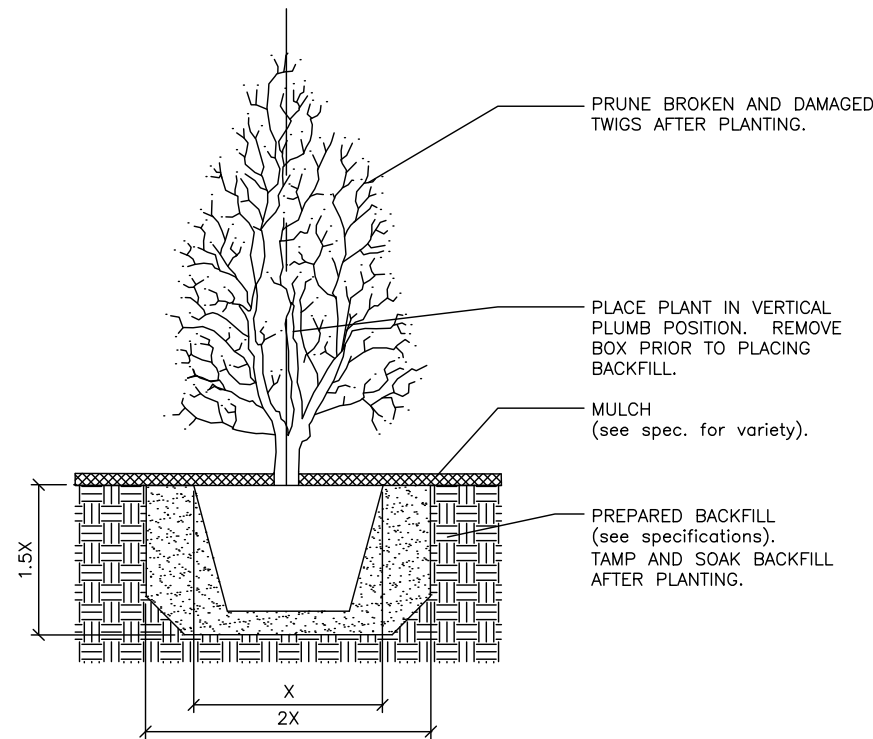
PROTOTYPE PLANTING NOTES

- ALL LANDSCAPE PLANS SHALL MEET ALL LOCAL CODES AND REQUIREMENTS. WHERE THESE PLANS CALL FOR MATERIALS OF LARGER SIZE, GREATER QUANTITIES, OR GENERALLY HIGHER STANDARDS THEY SHALL SUPERCEDE. PROVIDED PLANS CAN STILL MEET CODE.
- MINIMUM CONTAINER SIZE FOR SHRUBS SHALL BE 2 GAL., EXCEPT: SHRUBS PLANTED WITHIN 25' OF FRONT ENTRANCE AND COURTYARD SHRUBS SHALL BE 5 GAL. MIN. FOR TIERED PLANTINGS (SEE NOTE 3). ONLY THE BACKGROUND SHRUBS NEED BE 5 GAL. OR LARGER.
- TIERED PLANTINGS: PLANTINGS AT FRONT ENTRANCE AND IN KEY AREAS OF COURTYARD (AT SEATING AREAS, PATIO ENTRY, POOL AND PAVILLION AREAS) SHALL BE TIERED, HAVING LARGER, PREDOMINANTLY EVERGREEN SHRUBS TO THE REAR, 2'-3' MIXED SHRUBS IN FRONT OF THE LARGER ONES, AND EVERGREEN GROUNDCOVER, PERENNIALS, AND ANNUALS IN THE FOREGROUND.
- ANNUAL BEDS SHALL BE LOCATED AT THE FRONT ENTRY, AT THE MONUMENT SIGN(S), AND NEAR THE PATIO SEATING. BUDGET PERMITTING, POTS MAY BE PLACED AROUND THE POOL AREAS WITH ANNUALS. SEE SPECIFICATIONS FOR POTS TO BE PROVIDED AND INSTALLED BY APPROPRIATE FOR THE SPECIES.
- IVY AND SIMILAR GROUNDCOVER MAY BE PLANTED FROM FLATS. ALL OTHER GROUNDCOVERS, PERENNIALS, MASS-PLANTED LOW SHRUBS SHALL BE 4-POT, QUART OR 1 GAL. AS IS APPROPRIATE FOR THE SPECIES.
- EDGING: 6" COMMERCIAL GRADE BLACK PLASTIC EDGING SHALL BE USED TO SEPARATE ALL PLANTING BEDS FROM ALL TURF AREAS. WHERE PLANTING BEDS ARE LOCATED NEXT TO SIDEWALKS, EDGING SHALL BE PLACED ALONG THE PAVED SURFACE TO PREVENT WASHOUT OF MULCH (EXCEPTION: IF GRAVEL MULCHES ARE USED SUCH AS IN THE SOUTHWEST SINCE THESE ARE NOT TYPICALLY TOP-DRESSED ON AN ANNUAL BASIS).
- MONUMENT SIGNS SHOULD BE PLACED ON RAISED KNOBS OR BERMS WHEN POSSIBLE SO THAT ANNUAL COLOR IS "DRAPED" DOWN SIDES, MAXIMIZING VISIBILITY AND IMPACT.
- ANNUAL AND PERENNIAL COLOR SHOULD BE PLANTED IN MASSES TO MAXIMIZE COLOR DISPLAY, AND TO FACILITATE MAINTENANCE AND IRRIGATION NEEDS.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. SYSTEM SHALL BE DESIGNED (OR DESIGN-BUILD) SUCH THAT ADJACENT WALKS AND PAVING REMAIN DRY DURING OPERATION.
- LOW-VOLTAGE LIGHTING SHALL BE LOCATED BY LANDSCAPE ARCHITECT ON THEIR DRAWINGS. COORDINATE L.V. TRANSFORMER LOCATION WITH ELECTRICAL ENGINEER. POOL DECK AND THE SPORT COURT HAVE SEPARATE LINE-VOLTAGE LIGHTING. LANDSCAPE LIGHTING SHOULD HIGHLIGHT SPECIFIC TREES AND PROVIDE ENOUGH INCIDENTIAL LIGHT TO THE WALKS. VERIFY WITH LOCAL CODES.
- REFER TO PROTOTYPE PLANTING AND IRRIGATION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- ALL GRASS AREAS TO BE SOODED.
- LANDSCAPE CONTRACTOR TO PROVIDE ALL PLANT AND POTTING MATERIAL FOR ALL FLOWER POTS AND PLANTERS.

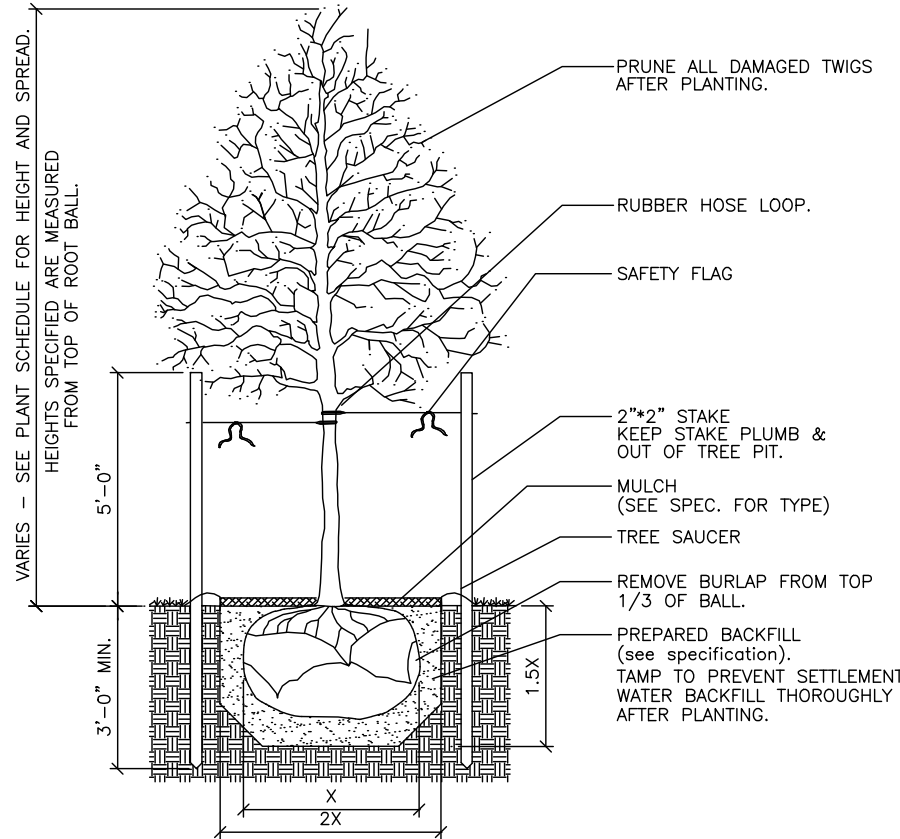
NOTE: TREES WITHOUT CENTRAL LEADERS WILL NOT BE ACCEPTED.
NOTE: CANOPY SHALL ACCOUNT FOR 2/3 OF TOTAL HEIGHT UNLESS OTHERWISE INDICATED ON PLANT SCHEDULE.



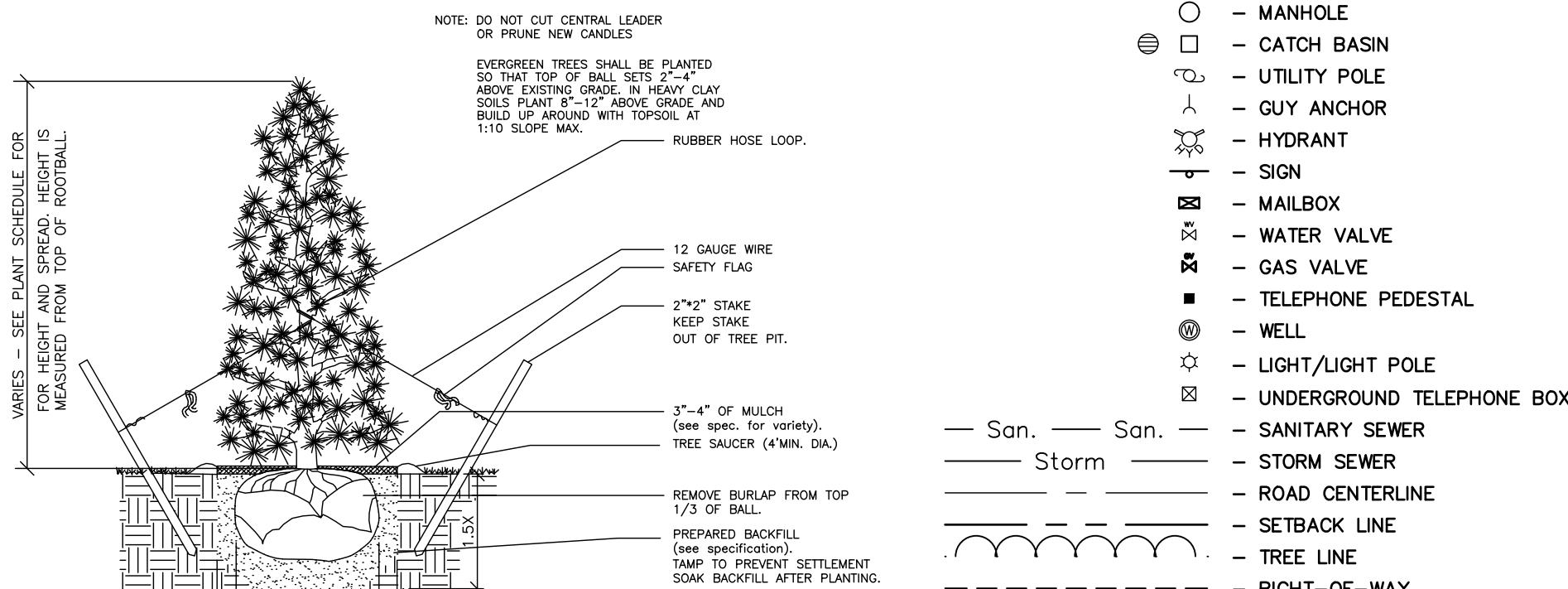
1 EDGING DETAIL
BLACK PLASTIC TYPE N.T.S.



2 SHRUB PLANTING DETAIL
N.T.S.



3 TREE PLANTING & STAKING DETAIL
N.T.S.



4 CONIFER PLANTING & STAKING DETAIL
N.T.S.

LEGEND

- MANHOLE
- CATCH BASIN
- UTILITY POLE
- GUY ANCHOR
- HYDRANT
- SIGN
- MAILBOX
- WATER VALVE
- GAS VALVE
- TELEPHONE PEDESTAL
- WELL
- LIGHT/LIGHT POLE
- UNDERGROUND TELEPHONE BOX
- San. San. — SANITARY SEWER
- Storm — STORM SEWER
- ROAD CENTERLINE
- SETBACK LINE
- TREE LINE
- RIGHT-OF-WAY
- OHC/E/F/T — OVERHEAD UTILITY ELECTRIC
- UGT — UNDERGROUND TELEPHONE
- GAS — UNDERGROUND GAS

PREPARED FOR:

MORENCI BROTHERS
HOLDING GROUP, LLC

520 HAMMONTREE DRIVE
MORENCI, MI 49256

MORENCI BROTHERS

SITE PLAN

LOT 16, SKYLINE INDUSTRIAL PARK
MORENCI, MI 49256

SITE PLAN

DESCRIPTION

CITY OF MORENCI COMMENTS 9/14/2020

BY

JPP

DATE

09/17/2020

NO.

1

237 NORTH MAIN STREET
ADRIAN, MI 49221
TEL: 517.263.4515
FAX: 517.263.4535

PROJECT DATE: 06/19/2020

PROJECT NO.: M640001

DRAWN BY: JPP

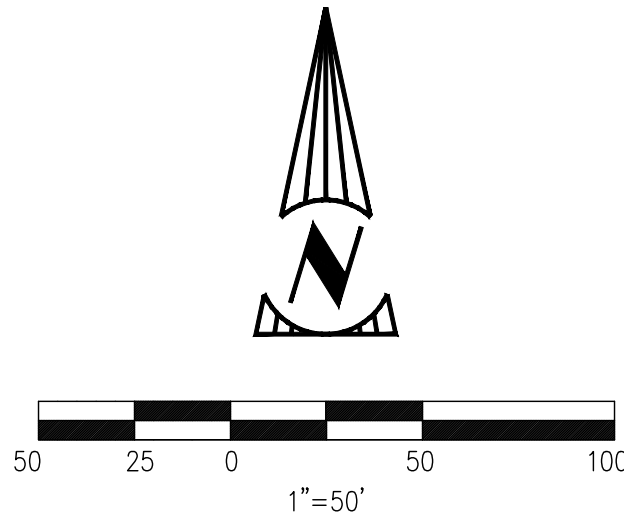
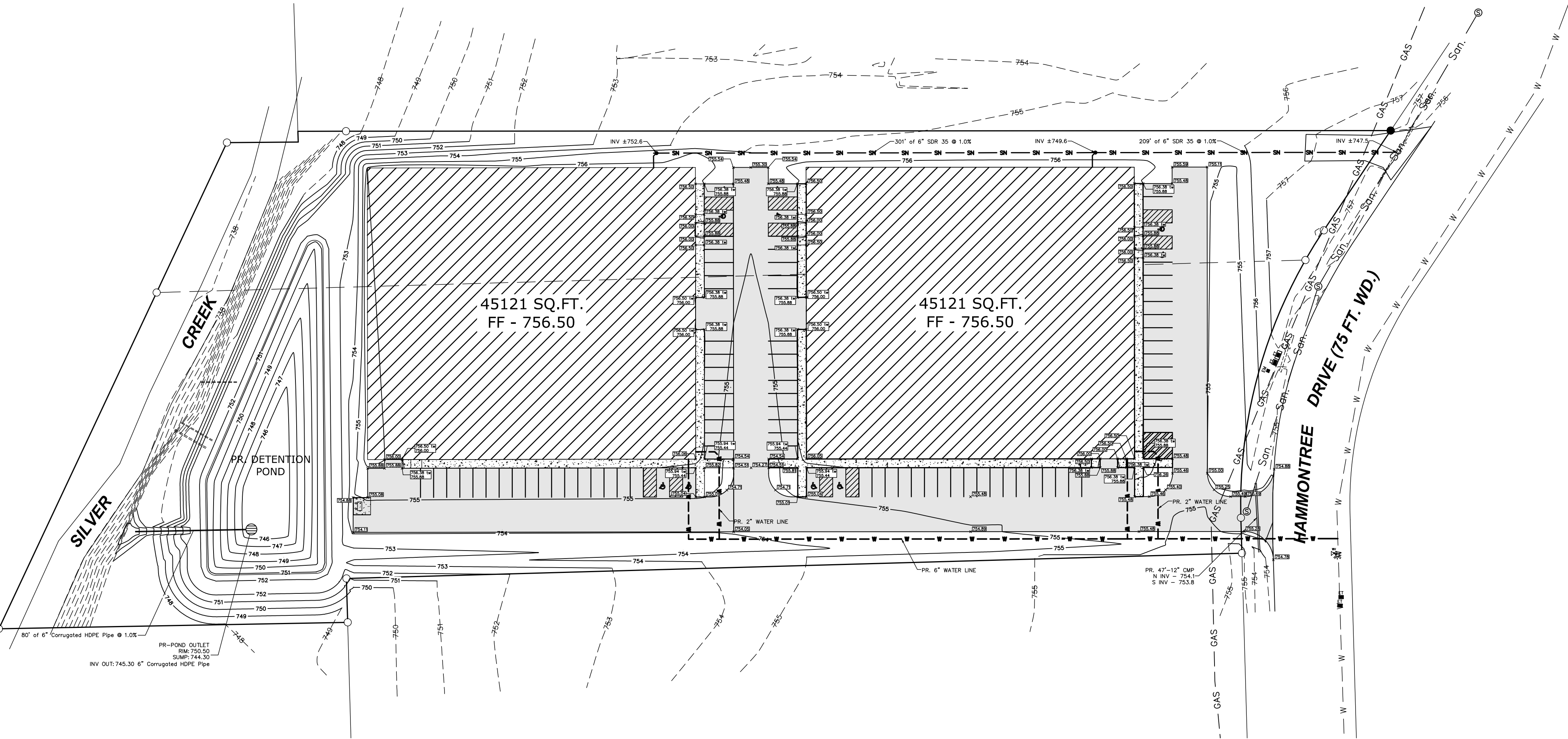
CHECKED BY: KLP

ASSOCIATED ENGINEERS & SURVEYORS, INC.

A SUBSIDIARY OF:



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GENERAL NOTES:

1. PROVIDE UNIFORM SLOPE BETWEEN NOTED ELEVATIONS.
2. ADA PARKING SPACES MAX GRADE IN ANY DIRECTION 2.0%.
3. ALL STORM SEWER PIPE SHALL BE ADS N-12 HDPE PIPE (IN ACCORDANCE WITH ASTM D-1248 OR D-3350) OR AS NOTED ON PLANS.
4. STORM SEWER MUST BE INSTALLED USING A LASER ALIGNMENT SYSTEM.
5. ALL CATCH BASINS ARE TO BE CONSTRUCTED WITH SUMPS AND WITHOUT TRAPS.
6. ALL MANHOLE STRUCTURES SHALL BE 1 FT. LESS THAN SPECIFIED DEPTH FROM FINISH GRADE (NOT INCLUDING CASTING). CONTRACTOR SHALL USE PRECAST ADJUSTING RINGS TO RAISE STRUCTURE TO FINISH GRADE.
7. RAMPS SHALL MEET ALL ADA GUIDELINES. SLOPES ARE NOT TO EXCEED 1:12 SLOPE.

GENERAL GRADING SPECIFICATIONS:

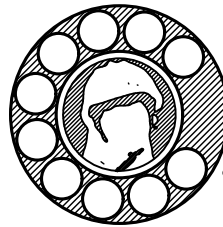
1. ALL LAWN AREAS TO RECEIVE A MINIMUM OF 4" TOPSOIL; ALL PLANTING AREAS TO RECEIVE A MINIMUM OF 6" TOPSOIL.
2. ON-SITE STOCKPILED TOPSOIL MAY BE REUSED IN PROPOSED GREEN SPACE AREAS.
3. TOPSOIL SHALL BE FREE FROM ADMIXTURE OF SUBSOIL, HEAVY CLAY, COARSE SAND, STONE, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL.
4. ALL AREAS TO BE SEEDED ARE TO BE FREE FROM WEEDS AND ROCKS 3/4" DIAMETER OR LARGER.
5. ALL AREAS DISTURBED SHALL BE MACHINE RAKED A MINIMUM OF ONE TIME TO ENSURE THE GRADED AREAS ARE LEVEL AND READY FOR THE LANDSCAPE CONTRACTOR.

SITE GRADING NOTE:

A BALANCED GRADING PLAN IS NOT PROVIDED. THE CONTRACTOR IS RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS AS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

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(TOLL FREE)

LEGEND

- - MANHOLE
- - CATCH BASIN
- ⋈ - UTILITY POLE
- ⋈ - GUY ANCHOR
- ⋈ - HYDRANT
- ⋈ - SIGN
- ⋈ - MAILBOX
- ⋈ - WATER VALVE
- ⋈ - GAS VALVE
- ⋈ - TELEPHONE PEDESTAL
- ⋈ - WELL
- ⋈ - LIGHT/LIGHT POLE
- ⋈ - UNDERGROUND TELEPHONE BOX
- ⋈ - SANITARY SEWER
- ⋈ - STORM SEWER
- ⋈ - ROAD CENTERLINE
- ⋈ - SETBACK LINE
- ⋈ - TREE LINE
- ⋈ - RIGHT-OF-WAY
- ⋈ - OVERHEAD UTILITY ELECTRIC
- ⋈ - UNDERGROUND TELEPHONE
- ⋈ - UNDERGROUND GAS
- ⋈ - PROPOSED WATER LINE
- ⋈ - PROPOSED SANITARY SEWER

PREPARED FOR:
**MORENCI BROTHERS
HOLDING GROUP, LLC**
520 HAMMONTREE DRIVE
MORENCI, MI 49256

**MORENCI BROTHERS
SITE PLAN**
LOT 16, SKYLINE INDUSTRIAL PARK
MORENCI, MI 49256

**GRADING & UTILITY
PLAN**

ASSOCIATED ENGINEERS & SURVEYORS, INC.
A SUBSIDIARY OF:
**Mannik
Smith
GROUP**
TECHNICAL SKILL
CREATIVE SPIRIT
www.MannikSmithGroup.com

237 NORTH MAIN STREET
ADRIAN, MI 49221
TEL: 517.263.4515
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PROJECT DATE: 06/19/2020
PROJECT NO.: M640001
DRAWN BY: JPP
CHECKED BY: KLP

NO. 1

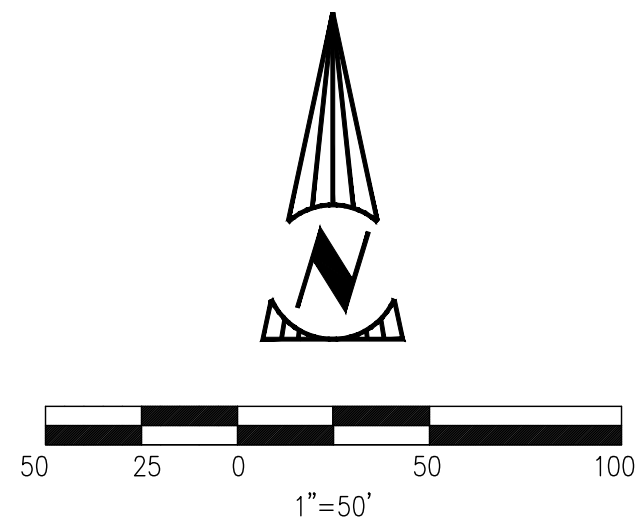
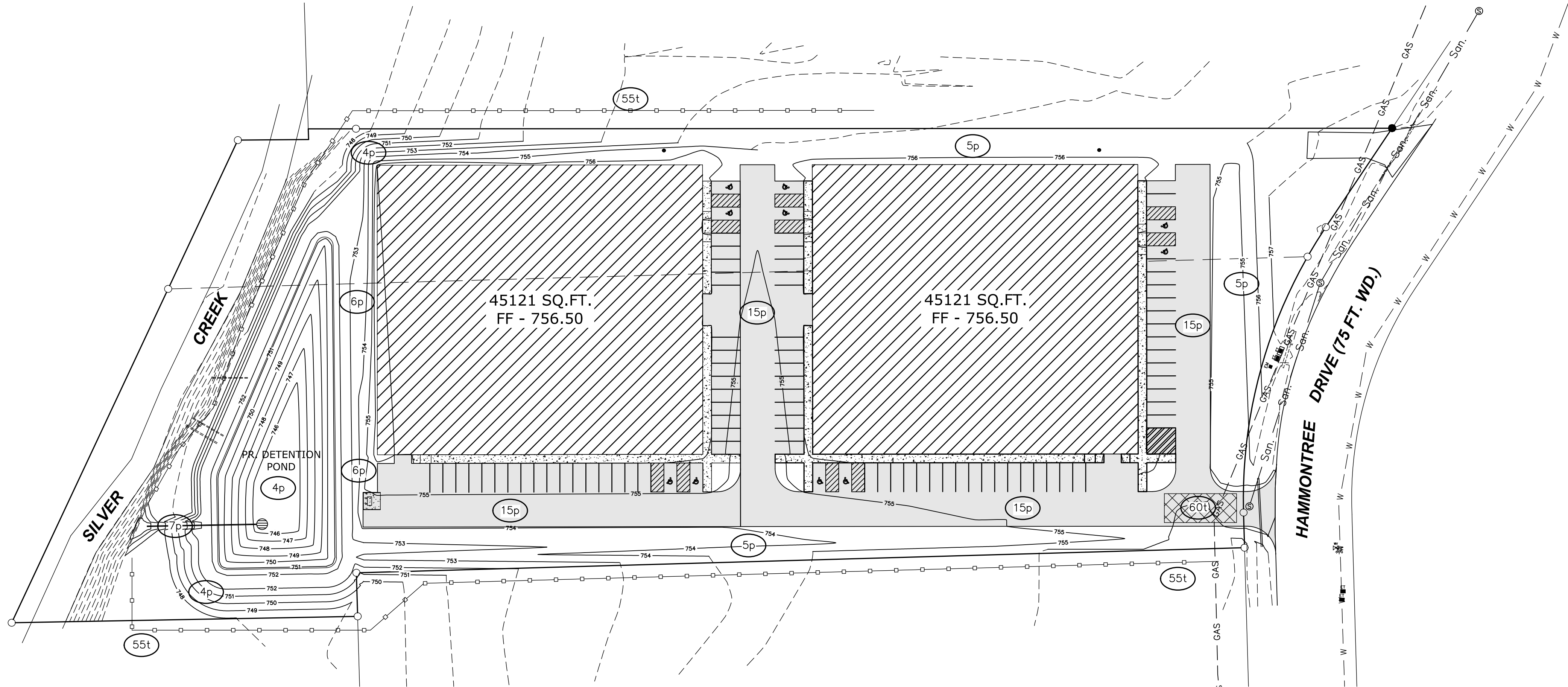
DATE

BY

DESCRIPTION

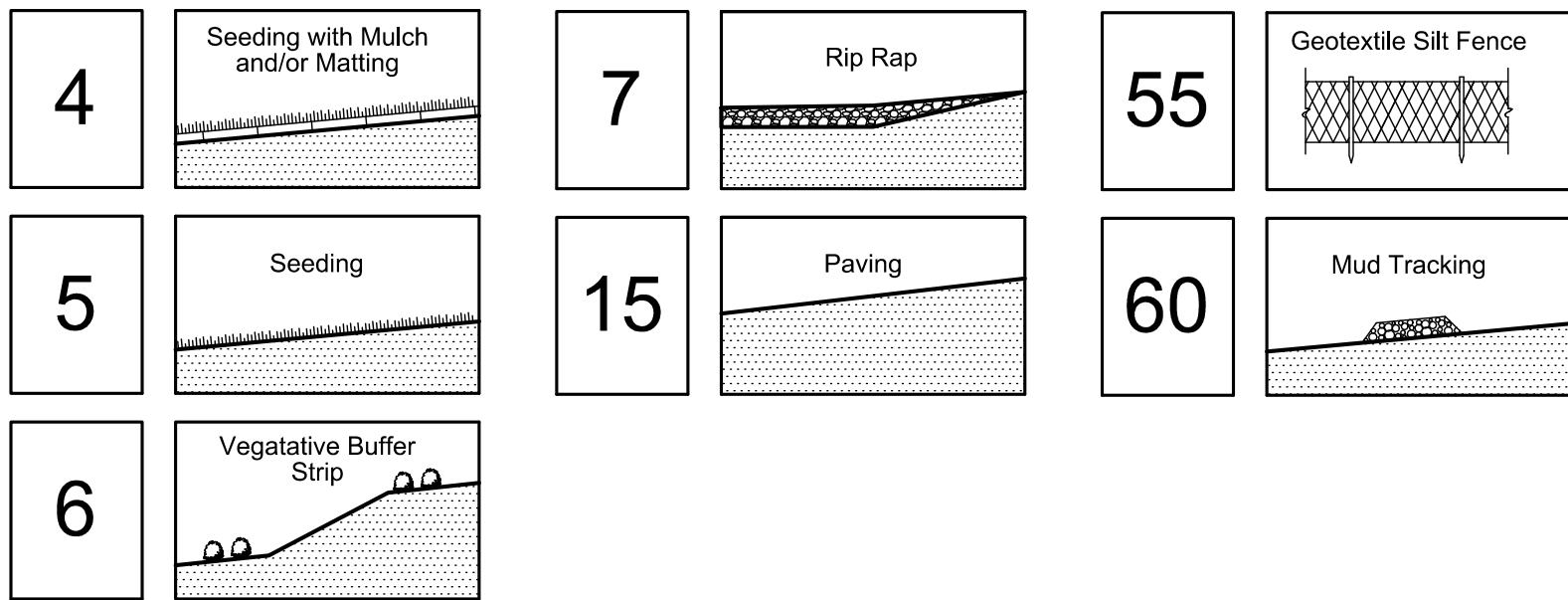
CITY OF MORENCI COMMENTS 9/14/2020

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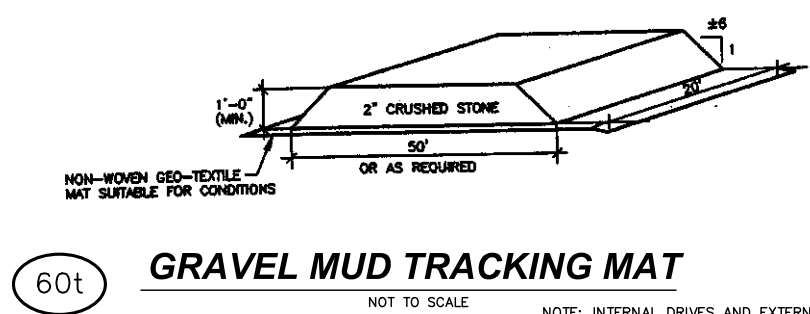
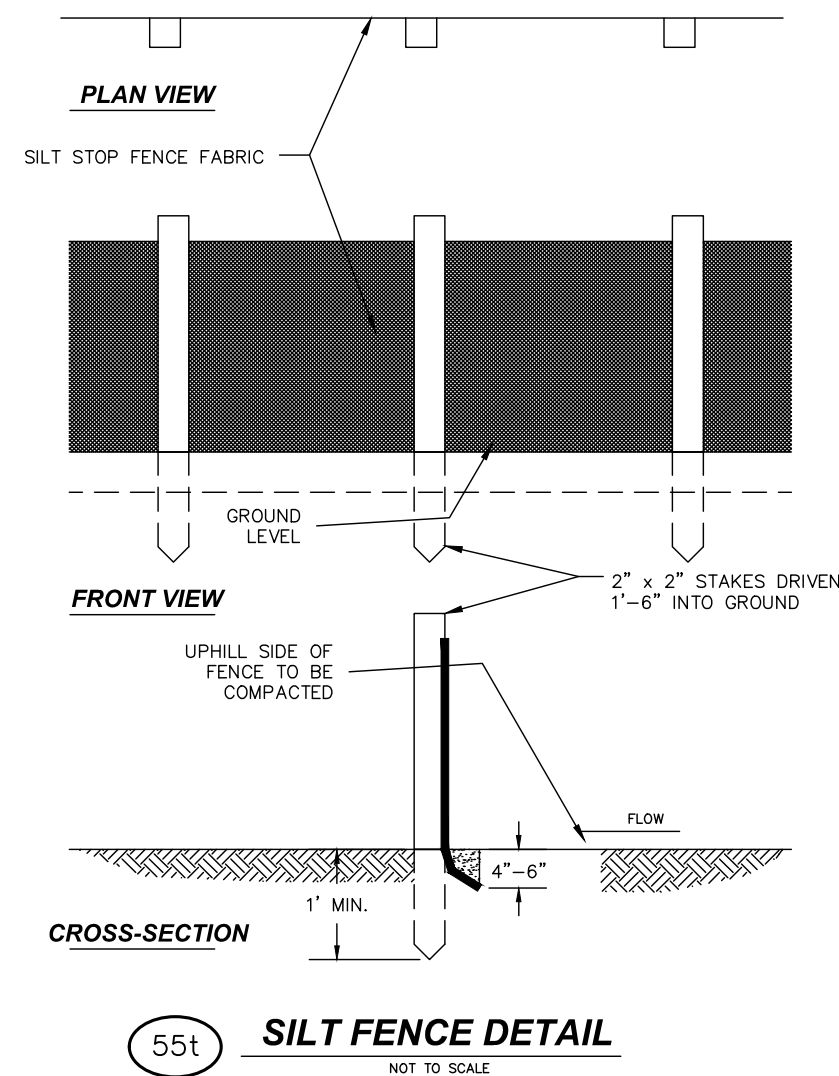
SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

t - INDICATES TEMPORARY CONTROL MEASURE
p - INDICATES PERMANENT CONTROL MEASURE

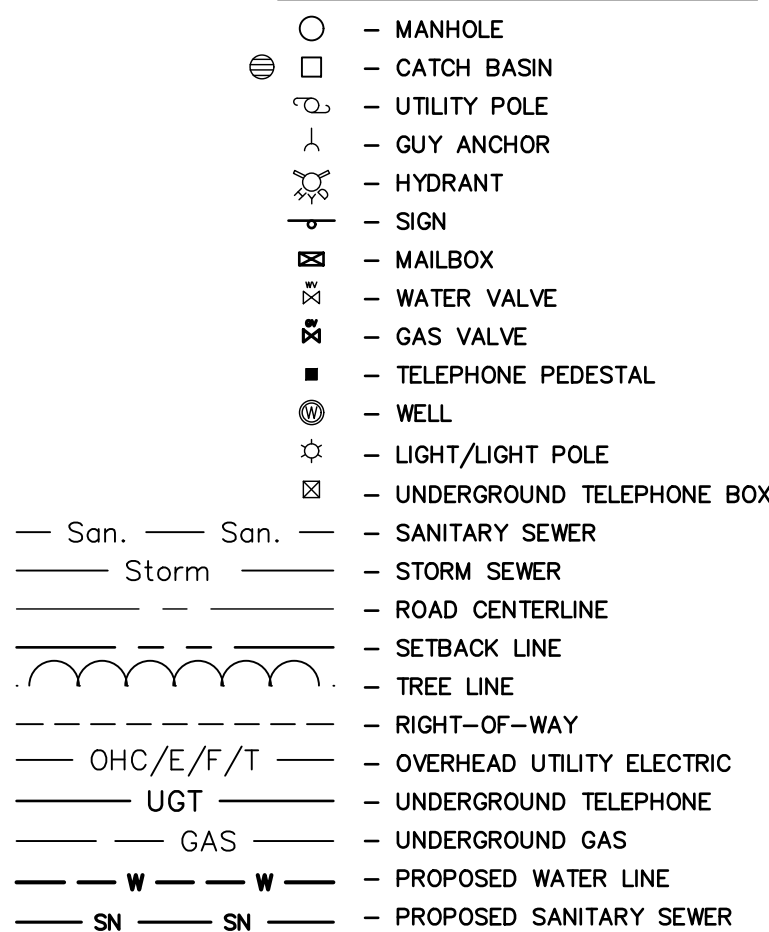


Soil Erosion Control Notes:

1. All unpaved disturbed areas will be topsoiled, seeded and mulched; slopes greater than 5:1 will be seeded and matted, within 5 days of establishing the final grades.
2. Contractor will maintain all necessary soil erosion control devices until soil stabilization has occurred.
3. Appropriate emergency access will be provided and documented prior to construction.
4. The Contractor will be responsible for balancing the earthwork and for trucking off and disposing of all excess soil material.
5. The Contractor is responsible for the methods and means to properly contain, filter, remove and dispose of the sediment generated by the construction operations.
6. Construction safety and road, sidewalk and site access are the sole responsibility of the Contractors.
7. A soil erosion and sedimentation control permit is required from the Lenawee County Drain Commission.
8. The Contractor shall clean the streets daily after each mud tracking event.



LEGEND



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PREPARED FOR:

MORENCI BROTHERS
HOLDING GROUP, LLC
520 HAMMONTREE DRIVE
MORENCI, MI 49256

MORENCI BROTHERS
SITE PLAN
LOT 16, SKYLINE INDUSTRIAL PARK
MORENCI, MI 49256

SOIL EROSION AND
SEDIMENTATION CONTROL
PLAN

5

6

ASSOCIATED ENGINEERS & SURVEYORS, INC.

A SUBSIDIARY OF:



237 NORTH MAIN STREET
ADRIAN, MI 49221

TEL: 517.263.4515
FAX: 517.263.4535

PROJECT DATE: 06/19/2020

PROJECT NO.: M604001

DRAWN BY: JPP

CHECKED BY: KLP

DESCRIPTION

CITY OF MORENCI COMMENTS 9/14/2020

BY

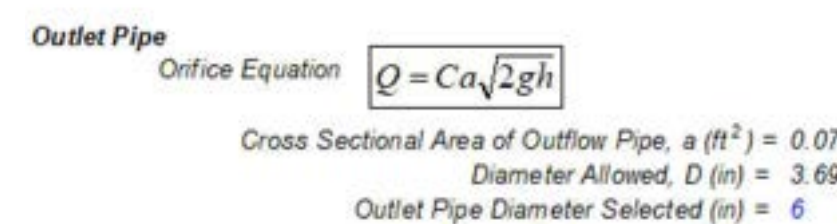
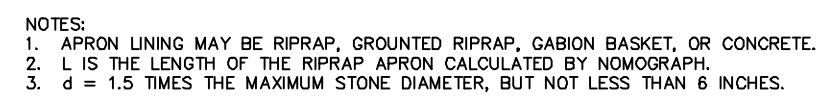
JPP

DATE

09/17/2020

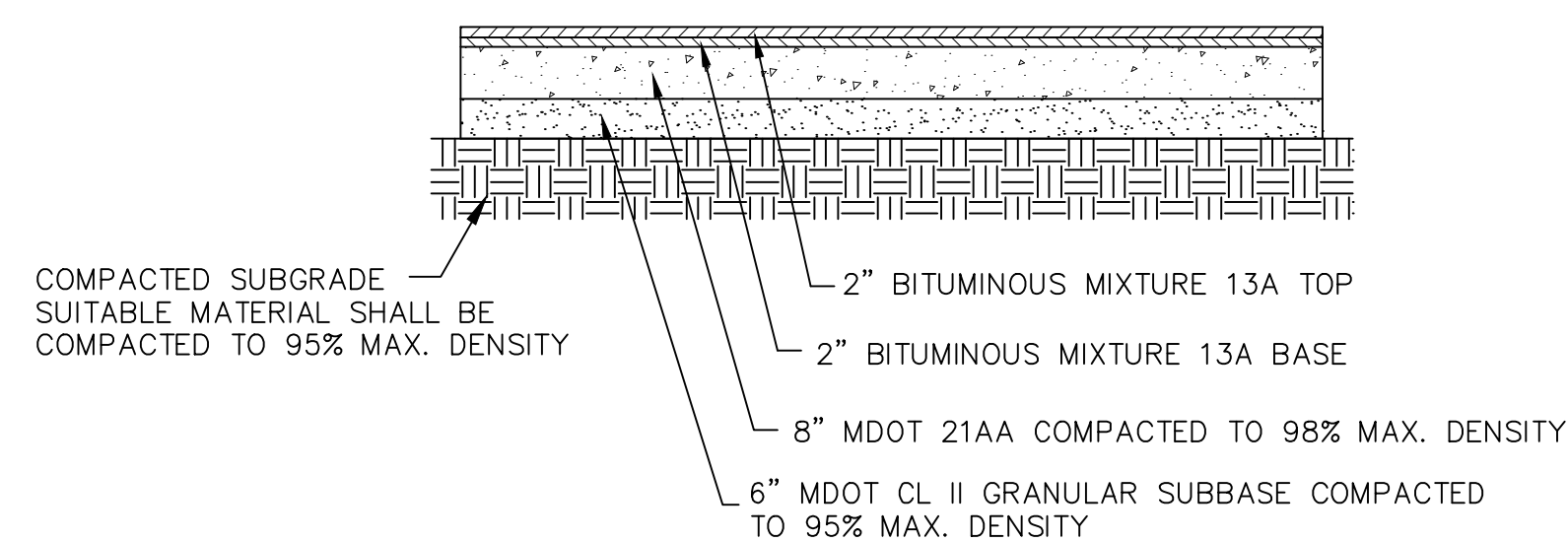
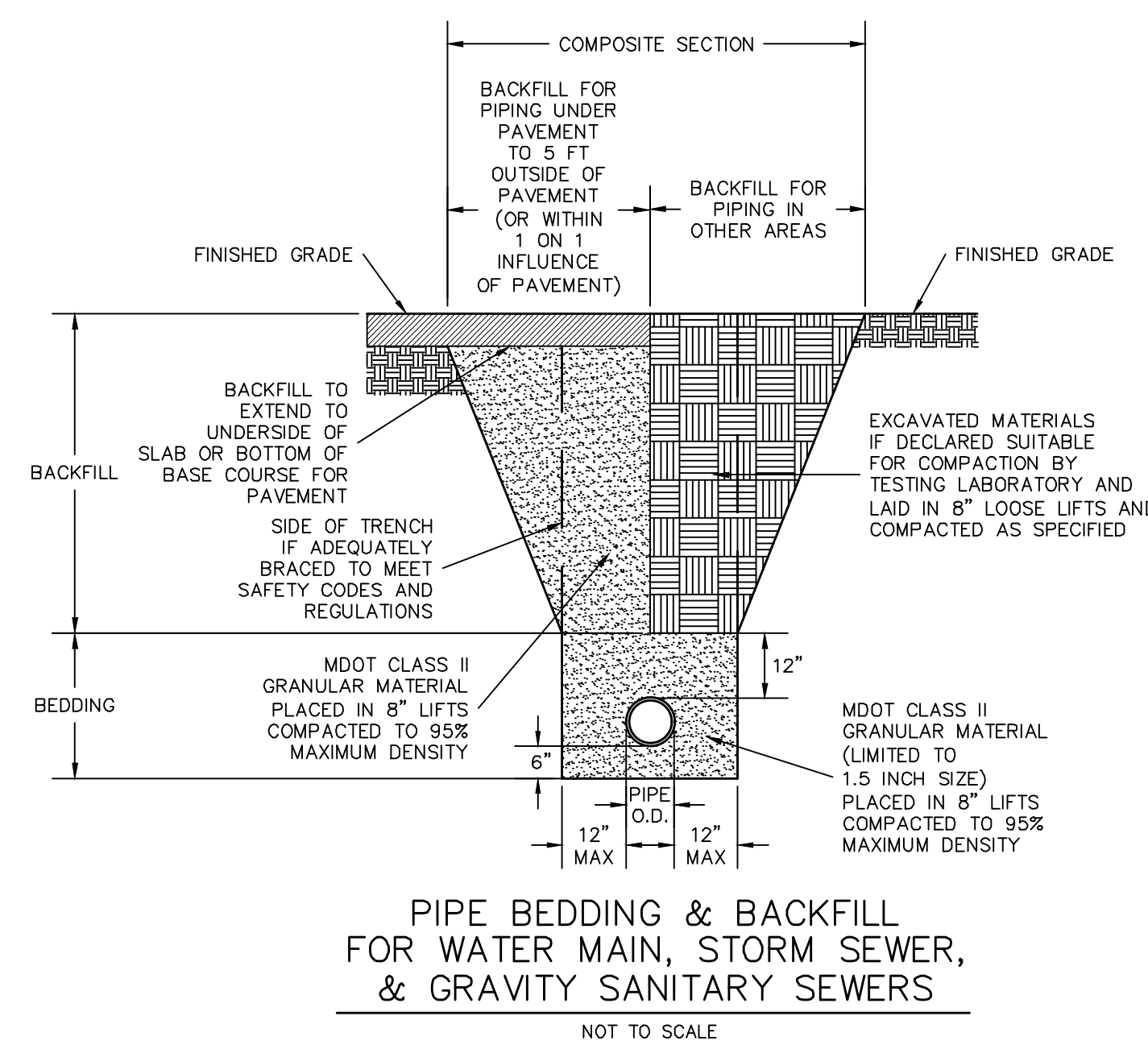
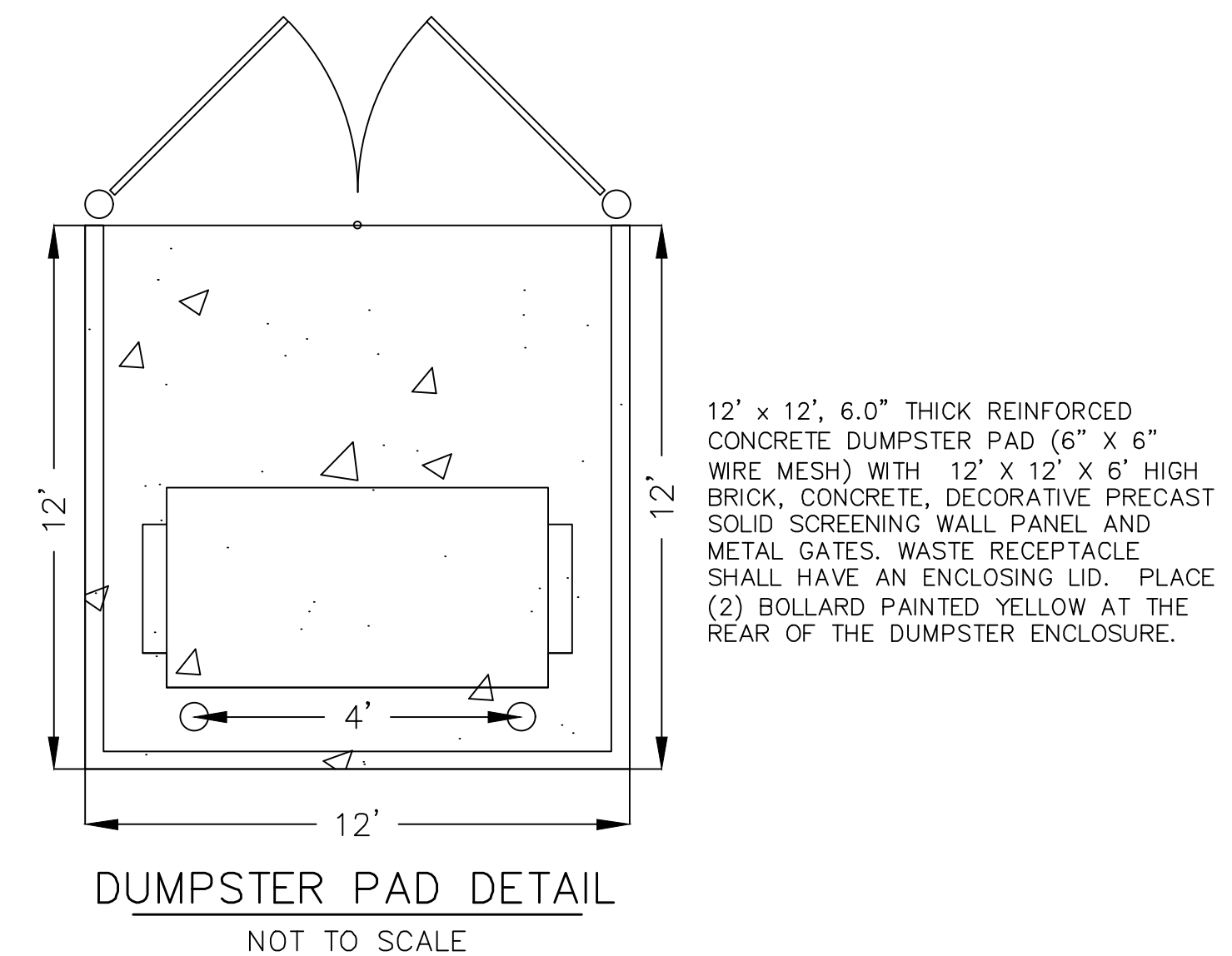
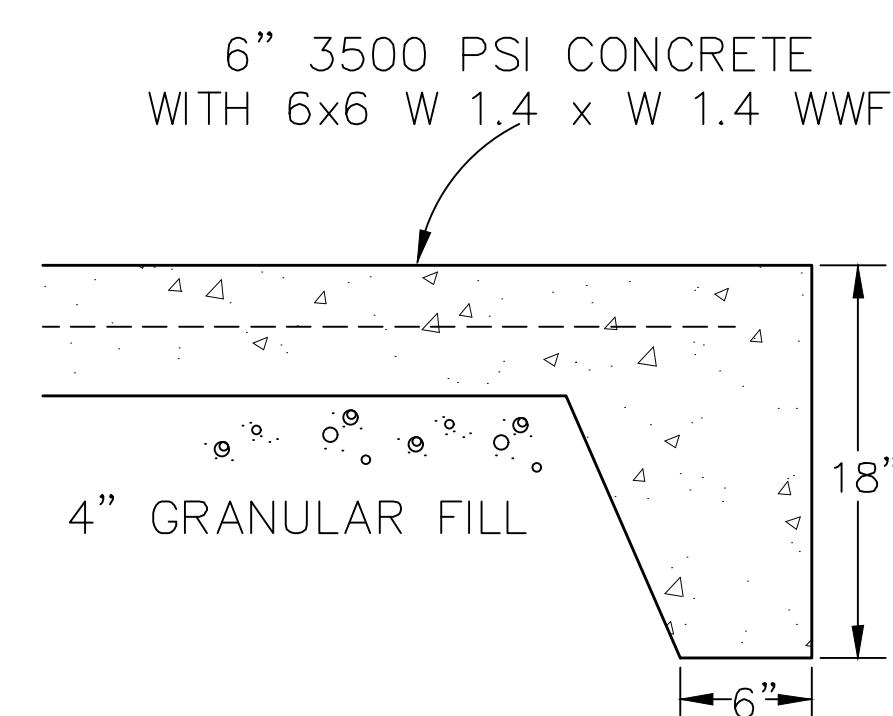
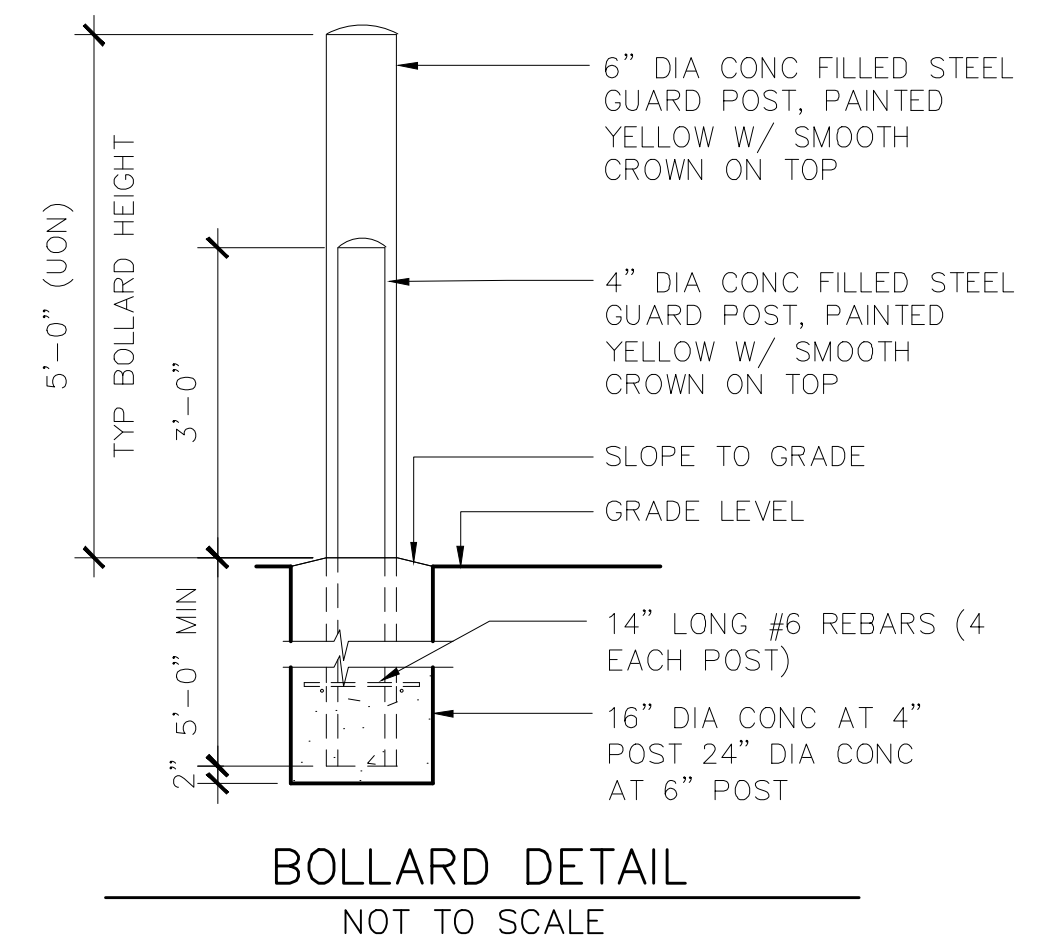
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1



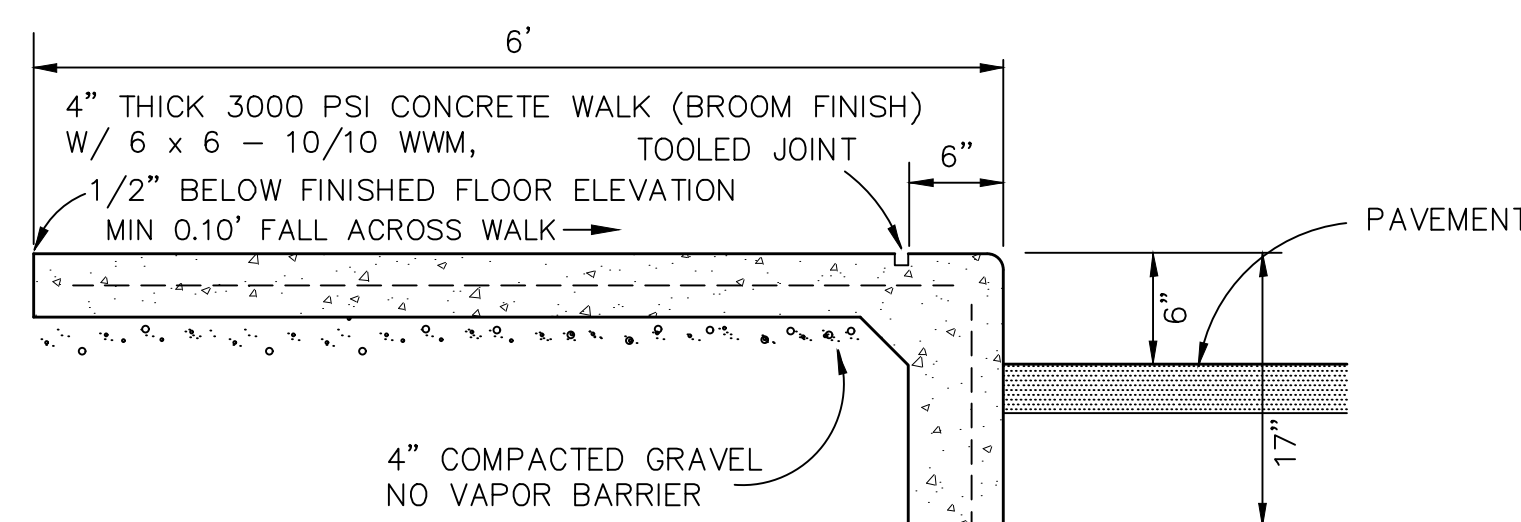
Office Size for Bankfull Flood		
Depth from basin bottom to first flush =	4.50 ft.	
h ave =	3.00 ft.	
Flow through first flush office at bankflow storage elevation =	0.227 cfs	
Time to dewater the basin should be between 24 and 40 hours.		
Check time to dewater through the first flush office.		
Time = volume bankfull flood / flow through first flush office =	32.9 hrs.	
Volume through 5 , 1" diamter holes in 24 hours =	19650 cu. ft.	
Remaining volume =	7260 cu. ft.	
Discharge for the bankfull office =	0.084 cfs	
Place office at first flush storage elevation =	747.80	
Depth from first flush to bankfull flood =	2.70 ft.	
h ave =	1.80 ft.	
Area of office =	0.013 sq. ft.	
Number of 1" holes required =	3	

Detention Pond Volume Elevation	Area (sq. ft.)	Avg. Area (sq. ft.)	Storage (cu. ft.)	Volume Total (cu. ft.)
746	2,069			2,760
747	3,451	2,760	2,760	2,760
747.8 ft	4,806	4,128	3,303	6,066
748	5,179	4,993	999	7,065
749	7,255	6,217	6,217	13,282
750	9,675	8,465	8,465	21,747
750.5 bf	10,991	10,333	5,167	26,914
751.2	12,900	11,945	8,362	35,276
Pond = Top of pond elevation		35,272 Cu. Ft. 751.2	1306.36 Cu. Yd.	



TYPICAL PARKING LOT PAVEMENT SECTION

NOT TO SCALE



TYPICAL INTEGRAL WALK SECTION

NOT TO SCALE