

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Thursday, August 09, 2007

To: *The Department or Commission Listed Below*
From: *Janice M. Winfrey, Detroit City Clerk*

RECEIVED
AUG 14 2007

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

DPW - CITY ENGINEERING DIVISION DPW/TRAFFIC ENGINEERING

1995 *Albert Kahn Associates, Inc., for encroachment to allow for east egress drive expansion (39' 6" proposed width) for property located at Baltimore and John R. Streets.*

JIF
LVM 362

CED
NOEL
TBD

1995



ALBERT KAHN ASSOCIATES, INC.
PLANNING, DESIGN AND MANAGEMENT

Albert Kahn Building
7430 Second Ave
Detroit, MI
48202-2798

Phone
313-202-7000
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313-202-7001
Email
aka@akahn.com
Web
www.albertkahn.com

July 27, 2007

Janice M. Winfrey
City Clerk
Office of the City Clerk
200 Coleman A. Young Municipal Center
Two Woodward Avenue
Detroit, MI 48226

2007 AUG -6 P 3:24
DETROIT
CITY CLERK

Re: AKA job# 03009-A0.000 Biodiesel Industries, Inc. petition for east egress drive encroachment.

Ms. Winfrey,

Albert Kahn Associates, Inc. has been working with Biodiesel Industries, Inc. since 2005 to develop a biodiesel manufacturing facility in the city of Detroit. The project site is located at the south-east corner of Baltimore Ave and John R Street. The project site is 0.87 acres and the biodiesel manufacturing facility is approximately 13,600 square feet. There will be parking for 22 cars (5 more than required by code), a loading/service area for small cube vans and a loading/unloading area for large semi trucks (approximately 60 feet long). The semi trucks will be transporting material for the production of biodiesel or will be transporting biodiesel off site. The width of the egress drive is the focus of this letter.

After review with City of Detroit Planning Design and Development (PD&D) and with conditional approval from the Buildings and Safety Engineering Industrial Review Committee (IRC), drawings were issued for site plan approval to Building and Safety Engineering on April 25th, 2007. Two drives are shown along the south side of Baltimore Ave for site access. Both drives are currently shown as 30'-0" wide as per City of Detroit standards. The west drive will be used for ingress by cars, cube vans and semi trucks and the east drive will be used as egress for semi trucks and cube vans. Please refer to drawing Exhibit 1 attached.

The IRC is aware that there will be several daily semi truck visits during manufacturing hours from Monday through Saturday. Trucks will enter the site from the west ingress drive and exit the site from the east egress drive. There is concern that the 30'-0" wide dimension for the east egress drive will be too narrow to allow semi trucks to pass through easily without damaging the proposed ornamental fence and sliding gate. We would like to propose a new width of 39'-6" for the east egress drive to facilitate truck maneuvering and reduce the chances of impact to the fence and gate. Please refer to drawing Exhibit 2 attached.

Biodiesel Industries, Inc.
Re: Job No. 03009-A0.000
6-28-07
Page 2

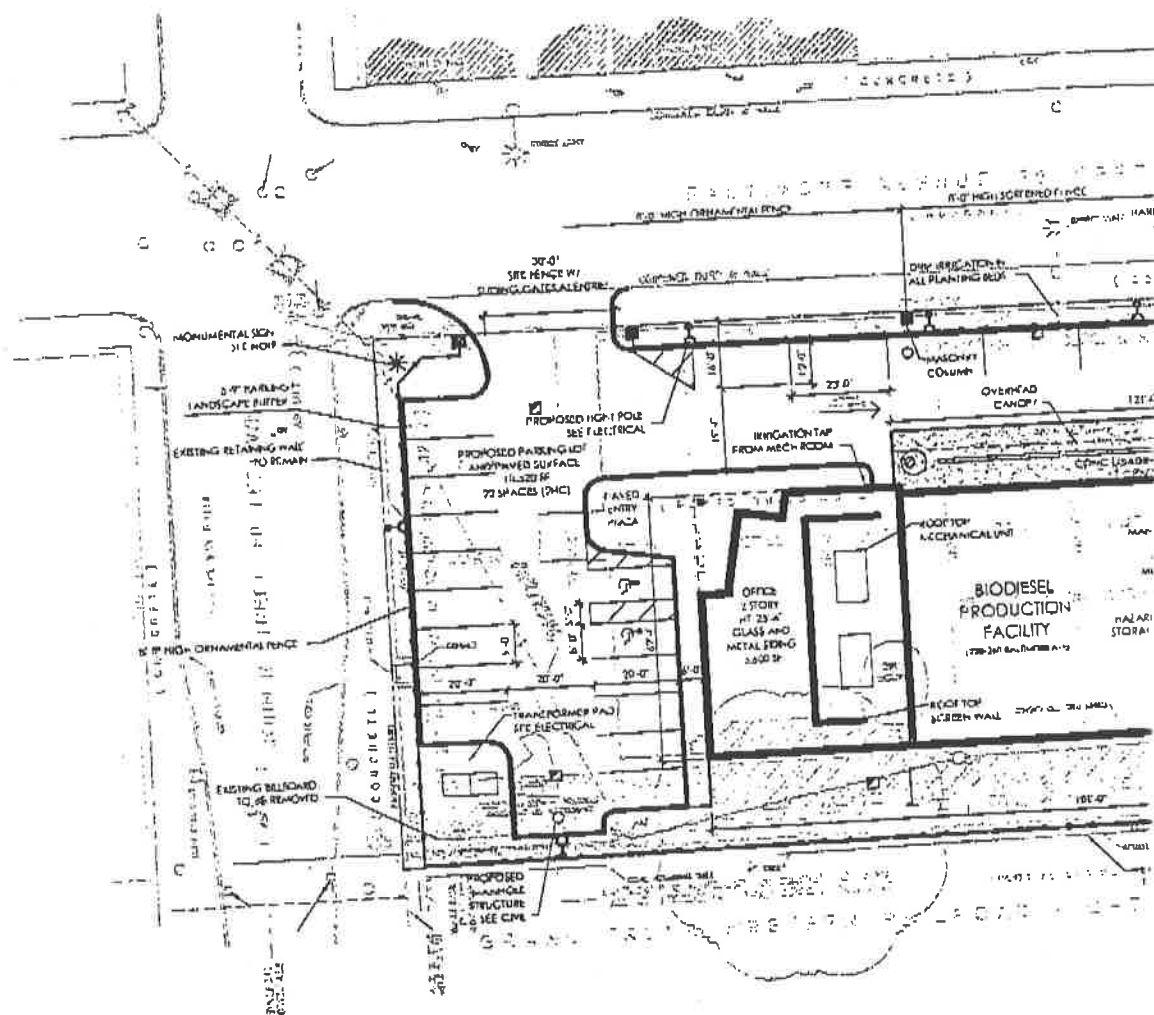
On behalf of our client, we would like to petition City Traffic Engineering Division to review the proposed east egress drive expansion, and allow an encroachment. We welcome any comments that the Division may have. Thank you very much for your time and consideration and we look forward to your timely response. Please feel free to contact Kristine Downs (313-202-7838) or myself (313-202-7564) any time with any questions or concerns.

Very truly yours,






Riccardo Pappini

rp

c: Peter Lynde
Kristine Downs

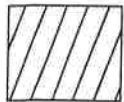
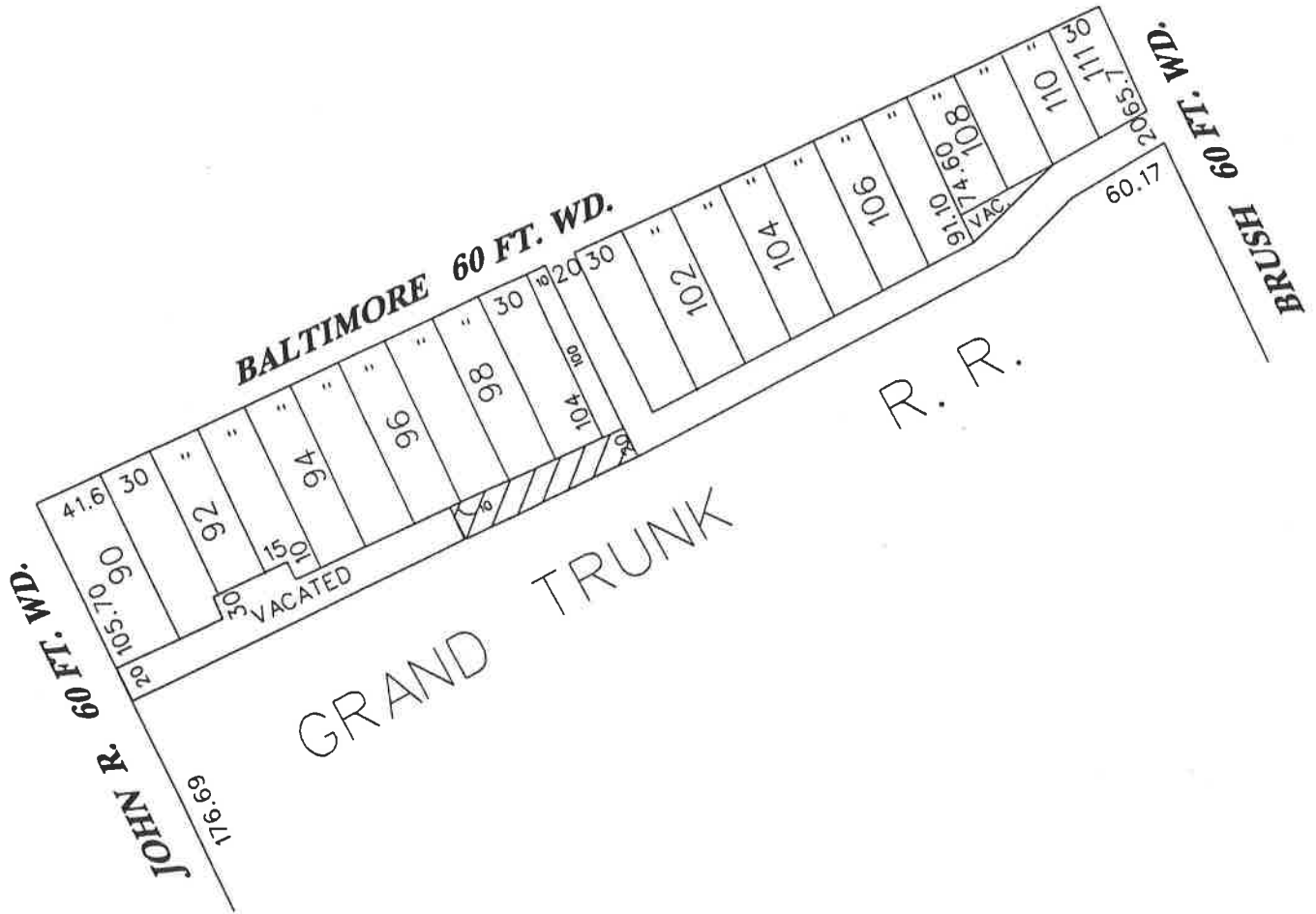


LEGEND

- 
CONCRETE PAD
- 
EXISTING TREE TO REMAIN
- 
ORNAMENTAL FENCE (SEE L-500)
- 
SCREENED FENCE (SEE L-500)
- 
MASONRY COLUMN (SEE L-500)

|||||

PETITION NO. 1995
ALBERT KAHN ASSOCIATES, INC.
7430 SECOND AVE.
DETROIT, MI 48202-2791
c/o RICCARDO PAPPINI
PHONE NO. 313-202-7000



-REQUESTED CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 31 F

B					REQUESTED CONVERSION TO EASEMENT A A PORTION OF THE EAST/WEST PUBLIC ALLEY IN THE AREA OF JOHN R., BALTIMORE AND BRUSH.	CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
A							JOB NO. 01-01
DESCRIPTION DRWN CHKD APPD DATE							
REVISIONS							
DRAWN BY ahb		CHECKED					
DATE 8/28/07		APPROVED					