

October 6, 2020

Detroit City Council
City Council Office 2
Woodward Avenue, Suite 1340
Detroit, MI 48226

RE: Formal request to outright vacate certain public streets and alleyways

Dear City Council Members:

Hamilton Corridor, LLC writes to formally request the outright vacation of certain public streets and alleyways located in the City of Detroit. Hamilton Corridor, LLC is purchasing a 291-parcel site primarily located within the City of Highland Park, with a small portion of the project located in the City of Detroit. The purpose of the project is to redevelop the area for commercial use and bring economic activity to the area. Part of the redevelopment will be combining individual Detroit parcels into a single parcel. The Detroit portion of the project will include greenspace, a retention pond, and parking. This will require the vacation of the public streets and alleyways located within redevelopment site.

The legal descriptions of the redevelopment area and the streets and alleyways to be vacated are attached to this letter as **Exhibit A**. A map of the Detroit public streets and alleyways to be vacated is attached as **Exhibit B**. A map of the entire project area, which includes the Highland Park portion of the project is attached as **Exhibit C**.

Hamilton Corridor, LLC intends to either remove and relocate, or backfill the existing public utilities that currently run through the project area. Specifically, sewers and waterlines will be backfilled and replaced and overhead utility wires will be relocated. Hamilton Corridor and DTE have jointly prepared a relocation plan, attached as **Exhibit D**.

We appreciate City Council's consideration of this request. Please contact me at (248) 827-1889 if you require any additional information.

Sincerely,

Maddin, Hauser, Roth & Heller, P.C.

Stephanie C. Mellin

EXHIBIT A

Hamilton Corridor, LLC

LEGAL DESCRIPTION – Detroit Project Area
(Per PEA Group)

A parcel of land being a part of Section 6 of the 10,000 Acre Tract, Town 01 South, Range 11 East, City of Detroit, Wayne County, Michigan, being more particularly described as follows:

Beginning at the Northeast corner of Lot 40 in Robert Oakman's Ford Avenue Subdivision, as recorded in Liber 29 of Wayne County Plats, Page 33; thence S27°34'51"E, 814.59 feet along the east line of said Robert Oakman's Ford Avenue Subdivision, Robert Oakman's Pasadena Avenue Subdivision, as recorded in Liber 29 of Wayne County Plats Page 30, and Robert Oakman's Grand Avenue Subdivision, as recorded in Liber 29 of Wayne County Plats, Page 35, and the west line of Thompson Avenue (62.38 feet wide);

thence along the northeasterly right-of-way line of John C Lodge Freeway (also known as M-10), a Michigan Department of Transportation (MDOT) service drive described in MDOT right-of-way map, 163-1, the following fourteen (14) courses:

- 1) S62°46'47"W, 49.20 feet,
- 2) N63°59'37"W, 18.73 feet,
- 3) N28°01'14"W, 139.32 feet along the west line of Lot 44 of said Robert Oakman's Grand Avenue Subdivision to a point on the north right-of-way line of Grand Avenue (50 feet wide),
- 4) S62°46'44"W, 93.62 feet along said north right-of-way line,
- 5) N27°35'05"W, 122.96 feet along the west line of Lot 38 of Robert Oakman's Grand Avenue Subdivision to a point on the north line of an 18 foot wide public alley in said Robert Oakman's Pasadena Avenue Subdivision,
- 6) S62°37'38"W, 82.99 feet along said north line,
- 7) N54°06'15"W, 11.20 feet;
- 8) N27°34'51"W, 149.72 feet along the west line of Lot 52 of Robert Oakman's Pasadena Avenue Subdivision to a point on the north right-of-way line of Pasadena Avenue (50 feet wide),
- 9) S62°28'25"W, 60.95 feet along said north right-of-way line;
- 10) N27°53'30"W, 128.11 feet along the west line of Lot 35 of Robert Oakman's Pasadena Avenue Subdivision to a point on the north line of an 18 foot wide public alley in said Robert Oakman's Ford Avenue Subdivision,
- 11) S62°34'57"W, 137.05 feet along said north line,
- 12) N58°45'15"W, 117.73 feet along the west line of Lot 55 of Robert Oakman's Ford Avenue Subdivision to a point on the south right-of-way line of Ford Avenue (50 feet wide),
- 13) N62°42'06"E, 15.48 feet along said south right-of-way line, and,

14) N27°54'30"W, 150.18 feet along the west line of Lot 25 of Robert Oakman's Ford Avenue Subdivision to the Northwest Corner of said Lot 25 and a point on the south line of an 18 foot wide public alley in said Robert Oakman's Ford Avenue Subdivision;

thence along said south line N62°46'50"E, 488.01 feet to the Point of Beginning. Containing 5.20 acres of land, more or less.

HAMILTON CORRIDOR, LLC
LEGAL DESCRIPTION – Detroit Street Vacation
(Per PEA Group)

THE FOLLOWING PUBLIC STREETS AND ALLEYS TO BE VACATED WITHIN A PART OF THE 1/4 SECTION 6 OF THE TEN THOUSAND ACRE TRACT:

All of the public alley (18 feet wide), found in Robert Oakman's Clements Avenue Subdivision, as recorded in Liber 29 of Wayne County Plats, Page 84, lying along the northerly line of lots 43-44, and Robert Oakman's Grand Avenue Subdivision, as recorded in Liber 29 of Wayne County Plats, Page 35, lying southerly of Louts 43-44, being between the west right-of-way line of Thomson Avenue and the Michigan Department of Transportation right-of-way.

All of Grand Avenue (50 feet wide), found in Robert Oakman's Grand Avenue Subdivision, as recorded in Liber 29 of Wayne County Plats, Page 35, lying between the northerly lot lines of Lots 43-44 and the southerly lot lines of Lots 41-42.

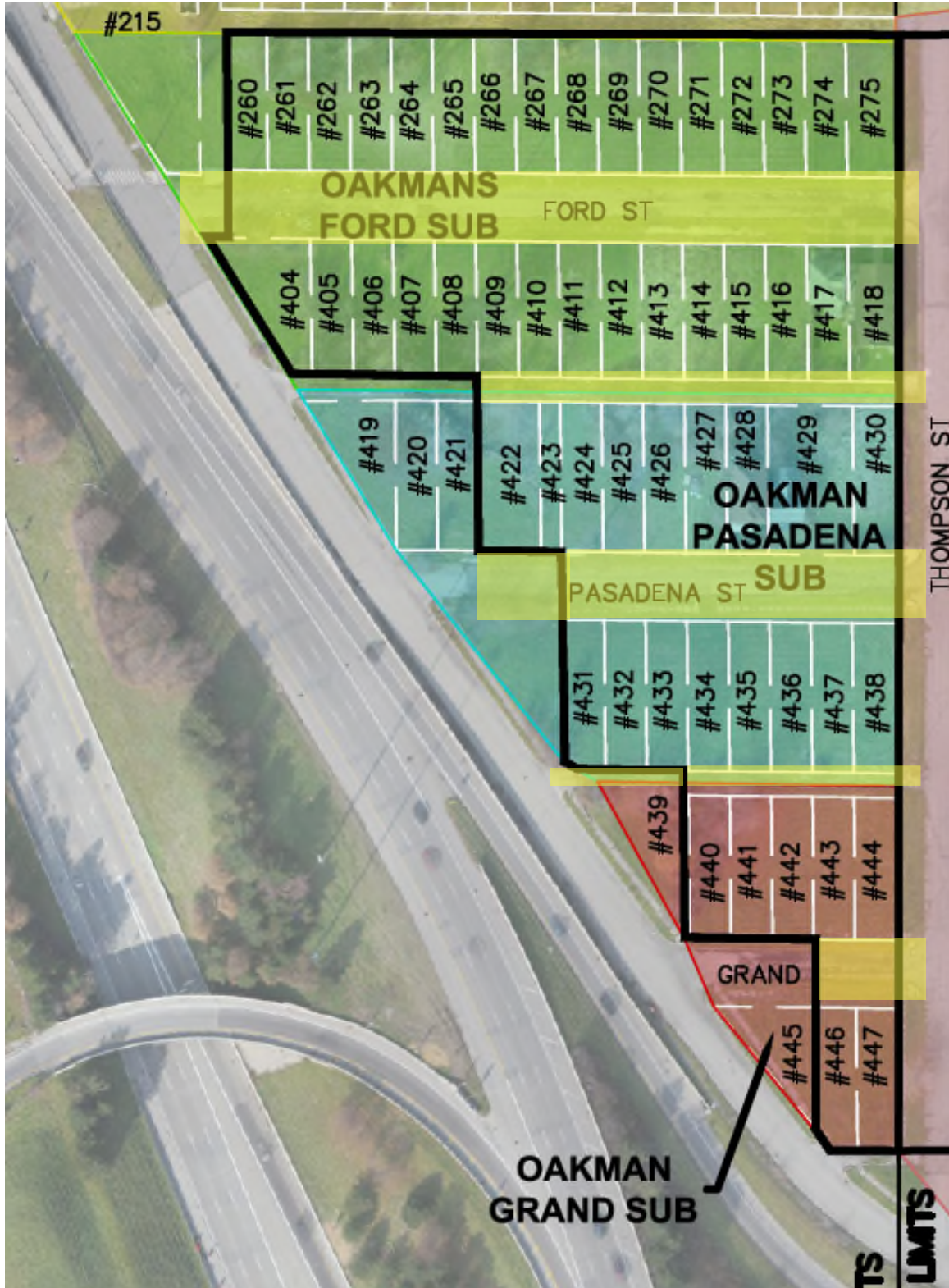
All of a public alley (18 feet wide), found in said Robert Oakman's Grand Avenue Subdivision, lying between the northerly lot lines of Lots 35-42, and Robert Oakman's Pasadena Avenue Subdivision, as recorded in Liber 29 of Wayne County Plats Page 30, lying between the southerly lot lines of Lots 45-53, being between the west right-of-way line of Thomson Avenue and the Michigan Department of Transportation right-of-way.

All of Pasadena Avenue (50 feet wide), found in said Robert Oakman's Pasadena Avenue Subdivision, lying between the northerly lot lines of Lots 45-54 and the southerly lot lines of Lots 35-44.

All of a public alley (18 feet wide), found in said Robert Oakman's Pasadena Avenue Subdivision, lying between the northerly lot lines of Lots 35-44, and Robert Oakman's Ford Avenue Subdivision, as recorded in Liber 29 of Wayne County Plats, Page 33, lying between the southerly lot lines of Lots 41-50.

All of Ford Avenue (50 feet wide), found in said Robert Oakman's Ford Avenue Subdivision, lying between the northerly lot lines of Lots 41-56 and including a portion of Outlot C, and the southerly lot lines of Lots 25-40 and including a portion of Outlot B, being between the west right-of-way line of Thomson Avenue and the Michigan Department of Transportation right-of-way.

EXHIBIT B



Highlighted area represents streets to be vacated

EXHIBIT C
PRELIMINARY SITE PLANS
PROJECT GREYSTONE
13751 HAMILTON AVE.
CITY OF DETROIT & HIGHLAND PARK, WAYNE COUNTY, MICHIGAN



PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL

LEGAL DESCRIPTION
(Per PEA Group)

A parcel of land being a part of Section 6 of the 10,000 Acre Tract, Town 01 South, Range 11 East, City of Detroit, Wayne County, Michigan, being more particularly described as follows:

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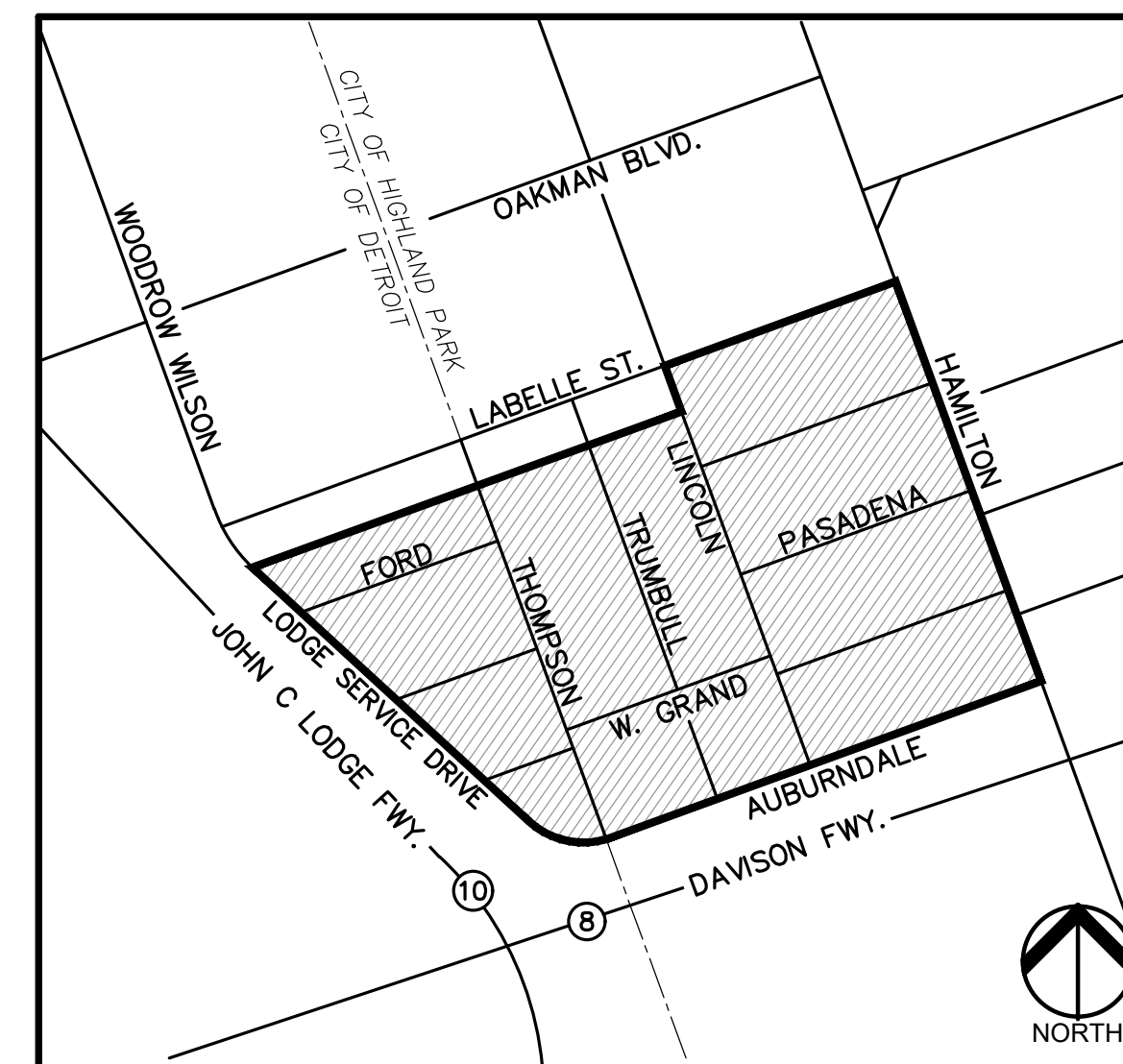
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thence along said south line N62°46'50"E, 488.01 feet to the **Point of Beginning**. Containing 5.20 acres of land, more or less.

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
MEANS GROUP 535 GRISWOLD STREET, SUITE 111 DETROIT, MI 48226 CONTACT: ERIC MEANS PHONE: 313.477.1448 EMAIL: EMEANS@MEANSGROUP.COM	PEA GROUP 2430 ROCHESTER COURT, STE. 100 TROY, MI 48063-1872 CONTACT: STEVEN A. SORENSEN, PE PHONE: 844.813.2949 EMAIL: SSORENSEN@PEAGROUP.COM

ARCHITECT	LANDSCAPE ARCHITECT
NSA 23761 RESEARCH DR. FARMINGTON HILLS, MI 48335 CONTACT: MIKE SERDIUK PHONE: 248.477.2444 EMAIL: MSERDIUK@NSA-AE.COM	PEA GROUP 45 W. GRAND RIVER AVE., STE. 501 DETROIT, MI 48226 CONTACT: BURKE JENKINS, PLA, ASLA PHONE: 844.813.2949 EMAIL: BJENKINS@PEAGROUP.COM



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
-	COVER SHEET
C-1.0	OVERALL SITE PLAN
C-2.0	TOPOGRAPHIC SURVEY
C-3.0	PRELIMINARY SITE PLAN
C-4.0	PRELIMINARY GRADING PLAN
C-5.0	OVERALL UTILITY PLAN
C-6.0	PRELIMINARY UTILITY PLAN
C-7.0	NOTES & DETAILS
C-7.1	SIGNAGE DETAILS
L-1.0	DETROIT CITY LIMITS LANDSCAPE PLAN

CITY OF DETROIT SITE DATA TABLE:

SITE AREA: 5.20± ACRES
ZONING: R2 - RESIDENTIAL DISTRICT
SITE PARKING SHOWN IS PART OF THE OVERALL PROPOSED DEVELOPMENT.
REFER TO HIGHLAND PARK SITE DATA TABLE FOR PROPOSED PARKING SPACE COUNT.
SITE SOILS INFORMATION:
ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR WAYNE COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:

- SHEBEON-URBAN LAND-AVOCA COMPLEX, 0 TO 4 PERCENT SLOPES
- URBAN LAND - RIVERFRONT COMPLEX, DENSE SUBSTRATUM, 0 TO 4 PERCENT SLOPES

AGENCY AND UTILITY CONTACTS:

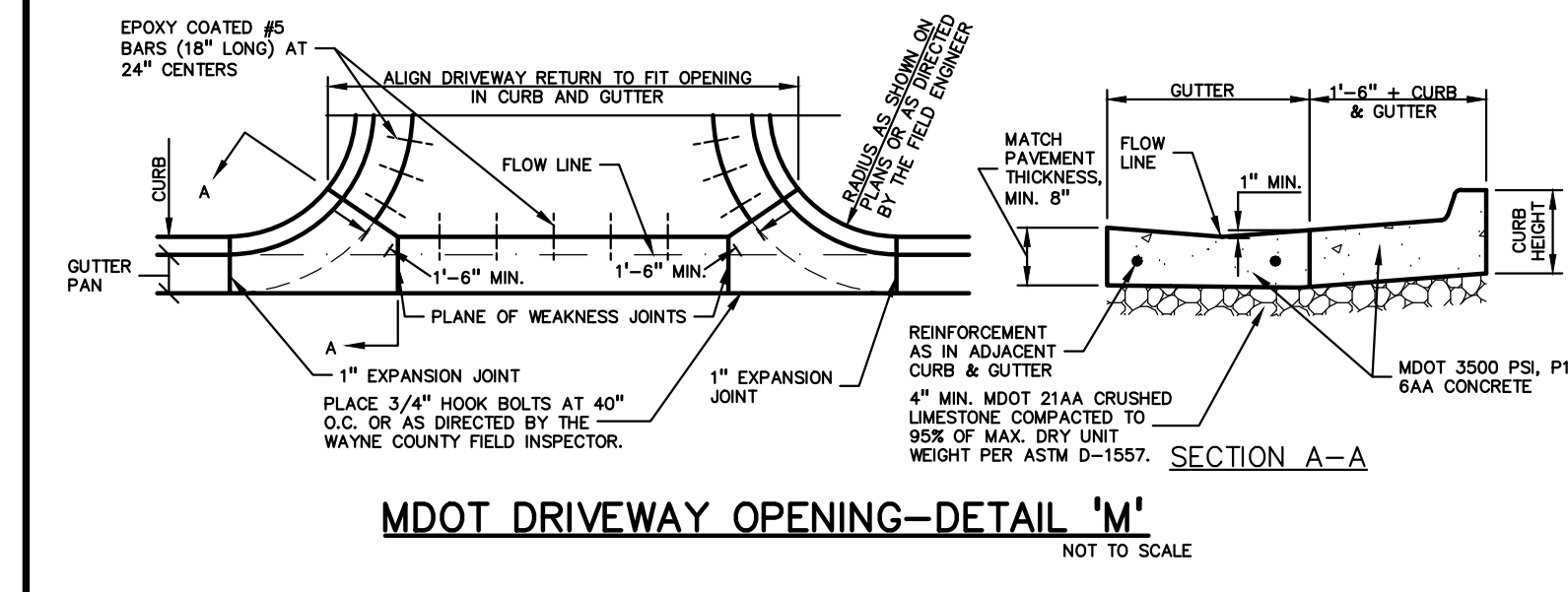
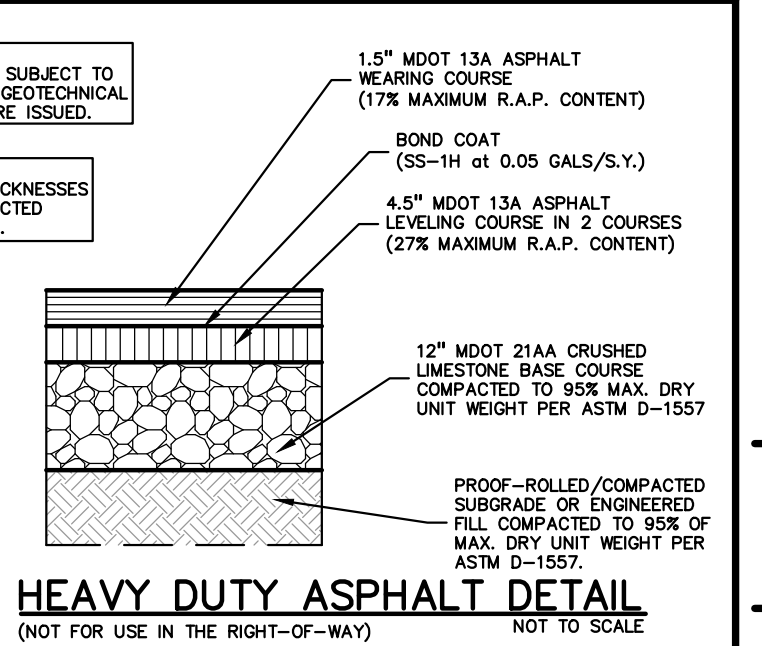
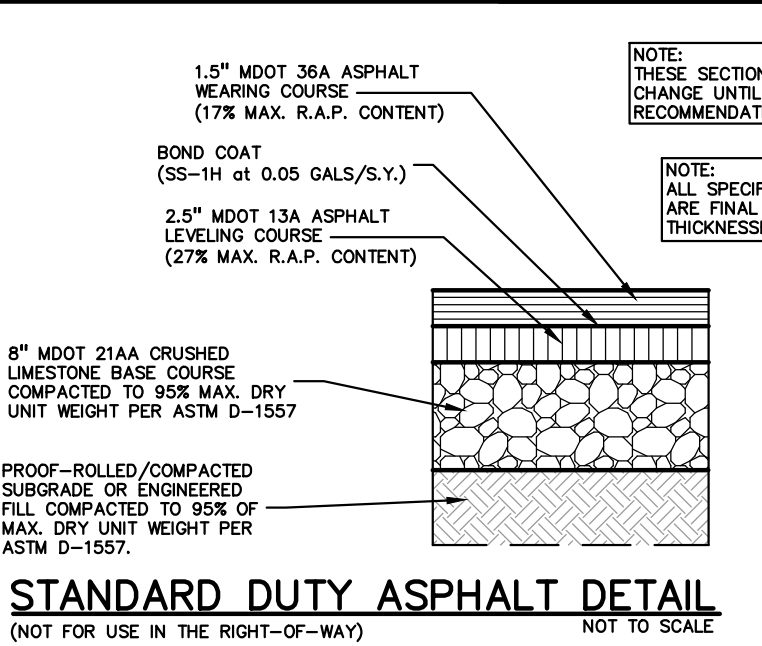
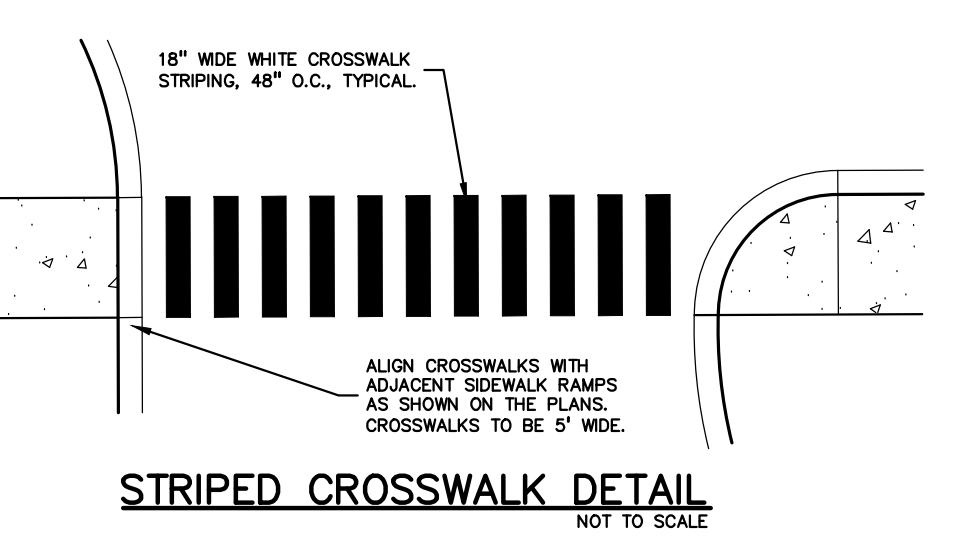
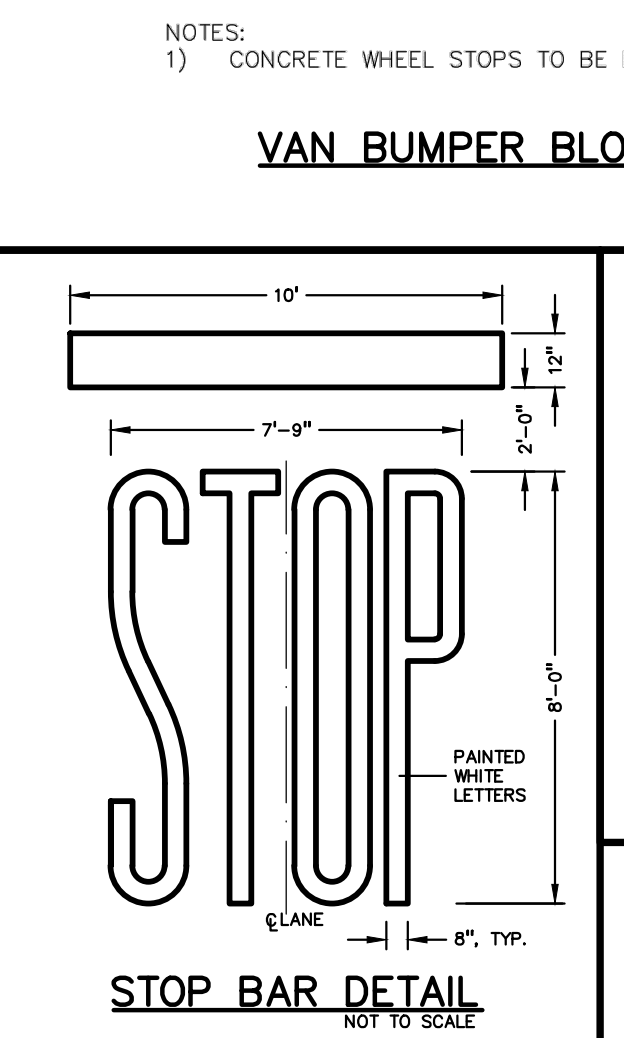
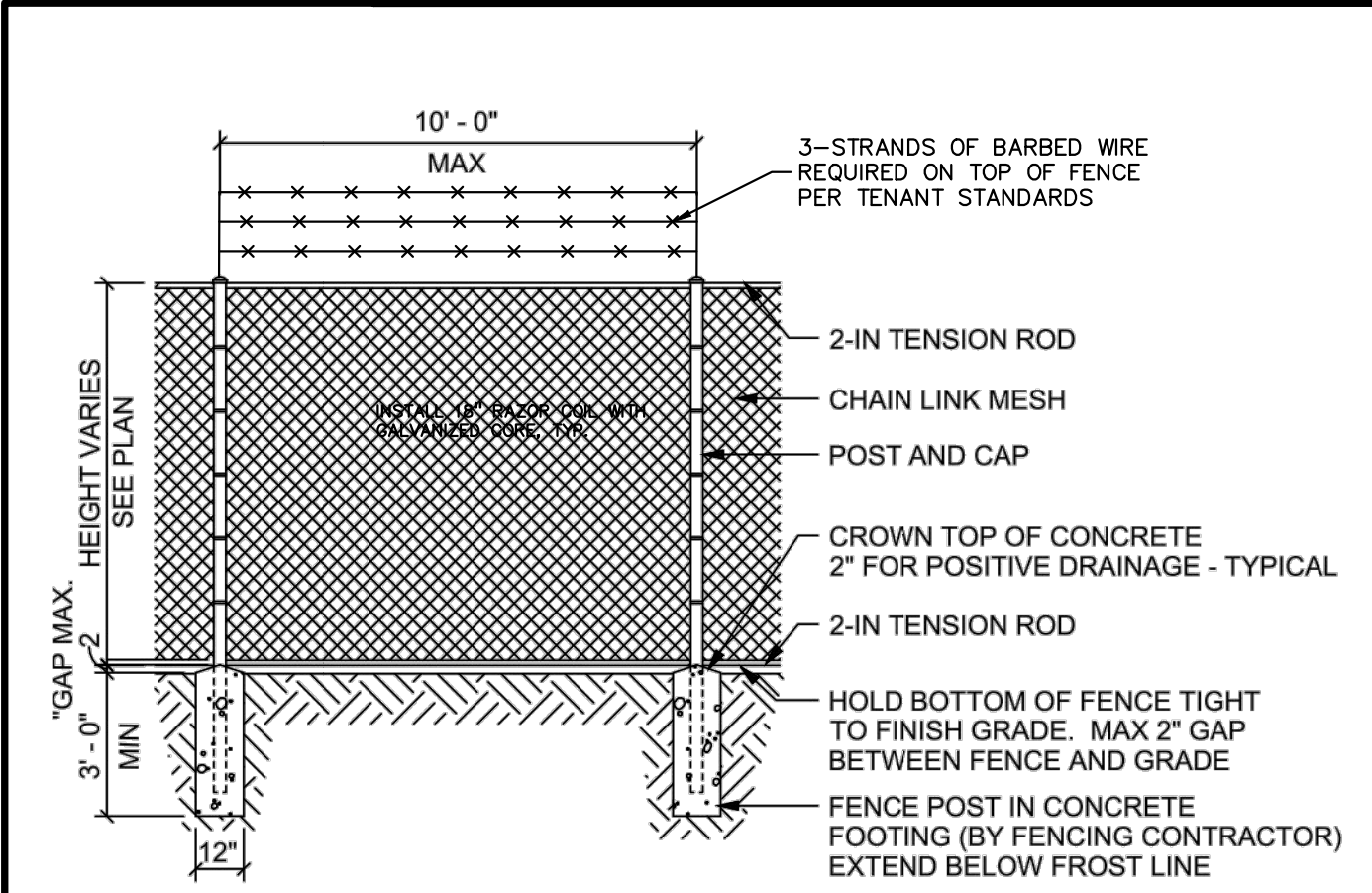
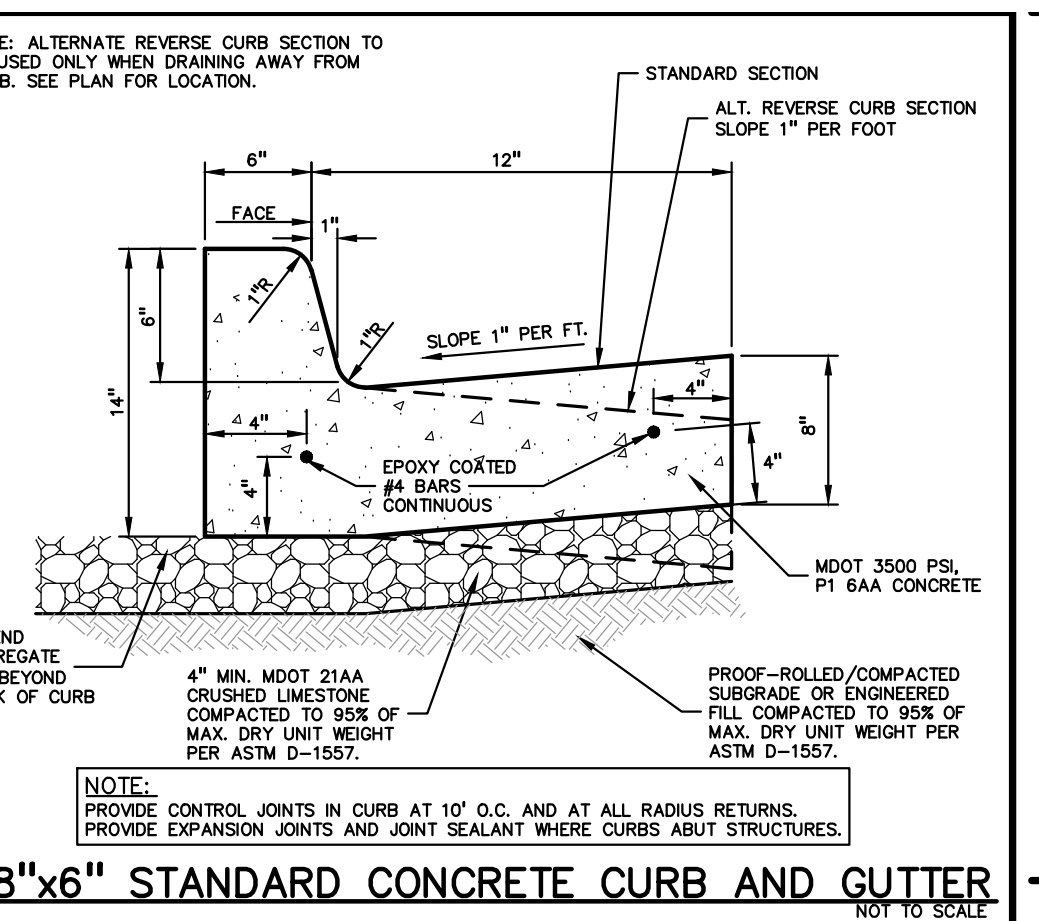
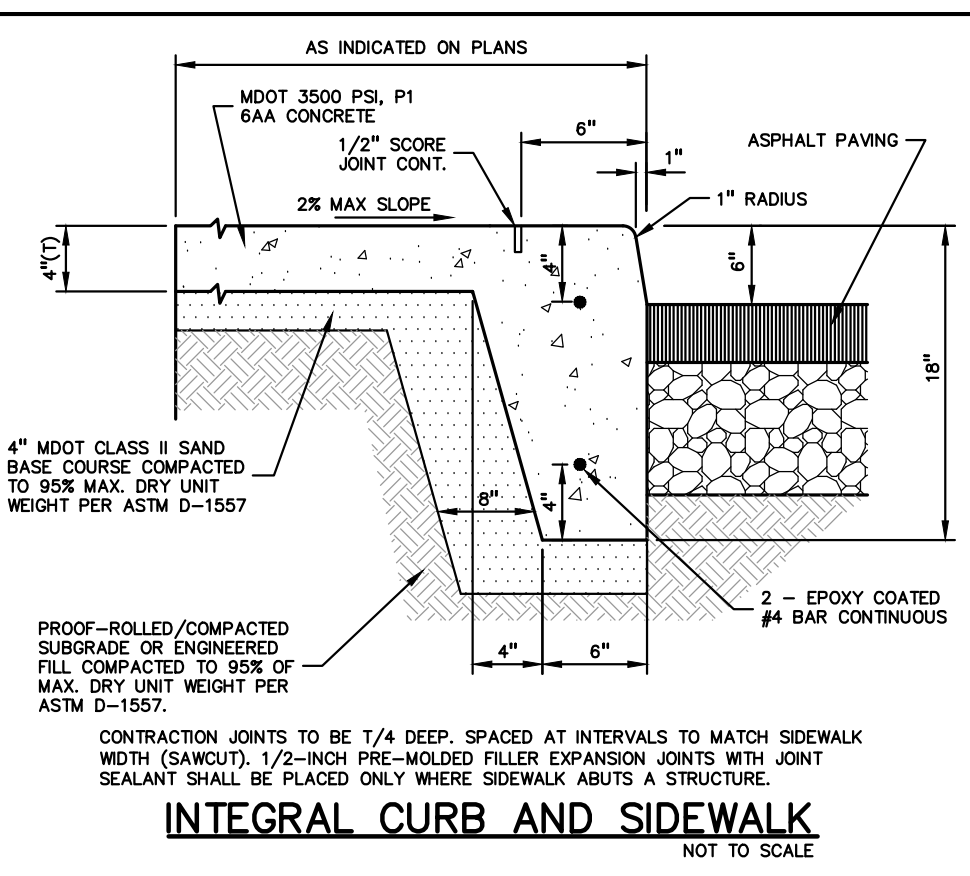
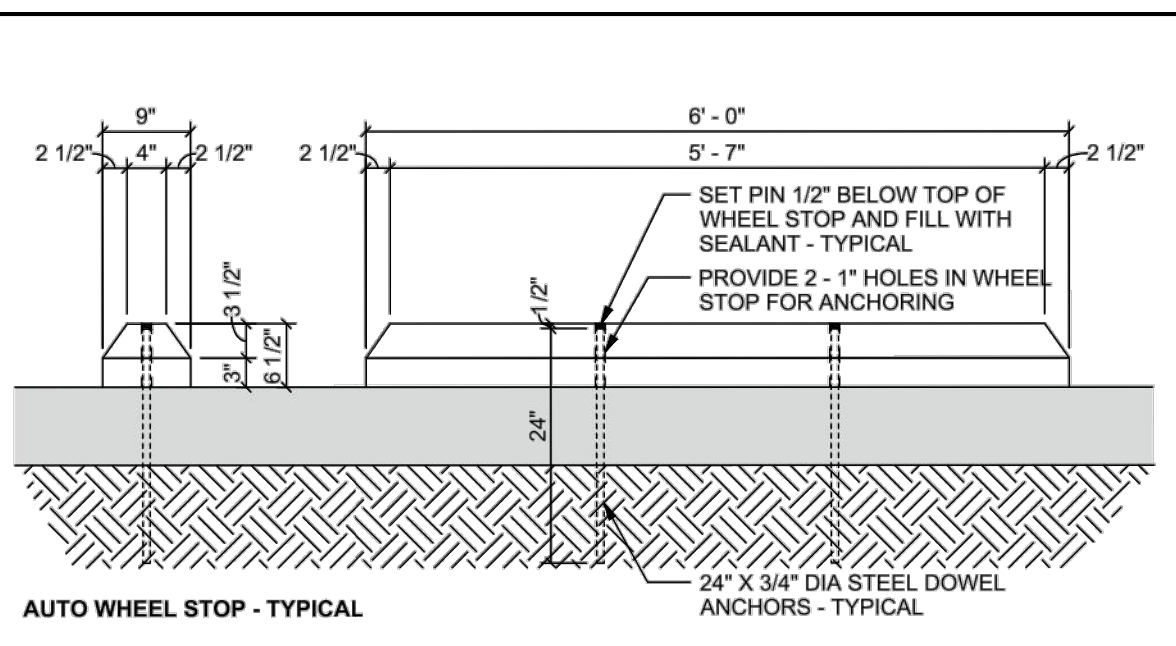
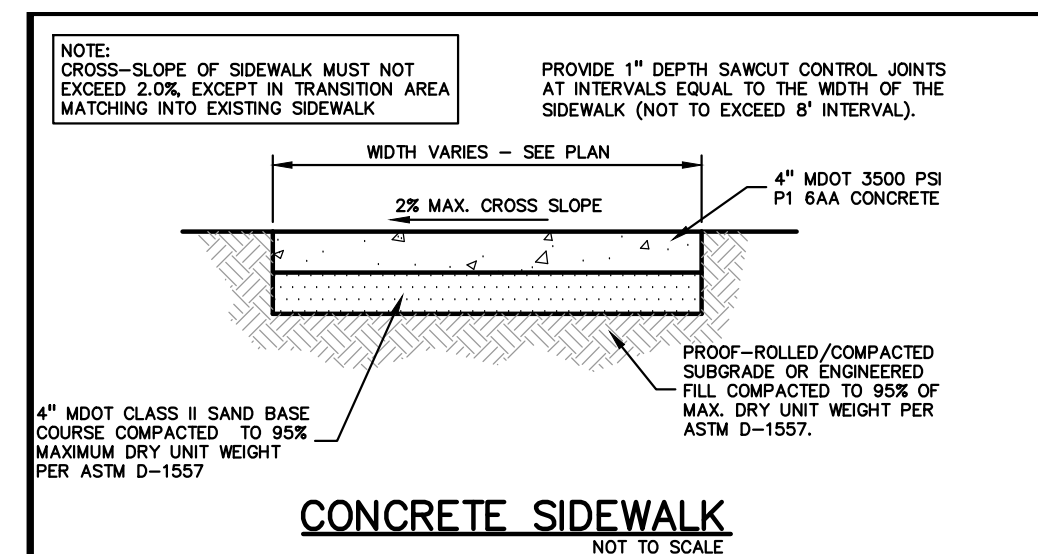
Cable: Comcast Daryl Wood, Regional Design Supervisor 25626 Telegraph Road Southfield, MI 48034 (248) 809-2749	Gas: Consumers Energy Co. Brian Swisher 530 W. Willow St. PO Box 30162 Lansing, MI 48906 (877) 240-9602	Wayne County D.P.S. Hikmat Kassem, PE 33809 Michigan Avenue Wayne, MI 48184 Phone : (734) 595-6504
Electric: DTE Energy Co Ralph Wincel Southwest Planning and Design 8001 Haggerty Road Belleville, MI 48111	Phone: AT&T Steven Allshouse 31100 Plymouth Road Rm. 301 Livonia, MI 48150 (734) 996-5381	Phone/Cable: WOW David Morris 37150 Plymouth Road Livonia, MI 48150 (734) 237-4562
Gas: Buckeye Partners, L.P. Marty White 940 Buckeye Road Lima, OH 45804 (419) 993-8008		



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	8/12/2020



- GENERAL NOTES:**
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT OSHA, MDOT AND MUNICIPALITY STANDARDS AND REGULATIONS.
 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 - THE CONTRACTOR MUST CONTACT THE ENGINEER SHOULD THEY ENCOUNTER ANY DESIGN ISSUES DURING CONSTRUCTION. IF THE CONTRACTOR MAKES DESIGN MODIFICATIONS WITHOUT THE WRITTEN DIRECTION OF THE DESIGN ENGINEER, THE CONTRACTOR DOES SO AT HIS OWN RISK.
 - ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL CITY INSPECTION FEES.
 - THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE 811/ONE CALL UTILITY LOCATING CENTER, THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. IF NO NOTIFICATION IS GIVEN AND DAMAGE RESULTS, SAID DAMAGE WILL BE REPAIRED AT SOLE EXPENSE OF THE CONTRACTOR. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
 - CONTRACTOR TO VERIFY THAT THE PLANS AND SPECIFICATIONS ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHERMORE, VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING FINAL APPROVAL, HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE AT THE CONTRACTOR'S EXPENSE. SHOULD THE CONTRACTOR ENCOUNTER A CONFLICT BETWEEN THESE PLANS AND/OR SPECIFICATIONS, THEY SHALL SEEK CLARIFICATION IN WRITING FROM THE ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
 - ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
 - ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, SIGNAGE, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY MAINTAIN TRAFFIC IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION). THE DESIGN ENGINEER, OWNER AND STATE SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

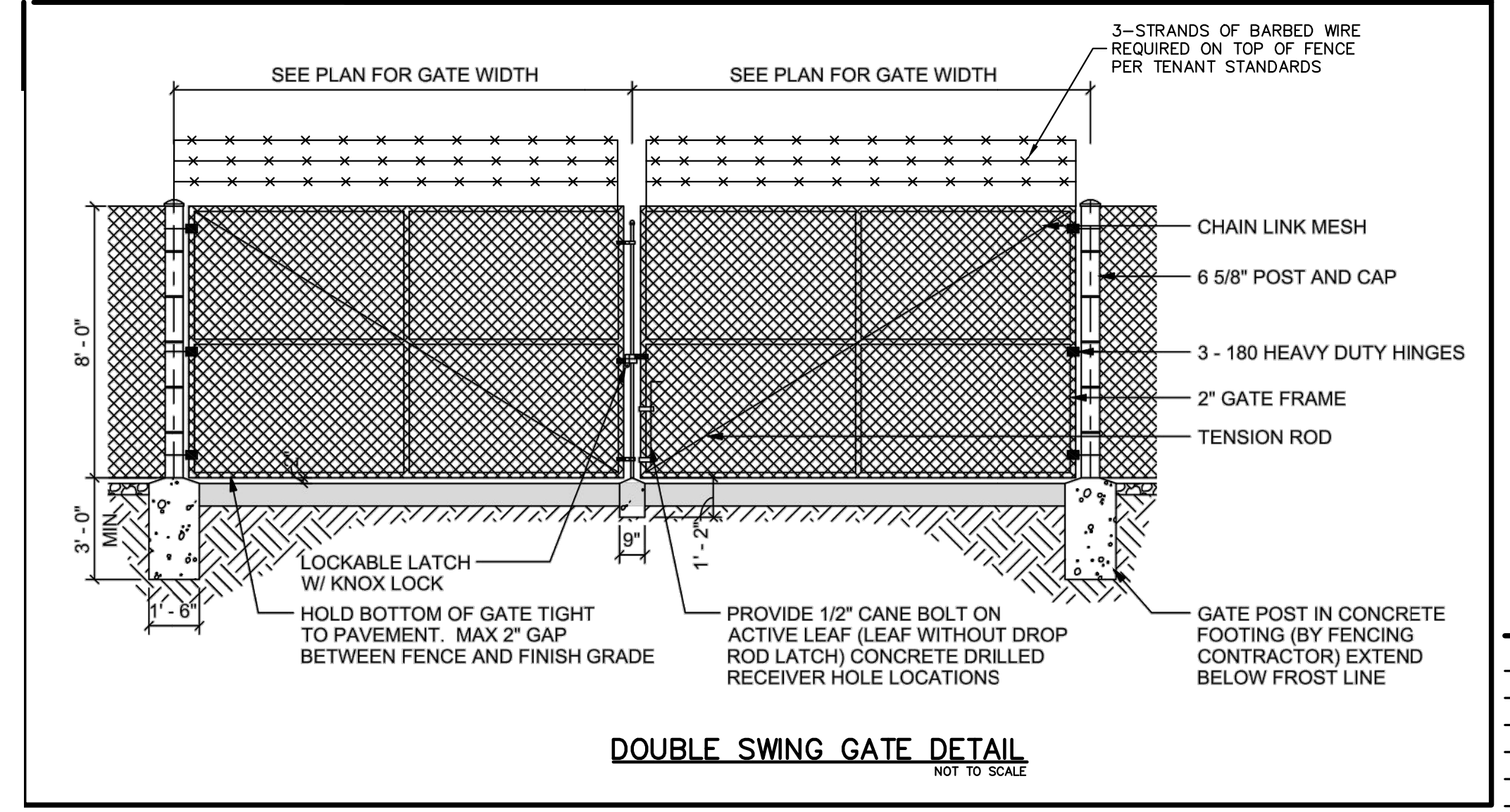
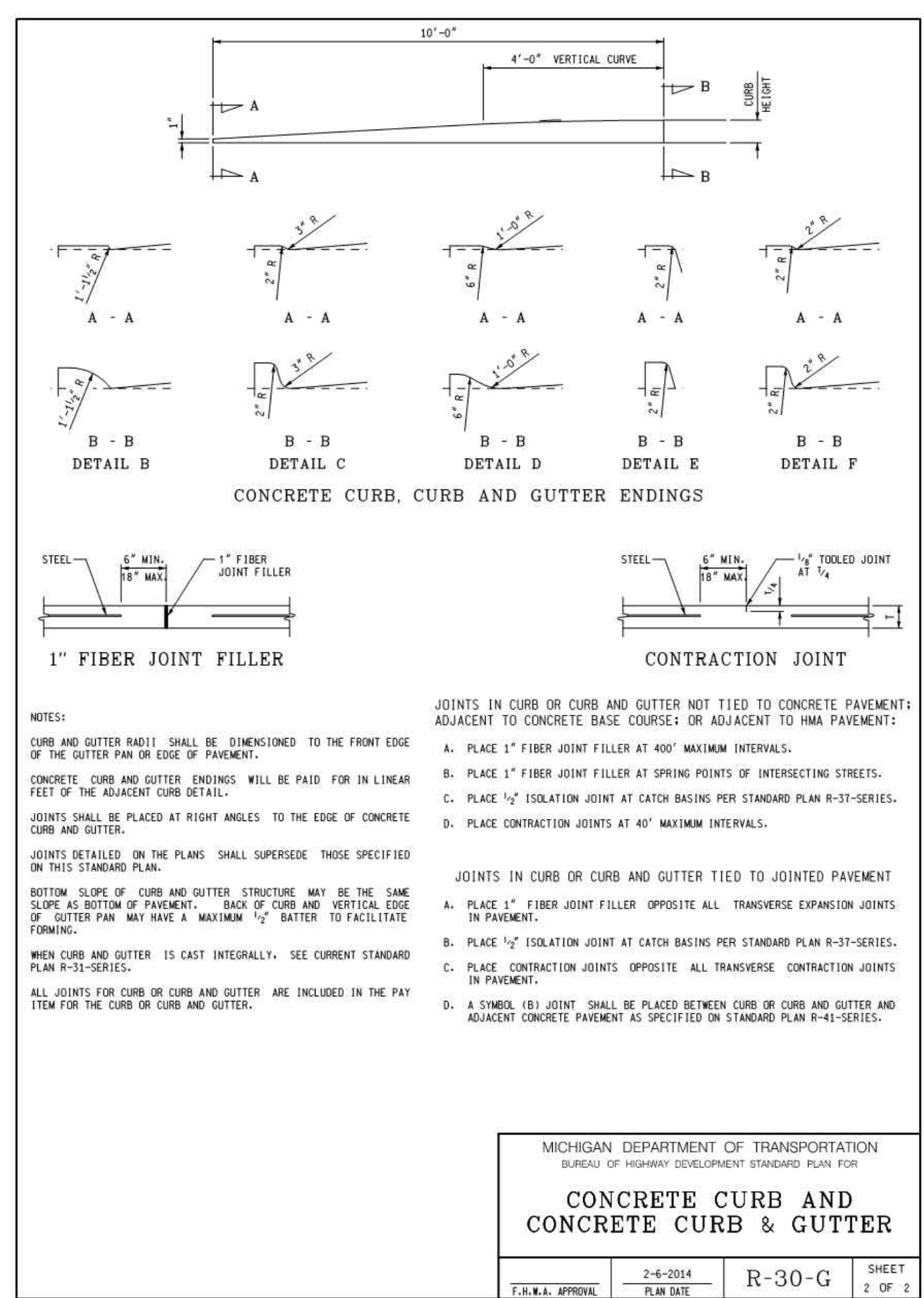


DETAIL	DIMENSION	LANE TIES	CONCRETE CTD / LFT
B1	3'-0"	AS SHOWN	0.0788
B2	3'-0"	OMITTED	0.0788
B3	10'-0"	AS SHOWN	0.0851
B4	10'-0"	OMITTED	0.0851

DETAIL	DIMENSION	LANE TIES	CONCRETE CTD / LFT
C1	1'-4"	AS SHOWN	0.0506
C2	1'-4"	OMITTED	0.0506
C3	2'-0"	AS SHOWN	0.0532
C4	2'-0"	OMITTED	0.0532
C5	2'-4"	AS SHOWN	0.0757
C6	2'-4"	OMITTED	0.0757

DETAIL	DIMENSION	LANE TIES	CONCRETE CTD / LFT
D1	3'-0"	AS SHOWN	0.0788
D2	3'-0"	OMITTED	0.0788
D3	10'-0"	AS SHOWN	0.0851
D4	10'-0"	OMITTED	0.0851

DETAIL	DIMENSION	LANE TIES	CONCRETE CTD / LFT
E1	1'-4"	AS SHOWN	0.0510
E2	1'-4"	OMITTED	0.0510
E3	2'-0"	AS SHOWN	0.0532
E4	2'-0"	OMITTED	0.0532



PEA GROUP
TROY • WASHINGTON TWP
BRIGHTON • DETROIT
T: 844.813.2949
www.peagroup.com

811 Know what's below. Call before you dig.

CAUTION!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
MEANS GROUP, INC.
535 GRIWOLD STREET, SUITE 111
DETROIT, MICHIGAN 48226

PROJECT TITLE
PROJECT GREYSTONE
13751 HAMILTON AVE
CITY OF DETROIT & HIGHLAND PARK, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:
AUGUST 14, 2020

DRAWING TITLE
NOTES & DETAILS

PEA JOB NO. 2019-468
P.M. SAS
D.N. SWS
DN. SWS
DRAWING NUMBER:

NOT FOR CONSTRUCTION **C-7.0**

LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	R RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	M MEASURED
⊗ NAIL & CAP SET		C CALCULATED

EXISTING

—OH-ELEC—	ELEC. PHONE OR CABLE TV O/L LINE, POLE & GUY WIRE
—UG-CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL
—UG-PHONE—	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
—UG-ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
—GAS—	GAS MAIN, VALVE & GAS LINE MARKER
—WATER—	WATERMAIN, HYD. GATE VALVE, TAPPING BLEEDIE & VALVE
—SEWER—	SANITARY SEWER, CLEANOUT & MANHOLE
—STORM—	STORM SEWER, CLEANOUT & MANHOLE
—COMBINED—	COMBINED SEWER & MANHOLE
—SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	
—POST INDICATOR VALVE	
—WATER VALVE BODY/HYDRANT VALVE BOX, SERVICE SHUTOFF	
—MILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
—UNIDENTIFIED STRUCTURE	
—SPOT ELEVATION	
—CONTOUR LINE	
—FENCE	
—GUARD RAIL	
—STREET LIGHT	
—SIGN	
—CONC.	CONCRETE
—ASPH.	ASPHALT
—GRAVEL	GRAVEL SHOULDER
—WETLAND	WETLAND

NORTH

0 15 30 60
 SCALE: 1" = 30'

REFERENCE DRAWINGS

WATER MAIN GLWA, DWSD MAP NO. 19-N
 STORM SEWER GLWA, DWSD MAP NO. S-34-D
 COMBINED SEWER GLWA, DWSD MAP NO. S-34-D
 EDISON CONDUIT MAP OCT-28
 ELECTRIC DTE ELECTRIC FACILITY MAP 328-330, 331-330
 EDISON CONDUIT MAP OCT-28
 LIGHTING UTILITY RESOURCE GROUP (URG) PLD MAP 34-C (EMAIL 12/23/2019)
 GAS DTE GAS COMPANY MAP DATED 12/4/2019
 CABLE AT&T MAPS A3, B1, B2, B3 & B4, DATED 12/04/2019
 COMCAST MAP (EMAIL DATED 12/06/2019)
 UTILITY RESOURCE GROUP (URG) PLC MAP 34-C (EMAIL 12/23/2019)

811 Know what's below. Call before you dig.

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CLIENT
MEANS GROUP, INC.
 535 GRISWOLD STREET, SUITE 111
 DETROIT, MICHIGAN 48226

PROJECT TITLE
MEANS HAMILTON CORRIDOR
 PROJECT ADDRESS
 CITY OF DETROIT & HIGHLAND PARK, MICHIGAN

REVISIONS

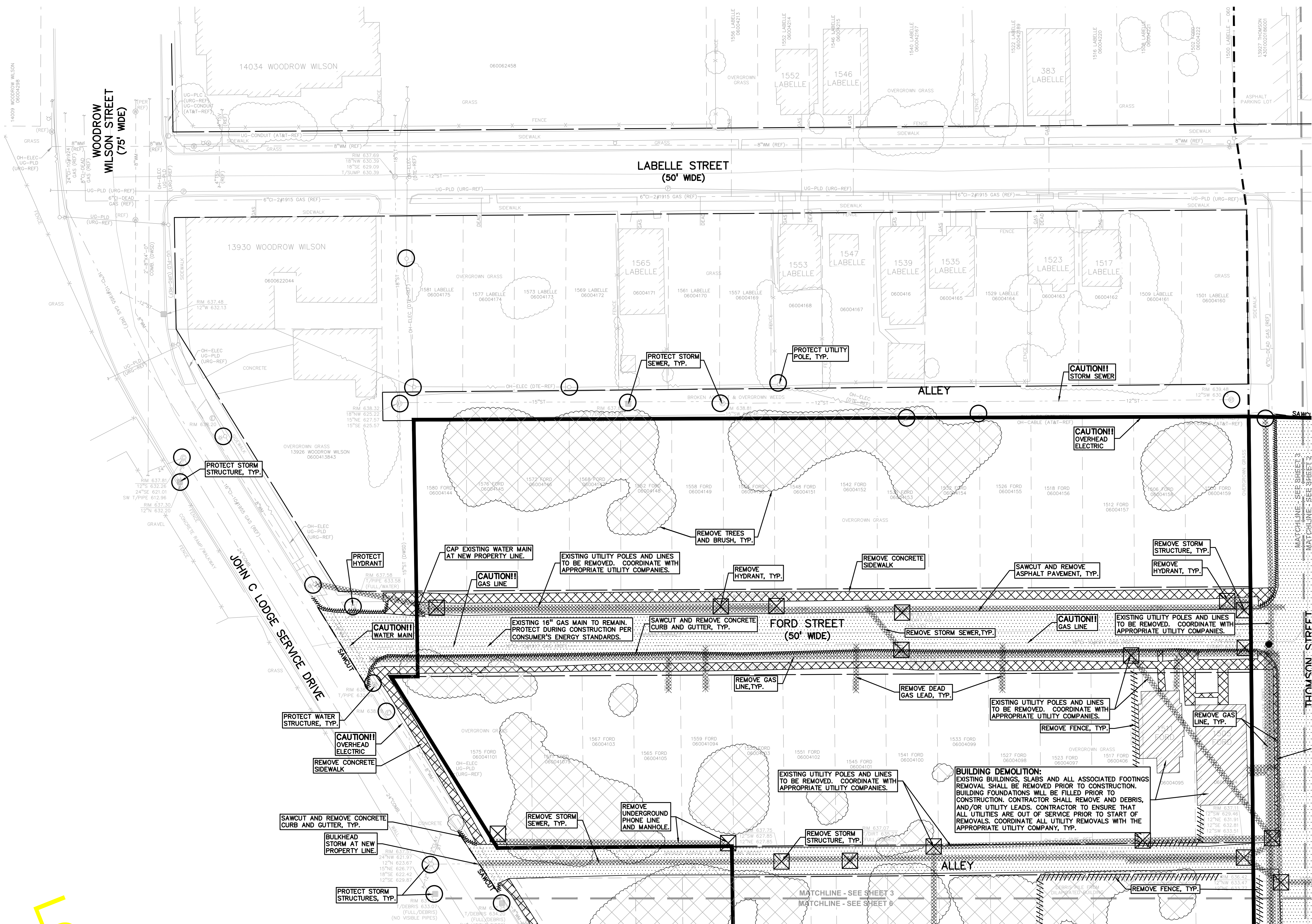
DRAWING TITLE
DEMOLITION PLAN - SHEET 3

ORIGINAL ISSUE DATE:
 AUGUST 14, 2020

PEA JOB NO.	2019-468
P.M.	SAS
DN.	SWS
DES.	SWS
DRAWING NUMBER:	

W.C. REF. # 2020-

C-3.3



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