



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 24, 2019

RE: Petition No.866
Requested Encroachment Into Woodward Ave. At 511 Woodward Ave., In The
Block Bound By Congress, Woodward, Larned, And Griswold

The subject petition has been reviewed 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/gj

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: 08/29/2019

Petition: x866

- | | |
|--|--|
| <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: x866

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

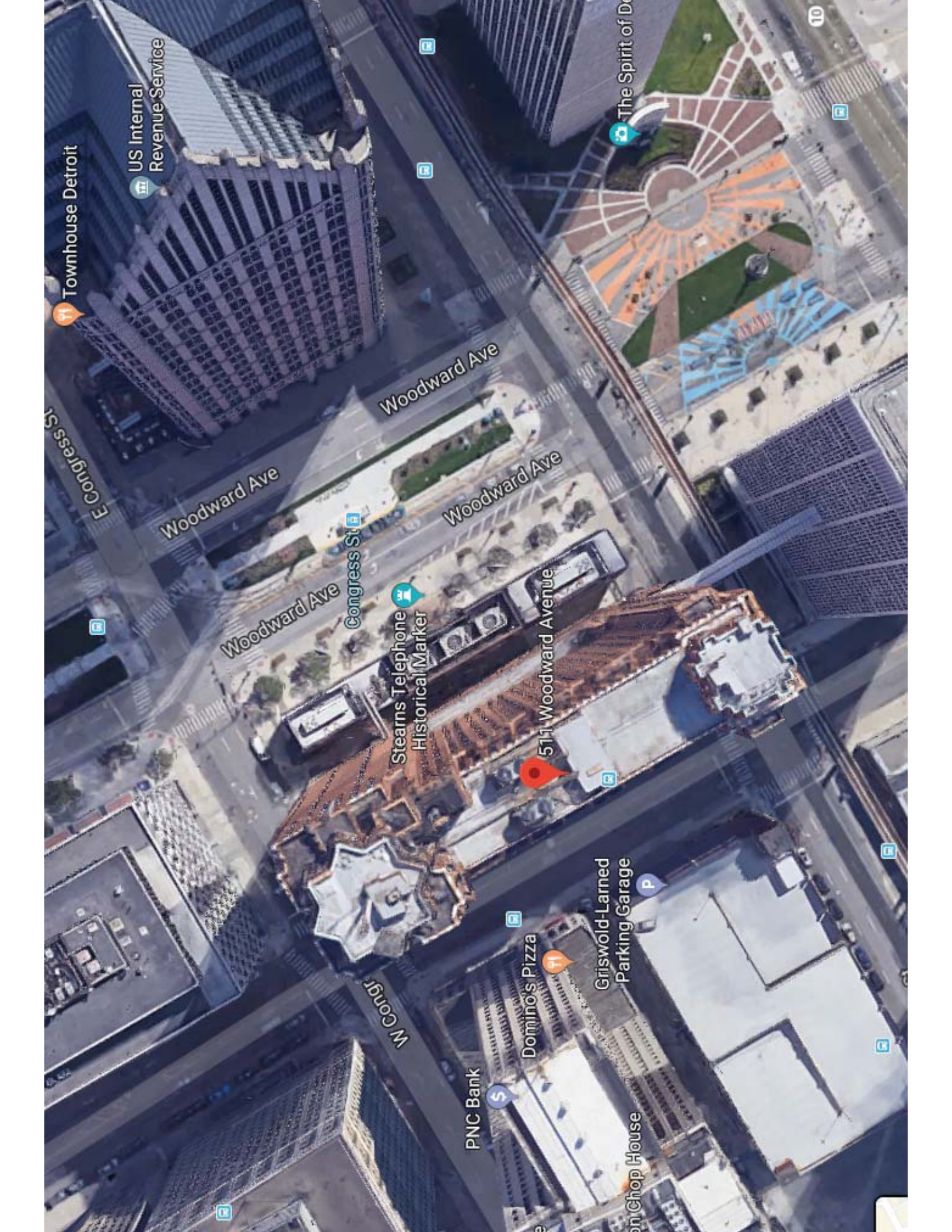
Date

Area code – Telephone number

PROVISIONS FOR ENCROACHMENT For Petition 866

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.



Townhouse Detroit

US Internal Revenue Service

The Spirit of D

Woodward Ave

Woodward Ave

Woodward Ave

Congress St

Woodward Ave

Stearns Telephone Historical Marker

511 Woodward Avenue

W Congr

PNC Bank

Domino's Pizza

Griswold-Larned Parking Garage

on Chop House

Planning & Development Department
October 19, 1994

Honorable City Council:
Re: Offer to Reacquire, (S) side of Wils-
hire, between Newport and Coplin.

The City of Detroit acquired from the
State of Michigan, as a tax reverted par-
cel Lot 457 located on the S. side of Wils-
hire, between Newport and Coplin, a/k/a
13388 Wilshire.

The property in question is a single
family residence located in an area
zoned R-1.

Our investigation reveals cancelled or
unlevied City taxes for the years
1985-1993 and County taxes for the
years 1985-1993 plus interest on said
taxes, in the amount of \$13,617.00. In
reacquisition situations, it is the policy of
the Planning and Development Depart-
ment to add a ten percent (10%) penalty
for the cost involved due to this fore-
closure action. Further, since this prop-
erty was owned by the City of Detroit on
Dec. 31, 1993, it was exempt for taxes
for the fiscal year 1994 and an amount
equivalent to the taxes that would have
been assessed must be added. Consid-
ering all these facts, the cost for reac-
quisition would be \$15,500.00.

Diane Hoyer, a married woman, has
submitted an Offer to Reacquire in the
amount of \$15,500.00 on a cash basis.

Your Honorable Body's approval to
accept this Offer to Reacquire is hereby
requested.

Respectfully submitted,
GLORIA W. ROBINSON
Director

By Council Member Scott:
Resolved, That the Offer to Reacquire
property described on the tax rolls as:
Lot 457, Steven's Estate Sub. #2 of
part of P.C. 389, lying E. of Connors
Creek Rd., City of Detroit, Wayne Co.,
Mich. Rec'd L. 48, P. 43 Plats, W.C.R.
submitted by Diane Hoyer, a married
woman, for the sum of \$15,500.00 on a
cash basis, plus a \$13,000 deed recording
fee, be accepted and be it further

Resolved, That the Planning and
Development Department Director be
authorized to issue a Quit Claim Deed
upon receipt of payment in full.

Adopted as follows:
Yeas — Council Members Cockrel,
Everett, Hill, Hood, Ravitz, Scott, Tins-
ley-Williams and President Mahaffey —
8.

Nays — None.

Public Works Department
City Engineering Division
November 2, 1994

Honorable City Council:
Re: Petition No. 1681. Cruz Associates,
et al MichCon — Guardian Building
Alluv to Easement in the block

bounded by Griswold, Woodward,
Larned and Congress.

Petition No. 1681 of "Cruz Associates,
et al" requests the conversion of the
north-south public alley, 20 feet wide, in
the block bounded by Griswold Street,
Woodward Avenue, Larned and Con-
gress Streets into a private easement for
public utilities.

The requested conversion was
approved by the Planning and Develop-
ment Department and the Traffic Engi-
neering Division — DPW. The petition
was referred to the City Engineering Divi-
sion — DPW for investigation and report.
This is our report:

If it becomes necessary to remove the
alley return entrances (into Larned and
Congress), Michigan Consolidated Gas
Company shall pay all incidental removal
costs.

The city is owner in fee of the public
alley within the "Governor and Judges"
Plan. Therefore, the Finance Director
must execute a quit-claim deed to trans-
fer the vacated and converted public
right-of-way.

City departments and privately-owned
utility companies have reported no
objections to the conversion of public
rights-of-way into a private easement for
public utilities. Provisions protecting util-
ity installations are part of the resolution.
The adoption of the attached resolu-
tion is recommended.

Respectfully submitted,
SUNDAY JAIYESIMI
Acting City Engineer

By Council Member Ravitz:
Resolved, All of the north-south public
alley, 20 feet wide, in the block bounded
by Griswold Street, Woodward Avenue,
Larned and Congress Streets lying west-
erly of and abutting the west line of Lots
58 thru 62, also lying easterly of and
abutting the east line of Lots 99 thru 103
of the "Plan of Section Numbered Two of
the City of Detroit, in the Territory of
Michigan, confirmed by the Governor of
Judges", as recorded in Liber 34, Page
549, Deeds, Wayne County Records:

Be and the same is hereby vacated as
a public alley and is hereby converted
into a private easement for public utilities
of the full width of the alley, which ease-
ment shall be subject to the following
covenants and agreements, uses, reser-
vations and regulations, which shall be
observed by the owners of the lots abut-
ting on said alley and by their heirs,
executors, administrators and assigns,
forever to wit:

First, said owners hereby grant to and
for the use of the public an easement or
right-of-way over said vacated public
alley herein above described for the pur-
poses of maintaining, installing, repair-
ing, removing, or replacing public utilities

such as water mains, sewers, gas lines
or mains, telephone, electric light con-
duits or poles or things usually placed or
installed in a public alley in the City of
Detroit, with the right to ingress and
egress at any time to and over said ease-
ment for the purpose above set forth.

Second, Said utility easement or right-
of-way in and over said vacated alley
herein above described shall be forever
accessible to the maintenance and
inspection forces of the utility com-
panies, or those specifically authorized
by them, for the purpose of inspecting,
installing, maintaining, repairing, remov-
ing, or replacing any sewer, conduit,
water main, gas line or main, telephone
or light pole or any utility facility placed or
installed in the utility easement or right-
of-way. The utility companies shall have
the right to cross or use the driveways
and yards of the adjoining properties for
ingress and egress at any time to and
over said utility easement with any nec-
essary equipment to perform the above
mentioned tasks, with the understanding
that the utility companies shall use due
care in such crossing or use, and that
any property damaged by the utility com-
panies, other than that specifically pro-
hibited by this resolution, shall be
restored to a satisfactory condition.

Third, said owners for their heirs and
assigns further agree that no buildings or
structures of any nature whatsoever
including, but not limited to, concrete
slabs or driveways, retaining or partition
walls, (except necessary line fence) shall
be built or placed upon said easement,
nor change of surface grade made, with-
out prior approval of the City Engineering
Division — DPW.

Fourth, that if the owners of any lots
abutting on said vacated alley shall
request the removal and/or location of
any existing poles or other utilities in said
easement, such owners shall pay all
costs incidental to such removal and/or
relocation, unless such charges are
waived by the utility owners.

Fifth, that if any utility located in said
property shall break or be damaged as a
result of any action on the part of said
owners or assigns (by way of illustration
but not limitation) such as storage of
excessive weights of materials or con-
struction not in accordance with Section
3, mentioned above, then in such event
said owners or assigns shall be liable for
all costs incidental to the repair of such
broken or damaged utility; and further

Provided, That if it becomes necessary
to remove the paved alley return(s) at the
entrances (into Larned and Congress),
such removal and construction of new
curb and sidewalk shall be done under
city permit and inspection according to
City Engineering Division — DPW speci-
fications with all costs borne by the abut-

ing owner(s), their heirs or assigns; and
further

Provided, That the City Clerk shall
within 30 days record a certified copy of
this resolution with the Wayne County
Register of Deeds; and be it further

Resolved, The Finance Director is
hereby authorized and directed to issue
a quit-claim deed to transfer the following
vacated public alley right-of-way to the
"Cruz Associates, a Connecticut Limited
Partnership, 500 Griswold Street,
Detroit, MI 48226" for the fair market
value and/or other valuable considera-
tions:

"Land in the City of Detroit, Wayne
County, Michigan being all of the north-
south public alley, 20 feet wide, in the
block bounded by Griswold Street,
Woodward Avenue, Larned and Con-
gress Streets lying westerly of and abut-
ting the west line of Lots 58 thru 62, also
lying easterly of and abutting the east
line of Lots 99 thru 103 of the "Plan of
Section Numbered Two of the City of
Detroit, in the Territory of Michigan, con-
firmed by the Governor and Judges", as
recorded in Liber 34, Page 549, Deeds,
Wayne County Records; containing
5,400 square feet or 0.1240 acre, more
or less; subject to a private easement for
public utilities"; and be it further

Resolved, the Director of the Planning
and Development Department is hereby
authorized and requested to adjust Zon-
ing Map No. 1 to reflect the PCA zoning
district classification on that land previ-
ously indicated as unzoned public alley,
as described above, and shall cause
such revision of Zoning Map No. 1 to be
duly noted in the Detroit Legal News; and
be it further

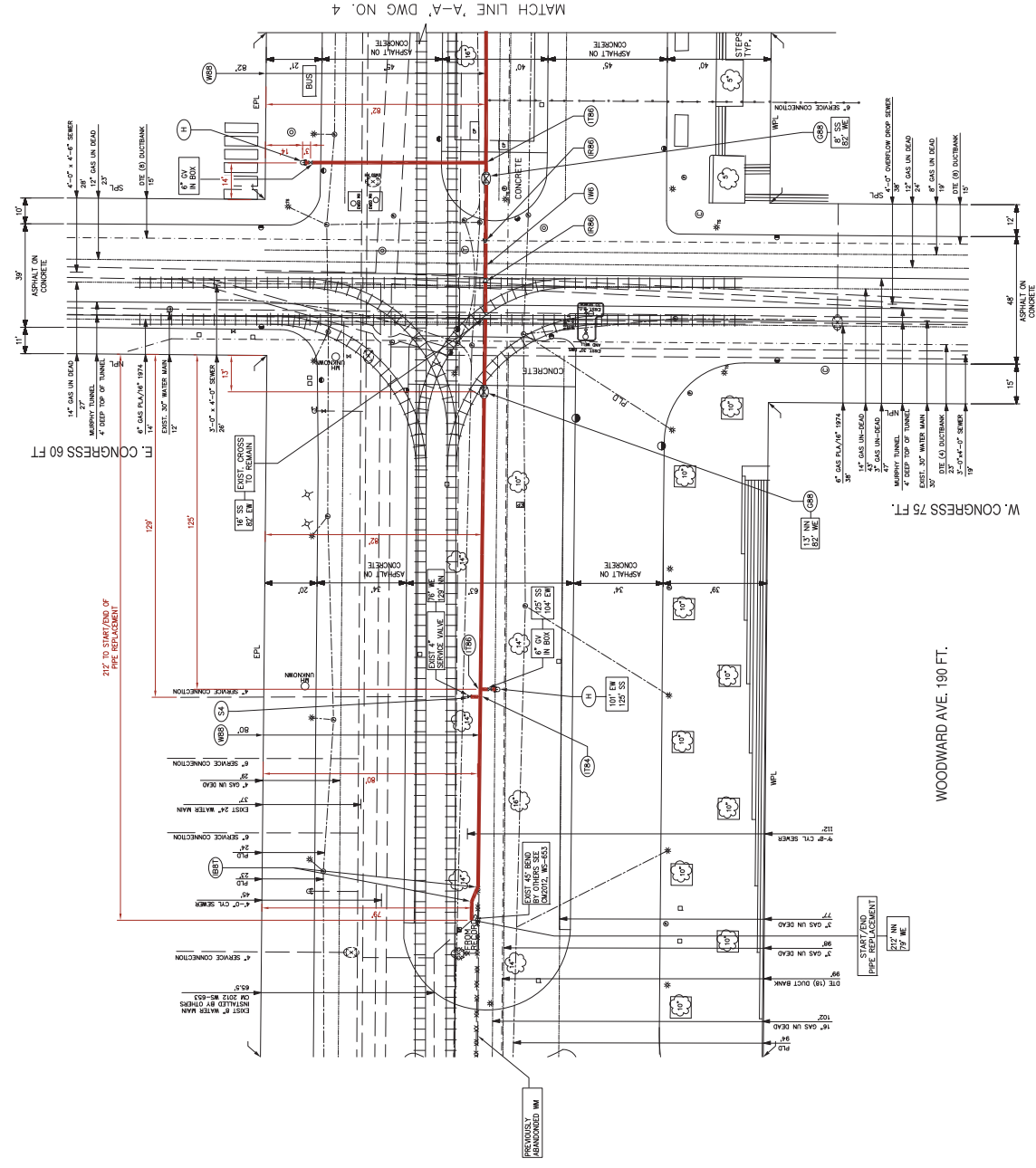
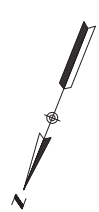
Resolved, That the City Clerk shall
within 30 days forward a certified copy of
this resolution to the Planning and Devel-
opment Department Director.

Adopted as follows:
Yeas — Council Members Cockrel,
Everett, Hill, Hood, Ravitz, Scott,
Tinsley-Williams, and President
Mahaffey — 8.

Nays — None.

Public Works Department
City Engineering Division
November 2, 1994

Honorable City Council:
Re: Petition No. 366, Enecotech Mid-
west, Inc. (together with Total Petro-
leum, Inc.) Requesting permission
to install and maintain one perma-
nent monitoring well encroaching
within public right-of-way in the
vicinity of a Total Retail Facility
#2524 located at 5960 Chene;
southeast corner of Chene and Har-
per.



- (C88) REPLACE EXIST. 8-INCH WOOD CAST-IRON W/PIPE WITH 6-INCH BOND CLAY VENT AND REPAIR WELL
- (C89) REPLACE EXIST. 6-INCH HYDRANT
- (R87) INSTALL 8" 22.5' BEND
- (L86) INSTALL 8" 45' TEE
- (L84) INSTALL 8" 24" TEE
- (R80) INSTALL 8" 30" REDUCER
- (L86) INSTALL 6" WATERMAIN
- (C84) ROUNDNECK EXIST. 4-INCH SERVICE
- (W88) REPLACE EXIST. 8-INCH WATER MAIN WITH 8-INCH DUCTILE IRON WATER MAIN

AS BUILT DWGS
WS-657
TASK 3

MATCH LINE 'A-A' DWG NO. 4

FT CONGRESS 60 FT

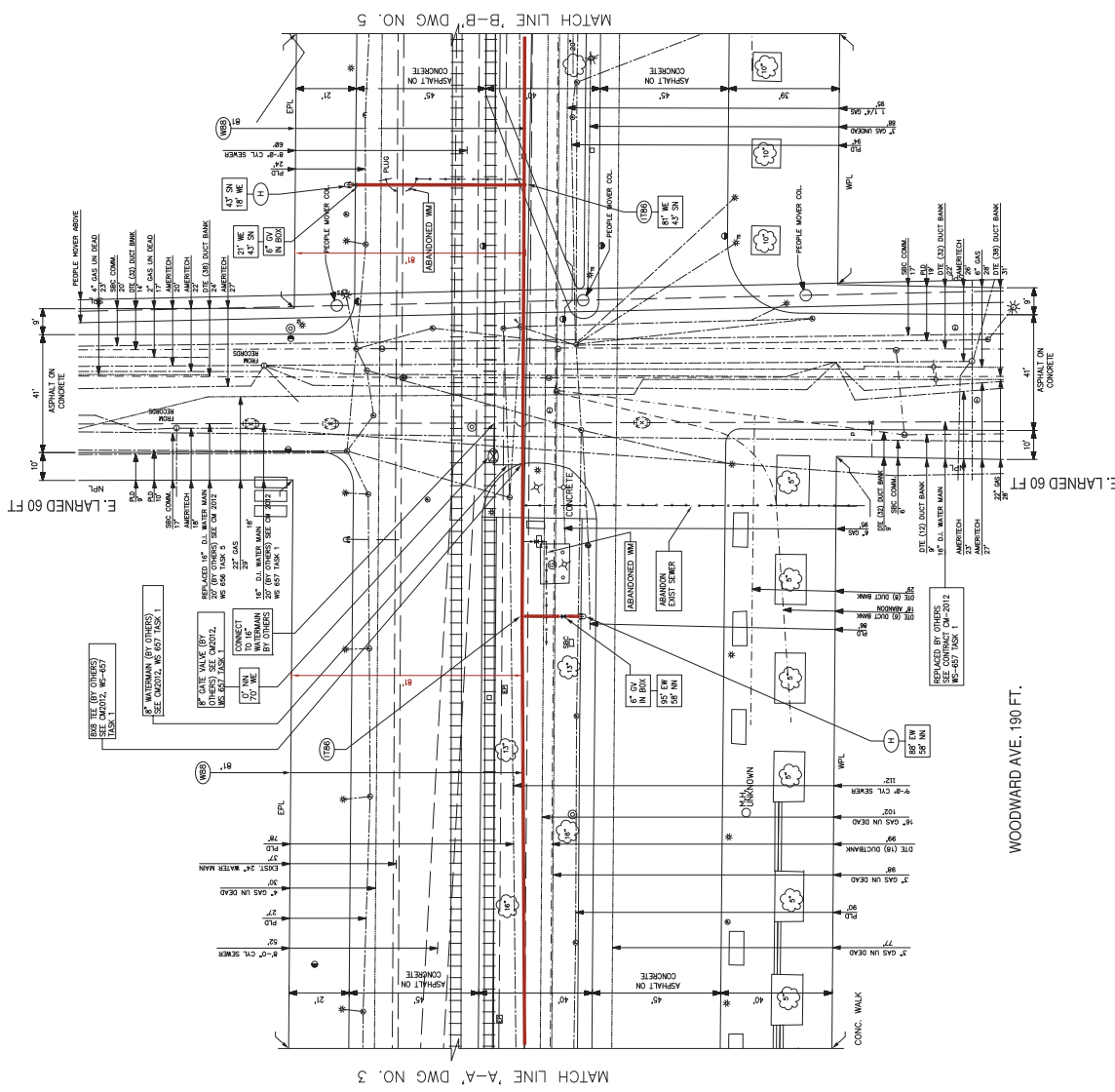
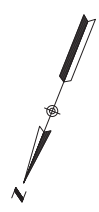
W. CONGRESS 75 FT.

WOODWARD AVE. 190 FT.

M.D.P.H./RANK, PERMIT NO.		WATER AND SEWERAGE DEPARTMENT	
REF. NO.	CM-2012	ENGINEERING DIVISION	
CONTRACT NO.		DESIGN PLAN PREPARED BY	
FILE NO.		DLZ MICHIGAN, INC.	
		151 W. CONGRESS TEL: 313.981.4261 FAX: 313.981.4266	
SECTION MAP	TOWN	RANGE	SECTION
20	J	2	
PORTION CODE	FAMS NO.	(DESIGN)	(CONSTRUCTION)
			3 OF 7

WATER SYSTEM IMPROVEMENTS		DATE: 12/03/04	
VARIOUS STREETS THROUGHOUT THE CITY		SCALE: 1"=30'	
WOODWARD AVE. - NORTH OF CONGRESS TO MATCH LINE A-A			

DRAWN BY:	D.C.K.	FILE NAME	DATE
DESIGNED BY:	B.M.		
CHECKED BY:	K.K.		
APPROVED BY:			
DATE:	10/05		
DESCRIPTION:	AS BUILT DRAWINGS		
REVISION:			



- (H) REPLACE EXIST. 6-INCH HYDRANT.
- (176) INSTALL 6" x 6" TEE
- (178) REPLACE EXIST. 6-INCH W/ 8" DUCT BANK WITH 8-INCH DUCTILE IRON WATER MAIN.

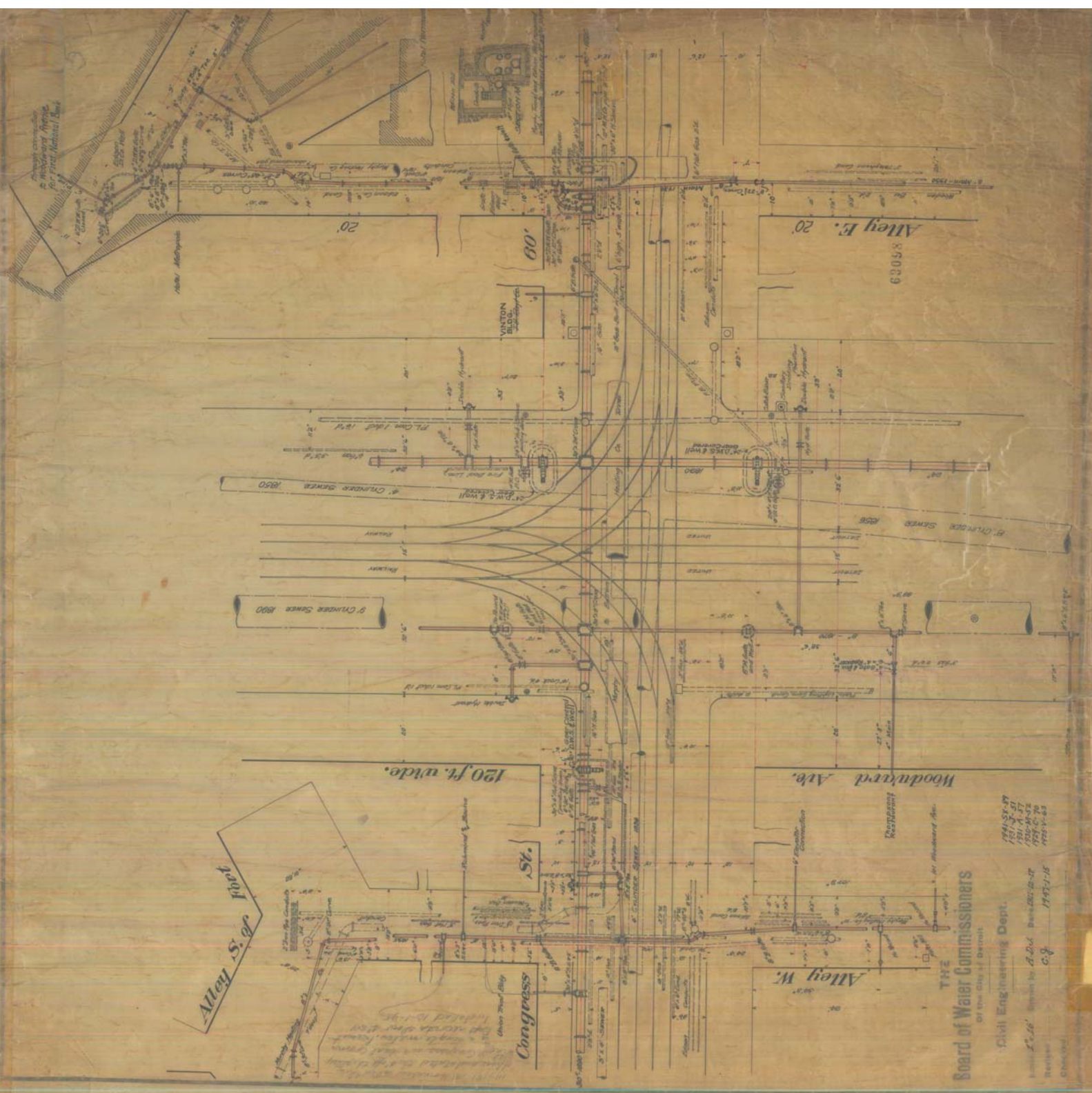
AS BUILT DWGS
 WS-657
 TASK 3

M.D.P.H./RANK: PERMIT NO.		WATER AND SEWERAGE DEPARTMENT	
REF. NO.	CONTRACT NO.	ENGINEERING DIVISION	
CM-2012	CM-2012	AS BUILT PREPARED BY	
FILE NO.	DESIGN NO.	DLZ MICHIGAN, INC.	
		151 W. CONCORD ST. #1000	
		ANN ARBOR, MI 48106	
TOWN	RANGE	SECTION	PORTION CODE
J	2		
20			
DRAWING NO. 4 OF 7		(CONSTRUCTION)	

DESIGN PLAN PREPARED BY		SUPERIOR ENGS. ASSOC. INC.	
ENGINEERING DIVISION		65 CALDWELL ST. #200	
DATE: 12/03/04		ANN ARBOR, MI 48106	
SCALE: 1"=20'		TEL: 313-966-4300	

WATER SYSTEM IMPROVEMENTS		VARIOUS STREETS THROUGHOUT THE CITY	
WOODWARD AVE. - MATCH LINE "A-A" TO MATCH LINE "B-B"		DATE: 12/03/04	
SCALE: 1"=20'		DATE: 12/03/04	

DESIGNED BY: D.C.K.	FILE NAME	DATE
CHECKED BY: B.M.		
APPROVED BY: K.K.		
DATE: 10/05		
BY: J.C.D. (JOB USER)		
REVISION		



Alley S. 90

120 ft. wide.

Congress St.

Woodward Ave.

Alley W.

Alley E. 20

89089

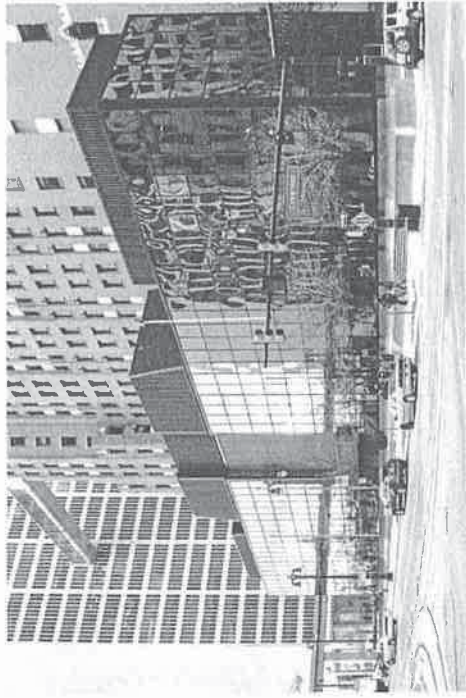
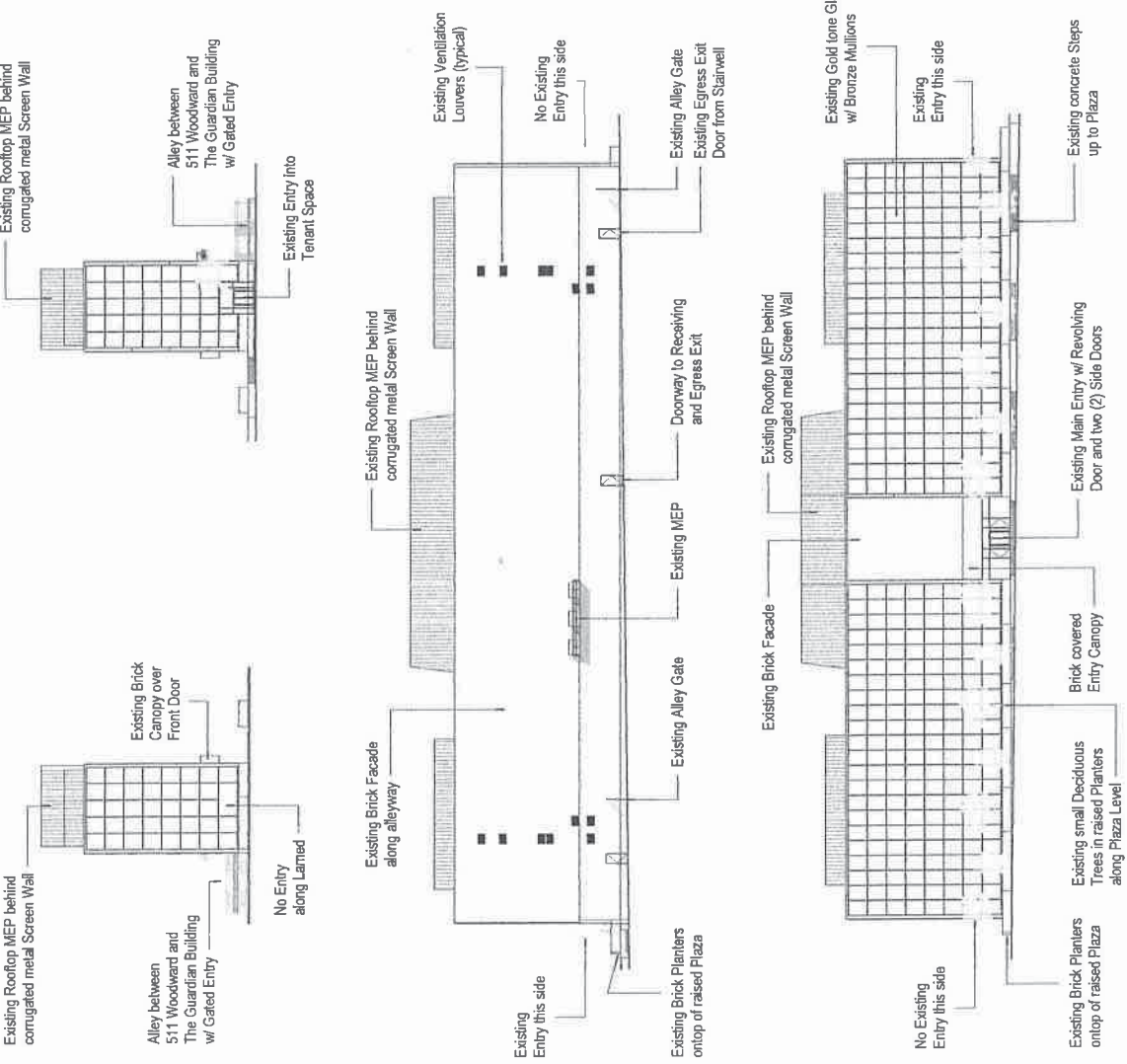
THE
Board of Water Commissioners
of the City of Detroit

Civil Engineering Dept.

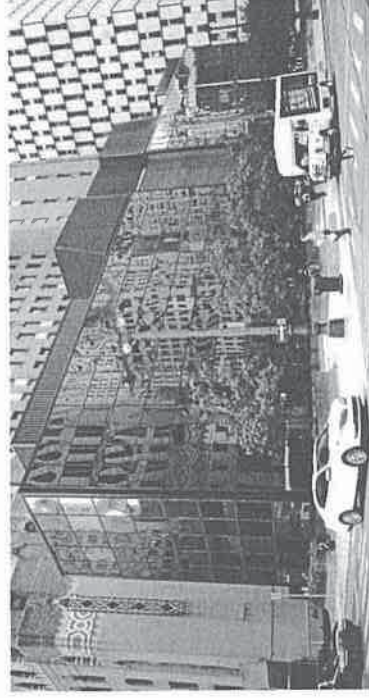
1941-42-43
1944-45
1946-47
1948-49
1950-51

Approved by A.O.W. Board of Water Commissioners
Checked by C.S. 1147-1-15

Existing Conditions



Existing conditions of building include gold tone glazing with bronze tone mullions separating panes. Main entry into building includes one (1) revolving door and two (2) swing doors. Middle portion of facade is brick with brick canopy over main entry. Screen walls on roof are corrugated metal painted dark bronze.



Situated along Woodward Avenue, the existing building sits at the "foot" of The Guardian Building. Long vacant, the empty building leaves a gap in Woodward's transformation and Detroit's expanding downtown lifestyle.

511 Woodward Ave Detroit MI

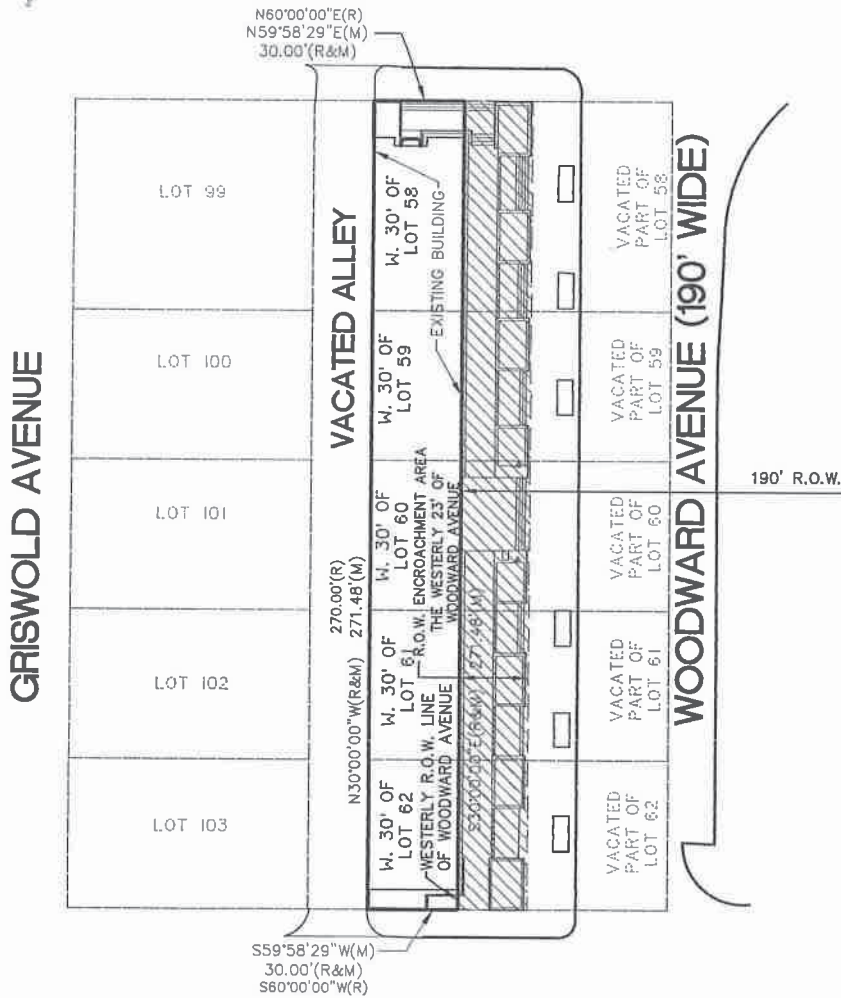





Encroachment Area



CONGRESS STREET (75' WIDE)



LARNED STREET (60' WIDE)

R.O.W. ENCROACHMENT AREA:

Land situated in the County of Wayne, City of Detroit, State of Michigan, is described as follows:

THE WESTERLY 23 FEET OF WOODWARD AVENUE (190 FEET WIDE) RIGHT OF WAY LYING BETWEEN LARNED STREET (60 FEET WIDE) AND CONGRESS STREET (75 FEET WIDE) BEING PART OF LOTS 58 THROUGH 62, ALL INCLUSIVE, OF GOVERNOR AND JUDGES PLAN OF SECTION 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 34 OF DEEDS, PAGE 549, WAYNE COUNTY RECORDS.



ENGINEERS

NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257

PREPARED FOR:
 THE ELIA GROUP

SCALE
 1" = 50'

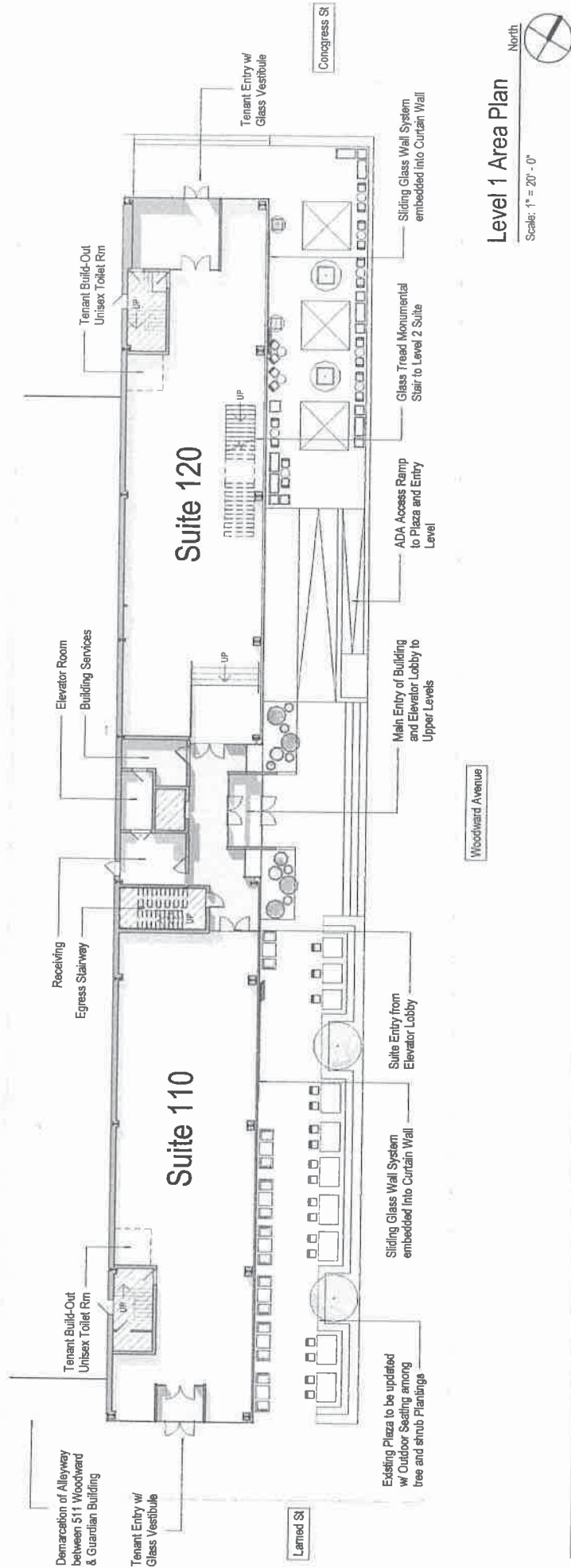
DATE
 01/21/2019

DRAWN
 K.N.

JOB NO.
 K459-01

SHEET
 1 of 1

Plan



511 Woodward Ave Detroit MI

THE
ELIA
GROUP

128 S Deo Woodward Ave Suite A Birmingham MI 48009



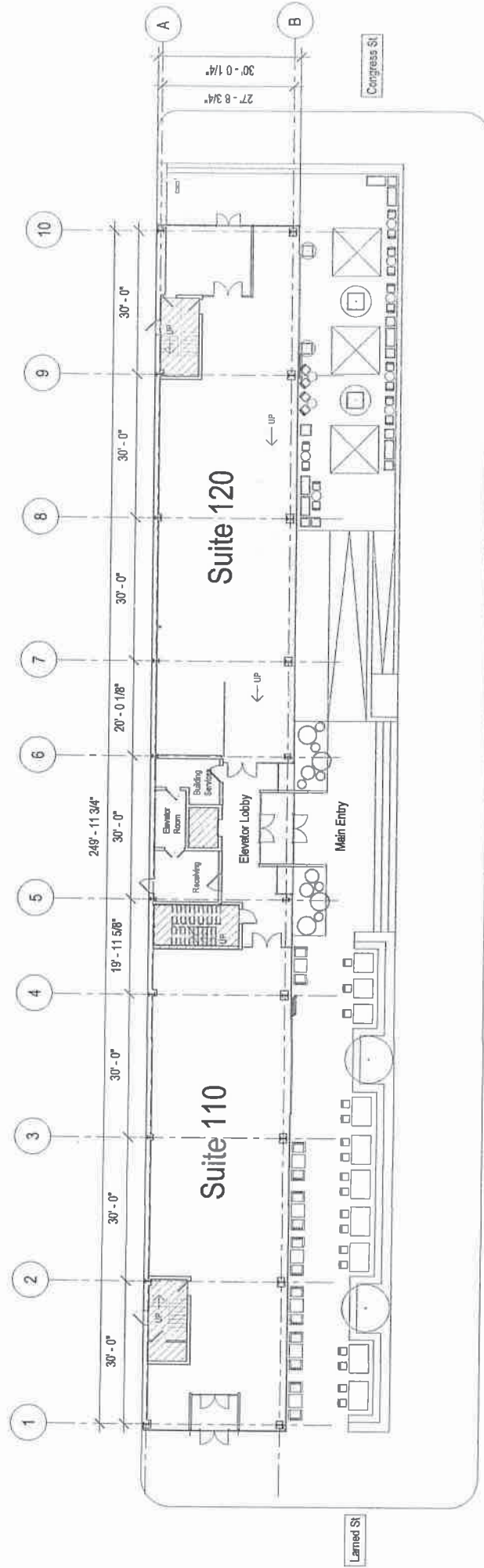
Shymanski & Associates LLC

ILLUMIN RT
A Division of the Shymanski Group

smm

YAMASAKI®

Plan



Level 1 Floor Plan

Scale: 1" = 20' - 0"



511 Woodward Ave Detroit MI

THE
ELIA
GROUP

124 S. 04 Woodward Ave Suite A Birmingham AL 35209



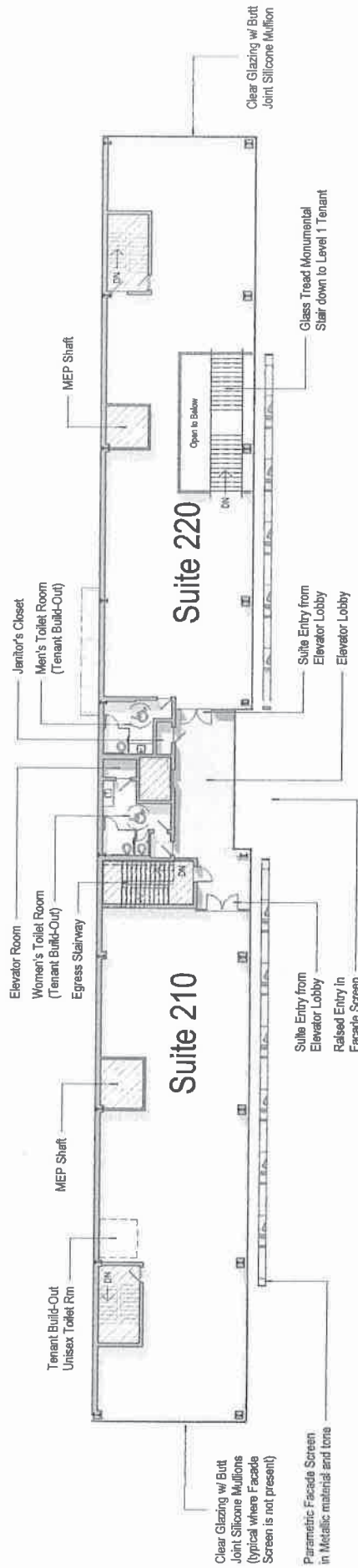
Shymanski &
Associates LLC

ILLUMINATI
Professional Architecture Inc.

smm

YAMASAKI®

Plan



Level 2 Area Plan

Scale: 1" = 20' - 0"



511 Woodward Ave Detroit MI

YAMASAKI

ILLUMINART

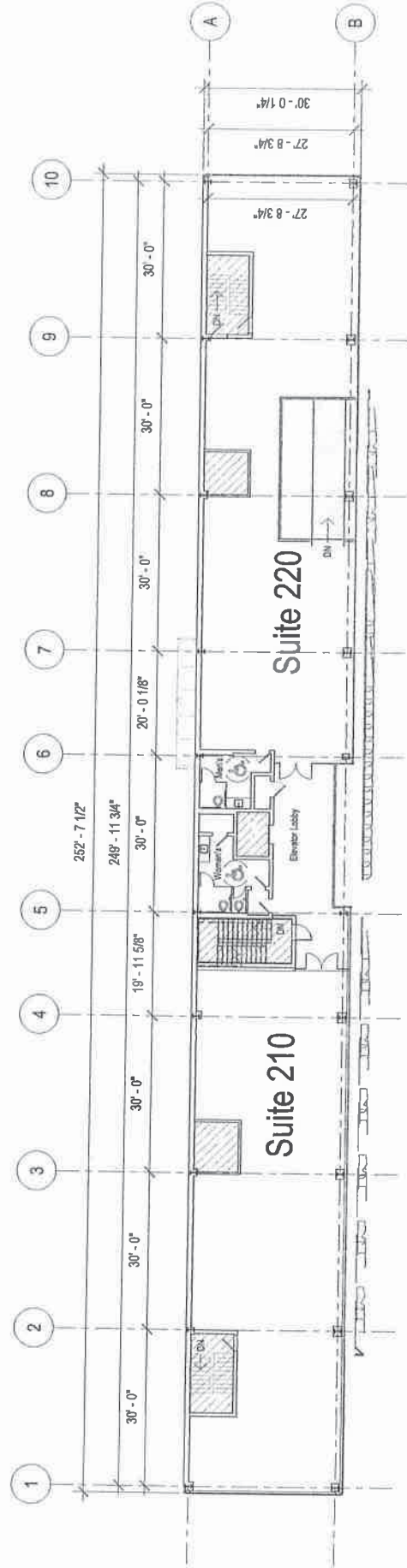
Shymanski & Associates LLC



THE ELIA GROUP

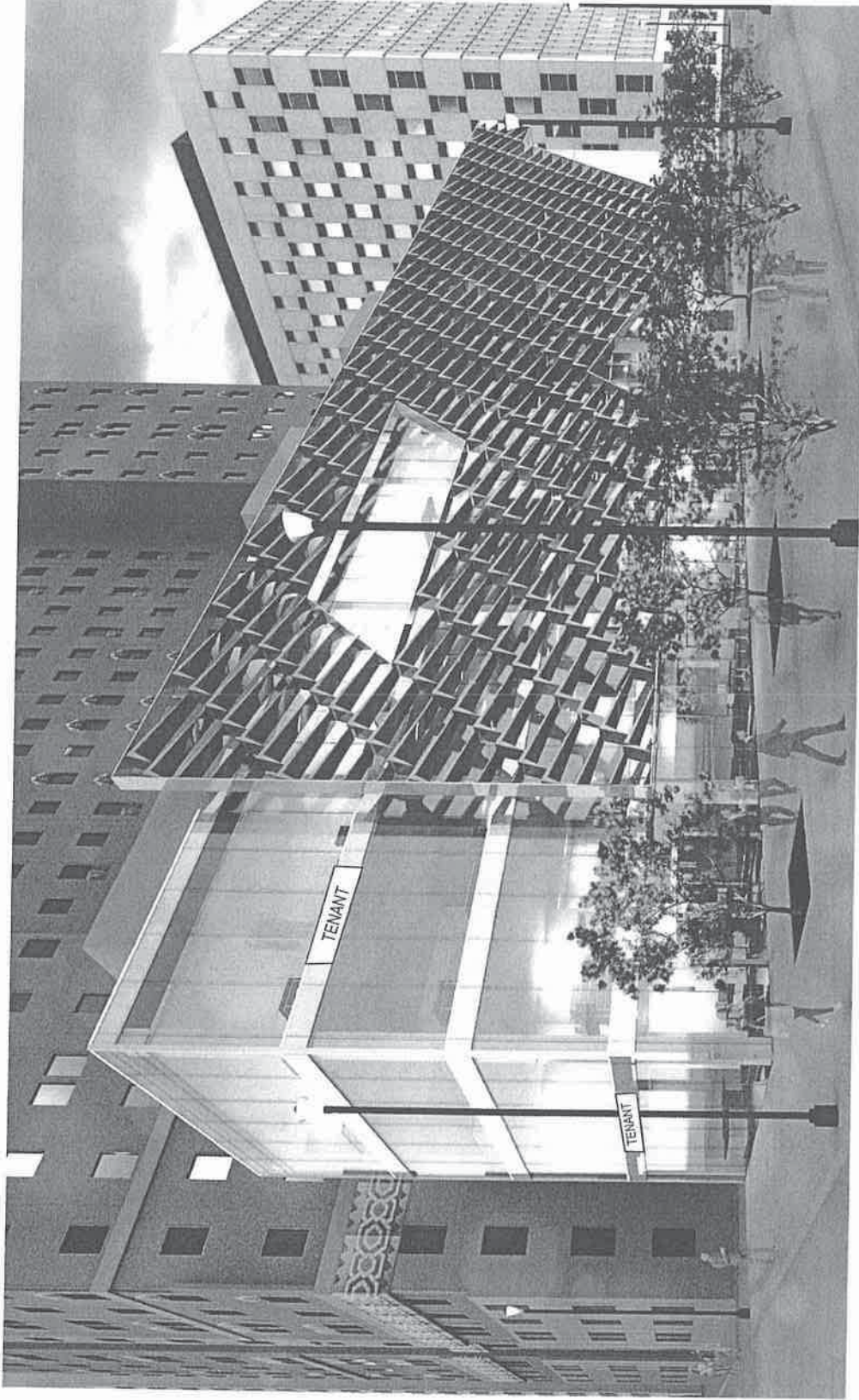
124 S 06 Woodward Ave Suite A Birmingham, AL 35203

Plan



Level 2 Floor Plan
 North
 Scale: 1" = 20' - 0"

Rendering



THE
ELIA
GROUP

121 S. Old Woodward Ave. Suite A | Birmingham, MI 48009

511 Woodward Ave Detroit MI



Shymanski &
Associates LLC

ILLUMIN BT
A Division of Procon Building Products, Inc.

sim

YAMASAKI®

Rendering

