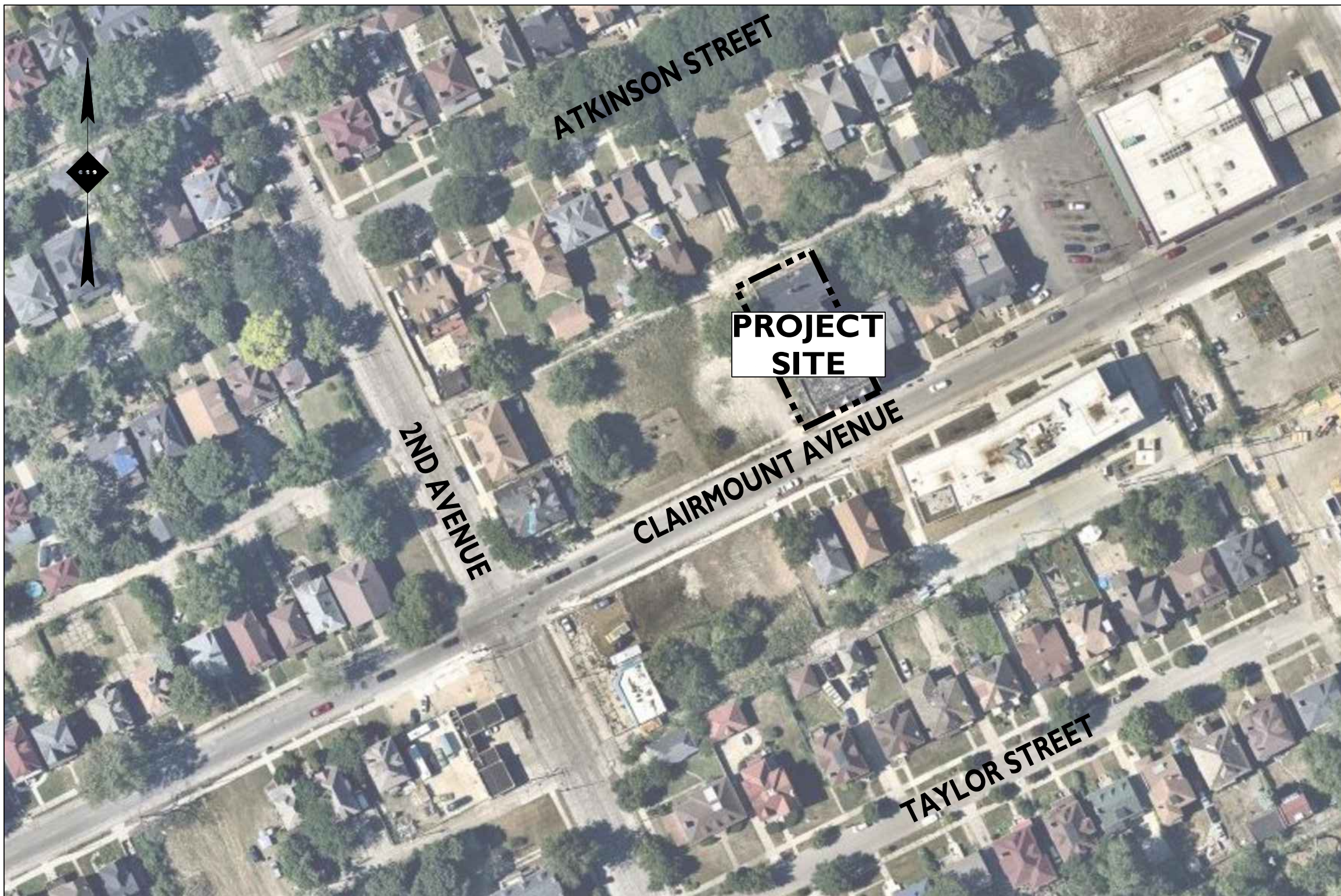




SOURCE: USGS MAPPING SYSTEM, DATE RETRIEVED 10/20/2022

LOCATION MAP

SCALE: 1" = 500'±



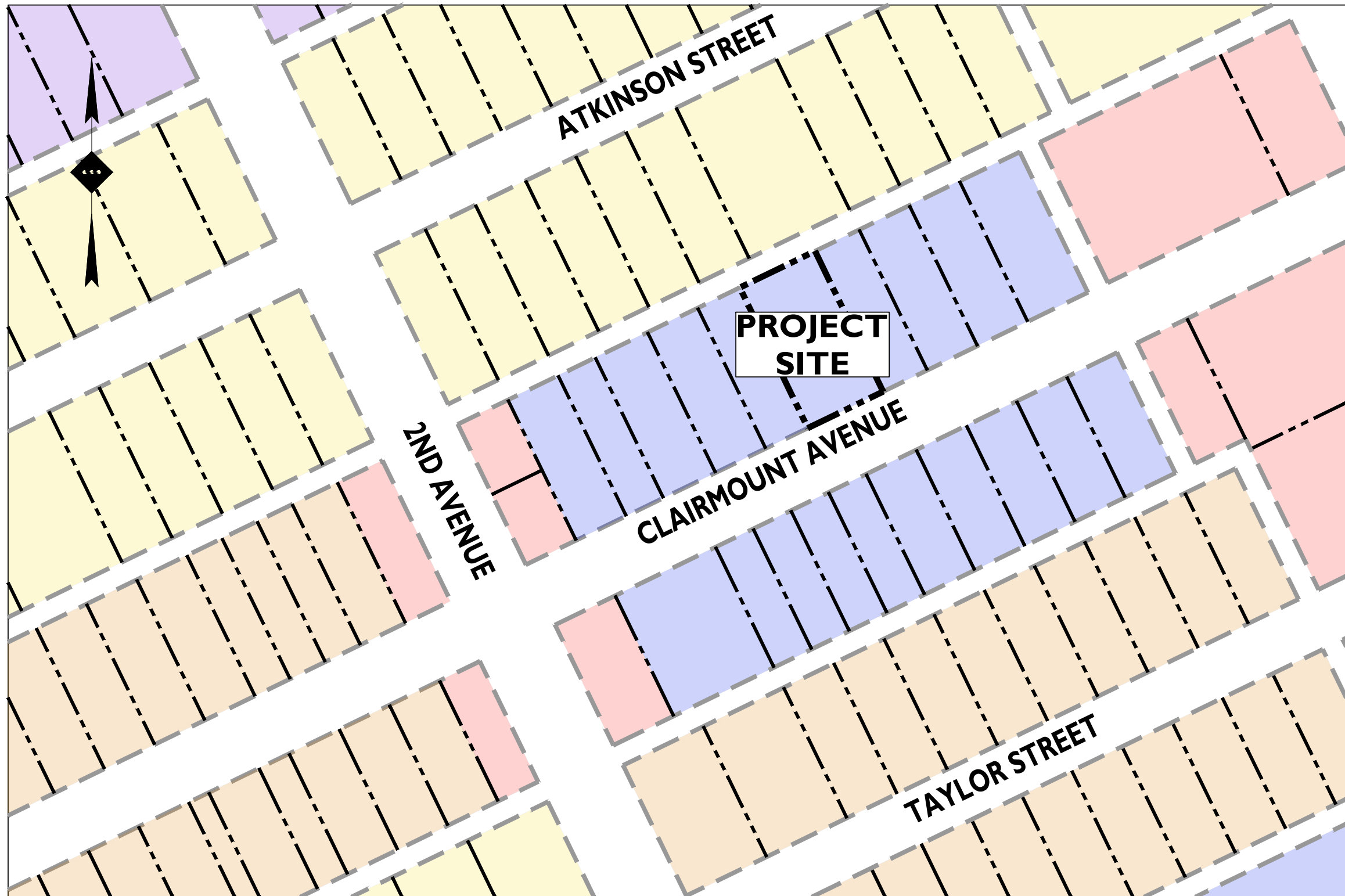
SOURCE: GOOGLE EARTH PRO, DATE RETRIEVED 10/20/2022

AERIAL MAP

SCALE: 1" = 100'±

SITE DEVELOPMENT PLANS
FOR
CLAIRMOUNT APARTMENTS, LLC
PROPOSED APARTMENT SITE
IMPROVEMENTS

PARCEL ID: 02001430
100 CLAIRMOUNT AVENUE
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN



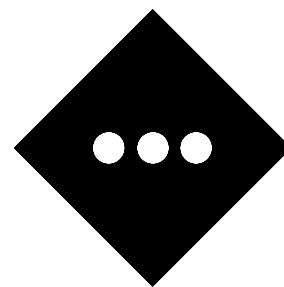
SOURCE: WAYNE COUNTY PARCEL VIEWER, CITY OF DETROIT ZONING MAP, DATE RETRIEVED 10/20/2022

- B4 - GENERAL BUSINESS DISTRICT
R3 - LOW DENSITY RESIDENTIAL
R1-H - HISTORIC OVERLAY SINGLE-FAMILY RESIDENTIAL DISTRICT
R5 - MEDIUM DENSITY RESIDENTIAL
R1 - SINGLE-FAMILY RESIDENTIAL DISTRICT

ZONING MAP

SCALE: 1" = 100'±

PLANS PREPARED BY:



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Phone 248.247.1115

PLAN REFERENCE MATERIALS:

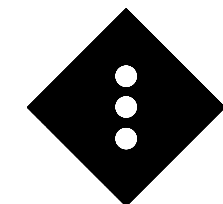
1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
- ALTA.NSPS LAND TITLE SURVEY PREPARED BY KEM-TEC, DATED 09/22/2022
 - ARCHITECTURAL PLANS PREPARED BY KMG DESIGN, LLC
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO
 - LOCATION MAP OBTAINED FROM USGS NATIONAL MAPPER
2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

APPLICANT/OWNER

CLAIRMOUNT APARTMENTS, LLC
1347 FISHER FWY, 3RD FLOOR
DETROIT, MI 48207

ISSUE	DATE	BY	DESCRIPTION
6	06/12/2023	JRC	REVISED BULLETIN 004
5	04/10/2023	JRC	BULLETIN 004
4	11/25/2024	JRC	RFI #30 - ROOF LEADER CLARIFICATION
3	02/08/2024	JRC	CONSTRUCTION SET
2	10/11/2023	JRC	PERMIT R.I
1	04/18/2023	JRC	REVISED PER DWSD REVIEW #1
1	02/02/2023	JRC	PERMIT SET

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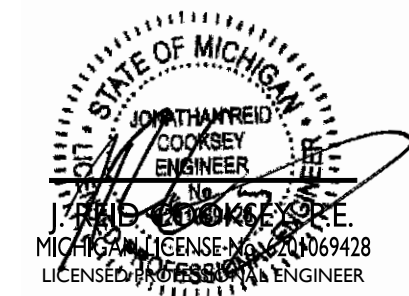
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SITE DEVELOPMENT PLANS

CLAIRMOUNT
APARTMENTS, LLC
PROPOSED APARTMENT SITE IMPROVEMENTS

PARCEL ID: 02001430
100 CLAIRMOUNT AVENUE
CITY OF DETROIT
WAYNE COUNTY, MICHIGAN



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SCALE: AS SHOWN PROJECT ID: DET-220242

TITLE:

COVER SHEET

DRAWING:

C-1

V:\02\2022\DET-220242\CADD\DESIGN GROUP\100 CLAIRMOUNT AVENUE\DETROIT\HICADD\LOT_100 CLAIRMOUNT APARTMENTS\DISP-R1-COV.DWG



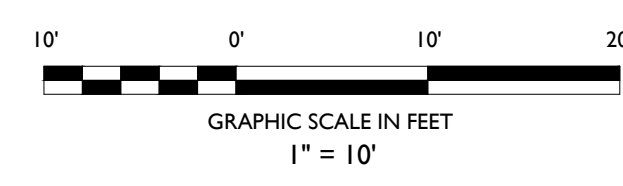
ALL SITE FEATURES WITHIN THE PROPERTY LIMIT INDICATED ON THIS PLAN ARE TO REMAIN AND BE PROTECTED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS




Know what's **below**
Call before you dig.

DEMOLITION NOTES

- [illegible]



ISSUE	DATE	BY	DESCRIPTION
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5	04/10/2025	JRC	BULLETIN #04
6	11/25/2024	JRC	RFI #30 - ROOF LEADER CLARIFICATION
4	03/08/2024	JRC	CONSTRUCTION SET
3	10/11/2023	JC/EM	PERMIT R.1
2	04/18/2023	JRC	REVISED PER DWSD REVIEW #1
1	03/20/2023	JRC	PERMIT SET



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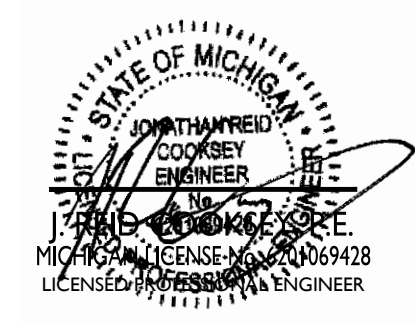
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SITE DEVELOPMENT PLANS

**CLAIRMOUNT
APARTMENTS, LLC**
PROPOSED APARTMENT SITE IMPROVEMENTS

**PARCEL ID: 02001430
100 CLAIRMOUNT AVENUE
CITY OF DETROIT
WAYNE COUNTY, MICHIGAN**



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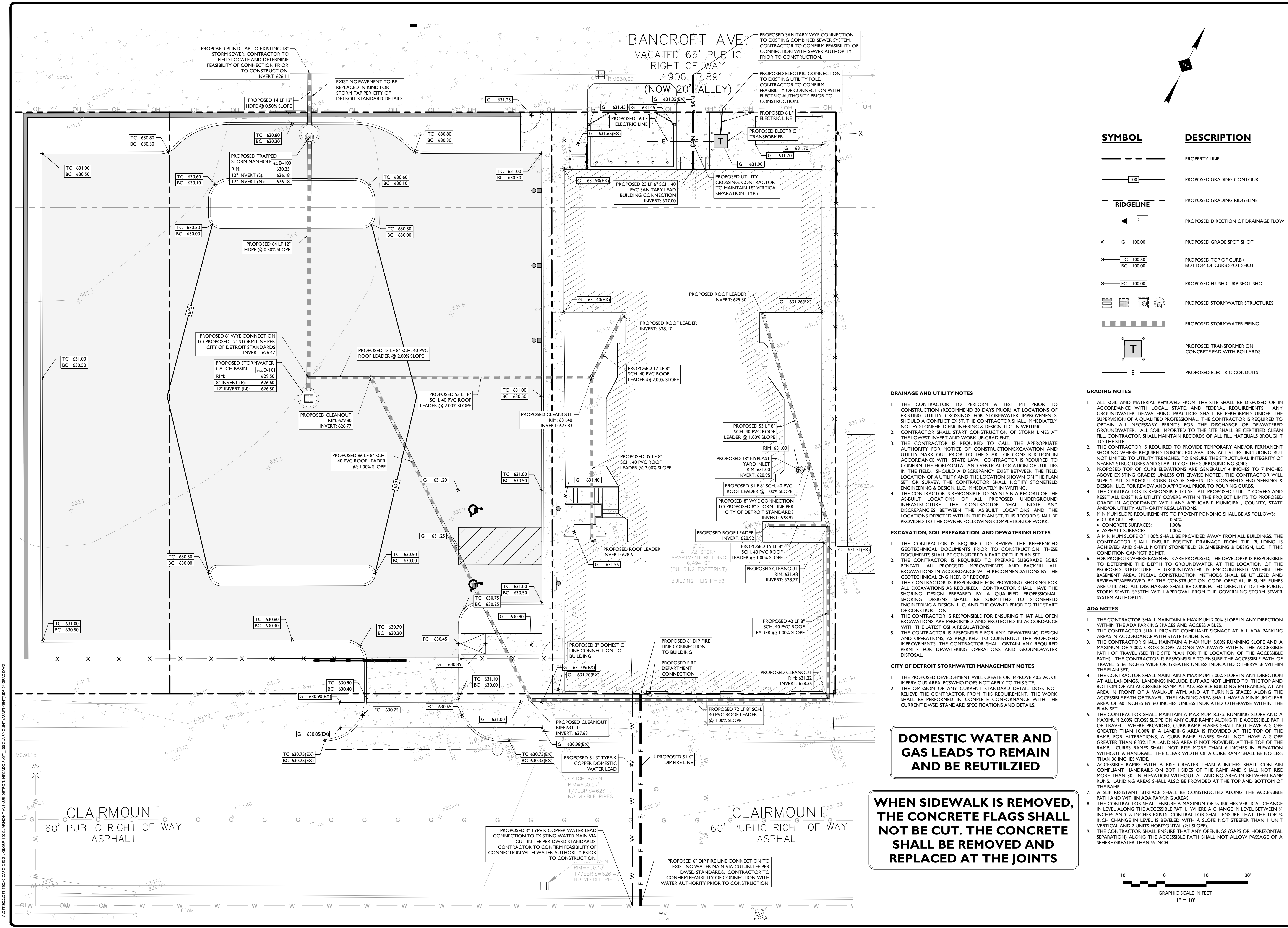
SCALE:	1" = 10'	PROJECT ID: DET-220242
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DEMOLITION PLAN

DRAWING:

C-2

V:\DET2021\DET.202042-CAPO DESIGN GROUP.100 CLAIRMONT AVENUE, DETROIT, MI\CADD\PLT_100 CLAIRMOUNT (APARTMENT)\SCP-02-DEMO.DWG



SYMBOL	DESCRIPTION
---	PROPERTY LINE
100	PROPOSED GRADING CONTOUR
--- RIDGELINE ---	PROPOSED GRADING RIDGELINE
←	PROPOSED DIRECTION OF DRAINAGE FLOW
X G 100.00	PROPOSED GRADE SPOT SHOT
X TC 100.50 BC 100.00	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
X FC 100.00	PROPOSED FLUSH CURB SPOT SHOT
[Symbol]	PROPOSED STORMWATER STRUCTURES
[Symbol]	PROPOSED STORMWATER PIPING
[Symbol]	PROPOSED TRANSFORMER ON CONCRETE PAD WITH BOLLARDS
E	PROPOSED ELECTRIC CONDUITS

- DRAINAGE AND UTILITY NOTES**
- THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING. CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP GRADIENT.
 - THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
 - THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
- EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES**
- THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION. THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
 - THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL SHORING DESIGNS SHALL BE SUBMITTED TO STONEFIELD ENGINEERING & DESIGN, LLC AND THE OWNER PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER DISPOSAL.
- CITY OF DETROIT STORMWATER MANAGEMENT NOTES**
- THE PROPOSED DEVELOPMENT WILL CREATE OR IMPROVE ≈ 0.5 AC OF IMPERVIOUS AREA. PCSWMO DOES NOT APPLY TO THIS SITE.
 - THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT. THE WORK SHALL BE PERFORMED IN COMPLETE CONFORMANCE WITH THE CURRENT DWSO STANDARD SPECIFICATIONS AND DETAILS.

- GRADING NOTES**
- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DEWATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DEWATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
 - PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
 - THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
 - MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CURB GUTTER: 0.50%
 - CONCRETE SURFACES: 1.00%
 - ASPHALT SURFACES: 1.00%
 - A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IF THIS CONDITION CANNOT BE MET.
 - FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.
- ADA NOTES**
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
 - THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARE SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURB RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
 - ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
 - A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
 - THE CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4 INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN 1/4 INCHES AND 1/2 INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP 1/4 INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
 - THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATIONS) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/2 INCH.

DOMESTIC WATER AND GAS LEADS TO REMAIN AND BE REUTILIZED

WHEN SIDEWALK IS REMOVED, THE CONCRETE FLAGS SHALL NOT BE CUT. THE CONCRETE SHALL BE REMOVED AND REPLACED AT THE JOINTS

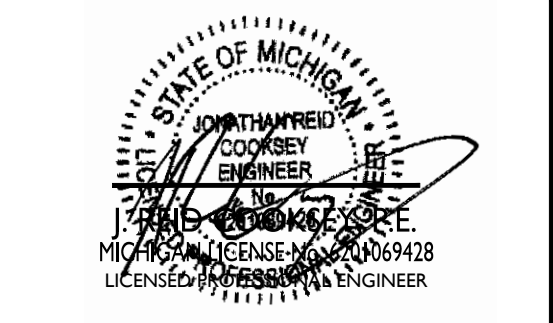
REVISION	DATE	DESCRIPTION
1	02/02/2023	JRC PERMIT SET
2	04/18/2023	JRC REVISED PER DWSO REVIEW #1
3	10/11/2023	JRC PERMIT R.1
4	02/08/2024	JRC CONSTRUCTION SET
5	11/25/2024	JRC RFI #30 - ROOF LEADER CLARIFICATION
6	04/10/2025	JRC BULLETIN 004
7	06/12/2025	JRC REVISED BULLETIN 004

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CLAIRMOUNT APARTMENTS, LLC
PROPOSED APARTMENT SITE IMPROVEMENTS

PARCEL ID: 02001430
100 CLAIRMOUNT AVENUE
CITY OF DETROIT
WAYNE COUNTY, MICHIGAN



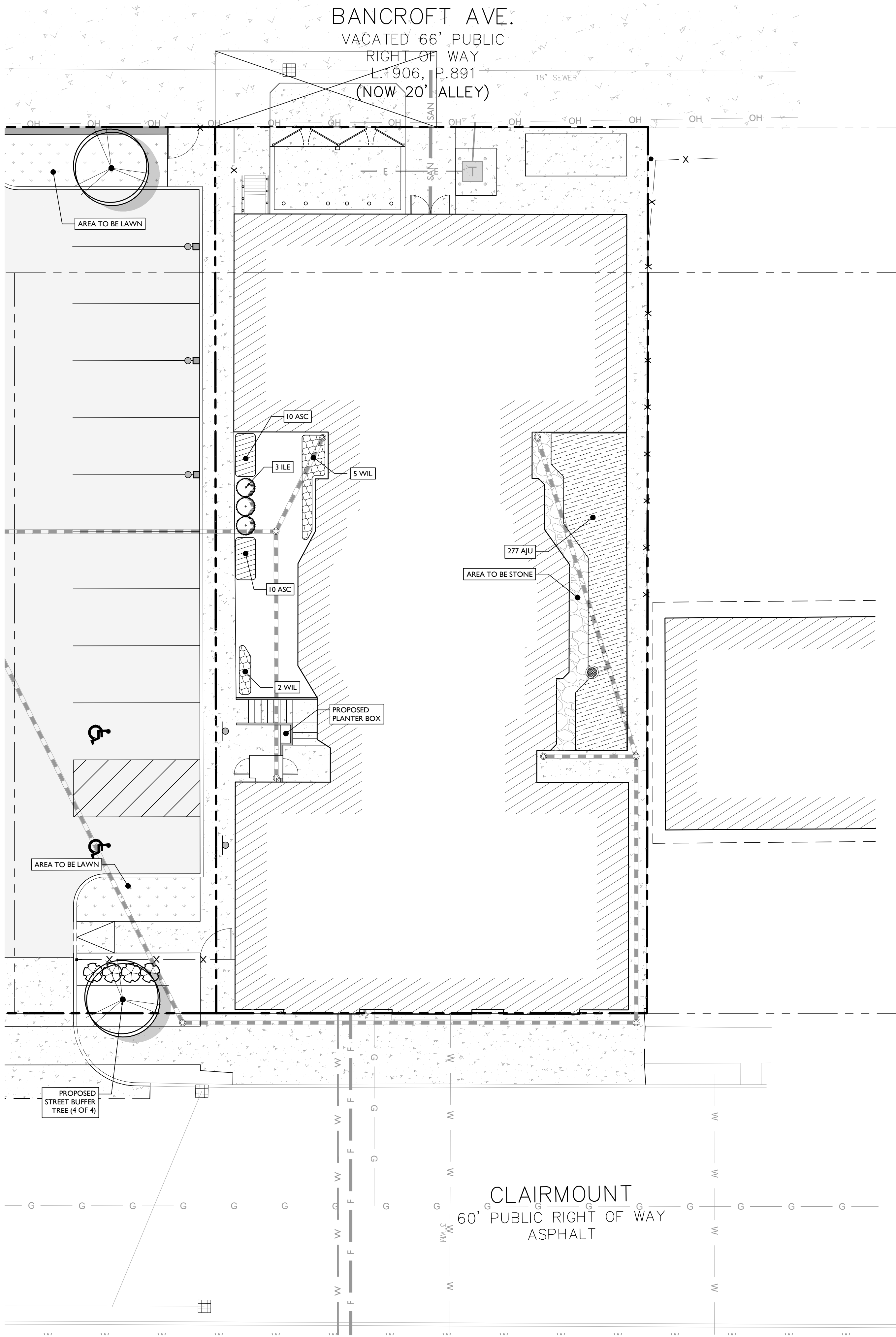
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SCALE: 1" = 10' PROJECT ID: DET-220242

TITLE: GRADING, STORMWATER, & UTILITY PLAN

DRAWING: C-4

\\V07020207\22042 CAD DESIGN GROUP 100 CLAIRMOUNT AVENUE DETROIT, MICHIGIN 48226 (APARTMENT) 2024-05-26 10:42:56 AM



LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 15-14-326. § 15-14-327.(3)	LANDSCAPE REQUIREMENTS ALL UNPAVED AREAS SHALL BE LANDSCAPED ALL HEDGES AND OPAQUE SCREENING THAT IS MAINTAINED OR PLACED WITHIN 20 FT OF THE PUBLIC SIDEWALK SHALL BE MAXIMUM 3 FT HIGH	COMPLIES COMPLIES
§ 15-14-361.	OPEN SPACE REQUIREMENTS ANY PORTION OF A LOT THAT IS NOT USED FOR BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, ETC., SHALL BE LANDSCAPED	COMPLIES

PLANT SCHEDULE						
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	ILE	3	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	18" - 24"	POT
PERENNIALS AND GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING	CONTAINER
	AJU	277	AJUGA REPTANS 'CHOCOLATE CHIP'	CHOCOLATE CHIP CARPET BUGLE	18" o.c.	1 GAL. POT
	ASC	20	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	18" o.c.	1 GAL. POT
	WIL	7	JUNIPERUS HOIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	36" o.c.	1 GAL. POT

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.



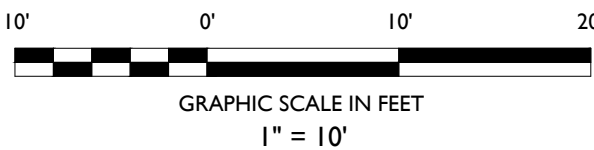
Know what's below
Call before you dig.

IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON-SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE-REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
- THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
- THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
- THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.



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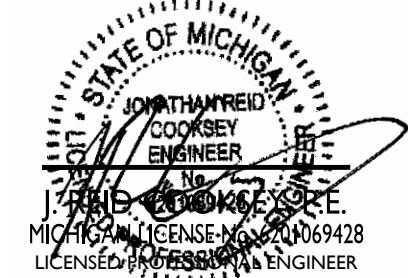
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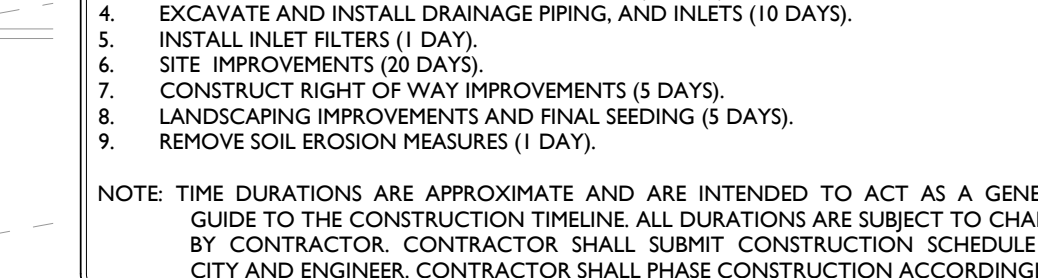
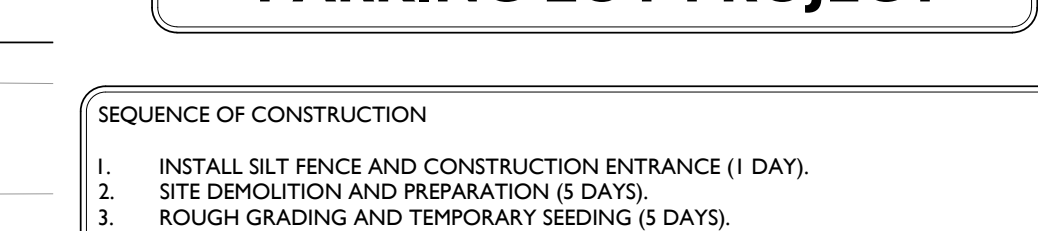
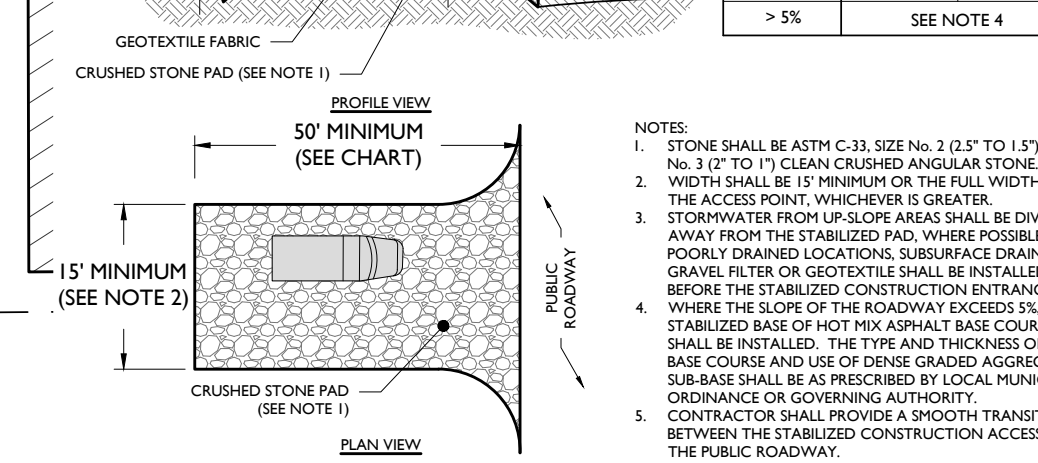
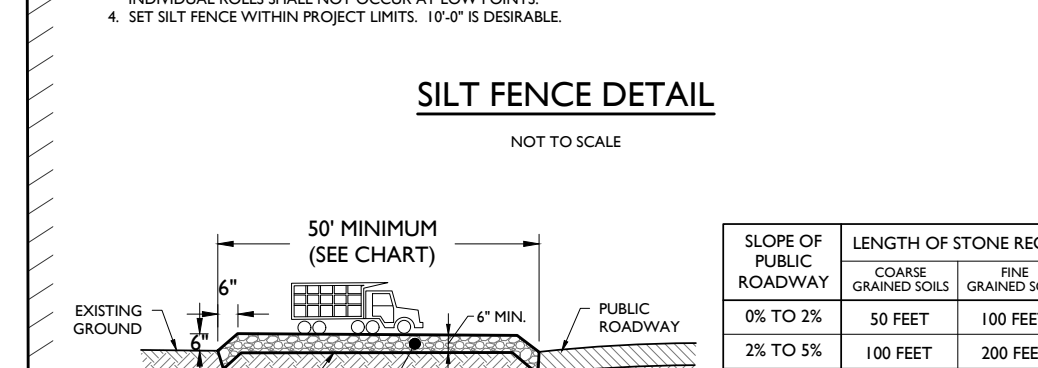
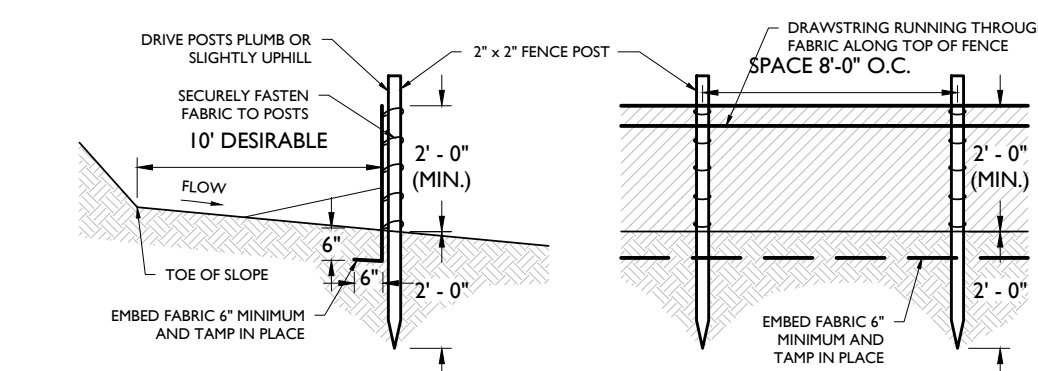
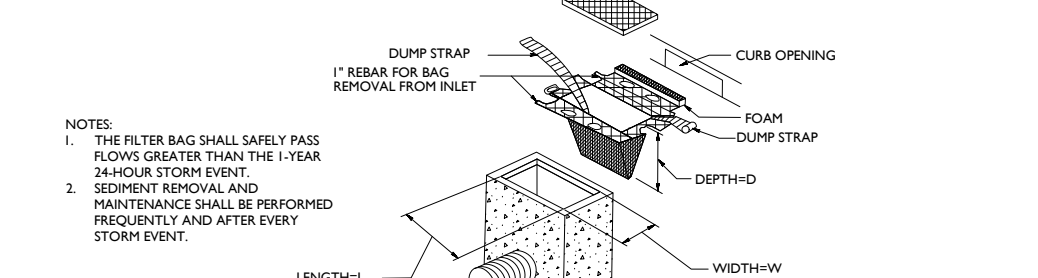
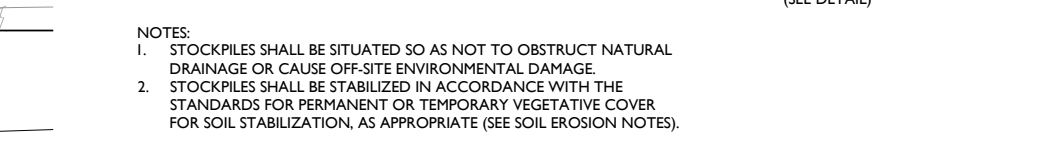
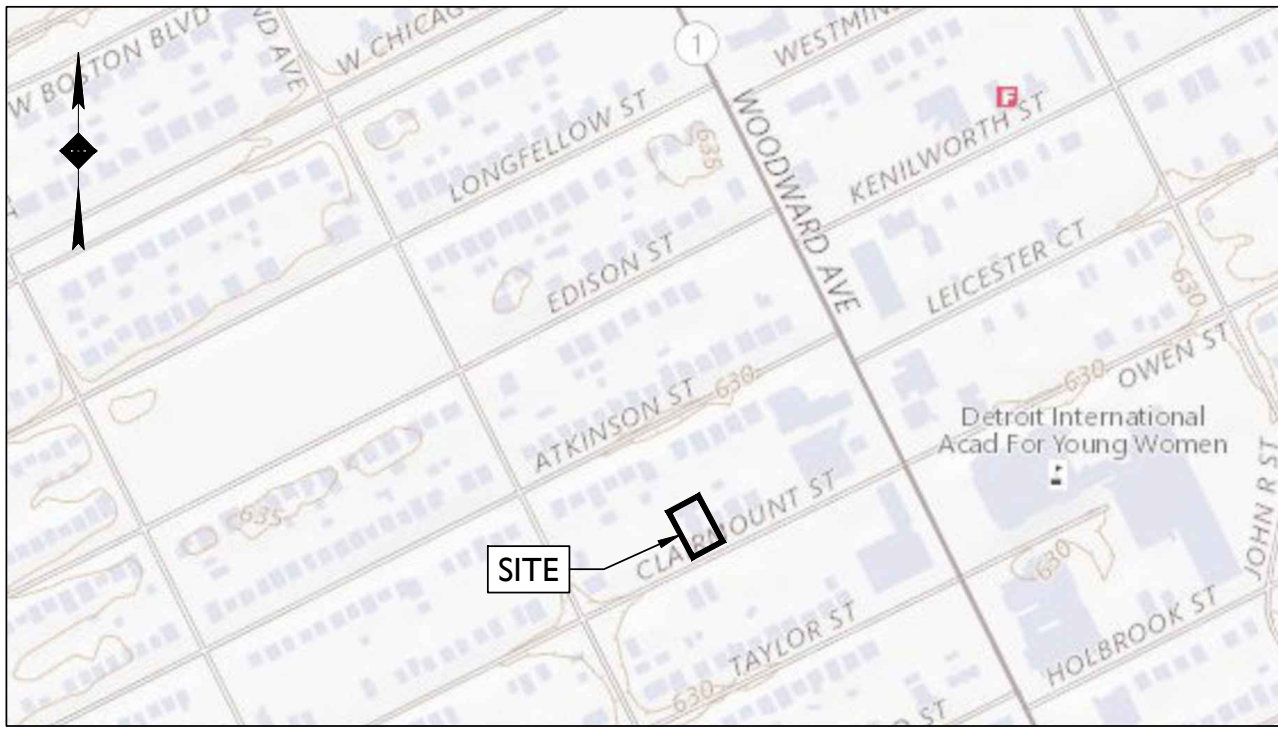
SCALE: 1" = 10' PROJECT ID: DET-220242


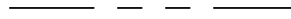



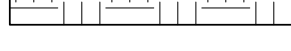


TITLE:

LANDSCAPING PLAN

DRAWING:

C-5



<u>SYMBOL</u>	<u>DESCRIPTION</u>
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
 LOD	PROPOSED LIMIT OF DISTURBANCE
 SF	PROPOSED SILT FENCE
 TPF	PROPOSED TREE PROTECTION FENCE
	PROPOSED STOCKPILE & EQUIPMENT STORAGE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED INLET PROTECTION FILTER

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN A INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.

- ### WAYNE COUNTY SECT MANTENANCE REQUIREMENTS.
- THE STREETS SHOULD BE SCRAPED DAILY.
 - THE STREETS SHOULD BE SWEEP WEEKLY OR AS NEEDED.
 - TEMPERARY CRUSHED RUBBER CHIPPING PAVES WILL BE INSTALLED AT THE CONSTRUCTION ENTRANCE/EXIT. TRAFFIC WILL BE LIMITED TO THE ENTRANCE/EXIT.
 - PAVED STREET SEWER INLETS SHALL BE PROTECTED BY A HIGH FLOW SACK OR SEDIMENT FILTER CONFORMING TO SLT JACK- HIGH FLOW BY A ENVIRONMENTAL OR INLET PRO -HIGH FLOW SEDIMENT BAG BY HANTRON GED COMPONENTS OR CATCH-ALL INLET FILTERS BY MARATHON INDUSTRIES INC. OR EQUIVALENT.
 - SEAR YARD (BEEHIVE-TYPE) SEWER INLETS SHALL BE PROTECTED BY SEDGARD YARD INLET PROTECTION MANUFACTURED BY SEDGARD INDUSTRIES. SEDIMENTAL PROTECTION SHALL BE CONFORMING TO CS1 GEOWOOD 36 INCH MDO SPEC SLT FENCE. SEDGARD FIXED 2" X 2" X 72" HARDWOOD STAKES SPACED NO MORE THAN 65 FEET APART. THE STAKE TIED TO THE GROUND SHALL BE TRENCHED A MINIMUM OF 10 INCHES INTO THE GROUND. SEE WAYNE COUNTY DETAIL FOR SEAR YARD GUARD.
 - PAVED EARTH SHALL BE COVERED WITH SEED AND MULCH OR SOD. D W I N D W I N S D A Y S O F FINAL GRADE SEDIMENT BASINS SHALL BE STABILIZED WITH SEED AND STRAW MULCH. STRAW MULCH LITTER SHALL BE STORED IN THE GROUND 5 FEET AFTER THE CONSTRUCTION OF THE SEDIMENT BASIN.
 - AN UNDISTURBED, VEGETATIVE BUFFER STRIP OF AT LEAST 25 FEET SHALL BE RETAINED AROUND RIVERS, CREEKS, STREAMS, WETLANDS, DRAINS, A D W I N D W I N S D A Y S O F FINAL GRADE.
 - ROAD RIGHT-OF-WAYS MUST BE STABILIZED A MINIMUM WIDTH OF 15 FEET OF CURB WITH SEED AND MULCH WITHIN 5 DAYS OF COMPLETION OF THE ROAD.
 - STRUCTURAL SEDIMENT CONTROLS SHOULD BE INSPECTED AFTER

SITE BENCHMARK

MAG NAIL IN LIGHT POLE, SE RIGHT OF WAY OF CLAIRMOUNT.
 ELEVATION = 631.80' (NAVD 88)

PROPERTY DESCRIPTION

LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS:

PARCEL 1
THE EASTERLY 68 FEET OF LOT 9, AND THE SOUTH 23 FEET OF VACATED
BANCROFT AVENUE IN REAR, HUBBARD AND DINGWALL'S SUBDIVISION,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 10, PAGE 84 OF
PLATS, WAYNE COUNTY RECORDS.

SOIL CHARACTERISTICS CHART	
TYPE OF SOIL	SHEBON-URBAN LAND-AVOCA COMPLEX (ShubB)
PERCENT OF SITE COVERAGE	100.0%
HYDROLOGIC SOIL GROUP	C
DEPTH TO RESTRICTIVE LAYER	51-65 INCHES
SOIL PERMEABILITY	0.00 TO 0.00 IN / HR
DEPTH TO WATER TABLE	33-47 INCHES

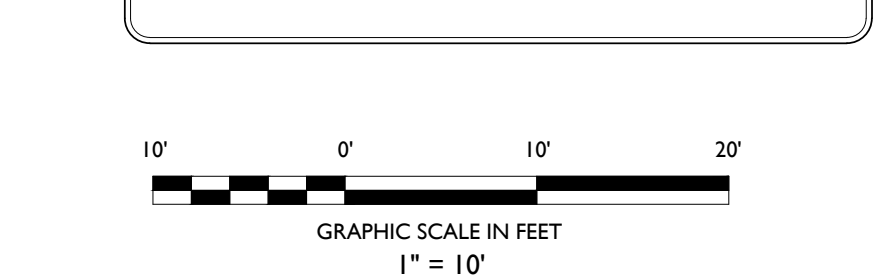
FLOOD HAZARD AREA NOTES:

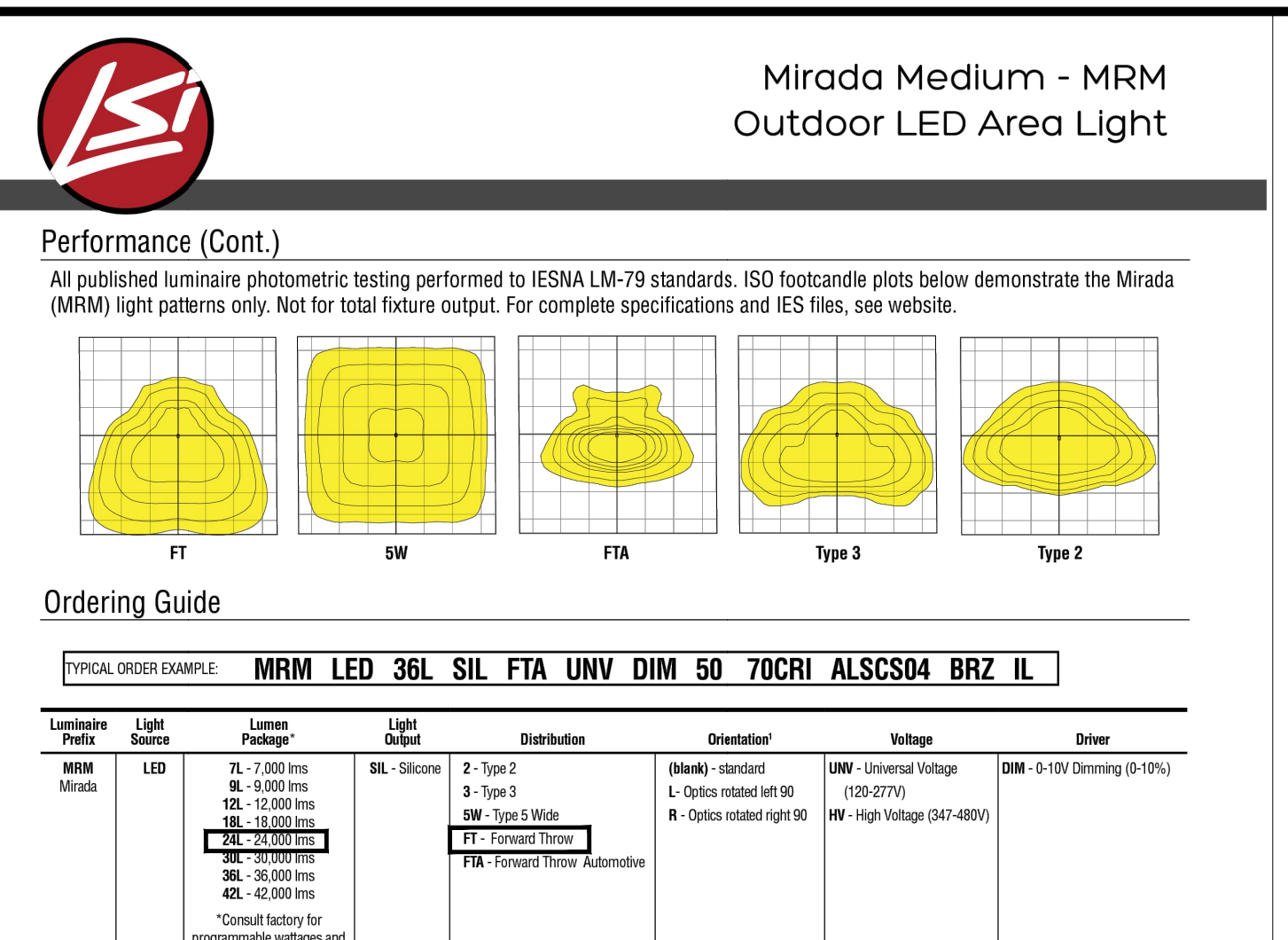
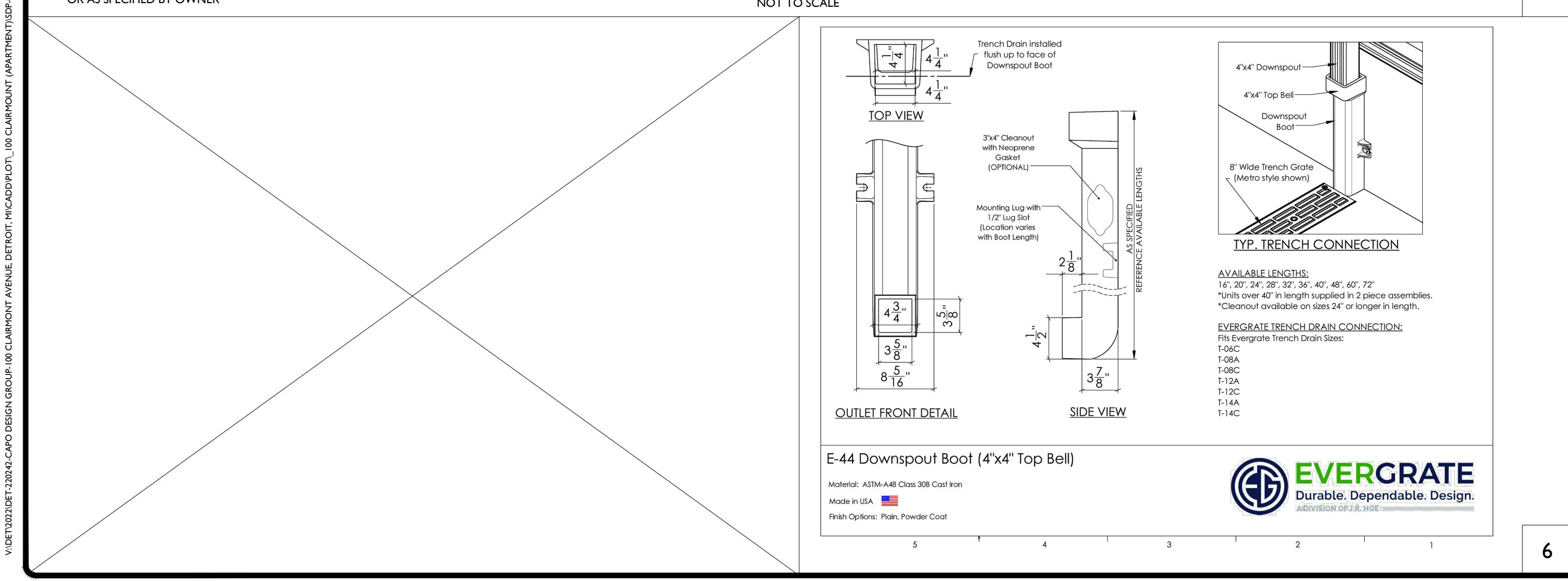
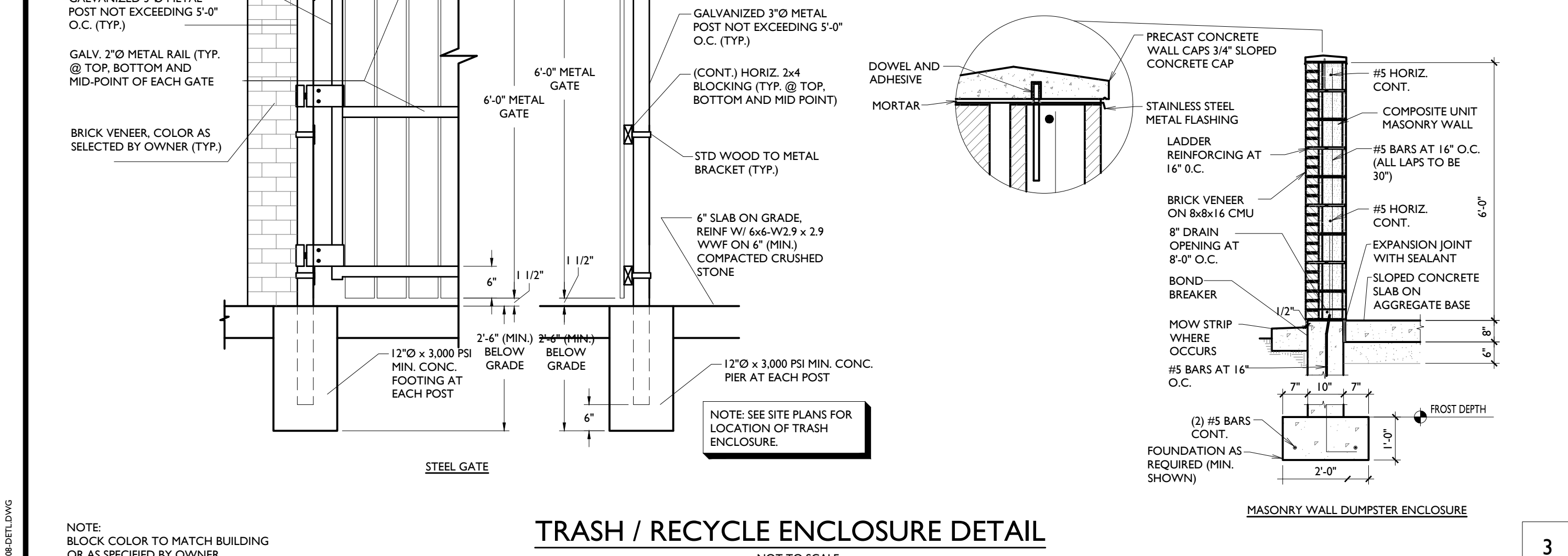
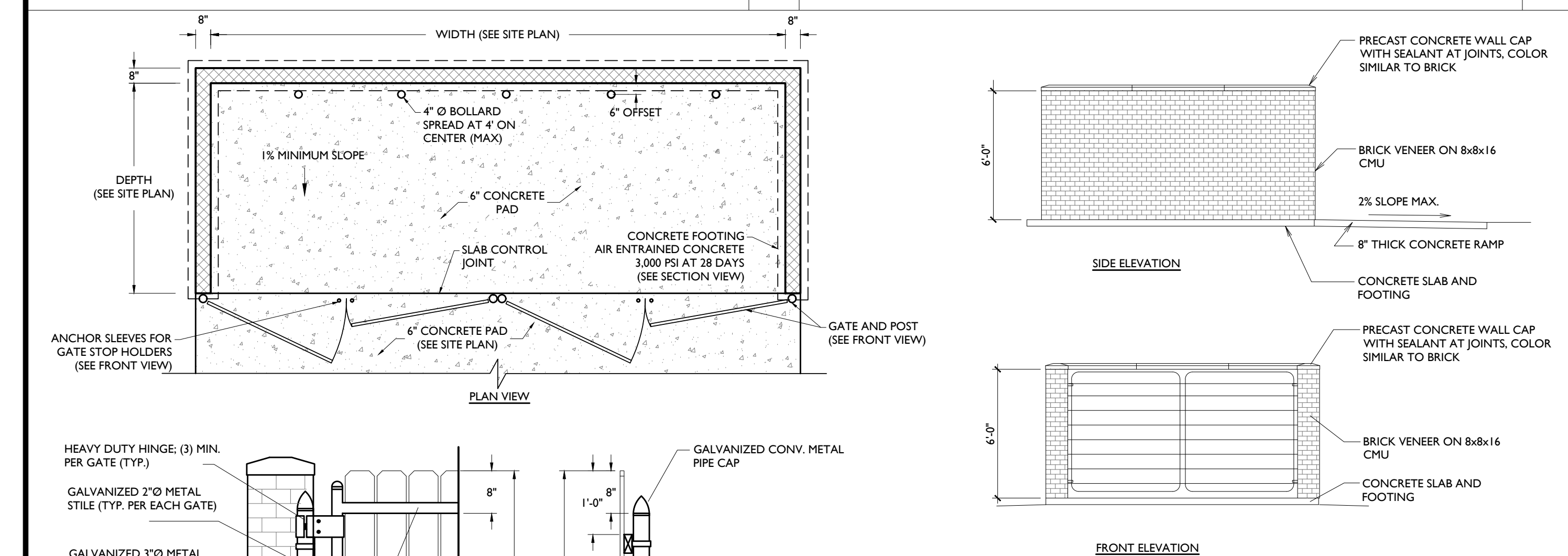
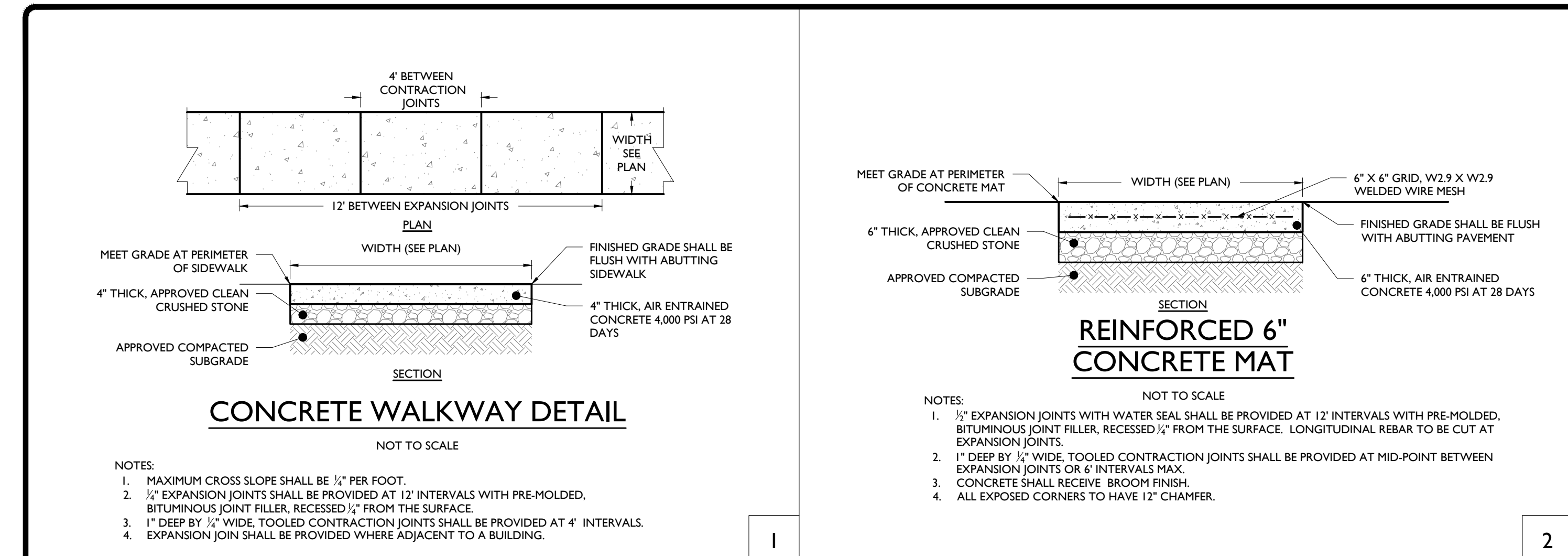
1. THERE ARE NO RIPARIAN ZONES ON SITE.
2. THERE ARE NO FLOODWAYS ON SITE.
3. ALL ELEVATIONS SHOWN ARE BASED ON NAVD 88 DATUM.

5. ALL ELEVATIONS SHOWN ARE BASED ON NAVD 88 DATUM.

ENVIROMENTAL NOTES:

1. THERE ARE NO RIPARIAN ZONES ON SITE
2. NO PORTION OF THIS SITE LIES WITHIN A FLOOD HAZARD AREA
3. THERE ARE NO WETLANDS ON SITE
4. ALL ELEVATIONS SHOWN ARE BASED ON NAVD 88 DATUM

[illegible]



Color Temp		Color Rendering		Controls (Choose One)		Finish		Options	
30 - 5,000 CCT		70CRI - 70 CRI		(Blank) - None		BRZ - Bronze		(Blank) - None	
40 - 4,000 CCT				Wireless Controls System:		BLK - Black		IL - Integral Louver HSS	
27 - 2,700 CCT				ALSC - AirLink Synapse Control System		GRY - Graphite			
AMB - Phosphor Converted Amber ¹				ALSCB1 - AirLink Synapse Control System with 8-12 Motion Sensor		WHY - White			
				ALSCB2 - AirLink Synapse Control System with 12-20 Motion Sensor		PLP - Platinum Plus			
				ALSCB3 - AirLink Synapse Control System with 20-40 Motion Sensor		SVG - Satin Verde Green			
				ALSCB4 - AirLink Synapse Control System with 40-60 Motion Sensor					
				ALSCB5 - AirLink Synapse Control System with 60-80 Motion Sensor					
				ALSCB6 - AirLink Synapse Control System with 80-100 Motion Sensor					
				ALSCB7 - AirLink Synapse Control System with 100-120 Motion Sensor					
				ALSCB8 - AirLink Synapse Control System with 120-140 Motion Sensor					
				ALSCB9 - AirLink Synapse Control System with 140-160 Motion Sensor					
				ALSCB10 - AirLink Synapse Control System with 160-180 Motion Sensor					
				ALSCB11 - AirLink Synapse Control System with 180-200 Motion Sensor					
				ALSCB12 - AirLink Synapse Control System with 200-220 Motion Sensor					
				ALSCB13 - AirLink Synapse Control System with 220-240 Motion Sensor					
				ALSCB14 - AirLink Synapse Control System with 240-260 Motion Sensor					
				ALSCB15 - AirLink Synapse Control System with 260-280 Motion Sensor					
				ALSCB16 - AirLink Synapse Control System with 280-300 Motion Sensor					
				ALSCB17 - AirLink Synapse Control System with 300-320 Motion Sensor					
				ALSCB18 - AirLink Synapse Control System with 320-340 Motion Sensor					
				ALSCB19 - AirLink Synapse Control System with 340-360 Motion Sensor					
				ALSCB20 - AirLink Synapse Control System with 360-380 Motion Sensor					
				ALSCB21 - AirLink Synapse Control System with 380-400 Motion Sensor					
				ALSCB22 - AirLink Synapse Control System with 400-420 Motion Sensor					
				ALSCB23 - AirLink Synapse Control System with 420-440 Motion Sensor					
				ALSCB24 - AirLink Synapse Control System with 440-460 Motion Sensor					
				ALSCB25 - AirLink Synapse Control System with 460-480 Motion Sensor					
				ALSCB26 - AirLink Synapse Control System with 480-500 Motion Sensor					
				ALSCB27 - AirLink Synapse Control System with 500-520 Motion Sensor					
				ALSCB28 - AirLink Synapse Control System with 520-540 Motion Sensor					
				ALSCB29 - AirLink Synapse Control System with 540-560 Motion Sensor					
				ALSCB30 - AirLink Synapse Control System with 560-580 Motion Sensor					
				ALSCB31 - AirLink Synapse Control System with 580-600 Motion Sensor					
				ALSCB32 - AirLink Synapse Control System with 600-620 Motion Sensor					
				ALSCB33 - AirLink Synapse Control System with 620-640 Motion Sensor					
				ALSCB34 - AirLink Synapse Control System with 640-660 Motion Sensor					
				ALSCB35 - AirLink Synapse Control System with 660-680 Motion Sensor					
				ALSCB36 - AirLink Synapse Control System with 680-700 Motion Sensor					
				ALSCB37 - AirLink Synapse Control System with 700-720 Motion Sensor					
				ALSCB38 - AirLink Synapse Control System with 720-740 Motion Sensor					
				ALSCB39 - AirLink Synapse Control System with 740-760 Motion Sensor					
				ALSCB40 - AirLink Synapse Control System with 760-780 Motion Sensor					
				ALSCB41 - AirLink Synapse Control System with 780-800 Motion Sensor					
				ALSCB42 - AirLink Synapse Control System with 800-820 Motion Sensor					
				ALSCB43 - AirLink Synapse Control System with 820-840 Motion Sensor					
				ALSCB44 - AirLink Synapse Control System with 840-860 Motion Sensor					
				ALSCB45 - AirLink Synapse Control System with 860-880 Motion Sensor					
				ALSCB46 - AirLink Synapse Control System with 880-900 Motion Sensor					
				ALSCB47 - AirLink Synapse Control System with 900-920 Motion Sensor					
				ALSCB48 - AirLink Synapse Control System with 920-940 Motion Sensor					
				ALSCB49 - AirLink Synapse Control System with 940-960 Motion Sensor					
				ALSCB50 - AirLink Synapse Control System with 960-980 Motion Sensor					
				ALSCB51 - AirLink Synapse Control System with 980-1000 Motion Sensor					
				ALSCB52 - AirLink Synapse Control System with 1000-1020 Motion Sensor					
				ALSCB53 - AirLink Synapse Control System with 1020-1040 Motion Sensor					
				ALSCB54 - AirLink Synapse Control System with 1040-1060 Motion Sensor					
				ALSCB55 - AirLink Synapse Control System with 1060-1080 Motion Sensor					
				ALSCB56 - AirLink Synapse Control System with 1080-1100 Motion Sensor					
				ALSCB57 - AirLink Synapse Control System with 1100-1120 Motion Sensor					
				ALSCB58 - AirLink Synapse Control System with 1120-1140 Motion Sensor					
				ALSCB59 - AirLink Synapse Control System with 1140-1160 Motion Sensor					
				ALSCB60 - AirLink Synapse Control System with 1160-1180 Motion Sensor					
				ALSCB61 - AirLink Synapse Control System with 1180-1200 Motion Sensor					
				ALSCB62 - AirLink Synapse Control System with 1200-1220 Motion Sensor					
				ALSCB63 - AirLink Synapse Control System with 1220-1240 Motion Sensor					
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				ALSCB65 - AirLink Synapse Control System with 1260-1280 Motion Sensor					
				ALSCB66 - AirLink Synapse Control System with 1280-1300 Motion Sensor					
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				ALSCB74 - AirLink Synapse Control System with 1440-1460 Motion Sensor					
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				ALSCB104 - AirLink Synapse Control System with 2040-2060 Motion Sensor					
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				ALSCB106 - AirLink Synapse Control System with 2080-2100 Motion Sensor					
				ALSCB107 - AirLink Synapse Control System with 2100-2120 Motion Sensor					
				ALSCB108 - AirLink Synapse Control System with 2120-2140 Motion Sensor					
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