

# Plan Review - Review Comments Report

Project Name: **BLD2021-04023**

Workflow Started: **7/19/2021 2:19:31 PM**

Report Generated: **11/06/2023 02:00 PM**

REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	Plan Review - Zoning Check Wyatt Banks 8/18/21 3:43 PM	Library Comment Please provide documentation of the required Lot Combination for all parcels in the project footprint issued by the City of Detroit Assessors Office and resubmit. Parcels: 21000612 (14901 E Jefferson), 21000613 (14917 E Jefferson and 21000614 (14927 E Jefferson).			Not Met
2	1	Plan Review - Zoning Check Wyatt Banks 8/18/21 3:46 PM	Library Comment Please revise plans to provide the required Interior Landscaping (provide calculations for Interior Landscaping and note these areas on the plans) per the City of Detroit Zoning Ordinance Sec. 50-14-343. - Interior landscaping.Off-street parking areas for operable, private passenger vehicles, that have a capacity of 25 or more parking spaces, shall contain landscaped areas, located entirely within the edges of the off-street parking area, that serve to break up the expanse of pavement and manage stormwater in accordance with Figure 50-14-343. A raised curb must edge the landscaped area, must be at least six inches in height, and must contain inlets at appropriate intervals to allow stormwater infiltration from the open parking area. The following additional requirements apply:(1)Within the interior of the off-street parking area, interior landscaped areas shall be provided at the following rate: Amount of Landscaped Area Required Per Parking Space (25-100 spaces =18 square feet per space) (53 new spaces x 18 square feet per space=954 square feet of interior landscaping required). Please revise plans to provide the required interior landscaping or upload a copy of the Board of Zoning Appeals Variance Grant waiving the interior landscaping and resubmit.			Not Met
3	1	Plan Review - Zoning Check Wyatt Banks 8/18/21 4:35 PM	Library Comment Please provide the required Historic District Commission Certificate of Appropriateness for exterior alterations in a Historic District. Please upload a copy of the Certificate of Appropriateness into the Documents Folder of the ProjectDox case and resubmit.			Not Met
4	1	Fire Keith Hewlett 8/18/21 9:00 PM	Library Comment LIST CURRENT MICHIGAN CODES (BUILDING & TRADE) APPLICABLE TO PROJECT BEING SUBMITTED FOR REVIEW. INCLUDE CLEAR SCOPE OF WORK TO BE PERFORMED DURING THIS REVIEW. MBC 2015 - 107.2.1.			Not Met
5	1	Plumbing Iaponda Davis 8/19/21 2:14 PM	Library Comment Please comply with Michigan Plumbing Code 106.3.1 of MPC 2015			Not Met



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6	1	Historical BRENDAN CAGNEY 8/20/21 4:53 PM	Library Comment All HDC applications require the information on the first page of the linked Project Review Request form and a completed BSEED application (pages 1-3, all highlighted fields that apply, no notary is required): <a href="https://detroitmi.gov/sites/detroitmi.localhost/files/forms/2021-04/01_HDC%20Project%20Review%20Request.pdf">https://detroitmi.gov/sites/detroitmi.localhost/files/forms/2021-04/01_HDC%20Project%20Review%20Request.pdf</a> .			Not Met
7	1	Historical BRENDAN CAGNEY 8/20/21 4:53 PM	Library Comment Please note that your application is incomplete until all required information is submitted and cannot be acted upon further. Incomplete applications cannot be heard before the Historic District Commission.			Not Met
8	1	Historical BRENDAN CAGNEY 8/20/21 4:53 PM	Library Comment Photos of all sides of the building or site - PDF or JPEG - Current, color photographs of all sides of the building or site show the complete elevation.			Not Met
9	1	Historical BRENDAN CAGNEY 8/20/21 4:53 PM	Library Comment Detailed photos showing areas of work - PDF or JPEG Detailed, color photographs of all areas on building to show existing conditions of areas for proposed work.			Not Met
10	1	Historical BRENDAN CAGNEY 8/20/21 4:53 PM	Library Comment Description of Existing conditions - PDF or WORD Written information for the Historic District Commission to include narrative describing current state of materials and design.			Not Met
11	1	Historical BRENDAN CAGNEY 8/20/21 4:53 PM	Library Comment Description of Project - PDF or WORD Written information for the Historic District Commission to include narrative describing project (explanation as to why replacement, rather than repair is required or construction of new is required).			Not Met
12	1	Historical BRENDAN CAGNEY 8/20/21 4:53 PM	Library Comment Detailed Scope of Work- PDF or WORD Written information for the Historic District Commission to include Detailed scope of proposed work for approval (formatted as bulleted list).			Not Met
13	1	Historical BRENDAN CAGNEY 8/20/21 4:53 PM	Library Comment Product Specs - PDF or JPEG- Manufacturer brochures / cut sheets for ALL proposed replacement material(s) and/or product(s).			Not Met
14	1	PDD - Planning and Development Dept Greg Moots 8/23/21 3:45 PM	Library Comment Right of way screening must be provided per 50-14-341. Details on screen used must be provided			Not Met



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15	1	PDD - Planning and Development Dept Greg Moots 8/23/21 3:46 PM	Library Comment Provide details on screen wall used around loading/parking area to the rear of the adjacent apartment buildings. Walls cannot exceed 8' in height, but vegetative screening can be taller. We recommend but do not require that some vegetation be placed between the wall and the rear yard of the residential buildings to break up the view of the wall.			Not Met
16	1	DPW - Curb Cuts Pamela Lemme 8/25/21 7:44 AM	Library Comment Plans must be sealed by a Professional Engineer or Architect licensed to practice in the State of Michigan.			Not Met
17	1	DPW - Curb Cuts Pamela Lemme 8/25/21 7:44 AM	Library Comment Include north arrow on plan. Location map and plan must be oriented to the upper or left quadrant of the plan.			Not Met
18	1	DPW - Curb Cuts Pamela Lemme 8/25/21 7:44 AM	Library Comment Note and show existing and proposed right-of-way lines.			Not Met
19	1	DPW - Curb Cuts Pamela Lemme 8/25/21 8:15 AM	Library Comment Please verify that for each drawing, the line types used on the drawing are consistent with the line type definitions in the legend.			Not Met
20	1	DWSD Mackenzey Shega-Fox 8/25/21 8:52 AM	Library Comment The following are the Cycle #1 review comments regarding the submittal:1.This submittal appears to disturb more than 0.5 acres and will require a stormwater review.2.Provide a detailed response letter with the revised plans that addresses each of the review comments. Bubble changes on the drawings and indicate revision number.3.Water services shall be removed to the main, not the property line.4.DWSD records indicate a 12-inch combined sewer, not an 18-inch combined sewer. How was this information obtained? A survey?5.Storm connections are to be no higher than 18 inches above manhole bottom otherwise a drop manhole connection is required.6.Show the drop(s) as applicable in the profiles and include inverts.7.Show the underdrain in the profile where applicable to show the connection to the existing manhole and indicate the proposed invert. If the underdrain is more than 18-inches above the manhole bottom a drop connection will be required. Indicate the size of the underdrain on the plan/profile.8.Provide a detail for connection to an existing manhole that meets DWSD standards. Note that the DWSD Standard Details were updated in March of 2021.9.Provide a detail for a drop connection that meets DWSD standards. 10.All non-standard details shall be shown on the plans. The following note is required to be shown on the plans, IF standard details are shown: THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT. THE WORK SHALL BE PERFORMED IN COMPLETE CONFORMANCE WITH THE CURRENT DWSD STANDARD SPECIFICATIONS AND DETAILS.It is recommended the applicant address the items listed above and resubmit revised plans for review.			Not Met



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21	1	DPW - Curb Cuts Pamela Lemme 8/25/21 9:00 AM	Library Comment Two-way entrance drives must be a minimum of 26 feet wide and a maximum of 30 feet wide. Radii must be a minimum of 10 feet. Must receive approval from DPW, Traffic Engineering Division for any variation to these requirements.			Not Met
22	1	DPW - Curb Cuts Pamela Lemme 8/25/21 9:18 AM	Changemark Changemark note #02 Should show existing and proposed HMA. HMA layers to match existing. For major roads, leveling course is 4E3 HMA and wearing course is 5E3 HMA.	CS502 SITE DETAILS 3.pdf		Unresolved
23	1	DPW - Curb Cuts Pamela Lemme 8/25/21 9:18 AM	Changemark Changemark note #01 Show existing catchbasin and proposed rim elevation (+-)	CG400 GRADING ENLARGEMENT.pdf		Unresolved
24	1	DPW - Curb Cuts Pamela Lemme 8/25/21 9:18 AM	Changemark Changemark note #01 This detail is not consistent with site conditions. The pavement on Alter road is asphalt with a concrete base.	CS502 SITE DETAILS 3.pdf		Unresolved
25	1	DPW - Curb Cuts Pamela Lemme 8/25/21 9:18 AM	Changemark Changemark note #01 Indicate proposed elevation of existing catchbasin (+-)	CG SITE GRADING PLAN.pdf		Unresolved
26	1	DPW - Traffic Ahmad Fawaz 8/29/21 10:49 AM	Changemark Changemark note #03 Move the driveway from Alter to Jefferson	CS100 SITE LAYOUT AND MATERIALS PLAN.pdf		Unresolved
27	1	DPW - Traffic Ahmad Fawaz 8/29/21 10:49 AM	Changemark Changemark note #02 Jefferson is under City of Detroit jurisdiction up to the limit with Grosse Pointe	CS100 SITE LAYOUT AND MATERIALS PLAN.pdf		Unresolved
28	1	DPW - Traffic Ahmad Fawaz 8/29/21 10:49 AM	Changemark Changemark note #01 There is a bus stop at this location for smart buses. The location of the driveway is very close to the signalized intersection. Move the curb cut to Jefferson Ave.	CS100 SITE LAYOUT AND MATERIALS PLAN.pdf		Unresolved
29	1	Plan Review - Zoning Check Wyatt Banks 8/18/21 4:45 PM	Comment Please comply Checklist Item(s) prior to resubmission.			Info Only
30	1	DPW - Traffic Ahmad Fawaz 8/29/21 10:50 AM	Comment See changes marked on plan CG SITE GRADING PLAN.pdf			Info Only



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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
31	1	DWSD Mackenzey Shega- Fox 8/25/21 8:54 AM	Comment Please see the checklist items for the Cycle #1 DWSD review comments.			Info Only
32	1	Historical BRENDAN CAGNEY 8/20/21 4:55 PM	Comment Please upload all required checklist items to begin HDC review process.			Info Only
33	1	PDD - Planning and Development Dept Greg Moots 8/23/21 4:06 PM	Comment see checklist			Info Only



# Plan Review - Workflow Routing Slip

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Report Generated: **11/06/2023 01:58 PM**

Review Type: **Commercial Building Permit AA**

Number of Files: **28**

Project Name: **BLD2021-04023**

Workflow: **BLD2021-04023 - Detroit Building Template AA - 7/19/2021  
2:19:13 PM**

Total Review Comments: **33**

Total Review Cycle: **1**

Days Calculated as: **Business Days**

Time Elapsed: **585 days 0.5 hrs**

Time with Jurisdiction: **29 days 8.5 hrs**

Time with Applicant: **555 days 16.5 hrs**

Completed Submission (Prescreen): **0 days 3 hrs**

Completed Plan Review: **Not Completed**



# Plan Review - Workflow Routing Slip

Report Generated: **11/06/2023 01:58 PM**

TASK	TASK STATUS	REVIEW STATUS	CYCLE	ASSIGNED	ACCEPTED	COMPLETED	GROUP	USER	SUB TOTAL
Applicant Upload Task	Completed		0	07/19/2021 02:19 PM	07/19/2021 03:38 PM	07/19/2021 03:41 PM	Applicant	Heather Nelson	0 days 1.5 hrs
Prescreen Review Task	Completed		0	07/19/2021 03:41 PM	07/19/2021 05:10 PM	07/19/2021 05:10 PM	Info Tech	niwana dewhart	0 days 1.5 hrs
Assign Reviewers Task	Completed		0	07/19/2021 05:10 PM	07/19/2021 05:10 PM	07/19/2021 05:12 PM	Info Tech	niwana dewhart	0 days 0 hrs
Plan Review - Zoning Check Department Review cycle #1	Completed	Revision Required	1	07/19/2021 05:12 PM	08/18/2021 03:43 PM	08/18/2021 04:45 PM	Plan Review - Zoning Check	Wyatt Banks	21 days 23.5 hrs
Structural Department Review cycle #1	Completed	Approved	1	07/19/2021 05:12 PM	07/20/2021 11:10 AM	07/20/2021 11:24 AM	Structural	John Edwards	0 days 18 hrs
Assign Requested Reviews for Department Review for review cycle #1	Completed		1	08/18/2021 04:26 PM	08/18/2021 05:03 PM	08/18/2021 05:05 PM	Info Tech	Charles Reed	0 days 0.5 hrs
DPW - Curb Cuts Department Review cycle #1	Completed	Revision Required	1	08/18/2021 05:04 PM	08/25/2021 07:41 AM	08/25/2021 09:22 AM	DPW - Curb Cuts	Pamela Lemme	4 days 16.5 hrs
DPW - Traffic Department Review cycle #1	Completed	Revision Required	1	08/18/2021 05:04 PM	08/29/2021 10:49 AM	08/29/2021 10:50 AM	DPW - Traffic	Ahmad Fawaz	7 days 18 hrs
DWSD Department Review cycle #1	Completed	Revision Required	1	08/18/2021 05:04 PM	08/25/2021 08:50 AM	08/25/2021 08:54 AM	DWSD	Mackenzzy Shega-Fox	4 days 16 hrs
Fire Department Review cycle #1	Completed	Revision Required	1	08/18/2021 05:04 PM	08/18/2021 09:00 PM	08/18/2021 09:02 PM	Fire	Keith Hewlett	0 days 4 hrs
Historical Department Review cycle #1	Completed	Revision Required	1	08/18/2021 05:04 PM	08/20/2021 04:52 PM	08/20/2021 04:55 PM	Historical	BRENDAN CAGNEY	1 day 24 hrs
PDD - Planning and Development Dept Department Review cycle #1	Completed	Revision Required	1	08/18/2021 05:05 PM	08/19/2021 10:41 AM	08/23/2021 04:06 PM	PDD - Planning and Development Dept	Greg Moots	2 days 23 hrs
Plumbing Department Review cycle #1	Completed	Revision Required	1	08/18/2021 05:05 PM	08/19/2021 08:43 AM	08/19/2021 03:40 PM	Plumbing	laponda davis	0 days 22.5 hrs
Review Complete Task	Completed		1	08/29/2021 10:50 AM	08/29/2021 09:39 PM	08/29/2021 09:39 PM	Info Tech	Alycia Berry	0 days 11 hrs
Applicant Resubmit Task	Accepted		1	08/29/2021 09:40 PM	08/30/2021 08:21 AM		Applicant	Heather Nelson	555 days 17.5 hrs

