



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  
FAX: (313) 224-3471  
WWW.DETROITMI.GOV

February 23rd, 2024

Honorable City Council:

**RE: Petition No. x2024-053 – LaJoya Gardens Condo Association, request for encroachment within the northerly part of Vernor Hwy, adjacent to the parcel commonly known as 4000 West Vernor Hwy, for the installation of frost slabs and canopies.**

Petition No. x2024-053 – LaJoya Gardens Condo Association, request for encroachment within the northerly part of Vernor Hwy, 66 ft. wide, adjacent to the parcel commonly known as 4000 West Vernor Hwy, for the installation of frost slabs and canopies.

This request comes as part of the condo development located at 4000 West Vernor Hwy.

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

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 LaJoya Gardens Condo Association or their assigns to install and maintain various encroachments above and below the entrances to the new structure at 4000 West Vernor Hwy, further described as: Land in the City of Detroit, Wayne County, Michigan;

1. Canopies, within West Vernor Hwy, 66 ft. wide, lying southerly of and adjacent to lots 1 through 5 of "Daniel Scotten's Subdivision" as recorded in Liber 9, Page 11 of Plats, Wayne County Records; also lying southerly of and adjacent to part of lots 41 and 44 of "Hubbard's Subdivision" as recorded in Liber 64, Page 1 of Plats, Wayne County Records. Said canopies shall be extend 9.5" into West Vernor Hwy, be 13'-3.5" wide, and stand at 8'6" above grade.
2. Frost slabs, within West Vernor Hwy, 66 ft. wide, lying southerly of and adjacent to lots 1 through 5 of "Daniel Scotten's Subdivision" as recorded in Liber 9, Page 11 of Plats, Wayne County Records; also lying southerly of and adjacent to part of lots 41 and 44 of "Hubbard's Subdivision" as recorded in Liber 64, Page 1 of Plats, Wayne County Records. Said frost slabs shall be installed below grade, extend 4' into West Vernor Hwy, and be 8' wide.

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, LaJoya Gardens Condo Association 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 LaJoya Gardens Condo Association 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 LaJoya Gardens Condo Association or their assigns. Should damages to utilities occur LaJoya Gardens Condo Association 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 LaJoya Gardens Condo Association 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 LaJoya Gardens Condo Association or their assigns of the terms thereof. Further, LaJoya Gardens Condo Association 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

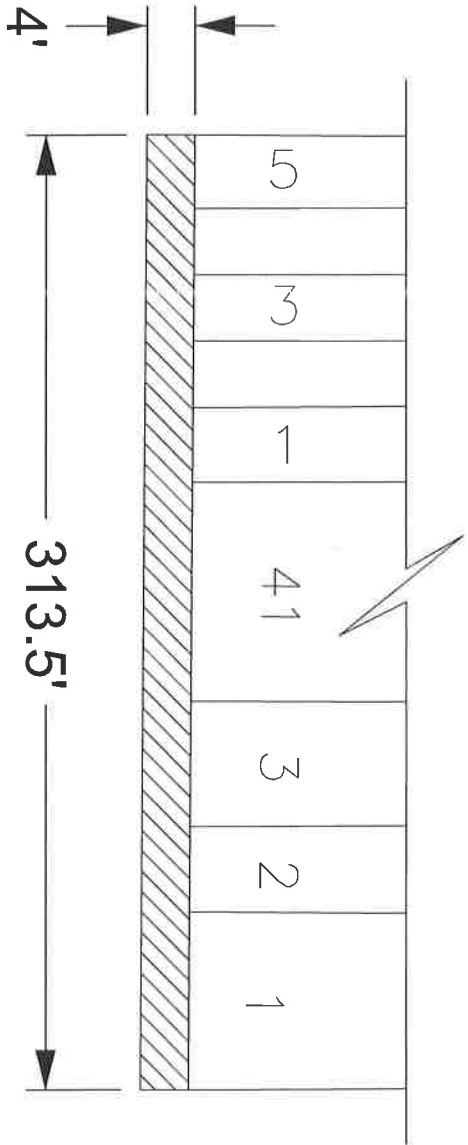
PROVIDED, that construction of the encroachments shall constitute acceptance of the terms and conditions as set forth in this resolution; and be it further

PROVIDED, this resolution is revocable at the will, whim or caprice of the City Council, and LaJoya Gardens Condo Association 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.


PALMS AVE.



HUBBARD AVE.

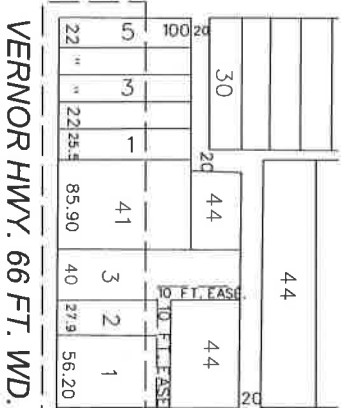
VERNOR HWY.

NOTE:  
FROST BLOCK WILL BE  
INSTALLED IN CONCRETE  
SLABS BENEATH SIDEWALK  
IN FRONT OF EACH  
OUTSWING DOOR

 - REQUEST ENCROACHMENT

(FOR OFFICE USE ONLY)

PALMS AVE. 50 FT. WD.



HUBBARD AVE. 53.33 FT. WD.

CARTO 19 D



B					
A					
DESCRIPTION		DRWN	CHRD	APPD	DATE
REVISIONS					
DRAWN BY	AP	CHECKED	LC		
DATE	10-27-2023	APPROVED	JD		

REQUEST ENCROACHMENT  
INTO VERNOR HWY.  
AT 4000 VERNOR HWY.

CITY OF DETROIT	
CITY ENGINEERING DIVISION	
SURVEY BUREAU	
JOB NO.	23-158
DRWG. NO.	

# LA JOYA GARDENS

LOCATION:  
DETROIT, MI  
MSHDA DEVELOPMENT #3934  
OWNER:  
CINNAIRE  
2111 WOODWARD AVENUE, SUITE 600  
DETROIT, MI 48201

## SITIO

architecture • urbanism  
2001 MARKET ST. SUITE 2500  
ANN ARBOR, MI 48106  
248.288.5500

### ASSOCIATED ARCHITECT

700 W. WASHINGTON  
511 BURGHOUGH STREET, SUITE 122  
DETROIT MI  
(313) 405-5055

### STRUCTURAL ENGINEERING

ODONNELL & MACCORARO, INC.  
1 WEST BROAD STREET, SUITE 1008  
BETHLEHEM, PA 18018  
(610) 897-9833

### MISCELLANEOUS ELECTRICAL, PLUMBING & FIRE

ALPERSON ENGINEERING, INC.  
2000 W. WASHINGTON  
SOUTHAMPTON, PA 18986  
(215) 394-9485

### LANDSCAPE

STUDIO | BRYAN HANES  
3401 W. 12TH ST., PA 19107  
(215) 263-2666

### ACOUSTICS

METROPOLITAN ACOUSTICS  
1604 JERELD BLVD, SUITE 1802  
PHILADELPHIA, PA 19103  
(215) 241-5282

### CIVIL ENGINEERING

MANNIK SMITH GROUP  
65 CACILAC SQUARE, SUITE 3311  
DETROIT, MI 48228  
(313) 961-9500

### SPONSOR:

NAME:

### ARCHITECT:

NAME:

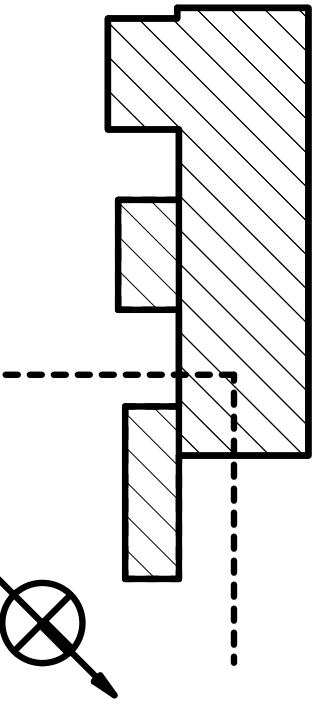
### SURETY:

NAME:

MSHDA:

19-0086

### KEY PLAN



### PROJECT ISSUE DATE

REV #	DATE	DESCRIPTION
10	10.19.2020	PERMIT SUBMISSION
12	12.01.2020	MSHDA CD SUBMISSION
02	02.17.2021	ISSUE FOR CONSTRUCTION

### SEALS

CONTRACT # 2019-001011-001, ALL RIGHTS RESERVED.  
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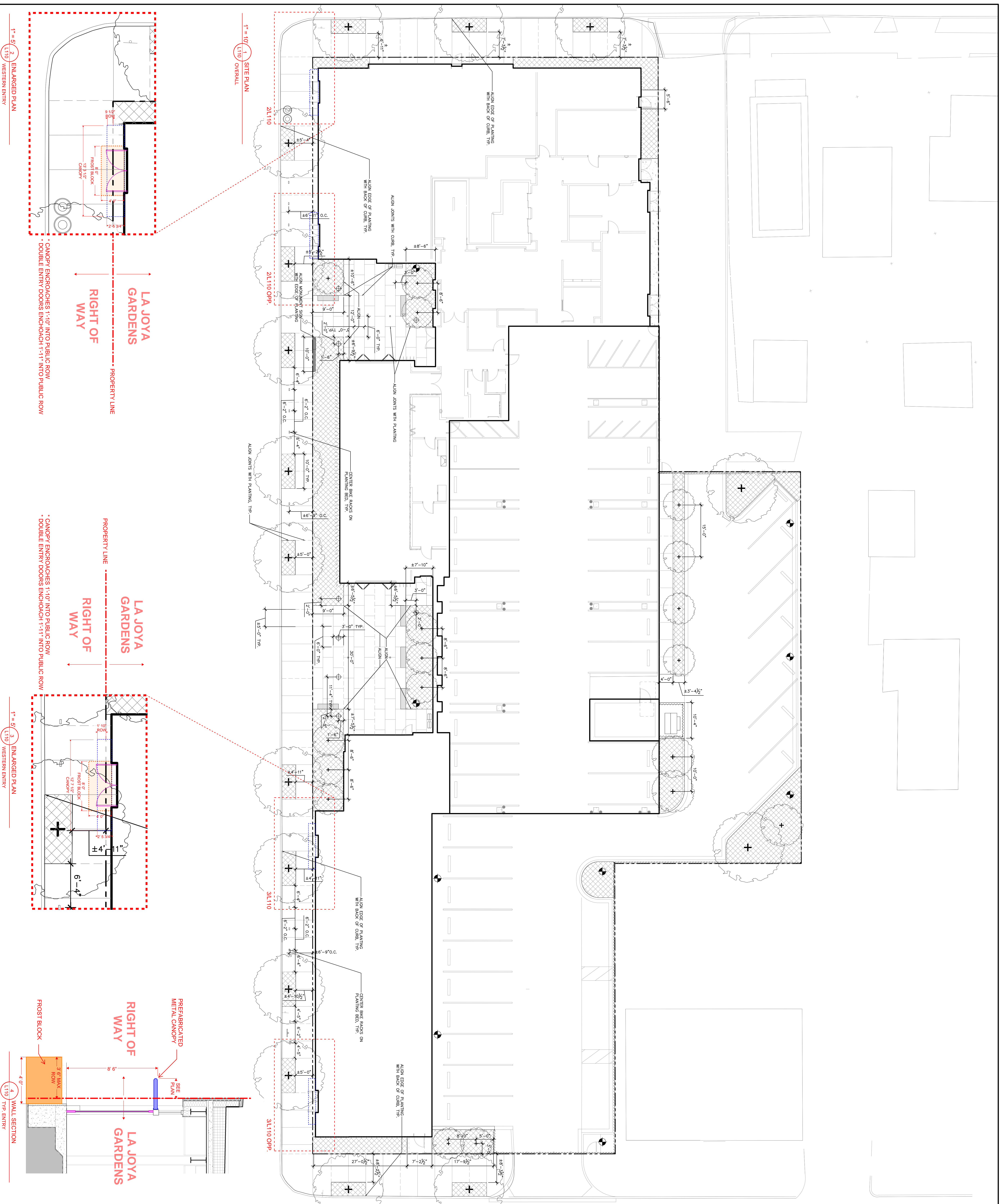
### PERMIT SUBMISSION

Date: 10/19/2020

Scale: 1"=10'

## LAYOUT PLAN

L-110



1" = 5/8" ENLARGED PLAN  
L-110 WESTERN ENTRY

1" = 5/8" ENLARGED PLAN  
L-110 WESTERN ENTRY

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L-110 WESTERN ENTRY

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