

PARCEL 7

CONCRETE WALK

LOT 68

AC AIR CONDITIONING UNIT

BOLLARD/ROUND METAL POST

METAL ANGLE IRON/T-POST 🖺 MAILBOX DS DOWNSPOUT

← GUY WIRE ANCHOR

**E** ELECTRIC METER © ELECTRIC OUTLET

G GAS METER

P ELECTRIC PANEL -X- LAMP POST

 $\phi$  LIGHT POLE ₹ TELEPHONE & POWER POLE

[T] TELEPHONE PEDESTAL TREE (DECIDUOUS) CONCRETE BLOCK

SIGN ☐ CB CATCH BASIN (ST) STORM MANHOLE

(SA) SANITARY MANHOLE © SANITARY CLEAN OUT

(U) MANHOLE (UNIDENTIFIED) (Ŵ) WATER GATE VALVE (WELL) WATER MONITORING WELL

BUILDING LINE \_\_\_\_\_X\_\_\_\_\_\_ FENCE

EXISTING UNDERGROUND ELECTRIC LINE

—— OVHD —— EXISTING OVERHEAD ELECTRIC LINE ——— G ——— EXISTING GAS LINE

——— ST ——— EXISTING STORM LINE ——— SA ——— EXISTING SANITARY LINE

——— W ——— EXISTING WATER LINE

————— FO ——— EXISTING FIBER OPTIC LINE

───── Ţ ──── EXISTING UNDERGROUND COMMUNICATION LINE

—— COMM — EXISTING OVERHEAD COMMUNICATION LINE

# ALTA/NSPS LAND TITLE SURVEY

PARCELS ALONG ORCHARD ST. AND SANTA CLARA ST. IN DETROIT, MI 48219

CHN Housing Partners

SANTA CLARA AVE. (PLATTED AS ELM AVE. - 50 FT. WIDE) LOCATION OF STORM LEAD CONCRETE CONCRETE WALK CONCRETE WALK (R=N 88°46' E) M=N 87°32'43" E 93.00' CONCRETE ELM AVE. SUBDIVISION CONCRETE M=N 87°27'07" E 92.99' (R=N 88°46' E) PUBLIC ALLEY (8, FT. WIDE) M=N 87°26'54" E PARCEL 3 PARCEL 2 PARCEL 4 (WEST 50' LOT 70) WILLMARTH PARCEL 1 PARCEL 5 PARCEL 6 LOT 70 LOT 69 CONCRETE WALK GUY POLE ORCHARD STREET (PLATTED AS ORCHARD AV. - 50 FT. WIDE) ASPHALT

DESCRIPTION AS PROVIDED BY FIRST AMERICAN TITLE COMPANY OF CALIFORNIA, COMMITMENT NO.: 704937, COMMITMENT DATE: SEPTEMBER 1, 2021, EXHIBIT A:

The land referred to in this commitment is situated in the County of Wayne, State of Michigan, is described as

Lot 72 Willmarth Place Subdivision, as recorded in Liber 21, page 41, of Plats, Wayne County Records.

Address: 21556 Orchard St. Tax ID: Ward 22 Item 014271

The East 33 feet of Lot 71, Willmarth Place Subdivision, as recorded in Liber 21, page 41, of Plats, Wayne County Records.

Address: 21566 Orchard St.

Tax ID: Ward 22 Item 014270

the East 16 feet of Lot 70 and the West 33 feet of Lot 71, Willmarth Place Subdivision, as recorded in Liber 21, page 41, of Plats, Wayne County Records.

Address: 21604 Orchard St.

Tax ID: Ward 22 Item 014269

The West 50 feet of Lot 70, Willmarth Place Subdivision, as recorded in Liber 21, page 41, of Plats. Wavne County Records.

Address: 21610 Orchard St.

Tax ID: Ward 22 Item 014268

Lot 69 Willmarth Place Subdivision, as recorded in Liber 21, page 41, of Plats, Wayne County Records.

Address: 21624 Orchard St. Tax ID: Ward 22 Item 014267

Lot 68 Willmarth Place Subdivision, as recorded in Liber 21, page 41, of Plats, Wayne County Records.

Address: 21636 Orchard St. Tax ID: Ward 22 Item 014266

Lot 67 Willmarth Place Subdivision, as recorded in Liber 21, page 41, of Plats, Wayne County Records.

Address: 21652 Orchard St. Tax ID: Ward 22 Item 014265

Lot 88, Elm Ave Subd'n, as recorded in Liber 34, page 21, of Plats, Wayne County Records.

Address: 21525 Santa Clara St. Tax ID: Ward 22 Item 014362

Lot 89, Elm Ave Subd'n, as recorded in Liber 34, page 21, of Plats, Wayne County Records.

Address: 21535 Santa Clara St. Tax ID: Ward 22 Item 014363

BEARINGS ARE BASED ON MICHIGAN STATE PLANE SOUTH ZONE (2113)

SCHEDULE B-II EXCEPTIONS:

2. Reservations by the State of Michigan recorded in Liber 41117, page 1 and Liber 51891, page 1264, as to parcel 2. (See document for terms and conditions.)

3. Reservations by the State of Michigan recorded in Liber 39811, page 4933, as to parcel 3. (See document for terms and conditions.)

4. Reservations by the State of Michigan recorded in Liber 26546, page 273, as to parcel 7. (See document for terms and conditions.)

(See document for terms and conditions.)

5. Reservations by the State of Michigan recorded in Liber 25057, page 807, as to parcels 8 and 9.

TABLE "A" ITEMS:

1. Monuments placed or found as shown on the map.

2. Property Address: Parcels along Orchard St. and Santa Clara St., Detroit, MI 48219 (SEE ABOVE) 3. Flood zone classification is Zone "X" (area of minimal flood hazard) per FIRM Community Panel

#26163C0067E, Effective Dated: February 2, 2012. 4. Gross land area is 1.43 acres (62,506.15 square feet).

Vertical relief as depicted by contour lines on the map.

6a. Zoning report not provided.

7a. No buildings observed on subject property. 7b1. No builidings observed on subject property.

7c. No builidings observed on subject property.

8. Any substantial features observed in the process of conducting the fieldwork are shown on the map.

No parking spaces observed on subject property.

11a. Underground utilities evidenced and per plans provided per Miss Dig Ticket #A012990437 as shown

13. Names of adjoining owners shown on the map. 17. No proposed changes to street right of way lines known and no evidence of recent street or sidewalk

construction or repairs observed.

18. N/A

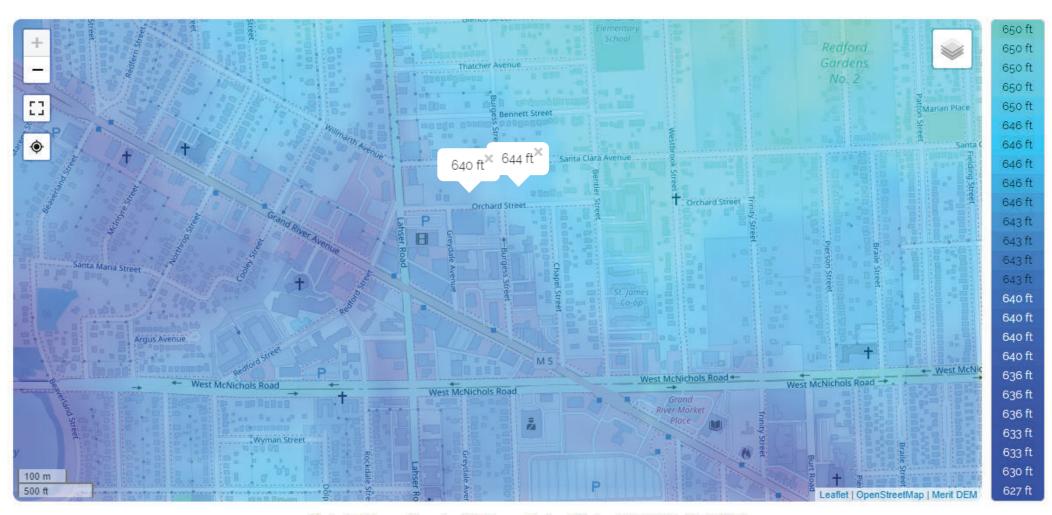
To CHN Housing Partners, First American Title Company of California:

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 1, 2, 3, 4, 5, 6a, 7a, 7b1, 7c, 8, 9, 11a, 13, 17 and 18 of Table A thereof. The fieldwork was completed on November 19, 2021.

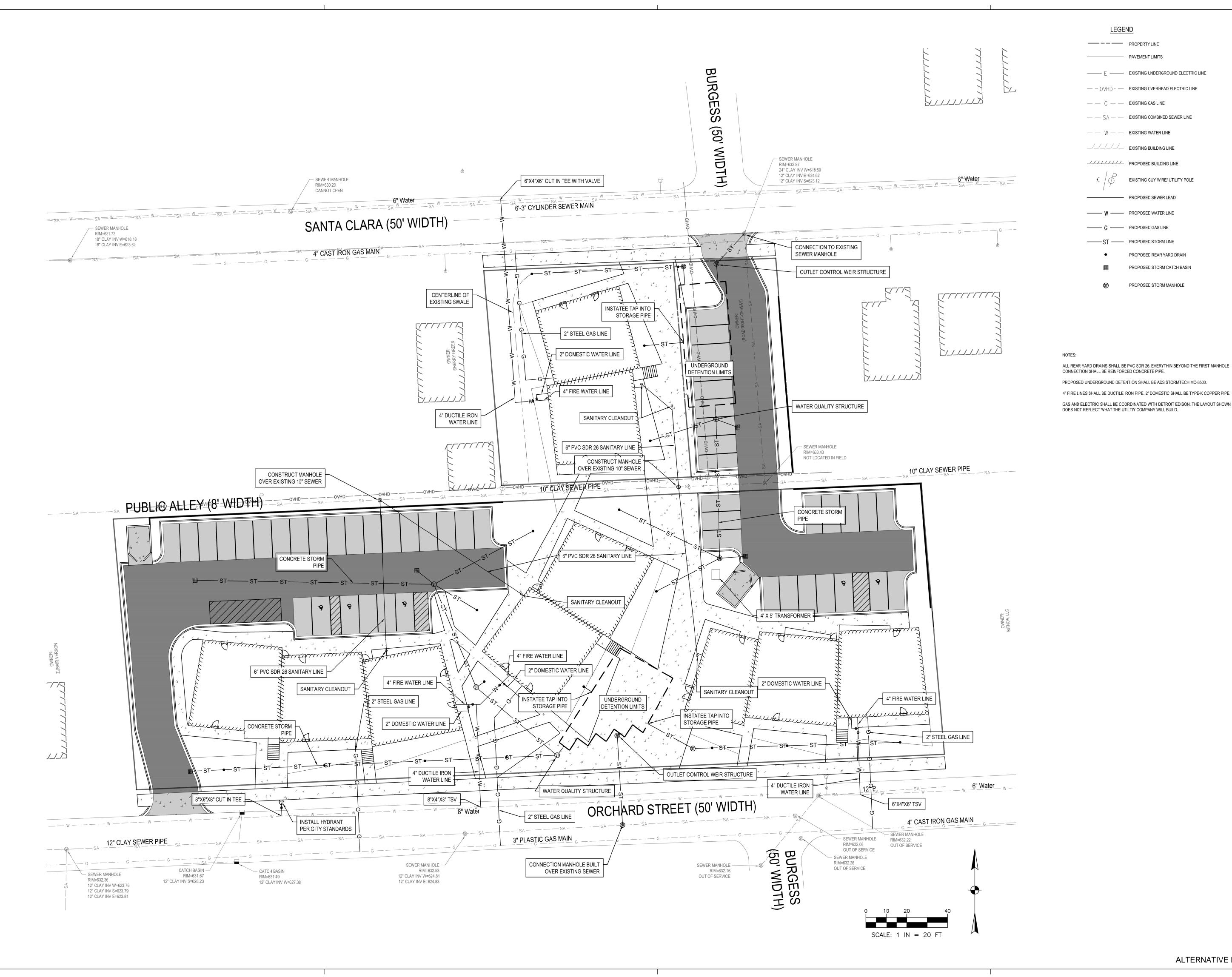
Date of Plat or Map: November 19, 2021.

**LAVERNE PICKFORD** PROFESSIONAL SURVEYOR Z:\AES\Sign and Seal\KP Signture.JPG Kevin L. Pickford Professional Surveyor No. 4001046682

ALTA/NSPS LAND TITLE SURVEY



Detroit, Wayne County, Michigan, United States (42.33155 -83.04664)



PAVEMENT LIMITS

EXISTING GUY WIRE/ UTILITY POLE

PROPOSED REAR YARD DRAIN

PROPOSED STORM MANHOLE

PROPOSED STORM CATCH BASIN

PROPOSED SEWER LEAD

LORCAN O'HERLIHY ARCHITECTS

4106 W. Jefferson Blvd Los Angeles, CA 90016 t 310.657.4363 f 310.657.4980 www.loharchitects.com

440 Burroughs Street — Suite 525 Detroit, MI 48202 t 313 752 0953

ORCHARD

21566 Orchard St. Detroit, MI 48219

Architect's Stamp





ssued For:							
No:	Description	Date					
	SITE PLAN REVIEW	01/14/22					

Key Section

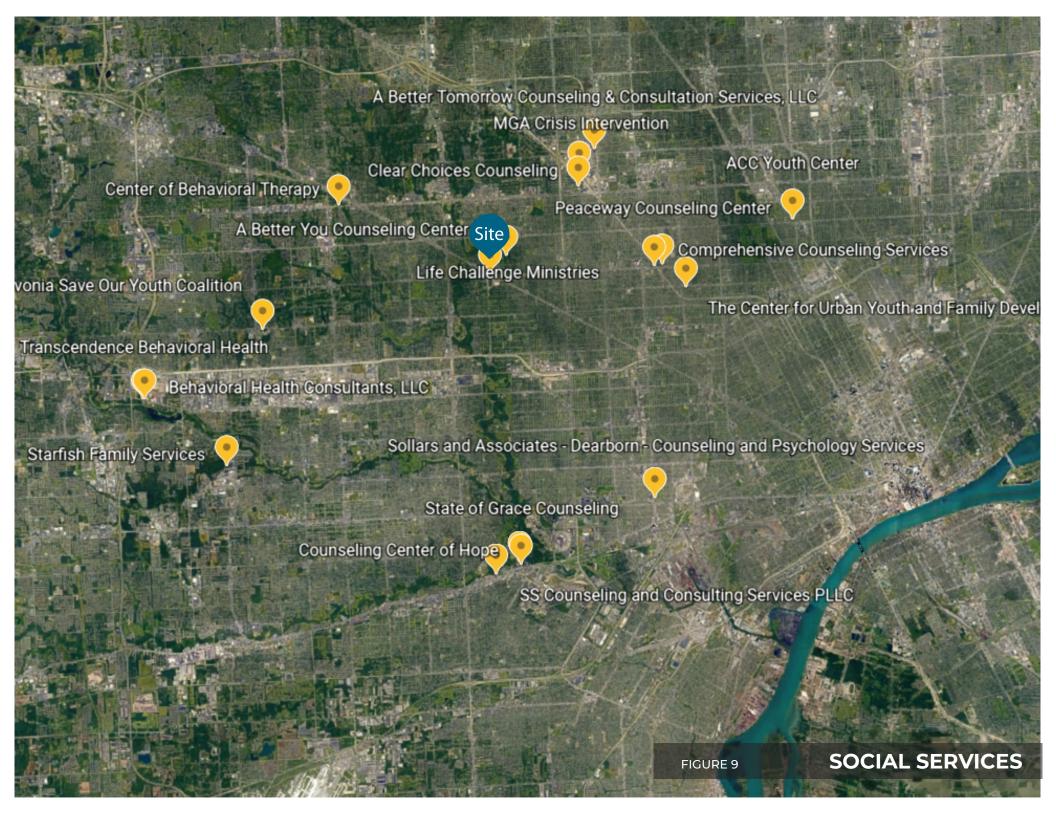
Key Plan

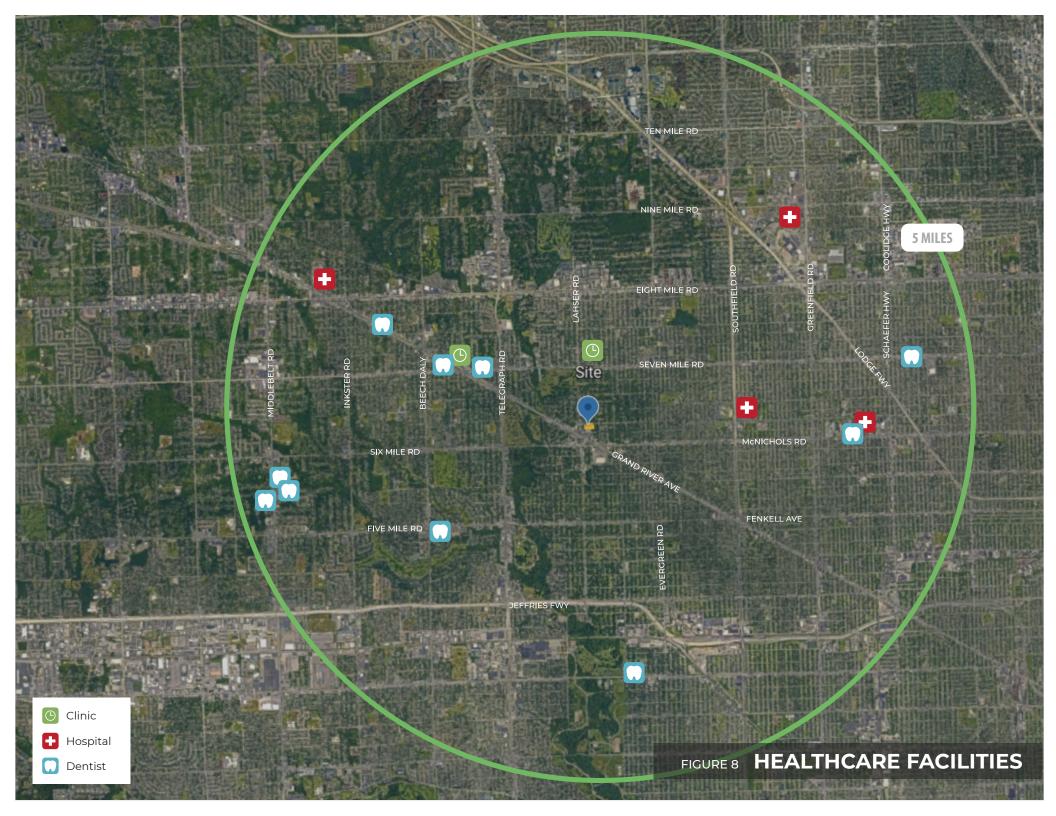
UTILITY PLAN C4.0

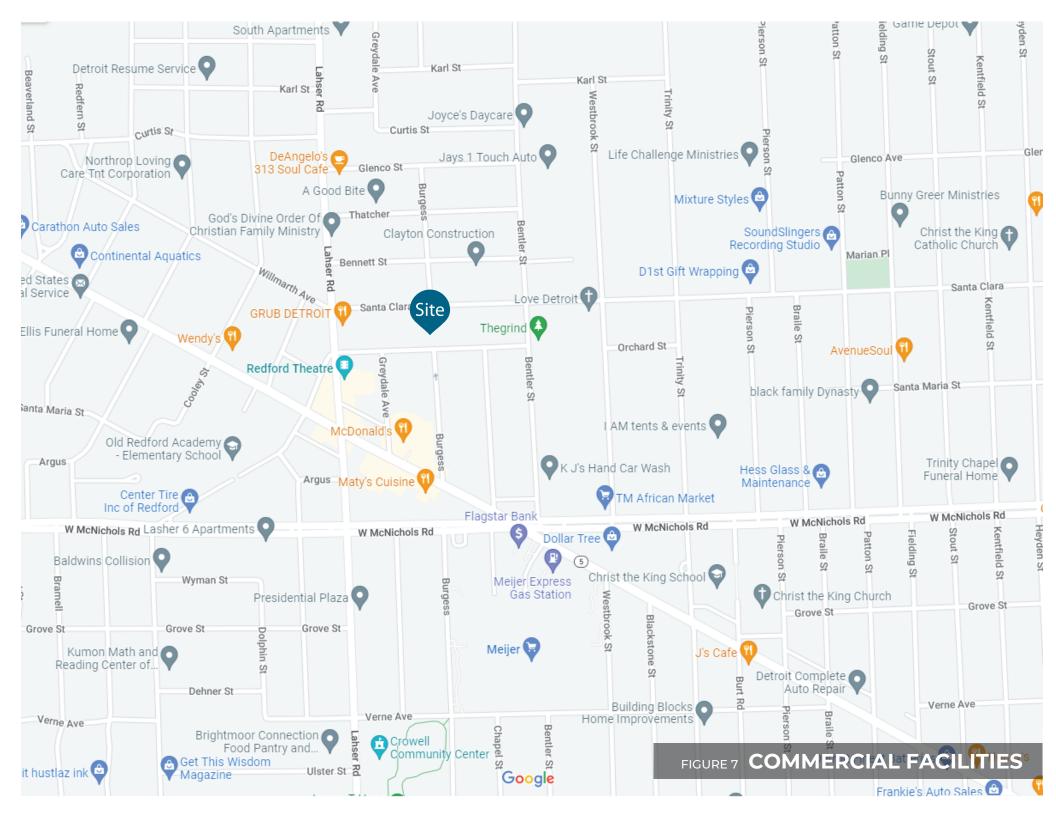
Copyrigh: 2014 Lercan O'Herlihy Archtects. If Dwg is not 24" x 36", it is reduced

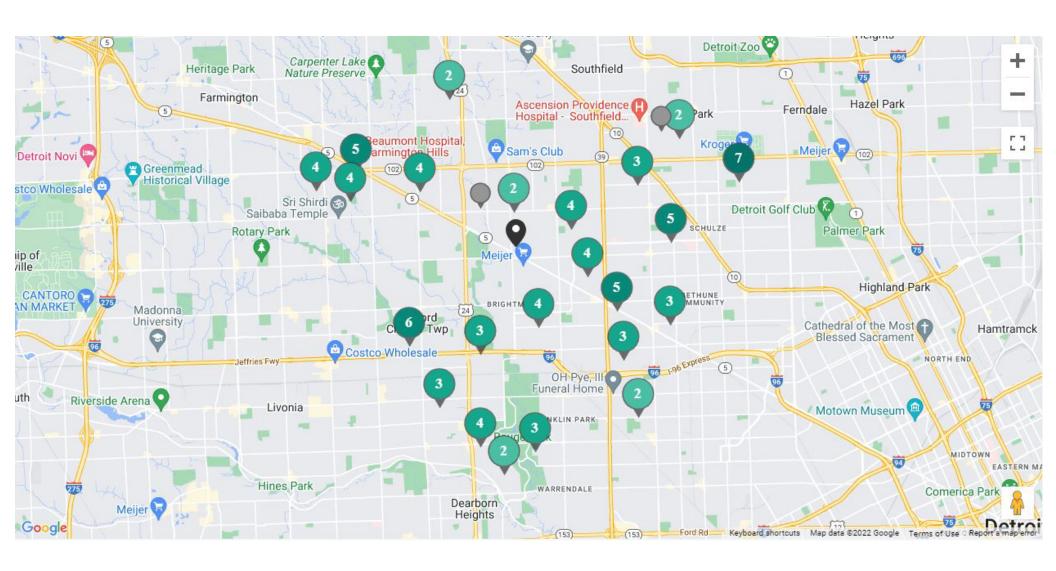
ALTERNATIVE ENGINEERING DESIGN

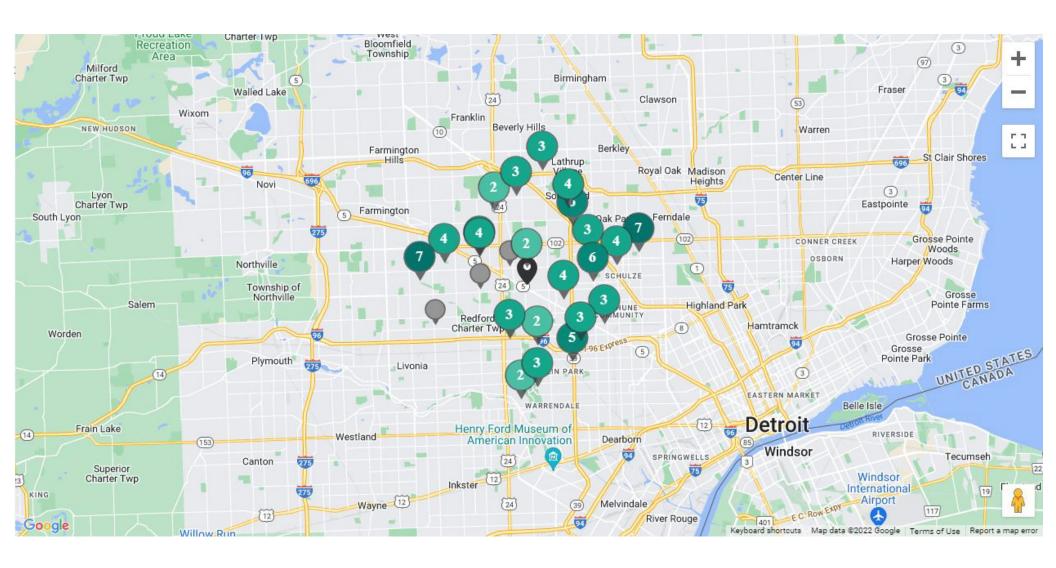


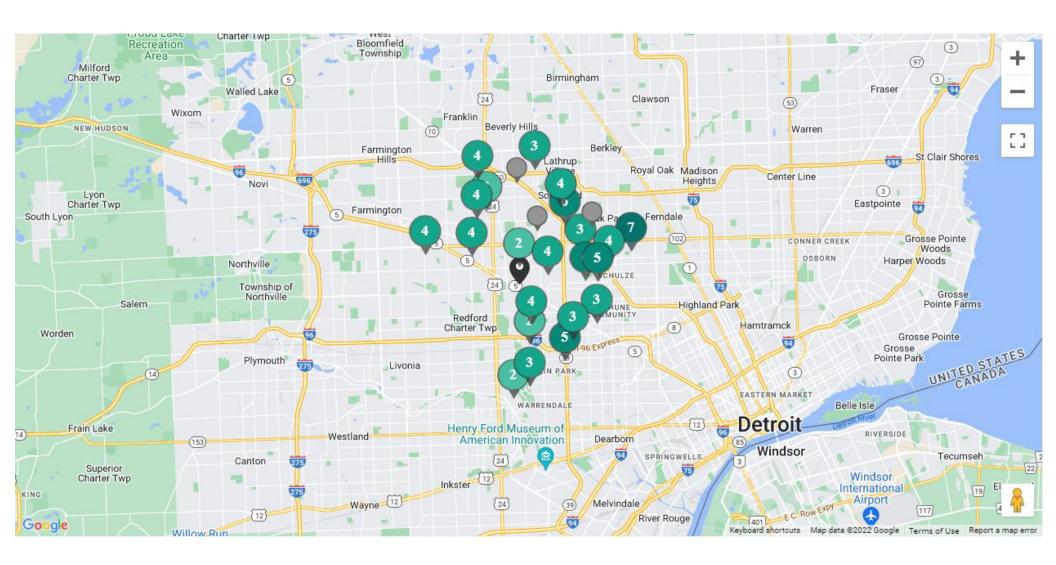












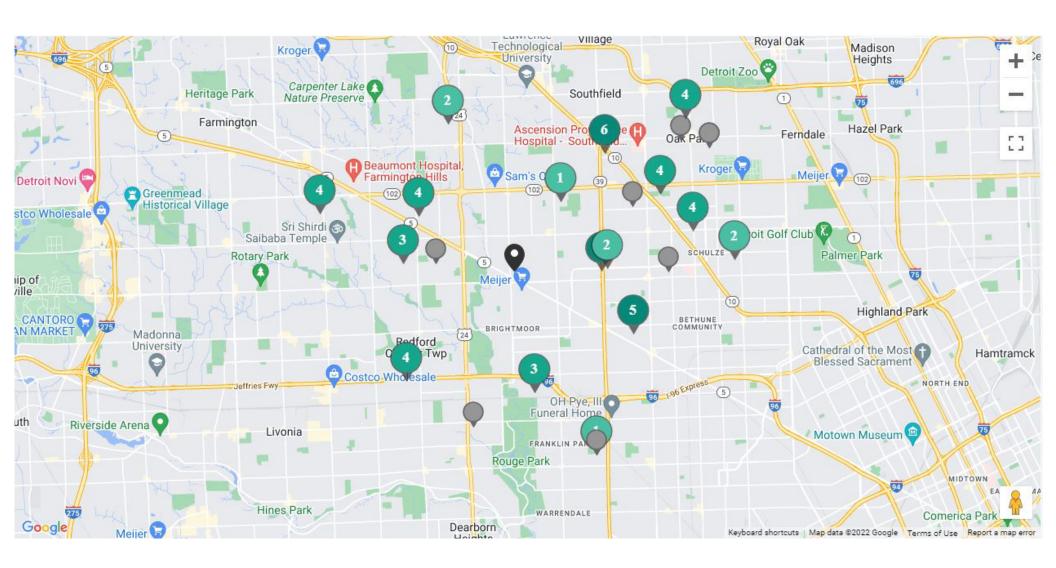


Table CE1.3 Summary annual household site consumption and expenditures in the Midwest—totals and intensities, 2015

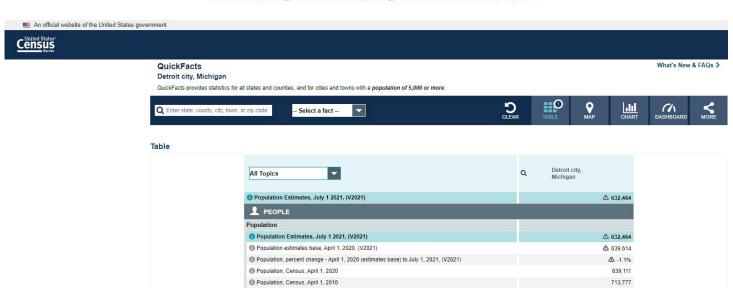
Number of housing units

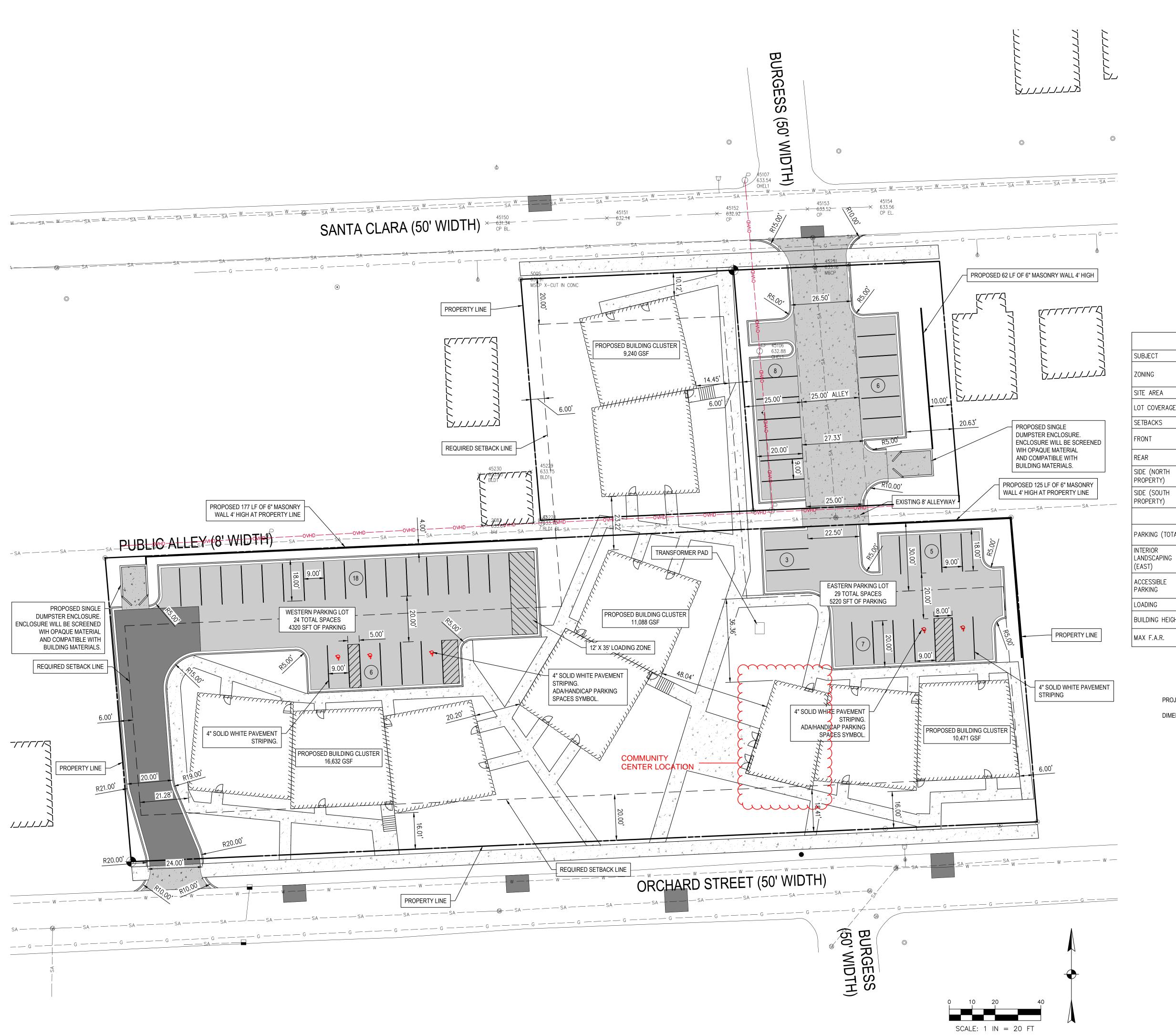
(million) Site energy consumption Energy expenditures

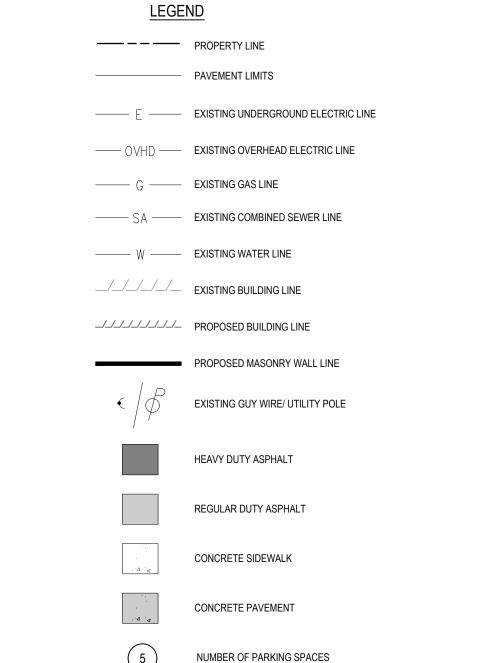
	Total Midwest <sup>2</sup>	Total (trillion Btu)	Per household (million Btu)	Per household member (million Btu)	Per square foot (thousand Btu)	Total (billion	Per household (dollars)	Per household member (dollars)	Per square foot (dollars)
All homes	26.4	2,486	94.3	37.8	41.4	46.42	1,760	706	0.77
Housing unit type									
Single-family detached	18.2	2,048	112.8	41.8	40.2	36.86	2,030	752	0.72
Single-family attached	1.3	110	85.8	40.8	44.1	1.94	1,513	721	0.78
Apartments in buildings with 2–4 units Apartments in buildings with 5 or	2.0	110	55.9	26.5	54.2	2.30	1,175	558	1.14
more units	4.0	147	36.8	19.9	42.5	3.60	903	490	1.04
Mobile homes	1.0	72	73.4	28.2	65.3	1.72	1,752	673	1.56
Ownership of housing unit									
Owned	17.8	1,944	109.5	43.5	40.1	35.49	1,999	795	0.73
Single-family	16.4	1,852	112.7	44.3	39.4	33.49	2,038	801	0.71
Apartments	0.6	35	61.7	34.5	54.6	0.73	1,292	721	1.14
Mobile homes	0.8	56	74.5	30.4	67.3	1.27	1,685	688	1.52
Rented <sup>5</sup>	8.6	542	62.9	25.7	46.9	10.93	1,268	518	0.94
Single-family	3.0	305	101.5	30.8	47.2	5.31	1,764	535	0.82
Apartments	5.4	221	41.1	21.1	45.8	5.18	961	494	1.07
Mobile homes	Q	Q	Q	Q	Q	Q	Q	Q	Q

U.S. Energy Information Administration

2015 Residential Energy Consumption Survey: Energy Consumption and Expenditures Tables







DEVELOPMENT SUMMARY							
SUBJECT	REQUIRED CODES	PROPOSED	SECTION				
ZONING	R3 – LOW DENSITY RESIDENTIAL DISTRICT	R3 — LOW DENSITY RESIDENTIAL DISTRICT	50-8-74				
SITE AREA	7000 SF	70006 SF					
LOT COVERAGE	.12 RSR	.149 RSR					
SETBACKS	-		7				
FRONT	20'	10'-3" (NORTH) , 16' (SOUTH)	50–13–4				
REAR	30'	30'					
SIDE (NORTH PROPERTY)	6'	6'					
SIDE (SOUTH PROPERTY)	6'	6'					

PARKING (TOTAL)	36 SPACES	53 SPACES	50-14-34
INTERIOR LANDSCAPING (EAST)	522 SF	720 SF	50-14-343
ACCESSIBLE PARKING	2 REQURIRED TOTAL	3 SPACES (WEST), 2 SPACES (EAST)	50-14-182
LOADING	(1) 12'X35'	(1) 12'X35'	50-14-112
BUILDING HEIGHT	NONE	42'	50-13-4
MAX F.A.R.	0.7 = 44,213 SF.	0.69 = 43,400 SF.	50-13-4

# PROJECT NOTES:

DIMENSIONS OF PAVMENT WIDTHS SHALL BE INTREPRETED AT CURB TO BE UP TO THE FACE OF CURB.



LORCAN O'HERLIHY ARCHITECTS

4106 W. Jefferson Blvd Los Angeles, CA 90016 t 310.657.4363 f 310.657.4980 www.loharchitects.com

440 Burroughs Street — Suite 525 Detroit, MI 48202 t 313 752 0953

ORCHARD 48

21566 Orchard St. Detroit, MI 48219

Architect's Stamp



nsultants



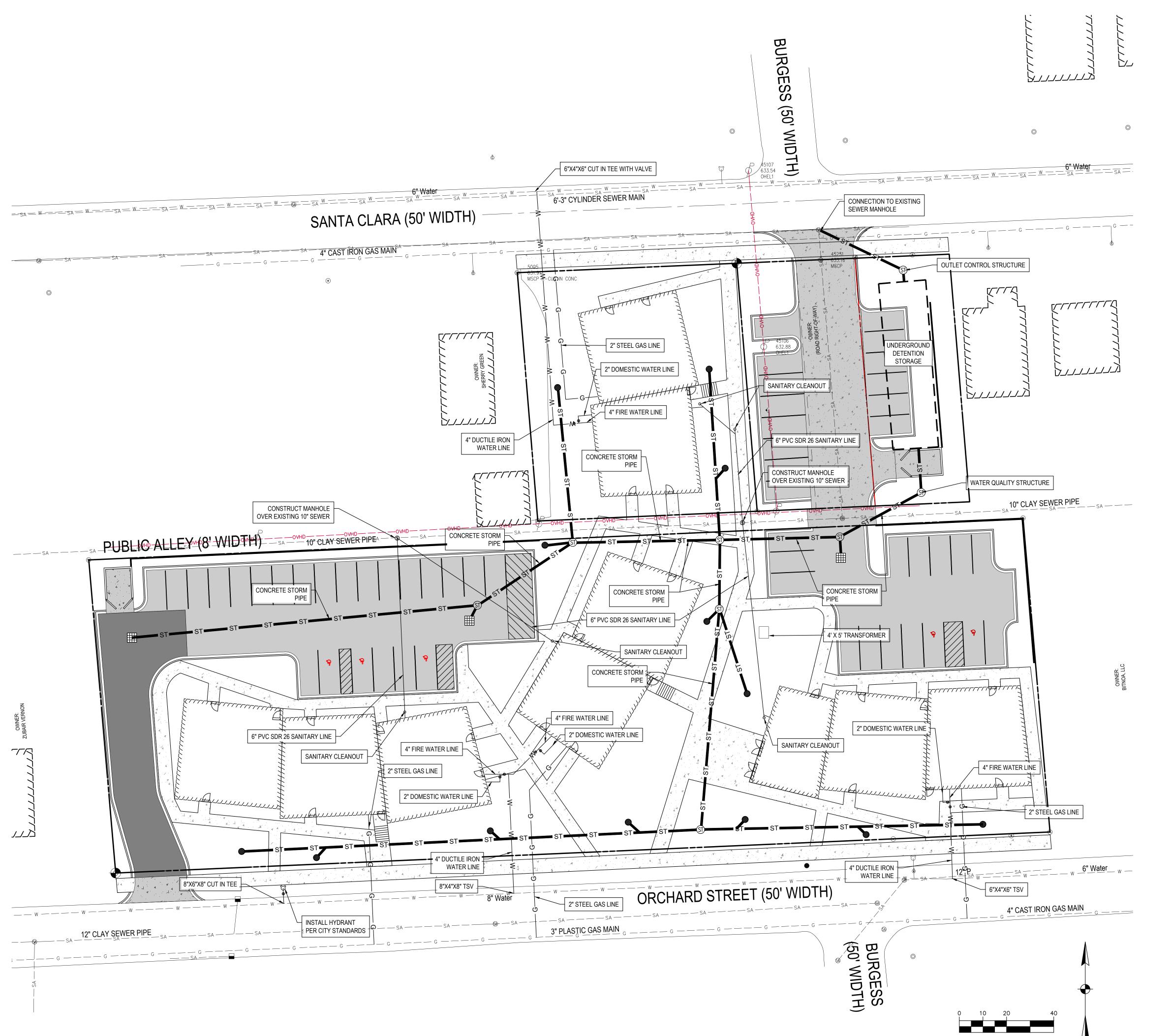
ssued F	For:	
lo:	Description	Date
	SITE PLAN REVIEW	01/14/22
	REVISED SPA	12/07/22

Key Section

Key Plan

SITE PLAN

C3.0



<u>LEGEND</u>

PROPERTY LINE PAVEMENT LIMITS

——— E ——— EXISTING UNDERGROUND ELECTRIC LINE

 $-- \bigcirc \lor \exists \bigcirc --$  EXISTING OVERHEAD ELECTRIC LINE

--  $\bigcirc$  -- EXISTING GAS LINE

-- SA -- EXISTING COMBINED SEWER LINE

— — W — — EXISTING WATER LINE

\_\_/\_/\_/\_ EXISTING BUILDING LINE

-/-/-/- PROPOSED BUILDING LINE

EXISTING GUY WIRE/ UTILITY POLE

PROPOSED SEWER LEAD

— W — PROPOSED WATER LINE

——— G ——— PROPOSED GAS LINE

PROPOSED REAR YARD DRAIN

PROPOSED STORM CATCH BASIN

PROPOSED STORM MANHOLE

ALL REAR YARD DRAINS SHALL BE PVC SCH 40. EVERYTHING BEYOND THE FIRST MANHOLE CONNECTION SHALL BE REINFORCED CONCRETE PIPE.

SANITARY LEADS SHALL BE PVC SDR 26 PIPE.

PROPOSED UNDERGROUND DETENTION SHALL BE CMP.

4" FIRE LINES SHALL BE DUCTILE IRON PIPE. 2" DOMESTIC SHALL BE TYPE-K COPPER PIPE. GAS AND ELECTRIC SHALL BE COORDINATED WITH DETROIT EDISON. THE LAYOUT SHOWN DOES NOT REFLECT WHAT THE UTILTIY COMPANY WILL BUILD.

PRELIMINARY STORMWATER MANAGEMENT VOLUME CALCULATIONS

PRELIMINARY VOLUME CALCULATIONS FOR SITE PLAN APPROVAL SITE DATA

= 1.69 ACRES C (PRE-DEV) = 0.18

C (POST-DEV) = 0.73

WATER QUALITY

= NO RETENTION PLANNED FOR SITE = 7,821 CFT

INFRASTRUCTURE/CHANNEL PROTECTION

= 5,736 CFT

FLOOD CONTROL

= 6,576 CFT DESIGN VOLUME = 7,821 CFT

PROVIDED STORAGE VOLUME =  $\pm 7,500$  CFT

LORCAN O'HERLIHY ARCHITECTS

4106 W. Jefferson Blvd Los Angeles, CA 90016 t 310.657.4363 f 310.657.4980 www.loharchitects.com

440 Burroughs Street — Suite 525 Detroit, MI 48202 t 313 752 0953

ORCHARD

21566 Orchard St. Detroit, MI 48219

Architect's Stamp





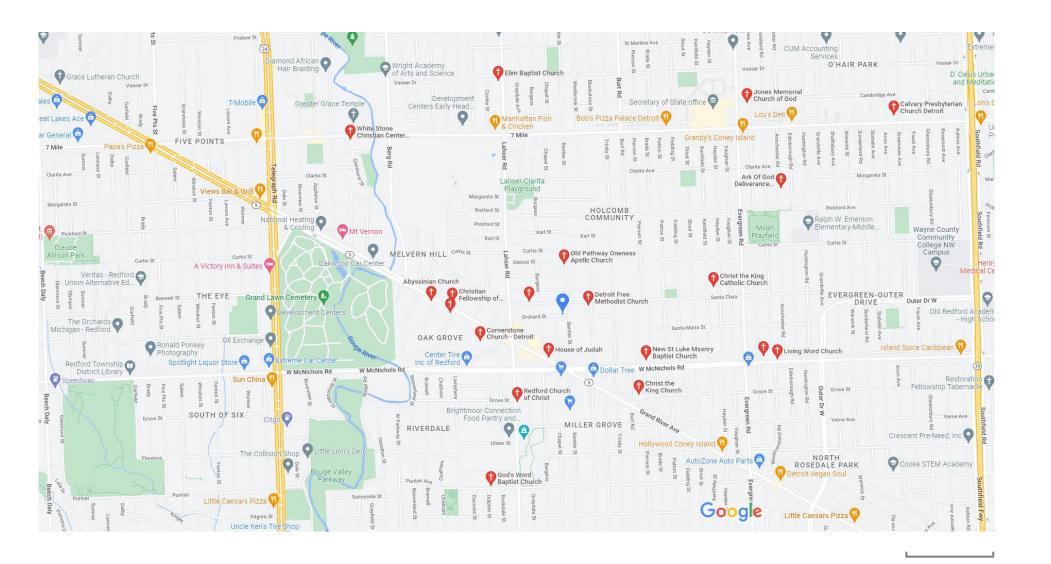
For:	
Description	Date
SITE PLAN REVIEW	01/14/22
REVISED SPA	12/07/22

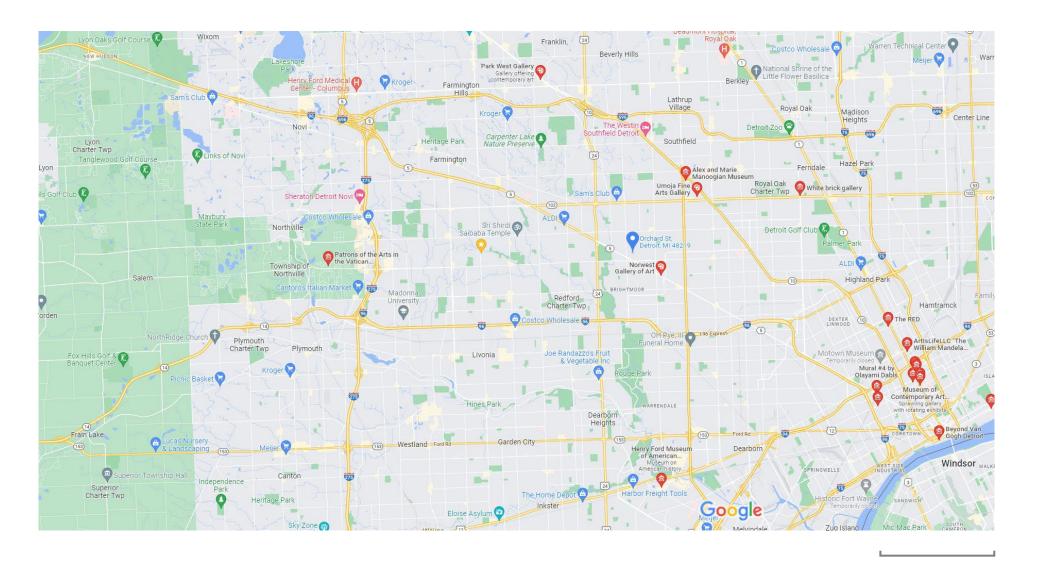
Key Section

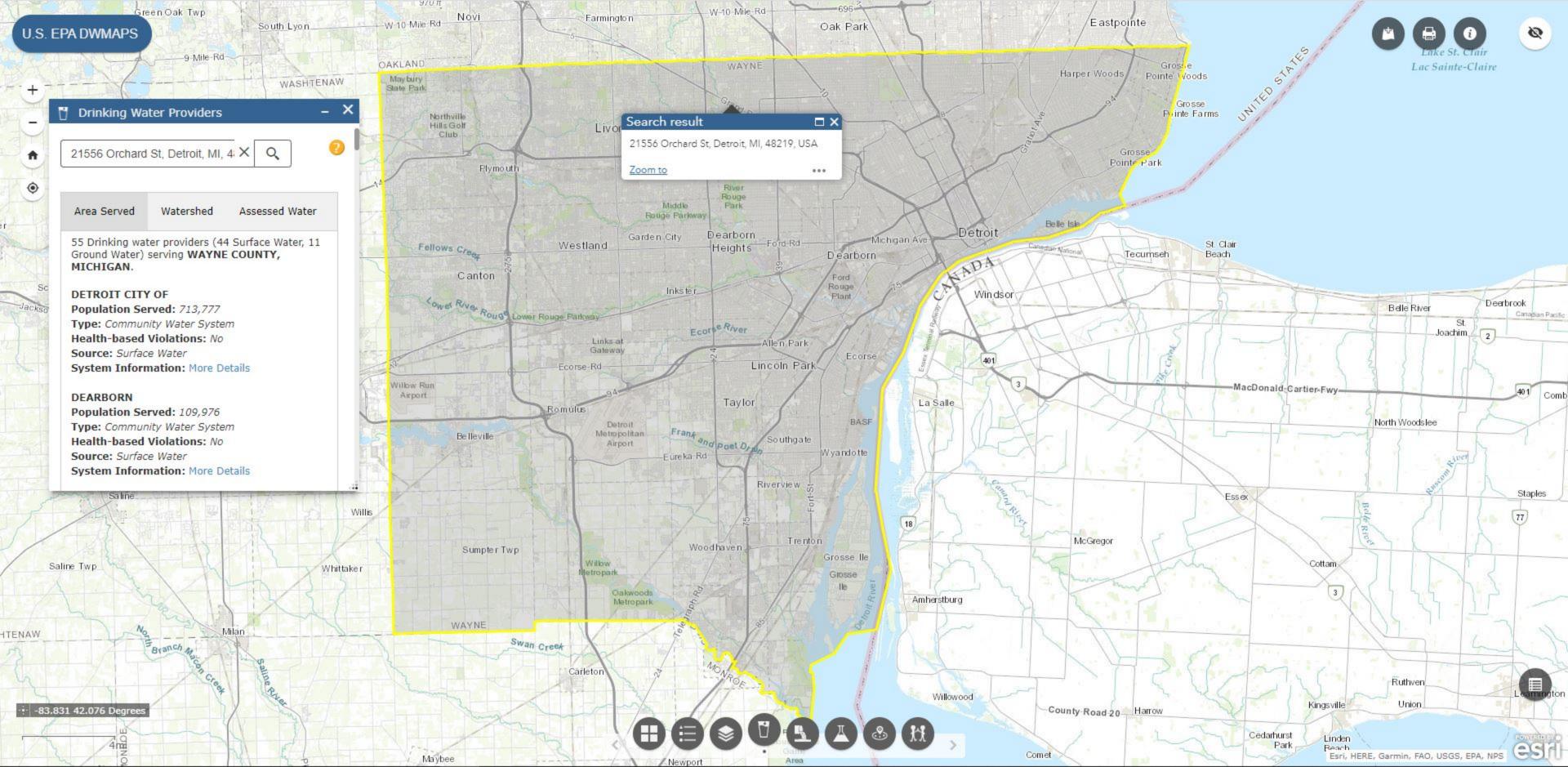
Key Plan

UTILITY PLAN

C4.0







An official website of the United States government <u>Here's how you know</u>



Search EPA.gov

**Environmental Topics** 

**Laws & Regulations** 

**Report a Violation** 

**About EPA** 

**CONTACT US** 

# Safe Drinking Water Information System (SDWIS) Federal Reporting Services

**Related Topics:** EPA Home » Your Drinking Water » SDWIS Federal Reports Search » Report Options » SDWIS PWS Search

#### Your Drinking Water Query results from SDWIS Fed Reporting Services

**PWS ID** MI0001800

**PWS Name** DETROIT CITY OF

**PWS Type** Community water system

Owner Type Local government

**Primary Source** Surface water purchased

**Primacy Type** State

**Is Wholesaler?** Yes

**Population Served** 713777

**County Served** Wayne

#### **Related Info**

- Your Drinking Water
- Safe Drinking Water Act
- Consumer Confidence Reports
- Safe Drinking Water Hotline
- Drinking Water Mapping Application
- Contact Us about Your Drinking Water

The tables below list all violations that the state reported to EPA for this water system. Health-based violations are listed first, followed by treatment technique, MRDL, monitoring, reporting, and other violations.

Violations of maximum contaminant levels (MCLs) or maximum residual disinfectant levels (MRDLs), which specify the highest concentrations of contaminants or disinfectants, respectively, allowed in drinking water; or of treatment technique (TT) rules, which specify required processes intended to reduce the amounts of contaminants in drinking water. MCLs, MRDLs, and treatment technique rules are all health-based drinking water standards.					
The highest level of a contaminant that is allowed in drinking water.  MCLs are set as close to the MCLGs as feasible using the best available treatment technology.					
A required process intended to reduce the level of a contaminant in drinking water.					
The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.					
Failure to conduct regular monitoring of drinking water quality, as required by SDWA, or to submit monitoring results in a timely fashion to the primacy agency or EPA.					
Failure to provide notification to the public as required by the Violations of Public Notification Rule and the Consumer Confidence Report Rule, and violations of other requirements such as those violations related to variances and exemptions.					

# **Violations**

Violation Category Code	Violation Type Description	Rule Name	Contaminant Name	Compliance Status Description	Compliance Period Begin Date	Compliance Period End Date
MR	Monitoring, Repeat Major (TCR)	Total Coliform Rule	Coliform (TCR)	Returned to Compliance	01-Jun-98	30-Jun-98
MR	Monitoring, Repeat Minor (TCR)	Total Coliform Rule	Coliform (TCR)	Known	01-Jul-95	31-Jul-95
MR	Monitoring, Repeat Major (TCR)	Total Coliform Rule	Coliform (TCR)	Known	01-Mar-95	31-Mar-95
MR	Monitoring, Repeat Major (TCR)	Total Coliform Rule	Coliform (TCR)	Known	01-Feb-95	28-Feb-95
MR	Monitoring, Routine Minor (TCR)	Total Coliform Rule	Coliform (TCR)	Known	01-Dec-91	31-Dec-91
MR	Monitoring, Repeat Minor (TCR)	Total Coliform Rule	Coliform (TCR)	Known	01-Apr-91	30-Apr-91
Other	Consumer Confidence Report Complete Failure to Report	Consumer Confidence Rule	Consumer Confidence Rule	Returned to Compliance	01-Jul-20	-

# **All Facilities**

Facility Name	Facility Id	ls Source	Facility Type Description	Water Type Description	Availability Description	Facility Activity Status
CONNECTION TO GLWA	10896	Yes	Consecutive Connection	Surface water	Permanent	Active
SPRINGWELLS/NORTHEAST WTPS INTAKE	3504	Yes	Intake	Surface water	Permanent	Inactive
LAKE HURON WTP INTAKE	3503	Yes	Intake	Surface water	Permanent	Inactive
SOUTHWEST FIGHTING ISLAND INTAKE	3448	Yes	Intake	Surface water	Permanent	Inactive
WATERWORKS PARK INTAKE	3447	Yes	Intake	Surface water	Permanent	Inactive

Facility Name	Facility Id	ls Source	Facility Type Description	Water Type Description	Availability Description	Facility Activity Status
WATERWORKS PARK WTP	5363	No	Treatment Plant	-	-	Inactive
SPRINGWELLS WTP	5137	No	Treatment Plant	-	-	Inactive
NORTHEAST WTP	5362	No	Treatment Plant	-	-	Inactive
SOUTHWEST WTP	5360	No	Treatment Plant	-	-	Inactive
LAKE HURON WTP	5359	No	Treatment Plant	-	-	Inactive
DISTRIBUTION SYSTEM	4697	No	Distribution System/Zone	-	-	Active

# **Treatment Plants**

Facility Name	Facility Id	Treatment Process	Treatment Objective
SPRINGWELLS WTP	5137	Coagulation	Particulate removal
SPRINGWELLS WTP	5137	Filtration, Rapid Sand	Particulate removal
SPRINGWELLS WTP	5137	Flocculation	Particulate removal
SPRINGWELLS WTP	5137	Gaseous Chlorination, Pre	Disinfection
SPRINGWELLS WTP	5137	Inhibitor, Orthophosphate	Corrosion control
SPRINGWELLS WTP	5137	Rapid Mix	Particulate removal
SPRINGWELLS WTP	5137	Sedimentation	Particulate removal
SPRINGWELLS WTP	5137	Gaseous Chlorination, Post	Disinfection
SPRINGWELLS WTP	5137	Activated Carbon, Powdered	Taste / odor control
SPRINGWELLS WTP	5137	Fluoridation	Other
LAKE HURON WTP	5359	Gaseous Chlorination, Post	Disinfection
LAKE HURON WTP	5359	Activated Carbon, Powdered	Taste / odor control
LAKE HURON WTP	5359	Coagulation	Particulate removal
LAKE HURON WTP	5359	Filtration, Rapid Sand	Particulate removal

Facility Name	Facility Id	Treatment Process	Treatment Objective	
LAKE HURON WTP	5359	Flocculation	Particulate removal	

#### For more information on a Water System:

Ask the operators of your water system, contact your primacy agency or file a Freedom of Information Act (FOIA) request.

**Drinking water in general:** Find out more about your drinking water web site or call the Safe Drinking Water Hotline (1-800-426-4791). EPA has also prepared a table about various regulated drinking water contaminants.

**Tools for accessing EPA drinking water data:** Safe Drinking Water Information System (SDWIS) Federal Reporting Services and Drinking Water Performance and Results Report.

**Research Data:** As well as monitoring the levels of drinking water contaminants for which EPA has set standards, EPA, states, and water systems also carry out studies of contaminants that may need to be regulated in the future. For more information about these contaminants, please see the National Contaminant Occurrence Database.

Contact Us to ask a question, provide feedback, or report a problem.



#### Discover.

- Accessibility
- Budget & Performance
- Contracting
- EPA www Web Snapshot
- Grants
- No FEAR Act Data
- Plain Writing
- Privacy
- Privacy and Security Notice

#### Connect.

Data.gov EXIT

