



City of Detroit  
Inter-Departmental Communication

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

**FROM:** Debra Singleton, Engineer  
Detroit Water and Sewerage Department

**DATE:** July 10, 2018

**RE:** Petition No. 116-revised  
Requested Encroachment Into Erskine At 3150 Woodward (With Outdoor  
Planters) In The Area Bound By Erskine, John R., Watson, And Woodward

We have reviewed the above Petition received by this office. Our records indicate there are water mains 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

# "REVISED"

City of Detroit

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

### NOTICE OF PROPOSED CHANGE IN PROPERTY

Date: 04/04/2018

Petition: x116

- |  |  |
|--|--|
| <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:     x116**

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

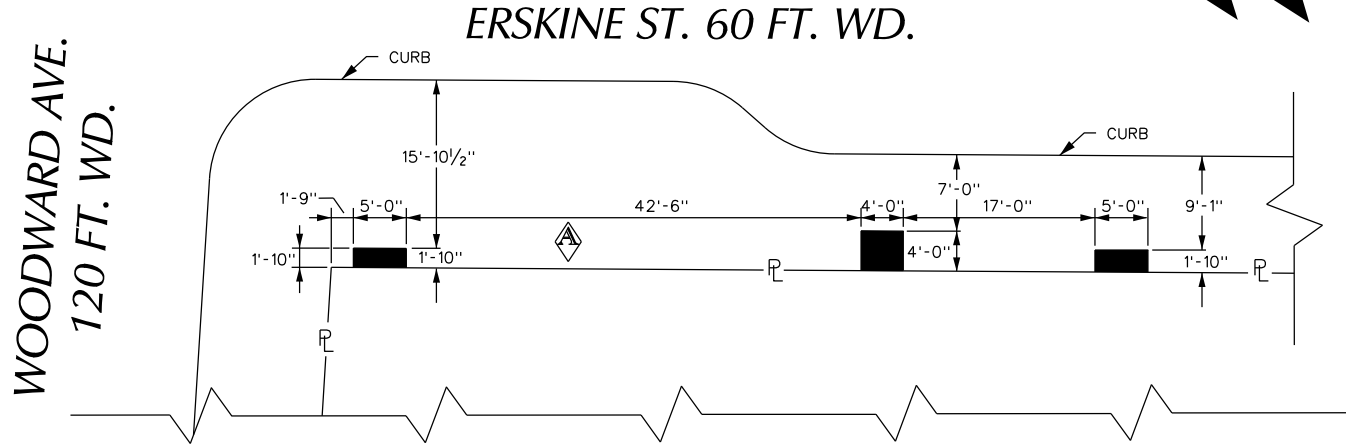
\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Area code – Telephone number

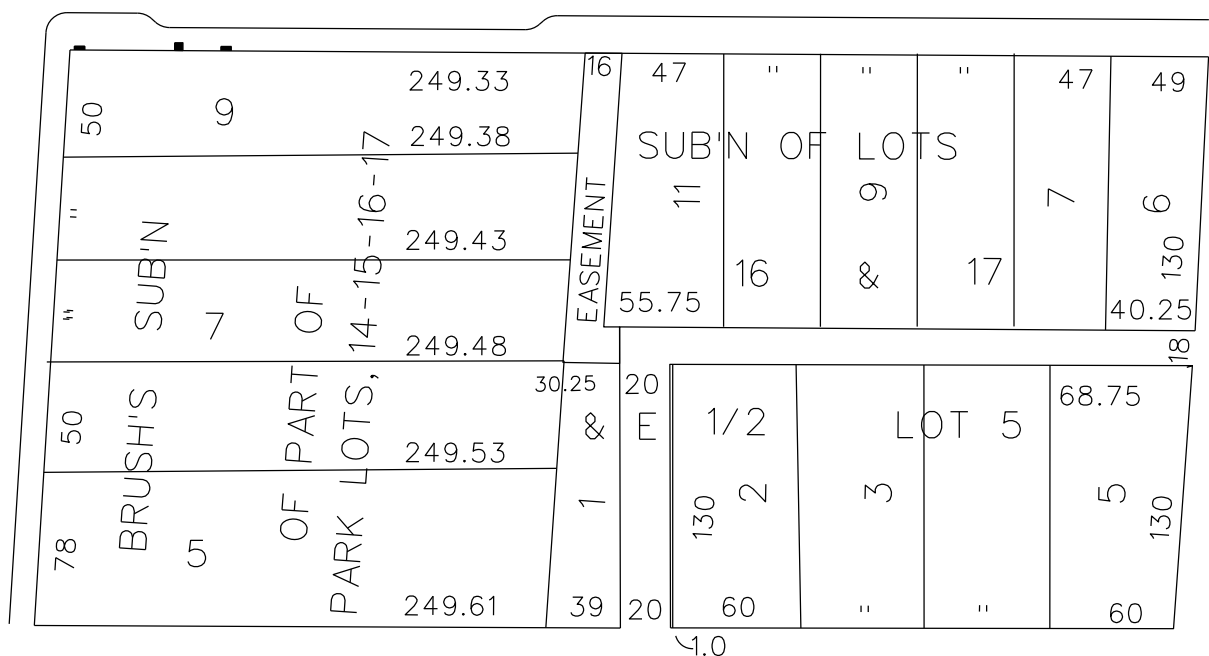
PETITION NO. 116  
 RONALDROMAN  
 275 E. FRANK ST.  
 BIRMINGHAM, MICHIGAN 48009  
 C/O DARRELL J. DINGES  
 PHONE NO. 248 723-5790

**"REVISED"**



WOODWARD AVE. 120 FT. WD.

ERSKINE ST. 60 FT. WD.



JOHN R. ST. 60 FT. WD.

WATSON ST. 48 FT. WD.

■ - REQUEST ENCROACHMENT  
 (With Outdoor Planters)

(FOR OFFICE USE ONLY)

CARTO 29 A

B					
A	REMOVE PLANTER FROM THE PETITION	WLW	KSM	KSM	4/4/18
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	WLW	CHECKED	KSM		
DATE	03-29-18	APPROVED			

REQUEST ENCROACHMENT  
 INTO ERSKINE  
 AT 3150 WOODWARD AVE.  
 (With Outdoor Planters)

CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X 116

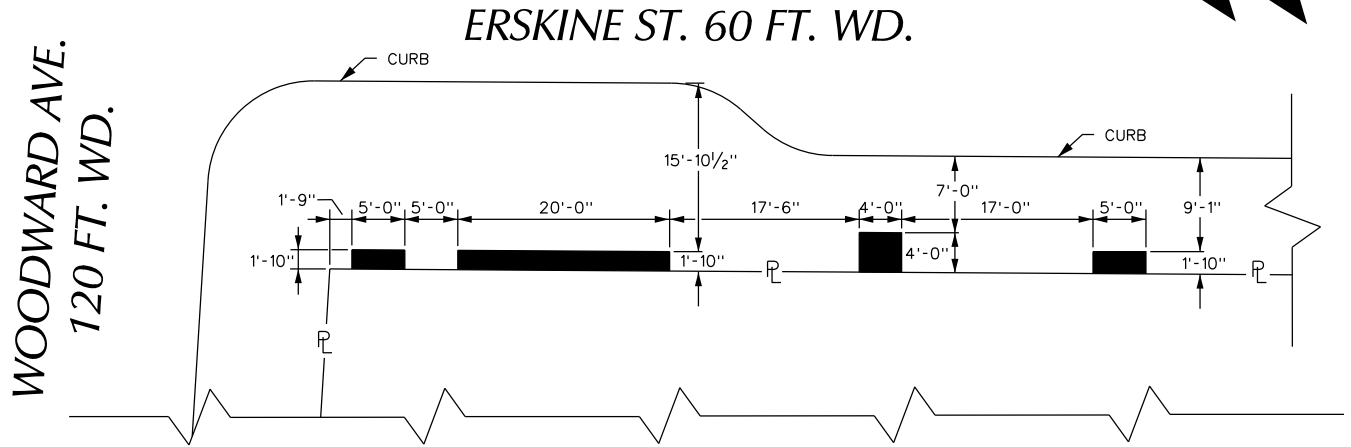


## **PROVISIONS FOR ENCROACHMENT For Petition 116**

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. DWSD requires a vertical clearance of 18 feet above grade for maintenance excess and repair.
3. 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.
4. 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.
5. 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.
6. 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.

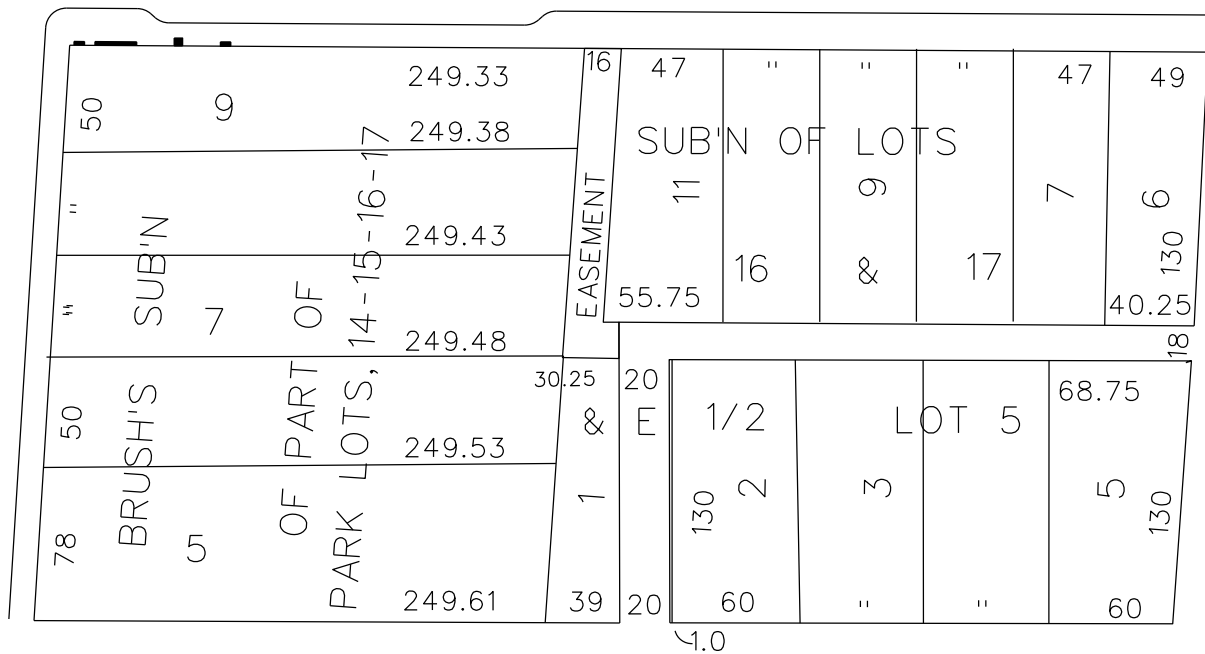
PETITION NO. 116  
 RONALD ROMAN  
 275 E. FRANK ST.  
 BIRMINGHAM, MICHIGAN 48009  
 C/O DARRELL J. DINGES  
 PHONE NO. 248 723-5790



WOODWARD AVE. 120 FT. WD.

ERSKINE ST. 60 FT. WD.

JOHN R. ST. 60 FT. WD.



WATSON ST. 48 FT. WD.



- REQUEST ENCROACHMENT  
 (With Outdoor Planters)

(FOR OFFICE USE ONLY)

CARTO 29 A

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	WLW	CHECKED		KSM	
DATE	03-29-18	APPROVED			

REQUEST ENCROACHMENT  
 INTO ERSKINE  
 AT 3150 WOODWARD AVE.  
 (With Outdoor Planters)

CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X 116

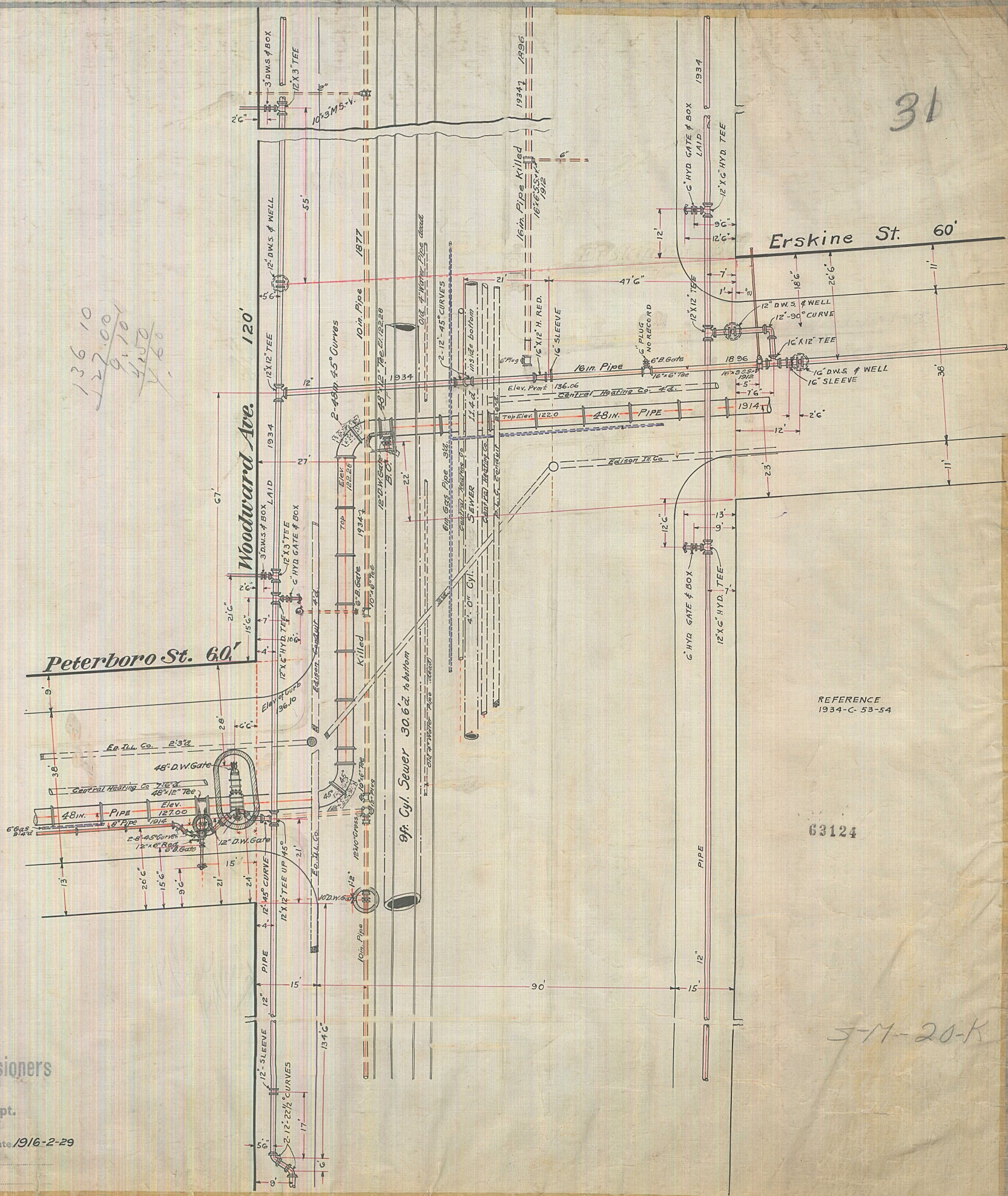






31

136 10  
127.00  
9.10  
4.10  
4.60



REFERENCE  
1934-C-53-54

63124

577-20-K

THE  
Board of Water Commissioners  
Of the City of Detroit  
Civil Engineering Dept.

Scale 1"=16' Drawn by J.M.D. Date 1916-2-29  
Revised 5-19-47 C.S.E.





R O N A N D R O M A N

March 2, 2018

*Application for Encroachment into Right of Way*

*City of Detroit  
The Honorable City Council  
Attn: Office of the City Clerk  
200 Coleman A. Young Municipal Center  
Detroit, MI 48201*

*Applicant: Darrell J. Dinges, Ron and Roman, Architects, et al.  
Architect as representative for  
Brush Park Kitchen and Bar  
(Submitted for Building Permit as "The Erskine")*

*Project Location: 3150 Woodward Avenue  
Detroit, MI 48201*

*The Honorable City Council:*

*Brush Park Kitchen and Bar is a new restaurant proposed for the Scott Building, currently in review for a building permit, owned by Michael Abrams and Brian Adelman. When complete, it will be a 3,150 square foot casual restaurant and bar, designed to be the corner café and bar for the neighborhood. Along the Erskine façade is a continuous sloped canopy that covers three areas: At the corner (west) is the heated 550 square foot four-season outdoor café with a painted steel railing, a glazed wood airlock entry vestibule and east of the airlock is another covered café for warm weather pre-function private parties of approximately 330 square feet. Along the Woodward façade are folded fabric canopies at each bay of windows and a painted continuous raised planter that both screens the hustle and bustle of the street and establishes a recognizable identity for the restaurant on the street. At the north end of this façade is the second exit from the restaurant and a small area to step outside the restaurant that is also sheltered by the canopy and planters. These elements along Woodward are all on private property. The proposed planters along the cafes along Erskine are all on public property.*

*We request the encroachment into the right of way along Erskine Street for:*

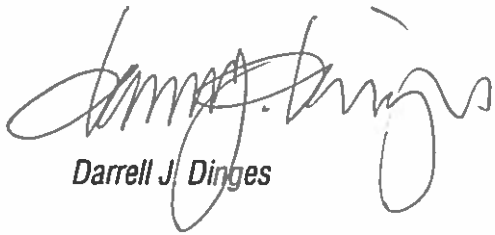
- 1. The two planters that extend into that right of way by approximately 1'-8" which leaves approximately 9'-1" and 15'-10-1/2" clear to the curb. (Please see attached plan.)*
- 2. And one (1) planter adjacent to the entrance to the restaurant that extend into the right of way approximately 4'-0" which leaves 6'-11-1/2" clear to the curb. (Please see attached plan.)*

*These planters are proposed to be in place and planted or filled with seasonal greenery year-round. They provide a planted buffer on both Woodward and frame the cafes on Erskine. This planted buffer is an important component of the cafes to both define the cafes as well as provide friendly greenery on an otherwise hardscaped sidewalk for both diners as well as passersby to enjoy.*

*Per enclosed revised drawings we have eliminated the planters at all locations which would interfere with your direction to provide a 6'-0" clear pedestrian path at all trees and light poles. Please note that the existing placement of the tree and pole in the right of way outside of our property line does not provide 6'-0" clear and is outside of our control.*

*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,*

A handwritten signature in black ink, appearing to read "Darrell J. Dinges". The signature is fluid and cursive, with a large loop at the end of the last name.

*Darrell J. Dinges*

**Attached:**

**A101 Site/Floor Plan**

**A102 Exterior Elevations**

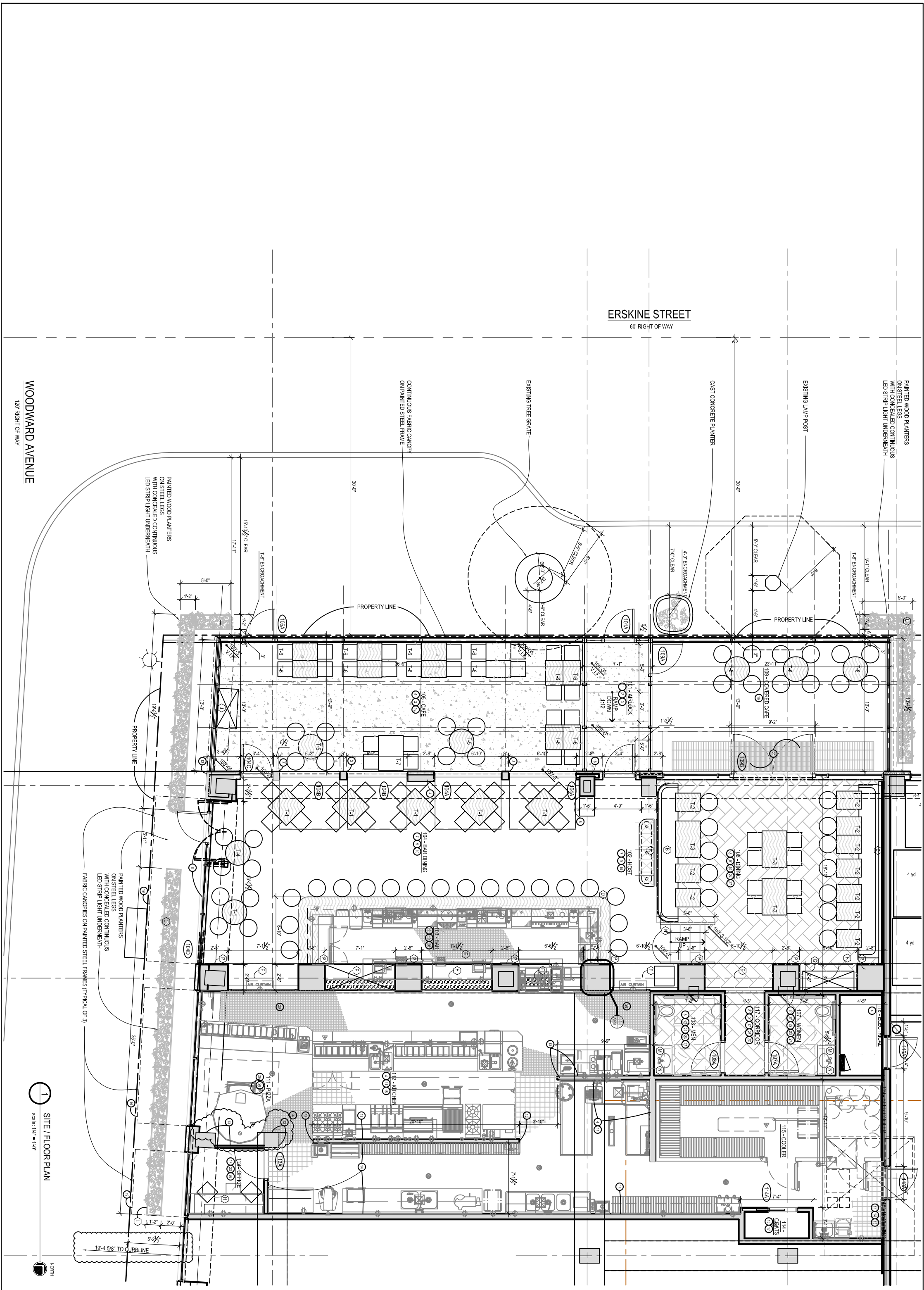
**A103 Proposed Exterior Perspectives**

**A104 Proposed Exterior Materials**

**A105 Existing Building Photographs**

**Sheets 1 and 2 – Land Title Survey**





ERSKINE STREET  
60' RIGHT OF WAY

WOODWARD AVENUE  
120' RIGHT OF WAY

1 SITE / FLOOR PLAN  
scale: 1/4" = 1'-0"



SITE / FLOOR PLAN

Sheet Number:

A101

Sheet Title:

Issue Date:	01.08.2018
REVISION	03.02.2018
REVISION	
REVISION	

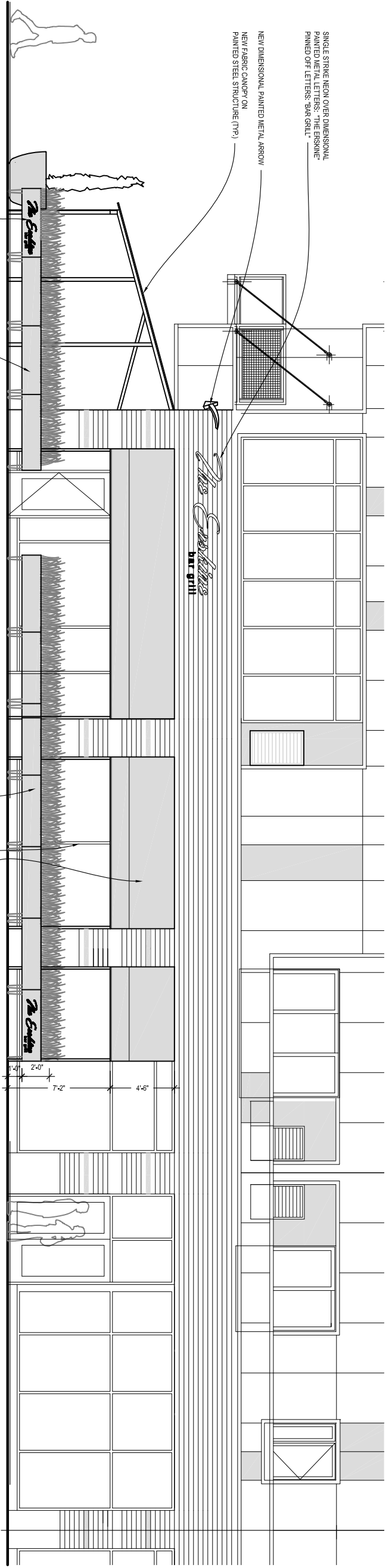
Scale:

The Erskine  
New Restaurant in The Scott at Brush Park  
3150 Woodward Avenue, Detroit, MI 48201

Project: R O N A N D R O M A N  
architects et al.  
275 E. Frank St. Birmingham MI 48009  
o) 248.723.5790 f) 248.723.5795



1 NORTH ELEVATION  
scale: 1/4" = 1'-0"



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

R O N A N D R O M A N  
architects et al.  
275 E. Frank St. Birmingham MI 48009  
o) 248.723.5790 f) 248.723.5795

The Erskine  
New Restaurant in The Scott at Brush Park  
3150 Woodward Avenue, Detroit, MI 48201

Sheet Title:

CHIC SUBMISSION	10.11.2017
REVISION	03.02.2018

Sheet Number:

A102

EXTERIOR  
ELEVATIONS





4 PROPOSED ERSKINE VIEW



3 PROPOSED CORNER VIEW



2 PROPOSED WOODWARD VIEW



1 PROPOSED ENTRY





PLANTERS:  
CAST CONCRETE - CHARCOAL GRAY



STOREFRONT FRAMING SYSTEM:  
CLEAR ANODIZED ALUMINUM TO MATCH EXISTING



NEW AIRLOCK ENTRANCE VESTIBULE:  
STAINED WOOD: SHERWIN WILLIAMS "BISTRO WALNUT"



SIGNAGE:  
NEON MOUNTED OVER DIMENSIONAL LETTERS



CANOPY FRAMING AND PAINTED PLANTERS:  
PAINTED BENJAMIN MOORE "ONYX"



SIGNAGE:  
PAINTED BENJAMIN MOORE "ANTIQUE YELLOW"



CANOPY FABRIC:  
SERGE FERRARI 502 SATIN  
COLOR: CHAMPAGNE





4 WOODWARD & ERSKINE INTERSECTION (SOUTHEAST CORNER)



3 WOODWARD & ERSKINE INTERSECTION (SOUTHEAST CORNER)



2 ERSKINE (NORTH) ELEVATION



1 WOODWARD (WEST) ELEVATION

**RONANDROMAN**  
architects et al.

275 E. Frank St. Birmingham MI 48009  
o) 248.723.5790 f) 248.723.5795

Project

**Restaurant**  
New Restaurant in The Scott at Brush Park  
3150 Woodward Avenue, Detroit, MI 48201

Seal:

Issue Date

DHCC SUBMISSION 10/20/17

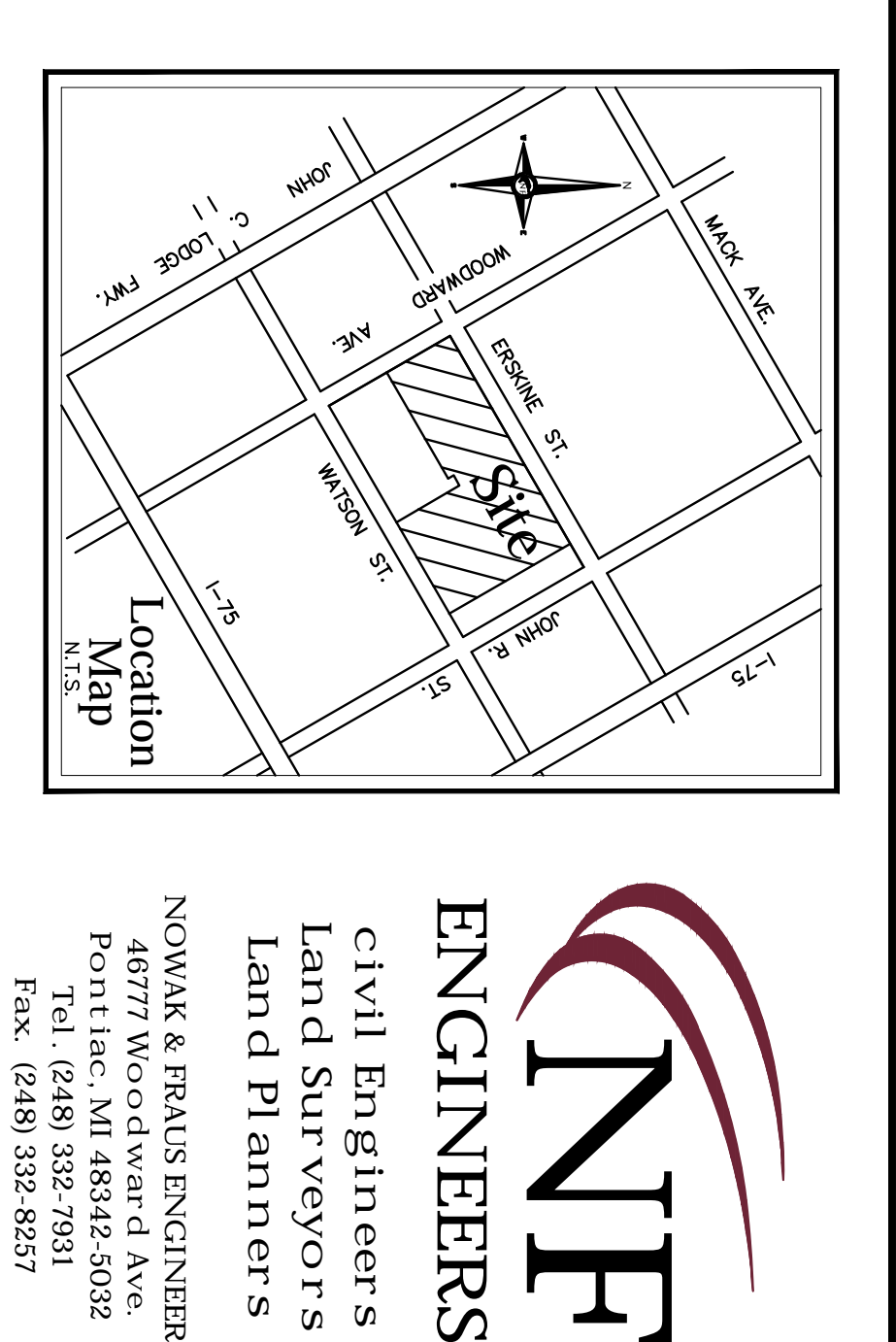
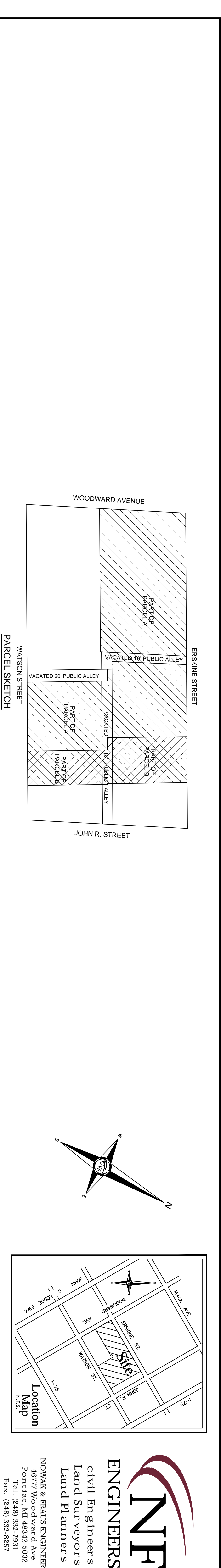
Sheet Title

EXISTING BUILDING  
PHOTOGRAPHS

Sheet Number

A105





**ENGINEERS**  
 civil Engineers  
 Land Surveyors  
 Land Planners

**NOWAK & FRAUS ENGINEERS**  
 46777 Woodward Ave.  
 Pontiac, MI 48342-5032  
 Tel. (248) 332-7931  
 Fax. (248) 332-8257

**PROJECT**  
 "Erskine Block"  
 Mixed Use Development  
 Brush Park Rehabilitation  
 Project - Detroit, MI

**CLIENT**  
 Broder & Sachse  
 Real Estate Services  
 260 E. Brown St., Suite 280  
 Birmingham, MI 48009

Contact: Mario Fernandez  
 248.647.4100 - Phone  
 248.647.4180 - Fax

**PROJECT LOCATION**  
 Woodward Ave. / John R. St.  
 / Erskine St. / Watson St.  
 Detroit, MI

**SHEET**  
 ALTA/CASM  
 Land Title Survey

Know what's below  
 Call before you dig

**REVISIONS:**

- 12-15-14 SURVEY ISSUED
- 12-22-14 REVISION PER UPRATED TITLE #1
- 12-29-14 REVISION PER UPRATED TITLE #2
- 12-30-14 REVISION PER UPRATED TITLE #3
- 01-14-15 PD APPROVAL
- 02-10-15 UNDATED PARCELS 7 AND 8
- 02-20-15 REVISION PER UPRATED TITLE #4
- 02-23-15 REVISION PER UPRATED TITLE #5
- 02-23-15 REVISION PER UPRATED TITLE #6
- 02-23-15 REVISION PER UPRATED TITLE #7
- 02-23-15 REVISION CERTIFICATION
- 10-26-15 REVISION PER UPRATED TITLE #8
- 11-10-15 REVISION DIE EXHIBIT ADDED

**DRAWN BY:**  
 M. Cattagli

**DESIGNED BY:**  
 K. Nawroth

**APPROVED BY:**  
 K. Nawroth

**DATE:**  
 December 15, 2014

**SCALE:** 1" = 30'

**NFE JOB NO.**  
 E326-04

**sheet no.**  
 1 of 2

**LEGEND**

— (Hatched)	EXISTING SANITARY SEWER
— (Hatched)	EXISTING SAN. CLEAN OUT
— (Hatched)	EXISTING WATER MAIN
— (Hatched)	EXISTING STORM SEWER
— (Hatched)	EXISTING STORM CABLES
— (Hatched)	EXISTING BARRIED CABLES
— (Hatched)	EXISTING GAS MAIN
— (Hatched)	EXISTING LIGHT POLES
— (Hatched)	EXISTING BARRIED CABLES
— (Hatched)	EXISTING SIGN
— (Hatched)	EXISTING GAS MAIN
— (Hatched)	ASPHALT PAVEMENT
— (Hatched)	CONCRETE PAVEMENT
— (Hatched)	RECORD
— (Hatched)	FOUND IRON
— (Hatched)	SET IRON
— (Hatched)	DOWNSPOUT
— (Hatched)	GLASS POST
— (Hatched)	HANDHOLE
— (Hatched)	AIR CONDITIONER UNIT
— (Hatched)	ELECTRIC CABINET
— (Hatched)	ELECTRIC METER
— (Hatched)	STOP BOX
— (Hatched)	SHUT OFF
— (Hatched)	GAS METER
— (Hatched)	UNDERGROUND
— (Hatched)	FINISH FLOOR ELEVATION
— (Hatched)	TRANSFORMER



