

**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"/> 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 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:** \_\_\_\_\_

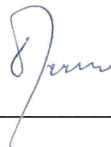
The proposed change in property (referred to on the other side of this sheet) would affect our services as follows:

- 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

## DEPARTMENTAL REFERENCE COMMUNICATION

*Friday, February 12, 2021*

*To: The Department or Commission Listed Below*

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

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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.

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PLANNING AND DEVELOPMENT DEPARTMENT    DPW - CITY ENGINEERING DIVISION

**1385**    *600 Ventures II, LLC, request for encroachment into West Lafayette Blvd, between 3rd Street and 1st Street, for the purpose of installing a private sewer line adjacent to 600 West Lafayette Blvd.*



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  
WWW.DETROITMI.GOV

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

Petitioner:  
600 Ventures II, LLC  
535 Griswold Street, Suite 111  
Detroit, MI 48226  
248-530-9199

On behalf of the above mentioned petitioner the Department of Public Works: City Engineering Division is submitting a petition request for the below mentioned action. 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 to encroachment into West Lafayette Blvd, between 3<sup>rd</sup> Street and 1<sup>st</sup> Street, for the purpose of installing a private sewer line adjacent to 600 West Lafayette Blvd.

Consulted by:

Jered Dean  
Manager II  
Department of Public Works  
City Engineering Division  
313-224-3985

2021-02-12

**1385**

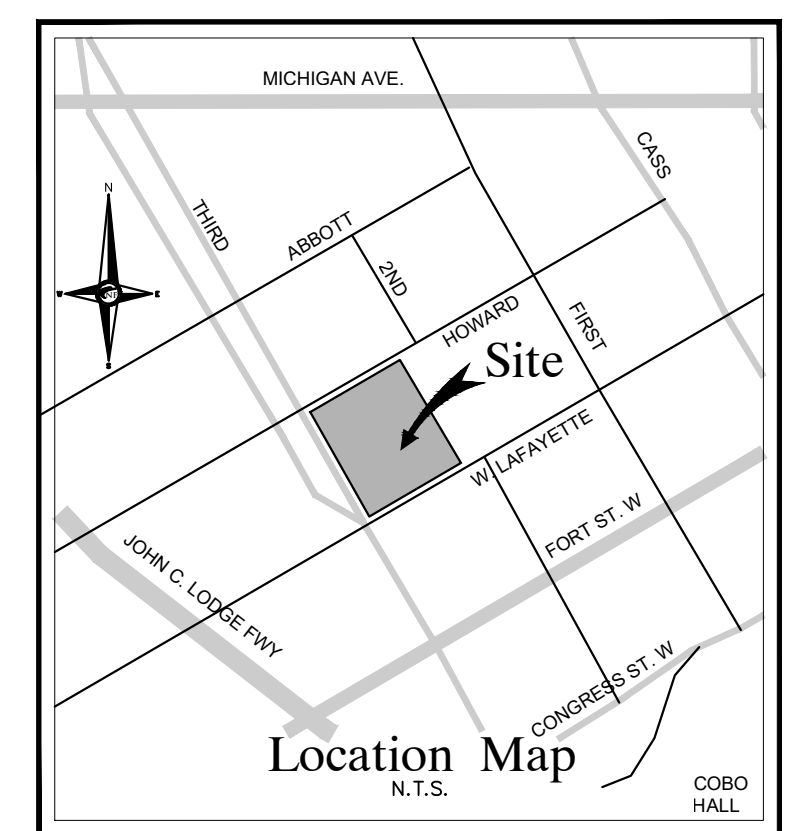
**1385** *Petition of 600 Ventures II, LLC,  
request for encroachment into West  
Lafayette Blvd, between 3rd Street and  
1st Street, for the purpose of installing  
a private sewer line adjacent to 600  
West Lafayette Blvd.*

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REFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT    DPW -  
CITY ENGINEERING DIVISION





**EXISTING SITE DATA**  
GROSS LAND AREA: PARCEL 1: 31,521.47 SQUARE FEET OR 0.724 ACRES  
PARCEL 2: 31,521.47 SQUARE FEET OR 0.724 ACRES

ZONED: B5: MAJOR BUSINESS DISTRICT  
BUILDING SETBACK REQUIREMENTS:  
FRONT: NOT LISTED  
SIDE: CALCULATION BASED UPON BUILDING DIMENSIONS & USE  
REAR: 20'

TOTAL EX. DESIGNATED PARKING SPACES ON SITE: 87 SPACES (INCLUDING 4 H.C. SPACES)  
THE ABOVE SETBACK & HEIGHT REQUIREMENTS WERE OBTAINED FROM THE CITY OF DETROIT WEBSITE. A SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION OR OPINION OF ANOTHER PARTY. A ZONING ENFORCEMENT LETTER SHOULD BE OBTAINED FROM THE CITY TO ENSURE CONFORMITY AS WELL AS MAKE A FINAL DETERMINATION OF THE REQUIRED BUILDING SETBACK REQUIREMENTS.

**PROPOSED BUILDING SETBACKS**  
PROPOSED BUILDING SETBACK DIMENSIONS:  
NORTH SIDE (HOWARD ST.): 1.24'  
SOUTH SIDE (LAFAYETTE BLVD.): 130.61'  
WEST SIDE (3RD AVE.): 0.21'  
EAST SIDE (#550 LAFAYETTE): 0.28'

**PARKING NOTE**  
GROUND LEVEL PARKING  
TOTAL NUMBER OF PARKING SPACES PROVIDED = 64 SPACES, INCLUDING 3 VAN-ACCESSIBLE A.D.A. SPACES.

**2ND LEVEL PARKING**  
REFER TO ARCHITECTURAL DRAWINGS FOR PROPOSED PARKING LAYOUT, QUANTITIES, ETC.

**LEGAL DESCRIPTION - PER TAX RECORD**  
AS PROVIDED TO NOWAK & FRAUS ENGINEERS IN COMMITMENT FOR TITLE INSURANCE, FILE NUMBER 139593, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT DATE: MAY 5, 2016 @ 8:00 AM, DATE PRINTED: JUNE 23, 2016 (REVISION C).  
SITUATED IN THE COUNTY OF WAYNE, CITY OF DETROIT, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PARCEL 1:  
LOT 18 AND 1/2 VACATED ALLEY ADJACENT THERETO, OF DETROIT URBAN RENEWAL PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 90 OF PLATS, PAGES 85 AND 86, WAYNE COUNTY RECORDS.

EASEMENT PARCEL:  
TOGETHER WITH ANY RIGHTS AND INTEREST TO A SIDEWALK WALK UNDER THE NORTH SIDE OF LAFAYETTE BOULEVARD AND THE TUNNEL THEREUNDER FROM THE NORTH SIDE OF LAFAYETTE BOULEVARD TO THE CENTER LINE OF LAFAYETTE BOULEVARD, AS AUTHORIZED BY A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF DETROIT, PASSED APRIL 2, 1935, JCOP 552, INCLUDING ALL LIABILITIES AND OBLIGATIONS RELATING TO SAID IMPROVEMENTS, WHETHER SET FORTH IN SAID ABOVE REFERENCED RESOLUTION OR NOT.

PARCEL 2:  
LOTS 3 THROUGH 6, BOTH INCLUSIVE, THE WESTERLY 25 FEET OF LOT 2 AND 1/2 OF THE VACATED ALLEY ADJACENT, BLOCK 30, OF SUBDIVISION OF THE CASS FARM LIES BETWEEN THE CHICAGO ROAD AND FORT STREET, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 12 OF CITY RECORDS, PAGE 324, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF THIRD AVENUE, AS ORIGINALLY PLATTED (60 FEET WIDE, NOW WIDENED TO THE WIDTH OF 142 FEET) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF HOWARD STREET, 60 FEET WIDE, AS ORIGINALLY PLATTED; THENCE ALONG SAID SOUTHERLY LINE OF HOWARD STREET, NORTH 59 DEGREES 50 MINUTES 38 SECONDS EAST 225.00 FEET; THENCE SOUTH 30 DEGREES 11 MINUTES 37 SECONDS EAST 140.09 FEET; THENCE ALONG THE CENTERLINE OF A 20 FOOT VACATED PUBLIC ALLEY, SOUTH 59 DEGREES 50 MINUTES 38 SECONDS WEST, 225.00 FEET; THENCE ALONG SAID EASTERLY LINE OF THIRD AVENUE, NORTH 30 DEGREES 11 MINUTES 37 SECONDS WEST, 140.09 FEET TO THE POINT OF BEGINNING, NOW KNOWN AS PART OF LOT 20 AND 1/2 VACATED ALLEY ADJACENT, OF DETROIT URBAN RENEWAL PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 90 OF PLATS, PAGES 85 AND 86, WAYNE COUNTY RECORDS.

PARCEL 1 COMMONLY KNOWN AS: 600 WEST LAFAYETTE BLVD. DETROIT MI 48226 TAX ID: 04000134-67 (PER AVAILABLE RECORDS)

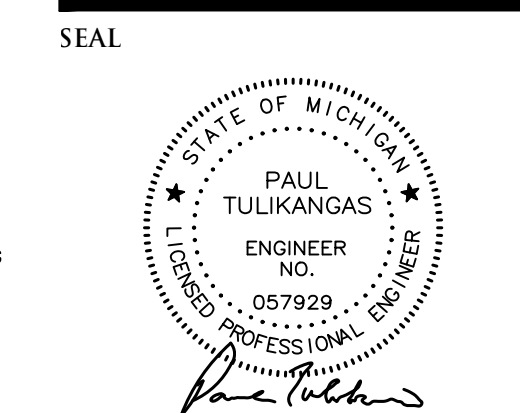
PARCEL 2 COMMONLY KNOWN AS: 659 HOWARD STREET, DETROIT, MI 48226 TAX ID: 04000180.002L (PER AVAILABLE RECORDS)

**PAVING LEGEND**

	PROPOSED ASPHALT PAVEMENT WITH 8" 21A BASE
	PROPOSED 8" CONCRETE PAVEMENT
	PROPOSED 6" CONCRETE SIDEWALK/RAMP
	PROPOSED 4" CONCRETE SIDEWALK
	PROPOSED BRICK PAVERS (MATCH EX.)

**LEGEND**

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		SAN. CLEAN OUT
	MANHOLE CATCH BASIN		EXISTING WATERMAIN
	UTILITY POLE		EXISTING STORM SEWER
	GUY POLE		EX. R. Y. CATCH BASIN
	GUY WIRE		EXISTING BURIED CABLES
	LIGHT POLE		OVERHEAD LINES
	SIGN		EXISTING GAS MAIN
	C.O.		PR. SANITARY SEWER
	HYDRANT		PR. WATER MAIN
	INLET		PR. STORM SEWER
	MANHOLE		PR. R. Y. CATCH BASIN
	GATE VALVE		PROPOSED LIGHT POLE



**PROJECT**  
Cambria Hotels & Suites  
600 West Lafayette Blvd.  
Detroit, MI

**CLIENT**  
600 Ventures II, LLC /  
Means Group, Inc.  
535 Griswold St., Suite 111  
Detroit, MI 48226

**Contact: Eric Means**  
Ph: (313) 263-3665  
Email: [emeans@meansgroup.com](mailto:emeans@meansgroup.com)  
**PROJECT LOCATION**  
P.C. 23, 247, 55, & Military  
Reserve  
City of Detroit  
Wayne County, Michigan

**SHEET**  
Overall Site & Dimension  
Plan

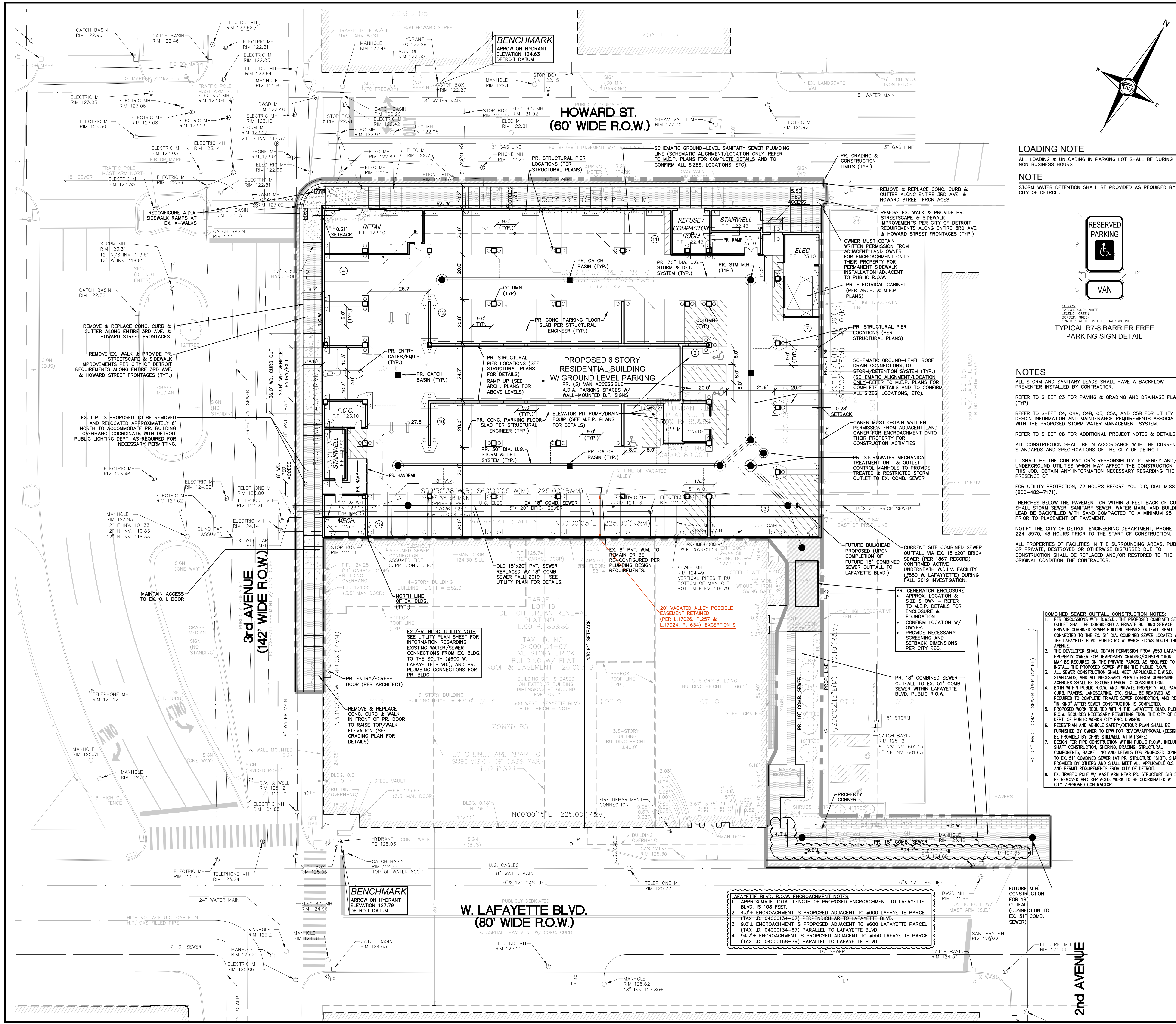


**DATE ISSUED/REVISED**

05-30-19	FOUNDATION PERMIT
06-21-19	PROGRESS SET
07-09-19	BUILDING PERMIT
09-20-19	BUILDING PERMIT-CITY COMMENTS
11-27-19	BUILDING PERMIT-CITY COMMENTS
01-17-20	REVISED PER OWNER
02-05-20	BUILDING PERMIT-CITY COMMENTS
03-05-20	BUILDING PERMIT-CITY COMMENTS
03-16-20	PERMIT SET
01-19-21	LAFAYETTE R.O.W. - DPW PERMIT
02-10-21	REVISED PER DPW PERMIT REVIEW

**DRAWN BY:**  
C. Ellison  
**DESIGNED BY:**  
P. Tulikangas  
**APPROVED BY:**  
B. Buchholz

**DATE:**  
05-01-19  
**SCALE:**  
1" = 20'  
**NFE JOB NO.**  
J192-01  
**SHEET NO.**  
C1





PETITION NO. 1385  
 600 VENTURES II, LLC  
 535 GRISWOLD ST. SUITE 111  
 DETROIT, MICHIGAN 48226  
 C/O DPW - CITY ENGINEERING  
 COLEMAN A. YOUNG MUNICIPAL CENTER  
 DETROIT, MICHIGAN 48226  
 JERED DEAN  
 PHONE NO. (313) 224-3985

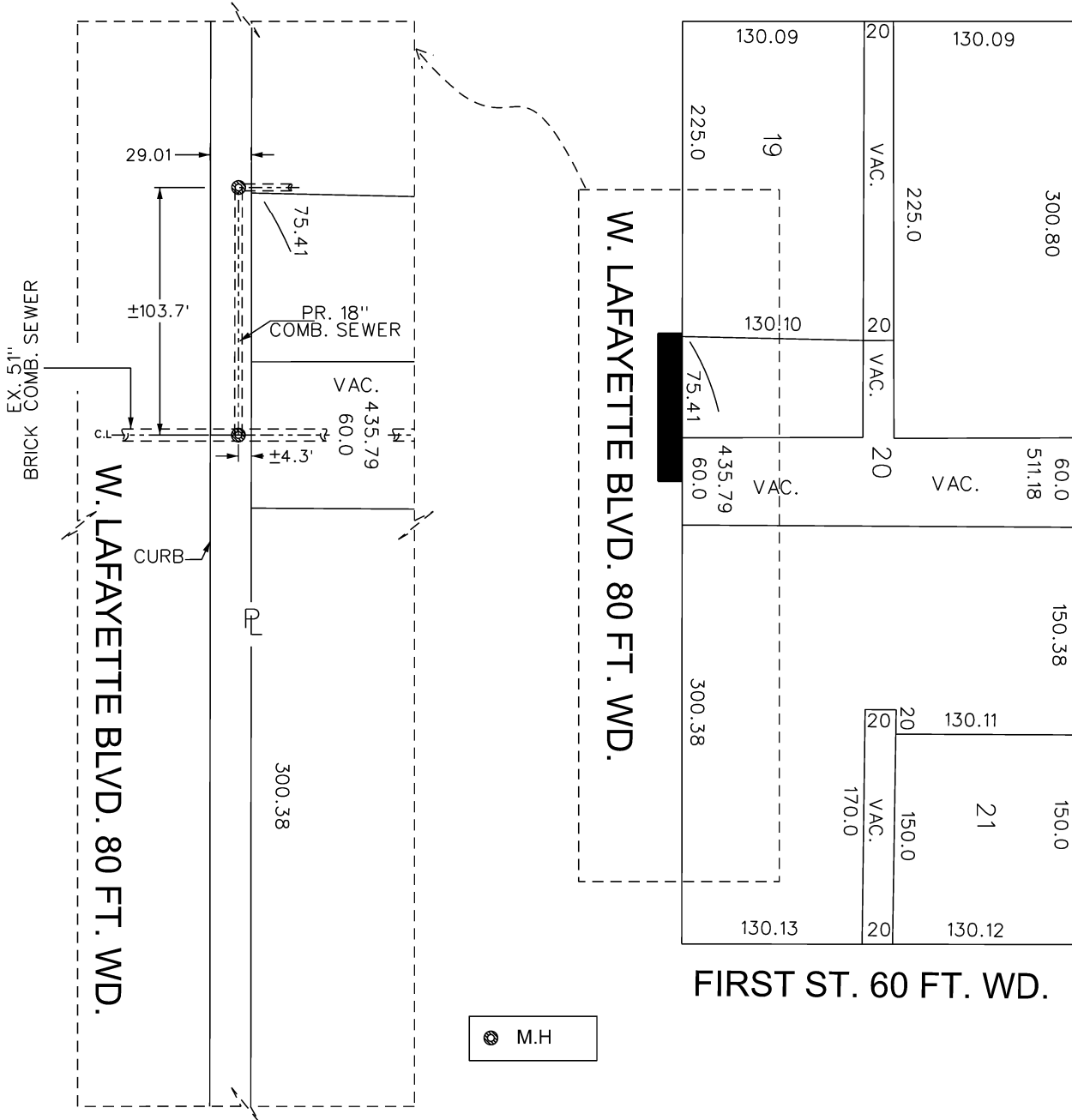


THIRD AVE. 142 FT. WD.

HOWARD ST. 60 FT. WD.

W. LAFAYETTE BLVD. 80 FT. WD.

FIRST ST. 60 FT. WD.



- REQUEST ENCROACHMENT  
 (FOR THE PURPOSE OF INSTALLING A PRIVATE SEWER LINE)

(FOR OFFICE USE ONLY)

CARTO 28 B

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	SA	CHECKED	JD		
DATE	03-02-21	APPROVED			

REQUEST ENCROACHMENT  
 INTO W. LAFAYETTE BLVD.  
 BETWEEN 3RD. STREET AND 1ST. STREET

CITY OF DETROIT  
 CITY ENGINEERING DIVISION  
 SURVEY BUREAU

JOB NO. 01-01

DRWG. NO. X 1385