

	SECTION LINE
	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
	ELECTRIC OVERHEAD
	TELEPHONE OVERHEAD

(CITY OF DETROIT) DATUM

ARROW ON HYDRANT (2015), LOCATED ON THE EAST SIDE OF THE (I-96) JEFFRIES SERVICE DRIVE, +/- 170 FEET SOUTH OF THE RAILROAD OVERPASS, AND +/- 163 FEET NORTH OF BUCHANAN STREET.
ELEVATION = 128.96'
(SHOWN GRAPHICALLY)

MAG. NAIL (GW TAG NO. 87298) IN THE NORTH FACE OF A UTILITY POLE, LOCATED ON THE SOUTHWEST CORNER OF BUCHANAN STREET AND LAWTON AVENUE.
ELEVATION = 128.59'
(SHOWN GRAPHICALLY)

ARROW ON HYDRANT (1928), LOCATED ON THE EAST SIDE LAWTON AVENUE, +/- 50 FEET SOUTH OF THE RAILROAD OVERPASS.
ELEVATION = 127.29'
(SHOWN GRAPHICALLY)

- STEAM UTILITY MAPS WERE NOT AVAILABLE AT TIME OF SURVEY.
- THE FOLLOWING RECORDS WERE REVIEWED FOR THE REPRESENTATION OF UNDERGROUND UTILITIES IN THIS DRAWING:
 - WATER MAIN
 - SEWER
 - DTE GAS COMPANY
 - DETROIT EDISON ELECTRIC
 - PUBLIC LIGHTING (OLDER RECORDS RECEIVED JUNE 10, 2021)
 - AT&T
 - CENTURY LINK/LEVEL 3
 - WESTERN TEL-COM
- THE LOCATION OF A 30" WATER MAIN, ON BUCHANAN STREET, COULD NOT BE DETERMINED DUE TO INCONSISTENCIES IN THE RECORD DRAWING. CONTACT MISS DIG TO LOCATE ALL CONDUIT, PRIOR TO ANY CONSTRUCTION.
- SEWER, ACCORDING TO RECORD, EXISTS AT THE INTERSECTION OF BUCHANAN STREET AND THE JEFFRIES SERVICE DRIVE. HOWEVER, DUE TO THE SCHEMATIC NATURE OF THE RECORD, AND LACK OF DETAIL VIEW, PRECISE LOCATION COULD NOT BE DETERMINED. THEREFORE, UNDERGROUND SEWER, WHERE REPRESENTED IN THIS DRAWING, SHOULD BE CONSIDERED AS APPROXIMATE. CONTACT MISS DIG TO LOCATE ALL CONDUIT, PRIOR TO ANY CONSTRUCTION.
- DUE TO THE SCHEMATIC NATURE OF AT&T AND WESTERN TEL-COM RECORDS, THE PRECISE LOCATION OF CONDUIT COULD NOT BE DETERMINED. THEREFORE TELEPHONE AND CABLE CONDUIT LOCATIONS, REPRESENTED IN THIS DRAWING, SHOULD BE CONSIDERED AS APPROXIMATE, WHERE NOT FIELD LOCATED. CONTACT MISS DIG TO LOCATE ALL CONDUIT, PRIOR TO ANY CONSTRUCTION.
- TREE SIZES AND SPECIES ARE THE BEST ESTIMATION OF THE FIELD SURVEYOR. SPECIFIC QUESTIONS REGARDING INDIVIDUAL TREES SHOULD BE DIRECTED TO A QUALIFIED FORESTER.
- NO BOUNDARY SURVEY WAS PERFORMED BY GIFFELS-WEBSTER ENGINEERS, INC. AT TIME OF SURVEY.
- NO TITLE COMMITMENT POLICY WAS PROVIDED, THEREFORE EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
- NO CERTIFICATION CAN BE MADE AS TO LIMITS OF OWNERSHIP.

	SAN. MH		GAS METER		MISC. TOPO. FEATURE
	O.C.O. SAN. CLEAN OUT		GAS RISER		SURVEY CONTROL POINT
	SAN. RISER		GAS VALVE		FOUND IRON
	SAN. PUMP STATION		GAS MH		FOUND NAIL
	COMB. MH		TELE. RISER		F. CUT CROSS
	GATE VALVE		TELE. MH		SECTION COR.
	HYDRANT		TELE. CROSS BOX		FENCE POST
	WATER VALVE		CABLE RISER		BENCHMARK
	WATER METER		PAY PHONE		FOUND PIPE
	POST INDICATOR VALVE		MANHOLE		FOUND MON.
	WELL HEAD		SIGN		ASPH.
	FDC CONNECTION		PLOT. POST/GUARD POST		CONC.
	IRRIGATION CONTROL BOX		Q.U.Y.		A.C.
	STORM MH		DECIDUOUS TREE		G.P.
	CATCH BASIN		CONIFEROUS TREE		CHAIN-LINK FENCE
	BEEHIVE CB		DEAD TREE		DOOR LEDGE
	CULVERT E.S.		UTILITY FLAG		FINISHED FLOOR
	ROOF/DOWN SPOUT		BLDG. CORNER (FIELD LOCATION)		OVERHANG
	OVERFLOW/OUTLET STRUCTURE		HANDICAP PARKING		FOUND IRON
	O.C.O. STORM CLEAN OUT		WETLAND FLAG		SET IRON
	ROUND CB		BUSH/SHRUB		FOUND IRON PIPE
	LIGHT POLE		PARKING METER		MEASURED
	UTILITY POLE		RESIDENTIAL MAILBOX		RECORD
	ELEC. TRANS.		U.S. MAILBOX		FOUND MONUMENT
	AIR CONDITIONER		EXISTING ELEVATION		SET NAIL
	ELEC. MH		SOIL BORING		CORROGATED METAL PIPE
	ELEC. METER		MONITORING WELL		REINFORCED CONCRETE PIPE
	ELEC. RISER		LAWN IRRIG. HEAD		GROUND LIGHT
	TRAFFIC CONTROL BOX		CENTERLINE R.R. TRACK		LANDSCAPING
	STEAM MH				ENCROACHMENT
	PUBLIC LIGHTING MH				

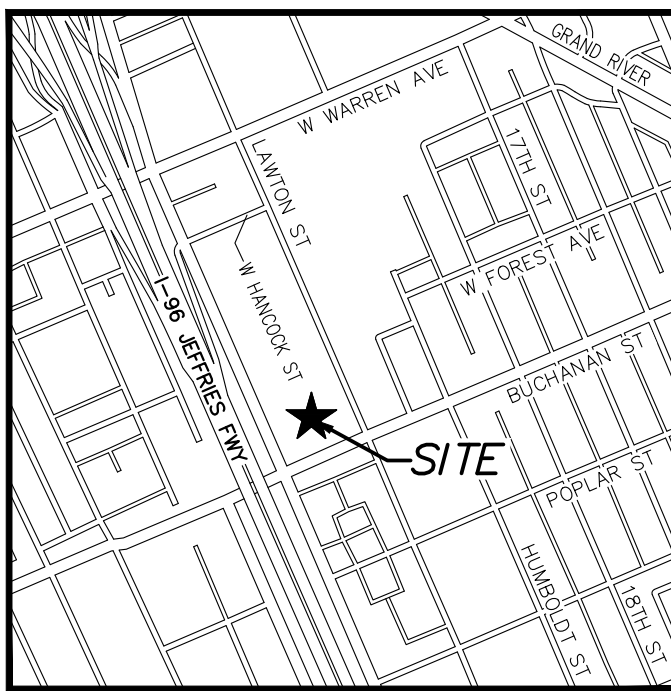
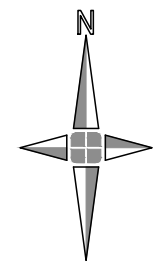
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER SURFACE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND 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 LOCATION 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.

(DIRECTIONS BASED ON LAWTON AS NORTH-SOUTH,

STRUCTURE	TYPE	SIZE OF PIPE	RIM	DROP	INVERT	DIRECTION	COMMENTS
51	PUBLIC LIGHTING MANHOLE	BOTTOM	127.45	-5.50	121.95	CABLES EAST & WEST	FULL OF WATER
52	GATE VALVE	T/VALVE	127.66	-4.57	123.09	NO PIPES VISIBLE	FULL OF WATER
		T/DEBRIS	127.66	-5.70	121.96		
53	GATE VALVE	T/VALVE	127.76	-3.32	124.44	NO PIPES VISIBLE	FULL OF WATER
		T/DEBRIS	127.76	-5.15	122.61		
54	GATE VALVE	BOTTOM	127.54	-7.30	120.24	NO PIPES VISIBLE	
55	COMBINED MANHOLE	24"	127.40	-11.85	115.55	NORTH	NO OTHER PIPES VISIBLE. FULL OF WATER.
		24"	127.40	-14.73	112.67	NORTH	NO OTHER PIPES VISIBLE. FULL OF WATER.
		BOTTOM	127.40	-25.10	102.30		NO OTHER PIPES VISIBLE. FULL OF WATER.
56	CATCH BASIN	BOTTOM	127.23	-5.37	121.86	NO PIPES VISIBLE	18" DIA. CONC. STRUCTURE. FULL OF WATER.
59	PUBLIC LIGHTING MANHOLE	BOTTOM	127.32	-5.28	122.04	CABLES NORTH, SOUTH, & WEST	
60	CATCH BASIN	BOTTOM	127.12	-2.30	124.82	ELBOW EAST	12" DIA. CLAY STRUCTURE
69	COMBINED MANHOLE	24"	128.22	-11.55	116.67	NORTH	
		20"	128.22	-10.00	118.22	SOUTHEAST	
		24"	128.22	-13.75	114.47	SOUTH	
70	COMBINED MANHOLE	CL. CHANNEL	128.15	-9.75	118.40	EAST & WEST. FLOWS WEST.	
		30"	128.15	-8.80	119.35	SOUTH	
71	GATE VALVE	T/VALVE	128.42	-4.40	124.02	NO PIPES VISIBLE	FULL OF DEBRIS
		T/DEBRIS	128.42	-5.00	123.42		
73	PUBLIC LIGHTING MANHOLE	BOTTOM	128.36	-3.40	124.96	CABLES NORTHWEST, SOUTH, & WEST	
106	PUBLIC LIGHTING MANHOLE	T/DEBRIS	129.29	-2.95	126.34	NONE	CABLES CUT
161	ELECTRIC MANHOLE	BOTTOM	126.72	-7.65	119.07	CABLES EAST & WEST	
170	CATCH BASIN	T/WATER	126.48	-3.30	123.18	NO PIPES VISIBLE	FULL OF WATER. FULL OF DEBRIS.
		T/DEBRIS	126.48	-4.20	122.28		
198	CATCH BASIN	T/WATER	126.45	-3.26	123.19	NO PIPES VISIBLE	FULL OF WATER. FULL OF DEBRIS.
		T/DEBRIS	126.45	-4.15	122.30		
245	ELECTRIC MANHOLE	BOTTOM	127.46	-9.61	117.85	UNABLE TO DETERMINE	UNABLE TO DETERMINE WIRE DIRECTION DUE TO EXTREME OFFSET
246	COMBINED MANHOLE	12"	127.44	-7.02	120.42	NORTH	
		CHANNEL	127.44			EAST & WEST. FLOWS WEST.	UNABLE TO MEASURE. DROP OVER 25 FEET.
		12"	127.44	-4.30	123.14	SOUTH	
247	GATE VALVE	T/PIPE	127.60	-5.30	122.30	EAST & WEST	
248	PUBLIC LIGHTING MANHOLE	BOTTOM	127.72	-7.48	120.24	CABLES NORTH, SOUTH, & WEST	
249	COMBINED MANHOLE	24"	127.96	-14.63	113.33	SOUTHEAST	
		12"	127.96	-6.80	121.16	SOUTH	
		BOTTOM	127.96				UNABLE TO MEASURE & DETERMINE FLOW. BOTTOM OVER 25 FEET.
		12"	127.46	-6.75	120.71	NORTHWEST	
250	COMBINED MANHOLE	24"	127.46	-12.60	114.86	NORTH	
		12"	127.46	-3.88	123.58	SOUTHWEST	UNABLE TO DETERMINE FLOW
		BOTTOM	127.46	-24.33	103.13		
		BOTTOM	127.53	-7.80	119.73	CABLES NORTH, SOUTHEAST, & SOUTH	
252	CATCH BASIN	12" BULKHEADED	127.29	-6.25	121.04	SOUTHEAST	
253	CATCH BASIN	12"	127.25	-6.35	120.90	SOUTHEAST	
254	TELEPHONE MANHOLE	BOTTOM	127.51	-8.75	118.76	CABLES NORTH & SOUTH	
256	GATE VALVE	T/PIPE	127.60	-5.57	122.03	NORTH & SOUTH	NO PIPES VISIBLE. PAINT MARKINGS INDICATE NORTH & SOUTH. FULL OF WATER, TO RIM.
		T/VALVE	127.60	-3.53	124.07		
257	PUBLIC LIGHTING MANHOLE	T/DEBRIS	127.47	-3.80	123.67	NO CABLES VISIBLE	FULL OF DEBRIS
258	COMBINED MANHOLE	CL. CHANNEL	127.34	-11.08	116.26	NORTHEAST & SOUTHWEST. FLOWS SOUTHWEST.	CANNOT MEASURE SIZE DUE TO DEBRIS
297	PUBLIC LIGHTING MANHOLE	T/DEBRIS	124.96	-4.12	120.84	CABLES SOUTH & WEST	
298	CATCH BASIN	12"	123.46	-5.32	118.14	NORTHWEST	
302	CATCH BASIN	12"	123.59	-6.22	117.37	NORTHEAST	
303	COMBINED MANHOLE	6" CLAY	122.91	-4.36	118.55	NORTHWEST	
		12"	122.91	-5.40	117.51	SOUTHEAST	NO OTHER PIPES VISIBLE. DUE TO DEBRIS
		12"	122.91	-6.45	116.46	SOUTHWEST	
		BOTTOM	122.91	-6.86	116.05		
313	GATE VALVE	T/VALVE	122.20	-3.90	118.30	NO PIPES VISIBLE. PAINT MARKINGS INDICATE NORTH AND SOUTH.	FULL OF WATER, TO RIM.
T/DEBRIS	122.20	-6.90	115.30				
314	PUBLIC LIGHTING MANHOLE	BOTTOM	122.04	-5.60	116.44	CABLES NORTH, EAST, & SOUTH	FULL OF WATER
392	CATCH BASIN	T/WATER	123.43	-3.65	119.78	NO PIPES VISIBLE	18" DIA. CONC. STRUCTURE. FULL OF WATER. FULL OF DEBRIS.
		T/DEBRIS	123.43	-5.23	118.20		
394	CATCH BASIN	T/WATER	123.31	-4.08	119.23	NO PIPES VISIBLE	18" DIA. CLAY STRUCTURE. FULL OF WATER.
BOTTOM	123.31	-5.32	117.99				
395	PUBLIC LIGHTING MANHOLE	BOTTOM	124.52	-5.72	118.80	CABLES NORTH & SOUTH	
396	COMBINED MANHOLE	18"	124.79	-6.55	118.24	NORTH	
		18"	124.79	-6.55	118.24	NORTHEAST	
		24"	124.79	-6.55	118.24	SOUTH	
397	PUBLIC LIGHTING MANHOLE	BOTTOM	128.48	-4.90	123.58	NO CABLES VISIBLE	COMPLETELY FULL OF WATER, TO RIM.
398	GATE VALVE	T/VALVE	130.46	-6.22	124.24	NO PIPES VISIBLE	FULL OF WATER
		T/DEBRIS	130.46	-7.18	123.28		
412	STORM MANHOLE	T/WATER	130.32	-2.43	127.89	NO PIPES VISIBLE	FULL OF WATER
		BOTTOM	130.32	-4.90	125.42		
413	PUBLIC LIGHTING MANHOLE	BOTTOM	130.15	-5.50	124.65	CABLES NORTH & SOUTH	
490	GATE VALVE	T/DEBRIS	123.64	-4.20	119.44	NO PIPES VISIBLE	FULL OF DEBRIS
		T/VALVE	123.64	-4.00	119.64		



LOCATION MAP
(NOT TO SCALE)

Engineers
Surveyors
Planners
Landscape Architects

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

Executive:	J.N.R.
Manager:	C.A.A.
Designer:	S.L.B.
Quality Control:	C.A.A.
Private Claim:	729

T-02-S R-11-E

Professional Seal:



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(PER RECORD TAX DESCRIPTIONS)

4445 LAWTON
(TAX ID NO. 12000553-6)
LAND LOCATED IN THE CITY OF DETROIT, WAYNE COUNTY MICHIGAN, MORE PARTICULARLY DESCRIBED AS:
LOTS 41 THROUGH 50, AND LOTS 55 THROUGH 58, AND INCLUSIVE OF A VACATED ALLEY, ADJACENT, OF THE RE-SUBDIVISION OF OUTLOT 8, PRIVATE CLAIM 729, LIBER 86, PAGE 24 OF PLATS, WAYNE COUNTY RECORDS, AND THAT PART OF OUTLOT 9 BETWEEN LAWTON AVENUE AND MAYBURY GRAND, PLAT OF REAR CONVESSION OF PRIVATE CLAIM 729, LIBER 99, PAGE 402 OF DEEDS, WAYNE COUNTY RECORDS.

(TAX ID. NO. 12000551-2)
LAND LOCATED IN THE CITY OF DETROIT, WAYNE COUNTY MICHIGAN, MORE
PARTICULARLY DESCRIBED AS:
LOTS 51 THROUGH 54 OF THE RE-SUBDIVISION OF OUTLOT 8, PRIVATE
CLAIM 729, LIBER 6, PAGE 24 OF PLATS, WAYNE COUNTY RECORDS.

[illegible]

Developed For

TOPOGRAPHIC
SURVEY

4445 LAWTON

CITY OF DETROIT
WAYNE COUNTY
MICHIGAN

Date:	04.29.22
Scale:	N/A
Sheet:	1 OF 2
Project:	20220.00D

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Developed For:

4445 LAWTON

Date:	04.29.22
Scale:	1"=30'
Sheet:	2 OF 2
Project:	20220.00D