

Orchard Meadows Development

PROJECT DESCRIPTION

Phase 1 and 2 of Orchard Meadows is being developed by Casa Developments as a Site Condominium development for 68 single family homes. This project is the first of its kind in Monroe Township as the roads through the site are private and will be turned over to the homeowners association upon completion of the site.

The 31-acre property has been designated for single family residence for more than a decade however the project didn't come to fruition until early 2003. The primary obstacle had been providing a suitable outlet for storm drainage.

MSG was retained to present a drainage study to Monroe Township and obtained use of a privately owned 21" storm sewer. With cooperation from Monroe Township, an agreement was reached allowing the project to move forward with construction finally commencing in mid-2005.

MSG provided the full range of civil engineering services including: surveying, preparation of construction plans, preparation of condominium documents, coordination with local authorities and utility companies, wetlands site assessment, obtaining local agency approvals and permits, representation at public meetings, construction staking and construction management.

LOCATION

Monroe, Michigan

CLIENT

Casa Developments



SERVICES PROVIDED

- ◆ Surveying
- ◆ Wetland Site Assessment
- ◆ Wetland Permitting
- ◆ Wetland Mitigation
- ◆ Site Design & Engineering
- ◆ Entry Landscaping
- ◆ Bidding Assistance
- ◆ Contract Negotiations
- ◆ Construction Management
- ◆ Construction Staking
- ◆ Lot Staking & Monumentation

