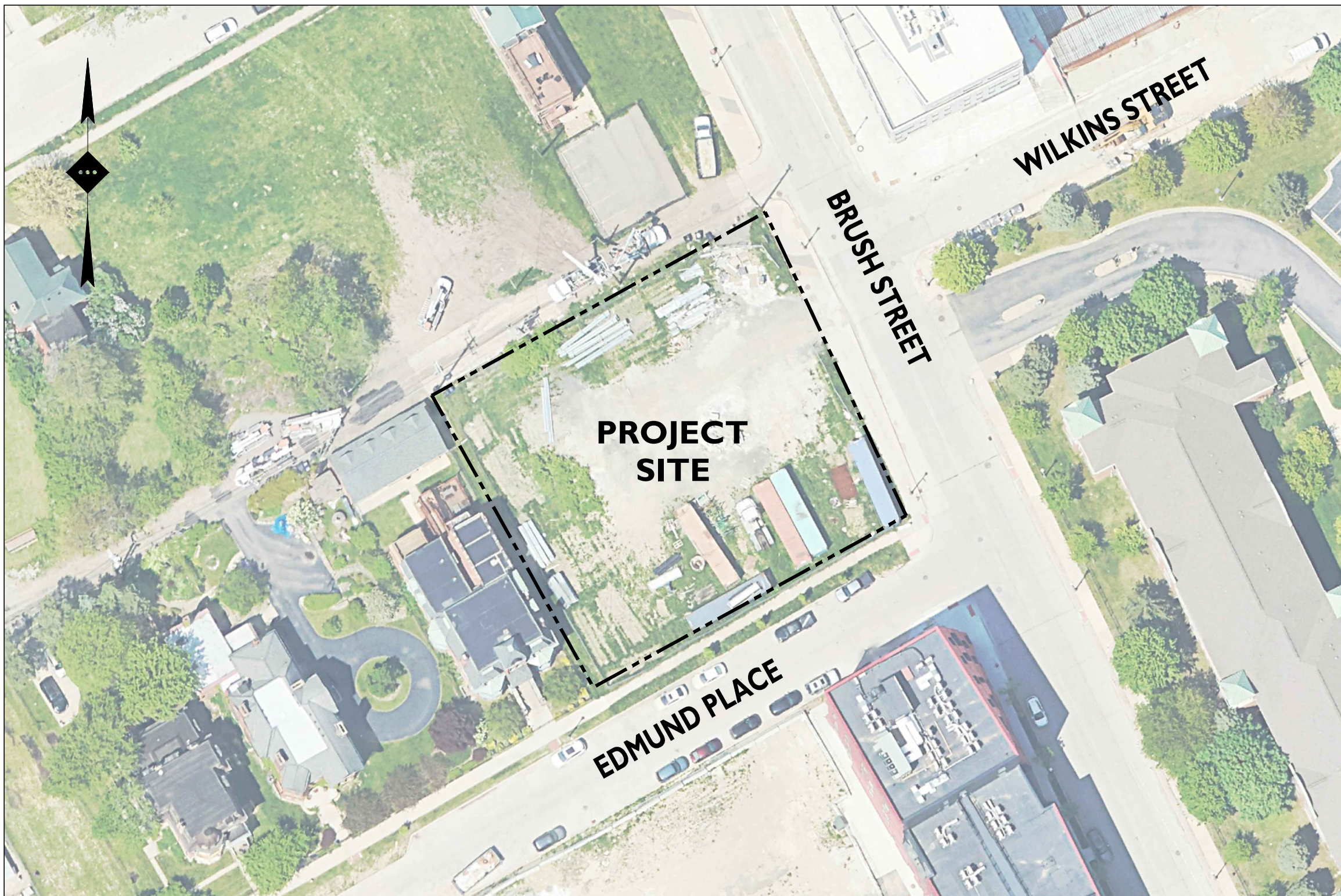


SOURCE: USGS TOPOGRAPHICAL MAPPER, DATE RETRIEVED 2/24/2025

LOCATION MAP

SCALE: 1" = 600'±



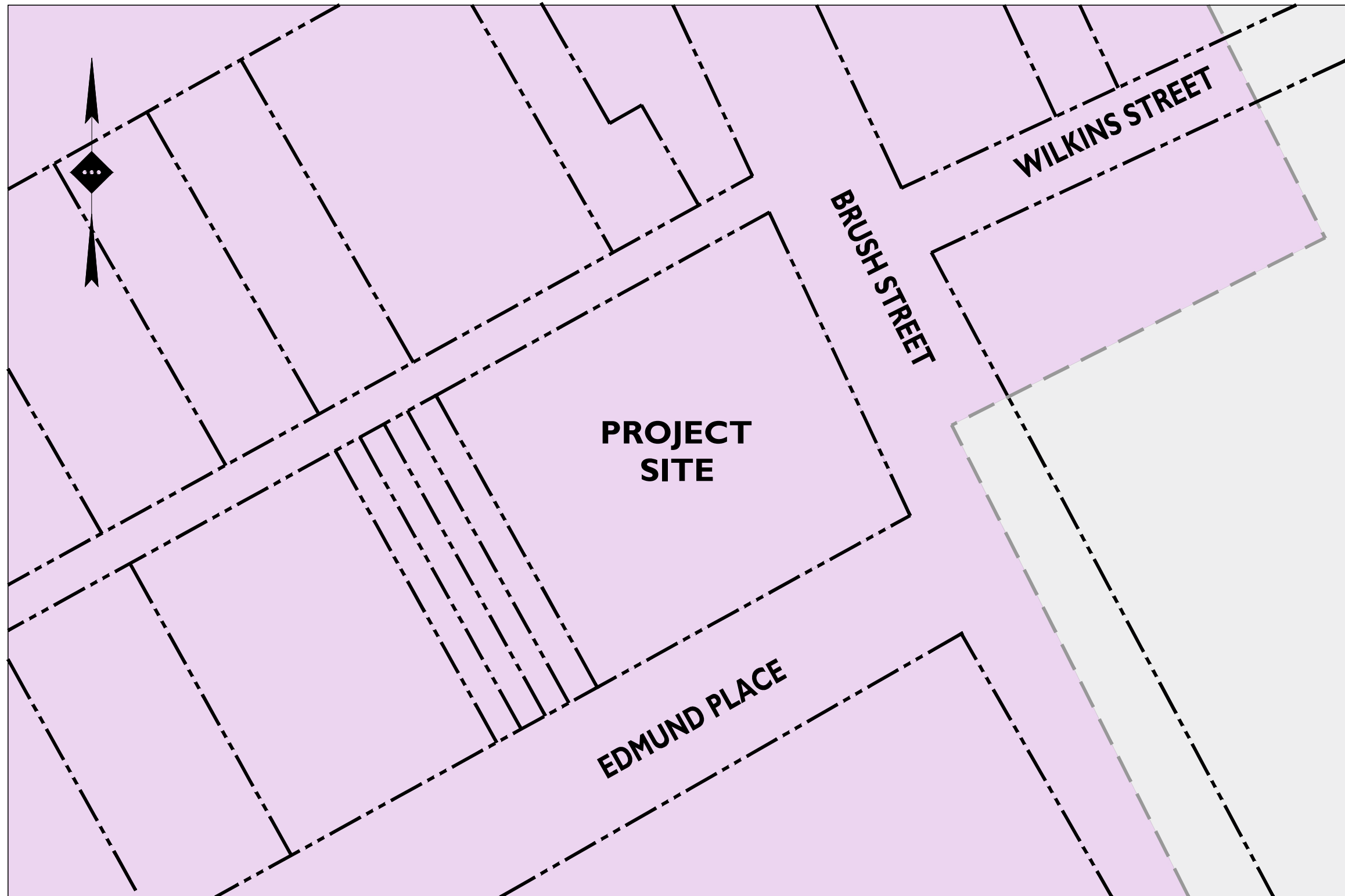
SOURCE: GOOGLE MAPS, DATE RETRIEVED 7/16/2024

AERIAL MAP

SCALE: 1" = 50'±

SITE DEVELOPMENT PLANS
FOR
EDMUND PLACE
PROPOSED MIXED-USE
DEVELOPMENT

PID: 01000725-30 & 01000724.
321 EDMUND PLACE
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN



SOURCE: CITY OF DETROIT ZONING MAP

PLANNED DEVELOPMENT DISTRICT
W/ BUSH PARK HISTORIC OVERLAY (PD-H)
PLANNED DEVELOPMENT DISTRICT (PD)

ZONING MAP

SCALE: 1" = 50'±

APPLICANT

MCINTOSH PORIS ARCHITECTS
155 W. CONGRESS STREET STE. 503
DETROIT, MI 48266
O: 248-258-9346
INFO@MCINTOSHPORIS.COM

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Phone 248.247.1115

SITE DEVELOPMENT PLANS

EDMUND PLACE
PROPOSED MIXED-USE
DEVELOPMENT

PID: 01000725-30 & 01000724.
321 EDMUND PLACE
CITY OF DETROIT
WAYNE COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER



SCALE: AS SHOWN PROJECT ID: DET-240241

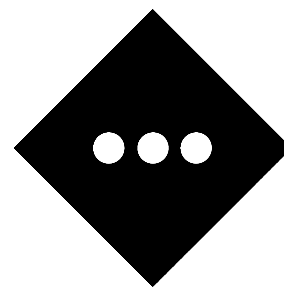
TITLE:

COVER SHEET

DRAWING:

C-I

PLANS PREPARED BY:



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Know what's below
Call before you dig.

PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEYS PREPARED BY PEA GROUP, DATED 01/04/2023
 - ARCHITECTURAL PLANS PREPARED BY MCINTOSH PORIS ARCHITECTS, DATED 02/05/2025
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH, DATE RETRIEVED 07/16/2024
 - LOCATION MAP OBTAINED FROM USGS TOPOGRAPHICAL MAPPER, DATE RETRIEVED 02/24/2025
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

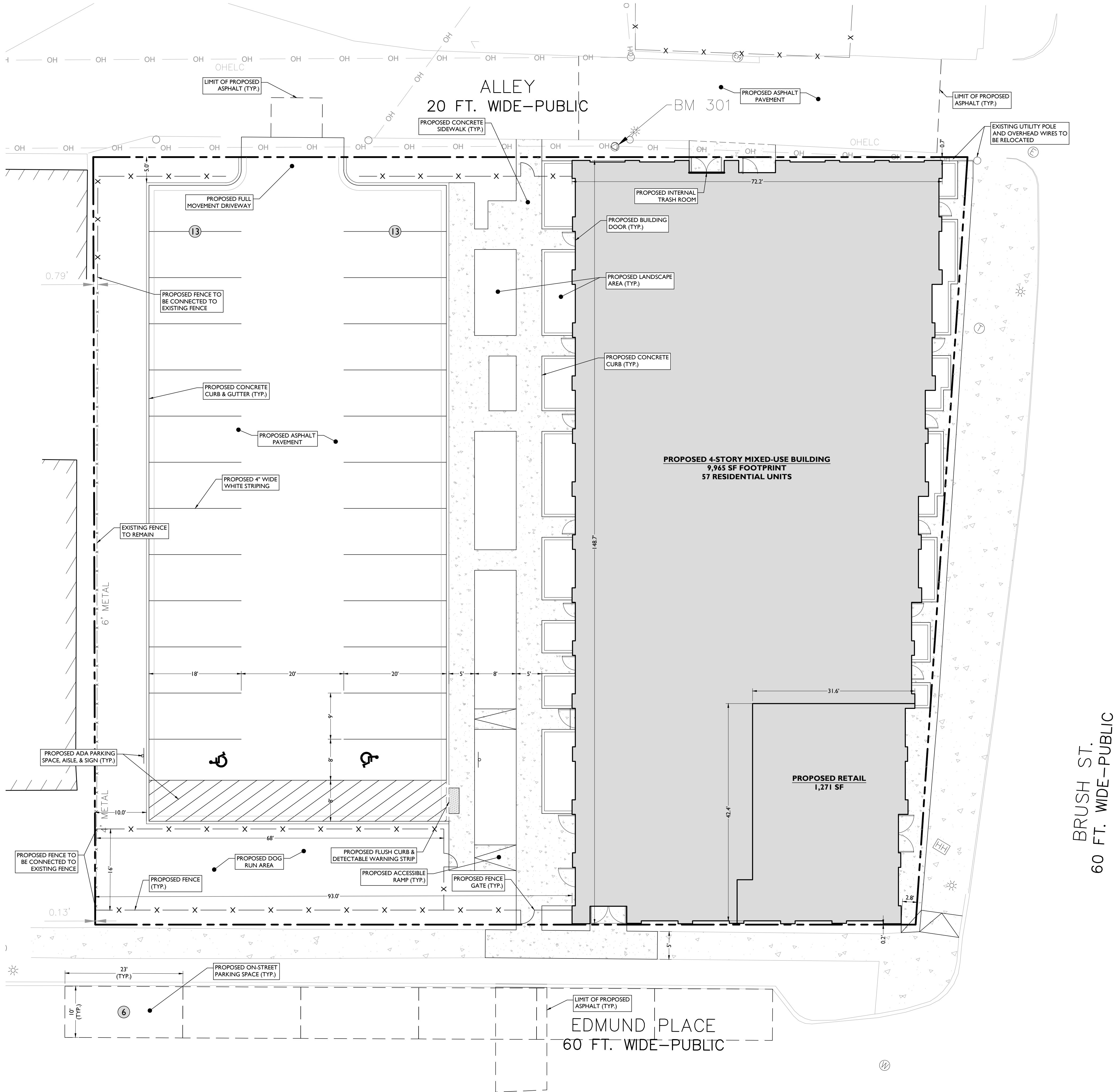
SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
DEMOLITION PLAN	C-2
SITE PLAN	C-3
GRADING & STORMWATER MANAGEMENT PLAN	C-4
UTILITY PLAN	C-5
LIGHTING PLAN	C-6
LANDSCAPING PLAN	C-7
LANDSCAPING DETAILS	C-8
CONSTRUCTION DETAILS	C-9

ADDITIONAL SHEETS

DRAWING TITLE	SHEET #
ALTA / ACSM LAND TITLE SURVEY	I OF I
TOPOGRAPHIC SURVEY	I OF I

V:\0120240517-24041 MICHELM PLACE DETROIT-16400910705P-03 SITE.DWG



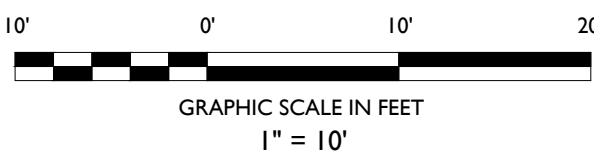
SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED BUILDING DOORS
	PROPOSED CONCRETE CURB & GUTTER
	PROPOSED CONCRETE CURB
	PROPOSED FLUSH CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED FENCE

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 61-14-24	MULTIPLE-FAMILY DWELLING MINIMUM: 0.5 SPACES PER UNIT (57 UNITS)(0.5 SPACES / UNIT) = 29 SPACES RETAIL: N/A ⁽¹⁾	26 OFF-STREET SPACES 6 ON-STREET SPACES TOTAL: 32 SPACES
§ 61-14-24	MULTIPLE-FAMILY DWELLING MAXIMUM: 1.5 SPACES PER UNIT (57 UNITS)(1.5 SPACES / UNIT) = 86 SPACES	31 SPACES
§ 61-14-24	REQUIRED LOADING AREA: 12 FT X 35 FT FOR MULTIPLE FAMILY DWELLING	PROVIDED IN ALLEY

(1) PER §50-14-57 OF THE CITY OF DETROIT'S ZONING ORDINANCE, RETAIL SALES AND SERVICE IN MULTIPLE-RESIDENTIAL STRUCTURES DO NOT HAVE A MINIMUM OFF-STREET PARKING SPACE REQUIREMENT.

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



SITE DEVELOPMENT PLANS

EDMUND PLACE
PROPOSED MIXED-USE
DEVELOPMENT

PID: 01000725-30 & 01000724.
321 EDMUND PLACE
CITY OF DETROIT
WAYNE COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER



SCALE: 1" = 10' PROJECT ID: DET-240241

TITLE:

SITE PLAN

DRAWING:

C-3

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FOR SITE PLAN APPROVAL
FOR CLIENT REVIEW

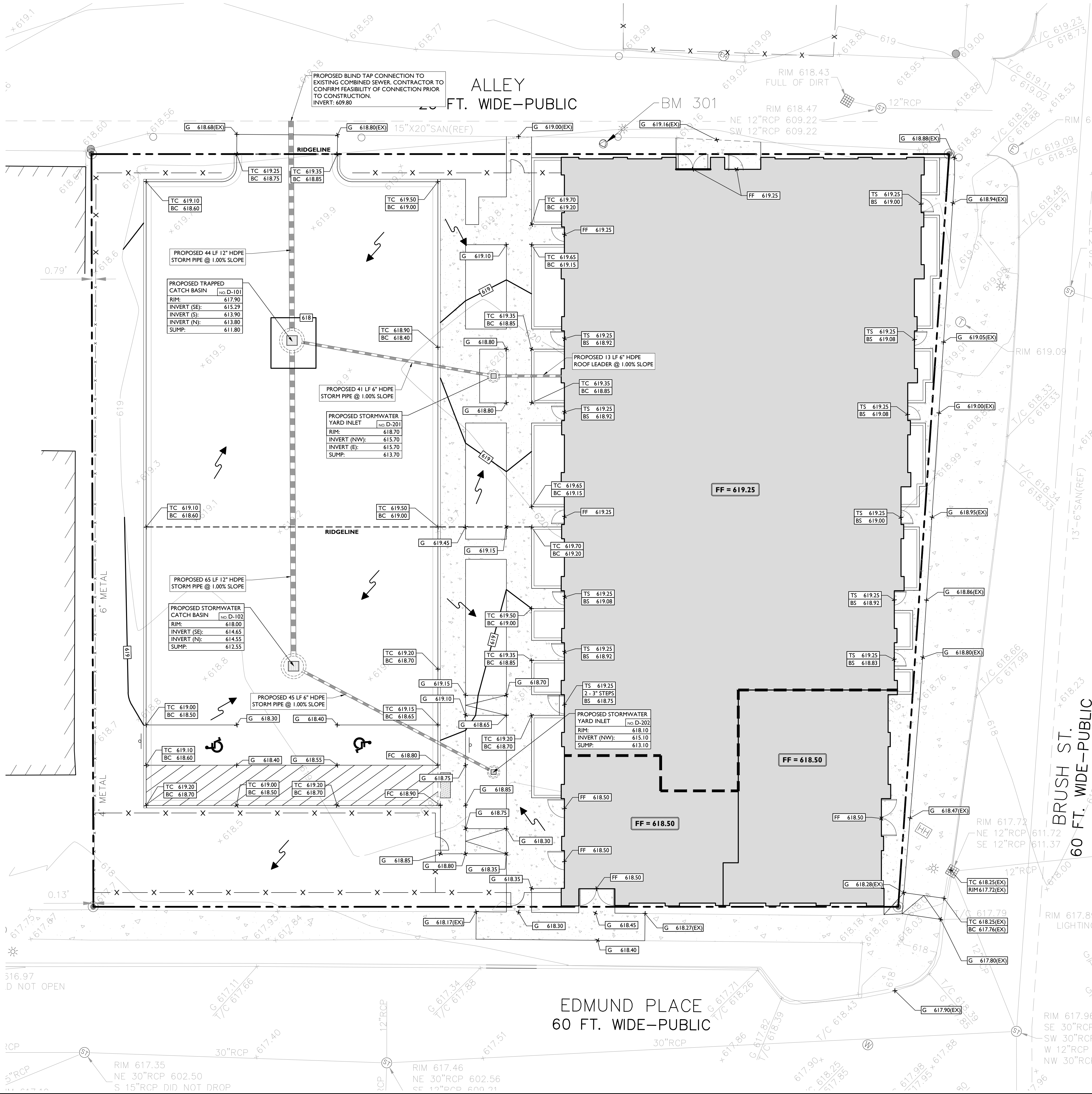
DESCRIPTION

BY

DATE

ISSUE

NOTES: 1. DETROIT PLAC ASSOCIATES - 31 EDMUND PLACE DETROIT, MI 48201-2000 2. DETROIT PLAC ASSOCIATES - 31 EDMUND PLACE DETROIT, MI 48201-2000 3. DETROIT PLAC ASSOCIATES - 31 EDMUND PLACE DETROIT, MI 48201-2000



BENCHMARKS (GPS DERIVED - NAVD88)

BM #300
ARROW ON TOP OF HYDRANT, 1' FROM BACK OF
WEST CURB OF BRUSH ST AND 34' FROM BACK OF
SOUTH CURB OF EDMOND PL.
ELEV. - 620.72

BM #301
BENCH TIE IN WEST SIDE OF POWER POLE, 1' SOUTH
OF ASPHALT ALLEY AND 32' FROM BACK OF WEST
CURB OF BRUSH ST.
ELEV. - 620.71

SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED GRADING CONTOUR
	PROPOSED GRADING RIDGELINE
	PROPOSED DIRECTION OF DRAINAGE FLOW
	PROPOSED GRADE SPOT SHOT
	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
	PROPOSED FLUSH CURB SPOT SHOT
	PROPOSED FINISHED FLOOR SPOT SHOT
	PROPOSED TOP OF STEP / BOTTOM OF STEP SPOT SHOT
	PROPOSED STORMWATER STRUCTURES
	PROPOSED STORMWATER PIPING

GRADING NOTES

- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DEWATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DEWATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
- THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
- THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
- MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CURB GUTTER: 0.50%
 - CONCRETE SURFACES: 1.00%
 - ASPHALT SURFACES: 1.00%
- A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF THIS CONDITION CANNOT BE MET.
- FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

ADA NOTES

- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
- THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OR THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00%. IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP, FOR ALTERATIONS, A CURB RAMP FLARE SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
- ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
- A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
- THE CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4 INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN 1/4 INCHES AND 1/2 INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP 1/2 INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
- THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATIONS) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/2 INCH.

DRAINAGE AND UTILITY NOTES

- THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING.
- CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP GRADIENT.
- THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IMMEDIATELY IN WRITING.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES

- THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION. THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
- THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE A SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL. SHORING DESIGNS SHALL BE SUBMITTED TO STONEFIELD ENGINEERING & DESIGN, LLC. AND THE OWNER PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER DISPOSAL.

SITE DEVELOPMENT PLANS

**EDMUND PLACE
PROPOSED MIXED-USE
DEVELOPMENT**

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER



SCALE: 1" = 10' PROJECT ID: DET-240241

TITLE:
**GRADING &
STORMWATER
MANAGEMENT PLAN**

DRAWING:

C-4

555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115



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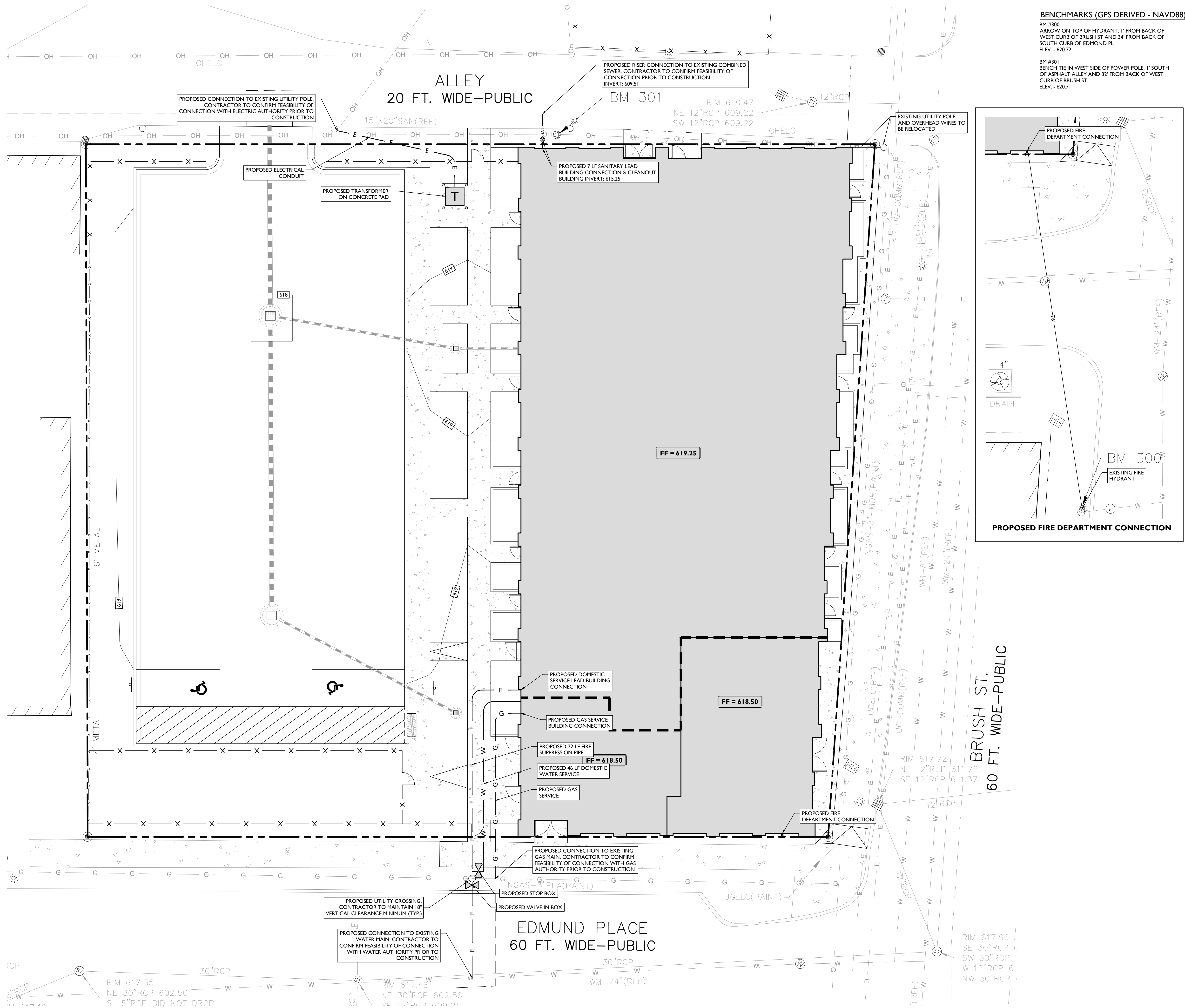
FOR SITE PLAN APPROVAL
FOR CLIENT REVIEW

DATE
BY
ISSUE

DESCRIPTION

NOT APPROVED FOR CONSTRUCTION

NOTED: 1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. 2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. 3. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.

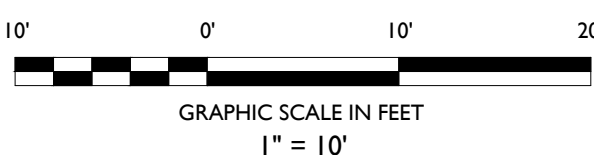


BENCHMARKS (GPS DERIVED - NAVD88)
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ARROW ON TOP OF HYDRANT, 1' FROM BACK OF WEST CURB OF BRUSH ST AND 34' FROM BACK OF SOUTH CURB OF EDMOND PL.
ELEV. - 620.72
BM #301
BENCH TIE IN WEST SIDE OF POWER POLE, 1' SOUTH OF ASPHALT ALLEY AND 32' FROM BACK OF WEST CURB OF BRUSH ST.
ELEV. - 620.71

SYMBOL	DESCRIPTION
---	PROPERTY LINE
SAN	PROPOSED SANITARY LATERAL
W	PROPOSED DOMESTIC WATER SERVICE
F	PROPOSED FIRE SUPPRESSION LINE
E	PROPOSED ELECTRIC CONDUITS
G	PROPOSED GAS LINE
X	PROPOSED VALVE
+	PROPOSED FIRE DIRECT CONNECTION (FDC)
S	PROPOSED SANITARY MANHOLE / CLEANOUT
T	PROPOSED TRANSFORMER ON CONCRETE PAD WITH BOLLARDS

DRAINAGE AND UTILITY NOTES

- THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
- THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
- A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
- ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
- CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP-GRADE.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.



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EDMUND PLACE
PROPOSED MIXED-USE DEVELOPMENT

PID: 01000725-30 & 01000724-
321 EDMUND PLACE
CITY OF DETROIT
WAYNE COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 10' PROJECT ID: DET-240241

TITLE:

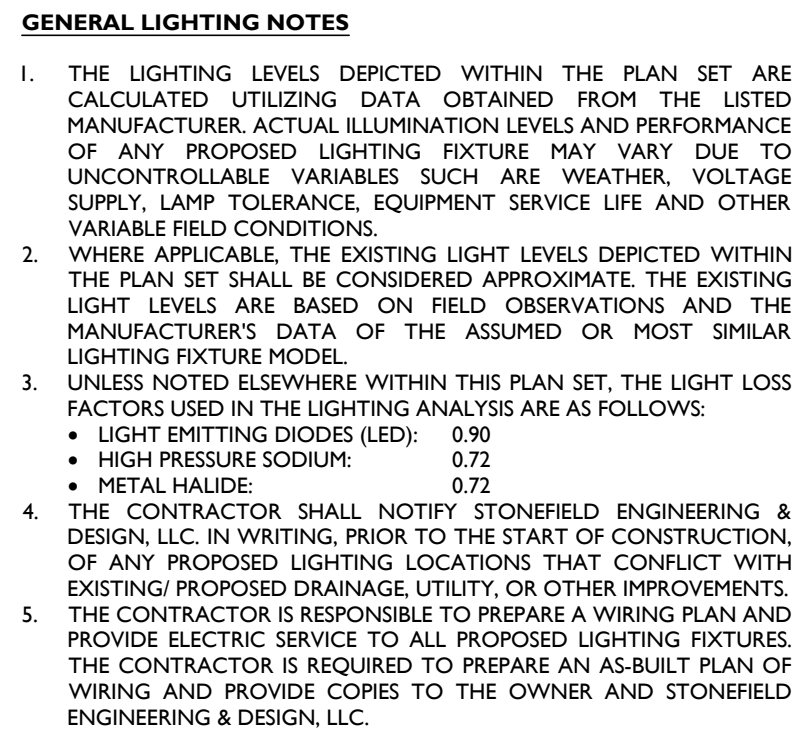
UTILITY PLAN

DRAWING:

C-5

[illegible]

LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 50-14-236.(1)	ILLUMINATION: BETWEEN 2.0 - 5.0 FC MEASURED AT 5 FT ABOVE GRADE	3.11 FC
§ 50-14-590.(1)	GLARE STANDARD: 0.5 FC MAXIMUM ONTO NEIGHBORING PROPERTIES	0.3 FC



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EDMUND PLACE

PROPOSED MIXED-USE DEVELOPMENT

**PID: 01000725-30 & 01000724.
321 EDMUND PLACE
CITY OF DETROIT
WAYNE COUNTY, MICHIGAN**

C-6

S:\PROJECTS\2022-2023-2024\EDMUND PLACE\SURVEY\20220313A.DWG PLOT DATE: 1/6/2023 1:58 PM BR:David Cole

SURVEYOR'S NOTES

Table A Items

- the subject property is monument as shown on the survey map.
- The subject property is identified as:
Parcel 1
321 Edmond Pl.
TAX ID: 01000725-30
Parcel 2
301 Edmond Pl.
TAX ID: 01000724
- By graphic plotting, subject parcel is in "Zone X" (Areas determined to be outside of 0.2% annual chance floodplain) Flood Insurance Rate Map Numbers 26163C0285F, bearing an Effective Date of October 21, 2021.
- The surveyed property covers approximately
Parcel 1 - 0.38 Acres (16,502 square feet) of land
Parcel 2 - 0.19 Acres (8,229 square feet) of land
Overall - 0.57 Acres (24,731 square feet) of land
- 1 foot contour based on construction plans.
- Substantial features observed in the process of conducting the fieldwork are shown on the survey map and are depicted as observed
- No pavement striping for parking were observed in the process of conducting the fieldwork.

SURVEYOR'S NOTES

Table A Items

- (a) Evidence of underground utilities existing on or serving the surveyed Property, plans not provided by Client.
- Names of adjoining owners according to current tax records are noted and shown on the survey map.
- No evidence of recent earth moving work, building construction, or building additions were observed in the process of conducting the fieldwork.
- Parts of the east side of Bush St. and south side of Edmund Place has evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

Other Notes:

- Bearings established from BRUSH SUBDIVISION OF PART OF PARK LOTS 14 AND 15 AND PART OF BRUSH FARM ADJOINING according to the plat thereof recorded in Liber 2 of Plats, Page 25 of Wayne County Records.
- There was no observable evidence of cemeteries, burial grounds, or individual grave sites on the subject property.
- Fence runs over parcel 2 (as shown)
- Subject property is use as a staging area for off-site construction at the time of the survey.

EXHIBIT A - PROPERTY DESCRIPTION

First American Title Insurance Company
Commitment Number: 981925
Property Address: 301 & 321 Edmond Place, Detroit, MI 48201
Commitment Date: November 14, 2022

The Land referred to herein below is situated in the City of Detroit, County of Wayne, State of Michigan, and is described as follows:

PARCEL 1:

Lot(s) 1 and East 45 feet of Lot(s) 2, Block 7 of BRUSH SUBDIVISION OF PART OF PARK LOTS 14 AND 15 AND PART OF BRUSH FARM ADJOINING according to the plat thereof recorded in Liber 2 of Plats, Page 25 of Wayne County Records.

PARCEL 2:

Lot(s) 3 and West 5 feet of Lot(s) 2, Block 7 of BRUSH SUBDIVISION OF PART OF PARK LOTS 14 AND 15 AND PART OF BRUSH FARM ADJOINING according to the plat thereof recorded in Liber 2 of Plats, Page 25 of Wayne County Records.

SCHEDULE B-II (EXCEPTIONS)

First American Title Insurance Company
Commitment Number: 981925
Property Address: 301 & 321 Edmond Place, Detroit, MI 48201
Commitment Date: November 14, 2022

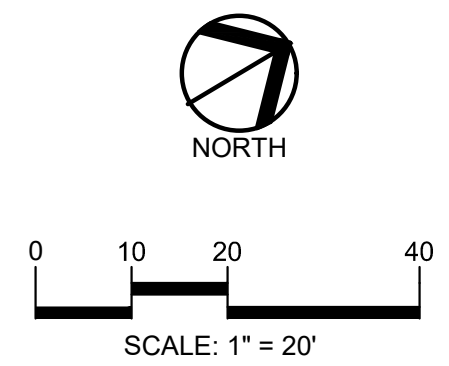
Items 1 through 6, and 19 through 24, are not plottable land survey matters.

- Interest of Central Brush Park, LLC, as disclosed by Quit Claim Deed recorded in Liber 45397, page 1633.
[SUBJECT PROPERTY IS INCLUDED IN EXHIBIT A BUT THERE IS NO PLOTTABLE SURVEY MATTERS.]
- Claim of Interest by City of Detroit, a Municipal corporation by its Department of Public Works as evidenced by instrument dated February 13, 1974, recorded March 8, 1974, in Liber 18745, page 682, Register No. J300795, as to lot 2.
[PART OF SUBJECT PROPERTY IS INCLUDED THEREIN BUT THERE IS NO PLOTTABLE SURVEY MATTERS.]
- Claim of Interest by City of Detroit, a Municipal corporation by its Department of Public Works as evidenced by instrument dated April 22, 1974, recorded May 8, 1974, in Liber 18796, page 596, Register No. F908697, as to Parcel 2.
[PART OF SUBJECT PROPERTY IS INCLUDED THEREIN BUT THERE IS NO PLOTTABLE SURVEY MATTERS.]
- Interest of Greater Detroit Resource Recovery Authority, a Michigan public authority and body corporate, Lessee, and Terms, Conditions and Provisions of Lease, as evidenced by Lease, dated April 4, 1986, recorded May 5, 1986, in Liber 22760, page 908, as to Lot 1 of Parcel 1.
[SUBJECT PROPERTY IS INCLUDED IN EXHIBIT B BUT THERE IS NO PLOTTABLE SURVEY MATTERS.]
- Terms and Conditions contained in Regulatory Agreement with Respect to Housing Development Fund Grant as disclosed by instrument recorded in Liber 19045, page 535, Register No. J365777.
[SUBJECT PROPERTY IS INCLUDED THEREIN BUT THERE IS NO PLOTTABLE SURVEY MATTERS.]
- Terms and Conditions contained in Ordinance as disclosed by instrument recorded in Liber 20782, page 634, Register No. G481677. Affidavit of Historic Designation Restrictions recorded in Liber 21244, page 693, Register No. G615454.
[SUBJECT PROPERTY IS INCLUDED THEREIN BUT THERE IS NO PLOTTABLE SURVEY MATTERS.]
- Oil, gas, mineral, and aboriginal antiquities reserved by the State of Michigan, and the terms, covenants and provisions contained in instrument recorded in Liber 21572, page 532, Register No. G715922, as to Parcel 1. This exception does not constitute a statement as to the ownership of this interest or right. There may be leases, grants, exceptions or reservations of such interests that are not listed.
[PARCEL 1 OF SUBJECT PROPERTY IS INCLUDED THEREIN BUT THERE IS NO PLOTTABLE SURVEY MATTERS.]
- Terms and Conditions contained in Ordinance as disclosed by instrument recorded in Liber 28459, page 602.
Ordinance recorded in Liber 29551, page 1900.
Ordinance recorded in Liber 40535, page 209.
[SUBJECT PROPERTY IS INCLUDED THEREIN BUT THERE IS NO PLOTTABLE SURVEY MATTERS.]
- Terms and Conditions contained in Quit Claim Deed as disclosed by instrument recorded in Liber 45397, page 1633.
[SUBJECT PROPERTY IS INCLUDED IN EXHIBIT A BUT THERE IS NO PLOTTABLE SURVEY MATTERS. SAME AS EXCEPTION 7.]
- Terms, covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as disclosed by Quit Claim Deed recorded in Liber 51007, page 197, as to Parcel 2.
[PARCEL 2 OF SUBJECT PROPERTY IS INCLUDED THEREIN BUT THERE IS NO PLOTTABLE SURVEY MATTERS.]
- Reversionary interest of Raymond J. Wojtowicz, Treasurer of the Charter County of Wayne as disclosed by Quit Claim Deed dated September 3, 2013 and recorded September 3, 2013 in Liber 51007, page 197, as to Parcel 2.
[PARCEL 2 OF SUBJECT PROPERTY IS INCLUDED THEREIN BUT THERE IS NO PLOTTABLE SURVEY MATTERS. SAME AS EXCEPTION 16.]
- Terms and Conditions contained in Quit Claim Deed as disclosed by instrument recorded in Liber 52333, page 252, as to Parcel 1.
[PARCEL 1 OF SUBJECT PROPERTY IS INCLUDED THEREIN BUT THERE IS NO PLOTTABLE SURVEY MATTERS.]

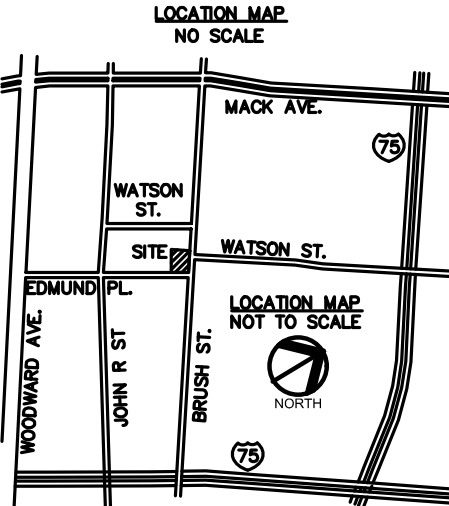
LEGEND:

- OH-ELEC-W-O- EX. OH. ELEC. POLE & GUY WIRE
- UG-CATV- EX. U.G. CABLE TV & PEDESTAL
- UG-COMM- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- UG-ELEC- EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
- - - EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- - - EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- - - EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN & LIGHTPOLE
- EX. FENCE
- EX. GUARD RAIL
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND
- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- RECORDED / MEASURED / CALCULATED
- CONCRETE
- ASPHALT

PEA GROUP
t: 844.813.2949
www.peagroup.com



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT

WOODWARD CAPITAL
3977 SECOND AVENUE
DETROIT, MI 48201

PROJECT TITLE

EDMUND PLACE
301 EDMUND PLACE
DETROIT, MI

REVISIONS

ORIGINAL ISSUE DATE:

January 04, 2023

DRAWING TITLE

ALTA/ACSM
LAND TITLE
SURVEY

PEA JOB NO. 2022-0533

P.M. DLC

DN. JSH

DES.

DRAWING NUMBER:

SURVEYOR'S CERTIFICATE

To:

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 ALT A/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 9, 11, 13, 16, and 17 of Table A thereof. The fieldwork was completed on December 02, 2022.

Daniel L. Cole, P.S.
Michigan Professional Surveyor No. 4001059791
Agent for PEA Group

Date

\\pea\pea\projects\2022\2022-0531 EDMUND PLACE\DWG\MAN\220531-TOPOGRAPHIC.dwg PLOT DATE: 12/9/2022
BY: JSH

LEGAL DESCRIPTION
(Per Wayne County GIS)

PARCEL ID 01000725-30

N EDMUND PL E 45 FT OF 2 1 BLK 7 BRUSH SUB OF PT OF PK LOTS 14 & 15 L2 P25
PLATS W C R 1/43 105 IRREG

PARCEL ID 01000724

N EDMUND PL 3 W 5 FT OF 2 BLK 7 BRUSH SUB L2 P25 PLATS, WCR 1/43 55 X150

BENCHMARKS

(GPS DERIVED - NAVD83)

BM #300

ARROW ON TOP OF HYDRANT, 1' FROM BACK OF
WEST CURB OF BRUSH ST AND 34' FROM BACK
OF SOUTH CURB OF EDMOND PL
ELEV. - 620.72

BM #301

BENCH TIE IN WEST SIDE OF POWER POLE. 1'
SOUTH OF ASPHALT ALLEY AND 32' FROM BACK
OF WEST CURB OF BRUSH ST.
ELEV. - 620.71

LEGEND:

- OH-ELEC—W—O—< EX. OH. ELEC. POLE & GUY WIRE
—UG-CATV— EX. U.G. CABLE TV & PEDESTAL
—UG-COMM—B—O— EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
—UG-ELEC—B—E— EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
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● ⊗ BRASS PLUG SET
● ⊗ MONUMENT FOUND / SET
● ⊗ SECTION CORNER FOUND
R M C RECORDED / MEASURED / CALCULATED

REFERENCE DRAWINGS

- BRUSH'S SUBDIVISION OF PART OF PARK LOTS 15, 16 & 17 AND PART OF BRUSH FARM ADJOINING
- WATER MAIN GLWA, DWSD MAP 20-K
DWSD MAP (EMAIL DATED 01/02/2020)
- STORM SEWER GLWA, DWSD MAP S-29-A
DWSD MAP (EMAIL DATED 01/02/2020)
- CABLE AT&T MAP A1, DATED 12/30/2019 (EMAIL DATED 12/31/2019)
- GAS DTE GAS COMPANY MAP DATED JANUARY 02, 2020
- FIBER COMCAST MAP (EMAIL DATED 01/13/2020)
- ELECTRIC HAVE NOT RECEIVED AS OF JANUARY 14, 2020

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GROUP

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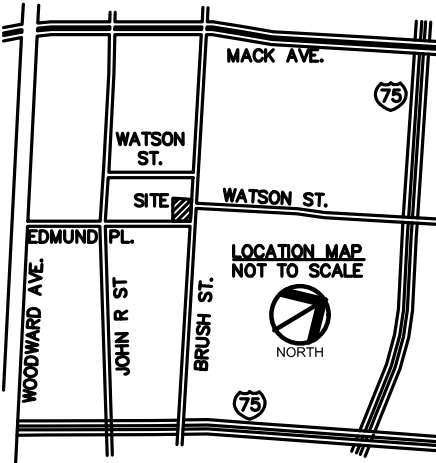


0 10 20 40
SCALE: 1" = 20'



CAUTION!!

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CLIENT

**WOODWARD
CAPITAL**
3977 SECOND AVENUE
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PROJECT TITLE

EDMUND PLACE
301 EDMUND PLACE
DETROIT, MI

REVISIONS

NO.	DESCRIPTION	DATE

ORIGINAL ISSUE DATE:
DECEMBER 06, 2022

DRAWING TITLE

**TOPOGRAPHIC
SURVEY**

PEA JOB NO. 2022-0533

P.M. DLC

DN. JSH

DES. XXX

DRAWING NUMBER:

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X1' AREA
DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE
FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER
28163C0285F DATED OCTOBER 21, 2021.

NOT FOR CONSTRUCTION

1 OF 1