



Letter of Transmittal

Date:
Petition Map:

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.

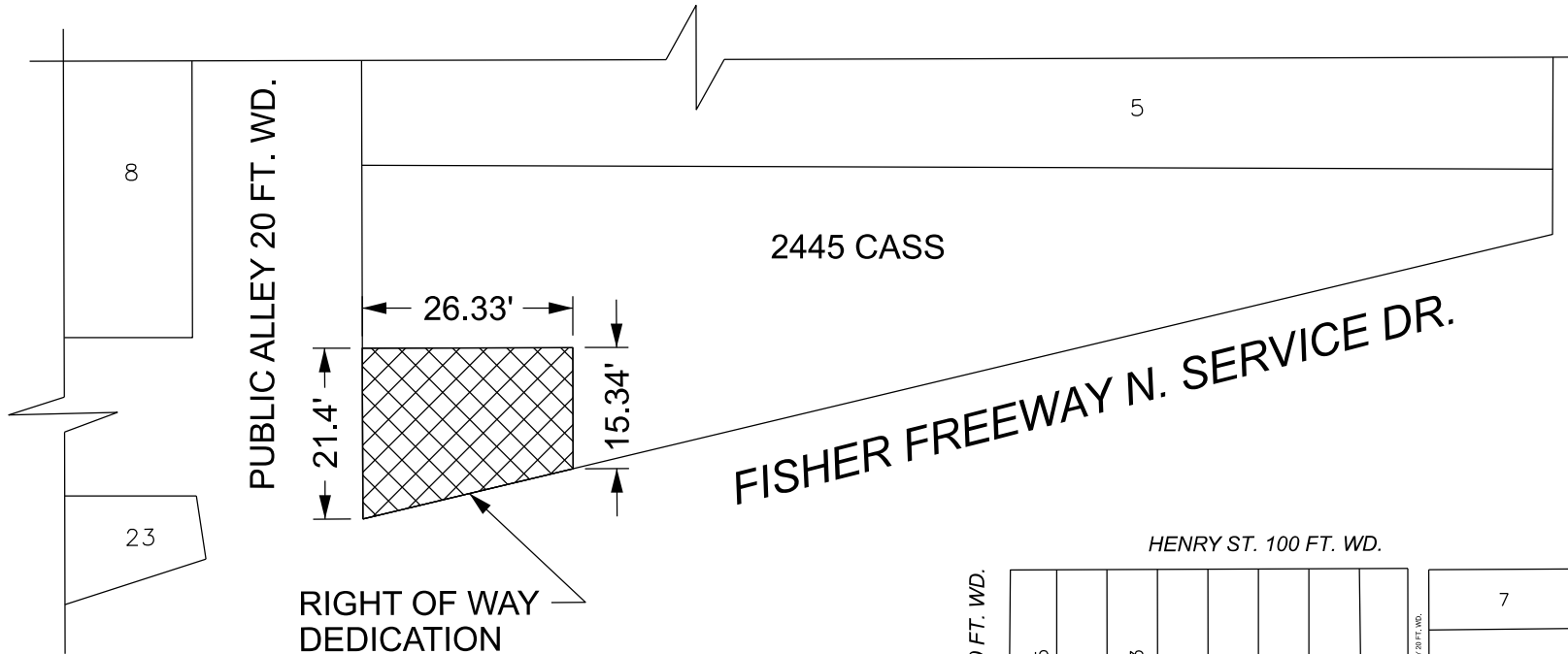
	Name	Title	Signature	Date
Reviewed by:			<i>Mohammad Siddique</i>	
Approved by:			<i>Mohammad Siddique</i> For Syed Ali	



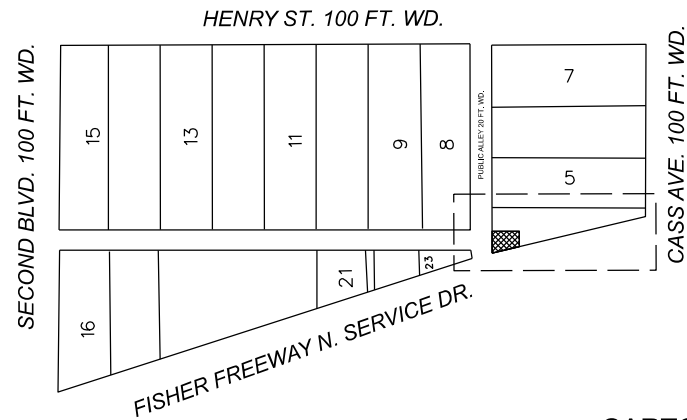
SECOND BLVD. 100 FT. WD.

HENRY ST. 100 FT. WD.

CASS AVE. 100 FT. WD.



RIGHT OF WAY DEDICATION



- REQUEST DEDICATION

(FOR OFFICE USE ONLY)

CARTO 29 E

REQUEST DEDICATION OF A 483 SQ. FT. SECTION IN THE
SOUTHWEST CORNER OF LOT 4 BOUNDED BY CASS AVE.,
FISHER FWY., SECOND BLVD., AND HENRY ST.
AT 2445 CASS AVE.

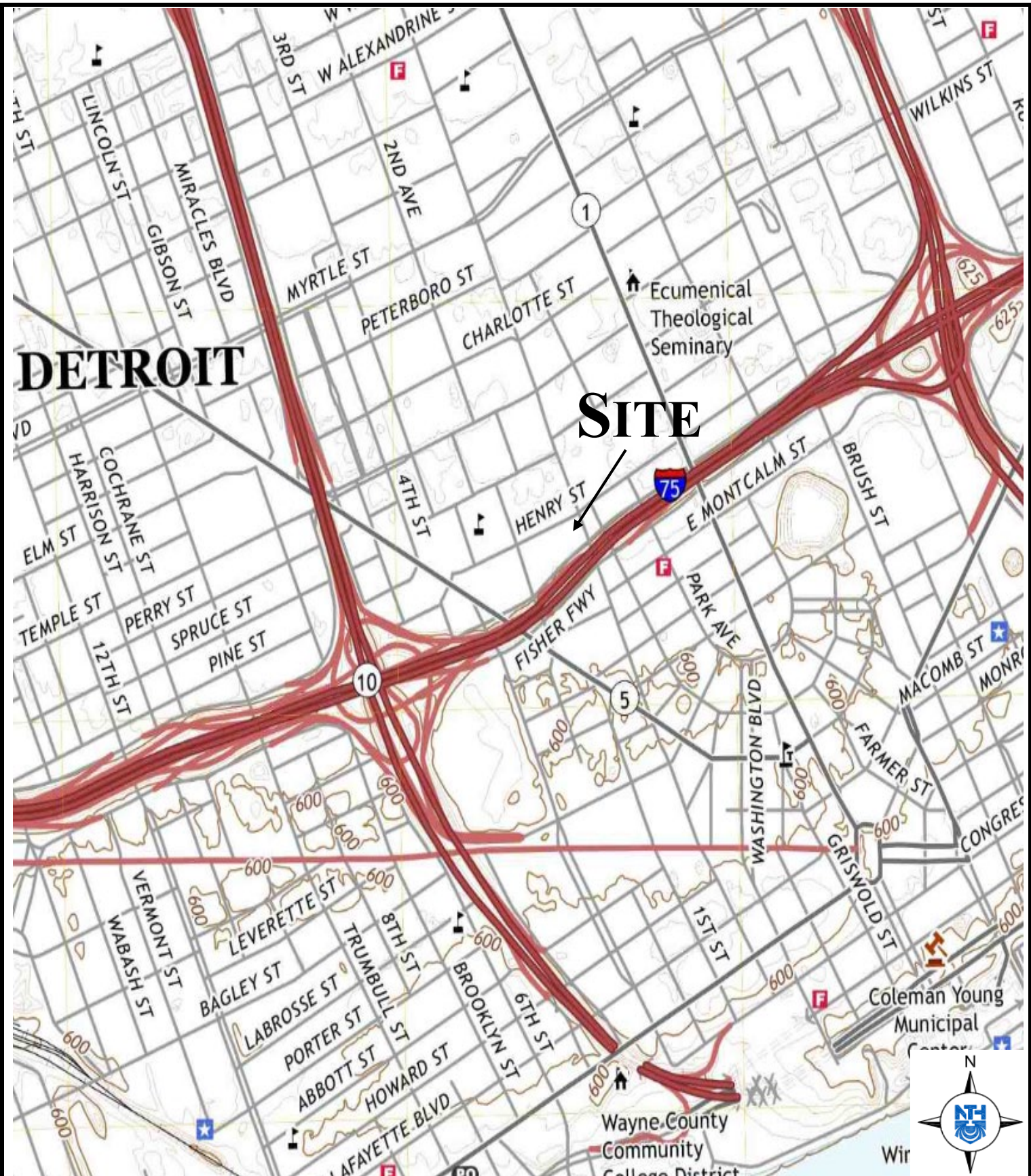
CITY OF DETROIT
CITY ENGINEERING DIVISION
SURVEY BUREAU

JOB NO. 24-130

DRWG. NO.

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	LC	CHECKED	AP		
DATE	08-22-2024	APPROVED	RW		



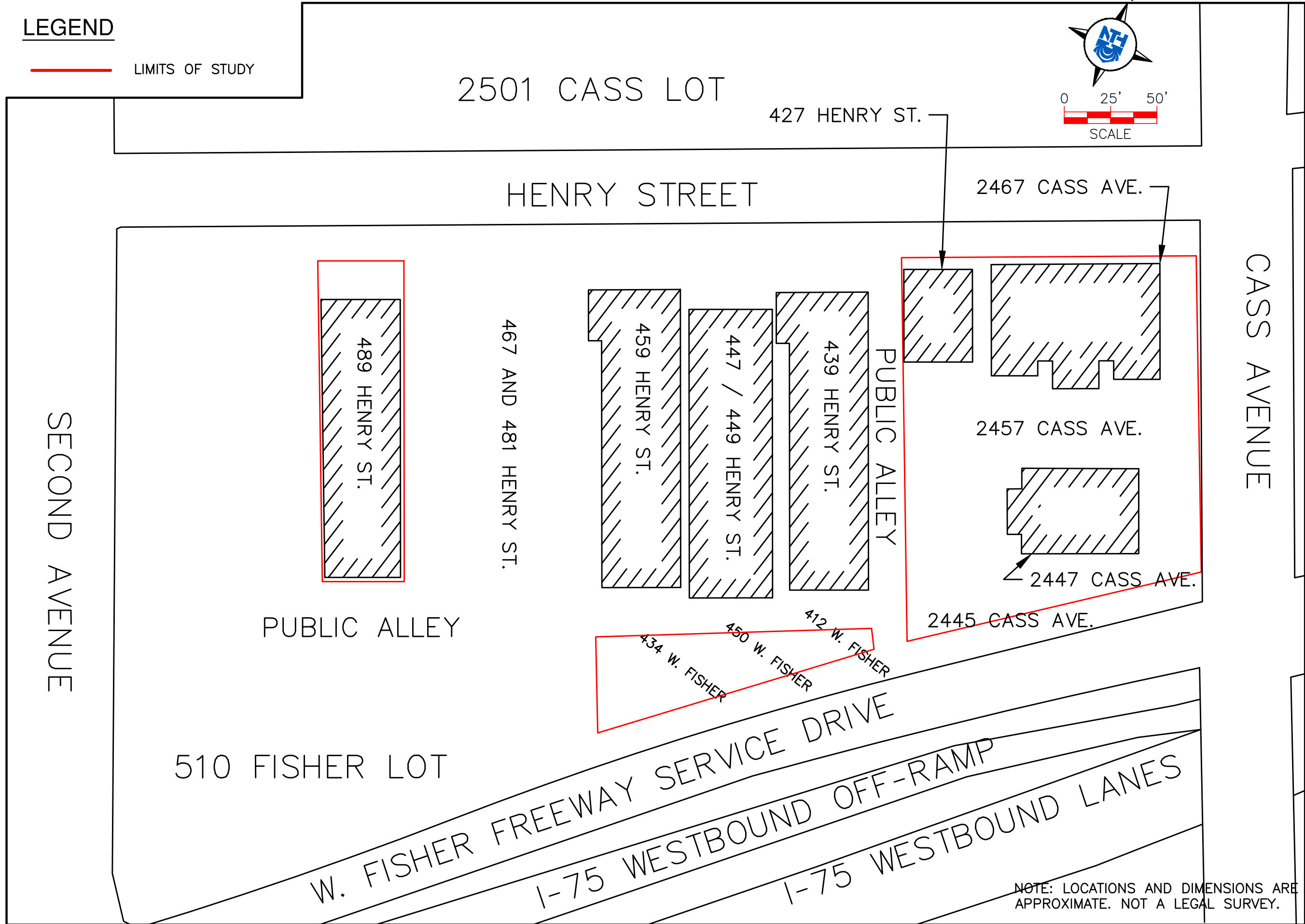
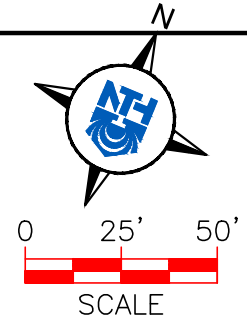


<p>PROJECT NO. 62-200298-UPD2</p>	<p>Henry Street Apartments - Market Rate Parcels Detroit, MI</p>	<p>Site Location Map</p>	<p>DATE: 4/4/2024</p>
<p>DRAWN BY: ZBM</p>	 <p>NTH Consultants, Ltd. Professional Engineering & Environmental Services Northville · Detroit · Grand Rapids · Lansing</p>		<p>SHEET: 1 OF 1</p>
<p>CHECKED BY: BCM</p>		<p>FIGURE NO: 1</p>	

j:\2020\62\200298\reports\esc\market rate parcels\200298-upd2-sp.dwg Plotted: 4/8/2024 12:08 PM by zmorarty

LEGEND

— LIMITS OF STUDY



NTH Consultants, Ltd. Infrastructure Engineering and Environmental Services	
NTH	
NTH PROJECT No.: 62-200298-UPD2	CAD FILE NAME: 200298-UPD2-SP
DESIGNED BY: ACK	PLOT DATE: 4/8/2024
DRAWN BY: ZBM	DRAWING SCALE: 1" = 50'
CHECKED BY: BCM	INCEPTION DATE: 11/17/2020
SITE PLAN	
2445, 2447, 2457 & 2467 CASS AVE., 427 & 489 HENRY ST., 412, 434 & 450 W. FISHER ST., DETROIT, MICHIGAN	
FIGURE:	2

NOTE: LOCATIONS AND DIMENSIONS ARE APPROXIMATE. NOT A LEGAL SURVEY.

BENCH MARK DATA

(CITY OF DETROIT) DATUM
 SITE BENCH MARK NO. 7
 ARROW ON HYDRANT LOCATED ON THE WEST SIDE OF CASS AVENUE AND SIBLEY STREET.
 ELEVATION=133.38'
 (NOT SHOWN GRAPHICALLY)
 SITE BENCH MARK NO. 8
 ARROW ON HYDRANT LOCATED ON THE NORTHEAST CORNER OF WEST FISHER SERVICE DRIVE AND CASS AVENUE.
 ELEVATION=131.10'
 (SHOWN GRAPHICALLY)

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

(R) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD LOCATED WHERE POSSIBLE.

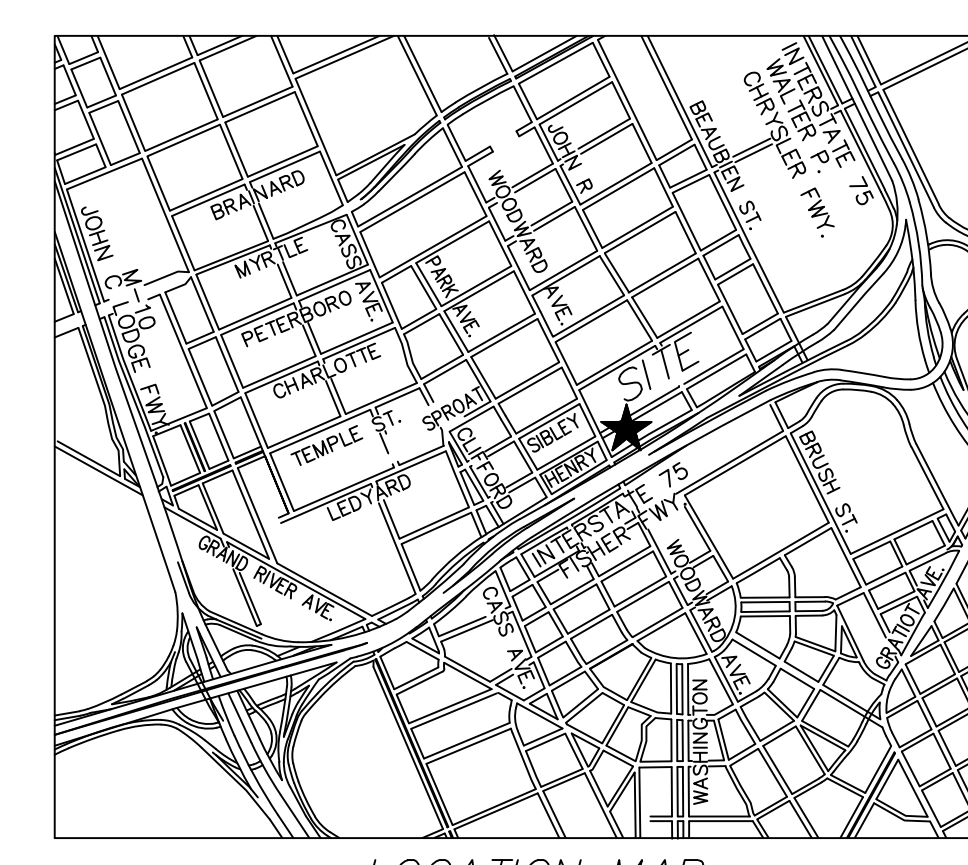
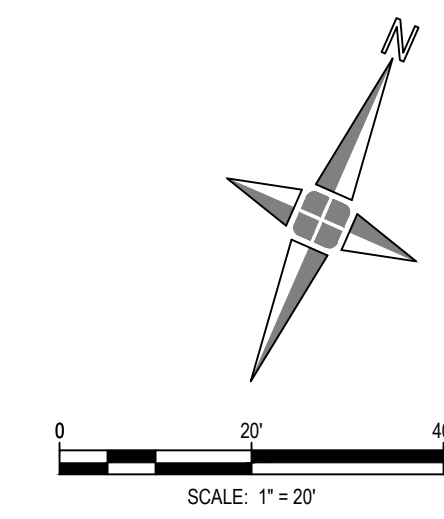
PRIOR TO THE PLANNED BUILDING IMPROVEMENTS, AND/OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THEIR UTILITIES.

LEGEND - EXISTING CONDITIONS

- | | | |
|--------------------|--------------------------------|-------------------------|
| SECTION LINE | ○ SAN. MH | ★ MISC. TOPO. SHOT |
| E/ PAVEMENT | ○ SAN. CLEAN OUT | ▲ SURVEY CONTROL POINT |
| E/ CURB | △ SAN. RISER | ● FOUND NAIL |
| E/ GRAVEL | □ SAN. PUMP STATION | ● FOUND IRON |
| CL ROAD | ○ COMB. MH | ● FOUND NAIL |
| E/ WALK | ○ GATE VALVE | ● F. CUT CROSS |
| RAILROAD | ○ HYDRANT | ○ SECTION COR. |
| E/ BRICK | ○ WATER VALVE | ○ FENCE POST |
| MISC. LINE | ○ WATER METER | ○ BENCHMARK |
| FENCE | ○ WELL HEAD | ○ FOUND PIPE |
| GUARD RAIL | ○ FDC CONNECTION | ○ ASPHALT |
| WALL | ○ STORM MH | ○ CONC. CONCRETE |
| BLDG. LINE | ○ CATCH BASIN | ○ PROT. POST/GUARD POST |
| OVERHEAD WRES | ○ BEHIVE CB | ○ G.P. |
| OVERHANG LINE | ○ CULVERT E.S. | ○ GUARD POST |
| T/ BANK | ○ DEAD TREE | ○ DECIDUOUS TREE |
| B/ BANK | ○ UTILITY FLAG | ○ CONIFEROUS TREE |
| CL DITCH/STREAM | ○ BLDG. CORNER (FIELD LOCATED) | ○ F.F. FINISHED FLOOR |
| SHRUB LINE | ○ HANDICAP PARKING | ○ O.H. OVERHANG |
| TREE LINE | ○ WETLAND FLAG | ○ FOUND IRON |
| WATER EDGE | ○ BUSH/SHRUB | ○ MEASURED |
| T/ BANK | ○ LIGHT POLE | ○ RECORD |
| WETLAND LINE | ○ UTILITY POLE | ○ RESIDENTIAL MAILBOX |
| WATER LINE | ○ ELEC. TRANS. | ○ F.M. FOUND MONUMENT |
| SAN. LINE | ○ AIR CONDITIONER | ○ S.N. SET NAIL |
| GAS LINE | ○ ELEC. MH | ○ CORRUGATED METAL PIPE |
| UG ELEC. LINE | ○ ELEC. METER | ○ RCP |
| UG TELE. LINE | ○ ELEC. RISER | ○ G.L. GROUND LIGHT |
| UG CABLE TV LINE | ○ TRAFFIC CONTROL BOX | |
| PAINT STRIPE | ○ STEAM MH | |
| COMBINED SEWER | ○ TELEPHONE OVERHEAD | |
| PLD LINE | | |
| STEAM LINE | | |
| ELECTRIC OVERHEAD | | |
| TELEPHONE OVERHEAD | | |

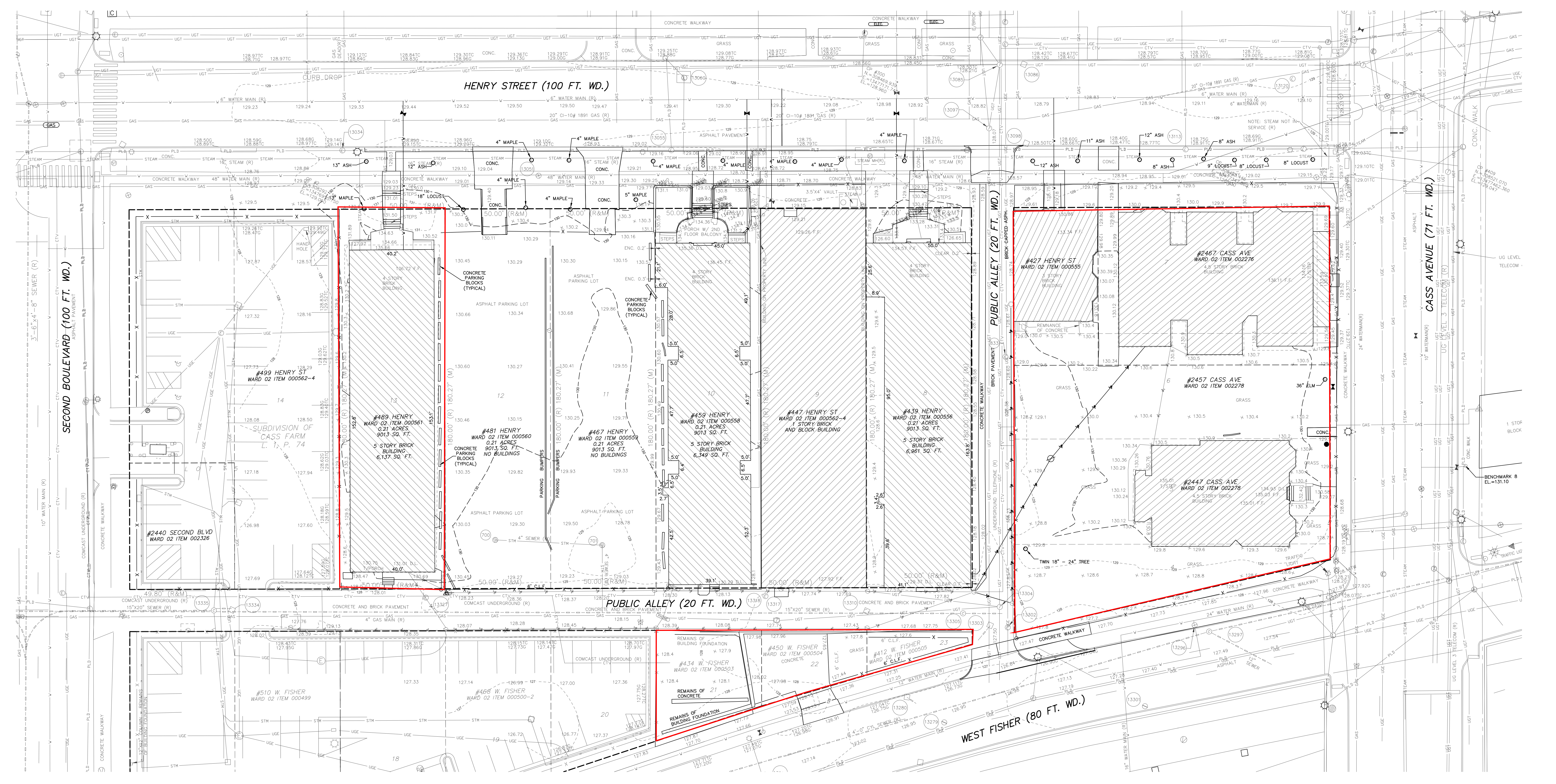
SCHEDULE OF STRUCTURES

STRUCTURE	TYPE	SIZE OF PIPE	RIM	DROP	INVERT	DIRECTION	COMMENTS
700	ROUND CATCH BASIN	TIDEBRIS	129.05	-3.40	125.65	4" EAST	
701	ROUND CATCH BASIN	TIDEBRIS	128.45	-3.45	125.00	4" SOUTH	
833	ELECTRIC MANHOLE	BOTTOM	128.61	-7.40	121.21	WIRES NORTHSOUTH	
13034	PUBLIC LIGHTING MANHOLE	TIDEBRIS	129.07	-3.60	125.47	WIRES EASTWEST	
13051	GATE VALVE	TVALVE	129.43	-3.70	125.73	NO PIPES VISIBLE	FULL OF DEBRIS
13055	PUBLIC LIGHTING MANHOLE	TIDEBRIS	128.11	-3.20	124.91	WIRES EASTWEST	
13060	PUBLIC LIGHTING MANHOLE	TIDEBRIS	129.24	-9.20	120.04	NO WIRES VISIBLE	
13095	TELEPHONE MANHOLE	BOTTOM	128.25	-8.00	120.25	WIRES NORTHEAST/SOUTH	18294.0000
13096	CATCH BASIN	BOTTOM	128.15	-4.25	123.90	NO PIPES VISIBLE	
13097	TELEPHONE MANHOLE	BOTTOM	128.57	-5.65	122.92	NO WIRES VISIBLE	
13098	CATCH BASIN	BOTTOM	128.22	-4.45	123.77	NO PIPES VISIBLE	12" DIAMETER CLAY STRUCTURE, FULL OF WATER
13113	PUBLIC LIGHTING MANHOLE	BOTTOM	128.72	-3.70	125.02	WIRES NORTHEASTWEST	
13116	PUBLIC LIGHTING MANHOLE	BOTTOM	128.99		128.99		
13120	PUBLIC LIGHTING MANHOLE	BOTTOM	129.14	-9.40	119.74	NO WIRES VISIBLE	FULL OF WATER
13280	CATCH BASIN	12" BULKHEAD	126.72	-5.95	120.77	SOUTHEAST	
13296	GATE VALVE	TPIPE	127.63	-6.40	121.23	NORTHSOUTH	
13297	COMBINED MANHOLE	TPIPE	127.39	-23.00	104.39	EAST	
		TPIPE	127.39	-23.00	104.39	WEST	FLOWS WEST
		12"	127.39	-7.10	120.29	SOUTHWEST	
13301	STORM MANHOLE	TWATER	127.25	-3.90	123.35		FULL OF WATER
		TIDEBRIS	127.25	-17.40	109.85	NO PIPES VISIBLE	
13302	ELECTRIC MANHOLE		127.69		127.69		SWVELOC, UNABLE TO OPEN
13303	CATCH BASIN	12" BULKHEAD	127.51	-5.20	122.31	SOUTHWEST	
13304	TELEPHONE MANHOLE	BOTTOM	127.71	-4.20	123.51	WIRES NORTHSOUTHWEST	
13305	SEWER MANHOLE	CL CHANNEL	127.76	-8.15	119.61	EASTWEST	
13310	CATCH BASIN	TIDEBRIS	126.96	-3.20	123.76	NO PIPES VISIBLE	12" DIAMETER CLAY STRUCTURE, FULL OF WATER
13317	TELEPHONE MANHOLE		127.73		127.73		2X3" LID, UNABLE TO OPEN
13318	ELECTRIC MANHOLE		127.94		127.94		SWVELOC, UNABLE TO OPEN, 18381
13327	ELECTRIC MANHOLE		128.06		128.06		SWVELOC, UNABLE TO OPEN
13334	CATCH BASIN	BOTTOM	127.41	-4.15	123.26	NO PIPES VISIBLE	12" DIAMETER CLAY STRUCTURE, FULL OF WATER
13335	COMBINED MANHOLE	CL CHANNEL	127.71	-11.10	116.61	EASTWEST, FLOWS WEST	
		12" CLAY	127.71	-3.70	124.01	EAST	



giffels webster
 Engineers
 Surveyors
 Planners
 Landscape Architects
 28 West Adams Road
 Suite 1200
 Detroit, MI 48226
 p (313) 962-4442
 f (313) 962-5068
 www.giffelswebster.com

Executive: MM
 Manager: DR
 Designer: JG
 Quality Control: LE
 Section: T-XX-S R-XX-X
 Professional Seal:



DATE	ISSUE
2020-09-23	PRELIMINARY LAYOUT FOR OWNER REVIEW
2020-11-05	SPA 60% SCHEMATIC DESIGN FOR OWNER REVIEW

Developed For:
 Olympia Development of Michigan, L.L.C.
 2211 Woodward
 Detroit, MI 48226
 Client Phone
 Client Fax

EXISTING CONDITIONS
 Cass Village Apartments
 City of Detroit
 Wayne County
 MICHIGAN

Date: 11.04.2020
 Scale: 1"=20'
 Sheet: C-200
 Project: 18275-147D

V18275-147D Cass Village Apartments - Task Order: 98DesignCAD/Work_Sheet/C-200 Existing Conditions.dwg



APPENDIX B

- **Property Photographs**



PROPERTY PHOTOGRAPHS

PROJECT NAME:	Henry Street Apartments – Market Rate Parcels	PROJECT NO.:	62-200298-UPD2
PROPERTY ADDRESS:	2445, 2447, 2457 & 2467 Cass Ave., 427 & 489 Henry St., 412, 434 & 450 W. Fisher St. Detroit, Michigan 48201		
DATE TAKEN:	April 3, 2024	TAKEN BY:	T. Licht
		PAGE:	1 of 11



Photograph 1. 2445 Cass Avenue parcel, facing north.



Photograph 2. Southeast corner of 2447 Cass Avenue parcel, facing northwest.



PROPERTY PHOTOGRAPHS

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Photograph 3. West side of 2447 Cass Avenue parcel.



Photograph 4. East side of 2457 Cass Avenue parcel, facing west.



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		PAGE:	3 of 11



Photograph 5. Overview of 427 Henry St. and 2467 Cass Ave., facing east.



Photograph 6. South side of 427 Henry Street, facing north.



PROPERTY PHOTOGRAPHS

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Photograph 7. North exterior of 489 Henry Street, facing south.



Photograph 8. Northeast side of 489 Henry Street, facing southwest.



PROPERTY PHOTOGRAPHS

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DATE TAKEN:	April 3, 2024	TAKEN BY:	T. Licht
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Photograph 9. Eastern extent of 412, 434 & 450 W. Fisher Street parcels, facing west.



Photograph 10. Western extent of 412, 434 & 450 W. Fisher Street parcels, facing northeast.



PROPERTY PHOTOGRAPHS

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Photograph 11. 2447 Cass Avenue Parcel: Lobby area.



Photograph 12. 2447 Cass Avenue Parcel: Typical hallway.



PROPERTY PHOTOGRAPHS

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Photograph 13. 2447 Cass Avenue Parcel: Typical apartment unit.



Photograph 14. 2447 Cass Avenue Parcel: Typical basement area.



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Photograph 15. 427 Henry Street Parcel: Typical room.



Photograph 16. 427 Henry Street Parcel: Typical basement area.



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Photograph 17. 489 Henry Street Parcel: Meter room.



Photograph 18. 489 Henry Street Parcel: Storage room.



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Photograph 19. 489 Henry Street Parcel: Laundry room.

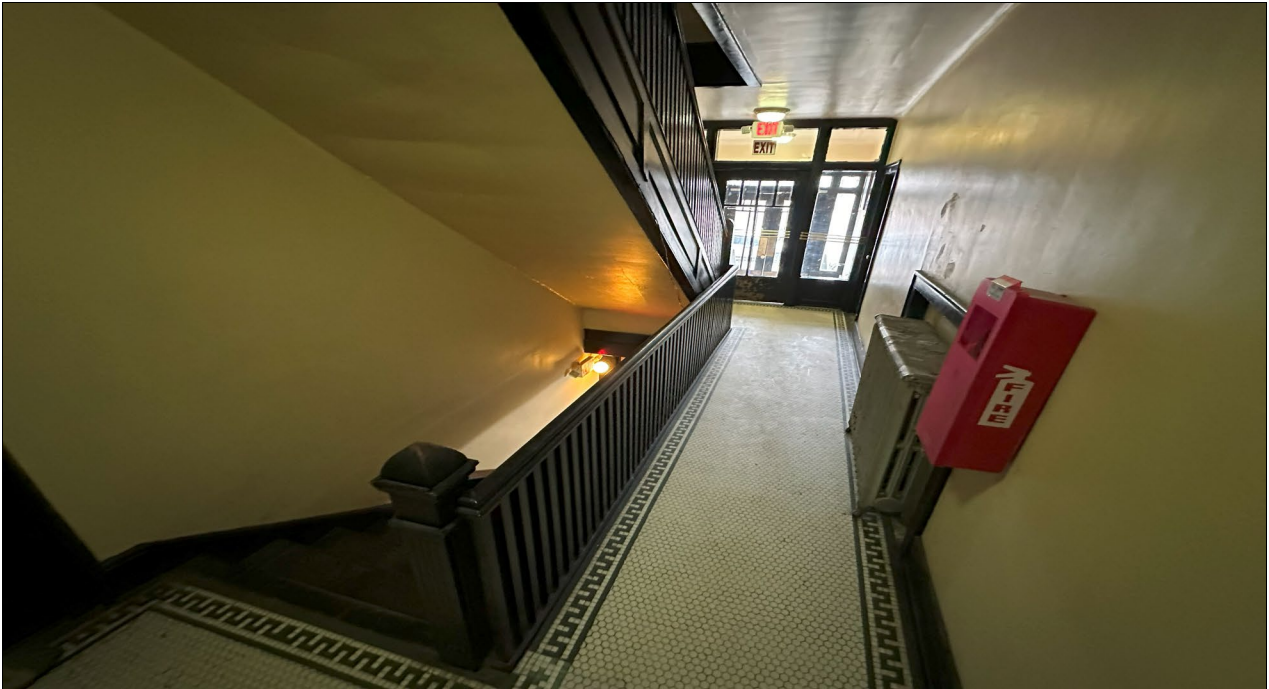


Photograph 20. 489 Henry Street Parcel: Boiler room.



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		PAGE:	11 of 11



Photograph 21. 489 Henry Street Parcel: Front lobby area.



Photograph 22. 489 Henry Street Parcel: Typical apartment unit.



November 23, 2020

**City of Detroit Assessments Division
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 805
Detroit, MI 48226**

**RE: Authorization for Giffels Webster
Regarding Site Plan Review Submittal**

Project: Henry Street Re-Development

With this letter, Sorin Enterprises, LLC, Cass Village Apartments, LLC and 2445 Cass, LLC authorizes Giffels Webster to submit plans on behalf of the Henry Street Re-Development project and to apply for and obtain any relevant reviews, approvals, and/or permits pertaining to the construction of the Henry Street Re-Development site. Sorin Enterprises, LLC is the property owner of 2447, 2457, 2467 Cass Ave and 427 Henry. Cass Village Apartments, LLC is the property owner of 439, 447, 459, 467, 481, 489 Henry and 412, 434, 450 Fisher. 2445 Cass, LLC is the property owner of 2445 Cass Avenue.

Respectfully,

Stefan Stration