



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:  
SBAM Park Avenue LLC  
2305 Park Avenue  
Detroit, MI, 48201

On behalf of the above-mentioned petitioner the Department of Public Works: City Engineering Division is submitting a petition request for the action below. 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 West Montcalm Street, Park Avenue, and the public alley adjacent to the property commonly known as 2305 Park Avenue. Encroachment items include various frost slabs, planters, awnings, and a below grade vault.

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



July 26, 2023

**Honorable Detroit City Council  
C/o Detroit City Clerk  
200 Coleman A. Young Municipal Center  
2 Woodward Avenue  
Detroit, Michigan 48226**

RE: Giffels Webster - Petition requesting encroachments of public rights-of-way.

Giffels Webster, 28 W. Adams, Suite 1200, Detroit, Michigan 48226 on behalf of Kraemer Design Group, 1420 Broadway, Detroit, Michigan, 48226, respectfully requests the following encroachments into the public rights-of-way in the block bounded by W. Montcalm, Park Avenue, and the Public Alley:

- Proposed underground encroachment for two (2) frost slabs into public alley right of way. Encroaching from 0' on grade to 3.5' below grade.
- Proposed underground encroachment for an existing underground vault into W. Montcalm public right-of-way.

See referenced Exhibit for details.

If you should have any questions, please do not hesitate to contact Leon Evans at (P) 313.962.4442 or at [levans@giffelswebster.com](mailto:levans@giffelswebster.com).

Respectfully,

A handwritten signature in cursive script, appearing to read "Leon Evans".

Leon Evans P.E.,  
Project Manager  
Giffels Webster



August 16, 2023

**Honorable Detroit City Council  
C/o Detroit City Clerk  
200 Coleman A. Young Municipal Center  
2 Woodward Avenue  
Detroit, Michigan 48226**

RE: Giffels Webster - Petition requesting encroachments of public rights-of-way.

Giffels Webster, 28 W. Adams, Suite 1200, Detroit, Michigan 48226 on behalf of Kraemer Design Group, 1420 Broadway, Detroit, Michigan, 48226, respectfully requests the following encroachments into the public rights-of-way on the north side of W. Montcalm, and the west side of Park Avenue.

- Above grade encroachment for the existing planter begins 3.00 feet from the south-east corner of 2305 Park Ave property line. The encroachment extends up to 1.60 feet (width) into the W Montcalm Street public ROW on the South-East side of the property. The encroachment will extend from 0.50 feet above existing grade to 4.16 feet above existing grade (the encroachment is 3.66 feet in total height). The planter has a length of 15.00 feet.
- Above grade encroachment for the existing planters begins 36.33 feet from the south-east corner of 2305 Park Ave property line. The encroachment extends up to 1.60 feet (width) into the W Montcalm Street public ROW on the South-East side of the property. The encroachment will extend from 0.50 feet above existing grade to 4.16 feet above existing grade (the encroachment is 3.66 feet in total height). The planters have a total length of 41.00 feet.
- Above grade encroachment for the existing planters begins at 2.25 feet from the northeast corner of the 2305 Park Ave property line. The encroachment extends up to 1.33 feet (width) into the Park Ave public ROW on the northeast side of the property. The encroachment will extend from 0.50 feet above existing grade to 4.33 feet above the existing grade (the encroachment is 3.83 feet in total height). The planters have a total length of 36.00 feet.
- Above grade encroachment for the existing planters begins at 53.85 feet from the northeast corner of the 2305 Park Ave property line. The encroachment extends up to 1.33 feet into the Park Ave public ROW on the northeast side of the property. The encroachment will extend from the existing grade (0.00 feet) to 4.33 feet above the existing grade. The planters have a total length of 36.00 feet.

Please reference the attached Exhibit 3 showing the above grade encroachments for more information.

If you should have any questions, please do not hesitate to contact me at (P) 313.962.4442 or at [levans@giffelswebster.com](mailto:levans@giffelswebster.com).

Respectfully,

A handwritten signature in black ink, appearing to read "Levans".

Leon Evans, PE  
Project Manager  
Giffels Webster



August 15, 2023

Honorable Detroit City Council  
C/o Detroit City Clerk  
200 Coleman A. Young Municipal Center  
2 Woodward Avenue  
Detroit, Michigan 48226

RE: Giffels Webster - Petition requesting encroachments of public rights-of-way.

Giffels Webster, 28 W. Adams, Suite 1200, Detroit, Michigan 48226 on behalf of Kraemer Design Group, 1420 Broadway, Detroit, Michigan, 48226, respectfully requests the following encroachments into the public rights-of-way on the north side of W. Montcalm, and the west side of Park Avenue.

- Above grade encroachment for the existing awning begins 18.25 feet from the south-east corner of 2305 Park Ave property line. The encroachment extends up to 5 feet (width) into the W Montcalm Street public ROW on the South-East side of the property. The encroachment will extend from 6 feet above existing grade to 12 feet above existing grade (the encroachment is 6 feet in total height). The awning has the length of 16.67 feet.
- Above grade encroachment for the existing awning begins at 43.76 feet from the northeast corner of the 2305 Park Ave property line. The encroachment extends up to 10 feet into the Park Ave public ROW on the northeast side of the property. The encroachment will extend from 6 feet above existing grade to 11 feet above the existing grade (the encroachment is 5 feet in total height). The awning has the length of 7 feet.

Please reference the attached Exhibit 2 showing the above grade encroachments for more information.

If you should have any questions, please do not hesitate to contact me at (P) 313.962.4442 or at [levans@giffelswebster.com](mailto:levans@giffelswebster.com).

Respectfully,

A handwritten signature in black ink, appearing to read "Leon Evans".

Leon Evans, PE  
Project Manager  
Giffels Webster



Know what's below.  
Call before you dig.

DATE:	ISSUE:
07-26-2023	Original Issue


Developed For:  
**Kreemer Design Group**

1420 Broadway  
Detroit, MI 48226

**Encroachment  
Exhibit**

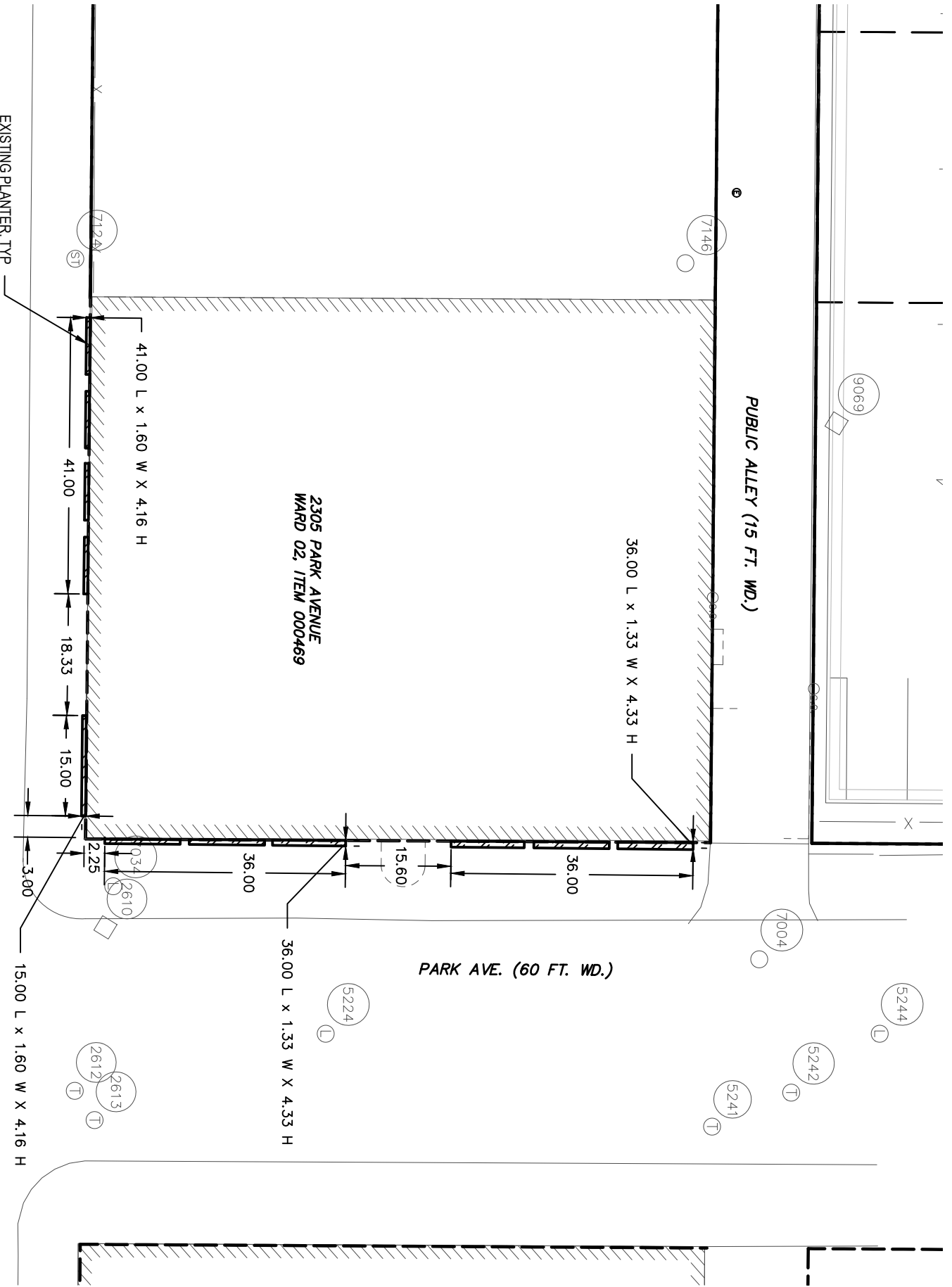
2305 Park Ave

City of Detroit  
Wayne County  
MICHIGAN

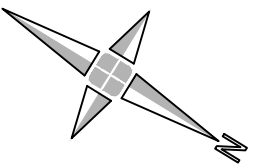
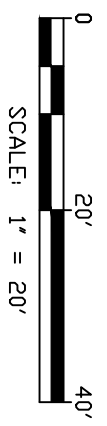
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Sheet: EX-3  
Project: 20243.000D  
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**LEGEND**

PROPOSED ABOVE GROUND ENCROACHMENT  
FOR EXISTING PLANTERS INTO PARK AVE AND  
W MONTCALM RIGHT-OF-WAY.



**ENCROACHMENTS  
PLAN VIEW**







DATE:	ISSUE:
07-26-2023	Original Issue

Developed For:  
**Kraemer Design Group**

1420 Broadway  
Detroit, MI 48226



**Encroachment Exhibit**

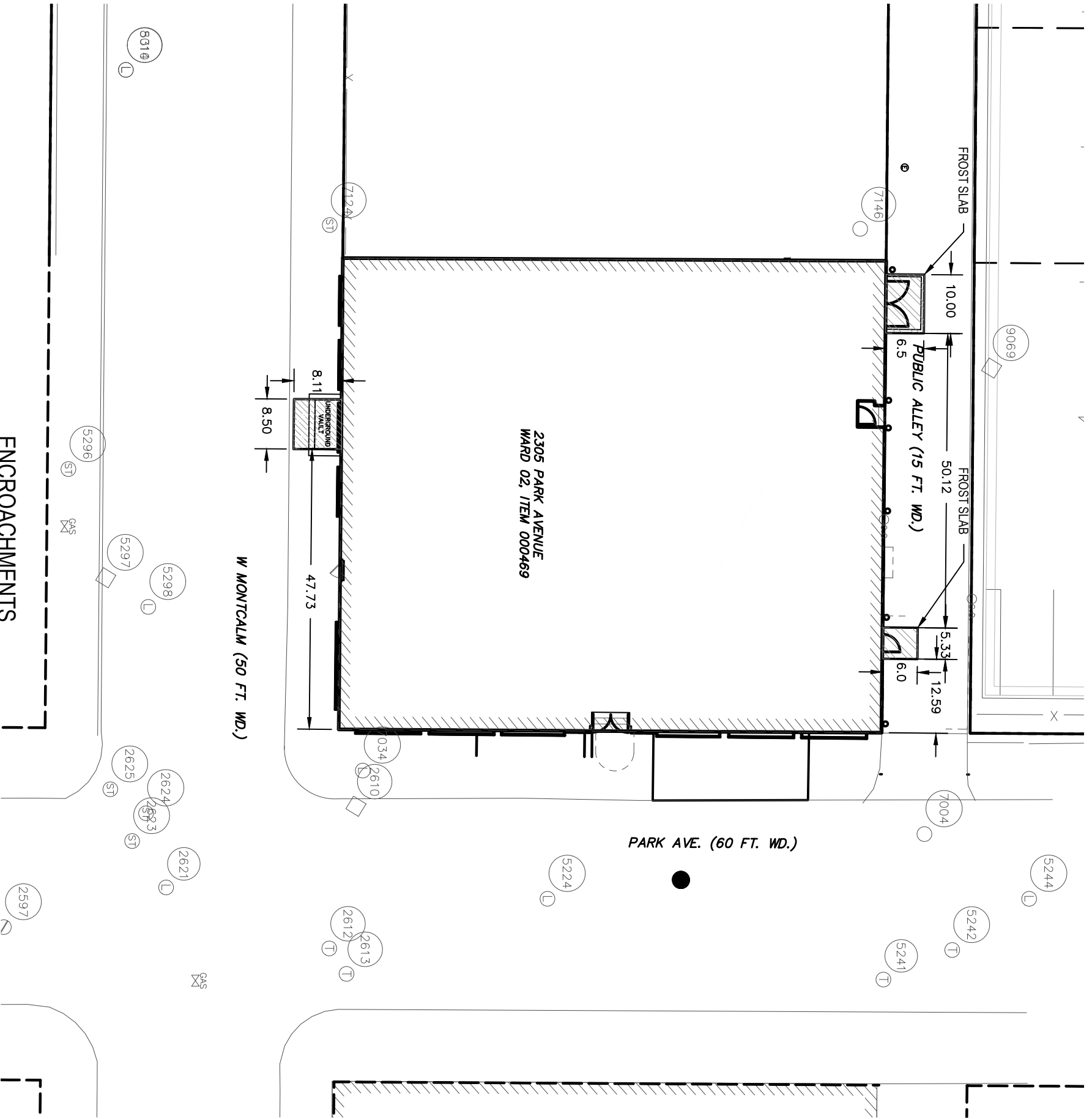
2305 Park Ave

City of Detroit  
Wayne County  
MICHIGAN

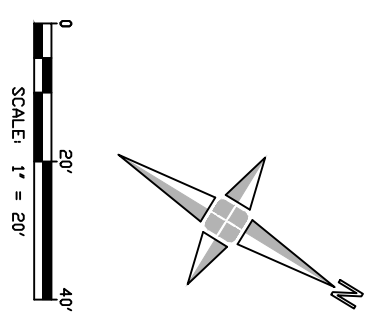
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Sheet: EX-1  
Project: 20243.000D  
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**LEGEND**

-  PROPOSED UNDERGROUND ENCROACHMENT FOR A FROST SLAB INTO PUBLIC ALLEY RIGHT-OF-WAY. ENCROACHMENT FROM 0' ON GRADE TO 3.5' BELOW GRADE.
-  PROPOSED UNDERGROUND ENCROACHMENT FOR AN EXISTING UNDERGROUND VAULT INTO W MONTCALM RIGHT-OF-WAY.

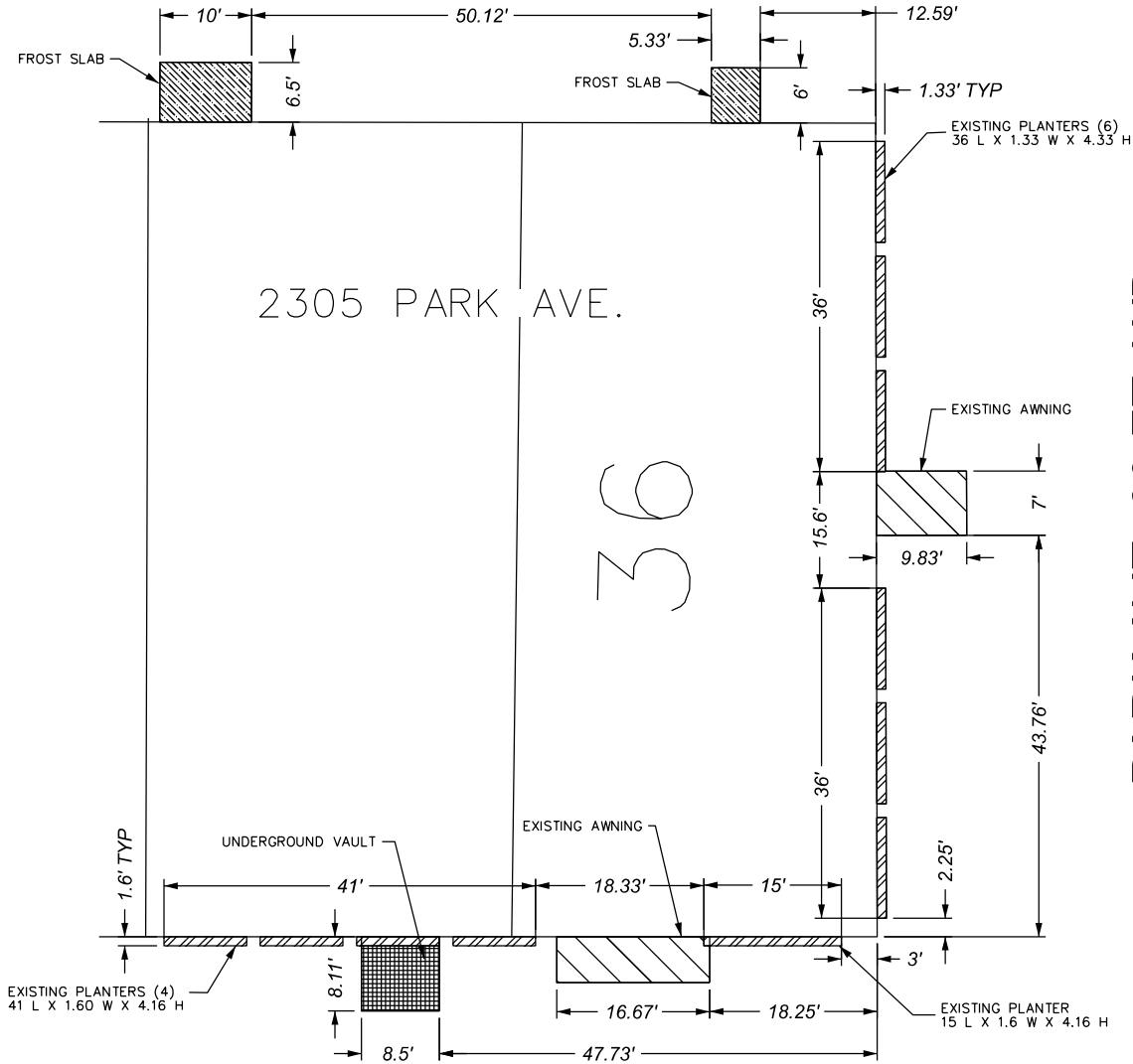


**ENCROACHMENTS PLAN VIEW**









EASEMENT 15 FT. WD.

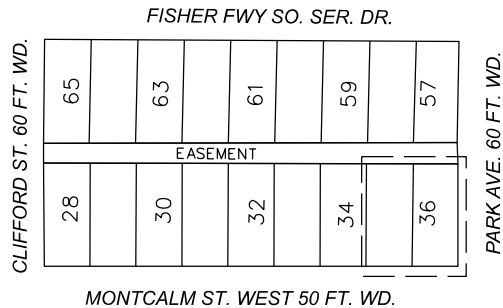


**MONTCALM ST. WEST 50 FT. WD.**

**PARK AVE. 60 FT. WD.**

-  EXISTING PLANTERS (11)
-  EXISTING AWNINGS (2)
-  FROST SLABS (2)
-  UNDERGROUND VAULT

 - REQUEST ENCROACHMENTS



(FOR OFFICE USE ONLY)

CARTO 29 E

**REQUEST ENCROACHMENTS  
ABOVE AND BELOW GRADE  
IN THE AREA BOUNDED BY  
W. MONTCALM, PARK AVE.,  
AND THE PUBLIC ALLEY**

**CITY OF DETROIT  
CITY ENGINEERING DIVISION  
SURVEY BUREAU**

JOB NO. 23-102

DRWG. NO.

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