

Janice M. Winfrey
City Clerk

City of Detroit
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.	2024-046
Name of Petitioner	MHT Housing Inc
Description of Petition	Petition for Encroachment into the public alley, adjacent to the property commonly known as 71 East Edsel Ford Service Drive, for the purpose of installing a below grade storm/sewer line to direct stormwater runoff.
Type of Petition	Alley Vacation/Encroachment/Utility Vacation
Submission Date	02/12/2024
Concerned Departments	Department of Public Works, Planning and Development Department, City Engineering Division
Petitioner Contact	MHT Housing Inc. 32500 Telegraph Rd. Suite 100 Detroit, MI 48025 248-833-0552 vanfox@mhthousing.net



**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:
MHT Housing, INC
32500 Telegraph, STE 100
Bingham Farms, MI, 48205

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 public alley, adjacent to the property commonly known as 71 East Edsel Ford Service Drive, for the purpose of installing a below grade storm/sewer line to direct stormwater runoff.

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

October 6, 2023

City of Detroit
Maps and Records Bureau
2 Woodward Avenue, Room 216
Detroit, MI 48226

RE: REQUEST FOR RIGHTS-OF-WAY ENCROACHMENT

- **E/W 20-FT ALLEY LOCATED BETWEEN 60 HARPER STREET AND 71 E. EDSSEL FORD FWY**
- **N/S 20-FT ALLEY LOCATED IMMEDIATELY WEST OF 60 HARPER**
- **N/S VACATED ALLEY (WITH RETAINED EASEMENTS LOCATED IMMEDIATELY WEST OF 71 E. EDSSEL FORD FWY**
DETROIT, WAYNE COUNTY, MICHIGAN

To whom it may concern:

On behalf of MHT Housing, Inc, applicant for the above reference encroachments, we seek permission to make improvements to the following alleys:

- 20-ft wide alley located between 60 Harper Street and 71 E. Edsel Ford Freeway;
- 20-ft wide alley located immediately west of 60 Harper Street; and
- 20-ft wide vacated alley (with retained easements) located immediately west of 71 E. Edsel Ford Freeway for the purposes of ingress/egress, parking facilities, curb/gutter, and storm sewer crossings and connections. A site plan created specifically for this purpose is included in this request.

The requested improvements are related to construction of a new 3-story, mixed-use development consisting of 49 residential units and 1st floor commercial space in one building fronting Harper Street, with rear access to the referenced alley. Alley improvements are requested to provide safe ingress/egress from Harper Street, connecting to the existing 20-ft alley that divides the two properties at the east project boundary. Parking facilities are proposed south of the alley with drive connections to the alley, and sidewalk crossings connecting the building and parking area. Parking spaces are proposed over the vacated alley fronting E. Edsel Ford Freeway. Related encroachment requests include storm sewer facilities to capture roof drainage from the new building, and route runoff from the building to stormwater storage and pre-treatment facilities prior to discharging to the city combined sewer.

Currently, the alleys are unimproved.

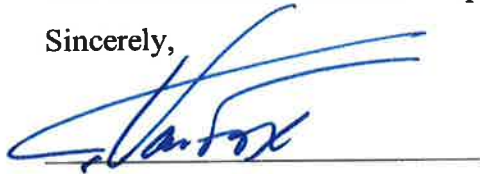
Specific improvements include new 8-inch concrete pavement section, per city's standards. Given the use of the alley for overhead utilities, including the utility poles, we propose to offset the drives from the alley centerline, and provide curb and gutter (as needed and as illustrated), to accommodate grade differences greater than 0.8 feet at the alley edge. Curb and gutter has been removed from the project within public alleys where practicable. Adjacent 10-ft wide ingress/egress easement is proposed to ensure safe and adequate travel width for the intended vehicle use.

Curbed parking is proposed in the vacated alley immediately west of 71 E. Edsel Ford Freeway to account for grade differences at the property line, and to provide shared parking to parishioners of Our Lady of the Rosary catholic church.

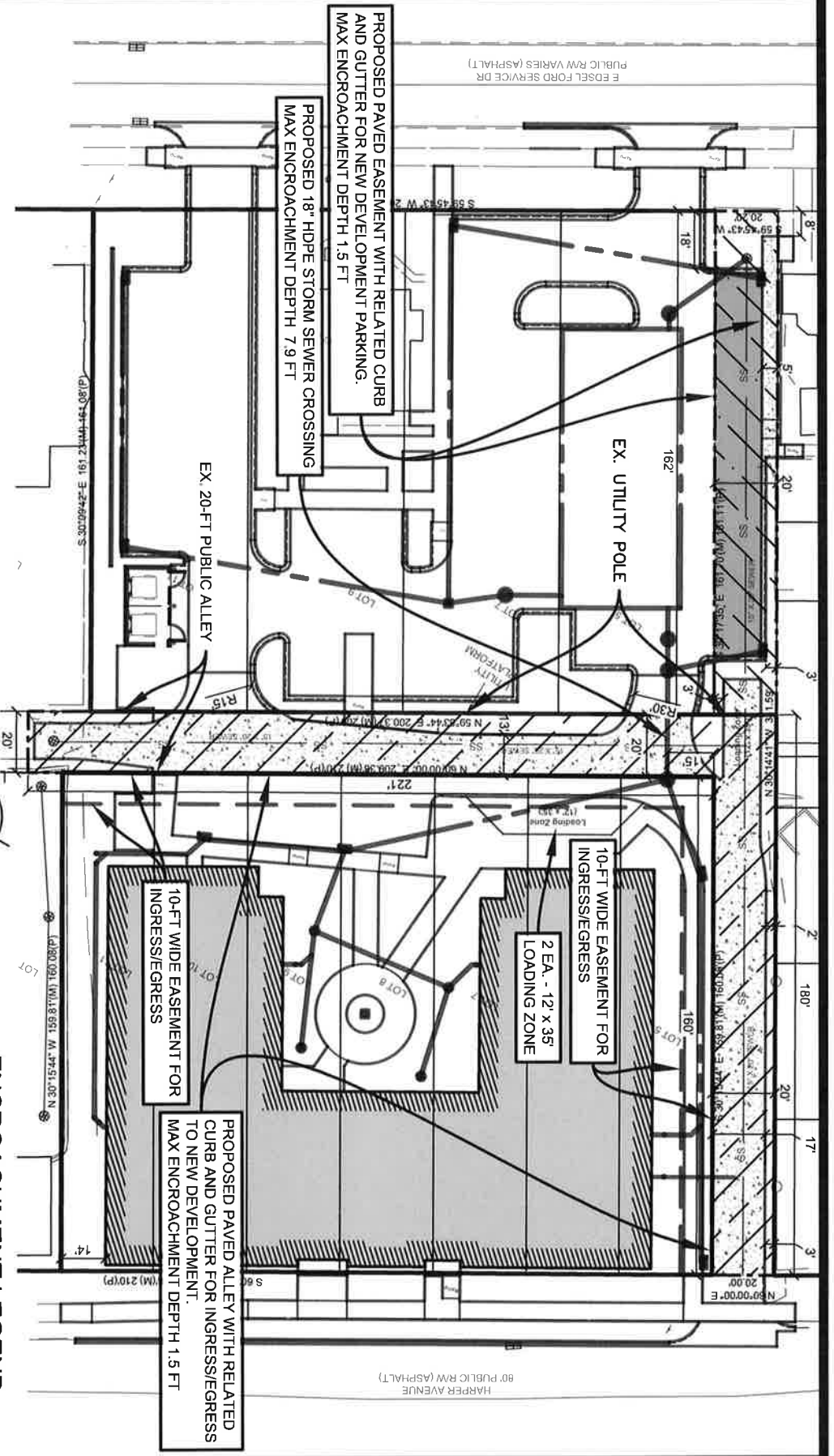
An 18-inch storm sewer alley crossing is proposed to direct stormwater runoff from 60 Harper south across the east/west alley to new stormwater facilities at 71 E. Edsel Ford Freeway. The storm sewer depth crosses the alley perpendicularly at a depth of approximately 7.9 feet below proposed pavement grades. Two new 24-inch diameter drainage structures are proposed within the vacated alley, with 12-inch storm sewer at minimal depth.

We respectfully request permission to provide the encroachments as described herein, and as illustrated in the attached site plan.

Sincerely,



T. Van Fox, President
MHT Housing, Inc.
32500 Telegraph Road, Suite 100
Detroit, Michigan 48025
Tel.: 248-833-0552
Email: vanfox@mhthousing.net



MAINTENANCE RESPONSIBILITIES

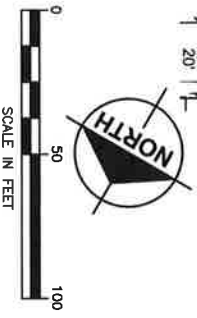
PAVEMENT

- Inspect for cracks or damage, replace as need. Frequency = Annually.
- Sweep pavement and remove debris. Frequency = Monthly, As-needed.
- Crack seal. Frequency = Annually.

STORM SEWER / CATCH BASIN

- Inspect storm inlet for debris, clean as needed. Frequency = Monthly & after large storm events.
- Remove sediment/debris accumulation in catch basins. Frequency = Annually.
- Inspect for structural soundness of pipe and catch basins. Frequency = Annually.

EXHIBIT B



ENCROACHMENT LEGEND

- REQUESTED ENCROACHMENT INTO PUBLIC ALLEY AREA (7,967 SFT)
- REQUESTED ENCROACHMENT INTO PUBLIC EASEMENT AREA (3,256 SFT)

PROPOSED FEATURES LEGEND

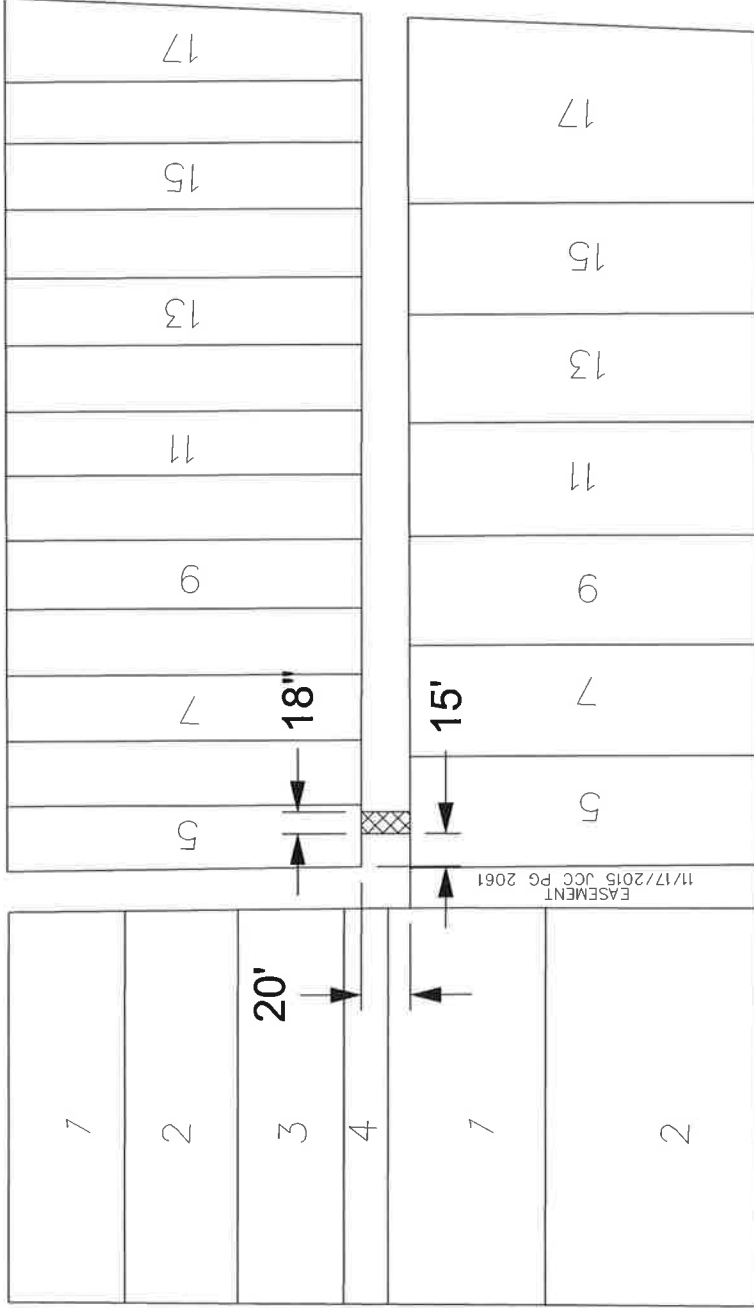
- NEW LIGHT DUTY CONCRETE SIDEWALK AREA
- NEW HEAVY DUTY CONCRETE PAVEMENT AREA
- NEW HMA PAVEMENT

DATE OF PLAN: 12-04-23

MAP-23-148

WOODWARD AVE. 120 FT. WD.

HARPER AVE. 80 FT. WD.



EASEMENT
11/17/2015 JCC PG 2061

JOHN R. ST. 60 FT. WD.

EDSEL FORD FWY. E.S.D.

NOTE: PROPOSED 18" HDPE STORM SEWER
CROSSING MAX ENCROACHMENT
DEPTH 7.9 FT.



- REQUEST ENCROACHMENT

(FOR OFFICE USE ONLY)

CARTO 31F

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	AP	CHECKED	LC		
DATE	12-06-2023	APPROVED	JD		

REQUEST ENCROACHMENT AREA IN THE EAST
PUBLIC ALLEY, 20 FT. WD. IN THE BLOCK BOUNDED BY
HARPER, JOHN R., FORD FWY. E.S.D., AND WOODWARD AVE.

CITY OF DETROIT
CITY ENGINEERING DIVISION
SURVEY BUREAU

JOB NO. 23-148

DRWG. NO.



