



**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 Siddiquis</i>	
Approved by:			<i>Mohammad Siddiquis</i> For Syed Ali	

## 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.

March 12, 2024

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

**RE: REQUEST FOR RIGHTS-OF-WAY ENCROACHMENT**  
• **N/S 20-FT ALLEY LOCATED BETWEEN 2607-2627 14<sup>TH</sup>  
STREET AND 2616-2668 15<sup>TH</sup> STREET**  
**DETROIT, WAYNE COUNTY, MICHIGAN**

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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 alley:

- 20-ft wide alley located between 2607-2627 14<sup>th</sup> Street and 2616-2668 15<sup>th</sup> Street; for the purposes of ingress/egress, 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 4-story, mixed-use development consisting of 49 residential units and 1<sup>st</sup> floor commercial space in one building fronting 14th Street, with rear access to the referenced alley. Alley improvements are requested to provide safe ingress/egress from 75 Service Road, connecting to the existing 20-ft alley that divides the two properties. Parking facilities are proposed west of the alley with drive connections to the alley, and sidewalk crossings connecting the building and parking area. 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, portions of the alley are improved but in disrepair.

Specific improvements include new 8-inch concrete pavement section and new stormwater catch basins, per city's standards. Given the use of the alley for overhead utilities, including the utility poles, we propose to pave around existing utility poles. No curb and gutter or parking within the alley is proposed.

A 15-inch storm sewer alley crossing is proposed to direct stormwater runoff from 14<sup>th</sup> Street westerly across the north/south alley to new stormwater facilities at the 15<sup>th</sup> Street properties. The storm sewer crosses the alley perpendicularly at a depth of approximately 4.7 feet below proposed pavement grades. A second 15" storm sewer alley crossing is proposed to discharge stormwater to the combined sewer system in the alley connecting to a new storm structure constructed over the combined sewer. The storm sewer crosses the alley perpendicularly at a depth of approximately 10.6 feet

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

Sincerely,



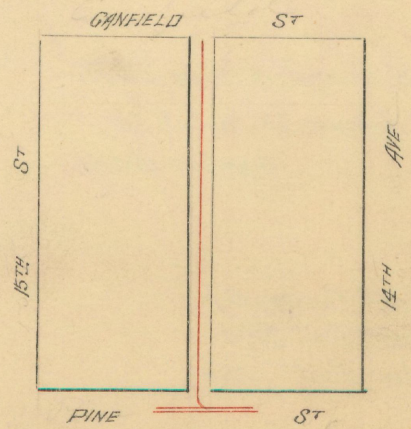
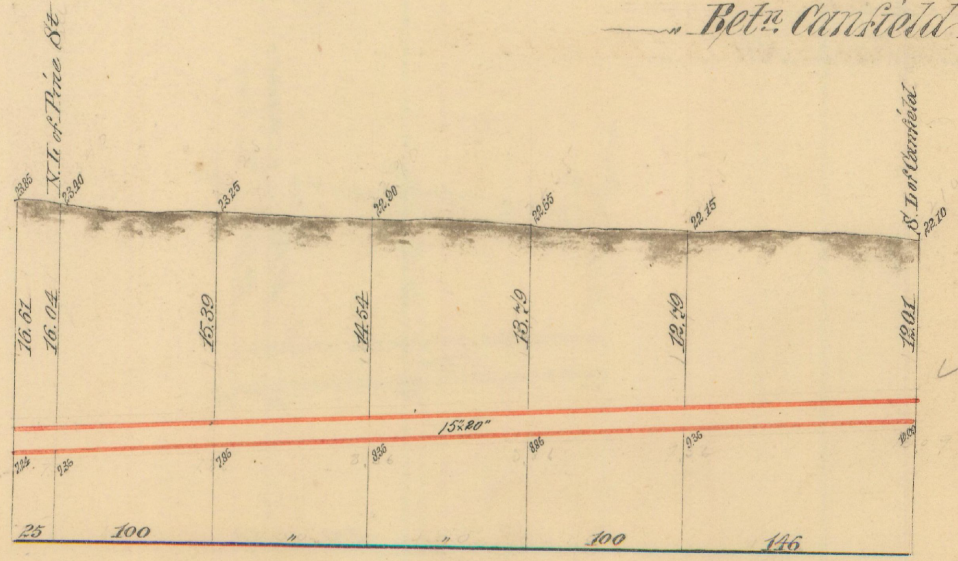
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Paul Stoddard, AIA  
Director of Design and Construction  
MHT Housing, Inc.  
32500 Telegraph Road, Suite 100  
Detroit, Michigan 48025  
Tel.: 248-833-0552  
Email: [pstoddard@mhthousing.net](mailto:pstoddard@mhthousing.net)

No. 40

LATERAL SEWER IN ALLEY  
 Betw. Canfield Pine 15<sup>th</sup> and 14<sup>th</sup> Avenue

1875 ✓

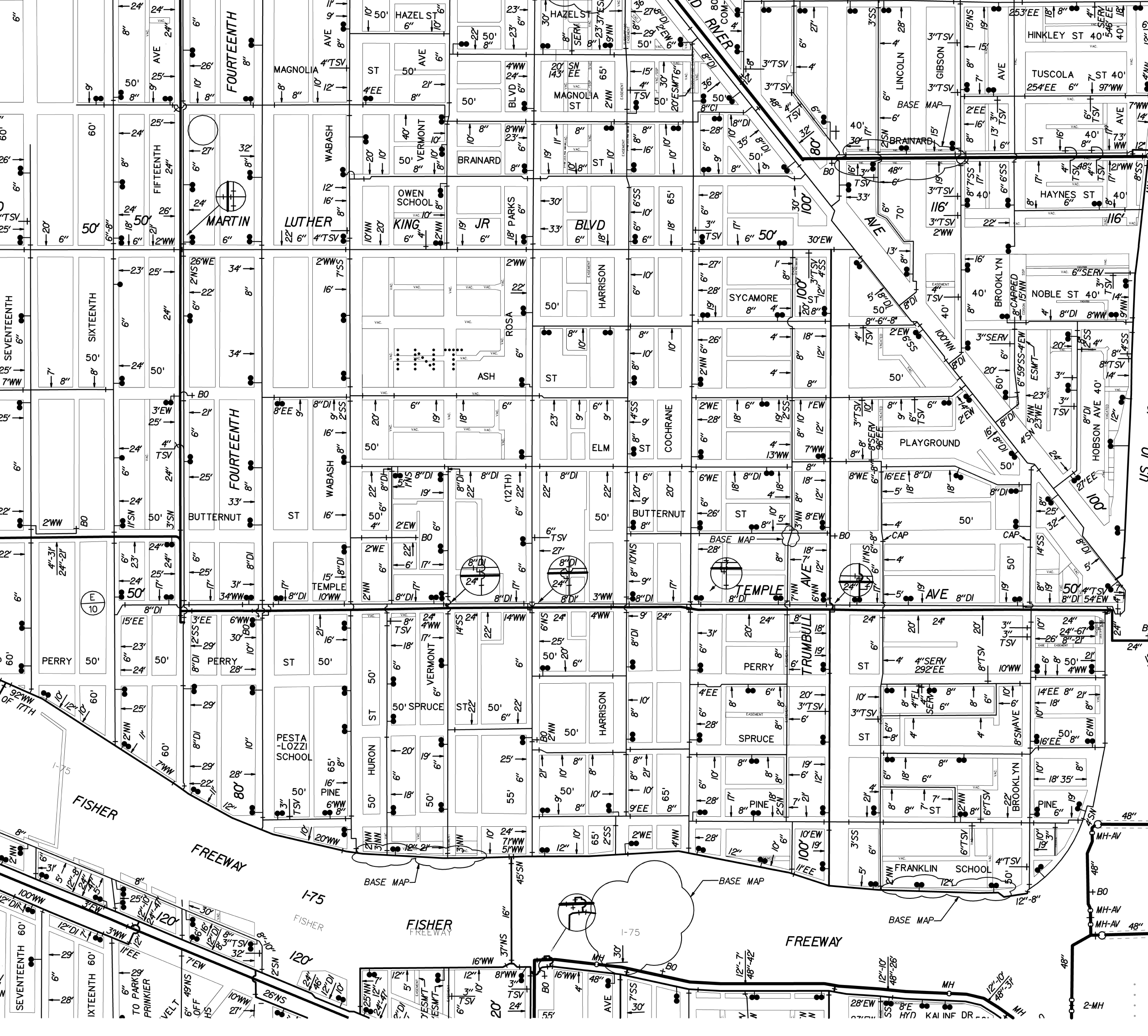


SCALE } Hor. One Inch = 100 Feet.  
 Ver. " " 10 "

Merrill M. Scattergood Contractor  
 No. of Assmt Roll 2354  
 Price per Foot \$  $\frac{11}{100}$

SCALE } Actual length of Sewer 54 Feet  
 Size " " 15" x 20"  
 Grade " " 0.5 per 100 Feet





FOURTEENTH

FIFTEENTH

SIXTEENTH

FOURTEENTH

PERRY

PERRY

ST

VERMONT

SPRUCE

ST

HARRISON

PERRY

ST

ST

ST

ST

FREEWAY

I-75

FISHER

FREEWAY

MARTIN

LUTHER

KING

VERMONT

BLVD

BLVD

BLVD

BLVD

BLVD

BLVD

BLVD

BLVD

BUTTERNUT

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WABASH

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ELM

COCHRANE

BUTTERNUT

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PESTA-LOZZI SCHOOL

HURON

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VERMONT

HARRISON

SPRUCE

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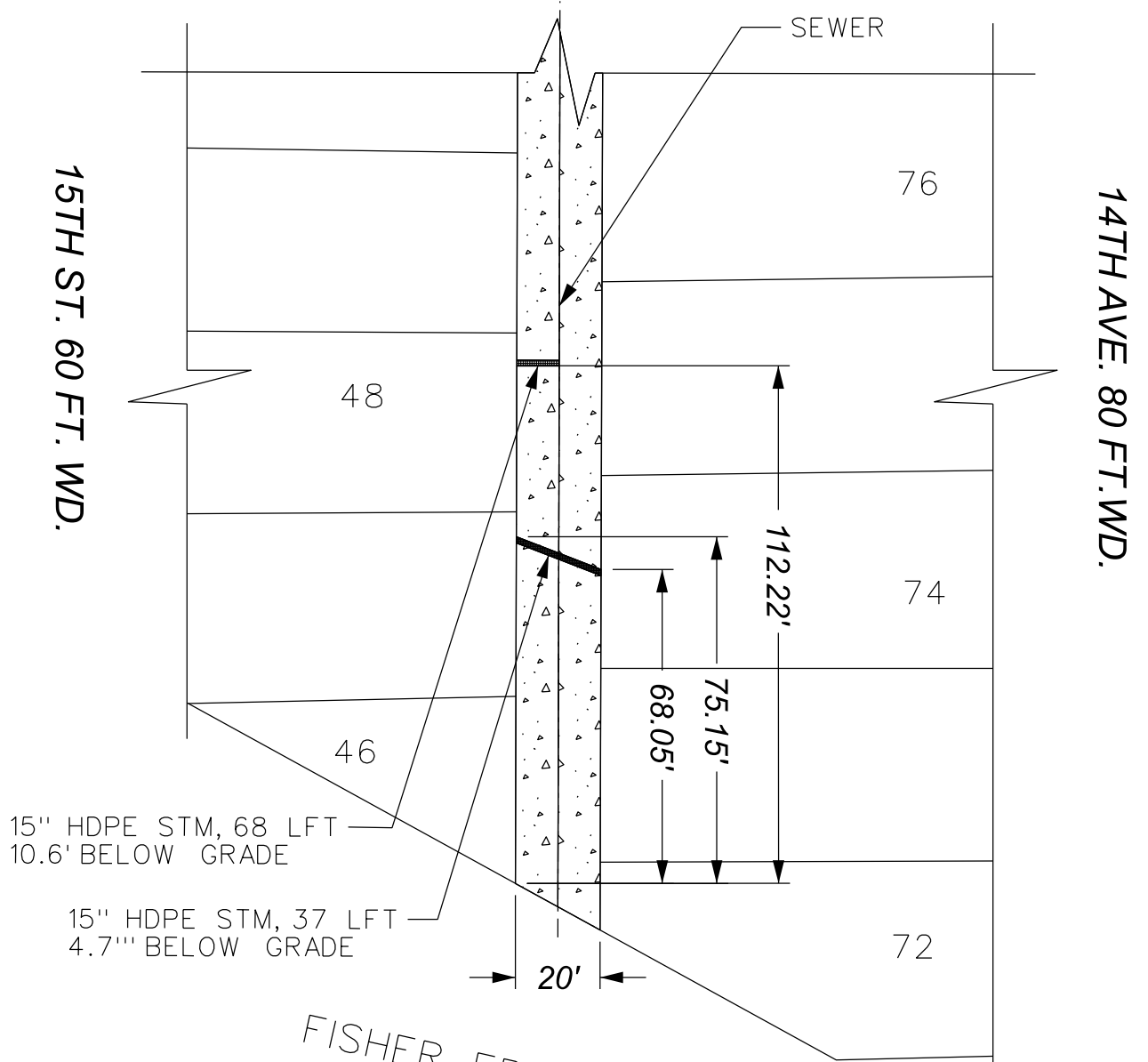
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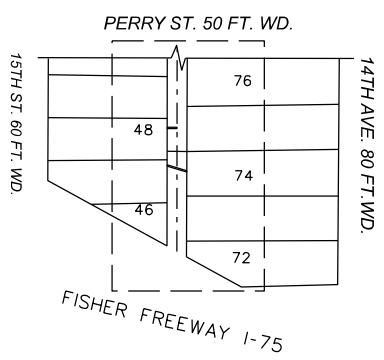
VE



15" HDPE STM, 68 LFT  
10.6' BELOW GRADE

15" HDPE STM, 37 LFT  
4.7' BELOW GRADE

FISHER FREEWAY I-75



- REQUEST ENCROACHMENT (FOR BELOW GRADE STORM SEWER CROSSING)
- HEAVY DUTY CONCRETE PAVEMENT AREA

(FOR OFFICE USE ONLY)

CARTO 19 F

<b>B</b>					
<b>A</b>					
<b>DESCRIPTION</b>		<b>DRWN</b>	<b>CHKD</b>	<b>APPD</b>	<b>DATE</b>
<b>REVISIONS</b>					
<b>DRAWN BY</b>	LC	<b>CHECKED</b>		AP	
<b>DATE</b>	09-25-2024	<b>APPROVED</b>		RW	

**REQUEST ENCROACHMENT  
INTO THE ALLEY BOUNDED BY  
14TH ST., PERRY ST., 15TH ST.,  
AND FISHER FWY. I-75 SERVICE DR.**

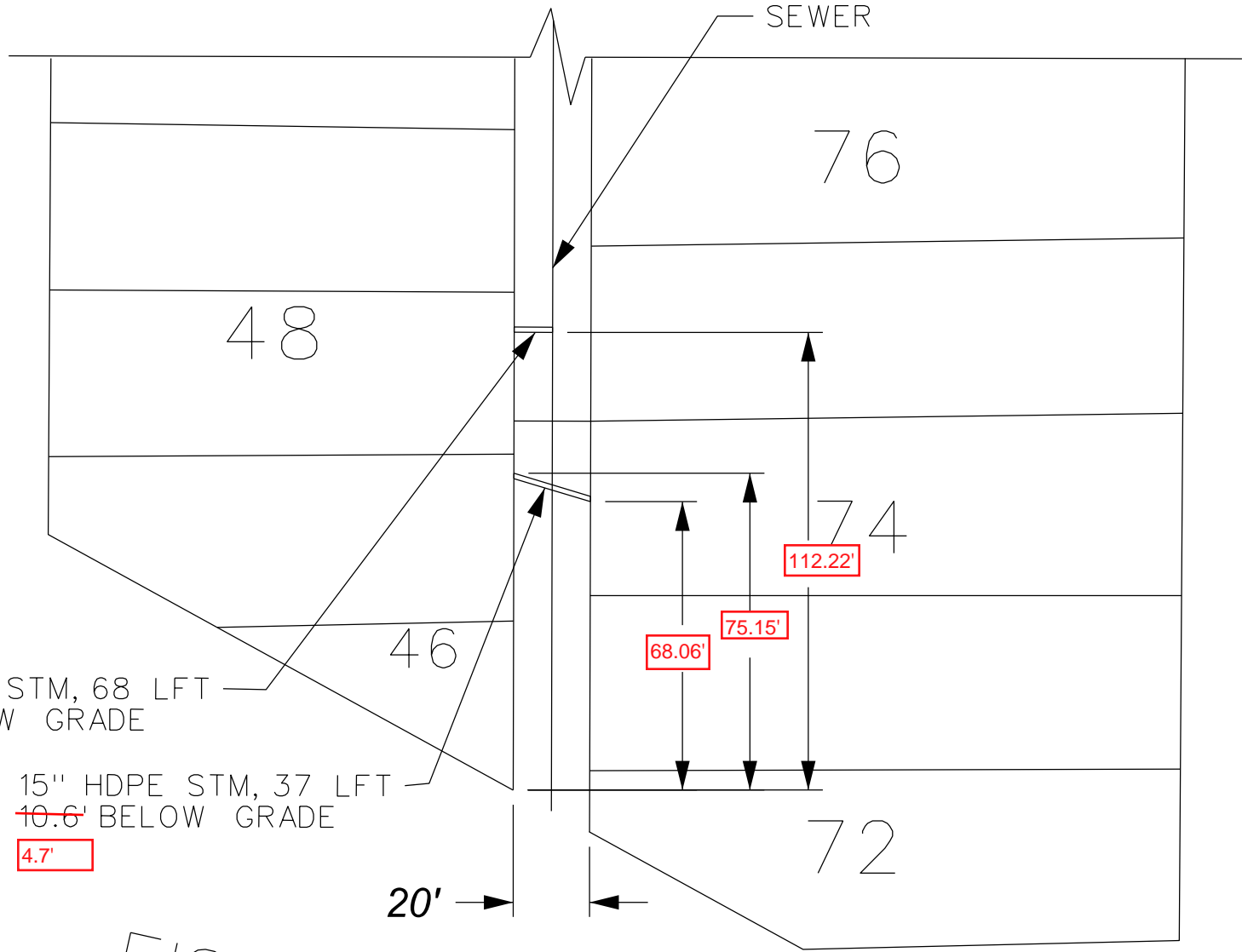
<b>CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU</b>	
<b>JOB NO.</b>	24-145
<b>DRWG. NO.</b>	



# PERRY ST. 50 FT. WD.

15TH ST. 60 FT. WD.

14TH AVE. 80 FT. WD.



15" HDPE STM, 68 LFT  
~~4.7'~~ BELOW GRADE

10.6'

15" HDPE STM, 37 LFT  
~~10.6'~~ BELOW GRADE

4.7'

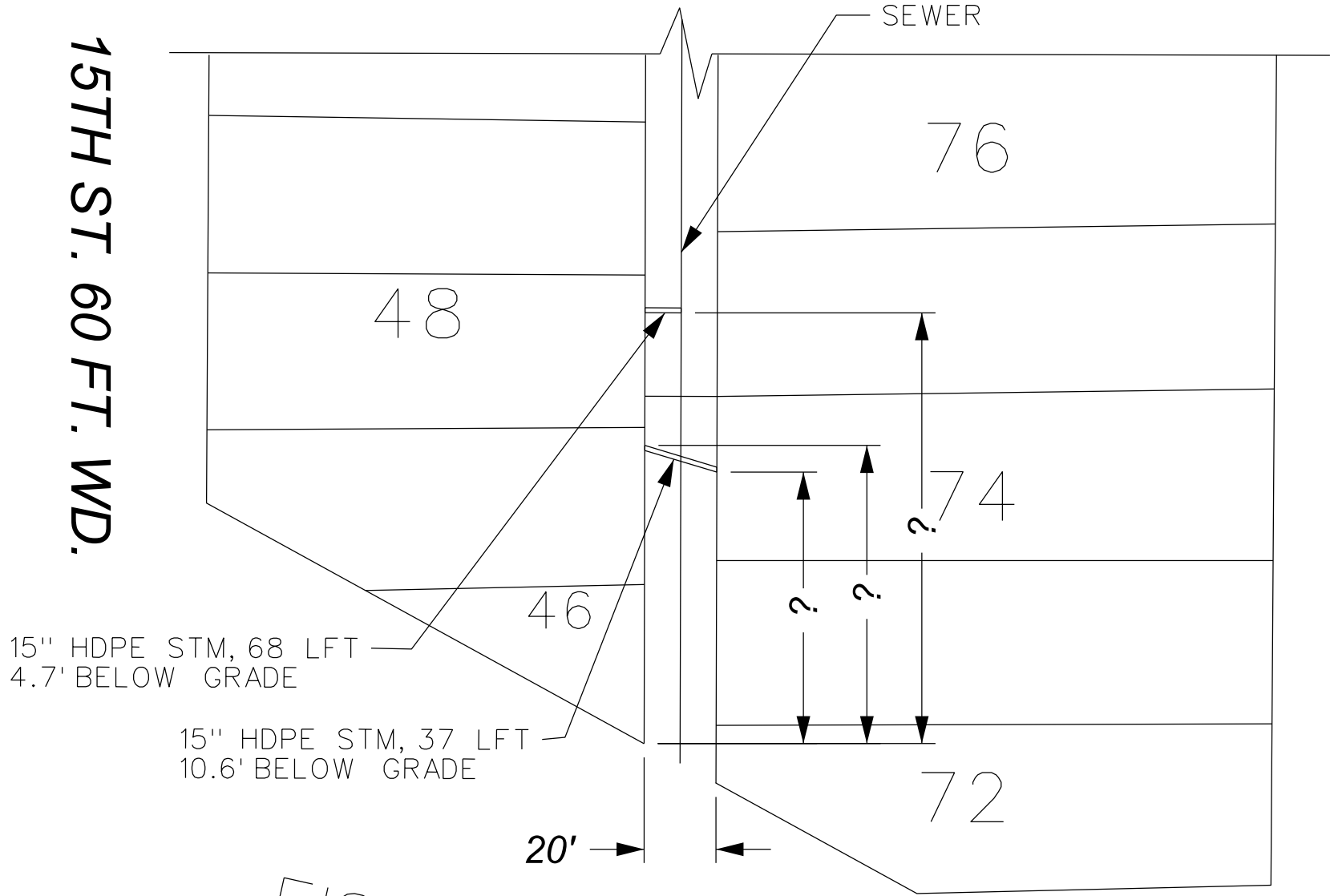
20'

FISHER FREEWAY I-75

# PERRY ST. 50 FT. WD.

15TH ST. 60 FT. WD.

14TH AVE. 80 FT. WD.



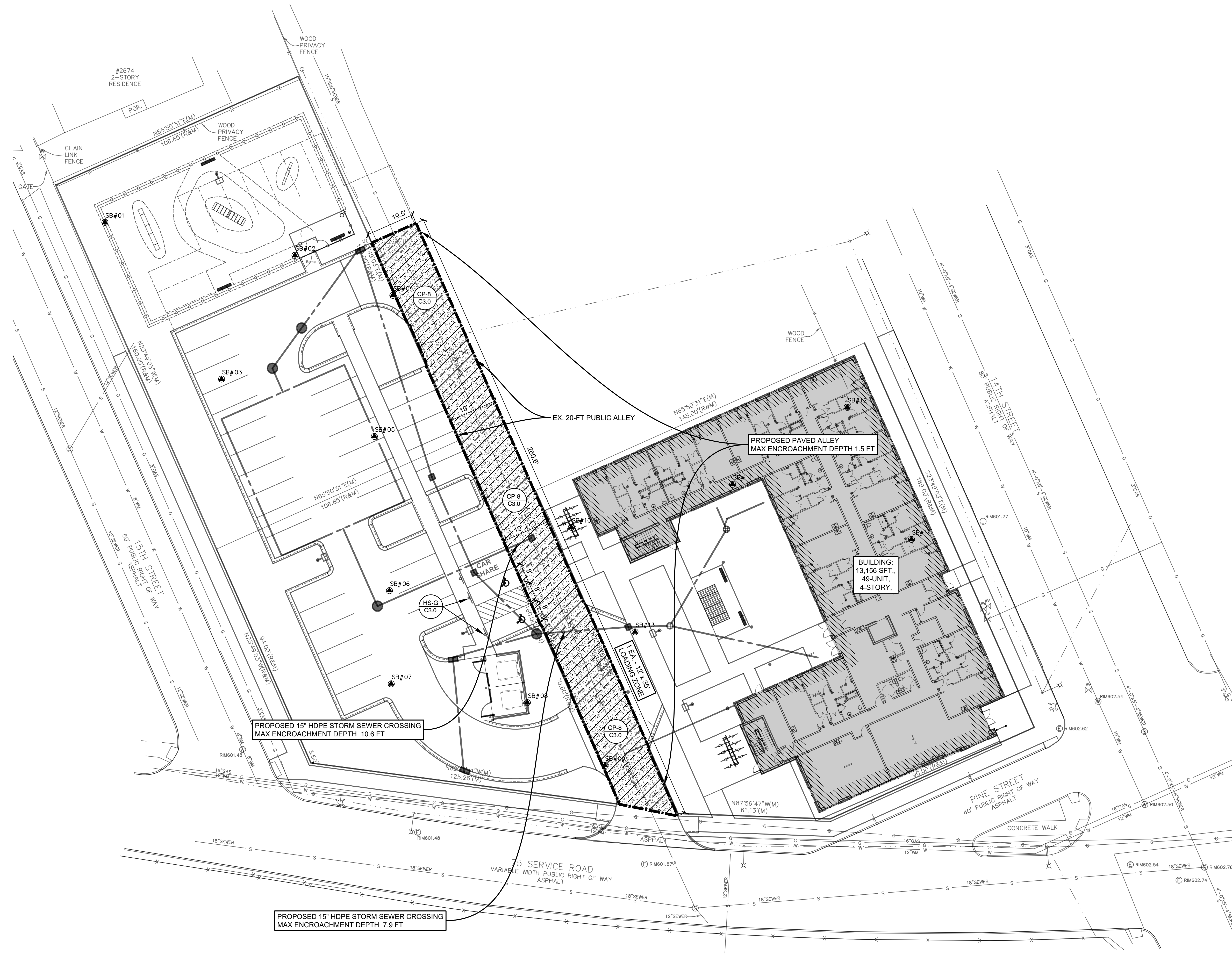
FISHER FREEWAY I-75

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

Sincerely,





**PROPOSED FEATURES LEGEND**

NEW HEAVY DUTY CONCRETE PAVEMENT AREA

**ENCROACHMENT LEGEND**

REQUESTED ENCROACHMENT INTO PUBLIC ALLEY AREA (4,956 SFT)

**Callen Engineering, Inc.**  
 108 East Savidge Street  
 Spring Lake, MI 49456  
 T. 616.414.5260  
 www.callenengineering.com

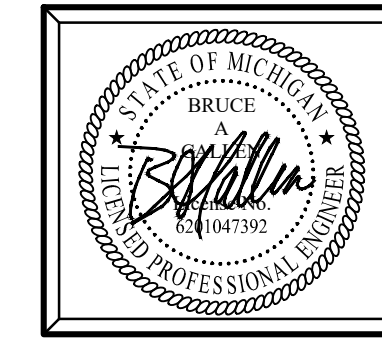


**MHT HOUSING, INC.**  
 32500 TELEGRAPH ROAD, SUITE 100  
 BINGHAM FARMS, MI 48025  
 248-833-0552

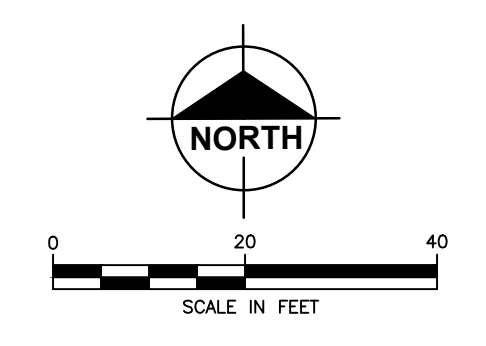
NO.	ISSUANCE / REVISION FOR PERMITS	BY	DATE
1	ADDITION 1	B.A.C.	04-18-24
2		B.A.C.	07-17-24

**NORTH CORKTOWN**  
 A PROPOSED DEVELOPMENT  
 CITY OF DETROIT, MI 48202  
 WAYNE COUNTY, MICHIGAN  
**ALLEY ENCROACHMENT PLAN**

NO.	ISSUANCE / REVISION FOR PERMITS	BY	DATE
1	ADDITION 1	B.A.C.	04-18-24
2		B.A.C.	07-17-24



Plan Prepared By:  
 Bruce A. Callen, PE  
 Callen Engineering, Inc.  
 108 E. Savidge St.  
 Spring Lake, Michigan 49456  
 Tel: 616-414-5260  
 email: bcallen@callenengineering.com



Know what's below.  
 Call before you dig.

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

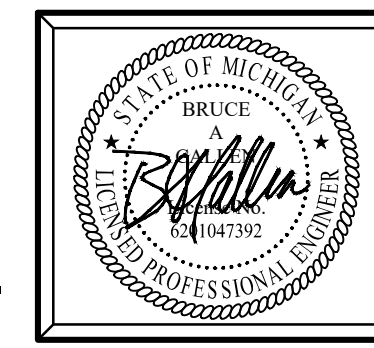
DATE OF PLAN: 07-17-24

PROJECT: 023 NORTH CORKTOWN  
 SHEET NO.: **C1.1**

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.



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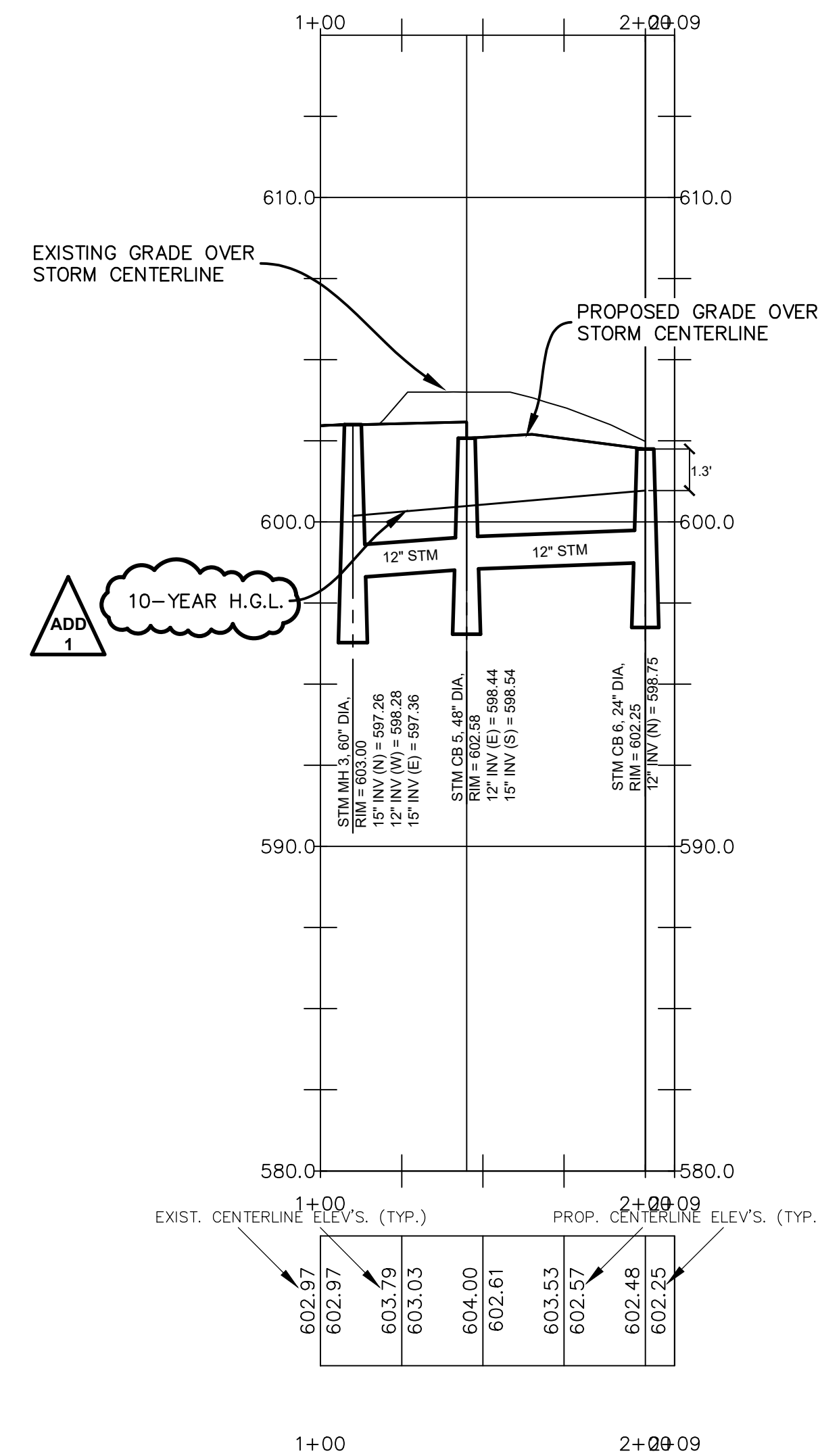
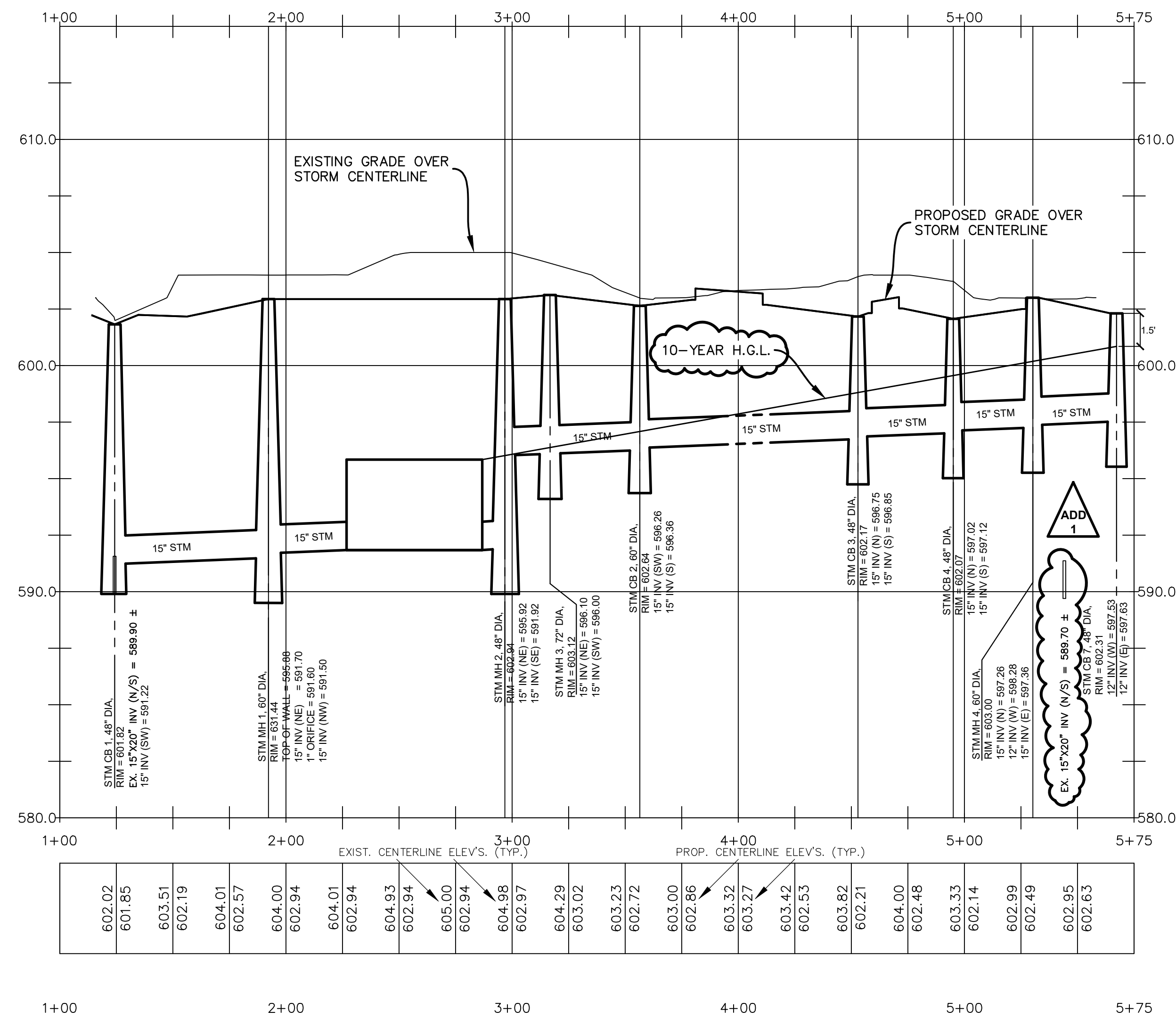
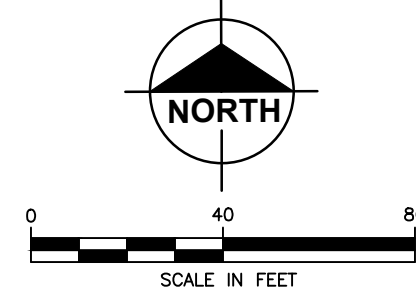
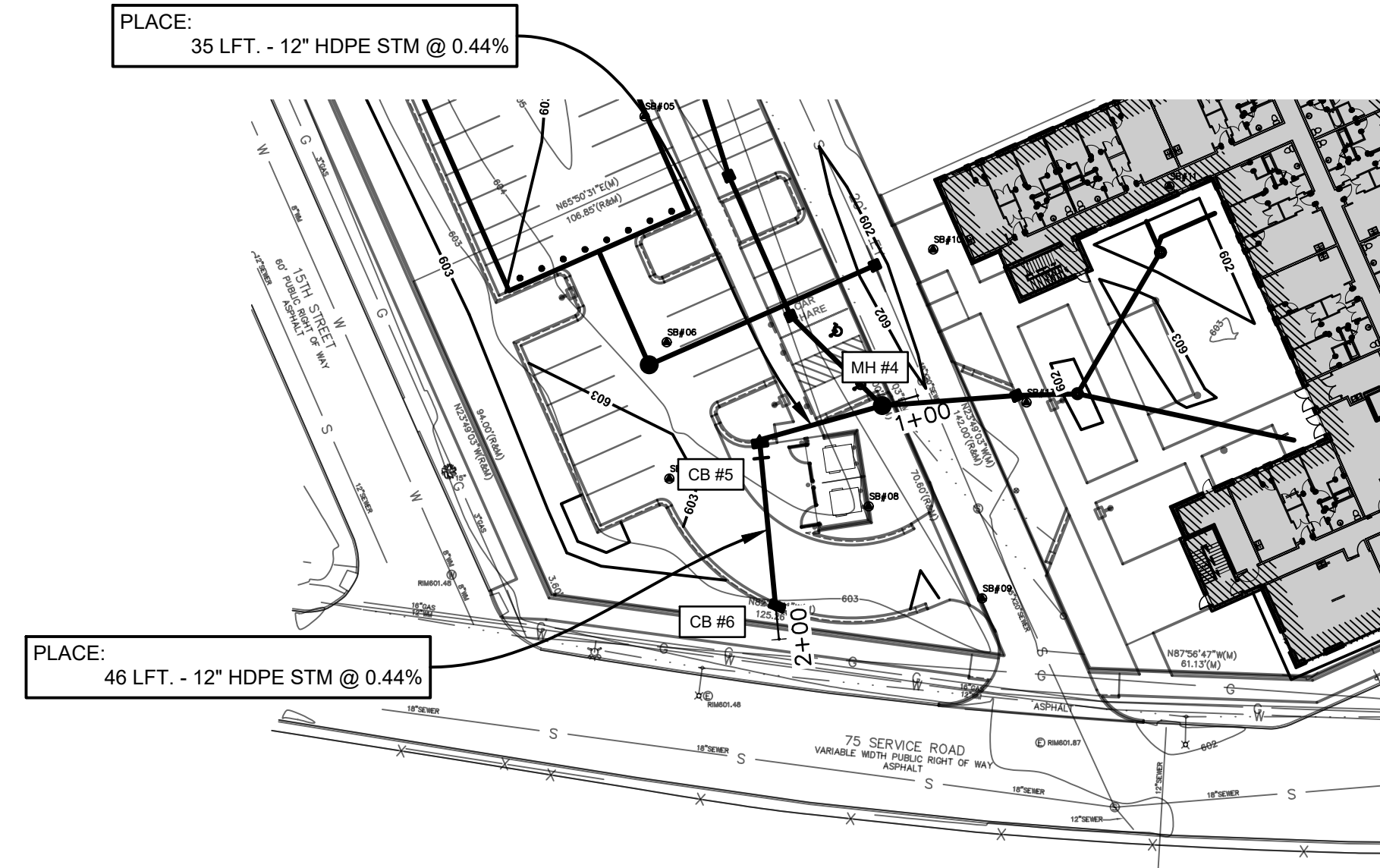
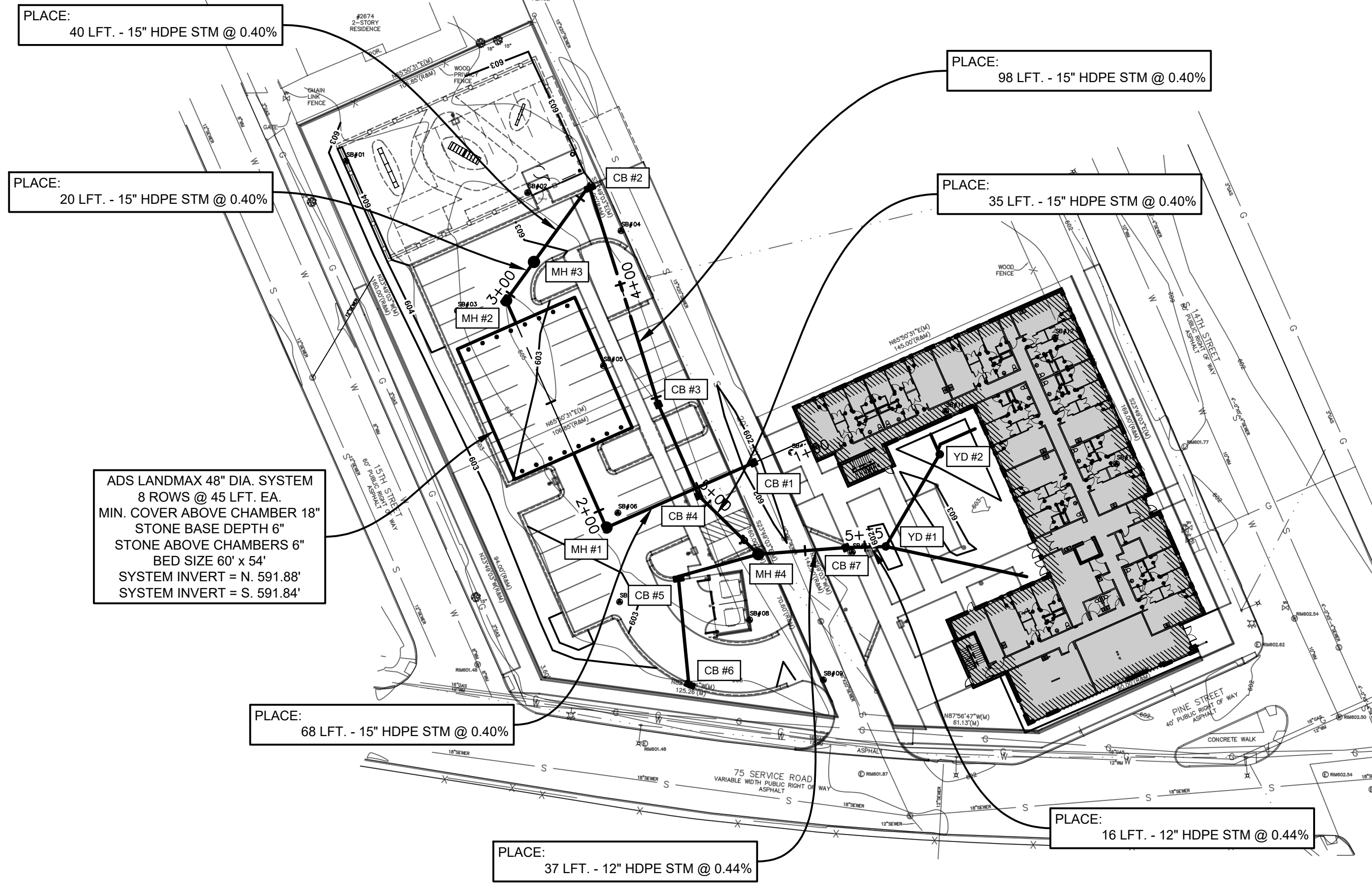
MHT HOUSING, INC.  
32500 TELEGRAPH ROAD, SUITE 100  
BINGHAM FARMS, MI 48025  
248-833-0552

NO.	ISSUANCE / REVISION	BY	DATE
1	FOR PERMITS	B.A.C.	04-15-24
2	ADDENDUM 1	B.A.C.	07-17-24

NORTH CORKTOWN  
A PROPOSED DEVELOPMENT  
CITY OF DETROIT, MI 48202  
WAYNE COUNTY, MICHIGAN

NO.	DATE	SCALE
1	FEB '24	AS NOTED
2	FEB '24	1:1

PROJECT: 023 NORTH CORKTOWN  
SHEET NO. **C3.1**



HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'

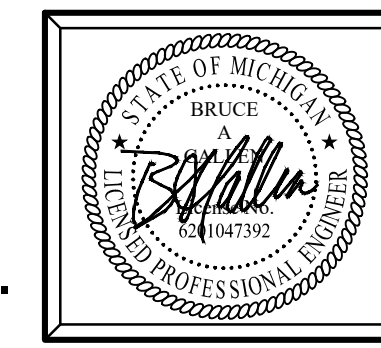
**SUBSURFACE CONDITIONS**  
Contractor(s) shall familiarize themselves with the information and findings presented in the Geotechnical Evaluation Report prepared by SME dated March 18, 2024. SME Project No. 094183.00  
Contractor(s) shall also familiarize themselves with the information and findings presented in the Phase II Environmental Site Assessment prepared by Hamp, Mathews & Associates, Inc., dated Jan. 16, 2024.

DATE OF PLAN: 07-17-24

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.



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Plan Prepared By:

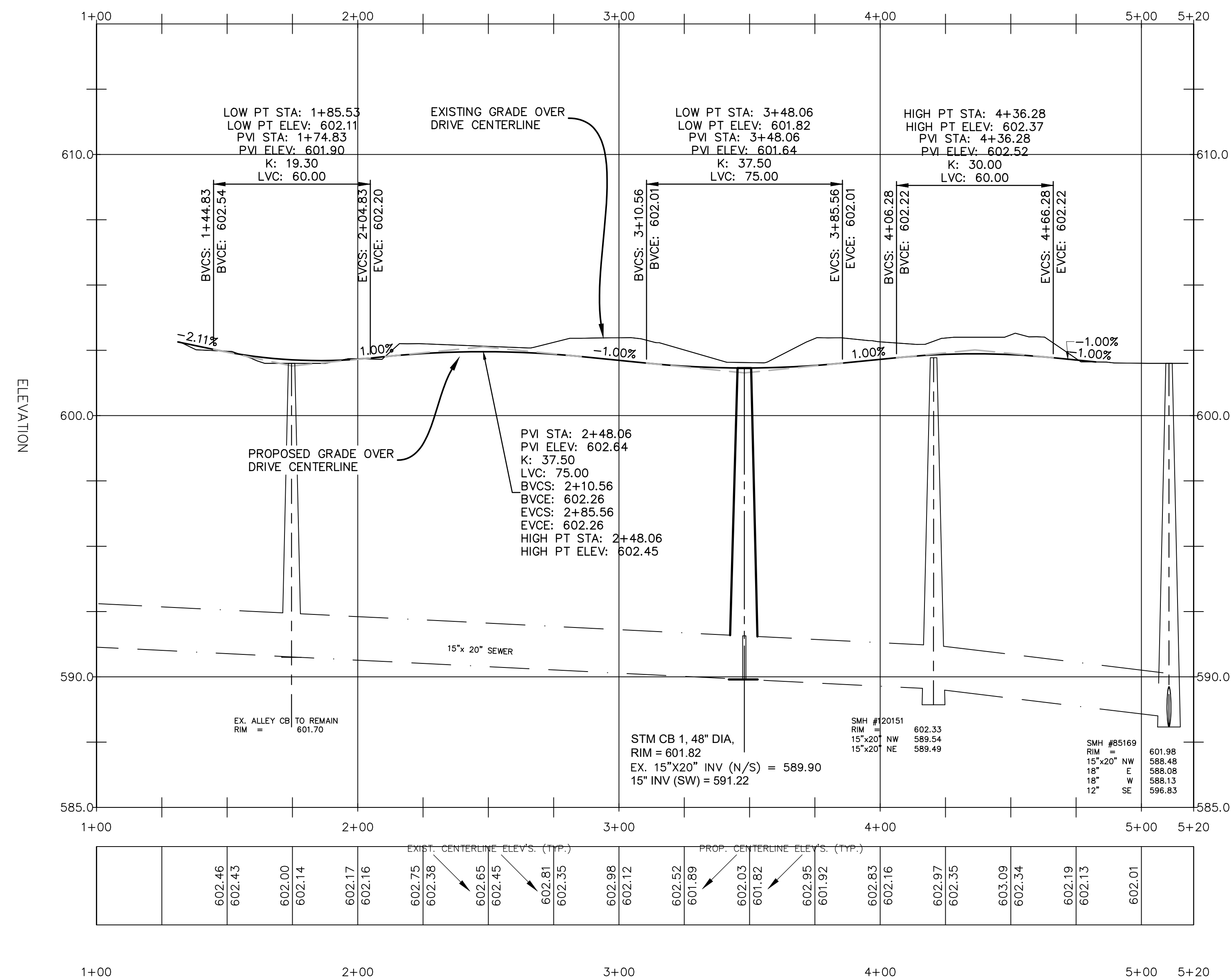
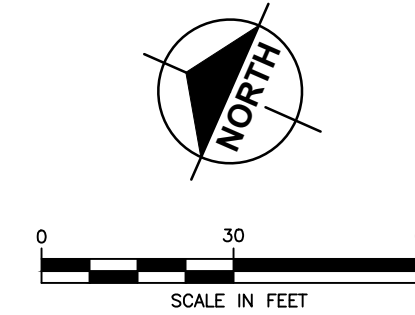
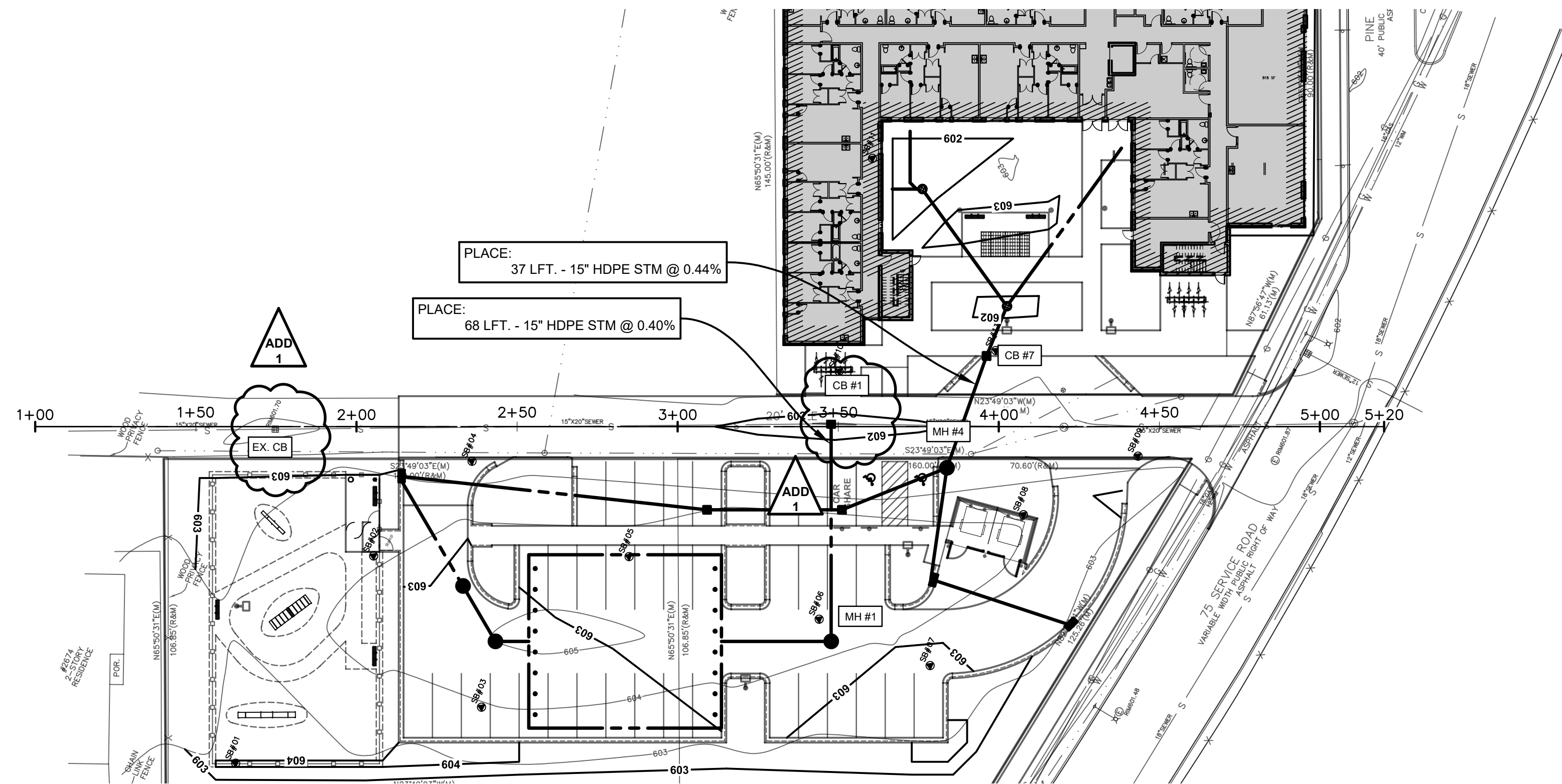
Bruce A. Callen, PE  
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108 E. Savidge St.  
Spring Lake, Michigan 49456

Tel: 616-414-5260  
email: bcallen@callenengineering.com

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www.callenengineering.com



MHT HOUSING, INC.  
32500 TELEGRAPH ROAD, SUITE 100  
BINGHAM FARMS, MI 48025  
248-833-0552



HORIZONTAL SCALE: 1"=30'

VERTICAL SCALE: 1"=3'

BENCH MARKS:

- BM 1 NAIL IN SOUTH FACE OF UTILITY POLE AT NORTHEAST CORNER OF PROPERTY. Elevation: 603.15 ft. (NAVD 88)
- BM 2 ARROW ON HYDRANT AT NORTHWEST CORNER OF PINE ST. AND 14TH ST. Elevation: 605.50 ft. (NAVD 88)
- BM 3 ARROW ON HYDRANT AT NORTHEAST CORNER OF 15TH ST. AND FISHER SERVICE DRIVE. Elevation: 604.07 ft. (NAVD 88)

**SUBSURFACE CONDITIONS**

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2	ADDENDUM 1	B.A.C.	07-17-24

NORTH CORKTOWN  
A PROPOSED DEVELOPMENT  
CITY OF DETROIT, MI 48202  
WAYNE COUNTY, MICHIGAN  
ALLEY PLAN & PROFILE

EDIT	DATE
	FEB '24
	FEB '24

SCALE  
DRAWING: 1"=30'  
AS NOTED  
PLOT SCALE: 1:1

PROJECT: 023 NORTH CORKTOWN  
SHEET NO. C3.2

DATE OF PLAN: 07-17-24