



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 8/15/25

Application Number: HDC2025-00527

APPLICANT & PROPERTY INFORMATION

NAME: Donnie Grace		COMPANY NAME: Custom inground pools	
ADDRESS: 24730 Hagen rd	CITY: Macomb	STATE: MI	ZIP: 48042
PROJECT ADDRESS: 3015 iroquois detroit MI			
HISTORIC DISTRICT: Indian Village			

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

Please provide a site plan showing the pool's location and size in the yard in relation to the house and any other permanent features in the backyard.

Please provide the plan for the pool deck, and please provide product specs for the pool's and pool deck's finishes.

I believe the commission will need to review this application so if you could submit these materials by Monday at 5 pm, and if they make the application complete, that would help ensure a spot on the September meeting agenda.

Thank you very much.

APPLICANT RESPONSE

Response Date: 08/15/2025

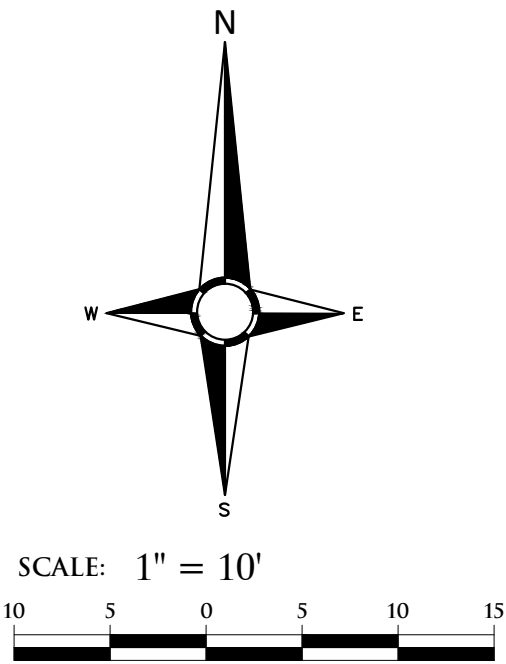


Additional notes:

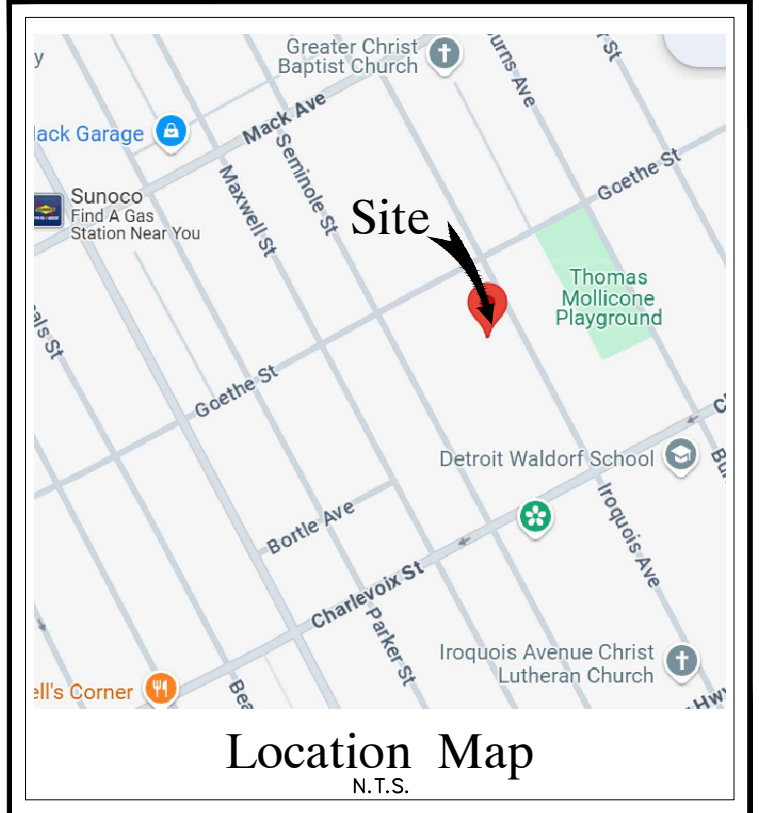
- Pool deck will include 525sf of turf insert with paver tile
- Bullnose coping will go around the pools edge
- Patio area to include 560sf broomed concrete

Please let me know if I am missing anything else so I can get it to you asap.

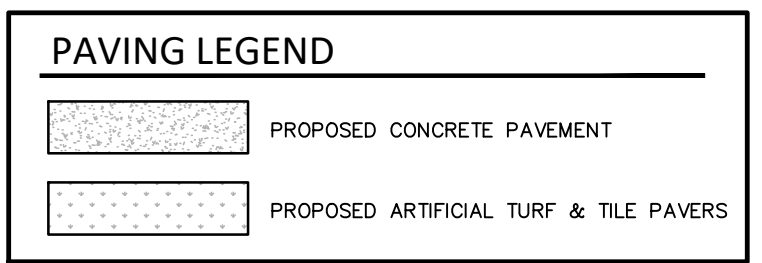
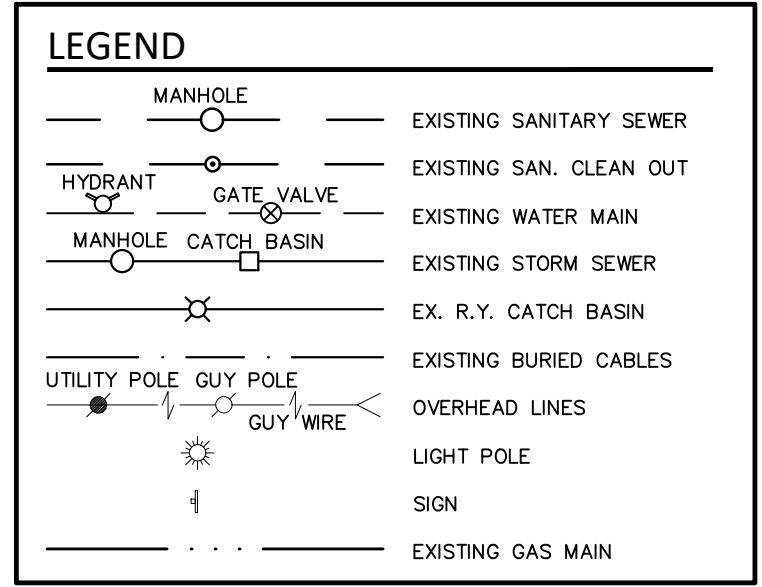
Thank you



- LEGEND**
- ASPH = Asphalt
 - C = Cable Service
 - CATV = Cable Television/Box/Riser
 - CB = Catch Basin
 - CO = Clean Out
 - CONC = Concrete
 - E = Electric Service
 - EM = Electric Meter
 - EC = Electric Conduit/Riser
 - FI = Found Iron
 - FP = Found Iron Pipe
 - FMON = Found Monument
 - G = Gas Service/Gas Main
 - GL = Ground Light
 - GM = Gas Meter
 - GP = Guard Post
 - GV = Gate Valve
 - HYD = Hydrant
 - LP = Light Pole
 - L/S = Landscape
 - MH = Manhole
 - MON = Monument
 - MW = Monitor Well
 - OH LINES = Overhead Lines
 - P = Phone
 - PH = Physically Handicapped
 - PIV = Post Indicator Valve
 - P/L = Property Line
 - PM = Parking Meter
 - ROW = Right of Way
 - SAN = Sanitary Sewer
 - SB = Stop Box (Water)
 - SI = Set Iron
 - SHUTOFF = Shutoff (Water)
 - STM = Storm Sewer
 - TRANS = Transformer
 - UG = Underground
 - UP = Utility Pole
 - WM = Water Main
 - (R) = Record Measurement
 - (M) = Surveyed Measurement
 - (C) = Calculated



REVISIONS	
08-14-25	REVISED PER CITY



SITE DATA

SITE AREA	
GROSS AREA	11,797.50 OR 0.271 ACRES
ZONING	
EXISTING:	R1 (SINGLE FAMILY)
EXISTING	
SITE AREA	11,797.50 SFT.
BUILDING FOOTPRINT	2,927.21 SFT.
PARKING & DRIVES	2,666.53 SFT.
OPEN SPACE	6,203.76 SFT.
PROPOSED	
SITE AREA	11,797.50 SFT.
BUILDING FOOTPRINT	2,927.21 SFT.
PARKING & DRIVES	4,460.83 SFT.
OPEN SPACE	4,460.83 SFT.
SETBACKS	
FRONT:	REQUIRED 20.0'(EAST) 47.5'(EAST)
SIDE:	5.0'(NORTH) 5.0'(SOUTH) 5.4'(NORTH) 7.8'(SOUTH)
REAR:	20.0'(WEST) 10.1'(WEST)

LEGAL DESCRIPTION

THE SOUTH 41'0" OF LOT 4 AND THE NORTH 24' OF LOT 5 OF MEREDITH'S IROQUOIS PARK SUBDIV., OF W1/2 OF BLOCK 14 & E 1/4 OF BLOCK 15 OF THAT PART OF THE COOK FARM P.C.'S 27-180 AND LYING BET ST. PAUL & MACK AVE'S CITY OF DETROIT AS RECORDED IN LIBER 33 OF PLATS, ON PAGE 67, WAYNE COUNTY RECORDS.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

DTE DISCLAIMER NOTE

PLEASE NOTE THAT DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE "NEW STRUCTURES AND POWER LINE" REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800-477-4747

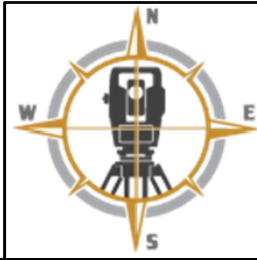
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED AND THAT I HAVE PLACED MARKER IRONS AT THE CORNERS OF THE PARCEL OR AS INDICATED IN THE ABOVE SKETCH AND THAT I HAVE COMPLIED WITH THE SURVEY REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED.

Mark A. Owens
MARK A. OWENS, PLS #A001058308 DATE: 07-10-2025



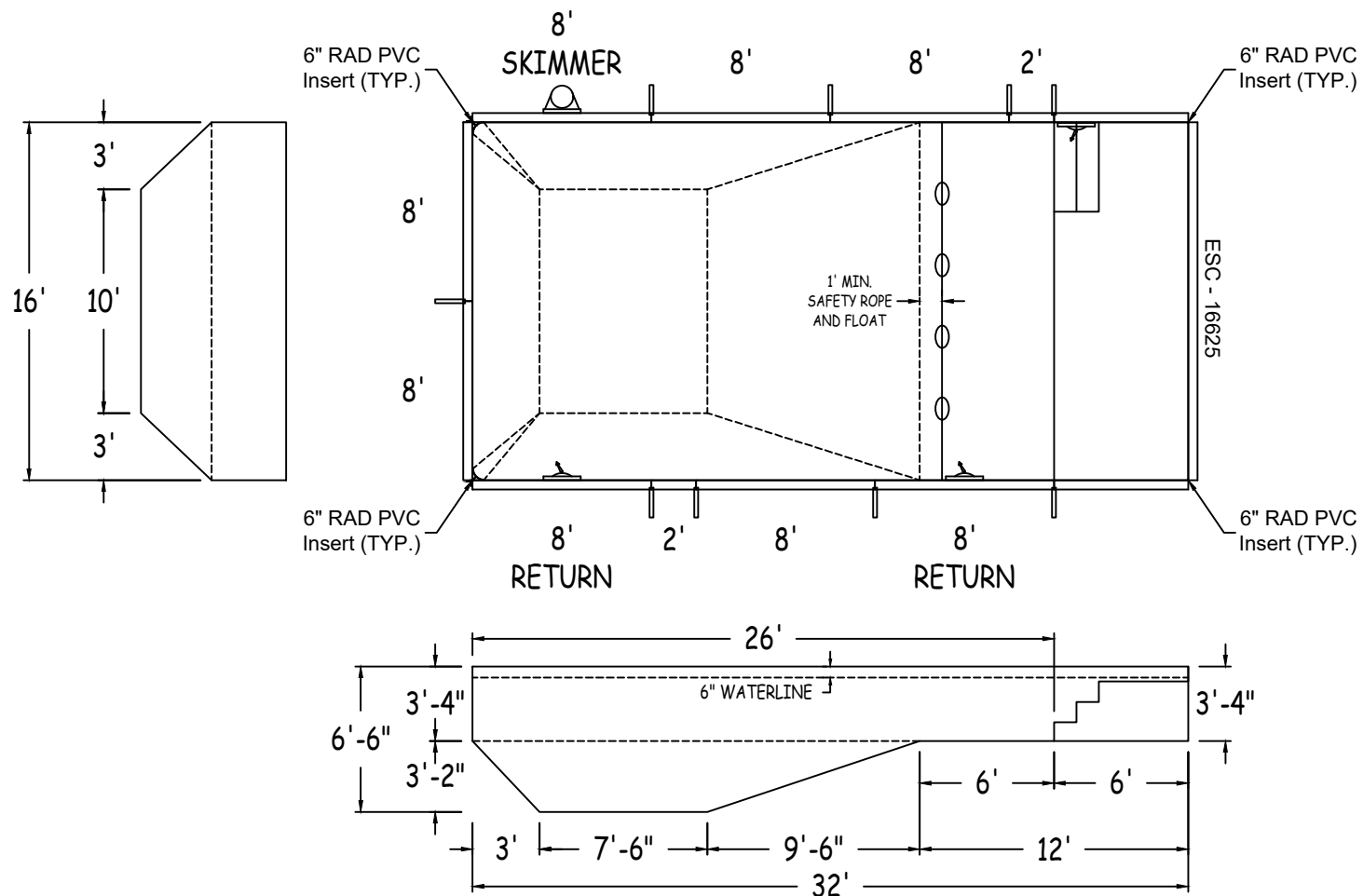
CONSTRUCTION SEQUENCE / TIMING SCHEDULE	
1. INSTALL PERIMETER FILTER FABRIC FENCING AND STONE FILTER WHERE REQUIRED.	AUGUST 2025
2. MASS GRADE SITE/ START EXCAVATION WORK	AUGUST 2025
3. COMMENCE UNDERGROUND UTILITY WORK.	AUGUST 2025
4. COMPLETE ALL BUILDINGS AND LANDSCAPE ACTIVITY.	SEPTEMBER 2025
5. REMOVE ALL TEMPORARY SOIL EROSION MEASURES.	DECEMBER 2025



OWENS LAND SURVEYING LLC
12655 27 MILE ROAD
WASHINGTON TWP, MI 48094
PHONE: (586) 207-1241

Plot Plan			
3015 IROQUOIS STREET, DETROIT, MI 48214			
DRAWN BY: MARK O.	DATE: 07/10/2025	SHEET: 1 OF 1	JOB NO. 063025-56

IN ACCORDANCE WITH ANSI/APSP/ICC-5 2011, THE
INSTALLER IS RESPONSIBLE FOR PLACING ONE SKIMMER
FOR EVERY 800 SQUARE FEET OF SURFACE AREA AND ONE
RETURN FOR EVERY 300 SQUARE FEET OF SURFACE AREA.



LATHAM STEEL

RECTANGLE 6IN RAD 16-0 x 32-0

42" STEEL PANELS

PERIMETER: 96'-0" VOLUME (US Gal): 14900

DWG#:

SURFACE (ft²): 512 VOLUME (Liters): 56400

2025-SPL-47420

LINER (ft²): 416 DATE: 7/11/2025 DSR:

KIT#:

CUSTOMKIT COVER (ft²): 612 SCALE: 1/8" = 1'-0"



NON-DIVING POOL

USE OF DIVING EQUIPMENT
IS PROHIBITED

ALL ASPECTS OF THIS DRAWING COMPLIES WITH
ANSI/APSP/ICC-5 2011 & ISPSC EDITIONS 2018, 2021, & 2024

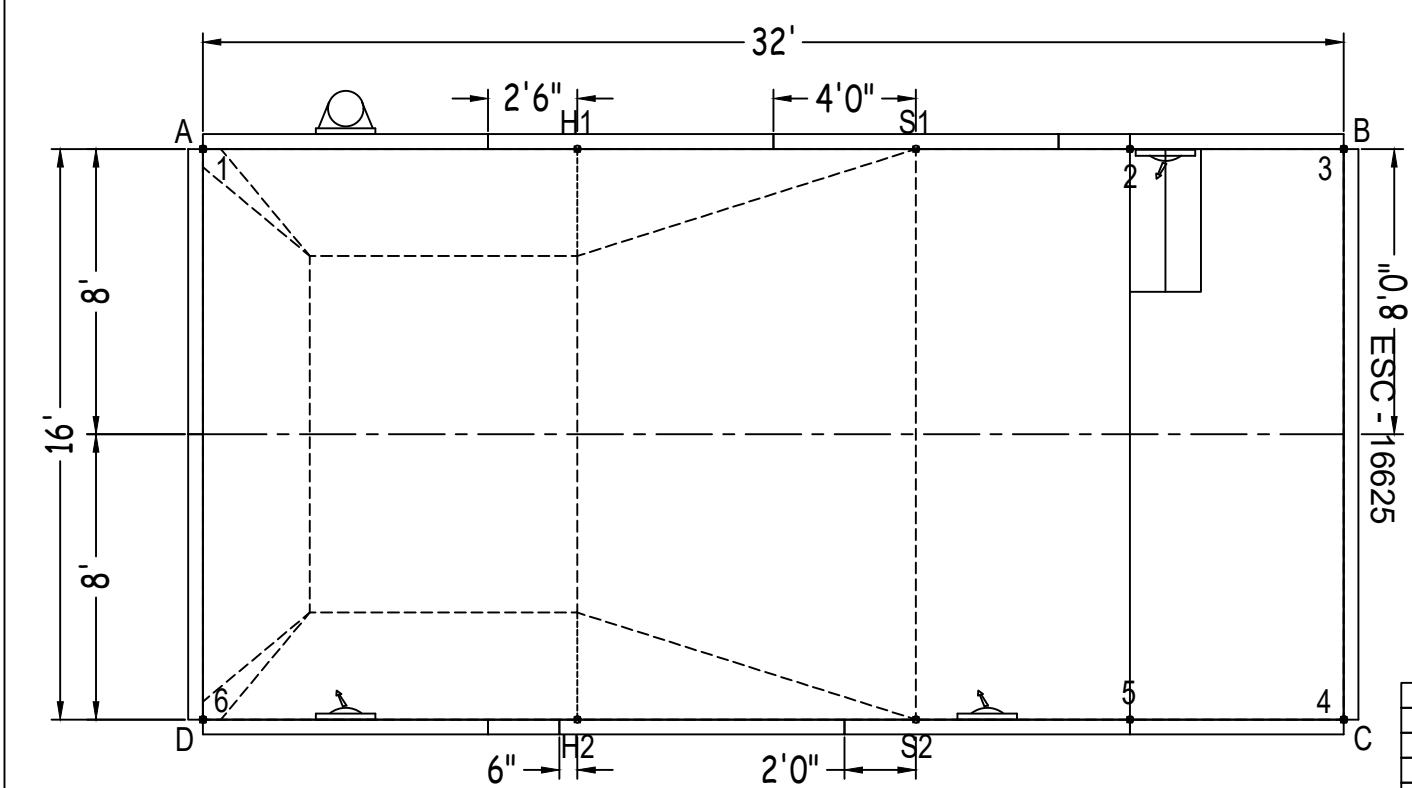
CUSTOMER: QUALITY POOL
SUPPLY/CLIO
JOB NAME: CUSTOM IG/MULROY

RECTANGLE

SHEET: 1 OF 3

Diagonals		
S1toS2	16'-0"	4 to 5
H1toH2	16'-0"	4 to 6
S1toH1	9'-6"	5 to 6
S2toH2	9'-6"	
S1toH2	18'-7 1/4"	
H1toS2	18'-7 1/4"	
1 to 2	26'-0"	
1 to 3	32'-0"	
1 to 4	35'-9 1/4"	
1 to 5	30'-6 1/4"	
1 to 6	16'-0"	
2 to 3	6'-0"	
2 to 4	17'-1"	
2 to 5	16'-0"	
2 to 6	30'-6 1/4"	
3 to 4	16'-0"	
3 to 5	17'-1"	

		Base
Part number	Description	QTY
ST0960002X	8'	5
ST0960002*	8' SKIMMER	1
ST0960002*	8' RETURN	2
ST0240000X	2'	2
Brace	Brace	9
IPC-AB90	CONNECTOR CNR ANGLE 90D 42"	2
IPC-AB90-INS6R	CORNER INSERT 6" RAD PVC 42"	2
IPC-STKPK25	REBAR STAKE 18" 25PC	1
IPC-HDWSTRT150	BOLT STR 3/8-16X1" C/W NUT 150PC	1
ESC - 16625	CUSTOM OPEN TOP STEEL STEP	1



	A	B	C	D
1	0"	32'-0"	35'-9 1/4"	16'-0"
2	26'-0"	6'-0"	17'-1"	30'-6 1/4"
3	32'-0"	0"	16'-0"	35'-9 1/4"
4	35'-9 1/4"	16'-0"	0"	32'-0"
5	30'-6 1/4"	17'-1"	6'-0"	26'-0"
6	16'-0"	35'-9 1/4"	32'-0"	0"
S2	25'-7 1/4"	20'-0"	12'-0"	20'-0"
S1	20'-0"	12'-0"	20'-0"	25'-7 1/4"
H2	19'-1 3/4"	26'-9 1/2"	21'-6"	10'-6"
H1	10'-6"	21'-6"	26'-9 1/2"	19'-1 3/4"
A	-	32'-0"	35'-9 1/4"	16'-0"

Technical drawing of a rectangular enclosure with dimensions and area calculations.

Dimensions:

- Overall width: 16'
- Overall height: 6'
- Internal width: 12'
- Internal height: 4'
- Return width: 4'
- Return height: 2'
- Steel perimeter wall thickness: 1"
- 6" RAD PVC Insert (TYP.)
- Return should be placed 14.5" from the top of the wall.

Area Calculations:

- TOTAL SURFACE AREA = 96 SQ FT
- EXTENDED SURFACE AREA = 88 SQ FT
- STEEL PERIMETER WALL = 28'

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