

City of Detroit

Janice M. Winfrey
City Clerk

OFFICE OF THE CITY CLERK

Andre P. Gilbert II
Deputy City Clerk

DEPARTMENT PETITION REFERENCE COMMUNICATION

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.

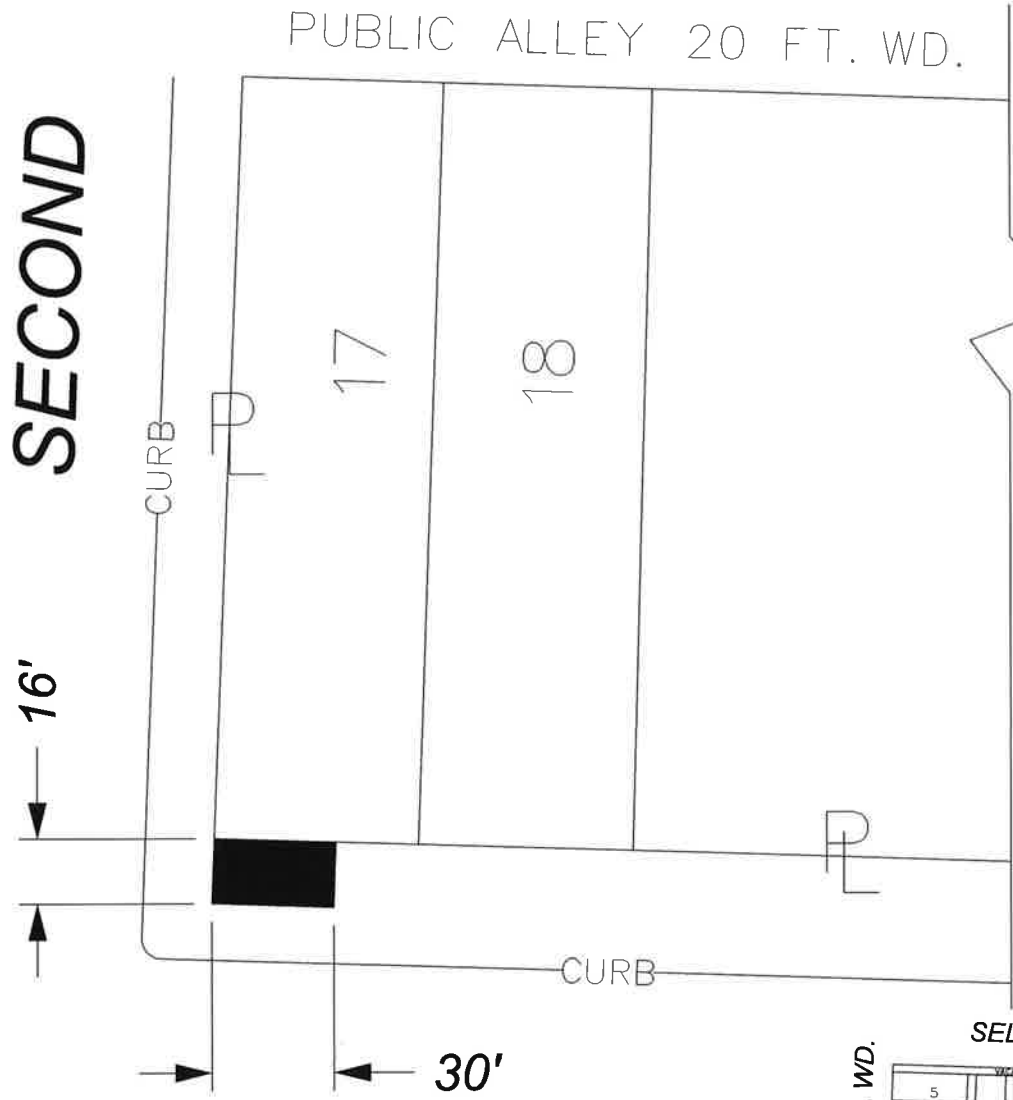
Petition No.	2023-302
Name of Petitioner	8484 Brainard LLC
Description of Petition	Petition for encroachment within Brainard Avenue, adjacent to the property commonly known as 504 Brainard Avenue, for the purpose of constructing a concrete pad with built-in seating and planter boxes
Type of Petition	Alley Vacation/Encroachment/Utility Vacation:
Submission Date	08/25/2023
Concerned Departments	Department of Public Works, Planning and Development Department, City Engineering Division
Petitioner Contact	8484 Brainard LLC 6001 Cass Avenue Detroit, MI, 48202

3740 Second Encroachment Petition

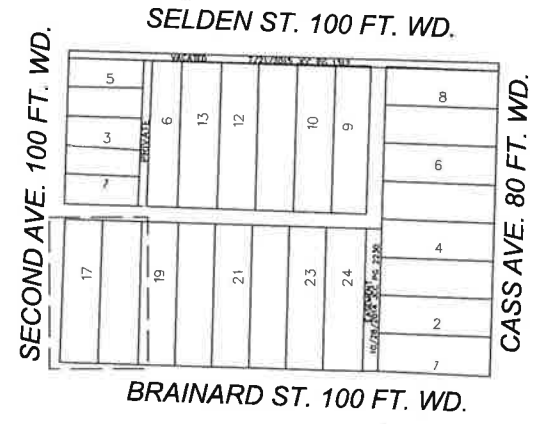
To whom it may concern,

This is a letter of intent for an encroachment Petition per the request of BSEED during permit review. The permit number is BLD2022-05515 for reference. The applicant is the architect for the project (Mcintosh Poris Associates) who is writing this on behalf the owner (GOC Acquisitions LLC).

The proposed encroachment includes a approximately 16'x30' area of concrete at grade bordered by a built-in bench and a 20'x4' strip of planted bed. The space sits adjacent to the sidewalk running along Brainard St. See site plan included for more detail.



BRAINARD



 - REQUEST ENCROACHMENT
(With Seasonal Outdoor Seating)

(FOR OFFICE USE ONLY)

CARTO 29 B

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	AP	CHECKED		LC	
DATE	04-10-2023	APPROVED		JD	

**REQUEST ENCROACHMENT
INTO BRAINARD ST.
AT 3740 SECOND AVE.
(With Seasonal Outdoor Seating)**

CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU	
JOB NO.	23-22
DRWG. NO.	

Designer	MJD
Manager	TJL
Checker	AJL
Drawn/Revised	1.0/1.0
Scale	AS SHOWN
Sheet No.	55
Project No.	1-20-0323



01-20-2023



NO. 1	DATE	DESCRIPTION
NO. 2	DATE	DESCRIPTION
NO. 3	DATE	DESCRIPTION
NO. 4	DATE	DESCRIPTION
NO. 5	DATE	DESCRIPTION
NO. 6	DATE	DESCRIPTION
NO. 7	DATE	DESCRIPTION
NO. 8	DATE	DESCRIPTION
NO. 9	DATE	DESCRIPTION
NO. 10	DATE	DESCRIPTION
NO. 11	DATE	DESCRIPTION
NO. 12	DATE	DESCRIPTION
NO. 13	DATE	DESCRIPTION

Developed for:
Greenwater Opportunity
Capital, LLC
205 E. Chad Street, 20th Floor
New York, NY 10017

GEOMETRIC AND PAVING PLAN

3740 Second

City of Detroit
Wayne County
MICHIGAN

DATE	03.06.2023
SCALE	1"=20'
DRAWN	C-550
CHECKED	3014.000



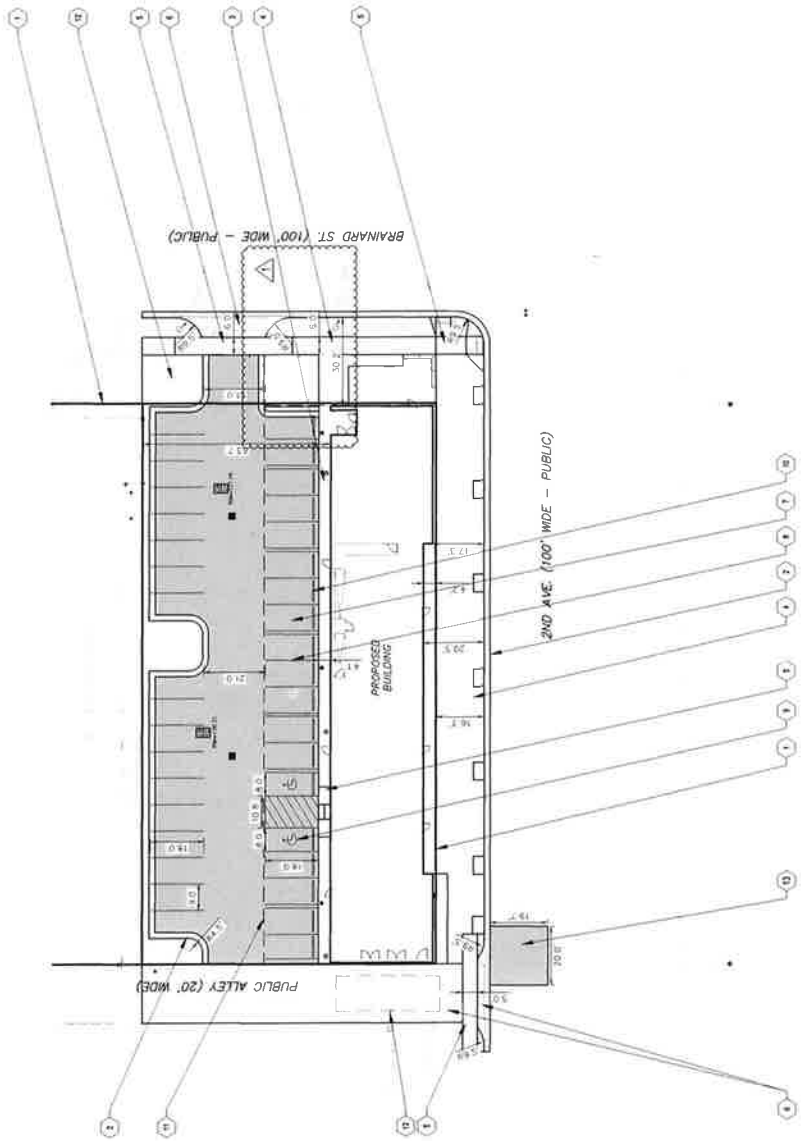
LOCATION MAP
SCALE: 1" = 20'

GEOMETRIC AND PAVING PLAN - LEGEND

- PROPOSED NEW 4" DUTY ASPHALT
- PROPOSED 4" CONCRETE SUBGRADE
- PROPOSED 4" CONCRETE SUBGRADE
- PROPOSED 4" CONCRETE FINISHMENT

SITE IMPROVEMENT PLAN - KEY NOTES

- NOTE
1. PROPERTY LINE, TYP.
 2. PROVIDE AND INSTALL 4" INTEGRAL CONCRETE CURB AND GUTTER, SEE DETAIL ON SHEET C-80.
 3. PROVIDE AND INSTALL 4" INTEGRAL CONCRETE CURB AND 4" SUBGRADE, SEE DETAIL ON SHEET C-80.
 4. PROVIDE AND INSTALL 4" CONCRETE SUBGRADE, SEE DETAIL ON SHEET C-80.
 5. PROVIDE AND INSTALL 4" CONCRETE SUBGRADE, SEE DETAIL ON SHEET C-80.
 6. PROVIDE AND INSTALL 4" CONCRETE FINISHMENT, SEE DETAIL ON SHEET C-80.
 7. PROVIDE AND INSTALL ASPHALT PAVEMENT, SEE DETAIL ON SHEET C-80.
 8. PAVEMENT MARKINGS, TYP. SEE DETAIL ON SHEET C-80.
 9. PROVIDE AND INSTALL BARRIERS FREE SURFACE AND MARKINGS, TYP. SEE DETAIL ON SHEET C-80.
 10. PROVIDE AND INSTALL PARKING BLOCKS.
 11. PROPOSED BUILDING OVERPASS, REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
 12. LOADING ZONE.
 13. PROVIDE AND INSTALL 4" BASE ON CONCRETE BASE FOR CITY TRUCKS. CONCRETE BASE REPLACEMENT JOINT TO ADJUST PER STD. STANDARDS. SEE DETAIL ON SHEET C-81.



Executive:	M.D.
Manager:	T.L.
Designer:	A.C.R.
Checker:	S.S.
Scale:	AS SHOWN
Notes:	EGS-BK-13E



NO.	DATE	REVISION
1	01/20/23	ISSUED FOR PERMIT
2	01/20/23	REVISED PER COMMENTS
3	01/20/23	REVISED PER COMMENTS
4	01/20/23	REVISED PER COMMENTS
5	01/20/23	REVISED PER COMMENTS
6	01/20/23	REVISED PER COMMENTS
7	01/20/23	REVISED PER COMMENTS
8	01/20/23	REVISED PER COMMENTS
9	01/20/23	REVISED PER COMMENTS
10	01/20/23	REVISED PER COMMENTS
11	01/20/23	REVISED PER COMMENTS
12	01/20/23	REVISED PER COMMENTS
13	01/20/23	REVISED PER COMMENTS
14	01/20/23	REVISED PER COMMENTS
15	01/20/23	REVISED PER COMMENTS
16	01/20/23	REVISED PER COMMENTS
17	01/20/23	REVISED PER COMMENTS
18	01/20/23	REVISED PER COMMENTS
19	01/20/23	REVISED PER COMMENTS
20	01/20/23	REVISED PER COMMENTS

Prepared for:
GreatWater Opportunity
Capital, LLC
205 E. 47th Street, 20th Floor
New York, NY 10017

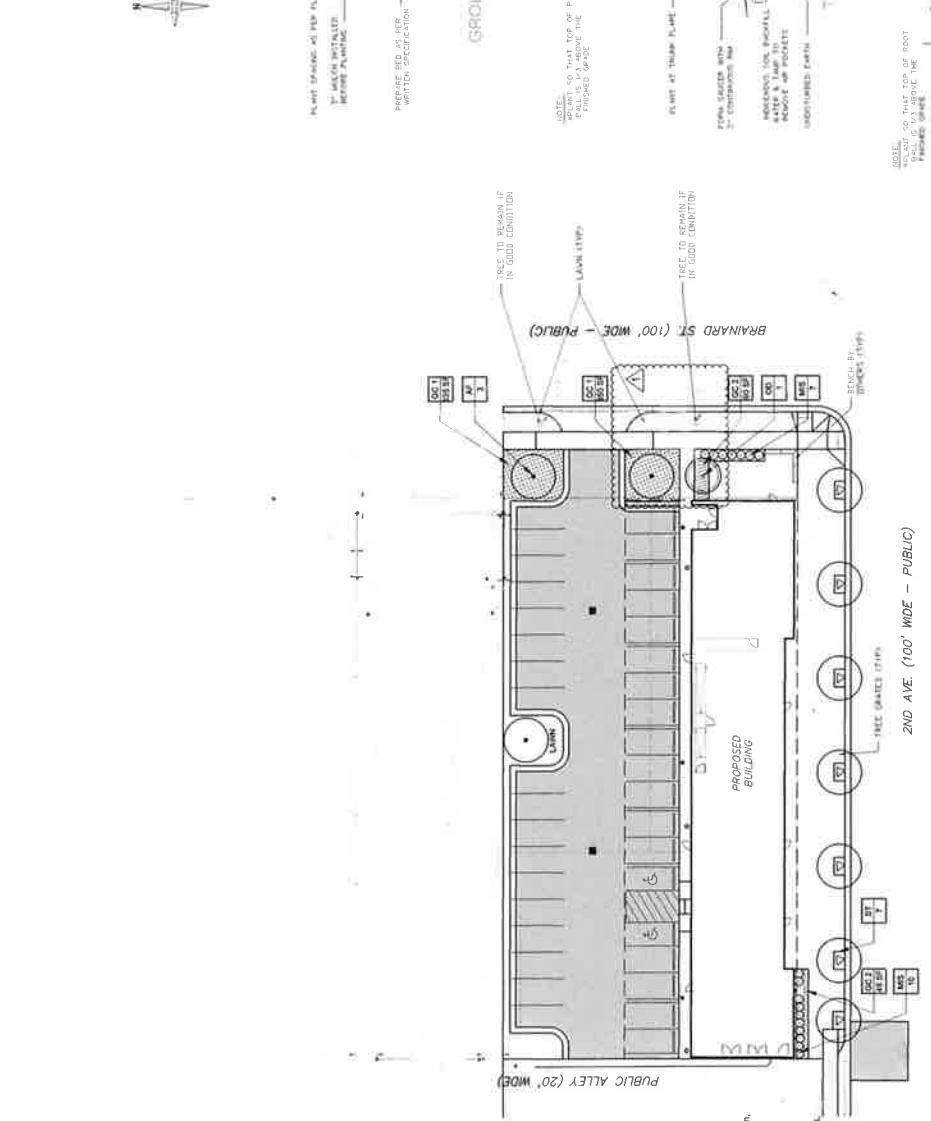
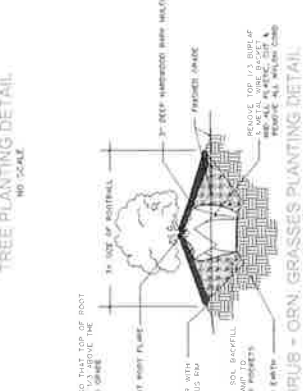
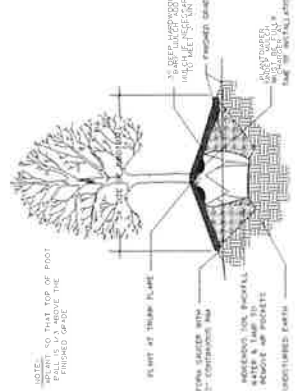
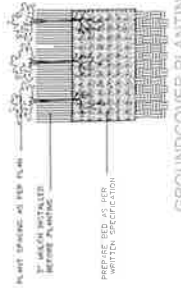
LANDSCAPE PLAN

3740 Second
City of Detroit
Wayne County
MICHIGAN

Date:	01.20.2023
Scale:	1"=10'
Sheet:	L-100
Project:	2023-000



LOCATION MAP
SCALE: 1" = 10'



PLANT SCHEDULE

PLANT	QUANTITY	CONSTRUCTION	REMARKS
1	3	3"	3" MULCH (STYP.)
2	1	3"	3" CONTINUOUS RM (STYP.)
3	1	3"	3" DEEP HORIZONTAL BARK MULCH (STYP.)
4	1	3"	3" CONTINUOUS RM (STYP.)
5	1	3"	3" DEEP HORIZONTAL BARK MULCH (STYP.)
6	1	3"	3" CONTINUOUS RM (STYP.)
7	1	3"	3" DEEP HORIZONTAL BARK MULCH (STYP.)
8	1	3"	3" CONTINUOUS RM (STYP.)
9	1	3"	3" DEEP HORIZONTAL BARK MULCH (STYP.)
10	1	3"	3" CONTINUOUS RM (STYP.)
11	1	3"	3" DEEP HORIZONTAL BARK MULCH (STYP.)
12	1	3"	3" CONTINUOUS RM (STYP.)
13	1	3"	3" DEEP HORIZONTAL BARK MULCH (STYP.)
14	1	3"	3" CONTINUOUS RM (STYP.)
15	1	3"	3" DEEP HORIZONTAL BARK MULCH (STYP.)
16	1	3"	3" CONTINUOUS RM (STYP.)
17	1	3"	3" DEEP HORIZONTAL BARK MULCH (STYP.)
18	1	3"	3" CONTINUOUS RM (STYP.)
19	1	3"	3" DEEP HORIZONTAL BARK MULCH (STYP.)
20	1	3"	3" CONTINUOUS RM (STYP.)

GENERAL NOTES:

- All construction shall conform to the current standards and specifications of local ordinances.
- All areas not built, landscaped, or paved upon shall be seeded or sodded. Terra seed system or approved equal is encouraged.
- Underground utilities shall be located and marked prior to construction. Irrigation heads shall be placed such that water will not hit any hard surfaces or structures.
- Two (2) year guarantee period begins all Final Acceptance of materials indicated by the contractor. This is the first of two (2) required City Inspections of the occupancy permit.
- Landscaping shall be completed by June, July, and August shall be completed by September 1st.
- Building Department will not release construction bonds until City landscape architect has inspected the site and approved the installation of landscape plans. Final bond shall be released until the two (2) year guarantee expires and final inspection is made.
- Owner is then responsible for care and maintenance of all plants upon return of bonds. All plant material is to be maintained for the natural life of the plant. No growth and heartiness.
- Contractors must maintain 10 feet minimum between tree hydrants and any proposed irrigation.
- Property replacement to be facilitated by property owner.

PLANT NOTES:

- Plant materials shall be sound, healthy vigorous, free from plant diseases and insects or their eggs, and shall have normal, healthy root systems. Color measurements shall be taken and recorded in accordance with the latest edition of "American Standard for Nursery Stock" (ANSI Z-60.1 + A3002014).
- Planting bed soil for annuals shall be screened topsoil. To cater weed grown during production.
- Planting pockets shall be no deeper than the height of the root ball, saucer shall be removed upon planting.
- All tree wraps shall be removed upon planting.
- Mulch shall be shredded hardwood bark, natural in color, free from deleterious materials and shall be applied in a layer of 3" depth.
- Grass seed shall be certified turf grass seed complying with S.P.A. specifications, and free of weed seeds and undesirable native grasses. Seeded areas shall not be allowed to dry out. All lawn areas shall be irrigated and watered as required during the first two (2) growing seasons (24 months). Dead material shall be replaced as needed prior to the expiration of the guarantee period, which is 24 months of lawn.
- Contractor shall provide a list of recommended maintenance procedures for the first two (2) growing seasons.
- Remove top 1/3 of burlap on root ball or all if wrapped in plastic covering and/or nylon mesh.
- Plant materials shall be used in compliance with the provisions of the local ordinance and shall be nursery grown, free of pests and diseases, hardy in this county, in accordance with the standards of the American Association of Nurserymen, and materials shall be Upper Midwest/Great Lakes grown, No. 1 grade.
- Plant materials shall be planted within the annual planting window of March 15-Nov 15.
- Any plant substitutions must be approved in writing by the City prior to installation.

LANDSCAPE CONTRACTORS' TWO-YEAR IRRIGATION REQUIREMENT PERIOD:

It shall be the responsibility of the landscape contractor to program and periodically adjust the irrigation system (provided by others) as required to ensure delivery of proper and adequate water supply to all plant materials, and seeded lawn areas serviced by the same irrigation system. Following the landscape contractor's two-year irrigation requirement period, the contractor shall provide the owner with suggested irrigation maintenance schedule for their site.

Landscape Contractor will sufficiently water all plant material located in the Masonry Lawn area that is not irrigated through an automatic system to establish healthy root systems of the shrubs, plugs, and seedlings under the two-year Irrigation Requirement Period.