

PHASE 1

PHASE 1

PHASE 2

APARTMENT BUILDING CONCEPT SITE PLAN & RENDERINGS

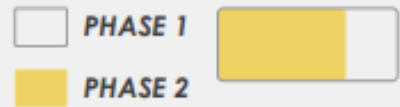
PROPOSED APARTMENT BUILDING:
53 UNITS - (47) 1 BEDROOM UNITS & (6) 2 BEDROOM UNITS

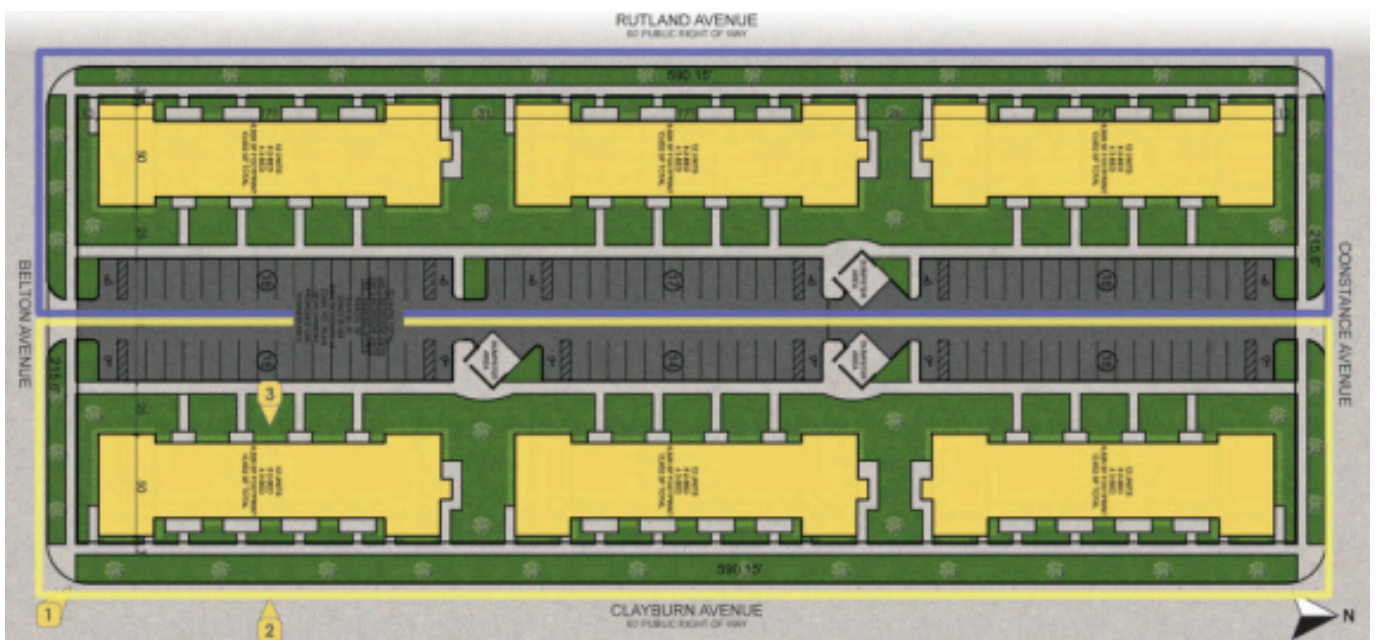


PHASE 2

TOWNHOUSES

CONCEPT SITE PLAN & RENDERINGS





PROJECT: GARDENVIEW APARTMENTS
CLIENT: MHT HOUSING, INC.
LOCATION: VARIOUS SITES, DETROIT

SCOPE OF WORK:
TO DEVELOP FOUR NEW 2-STORY MULTI-FAMILY RESIDENTIAL BUILDINGS AND ONE NEW 4-STORY MIXED USE BUILDING ON EXISTING VACANT LAND. MIXED USE BUILDING WILL CONSIST OF RETAIL, RESIDENTIAL UNITS AND COMMUNITY SPACE ON THE FIRST FLOOR. FLOORS TWO THROUGH FOUR WILL BE FOR RESIDENTIAL UNITS AND COMMUNITY SPACES. ON SITE GREEN SPACE IS PROVIDED TO THE RESIDENTS. PARKING FOR THE RESIDENCES AND RETAIL IS PROVIDED ON SITE.

LEGAL DESCRIPTION:
THE LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:
PARCEL H, WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 989 EXHIBIT "B" TO THE MASTER DEED OF GARDENVIEW ESTATES CONDOMINIUM, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN.

PARKING REQUIREMENTS:

MULTI-FAMILY: 0.75 SPACES PER UNIT
PARCEL "H": 101 UNITS x 0.75 = 76 SPACES

COMMERCIAL: 1 SPACE PER EVERY 250 GROSS SF. x 0.75
787/250 = 4 SPACES

TOTAL REQUIRED = 80 SPACES
PROVIDED 90 SPACES

PROPERTY INFO:
PARCEL H: 119,720.5 SF OR 2.75 ACRES

BUILDING INFO

MULTI-FAMILY: FLOORS: 2
HEIGHT: 32' 8"
BUILDING FOOTPRINT: 27,304± SF
BUILDING SIZE: 54,608± SF
APARTMENT UNITS: (48) TOTAL
(32) 2 BEDROOM UNITS, (16) 3 BEDROOM UNITS
USE: RESIDENTIAL

MIXED USE: FLOORS: 4
HEIGHT: 50'
BUILDING FOOTPRINT: 11,575
BUILDING SIZE: 46,300
APARTMENT UNITS: (53) 1 BEDROOM UNITS
USE: RESIDENTIAL AND COMMERCIAL ON 1ST FLOOR,
RESIDENTIAL ON 2ND THROUGH 4TH FLOORS.

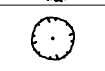
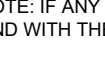
SETBACKS
FRONT: 0'
PROVIDED: SEE DRAWING
SIDE: 0'
PROVIDED: SEE DRAWING
REAR: 0'
PROVIDED: SEE DRAWING

LOT COVERAGE
38,879/119,720.5 = 32.5% PARCEL H COVERAGE

ZONING DESIGNATION
PD - PLAN DEVELOPMENT

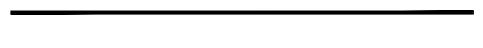
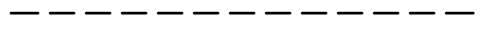
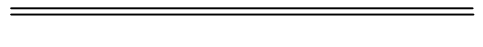
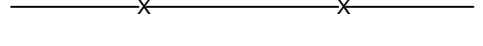
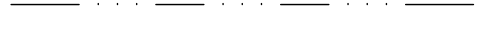
FAR
BUILDABLE LAND AREA (PARCEL H): 119,720.5 SF
GROSS FLOOR AREA: 100,908 SF

100,908/119,720.5 = 0.84 PARCEL H
ALL PROPOSED UTILITIES ARE TO BE PROPERLY
LOCATED BY CIVIL ENGINEER FOR BUILDING PERMITS.

LANDSCAPE SCHEDULE				
SYM.	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
	71	SHADEMASTER HONEY LOCUST	GLYDISTRIA TRIACANTHOS INERMIS SHADEMASTER	2.5" CAL.
	33	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'SHARADU'	5' - 6' HT
	195	COMPACT INKBERRY	ILEX GLABRA 'COMPACTA'	30" - 36"
	134	NEW JERSEY TEA	CEANOTHTUS AMERICANUS	30" - 36"

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

LEGEND

	ELECTRIC VAULT
	ELECTRIC MANHOLE
	ELECTRIC PANEL
	ELECTRIC RISER
	TRANSFORMER
	GAS LINE MARKER
	LIGHT POLE WITH STREET LAMP
	PUBLIC LIGHTING MANHOLE
	TELEPHONE RISER
	CABLE TV BOX
	CLEANOUT
	SANITARY MANHOLE
	ROUND CATCH BASIN
	SQUARE CATCH BASIN
	STORM DRAIN MANHOLE
	FIRE HYDRANT
	WATER GATE MANHOLE
	WATER VALVE
	UNKNOWN MANHOLE
	LIGHTPOST/LAMP POST
	SINGLE POST SIGN
	PARCEL BOUNDARY LINE
	ADJACENT PARCELS
	CENTERLINE OF ROAD
	SETBACKS (AS NOTED)
	CONCRETE CURB
	EDGE OF PAVEMENT
	FENCE (AS NOTED)
	OVERHEAD UTILITY LINE
	ELECTRIC LINE
	GAS LINE
	SANITARY LINE
	STORM LINE
	WATER LINE
	UNDERGROUND PIPE (AS NOTED)
	ASPHALT
	CONCRETE
	OPEN SPACE

LANDSCAPING NOTES

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL MATERIALS AND PLANTS SHOWN ON THE PLAN WHETHER OR NOT INCLUDED IN THE "PLANT LIST".
- ALL NURSERY STOCK TO BE WELL BRANCHED, HEALTHY, FULL, VIGOROUS, PRE INOCULATED, AND FERTILIZED. DECIDUOUS TREES TO BE FREE OF FRESH SCARS AND BRANCHES TO BE A HEIGHT OF 5' ABOVE ROOTBALL. TRUNKS SHALL BE WRAPPED, IF NECESSARY, TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPER SHALL REMOVE SAID WRAP AT THE PROPER TIME AS PART OF HIS CONTRACT.
- ALL NURSERY STOCK SHALL BE GUARANTEED.
- TOPSOIL, 4" THICK, SHALL BE PROVIDED AND GRADED BY THE LANDSCAPE CONTRACTOR AND SUBJECT TO APPROVAL BY THE OWNER.
- ALTERNATIVES MAY ONLY BE USED IN THE EVENT OF UNAVAILABILITY OF THE SELECTED SPECIES WITHIN A REASONABLE DISTANCE OR DUE TO SEASON. PROOF MAY BE REQUESTED BY THE ARCHITECT.
- EVERGREEN TREES SHALL NOT BE PLANTED DURING JUNE, JULY, OR AUGUST.
- MULCH SHALL NOT CONTAIN ANY FARM WASTE AND SHALL BE INDICATED ON PLAN FOR EACH AREA.
- A CHEMICAL WEED PREVENTATIVE BARRIER SHALL BE APPLIED IN ALL NON-GRASS AREAS WHICH DO NOT HAVE POLYETHYLENE FILM MULCH INDICATED.
- REMOVE ALL TWINE, WIRE, AND BURLAP FROM SHRUB AND TREE CLEANING.
- EARTH BALLS AND FROM TREE TRUNKS.
- LAWN TREES TO BE MULCHED WITH A 2' WIDE BY MINIMUM 6" DEEP SHREDDED BARK RING.
- SHRUB BEDS TO BE MULCHED WITH 3" OF SHREDDED WOOD BARK.
- ALL SOD AND SEED TO BE KENTUCKY BLUE BLEND.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXITING CONDITIONS UNLESS

INDICATED OTHERWISE WITHIN THE PLAN SET.
THE MAXIMUM SLOP ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

EXAMINATION OF SITE

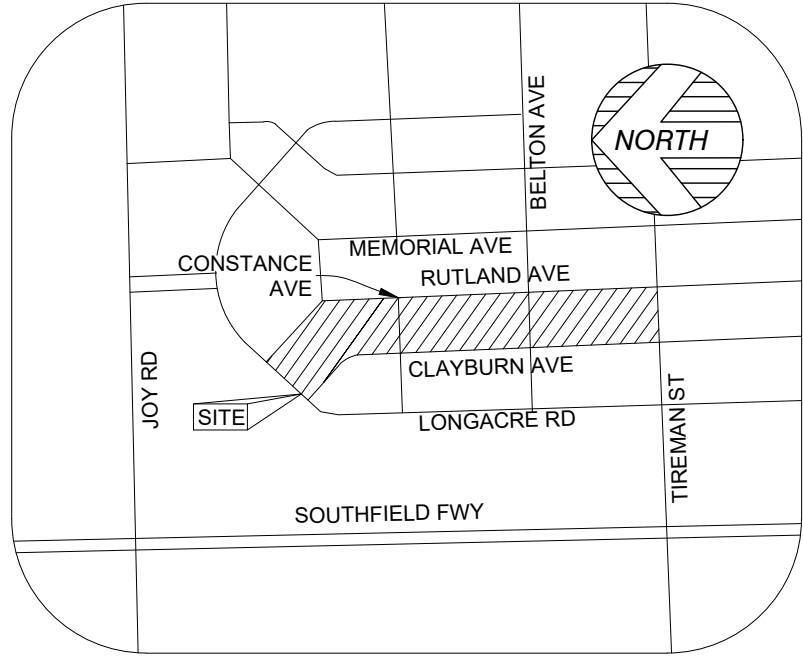
- THE CONTRACTOR SHALL VISIT THE JOB SITE BEFORE HE SUBMITS HIS BID TO TO BECOME FAMILIAR WITH THE ACTUAL JOB CONDITIONS AND TO CHECK FOR ANY INTERFERENCE BETWEEN THE WORK AND THAT OF OTHER TRADES AND/OR ANY APPARENT VIOLATIONS OF LOCAL OR STATE CODES, LAWS, ORDINANCES, AND REGULATIONS. IF ANY INTERFERENCE OR VIOLATIONS APPEAR AND DEPARTURE FROM THE DESIGN INTENT OF THE CONTRACT DOCUMENT S IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE ENTERING INTO THE CONTRACT WITH THE OWNER. FAILURE TO PROVIDE THE ARCHITECT WITH THE FOREMENTIONED NOTIFICATION WILL RESULT IN THE CONTRACTOR BEING HELD RESPONSIBLE TO COMPLETE ALL WORK TO MEET THE INTENT OF THE CONTRACT DRAWINGS WITH NO ADDITIONAL EXPENSE ("EXTRAS") BEING INCURRED BY THE OWNER.

- PREMISES SHALL BE CLEANED UPON COMPLETION OF THE WORK.
- UPON COMPLETION OF THE WORK, THOROUGHLY CLEAN ALL SYSTEMS AND TEST TO INSURE THAT THE SYSTEMS PERFORM TO THEIR REQUIREMENTS.

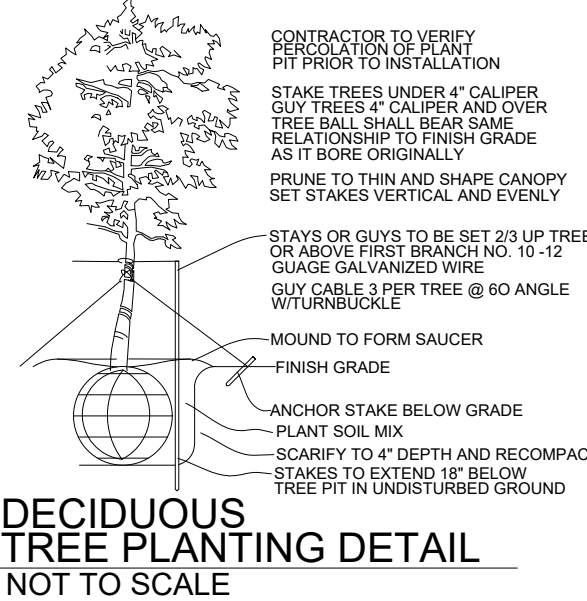
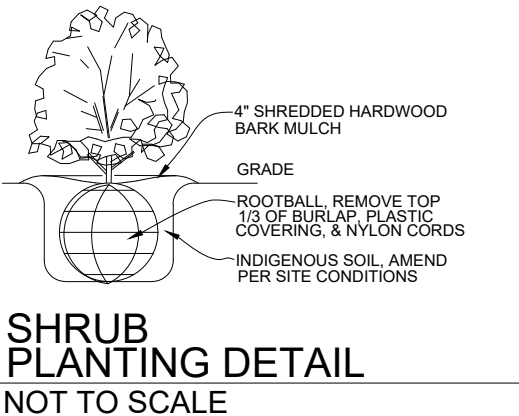
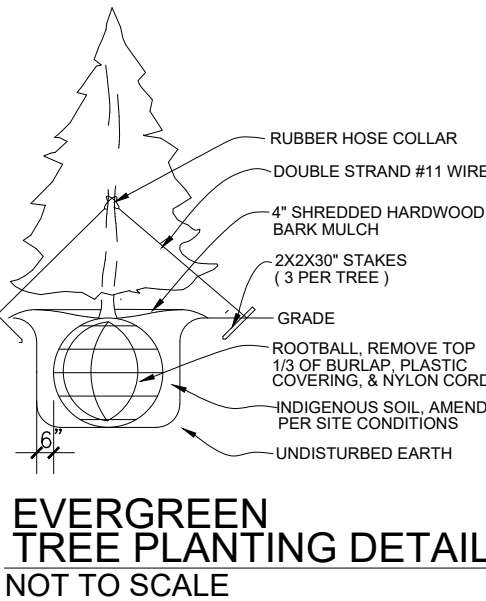
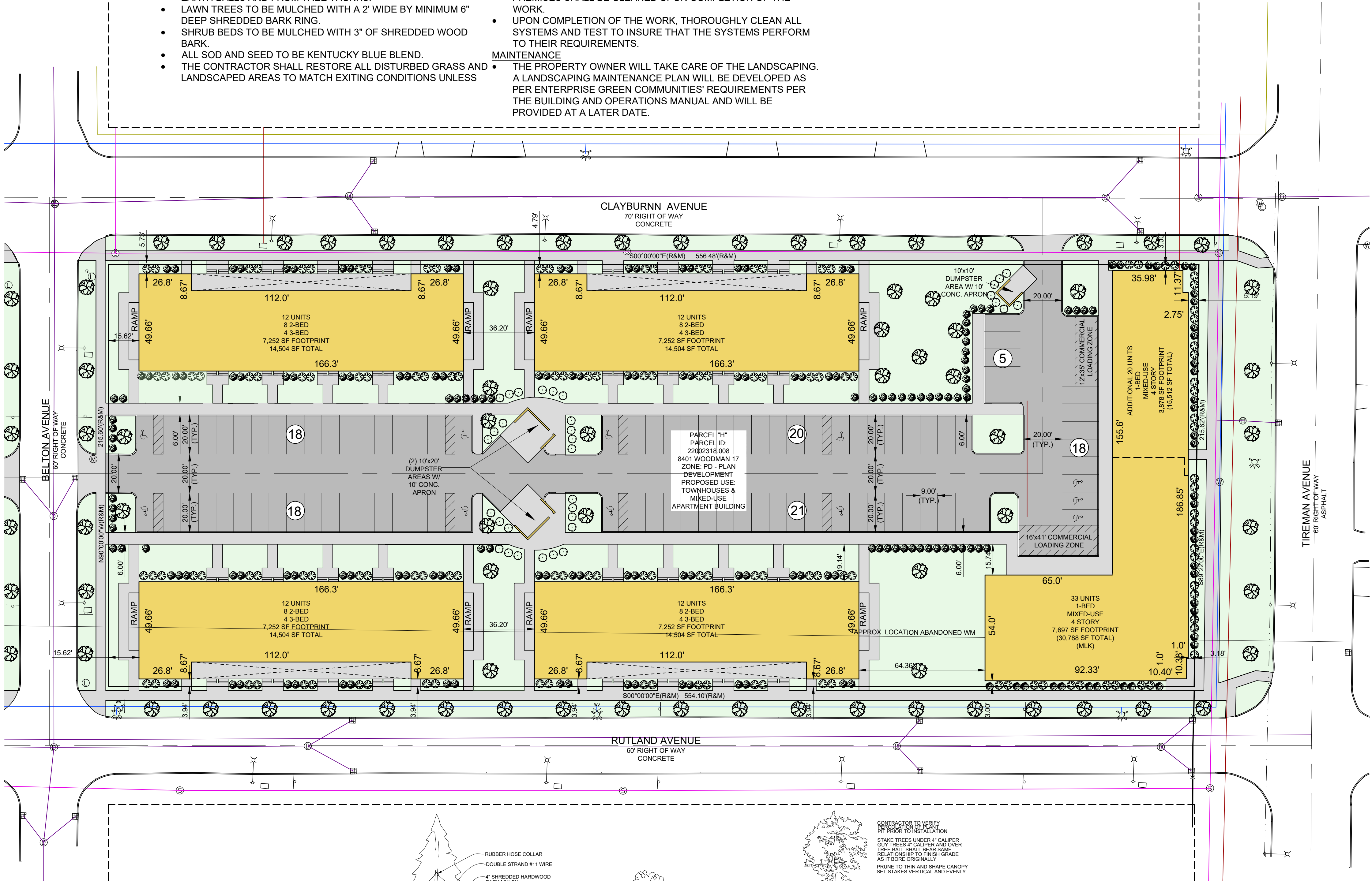
MAINTENANCE

- THE PROPERTY OWNER WILL TAKE CARE OF THE LANDSCAPING. A LANDSCAPING MAINTENANCE PLAN WILL BE DEVELOPED AS PER ENTERPRISE GREEN COMMUNITIES' REQUIREMENTS PER THE BUILDING AND OPERATIONS MANUAL AND WILL BE PROVIDED AT A LATER DATE.

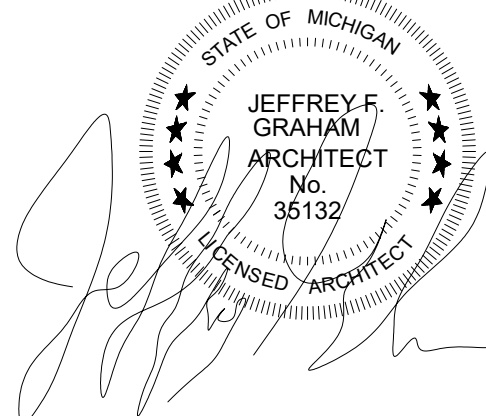
LANDSCAPING & BUFFER REQUIREMENTS		
CODE	REQUIRED	PROPOSED
61-14-205	PLANT SIZE: SHRUBS: MINIMUM SIZE EQUAL TO OR GREATER THAN A NUMBER 3 CONTAINER AND HAVE A MINIMUM HEIGHT OF 18" AT TIME OF PLANTING. DECIDUOUS TREES: MINIMUM DIAMETER OF 2" MEASURED AT 12" ABOVE ROOT BALL. CLEAR STEM OF AT LEAST 5'	COMPLIES
61-14-206	EVERGREEN TREES: MINIMUM HEIGHT: 5'	COMPLIES
61-14-221	GROUND TREATMENT: ALL UNPAVED AREAS ARE TO BE TREATED WITH GROUND COVER, MULCHED AREAS, SOD OR SEED LAWNS, OR PAVERS.	COMPLIES
61-14-221 (1)(A)	RIGHT OF WAY SCREENING: 5' WIDE LANDSCAPING BUFFER BETWEEN PARKING AREA AND THE STREET (A FENCE CAN BE USED WHERE 5' IS NOT PRACTICAL). 1 TREE PER 30 LINEAR FEET OF LANDSCAPE BUFFER AND SHRUBS HEDGE OF AT LEAST 30" BUT NOT MORE THAN 36"	COMPLIES
61-14-222 (1)(A)	RESIDENTIAL SCREENING: OPAQUE WALL REQUIRED TO SCREEN RESIDENTIALLY ZONED LOTS FROM PARKING OR DRIVE AISLES OF COMMERCIALLY ZONED LOTS.	COMPLIES
61-14-222 (1)(B)	RESIDENTIAL SETBACK: 10 FEET	COMPLIES
61-14-223	INTERIOR LANDSCAPING: MINIMUM LANDSCAPED AREA: 18 SF PER PARKING SPACE 90 PARKING SPACES x 18 SF = 1,620 SF MINIMUM LANDSCAPED AREA: 150 SF MINIMUM DIMENSION: 7 FEET MUST INCLUDE: 1 SHADE TREE 1 TREE PER 250 SF REQUIRED LANDSCAPED AREA 1,692/250 = 7 REQUIRED TREES	COMPLIES 2,475 SF INTERIOR LANDSCAPING 8 SHADE TREES PROVIDED
61-14-234	SCREENING OF TRASH RECEPTACLES AND WASTE REMOVAL AREAS REQUIRED	COMPLIES



VICINITY MAP
(NOT TO SCALE)



DRAFT
DRAWINGS
NOT FOR
CONSTRUCTION



CLIENT: MHT HOUSING, INC.
GARDENVIEW ESTATES - CONCEPT
VARIOUS SITES
DETROIT, MI 48202

PARCEL H
SITE PLAN

PROFESSIONAL ARCHITECTS
PROFESSIONAL ENGINEERS
PROFESSIONAL SURVEYORS
22556 GRATIOT AVENUE
EASTPOINT, MI 48021
(313) 772-2244 FAX
(313) 772-4048 FAX



72 HOURS
(3 WORKING DAYS)
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)

DRAWN BY: TBD
SCALE: 1"=30'
DATE: 06/10/24
PROJECT NO.: 24-01267
SHEET NO.: ASP.1

PROJECT: GARDENVIEW APARTMENTS
CLIENT: MHT HOUSING, INC.
LOCATION: VARIOUS SITES, DETROIT

SCOPE OF WORK:
TO DEVELOP SIX NEW 2-STORY MULTI-FAMILY RESIDENTIAL BUILDINGS ON EXISTING VACANT LAND. ON SITE GREEN SPACE IS PROVIDED TO THE RESIDENTS. PARKING FOR THE RESIDENCES IS PROVIDED ON SITE.

LEGAL DESCRIPTION:
THE LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:
PARCEL N, WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 989 EXHIBIT "B" TO THE MASTER DEED OF GARDENVIEW ESTATES CONDOMINIUM, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN.

PARKING REQUIREMENTS:

MULTI-FAMILY: 0.75 SPACES PER UNIT
PARCEL "N": 72 UNITS x 0.75 = 54 SPACES

TOTAL REQUIRED = 54 SPACES
PROVIDED = 92 SPACES

PROPERTY INFO:
PARCEL N: 127,239 SF OR 2.92 ACRES

BUILDING INFO
MULTI-FAMILY: FLOORS: 2
HEIGHT: 32' 8"
BUILDING FOOTPRINT: 40,956± SF
BUILDING SIZE: 81,912± SF
APARTMENT UNITS: (72) TOTAL
(48) 2 BEDROOM UNITS, (18) 3 BEDROOM UNITS
USE: RESIDENTIAL

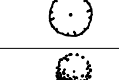
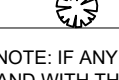
SETBACKS
FRONT: 0'
SIDE: 0'
REAR: 0'
PROVIDED: SEE DRAWING

LOT COVERAGE
40,956/127,239 = 32.2% PARCEL N COVERAGE

ZONING DESIGNATION
PD - PLAN DEVELOPMENT

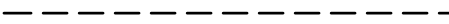
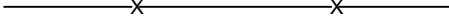
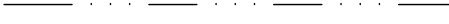
FAR
BUILDABLE LAND AREA (PARCEL N): 127,239 SF
GROSS FLOOR AREA: 81,912 SF

81,912/127,239 = 0.64 PARCEL N
ALL UTILITIES ARE TO BE PROPERLY LOCATED BY
CIVIL ENGINEER FOR BUILDING PERMITS.

LANDSCAPE SCHEDULE				
SYM.	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
	76	SHADEMASTER HONEY LOCUST	GLADISTIA TRIACANTHOS	2.5" CAL.
	52	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	5' - 6' HT
	168	COMPACT INKBERRY	ILEX GLABRA 'COMPACTA'	30"-36"
	46	NEW JERSEY TEA	CEANOTHUS AMERICANUS	30"-36"

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

LEGEND

	ELECTRIC VAULT
	ELECTRIC MANHOLE
	ELECTRIC PANEL
	ELECTRIC RISER
	TRANSFORMER
	GAS LINE MARKER
	LIGHT POLE WITH STREET LAMP
	PUBLIC LIGHTING MANHOLE
	TELEPHONE RISER
	CABLE TV BOX
	CLEANOUT
	SANITARY MANHOLE
	ROUND CATCH BASIN
	SQUARE CATCH BASIN
	STORM DRAIN MANHOLE
	FIRE HYDRANT
	WATER GATE MANHOLE
	WATER VALVE
	UNKNOWN MANHOLE
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	SINGLE POST SIGN
	PARCEL BOUNDARY LINE
	ADJACENT PARCELS
	CENTERLINE OF ROAD
	SETBACKS (AS NOTED)
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	EDGE OF PAVEMENT
	FENCE (AS NOTED)
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	GAS LINE
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	ASPHALT
	CONCRETE
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- REMOVE ALL TWINE, WIRE, AND BURLAP FROM SHRUB AND TREE.
- EARTH BALLS AND FROM TREE TRUNKS.
- LAWN TREES TO BE MULCHED WITH A 2' WIDE BY MINIMUM 6" DEEP SHREDDED BARK RING.
- SHRUB BEDS TO BE MULCHED WITH 3" OF SHREDDED WOOD BARK.
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EXAMINATION OF SITE

- THE CONTRACTOR SHALL VISIT THE JOB SITE BEFORE HE SUBMITS HIS BID TO TO BECOME FAMILIAR WITH THE ACTUAL JOB CONDITIONS AND TO CHECK FOR ANY INTERFERENCE BETWEEN THE WORK AND THAT OF OTHER TRADES AND/OR ANY APPARENT VIOLATIONS OF LOCAL OR STATE CODES, LAWS, ORDINANCES, AND REGULATIONS. IF ANY INTERFERENCE OR VIOLATIONS APPEAR AND DEPARTURE FROM THE DESIGN INTENT OF THE CONTRACT DOCUMENT S IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE ENTERING INTO THE CONTRACT WITH THE OWNER. FAILURE TO PROVIDE THE ARCHITECT WITH THE FOREMENTIONED NOTIFICATION WILL RESULT IN THE CONTRACTOR BEING HELD RESPONSIBLE TO COMPLETE ALL WORK TO MEET THE INTENT OF THE CONTRACT DRAWINGS WITH NO ADDITIONAL EXPENSE ("EXTRAS") BEING INCURRED BY THE OWNER.

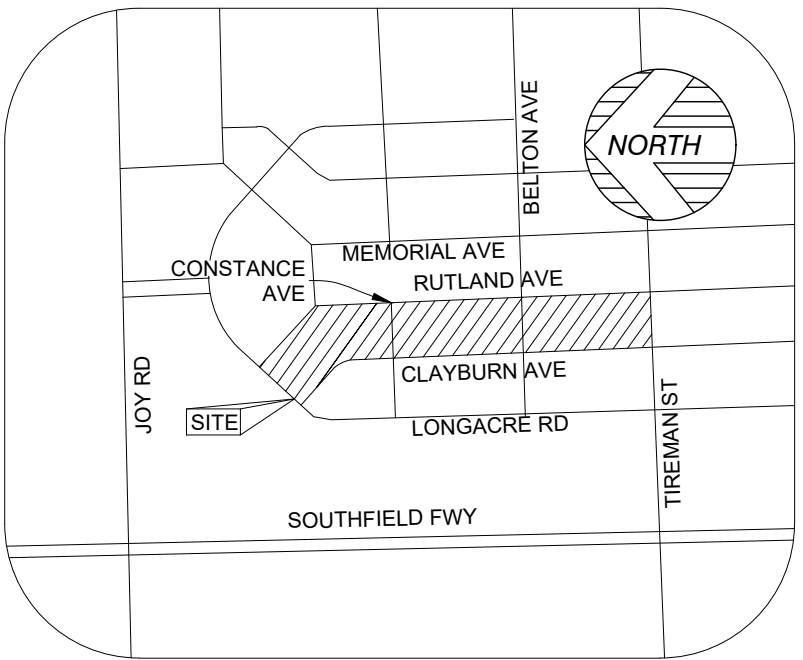
CLEANING

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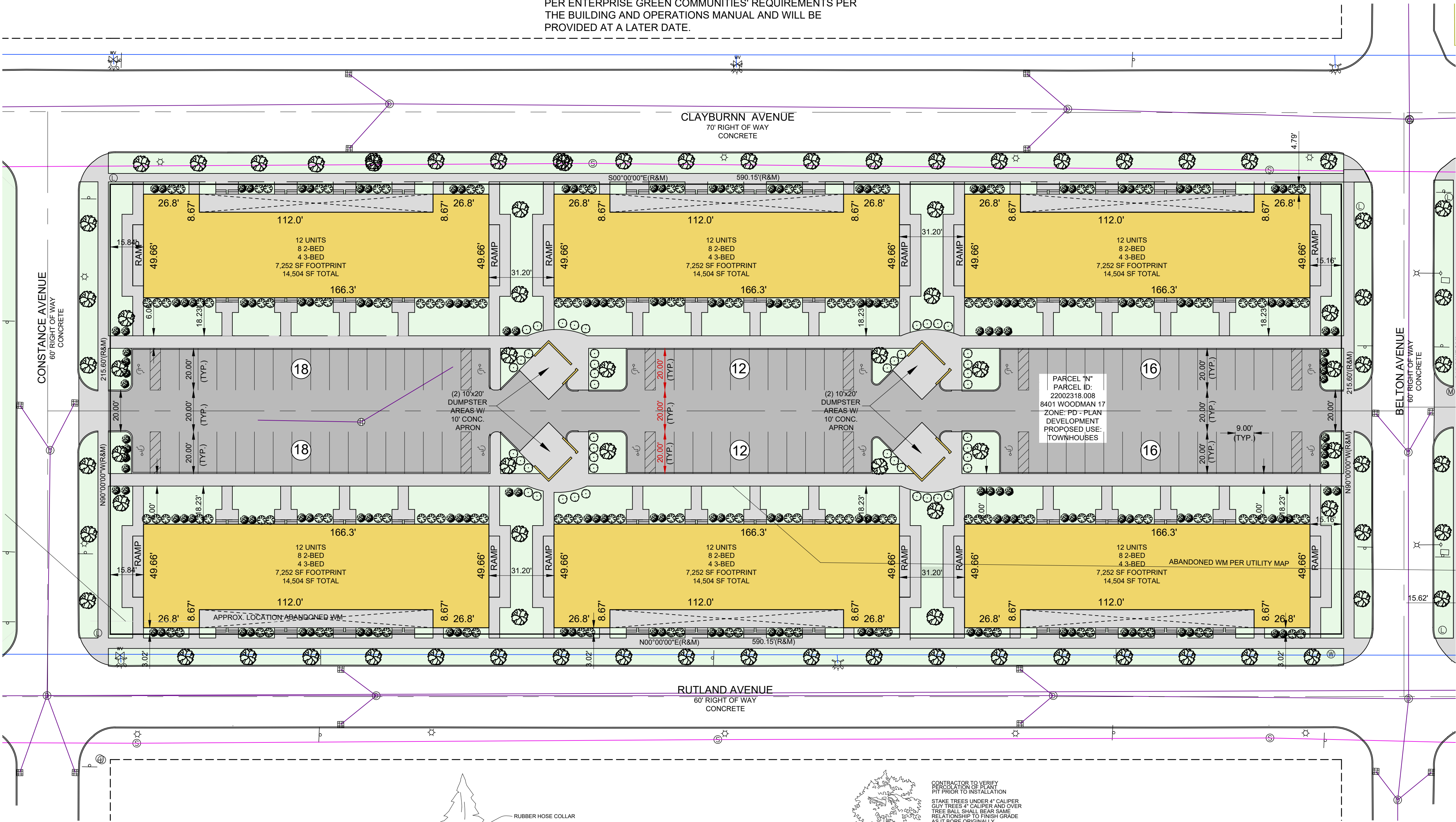
MAINTENANCE

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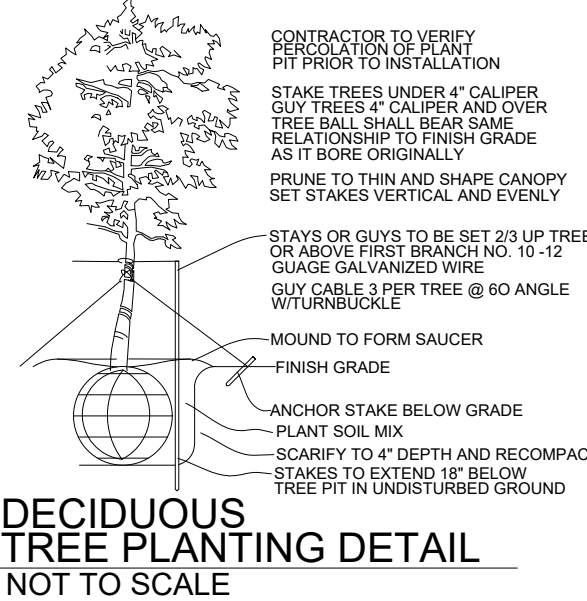
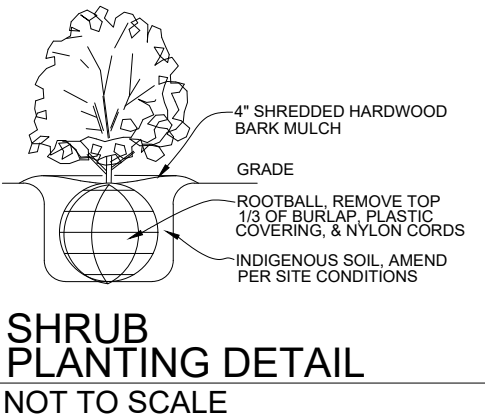
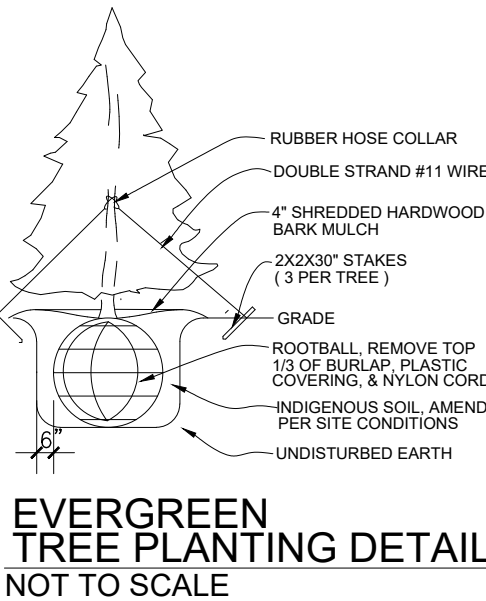
LANDSCAPING & BUFFER REQUIREMENTS		
CODE	REQUIRED	PROPOSED
61-14-205	PLANT SIZE: SHRUBS: MINIMUM SIZE EQUAL TO OR GREATER THAN A NUMBER 5 CONTAINER AND HAVE A MINIMUM HEIGHT OF 18" AT TIME OF PLANTING. DECIDUOUS TREES: MINIMUM DIAMETER OF 2" MEASURED AT 12" ABOVE ROOT BALL. CLEAR STEM OF AT LEAST 5'.	COMPLIES
61-14-206	EVERGREEN TREES: MINIMUM HEIGHT: 5' GROUND TREATMENT: ALL UNPAVED AREAS ARE TO BE TREATED WITH GROUND COVER, MULCHED AREAS, SOD OR SEED LAWNS, OR PAVERS.	COMPLIES
61-14-221	RIGHT OF WAY SCREENING: 5' WIDE LANDSCAPING BUFFER BETWEEN PARKING AREA AND THE STREET (A FENCE CAN BE USED WHERE 5' IS NOT PRACTICAL).	COMPLIES
61-14-222 (1)(A)	1 TREE PER 30 LINEAR FEET OF LANDSCAPE BUFFER AND SHRUBS HEDGE OF AT LEAST 30' BUT NOT MORE THAN 36'. RESIDENTIAL SCREENING: OPAQUE WALL REQUIRED TO SCREEN RESIDENTIALLY ZONED LOTS FROM PARKING OR DRIVE AISLES OF COMMERCIALLY ZONED LOTS.	COMPLIES
61-14-222 (1)(B)	RESIDENTIAL SETBACK: 10 FEET	COMPLIES
61-14-223	INTERIOR LANDSCAPING: MINIMUM LANDSCAPED AREA: 16 SF PER PARKING SPACE 92 PARKING SPACES x 16 SF = 1,636 SF MINIMUM LANDSCAPED AREA: 199 SF MINIMUM DIMENSION: 7 FEET MUST INCLUDE 1 SHADE TREE 1 TREE PER 250 SF REQUIRED LANDSCAPED AREA 1,656/250 = 7 REQUIRED TREES	COMPLIES 2,196 SF INTERIOR LANDSCAPING 8 SHADE TREES PROVIDED
61-14-234	SCREENING OF TRASH RECEPTACLES AND WASTE REMOVAL AREAS REQUIRED	COMPLIES



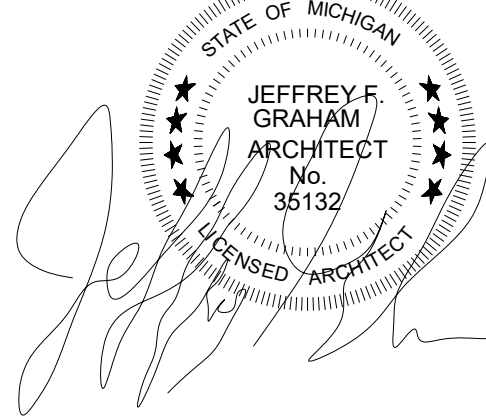
VICINITY MAP
(NOT TO SCALE)



ARCHITECTURAL SITE PLAN
SCALE: 1"=30'



DRAFT
DRAWINGS
NOT FOR
CONSTRUCTION



SITE PLAN APPLICATION		RENDERINGS		CLIENT UPDATED SCOPE OF WORK	
#3	05/29/25	ML/CJ/NH		BY	
#2	07/22/24	M.L.		DATE	
#1	07/19/24	M.L.		REVISION	

CLIENT: MHT HOUSING, INC.
GARDENVIEW ESTATES - CONCEPT
VARIOUS SITES
DETROIT, MI 48202

PARCEL N
SITE PLAN

PROFESSIONAL ARCHITECTS
PROFESSIONAL ENGINEERS
PROFESSIONAL SURVEYORS
22556 GRATIOT AVENUE
EASTPOINT, MI 48021
(360) 772-4048 FAX
(360) 772-4048 FAX

KEM-TEC
& ASSOCIATES

72 HOURS
(3 WORKING DAYS)
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)

TBD	1"=30'	06/10/24	PROJECT NO. 24-01267
SCALE:	DATE:		
DRAWN BY:			
SHEET NO.:			

ASP.2



1 North Architectural Building Elevation
1/8" = 1'-0"

DRAWN BY: BQ SCALE: 1/8" = 1'-0" DATE: 04/29/25 PROJECT No: 24-01257		72 HOURS (3 WORKING DAYS) BEFORE YOU CALL MISS 800-482-7171 (TOLL FREE)		 KEM-TEC ENGINEERING - SURVEYING - ENVIRONMENTAL SERVICES		PROFESSIONAL ARCHITECTS, ENGINEERS, SURVEYORS 25555 GARDENVIEW AVENUE EASTPOINTE, MI 48021 (586) 772-4668 PHONE (586) 772-4668 FAX		Concept Apartment Building Elevations		CLIENT: MHT Gardenview Estates Concept VARIOUS SITES DETROIT, MI 48202								
								Revision	Date	By	Description							
SHEET No: A.2.1																		



1 South Architectural Building Elevation
1/8" = 1'-0"

DRAWN BY: BQ		SHEET No.		A.2.2	
SCALE: 1/8" = 1'-0"		DATE: 04/29/25		PROJECT No: 24-01257	
72 HOURS (3 WORKING DAYS) BEFORE YOU CALL MISS 800-482-7171 (TOLL FREE)				DIG DIG DIG	
		PROFESSIONAL ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTALIST 25555 GRANDVIEW AVENUE EASTROITE, MI 48221 (313) 722-2222 PHONE (313) 722-2222 FAX			
Concept Apartment Building Elevations				CLIENT:	
MHT Gardenview Estates Concept VARIOUS SITES DETROIT, MI 48202					
				Revision	
				Date	
				By	
				Description	



① East Architectural Building Elevation
1/8" = 1'-0"

DRAWN BY: BQ	SCALE: 1/8" = 1'-0"	DATE: 04/23/25	PROJECT No: 24-01257	SHEET No:	A.2.3		72 HOURS (3 WORKING DAYS) BEFORE YOU CALL MISS DIG 800-482-7171 (TOLL FREE)		DIG DIG DIG	PROFESSIONAL ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTALIST 25555 GRANDVIEW AVENUE DETROIT, MI 48220 (313) 772-2222 PHONE (313) 772-2244 FAX	Concept Apartment Building Elevations	CLIENT: MHT Gardenview Estates Concept VARIOUS SITES DETROIT, MI 48202																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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① West Architectural Building Elevation
1/8" = 1'-0"

Revision	Date	By	Description

CLIENT	MHT
	Gardenview Estates Concept VARIOUS SITES DETROIT, MI 48202

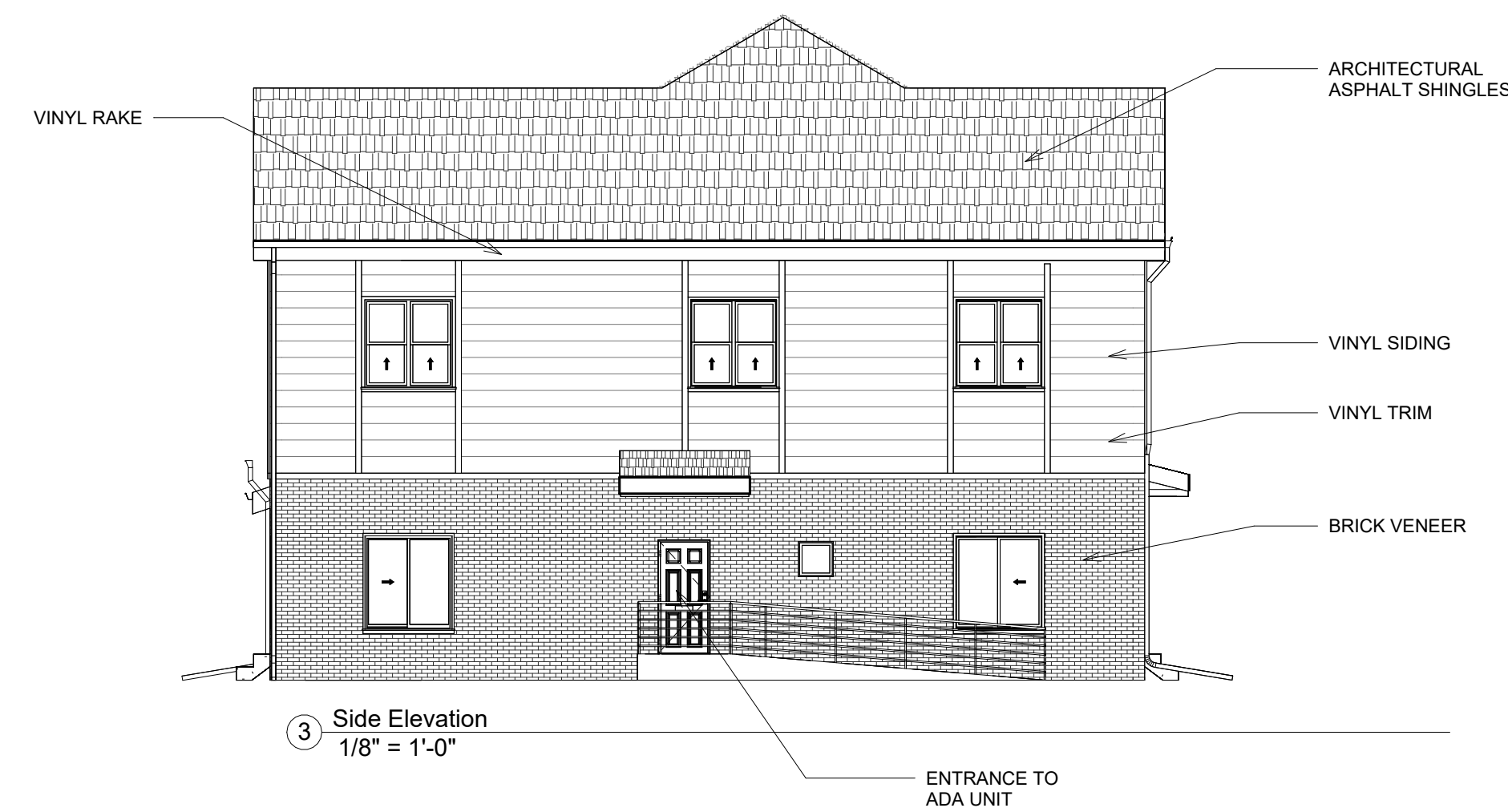
Concept Building
Apartment Building
Elevations

PROFESSIONAL ARCHITECTS
ENGINEERS, SURVEYORS
25555 GRANDVIEW AVENUE
DETROIT, MI 48220
(313) 772-2222 PHONE
(313) 772-2244 FAX

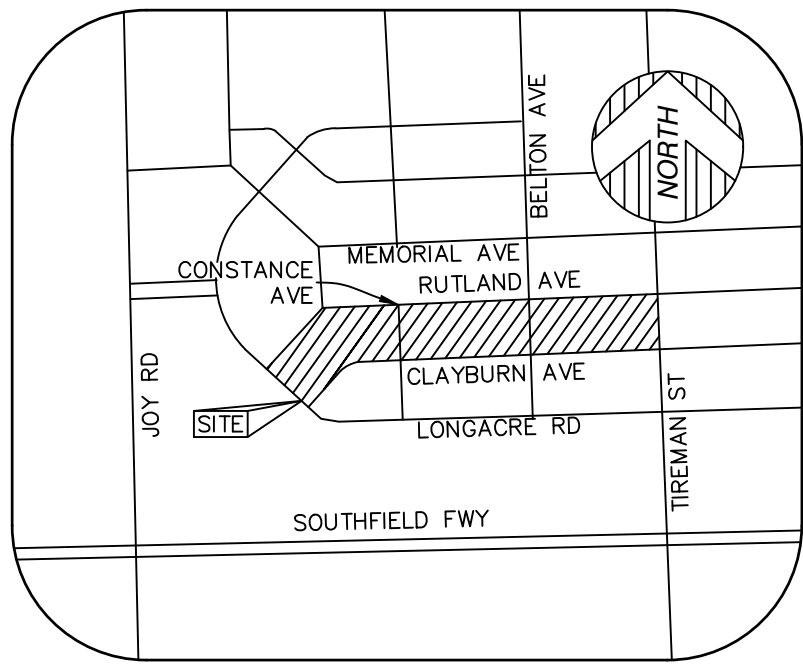
KEM-TEC
ENGINEERING - SURVEYING - ENVIRONMENTAL SERVICES

72 HOURS
(3 WORKING DAYS)
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)

DRAWN BY: BQ	SCALE: 1/8" = 1'-0"
DATE: 04/23/25	PROJECT NO: 24-01257



MHT CLIENT: Gardenview Estates Concept VARIOUS SITES DETROIT, MI 48202		Description By Date Revision
Concept Townhome Elevations		
PROFESSIONAL ARCHITECTS ENGINEERS, SURVEYORS 25555 ORAULTY AVENUE SUITE 100 DETROIT, MI 48245 (313) 772-2222 PHONE (313) 772-2244 FAX		
KEM-TEC ENGINEERING - SURVEYING - ENVIRONMENTAL SERVICES		
72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)		
DRAWN BY: CS SCALE: 1/8" = 1'-0" DATE: 04/23/25 PROJECT NO: 24-01257	SHEET NO: A.1.1	



VICINITY MAP
(NOT TO SCALE)

PARCEL AREA

PARCEL H:
135,646± SQUARE FEET = 3.11± ACRES

BENCHMARK

SITE BENCHMARK #14
ARROW ON HYDRANT ON NORTH SIDE OF TIREMAN AVENUE
BETWEEN CLAYBURN AVENUE & RUTLAND AVENUE.
ELEVATION = 614.14' (NAVD 88)

SITE BENCHMARK #12
ARROW ON HYDRANT ON EAST SIDE OF CLAYBURN AVENUE
BETWEEN TIREMAN AVENUE & BELTON AVENUE.
ELEVATION = 617.94' (NAVD 88)

SURVEYOR'S NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS AND DRAWINGS PROVIDED BY VARIOUS UTILITY COMPANIES AND/OR MUNICIPAL AGENCIES. UNDERGROUND UTILITIES WHICH ARE LOCATED ON PRIVATE PROPERTY ARE TYPICALLY NOT NOT SHOWN ON PLANS PROVIDED BY THE UTILITY COMPANIES. 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. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

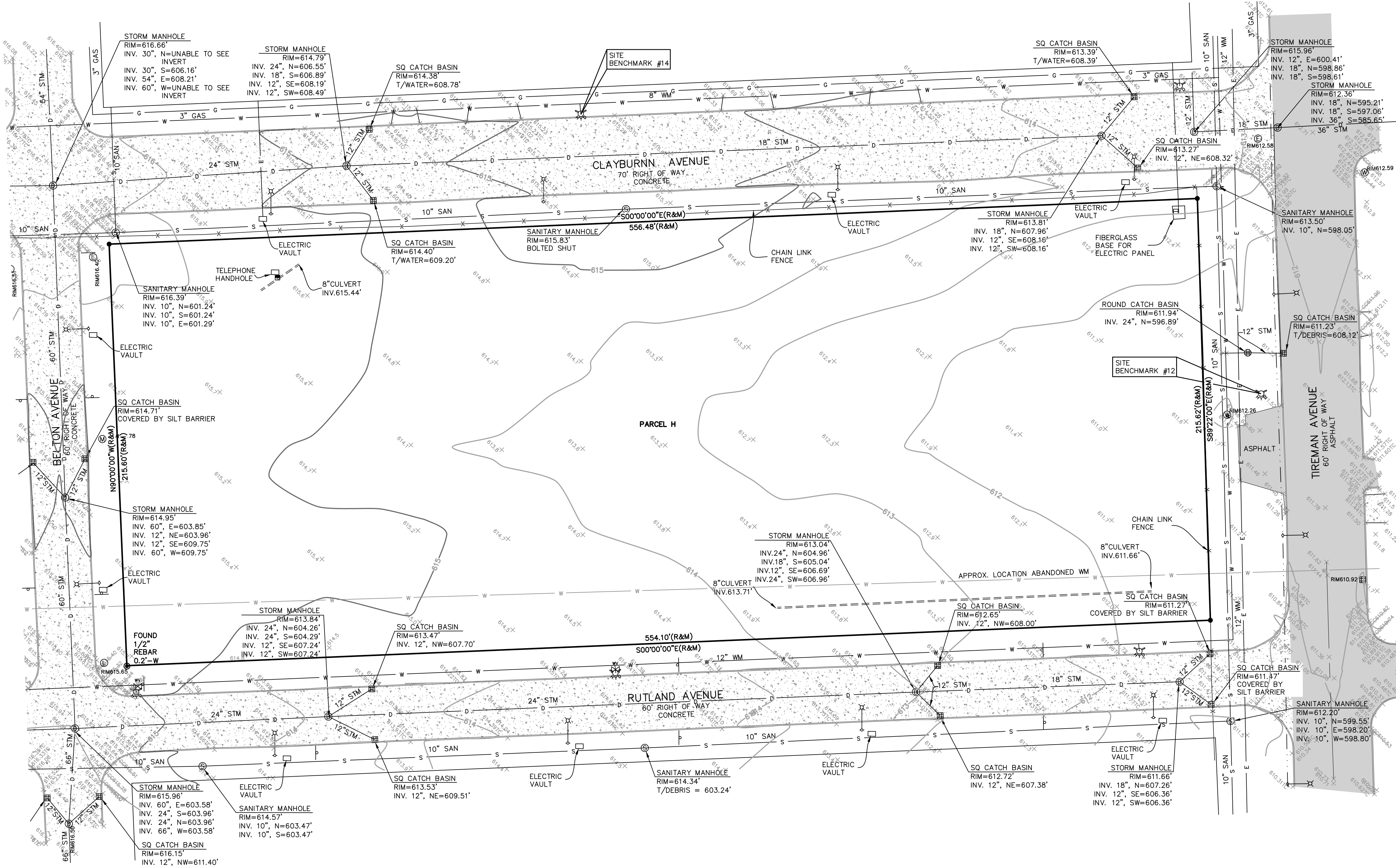
LEGEND

- SET 1/2" REBAR WITH CAP P.S. 47976
- FOUND MONUMENT (AS NOTED)
- (R&M) RECORD AND MEASURED DIMENSION
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- 0.00 GROUND ELEVATION
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC PANEL
- ⊙ ELECTRIC RISER
- ⊙ TRANSFORMER
- ⊙ GAS LINE MARKER
- ⊙ LIGHT POLE WITH STREET LAMP
- ⊙ PUBLIC LIGHTING MANHOLE
- ⊙ TELEPHONE RISER
- ⊙ CABLE TV BOX
- ⊙ CLEANOUT
- ⊙ SANITARY MANHOLE
- ⊙ ROUND CATCH BASIN
- ⊙ SQUARE CATCH BASIN
- ⊙ STORM DRAIN MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ WATER GATE MANHOLE
- ⊙ WATER VALVE
- ⊙ UNKNOWN MANHOLE
- ⊙ LIGHTPOST/LAMP POST
- ⊙ SINGLE POST SIGN
- PARCEL BOUNDARY LINE
- PLATTED LOT LINE
- EASEMENT (AS NOTED)
- CONCRETE CURB
- EDGE OF CONCRETE (CONC.)
- EDGE OF ASPHALT (ASPH.)
- FENCE (AS NOTED)
- OVERHEAD UTILITY LINE
- ELECTRIC LINE
- GAS LINE
- SANITARY LINE
- STORM LINE
- WATER LINE
- UNDERGROUND PIPE (AS NOTED)
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- ASPHALT
- CONCRETE

PRIOR TO CONSTRUCTION ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD. CALL MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.



Know what's below.
811 before you dig.



PROPERTY DESCRIPTION

THE LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:
PARCEL H, WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 989 EXHIBIT "B" TO THE MASTER DEED OF GARDENVIEW ESTATES CONDOMINIUM, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN.

TITLE REPORT NOTE

A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY. THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

SURVEYOR'S CERTIFICATION

TO MHT HOUSING, INC.:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 7A, 8 AND 9 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 05/12/25.

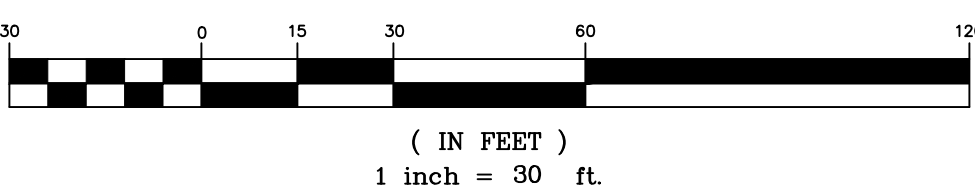
DATE OF PLAT OR MAP: 05/13/25

DRAFT

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemttec-survey.com



GRAPHIC SCALE



ALTA / NSPS LAND TITLE SURVEY

PREPARED FOR: MHT HOUSING, INC
8401 WOODMONT, DETROIT, MICHIGAN,
PART OF SECTION 1,
TOWN 2 SOUTH, RANGE 10 EAST

PROFESSIONAL ENGINEERING,
SURVEYING & ENVIRONMENTAL
SERVICES
KEM-TEC
A GROUP OF COMPANIES
Eastpointe
(800) 255-7222
Detroit
(313) 758-0877
Ann Arbor
(800) 954-0888
Grand Blanc
(800) 954-0001
www.kemttecgroupofcompanies.com

DATE	BY	REVISION	DESCRIPTION
05/14/25	JJO		
05/14/25	ATS		
MAY 14, 2025			
PROJECT NO.	25-00074	SCALE	1" = 30'



PARCEL N:
127,239± SQUARE FEET = 2.92± ACRES

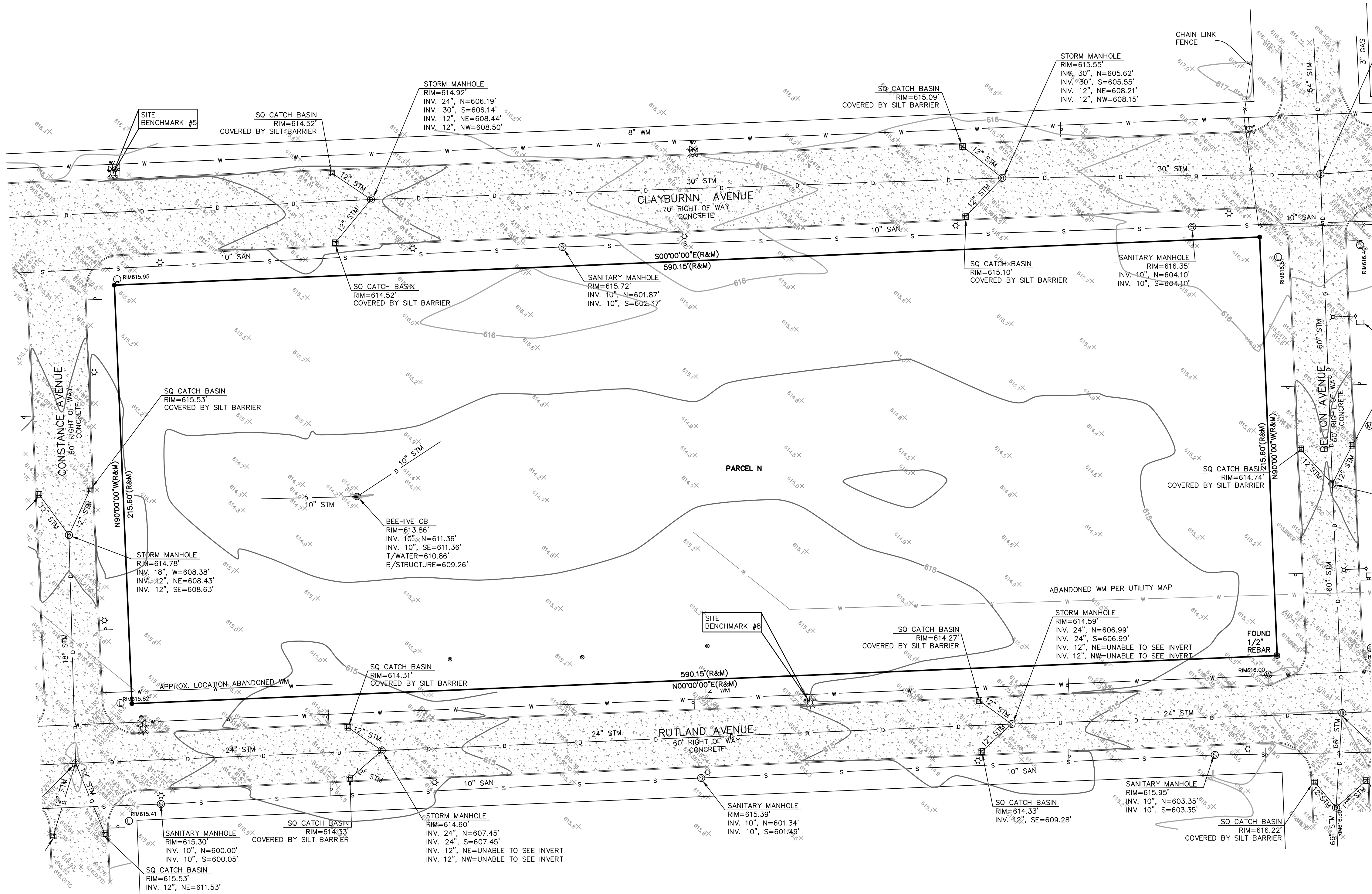
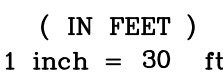
SITE BENCHMARK #8
ARROW ON HYDRANT ON EAST SIDE OF RUTLAND AVENUE
BETWEEN BELTON AVENUE & CONSTANCE AVENUE.
ELEVATION = 618.05' (NAVD 88)

SITE BENCHMARK #5
ARROW ON HYDRANT ON EAST SIDE OF CLAYBURNN
AVENUE BETWEEN BELTON AVENUE & CONSTANCE AVENUE
ELEVATION = 618.20' (NAVD 88)

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS AND DRAWINGS PROVIDED BY VARIOUS UTILITY COMPANIES AND/OR MUNICIPAL AGENCIES. UNDERGROUND UTILITIES WHICH ARE LOCATED ON PRIVATE PROPERTY ARE TYPICALLY NOT NOT SHOWN ON PLANS PROVIDED BY THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR ASSUMES THEREFORE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

●	SET 1/2" REBAR WITH CAP P.S. 47976
⊙	FOUND MONUMENT (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
0.00	GROUND ELEVATION
⊕	ELECTRIC MANHOLE
⏏	ELECTRIC PANEL
⏏	ELECTRIC RISER
△	TRANSFORMER
○	GAS LINE MARKER
⊙	LIGHT POLE WITH STREET LAMP
⏏	PUBLIC LIGHTING MANHOLE
⏏	TELEPHONE RISER
⏏	CABLE TV BOX
⊕	CLEANOUT
⊕	SANITARY MANHOLE
⊕	ROUND CATCH BASIN
⊕	SQUARE CATCH BASIN
⊕	STORM DRAIN MANHOLE
⊕	FIRE HYDRANT
⊕	WATER GATE MANHOLE
⊕	WATER VALVE
⊕	UNKNOWN MANHOLE
☆	LIGHT POST/LAMP POST
○	SINGLE POST SIGN
—	PARCEL BOUNDARY LINE
—	PLATTED LOT LINE
- - -	EASEMENT (AS NOTED)
—	CONCRETE CURB
—	EDGE OF CONCRETE (CONC.)
—	EDGE OF ASPHALT (ASPH.)
—	FENCE (AS NOTED)
—	OVERHEAD UTILITY LINE
—	ELECTRIC LINE
—	GAS LINE
—	SANITARY LINE
—	STORM LINE
—	WATER LINE
—	UNDERGROUND PIPE (AS NOTED)
—	MINOR CONTOUR LINE
—	MAJOR CONTOUR LINE
—	ASPHALT
—	CONCRETE

PRIOR TO CONSTRUCTION ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD. CALL MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.



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

PARCEL N, WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 989 EXHIBIT
"B" TO THE MASTER DEED OF GARDENVIEW ESTATES CONDOMINIUM, CITY OF
DETROIT, WAYNE COUNTY, MICHIGAN.

PARCEL N, WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 989 EXHIBIT
"B" TO THE MASTER DEED OF GARDENVIEW ESTATES CONDOMINIUM, CITY OF
DETROIT, WAYNE COUNTY, MICHIGAN.

A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY,
THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL
MAY NOT BE SHOWN.

TO MHT HOUSING, INC,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 7A, 8 AND 9 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 05/12/25.

DATE OF PLAT OR MAP: 05/13/25

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPONTE, MI 48021
TSycko@kemtec-survey.com

ALTA / NSPS LAND TITLE SURVEY

PREPARED FOR: MHT HOUSING, INC
8401 WOODMONT, DETROIT, MICHIGAN,
PART OF SECTION 1,
TOWN 2 SOUTH, RANGE 10 EAST

[illegible]