



MEMORANDUM

TO: Detroit Department of Public Works (DPW_

COMPANY/ORG: City of Detroit

ADDRESS: n/a

FROM: Marques King, RA, NCARB, CNU - Fabrick Design - Architect
Applicant Agent.

CC: Lawrence Williamson - Simply Well Communities - Client
Don Butler - Simply Well Communities - Client

DATE: November 17, 2023

RE: Encroachment Petition in the Public ROW at 469 Brainard St. Detroit, Mi

REMARKS:

Greetings,

My name is Marques King, Architect for The Haven, a proposed development to be located on 469 Brainard Street in Detroit, Michigan. I will be the applicant for the submission but I am solely representing the interests of my Clients for this project, Simply Well Communities, LLC.

Our Encroachment Petition is fairly simple. The current fence at the front of the property is already encroaching in the public right of way from its former use as a private park. The existing fence runs essentially along the public sidewalk. My client through our new development would like to continue that encroachment by first removing the current 6'-0" tall fence and replacing it with a new, shorter and more aesthetically pleasing fence made of stained wood slats and posts. The fence would be no higher than 42". The fence would also have two operable gates to allow patrons to enter. We would also like to add native bushes and shrubs behind the fence to enhance the landscaping in front of our property. The height of the shrubs will be equal to the height of the new fence/gate. Finally we would like to pave a portion of the right of way with a stamped concrete surface made to look like pavers. The remaining portion would remain grass and would be maintained as such.

The purpose of these encroachments is to enhance curb appeal, increase security while not obstructing the views, and provide an outdoor respite for our visitors and residents.

If you have any questions please feel free to contact me. Cheers.

Marques King, RA, NCARB, CNU
Principal, Fabric[K] Design,
marquesking@fabrick-design.com



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:
Simply Well Communities LLC
4444 2nd 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 the southerly part of Brainard Street, adjacent to the property commonly known as 469 Brainard Street, for the purpose of installing a fence and gate within the set-back area between the sidewalk and property line of 469 Brainard Street.

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

SURVEY

OF LOTS 12 AND 13 AND THE SOUTH 76 FEET OF THE EAST 40 FEET OF LOT 14, OF THE "SUBDIVISION OF PART OF THE CASS FARM, (BLOCKS 89 TO 119, INCL.)", (L. 1, PLATS, P. 175, 176 & 177, W.C.R.), CITY OF DETROIT, WAYNE COUNTY, MICHIGAN.

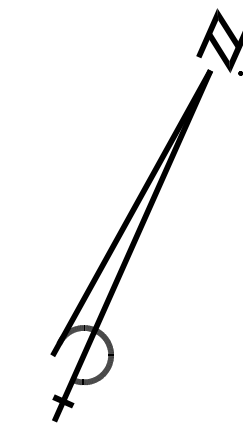
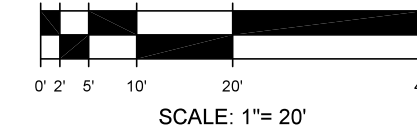
JULY 11, 2019

REVISED NOVEMBER 24, 2020
TO SHOW ONE FOOT CONTOURS

REVISED MAY 15, 2023
TO SHOW WATER AND SEWER LINES

SURVEY NO. 20340-REVISED-1

FOR: SIMPLY WELL COMMUNITIES LLC
c/o MR. LAWRENCE WILLIAMSON

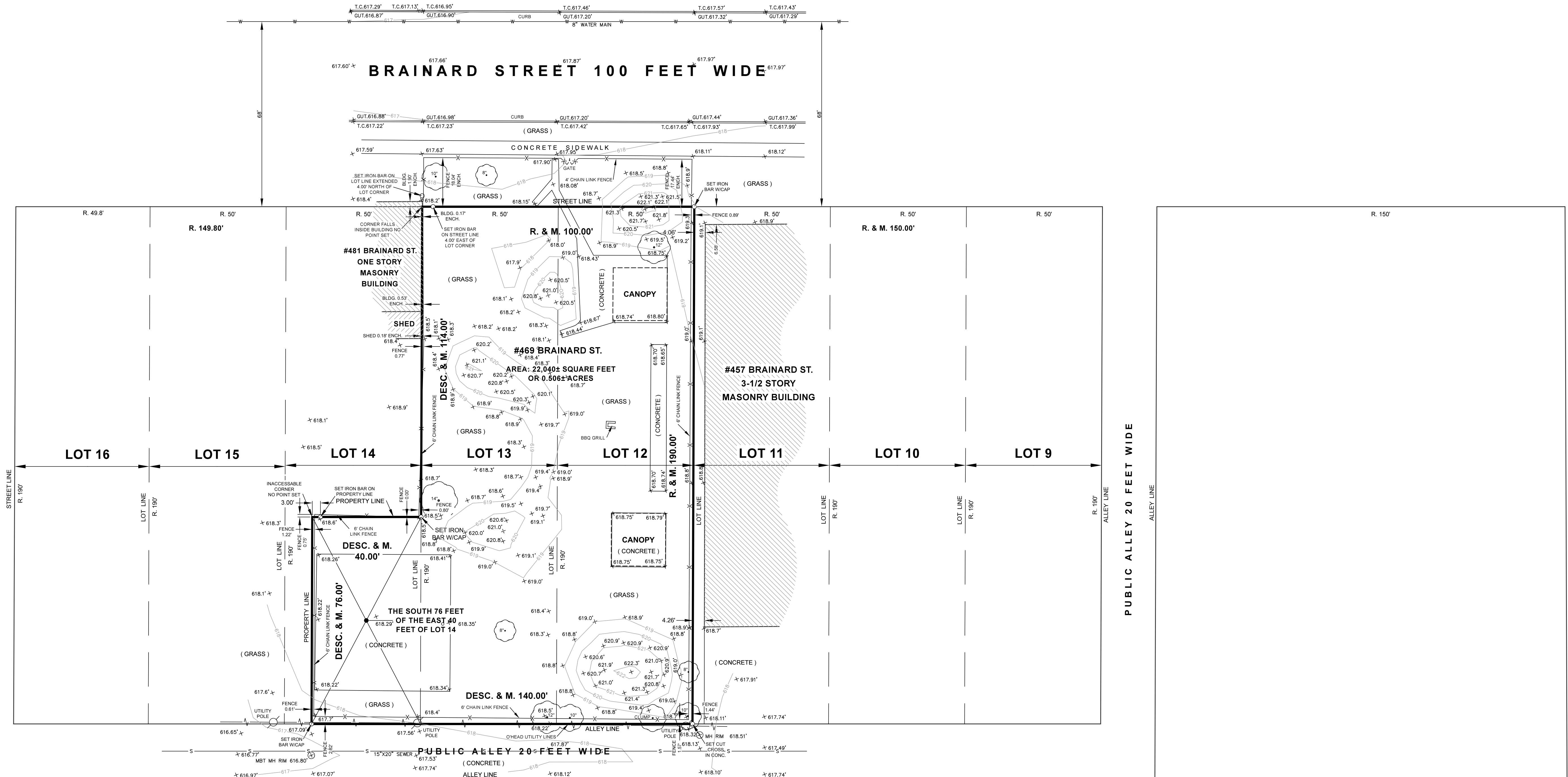


- PROPERTY DESCRIPTION -

LOTS 12 AND 13 AND THE SOUTH 76 FEET OF THE EAST 40 FEET OF LOT 14, OF THE "SUBDIVISION OF PART OF THE CASS FARM, (BLOCKS 89 TO 119, INCL.)", CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 1 OF PLATS, ON PAGES 175, 176 AND 177, WAYNE COUNTY RECORDS.

SECOND AVENUE 100 FEET WIDE

CASS AVENUE 80 FEET WIDE



- SURVEY NOTES -

A TITLE REPORT HAS NOT BEEN PROVIDED AS PART OF THIS SURVEY. EASEMENTS AND OTHER ENCUMBRANCES CONTAINED THEREIN, IF ANY, HAVE NOT BEEN SHOWN.

ELEVATIONS SHOWN HEREON ARE ON NAVD88 DATUM.

THE LOCATION OF ALL UTILITY MANHOLES SHOWN HEREON ARE FROM FIELD MEASUREMENTS. WE HAVE SHOWN UNDERGROUND UTILITY LINES FROM MUNICIPAL AND PUBLIC UTILITY COMPANY RECORDS. WE ASSUME NO RESPONSIBILITY AS TO THE SIZE OR LOCATION OF UNDERGROUND UTILITIES.

- SURVEY LEGEND -

ENCH. means Encroachment
DESC. means Described
M. means Measured
R. means Recorded

0.08 ft. = 1"	0.58 ft. = 7"
0.17 ft. = 2"	0.67 ft. = 8"
0.25 ft. = 3"	0.75 ft. = 9"
0.33 ft. = 4"	0.83 ft. = 10"
0.42 ft. = 5"	0.92 ft. = 11"
0.50 ft. = 6"	1.00 ft. = 12"



DAVID C. ADAMS & SON
PROFESSIONAL LAND SURVEYORS, INC.
IF THE SURVEYOR'S SIGNATURE IS NOT IN A CONTRASTING COLOR, THE PLAN IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS.

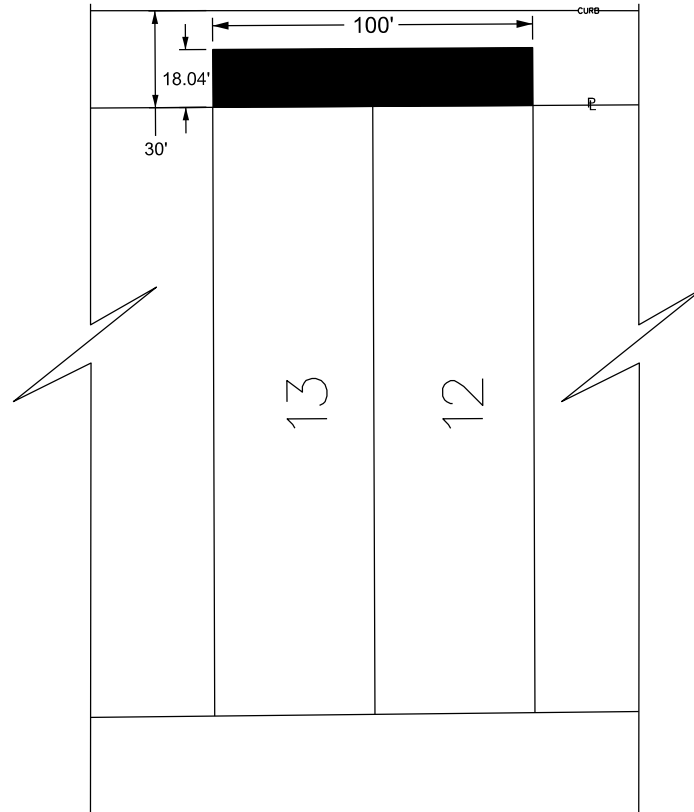
by: *Paul J. Krietsch*
PAUL J. KRIETSCH
PROFESSIONAL LAND SURVEYOR NO. 30086

ADAMS & SON
PROFESSIONAL LAND SURVEYORS, INC.
25517 Five Mile Road
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BRAINARD ST. 100 FT. WD.



SECOND AVE. 100 FT. WD.



CASS AVE. 80 FT. WD.

PUBLIC ALLEY

BRAINARD ST. 100 FT. WD.



M.L. KING JR. BLVD. 100 FT. WD.

- REQUEST ENCROACHMENT

(FOR OFFICE USE ONLY)

CARTO 29B

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	AP	CHECKED	LC		
DATE	11-20-2023	APPROVED	JD		

REQUEST ENCROACHMENT
INTO BRAINARD ST.
AT 469 BRAINARD ST

CITY OF DETROIT
CITY ENGINEERING DIVISION
SURVEY BUREAU

JOB NO. 23-165

DRWG. NO.