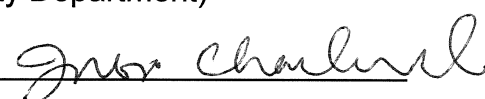


TO: City Engineering Division, DPW
900 Cadillac Tower Building
65 Cadillac Square
Detroit, Michigan 48226-2873
Survey Bureau: 313-224-3970
Fax: 313-224-3471

Ref. No. 201406119
Petition No. 2830

- () Involved; but asking you to hold action on this petition until further notice.
- () Involved; but no objections to the property change – provided an 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:
- (x) Involved; have no objection to the request for various (aerial) encroachments west of Woodward/south of Willis in the block bound by Woodward, Willis, Cass and Canfield Ave. as shown on drawing no. x2830 dated 04-01-2014 provided that the following minimum vertical under clearances shall be maintained above the sidewalk at all times:
 - (1) Canopy encroachments shall be at least 11 ft above ground.
 - (2) Building corner encroachment shall be at least 14 ft above ground.
 - (3) Brick pilaster encroachments shall be at least 2 ft above ground.
 - (4) Bay window encroachments shall be at least 15 ft above ground.

Traffic Engineering Division - DPW
(Utility or City Department)

for Ashok Patel 
By

Head Transportation Engineer
Title

August 4, 2014
Date

313-224-1610
Area code-Telephone number

MA/ma

2830



May 17, 2013

HAND DELIVER

Honorable Detroit City Council
C/o Detroit City Clerk
200 Coleman A. Young Municipal Center
2 Woodward Avenue
Detroit, Michigan 48226

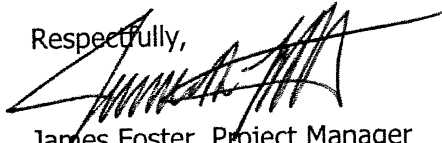
RE: Giffels Webster, request various encroachment(s) within the Woodward and Willis Avenue rights-of-way.

Giffels Webster, 28 W. Adams, Suite 1200, Detroit, Michigan 48226 on behalf of "Woodward Willis LLC", 4219 Woodward Ave., Detroit, Michigan 48202, respectfully request various encroachment(s) within the public rights-of-way located at the north-west corner of Woodward and Willis Avenue(s).

The proposed minor encroachments will consist of a portion of the building façade, bay windows, awnings and wall sconces. All of the building encroachments are minor in nature, but must be addressed. The encroachments will not impeded pedestrian and vehicular traffic, nor will it interfere with the maintenance of the public rights-of-way including utility company and Fire Department access. The requested encroachments are critical in re-developing this vacant Mid-town parcel into a new state of art office complex. Drawings of the proposed location are attached and detailed drawings will be delivered to the City Engineering Division of DPW to be used for their investigation.

If you should have any questions, please do not hesitate to contact me at (P) 313.962.4442 (M) 313.303.7677 (F) 313.962.5068.

Respectfully,



James Foster, Project Manager
Giffels Webster

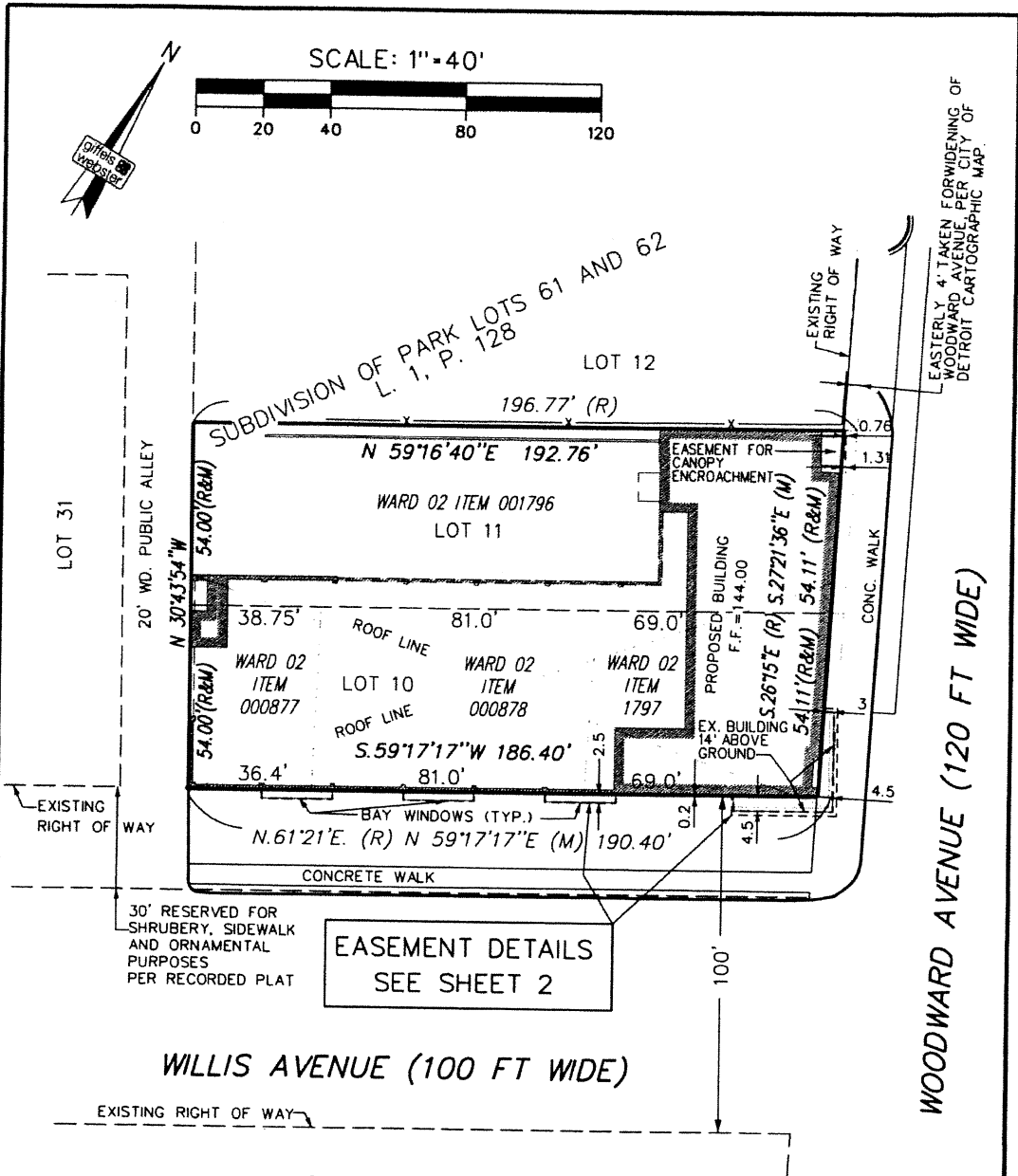
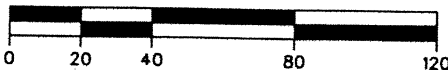
Cc: Woodward Willis LLC
Quinn Evans Architects

2013 MAY 20 A 11:43

DETROIT
CITY CLERK



SCALE: 1"=40'



EASEMENT DETAILS
SEE SHEET 2

WILLIS AVENUE (100 FT WIDE)

WOODWARD AVENUE (120 FT WIDE)

PROPERTY DESCRIPTION

LOT 11, PARK LOTS SUBDIVISION, AS RECORDED IN LIBER 1 OF PLATS, PAGE 128, WAYNE COUNTY RECORDS. COMMONLY KNOWN AS: 4219 WOODWARD AVENUE
TAX ID: WARD 02, ITEM 001796

THE WEST 36.4 FEET IN THE FRONT AND THE WESTERLY 38.75 FEET IN THE REAR OF LOT 10, PLAT OF SUBDIVISION OF PARK LOTS 61 AND 62, AS RECORDED IN LIBER 1, PAGE 128, WAYNE COUNTY RECORDS. COMMONLY KNOWN AS: 34 WEST WILLIS
TAX ID: WARD 02, ITEM 00877

THE WEST 81 FEET OF THE EAST 150 FEET OF LOT 10, PLAT OF SUBDIVISION OF PARK LOTS 61 AND 62, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 1, PAGE 128, WAYNE COUNTY RECORDS.
TAX ID: WARD 02, ITEM 00878

THE EAST 69 FEET OF LOT 10, PLAT OF SUBDIVISION OF PARK LOTS 61 AND 62, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 1, PAGE 128, WAYNE COUNTY RECORDS.
TAX ID: WARD 02, ITEM 001797

ABOVE GROUND EASEMENTS FOR BUILDING ENCROACHMENTS
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

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<p>Engineers Surveyors Planners Landscape Architects Environmental Specialists</p>	<p>28 W. Adams Street Suite 1200 Detroit, MI 48226 p (313) 962-4442 f (313) 962-5068 www.giffelswebster.com</p>	DATE: 05/03/13	CHECKED BY: JNR	DATE: 5/13	SCALE: 1"=40'
		DRAWN: LDA			SHEET: 1 OF 4
		DESIGN:			JOB No: 18363.00D
		P.C.:			Copyright © 2013 Giffels Webster. No reproduction shall be made without the prior written consent of Giffels Webster.
CITY: DETROIT					

TABLE OF PROPOSED BUILDING ENCROACHMENTS PLAN ELEVATIONS

T/WALK	143.03' - 143.73'
FIRST FLOOR T/SLAB	144.00'
BOTTOM OF BRICK PILASTER	146.00'
BOTTOM OF CANOPY	155.33'
BOTTOM OF CORNER TOWER	158.24'
BOTTOM OF BAY WINDOWS	158.62'
TOP OF BAY WINDOWS	170.09'
TOP OF BRICK PILASTER	171.33'
TOP OF PARAPET	185.67'
TOP OF CORNER TOWER FACADE	186.74'

**EASEMENT FOR CANOPY ENCROACHMENT
AT 11 FT. ABOVE GROUND ON WOODWARD AVENUE IN BLOCK
BOUNDED BY CANFIELD, WILLIS, CASS AND WOODWARD AVE.**

A THREE DIMENSIONAL EASEMENT OVER WOODWARD AVENUE (120 FEET WIDE) FOR CANOPY ENCROACHMENT BETWEEN CITY OF DETROIT ELEVATION 155.33 AND CITY OF DETROIT ELEVATION 160.00 LYING WITHIN THAT PORTION OF THE RIGHT OF WAY (120 FEET WIDE) ADJACENT TO THE EASTERLY LINE OF LOT 11 OF SUBDIVISION OF PARK LOTS 61 AND 62, AS RECORDED IN LIBER 1, PAGE 128, WAYNE COUNTY RECORDS.

MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 11; THENCE S.59°16'40"W., 4.01 FEET ALONG THE NORTHERLY LINE OF SAID LOT 11; THENCE S.27°21'36"E., 1.50 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING FOUR (4) COURSES BEING ALONG THE PERIMETER OF SAID EASEMENT: (1) N.59°17'17"E., 0.76 FEET; AND (2) S.30°42'43"E., 9.33 FEET; AND (3) S.59°17'17"W., 1.31 FEET; AND (4) N.27°21'36"W., 9.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.7 SQUARE FEET.

**EASEMENT FOR BUILDING ENCROACHMENT
AT 14 FT. ABOVE GROUND ON WILLIS AND WOODWARD AVENUE IN
BLOCK BOUNDED BY CANFIELD, WILLIS, CASS AND WOODWARD AVE.**

A THREE DIMENSIONAL EASEMENT OVER WOODWARD AVENUE (120 FEET WIDE) AND WILLIS AVENUE (100 FEET WIDE) FOR BUILDING ENCROACHMENT BETWEEN CITY OF DETROIT ELEVATION 158.24 AND CITY OF DETROIT ELEVATION 186.74 LYING WITHIN THAT PORTION OF THE RIGHT OF WAYS ADJACENT TO THE SOUTHERLY AND EASTERLY LINE OF LOT 10 OF SUBDIVISION OF PARK LOTS 61 AND 62, AS RECORDED IN LIBER 1, PAGE 128, WAYNE COUNTY RECORDS.

MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 10; THENCE N.59°17'17"E., 160.90 FEET ALONG THE SOUTH LINE OF LOT 10 SAID LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF WILLIS AVENUE (100 FEET WIDE) TO THE POINT OF BEGINNING; THENCE CONTINUING N.59°17'17"E., 25.50 FEET ALONG SAID NORTHERLY LINE; THENCE N.27°21'36"W., 26.04 FEET ALONG THE WEST RIGHT OF WAY LINE OF WOODWARD AVENUE ALSO BEING THE EASTERLY LINE OF LOT 10; THENCE N.59°17'17"E., 4.22 FEET; THENCE S.30°42'43"E., 31.74 FEET; THENCE S.59°17'17"W., 31.24 FEET; THENCE N.30°42'43"W., 5.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 309 SQUARE FEET.


**EASEMENT FOR BRICK PILASTER ENCROACHMENTS
AT 2 FT. ABOVE GROUND ON WILLIS AVENUE IN BLOCK
BOUNDED BY CANFIELD, WILLIS, CASS AND WOODWARD AVE.**

A THREE DIMENSIONAL EASEMENTS OVER WILLIS AVENUE (100 FEET WIDE) FOR BRICK PILASTER ENCROACHMENT BETWEEN CITY OF DETROIT ELEVATION 146.00 AND CITY OF DETROIT ELEVATION 171.33 LYING WITHIN THAT PORTION OF THE RIGHT OF WAY ADJACENT TO THE SOUTHERLY LINE OF LOT 10 OF SUBDIVISION OF PARK LOTS 61 AND 62, AS RECORDED IN LIBER 1, PAGE 128, WAYNE COUNTY RECORDS. MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 10; THENCE N.59°17'17"E., 186.40 FEET ALONG THE SOUTH LINE OF LOT 10 SAID LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF WILLIS AVENUE (100 FEET WIDE) TO POINT ON THE WESTERLY RIGHT OF WAY LINE OF WOODWARD AVENUE; THENCE S.27°21'36"E., 0.20 FEET; THENCE S.59°17'17"W., 186.39 FEET; THENCE N.30°43'54"W., 0.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 37 SQUARE FEET.

**ABOVE GROUND EASEMENTS FOR BUILDING ENCROACHMENTS
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN**

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	Engineers Surveyors	28 W. Adams Street	DATE: 05/03/13	CHECKED BY: JNR	DATE: 5/13	SCALE: 1"= 40'
	Planners	Suite 1200	DRAWN: LDA			SHEET: 3 OF 4
	Landscape Architects	Detroit, MI 48226	DESIGN:			JOB No: 18363.000
	Environmental Specialists	p (313) 962-4442 f (313) 962-5068	P.C.:			Copyright © 2013 Giffels Webster. No reproduction shall be made without the prior written consent of Giffels Webster.
	www.giffelswebster.com	CITY: DETROIT				

**EASEMENTS FOR BAY WINDOW ENCROACHMENT
AT 15 FT. ABOVE GROUND ON WILLIS AVENUE IN BLOCK
BOUNDED BY CANFIELD, WILLIS, CASS AND WOODWARD AVE.**

A THREE DIMENSIONAL EASEMENTS OVER WILLIS AVENUE (100 FEET WIDE) FOR BAY WINDOW ENCROACHMENT BETWEEN CITY OF DETROIT ELEVATION 158.62 AND CITY OF DETROIT ELEVATION 186.74 LYING WITHIN THAT PORTION OF THE RIGHT OF WAY ADJACENT TO THE SOUTHERLY LINE OF LOT 10 OF SUBDIVISION OF PARK LOTS 61 AND 62, AS RECORDED IN LIBER 1, PAGE 128, WAYNE COUNTY RECORDS.MORE PARTICULARLY DESCRIBED AS:

BAY WINDOW EASEMENT NO.1

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 10; THENCE N.59°17'17"E., 21.65 FEET ALONG THE SOUTH LINE OF LOT 10 SAID LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF WILLIS AVENUE (100 FEET WIDE) TO THE POINT OF BEGINNING; THENCE CONTINUING N.59°17'17"E., 21.00 FEET ALONG SAID NORTHERLY LINE; THENCE S.30°42'43"E., 2.50 FEET; THENCE S.59°17'17"W., 21.00 FEET; THENCE N.30°42'43"W., 2.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 52.50 SQUARE FEET.

BAY WINDOW EASEMENT NO.2

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 10; THENCE N.59°17'17"E., 63.65 FEET ALONG THE SOUTH LINE OF LOT 10 SAID LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF WILLIS AVENUE (100 FEET WIDE) TO THE POINT OF BEGINNING; THENCE CONTINUING N.59°17'17"E., 21.00 FEET ALONG SAID NORTHERLY LINE; THENCE S.30°42'43"E., 2.50 FEET; THENCE S.59°17'17"W., 21.00 FEET; THENCE N.30°42'43"W., 2.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 52.50 SQUARE FEET.

BAY WINDOW EASEMENT NO.3

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 10; THENCE N.59°17'17"E., 105.65 FEET ALONG THE SOUTH LINE OF LOT 10 SAID LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF WILLIS AVENUE (100 FEET WIDE) TO THE POINT OF BEGINNING; THENCE CONTINUING N.59°17'17"E., 21.00 FEET ALONG SAID NORTHERLY LINE; THENCE S.30°42'43"E., 2.50 FEET; THENCE S.59°17'17"W., 21.00 FEET; THENCE N.30°42'43"W., 2.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 52.50 SQUARE FEET.

**ABOVE GROUND EASEMENTS FOR BUILDING ENCROACHMENTS
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN**

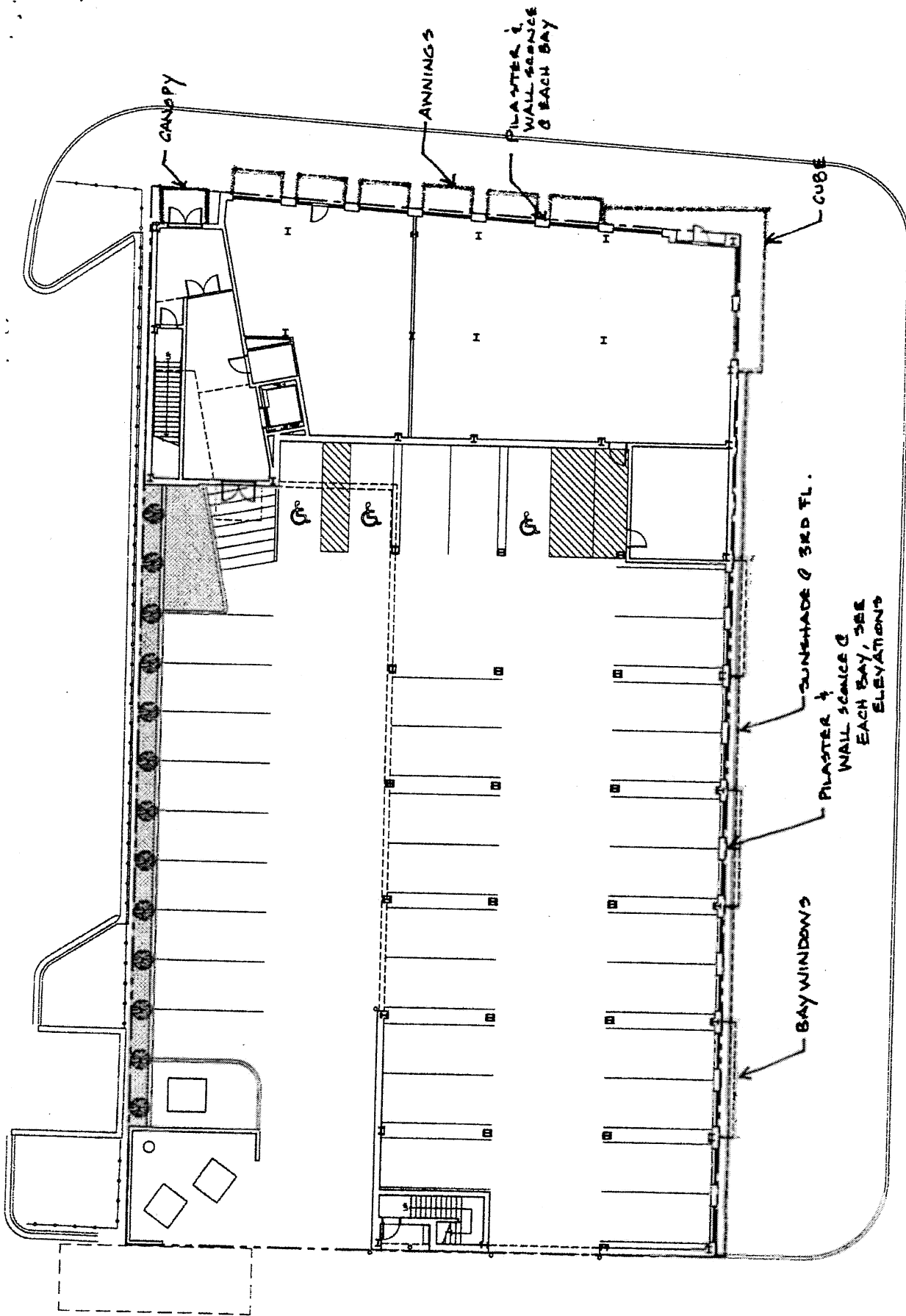
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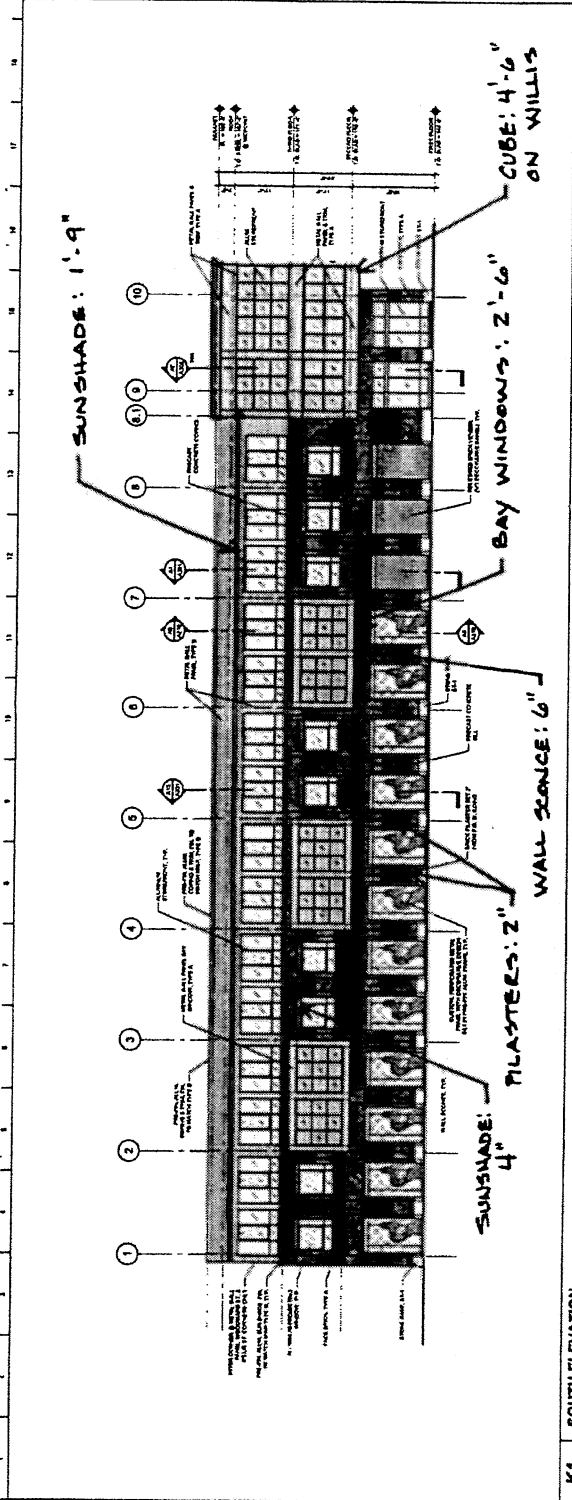
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CITY	DETROIT						



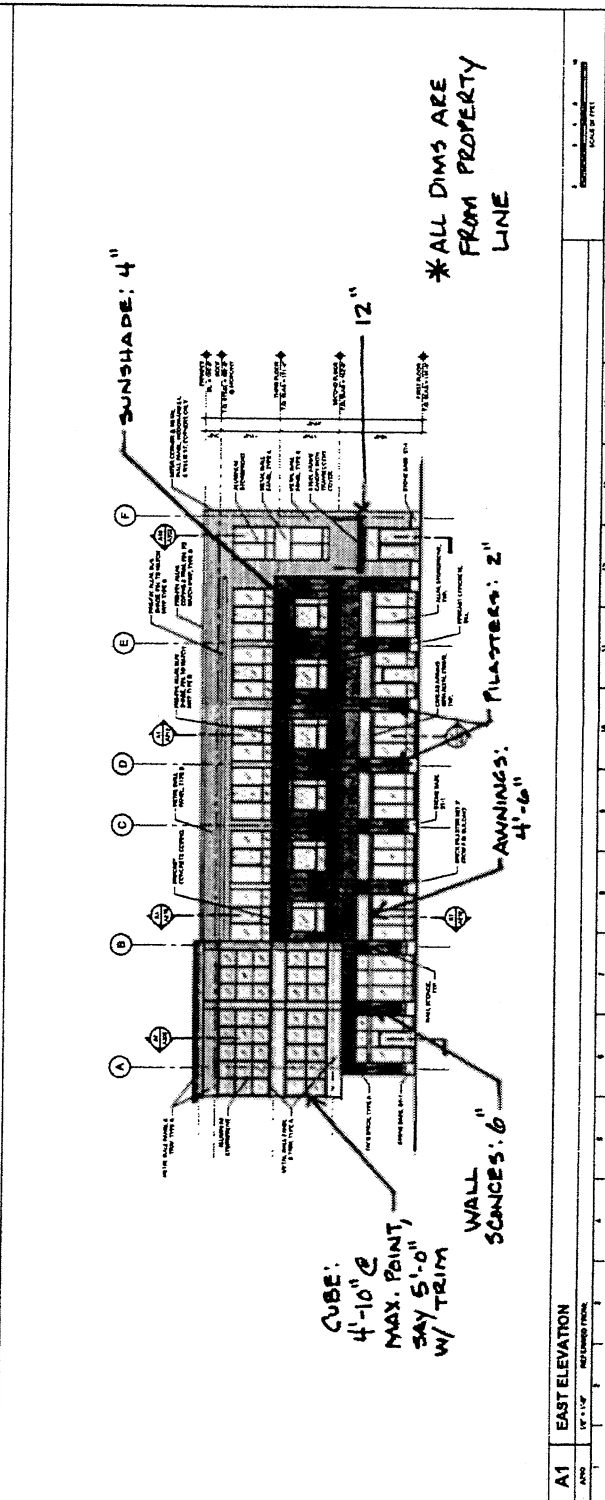


DATE FOR CONSTRUCTION

DATE	10/15/13
PROJECT	WOODWARD WILLIS
LOCATION	400 WOODWARD AVE, DETROIT, MI
SCALE	1/8" = 1'-0"
DESIGNED BY	QUINN EVANS ARCHITECTS
DRAWN BY	QUINN EVANS ARCHITECTS
CHECKED BY	QUINN EVANS ARCHITECTS
APPROVED BY	QUINN EVANS ARCHITECTS



K1 SOUTH ELEVATION
1/8" = 1'-0"
NOT DIMENSIONED FROM



A1 EAST ELEVATION
1/8" = 1'-0"
NOT DIMENSIONED FROM