

LEGAL DESCRIPTION (AS PROVIDED)

(PER: WARRANTY DEED AS RECORDED IN L.56526-P.376 OF WAYNE COUNTY RECORDS)

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, AND STATE OF MICHIGAN, PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:  
LOTS 268 THROUGH 272, BOTH INCLUSIVE, AND THE WEST 5 FEET OF LOT 273, NOTTINGHAM SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 38, PAGE 26 OF PLATS, WAYNE COUNTY RECORDS.

PARCEL B:  
EAST 20 FEET OF LOT 104, AND ALL OF LOTS 105, AND 106. MOORE AND MOESTA'S SUBDIVISION AS RECORDED IN LIBER 38, PAGE 29, OF PLATS, WAYNE COUNTY RECORDS.

TAX PARCEL NO.: 1021002804-5 & 1021002806-9  
COMMONLY KNOWN AS: 15411 & 15435 EAST WARREN AVENUE, DETROIT, MI 48224

SUBJECT TO EASEMENTS, RESERVATIONS, USE, BUILDING AND OTHER RESTRICTIONS OF RECORD, IF ANY

BEARING REFERENCE

BEARINGS ARE BASED ON PROJECT COORDINATE SYSTEM:  
MICHIGAN STATE PLANE COORDINATE SYSTEM, NAD83 (CONUS) (MOL) (GRS80), SOUTH ZONE 2113, INTERNATIONAL FEET, GROUND (LAT: 42°23'57.03", LON: 82°56'58.33"W, ELEV: 597, SCALE FACTOR: 1.00008589).

UTILITY REFERENCES

WM: CITY OF DETROIT  
RECEIVED: (NO RESPONSE)

SAN: CITY OF DETROIT  
RECEIVED: (NO RESPONSE)

STORM: CITY OF DETROIT  
RECEIVED: (NO RESPONSE)

GAS: DTE ENERGY  
RECEIVED: 01/03/2024

ELEC: DTE ENERGY  
RECEIVED: (NO RESPONSE)

ELEC: DETROIT PUBLIC LIGHTING  
RECEIVED: (NO RESPONSE)

PHONE: AT&T  
RECEIVED: 01/02/2024

FIBER: NEXTEL COMMUNICATIONS  
RECEIVED: (NO RESPONSE)

BENCHMARKS

DATUM: NAVD88

TO ACHIEVE CITY OF DETROIT DATUM, SUBTRACT 479.60 FROM NAVD88

BM A: TOP OF NAIL IN NORTHWEST SIDE UP, 38'± NORTH OF NORTHWEST CORNER OF BUILDING # AND 3'± EAST OF BEAONSFIELD STREET  
ELEV = 596.65

BM B: TOP OF COVER OF NORTHWEST BOLT ON BASE OF LIGHT POLE MARKED X, 46'± SOUTH AND 61'± EAST OF SOUTHEAST CORNER OF BUILDING #15411  
ELEV = 595.90

BM C: IUD OF DETROIT CITY BENCHMARK MONBOX CEMENTED SHUT, 11'± NORTH OF THE NORTH CURB OF WARREN AVENUE AND 9'± EAST OF THE EAST CURB OF NOTTINGHAM ROAD  
ELEV = 595.37

EX. STORM SEWER		
STRUCTURE	RIM ELEV.	PIPES
(50000) MH	596.28	12" SW IE = 580.24 12" NE IE = 580.33 10" W IE = 584.06
(50001) CBS	596.33	NO VISIBLE PIPES BOTTOM=591.82
(50040) CBS	594.61	NO VISIBLE PIPES BOTTOM=590.21
(50100) CBS	594.46	NOT INVENTORIED AT TIME OF SURVEY
(50158) MH	595.74	FILLED WITH WATER AT TIME OF SURVEY
(50185) MH	595.18	24" SE IE = 585.66 24" NW IE = 585.48 12" NE IE = 588.68
(50296) CBS	595.95	FILLED WITH DIRT AT TIME OF SURVEY
(50370) CBS	595.08	NO VISIBLE PIPES BOTTOM=590.08
(50378) MH	595.79	MH ASPHALTED OVER AT TIME OF SURVEY

SITE INFORMATION:

- The project is a 2,105 sf Small Distillery with "consumption on the premises" with small kitchen & outdoor dining. The outdoor dining area is 125 sf. The site is located at 15411 E Warren Avenue in the B4 District (GENERAL BUSINESS).
- Parcel A Site Area = 6,600 sf = 0.1515 ac.  
Parcel B Site Area = 10,999.84 sf = 0.2525 ac.  
Total Land Area = 17,599.84 sf = 0.404 ac.
- Parking Calculations:  
REQUIRED PARKING: 3 PLUS 1/100 SF FOR EACH 100 SF IN EXCESS OF 1,000 SF PLUS ONE SPACE PER 100 SF OF OUTDOOR SEATING AREA = 3 + (2,105-1,000)/100 + 125/100 = 15 TOTAL SPACES REQUIRED (Note: Outdoor Seating Area = 125 sf)

PROVIDED PARKING: 1 VAN ACCESSIBLE BARRIER FREE SPACE + 12 STANDARD SPACES + 3 ON STREET SPACES + 4 BIKE PARKING SPACES = 20 TOTAL SPACES PROVIDED

- Notes:
- Standard Spaces are 18' + 2' overhang = 20' Long x 9' Wide
  - Barrier Free Spaces are 18' + 2' overhang = 20' Long x 8' Wide w/8' wide adjacent access aisle.

ON-SITE PAVING QUANTITIES:

4" CONCRETE SIDEWALK	3,668 SF
4" HEAVY DUTY ASPHALT ON 8" MDOOT 21AA AGG.	27,099 SF
18" WIDE CONC CURB + GUTTER	1,514 LF
TRASH ENCLOSURE	1 EA
HEAVY DUTY TRASH ENCLOSURE CONCRETE	206 SF

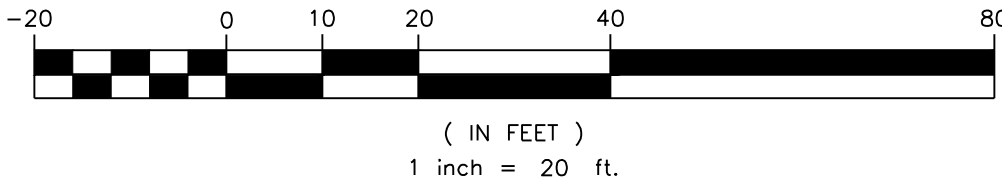
SIGN + RAMP NOTE KEY:

① PROVIDE BARRIER FREE PARKING SIGN.  
REFER TO DETAIL ON SHEET C-7.1

A PROVIDE CURB RAMP TYPE "A".  
REFER TO DETAIL ON SHEET C-7.2.

NOTE:  
ALL RAMPS SHALL BE PROVIDED WITH ADA DETECTABLE WARNING PLATE, REFER TO DETAIL SHEET.

GRAPHIC SCALE

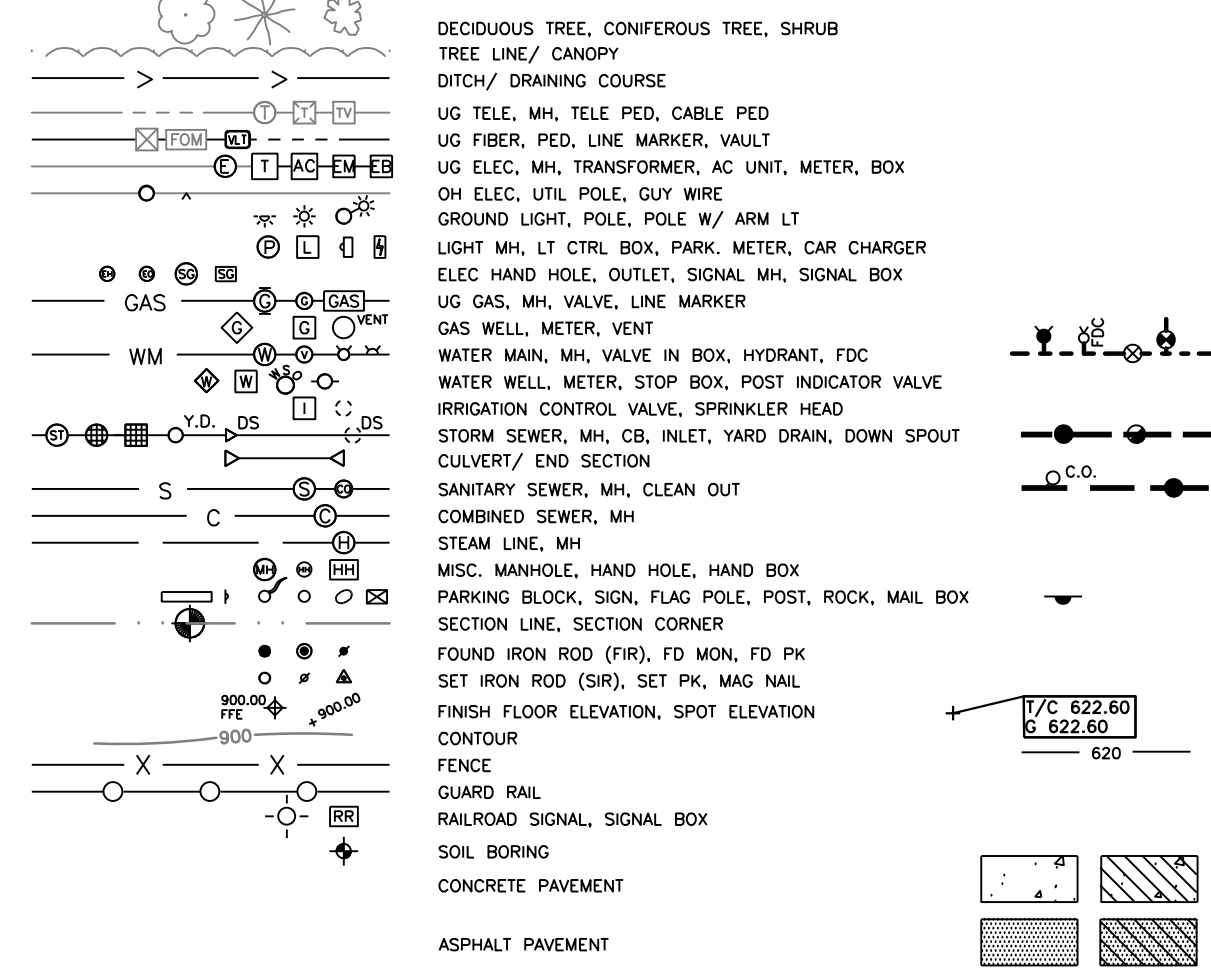


GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS SITE.

- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- REFER TO SHEETS C-7.1 & C-7.2 FOR PAVING & SIDEWALK DETAILS.
- "NO PARKING FIRE LANE" SIGNS SHALL BE POSTED AS DIRECTED BY THE FIRE OFFICIAL.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT, WAYNE COUNTY AND MDOOT CURRENT STANDARDS AND REGULATIONS AS APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE CITY AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ANY WORK WITHIN THE STREET, ALLEY OR HIGHWAY RIGHT 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.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS, FIRE HYDRANTS, 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 AS AN ADDITIONAL COST.

EXISTING LEGEND



LOCATION MAP  
NOT TO SCALE

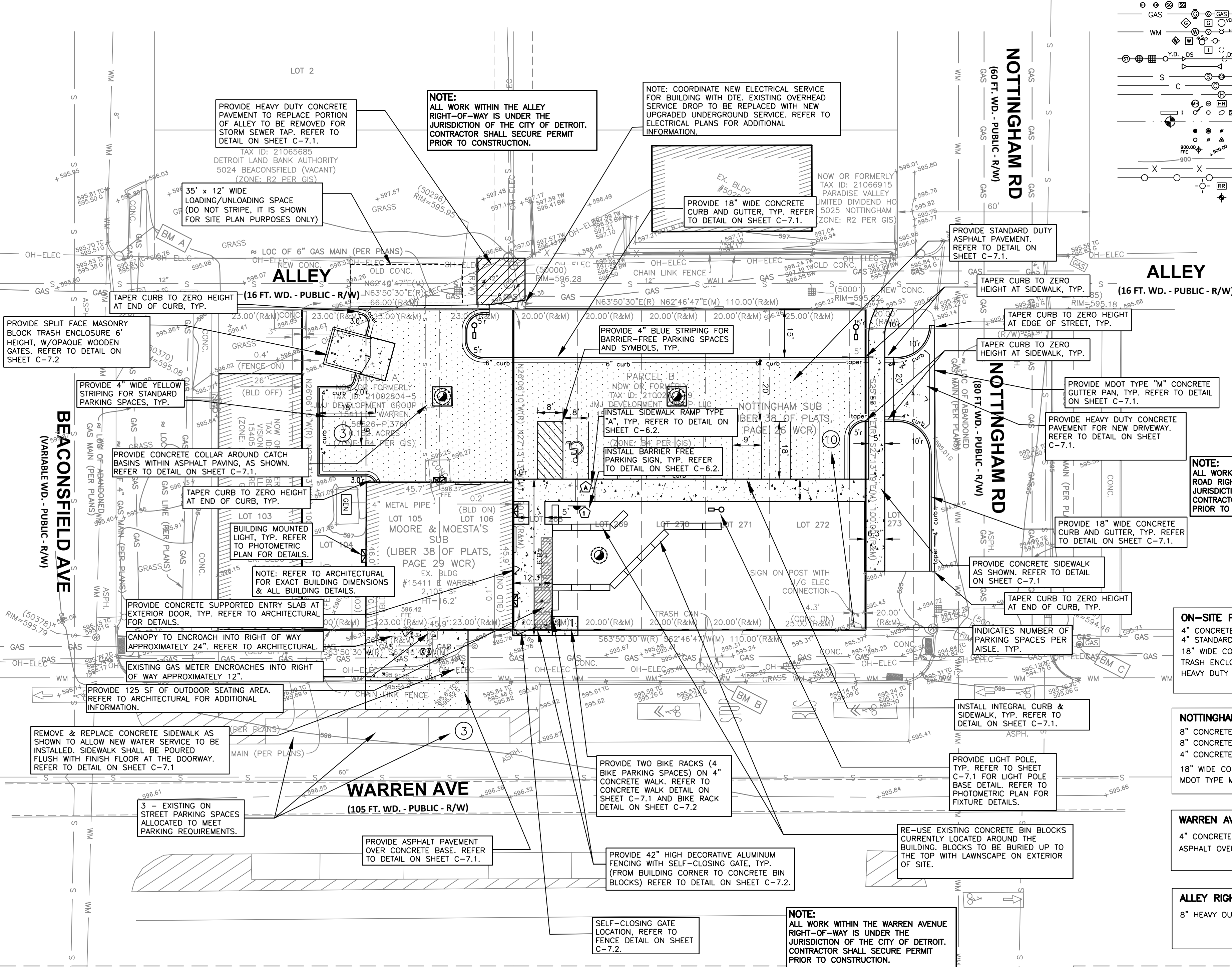
PROPOSED

ALLEY

(16 FT. WD. - PUBLIC - R/W)

ALLEY

(16 FT. WD. - PUBLIC - R/W)



ON-SITE PAVING QUANTITIES:

4" CONCRETE SIDEWALK	1,283 SF
4" STANDARD DUTY ASPHALT ON 8" MDOOT 21AA AGG.	6,385 SF
18" WIDE CONC CURB + GUTTER	237 LF
TRASH ENCLOSURE	1 EA
HEAVY DUTY TRASH ENCLOSURE CONCRETE	240 SF

NOTTINGHAM RIGHT OF WAY PAVING QUANTITIES:

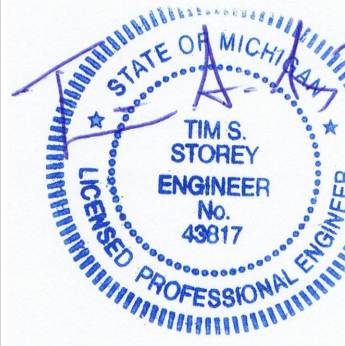
8" CONCRETE SIDEWALK	100 SF
8" CONCRETE PAVEMENT	268 SF
4" CONCRETE SIDEWALK	347 SF
18" WIDE CONC CURB + GUTTER	78 LF
MDOOT TYPE M CONC GUTTER	38 LF

WARREN AVENUE RIGHT OF WAY PAVING QUANTITIES:

4" CONCRETE SIDEWALK	511 SF
ASPHALT OVER CONCRETE PAVEMENT	288 SF

ALLEY RIGHT OF WAY PAVING QUANTITIES:

8" HEAVY DUTY CONCRETE PAVEMENT	210 SF
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CAUTION!  
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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. INCLUDING BUT NOT LIMITED TO: THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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15411 E WARREN AVE.  
DETROIT, MI 48224

SITE DIMENSION + PAVING PLAN  
GALAVANT SPIRITS  
15411 E WARREN AVE  
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

DES.	TSS	DN.	TSS	SUR.	AMP.	P.M.
DES.	TSS	DN.	TSS	SUR.	AMP.	P.M.

ORIGINAL ISSUE DATE:  
December 20, 2024

PROJ. No. 2023-007

SCALE: 1" = 20'

DRAWING NUMBER:

C-3.0

REVISIONS



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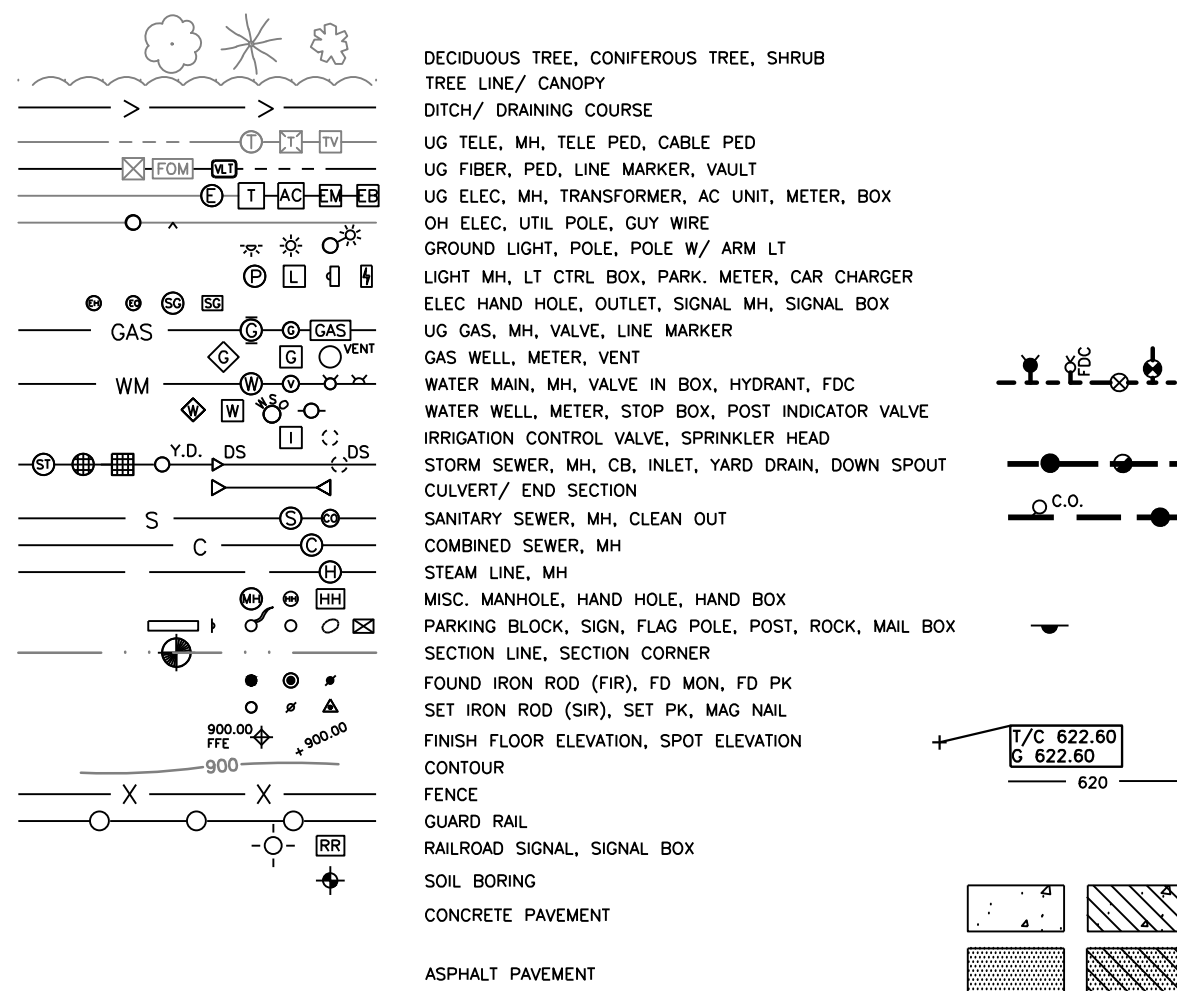
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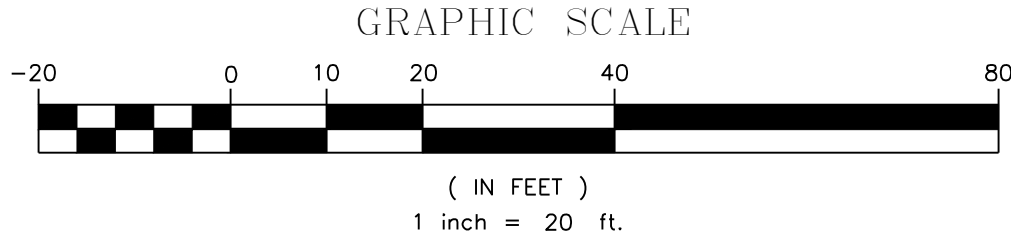
EXISTING LEGEND



PROPOSED

GENERAL UTILITY NOTES:

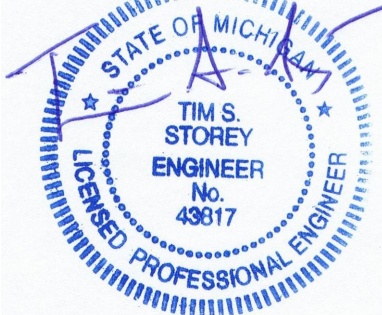
- ALL UTILITY LINES, STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF DETROIT. REFER TO DETAIL SHEETS C-7.1 AND C-7.2 FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR SHALL NOTIFY THE INSPECTION SECTION OF THE DETROIT WATER AND SEWER DEPARTMENT AT (313) 833-4682 AT LEAST THREE WORKING DAYS IN ADVANCE OF STARTING CONSTRUCTION ON THE SEWER AND WATER SYSTEMS.
- ALL SANITARY SEWER & STORM LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SCHEDULE 40 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3034 UNLESS OTHERWISE NOTED. MINIMUM PIPE SLOPE IS 1.04%.
- ANY NECESSARY CLEANOUTS SHALL BE PROVIDED WITHIN METAL BOXES (EJW #1565 OR EQUAL). REFER TO SHEET C-7.1 FOR SEWER CLEANOUT DETAIL.
- PIPE LENGTHS ARE GIVEN FROM CENTER OF STRUCTURE UNLESS NOTED OTHERWISE.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FROM THE CITY OF DETROIT. CONTRACTOR SHALL ALLOW FOR SUBMITTING PLANS TO ENGINEERING/DPW/RIGHT OF WAY/DWSD/PARKING DEPARTMENTS FOR FINAL APPROVAL AND ISSUANCE OF PERMITS.
- ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 5.0' BELOW FINISH GRADE. WHEN WATER MAINS MUST DIP TO PASS UNDER A STORM SEWER OR SANITARY SEWER, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE KEPT TO A MINIMUM LENGTH BY THE USE OF VERTICAL TWENTY TWO AND A HALF (22.5') DEGREE BENDS, PROPERLY ANCHORED.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF DETROIT.
- ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
- ALL TEE'S, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE JOB.
- PHYSICAL CONNECTIONS SHALL NOT BE MADE BETWEEN EXISTING AND NEW WATER MAINS UNTIL TESTING IS SATISFACTORILY COMPLETED.
- MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN OUTER EDGE OF WATER MAIN AND ANY SANITARY/COMBINED SEWER OR STRUCTURE.
- ALL WATER SERVICES 2" AND SMALLER SHALL BE TYPE K COPPER. WATER LINES 3" AND LARGER SHALL BE DUCTILE IRON WATER MAIN, CLASS 54.
- ALL STRUCTURES SHALL BE IN ACCORDANCE WITH CITY OF DETROIT STANDARDS. CONTRACTOR SHALL COORDINATE WITH CITY INSPECTOR PRIOR TO CONSTRUCTION TO CONFIRM THAT ALL MATERIALS ARE IN ACCORDANCE WITH CITY REQUIREMENTS.



LOCATION MAP  
NOT TO SCALE

UTILITY CROSSING INFORMATION

- PR 3" ST B/P=592.10  
EX 6" SAN T/P=590.10±  
CLEARANCE=2.00'  
(FIELD VERIFY EXACT DEPTH OF SANITARY SEWER LEAD PRIOR TO CONSTRUCTION)
- PR 8" ST T/P=588.30  
EX GAS LINE B/P=594.20±  
CLEARANCE=5.90'
- PR 4" WM T/P=590.05  
EX GAS LINE B/P=594.05±  
CLEARANCE=4.00'
- PR 4" WM T/P=590.01  
EX GAS LINE B/P=594.01±  
CLEARANCE=4.00'
- PR 2" WM T/P=590.05  
EX GAS LINE B/P=594.05±  
CLEARANCE=4.00'
- PR 2" WM T/P=590.01  
EX GAS LINE B/P=594.01±  
CLEARANCE=4.00'



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UTILITY PLANN  
GALAVANT SPIRITS  
15411 E WARREN AVE  
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

DES. TSS DN. TSS SUR. AWP P.M.

6.15.2023 PROJECT: 2023-007 GALAVANT SPIRITS - 15411 E WARREN AVE - DETROIT, MI 48224

ORIGINAL ISSUE DATE:  
December 20, 2024

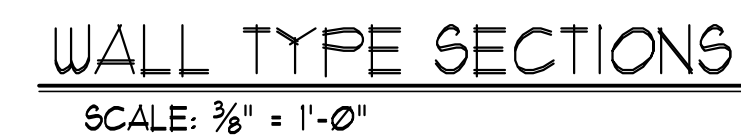
PROJ. NO. 2023-007

SCALE: 1" = 20'

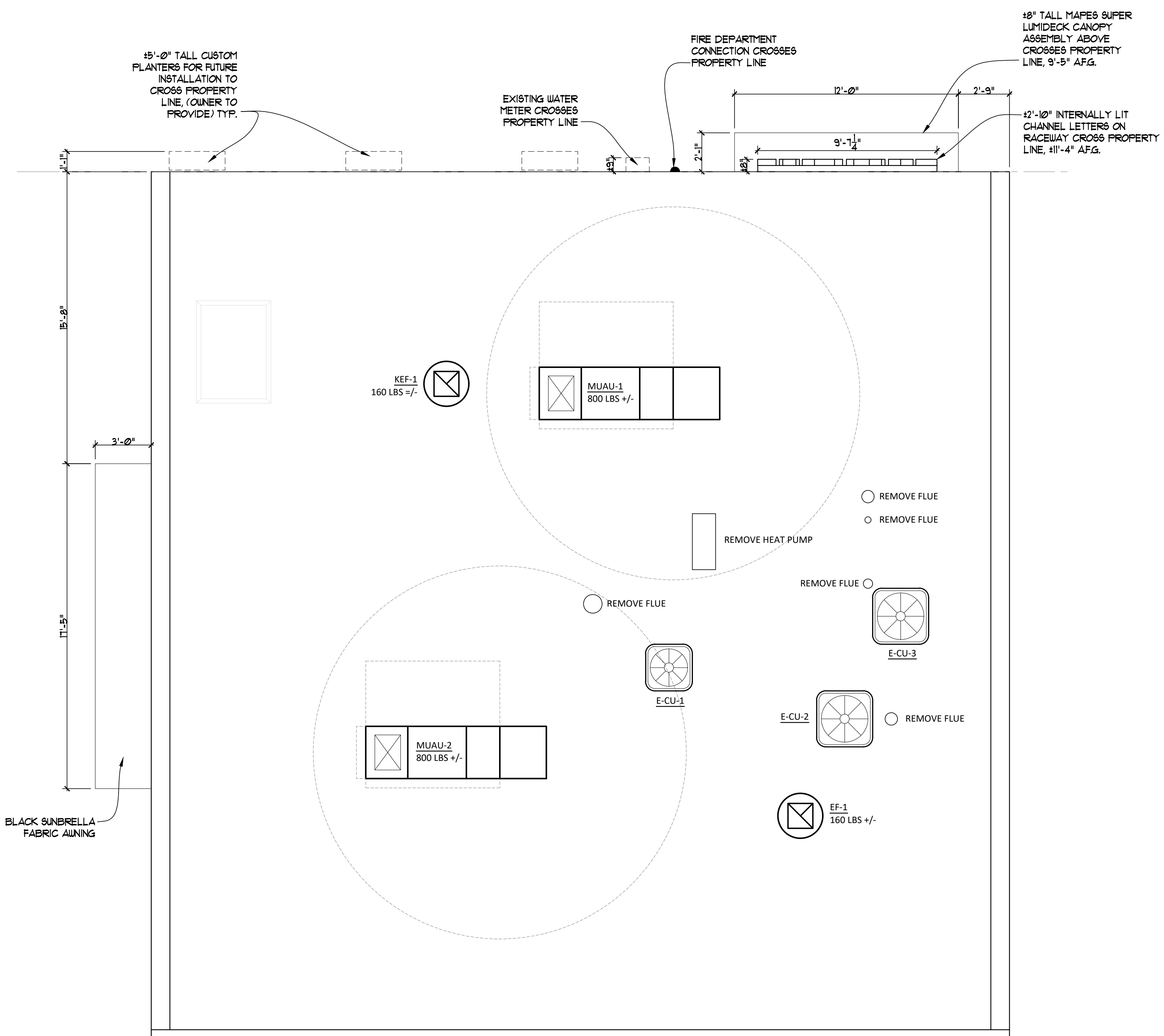
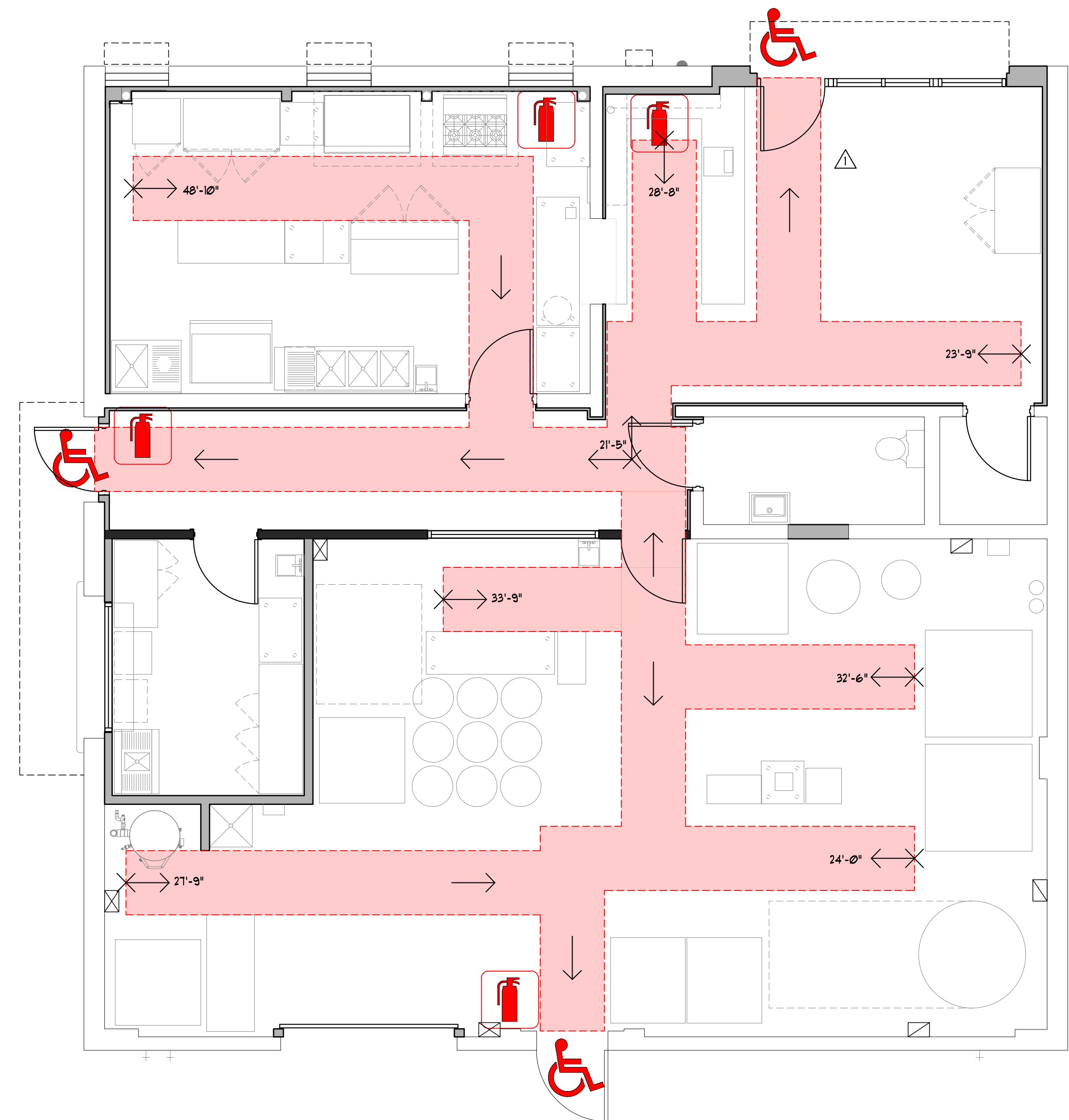
DRAWING NUMBER:

C-5.0










**ROOF PLAN**  
 SCALE: 1/4" = 1'-0"    ARCHITECTURAL  
 NORTH SHOWN

EGRESS PLAN

SCALE: 1/4" = 1'-0" ARCHITECTURAL  
NORTH SHOWN