CURB

----E/ GRAVEL

— E/ WALK

— MISC. LINE

RAILROAD

---- FENCE

BLDG, LINE

----- RAILING

----- B/ BANK

— SAN. LINE

— UG CABLE TV LINE

- PAINT STRIPE

- OVERHEAD WIRES

----- - CL ROAD

---- E/ BRICK

----- CL DITCH/STREAM

SHRUB LINE

TREE LINE

----- WATER EDGE

— STM — STORM LINE

— W — WATER LINE

— UGE — UG ELEC. LINE

UGT UG TELE, LINE

------TEL--------TELEPHONE OVERHEAD

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED

FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND

SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH

(R) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD

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

HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY

UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES

----- GAS ----- GAS LINE

UTILITY STATEMENT

----- STEAM ------ STEAM LINE

AS POSSIBLE FROM INFORMATION AVAILABLE.

---- T/ BANK

\land SAN. RISER

P.S. SAN. PUMP STATION

COMB. MH

GATE VALVE

WATER VALVE

WATER METER

WELL HEAD

STORM MH

CATCH BASIN

BEEHIVE CB

CULVERT E.S.

Oc.o. STORM CLEAN OUT

LIGHT POLE

UTILITY POLE

ELEC. TRANS.

ELEC. MH

ELEC. METER

ELEC. RISER

TRAFFIC CONTROL BOX

PUBLIC LIGHTING MH

AIR CONDITIONER

ROUND CB

ROOF/DOWN SPOUT

FDC CONNECTION

POST INDICATOR VALVE

IRRIGATION CONTROL BOX

HYDRANT

GAS VALVE

⚠ TELE. RISER

CABLE RISER

MANHOLE

⊸ SIGN

< GUY

PAY PHONE

PROT. POST/GUARD POST

HANDICAP PARKING

RESIDENTIAL MAILBOX

★ BLDG. CORNER (FIELD LOCATED) F.I. FOUND IRON

DECIDUOUS TREE

CONIFEROUS TREE

¥ WETLAND FLAG

PARKING METER

U.S. MAILBOX

000.00+60 EXISTING ELEVATION

SOIL BORING

MONITORING WELL

→ LAWN IRRIG. HEAD

▲ CENTERLINE R.R. TRACK

BUSH/SHRUB

DEAD TREE

CUTFLAGO UTILITY FLAG

TELE. CROSS BOX

TELE. MH

G GAS MH

FOUND IRON

FOUND NAIL

"X" F. CUT CROSS

SECTION COR.

FENCE POST

★ BENCHMARK

FOUND PIPE

FOUND MON.

ASPH. ASPHALT

CONC. CONCRETE

A.C. AIR CONDITIONER

C.L.F. CHAIN-LINK FENCE

G.P. GUARD POST

D.L. DOOR LEDGE

O.H. OVERHANG

S.I. SET IRON

M. MEASURED

R. RECORD

S.N. SET NAIL

F.F. FINISHED FLOOR

F.I.P. FOUND IRON PIPE

F.M. FOUND MONUMENT

G.L. GROUND LIGHT

CMP CORREGATED METAL PIPE

RCP REINFORCED CONCRETE PIPE

HANDICAPPED SPACES = 0 TRUCK SPACES = 0

## NOTES:

- DTE AND PUBLIC LIGHTING UTILITY MAPS WERE NOT AVAILABLE AT TIME OF

THIS PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) IN ACCORDANCE WITH THE FEDERAL INSURANCE RATE MAP, PANEL NUMBER 26163C0285 EFFECTIVEDATE ON 02/02/2012

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 THE STATE PLANE PLANE COORDINATE SYSTEM. (MICHIGAN SOUTH N.A.V.D. 88)

WITH REGARD TO TABLE A, ITEM 6, NO ZONING REPORT LETTER HAS BEEN

INFORMATION IS NOT SHOWN ON THIS DRAWING. THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELD

PROVIDED TO THE SURVEYOR BY THE CLIENT. THEREFORE SETBACK

THERE IS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY

THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK, UNLESS OTHERWISE NOTED.

THERE IS NO EVIDENCE OF FIELD DELINEATION OF WETLANDS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK, UNLESS OTHERWISE NOTED.

Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max.	Max. Lot		Add'l.
	Area (sq ft)	Width (feet)	Front	Side*	Rear	Height (feet)	Coverage (%)	Max FAR	Regs.
Sec. Reference	0.000.000.000	61-13- 42	<u>Sec.</u> 61-16- 172	Sec. 61-16- 172	Sec. 61- 13- 151	<u>Sec.</u> 61-13- 152	Sec. 61-13 Sec. 61-13		
Motor vehicle filling station		ec. 61- 1-93	See Se	61-13-98 and	Sec.	35	See <u>Sec.</u> 61-13-97		Article XIII, Division 1, Subdivision
[Repealed]				î"					
Multiple-family dwellings	7000	70			20				Article XIII, Division 1, Subdivision .
Parking lots or parking areas				*					Sec. 61-13-10 Article XIV, Division 1, Subdivision I
Rooming houses	7000	70		Formula A	20			2.00	Article XIII, Division 1, Subdivision
Town houses (attached group)	7000	70		Formula A	20			2.00	Article XIII, Division 1, Subdivision .
All other uses									Article XIII, Division 1,

## Engineers

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28 West Adams Road Suite 1200 Detroit, MI 48226 p (313) 962-4442 f (313) 962-5068 www.giffelswebster.com

C.A.A.
C.A.A
J.A.B.
C.A.A
d Judges Plar

BASCO / 311 E. Grand River, LLC 607 Shelby Street Suite 600

HamiltonAnderson

Hamilton Anderson Associates, Inc

p 313 964 0270 f 313 964 0170

www.hamilton-anderson.com

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MEP Engineer

Stuctural Engineer

architecture landscape architecture urban design

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248 488 9822

LM Engineering

248 850 8265

25315 Dequindre Rd

Madison Heights, MI 48071

Detroit, MI 48226

BID / PERMIT SET

Core & Shell

**TOPOGRAPHIC** 

Harmonie Social Club -

Approved By:

100% DD SET

Drawing Title

Drawn By:

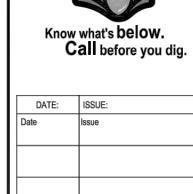
Scale: AS NOTED

**SURVEY** 

Project Number: 2016112.01

09 / 06 / 19

Key Plan



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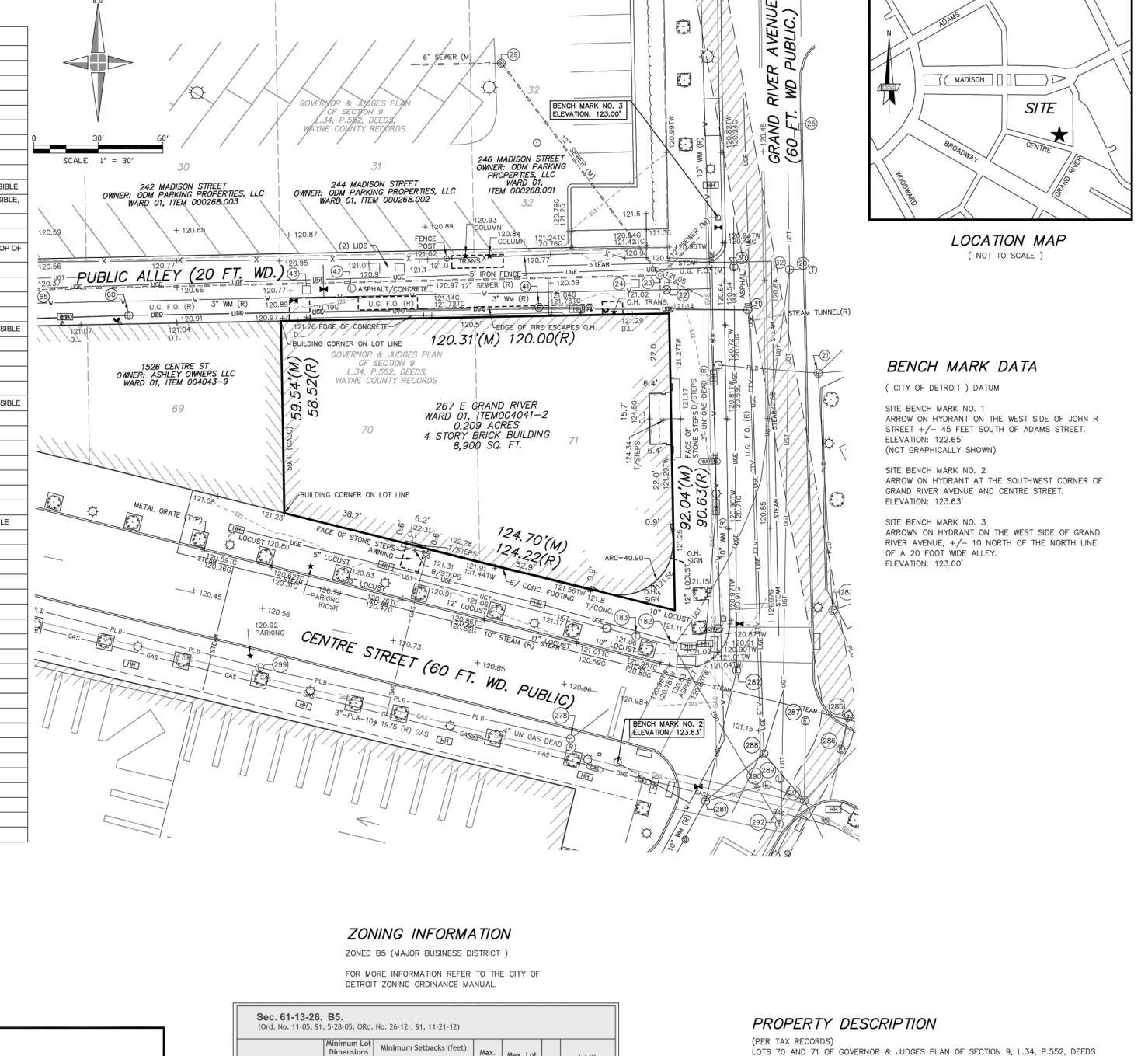
SURVEY

CITY OF DETROIT WAYNE COUNTY MICHIGAN

Date:	04.23.19
Scale:	1"=20'
Sheet:	1 OF 1
Project:	19646.00D

prior written consent of Giffels Webster.

Signature: Drawing No:



WAYNE COUNTY RECORDS

ALTA / NSPS LAND TITLE & **TOPOGRAPHIC** 

311 E GRAND RIVER

Date:	04.23.19
Scale:	1"=20'
Sheet:	1 OF 1
Project:	19646.00D

Know what's below.

Call before you dig.