

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: March 31, 2020

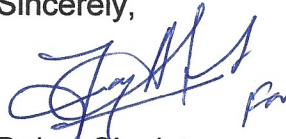
RE: Petition No.1243
Requested Encroachment Into Riopelle At 2495 Riopelle (For A Pre-existing
Below Grade Basement)

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/gl

Attachments

CC: Mohamad Farhat, CSF

Michael Duggan, Mayor

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

NOTICE OF PROPOSED CHANGE IN PROPERTY

Date: _____

Petition: _____

- | | |
|-------------------------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> AT&T Telecommunication | |
| <input type="checkbox"/> Comcast Television (CATV) | <input type="checkbox"/> Berm Use |
| <input type="checkbox"/> Detroit Edison (DTE) | |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> Conversion to Easement |
| <input type="checkbox"/> Great Lakes Water Authority | |
| <input type="checkbox"/> Land Bank Authority | <input type="checkbox"/> Dedication |
| <input type="checkbox"/> Michcon (DTE) | |
| <input type="checkbox"/> Planning & Development Department | <input type="checkbox"/> Encroachment |
| <input type="checkbox"/> Public Lighting Authority | |
| <input type="checkbox"/> Public Lighting Department | <input type="checkbox"/> Outright Vacation |
| <input type="checkbox"/> Police Department | |
| <input type="checkbox"/> Solid Waste Division, DPW | <input type="checkbox"/> Temporary Closing |
| <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: _____

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:

(Utility or City Department)

By

Title

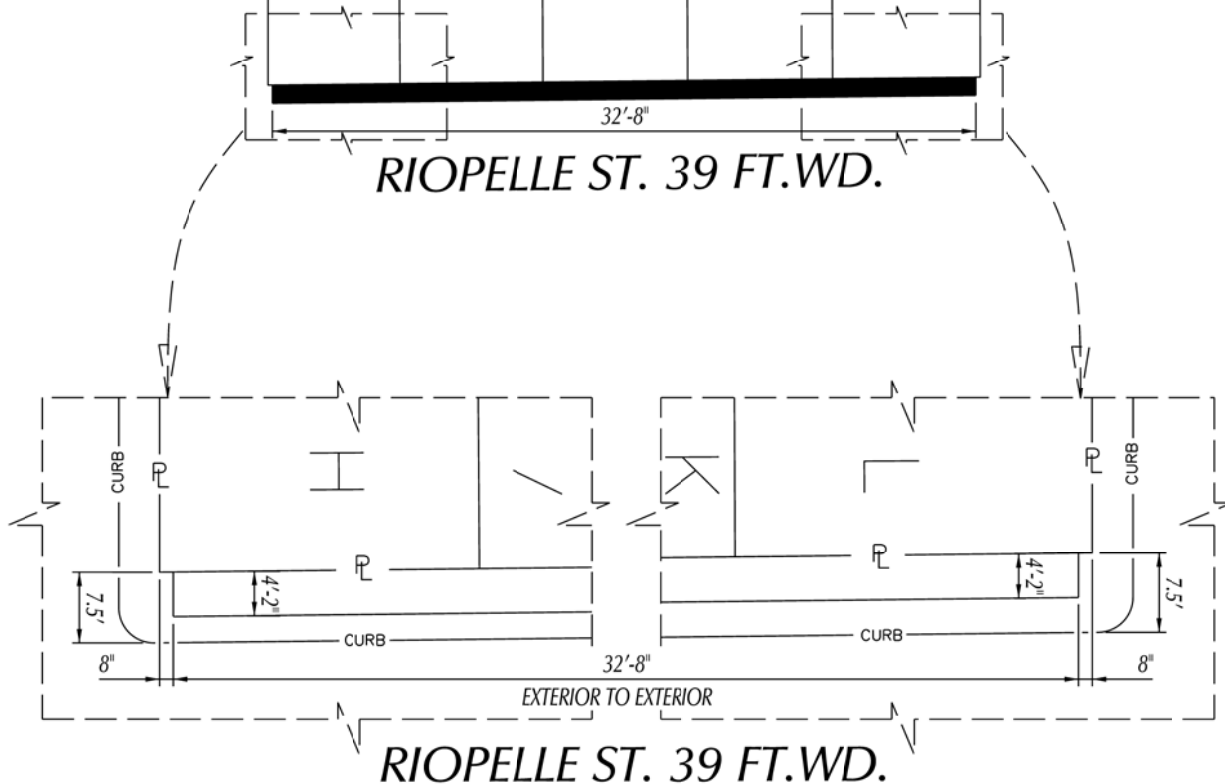
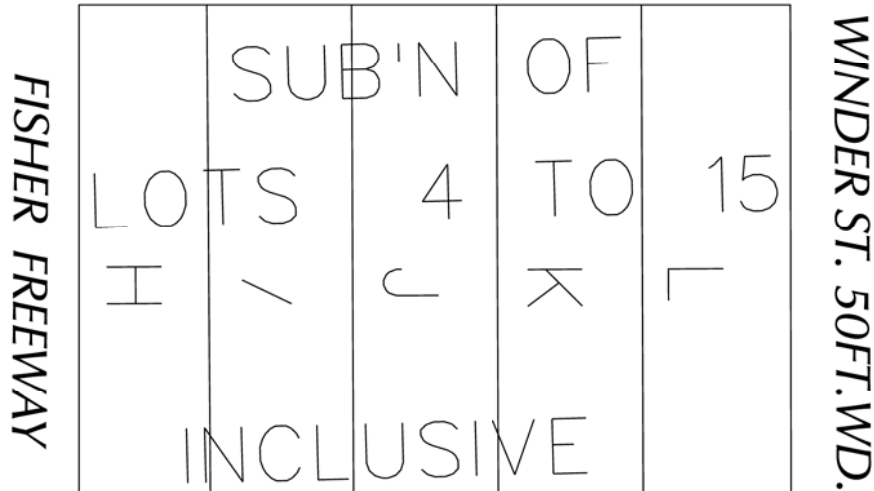
Date

Area code – Telephone number

PETITION NO. 1243
 FIRM REAL ESTATE MANAGEMENT I, LLC.
 2459 RIOPELLE ST.
 DETROIT, MI 48207
 (C/O) CHARLES E. BRODEUR
 PHONE NO. (248) 416-4020



MARKET ST. 77 FT.WD.



■ - REQUEST ENCROACHMENT
 (FOR A PRE-EXISTING BELOW GRADE BASEMENT)
 (FOR OFFICE USE ONLY)

CARTO 39 D

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	SA	CHECKED	KSM		
DATE	03-17-20	APPROVED	JD		

REQUEST ENCROACHMENT
 INTO RIOPELLE ST.
 AT 2459 RIOPELLE ST.
 (FOR A PRE-EXISTING BELOW GRADE
 BASEMENT)

CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X 1243

PROVISIONS FOR ENCROACHMENT For Petition 1243

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.



© Mapbox © OpenStreetMap © Maxar

Detroit Parcel Viewer

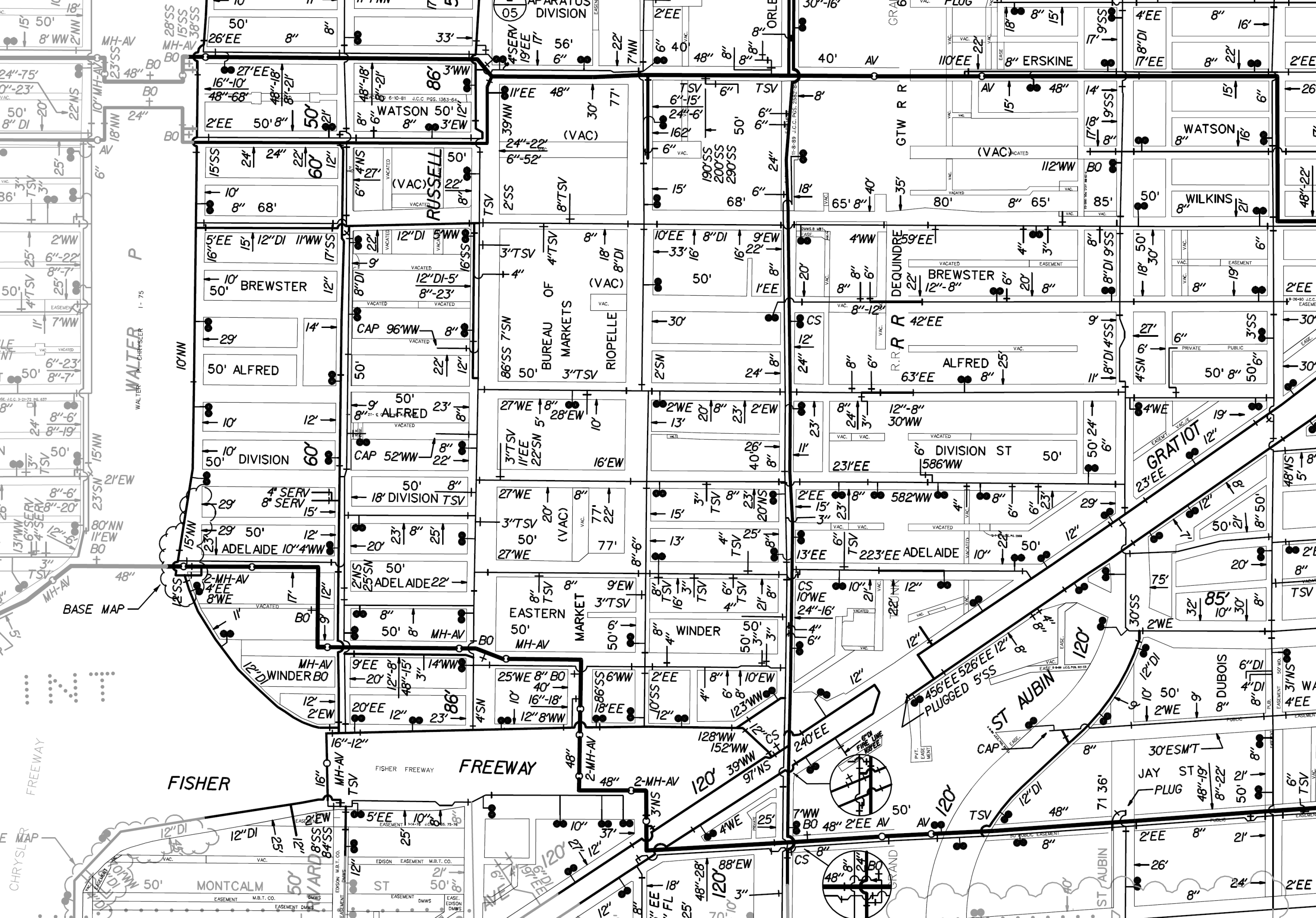
Search for an address...

Map layers

<input type="checkbox"/>	Zoning
<input checked="" type="checkbox"/>	Satellite

Parcel number: 07002270.

Address	2459 RIOPELLE
Owner	2456 MARKET LLC
Owner (ext.)	
Owner Address	3501 W. MAPLE ROAD SUITE B, TROY, MI
Last Sale Date	October 1, 1982
Last Sale Price	\$50,000
Taxable Status	TAXABLE
Taxable Value	\$58,000
Land Value	\$7,039
Improved Value	\$108,966
Depth x Frontage	130 x 34 ft
Total Acres	0.101
Zoning	B6 General Services District
# of Buildings	1



WALTER P. CHRYSLER
1-75

FISHER

FREEWAY

ST AUBIN

MONTCALM

WATSON

WATSON

WILKINS

ALFRED

ALFRED

ALFRED

DIVISION

DIVISION

ADELAIDE

ADELAIDE

EASTERN

WINDER

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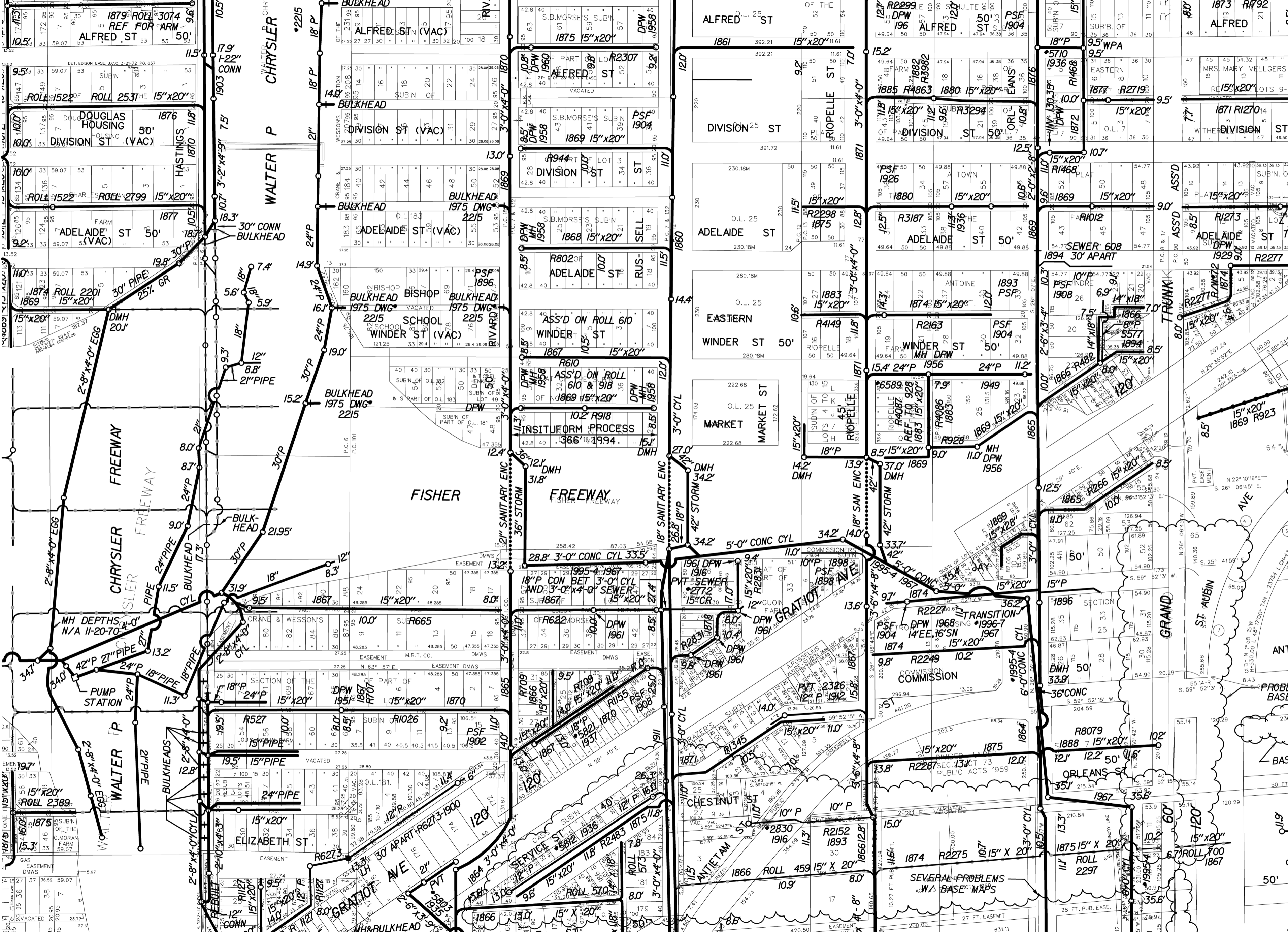
WINDER

WINDER

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WINDER



1879 ROLL 3073 15"x20"
ALFRED ST 50'
1879 ROLL 3074 REF FOR ARM
ALFRED ST 50'

DOUGLAS HOUSING 1876
DIVISION ST (VAC) 50'
HASTINGS 1870 118'

1877
ADELAIDE ST 50'
30" CONN BULKHEAD

1874 ROLL 2201 15"x20"
DMH 20'
30" PIPE 25% GR

2-8"x4'-0" EGG
CHRYSLER FREEWAY
CHRYSLER FREEWAY

2-8"x4'-0" EGG
CHRYSLER FREEWAY
CHRYSLER FREEWAY

MH DEPTHS N/A 11-20-70
PUMP STATION
WALTER P

1875
ELIZABETH ST
15"x20"

1875
ROLL 2389
WALTER P

1875
ROLL 2389
WALTER P

BULKHEAD
ALFRED ST (VAC)
1875 15"x20"

BULKHEAD
DIVISION ST (VAC)
1869 15"x20"

BULKHEAD
ADELAIDE ST (VAC)
1975 DMG* 2215

BULKHEAD BISHOP
1975 DMG*
SCHOOL WINDER ST (VAC)
2215

BULKHEAD 1975 DMG* 2215
ASS'D ON ROLL 610 WINDER ST
1867 15"x20"

FISHER
FREEWAY
36" STORM

28.8' 3'-0" CONC CYL 33.5'
18" P CON BET 3'-0" CYL AND 3'-0" X 4'-0" SEWER
1867

R527 15"x20"
R1026 15"x20"
ELIZABETH ST

30' APART R6273-1900
R6273
R6273

1866
ROLL 570
MAPLE ST

1875 15"x20"
ALFRED ST
1861 392.21 15"x20" 11.61

1869 15"x20"
DIVISION ST
1869 15"x20"

1868 15"x20"
ADELAIDE ST
1860

1867 15"x20"
WINDER ST
1867 15"x20"

1869 15"x20"
ASS'D ON ROLL 610 & 918
1869 15"x20"

1869 15"x20"
INSITUFORM PROCESS
1869 15"x20"

1866 15"x20"
PVT SEWER
1866 15"x20"

1866 15"x20"
R709 1866 15"x20"
R709 1866 15"x20"

1866 15"x20"
R2483 1875 11.8'
R2483 1875 11.8'

1866 15"x20"
ROLL 570
MAPLE ST

1861 392.21 15"x20" 11.61
ALFRED ST
1861 392.21 15"x20" 11.61

1869 15"x20"
DIVISION ST
1869 15"x20"

1860
ADELAIDE ST
1860

1867 15"x20"
WINDER ST
1867 15"x20"

1869 15"x20"
ASS'D ON ROLL 610 & 918
1869 15"x20"

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INSITUFORM PROCESS
1869 15"x20"

1866 15"x20"
PVT SEWER
1866 15"x20"

1866 15"x20"
R709 1866 15"x20"
R709 1866 15"x20"

1866 15"x20"
R2483 1875 11.8'
R2483 1875 11.8'

1866 15"x20"
ROLL 570
MAPLE ST

1873 R1792
ALFRED ST 21 9.5'
1873 R1792
ALFRED ST 21 9.5'

1877 R2719
DIVISION ST
1877 R2719

1869 15"x20"
ADELAIDE ST
1869 15"x20"

1867 15"x20"
WINDER ST
1867 15"x20"

1869 15"x20"
ASS'D ON ROLL 610 & 918
1869 15"x20"

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INSITUFORM PROCESS
1869 15"x20"

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R709 1866 15"x20"
R709 1866 15"x20"

1866 15"x20"
R2483 1875 11.8'
R2483 1875 11.8'

1866 15"x20"
ROLL 570
MAPLE ST

City of Detroit

Janice M. Winfrey
City Clerk

OFFICE OF THE CITY CLERK

Andre P. Gilbert II
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Monday, March 16, 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.

PLANNING AND DEVELOPMENT DEPARTMENT DPW - CITY ENGINEERING DIVISION

1243 *Firm Real Estate Management I, LLC, request for encroachment into Riopelle Street right-of-way for a pre-existing below grade basement area located at 2459 Riopelle Street (aka 2456 Market Street)*

FIRM Real Estate Management I, LLC

Janice M. Winfrey, Clerk
City of Detroit Clerk's Office
Coleman Young Municipal Center
2 Woodward Avenue
Detroit, MI. 48226

March 6, 2020

Re: Petition for Encroachment into Riopelle Street right-of-way for a pre-existing below grade basement area located at 2459 Riopelle Street also more commonly known as 2456 Market Street, Detroit, MI. 48207

Dear Ms. Winfrey:

Please find enclosed as part of this petition a letter from Jered Dean, Manager II of the of City of Detroit, Department of Public Works: City Engineering Division. The ownership (2456 Market Street) of 2459 Riopelle Street are respectfully petitioning the City of Detroit to allow the pre-existing below grade basement encroachment of Riopelle Street so that it can be used as it has been traditionally for storage of product and equipment by the ownership or a tenant occupying the building in conducting their business.

Enclosed also is the Survey showing the encroachment and a print off the Detroit Parcel Viewer showing a map location of the subject property.

Please contact me via cell phone at 248-416-4020 with any questions or request for further documentation. You may also email me at charles@firmdet.com. My regular mailing address is underneath my signature block if required.

Thank you for your consideration of this petition and we look forward to hearing back from your department regarding the petition.

FIRM REAL ESTATE MANAGEMENT I, LLC



Charles E. Brodeur
Senior Vice President
As Agent for 2456 Market Street

CITY CLERK 2020 MAR 6 PM 1:56



CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE. SUITE 601
DETROIT, MICHIGAN 48226
PHONE: (313) 224-3949 • TTY:711
FAX: (313) 224-3471
WWW.DETROITMI.GOV

To: Clerk's Office
From: The Department of Public Works
City Engineering Division
MapsandRecordsBureau@DetroitMI.Gov
(313) 224-3970

The petitioner has received a project consultation from the Department of Public Works: City Engineering Division and has been advised the following:

Type of action recommended:

Petition for encroachment into the Riopelle Street right-of-way for a pre-existing below grade basement area located at 2459 Riopelle Street.

Based on the scope of the project the following requirements have been outlined:

- No structure or permanent features may be constructed within utility easement.
- Provide a hard copy of the petition packet to the City of Detroit Clerk's Office containing:
 - This letter from DPW
 - A letter of intent written by the petitioner containing petition contact information, reason for the petition, and address of property where the encroachment is being placed.
 - Survey showing area of encroachment.

Sincerely,

Jered Dean
Manager II
Maps and Records Bureau

2020-03-13

1243

1243 *Petition of Firm Real Estate Management I, LLC, request for encroachment into Riopelle Street right-of-way for a pre-existing below grade basement area located at 2459 Riopelle Street (aka 2456 Market Street)*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT DPW -
CITY ENGINEERING DIVISION