

DEMOLITION NOTES

ALL MATERIAL THAT IS NOT SUITABLE AS BACKFILL AND MATERIALS THAT ARE EXCESS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

ALL AREAS OF UNDERGROUND DEMOLITION, UTILITY LINE REMOVAL, AND UNDERGROUND TREE, STUMP, AND VEGETATION REMOVAL SHALL BE BACKFILLED.

BACKFILLING SHALL PROMPTLY FOLLOW UNDERGROUND DEMOLITION OR REMOVAL WORK AND SHALL CONTINUE AS THE DEMOLITION PROGRESSES.

CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY DEMOLITION PERMITS AND PAYING FOR ANY ASSOCIATED PERMIT FEES.

NOTIFY ARCHITECT/ENGINEER OF ANY OTHER UNDERGROUND MATERIALS OR EQUIPMENT ENCOUNTERED DURING EXCAVATION NOT SPECIFICALLY NOTED ON THE DRAWING(S).

PRIVATE UTILITY REMOVAL - CONTRACTOR TO COORDINATE PRIVATE UTILITY (GAS, ELECTRIC, PHONE, CABLE, ETC.) REMOVAL WITH APPROPRIATE AUTHORITY. ALTHOUGH ALL PRIVATE UTILITY SERVICES MAY NOT BE SHOWN ON THIS DRAWING, CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SERVICE AS NECESSARY.

PUBLIC UTILITY REMOVAL - CONTRACTOR TO COORDINATE PUBLIC UTILITY (WATER, SEWER, STORM) REMOVAL WITH APPROPRIATE UTILITY COMPANY. ALTHOUGH ALL PUBLIC UTILITY SERVICES MAY NOT BE SHOWN ON THIS DRAWING, CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SERVICE AS NECESSARY.

WHERE CURBING OR PAVEMENT IS INDICATED TO BE REMOVED, IT SHALL BE SAWCUT FULL DEPTH, REMOVE TO THE NEAREST JOINT, IF THE JOINT IS WITHIN 3 FEET OF THE REMOVAL LINE. VERIFY REMOVAL LIMITS WITH ENGINEER PRIOR TO BEGINNING WORK.

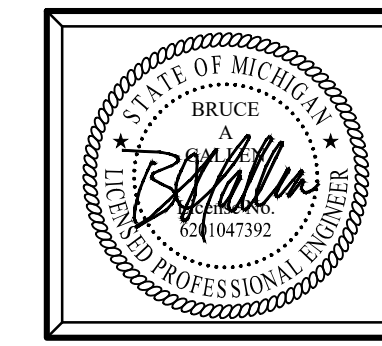
CONTRACTOR(S) SHALL ALSO FAMILIARIZE THEMSELVES WITH THE INFORMATION AND FINDINGS PRESENTED IN THE PRE-DEMOLITION HAZARDOUS MATERIAL SURVEY REPORT PREPARED BY ATLAS TECHNICAL CONSULTANTS, INC., DATED DEC. 06, 2023.

REMOVALS LEGEND

- PROPOSED BUILDING FOOTPRINT
- PAVEMENT REMOVAL AREA
- CONCRETE REMOVAL AREA
- REMOVAL ITEM

- BENCH MARKS:**
- BM 1 ARROW ON HYDRANT ON NORTH SIDE OF KERCHEVAL AVE 45± WEST OF BALDWIN ST. Elevation: 605.56 ft. (NAVD 88)
 - BM 2 ARROW ON HYDRANT AT NORTHWEST CORNER OF KERCHEVAL AVE AND TOWNSEND ST. Elevation: 605.28 ft. (NAVD 88)

PRELIMINARY - NOT FOR CONSTRUCTION



Plan Prepared By:
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For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

DATE OF PLAN: 07-31-25

Property Address : 7377 Kercheval Street
City of Detroit, Michigan 48202

Parcel Number: 17000158

Property Description:
THE LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:
LOTS 93 THROUGH 99; LOTS 136 THROUGH 143, TOGETHER WITH THE WEST 33 FEET OF VACATED BALDWIN AVENUE LYING ADJACENT THERETO, ALSO THE VACATED ALLEY, ALL IN LINDEN PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 16 OF PLATS, PAGE 5, WAYNE COUNTY RECORDS. ALSO LOTS 264, THROUGH 275, THE SOUTH 25 FEET OF LOT 109, LOTS 110 THROUGH 120 AND THE EAST 33 FEET OF VACATED BALDWIN AVENUE LYING ADJACENT THERETO, ALSO THE WEST 28 FEET OF VACATED SEYBURN AVENUE LYING ADJACENT THERETO AND THE VACATED ALLEY ALL IN WESSON'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 16 OF PLATS, PAGE 91, WAYNE COUNTY RECORDS.

Total Acreage: 0.80 Acres (34,848 sq. ft.)

Property Zoning: B4/R2 - General Business/Multi Family, Mixed-Use

Setbacks (R2):
Front: 0 ft.
Side: 0 ft.
Rear: 10 ft.

Maximum Allowable Building Height: 50 ft.

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NO.	ISSUANCE / REVISION	BY	DATE
1.	SITE PLAN REVIEW	B.A.C.	07/31/25
REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS			

7377 KERCHEVAL
A PROPOSED MIXED USE DEVELOPMENT
CITY OF DETROIT, MI 48202
WAYNE COUNTY, MICHIGAN

REMOVALS PLAN

DRAWN BY	DATE
L.B.C.	JULY '25
ENGINEER	DATE
B.A.C.	JULY '25
EDIT	DATE
L.B.C.	JULY'25
SCALE	
DRAWING	PLOT SCALE
AS NOTED	1:1

PROJECT 025 BUTZEL
IN/PL

SHEET NO. **C0.2**