LEGEND – EXISTING

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

SAN. MH
SAN. CLEAN OUT
SAN. RISER
SAN. PUMP STATION
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

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
UTILITY FLAG
BLDG. CORNER (FIELD LOCATED)
HANDICAP PARKING
WETLAND FLAG
BUSH/SHRUB
PARKING METER
RESIDENTIAL MAILBOX
U.S. MAILBOX
EXISTING ELEVATION

SOILBORING
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. ASPHALT
CONC. CONCRETE
A.C. AIR CONDITIONER
G.P. GUARD POST
C.L.F. CHAIN-LINK FENCE
D.L. DOOR LEDGE
F.F. FINISHED FLOOR
O.H. OVERHANG
F.I. FOUND IRON
S.I. SET IRON
F.I.P. FOUND IRON PIPE
M. MEASURED
R. RECORD
F.M. FOUND MONUMENT
S.N. SET NAIL
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE

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.

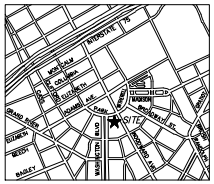
PRIOR TO THE PLANNED BUILDING IMPROVEMENTS, AND/ OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THEIR UTILITIES.

N

SCALE: 1"=20'
0 10 20 40 60

NOTES:

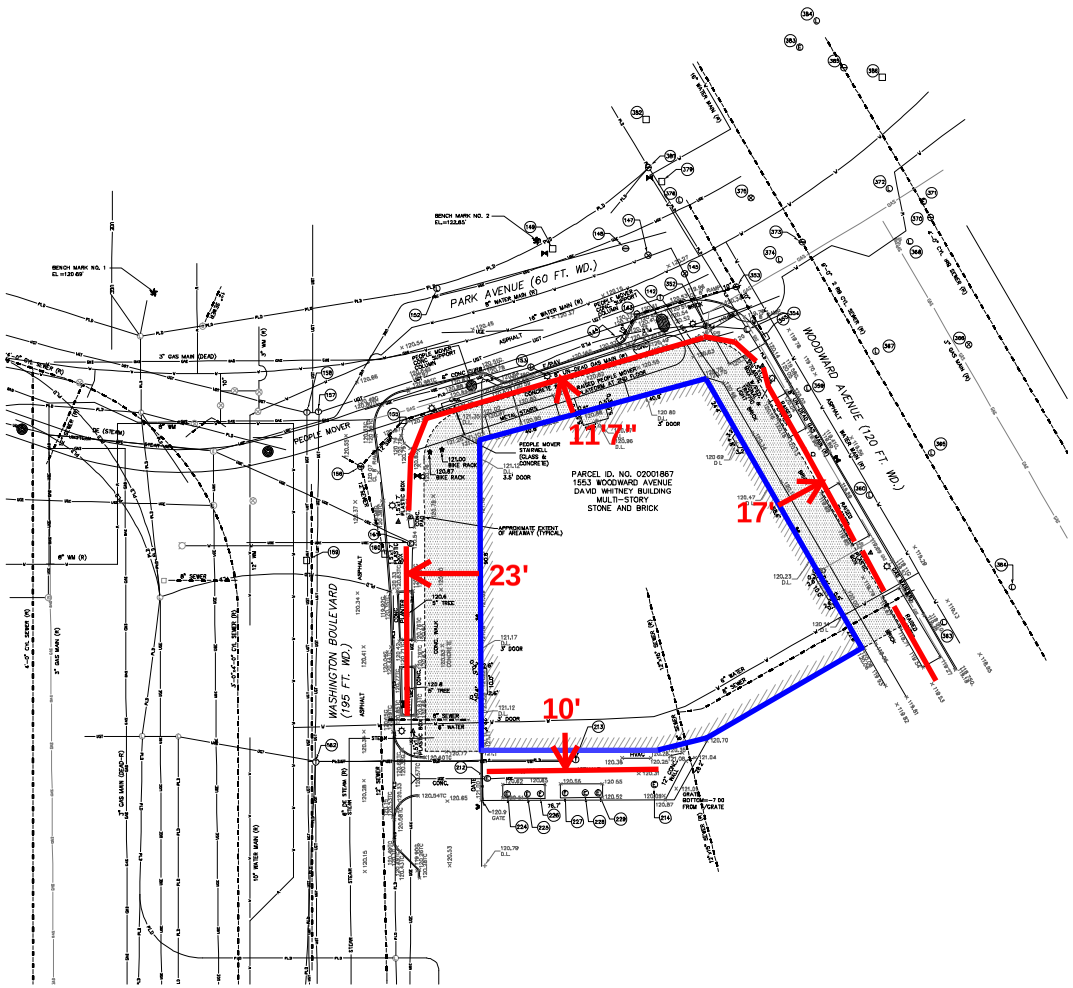
- SURVEY IN ACCORDANCE WITH TITLE COMMITMENT NO. _____ PREPARED BY _____ COMPANY, DATED _____
- TELEPHONE, ELECTRIC, CABLE TV, STEAM, PUBLIC LIGHTING UTILITY MAPS WERE NOT AVAILABLE AT TIME OF SURVEY
- TREE SIZES AND SPECIES ARE THE BEST ESTIMATION OF THE FIELD SURVEYOR. SPECIFIC QUESTIONS REGARDING INDIVIDUAL TREES SHOULD BE DIRECTED TO A QUALIFIED FORESTER.
- THE BASIS OF BEARING FOR THE PROPERTY DESCRIPTION OVERALL PARCEL AS FIELD SURVEYED IS BASED ON CITY OF DETROIT COORDINATE SYSTEM
- NO CERTIFICATION CAN BE MADE AS TO LIMITS OF OWNERSHIP.
- SEE THIS SHEET FOR STRUCTURE LIST.



LOCATION MAP
(NOT TO SCALE)

SCHEDULE OF STRUCTURES

STRUCTURE	TYPE	TYPE	RIM	DROP	INVERT	DIRECTION	COMMENTS
142	TELEPHONE MANHOLE	BOTTOM	120.30	-6.00	114.30	WIRES EAST/WEST	
143	STORM MANHOLE	CL CHANNEL	120 15	-4 85	115 30		INV. PLUS OR MINUS
		10" CLAY	120,15			SOUTHWEST	TO 144
		10" CLAY	120,15			EAST	
144	CATCH BASIN		119 92	-4 20	115 72	NORTHEAST	INVERT PLUS OR MINUS, NO PIPE VISIBLE
145	GATE VALVE	T/VALVE	120.22	-2 80	117 42	NORTH/SOUTH	FULL OF DEBRIS
		T/CONC. ENCASEMENT	120.22	-4 70	115 52		
153	PUBLIC LIGHTING MANHOLE	BOTTOM	120.30	-5.60	114.70	WIRES EAST/WEST/SOUTH	BOTTOM PLUS OR MINUS, FULL OF WATER, FULL OF DEBRIS
155	CATCH BASIN	12"	120.68	-4.74	116.14	SOUTHWEST	TO 156
		4"	120.68	-4.83	115.95	EAST	
156	STORM MANHOLE	12"	120.30	-4.23	116.07	SOUTH	TO 160F
		12"	120.30	-4.23	116 07	NORTH	TO 156
			120.30	-4.30	116.00	PIPE NOT VISIBLE	INV. PLUS OR MINUS, WATER FLOWING THIS DIRECTION
157	TELEPHONE MANHOLE	BOTTOM	120.54	-8.30	112.24	WIRES EAST/WEST	
158	TELEPHONE MANHOLE	BOTTOM	120.53	-8.50	112.03	WIRES EAST/WEST	FULL OF DEBRIS
159	CATCH BASIN		119 80		119 80		
160	CATCH BASIN		119 92	-4 40	115 42	NORTH	INV. PLUS OR MINUS, NO PIPES VISIBLE, FULL OF WATER
161	ELECTRIC MANHOLE		120.47		120.47		SWIVEL LOCK UNABLE TO OPEN
162	TELEPHONE MANHOLE		120.14		120.14		
212	ELECTRIC MANHOLE		120.69				SWIVEL LOCK UNABLE TO OPEN
213	TELEPHONE MANHOLE	BOTTOM	120.68	-5 40	115.18	WIRES WEST /NORTH TO BUILDING	
214	ELECTRIC MANHOLE		120.37				SWIVEL LOCK UNABLE TO OPEN
224	ELECTRIC MANHOLE	BOTTOM	120.57	-8.75	111.82		30" MANHOLE OVER VAULT
225	ELECTRIC MANHOLE	BOTTOM	120.62	-8.75	111.87		30" MANHOLE OVER VAULT
226	ELECTRIC MANHOLE	BOTTOM	120.60	-8.75	111.85		30" MANHOLE OVER VAULT
227	ELECTRIC MANHOLE	BOTTOM	120.57	-8.75	111.82		30" MANHOLE OVER VAULT
228	ELECTRIC MANHOLE	BOTTOM	120.57	-8.75	111.82		30" MANHOLE OVER VAULT
229	ELECTRIC MANHOLE	BOTTOM	120.56	-8.75	111.81		30" MANHOLE OVER VAULT
352	ELECTRIC MANHOLE	BOTTOM	120.36	-11.00	109.36	WIRES NORTH/WEST/EAST	
353	STORM MANHOLE	10"	120.03	-5.60	114.43	WEST	INVERTS PLUS OR MINUS
		10"	120.03	-5.30	114.73	SOUTH	
			120.03	-10.20	109.83	NORTH	
354	PUBLIC LIGHTING MANHOLE	T/DEBRIS	119 90	-3 00	116 90	WIRES NORTH/SOUTH	T/DEBRIS PLUS OR MINUS, FULL OF DEBRIS
355	CATCH BASIN		119 68	-3 75	115 93	NORTH	INV. PLUS OR MINUS
		BOTTOM	119,68	-4,55	115.13		BOTTOM PLUS OR MINUS



BENCH MARK DATA

(CITY OF DETROIT) DATUM

SITE BENCH MARK NO. 1
TP-100, T/NAIL DRILLED INTO CONCRETE CURB.
ELEVATION=120.69'
(OUT OF SCOPE OF DRAWING)

SITE BENCH MARK NO. 2
ARROW ON HYDRANT +/–70 FEET NORTH OF ENTRANCE TO THE WHITNEY BUILDING.
ELEVATION=122.85'
(SHOWN ON DRAWING)

SITE BENCH MARK NO. 3
NAIL IN SOUTHWEST CORNER OF RETAINING WALL
ELEVATION=122.20'
(OUT OF SCOPE OF DRAWING)

Architect
KraemerDesignGroup
Consultant
GWE Giffels-Webster Engineers, Inc.
Owner
Whitney Partners, LLC
535 Griswold Street, Suite 2650
Detroit, MI

Project
CORE & SHELL
The David Whitney Building
1553 Woodward Avenue
Detroit, Michigan

Seal

CONSTRUCTION SET	04/15/13
PERMIT/BID	12/07/12
GMP, OR	08/14/12
100% DD	07/27/12
OWNER REVIEW	07/02/12
Revision	Date

Date 04/15/2013

Project Number 2012013

Sheet Title
EXISTING CONDITIONS PLAN

Sheet Number
C101