

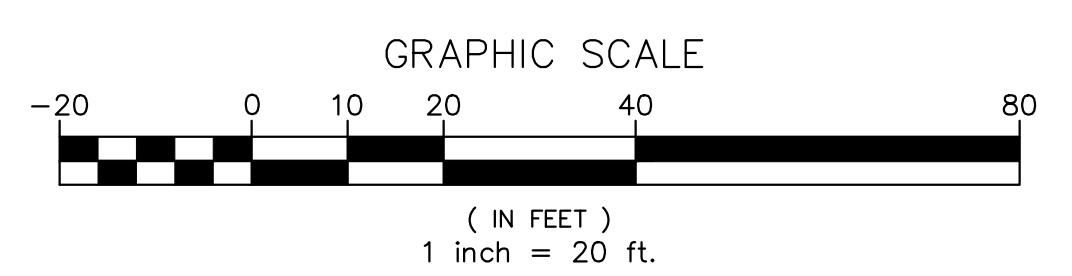
FLOOD NOTE:
 BY GRAPHICAL PLOTTING, THE SUBJECT PARCEL LIES WITHIN "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN" (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP 26163C-0285E, EFFECTIVE FEBRUARY 2, 2012.

BENCHMARKS
 (PER CITY OF DETROIT VERTICAL CONTROL DATUM)
 BM#300 (CITY OF DETROIT BM #38-350A) NORTHEAST CORNER OF RIVARD & JEFFERSON. ELEV. - 125.69
 BM#301 ARROW ON HYDRANT NORTH SIDE OF JEFFERSON, EAST OF ENTRANCE. ELEV. - 124.28

WAYNE COUNTY S.E.S.C. NOTE
 NO WETLANDS OR FLOODPLAINS ARE ON THE SITE.

LEGAL DESCRIPTION
 As Surveyed by PEA, Inc.
 A Parcel of Land situated in part of Private Claims 7, 12, and 13 located in the City of Detroit, Wayne County, Michigan described as follows:
 Lots C, D and part of Lot B, of RE-SUBDIVISION OF LOTS 3 AND 4 OF THE SUBDIVISION OF LOTS 7 AND 8, MULLETT FARM, NORTH OF JEFFERSON AVENUE, ALSO LOTS 9, 10, 11 AND 12, OF SUBDIVISION OF THE MULLETT FARM, BETWEEN JEFFERSON AVENUE AND LARNED STREET, AND WEST OF RUSSELL STREET, according to the plat thereof recorded in Liber 7 of Plats, page 43, Wayne County Records, together with vacated Russell Street adjoining said land, and Lots 40, 41 and a part of Lot 42 of the subdivision of the GOULIN FARM, according to the plat thereof recorded in Liber 11, page 596 of Deeds, Wayne County Records, and Lot 10 of SOUTH LAFAYETTE PARK SUBDIVISION OF PART OF PRIVATE CLAIMS 6, 181, 7, 12, 13, 8 AND 17, CITY OF DETROIT, WAYNE CO., MICHIGAN, according to the plat thereof as recorded in Liber 88 of Plats, pages 61, 62, 63 and 64, Wayne County Records, being more particularly described as:

BEGINNING at the northeasterly corner of Lot 9 of said SOUTH LAFAYETTE PARK SUBDIVISION, also being a point on the southeasterly right-of-way line of Larned Street (120 feet wide); thence along said right-of-way line of Larned Street N 59°51'50" E 478.34 feet to a line common to Lots 10 and 11 of said SOUTH LAFAYETTE PARK SUBDIVISION; thence along said line S 30°09'21" E 201.26 feet to the northwesterly right-of-way line of East Jefferson Avenue (120 feet wide); thence along said northwesterly right-of-way line of East Jefferson Avenue, S 59°50'31" W 478.34 feet to the northeasterly line of Lot 9 of said SOUTH LAFAYETTE PARK SUBDIVISION; thence along said northeasterly line N 30°09'20" W 201.44 feet to the POINT OF BEGINNING. Containing 2.211± acres of land and subject to easements and rights of others, recorded or otherwise.



LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊙ MONUMENT FOUND	⊙ RECORDED
⊗ NAIL FOUND	⊙ MONUMENT SET	⊙ MEASURED
⊗ NAIL & CAP SET		⊙ CALCULATED

EXISTING

- UG-ELEC (REF) - ELEC. PHONE OR CABLE TV OR LINE, POLE & DUTY WIRE
- UG-CATV (REF) - UNDERGROUND CABLE TV, CATV PEDESTAL
- UG-PHONE (REF) - TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG-ELEC (REF) - ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- UG-GAS (REF) - GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN (REF) - WATERMAIN HYD. GATE VALVE, TAPPING SLAVE & VALVE
- STORM SEWER (REF) - STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER (REF) - COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEDDING CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MALODOR, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN

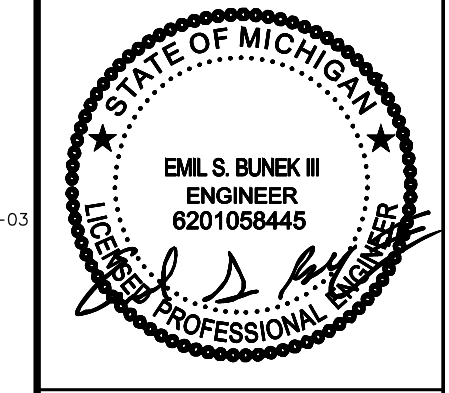
CONC. - CONCRETE
ASPH. - ASPHALT
GRAVEL - GRAVEL SHOULDER



REVISIONS

NO.	DATE	DESCRIPTION
1	05/06/20	ISSUED FOR BID
2	05/06/20	REVISED PER OWNER
3	05/06/20	REVISED PER OWNER
4	05/06/20	REVISED PER DWS COMMENTS
5	05/06/20	REVISED PER CITY COMMENTS
6	05/06/20	REVISED PER CITY COMMENTS
7	05/06/20	REVISED PER CITY COMMENTS
8	05/06/20	REVISED PER CITY COMMENTS
9	05/06/20	REVISED PER CITY COMMENTS
10	05/06/20	REVISED PER CITY COMMENTS

REFERENCE DRAWINGS
 DTE CONDUIT MAP, SHEET DET 35-1, RECEIVED 8-21-15
 ITC HOLDINGS CORP. VIEWER - NO FACILITIES ON SITE
 DTE ENERGY GAS COMPANY MAP, DATED 8-12-15
 WATER MAP, CITY OF DETROIT, DWS SECTION MAP NUMBER 31-1, DATED 12-12-98
 SEWER MAP, CITY OF DETROIT, DWS SECTION MAP NUMBER 5-38-D, LAST REV. 12-31-03



CAUTION!
 THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERAL ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THE REQUIREMENTS MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES AND WARRANTS TO HOLD DESIGN PROFESSIONAL LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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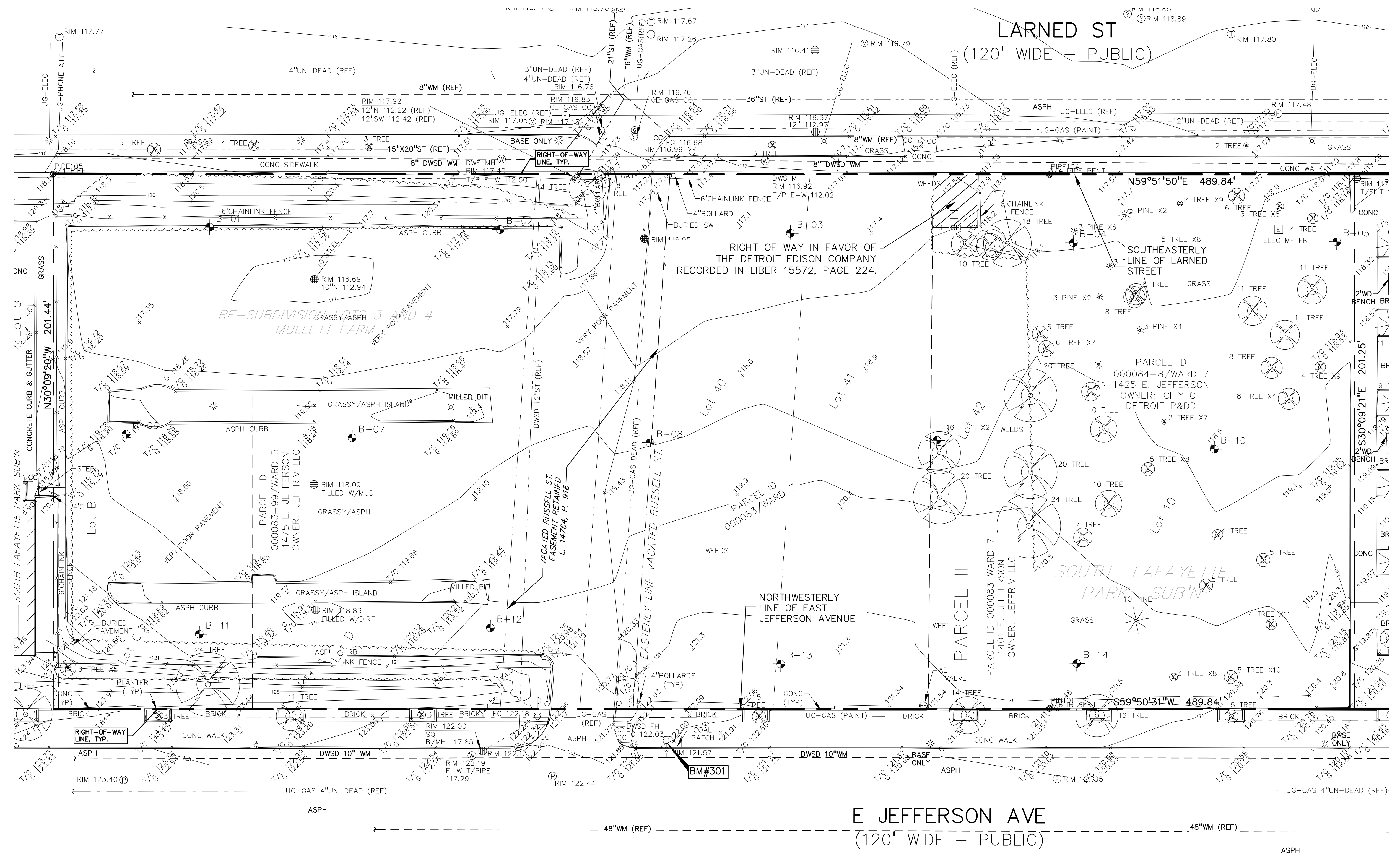
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TOPOGRAPHIC SURVEY
LSDC - RIVERTOWN MARKET
 PART OF THE PRIVATE CLAIMS
 CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

DES: ESB DN: JRW SUR: PEA P.M: JPB
 S:\PROJECTS\2015\2015205\DWG\CONSTRUCTION\V-BASE-15205.DWG

ORIGINAL ISSUE DATE:
 NOVEMBER 15, 2019
 PEA JOB NO. 2015-205
 SCALE: 1" = 20'
 DRAWING NUMBER:
C-2.0



XREF: S:\PROJECTS\2015\2015205\DWG\15205-TOPOBASE.DWG
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 XREF: S:\PROJECTS\2015\2015205\DWG\CONSTRUCTION\V-TLK-15205.DWG