



CITY OF DETROIT  
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEERING DIVISION

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE. SUITE 601  
DETROIT, MICHIGAN 48226  
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July 7th, 2023

Honorable City Council:

**RE: Petition No. x2023-120 – Innovative Acquisitions LLC, request for encroachment into the public alley lying westerly of and adjacent to 1249 Washington Blvd for the purpose of installing a combined sewer and slot drains. Also, to record the encroachment of a below grade areaway resting under the west side of Washington Blvd, the south side of Grand River Avenue, and the east part of the public alley adjacent to 1249 Washington Blvd.**

Petition No. x2023-120 – Innovative Acquisitions LLC, request for encroachment into the public alley, 20 ft. wide, lying westerly of and adjacent to 1249 Washington Blvd for the purpose of installing a combined sewer and slot drains. Also, to record the encroachment of a below grade areaway resting under the west side of Washington Blvd, 195 ft. wide, the south side of Grand River Avenue, 60 ft. wide, and the east part of the public alley, 20 ft. wide, adjacent to 1249 Washington Blvd.

The petition was referred to the City Engineering Division – DPW for investigation and report. This is our report.

The request is being made to as part of the renovation plans for the Book Tower, 1249 Washington Blvd.

The request was approved by the Solid Waste Division – DPW, and City Engineering Division – DPW, Traffic Engineering Division

Detroit Water and Sewerage Department (DWSD) reports being involved, but they have no objection provided the DWSD encroachment provisions are followed. The DWSD provisions have been made a part of the resolution.

All other involved City Departments, including the Public Lighting Authority and Public Lighting Department; also privately owned utility companies have reported no objections to the encroachment. Provisions protecting all utility installations are part of the attached resolution.

I am recommending adoption of the attached resolution.

Respectfully submitted,

Richard Doherty, P.E., City Engineer  
City Engineering Division – DPW

Cc: Ron Brundidge, Director, DPW  
Mayor's Office – City Council Liaison

COUNCIL MEMBER \_\_\_\_\_

**RESOLVED**, that the Department of Public Works, City Engineering Division is hereby authorized and directed to issue permits to Innovative Acquisitions LLC or their assigns to install and maintain encroachments adjacent to 1249 Washington Blvd, further described as: Land in the City of Detroit, Wayne County, Michigan;

1. Combined Sewer Line, within the public alley, 20 ft. wide, lying westerly of and adjacent to lots 8 and 9 of "Section 10 of the Governors and Judges Plan" as recorded in Liber 34, Page 553 of Plats, Wayne County Records. Said combined sewer will be installed within an area between 93.5' and 143.2' south of the southerly line of Grand River Avenue. Said combined sewer will be installed in a 2 ft. trench at a below grade elevation ranging between 3.5' and 5'. In the installation area three (3) running traps with cleanout and one (1) storm cleanout.
2. Combined Sewer Line, within the public alley, 20 ft. wide, lying westerly of and adjacent to lots 7 and 8 of "Section 10 of the Governors and Judges Plan" as recorded in Liber 34, Page 553 of Plats, Wayne County Records. Said combined sewer will be installed within an area between 139.7' and 213.2' south of the southerly line of Grand River Avenue. Said combined sewer will be installed at a below grade elevation ranging between 6' and 11.7'.
3. Slot drain, within the public alley, 20 ft. wide, lying westerly of and adjacent to lots 8 and 9 of "Section 10 of the Governors and Judges Plan" as recorded in Liber 34, Page 553 of Plats, Wayne County Records. Said slot drain will be installed within an area ranging 80.4' to 183.2' south of the southerly line of grand River Avenue and 9' west of the east line of the public alley. The slot drain is design to be 2' wide and installed at a depth no more than 3' below grade.
4. Slot drain, within the public alley, 20 ft. wide, lying easterly of lot 61 of "Section 10 of the Governors and Judges Plan" as recorded in Liber 34, Page 553 of Plats, Wayne County Records. Said slot drain will be installed within an area ranging 80.4' to 98' south of the southerly line of grand River Avenue and boarder the west line of the public alley. The slot drain is design to be 2' wide and installed at a depth no more than 3' below grade.
5. Washington Blvd Below Grade Areaway, lying easterly of and adjacent to lots 9-10 of "Section 10 of the Governors and Judges Plan" as recorded in Liber 34, Page 553 of Plats, Wayne County Records. Said areaway is described as beginning 6' north of the south line of Grand River Avenue and extending southerly along the west line of Washing Blvd 60.8', said areaway extends 17.6 east from the west line of Washington Blvd, and extends 28' below grade.
6. Washington Blvd Below Grade Areaway, lying easterly of and adjacent to lots 7-9 of "Section 10 of the Governors and Judges Plan" as recorded in Liber 34, Page 553 of Plats, Wayne County Records. Said areaway is described as beginning 60.8' south of the south line of Grand River Avenue and extending southerly along the west line of Washing Blvd 181.7', said areaway extends 12.6 east from the west line of Washington Blvd, and extends 11.4' below grade.
7. Grand River Below Grade Areaway, lying northerly of and adjacent to lot 10 of "Section 10 of the Governors and Judges Plan" as recorded in Liber 34, Page 553 of Plats, Wayne

County Records. Said areaway is described as extending 6' north from the south line of Grand River Avenue and extends 28' below grade.

8. Public Alley Below Grade Areaway, lying westerly of and adjacent to lot 10 of "Section 10 of the Governors and Judges Plan" as recorded in Liber 34, Page 553 of Plats, Wayne County Records. Said areaway is described as extending 59' south of the south line of Grand River Avenue, extending 4' into the public alley west from the west line of said lot 10, and extending 28' below grade.

PROVIDED, that if there is any cost for the removing and/or rerouting of any utility facilities, it shall be done at the expense of the petitioner and/or property owner; and be it further

PROVIDED, that access is maintained to all fire department connections, and be it further

PROVIDED, that 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 times, 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; and be it further

PROVIDED, that all construction performed under this petition shall not be commenced until after (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; and be it further

PROVIDED, that 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; and be it further

PROVIDED, that 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; and be it further

PROVIDED, that the petitioner shall hold DWSD harmless for any damages to the encroaching device constructed or installed under this petition which may be caused by the failure of DWSD's facilities; and be it further

PROVIDED, Innovative Acquisitions LLC or their assigns shall apply to the Buildings and Safety Engineering Department for a building permit prior to any construction. Also, if it becomes necessary to open cut public streets, bore, jack, occupy or barricade city rights-of-way for maintenance of encroachments such work shall be according to detail permit application drawings

submitted to the City Engineering Division – DPW prior to any public right-of-way construction; and further

PROVIDED, that the necessary permits shall be obtained from the City Engineering Division – DPW and the Buildings and Safety Engineering Department. The encroachments shall be constructed and maintained under their rules and regulations; and further

PROVIDED, that all cost for the construction, maintenance, permits and use of the encroachments shall be borne by Innovative Acquisitions LLC or their assigns, and further

PROVIDED, that all costs incurred by privately owned utility companies and/or city departments to alter, adjust, and/or relocate their existing utility facilities located in close proximity to the encroachments shall be borne by Innovative Acquisitions LLC or their assigns. Should damages to utilities occur Innovative Acquisitions LLC or their assigns shall be liable for all incidental repair costs and waives all claims for damages to the encroaching installations; and further

PROVIDED, that no other rights in the public streets, alleys or other public place shall be considered waived by this permission which is granted expressly on the condition that said encroachments shall be removed at any time when so directed by the City Council, and the public property affected shall be restored to a condition satisfactory to the City Engineering Division – DPW; and further

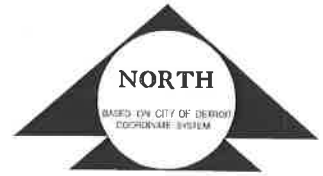
PROVIDED, that Innovative Acquisitions LLC or their assigns shall file with the Department of Public Works – City Engineering Division an indemnity agreement in form approved by the Law Department. The agreement shall save and protect the City of Detroit from any and all claims, damages or expenses that may arise by reason of the issuance of the permits and the faithful or unfaithful performance of Innovative Acquisitions LLC or their assigns of the terms thereof. Further, Innovative Acquisitions LLC or their assigns shall agree to pay all claims, damages or expenses that may arise out of the use, repair and maintenance of the proposed encroachments; and further

PROVIDED, that construction of the encroachments shall constitute acceptance of the terms and conditions as set forth in this resolution; and be it further

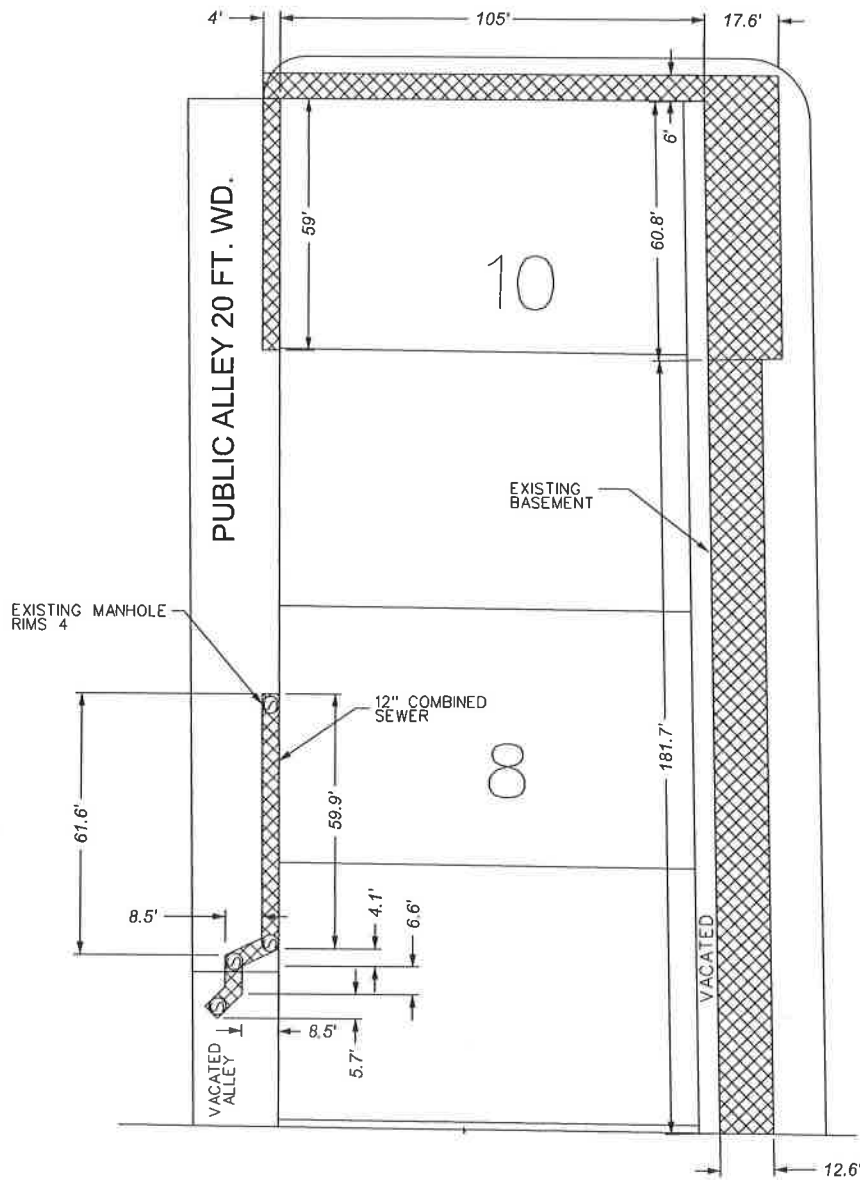
PROVIDED, this resolution is revocable at the will, whim or caprice of the City Council, and Innovative Acquisitions LLC acquires no implied or other privileges hereunder not expressly stated herein; and further

PROVIDED, that the encroachment permits shall not be assigned or transferred without the written approval of the City Council; and be it further


PROVIDED, that the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.



**GRAND RIVER AVE. 60 FT. WD.**



**WASHINGTON BLVD. 195 FT. WD.**

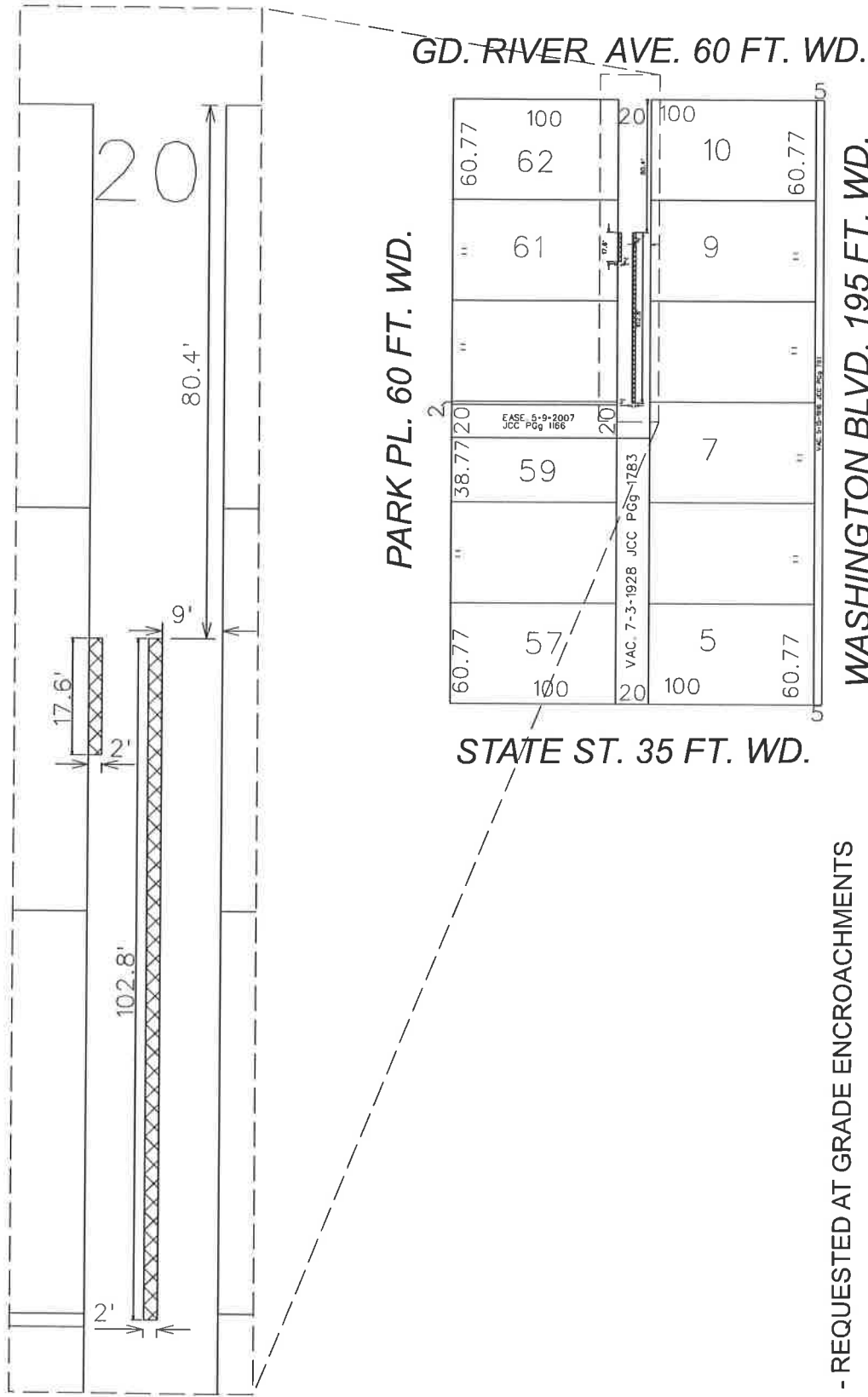
 - REQUEST BELOW GRADE ENCROACHMENT  
(Existing Basement and Combined Sewer)

(FOR OFFICE USE ONLY)

CARTO 28 B

B					REQUEST BELOW GRADE ENCROACHMENT INTO WASHINGTON BLVD, GRAND RIVER AVE., AND PUBLIC ALLEY BOUNDED BY GRAND RIVER AVE., WASHINGTON BLVD., STATE ST., AND PARK PLACE	CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU
	A					
DESCRIPTION		DRWN	CHKD	APPD	DATE	JOB NO. 22-102
REVISIONS						
DRAWN BY	LC	CHECKED	MW			DRWG. NO.
DATE	12-18-2022	APPROVED	JD			

**PETITION ID MAP-22-64  
AT GRADE ENCROACHMENTS  
SLOT DRAIN**



 - REQUESTED AT GRADE ENCROACHMENTS

		CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU	
		22-64	
		CARTO 28 B	
REQUEST ENCROACHMENT INTO THE NORTH-SOUTH PUBLIC ALLEY 20 FT. WD. BOUND BY WASHINGTON BLVD, STATE ST, GRAND RIVER AVE. & PARK PL			
MC	FOR OFFICE USE ONLY		
08-04-2022	JD		