



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: September 27, 2018

RE: Petition No. 263
Requested Encroachment into Peterboro St. (With Stairs, Egress Wells, Balcony
and Fencing) Bound By Martin Luther King Jr. Blvd., Third, Peterboro, And
Fourth

We have reviewed the above Petition received by this office. 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: 09/17/2018

Petition: x263

- | | |
|--|--|
| <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: x263

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

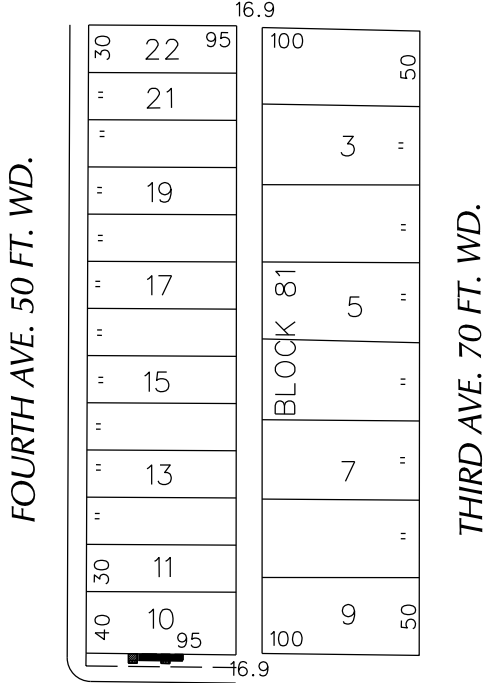
Date

Area code – Telephone number

PETITION NO. 263
 830 PETERBORO LLC
 5995 19 MILE RD.
 STERLING HEIGHTS, MICHIGAN 48314
 C/O BILL NUSE III
 PHONE NO. 616 886-1025

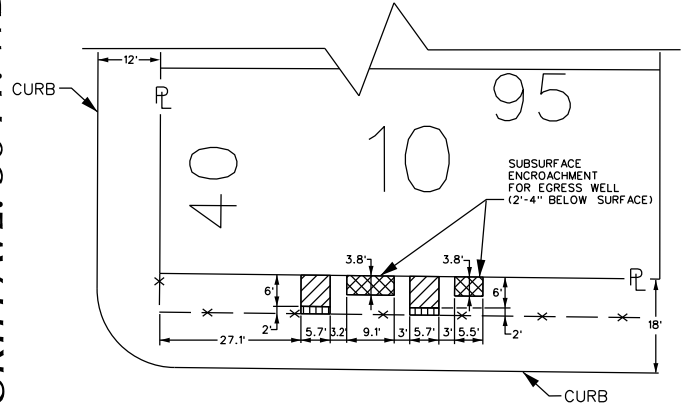


MARTIN LUTHER KING JR. BLVD.
 100 FT. WD.



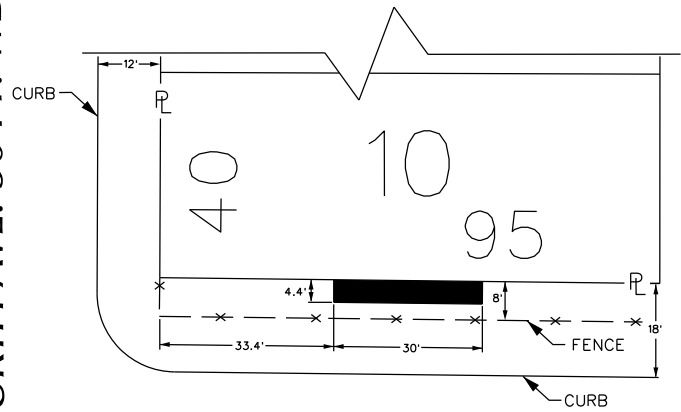
PETERBORO ST. 60 FT. WD.

FOURTH AVE. 50 FT. WD.








PETERBORO ST. 60 FT. WD.

FOURTH AVE. 50 FT. WD.



PETERBORO ST. 60 FT. WD.

-  - REQUEST ENCROACHMENT (With Existing Stairs)
-  - REQUEST ENCROACHMENT (With Hardscape Brick Walkway)
-  - REQUEST ENCROACHMENT (With Egress Wells)
-  - REQUEST ENCROACHMENT (With 3rd Floor Balcony)
-  - REQUEST ENCROACHMENT (With Perimeter Fence)

(FOR OFFICE USE ONLY)

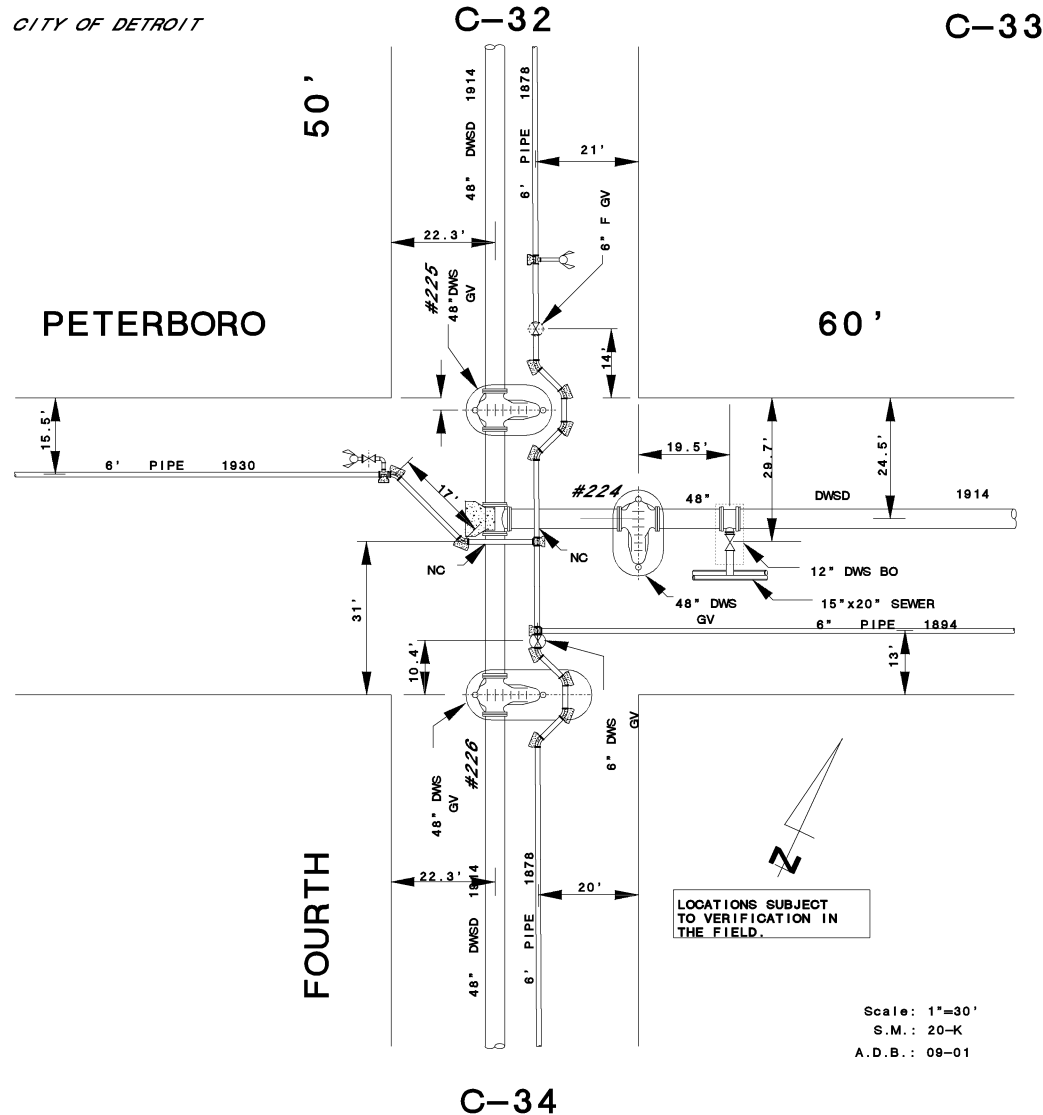
CARTO 29 B

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	WLW	CHECKED	KSM		
DATE	09-17-18	APPROVED			

REQUEST ENCROACHMENT
 INTO PETERBORO
 AT 830 PETERBORO ST.
 (With Stairs, Hardscape, Egress Wells,
 3rd Floor Balcony and Fencing)

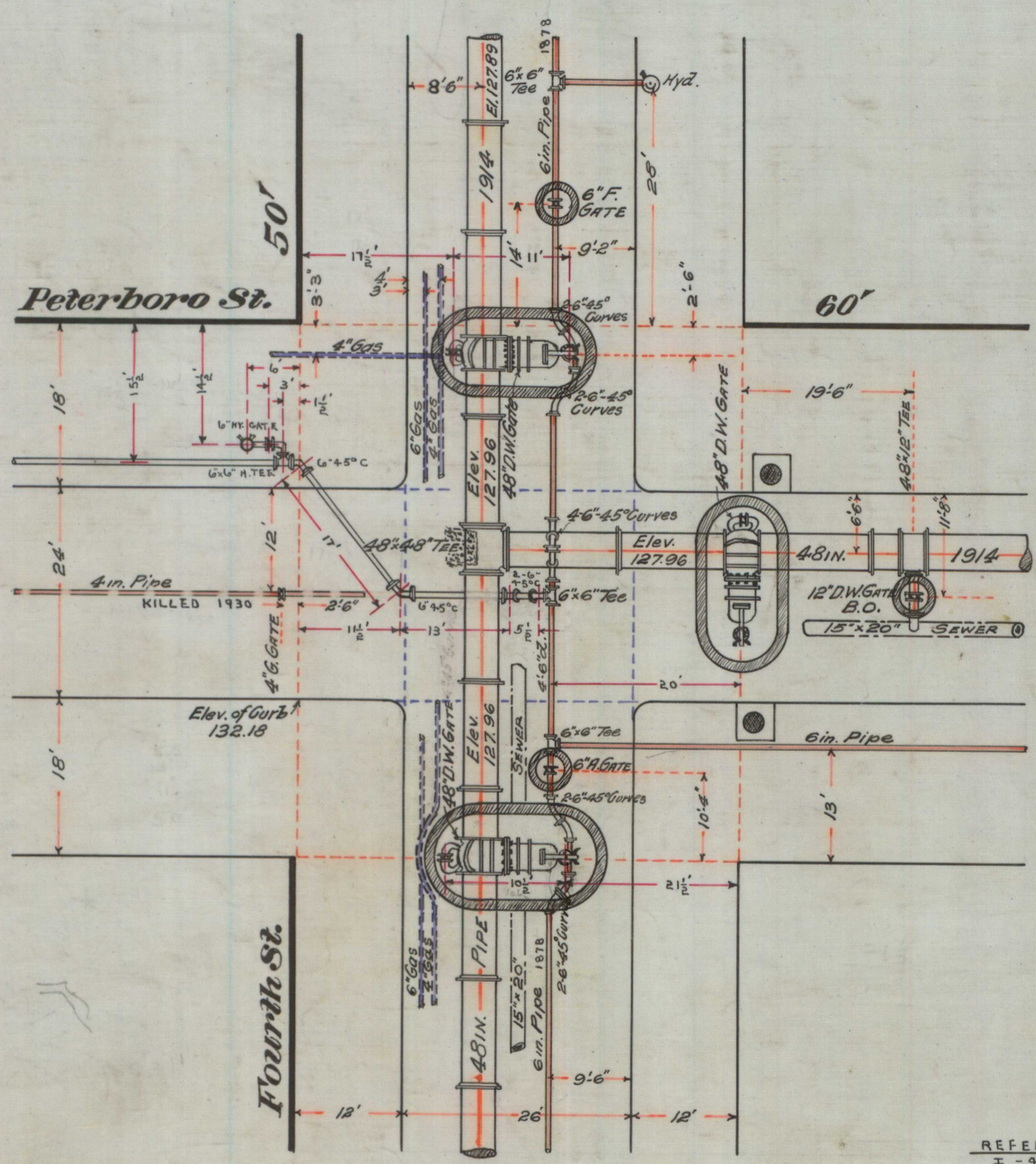
CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X 263

CITY OF DETROIT



C-33-A

Scale: 1"=30'
 S.M.: 20-K
 A.D.B.: 09-01



REFERENCE

I - 42-181
III - 157
940-84
94V-3
HYD. 2-46
1913-1914-48" LINES #2-27
1914-L5-18-19-20-31-32-39-40
1930-0-48

19-J
5-11-20-K

THE
Board of Water Commissioners
Of the City of Detroit

Civil Engineering Dept.

Scale 1" = 16' Drawn by J.M.D. Date 1916-Mar-8
Revised 5-3-32 E.S.

87367

PROVISIONS FOR ENCROACHMENT For Petition 263

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.

AMENDED PETITION REQUEST FOR ENCROACHMENT

THE HONORABLE CITY COUNCIL

ATTN: OFFICE OF THE CITY CLERK

200 COLEMAN A. YOUNG MUNICIPAL CENTER

DETROIT, MI 48226

1. WHO:

830 PETERBORO LLC

Representative: William Nuse III (830 PETERBORO LLC Managing Member)

5995 19 MILE RD

Sterling Heights, MI 48314

616-886-1025

Bill.Nuse@broadstreetcp.com

2. WHAT:

Obtain below and above ground encroachment approval at:

Lot 10, Block 81, PLAT OF THE SUBDIVISION OF PART OF JONES FARM, according to the plat thereof as recorded in Liber 6, Page 7 of Plats, Wayne County Records.

Commonly known as:

830 Peterboro St., Detroit, MI 48201 Parcel ID No(s):. Ward 04, Item 003735

3. WHERE:

Right of Way directly south of the existing building structure that fronts 830 Peterboro.

4. WHEN:

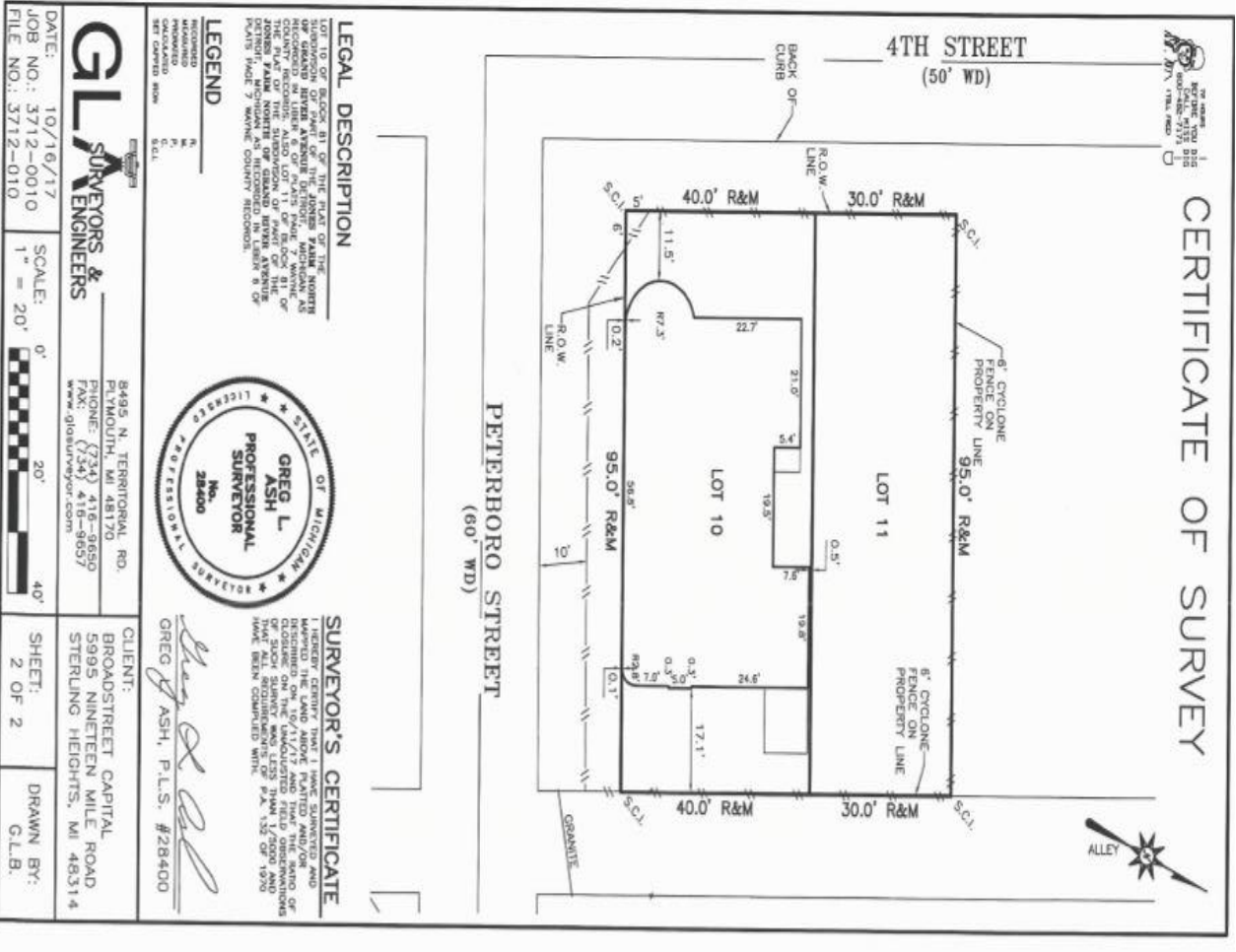
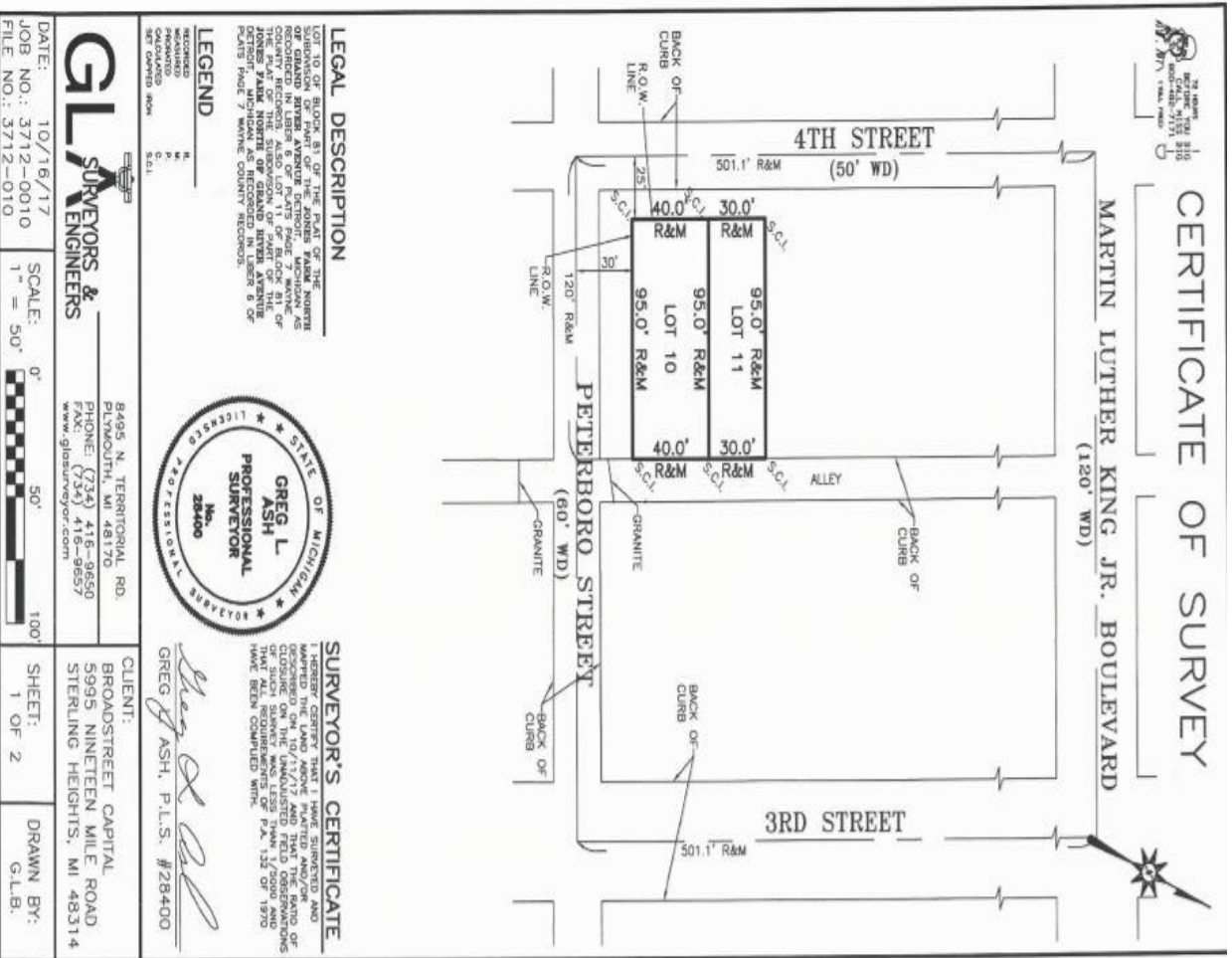
A.S.A.P (Petition Request submitted 4/23/18)

5. WHY:

The current structure (not including entrance stairs) facing south ends directly on the southernmost portion of the lot. (See Survey and Pictures Attached)

1. Reasonable Access to South Level 1 Units: Currently the main (South) entrance to 830 Peterboro is accessed via existing steps that are in the current Right of Way. We are requesting an above ground encroachment to maintain current step location which will be repaired/rebuilt using same footprint as they exist currently. (Reference Encroachment Item A)
2. Hardscape to existing Sidewalk: The existing sidewalk is approximately 8 Feet from the southernmost portion of the building. Proposed building plan would include hardscaping brick walkway that connects end of stair to sidewalk extending south for building occupants. (Reference Encroachment Item B)
3. Egress Well: Proposed building plans include south bedroom's in garden level units that would need to have egress window and well. Egress well would extend into current Right of Way. However, it would not extend past the current stairs footprint for Level 1 Units suffice to say it would not impact foot traffic on sidewalks. West Egress well would extend 3 feet south and run 8 feet east to west at a depth of approximately 4 feet from ground level. The East Egress well would extend 3 feet south and run approximately 5 feet east to west at a depth of approximately 4 feet from ground level. (Reference Encroachment Item C)
4. 3RD Floor Balcony: Proposed building plans include 3rd floor balconies above current Right of Way that extend approximately 4'4" south from current building footprint and run 28'7" east/west. Balconies would be approximately 19'7" above ground level. Note balconies would not extend past the current stairs footprint leading to Level 1 Units. (Reference Encroachment Item D)
5. Perimeter Fence: Currently a temporary fence encompasses the building and right of way space south extending all the way to the sidewalk. Based on information from prior owner, this fence was placed around the building 15+ years ago. Proposed building plan would include keeping a fence around the perimeter that would provide security to Tenants. Currently, all other parcels surrounding the building are vacant and see heavy foot traffic so keeping the property gated would continue to offer needed security for future tenants especially Garden Level and Level 1 occupants. (Reference Encroachment Item E)

Property Sitemap Survey





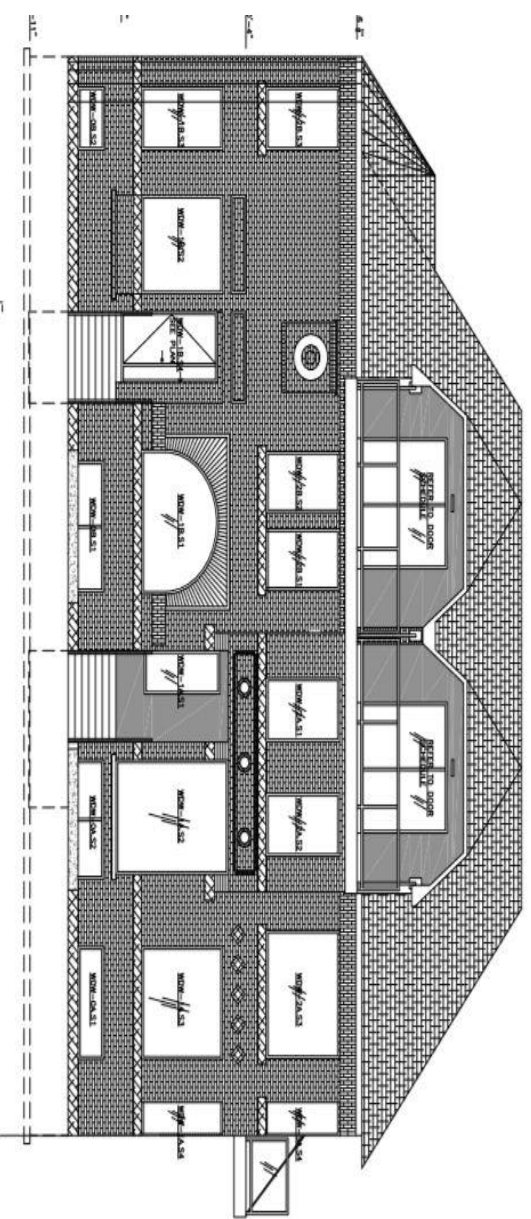
Existing Southeast Corner



Existing South Facade



Existing Southwest Corner

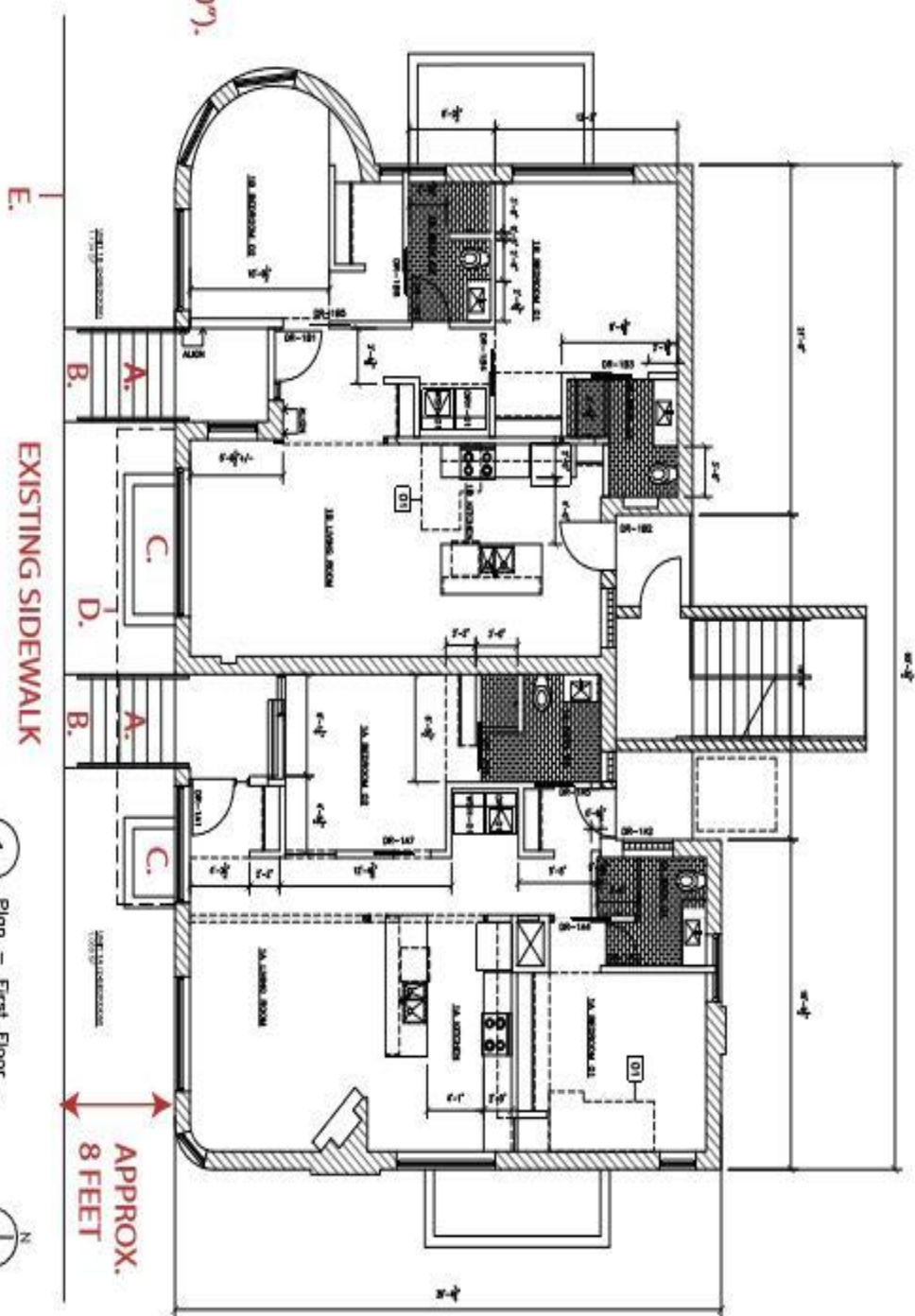


Proposed South Facade

1 Elevation — South
Scale: 1/4" = 1'-0"

WALL EJECT NOTES
 (01) WALL EJECTING FLOOR ORIGNAL, REFER TO STRUCTURAL.

GENERAL NOTE
 THIS DRAWING IS INTENDED TO PROVIDE THE GENERAL LAYOUT OF THE WORK AND DOES NOT CONSTITUTE A CONTRACT. ANY WORK NOT SPECIFICALLY NOTED ON THIS DRAWING IS TO BE CONSIDERED AS NOT TO BE PART OF THE WORK. ANY CHANGES TO THIS DRAWING SHALL BE MADE BY AN AMENDMENT. FOR CHANGES, SEE THE CONSTRUCTION PERMITS.



Easement Reference Guide

- A. REBUILT EXISTING STAIRS
- B. HARDSCAPE TO EXISTING SIDEWALK.
- C. LIGHT WELLS (EGRESS).
- D. THIRD FLOOR BALCONY ABOVE (4'-4" x 30'-0").
- E. POTENTIAL FUTURE FENCE.

HATHORNE PLLC 400 BROAD STREET, DETROIT, MI 48226
 DETROIT, MI 48226 TEL 313.962.9000

CONSULTANT:

**PRELIMINARY
 NOT FOR CONSTRUCTION**

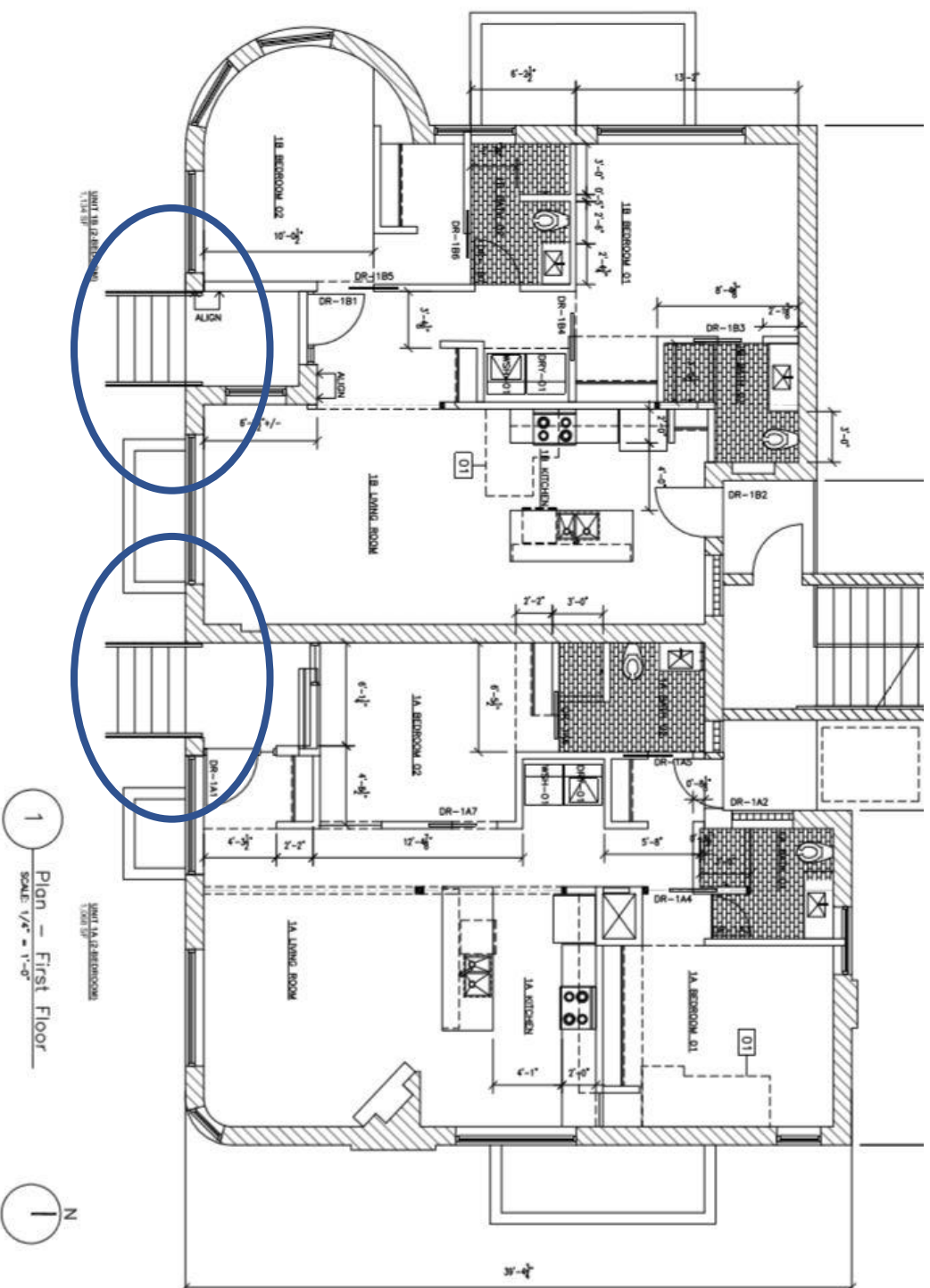
PROJECT:
PETERBORO
 820 PETERBORO ROAD
 DETROIT, MI 48201

CLIENT: BROAD STREET PS
 1417 BAGLEY AVE.
 DETROIT, MI 48216
 313.477.2438

NO.	REVISION	DATE

DATE: 10/20/2024
 TIME: 10:30 AM
 DRAWN: J. SMITH
 CHECKED: M. JONES
 PROJECT: PETERBORO
 PLAN: FIRST FLOOR
 SHEET: A-101

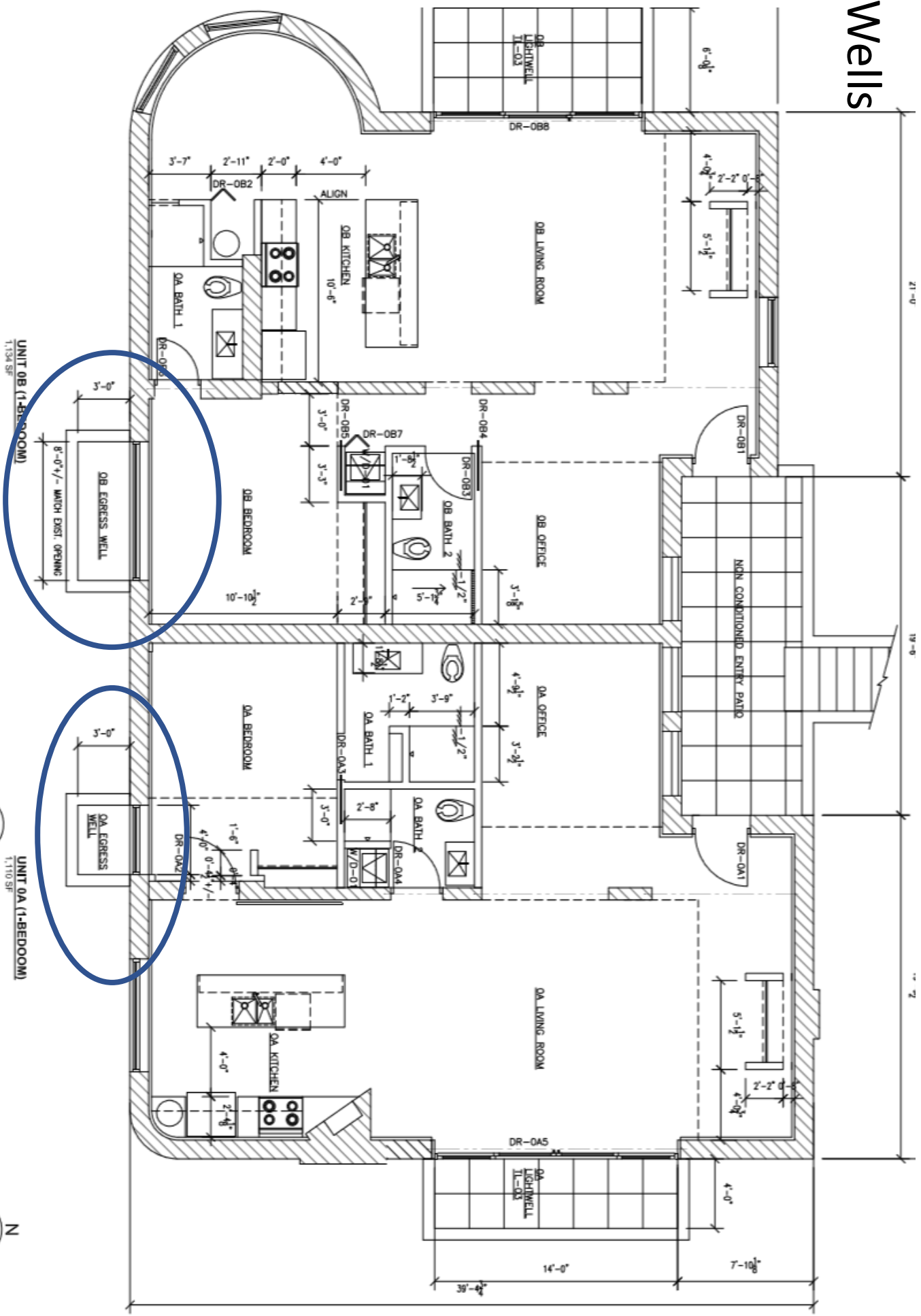
A & B: Stairway and Hardscape (brick or concrete) to sidewalk



1 Plan - First Floor
SCALE: 1/4" = 1'-0"



C: Egress Wells



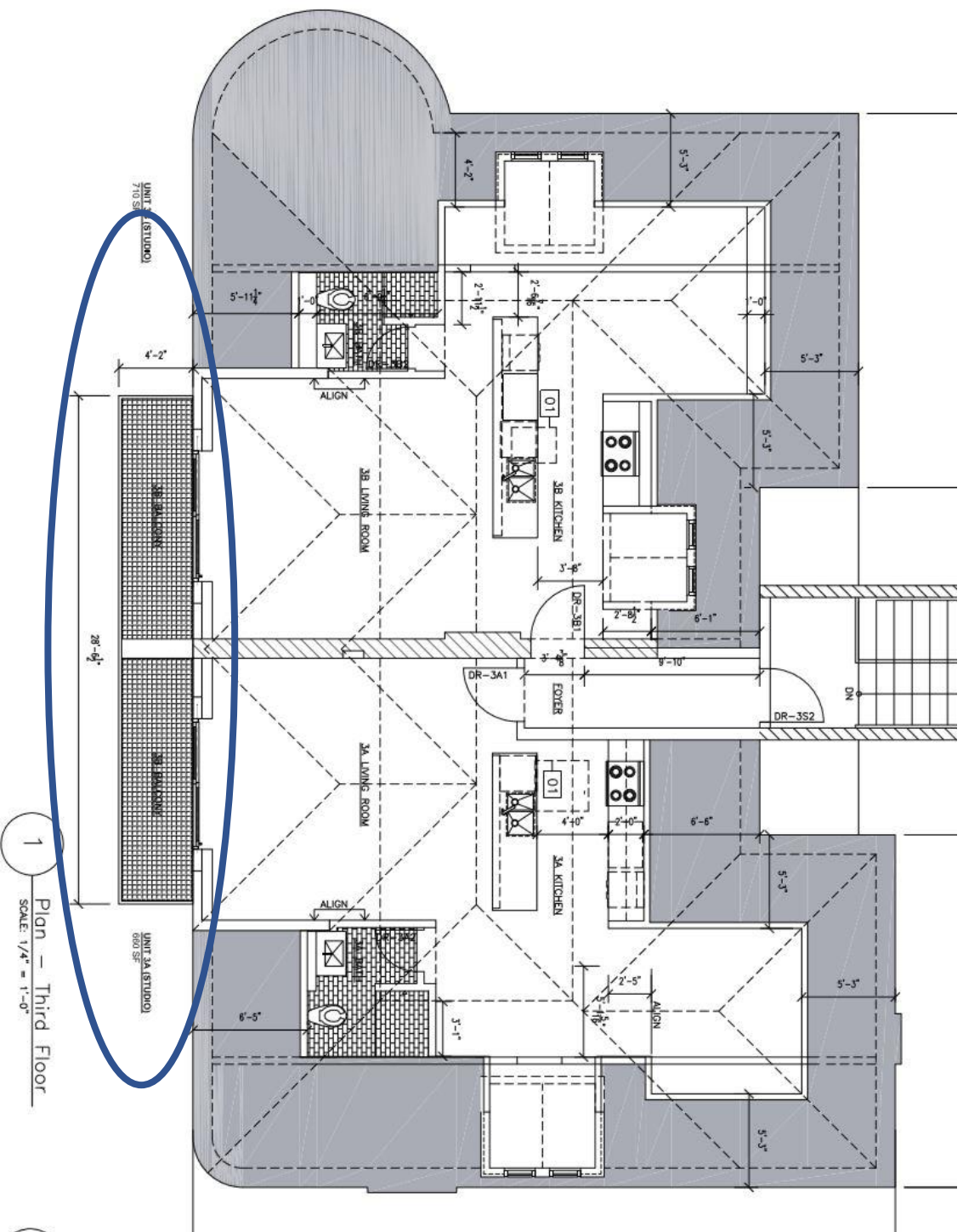
UNIT 0B (1-BEDROOM)
1,134 SF

UNIT 0A (1-BEDROOM)
1,110 SF

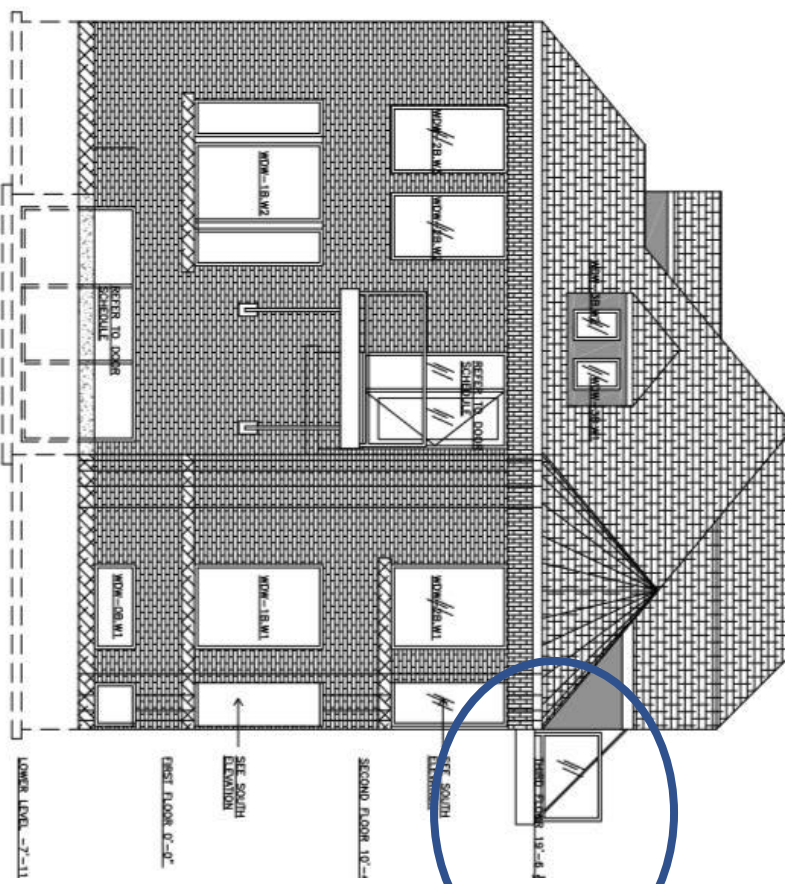
1 Plan - Lower Level
SCALE: 1/4" = 1'-0"



D: 3rd Floor Balcony



1 Plan - Third Floor
SCALE: 1/4" = 1'-0"



2 Elevation - West
SCALE: 1/4" = 1'-0"

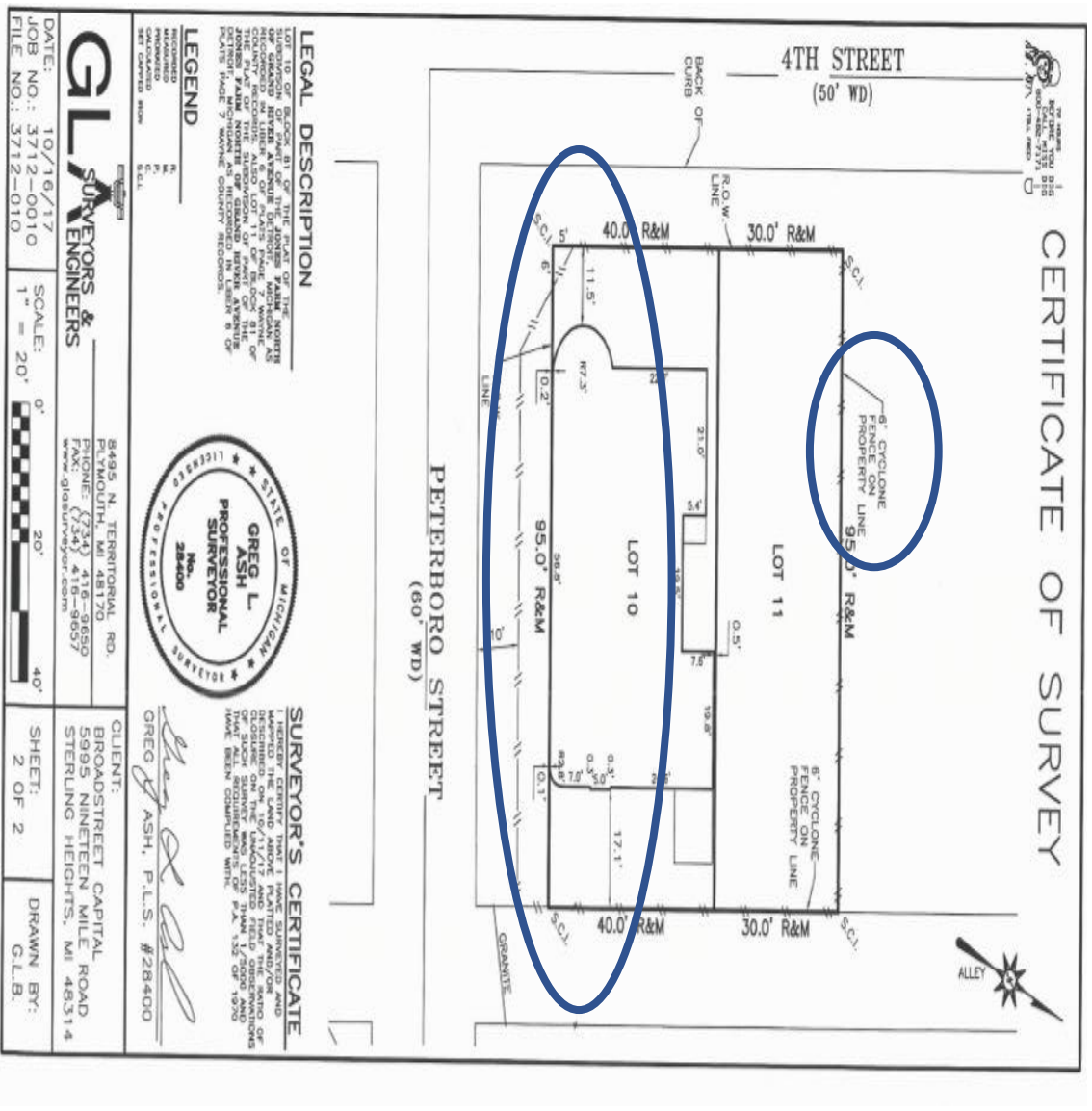
E: Perimeter Fence (Currently Exists)

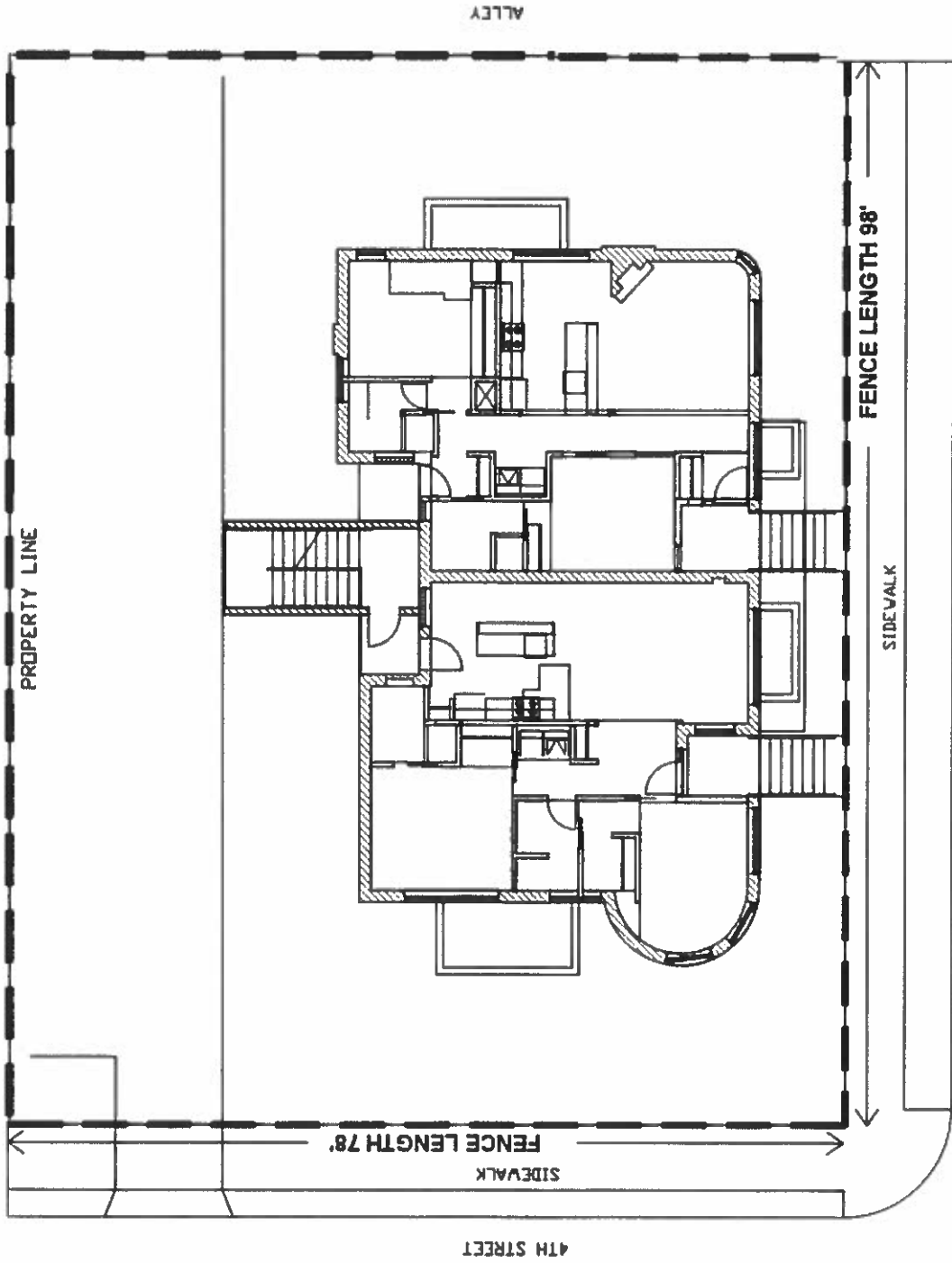


EXISTING SOUTHWEST CORNER



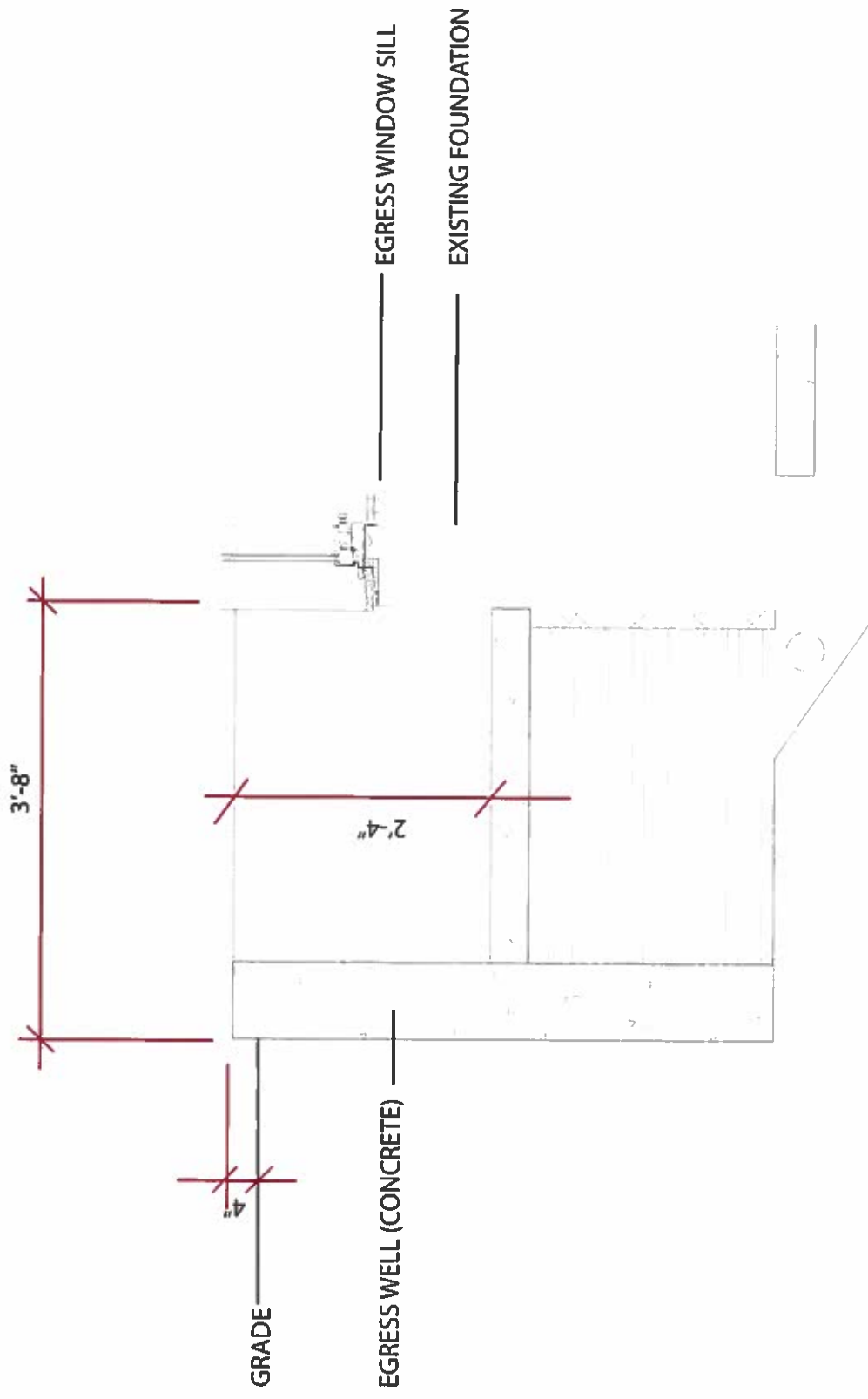
EXISTING SOUTH FACADE





830 PETERBORO
 PERIMETER FENCE PLAN ALONG PETERBORO AND 4TH STREET
 05.09.18

--- FENCE



EGRESS WINDOW SECTION