



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

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To: Clerk's Office  
From: The Department of Public Works  
City Engineering Division  
MapsandRecordsBureau@DetroitMI.Gov  
(313) 224-3970

Petitioner:  
Renovate Detroit, LLC  
2777 Franklin Rd., Suite 2500  
Southfield, MI 48034

On behalf of the above-mentioned petitioner the Department of Public Works: City Engineering Division is submitting a petition request for the below mentioned action. 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:

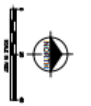
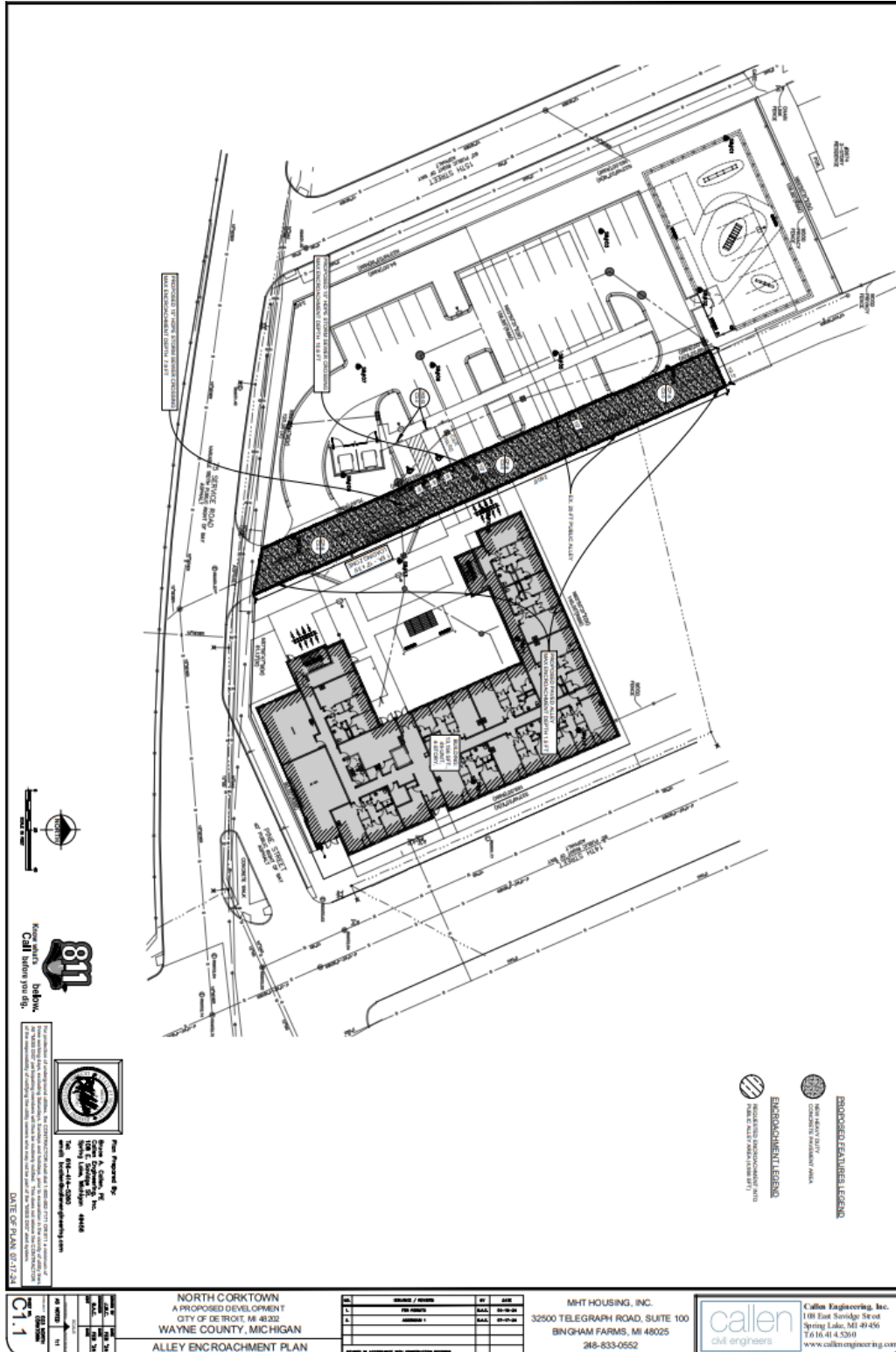
Petition to request encroachments into the north-south public alley for installation of two-below grade storm sewers.

Georgine Gersdorff  
Manager II  
Department of Public Works  
City Engineering Division  
313-224-3985



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 Prepared By: Brian A. Callan, PE  
 Checked By: [Name]  
 Date of Plan: 02/12/24

- PROPOSED FEATURES LEGEND**
- PROPOSED ENCROACHMENT AREA
  - PROPOSED ENCROACHMENT AREA

**C1.1**

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

NO.	REVISION / NOTES	BY	DATE
1	ISSUED FOR PERMITS	BAC	02-12-24
2	REVISED	BAC	02-12-24
3	REVISED	BAC	02-12-24

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



Callen Engineering, Inc.  
 108 East Soudge Street  
 Spring Lake, MI 49456  
 Tel: 616.414.5200  
 www.callenengineering.com



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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**

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.



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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,

A handwritten signature in blue ink, appearing to read "Paul Stoddard".

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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)



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