



City of Detroit
Inter-Departmental Communication

TO: Richard Doherty, City Engineer
City Engineering/Department of Public Works

FROM: Debra Singleton, Engineer
Detroit Water and Sewerage Department

DATE: March 26, 2018

RE: Petition No. 1833
Requested Encroachment Into Selden And Alley (For Side walk Café And
Various Architectural Elements) Bound By Alexandrine, Cass, Selden, And
Second

We have reviewed the above Petition received by this office. Our records indicate there are water mains and sewers in the area of encroachment. With regard to DWSD's interests, our comments are as follows:

- DWSD has no objections to the requested encroachments provided that the attached Provisions for Encroachment are strictly followed.

If you have any questions, please call me at (313) 267-8309 or Mohammed Fa Siddique at (313)-964-9245.

Sincerely,

Debra Singleton
Engineer
Permits

DS/MS/gl

Attachments

CC: Mohamad Farhat, CSF

Michael Duggan, Mayor

City of Detroit
City Engineering Division, Department of Public Works
Survey Bureau

NOTICE OF PROPOSED CHANGE IN PROPERTY

Date: 02/06/2018

Petition: x1833

- | | |
|--|--|
| <input type="checkbox"/> AT&T Telecommunication | <input type="checkbox"/> Berm Use |
| <input type="checkbox"/> Comcast Television (CATV) | <input type="checkbox"/> Conversion to Easement |
| <input type="checkbox"/> Detroit Edison (DTE) | <input type="checkbox"/> Dedication |
| <input type="checkbox"/> Fire Department | <input checked="" type="checkbox"/> Encroachment |
| <input type="checkbox"/> Great Lakes Water Authority | <input type="checkbox"/> Outright Vacation |
| <input type="checkbox"/> Land Bank Authority | <input type="checkbox"/> Temporary Closing |
| <input type="checkbox"/> Michcon (DTE) | |
| <input type="checkbox"/> Planning & Development Department | |
| <input type="checkbox"/> Public Lighting Authority | |
| <input type="checkbox"/> Public Lighting Department | |
| <input type="checkbox"/> Police Department | |
| <input type="checkbox"/> Solid Waste Division, DPW | |
| <input type="checkbox"/> Street Design Bureau, DPW | |
| <input type="checkbox"/> Street Maintenance Division, DPW | |
| <input type="checkbox"/> Traffic Engineering Division, DPW | |
| <input type="checkbox"/> Water and Sewerage Department | |
| <input type="checkbox"/> _____ | |

A petition drawing is attached. Property shown on the attached print is proposed to be changed as indicated. Kindly report (using the back of this sheet) the nature of your services, if any affected by the proposed change and the estimated costs of removing and rerouting such services (if necessary).

Please return one copy to City Engineering Division, DPW within two weeks of the submittal date. Retain one copy and print for you file.

Ron Brundidge, Director, Department of Public Works

By: Richard Doherty, CED DPW
City Engineer

**TO: City Engineering Division, DPW
2 Woodward Ave., Suite 642
Detroit, Michigan 48226-3462
Survey Bureau: 313-224-3970**

Petition: x1833

The proposed change in property (referred to on the other side of this sheet) would affect our services as follows:

- Not Involved

- Involved; but asking you to hold action on this petition until further notice.

- Involved; but no objections to the property change.

- Involved; objection to the property change.

- Involved; but no objections to the property change...provided as 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:

(Utility or City Department)

By

Title

Date

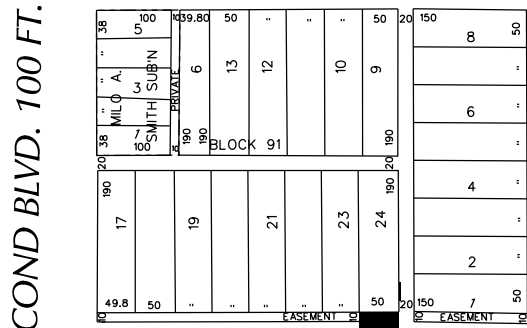
Area code – Telephone number

PETITION NO. 1833
 ROMAN BONISLAWSKI R.A.
 275 E FRANK STREET
 BIRMINGHAM MICHIGAN 48009
 PHONE NO. 248 723-5790



LOCATION OF ENCROACHMENT

ALEXANDRINE AVE. 60 FT. WD.



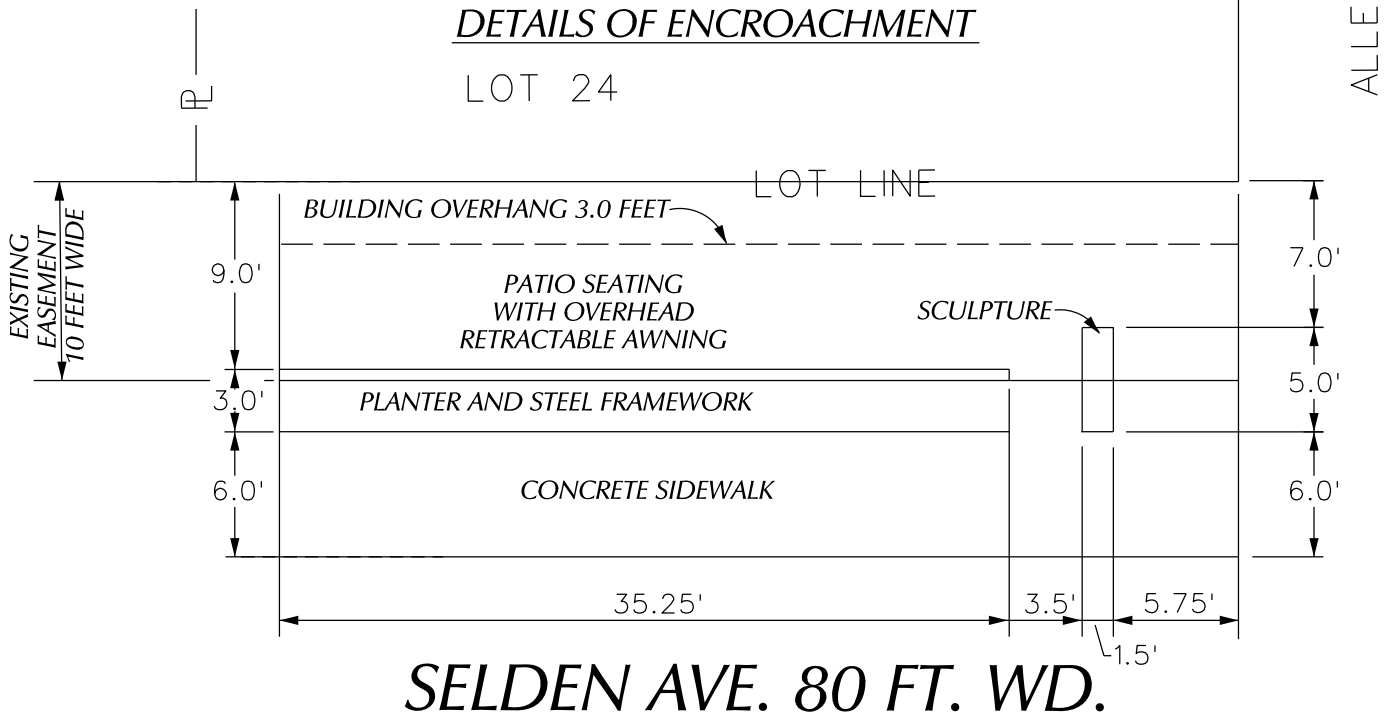
CASS AVE. 80 FT. WD.

SELDEN AVE. 80 FT. WD.

SECOND BLVD. 100 FT. WD.

DETAILS OF ENCROACHMENT

LOT 24



SELDEN AVE. 80 FT. WD.



- REQUEST ENCROACHMENT
 (With Sidewalk Cafe at Grade and
 With Exterior Architectural Elements)

(FOR OFFICE USE ONLY)

CARTO 29 D

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY		CHECKED			
JK					
DATE		APPROVED			
02-06-18					

REQUEST ENCROACHMENT
 ON SELDEN AND ALLEY
 (For Sidewalk Cafe and Various
 Architechtrual Elements)

CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X 1833

PROVISIONS FOR ENCROACHMENT For Petition 1833

Detroit Water and Sewerage (DWSD) agree to the proposed encroachment subject to the fulfilling of the following provisions:

1. By approval of this petition the (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 caused by the encroachment 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) hours 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 forces. The cost of such inspection shall, at the discretion of DWSD, be borne by the petitioner.
4. If DWSD facilities located within the right of way 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.





R O N A N D R O M A N

November 8, 2017

*Application for Encroachment into Right of Way
City of Detroit*

*Applicant: Roman Bonislowski
Architect as representative for
SheWolf Pastificio & Bar*

*Project location: 438 Selden Street
Detroit, MI 48201*

The SheWolf restaurant will soon be under construction, as a tenant build-out in an existing newly constructed building in the New Center area. A main portion of the restaurant will occupy a recently approved addition onto the front of the new building which abuts the front property line. There is a seasonal outdoor café seating for 30 proposed on the sidewalk, similar to other outdoor cafes in the city.

In conjunction with the cafe, we are proposing three integral components in the Selden Street Right of Way: a retractable awning with a support structure, a planting bed with a hedge, and a sculpture.

Awning framework:

In order to shield the patio seating from sun & rain we are proposing a retractable canvas awning along Selden Street. In order to support the awning framework when open a painted steel tube framework is being proposed. This acts as not only a structural support but a decorative framework in front of the building when the awning is closed. Minimal foundations (with tops at 12" below grade) are proposed at the post bases to prevent the frame from heaving, but could be covered with concrete paving if needed in the future. Stainless steel cables are proposed between the posts, so that flowering vine tendrils can climb up in the warmer months as a soft accent detail. This framework would remain throughout the year, but is located within the proposed planting bed so as not to be an obstacle on the sidewalk.

Planting bed:

The planting bed is proposed as an opening in the concrete sidewalk, with a viburnum hedge. The hedge acts as a screening element for the patrons seated in the café, but also brings much needed landscaping up closer to the street. This hedge falls in line with similar landscaping areas along Selden (specifically the neighboring church building), and would allow for the same 6' clear path for walking along the sidewalk.

Sculpture:

As a civic component to the project, a custom made sculpture is proposed in a prominent location along Selden Street. This sculpture would sit on a hollow steel plate base, anchored to the sidewalk with

tamper-proof bolts. The statue base would have sign letters for the restaurant, and integral lighting for the sculpture. Though this would remain year round, the installation would be easily removable if needed in the future, no differently than the typical removable metal railings in the city. Power to this sign and to the landscape lights within the planting bed would be supplied from the building, and run in a conduit under the sidewalk. This power supply could also be easily terminated at the building if needed in the future.

All of these components have intentionally been brought up as close as possible to Selden Street itself, in order to enliven the street, create a pedestrian scale and engage pedestrian traffic. Selden Street has an large right of way, and the current 18' deep sidewalk more than accommodates these improvements.

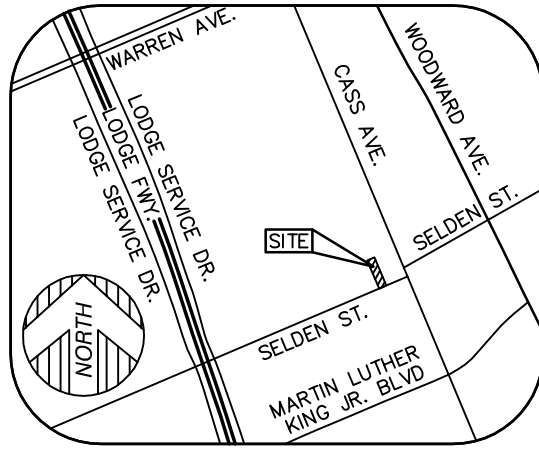
Please feel free to contact me if any additional information is needed to process this request. We understand that this will need approval from the various departments within the city, and if a hearing before the city council is also required for approval we would request that if needed.

Thank you,

Roman Bonislowski, R.A.

*Enclosed, three copies:
A101 floor plan, A201 elevations
Two sheets of renderings
Two sheets of material finishes
Civil survey
Two sheets of site photos*

PARTIAL TOPOGRAPHIC SURVEY



VICINITY MAP
(NOT TO SCALE)

PARCEL AREA

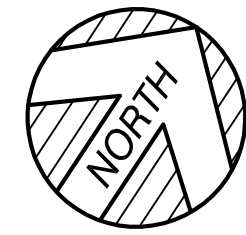
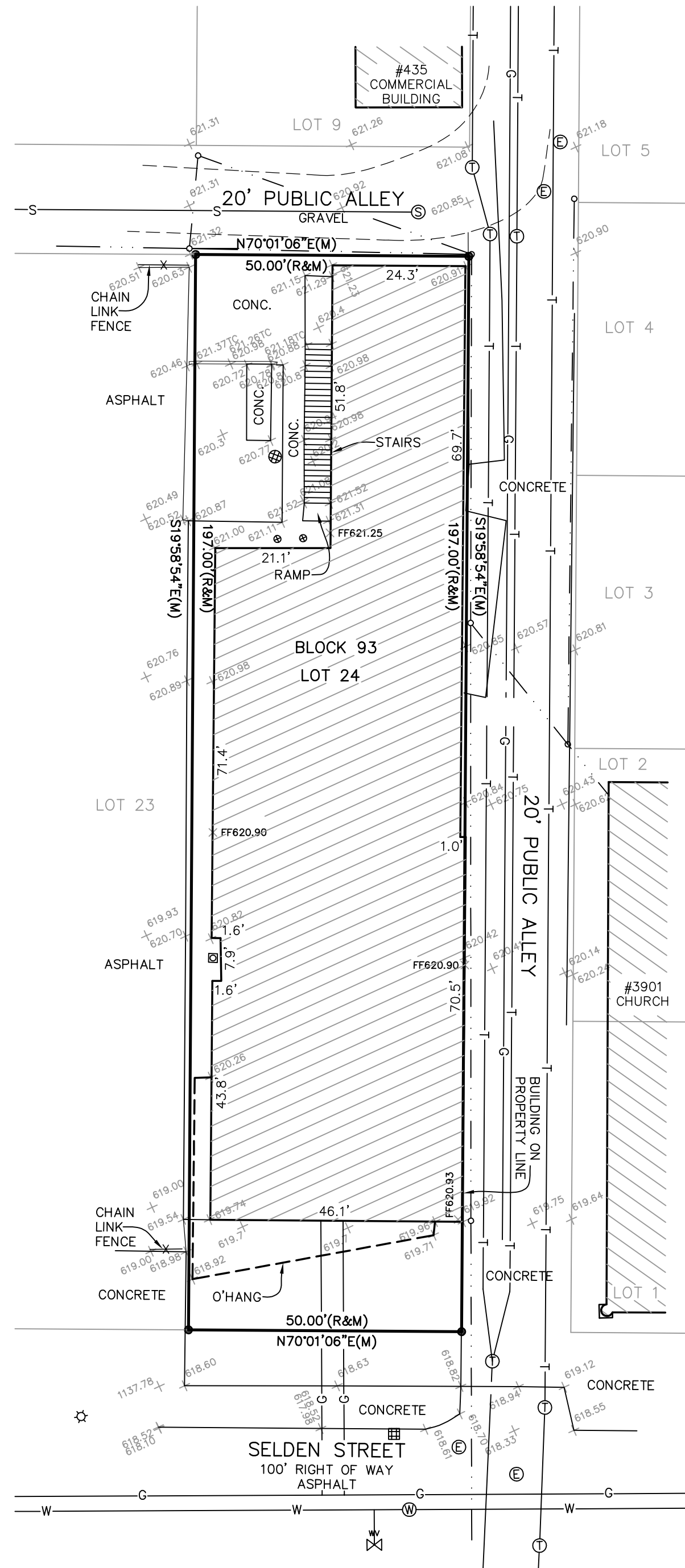
±9,850 SQUARE FEET = ±0.23 ACRES

SURVEYOR'S NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

LEGEND

●	FOUND MONUMENT (AS NOTED)
⊕	FOUND SECTION CORNER (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
⊙	ELECTRIC MANHOLE
⊙	UTILITY POLE
⊙	TELEPHONE MANHOLE
⊙	SQUARE CATCH BASIN
⊙	STORM DRAIN MANHOLE
⊙	WATER GATE MANHOLE
⊙	WATER VALVE
⊙	UNKNOWN MANHOLE
⊙	LIGHTPOST/LAMP POST
—	PARCEL BOUNDARY LINE
—	PLATTED LOT LINE
—	BUILDING
—	BUILDING HATCH
—	EDGE OF CONCRETE (CONC.)
—	EDGE OF ASPHALT (ASPH.)
—	EDGE OF GRAVEL
x	FENCE (AS NOTED)
T	COMMUNICATION LINE
G	GAS LINE
S	SANITARY LINE
W	WATER LINE



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

PROPERTY DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE COUNTY OF WAYNE, CITY OF DETROIT, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

LOT 24, BLOCK 93, SUBDIVISION OF PART OF THE CASS FARM SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGES 175, 176 AND 177, WAYNE COUNTY RECORDS.

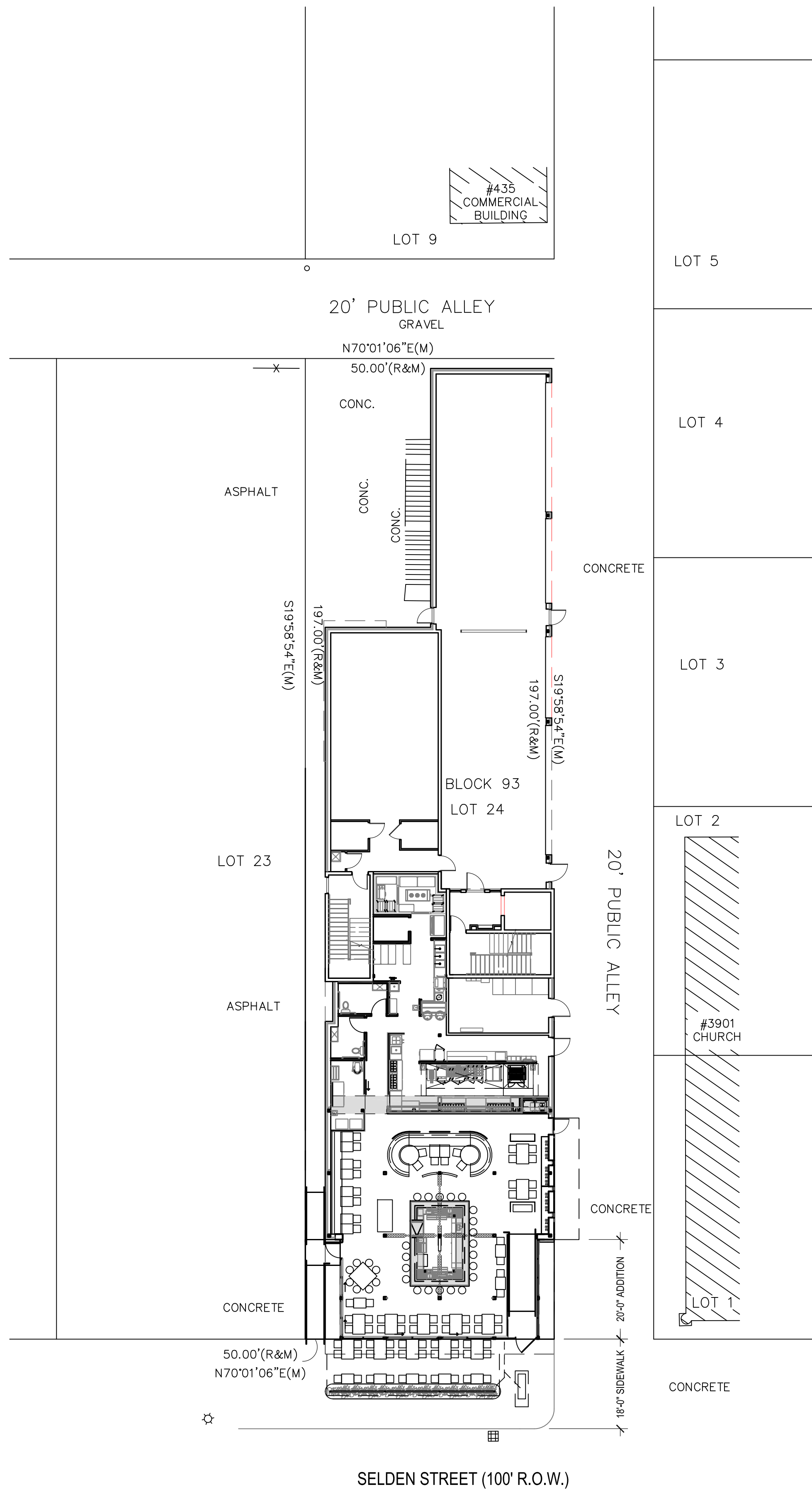
KEM-TEC & ASSOCIATES
PROFESSIONAL SURVEYORS - PROFESSIONAL ENGINEERS
22556 GRATIOT AVE * EASTPOINTE, MICHIGAN 48021
(586)772-2222 * (800)295-7222 * FAX (586)772-4048

PREPARED FOR: STONEFIELD ENGINEERING AND DESIGN

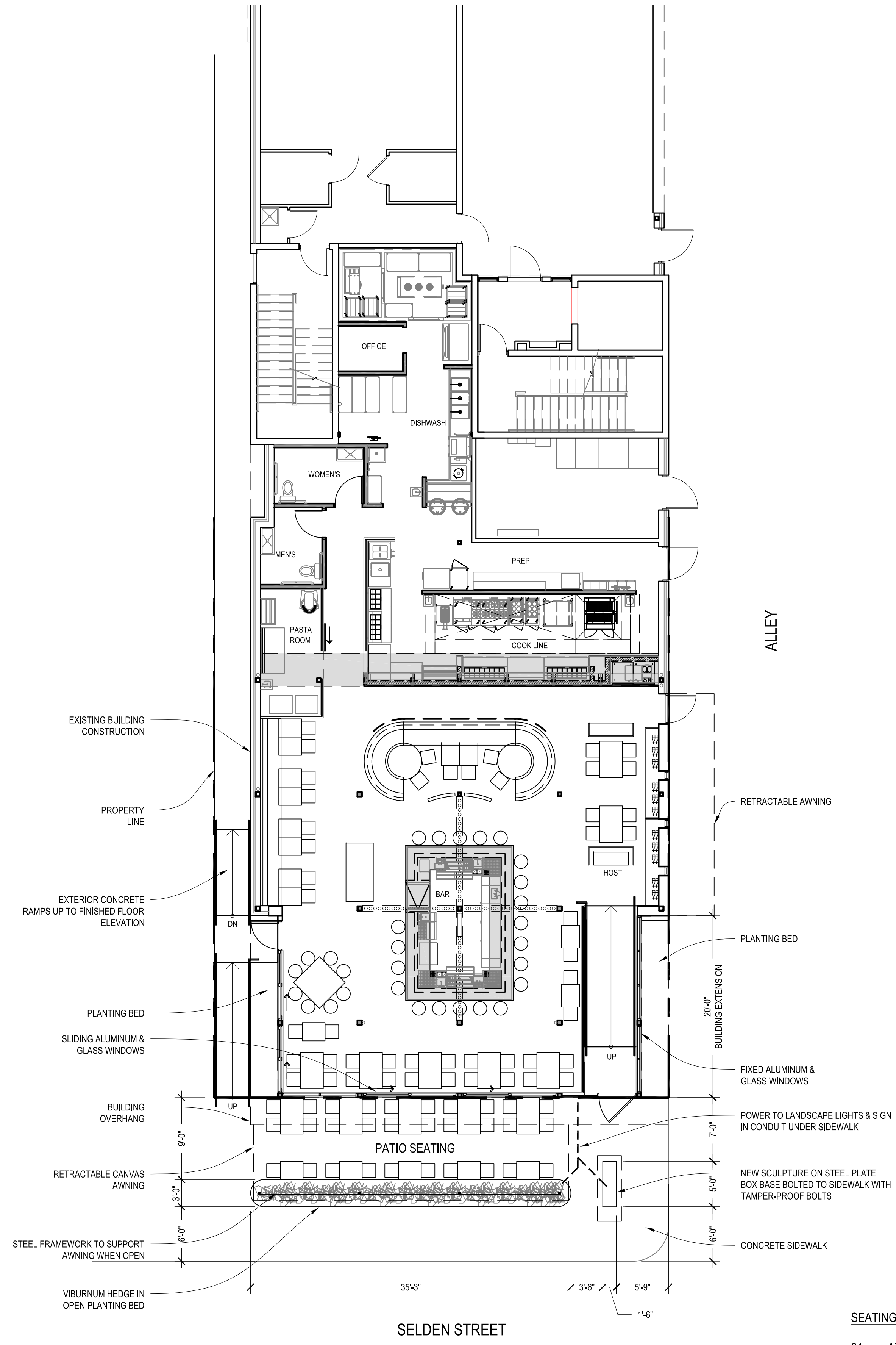
DATE: OCTOBER 12, 2017 JOB #: 17-04148

SCALE: 1" = 20' SHEET: 1 OF 1

DRAWN BY: JDM REV.:



SITE PLAN
 scale: 1/16" = 1'-0"
 NORTH



FLOOR PLAN
 scale: 1/8" = 1'-0"
 NORTH

SEATING CAPACITY

21	AT BAR
34	BAR DINING
40	DINING
95	TOTAL INTERIOR
30	SEASONAL PATIO

Project:

SHEWOLF
 NEW RESTAURANT BUILD-OUT
 442 Selden St. Detroit, MI 48201

Seal:

Issue Date:

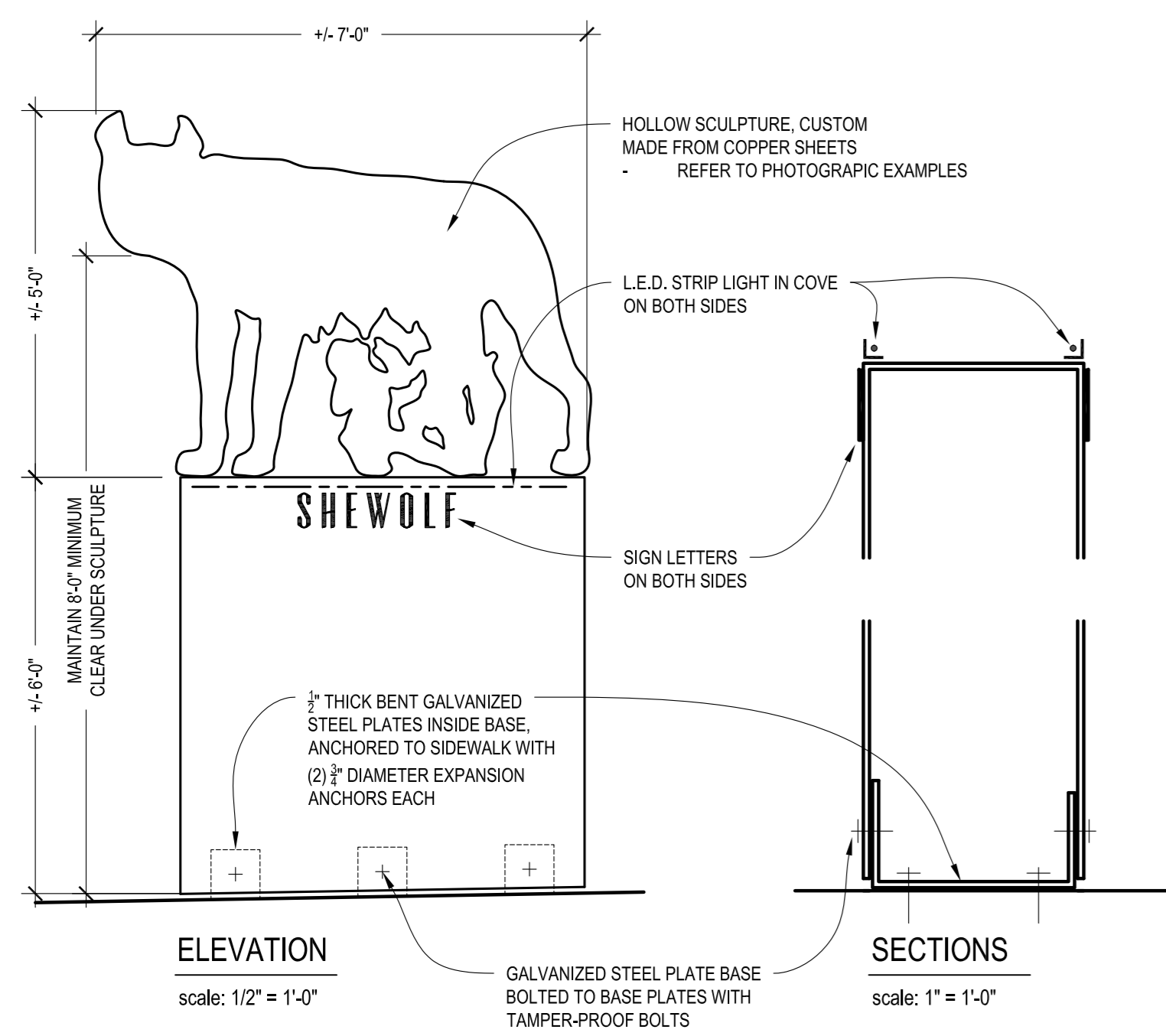
R.O.W. ENCROACHMENT	11/8/2017

Sheet Title:

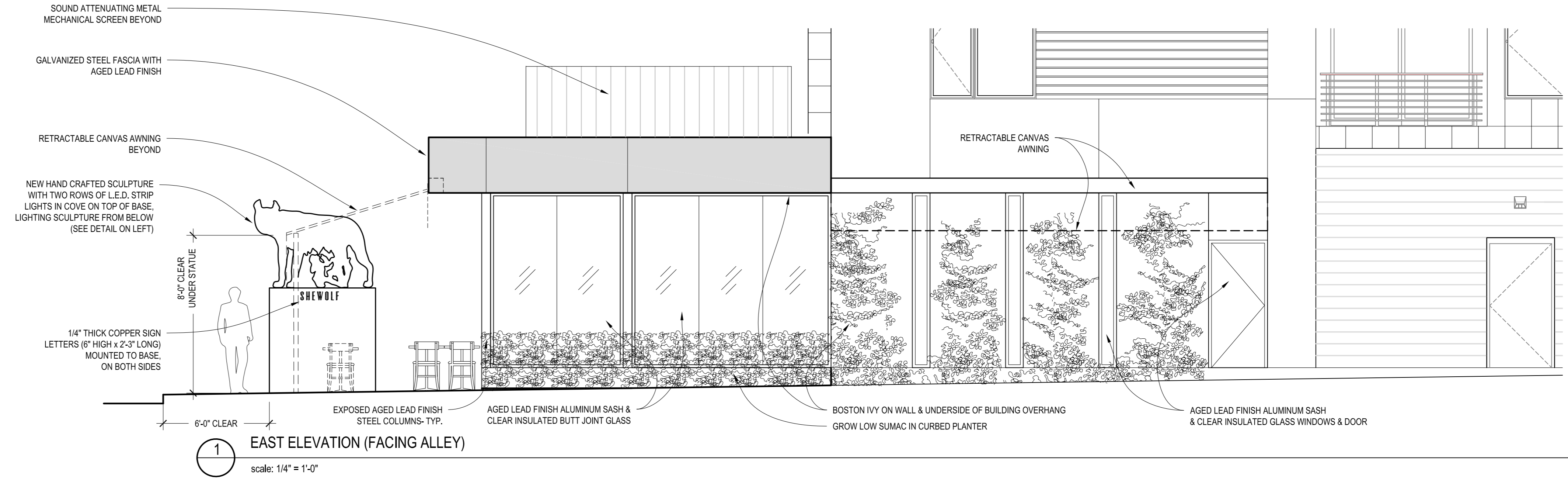
FLOOR PLAN

Sheet Number:

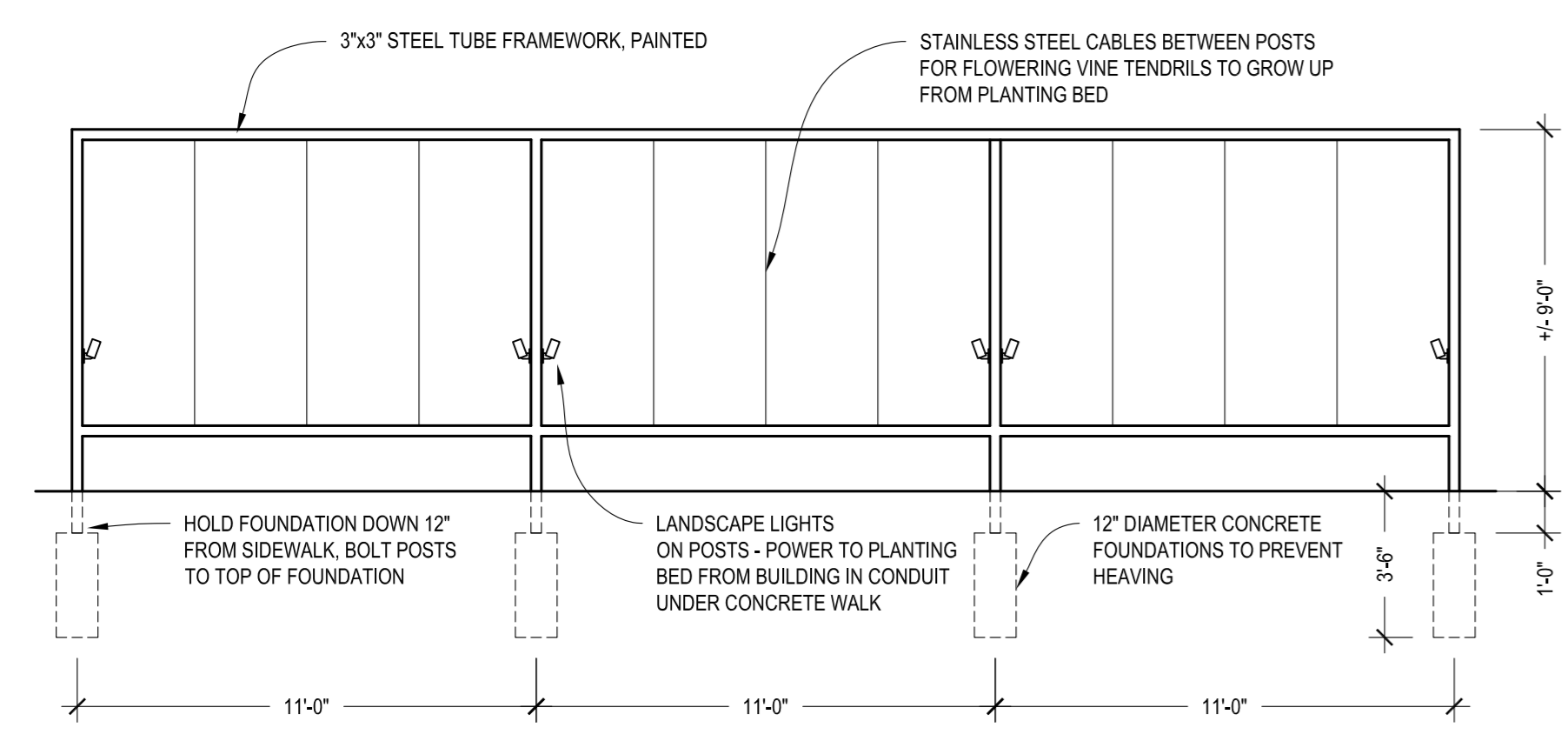
A101



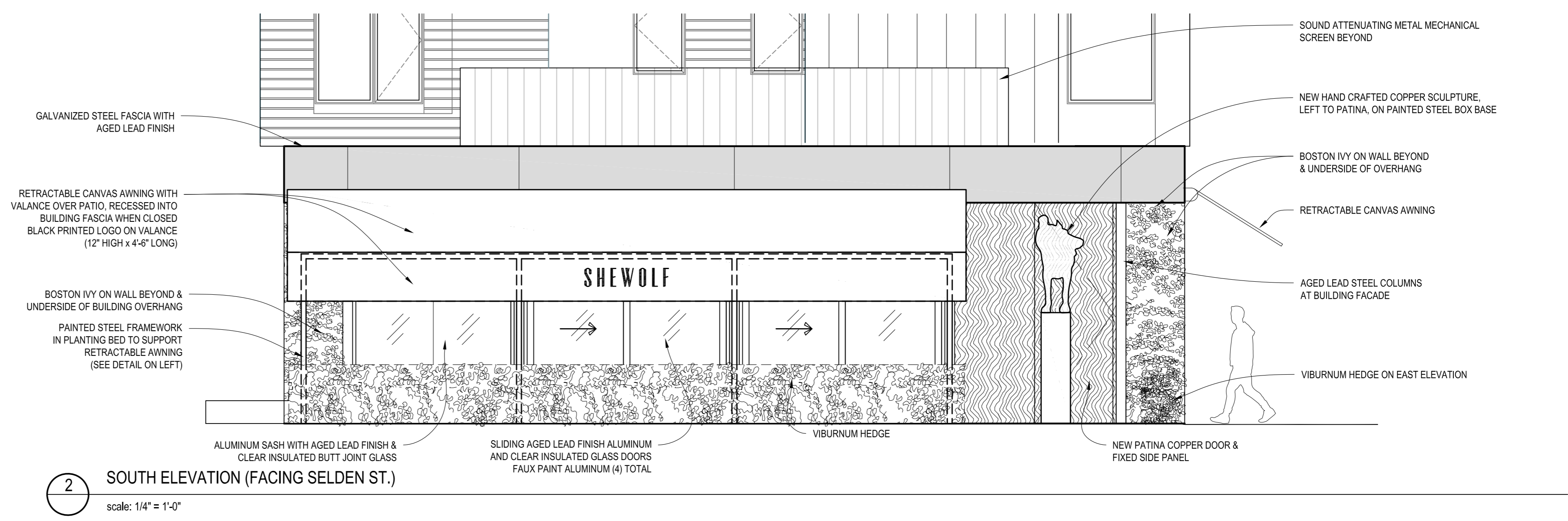
4 SIGN DETAILS
scale: 1/2" = 1'-0"



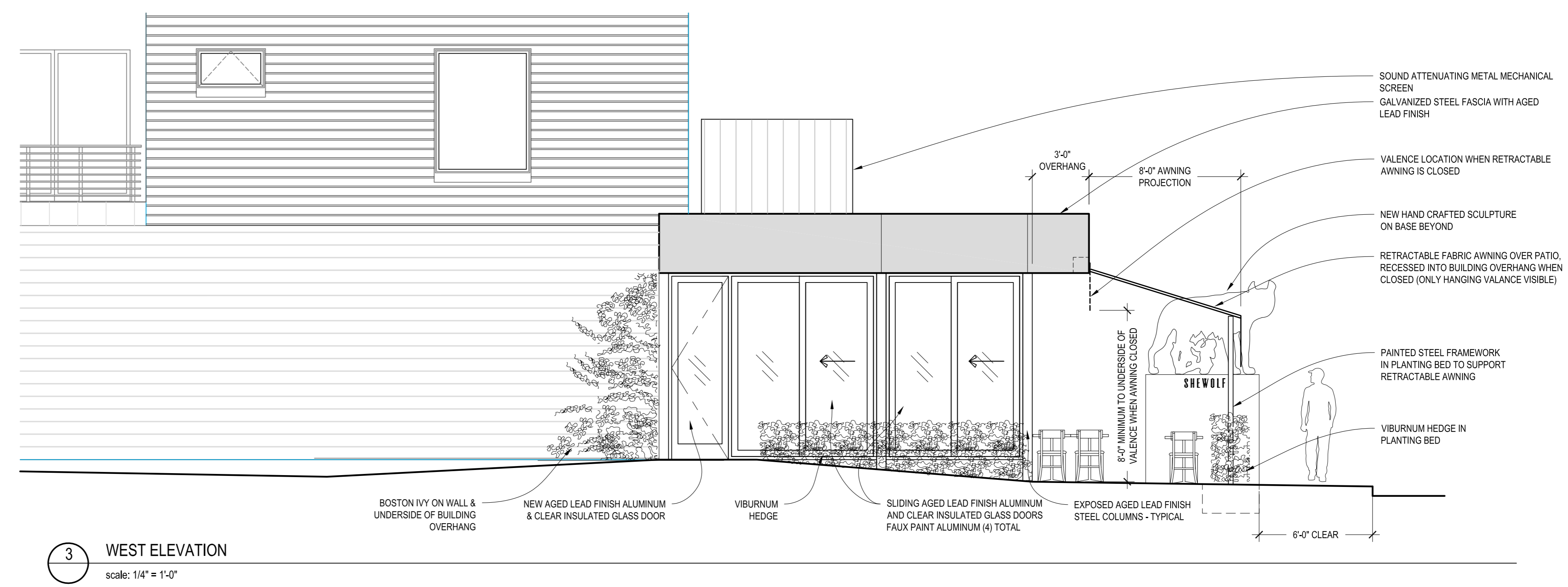
1 EAST ELEVATION (FACING ALLEY)
scale: 1/4" = 1'-0"



5 FRAMEWORK ELEVATION
scale: 1/4" = 1'-0"



2 SOUTH ELEVATION (FACING SELDEN ST.)
scale: 1/4" = 1'-0"



3 WEST ELEVATION
scale: 1/4" = 1'-0"

Project:

SHEWOLF
NEW RESTAURANT BUILD-OUT
442 Selden St., Detroit, MI 48201

Seal:

Issue Date:

R.O.W. ENCROACHMENT 11/8/2011

Sheet Title:

EXTERIOR ELEVATIONS

Sheet Number:

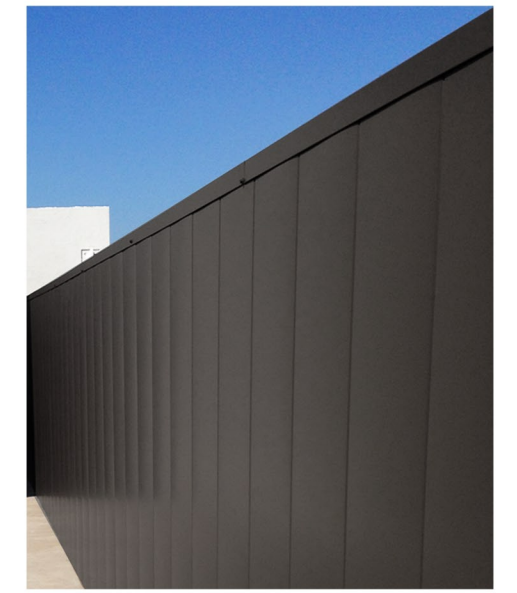
A201



AGED LEAD FINISH - ON METAL FASCIA PANELS & ALUMINUM WINDOW SASH



METAL FASCIA PANELS



METAL ROOFTOP UNIT SCREEN



RETRACTABLE CANVAS AWNING WITH BURGUNDY FABRIC



SLIDING ALUMINUM & GLASS WINDOWS

FIXED ALUMINUM & BUTT GLAZED GLASS WINDOWS



BOSTON IVY ON WALLS & GROWING UP ONTO BUILDING OVERHANG



PRUNED VIBURNUM HEDGE



PATINA COPPER FINISH ON ENTRY DOOR



BUILDING ADDITION - LOOKING WEST



LOOKING EAST - AWNING OPEN



LOOKING EAST - AWNING CLOSED



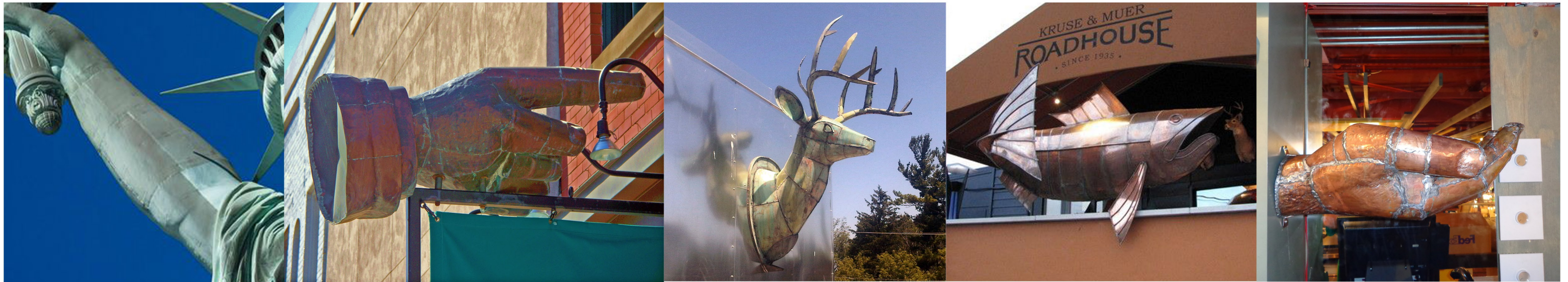
BUILDING OVERVIEW - LOOKING NORTHWEST



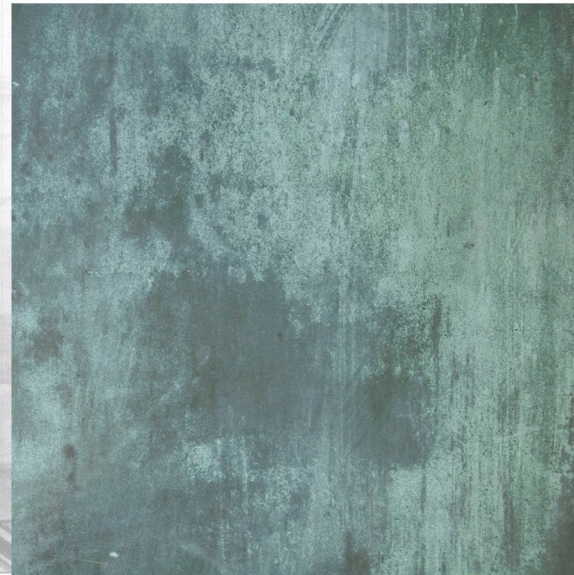
SIDE VIEW - LOOKING EAST







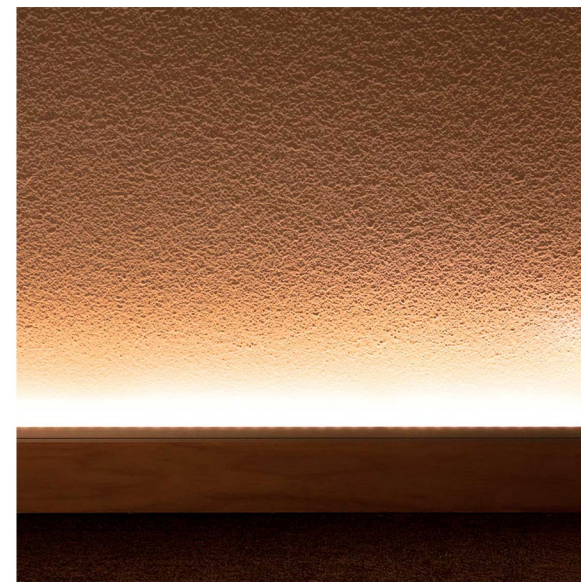
SIX EXAMPLES OF SCULPTURES MADE WITH SOLDERED METAL SHEETS



"CAPITOLINE WOLF" STATUE IN ROME, HAND CRAFTED INTO A CUSTOM COPPER SHEET SCULPTURE FORM IN A PATINA FINISH

SHEWOLF

RESTAURANT LOGO, IN FLAT CUT COPPER LETTERS



L.E.D. STRIP IN COVE, UP ONTO SCULPTURE