

UTILITY INFORMATION:

WATER & SEWER
DETROIT WATER & SEWER
6425 HUBER ST.
DETROIT, MI 48226
313.267.1261
MAKAYLA.FLAKE@DETROITMI.GOV

GAS & ELECTRIC
DTE ENERGY
ONE ENERGY PLAZA, ROOM 570 SB
DETROIT, MI 48226
313.235.4400
SEPD@DTEENERGY.COM

TELE/FIBER
ATT
231.409.7939

LEGAL DESCRIPTION

4647 WESSON STREET
PARCEL ID 16015466

Land in the City of Detroit, Wayne County, Michigan, described as follows:

W WESSON ALL THAT PT OF P C 171 DESC AS FOLS BEG AT A PTE IN S LINE OF NOWAK ST 40 FT WD BG ALSO IN W LINE OF WESSON AVE 50 FT WD TH S 270 51M 10S E 189.52 FT TH S 820 060 40S W 340.94 FT TH N 280 W 188.46 FT TH N 610 56M E 341.43 FT TO POB

4559 WESSON STREET
PARCEL NO. 16015467

Land in the City of Detroit, Wayne County, Michigan, described as follows:

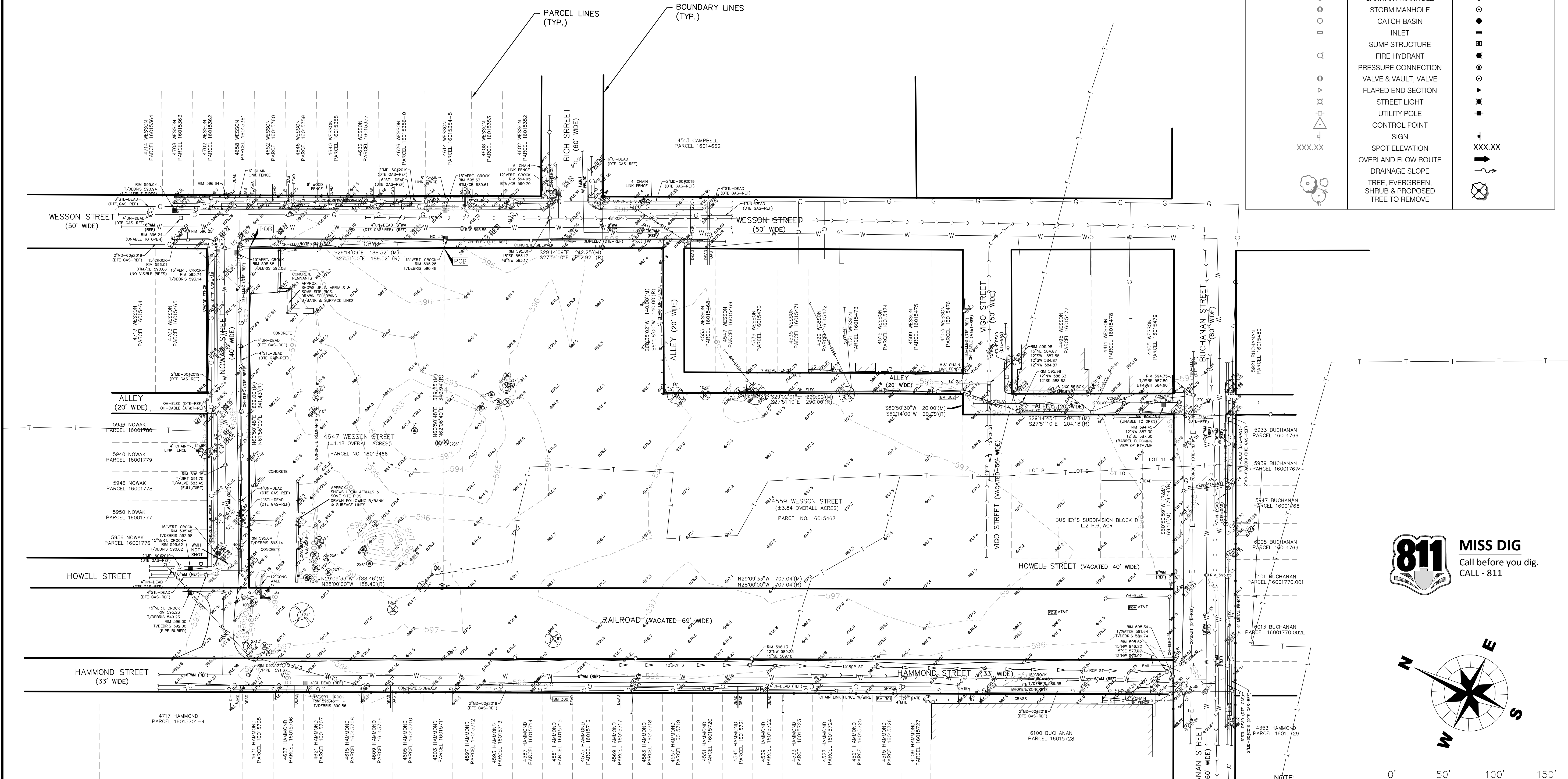
W WESSON ALL THAT PT OF P C 171 INCL PTS OF LOTS 8 THRU 11 OF JOS BUSHEYS SUB L2 P6 PLATS, WCR & VAC HOWELL & VIGO STS ADJ SD LOTS DESC AS FOLS BEG AT A PTE IN W LINE OF WESSON AVE 50 FT WD 189.60 FT SLY ALG SD LINE FROM NOWAK ST 40 FT WD TH S 270 51M 10S E 212.92 FT TH S 610 58M W 140 FT TH S 270 51M 10S E 290 FT TH S 620 14M W 20 FT TH S 270 51M 10S E 204.18 FT TH S 620 14M W 179.14 FT N 280 W 707.04 FT TH N 620 06M 40S E 340.94 FT TO PTE OF BEG

NOTES:

1. SURVEY BY PEA GROUP.
2. HORIZONTAL CONTROL IS BASED ON SPC83 MICHIGAN SOUTH ZONE, GRID, INTERNATIONAL FEET AS MEASURED BY RTK GPS USING MCORS. CONTROL POINTS HAVE BEEN PLACED ON SITE AS SHOWN.
3. VERTICAL CONTROL IS BASED ON NAVD88 AS MEASURED BY RTK GPS USING MCORS. SITE BENCHMARKS HAVE BEEN PLACED AS SHOWN.
4. UTILITIES ARE SHOWN BASED ON THE MEASURED LOCATIONS OF THEIR ABOVE GROUND SURFACE IMPROVEMENTS ONLY. NO RESEARCH OR INVESTIGATION HAS BEEN MADE TO THE EXISTENCE OR LOCATION OF UNDERGROUND UTILITIES. OTHER UTILITIES MAY EXIST, PLEASE CALL MISS-DIG PRIOR TO CONSTRUCTION.
5. NO RESEARCH OR INVESTIGATION HAS BEEN MADE IN MATTERS OF TITLE INCLUDING PROPERTY BOUNDARIES AND/OR EASEMENTS OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. PROPERTY LINES AS SHOWN ARE BASED ON THE NEIGHBORING RECORDING PLATS AND ASSESSOR'S LEGAL DESCRIPTION ONLY. NO PROPERTY CORNERS HAVE BEEN SET.
6. NO WETLANDS PER EGE OR FEMA FLOODPLAIN EXIST ON SITE.
7. THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT OPERATIONS IN SUCH A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
8. EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS OR IN THE PROPOSAL AND SUPPLEMENTAL SPECIFICATIONS CONTAINED THEREIN, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE 2020 "STANDARD SPECIFICATIONS" FOR THE CONSTRUCTION BY THE DEPARTMENT OF TRANSPORTATION.

PLAN LEGEND

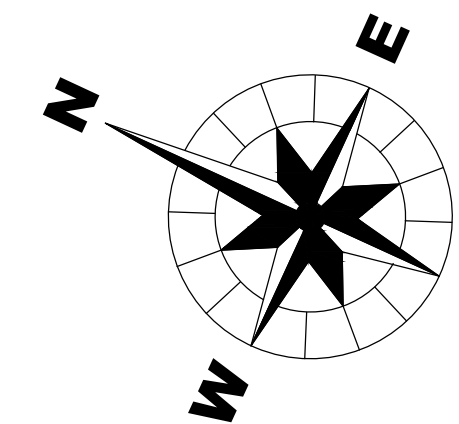
EXISTING	LINETYPES	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	WATER MAIN (W/SIZE)	
	PIPE TRENCH BACKFILL	
	GAS MAIN	
	TELEPHONE LINES	
	ELECTRIC LINE	
	FENCE	
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
	CONTOUR	
	GUARDRAIL	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	SUMP STRUCTURE	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	VALVE & VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
	SPOT ELEVATION	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	
	TREE, EVERGREEN, SHRUB & PROPOSED TREE TO REMOVE	



CONCEPT DESIGN NOT FOR CONSTRUCTION



MISS DIG
Call before you dig.
CALL - 811



NOTE:
SCALE SHOWN IS FOR FULL SIZE
22"x34" PLANS.
IF PRINTED ON HALF SIZE PAPER
(11"x17") SCALE IS DOUBLED.

AIHFS FACILITIES
PROJECT
EXISTING CONDITIONS

TITLE :	BTD	BTD	JWC	AS NOTED	EC220162.DWG
DSGN.					
DWN.					
CHKD.					
SCALE :					
NATURE OF REVISION					
NO.					
DATE					

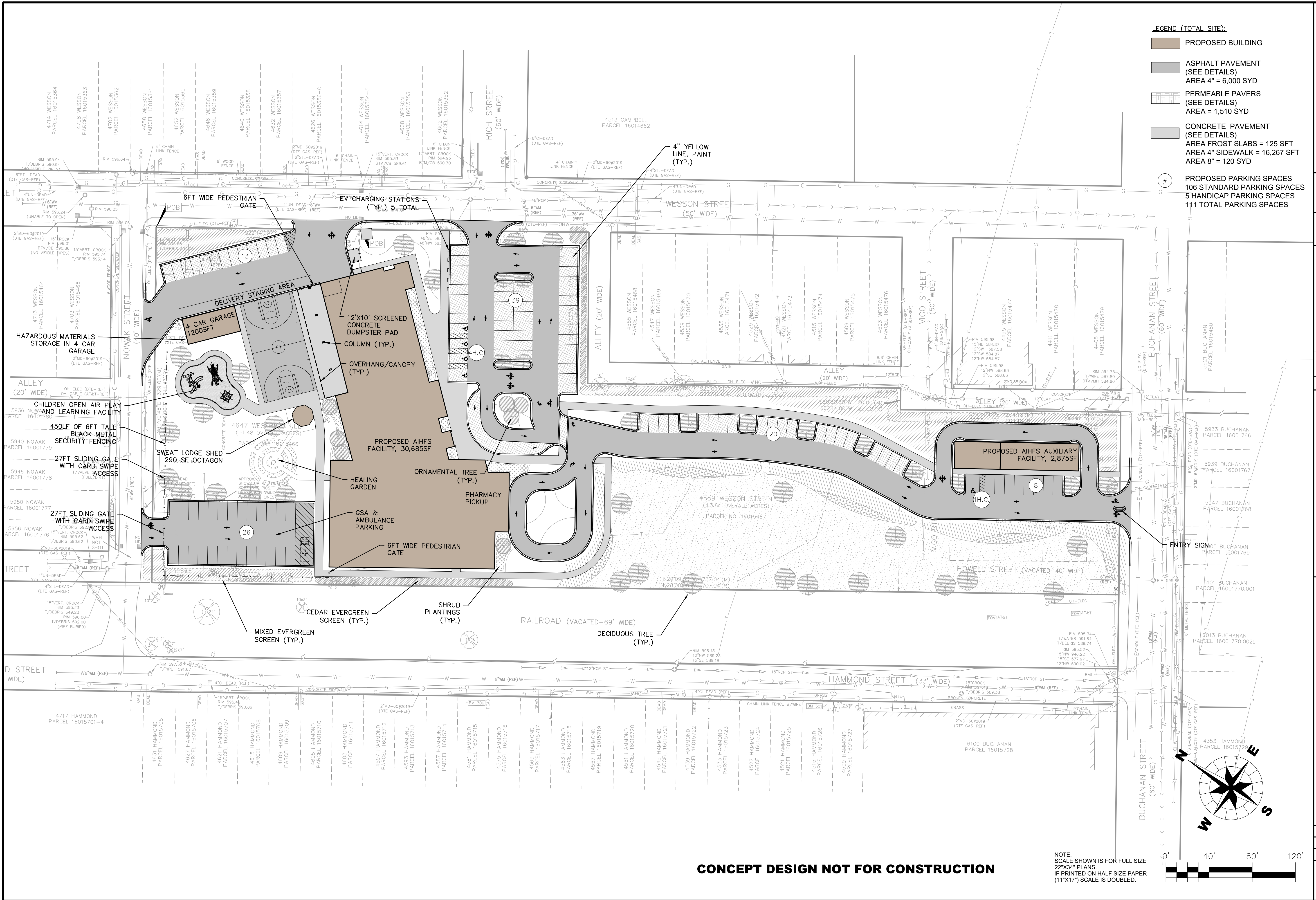
AMERICAN INDIAN HEALTH
AND FAMILY SERVICES
DETROIT MICHIGAN

WBK ENGINEERING, LLC
68 EAST MICHIGAN AVENUE
BATTLE CREEK, MICHIGAN 49017
P: (269) 224-5182



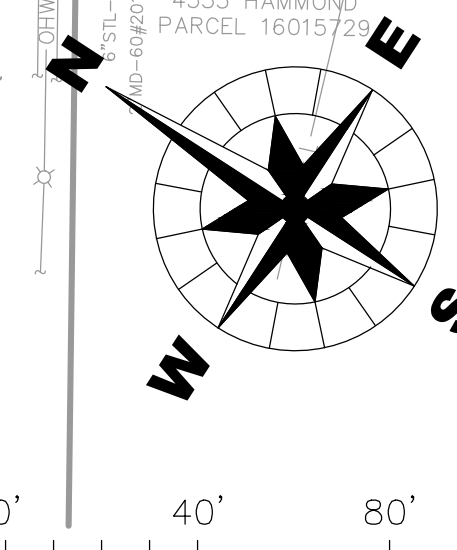
PROJECT NO. 220163
DATE : 08/19/2022
DRAWING NO. EC1
SHEET:
1 OF 4

UPDATED: 03/2022 - REVIEWS



- LEGEND (TOTAL SITE):**
- PROPOSED BUILDING
 - ASPHALT PAVEMENT (SEE DETAILS) AREA 4" = 6,000 SYD
 - PERMEABLE PAVERS (SEE DETAILS) AREA = 1,510 SYD
 - CONCRETE PAVEMENT (SEE DETAILS) AREA FROST SLABS = 125 SFT AREA 4" SIDEWALK = 16,267 SFT AREA 8" = 120 SYD

PROPOSED PARKING SPACES
106 STANDARD PARKING SPACES
5 HANDICAP PARKING SPACES
111 TOTAL PARKING SPACES



CONCEPT DESIGN NOT FOR CONSTRUCTION

NOTE:
SCALE SHOWN IS FOR FULL SIZE
22"x34" PLANS
IF PRINTED ON HALF SIZE PAPER
(11"x17") SCALE IS DOUBLED.

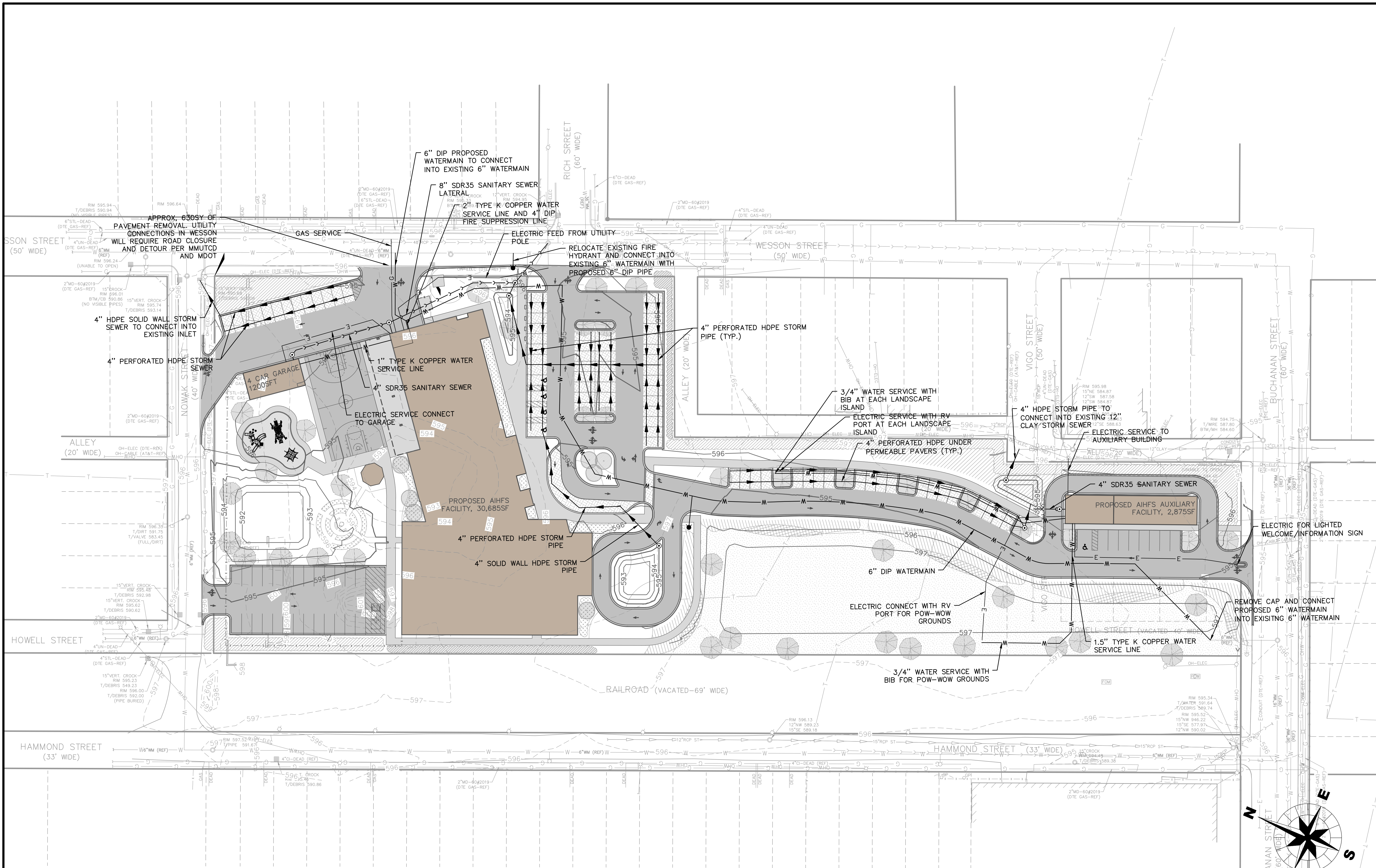
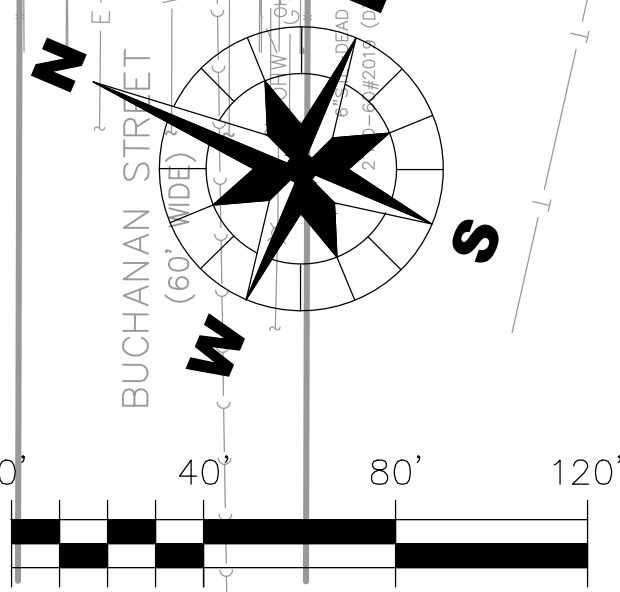
AIHFS FACILITIES PROJECT				GEOMETRIC PLAN	
TITLE:				GM220162.DWG	
CLIENT:				AMERICAN INDIAN HEALTH AND FAMILY SERVICES DETROIT MICHIGAN	
PROJECT:				WBK ENGINEERING, LLC 68 EAST MICHIGAN AVENUE BATTLE CREEK MICHIGAN 49017 P: (269) 224-3182	
DRAWING NO.:				GM1	
SHEET:				2 OF 4	
DATE:				08/19/2022	
PROJECT NO.:				220163	
NATURE OF REVISION				NO. DATE	
SCALE: AS NOTED				SCALE: AS NOTED	
CHKD.:				JWC	
DWN.:				BTD	
DSGN.:				BTD	



MISS DIG
Call before you dig.
CALL - 811

CONCEPT DESIGN NOT FOR CONSTRUCTION

NOTE:
SCALE SHOWN IS FOR FULL SIZE
22"x34" PLANS.
IF PRINTED ON HALF SIZE PAPER
(11"x17") SCALE IS DOUBLED.



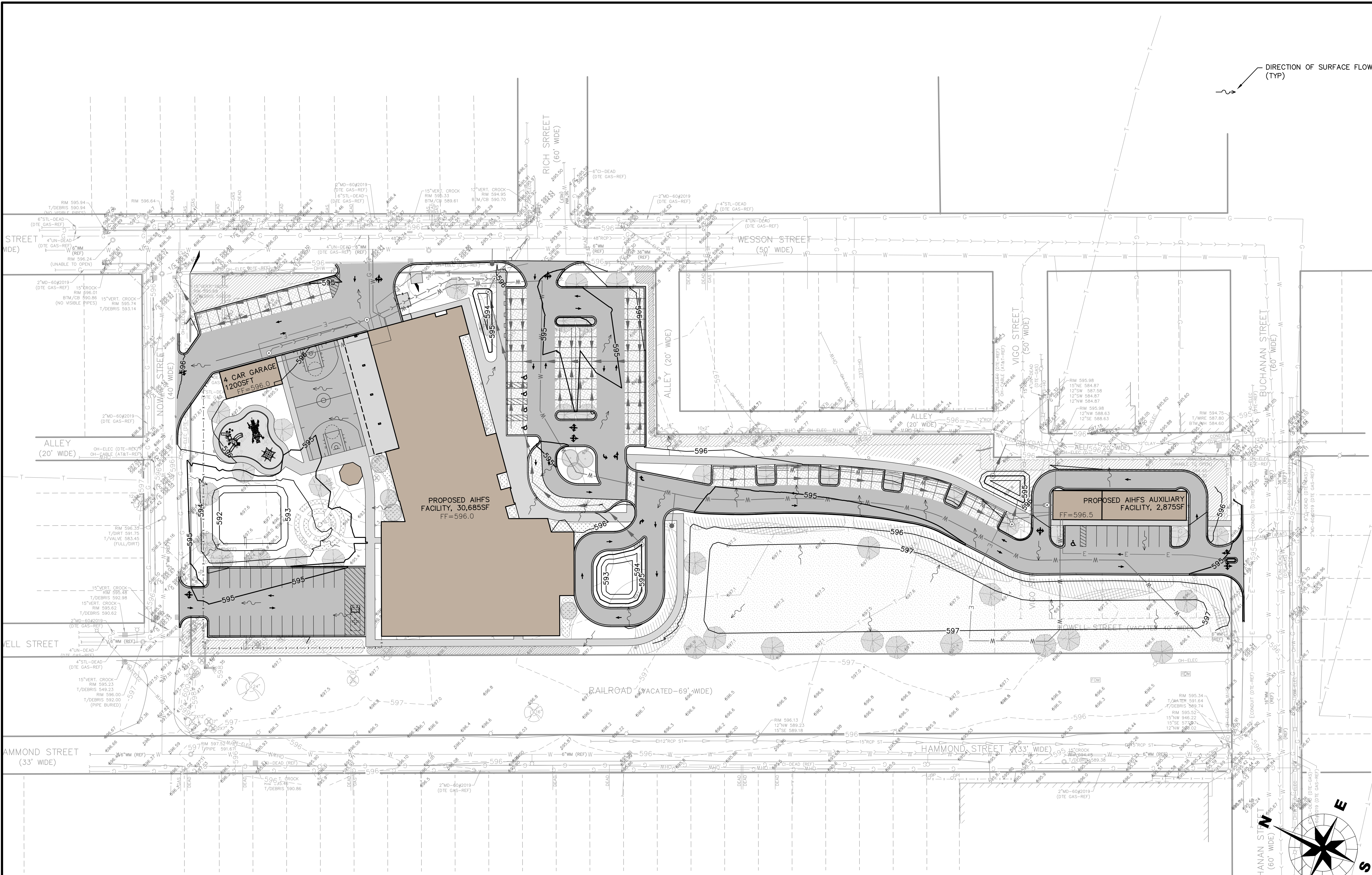
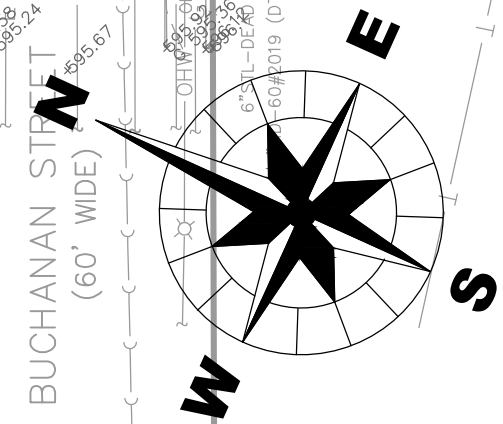
TITLE : AIHFS FACILITIES PROJECT		CLIENT : AMERICAN INDIAN HEALTH AND FAMILY SERVICES DETROIT MICHIGAN		WBK ENGINEERING 68 EAST MICHIGAN AVENUE BATTLE CREEK, MICHIGAN 49017 P. (269) 291-3182
DSGN.	BTD	BTD	JWC	
DWN.		CHKD.		PROJECT NO. 220163 DATE : 08/19/2022 DRAWING NO. UT1 SHEET:
SCALE : AS NOTED		NATURE OF REVISION		
UT220162.DWG		NO. DATE		3 OF 4



MISS DIG
Call before you dig.
CALL - 811

CONCEPT DESIGN NOT FOR CONSTRUCTION

NOTE:
SCALE SHOWN IS FOR FULL SIZE
22"x34" PLANS.
IF PRINTED ON HALF SIZE PAPER
(11"x17") SCALE IS DOUBLED.



CLIENT:
**AMERICAN INDIAN HEALTH
AND FAMILY SERVICES
DETROIT MICHIGAN**

WBK
ENGINEERING
WBK ENGINEERING, LLC
68 EAST MICHIGAN AVENUE
BATTLE CREEK, MICHIGAN 49017
P: (269) 224-3182

PROJECT NO. 220163
DATE : 08/19/2022
DRAWING NO. **GR1**
SHEET:

4 OF 4

TITLE :
**AIHFS FACILITIES
PROJECT
GRADING AND DRAINAGE
PLAN**

DSGN. BTD BTD JWC
CHKD. AS NOTED
SCALE : AS NOTED

NO. DATE NATURE OF REVISION
GR220162.DWG