

FAX TRANSMITTAL

Office of the City Clerk

Coleman A Young Municipal Center

Two Woodward Avenue, Suite 200

Detroit, Michigan 48226

Telephone: (313) 224-2070 Fax: (313) 224-2075

Friday, October 23, 2015

No. of Pages 4

FROM: *Mr. Andre Gilbert II, Junior Assistant City Council Committee Clerk*

SUBJECT: *Petition #883, Ducharme Place, LLC, Request for an encroachment on the easement located at 1544-1556 East Lafayette.*

FAX TO THE FOLLOWING DEPARTMENT(S):

--- Mr. Richard Doherty, City Engineer

DPW - City Engineering Division

(313) 224-1464

Attachment

38 c+d

391-392

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Friday, October 23, 2015

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

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

883 *Ducharme Place, LLC, Request for an encroachment on the easement located at 1544-1556 East Lafayette.*

DUCHARME PLACE, LLC

25925 Telegraph, Suite 202, Southfield, Michigan 48033 • (248) 353-7981 • (248) 353-0925 Fax

October 21, 2015

The Honorable City Council
Attn: Office of the City Clerk
200 Coleman A. Young Municipal center
Detroit, MI 48226

CITY CLERK 2015 OCT 22 AM 10:28

RE: Easement Encroachment Petition for 1544-1556 East Lafayette

Dear Honorable City Council,

Du Charme Place Apartments is a 185 unit apartments of 3 buildings in Lafayette Park. HUD, DEGC and MEDC are sponsors of this project. This project was reviewed and approved by Planning and Development Division. The project was also reviewed and granted Building Permits on July 30, 2015 by Building Safety Engineering & Environmental Department. Construction on the site commenced on September 11, 2015.

Historically, on November 8, 1961, Detroit City Council, approved an action to vacate and convert to an easement the subject area of Orleans Street., pages 2303-2311

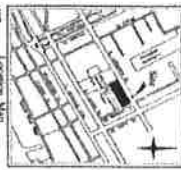
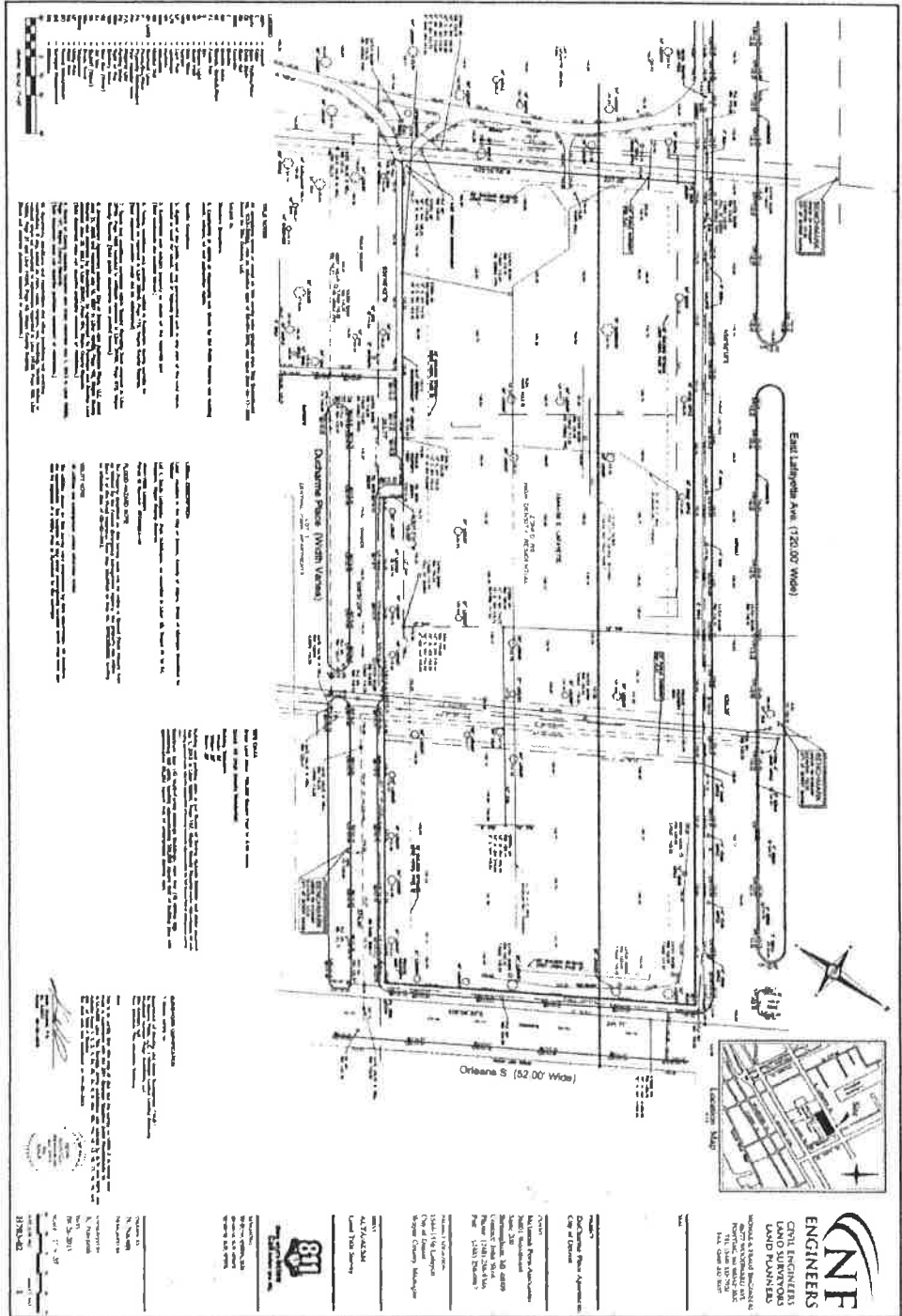
As the property owner, Du Charme Place, LLC, respectfully petitions the honorable city council for an encroachment on the easement located at 1544-1556 East Lafayette. This motion is in an effort to satisfy the request of the engineer at DWSD in review of a Construction Permit for tapping utilities on the property.

The encroachment items to be constructed in the easement consist of utility manholes, underground utility structures for connection to sewer, water and gas, a concrete driveway constructed to serve as a Fire Lane and Loading zone, metal security gates, sidewalks, curbs, grass and gravel. There will not be permanent building structures constructed in the easement. Thus, all underground utilities will remain accessible. Please see enclosed drawings of Property Survey, Paving and Grading Plan, and Utility Plan.

The driveway and site improvements encroaching in the easement are necessary to allow fire truck access for the safety of residents. This satisfies requests during the Site Plan review process and the Fire Department.

Respectfully,


Walter Cohen



NF ENGINEERS
CIVIL ENGINEERS
LAND PLANNERS
 10000 S. 10th Street, Suite 100
 Lincoln, NE 68504
 Tel: 402.476.1111
 Fax: 402.476.1112

Project: **Ducharme Place - Addition**
City of Lincoln
Location: **10000 S. 10th Street**
Parcel: **10000 S. 10th Street**
Map: **10000 S. 10th Street**
Plan: **10000 S. 10th Street**

Project No.: **2010-001**
City of Lincoln
Project Manager: **Michael C. Smith**
City Engineer: **Michael C. Smith**

City of Lincoln
City Engineer: **Michael C. Smith**
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National Park Associates

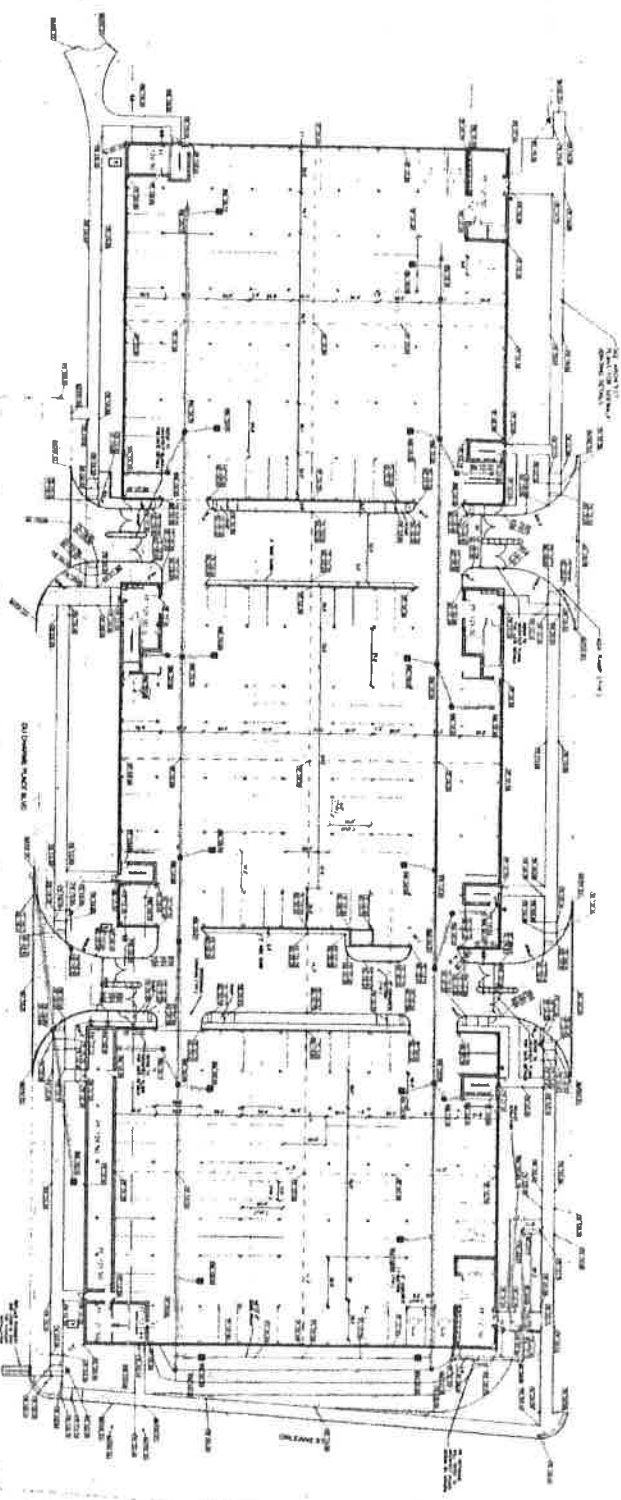


ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

REGISTERED PROFESSIONALS
STATE OF CALIFORNIA
CIVIL ENGINEERS
LAND SURVEYORS

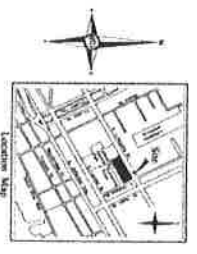
Professional Seal
No. 10000
No. 10000
No. 10000

Orleans S. (52.00' Wide)

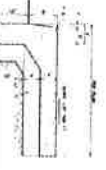


Ducharme Place (Width Varies)

NOTE: SEE PLANS FOR DETAILS



Location Map



FOUNDATION, WALL AND FLOOR



FOUNDATION, WALL AND FLOOR



FOUNDATION, WALL AND FLOOR



FOUNDATION, WALL AND FLOOR



FOUNDATION, WALL AND FLOOR



FOUNDATION, WALL AND FLOOR



FOUNDATION, WALL AND FLOOR



FOUNDATION, WALL AND FLOOR

BENCHMARK
ELEVATION 100.00
DATE 10/10/00

GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
- 5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH THE LOCAL ORDINANCES.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
- 7. THE CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH THE LOCAL ORDINANCES.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
- 9. THE CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH THE LOCAL ORDINANCES.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

PERMITS

- 1. CITY OF LOS ANGELES PERMIT NO. 10000
- 2. COUNTY OF LOS ANGELES PERMIT NO. 10000
- 3. STATE OF CALIFORNIA PERMIT NO. 10000

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	10/10/00
2	ISSUED FOR CONSTRUCTION	10/10/00



Professional Seal

No. 10000

No. 10000

No. 10000

No. 10000

DU CHARMÉ
PLACE

C-102

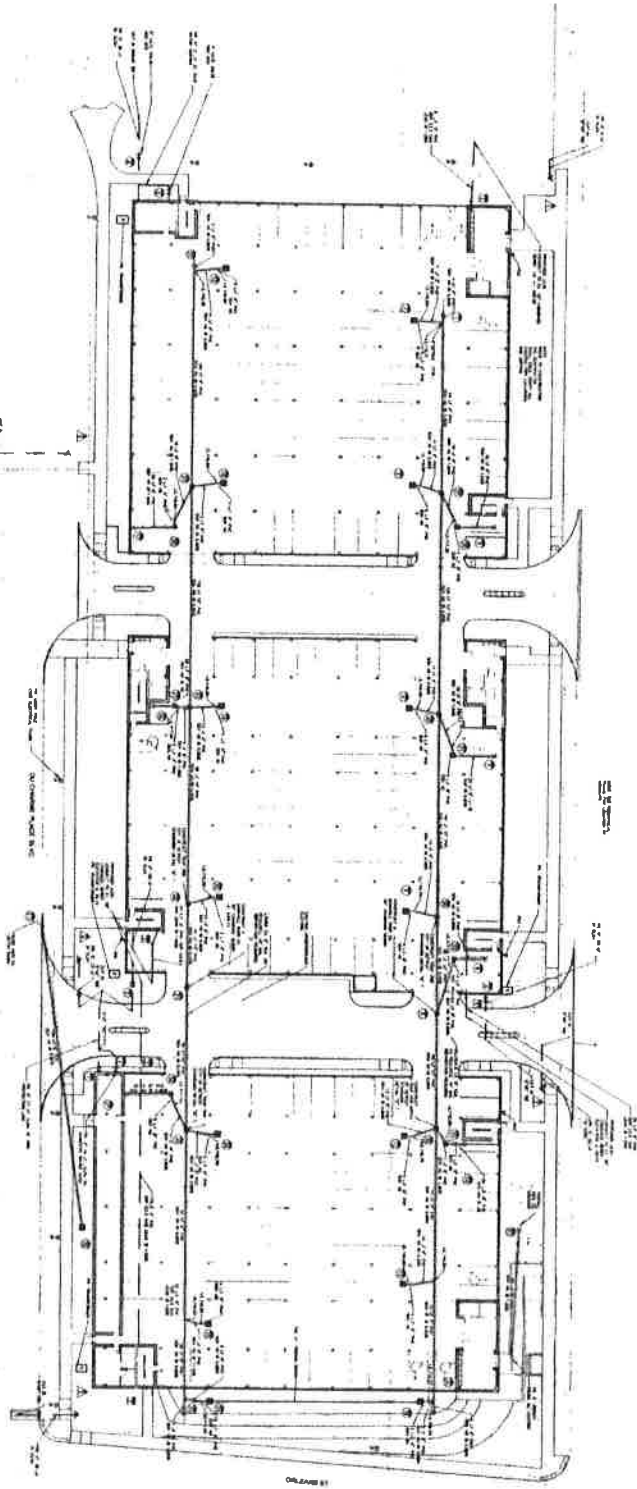
BENCHMARK
ENGINEERS
1215 W. 12TH AVENUE
DENVER, CO 80202

East Lafayette Ave. (120.00' Wide)

BENCHMARK
ENGINEERS
1215 W. 12TH AVENUE
DENVER, CO 80202



Ducharme Place (Width Varies)



ROBERT BISCALK
A 7'0" A 7'0"
A 7'0" A 7'0"
A 7'0" A 7'0"

JULIA DORROND BISCALK
01 7'0" 01 7'0"
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03 7'0" 03 7'0"
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VAL VALYKOVA
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10 7'0" 10 7'0"

REVISION	DATE	BY	DESCRIPTION
1	12/15/10	JLD	ISSUED FOR PERMIT
2	12/15/10	JLD	REVISED PER CITY COMMENTS
3	12/15/10	JLD	REVISED PER CITY COMMENTS
4	12/15/10	JLD	REVISED PER CITY COMMENTS

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12/15/10	JLD	REVISED PER CITY COMMENTS



ENF
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

DAVID SILVERTORS
REGISTERED PROFESSIONAL ENGINEER
NO. 123456789
STATE OF COLORADO
12/15/10

DR. CHARMÉ
PLACE



C-105