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#### Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

This is a suggested format that may be used by Responsible Entities to document completion of an Environmental Assessment.

#### **Project Information**

Project Name: 3917 McClellan

**Responsible Entity: City of Detroit** 

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: Michigan / Detroit

**Preparer: ASTI Environmental** 

Certifying Officer Name and Title: Julie Schneider, Director of Housing and Revitalization Department, City of Detroit: Housing and Revitalization Department, Coleman A. Young Municipal Center, 2 Woodward Avenue, Suite 908, Detroit, Michigan 48226, 313-224-6380.

Grant Recipient (if different than Responsible Entity):

**Consultant** (if applicable): Christopher Yelonek, ASTI Environmental, 10448 Citation Drive, Suite 100, Brighton, Michigan 48116, 810-599-4465, cyelonek@asti-env.com

Direct Comments to: Kim Siegel, Environmental Compliance Specialist, City of Detroit: Housing and Revitalization Department, Coleman A. Young Municipal Center, 2 Woodward Avenue, Suite 908, Detroit, Michigan 48226, 313-224-6380, kim.siegel@detroitmi.gov.

#### Project Location: 3917 McClellan Street, Detroit, Michigan 48214

#### Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The proposed project plans to construct a new early learning center at 3917 McClellan Street, Detroit, Wayne County, Michigan 48214, hereby known as the Subject Property. The Subject Property is located in the Gratiot Woods neighborhood of Detroit. The extant vacant and former, one-story school building on the Subject Property is to be demolished prior to the proposed new construction. The proposed new construction is to consist of an irregularly shaped, one story, 14,525 square foot building consisting of two ells, forming around an egress court. The interior of the proposed new construction is to contain eight classrooms of 582 to 630 square feet, a 990 square foot assembly room, restrooms, two business areas ranging from 280 to 350 square feet, a 360 square foot lounge, offices, and a staff area. The new construction is to serve as an early childhood learning center to serve families of the surrounding community. Matrix Human Services is the intended operator of the center with a head start program and family services.

#### Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

There is a great need and demand for early childhood education in Detroit. There are an estimated 54,000 children under 5 years of age in Detroit, but only 20,674 have access to a slot in a licensed childcare facility. The IFF found 84 percent of childcare service providers are licensed. All day, full-year childcare is not offered at 56 percent of Detroit's childcare providers. An estimated additional 23,239 slots of licensed provider slots are needed to serve all children under 5 years in the city. The demand for licensed childcare providers is mostly concentrated in the northeast and southwest portions of Detroit, which comprise of 51 percent of the demand. The site of proposed project was selected as the Subject Property based on the need for early childhood need and community support in the Gratiot Woods neighborhood. Data Driven Detroit has reported that only 59.1 percent of childcare providers participate in QRIS as of 2021, there are 22,241 fewer childcare slots than needed as of 2017, 50.6 percent of mothers receiving adequate prenatal care in Detroit as of 2019, and 42.1 percent of children of no more than 5 years of age live below the poverty line in Detroit as of 2019. Additionally, 12 percent of the population is unemployed, and 23 percent of the population holds less than a high school education. The proposed project may assist with parents within the Gratiot Woods neighborhood seeking employment and pursuing education.

#### Existing Conditions and Trends [24 CFR 58.40(a)]:

The Subject Property is currently a vacant former school building in the Gratiot Woods neighborhood in the City of Detroit. The Subject Property is likely to remain a vacant and unutilized property without the proposed project with its funding availability. The Subject Property is largely surrounded by residential properties with some commercial properties one block south of the Subject Property along Mack Avenue. The State of Michigan: Department of Education has noted the first five years of a child's life are key to the children's intellectual development due to the rapid brain development at the earliest ages. Communities that have experienced housing, education, and employment discrimination has led to a chronic underfunding of early childhood education within the State of Michigan. The Harvard Business Review has reported that early childhood education costs are too high for many families with national in-center care average care costing \$8,589.00 per year. Crain's Detroit Business reports that more than 300,000 women had left the workforce between 2001 and 2016 due to the rising cost of childcare. IFF completed an analysis of early childhood education in Detroit, dated 2015 (Tab Attachment 1). There are an estimated 54,000 children under 5 years of age in Detroit, but only 20,674 have access to a slot in a licensed childcare facility. The IFF found 84 percent of childcare service providers are licensed. Of the licensed childcare providers, only 31 percent of the providers participate in Michigan's Quality Rating and Improvement System (QRIS) as of 2015. All day, full-year childcare is not offered at 56 percent of Detroit's childcare providers. An estimated additional 23,239 slots of licensed provider slots are needed to serve all children under 5 years in the city. The demand for licensed childcare providers is mostly concentrated in the northeast and southwest portions of Detroit, which comprise of 51 percent of the demand. Data Driven Detroit has reported that only 59.1 percent of childcare providers in Detroit participate in QRIS as of 2021, there are 22,241 fewer childcare slots than needed as of 2017, 50.6 percent of mothers receiving adequate prenatal care in Detroit as of 2019, and 42.1 percent of children of no more than 5 years of age live below the poverty line in Detroit as of 2019.

#### **Funding Information**

Grant Number	HUD Program	Funding Amount
TBD	City of Detroit: CDBG	\$860,000.00

**Estimated Total HUD Funded Amount:** \$860,000.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$8,500,000.00

#### Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

<b>Compliance Factors</b> : Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		

	r		
<b>Airport Hazards</b> 24 CFR Part 51 Subpart D	Yes	No	Coleman A. Young International Airport and Windsor International Airport are the two airports within 15 miles of the Subject Property which are 2.07 miles and 6.75 miles, respectively. The Subject Property is located outside of all airport clear and accident potential zones of both airports. The proposed project is in compliance with this regulation. See Appendix P for the Airport Location Map.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes	No	The Subject Property is located in Detroit, Wayne County, Michigan. Coastal barrier MI-04 is the only coastal barrier resource within Wayne County and is along the southern coast of the county. The Subject Property is located in an inland portion of Northeastern Wayne County. There is no anticipated adverse impact to coastal barrier resources through the proposed project. The proposed project is in compliance with this statute. See Appendix Q for the John H. Chafee Coastal Barrier Resources System Map of Michigan.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes	No	The Subject Property is located in Zone X, the area of minimal flood hazard in FEMA flood map 26163C0301F effective October 21, 2021. Flood insurance is not required for the proposed project. The proposed project is in compliance with this statute. See Appendix D for the FEMA flood map.
STATUTES, EXECUTIVE OI & 58.5	RDERS,	AND R	EGULATIONS LISTED AT 24 CFR 50.4
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes	No	The Subject Property is located in Wayne County, Michigan. The entirety of Wayne County is within the Southeast Michigan ozone non-attainment area. The proposed project is anticipated to begin in the summer of 2023 and is expected to take 9 to 10 months. The proposed project was submitted to EGLE: Air Quality Division for further analysis, who found the proposed project is anticipated to exceed the de minimis levels for ozone non-attainment included in the federal general conformity requirements.

		Therefore, the proposed project does not require a detailed conformity analysis and the proposed project is in compliance with this statute. See Appendix J.
Coastal Zone Management Coastal Zone Management Act, sections 307I & (d)	Yes No	The Subject Property is located in Detroit, Wayne County, Michigan. The Subject Property located in an inland portion of Detroit and is outside the Coastal Zone Management area. The proposed project is in compliance with this statute. See Appendix F.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No	The Subject Property is located in Wayne County, Michigan. Wayne County is in Zone 3 of the EPA's radon zones. Additionally, 17 percent of homes in Wayne County have tested equal to or above 4 pCi/L guideline. The proposed project will be tested for radon after construction has been completed. See Appendix M for the radon maps.
		Phase I ESA
		February 3, 2023
		ASTI Environmental was retained to conduct a Phase I Environmental Site Assessment (ESA) (Tab Attachment 2) on the Subject Property. The assessment revealed no recognized environmental conditions (REC), controlled recognized environmental conditions (CREC), or significant data gaps in connection with the Subject Property. Although not identified as a REC, the following should be considered when evaluating the Subject Property. The foundations of the previous buildings may have included basements. A common practice in Detroit prior to modern standards was to demolish the building into the basement to use as fill material. Additional fill material could have been required to return to grade any potential resulting cavities. Historic fill materials often contained hazardous substances and/or petroleum products. If demolition debris is encountered, asbestos-containing materials

		may also be present. If fill material is encountered during redevelopment activities, the material should be properly characterized and managed in accordance with applicable regulations.
		Asbestos-Containing Materials Inspection
		February 3, 2023 ASTI Environmental was retained to conduct an asbestos-containing material (ACM) inspection (Tab Attachment 3) of the extant building on the Subject Property. The extant structure inspected consists of a single academic building that is one-story and of masonry construction with a flat roof and a gabled roof. Based on the inspection on January 13, 2023, the materials pipe insulation, dark brown/black glue pods, beige window caulk, and brown window graze were found throughout the building are ACMs. Black mastic beneath the floor title in the building center section offices are ACMs. During the inspection, the fire doors and frames were identified as a potential ACM, however, due to the destructive nature of sampling required, the potential ACM material was not sampled at this time and should be considered as a presumed asbestos-containing material until it can be sampled.
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No	The Indiana Bat, Northern Long-eared bat, Rufa Red Knot, Eastern Massasauga, and Eastern Prairie Fringed Orchid are endangered species in Wayne County that are listed on the Federal Endangered Species Known to Occur in Michigan. ASTI Environmental conducted a threatened and endangered species assessment on the Subject Property on March 14, 2023. ASTI searched the Subject Property for potential bat trees and habitat for the listed species, with the search for species from the IPaC generated species list, as appropriate. No

		suitable habitat for any of the listed species occurs on the Subject Property or in the vicinity. ASTI concludes that the proposed project will have "No Effect" on any federally protected species and that further Section 7 consultation with the USFWS is not necessary for this project. See appendix H.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No	There are no registered Above-ground Storage Tanks within one mile of the Subject Property based on the EDR Radius Map report for the Subject Property, dated January 6, 2023. The proposed project is within compliance of this regulation. See Appendix O for the map.
<b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No	The soil on the Subject Property consists of Rapson-Urban land, which is not classified as not prime farmland. Additionally, the Subject Property is located within an urbanized area of Detroit. The proposed project will not have an adverse impact on prime farmland. See Appendix K for the USDA soil survey.
<b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No	The Subject Property is located in Zone X, the area of minimal flood hazard in FEMA flood map 26163C0301F effective October 21, 2021. The proposed project is in compliance with this executive order. See Appendix D for the FEMA flood map.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No	
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No	The noise assessment of the new construction of the proposed project underwent a noise assessment conducted by ASTI Environmental. Two Noise Assessment Locations (NALs) were selected due to the noise sources. NAL #1 and NAL #2 were found to be within the Normally Unacceptable range at 70dB and 66 dB, respectively. See Appendix M.

Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424€; 40 CFR Part 149	Yes No	The Subject Property is located in Detroit, Wayne County, Michigan. There are no sole source aquifers within the State of Michigan. The proposed project is in compliance with this statute. See Appendix G for the Sole Source Aquifers map of the Great Lakes Region.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No	The Subject Property is located in Detroit, Michigan, an urbanized area. There are no wetlands or bodies of water present on the Subject Property. Nor are there any wetlands or bodies of water near the Subject Property. The proposed project is in compliance with this executive order. See Appendix E for the National Wetlands Inventory map.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No	The Subject Property is located in Detroit, Wayne County, Michigan, which is in the Southeastern portion of the state. There are no designated Wild and Scenic Rivers within Southeast Michigan. There are no Inventory Rivers near the Subject Property. The proposed project is in compliance with this statute. See Appendix I.
ENVIRONMENTAL JUSTIC	E	
Environmental Justice Executive Order 12898	Yes No	There are no superfund sites or hazardous waste treatment, storage, and disposal facilities within one mile of the Subject Property. The pollution of the area surrounding the Subject Property is above the State of Michigan average, except for superfund proximity. The population surrounding the Subject Property consist of 91 percent that are people of color, 59 percent are low-income, 12 percent are unemployed, 0 percent are limited English speaking households, 23 percent hold less than a high school education, 9 percent are under the age of 5 years, and 19 percent are over the age of 64 years. The Subject Property is a former school building which is currently vacant, and the proposed project will not displace any persons. The proposed project is to construct a new early education center, which can provide childcare services

**Environmental Assessment Factors** [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. All conditions, attenuation or mitigation measures have been clearly identified.

**Impact Codes**: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact May require mitigation

(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELO	PMENT	
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The Subject Property is zoned R5 – Medium Density Residential District. The City of Detroit has sought to help provide more childcare resources as part of the City's Master Plan of Policies: Health and Social Services goals. The proposed project is a compatible land use and zoning as an early learning center. Based on the architectural plans of the proposed project, the scale and urban design of the proposed new construction are compatible with surrounding extant developments. The proposed project is not anticipated to have an adverse impact on zoning, land use, or urban design of the surrounding community. See Appendix R for the City of Detroit zoning map.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The soil on the Subject Property consists of Rapson-Urban land and has been previously developed, which is suitable for future development. The slope on the Subject Property is 0 to 4 percent. Rapson-Urban land is a soil type that is classified as somewhat poorly drained. However, the runoff class for Rapson-

		Urban land is very low. Due to the previous development, drainage class, and runoff class of the Subject Property's soil, erosion is not anticipated to have an adverse impact on the proposed project. See Appendix K for the USDA soil survey.
Hazards and Nuisances including Site Safety and Noise	2	The proposed project is to construct an early learning center and is not anticipated to be a noise generator. The only known hazard on the Subject Property are the asbestos-containing materials within the extant building, which are after the proposed demolition of the extant building, there are no known on-site hazards. The proposed project plans to incorporate fencing, key fobs, and cameras as security features. The proposed project is not anticipated to have an adverse impact in creating hazards and nuisances.
Energy Consumption	2	Electrical and gas utilities at the Subject Property are serviced by DTE Energy. The proposed project plans to incorporate LED lighting and energy star appliances to help reduce the demand on energy use. Additionally, the new construction of the proposed project is designed to maximize natural light into the classrooms, which will reduce energy demand at the Subject Property during daylight hours. The proposed project is not anticipated to have an adverse impact on energy consumption.

Environmental	Impact	
Assessment Factor	Code	Impact Evaluation
SOCIOECONOM	<b>IIC</b>	
Employment and		The proposed project is anticipated to create a temporary increase
Income Patterns	1	in construction employment in the area. There are plans to
		increase childcare and education professional employment.
Demographic		The Subject Property is a vacant former school building. The
Character Changes,	1	proposed project plans to demolish the extant building and
Displacement		construct a new early learning center. The proposed project is not
. I		anticipated to cause displacement. Since the proposed project is to
		construct an early learning center and provide more opportunities
		for childcare in the area. By providing childcare options in the
		area surrounding the Subject Property, the proposed project may
		help reduce the unemployment rate.

Environmental	Impact	
Assessment Factor	Code	Impact Evaluation
COMMUNITY F	ACILITIE	S AND SERVICES
Educational and		There are several education facilities provided by the Detroit
Cultural Facilities	2	Public Schools Community District. Nichol Elementary- Middle
		School at 3000 Burns Street, offers educational services from
		Kindergarten to the Eighth Grade, and is 2,352 feet from the
		Subject Property. Hutchinson Elementary-Middle School at 2600
		Garland Street, which offers education services from Pre-K to the
		Eighth Grade and is 3,516 feet from the Subject Property. Finally,
		Southeastern High School at 3030 Fairfield Street, offers
		education services from the Ninth to Twelfth Grade and is 4,496

		feet from the Subject Property. The proposed project is the construction of a new early learning center and is not anticipated to have an adverse impact on education facilities. The proposed project is anticipated to help provide more childcare opportunities in the area. The Boggs Community Center of Detroit at 3061 Field Street is 1.05 miles from the Subject Property. Pewabic Pottery, a museum and ceramic studio at 10125 East Jefferson Avenue is 1.08 miles from the Subject Property. The Liberal Arts Gallery at 3361 Gratiot Avenue is 1.87 miles from the Subject Property. Playground Detroit Gallery at 2845 Gratiot Avenue is 2.18 miles from the Subject Property. The nearest library branch to the Subject Property is the Elmwood Park Branch of the Detroit Public Library at 550 Chene Street, which is 2.71 miles away. The proposed project is not anticipated to have adverse impact on nearby cultural facilities. See Appendix R.
Commercial Facilities	2	The nearest commercial corridor to the Subject Property is along Kercheval Avenue from Van Dyke to Maxwell Street, featuring retail and restaurants. The Kercheval Avenue commercial corridor is 1.01 miles from the Subject Property. The next nearest commercial corridor is on East Jefferson Avenue, from Cadillac Boulevard to Saint Jean, which includes a grocery store, a post office, Pewabic Pottery, a fitness center, retail, and restaurants. The East Jefferson Avenue commercial corridor is 1.13 miles from the Subject Property. No adverse impact is anticipated on commercial corridors through the proposed project.
Health Care and Social Services	2	The project area is served by a full range of health care professionals. Doctor Sophie Womack Health Center at 7900 Kercheval Avenue is 1.11 miles from the Subject Property. The Detroit Medical Center Central Campus is the nearest hospital to the Subject Property, located at 4201 Saint Antoine, and is 3.23 miles from the Subject Property. The nearest social services provider to the Subject Property is the Federation of Youth Services at 548 East Grand Boulevard, which focuses on providing social services to youth and families experiencing extreme hardships which is 1.22 miles from the Subject Property. No health care and social services facilities are anticipated to experience adverse impacts through the proposed project. See Appendix R.
Solid Waste Disposal / Recycling	2	Solid waste disposal services are to be serviced by a private contractor. The City of Detroit: Department of Public Works offers a commercial recycling program to commercial and multifamily customers, via a sign-up request. No adverse impacts on solid waste disposal and recycling through the proposed project are anticipated.
Waste Water / Sanitary Sewers	2	The project will be connected to the municipal sanitary sewer service. Service already exists for the property. The Detroit Water and Sewage Department provides service to the project area. No

		adverse impacts on waste water and sanitary sewers through the
Water Supply	2	proposed project are anticipated. The project will be connected to the municipal water service. Service already exists for the property. The Detroit Water and Sewage Department provides service to the project area.
Public Safety - Police, Fire and Emergency Medical		The Subject Property is served by the Seventh Police Precinct of the Detroit Police Department located at 3501 Chene Street. Approximate distance from 2.35 miles from the Subject Property. The City of Detroit: Fire Department provides emergency fire and medical services to the Subject Property. The nearest fire station to the Subject Property is Engine 21 – Medic 14 at 5010 Rohns Street, which is 2,768 feet away. No public safety facilities or services are anticipated to be adversely impacted by the proposed project. See Appendix R.
Parks, Open Space and Recreation		There are several opportunities for recreation and parks nearby the Subject Property. Pingree Park at 8501 East Canfield Street, is 2,083 from the Subject Property, featuring basketball courts, a picnic area, a play area, a soccer field, and softball fields. Thomas Mollicone Playground at 2969 Burns Avenue, features a picnic area, a play area, and a walking path is 2,532 feet from the Subject Property. Brewer Park at 4819 Fairview Street, is 3,650 feet from the Subject Property and features a football field. Butzel Playground at 7737 Kercheval Avenue features a basketball court, horseshoes, picnic shelters, a play area, and a softball field is 1.03 miles from the Subject Property. The Butzel Family Recreation Center at 7737 Kercheval Avenue is 1.11 miles from the Subject Property. No adverse impacts on parks and recreation through the proposed project are anticipated. See Appendix R.
Transportation and Accessibility		Bus service in the city is provided by the Detroit Department of Transportation (DDOT). The Subject Property is nearby routes 31 and 67. The nearest bus stop to the Subject Property on route 31 is at the corner of Mack Avenue and McClellan Street at stop #6351, which is 763 feet away. The nearest bust stop for route 67 to the Subject Property is at McClellan Street and Mack Avenue at stop #60055, which is 813 feet away. The DDOT routes intersect with several SMART bus routes, which help connect the Subject Property with the Southeast Michigan via public transit. The DDOT route 31 intersects with the SMART bus routes of 510, 515, 530, 560, and 561/563 to the west. To the east, the DDOT route 31 intersects with the SMART routes 610, 615, 620, and 730. The DDOT route 67 intersects with the SMART routes 580, 610, 615, 620, 635, and 730.

Environmental	Impact		
Assessment Factor	Code	Impact Evaluation	
NATURAL FEATU	RES		
Unique Natural Features, Water Resources	2	There are no unique natural features or water resources present on the Subject Property. No adverse impacts on unique natural features and water resources through the proposed project are anticipated.	
Vegetation, Wildlife	2	Vegetation on the Subject Property consists of trees and a grass lawn. Some trees will be removed for the proposed new construction. The proposed project does plan to retain some of the trees and the lawn. The Subject Property is located in an urbanized area of Detroit. Wildlife on the Subject Property is anticipated to be minimal and to only have habitats within the trees. No adverse impact on vegetation and wildlife through the proposed project.	
Other Factors	2	Climate Change: The Subject Property is located in Detroit, Wayne County, Michigan. The Subject Property is unlikely to experience hurricanes, tornadoes, or floods. The climate change on impacts the Subject Property is likely to experience are extreme heat and extreme cold. The proposed project consists of the new construction of an early learning center. The proposed new construction is planned to be insulated with new HVAC to protect users of the Subject Property from extreme temperatures. The proposed project is located near two DDOT bus routes, that connect with other routes, including SMART routes, which may help reduce the carbon footprint of the potential users of the proposed project. No adverse impacts concerning climate change are anticipated through the proposed project. Energy Efficiency: The proposed project's new construction is designed to maximize natural light, which is anticipated to reduce energy demands during the daytime. Additionally, the proposed project plans to install energy star appliances and LED lighting which are designed to high performance with less energy usage. No adverse impacts on energy efficiency are anticipated through the proposed project.	

#### Additional Studies Performed:

Phase I Environmental Site Assessment: 3917 McClellan Avenue, Detroit, Michigan. IFF. ASTI Environmental. May 11, 2020.

Phase I Environmental Site Assessment: 3917 McClellan Avenue, Detroit, Michigan. IFF Development, LLC. ASTI Environmental. February 3, 2023.

Asbestos-Containing Materials Inspection: 3917 McClellan Avenue, Detroit, Michigan 48214. IFF Development, LLC. ASTI Environmental. February 3, 2023.

Noise Assessment: 3917 McClellan Avenue, Detroit, Michigan 48214. IFF Development, LLC. ASTI Environmental. March 21, 2023 **Field Inspection** (Date and completed by):

#### List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

- 1. Federal Emergency Management Agency-Map Service for Flood Rate Insurance Maps https://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1.
- 2. U.S. Fish & Wildlife Service. National Wetlands Inventory, Wetlands Mapper; http://www.fws.gov/wetlands/data/mapper.html.
- 3. U.S. Fish & Wildlife Service. Endangered Species, Michigan County Distribution of Federally-Listed Threatened, Endangered, Proposed, and Candidate Species,
- 4. http://www.fws.gov/midwest/endangered/lists/michigan-cty.html.
- Michigan Department of Environment, Great Lakes, and Energy. Michigan Coastal Zone Boundary Maps, http://www.michigan.gov/deq/0,4561,7-135-3313\_3677\_3696-90802--,00.html.
- 6. Michigan Department of Environment, Great Lakes, and Energy: Air Quality Division. http://www.michigan.gov/deq/0,1607,7-135-3310\_30151\_31129---,00.html
- 7. US EPA. Map of Radon Zones, Wayne County, Michigan, http://www.epa.gov/radon/states/michigan.html.
- 8. Detroit, City of. Zoning Map Index: Map 28. https://detroitmi.gov/departments/buildings-safety-engineering-andenvironmental-department/bseed-divisions/zoning-special-land-use/zoning-map-index.
- Detroit, City of. Master Plan of Policies. chromeextension://efaidnbmnnnibpcajpcglclefindmkaj/https://detroitmi.gov/sites/detroitmi.localhost/files/2018-05/Master%20Plan%20Text.pdf.
- 10. Detroit Public School Community District. https://www.detroitk12.org/.
- 11. Federation of Youth Services. https://www.federationofyouthservices.org/.
- 12. Detroit, City of: Public Library. https://detroitpubliclibrary.org/.
- 13. Detroit, City of: Department of Transportation. https://detroitmi.gov/departments/detroit-department-transportation.
- 14. Detroit, City of: Parks and Recreation. https://detroitmi.gov/departments/detroit-parks-recreation.
- 15. Detroit, City of: Department of Public Works. "Detroit Recycles." https://detroitmi.gov/departments/department-public-works/refuse-collection/detroit-recycles.
- 16. Detroit, City of: Police Department. https://detroitmi.gov/departments/police-department.
- 17. Detroit, City of: Fire Department. https://detroitmi.gov/departments/detroit-fire-department.
- 18. USGS. "Get Topographic Maps." https://ngmdb.usgs.gov/topoview/viewer/#4/40.00/-100.00.
- 19. Michigan Public Service Commission. "Utility Provider Search." https://utilitysearch.apps.lara.state.mi.us/search.
- Raleigh, Rick, Senior Project Manager. IFF, 3011 West Grand Boulevard, Suite 1715, Detroit, Michigan 48202. 313-309-7825.
- 21. Lucido, Francesca, Project Manager / Development. IFF, 3011 West Grand Boulevard, Suite 1715, Detroit, Michigan 48202. 313-309-7825.
- 22. Data Driven Detroit. "What Do We Know About Early Childhood Development?" https://datadrivendetroit.org/kresge-tool/.
- 23. Bukowski, Breanna, Environmental Quality Analyst. Environment, Great Lakes, and Energy: Air Quality Division, Constitutional Hall, 525 West Allegan Street, Lansing, Michigan 48909, 800-662-9278.
- Michigan, State of: Department of Education. Michigan's Collective Early Childhood Action Plan. May 2022. chromeextension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.michigan.gov/mde/-/media/Project/Websites/mde/ogs/Michigans-Collective-Early-Childhood-Action-Plan-FINAL818.pdf?rev=effa2e75d2d84975a7f32b3c305ff1f5&hash=DDD6183ACE96B720201C201DC7704404.
- 25. Brilliant Detroit. "The High Cost of Limited Access to Early Childhood Education in Detroit." 2023. https://brilliantdetroit.org/the-high-cost-of-limited-access-to-early-childhood-education-in-detroit/.

#### List of Permits Obtained:

**Public Outreach** [24 CFR 50.23 & 58.43]: Public outreach will be conducted by the Responsible Entity at a later date.

**Cumulative Impact Analysis** [24 CFR 58.32]: The proposed project seeks to demolish an extant building and build a new early childhood learning center on the Subject Property. The early childhood learning center is intended to serve young children in and around the Gratiot Woods neighborhood. The early childhood education services intended to be provided by the proposed project may assist families seeking childcare services and meet the high demand for childcare services in Detroit. The proposed project may bring more economic stability to the area surrounding the Gratiot Woods neighborhood, by providing childcare serves to parents seeking employment opportunities and pursuing education.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]: The only alternative that was considered for the proposed project was to retain the extant building on the Subject Property. After reviewing proposals from different contractors, it was determined that the rehabilitation and updating the extant building to be cost prohibitive.

**No Action Alternative** [24 CFR 58.40(e)]: The no action alternative is to not construct a new early learning center at the Subject Property. The no action alternative is undesirable since it leaves a former school property vacant in a neighborhood that is experiencing economic vulnerability with young children. The proposed project potentially could assist the improvement of the Subject Property's neighborhood by providing childcare options to nearby residents.

**Summary of Findings and Conclusions:** The proposed project plans to demolish the extant building and construct a new building at the Subject Property. The proposed new construction is intended to be an early childhood education center in the Gratiot Woods neighborhood, which is an area lacking early childcare facilities. The proposed project may help improve the economic stability of the Gratiot Woods neighborhood and the surrounding area.

#### Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	

#### **Determination:**

**Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27] The project will not result in a significant impact on the quality of the human environment.

**Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27] The project may significantly affect the quality of the human environment.

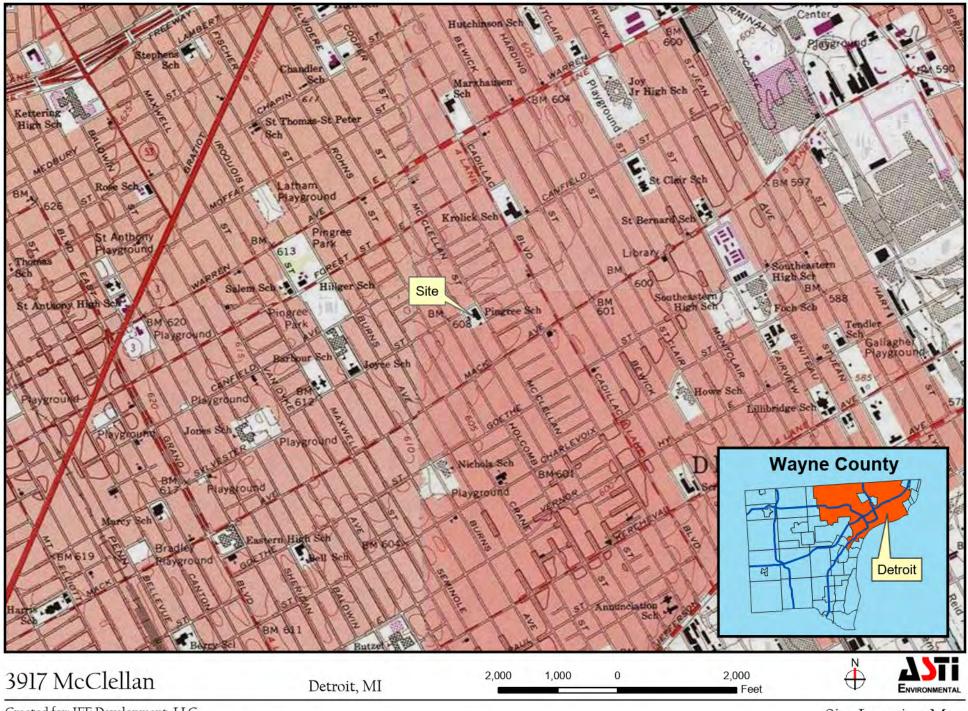
Preparer Signature:	Date:
Name/Title/Organization:	
Certifying Officer Signature:	Date:
Name/Title:	

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

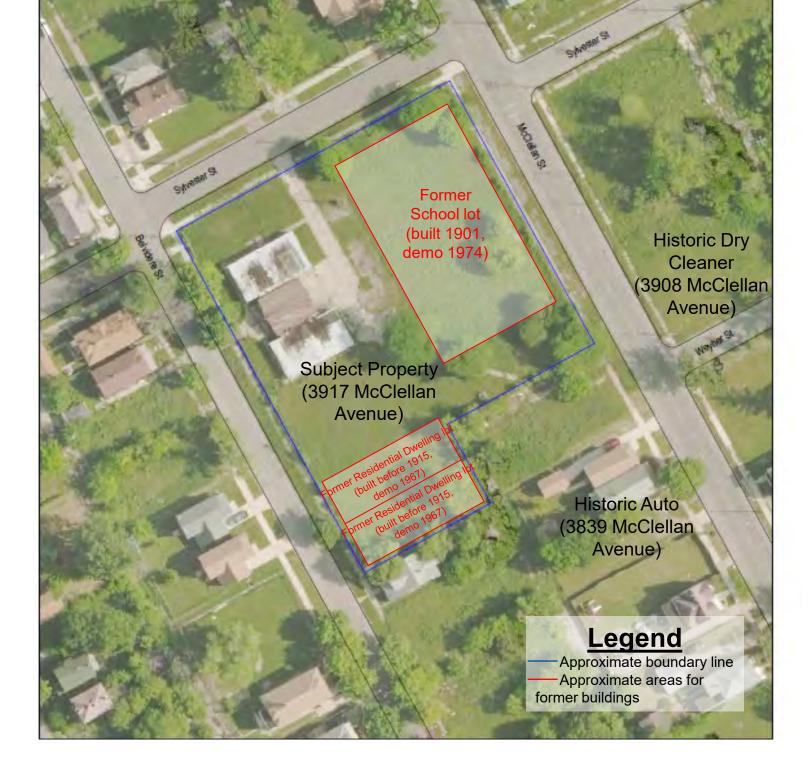
#### **APPENDIX A**

**Figures** Site Location Map Area of Potential Effects Map





Created for: IFF Development, LLC Created by: RMH, March 20, 2023, ASTI Project 3-11479



# 3917 McClellan Avenue



Created for: IFF Development, LLC Created by: KAY (3-11479) January 25, 2023

Detroit, MI

Site Features Map

#### **APPENDIX B**

**Project Information** Site Development Plans Architectural Plans



# OWNER

IFF DEVELOPMENT; LLC 3011 W. GRAND BOULEVARD SUITE 1715 DETROIT, MI 48202 (313)334–4327

# CIVIL ENGINEER

GIFFELS WEBSTER 28 WEST ADAMS STREET, SUITE 1200 DETROIT, MI 48226 CONTACT: DAVE ROOT, PE (313) 962-4442

## 

832 W. 11 MILE ROAD ROYAL OAK, MI 48064 CONTACT: JOEL T SCHMIDT, ARCHITECT (248) 850-7548

# LANDSCAPE

INSITE DESIGN STUDIO, INC 412 LONGSHORE DRIVE ANN ARBOR, MI 48105 CONTACT: SUSAN NOBLET, LANDSCAPE ARCHITECT (734) 995–4194

# PROPERTY DESCRIPTION

(PER TITLE COMMITMENT NO. 882854, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED FEBRUARY 21, 2020)

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MI, DESCRIBED AS FOLLOWS: LOT(S) 18 TO 28, BOTH INCLUSIVE, AND LOTS 74 TO 81, BOTH INCLUSIVE, AND THE NORTH 15 FEET OF LOT 73, INCLUDING ALL OF THE VACATED ALLEY ADJACENT TO THE REAR OF LOTS 18 TO 25, BOTH INCLUSIVE, AND THE NORTH 15 FEET OF LOT 26, AND ADJACENT TO THE REAR OF LOTS 74 TO 81, BOTH INCLUSIVE, AND THE NORTH 15 FEET OF LOT 73 OF KROLIK'S SHOOTING PARK SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 18 OF PLATS, PAGE 79 OF WAYNE COUNTY RECORDS.

# **BENCH MARK**

DETROIT BENCH MARK 56-250A LOCATED ON THE NORTHEAST CORNER OF MCCLELLAN AVENUE (66 FEET WIDE) AND SYLVESTER AVENUE (60 FEET WIDE) AT THE CENTERLINES OF THE SIDEWALKS, A CONCRETE MONUMENT WITH A BRONZE DISC IN A HAND-HOLE IN CONCRETE. ELEVATION=126.92' (SHOWN GRAPHICALLY) BENCH MARK 1 ARROW ON HYDRANT (1902), LOCATED ON THE WEST SIDE OF MCCLELLAN AVENUE (66 FEET WIDE), +/- 26 FEET NORTH OF THE INTERSECTION OF SAID MCCLELLAN AVENUE AND WEYHER AVENUE (50 FEET WIDE). ELEVATION=129.53' (SHOWN GRAPHICALLY) BENCH MARK 2 MAG SPIKE IN THE SOUTH FACE OF A UTILITY POLE, LOCATED ON THE NORTH SIDE OF SYLVESTER AVENUE (60 FEET WIDE), +/- 117 FEET EAST OF BELVIDERE AVENUE (60 FEET WIDE).

ELEVATION=128.80' (SHOWN GRAPHICALLY)

# UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE

AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

(R) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD LOCATED WHERE POSSIBLE.

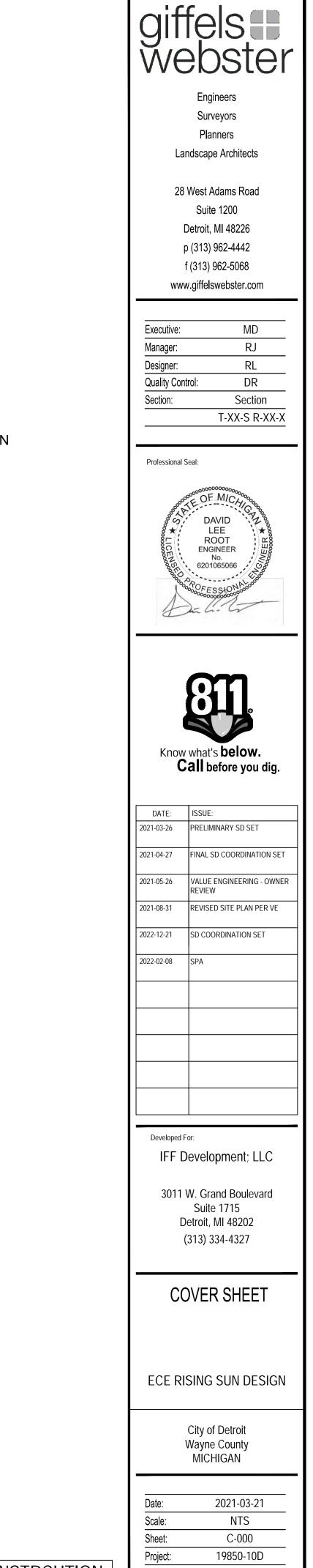
PRIOR TO THE PLANNED BUILDING IMPROVEMENTS, AND/ OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THEIR UTILITIES.

# ECE RISING SUN DESIGN

# DETROIT, WAYNE COUNTY, MICHIGAN



LOCATION MAP



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# SHEET INDEX

C-000 - COVER C-100 - GENERAL NOTES C-200 - EXISTING CONDITIONS C-210 - SCHEDULE OF STRUCTURES C-300 - DEMOLITION PLAN C-400 - SOIL EROSION & SEDIMENT CONTROL PLAN C-500 - GEOMETRIC & PAVING PLAN C-600 - GRADING PLAN C-700 - UTILITY PLAN C-800 - DETAILS C-810 - DETAILS

# -PROJECT LOCATION

SITE PLAN ONLY - NOT FOR CONSTRUCTION

# **GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS, SPECIFICATIONS AND GENERAL CONDITIONS OF THE CITY OF DETROIT, MDOT, AND ANY/OR OTHER AGENCIES HAVING JURISDICTION.

2. UTILITY INFORMATION SHOWN ON THESE PLANS WAS OBTAINED FROM UTILITY OWNERS AND THEREFORE MAY NOT BE ACCURATE OR COMPLETE. THE CONTRACTOR SHALL VERIFY AND OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT HAVE AN IMPACT ON THIS PROJECT, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES WHETHER THEY ARE SHOWN OR NOT ON THE PLANS.

3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AT PROPOSED CONNECTIONS AND/OR CROSSINGS, AND TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES TO THESE PLANS.

4. 72 HOURS PRIOR TO EXCAVATION, THE CONTRACTOR SHALL CONTACT MISS DIG AT (800) 482-7171 FOR THE LOCATION OF UNDERGROUND GAS AND CABLE FACILITIES, AND SHALL ALSO NOTIFY REPRESENTATIVES OF OTHER UTILITIES LOCATED IN THE VICINITY OF THE WORK.

5. ALL PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR. ALL PERMIT FEES, BONDS, AND INSURANCE REQUIRED BY THE ISSUING AGENCIES SHALL BE PROVIDED BY THE CONTRACTOR, AND MUST BE KEPT CURRENT. THE CONTRACTOR IS RESPONSIBLE FOR ALL OTHER FEES, INSPECTION COSTS, ETC., AND SHALL ADHERE TO ALL REQUIREMENTS SET FORTH IN SAID PERMITS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL WORK AREAS TO ENSURE THE SAFETY OF ALL OCCUPANTS, VISITORS, PEDESTRIANS, WORKERS, ETC. THE CONTRACTOR SHALL REPAIR AND MAINTAIN ALL CONSTRUCTION FENCING AS NECESSARY

7. THE CONTRACTOR SHALL PROVIDE FOR CONTROLLED ACCESS TO THE SITE FOR USE BY THE VARIOUS WORK FORCES, EMERGENCY VEHICLES, OCCUPANTS, VISITORS, ETC. THROUGHOUT CONSTRUCTION. THIS ACCESS MUST PROVIDE FOR THE REMOVAL OF MUD FROM VEHICLES TIRES. ROADWAYS AND DRIVEWAYS SHALL BE MAINTAINED OPEN FOR EMERGENCY VEHICLES AT ALL TIMES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENTS AND BUSINESSES WHOSE DRIVEWAYS ARE AFFECTED BY HIS/HER SCHEDULE 24 HOURS IN ADVANCE. CONTRACTOR SHALL SCHEDULE CONSTRUCTION AT NON-PEAK USE HOURS AND SHALL MINIMIZE DRIVEWAY CLOSURE BY EXPEDITING CONSTRUCTION.

8. THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES, AND LIGHTS TO PROTECT THE TRAFFIC AND THE WORK AS DIRECTED BY THE PLANS OR BY THE AGENCY WITH JURISDICTION. ALL TRAFFIC CONTROLS SHALL BE IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).

9. THE CONTRACTOR IS REQUIRED TO CONFINE CONSTRUCTION ACTIVITIES TO THE LIMITS OF THE SITE AS SHOWN ON THE CONSTRUCTION PLANS. ANY DAMAGE OR DISRUPTION TO ADJACENT SITES IS THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT IMMEDIATELY. NO OFF-SITE WORK SHALL BE PERFORMED OUTSIDE OF PUBLIC RIGHTS-OF-WAY OR DEDICATED EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE PROPERTY OWNER. 10. GREAT CARE SHALL BE TAKEN TO AVOID DAMAGE TO VEGETATION OUTSIDE THE CLEARING AND GRUBBING LIMITS. NO DRIVING OR PARKING OF VEHICLES

AND/OR STORAGE OF MATERIALS AND SUPPLIES SHALL BE PERMITTED OUTSIDE THE LIMITS OF CONSTRUCTION.

11. ALL ELEVATIONS ON THESE PLANS ARE ON THE CITY OF DETROIT DATUM. 12. THE PROTECTION OF EXISTING TREES, AS REQUIRED, SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY.

13. ALL CONSTRUCTION SHALL HAVE INSPECTION PROVIDED BY THE CITY OF DETROIT OR MDOT (DEPENDING ON JURISDICTION). THE CONTRACTOR SHALL CONTACT THE CITY OF DETROIT 48 HOURS BEFORE THE START OF CONSTRUCTION.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL, AND SHALL PROVIDE ALL NECESSARY MATERIAL AND EQUIPMENT TO KEEP DUST IN CHECK AT ALL TIMES. THE CONTRACTOR SHALL RESPOND IMMEDIATELY TO ANY AND ALL COMPLAINTS. DUST CONTROL SHALL BE INCIDENTAL TO THE PROJECT. 15. DURING CONSTRUCTION, THE CONTRACTOR MAY ENCOUNTER SPRINKLER HEADS, PIPING, LIGHTING AND BURIED ELECTRICAL CABLE, MAILBOXES, FENCES, SIGNS, ETC., THAT MAY OR MAY NOT BE INDICATED ON THESE PLANS. THE CONTRACTOR SHALL REPLACE AND/OR RESTORE ALL COMPONENTS OF SUCH SYSTEMS. ALL DISTURBED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION, MINIMUM STANDARD REQUIREMENTS, OR AS SPECIFIED HEREIN; WHICHEVER IS MORE STRINGENT.

16. ROADWAY, DRIVEWAY, AND PARKING AREA FINAL RESTORATION SHALL BE PERFORMED WITH SURFACE AND BASE MATERIALS MATCHING EITHER THE EXISTING MATERIALS IN QUALITY AND THICKNESS, PER MINIMUM REQUIREMENTS, OR PER THE FOLLOWING; WHICHEVER IS MORE STRINGENT:

- A. ASPHALT ROADWAYS 4" ASPHALT MDOT 1100T-20 AA
- B. ASPHALT DRIVEWAYS 3" ASPHALT MDOT 1100T-36 A
- C. GRAVEL ROAD AND DRIVEWAYS 8" MDOT 22A GRAVEL
- D. CONCRETE ROADS 8" 3500 PSI CONCRETE
- E. CONCRETE DRIVEWAYS 6" 3500 PSI CONCRETE

17. ALL LOT MARKERS AND MONUMENT POINTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE EXPENSE. OF THE CONTRACTOR.

18. FINAL CLEANUP AND RESTORATION SHALL CONSIST OF FINE GRADING OF CONSTRUCTION AREAS, REMOVAL OF CONSTRUCTION SIGNS, ETC. TOPSOIL SHALL BE SPREAD OVER ALL DISTURBED AREAS, FOLLOWED BY SEED, FERTILIZER AND EROSION MAT OR STRAW MULCH, OR AS FURTHER REQUIRED BY THE LANDSCAPING PLANS AND SPECIFICATIONS. ALL REQUIRED RESTORATION ITEMS NOT SPECIFICALLY IDENTIFIED AS A PAY ITEM SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

19. THE UTILITY POLES SHOWN ON THESE DRAWINGS ARE INTENDED TO SHOW ONLY THE LOCATION OF EXISTING POLES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITY AND DIRECTION OF OVERHEAD LINES. THE COST FOR SUPPORTING AND RELOCATING POLES SHALL BE INCIDENTAL TO THE PROJECT.

20. THE MEANS AND METHODS OF CONTROLLING GROUNDWATER AND DEWATERING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL COST ASSOCIATED WITH DEWATERING SHALL BE INCIDENTAL TO THE CONTRACT.

# **DEMOLITION NOTES**

1. REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND RESPONSIBILITIES.

2. WITH THE EXCEPTION OF AN AMOUNT OF EXCAVATED MATERIALS SUFFICIENT FOR BACKFILLING AND CONSTRUCTION OF FILLS AS CALLED FOR ON THE PLANS AND AS INDICATED BELOW, ALL BROKEN CONCRETE, STONE AND EXCESS EXCAVATED MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR WILL BE REQUIRED TO OBTAIN THEIR OWN DISPOSAL GROUND, AND WILL RECEIVE NO ADDITIONAL COMPENSATION FOR DISPOSING OF ANY OF THE EXCESS MATERIALS. MATERIALS ACCEPTABLE TO THE ENGINEER MAY BE DISPOSED OF ON-SITE AT THE CONTRACTORS EXPENSE IN A MANNER APPROVED IN ADVANCE BY THE ENGINEER.

3. THE EDGE OF EXISTING PAVEMENT SHALL BE CLEANED OF EARTH AND OTHER FOREIGN MATERIAL BEFORE ADJACENT POURS ARE PLACED.

4. ALL BULKHEADING AND/OR SEWER PIPE REMOVAL NECESSITATED BY THE REMOVAL OF DRAINAGE STRUCTURES SHALL BE INCLUDED IN THE STRUCTURE REMOVAL.

5. STREET SIGNS IN THE WAY OF CONSTRUCTION WILL BE REMOVED AND RESET IMMEDIATELY IN A TEMPORARY LOCATION, AS APPROVED BY ENGINEER.

- 6. THE CONTRACTOR SHALL PROTECT ALL EXISTING SIGNS AND POSTS SCHEDULED TO REMAIN, AS DIRECTED BY THE ENGINEER.
- 7. ALL UNDERGROUND UTILITIES NOT INDICATED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PRIVATE PROPERTY (INCLUDING BUILDINGS AND FOUNDATIONS) THROUGHOUT CONSTRUCTION AND SHALL MAINTAIN SAFE PEDESTRIAN ACCESS AT ALL TIMES.

9. THE REMOVAL OF PAVEMENT, CURBS AND WALKS SHALL INCLUDE ALL REQUIRED SAWCUTTING. CURB REMOVAL IS INCIDENTAL TO PAVEMENT REMOVAL.

# UTILITY NOTES

1. REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND RESPONSIBILITIES.

2. REFER TO ARCHITECTURAL PLANS TO COORDINATE ALL:

A. WATER SUPPLY, METERING, SPRINKLER AND FDC PIPING, DESIGN AND COORDINATION

B. BUILDING SEWER, BUILDING DRAIN DESIGN AND CONNECTIONS TO CLEAN OUTS AND ROOF CONNECTORS

C. GAS, ELECTRIC AND COMMUNICATION SERVICES, AND LIGHTING DETAILS

3. ALL TRENCHES WITHIN A ONE ON ONE SLOPE OF PAVEMENT SHALL BE BACKFILLED WITH SAND (MDOT CLASS II MINIMUM) AND MECHANICALLY COMPACTED IN NOT MORE THAN 9" LAYER TO 95% MAXIMUM DRY DENSITY PER MODIFIED PROCTER COMPACTION TEST ASTM D-1557. COMPACTED SAND BACKFILL SHALL ALSO BE PROVIDED FOR ALL SEWER TRENCHES LOCATED UNDER, OR WITHIN, THREE FEET OF PAVEMENT.

4. THE COST OF ALL TREE, STUMP, FOUNDATION AND/OR STRUCTURE REMOVAL AND DISPOSAL NOT INCLUDED IN THE PROPOSAL SHALL BE CONSIDERED INCIDENTAL AND INCLUDED IN THE PRICE BID FOR WATERMAIN, SANITARY SEWER, STORM SEWER, AND PAVING WORK.

5. A MINIMUM VERTICAL CLEARANCE OF 18 INCHES IS REQUIRED AT UTILITY CROSSINGS (MEASURED FROM THE OUTSIDE OF PIPE TO THE OUTSIDE OF PIPE). POSITIVE PROVISIONS SHALL BE MADE TO ENSURE THAT ALL UTILITY TRENCHES ARE FREE DRAINING DURING ALL PHASES OF CONSTRUCTION.

6. THE REQUIRED BEDDING FOR SEWER PIPE SHALL CONSIST OF A MAXIMUM 3/4 INCH DIAMETER CRUSHED STONE.

7. THE MINIMUM SLOPE FOR A BUILDING LEAD IS 1%. LEADS SHALL ONLY BE CONNECTED TO THE MAIN LINE WITH WYES.

8. ALL STORM SEWER PIPE SHALL BE CONSTRUCTED WITH RUBBER GASKET (PREMIUM) JOINTS.

9. THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF ALL UTILITY LINES AND STRUCTURES, AS OUTLINED ON THE DEMOLITION PLAN, WITH THE INSTALLATION OF UTILITY IMPROVEMENTS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING GRADE MODIFICATIONS INDICATED ON THE FINISHED LANDSCAPE PLAN, AND COORDINATE THE ACTUAL FINISH GRADE OF FIRE HYDRANTS, GATE VALVE CASTINGS, MANHOLES, YARD DRAINS, CLEAN OUTS AND OTHER UTILITY STRUCTURES. ENSURE THAT ALL FINISH GRADING IS PERFORMED IN A MANNER THAT ACCOMPLISHES THE PROJECT DESIGN OBJECTIVES AND PROVIDES FOR POSITIVE DRAINAGE OF ALL AREAS. ANY SUBSTANTIAL GRADE CHANGES WHICH MAY CAUSE FUNCTIONAL PROBLEMS SHALL BE REPORTED PROMPTLY TO THE ENGINEER WHO SHALL EVALUATE THE CONDITIONS AND PROVIDE CORRECTIONAL RECOMMENDATIONS TO THE OWNER FOR FINAL DETERMINATION.

11. CONTRACTOR SHALL BE REQUIRED TO COORDINATE THE INSTALLATION OF GAS, ELECTRIC, PHONE, CABLE, SPRINKLERS ETC., IN SUCH A MANNER THAT WILL FACILITATE THEIR PROPER INSTALLATION PRIOR TO PLACING THE PAVEMENT MATERIALS. ENSURE THAT ALL REQUIRED PIPES, CONDUITS, CABLES AND SLEEVES ARE PROPERLY PLACED AND THAT THE TRENCHES ARE PROPERLY BACKFILLED AND COMPACTED.

12. THE CONTRACTOR SHALL REMOVE UTILITIES, WHICH HAVE BEEN ABANDONED IN PLACE, AS REQUIRED TO COMPLETE INSTALLATION OF NEW UTILITIES. WHENEVER ABANDONED UTILITIES ARE CUT, CONTRACTOR SHALL COMPLETELY CAP BOTH ENDS TO PREVENT THE INFILTRATION OF SOILS.

13. NO CONNECTION MAY BE MADE TO ANY EXISTING WATER MAIN UNTIL THE NEW MAIN HAS PASSED ALL PRESSURE AND BACTERIOLOGICAL TESTING. 14. ROADWAY, DRIVEWAY AND PARKING AREA CROSSINGS SHALL BE TEMPORARILY CONDITIONED IMMEDIATELY AFTER CROSSING BY PLACING 8" OF MDOT 22A GRAVEL OR SLAG AGGREGATE, AND SHALL BE MAINTAINED IN GOOD, DUST FREE CONDITION UNTIL PAVEMENT RESTORATION IS MADE

# PAVING AND GRADING NOTES

1. REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND RESPONSIBILITIES.

2. THE PAVING CONTRACTOR SHALL BE REQUIRED TO COORDINATE THE INSTALLATION OF GAS, ELECTRIC, PHONE, CABLE, SPRINKLERS, ETC. IN SUCH A MANNER THAT WILL FACILITATE THEIR PROPER INSTALLATION PRIOR TO PLACING THE PAVEMENT MATERIALS. ENSURE THAT ALL REQUIRED PIPES, CONDUITS, CABLES AND SLEEVES ARE PROPERLY PLACED AND THAT THE TRENCHES ARE PROPERLY BACKFILLED AND COMPACTED.

3. BUTT JOINTS SHALL BE PLACED AT ALL LOCATIONS WHERE AN EXISTING ASPHALT PAVEMENT SURFACE IS BEING DISTURBED BY REMOVALS AND/OR THE INSTALLATION OF NEW ASPHALT PAVEMENT.

4 ALL PAVEMENT AREAS SHOULD BE CLEARED AND GRUBBED BY REMOVING SURFACE VEGETATION, TOPSOIL, DEBRIS AND OTHER DELETERIOUS MATERIALS. 5. THE PLACEMENT OF THE FINAL ASPHALT LIFT SHALL BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED, OR AS APPROVED BY THE OWNER. A BOND COAT OF SS-1H EMULSION SHALL BE APPLIED (AT A RATE OF 0.10 GALLONS/S.Y.D.) BETWEEN THE LEVELING AND WEARING COURSE WHEN 48 HOURS HAVE ELAPSED BETWEEN PLACEMENTS.

6. THE FINAL SUB-GRADE SHALL BE THOROUGHLY PROOF-ROLLED UNDER THE OBSERVATION OF THE SOILS ENGINEER.

7. PROPOSED AGGREGATE BASE SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND THE PAVEMENT EDGE/BACK OF CURB.

8. ALL TRENCHES WITHIN A ONE ON ONE SLOPE OF PAVEMENT SHALL BE BACKFILLED WITH SAND (MDOT CLASS II MINIMUM) AND MECHANICALLY COMPACTED IN NOT MORE THAN 9" LAYER TO 95% MAXIMUM DRY DENSITY PER MODIFIED PROCTER COMPACTION TEST ASTM D-1557.

9. NO FROZEN MATERIAL SHALL BE PERMITTED AS BACKFILL UNDER ANY ROADWAY, DRIVEWAY OR PARKING AREA.

10. PRIOR TO THE START OF ANY FILLING, THE CONTRACTOR SHALL REMOVE ALL TOPSOIL AND ALL OTHER UNACCEPTABLE SOIL FROM THE FILL AREAS, AND PROPERLY BACKFILL WITH ACCEPTABLE FILL.

11. BARRIER FREE SIGNAGE SHALL BE PLACED IN FRONT OF EVERY DESIGNATED BARRIER FREE STALL. THE CONTRACTOR SHALL COORDINATE STANDARD AND

VAN ACCESSIBILITY SIGNAGE AS INDICATED ON THE PLANS. 12. ALL BARRIER FREE RAMPS TO BE A.D.A. COMPLIANT.

13. GENERAL GRADING REQUIREMENTS ARE AS FOLLOWS:

A. FINISH GRADE AT EXISTING BUILDING SHALL MATCH BRICK LEDGES, DOORWAYS OR BASEMENT WINDOWS

B. MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING (1% MIN)

C. SIDEWALK CROSS SLOPE 2% MAX UNLESS OTHERWISE NOTED (EXCLUDING RAMPS)

D. PAVEMENT SLOPES UNIFORMLY BETWEEN FINISH GRADE ON PLANS E. LAWN AREAS PER PLAN 1% MINIMUM TO 3:1 (BERMS) MAXIMUM

14. ALL PROPOSED GRADES ARE AT THE GUTTER UNLESS OTHERWISE NOTED. SEE DETAILS FOR FACE OF CURB, TOP OF CURB AND ASPHALT ADJUSTMENTS.

15. REFER TO ARCHITECTURAL PLANS TO COORDINATE ALL:

A. ALL BUILDING ACCESS WALKS AND ENTRY DETAILS, INCLUDING SUPPORTED SLABS

B. ALL WORK TO CONSTRUCT THE BUILDING AND ALL ITEMS CONNECTED TO IT

16. PRIOR TO THE PLACEMENT OF ANY BASE ASPHALT OR LEVELING COURSE, THE CURBS SHALL BE PARTIALLY BACKFILLED AND THE SUB-GRADE SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF THE SOILS ENGINEER.

17. ALL SIDEWALK AND PATHWAYS IN ANY PU3BLIC R.O.W. SHALL BE INSPECTED BY THE AGENCY WITH JURISDICTION.

# SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1. REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND RESPONSIBILITIES. 2. ALL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF WAYNE COUNTY DEPARTMENT OF THE ENVIRONMENT.

OR IN WATERWAYS. (WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, PONDS AND WETLANDS) 4. THE CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS DIRECTED ON THESE PLANS AND WHENEVER OTHERWISE REQUIRED BY THE WORK. THE CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER CHANGES HAVE BEEN ACCOMPLISHED. 5. SOIL FROSION CONTROL PRACTICES WILL BE ESTABLISHED IN EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENTATION CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF DIRT OUT OF THE WORK AREA. 6. THE CONTRACTOR SHALL PRESERVE NATURAL VEGETATION AS MUCH AS POSSIBLE. 7. PROTECT ALL EXISTING TREES, INCLUDING THEIR BRANCHES AND ROOTS, FROM DAMAGE DUE TO THIS WORK UNLESS SPECIFICALLY IDENTIFIED FOR REMOVAL.

9. THE CONTRACTOR SHALL SWEEP THE EXISTING STREETS SURROUNDING THE PROJECT SITE ONCE A WEEK, OR AS DIRECTED BY THE ENGINEER OR INSPECTOR. STREET SCRAPING SHALL BE PERFORMED IN CONJUNCTION WITH THIS SWEEPING ON AN AS NEEDED BASIS. 10. THE SEDIMENT CONTROL FENCING INDICATED ON THIS PLAN IS NOT INTENDED TO SHOW THE EXACT LOCATION OF THE FENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE REQUIRED TO CONTAIN SEDIMENT. 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH ALL APPLICABLE NPDES REGULATIONS, INCLUDING: INSPECTION, RESTORATION, AND RECORD KEEPING REQUIREMENTS. 12. THE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL SOIL EROSION CONTROLS AS INDICATED BY THESE PLANS. 13. CONSTRUCTION ACTIVITIES (INCLUDING INSTALLATION OF PIPE AND ASSOCIATED VALVES, STRUCTURES, BACK FILLING, SURFACE RESTORATION, AND REMOVAL OF EXCESS EXCAVATED MATERIAL) SHALL BE ACCOMPLISHED IN ONE CONTINUOUS OPERATION. 14. PAVEMENT AND/OR VEGETATION SHALL NOT BE STRIPPED FROM AN AREA UNLESS CONSTRUCTION ACTIVITIES ARE TO COMMENCE IN THAT AREA WITHIN THE NEXT THREE DAYS.

SEASON (OCTOBER 1 THROUGH APRIL 20) FOR ALL AREAS TO BE SEEDED. SHALL BE REMOVED AND PROPERLY REINSTALLED AS INDICATED ON THESE PLANS. BE COMPLETELY REPLACED.

# SOIL EROSION AND SEDIMENTATION CONTROL SEQUENCE

1. INSTALL MUD MATS, SILT FENCE AND INLET FILTERS AT ALL EXISTING LOCATIONS AS SHOWN AND AS REQUIRED TO ACHIEVE ON-SITE CONTAINMENT. 2 INSTALL STORM SEWER AND ALL ASSOCIATED STORM WATER IMPROVEMENTS AS SHOWN ON PLANS. IMMEDIATELY INSTALL INLET FILTERS AT ALL CATCH BASINS.

3. ROUGH GRADE THE PROJECT "WORK AREA" AS NEEDED.

- 4. INSTALL SANITARY SEWER AS SHOWN ON PLANS.
- 5. INSTALL WATER MAIN AS SHOWN ON PLANS.

3. ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED WITHIN THE WORK AREA AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS

8. VEGETATION STABILIZATION OF ALL DISTURBED AREAS SHALL BE ESTABLISHED WITHIN 15 DAYS OF COMPLETION OF FINAL GRADING.

15. IF FOR ANY REASON PERMANENT STABILIZATION CAN NOT BE PROVIDED WITHIN 15 DAYS OF THE COMPLETION OF PIPE LAYING OPERATIONS, TEMPORARY STABILIZATION SHALL BE PROVIDED AT ALL DISTURBED AREAS. TEMPORARY STABILIZATION SHALL FURTHERMORE BE PROVIDED DURING THE NON-GROWING

16. TEMPORARY STABILIZATION SHALL CONSIST OF EITHER SMALL GRAIN STRAW OR GRASS HAY SPREAD AT THE RATE OF 1.5 TO 2 TONS PER ACRE, OR MULCH BLANKETS, WHICH SHALL BE ANCHORED IN PLACE TO PREVENT DISPLACEMENT FROM WIND AND RAIN. TEMPORARY STABILIZATION SHALL BE REPAIRED AS OFTEN AS NECESSARY, AS DETERMINED BY THE AGENCY WITH JURISDICTION.

17. ALL DEWATERING SHALL BE ACCOMPLISHED IN A MANNER THAT WILL NOT CONTRIBUTE TO DEPOSITION OF SEDIMENT IN ROAD DITCHES OR OPEN WATER. 18. THIS PROJECT SHALL BE CONSTRUCTED IN COMPLIANCE WITH PART 91 OF ACT 451 OF 1994, AS AMENDED.

19. SEDIMENT CONTROL FENCING SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED STORM EVENTS. IF THE FENCE IS SAGGING, OR SOIL HAS REACHED ONE THIRD OF THE HEIGHT OF THE FABRIC, THE SOIL BEHIND THE FABRIC SHALL BE REMOVED AND DISPOSED OF IN A STABLE AREA OF THE SITE. IF WATER IS SEEPING UNDER THE FENCE, OR THE FABRIC IS DECOMPOSED OR OTHERWISE INEFFECTIVE, THE FENCE

20. MUD MAT ENTRANCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH STORM RAINFALL. THE SURROUNDING ROADS SHALL ALSO BE INSPECTED AT THIS TIME FOR EVIDENCE THAT MUD IS BEING TRACKED OFF OF THE SITE. MAINTENANCE SHALL INCLUDE THE INSTALLATION OF ADDITIONAL LAYERS OF STONE WHEN THE ORIGINAL STONE BECOMES COVERED WITH MUD. ALL SEDIMENT DROPPED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE REMOVED IMMEDIATELY BY SWEEPING AND SCRAPING (AS MAY BE REQUIRED BY THE ENGINEER).

21. SEDIMENT INLET FILTERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED STORM EVENTS. THE FILTERS SHALL BE CLEANED PERIODICALLY THROUGHOUT CONSTRUCTION TO AVOID CLOGGING. FILTERS THAT CANNOT BE MAINTAINED BY CLEANING SHALL

6. INSTALL OTHER UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC.) AND/OR ALL NEEDED CONDUITS AND SLEEVES.

7. INSTALL PAVEMENT BACKFILL AND SEED & MULCH ALL DISTURBED AREAS.

8. CLEAR ALL ACCUMULATED SILT AND REMOVE ALL EROSION AND SEDIMENT CONTROL DEVICES.

9. INSTALL LANDSCAPING MATERIALS AS INDICATED PER PLANS & RE-SEED, FERTILIZE AND MULCH ALL DISTURBED AREAS.

Engineers Surveyors Planners Landscape Architects

28 West Adams Road Suite 1200 Detroit, MI 48226 p (313) 962-4442 f (313) 962-5068 www.giffelswebster.com

	T-XX-S R-XX-X	
Section:	Section	
Quality Control:	DR	
Designer:	RL	
Manager:	RJ	
Executive:	MD	

Professional Seal:





DATE:	ISSUE:				
21-03-26	PRELIMINARY SD SET				
21-04-27	FINAL SD COORDINATION SET				
21-05-26	VALUE ENGINEERING - OWNER REVIEW				
21-08-31	REVISED SITE PLAN PER VE				
22-12-21	SD COORDINATION SET				
22-02-08	SPA				
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Developed Fo	or:				
IFF Development; LLC					
3011 W. Grand Boulevard Suite 1715					

Detroit, MI 48202 (313) 334-4327

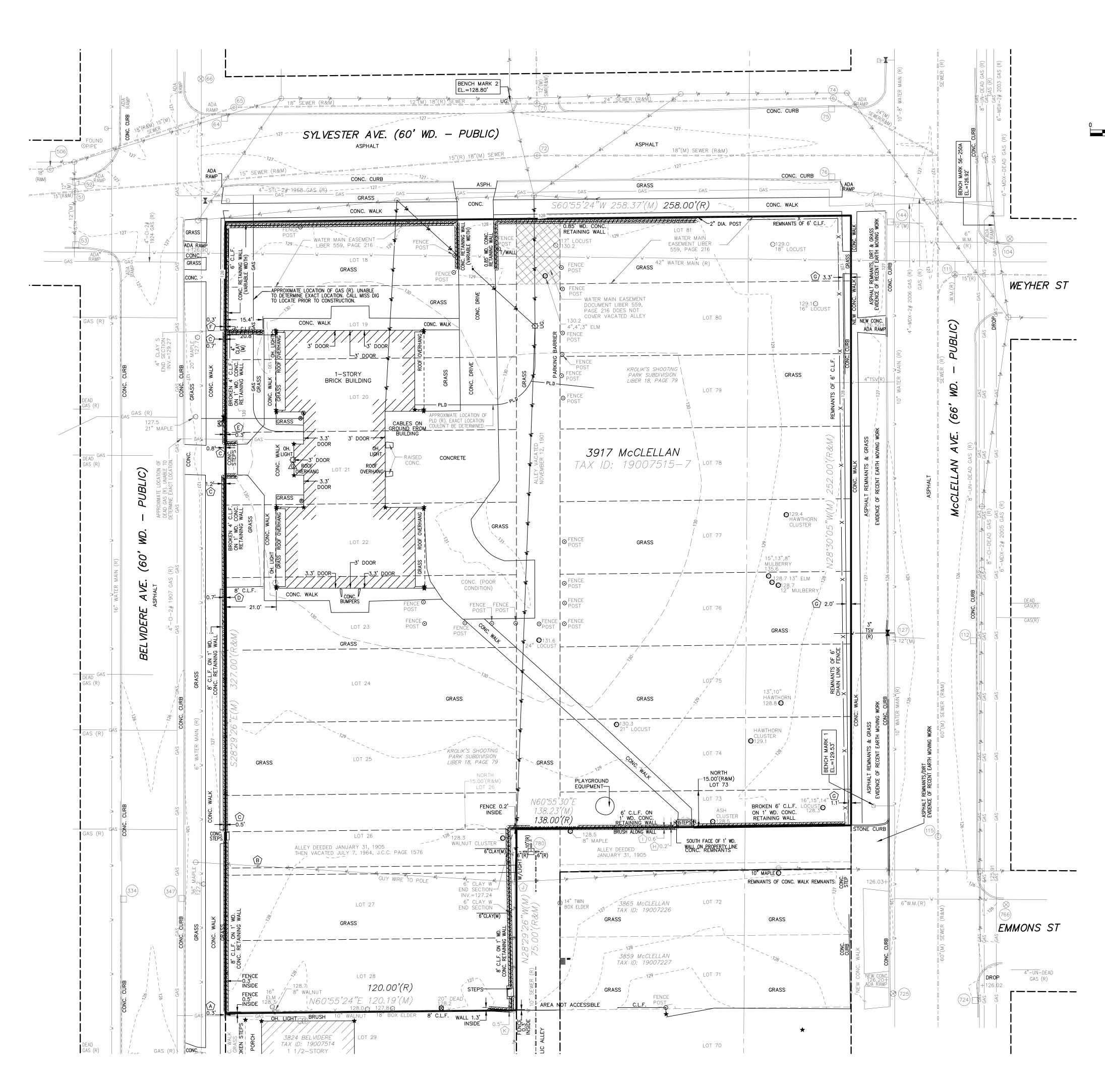
# **GENERAL NOTES**

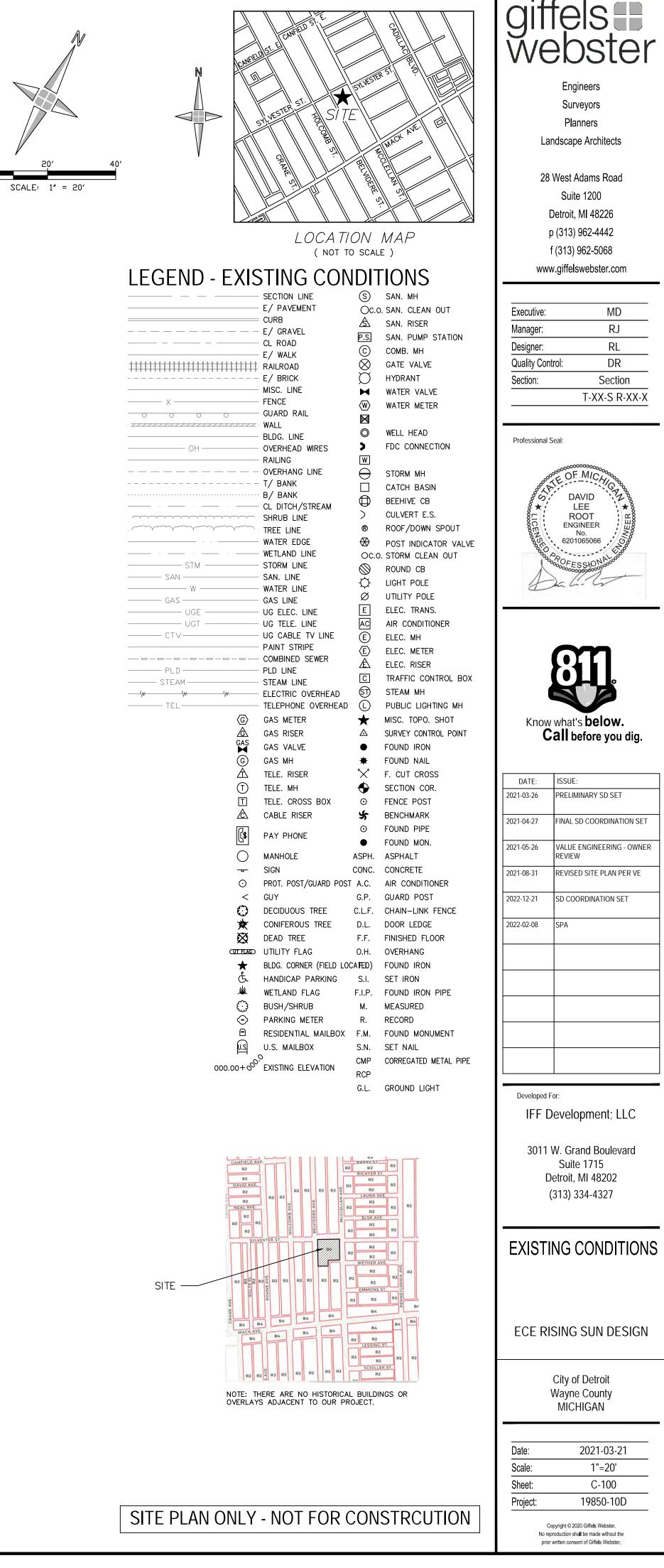
#### ECE RISING SUN DESIGN

City of Detroit Wayne County MICHIGAN

2021-03-21 Date: Scale: NO SCALE C-100 Sheet: Project: 19850-10D







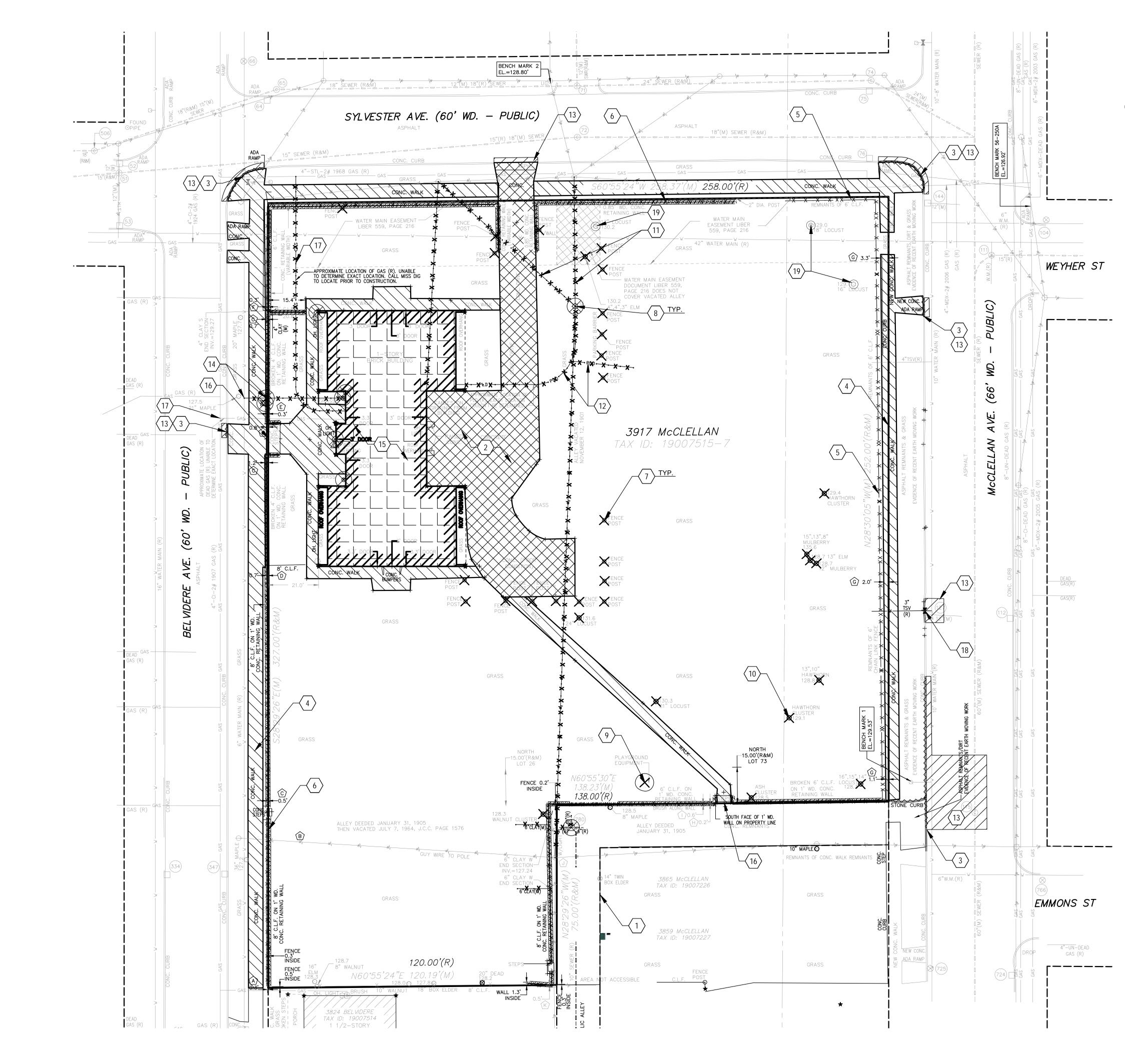
19850-20D 3917 McClellan - IFF ECE\Design\CAD\Work Sheets\C-101 Existing Conditions.dw

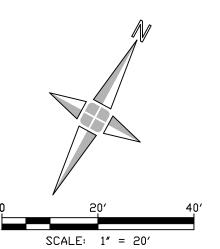
STRUCTURE	TYPE	SIZE OF PIPE	RIM	DROP	INVERT	DIRECTION	COMMENTS
		12"	126.91	-4.55	122.36	NORTH TO CATCH BASIN	
51 COMBINED MANHOLE	CL. 15"	126.91	-13.80	113.11	EAST & WEST		
		12"	126.91	-4.70	122.21	SOUTH TO CATCH BASIN	
52	CATCH BASIN	12"	126.55	-4.25	122.30	SOUTH TO COMBINED MANHOLE	
53	CATCH BASIN	12"	126.61	-5.03	121.58	NORTH TO COMBINED MANHOLE	
64	CATCH BASIN	T/DEBRIS	126.47	-4.50	121.97	NO PIPES VISIBLE	FULL OF DEBRIS
6E		18"	127.14	-14.90	112.24	EAST. FLOWS EAST.	
65	COMBINED MANHOLE	15"	127.14	-14.70	112.44	SOUTHWEST	
66	GATE VALVE	T/VALVE	127.30	-3.95	123.35	NO PIPES VISIBLE	FULL OF WATER
		12"	127.19	-15.20	111.99	NORTH	
71	COMBINED MANHOLE	24"	127.19	-15.95	111.24	EAST. FLOWS EAST.	
		12"	127.19	-15.68	111.51	WEST	
			127.41	-15.45	111.96		POSSIBLE PIPE OR EROSION AGAINST NORTH WA
72	COMBINED MANHOLE	4.0.1	127.41	-15.65	111.76	EAST	
		18"	127.41	-15.40	112.01	WEST	
		24"	127.35	-19.18	108.17	EAST-SOUTHEAST. FLOWS EAST-SOUTHEAST.	
74	COMBINED MANHOLE		127.35	-17.10	110.25	WEST	
		T/WATER	127.35	-18.60	108.75		
75	CATCH BASIN	T/DEBRIS	126.56	-4.30	122.26	NO PIPES VISIBLE	FULL OF DEBRIS
76	CATCH BASIN	T/DEBRIS	126.67	-5.40	121.27	NO PIPES VISIBLE	FULL OF DEBRIS
104	GATE VALVE	T/DEBRIS	127.17	-3.45	123.72	NO PIPES VISIBLE	FULL OF DEBRIS
111	GATE VALVE	T/VALVE	127.10	-7.30	119.80	NO PIPES VISIBLE	FULL OF DEBRIS
112	CATCH BASIN	T/DEBRIS	125.52	-4.60	120.92	NO PIPES VISIBLE	
115	COMBINED MANHOLE	CL. 60"	126.49	-21.55	104.94	NORTH & SOUTH. FLOWS SOUTH.	
127	CATCH BASIN	12"	125.47	-4.88	120.59	EAST	
144	CATCH BASIN	12"	126.49	-4.65	121.84	EAST	
224		T/WATER	125.50	-3.55	121.95		
334	CATCH BASIN	T/DEBRIS	125.50	-4.30	121.20	NO PIPES VISIBLE	FULL OF WATER
347	CATCH BASIN	T/DEBRIS	125.57	-3.70	121.87	NO PIPES VISIBLE	FULL OF DEBRIS
		12"	127.38	-9.30	118.08	NORTHWEST	
			127.38	-13.90	113.48	NORTH	OUT OF SCOPE OF DRAWING
446	COMBINED MANHOLE	15"	127.38	-13.85	113.53	EAST	T/DEBRIS. STRUCTURE OUT OF SCOPE OF DRAWI
			127.38	-13.90	113.48	SOUTH	OUT OF SCOPE OF DRAWING
		15"	127.18	-13.85	113.33	NORTH	OUT OF SCOPE OF DRAWING
505	COMBINED MANHOLE	24"	127.18	-14.08	113.10	EAST, FLOWS EAST	T/DEBRIS. OUT OF SCOPE OF DRAWING.
		15"	127.18	-13.60	113.58	SOUTH	OUT OF SCOPE OF DRAWING
			127.19	-14.60	112.59	NORTHEAST	
506	COMBINED MANHOLE	18"	127.19	-14.50	112.69	WEST	
		T/WATER	125.88	-3.44	122.44		
724	CATCH BASIN	T/DEBRIS	125.88	-4.00	121.88	NO PIPES VISIBLE	12" CYLINDRICAL STRUCTURE
		T/VALVE	126.09	-2.30	123.79		
725	GATE VALVE	T/DEBRIS	126.09	-2.95	123.14	NO PIPES VISIBLE	FULL OF DEBRIS
		T/VALVE	125.72	-3.80	121.92		
766	GATE VALVE	T/DEBRIS	125.72	-4.40	121.32	NO PIPES VISIBLE	FULL OF DEBRIS
780	CATCH BASIN	T/DEBRIS	125.76	-3.50	122.26		NO LID. 12" DIA. STRUCTURE.

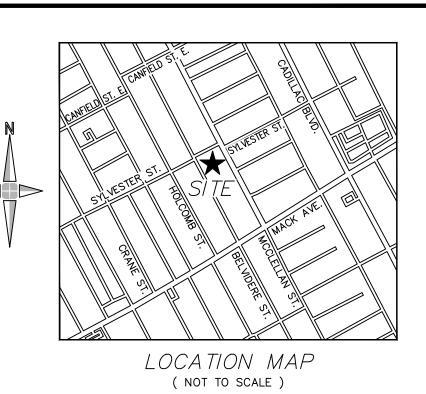
# SCHEDULE OF STRUCTURES

giff We	fels bster
	Engineers
	Surveyors Planners
Lan	dscape Architects
00.1	
28 \	Nest Adams Road Suite 1200
D	etroit, MI 48226
	(313) 962-4442
	(313) 962-5068 .giffelswebster.com
Executive:	MD
Manager: Designer:	RJ
Quality Contr	
Section:	Section T-XX-S R-XX-X
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DATE:	ISSUE:
2021-03-26	PRELIMINARY SD SET
2021-04-27	FINAL SD COORDINATION SET
2021-05-26	VALUE ENGINEERING - OWNER REVIEW
2021-08-31	REVISED SITE PLAN PER VE
2022-12-21	SD COORDINATION SET
2022-02-08	SPA
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	etroit, MI 48202 313) 334-4327
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Date:	SING SUN DESIGN City of Detroit Vayne County MICHIGAN 2021-03-21

# SITE PLAN ONLY - NOT FOR CONSTRUCTION







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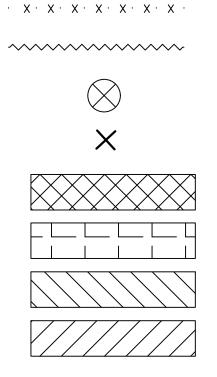
# **DEMOLITION PLAN - LEGEND**

#### **ROW LINE**

- REMOVE UTILITY LINE
- **REMOVE FENCE/WALL** REMOVE CONCRETE CURB
- REMOVE UTILITY STRUCTURE
- REMOVE TREE, SHRUB, OR ITEM
- REMOVE CONCRETE PAVEMENT
- REMOVE BUILDING

#

- REMOVE CONCRETE SIDEWALK
- **REMOVE HMA PAVEMENT**



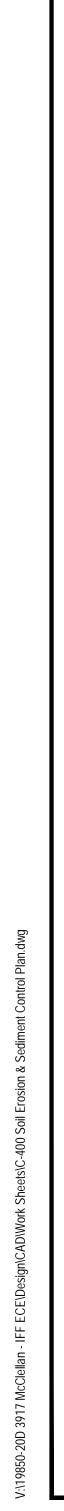
# DEMOLITION PLAN - KEY NOTE LEGEND

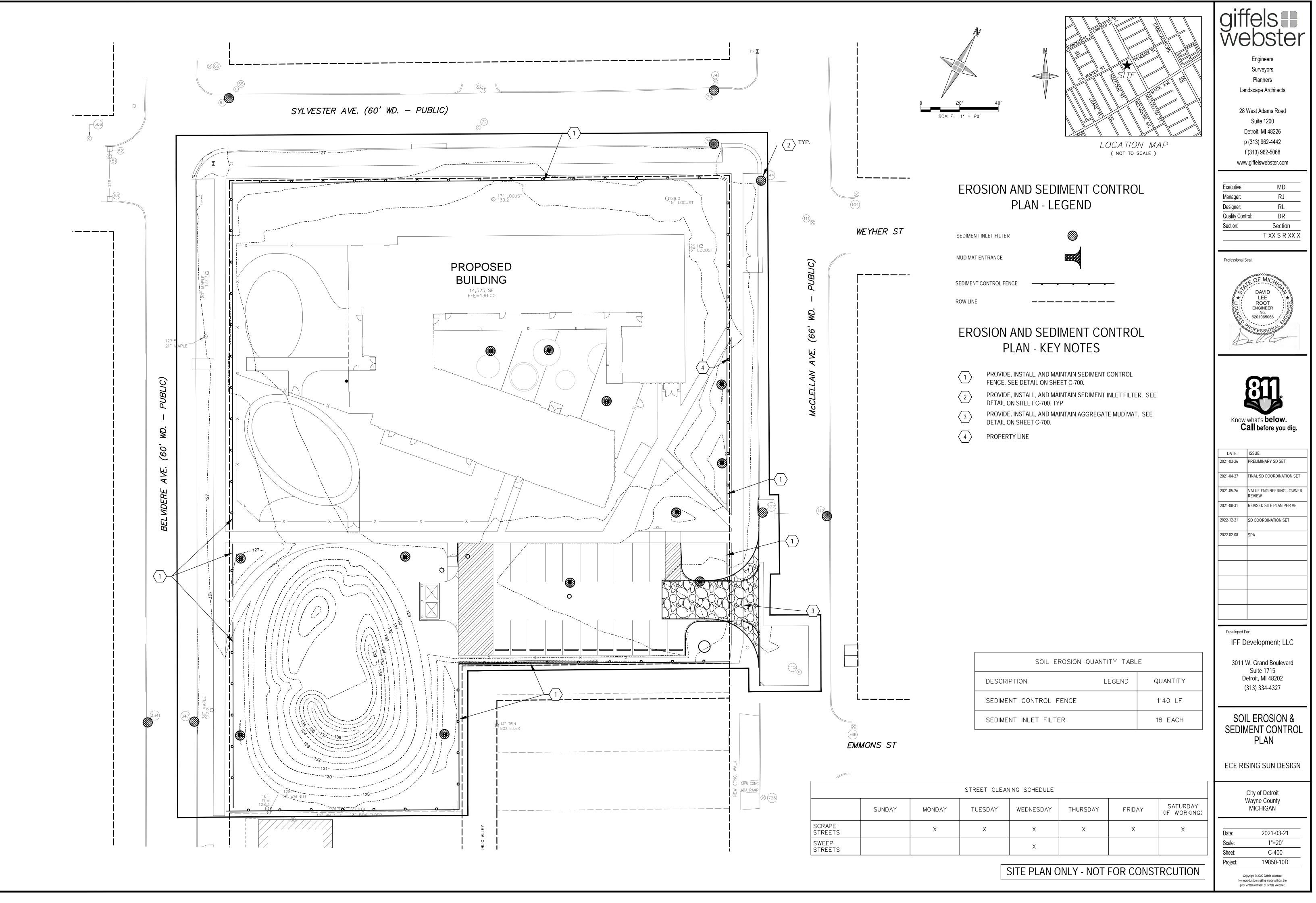
#	NOTE
1	PROPERTY LINE
2	REMOVE AND DISPOSE OF CONCRETE PAVEMENT, TYPICAL
3	REMOVE AND DISPOSE OF CONCRETE CURB, TYPICAL
4	REMOVE AND DISPOSE OF CONCRETE SIDEWALK, TYPICAL
5	REMOVE AND DISPOSE OF 6' CHAIN LINK FENCE AND ANY ASSOCIATED POSTS AND FOUNDATION
6	REMOVE AND DISPOSE OF RETAINING WALL AND ANY ASSOCIATED FOUNDATION
7	REMOVE AND DISPOSE OF FENCE POST AND ANY ASSOCIATED FOUNDATION
8	REMOVE AND DISPOSE OF UTILITY STRUCTURE
9	REMOVE AND DISPOSE OF PLAYGROUND EQUIPMENT
10	REMOVE AND DISPOSE OF TREE
11	DISCONNECT, REMOVE AND DISPOSE OF OVERHEAD ELECTRICAL WIRES
12	DISCONNECT, REMOVE AND DISPOSE OF PUBLIC LIGHTING CONDUIT
13	REMOVE HMA PAVEMENT
14	DISCONNECT AND REMOVE EX WATER MAIN AND SERVICE VALVE(S)
15	REMOVE BUILDING, FOUNDATION AND ANY UTILITY CONNECTIONS
16	REMOVE AND DISPOSE OF CONCRETE STEPS AND ASSOCIATED FOUNDATION
17	COORDINATE REMOVAL OF EXISTING GAS SERVICE WITH UTILITY COMPANY
18	EXISTING WATER TAP TO BE REMOVED BACK TO MAIN PER DWSD STANDARD
19	PROTECT EXISTING TREE , REFER TO LANDSCAPE PLANS FOR PROTECTION DETAILS

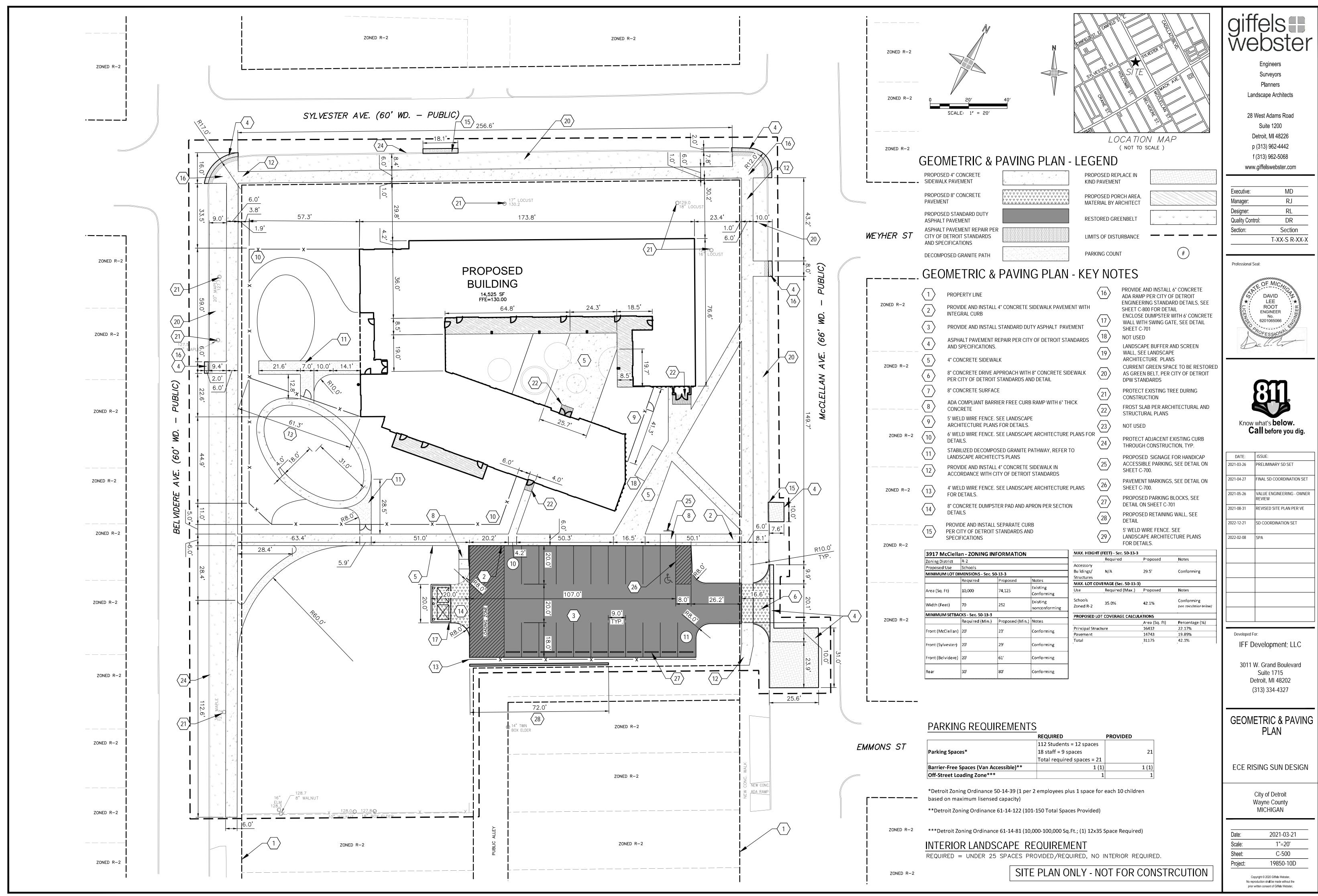
# giffels webster Engineers Surveyors Planners Landscape Architects 28 West Adams Road Suite 1200 Detroit, MI 48226 p (313) 962-4442 f (313) 962-5068 www.giffelswebster.com MD Executive: RJ Manager: RL Designer: DR Quality Control: Section: Section T-XX-S R-XX-X Professional Seal: DAVID LEE ROOT ENGINEER No. 6201065066 Know what's **below.** Call before you dig. DATE: ISSUE: 2021-03-26 PRELIMINARY SD SET 2021-04-27 FINAL SD COORDINATION SET 2021-05-26 VALUE ENGINEERING - OWNER REVIEW 2021-08-31 REVISED SITE PLAN PER VE 2022-12-21 SD COORDINATION SET 2022-02-08 ISPA Developed For: IFF Development; LLC 3011 W. Grand Boulevard Suite 1715 Detroit, MI 48202 (313) 334-4327 DEMOLITION PLAN ECE RISING SUN DESIGN City of Detroit Wayne County MICHIGAN 2021-03-21 Date: Scale: 1"=20' Sheet: C-300 Project: 19850-10D

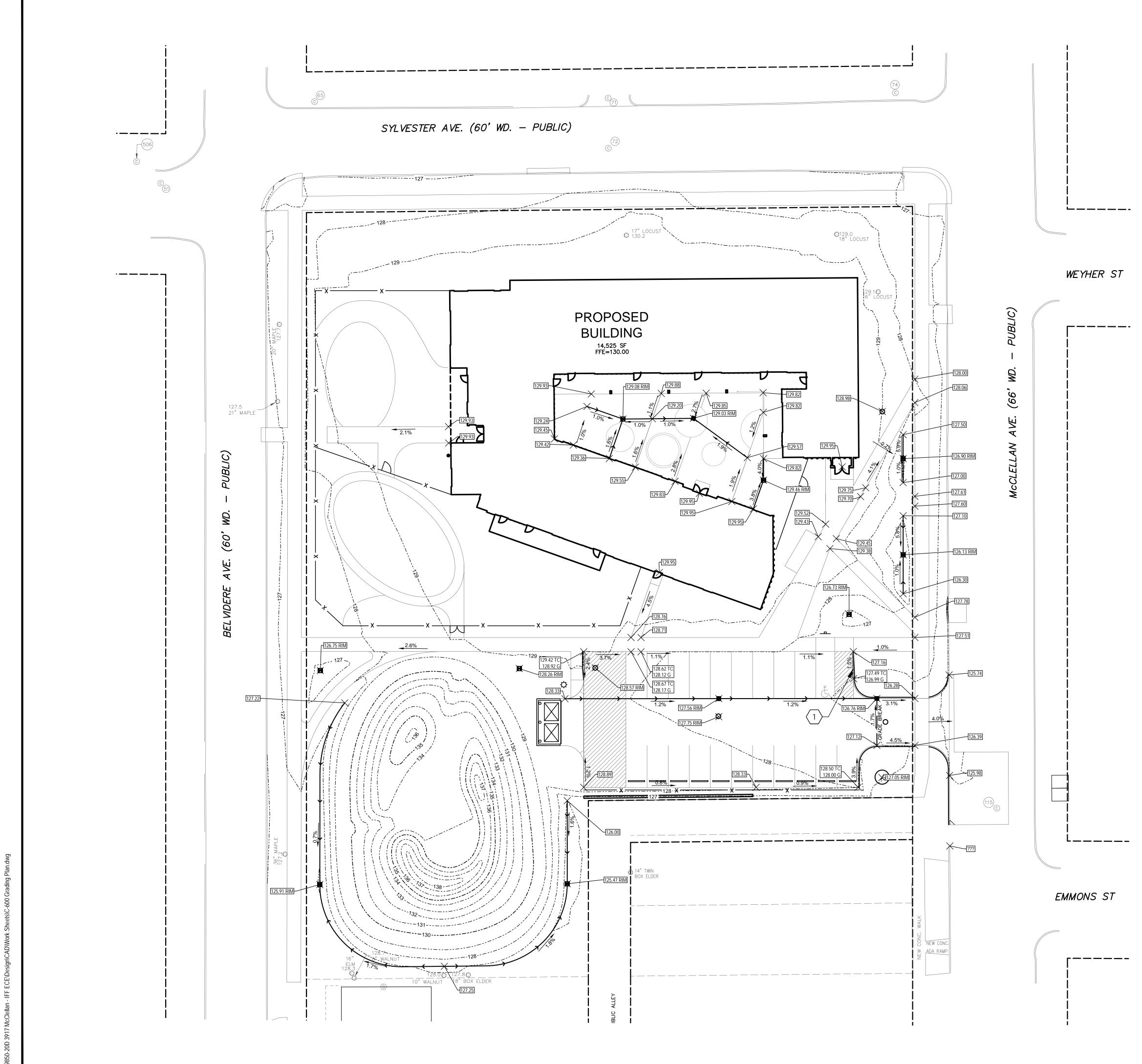
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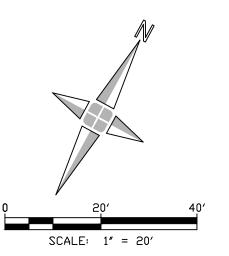
# SITE PLAN ONLY - NOT FOR CONSTRUCTION

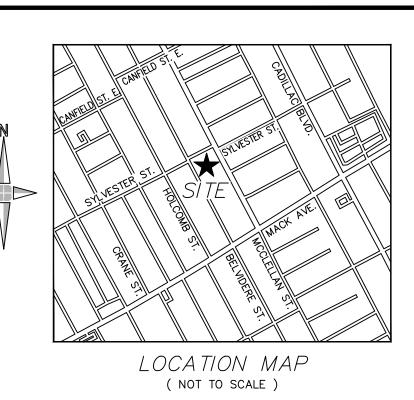












# GRADING PLAN - LEGEND

PROPOSED RIM ELEVATION

RIM 129.31

*(*\_\_\_\_\_\_

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FF 129.42 PROPOSED FINISHED FLOOR ELEVATION

SLOPE DIRECTION

HIGH POINT / GRADE BREAK

# **GRADING PLAN - KEY NOTES**



 $\left< 1 \right>$  CURB HEIGHT TAPERS TO "0" AT WALK



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Executive:	MD	
Manager:	RJ	
Designer:	RL	
Quality Control:	DR	
Section:	Section	
	T-XX-S R-XX-X	

Professional Seal:





DATE: ISSUE: 2021-03-26 PRELIMINARY SD SET 2021-04-27 FINAL SD COORDINATION SET 2021-05-26 VALUE ENGINEERING - OWNER REVIEW 2021-08-31 REVISED SITE PLAN PER VE 2022-12-21 SD COORDINATION SET 2022-02-08 SPA Developed For: IFF Development; LLC

> 3011 W. Grand Boulevard Suite 1715 Detroit, MI 48202 (313) 334-4327

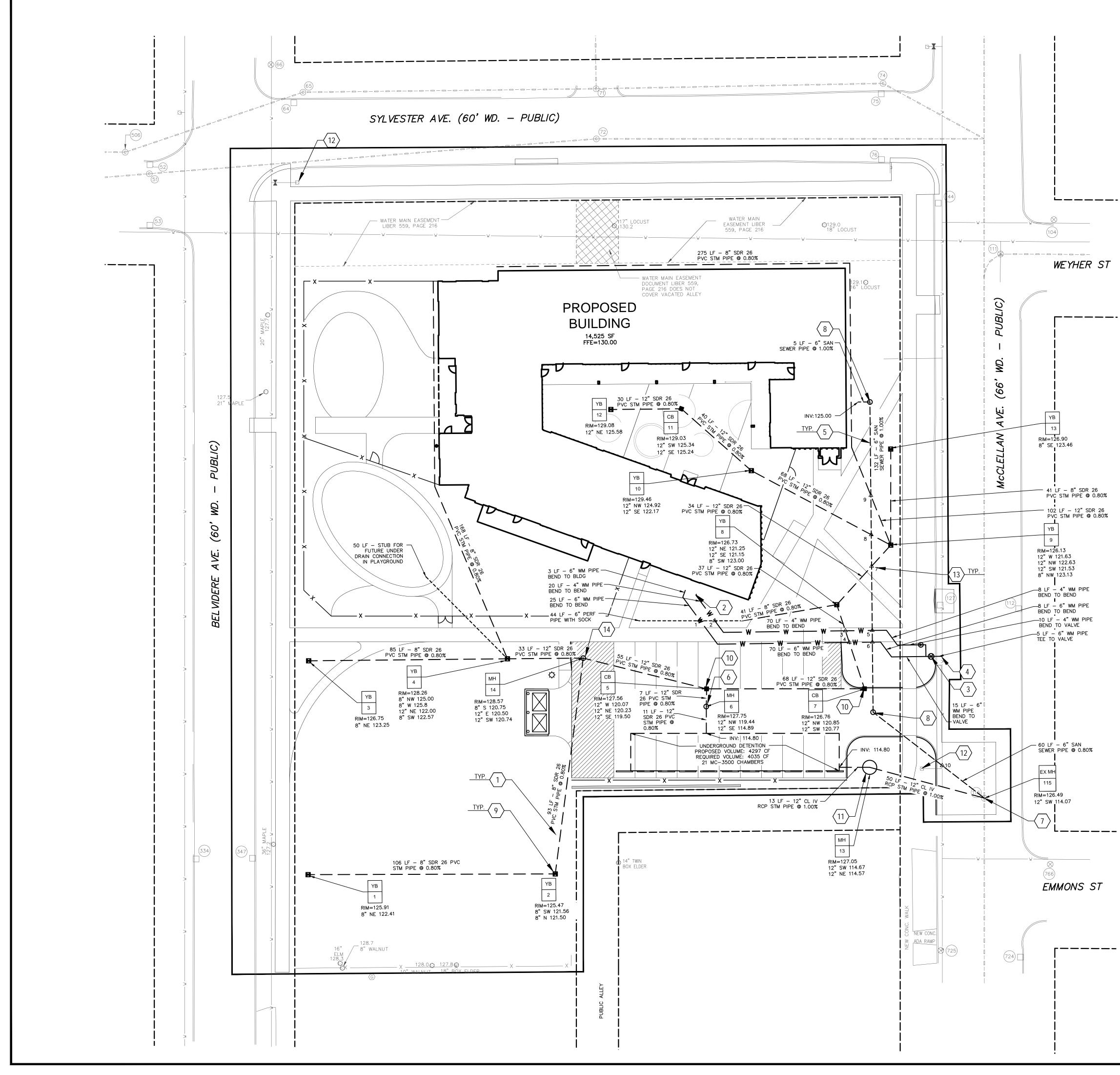
# GRADING PLAN

## ECE RISING SUN DESIGN

City of Detroit Wayne County MICHIGAN

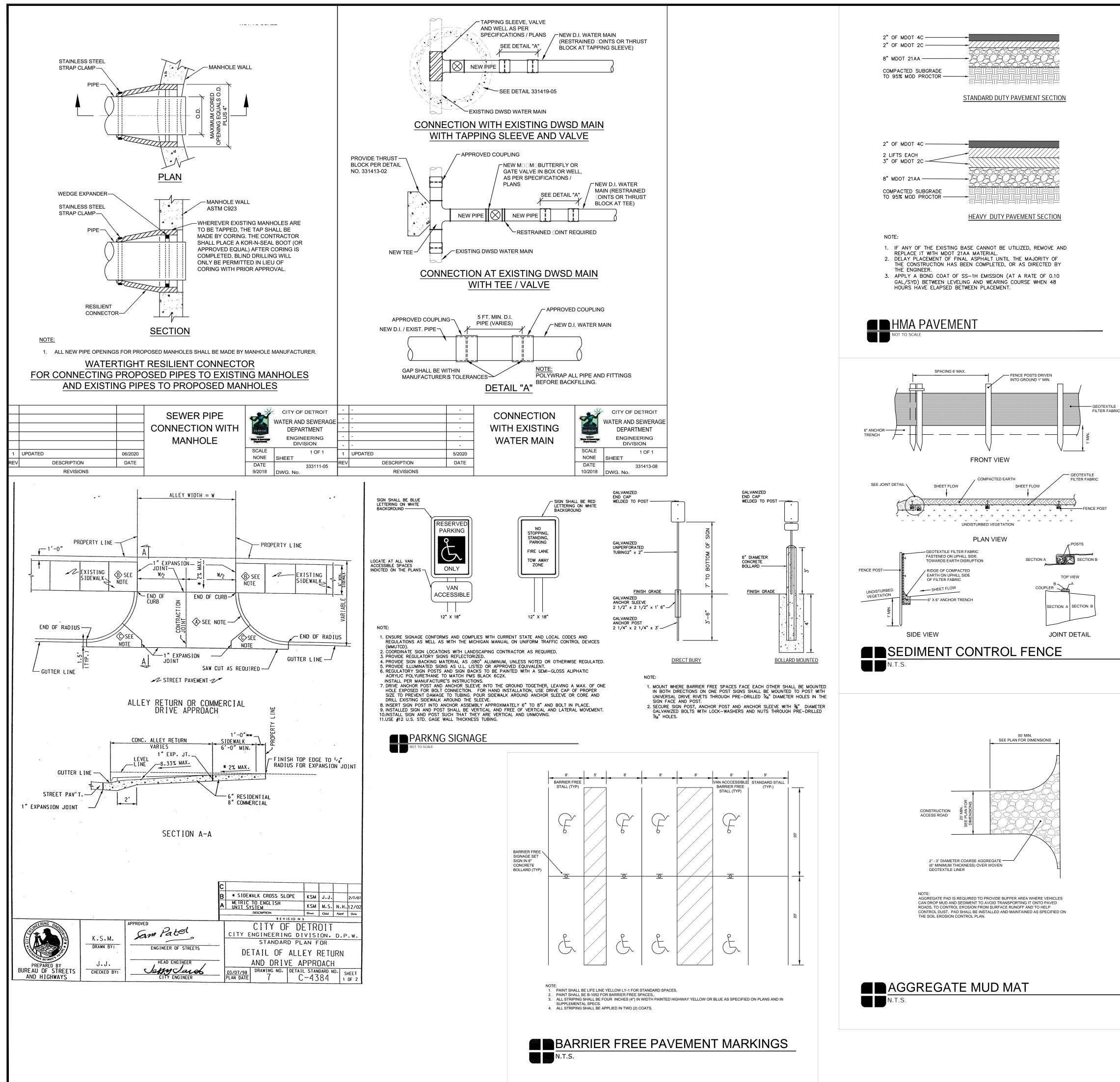
2021-03-21 Date: Scale: 1"=20' Sheet: C-600 Project: 19850-10D

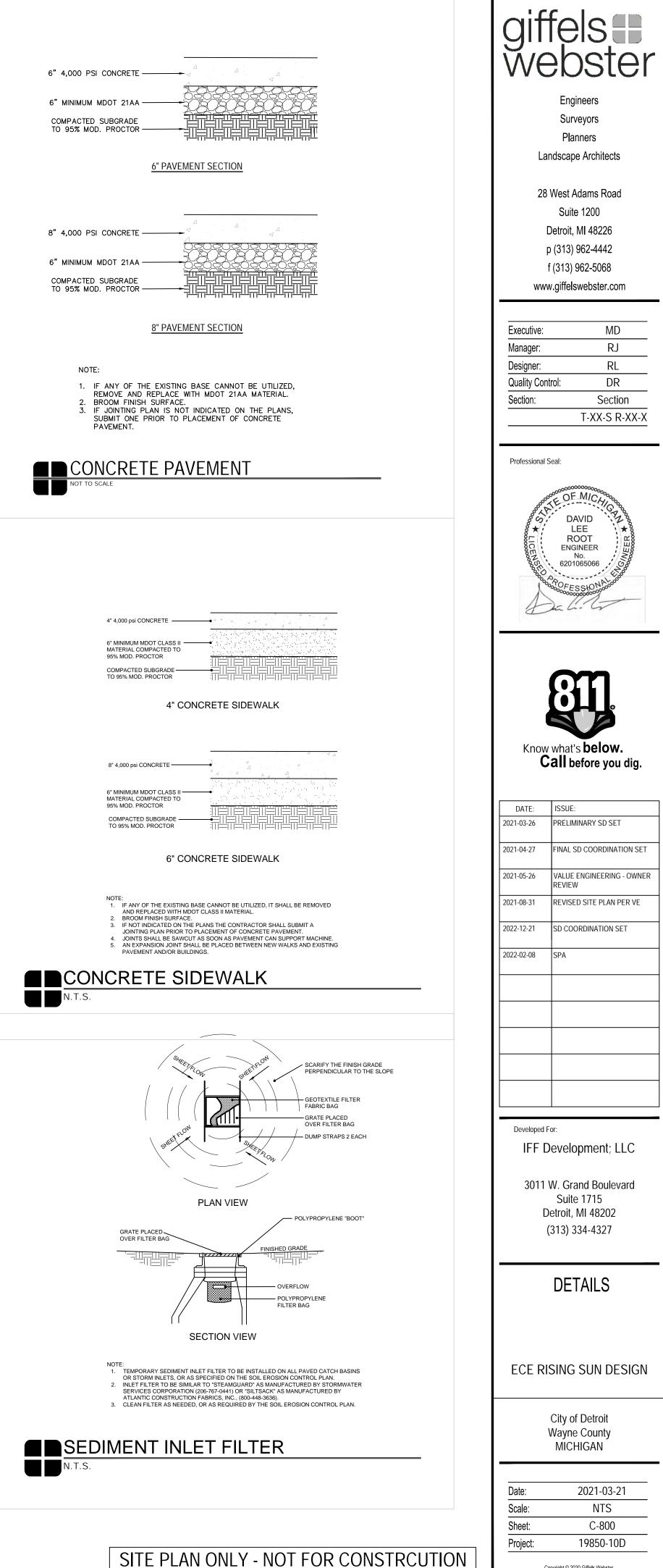
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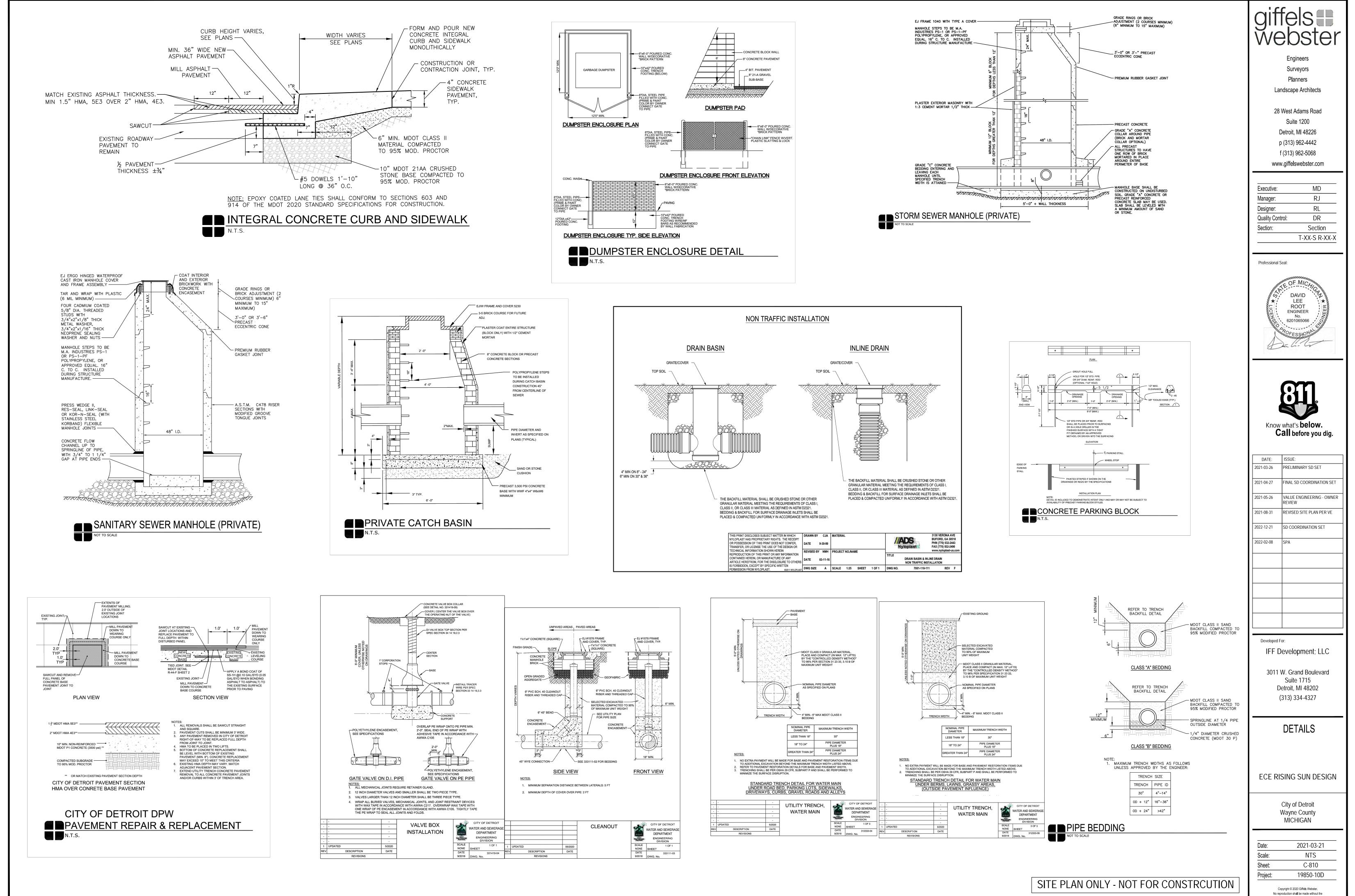


(19850-20D 3917 McClellan - IFF ECE\Design\CAD\Work Sheets\C-700 Utility Plan.dw

0 20' SCALE: 1" = 20'	40′	Image: Strate	Engineers Surveyors Planners Landscape Architects 28 West Adams Road Suite 1200 Detroit, MI 48226 p (313) 962-4442 f (313) 962-5068
	UTIL	TY PLAN - LEGEND	www.giffelswebster.com
	PROPOSE	D SANITARY SEWER	Executive: MD
	PROPOSE	D WATER MAIN W W	Manager: RJ Designer: RL
		D PVC STORM SEWER PIPE; SEE	Quality Control:DRSection:Section
	PROPOSE	D CATCH BASIN	
	PROPOSE	D MANHOLE O	Professional Seal:
	PROPOSE	O CLEANOUT O	OF MICAICO
	PROPOSE	D WATER SERVICE STOP BOX AND VALVE	Ø       ✓       ✓       ✓       Ø         Ø       ★       LEE       ★       Ø         Ø       ✓       ROOT       ₩       Ø         Ø       ✓       ENGINEER       ₩       Ø
		TY PLAN - KEY NOTES	No. 6201065066 6201065066 600 600 600 600 600 600 600 600 6
	$\langle 1 \rangle$	PROVIDE AND INSTALL STORM SEWER PIPE.	amthe
	$\langle 2 \rangle$	PROVIDE AND INSTALL 4" DOMESTIC WATER LINE	
	$\langle 3 \rangle$	PROVIDE AND INSTALL 4" STOP BOX AND VALVE	81
	$\langle 4 \rangle$	PROPOSED CONNECTION TO EXISTING 10" WATER MAIN WITH TAPPING SLEEVE AND VALVE PER DWSD STANDARDS AND	
	$\langle 5 \rangle$	SPECIFICATIONS PROVIDE AND INSTALL 6" SDR 35 PVC SANITARY SEWER SERVICE.	Know what's <b>below.</b> Call before you dig.
	$\left\langle 6 \right\rangle$	PROVIDE AND INSTALL IN LINE WATER QUALITY CONTROL STRUCTURE	DATE: ISSUE:
	$\langle 7 \rangle$	PROPOSED INTERNAL DROP CONNECTION TO EXISTING COMBINED SEWER MANHOLE FOR DETENTION SYSTEM OUTLET. PROVIDE AND INSTALL BACKFLOW PREVENTER AT	2021-03-26     PRELIMINARY SD SET       2021-04-27     FINAL SD COORDINATION SET
	$\langle 8 \rangle$	BOTTOM OF INTERNAL DROP CONNECTION PROVIDE AND INSTALL 12" DIAMETER CLEAN OUT, STD.	2021-05-26 VALUE ENGINEERING - OWNER REVIEW
	$\langle 9 \rangle$	PROVIDE AND INSTALL YARD BASIN	2021-08-31 REVISED SITE PLAN PER VE
	(10)	PROVIDE AND CATCH BASIN WITH FINGER DRAINS	2022-12-21         SD COORDINATION SET           2022-02-08         SPA
	(11)	6' DIAMETER, 10 YEAR STORM CONTROL STRUCTURE	
	(12)	EXISTING FIRE HYDRANT TO REMAIN	
	(13)	UTILITY CROSSING. MAINTAIN A MINIMUM OF 18" OF VERTICAL CLEARANCE BETWEEN UTILITIES	
	(14)	STORM SEWER MANHOLE	
Area (ii) Arna (iisen) Lawn 8 gioli Arias Opon Pand 0.00 Dailding Rook, 4991 0.11	C Area x C 0 25 0 36 0 95 0 00 0 50 0 10	V <sub>R</sub> 3630         ·         C         ·         A            V <sub>R</sub> 3630         ·         0.62         ·         1.70             V <sub>R</sub> 3.233         ct	Developed For: IFF Development; LLC
Favariant         Z145         0.15           Labit         Z4,126         1.70           Δ         Area x.C         1.70	0.00 0.15 0.61	ΔC         C <sub>pust</sub> ·         C <sub>pust</sub> C <sub>pust</sub> O 52         C <sub>pus</sub> 0.36           0.36         0.17                0.36                0.36	3011 W. Grand Boulevard Suite 1715
Area (sil) Area (sizer)	U Area x C	$\begin{array}{ c c c c c c c c c c c c c c c c c c c$	Detroit, MI 48202 (313) 334-4327
Building Flat Roots         16,432         0.59           Patement         12,458         0.29           Consul         918         0.02           Playgrounds         10,242         0.24           Playgrounds         10,242         0.24	0.95 0.26 0.95 0.27 0.85 0.02 0.20 0.05 0.25 0.20	Is the Project Sile Cess than 5 actos in Siley? Yes	UTILITY PLAN
Lotal 74,126 1.70 G <u>Aron x C</u>	<u>080</u>	0.52         Based on Acres(p)         [PropertyAres]         1.70         Serve	
Arist	1 /0	Q <sub>A</sub> U 15         ck/amo         Image: Constraint of the second of th	
Area (still)         Area (scen)           Buckling Flat Rook         16.432         0.20           Provenint         12.464         0.29           LownReport Arous         45.236         1.04	C         Amax C           0.95         0.16           0.95         0.27           0.15         0.16		ECE RISING SUN DESIGN
С. Инстрации и и и и и и и и и и и и и и и и и и	079 079 170	Ο         31         x         (Ω <sub>R</sub> /C) <sup>9yrg</sup> 0         0	City of Detroit Wayne County MICHIGAN
	I		Deta: 0001.00.01
			Date:         2021-03-21           Scale:         1"=20'           Sheet:         C. 700
		SITE PLAN ONLY - NOT FOR CONSTRCUTION	Sheet: C-700 Project: 19850-10D
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# PROJECT DESCRIPTION, ZONING INFO. & ABBREVIATED BUILDING CODE SUMMARY

#### **PROJECT DESCRIPTION:**

THE PROJECT INVOLVES THE CONSTRUCTION OF A 15,410 SF EARLY CHILDHOOD EDUCATION CENTER @ 3917 McCLELLAN.

**PROJECT LOCATION / ADDRESS:** 3917 McCLELLAN, DETROIT, MI 48214 PARCEL ID: 19007515-7

#### ZONING INFO

- CURRENT ZONING DISTRICT = R5 (MEDIUM DENSITY RESIDENTIAL)
- CURRENT LAND USE = "VACANT" HISTORIC DISTRICT = NONE
- PROPOSED LAND USE = "CHILD CARE CENTER" W/ ACCOMPANYING PLAYGROUND & OFF-STREET PARKING

THE PROPOSED LAND USE IS A 'BY-RIGHT' USE.

#### SIZE OF PROPOSED BUILDING:

HEIGHT 1-STORY, 19'-9" TO MID-POINT OF ROOF SLOPE

#### SETBACKS

BUILDING SETBACK FRONT IS 20FT, REAR IS 30FT, AND SIDE IS FORMULA B

#### (50-13-6)

PARKING LOT SETBACK FRONT IS 20FT, AND SIDE IS 10FT OR AS LOW AS 5FT WHERE ADJACENT RESIDENTIAL PROPERTY IS VACANT.

BUILDING AREA	
GROUND FLOOR TOTAL	14,235 GSF
COVERED OUTDOOR SPACE	1,920 GSF
TOTAL GSF	16,155 GSF

#### # OF STUDENTS & FACULTY INFANT RMS 1 & 2 (<2.5 YRS) 12 EA. / 24 TOTAL<sup>3</sup>

- TODDLER RMS 1 & 2 12 EA. / 24 TOTAL • PRE-SCHOOL RMS 1 THRU 4 16 EA. / 64 TOTAL TOTAL CHILDREN 112 \*\*
- FACULTY & STAFF 18 TOTAL PERSONS 130

\* 24 = TOTAL NUMBER OF CHILDREN UNDER 2.5 YEARS \*\* 112 = TOTAL NUMBER OF CHILDREN PERMITTED BY LICENSING

#### OFF-STREET PARKING:

THE TOTAL # OF OFF-STREET PARKING SPACES REQUIRED FOR CHILD CARE IS ONE (1) PER (10) CHILDREN & (1) PER (2) EMPLOYEES FOR A TOTAL OF TWENTY-FOUR (21) SPACES.

- CHILDREN = 112/10 = (11.2) 12
- TEACHERS & STAFF = 18/2 = 9 • TOTAL = 21

THE PROPOSED OFF-STREET PARKING IS (21) SPACES INCLUDING ONE (1) BARRIER FREE SPACE.

#### OFF-STREET LOADING THE TOTAL # OF OFF-STREET LOADING SPACES FOR THE PROPOSED BUILDING IS ONE (1) 12'X35' SPACE.

THE TOTAL # OF PROPOSED OFF-STREET LOADING SPACES IS ONE (1) 12'X35' SPACE LOCATED IN THE PROPOSED PARKING LOT.

**BUILDING CODE SUMMARY** 

APPLICABLE CODE 2015 MICHIGAN BUILDING CODE (INCLUDING ALL REFERENCED CODES AND STANDARDS)

CH 3 - OCCUPANCY THE PROPOSED OCCUPANCY IS E (EDUCATIONAL, CHILD DAY CARE PROVIDING CARE FOR LESS THAN 100 CHILDREN UNDER 2.5 YEARS) + TWO ACCESSORY OCCUPANCIES = TO LESS THAN 10% THE BUILDING AREA.

THE ACCESSORY OCCUPANCIES ARE THE GROSS MOTOR ROOM & PARENT LOUNGE. EACH ONE CAN SERVE AS AN (A) ASSEMBLY SPACE. THE AREA OF THE GROSS MOTOR ROOM = 990 SF; WHILE THE AREA OF THE PARENT LOUNGE = 360 SF.

CH 5 - BUILDING HEIGHT & AREA THE ALLOWABLE BLDG. HEIGHT ABOVE GRADE FOR THE PROPOSED EDUCATIONAL OCCUPANCY & CONSTRUCTION TYPE IS 60' AND TWO STORES.

THE ALLOWABLE BLDG. AREA FOR THE PROPOSED EDUCATIONAL OCCUPANCY, CONSTRUCTION TYPE, & BLDG. HEIGHT, INCLUDING THE AREA INCREASE FOR FRONTAGE, IS 53,580 SF.; WHILE THE TABULAR ALLOWABLE BLDG. AREA FOR THE PROPOSED EDUCATIONAL OCCUPANCY, CONSTRUCTION TYPE, & BLDG. HEIGHT IS 38,000 SF.

**CH 6 - CONSTRUCTION TYPE** THE PROPOSED CONSTRUCTION TYPE IS TYPE V-B W/ AN AUTOMATIC FIRE-SUPRESSION SPRINKLER SYSTEM

PURSUANT TO THE REFULATIONS FOR CONSTRUCTION TYPE V-B, PARTITIONS & STRUCTURAL ELEMENTS CAN BE CONSTRUCTED OF ANY SUITABLE MATERIAL PERMITTED BY THE CODE.

SPECIFICALLY, PER TABLE 601, THE REQUIRED FIRE RATING OF ALL BUILDING ELEMENTS FOR TYPE V-B CONSTRUCTION IS ZERO.

FURTHERMORE, THE FIRE RATING OF EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE IS ZERO.

CH 10 - MEANS OF EGRESS 1004 OCCUPANT LOAD THE OCCUPANT LOAD FOR THE PROPOSED 1-STORY STRUCTURE IS ENUMERATED ON SHEET A002.

1020 CORRIDORS PURSUANT TO EXCEPTION 1020.1.1 FIRE-RESISTANCE RATING IS NOT REQ'D FOR CORRIDORS IN E OCCUPANCY WHERE EA. CLASSROOM HAS NOT LESS THAN ONE DOOR OPENING DIRECTLY TO THE EXTERIOR & ASSEMBLY ROOMS HAVE NOT LESS THAN ONE-HALF OF THE REQ'D EXITS OPENING DIRECTLY TO THE EXTERIOR.

FURTHERMORE, PURSUANT TO TABLE 1020.1, CORRIDORS SERVING (E) & (A) OCCUPANTS GREATER THAN 30 DO NOT REQUIRE A FIRE-RESISTNACE RATING WHEN PROTECTED W/ A SPRINKLER SYSTEM.

NOTE: SEE SHEET A002 FOR ADDITIONAL BUILDING CODE ANALYSIS AND LIFE SAFETY INFORMATION

# PERMIT DRAWING INDEX, FEBRUARY 10. 2023

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#		#	
#		#	
001/	ARCHITECTURAL		
COV.	COVER SHEET & PROJECT INFO.		ARCHITECTURAL, CONTINUED
A001	ARCH. GEN. NOTES, ABBREV. & STANDARDS	-	-
A002	CODE ANALYSIS & LIFE SAFETY INFO.		
			STRUCTURAL *
A101	GROUND FLOOR PLAN	-	NONE - DEFERRED SUBMITTAL
A102	ROOF PLAN		
<del>A103</del>	REFLECTED CEILING PLAN *		MECHANICAL, ELEC. & PLUMBING (MEP) *
A104	FINISH PLAN	-	NONE - DEFERRED SUBMITTAL
A201	EXTERIOR ELEVATIONS		
A201	EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS		
A203	EXTERIOR ELEVATIONS	C-000	LOCATION MAP & PROPERTY DESCRIPTION
A203	EXTERIOR ELEVATIONS	C-100	GENERAL NOTES
A204	EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS / WINDOW SCHED. *	C-200	EXISTING CONDITIONS
A205	EXTERIOR ELEVATIONS - ALTERNATE A-ALT	C-210	SCHEDULE OF EXISTING STRUCTURES
A200		C-210	SITE DEMOLITION
A207	EXTERIOR RENDERINGS	C-400	EROSION & SEDIMENT CONTROL PLAN
A 201		C-400	PAVING PLAN
A301	BUILDING SECTIONS	C-600	GRADING PLAN
A302	BUILDING SECTIONS	C-000	UTILITY PLAN
A303	BUILDING SECTIONS	C-700	
A304	BUILDING SECTIONS	C-800	SITE DETAILS
A 2 2 4		0-001	SITE DETAILS
A321	WALL SECTIONS & EXTERIOR DETAILS		
A322	WALL SECTIONS & EXTERIOR DETAILS		
A323	WALL SECTIONS & EXTERIOR DETAILS		
A324	WALL SECTIONS & EXTERIOR DETAILS	L1	PROPOSED LANDSCAPE PLAN
A325	WALL SECTIONS & EXTERIOR DETAILS		
A401	INTERIOR ELEVATIONS		
A402	INTERIOR ELEVATIONS		
A403	INTERIOR ELEVATIONS		
A404	INTERIOR ELEVATIONS		
A405	INTERIOR ELEVATIONS		
			* ASTERISK DENOTES ITEMS INCLUDED IN
<del>A501</del>	SCHEDULES & INTERIOR DETAILS *		DEFERRED SUBMITTAL
<del>A502</del>	SCHEDULES & INTERIOR DETAILS *		

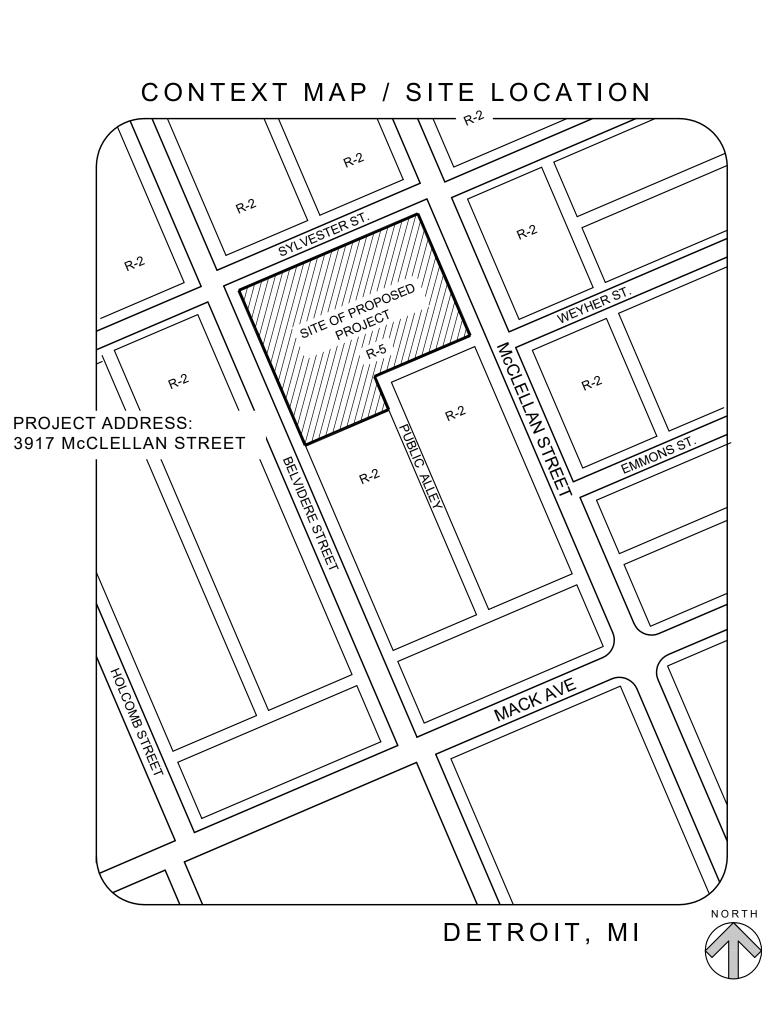
# **McClellan Stree**

# EARLY LEARNING CENTER

# DETROIT



# ARCHITECT'S RENDERING OF PROPOSED



# PROJECT TEAM

**DEVELOPER / APPLIC** 

IFF CDFI 3011 West Grand Bouleva Suite 1715 Detroit, MI 48202

contact Rick Raleigh Owner Representative p/ 313-309-7824 e/ rraleigh@iff.org

# LANDSCAPE ARCHITE

# **INSITE** studio

832 W. 11 Mile Road Royal Oak, MI 48067

p/ 248-850-7548 e/ dmetdesign@gmail.com

contact Elizabeth Skrisson m/ 248-802-8692 e/ skrisson@gmail.com

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CClellan Street       3917 McClellan       Detroit, MI 48214       Detroit		LOCATION			
	cclellan Stre Arly Learning Cente	917 McClellan etroit, MI 4821	<b>Studio</b> re + desig esign.com	32 W 11 Mile oyal Oak, Ml / 313.401.518	

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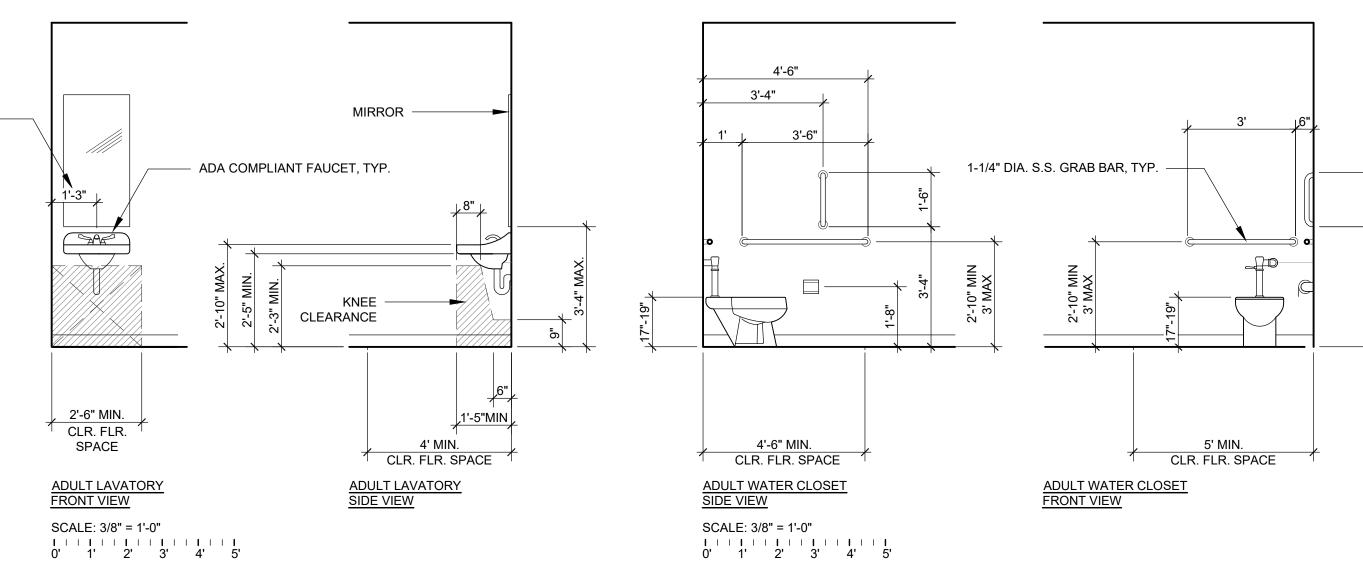
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#### COMMONLY USED ABBREVIATIONS

ABBREV	ABBREVIATED	Μ.	MEN'S OR MALE
AC OR A/C	AIR CONDITIONING	M.	MASTER
ACT	ACOUSTICAL CEILING TILE	MAT	MATERIAL
AD		MAX	
ADA	AMERICANS W/ DISABILITIES ACT	MBC	MICHIGAN BUILDING CODE
ADD	ADDITIONAL	MECH	MECHANICAL
AFF	ABOVE FINISH FLOOR	MEP	MECHANICAL ELECTRICAL &
ALUM	ALUMINUM	MIN	MINIMUM
APPL	APPLIANCE	MISC	MISCELLANEOUS
APPRV'D	APPROVED	MTD	MOUNTED
APPROX	APPROXIMATELY	MTL	METAL
ARCH	ARCHITECTURAL	MO	MASONRY OPENING
ASAP	AS SOON AS POSSIBLE	MULL	MULLION
BD	BOARD	NIC	NOT INCLUDED
BLDG	BUILDING	NO	NUMBER
BLDG B'		NOM	
	BOTTOM 'OF		NOMINAL
BOT OR BOTT		NTS	NOT TO SCALE
BSMT	BASEMENT	OC	ON CENTER
CAB	CABINET	OCCUP	OCCUPANCY
CL	CLOSET	OP'NG	OPENING
CL	CENTER LINE	OPP	OPPOSITE
CLG OR CEIL	CEILING	OPT	OPTION
CLR	CLEAR	ORTHO	ORTHOGONAL
СРТ	CARPET	PKG	PARKING
CTR	CENTER	PL	PROPERTY LINE
СМ	CENTIMETER		
CMU	CONCRETE MASONRY UNIT	PLAM	PLASTIC LAMINATE
CONC	CONCRETE	РТ	POINT
CONT		PT	PRESSURE TREATED
DEMO	CONTINUOUS	PTD	PAINTED
	DEMOLITION	PVMT	PAVEMENT
DIA	DIAMETER	R	RISER
DIM	DIMENSION	RA	RELIEVING ANGLE
DIST	DISTANCE	RAD	RADIUS
DTL	DETAIL	RCP	REFLECTED CEILING PLAN
DN	DOWN	RD	ROOF DRAIN
DR	DOOR	REF	REFRIGERATOR
DRYR	DRYER	REINF.	
DW OR D/W	DISHWASHER		REINFORCING
DWG OR DWG		REQ OR REQ'D	REQUIRED
EA	EACH	REV	REVISION
EL	ELEVATION	RM	ROOM
ELEC		RO	ROUGH OPENING
ELEV	ELECTRIC	ROW	RIGHT OF WAY
EPDM	ELEVATION	RTU	ROOF TOP UNIT, MECHANICA
EPDIVI	ETHYLENE PROPYLENE DIENE-TERPOLYMER	SCHED	SCHEDULE
	MEMBRANE	SD	STORM DRAIN
EQ	EQUAL	SERV	SERVICE
EQUIP	EQUIPMENT	SHLV	SHELVING
EXIST	EXISTING	SHT	SHEET
EXP	EXPOSED	SPEC	SPECIFICATION
EXT	EXTERIOR	SPECS	
F	FEMALE	SS	SPECIFICATIONS
FD	FLOOR DRAIN		STAINLESS STEEL
FF	FINISH FLOOR	STD	STANDARD
FFE	FINISH FLOOR ELEVATION	STL	STEEL
FIN	FINISH, FINISHES	STOR	STORAGE
		SQ	SQUARE
FLR	FLOOR	SF	SQUARE FEET
FR	FRAME	Т	TREAD
FRP	FIBERGLASS-REINFORCED PLASTIC	TBD	TO BE DETERMINED
FTG	FOOTING	ТН	THICK
GALV	GALVANIZED	THERM	THERMAL
GC	GENERAL CONTRACTOR	TEMP	TEMPORARY
GSF	GROSS SQUARE FOOTAGE	T' OR T.O.	TOP 'OF
GWB	GYPSUM WALL BOARD	ТҮР	TYPICAL
GYP	GYPSUM	UC	UNDER COUNTER
HDW	HARDWARE	UNO	UNLESS NOTED OTHERWISE
HGT	HEIGHT	UON	UNLESS OTHERWISE NOTED
HORZ	HORIZONTAL	VB	
HR	HOUR	VERT	VINYL BASE
НТ	HEIGHT		VERTICAL
HTG	HEATING	VEST	VESTIBULE
HVAC		W.	WOMEN'S
-	HEATING, VENTING, & AIR CONDITIONING	W OR WASHR	WASHER
JT	JOINT	WB	WOOD BASE
JST	JOIST	WC	WATER CLOSET
IGU	INSULATED GLASS UNIT	WD	WOOD
IN.	INCH (INCHES)	WH	WATER HEATER
INFO	INFORMATION	WIN	WINDOW
INSUL			
INT	INSULATED	WIC	WALK IN CLOSET
	INSULATED INTERIOR	WIC W/O	WALK IN CLOSET
KIT	INTERIOR		WALK IN CLOSET WITHOUT
KIT L	INTERIOR KITCHEN		
L	INTERIOR KITCHEN LENGTH		
	INTERIOR KITCHEN		

#### DESIGN STANDARDS & MOUNTING HEIGHTS FOR ACCESSIBLE RESTROOM FIXTURES & ACCESSORIES



INCREASE DIST. WHERE SPACE ALLOWS, REFER TO ARCH. PLANS

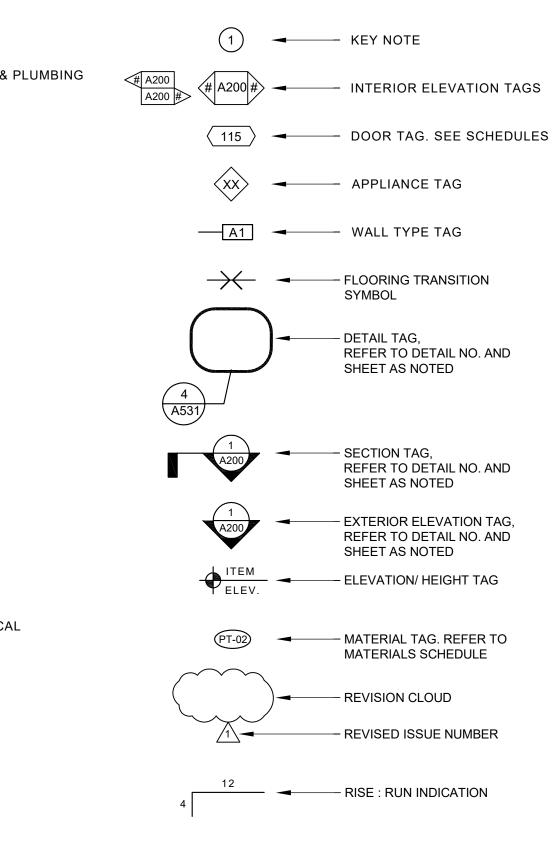
LT'NG

LIGHTING

NOTE: HOT WATER AND DRAIN PIPES SHALL BE INSULATED AGAINST CONTACT



#### ANNOTATION SYMBOLS



RCP SYMBOLS	<u>i -</u>
	2'X2' ACT GRID + LAY-IN FIXTURE
	2'X4' ACT GRID + LAY-IN FIXTURE
	LINEAR STRIP FIXTURE
	DOWN-LIGHT
<u> </u>	WALL-MOUNTED LIGHT
<u> </u>	EXIT SIGN
4₽₩ 🖗	EXIT SIGN & EMERGENCY LIGHT COMBINATION
<u>4</u>	EMERGENCY LIGHT
\$	LIGHT SWITCH
\$3	3-WAY LIGHT SWITCH
\$ <sub>vs</sub>	VACANCY SENSOR SWITCH
\$ <sub>05</sub>	OCCUPANCY SENSOR SWITCH
# ≎ ◄	ELECTRICAL OUTLET
0 -	AUTOMATIC SPRINKLER HEAD
\$	EMERGENCY STROBE / INDICATOR

MATERIAL SYMBOLS

1111

EXISTING WALLS OR

PARTITIONS

PARTITIONS

PARTITIONS

INSULATION

— NEW MILLWORK

— NEW STUD WALLS OR

- NEW CMU WALLS OR

VENEER + CAVITY

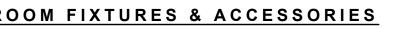
- NEW STUD WALLS OR

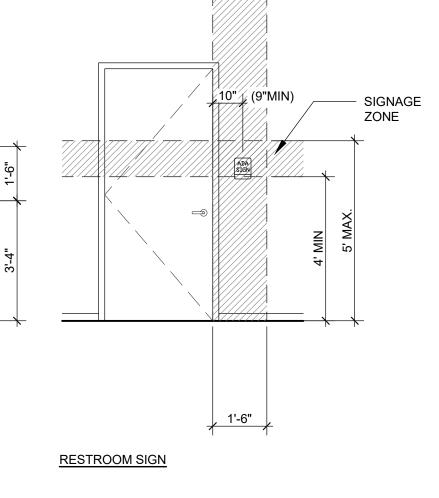
NEW CMU WALL W/ INSULATION

@ UN-GROUTED CELLS

PARTITIONS W/ SOUND

- NEW CMU WALL W/ MASONRY





# **ARCHITECT'S GENERAL NOTES**

GENERAL CONDITIONS 1.1 THE WORK SHALL COMPLY WITH THE:

#### 2015 MICHIGAN BUILDING CODE STANDARDS.

SEE CODE SUMMARY ON THE COVER SHEET FOR MORE INFO.

1.2 THE INTENT OF THE ARCHITECT'S & CONSULTANTS' DOCUMENTS ARE TO INCLUDE THE ESSENTIAL ITEMS NECESSARY FOR THE CONTRACTOR TO SUCCESSFULLY EXECUTE & COMPLETE THE WORK. THE DOCUMENTS ARE COMPLIMENTARY & RELATIONAL. MEANING WHAT IS REQUIRED BY ONE SHALL BE CONSIDERED BINDING AS IF REQUIRED BY REQUIRED BY ALL; & WHAT IS ILLUSTRATED ON ONE IS OFTEN REPRESENTED & INFERRED ON ANOTHER. THE CONTRACTOR IS REQUIRED TO FAITHFULLY EXECUTE THE DESIGN CONTAINED IN THE DOCUMENTS TO THE EXTENT CONSISTENT W/ THE DOCUMENTS & REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS. FURTHERMORE, THE INVALIDITY OF ANY PROVISION OF THE DOCUMENTS SHALL

FURTHERMORE. THE CONTRACTOR & HIS SUB-CONTRACTORS ARE RESPONSIBLE FOR REVIEWING ALL DRAWINGS TO BECOME FAMILIAR WITH THE REQUIREMENTS FOR CONSTRUCTION & WHEN A CONFLICT BETWEEN ANY TWO DRAWINGS EXISTS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR A CLARIFICATION PRIOR TO TAKING ACTION.

1.3 REQUEST FOR INFORMATION: BEFORE STARTING ANY PORTION OF THE WORK, THE CONTRACTOR SHALL STUDY THE VARIOUS DOCUMENTS RELATED TO THAT WORK & THE WORK ADJACENT TO IT FOR THE PURPOSE OF **FACILITATING COORDINATION &** UNDERSTANDING THE REQUIREMENTS FOR CONSTRUCTION. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS RELATED TO THE PORTION OF THE WORK UNDER CONSIDERATION, AND SHALL IDENTIFY ANY CONDITIONS IMPAIRING THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY INCONSISTENCIES OR OMISSIONS DISCOVERED OR MADE KNOWN TO THE CONTRACTOR IN THE FORM OF A "REQUEST FOR INFORMATION" OR "RFI". THE ARCHITECT WILL REVIEW THE CONTRACTOR'S RFI AND **RESPOND WITH A CLARIFICATION.** SUPPLEMENTAL INSTRUCTIONS, ADDENDUM, OR FOLLOW-UP QUESTION.

1.4 CLAIMS AND EXTRAS: IF THE CONTRACTOR BELIEVES THAT ADDITIONAL COST OR TIME IS INVOLVED BECAUSE OF A CLARIFICATION OR INSTRUCTION RECEIVED IN RESPONSE TO A NOTICE OR REQUEST FOR INFO, THE CONTRACTOR SHALL SUBMIT A WRITTEN CLAIM IN ADVANCE OF PERFORMING THE WORK. IF THE CONTRACTOR FAILS TO PROVIDE A WRITTEN CLAIM IN ADVANCE. THEN THE CONTRACTOR RISKS FORFEITING THE RIGHT TO THE CLAIM, AND MAY BE HELD RESPONSIBLE FOR ANY ADDITIONAL COSTS AND DAMAGES TO THE OWNER.

1.5 THE ARCHITECT'S DOCUMENTS USES WORDS, ABBREVIATIONS, AND GRAPHIC STANDARDS THAT ARE BELIEVED TO HAVE WELL-KNOWN TECHNICAL OR CONSTRUCTION MEANINGS. IF A TERM, ABBREVIATION, OR ILLUSTRATION IS UNCLEAR, PLEASE CONTACT THE ARCHITECT FOR A CLARIFICATION.

1.6 DEVIATING FROM THE DESIGN INTENT CONTAINED IN THE DOCUMENTS IS NOT PERMITTED UNLESS APPROVED IN WRITING BY THE ARCHITECT & OWNER. UNAUTHORIZED DEVIATIONS SHALL BE BROUGHT INTO COMPLIANCE WITH THE CONTRACT DOCUMENTS AT NO ADDITIONAL EXPENSE TO THE OWNER NOR CHARGED TO THE ARCHITECT. CORRECTING AN UNAUTHORIZED DEVIATION IS THE RESPONSIBILITY OF THE CONTRACTOR.

1.5 THE CONTRACT DOCUMENTS ARE **PROPERTY OF THE ARCHITECT & ARCHITECT'S** CONSULTANTS & ARE PROTECTED BY COPYRIGHT LAW. THE CONTRACTOR, SUB-CONTRACTORS, & SUPPLIERS ARE AUTHORIZED TO USE & REPRODUCE THE DOCUMENTS PROVIDED TO THEM SOLELY & EXCLUSIVELY FOR EXECUTING THE WORK. THEY MAY NOT USE THE DOCUMENTS ON OTHER PROJECTS OR FOR ANY OTHER PURPOSE OUTSIDE OF EXECUTING THE SCOPE OF WORK CONTAINED HERE-IN. CONTACT THE ARCHITECT FOR SPECIFIC WRITTEN CONSENT TO DO OTHERWISE.

PRE-CONSTRUCTION 2.1 THE GENERAL CONTRACTOR & SUB-CONTRACTORS SHALL VISIT THE PROJECT SITE PRIOR TO COMMENCING THE CONTRACT FOR CONSTRUCTION TO VERIFY EXISTING CONDITIONS & BECOME FAMILIAR W/ ANY ADDITIONAL REQUIREMENTS NECESSARY TO COMPLETE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS. COMMENCING A CONTRACTOR FOR CONSTRUCTION AFFIRMS THAT THE CONTRACTOR HAS VISITED THE SITE, BECOME FAMILIAR WITH CONDITIONS UNDER WHICH THE WORK IS TO BE PREFORMED, AND RECONCILED PERSONAL OBSERVATIONS WITH THE REQUIREMENTS TO EXECUTE THE WORK PROPERLY.

INCLUDING ALL REFERENCED CODES &

NOT INVALIDATE THE REMAINING PROVISIONS.

SUBMITTALS 3.1 THE CONTRACTOR SHALL SUBMIT PRODUCT DATA, SHOP DRAWINGS, AND SAMPLES DEMONSTRATING HOW THE CONTRACTOR PROPOSES TO CONFORM TO THE INFORMATION AND DESIGN CONTAINED IN THE DOCUMENTS. THE CONTRACTOR SHALL SUPPLY SUCH SUBMITTALS TO THE ARCHITECT FOR ALL VISIBLE FINISHES AND FINISHED ITEMS, OR TO THE EXTENT REQ'D BY THE CONTRACT FOR CONSTRUCTION IF GREATER.

3.2 KINDS OF SUBMITTALS: SHOP DRAWINGS ARE DRAWINGS, DIAGRAMS, 3D MODELS, AND SCHEDULES PREPARED SPECIFICALLY FOR THE WORK BY THE CONTRACTOR OR SUB-CONTRACTOR. PRODUCT DATA ARE ILLUSTRATIONS, BROCHURES, PERFORMANCE CHARTS, ETC. FURNISHED BY THE CONTRACTOR OR SUB-CONTRACTOR TO ILLUSTRATE MATERIALS, EQUIPMENT, AND FIXTURES.

SAMPLES ARE PHYSICAL EXAMPLES THAT EXHIBIT THE EXACT FINISH, COLOR, OR WORKMANSHIP TO BE FOUND IN THE FINISHED WORK.

3.3 THE CONTRACTOR SHALL NOT PROCEED WITH WORK THAT REQUIRES A SUBMITTAL UNTIL THE **RESPECTIVE SUBMITTAL HAS BEEN REVIEWED AND** APPROVED BY THE ARCHITECT. FURTHERMORE, THE CONTRACTOR SHALL PLAN FOR AND ANTICIPATE THE TIME REQUIRED TO REVIEW AND PROCESS SUBMITTALS WHEN SCHEDULING THE WORK

3.4 THE ARCHITECT WILL REVIEW AND APPROVE, OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR'S SUBMITTALS FOR THE LIMITED PURPOSE OF VERIFYING THE SUBMITTALS CONFORMANCE WITH THE INFORMATION AND DESIGN CONTAINED IN THE ARCHITECT'S DOCUMENTS. THE ARCHITECT'S REVIEW IS NOT FOR DETERMINING THE ACCURACY AND COMPLETENESS OF DIMENSIONS OR QUANTITIES, OR FOR VALIDATING THE INSTALLATION SEQUENCE OR PERFORMANCE OF A PIECE OF EQUIPMENT OR SYSTEM. BY SUBMITTING A SUBMITTAL, THE CONTRACTOR AFFIRMS THAT THE CONTRACTOR HAS 1) REVIEWED AND ENDORSED THE SUBMITTAL, 2) HAS VERIFIED THE ACCURACY OF FIELD MEASUREMENTS, REVIEWED QUANTITIES, OR CHECKED THE ACCURACY OF OTHER RELATED INFORMATION, OR WILL DO SO AT AN APPROPRIATE TIME AND PRIOR TO PERFORMING ANY RELATED WORK, AND 3) HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED IN THE SUBMITTAL WITH THE ARCHITECT'S DOCUMENTS. SUBMITTALS THAT ARE NOT REQUIRED MAY BE RETURNED TO THE CONTRACTOR WITHOUT ACTION.

#### DEMOLITION

4.1 WHETHER INDICATED IN THE DRAWINGS OR NOT, SELECTIVE DEMOLITION IS TO INCLUDE THE REMOVAL OF ALL ITEMS NEEDED TO ACHIEVE THE PROPOSED DESIGN.

4.2 UNEXPECTED ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, OR PLUMBING ELEMENTS THAT ARE UNCOVERED DURING THE COURSE OF CONSTRUCTION SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER & ARCHITEC UNSOUND OR ABANDONED ITEMS SHALL BE MADE CODE COMPLIANT OR REMOVED.

4.3 IT IS NOT KNOWN NOR EXPECTED THAT HAZARDOUS MATERIALS EXIST WITHIN THE PROJECT AREA; HOWEVER, IF AN ITEM SUSPECTED OF CONTAINING HAZARDOUS MATERIALS IS ENCOUNTERED, DO NOT DISTURB & IMMEDIATELY NOTIFY THE OWNER. HAZARDOUS MATERIALS SHALL BE ABATED OR ENCAPSULATED.

4.4 WHERE NECESSARY, PROVIDE & MAINTAIN SHORING, BRACING, & OTHER STRUCTURAL SUPPORT NECESSARY TO PRESERVE THE STRUCTURAL STABILITY OF THE PROJECT & TO PREVENT MOVEMENT. SETTLEMENT OR COLLAPSE DURING CONSTRUCTION, THE DESIGN OF WHICH IS THE RESPONSIBILITY OF THE CONTRACTOR & ASSOCIATED SUB-CONTRACTORS. DMET DESIGN LLC IS NOT RESPONSIBLE FOR THE DESIGN & INSTALLATION OF TEMPORARY SHORING.

#### CONSTRUCTION

5.1 THROUGHOUT THE DURATION OF THE PROJECT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT WHEN CONDITIONS THAT CONFLICT WITH THE INTENDED FUNCTION OR DESIGN OF THE PROJECT ARE ENCOUNTERED, OR WHEN THE DOCUMENTS CONTAIN INSUFFICIENT OR CONFLICTING INFORMATION. PROMPTLY SUBMIT A WRITTEN NOTICE SUMMARIZING THE NATURE & EXTENT OF THE **ISSUE VIA EMAIL & ALLOW AT LEAST 48 HOURS** FOR A RESPONSE.

#### POST-CONSTRUCTION

6.1 PHOTOGRAPHY OF THE PROJECT USED BY THE CONTRACTOR TO ADVERTISE THE CONTRACTOR'S ROLE ON THE PROJECT SHALL ALWAYS ATTRIBUTE THE DESIGN TO D MET OR D MET STUDIO & LIST D MET AS THE ARCHITECT.

#### PROJECT TITLE:

# **McClellan Street** Early Learning Center

project address 3917 McClellan Street Detroit, MI 48214

project representative IFF Lending and Development Project Lead: Rick Raleigh p/ 313-334-4327 e/ lbetz@iff.org

#### ARCHITECT:

**D MET** design architecture studio

832 W. 11 Mile Road Royal Oak, MI 48067

contact Joel T. Schmidt, RA p/ 313-401-5181 e/ dmetdesign@gmail.com

#### www.dmetdesign.com

CONSULTANTS	:
ISSUED FOR:	
PERMIT DRAWINGS	FEB 10, 2023

STAMP:

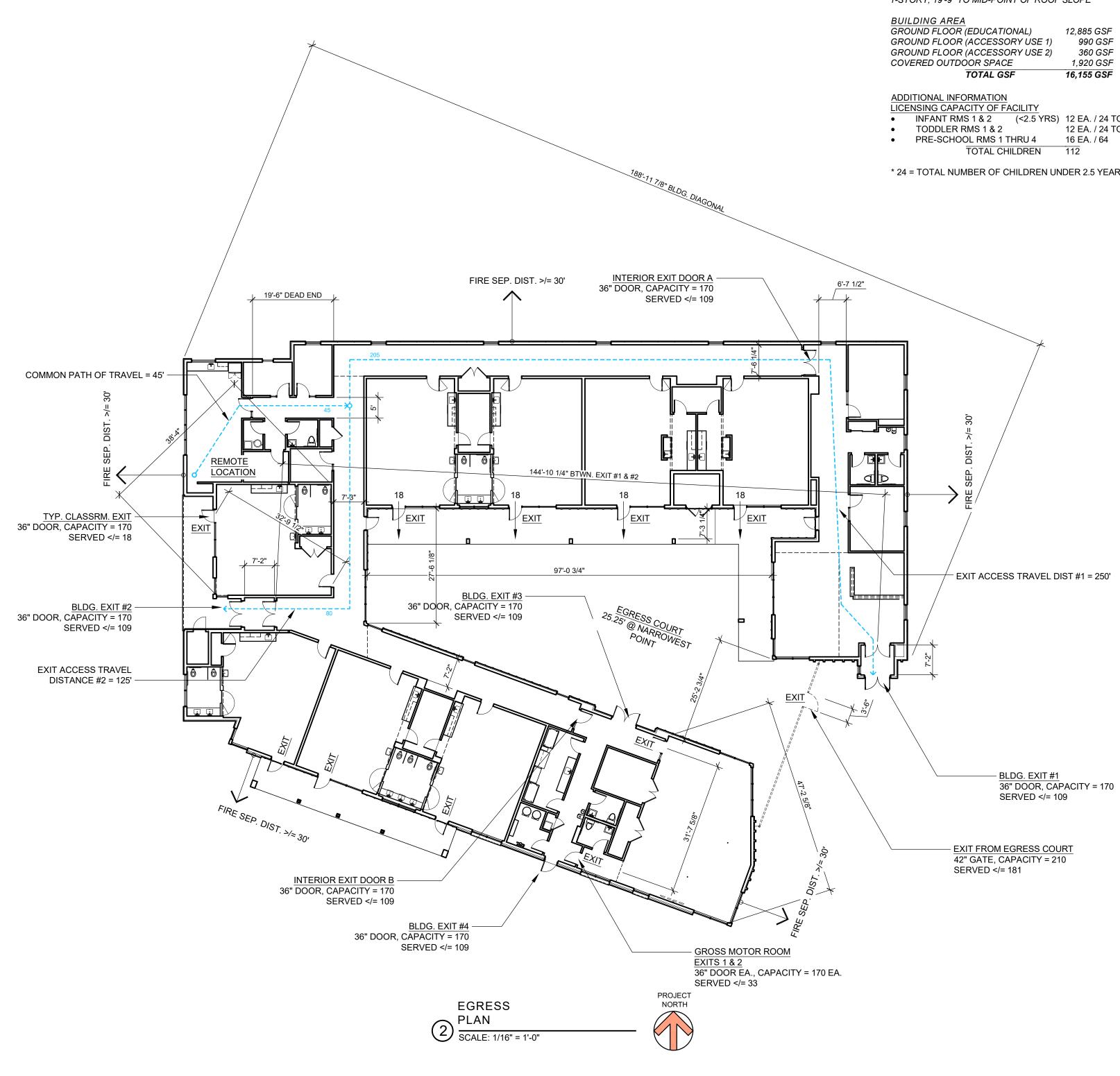


#### SHEET NAME:

ARCHITECTURAL GEN. NOTES, ABBREVIATIONS & STANDARDS

SHEET NO.





# COMPREHENSIVE BUILDING CODE SUMMARY

#### BUILDING CODE SUMMARY

#### APPLICABLE CODE

2015 MICHIGAN BUILDING CODE (INCLUDING ALL REFERENCED CODES AND STANDARDS)

#### CH 3 - OCCUPANCY

THE PROPOSED OCCUPANCY IS **E (EDUCATIONAL, CHILD** PERMITTED BY THE CODE. DAY CARE PROVIDING CARE FOR LESS THAN 100 CHILDREN UNDER 2.5 YEARS) + TWO ACCESSORY OCCUPANCIES = TO LESS THAN 10% THE BUILDING AREA.

THE ACCESSORY OCCUPANCIES ARE THE GROSS MOTOR ROOM & PARENT LOUNGE. EACH ONE CAN SERVE AS AN FURTHERMORE, THE FIRE RATING OF EXTERIOR WALLS (A) ASSEMBLY SPACE. THE AREA OF THE GROSS MOTOR ROOM = 990 SF; WHILE THE AREA OF THE PARENT LOUNGE = 360 SF.

#### CH 5 - BUILDING HEIGHT & AREA

THE ALLOWABLE BLDG. HEIGHT ABOVE GRADE FOR THE PROPOSED EDUCATIONAL OCCUPANCY & CONSTRUCTION TYPE IS 60' AND TWO STORES.

THE ALLOWABLE BLDG. AREA FOR THE PROPOSED EDUCATIONAL OCCUPANCY, CONSTRUCTION TYPE, & BLDG, HEIGHT, INCLUDING THE AREA INCREASE FOR FRONTAGE, IS 53,580 SF.; WHILE THE TABULAR ALLOWABLE BLDG. AREA FOR THE PROPOSED EDUCATIONAL OCCUPANCY, CONSTRUCTION TYPE, & BLDG. HEIGHT IS 38,000 SF.

SIZE OF PROPOSED BUILDING:

BUILDNG HEIGHT 1-STORY, 19'-9" TO MID-POINT OF ROOF SLOPE

TOTAL GSE	16 155 GSE
COVERED OUTDOOR SPACE	1,920 GSF
GROUND FLOOR (ACCESSORY USE 2)	360 GSF
GROUND FLOOR (ACCESSORY USE 1)	990 GSF
GROUND FLOOR (EDUCATIONAL)	12,885 GSF
BUILDING AREA	

 INFANT RMS 1 & 2 (<2.5 YRS) 12 EA. / 24 TOTAL\*</li> 12 EA. / 24 TOTAL

\* 24 = TOTAL NUMBER OF CHILDREN UNDER 2.5 YEARS

#### **CH 6 - CONSTRUCTION TYPE** THE PROPOSED CONSTRUCTION TYPE IS TYPE V-B W/ AN

AUTOMATIC FIRE-SUPRESSION SPRINKLER SYSTEM PURSUANT TO THE REFULATIONS FOR CONSTRUCTION

TYPE V-B, PARTITIONS & STRUCTURAL ELEMENTS CAN BE CONSTRUCTED OF ANY SUITABLE MATERIAL

SPECIFICALLY, PER TABLE 601, THE REQUIRED FIRE RATING OF ALL BUILDING ELEMENTS FOR TYPE V-B CONSTRUCTION IS ZERO.

BASED ON FIRE SEPARATION DISTANCE IS ZERO.

#### CH 7 - FIRE & SMOKE PROTECTION 705.11 PARAPETS ARE NOT REQ'D WERE THE EXTERIOR

BECAUSE OF FIRE SEPARATION DIST.

718 CONCEALED SPACES 718.2 FIRE-BLOCKING CONSISTING OF ONE OF THE FOLLOWING:

WALL IS NOT REQ'D TO BE FIRE-RESISTANCE RATED

- 2" NOMINAL LUMBER
- TWO PIECES OF 1" NOMINAL LUMBER ONE 1/2" GYPSUM BOARD
- ONE 1/4" CEMENT-BASED BOARD
- MIN. 16" VERTICALLY OF BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER, OR OTHER APPRV'D MATERIAL
- CELLULOSE INSULATION TESTED FOR THE APPLICATION

SHALL BE INSTALLED TO CUT OFF HORIZ & VERT CONCEALED DRAFT OPENINGS & SHALL FORM AN EFFECTIVE BARRIER BTWN. A STORY & ATTIC.

#### 718.2.2 FIRE-BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES, @ HORIZ. INTERVALS NOT EXCEEDING 10'

718.2.3 FIRE-BLOCKING SHALL SEPARATE CONCEALED VERT. CAVITIES IN WALLS & PARTITIONS FROM CONCEALED HORIZ. SPACES CREATED BY TRUSSES & JOISTS; & SHALL BE PLACED BTWN. INTERCONNECTING VERT. & HORIZ. SPACES THAT OCCUR @ SOFFITS & DROP • THE STRUCTURE IS EQUIP'D THROUGHOUT W/ AN CEILINGS.

718.2.6 FIRE-BLOCKING SHALL BE INSTALLED @ MAX. 20' INTERVALS IN EACH DIRECTION IN CONCEALED SPACES OF EXT. WALL COVERINGS WHERE ERECTED W/ COMBUSTIBLE FRAMES. BLOCKING SHALL BE PLACED SO AS TO LIMIT CONCEALED SPACES TO LESS THAN 100 SF & SHALL BE OF DECAY RESISTANT OR P.T. WOOD.

NOTE: FIRE-BLOCKING IN CONCEALED SPACES OF EXT. WALL COVERINGS IS NOT REQ'D WHERE COVERING IS INSTALLED ON NON-COMBUSTIBLE FRAMING & THE FACE OF THE WALL COVERING EXP. TO THE CAVITY IS OF AN APRV'D NON-COMBUSTIBLE MATERIAL OR WHERE THE COVERING AS INSTALLED WAS TESTED & COMPLIED W/ NFPA285

720.2 & 720.3 CONCEALED & EXPOSED INSULATING MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 & A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450, HOWEVER, THE INDEX NEEDN'T APPLY TO THE FACINGS OF CONCEALED MATERIALS WHEN FACING IS INSTALLED IN CONTACT W/ THE UNEXPOSED FACE OF THE CEILING, WALL OR FLOOR FINISH.

**CH 8 - INTERIOR FINISHES** PURSUANT TO TABLE 803.11 THE INTERIOR FINISHES REQ'D IN A SPRINKLERED BLDG, BY OCCUPANCY IS:

**E - EDUCATIONAL** INT. STAIRWAYS & EXIT PASSAGEWAYS = CLASS B CORRIDORS & EXIT ACCESS ENCLOSURES = CLASS C ROOMS & ENCLOSED SPACES = CLASS C

A - ASSEMBLY INT. STAIRWAYS & EXIT PASSAGEWAYS = CLASS B CORRIDORS & EXIT ACCESS ENCLOSURES = CLASS B ROOMS & ENCLOSED SPACES = CLASS C

**CH 9 - FIRE PROTECTION SYSTEMS** 903 THE PROPOSED STRUCTURE SHALL BE EQUIPPED W/ AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE W/ NFPA13. EXCEPT WHERE PROVIDED IN SECTIONS 903.3.1.1.1 AND 903.3.1.1.2 OF MBC2015

907 THE PROPOSED STRUCTURE SHALL BE EQUIPPED W/ AN NFPA72 COMPLIANT FIRE ALARM SYSTEM, INCLUDING NOT LESS THAN ONE MANUAL PULL BOX TO INITIATE A FIRE ALARM.

FURTHERMORE, A COMPLETE MANUAL FIRE ALARM SYSTEM INITIATING NOTIFICATION & UTILIZING AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM SHALL BE INSTALLED EXCEPT WHERE:

- AUTOMATIC SPRINKLER SYSTEM • THE EMERG. VOICE/ALARM COMMUNICATION SYSTEM AUTOMATICALLY ACTIVATES UPON SPRINKLER
- WATERFLOW AND MANUAL ACTIVATION IS PROVIDED FROM A NORMALLY OCCUPIED LOCATION

**BUSINESS AREA** 





625 SF

#### CH 10 - MEANS OF EGRESS

1004 OCCUPANT LOAD THE OCCUPANT LOAD FOR THE PROPOSED 1-STORY STRUCTURE IS:

- REQ'D OCCUPANT PER FLOOR AREA:
- DAY CARE = 1 PER 35 NSF BUSINESS AREAS = 1 PER 100 GSF
- ASSEMBLY, CHAIRS AND TABLES = 1 PER 15 NSF
- PROPOSED: • DAY CARE TOTAL = 3825 SF = 110 PERSONS
- BUSINESS AREA TOTAL = 1605 SF = 17 PERSONS
- GROSS MOTOR = 990 NSF = 66 PERSONS • PARENT LOUNGE = 360 NSF = 24 PERSONS

TOTAL OCCUPANT LOAD = 217

1020 CORRIDORS PURSUANT TO EXCEPTION 1020.1.1 FIRE-RESISTANCE RATING IS NOT REQ'D FOR CORRIDORS IN E OCCUPANCY WHERE EA. CLASSROOM HAS NOT LESS THAN ONE DOOR **OPENING DIRECTLY TO THE EXTERIOR & ASSEMBLY** ROOMS HAVE NOT LESS THAN ONE-HALF OF THE REQ'D EXITS OPENING DIRECTLY TO THE EXTERIOR.

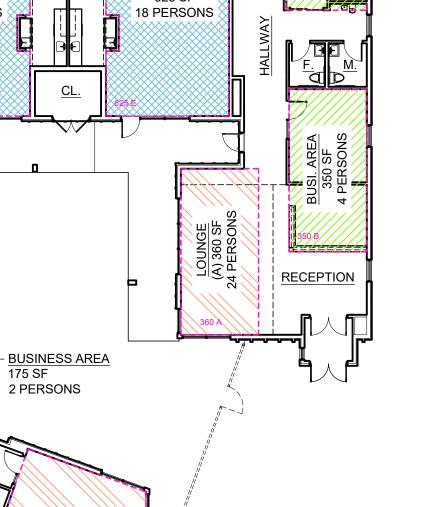
FURTHERMORE, PURSUANT TO TABLE 1020.1 CORRIDORS SERVING (E) OR (A) OCCUPANTS GREATER THAN 30 DO NOT REQUIRE A FIRE-RESISTNACE RATING WHEN PROTECTED W/ A SPRINKLER SYSTEM.

#### 2018 MICHIGAN PLUMBING CODE CH4 - FIXTURES & FAUCETS

403 MINIMUM PLUMBING FIXTURES FOR AN EDUCATIONAL FACILITY ARE AS FOLLOWS:

- **REQUIREMENTS:**
- WATER CLOSETS = 1 PER 50 FEMALE & 1 PER 50 MALE LAVATORIES = 1 PER 50 FEMALE & 1 PER 50 MALE
- DRINKING FOUNTAINS = 1 PER 100 PEOPLE 1 SERVICE SINK
- MIN. REQ'D BASED ON OCCUPANT LOAD: WATER CLOSETS = 2 FEMALE & 2 MALE • LAVATORIES = 2 FEMALE & 2 MALE
- DRINKING FOUNTAINS = 2 SERVICE SINK = 1
- PROVIDED:
- ADULT WATER CLOSETS = 2 EACH, PLUS 1 UNI-SEX SINGLE-OCCUPANT TOILET ROOM.
- ADULT LAVATORIES = 2 EACH, PLUS 1 UNI-SEX SINGLE-OCCUPANT TOILET ROOM
- DRINKING FOUNTAINS = 2
- SERVICE SINKS = 2
- NOTE: CHILD FACILITIES ARE PROVIDED IN ACCORDANCE W/ DAYCARE LICENSING REQUIREMENTS

# 625 SF



p/ 313-334-4327 e/ lbetz@iff.org
ARCHITECT: <b>D MET design</b> architecture studio
832 W. 11 Mile Road Royal Oak, MI 48067
contact Joel T. Schmidt, RA p/ 313-401-5181 e/ dmetdesign@gmail.com
w w w . d m e t d e s i g n . c o m
CONSULTANTS:
ISSUED FOR:
PERMIT DRAWINGS FEB 10, 2023

PROJECT TITLE:

project address

Detroit, MI 48214

3917 McClellan Street

project representative

IFF Lending and Development

Project Lead: Rick Raleigh

**McClellan Street** 

Early Learning

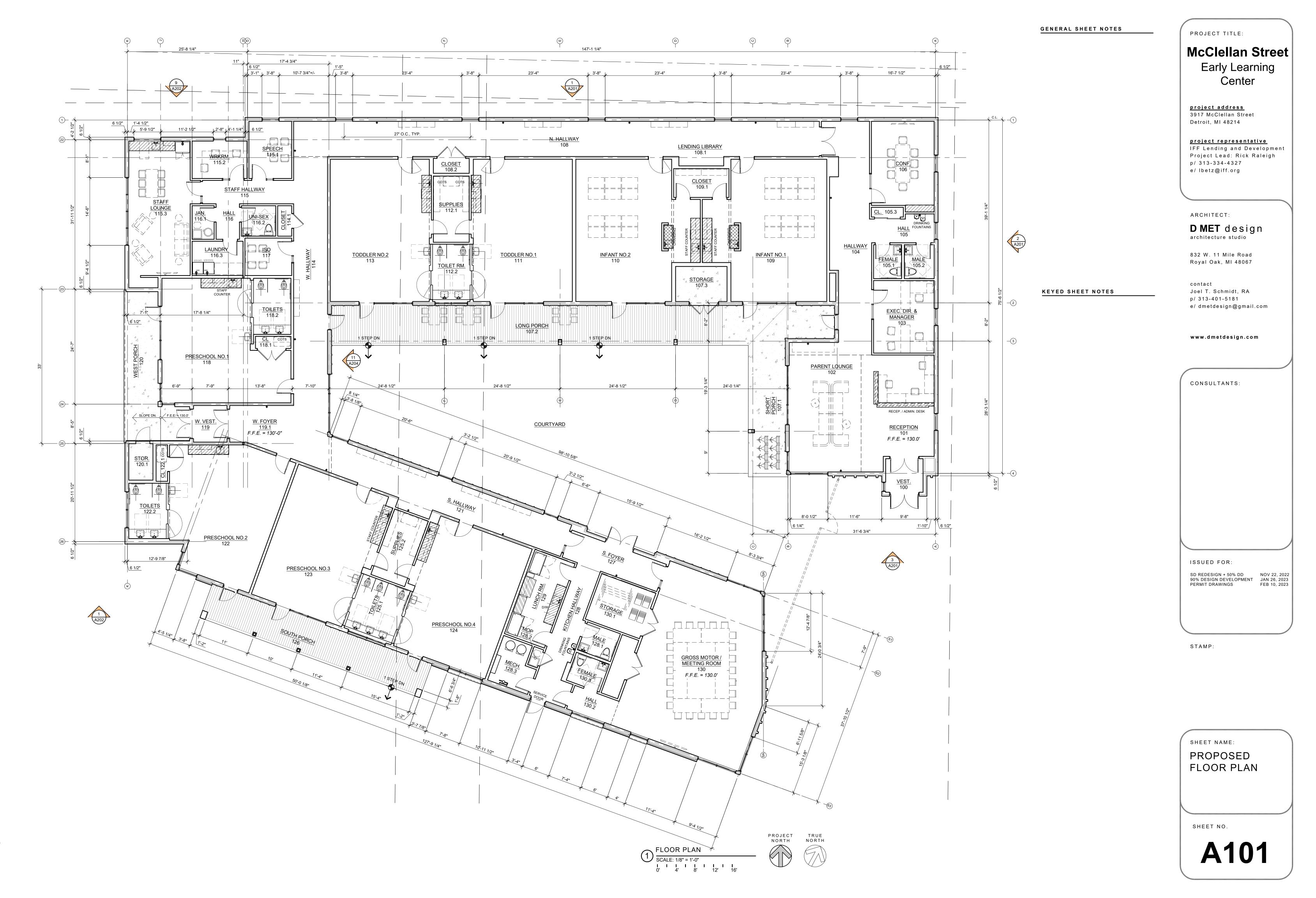
Center

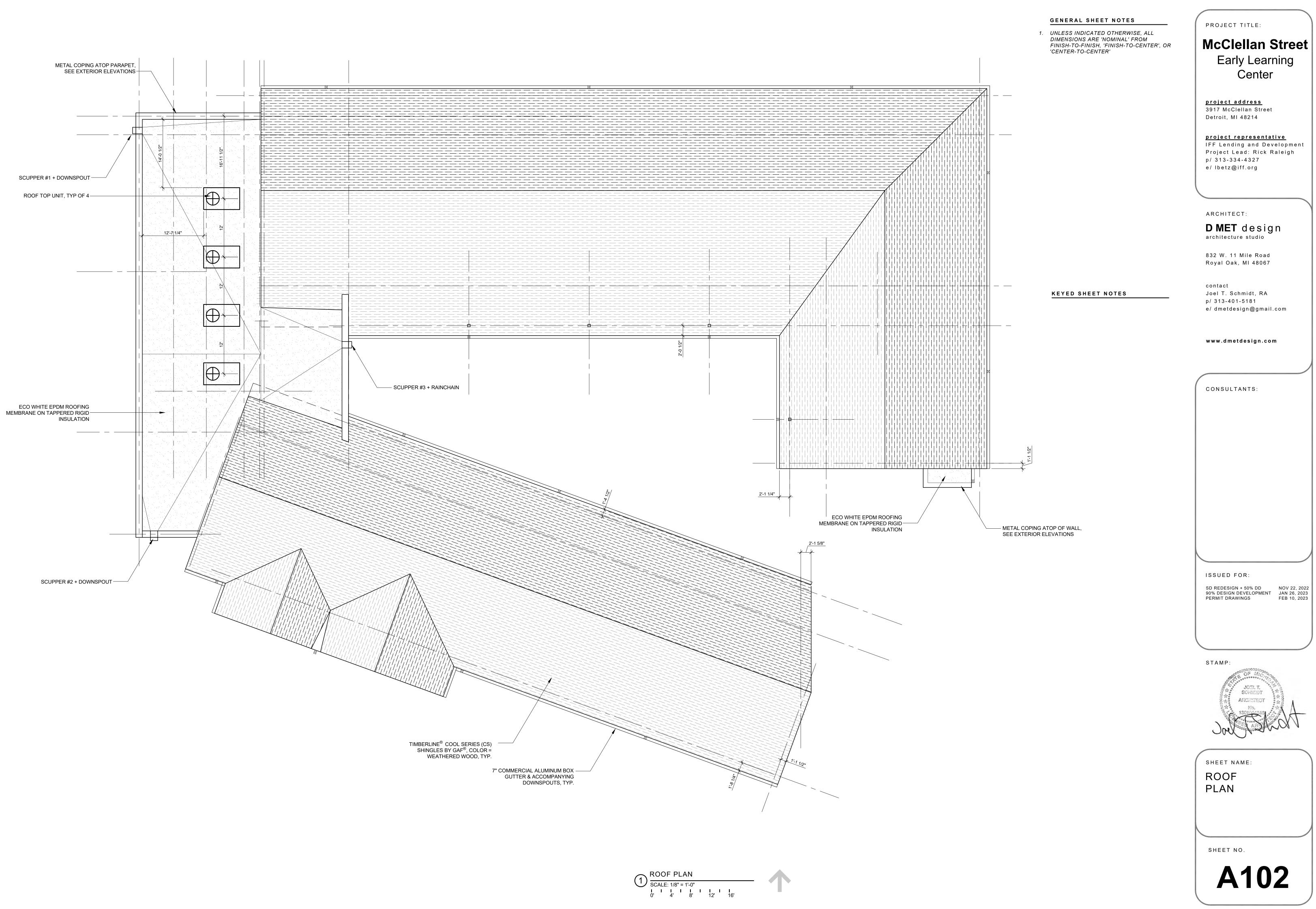
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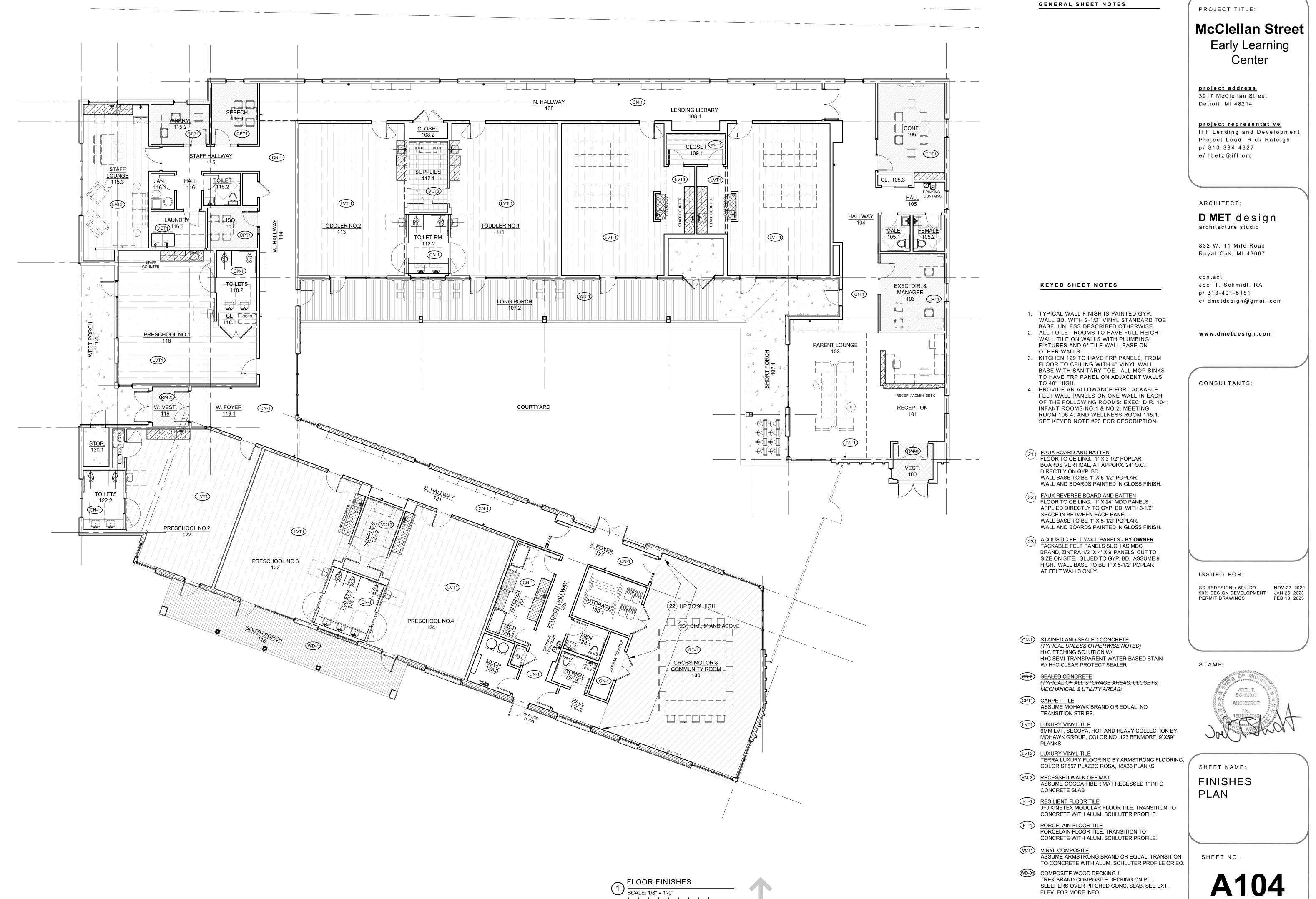






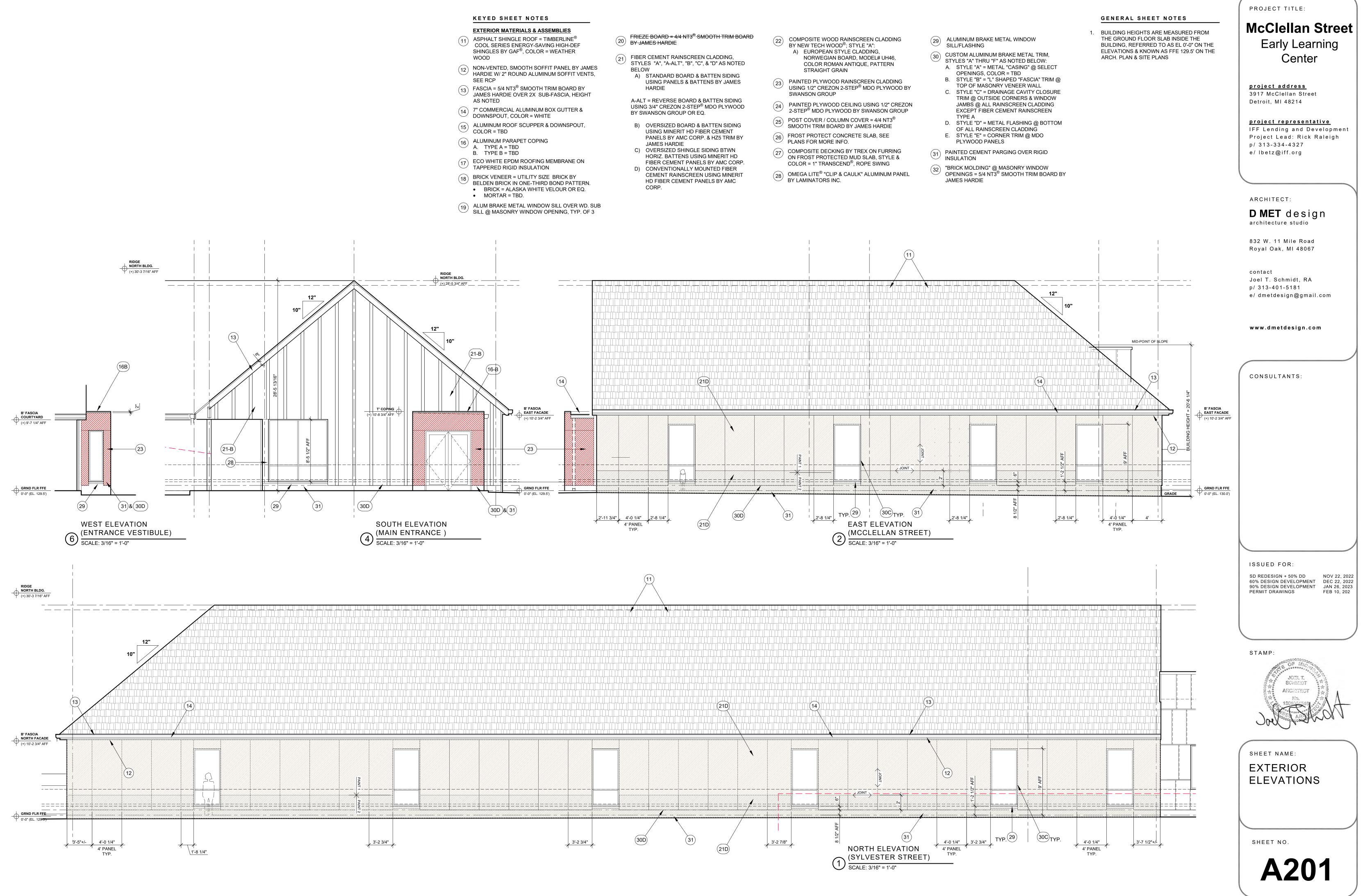


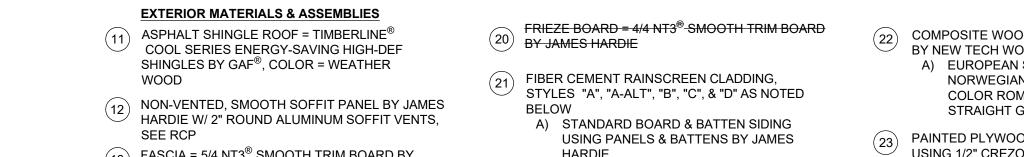


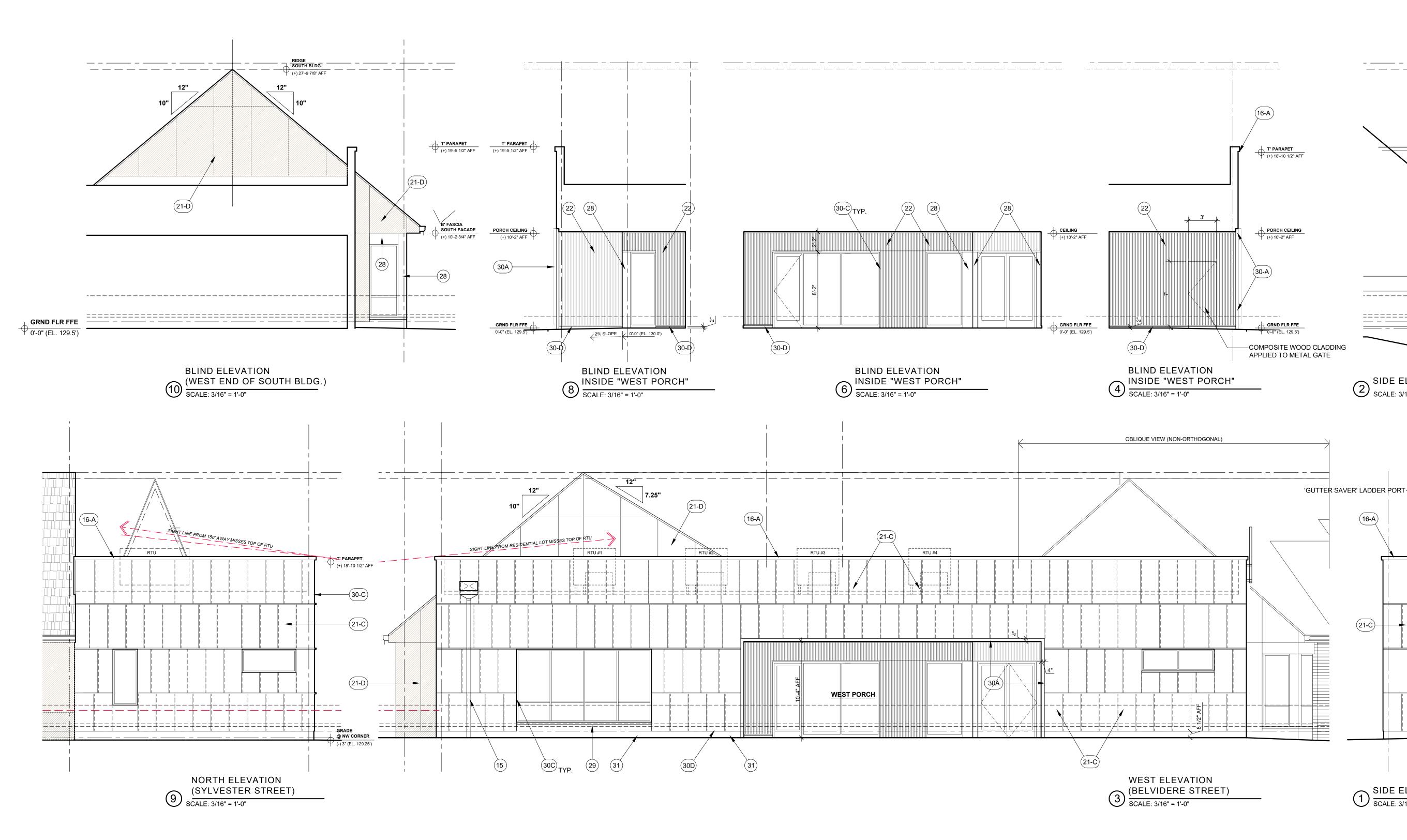




(1)	FLC					
$\cup$	SCAL	E: 1/8" =	: 1'-0"			_
	<b>I I</b> 0'	1 1 4'	I I 8'	<b>I</b> I 12'	<b> </b> 16'	







#### KEYED SHEET NOTES

- **EXTERIOR MATERIALS & ASSEMBLIES** (11) ASPHALT SHINGLE ROOF = TIMBERLINE<sup>®</sup> COOL SERIES ENERGY-SAVING HIGH-DEF SHINGLES BY GAF<sup>®</sup>, COLOR = WEATHER WOOD
- 12 NON-VENTED, SMOOTH SOFFIT PANEL BY JAMES HARDIE W/ 2" ROUND ALUMINUM SOFFIT VENTS, SEE RCP
- (13) FASCIA = 5/4 NT3<sup>®</sup> SMOOTH TRIM BOARD BY JAMES HARDIE OVER 2X SUB-FASCIA, HEIGHT AS NOTED
- (14) 7" COMMERCIAL ALUMINUM BOX GUTTER &
- DOWNSPOUT, COLOR = WHITE (15) ALUMINUM ROOF SCUPPER & DOWNSPOUT, COLOR = TRD
- COLOR = TBD
- (16) ALUMINUM PARAPET COPING A TYPE A = TBD A. TYPE A = TBD
- B. TYPE B = TBD (17) ECO WHITE EPDM ROOFING MEMBRANE ON  $\bigcirc$  TAPPERED RIGID INSULATION
- (18) BRICK VENEER = UTILITY SIZE BRICK BY BELDEN BRICK IN ONE-THIRD BOND PATTERN. • BRICK = ALASKA WHITE VELOUR OR EQ.
- MORTAR = TBD.
- (19) ALUM BRAKE METAL WINDOW SILL OVER WD. SUB SILL @ MASONRY WINDOW OPENING TYP OF 3 SILL @ MASONRY WINDOW OPENING, TYP. OF 3

- 20 FRIEZE BOARD = 4/4 NT3<sup>®</sup> SMOOTH TRIM BOARD BY JAMES HARDIE
- (21) FIBER CEMENT RAINSCREEN CLADDING, <sup>/</sup> STYLES "A", "A-ALT", "B", "C", & "D" AS NOTED
  - BELOW A) STANDARD BOARD & BATTEN SIDING **USING PANELS & BATTENS BY JAMES** HARDIE

A-ALT = REVERSE BOARD & BATTEN SIDING USING 3/4" CREZON 2-STEP<sup>®</sup> MDO PLYWOOD BY SWANSON GROUP OR EQ.

- B) OVERSIZED BOARD & BATTEN SIDING USING MINERIT HD FIBER CEMENT PANELS BY AMC CORP. & HZ5 TRIM BY JAMES HARDIE C) OVERSIZED SHINGLE SIDING BTWN
- HORIZ. BATTENS USING MINERIT HD FIBER CEMENT PANELS BY AMC CORP. D) CONVENTIONALLY MOUNTED FIBER
- CEMENT RAINSCREEN USING MINERIT HD FIBER CEMENT PANELS BY AMC CORP.

(22) COMPOSITE WOOD RAINSCREEN CLADDING BY NEW TECH WOOD<sup>®</sup>; STYLE "A": A) EUROPEAN STYLE CLADDING, NORWEGIAN BOARD, MODEL# UH46, COLOR ROMAN ANTIQUE, PATTERN

STRAIGHT GRAIN

- (23) PAINTED PLYWOOD RAINSCREEN CLADDING USING 1/2" CREZON 2-STEP<sup>®</sup> MDO PLYWOOD BY SWANSON GROUP
- (24) PAINTED PLYWOOD CEILING USING 1/2" CREZON ン 2-STEP<sup>®</sup> MDO PLYWOOD BY SWANSON GROUP
- (25) POST COVER / COLUMN COVER = 4/4 NT3<sup>®</sup> SMOOTH TRIM BOARD BY JAMES HARDIE
- (26) FROST PROTECT CONCRETE SLAB, SEE PLANS FOR MORE INFO.
- (27) COMPOSITE DECKING BY TREX ON FURRING ON FROST PROTECTED MUD SLAB, STYLE & COLOR = 1" TRANSCEND<sup>®</sup>, ROPE SWING
- (28) OMEGA LITE<sup>®</sup> "CLIP & CAULK" ALUMINUM PANEL BY LAMINATORS INC.

29 ALUMINUM BRAKE METAL WINDOW SILL/FLASHING

(30) CUSTOM ALUMINUM BRAKE METAL TRIM, STYLES "A" THRU "F" AS NOTED BELOW:

- A. STYLE "A" = METAL "CASING" @ SELECT OPENINGS, COLOR = TBD B. STYLE "B" = "L" SHAPED "FASCIA" TRIM @
- TOP OF MASONRY VENEER WALL C. STYLE "C" = DRAINAGE CAVITY CLOSURE TRIM @ OUTSIDE CORNERS & WINDOW JAMBS @ ALL RAINSCREEN CLADDING EXCEPT FIBER CEMENT RAINSCREEN TYPE A
- D. STYLE "D" = METAL FLASHING @ BOTTOM OF ALL RAINSCREEN CLADDING E. STYLE "E" = CORNER TRIM @ MDO PLYWOOD PANELS

(31) PAINTED CEMENT PARGING OVER RIGID **INSULATION** 

32 "BRICK MOLDING" @ MASONRY WINDOW OPENINGS - 5/4 NT2® SMOOTH TOWNER OPENINGS =  $5/4 \text{ NT3}^{\text{®}}$  SMOOTH TRIM BOARD BY JAMES HARDIE

1. BUILDING HEIGHTS ARE MEASURED FROM THE GROUND FLOOR SLAB INSIDE THE BUILDING, REFERRED TO AS EL 0'-0" ON THE ELEVATIONS & KNOWN AS FFE 129.5' ON THE ARCH. PLAN & SITE PLANS

PROJECT TITLE:

## **McClellan Street** Early Learning Center

<u>project address</u> 3917 McClellan Street Detroit, MI 48214

<u>project representative</u> IFF Lending and Development Project Lead: Rick Raleigh p/ 313-334-4327 e/lbetz@iff.org

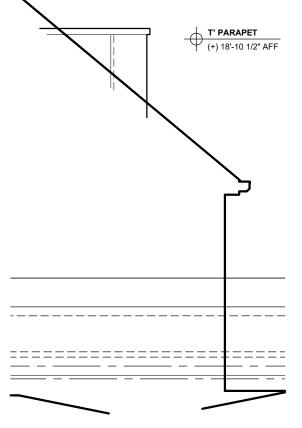
ARCHITECT:

**D MET** design architecture studio

832 W. 11 Mile Road Royal Oak, MI 48067

contact Joel T. Schmidt, RA p/ 313-401-5181 e/ dmetdesign@gmail.com

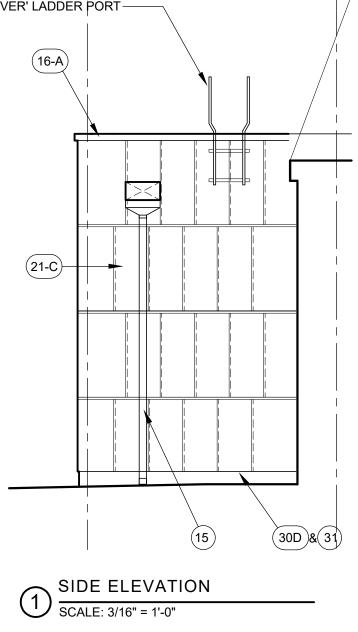
www.dmetdesign.com

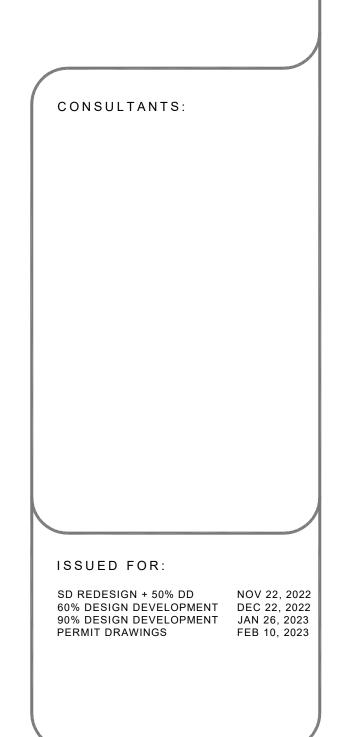


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2 SIDE ELEVATION SCALE: 3/16" = 1'-0"



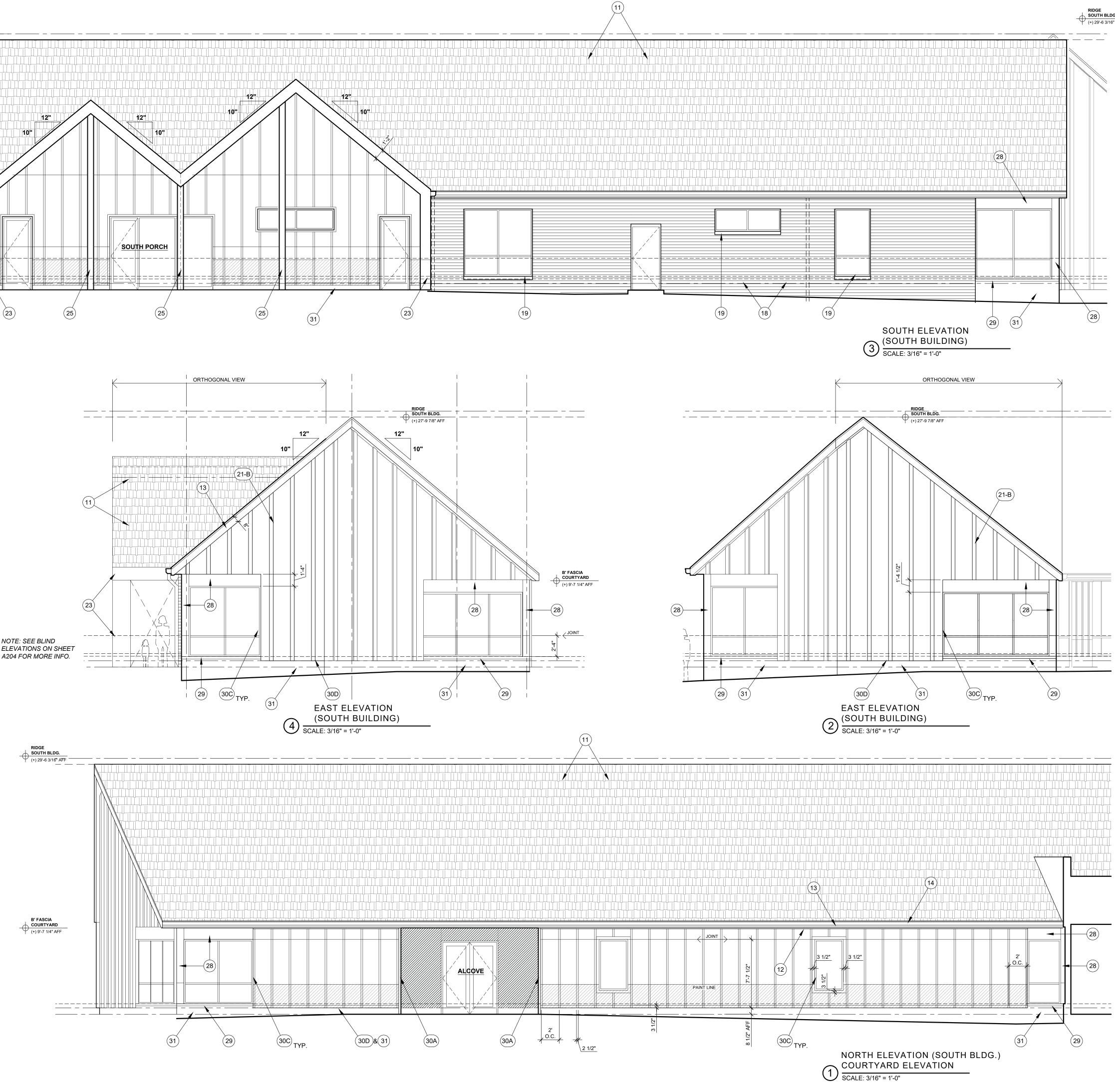


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#### GENERAL SHEET NOTES

BUILDING HEIGHTS ARE MEASURED FROM THE GROUND FLOOR SLAB INSIDE THE BUILDING, REFERRED TO AS EL 0'-0" ON THE ELEVATIONS & KNOWN AS FFE 129.5' ON THE ARCH. PLAN & SITE PLANS

#### KEYED SHEET NOTES

- **EXTERIOR MATERIALS & ASSEMBLIES** (11) ASPHALT SHINGLE ROOF = TIMBERLINE<sup>®</sup> COOL SERIES ENERGY-SAVING HIGH-DEF SHINGLES BY GAF<sup>®</sup>, COLOR = WEATHER WOOD
- (12) NON-VENTED, SMOOTH SOFFIT PANEL BY JAMES HARDIE W/ 2" ROUND ALUMINUM SOFFIT VENTS, SEE RCP
- $(13) FASCIA = 5/4 \text{ NT3}^{(8)} \text{ SMOOTH TRIM BOARD BY}$ JAMES HARDIE OVER 2X SUB-FASCIA, HEIGHT AS NOTED
- (14) 7" COMMERCIAL ALUMINUM BOX GUTTER & DOWNSPOUT, COLOR = WHITE
- $\begin{array}{c} \textcircled{15} \\ \texttt{COLOR}=\texttt{TBD} \end{array} \text{ ALUMINUM ROOF SCUPPER & DOWNSPOUT,} \\ \end{array}$
- (16) ALUMINUM PARAPET COPING A. TYPE A = TBD
- B. TYPE B = TBD
- 17 ECO WHITE EPDM ROOFING MEMBRANE ON TAPPERED RIGID INSULATION
- (18) BRICK VENEER = UTILITY SIZE BRICK BY BELDEN BRICK IN ONE-THIRD BOND PATTERN. • BRICK = ALASKA WHITE VELOUR OR EQ. • MORTAR = TBD.
- (19) ALUM BRAKE METAL WINDOW SILL OVER WD. SUB SILL @ MASONRY WINDOW OPENING, TYP. OF 3
- (20) FRIEZE BOARD = 4/4 NT3<sup>®</sup> SMOOTH TRIM BOARD BY JAMES HARDIE
- (21) FIBER CEMENT RAINSCREEN CLADDING, STYLES "A", "A-ALT", "B", "C", & "D" AS NOTED
  - BELOW A) STANDARD BOARD & BATTEN SIDING **USING PANELS & BATTENS BY JAMES** HARDIE

A-ALT = REVERSE BOARD & BATTEN SIDING USING 3/4" CREZON 2-STEP<sup>®</sup> MDO PLYWOOD BY SWANSON GROUP OR EQ.

- B) OVERSIZED BOARD & BATTEN SIDING USING MINERIT HD FIBER CEMENT PANELS BY AMC CORP. & HZ5 TRIM BY JAMES HARDIE
- C) OVERSIZED SHINGLE SIDING BTWN HORIZ. BATTENS USING MINERIT HD FIBER CEMENT PANELS BY AMC CORP. D) CONVENTIONALLY MOUNTED FIBER
- CEMENT RAINSCREEN USING MINERIT HD FIBER CEMENT PANELS BY AMC CORP.
- (22) COMPOSITE WOOD RAINSCREEN CLADDING BY NEW TECH WOOD<sup>®</sup>; STYLE "A": A) EUROPEAN STYLE CLADDING,
  - NORWEGIAN BOARD, MODEL# UH46, COLOR ROMAN ANTIQUE, PATTERN STRAIGHT GRAIN
- 23 PAINTED PLYWOOD RAINSCREEN CLADDING USING 1/2" CREZON 2-STEP® MDO PLYWOOD BY SWANSON GROUP
- PAINTED PLYWOOD CEILING USING 1/2" CREZON

   2-STEP<sup>®</sup> MDO PLYWOOD BY SWANSON GROUP
- 25 POST COVER / COLUMN COVER = 4/4 NT3<sup>®</sup> SMOOTH TRIM BOARD BY JAMES HARDIE SMOOTH TRIM BOARD BY JAMES HARDIE
- (26) FROST PROTECT CONCRETE SLAB, SEE PLANS FOR MORE INFO.
- (27) COMPOSITE DECKING BY TREX ON FURRING ON FROST PROTECTED MUD SLAB, STYLE & COLOR = 1" TRANSCEND<sup>®</sup>, ROPE SWING
- (28) OMEGA LITE<sup>®</sup> "CLIP & CAULK" ALUMINUM PANEL BY LAMINATORS INC.
- (29) ALUMINUM BRAKE METAL WINDOW SILL/FLASHING
- (30) CUSTOM ALUMINUM BRAKE METAL TRIM, STYLES "A" THRU "F" AS NOTED BELOW: A. STYLE "A" = METAL "CASING" @ SELECT
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- C. STYLE "C" = DRAINAGE CAVITY CLOSURE TRIM @ OUTSIDE CORNERS & WINDOW JAMBS @ ALL RAINSCREEN CLADDING EXCEPT FIBER CEMENT RAINSCREEN TYPE A
- D. STYLE "D" = METAL FLASHING @ BOTTOM OF ALL RAINSCREEN CLADDING
- E. STYLE "E" = CORNER TRIM @ MDO PLYWOOD PANELS
- (31) PAINTED CEMENT PARGING OVER RIGID INSULATION
- (32) "BRICK MOLDING" @ MASONRY WINDOW OPENINGS = 5/4 NT3<sup>®</sup> SMOOTH TRIM BOARD BY JAMES HARDIE



PROJECT TITLE:

McClellan Street

Early Learning

Center

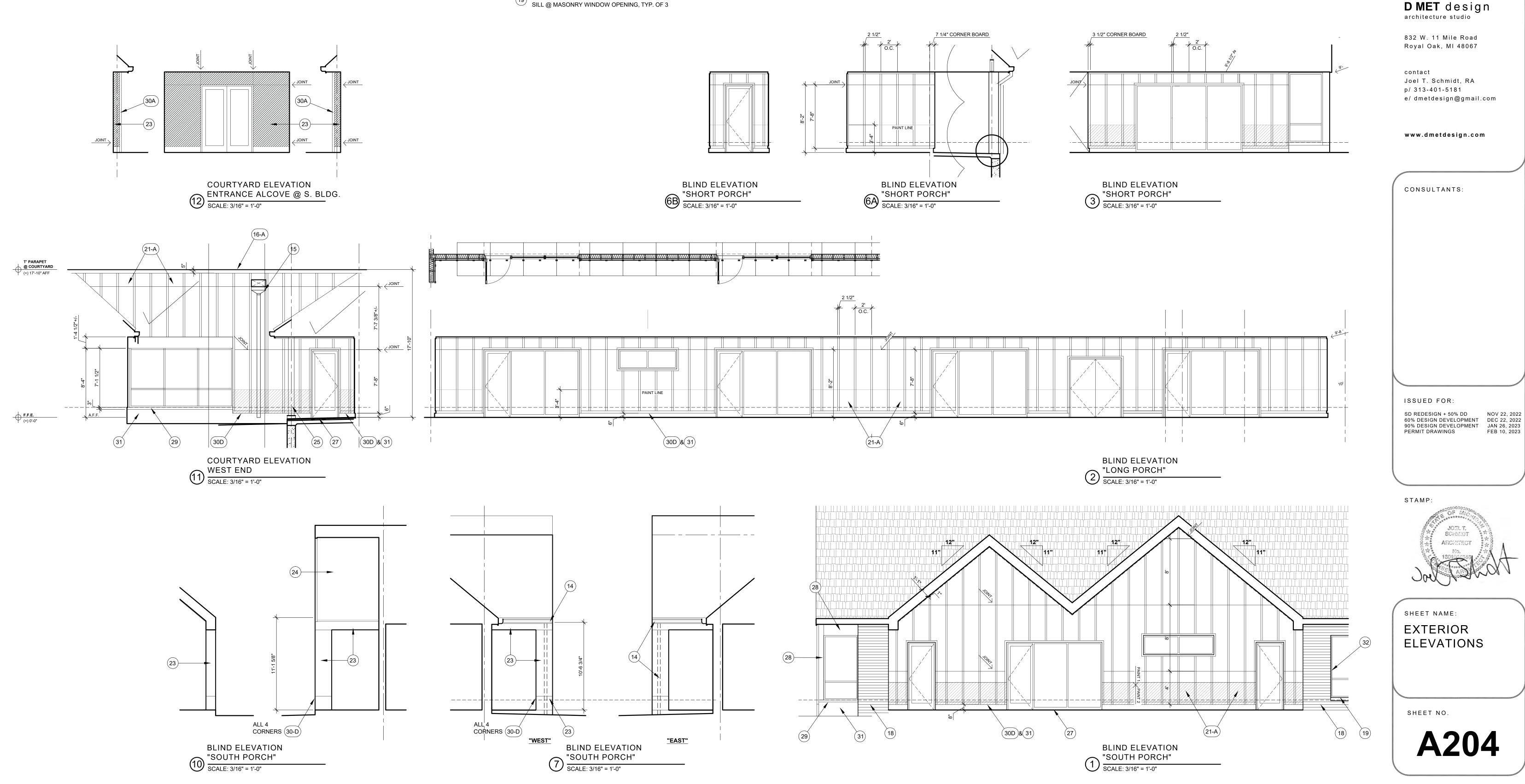
ISSUED FOR:

SD REDESIGN + 50% DDNOV 22, 202260% DESIGN DEVELOPMENTDEC 22, 2022 90% DESIGN DEVELOPMENT JAN 26, 2023 PERMIT DRAWINGS FEB 10, 2023

STAMP:



SHEET NAME:	
EXTERIOR	
ELEVATIONS	
SHEET NO.	
<b>A203</b>	



#### KEYED SHEET NOTES

- **EXTERIOR MATERIALS & ASSEMBLIES** (11) ASPHALT SHINGLE ROOF = TIMBERLINE<sup>®</sup> COOL SERIES ENERGY-SAVING HIGH-DEF SHINGLES BY GAF<sup>®</sup>, COLOR = WEATHER WOOD
- 12 NON-VENTED, SMOOTH SOFFIT PANEL BY JAMES HARDIE W/ 2" ROUND ALUMINUM SOFFIT VENTS, SEE RCP
- $\begin{array}{c} \hline \textbf{13} \\ \textbf{FASCIA} = 5/4 \text{ NT3}^{\texttt{B}} \text{ SMOOTH TRIM BOARD BY} \\ \textbf{JAMES HARDIE OVER 2X SUB-FASCIA, HEIGHT} \end{array}$ AS NOTED
- 14 7" COMMERCIAL ALUMINUM BOX GUTTER & DOWNSPOUT, COLOR = WHITE
- DOWNSPOUT, COLOR = WHITE (15) ALUMINUM ROOF SCUPPER & DOWNSPOUT, COLOR = TBD
- COLOR = TBD
- (16) ALUMINUM PARAPET COPING A. TYPE A = TBD A. TYPE A = TBD
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- MORTAR = TBD.
- 19 ALUM BRAKE METAL WINDOW SILL OVER WD. SUB

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- (22) COMPOSITE WOOD RAINSCREEN CLADDING BY NEW TECH WOOD<sup>®</sup>; STYLE "A": A) EUROPEAN STYLE CLADDING, NORWEGIAN BOARD, MODEL# UH46,
- COLOR ROMAN ANTIQUE, PATTERN STRAIGHT GRAIN (23) PAINTED PLYWOOD RAINSCREEN CLADDING
- USING 1/2" CREZON 2-STEP<sup>®</sup> MDO PLYWOOD BY SWANSON GROUP (24) PAINTED PLYWOOD CEILING USING 1/2" CREZON
- <sup>2</sup>-STEP<sup>®</sup> MDO PLYWOOD BY SWANSON GROUP (25) POST COVER / COLUMN COVER = 4/4 NT3<sup>®</sup>
- SMOOTH TRIM BOARD BY JAMES HARDIE
- (26) FROST PROTECT CONCRETE SLAB, SEE PLANS FOR MORE INFO.
- (27) COMPOSITE DECKING BY TREX ON FURRING ON FROST PROTECTED MUD SLAB, STYLE & COLOR = 1" TRANSCEND<sup>®</sup>, ROPE SWING
- (28) OMEGA LITE<sup>®</sup> "CLIP & CAULK" ALUMINUM PANEL BY LAMINATORS INC.



(30) CUSTOM ALUMINUM BRAKE METAL TRIM, STYLES "A" THRU "F" AS NOTED BELOW:

- A. STYLE "A" = METAL "CASING" @ SELECT OPENINGS, COLOR = TBD
- B. STYLE "B" = "L" SHAPED "FASCIA" TRIM @ TOP OF MASONRY VENEER WALL C. STYLE "C" = DRAINAGE CAVITY CLOSURE TRIM @ OUTSIDE CORNERS & WINDOW JAMBS @ ALL RAINSCREEN CLADDING EXCEPT FIBER CEMENT RAINSCREEN
- TYPE A D. STYLE "D" = METAL FLASHING @ BOTTOM OF ALL RAINSCREEN CLADDING E. STYLE "E" = CORNER TRIM @ MDO PLYWOOD PANELS

(31) PAINTED CEMENT PARGING OVER RIGID INSULATION INSULATION

(32) "BRICK MOLDING" @ MASONRY WINDOW OPENINGS = 5/4 NT3<sup>®</sup> SMOOTH TRIM BOAP  $^{\prime}$  OPENINGS = 5/4 NT $3^{\text{®}}$  SMOOTH TRIM BOARD BY JAMES HARDIE

1. BUILDING HEIGHTS ARE MEASURED FROM THE GROUND FLOOR SLAB INSIDE THE BUILDING, REFERRED TO AS EL 0'-0" ON THE ELEVATIONS & KNOWN AS FFE 129.5' ON THE ARCH. PLAN & SITE PLANS

PROJECT TITLE:

## **McClellan Street** Early Learning Center

<u>project address</u> 3917 McClellan Street Detroit, MI 48214

<u>project representative</u> IFF Lending and Development Project Lead: Rick Raleigh p/ 313-334-4327 e/lbetz@iff.org

#### ARCHITECT:





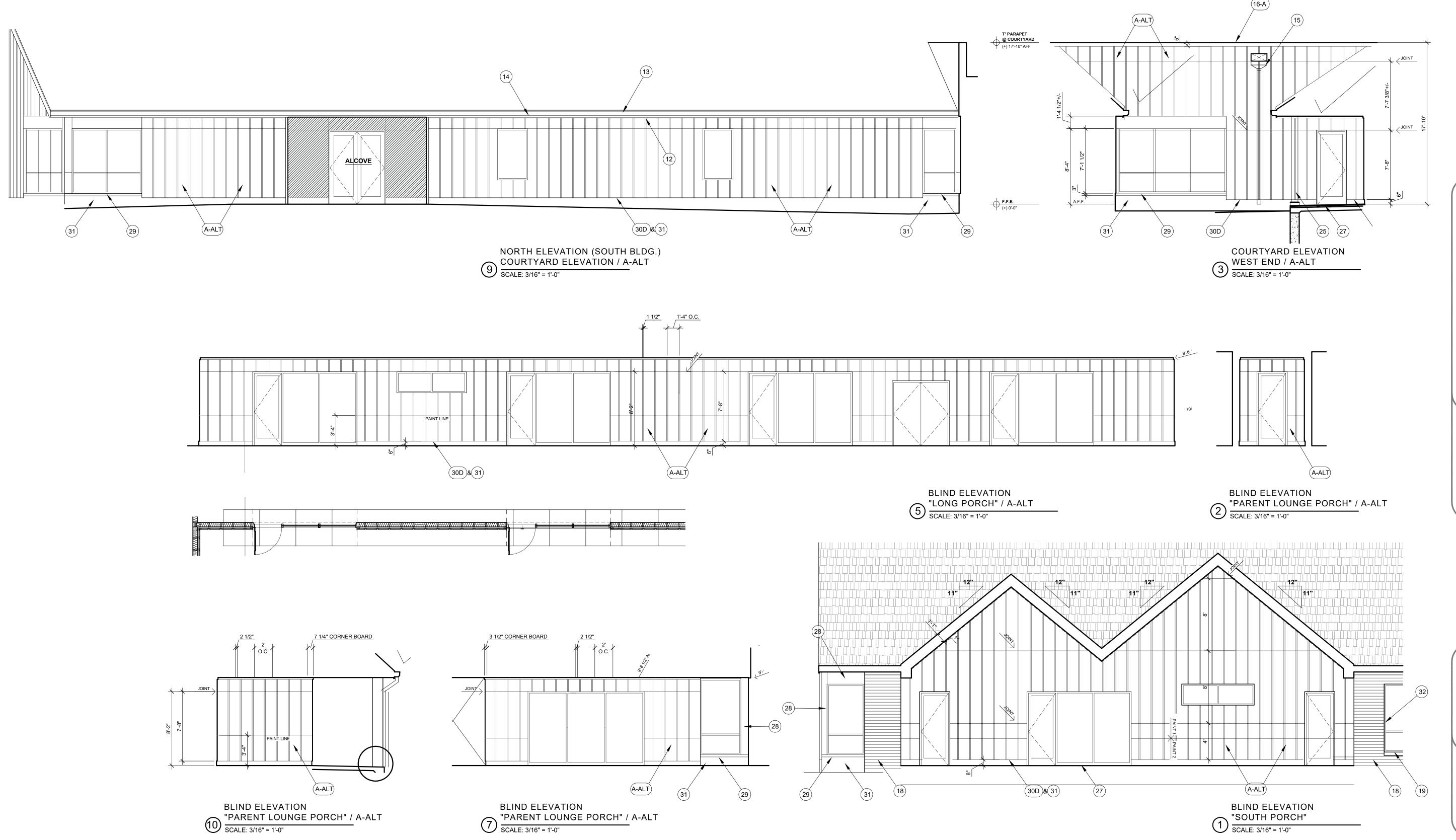


## CLADDING A-ALT

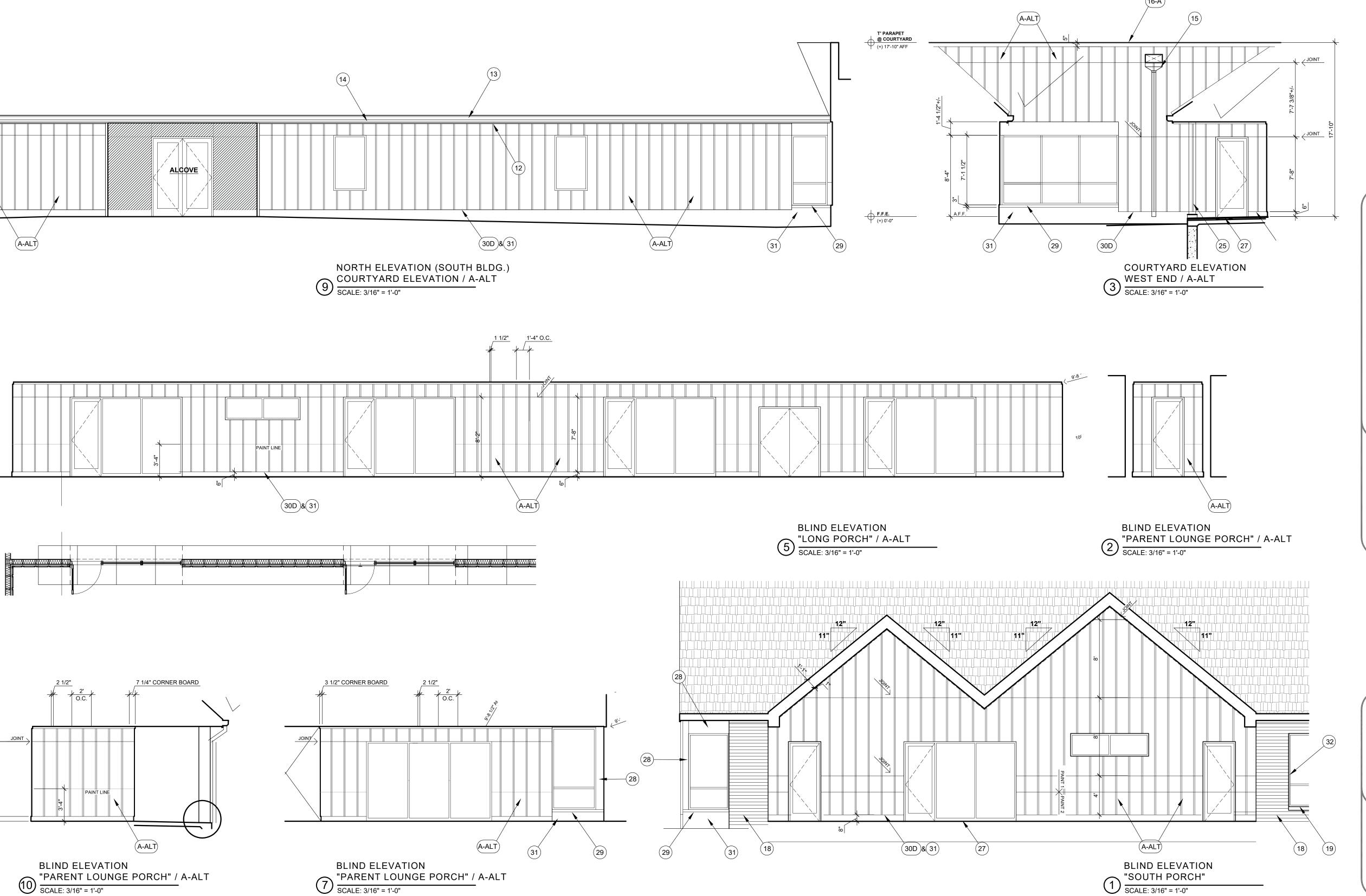
- MDO REVERSE BOARD AND BATTEN MATERIAL SUBTOTAL = \$3,036.00

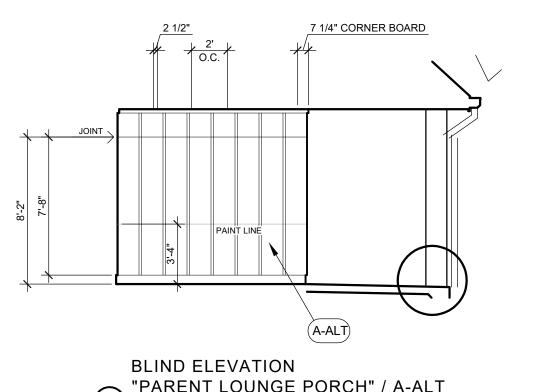
#### CLADDING A HARDIE BOARD AND BATTEN

- 33 4X8 SHEETS = 33 X \$92 = \$3,036.00 28 4X8 SHEETS = 28 X \$66.40 = \$1,859.20 • 54 144"L TRIM BOARDS = 54 X \$15 = \$81
  - 64 PT 1X4X8' FURRING = 64 X \$6 = \$384 MATERIAL SUBTOTAL = \$3,053.20









#### KEYED SHEET NOTES

- **EXTERIOR MATERIALS & ASSEMBLIES** (11) ASPHALT SHINGLE ROOF = TIMBERLINE<sup>®</sup> COOL SERIES ENERGY-SAVING HIGH-DEF SHINGLES BY GAF<sup>®</sup>, COLOR = WEATHER WOOD
- 12 NON-VENTED, SMOOTH SOFFIT PANEL BY JAMES HARDIE W/ 2" ROUND ALUMINUM SOFFIT VENTS, SEE RCP
- 13 FASCIA = 5/4 NT3<sup>®</sup> SMOOTH TRIM BOARD BY JAMES HARDIE OVER 2X SUB-FASCIA, HEIGHT AS NOTED
- (14) 7" COMMERCIAL ALUMINUM BOX GUTTER & DOWNSPOUT, COLOR = WHITE
- ALUMINUM ROOF SCUPPER & DOWNSPOUT,
- COLOR = TBD
- (16) ALUMINUM PARAPET COPING A. TYPE A = TBD A. TYPE A = TBD

MORTAR = TBD.

- B. TYPE B = TBD (17) ECO WHITE EPDM ROOFING MEMBRANE ON TAPPERED RIGID INSULATION
- 18 BRICK VENEER = UTILITY SIZE BRICK BY BELDEN BRICK IN ONE-THIRD BOND PATTERN. • BRICK = ALASKA WHITE VELOUR OR EQ.
- ALUM BRAKE METAL WINDOW SILL OVER WD. SUB SILL @ MASONRY WINDOW OPENING, TYP. OF 3

- 20 FRIEZE BOARD = 4/4 NT3<sup>®</sup> SMOOTH TRIM BOARD BY JAMES HARDIE
- (21) FIBER CEMENT RAINSCREEN CLADDING, <sup>/</sup> STYLES "A", "A-ALT", "B", "C", & "D" AS NOTED
  - BELOW A) STANDARD BOARD & BATTEN SIDING **USING PANELS & BATTENS BY JAMES** HARDIE

A-ALT = REVERSE BOARD & BATTEN SIDING USING 3/4" CREZON 2-STEP<sup>®</sup> MDO PLYWOOD BY SWANSON GROUP OR EQ.

- B) OVERSIZED BOARD & BATTEN SIDING USING MINERIT HD FIBER CEMENT PANELS BY AMC CORP. & HZ5 TRIM BY JAMES HARDIE C) OVERSIZED SHINGLE SIDING BTWN
- HORIZ. BATTENS USING MINERIT HD FIBER CEMENT PANELS BY AMC CORP. D) CONVENTIONALLY MOUNTED FIBER
- CEMENT RAINSCREEN USING MINERIT HD FIBER CEMENT PANELS BY AMC CORP.

- (22) COMPOSITE WOOD RAINSCREEN CLADDING BY NEW TECH WOOD<sup>®</sup>; STYLE "A": A) EUROPEAN STYLE CLADDING, NORWEGIAN BOARD, MODEL# UH46, COLOR ROMAN ANTIQUE, PATTERN
- STRAIGHT GRAIN (23) PAINTED PLYWOOD RAINSCREEN CLADDING USING 1/2" CREZON 2-STEP<sup>®</sup> MDO PLYWOOD BY SWANSON GROUP
- (24) PAINTED PLYWOOD CEILING USING 1/2" CREZON 2-STEP<sup>®</sup> MDO PLYWOOD BY SWANSON GROUP
- (25) POST COVER / COLUMN COVER = 4/4 NT3<sup>®</sup> SMOOTH TRIM BOARD BY JAMES HARDIE
- (26) FROST PROTECT CONCRETE SLAB, SEE PLANS FOR MORE INFO.
- (27) COMPOSITE DECKING BY TREX ON FURRING ON FROST PROTECTED MUD SLAB, STYLE & COLOR = 1" TRANSCEND<sup>®</sup>, ROPE SWING
- (28) OMEGA LITE<sup>®</sup> "CLIP & CAULK" ALUMINUM PANEL BY LAMINATORS INC.

(29) ALUMINUM BRAKE METAL WINDOW SILL/FLASHING

- (30) CUSTOM ALUMINUM BRAKE METAL TRIM, STYLES "A" THRU "F" AS NOTED BELOW:
  - A. STYLE "A" = METAL "CASING" @ SELECT OPENINGS, COLOR = TBD
  - B. STYLE "B" = "L" SHAPED "FASCIA" TRIM @ TOP OF MASONRY VENEER WALL C. STYLE "C" = DRAINAGE CAVITY CLOSURE TRIM @ OUTSIDE CORNERS & WINDOW JAMBS @ ALL RAINSCREEN CLADDING EXCEPT FIBER CEMENT RAINSCREEN
  - TYPE A D. STYLE "D" = METAL FLASHING @ BOTTOM OF ALL RAINSCREEN CLADDING E. STYLE "E" = CORNER TRIM @ MDO PLYWOOD PANELS
- (31) PAINTED CEMENT PARGING OVER RIGID <sup>/</sup> INSULATION

32 "BRICK MOLDING" @ MASONRY WINDOW OPENINGS - 5/4 NT2® OMOOT OPENINGS =  $5/4 \text{ NT3}^{\circ}$  SMOOTH TRIM BOARD BY JAMES HARDIE

1. BUILDING HEIGHTS ARE MEASURED FROM THE GROUND FLOOR SLAB INSIDE THE BUILDING, REFERRED TO AS EL 0'-0" ON THE ELEVATIONS & KNOWN AS FFE 129.5' ON THE ARCH. PLAN & SITE PLANS

PROJECT TITLE:

## **McClellan Street** Early Learning Center

<u>project address</u> 3917 McClellan Street Detroit, MI 48214

<u>project representative</u> IFF Lending and Development Project Lead: Rick Raleigh p/ 313-334-4327 e/lbetz@iff.org

ARCHITECT:

**D MET** design architecture studio

832 W. 11 Mile Road Royal Oak, MI 48067

contact Joel T. Schmidt, RA p/ 313-401-5181 e/ dmetdesign@gmail.com

www.dmetdesign.com

CONSULTANTS:

ISSUED FOR:

STAMP:

SHEET NAME:

EXTERIOR

90% DESIGN DEVELOPMENT JAN 26, 2023 PERMIT DRAWINGS FEB 10, 2023

JOEL T SCHM:DT ARCHITECT





(4) VIEW ALONG McCLELLAN







2 DRONE VIEW





PROJECT TITLE:

## McClellan Street Early Learning Center

**project address** 3917 McClellan Street Detroit, MI 48214

**project representative** IFF Lending and Development Project Lead: Rick Raleigh p/ 313-334-4327 e/lbetz@iff.org

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www.dmetdesign.com

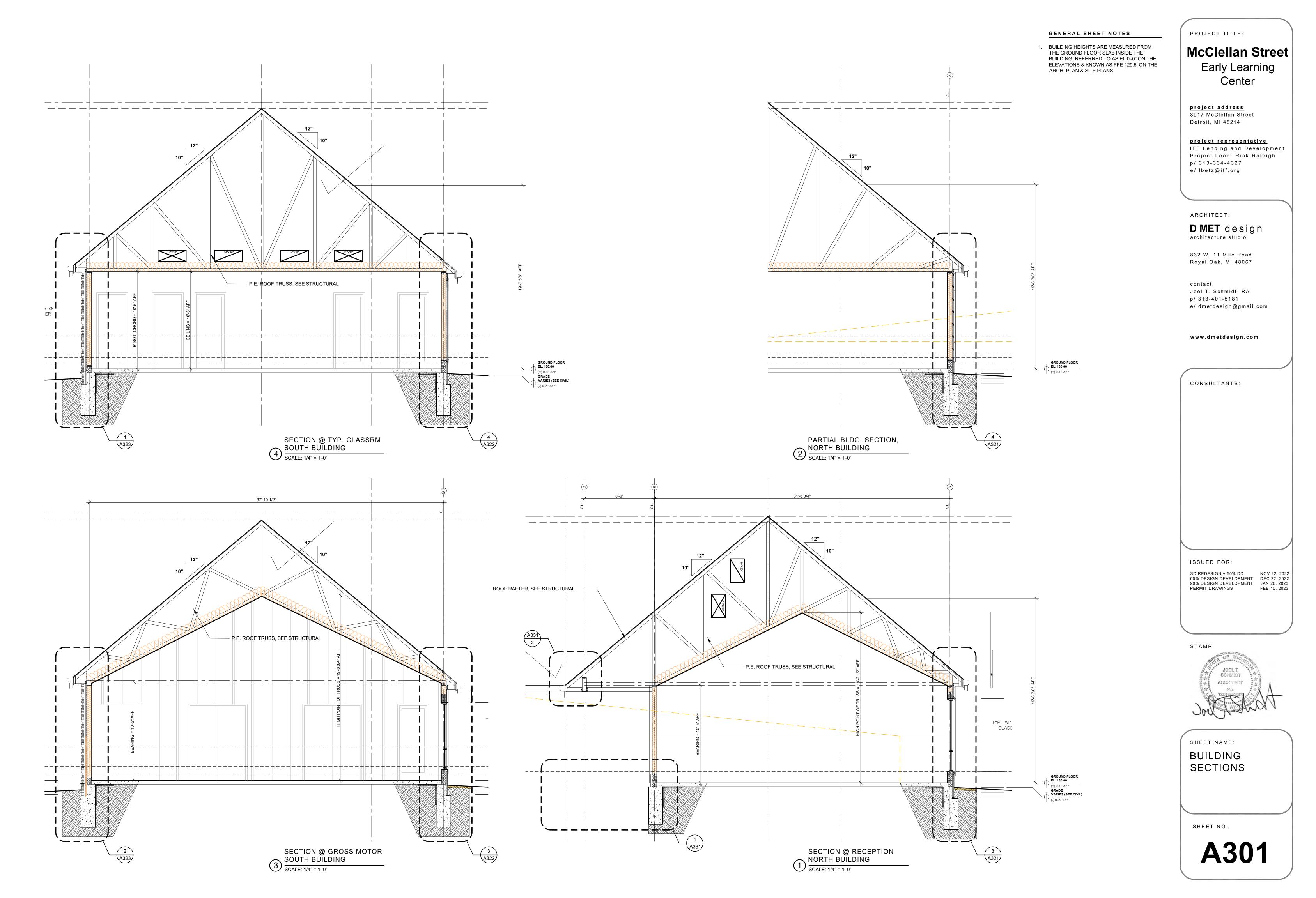
CONSULTANTS:

ISSUED FOR: 90% DESIGN DEVELOPMENTJAN 26, 2023PERMIT DRAWINGSFEB 10, 2023

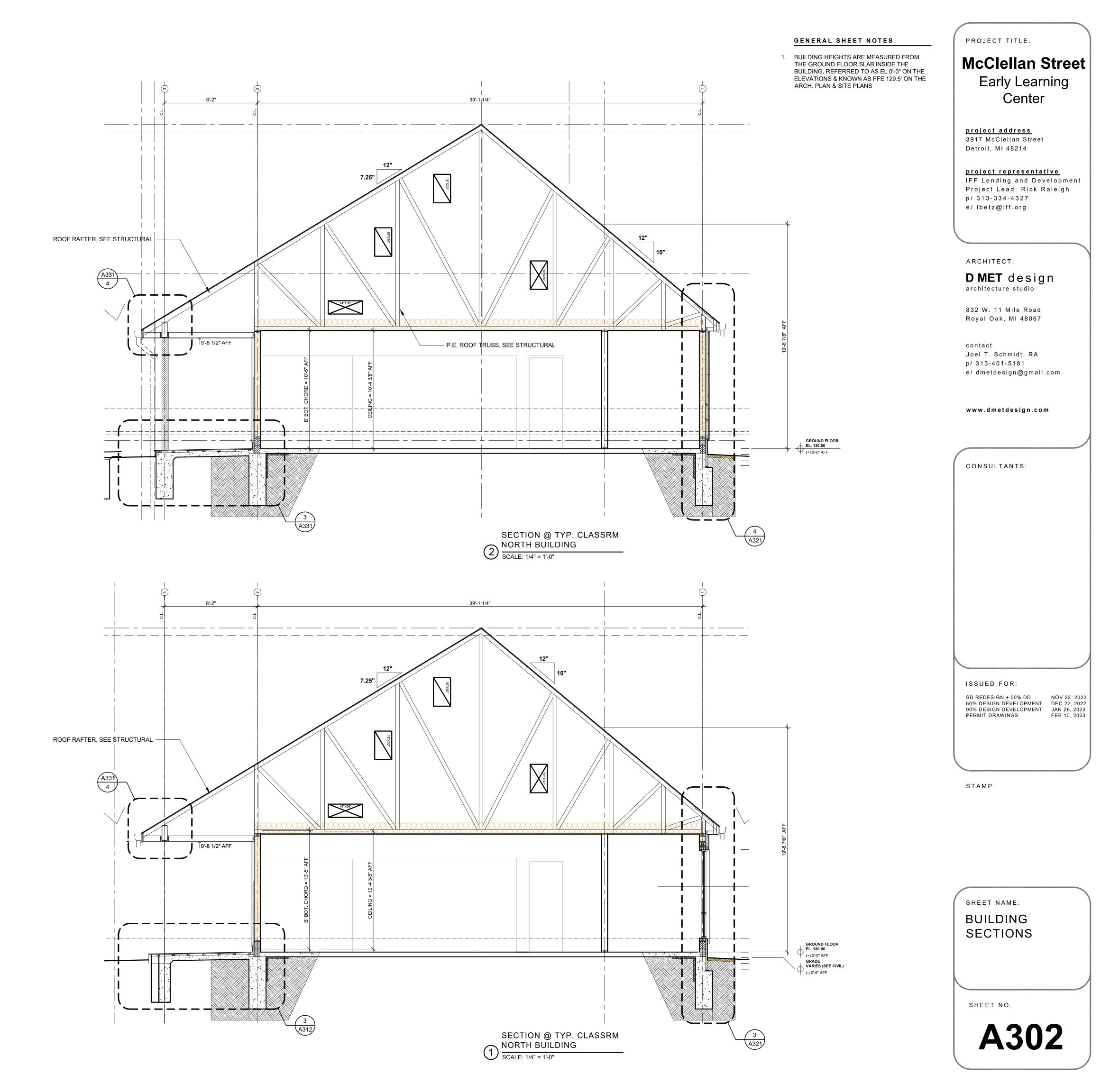
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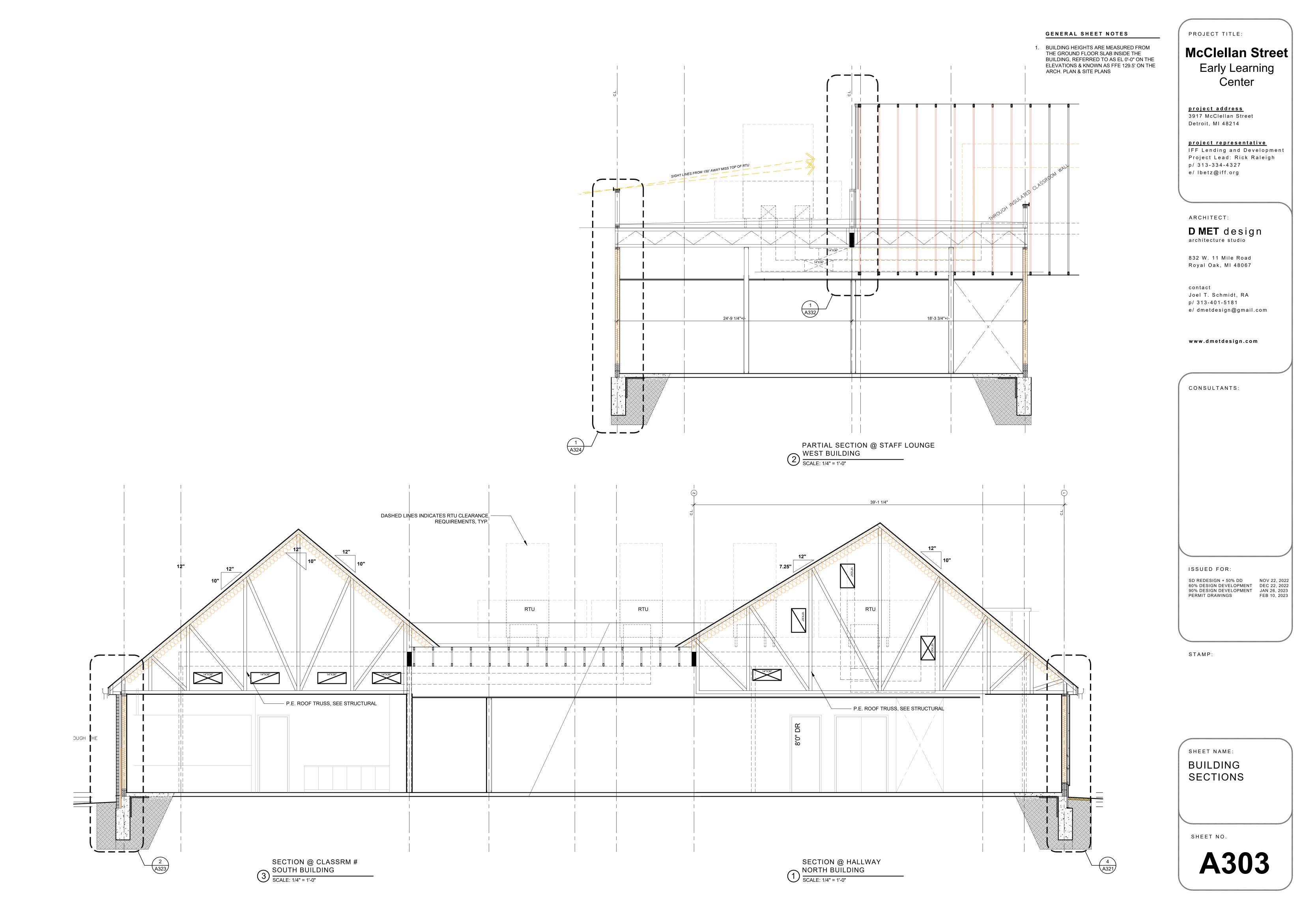


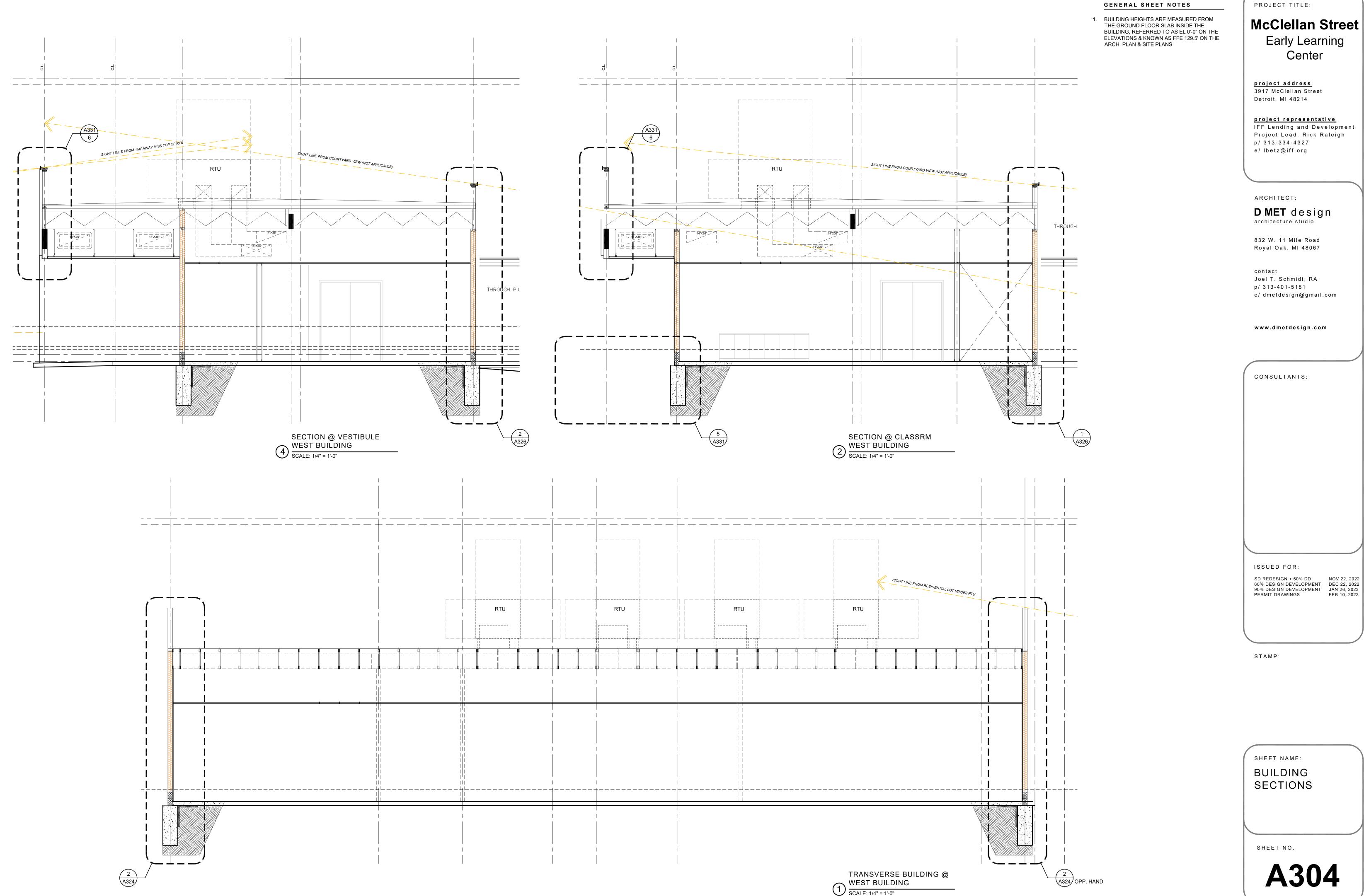


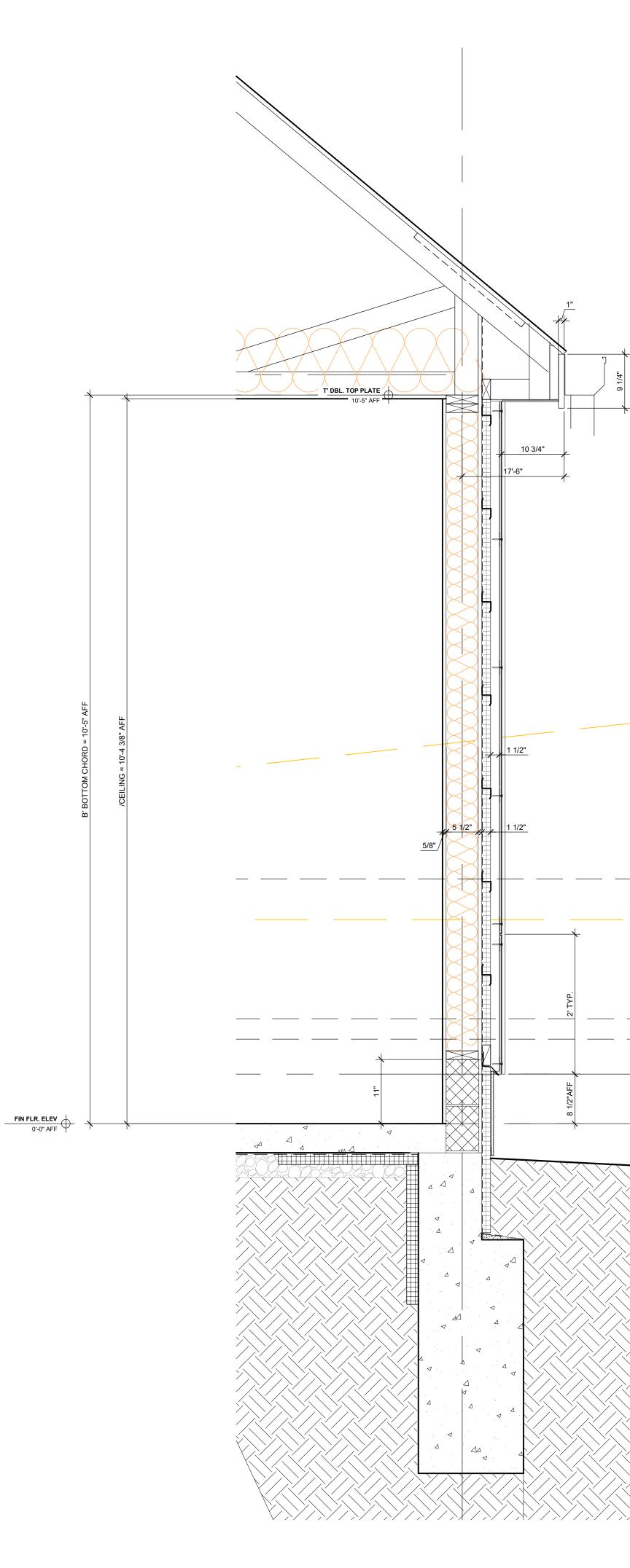


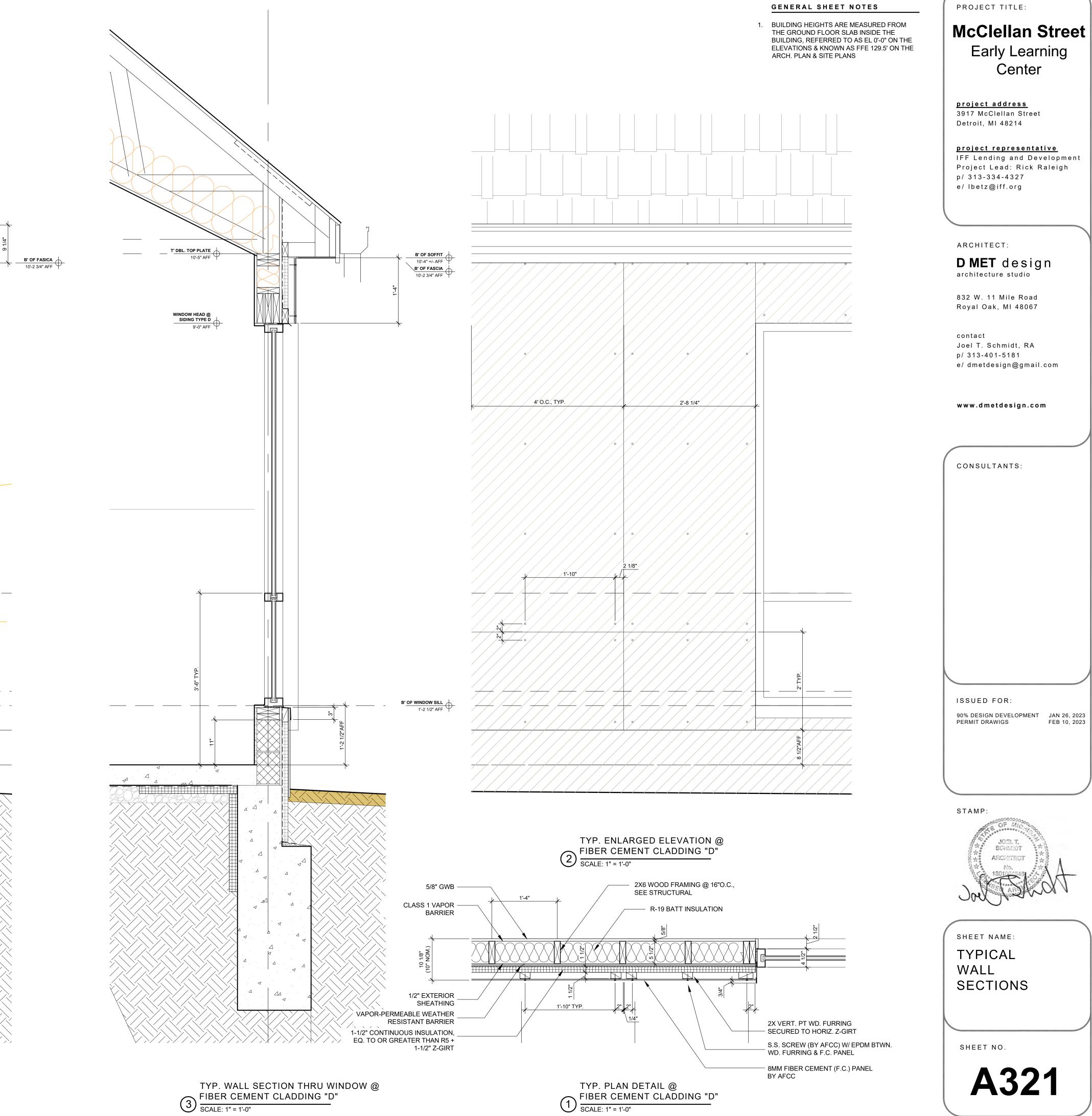
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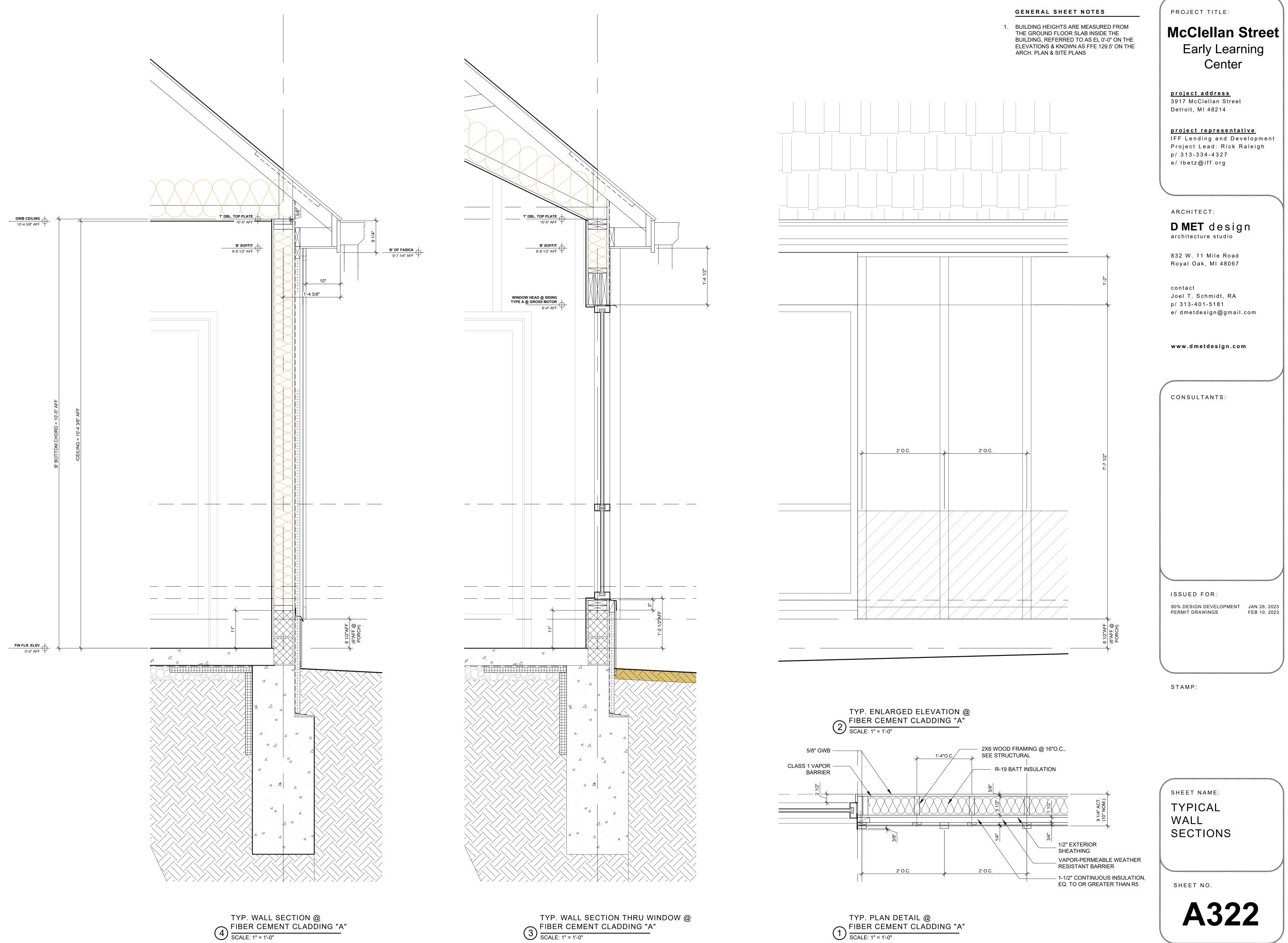








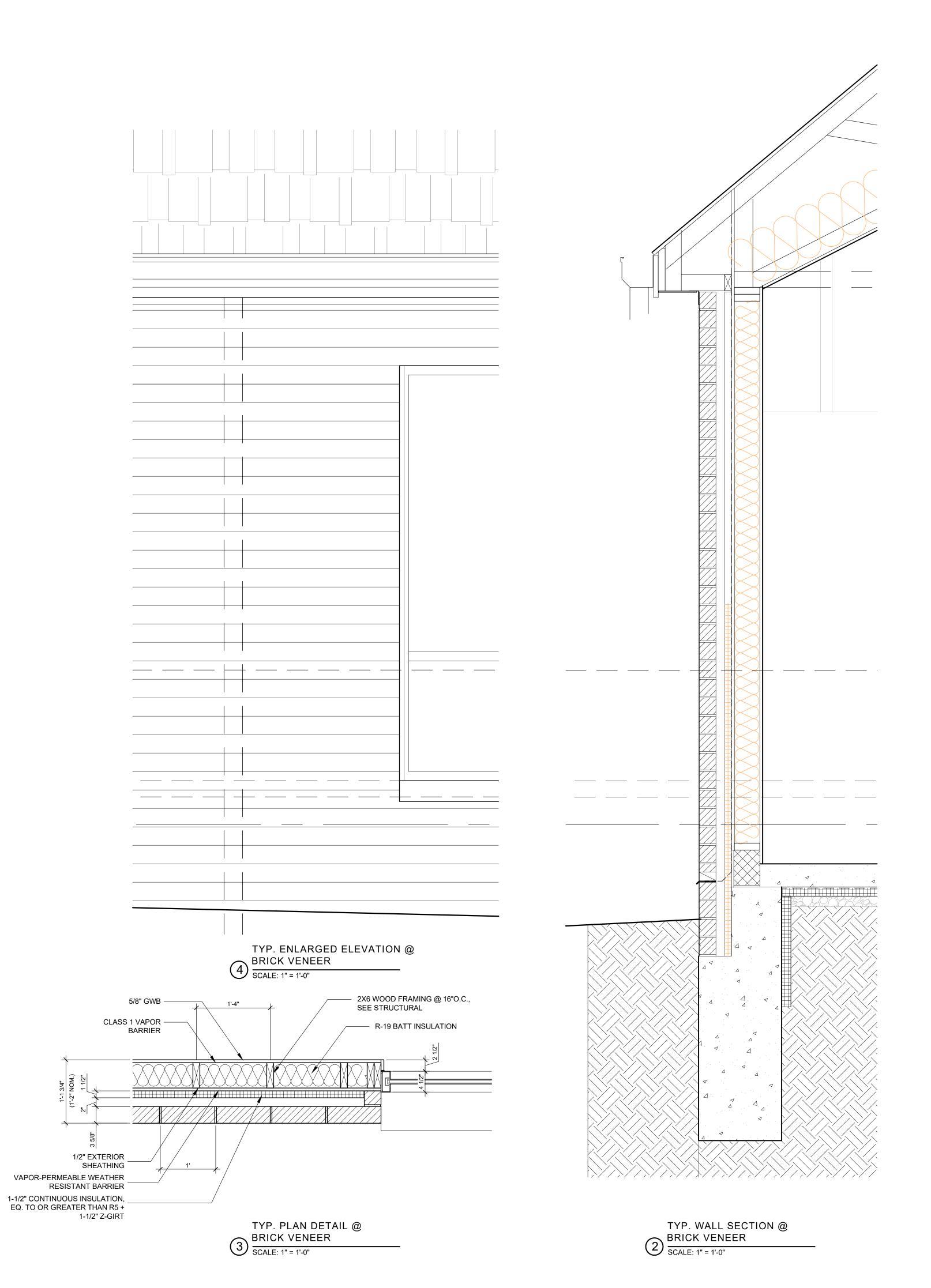
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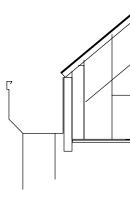


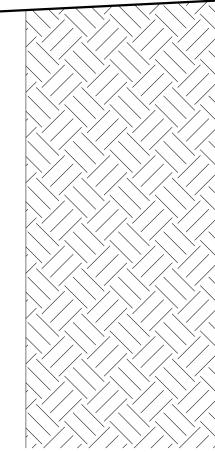
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 $(1) \frac{\text{TYP. PLAN DETAIL @}}{\text{FIBER CEMENT CLADDING "A"}}$ 



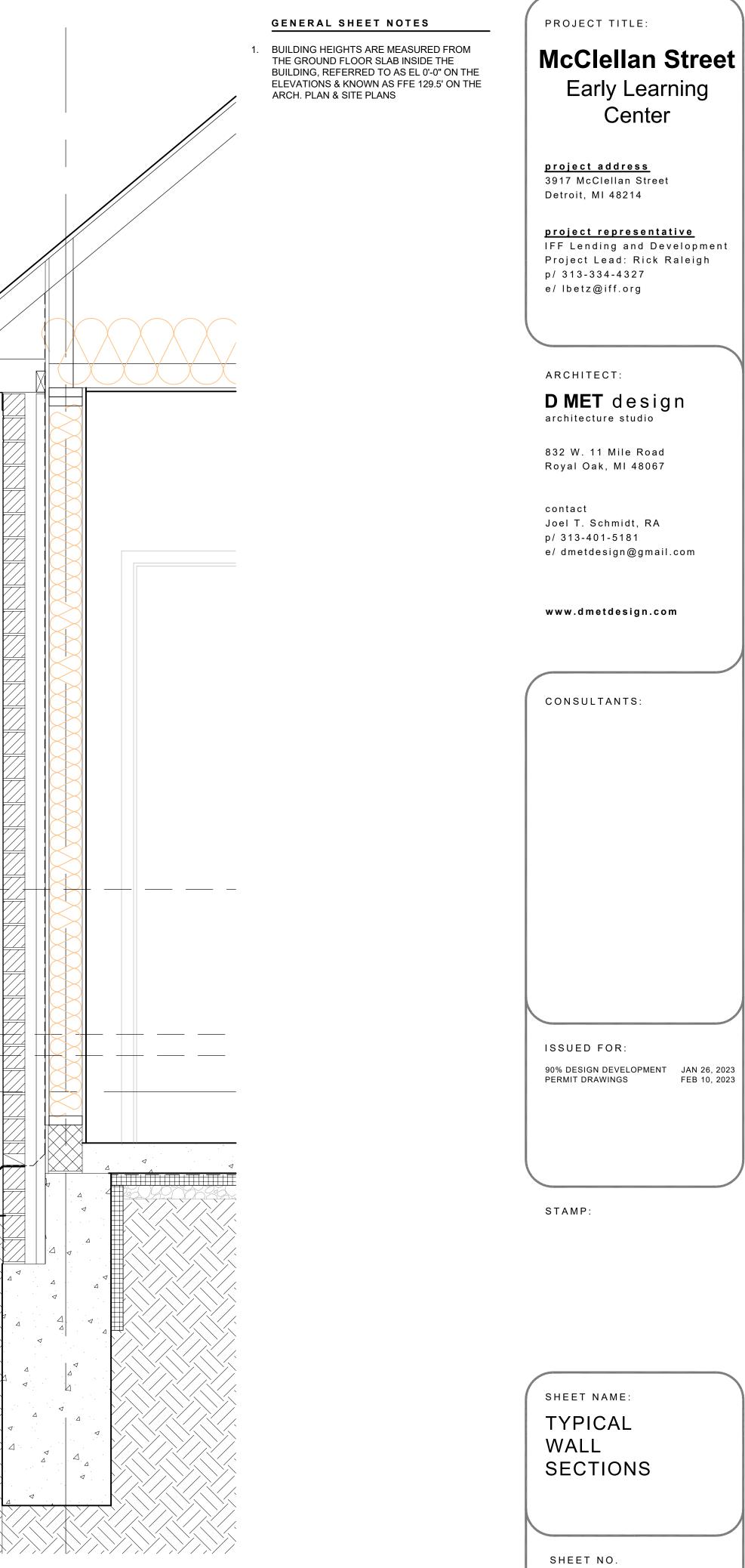




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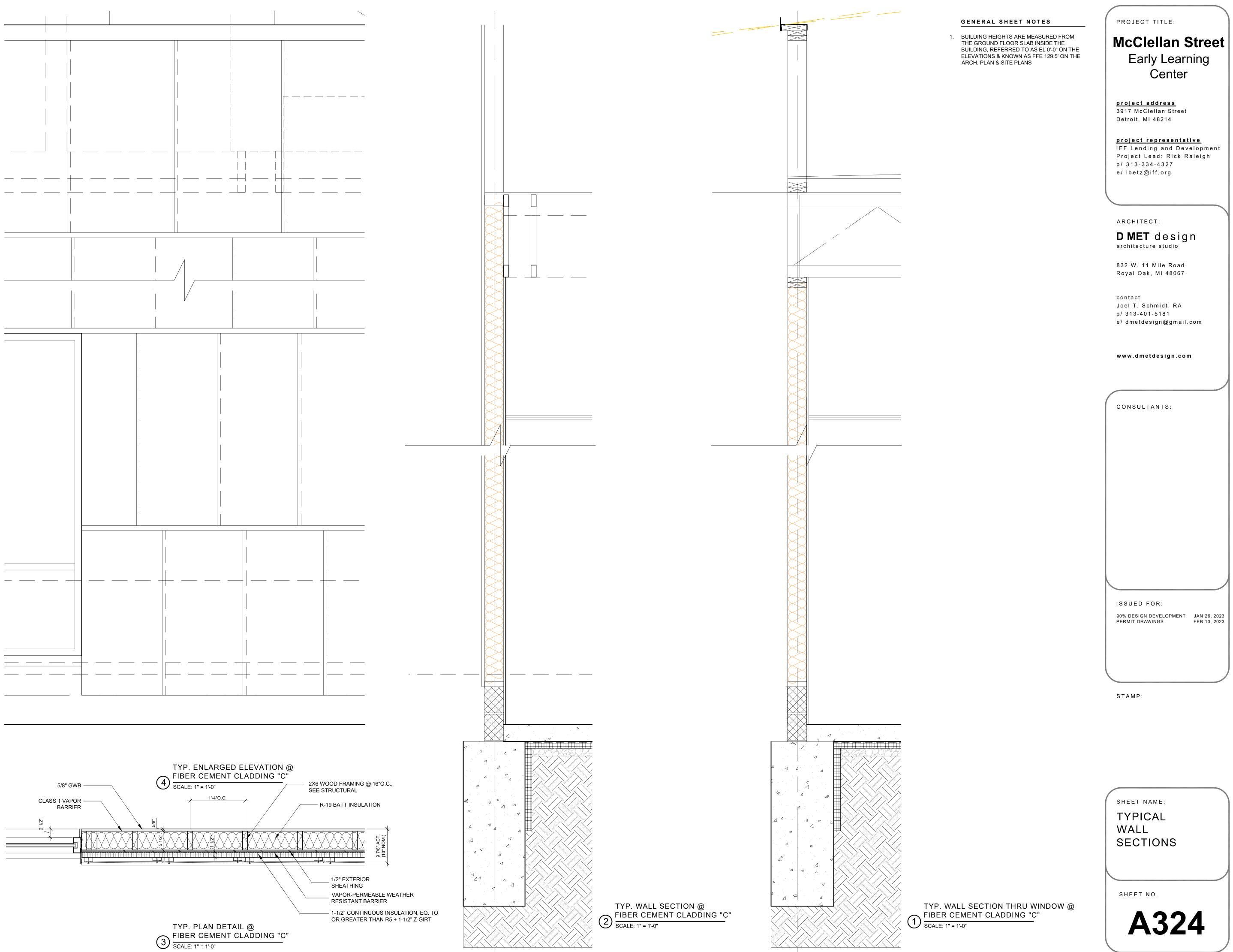
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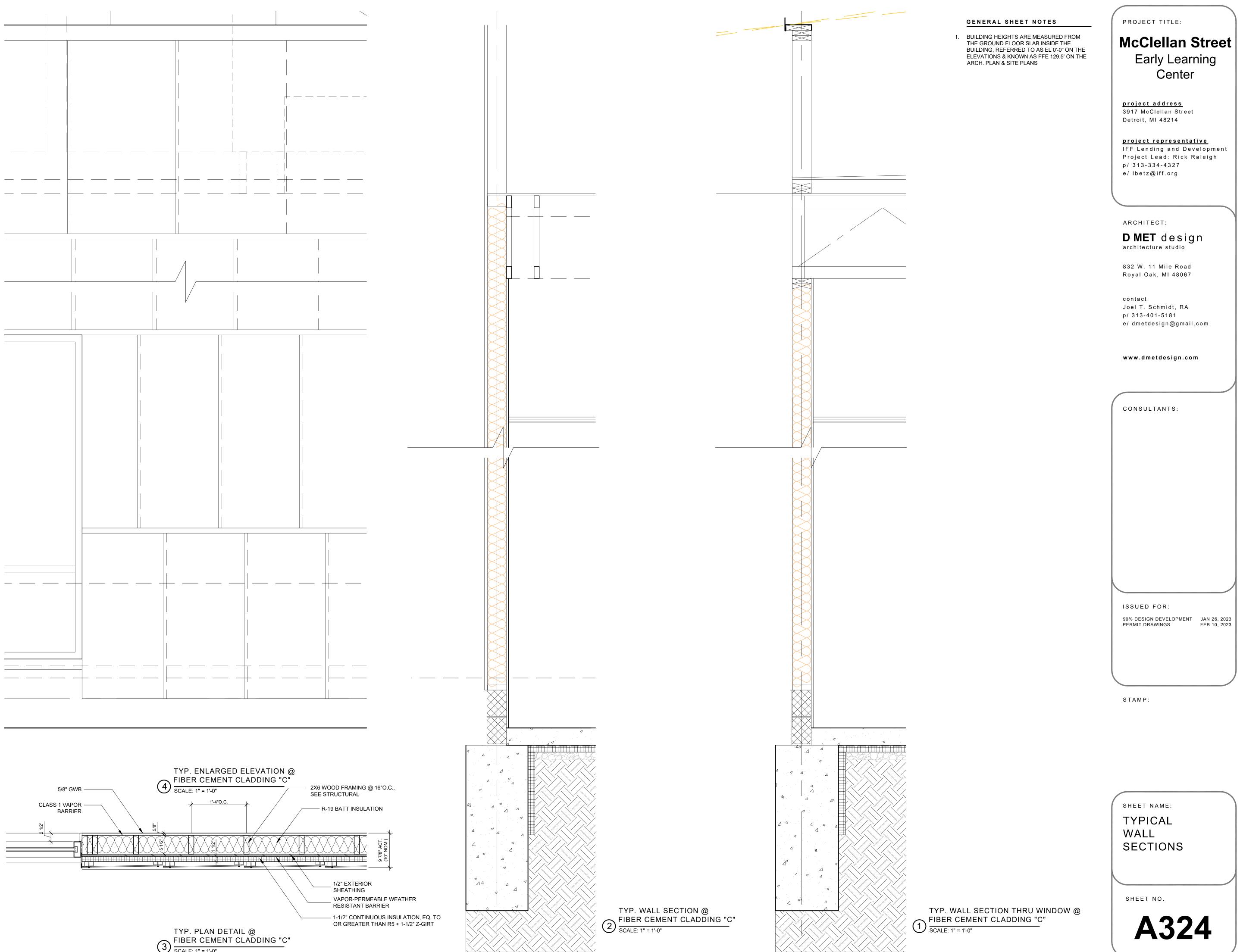


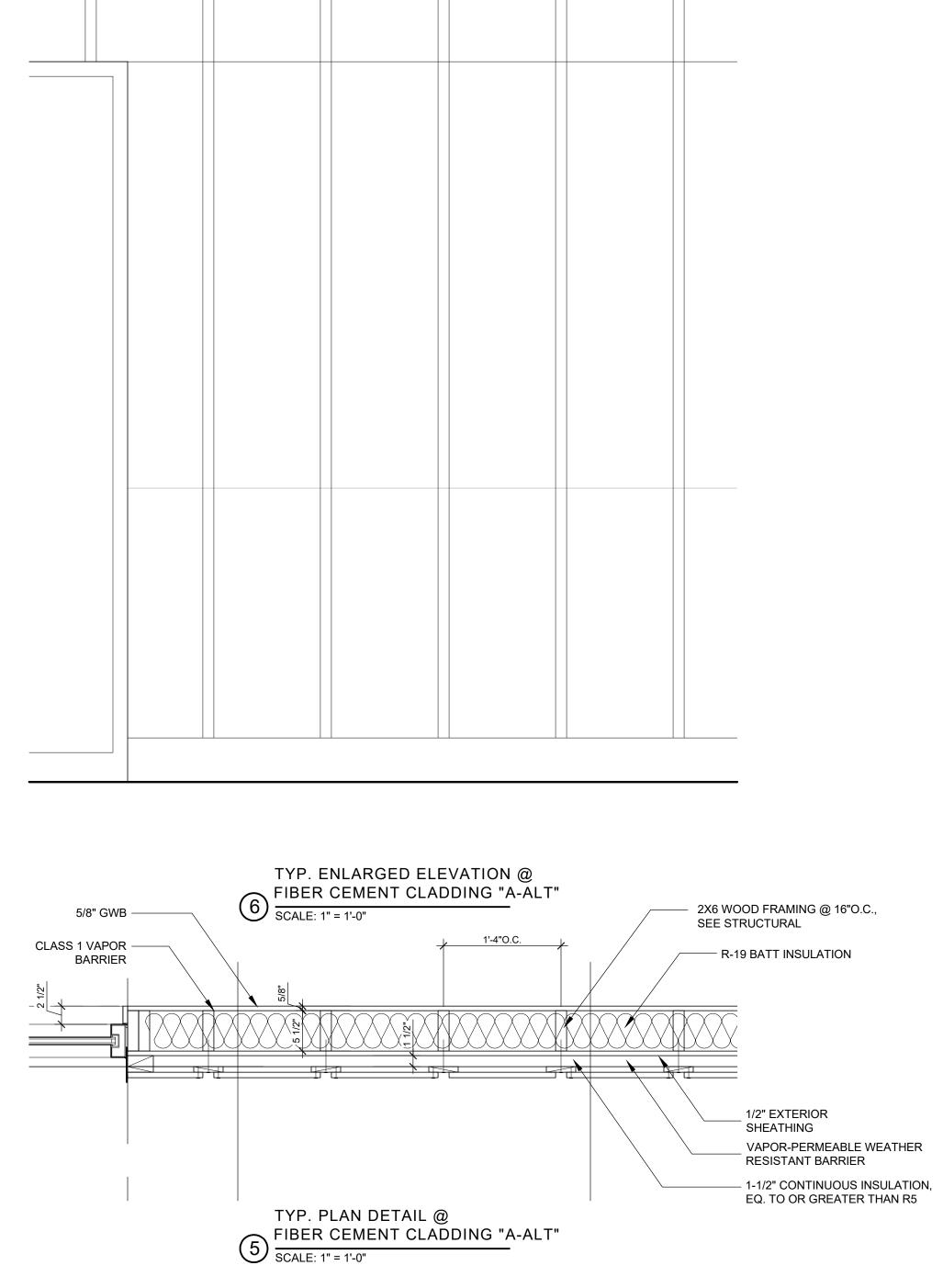


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\text{TYP. WALL SECTION THRU WINDOW @} \\
\begin{array}{c}
\text{BRICK VENEER} \\
\text{SCALE: 1" = 1'-0"}
\end{array}$ 

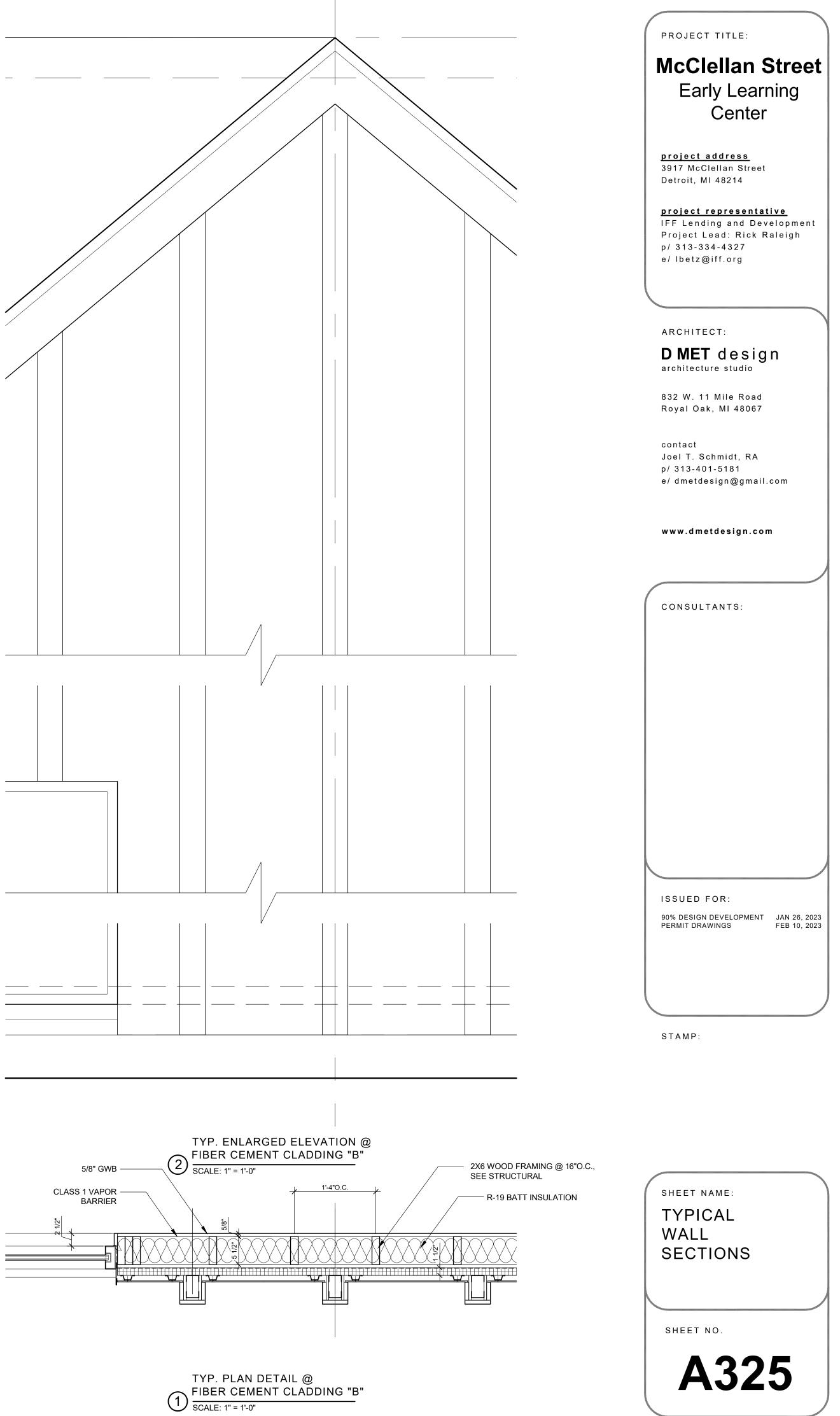


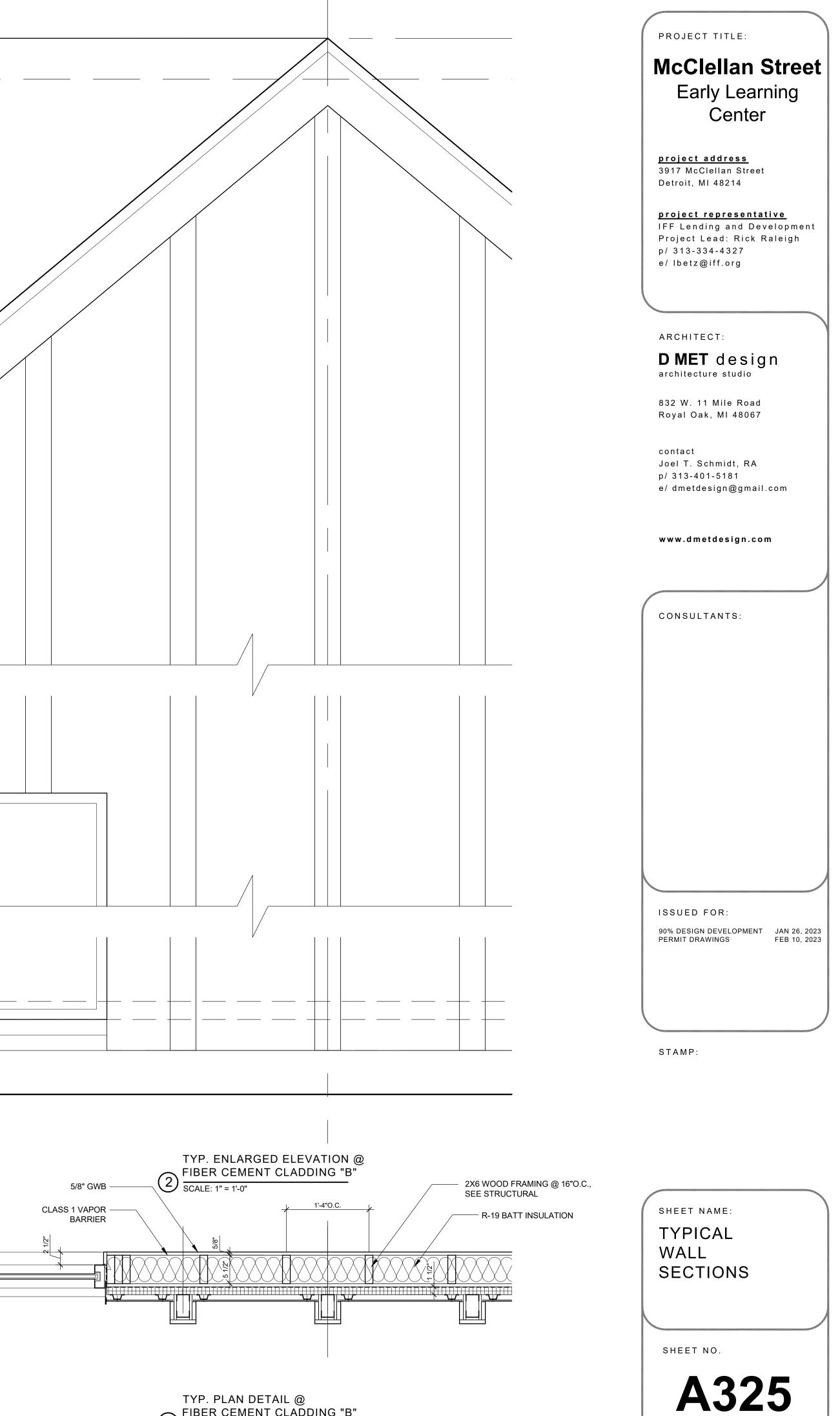


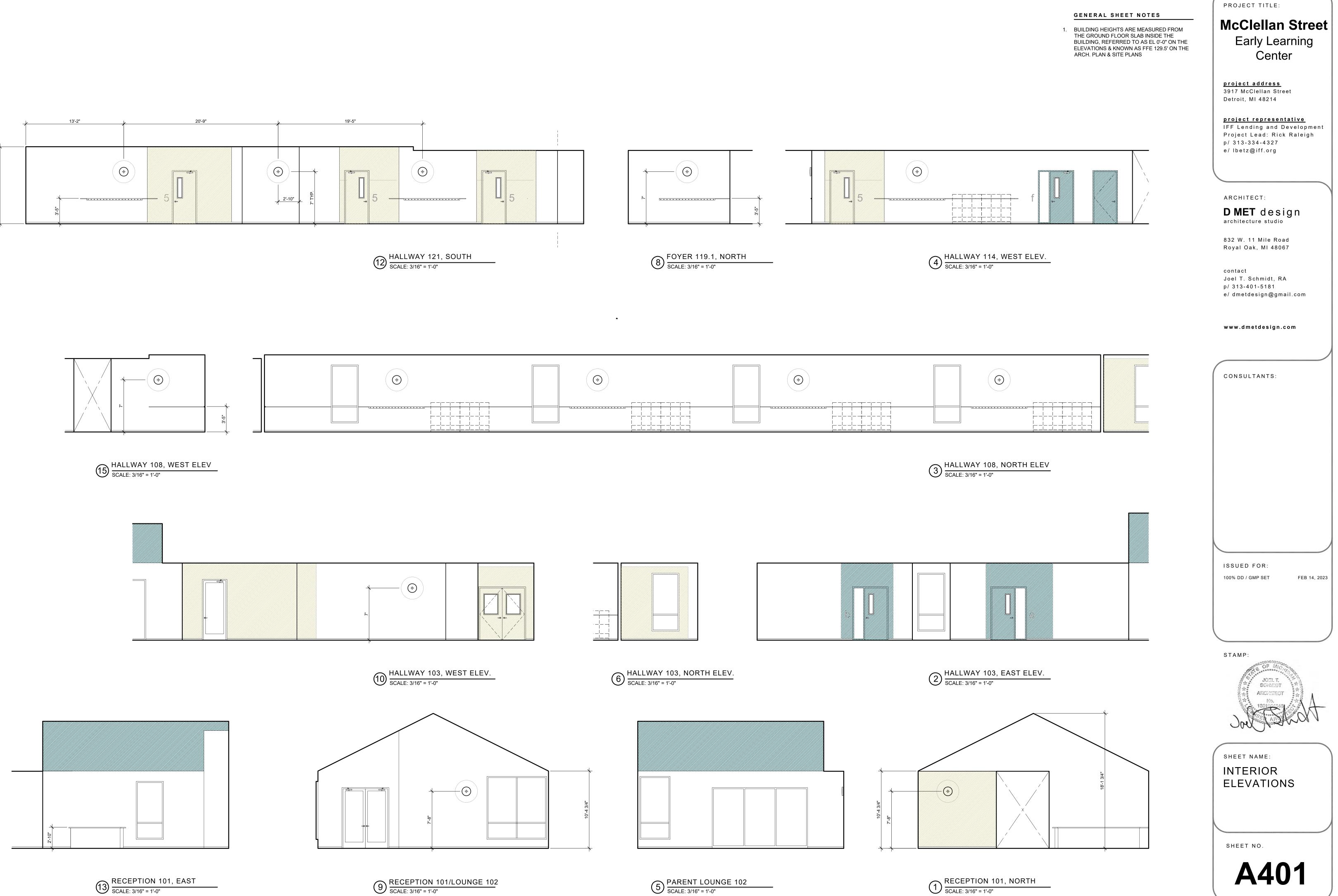


TYP. WALL SECTION THRU WINDOW @ 3 FIBER CEMENT CLADDING "B"

5/8" GWB — CLASS 1 VAPOR — BARRIER

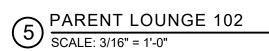


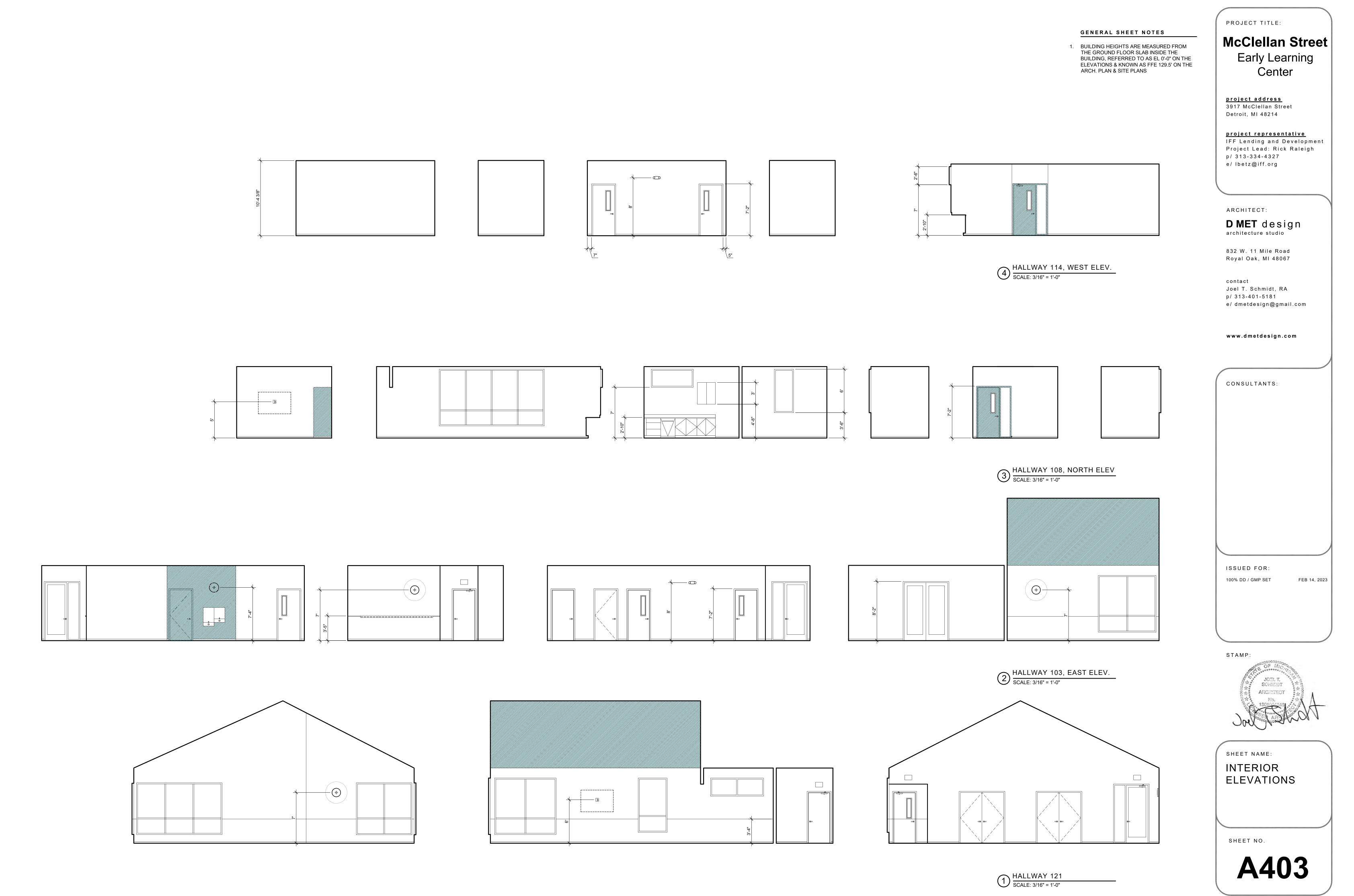














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RIGHT D MET design, LLC 2021 NOTE: FULL SIZE SHEET = 24" X 36" SOME DISTORTION MAY OCCUR WHEN PRINTING.

#### APPENDIX C

Historic Preservation SHPO Response Letter



#### APPENDIX D

Floodplain Management FEMA Map



## National Flood Hazard Layer FIRMette



#### Legend

#### 83°0'6"W 42°22'39"N SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT Without Base Flood Elevation (BFE) Zone A. V. A9 With BFE or Depth Zone AE, AO, AH, VE, AR SPECIAL FLOOD HAZARD AREAS **Regulatory Floodway** 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual T R SNP Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X OTHER AREAS OF 26163C0125E FLOOD HAZARD Area with Flood Risk due to Levee Zone D 2/2/2012 10/21/202 **Not Printed** NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs OTHER AREAS Area of Undetermined Flood Hazard Zone D - - - - Channel, Culvert, or Storm Sewer GENERAL STRUCTURES LIIII Levee, Dike, or Floodwall Cityof Daran 267-22 AREA OF MINIMAD FLOOD HAZARD 20.2 Cross Sections with 1% Annual Chance 17.5 Water Surface Elevation **Coastal Transect** Base Flood Elevation Line (BFE) Limit of Study one) Jurisdiction Boundary TIR SO **Coastal Transect Baseline** ----OTHER **Profile Baseline** FEATURES Hydrographic Feature **Digital Data Available** No Digital Data Available MAP PANELS Unmapped The pin displayed on the map is an approximate point selected by the user and does not represent 26163C0282F 26163C0301F an authoritative property location. eff. 10/21/2021 eff. 10/21/2021 This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/9/2023 at 10:53 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for

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Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

82°59'28"W 42°22'13"N unmapped and unmodernized areas cannot be used for regulatory purposes.

#### APPENDIX E

Wetlands Protection National Wetlands Inventory Map





### U.S. Fish and Wildlife Service National Wetlands Inventory

## 3917 McClellan Avenue



#### March 9, 2023

#### Wetlands

Estuarine and Marine Deepwater

Estuarine and Marine Wetland

Freshwater Forested/Shrub Wetland Freshwater Pond

Freshwater Emergent Wetland

Lake Other Riverine This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

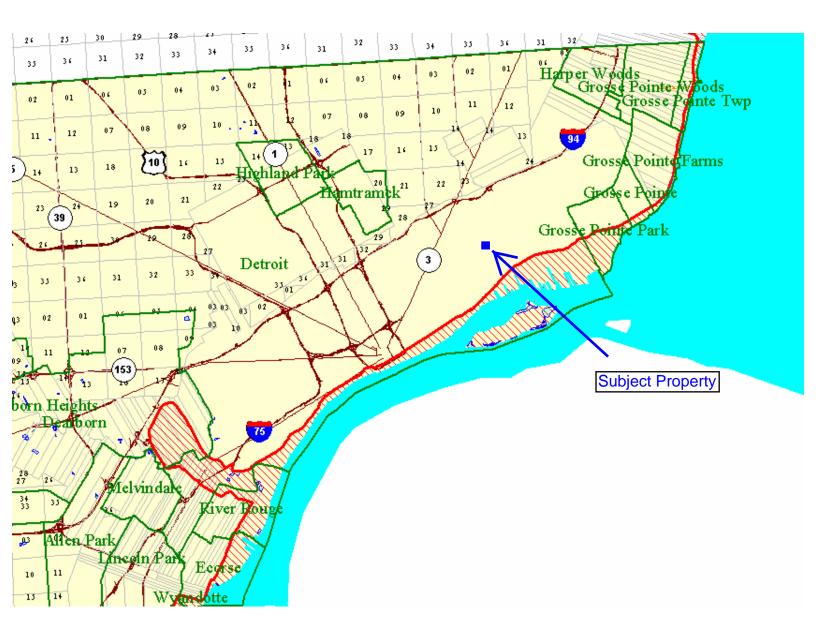
#### APPENDIX F

**Coastal Zone Management** Coastal Zone Management Area Map



#### Wayne County Grosse Point Township, Grosse Point Woods, Grosse Point Farms Grosse Point, Grosse Point Park, and Detroit, T1S R14E Detroit, T1S R14E, T2S R13E, andT2S R12E River Rouge, T2S R11E

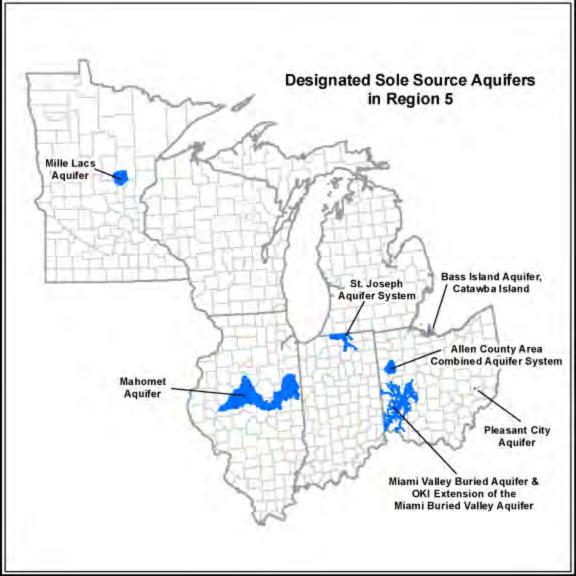
The heavy red line is the **Coastal Zone Management Boundary** The red hatched area is the **Coastal Zone Management Area**.



#### APPENDIX G

Sole Source Aquifer Protection Michigan Sole Source Aquifer Map





#### APPENDIX H

#### Endangered and Threated Species Protection Michigan Endangered Species List ASTI Environmental Endangered and Threated Species Assessment



U.S. Fish & Wildlife Service



ECOS / Species Reports / Listed species believed to or known to occur in MI

# Listed species believed to or known to occur in Michigan

Notes:

- As of 02/13/2015 the data in this report has been updated to use a different set of information. Results are based on where the species is believed to or known to occur. The FWS feels utilizing this data set is a better representation of species occurrence. Note: there may be other federally listed species that are not currently known or expected to occur in this state but are covered by the ESA wherever they are found; Thus if new surveys detected them in this state they are still covered by the ESA. The FWS is using the best information available on this date to generate this list.
- This report shows listed species or populations believed to or known to occur in MI
- This list does not include experimental populations and similarity of appearance listings.
- Click on the highlighted scientific names below to view a Species Profile.

#### **Listed Species**

	6			ECA 1	
25 Species Listings					
Show All 🗸 entries	5	S	earch:		
					CSV
				Sort by gr	oup: 🗹

Scientific Name	Common Name	Where Listed	Region <b>()</b>	ESA Listing Status <b>O</b>
Birds				

Listed Species

Scientific Name	Common Name	Where Listed	Region <b>()</b>	ESA Listing Status <b>O</b>		
<u>Charadrius</u> <u>melodus</u>	Piping Plover	[Great Lakes watershed DPS] - Great Lakes, watershed in States of IL, IN, MI, MN, NY, OH, PA, and WI and Canada (Ont.)	3	Endangered		
<u>Grus</u> americana	Whooping crane	U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY)	2	Experimental Population, Non-Essential		
<u>Calidris</u> <u>canutus rufa</u>	Red knot	Wherever found	5	Threatened		
Clams						
<u>Epioblasma</u> <u>rangiana</u>	Northern riffleshell	Wherever found	5	Endangered		
<u>Villosa fabalis</u>	Rayed Bean	Wherever found	3	Endangered		
<u>Epioblasma</u> <u>triquetra</u>	Snuffbox mussel	Wherever found	3	Endangered		
<u>Pleurobema</u> <u>clava</u>	Clubshell	Wherever found; Except where listed as Experimental Populations	5	Endangered		
Ferns and Allies						

Scientific Name	Common Name	Where Listed	Region <b>1</b>	ESA Listing Status <b>O</b>
<u>Asplenium</u> <u>scolopendrium</u> <u>var.</u> americanum	American hart's-tongue fern	Wherever found	5	Threatened
Flowering Plants				
<u>lris lacustris</u>	Dwarf lake iris	Wherever found	3	Threatened
<u>Platanthera</u> leucophaea	Eastern prairie fringed orchid	Wherever found	3	Threatened
<u>Solidago</u> <u>houghtonii</u>	Houghton's goldenrod	Wherever found	3	Threatened
<u>Hymenoxys</u> <u>herbacea</u>	Lakeside daisy	Wherever found	3	Threatened
<u>Mimulus</u> <u>michiganensis</u>	Michigan monkey- flower	Wherever found	3	Endangered
<u>Cirsium</u> pitcheri	Pitcher's thistle	Wherever found	3	Threatened
Insects				
<u>Somatochlora</u> <u>hineana</u>	Hine's emerald dragonfly	Wherever found	3	Endangered
<u>Brychius</u> <u>hungerfordi</u>	Hungerford's crawling water Beetle	Wherever found	3	Endangered
<u>Lycaeides</u> <u>melissa</u> <u>samuelis</u>	Karner blue butterfly	Wherever found	3	Endangered

zz, z.47 FWI Listed Species					
Scientific Name	Common Name	Where Listed	Region <b>()</b>	ESA Listing Status <b>O</b>	
<u>Neonympha</u> <u>mitchellii</u> <u>mitchellii</u>	Mitchell's satyr Butterfly	Wherever found	3	Endangered	
<u>Oarisma</u> poweshiek	Poweshiek skipperling	Wherever found	3	Endangered	
Mammals					
<u>Canis lupus</u>	Gray wolf	U.S.A.: All of AL, AR, CA, CO, CT, DE, FL, GA, IA, IN, IL, KS, KY, LA, MA, MD, ME, MI, MO, MS, NC, ND, NE, NH, NJ, NV, NY, OH, OK, PA, RI, SC, SD, TN, TX, VA, VT, WI, and WV; and portions of AZ, NM, OR, UT, and WA. Mexico.	6	Endangered	
<u>Myotis sodalis</u>	Indiana bat	Wherever found	3	Endangered	
<u>Myotis</u> septentrionalis	Northern Long-Eared Bat	Wherever found	3	Endangered	
<u>Lynx</u> canadensis	Canada Lynx	Wherever Found in Contiguous U.S.	6	Threatened	
Reptiles					
<u>Nerodia</u> <u>erythrogaster</u> <u>neglecta</u>	Copperbelly water snake	Indiana north of 40 degrees north latitude, Michigan, Ohio	3	Threatened	

Scientific Name	Common Name	Where Listed	Region <b>()</b>	ESA Listing Status <b>(</b> )
<u>Sistrurus</u> <u>catenatus</u>	Eastern Massasauga (=rattlesnake)	Wherever found	3	Threatened
Showing 1 to 25 of 25 entries Previous 1 Next			5 1 Next	





Assessment • Remediation • Compliance Restoration • Incentives 10448 Citation Drive, Suite 100 Brighton, MI 48116

800 395-ASTI Fax: 810.225.3800

www.asti-env.com

Sent Via Email Only

March 20, 2023

Francesca Lucido IFF Development, LLC 3011 W. Grand Blvd, Suite 1715 Detroit, MI 48202

RE: Threatened and Endangered Species Assessment 3917 McClellan Avenue, Detroit Wayne County, Michigan ASTI File No. 4-11479

On March 14, 2023, ASTI Environmental (ASTI) conducted a threatened and endangered species assessment for those plant and animal species protected by the US Fish and Wildlife Service (USFWS) under the federal Endangered Species Act of 1973, as amended, at 3917 McClellan Avenue, Detroit, Wayne County, Michigan (Subject Property). Prior to the site investigation conducted as part of the assessment, an Information for Planning and Consultation (IPaC) review was obtained by ASTI to determine which federal species may be of concern for this project.

### **Existing Property Conditions**

The Subject Property was previously developed as a school in urban Detroit. The Subject Property contains one vacant school building, mature trees, and maintained lawn. A map depicting the approximate project area is attached (Figure 1 – Site Location Map). Proposed activities include removing the existing building and developing the Subject Property into residential housing (Project).

#### Assessment Methods and Results

ASTI searched the Subject Property for potential bat trees and habitat for listed species; in addition, ASTI directly searched for species from the IPaC generated species list (Appendix A: IPaC Species List), as appropriate. No suitable habitat for any of the listed species occurs on the Subject Property or in the vicinity. Table 1, *Listed Species and Rationale for No Effect* summarizes ASTI's rationale for a No Effect rating for each species identified by IPaC as having potential to be associated with the Subject Property.



Species/Natural Feature	Ranking	Habitat	ASTI Findings
Indiana Bat (Myotis sodalis)	Federally Endangered	Summer habitat includes small to medium river and stream corridors with well- developed riparian woods; woodlots within 1 to 3 miles of small to medium rivers and streams; and upland forests.	No suitable bat trees identified within the Subject Property. No bats observed using existing buildings. No wooded areas nearby that might be suitable habitat. The Project will have no effect on this species.
Piping Plover ( <i>Charadrius</i> <i>melodus</i> )	Federally Endangered	Primarily utilize sparsely vegetated sandy beaches.	Highly urbanized, no preferred habitat nearby or on-site. The Project will have no effect on this species.
Red Knot (Calidris canutus rufa)	Federally Threatened	Primarily utilize sandy or muddy coastal areas.	Highly urbanized, no preferred habitat nearby or on-site. The Project will have no effect on this species.
Eastern Massasauga Rattlesnake (Sistrurus catenatu)s	Federally Threatened	Open, sunny areas intermixed with high quality wetland.	No nearby or on-site wetland, highly urbanized. The Project will have no effect on this species.
Northern Riffleshell ( <i>Epioblasma</i> <i>rangiana)</i>	Federally Endangered	Inhabit rivers and streams, can bury in sediment.	No watercourses nearby or on- site. The Project will have no effect on this species.
Eastern Prairie Fringed Orchid <i>(Platanthera leucophaea)</i>	Federally Threatened	Inhabits wet prairies and bogs.	No preferred or suitable habitat nearby or on-site. The Project will have no effect on this species.

### Table 1. Listed Species and Rationale for No Effect



#### Conclusions

The Subject Property does not contain suitable habitat for any of the federally listed species as identified by IPaC. It is ASTI's opinion that the Project will have "No Effect" on any federally protected species and that further Section 7 consultation with the USFWS is not necessary for this Project. This letter should serve as the Project's rationale for ASTI's opinion of "no effect."

**ASTI ENVIRONMENTAL** 

Commit Suca

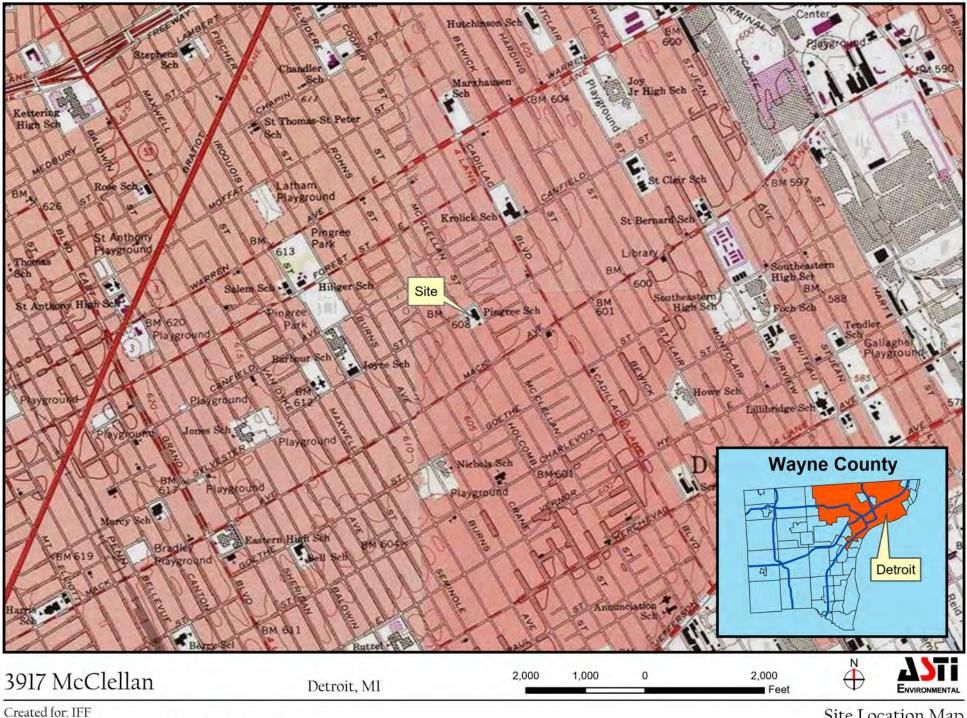
Emmett Smrcka Ecologist

Dianne C Mart-

Dianne C. Martin Vice President Professional Wetland Scientist #1313 MDNR T&E Permit TE060

Attachments: Figure 1 – Site Location Map Appendix A: IPaC Species List

Threatened and Endangered Species Assessment 3917 McClellan Avenue, Detroit, Wayne County, Michigan ASTI File No. 4-11479, Page 3 of 3



Created by: RMH, January 6, 2023, ASTI Project 1-11479

Site Location Map



### United States Department of the Interior

FISH AND WILDLIFE SERVICE Michigan Ecological Services Field Office 2651 Coolidge Road Suite 101 East Lansing, MI 48823-6360 Phone: (517) 351-2555 Fax: (517) 351-1443



In Reply Refer To: Project Code: 2023-0053167 Project Name: 3917 Mclellan Avenue - Detroit March 08, 2023

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

### **Official Species List**

The attached species list identifies any Federally threatened, endangered, proposed and candidate species that may occur within the boundary of your proposed project or may be affected by your proposed project. The list also includes designated critical habitat if present within your proposed project area or affected by your project. This list is provided to you as the initial step of the consultation process required under section 7(c) of the Endangered Species Act, also referred to as Section 7 Consultation.

Under 50 CFR 402.12(e) (the regulations that implement section 7 of the Endangered Species Act), the accuracy of this species list should be verified after 90 days. You may verify the list by visiting the IPaC website (<u>https://ipac.ecosphere.fws.gov/</u>) at regular intervals during project planning and implementation. To update an Official Species List in IPaC: from the My Projects page, find the project, expand the row, and click Project Home. In the What's Next box on the Project Home page, there is a Request Updated List button to update your species list. Be sure to select an "official" species list for all projects.

### Consultation requirements and next steps

Section 7 of the Endangered Species Act of 1973 requires that actions authorized, funded, or carried out by Federal agencies not jeopardize Federally threatened or endangered species or adversely modify designated critical habitat. To fulfill this mandate, Federal agencies (or their designated non-Federal representative) must consult with the Fish and Wildlife Service if they determine their project may affect listed species or critical habitat.

There are two approaches to evaluating the effects of a project on listed species.

<u>Approach 1. Use the All-species Michigan determination key in IPaC.</u> This tool can assist you in making determinations for listed species for some projects. In many cases, the determination key

will provide an automated concurrence that completes all or significant parts of the consultation process. Therefore, we strongly recommend screening your project with the **All-Species Michigan Determination Key (Dkey)**. For additional information on using IPaC and available Determination Keys, visit <u>https://www.fws.gov/media/mifo-ipac-instructions</u> (and click on the attachment). Please carefully review your Dkey output letter to determine whether additional steps are needed to complete the consultation process.

Approach 2. Evaluate the effects to listed species on your own without utilizing a determination key. Once you obtain your official species list, you are not required to continue in IPaC, although in most cases using a determination key should expedite your review. If the project is a Federal action, you should review our section 7 step-by-step instructions before making your determinations: <a href="https://www.fws.gov/office/midwest-region-headquarters/midwest-section-7-technical-assistance">https://www.fws.gov/office/midwest-region-headquarters/midwest-section-7-technical-assistance</a>. If you evaluate the details of your project and conclude "no effect," document your findings, and your listed species review is complete; you do not need our concurrence on "no effect" determinations. If you cannot conclude "no effect," you should coordinate/consult with the Michigan Ecological Services Field Office. The preferred method for submitting your project description and effects determination (if concurrence is needed) is electronically to EastLansing@fws.gov. Please include a copy of this official species list with your request.

For all **wind energy projects** and **projects that include installing communications towers that use guy wires**, please contact this field office directly for assistance, even if no Federally listed plants, animals or critical habitat are present within your proposed project area or may be affected by your proposed project.

#### **Migratory Birds**

Please see the "Migratory Birds" section below for important information regarding incorporating migratory birds into your project planning. Our Migratory Bird Program has developed recommendations, best practices, and other tools to help project proponents voluntarily reduce impacts to birds and their habitats. The Bald and Golden Eagle Protection Act prohibits the take and disturbance of eagles without a permit. If your project is near an eagle nest or winter roost area, see our Eagle Permits website at <a href="https://www.fws.gov/program/eagle-management/eagle-permits">https://www.fws.gov/program/eagle-management/eagle-permits</a> to help you avoid impacting eagles or determine if a permit may be necessary.

Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your consideration of threatened and endangered species during your project

planning. Please include a copy of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Migratory Birds
- Wetlands

## **OFFICIAL SPECIES LIST**

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

### **Michigan Ecological Services Field Office**

2651 Coolidge Road Suite 101 East Lansing, MI 48823-6360 (517) 351-2555

### **PROJECT SUMMARY**

Project Code:2023-0053167Project Name:3917 Mclellan Avenue - DetroitProject Type:Residential ConstructionProject Description:Residential DevelopmentProject Location:Value - Value - Valu

The approximate location of the project can be viewed in Google Maps: <u>https://www.google.com/maps/@42.3739471,-82.99613443934847,14z</u>



Counties: Wayne County, Michigan

### **ENDANGERED SPECIES ACT SPECIES**

There is a total of 8 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 2 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

### MAMMALS

NAME	STATUS
Indiana Bat Myotis sodalis	Endangered
There is <b>final</b> critical habitat for this species. Your location does not overlap the critical habitat.	Ū.
Species profile: <u>https://ecos.fws.gov/ecp/species/5949</u>	
General project design guidelines:	
https://ipac.ecosphere.fws.gov/project/MPQTDEOQ5ZDR5DOPYGKUBI7WZQ/	
documents/generated/6982.pdf	
Tricolored Bat <i>Perimyotis subflavus</i>	Proposed
No critical babitat has been designated for this species	Endangered

No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515 Endangered

BIRDS	
NAME	STATUS
<ul> <li>Piping Plover Charadrius melodus</li> <li>Population: [Great Lakes watershed DPS] - Great Lakes, watershed in States of IL, IN, MI, MN, NY, OH, PA, and WI and Canada (Ont.)</li> <li>There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <u>https://ecos.fws.gov/ecp/species/6039</u></li> </ul>	Endangered
<ul> <li>Red Knot <i>Calidris canutus rufa</i> There is <b>proposed</b> critical habitat for this species. This species only needs to be considered under the following conditions: <ul> <li>Only actions that occur along coastal areas during the Red Knot migratory window of MAY 1 - SEPTEMBER 30.</li> <li>Species profile: <a href="https://ecos.fws.gov/ecp/species/1864">https://ecos.fws.gov/ecp/species/1864</a></li> </ul></li></ul>	Threatened
REPTILES NAME	STATUS
Eastern Massasauga (=rattlesnake) Sistrurus catenatus No critical habitat has been designated for this species. This species only needs to be considered under the following conditions: • For all Projects: Project is within EMR Range Species profile: <u>https://ecos.fws.gov/ecp/species/2202</u> General project design guidelines: <u>https://ipac.ecosphere.fws.gov/project/MPQTDEOQ5ZDR5DOPYGKUBI7WZQ/</u> <u>documents/generated/5280.pdf</u>	Threatened
CLAMS NAME	STATUS
Northern Riffleshell <i>Epioblasma rangiana</i> No critical habitat has been designated for this species. Species profile: <u>https://ecos.fws.gov/ecp/species/527</u>	Endangered
INSECTS NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: <u>https://ecos.fws.gov/ecp/species/9743</u>	Candidate
FLOWERING PLANTS	STATUS
Eastern Prairie Fringed Orchid <i>Platanthera leucophaea</i> No critical habitat has been designated for this species. Species profile: <u>https://ecos.fws.gov/ecp/species/601</u>	Threatened

### **CRITICAL HABITATS**

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

## USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the <u>National Wildlife Refuge</u> system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

## **MIGRATORY BIRDS**

Certain birds are protected under the Migratory Bird Treaty Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described <u>below</u>.

- 1. The Migratory Birds Treaty Act of 1918.
- 2. The <u>Bald and Golden Eagle Protection Act</u> of 1940.
- 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Dec 1 to Aug 31
Black-billed Cuckoo Coccyzus erythropthalmus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <u>https://ecos.fws.gov/ecp/species/9399</u>	Breeds May 15 to Oct 10

NAME	BREEDING SEASON
Canada Warbler <i>Cardellina canadensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Aug 10
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Wood Thrush Hylocichla mustelina This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

### **PROBABILITY OF PRESENCE SUMMARY**

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

- 1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
- 2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12

(0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

### Breeding Season (=)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

### Survey Effort ()

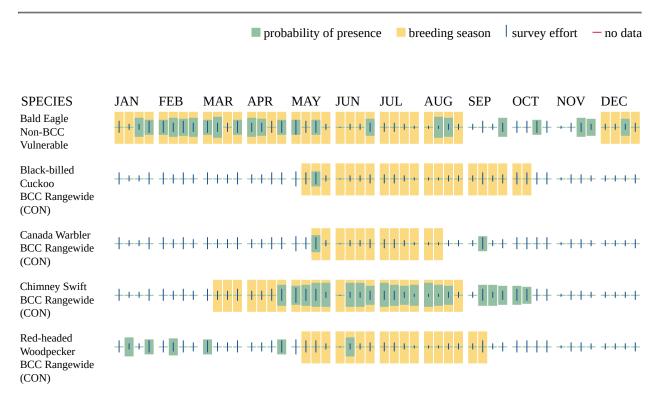
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

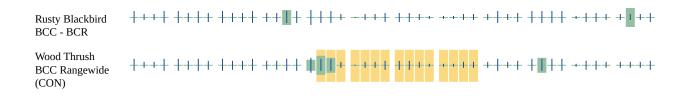
### No Data (-)

A week is marked as having no data if there were no survey events for that week.

### **Survey Timeframe**

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Additional information can be found using the following links:

- Birds of Conservation Concern <u>https://www.fws.gov/program/migratory-birds/species</u>
- Measures for avoiding and minimizing impacts to birds <u>https://www.fws.gov/library/</u> <u>collections/avoiding-and-minimizing-incidental-take-migratory-birds</u>
- Nationwide conservation measures for birds <u>https://www.fws.gov/sites/default/files/</u> <u>documents/nationwide-standard-conservation-measures.pdf</u>

### **MIGRATORY BIRDS FAQ**

# Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

<u>Nationwide Conservation Measures</u> describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. <u>Additional measures</u> or <u>permits</u> may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

## What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS <u>Birds of Conservation Concern</u> (<u>BCC</u>) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the <u>Avian</u> <u>Knowledge Network (AKN)</u>. The AKN data is based on a growing collection of <u>survey</u>, <u>banding</u>, <u>and citizen science datasets</u> and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (<u>Eagle Act</u> requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the <u>Rapid Avian Information</u> <u>Locator (RAIL) Tool</u>.

# What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the <u>Avian Knowledge Network (AKN)</u>. This data is derived from a growing collection of <u>survey, banding, and citizen science datasets</u>.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

### How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the <u>RAIL Tool</u> and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

### What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

- 1. "BCC Rangewide" birds are <u>Birds of Conservation Concern</u> (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
- 2. "BCC BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
- 3. "Non-BCC Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the <u>Eagle Act</u> requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

### Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the <u>Northeast Ocean Data Portal</u>. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the <u>NOAA NCCOS Integrative Statistical</u> <u>Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic</u> <u>Outer Continental Shelf</u> project webpage. Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the <u>Diving Bird Study</u> and the <u>nanotag studies</u> or contact <u>Caleb Spiegel</u> or <u>Pam Loring</u>.

#### What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to <u>obtain a permit</u> to avoid violating the Eagle Act should such impacts occur.

#### **Proper Interpretation and Use of Your Migratory Bird Report**

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

## WETLANDS

Impacts to <u>NWI wetlands</u> and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local <u>U.S. Army Corps of</u> <u>Engineers District</u>.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

### **IPAC USER CONTACT INFORMATION**

Agency:	ASTI Environmental
Name:	Emmett Smrcka
Address:	10448 Citation Dr, Brighton
Address Line 2:	Suite 100
City:	Brighton
State:	MI
Zip:	48116
Email	esmrcka@asti-env.com
Phone:	8102252800

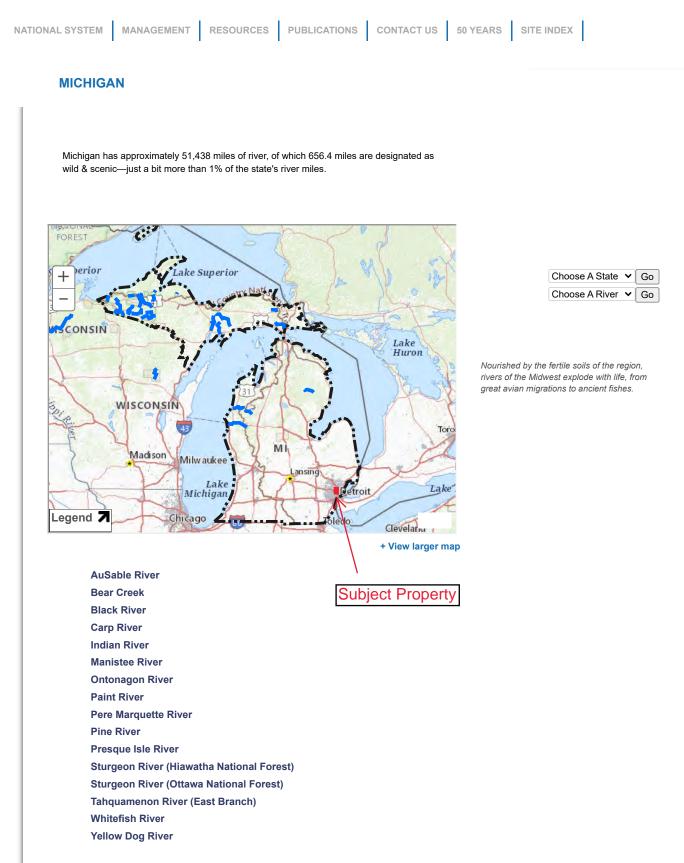
### **APPENDIX I**

Wild and Scenic Rivers Protection Michigan Wild and Scenic Rivers Map Nationwide Rivers Inventory Map of the Subject Property



#### Michigan





NRI CONTACT US Q & A SEARCH PRIVACY NOTICE VULNERABILITY DISCLOSURE POLICY

#### Rivers on Flickr

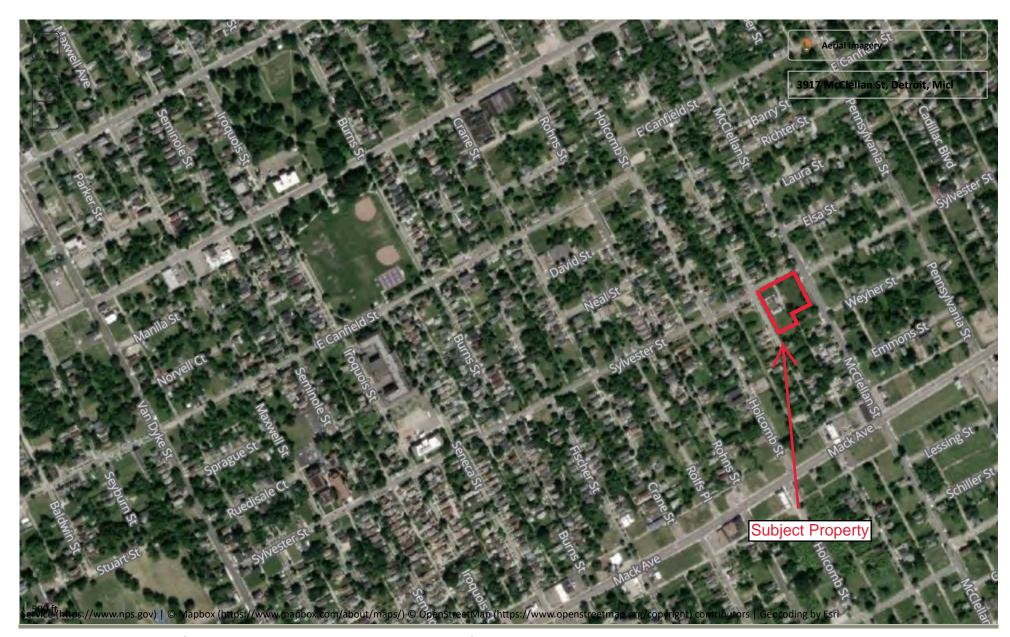
Designated Rivers	National System	River Management	Resources
About WSR Act State Listings Profile Pages	WSR Table Study Rivers Stewardship	Council Agencies Management Plans	Q & A Search Bibliography Publications
Frome Fages	WSR Legislation	River Mgt. Society GIS Mapping	GIS Mapping Logo & Sign Standards



## Nationwide Rivers Inventory

National Park Service U.S. Department of the Interior

This is a listing of more than 3,200 free-flowing river segments in the U.S. that are believed to possess one or more ...



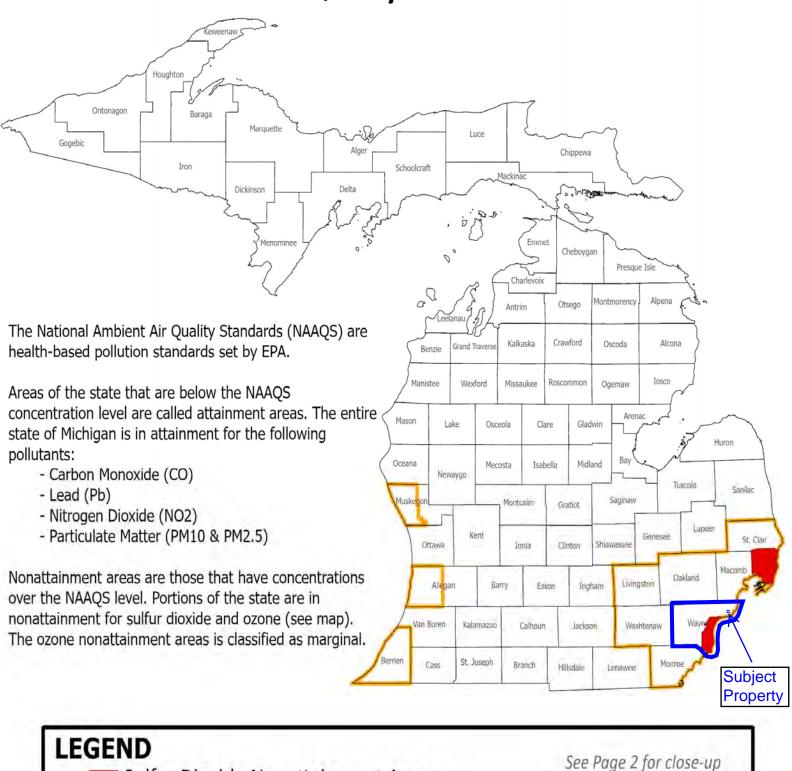
Home (https://www.nps.gov) | Frequently Asked Questions (https://www.nps.gov/faqs.htm) | Website Policies (https://www.nps.gov/aboutus/website-policies.htm)

### APPENDIX J

Air Quality Protection Michigan Air Attainment Map EGLE: Air Quality Division General Conformity Analysis Letter



# Attainment Status for the National Ambient Air Quality Standards



Sulfur Dioxide Nonattainment Area

Ozone Nonattainment Area

See Page 2 for close-up maps of partial county nonattainment areas.

Updated February 5, 2021

Prepared by EGLE, Air Quality Division, State Implementation Plan Development Unit

# Close-Up Maps of Partial County Nonattainment Areas

Sulfur Dioxide Nonattainment Areas Wayne County Area St. Clair County Area



## **Ozone Nonattainment Areas**

## Allegan County Area





### Muskegon County Area



Prepared by EGLE, Air Quality Division, State Implementation Plan Development Unit





**GRETCHEN WHITMER** 

GOVERNOR

STATE OF MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

LANSING



March 17, 2023

Kim Siegel, Environmental Compliance Specialist City of Detroit, Housing and Revitalization Department Coleman A. Young Municipal Center 2 Woodward Avenue, Suite 908 Detroit, Michigan 48226

Via Email Only

Dear Kim Siegel:

Subject: 3917 McClellan Street, Detroit, Michigan Project

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) has reviewed the federal regulations related to general conformity of projects with state implementation plans (SIP) for air quality. In particular, 40 Code of Federal Regulations (CFR) Section 93.150 et seq, which states that any federally funded project in a nonattainment or maintenance area must conform to the Clean Air Act requirements, including the State's SIP if they may constitute a significant new source of air pollution.

On August 3, 2018, Wayne County was designated nonattainment for the 2015 ozone standard; and thus, general conformity must be evaluated when completing construction projects of a given size and scope. EGLE is currently working to complete the required SIP submittal for this area; therefore, an alternative evaluation was completed to assess conformity. Specifically, EGLE considered the following information from the United States Environmental Protection Agency's (USEPA) general conformity guidance, which states "historical analysis of similar actions can be used in cases where the proposed projects are similar in size and scope to previous projects."

EGLE has reviewed the 3917 McClellan Street Project, proposed to be completed with federal grant monies, including the construction of a new early childhood learning center to serve families in the surrounding community. The existing vacant, one-story school building on the property will be demolished prior to the proposed new construction. The new construction will consist of a one-story, 14,525-square foot building. The interior of the proposed new construction will contain eight classrooms of 582 to 630 square feet, a 990-square foot assembly room, restrooms, two business areas ranging from 280 to 350 square feet, a 360-square foot lounge, offices, and a staff area. The work is expected to commence in summer 2023 and will take approximately nine to ten months to complete.

Kim Siegel Page 2 March 17, 2023

In reviewing the *"Air Quality and Greenhouse Gas Study: Uptown Orange Apartments in Orange, California,"* dated December 2012, prepared for KTGY Group, Inc. by UltraSystems Environmental, Inc., it was determined that emission levels for the project were below the de minimis levels for general conformity. The Uptown Orange Apartments project and related parking structure construction was estimated to take 33 months to complete, would encompass an area of 5.57 acres, and included two four-story residential units with a total of 334 apartments, and two parking structures with a total of 494 and 679 parking stalls, respectively.

The size, scope, and duration of the early childhood learning center project located at 3917 McClellan Street in Detroit proposed for completion in Wayne County is much smaller in scale than the Uptown Orange Apartments project described above and should not exceed the de minimis levels included in the federal general conformity requirements. Therefore, it does not require a detailed conformity analysis.

If you have any further questions regarding this matter, please contact me at 517-648-6314; BukowskiB@Michigan.gov; or EGLE, AQD, P.O. Box 30260, Lansing, Michigan 48909-7760.

Sincerely,

Breanne Bakanski

Breanna Bukowski Environmental Quality Analyst Air Quality Division

cc: Michael Leslie, USEPA Region 5 Christopher Yelonek, ASTI Environmental Rick Raleigh, Senior Project Manager at IFF Francesca Lucido, Project Manager/Development at IFF

### APPENDIX K

Farmland Protection Web Soil Survey



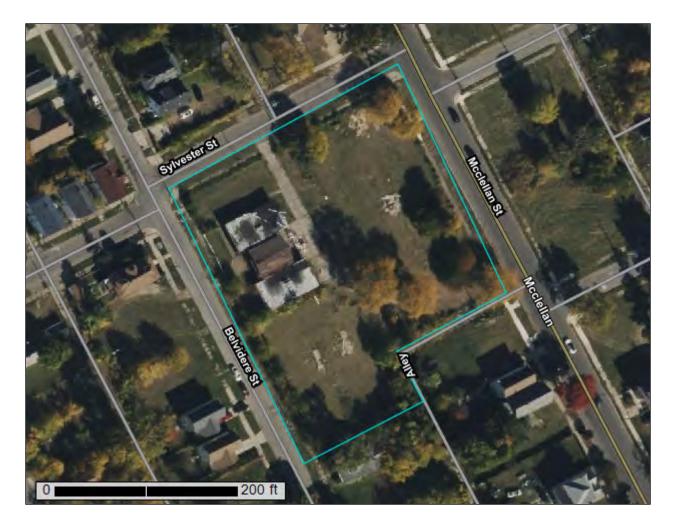


United States Department of Agriculture



Natural Resources Conservation Service A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

# Custom Soil Resource Report for Wayne County, Michigan



## Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/? cid=nrcs142p2\_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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## Contents

Preface	2
How Soil Surveys Are Made	5
Soil Map	
Soil Map	9
Legend	10
Map Unit Legend	11
Map Unit Descriptions	11
Wayne County, Michigan	13
RapufB—Rapson-Urban land-Kibbie complex, dense substratum, 0 to	
4 percent slopes	13
References	16

## **How Soil Surveys Are Made**

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

## Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

#### Custom Soil Resource Report Soil Map



	MAP L	EGEND	)	MAP INFORMATION
Area of In	terest (AOI)	00	Spoil Area	The soil surveys that comprise your AOI were mapped at 1:12,000.
	Area of Interest (AOI)	۵	Stony Spot	1.12,000.
Soils	Soil Map Unit Polygons	0	Very Stony Spot	Warning: Soil Map may not be valid at this scale.
~	Soil Map Unit Lines	\$	Wet Spot	Enlargement of maps beyond the scale of mapping can cause
	Soil Map Unit Points	$\triangle$	Other	misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of
Special	Point Features	, <b>*</b> * *	Special Line Features	contrasting soils that could have been shown at a more detailed
ဖ	Blowout	Water Fea		scale.
$\boxtimes$	Borrow Pit	$\sim$	Streams and Canals	
*	Clay Spot	Transport	tation Rails	Please rely on the bar scale on each map sheet for map measurements.
$\diamond$	Closed Depression	~	Interstate Highways	
X	Gravel Pit	~	US Routes	Source of Map: Natural Resources Conservation Service Web Soil Survey URL:
0 0 0	Gravelly Spot	~	Major Roads	Coordinate System: Web Mercator (EPSG:3857)
Ø	Landfill	~	Local Roads	Maps from the Web Soil Survey are based on the Web Mercator
A.	Lava Flow	Backgrou	Ind	projection, which preserves direction and shape but distorts
علله	Marsh or swamp	all and a second	Aerial Photography	distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more
~	Mine or Quarry			accurate calculations of distance or area are required.
0	Miscellaneous Water			This product is generated from the USDA-NRCS certified data as
0	Perennial Water			of the version date(s) listed below.
$\sim$	Rock Outcrop			Soil Survey Area: Wayne County, Michigan
+	Saline Spot			Survey Area Data: Version 8, Aug 29, 2022
°.,	Sandy Spot			Soil map units are labeled (as space allows) for map scales
-	Severely Eroded Spot			1:50,000 or larger.
$\diamond$	Sinkhole			Date(s) aerial images were photographed: Oct 9, 2022—Oct 21
≫	Slide or Slip			2022
ø	Sodic Spot			The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
RapufB	Rapson-Urban land-Kibbie complex, dense substratum, 0 to 4 percent slopes	2.0	100.0%
Totals for Area of Interest		2.0	100.0%

## **Map Unit Descriptions**

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Wayne County, Michigan

# RapufB—Rapson-Urban land-Kibbie complex, dense substratum, 0 to 4 percent slopes

### **Map Unit Setting**

National map unit symbol: 2tx6m Elevation: 590 to 650 feet Mean annual precipitation: 28 to 38 inches Mean annual air temperature: 45 to 52 degrees F Frost-free period: 135 to 210 days Farmland classification: Not prime farmland

### **Map Unit Composition**

Rapson, human transported surface, and similar soils: 40 percent Urban land: 35 percent Kibbie, human transported surface, and similar soils: 15 percent Minor components: 10 percent Estimates are based on observations, descriptions, and transects of the mapunit.

## Description of Rapson, Human Transported Surface

### Setting

Landform: Till-floored lake plains, deltas Down-slope shape: Linear Across-slope shape: Linear, convex Parent material: Sandy and loamy human-transported material over sandy glaciolacustrine deposits over loamy glaciolacustrine deposits over clayey lodgment till

### **Typical profile**

 $^{A}$ *u* - 0 to 9 inches: sandy loam  $^{C}$ *u* - 9 to 12 inches: sandy loam Bwb1 - 12 to 18 inches: sand Bwb2 - 18 to 24 inches: sand Cg1 - 24 to 30 inches: sand 2Cg2 - 30 to 65 inches: silt loam 3Cd - 65 to 80 inches: clay

## **Properties and qualities**

Slope: 0 to 4 percent
Depth to restrictive feature: 51 to 70 inches to densic material
Drainage class: Somewhat poorly drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Depth to water table: About 30 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Gypsum, maximum content: 1 percent
Maximum salinity: Nonsaline (0.1 to 1.5 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.9 inches)

#### Interpretive groups

Land capability classification (irrigated): None specified Land capability classification (nonirrigated): 8 Hydrologic Soil Group: C Ecological site: F099XY003MI - Warm Moist Sandy Depression Hydric soil rating: No

#### **Description of Urban Land**

### **Properties and qualities**

Slope: 0 to 1 percent Depth to restrictive feature: 0 inches to manufactured layer Runoff class: High Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

#### Interpretive groups

Land capability classification (irrigated): None specified Land capability classification (nonirrigated): 8 Hydrologic Soil Group: D Hydric soil rating: No

#### Description of Kibbie, Human Transported Surface

#### Setting

Landform: Deltas, till-floored lake plains Down-slope shape: Linear Across-slope shape: Convex, linear Parent material: Loamy human-transported material over loamy glaciolacustrine deposits over clayey lodgment till

#### **Typical profile**

 $^Au - 0$  to 9 inches: sandy loam  $^Cu - 9$  to 12 inches: loam Bwb - 12 to 36 inches: silty clay loam C - 36 to 67 inches: silt loam 2Cd - 67 to 80 inches: clay

#### **Properties and qualities**

Slope: 0 to 4 percent
Depth to restrictive feature: 55 to 78 inches to densic material
Drainage class: Somewhat poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Depth to water table: About 30 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 42 percent
Gypsum, maximum content: 1 percent
Maximum salinity: Nonsaline (0.1 to 1.5 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 11.9 inches)

#### Interpretive groups

Land capability classification (irrigated): None specified Land capability classification (nonirrigated): 8 Hydrologic Soil Group: D *Ecological site:* F099XY007MI - Lake Plain Flats *Hydric soil rating:* No

#### **Minor Components**

#### Granby, human transported surface

Percent of map unit: 4 percent Landform: Till-floored lake plains, deltas Microfeatures of landform position: Open depressions Down-slope shape: Concave Across-slope shape: Linear Ecological site: F099XY011MI - Warm Wet Sandy Depression Hydric soil rating: No

#### Anthroportic udorthents, dense substratum

Percent of map unit: 3 percent Landform: Deltas, till-floored lake plains Down-slope shape: Linear Across-slope shape: Convex, linear Ecological site: F099XY007MI - Lake Plain Flats Hydric soil rating: No

#### Colwood, human transported surface

Percent of map unit: 2 percent Landform: Deltas, till-floored lake plains Microfeatures of landform position: Open depressions Down-slope shape: Concave Across-slope shape: Linear Ecological site: F099XY013MI - Wet Lake Plain Flats Hydric soil rating: No

### Brems, human transported surface

Percent of map unit: 1 percent Landform: Deltas, till-floored lake plains Microfeatures of landform position: Rises Down-slope shape: Convex Across-slope shape: Linear Ecological site: F099XY003MI - Warm Moist Sandy Depression Hydric soil rating: No

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## APPENDIX L

Environmental Justice Environmental Justice Report





## **EJScreen Report (Version 2.1)**



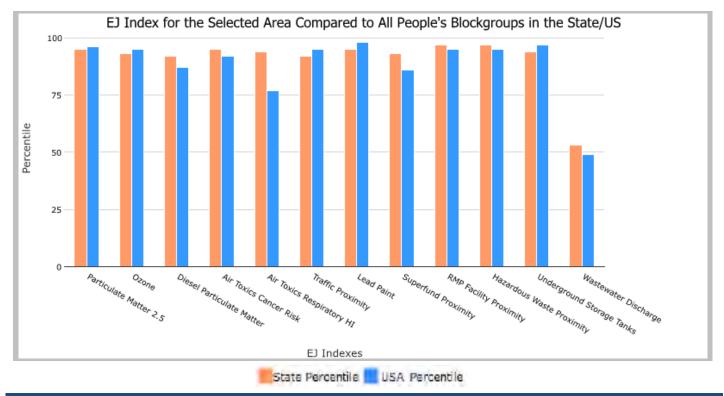
## 1 mile Ring around the Area, MICHIGAN, EPA Region 5

### Approximate Population: 13,584

Input Area (sq. miles): 3.37

#### 3917 McClellan Avenue

Selected Variables	State Percentile	USA Percentile
Environmental Justice Indexes		
EJ Index for Particulate Matter 2.5	95	96
EJ Index for Ozone	93	95
EJ Index for Diesel Particulate Matter*	92	87
EJ Index for Air Toxics Cancer Risk*	95	92
EJ Index for Air Toxics Respiratory HI*	94	77
EJ Index for Traffic Proximity	92	95
EJ Index for Lead Paint	95	98
EJ Index for Superfund Proximity	93	86
EJ Index for RMP Facility Proximity	97	95
EJ Index for Hazardous Waste Proximity	97	95
EJ Index for Underground Storage Tanks	94	97
EJ Index for Wastewater Discharge	53	49



This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

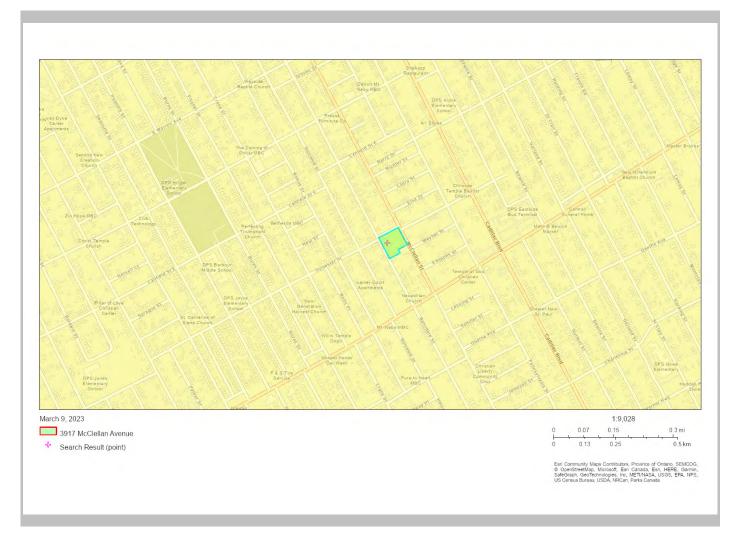


## **EJScreen Report (Version 2.1)**



1 mile Ring around the Area, MICHIGAN, EPA Region 5

## Approximate Population: 13,584 Input Area (sq. miles): 3.37 3917 McClellan Avenue



Sites reporting to EPA				
Superfund NPL	0			
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	0			



## EJScreen Report (Version 2.1)



1 mile Ring around the Area, MICHIGAN, EPA Region 5

Approximate Population: 13,584

Input Area (sq. miles): 3.37

3917 McClellan Avenue

Selected Variables	Value	State Avg.	%ile in State	USA Avg.	%ile in USA
Pollution and Sources		<u> </u>			
Particulate Matter 2.5 (µg/m <sup>3</sup> )	10	8.73	91	8.67	85
Ozone (ppb)	44.9	43.8	61	42.5	75
Diesel Particulate Matter <sup>*</sup> (µg/m <sup>3</sup> )	0.286	0.211	71	0.294	50-60th
Air Toxics Cancer Risk <sup>*</sup> (lifetime risk per million)	30	23	99	28	80-90th
Air Toxics Respiratory HI*	0.3	0.25	99	0.36	<50th
Traffic Proximity (daily traffic count/distance to road)	1200	910	76	760	85
Lead Paint (% Pre-1960 Housing)	0.82	0.37	88	0.27	92
Superfund Proximity (site count/km distance)	0.067	0.15	55	0.13	54
RMP Facility Proximity (facility count/km distance)	1.4	0.54	88	0.77	83
Hazardous Waste Proximity (facility count/km distance)	3.3	1.1	91	2.2	80
Underground Storage Tanks (count/km <sup>2</sup> )	19	8	86	3.9	95
Wastewater Discharge (toxicity-weighted concentration/m distance)	2.3E-05	0.45	22	12	22
Socioeconomic Indicators					
Demographic Index	75%	28%	94	35%	93
People of Color	91%	26%	93	40%	89
Low Income	59%	31%	87	30%	87
Unemployment Rate	12%	6%	85	5%	87
Limited English Speaking Households	0%	2%	0	5%	0
Less Than High School Education	23%	9%	92	12%	84
Under Age 5	9%	6%	83	6%	79
Over Age 64	19%	17%	59	16%	63

\*Diesel particular matter, air toxics cancer risk, and air toxics respiratory hazard index are from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. Cancer risks and hazard indices from the Air Toxics Data Update are reported to one significant figure and any additional significant figures here are due to rounding. More information on the Air Toxics Data Update can be found at: https://www.epa.gov/haps/air-toxics-data-update.

For additional information, see: www.epa.gov/environmentaljustice

EJScreen is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJScreen documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJScreen outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.

## APPENDIX M

Noise Abatement and Control Noise Assessment Report STraCAT Calculations

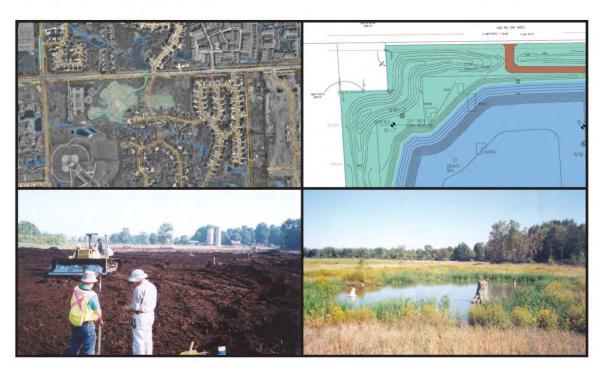


Noise Assessment 3917 McClellan Street Detroit, Michigan

IFF Development, LLC

March 21, 2023

ASTI Environmental





Noise Assessment 3917 McClellan Street Detroit, Michigan

March 21, 2023

## **Report Prepared For:**

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## **Report Prepared By:**

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### ASTI Project No. 3-11479

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## TABLE OF CONTENTS

<u>Sectior</u> Title Pa Table o	age	ents	<u>Page</u> i ii
1.0	Introdu	uction	1
2.0	Evalua	ation of Noise Sources	3
	2.1	Airports	3
	2.2	Busy Roadways	3
	2.3	Railroads	4
	2.4	Non-Transportation Sources	4
3.0	Calcul	ations	5
4.0	Conclu	usions	6
5.0	Refere	ences	7

## ATTACHMENTS

Α	NAL	Location	Map
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- B Airport Noise Contour MapC AADT Information
- **D** Day-Night Level Electronic Assessment

## 1.0 INTRODUCTION

IFF Development, LLC proposes the new construction of a childcare center at 3917 McClellan Street, Detroit, Michigan, referred to herein as "Subject Property".

This assessment was conducted to provide the noise level and associated noise category at each designated Noise Assessment Location (NAL) at the Subject Property. This assessment does not include an evaluation of noise attenuation but general guidance is provided at the end of this assessment.

This evaluation was conducted per guidelines set forth in 24 CFR 51B. This noise analysis evaluates the Subject Property's exposure to three major sources of noise: aircraft, roadways, and railways. If identified, additional non-transportation noise sources such as loud impulse sounds from nearby industry are also evaluated.

The following three sources of transportation noise and their applicable search distances are outlined below when evaluating noise at a site.

- 1. Aircraft All military and FAA-regulated civil airfields within 15 miles of the Subject Property.
- Roadways Major roadways and limited access highways/freeways within 1,000 feet of the Subject Property utilizing a 10-year projection. Roadways considered are generally based on number of lanes, speed limit, presence of stop signs or lights, overall traffic counts, and/or number of medium or heavy trucks.
- 3. Railroad All active railroads within 3,000 feet of the Subject Property.

The noise level calculated at a NAL is known as the day-night average sound level or DNL. A calculated DNL can fall within three categories as follow.

- 1. Acceptable DNL not exceeding 65 decibels (dB)
- 2. Normally Unacceptable DNL above the 65 dB threshold but not exceeding 75 dB
- 3. Unacceptable DNL above 75 dB

Two NALs (NAL #1 and NAL#2) was selected on the Subject Property for this analysis based on proximity to noise sources. A map with the Subject Property boundaries and NAL location is included as Attachment A.

The following is a summary of the applicable noise sources identified at the NAL.

NAL #1		
Noise Source with Applicable Distance	Name	Distance to NAL
Airport(s)	Coleman A. Young International Airport	2.06 Miles
	Windsor International Airport	6.78 Miles
Busy Road(s)	Sylvester Street	56 Feet
	McClellan Street	61 Feet
	Mack Avenue	963 Feet
Railroad(s)	None	NA
Non-Transportation	None	NA

NAL #2

Noise Source with Applicable Distance	Name	Distance to NAL
Airport(s)	Coleman A. Young International Airport	2.09 Miles
	Windsor International Airport	6.75 Miles
Busy Road(s)	McClellan Street	112 Feet
	Sylvester Street	228 Feet
	Mack Avenue	790 Feet
Railroad(s)	None	NA
Non-Transportation	None	NA

## 2.0 EVALUATION OF NOISE SOURCES

## 2.1 Airports

Coleman A. Young International Airport is approximately 2.08 miles distant. Based on the Noise Contour Map for the airport, (Attachment B), the site is not within a distance of concern.

Windsor International Airport is approximately 6.77 miles distant. Based on the Noise Contour Map for the airport, (Attachment B), the site is not within a distance of concern.

## 2.2 Busy Roadways

The major roadways are:

- McClellan Street
- Sylvester Street
- Mack Avenue

McClellan Street is a 2-lane road. The speed limit is 25 mph near the Subject Property. The roadway is an approximate effective distance of 61 feet from the northeastern corner of the northern building ell (NAL #1) and 88 feet from the southeastern corner of the southern building ell (NAL #2).

Sylvester Street is a 2-lane road. The speed limit is 25 mph near the Subject Property. The roadway is an approximate effective distance of 56 feet from the northeastern corner of the northern building ell (NAL #1) and 232 feet from the southeastern corner of the southern building ell (NAL #2). The nearest stop sign on Sylvester Street to the Subject Property is 46 feet from NAL #1 and 224 feet from NAL #2.

Mack Avenue is a 2-lane road with a center median/turn lane and two bike lanes. The speed limit is 30 mph near the Subject Property. The roadway is an approximate effective distance of 963 feet from the northeastern corner of the northern building ell (NAL #1) and 789 feet from the southeastern corner of the southern building ell (NAL #2).

Traffic counts were obtained through MDOT. Projections were done through 2033. After review of the traffic count information of each street, a growth rate of 1% per year

compounded was judged appropriate as traffic levels are expected to remain relatively stable or increase slightly. Traffic projections are included in Attachment C.

# 2.3 Railroads Not applicable.

#### Non-Transportation Sources <u>2.4</u>

Not applicable.

## 3.0 CALCULATIONS

A Noise DNL calculator worksheet for the NAL is provided in Attachment D.

Using the HUD DNL calculator, the noise level at NAL #1, as predicted in 2033, is calculated to be 70 dB and within the Normally Unacceptable range.

Using the HUD DNL calculator, the noise level at NAL #2, as predicted in 2033, is calculated to be 66 dB and within the Normally Unacceptable range.

## 4.0 CONCLUSIONS

The following is a summary of the findings of this assessment.

NAL #	Combined Source DNL (dB)	Category
1	70	Normally Unacceptable
2	66	Normally Unacceptable

## 5.0 REFERENCES

- 24 CFR Part 51 Subpart B
- The Noise Guidebook, U.S. Department of Housing and Urban Development,
- U.S. DOT
- https://mdot.ms2soft.com/
- https://fragis.fra.dot.gov/GISFRASafety/
- https://safetydata.fra.dot.gov/OfficeofSafety/PublicSite/Crossing/Crossing.aspx
- https://www.hudexchange.info/programs/environmental-review/dnl-calculator/

## HUD ATTENUATION GUIDANCE

### https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control/

All sites whose environmental or community noise exposure exceeds the day night average sound level (DNL) of 65 decibels (dB) are considered noise-impacted areas. For new construction that is proposed in high noise areas, grantees shall incorporate noise attenuation features to the extent required by HUD environmental criteria and standards contained in Subpart B (Noise Abatement and Control) of 24 CFR Part 51. The interior standard is 45 dB.

The "Normally Unacceptable" noise zone includes community noise levels from above 65 dB to 75 dB. Approvals in this noise zone require a minimum of 5 dB additional sound attenuation for buildings having noise-sensitive uses if the day-night average sound level is greater than 65 dB but does not exceed 70 dB, or a minimum of 10 dB of additional sound attenuation if the day-night average sound level is greater than 70 dB but does not exceed 75 dB.

Locations with day-night average noise levels above 75 dB have "Unacceptable" noise exposure. For new construction, noise attenuation measures in these locations require the approval of the Assistant Secretary for Community Planning and Development (for projects reviewed under Part 50) or the Responsible Entity's Certifying Officer (for projects reviewed under Part 58). The acceptance of such locations normally requires an environmental impact statement.

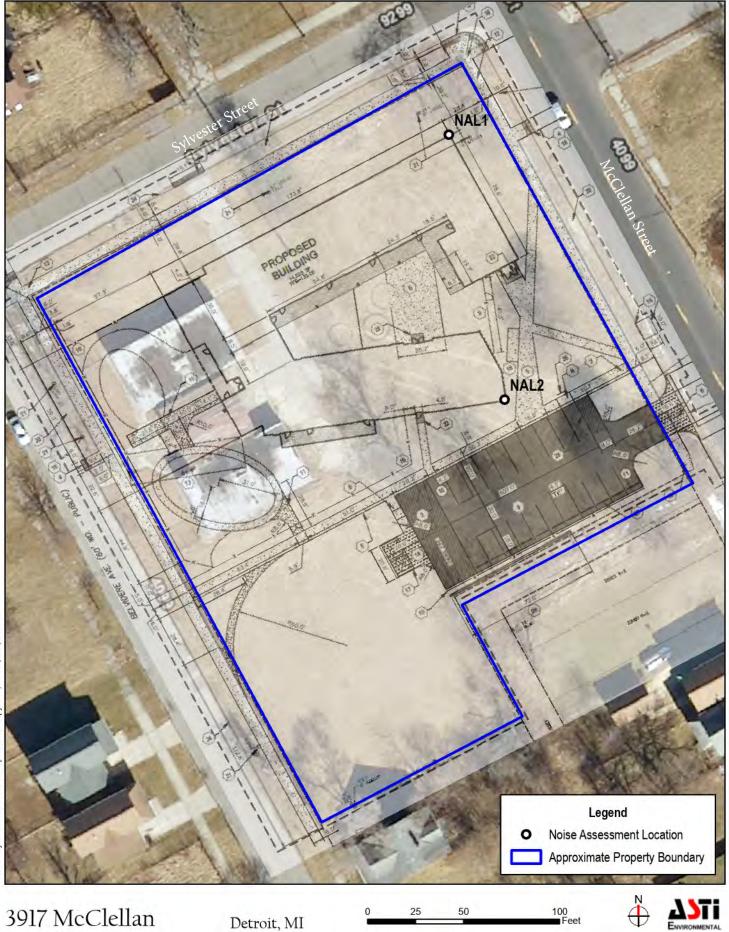
The environmental review record should contain **one** of the following:

- Documentation the proposed action is not within 1000 feet of a major roadway, 3,000 feet of a railroad, or 15 miles of a military or FAA-regulated civil airfield.
- If within those distances, documentation showing the noise level is *Acceptable* (at or below 65 DNL).
- If within those distances, documentation showing that there's an effective noise barrier (i.e., that provides sufficient protection).

 Documentation showing the noise generated by the noise source(s) is *Normally* Unacceptable (66 – 75 DNL) and identifying noise attenuation requirements that will bring the interior noise level to 45 DNL and/or exterior noise level to 65 DNL.

## ATTACHMENT A

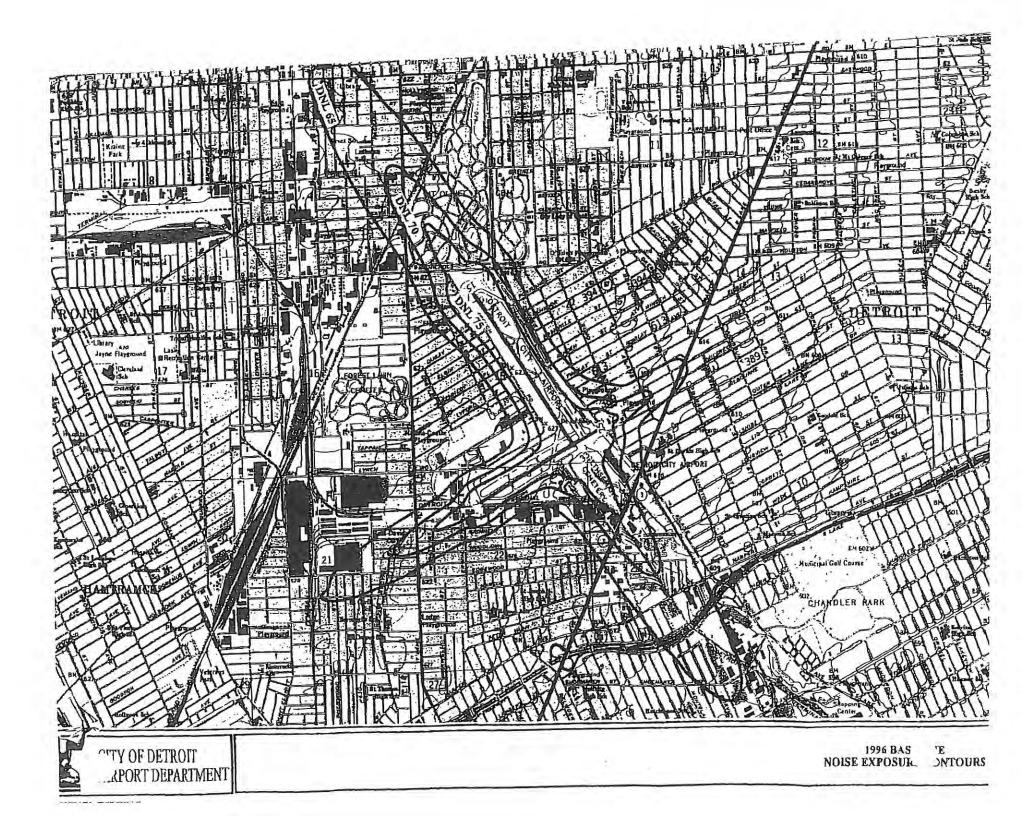
NAL Location Map

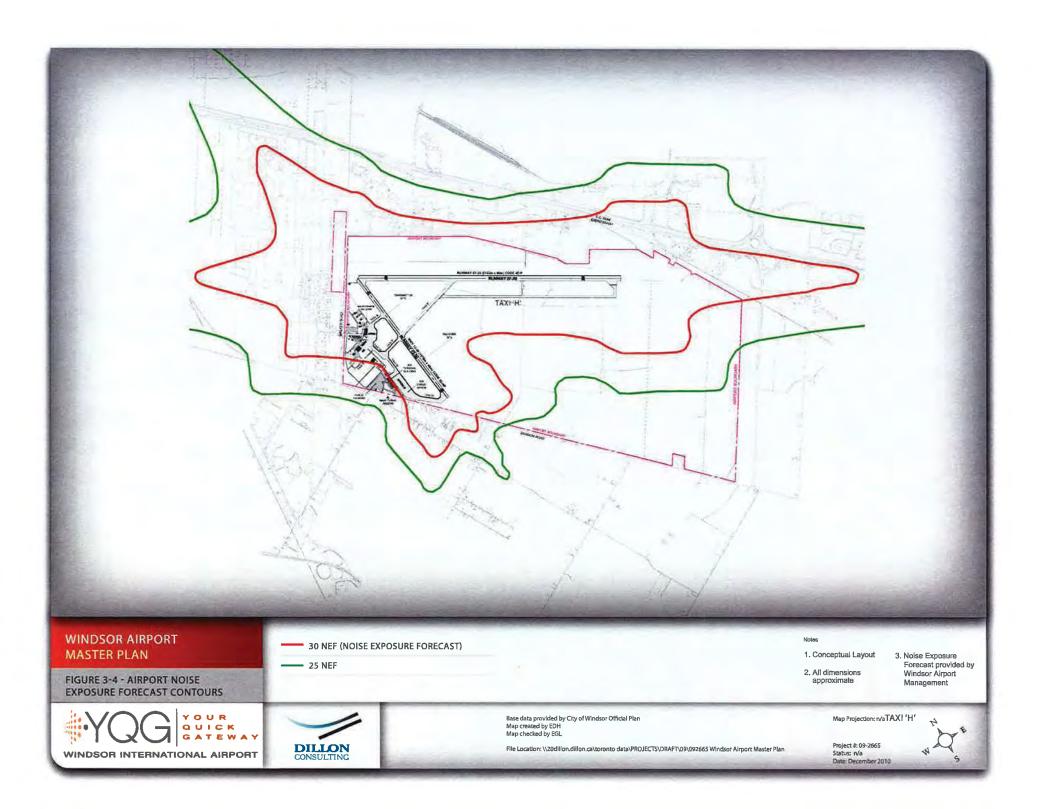


Noise Assessment Location Map

## ATTACHMENT B

Airport Noise Contour Maps





ATTACHMENT C

**AADT Information** 

## Auto and Heavy Truck 10-year ADT Projections

	Cars	% Change	Trucks	% Change
2016	4066		0	
2017	4056	-0.2	177	
2018	4120	1.6	113	-36.2
2019	4048	-1.7	164	45.1
2020	3424	-15.4	173	5.5
2021	4084	19.3	200	15.6
2022	3945	-3.4	343.04	71.5
	Avg % change:	0.0	Avg % change:	20.32
	Avg % change (Last 5-yr Trend):	-3.4	Avg % change (Last 5-yr Trend):	71.52
	% Change/Year Assumption	1	%/Year Change Assumption	1

McClellan Street

#### 2033 Projections

	Cars	Trucks
2022	3945	343
2023	3984	346
2024	4024	350
2025	4064	353
2026	4105	357
2027	4146	361
2028	4188	364
2029	4230	368
2030	4272	371
2031	4315	375
2032	4358	379
2033	4401	383

Predicted 2033 Auto ADT	Predicted 2033 Truck ADT	
4401	383	

## Auto and Heavy Truck 10-year ADT Projections

Sylvester Street

	Cars	% Change	Trucks	% Change
2021	593		108	
2022	638	7.7	55.52	-48.6
	Avg % change:	7.7	Avg % change:	-48.59
	Avg % change (Last 5-yr Trend):	7.7	Avg % change (Last 5-yr Trend):	-48.59
	% Change/Year Assumption	1	%/Year Change Assumption	1

2033 Projections

	Cars	Trucks
2022	638	56
2023	645	56
2024	651	57
2025	658	57
2026	664	58
2027	671	58
2028	678	59
2029	685	60
2030	691	60
2031	698	61
2032	705	61
2033	712	62

Predicted 2033 Auto ADT	Predicted 2033 Truck ADT	
712	62	

## Auto and Heavy Truck 10-year ADT Projections

	Cars	% Change	Trucks	% Change
2016	7223		373	
2017	7258	0.5	649	74.0
2018	9624	32.6	763	17.6
2019	9944	3.3	392	-48.6
2020	8509	-14.4	318	-18.9
2021	11058	30.0	1030	223.9
2022	11132	0.7	968	-6.0
	Avg % change:	8.8	Avg % change:	40.32
	Avg % change (Last 5-yr Trend):	0.7	Avg % change (Last 5-yr Trend):	-6.02
	% Change/Year Assumption	1	%/Year Change Assumption	1

2033 Projections

	Cars	Trucks
2022	11132	968
2023	11243	978
2024	11356	987
2025	11469	997
2026	11584	1007
2027	11700	1017
2028	11817	1028
2029	11935	1038
2030	12054	1048
2031	12175	1059
2032	12297	1069
2033	12420	1080

Predicted 2033 Auto ADT	Predicted 2033 Truck ADT	
12420	1080	

#### ATTACHMENT D

Day-Night Level Electronic Assessments

Home (/) > Programs (/programs/) > Environmental Review (/programs/environmentalreview/) > DNL Calculator

# **DNL** Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the Day/Night Noise Level Calculator Electronic Assessment Tool Overview (/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/).

# Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- Note #1: Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- Note #2: DNL Calculator assumes roadway data is always entered.

# **DNL** Calculator

Site ID	3917 McClellan Street, NAL #1
Record Date	03/15/2023
User's Name	ASTI Environmental

R	oad # 1 Name:	Sylvester Street	

#### Road #1

Vehicle Type	Cars 🗹	Medium Trucks 🗌	Heavy Trucks 🗹
Effective Distance	56		56
Distance to Stop Sign	46		46
Average Speed	25		25
Average Daily Trips (ADT)	712		62
Night Fraction of ADT	15		15
Road Gradient (%)			2
Vehicle DNL	41	0	64
Calculate Road #1 DNL	64	Reset	

Road # 2 Name:	McClellan Street		
Road #2			
Vehicle Type	Cars 🗹	Medium Trucks 🗌	Heavy Trucks 🗹

-

Effective Distance	61		61
Distance to Stop Sign			
Average Speed	25		25
Average Daily Trips (ADT)	4401		383
Night Fraction of ADT	15		15
Road Gradient (%)			2
Vehicle DNL	56	0	69
Calculate Road #2 DNL	69	Reset	

Road # 3 Name:	Mack Avenue
----------------	-------------

#### Road #3

Vehicle Type	Cars 🗹	Medium Trucks 🗌	Heavy Trucks 🗹	
Effective Distance	963		963	
Distance to Stop Sign				
Average Speed	30		30	
Average Daily Trips (ADT)	12420		1080	
Night Fraction of ADT	15		15	
Road Gradient (%)			2	
Vehicle DNL	44	0	55	
Calculate Road #3 DNL	56	Reset		
Add Road Source Add Rail Source				
Airport Noise Level				
Loud Impulse Sounds?		◯Yes <b>○</b> No		
Combined DNL for all70Road and Rail sources				
Combined DNL including Airport N/A				
Site DNL with Loud Impu	lse Sound			
Calculate Reset				

# **Mitigation Options**

If your site DNL is in Excess of 65 decibels, your options are:

- No Action Alternative: Cancel the project at this location
- Other Reasonable Alternatives: Choose an alternate site
- Mitigation
  - Contact your Field or Regional Environmental Officer (/programs/environmentalreview/hud-environmental-staff-contacts/)
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
  - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
  - Incorporate natural or man-made barriers. See *The Noise Guidebook* (/resource/313/hud-noise-guidebook/)
  - Construct noise barrier. See the Barrier Performance Module (/programs/environmental-review/bpm-calculator/)

# **Tools and Guidance**

Day/Night Noise Level Assessment Tool User Guide (/resource/3822/day-night-noise-levelassessment-tool-user-guide/)

Day/Night Noise Level Assessment Tool Flowcharts (/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)



Home (/) > Programs (/programs/) > Environmental Review (/programs/environmentalreview/) > DNL Calculator

# **DNL** Calculator

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- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- Note #2: DNL Calculator assumes roadway data is always entered.

# **DNL** Calculator

Site ID	3917 McClellan Street, NAL #2
Record Date	03/15/2023
User's Name	ASTI Environmental

Road # 1 Name:	McClellan Street	

#### Road #1

Vehicle Type	Cars 🗹	Medium Trucks 🗆	Heavy Trucks 🗹
Effective Distance	112		112
Distance to Stop Sign			
Average Speed	25		25
Average Daily Trips (ADT)	4401		383
Night Fraction of ADT	15		15
Road Gradient (%)			2
Vehicle DNL	52	0	65
Calculate Road #1 DNL	65	Reset	

Road # 2 Name:	Sylvester Street		
Road #2			
Vehicle Type	Cars 🗹	Medium Trucks 🗌	Heavy Trucks 🗹

\_

Effective Distance	228		228
Distance to Stop Sign	224		224
Average Speed	25		25
Average Daily Trips (ADT)	712		62
Night Fraction of ADT	15		15
Road Gradient (%)			2
Vehicle DNL	36	0	55
Calculate Road #2 DNL	55	Reset	

Road # 3 Name:	Mack Avenue

#### Road #3

Vehicle Type	Cars 🗹	Medium Trucks 🗌	Heavy Trucks 🗹	
Effective Distance	790		790	
Distance to Stop Sign				
Average Speed	30		30	
Average Daily Trips (ADT)	12420		1080	
Night Fraction of ADT	15		15	
Road Gradient (%)			2	
Vehicle DNL	45	0	57	
Calculate Road #3 DNL	57	Reset		
Add Road Source Add Rail Source				
Airport Noise Level				
Loud Impulse Sounds?		⊖Yes <b></b> No		
Combined DNL for all66Road and Rail sources				
Combined DNL including Airport N/A				
Site DNL with Loud Impu	lse Sound			
Calculate Reset				

# **Mitigation Options**

If your site DNL is in Excess of 65 decibels, your options are:

- No Action Alternative: Cancel the project at this location
- Other Reasonable Alternatives: Choose an alternate site
- Mitigation
  - Contact your Field or Regional Environmental Officer (/programs/environmentalreview/hud-environmental-staff-contacts/)
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
  - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
  - Incorporate natural or man-made barriers. See *The Noise Guidebook* (/resource/313/hud-noise-guidebook/)
  - Construct noise barrier. See the Barrier Performance Module (/programs/environmental-review/bpm-calculator/)

# **Tools and Guidance**

Day/Night Noise Level Assessment Tool User Guide (/resource/3822/day-night-noise-levelassessment-tool-user-guide/)

Day/Night Noise Level Assessment Tool Flowcharts (/resource/3823/day-night-noise-levelassessment-tool-flowcharts/)

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- STORAGE TANK COMPLIANCE AND CLOSURE
- THREATENED AND ENDANGERED SPECIES SURVEYS
- WATERSHED AND STORMWATER MANAGEMENT PROGRAMS
- WETLAND DELINEATION, PERMITTING, MITIGATION AND BANKING



#### APPENDIX N

Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals, or Gases Michigan Radon Map



# **MICHIGAN - EPA Map of Radon Zones**

http://www.epa.gov/radon/zonemap.html

The purpose of this map is to assist National, State and local organizations to target their resources and to implement radon-resistant building codes.

OUGHTO

BARAGA

IRON

MARQUETTE

MENOM INEE

DICKIN-

SON

ONTONAGON

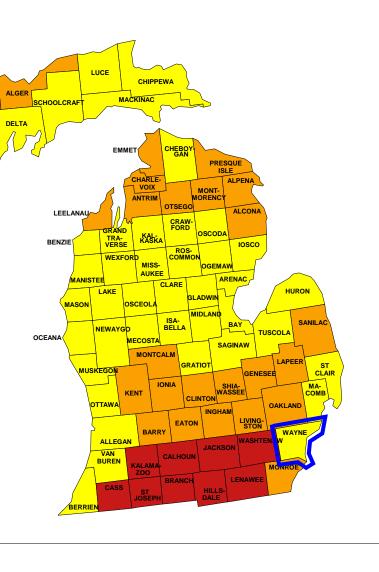
GOGEBIC

This map is not intended to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones.

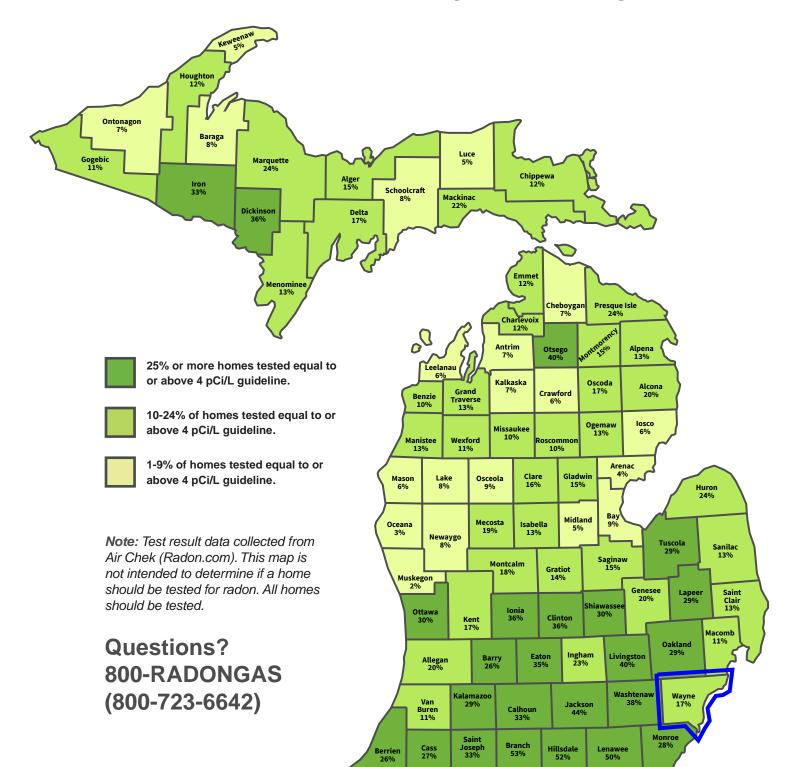
All homes should be tested, regardless of zone designation.

**IMPORTANT:** Consult the publication entitled "Preliminary Geologic Radon Potential Assessment of Michigan" (USGS Open-file Report 93-292-E) before using this map. http://energy.cr.usgs.gov/radon/grpinfo.html This document contains information on radon potential variations within counties. EPA also recommends that this map be supplemented with any available local data in order to further understand and predict the radon potential of a specific area.





# Percentage of Elevated Radon Test Results by County



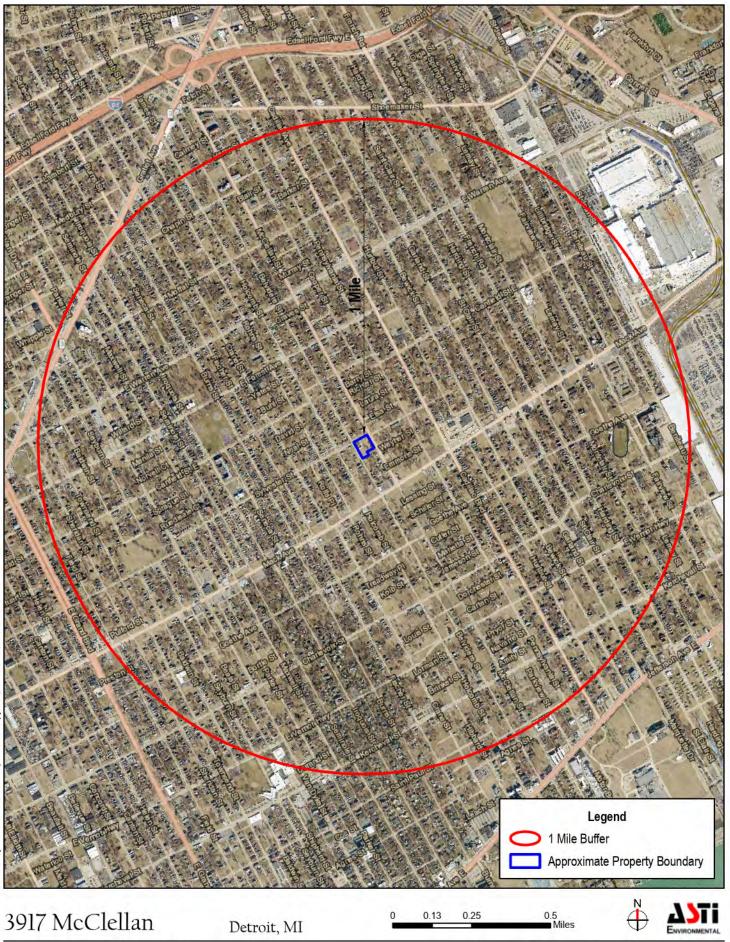


800-662-9278 | Michigan.gov/radon

#### APPENDIX O

HUD-Assisted Projects Near Hazardous Operations Acceptable Separation Distance Map



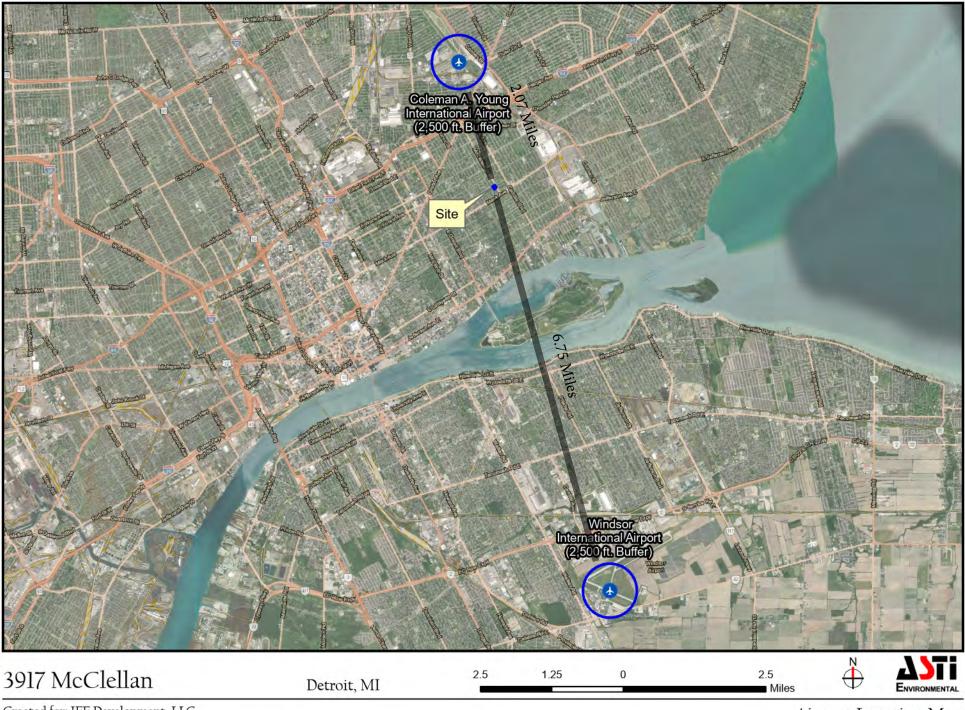


Acceptable Separation Distance Map

#### APPENDIX P

Runway Clear Zones and Accident Potential Zones Airport Location Map



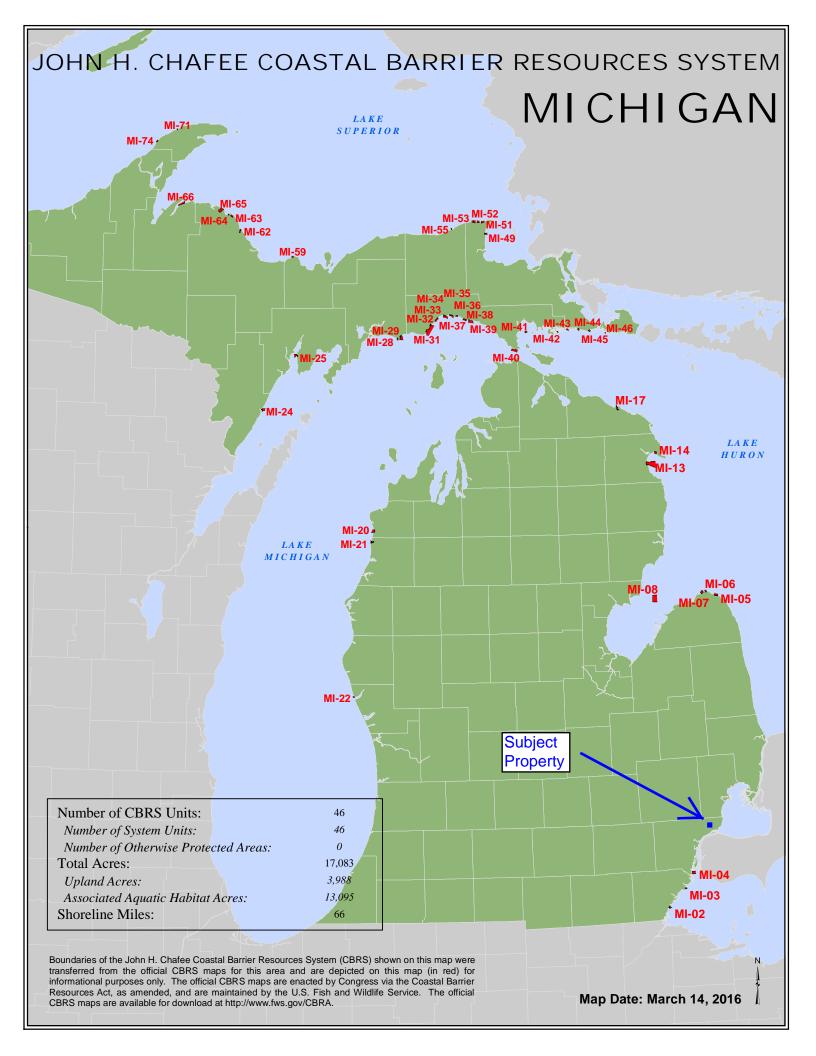


Airport Location Map

#### APPENDIX Q

**Coastal Barrier Resources Map** John H. Chafee Coastal Barrier Resource Map

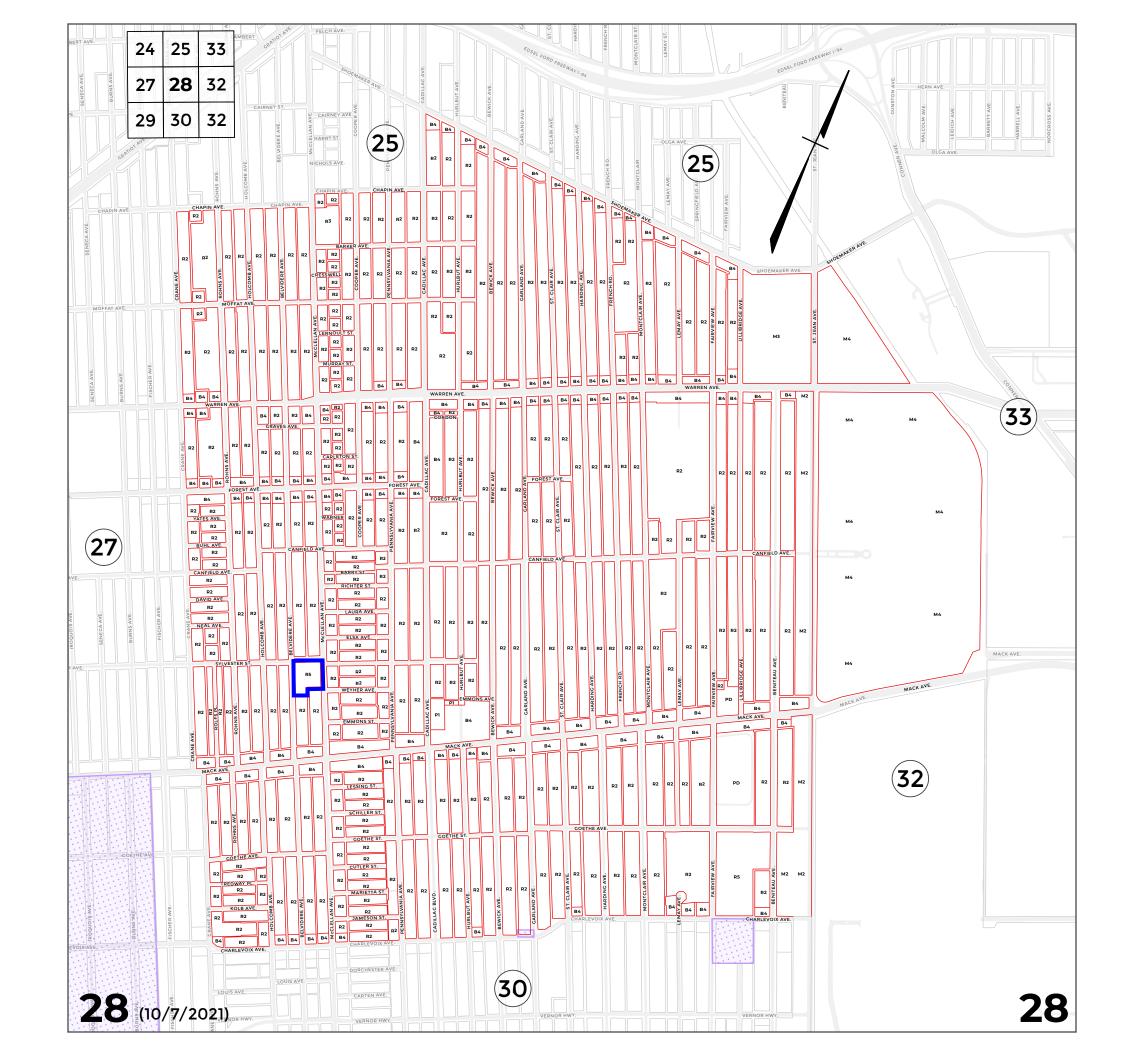




#### APPENDIX R

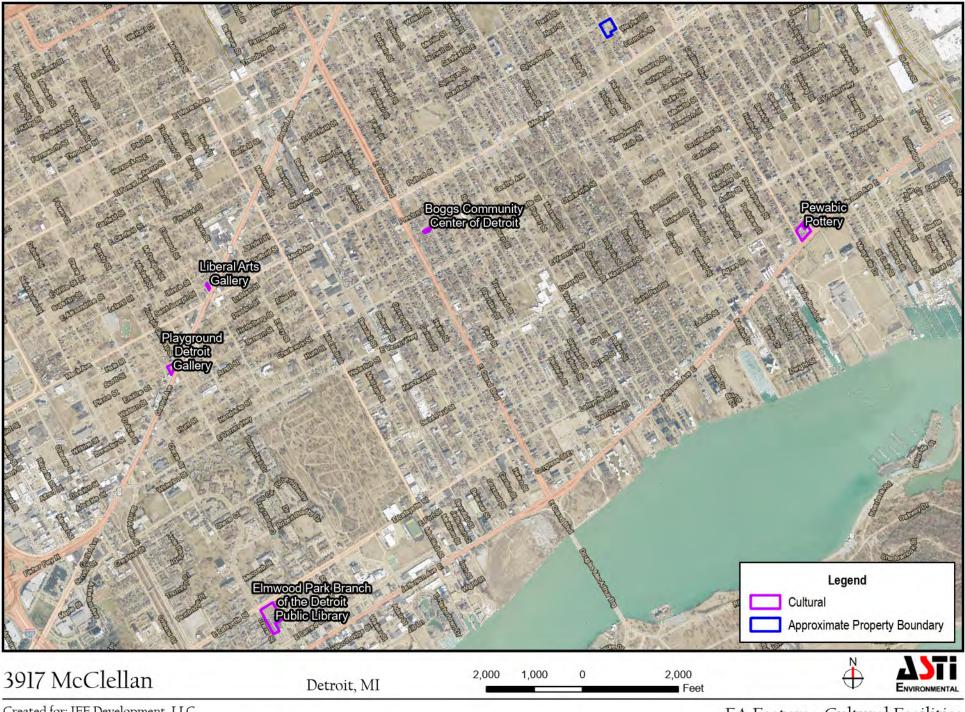
Environmental Factors Zoning Map Community Facilities Maps Public Transit Maps USGS Topographic Map



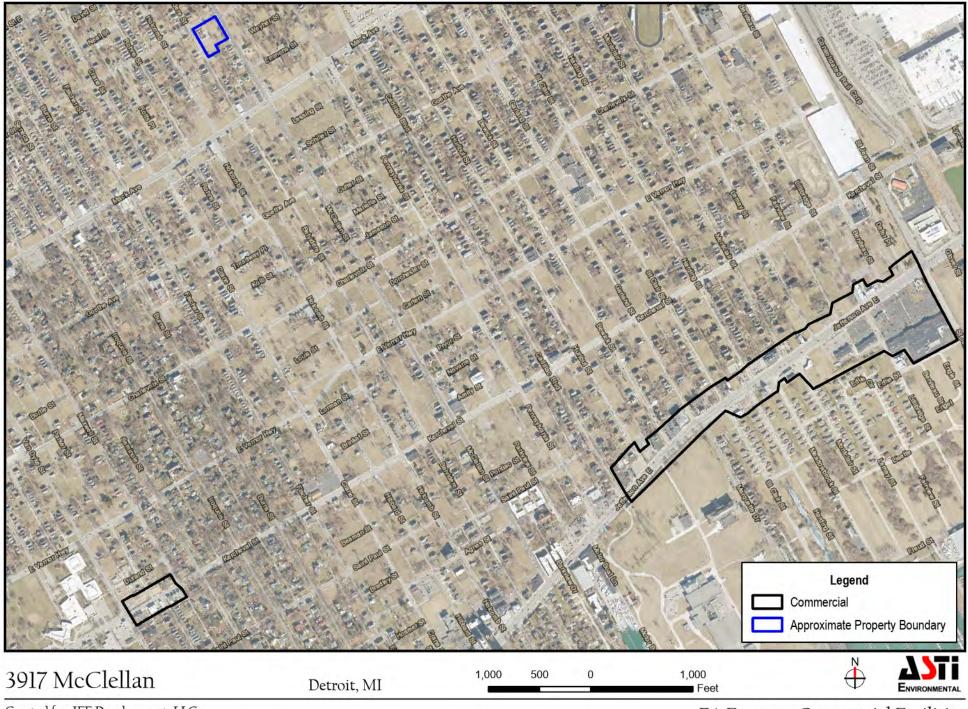




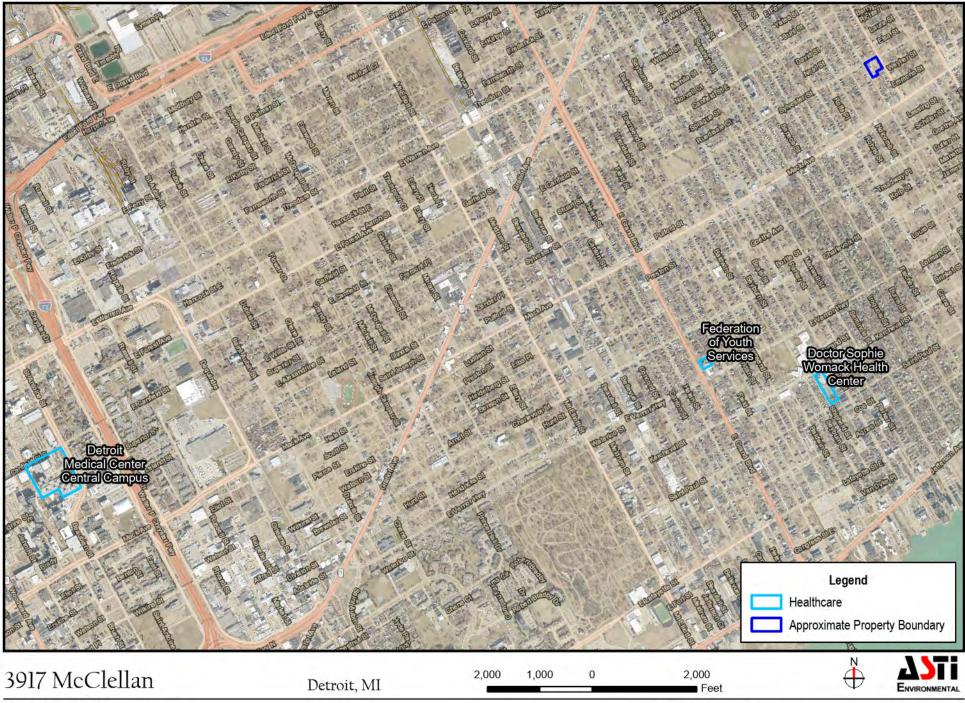
EA Factors - Education



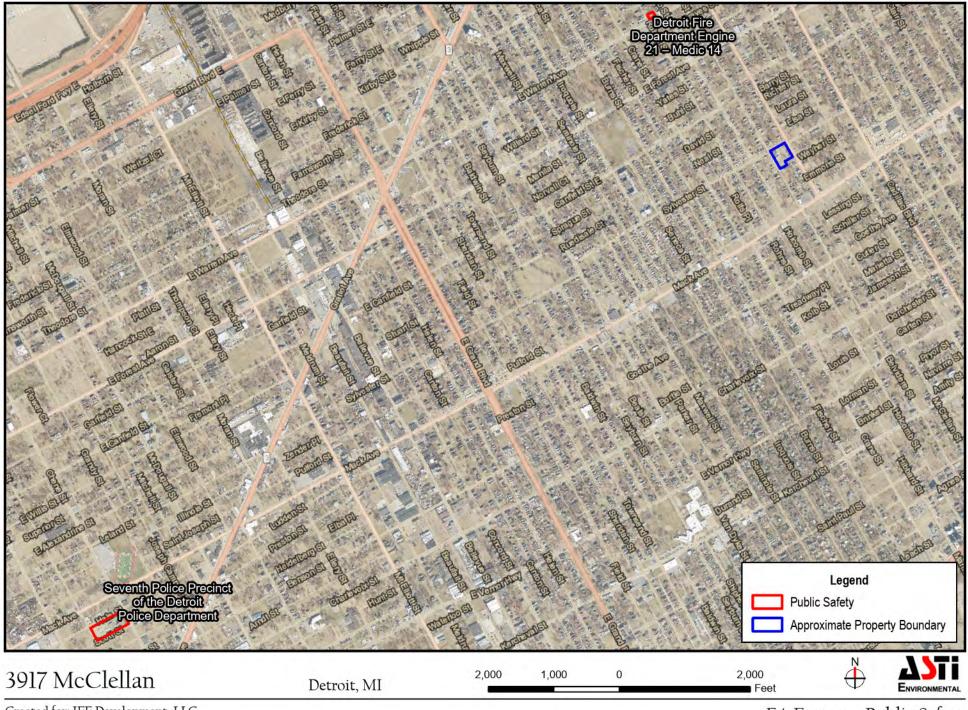
EA Factors - Cultural Facilities



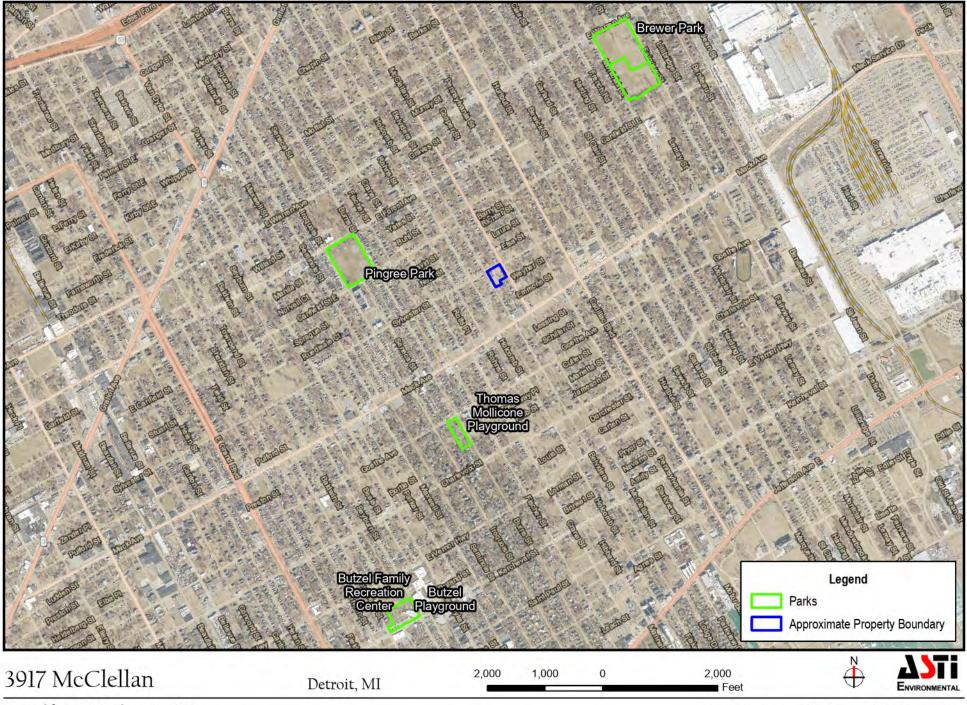
EA Factors - Commercial Facilities



EA Factors - Healthcare and Social Services



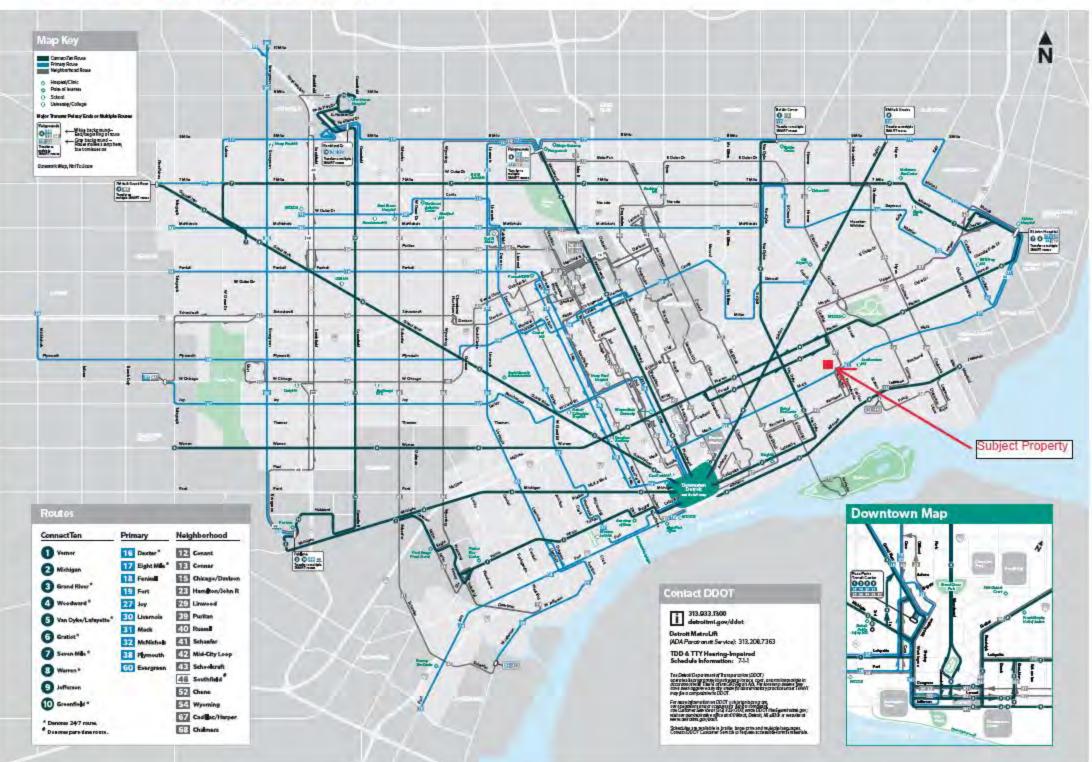
EA Factors - Public Safety

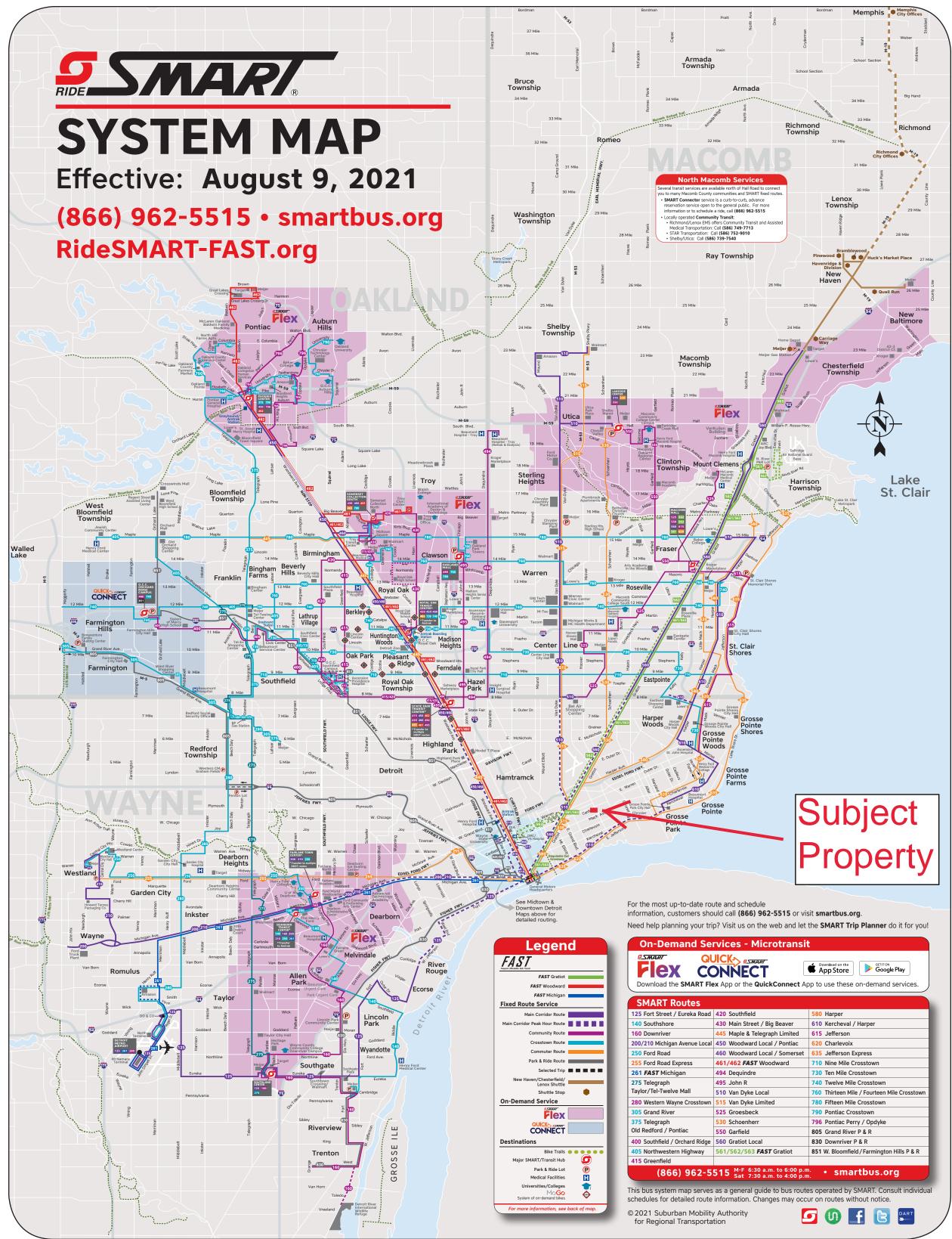


EA Factors - Parks and Recreation

# D. DDOT System Map

Last Revised: November 15, 2021





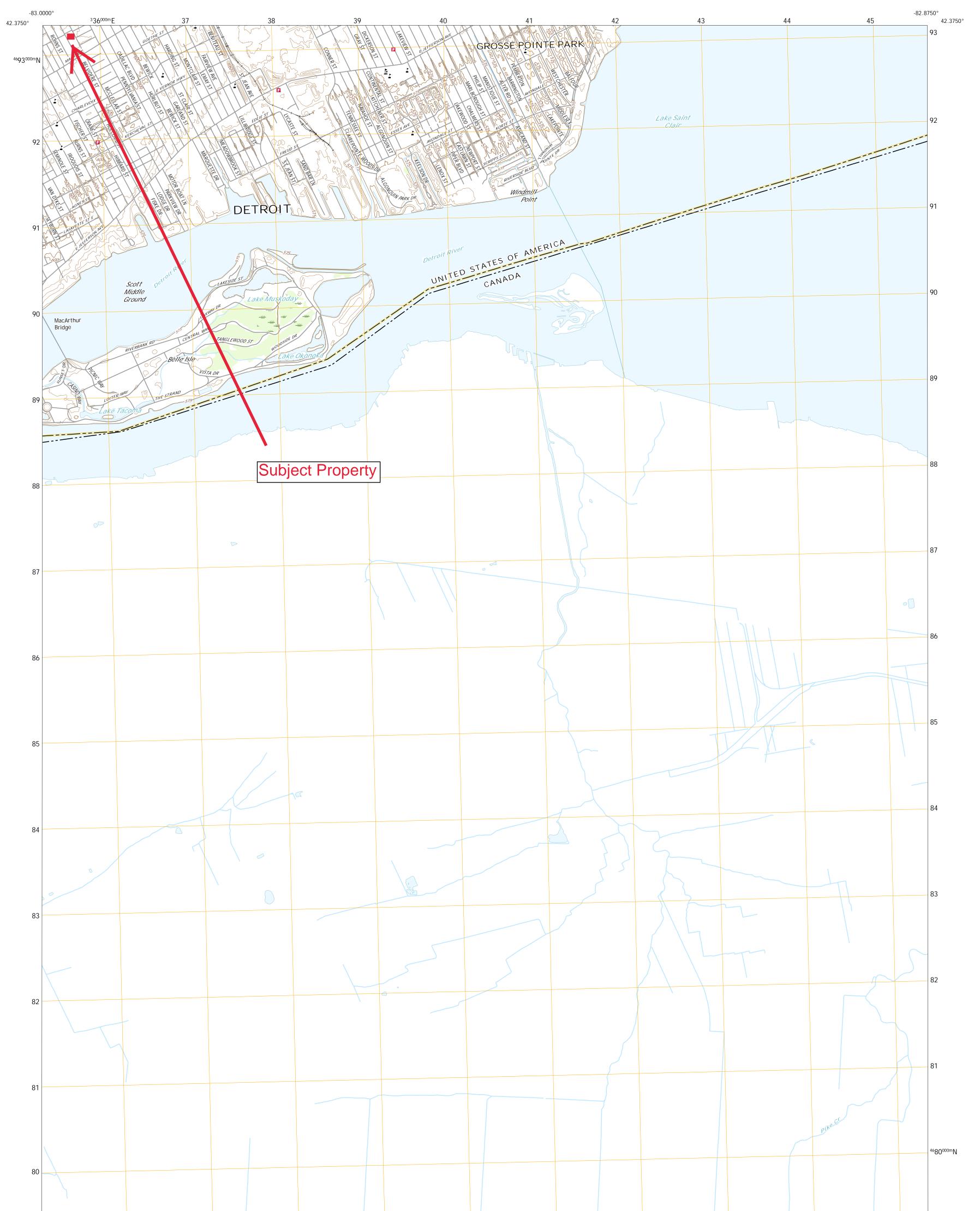
	Legen	d	On
Free	FAST GUART ARTICLES SAL TORCE		<i>2.5</i>
	FAST Gratiot		
	FAST Woodward		Dowr
	FAST Michigan		
F	ixed Route Service		SM
	Main Corridor Route		125 For
N	Main Corridor Peak Hour Route		140 Sou
	Community Route		160 Do
	Crosstown Route		200/210
	Commuter Route		250 For
	Park & Ride Route		255 For
	Selected Trip		261 FA
	New Haven/Chesterfield/ Lenox Shuttle		275 Tel
	Shuttle Stop		Taylor/1
0	n-Demand Service		280 We
	Flex		305 Gra
			375 Tel Old Red
D	estinations		400 Sou
	Bike Trails		405 No
	Major SMART/Transit Hub	Ø	415 Gre
	Park & Ride Lot	P	
	Medical Facilities		
	Universities/Colleges MoGo System of on-demand bikes	<b>O</b>	This bus
< l	For more information, see	back of map.	© 2024

125 Fort Street / Eureka Road	420 Southfield	580 Harper		
140 Southshore	430 Main Street / Big Beaver	610 Kercheval / Harper		
160 Downriver	445 Maple & Telegraph Limited	615 Jefferson		
200/210 Michigan Avenue Local	450 Woodward Local / Pontiac	620 Charlevoix		
250 Ford Road	460 Woodward Local / Somerset	635 Jefferson Express		
255 Ford Road Express	461/462 FAST Woodward	710 Nine Mile Crosstown		
261 FAST Michigan	494 Dequindre	730 Ten Mile Crosstown		
275 Telegraph	495 John R	740 Twelve Mile Crosstown		
Taylor/Tel-Twelve Mall	510 Van Dyke Local	760 Thirteen Mile / Fourteen Mile Cross		
280 Western Wayne Crosstown	515 Van Dyke Limited	780 Fifteen Mile Crosstown		
305 Grand River	525 Groesbeck	790 Pontiac Crosstown		
375 Telegraph	530 Schoenherr	796 Pontiac Perry / Opdyke		
Old Redford / Pontiac	550 Garfield	805 Grand River P & R		
400 Southfield / Orchard Ridge	560 Gratiot Local	830 Downriver P & R		
405 Northwestern Highway	561/562/563 <b>FAST</b> Gratiot	851 W. Bloomfield / Farmington Hills P &		
415 Greenfield				





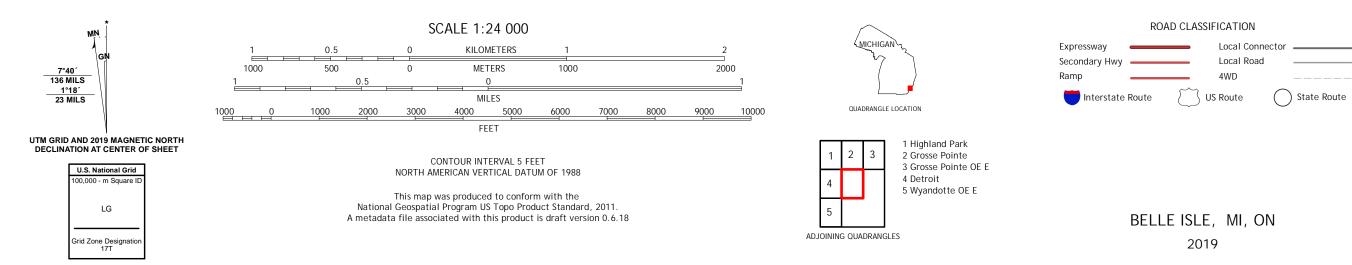
BELLE ISLE QUADRANGLE MICHIGAN - WAYNE COUNTY 7.5-MINUTE SERIES



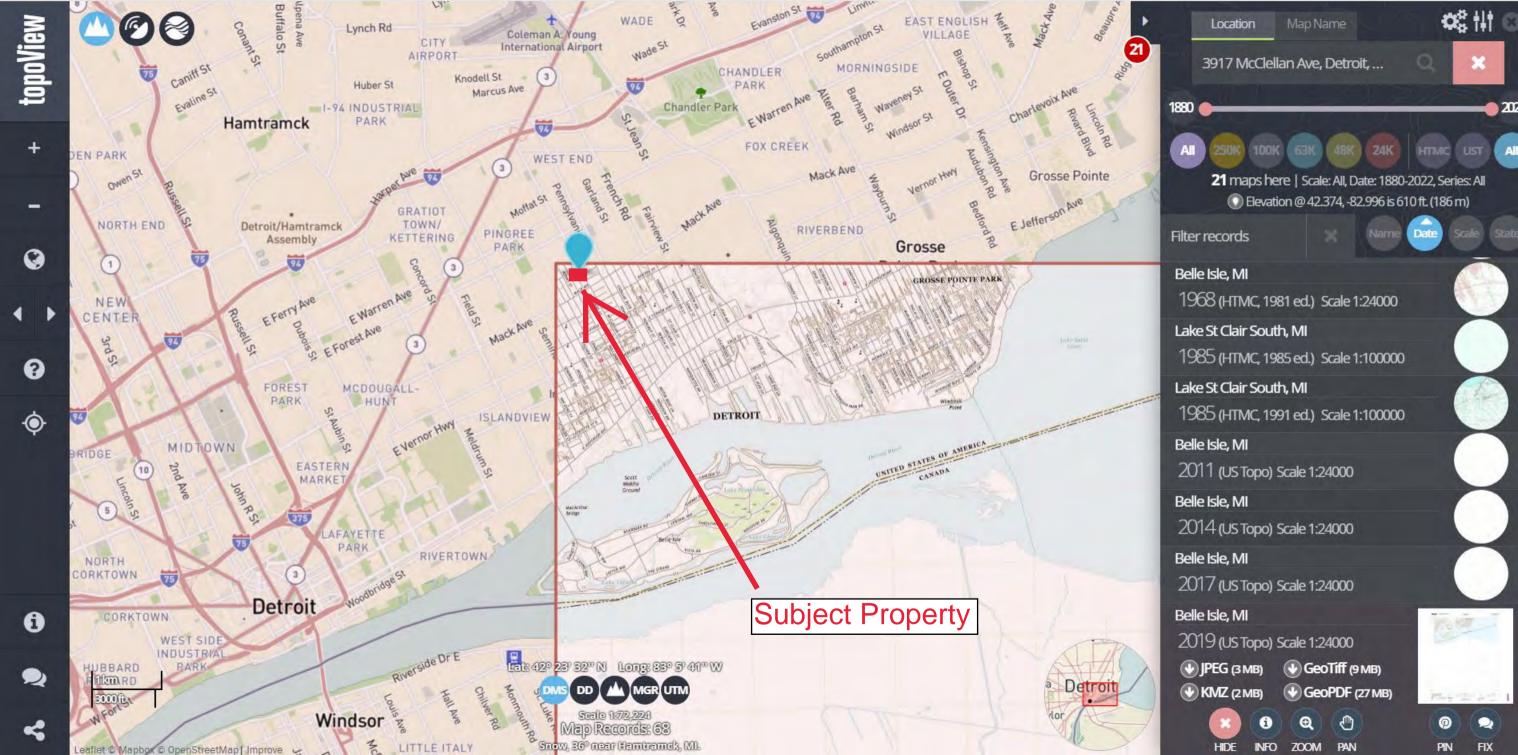


Produced by the United States Geological Survey North American Datum of 1983 (NAD83) World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid:Universal Transverse Mercator, Zone 17T This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery		NA	IP, August	2016 -	October	2016
Roads	L	J.S.	Census	Bure	eau,	2016
Names				GNI	IS, 1980	- 2019
Hydrography	National	Hydro	graphy D	ataset,	1899 -	2019
Contours	N	ational	Elevation	Dataset	, 2018 -	2019
BoundariesMultiple	sources;	see	metad	lata	file	2015
WetlandsFWS	National	Wetl	ands	Invente	ory	2005



# NSN. 7 6 4 3 0 1 6 3 7 0 7 2 0 NGA REF NO. US GSX 2 4 K 3 1 6 5



#### TAB – ATTACHMENTS

- The System We Need: A Neighborhood Snapshot of Early Childhood Education in Detroit. IFF. 2015.
- 2. Phase I Environmental Site Assessment: 3917 McClellan Avenue, Detroit, Michigan. IFF Development, LLC. ASTI Environmental. February 3, 2023.
- Asbestos-Containing Materials Inspection: 3917 McClellan Street, Detroit, Michigan. IFF Development, LLC. ASTI Environmental. February 3, 2023.



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- ENVIRONMENTAL OPPORTUNITIES ASSESSMENT
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