

March 16, 2021

CERTIFICATE OF APPROPRIATENESS

Mr. Carlo Liburdi
112 Edmund Place Partners LLC
112 Edmund
Detroit, MI 48202

RE: Application Number 21-7121; 112 Edmund; Brush Park Historic District

Dear Mr. Liburdi:

At the regular scheduled meeting held virtually on March 10, 2021, the Detroit Historic District Commission ("Commission") reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of March 16, 2021.

The following proposed work meets the defined elements of design for the historic district and the Secretary of the Interior's Standards for Rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67).

Per the attached documents, the project consists of the following components:

SITE IMPROVEMENTS

- New parking lot and drive aisle accessed from existing alley: screened covered parking total 16 spaces and includes 1 ADA space.
- Bike storage.
- Planting areas along John R and Edmund Place
- Five-foot, grey brick screenwall on north and west sides of parking area

NEW BUILDING

- Construct 1 new, 3-story building consisting of 4 ranch style units on the first floor with 12 townhome units on the second and third floors.
 - Height 46' 10"
 - 24,273 Total square feet
 - Building footprint of 4,907 square feet
- Three entry access points to John R

With the following conditions:

- The current design of the west (rear) elevation parapet shall be revised so that it matches the proposed design of the east (front) elevation parapet.
- Revise the grey (lighter) colored brick to a more appropriate (darker) color,
- Staff shall receive the opportunity to review and approve this submission prior to the issuance of the permit.

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226
PHONE 313-224-6536
FAX 313-224-1310

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

For the Commission:

A handwritten signature in black ink, appearing to read "D. Rieden", written in a cursive style.

Daniel Rieden
Staff
Detroit Historic District Commission

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Date: 02/20/21

PROPERTY INFORMATION

ADDRESS: 112 Edmund Pl AKA: _____

HISTORIC DISTRICT: Brush Park

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/ Deck	<input type="checkbox"/> Landscape/Fence/ Tree/Park	<input type="checkbox"/> General Rehab
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____	

APPLICANT IDENTIFICATION

Property Owner/
Homeowner

Contractor

Tenant or
Business Occupant

Architect/Engineer/
Consultant

NAME: Carlo Liburdi COMPANY NAME: 112 Edmund Place Partners LLC

ADDRESS: 112 Edmund Pl CITY: Detroit STATE: MI ZIP: 48202

PHONE: _____ MOBILE: 248-761-1531 EMAIL: cliburdi@terranovusdevelop

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: 02/20/21

PROPERTY INFORMATION

Address: 112 Edmund Pl Floor: _____ Suite#: _____ Stories: _____
 AKA: _____ Lot(s): _____ Subdivision: _____
 Parcel ID#(s): _____ Total Acres: _____ Lot Width: _____ Lot Depth: _____
 Current Legal Use of Property: _____ Proposed Use: _____
 Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations
 Foundation Only Change of Use Temporary Use Other: _____
 Revision to Original Permit #: _____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

New 24,000sf 3 story, 16 unit condominiums with surface parking in rear and private rooftop terraces

MBC use change No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building
 Other: _____ Size of Structure to be Demolished (LxWxH) _____ cubic ft.

Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)

Use Group: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction \$ _____ By Contractor \$ _____ By Department

Structure Use

Residential-Number of Units: _____ Office-Gross Floor Area _____ Industrial-Gross Floor Area _____
 Commercial-Gross Floor Area: _____ Institutional-Gross Floor Area _____ Other-Gross Floor Area _____

Proposed No. of Employees: _____ List materials to be stored in the building: _____

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: _____ Date: _____ Fees Due: _____ DngBld? No

Permit Description: _____

Permit #: _____ Current Legal Land Use: _____ Proposed Use: _____
 Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____
 Zoning District: _____ Zoning Grant(s): _____
 Lots Combined? Yes No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ _____ New \$ _____

Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____



IDENTIFICATION (All Fields Required)

DEVELOPER

~~Property Owner/Homeowner~~

Property Owner/Homeowner is Permit Applicant

Name: Carlo Liburdi Company Name: 112 Edmund Place Partners LLC

Address: 457 E Milwaukee City: Detroit State: MI Zip: 48202

Phone: Mobile: 248-761-1531

Driver's License #: L 163 108 248 635 Email: cliburdi@terranovusdevelopment.com

Contractor Contractor is Permit Applicant

Representative Name: Company Name:

Address: City: State: Zip:

Phone: Mobile: Email:

City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT Tenant is Permit Applicant

Name: Phone: Email:

ARCHITECT/ENGINEER/CONSULTANT Architect/Engineer/Consultant is Permit Applicant

Name: Alexander V. Bogaerts II State Registration#: 1301068995 Expiration Date: 10/31/2021

Address: 2445 Franklin Rd City: Bloomfield Hills State: MI Zip: 48302

Phone: 248-334-5000 Mobile: N/A Email: xbogaerts@bogaerts.us

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____ Signature: _____ Date: _____
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20 _____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: Carlo Liburdi Signature: _____ Date: 02/20/21
(Permit Applicant)

Driver's License #: L 163 108 248 635 Expiration: 8-14-21

Subscribed and sworn to before me this _____ day of _____ 20 _____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.



112 EDMUND PLACE
DETROIT

FEBRUARY 22, 2021

HISTORIC DISTRICT COMMISSION



Alexander V. Bogaerts + Associates, P.C.
Architecture • Planning • Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248•334•5000



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PROJECT NARRATIVE

112 EDMUND PLACE IS AN INFILL DEVELOPMENT FEATURING 16 NEW-CONSTRUCTION FOR-SALE CONDOMINIUM HOMES ON A VACANT SITE IN THE BRUSH PARK HISTORIC DISTRICT. THE PROJECT SITE CONSISTS OF A VACANT PARCEL AT THE SOUTHWEST CORNER OF JOHN R AND EDMUND.

EACH HOME CONSISTS OF A COVERED PARKING SPACE AND CONSISTS OF EITHER A SINGLE-STORY UNIT ON THE FIRST FLOOR OR A 2-STORY TOWNHOME STYLE UNIT ENCOMPASSING THE SECOND AND THIRD FLOORS OF THE BUILDING. THE TOWNHOMES UNITS INCLUDE AN OPTIONAL ROOFTOP DECK. THERE ARE TWO UNIT TYPES, WITH THE HOMES RANGING FROM 629 SQUARE FEET TO 1,486 SQUARE FEET IN SIZE.

THE OVERALL DESIGN STRATEGY IS FOR THE BUILDINGS TO COMPLEMENT THE HISTORIC DISTRICT. MASSING ALONG JOHN R CREATES A RHYTHM THAT SPEAKS TO THE VARIETY OF BUILDING TYPES IN THE DISTRICT, WHILE THE SIMPLIFIED CONTEMPORARY DETAILING ALLOWS THE BUILDINGS TO VISUALLY RECEDE AND ACT AS A BACKDROP TO THE MORE ORNATE HISTORIC STRUCTURES THAT ARE THE CHARACTER DEFINING ELEMENTS OF THE DISTRICT. THE BUILDING PAYS HOMAGE TO THE ADJACENT LUCIEN MOORE HOUSE BY CREATING A CONTEMPORARY CONTEXT AND ADEQUATE BUILDING SEPARATION. QUALITY EXTERIOR MATERIALS PREDOMINANTLY INCLUDES BRICK, WITH JAMES HARDIE SIDING ON PORTIONS OF THE REAR OF THE BUILDING.

OVERALL, 112 EDMUND PLACE SEEKS TO INFILL SOME OF THE HISTORIC DISTRICT'S UNUSED SPACE IN A WAY THAT ALLOWS THE EXISTING HISTORIC STRUCTURES TO CONTINUE TO STAND OUT AS THE CHARACTER DEFINING ELEMENTS OF BRUSH PARK.

PROJECT SCOPE :

SITWORK

- NEW PAVED DRIVE AISLE AND PARKING SPACES
- CONNECTIONS (3) TO BUILDING FROM JOHN R
- PLANTING AREAS TO SOFTEN BUILDING ALONG JOHN R

NEW CONSTRUCTION

- CONSTRUCT 1 NEW BUILDING CONSISTING OF 4 RANCH STYLE UNITS ON THE FIRST FLOOR WITH 12 TOWNHOME UNITS ON THE SECOND AND THIRD FLOORS.
- ATTRACTIVE AND WELL DETAILED CONTEMPORARY BUILDING WITH ACCESS POINTS TO JOHN R AND SCREENED OFF COVERED PARKING SPACES FOR OWNERS THAT ARE ACCESSED FROM EXISTING ALLEY.



PROJECT SUMMARY

BUILDING HEIGHT

TOTAL 3 STORIES WITH A PROPOSED HEIGHT OF 46'-10 1/4"

MASSING

OVERALL BUILDING SQUARE FOOTAGE OF 24,273 S.F. WITH A BUILDING FOOTPRINT OF 4907 S.F.

PARKING

- TOTAL PARKING COUNT OF 16 SPACES (INCLUDES ONE ADA PARKING SPACE)
- DEDICATED BIKE STORAGE FOR ABOUT 8 BIKES

PROGRAM

TOTAL NO. OF DWELLING UNITS – 16 CONDOMINIUMS

UNIT	COUNT	AREA
A1	1	748 S.F.
A2	1	629 S.F.
B1	1	1357 S.F.
B2	1	1265 S.F.
C1	1	1429 S.F.
C2	3	1486 S.F.
D1	2	1318 S.F.
D2	6	1368 S.F.

SITE LOCATION



VIEW FROM NORTH



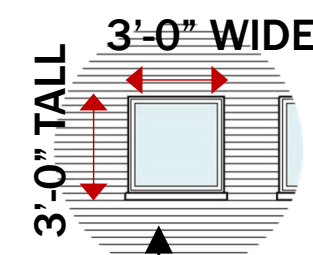
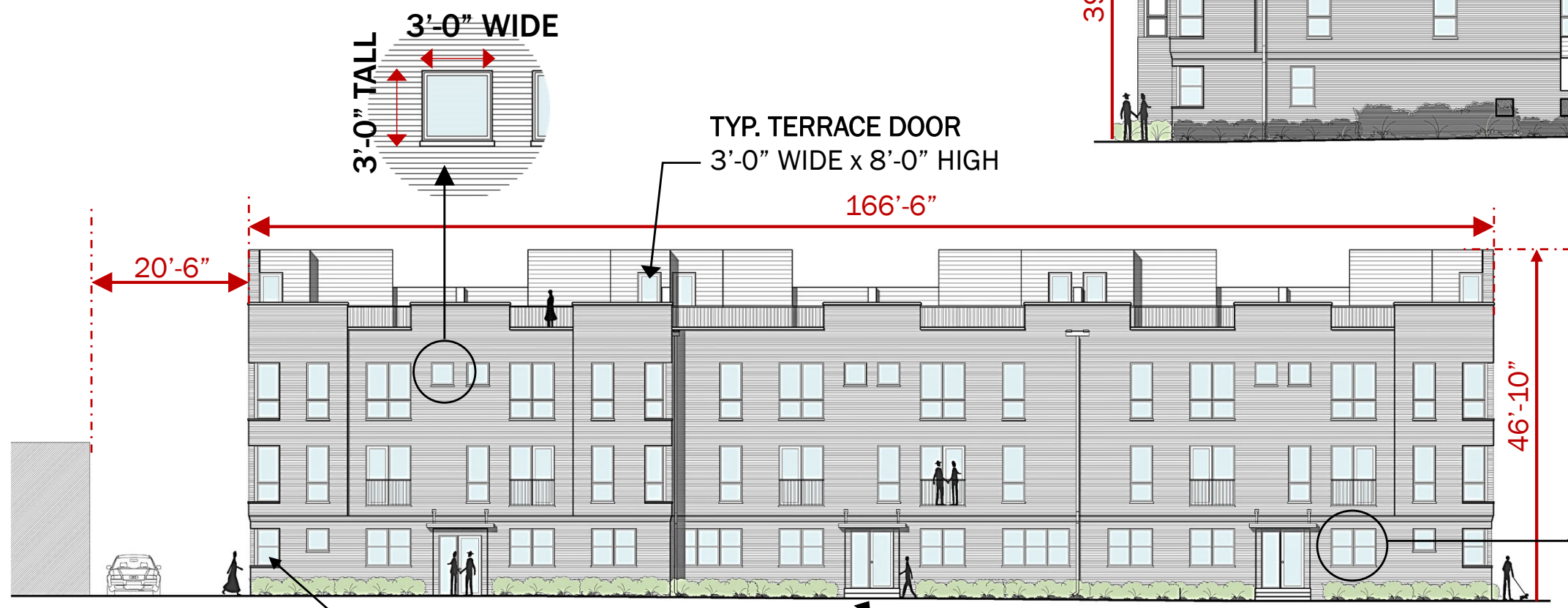
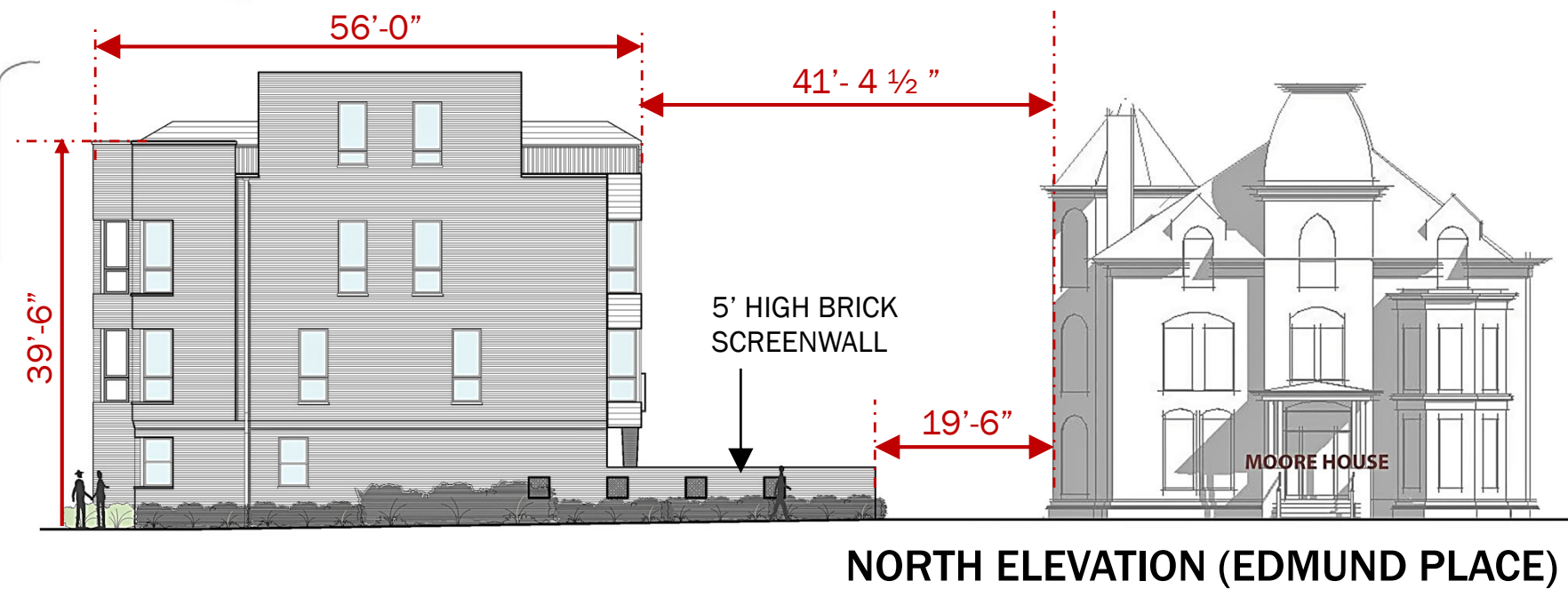
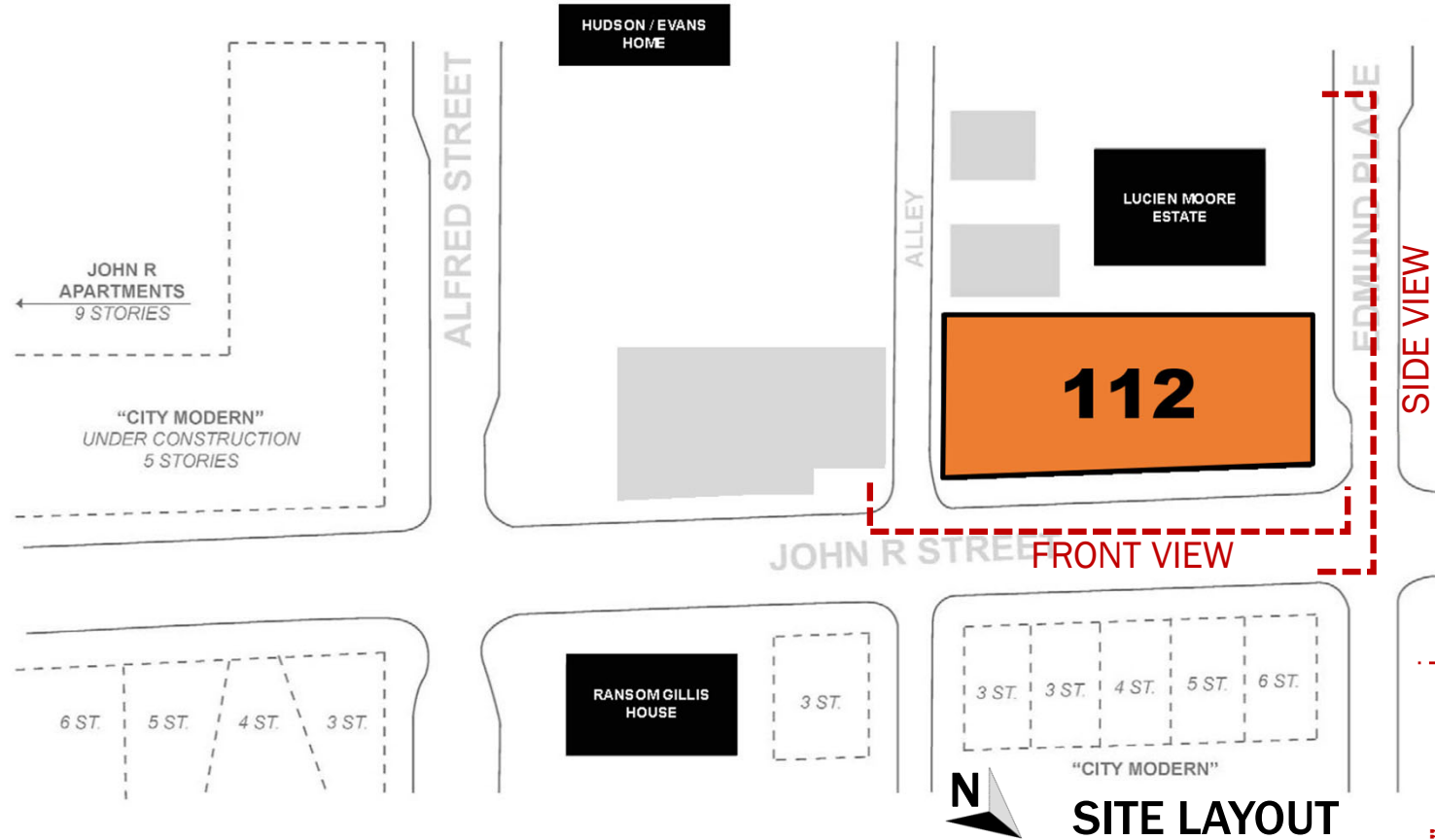
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Bloomfield Hills, MI 48302
248.334.5000



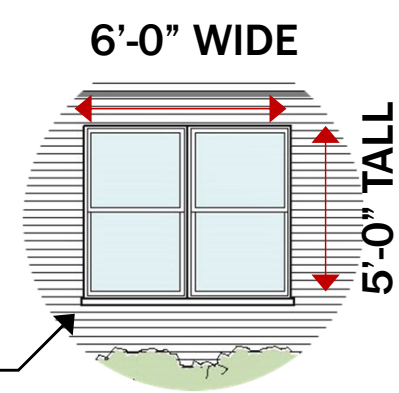
VIEW FROM SOUTH-EAST



CONTEXTUAL INFORMATION



TYP. TERRACE DOOR
3'-0" WIDE x 8'-0" HIGH

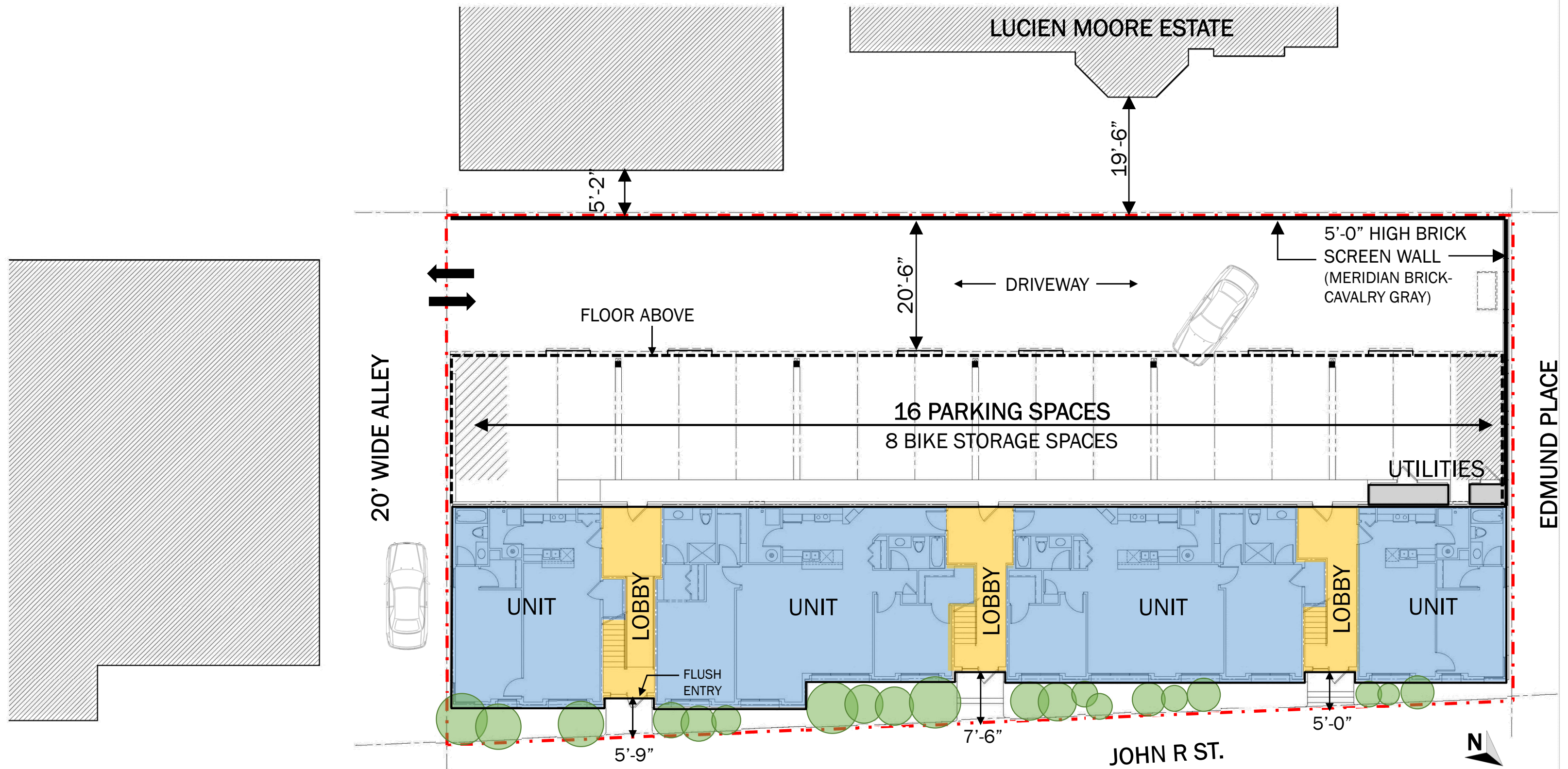


TYPICAL DOUBLE WINDOW AT FIRST FLOOR FAÇADE

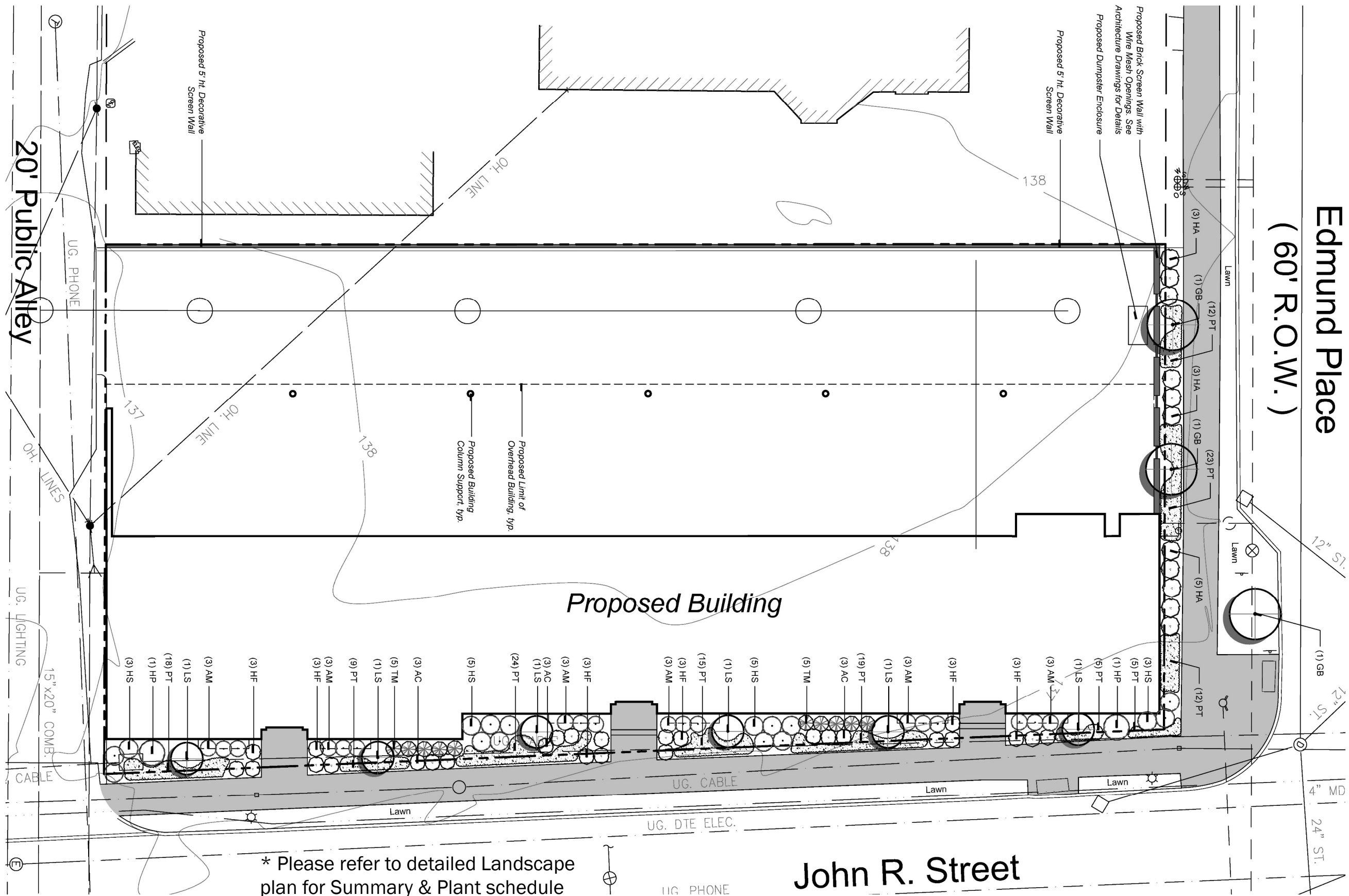
TYP. CORNER WINDOW
3'-0" WIDE EACH SIDE x 5'-0" HIGH AT FIRST FLR.
(7'-6" HIGH AT UPPER FLOORS)

TYP. ENTRY DOOR
3'-0" DOOR W/ 2'-6" SIDE-LITE (8'-0" HIGH)

GROUND FLOOR PLAN



LANDSCAPE PLAN

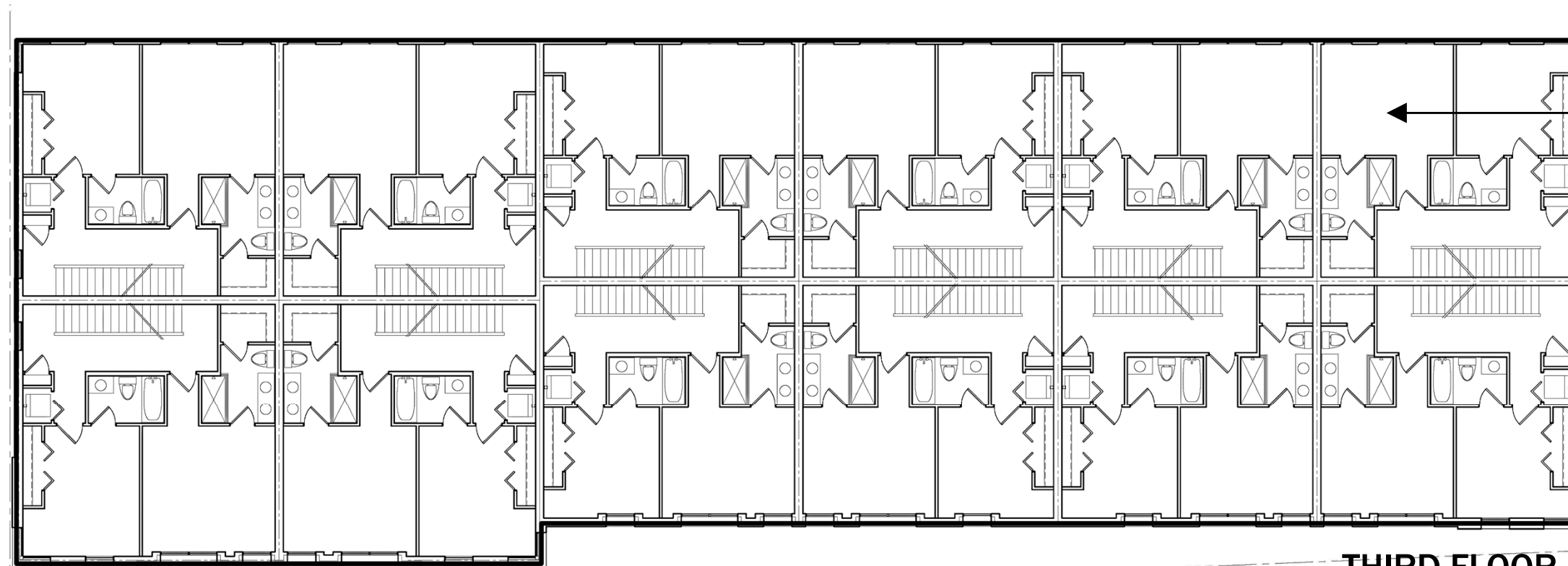


* Please refer to detailed Landscape plan for Summary & Plant schedule

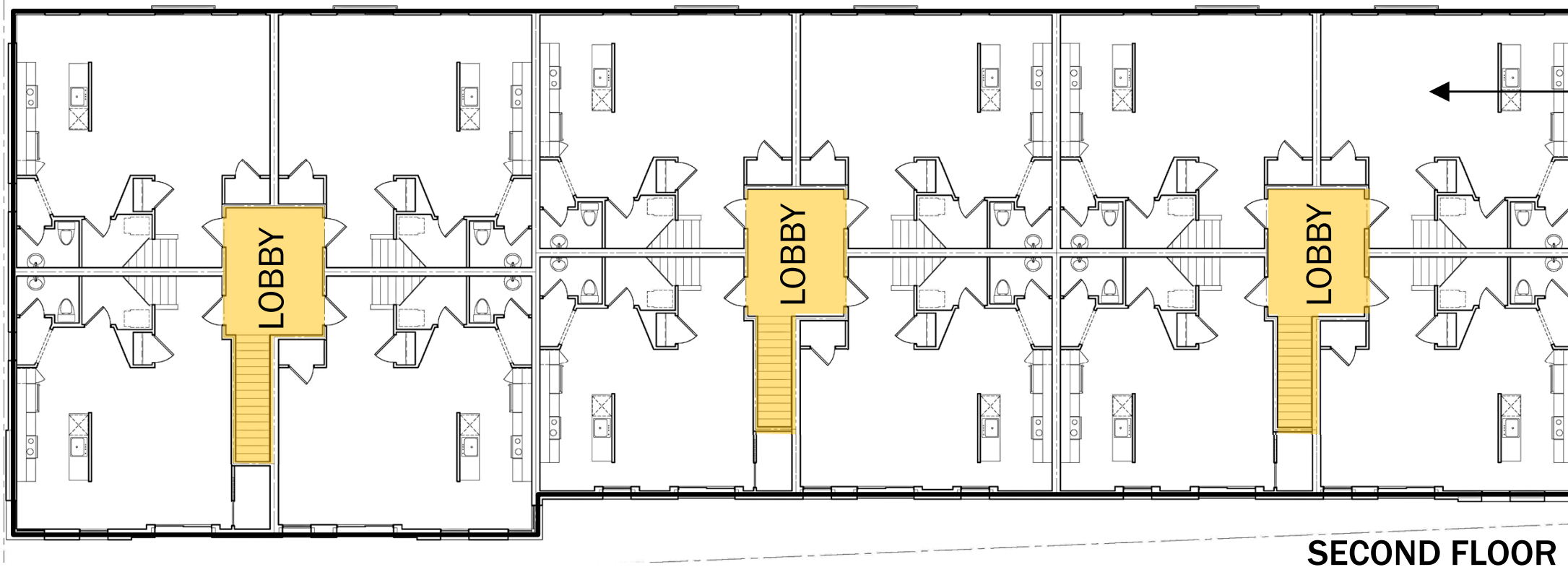


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 Bloomfield Hills, MI 48302
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SECOND & THIRD FLOOR PLANS



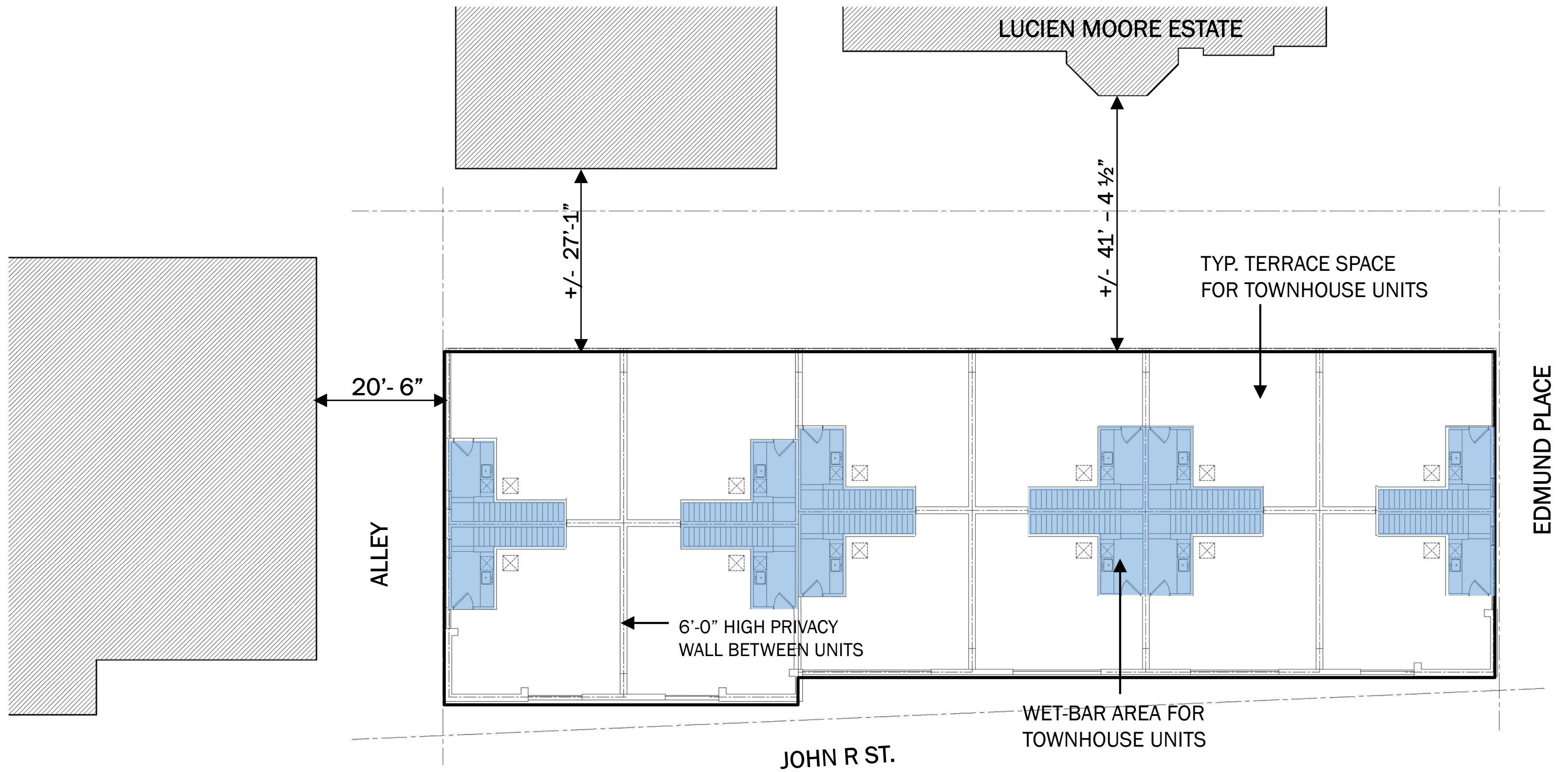
TYPICAL BEDROOM
& BATH SPACES FOR
TOWNHOUSE UNITS



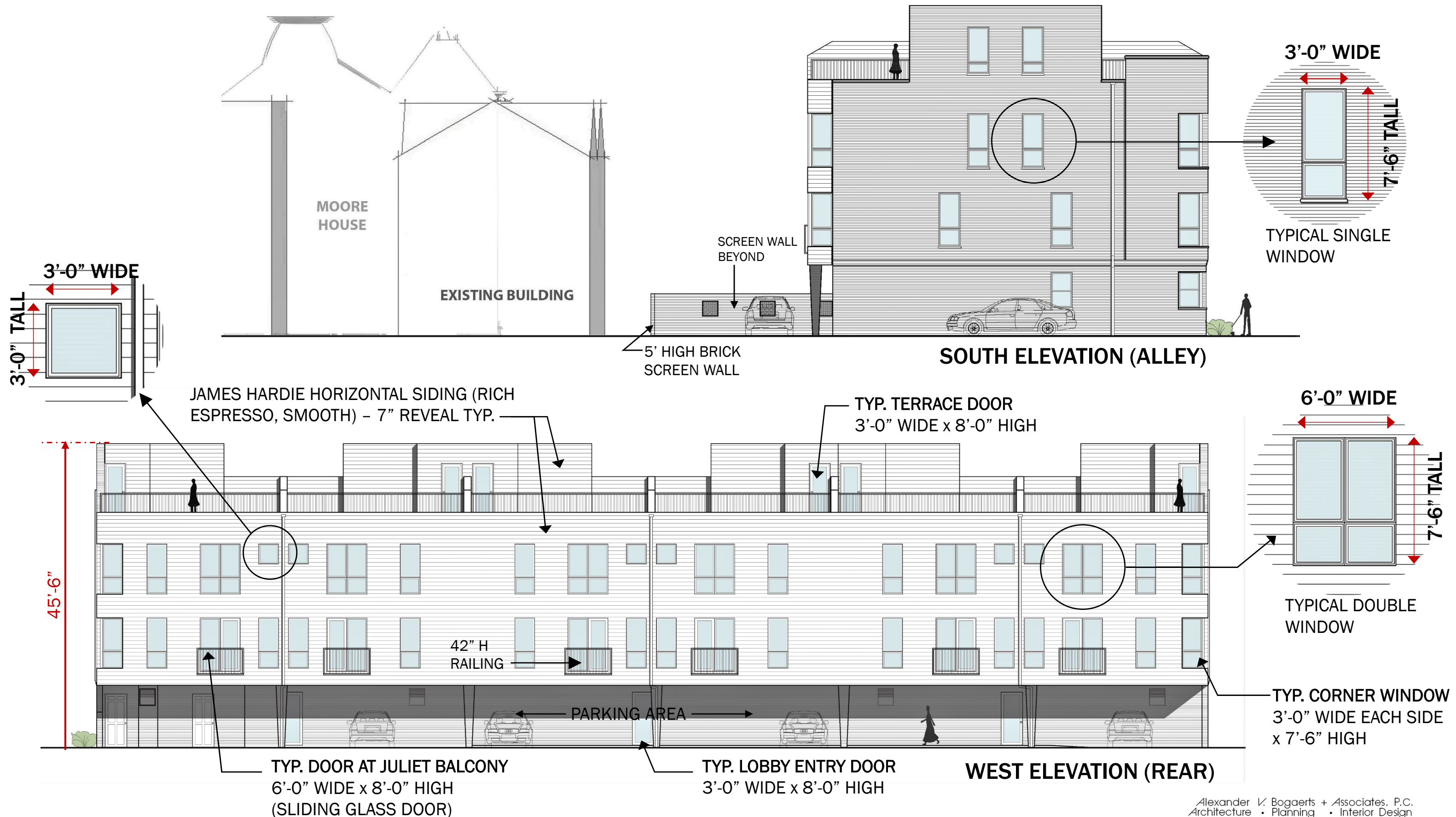
TYPICAL LIVING, DINING
& KITCHEN AREAS FOR
TOWNHOUSE UNITS



ROOF PLAN



BUILDING ELEVATIONS

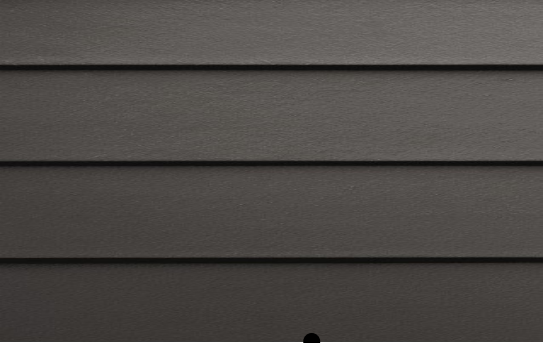


MATERIALS

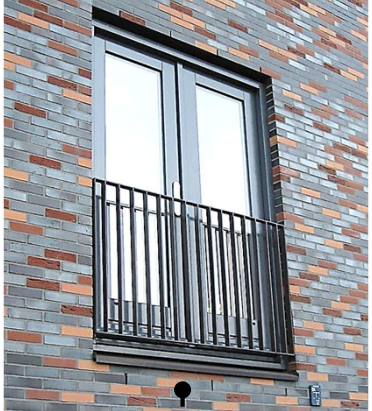
BRICK
MERIDIAN BRICK (CAVALRY GRAY)
 – MODULAR SIZE



HORIZONTAL SIDING
JAMES HARDIE BOARD (RICH ESPRESSO, SMOOTH) – 7" REVEAL



RAILING
BLACK (INSET INTO WINDOW)



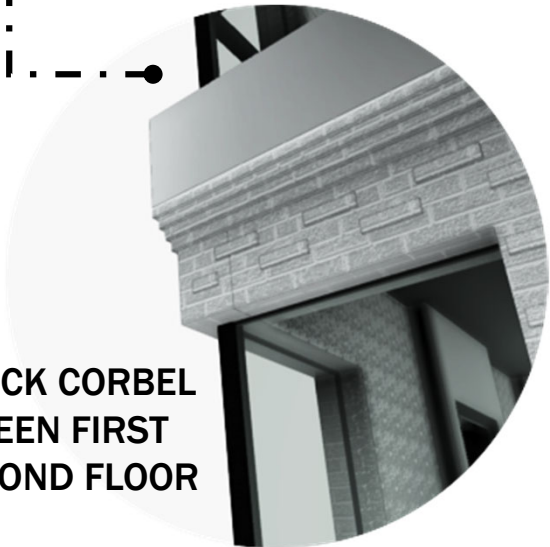
WINDOWS
BLACK - CASEMENT @ TOWNHOUSE UNITS



FRONT ELEVATION (EAST)



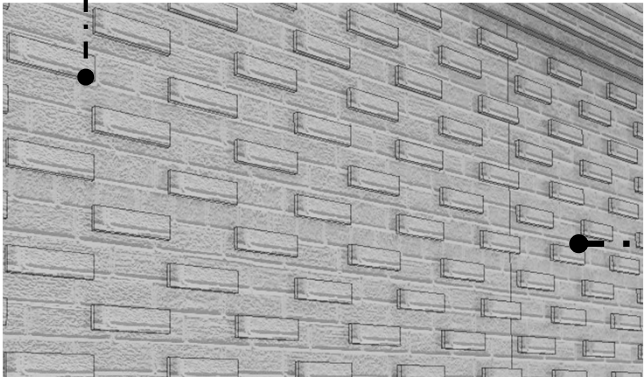
SIDE ELEVATION (NORTH)



3" BRICK CORBEL
BETWEEN FIRST
& SECOND FLOOR



AWNING
BLACK – SUSPENDED METAL



BRICK RELIEF PATTERN AT THE
FIRST FLOOR FACADES



WINDOWS
BLACK - SINGLE HUNG @
FIRST FLOOR UNITS



MATERIALS

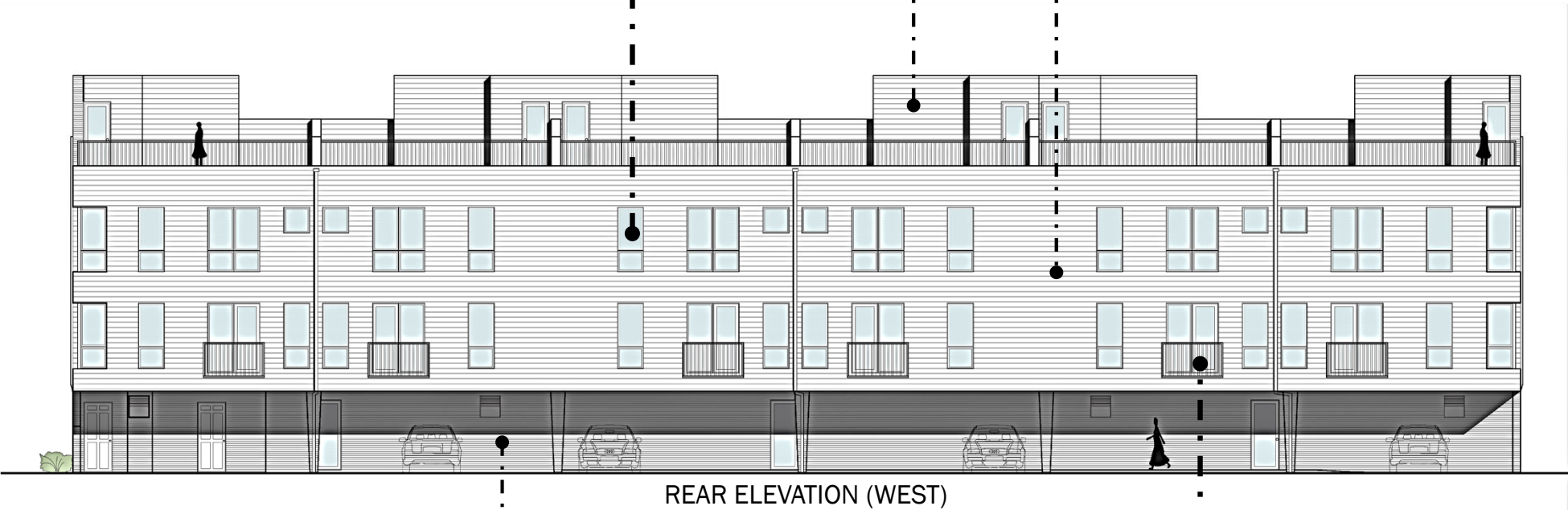
WINDOWS
BLACK - CASEMENT @ TOWNHOUSE UNITS



HORIZONTAL SIDING
JAMES HARDIE BOARD (RICH ESPRESSO, SMOOTH) - 7" REVEAL



BRICK
MERIDIAN BRICK (CAVALRY GRAY) - MODULAR SIZE



REAR ELEVATION (WEST)



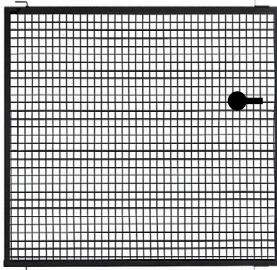
SIDE ELEVATION (SOUTH)



BRICK
MERIDIAN BRICK (CAVALRY GRAY) - MODULAR SIZE



METAL RAILING
BLACK. (TYP. @ REAR JULIET BALCONIES)

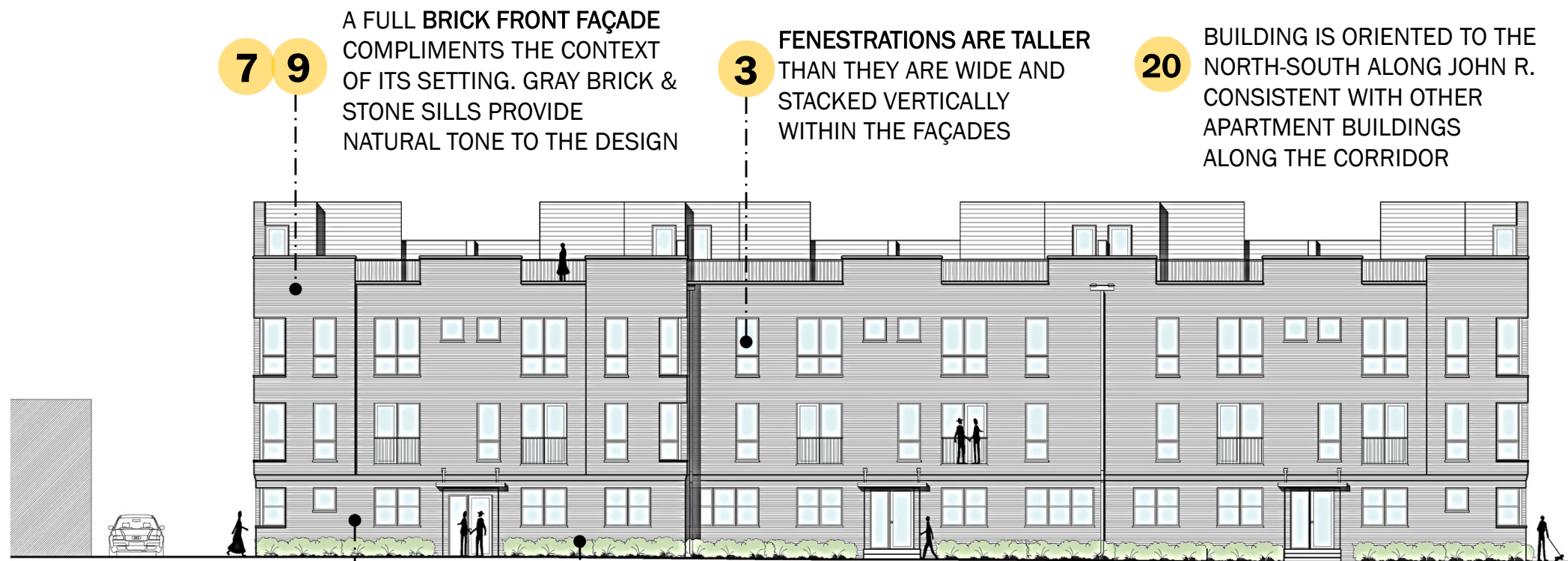


BLACK WIRE MESH SCREEN (TYP.)



3" BRICK CORBEL BETWEEN FIRST & SECOND FLOOR

BRUSH PARK ELEMENTS OF DESIGN



7 9

A FULL BRICK FRONT FAÇADE COMPLIMENTS THE CONTEXT OF ITS SETTING. GRAY BRICK & STONE SILLS PROVIDE NATURAL TONE TO THE DESIGN

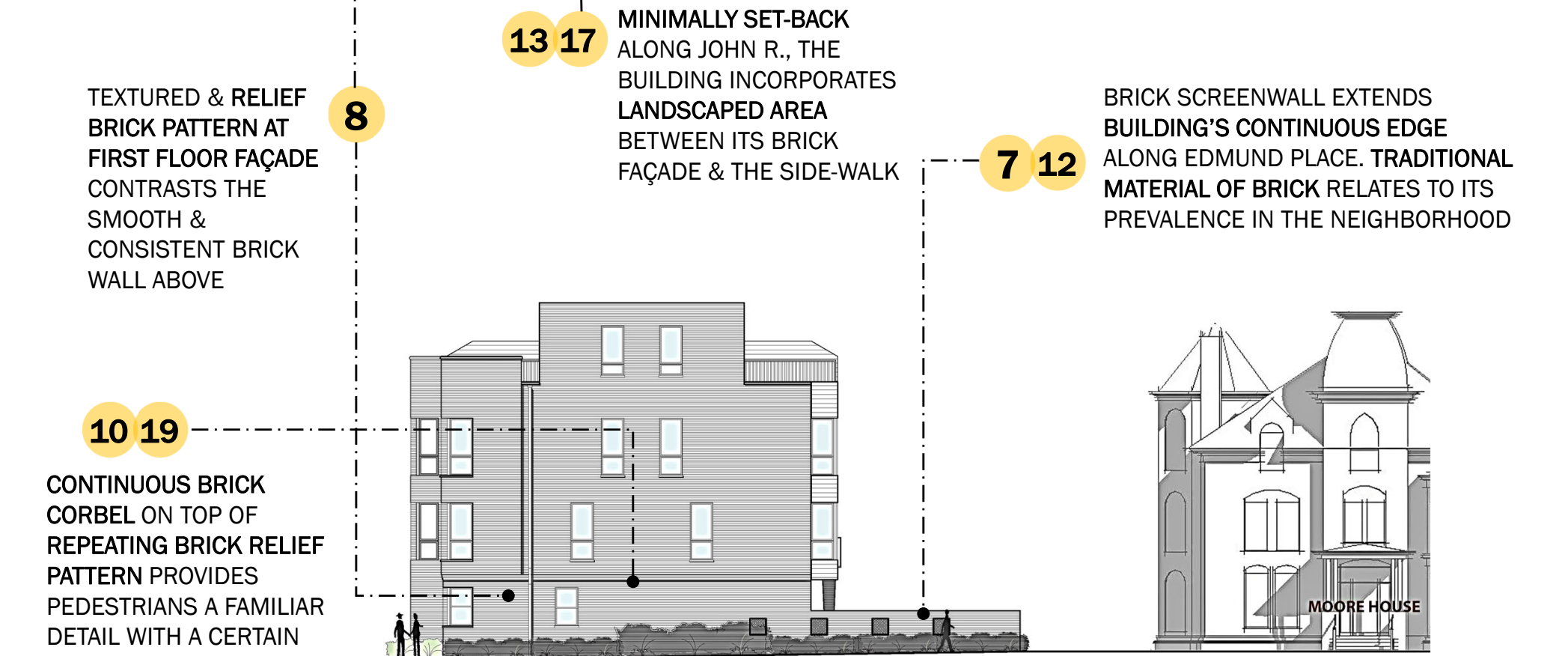
3

FENESTRATIONS ARE TALLER THAN THEY ARE WIDE AND STACKED VERTICALLY WITHIN THE FAÇADES

20

BUILDING IS ORIENTED TO THE NORTH-SOUTH ALONG JOHN R. CONSISTENT WITH OTHER APARTMENT BUILDINGS ALONG THE CORRIDOR

EAST ELEVATION



8

TEXTURED & RELIEF BRICK PATTERN AT FIRST FLOOR FAÇADE CONTRASTS THE SMOOTH & CONSISTENT BRICK WALL ABOVE

13 17

MINIMALLY SET-BACK ALONG JOHN R., THE BUILDING INCORPORATES LANDSCAPED AREA BETWEEN ITS BRICK FAÇADE & THE SIDE-WALK

7 12

BRICK SCREENWALL EXTENDS BUILDING'S CONTINUOUS EDGE ALONG EDMUND PLACE. TRADITIONAL MATERIAL OF BRICK RELATES TO ITS PREVALENCE IN THE NEIGHBORHOOD

10 19

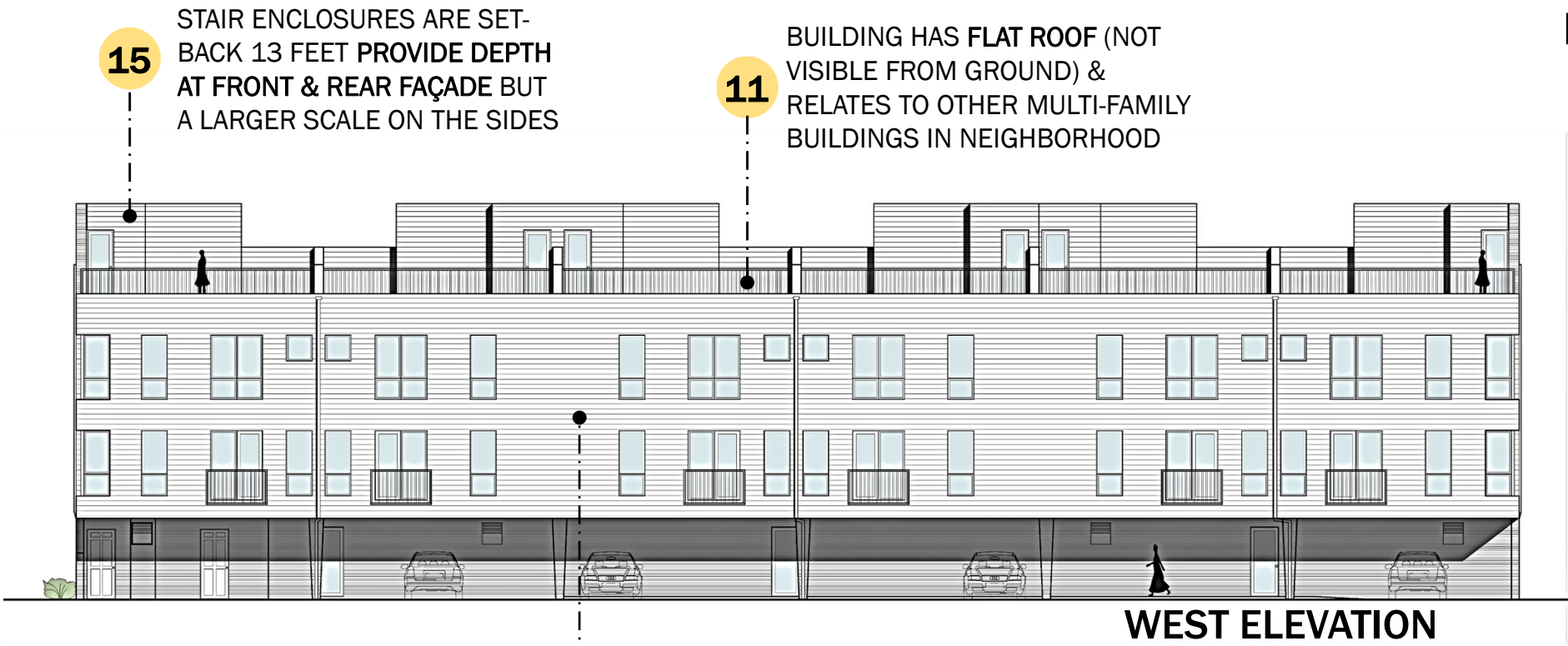
CONTINUOUS BRICK CORBEL ON TOP OF REPEATING BRICK RELIEF PATTERN PROVIDES PEDESTRIANS A FAMILIAR DETAIL WITH A CERTAIN DEGREE OF COMPLEXITY

NORTH ELEVATION

- 1** BUILDING HEIGHT
- 2** PROPORTION OF BUILDING'S FRONT FAÇADE
- 3** PROPORTION OF OPENINGS WITHIN FAÇADES
- 4** RHYTHM OF SOLIDS TO VOIDS IN FRONT FAÇADE
- 5** RHYTHM OF SPACING OF BUILDINGS ON STREETS
- 6** RHYTHM OF ENTRANCE AND/OR PORCH PROJECTIONS
- 7** RELATIONSHIP OF MATERIALS
- 8** RELATIONSHIP OF TEXTURES
- 9** RELATIONSHIP OF COLORS
- 10** RELATIONSHIP OF ARCHITECTURAL DETAIL
- 11** RELATIONSHIP OF ROOF SHAPES
- 12** WALLS OF CONTINUITY
- 13** LANDSCAPE FEATURES AND SURFACE TREATMENTS
- 14** RELATIONSHIP OF OPEN SPACE TO STRUCTURES
- 15** SCALE OF FAÇADES AND FAÇADE ELEMENTS
- 16** DIRECTIONAL EXPRESSION OF FRONT FAÇADES
- 17** RHYTHM OF BUILDING SETBACKS
- 18** RELATIONSHIP OF LOT COVERAGE
- 19** DEGREE OF COMPLEXITY WITH THE FAÇADES
- 20** ORIENTATION, VISTAS, OVERVIEWS
- 21** SYMMETRIC OR ASYMMETRIC APPEARANCE
- 22** GENERAL ENVIRONMENTAL CHARACTER



BRUSH PARK ELEMENTS OF DESIGN



15 STAIR ENCLOSURES ARE SET-BACK 13 FEET PROVIDE DEPTH AT FRONT & REAR FAÇADE BUT A LARGER SCALE ON THE SIDES

11 BUILDING HAS FLAT ROOF (NOT VISIBLE FROM GROUND) & RELATES TO OTHER MULTI-FAMILY BUILDINGS IN NEIGHBORHOOD

WEST ELEVATION

HORIZONTAL SIDING ON THE REAR CONTRASTS THE BUILDING'S VERTICAL FRONT FAÇADE. SYMMETRIC ARRANGEMENT OF WINDOWS ADDS ON TO A SENSE OF LONGITUDINAL LINEARITY.

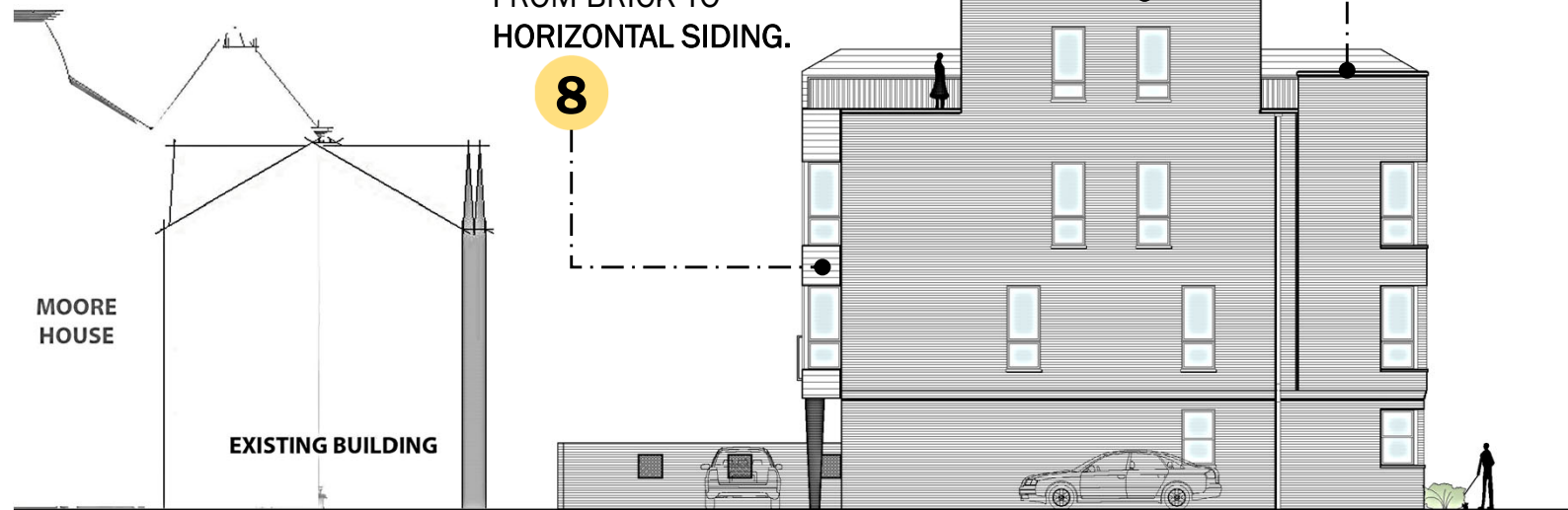
16 21

STORY HEIGHT ALONG JOHN R. IS 3 STORIES . TOTAL BUILDING HEIGHT IS 46 FEET.

1

REAR FAÇADE CHANGES ITS TEXTURE FROM BRICK TO HORIZONTAL SIDING.

8



SOUTH ELEVATION

- 1** BUILDING HEIGHT
- 2** PROPORTION OF BUILDING'S FRONT FAÇADE
- 3** PROPORTION OF OPENINGS WITHIN FAÇADES
- 4** RHYTHM OF SOLIDS TO VOIDS IN FRONT FAÇADE
- 5** RHYTHM OF SPACING OF BUILDINGS ON STREETS
- 6** RHYTHM OF ENTRANCE AND/OR PORCH PROJECTIONS
- 7** RELATIONSHIP OF MATERIALS
- 8** RELATIONSHIP OF TEXTURES
- 9** RELATIONSHIP OF COLORS
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- 20** ORIENTATION, VISTAS, OVERVIEWS
- 21** SYMMETRIC OR ASYMMETRIC APPEARANCE
- 22** GENERAL ENVIRONMENTAL CHARACTER



NEIGHBORHOOD ENGAGEMENT

PROJECT ENGAGEMENT

THE 112 EDMUND TEAM HAS BEEN WORKING WITH THE SURROUNDING STAKEHOLDERS FOR SEVERAL YEARS ON ITERATIONS OF THE DEVELOPMENT PROPOSAL, STARTING WITH A SEVEN-STORY BUILDING, DOWN TO FIVE-STORY, AND NOW WITH THE CURRENT VERSION OF THREE STORIES WITH A ROOF TOP DECK. THE MAIN CONCERNS FROM THE NEIGHBORING RESIDENTS HAVE BEEN THE OVERALL HEIGHT OF THE BUILDING AND ITS RELATION TO THE LUCIEN MOORE HISTORIC RESIDENCE. WITH THE PROGRESS OF THE BUILDING TO ITS CURRENT STATE, WE FEEL THAT ITS LOWERED HEIGHT AND INCREASED SEPARATION FROM THE LUCIEN MOORE HOUSE IS A CONTINUED IMPROVEMENT TO THE NEIGHBORHOOD'S CONCERNS, AND THIS HAS BEEN REFLECTED IN THE LETTERS OF SUPPORT THAT WE HAVE BEEN GATHERING.

SINCE 2018, WE HAVE BEEN BEFORE THE BRUSH PARK CDC THREE TIMES. THE ORIGINAL SEVEN-STORY BUILDING WAS PRESENTED ON JUNE 29, 2018 AND RECEIVED ONE VOTE IN FAVOR, WITH FOUR OBJECTIONS AND FOUR ABSTENTIONS. THE CONCERNS RELATED TO BUILDING HEIGHT, LACK OF PARKING, SETBACKS, CURB CUT ON EDMUND, AND RELATIONSHIP TO THE LUCIEN MOORE HOUSE. ON MAY 15, 2019, OUR PLAN FOR THE FIVE-STORY BUILDING RECEIVED APPROVAL WITH A 5-4 VOTE, WITH THE MAJORITY OF THE COMMENTS ON RECORD GENERALLY BEING CONCERNED WITH THE BUILDING HEIGHT BEING MORE THAN FOUR-STORIES. WE AGAIN WENT BEFORE THE BRUSH PARK CDC ON NOVEMBER 17TH TO PRESENT CONCEPT VERSION OF THE CURRENT PLAN, WHICH WAS WELL RECEIVED FOR ITS IMPROVEMENT FROM PREVIOUS PLANS THAT REFLECT THE EXISTING RESIDENTS OVERALL DESIRE FOR LESS IMPACT TO THE NEIGHBORHOOD. WHILE A FORMAL APPROVAL WAS NOT RECEIVED AT THAT MEETING, THE GENERAL DISCUSSION WAS VERY POSITIVE, AND THE NEXT STEP FORWARD IS TO COME BACK TO THE BOARD ONCE FINAL DETAILS HAD BEEN ESTABLISHED. AS SUCH, WE ARE SUBMITTING THE PLANS TO GET ON THE NEXT CDC AGENDA IN MARCH. WE BELIEVE THAT THE SIGNIFICANT IMPROVEMENTS TO THE PLAN FROM PREVIOUS ITERATIONS, INCLUDING A LOWER BUILDING HEIGHT, HIGHER PARKING RATIO, ELIMINATION OF CONNECTION TO EDMUND, AND SIGNIFICANTLY INCREASED SETBACKS, WILL LEAD TO ANOTHER APPROVAL FROM THE BRUSH PARK CDC.



Owner / Developer

ROBERTSON BROTHERS HOMES
6905 Telegraph Road
Suite 200
Bloomfield Hills, MI 48301
Tel. (248) 282-1428
Fax. (248) 282-1423

CONTACT: Tim Loughrin

Architect

ALEXANDER V. BOGAERTS & ASSOCIATES, P.C.
2445 Franklin Road
Bloomfield Hills, MI 48302
Tel. (248) 334-5000

Civil Engineer

NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257

CONTACT: Brad W. Brickel, PE

Landscape Architect

LAND DESIGN STUDIO
18161 W. Thirteen Mile Road
Suite B-4
Southfield, MI 48076
Tel. (248) 594-3220
Fax. (248) 230-4168

CONTACT: Tad Krear

City of Detroit,
Wayne County, Michigan
PRELIMINARY SITE PLAN DOCUMENTS
Prepared For
Robertson Brothers Homes
BRUSH SUBDIVISION OF PART OF PARK LOTS 11, 12 & 13,
CITY OF DETROIT,
WAYNE COUNTY, MICHIGAN

SHEET INDEX

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SP2	Preliminary Site Plan
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A-3	View from South-East
A-4	Contextual Information
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A-6	Second & Third Floor Plans
A-7	Roof Plan
A-8	Building Elevations
A-9	Materials
A-10	Materials



LOCATION MAP

LEGAL DESCRIPTION - PER TITLE COMMITMENT

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MI, DESCRIBED AS FOLLOWS:

THE EAST 10 FEET OF LOT 13 AND ALL OF LOT 14, BLOCK 5, OF BRUSH SUBDIVISION OF PART OF PARK LOTS 11, 12 & 13, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 191, WAYNE COUNTY RECORDS.

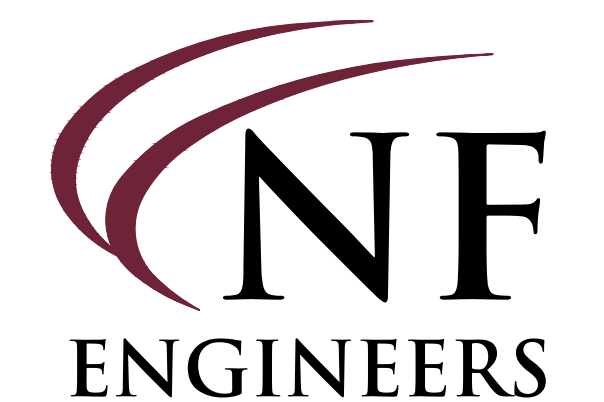
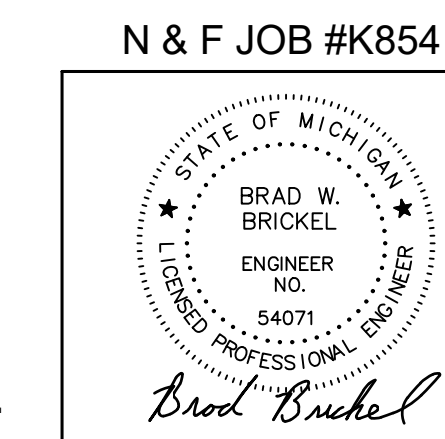
TAX ITEM NUMBER: 000701/WARD 01

ADDRESS: 112 EDMUND PLACE, DETROIT, MI 48201

REVISIONS:
02-22-21 ISSUED FOR HDC REVIEW

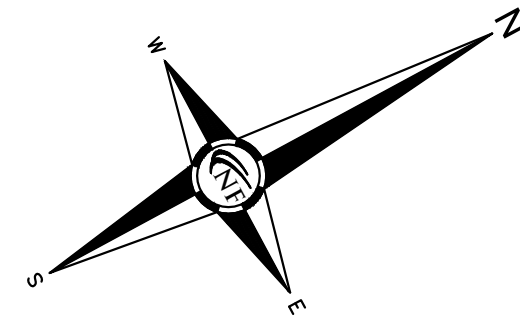
Project Name

112 Edmund Place

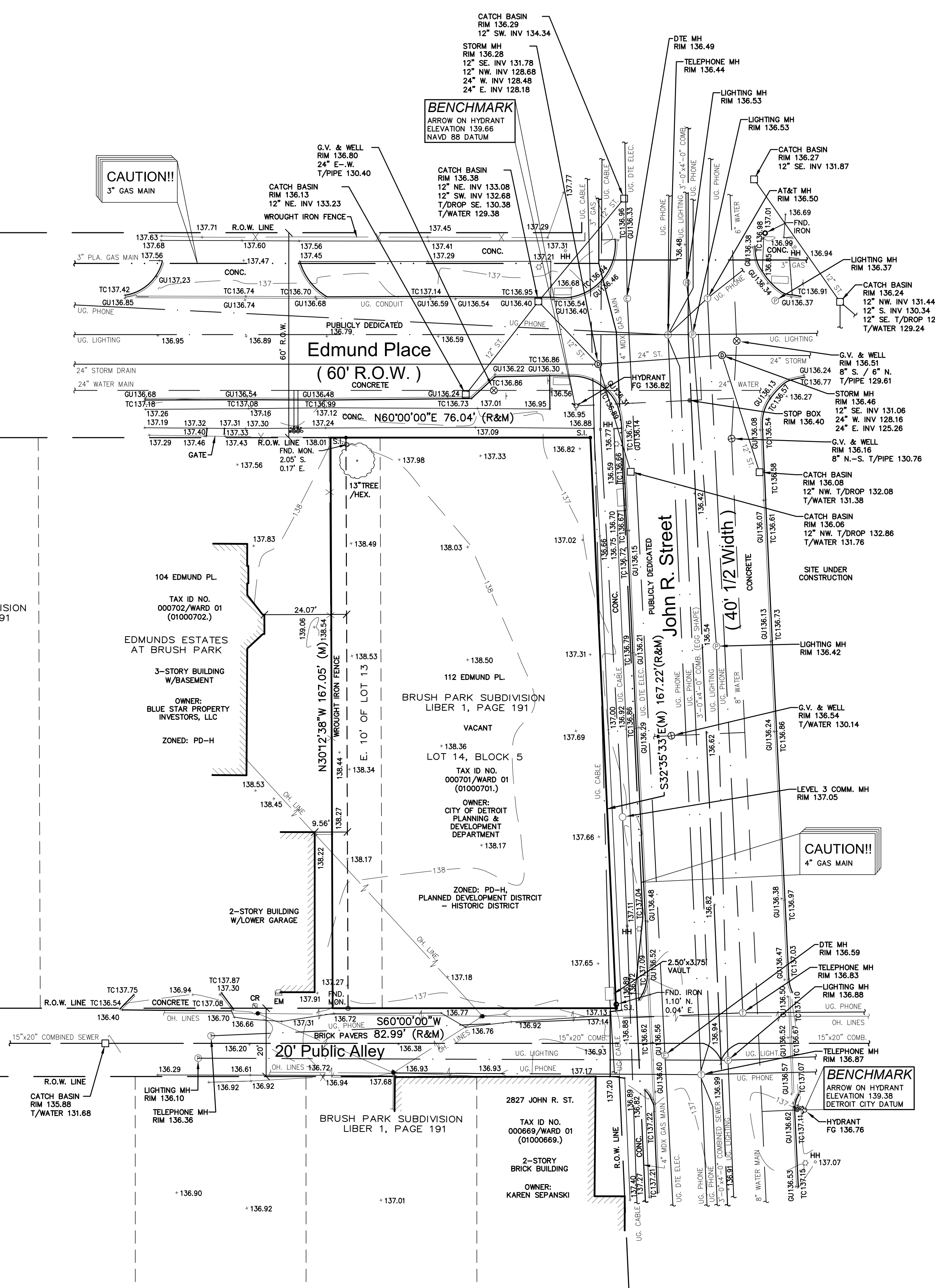


CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM



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LOT 10
LOT 11
BLOCK 5
BRUSH PARK SUBDIVISION
LIBER 1, PAGE 191

104 EDMUND PL.
TAX ID NO. 000702/WARD 01 (01000702)
EDMUNDS ESTATES AT BRUSH PARK
3-STORY BUILDING W/BASEMENT
OWNER: BLUE STAR PROPERTY INVESTORS, LLC
ZONED: PD-H

BRUSH PARK SUBDIVISION
LIBER 1, PAGE 191
VACANT
LOT 14, BLOCK 5
TAX ID NO. 000701/WARD 01 (01000701)
OWNER: CITY OF DETROIT PLANNING & DEVELOPMENT DEPARTMENT
ZONED: PD-H
PLANNED DEVELOPMENT DISTRICT - HISTORIC DISTRICT

2827 JOHN R. ST.
TAX ID NO. 000669/WARD 01 (01000669)
2-STORY BRICK BUILDING
OWNER: KAREN SEPANSKI

ALTA SURVEY NOTES

THERE IS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
THERE IS NO VISIBLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
THERE IS NO VISIBLE EVIDENCE OF ANY WETLAND AREAS.
LOCATION OF UTILITIES EXISTING ON OR SERVING THE PROPERTY AS DETERMINED BY OBSERVED EVIDENCE OR EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM UTILITY COMPANIES.
THE SUBJECT PROPERTY HAS ACCESS TO EDMUND PLACE AND JOHN R STREET, BOTH BEING A PUBLICLY DEDICATED ROAD AND ACCESS TO A 20' PUBLIC ALLEY.

BASIS OF BEARING NOTE

ALL BEARINGS ARE IN RELATION TO THE PREVIOUSLY ESTABLISHED SOUTHERLY RIGHT-OF-WAY LINE OF EDMUND PLACE (60' WIDE) OF BRUSH SUBDIVISION AS RECORDED IN LIBER 1 OF PLATS, PAGE 191, WAYNE COUNTY RECORDS. (N.60°00'00"E.)

DATUM NOTE

ALL ELEVATIONS SHOWN HEREON ARE ON THE CITY OF DETROIT DATUM. AN ELEVATION OF 479.185 MUST BE ADDED TO THE CITY OF DETROIT DATUM TO ACHIEVE THE N.A.V.D. 88 DATUM (CGRS).

FLOOD HAZARD NOTE

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 2616300285E BEARING AN EFFECTIVE DATE OF 02-02-2012.

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER B090650396, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY, DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON MARCH 26, 2019. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.
UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

DTE DISCLAIMER NOTE

PLEASE NOTE THAT DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE "NEW STRUCTURES AND POWER LINE" REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800-477-4747

CERTIFICATE OF SURVEY

CERTIFIED TO:
-CITY OF DETROIT PLANNING & DEVELOPMENT DEPARTMENT
-FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 7, 2019.

KEVIN NAVAROLI, P.S. NO. 53503 DATE 6-24-2019



LEGAL DESCRIPTION - PER TITLE COMMITMENT

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MI, DESCRIBED AS FOLLOWS:
THE EAST 10 FEET OF LOT 13 AND ALL OF LOT 14, BLOCK 5, OF BRUSH SUBDIVISION OF PART OF PARK LOTS 11, 12 & 13, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 191, WAYNE COUNTY RECORDS.
TAX ITEM NUMBER: 000701/WARD 01
ADDRESS: 112 EDMUND PLACE, DETROIT, MI 48201

SURVEY DATA

SITE AREA: 12,531.13 SQUARE FEET OR 0.228 ACRES
ZONED: PD-H, PLANNED DEVELOPMENT DISTRICT - HISTORIC DISTRICT
PARKING SPACES: NO PARKING SPACES (VACANT)
A SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION OR OPINION OF ANOTHER PARTY. A ZONING ENDORSEMENT LETTER SHOULD BE OBTAINED FROM THE CITY OF DETROIT TO INSURE CONFORMITY AS WELL AS MAKE A FINAL DETERMINATION OF THE REQUIRED BUILDING SETBACK REQUIREMENTS.

TITLE REPORT NOTES

- REFERENCE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: 836759, EFFECTIVE DATE: NOVEMBER 29, 2018.
- SCHEDULE B - PART II, EXCEPTIONS:
EXCEPTIONS: 1, 4, 5, 6, 12, 13 AND 14 REFER TO THE OWNERSHIP OF THE PROPERTY AND ARE NOT PLOTTABLE.
2. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND.
3. EASEMENTS, ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
7. INTEREST OF CENTRAL BRUSH PARK, LLC, AS DISCLOSED BY QUIT CLAIM DEED RECORDED IN LIBER 45397, PAGE 1633. (NOT A PLOTTABLE EXCEPTION)
8. TERMS AND CONDITIONS CONTAINED IN ORDINANCE FOR BRUSH PARK HISTORIC DISTRICT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 20782, PAGE 634, REGISTER NO. 6481677; AFFIDAVIT OF HISTORIC DESIGNATION RESTRICTIONS RECORDED IN LIBER 20884, PAGE 381, REGISTER NO. 6510558. (NO EASEMENT(S) DESCRIBED WITH SAID DOCUMENTS)
9. OIL, GAS, MINERAL, AND ABORIGINAL ANTIQUITIES RESERVED BY THE STATE OF MICHIGAN, AND THE TERMS, COVENANTS AND PROVISIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 22212, PAGE 609, REGISTER NO. 6884113. (SUBJECT PROPERTY IS DESCRIBED WITHIN SAID DOCUMENT, NO EASEMENTS AND/OR RESTRICTIONS DESCRIBED, NOT PLOTTED)
THIS EXCEPTION DOES NOT CONSTITUTE A STATEMENT AS TO THE OWNERSHIP OF THIS INTEREST OR RIGHT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF SUCH INTERESTS THAT ARE NOT LISTED.
10. TERMS AND CONDITIONS CONTAINED IN MODIFIED DEVELOPMENT PLAN BRUSH PARK REHABILITATION PROJECT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 26750, PAGE 873, LIBER 28459, PAGE 602, LIBER 29551, PAGE 1900 AND LIBER 40535, PAGE 209, (REFERS TO BUILDING SETBACKS BASED UPON CERTAIN CONDITIONS, NOT PLOTTED)
11. TERMS AND CONDITIONS CONTAINED IN AGREEMENT TO PURCHASE AND DEVELOP LAND DATED OCTOBER 5, 2006, AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 45397, PAGE 1633. (NOT A PLOTTABLE EXCEPTION)

LEGEND

MANHOLE(MH)	EXISTING SANITARY SEWER
HYDRANT(HYD)	EXISTING SAN. CLEAN OUT
MANHOLE(MH)	EXISTING WATER MAIN
MANHOLE(MH)	EXISTING STORM SEWER
UTILITY POLE	EX. BEEHIVE CATCH BASIN
UP	EX. UNDERGROUND (UG.) CABLE
LP	EXISTING GAS MAIN
ASPH.	ASPHALT
CONC.	CONCRETE
FD. / FND.	FOUND
RET. WALL	RETAINING WALL
R.O.W.	RIGHT-OF-WAY
S.I.	SET IRON
(TYP)	TYPICAL
(R)	RECORDED
(M)	MEASURED
C/L	CENTERLINE
P/L	PROPERTY LINE
GM	GAS METER
EM	ELECTRIC METER
L/S	LANDSCAPE
CR	CABLE RISER
HH	HAND HOLE

SEAL

PROJECT
Hi-Rise Condominium
112 Edmund Place
Detroit, MI 48201

CLIENT
Robertson Brothers Homes
6905 Telegraph Road,
Suite 200
Bloomfield Hills, MI 48301

Contact: Tim Loughrin
Phone: 248.282.1428
Email:
loughrin@robertsonhomes.com

PROJECT LOCATION
Brush Subdivision of
Part of Park Lots 11, 12 & 13
City of Detroit, Michigan

SHEET
ALTA/NSPS Land Title /
Topographic Survey

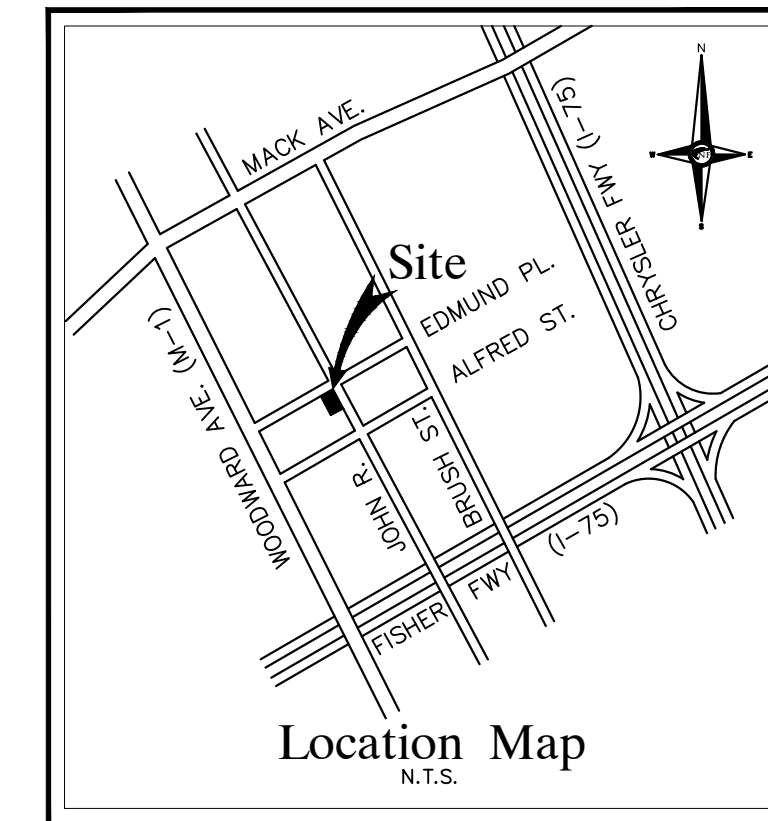


DATE	ISSUED/REVISED
03-26-19	SURVEY ISSUED
06-24-19	UTILITIES ADDED
02-22-21	ISSUED FOR HDC REVIEW

DRAWN BY:
M. Carnaghi
DESIGNED BY:

APPROVED BY:
K. Navaroli
DATE:
March 26, 2019

SCALE: 1" = 20'
NFE JOB NO. K854 SHEET NO. SP2



SITE DATA - TOWNHOMES

SITE AREA	12,531.13 SQUARE FEET OR 0.228 ACRES	
BUILDING HEIGHT	30' HEIGHT	
MAXIMUM PERMITTED:	30' HEIGHT	
PROPOSED:	48'-12" HEIGHT	
ZONING	PD-H, PLANNED DEVELOPMENT DISTRICT - HISTORICAL DISTRICT	
EXISTING:	PD-H, PLANNED DEVELOPMENT DISTRICT - HISTORICAL DISTRICT	
ST/BACKS:	REQUIRED	PROVIDED
FRONT:	0'	0.7', 2.5'
SIDE:	0'	0.2'
REAR:	0'	20.0'
PARKING REQUIRED:	0.75 SPACES PER DWELLING UNIT 16 DWELLING UNITS X 0.75 = 12 SPACES	
PROVIDED:	17 TOTAL SPACES PROVIDED INCLUDING 1 VAN ACCESSIBLE SPACE	
SITE COVERAGE		
SITE AREA	12,531.13 SFT.	100.0%
BUILDING FOOTPRINT	8,955.98 SFT.	71.5%
PARKING & DRIVES	3,480.22 SFT.	27.8%
OPEN SPACE	94.83 SFT.	0.70%

GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE - MDT BITUMINOUS MIXTURE NO. 1100L, 20A; SURFACE COURSE - MDT BITUMINOUS MIXTURE NO. 1100T, 20A; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDT SS-IH EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.

PAVEMENT BASE SHALL BE COMPACTED TO 85% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT Poured RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-5164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LICENSES AND ARRANGE FOR ALL INSPECTION.

EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RAMPS.

SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

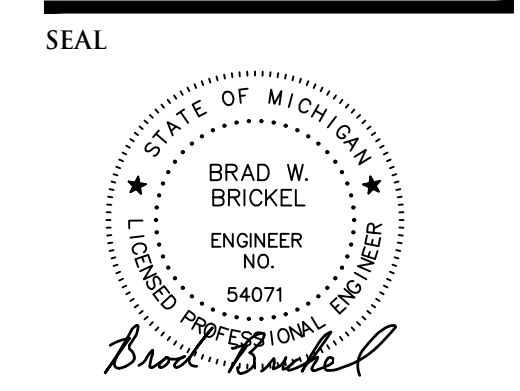
FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		SAN. CLEAN OUT
	MANHOLE CATCH BASIN		EXISTING WATERMAIN
	UTILITY POLE		EXISTING STORM SEWER
	GUY POLE		EX. R. Y. CATCH BASIN
	GUY WIRE		EXISTING BURIED CABLES
	LIGHT POLE		OVERHEAD LINES
	SIGN		EXISTING GAS MAIN
	C.O. MANHOLE		PR. SANITARY SEWER
	HYDRANT		PR. WATER MAIN
	INLET		PR. STORM SEWER
	C.B. MANHOLE		PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE		



PROJECT
 Hi-Rise Condominium
 112 Edmund Place
 Detroit, MI 48201

CLIENT
 Robertson Brothers Homes
 6905 Telegraph Road,
 Suite 200
 Bloomfield Hills, MI 48301

Contact: Tim Loughrin
 Phone: 248.282.1428
 Email: loughrin@robertsonhomes.com

PROJECT LOCATION
 Brush Subdivision of
 Part of Park Lots 11, 12 & 13
 City of Detroit,
 Wayne County, Michigan

SHEET
 Preliminary Site Plan



DATE	ISSUED/REVISED
03-26-19	SURVEY ISSUED
06-24-19	UTILITIES ADDED
02-22-21	ISSUED FOR HDC REVIEW

DRAWN BY:
 J. Lawrey
DESIGNED BY:
 B. Brickel
APPROVED BY:
 B. Brickel

DATE:
 March 26, 2019

SCALE: 1" = 20'

NFE JOB NO. **K854** SHEET NO. **SP3**

