



City of Detroit
Inter-Departmental Communication

TO: Richard Doherty, City Engineer
City Engineering/Department of Public Works

FROM: Syed Ali, P.E.
Permit Engineering Manager
Detroit Water and Sewerage Department

DATE: March 25, 2021

RE: Petition #1385
Request for Encroachment into W. Lafayette Boulevard between 3rd Street and
1st Street.

The above petition received by this office has been reviewed. With regard to DWSD's interests, our comments are as follows:

Our records indicate that there is a watermain on the north side of W. Lafayette Boulevard that is requested for encroachment easement. DWSD has no objection to the encroachment provided that the attached provisions are followed.

If you have any questions, please call me at (313) 267-1333 or Mackenzy Shega-Fox at (313)-858-1124 or email at syed.ali@detroitmi.gov.

Sincerely,
Mackenzy Shega-Fox
for Syed Ali, P.E.
Permit Engineering Manager

SA/MS/gl
Attachments

CC: Lisa Wallick, CSF

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. 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

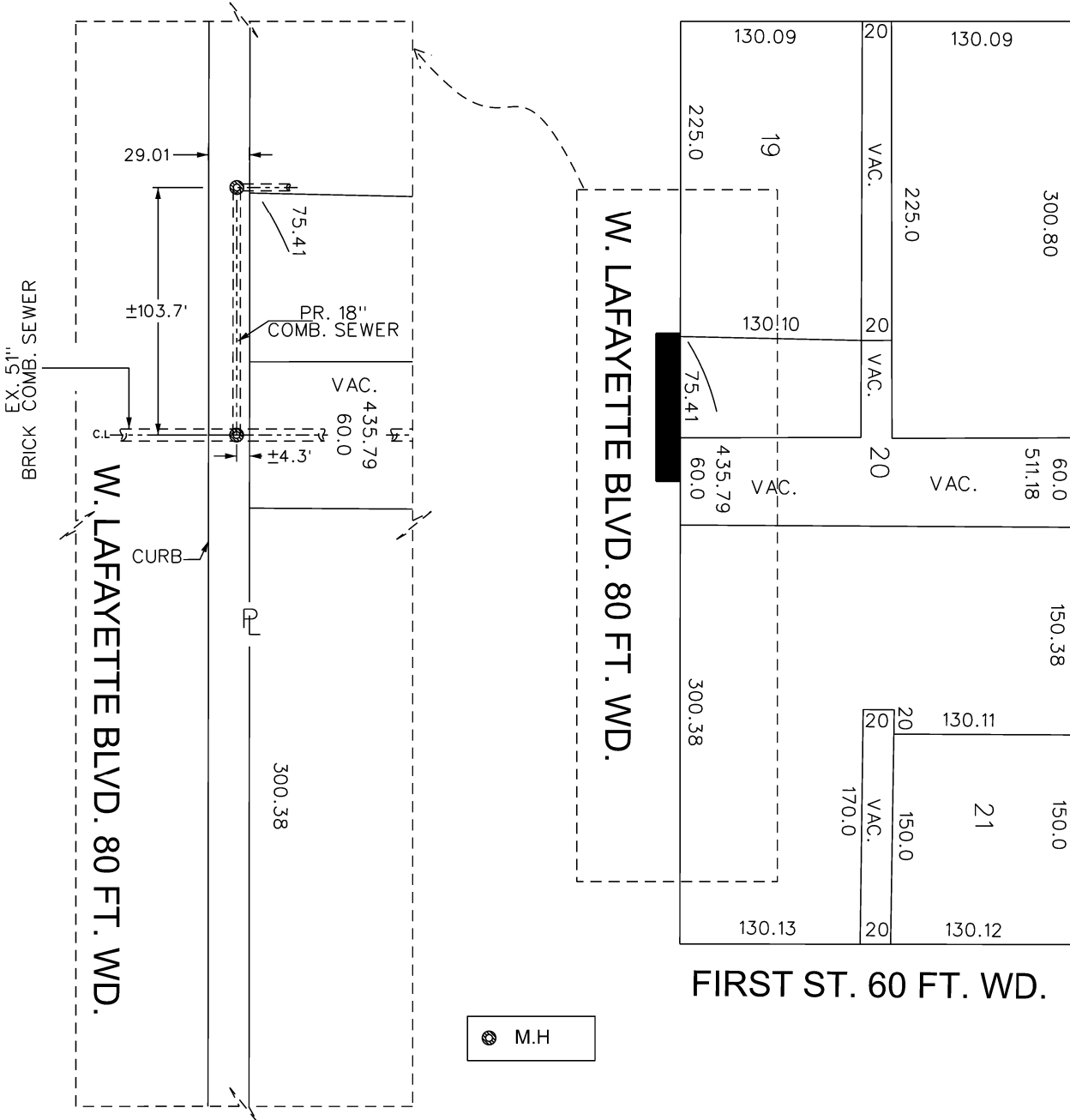


THIRD AVE. 142 FT. WD.

HOWARD ST. 60 FT. WD.

W. LAFAYETTE BLVD. 80 FT. WD.

FIRST ST. 60 FT. WD.



⊙ M.H



- 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

PROVISIONS FOR ENCROACHMENT

1. By approval of this petition the Detroit Water and Sewerage Department (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 by DWSD 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. 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.
3. Construction under this petition is subject to inspection and approval by DWSD. The cost of such inspection shall, at the discretion of DWSD, be borne by the petitioner.
4. DWSD prohibits the use of heavy construction equipment or the storage of building material directly over or near DWSD facilities. DWSD also prohibits the use of cranes and balls or hydraulic rams for pavement removal where DWSD facilities are involved. If the water main or sewer facilities are broken or damaged as a result of any action on the part of the contractor, the contractor shall be liable for all costs incidental to the repair of such broken or damaged water main or sewer facilities. If DWSD facilities located within the street 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.
5. 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.
6. If at any time in the future the petitioner shall request removal and / or relocation of DWSD's facilities in the street being encroached upon, the petitioner agrees to pay all costs for such removal and/or relocation.
7. Prior to construction, Easement Encroachment Permit (EEP) should be obtained and the insurance required by the EEP should not expire until after completion of the construction.
8. For any proposed work that involves DWSD water mains and/or sewers, an approval and a permit is required from DWSD before commencement of work.

9. It is DWSD's requirement that any proposed utility crossing DWSD water mains and/or sewers perpendicularly must maintain a minimum of 18 inches vertical clearance. Any proposed utility running adjacent to DWSD water mains and/or sewers must maintain a minimum of 10 feet lateral clearance including any conduit and/or manholes walls. No utility is allowed to run along the top of the water main or/or sewer.
10. It is DWSD's requirement that no encroachment has a vertical clearance of less than 16 feet over DWSD water mains and/or sewers.



Legal Aid & Defender Assn

Newport Parking Garage

WDIV Parking Garage

DTE Howard Station

Howard St

WDIV

Comerica Bank Center

3rd St

Doubtree Guest Suites

Howard St

Walker-Rochrig Building

Anchorage Bar

3rd St

Fort St W

Petrol News Building

455 Bldg

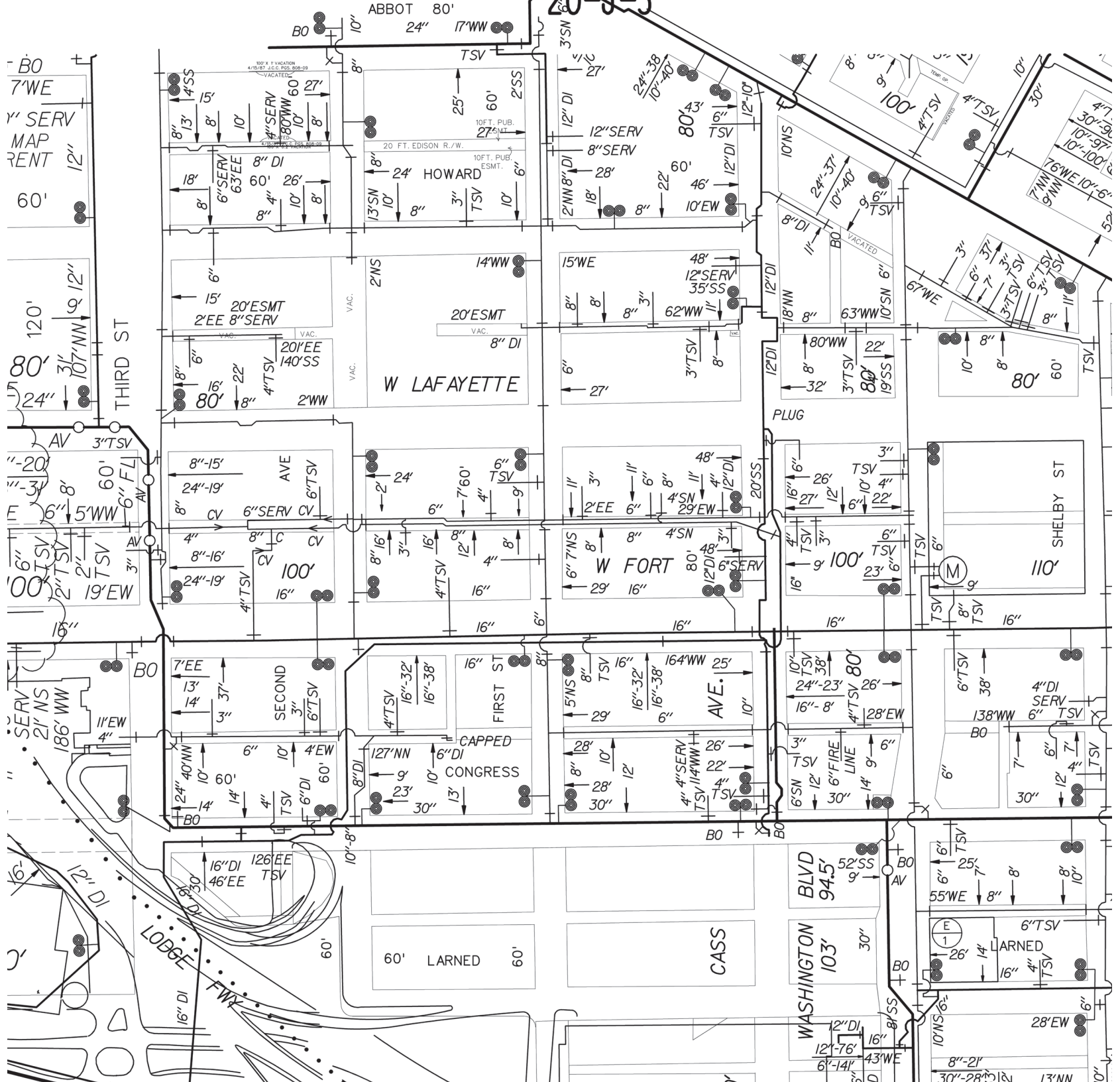
W Lafayette Blvd

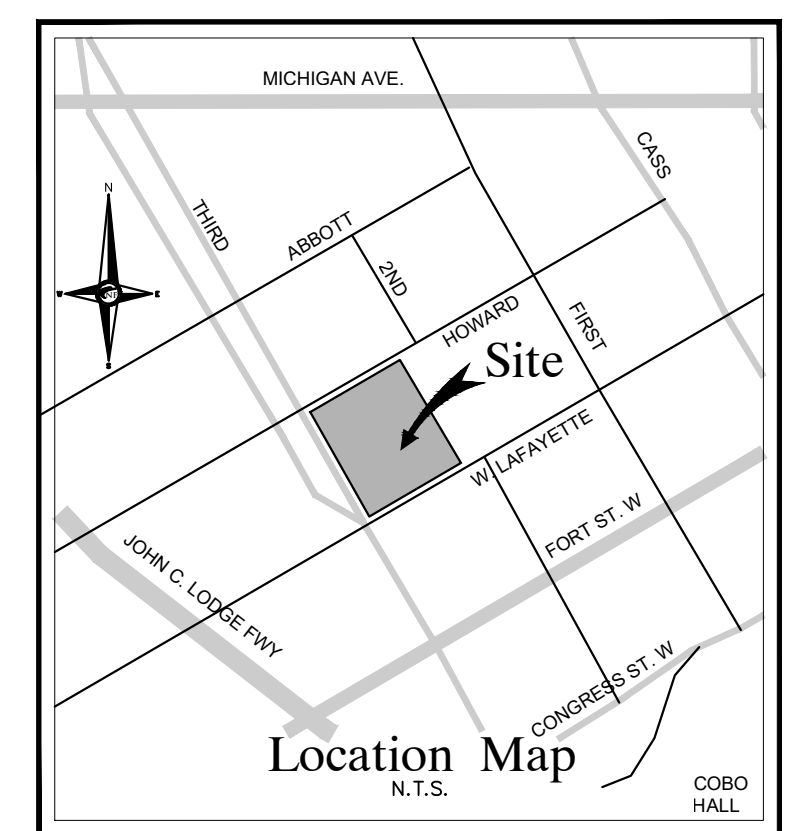
Fort St W

First Street Parking Deck

John C

Fort St W





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: BS: 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 135993, 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)

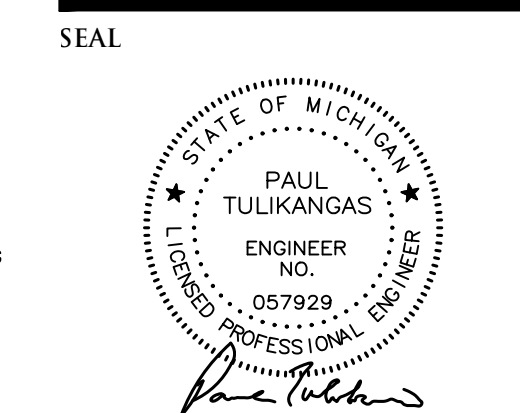
PARCEL 2 COMMONLY KNOWN AS: 659 HOWARD STREET, DETROIT, MI 48226 TAX ID: 04000180.002L (PER AVAILABLE RECORDS)

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. MANHOLE		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
PROJECT LOCATION
P.C. 23, 247, 55, & Military
Reserve
City of Detroit
Wayne County, Michigan

SHEET
Overall Site & Dimension
Plan

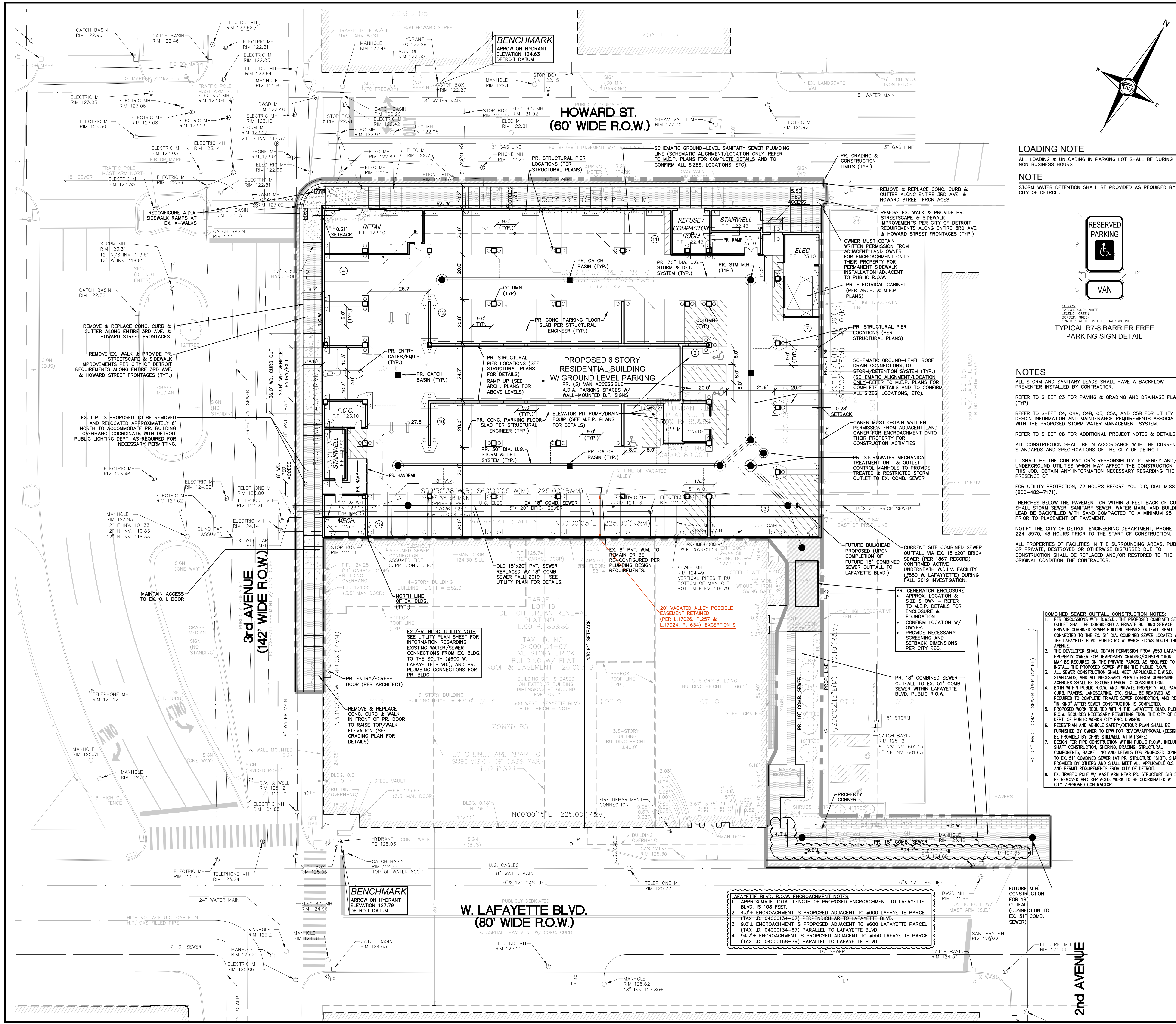


DATE ISSUED/REVISED

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

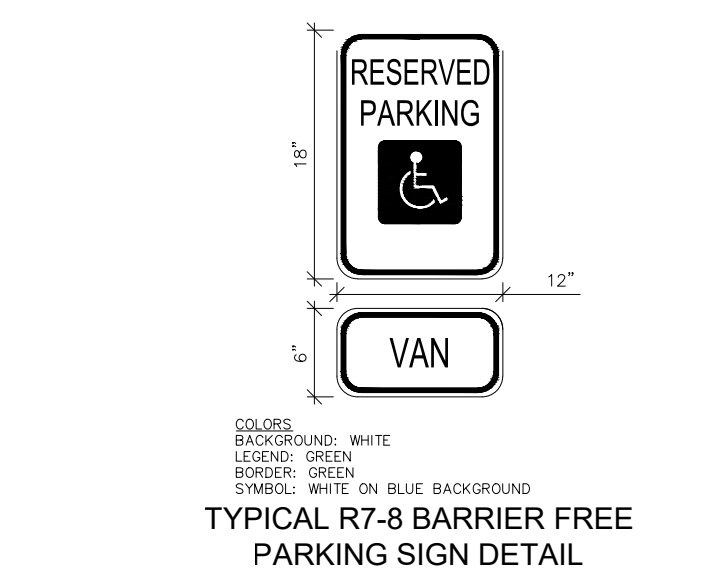
DRAWN BY:
C. Ellison
DESIGNED BY:
P. Tulikangas
APPROVED BY:
B. Buchholz

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



LOADING NOTE
ALL LOADING & UNLOADING IN PARKING LOT SHALL BE DURING NON BUSINESS HOURS

NOTE
STORM WATER DETENTION SHALL BE PROVIDED AS REQUIRED BY CITY OF DETROIT.



NOTES
ALL STORM AND SANITARY LEADS SHALL HAVE A BACKFLOW PREVENTER INSTALLED BY CONTRACTOR.
REFER TO SHEET C3 FOR PAVING & GRADING AND DRAINAGE PLAN (TYP.)
REFER TO SHEET C4, CAA, CAB, CS, C5A, AND C5B FOR UTILITY DESIGN INFORMATION AND MAINTENANCE REQUIREMENTS ASSOCIATED WITH THE PROPOSED STORM WATER MANAGEMENT SYSTEM.
REFER TO SHEET C8 FOR ADDITIONAL PROJECT NOTES & DETAILS
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF DETROIT.
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR UNDERGROUND UTILITIES WHICH MAY AFFECT THE CONSTRUCTION OF THIS JOB. OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF
FOR UTILITY PROTECTION, 72 HOURS BEFORE YOU DIG, DIAL MISS DIG (800-482-7171).
TRENCHES BELOW THE PAVEMENT OR WITHIN 3 FEET BACK OF CURB SHALL STAY SEWER, SANITARY SEWER, WATER MAIN, AND BUILDING LEAD BE BACKFILLED WITH SAND COMPACTED TO A MINIMUM 95% PRIOR TO PLACEMENT OF PAVEMENT.
NOTIFY THE CITY OF DETROIT ENGINEERING DEPARTMENT, PHONE 224-3970, 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
ALL PROPERTIES OF FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION THE CONTRACTOR.

COMBINED SEWER OUTFALL CONSTRUCTION NOTES:
1. PER DISCUSSIONS WITH D.S.S., THE PROPOSED COMBINED SEWER OUTFALL SHALL BE CONSIDERED A PRIVATE BUILDING SERVICE. THE PRIVATE COMBINED SEWER BUILDING SERVICE OUTFALL SHALL BE CONNECTED TO THE EX. 51" DIA. COMBINED SEWER LOCATED WITHIN THE LAFAYETTE BLVD. PUBLIC R.O.W. WHICH FLOWS SOUTH TOWARD 2ND AVENUE.
2. THE DEVELOPER SHALL OBTAIN PERMISSION FROM #650 LAFAYETTE PROPERTY OWNER FOR TEMPORARY GRADING/CONSTRUCTION THAT MAY BE REQUIRED ON THE PRIVATE PARCEL AS REQUIRED TO INSTALL THE PROPOSED SEWER WITHIN THE PUBLIC R.O.W.
3. ALL SEWER CONSTRUCTION SHALL MEET APPLICABLE D.S.S. STANDARDS, AND ALL NECESSARY PERMITS FROM GOVERNING AGENCIES SHALL BE SECURED PRIOR TO CONSTRUCTION.
4. BOTH WITHIN PUBLIC R.O.W. AND PRIVATE PROPERTY, ALL PAVEMENT, CURB, PAVERS, LANDSCAPING, ETC. SHALL BE REMOVED AS REQUIRED TO COMPLETE PRIVATE SEWER CONNECTION, AND REPLACED "IN KIND" AFTER SEWER CONSTRUCTION IS COMPLETED.
5. PROPOSED WORK REQUIRED WITHIN THE LAFAYETTE BLVD. PUBLIC R.O.W. REQUIRES NECESSARY PERMITTING FROM THE CITY OF DETROIT DEPT. OF PUBLIC WORKS CITY ENG. DIVISION.
6. DESIGN FOR PIPE CONSTRUCTION WITHIN PUBLIC R.O.W., INCLUDING SHAFT CONSTRUCTION, SHORING, BRACING, STRUCTURAL COMPONENTS, BACKFILLING AND DETAILS FOR PROPOSED CONSTRUCTION SHALL BE PROVIDED BY OTHERS AND SHALL MEET ALL APPLICABLE O.S.H.A. AND PERMIT REQUIREMENTS FROM CITY OF DETROIT.
7. EX. TRAFFIC POLE W/ MAST ARM NEAR PR. STRUCTURE SIB SHALL BE REMOVED AND REPLACED. WORK TO BE COORDINATED W. CITY-APPROVED CONTRACTOR.

LAFAYETTE BLVD. R.O.W. ENCROACHMENT NOTES
APPROXIMATE TOTAL LENGTH OF PROPOSED ENCROACHMENT TO LAFAYETTE BLVD. IS 108 FEET.
1. 4.3' ENCROACHMENT IS PROPOSED ADJACENT TO #600 LAFAYETTE PARCEL (TAX ID: 04000134-67) PERPENDICULAR TO LAFAYETTE BLVD.
2. 9.0' ENCROACHMENT IS PROPOSED ADJACENT TO #600 LAFAYETTE PARCEL (TAX ID: 04000134-67) PARALLEL TO LAFAYETTE BLVD.
3. 94.7' ENCROACHMENT IS PROPOSED ADJACENT TO #650 LAFAYETTE PARCEL (TAX ID: 04000180-79) PARALLEL TO LAFAYETTE BLVD.

W. LAFAYETTE BLVD. (80' WIDE R.O.W.)
EX. ASPHALT PAVEMENT W/ CONC. CURB

3rd AVENUE (142' WIDE R.O.W.)

HOWARD ST. (60' WIDE R.O.W.)

2nd AVENUE

DEPARTMENTAL REFERENCE COMMUNICATION

Friday, February 12, 2021

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

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

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 3rd Street and 1st 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.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

**PLANNING AND DEVELOPMENT DEPARTMENT DPW -
CITY ENGINEERING DIVISION**