

ENCROACHMENT PLAN FOR COSM DEVELOPMENT

25 CADILLAC SQUARE

**25 CADILLAC SQUARE
PROPOSED COSM DEVELOPMENT
USE: COMMERCIAL
BUILDING FOOTPRINT AREA: 68,980 SFT**

EXISTING CADILLAC TOWER

EXISTING ROW AT BUILDING EDGE

EXISTING CURB

BATES STREET

(60' WIDE)

CADILLAC SQUARE

(200' WIDE)

ENCROACHMENT LEGEND

REQUESTED ENCROACHMENT FOR EXTERIOR PLANTER INCLUDING UNDERGROUND SILVA CELLS, UNDERDRAINS, IRRIGATION, AND GRATES. FROM GRADE TO 6' BELOW GRADE.

**REQUESTED ENCROACHMENT FOR EXTERIOR UNDERDRAINS AND IRRIGATION.
FROM GRADE TO 6' BELOW GRADE.**

REQUESTED ENCROACHMENT FOR AN ABOVE GROUND PATIO INCLUDING SEATING AND APPROPRIATE BARRIER.

NOTE:
THESE ENCROACHMENTS WILL NEITHER IMPEDE PEDESTRIAN NOR VEHICULAR TRAFFIC, NOR WILL THEY INTERFERE WITH THE MAINTENANCE OF THE PUBLIC RIGHTS-OF-WAY (ROW), INCLUDING UTILITY COMPANY AND FIRE DEPARTMENT ACCESS. THE REQUESTED ENCROACHMENTS MAINTAIN A MINIMUM 6' WIDE ADA ACCESS WAY WITHIN THE SIDEWALK FRO PEDESTRIAN USE. OBTAINING THESE ENCROACHMENTS IS CRITICAL TO FULLY UTILIZE THIS PROPERTY AS A COMMERCIAL ESTABLISHMENT AND WILL PROMOTE ACTIVITY ALONG CADILLAC SQUARE.

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PROJECT

COSM Detroit



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CONSULTANT



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PROFESSIONAL SEAL

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#	DESCRIPTION	DATE
1	ENCROACHMENT EXHIBIT	04/21/25

KEY PLAN

SHEET TITLE
ENCROACHMENT
EXHIBIT

PROJECT #
2401413

SHEET #

EX-001

30x42

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