BENCHMARKS
NAVD88 DATUM (GPS DERIVED)

BM #5
Iron rod with a Trav Cap 200 feet westerly of the westerly line of the 20-foot Public Alley and 110 feet northerly of the northerly edge of the Division Street pavement.
Elev: 625.63

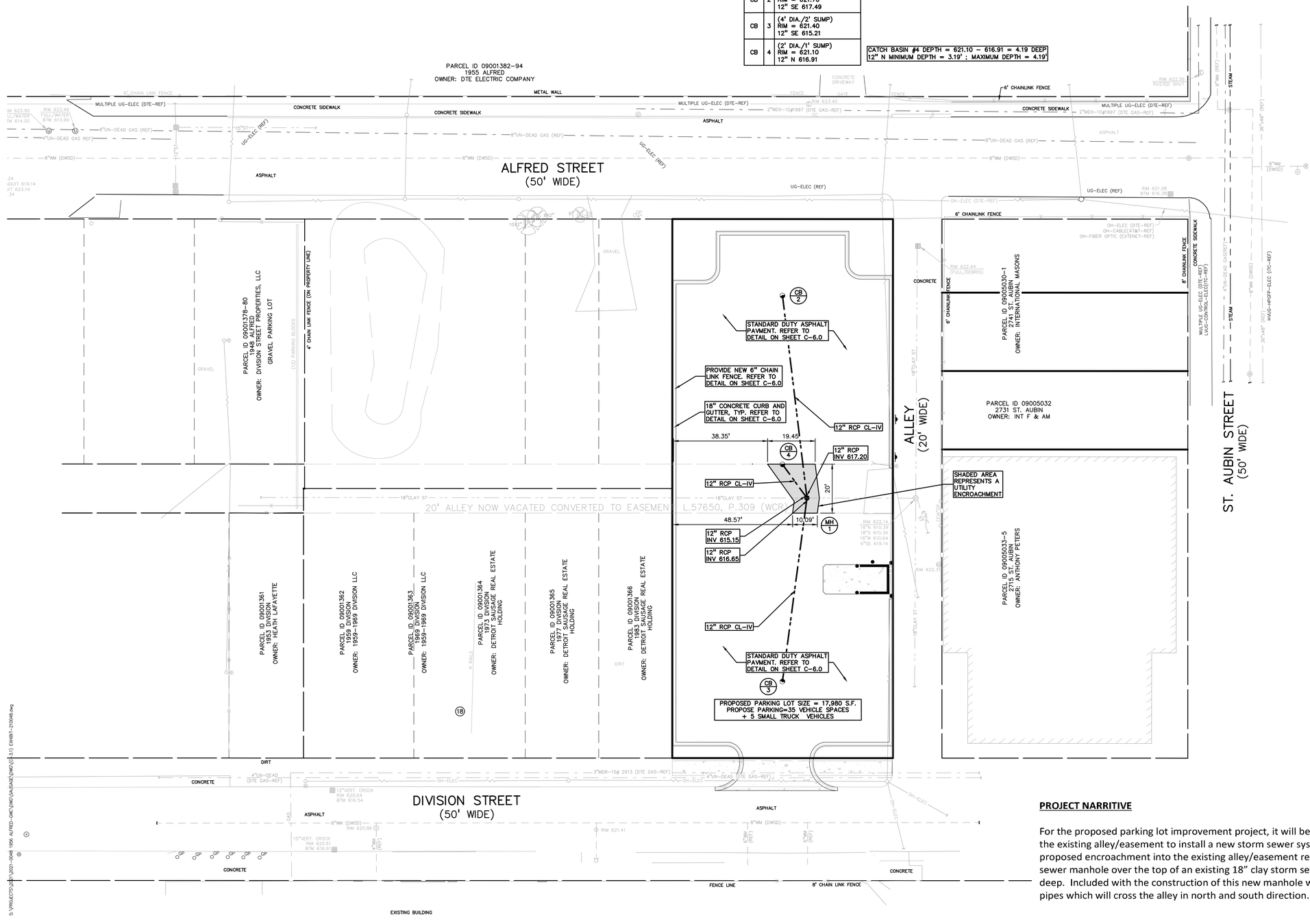
BM #11
Mag Nail set in the contrete sidewalk 130 feet westerly of the westerly line of the 20-foot Public Alley and 4 feet northerly of the northerly curbof the Alfred Street pavement.
Elev: 623.14

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26163C0285E, EFFECTIVE FEBRUARY 02, 2006.

STORM STRUCTURES		
MH	1	(4' DIA./0' SUMP) RIM = 621.80 12" S 616.65 12" NW 615.15 12" NW 617.20 18" SW 610.80 18" NE 610.80
CB	2	(2' DIA./1' SUMP) RIM = 621.70 12" SE 617.49
CB	3	(4' DIA./2' SUMP) RIM = 621.40 12" SE 615.21
CB	4	(2' DIA./1' SUMP) RIM = 621.10 12" N 616.91

MANHOLE #1 DEPTH = 621.80 - 610.80 = 11.0' DEEP
12" S MINIMUM DEPTH = 4.15' ; MAXIMUM DEPTH = 5.15
12" NW MINIMUM DEPTH = 4.65' ; MAXIMUM DEPTH = 5.65'
12" NW MINIMUM DEPTH ; 3.60' ; MAXIMUM DEPTH = 4.60'

CATCH BASIN #4 DEPTH = 621.10 - 616.91 = 4.19' DEEP
12" N MINIMUM DEPTH = 3.19' ; MAXIMUM DEPTH = 4.19'



LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING	PROPOSED	
—OH—ELEC—		ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
—UG—CATV—		UNDERGROUND CABLE TV, CATV PEDESTAL
—UG—PHONE—		TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
—UG—ELEC—		ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
		GAS MAIN, VALVE & GAS LINE MARKER
		WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
		SANITARY SEWER, CLEANOUT & MANHOLE
		STORM SEWER, CLEANOUT & MANHOLE
		COMBINED SEWER & MANHOLE
		SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
		POST INDICATOR VALVE
		WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
		MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
		UNIDENTIFIED STRUCTURE
		SPOT ELEVATION
		CONTOUR LINE
		FENCE
		GUARD RAIL
		STREET LIGHT
		SIGN
CONC.		CONCRETE
ASPH.		ASPHALT
GRAVEL		GRAVEL SHOULDER
		WETLAND

REFERENCE DRAWINGS

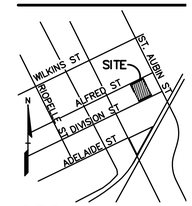
GAS	DTE GAS COMPANY MAP DATED JANUARY 04, 2018
ELECTRIC	DTE ELECTRIC FACILITY MAP #349-312
WATER MAIN	DWSD MAP 21-K
STORM SEWER	DWSD MAP S-39-D

NORTH

0 10 20 40
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS 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 LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



PEA GROUP
t: 844.813.2949
www.peagroup.com

CLIENT
FIRM DETROIT REAL ESTATE
3501 E. MAPLE ROAD, SUITE B
TROY, MICHIGAN 48084

PROJECT TITLE
2715 ST. AUBIN
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

REVISIONS
- -

ORIGINAL ISSUE DATE:
AUGUST 09, 2022

DRAWING TITLE
ENCROACHMENT PLAN

PROJECT NARRITIVE

For the proposed parking lot improvement project, it will be necessary to request an encroachment into the existing alley/easement to install a new storm sewer system to handle drainage of storm water. The proposed encroachment into the existing alley/easement requires the construction of a new storm sewer manhole over the top of an existing 18" clay storm sewer system which is approximately 11' deep. Included with the construction of this new manhole will be the installation of a new 12" concrete pipes which will cross the alley in north and south direction. These pipes will be approximately 5' deep

PEA JOB NO.	2021-0048
P.M.	JPB
DN.	SWS
DES.	SWS

DRAWING NUMBER:
C-3.1

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