

VICINITY MAP
(NOT TO SCALE)

PARKING
NO MARKED PARKING ON SITE.

PARCEL AREA
138,742± SQUARE FEET = 3.19± ACRES

BASIS OF BEARING
SOUTH 89°58'00" WEST, BEING THE NORTH RIGHT OF WAY LINE OF CHIPPEWA STREET, AS PLATTED.

BENCHMARK
SITE BENCHMARK #1
ARROW ON HYDRANT LOCATED ON THE SOUTHERLY PROPERTY LINE ABOUT 36' NORTH EAST OF THE INTERSECTION OF CHIPPEWA AVE. AND WISCONSIN AND ABOUT 20 FEET NORTH WEST OF CATCH BASIN #50154.
ELEVATION = 674.40' (NAVD 88)

SITE BENCHMARK #2
ARROW ON HYDRANT LOCATED ON THE WESTERLY PROPERTY LINE ABOUT 37' NORTH AND ABOUT 15 FEET EAST OF THE INTERSECTION OF CHIPPEWA AVE. AND OHIO STREET
ELEVATION = 673.24' (NAVD 88)

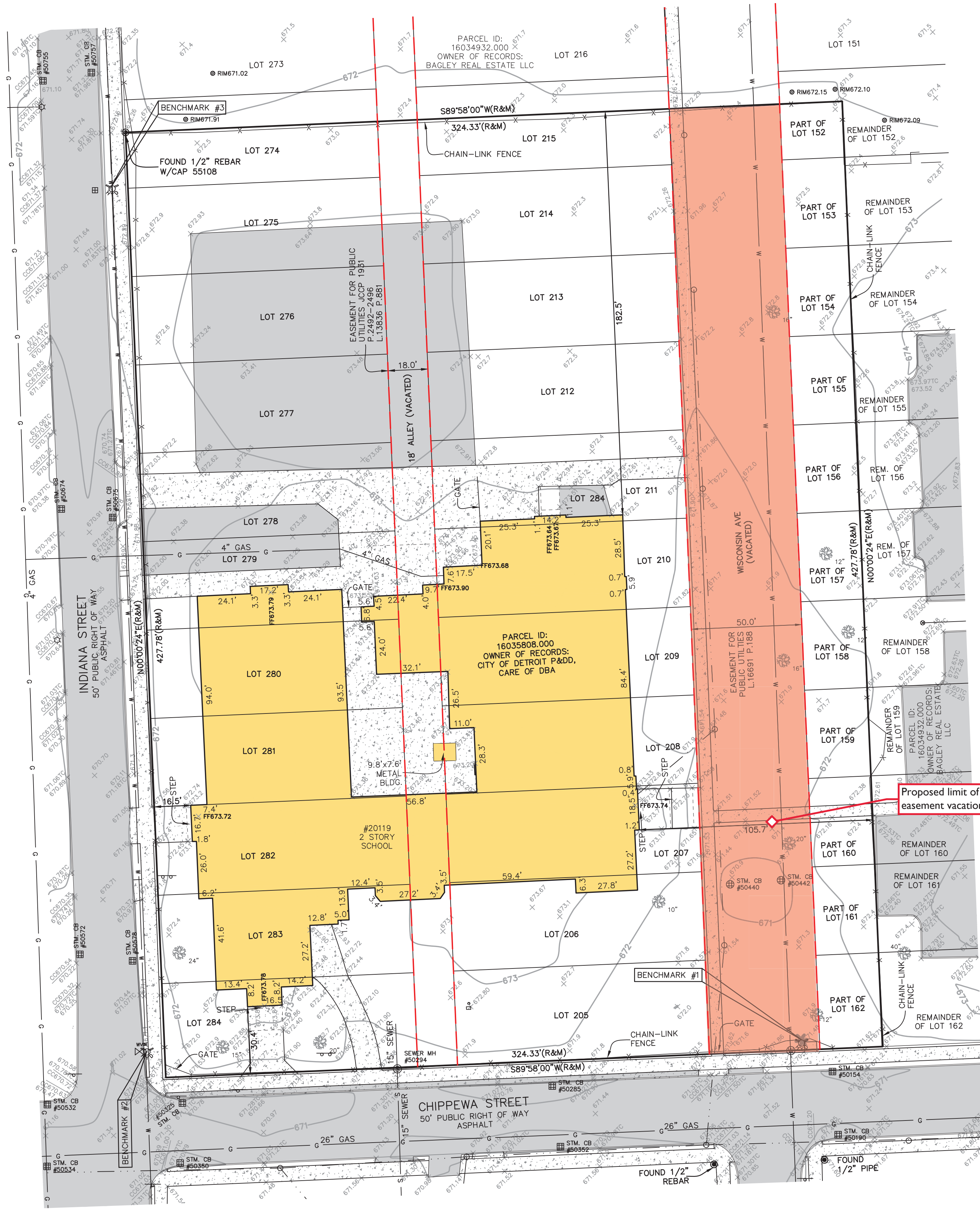
SITE BENCHMARK #3
ARROW ON HYDRANT LOCATED ON THE WESTERLY PROPERTY LINE ABOUT 15' EAST OF THE CENTERLINE OF INDIANA ST. AND ABOUT 25 FEET SOUTHWEST OF THE NORTH WEST PROPERTY CORNER.
ELEVATION = 673.74' (NAVD 88)

FLOOD NOTE
SUBJECT PARCEL LIES WITHIN:
OTHER AREA (ZONE X); AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON FLOOD INSURANCE RATE MAP: MAP NUMBER 26125C0457F DATED 09/29/2006, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR'S NOTE
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

LEGEND

(R&M)	FOUND MONUMENT (AS NOTED)
(R)	RECORD AND MEASURED DIMENSION
(M)	RECORD DIMENSION
0.00	MEASURED DIMENSION
X	GROUND ELEVATION
○	UTILITY POLE
○	LIGHT POLE WITH STREET LAMP
○	SEWER MANHOLE
○	ROUND CATCH BASIN
○	SQUARE CATCH BASIN
○	DRAIN
○	FIRE HYDRANT
○	WATER GATE MANHOLE
○	WATER VALVE
○	FLAGPOLE
○	SINGLE POST SIGN
○	DOUBLE POST SIGN
○	DECIDUOUS TREE (AS NOTED)
○	CONIFEROUS TREE (AS NOTED)
---	PARCEL BOUNDARY LINE
---	PLATTED LOT LINE
---	EASEMENT (AS NOTED)
---	BUILDING
---	CONCRETE CURB
---	RAISED CONCRETE
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
X	FENCE (AS NOTED)
---	WALL (AS NOTED)
G	GAS LINE
S	SEWER LINE
W	WATER LINE
---	MINOR CONTOUR LINE
---	MAJOR CONTOUR LINE
---	BUILDING AREA
---	ASPHALT
---	CONCRETE



MANHOLE SCHEDULE

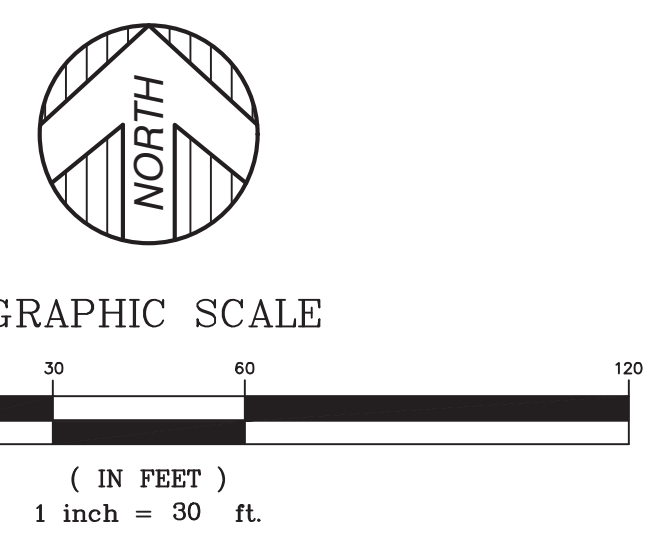
#	TYPE	RIM (FT)	SIZE (IN)	DIRECTION	INVERT (FT)
50293	SEWER MH	671.45	15	N	657.18
				S	657.35
50442	BEEHIVE	670.78		FULL & GROWN OVER	
50126	SQR CB	671.22		LEACHING BASIN	
				NO VISIBLE PIPES	
50085	SQR CB	671.44		LEACHING BASIN	
				NO VISIBLE PIPES	
50154	SQR CB	670.93		LEACHING BASIN	
				NO VISIBLE PIPES	
50285	SQR CB	670.68		LEACHING BASIN	
				NO VISIBLE PIPES	
50325	SQR CB	670.86		LEACHING BASIN	
				NO VISIBLE PIPES	
50350	SQR CB	670.78		LEACHING BASIN	
				NO VISIBLE PIPES	
50352	SQR CB	670.62		LEACHING BASIN	
				NO VISIBLE PIPES	
50578	SQR CB	670.37		LEACHING BASIN	
				NO VISIBLE PIPES	
50572	SQR CB	670.12		LEACHING BASIN	
				NO VISIBLE PIPES	
50532	SQR CB	670.49		LEACHING BASIN	
				NO VISIBLE PIPES	
50534	SQR CB	670.57		LEACHING BASIN	
				NO VISIBLE PIPES	
50675	SQR CB	670.50		LEACHING BASIN	
				NO VISIBLE PIPES	
50674	SQR CB	670.42		LEACHING BASIN	
				NO VISIBLE PIPES	
50755	SQR CB	671.08		LEACHING BASIN	
				NO VISIBLE PIPES	
50757	SQR CB	671.12		LEACHING BASIN	
				NO VISIBLE PIPES	
50440	BEEHIVE	670.60		COULD NOT OPEN	

PROPERTY DESCRIPTION
THE LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:
LOTS 143 THROUGH 162, INCLUSIVE, LOTS 205 THROUGH 224, INCLUSIVE, LOTS 265 THROUGH 284, INCLUSIVE, AND WEST 1/2 OF VACATED WISCONSIN AVENUE ADJACENT THERETO AND VACATED ALLEY ADJACENT THERETO, OF DETROIT GARDENS SUB., ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 35 OF PLATS, PAGE 77, WAYNE COUNTY RECORDS, EXCEPT THAT PART LYING WITHIN LOTS 21 THROUGH 40, BOTH INCLUSIVE, LOTS 83 THROUGH 102, BOTH INCLUSIVE AND LOTS 143 THROUGH 151, BOTH INCLUSIVE, LOTS 216 THROUGH 224, BOTH INCLUSIVE, LOTS 265 THROUGH 273, BOTH INCLUSIVE, PART OF LOTS 152 THROUGH 162, BOTH INCLUSIVE, AND PART OF LOTS 215 AND 274, INCLUDING ALL OF VACATED OHIO AVENUE AND PART OF VACATED WISCONSIN AVENUE AND ALL OF THE VACATED ALLEYS ADJACENT THERETO, OF DETROIT GARDENS SUB., ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 35 OF PLATS, PAGE 77, WAYNE COUNTY RECORDS, ALSO, LOTS 531 THROUGH 550, BOTH INCLUSIVE, OF DETROIT GARDENS SUB. NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 42 OF PLATS, PAGE 27, WAYNE COUNTY RECORDS, DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 531 OF DETROIT GARDENS SUB. NO. 1; THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS WEST 519.73 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 24 SECONDS EAST 377.09 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 54 SECONDS EAST 844.90 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 03 SECONDS WEST 804.40 FEET TO THE POINT OF BEGINNING.
(PER TITLE DESCRIPTION)

TITLE REPORT NOTE
ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 983490, DATED JANUARY 06, 2023, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.
8. EASEMENT FOR PUBLIC UTILITIES OVER THAT PORTION OF LAND INCLUDED IN THE VACATED ALLEY AND STREET AS EVIDENCED BY INSTRUMENT RECORDED IN JOURNAL OF THE COMMON COUNCIL PROCEEDINGS OF 1931 FOR THE CITY OF DETROIT, PAGE 2492 THROUGH 2496. (AS SHOWN)
9. COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER PROVISIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS CONTAINED IN INSTRUMENT RECORDED IN LIBER 1427, PAGE 277, REGISTER #654334, LIBER 1427, PAGE 279, REGISTER #554335, LIBER 1697, PAGE 410, REGISTER #667280, LIBER 1762, PAGE 55, REGISTER #714962, LIBER 6927, PAGE 579, REGISTER #C736492 AND IN LIBER 6927, PAGE 582, REGISTER #C736493. (SEE DOCUMENTS FOR TERMS AND CONDITIONS)
10. EASEMENT FOR PUBLIC UTILITIES OVER THAT PORTION OF LAND INCLUDED IN THE VACATED ALLEY AND STREET AS EVIDENCED BY INSTRUMENT RECORDED IN LIBER 13836, PAGE 881, REGISTER #E392434 AND THE TERMS, CONDITIONS AND RESTRICTIONS CONTAINED THEREIN. (AS SHOWN)
11. EASEMENT FOR PUBLIC UTILITIES OVER THAT PORTION OF LAND INCLUDED IN THE VACATED STREET AS EVIDENCED BY INSTRUMENT RECORDED IN LIBER 16691, PAGE 188, REGISTER #291952. (AS SHOWN)
12. TERMS AND CONDITIONS CONTAINED IN MODIFIED DEVELOPMENT PLAN AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 14971, PAGE 778, REGISTER #E755491 AND THE THIRD MODIFIED DEVELOPMENT PLAN AND DECLARATION OF RESTRICTIONS AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 16041, PAGE 300, REGISTER #F104677. (SEE DOCUMENTS FOR TERMS AND CONDITIONS)
13. TERMS AND CONDITIONS CONTAINED IN REVISION AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 55554, PAGE 97. (SEE DOCUMENTS FOR TERMS AND CONDITIONS)
14. THE RIGHTS OF THE LOT OWNERS OF DETROIT GARDENS SUB. IN AND TO THE USE OF THE VACATED PORTION OF STREETS AND ALLEYS. (VACATED STREETS AND ALLEYS AS SHOWN)
15. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS CONSIDERATION FOR THE DELETION OF THIS EXCEPTION IS HIGHLY FACT INTENSIVE. PLEASE CONTACT THE UNDERWRITER ASSIGNED TO YOUR FILE AS SOON AS POSSIBLE TO DISCUSS. (SEE DOCUMENTS FOR TERMS AND CONDITIONS)

SURVEYOR'S CERTIFICATION
TO A NATURAL PERSON OR LEGAL ENTITY TO BE DETERMINED, AND FIRST AMERICAN TITLE INSURANCE COMPANY:
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 ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7A, 8, 9, 11A AND 11B OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 01/04/23.
DATE OF PLAT OR MAP: 02/15/23

DRAFT
ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
Tsycko@kemtec-survey.com



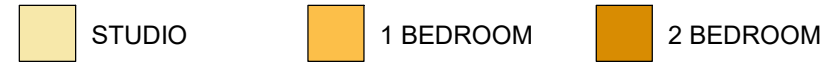
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ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: STONEFIELD ENGINEERING AND DESIGN
20119 WISCONSIN STREET, DETROIT, MICHIGAN,
PART OF SECTION 4,
TOWN 1 SOUTH, RANGE 11 EAST

DATE	BY	REVISION	DESCRIPTION
02/10/23	MS/DH		
02/15/23	ATS		
FEBRUARY 15, 2023			
23-00139			



SITE PLAN KEY



BUILDING DATA

DATA	UNIT COUNT	GROSS SF	RENTABLE SF
SCHOOL	40	56,431 SF	27,202 SF
GARDEN APTS.	60	46,090 SF	38,848 SF
TOTAL	100	102,521 SF	66,050 SF

SCHOOL GROSS AREA INCLUDES BASEMENT

UNIT MIX	STUDIO	ONE BED	TWO BED/LOFT
SCHOOL	10	24	6
GARDEN APTS.	24	24	12
TOTAL	34	48	18

PARKING REQUIREMENTS

PARKING	DET. ZONING	MSHDA
SCHOOL	30 SPACES	80 SPACES
GARDEN APTS.	45 SPACES	120 SPACES
TOTAL PARKING REQUIRED:	75 SPACES	200 SPACES

REMAINING AUDITORIUM PARKING: 31 SPACES 0 SPACES

TOTAL PARKING PROVIDED: 106 SPACES + (1) 12'X35' LOADING