



Detroit Water and Sewerage Department
Central Services Facility
6425 Huber Street, Detroit, MI 48211
313-267-8000 • detroitmi.gov/DWSD

Letter of Transmittal

Date:
Petition Map:

Type of Petition

- | | | |
|---|---------------------------------------|--|
| <input type="checkbox"/> Outright Vacation | <input type="checkbox"/> Dedication | <input type="checkbox"/> Berm Use |
| <input type="checkbox"/> Conversion to Easement | <input type="checkbox"/> Encroachment | <input type="checkbox"/> Temporary Closing |

Review Status

The above petition has been received and reviewed by this office. Please see below for the review status as marked.

- | | |
|---|--|
| <input type="checkbox"/> Approved Subject to
Attached Provisions | <input type="checkbox"/> Revise and Resubmit |
| <input type="checkbox"/> Not Approved | |

Additional Comments (if applicable):

--

Attached is the DWSD provision related to the petition.

	Name	Title	Signature	Date
Reviewed by:				
Approved by:			For Syed Ali	

Letter of Intent

Clairmount Apartments, LLC

1347 Fisher Fwy, 3rd Floor

Detroit, MI 48207

Date: June 4, 2025

City of Detroit

Buildings, Safety Engineering, and Environmental Department

Property Maintenance Division

Detroit, MI

RE: Letter of Intent for Proposed Encroachments at 136–152 Clairmount Avenue (Parcel IDs: 02001427, 02001428, 02001429)

To Whom It May Concern,

I am the General Contractor with Multifamily Commercial Construction LLC and am authorized by the owner, Clairmount Apartments, LLC, to submit this application and represent their interests in this matter.

This letter is submitted in support of the site plan review for the proposed private parking lot and adjacent building redevelopment located at 136, 142, and 152 Clairmount Avenue, Detroit, Michigan. This letter describes all proposed encroachments into the public right-of-way and subsurface public spaces, in accordance with the city's requirements.

1. Encroachments Above Grade

A. ADA Access Ramps

Two concrete ADA-compliant access ramps are proposed to connect the sidewalk to the parking lot at the east and west ends of the Clairmount Avenue frontage.

- Dimensions: Each ramp is approximately 5 feet wide and 6 feet in length, with a max rise of 6 inches.
- Setback: Both ramps begin within 2 feet of the property line and extend onto public sidewalk space by 3 feet.
- Materials: Concrete, with detectable warning surfaces.

B. Business Signage and Bollards (ADA)

ADA signs mounted on bollards are proposed adjacent to ADA spaces near the sidewalk frontage.

- Dimensions: Bollards are 5 feet high with an 18" width footprint; signs are 12" x 18".
 - Setback: Installed approximately 2 feet behind the front property line but fully within private property.
-

2. Encroachments Below Grade

A. Roof Leader Drainage Piping

Multiple underground PVC roof leader pipes from adjacent buildings will connect to a proposed stormwater system.

- Pipe Sizes & Material: 8" Schedule 40 PVC.
- Depth/Inverts: Varies by location; deepest invert is 628.17 (Rim Elev. 631.00) for cleanouts, with typical trench depth between 30–42 inches below grade.
- Location: All underground utilities remain within the property boundary except for one proposed blind tap connection to an existing 18" storm sewer in the public ROW.
- Connection Point: Located at the southeast corner of the parcel, approx. 2.5 ft from rear lot line, invert elevation 626.11.

B. Storm Sewer Connection

- Description: 12" HDPE pipe (length: 64 LF) to connect stormwater catch basins to the municipal system.
- Slope: 0.50%.
- Location: Runs parallel and beneath the driveway entrance, with connection made via blind tap within the ROW.

C. Electrical Conduit to Transformer Pad

- Material: (3) 4" PVC conduits encased in concrete.
- Depth: 36" below grade.
- Routing: From building meter bank to pad-mounted transformer; potential extension into ROW depending on DTE tie-in point.

D. Monitoring Well (MW-1)

- Diameter: 8" surface cap with 10 ft depth.

- Location: Northeast corner of building parcel, approx. 4 ft from property line, partially within sidewalk zone.
 - Materials: Flush-mount traffic-rated cover with PVC casing.
-

3. Site Features with ROW Interface

A. Security Gate & Drive Apron

The proposed driveway includes a full-movement curb cut and electronic security gate per City of Detroit standards.

- Encroachment: Drive apron extends approx. 5 feet into ROW from the property line.
 - Gate Equipment: All gate controls and infrastructure (e.g., conduit and sensors) will remain within private property.
 - Materials: Concrete and standard commercial gate assembly.
-

Please let us know if additional information or drawings are required. We understand that any encroachment approval is contingent upon city engineering review and may require easement agreements or licensing.

Sincerely,



Joshua Sheely

Director of Construction

Multifamily Commercial Construction LLC

jsheely@mfcnow.com | (401) 439-7894



DWSD Permitting Group
6425 Huber Street
Detroit, MI. 48211

Tap Permit Review Letter

Date: May 14, 2025
DWSD Tracking Number: WSP-2229
Review Cycle: 1
Project title/Address: The Clair 100 Clairmount Ave Detroit, MI 48202

The following are the review comments regarding the submittal:

1. Due to the roof leader encroachment on the public Right of Way an encroachment agreement will need to be completed and approved. For more information on Right of Way Permit and standards please go to the following link: <https://detroitmi.gov/departments/departments-public-works/maps-and-records>
2. Clarify the presence and location of the double detector check valve in reference to the fire line.
3. Obtain approval from the Detroit Fire Marshal regarding the fire line.
4. Before tapping any DWSD owned asset, a tap permit is required from DWSD. For more information on the process and to begin the application, please go to the following link: <https://detroitmi.gov/departments/water-and-sewerage-department/dwsd-customer-service/request-permit>

The application is not yet approved by DWSD. The applicant must address the items listed above and resubmit revised plans for review.

Sincerely,

Katelyn George, DWSD

100 Clairmount



4/29/2025

Wastewater Control Devices - GLWA

Inflatable Dam

Wastewater Structures - GLWA

Manhole

Wastewater Mains - GLWA

GLWA Gravity Main

Transmission System Mains - GLWA

Active Water Main

Transmission System Valves - GLWA

Blowoff

Gate

Distribution System Hydrant

Distribution System Main

Active

Abandoned

Wastewater Catch Basin

Wastewater Manhole

Wastewater Fitting

Bend/Slope Change

Blind Connection

Bulkhead/Cap

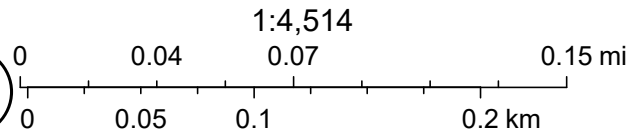
Crown/Main Point

Wastewater Lamp Hole

Wastewater GravityMain

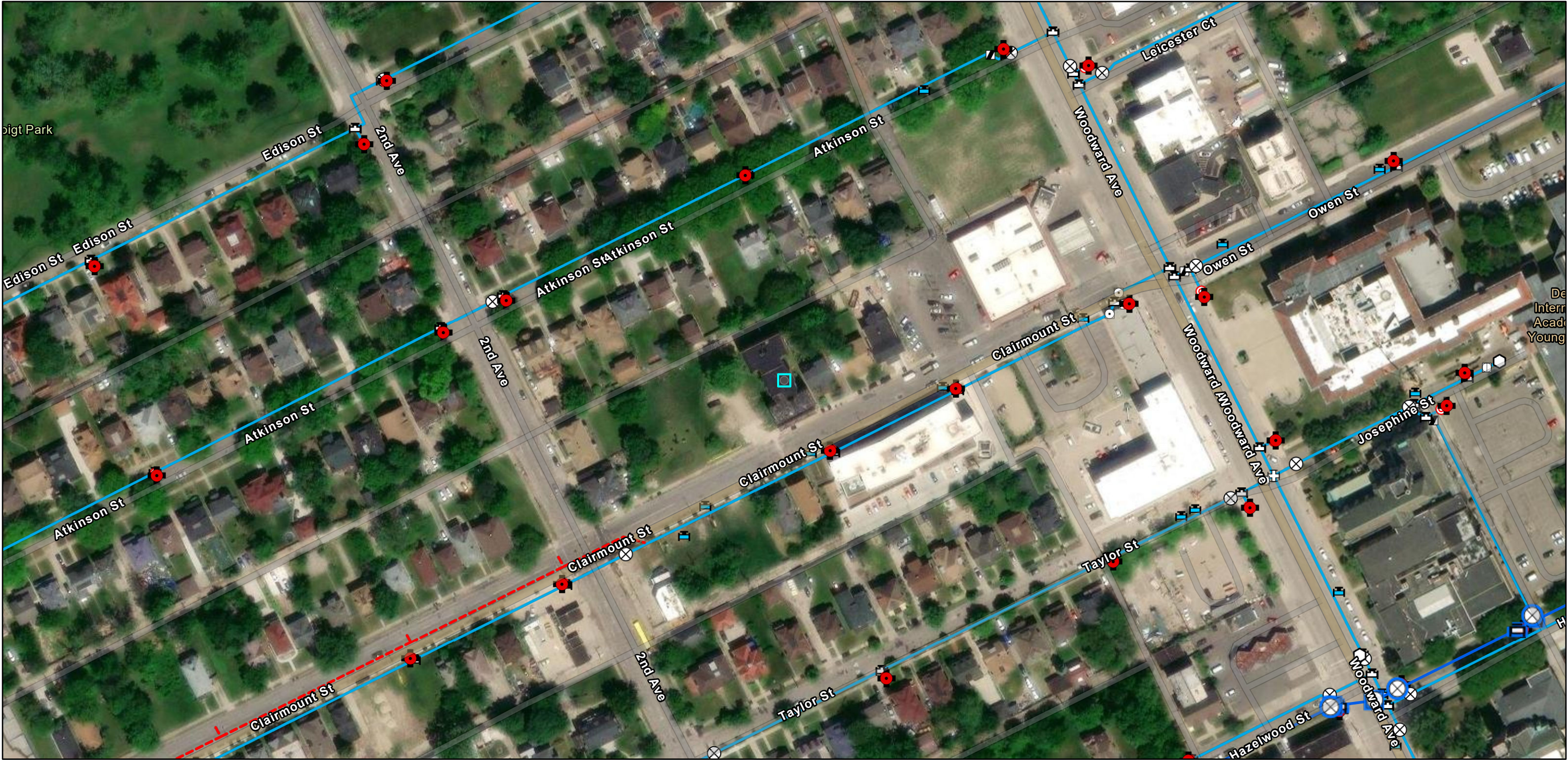
Active

Abandoned/Inactive/Retired



DWSD, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

100 Clairmount



4/29/2025, 3:42:51 PM

Transmission System Valves - GLWA



Gate

Transmission System Fittings - GLWA



Horizontal Bend



Tee

Transmission System Mains - GLWA

Active Water Main

Distribution System Main

Active



Abandoned



Distribution System Fitting



Bend



Cross



Coupling



Expansion Joint



Tee

Distribution System Valve



Gate



Blow Off



TSV



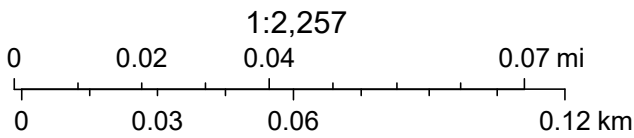
Hydrant



Distribution System Hydrant



DWSD



DWSD, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

100 Clairmount



4/29/2025, 3:43:13 PM

Wastewater Catch Basin (DWSD)

Wastewater Lamp Hole (DWSD)

Wastewater Manhole (DWSD)

Wastewater Fitting (DWSD)

Bend/Slope Change

Blind Connection

Bulkhead/Cap

Crown/Main Point

Wastewater Gravity Main (DWSD)

Active

Abandoned/Inactive/Retired

Wastewater Structures (GLWA)

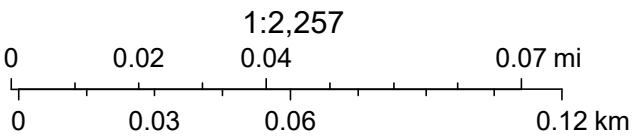
Manhole

Manhole

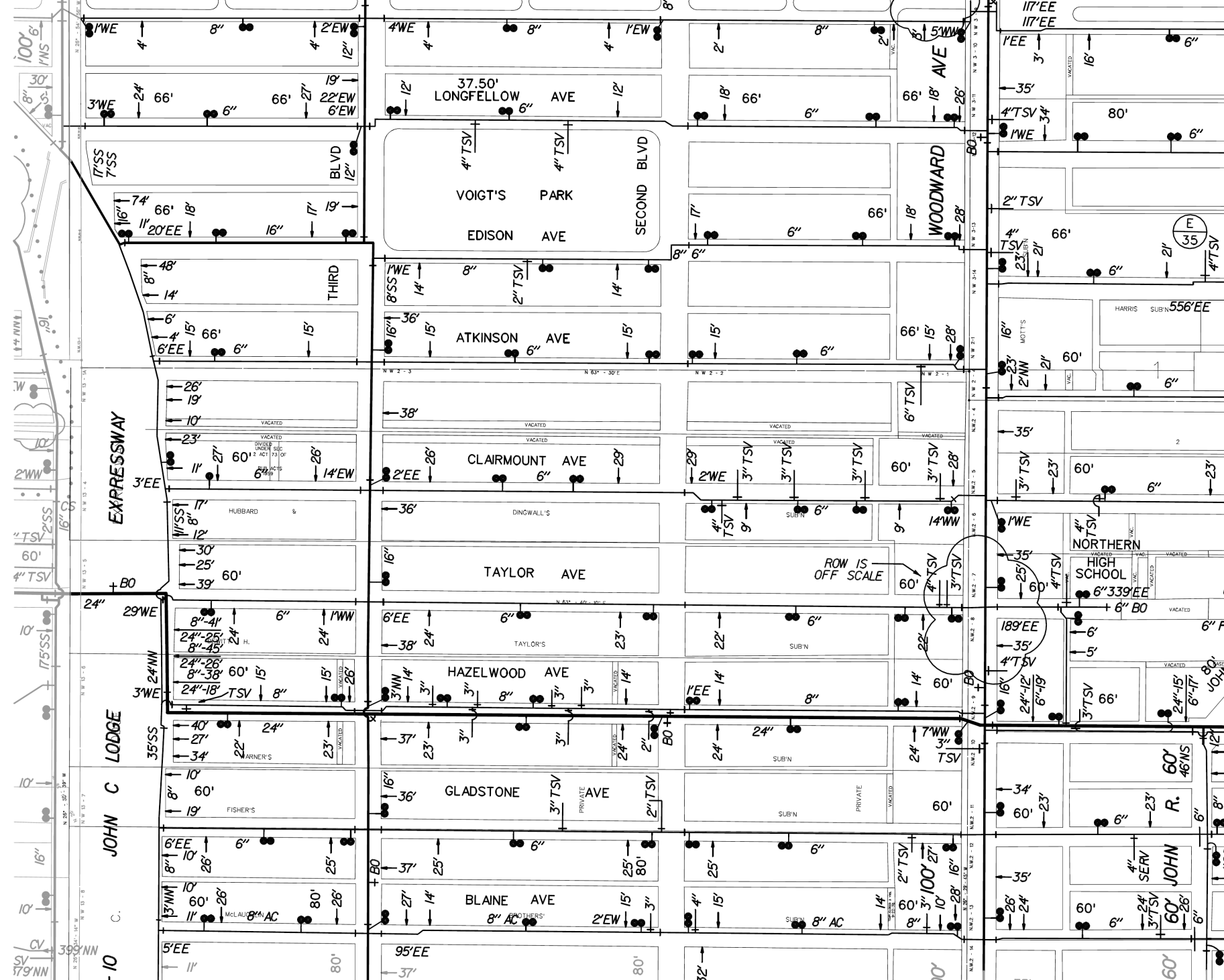
GLWA Gravity Main

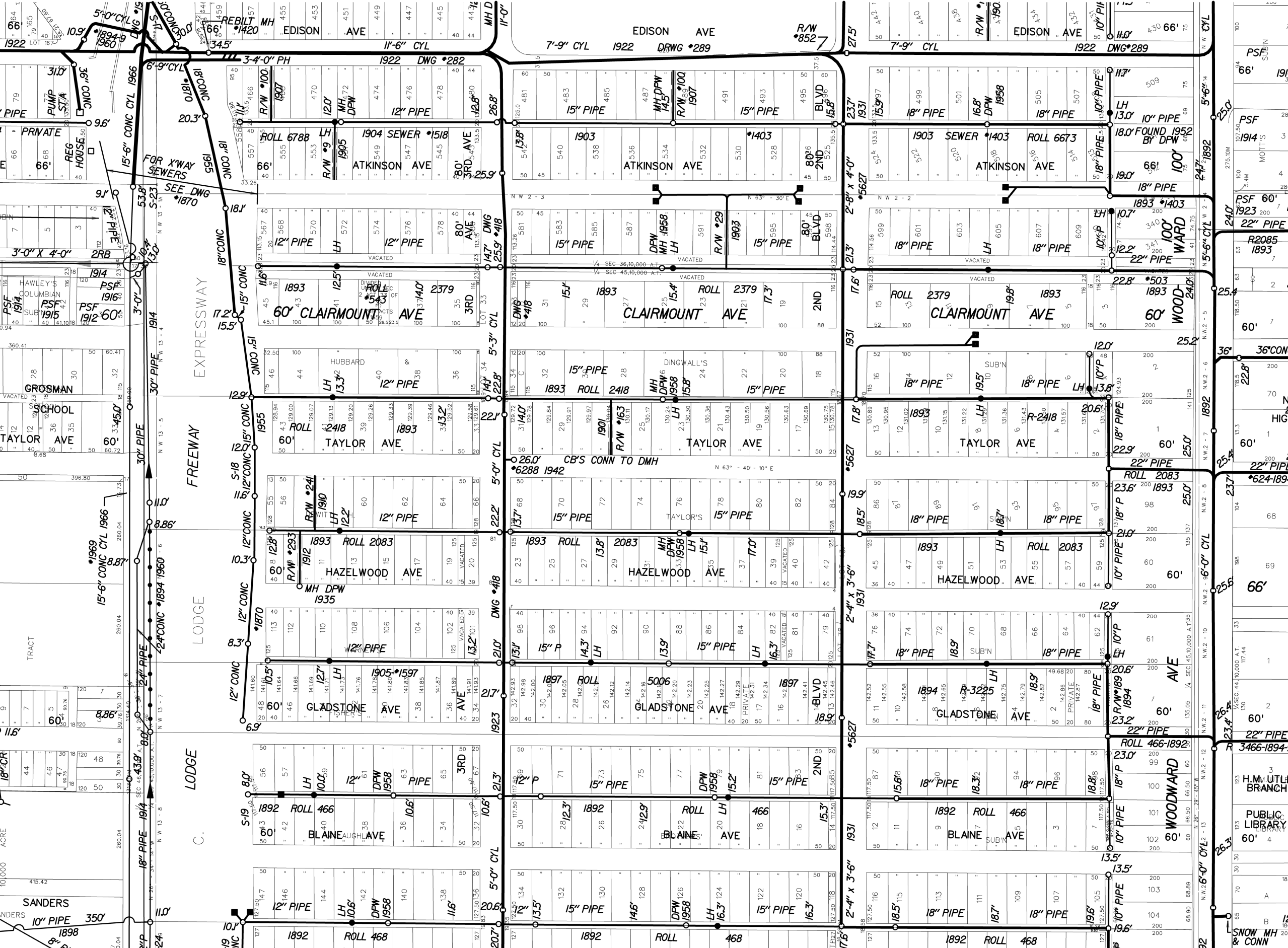
Parcels (Current)

DWSD Wastewater Flow Direction



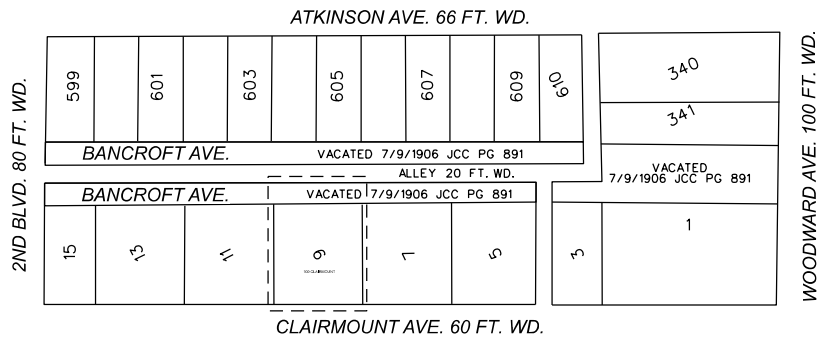
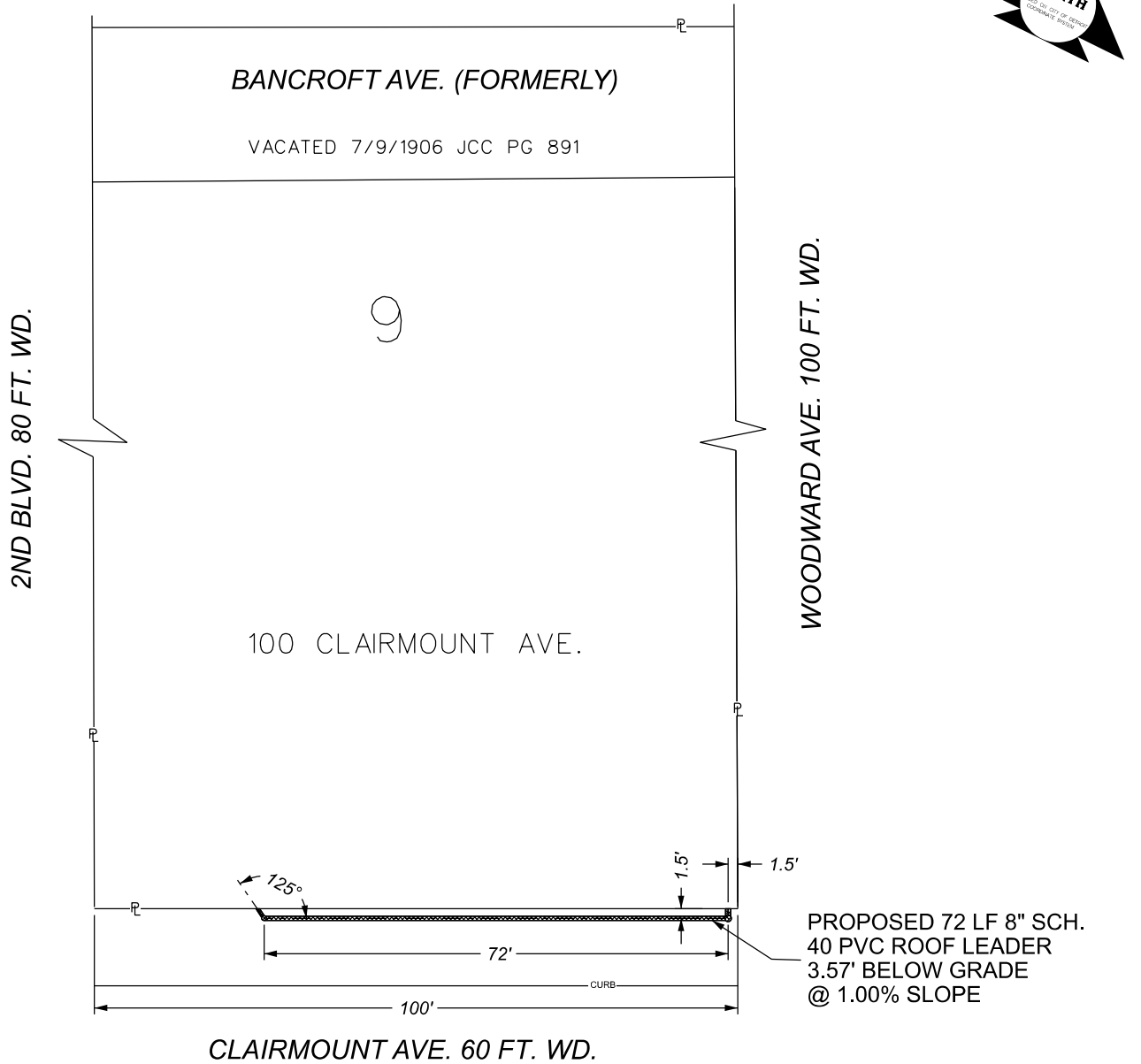
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community





PROVISIONS FOR ENCROACHMENT

1. By approval of this petition the Detroit Water and Sewerage Department (DWSD) does not waive any of its rights to its facilities located in the right of way, and at all time, DWSD, its agents or employees, shall have the right to enter upon the right of way to maintain, repair, alter, service, inspect, or install its facilities. All costs incident to the damaging, dismantling, demolishing, removal and replacement of structures or other improvements herein permitted and incurred in gaining access to DWSD's facilities for maintenance, repairing, alteration, servicing, or inspection by DWSD shall be borne by the petitioner. All costs associated with gaining access to DWSD's facilities, which could normally be expected had the petitioner not encroached into the right of way shall be borne by DWSD.
2. All construction performed under this petition shall not be commenced until after five (5) days written notice to DWSD. Seventy-two (72) hour notice shall also be provided in accordance with P.A. 53 1974, as amended, utilizing the MISS DIG one call system.
3. Construction under this petition is subject to inspection and approval by DWSD. The cost of such inspection shall, at the discretion of DWSD, be borne by the petitioner.
4. DWSD prohibits the use of heavy construction equipment or the storage of building material directly over or near DWSD facilities. DWSD also prohibits the use of cranes and balls or hydraulic rams for pavement removal where DWSD facilities are involved. If the water main or sewer facilities are broken or damaged as a result of any action on the part of the contractor, the contractor shall be liable for all costs incidental to the repair of such broken or damaged water main or sewer facilities. If DWSD facilities located within the street shall break or be damaged as the result of any action on the part of the petitioner, then in such event the petitioner agrees to be liable for all costs incident to the repair, replacement or relocation of such broken or damaged DWSD facilities.
5. The petitioner shall hold DWSD harmless for any damage to the encroaching device constructed or installed under this petition, which may be caused by the failure of DWSD's facilities.
6. If at any time in the future the petitioner shall request removal and / or relocation of DWSD's facilities in the street being encroached upon, the petitioner agrees to pay all costs for such removal and/or relocation.
7. Prior to construction, Easement Encroachment Permit (EEP) should be obtained and the insurance required by the EEP should not expire until after completion of the construction.
8. For any proposed work that involves DWSD water mains and/or sewers, an approval and a permit is required from DWSD before commencement of work.
9. It is DWSD's requirement that any proposed utility crossing DWSD water mains and/or sewers perpendicularly must maintain a minimum of 18 inches vertical clearance. Any proposed utility running adjacent to DWSD water mains and/or sewers must maintain a minimum of 10 feet lateral clearance including any conduit and/or manholes walls. No utility is allowed to run along the top of the water main or/or sewer.
10. It is DWSD's requirement that no encroachment has a vertical clearance of less than 16 feet from the ground surface over DWSD water mains and/or sewers.



- REQUEST ENCROACHMENT
(For Stormwater Piping)

(FOR OFFICE USE ONLY)

CARTO 32 E

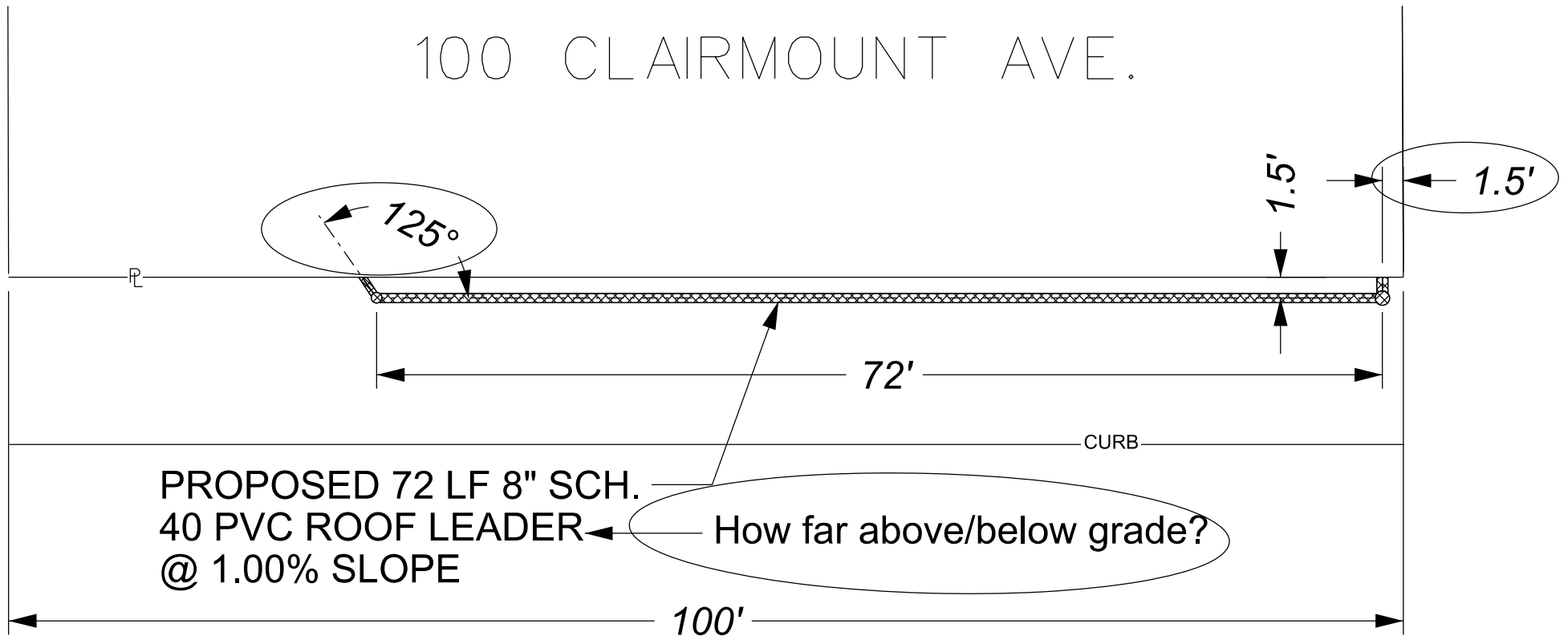
B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	CHECKED		AP/TS		
DATE	APPROVED		GE		
07/31/2025					

REQUEST ENCROACHMENT INTO
CLAIRMOUNT AVE. BETWEEN 2ND BLVD.
AND WOODWARD AVE.
AT 100 CLAIRMOUNT AVE.

CITY OF DETROIT
CITY ENGINEERING DIVISION
SURVEY BUREAU

JOB NO. 25-48

DRWG. NO.



CLAIRMOUNT AVE. 60 FT. WD.



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

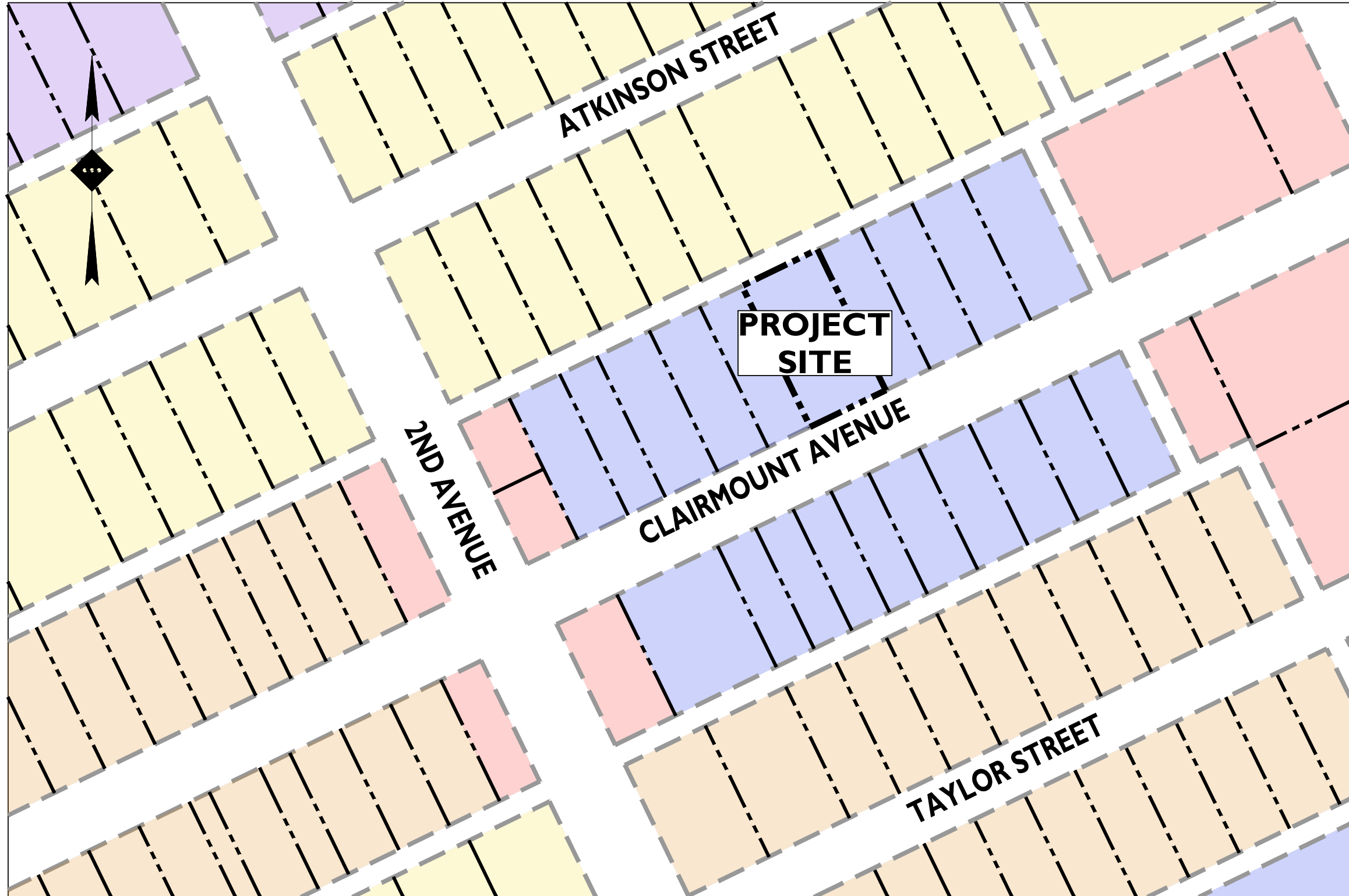
SCALE: 1" = 100'±



Know what's below
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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



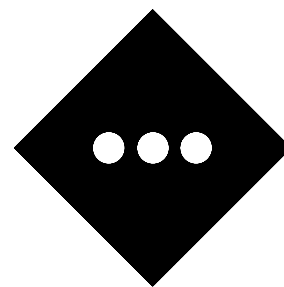
SOURCE: WAYNE COUNTY PARCEL VIEWER, CITY OF DETROIT ZONING MAP, DATE RETRIEVED 10/20/2022

- 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:



STONEFIELD
engineering & design

Detroit, MI · Rutherford, NJ · New York, NY
Princeton, NJ · Tampa, FL · Boston, MA
www.stonefieldeng.com

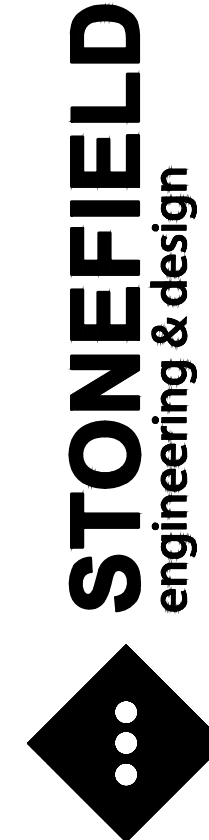
607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

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



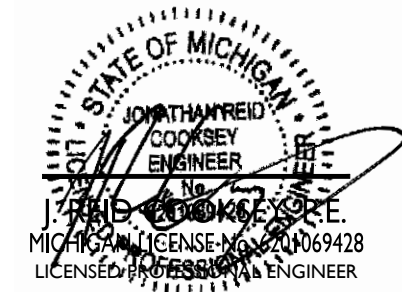
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Phone 248.247.1115

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

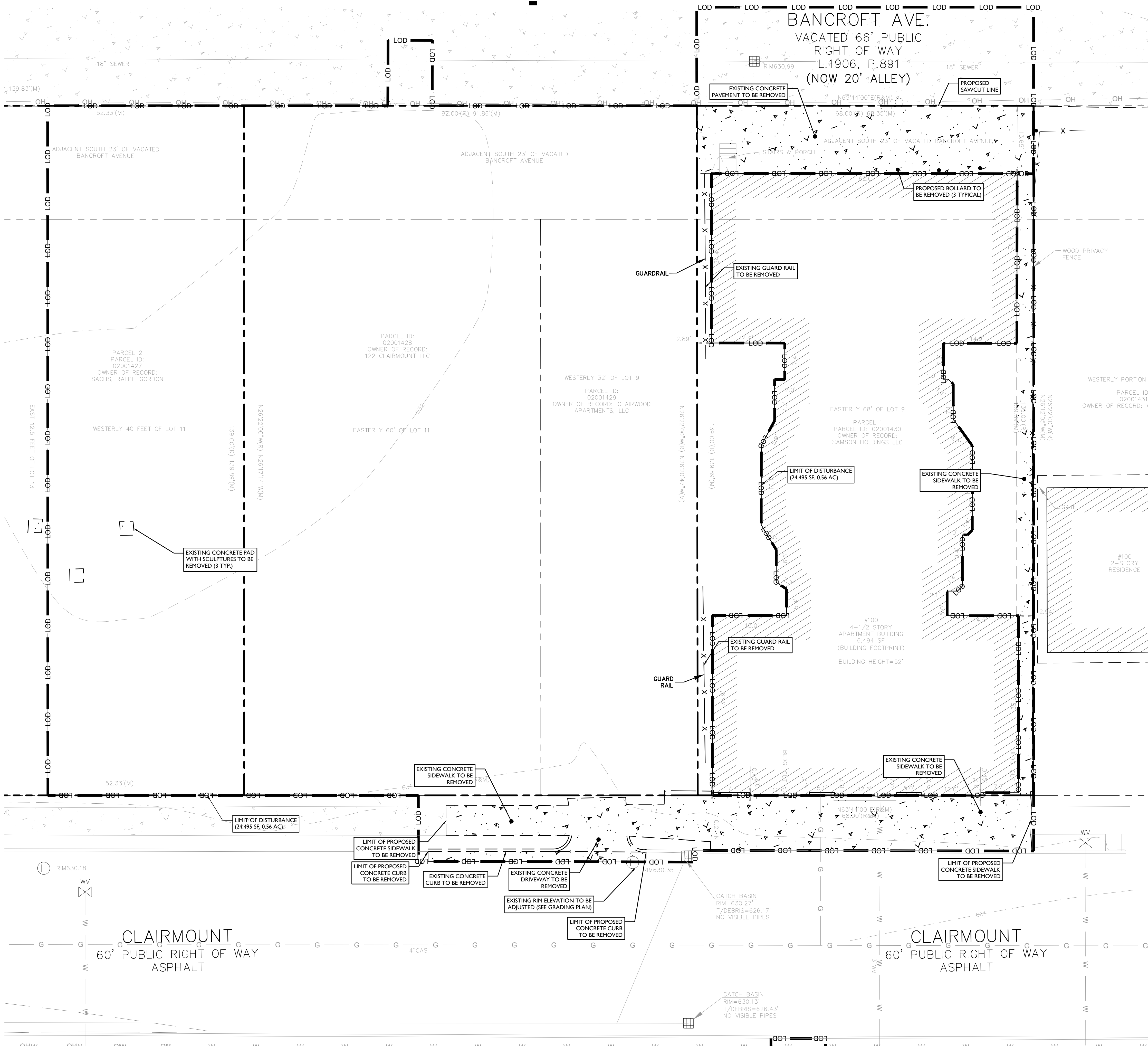
SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
DEMOLITION PLAN	C-2
SITE PLAN	C-3
GRADING, STORMWATER, & UTILITY PLAN	C-4
LANDSCAPING PLAN	C-5
LANDSCAPING DETAILS	C-6
SOIL EROSION & SEDIMENT CONTROL PLAN	C-7
CONSTRUCTION DETAILS	C-8

ADDITIONAL SHEETS

DRAWING TITLE	SHEET #
ALTA / NSPS LAND TITLE SURVEY	I OF I

\\V0702\0207\22042-CADD\DESIGN\GROUP 00 CLAIRMOUNT AVENUE DETROIT HEADQUARTERS\00 CLAIRMOUNT APARTMENTS\DISP-02.DWG



SYMBOL	DESCRIPTION
---	FEATURE TO BE REMOVED / DEMOLISHED
---	LOD
---	LIMIT OF DISTURBANCE

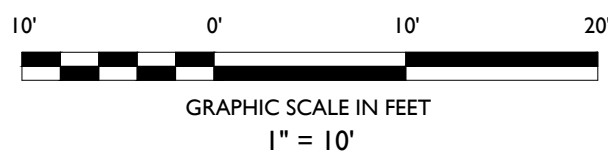
ALL SITE FEATURES WITHIN THE PROPERTY LIMIT INDICATED ON THIS PLAN ARE TO REMAIN AND BE PROTECTED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS



Know what's below
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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 TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
- EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL 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 LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
- DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.



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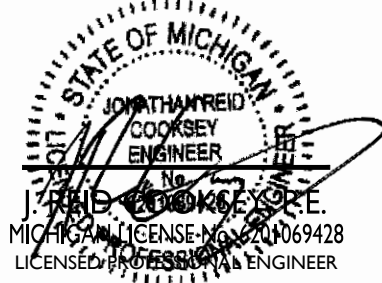
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SITE DEVELOPMENT PLANS

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

PARCEL ID: 02001430
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CITY OF DETROIT
WAYNE COUNTY, MICHIGAN



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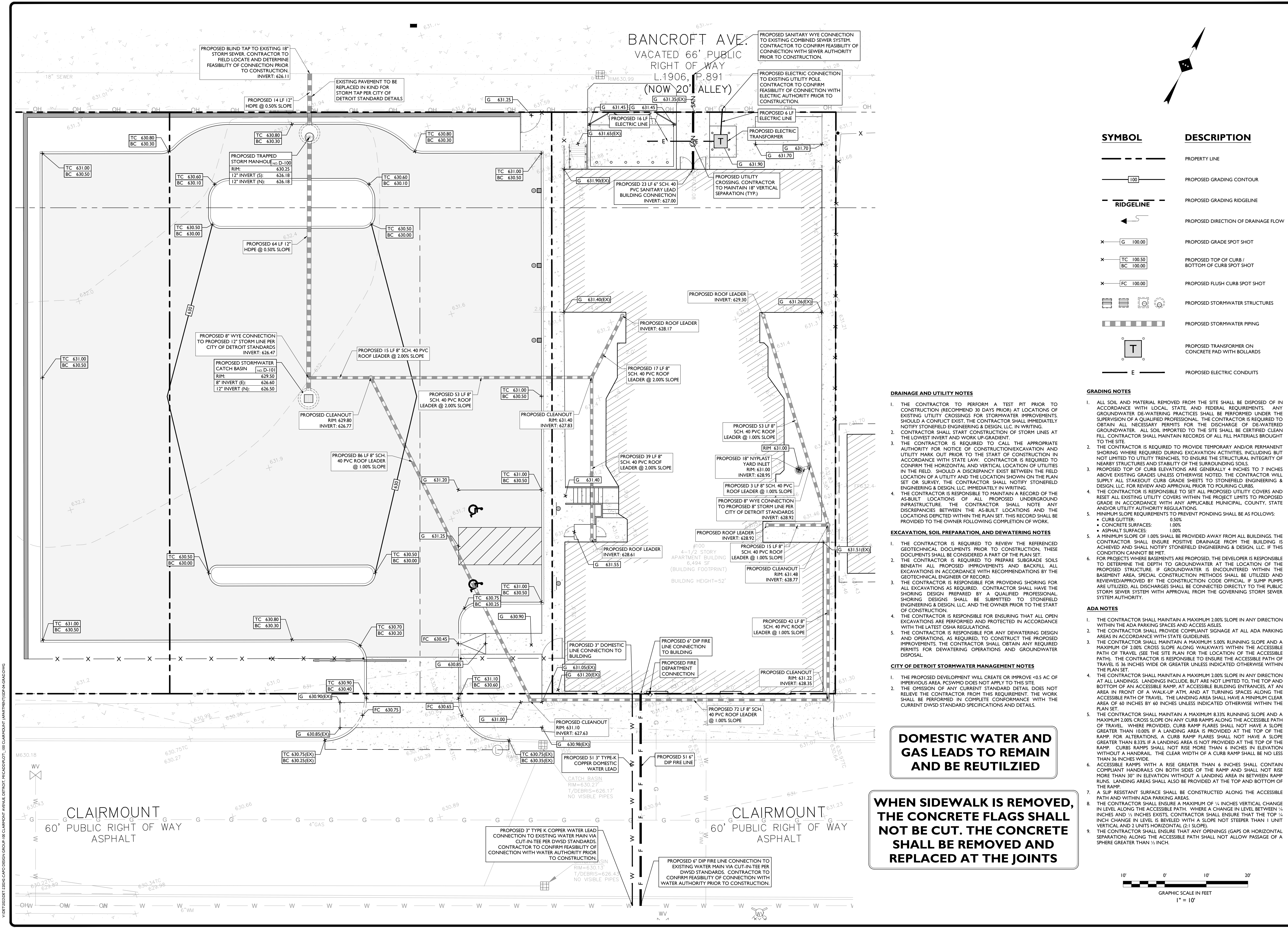
SCALE: 1" = 10' PROJECT ID: DET-220242

TITLE:

DEMOLITION PLAN

DRAWING:

C-2



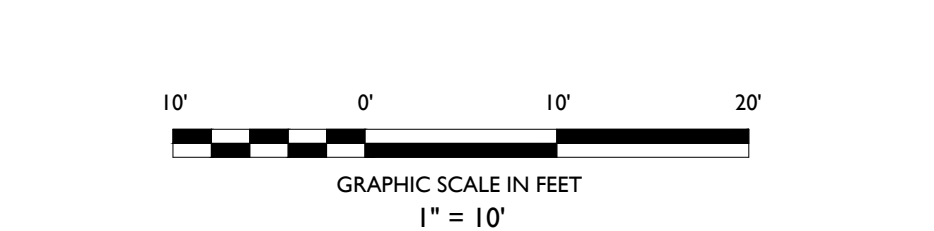
SYMBOL	DESCRIPTION
---	PROPERTY LINE
100	PROPOSED GRADING CONTOUR
--- RIDGELINE ---	PROPOSED GRADING RIDGELINE
←	PROPOSED DIRECTION OF DRAINAGE FLOW
X G 100.00	PROPOSED GRADE SPOT SHOT
X TC 100.50 BC 100.00	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
X FC 100.00	PROPOSED FLUSH CURB SPOT SHOT
	PROPOSED STORMWATER STRUCTURES
	PROPOSED STORMWATER PIPING
	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.

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

- 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 GUTTERS: 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.



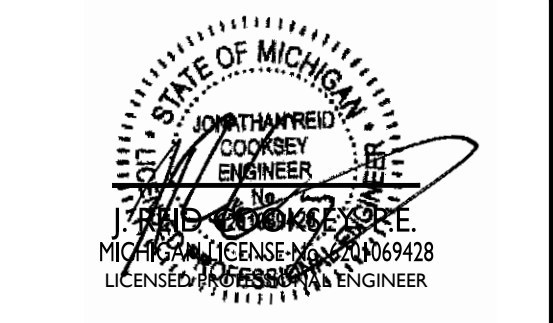
REVISION	DATE	BY	DESCRIPTION
1	02/02/2023	JRC	PERMIT SET
2	04/18/2023	JRC	REVISED PER DWSO REVIEW #1
3	10/11/2023	JRC	PERMIT R.1
4	02/08/2024	JRC	CONSTRUCTION SET
5	11/25/2024	JRC	RFI #30 - ROOF LEADER CLARIFICATION
6	04/10/2025	JRC	BULLETIN 004
7	06/12/2025	JRC	REVISED BULLETIN 004

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CLAIRMOUNT APARTMENTS, LLC
PROPOSED APARTMENT SITE IMPROVEMENTS

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



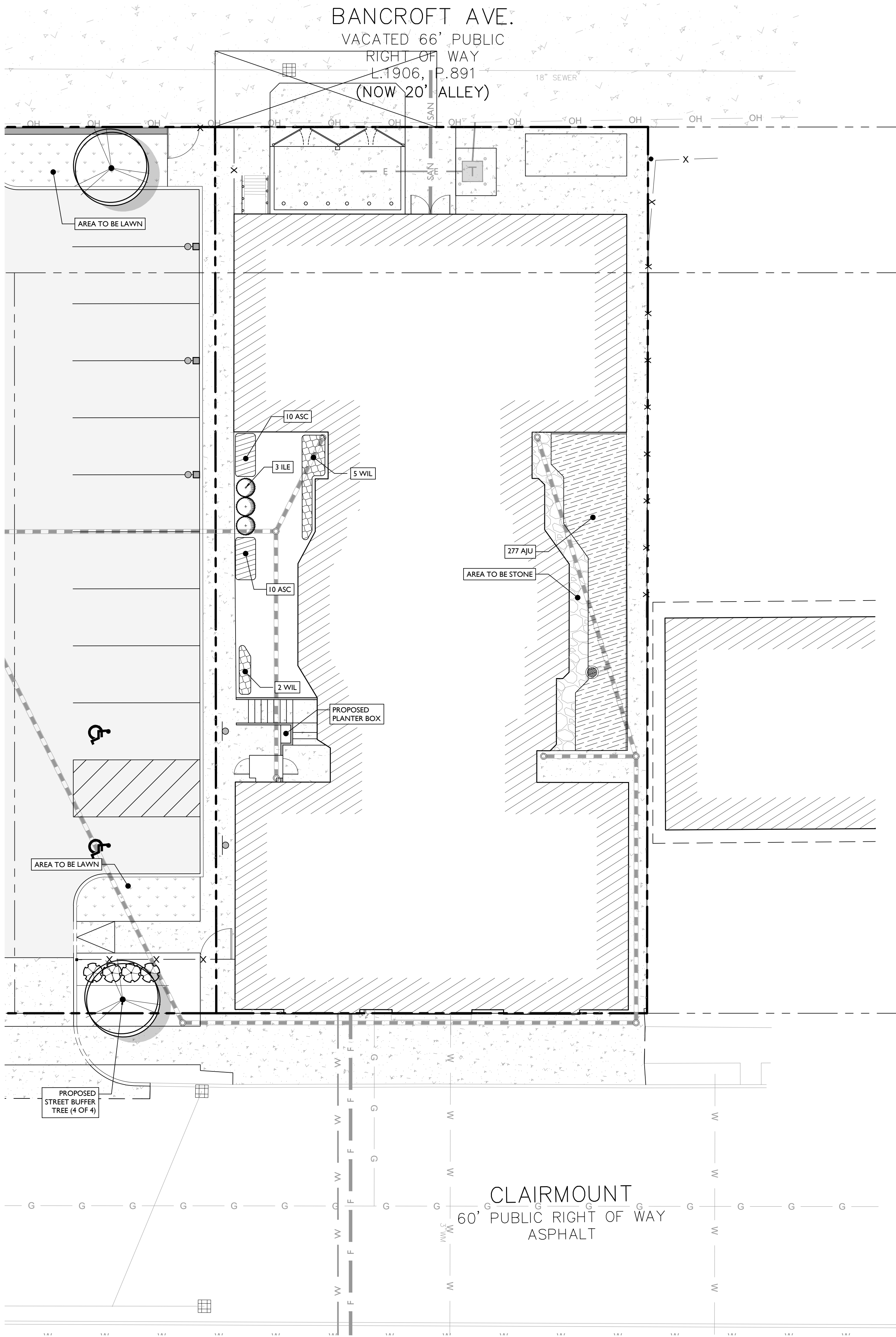
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SCALE: 1" = 10' PROJECT ID: DET-220242

TITLE: GRADING, STORMWATER, & UTILITY PLAN

DRAWING: C-4

\\V07020207\22042 CAD DESIGN GROUP\100 CLAIMMOUNT AVENUE DETROIT-RECAID\LOT_100 CLAIMMOUNT APARTMENT\220242.DWG



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.



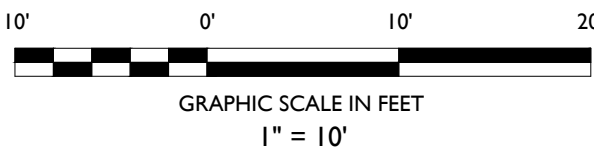
Know what's below
Call before you dig.

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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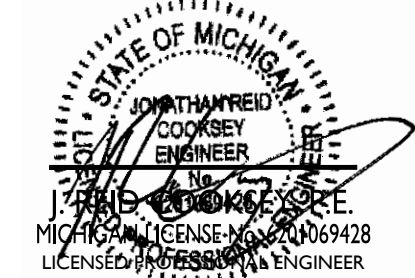
607 Shelby Suite 200, Detroit, MI 48226

Phone 248.247.1115

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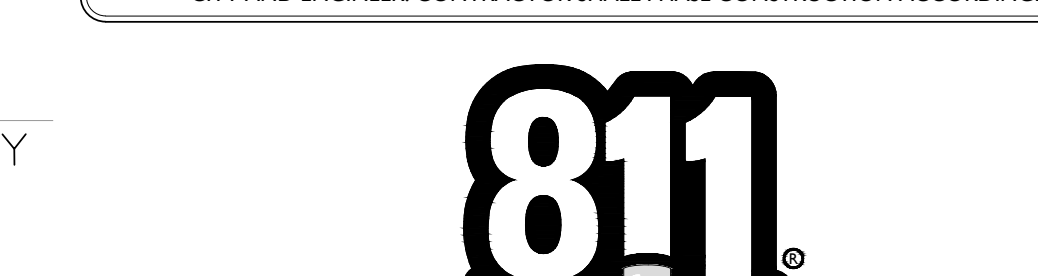
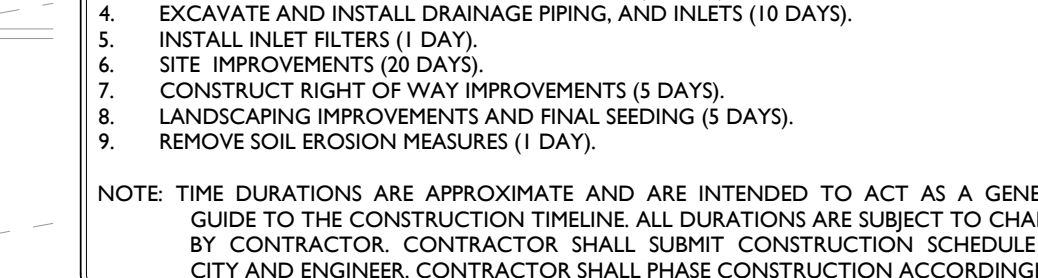
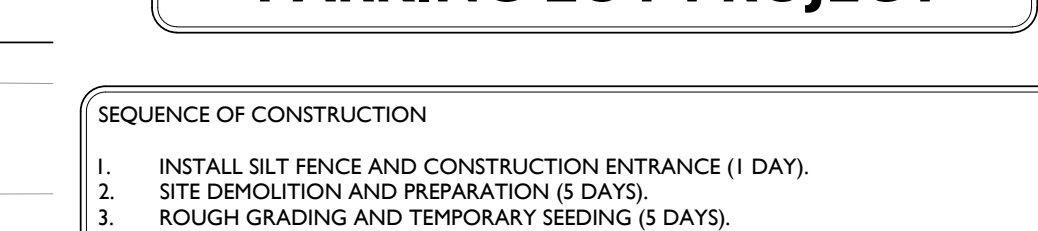
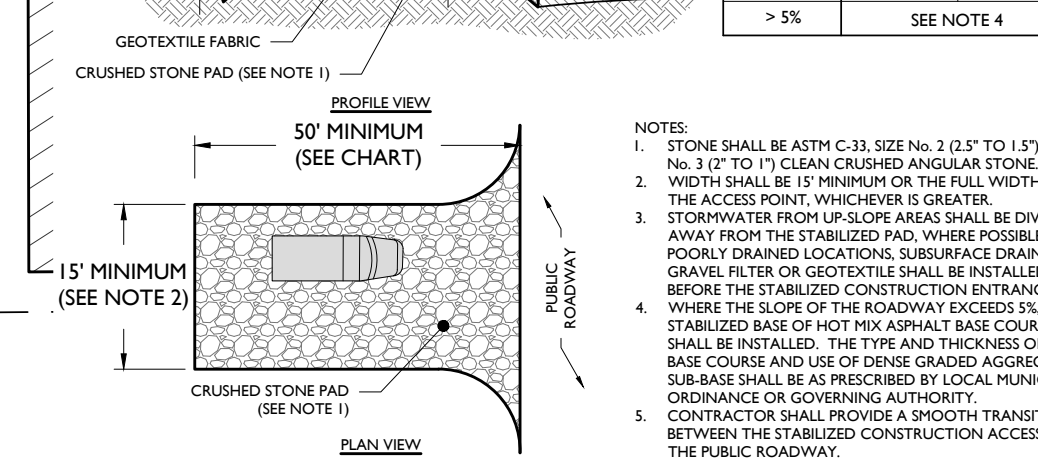
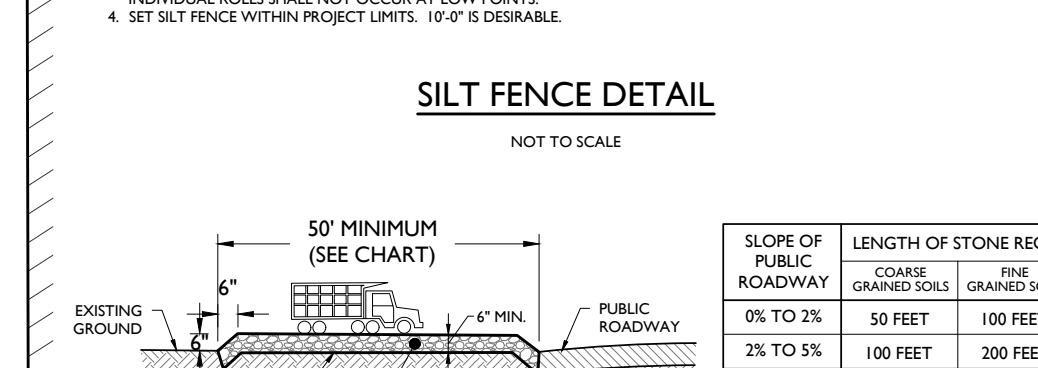
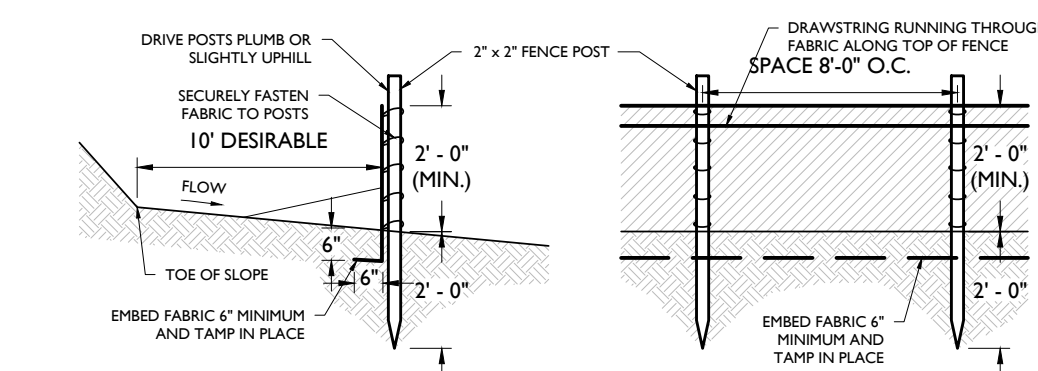
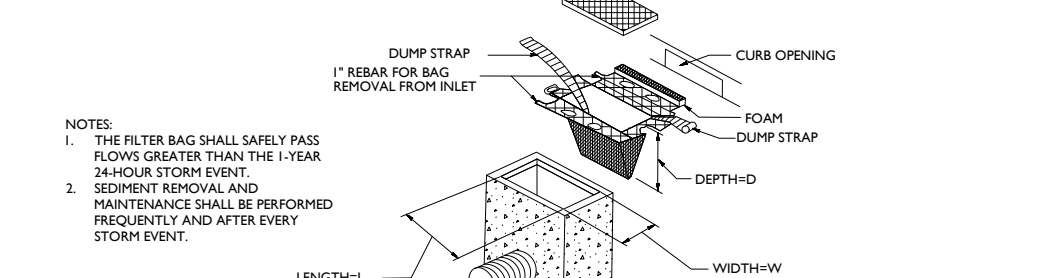
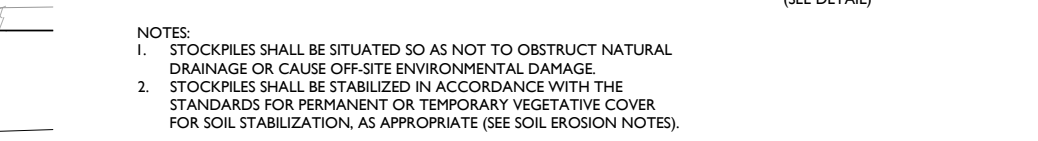
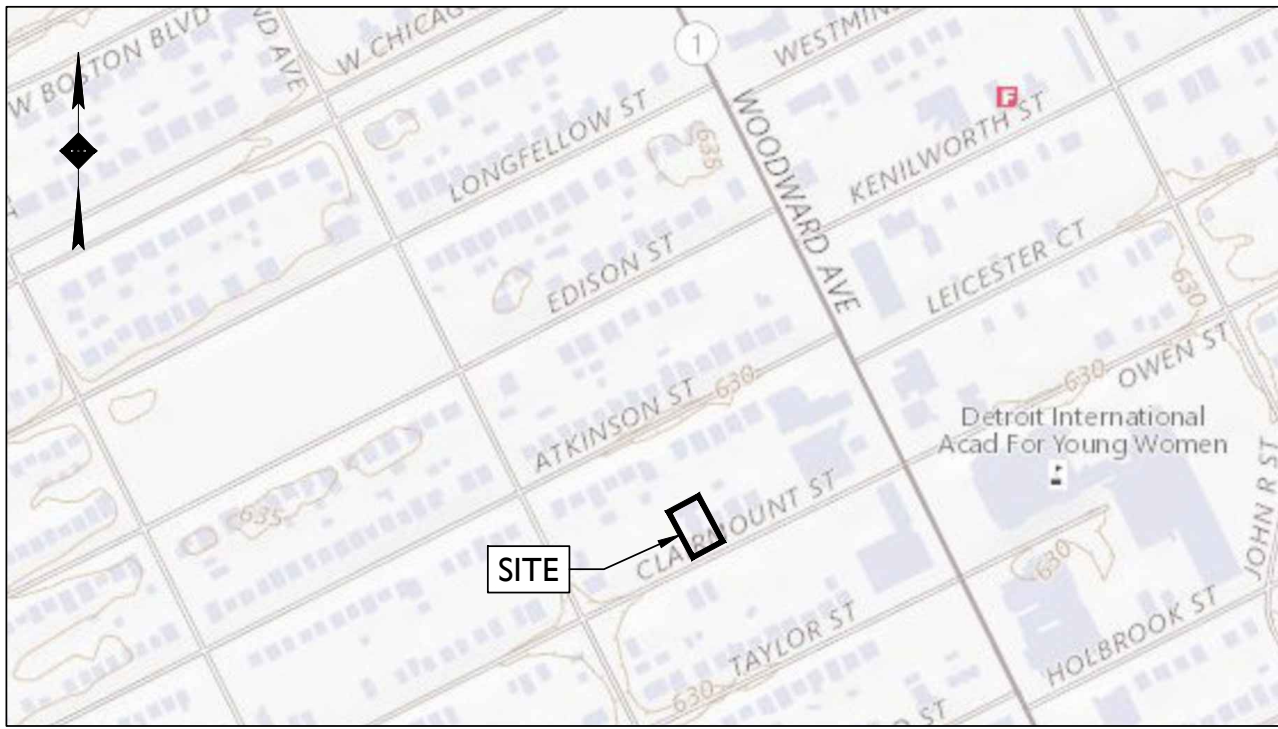
SCALE: 1" = 10' PROJECT ID: DET-220242


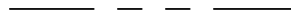



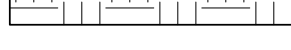


TITLE:

LANDSCAPING PLAN

DRAWING:

C-5



<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

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 INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN.

- THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.
- WAYNE COUNTY SEED MAINTENANCE REQUIREMENTS**
1. THE STREETS SHOULD BE SEED DAILY.
 2. THE STREETS SHOULD BE SCRAPED WEEKLY.
 3. TEMPORARY CRUSHED ROCK TRACKING PAD WILL BE INSTALLED AT THE CONSTRUCTION EXIT. CONSTRUCTION TRAFFIC WILL BE LIMITED TO THE EXIT DIRECTION.
 4. PAVED STREET SEWER INLETS SHALL BE PROTECTED BY A HIGH FLOW SLATE TYPE INLET FILTER CONFORMING TO SLT SACK- HIGH FLOW BY ASTM D 2051-97. UNPAVED STREETS SHALL BE PROTECTED BY A HIGH FLOW SEDIMENT BAG BY MARATHO GEO COMPONENTS OR CATCH-ALL INLET FILTERS BY MARATHO MATERIALS INC. OR DANDY CURB SACK BY DANDY PRODUCTS, INC.
 5. ALL EXPOSED EARTH SHALL BE STABILIZED WITH SEED AND MULCH. PROTECTED BY SEDGAC YARD INLET PROTECTION MANUFACTURED BY SEDGAC ENVIRONMENTAL PRODUCTS OR, A BOX FILTER FABRIC PANE CONFORMING TO CG3 GEOTRIP 36 INCH MIDOT SEED SLIT FENCE SECURED BY 2" X 2" HARDWARE. THE STABILIZATION SHALL BE COMPLETED WITHIN 5 DAYS ON CENTER, TIED TO 4 FT. STEEL POSTS AT ALL FOUR CORNERS. AT TRENCHED A MINIMUM OF 10 INCHES INTO THE GROUND. SEE WAYNE COUNTY DETAIL FOR FURTHER INFORMATION.
 6. ALL EXPOSED EARTH SHALL BE STABILIZED WITH SEED AND MULCH OR S D W I T H I N 5 D A Y S O F FINAL GRADE. SEDIMENT BASINS SHALL BE STABILIZED WITH SEED AND STRAW MULCH. SLANTERS. STRAW MULCH SHALL BE APPLIED TO THE EXPOSED EARTH WITHIN 5 DAYS AFTER THE CONSTRUCTION OF THE SEDIMENT BASIN.
 7. AN UNDISTURBED, VEGETATIVE BUFFER STRIP OF AT LEAST 35 FEET SHALL BE MAINTAINED ALONG RIVERS, CREEKS, STREAMS, WETLANDS, DRAINS, AND OTHER SENSITIVE AREAS.
 8. ROAD RIGHT-OF-WAYS MUST BE STABILIZED A MINIMUM WIDTH OF 15 FEET WITH SEED AND MULCH WITHIN 5 DAYS OF COMPLETION OF THE ROAD RIGHT-OF-WAY.
 9. 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


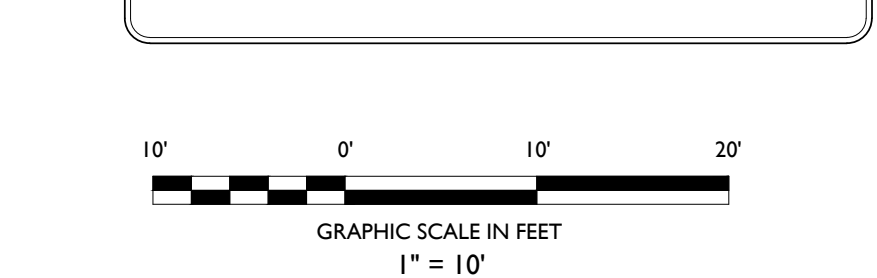
FLOOD HAZARD AREA NOTES:

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



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SITE DEVELOPMENT PLANS

**CLAIRMOUNT
APARTMENTS, LLC**

PROPOSED APARTMENT SITE IMPROVEMENTS

PARCEL ID: 02001430
100 CLAIRMOUNT AVENUE
NORTHWEST DETROIT MICHIGAN
WAYNE COUNTY

Jonathan Reid
 Mechanical Engineering
 State of Michigan
 License No. 0069428
 Mechanical Engineering



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SCALE:	1" = 10'	PROJECT ID: DET-220247
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TITLE:
**SOIL EROSION &
SEDIMENT CONTROL
PLAN**

DRAWING:

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NEW! THE COGNITIVE

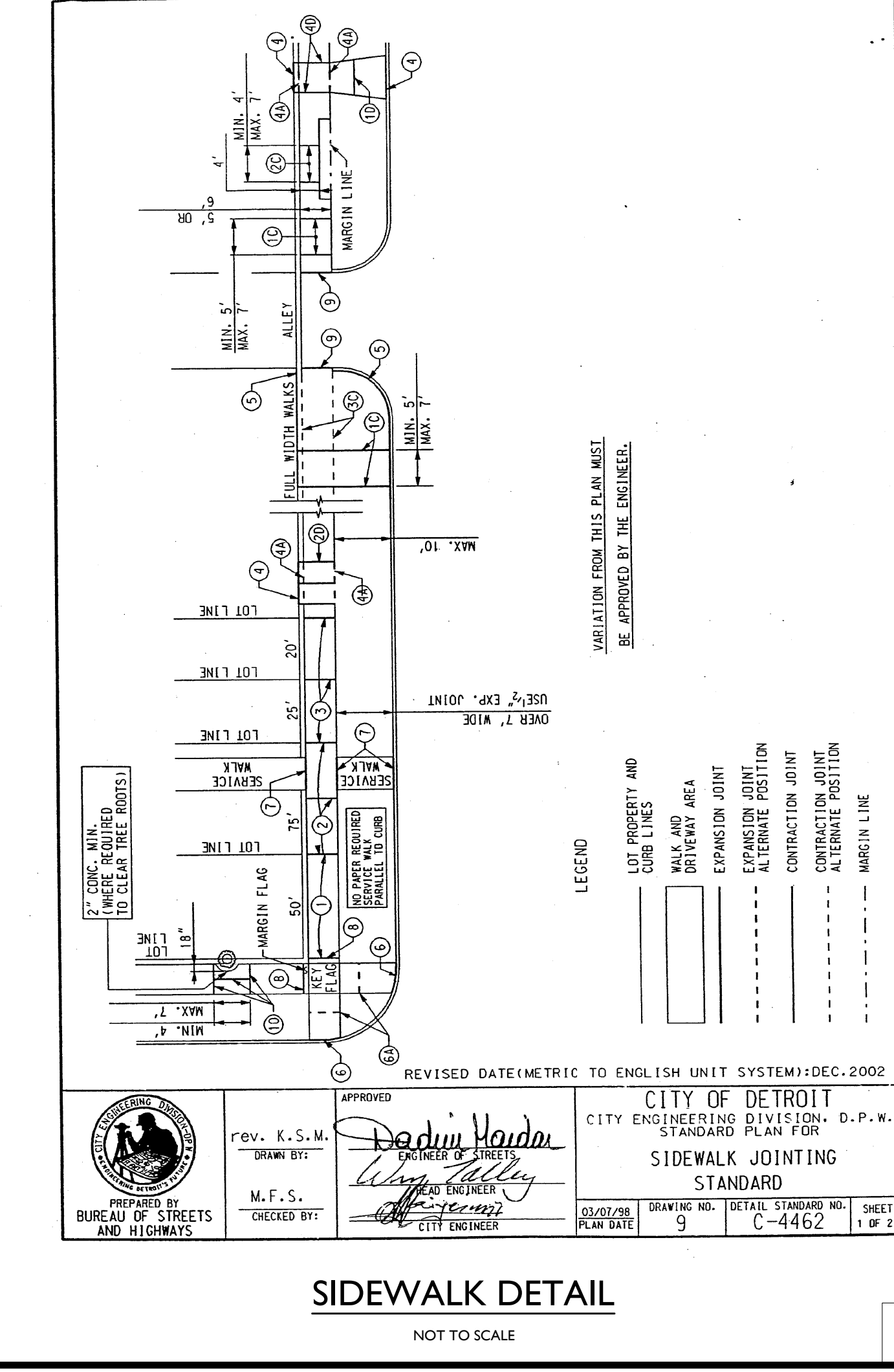
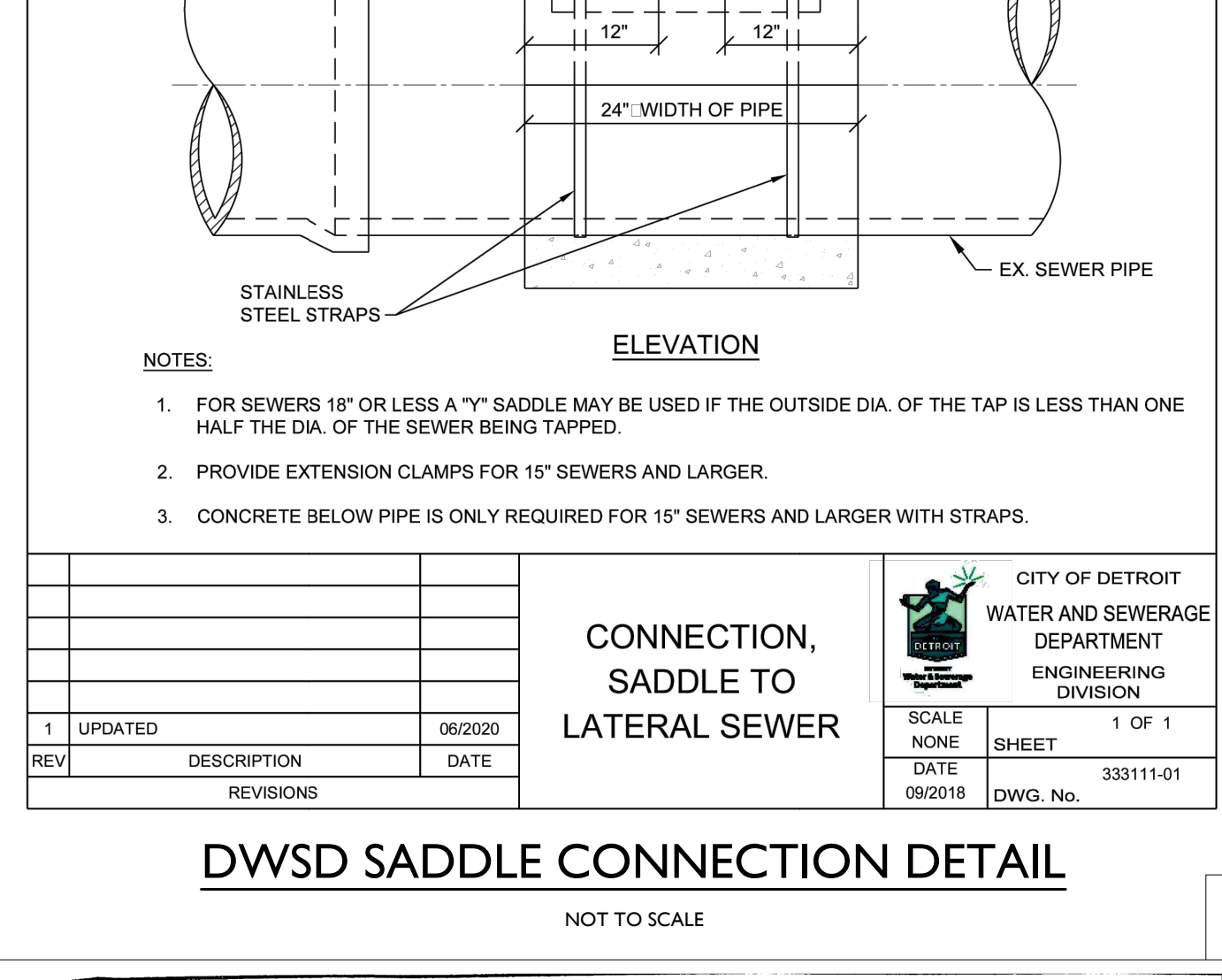
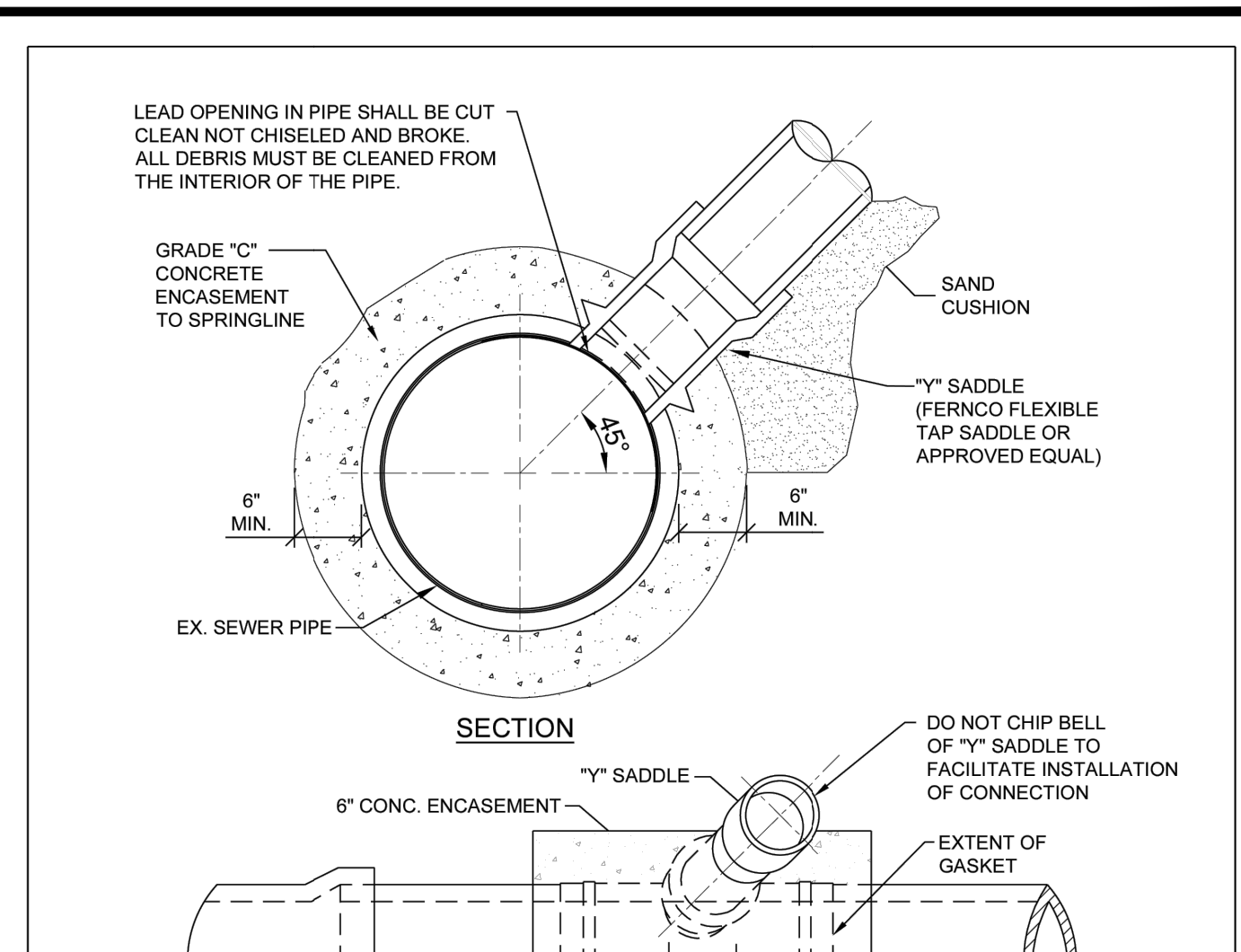
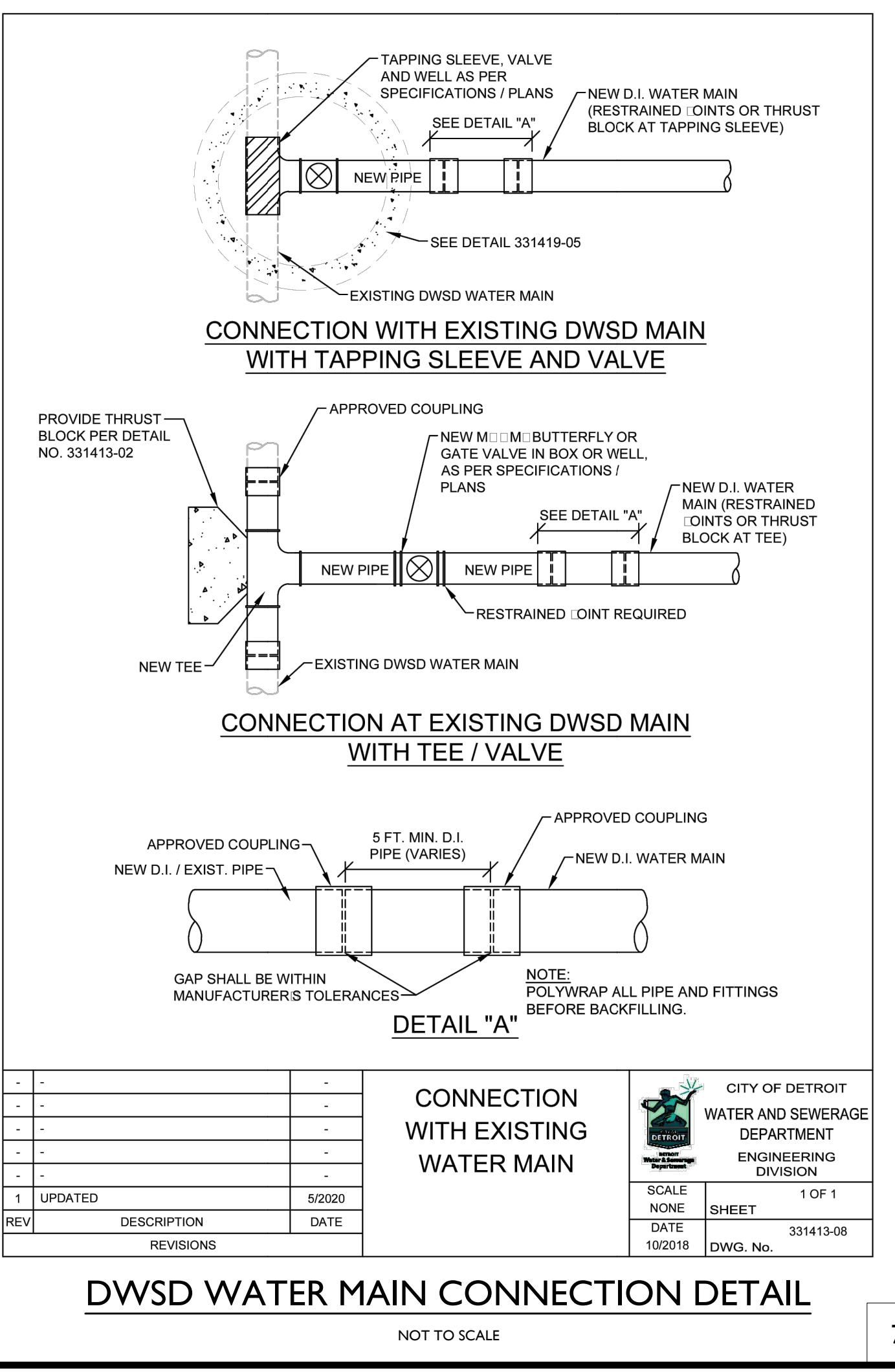
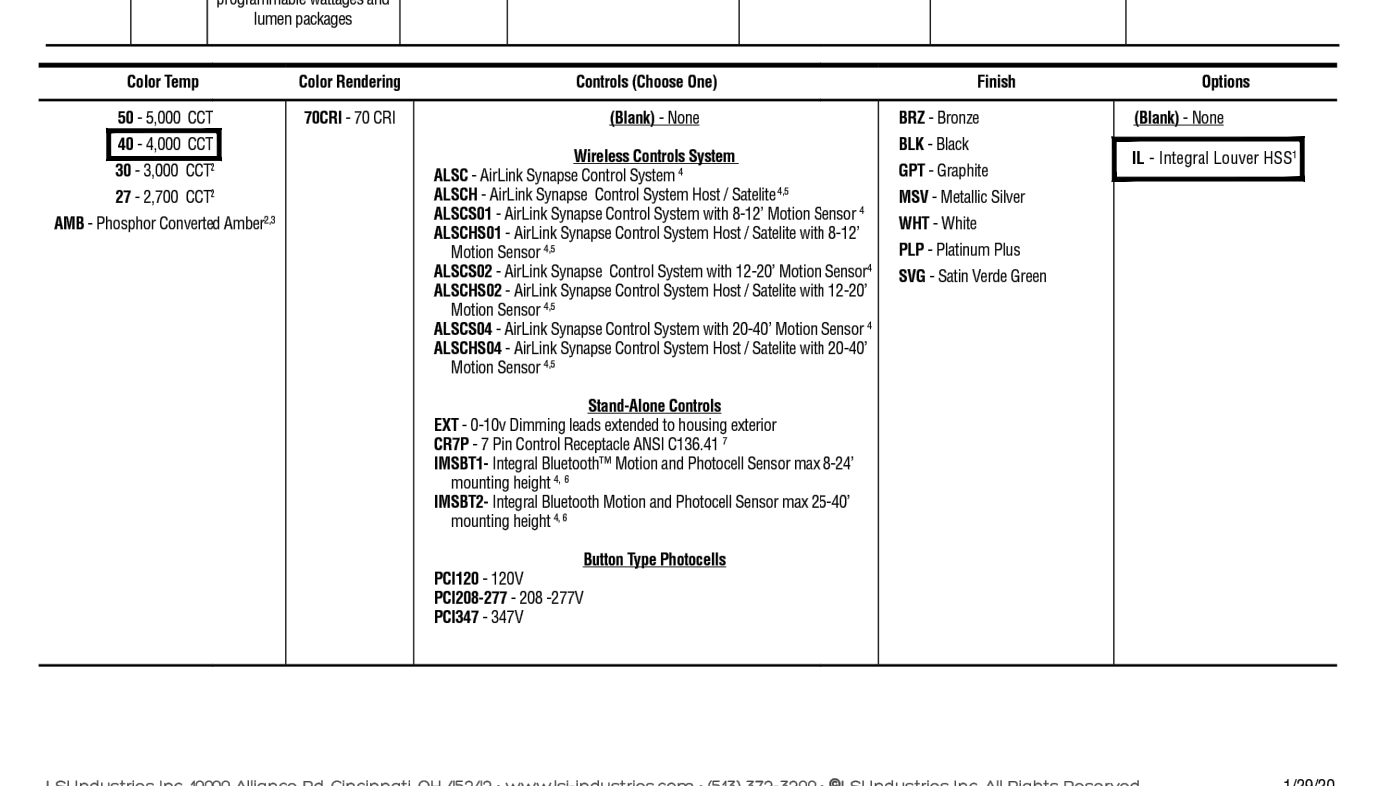
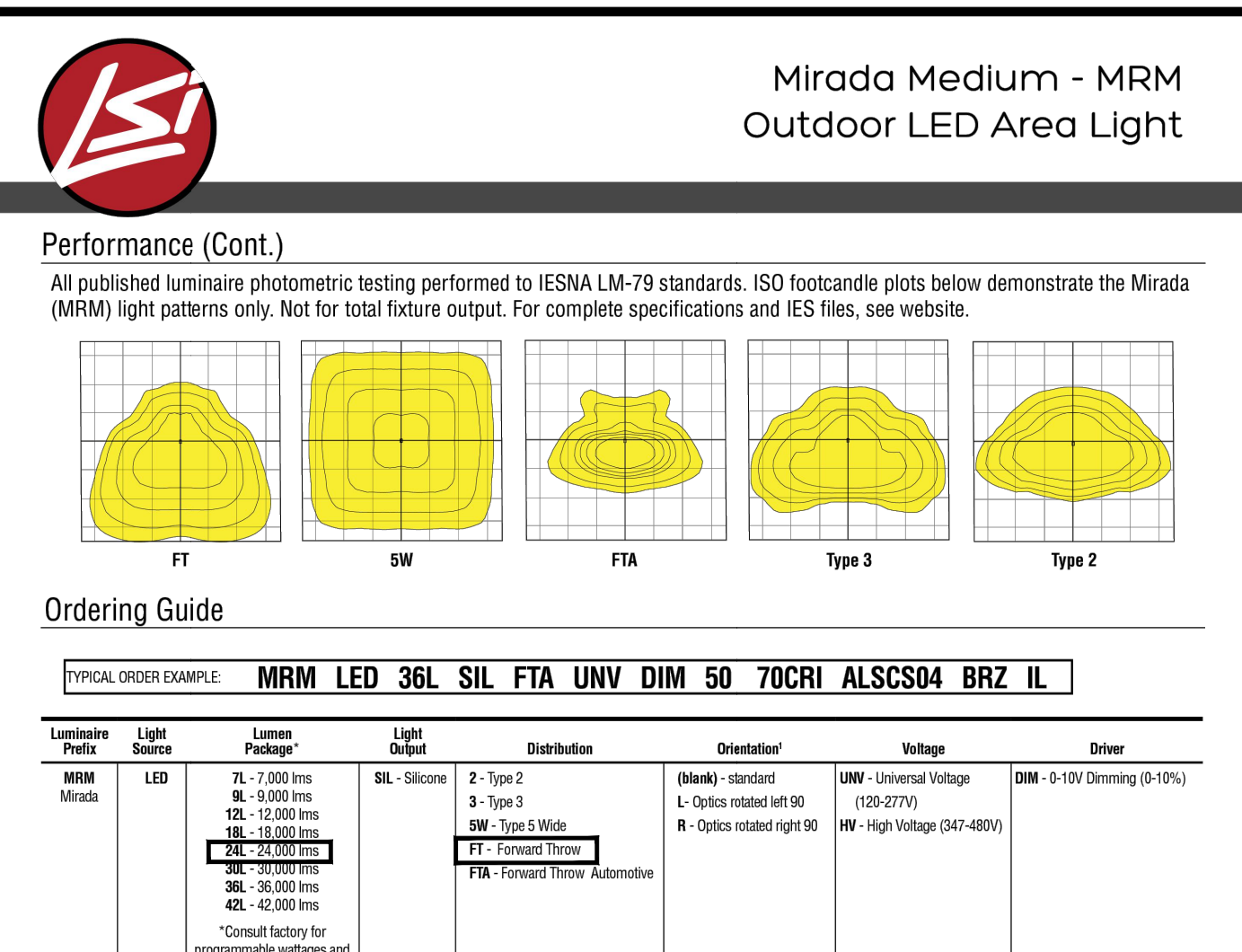
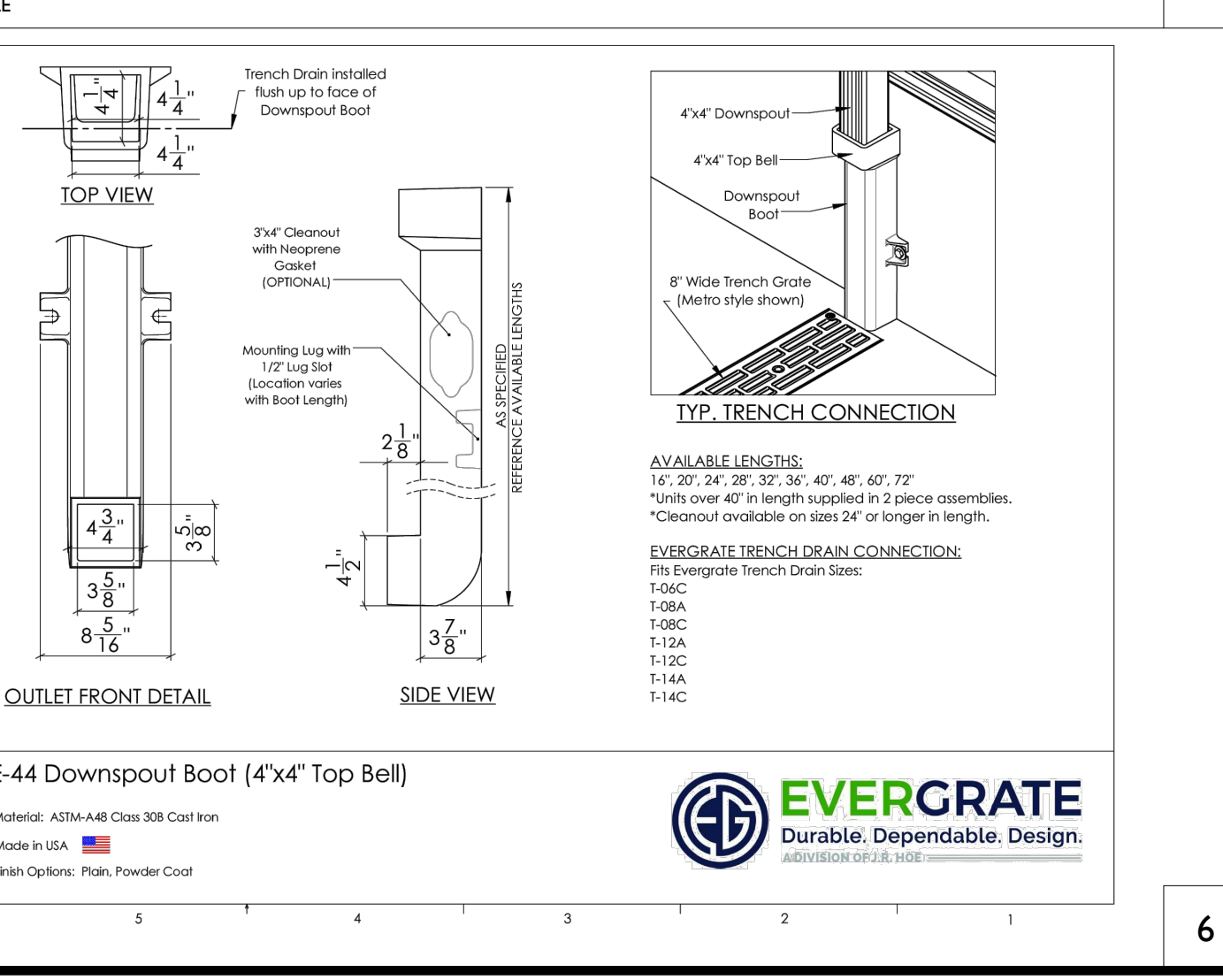
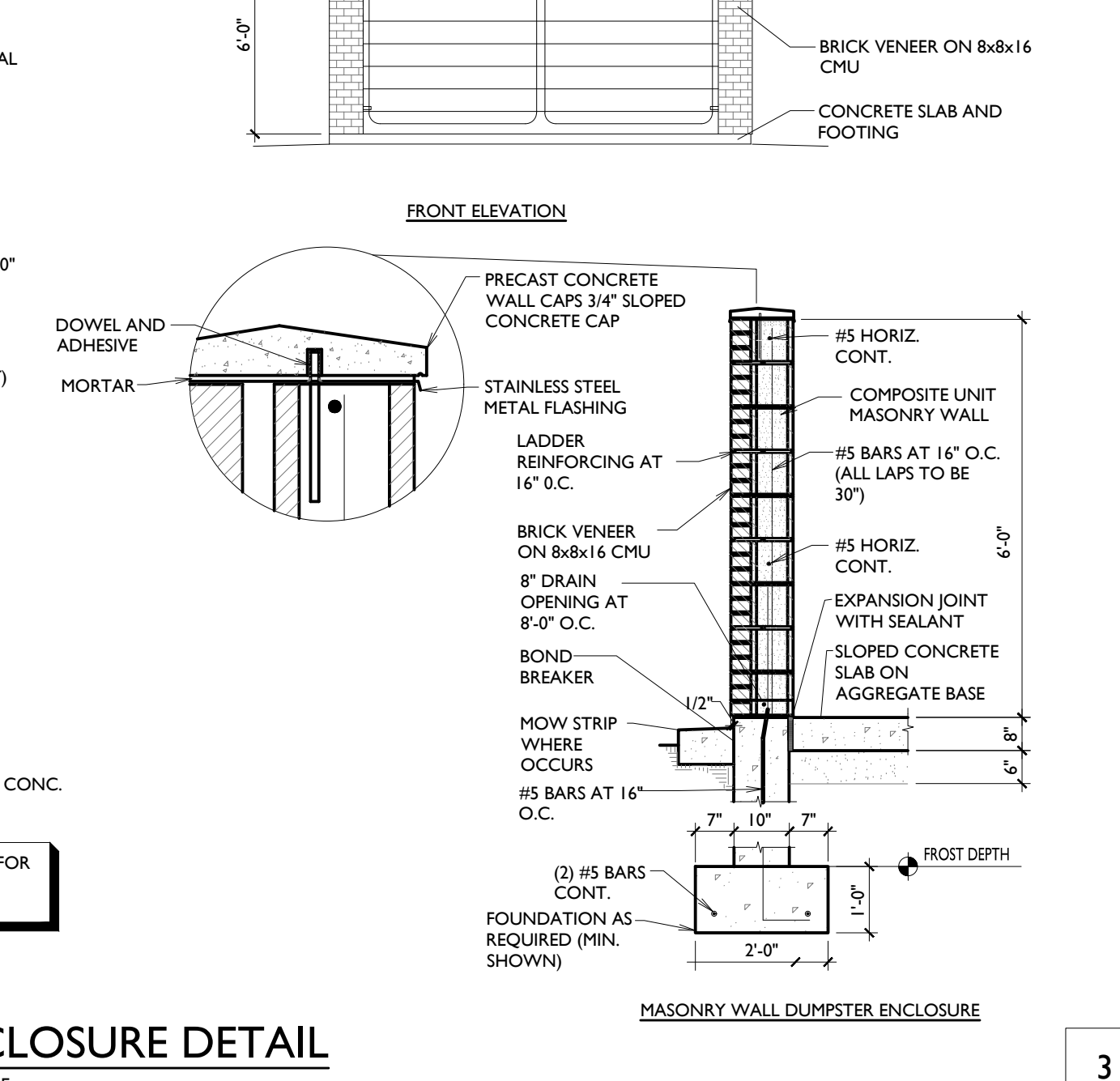
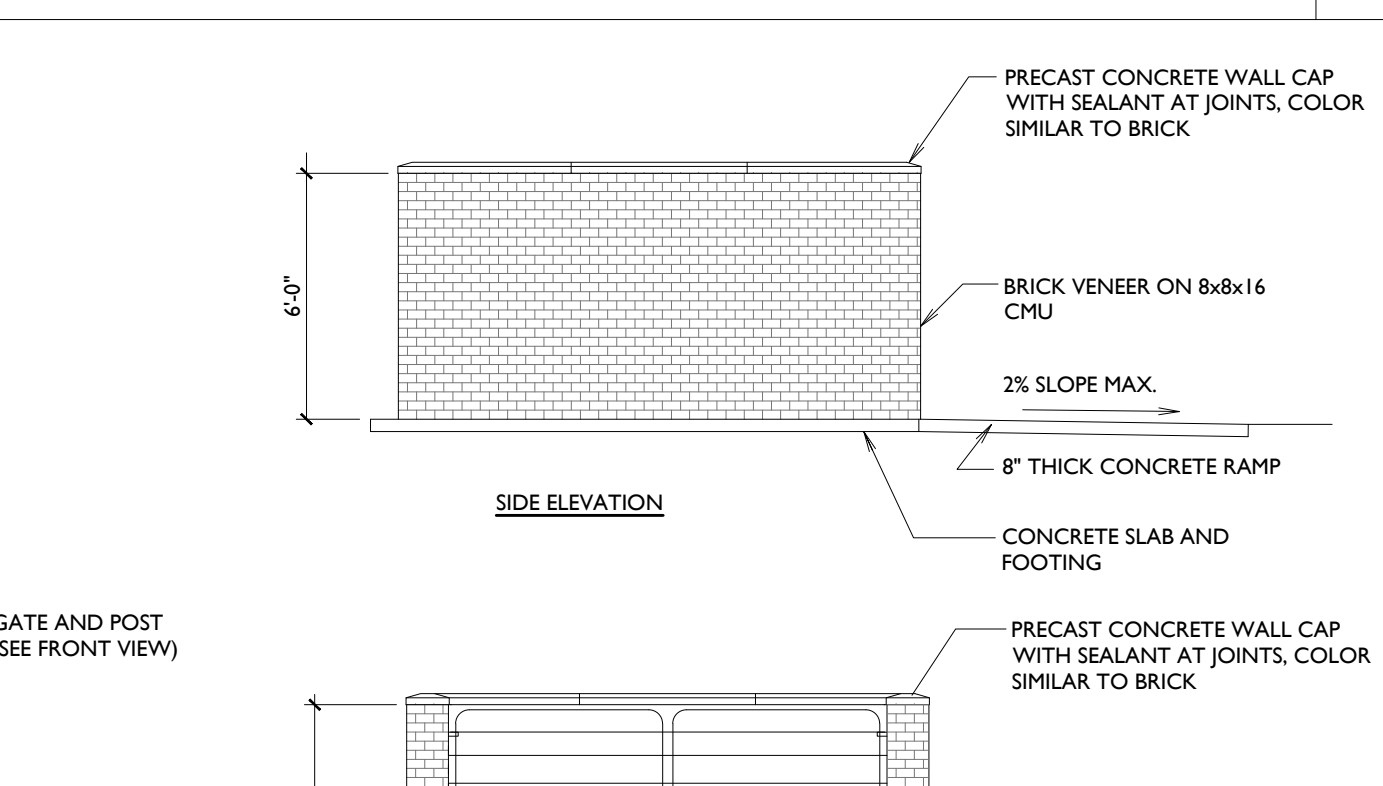
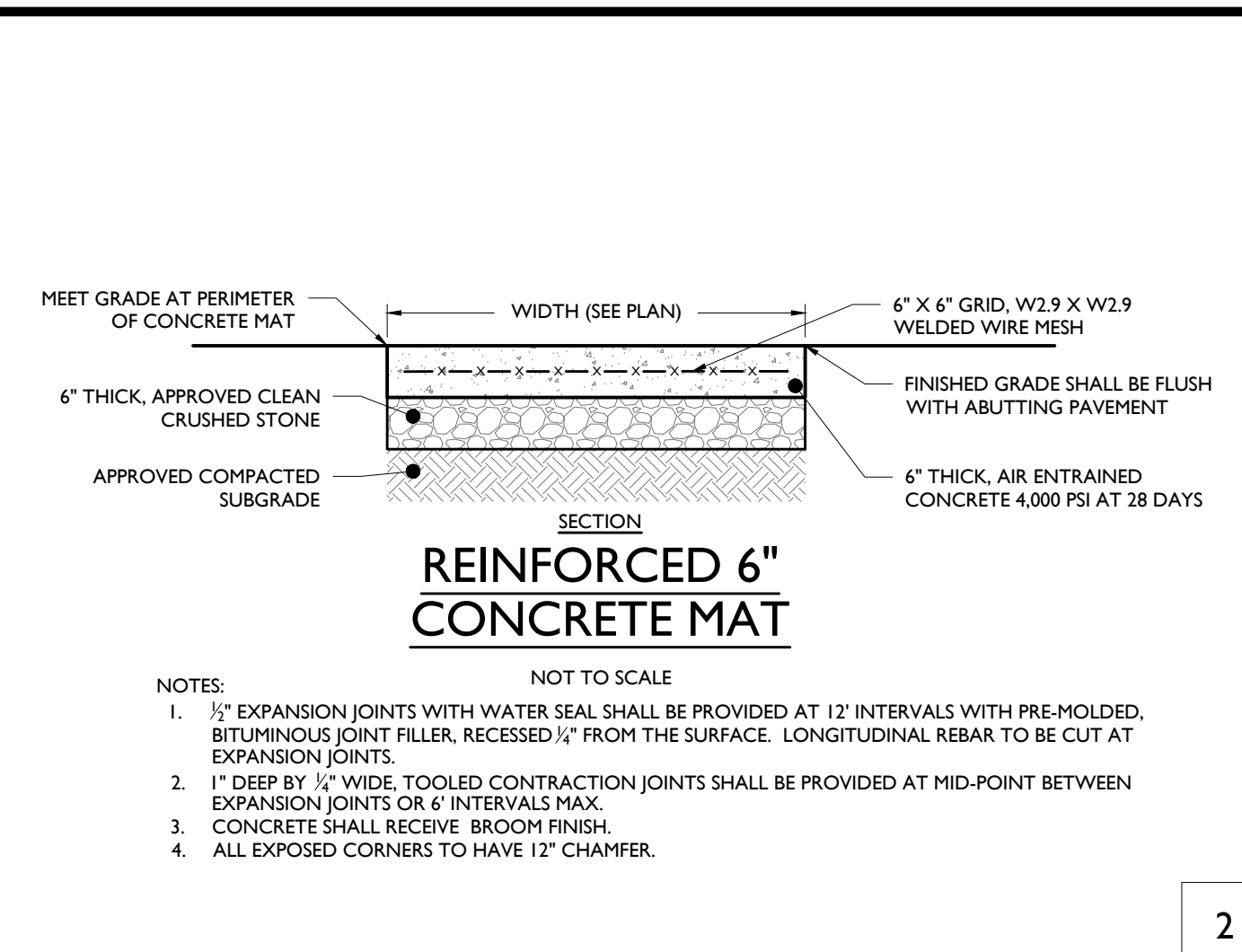
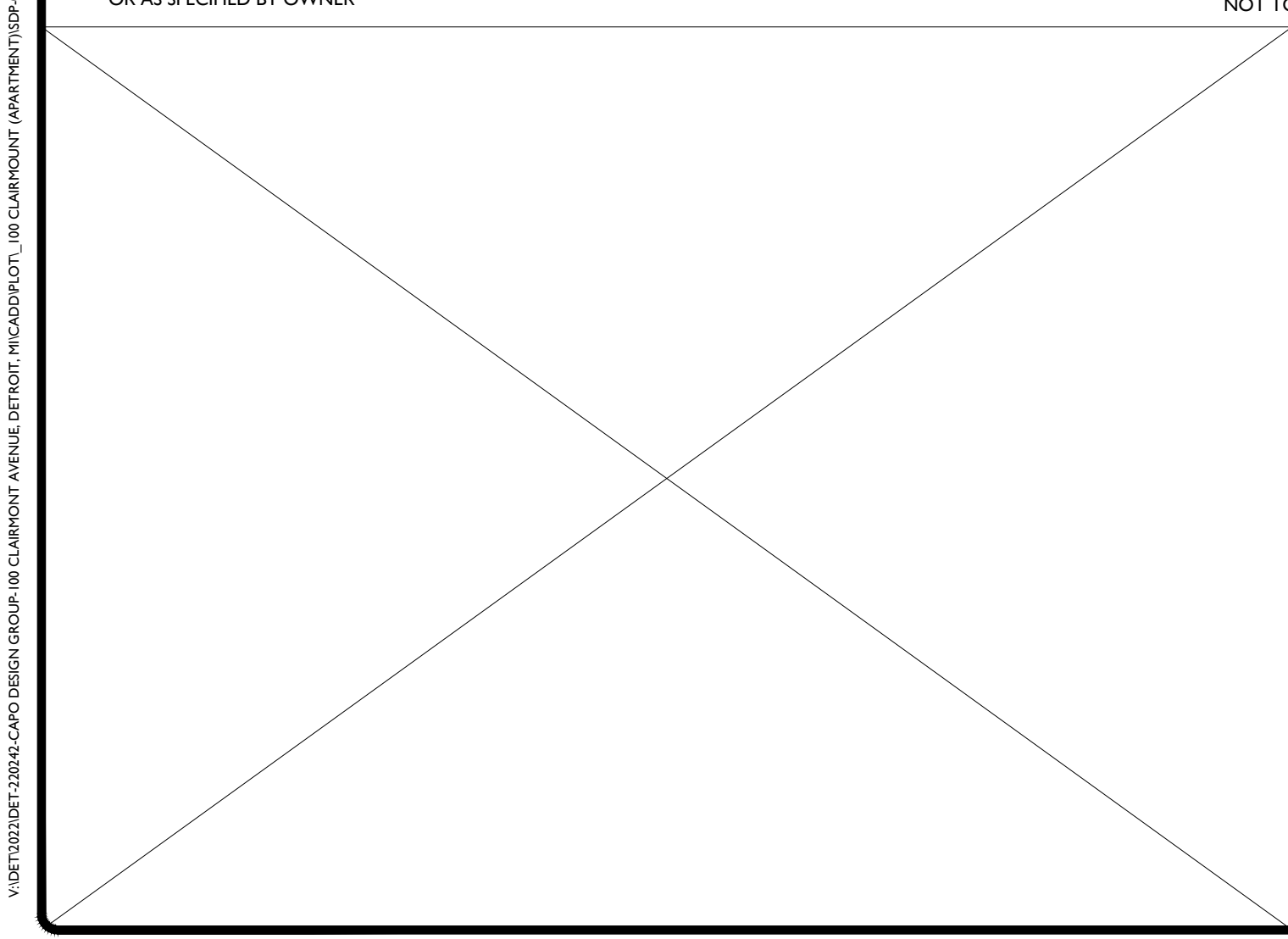
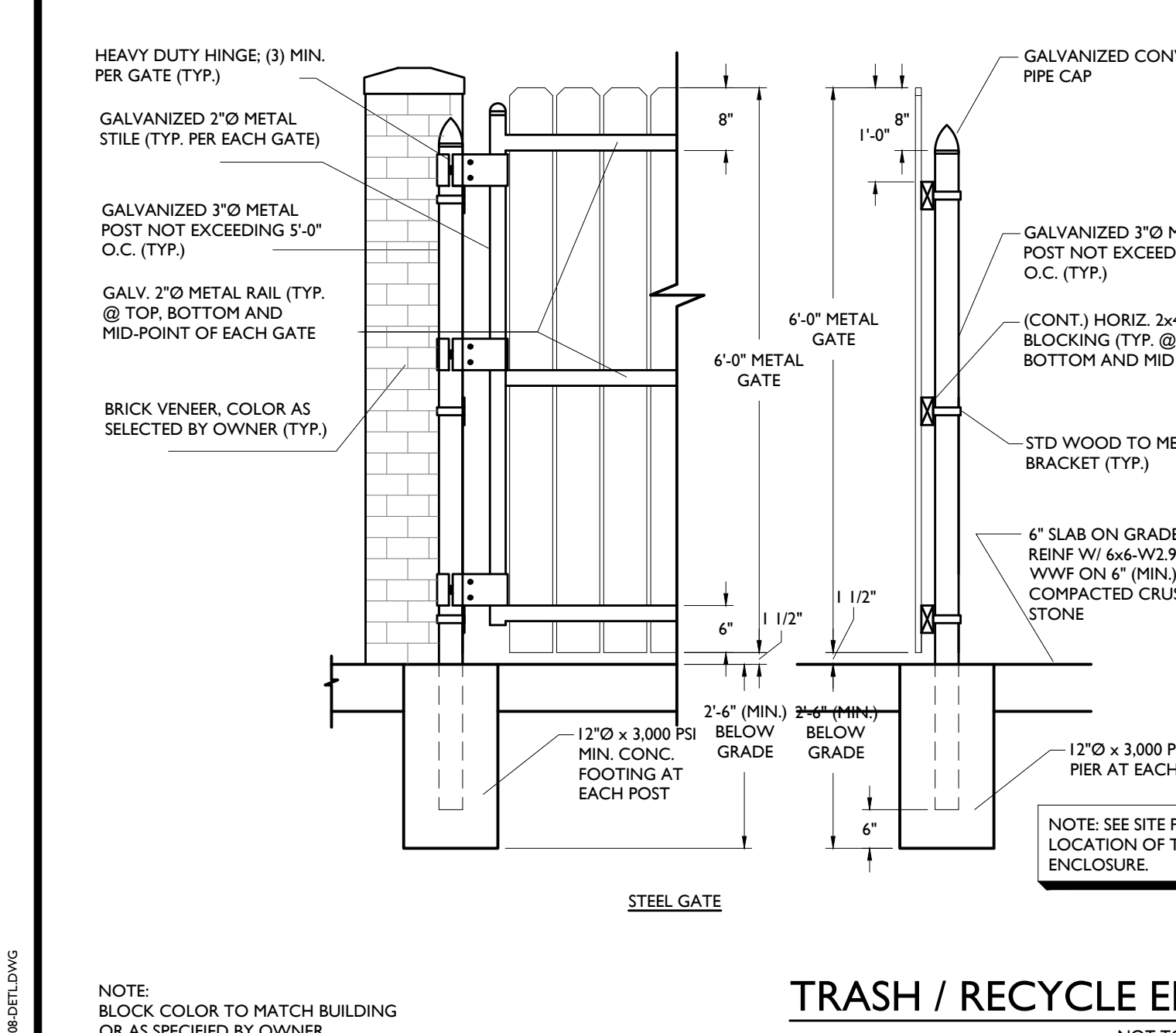
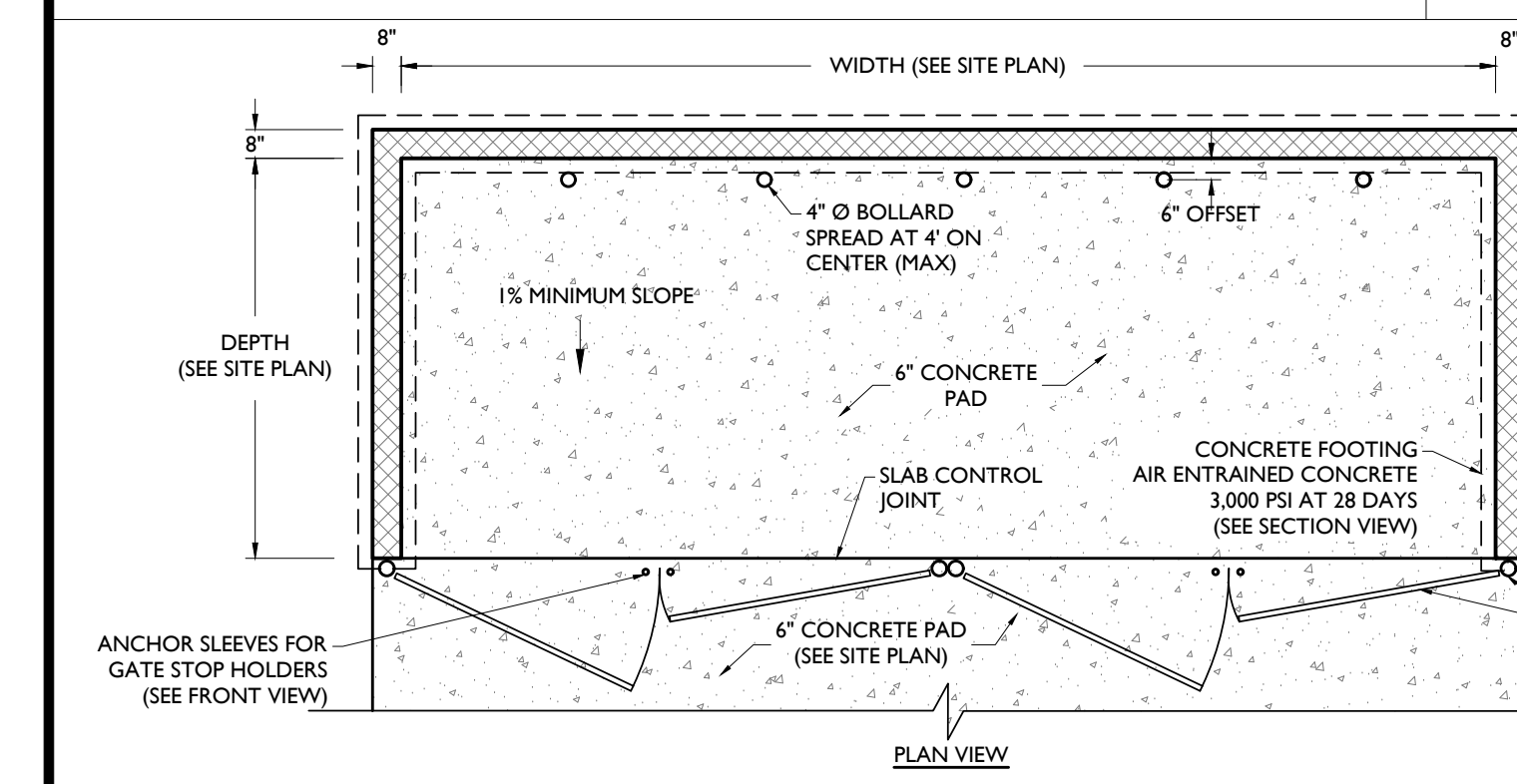
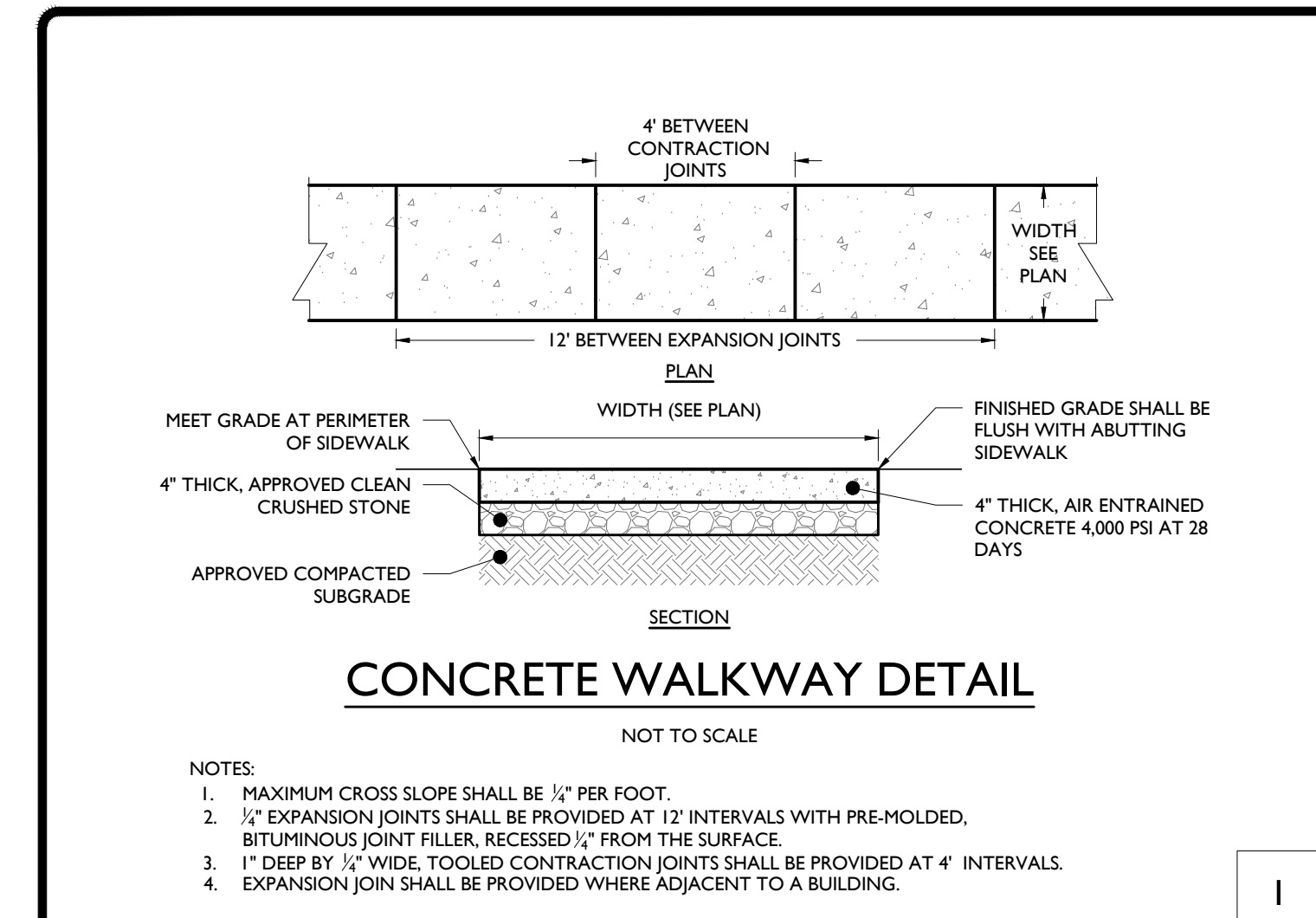
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REVISED BULLETIN 004	JRC	DATE	DESCRIPTION
6	06/12/2025	JRC	REVISION 1
5	04/10/2025	JRC	REVISION 2
4	11/25/2024	JRC	REVISION 3
3	03/08/2024	JRC	REVISION 4
2	10/17/2023	JRC	REVISION 5
1	04/18/2023	JRC	REVISION 6

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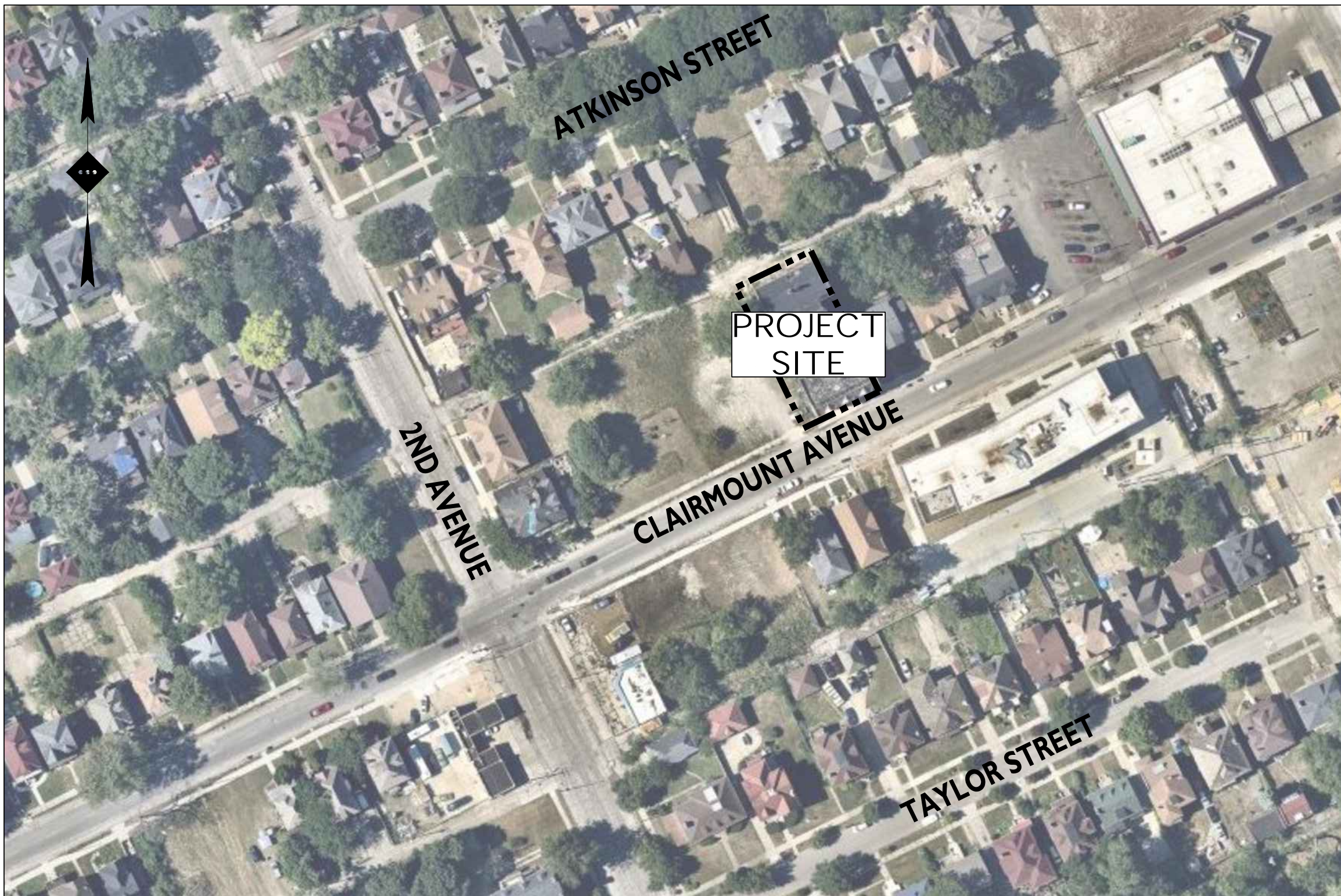
NOTES: BLOCK COLOR TO MATCH BUILDING OR AS SPECIFIED BY OWNER



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

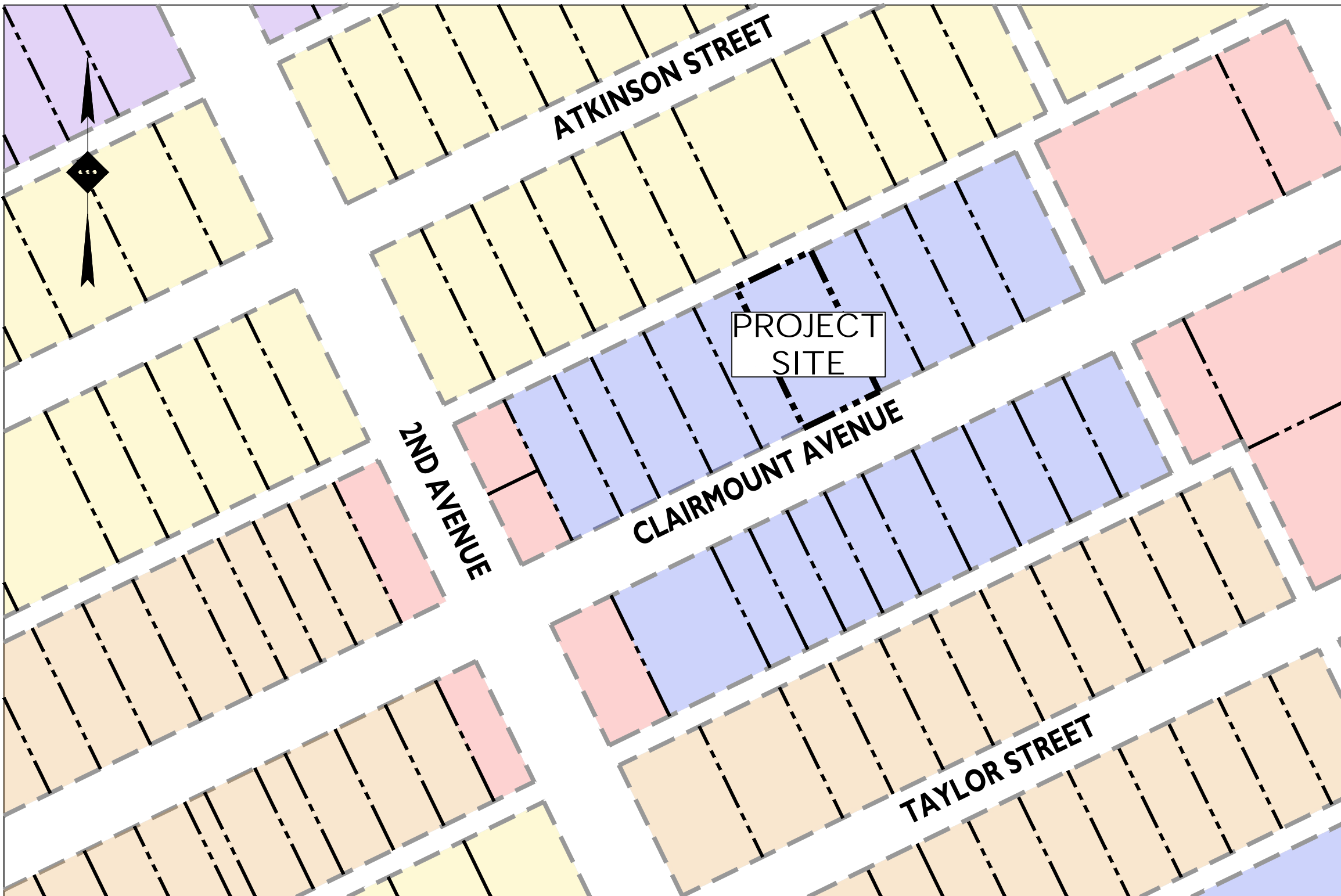
SCALE: 1" = 100'±



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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



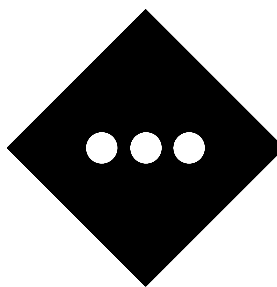
SOURCE: WAYNE COUNTY PARCEL VIEWER, CITY OF DETROIT ZONING MAP, DATE RETRIEVED 10/20/2022

- 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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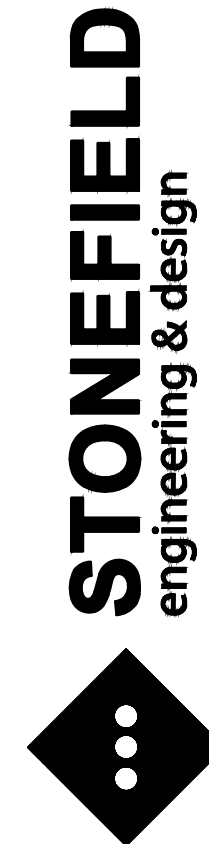
PLAN REFERENCE MATERIALS:

- 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

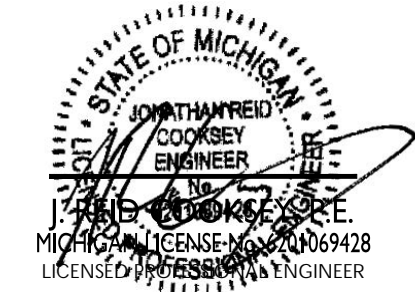


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SITE DEVELOPMENT PLANS
CLAIRMOUNT APARTMENTS, LLC
PROPOSED APARTMENT SITE IMPROVEMENTS

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



SCALE: AS SHOWN PROJECT ID: DET-220242

TITLE:

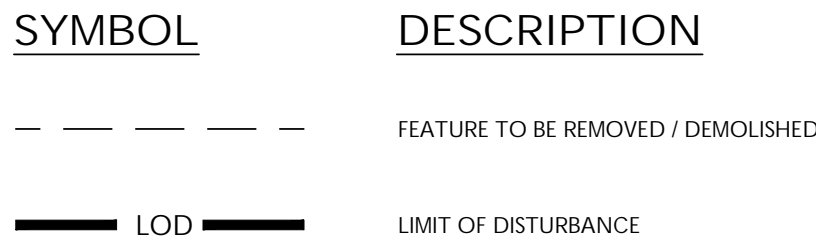
COVER SHEET

DRAWING:

C-1

SHEET INDEX	
DRAWING TITLE	SHEET #
COVER SHEET	C-1
DEMOLITION PLAN	C-2
SITE PLAN	C-3
GRADING, STORMWATER, & UTILITY PLAN	C-4
LANDSCAPING PLAN	C-5
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ADDITIONAL SHEETS	
DRAWING TITLE	SHEET #
ALTA / NSPS LAND TITLE SURVEY	1 OF 1



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



THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO BE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE REMOVED AND FOR THE CONTRACTOR REVIEW THE DEMOLITION PLAN TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REFERENCES/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE DEMOLITION PROJECT.

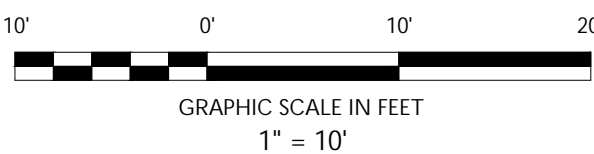

2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.

3. THE CONTRACTOR SHALL NOT USE ANY WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS AND APPROVALS. THE CONTRACTOR IS RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.

4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS AND APPROVALS TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.

[illegible]

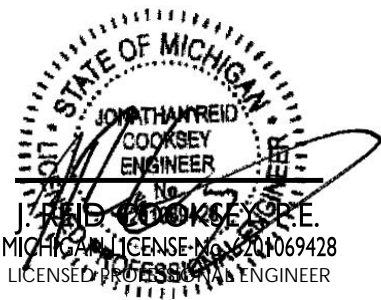
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SITE DEVELOPMENT PLANS

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



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

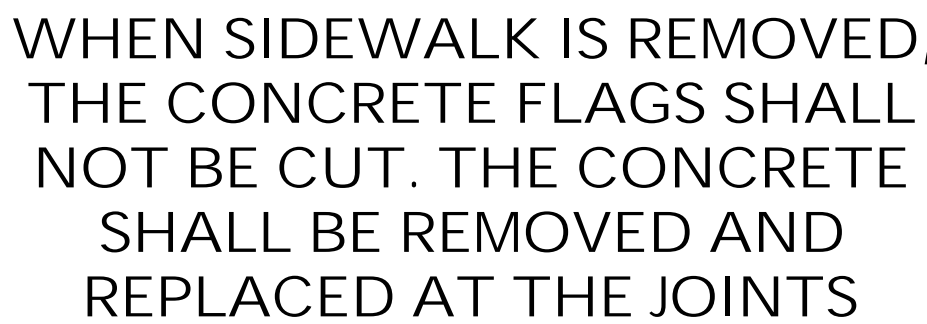


(*) NO LANDSCAPING BUFFER REQUIRED WHEN ADJACENT TO PUBLIC ALLEY


ALL SITE AND BUILDING
LIGHTING TO REMAIN
AND BE REUTILIZED

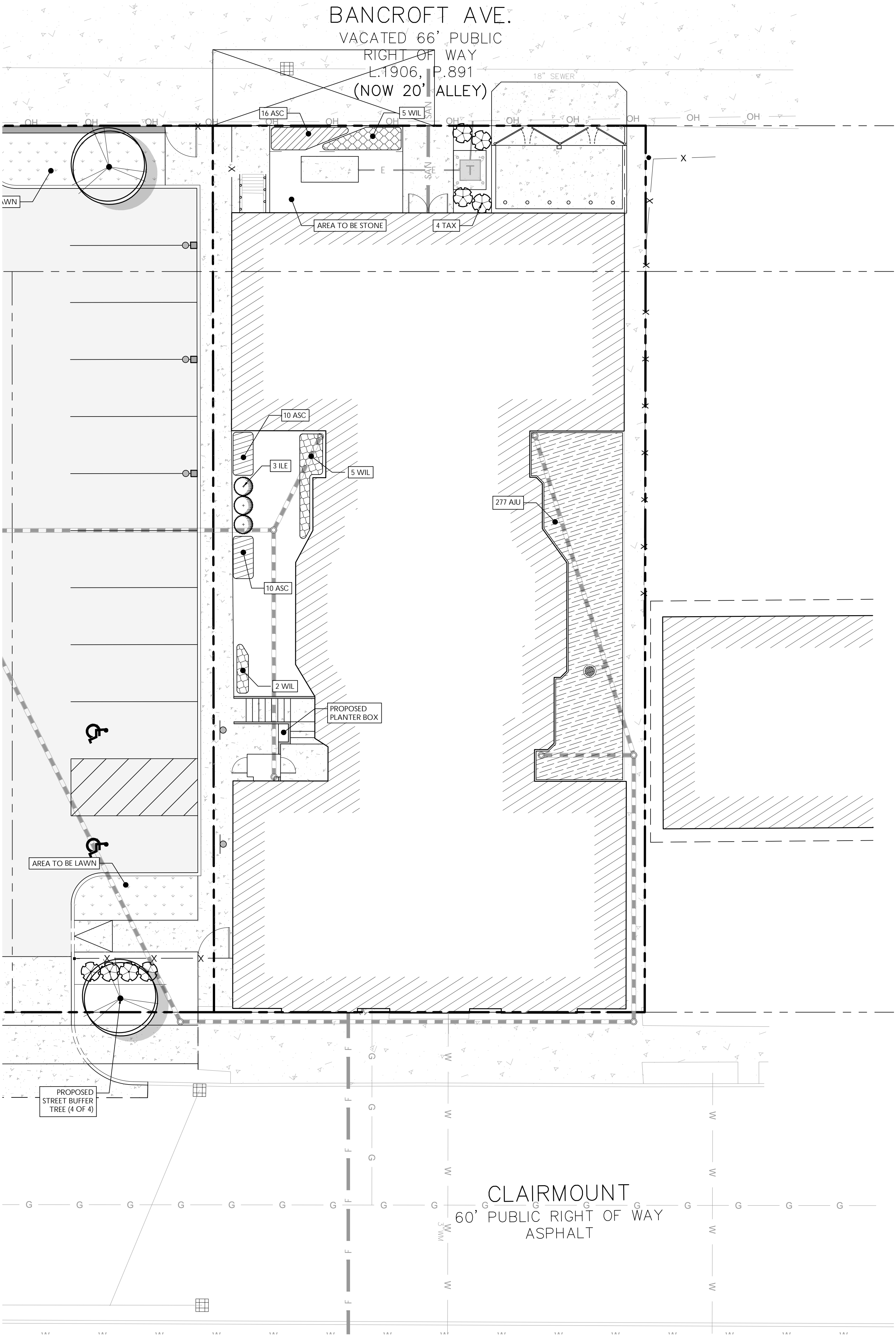
- ### GENERAL NOTES

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








1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
2. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG ALL WORKWAYS 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 60 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
4. 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 RAMP, RAMP RUNS, AND RAMP FLARES. THE CONTRACTOR SHALL MAINTAIN AN ANGLE 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.
5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMP ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE THE SLOPE OF A RAMP IS GREATER THAN 8.33% OR GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP, FOR ALTERATIONS, A CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. RAMP FLARES 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.
6. 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.
7. A SLP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
8. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF ¼ INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN ¼ INCH AND ½ INCH IS REQUIRED, THE CONTRACTOR SHALL ENSURE THAT THE TOP OF THE INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
9. THE CONTRACTOR SHALL ENSURE THAT ALL OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN ¼ INCH.

 STONEFIELD engineering & design	
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.



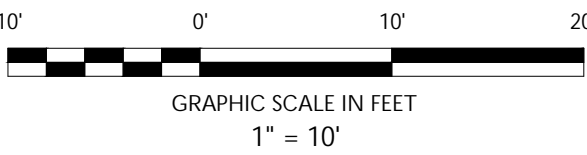
Know what's below
Call before you dig.

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.



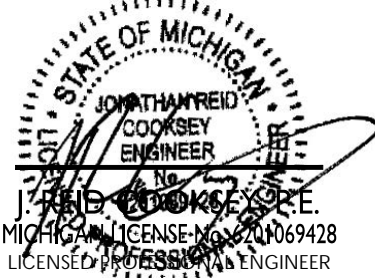
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PROPOSED APARTMENT SITE IMPROVEMENTS

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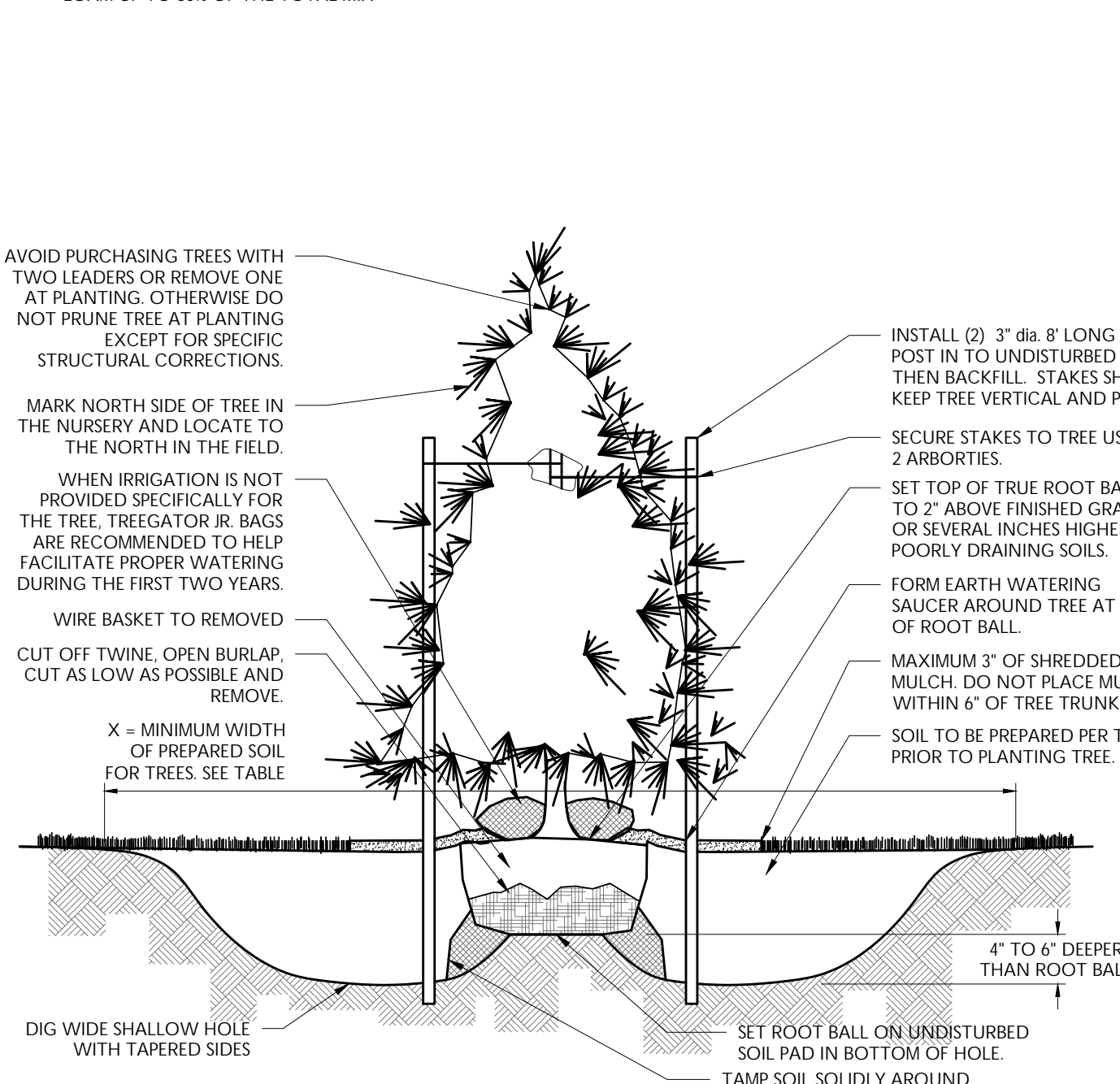
LANDSCAPING PLAN

DRAWING:

C-5

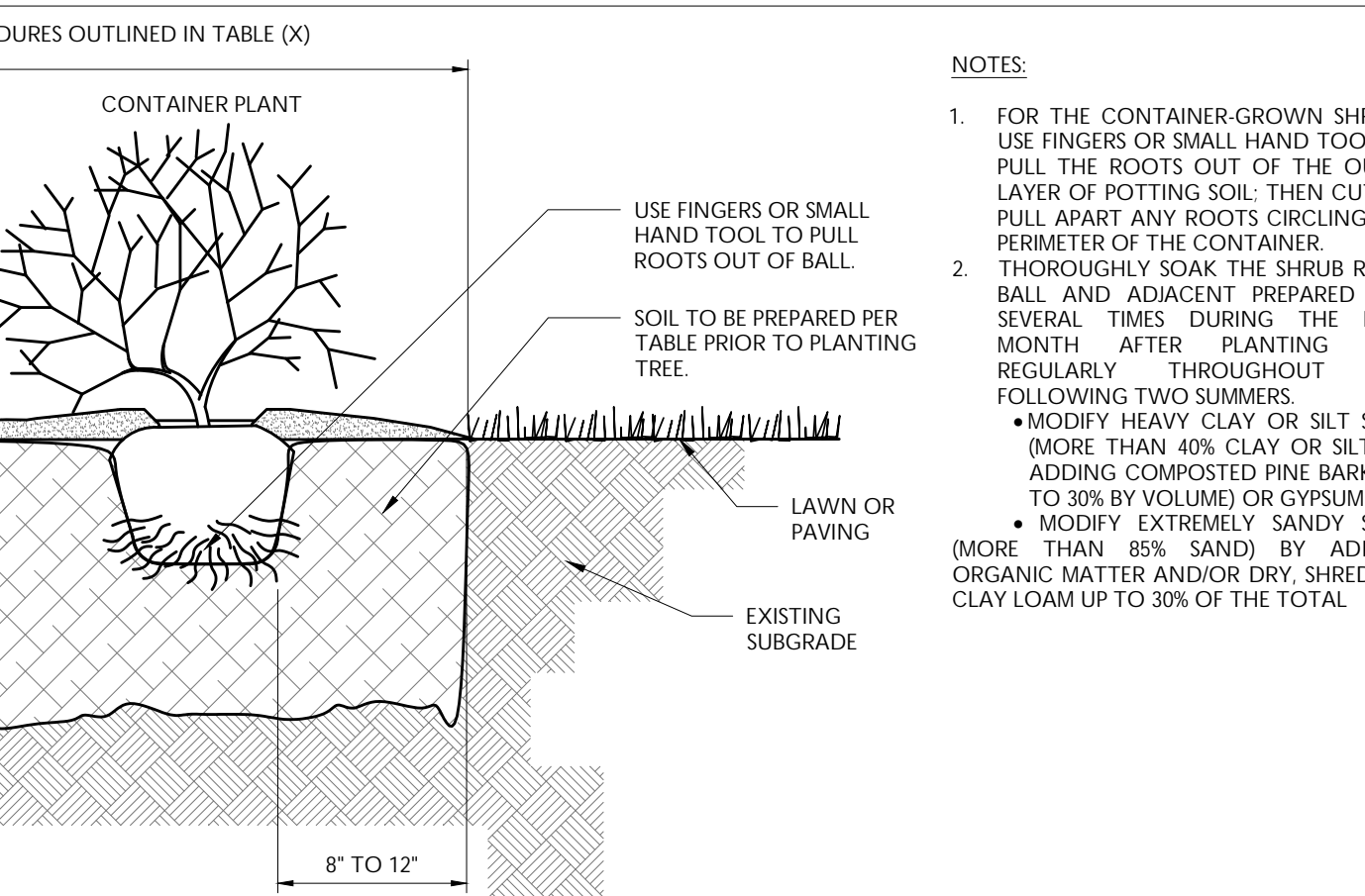
NOTES

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.



CONIFEROUS TREE PLANTING DETAIL

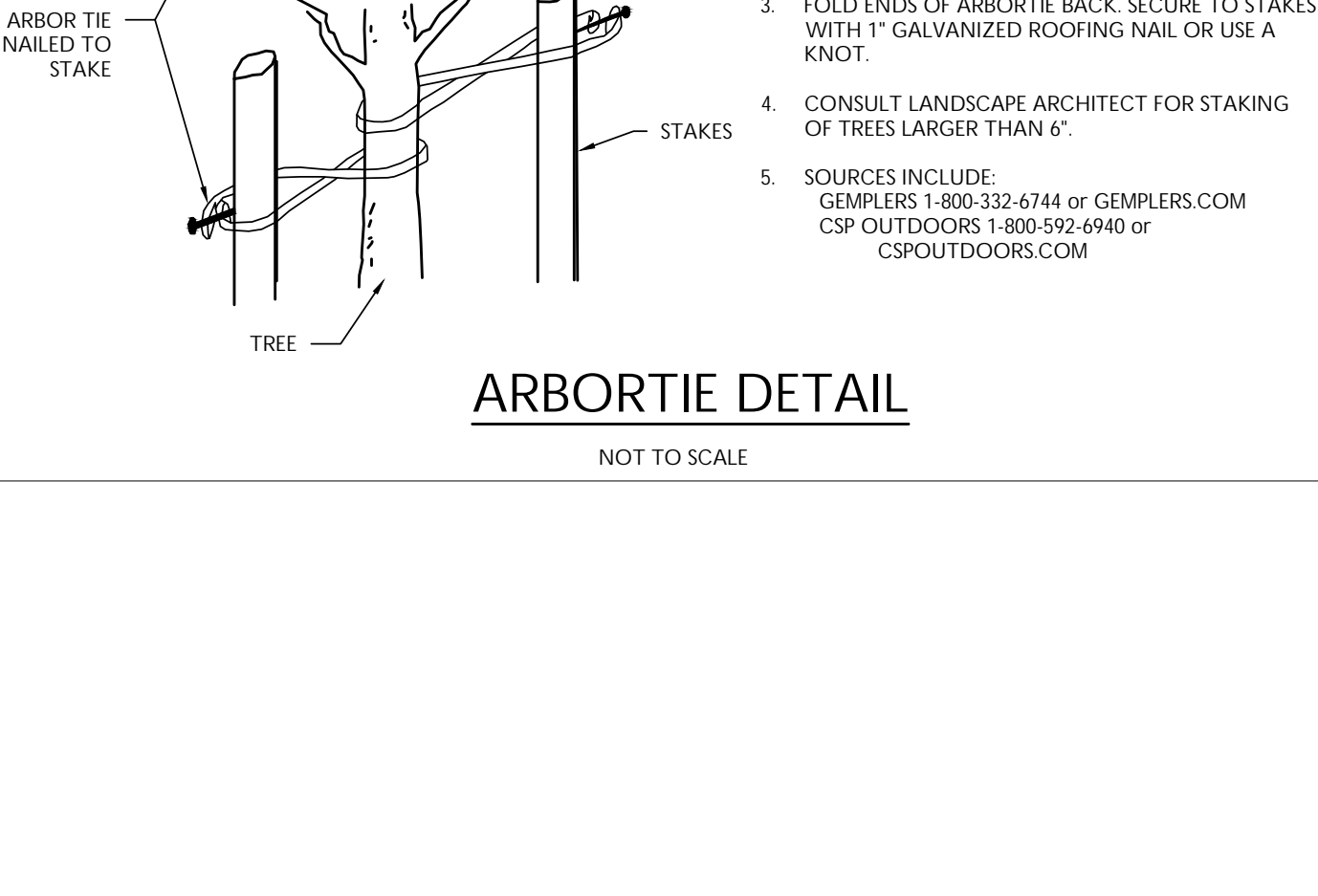
NOT TO SCALE



ANTING DETAIL

3

-
- ARBOR TIE
1. LOOP TIE AROUND TREE AND NAIL TO CEDAR STAKE
2. REMOVE ALL STAKING AND TIES AT END OF FIRST GROWING SEASON
3. HOLD ENDS OF ARBOR TIE BACK AGAINST STAKES



PLANT QUALITY AND HANDLING NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.
3. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IF THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY OF GROWTH. HEALTHY, HARDY, FREE FROM DISEASE, INSEST PESTS, EGGS OR LARVAE.
4. ALL PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.
5. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT BEEN COMPLETELY CALLOUSED SHALL BE REJECTED.
6. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
7. THE ROOT SYSTEM OF EACH PLANT MUST BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND AND VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
8. ALL PLANTS DESIGNATED BALL AND BURLAP ((B&B)) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO SUPPORT THE WEIGHT OF THE PLANT AND BE HEALTHY TO THE CENTER OF THE PLANT.
9. BURLAP SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN APART.
10. PREPARATORY TO OR DURING THE PROCESS OF PLANTING, THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS SHALL BE KEPT UNDER COVER UNTIL THEY ARE READY TO BE PLANTED.
11. PLANTS MAY BE STORED OUTDOORS WITH MULCH OR TWINE, BUT MUST BE COVERED WITH BURLAP OR PLASTIC WHEN IN CONTACT WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.
12. PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARPS OR OTHER SUITABLE COVERING TO PROTECT THEM FROM EXPOSURE TO DIRECT SUNLIGHT. CLOSED VEHICLES SHALL BE COVERED WITH TARP OR BURLAP AND ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DELIVERY, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OR RETURN TO THE SUPPLIER AT ALL TIMES. ALL PLANTS SHOWN ON THE ORDER OR ORDER SUMMARY SHALL COMPREHENSIVELY REPRESENT THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING

10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE

- DETAILS:**
1. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHERE POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIME AND COVERED WITH MOISTENED MULCH OR AGED WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTING SHALL BE UNITED AND PROPER SPRINKLING SHALL BE ALLOWED FOR AIR CIRCULATION AND TO PREVENT DISEASE. WILTING OF PLANTS SHALL BE KEPT TO A MINIMUM. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF MORE THAN THREE (3) DAYS SHALL BE HEATED IN WINTER THOUGHTS OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
2. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
3. DISEASE OR INJURY TO PLANTS SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE DESIGNER.
4. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY BRANCHES THAT CAN BE RECOVERED SHALL BE KEPT.
5. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT.
6. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET.
7. (8) ALL CROPS, PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF MORE THAN THREE (3) DAYS SHALL BE HEATED IN WINTER THOUGHTS OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
8. EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OF AGENCY.
9. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
PLANTS (MARCH 15 - DECEMBER 15)
LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)
10. THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON.

ABIES CONCOLOR CORNUS VARIETIES OSTRYA VIRGINIANA

- ACER FREEMANNI
ACER RUBRUM
ACER SACHARINUM
BETULA VARIETIES
CORNUS VARIETIES
CARPINUS VARIETIES
CEDRUS DEODARA
CELTS VARIETIES
CERCIDIPHYLLA VARIETIES
CERCIS CANADENSIS
CORNUS VARIETIES
CRATAEGUS VARIETIES
- CUPRESSUS/SPARIS LEYLANDII
FAGUS VARIETIES
HALESIA VARIETIES
ILEX X FOSTERII
ILEX NELLIE STEVENS
ILEX OPACA
JUNIPERUS VIRGINIANA
KOELERUTERA PANCULATA
LIQUIDAMBAR VARIETIES
LIRIODENDRON VARIETIES
MALUS IN LEAF
NYSSA SYLVATICA
- PLATANUS VARIETIES
POTANUS VARIETIES
PRUNUS VARIETIES
PYRUS VARIETIES
QUERCUS VARIETIES (NOT Q. PALUSTRIS)
SALIX SLEEPING VARIETIES
SCORBUS VARIETIES
PASCODIUM VARIETIES
TAXUS B REPENDENS
TILIA TOMENTOSA VARIETIES
ULMUS PARVOLO VARIETIES
ZELKOVA VARIETIES
17. IF A CRATED PLANT IS UNAVAILABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT MANAGER/DESIGNER. NO PLANTING OF ANY OTHER ORDER SHALL BE ALLOWED.
18. DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.
19. THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY.
20. A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.
21. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS IF ORIGINALLY SPECIFIED, CORRECTING OR REPAIRING ANY DAMAGE TO THE SOIL SURFACE, FERTILIZING, MOVING THE LAWN, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
22. MOW ALL GRASS AREAS AT REGULAR INTERVALS TO KEEP THE GRASS HEIGHT FROM EXCEEDING THREE INCHES (3"). MOWING SHALL BE PERFORMED ONLY WHEN GRASS IS DRY. MOWER BLADE SHALL BE SET TO REMOVE NO MORE THAN ONE THIRD (1/3) OF THE GRASS LENGTH. WHEN GRASS IS HEAVY, THE GRASS IS HEAVED TO PREVENT CLIPPINGS FROM BLOWING ON PAVED AREAS AND SIDEWALKS. CLEANUP AFTER MOWING SHALL INCLUDE SWEEPING OR BLOWING OF PAVED AREAS AND SIDEWALKS TO KEEP THEM FROM MOWING DEBRIS.
23. DAMAGED AREAS CAUSED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL BE RESPONSIBLE FOR THE DISTURBED AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND MULCHING.
24. SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED.
25. LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOUT REQUIRED 90-DAY MAINTENANCE PERIOD UNTIL PLANTS ARE ESTABLISHED. IF ON-SITE WATER IS NOT AVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OR A WATERING TRUCK OR OTHER ACCEPTABLE MEANS.
26. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 12 INCHES OF SOIL SURFACE TO THE SOIL. A MINIMUM OF EIGHT INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL.

MYCRO® TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN

- **BAZILLUS** WHEN TRANSPORTED THROUGH ROADS, BRIDGES, DRAINAGE CANALS, AND OTHER SURFACES, MAY EXTEND TO A DEPTH OF ABOUT 10 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION.
- **MYCORRH** TREE SAVERS IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND CAMELLIAS.
- **MYCORRH** TREE SAVERS IS NOT TO BE USED ON TREES AND SHRUBS THAT ARE ALREADY INFESTED BY FUNGI.
- **SOIL PH:** THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.
- **FUNGICIDES:** THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF AN FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
- **OTHER PESTICIDES:** HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

HEALTHY START MACRO TABS 12-8-8
- FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS

- TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 16.8 G NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT. MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLS & BURLAPPED (B&B) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT 1 TABLET (21-G) PER 1/4 INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

TABLE NOTES:
1. AT EACH IRRIGATION, APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER TO THE ROOT BALL SURFACE. APPLY IT IN A MANNER SO ALL WATER SOAKS THE ENTIRE ROOT BALL. DO NOT WATER IF ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY.



PROPOSED APARTMENT SITE IMPROVEMENTS

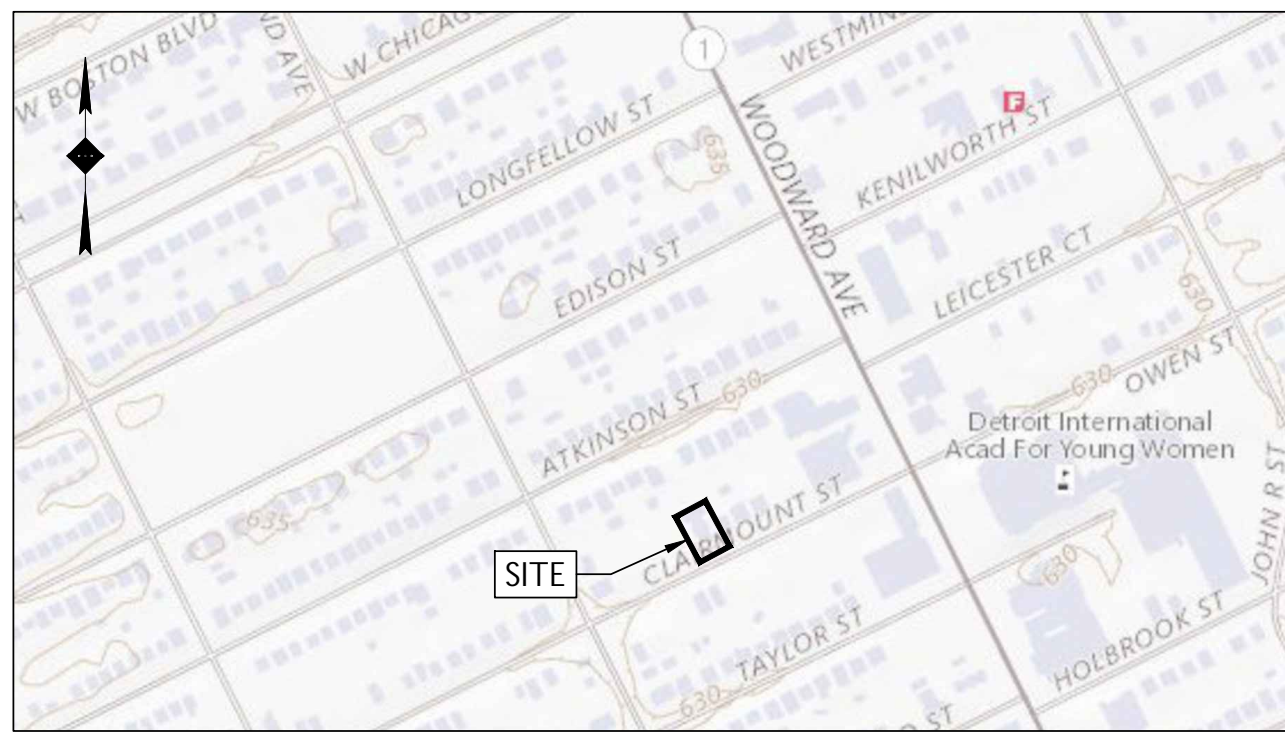






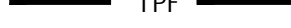
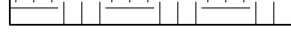
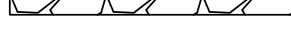

TITLE:

LANDSCAPING DETAILS

DRAWING

C-6



SYMBOL	DESCRIPTION
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED SILT FENCE
	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 REGISTRATION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.

WAYNE COUNTY SESC MAINTENANCE REQUIREMENTS

THE STREETS SHOULD BE SWEEP WEEKLY OR WEEKLY EQUIVALENT. DURING CONSTRUCTION, TRAFFIC WILL BE LIMITED TO THE ENTRANCE/EXIT.

PAVEMENT FORM SEWER SLEETS SHALL BE PROTECTED BY A HIGH FLOW SACK TYPE INLET FILTER CONFORMING TO SLIT SACK- HIGH FLOW BY AASHTO ENVIRONMENTAL OR INLET PRO-HIGH FLOW SEDIMENT BAG BY AASHTO ENVIRONMENTAL. INLET FILTER SHALL BE PLACED AT THE END OF THE SLEET. MATERIALS INLET OR DANDY CURB SACK BY DANDY PRODUCTS.

REAR YARD BEHIND-TYPE YARD PROTECTION SHALL BE PROTECTED BY SEDIMENTATION PRODUCTS, OR A BOX FILTER FABRIC FIBER FIBER SEDIMENTATION PRODUCTS, OR A BOX FILTER FABRIC FIBER SEDIMENTATION PRODUCTS, OR A BOX FILTER FABRIC FIBER SEDIMENTATION PRODUCTS.

2" X 2" X 4" HARDWOOD SLATS SPACED NO MORE THAN 65 FEET ON CENTER, TIED TO 4 FT. STEEL POSTS AT ALL FOUR CORNERS AND EXTENDING TO A MINIMUM OF 10 FEET INTO THE GROUND. SEE SECTION 02050 COUNTY DETAIL FOR REAR YARD GUARD.

ALL EXPOSED EARTH SHALL BE STABILIZED WITH SEED AND MULCH OR SOD. SEED SHALL BE 1 IN 5 D. MULCH SHALL BE 2 IN 5 D. MULCH SHALL BE STABILIZED WITH SEED AND STRAW MULCH BLANKETS. STRAW MULCH BLANKETS SHALL BE STAKED INTO THE GROUND 5 DAYS AFTER COMPLETION OF THE PROTECTION OF THE EXPOSED EARTH.

AN UNDISTURBED, VEGETATIVE BUFFER STRIP OF AT LEAST 25 FEET SHALL BE RETAINED AROUND RIVERS, CREEKS, STREAMS, WETLANDS, DRAINS, AND OTHER SENSITIVE AREAS.

ROAD RIGHT-OF-WAYS MUST BE STABILIZED A MINIMUM WIDTH OF 15 FEET BOUND CURBS WITH SEED AND MULCH WITHIN 5 DAYS OF COMPLETION OF THE ROAD RIGHT-OF-WAYS.

STRUCTURAL SEEDLING PROTECTORS SHOULD BE INSPECTED AND MAINTAINED ON A WEEKLY BASIS.

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

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

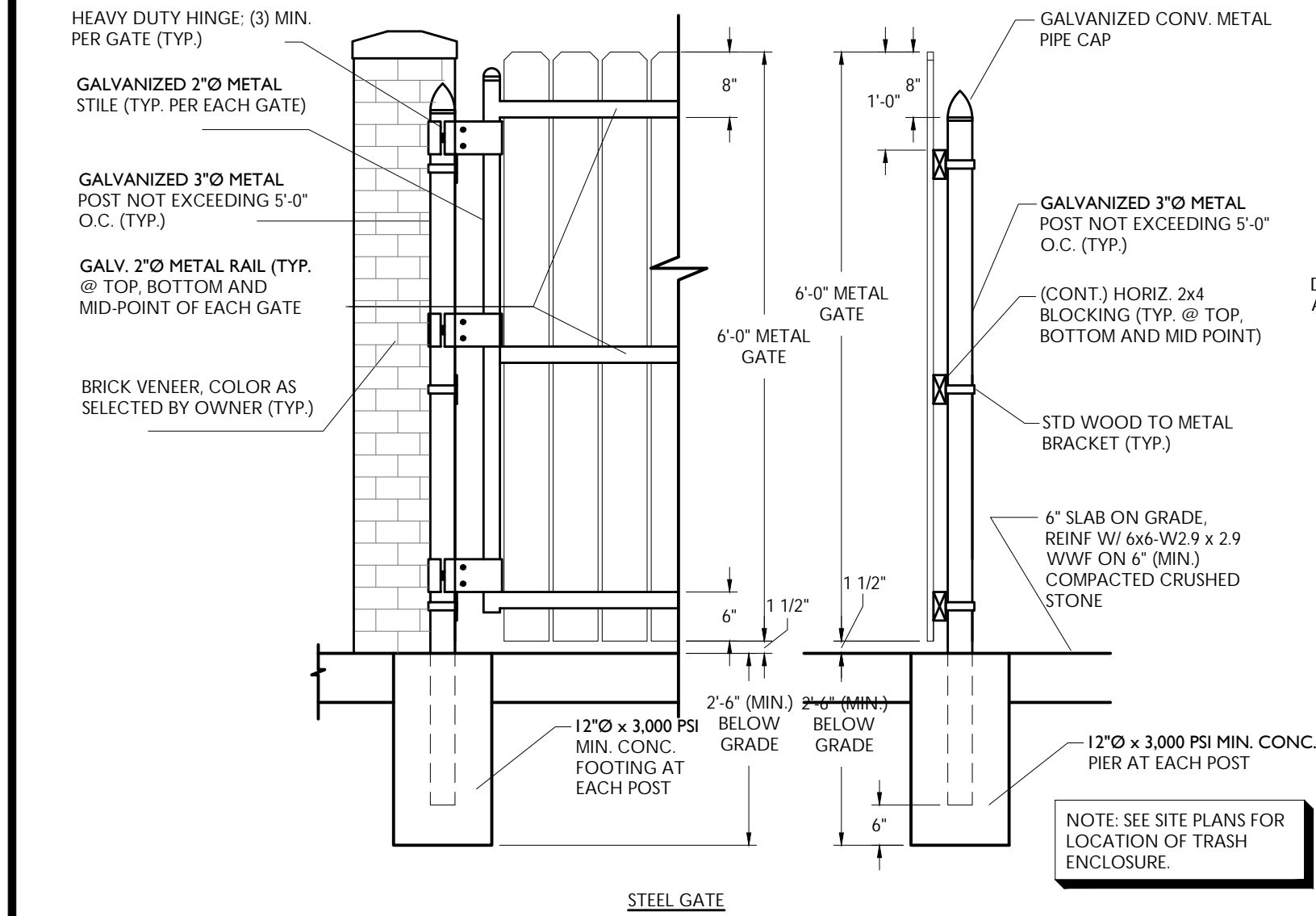
BANCROFT AVENUE IN REAR, HUBBARD AND DINGWALL'S SUBDIVISION,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 10, PAGE 84 OF
PLATS, WAYNE COUNTY RECORDS.

TYPE OF SOIL	SHEBON-URBAN LAND-AVOCA COMPLEX (ShbuBb)
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

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.

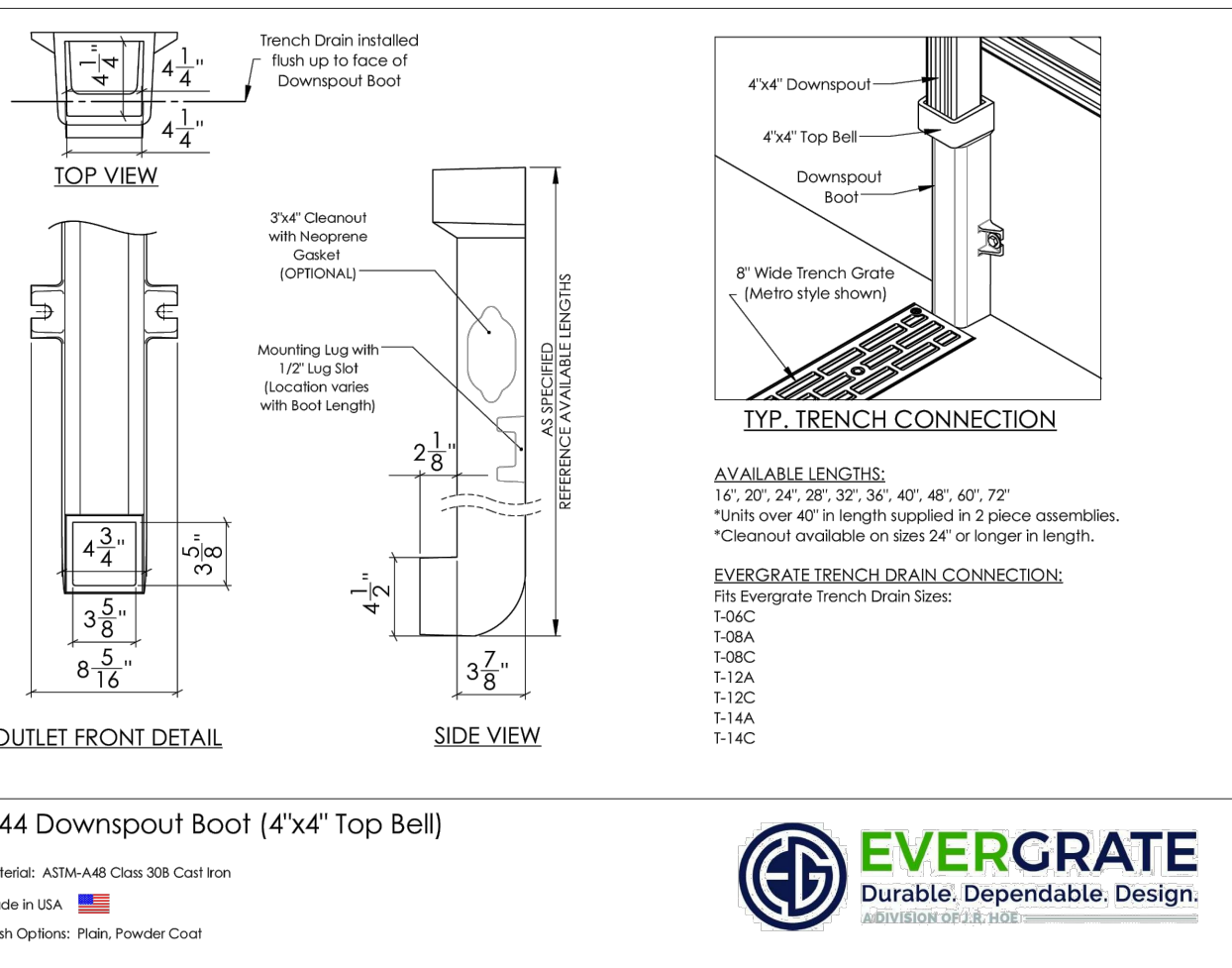
ENVIRONMENTAL NOTES:	<ol style="list-style-type: none"> 1. THERE ARE NO RIPARIAN ZONES ON SITE 2. NO PORTION OF THIS SITE LIES WITHIN A FLOOD HAZARD AREA 3. THERE ARE NO WETLANDS ON SITE 4. ALL ELEVATIONS SHOWN ARE BASED ON NAVD 88 DATUM
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NOTES: 1. BLOCK COLOR TO MATCH BUILDING OR AS SPECIFIED BY OWNER



TRASH / RECYCLE ENCLOSURE DETAIL

NOT TO SCALE



E-44 Downspout Boot (4'x4' Top Bell)

Materials: ASTM A36 Class 308 Cast Iron

Made in USA

Finish Options: Plain, Powder Coat



6

Mirada Medium - MRM Outdoor LED Area Light

Performance (Cont.)

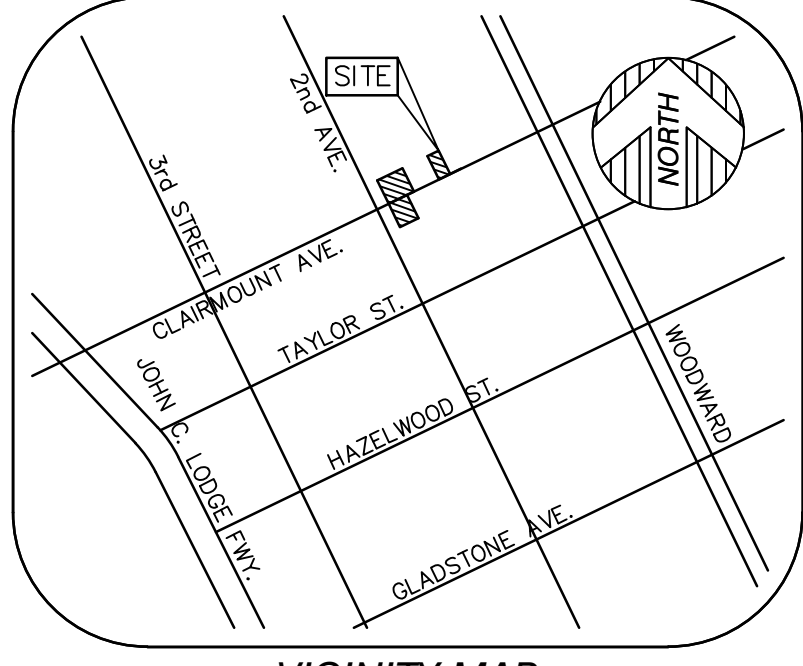
All published luminaire photometric testing performed to IESNA LM-79 standards. ISO footcandle plots below demonstrate the Mirada (MRM) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.

Ordering Guide

Luminaire	Light Source	Lumen Package	Light Output	Distribution	Orientation	Voltage	Driver
MRM	LED	7L - 7,000 lms 8L - 8,000 lms 9L - 9,000 lms 10L - 10,000 lms 11L - 11,000 lms 12L - 12,000 lms 13L - 13,000 lms 14L - 14,000 lms 15L - 15,000 lms 16L - 16,000 lms 17L - 17,000 lms 18L - 18,000 lms 19L - 19,000 lms 20L - 20,000 lms 21L - 21,000 lms 22L - 22,000 lms 23L - 23,000 lms 24L - 24,000 lms 25L - 25,000 lms 26L - 26,000 lms 27L - 27,000 lms 28L - 28,000 lms 29L - 29,000 lms 30L - 30,000 lms 31L - 31,000 lms 32L - 32,000 lms 33L - 33,000 lms 34L - 34,000 lms 35L - 35,000 lms 36L - 36,000 lms 37L - 37,000 lms 38L - 38,000 lms 39L - 39,000 lms 40L - 40,000 lms 41L - 41,000 lms 42L - 42,000 lms 43L - 43,000 lms 44L - 44,000 lms 45L - 45,000 lms 46L - 46,000 lms 47L - 47,000 lms 48L - 48,000 lms 49L - 49,000 lms 50L - 50,000 lms	SIL - Silicone	2 - Type 2 3 - Type 3 4 - Type 4 5 - Type 5 6 - Type 6 7 - Type 7 8 - Type 8 9 - Type 9 10 - Type 10 11 - Type 11 12 - Type 12 13 - Type 13 14 - Type 14 15 - Type 15 16 - Type 16 17 - Type 17 18 - Type 18 19 - Type 19 20 - Type 20 21 - Type 21 22 - Type 22 23 - Type 23 24 - Type 24 25 - Type 25 26 - Type 26 27 - Type 27 28 - Type 28 29 - Type 29 30 - Type 30 31 - Type 31 32 - Type 32 33 - Type 33 34 - Type 34 35 - Type 35 36 - Type 36 37 - Type 37 38 - Type 38 39 - Type 39 40 - Type 40 41 - Type 41 42 - Type 42 43 - Type 43 44 - Type 44 45 - Type 45 46 - Type 46 47 - Type 47 48 - Type 48 49 - Type 49 50 - Type 50	(blank) - standard L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HW - High Voltage (247-480V)	DM - 0-10V Dimming (0-10%)

Ordering Guide

TYPICAL ORDER EXAMPLE: MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL							
Luminaire Prefix	Light Source	Lumen Package	Light Output	Distribution	Orientation	Voltage	Driver
MRM	LED	36L - 3,600 lms 42L - 4,200 lms 48L - 4,800 lms 54L - 5,400 lms 60L - 6,000 lms 66L - 6,600 lms 72L - 7,200 lms 78L - 7,800 lms 84L - 8,400 lms 90L - 9,000 lms 96L - 9,600 lms 102L - 10,200 lms 108L - 10,800 lms 114L - 11,400 lms 120L - 12,000 lms 126L - 12,600 lms 132L - 13,200 lms 138L - 13,800 lms 144L - 14,400 lms 150L - 15,000 lms 156L - 15,600 lms 162L - 16,200 lms 168L - 16,800 lms 174L - 17,400 lms 180L - 18,000 lms 186L - 18,600 lms 192L - 19,200 lms 198L - 19,800 lms 204L - 20,400 lms 210L - 21,000 lms 216L - 21,600 lms 222L - 22,200 lms 228L - 22,800 lms 234L - 23,400 lms 240L - 24,000 lms 246L - 24,600 lms 252L - 25,200 lms 258L - 25,800 lms 264L - 26,400 lms 270L - 27,000 lms 276L - 27,600 lms 282L - 28,200 lms 288L - 28,800 lms 294L - 29,400 lms 300L - 30,000 lms 306L - 30,600 lms 312L - 31,200 lms 318L - 31,800 lms 324L - 32,400 lms 330L - 33,000 lms 336L - 33,600 lms 342L - 34,200 lms 348L - 34,800 lms 354L - 35,400 lms 360L - 36,000 lms 366L - 36,600 lms 372L - 37,200 lms 378L - 37,800 lms 384L - 38,400 lms 390L - 39,000 lms 396L - 39,600 lms 402L - 40,200 lms 408L - 40,800 lms 414L - 41,400 lms 420L - 42,000 lms 426L - 42,600 lms 432L - 43,200 lms 438L - 43,800 lms 444L - 44,400 lms 450L - 45,000 lms 456L - 45,600 lms 462L - 46,200 lms 468L - 46,800 lms 474L - 47,400 lms 480L - 48,000 lms 486L - 48,600 lms 492L - 49,200 lms 498L - 49,800 lms 504L - 50,400 lms 510L - 51,000 lms 516L - 51,600 lms 522L - 52,200 lms 528L - 52,800 lms 534L - 53,400 lms 540L - 54,000 lms 546L - 54,600 lms 552L - 55,200 lms 558L - 55,800 lms 564L - 56,400 lms 570L - 57,000 lms 576L - 57,600 lms 582L - 58,200 lms 588L - 58,800 lms 594L - 59,400 lms 600L - 60,000 lms 606L - 60,600 lms 612L - 61,200 lms 618L - 61,800 lms 624L - 62,400 lms 630L - 63,000 lms 636L - 63,600 lms 642L - 64,200 lms 648L - 64,800 lms 654L - 65,400 lms 660L - 66,000 lms 666L - 66,600 lms 672L - 67,200 lms 678L - 67,800 lms 684L - 68,400 lms 690L - 69,000 lms 696L - 69,600 lms 702L - 70,200 lms 708L - 70,800 lms 714L - 71,400 lms 720L - 72,000 lms 726L - 72,600 lms 732L - 73,200 lms 738L - 73,800 lms 744L - 74,400 lms 750L - 75,000 lms 756L - 75,600 lms 762L - 76,200 lms 768L - 76,800 lms 774L - 77,400 lms 780L - 78,000 lms 786L - 78,600 lms 792L - 79,200 lms 798L - 79,800 lms 804L - 80,400 lms 810L - 81,000 lms 816L - 81,600 lms 822L - 82,200 lms 828L - 82,800 lms 834L - 83,400 lms 840L - 84,000 lms 846L - 84,600 lms 852L - 85,200 lms 858L - 85,800 lms 864L - 86,400 lms 870L - 87,000 lms 876L - 87,600 lms 882L - 88,200 lms 888L - 88,800 lms 894L - 89,400 lms 900L - 90,000 lms 906L - 90,600 lms 912L - 91,200 lms 918L - 91,800 lms 924L - 92,400 lms 930L - 93,000 lms 936L - 93,600 lms 942L - 94,200 lms 948L - 94,800 lms 954L - 95,400 lms 960L - 96,000 lms 966L - 96,600 lms 972L - 97,200 lms 978L - 97,800 lms 984L - 98,400 lms 990L - 99,000 lms 996L - 99,600 lms 1002L - 100,200 lms 1008L - 100,800 lms 1014L - 101,400 lms 1020L - 102,000 lms 1026L - 102,600 lms 1032L - 103,200 lms 1038L - 103,800 lms 1044L - 104,400 lms 1050L - 105,000 lms 1056L - 105,600 lms 1062L - 106,200 lms 1068L - 106,800 lms 1074L - 107,400 lms 1080L - 108,000 lms 1086L - 108,600 lms 1092L - 109,200 lms 1098L - 109,800 lms 1104L - 110,400 lms 1110L - 111,000 lms 1116L - 111,600 lms 1122L - 112,200 lms 1128L - 112,800 lms 1134L - 113,400 lms 1140L - 114,000 lms 1146L - 114,600 lms 1152L - 115,200 lms 1158L - 115,800 lms 1164L - 116,400 lms 1170L - 117,000 lms 1176L - 117,600 lms 1182L - 118,200 lms 1188L - 118,800 lms 1194L - 119,400 lms 1200L - 120,000 lms 1206L - 120,600 lms 1212L - 121,200 lms 1218L - 121,800 lms 1224L - 122,400 lms 1230L - 123,000 lms 1236L - 123,600 lms 1242L - 124,200 lms 1248L - 124,800 lms 1254L - 125,400 lms 1260L - 126,000 lms 1266L - 126,600 lms 1272L - 127,200 lms 1278L - 127,800 lms 1284L - 128,400 lms 1290L - 129,000 lms 1296L - 129,600 lms 1302L - 130,200 lms 1308L - 130,800 lms 1314L - 131,400 lms 1320L - 132,000 lms 1326L - 132,600 lms 1332L - 133,200 lms 1338L - 133,800 lms 1344L - 134,400 lms 1350L - 135,000 lms 1356L - 135,600 lms 1362L - 136,200 lms 1368L - 136,800 lms 1374L - 137,400 lms 1380L - 138,000 lms 1386L - 138,600 lms 1392L - 139,200 lms 1398L - 139,800 lms 1404L - 140,400 lms 1410L - 141,000 lms 1416L - 141,600 lms 1422L - 142,200 lms 1428L - 142,800 lms 1434L - 143,400 lms 1440L - 144,000 lms 1446L - 144,600 lms 1452L - 145,200 lms 1458L - 145,800 lms 1464L - 146,400 lms 1470L - 147,000 lms 1476L - 147,600 lms 1482L - 148,200 lms 1488L - 148,800 lms 1494L - 149,400 lms 1500L - 150,000 lms 1506L - 150,600 lms 1512L - 151,200 lms 1518L - 151,800 lms 1524L - 152,400 lms 1530L - 153,000 lms 1536L - 153,600 lms 1542L - 154,200 lms 1548L - 154,800 lms 1554L - 155,400 lms 1560L - 156,000 lms 1566L - 156,600 lms 1572L - 157,200 lms 1578L - 157,800 lms 1584L - 158,400 lms 1590L - 159,000 lms 1596L - 159,600 lms 1602L - 160,200 lms 1608L - 160,800 lms 1614L - 161,400 lms 1620L - 162,000 lms 1626L - 162,600 lms 1632L - 163,200 lms 1638L - 163,800 lms 1644L - 164,400 lms 1650L - 165,000 lms 1656L - 165,600 lms 1662L - 166,200 lms 1668L - 166,800 lms 1674L - 167,400 lms 1680L - 168,000 lms 1686L - 168,600 lms 1692L - 169,200 lms 1698L - 169,800 lms 1704L - 170,400 lms 1710L - 171,000 lms 1716L - 171,600 lms 1722L - 172,200 lms 1728L - 172,800 lms 1734L - 173,400 lms 1740L - 174,000 lms 1746L - 174,600 lms 1752L - 175,200 lms 1758L - 175,800 lms 1764L - 176,400 lms 1770L - 177,000 lms 1776L - 177,600 lms 1782L - 178,200 lms 1788L - 178,800 lms 1794L - 179,400 lms 1800L - 180,000 lms 1806L - 180,600 lms 1812L - 181,200 lms 1818L - 181,800 lms 1824L - 182,400 lms 1830L - 183,000 lms 1836L - 183,600 lms 1842L - 184,200 lms 1848L - 184,800 lms 1854L - 185,400 lms 1860L - 186,000 lms 1866L - 186,600 lms 1872L - 187,200 lms 1878L - 187,800 lms 1884L - 188,400 lms 1890L - 189,000 lms 1896L - 189,600 lms 1902L - 190,200 lms 1908L - 190,800 lms 1914L - 191,400 lms 1920L - 192,000 lms 1926L - 192,600 lms 1932L - 193,200 lms 1938L - 193,800 lms 1944L - 194,400 lms 1950L - 195,000 lms 1956L - 195,600 lms 1962L - 196,200 lms 1968L - 196,800 lms 1974L - 197,400 lms 1980L - 198,000 lms 1986L - 198,600 lms 1992L - 199,200 lms 1998L - 199,800 lms 2004L - 200,400 lms 2010L - 201,000 lms 2016L - 201,600 lms 2022L - 202,200 lms 2028L - 202,800 lms 2034L - 203,400 lms 2040L - 204,000 lms 2046L - 204,600 lms 2052L - 205,200 lms 2058L - 205,800 lms 2064L - 206,400 lms 2070L - 207,000 lms 2076L - 207,600 lms 2082L - 208,200 lms 2088L - 208,800 lms 2094L - 209,400 lms 2100L - 210,000 lms 2106L - 210,600 lms 2112L - 211,200 lms 2118L - 211,800 lms 2124L - 212,400 lms 2130L - 213,000 lms 2136L - 213,600 lms 2142L - 214,200 lms 2148L - 214,800 lms 2154L - 215,400 lms 2160L - 216,000 lms 2166L - 216,600 lms 2172L - 217,200 lms 2178L - 217,800 lms 2184L - 218,400 lms 2190L - 219,000 lms 2196L - 219,600 lms 2202L - 220,200 lms 2208L - 220,800 lms 2214L - 221,400 lms 2220L - 222,000 lms 2226L - 222,600 lms 2232L - 223,200 lms 2238L - 223,800 lms 2244L - 224,400 lms 2250L - 225,000 lms 2256L - 225,600 lms 2262L - 226,200 lms 2268L - 226,800 lms 2274L - 227,400 lms 2280L - 228,000 lms 2286L - 228,600 lms 2292L - 229,200 lms 2298L - 229,800 lms 2304L - 230,400 lms 2310L - 231,000 lms 2316L - 231,600 lms 2322L - 232,200 lms 2328L - 232,800 lms 2334L - 233,400 lms 2340L - 234,000 lms 2346L - 234,600 lms 2352L - 235,200 lms 2358L - 235,800 lms 2364L - 236,400 lms 2370L - 237,000 lms 2376L - 237,600 lms 2382L - 238,200 lms 2388L - 238,800 lms 2394L - 239,400 lms 2400L - 240,000 lms 2406L - 240,600 lms 2412L - 241,200 lms 2418L - 241,800 lms 2424L - 242,400 lms 2430L - 243,000 lms 2436L - 243,600 lms 2442L - 244,200 lms 2448L - 244,800 lms 2454L - 245,400 lms 2460L - 246,000 lms 2466L - 246,600 lms 2472L - 247,200 lms 2478L - 247,800 lms 2484L - 248,400 lms 2490L - 249,000 lms 2496L - 249,600 lms 2502L - 250,200 lms 2508L - 250,800 lms 2514L - 251,400 lms 2520L - 252,000 lms 2526L - 252,600 lms 2532L - 253,200 lms 2538L - 253,800 lms 2544L - 254,400 lms 2550L - 255,000 lms 2556L - 255,600 lms 2562L - 256,200 lms 2568L - 256,800 lms 2574L - 257,400 lms 2580L - 258,000 lms 2586L - 258,600 lms 2592L - 259,200 lms 2598L - 259,800 lms 2604L - 260,400 lms 2610L - 261,000 lms 2616L - 261,600 lms 2622L - 262,200 lms 2628L - 262,800 lms 2634L - 263,400 lms 2640L - 264,000 lms 2646L - 264,600 lms 2652L - 265,200 lms 2658L - 265,800 lms 2664L - 266,400 lms 2670L - 267,000 lms 2676L - 267,600 lms 2682L - 268,200 lms 2688L - 268,800 lms 2694L - 269,400 lms 2700L - 270,000 lms 2706L - 270,600 lms 2712L - 271,200 lms 2718L - 271,800 lms 2724L - 272,400 lms 2730L - 273,000 lms 2736L - 273,600 lms 2742L - 274,200 lms 2748L - 274,800 lms 2754L - 275,400 lms 2760L - 276,000 lms 2766L - 276,600 lms 2772L - 277,200 lms 2778L - 277,800 lms 2784L - 278,400 lms 2790L - 279,000 lms 2796L - 279,600 lms 2802L - 280,200 lms 2808L - 280,800 lms 2814L - 281,400 lms 2820L - 282,000 lms 2826L - 282,600 lms 2832L - 283,200 lms 2838L - 283,800 lms 2844L - 284,400 lms 2850L - 285,000 lms 2856L - 285,600 lms 2862L - 286,200 lms 2868L - 286,800 lms 2874L - 287,400 lms 2880L - 288,000 lms 2886L - 288,600 lms 2892L - 289,200 lms 2898L - 289,800 lms 2904L - 290,400 lms 2910L - 291,000 lms 2916L - 291,600 lms 2922L - 292,200 lms 2928L - 292,800 lms 2934L - 293,400 lms 2940L - 294,000 lms 2946L - 294,600 lms 2952L - 295,200 lms 2958L - 295,800 lms 2964L - 296,400 lms 2970L - 297,000 lms 2976L - 297,600 lms 2982L - 298,200 lms 2988L - 298,800 lms 2994L - 299,400 lms 3000L - 300,000 lms 3006L - 300,600 lms 3012L - 301,200 lms 3018L - 301,800 lms 3024L - 302,400 lms 3030L - 303,000 lms 3036L - 303,600 lms 3042L - 304,200 lms 3048L - 304,800 lms 3054L - 305,400 lms 3060L - 306,000 lms 3066L - 306,600 lms 3072L - 307,200 lms 3078L - 307,800 lms 3084L - 308,400 lms 3090L - 309,000 lms 3096L - 309,600 lms 3102L - 310,200 lms 3108L - 310,800 lms 3114L - 311,400 lms 3120L - 312,000 lms 3126L - 312,600 lms 3132L - 313,200 lms 3138L - 313,800 lms 3144L - 314,400 lms 3150L - 315,000 lms 3156L - 315,600 lms 3162L - 316,200 lms 3168L - 316,800 lms 3174L - 317,400 lms 3180L - 318,000 lms 3186L - 318,600 lms 3192L - 319,200 lms 3198L - 319,800 lms 3204L - 320,400 lms 3210L - 321,000 lms 3216L - 321,600 lms 3222L - 322,200 lms 3228L - 322,800 lms 3234L - 323,400 lms 3240L - 324,000 lms 3246L - 324,600 lms 3252L - 325,200 lms 3258L - 325,800 lms 3264L - 326,400 lms 3270L - 327,000 lms 3276L - 327,600 lms 3282L - 328,200 lms 3288L - 328,800 lms 3294L - 329,400 lms 3300L - 330,000 lms 3306L - 330,600 lms 3312L - 331,200 lms 3318L - 331,800 lms 3324L - 332,400 lms 3330L - 333,000 lms 3336L - 333,600 lms 3342L - 334,200 lms 3348L - 334,800 lms 3354L - 335,400 lms 3360L - 336,000 lms 3366L - 336,600 lms 3372L - 337,200 lms 3378L - 337,800 lms 3384L - 338,400 lms 3390L - 339,000 lms 3396L - 339,600 lms 3402L - 340,200 lms 3408L - 340,800 lms 3414L - 341,400 lms 3420L - 342,000 lms 3426L - 342,600 lms 3432L - 343,200 lms 3438L - 343,800 lms 3444L - 344,400 lms 3450L - 345,000 lms 3456L - 345,600 lms 3462L - 346,200 lms 3468L - 346,800 lms 3474L - 347,400 lms 3480L - 348,000 lms 3486L - 348,600 lms 3492L - 349,200 lms 3498L - 349,800 lms 3504L - 350,400 lms 3510L - 351,000 lms 3516L - 351,600 lms 3522L - 352,200 lms 3528L - 352,800 lms 3534L - 353,400 lms 3540L - 354,000 lms 3546L - 354,600 lms 3552L - 355,200 lms 3558L - 355,800 lms 3564L - 356,400 lms 3570L - 357,000 lms 3576L - 357,600 lms 3582L - 358,200 lms 3588L - 358,800 lms 3594L - 359,400 lms 3600L - 360,000 lms 3606L - 360,600 lms 3612L - 361,200 lms 3618L - 361,800 lms 3624L - 362,400 lms 3630L - 363,000 lms 3636L - 363,600 lms 3642L - 364,200 lms 3648L - 364,800 lms 3654L - 365,400 lms 3660L - 366,000 lms 3666L - 366,600 lms 3672L - 367,200 lms 3678L - 367,800 lms 3684L - 368,400 lms 3690L - 369,000 lms 3696L - 369,600 lms 3702L - 370,200 lms 3708L - 370,800 lms 3714L - 371,400 lms 3720L - 372,000 lms 3726L - 372,600 lms 3732L - 373,200 lms 3738L - 373,800 lms 3744L - 374,400 lms 3750L - 375,000 lms 3756L - 375,600 lms 3762L - 376,200 lms 3768L - 376,800 lms 3774L - 377,400 lms 3780L - 378,000 lms 3786L - 378,600 lms 3792L - 379,200 lms 3798L - 379,800 lms 3804L - 380,400 lms 3810L - 381,000 lms 3816L - 381,600 lms 3822L - 382,200 lms 3828L - 382,800 lms 3834L - 383,400 lms 3840L - 384,000 lms 3846L - 384,600 lms 3852L - 385,200 lms 3858L - 385,800 lms 3864L - 386,400 lms 3870L - 387,000 lms 3876L - 387,600 lms 3882L - 388,200 lms 3888L - 388,800 lms 3894L - 389,400 lms 3900L - 390,000 lms 3906L - 390,600 lms 3912L - 391,200 lms 3918L - 391,800 lms 3924L - 392,400 lms 3930L - 393,000 lms 3936L - 393,600 lms 3942L - 394,200 lms 3948L - 394,800 lms 3954L - 395,400 lms 3960L - 396,000 lms 3966L - 396,600 lms 3972L - 397,200 lms 3978L - 397,800 lms 3984L - 398,400 lms 3990L - 399,000 lms 3996L - 399,600 lms 4002L - 400,200 lms 4008L - 400,800 lms 4014L - 401,400 lms 4020L - 402,000 lms 4026L - 402,600 lms 4032L - 403,200 lms 4038L - 403,800 lms 4044L - 404,400 lms 4050L - 405,000 lms 4056L - 405,600 lms 4062L - 406,200 lms 4068L - 406,800 lms 4074L - 407,400 lms 4080L - 408,000 lms 4086L - 408,600 lms 4092L - 409,200 lms 4098L - 409,800 lms 4104L - 410,400 lms 4110L - 411,000 lms 4116L - 411,600 lms 4122L - 412,200 lms 4128L - 412,800 lms 4134L - 413,400 lms 4140L - 414,000 lms 4146L - 414,600 lms 4152L - 415,200 lms 4158L - 415,800 lms 4164L - 416,400 lms 4170L - 417,000 lms 4176L - 417,600 lms 4182L - 418,200 lms 4188L - 418,800 lms 4194L - 419,400 lms 4200L - 420,000 lms 4206L - 420,600 lms 4212L - 421,200 lms 4218L - 421,800 lms 4224L - 422,400 lms 4230L - 423,000 lms 4					



VICINITY MAP
(NOT TO SCALE)

PARKING
NO MARKED PARKING ON SITE.

PARCEL AREA

- PARCEL 1
9,452± SQUARE FEET = 0.22± ACRES
PARCEL 2
7,319± SQUARE FEET = 0.16± ACRES
PARCEL 3
5,245± SQUARE FEET = 0.12± ACRES
PARCEL 4
6,994± SQUARE FEET = 0.16± ACRES
PARCEL 5
11,500± SQUARE FEET = 0.26± ACRES

BASIS OF BEARING

SOUTH 63°44'00" WEST, BEING THE NORTHERLY RIGHT OF WAY LINE OF CLAIRMOUNT, AS PLATTED.

BENCHMARK

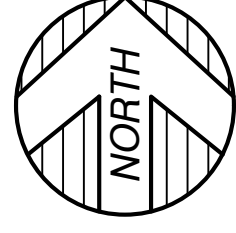
MAG NAIL IN LIGHT POLE, SE RIGHT OF WAY OF CLAIRMOUNT.
ELEVATION = 631.80' (NAVD 88)

SURVEYOR'S NOTES

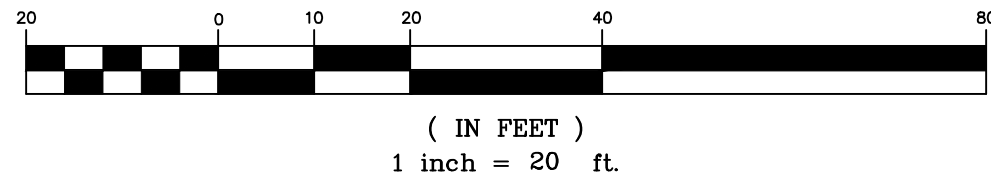
1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.
2. A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED FOR PARCELS 4 AND 5, AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL'S MAY NOT BE SHOWN.

LEGEND

●	FOUND MONUMENT (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
0.00	GROUND ELEVATION
○	UTILITY POLE
○	LIGHT POLE WITH STREET LAMP
○	PUBLIC LIGHTING MANHOLE
○	TELEPHONE RISER
□	SQUARE CATCH BASIN
○	FIRE HYDRANT
○	WATER VALVE
○	BOLLARD
○	SINGLE POST SIGN
○	DECIDUOUS TREE (AS NOTED)
—	PARCEL BOUNDARY LINE
—	PLATTED LOT LINE
—	ADJOINER PARCEL LINE
—	BUILDING
—	BUILDING OVERHANG
—	CONCRETE CURB
—	EDGE OF CONCRETE (CONC.)
—	FENCE (AS NOTED)
—	OVERHEAD UTILITY LINE
—	GAS LINE
—	SEWER LINE
—	WATER LINE
—	MINOR CONTOUR LINE
—	MAJOR CONTOUR LINE
—	BUILDING AREA
—	ASPHALT
—	CONCRETE



GRAPHIC SCALE



PROPERTY DESCRIPTION

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

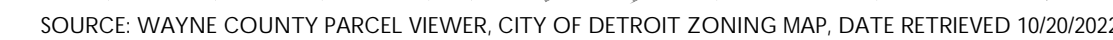
- PARCEL 1
THE EASTERLY 68 FEET OF LOT 9, AND THE SOUTH 23 FEET OF VACATED BANCROFT AVENUE IN REAR, HUBBARD AND DINGWALL'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 10, PAGE 84 OF PLATS, WAYNE COUNTY RECORDS.
- PARCEL 2
THE EAST 12.5 FEET OF LOT 13 AND THE WEST 40 FEET OF LOT 11, 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.
- PARCEL 3
WEST 37.5 FEET OF EAST 50 FEET OF LOT(S) 13 AND SOUTH 23 FEET OF VACATED BANCROFT AVENUE IN REAR OF HUBBARD AND DINGWALLS ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 10 OF PLATS, PAGE 84 OF WAYNE COUNTY RECORDS.
- PARCEL 4
THE WEST 1/2 OF LOT 13, AND SOUTH 23 FEET OF VACATED BANCROFT AVENUE IN REAR OF HUBBARD AND DINGWALLS ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 10 OF PLATS, PAGE 84 OF WAYNE COUNTY RECORDS.
- PARCEL 5
LOT 14, HUBBARD AND DINGWALL'S SUBDIVISION OF LOT 8 OF THE SUBDIVISION OF ONE 1/4 SECTION 45, 10,000 ACRE TRACT, BEING A RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 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1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1








SCALE: 1" = 500'±



SCALE: 1" = 100'±



SCALE: 1" = 100'±

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

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

PLANS PREPARED BY:



Birmingham, MI • Rutherford, NJ • New York, NY
Princeton, NJ • Tampa, FL • Boston, MA
www.stonefieldeng.com

555 S. Old Woodward Ave. Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

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
- AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO
- LOCATION MAP OBTAINED FROM USGS NATIONAL MAPPER
- MICHIGAN PLUMBING CODE 2018

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 THE PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

ADDITIONAL SHEETS	
DRAWING TITLE	SHEET #
ALTA / NSPS LAND TITLE SURVEY	1 OF 1

[illegible]

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SITE DEVELOPMENT PLANS

**CLAIRMOUNT
APARTMENTS, LLC**
PROPOSED PRIVATE PARKING LOT

PARCEL ID: 02001427, 02001428, 02001429
136, 122, 110 CLAIRMOUNT AVENUE
CITY OF DETROIT
WAYNE COUNTY, MICHIGAN



SCALE:	AS SHOWN	PROJECT ID: DET-220242
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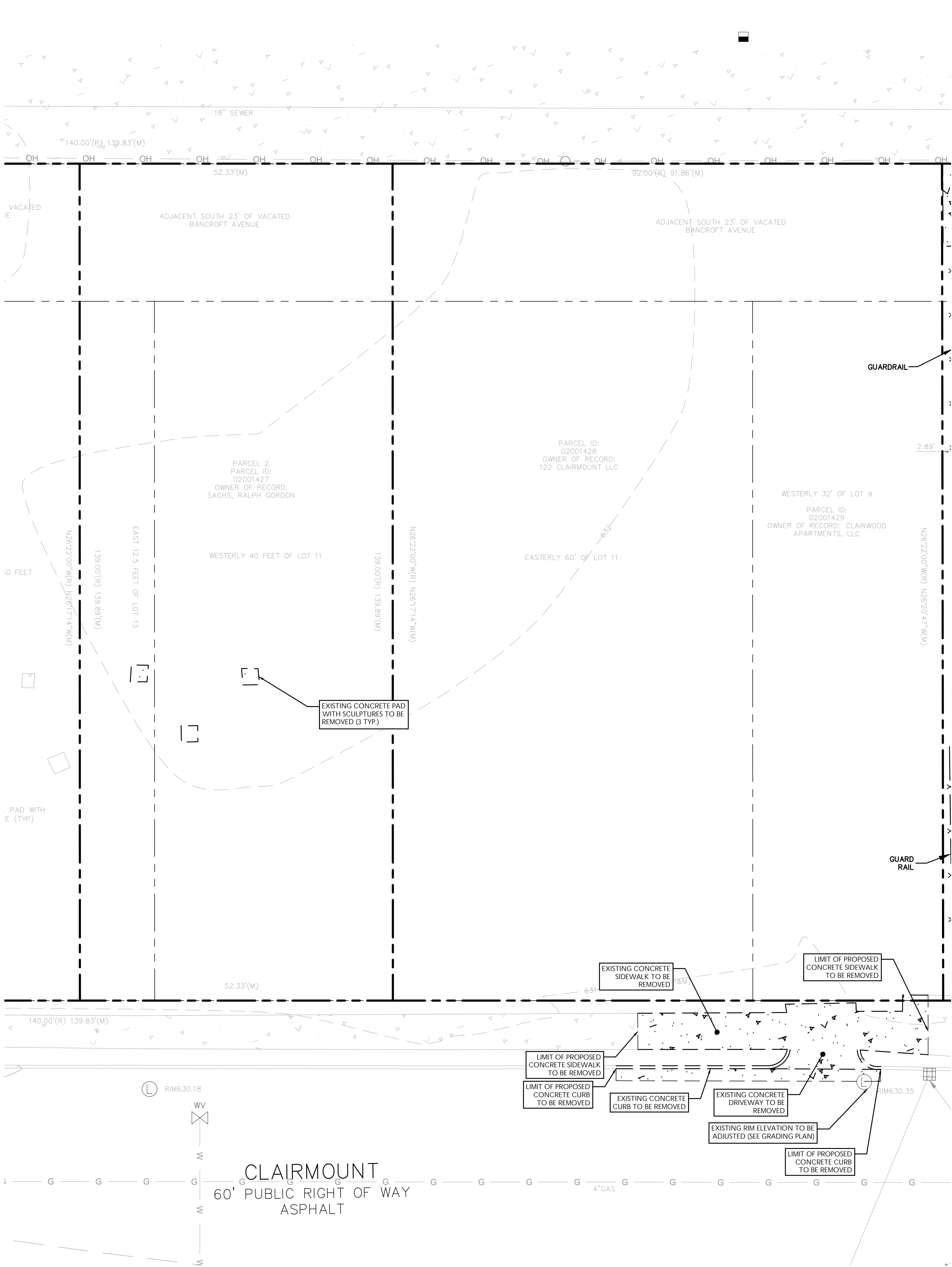
TITLE:

COVER SHEET

DRAWING:

C-1

\\01702001\DET220242-CADD\DESIGN GROUP\100 CLAIRMOUNT AVENUE DETROIT, MICHIGAN\LOT 11, 12, 13 CLAIRMOUNT PARKING LOT\DET220242.DWG



SYMBOL	DESCRIPTION
	FEATURE TO BE REMOVED / DEMOLISHED
	LIMIT OF DISTURBANCE

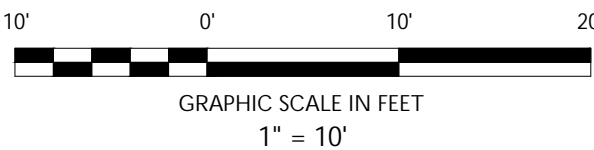
ALL SITE FEATURES WITHIN THE PROPERTY LIMIT INDICATED ON THIS PLAN ARE TO REMAIN AND BE PROTECTED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS



Know what's below
Call before you dig.

DEMOLITION NOTES

1. 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 TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.



ISSUE	DATE	BY	DESCRIPTION
2	04/10/2025	JRC	BULLETIN 004
1	01/09/2025	JSS	PERMIT SET

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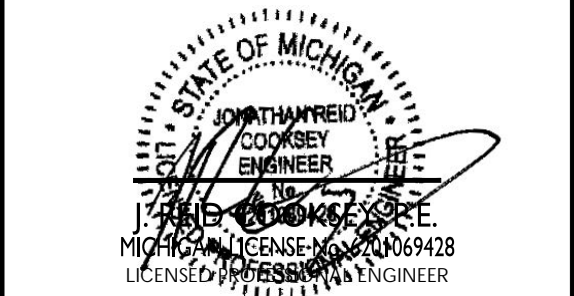
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Phone 248.247.1115

SITE DEVELOPMENT PLANS

**CLAIRMOUNT
APARTMENTS, LLC**

PROPOSED PRIVATE PARKING LOT

PARCEL ID: 02001427, 02001428, 02001429
136, 122, 110, CLAIRMOUNT AVENUE
CITY OF DETROIT
WAYNE COUNTY, MICHIGAN

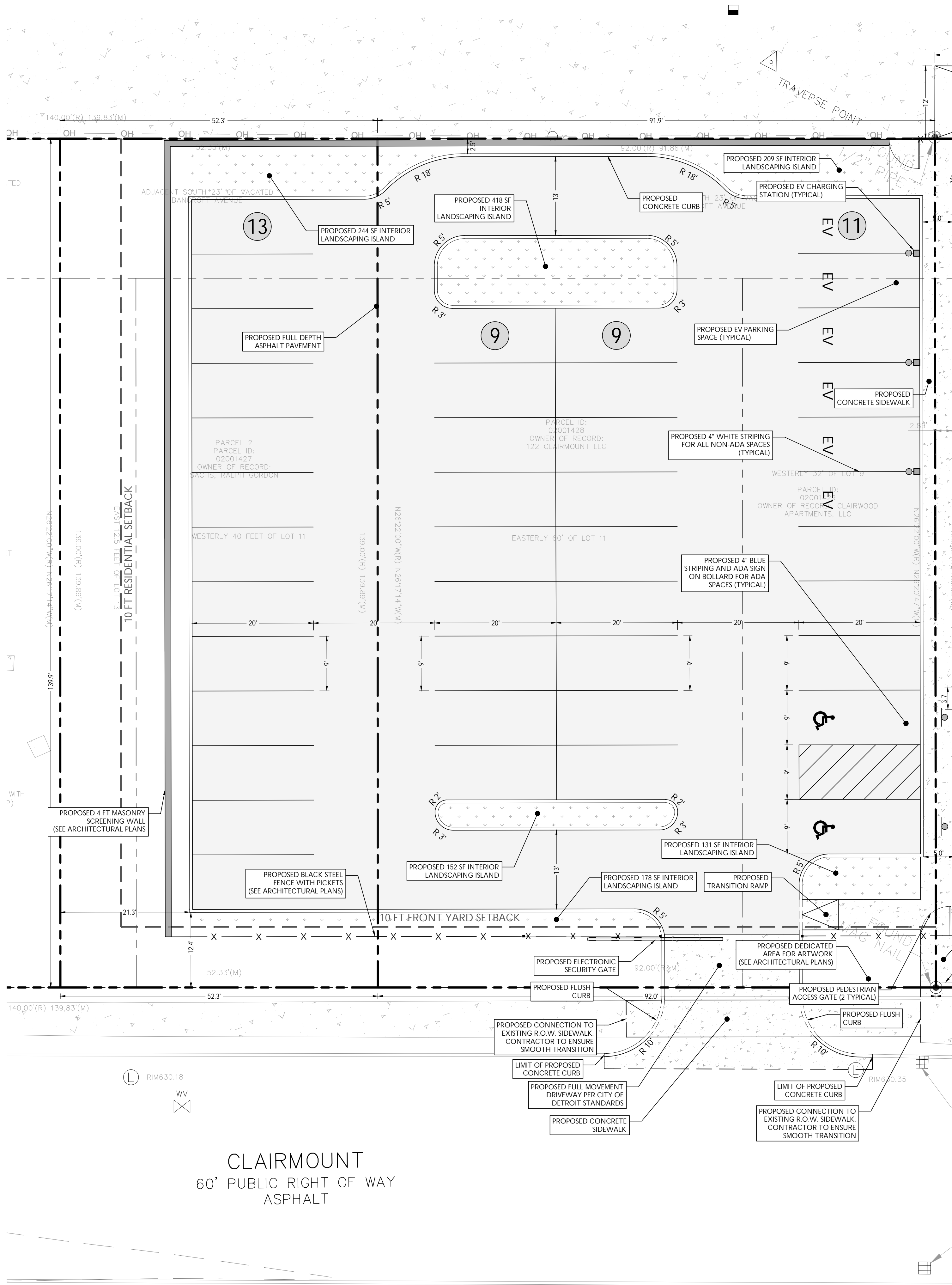


SCALE: 1" = 10' PROJECT ID: DET-220242

TITLE: DEMOLITION PLAN

DRAWING: C-2

V:\DET2022\DET-22022-CARD DESIGN GROUP-180 CLAIRMOUNT APARTMENTS DETROIT MICARD DESIGN, LLC-182 CLAIRMOUNT APARTMENTS (PARKING LOT) SITE.DWG



CLAIRMOUNT
60' PUBLIC RIGHT OF WAY
ASPHALT

LAND USE AND ZONING		
PARCEL ID: 02001427, 02001428, 02001429		
MEDIUM DENSITY RESIDENTIAL (R-5)		
PROPOSED USE	PERMITTED USE	
PARKING LOT	REQUIRED	PROPOSED
ZONING REQUIREMENT	N/A	20,179 SF (0.46 AC)
MINIMUM LOT AREA	N/A	144.3 FT
MINIMUM LOT WIDTH	N/A	139.9 FT
MINIMUM LOT DEPTH	N/A	124 FT
MINIMUM CLAIRMOUNT AVE SETBACK	10 FT	21.3 FT
MINIMUM SIDE YARD SETBACK	10 FT	21.3 FT
MINIMUM REAR YARD SETBACK	N/A	2.5 FT

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

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
\$ 50-14-30	PARKING LOT: NO REQUIREMENT	42 SPACES
\$ 50-14-232	PARKING SPACE: 20 FT X 9 FT WITH 20 FT AISLE	20 FT X 9 FT W/ 20 FT AISLE
\$ 50-14-343	INTERIOR LANDSCAPING: 18 SF PER 1 SPACE (42 SPACES) (18 SF) = 756 SF	1,365 SF

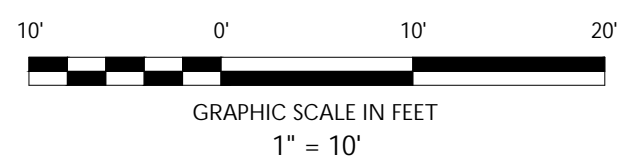
CROSS ACCESS / SHARED PARKING
AGREEMENT TO BE RECORDED BETWEEN
THE TWO SUBJECT PROPERTIES.

ALL DAMAGED SIDEWALK TO BE
REPLACED PER CITY STANDARD DETAILS

SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	SAWCUT LINE
	PROPOSED CURB
	PROPOSED FLUSH CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED CONCRETE
	PROPOSED AREA LIGHT
	PROPOSED SCREENING WALL
	PROPOSED FENCE
	PROPOSED BUILDING DOORS

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW BY STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.
- SITE LIGHTING AND ELECTRICAL SERVICE ARE BY DTE AND COORDINATED WITH ETS.
- CONTRACTOR TO PROVIDE POWER AND UNDERGROUND CONDUIT FOR GATE OPERATOR.



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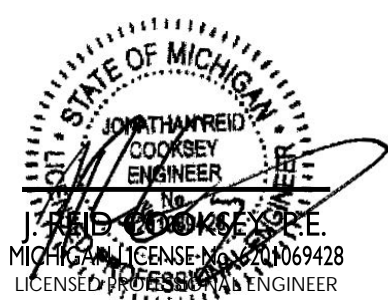
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SITE DEVELOPMENT PLANS

**CLAIRMOUNT
APARTMENTS, LLC**
PROPOSED PRIVATE PARKING LOT

PARCEL ID: 02001427, 02001428, 02001429
136, 122, 110 CLAIRMOUNT AVENUE
CITY OF DETROIT
WAYNE COUNTY, MICHIGAN



STONEFIELD
engineering & design

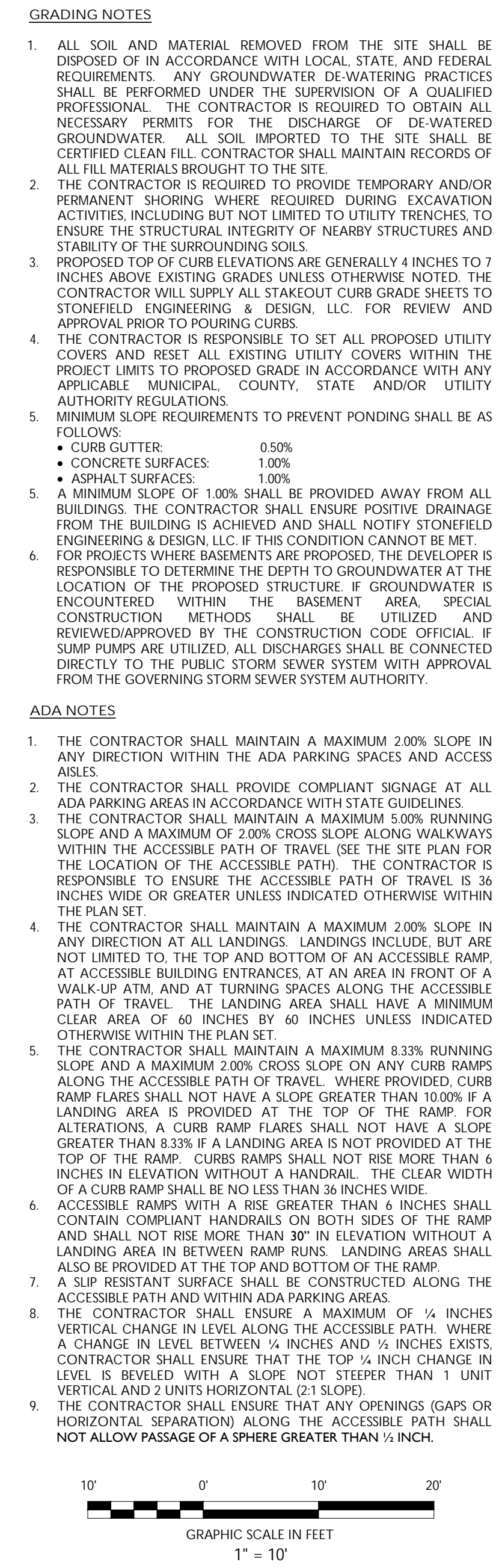
SCALE: 1" = 10' PROJECT ID: DET-220242

TITLE:

SITE PLAN

DRAWING:

C-3



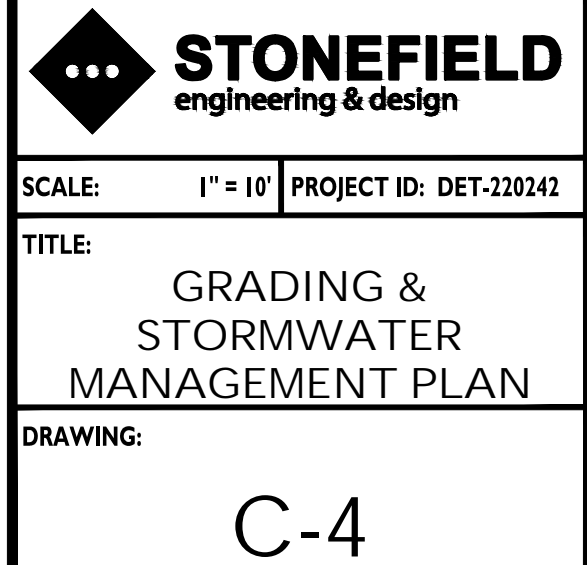
- ## ADDITIONAL NOTES
1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
 2. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
 3. THE CONTRACTOR SHALL MAINTAIN A MINIMUM 2.00% 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 LAND ACCESSIBLE PATH HAS A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 4. 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 MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 0.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RUMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LAND ACCESSIBLE PATH ALTERNATELY PROVIDES A RAMP. FOR ALTERNATIONS, A CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMP SHALL NOT RISE MORE THAN 6 INCHES. THE ELEVATION DIFFERENCE BETWEEN THE TOP AND THE RAMP WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
 6. ACCESSIBLE COMPLIANTS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP. THE RAMP SHALL NOT RISE THE LAND ACCESSIBLE PATH AND THE RAMP LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
 7. A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND RAMP.
 8. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF ¼ INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH, WHERE A CHANGE IN LEVEL BETWEEN ¼ INCHES AND ½ INCHES EXISTS. A CURB RAMP SHALL NOT HAVE A VERTICAL CHANGE IN LEVEL GREATER THAN 1 UNIT VERTICAL IS DEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (21:1SLOPE).
 9. THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HOLES) IN SEPARATE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/4 INCH.





SITE DEVELOPMENT PLANS

**CLAIRMOUNT
APARTMENTS, LLC**

PROPOSED PRIVATE PARKING LOT

PARCEL ID: 02001427, 02001428, 02001429
136, 122, 110 CLAIRMOUNT AVENUE
CITY OF DETROIT
WAYNE COUNTY, MICHIGAN



PLANT SCHEDULE						
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	GLE	2	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2" - 2.5" CAL	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	SYR	6	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2" - 2.5" CAL	B&B
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	ILE	17	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	30" - 36"	POT
	TAX	14	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	30" - 36"	POT

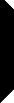
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

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 PROVIDE MINIMUM 10" DEPTH WATER PIPING AVAILABLE TO BE 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

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS TO A MINIMUM 4 INCH DEPTH OF TOP SOIL.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
4. THE CONTRACTOR SHALL ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN THE OPEN OF THE DISTURBED AREAS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNERS DIRECTION WITHIN AREAS OF DISTURBANCE.
6. 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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Phone 248.247.1115

SITE DEVELOPMENT PLANS

**CLAIRMOUNT
APARTMENTS, LLC**
PROPOSED PRIVATE PARKING LOT

PARCEL ID: 02001427, 02001428, 02001429
136, 122, 110 CLAIRMOUNT AVENUE
CITY OF DETROIT
WAYNE COUNTY, MICHIGAN



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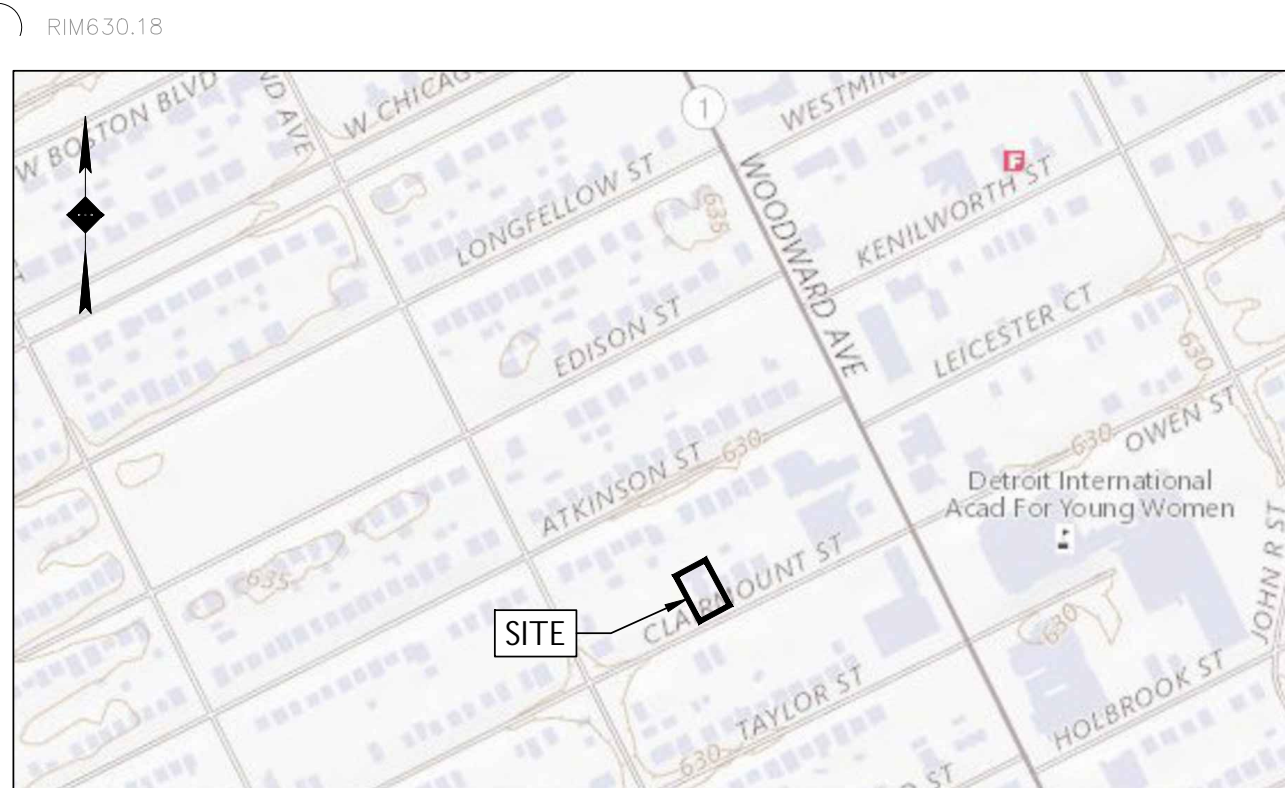
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LANDSCAPING PLAN

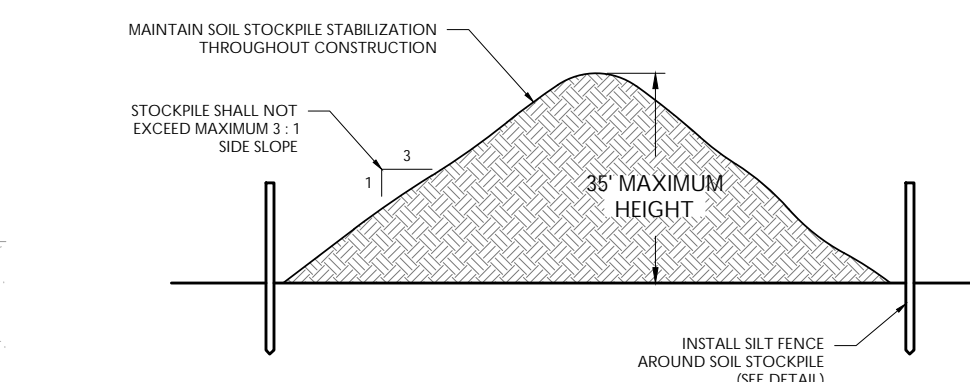
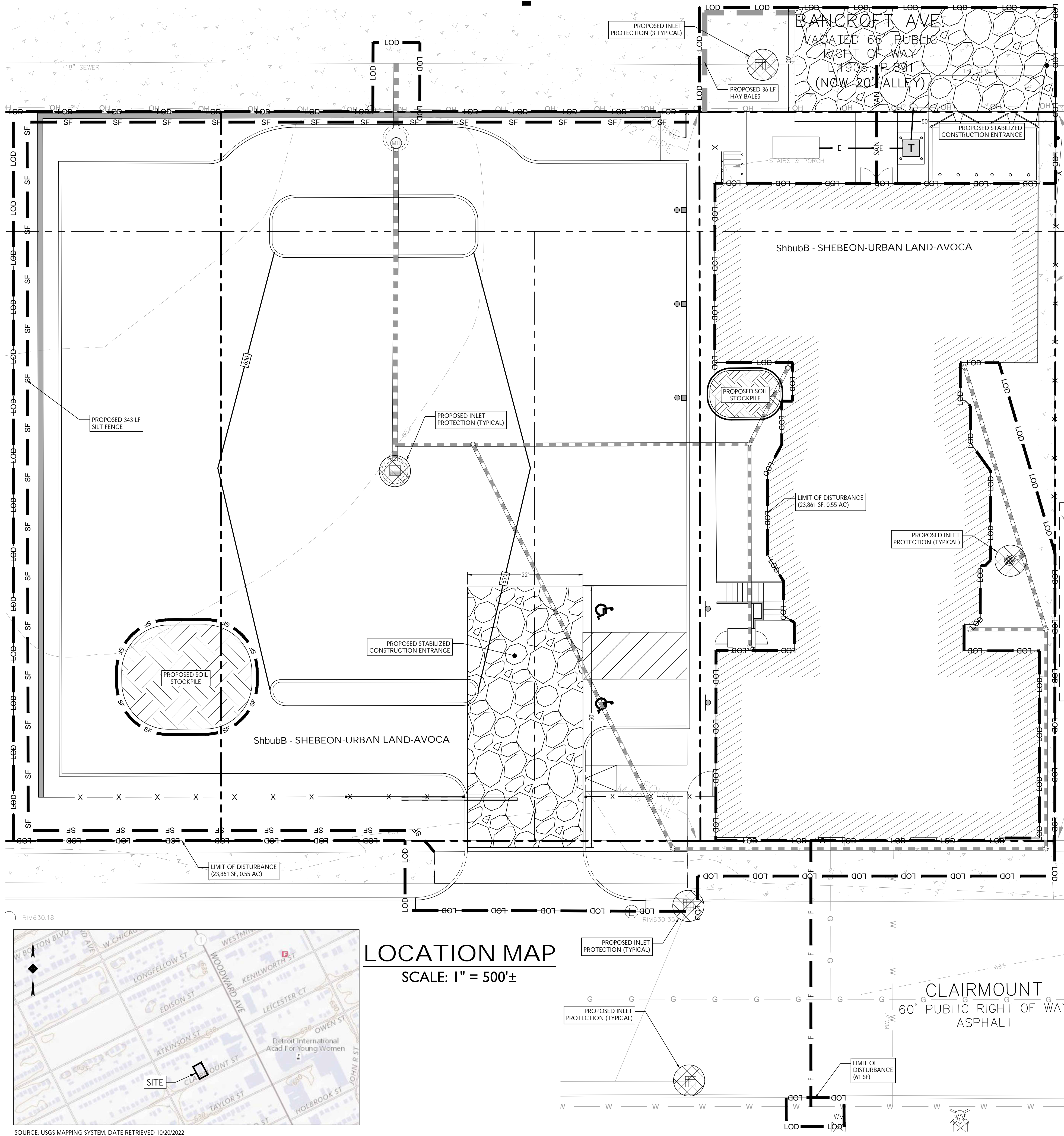
DRAWING:

C-6

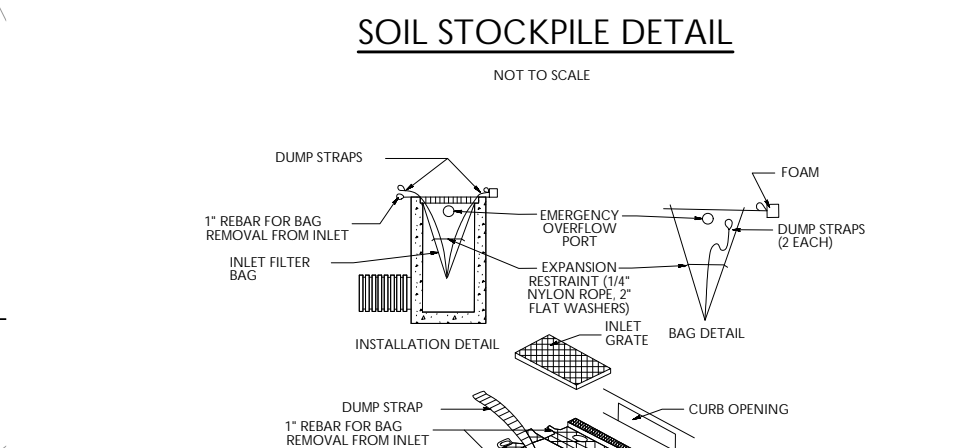
W:\PROJECTS\22042\22042-CARD DESIGN GROUP - 160 CLAIRMOUNT AVENUE DETROIT, MICHIGAN\LOT 13, 12, 152 CLAIRMOUNT PARKING LOT\PSD\8-SSC.DWG



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



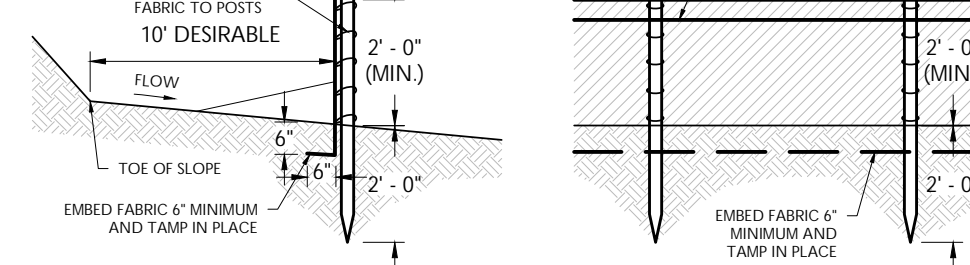
NOTES:
1. STOCKPILES SHALL BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
2. STOCKPILES SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT OR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, AS APPROPRIATE (SEE SOIL EROSION NOTES).



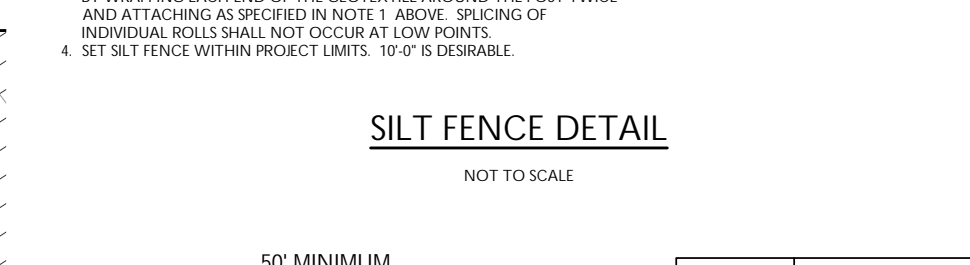
NOTES:
1. THE FILTER BAG SHALL SAFELY PASS FLOWS GREATER THAN THE 1-YEAR 24-HOUR STORM EVENT.
2. SEDIMENT REMOVAL AND MAINTENANCE SHALL BE PERFORMED FREQUENTLY AND AFTER EVERY STORM EVENT.



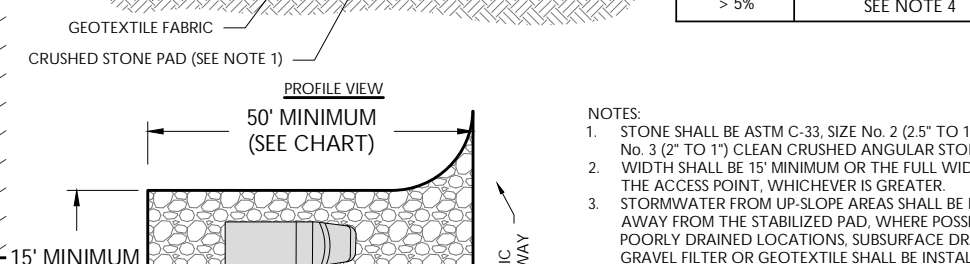
NOTES:
1. SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIES, HOOD RINGS, STAPLES OR POCKETS. FOUR TO SIX FASTENERS PER POST.
2. GEOTEXTILE FABRIC TO BE EMBEDDED 4\"/>



NOTES:
1. THE SHALL BE ASTM C-33, SIZE NO. 2 (5\"/>



NOTES:
1. THE SHALL BE ASTM C-33, SIZE NO. 2 (5\"/>



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.

ENVIRONMENTAL 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.

GRAPHIC SCALE IN FEET
1\"/>

811 Know what's below Call before you dig.

SEQUENCE OF CONSTRUCTION
1. INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE (1 DAY).
2. SITE DEMOLITION AND PREPARATION (5 DAYS).
3. ROUGH GRADING AND TEMPORARY SEEDING (5 DAYS).
4. EXCAVATE AND INSTALL DRAINAGE PIPING AND INLETS (10 DAYS).
5. INSTALL INLET FILTERS (1 DAY).
6. SITE IMPROVEMENTS (20 DAYS).
7. CONSTRUCT RIGHT OF WAY IMPROVEMENTS (5 DAYS).
8. LANDSCAPING IMPROVEMENTS AND FINAL SEEDING (5 DAYS).
9. REMOVE SOIL EROSION MEASURES (1 DAY).

NOTE: TIME DURATIONS ARE APPROXIMATE AND ARE INTENDED TO ACT AS A GENERAL GUIDE TO THE CONSTRUCTION TIMELINE. ALL DURATIONS ARE SUBJECT TO CHANGE BY CONTRACTOR. CONTRACTOR SHALL SUBMIT CONSTRUCTION SCHEDULE TO CITY AND ENGINEER. CONTRACTOR SHALL PHASE CONSTRUCTION ACCORDINGLY.

CLAIRMOUNT 60' PUBLIC RIGHT OF WAY ASPHALT

PROPOSED INLET PROTECTION (TYPICAL)

PROPOSED INLET PROTECTION (TYPICAL)

LIMIT OF DISTURBANCE (61 SF)

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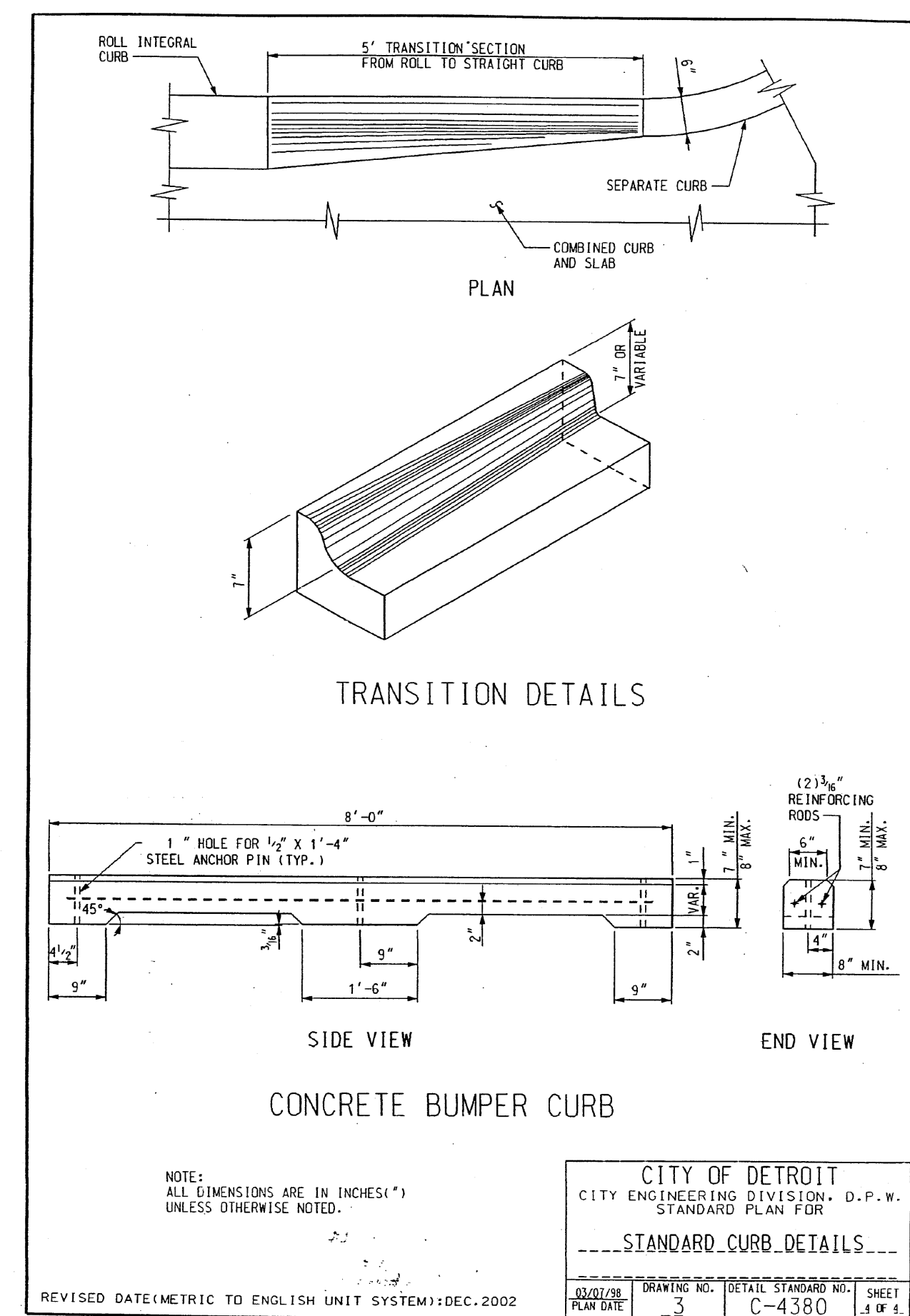
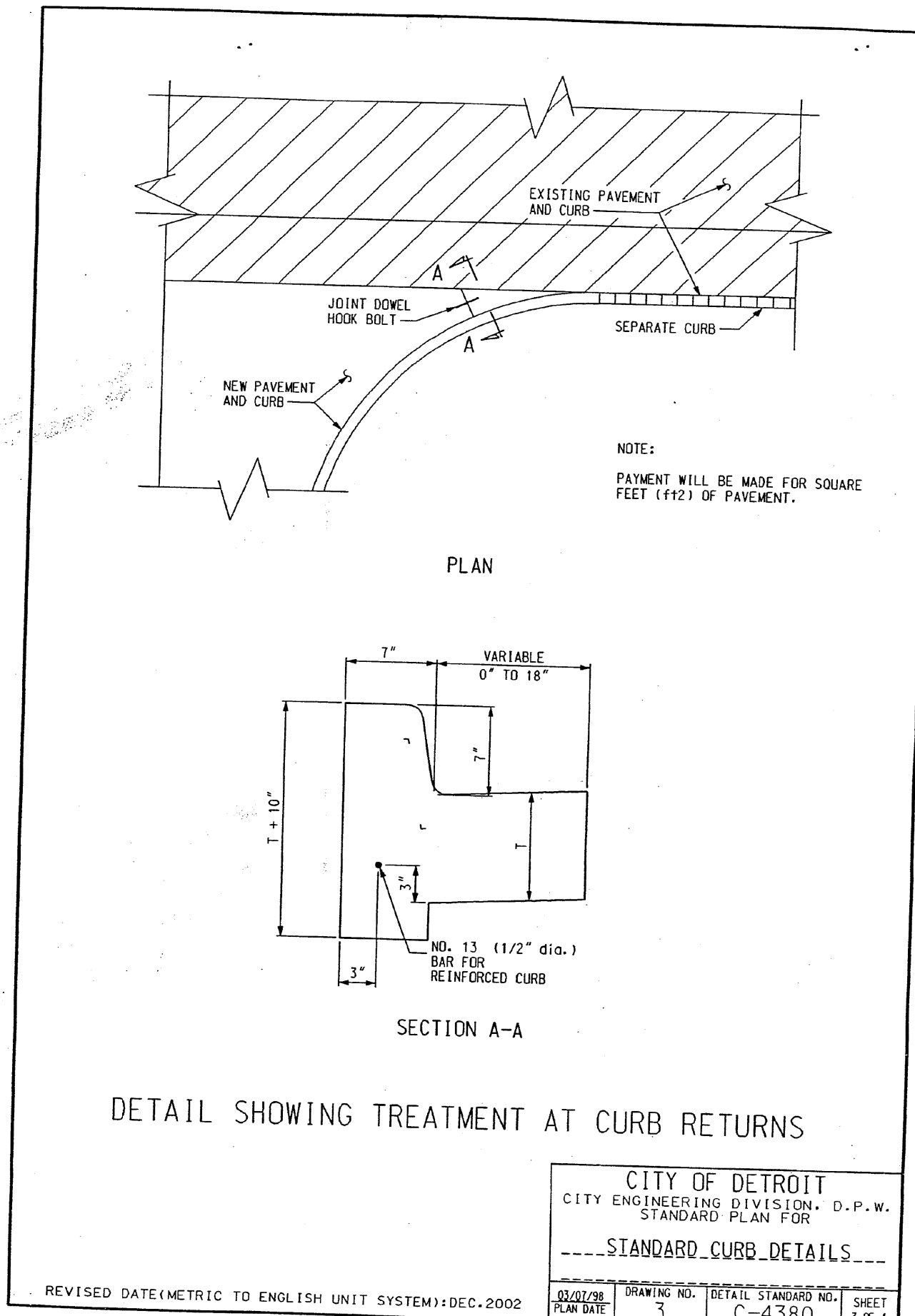
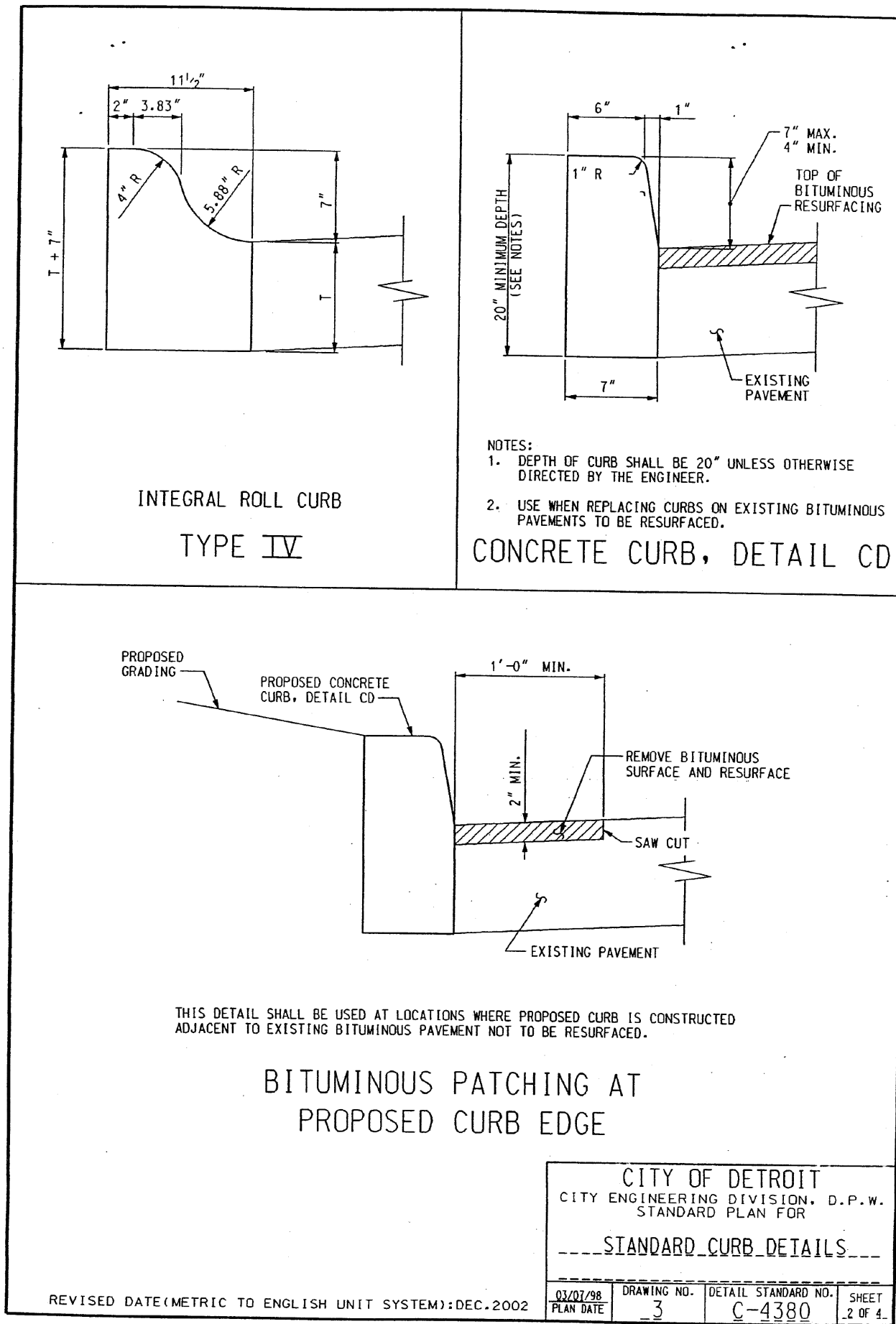
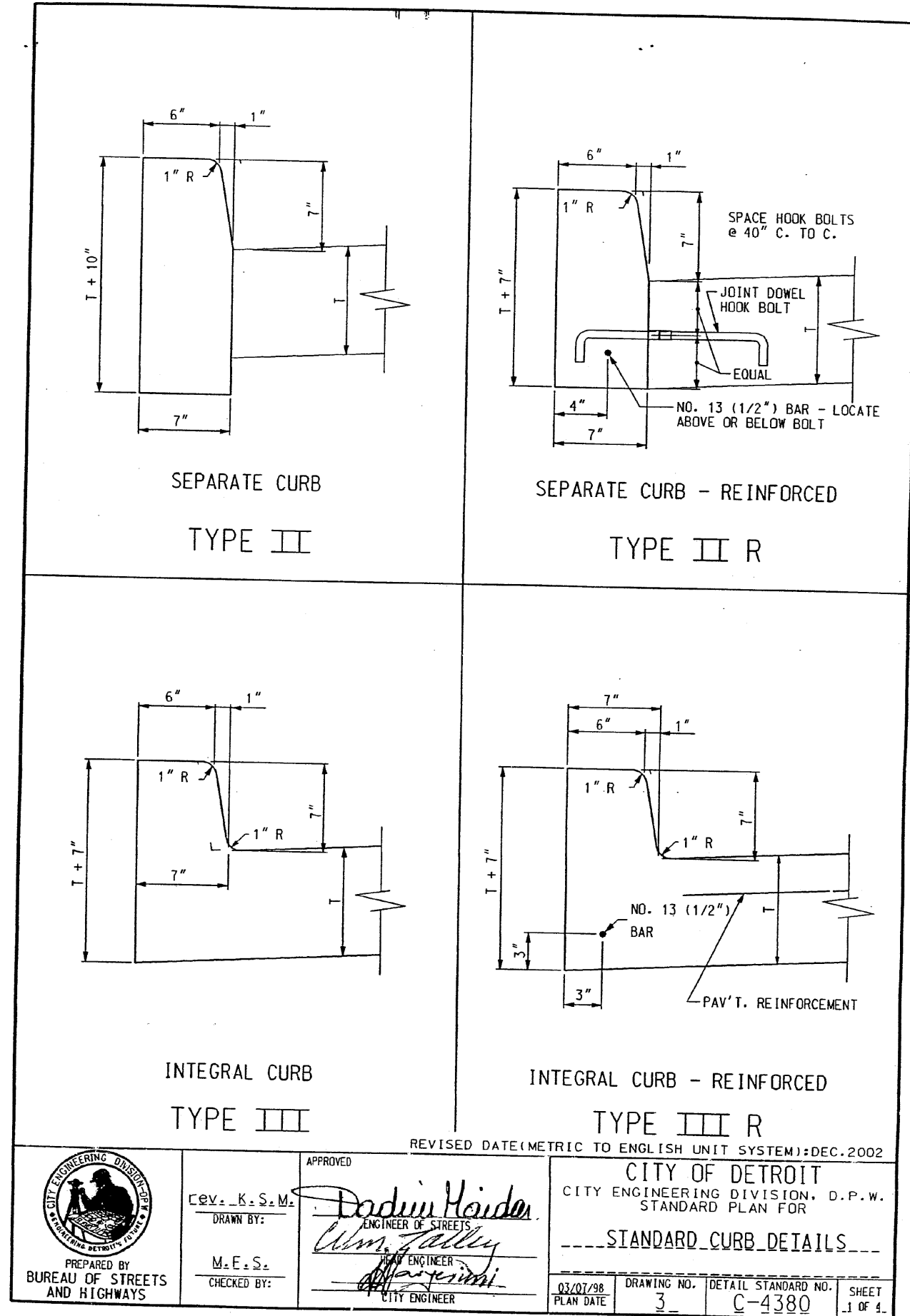
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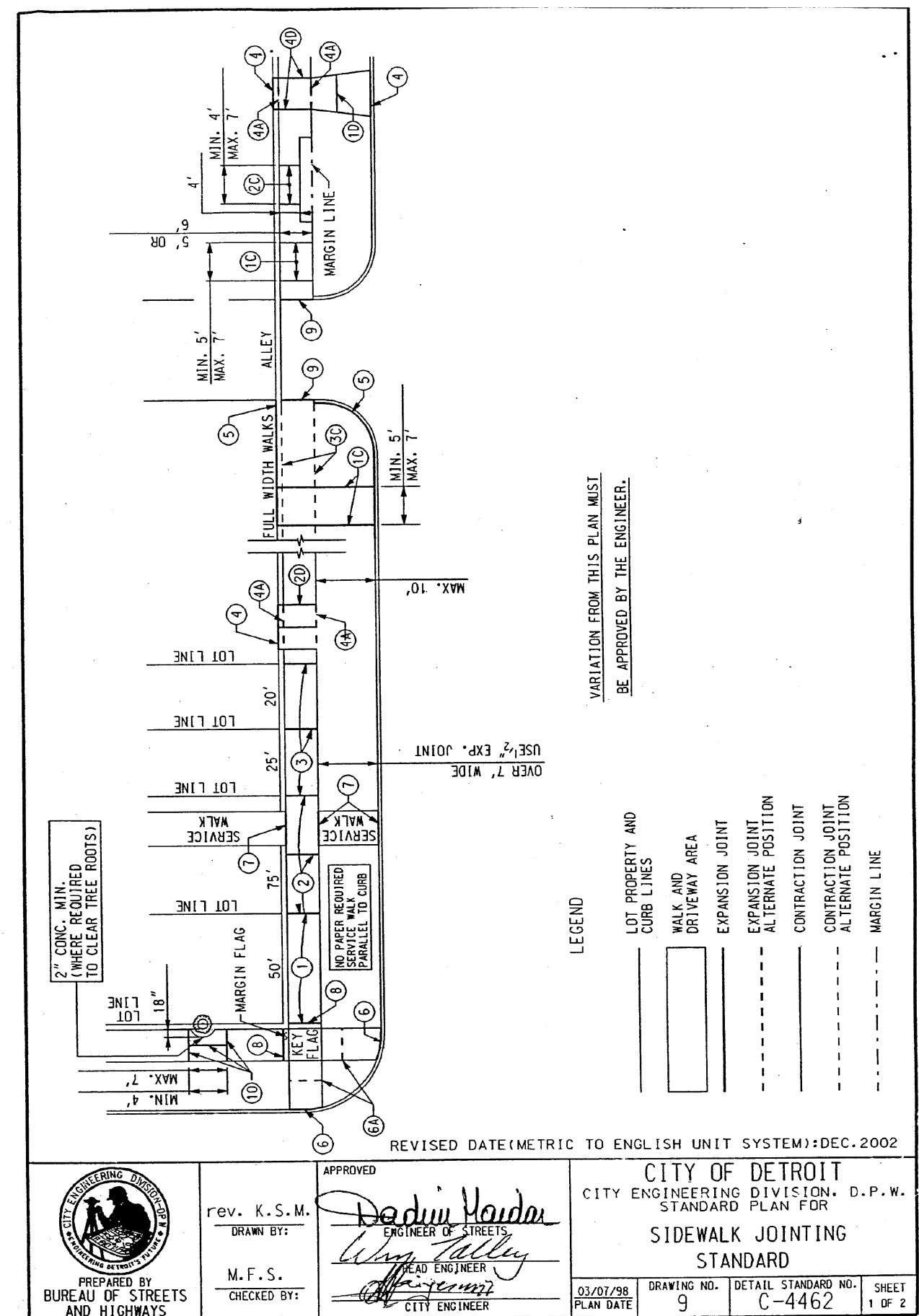


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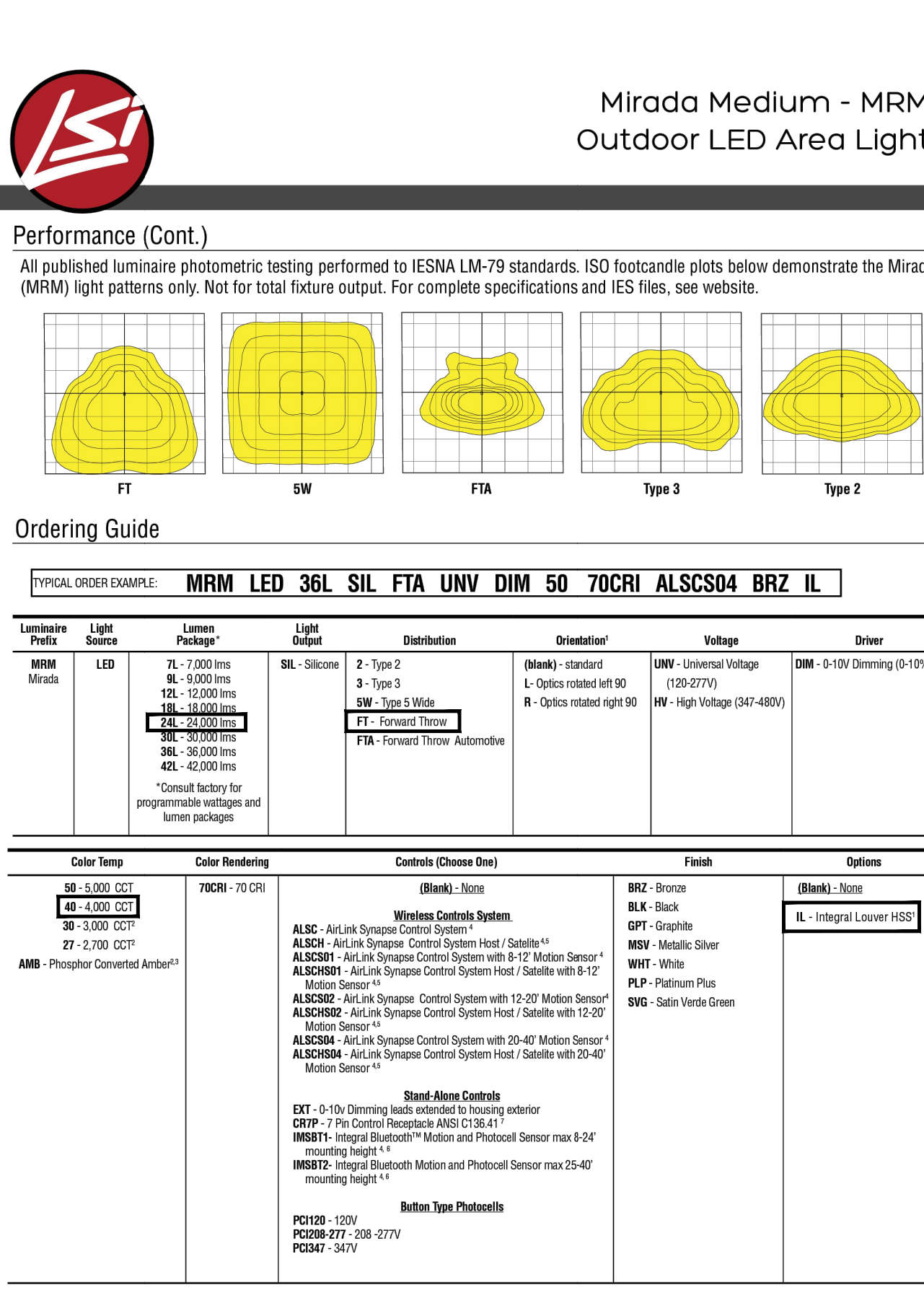
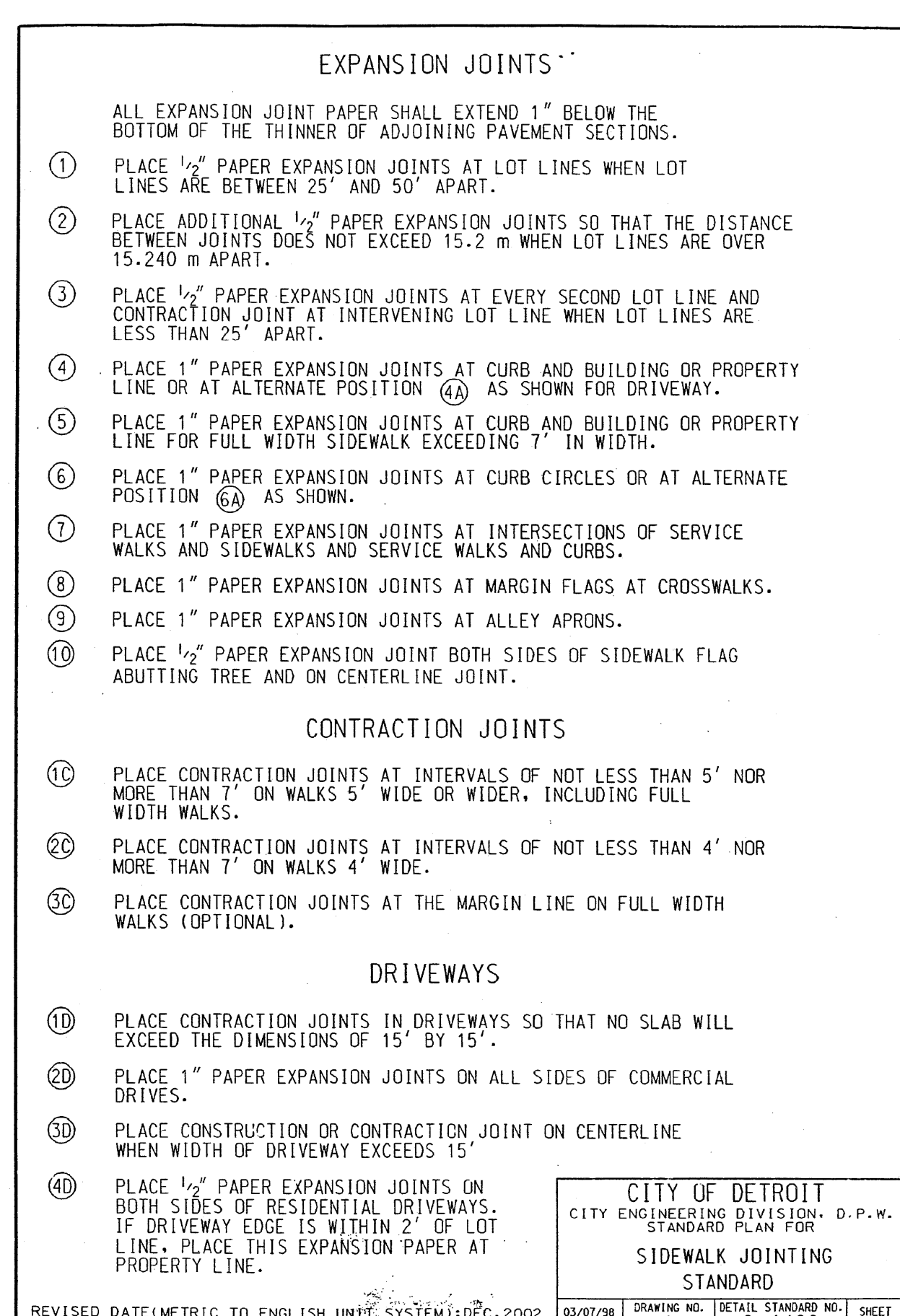
CITY CONCRETE CURB DETAIL

NOT TO SCALE



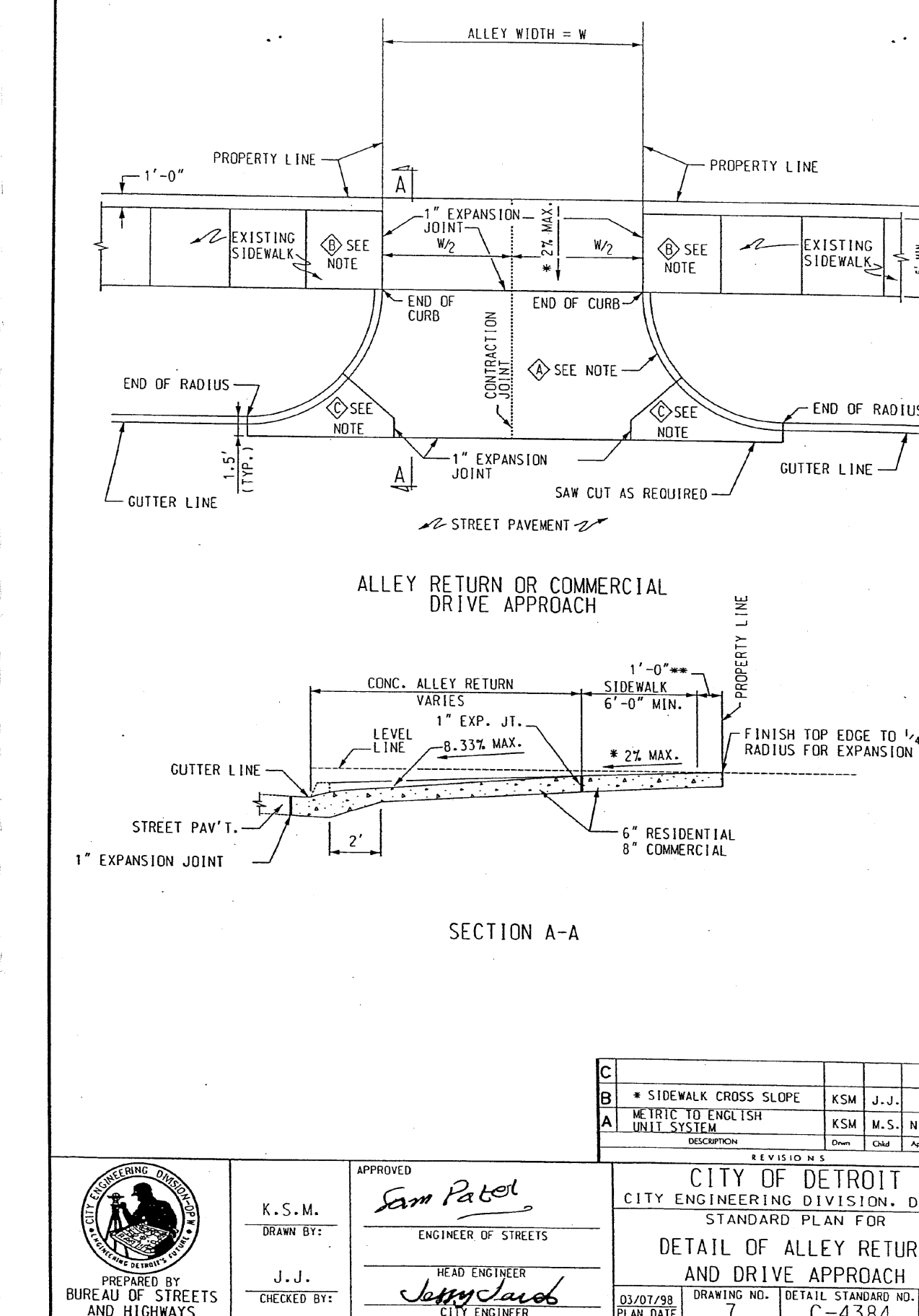
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LIGHTING FIXTURE 'A' SPECIFICATIONS

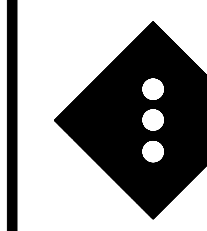
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CITY ENTRANCE DETAIL

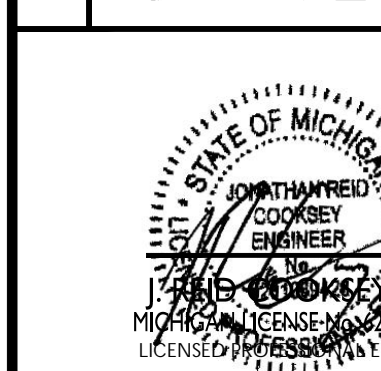
NOT TO SCALE

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Phone 248.247.1115

CLAIRMOUNT
APARTMENTS, LLC
PROPOSED PRIVATE PARKING LOT



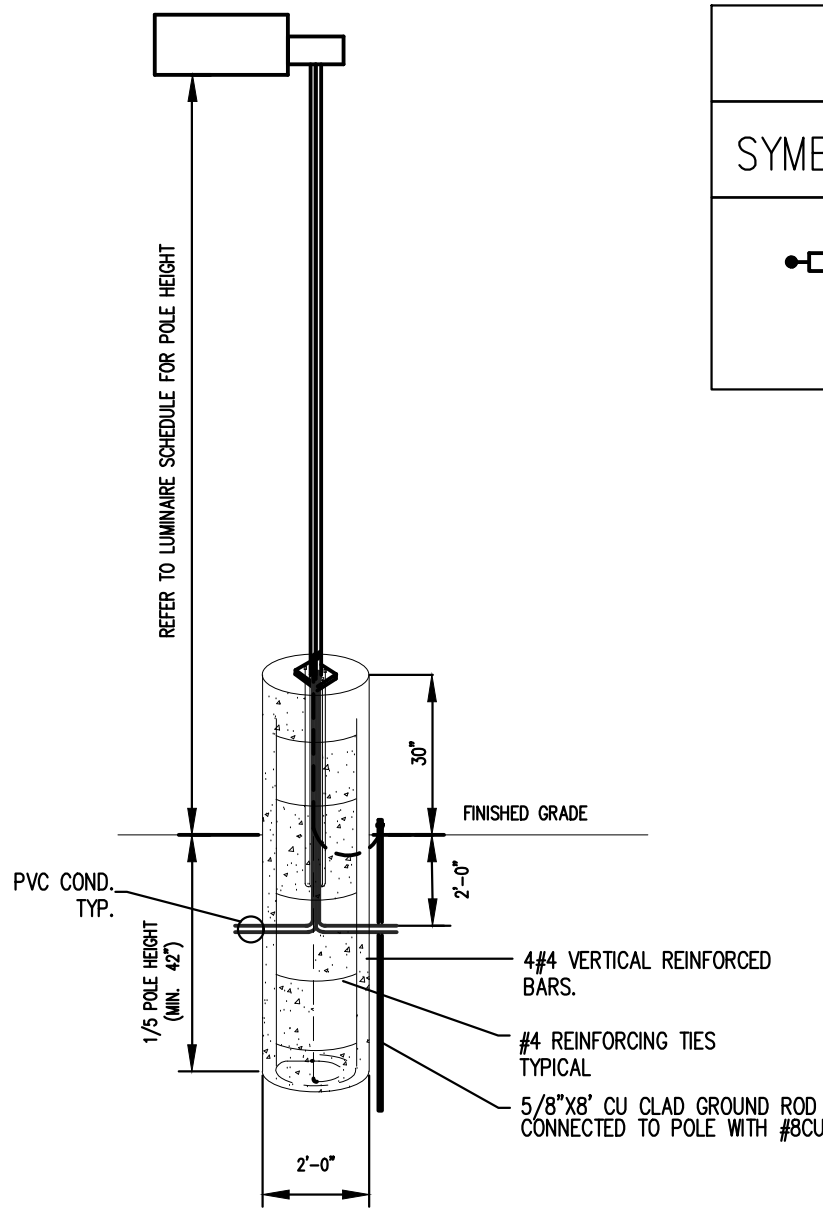
STATE OF MICHIGAN
JAMES M. COOPER
ENGINEER
MICHAEL J. COOPER
ENGINEER
MICHAEL J. COOPER
ENGINEER

STONEFIELD
engineering & design

SCALE: AS SHOWN PROJECT ID: DET-220242

TITLE: CONSTRUCTION DETAILS

DRAWING: C-10



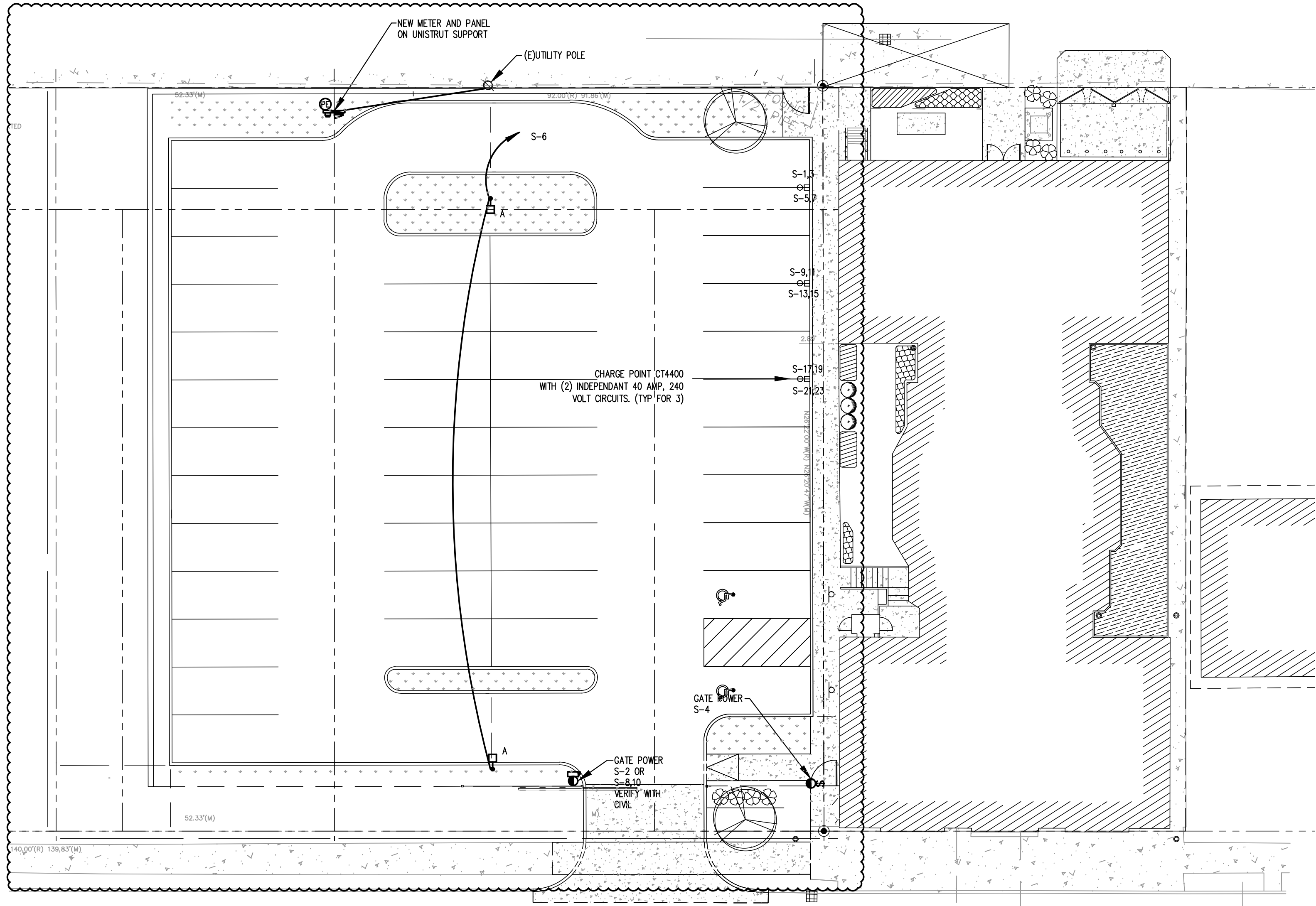
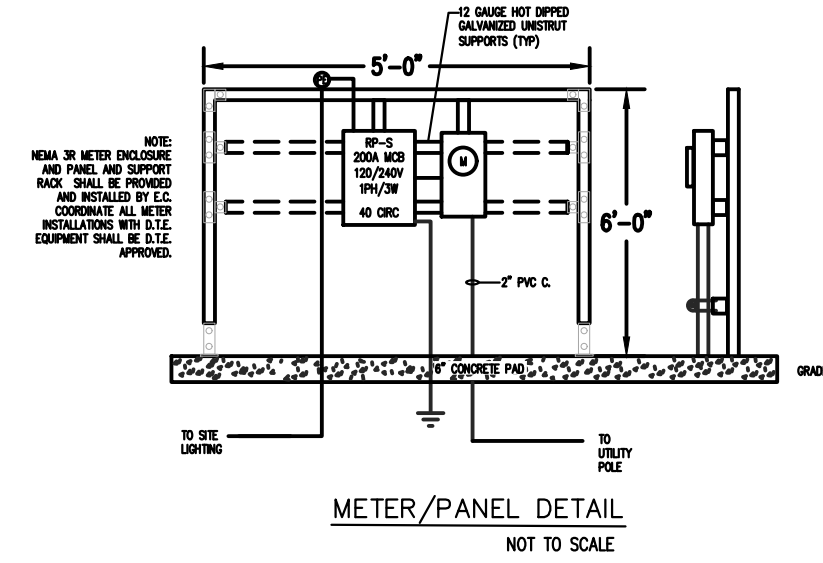
GENERAL BASE DETAIL NOTES:
1. POLE SHALL BE FURNISHED WITH 4" x 6" GASKETED HAND HOLE.
2. E.C. TO CONNECT #6 BARE CU GROUND TO POLE BASE AND GROUND ROD.
3. E.C. SHALL FURNISH AND INSTALL IN-LINE FUSING.
4. USE 4-40" x 1" ANCHOR BOLTS.
5. VERIFY EXACT LUMINAIRE REQUIREMENTS WITH LUMINAIRE SCHEDULE.

LIGHT POLE BASE DETAIL
NOT TO SCALE

LUMINAIRE SCHEDULE					
SYMBOL	TYPE	DESCRIPTION	VOLT	SOURCE	MANUFACTURER
	A	SINGLE HEAD POLE MOUNTED FIXTURE WITH FORWARD THROW DISTRIBUTION AND HOUSE SIDE SHIELD. FIXTURE TO BE MOUNTED 25' AFG ON 22.5' SQUARE ALUMINUM POLE WITH 30" BASE. FINISH TO BE SELECTED BY ARCHITECT. SEE POLE BASE DETAIL. DARK BRONZE COLOR.	M-VOLT	24,000 LUMEN LED 232 WATT 4000K 70CRI	LSI MIRADA: MRM-LED-24L-SIL-FT -40-70CRI-BRZ-IL

GENERAL SITE NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL CONTACT THE LOCAL UTILITY COMPANY AND SUBMIT REQUIRED INFORMATION FOR PERMANENT ELECTRICAL SERVICE PRIOR TO CONSTRUCTION. ALL UTILITY ARRANGEMENTS SHALL BE CONFIRMED BY THE LOCAL UTILITY PRIOR TO ORDERING EQUIPMENT.
2. ALL UTILITY EQUIPMENT LOCATIONS SHOWN ON THIS DRAWING SHALL BE VERIFIED WITH THE LOCAL UTILITY PRIOR TO INSTALLATION.
3. ALL CONCRETE PADS REQUIRED SHALL BE SUPPLIED AND INSTALLED BY THE ELECTRICAL CONTRACTOR AND MEET ALL LOCAL UTILITY AND MUNICIPALITY REQUIREMENTS.
4. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING CONDUCTORS AND CONDUITS TO INCLUDE VOLTAGE DROP, 3% FOR BRANCH AND FEEDERS AND 5% OVERALL MAXIMUM.
5. ALL DISCREPANCIES WITH THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION PRIOR TO BIDS. IN OTHERWISE DOING SO, THE ELECTRICAL CONTRACTOR SHALL BE LIABLE FOR ANY REQUIRED REVISIONS.
6. ALL ITEMS SHOWN ON PLAN ARE NEW UNLESS MARKED AS (E) FOR EXISTING OR (R) FOR RELOCATED.

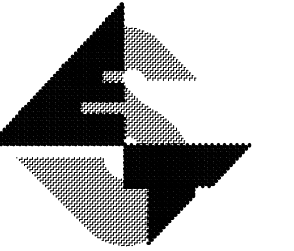


SEAL



THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE SEAL AND SIGNATURE OF THE RESPONSIBLE REGISTRANT APPEARS ON THE DRAWING, AND PROPER PERMIT FORMS AND RELATED FEES ARE TRANSMITTED BY THE OWNER, OWNER'S AGENT OR CONTRACTOR TO THE AUTHORITY HAVING JURISDICTION.

CONSULTANT



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CONTRACTOR

PROJECT

CLAIRWOOD

100 Clairmount
Detroit, MI 48226

REVISIONS

2023-02-20	PERMIT SET
2023-10-11	PERMIT R.1
2023-12-20	PERMIT R.3
2024-05-03	INTERNAL QC SET
2024-05-10	BULLETIN 001
2024-06-07	BULLETIN 002
2025-02-12	BULLETIN 003
2025-04-10	BULLETIN 004

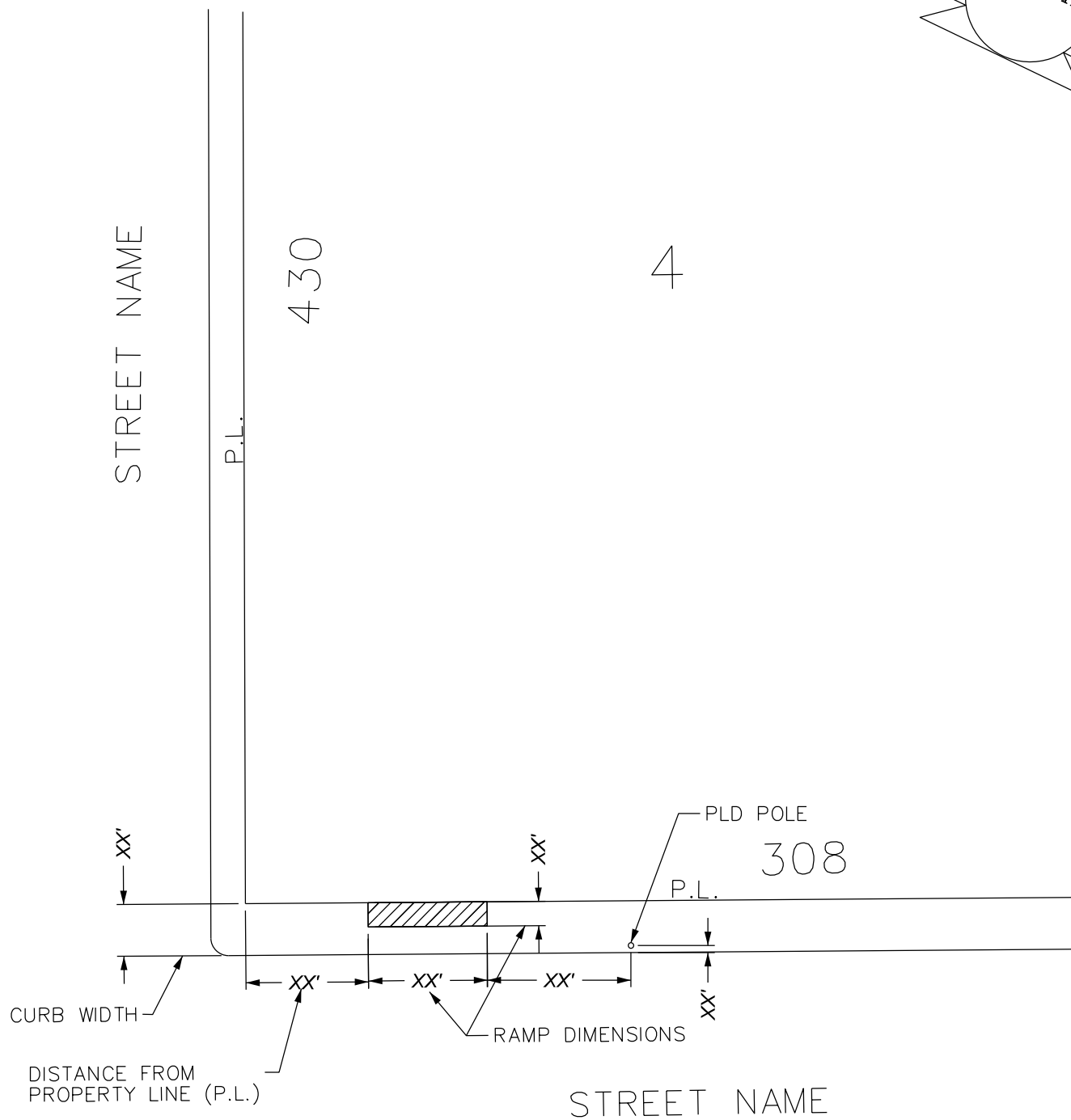
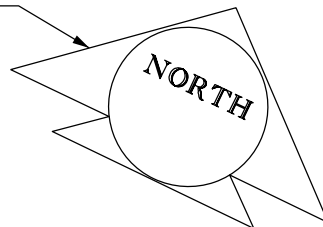
TITLE

ELECTRICAL
SITE PLAN

SHEET

E0-11

ARROW SHOWING
NORTH DIRECTION

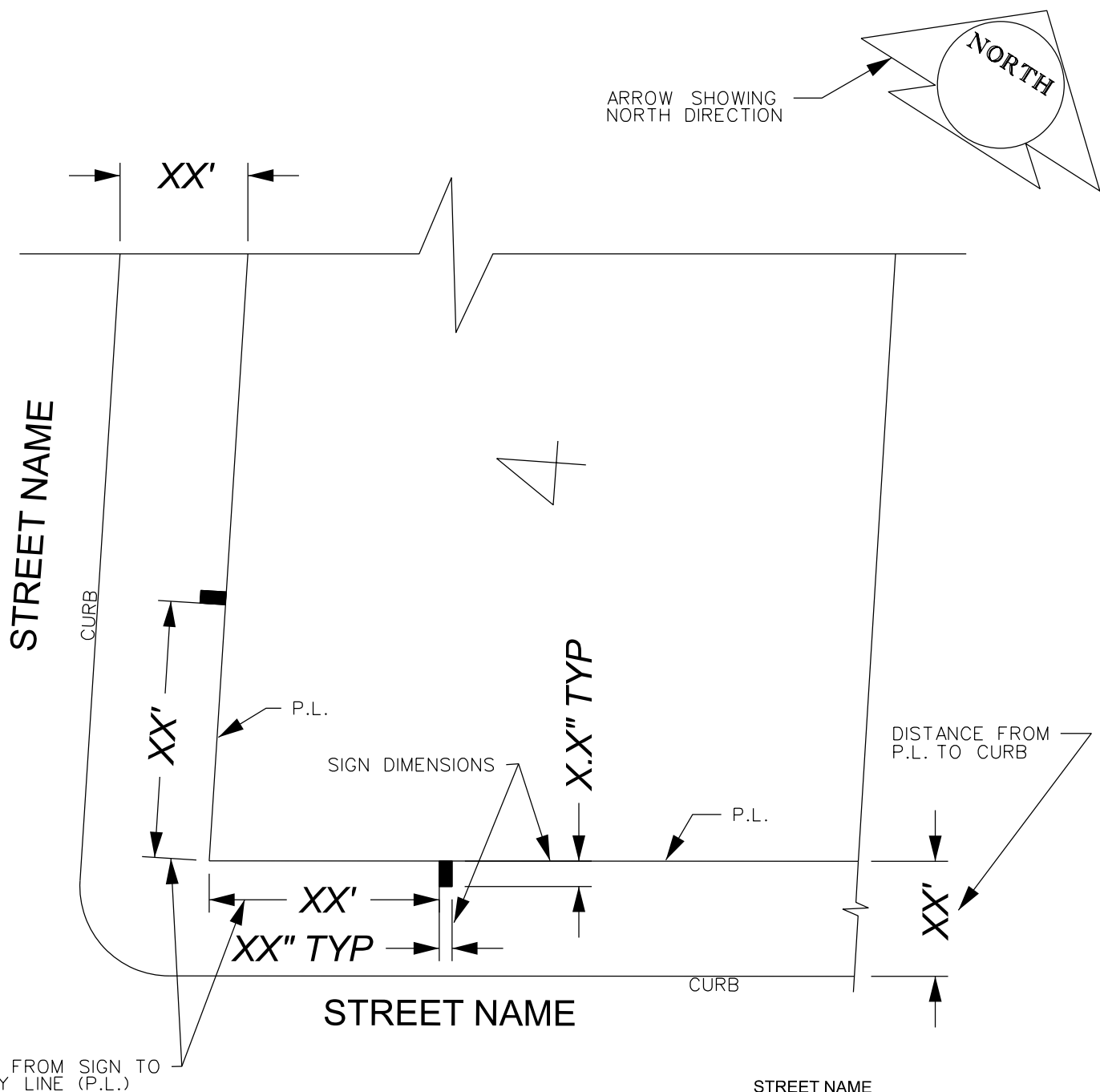


NOTE: Describe Ramp (X' Length, X' Width, X' Above Grade)
Show distances from property lines and other on-street
features such as street signs, light poles, fire hydrants, etc.
that are located in the proposed encroachment area.



- REQUEST ENCROACHMENT
(For ADA Ramp)

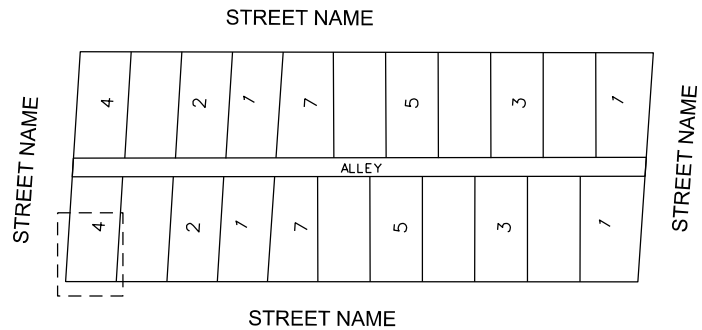
SAMPLE ADA RAMP SKETCH



NOTE: Describe Business Sign(s) (X' Length, X' Width, X' Height, X' Above Grade). Show distances from property lines and other on-street features such as street signs, light poles, fire hydrants, etc. that are located in the proposed encroachment area.

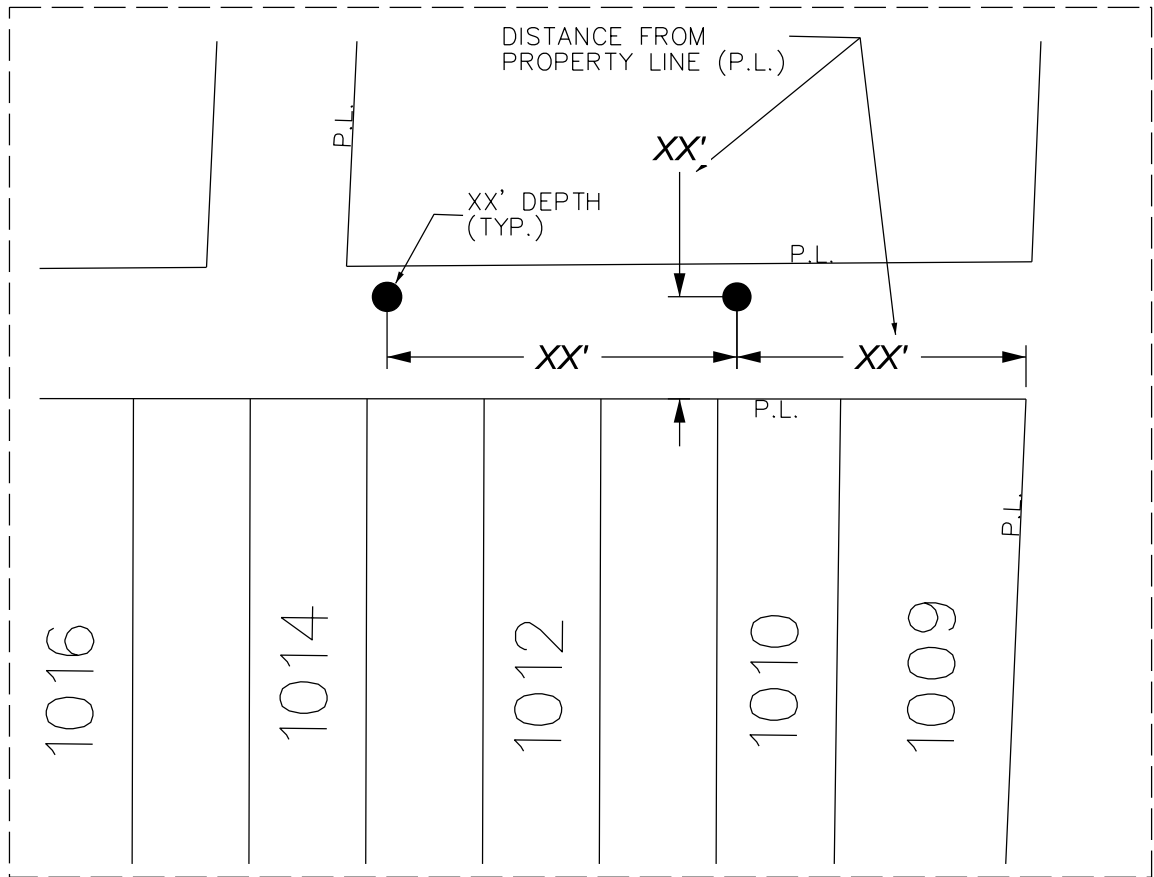
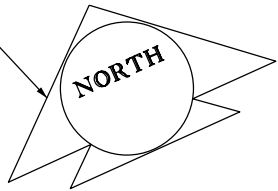


- REQUEST ENCROACHMENT



SAMPLE
BUSINESS SIGN SKETCH

ARROW SHOWING
NORTH DIRECTION

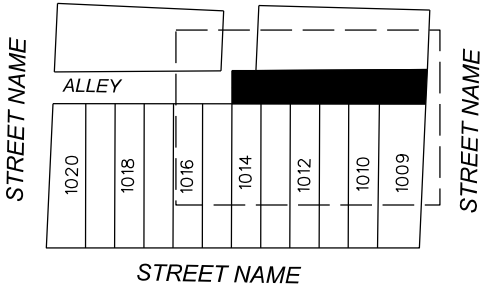


STREET NAME

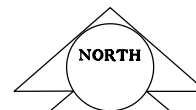
NOTE: Describe Monitoring Wells (X' Diameter, X' Depth). Include an extra page with well diagram/detail view. Show distances from property lines and other on-street features such as street signs, light poles, sewers, fire hydrants, etc. that are located in the proposed encroachment area.

● - PROPOSED MONITORING WELL LOCATION

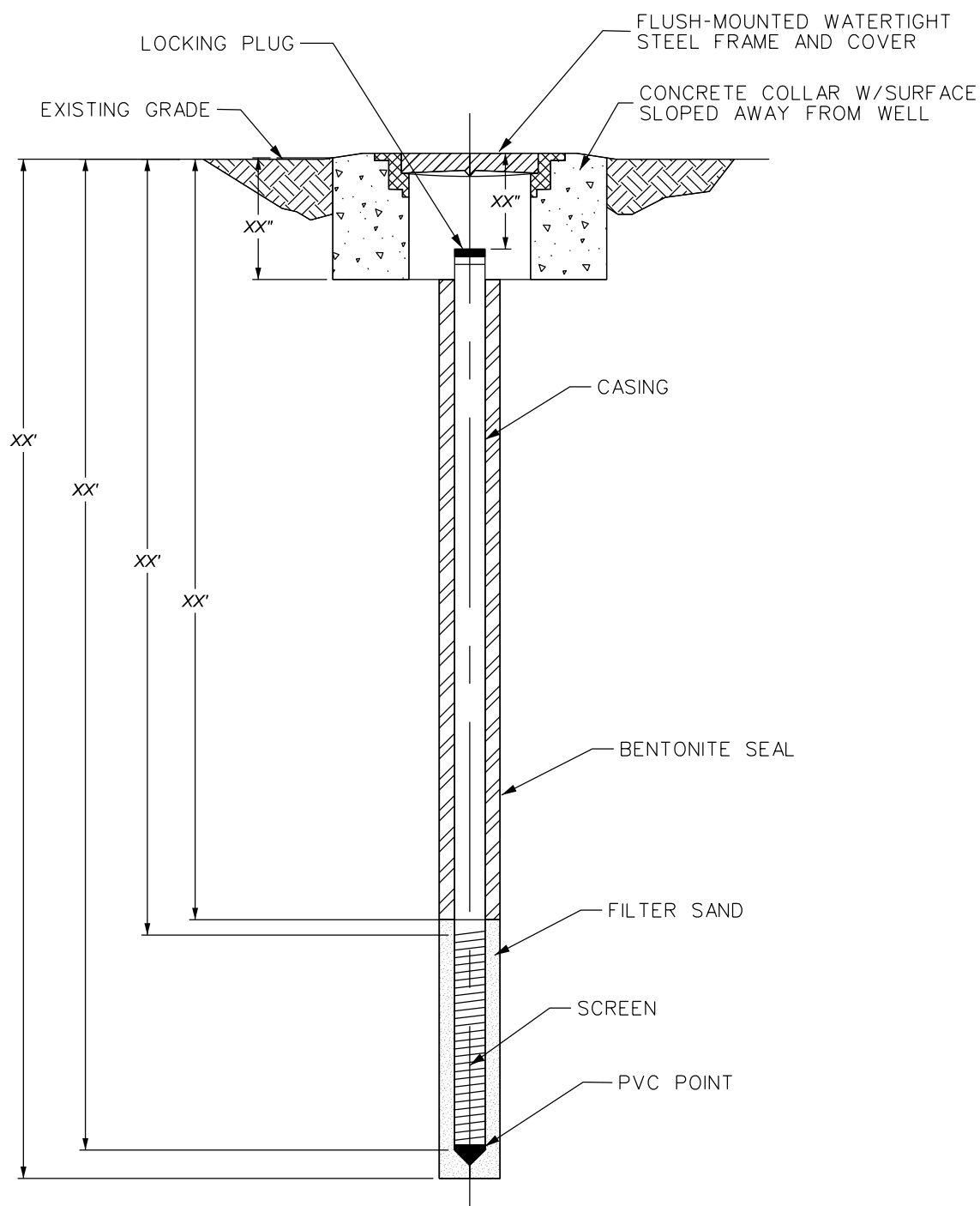
■ - REQUEST ENCROACHMENT



SAMPLE
MONITORING WELLS SKETCH



TYPICAL MONITORING WELL DIAGRAM



NOTE: DRAWING IS NOT TO SCALE