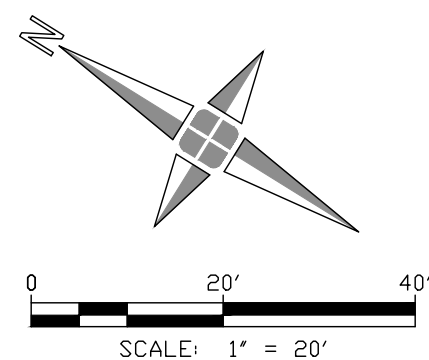




1
C-100

EXISTING CONDITIONS PLAN

1" = 20'



PROPERTY DESCRIPTION

(PER TAX RECORDS)

4454 WOODWARD AVENUE
(TAX ID: 0100217)
EAST OF WOODWARD, THE NORTH 31 FEET OF LOT 1 ALSO LOT 2, EXCEPTING WOODWARD
AS WIDENED OF HUBBARD & KINGS LIBER 7, PAGE 20 OF PLATS.

52 GARFIELD
(TAX ID: 01001158)
SOUTH OF GARFIELD, THE WEST 1/2 OF LOT 46 ALSO LOT 47 OF HUBBARD & KINGS LIBER 7, PAGE 20 OF PLATS.

62 GARFIELD
(TAX ID: 01001158)
SOUTH OF GARFIELD, LOT 45 AND THE EAST 1/2 OF LOT 46 OF HUBBARD & KINGS LIBER 7, PAGE 20 OF PLATS.

55 E CANFIELD
(TAX ID: 0100102-001)
NORTH OF CANFIELD, THE EAST 90.13 FEET OF LOTS 1 AND 2, AND LOT 3 EXCEPT THE SOUTH 120.18 FEET OF THE EAST 25.07 FEET ALSO THE NORTH
51.98 FEET OF THE WEST 15 FEET OF LOT 4 IN PARK LOT 31 FISHER & SHEARER'S SUBDIVISION LIBER 1, PAGE 15 OF PLATS.

BENCH MARK DATA

(CITY OF DETROIT) DATUM

SITE BENCH MARK NO. 1
TOP OF CONCRETE AT THE SOUTHEASTLY CORNER OF THE NORTHERLY
TRANSFORMER BASE OF (2), ON THE WEST SIDE OF A 20' WIDE VACATED
ALLEY, 138 FEET SOUTH OF THE CENTERLINE OF GARFIELD STREET, 251
FEET EAST OF THE CENTERLINE OF WOODWARD AVENUE.
ELEVATION: 148.17'

SITE BENCH MARK NO. 2
SET NAIL IN A CONCRETE LIGHT POLE BASE AT THE SOUTHEAST CORNER OF
WOODWARD AVENUE AND GARFIELD STREET.
ELEVATION: 146.34'

SITE BENCH MARK NO. 3
ARROW ON HYDRANT ON THE SOUTH SIDE OF CANFIELD STREET
APPROXIMATELY MIDWAY BETWEEN JOHN R STREET AND WOODWARD
AVENUE
OPPOSITE BUILDING AT 75 E CANFIELD STREET
ELEVATION: 149.05'

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED
FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS.
THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND
UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE
AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR
FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES
SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH
HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY
AS POSSIBLE FROM INFORMATION AVAILABLE.

(R) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD
LOCATED WHERE POSSIBLE.

PRIOR TO THE PLANNED BUILDING IMPROVEMENTS, AND/OR
CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST
BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THEIR
UTILITIES.

NOTES

- CABLE TV, STEAM AND PUBLIC LIGHTING UTILITY MAPS WERE
NOT AVAILABLE AT TIME OF SURVEY.

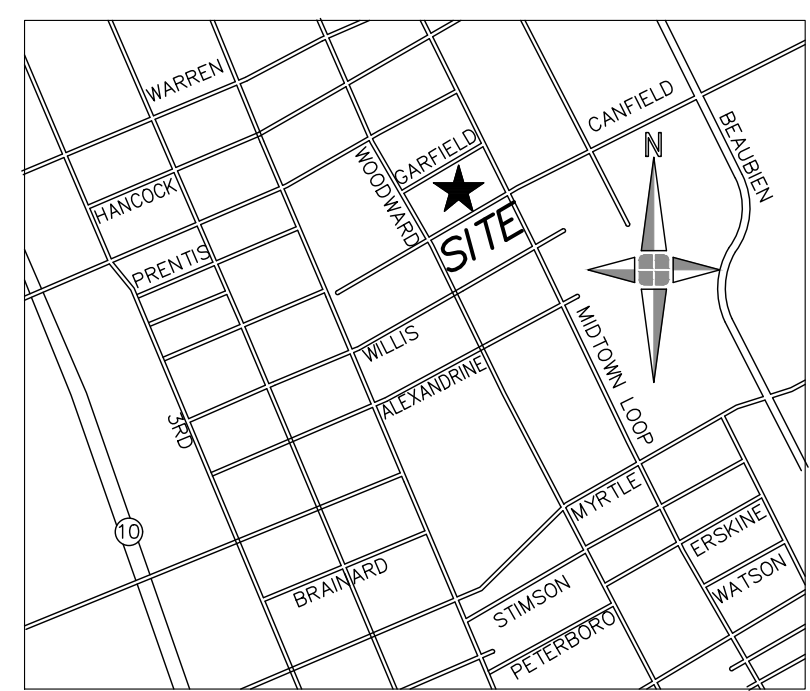
- TREE SIZES AND SPECIES ARE THE BEST ESTIMATION OF THE
FIELD SURVEYOR. SPECIFIC QUESTIONS REGARDING
INDIVIDUAL TREES SHOULD BE DIRECTED TO A QUALIFIED
FORESTER.

- FIELD SURVEY BEARINGS ARE BASED ON THE STATE PLANE
COORDINATE SYSTEM, MICHIGAN SOUTH ZONE, NAD83.

- NO TITLE COMMITMENT POLICY WAS PROVIDED, THEREFORE
EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

- LEGAL DESCRIPTIONS WERE PREPARED FROM TAX
ASSESSORS' RECORDS.

- NO CERTIFICATION CAN BE MADE AS TO LIMITS OF
OWNERSHIP.



LOCATION MAP
(NOT TO SCALE)

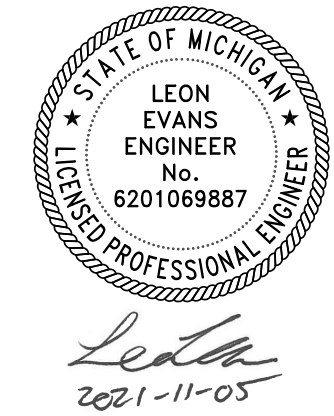
EXISTING CONDITIONS - GENERAL LEGEND

SECTION LINE	SECTION LINE
E/ PAVEMENT	E/ PAVEMENT
CURB	CURB
E/ GRAVEL	E/ GRAVEL
CL ROAD	CL ROAD
E/ WALK	E/ WALK
RAILROAD	RAILROAD
E/ BRICK	E/ BRICK
MISC. LINE	MISC. LINE
FENCE	FENCE
GUARD RAIL	GUARD RAIL
WALL	WALL
BLDG. LINE	BLDG. LINE
OVERHEAD WIRES	OVERHEAD WIRES
RAILING	RAILING
OVERHANG LINE	OVERHANG LINE
T/ BANK	T/ BANK
B/ BANK	B/ BANK
CL DITCH/STREAM	CL DITCH/STREAM
SHRUB LINE	SHRUB LINE
TREE LINE	TREE LINE
WATER EDGE	WATER EDGE
WETLAND LINE	WETLAND LINE
STORM LINE	STORM LINE
SAN. LINE	SAN. LINE
WATER LINE	WATER LINE
GAS LINE	GAS LINE
UG ELEC. LINE	UG ELEC. LINE
UG TELE. LINE	UG TELE. LINE
UG CABLE TV LINE	UG CABLE TV LINE
PAINT STRIPE	PAINT STRIPE
COMBINED SEWER	COMBINED SEWER
PLD LINE	PLD LINE
STEAM	STEAM
ELECTRIC OVERHEAD	ELECTRIC OVERHEAD
TELEPHONE OVERHEAD	TELEPHONE OVERHEAD
BOUNDARY LINE	BOUNDARY LINE
LOT LINE	LOT LINE
EASEMENT LINE	EASEMENT LINE

○ SAN. MH	○ SAN. CLEAN OUT	○ SAN. RISER	○ SAN. PUMP STATION	○ COMB. MH	○ GATE VALVE	○ HYDRANT	○ WATER VALVE	○ WATER METER	○ POST INDICATOR VALVE	○ WELL HEAD	○ FDC CONNECTION	○ IRRIGATION CONTROL BOX	○ STORM MH	○ CATCH BASIN	○ BEEHIVE CB	○ CULVERT E.S.	○ ROOF/DOWN SPOUT	○ OVERFLOW/OUTLET STRUCTURE	○ STORM CLEAN OUT	○ ROUND CB	○ LIGHT POLE	○ UTILITY POLE	○ ELEC. TRANS.	○ AIR CONDITIONER	○ ELEC. MH	○ ELEC. METER	○ ELEC. RISER	○ TRAFFIC CONTROL BOX	○ STEAM MH	○ PUBLIC LIGHTING MH	○ GAS METER	○ GAS RISER	○ GAS VALVE	○ GAS MH	○ TELE. RISER	○ TELE. MH	○ TELE. CROSS BOX	○ CABLE RISER	○ PAY PHONE	○ MANHOLE	○ SIGN	○ PROT. POST/GUARD POST	○ GUY	○ DECIDUOUS TREE	○ CONIFEROUS TREE	○ DEAD TREE	○ UTILITY FLAG	○ BLDG. CORNER (FIELD LOCATED)	○ HANDICAP PARKING	○ WETLAND FLAG	○ BUSH/SHRUB	○ PARKING METER	○ RESIDENTIAL MAILBOX	○ U.S. MAILBOX	○ EXISTING ELEVATION	○ SOIL BORING	○ MONITORING WELL	○ LAWN IRRIG. HEAD	○ CENTERLINE R.R. TRACK	○ MISC. TOPO. SHOT	○ SURVEY CONTROL POINT	○ FOUND IRON	○ FOUND NAIL	○ F. CUT CROSS	○ SECTION COR.	○ FENCE POST	○ BENCHMARK	○ FOUND PIPE	○ FOUND MON.	○ ASPH.	○ CONCR.	○ A.C.	○ G.P.	○ C.L.F.	○ D.L.	○ F.F.	○ O.H.	○ F.I.	○ S.I.	○ F.I.P.	○ M.	○ R.	○ F.M.	○ S.N.	○ CMP	○ RCP	○ G.L.
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PROJECT NAME

MOCAD



Drawing Name
EXISTING CONDITIONS

Drawn By

DLN

Checked By

LE

Issue Date
11/05/21 Permits &
Bidding

Revisions

Issued for Date



Project No.

19687-00D

Sheet Number

C-100