

4000 8th Street Site Due Diligence Report



Detroit Regional Partnership
Verified Industrial Properties
January 13, 2023

TABLE OF CONTENTS

1	EXECUTIVE SUMMARY	2
2	PROPERTY & SITE INFORMATION	2
3	CODES, STANDARDS, AND GUIDELINES.....	3
4	EXISTING SITE STRUCTURES	4
5	ZONING	5
6	SURVEY AND TITLE	6
7	SITE TOPOGRAPHY, DRAINAGE, AND STORMWATER.....	7
8	GEOLOGICAL CONDITIONS	7
9	ROADWAY TRANSPORTATION.....	8
10	RAIL	8
11	AIRPORT INFLUENCES.....	9
12	WETLANDS AND WATERS OF THE UNITED STATES (WOTUS).....	9
13	FLOODPLAIN	10
14	ENVIRONMENTAL DATABASE REPORT (EDR)	10
15	THREATENED AND ENDANGERED SPECIES	11
16	CULTURAL RESOURCES.....	11
17	AIR QUALITY	11
18	POWER	12
19	NATURAL GAS.....	12
20	WATER	13
21	WASTEWATER	13
22	FIBER	14

1 EXECUTIVE SUMMARY

- BACKGROUND
 - The site is approximately 26 Acres of prime industrial land along 8th Street in the city of Wyandotte Michigan with proximity to rail, international borders, and numerous industrial neighbors. The site was formally used for chemical storage and has sat abandoned for several years.
- ZONING
 - The property is zoned as I-2 Industrial District and is surrounded by similarly zoned properties.
- TRANSPORTATION
 - The site is located along 8th Street between Grove Street and Central Street.
 - Interstate 75 is approximately 5 miles west of the site, via Central Street (Pennsylvania Road) and Dix-Toledo Road.
 - Rail (CN, NS and CSX) adjacent to site.
- POWER
 - City of Wyandotte Municipal Services
- NATURAL GAS
 - DTE Energy
- WATER
 - City of Wyandotte Municipal Services
- WASTEWATER
 - Downriver Utility Wastewater Authority
- MISCELLANEOUS
 - None
- RECOMMENDATIONS (IF APPLICABLE)
 - None

2 PROPERTY & SITE INFORMATION

- PROJECT LOCATION
 - 4200 8th Street Wyandotte, Michigan, 48192
- PROPERTY AREA
 - 26.4 Acres
- PARCEL INFORMATION
 - Parcel No. 57 022 03 0001 301
- SITE OWNERSHIP
 - Site is owned by the City of Wyandotte.
 - 99-year lease to Simeon Investment Services, Inc.
 - Contact Joe Daly
PH: (239) 287-1681
Email: joe.daly@assuredpartners.com

- EXISTING LAND USE
 - Zoned I-2 Industrial District
 - Abandoned industrial property
 - Formerly used for chemical storage, including Egtazic Acid (EGTA).
 - Currently used for trailer storage, two city owned wind turbines.
- EXISTING SITE PERMITS AFFECTING THE SUBJECT PROPERTY
 - None
- ADJACENT PROPERTY CURRENT LAND USE
 - NORTH
 - Zoned O-S Office Service District (Wyandotte Community Storage)
 - SOUTH
 - Zoned I-1 Industrial District (BASF Warehouse)
 - EAST
 - Zoned I-1 Industrial District (Various retail and service businesses)
 - WEST
 - 4 railroad rights-of-way; (2) Canadian National (CN), Norfolk Southern (NS), and CSX.
 - Zoned I-2 Industrial District (beyond right-of-way) (Various service businesses)
- ADJACENT PROPERTY FUTURE LAND USE
 - NORTH
 - No Expected Change
 - SOUTH
 - No Expected Change
 - EAST
 - No Expected Change
 - WEST
 - No Expected Change
- RECOMMENDATIONS (IF APPLICABLE)
 - None
- REFERENCES
 - [Wayne County Parcel Viewer](#)
 - [City of Wyandotte Zoning Map](#)
 - [City of Wyandotte Master Plan \(2019\)](#)
 - [Canadian National Network Map](#)

3 CODES, STANDARDS, AND GUIDELINES

- NAME OF LOCAL AUTHORITY HAVING JURISDICTION (AHJ)
 - City of Wyandotte, Michigan

- APPLICABLE LOCAL DESIGN STANDARDS AND CODES
 - 2015 Michigan Building Code (MBC)
 - City of Wyandotte Property Maintenance Ordinance #1094
- NAME OF COUNTY AHJ
 - Wayne County, Michigan
- APPLICABLE COUNTY DESIGN STANDARDS AND CODES
 - Wayne County Stormwater Standards
- NAME OF STATE AHJ
 - Michigan Department of Environment, Great Lakes, and Energy (EGLE)
- APPLICABLE STATE DESIGN STANDARDS AND CODES
 - Natural Resources and Environmental Protection Act
- NAME OF FEDERAL AHJ (IF APPLICABLE)
 - None
- APPLICABLE FEDERAL DESIGN STANDARDS AND CODES
 - None
- RECOMMENDATIONS (IF APPLICABLE)
 - None
- REFERENCES
 - [City of Wyandotte – Engineering and Building Department](#)
 - [Wayne County – Stormwater Control Program](#)

4 EXISTING SITE STRUCTURES

- ABOVEGROUND STRUCTURES
 - Two wind turbines owned by City of Wyandotte near north-east corner of lot.
 - Site light poles scattered throughout site, primarily near trailer storage field in the center of the lot.
 - Apparent catch basins/storm sewer system, near trailer storage field.
- UNDERGROUND STRUCTURES
 - Possible underground storm sewer piping.
 - Underground electric for site lighting and wind turbines.
- EXISTING STRUCTURE DEMOLITION OR RELOCATION REQUIRED?
 - Yes, storm sewer and site lighting would need relocation or removal as needed for site improvements.
- RECOMMENDATIONS (IF APPLICABLE)
 - Coordinate with city regarding existing city owned site features
 - Observations are based on aerial and historical imagery, survey and field investigations needed to identify and locate all on-site features.
- REFERENCES
 - [Google Maps](#)

5 ZONING

- CURRENT ZONING
 - I-2 Industrial District
- PLANNED ZONING CHANGES
 - None
- PLANNED ZONING PERMITTED USES
 - Manufacturing of bakery goods, candies, cosmetics, pharmaceuticals, toiletries, food products, hardware, cutlery, tool & die, gauge, machine shops, reprocessing & reconditioning shops,
 - Treatment and processing of raw materials such as bone, canvas, cellophane, chemicals, cloth, cork, feathers, felt, fibers, fur, glass, hair, horn, leather, paper, plastics, precious metals, stone, shell, textiles, tobacco, wax, wood (no lumber mills), and yarn,
 - Assembly of electrical appliances, instruments, and devices,
 - Laboratories; experimental, film, or testing,
 - Building material sales,
 - Bottling works,
 - Vehicle repair, varnish, and paint shops,
 - Warehouses, storage and transfer buildings/yards, gas storage, water storage, railroad transfer and storage tracks, electric power generation, and steam plants,
 - Other uses or a similar or no more objectionable character, not including principal uses specific to I-3 zoning district.
- SPECIAL OVERLAY DISTRICT(S)
 - None
- ADJACENT PROPERTY CURRENT ZONING
 - NORTH
 - O-S Office Service District
 - SOUTH
 - I-1 Industrial District
 - EAST
 - I-1 Industrial District
 - WEST
 - I-2 Industrial District
- ADJACENT PROPERTY FUTURE ZONING
 - NORTH
 - No Change – O-S Office Service District
 - SOUTH
 - No Change – I-1 Industrial District
 - EAST
 - No Change – I-1 Industrial District
 - WEST
 - No Change – I-2 Industrial District

- BUILDING SETBACKS
 - NORTH
 - Side Yard Setback – Min. 5 feet, total of two sides min. 10 feet
 - SOUTH
 - Side Yard Setback – Min. 5 feet, total of two sides min. 10 feet
 - EAST
 - Front Yard Setback – Min. 20 feet
 - WEST
 - Rear Yard Setback – Min. 10 feet
- BUILDING HEIGHT RESTRICTIONS
 - No height restrictions provided for I-2 Industrial District.
- BUILDING SIZE AND FLOOR AREA RATIO (FAR)
 - No FAR provided for I-2 Industrial District.
- LOT COVERAGE
 - No maximum lot coverage provided for I-2 Industrial District.
- OTHER REQUIREMENTS AND/OR STAKEHOLDERS (ARCHITECTURAL REVIEW BOARD, NEIGHBORHOOD PLANNING COMMISSION, ETC.)
 - Site plan review and approval shall be obtained for all new construction.
- RECOMMENDATIONS (IF APPLICABLE)
 - None
- REFERENCES
 - [City of Wyandotte Zoning Map](#)
 - [City of Wyandotte Zoning Ordinance](#)
 - [City of Wyandotte Master Plan \(2019\)](#)

6 SURVEY AND TITLE

- EXISTING EASEMENTS
 - Title Work Required
 - Potential easements: rail, sanitary, pipeline, etc.
- ONSITE ENCROACHMENTS
 - Title Work Required
- CODES, COVENANTS, & RESTRICTIONS (CC&Rs)
 - Title Work Required
 - No residential use
- REQUIRED OR CURRENT CROSS ACCESS OR PARKING EASEMENTS
 - Title Work Required
- OTHER LIMITED TITLE FINDINGS
 - Title Work Required
- RECOMMENDATIONS (IF APPLICABLE)
 - Title Work and Survey Required
- REFERENCES
 - None

7 SITE TOPOGRAPHY, DRAINAGE, AND STORMWATER

- TOPOGRAPHY AND DRAINAGE PATTERNS
 - Flat site; drains to north, west, and south.
 - Large embankment along east property boundary (8th street).
- ADJACENT PROPERTY DRAINAGE
 - No apparent neighboring discharge to property.
- SITE ELEVATION
 - Site elevations range from 580' +/- to 590' +/-
- STORMWATER INFRASTRUCTURE ON SITE?
 - Several catch basins remain from former use, possibly connect to city system.
 - Catch basins appear to be above grade.
- REGIONAL DETENTION AVAILABLE?
 - No
- SITE ATTENUATION REQUIREMENTS
 - 100-year storm to be held and released at a rate as defined in section 6.2 of the Wayne County Stormwater Control Program.
- OFF-SITE STORMWATER DRAINAGE ALLOWED?
 - Increased from proposed impervious surfaces shall be conveyed to on-site storage and treatment before release into a receiving off-site system.
- STORMWATER PRE-TREATMENT REQUIREMENTS
 - Provide water quality storage and treatment for first inch of rainfall.
- RECOMMENDATIONS (IF APPLICABLE)
 - None
- REFERENCES
 - Wayne County 1 Foot Contour Map
 - [Wayne County – Stormwater Control Program](#)

8 GEOLOGICAL CONDITIONS

- SOIL TYPES
 - MidaaA – Midtown gravelly-artifactual sandy loam (88% coverage)
 - EtmagB – Udorthents artifacts (8.2% coverage)
 - MiduaB – Midtown-urban land complex (2.0% coverage)
 - UrbarB – Urban land-riverfront complex (1.8% coverage)
- ROCK PRESENCE / DEPTH OF BEDROCK
 - Bedrock depth is typically between 38 and 79 inches.
- ADDITIONAL GEOTECHNICAL/GEOLOGICAL CONSIDERATIONS
 - Water table typically found between 20 and 61 inches.
- RECOMMENDATIONS (IF APPLICABLE)
 - Mostly sand/loam mix; no apparent wet spots or other concerning features.
- REFERENCES
 - [Web Soil Survey \(WSS\)](#)

9 ROADWAY TRANSPORTATION

- EXISTING SITE ACCESS
 - Existing driveway and gate from 8th Street near south-east corner of property.
- CLASSIFICATION OF ADJACENT ROADWAYS
 - Pennsylvania Road between Central Street and Fort Street (M-85) is classified as a Class B Road and subject to seasonal weight restrictions.
 - Pennsylvania Road between Central Street and Jefferson Ave is a Class A, all season road.
 - All season route to M-85 and Interstate-75 is as follows: Pennsylvania Road to Jefferson Ave, Jefferson Ave to Sibley, King, or Eureka Roads.
- ONSITE ROADWAYS
 - Paved roadway to trailer storage field.
- DISTANCE TO NEAREST FOUR LANE HIGHWAY OR INTERSTATE
 - Approximately 1.75 miles to M-85 (Fort Street).
 - Approximately 5 miles to Interstate-75.
- AVERAGE DAILY TRAFFIC
 - Pennsylvania Road between Quarry and Jefferson 6,300 (SEMCOG).
 - M-85 south of Pennsylvania Road 31,244 (MDOT, 2021).
- OTHER (THOROUGHFARE PLAN, TRAFFIC STUDY REQUIREMENTS, ETC.)
 - Approximately 13.5 miles to Ambassador Bridge international crossing.
 - Approximately 11.5 miles to future Gordie Howe Bridge international crossing.
- RECOMMENDATIONS (IF APPLICABLE)
 - None
- REFERENCES
 - [Wayne County Truck Operators Map](#)
 - [SEMCOG Traffic Data](#)
 - [MDOT Traffic AADT Map](#)

10 RAIL

- RAIL OWNER
 - No rail on site.
 - Norfolk Southern, CSX, and Canadian National adjacent to site.
- DISTANCE TO NEAREST RAILROAD AND CLASSIFICATION
 - 3 Class 1 railroads adjacent to site.
- DISTANCE TO NEAREST RAIL YARD
 - Canadian National Wyandotte Yard adjacent to the site.
 - Nearest intermodal services is Norfolk Southern Delray Yard in Detroit.
- ON-SITE SPUR?
 - No existing spur, spurs removed around 2000 per historic imagery.
- SITE-SPECIFIC RAIL CONNECTION REQUIREMENTS
 - Rail Study and Coordination with Railroad(s).
- OTHER
 - None

- RECOMMENDATIONS (IF APPLICABLE)
 - None
- REFERENCES
 - [Canadian National Network Map](#)
 - [Load Match Intermodal Terminal Map](#)

11 AIRPORT INFLUENCES

- DISTANCE TO NEAREST COMMERCIAL AIRPORTS
 - Detroit Metropolitan Wayne County Airport (DTW) – 15 miles
- DISTANCE TO NEAREST MUNICIPAL AIRPORTS
 - Gross Isle Municipal Airport (KONZ) – 8 miles
- DISTANCE TO NEAREST MILITARY AIRPORTS
 - Selfridge Air National Guard Base – 42 miles
- FAA INVISIBLE SURFACE INFLUENCES / HEIGHT RESTRICTIONS
 - None
- OTHER
 - None
- RECOMMENDATIONS (IF APPLICABLE)
 - None
- REFERENCES
 - [Google Maps](#)
 - [Code of Federal Regulations Title 14](#)

12 WETLANDS AND WATERS OF THE UNITED STATES (WOTUS)

- LOCATED ON SITE?
 - No wetlands present on site.
- WETLAND IMPACTS TO THE SITE
 - None
- REGULATORY AGENCIES
 - N/A
- WETLANDS JURISDICTIONAL DETERMINATION
 - N/A
- MITIGATION OPTIONS
 - None
- PERMITTING PROCESS AND APPROVALS (AS APPLICABLE)
 - None
- RECOMMENDATIONS (IF APPLICABLE)
 - None
- REFERENCES
 - [EGLE Wetlands Map Viewer](#)
 - [National Wetlands Inventory](#)

13 FLOODPLAIN

- 100-YEAR FLOODPLAIN LOCATED ON SITE?
No, Area is “Zone X” – areas beyond the 100-year floodplain.
- 500-YEAR FLOODPLAIN LOCATED ON SITE?
 - No, Area is “Zone X” unshaded – beyond the 500-year floodplain.
- REGULATORY AGENCIES
 - N/A
- BASE FLOOD ELEVATION
 - None
- MITIGATION OPTIONS
 - None
- PERMITTING PROCESS AND APPROVALS (AS APPLICABLE)
 - N/A
- RECOMMENDATIONS (IF APPLICABLE)
 - None
- REFERENCES
 - [Flood Insurance Rate Map 26163C0408F Effective 10/21/2021](#)

14 ENVIRONMENTAL DATABASE REPORT (EDR)

- SUMMARY OF FINDINGS
 - The search has returned no Federal or State preservation lands, rivers, critical habitats, or sites of historical importance on the property, but some have been identified within a 1-mile radius. Floodplains and wetlands are not present onsite. There are no FCC licensed facilities, within a 1-mile radius.
- PREVIOUS ENVIRONMENTAL SITE ASSESSMENTS AND OTHER ENVIRONMENTAL DOCUMENTATION
 - None
- EXISTING ENVIRONMENTAL PERMITS
 - None
- FORMER ACTIVITIES ON THE PROPERTY
 - Chemical Storage
 - Egtazic Acid (EGTA)
- ADJACENT PROPERTY ACTIVITY
 - North – City-owned public storage yard
 - South – BASF warehouse
 - East – Various retail and service businesses
 - West – Railroad right-of-way, various service businesses (beyond R/W)
- OTHER
 - None
- RECOMMENDATIONS (IF APPLICABLE)
 - None
- REFERENCES
 - EDR NEPASearch Map Report

15 THREATENED AND ENDANGERED SPECIES

- PRESENCE OF ENDANGERED SPECIES
 - Federal Endangered Species from US Fish and Wildlife for Wayne County, MI
 - Red Knot (*Calidris Canutus Rufa*) – Threatened
 - Northern Riffleshell (*Epioblasma Torulosa Rangiana*) – Endangered
 - Eastern Prairie Fringed Orchid (*Panthera Leucophaea*) – Threatened
 - Northern Long-Eared Bat (*Myotis Septentrionalis*) – Endangered
 - Indiana Bat (*Myotis Sodalis*) – Endangered
 - Eastern Massasauga (*Sistrurus Catenatus*) – Proposed Threatened
- MIGRATORY BIRDS
 - Red Knot (*Calidris Canutus Rufa*)
- HISTORIC TREES OR PROTECTED PLANTS AND VEGETATION
 - Eastern Prairie Fringed Orchid (*Platanthera Leucophaea*)
- PERMITS / APPROVALS
 - None
- RECOMMENDATIONS (IF APPLICABLE)
 - None
- REFERENCES
 - EDR NEPASearch Map Report

16 CULTURAL RESOURCES

- PRESENCE OF ARCHAEOLOGICAL OR CULTURAL RESOURCES
 - No mapped sites were found in EDR Search of available government records within the search radius around the target property at the time of search.
 - One un-mapped site was returned, Military Outpost 1815-1817 MHC821962011, along East River Rd in Gross Ile Township. No further location available.
 - No additional un-mapped sites were found at the time of search.
- PERMITS / APPROVALS
 - None
- RECOMMENDATIONS (IF APPLICABLE)
 - None
- REFERENCES
 - EDR NEPASearch Map Report

17 AIR QUALITY

- JURISDICTIONAL AGENCY
 - Michigan Department of Environment, Great Lakes, and Energy (EGLE)
- IS THE SITE IN ATTAINMENT?
 - No, Wayne County is in non-attainment for 2 National Ambient Air Quality Standards (8-hour Ozone, Sulfur Dioxide).

- PERMITS / APPROVALS
 - Depending upon site use and equipment a Permit to Install (PTI) may be required through EGLE.
 - For power generation, a Title IV Non-attainment Permit may be required through EGLE.
- RECOMMENDATIONS (IF APPLICABLE)
 - None
- REFERENCES
 - US EPA Greenbook September 30, 2022
 - Michigan Department of Environment, Great Lakes, and Energy (EGLE)

18 POWER

- POWER PROVIDER
 - Wyandotte Municipal Services
- ASSUMED DEMAND BASELINE PER SITE SIZE
 - Assumed 5 MW 3-phase baseload demand.
 - Recommended minimum infrastructure capacity based on building area and property size provided by Detroit Regional Partnership.
- IS PROPERTY CURRENTLY SERVED?
 - 13.8 kV service adjacent to site.
- LINE EXTENSIONS REQUIRED?
 - Extension into site required, possible need for transformer/substation dependent upon final demand.
- ADJACENT PROPERTY SERVICE
 - Wyandotte Municipal Services
 - Overhead service from 8th street.
- LOCATION OF PRIMARY SERVICE
 - Along west side of 8th street.
- CAPACITIES AND VOLTAGES OF NEARBY TRANSMISSION AND DISTRIBUTION LINES
 - Capacity not provided.
- RECOMMENDATIONS (IF APPLICABLE)
 - None
- REFERENCES
 - Wyandotte Municipal Services

19 NATURAL GAS

- SERVICE PROVIDER
 - DTE Energy
- ASSUMED DEMAND BASELINE PER SITE SIZE
 - Assumed 13 MCFH (thousand cubic feet per hour) baseline demand.
 - Recommended minimum infrastructure capacity based on building area and property size provided by Detroit Regional Partnership.

- LINE(S) CURRENTLY SERVICING THE SITE? DESCRIBE SIZE(S) AND LOCATION(S)
 - Utility data was requested from DTE Energy and the company has been unable to provide a status update. Please Contact DTE's Economic Development Director, Khalil Rahal at khalil.rahal@dteenergy.com for more information.
- REQUIRED OFF-SITE INFRASTRUCTURE IMPROVEMENTS
 - Install lateral from main.
- CAPACITY OF NEARBY INFRASTRUCTURE
 - Utility data was requested from DTE Energy and the company has been unable to provide a status update. Please Contact DTE's Economic Development Director, Khalil Rahal at khalil.rahal@dteenergy.com for more information.
- OTHER
 - None
- RECOMMENDATIONS (IF APPLICABLE)
 - None
- REFERENCES
 - DTE Energy

20 WATER

- SERVICE PROVIDER
 - Wyandotte Municipal Services
- ASSUMED DEMAND BASELINE PER SITE SIZE
 - Assumed 100,000 GPD baseline demand.
 - Recommended minimum infrastructure capacity based on building area and property size provided by Detroit Regional Partnership.
- LINE(S) CURRENTLY SERVICING THE SITE? DESCRIBE SIZE(S) AND LOCATION(S)
 - Update when available.
- REQUIRED OFF-SITE INFRASTRUCTURE IMPROVEMENTS
 - Install lateral from main.
- CAPACITY OF NEARBY INFRASTRUCTURE
 - Update when available.
- OTHER
 - None
- RECOMMENDATIONS (IF APPLICABLE)
 - None
- REFERENCES
 - Wyandotte Municipal Services

21 WASTEWATER

- SERVICE PROVIDER
 - Downriver Utility Wastewater Authority

- ASSUMED DEMAND BASELINE PER SITE SIZE
 - Assumed 75,000 GPD baseline demand.
 - Recommended minimum infrastructure capacity based on building area and property size provided by Detroit Regional Partnership.
- LINE(S) CURRENTLY SERVICING THE SITE? DESCRIBE SIZE(S) AND LOCATION(S)
 - Update when available.
- REQUIRED OFF-SITE INFRASTRUCTURE IMPROVEMENTS
 - None
- CAPACITY OF NEARBY INFRASTRUCTURE
 - Downriver Wastewater Treatment facility close by
 - Average flow 50 MGD, Peak flow 125 MGD.
 - 15 million gallon storage capacity.
 - Up to 225 MGD capacity during wet weather.
- LIFT STATION REQUIRED?
 - No
- OTHER
 - Billed through Wyandotte Municipal Services
- RECOMMENDATIONS (IF APPLICABLE)
 - None
- REFERENCES
 - Downriver Utility Wastewater Authority

22 FIBER

- SERVICE PROVIDER
 - Wyandotte Municipal Services (Cable)
- LINE(S) CURRENTLY SERVICING THE SITE? DESCRIBE DATA SPEED AND LOCATION(S)
 - No lines currently to site, available adjacent to site at 8th street.
 - Speeds advertised up to 300 mbps download and 30 mbps upload.
- REQUIRED OFF-SITE INFRASTRUCTURE IMPROVEMENTS
 - Connection to utility pole along west side of 8th street.
- OTHER
 - Closest fiber is approx. ½ mile west and would require extension under multiple railroad rights-of-way. Speeds advertised up to 1000 mbps download and upload, provided by AT&T Michigan.
- RECOMMENDATIONS (IF APPLICABLE)
 - None
- REFERENCES
 - Michigan Broadband Map
 - Wyandotte Municipal Services, AT&T Michigan

23 PENDING INFORMATION

- ELECTRIC CAPACITY – WYANDOTTE MUNICIPAL SERVICES
- NATURAL GAS CAPACITY & LOCATION – DTE ENERGY
- SANITARY SEWER LOCATION – DOWNRIVER UTILITY WASTEWATER AUTHORITY
- SHPO HISTORIC/CULTURAL DATA (EXPECTED EOW 2023_0109)



8th Street & Grove Street
City of Wyandotte
Wayne County, Michigan


Site Plan

Legend

 Site

Notes

Basemap data provided by Wayne County,
State of Michigan Open Data Portal.
Wayne County 2020 Aerial Image.

 Feet
0 150 300







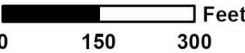
8th Street & Grove Street
City of Wyandotte
Wayne County, Michigan

Soils Classification


Legend

-  Site
-  Soils Classification


Notes
Basemap data provided by Wayne County,
State of Michigan Open Data Portal.
Wayne County 2020 Aerial Image.
Soils data provided by USDA NRCS Web Soil Survey.







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fishbeck
Engineers | Architects | Scientists | Constructors


8th Street & Grove Street
City of Wyandotte
Wayne County, Michigan

Geology

Legend

 Site

1982 Quaternary Geology

 Lacustrine clay and silt

Notes


Basemap data provided by Wayne County,
State of Michigan Open Data Portal.
Wayne County 2020 Aerial Image.
Geology data via State of Michigan Open Data Portal.

0

150

300

Feet





8th Street & Grove Street
City of Wyandotte
Wayne County, Michigan

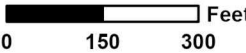
Topography - Contours

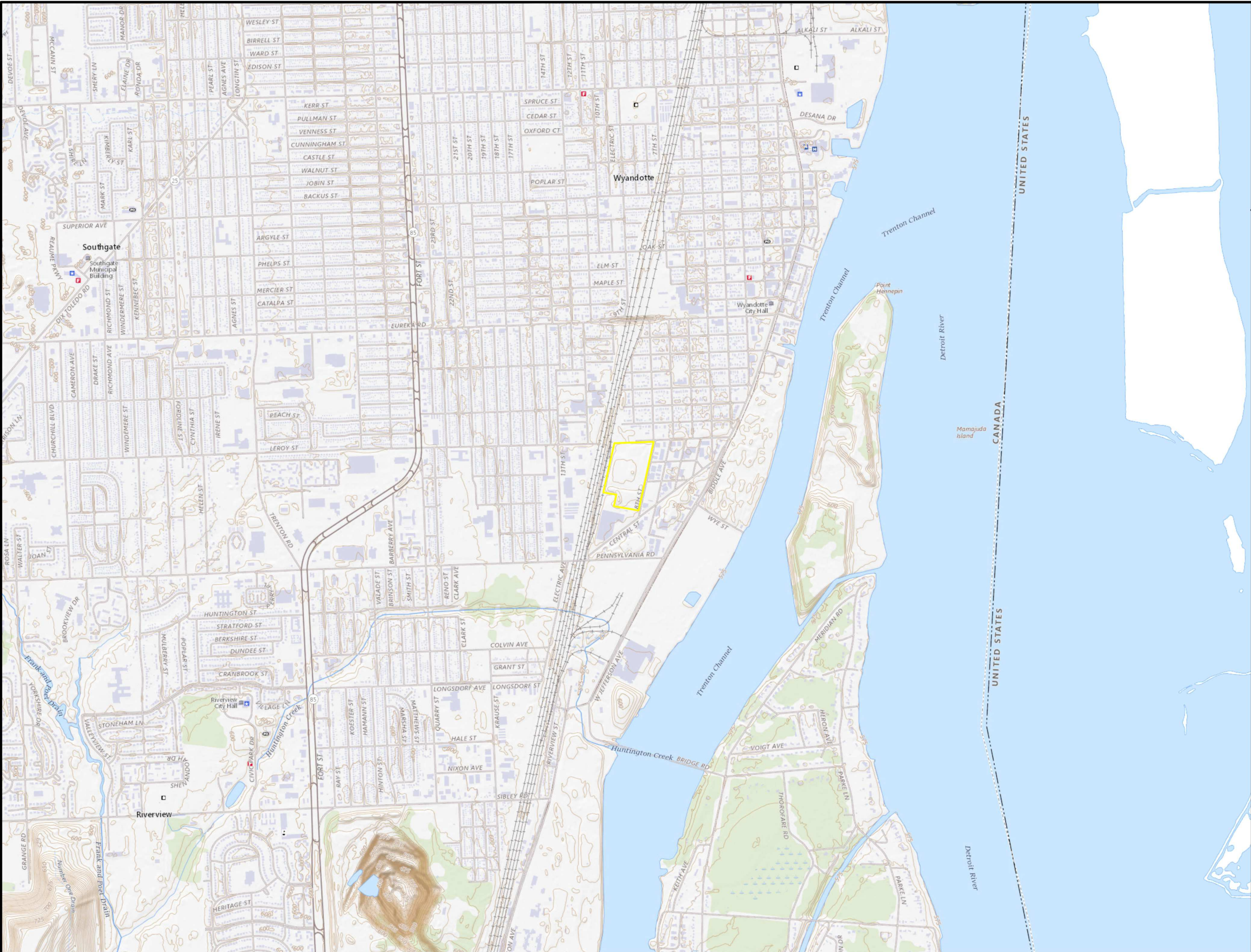
Legend

-  Site
-  Minor Contour
-  Major Contour

Notes

Basemap data provided by Wayne County,
State of Michigan Open Data Portal.
Wayne County 2020 Aerial Image.
Contour data via USGS, 2019.





8th Street & Grove Street
City of Wyandotte
Wayne County, Michigan

Topography - USGS


Legend

 Site


Notes
USGS The National Map via USGS Topo.
Wyandotte Quadrangle.








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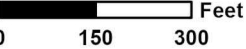
Engineers | Architects | Scientists | Constructors

8th Street & Grove Street
City of Wyandotte
Wayne County, Michigan


National Wetlands Inventory

Legend
 Site

Notes
Basemap data provided by Wayne County,
State of Michigan Open Data Portal.
Wayne County 2020 Aerial Image.
NWI data via U.S. Department of Interior Fish and
Wildlife Service



0 150 300 Feet








8th Street & Grove Street
City of Wyandotte
Wayne County, Michigan

FEMA Floodplains

Legend

-  Site
- FEMA - Flood Hazard Zones**
 -  1% Annual Chance Flood Hazard
 -  0.2% Annual Chance Flood Hazard

Notes
Basemap data provided by Wayne County,
State of Michigan Open Data Portal.
Wayne County 2020 Aerial Image.
Flood Zone data provided by FEMA.








8th Street & Grove Street
City of Wyandotte
Wayne County, Michigan

Utilities

Legend

-  Site
- Utilities**
 -  Water Main
 -  Electric

Notes
Basemap data provided by Wayne County,
State of Michigan Open Data Portal.
Wayne County 2020 Aerial Image.

