

GEORGE JEROME & CO.



MORTGAGE REPORT for:

ZEIGER PROPERTIES, LLC

CONSULTING MUNICIPAL & CIVIL ENGINEERS • SURVEYORS • 28304 HAYES • ROSEVILLE, MI 48066 • (586)774-3000
LEGAL DESCRIPTION OF PROPERTY (AS FURNISHED BY CLIENT)

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

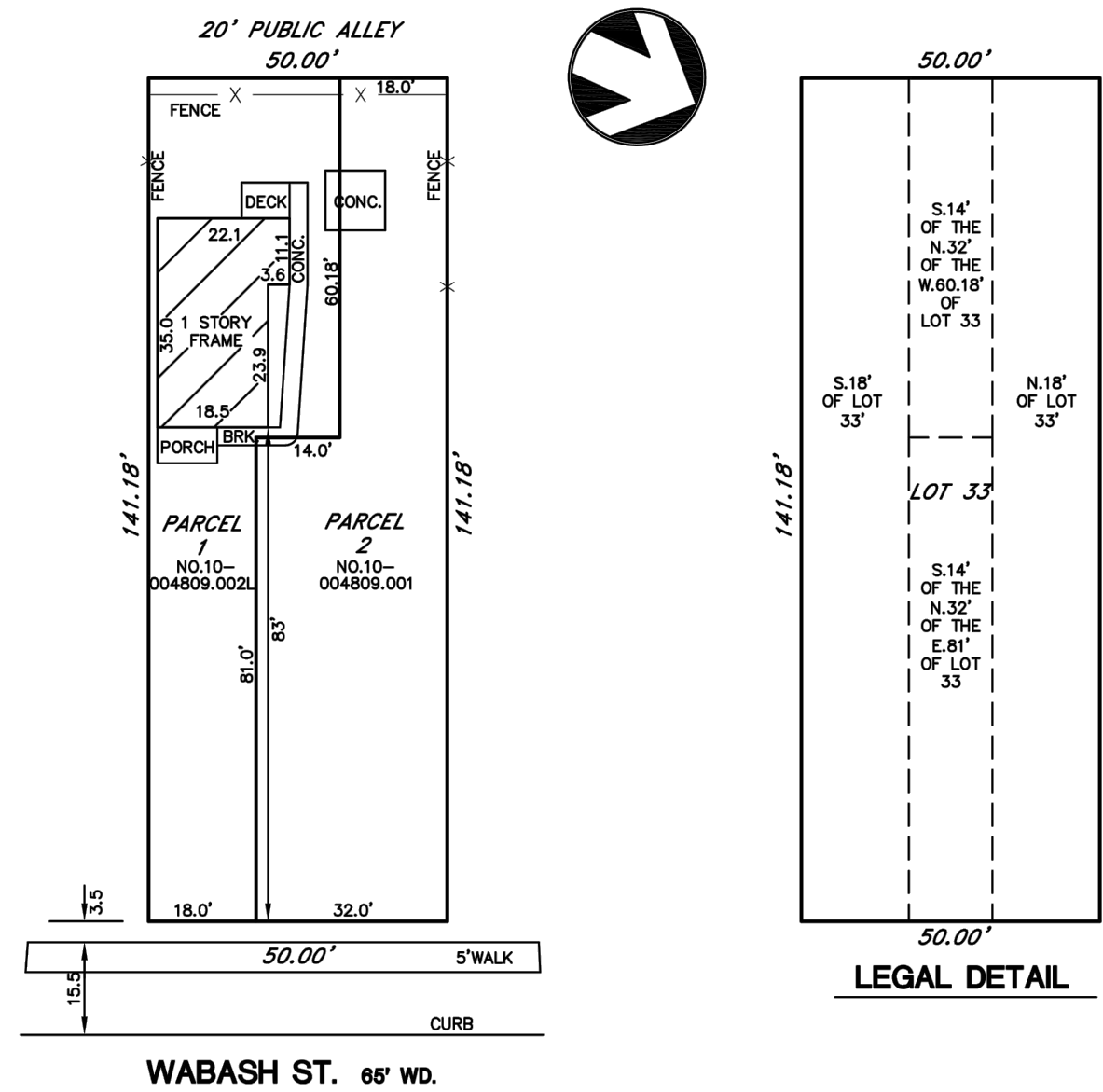
Parcel 1:

The South 14 feet of the North 32 feet of the West 60.18 feet of Lot 33 and the South 18 feet of Lot 33, Plat of the Subdivision of part of Peter Godfrey Farm, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.

AND

Parcel 2:

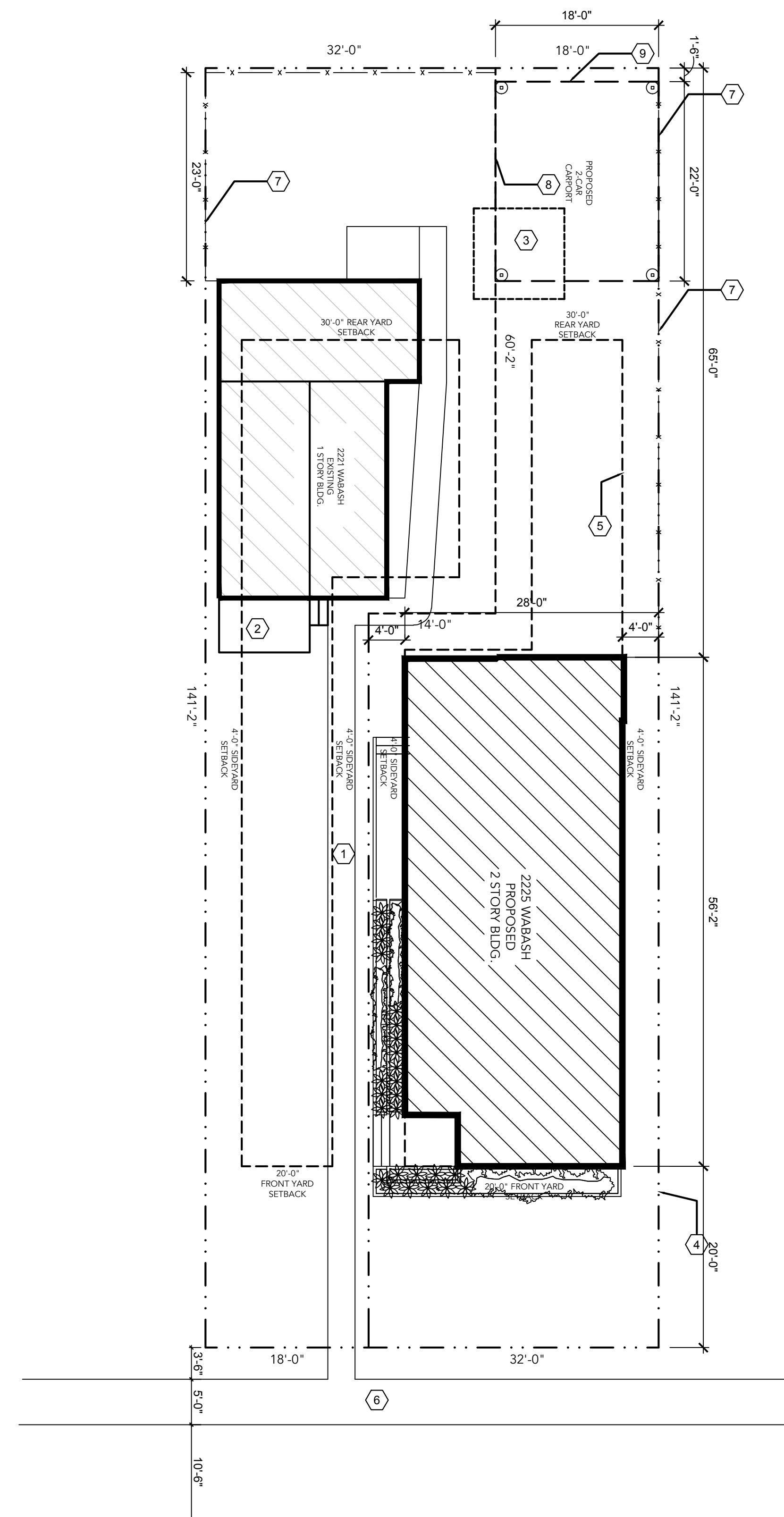
The North 18 feet of Lot 33 and the South 14 feet of the North 32 feet of the East 81 feet of Lot 33, Plat of the Subdivision of part of Peter Godfrey Farm, according to the plat thereof, as recorded in Liber 1 of Plats, Page 132, Wayne County Records.



CERTIFICATE: We hereby certify to: ZEIGER PROPERTIES, LLC. That we have surveyed the above-described property in accordance with the description furnished and confirmed to be correct by the owner, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings upon the adjoining property encroach upon the property heretofore described, except as shown. The location of fences, driveways, other buildings, and non-permanent structures shown are only approximate. Any easements shown are either recorded in the subdivision plat or appear in the instrument referenced in the title policy, if both have been furnished to us. This survey does not locate or identify the existence or absence of utilities entering into or crossing above or below the property. This report is to be used for mortgage purposes only and not for the purpose of establishing property lines, nor for construction purposes. No property lines were established and no property corners were set. This is not an ALTA type survey. This cannot be used for future refinance purposes or transferred to any future property owners.

REVISED _____ DRAWN BY IMM SCALE 1"=30' GEORGE G. JEROME PROFESSIONAL LAND SURVEYOR NO. 19837 DATED 11-02-18 JOB NO. 246224

MORTGAGE SURVEY SCALE: 1"=30'-0"



WABASH ST. 65' WD

ARCHITECTURAL SITE PLAN SCALE: 1"=10'-0"

GENERAL SITE PLAN NOTES:

- PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:
- CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.
- ASPHALT: BASE COURSE - MDT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE - MDT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.
- PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.
- ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.
- ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S164.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.
- ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.
- ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.
- CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.
- FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.
- EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.
- EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.
- SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.
- ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.
- FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.
- ALL LANDSCAPED AREAS TO BE PROVIDED W/ SPRINKLER SYSTEMS FOR 100% COVERAGE.

SITE PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- 1 EXISTING BRICK WALK WAY
- 2 EXISTING FRONT PORCH
- 3 DEMO EXISTING CONC. PAD COMPLETE
- 4 LINE OF SET BACK BY ORDINANCE
- 5 PROPERTY LINE
- 6 SIDEWALK
- 7 LINE OF 6" WOOD FENCE, INSTALL SWING GATE, 16" WIDE OPENING
- 8 NEW 4" CONC. PARKING PAD ON 4" COMPACTED GRANULAR FILL.
- 9 PROPOSED 18'-0" WIDE X 22'-0" DEEP CARPORT WITH OVERHEAD GARAGE DOOR.

ARCHITECT:

4545 architecture

4545 COMMONWEALTH ST.
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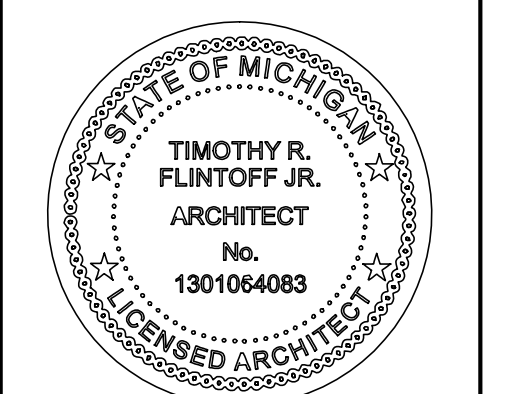
CONSULTANT:

Project :

ZEIGER PROPERTIES, LLC
NEW CONSTRUCTION
2225 WABASH
DETROIT, MI 48216

Issued for :

HDC 06/21/2021



Drawn by : TRF

Sheet Title : ARCHITECTURAL SITE PLAN

Project No. : 2019006

Sheet No. :

SP1.1

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