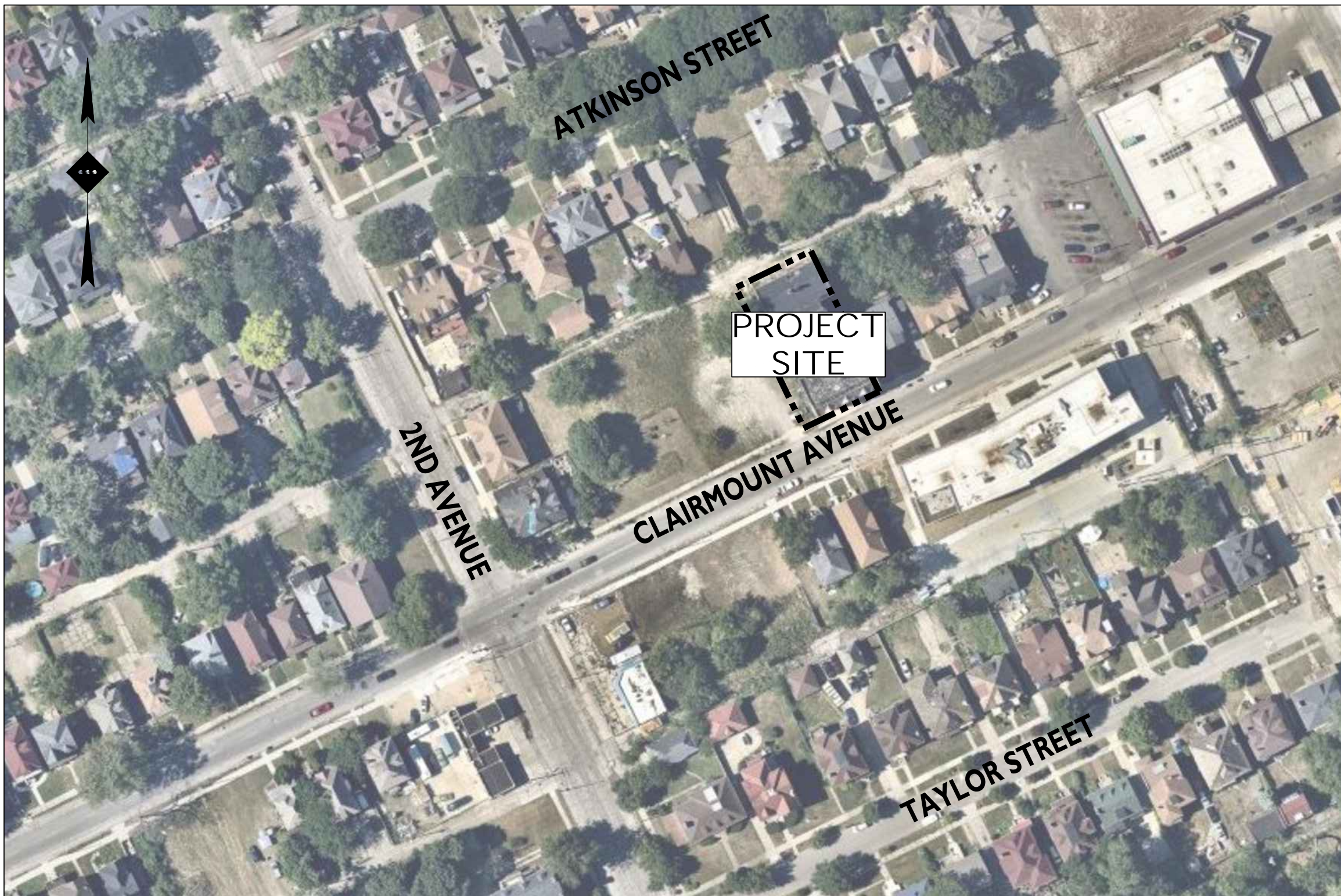




SOURCE: USGS MAPPING SYSTEM, DATE RETRIEVED 10/20/2022

LOCATION MAP

SCALE: 1" = 500±



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

AERIAL MAP

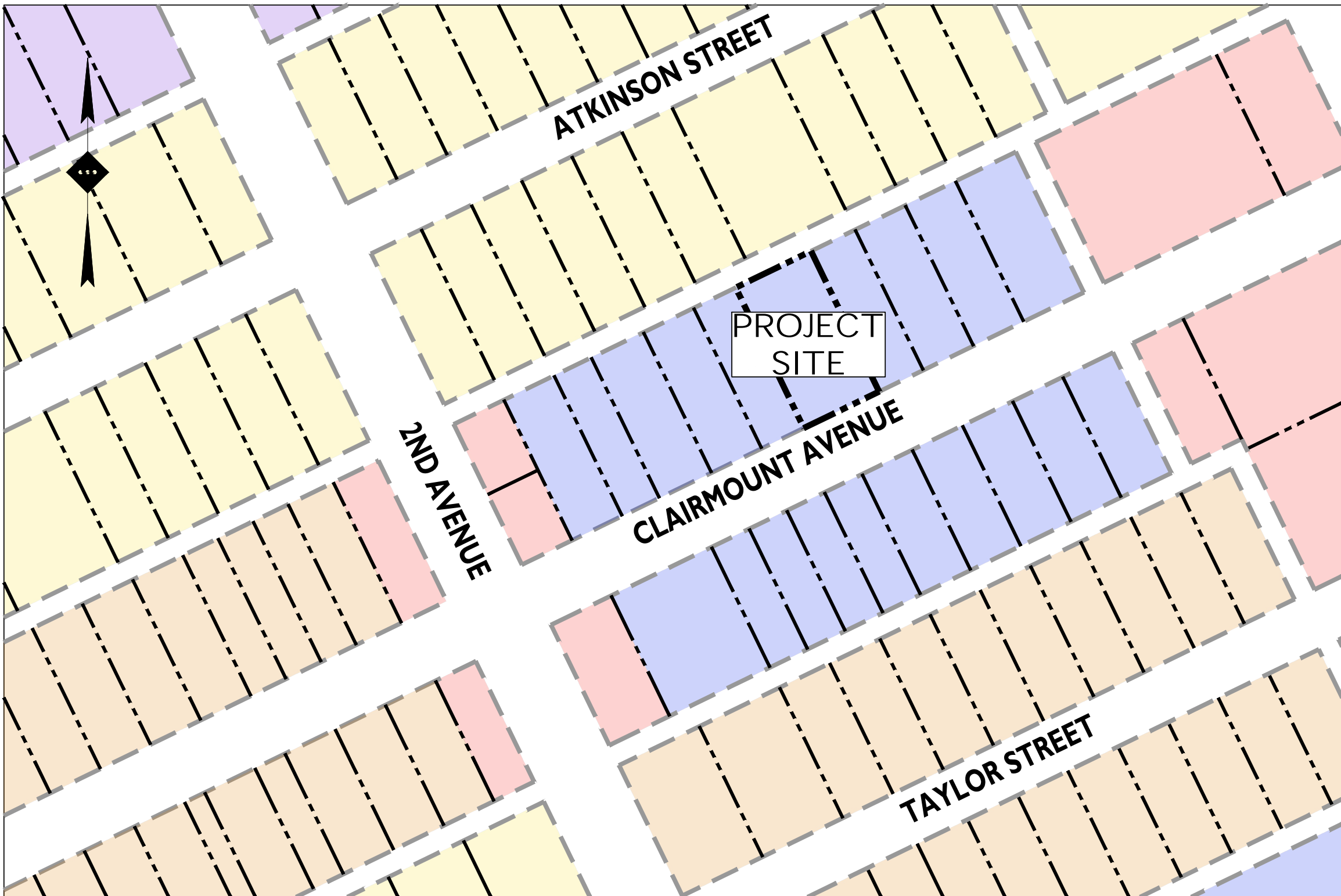
SCALE: 1" = 100±



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

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



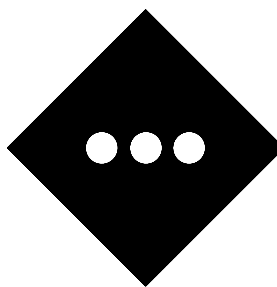
SOURCE: WAYNE COUNTY PARCEL VIEWER, CITY OF DETROIT ZONING MAP, DATE RETRIEVED 10/20/2022

- LEGEND:
- 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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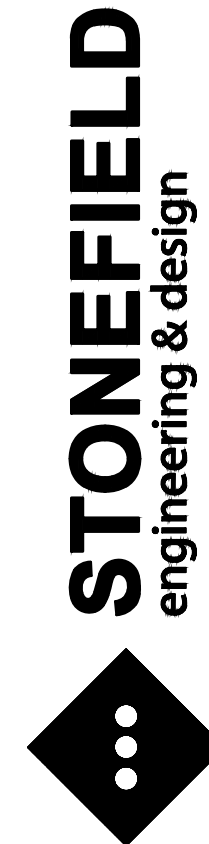
PLAN REFERENCE MATERIALS:

- 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
- 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
1	02/02/2023	JRC	PERMIT SET
2	04/18/2023	JRC	REVISED PER DWSD REVIEW #1
3	10/11/2023	JRC	PERMIT R-1
4	02/09/2024	JRC	CONSTRUCTION SET
5	11/25/2024	JRC	RFI #30 - ROOF LEADER CLARIFICATION
6	04/07/2025	JRC	RFI #62 - DRAINAGE ROOF LEADER UPDATES

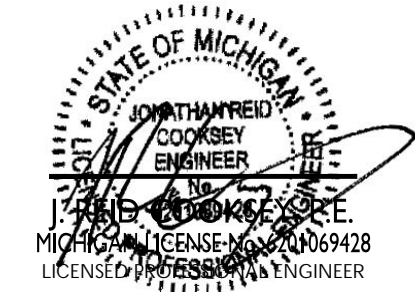


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SITE DEVELOPMENT PLANS
CLAIRMOUNT APARTMENTS, LLC
PROPOSED APARTMENT SITE IMPROVEMENTS

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



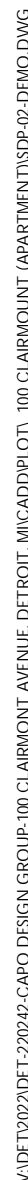
SCALE: AS SHOWN PROJECT ID: DET-220242

TITLE:

COVER SHEET

DRAWING:

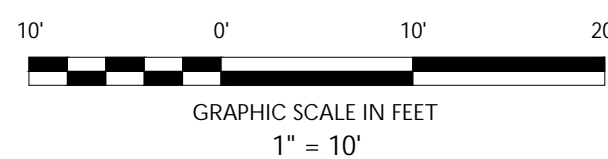
C-1

The logo for 811, featuring the numbers "811" in a large, bold, black font. Below the numbers is a stylized, black and white graphic of a shovel, with the blade pointing upwards and the handle curving downwards. A small registered trademark symbol (®) is located to the right of the shovel graphic.


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DEMOLITION NOTES

- THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY STATE AND FEDERAL REQUIREMENTS/REFERENCE DOCUMENTS, INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE PROJECT.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
- EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM THE OWNER AND THE NEARBY NEIGHBORING JURISDICTION GOVERNING AGENCY IS OBTAINED BEFORE THE START OF ANY EXPLOSIVE PROGRAM. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS, INCLUDING ALL NECESSARY PERMITS, TO BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
- ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS.
- BEFORE STARTING ANY DEMOLITION ACTIVITIES, THE CONTRACTOR SHALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
- ALL DEBRIS/DERRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE WASTED/DEBRIS IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS AND TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.



ISSUE	DATE	BY	DESCRIPTION
1	02/20/2023	JRC	PERMIT SET
2	04/18/2023	JRC	REVISED PER DWSD REVIEW #1
3	10/11/2023	JCEM	PERMIT R.1
4	02/09/2024	JRC	CONSTRUCTION SET
5	11/25/2024	JRC	RFI #30 - ROOF LEADER CLARIFICATION
6	04/07/2025	JRC	RFI #62 - DRAINAGE/ROOF LEADER UPDATES



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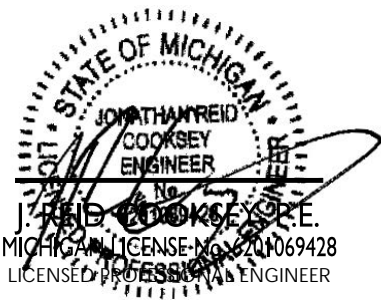
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SITE DEVELOPMENT PLANS

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

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



 STONEFIELD engineering & design	
SCALE:	1" = 10'
PROJECT ID: DET-220242	
TITLE:	
DEMOLITION PLAN	
DRAWING:	
C-2	



(*) NO LANDSCAPING BUFFER REQUIRED WHEN ADJACENT TO PUBLIC ALLEY

ALL SITE AND BUILDING
LIGHTING TO REMAIN
AND BE REUTILIZED

- GENERAL NOTES

- 10' 0' 10' 20'
- GRAPHIC SCALE IN FEET
1" = 10'

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Phone 248.247.1115

SITE DEVELOPMENT PLANS

**CLAIRMOUNT
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PROPOSED APARTMENT SITE IMPROVEMENTS

PARCEL ID: 02001430
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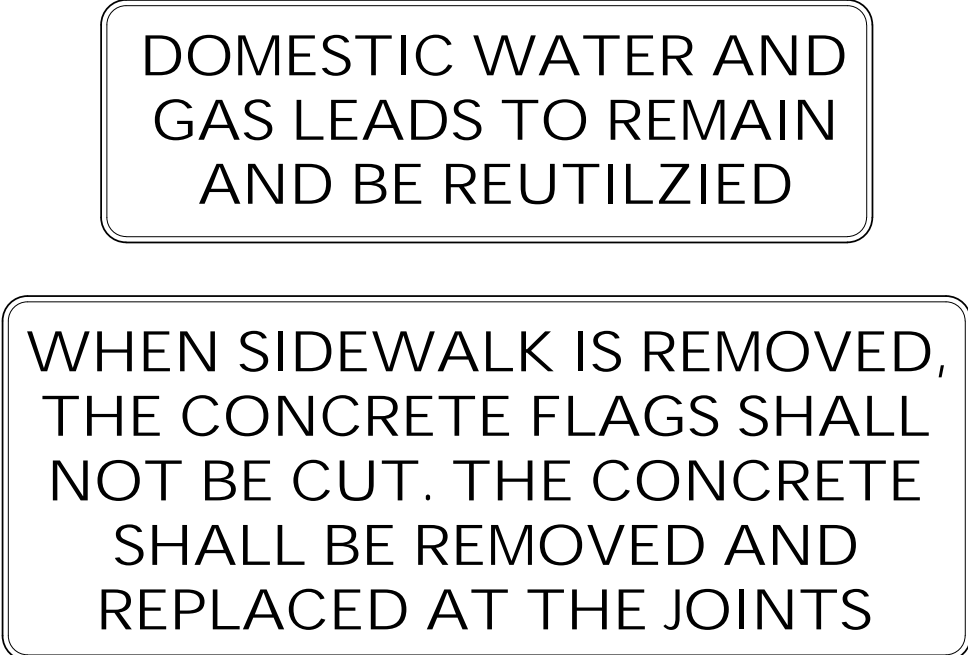
SCALE:	1" = 10'	PROJECT ID: DET-220242
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TITLE:

SITE PLAN

DRAWING:

C-3



GRADING NOTES

1. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE CLOSE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.

2. 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.

3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING CURB ELEVATIONS FROM STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.


4. THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RECORD ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE. IN ALL AREAS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE CITY AND/OR UTILITY AUTHORITY REGULATIONS.

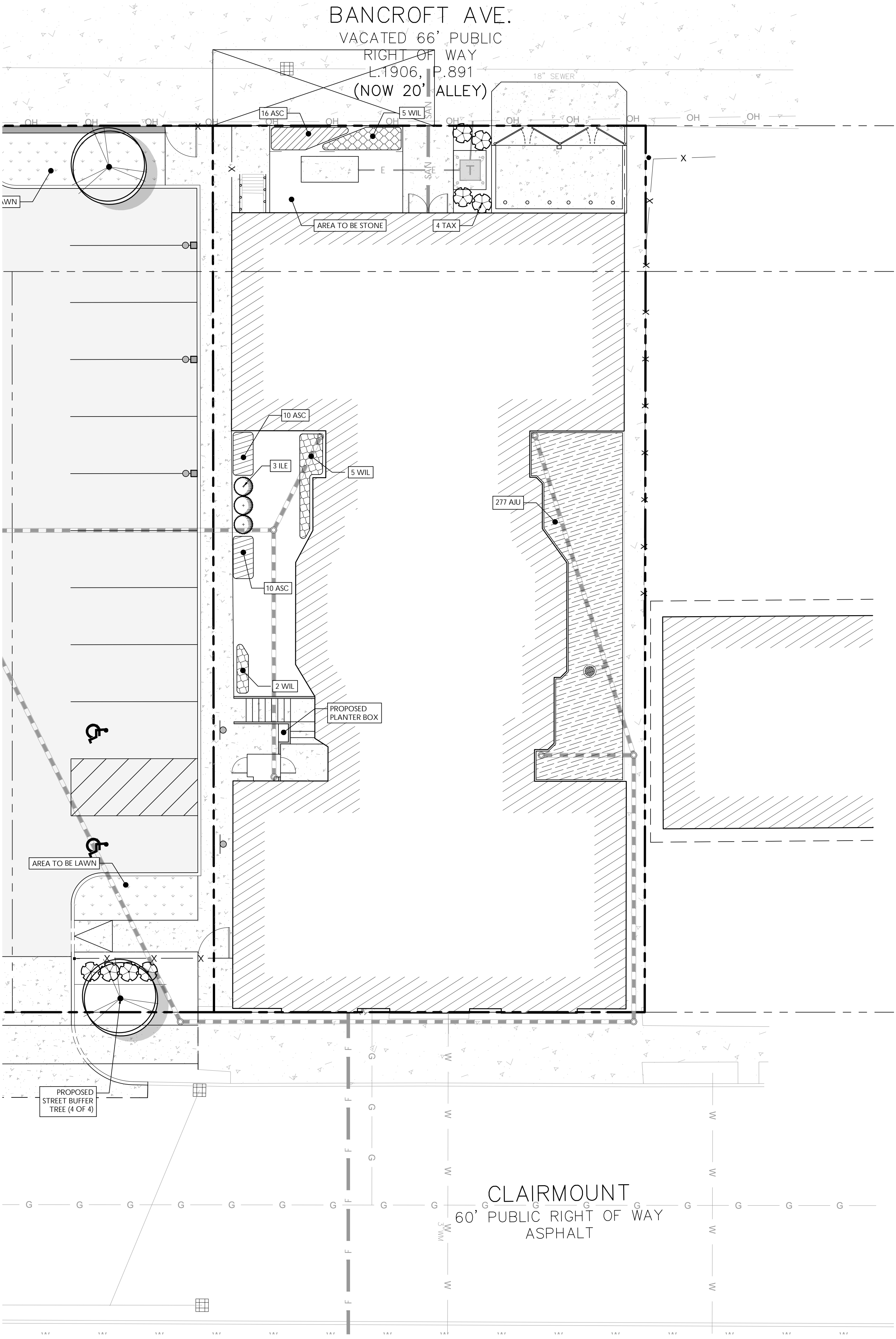
5. MINIMUM SOLE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:

• CONCRETE SURFACES	1.00%
• ASPHALT SURFACES	1.00%






6. A MINIMUM SOLE OF 1.00% SHALL BE PROVIDED AHEAD 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.

7. FOR PROJECTS WHERE BASINS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE FOR PROVIDING THE PATH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND RECORDS SHALL BE MAINTAINED. IF SPECIAL CONSTRUCTION METHODS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

<div style="display: flex; align-items: center; justify-content: center;"><div style="display: inline-block; vertical-align: middle; margin-left: 10px;">STONEFIELD engineering & design</div></div>		
SCALE:	1" = 10'	PROJECT ID: DET-220242
TITLE:		
GRADING, STORMWATER & UTILITY PLAN		
DRAWING:		
C-4		



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
	TAX	4	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	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	36	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	18" o.c.	1 GAL. POT
	WIL	12	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.



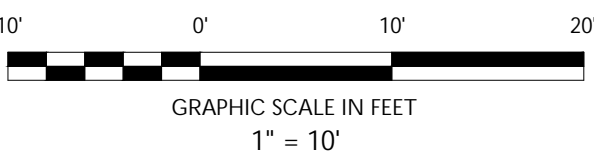
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IRRIGATION NOTE:

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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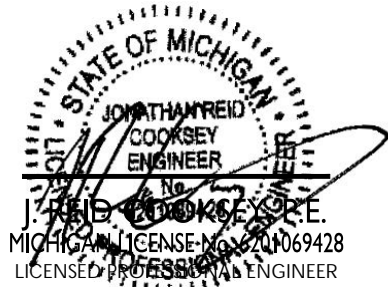
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SITE DEVELOPMENT PLANS

CLAIMMOUNT
APARTMENTS, LLC
PROPOSED APARTMENT SITE IMPROVEMENTS

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



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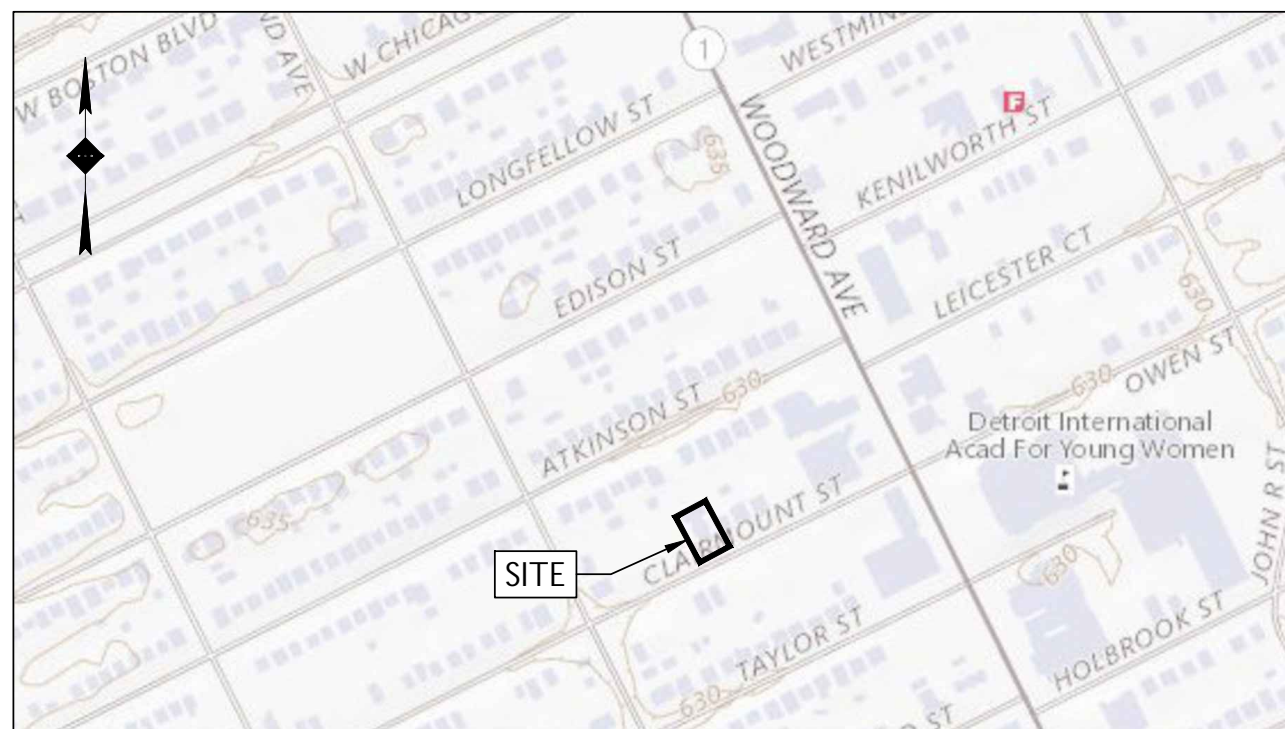
SCALE: 1" = 10' PROJECT ID: DET-220242

TITLE:

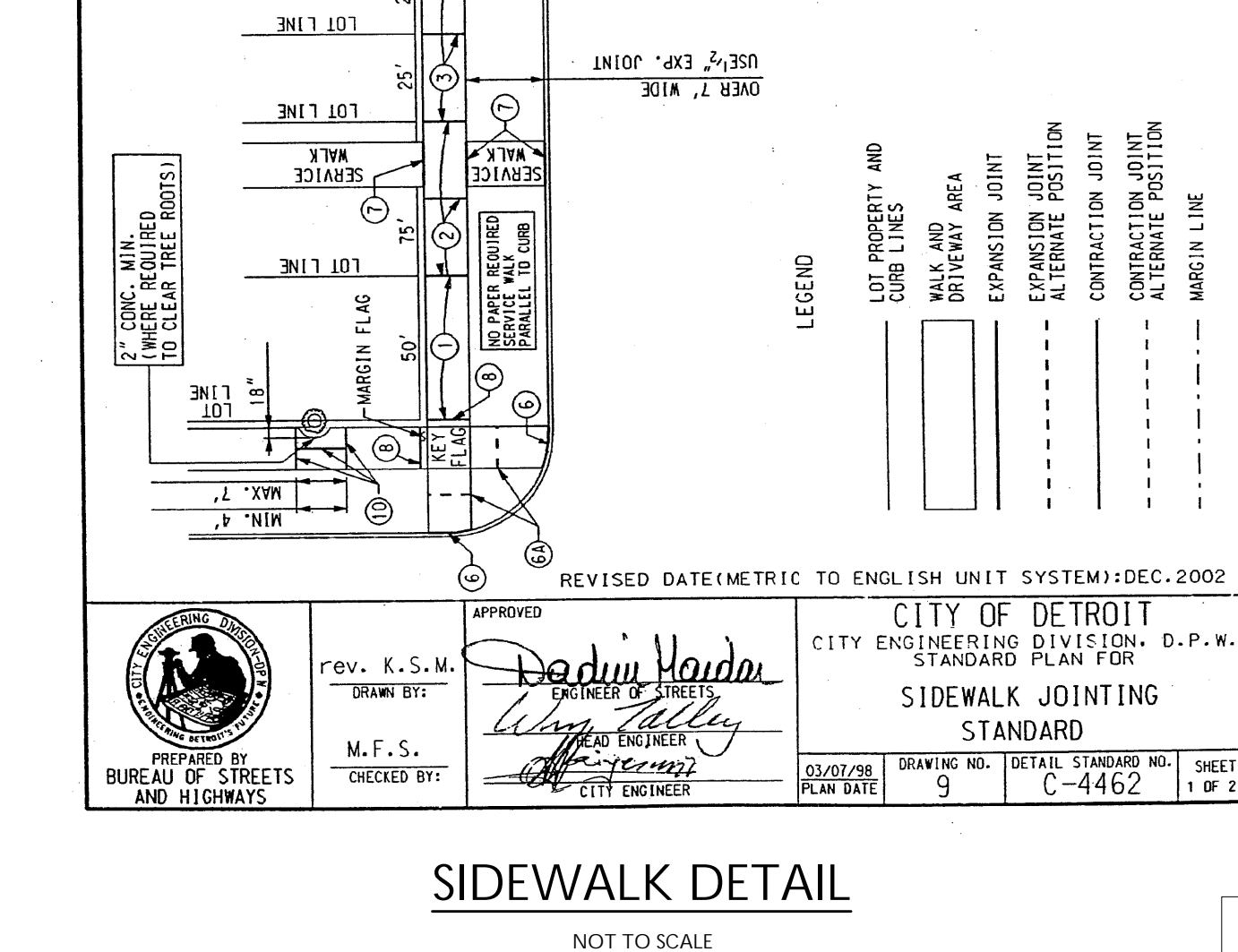
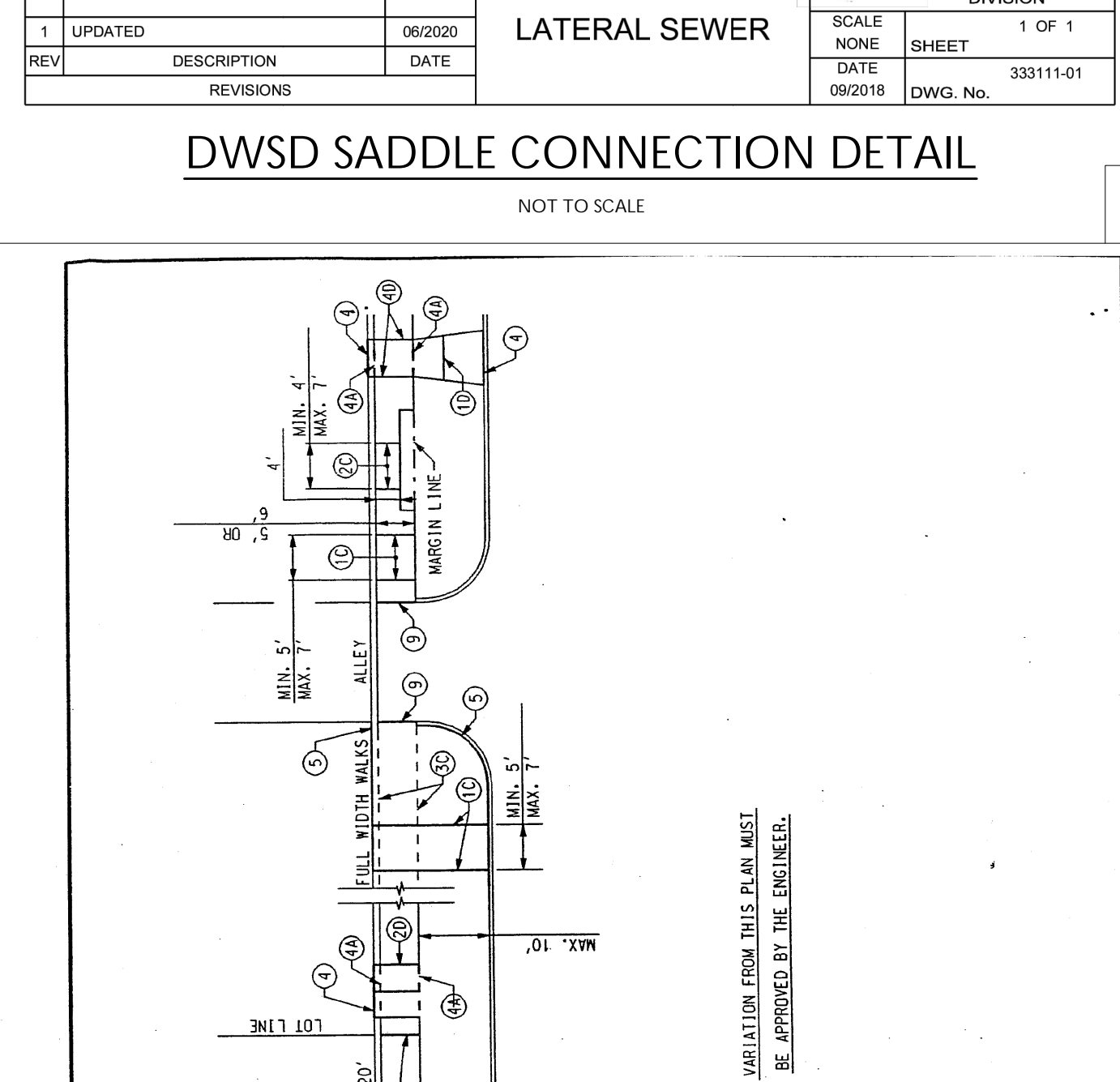
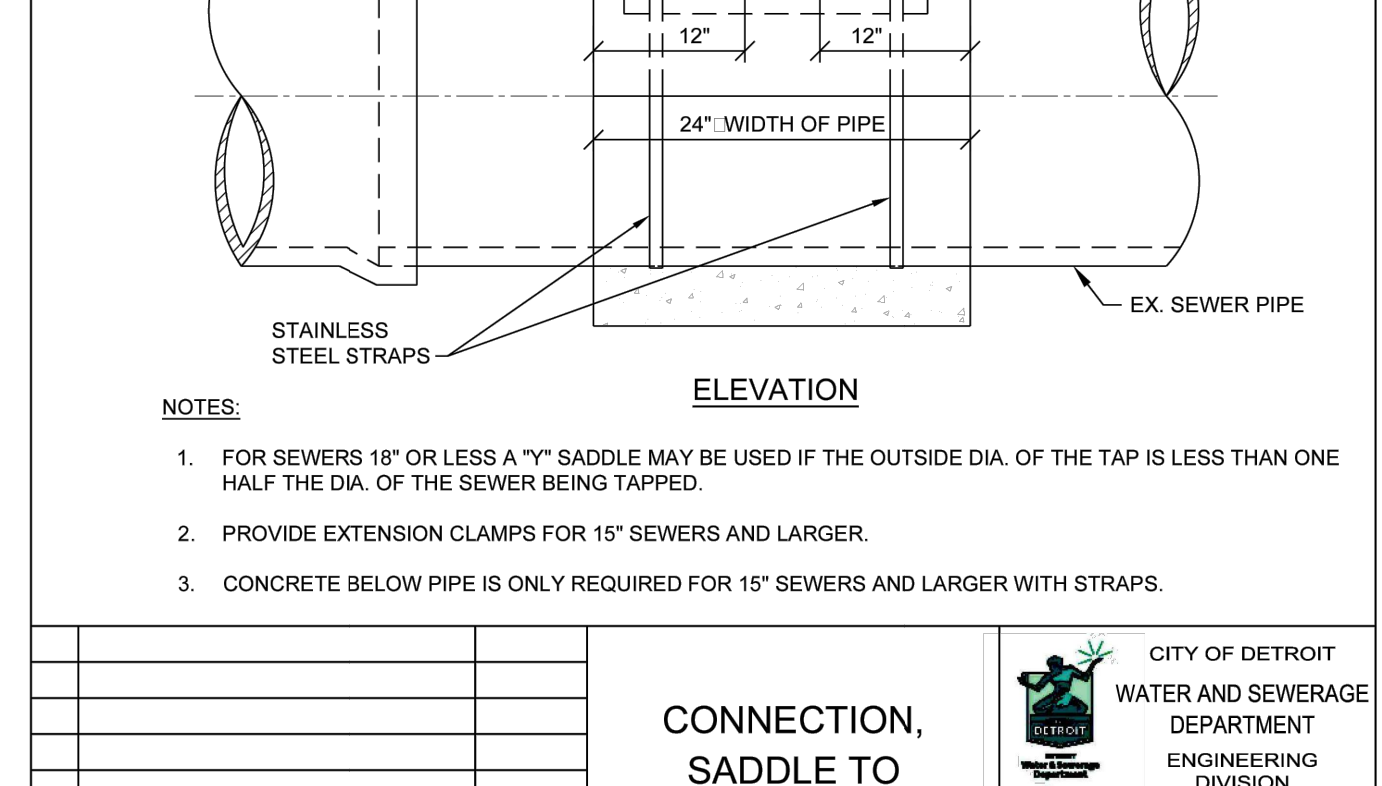
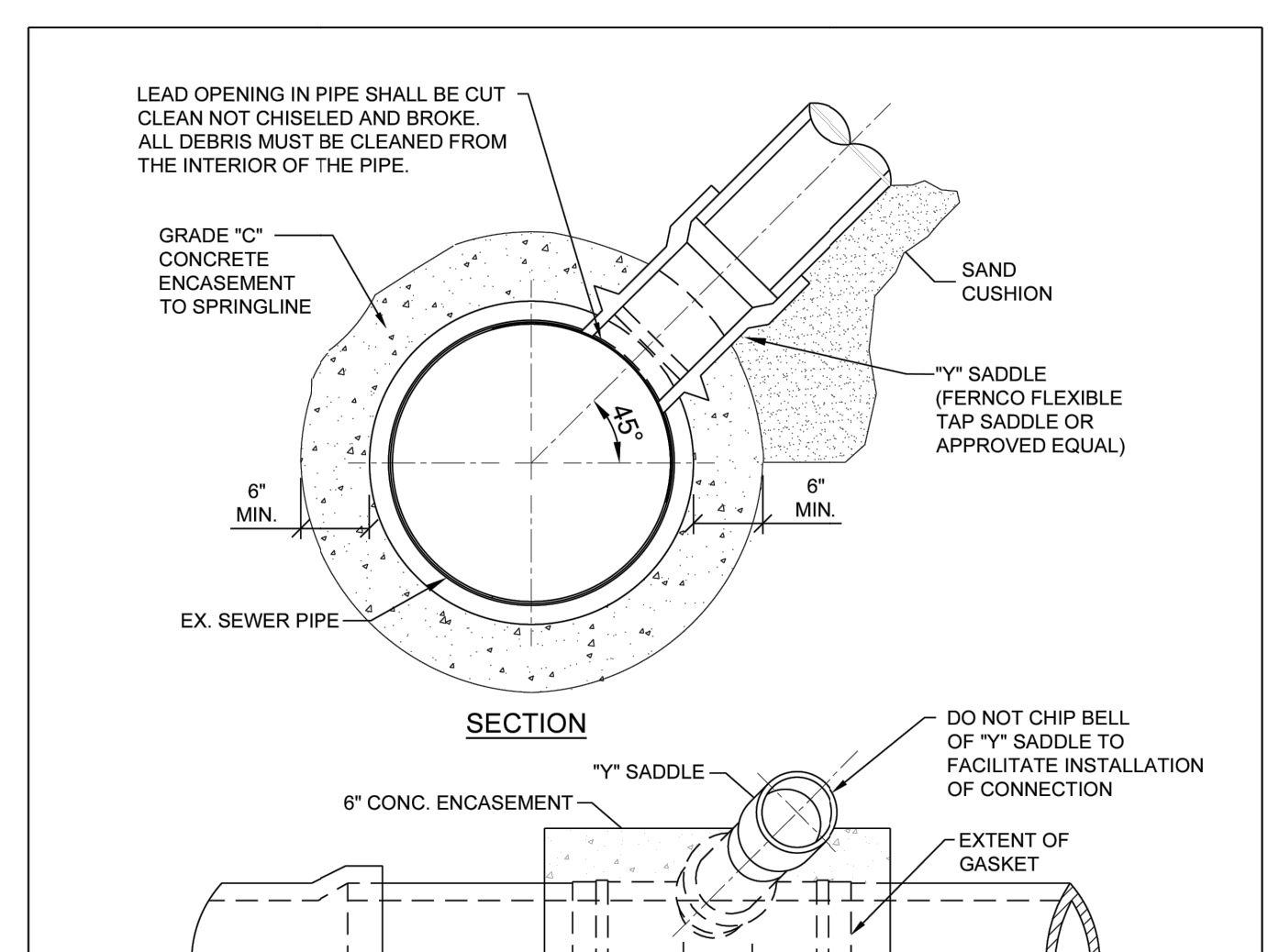
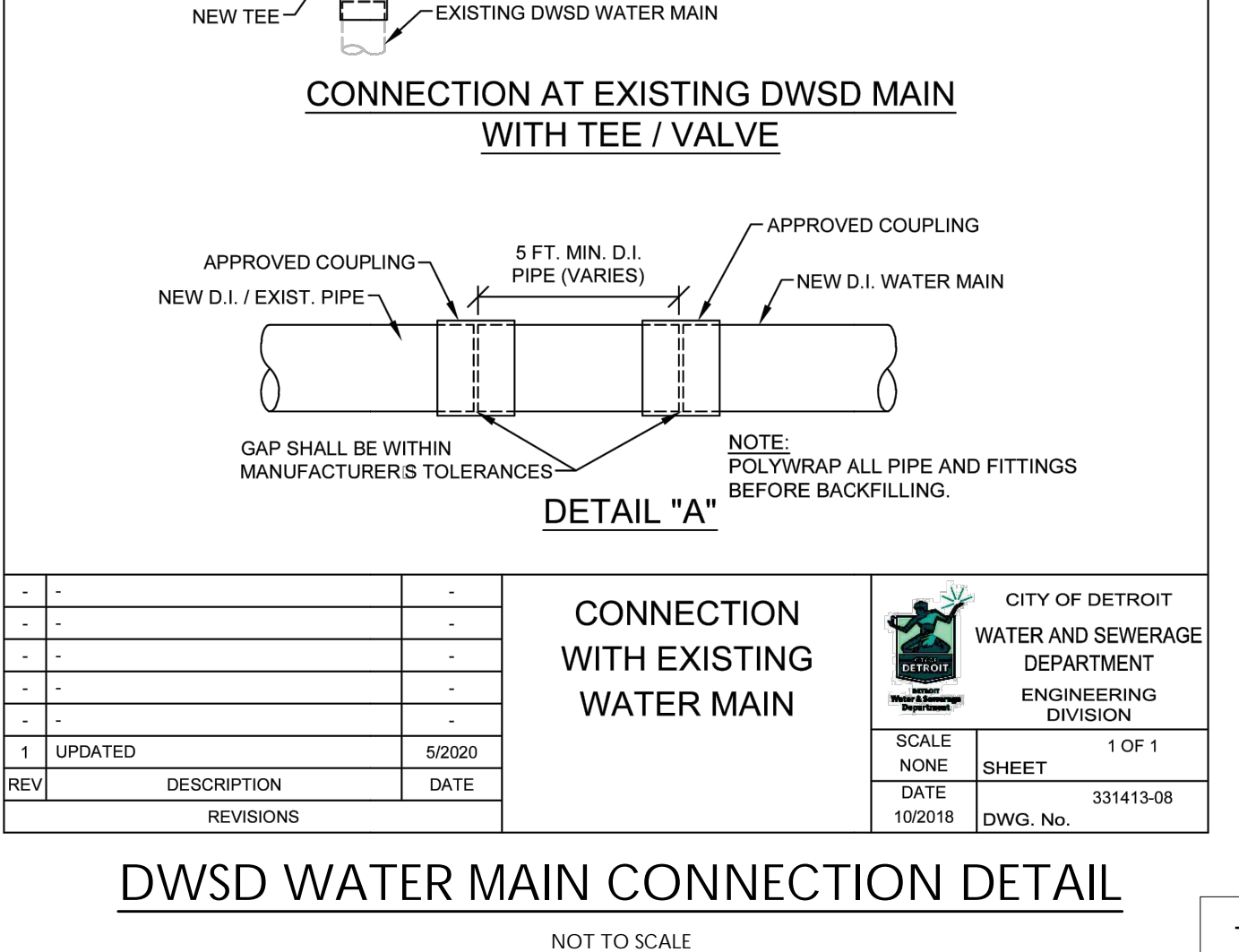
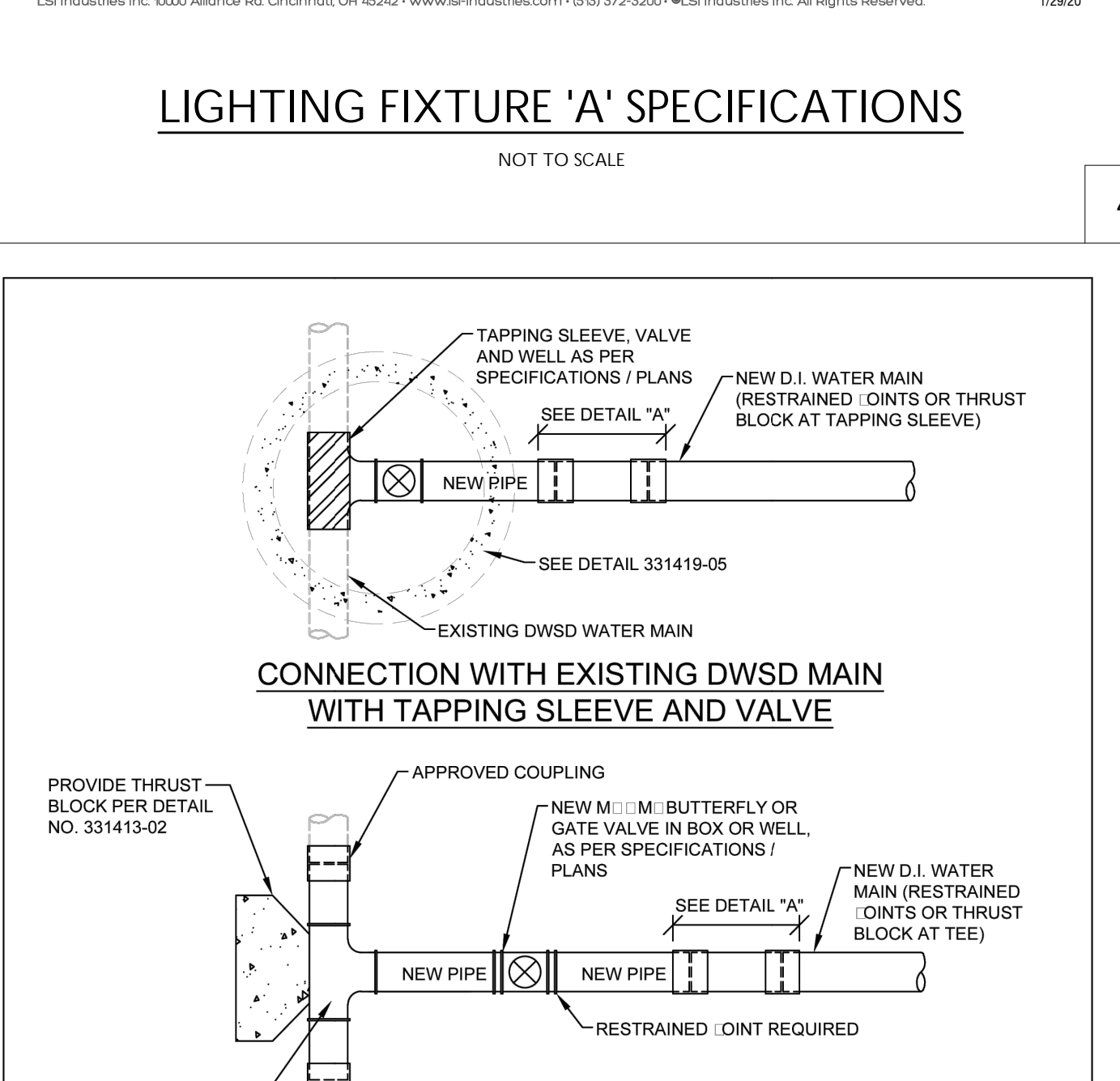
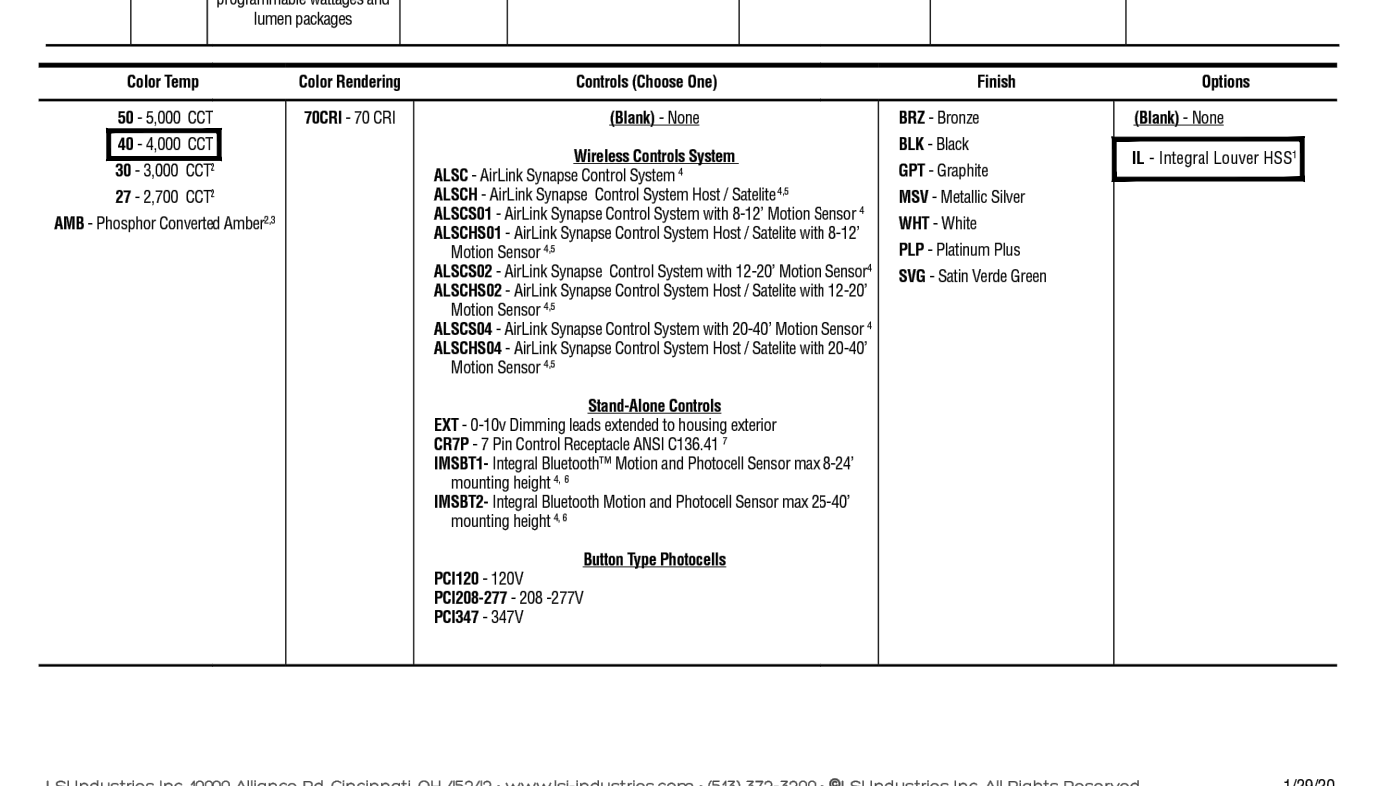
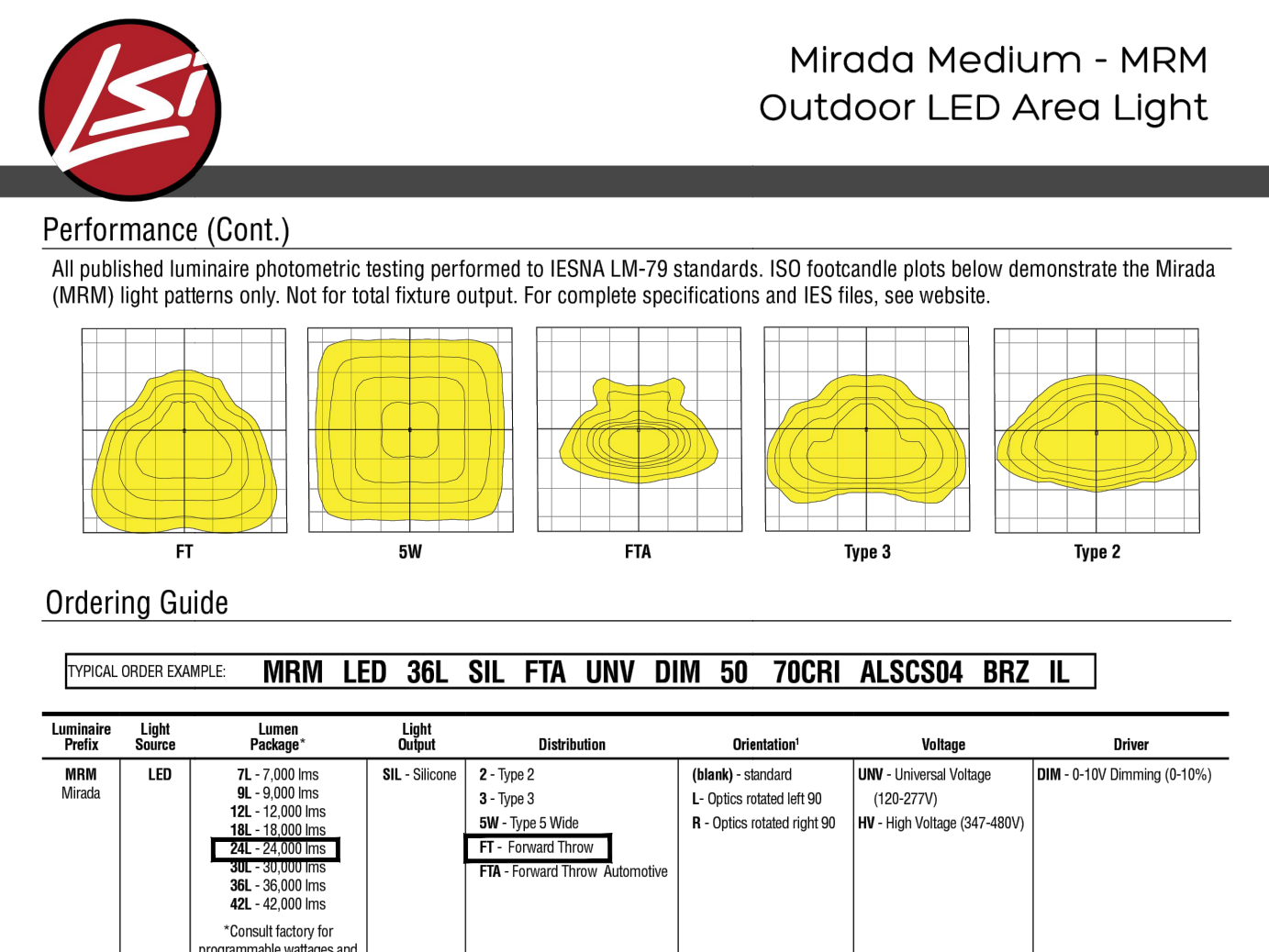
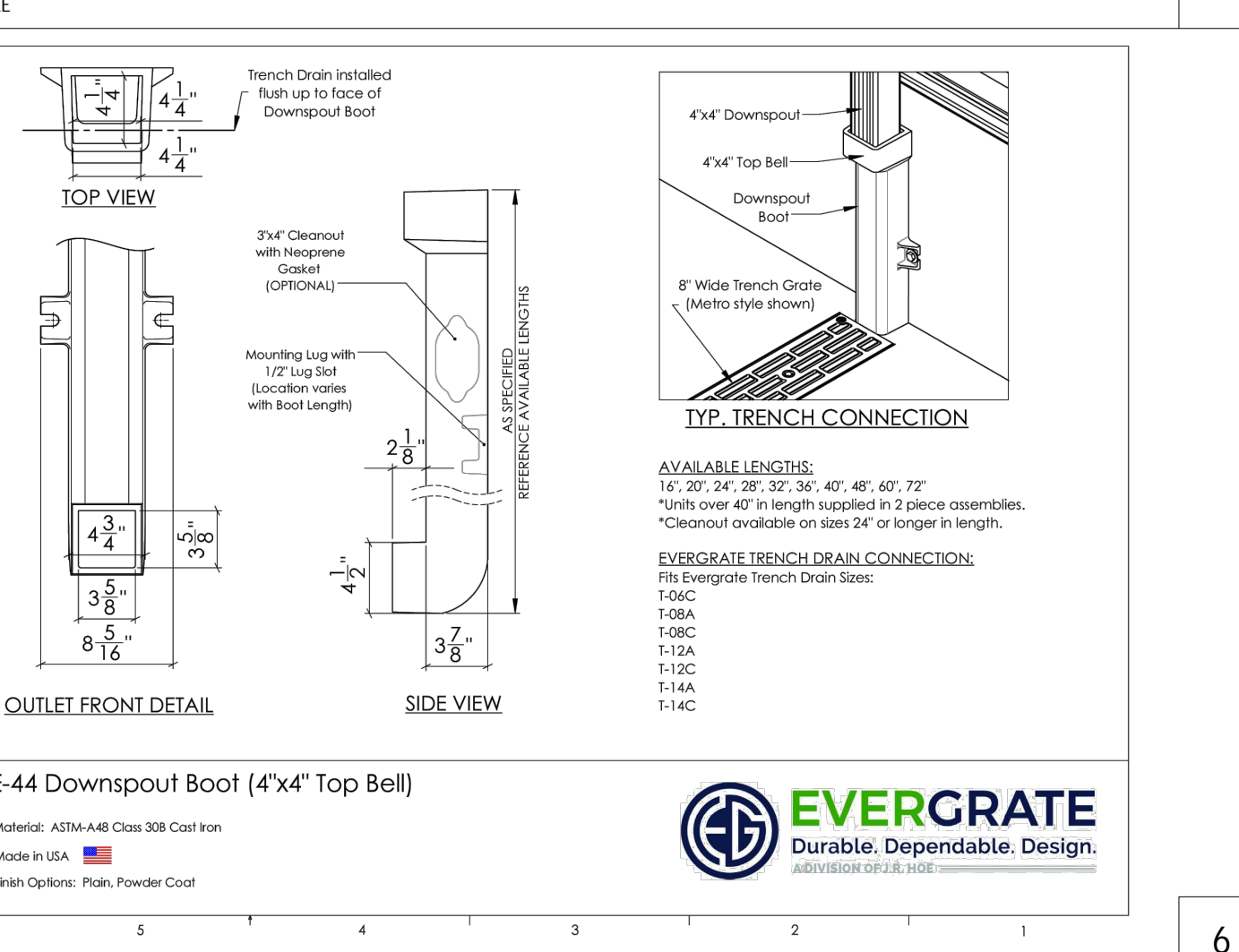
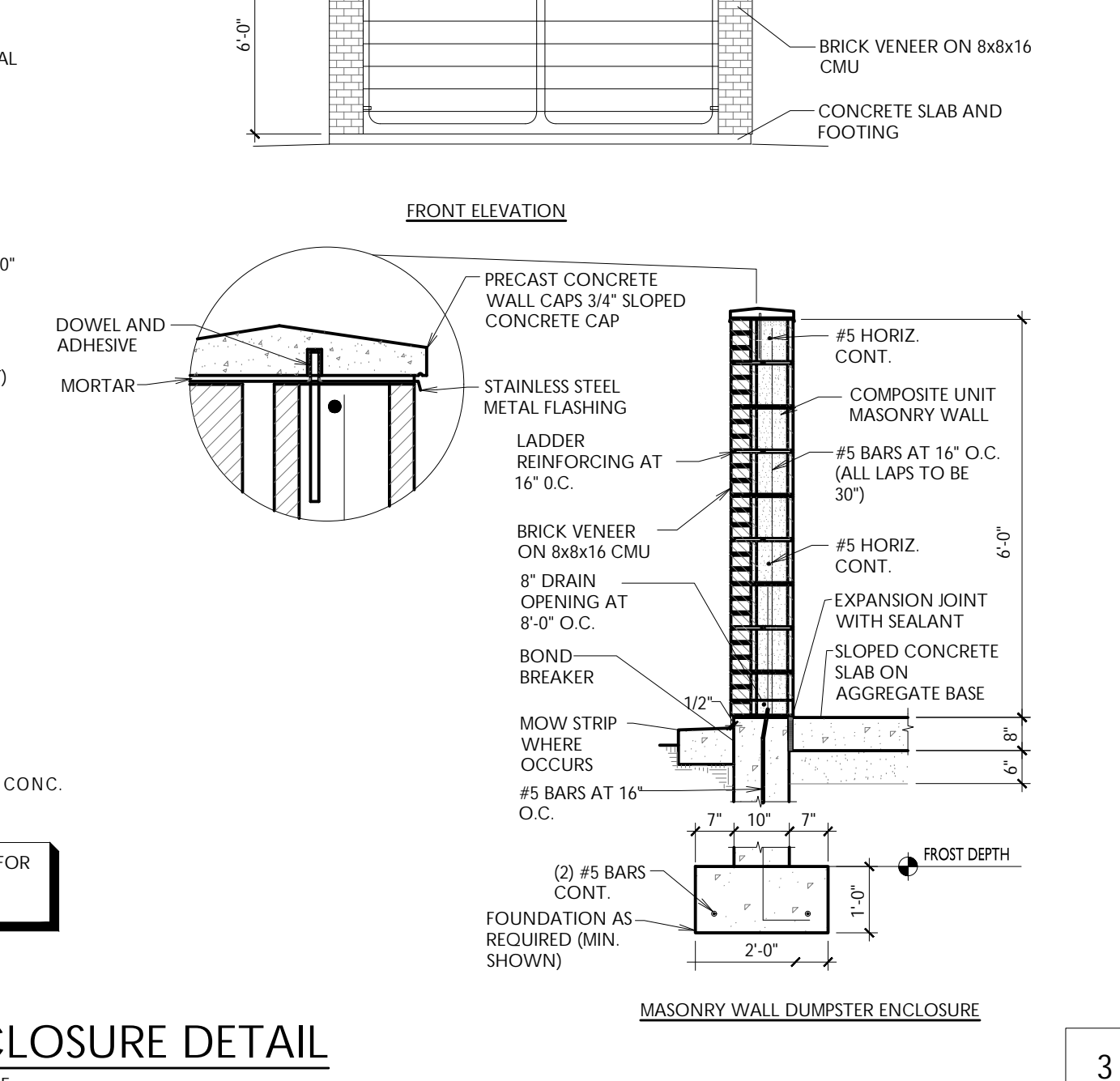
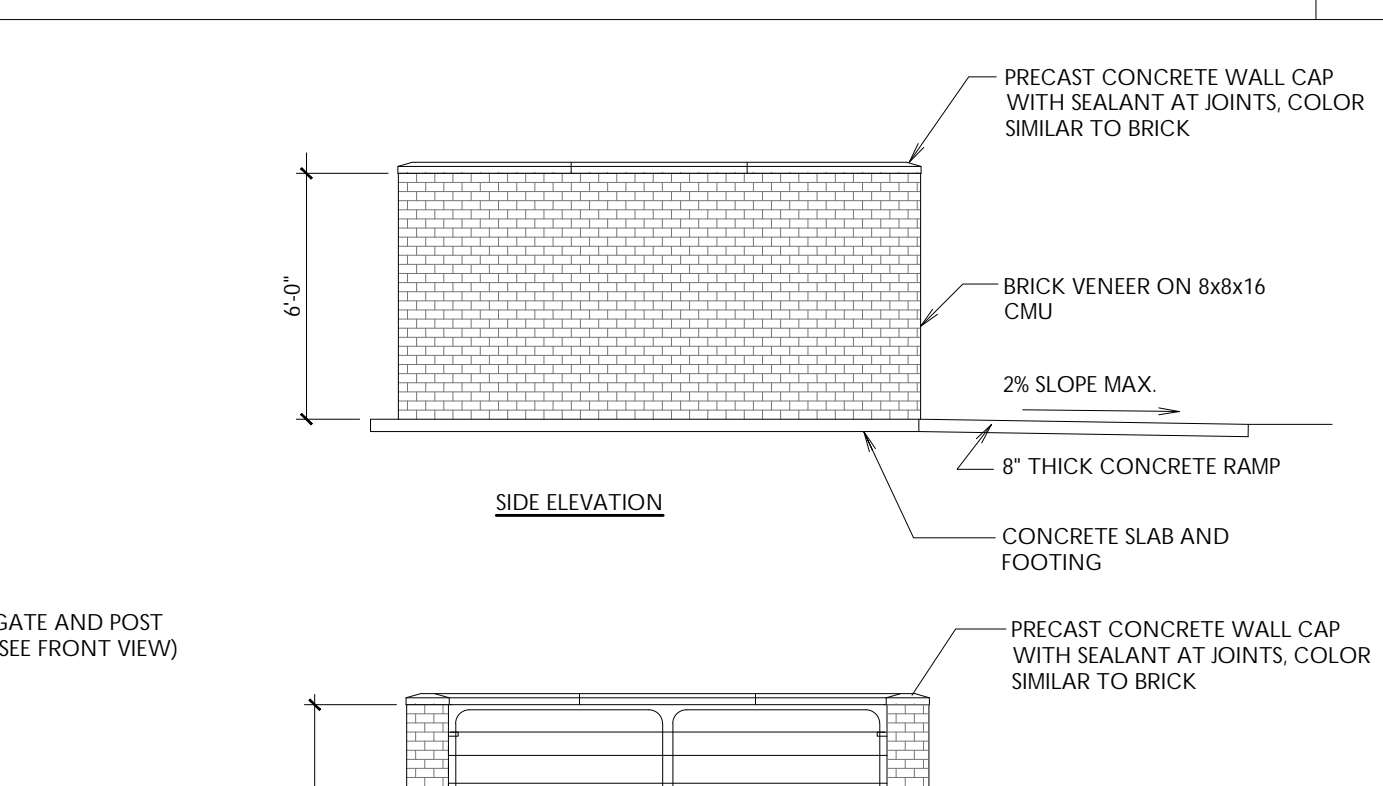
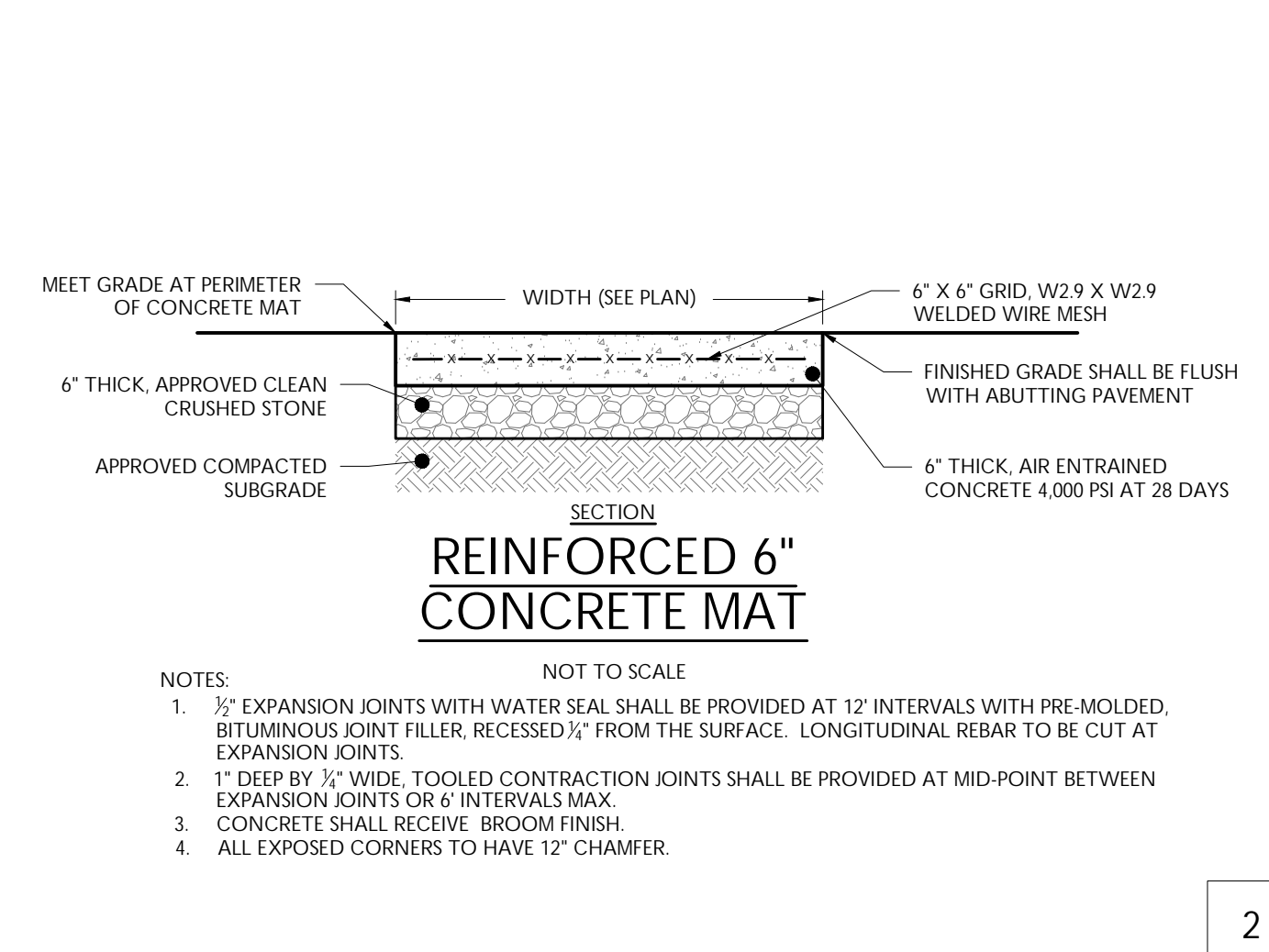
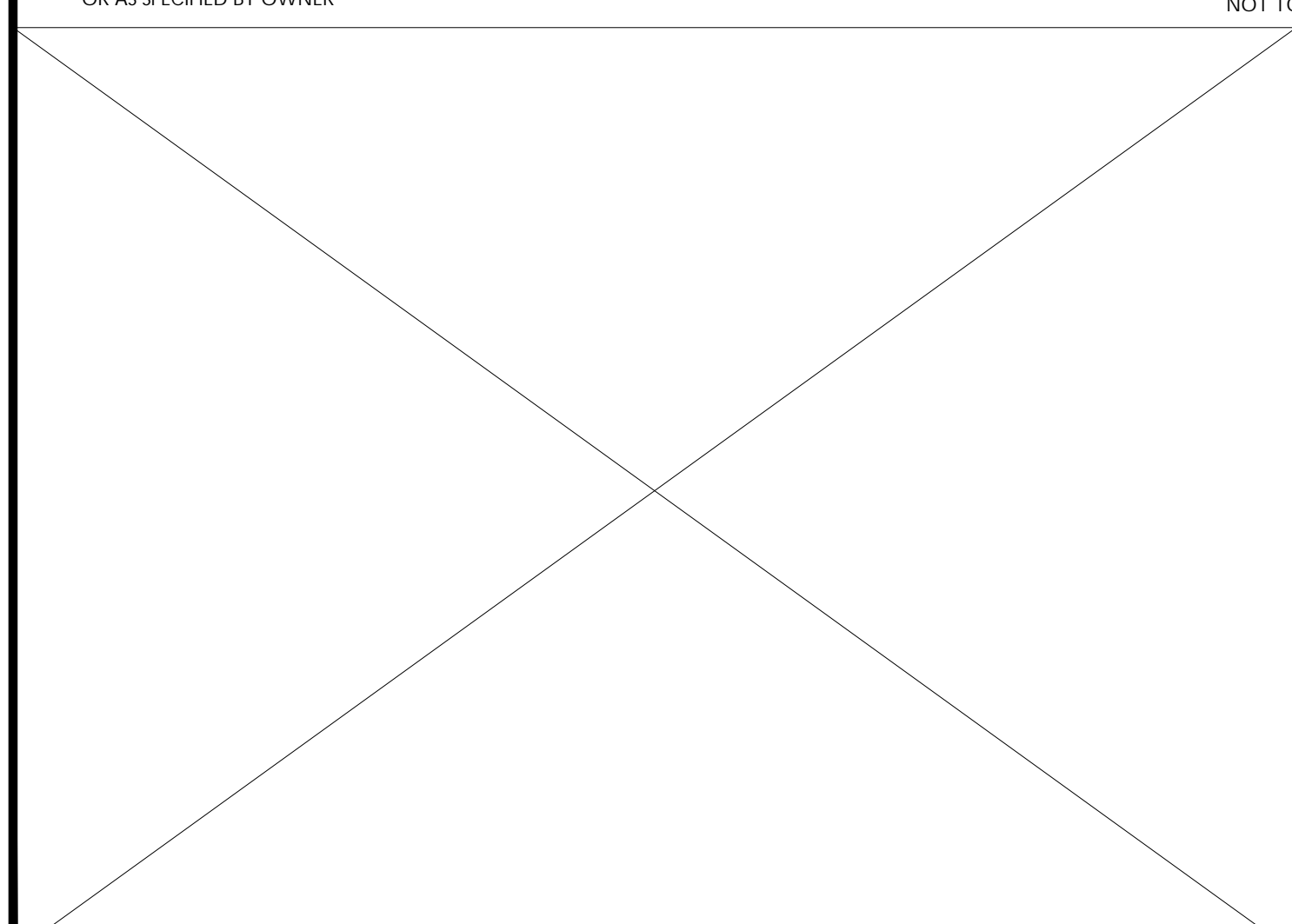
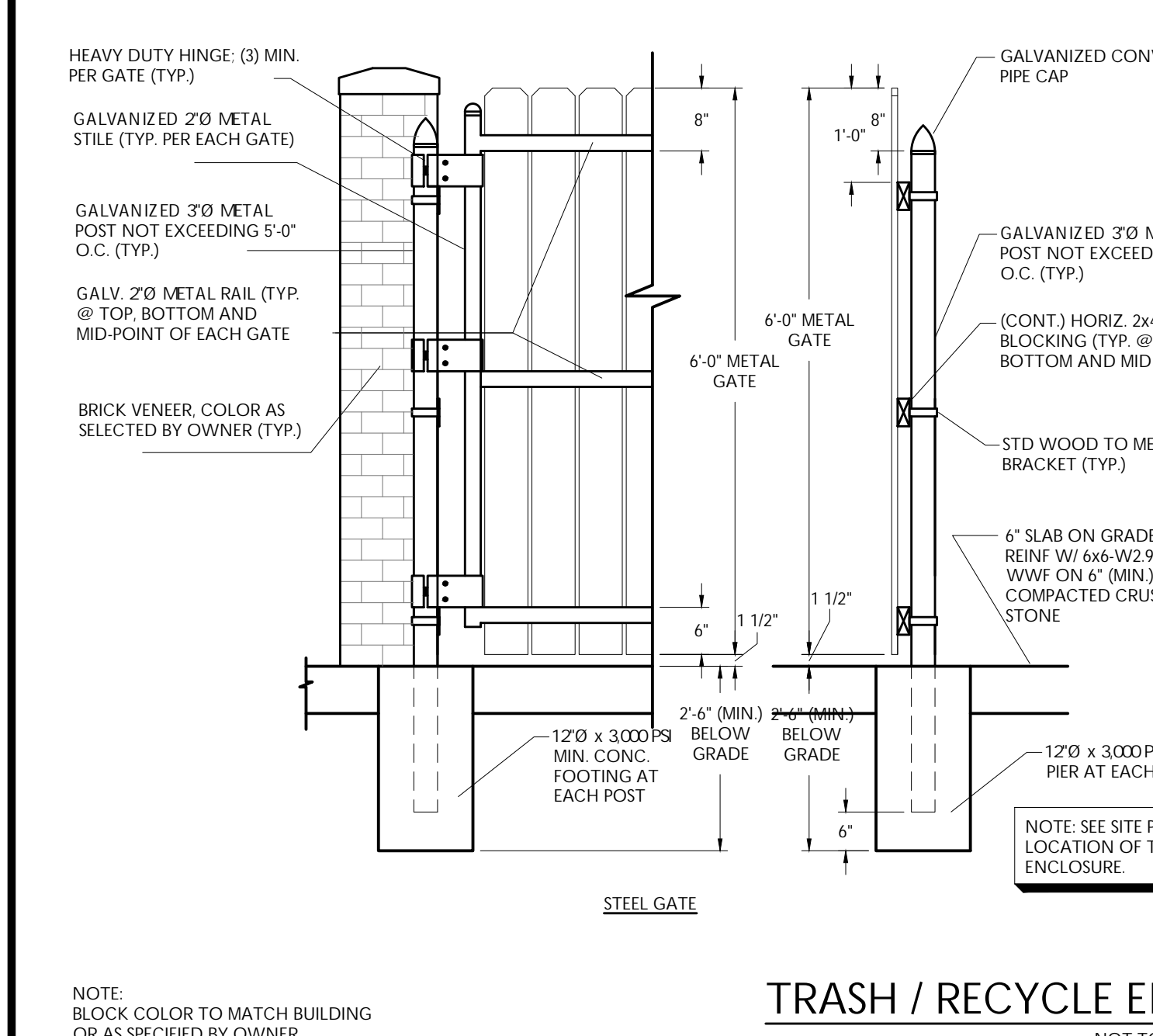
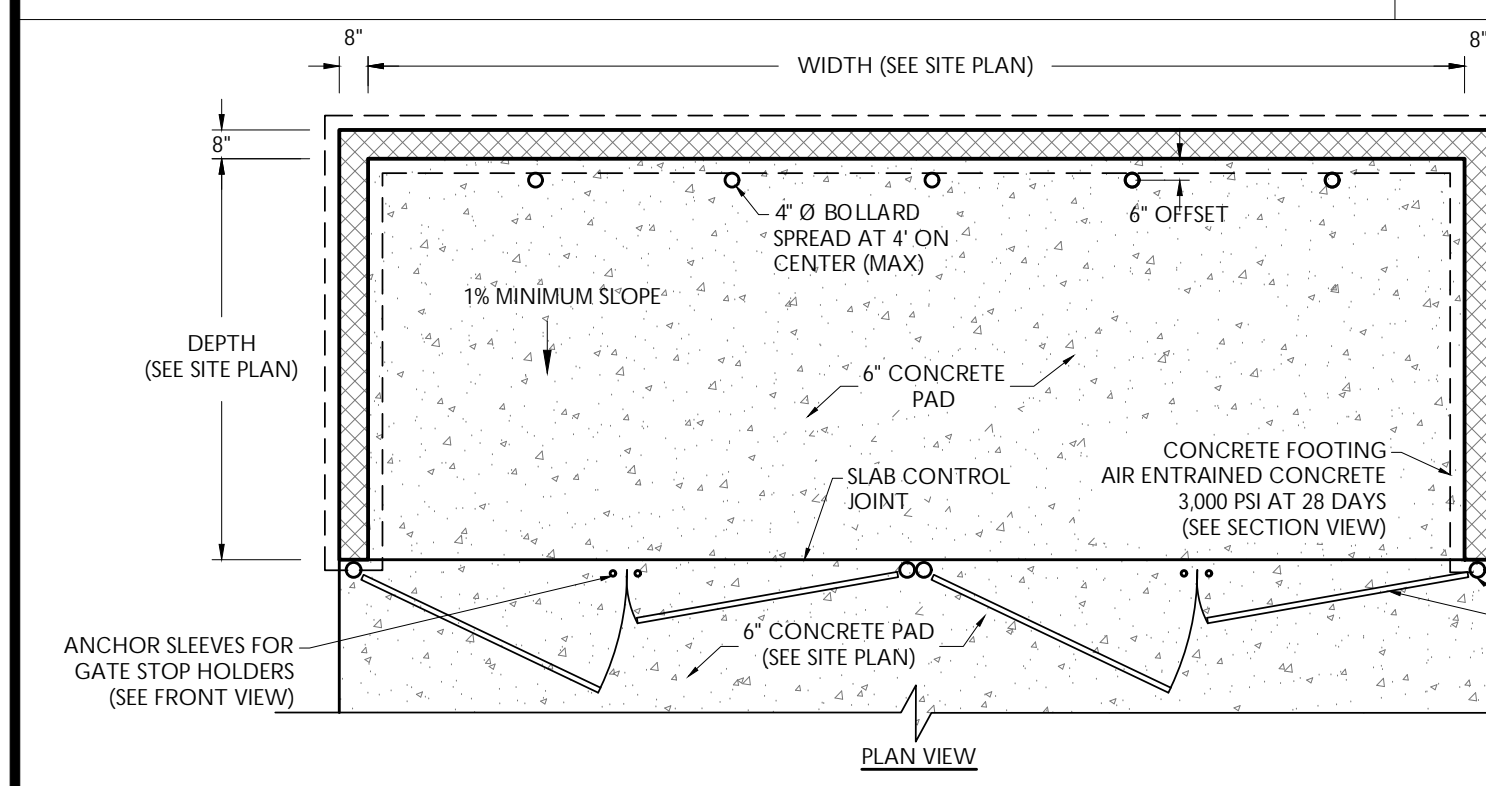
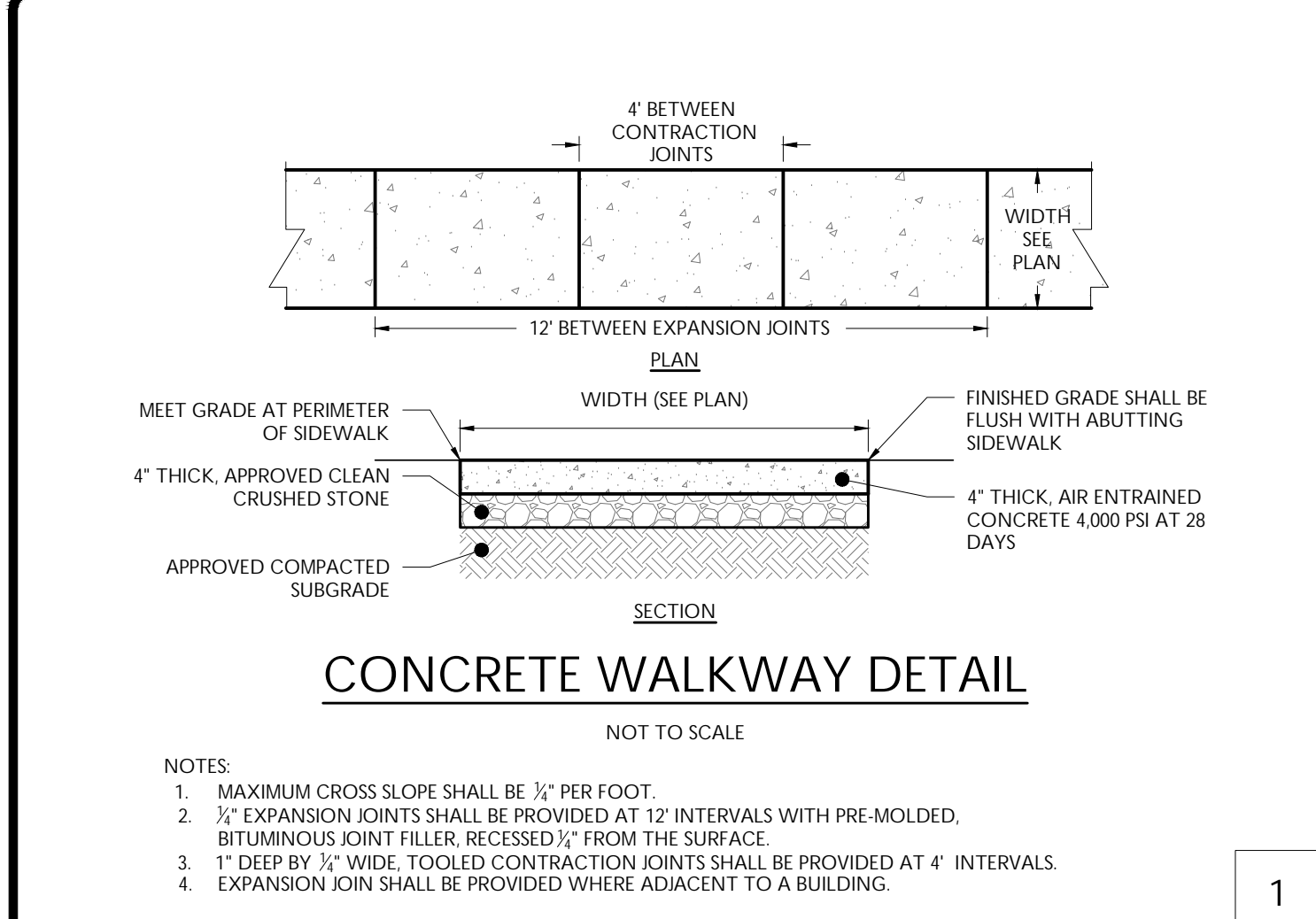
LANDSCAPING PLAN

DRAWING:

C-5

[illegible]

NOTES: 1. BLOCK COLOR TO MATCH BUILDING OR AS SPECIFIED BY OWNER



REV	DESCRIPTION	DATE	BY	DATE	ISSUE
1	UPDATED	06/2020			
2	DESCRIPTION				
3	REVISIONS				

REV	DESCRIPTION	DATE	BY	DATE	ISSUE
1	UPDATED	06/2020			
2	DESCRIPTION				
3	REVISIONS				

REV	DESCRIPTION	DATE	BY	DATE	ISSUE
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REV	DESCRIPTION	DATE	BY	DATE	ISSUE
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2	DESCRIPTION				
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