



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:** November 9, 2018

**RE:** Petition No. 205 revised  
Requested Encroachment Into Woodward And Congress At 600 Woodward Ave.  
In The Block Bound By Congress, Woodward, Cadillac Square, And Bates

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

# "REVISED"

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

NOTICE OF PROPOSED CHANGE IN PROPERTY

Date: 11/01/2018

Petition: x205

- |                                                            |                                                  |
|------------------------------------------------------------|--------------------------------------------------|
| <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:     x205      
**"REVISED"**

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

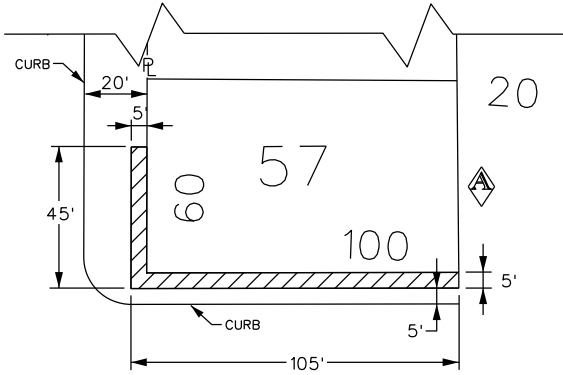
\_\_\_\_\_  
Area code – Telephone number

PETITION NO. 205  
 BEDROCK MANAGEMENT LLC  
 C/O GIFFELS WEBSTER  
 28 W. ADAMS, SUITE 1200  
 DETROIT, MICHIGAN 48226  
 C/O MICHAEL MARKS P.E.  
 PHONE NO. 313 962-4442

**"REVISED"**

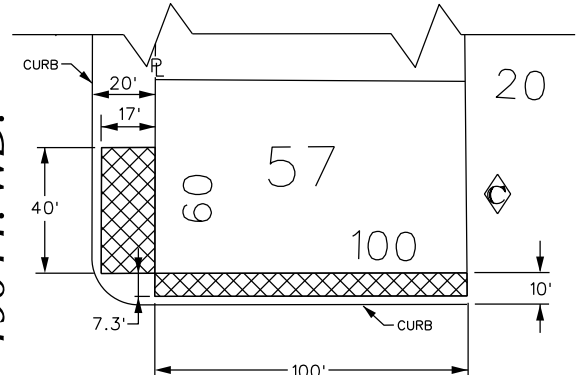


WOODWARD AVE.  
190 FT. WD.



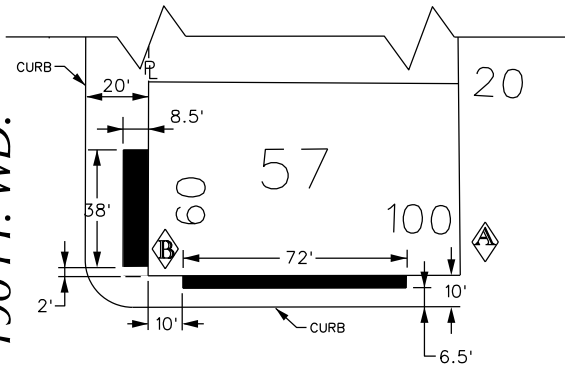
CONGRESS ST. 60 FT. WD.

WOODWARD AVE.  
190 FT. WD.

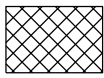


CONGRESS ST. 60 FT. WD.

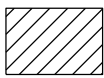
WOODWARD AVE.  
190 FT. WD.



CONGRESS ST. 60 FT. WD.



- REQUEST ENCROACHMENT  
(Below Ground 0' to -11.5')

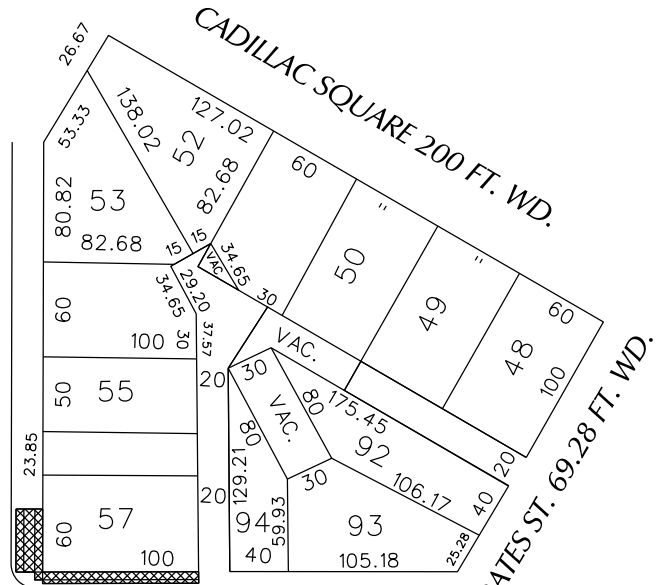


- REQUEST ENCROACHMENT  
(Above Ground 8.5' to 172')



- REQUEST ENCROACHMENT  
(At Ground Level 0' to 8.5')

WOODWARD AVE. 190 FT. WD.



CONGRESS ST. 60 FT. WD.

CARTO 28 F

DESCRIPTION	DRWN	CHKD	APPD	DATE
C REMOVING ENCROACHMENT IN THE ALLEYWAY.	WLW	KSM	KSM	11/01/18
B REDUCING ENCROACHMENT ON WOODWARD FROM 40' TO 38'. AND ON ON CONGRESS FROM 50' TO 72'.	WLW	KSM	KSM	10/19/18
A REDUCING ENCROACHMENT ON WOODWARD FROM 12' TO 8.5'. REMOVING ENCROACHMENT IN THE ALLEYWAY. REDUCING ENCROACHMENT ON CONGRESS FROM 4' TO 3.5'.	WLW	KSM	KSM	8/31/18
<b>REVISIONS</b>				
DRAWN BY	WLW	CHECKED	KSM	
DATE	04-19-18	APPROVED		

(FOR OFFICE USE ONLY)

REQUEST ENCROACHMENT  
 INTO WOODWARD AND CONGRESS  
 AT 600 WOODWARD AVE.

CITY OF DETROIT  
 CITY ENGINEERING DEPARTMENT  
 SURVEY BUREAU

JOB NO. 01-01

DRWG. NO. X 205



October 15, 2018

HAND DELIVER

Keith McCrary  
DPW, City Engineering Division  
200 Coleman A. Young Municipal Center  
2 Woodward Avenue  
Detroit, Michigan 48226

RE: Giffels Webster – **Revision** to petition 205 for a series of encroachments within the Woodward Avenue rights-of-way and the Congress Street right-of-way.

Giffels Webster, 28 W. Adams, Suite 1200, Detroit, Michigan 48226 on behalf of Bedrock Management Services, LLC, 630 Woodward Avenue, Detroit, Michigan, 48226 respectfully requests to revise petition 205 to encroach into the public right-of-way at 600 Woodward Avenue which is bounded by Woodward Avenue, Cadillac Square, the north/south alley east of Woodard Avenue and Congress Street. The petition now contains the following encroachments:

- Above grade encroachments along the western face of the building for café seating, beginning 2 feet north from the southwestern corner and extending along the remaining 38 feet of the building. This encroachment extends 8.5 feet into the Woodward right-of-way. Another above grade encroachment along the southern face of the building, beginning 10 feet east from the southwestern corner of the building and extends 72 feet east. This encroachment extends 3.5 feet into the Congress Street right-of-way.
- Below grade encroachments along the entire western and southern faces of the building for the existing areaway. This encroachment will be 11.5 feet below grade and extend 17 feet into the Woodward right-of-way, 7.3 feet into Congress right-of-way and 5.5 feet into the alley right-of-way.
- Above grade encroachments along the entire western and southern faces of the building beginning 8.5 above grade to the top of the building at 172 feet above grade. This encroachment will extend 5 feet into the Woodward Avenue and Congress Street right-of-ways.

~~All alley encroachments have been removed from this petition.~~ Please refer to the attached exhibits for further clarification. If you should have any questions, please do not hesitate to Michael Marks at (P) 313.962.4442 or [mmarks@giffelswebster.com](mailto:mmarks@giffelswebster.com).

Respectfully,

A handwritten signature in blue ink, appearing to read "Michael A. Marks".

Michael Marks, Partner  
Giffels Webster

CC: Bedrock Real Estate Services, LLC

# "REVISED"

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

NOTICE OF PROPOSED CHANGE IN PROPERTY

Date: 08/31/2018

Petition: x205

- |                                                            |                                                  |
|------------------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> AT&T Telecommunication            | <input type="checkbox"/> Berm Use                |
| <input type="checkbox"/> Comcast Television (CATV)         | <input type="checkbox"/> Conversion to Easement  |
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| <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:     x205      
**"REVISED"**

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

- Not Involved
  
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\_\_\_\_\_  
(Utility or City Department)

\_\_\_\_\_  
By

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

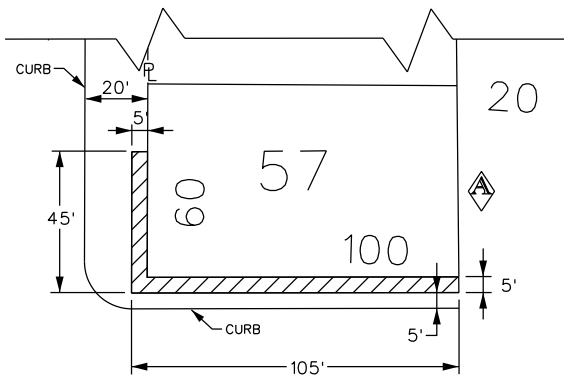
\_\_\_\_\_  
Area code – Telephone number

PETITION NO. 205  
 BEDROCK MANAGEMENT LLC  
 C/O GIFFELS WEBSTER  
 28 W. ADAMS, SUITE 1200  
 DETROIT, MICHIGAN 48226  
 C/O MICHAEL MARKS P.E.  
 PHONE NO. 313 962-4442

**"REVISED"**

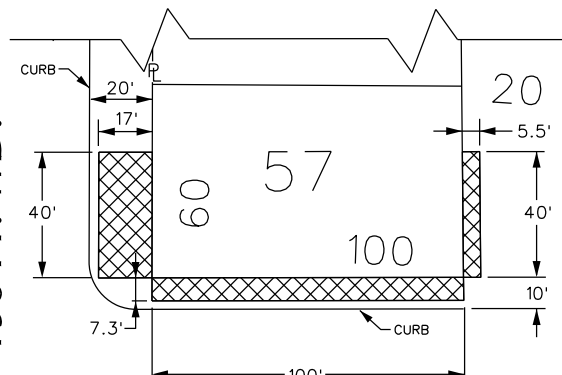


WOODWARD AVE.  
190 FT. WD.



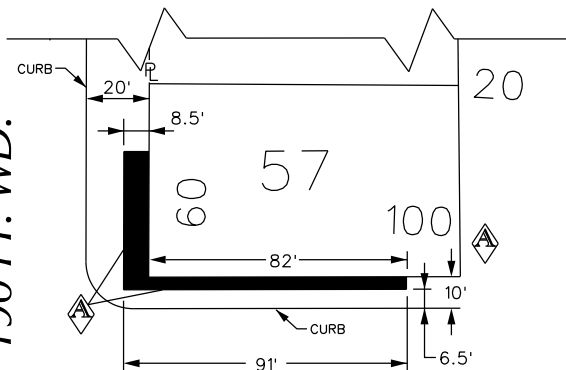
CONGRESS ST. 60 FT. WD.

WOODWARD AVE.  
190 FT. WD.



CONGRESS ST. 60 FT. WD.

WOODWARD AVE.  
190 FT. WD.



CONGRESS ST. 60 FT. WD.



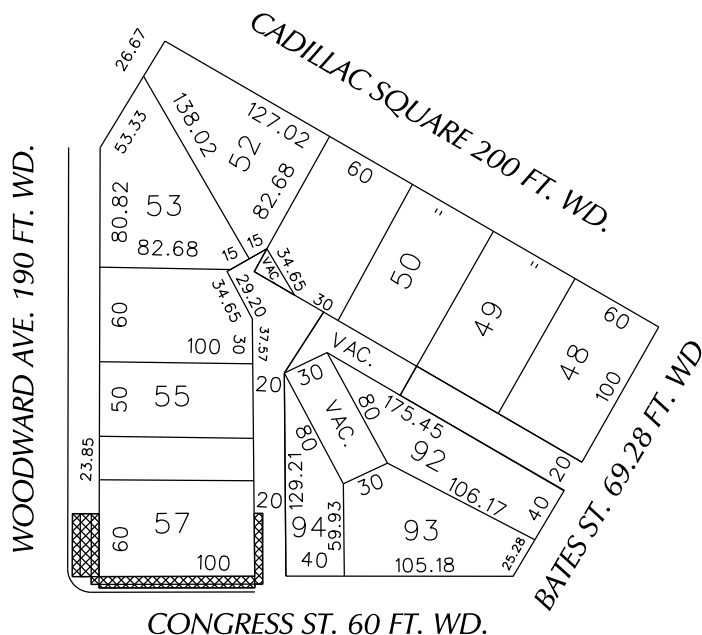
- REQUEST ENCROACHMENT  
(Below Ground 0' to -11.5')



- REQUEST ENCROACHMENT  
(Above Ground 8.5' to 172')



- REQUEST ENCROACHMENT  
(At Ground Level 0' to 8.5')



CONGRESS ST. 60 FT. WD.

CARTO 28 F

(FOR OFFICE USE ONLY)

<b>B</b>					
<b>A</b>	REDUCING ENCROACHMENT ON WOODWARD FROM 17' TO 8.5'; REMOVING ENCROACHMENT IN THE ALLEYWAY; REDUCING ENCROACHMENT ON CONGRESS FROM 4' TO 5.5'.	WLW	KSM	KSM	8/31/18
<b>DESCRIPTION</b>		<b>DRWN</b>	<b>CHKD</b>	<b>APPD</b>	<b>DATE</b>
<b>REVISIONS</b>					
<b>DRAWN BY</b>	WLW	<b>CHECKED</b>		KSM	
<b>DATE</b>	04-19-18	<b>APPROVED</b>			

REQUEST ENCROACHMENT  
 INTO WOODWARD, CONGRESS AND A  
 PORTION OF THE NORTH/SOUTH PUBLIC ALLEY  
 AT 600 WOODWARD AVE.

<b>CITY OF DETROIT</b>	
CITY ENGINEERING DEPARTMENT	
SURVEY BUREAU	
<b>JOB NO.</b>	01-01
<b>DRWG. NO.</b>	X 205





August 3, 2018

**Keith McCrary**  
**DPW, City Engineering Division**  
**200 Coleman A. Young Municipal Center**  
**2 Woodward Avenue**  
**Detroit, Michigan 48226**

RE: Giffels Webster – Revision to petition 205, request to encroach into a public Right of Way.

Giffels Webster, 28 W. Adams, Suite 1200, Detroit, Michigan 48226 on behalf of Bedrock Management Services, LLC, 630 Woodward Avenue, Detroit, Michigan, 48226 respectfully requests the following revision to the petition 205 encroachment into a City of Detroit public right of way:

- Reduced the ground level encroachment on Woodward Avenue to 8.5 feet.
- Removed all above ground encroachments in the alley.
- Reduced the ground level encroachment on Congress Street from 4 feet to 3.5 feet.

This encroachment now maintains a minimum of 8 feet for pedestrian access on Woodward Avenue and a minimum of 6.5 feet on Congress Street. Limits of the requested encroachment can be found in the attachment, enclosed herein.

During the last month we've met with the Planning & Development Department and we've had phone conversations with many of the private utility providers. We believe these revisions will help expedite the review process for this petition. We request that these revisions are distributed only to the departments and agencies that have not responded, have responded with an objection, an involved with cost or involved with full width.

If you should have any questions, please do not hesitate to contact me at (P) 313.962.4442 (M) 248.318.7988 or [tthomas@giffelswebster.com](mailto:tthomas@giffelswebster.com).

Respectfully,

A handwritten signature in cursive script that reads "Terence Thomas".

Terence Thomas  
Senior Project Manager  
Giffels Webster

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

**NOTICE OF PROPOSED CHANGE IN PROPERTY**

Date: 04/19/2018

Petition: x205

- |                                                            |                                                  |
|------------------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> AT&T Telecommunication            | <input type="checkbox"/> Berm Use                |
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| <input type="checkbox"/> Water and Sewerage Department     |                                                  |
| <input type="checkbox"/> _____                             |                                                  |

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By: Richard Doherty, CED DPW  
City Engineer

**TO: City Engineering Division, DPW  
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**Petition: x205**

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(Utility or City Department)

\_\_\_\_\_  
By

\_\_\_\_\_  
Title

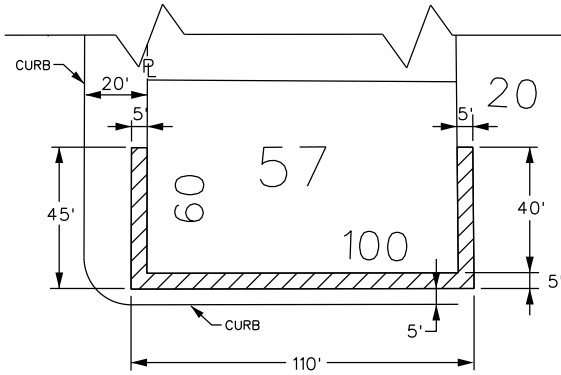
\_\_\_\_\_  
Date

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

PETITION NO. 205  
 BEDROCK MANAGEMENT LLC  
 C/O GIFFELS WEBSTER  
 28 W. ADAMS, SUITE 1200  
 DETROIT, MICHIGAN 48226  
 C/O MICHAEL MARKS P.E.  
 PHONE NO. 313 962-4442

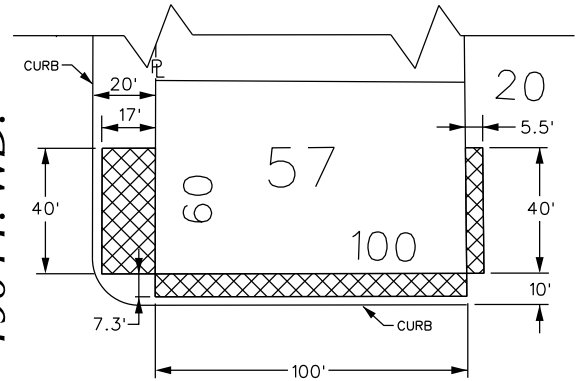


WOODWARD AVE.  
 190 FT. WD.



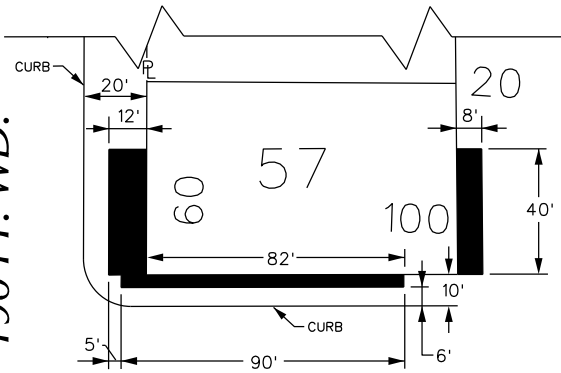
CONGRESS ST. 60 FT. WD.

WOODWARD AVE.  
 190 FT. WD.



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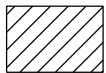
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CONGRESS ST. 60 FT. WD.



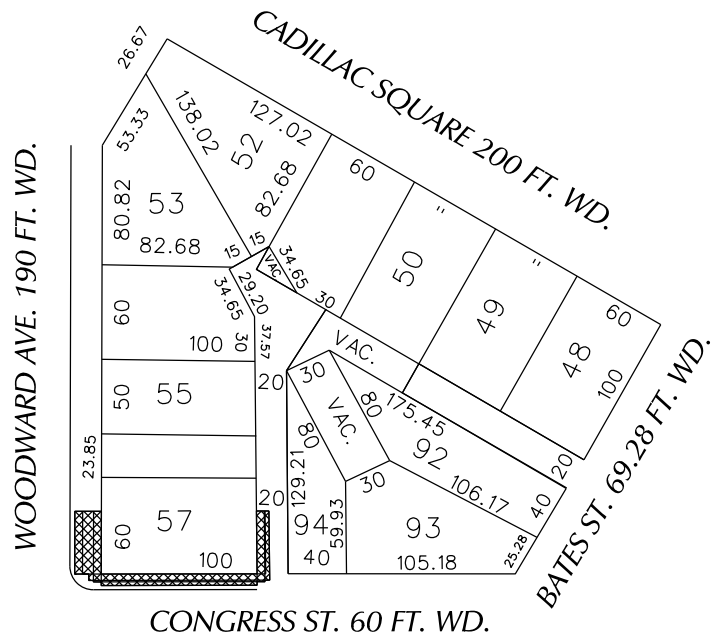
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- REQUEST ENCROACHMENT  
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CONGRESS ST. 60 FT. WD.

(FOR OFFICE USE ONLY)

CARTO 28 F

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	WLW	CHECKED		KSM	
DATE	04-19-18	APPROVED			

REQUEST ENCROACHMENT  
 INTO WOODWARD, CONGRESS AND A  
 PORTION OF THE NORTH/SOUTH PUBLIC ALLEY  
 AT 600 WOODWARD AVE.

CITY OF DETROIT  
 CITY ENGINEERING DEPARTMENT  
 SURVEY BUREAU

JOB NO. 01-01

DRWG. NO. X 205

## **PROVISIONS FOR ENCROACHMENT For Petition 205**

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

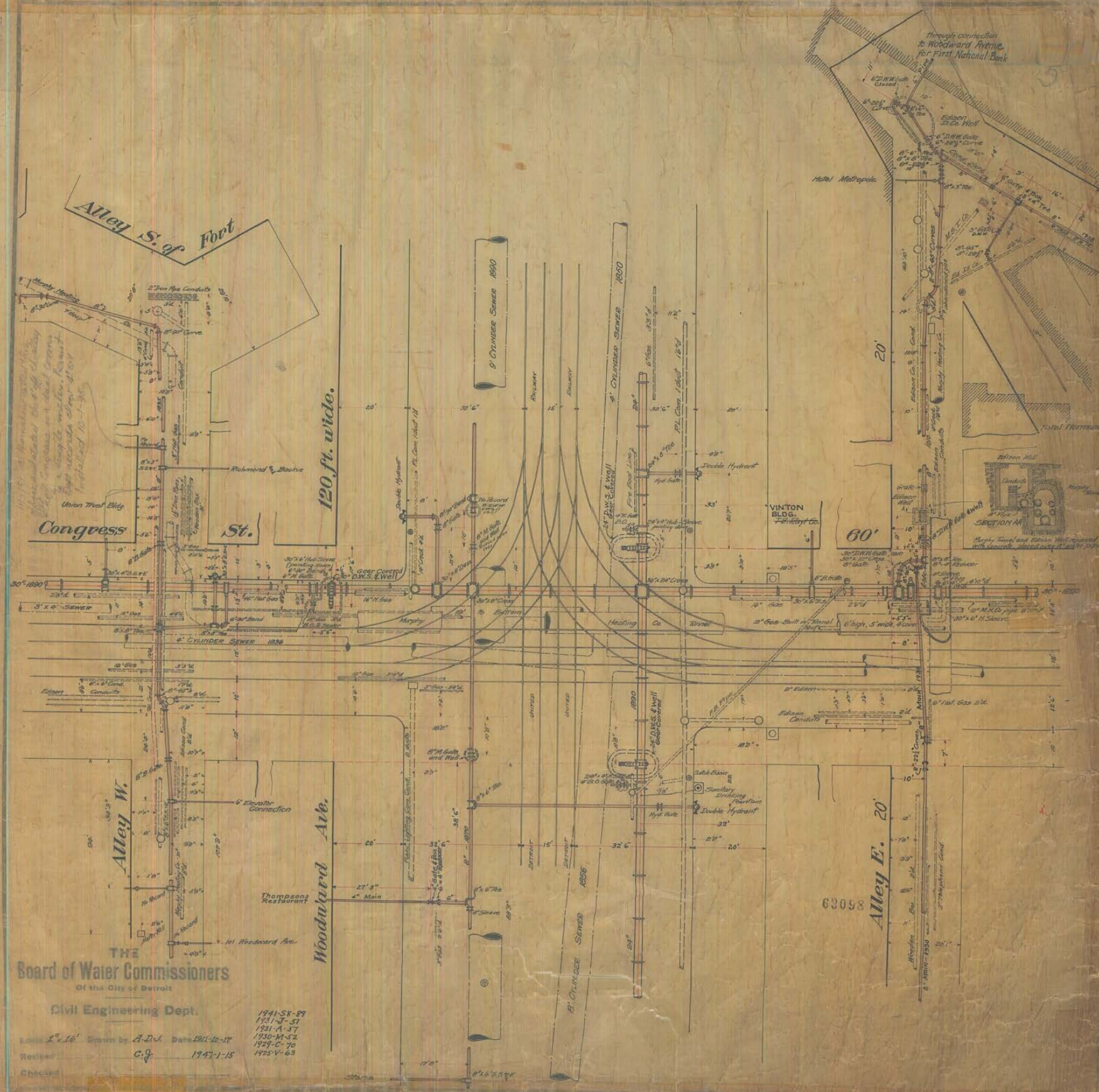
1. By approval of this petition the (DWSD) does not waive any of its rights to its facilities located in the right of way, and at all time, DWSD, its agents or employees, shall have the right to enter upon the right of way to maintain, repair, alter, service, inspect, or install its facilities. All costs 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.

20-J-4









THE  
Board of Water Commissioners  
Of the City of Detroit

Civil Engineering Dept.

Scale 1" = 16' Drawn by A.D.L. Date 1911-10-17  
Revised C.G. 1947-1-15

1941-SK-89  
1931-A-31  
1930-M-52  
1929-C-70  
1925-V-63

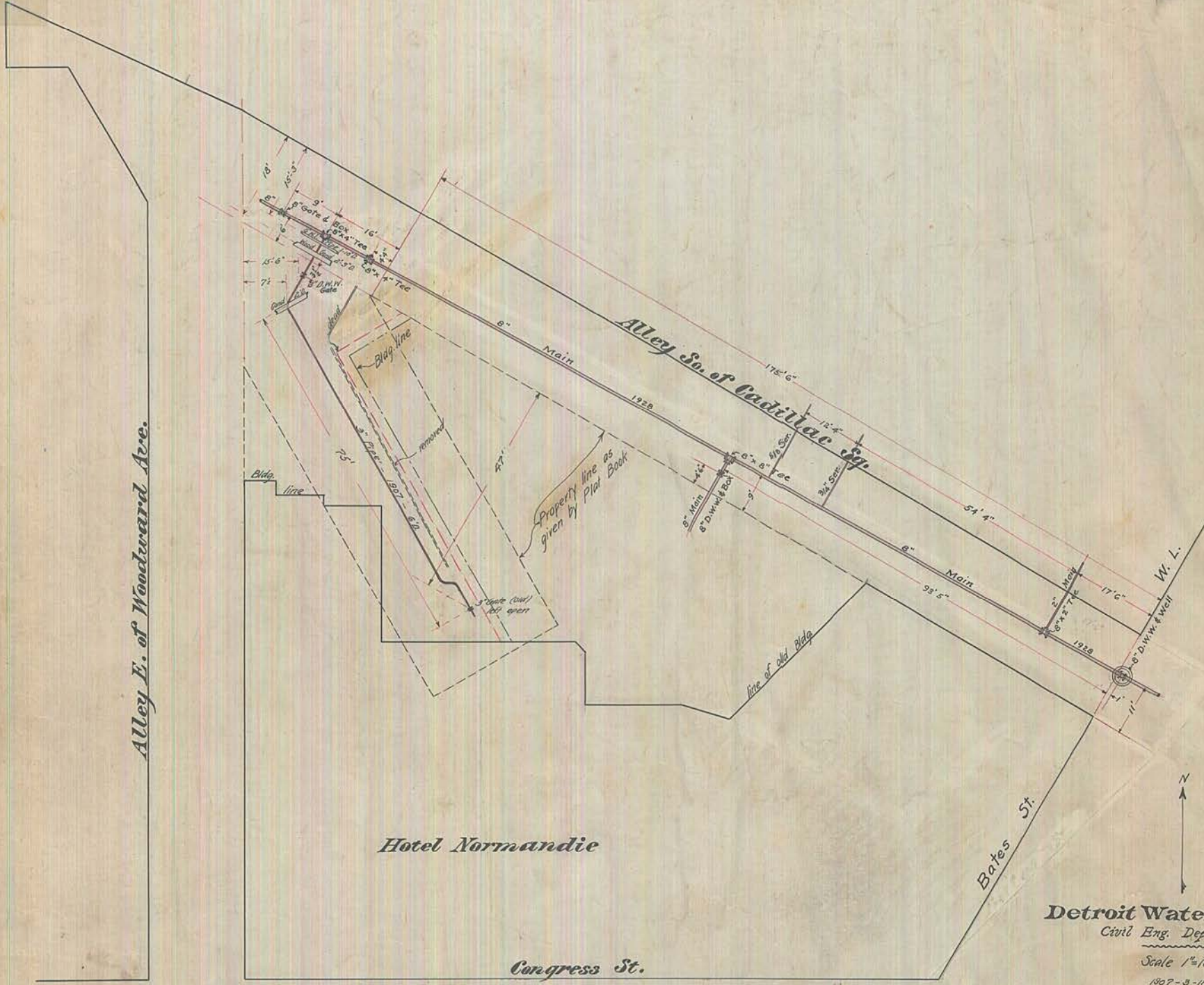
Checked

63098



6

Alley E. of Woodward Ave.



Hotel Normandie

Congress St.

Bates St.

Alley S. of Cadillac St.

Detroit Water Works,  
 Civil Eng. Department  
 Scale 1"=16'  
 1807-3-18  
 W.F.W.

63089

5-19-20-J

1-17-97 - 2:00 P.M.





March 2, 2018

HAND DELIVER

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

RE: Giffels Webster - Request for a series of encroachments within the Woodward Avenue rights-of-way and the adjacent public alley rights-of-way.

Giffels Webster, 28 W. Adams, Suite 1200, Detroit, Michigan 48226 on behalf of Bedrock Management Services, LLC, 630 Woodward Avenue, Detroit, Michigan, 48226 respectfully requests to encroach into the public right-of-way at 600 Woodward Avenue which is, bounded by Woodward Avenue, Cadillac Square, the north/south alley east of Woodward Avenue and Congress Street.

We are also requesting an encroachment along the entire west and east walls as well as 82 feet along the south wall of the building for the future installation of a café on the first floor of the building from the ground level to a height of 8.5 feet. This encroachment will extend 12 feet into the Woodward right-of-way, 4 feet into Congress right-of-way and 8 feet into the alley right-of-way. In addition to this, we are requesting an encroachment 8.5 feet above grade to the top of the building at 172 feet above grade. This encroachment will span along the entirety of the west, south and east facades and extend 5 feet from the building walls.

Finally, we are requesting a below ground encroachment along the entire west, east and south walls of the building for the existing areaway. This encroachment will be 11.5 feet below grade and extend 17 feet into the Woodward right-of-way, 7.3 feet into Congress right-of-way and 5.5 feet into the alley right-of-way.

These encroachments will neither impede pedestrian nor vehicular traffic, nor will they interfere with the maintenance of the public rights-of-way, including utility company and Fire Department access. Obtaining these encroachments is critical to fully utilize the sides of the building. Drawings of the proposed locations of the encroachments are attached.

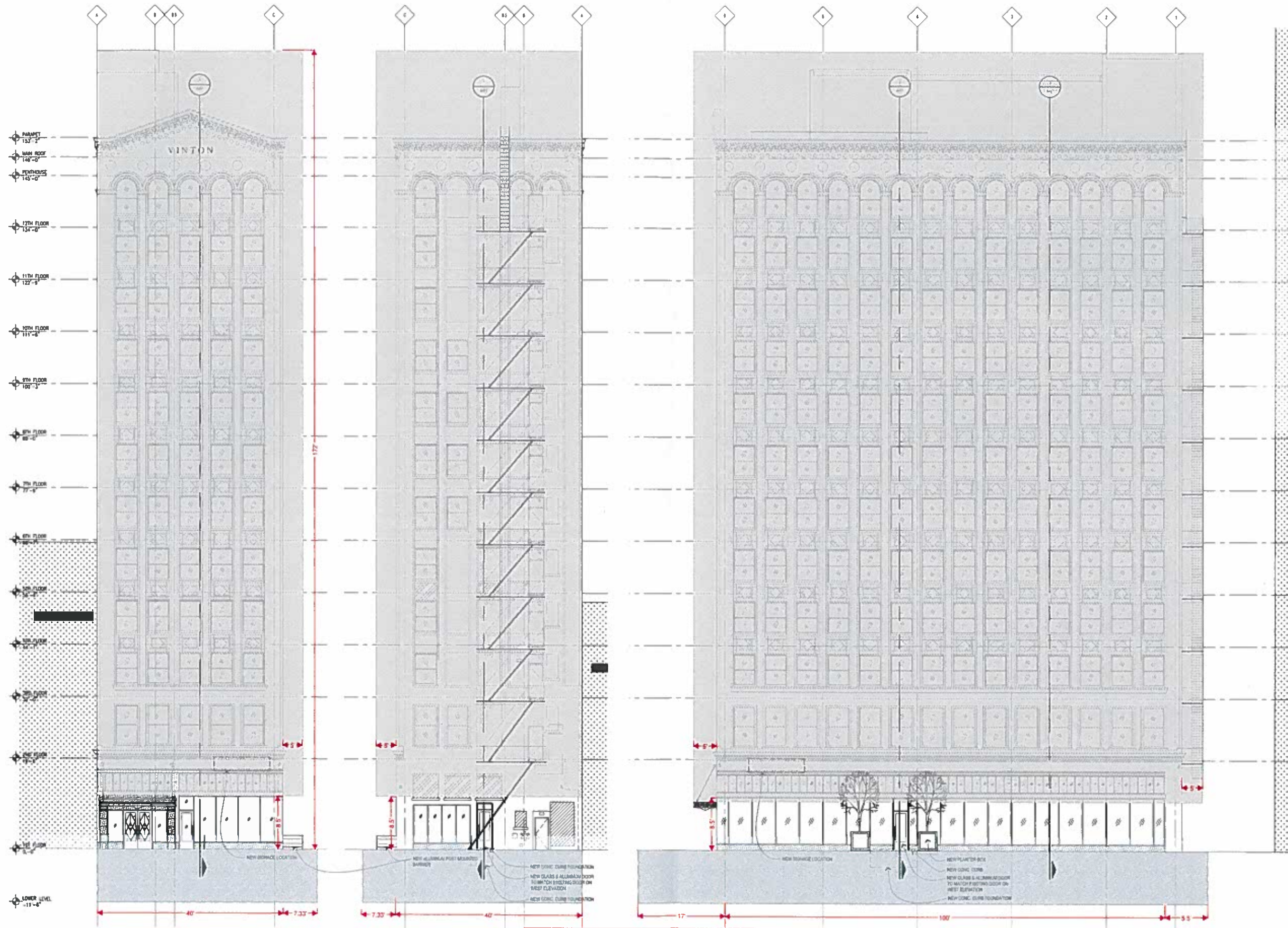
If you should have any questions, please do not hesitate to Michael Marks at (P) 313.962.4442 or [mmarks@giffelswebster.com](mailto:mmarks@giffelswebster.com).

Respectfully,

A handwritten signature in blue ink, appearing to read "Michael A. Marks".

Michael Marks, Partner  
Giffels Webster

CC: Bedrock Real Estate Services, LLC



1 WEST ELEVATION - WOODWARD AVE.  
SCALE 1/8" = 1'-0"

2 EAST ELEVATION - ALLEY  
SCALE 1/8" = 1'-0"

3 SOUTH ELEVATION - CONGRESS STREET  
SCALE 1/8" = 1'-0"

ABOVE GROUND ENCROACHMENTS, FROM 8'-6" FT ABOVE GRADE TO 172' FT ABOVE GRADE  
BELOW GROUND ENCROACHMENTS, FROM EXISTING GRADE TO 11'-6" FT BELOW GRADE

architecture  
**NEUMANN SMITH**  
SOUTHFIELD • DETROIT  
400 Galleria Office Centre  
Suite 655  
Southfield, Michigan 48034  
phone 248.352.8310  
fax 248.352.1821  
www.neumannsmith.com

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**Peter Basso Associates Inc.**  
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948 Livonia, Suite 102  
Livonia, Michigan 48150  
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Fax: 313-475-8887  
www.PeterBassoAssociates.com

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19715 WOODLAND AVE. #100  
TROY, MI 48063  
Phone: 313-484-2887 Fax: 313-484-2881

**BESA**  
600 Woodward  
Detroit, MI 48226

02.26.2018:  
100% CONSTRUCTION  
01.19.2018:  
PROGRESS REVIEW  
11.20.2017:  
50% CONST. DOCUMENTS  
Date:  Preliminary  Construction  
11.20.17  Construction  Record  
MEH:  Checked  Do not scale  
JLS:  Use figured dimensions only  
Approved: \_\_\_\_\_  
Sheet Number: \_\_\_\_\_  
Job Number: \_\_\_\_\_  
**2017083**  
Title: **BUILDING ELEVATIONS**

Scale: 1/8" = 1'-0"  
Sheet: \_\_\_\_\_  
**A421**



Executive:	MWM
Manager:	TET
Designer:	AGN
Quality Control:	MWM
Section:	



Know what's below.  
Call before you dig.

DATE:	ISSUE:
Date	Issue

Developed For:  
**600 Woodward Ave LLC**

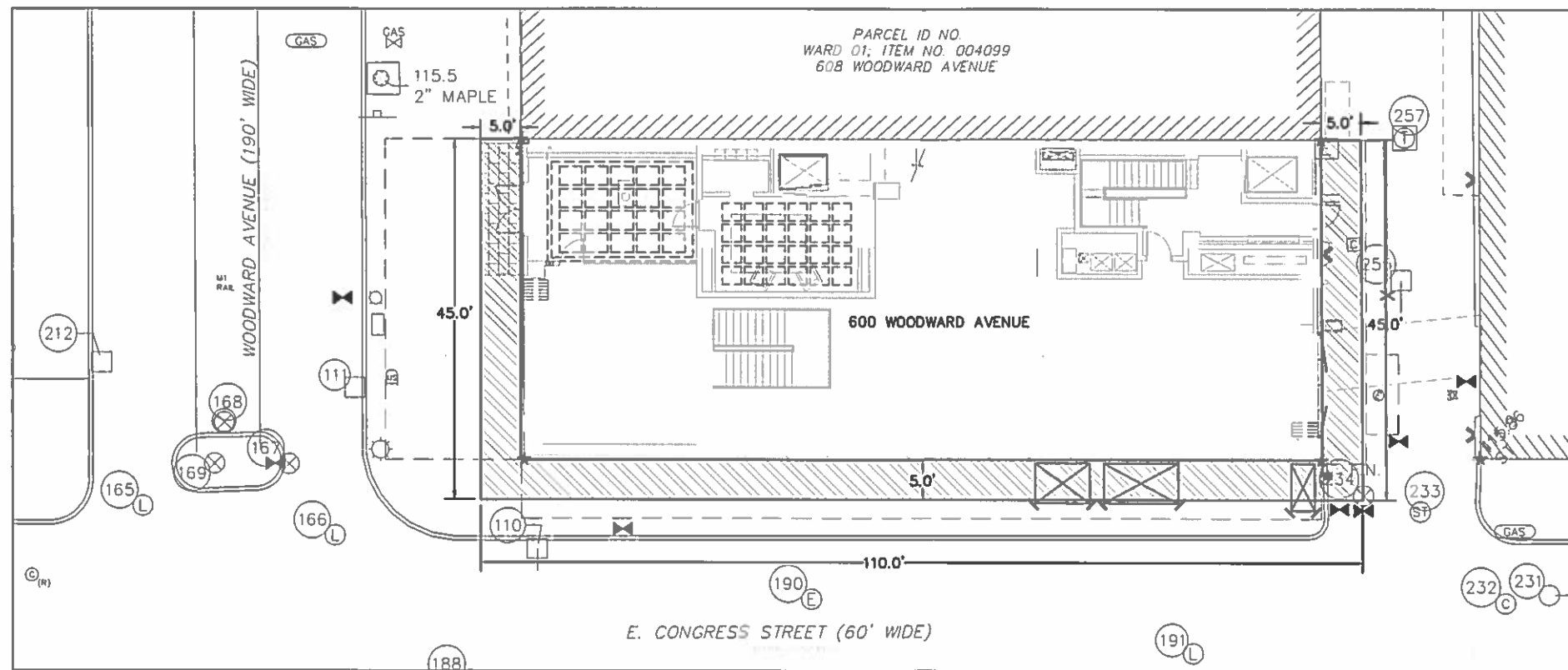
630 Woodward Ave.  
Detroit, MI 48226

**ENCROACHMENT PLAN**

600 WOODWARD  
VINTON  
ENCROACHMENT  
CITY OF DETROIT  
WAYNE COUNTY  
MICHIGAN

Date:	03.02.2018
Scale:	1" = 20'
Sheet:	2 OF 2
Project:	18809-10D

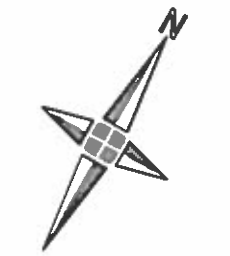
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**LEGEND**

ABOVE GROUND ENCROACHMENTS, FROM 8.5 FT TO 172 FT ABOVE GRADE.

**ABOVE GROUND ENCROACHMENT PLAN VIEW**



0 10' 20'  
SCALE: 1" = 20'

Executive:	MWM
Manager:	TET
Designer:	AGN
Quality Control:	MWM
Section:	



Know what's below.  
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DATE	ISSUE
Date	Issue

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**600 Woodward Ave LLC**

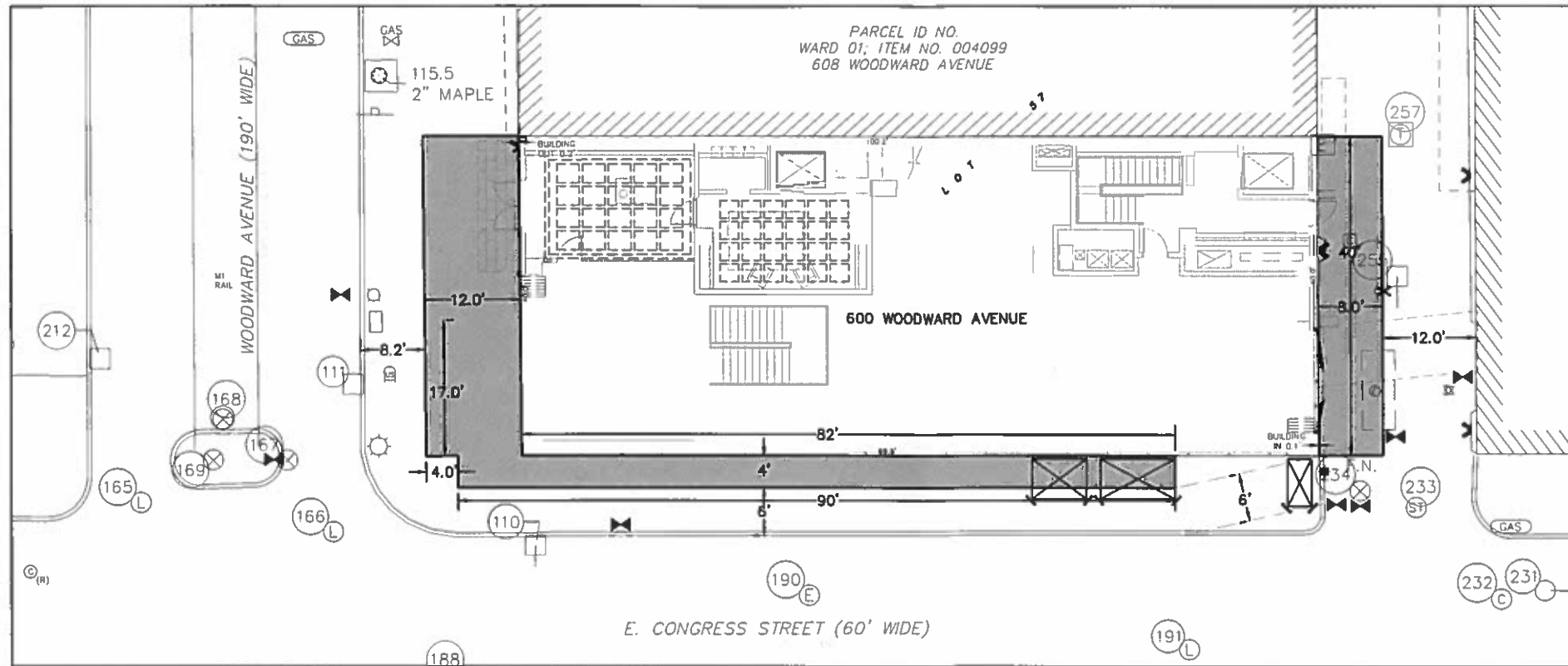
630 Woodward Ave.  
Detroit, MI 48226

**ENCROACHMENT  
PLAN**

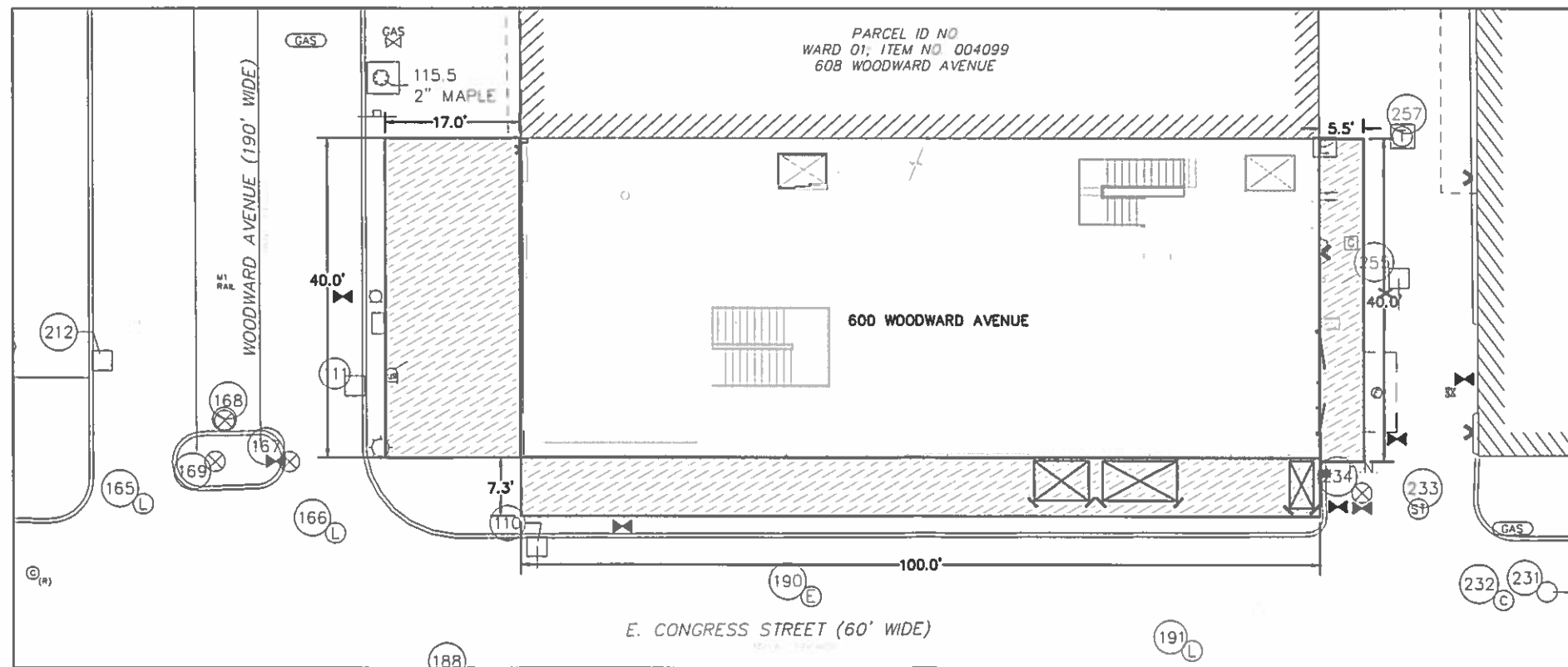
**600 WOODWARD  
VINTON  
ENCROACHMENT  
CITY OF DETROIT  
WAYNE COUNTY  
MICHIGAN**

Date:	03.02.2018
Scale:	1" = 20'
Sheet:	1 OF 2
Project:	18809-10D

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**GROUND LEVEL ENCROACHMENTS  
PLAN VIEW**



**BELOW GROUND ENCROACHMENTS  
PLAN VIEW**

**LEGEND**

GROUND LEVEL ENCROACHMENTS

BELOW GROUND ENCROACHMENTS, FROM 0FT TO -11.5FT BELOW GRADE.

