

LIGBA - MIDETL 042 - 1

Camilla Dean

**From:** Robert Seaney  
**Sent:** Thursday, February 20, 2020 8:06 AM  
**To:** Permits Comcast  
**Subject:** FW: x1157  
**Attachments:** 2020 Petition x1157 Notice\_of\_Proposed\_Change\_in\_Property.pdf; 2020 Petition x1157.pdf; 2020 Petition x1157 -SKETCH.pdf

CD 3/4/20

PETITION X1157 RA

**From:** Keith Mccrary [mailto:mccraryk@detroitmi.gov]  
**Sent:** Wednesday, February 19, 2020 11:02 AM  
**To:** Akinfolarin Abatan <abatana@detroitmi.gov>; AT&T <ah1865@att.com>; Robert Seaney <RSeaney@teamsigma.com>; Detroit Thermal <djablonski@detroitthermal.com>; Keith Hewlett <hewlettk@detroitmi.gov>; DTE ( Gas ) <det\_mappingteam@dteenergy.com>; G.L.W.A. <dale.echols@glwater.org>; ITC <edavis@itctransco.com>; Helen-Marie Sharpley <hsharpley@detroitmi.gov>; P. L . A <mpatel@pladetroit.org>; PATROL OPERATIONS BUREAU <PATROLOPSBUREAU@detroitmi.gov>; Andrew Crawford <andrewc@detroitmi.gov>; SE\_ENGINEERING <SE\_ENGINEERING@dteenergy.com>; Pamela Lemme <lemmep@detroitmi.gov>; Leslie Walker <walkerl@detroitmi.gov>; Carolyn Harper <carhar@detroitmi.gov>; Gilbert Lee <Gilbert.Lee@detroitmi.gov>  
**Subject:** x1157

Please respond.

CONFIDENTIALITYNOTICE: This e-mail, and any attachments, is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential or exempt from disclosure under applicable law. If the reader of this e-mail is not the intended recipient, you are hereby notified that any retention, dissemination or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please immediately notify the sender by replying to this e-mail and deleting the original e-mail and attachments from your system. Thank you.

Janice M. Winfrey  
City Clerk

**City of Detroit**

OFFICE OF THE CITY CLERK

Andre P. Gilbert II  
Deputy City Clerk

## DEPARTMENTAL REFERENCE COMMUNICATION

*Friday, January 3, 2020*

*To: The Department or Commission Listed Below*

*From: Janice M. Winfrey, Detroit City Clerk*

---

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

---

DPW - CITY ENGINEERING DIVISION    PLANNING AND DEVELOPMENT DEPARTMENT

**1157**    *Kamper and Stevens I LDHA LLC, request or encroachment for existing vaults at 1410 and 1258 Washington Blvd. Detroit, MI 48226*

2 Woodward Ave. Coleman A. Young Municipal Center Rm. 200, Detroit, MI 48226

(313) 224 - 3260 | Fax: (313) 224 - 1466

# Kamper and Stevens I LDHA LLC

1157

October 7, 2019

Detroit City Council  
C/o The City Clerk & City Engineering Division  
Coleman A. Young Municipal Center  
2 Woodward Ave, Suite 200  
Detroit, MI 48226

**RE: Request for the recording of an encroachment agreement**

Honorable City Council:

On behalf of Kamper & Stevens I LDHA LLC ("Owner"), please accept this letter as a request for the recording of an encroachment agreement for the existing vaults located under the City's sidewalks and public alleyways. Said vaults being part of the buildings located at 1410 and 1258 Washington Blvd Detroit, MI 48226. The enclosed drawings identify the locations of the subject vaults.

Should you have any questions or need additional information in order to process this request, please contact Melissa Corrigan at 313-963-6118 or by email to [mcorrigan@roxburygroup.com](mailto:mcorrigan@roxburygroup.com)

Thank you for your consideration of the foregoing request.

Respectfully submitted,



David Di Rita  
Owner  
Kamper & Stevens I LDHA LLC

Enclosures: Kamper Building Survey & Stevens Building Survey  
CC: Janice Winfrey, City Clerk & James Knoll, City Engineering Division

City of Detroit  
**City Engineering Division, Department of Public Works**  
**Maps and Records Bureau**

**NOTICE OF PROPOSED CHANGE IN PROPERTY**

**Date:** 2/6/2020

**Petition:** x1157 R A

- |   |  |
|---|--|
| <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"/> Detroit Thermal                          |  |
| <input type="checkbox"/> International Transmission Company (ITC) |  |

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). If a response is not received after a second notice of proposed change has been issued DPW will make the determination to move forward with the petition.

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:** x1157

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

- Not Involved
- Involved; but no objections to the property change.
- Involved; objection to the property change.
- Involved; the nature of our services and the estimated costs of removing and/or rerouting such services are:

**Objections, Please leave a brief explanation for any objection or the nature of an estimated cost:**

Comcast  
(Utility or City Department)

Camilla DEAN  
By

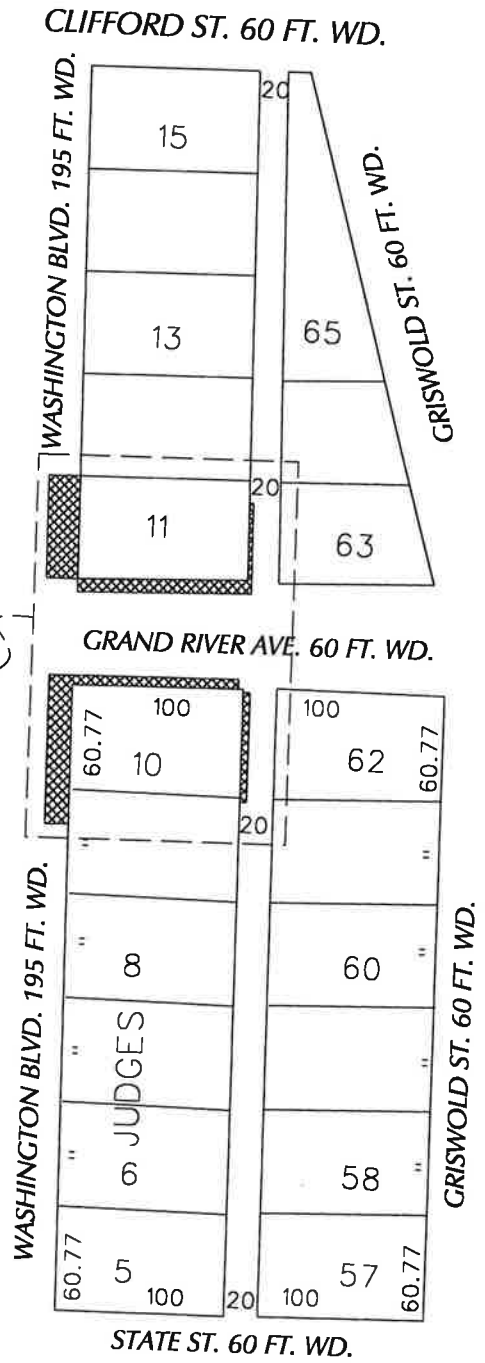
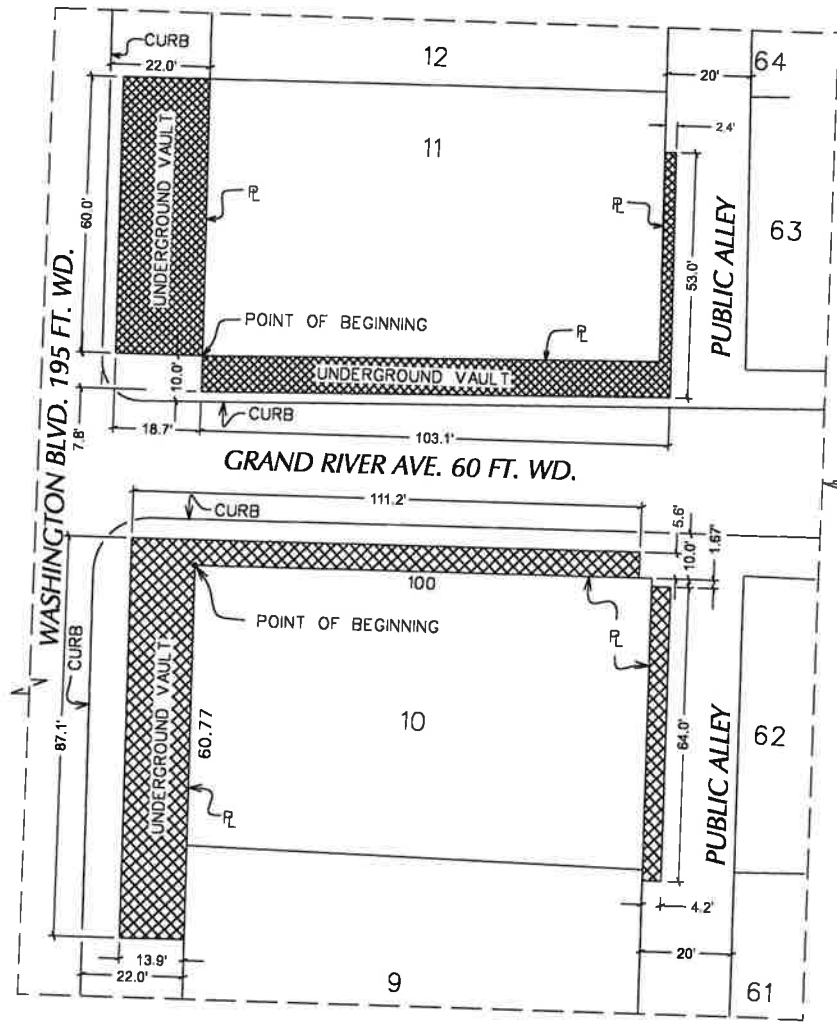
\_\_\_\_\_  
Title

03/04/2018  
Date

419-874-9262  
Area code – Telephone number

PETITION NO. 1157  
 KAMPER AND STEVENS LDHA LLC,  
 1117 GRISWOLD ST., SUITE 1416,  
 DETROIT, MICHIGAN 48226  
 MELISSA CORRIGAN  
 PHONE NO. (313) 963-6118

"REVISION-A"



- REQUEST ENCROACHMENT

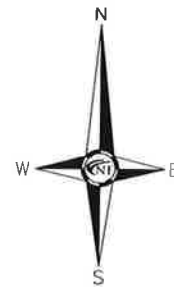
(FOR OFFICE USE ONLY)

CARTO 28 B

<b>B</b>					
<b>A</b>	NEW REVISION	SA	KSM	KSM	2/21/20
	DESCRIPTION	DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	SA	CHECKED	KSM		
DATE	02-06-20	APPROVED			

REQUEST ENCROACHMENT  
 INTO GRAND RIVER AVE.  
 AT 1410 & 1258 WASHINGTON BLVD.

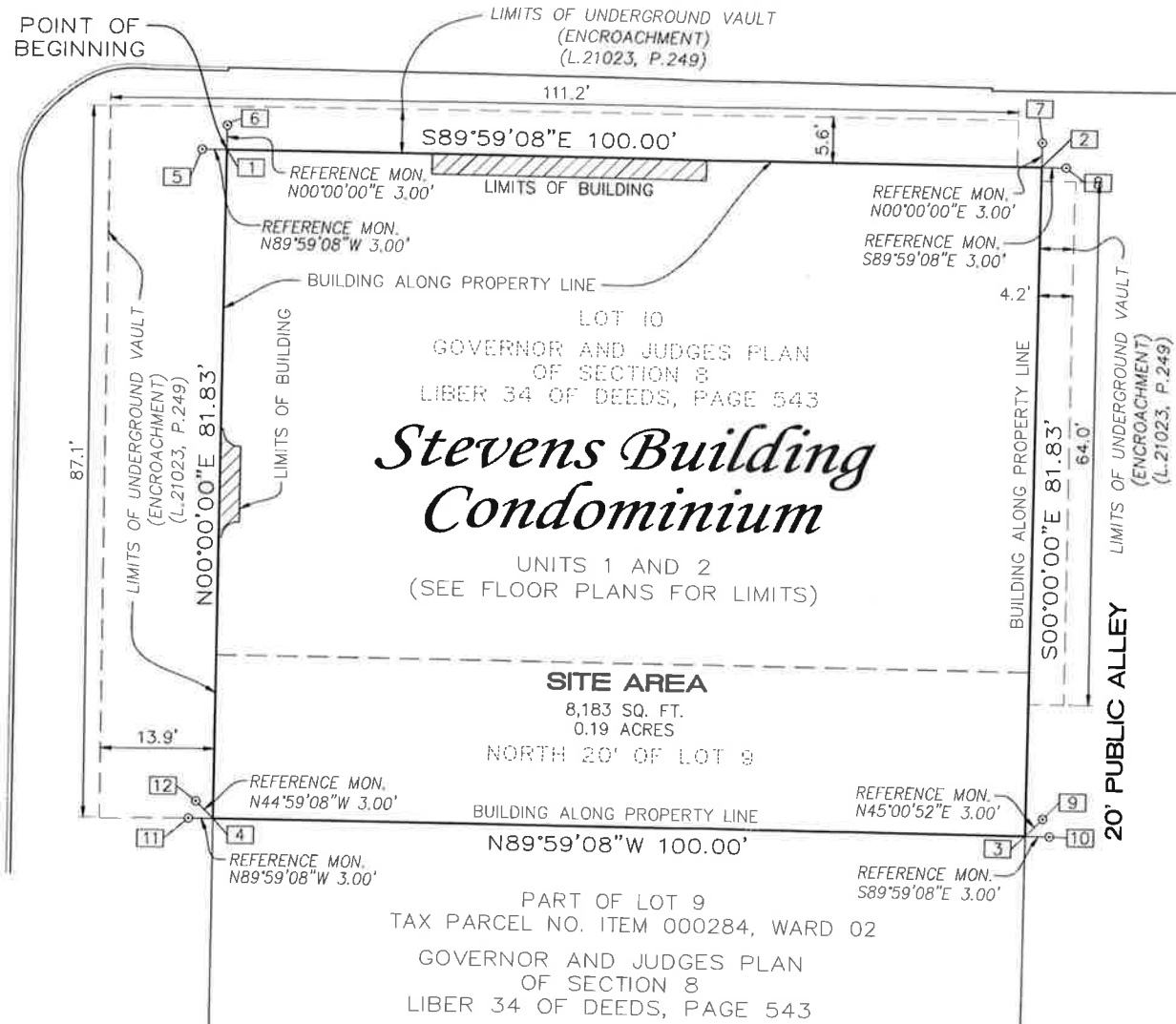
CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	1157



GRAND RIVER AVENUE (60' WIDE - PUBLIC)

WASHINGTON BOULEVARD (195' WIDE - PUBLIC)

**BENCHMARK**  
ARROW ON HYDRANT  
ELEVATION 121.39  
CITY OF DETROIT



**LOCATION MAP**  
NOT TO SCALE

**LEGEND**

- LIMITS OF CONDOMINIUM
- GENERAL COMMON ELEMENT
- MONUMENT CONSISTING OF 1/2" STEEL ROD, DRILLED AND GROUTED IN PLACE 8" LONG,
- COORDINATE NUMBER
- HYDRANT

**FLOOD HAZARD NOTE**

THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 26163C0285E EFFECTIVE DATE: FEBRUARY 02, 2012

**SURVEYOR'S CERTIFICATE**

I, KEVIN NAVAROLI, PROFESSIONAL LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1080 AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED AS SHOWN, THAT THE REQUIRED MONUMENTS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED, THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED, THAT THE BEARINGS AS SHOWN ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

DATE: 08/01/2019

KEVIN NAVAROLI P.S. No. 53503

NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVENUE  
PONTIAC, MI 48342-5032

DRAWN BY:  
K.N.  
APPROVED BY:  
K. Navaroli  
DATE:  
08/01/2019  
SCALE:  
1" = 10'  
NFE JOB NO. SHEET NO.  
J895 2

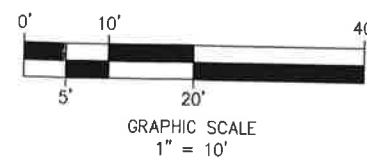
*Stevens Building  
Condominium*

**NOTES**

1. ALL BEARINGS ARE IN RELATION TO THE PREVIOUSLY ESTABLISHED EAST LINE OF WASHINGTON AVENUE AS RECORDED IN THE GOVERNOR AND JUDGES PLAN OF SECTION 8. (N.00°00'00"E.)
2. UNITS 1 AND 2 "MUST BE BUILT".
3. THE CONDOMINIUM PROPERTY IS SUBJECT TO A "MEMORANDUM OF AGREEMENT" IN FAVOR OF COMCAST CABLEVISION OF DETROIT, RECORDED IN LIBER 40936, PAGE 1093, WAYNE COUNTY RECORDS.
4. THE CONDOMINIUM PROPERTY IS SUBJECT TO A "GRANT OF EASEMENT" IN FAVOR OF COMCAST CABLEVISION OF DETROIT, RECORDED IN LIBER 50581, PAGE 947, WAYNE COUNTY RECORDS.
5. ADD 479.335 TO CONVERT CITY OF DETROIT DATUM TO N.A.V.D. 1988.

**COORDINATE TABLE**

NO.	NORTHING	EASTING
1	5000.44	5450.04
2	5000.42	5550.04
3	4918.59	5550.04
4	4918.61	5450.04
5	5000.45	5447.04
6	5003.44	5450.04
7	5003.42	5550.04
8	5000.42	5553.04
9	4920.71	5552.16
10	4918.59	5553.04
11	4918.61	5447.04
12	4920.73	5447.92



**SURVEY/SITE PLAN**

PROPOSED 08/01/2019





CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

4677 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL. (248) 332-7931  
FAX. (248) 332-8257

*Stevens Building  
Condominium*

SEAL

DRAWN BY:  
K.N.  
APPROVED BY:  
K. Navaroli  
DATE:  
08/01/2019  
SCALE:  
1" = 10'  
NFE JOB NO. SHEET NO.  
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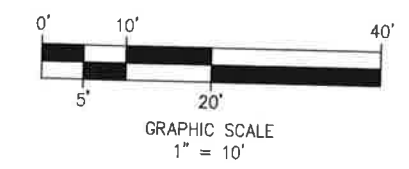
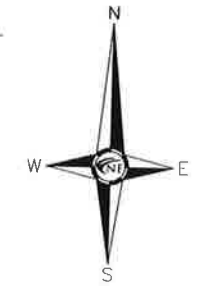
**LEGEND**

	EXISTING WATER MAIN (W.M.)
	EXISTING SEWER
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING GAS MAIN
	EXISTING STEAM TUNNEL
	EXISTING PUBLIC LIGHTING
	EXISTING HYDRANT
	EXISTING STOP BOX
	EXISTING GATE VALVE
	EXISTING MANHOLE
	EXISTING CATCH BASIN
	EXISTING LIGHT POLE
	FIRE DEPARTMENT CONNECTION

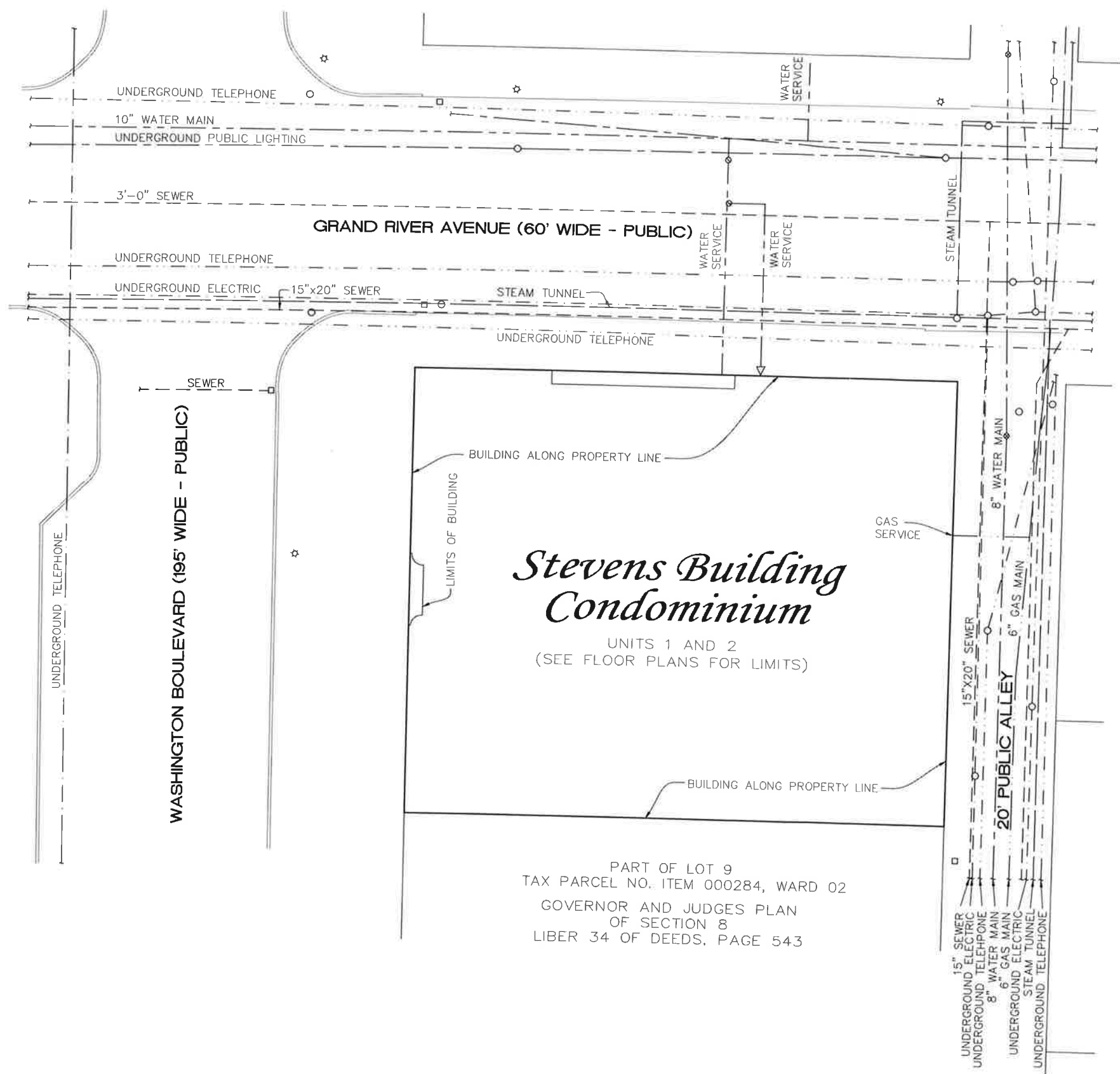
**UTILITY SOURCE INFORMATION**

UTILITY	SOURCE OF LOCATION
GAS	DTE ENERGY GAS COMPANY
ELECTRIC	DTE ENERGY
TELEPHONE	AT&T INC.
WATER MAIN	MUNICIPALITY RECORDS
SANITARY SEWER	AND NOWAK AND FRAUS FIELD
STORM SEWER	OBSERVATIONS.
T.V. CABLE	COMCAST CABLE SERVICES

- NOTES**
1. ALL UNITS TO BE SERVICED WITH SANITARY SEWER AND WATER MAIN. INFORMATION AS SHOWN.
  2. ALL UNITS TO BE SERVICED WITH ELECTRIC BY DTE ENERGY, TELEPHONE BY AT&T INC., GAS BY DTE ENERGY GAS COMPANY.
  3. UTILITIES AS SHOWN, INDICATE APPROXIMATE LOCATIONS OF FACILITIES ONLY, AS DISCLOSED BY THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND NO GUARANTEE IS GIVEN EITHER AS TO COMPLETENESS OR ACCURACY THEREOF. LOCATION OF ELECTRIC AND WATER METERS SHALL BE DEPICTED ON THE AS-BUILT CONDOMINIUM PLAN.
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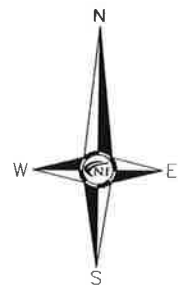


**UTILITY PLAN**  
**PROPOSED 08/01/2019**

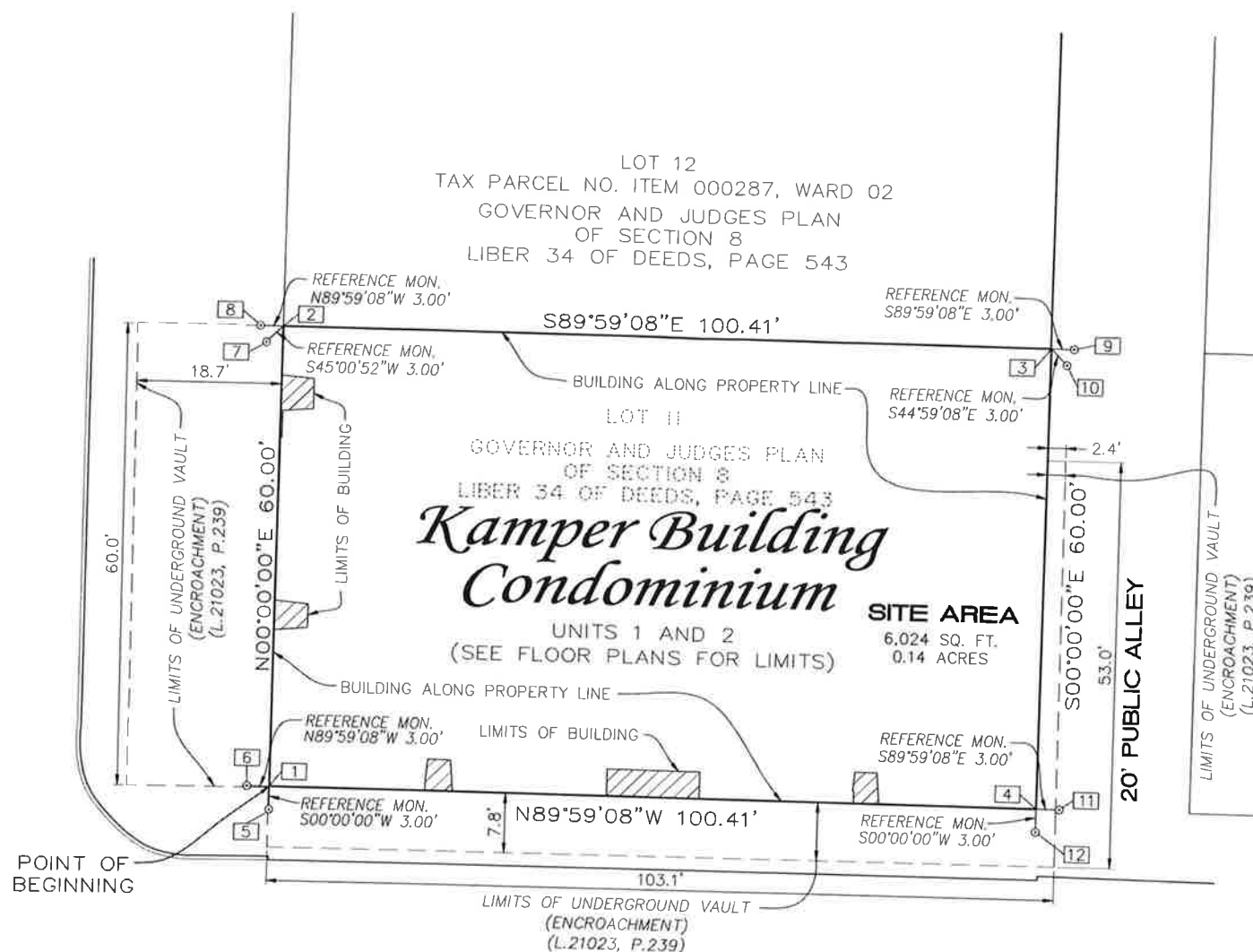


PART OF LOT 9  
TAX PARCEL NO. ITEM 000284, WARD 02  
GOVERNOR AND JUDGES PLAN  
OF SECTION 8  
LIBER 34 OF DEEDS, PAGE 543





WASHINGTON BOULEVARD (195' WIDE - PUBLIC)



LOCATION MAP  
NOT TO SCALE

**LEGEND**

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- MONUMENT CONSISTING OF 1/2" STEEL ROD, DRILLED AND GROUTED IN PLACE 8" LONG.
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LAND PLANNERS

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PONTIAC, MI 48342-5032  
TEL. (248) 332-7931  
FAX. (248) 332-8257

Kamper Building  
Condominium

GRAND RIVER AVENUE (60' WIDE - PUBLIC)

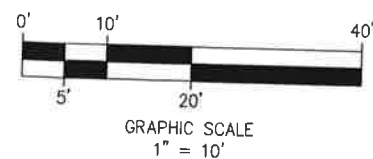
**BENCHMARK**  
ARROW ON HYDRANT  
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CITY OF DETROIT

**NOTES**

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6. ADD 479.335 TO CONVERT CITY OF DETROIT DATUM TO N.A.V.D. 1988

**COORDINATE TABLE**

NO.	NORTHING	EASTING
1	5059.99	5450.04
2	5119.99	5450.04
3	5119.96	5550.45
4	5059.96	5550.45
5	5056.99	5450.04
6	5059.99	5447.04
7	5117.86	5447.92
8	5119.99	5447.04
9	5119.96	5553.45
10	5117.84	5552.57
11	5059.96	5553.45
12	5056.96	5550.45



**SURVEYOR'S CERTIFICATE**

I, KEVIN NAVAROLI, PROFESSIONAL LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1079 AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED AS SHOWN, THAT THE REQUIRED MONUMENTS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED, THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED, THAT THE BEARINGS AS SHOWN ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

DATE: 08/01/2019

KEVIN NAVAROLI P.S. No. 53503

NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVENUE  
PONTIAC, MI 48342-5032

**SURVEY/SITE PLAN**

PROPOSED 08/01/2019

SEAL

DRAWN BY:  
K.N.

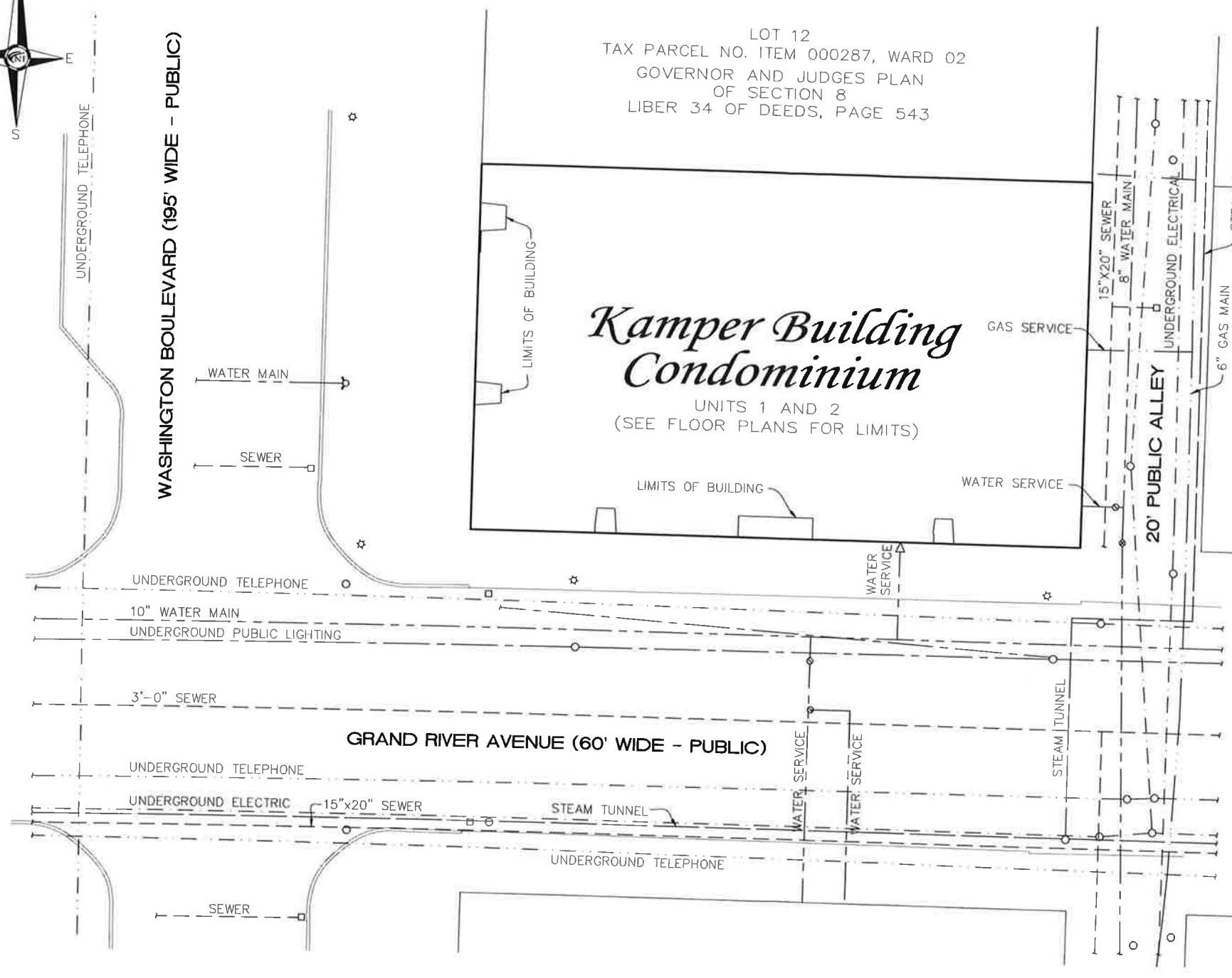
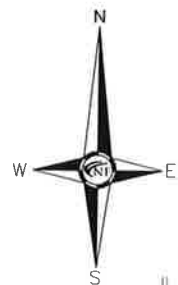
APPROVED BY:  
K. Navaroli

DATE:  
08/01/2019

SCALE:  
1" = 10'

NFE JOB NO.  
J894

SHEET NO.  
2



LOT 12  
 TAX PARCEL NO. ITEM 000287, WARD 02  
 GOVERNOR AND JUDGES PLAN  
 OF SECTION 8  
 LIBER 34 OF DEEDS, PAGE 543

# Kamper Building Condominium

UNITS 1 AND 2  
 (SEE FLOOR PLANS FOR LIMITS)

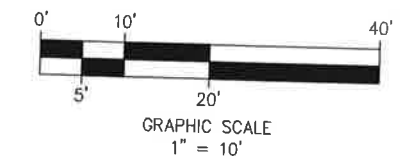
**LEGEND**

---	EXISTING WATER MAIN (W.M.)
- - -	EXISTING SEWER
- · - · -	EXISTING UNDERGROUND ELECTRIC
- · - · -	EXISTING UNDERGROUND TELEPHONE
---	EXISTING GAS MAIN
---	EXISTING STEAM TUNNEL
---	EXISTING PUBLIC LIGHTING
⊕	EXISTING HYDRANT
⊙	EXISTING STOP BOX
⊗	EXISTING GATE VALVE
○	EXISTING MANHOLE
□	EXISTING CATCH BASIN
☆	EXISTING LIGHT POLE
△	FIRE DEPARTMENT CONNECTION

**UTILITY SOURCE INFORMATION**

UTILITY	SOURCE OF LOCATION
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TELEPHONE	AT&T INC.
WATER MAIN	MUNICIPALITY RECORDS
SANITARY SEWER	AND NOWAK AND FRAUS FIELD
STORM SEWER	OBSERVATIONS.
T.V. CABLE	COMCAST CABLE SERVICES

- NOTES**
1. ALL UNITS TO BE SERVICED WITH SEWER AND WATER MAIN. INFORMATION AS SHOWN.
  2. ALL UNITS TO BE SERVICED WITH ELECTRIC BY DTE ENERGY, TELEPHONE BY AT&T INC., GAS BY DTE ENERGY GAS COMPANY.
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**UTILITY PLAN**  
 PROPOSED 08/01/2019



CIVIL ENGINEERS  
 LAND SURVEYORS  
 LAND PLANNERS  
 46777 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL. (248) 332-7931  
 FAX. (248) 332-8257

Kamper Building  
 Condominium

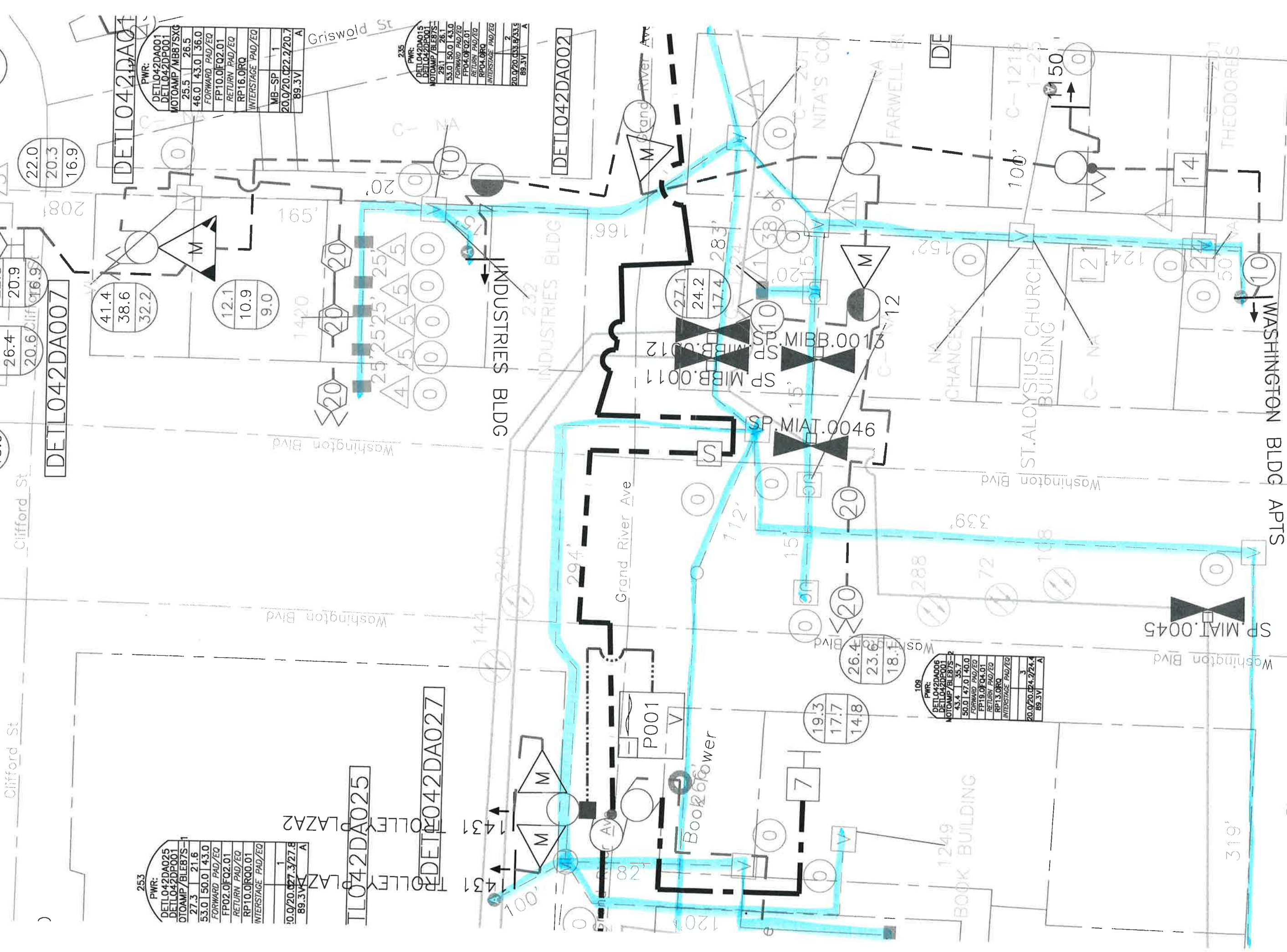
SEAL

DRAWN BY:  
 K.N.  
 APPROVED BY:  
 K. Navaroli  
 DATE:  
 08/01/2019  
 SCALE:  
 1" = 10'  
 NFE JOB NO. SHEET NO.  
 J894 3



2
20.0/20.0/33.7/53.1
89.3V
A

22.6
16.4



253

PWR:	
DETL042DA025	
DETL042DP001	
OTOAMP/BLEB7S-1	
27.3	21.6
53.0	50.0
43.0	
FORWARD PAD/EQ	
FP02.0FQ2.01	
RETURN PAD/EQ	
RP10.0RQ0.01	
INTERSTAGE PAD/EQ	
1	
20.0/20.0/27.3/27.8	
89.3V	A

235

PWR:	
DETL042DA001	
DETL042DP001	
MOTOAMP/MB87SXG	
25.5	26.5
46.0	43.0
36.0	
FORWARD PAD/EQ	
FP10.0FQ2.01	
RETURN PAD/EQ	
RP16.0RQ	
INTERSTAGE PAD/EQ	
1	
20.0/20.0/22.2/20.7	
89.3V	A

109

PWR:	
DETL042DA006	
DETL042DP001	
MOTOAMP/BLEB7S-2	
43.4	35.7
50.0	47.0
40.0	
FORWARD PAD/EQ	
FP19.0FQ4.01	
RETURN PAD/EQ	
RP13.0RQ	
INTERSTAGE PAD/EQ	
3	
20.0/20.0/24.2/24.4	
89.3V	A

235

PWR:	
DETL042DA015	
DETL042DP001	
MOTOAMP/BLEB7S	
29.1	26.1
53.0	50.0
43.0	
FORWARD PAD/EQ	
FP04.0FQ2.01	
RETURN PAD/EQ	
RP04.0RQ	
INTERSTAGE PAD/EQ	
2	
20.0/20.0/33.8/33.8	
89.3V	A

MIDETL044  
 DETL044CP001  
 MIDE  
 DETL044CP001

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