



City of Detroit
Inter-Departmental Communication

TO: Richard Doherty, City Engineer
City Engineering/Department of Public Works

FROM: Debra Singleton, Engineer
Detroit Water and Sewerage Department

DATE: February 19, 2018

RE: Petition No.1801-Revised
Request to Outright Vacate Service Street, The East/West Alley, And The North /South
Alley In The Area Bound By Russell, Maple, Rivard, And Gratiot

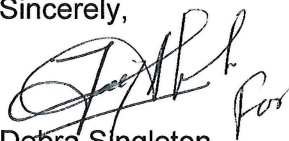
The Detroit Water and Sewerage Department (DWSD) is in receipt of the subject petition. DWSD has water mains and sewers located within the areas requested for outright vacation and conversion to easement. DWSD has no objection to conversion to easement provided the attached provision for conversion to easement is followed. However, the outright vacation request will be denied unless the following conditions are met:

- All Properties serviced by the same sewers and water mains are owned by the Petitioner, if not the Petitioner must prepare a relocation plan for the water mains and/or sewers signed by a Registered Engineer, DWSD approves the relocation plan, and the Petitioner grants a satisfactory easement for the relocated water main and/or sewer. The Petitioner is to bear the entire cost of the proposed relocation plan, including construction, demolition, permitting, inspection, survey, etc.
- If DWSD is to maintain ownership of the existing water main and/or sewer a satisfactory easements are to be granted by the Petitioner.

The entire work is to be performed in accordance with DWSD specifications and standards, all of the fees are to be deposited with DWSD in advance, to cover the necessary costs of permits and inspection.

It is imperative for the Petitioner to contact the DWSD Permits Section directly to discuss this petition. If you have any questions, please feel free to call me at (313) 267-8309 or Mohammed Fa Siddique at (313) 964-9245.

Sincerely,


Debra Singleton
Engineer
Permits Section

DS/MS/mb
Attachments
CC::Mohamad Farhart, CSF

Michael E. Duggan, Mayor

"REVISED"

City of Detroit

City Engineering Division, Department of Public Works Survey Bureau

NOTICE OF PROPOSED CHANGE IN PROPERTY

Date: 12/21/2017

Petition: x1801

- | | |
|--|--|
| <input type="checkbox"/> AT&T Telecommunication | <input type="checkbox"/> Berm Use |
| <input type="checkbox"/> Comcast Television (CATV) | <input checked="" type="checkbox"/> Conversion to Easement |
| <input type="checkbox"/> Detroit Edison (DTE) | <input type="checkbox"/> Dedication |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> Encroachment |
| <input type="checkbox"/> Great Lakes Water Authority | <input checked="" type="checkbox"/> Outright Vacation |
| <input type="checkbox"/> Land Bank Authority | <input type="checkbox"/> Temporary Closing |
| <input type="checkbox"/> Michcon (DTE) | |
| <input type="checkbox"/> Planning & Development Department | |
| <input type="checkbox"/> Public Lighting Authority | |
| <input type="checkbox"/> Public Lighting Department | |
| <input type="checkbox"/> Police Department | |
| <input type="checkbox"/> Solid Waste Division, DPW | |
| <input type="checkbox"/> Street Design Bureau, DPW | |
| <input type="checkbox"/> Street Maintenance Division, DPW | |
| <input type="checkbox"/> Traffic Engineering Division, DPW | |
| <input type="checkbox"/> Water and Sewerage Department | |
| <input type="checkbox"/> _____ | |

A petition drawing is attached. Property shown on the attached print is proposed to be changed as indicated. Kindly report (using the back of this sheet) the nature of your services, if any affected by the proposed change and the estimated costs of removing and rerouting such services (if necessary).

Please return one copy to City Engineering Division, DPW within two weeks of the submittal date. Retain one copy and print for you file.

Ron Brundidge, Director, Department of Public Works

By: Richard Doherty, CED DPW
City Engineer



PARKSTONE
DEVELOPMENT PARTNERS

October 13, 2017

The Honorable City Council
ATTN: Office of the City Clerk
200 Coleman A. Young Municipal Center
Detroit, MI 48226

Dear Council Members:

On behalf of Develop Detroit, we are petitioning the City of Detroit for the permanent closure of two public alleys and a service street. One alley runs east/west and is bounded by Gratiot Avenue to the north, Maple Street to the south, Russell Street to the east and Rivard Street to the west. Second alley runs north/south and is bounded by those same streets. The service street runs northeast/southwest and is bounded by the same streets. The ALTA/ACSM Land Title Survey is attached for reference.

The requested alley closure is part of a development project which is to include all properties abutting this alley. The purpose of the request is to consolidate the site for development.

The contact for the petitioner is Ben Phillips of Develop Detroit; he can be reached at (313) 960-7700. If additional information is required to process this request, please contact me at (313) 605-9100.

Thank you in advance for your support of this project.

Kind regards,

Tonja Stapleton
Development Consultant

Attachment: Survey dated 9/8/16 by NF Engineers

Cc: Ben Phillips, Develop Detroit

CITY CLERK 10 OCT 2017 PM 2:11



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR STRUCTURES, AND THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR MATERIALS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

4. ALL UTILITIES SHOWN ON THIS PLAN SHALL BE PROTECTED AND DEEPENED AS NECESSARY TO MAINTAIN ADEQUATE COVER.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES AT ALL TIMES.

8. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.

10. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.

SECTION 01100 - EXISTING UTILITIES

1. EXISTING UTILITIES SHALL BE IDENTIFIED AND PROTECTED.

2. UTILITIES SHALL BE DEEPENED TO MAINTAIN ADEQUATE COVER.

3. UTILITIES SHALL BE REINSTALLED TO ORIGINAL OR BETTER CONDITIONS.

4. UTILITIES SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.

5. UTILITIES SHALL BE MAINTAINED AT ALL TIMES.

SECTION 02100 - EXISTING PAVEMENT

1. EXISTING PAVEMENT SHALL BE IDENTIFIED AND PROTECTED.

2. PAVEMENT SHALL BE REPAIRED OR REPLACED AS NECESSARY.

3. PAVEMENT SHALL BE MAINTAINED AT ALL TIMES.

SECTION 03100 - EXISTING STRUCTURES

1. EXISTING STRUCTURES SHALL BE IDENTIFIED AND PROTECTED.

2. STRUCTURES SHALL BE REPAIRED OR REPLACED AS NECESSARY.

3. STRUCTURES SHALL BE MAINTAINED AT ALL TIMES.

SECTION 04100 - EXISTING EROSION CONTROL

1. EXISTING EROSION CONTROL MEASURES SHALL BE IDENTIFIED AND PROTECTED.

2. EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED AS NECESSARY.

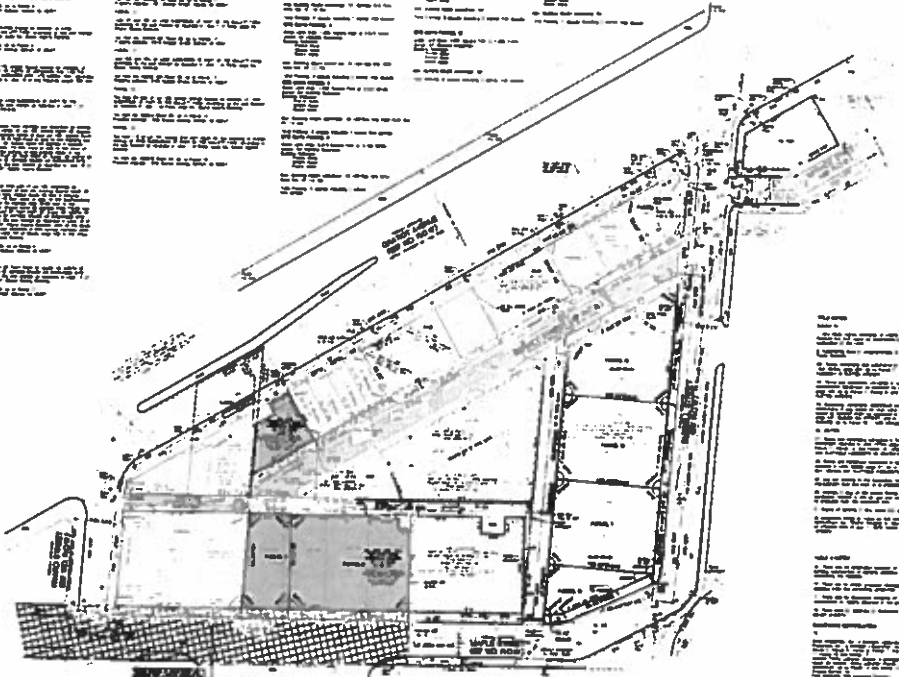
3. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.

SECTION 05100 - EXISTING DRAINAGE

1. EXISTING DRAINAGE SYSTEMS SHALL BE IDENTIFIED AND PROTECTED.

2. DRAINAGE SYSTEMS SHALL BE REPAIRED OR REPLACED AS NECESSARY.

3. DRAINAGE SYSTEMS SHALL BE MAINTAINED AT ALL TIMES.



LEGEND

1. EXISTING UTILITIES

2. EXISTING PAVEMENT

3. EXISTING STRUCTURES

4. EXISTING EROSION CONTROL

5. EXISTING DRAINAGE

6. PROPOSED UTILITIES

7. PROPOSED PAVEMENT

8. PROPOSED STRUCTURES

9. PROPOSED EROSION CONTROL

10. PROPOSED DRAINAGE

NOTES

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PROJECT INFORMATION

PROJECT: [REDACTED]

CLIENT: [REDACTED]

DATE: [REDACTED]

SCALE

AS SHOWN



DATE

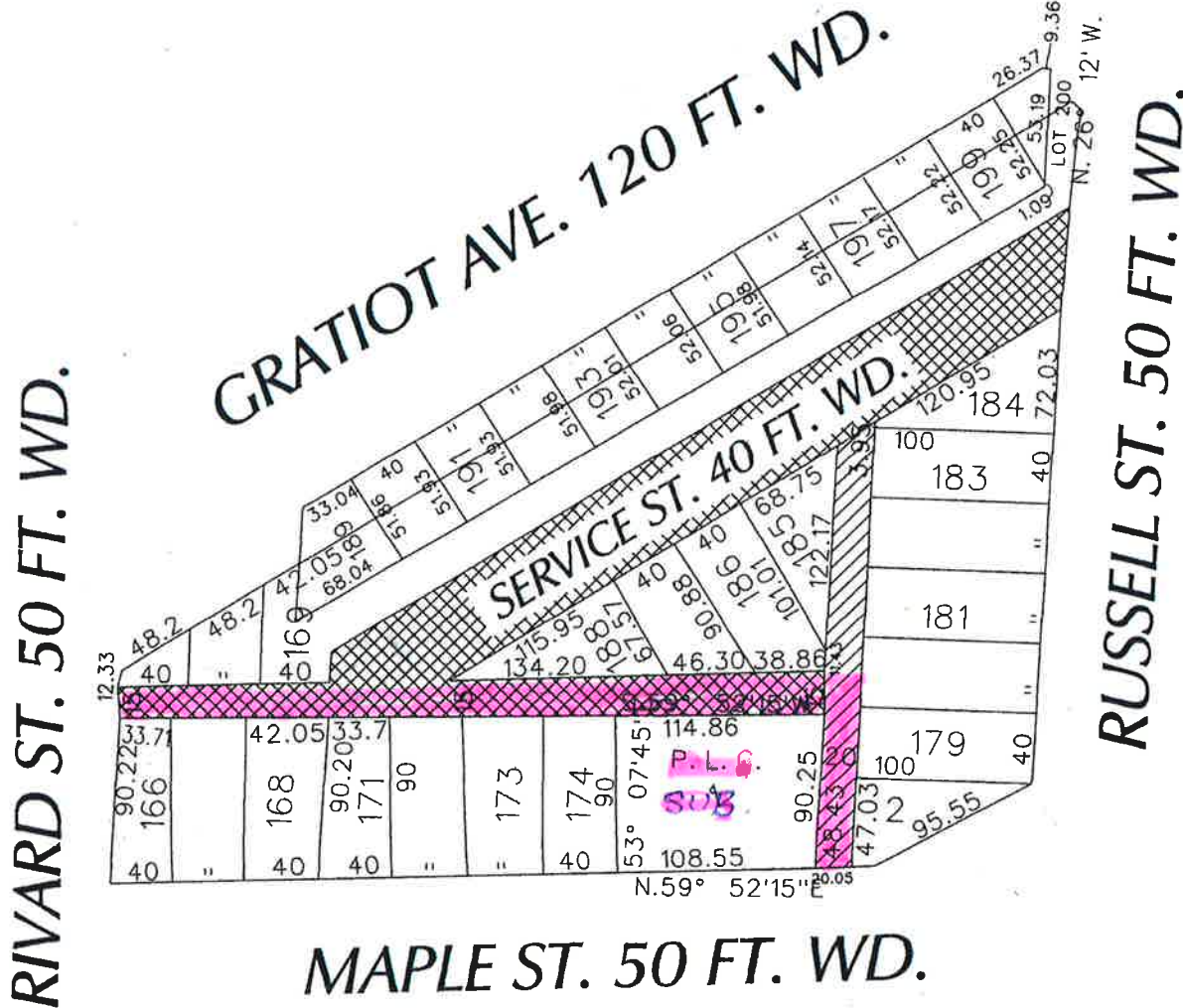
1/1/2024




BY

[REDACTED]



PETITION NO. 1801
 PARKSTONE DEVELOPMENT PARTNERS
 C/O DEVELOP DETROIT
 28 W. ADAMS AVE. SUITE 1300
 DETROIT, MICHIGAN 48226
 C/O BEN PHILLIPS
 PHONE NO. 313 960-7700



-  - PLD U.G. 24KV AND 4.8KV LINES - CAN NOT BE VACATED ALSO, ACCESS REQUIRED TO TRANSFORMER BAYS FROM NORTH SIDE AND EAST SIDE ALLEYS.
-  - CONVERSION TO EASEMENT
-  - OUTRIGHT VACATION

(FOR OFFICE USE ONLY)

CARTO 38 C

B		REQUEST TO OUTRIGHT VACATE SERVICE ST. 50 FT. WD.		CITY OF DETROIT	
A		EAST/WEST PUBLIC ALLEY, 15 FT. WD.		CITY ENGINEERING DEPARTMENT	
DESCRIPTION		DRWN	CHEK	APPR	DATE
REVISIONS					
DRAWN BY		CHECKED			
DATE		APPROVED			
12-21-17					
AND REQUEST TO CONVERSION TO EASEMENT				SURVEY BUREAU	
NORTH/SOUTH PUBLIC ALLEY 20 FT. WD.				JOB NO. 01-01	
IN THE AREA BOUND BY				DRWG. NO. X 1801	
RUSSELL, MAPLE, RIVARD ST.					
AND GRATIOT AVE.					



PARKSTONE
DEVELOPMENT PARTNERS

October 13, 2017

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ATTN: Office of the City Clerk
200 Coleman A. Young Municipal Center
Detroit, MI 48226

Dear Council Members:

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The contact for the petitioner is Ben Phillips of Develop Detroit; he can be reached at (313) 960-7700. If additional information is required to process this request, please contact me at (313) 605-9100.

Thank you in advance for your support of this project.

Kind regards,

A handwritten signature in cursive script that reads "Tonja Stapleton".

Tonja Stapleton
Development Consultant

Attachment: Survey dated 9/8/16 by NF Engineers

Cc: Ben Phillips, Develop Detroit

CITY CLERK 10 OCT 2017 PM 2:11



GENERAL NOTES

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5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE AUTHORITY HAVING JURISDICTION.

7. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL CONSTRUCTION ACTIVITIES AND MATERIALS USED.

8. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.

10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL REGULATIONS AND REQUIREMENTS.

SECTION 01100 - EXISTING CONDITIONS

01100-1 EXISTING GRADE

01100-2 EXISTING UTILITIES

01100-3 EXISTING STRUCTURES

01100-4 EXISTING LANDSCAPE

01100-5 EXISTING TREES

SECTION 02100 - EXTERIOR FINISHES

02100-1 EXTERIOR WALLS

02100-2 EXTERIOR ROOFING

02100-3 EXTERIOR FLOORING

02100-4 EXTERIOR PAINTS AND COATINGS

SECTION 03100 - INTERIORS

03100-1 INTERIOR WALLS

03100-2 INTERIOR ROOFING

03100-3 INTERIOR FLOORING

03100-4 INTERIOR PAINTS AND COATINGS

SECTION 04100 - MECHANICAL, ELECTRICAL, AND PLUMBING (MEP)

04100-1 MECHANICAL SYSTEMS

04100-2 ELECTRICAL SYSTEMS

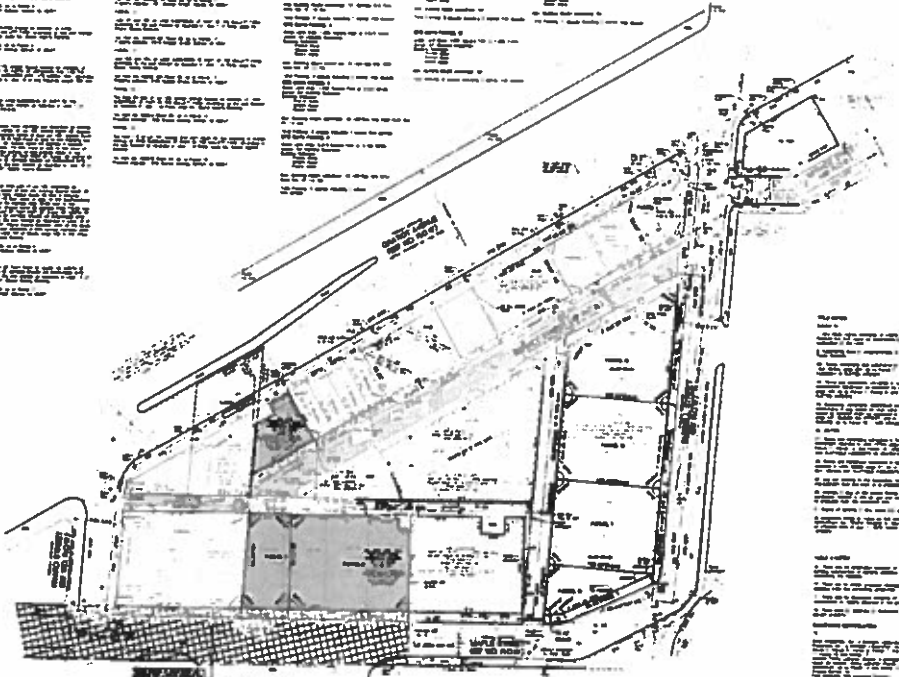
04100-3 PLUMBING SYSTEMS

SECTION 05100 - SPECIALTIES

05100-1 GLASS CURTAIN WALLS

05100-2 ELEVATOR SYSTEMS

05100-3 SIGNAGE



LEGEND

1. EXISTING GRADE

2. EXISTING UTILITIES

3. EXISTING STRUCTURES

4. EXISTING LANDSCAPE

5. EXISTING TREES

6. EXTERIOR WALLS

7. EXTERIOR ROOFING

8. EXTERIOR FLOORING

9. EXTERIOR PAINTS AND COATINGS

10. INTERIOR WALLS

11. INTERIOR ROOFING

12. INTERIOR FLOORING

13. INTERIOR PAINTS AND COATINGS

14. MECHANICAL SYSTEMS

15. ELECTRICAL SYSTEMS

16. PLUMBING SYSTEMS

17. GLASS CURTAIN WALLS

18. ELEVATOR SYSTEMS

19. SIGNAGE

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PROJECT INFORMATION

Project Name: [REDACTED]

Client: [REDACTED]

Site Address: [REDACTED]

City: [REDACTED]

State: [REDACTED]

Zip: [REDACTED]



DATE

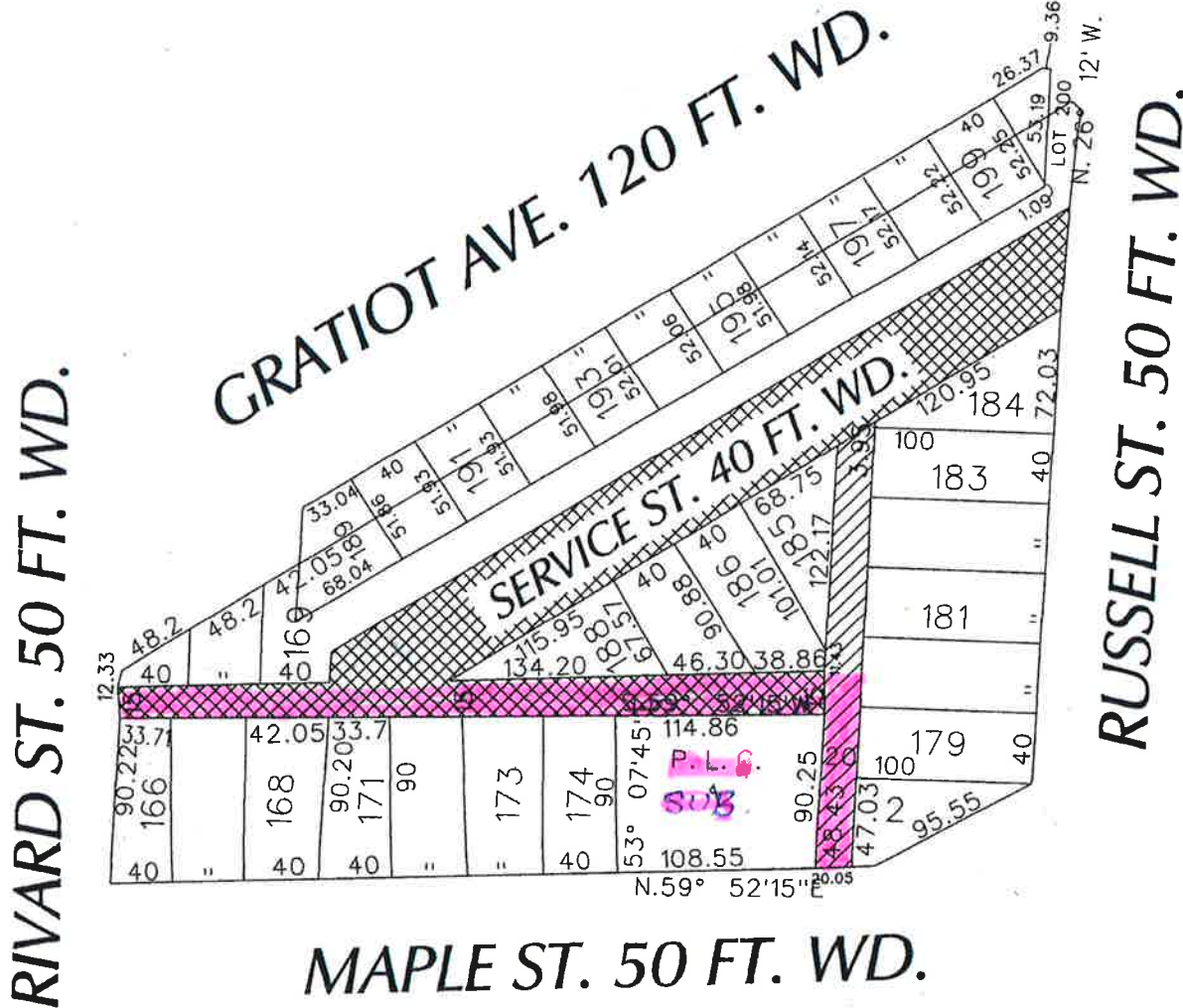
Issue Date: [REDACTED]

Revision: [REDACTED]

Scale: [REDACTED]

Sheet No. [REDACTED] of [REDACTED]

PETITION NO. 1801
 PARKSTONE DEVELOPMENT PARTNERS
 C/O DEVELOP DETROIT
 28 W. ADAMS AVE. SUITE 1300
 DETROIT, MICHIGAN 48226
 C/O BEN PHILLIPS
 PHONE NO. 313 960-7700



- PLD U.G. 24KV AND 4.8KV LINES - CAN NOT BE VACATED ALSO, ACCESS REQUIRED TO TRANSFORMER BAYS FROM NORTH SIDE AND EAST SIDE ALLEYS.
- CONVERSION TO EASEMENT
- OUTRIGHT VACATION

(FOR OFFICE USE ONLY)

CARTO 38 C

B						REQUEST TO OUTRIGHT VACATE SERVICE ST. 50 FT. WD. EAST/WEST PUBLIC ALLEY, 15 FT. WD. AND REQUEST TO CONVERSION TO EASEMENT NORTH/SOUTH PUBLIC ALLEY 20 FT. WD. IN THE AREA BOUND BY RUSSELL, MAPLE, RIVARD ST. AND GRATIOT AVE.	CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
A	DESCRIPTION	DRAWN	CHECKED	APPROVED	DATE		JOB NO. 01-01	
	REVISIONS						DRAWN BY WLW	CHECKED
							DATE 12-21-17	APPROVED
							DRWG. NO. X 1801	

City of Detroit
City Engineering Division, Department of Public Works
Survey Bureau

NOTICE OF PROPOSED CHANGE IN PROPERTY

Date: 12/21/2017

Petition: x1801

- | | |
|--|--|
| <input type="checkbox"/> AT&T Telecommunication | <input type="checkbox"/> Berm Use |
| <input type="checkbox"/> Comcast Television (CATV) | <input checked="" type="checkbox"/> Conversion to Easement |
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| <input type="checkbox"/> Great Lakes Water Authority | <input checked="" type="checkbox"/> Outright Vacation |
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| <input type="checkbox"/> Street Design Bureau, DPW | |
| <input type="checkbox"/> Street Maintenance Division, DPW | |
| <input type="checkbox"/> Traffic Engineering Division, DPW | |
| <input type="checkbox"/> Water and Sewerage Department | |
| <input type="checkbox"/> _____ | |

A petition drawing is attached. Property shown on the attached print is proposed to be changed as indicated. Kindly report (using the back of this sheet) the nature of your services, if any affected by the proposed change and the estimated costs of removing and rerouting such services (if necessary).

Please return one copy to City Engineering Division, DPW within two weeks of the submittal date. Retain one copy and print for you file.

Ron Brundidge, Director, Department of Public Works

By: Richard Doherty, CED DPW
City Engineer

**TO: City Engineering Division, DPW
2 Woodward Ave., Suite 642
Detroit, Michigan 48226-3462
Survey Bureau: 313-224-3970**

Petition: x1801

The proposed change in property (referred to on the other side of this sheet) would affect our services as follows:

- Not Involved

- Involved; but asking you to hold action on this petition until further notice.

- Involved; but no objections to the property change.

- Involved; objection to the property change.

- Involved; but no objections to the property change...provided as easement of the full width of the public right-of-way (street, alley or other public place) is reserved.

- Involved; the nature of our services and the estimated costs of removing and/or rerouting such services are:

(Utility or City Department)

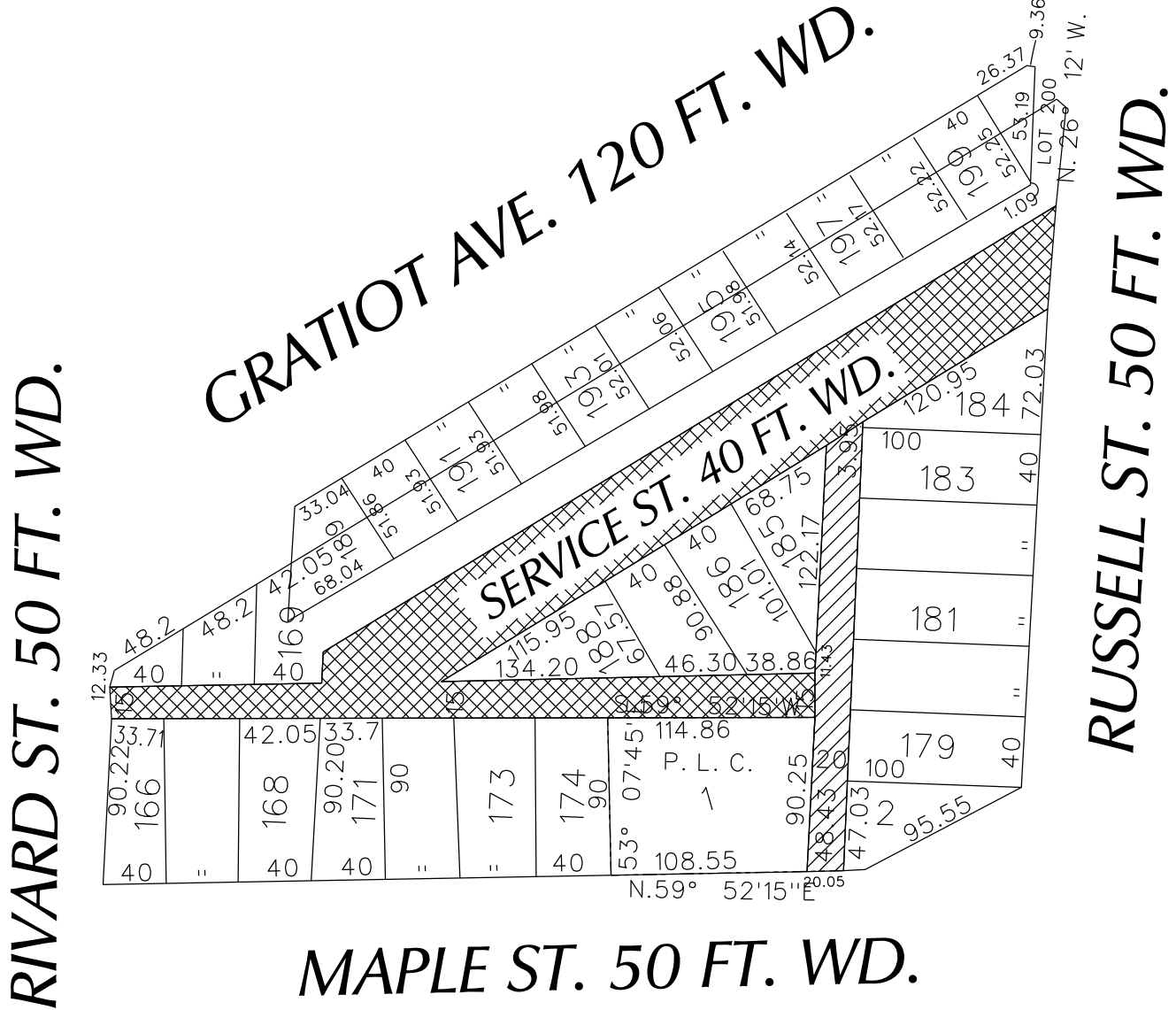
By

Title

Date

Area code – Telephone number

PETITION NO. 1801
 PARKSTONE DEVELOPMENT PARTNERS
 C/O DEVELOP DETROIT
 28 W. ADAMS AVE. SUITE 1300
 DETROIT, MICHIGAN 48226
 C/O BEN PHILLIPS
 PHONE NO. 313 960-7700



- CONVERSION TO EASEMENT



- OUTRIGHT VACATION

(FOR OFFICE USE ONLY)

CARTO 38 C

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	WLW	CHECKED			
DATE	12-21-17	APPROVED			

REQUEST TO OUTRIGHT VACATE SERVICE ST. 50 FT. WD.
 EAST/WEST PUBLIC ALLEY, 15 FT. WD.
 AND REQUEST TO CONVERSION TO EASEMENT
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 AND GRATIOT AVE.

CITY OF DETROIT	
CITY ENGINEERING DEPARTMENT	
SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X 1801

PROVISIONS FOR ENCROACHMENT For Petition 2663

Detroit Water and Sewerage (DWSD) agree to the proposed encroachment subject to the fulfilling of the following provisions:

1. By approval of this petition the (DWSD) does not waive any of its rights to its facilities located in the right of way, and at all time, DWSD, its agents or employees, shall have the right to enter upon the right of way to maintain, repair, alter, service, inspect, or install its facilities. All costs incident to the damaging, dismantling, demolishing, removal and replacement of structures or other improvements herein permitted and incurred in gaining access to DWSD's facilities for maintenance, repairing, alteration, servicing or inspection caused by the encroachment shall be borne by the petitioner. All costs associated with gaining access to DWSD's facilities, which could normally be expected had the petitioner not encroached into the right of way shall be borne by DWSD.
2. All construction performed under this petition shall not be commenced until after five (5) days written notice to DWSD. Seventy-two (72) hours notice shall also be provided in accordance with P.A. 53 1974, as amended, utilizing the MISS DIG one call system.
3. Construction under this petition is subject to inspection and approval by DWSD forces. The cost of such inspection shall, at the discretion of DWSD, be borne by the petitioner.
4. If DWSD facilities located within the right of way shall break or be damaged as the result of any action on the part of the petitioner, then in such event the petitioner agrees to be liable for all costs incident to the repair, replacement or relocation of such broken or damaged DWSD facilities.
5. The petitioner shall hold DWSD harmless for any damage to the encroaching device constructed or installed under this petition, which may be caused by the failure of DWSD's facilities.

Detroit Water & Sewerage Department
Provisions for Relocation Due to Vacation for Petition No. 1801

Provided that the petitioner shall design and construct proposed sewers and or water mains plus make the connections to the existing public sewers and or water mains as required by the Detroit Water and Sewerage Department (DWSD) prior to construction of the proposed sewers and or water mains,

Provided that the plans for the sewers and or water mains shall be prepared by a registered engineer; and further

Provided that DWSD be and is hereby authorized to review the drawings for the proposed sewers and or water mains and to issue permits for the construction of the sewers and or water mains, and further

Provided that the entire work is to be performed in accordance with plans and specifications approved by DWSD and constructed under the inspection and approval of DWSD; and further

Provided that the entire cost of the proposed sewers and or water mains construction, including inspection, survey and engineering shall be borne by the petitioner; and further

Provided that the petitioner shall deposit with DWSD, in advance of engineering, inspection and survey, such amounts as the department deems necessary to cover the costs of these services; and further

Provided that the petitioner shall grant to the City a satisfactory easement for the sewers and or water mains; and further

Provided that the Board of Water Commissioners shall accept and execute the easement grant on behalf of the City; and further

Provided, that the petitioner shall provide DWSD with as -built drawings on the proposed sewers and or water mains; and further

Provided that the petitioner shall provide a one (1) year warranty for the proposed sewers and or water mains; and further

Provided that upon satisfactory completion, the sewers and or water mains shall become City property and become part of the City system. And any existing sewers or water mains that were abandoned shall belong to the petitioner and will no longer be the responsibility of the City.

06/30/14



PARKSTONE
DEVELOPMENT PARTNERS

October 13, 2017

The Honorable City Council
ATTN: Office of the City Clerk
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Development Consultant

Attachment: Survey dated 9/8/16 by NF Engineers

Cc: Ben Phillips, Develop Detroit

CITY CLERK 10 OCT 2017 PM 2:11



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2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. ALL DIMENSIONS SHALL BE TAKEN FROM THE FINISHED GRADE UNLESS OTHERWISE NOTED.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL UTILITIES SHOWN ON THIS PLAN SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES NOT SHOWN ON THIS PLAN.

7. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

8. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS OF ALL CONSTRUCTION CHANGES.

9. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.

FOUNDATION

1. ALL FOUNDATIONS SHALL BE CONCRETE ON COMPACTED GRADE UNLESS OTHERWISE NOTED.

2. ALL FOUNDATIONS SHALL BE REINFORCED WITH #4 BARS AT 12" ON CENTER.

3. ALL FOUNDATIONS SHALL BE FINISHED WITH A 2" THICK CONCRETE SLAB ON TOP.

4. ALL FOUNDATIONS SHALL BE PROTECTED FROM FLOODING BY A 6" THICK CONCRETE SLAB ON TOP.

5. ALL FOUNDATIONS SHALL BE FINISHED WITH A 2" THICK CONCRETE SLAB ON TOP.

WALLS

1. ALL WALLS SHALL BE CONCRETE ON COMPACTED GRADE UNLESS OTHERWISE NOTED.

2. ALL WALLS SHALL BE REINFORCED WITH #4 BARS AT 12" ON CENTER.

3. ALL WALLS SHALL BE FINISHED WITH A 2" THICK CONCRETE SLAB ON TOP.

4. ALL WALLS SHALL BE PROTECTED FROM FLOODING BY A 6" THICK CONCRETE SLAB ON TOP.

5. ALL WALLS SHALL BE FINISHED WITH A 2" THICK CONCRETE SLAB ON TOP.

FLOORS

1. ALL FLOORS SHALL BE CONCRETE ON COMPACTED GRADE UNLESS OTHERWISE NOTED.

2. ALL FLOORS SHALL BE REINFORCED WITH #4 BARS AT 12" ON CENTER.

3. ALL FLOORS SHALL BE FINISHED WITH A 2" THICK CONCRETE SLAB ON TOP.

4. ALL FLOORS SHALL BE PROTECTED FROM FLOODING BY A 6" THICK CONCRETE SLAB ON TOP.

5. ALL FLOORS SHALL BE FINISHED WITH A 2" THICK CONCRETE SLAB ON TOP.

ROOFS

1. ALL ROOFS SHALL BE CONCRETE ON COMPACTED GRADE UNLESS OTHERWISE NOTED.

2. ALL ROOFS SHALL BE REINFORCED WITH #4 BARS AT 12" ON CENTER.

3. ALL ROOFS SHALL BE FINISHED WITH A 2" THICK CONCRETE SLAB ON TOP.

4. ALL ROOFS SHALL BE PROTECTED FROM FLOODING BY A 6" THICK CONCRETE SLAB ON TOP.

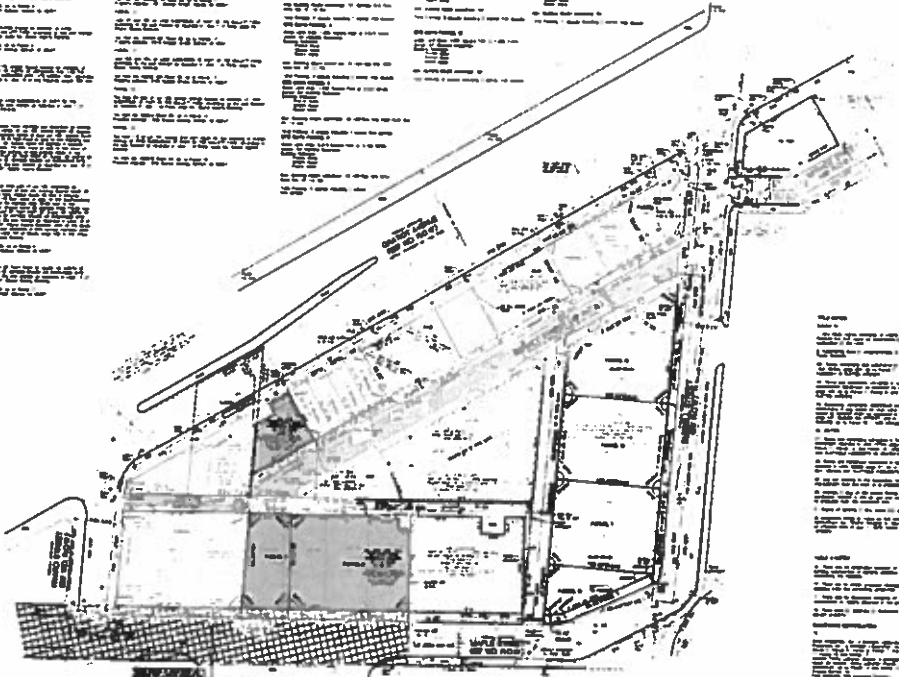
5. ALL ROOFS SHALL BE FINISHED WITH A 2" THICK CONCRETE SLAB ON TOP.

UTILITIES

1. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.



LEGEND

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. ALL DIMENSIONS SHALL BE TAKEN FROM THE FINISHED GRADE UNLESS OTHERWISE NOTED.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL UTILITIES SHOWN ON THIS PLAN SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES NOT SHOWN ON THIS PLAN.

7. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

8. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS OF ALL CONSTRUCTION CHANGES.

9. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.

NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. ALL DIMENSIONS SHALL BE TAKEN FROM THE FINISHED GRADE UNLESS OTHERWISE NOTED.

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9. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.

PROJECT INFORMATION

Project Name: [REDACTED]

Client: [REDACTED]

Address: [REDACTED]

City: [REDACTED]

State: [REDACTED]

Zip: [REDACTED]

SCALE

1" = 10'



DATE

10/15/2023

BY

[REDACTED]

CHECKED

[REDACTED]

APPROVED

[REDACTED]

DATE

10/15/2023

SCALE

1" = 10'

PROJECT INFORMATION

Project Name: [REDACTED]

Client: [REDACTED]

Address: [REDACTED]

City: [REDACTED]

State: [REDACTED]

Zip: [REDACTED]

SCALE

1" = 10'

DATE

10/15/2023

BY

[REDACTED]

CHECKED

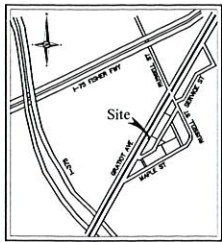
[REDACTED]

APPROVED

[REDACTED]

DATE

10/15/2023



Location Map



LEGAL DESCRIPTION

Land referred to in this Commitment, situated in the County of Wayne, City of Detroit, State of Michigan, is described as follows:

- PARCEL 1:**
Lots 199 and 200, except Gratiot Avenue as widened, of CASS SUBDIVISION OF PART OF THE MULLETT FARM, according to the plat thereof as recorded in Liber 1 of Plats, page 6A, Wayne County Records.
Tax Item No. 000631/Ward 05, as to Parcel 1
Property Address: 1358 Gratiot Avenue, Detroit, MI 48207
- PARCEL 2:**
Lot 188, except Gratiot Avenue as widened, of CASS SUBDIVISION OF PART OF THE MULLETT FARM, according to the plat thereof as recorded in Liber 1 of Plats, page 6A, Wayne County Records.
Tax Item No. 000632/Ward 05, as to Parcel 2
Property Address: 1384 Gratiot Avenue, Detroit, MI 48207
- PARCEL 3:**
Lot 197, except Gratiot as widened, of CASS SUBDIVISION OF PART OF THE MULLETT FARM, according to the plat thereof as recorded in Liber 1 of Plats, page 6A, Wayne County Records.
Tax Item No. 000633/Ward 05, as to Parcel 3
Property Address: 1350 Gratiot Avenue, Detroit, MI 48207
- PARCEL 4:**
West 1/2 of Lot 191, except Gratiot Avenue as widened, of CASS SUBDIVISION OF PART OF THE MULLETT FARM, according to the plat thereof as recorded in Liber 1 of Plats, page 6A, Wayne County Records.
Tax Item No. 000639/Ward 05, as to Parcel 4
Property Address: 1336 Gratiot Avenue, Detroit, MI 48207
- PARCEL 5:**
East 1/2 of Lot 193, except Gratiot Avenue as widened, of CASS SUBDIVISION OF PART OF THE MULLETT FARM, according to the plat thereof as recorded in Liber 1 of Plats, page 6A, Wayne County Records.
Tax Item No. 000640/Ward 05, as to Parcel 5
Property Address: 1334 Gratiot Avenue, Detroit, MI 48207
- PARCEL 6:**
Lot 171 and West 1/2 of Lot 170, except Gratiot Avenue as widened, of PLAT OF THAT PART OF CLAM 181 NORTH OF JEFFERSON AVE. FOR THE HEIRS OF ANTOINE RIVARD AS SUBDIVIDED INTO LOTS MARCH 1841, according to the plat thereof as recorded in Liber 12 of City Records, pages 350 and 351, Wayne County Records.
AND
South 51.86 feet of Lot 189, of CASS SUBDIVISION OF PART OF THE MULLETT FARM, according to the plat thereof as recorded in Liber 1 of Plats, page 6A, Wayne County Records.
AND
That part of Lot 189 of the Rivard Farm bounded and described as follows: Beginning at the Southeastern corner of said Lot 189; thence North 26 degrees West 140.46 feet to the Northeastern corner of said Lot 189; thence South 29 degrees 56 minutes East 20.80 feet; thence South 80 feet 4 minutes East 21 feet; thence South 110 feet, more or less, to the Southeastern corner of said lot; thence South 60 degrees West 35.60 feet to the Southeastern corner of said lot; thence North 26 degrees West 118.55 feet to the point of beginning; of that part of CLAM 181 NORTH OF JEFFERSON AVE. FOR THE HEIRS OF ANTOINE RIVARD AS SUBDIVIDED INTO LOTS MARCH 1841, according to the plat thereof as recorded in Liber 12 of City Records, pages 350 and 351, Wayne County Records.
AND
The East 1/2 of Lot 170, and all that part of Lot 169, described as: Beginning at the Northwest corner of said lot, running thence North 29 degrees 56 minutes East 20.80 feet; thence South 80 feet 4 minutes East 21 feet; thence South 110 feet, more or less, to the Southeastern corner of said lot; thence South 60 degrees West 35.60 feet to the Southeastern corner of said lot; thence North 26 degrees West 118.55 feet to the point of beginning; of that part of CLAM 181 NORTH OF JEFFERSON AVE. FOR THE HEIRS OF ANTOINE RIVARD AS SUBDIVIDED INTO LOTS MARCH 1841, according to the plat thereof as recorded in Liber 12 of City Records, pages 350 and 351, Wayne County Records.
Tax Item No. 000642-8/Ward 05, as to Parcel 6
Property Address: 1314 Gratiot Avenue, Detroit, MI 48207
- PARCEL 7:**
Lots 166, 167, and 168, of PLAT OF THAT PART OF CLAM 181 NORTH OF JEFFERSON AVE. FOR THE HEIRS OF ANTOINE RIVARD AS SUBDIVIDED INTO LOTS MARCH 1841, according to the plat thereof as recorded in Liber 12 of City Records, pages 350 and 351, Wayne County Records.
Tax Item No. 000618-9/Ward 05, as to Parcel 7
Property Address: 1301 Maple Street, Detroit, MI 48207

LEGAL DESCRIPTION

- PARCEL 8:**
Lot 171, and the West 6 feet of Lot 172, of CASS SUBDIVISION OF PART OF THE MULLETT FARM, according to the plat thereof as recorded in Liber 1 of Plats, page 6A, Wayne County Records.
Tax Item No. 000620/Ward 05, as to Parcel 8
Property Address: 1325 Maple Street, Detroit, MI 48207
- PARCEL 9:**
East 34 feet of Lot 172, all of Lot 173, and 174, of CASS SUBDIVISION OF PART OF THE MULLETT FARM, according to the plat thereof as recorded in Liber 1 of Plats, page 6A, Wayne County Records.
Tax Item No. 000621/Ward 05, as to Parcel 9
Property Address: 1337 Maple Street, Detroit, MI 48207
- PARCEL 10:**
Lot 2, of LAFAYETTE PARK SUBDIVISION OF PARTS OF PRIVATE CLAIMS 6, 181, 7, 132, 12, 13, 8 AND 17, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, according to the plat thereof as recorded in Liber 80 of Plats, pages 87, 88, 89, 90 and 91, Wayne County Records.
Tax Item No. 000623/Ward 05, as to Parcel 10
Property Address: 1399 Maple Street, Detroit, MI 48207
- PARCEL 11:**
Lots 179 and 180, of CASS SUBDIVISION OF PART OF THE MULLETT FARM, according to the plat thereof as recorded in Liber 1 of Plats, page 6A, Wayne County Records.
Tax Item No. 003442-76/Ward 05, as to Parcel 11
Property Address: 2011 Russell Street, Detroit, MI 48207
- PARCEL 12:**
Lots 181 and 182, of CASS SUBDIVISION OF PART OF THE MULLETT FARM, according to the plat thereof as recorded in Liber 1 of Plats, page 6A, Wayne County Records.
Tax Item No. 003443/Ward 05, as to Parcel 12
Property Address: 2033 Russell Street, Detroit, MI 48207
- PARCEL 13:**
Lots 183 and 184, of CASS SUBDIVISION OF PART OF THE MULLETT FARM, according to the plat thereof as recorded in Liber 1 of Plats, page 6A, Wayne County Records.
Tax Item No. 003441/Ward 05, as to Parcel 13
Property Address: 2105 Russell Street, Detroit, MI 48207
- PARCEL 14:**
The West 20 feet of Lot 190, except Gratiot Avenue as widened, of CASS SUBDIVISION OF PART OF THE MULLETT FARM, according to the plat thereof as recorded in Liber 1 of Plats, page 6A, Wayne County Records.
Tax Item No. 000641/Ward 05, as to Parcel 14
Property Address: 1328 Gratiot Avenue, Detroit, MI 48207
- PARCEL 15:**
The East 1/2 of Lot 191, except that part taken for the widening of Gratiot Avenue, of CASS SUBDIVISION OF PART OF THE MULLETT FARM, according to the plat thereof as recorded in Liber 1 of Plats, page 6A, Wayne County Records.
Tax Item No. 000638/Ward 05, as to Parcel 15
Property Address: 1340 Gratiot Avenue, Detroit, MI 48207

SITE DATA PARCEL 1

- Gross Land Area: 0.070 Acres.
Zoned: B4 (General Business)
Building Setbacks:
Front: None
Side: None
Rear: None
Max. Building Height permitted: 35'-80'(See Site Data Note Sec. 61-13-33)
Total Parking: 0 spaces including 0 barrier free spaces
- SITE DATA PARCEL 2**
Gross Land Area: 2.047 Acres.
Zoned: B4 (General Business)
Building Setbacks:
Front: None
Side: None
Rear: None
Max. Building Height permitted: 35'-80'(See Site Data Note Sec. 61-13-33)
Total Parking: 0 spaces including 0 barrier free spaces
- SITE DATA PARCEL 3**
Gross Land Area: 2.047 Acres.
Zoned: B4 (General Business)
Building Setbacks:
Front: None
Side: None
Rear: None
Max. Building Height permitted: 35'-80'(See Site Data Note Sec. 61-13-33)
Total Parking: 0 spaces including 0 barrier free spaces
- SITE DATA PARCEL 4**
Gross Land Area: 1.043 Acres.
Zoned: B4 (General Business)
Building Setbacks:
Front: None
Side: None
Rear: None
Max. Building Height permitted: 35'-80'(See Site Data Note Sec. 61-13-33)
Total Parking: 0 spaces including 0 barrier free spaces
- SITE DATA PARCEL 5**
Gross Land Area: 1.043 Acres.
Zoned: B4 (General Business)
Building Setbacks:
Front: None
Side: None
Rear: None
Max. Building Height permitted: 35'-80'(See Site Data Note Sec. 61-13-33)
Total Parking: 0 spaces including 0 barrier free spaces

SITE DATA PARCEL 7

- Gross Land Area: 10.804 Square Feet or 0.248 Acres.
Zoned: M3 (General Industrial)
Building Setbacks:
Front: None
Side: None
Rear: None
Max. Building Height permitted: 80'
Total Parking: 0 spaces including 0 barrier free spaces
- SITE DATA PARCEL 8**
Gross Land Area: 3.663 Square Feet or 0.088 Acres.
Zoned: M3 (General Industrial)
Building Setbacks:
Front: None
Side: None
Rear: None
Max. Building Height permitted: 80'
Total Parking: 0 spaces including 0 barrier free spaces
- SITE DATA PARCEL 9**
Gross Land Area: 10.262 Square Feet or 0.235 Acres.
Zoned: M3 (General Industrial)
Building Setbacks:
Front: None
Side: None
Rear: None
Max. Building Height permitted: 80'
Total Parking: 0 spaces including 0 barrier free spaces
- SITE DATA PARCEL 10**
Gross Land Area: 2.651 Square Feet or 0.060 Acres.
Zoned: M3 (General Industrial)
Building Setbacks:
Front: None
Side: None
Rear: None
Max. Building Height permitted: 80'
Total Parking: 0 spaces including 0 barrier free spaces

SITE DATA PARCEL 11

- Gross Land Area: 8.000 Square Feet or 0.183 Acres.
Zoned: M3 (General Industrial)
Building Setbacks:
Front: None
Side: None
Rear: None
Max. Building Height permitted: 80'
Total Parking: 0 spaces including 0 barrier free spaces
- SITE DATA PARCEL 12**
Gross Land Area: 8.000 Square Feet or 0.183 Acres.
Zoned: M3 (General Industrial)
Building Setbacks:
Front: None
Side: None
Rear: None
Max. Building Height permitted: 80'
Total Parking: 0 spaces including 0 barrier free spaces
- SITE DATA PARCEL 13**
Gross Land Area: 7.945 Square Feet or 0.182 Acres.
Zoned: M3 (General Industrial)
Building Setbacks:
Front: None
Side: None
Rear: None
Max. Building Height permitted: 80'
Total Parking: 0 spaces including 0 barrier free spaces

SITE DATA PARCEL 14

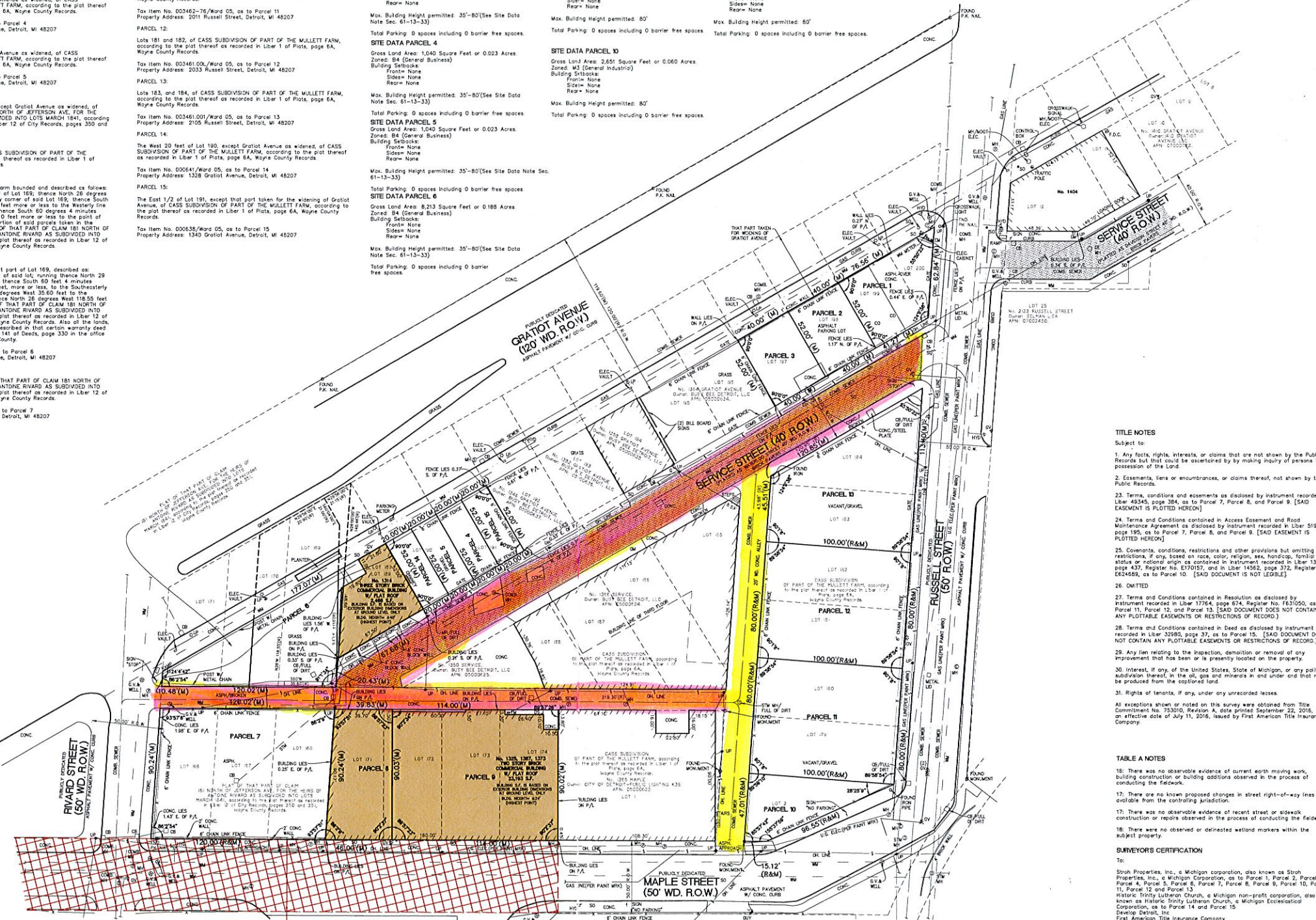
- Gross Land Area: 1.040 Square Feet or 0.023 Acres.
Zoned: B4 (General Business)
Building Setbacks:
Front: None
Side: None
Rear: None
Max. Building Height permitted: 35'-80'(See Site Data Note Sec. 61-13-33)
Total Parking: 0 spaces including 0 barrier free spaces
- SITE DATA PARCEL 15**
Gross Land Area: 1.040 Square Feet or 0.023 Acres.
Zoned: B4 (General Business)
Building Setbacks:
Front: None
Side: None
Rear: None
Max. Building Height permitted: 35'-80'(See Site Data Note Sec. 61-13-33)
Total Parking: 0 spaces including 0 barrier free spaces

SITE DATA NOTE

The above setback & height requirements were obtained from the City of Detroit Zoning Ordinance.
A surveyor cannot make a certification on the basis of an interpretation or opinion of another party. The building setback lines are not plotted hereon. A zoning enforcement letter should be obtained from City of Detroit before commencing construction as well as make a final determination of the required building setback requirements.

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-3032
TEL: (248) 332-7931
FAX: (248) 332-8257



- TITLE NOTES**
- Subject to:
- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by making inquiry of persons in possession of the Land.
 - Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
 - Terms, conditions and easements as disclosed by instrument recorded in Liber 48245, page 384, as to Parcel 7, Parcel 8, and Parcel 9. [SAD EASEMENT IS PLOTTED HEREON]
 - Terms and Conditions contained in Access Easement and Road Maintenance Agreement as disclosed by instrument recorded in Liber 51916, page 195, as to Parcel 7, Parcel 8, and Parcel 9. [SAD EASEMENT IS PLOTTED HEREON]
 - Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 13118, page 437, Register No. E210157, and in Liber 14562, page 372, Register No. E24589, as to Parcel 10. [SAD DOCUMENT IS NOT LEGIBLE]
 26. UNDATED
 - Terms and Conditions contained in Resolution as disclosed by instrument recorded in Liber 39980, page 37, as to Parcel 15. [SAD DOCUMENT DOES NOT CONTAIN ANY PLOTTABLE EASEMENTS OR RESTRICTIONS OF RECORD]
 - Terms and Conditions contained in Deed as disclosed by instrument recorded in Liber 39980, page 37, as to Parcel 15. [SAD DOCUMENT DOES NOT CONTAIN ANY PLOTTABLE EASEMENTS OR RESTRICTIONS OF RECORD]
 - Any lien relating to the inspection, demolition or removal of any improvement that has been or is presently located on the property.
 - Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned land.
 - Rights of tenants, if any, under any unrecorded leases.
- All exceptions shown or noted on this survey were obtained from Title Commitment No. 735810, Rev. Part A, date printed September 22, 2016, with an effective date of July 11, 2016, issued by First American Title Insurance Company.

- TABLE A NOTES**
- There was no observable evidence of current earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
 - There are no known proposed changes in street right-of-way lines available from the controlling jurisdiction.
 - There was no observable evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
 - There was no observed or delineated wetland markers within the subject property.
- SURVEYOR'S CERTIFICATION**
- To:
- Stroh Properties, Inc., a Michigan corporation, also known as Stroh Properties, Inc. a Michigan Corporation, as to Parcel 1, Parcel 2, Parcel 3, Parcel 4, Parcel 5, Parcel 6, Parcel 7, Parcel 8, Parcel 9, Parcel 10, Parcel 11, Parcel 12 and Parcel 13.
Historic Trinity Lutheran Church, a Michigan non-profit corporation, also known as Historic Trinity Lutheran Church, a Michigan Ecclesiastical Corporation, as to Parcel 14 and Parcel 15.
Dwight D. DeWitt, Inc.
First American Title Insurance Company
- This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11(a), 13, 16, 17, & 18 of Table A thereof.
- CEMETERY NOTE**
There was no observable evidence of cemeteries or burial grounds within the subject property.
- UTILITY NOTE**
All utilities are underground unless otherwise noted.
- The utilities shown on this survey were determined by field observation. All locations are approximate. The location of any other underground services which may exist can only be depicted if a Utility Plan is furnished to the surveyor.

PROJECT
Industrial Buildings & Vacant Land

PROJECT LOCATION
No. 1314, 1328, 1334, 1336, 1340, 1380, 1384 and 1388 Gratiot Avenue, 1301, 1325, 1337 and 1399 Maple Street, 2011, 2033 and 2105 Russell Street, City of Detroit, Wayne County, MI

SHEET
ALTA/NSPS
Land Title Survey

811
Know what's below
Call before you dig.

REVISIONS

09-08-16 ORIGINAL SURVEY
09-15-16 REVISED
09-16-16 REVISED
09-23-16 REVISED
09-28-16 REVISED
12-12-16 REVISED

DRAWN BY:
DMCCONKEY

DESIGNED BY:

APPROVED BY:
R/JFKN

DATE:
September 8, 2016

SCALE: 1" = 30'
30 15 0 15 30 45

NE JOB NO. SHEET NO.
1366-01 1 of 1

- LEGEND**
- ASPH = Asphalt
 - C = Cable
 - CATV = Cable TV/Box/Riser
 - CB = Catch Basin
 - CO = Copper
 - CONC = Concrete
 - E = Electric
 - EM = Electric Meter
 - EC = Electric Conduit/Riser
 - F.I. = Found Iron
 - G = Gas
 - GM = Gas Meter
 - GL = Ground Light
 - GP = Guard Post
 - GV = Gas Valve
 - G.V.WELL = Gate Valve & Well
 - HYD = Hydrant
 - LP = Light Pole
 - L/S = Landscape
 - MH = Manhole
 - MON. = Monument
 - MW = Monitor Well
 - OH LINES = Overhead Lines
 - P = Phone/Box/Riser
 - PH = Physically Handicapped
 - P.V. = Post Indicator Valve
 - P.L. = Property Line
 - PM = Parking Meter
 - R.W. = Right of Way
 - SAN = Sanitary Sewer
 - SB = Stop Box (Water)
 - S.I. = Set Iron
 - SO = Storm Sewer
 - STW = Storm Water
 - TRM = Transformer
 - UTS = Utility Pole
 - WM = Water Main
 - (R) = Record Measurement
 - (M) = Surveyed Measurement
 - (C) = Calculated

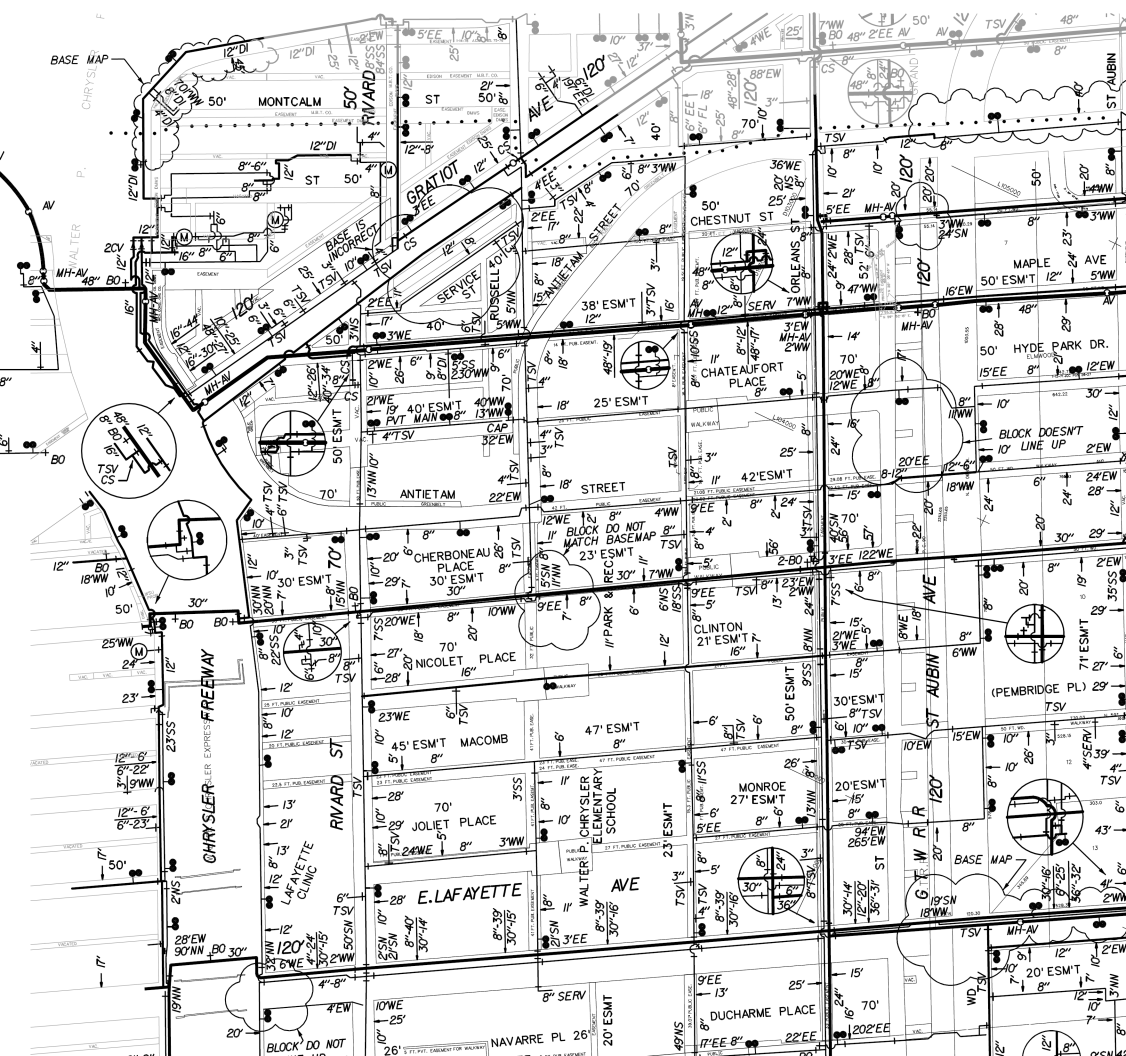
MAINTAINED PORTION OF MAPLE STREET AND CONVERTED INTO A PRIVATE EASEMENT FOR PUBLIC UTILITIES (L.1818, P.346)

ACCORDING TO DOCUMENT (L.1818, P.346), STREET OWNED PORTION OF MAPLE STREET FROM THE CENTERLINE OF THE STREET NORTHWARD TO SERVICE STREET LINE, AND E/S PORTION OWNED PORTION OF MAPLE STREET FROM THE CENTERLINE OF THE STREET SOUTHWARD TO L/S PROPERTY LINE.

50' ACCESS EASEMENT AND ROAD MAINTENANCE AGREEMENT (L.1818, P.346)

FLOOD HAZARD NOTE
The Property described on this survey does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency's property line within Zone X of the Flood Insurance Rate Map identified as Map No. 2616C02825E bearing an effective date of 02-02-2012





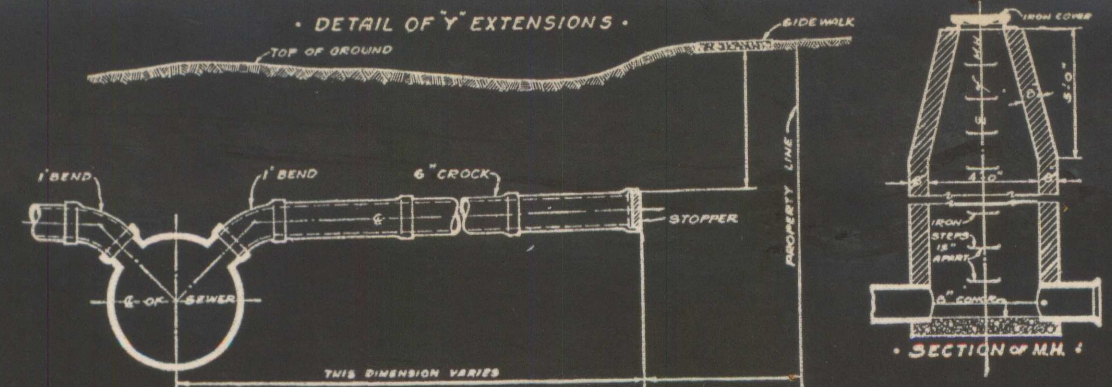
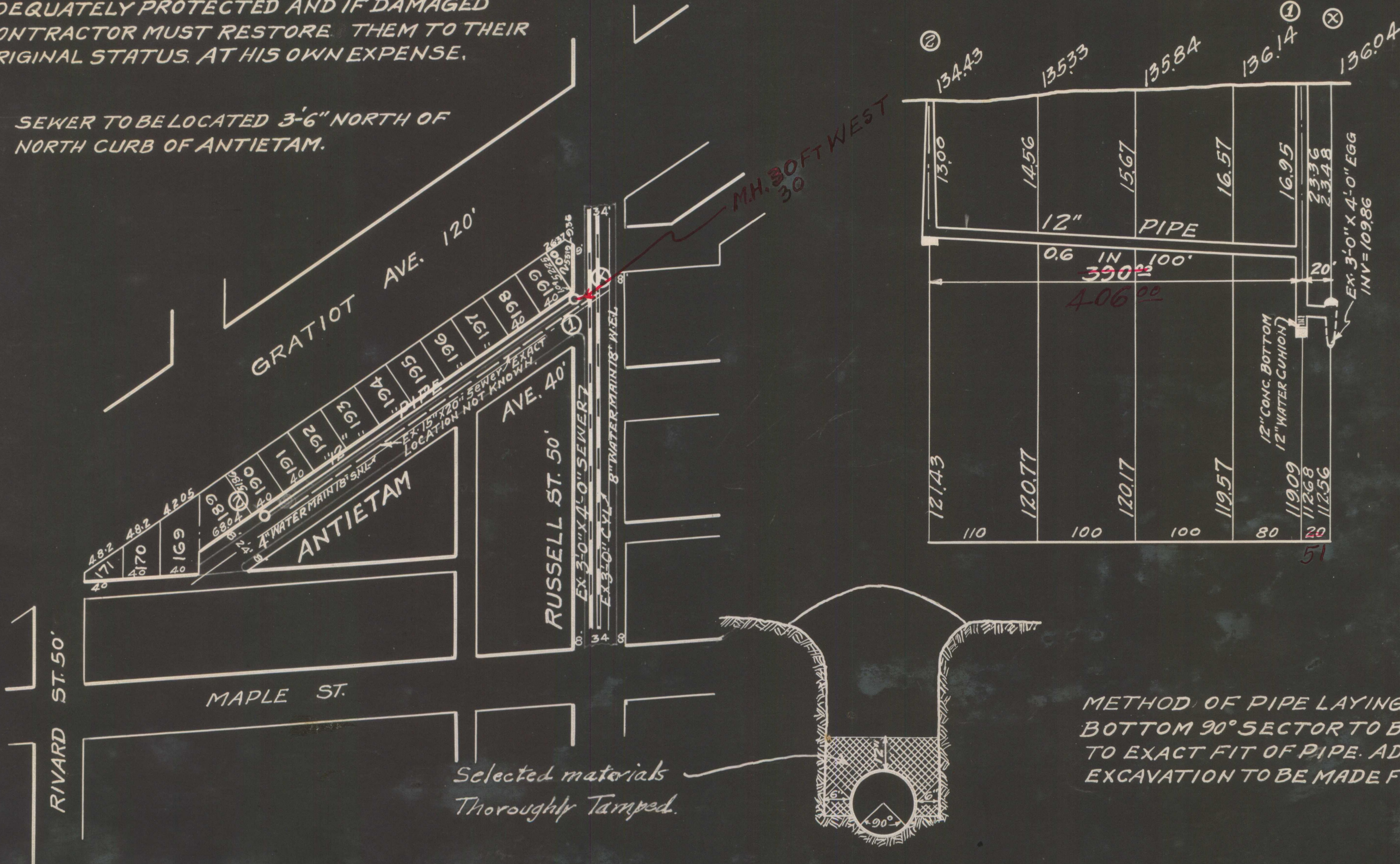


RELIEF ARM IN ANTIETAM
LATERAL SEWER IN ALLEY

IN BLOCKS BOUNDED BY
 IN ANTIETAM BETW. RIVARD AND RUSSELL
 TOTAL LENGTH OF SEWER 410.⁰⁰ FT. M. OR L.
 " " " 12" PIPE = 410.⁰⁰
 ONE STANDARD MANHOLE INCL. IRON STEPS
 ONE DROP " " " "

NOTE: SEWER TO BE BUILT IN TUNNEL
 UNDER PAVEMENTS AND BACKFILLED WITH
 CLASS "C" CONCRETE.
 ALL EXISTING SERVICE CONNECTION TO BE
 ADEQUATELY PROTECTED AND IF DAMAGED
 CONTRACTOR MUST RESTORE THEM TO THEIR
 ORIGINAL STATUS. AT HIS OWN EXPENSE.

SEWER TO BE LOCATED 3'-6" NORTH OF
 NORTH CURB OF ANTIETAM.



SHEET NO. OF SHEETS

DEPARTMENT OF PUBLIC WORKS
 CITY ENGINEER'S OFFICE
 DETROIT, MICH.

SEWER No. 5812
 ROLL No W.P.A.

PETITION No. _____ DATE _____
 RESOLUTION _____ BIDS OPENED _____
 CONTRACT CONF'D _____ COMPLETED 1936
 TIME LIMIT _____
 CONT'R _____ PRICE _____
 B. M. _____

METHOD OF PIPE LAYING IN OPEN CUT.
 BOTTOM 90° SECTOR TO BE HAND SHAPED
 TO EXACT FIT OF PIPE. ADDITIONAL
 EXCAVATION TO BE MADE FOR BELL OF PIPE.

Selected materials
 Thoroughly Tamped.

BOOKED 1-4-1937

NOTE--Contractor to furnish and set as markers
 for all connections 1/2 inch iron rods 2 feet long
 with 3 inch tile collar 6 inches long.

IMPORTANT NOTICE:--The location of all public utilities are taken from best available data: City is not responsible for variations from locations shown. Sidewalks, pavements, and other existing surface and underground public utilities, whether shown on drawings or not, must be adequately protected, and when damaged the contractor must restore them to their original status. Water mains and water service pipes if damaged, are to be repaired in a manner to meet the requirements of the Water Board. Sewer is to be built in tunnel under pavement, and backfilled with Class "C" concrete. Each bidder is expected to make his estimates of the facilities and difficulties attending the execution of the work, to do all necessary pumping and build or remove bulkheads when directed by City Engineer. All above costs to be borne by Contractors.

SCALE	VERTICAL 1" = 10'	DRAWN	O.K.	CHECK	M.H.
	HORIZONTAL 1" = 100'	TRACED	O.K.	NOTE BOOK	344/117