

**PINE STREET
TOWNHOMES**

Corktown Housing
211 West Fort St., Suite 1620
Detroit, MI 48226



STEVEN C. FLUM, INC.
architecture • urban planning

3105 Holbrook Street, Hamtramck, MI 48212
VM: 313.831.2844 WEB: stevenflum.com



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REV.	DESCRIPTION	DATE
1	SITE PLAN REVIEW	04.04.17
2	CONST DOCUMENTS	01.12.18

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SHEET DESCRIPTION:
ARCHITECTURAL SITE /
UTILITY PLAN
PARCELA

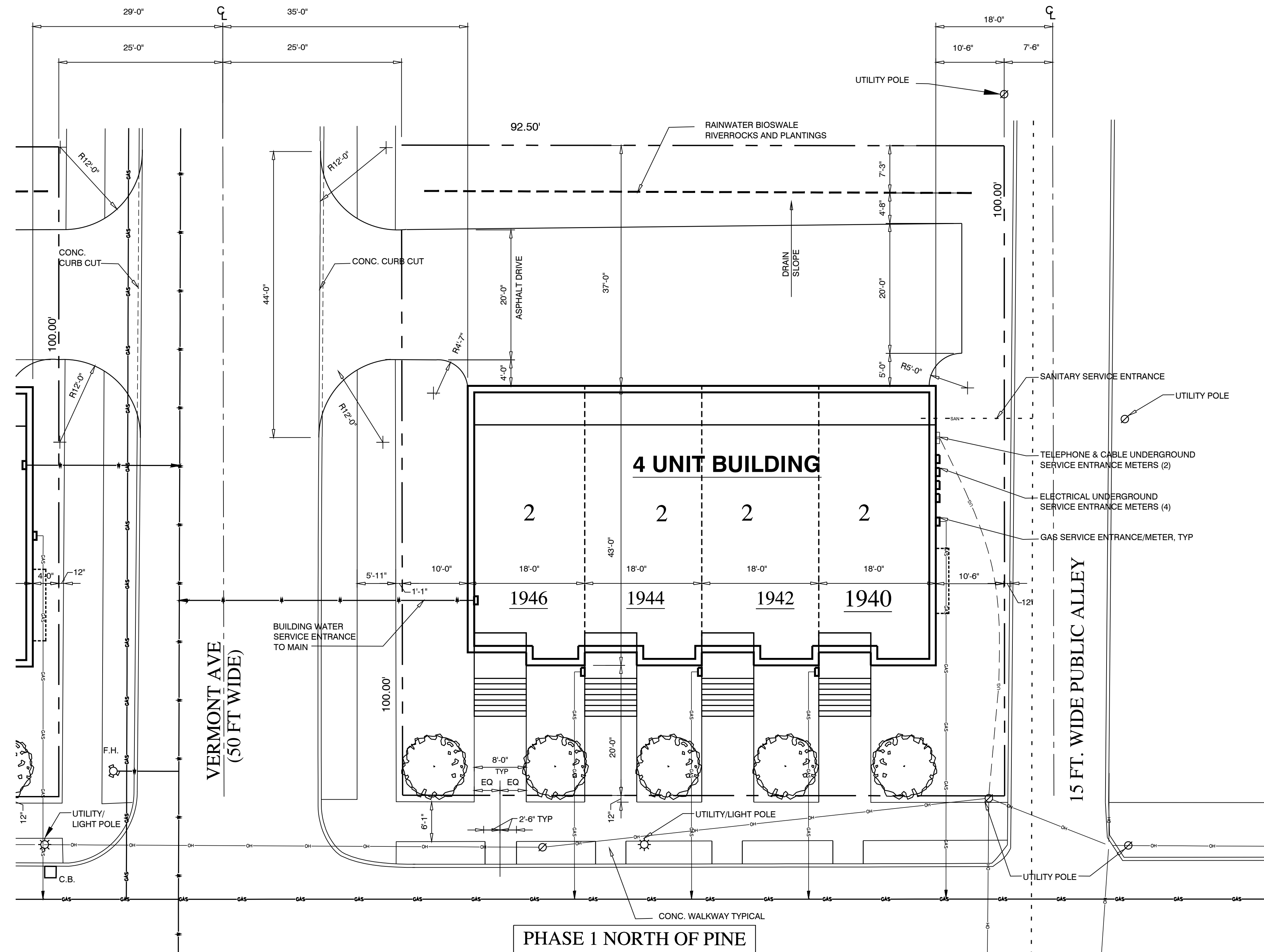
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SCALE: 1" = 10'-0"

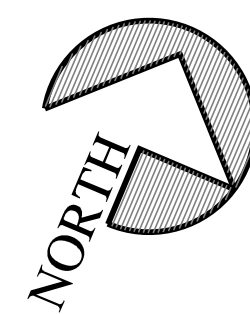
DATE: 12 JANUARY 2018

JOB NO SHEET NO

1463 A0.1



PHASE 1 NORTH OF PINE



ARCHITECTURAL SITE /UTILITY PLAN
SCALE: 1" = 10'-0"

LEGEND

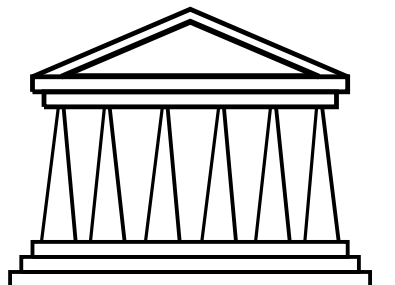
- - - - -	STORM SEWER	○	LIGHT POLE
- - - - -	SANITARY SEWER	⊗	UTILITY POLE
— — — — —	OVERHEAD LINES	□	CATCH BASIN
— — — — —	UNDERGROUND LINES	⊕	FIRE HYDRANT
— — — — —	WATER	⊙	PERSONHOLE
— — — — —	GAS		

NOTE:
MATCH EXISTING GRADES WHERE NO PROPOSED
GRADES ARE SHOWN

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△	SITE PLAN REVIEW	04.04.17
△	CONST DOCUMENTS	01.12.18

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SHEET DESCRIPTION:
ARCHITECTURAL SITE
OVERALL PHASING PLAN

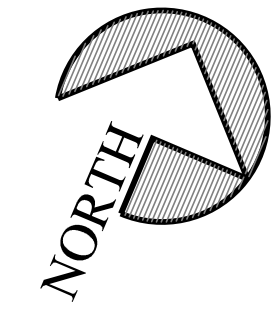
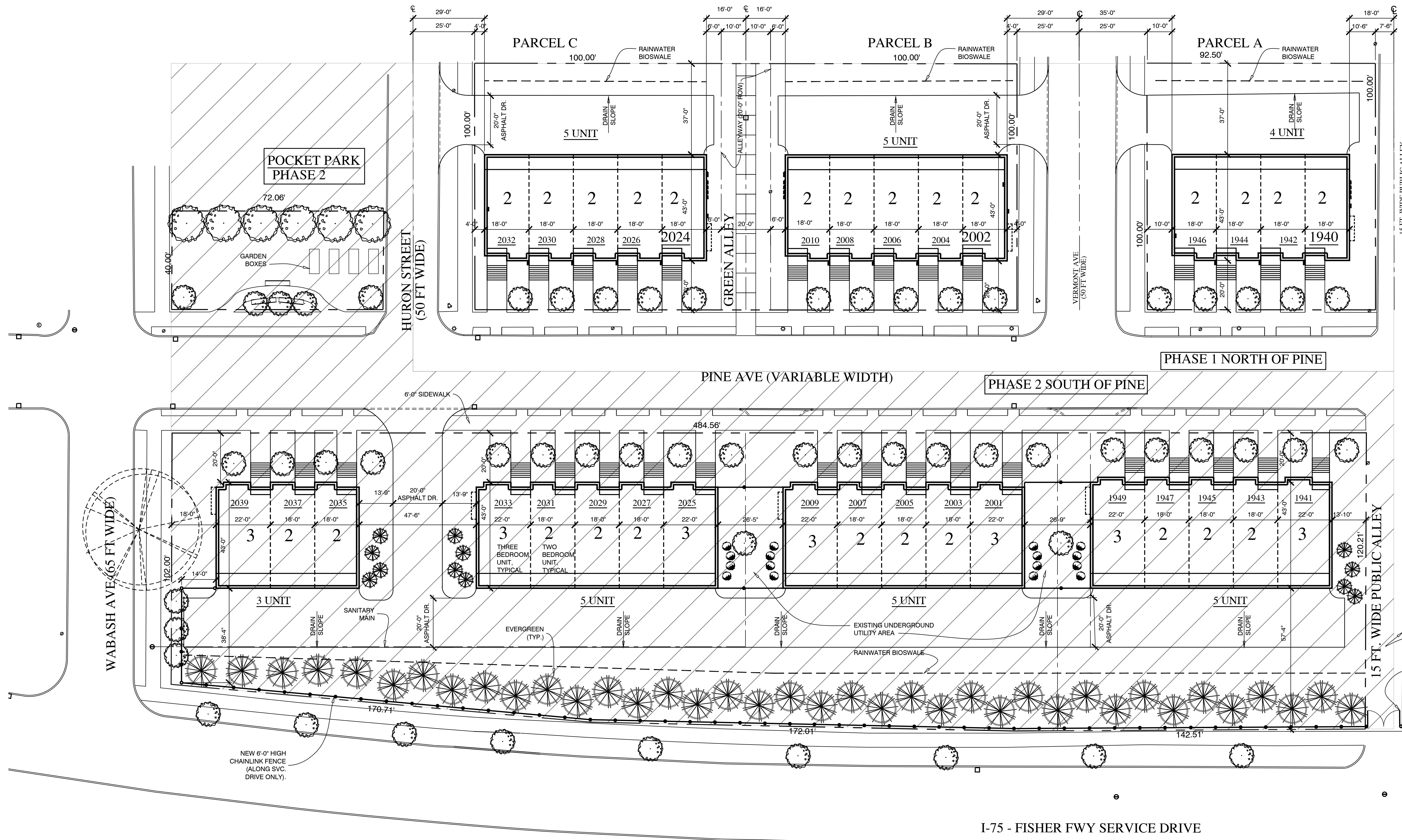
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SCALE: 1" = 20'-0"

DATE: 12 JANUARY 2018

JOB NO SHEET NO

1463 AS1.0



1 ARCHITECTURAL SITE PHASING PLAN

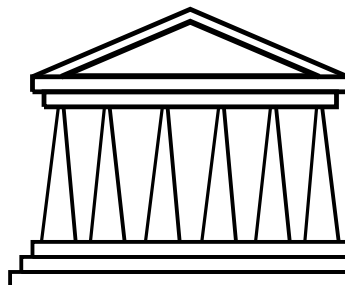
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- PHASE 1- NORTH
- PHASE 2 - SOUTH

1/12/2018 10:00 AM: P:\two\FlumNew\1463\cover.dwg 1/12/2018 10:00 AM: P:\two\FlumNew\1463\cover.dwg

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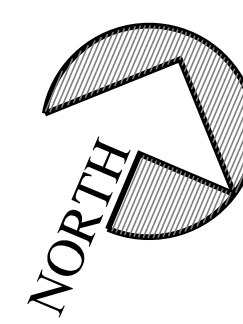
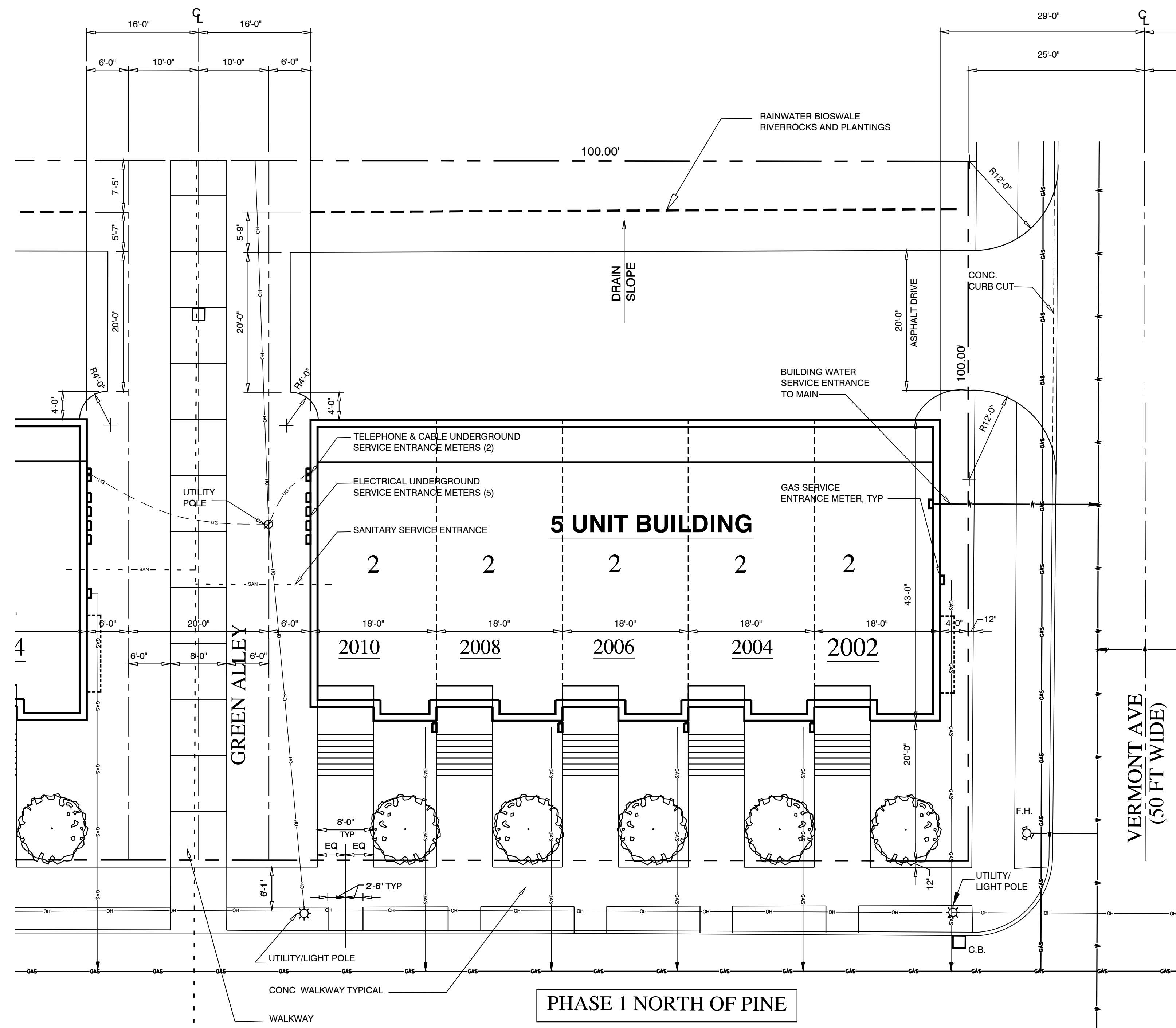
SHEET DESCRIPTION:
ARCHITECTURAL SITE /
UTILITY PLAN
PARCEL B

DRAWN: EEM CHECKED: SCF

SCALE: 1" = 10'-0"

DATE: 12 JANUARY 2018

JOB NO: 1463 SHEET NO: A0.2



1
A0.2 **ARCHITECTURAL SITE / UTILITY PLAN**
SCALE: 1" = 10'-0"

LEGEND

- - - - -	STORM SEWER	○	LIGHT POLE
- - - - -	SANITARY SEWER	⊗	UTILITY POLE
— — — — —	OVERHEAD LINES	□	CATCH BASIN
— — — — —	UNDERGROUND LINES	⊕	FIRE HYDRANT
— — — — —	WATER	⊙	PERSONHOLE
— — — — —	GAS		

NOTE:
MATCH EXISTING GRADES WHERE NO PROPOSED
GRADES ARE SHOWN

LEGEND - EXISTING

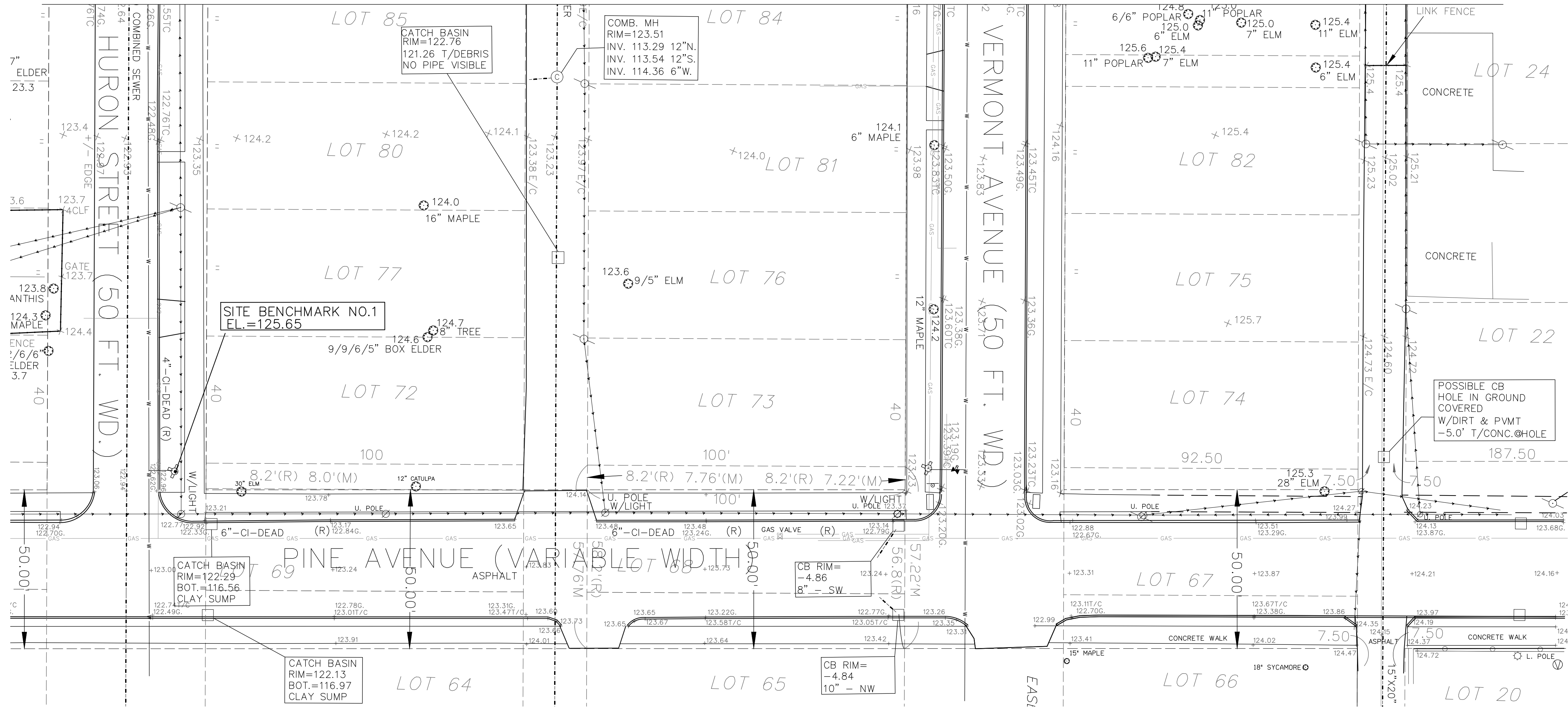
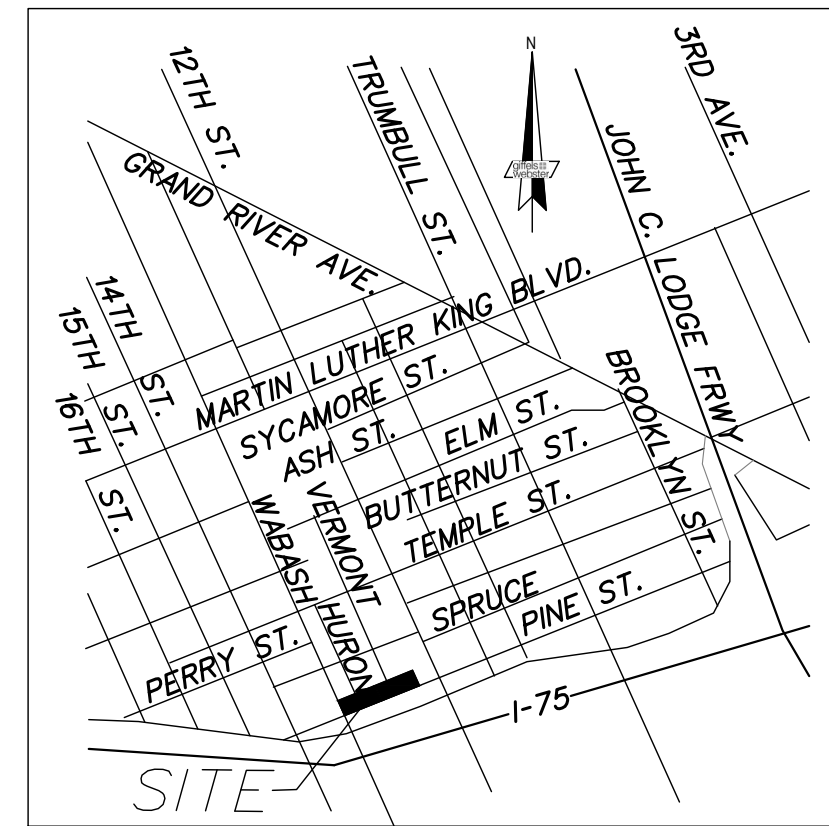
- E/ PAVEMENT
- CURB
- E/ GRAVEL
- CL ROAD
- E/ WALK
- RAILROAD
- E/ BRICK
- MISC. LINE
- FENCE
- GUARD RAIL
- WALL
- BLDG. LINE
- OVERHEAD WIRES
- RAILING
- OVERHANG LINE
- T/ BANK
- B/ BANK
- CL DITCH/STREAM
- SHRUB LINE
- TREE LINE
- WATER EDGE
- WETLAND LINE
- STM
- SAN. LINE
- W
- GAS LINE
- UG ELEC. LINE
- UG TELE. LINE
- UG CABLE TV LINE
- PAINT STRIPE
- COMBINED SEWER
- PLD LINE
- STEAM LINE
- SECTION LINE
- ELECTRIC OVERHEAD
- TELEPHONE OVERHEAD
- TEL
- PUBLIC LIGHTING MH
- GAS METER
- GAS RISER
- GAS VALVE
- GAS MH
- TELE. RISER
- TELE. MH
- TELE. CROSS BOX
- CABLE RISER
- PAY PHONE
- MANHOLE
- SIGN
- PROT. POST/GUARD POST
- GUY
- DECIDUOUS TREE
- CONIFEROUS TREE
- UTILITY FLAG
- BLDG. CORNER (FIELD LOCATED)
- HANDICAP PARKING
- WETLAND FLAG
- BUSH/SHRUB
- PARKING METER
- RESIDENTIAL MAILBOX
- U.S. MAILBOX
- 000.00 + 000.00 EXISTING ELEVATION
- SAN. MH
- SAN. CLEAN OUT
- SAN. RISER
- SAN. PUMP STATION
- GATE VALVE
- HYDRANT
- 4" WATER VALVE
- 6" WATER VALVE
- 8" 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
- ELEC. RISER
- SOILBORING
- MONITORING WELL
- LAWN IRRIG. HEAD
- TRAFFIC CONTROL BOX
- CENTERLINE R.R. TRACK
- MISC. TOPO. SHOT
- SURVEY CONTROL POINT
- FOUND IRON
- FOUND NAIL
- F. CUT CROSS
- SECTION COR.
- FENCE POST
- BENCHMARK
- FOUND PIPE
- FOUND MON.
- FOUND MON.
- FOUND MON.
- SET NAIL
- ASPH.
- CONC.
- A.C.
- G.P.
- C.L.F.
- D.L.
- F.F.
- O.H.
- F.I.
- S.I.
- F.I.P.
- M.
- R.
- F.M.
- S.N.

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.



BENCH MARK DATA
(CITY OF DETROIT DATUM)

CITY OF DETROIT BENCH MARK NO. 19-255A

TABLET IN HANDHOLE.
LOCATED AT THE NORTHEAST CORNER OF
PERRY AND 16TH STREETS.
ELEVATION = 121.95

SITE BENCH MARK NO. 1

ARROW ON HYDRANT.
LOCATED AT THE NORTHEAST CORNER
OF PINE AND HURON STREETS.
ELEVATION = 125.65

SITE BENCH MARK NO. 2

SET MAG NAIL W/ GWE TAG NO. 77338
IN SOUTH FACE OF UTILITY POLE.
LOCATED ON THE SOUTHWEST CORNER
OF SPRUCE & WERMONT.
ELEVATION = 124.75

SITE BENCH MARK NO. 3

SET MAG NAIL W/ GWE TAG NO. 58388
IN NORTH FACE OF UTILITY POLE.
LOCATED ON THE NORTH SIDE OF
PINE, 100'-/- WEST OF ROSA PARKS.
ELEVATION = 125.70

PROPERTY DESCRIPTION

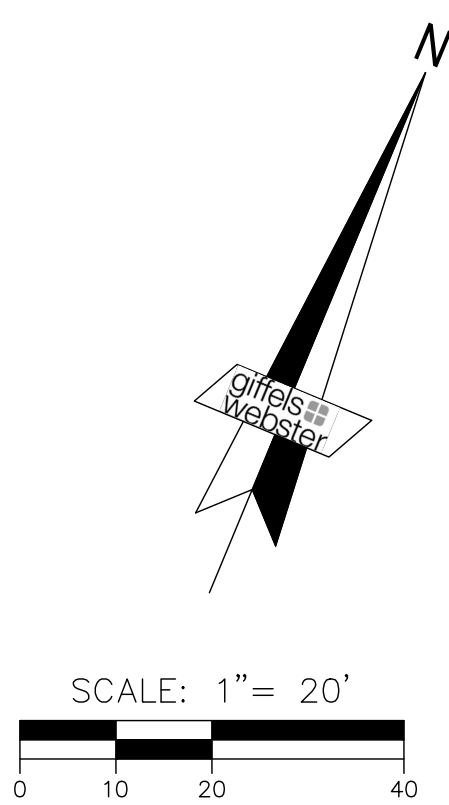
PARCEL A:
1940, 1942, 1944, 1946 PINE AVENUE
THE NORTH 7.5 FT OF LOT 67, ALL OF LOTS 74 AND 75, AND THE SOUTH 12.5 FT OF LOT 82, LARNEDS SUBDIVISION; ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 60 OF DEEDS, PAGE 2 OF WAYNE COUNTY RECORDS
92.5' x 100'

PARCEL B:
2002, 2004, 2006 2008 2010 PINE AVENUE
THE NORTH 7.22 FT OF LOT 68, ALL OF LOTS 73 AND 76, AND THE SOUTH 12.78 FT OF LOT 81, LARNEDS SUBDIVISION; ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 60 OF DEEDS, PAGE 2 OF WAYNE COUNTY RECORDS
100' x 100'

PARCEL C:
2024, 2026, 2028, 2030, 2032 PINE AVENUE
THE NORTH 8.0 FT OF LOT 69, ALL OF LOTS 72 AND 77, AND THE SOUTH 12.0 FT OF LOT 80, LARNEDS SUBDIVISION; ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 60 OF DEEDS, PAGE 2 OF WAYNE COUNTY RECORDS
100' x 100'

NOTES:

- TREE SIZES AND SPECIES ARE THE BEST ESTIMATION OF THE FIELD SURVEYOR. SPECIFIC QUESTIONS REGARDING INDIVIDUAL TREES SHOULD BE DIRECTED TO A QUALIFIED FORESTER.
- NO TITLE COMMITMENT POLICY WAS PROVIDED. THEREFORE EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
- LEGAL DESCRIPTION WAS PREPARED FROM FIELD MEASUREMENTS, CLIENT PROVIDED DOCUMENTS AND TAX ASSESSOR'S RECORDS.
- NO CERTIFICATION CAN BE MADE AS TO LIMITS OF OWNERSHIP.



Engineers
Surveyors
Planners
Landscape Architects

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Suite 1200
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f (313) 962-5068
www.giffelswebster.com

Executive: STC
Manager: TET
Designer: SLP
Quality Control: MWM
P.C. 228 DETROIT

Professional Seal:



Know what's below.
Call before you dig.

DATE	ISSUE
2017-03-31	Site Plan

Developed For:
Oakland Housing

950 E. Maple
Birmingham, MI 48009

Existing Conditions
Plan

Pine Street Townhomes

City of Detroit
Wayne County
MICHIGAN

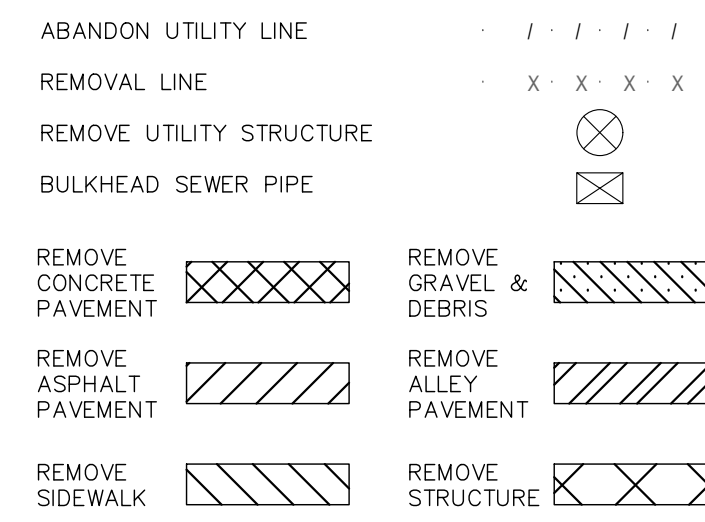
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Project: 19256.00D

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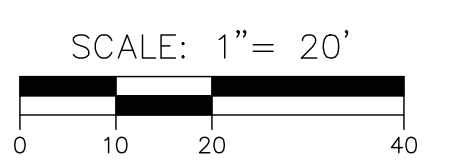
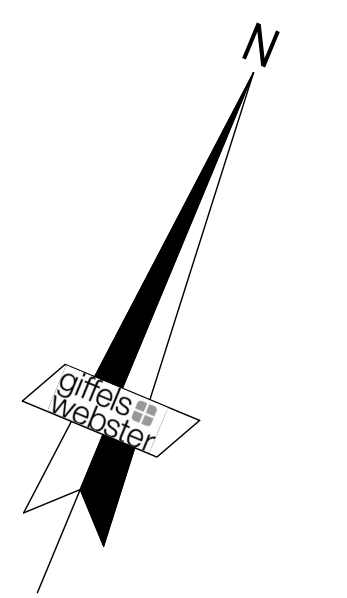
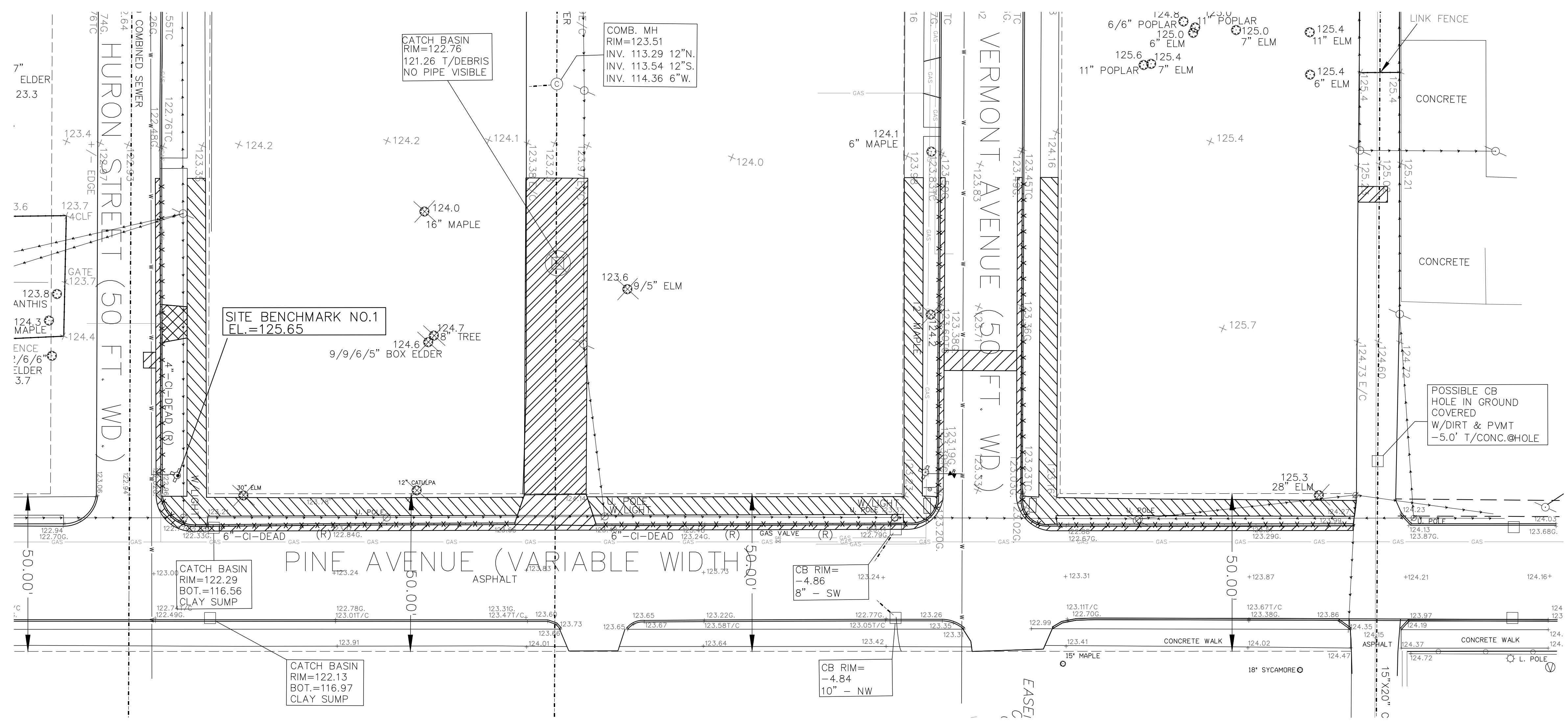
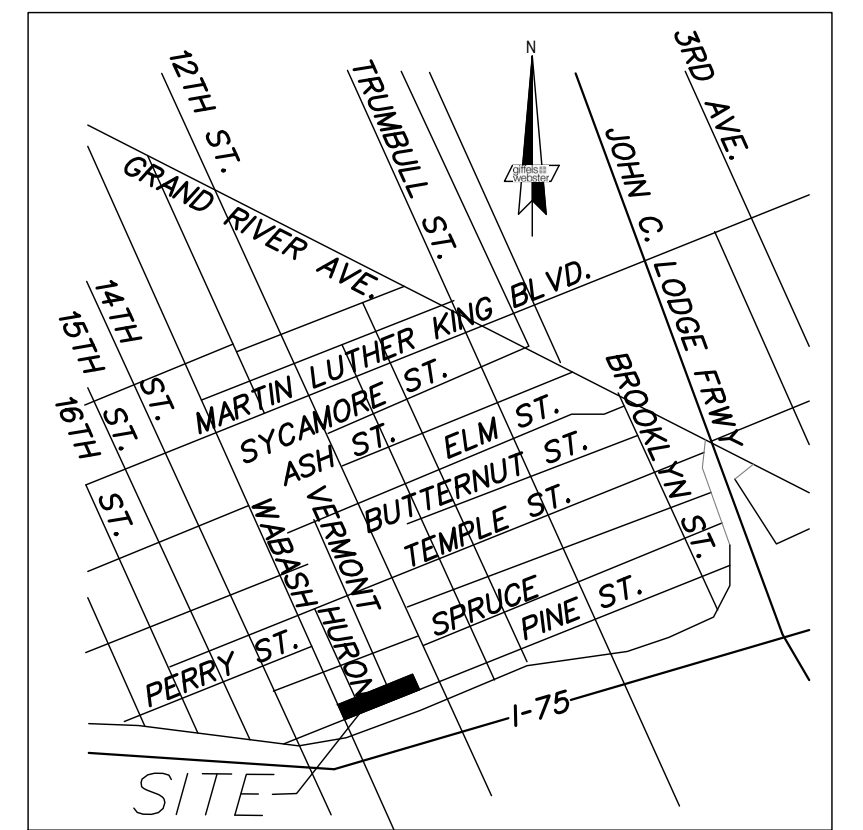
DEMOLITION NOTES

- REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND RESPONSIBILITIES.
- 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 CONTRACTOR'S EXPENSE IN A MANNER APPROVED IN ADVANCE BY THE ENGINEER.
- THE EDGE OF EXISTING PAVEMENT SHALL BE CLEANED OF EARTH AND OTHER FOREIGN MATERIAL BEFORE ADJACENT POURS ARE PLACED.
- ALL BULKHEADING AND/OR SEWER PIPE REMOVAL NECESSITATED BY THE REMOVAL OF DRAINAGE STRUCTURES SHALL BE INCLUDED IN THE STRUCTURE REMOVAL.
- STREET SIGNS IN THE WAY OF CONSTRUCTION WILL BE REMOVED AND RESET IMMEDIATELY IN A TEMPORARY LOCATION, AS APPROVED BY ENGINEER.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING SIGNS AND POSTS SCHEDULED TO REMAIN, AS DIRECTED BY THE ENGINEER.
- ALL UNDERGROUND UTILITIES NOT INDICATED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
- 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.
- THE REMOVAL OF PAVEMENT, CURBS AND WALKS SHALL INCLUDE ALL REQUIRED SAWCUTTING. CURB REMOVAL IS INCIDENTAL TO PAVEMENT REMOVAL.
- SUBSURFACE CONDITIONS TO BE VERIFIED BY CONTRACTOR.
- TEMP ENCROACHMENT INTO CITY OF DETROIT RIGHT-OF-WAY AND/OR ADJACENT PROPERTIES DURING CONSTRUCTION IS PROHIBITED WITHOUT PERMIT.
- SOIL REMOVAL AND DISPOSAL SHALL BE IN ACCORDANCE WITH GEOTECHNICAL AND ENVIRONMENTAL REPORTS.
- CONTRACTOR COORDINATE WITH UTILITY SERVICE PROVIDER BEFORE REMOVING ELECTRICAL TELEPHONE, CABLE, PLD, AND CORRESPONDING POLES.

DEMOLITION - GENERAL LEGEND



NOTES:
 A. WHEN PERFORMING SIDEWALK REMOVALS, SAWCUT 1 FOOT OFF PROPERTY LINE AS SHOWN ON PLANS. PROVIDE CLEAN EDGE ALONG NEW BACK OF WALK. CONTRACTOR TO BE RESPONSIBLE FOR BACK OF WALK FINISH.
 B. ALLEY PAVEMENT REMOVAL REFERS TO FULL-DEPTH REMOVAL OF PAVEMENT SECTION AND MAY INCLUDE REMOVAL OF CONCRETE, ASPHALT AND/OR BRICK MATERIALS.
 C. ALL PAVEMENT INDICATED FOR REMOVAL MUST ALSO BE DISPOSED OF PROPERLY OFF-SITE.



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Executive:	STC
Manager:	TET
Designer:	SLP
Quality Control:	MWM
P.C. 228 DETROIT	

Professional Seal:



Know what's below.
Call before you dig.

DATE	ISSUE
2017-03-31	Site Plan

Developed For:
Oakland Housing
 950 E. Maple
 Birmingham, MI 48009

Demolition Plan

Pine Street Townhomes

City of Detroit
 Wayne County
 MICHIGAN

Date:	03.31.17
Scale:	1"=20'
Sheet:	C-2.0
Project:	19256.00D

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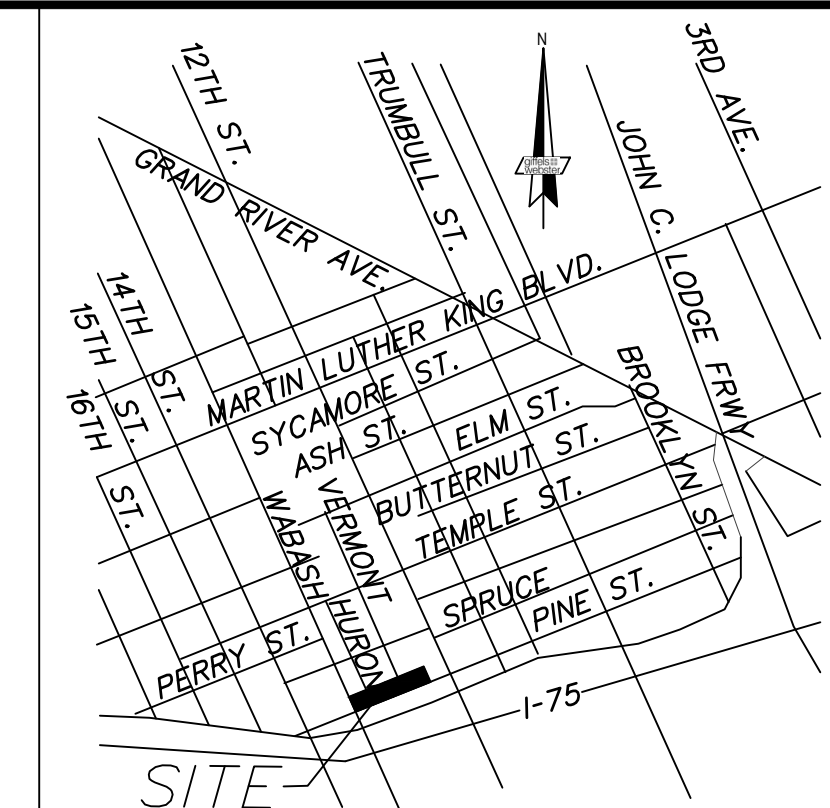
GENERAL GRADING LEGEND		
	EXISTING	PROPOSED
SPOT ELEVATION	*150.23 XXXXX	XXXX.X
FF	FINISHED FLOOR	XXXX.X
TW	TOP OF WALK	
TC	TOP OF CURB	
G	GUTTER	
R	ADA RAMP, SLOPE <= 8.33%	
L	ADA LANDING, SLOPE <= 2%	
RXX.X'	RADIUS OF A CURVE	

UTILITY PLAN - KEY NOTE LEGEND

#	NOTE	SYMBOL
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- 1 PROVIDE AND INSTALL PRIVATE CATCH BASIN.
- 2 PROVIDE AND INSTALL STORM SEWER (SIZE SPECIFIED ON PLANS).
- 3 TAP EXISTING SEWER OR MANHOLE PER DWSO STANDARDS AND SPECIFICATIONS.
- 4 PROVIDE AND INSTALL STOP BOX PER DWSO STANDARDS AND SPECIFICATIONS.
- 5 TAP EXISTING WATER MAIN WITH A 1" TAPPING SLEEVE AND INSTALL 1" K-COPPER WATER SERVICE PER DWSO STANDARDS AND SPECIFICATIONS.
- 6 PROPOSED GAS (CONCEPTUAL LAYOUT)
- 7 PROPOSED ELECTRIC (CONCEPTUAL LAYOUT)
- 8 4" CONCRETE SIDEWALK, SEE DETAIL, THIS SHEET.
- 9 6" CONCRETE SIDEWALK, SEE DETAIL, THIS SHEET.
- 10 6" CONCRETE CURB & GUTTER, CITY OF DETROIT STANDARD.
- 11 6" CONCRETE PAVEMENT, SEE DETAIL, THIS SHEET.
- 12 8" CONCRETE PAVEMENT, SEE DETAIL, THIS SHEET.
- 13 ASPHALT PAVEMENT, 1.5" OF MDOT 36A OVER 1.5" MDOT 13A
- 14 REPAIR PAVEMENT PER CITY OF DETROIT TRENCH CONSTRUCTION PAVEMENT REPLACEMENT



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2017-03-31	Site Plan

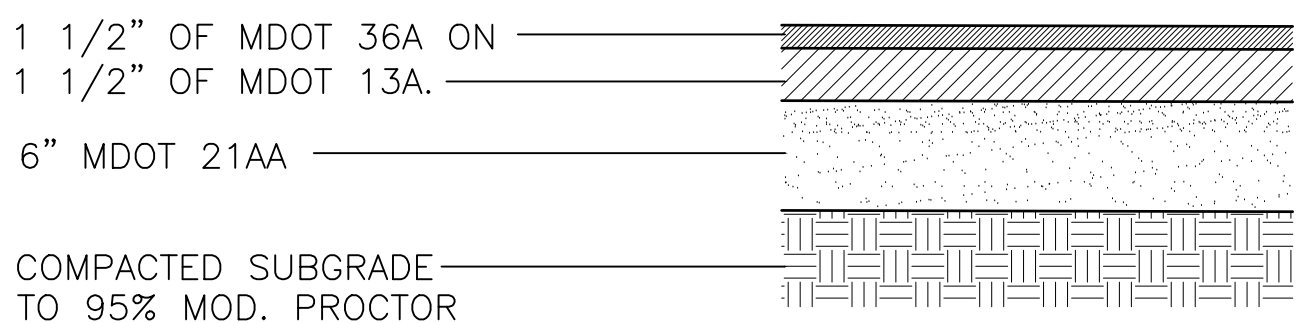
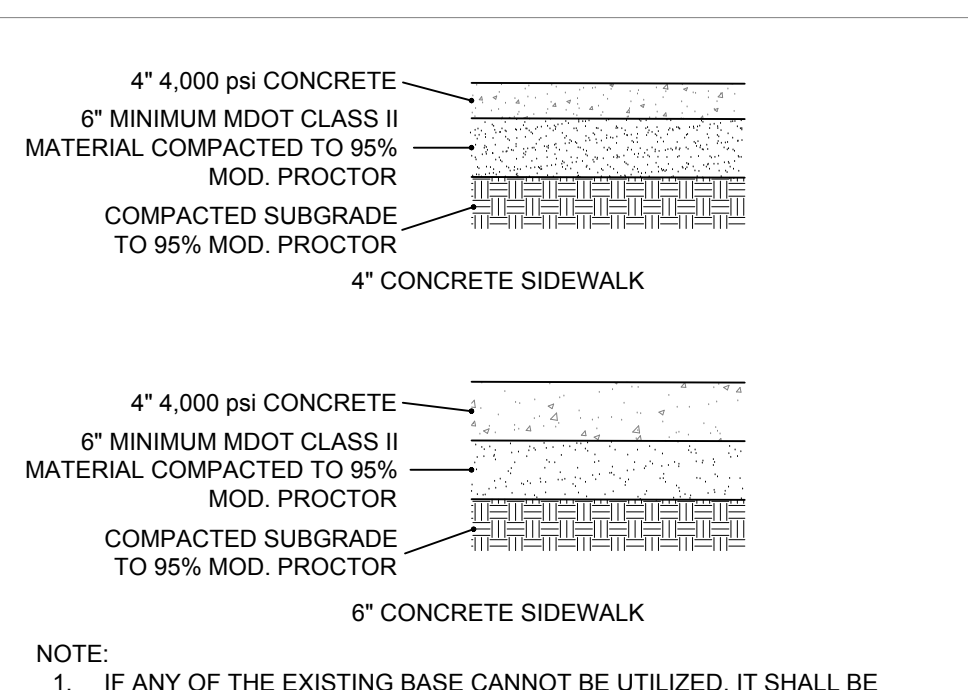
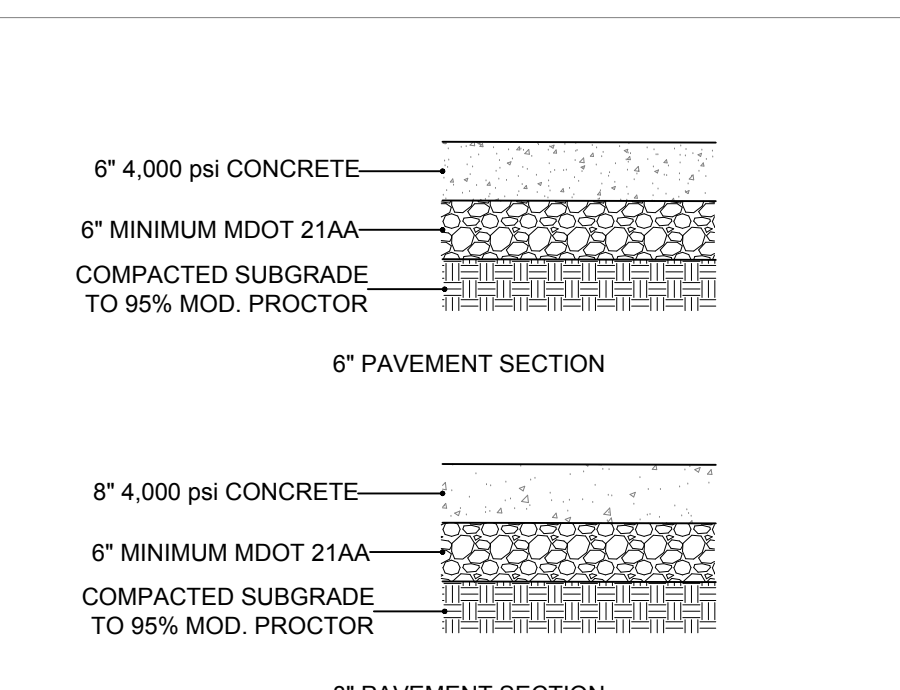
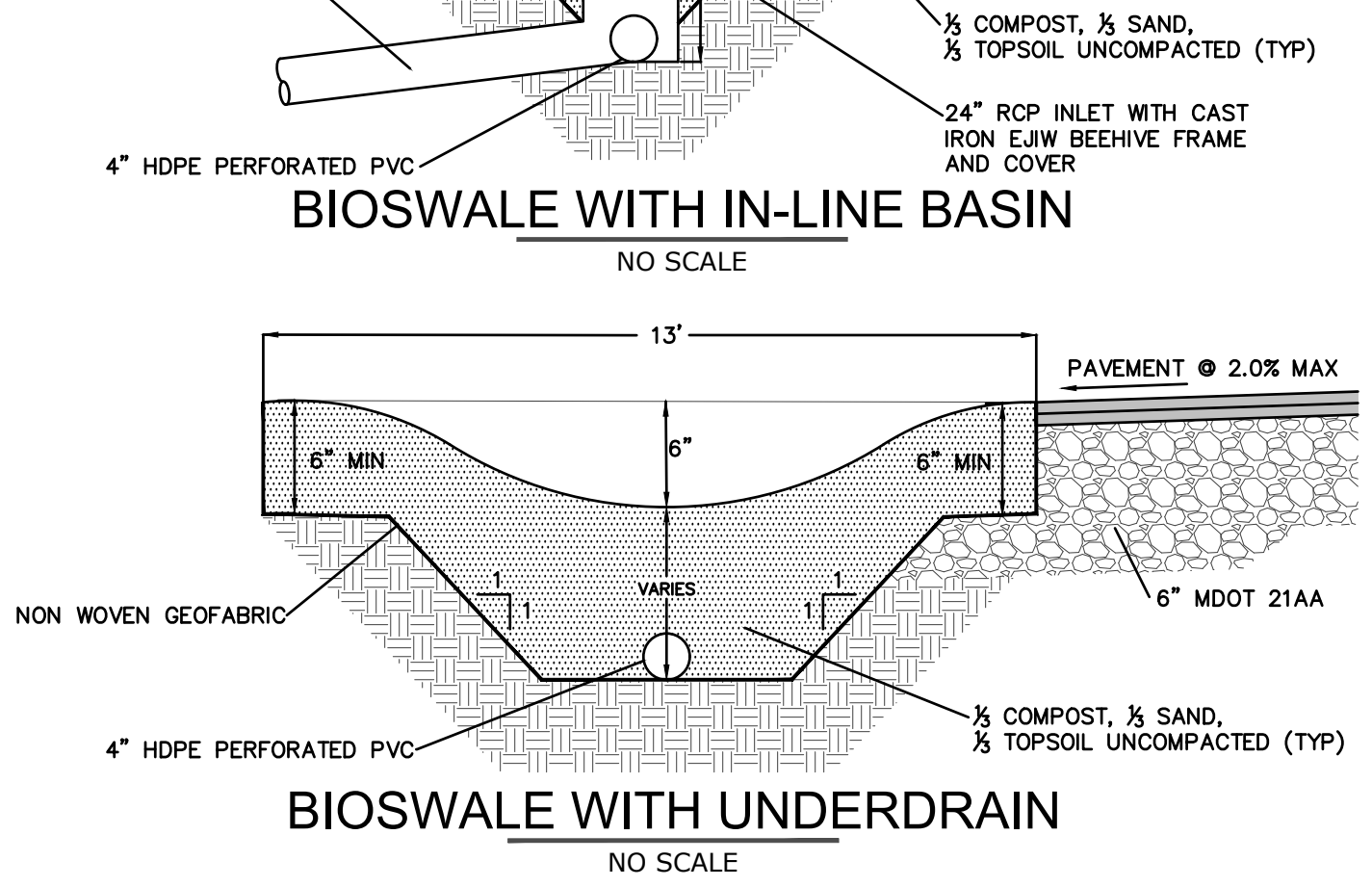
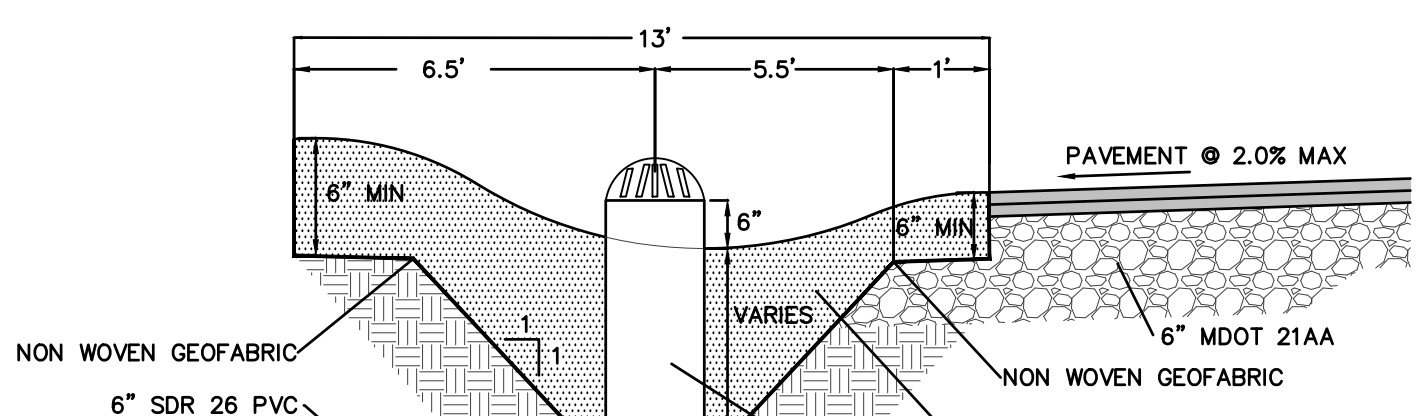
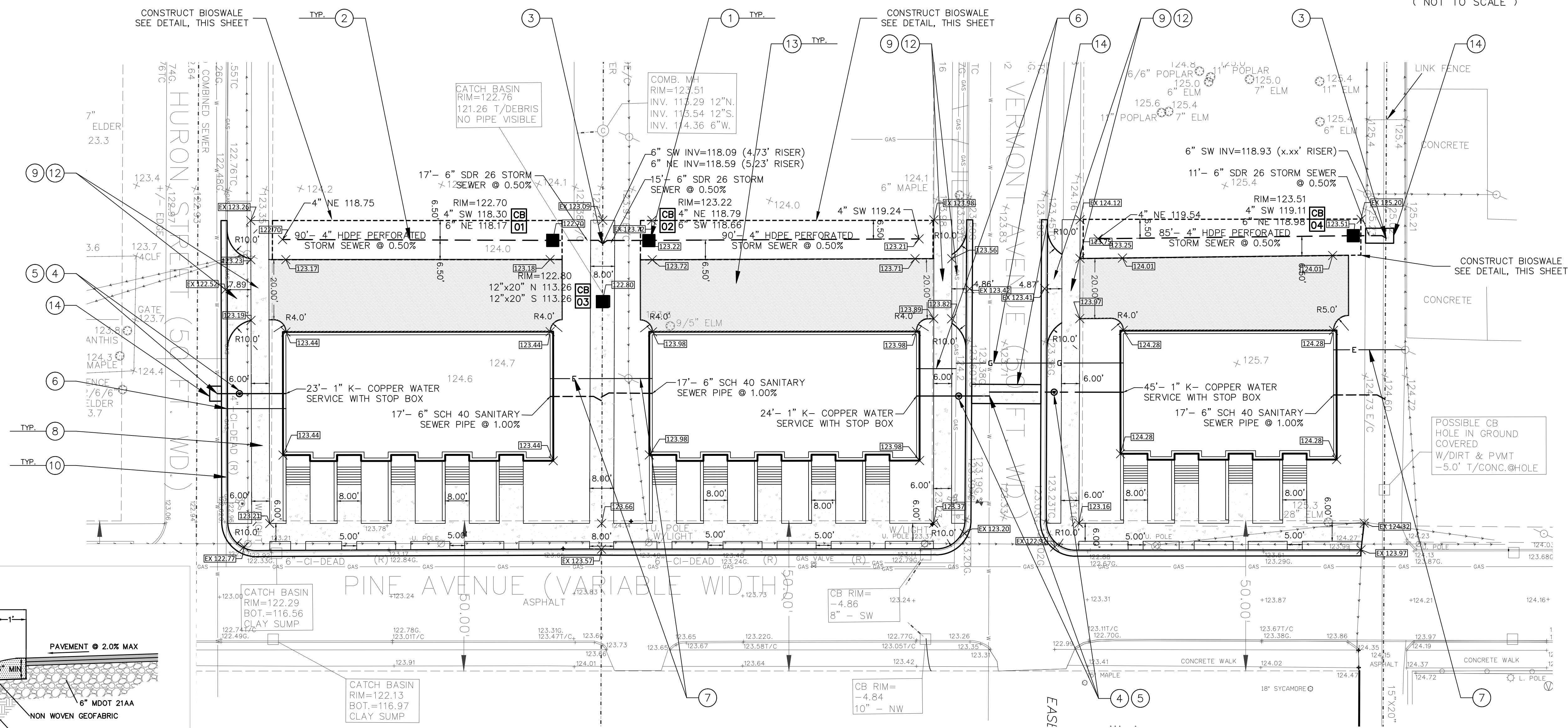
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Civil Site Improvement Plan
 Pine Street Townhomes

City of Detroit
 Wayne County
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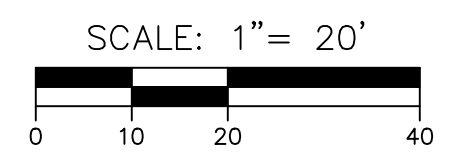
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STANDARD DUTY PAVEMENT SECTION

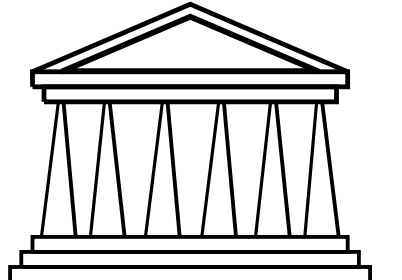
- NOTE:
1. IF ANY OF THE EXISTING BASE CANNOT BE UTILIZED, IT SHALL BE REMOVED AND REPLACED WITH MDOT 21AA MATERIAL.
 2. THE PLACEMENT OF THE FINAL LIFT OF ASPHALT SHALL BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION HAS BEEN COMPLETED, OR AS DIRECTED BY THE ENGINEER.
 3. A BOND COAT OF SS-1H EMISSION SHALL BE APPLIED (AT A RATE OF 0.10 gal/syd) BETWEEN THE LEVELING AND WEARING COURSE WHEN 48 HOURS HAVE ELAPSED BETWEEN PLACEMENT.



V:\Pine Street Townhomes\Drawing Files\Site plan\C3.0 Civil Site Improvement Plan.dwg

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TOWNHOMES**

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Detroit, MI 48226



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architecture • urban planning

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WEST
construction services

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2	CONST DOCUMENTS	01.12.18

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SHEET DESCRIPTION:
**ARCHITECTURAL SITE /
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PARCEL C**

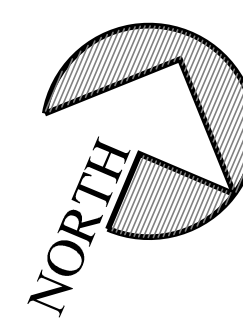
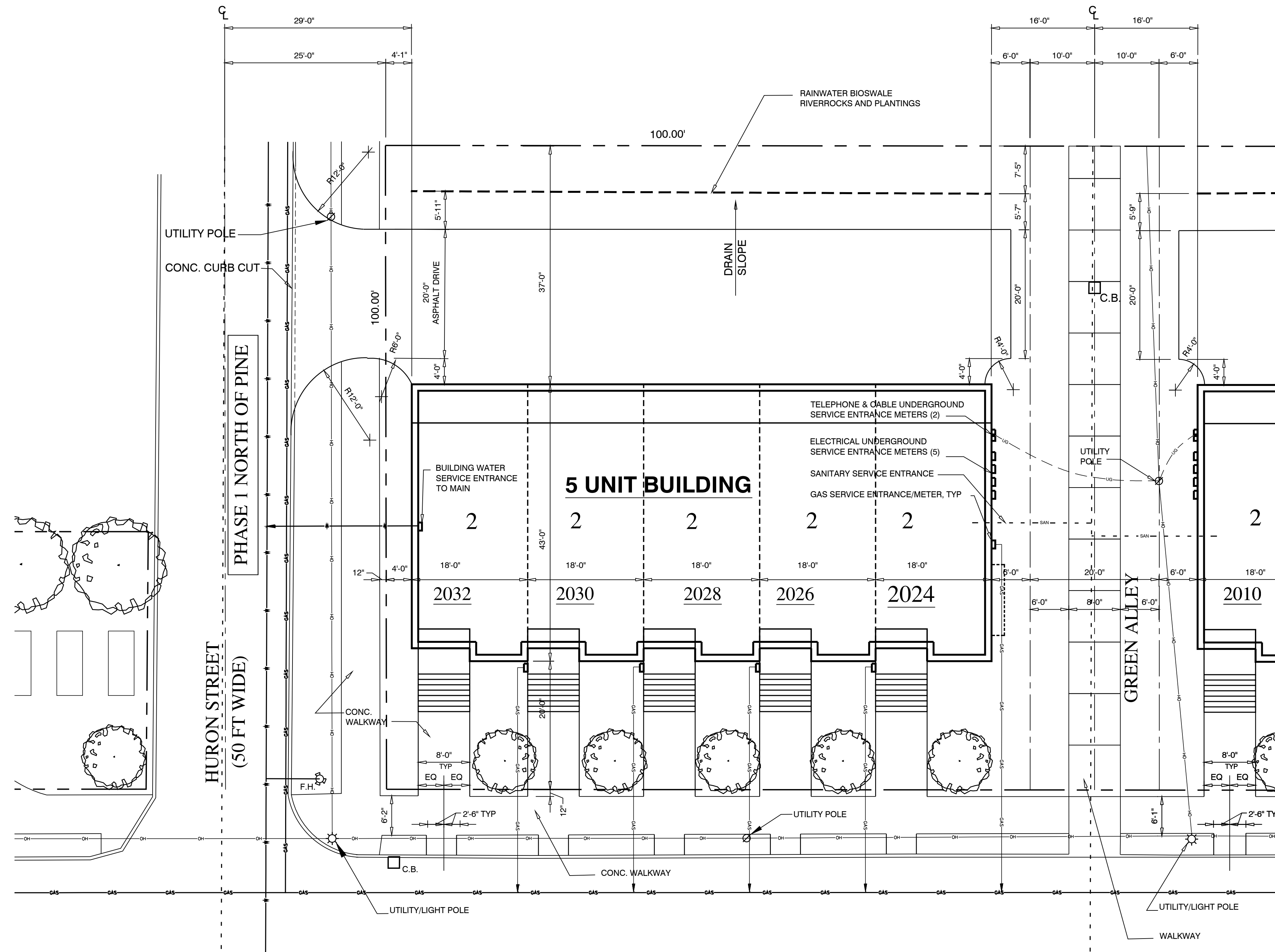
DRAWN: EEM CHECKED: SCF

SCALE: 1" = 10'-0"

DATE: 12 JANUARY 2018

JOB NO SHEET NO

1463 A0.3



1
A0.3 **ARCHITECTURAL SITE / UTILITY PLAN**
SCALE: 1" = 10'-0"

LEGEND

- - - - -	STORM SEWER	○	LIGHT POLE
- - - - -	SANITARY SEWER	⊗	UTILITY POLE
— — — — —	OVERHEAD LINES	□	CATCH BASIN
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