



**Letter of Transmittal**

|                      |
|----------------------|
| <b>Date:</b>         |
| <b>Petition Map:</b> |

**Type of Petition**

- |   |                                       |  |
|---|---------------------------------------|--|
| <input type="checkbox"/> Outright Vacation      | <input type="checkbox"/> Dedication   | <input type="checkbox"/> Berm Use          |
| <input type="checkbox"/> Conversion to Easement | <input type="checkbox"/> Encroachment | <input type="checkbox"/> Temporary Closing |

**Review Status**

The above petition has been received and reviewed by this office. Please see below for the review status as marked.

- |  |  |
|--|--|
| <input type="checkbox"/> Approved Subject to Attached Provisions | <input type="checkbox"/> Revise and Resubmit |
| <input type="checkbox"/> Not Approved                            |  |

**Additional Comments (if applicable):**

Attached is the DWSD provision related to the petition.

|              | Name | Title | Signature                             | Date |
|--------------|------|-------|---------------------------------------|------|
| Reviewed by: |      |       | <i>Mohammad Siddique</i>              |      |
| Approved by: |      |       | <i>Mohammad Siddique</i> For Syed Ali |      |

## PROVISIONS FOR ENCROACHMENT

1. By approval of this petition the Detroit Water and Sewerage Department (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 by DWSD 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) hour 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. The cost of such inspection shall, at the discretion of DWSD, be borne by the petitioner.
4. DWSD prohibits the use of heavy construction equipment or the storage of building material directly over or near DWSD facilities. DWSD also prohibits the use of cranes and balls or hydraulic rams for pavement removal where DWSD facilities are involved. If the water main or sewer facilities are broken or damaged as a result of any action on the part of the contractor, the contractor shall be liable for all costs incidental to the repair of such broken or damaged water main or sewer facilities. If DWSD facilities located within the street 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.
6. If at any time in the future the petitioner shall request removal and / or relocation of DWSD's facilities in the street being encroached upon, the petitioner agrees to pay all costs for such removal and/or relocation.
7. Prior to construction, Easement Encroachment Permit (EEP) should be obtained and the insurance required by the EEP should not expire until after completion of the construction.
8. For any proposed work that involves DWSD water mains and/or sewers, an approval and a permit is required from DWSD before commencement of work.
9. It is DWSD's requirement that any proposed utility crossing DWSD water mains and/or sewers perpendicularly must maintain a minimum of 18 inches vertical clearance. Any proposed utility running adjacent to DWSD water mains and/or sewers must maintain a minimum of 10 feet lateral clearance including any conduit and/or manholes walls. No utility is allowed to run along the top of the water main or/or sewer.
10. It is DWSD's requirement that no encroachment has a vertical clearance of less than 16 feet from the ground surface over DWSD water mains and/or sewers.



1300 Broadway St. • Suite 600 • **Detroit** • MI 48226 • 313.502.5117  
[www.bascomi.com](http://www.bascomi.com)

April, 2024

Department of Public Works  
Maps and Records Bureau

MAP-24-68  
ENCROACHMENT  
311 E Grand River

311 Grand River LLC  
1300 Broadway Street, Suite 600  
Detroit, MI 48226  
Contact: Jack Hartounian  
248-410-9566  
[jackh@bascomi.com](mailto:jackh@bascomi.com)

I am writing on behalf of Basco Detroit to formally request approval for an encroachment at 311 E Grand River, in accordance with the guidelines and regulations set forth by the City.

The property in question, identified by either 311 E Grand River or 267 E Grand River (parcel # 01004041-2), was acquired from the Downtown Development Authority in 2021. Upon review, it has come to our attention that the basement of this property extends beneath City sidewalks, although no official records of such encroachment are currently available.

In recent weeks, we encountered the necessity to conduct concrete work and replace sidewalk slabs due to water infiltration issues. These maintenance activities were undertaken in compliance with the Right of Way permit ENG-23-1530. I would like to note that Richard Doherty, Pamela Lemme, and Jered Dean independently approved this permit, albeit separate from the encroachment request that is now being submitted to initiate the inclusion of this encroachment into City records.

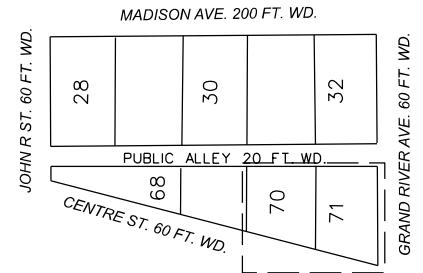
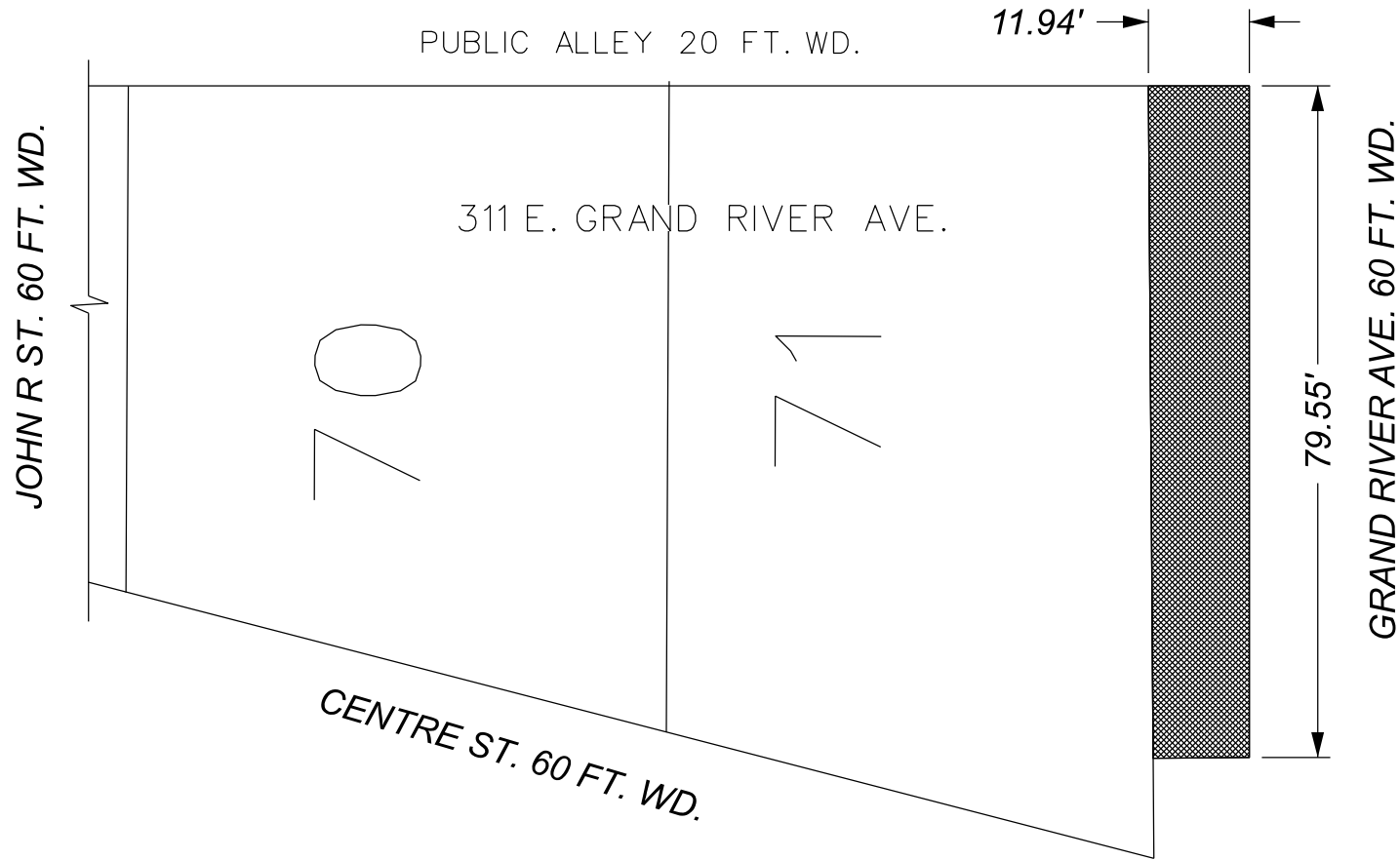
Hence, we are formally submitting this encroachment request for 311 E Grand River, seeking the necessary approvals and documentation to ensure compliance with all relevant regulations and requirements.

We appreciate your attention to this matter and look forward to a prompt and favorable response. Should you require any additional information or documentation, please do not hesitate to contact us at your earliest convenience.

Thank you for your cooperation and assistance in this regard.

Thank you,  
Jack Hartounian  
248-410-9566  
JACKH@BASCOMI.COM

MAP-24-68



 - REQUEST ENCROACHMENT  
(For Existing Basement)

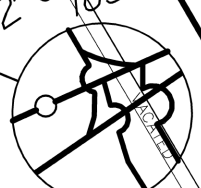
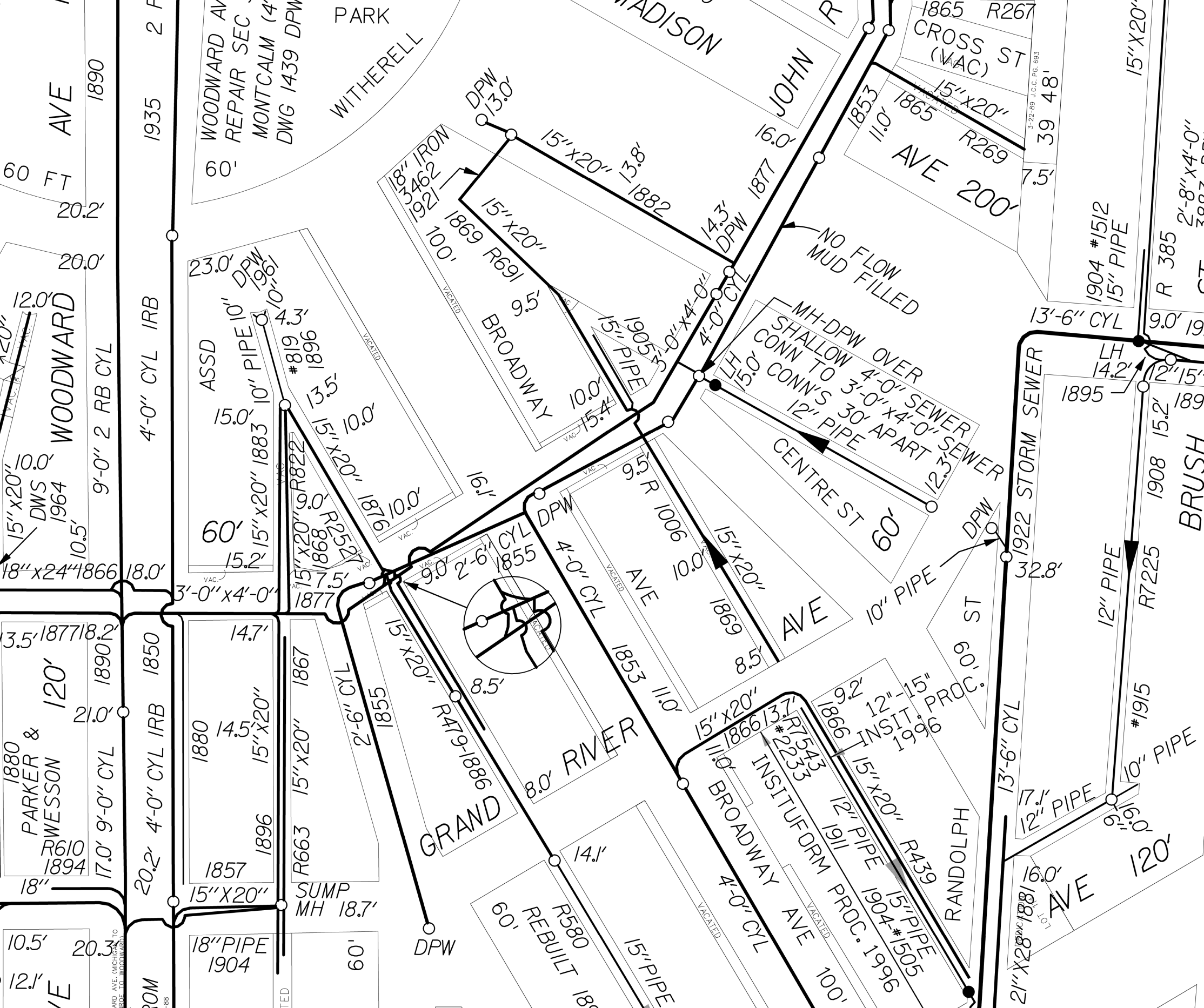
(FOR OFFICE USE ONLY)

CARTO 28 A

| B           |            |          |      |      |  |
|-------------|------------|----------|------|------|--|
| A           |            |          |      |      |  |
| DESCRIPTION | DRWN       | CHKD     | APPD | DATE |  |
| REVISIONS   |            |          |      |      |  |
| DRAWN BY    | LC         | CHECKED  | AP   |      |  |
| DATE        | 05-01-2024 | APPROVED | RW   |      |  |

REQUEST ENCROACHMENT BELOW GRADE  
 INTO GRAND RIVER AVE.  
 BETWEEN CENTRE ST. AND MADISON AVE.  
 AT 311 E. GRAND RIVER

|   |       |
|---|-------|
| CITY OF DETROIT<br>CITY ENGINEERING DIVISION<br>SURVEY BUREAU |       |
| JOB NO.   | 24-68 |
| DRWG. NO.   |       |



NO FLOW  
MUD FILLED

MH-DPW OVER  
SHALLOW OVER SEWER  
CONN TO 3'-0" x 4'-0" SEWER  
12" PIPE  
30' APART

3-92-89 J.C.C. PG. 693

WARD AVE. (MICHIGAN TO  
PROF. TO WOODWARD)



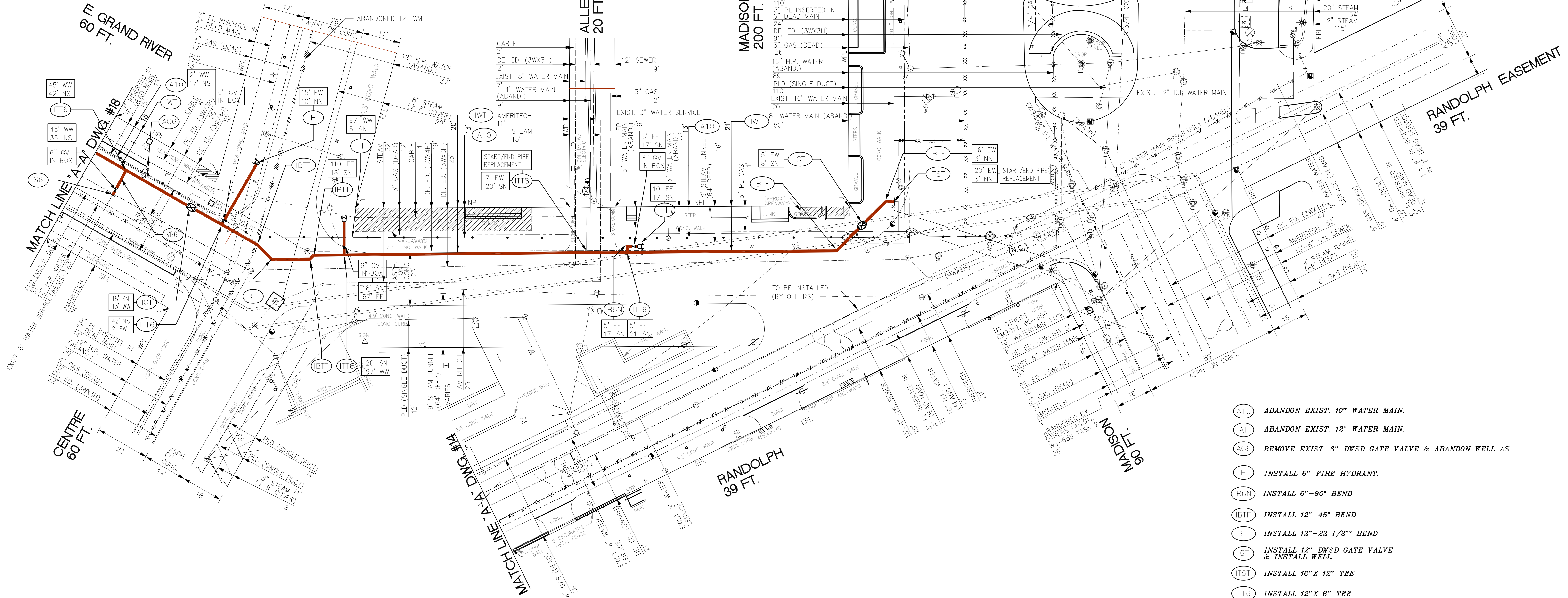
E. GRAND RIVER 60 FT.

ALLEY 20 FT.

MADISON 200 FT.

RANDOLPH 39 FT.

RANDOLPH EASEMENT 39 FT.



- (A10) ABANDON EXIST. 10" WATER MAIN.
- (AT) ABANDON EXIST. 12" WATER MAIN.
- (AG6) REMOVE EXIST. 6" DWS D GATE VALVE & ABANDON WELL AS
- (H) INSTALL 6" FIRE HYDRANT.
- (IB6N) INSTALL 6"-90° BEND
- (IBTF) INSTALL 12"-45° BEND
- (IBTT) INSTALL 12"-22 1/2" BEND
- (IGT) INSTALL 12" DWS D GATE VALVE & INSTALL WELL
- (ITST) INSTALL 16" X 12" TEE
- (ITT6) INSTALL 12" X 6" TEE
- (ITT8) INSTALL 12" X 8" TEE
- (VB6E) INSTALL 6" 11 1/4" VERTICLE BEND
- (IWT) INSTALL 12" DUCTILE IRON WATER MAIN.
- (S6) RECONNECT EXIST. 6" SERVICE.

**AS BUILT DWGS**  
WS-651  
TASK 2

AS BUILTS PREPARED BY  
DLZ MICHIGAN, INC.  
151 W. CONGRESS, DETROIT, MI 48226  
PHONE: (313) 961-4040

| F         |                   |      |       |       |
|-----------|-------------------|------|-------|-------|
| E         |                   |      |       |       |
| D         |                   |      |       |       |
| C         |                   |      |       |       |
| B         |                   |      |       |       |
| A         | AS BUILT DRAWINGS | KTG  | KMK   | 10/05 |
| REVISIONS |                   | CHKD | APPVD | DATE  |

DRAWN BY: M. F-E / R. PRIBAK  
DESIGNED BY: H. JOUBAI / K.DAVE  
CHECKED BY: C. GROOVER  
APPROVED BY: M. HAMOOD



WATER SYSTEM IMPROVEMENTS  
VARIOUS STREETS THROUGHOUT THE CITY

E. GRAND RIVER AVE. - MATCHLINE 'A-A' TO MADISON AVE.  
RANDOLPH ST.-MATCHLINE 'A-A' TO MADISON AVE.

SCALE: 1"=20'  
DATE: 10-16-03

CITY OF DETROIT  
WATER AND SEWERAGE DEPARTMENT - ENGINEERING DIVISION

**Spalding DeDecker Associates, Inc.**  
220 W. Congress, Suite 400, Detroit, MI 48226  
P (313) 967-4700 F (313) 967-4707

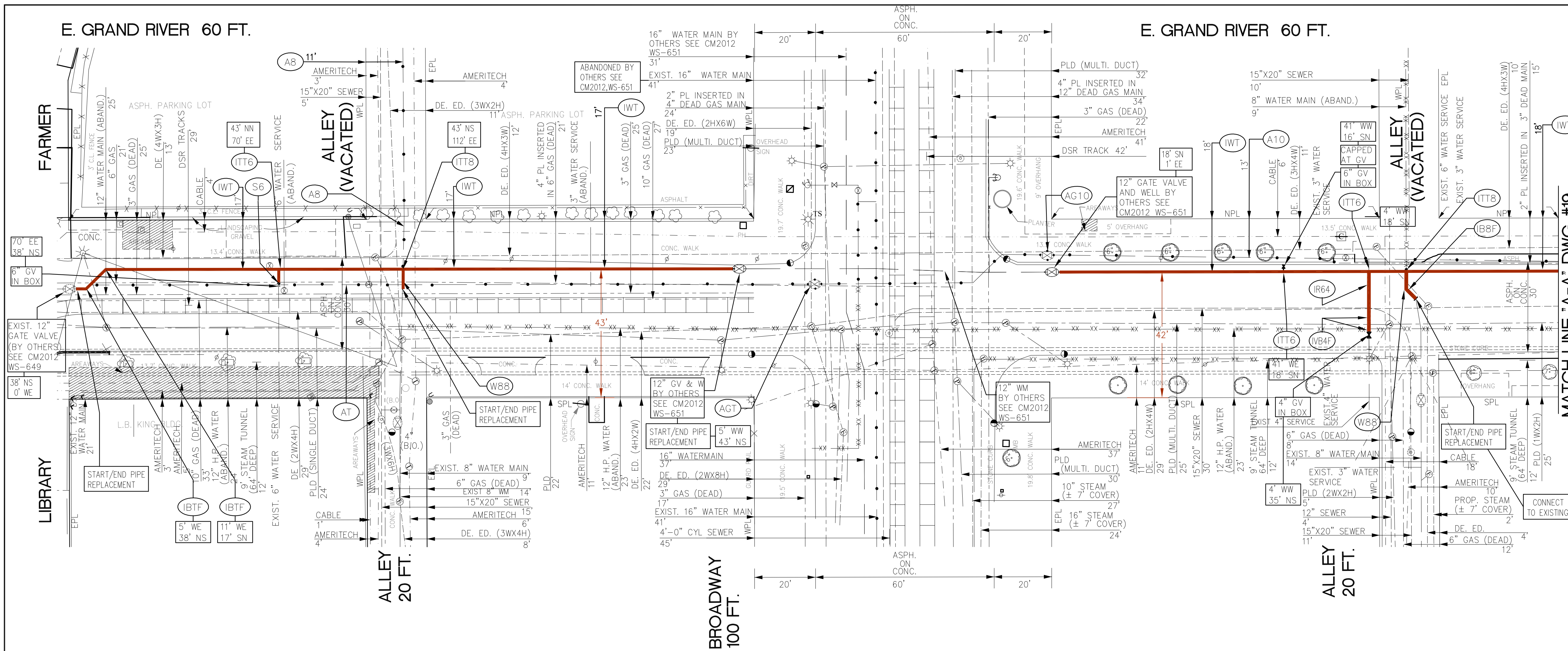
|             |      |       |         |              |           |                            |
|-------------|------|-------|---------|--------------|-----------|----------------------------|
| SECTION MAP | TOWN | RANGE | SECTION | PORTION CODE | FAMIS NO. | (DESIGN)<br>(CONSTRUCTION) |
|-------------|------|-------|---------|--------------|-----------|----------------------------|

|                            |                   |
|----------------------------|-------------------|
| M.D.P.H./D.N.R. PERMIT NO. |                   |
| REF. NO.                   | CS-1292, TASK #5A |
| CONTRACT NO.               |                   |
| FILE NO.                   |                   |
| DRAWING NO.                | 19 OF 22          |

1:15 NEW INFORMATION... 10/16/03 10:47 AM EDT

E. GRAND RIVER 60 FT.

E. GRAND RIVER 60 FT.



MATCH LINE 'A-A' DWG. #19

- (A8) ABANDON EXIST. 8" WATER MAIN.
- (A10) ABANDON EXIST. 10" WATER MAIN.
- (AG10) REMOVE EXIST. 10" DWS D GATE VALVE AND ABANDON WELL.
- (AG12) REMOVE EXIST. 12" DWS D GATE VALVE AND ABANDON WELL.
- (AT) ABANDON EXIST. 12" WATER MAIN.
- (IBTF) INSTALL 12"-45° BEND.
- (IB8F) INSTALL 8"-45° BEND.
- (IR64) INSTALL 6" X4" REDUCER.
- (ITT6) INSTALL 12" X6" TEE.
- (ITT8) INSTALL 12" X8" TEE.
- (WB4F) INSTALL 6" 45° VERTICLE BEND
- (IWT) INSTALL 12" DUCTILE IRON WATER MAIN.
- (S6) RECONNECT EXIST. 6" SERVICE.
- (W88) REPLACE EXIST. 8" WATER MAIN WITH 8" DUCTILE IRON WATER MAIN.

**AS BUILT DWGS**

WS-651  
TASK 2

AS BUILTS PREPARED BY  
**DLZ MICHIGAN, INC.**  
151 W. CONGRESS, DETROIT, MI 48226  
PHONE: (313) 961-4040

| F           |                   |      |       |       |
|-------------|-------------------|------|-------|-------|
| E           |                   |      |       |       |
| D           |                   |      |       |       |
| C           |                   |      |       |       |
| B           |                   |      |       |       |
| A           | AS BUILT DRAWINGS | KTG  | KMK   | 10/05 |
| DESCRIPTION |                   | CHKD | APPVD | DATE  |
| REVISIONS   |                   |      |       |       |

DRAWN BY: M. F-E/R. PRIBAK/K.D.  
DESIGNED BY: H. JOUBAI / K. DAVE  
CHECKED BY: C. GROOVER  
APPROVED BY: M. HAMOOD



WATER SYSTEM IMPROVEMENTS  
VARIOUS STREETS THROUGHOUT THE CITY

E. GRAND RIVER AVE.- LIBRARY AVE. TO MATCHLINE 'A-A'

SCALE: 1"=20'      DATE: 10-16-03

CITY OF DETROIT  
WATER AND SEWERAGE DEPARTMENT - ENGINEERING DIVISION

**Spalding DeDecker Associates, Inc.**  
220 W. Congress, Suite 400, Detroit, MI 48226  
P (313) 967-4700 F (313) 967-4707

|             |      |       |         |              |           |                            |
|-------------|------|-------|---------|--------------|-----------|----------------------------|
| SECTION MAP | TOWN | RANGE | SECTION | PORTION CODE | FAMIS NO. | (DESIGN)<br>(CONSTRUCTION) |
|-------------|------|-------|---------|--------------|-----------|----------------------------|

|                            |                   |
|----------------------------|-------------------|
| M.D.P.H./D.N.R. PERMIT NO. |                   |
| REF. NO.                   | CS-1292, TASK #5A |
| CONTRACT NO.               |                   |
| FILE NO.                   |                   |
| DRAWING NO.                | 18 OF 22          |



**BASEMENT LEGAL OCCUPANCY:**  
THE BASEMENT IS CURRENTLY CLASSIFIED AS BAR/RESTAURANT USE. THE SCOPE OF THIS PROJECT IS AN INTERIOR RENOVATION OF THE BAR/RESTAURANT SPACE. THE OCCUPANCY IS INTENDED TO REMAIN THE SAME.

**FLOOR PLAN NOTES**

- ARCH ELEV 4'-6" = EXISTING FIRST FLOOR ELEV. VERIFY ALL ELEVATIONS IN THE FIELD.
- CONTRACTOR TO COORDINATE WITH ARCHITECT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS PRIOR TO ANY WORK OR INSTALLATION
- ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, COLUMN CENTERLINE, FACE OF CONCRETE, AND OR FACE OF MASONRY UNO
- PROVIDE PATCHING COMPOUND AND UNDERLAYMENT TO REPAIR FLOORS DAMAGED BY DEMOLITION AND BASE REMOVAL. RESTORE FLOOR SURFACE TO A LEVEL SUBSTRATE SUITABLE FOR INSTALLATION OF NEW FLOORING.
- TYPICAL DOOR FRAME TO WALL DIMENSION IS 4" UNO. RE: A7.1.1
- ALL PARTITIONS ARE TO BE G3.A UNO
- REFER TO SHEET A7.4.1 FOR PARTITION TYPES
- REFER TO SHEET A7.4.3 FOR FIRESTOPPING AND PENETRATION DETAILS
- REFER TO SHEET A7.4.2 FOR WALL REINFORCING DETAILS - PROVIDE WALL REINFORCING FOR MILLWORK, SHELVES, WALL MOUNTED EQUIPMENT
- PROVIDE POSITIVE SLOPE AT ALL FLOOR DRAINS - REDUCE SUPPORTED SLAB DESIGNED THICKNESS BY 1/4" MAX TO ACCOMMODATE FLOOR SLOPE TO DRAIN
- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR EQUIPMENT PAD LOCATIONS.
- NEW CONSTRUCTION WALLS TO BE FLUSH WITH EXISTING UNO.
- PROVIDE GLASSMAT BACKER AT ALL TOILET ROOM TILE WALLS.
- INFILL ALL UNUSED FLOOR/WALL PENETRATIONS TO MATCH ADJACENT SURFACE.
- REPLACE ALL MISSING WOOD BASEBOARD TO MATCH ADJACENT (NOT REQUIRED IN BACK-OF-HOUSE SPACES)

**FLOOR PLAN LEGEND**

- EXISTING PARTITION
- NEW PARTITION WALL
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL
- DASHED CONSTRUCTION INDICATES FUTURE WORK BY TENANT
- OMITTED
- B** EXISTING MECH. PLATFORM TO REMAIN - REFER TO MECH. FOR CONDENSER UNIT LAYOUT. REFER TO DEMO PLANS & STRUCT. FOR STEEL PLATFORM & GUARDRAIL MODIFICATIONS. PAINT TO MATCH EXISTING FINISH USING HIGH PERFORMANCE COATING.
- C** PATCH & REPAIR WALL AS REQUIRED.
- D** NEW MOP SINK - REFER TO MECH.
- E** RESTORE WOOD STAIR RAILING AND PICKETS. PROVIDE NEW WOOD RAILING ON NORTH SIDE OF STAIR
- F** NEW WOOD FLOOR INFILL - REFER TO STRUCT.
- G** PRE-FABRICATED 68 DEGREE PAINTED STEEL ALTERNATING TREAD STAIR. NOTE: INSTALL SUCH THAT THERE IS 1 1/2" CLEAR MIN BETN HANDRAIL AND WALL OR OTHER OBSTRUCTION.
- H** PROVIDE NEW PAINTED STEEL PIPE GUARDRAIL - 42" HIGH
- J** PROVIDE METAL STUD / GYPSUM BOARD PARTITION TO MATCH ADJACENT EXISTING WALL
- K** FIRE SUPPRESSION STANDPIPE - REFER TO MECH. COORDINATE ALL REQ'D CLEARANCES W/ FIRE SUPPRESSION CONTRACTOR. COORDINATE EXACT ROUTING W/ ARCHITECT IN THE FIELD.
- L** NEW 3'-4" WIDE GALVANIZED STEEL FIRE ESCAPE - PAINT USING HIGH-PERFORMANCE EXTERIOR COATING - REFER TO SECTION & STRUCT.
- M** REPAIR / RESTORE & REFINISH EXISTING WOOD FLOOR. REPLACE MISSING HARDWOOD SECTIONS W/ MATCHING
- N** DOMESTIC WATER BOOSTER PUMP - REFER TO MECH. REFER TO STRUCTURAL FOR REINFORCING OF FLOOR JOISTS BELOW.
- P** NEW ATTIC EXHAUST FAN - REFER TO MECH.
- Q** LOCATE DOOR JAMB 8" FROM ADJACENT WALL TO ALLOW FOR ELECTRICAL CONDUIT RISERS
- R** REPAIR WALL SURFACE TO MATCH ADJACENT AFTER REMOVING EXIST. PANEL
- S** REPLACE WALL REGISTER COVERS FOR BOTH FAN AND SUPPLY IN MEN'S ROOM
- T** FUTURE BAR BY TENANT - REFER TO MECH. FOR PLUMBING ROUGH-IN
- U** FUTURE ADA COMPLIANT STAFF BATHROOM BY TENANT
- V** REMOVE EXISTING GYPSUM BOARD ON EAST WALL. PROVIDE SOUND ATTENUATION BATT INSULATION TO FILL STUD CAVITY AFTER INSTALLATION OF ALL NEW MECH. EQUIPMENT / DUCTWORK - REPLACE GYPSUM BOARD. SEAL ALL EXISTING & NEW HOLES / PENETRATIONS THRU INDICATED WALL W/ ACOUSTIC SEALANT
- W** REINFORCE EXISTING WOOD TRUSS - AS PER STRUCT.
- X** CONSTRUCT NEW WOOD PLATFORM IN VEST. 301C TO SAME ELEVATION AS EXISTING ADJACENT WOOD PLATFORM
- Y** NEW STEEL GUARDRAIL TO MATCH EXISTING - PAINT TO MATCH EXISTING FINISH USING HIGH PERFORMANCE COATING
- Z** INFILL WOOD FLOOR W/ NEW WOOD FRAMING & PLYWOOD SUBFLOOR ABOVE EXISTING WOOD STAIRS TO CREATE LEVEL SURFACE
- AA** PROVIDE METAL STUD FURRING AT 16" OC W/ 5/8" GYPSUM BOARD - FULL HEIGHT (MATCH DEPTH OF ADJACENT EXISTING WALL FURRING)
- AB** EXISTING STRUCTURAL STEEL HANGER ROD TO REMAIN IN PLACE - PAINT TO MATCH EXISTING GUARDRAIL
- AC** ADA COMPLIANT DRINKING FOUNTAIN. SEE MECH.
- AD** PROVIDE 3" XPS INSULATION (R-15 MIN.) ON EXISTING AND NEW WALLS SEPARATING THE EVENT SPACE FROM THE PREP. KITCHEN - REFER TO SECTION 1/A3.2.1 FOR HEIGHT OF INSULATION.
- AE** PROVIDE NEW 3" - 0" WIDE (MIN.) SERVICE ACCESS ELEVATED WOOD PLATFORM W/ 42" HIGH (MIN.) WOOD GUARDRAILS ON BOTH SIDES. VERIFY HEIGHT AND EXACT LOCATION IN FIELD TO PROVIDE ACCESS AS ILLUSTRATED. PLATFORM TO BE CONSTRUCTED OVER BLOWN-IN CELLULOSE INSULATION AT ATTIC FLOOR. DO NOT DISTURB INSULATION.
- AF** 6 X 6 WOOD POSTS. PRIME AND PAINT. (SEE STRUCTURAL)
- AG** CONSTRUCT NEW PARTITION AS TIGHT AS POSSIBLE TO RETURN AIR DUCT - VERIFY EXACT LOCATION IN THE FIELD

**HamiltonAnderson**  
architecture landscape architecture urban design

Hamilton Anderson Associates, Inc  
1435 Randolph Suite 200  
Detroit, Michigan 48226  
p 313 964 0270 f 313 964 0170  
www.hamilton-anderson.com

MEP Engineer: MEP Engineers, LLC  
380 N. Main Street  
Clawson, MI  
248 488 9822

Structural Engineer: LM Engineering  
25315 Dequindre Rd.  
Madison Heights, MI 48071  
248 850 8265

Civil Engineer: OHM Advisors  
1145 Griswold Street Suite 200  
Detroit, MI 48226  
313 481 1250

Client  
**BASCO / 311 E. Grand River, LLC**

607 Shelby Street  
Suite 600  
Detroit, MI 48226

Key Plan

|                  |            |
|------------------|------------|
| BULLETIN 9       | 03/09/2022 |
| BULLETIN 8       | 01/31/2022 |
| BULLETIN 3       | 04/26/21   |
| BULLETIN 1       | 05/22/20   |
| BID / PERMIT SET | 09/06/19   |

Project  
**Harmonie Club - Core & Shell**

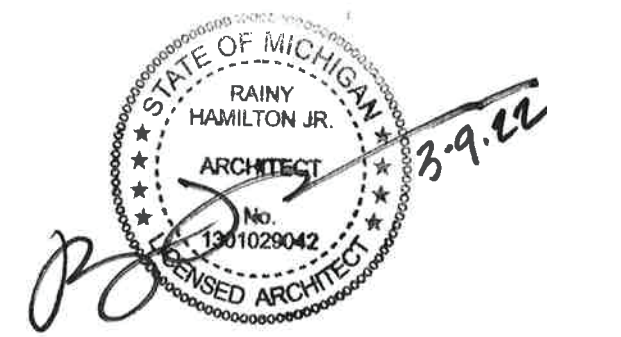
Drawing Title  
**BASEMENT PLAN**

Project Number: 2016112.01

Drawn By: JAB Approved By: DMZ

Scale: 1/8" = 1'-0"

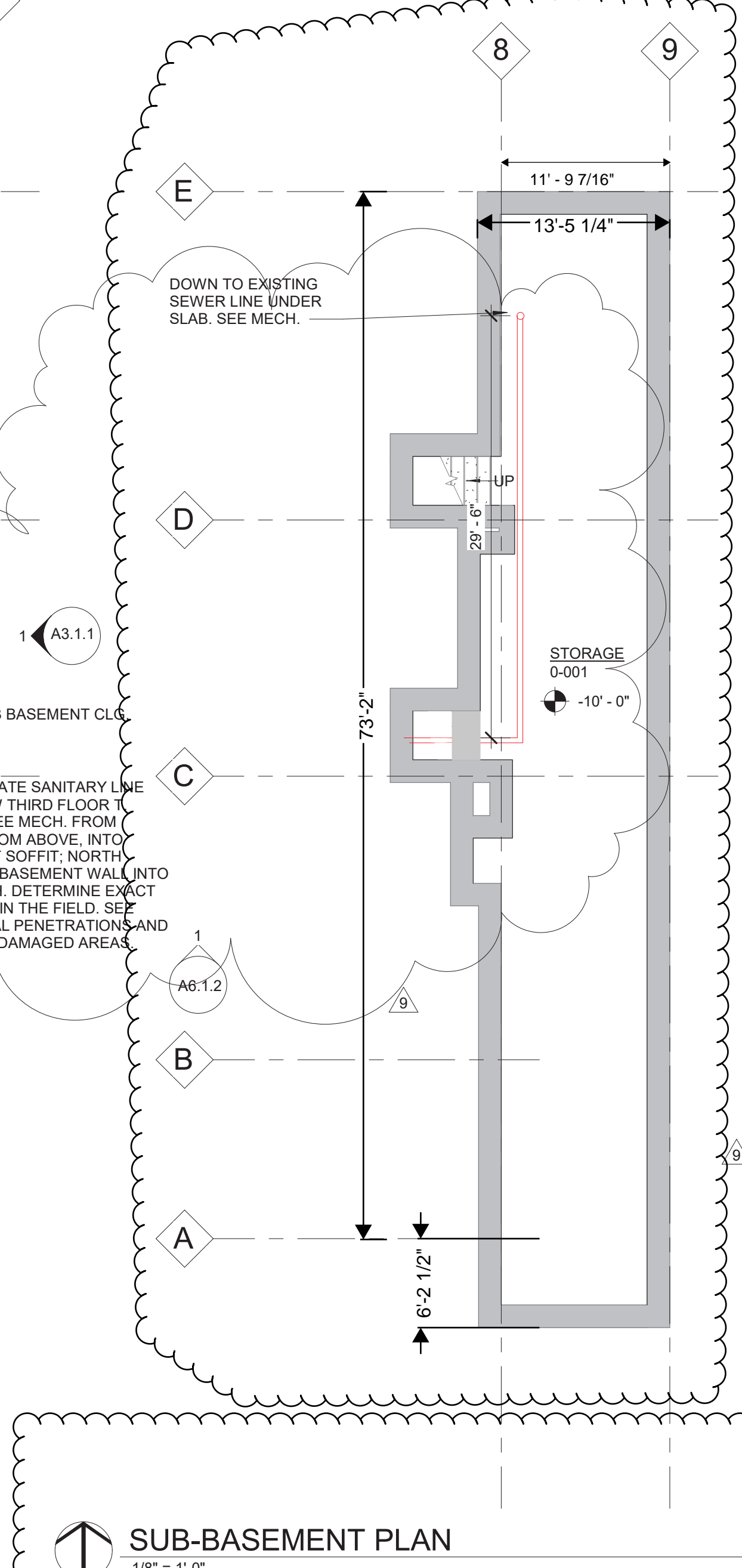
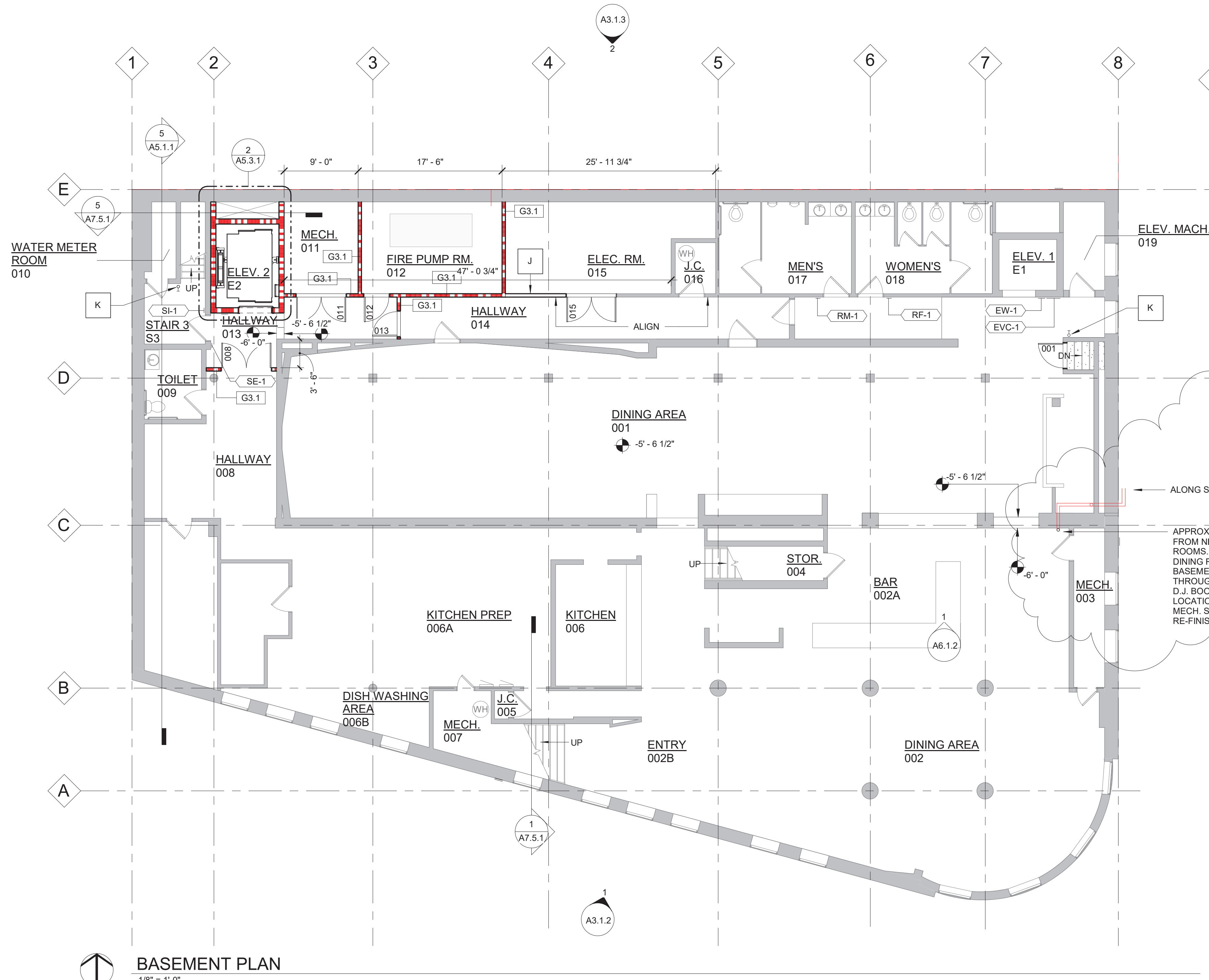
Seal:



Signature: \_\_\_\_\_

Drawing No:

**A1.0**





Hamilton Anderson Associates, Inc  
1435 Randolph Suite 200  
Detroit, Michigan 48226  
p 313 964 0270 f 313 964 0170  
www.hamilton-anderson.com

MEP Engineer: MEP Engineers, LLC  
380 N. Main Street  
Clawson, MI  
248 488 9822

Structural Engineer: LM Engineering  
25315 Dequindre Rd.  
Madison Heights, MI 48071  
248 850 8265



Engineers  
Surveyors  
Planners  
Landscape Architects

28 West Adams Road  
Suite 1200  
Detroit, MI 48226  
p (313) 962-4442  
f (313) 962-5066  
www.giffelswebster.com

Executive: C.A.A.  
Manager: C.A.A.  
Designer: J.A.B.  
Quality Control: C.A.A.  
Part of Governors and Judges Plan  
of Section 9

Professional Seal:

Client  
**BASCO / 311 E. Grand River, LLC**  
607 Shelby Street  
Suite 600  
Detroit, MI 48226

Key Plan



Know what's below.  
Call before you dig.

Table with columns: DATE, ISSUE, Date, Issue. Multiple empty rows for recording changes.

BID / PERMIT SET 09 / 06 / 19  
100% DD SET

Project

**Harmonie Social Club -  
Core & Shell**

Drawing Title

**TOPOGRAPHIC  
SURVEY**

Project Number: 2016112.01

Drawn By: Approved By:

Scale: AS NOTED

Seal:

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

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Know what's below.  
Call before you dig.

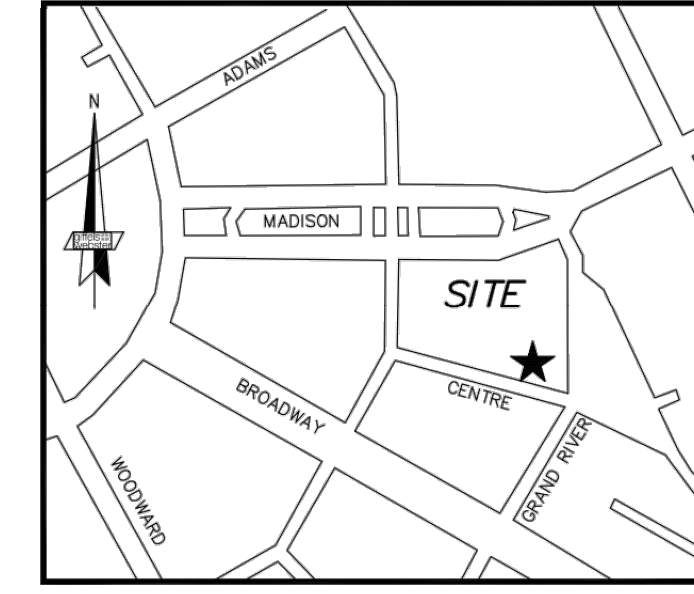
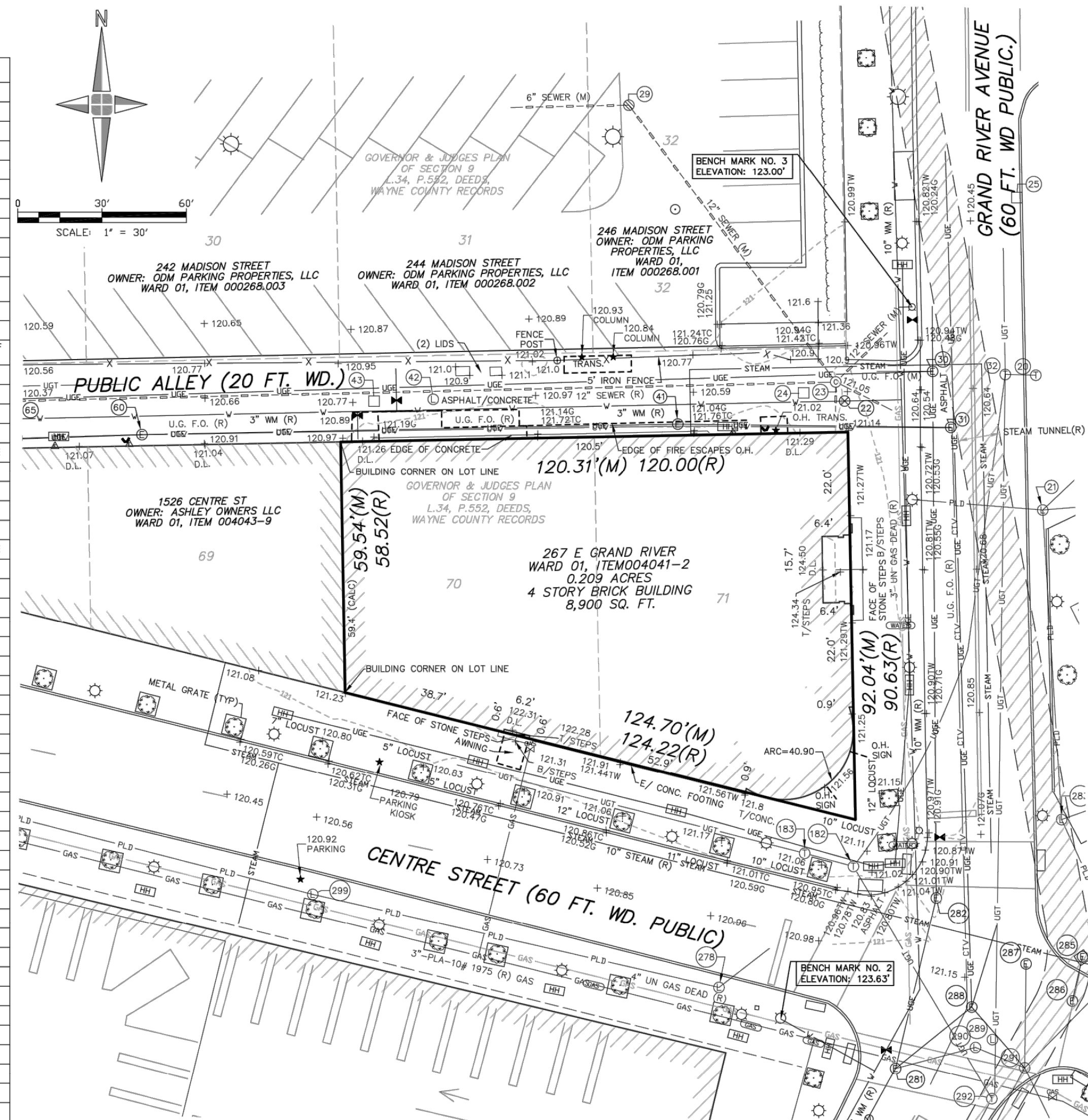
Signature: \_\_\_\_\_

Drawing No:

**C1.0**

SCHEDULE OF STRUCTURES

Table with columns: STRUCTURE, TYPE, SIZE OF PIPE, RIM, DROP, INVERT, DIRECTION, COMMENTS. Lists various utility structures like manholes, catch basins, and valves with their elevations and directions.



LOCATION MAP  
( NOT TO SCALE )

BENCH MARK DATA

( CITY OF DETROIT ) DATUM  
SITE BENCH MARK NO. 1  
ARROW ON HYDRANT ON THE WEST SIDE OF JOHN R STREET +/- 45 FEET SOUTH OF ADAMS STREET. ELEVATION: 122.65' (NOT GRAPHICALLY SHOWN)  
SITE BENCH MARK NO. 2  
ARROW ON HYDRANT AT THE SOUTHWEST CORNER OF GRAND RIVER AVENUE AND CENTRE STREET. ELEVATION: 123.63'  
SITE BENCH MARK NO. 3  
ARROW ON HYDRANT ON THE WEST SIDE OF GRAND RIVER AVENUE, +/- 10 NORTH OF THE NORTH LINE OF A 20 FOOT WIDE ALLEY. ELEVATION: 123.00'

LEGEND - EXISTING

Legend detailing symbols for various utilities and features: 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, SAN, W, GAS, UGE, UGT, CTV, P.D. LINE, STEAM, TEL, SAN. MH, SAN. CLEAN OUT, SAN. RISER, SAN. PUMP STATION, COMB. MH, GATE VALVE, HYDRANT, WATER VALVE, WATER METER, POST INDICATOR VALVE, WELL HEAD, FDC CONNECTION, IRRIGATION CONTROL BOX, STORM MH, CATCH BASIN, BEEHIVE CB, CULVERT E.S., ROOF/DOWN SPOUT, OVERFLOW/OUTLET STRUCTURE, ROUND CB, LIGHT POLE, UTILITY POLE, ELEC. TRANS., AIR CONDITIONER, ELEC. MH, ELEC. METER, ELEC. RISER, TRAFFIC CONTROL BOX, STEAM MH, PUBLIC LIGHTING MH, GAS METER, GAS RISER, GAS VALVE, GAS MH, TELE. RISER, TELE. MH, CABLE CROSS BOX, CABLE RISER, PAY PHONE, MANHOLE, SIGN, PROT. POST/GUARD POST, GUY, DEODUCOUS TREE, CONFEROUS TREE, DEAD TREE, UTILITY FLAG, BLDG. CORNER (FIELD LOCATED), HANDBIC PARKING, WETLAND FLAG, BUSH/SHRUB, PARKING METER, RESIDENTIAL MAILBOX, U.S. MAILBOX, EXISTING ELEVATION, SOIL BORING, MONITORING WELL, LAWN IRRIG. HEAD, CENTERLINE R.R. TRACK, MISC. TOPO. SHOT, SURVEY CONTROL POINT, FOUND IRON, FOUND NAIL, F. CUT CROSS, SECTION COR., FENCE POST, BENCHMARK, FOUND PIPE, FOUND MON., ASPH., CONCR., AIR CONDITIONER, GUARD POST, CHAIN-LINK FENCE, DOOR LEDGE, FINISHED FLOOR, OVERHANG, FOUND IRON, SET IRON, FOUND IRON PIPE, MEASURED, RECORD, FOUND MONUMENT, SET NAIL, CORRUGATED METAL PIPE, REINFORCED CONCRETE PIPE, GROUND LIGHT.

PARKING INFORMATION

Table with columns: REGULAR SPACES, HANDICAPPED SPACES, TRUCK SPACES, TOTAL. All values are 0.

ZONING INFORMATION

ZONED B5 (MAJOR BUSINESS DISTRICT)  
FOR MORE INFORMATION REFER TO THE CITY OF DETROIT ZONING ORDINANCE MANUAL.

Table for Sec. 61-13-26, B5 (Ord. No. 11-05, 11-5-26-05; Ord. No. 26-12, 51, 11-21-12). Columns: Use, Minimum Lot Dimensions (Area, Width, Front, Side, Rear), Minimum Setbacks (Front, Side, Rear), Max. Height (feet), Max. Lot Coverage (%), Max FAR, Add'l. Regs.

PROPERTY DESCRIPTION

(PER TAX RECORDS)  
LOTS 70 AND 71 OF GOVERNOR & JUDGES PLAN OF SECTION 9, L34, P.552, DEEDS WAYNE COUNTY RECORDS

NOTES:

- DTE AND PUBLIC LIGHTING UTILITY MAPS WERE NOT AVAILABLE AT TIME OF SURVEY.
- 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 PROVIDED TO THE SURVEYOR BY THE CLIENT. THEREFORE SETBACK 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 WORK.
- THERE IS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- 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.