



**Letter of Transmittal**

<b>Date:</b>
<b>Petition Map:</b>

**Type of Petition**

- |   |                                       |  |
|---|---------------------------------------|--|
| <input type="checkbox"/> Outright Vacation      | <input type="checkbox"/> Dedication   | <input type="checkbox"/> Berm Use          |
| <input type="checkbox"/> Conversion to Easement | <input type="checkbox"/> Encroachment | <input type="checkbox"/> Temporary Closing |

**Review Status**

The above petition has been received and reviewed by this office. Please see below for the review status as marked.

- |  |  |
|--|--|
| <input type="checkbox"/> Approved Subject to Attached Provisions | <input type="checkbox"/> Revise and Resubmit |
| <input type="checkbox"/> Not Approved                            |  |

**Additional Comments (if applicable):**

Attached is the DWSD provision related to the petition.

	Name	Title	Signature	Date
Reviewed by:			<i>Mohammad Siddique</i>	
Approved by:			<i>Mohammad Siddique</i> For Syed Ali	



Thursday, April 25, 2024

Department of Public Works  
City of Detroit  
2 Woodward Ave #611  
Detroit, MI 48226

RE: ROW Encroachment Letter of Intent  
1520 Adelaide Street, Detroit, MI 48214  
Reference Permit #: BLD2022- 06083

To Whom It May Concern:

Eastern Market Corporation, on behalf of the building owner, HM EM, LLC, are writing to express our intent to seek permission to install a four-riser, exterior stair, and landing that will encroach on the right of way at 1520 Adelaide Street. The proposed stair & landing will provide direct and convenient access to a new retail tenant suite within the building.

The proposed stair will be an above-grade structural encroachment attached to the building and secured to the sidewalk's surface. As designed, the stairs will not impede pedestrian or vehicular traffic, and mitigate the potential impact on the surrounding environment.

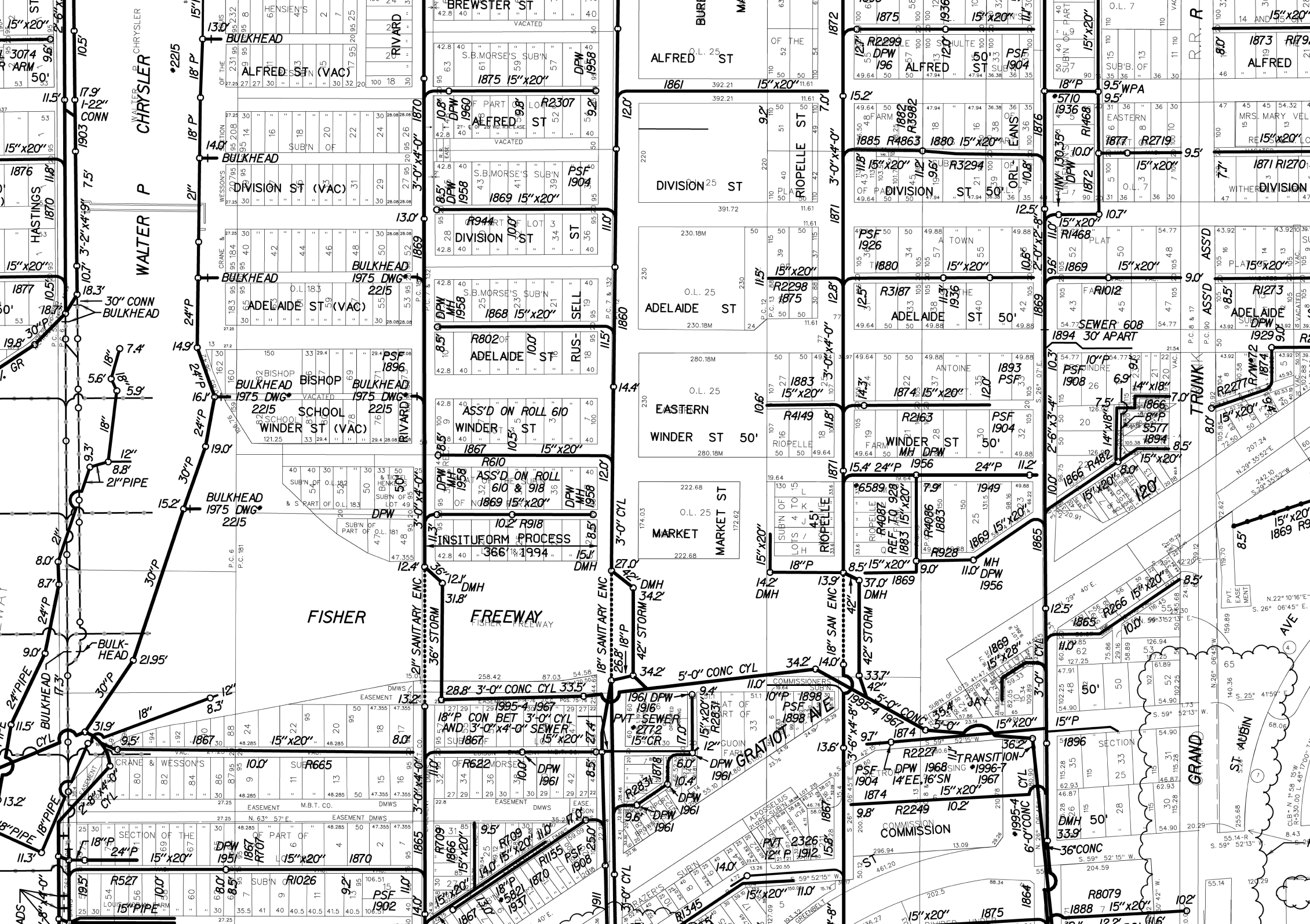
Thank you for considering our request.

Sincerely,

Sarah Pavelko  
Eastern Market Corporation

## PROVISIONS FOR ENCROACHMENT

1. 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 time, 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 by DWSD 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.
2. All construction performed under this petition shall not be commenced until after five (5) days written notice to DWSD. Seventy-two (72) hour notice shall also be provided in accordance with P.A. 53 1974, as amended, utilizing the MISS DIG one call system.
3. Construction under this petition is subject to inspection and approval by DWSD. The cost of such inspection shall, at the discretion of DWSD, be borne by the petitioner.
4. DWSD prohibits the use of heavy construction equipment or the storage of building material directly over or near DWSD facilities. DWSD also prohibits the use of cranes and balls or hydraulic rams for pavement removal where DWSD facilities are involved. If the water main or sewer facilities are broken or damaged as a result of any action on the part of the contractor, the contractor shall be liable for all costs incidental to the repair of such broken or damaged water main or sewer facilities. If DWSD facilities located within the street 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.
5. The petitioner shall hold DWSD harmless for any damage to the encroaching device constructed or installed under this petition, which may be caused by the failure of DWSD's facilities.
6. If at any time in the future the petitioner shall request removal and / or relocation of DWSD's facilities in the street being encroached upon, the petitioner agrees to pay all costs for such removal and/or relocation.
7. Prior to construction, Easement Encroachment Permit (EEP) should be obtained and the insurance required by the EEP should not expire until after completion of the construction.
8. For any proposed work that involves DWSD water mains and/or sewers, an approval and a permit is required from DWSD before commencement of work.
9. It is DWSD's requirement that any proposed utility crossing DWSD water mains and/or sewers perpendicularly must maintain a minimum of 18 inches vertical clearance. Any proposed utility running adjacent to DWSD water mains and/or sewers must maintain a minimum of 10 feet lateral clearance including any conduit and/or manholes walls. No utility is allowed to run along the top of the water main or/or sewer.
10. It is DWSD's requirement that no encroachment has a vertical clearance of less than 16 feet from the ground surface over DWSD water mains and/or sewers.



WATER P CHRYSLER

WALTER P

FISHER

FREEWAY

3074 ARM

1876 HASTINGS

1877

1878

1879

1880

1881

1882

1883

1884

BULKHEAD

BULKHEAD

BULKHEAD

BULKHEAD

BULKHEAD

BULKHEAD

BULKHEAD

BREWSTER ST

ALFRED ST

ALFRED ST

ALFRED ST

DIVISION ST

ADELAIDE ST

ASS'D ON ROLL 610 WINDERT ST

ASS'D ON ROLL 610 & 918 WINDERT ST

INSITUEFORM PROCESS

DMH 31.8'

28.8' 3'-0" CONC CYL 33.5'

18" P CON BET 3'-0" CYL AND 3'-0" X 4'-0" SEWER

DMH 50'

DMH 50'

ALFRED ST

DIVISION ST

ADELAIDE ST

EASTERN WINDER ST

MARKET ST

MARKET ST

MARKET ST

MARKET ST

MARKET ST

MARKET ST

MARKET ST

MARKET ST

MARKET ST

ALFRED ST

DIVISION ST

ADELAIDE ST

EASTERN WINDER ST

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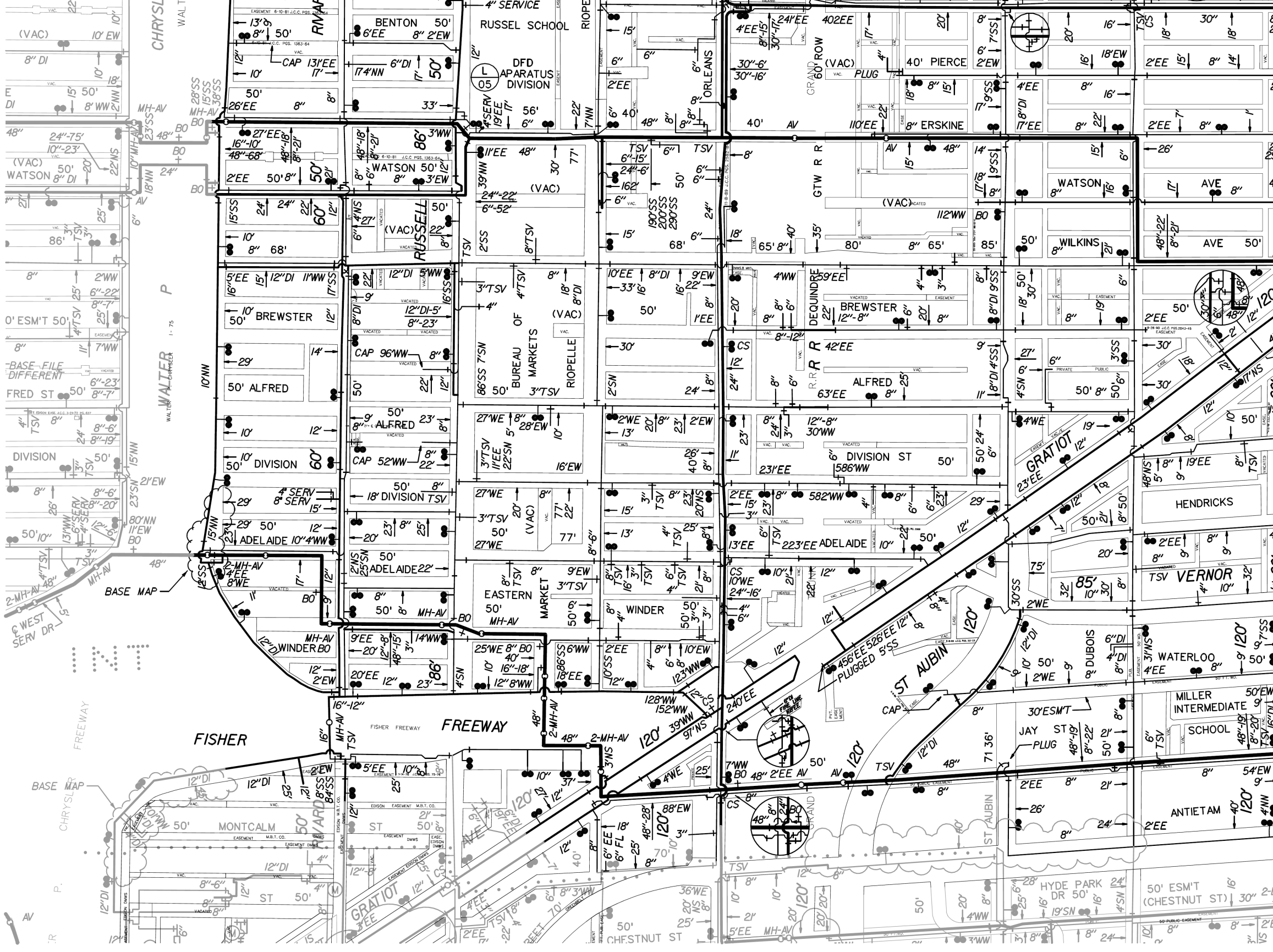
MARKET ST

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MARKET ST



CHRYSLER

WALT

WATER

FISHER

FREEWAY

ST AUBIN

BENTON 50'  
6'EE 8' 2'EW

RUSSEL SCHOOL

DFD APARATUS DIVISION

4'EE-15'  
30'-17'  
24'EE

402EE  
30'-6'  
30'-16'

40' PIERCE  
8' 15'  
8' 15'

4'EE  
8' 16'

2'EE 15'  
8' 14'

50'  
26'EE 8' 8'

17'4'NN 6' DI  
7' 50'

1'EE 48'  
39'NN 30'

6' 15'  
2'EE 50'

6' 15'  
2'EE 50'

4'EE  
8' 15'

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8' 14'

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2'EE 50' 8'

8' 48'-18'  
8' 21'

1'EE 48'  
39'NN 30'

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8' 14'

2'EE 15'  
8' 14'

5'EE 15'  
12' DI 1' WW

12' DI 5'  
8' 23'

3' TSV  
1' EE

10' EE 8' DI  
9' EW

10' EE 8' DI  
9' EW

4' WW  
8' 6'

4' WW  
8' 6'

4' WW  
8' 6'

4' WW  
8' 6'

2' EE 50'

2' EE 50'

50' ALFRED

50' ALFRED

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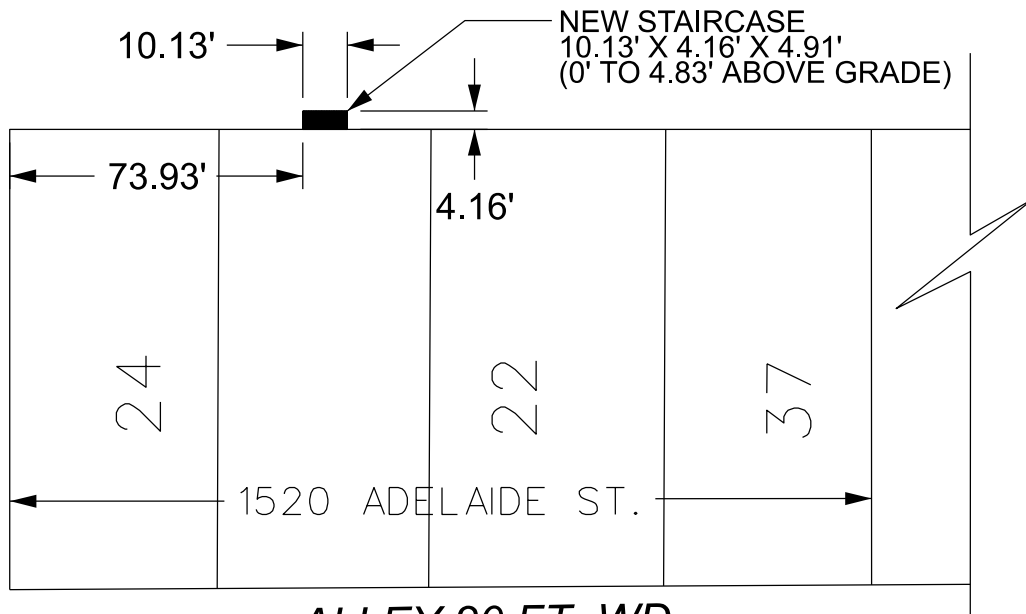
50' WINDER

50' WINDER



**ADELAIDE ST. 50 FT. WD.**

**RIOPELLE ST. 38.97 FT. WD.**



**ALLEY 20 FT. WD.**

DEDICATION  
1/3/1874 JCC PG 690

 - REQUEST ENCROACHMENT  
(FOR NEW STAIRCASE)

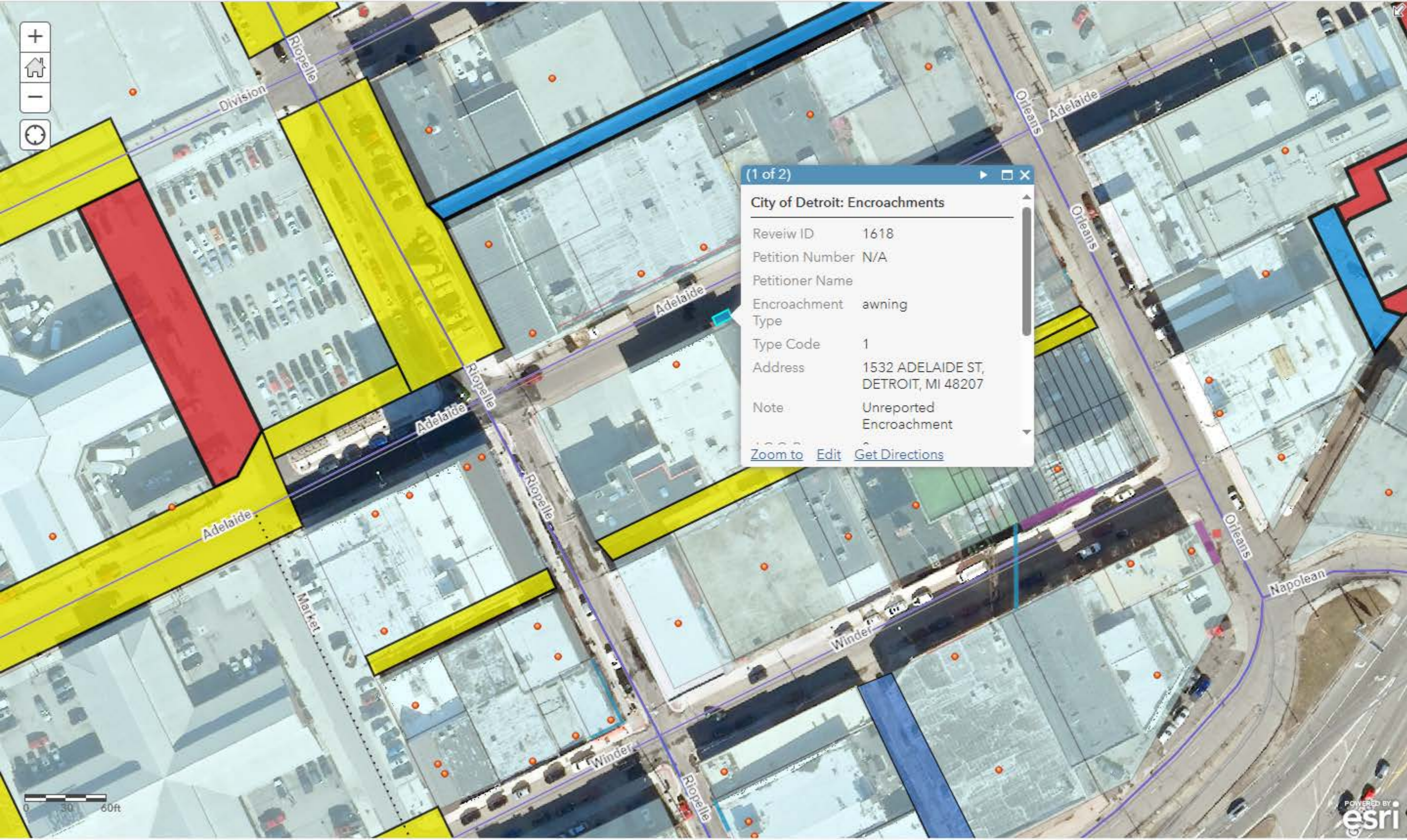
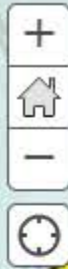
(FOR OFFICE USE ONLY)

CARTO 39 D

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	AP	CHECKED	LC		
DATE	06-17-2024	APPROVED	RW		

**REQUEST ENCROACHMENT  
INTO ADELAIDE ST.  
AT 1520 ADELAIDE ST.**

<b>CITY OF DETROIT</b>	
CITY ENGINEERING DIVISION	
SURVEY BUREAU	
JOB NO.	24-83
DRWG. NO.	

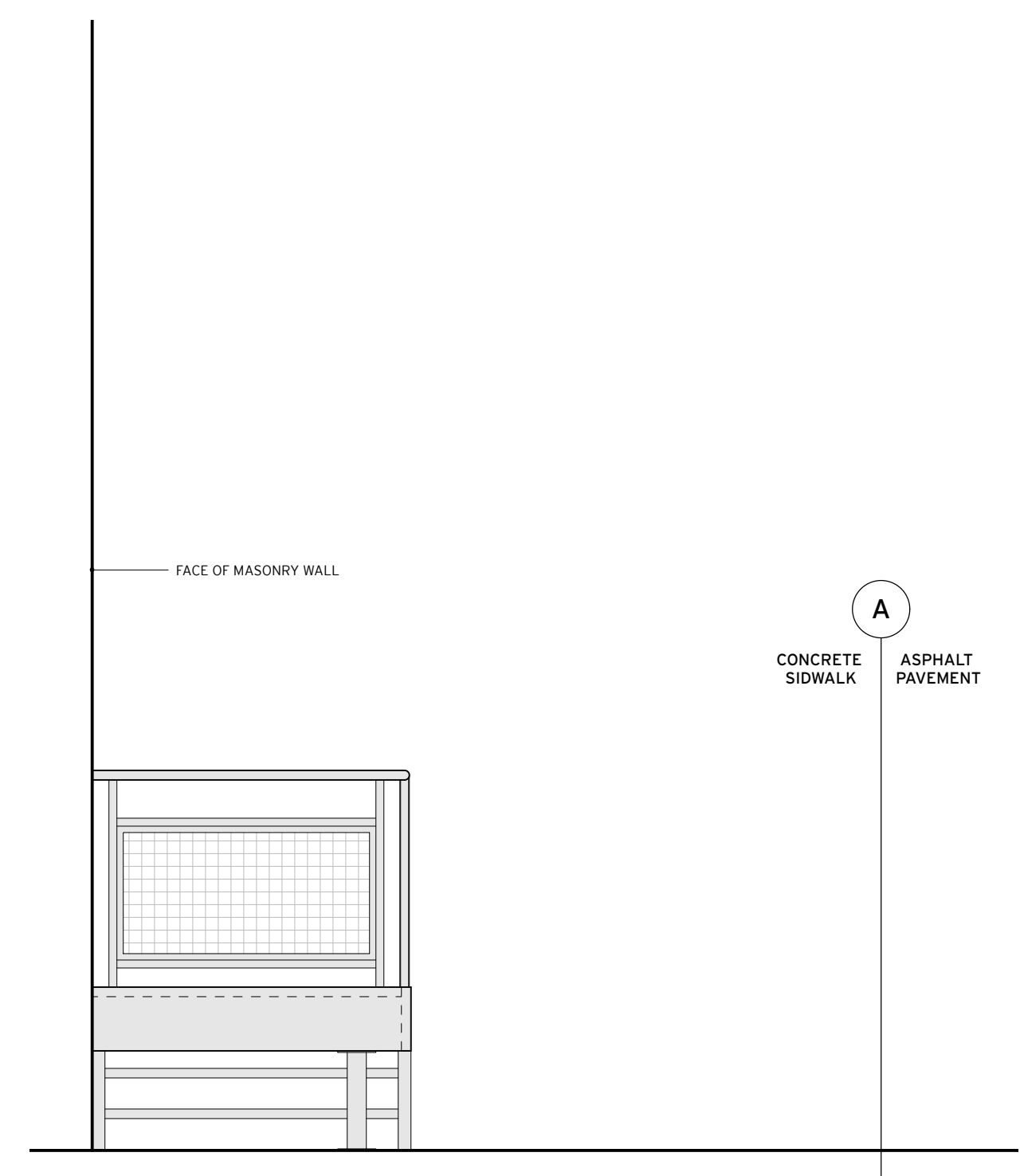


(1 of 2)

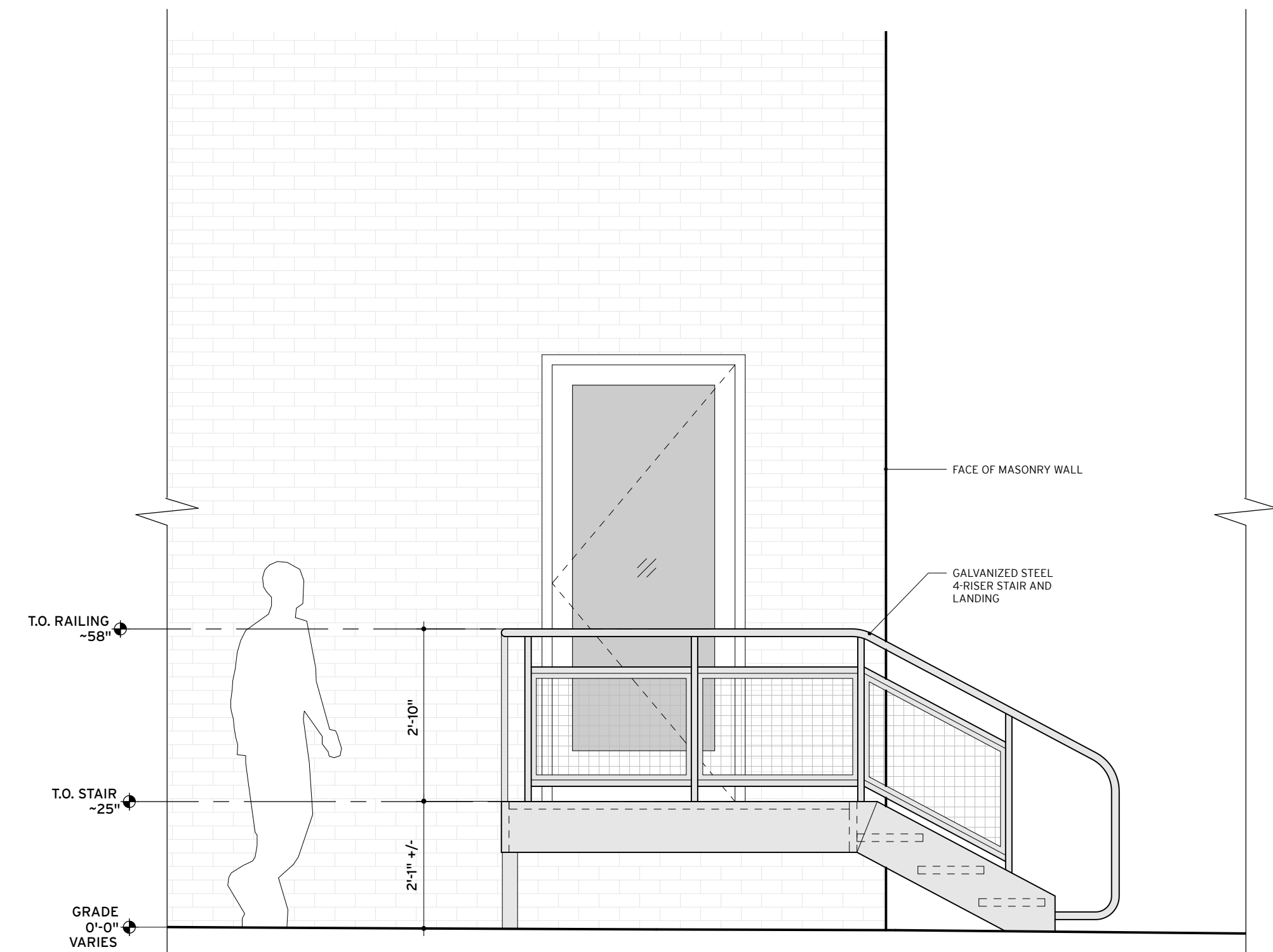
**City of Detroit: Encroachments**

Review ID	1618
Petition Number	N/A
Petitioner Name	
Encroachment Type	awning
Type Code	1
Address	1532 ADELAIDE ST, DETROIT, MI 48207
Note	Unreported Encroachment

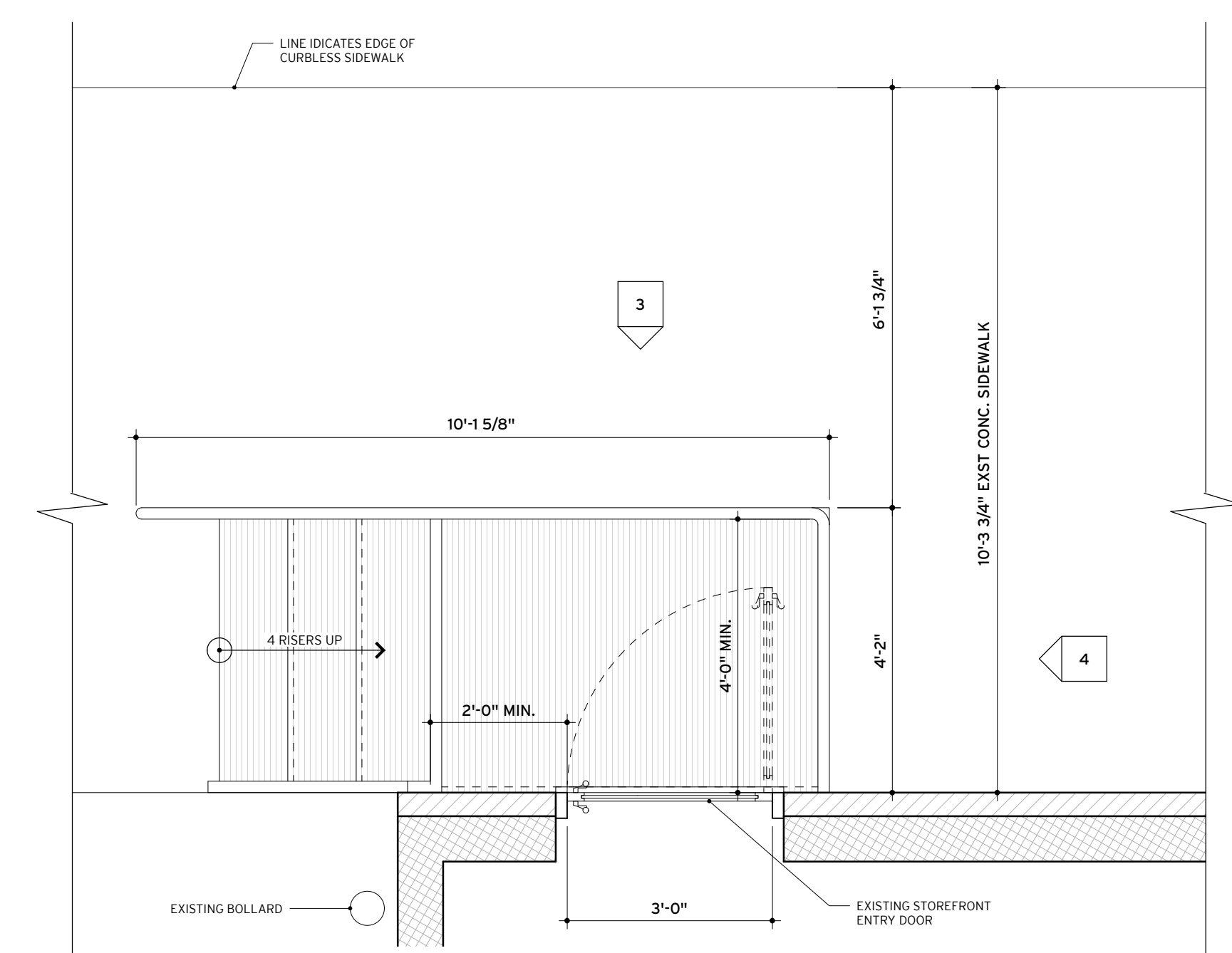
[Zoom to](#) [Edit](#) [Get Directions](#)



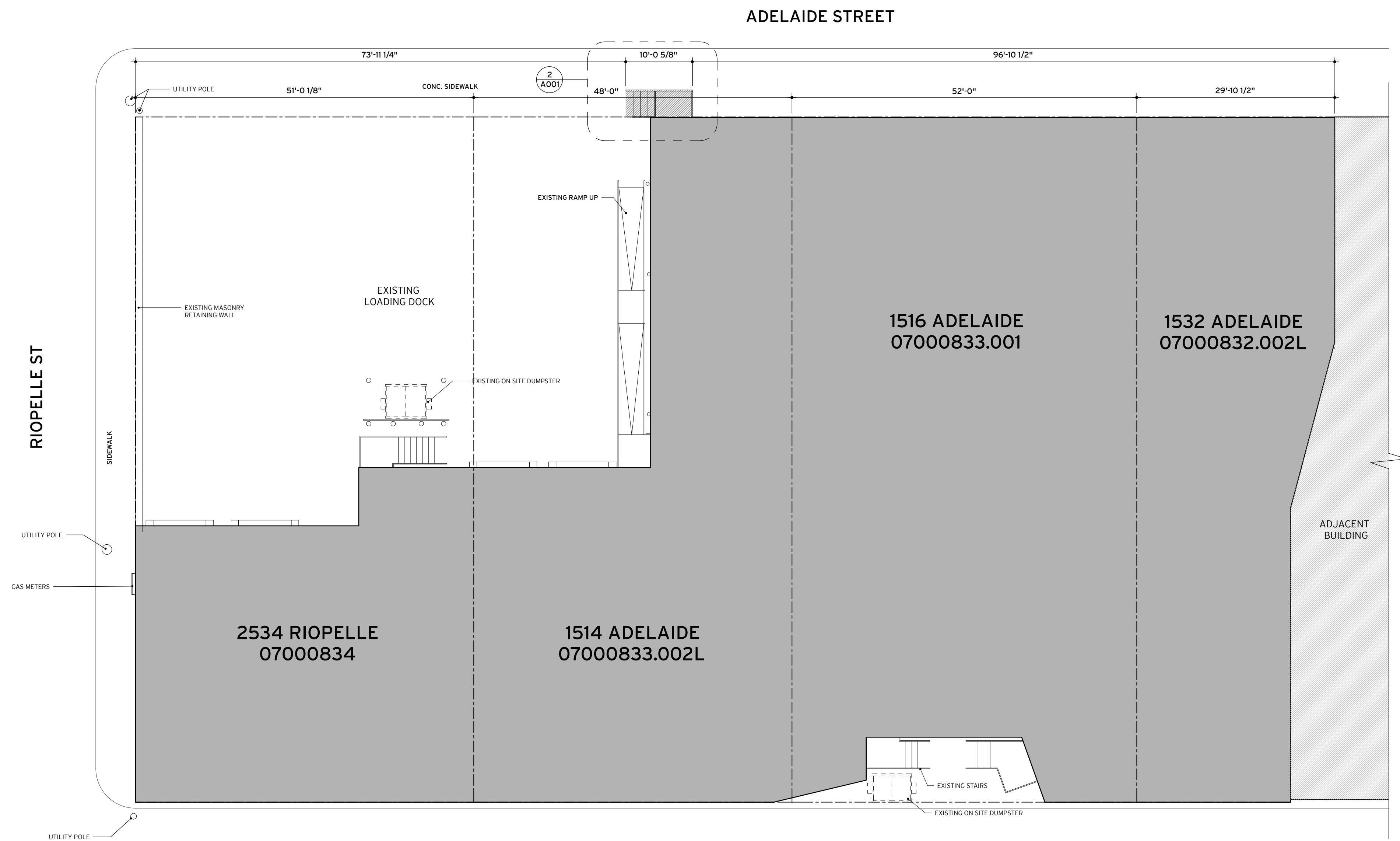
4 EXTERIOR ELEVATION  
SCALE: 1/2" = 1'-0"



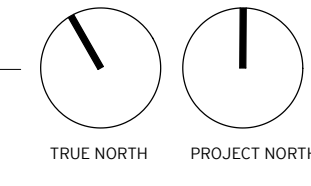
3 EXTERIOR ELEVATION  
SCALE: 1/2" = 1'-0"



2 ENLARGED SITE PLAN PLAN  
SCALE: 1/2" = 1'-0"



1 OVERALL SITE PLAN PLAN  
SCALE: 3/32" = 1'-0"



# EMDC RETAIL

1520 ADELAIDE ST, DETROIT, MI 48214

PROJECT 2211.2

ALL WRITTEN MATERIALS AND DIMENSIONS SHALL BE IN ACCORDANCE WITH THE 2024 MICHIGAN ARCHITECTS, PLLC

DATE: 01 JAN 2024

DATE SET  
02/29/24 PERMIT DRAWINGS

**PERMIT SET**  
NOT FOR CONSTRUCTION

FOR CONVEYANCE OF DESIGN PROGRESS ONLY  
DIMENSIONS PROVIDED FOR REFERENCE ONLY  
GC TO VERIFY DIMS & EXST CONDITIONS

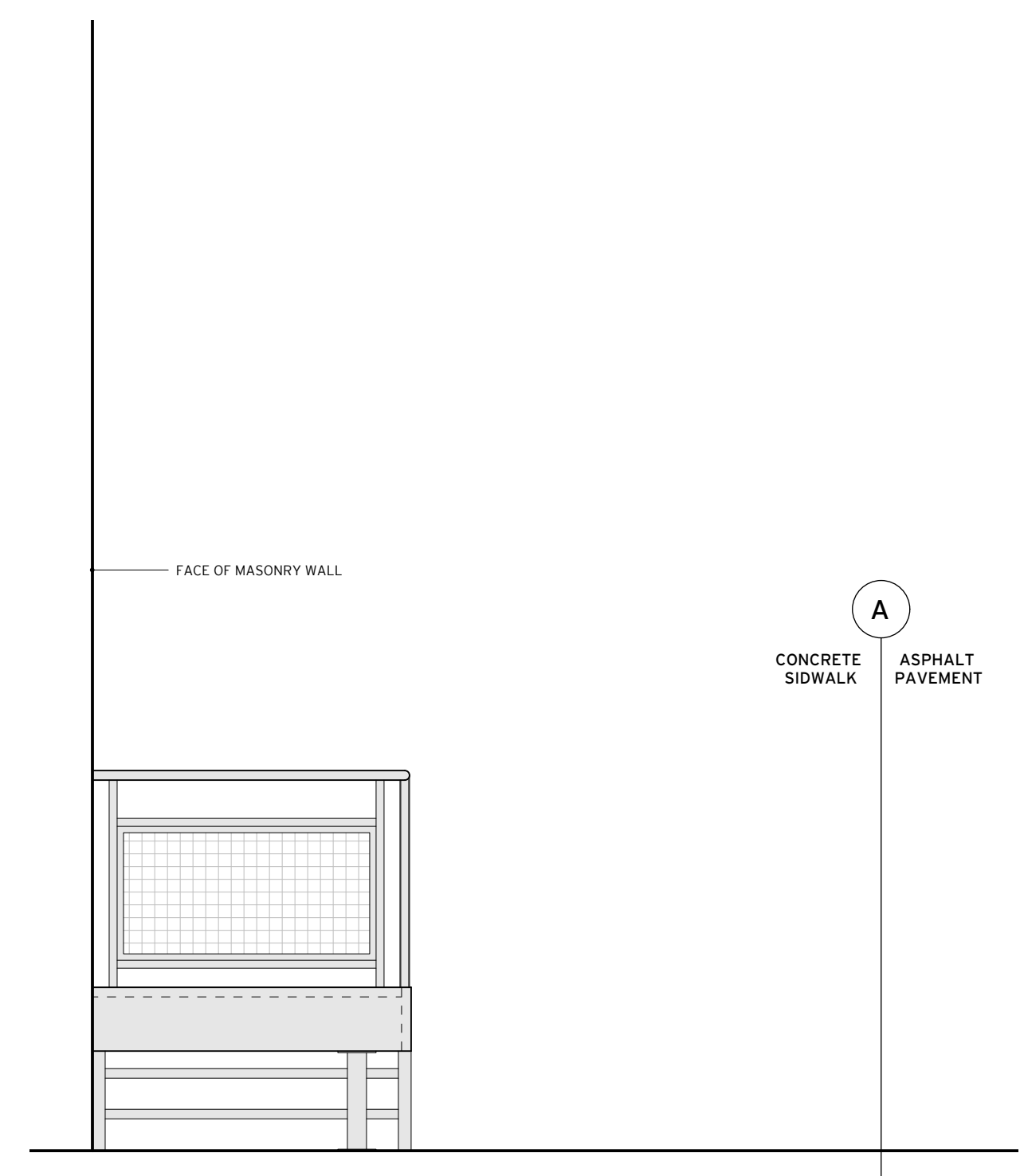
SCALE: AS NOTED, 24" x 36" SHEET

**EXTERIOR STAIR DRAWINGS**

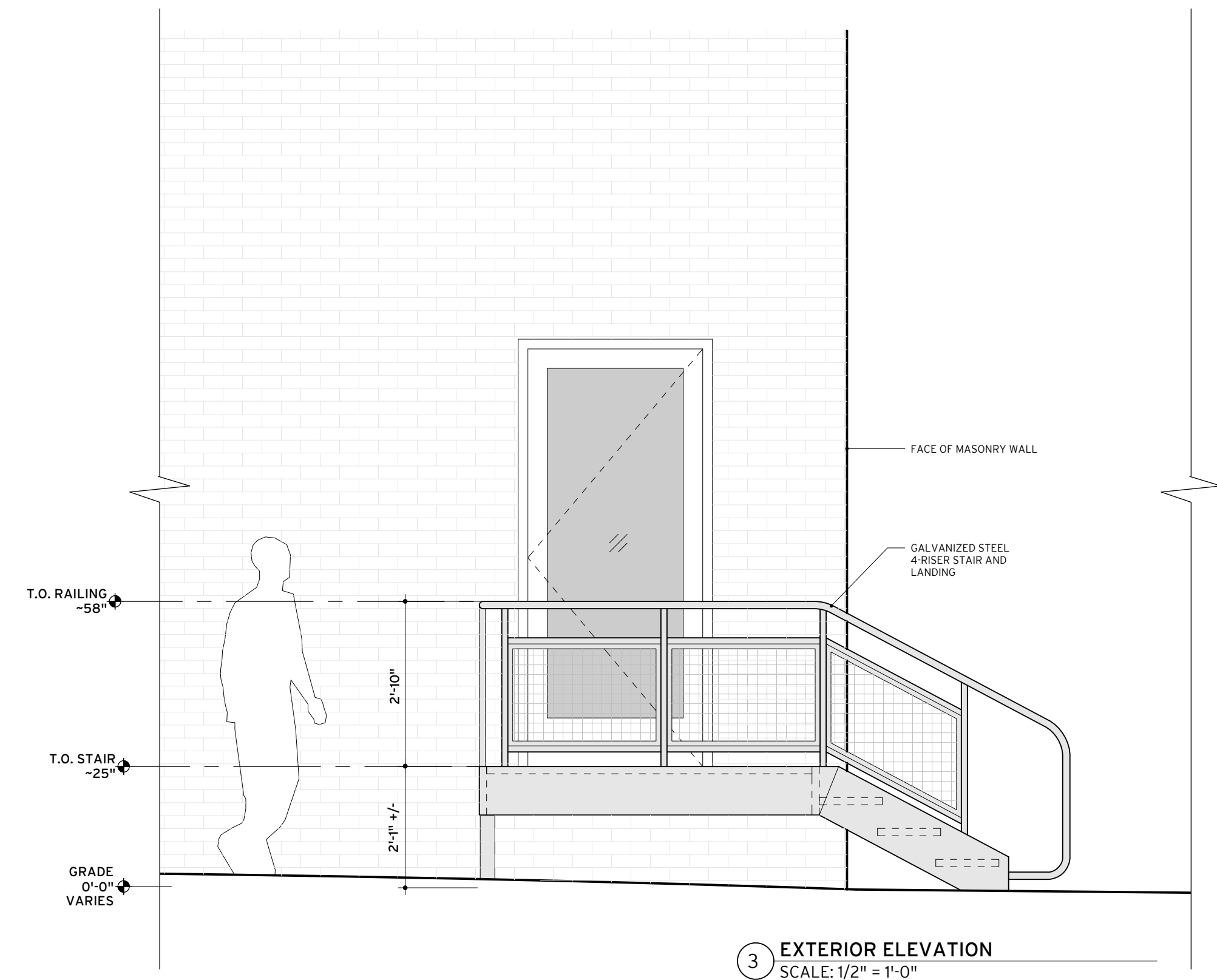
**A001**

MIDTW 1948 DIVISION STREET / DETROIT / MI / USA / 313 874 5936 / MAIL@MIDTW.COM

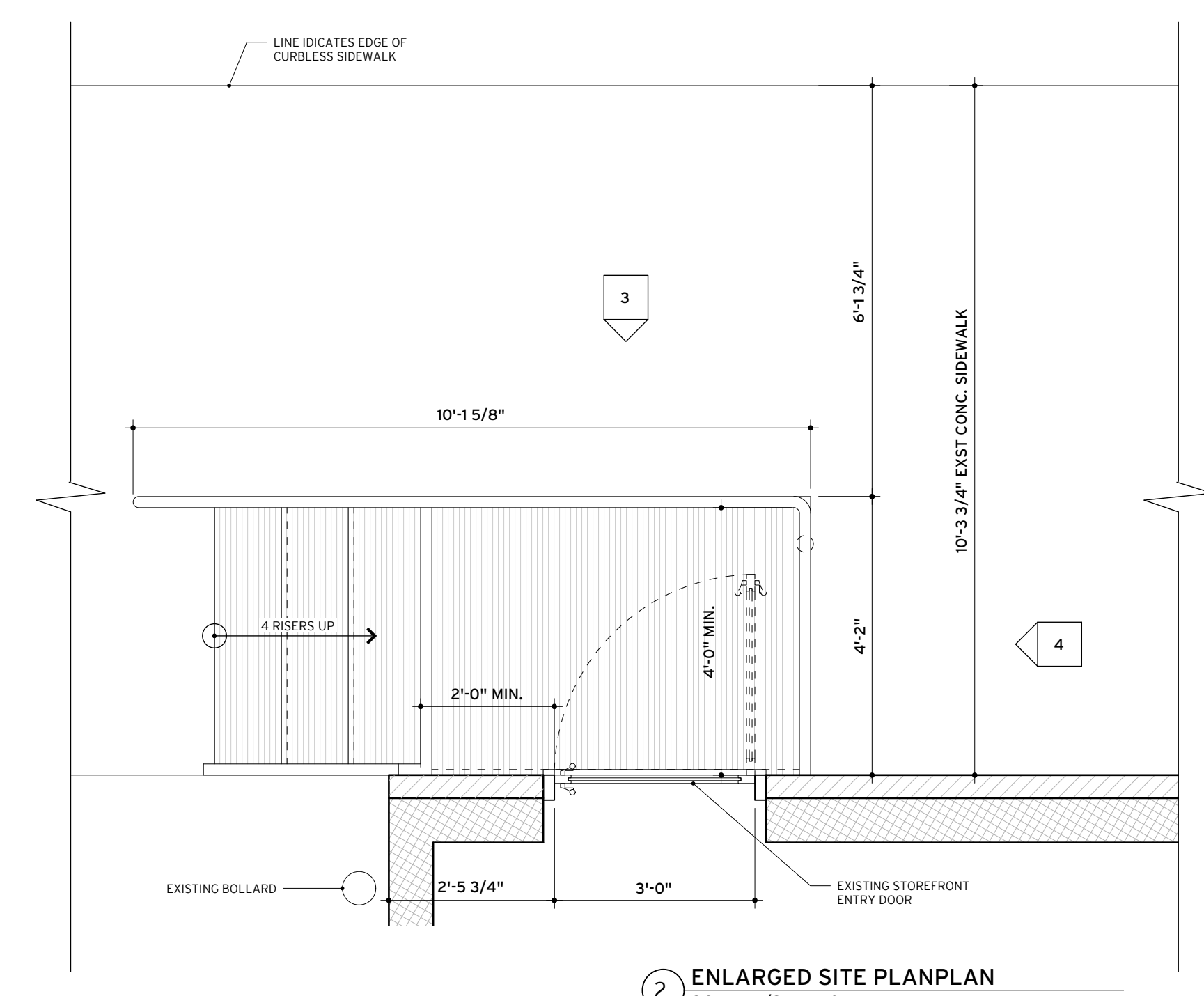




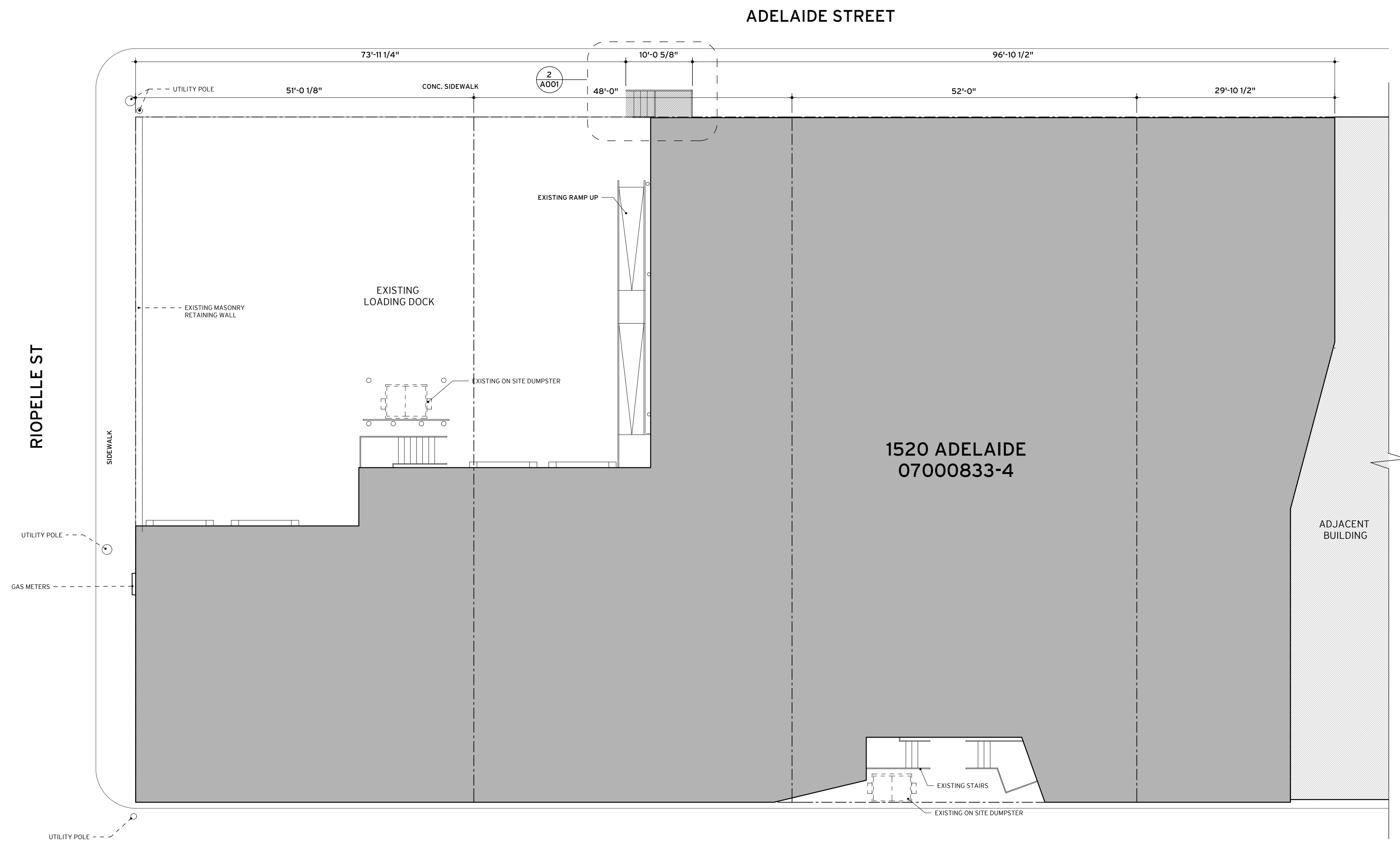
4 EXTERIOR ELEVATION  
SCALE: 1/2" = 1'-0"



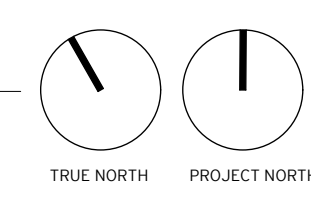
3 EXTERIOR ELEVATION  
SCALE: 1/2" = 1'-0"



2 ENLARGED SITE PLAN PLAN  
SCALE: 1/2" = 1'-0"



1 OVERALL SITE PLAN PLAN  
SCALE: 3/32" = 1'-0"



# EMDC RETAIL

1520 ADELAIDE ST, DETROIT, MI 48214

PROJECT 2211.2

ALL WRITTEN MATERIALS AND DIMENSIONS HEREBY © 2024 MIDTW ARCHITECTS, PLLC

DATE: 01 JAN 2024

DATE SET  
02/29/24 PERMIT DRAWINGS

**PERMIT SET**  
NOT FOR CONSTRUCTION

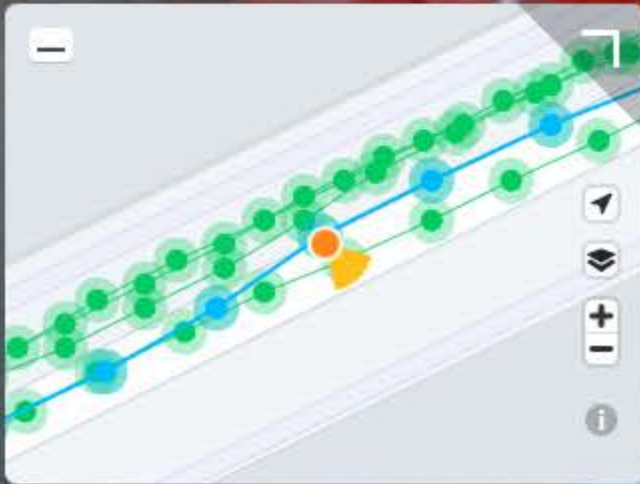
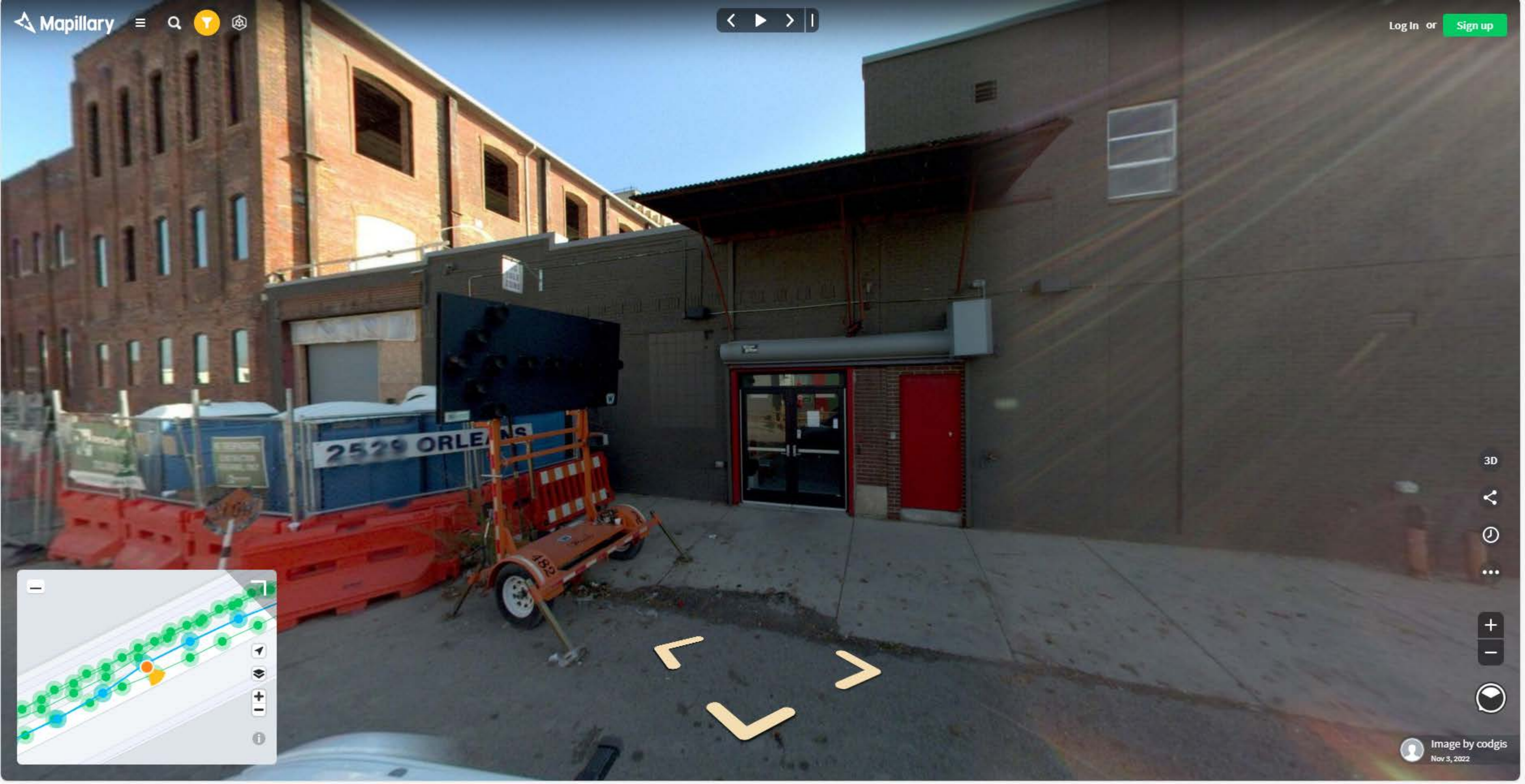
FOR CONVEYANCE OF DESIGN PROGRESS ONLY  
DIMENSIONS PROVIDED FOR REFERENCE ONLY  
GC TO VERIFY DIMS & EXST CONDITIONS

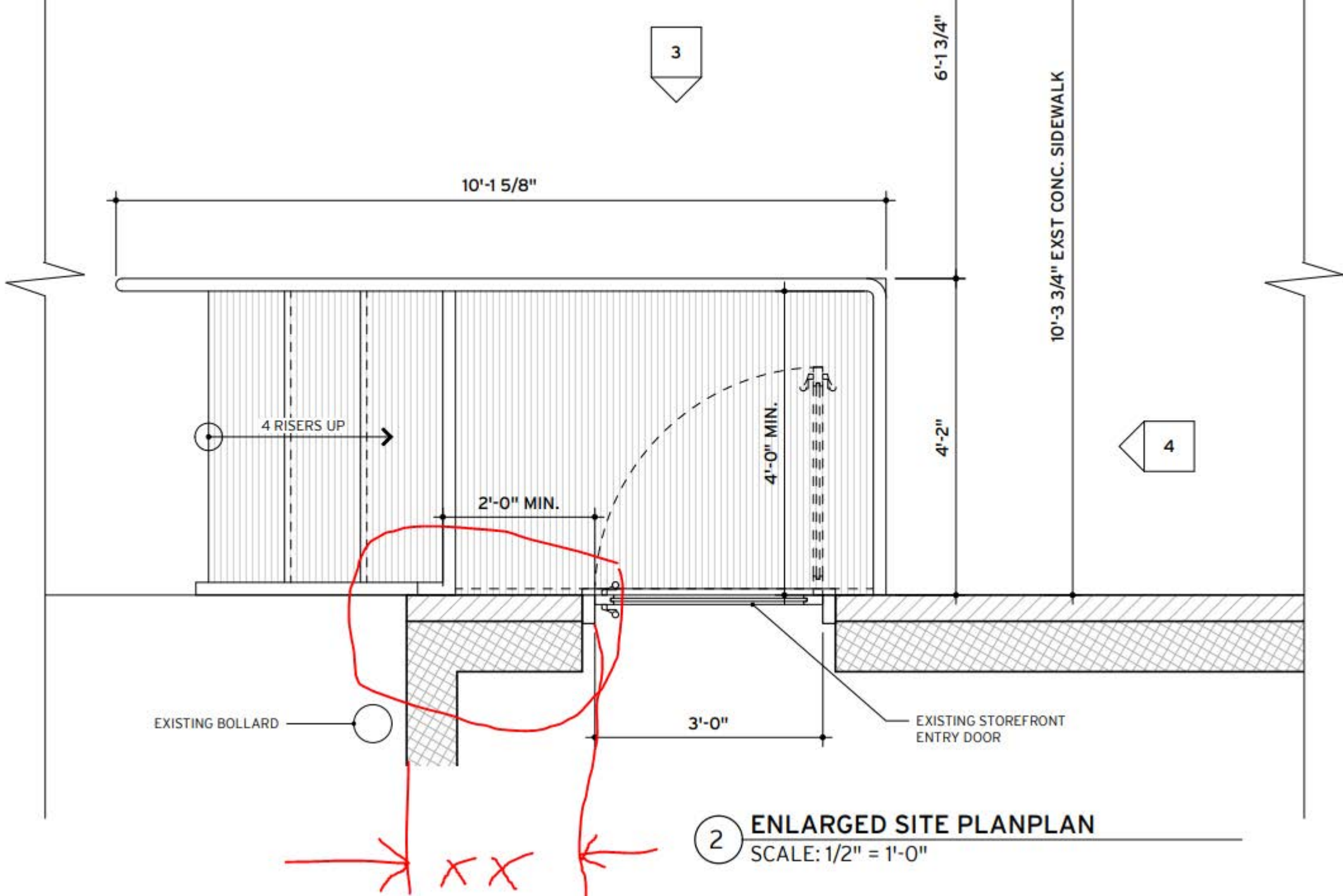
SCALE: AS NOTED, 24" x 36" SHEET

**EXTERIOR STAIR DRAWINGS**

**A001**

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1514



Eastern Market Association  
Washington State  
Market

