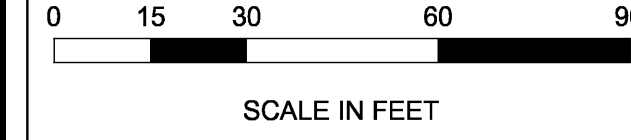


# UNIVERSAL ACADEMY

PART OF P.C. 41,  
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

SCALE: ONE INCH = 30 FEET



## LEGAL DESCRIPTION

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT NO. 1006207-26 REV. 1  
COMMITMENT DATE: JANUARY 9, 2012

LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS:

NORTH 10 FEET OF LOTS 69 THROUGH 57, THE SOUTH 10 FEET OF LOT 56 AND VACATED ALLEY ADJACENT ALSO ALSO THE WEST 133.50 FEET OF THE SOUTH 281.98 FEET OF OUT LOT A AND THE WEST 133.50 FEET OF THE NORTH 118.51 FEET OF OUT LOT B AND VACATED ARNOLD AVENUE ADJACENT, ALSO LOTS 54 THROUGH 46 AND VACATED ALLEY ADJACENT, GLENWOOD SUBDIVISION, AS RECORDED IN LIBER 17 PAGE 44 OF PLATS ALSO LOTS 43 THROUGH 51, MERCIER'S SPRINGWELLS SUBDIVISION, AS RECORDED IN LIBER 37 PAGE 18 OF PLATS, WAYNE COUNTY RECORDS.

## SEWER EASEMENT

LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF THE MERCIER'S SPRINGWELLS SUBDIVISION, AS RECORDED IN LIBER 37 PAGE 18 OF PLATS, WAYNE COUNTY RECORDS. THENCE N58°40'19"E (RECORDED AS N58°40'00"E) 133.50 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION, TO A POINT ON THE SOUTH LINE OF ARNOLD AVENUE (50 FEET WIDE) AND THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID LINE N58°40'19"E (RECORDED AS N58°40'00"E) 143.00 FEET; THENCE S31°19'41"E 14.00 FEET; THENCE S58°40'19"W 143.00 FEET TO THE EAST LINE OF THE WEST 133.50 FEET OF OUTLOT A CHANCERY FILE #6309, WAYNE COUNTY RECORDS; THENCE ALONG SAID LINE N31°20'00"W 14.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2,002 SQUARE FEET OF LAND.

## DESCRIPTION (AS SURVEYED)

LAND SITUATED IN PRIVATE CLAIM 41, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 46, OF "GLENWOOD" A SUBDIVISION OF WEST 1/2 OF P.C. 41, BETWEEN M.C.R.R. AND MICHIGAN AVE. RECORDED IN LIBER 17 OF PLATS, PAGE 44, WAYNE COUNTY RECORDS; THENCE N58°36'11"E 217.05 FEET ALONG THE SOUTHERLY LINE OF ARNOLD AVE. (60 FEET WIDE) (RECORDED AS N58°40'00"E 217.00 FEET) TO THE EASTERLY LINE OF OGDEN AVE. (50 FEET WIDE); THENCE ALONG SAID LINE S31°19'41"E 320.32 FEET (RECORDED AS S31°20'00"E 320.00 FEET) TO THE SOUTH LINE OF "MERCIER'S SPRINGWELLS SUBDIVISION" OF THE NLY PART OF THE WLY 630.5 FT OF LOT "A" OF SUB. OF E. 1/2 OF P.C. 41 RECORDED IN LIBER 37 OF PLATS, PAGE 18, WAYNE COUNTY RECORDS; THENCE ALONG SAID LINE N58°40'19"E (RECORDED AS N58°40'00"E) 25.00 FEET TO THE EAST LINE OF THE WEST 133.50 FEET OF OUTLOT "A" AND THE EAST LINE OF THE WEST 133.50' OF PART OF OUTLOT "B" OF CHANCERY FILE #6309 WAYNE COUNTY RECORDS; THENCE ALONG SAID LINE S31°20'00"E 400.49 FEET TO THE SOUTH LINE OF THE NORTH 118.51 FEET OF SAID OUTLOT "B"; THENCE S58°40'28"W 133.48 FEET ALONG SAID LINE (RECORDED AS S58°40'00"W 133.50 FEET) TO THE EAST LINE OF SAID "GLENWOOD" SUB'D; THENCE N31°20'00"W 20.49 FEET ALONG SAID LINE TO THE SOUTH LINE OF THE NORTH 10 FEET OF LOT 69 SAID "GLENWOOD" SUB'D; THENCE S58°40'00"W 108.50 FEET ALONG SAID LINE TO THE EASTERLY LINE OF TRENTON ST. (50 FEET WIDE); THENCE N31°20'00"W 700.06 FEET ALONG SAID LINE (RECORDED AS 700.00 FEET) TO THE POINT OF BEGINNING, CONTAINS 3.77 ACRES.

## BASIS OF BEARINGS

BEARINGS HEREON ARE EXPRESSED IN RELATION TO THE EAST RIGHT-OF-WAY LINE OF TRENTON ST. AS SHOWN ON GLENWOOD SUBDIVISION AS RECORDED IN LIBER 17, PAGE 44, WAYNE COUNTY RECORDS.

## LEGEND:

MANHOLE	○ EXISTING ELEVATION
CATCH BASIN	○ EXISTING LIGHT POLES
INLET	○ UTILITY POLE
GATE VALVE & WELL	○ EXISTING TREE
HYDRANT	● DECIDUOUS SHRUB
3" POST	● BENCHMARK
WATER SHUT OFF	⊥ GAS SHUT OFF
LANDSCAPE ROCK	—
LANDSCAPE BRICK	—
LANDSCAPE TIMBER	—
GAS LINE (EXISTING)	—
OVERHEAD WIRE (EXISTING)	—
PUBLIC UTILITY (EXISTING)	—
WATER MAIN	—
STORM SEWER	—
SANITARY/COMBINED SEWER	—
PROFILE BORING LOCATION - NO WASTE FOUND	○
PROFILE BORING LOCATION - WASTE FOUND	●

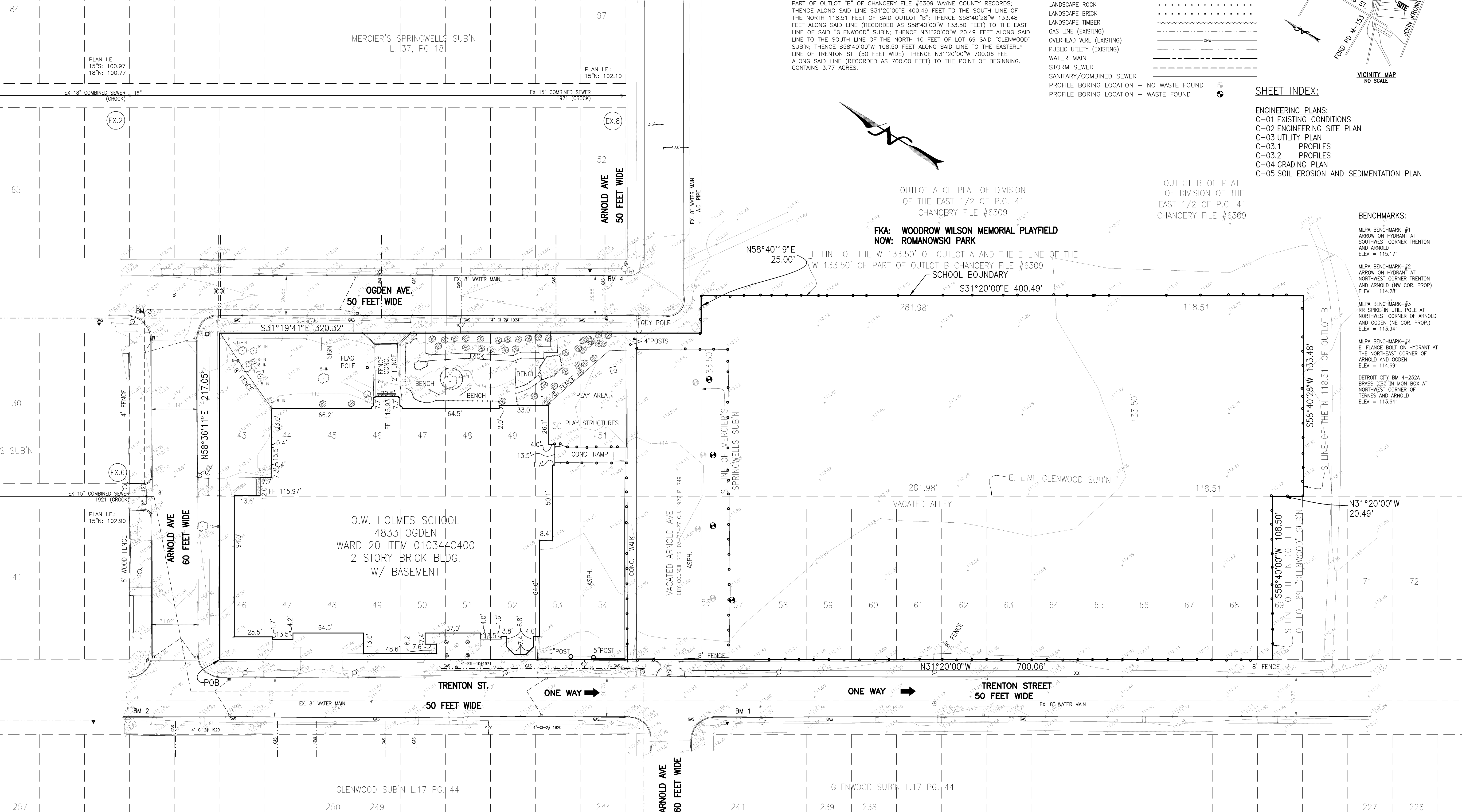
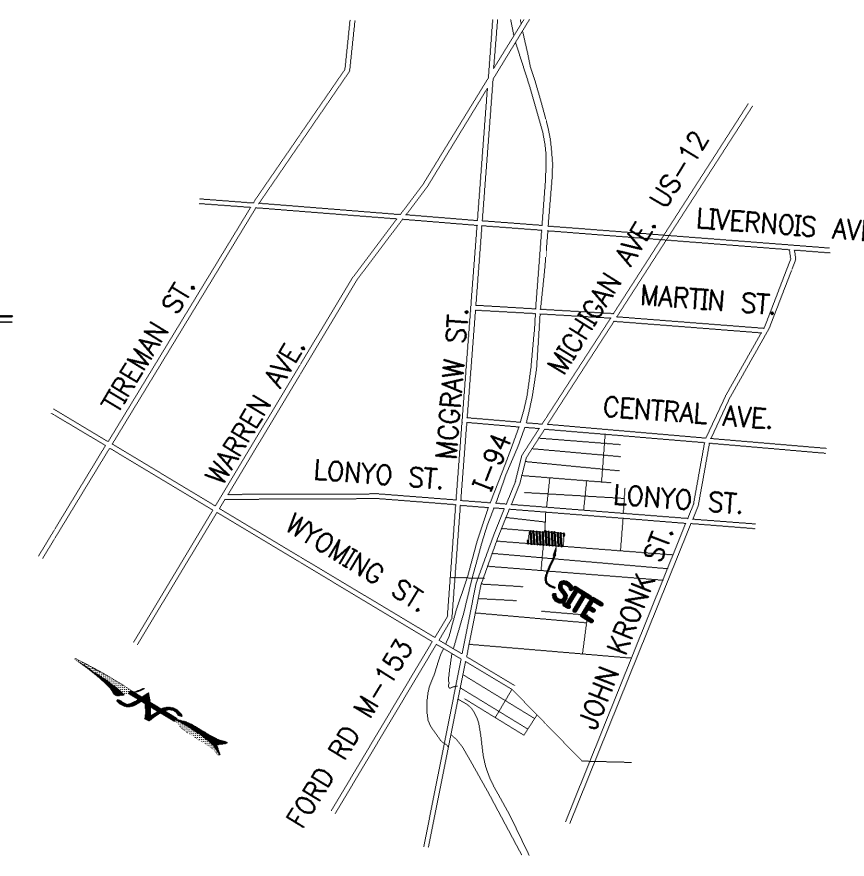
## SHEET INDEX:

- ENGINEERING PLANS:  
C-01 EXISTING CONDITIONS  
C-02 ENGINEERING SITE PLAN  
C-03 UTILITY PLAN  
C-03.1 PROFILES  
C-03.2 PROFILES  
C-04 GRADING PLAN  
C-05 SOIL EROSION AND SEDIMENTATION PLAN

## BENCHMARKS:

- MLPA BENCHMARK-#1  
ARROW ON HYDRANT AT SOUTHWEST CORNER TRENTON AND ARNOLD  
ELEV = 115.17'
- MLPA BENCHMARK-#2  
ARROW ON HYDRANT AT NORTHWEST CORNER TRENTON AND ARNOLD (NW COR. PROP.)  
ELEV = 114.28'
- MLPA BENCHMARK-#3  
RR SPIKE IN UTIL. POLE AT NORTHWEST CORNER OF ARNOLD AND OGDEN (NE COR. PROP.)  
ELEV = 113.94'
- MLPA BENCHMARK-#4  
E FLANGE BOLT ON HYDRANT AT THE NORTHWEST CORNER OF ARNOLD AND OGDEN  
ELEV = 114.69'
- DETROIT CITY BM 4-252A  
BRASS DISC IN MON BOX AT NORTHWEST CORNER OF TRENTON AND ARNOLD  
ELEV = 113.64'

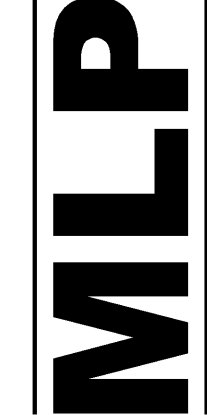
VICINITY MAP  
NO SCALE



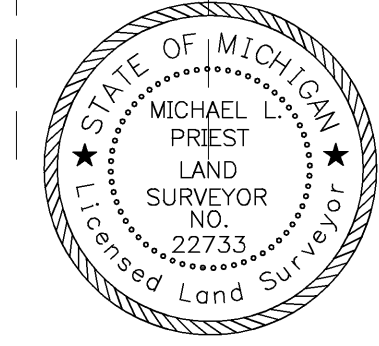
**PREPARED FOR:**  
UNIVERSAL ACADEMY  
MR. ISMAIL BACHIR  
4612 LONYO  
DETROIT, MI 48210  
313.724.8990 EXT 118

**DATE:** 02-18-13  
**JOB NO.:** 1203  
**REVISIONS:**  
03-26-13 PER STATE SP REV. 02-26-10  
03-26-13 PER DETROIT REVIEW  
03-21-13 ISSUED FOR BID  
08-08-13 PER CITY ENGINEER  
11-08-13 PER MEETINGS WITH DMSO  
02-05-14 MOVE STM ON ARNOLD

**Michael L. Priest & Associates, Inc.**  
40655 Koppernick Road, Canton, MI 48187  
phone: (734) 459-8560  
fax: (734) 459-2585

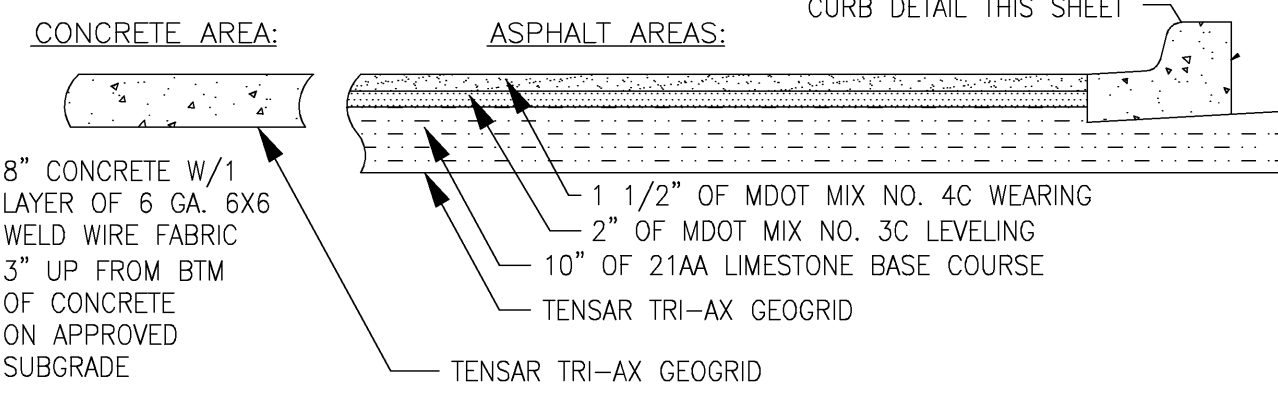
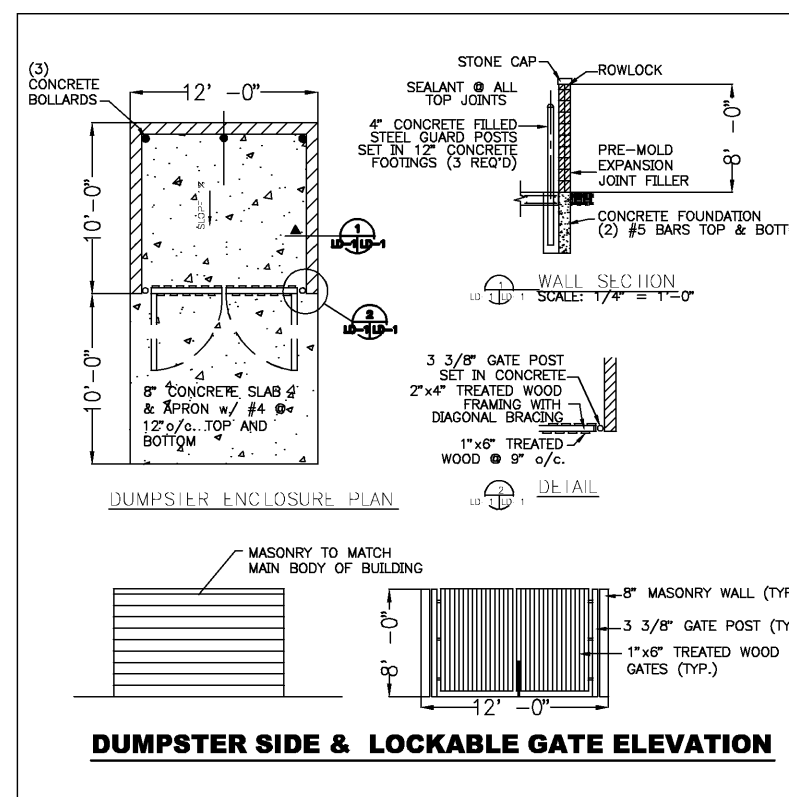


**EXISTING CONDITIONS**  
**UNIVERSAL ACADEMY**  
4833 OGDEN, 48210  
PART OF P.C. 41  
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

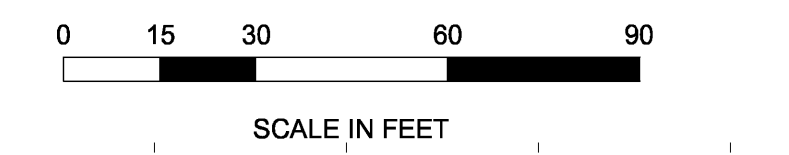


**SHEET**  
C-01

TYPICAL PAVEMENT CROSS-SECTIONS



- Concrete Area: 8" concrete w/ 1 layer of 6 ga. 6x6 weld wire fabric... Asphalt Areas: 1 1/2" of MDOT mix no. 4C wearing... Tensar Tri-Ax Geogrid



PLAN I.E.: 15°S: 100.97 18°N: 100.77

- Storm Sewer Item: 1 4" sewer, 2 6" sewer, 3 8" sewer, 4 12" sewer, 5 18" sewer, 6 2" inlet, 7 4" catch basin w/ slump, 8 4" bellhive w/ slump, 9 4" MH w/ slump, 10 4" MH w/ slump, 11 4" MH w/ trap

- Sanitary Sewer Item: 12 6" sewer, 13 8" sewer, 14 4" MH w/ trap

- Paving Item: 1 1/2" of 21AA limestone subbase, 2" of MDOT mix no. 3C leveling, 1.5" of MDOT mix no. 4C wearing, 6" of concrete curb, 8" concrete, 4" concrete walks, 8" concrete walks

Sewer pipe shall be either: 48" N12 WT 8 pipe or 48" PVC WISANITARY GASKET

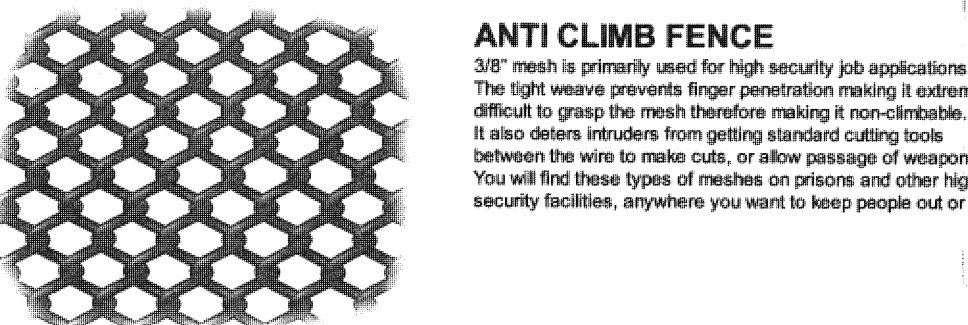
EXISTING SOIL TYPES PER USDA NATIONAL COOPERATIVE SOIL SURVEY: HOYTVILLE SILTY CLAY LOAM NAPPEEVE SILT LOAM

Parking Calculations: Anticipated Maximum Enrollment: 750 students, 136 HS, 614 K-8. Required Parking: 1 space/10 HS students = 14 spaces, 1/2 space per K-8 classroom = 10 spaces.

Drop-off & Pick-up Students: 1 space / 10 K-8 students, 1 space / 50 HS students. Length of queue provided: 1,440 feet.

Site Lighting & Screening of Adjacent Residential Properties: Site lighting & screening of adjacent residential properties shall conform to rules set forth by state of Michigan Department of Energy, Labor & Economic Growth Public School Site Plan Review Reference Guide, dated 08-10-09.

ALTERNATE "A" ANTI CLIMB FENCE 1 MINI-MESH



ANTI CLIMB FENCE

3/8" mesh is primarily used for high security job applications. The light weave prevents finger penetration making it extremely difficult to grasp the mesh therefore making it non-climbable.

ANTI CLIMB FENCE SPECS

Table with columns for Mesh Size Available (3/8", 1/2", 5/8", 3/4"), Mesh Size Available (11 GA, 10 GA, 9 GA), and Mesh Size Available (11 GA, 10 GA, 9 GA).

ALUMINIZED ANTI-CLIMB FENCE

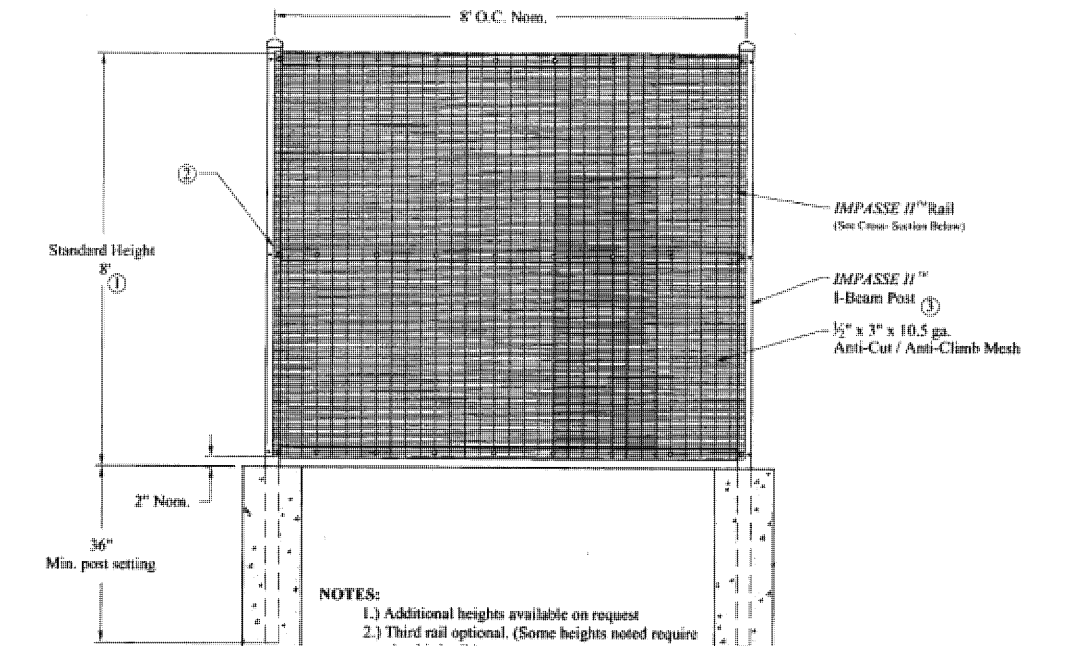
ASTM A-91 CLASS 1 (12oz) CLASS 2 (2oz) RRF-191 TYPE I

WIRE WORKS ANTI-CLIMB MESH

ASTM A-91 CLASS 1 (12oz) CLASS 2 (2oz) RRF-191 TYPE II

- Sign Legend: 1. STOP, 2. RIGHT TURN ONLY, 3. DO NOT ENTER, 4. BARRIER FREE PARKING ONLY, 5. NO RIGHT TURN, 6. ONE WAY

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

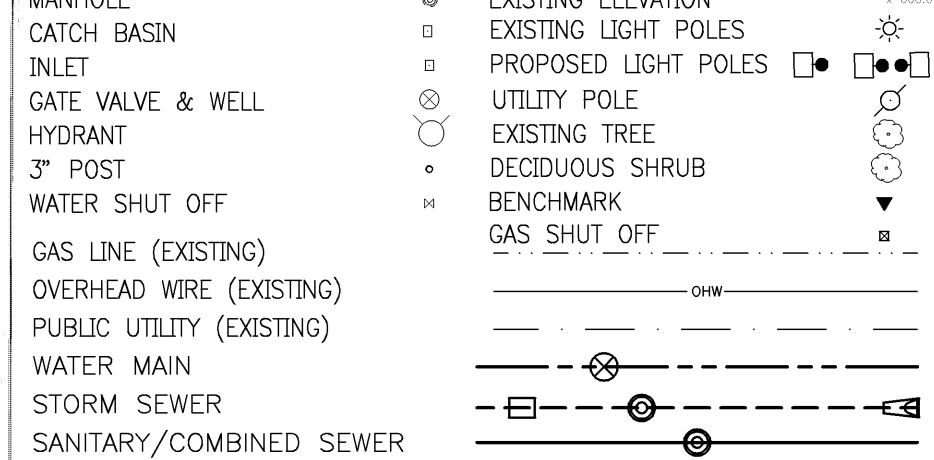


ALTERNATE "B" HIGH SECURITY STEEL FENCE

WIRE WORKS ANTI-CLIMB MESH 3-RAIL

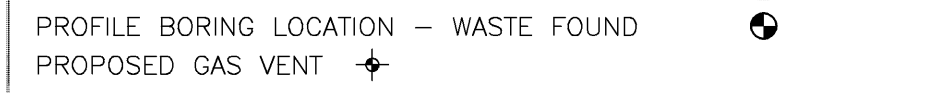
AMERISTAR

LEGEND:



PROPOSED CONCRETE, PROPOSED ASPHALT, PROPOSED WALK, PROPOSED FENCE

PROPOSED SIGN (SEE SIGN LEGEND), PROFILE BORING LOCATION - NO WASTE FOUND, PROFILE BORING LOCATION - WASTE FOUND, PROPOSED GAS VENT



NOTE: BARRIER FREE PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

RESERVED PARKING, VAN, OPTIONAL VAN TAG

FLANGED "U" STYLE GALVANIZED STEEL POST 3 POUNDS PER LF MIN WT.

NOTE: BARRIER FREE PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

RESERVED PARKING, VAN, OPTIONAL VAN TAG

FLANGED "U" STYLE GALVANIZED STEEL POST 3 POUNDS PER LF MIN WT.

NOTE: BARRIER FREE PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

BARRIER FREE SIGN AND POST

NO SCALE

SIDEWALK NOTES: MDOT PERFORMED A SIDEWALK REHABILITATION PROJECT ON THE SIDEWALKS AND ADA RAMPS IN 2011. CON. SECT. 849717, JOB NO. 1114332A.

BENCHMARKS: MLPA BENCHMARK-#1 ARROW ON HYDRANT AT SOUTHWEST CORNER TRENTON AND ARNOLD ELEV = 115.17'

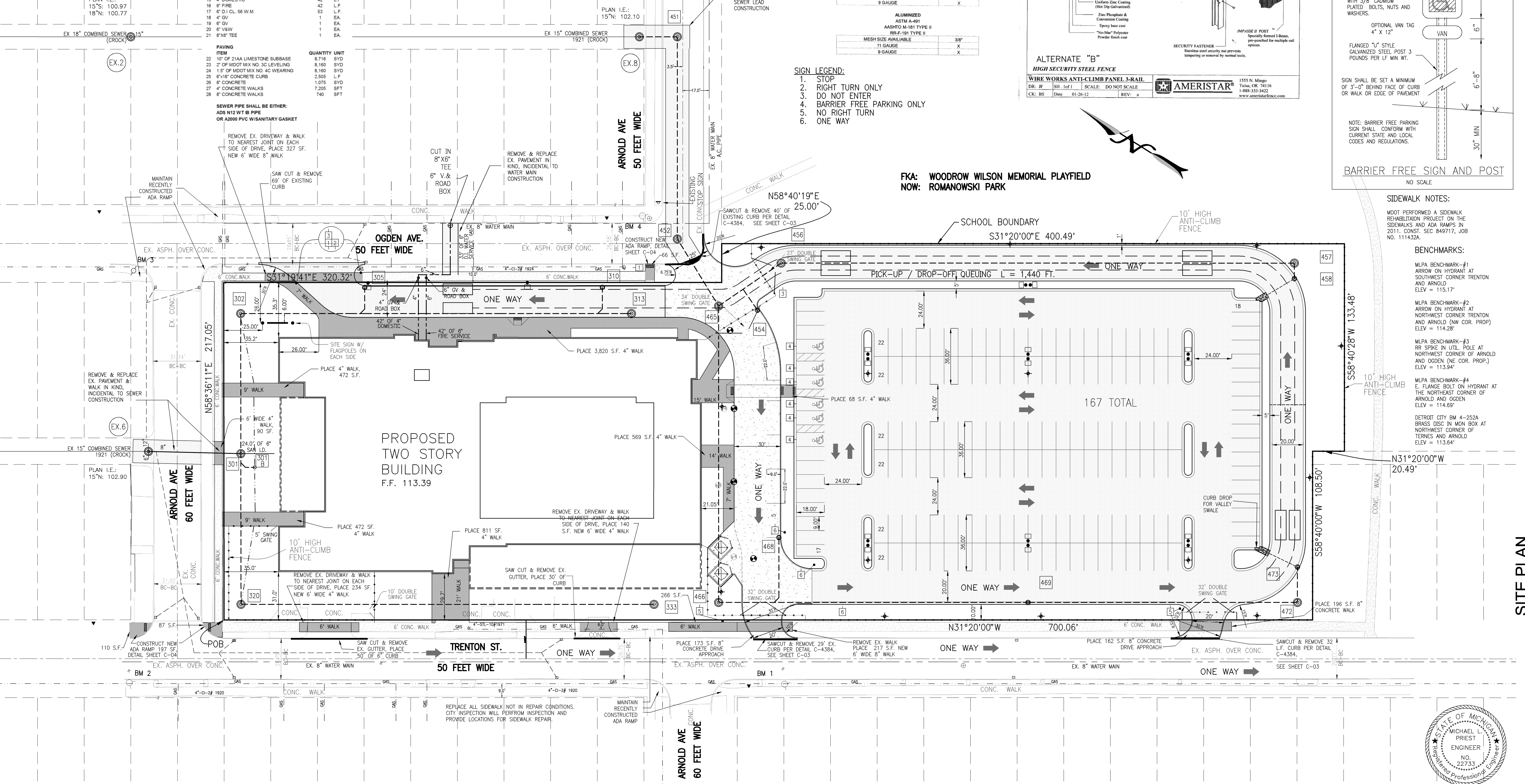
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MLPA BENCHMARK-#3 RR SPIKE IN UTIL. POLE AT NORTHWEST CORNER OF ARNOLD AND OGDEN (NE COR. PROP.) ELEV = 114.69'

MLPA BENCHMARK-#4 E. FLANGE BOLT ON HYDRANT AT THE NORTHEAST CORNER OF ARNOLD AND OGDEN ELEV = 113.64'

DETROIT CITY BM 4-252A BRASS DISC IN MON BOX AT NORTHWEST CORNER OF TRENTON AND ARNOLD ELEV = 113.64'

FKA: WOODROW WILSON MEMORIAL PLAYFIELD NOW: ROMANOWSKI PARK



PREPARED FOR: UNIVERSAL ACADEMY MR. ISMAIL BACHIR 4612 LONNY DETROIT, MI 48210 313 724-8990 EXT 118

DATE: 02-18-13

STATUS: STATE PLAN REVIEW

REVISIONS: PER STATE SP REV. 02-26-10

REVISIONS: 03-26-13 PER DETROIT

REVISIONS: 05-21-13 REVISED

REVISIONS: 08-08-13 PER CITY

REVISIONS: 11-08-13 PER MEETINGS

REVISIONS: 01-09-14 REV. PER TRAFFIC

REVISIONS: 01-09-14 REV. PER TRAFFIC

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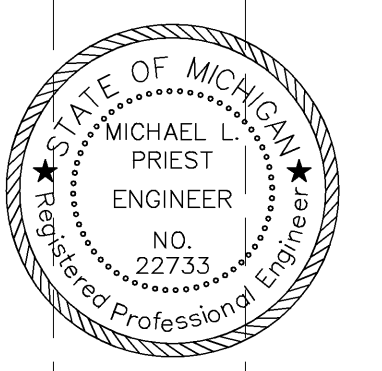
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REVISIONS: 01-09-14 REV. PER TRAFFIC



SITE PLAN UNIVERSAL ACADEMY 4833 OGDEN, 48210 PART OF P.C. 41 CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

SHEET C-02