



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID
HDC2025-00011

PROPERTY INFORMATION

ADDRESS(ES): 2010-2040 Michigan Ave
HISTORIC DISTRICT: Corktown

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|---|--|---------------------------------------|--|---|--------------------------------|
| <input type="checkbox"/> Windows/ Doors | <input type="checkbox"/> Walls/ Siding | <input type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/ Chimney | <input type="checkbox"/> Porch/Deck/Balcony | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Site Improvements
(landscape, trees, fences, patios, etc.) | |

BRIEF PROJECT DESCRIPTION: improvements to an existing parking lot, landscaping, paving and drainage
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APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Architect/Engineer/Consultant			
NAME: Kenneth Moody	COMPANY NAME: KM Consulting		
ADDRESS: 17245 Woodbine	CITY: Detroit	STATE: MI	ZIP: 48219
PHONE: +1 (313) 727-8941	EMAIL: moody48219@gmail.com		

I AGREE TO AND AFFIRM THE FOLLOWING:

- I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.

Signed by:

BCE6EC5A432E413...

01/14/2025
DATE

SIGNATURE


NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT


Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

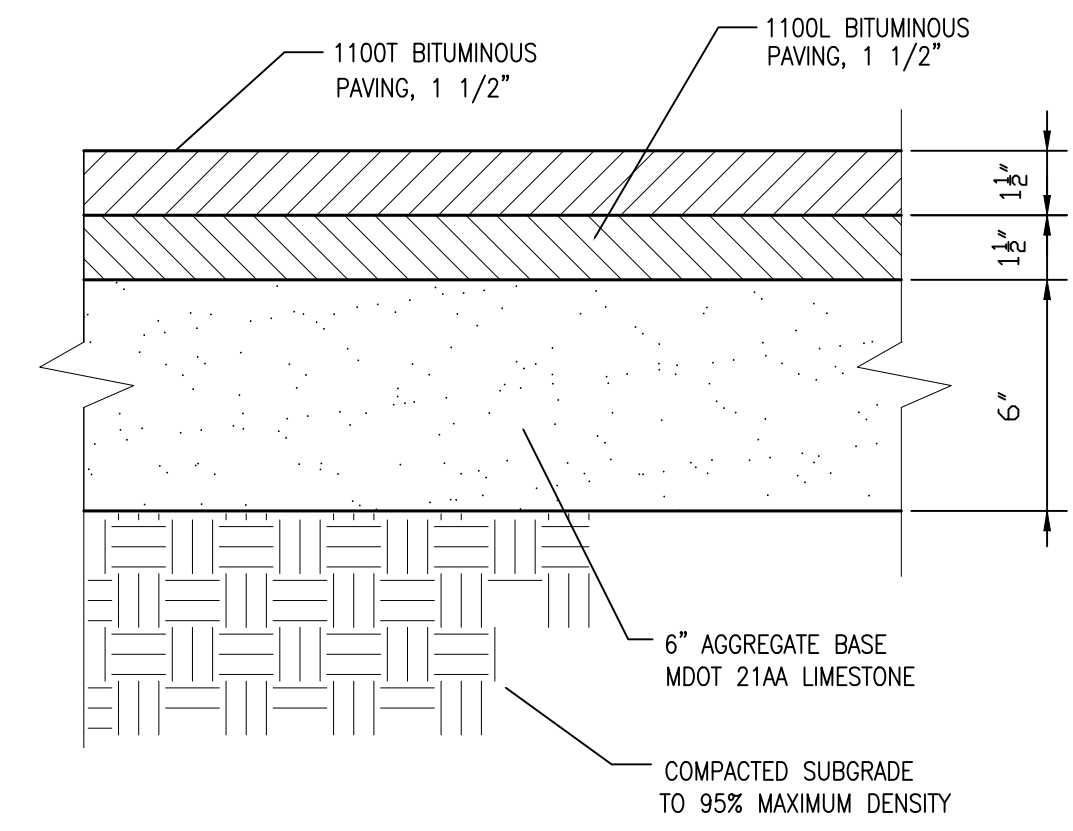
ePLANS PERMIT NUMBER: <small>(only applicable if you've already applied for permits through ePLANS)</small>	bld2023-02397
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GENERAL

<p>1. DESCRIPTION OF EXISTING CONDITION <i>Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")</i></p> <p>Existing gravel parking lot with 4' chain link fence.</p>	
<p>2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i></p>	
<p>3. DESCRIPTION OF PROJECT <i>In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)</i></p> <p>pave existing lot, provide landscaped buffer along michigan ave. provide interior landscaping, install masonry wall & fence enclosure at trash dumpster area, provide drainage for lot</p>	
<p>4. DETAILED SCOPE OF WORK <i>In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")</i></p> <p>pave existing lot, provide landscaped buffer along michigan ave. provide interior landscaping, install trash masonry wall & fence enclosure at trash dumpster area, provide drainage for lot</p>	
<p>5. BROCHURES/CUT SHEETS <i>Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.</i></p>	

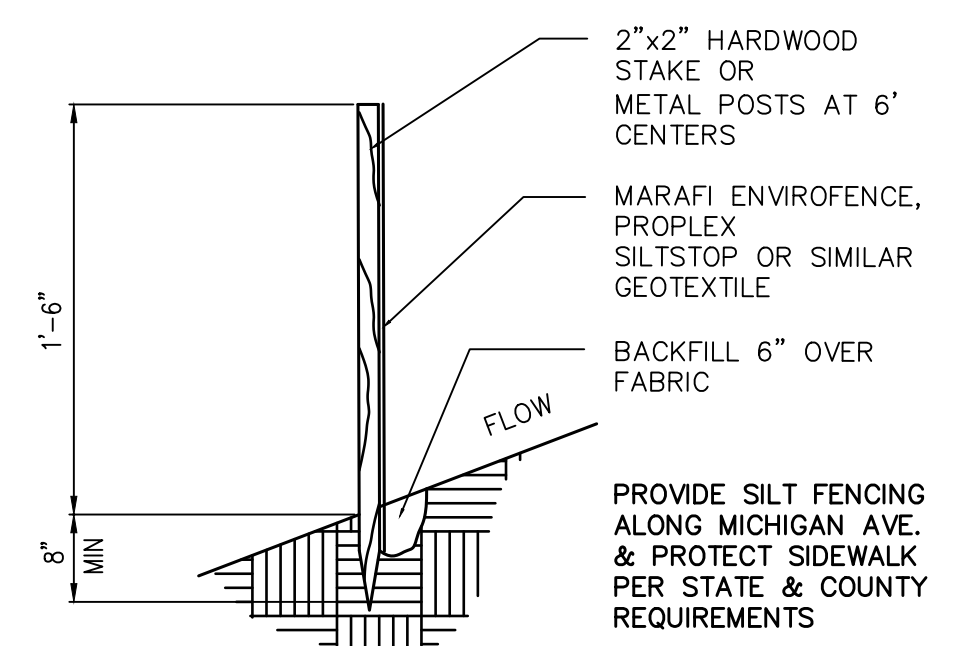
ADDITIONAL DETAILS

<p>8. SITE IMPROVEMENTS <i>If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.</i></p>	



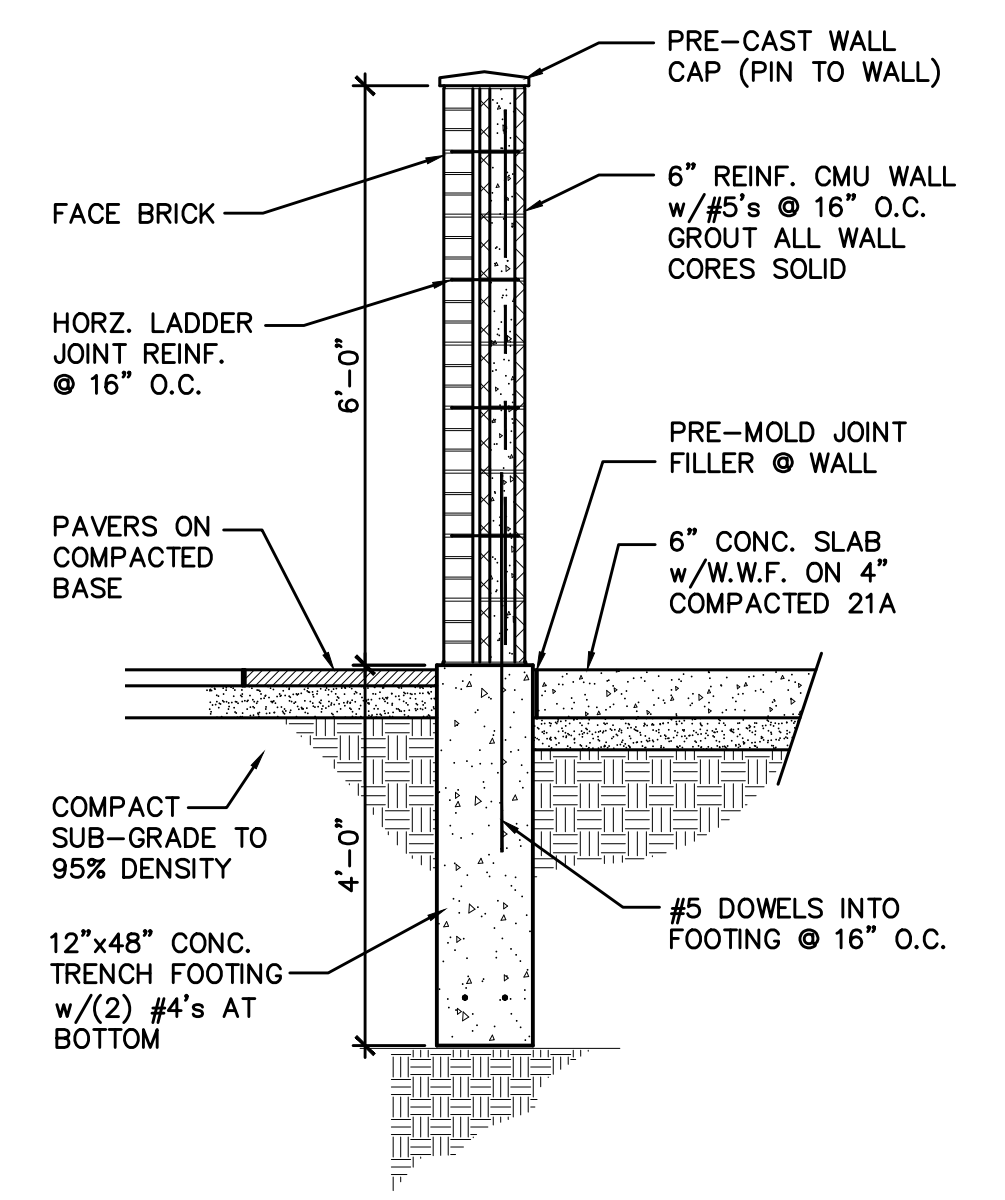
PARKING LOT PAVEMENT DETAIL

SCALE: NONE



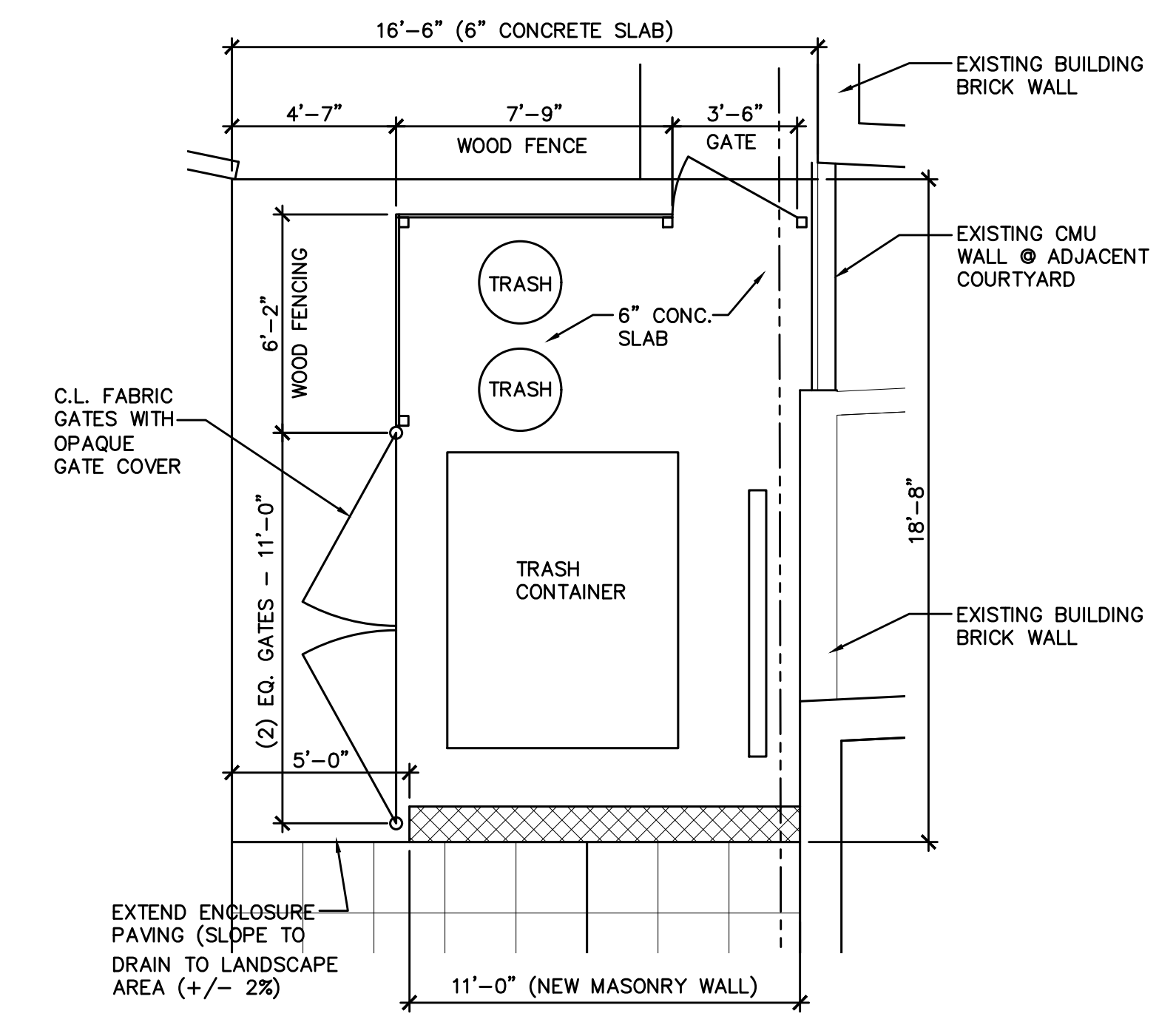
SILT FENCE DETAIL

SCALE: NONE



TRASH ENCLOSURE DETAIL

SCALE: 1/2" = 1'-0"

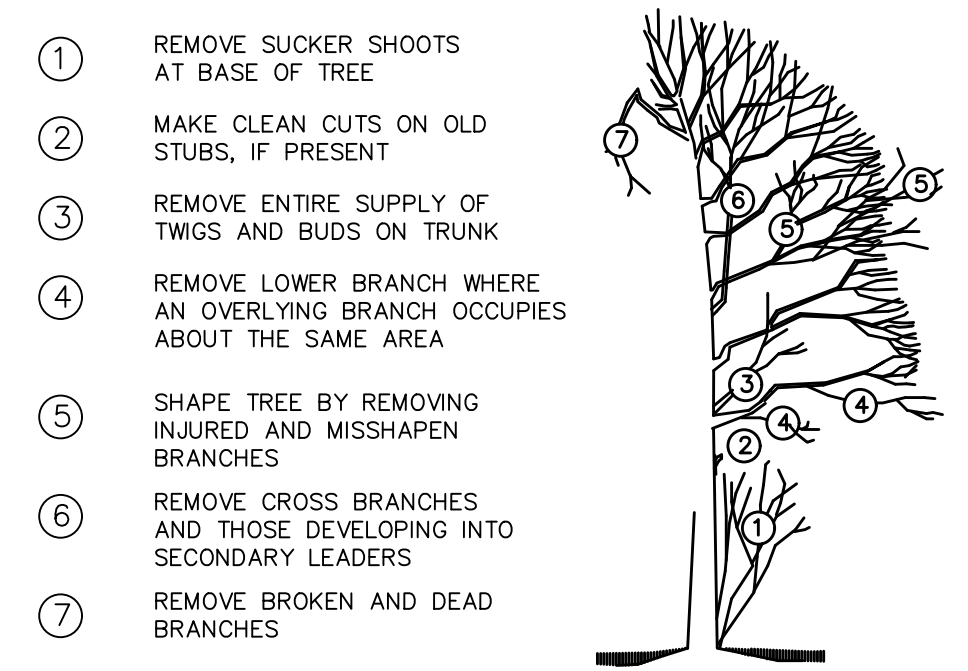


TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"

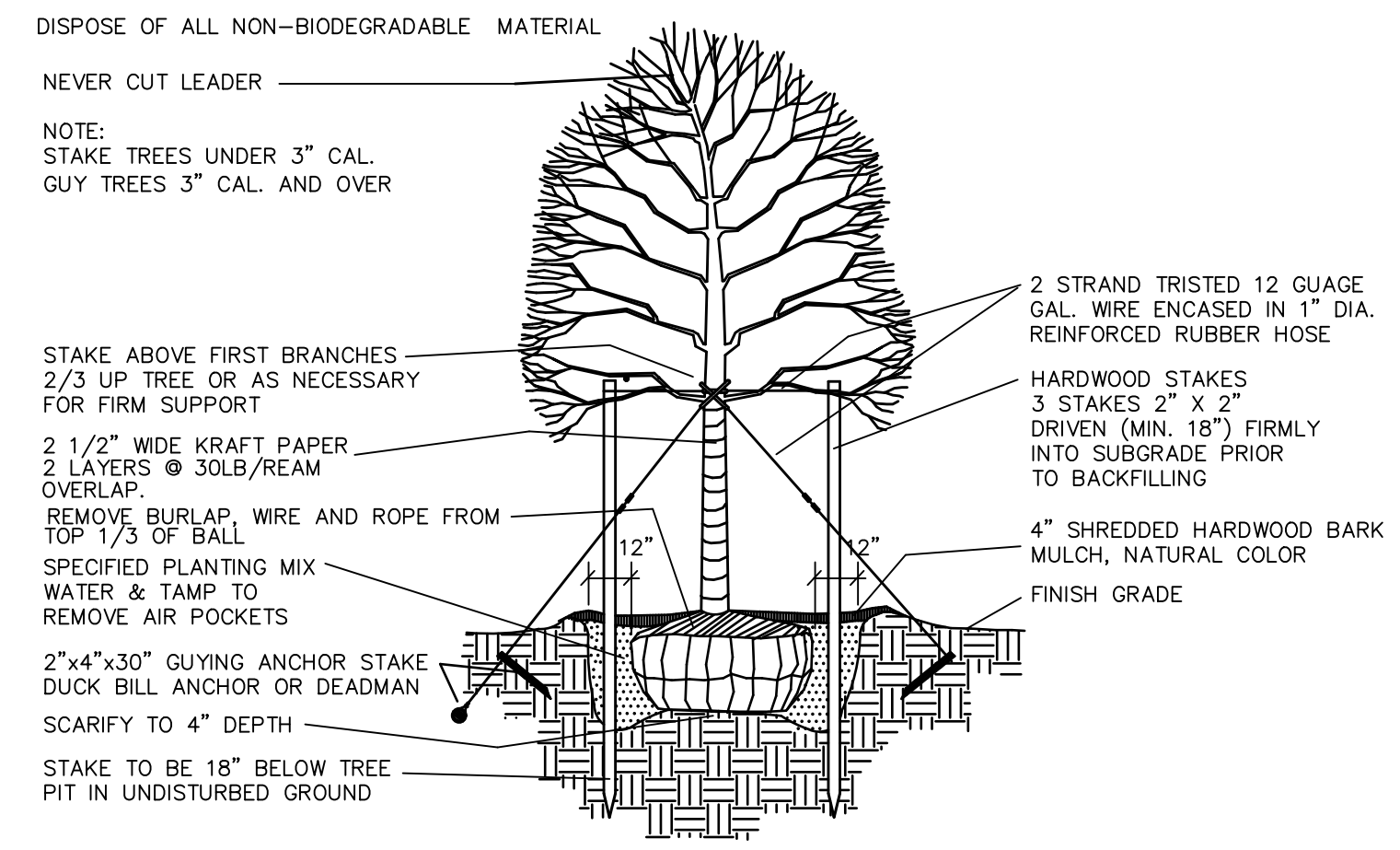
PLANT VARIETY SELECTION LIST

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE
GC	50	SEDUM KAMTSCHATICUM	GOLDEN SEDUM	3" POT
P1	12	MALUS ZUMI 'CALOCARPA'	ARBORVITAE - GOLDEN GLOBE	24-30"
P2	15	BUXUS MICROPHYLLA JAPONICA GREGEM	BABY GEM BOXWOOD	1GAL (12-24")
P3	6	PANICUM VIRGATUM SHENANDOAH	SHENANDOAH SWITCH GRASS	1GAL (12-24")
P4	-	DICHONDRA ARGENTEA	DICHONDRA GROUND COVER	SEED
P5	12	HOSTA PLANTAGINEA (JARDIN)	PURPLE HOSTA	-
T1	8	LAGERSTROEMIA FAURIEL	JAPANESE MAPLE (BLOODGOOD)	4'-6'
T2	1	ROSA RADTKO	KNOCK OUT ROSE TREE	5'



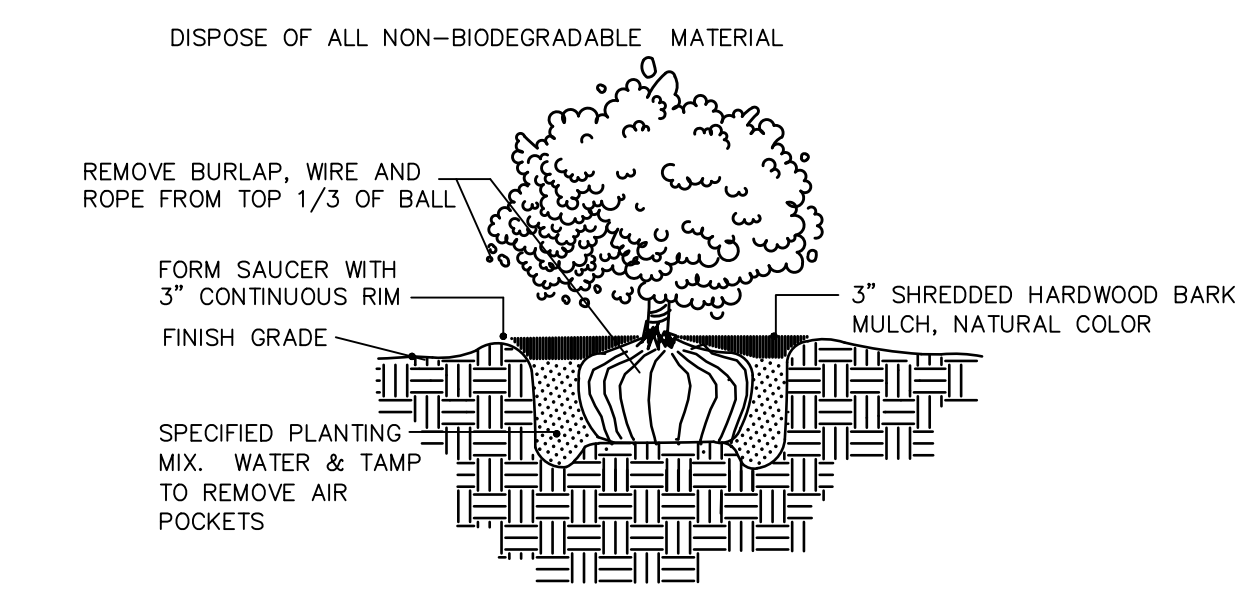
TREE PRUNING

NTS



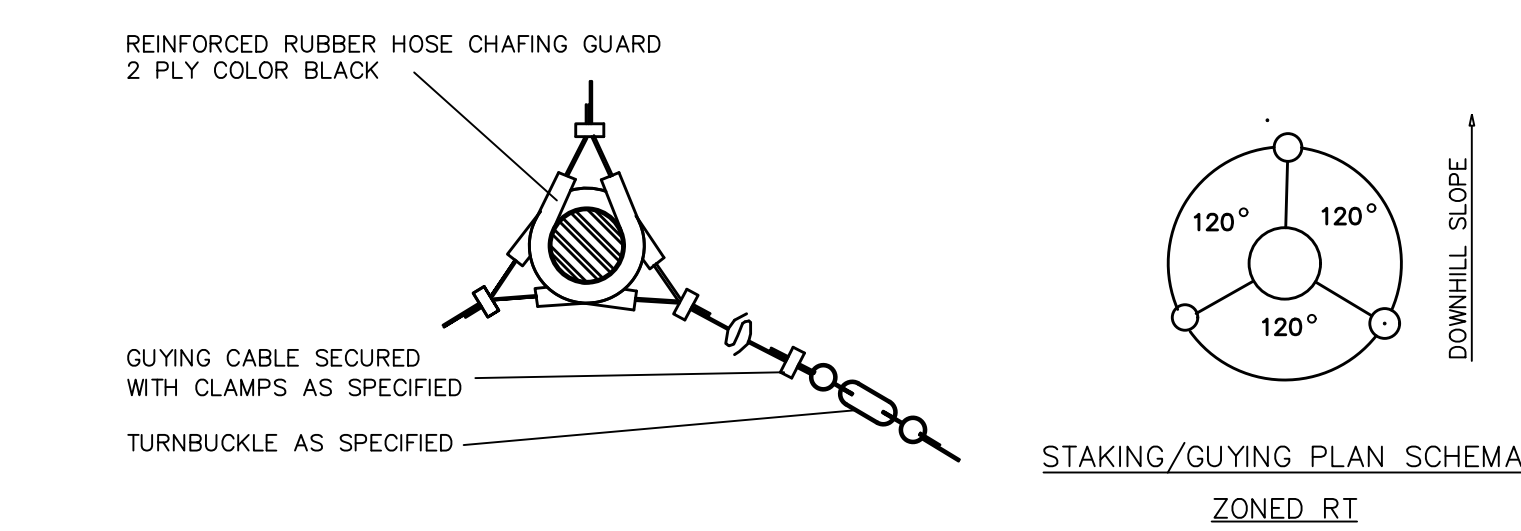
TREE PLANTING DETAIL

NTS



SHRUB PLANTING DETAIL

NTS



TREE STAKING AND GUYING

NTS

STANDARD NOTES

- ALL CONSTRUCTION AND PLANT MATERIAL LOCATIONS TO BE ADJUSTED ON SITE IF NECESSARY.
- ANY SUBSTITUTION OF PLANT MATERIAL OR ALTERATION IN PLANT SIZES OR SPECIFICATIONS TO BE CONFIRMED BY THE LANDSCAPE ARCHITECT.
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED, AS DETAILED ON PLAN.
- PLANT BEDS TO BE MULCHED AND DRESSED WITH 4" OF SHREDDED HARDWOOD BARK.
- EVERGREEN GROUPINGS TO VARY IN HEIGHT AS SPECIFIED IN THE PLANT MATERIAL LIST.
- DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALLS. BACKFILL WITH ONE PART TOP SOIL AND ONE PART SOIL EXCAVATED FROM PLANTING HOLE.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS.(IN DETAIL)
- LAWN TREES TO BE MULCHED WITH A 4' WIDE MINIMUM OF 6" DEEP SHREDDED BARK RING OR APPROVED ALTERNATE DESIGN FOR TRUNK PROTECTION.
- PROVIDE SOD AND 1 YEAR MAINTENANCE FOR ALL NEW LAWN AREAS.
- INSTALLATION OF ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS. ALL PLANT MATERIALS SHALL BE NURSERY GRADE NO. 1
- PLANT MATERIALS, ESPECIALLY EVERGREENS, TO BE PLANTED HIGHER THAN NORMAL WHEN HEAVY SOIL CONDITION (CLAY, ETC.) PREVAIL.
- NO TREES OR LARGE EVERGREENS TO BE PLANTED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR EXACT LOCATIONS AND DETAILS.
- LAWN TREES ARE TO BE MULCHED WITH A MINIMUM OF 4" WIDE BY 6" DEEP SHREDDED BARK RINGS OR APPROVED DESIGNS FOR TRUNK PROTECTION. ONLY NATURAL COLORED SHREDDED HARDWOOD BARK MULCH
- BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO THE TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
- ALL LANDSCAPE AREAS SHALL BE EXCAVATED OF ALL EXISTING BASE MATERIAL &/or POOR SOILS TO A DEPTH OF 12-18" AND BACKFILLED WITH GOOD MEDIUM TEXTURE PLANTING SOIL & HAVE 4-6" OF TOP TOPSOIL OVER FILL MATERIAL & CROWNED; MAKE ANY REQUIRED ADJUSTMENTS AFTER EARTH SETTLING.
- CLEAN & REMOVE EXISTING MATERIALS ALONG WALKS AS REQUIRED TO INSTALL NEW LANDSCAPE BEDDINGS.

KM Consulting

Architectural Design and Construction Consulting

17245 Woodbine
 Detroit, Michigan 48219
 Tel: (313) 727-8941
 email: moody48219@gmail.com

NOTES:

Project:
MICHIGAN AVE. DEVELOPMENT
PARKING 313 - Existing Parking Lot
2010 to 2040 MICHIGAN AVE.
DETROIT, MICHIGAN

NO.	DESCRIPTION	DATE
4		
3	Plan Review	8/12/24
2	Plan Review	7/12/24
1	PERMIT	11/22/23

ISSUED FOR:

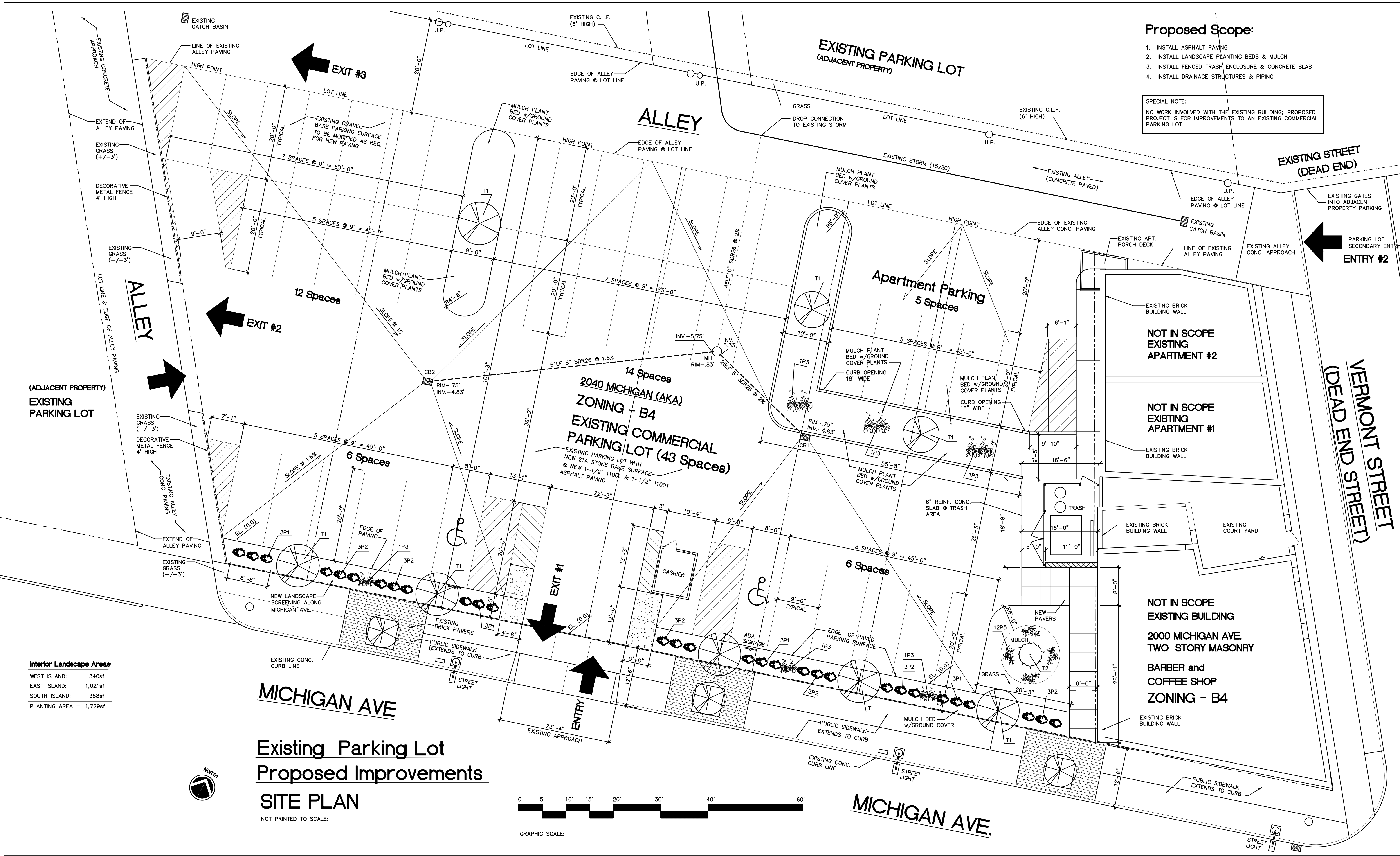
PROJECT TITLE
2000 MICHIGAN EXISTING PARKING LOT
New Operator
2000 Michigan Ave.

DRAWN	KM
CHECKED	-
APPROVED	-

SHEET TITLE

SITE PLAN

PROJECT NO.	SHEET NO.
-	A1.2
DATE	11/12/23



Proposed Scope:

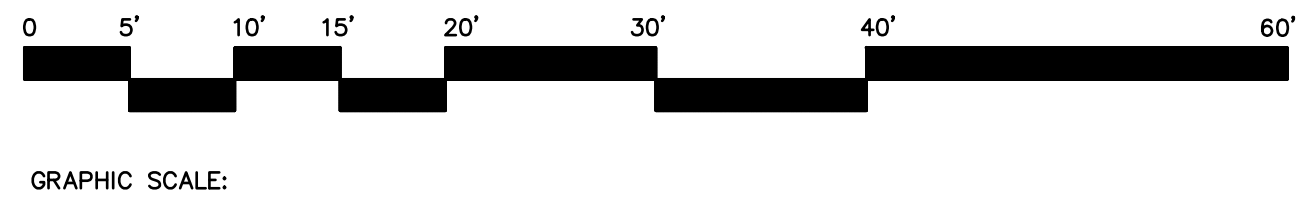
1. INSTALL ASPHALT PAVING
2. INSTALL LANDSCAPE PLANTING BEDS & MULCH
3. INSTALL FENCED TRASH ENCLOSURE & CONCRETE SLAB
4. INSTALL DRAINAGE STRUCTURES & PIPING

SPECIAL NOTE:
NO WORK INVOLVED WITH THE EXISTING BUILDING; PROPOSED PROJECT IS FOR IMPROVEMENTS TO AN EXISTING COMMERCIAL PARKING LOT

Interior Landscape Areas:
WEST ISLAND: 340sf
EAST ISLAND: 1,021sf
SOUTH ISLAND: 368sf
PLANTING AREA = 1,729sf

**Existing Parking Lot
Proposed Improvements
SITE PLAN**

NOT PRINTED TO SCALE:



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NOTES:

Project: MICHIGAN AVE. DEVELOPMENT
PARKING 313 - Existing Parking Lot
2010 to 2040 MICHIGAN AVE.
DETROIT, MICHIGAN

NO.	DESCRIPTION	DATE
4	Plan Review	12/30/24
3	Plan Review	8/12/24
2	Plan Review	7/12/24
1	PERMIT	11/22/23

ISSUED FOR:

PROJECT TITLE
2000 MICHIGAN EXISTING PARKING LOT
New Operator
2000 Michigan Ave.

DRAWN KM
CHECKED -
APPROVED -

SHEET TITLE
SITE PLAN

PROJECT NO. - SHEET NO. A11
DATE 11/12/23

Detroit, Michigan

Google Street View

Nov 2024 [See more dates](#)



