



Central Services Facility

313-267-8000 • detroitmi.gov/DWSD

Date:

- ☐ Outright Vacation
- ☐ Conversion to Easement

- ☐ Dedication
- ☐ Encroachment

☐ Berm Use

☐ Temporary Closing

☐ Approved Subject to Attached Provisions

☐ Not Approved

☐ Revise and Resubmit

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	Name	Title	Signature	Date
Reviewed by:			Mohammad Siddique	
Approved by:			Mohammad Siddique For Syed Ali	

Daniel Osborne
St. Clair Construction Company
20250 Harper Avenue
Detroit, Michigan 48225

September 11, 2024

Subject: Encroachment Petition for 2610 Cochrane

City of Detroit:

St. Clair Construction is the General Contractor of the Left Field project located at 2610 Cochrane – which is a multi-family housing project. We have been operating under Right of Way permit ENG-22-1638 and building permits BLD2021-03642 and BLD2022-03368.

Two sides of the building have a zero setback (Cochrane St. and W. Fisher Fwy). On the Cochrane St. side of the building, the approved plans show five stairways (shared between 10 living units) and a concrete pad for an emergency exit.

We are petitioning to locate these stairs, concrete pad and associated landscaping in the right of way. This would be a permanent encroachment.

Thank you,



Daniel Osborne
Project Manager
St. Clair Construction

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.

2610 Cochrane



9/24/2024

Transmission System Mains - GLWA

Active Water Main

Transmission System Valves - GLWA



Blowoff



Gate



Manual Air

Distribution System Main
Active

Tapping Sleeve

Distribution System Hydrant

Distribution System Main
Active

Abandoned

Wastewater Catch Basin

Wastewater Manhole

Wastewater Fitting

Bend/Slope Change

Blind Connection

Bulkhead/Cap

Material/Size Change

Crown/Main Point

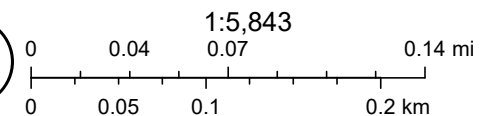
Crown/Main Point

Wastewater Lamp Hole

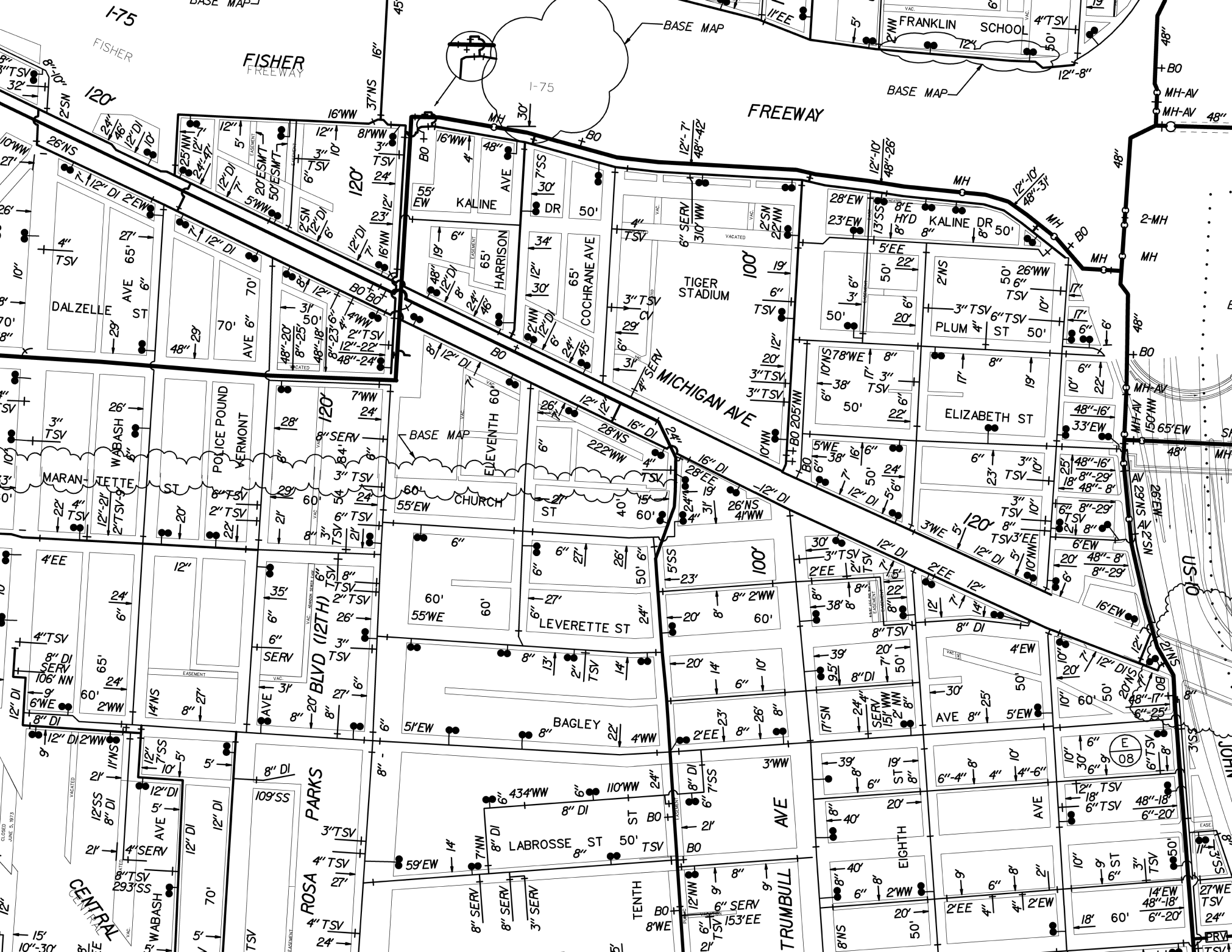
Wastewater Gravity Main

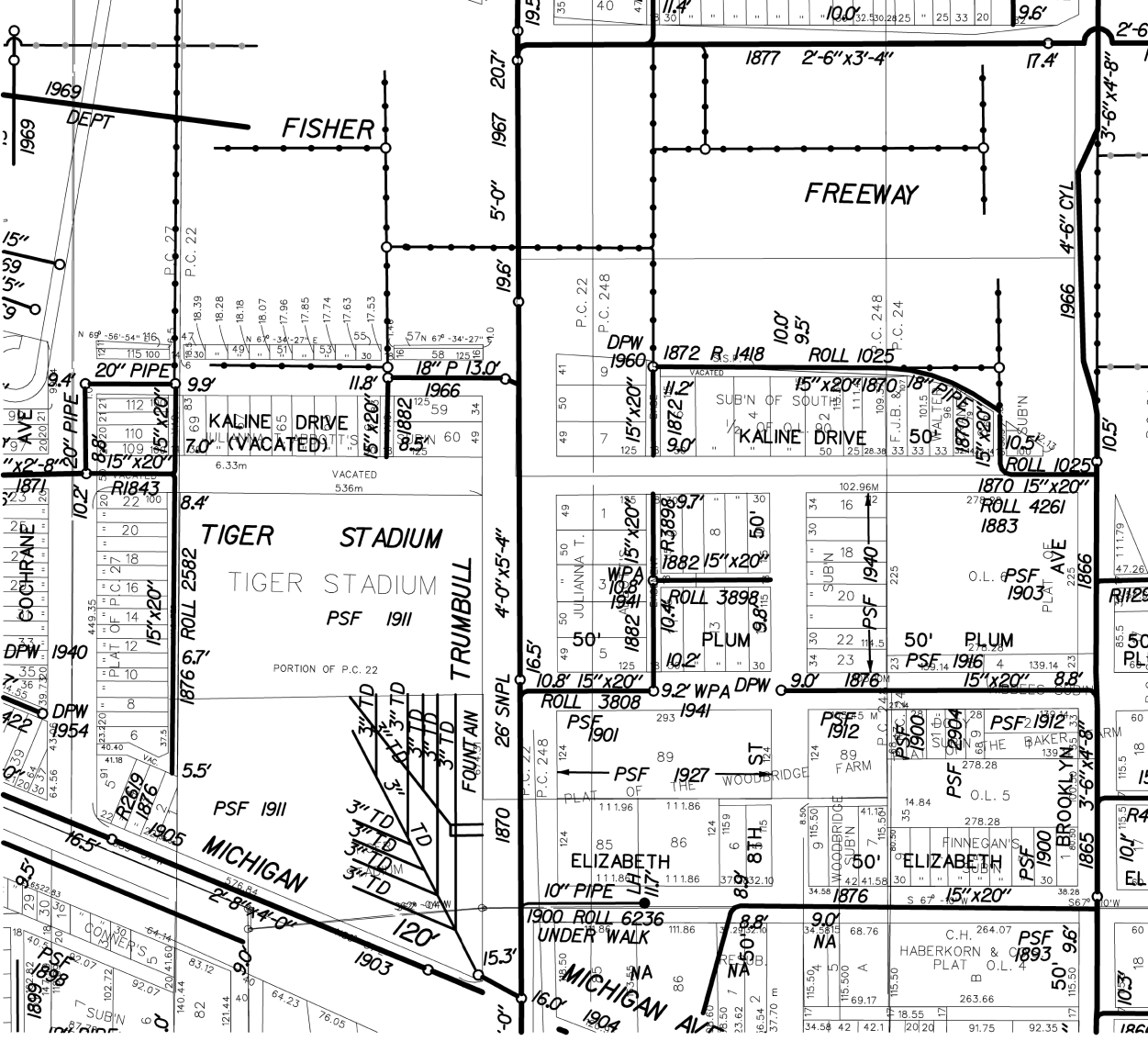
Active

Abandoned/Inactive/Retired



DWSD, Esri Community Maps Contributors, City of Windsor, Province of Ontario, SEMCOG, © OpenStreetMap, Microsoft, Esri Canada, Esri,

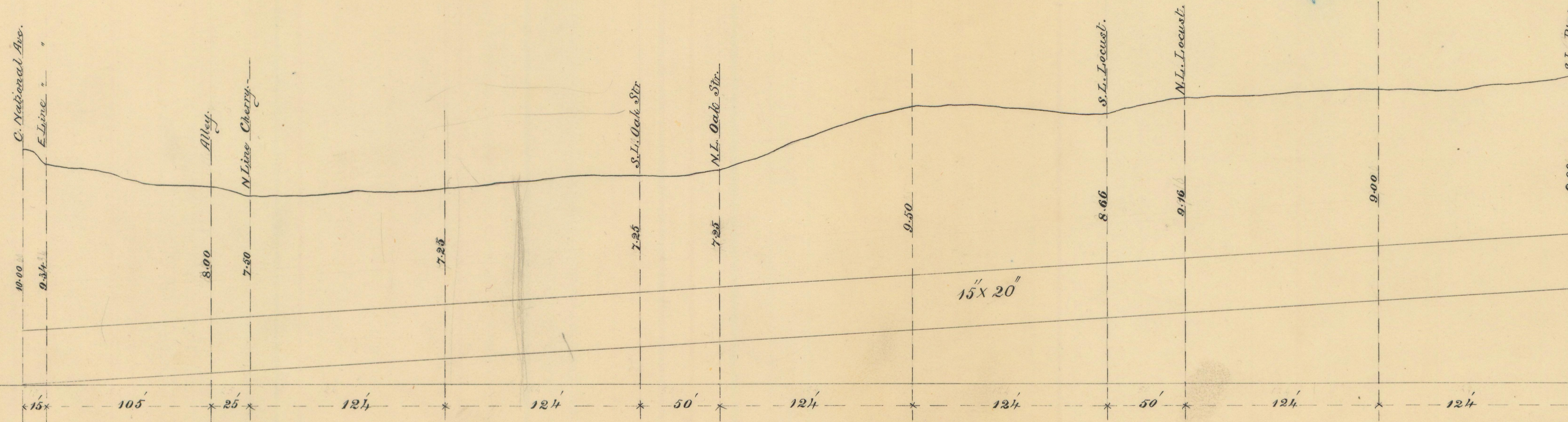




N^o 42 In the Alley between Pine, and Cherry Strs, National and Ninth Avenues.

J. H. & J. W. Granger. Contractors. 1873.

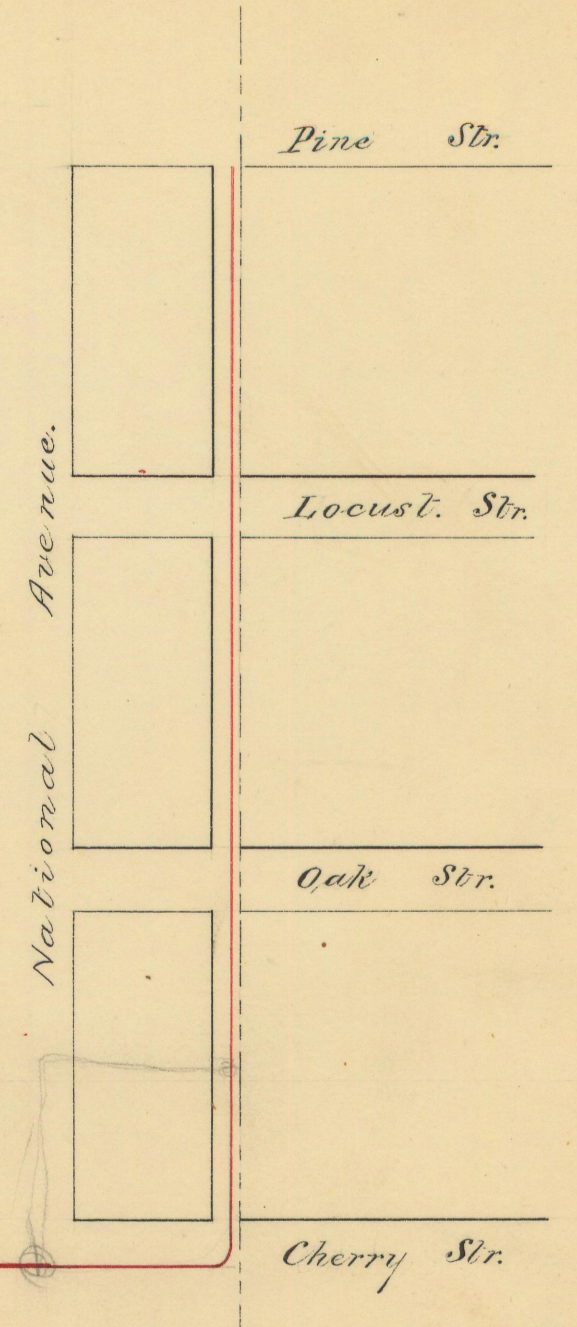
Roll 1843 ✓



SCALE 60 feet to the inch Horizontal
1/4 " " " " Vertical.
Grade 5 inches in 100 feet.

989.

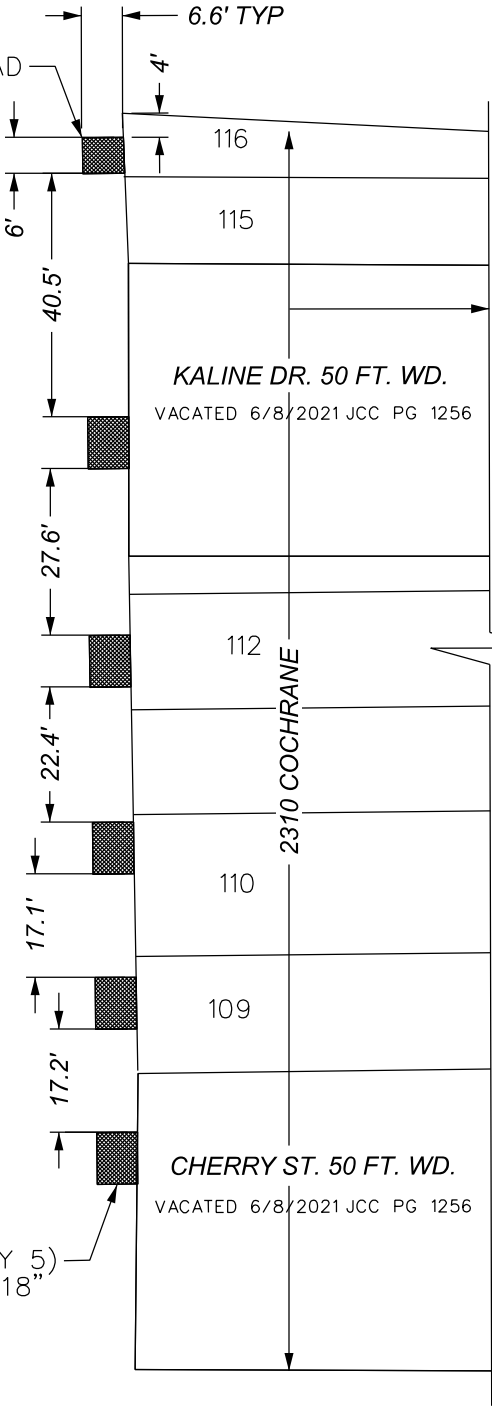
Size 15" x 20"
SEWER Length 989 feet.





CONCRETE PAD
6' X 6.6'
AT GRADE

COCHRANE AVE. 65 FT. WD.



TRUMBULL AVE. 100 FT. WD.

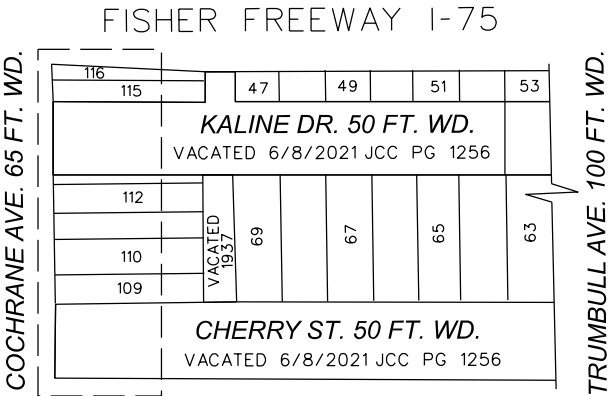
STAIRWAY (QTY 5)
8.5' X 6.6' X 18"



- REQUEST ENCROACHMENT
(FOR FIVE STAIRWAYS AND ONE CONCRETE PAD)

(FOR OFFICE USE ONLY)

CARTO 29 D



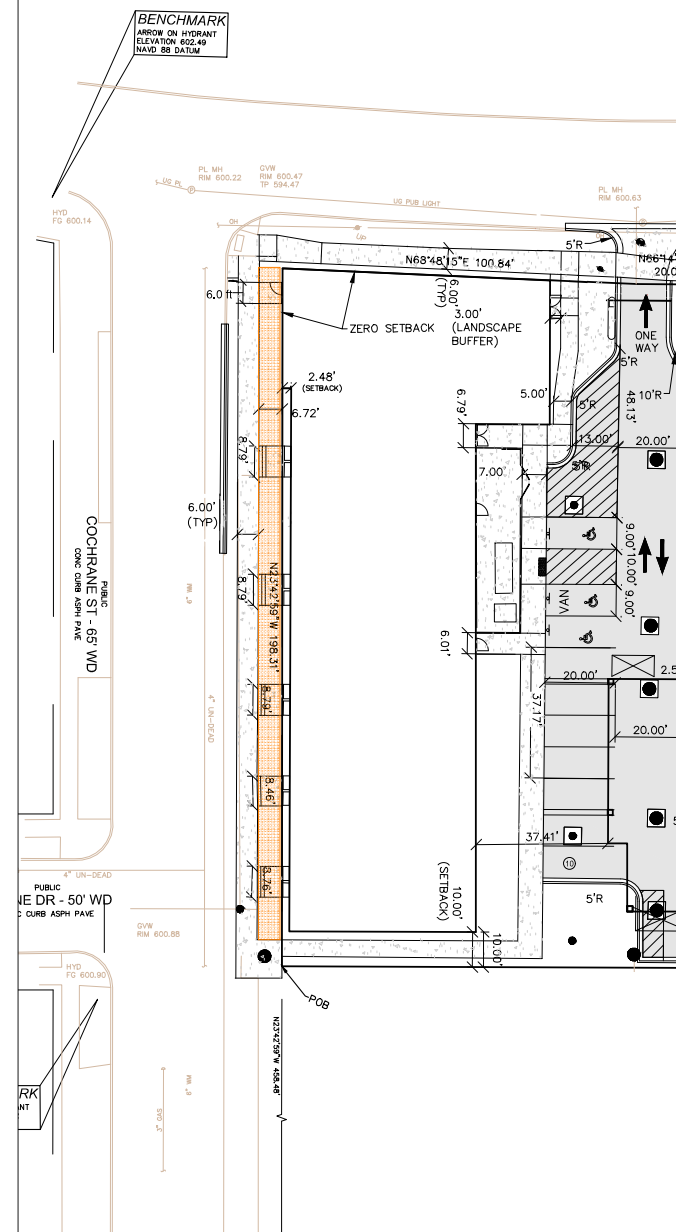
COCHRANE AVE. 65 FT. WD.

TRUMBULL AVE. 100 FT. WD.

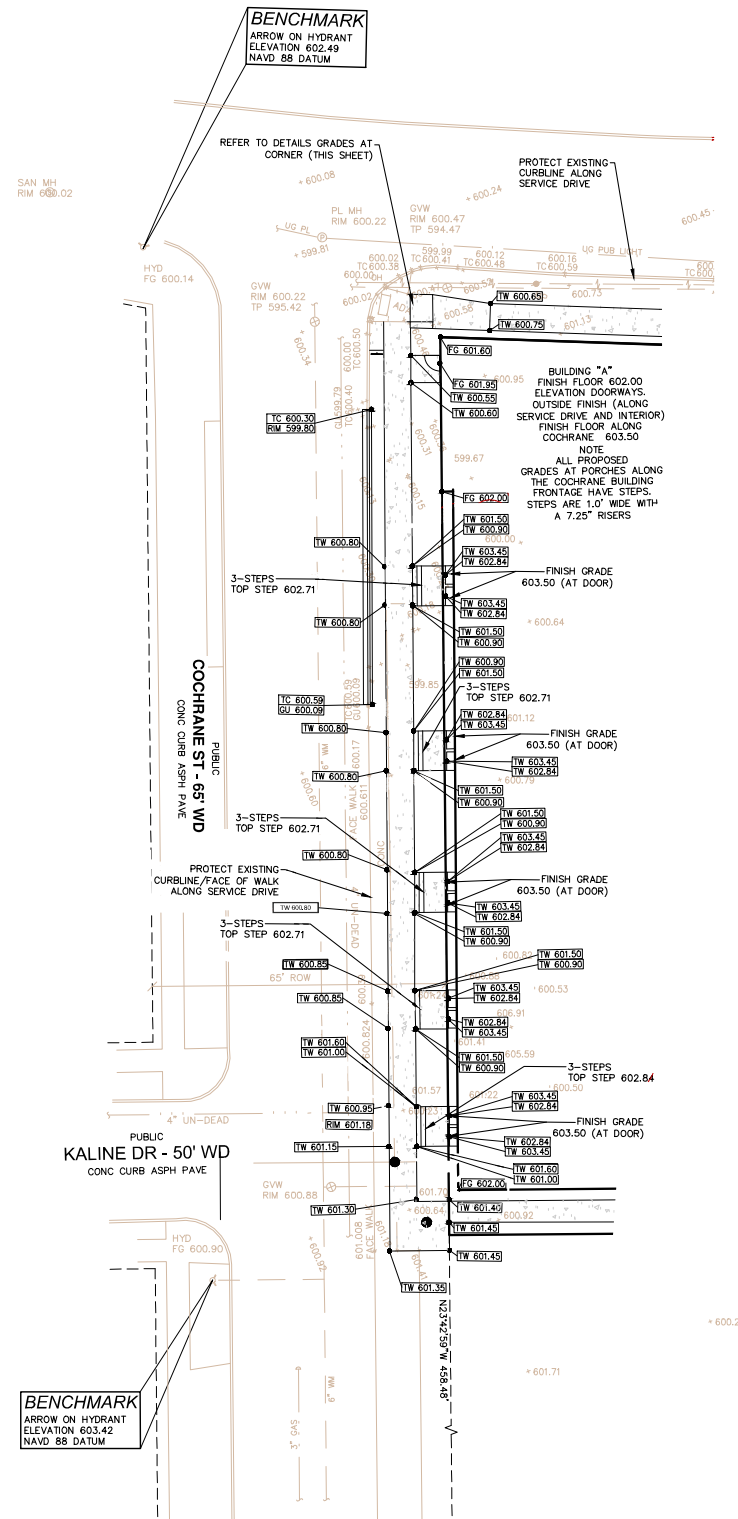
B					
A					
REVISIONS					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
DRAWN BY	LC		CHECKED	AP	
DATE	09-16-2024		APPROVED	RW	

REQUEST ENCROACHMENT ONTO
COCHRANE AVE.
AT 2310 COCHRANE AVE.
BETWEEN CHERRY ST. AND I-75 SERVICE DR.

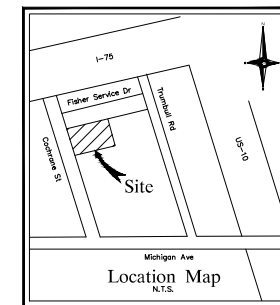
CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU	
JOB NO.	24-141
DRWG. NO.	





SITE PLAN AND ENCROACHMENT LOCATIONS






























ELEVATION OF ENCROACHMENT LOCATIONS



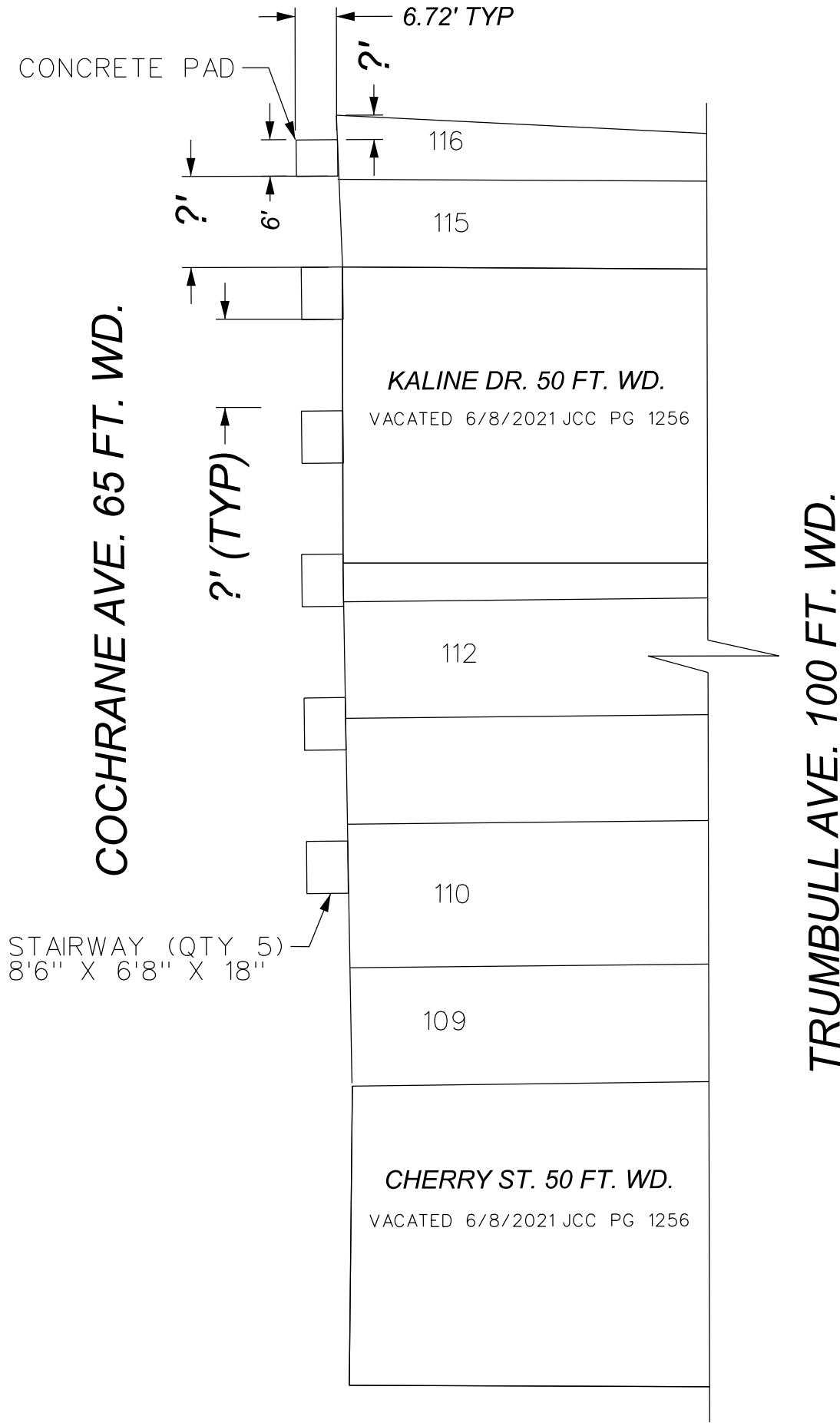
PAVING LEGEND

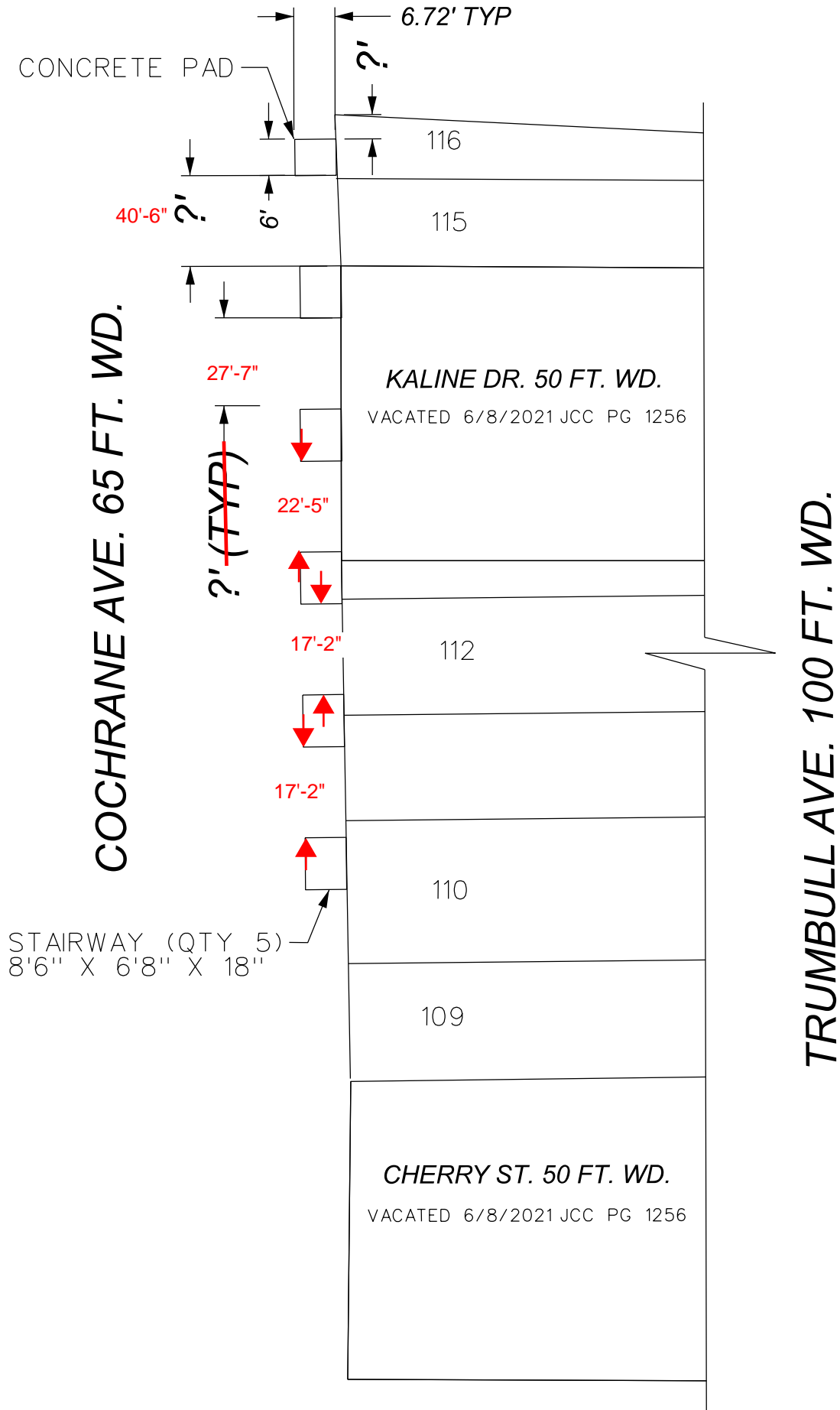
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	EXISTING MANHOLE		EXISTING SANITARY SEWER
	EXISTING HYDRANT		SAN. CLEAN OUT
	GATE VALVE		EXISTING WATERMAIN
	MANHOLE CATCH BASIN		EXISTING STORM SEWER
	CATCH BASIN		EX. R. Y. CATCH BASIN
	BURIED CABLES		OVERHEAD LINES
	UTILITY POLE		LIGHT POLE
	GUY WIRE		SIGN
	EXISTING GAS MAIN		C.O. MANHOLE
	HYDRANT		R.R. SANITARY SEWER
	GATE VALVE		R.R. WATER MAIN
	INLET		C.R. MANHOLE
	STORM SEWER		R.R. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE		

FISHER FREEWAY I-75







OFFICE OF THE CHIEF FINANCIAL OFFICER
Office of the Assessor

COLEMAN A. YOUNG MUNICIPAL CENTER

2 Woodward Avenue, Suite 828 * Detroit, Michigan 48226

Phone: 313•224•3024

Website: www.detroitmi.gov

Email: AssessorsLandRecordsMaintenance@detroitmi.gov

Monday, February 28, 2022

Dear Taxpayer;

This notice is to inform you that changes have been made to your parcel. The Office of the Assessor - Land Records Maintenance Section received a petition for parcel(s) modification:

The result of the modification has added new parcel(s) identification(s) and assessment(s) to **next year's tax roll**.

Please see table below for list of retired and active parcels resulting from the modification.

PARCEL	ADDRESS	STATUS	LEGAL DESCRIPTION
PARCEL A 08000580-1	2310 COCHRANE	ACTIVE	E COCHRANE PT OF 109-111, 113, 115, 116 AND ALL 112 PLAT P.C.27 L2 P5; PT OF 47-53 AND 63 THRU 69 JULIANA T ABBOTTS SUB L5 P36 INCL VAC KALINE DR, VAC CHERRY ST AND VAC ALLEYS ADJ; ALL DESC AS COMM AT N LINE MICHIGAN AVE (120 FT) AND E LINE LINE OF COCHRANE AVE (65 FT WD) TH N 23D 42M 59S W 458.48 FT TO POB TH N 23D 42M 59S W 198.31 FT TH N 68D 48M 15S E 100.84 FT TH N 66D 14M 47S E 20.00 FT TH N 66D 27M 12S E 184.76 FT TH S 23D 38M 17S E 105.68 FT TH S 66D 46M 55S W 230.62 FT TH S 23D 13M 38S E 89.89 FT TH S 66D 27M 12S W 73.98 FT TO POB 198.31 IRREG, 0.90 AC
PARCEL B 08000582-3	2300 COCHRANE	ACTIVE	E COCHRANE PT OF 109-111 PLAT P.C.27 L2 P5; PT OF 63 THRU 69 JULIANA T ABBOTTS SUB L5 P36 INCL VAC CHERRY ST AND VAC ALLEY ADJ; ALL DESC AS COMM AT N LINE MICHIGAN AVE (120 FT) AND E LINE LINE OF COCHRANE AVE (65 FT WD) TH N 23D 42M 59S W 458.48 FT TH N 66D 27M 12S E 73.98 FT TO POB TH N 23D 13M 38S W 89.89 FT TH N 66D 46M 55S E 230.62 FT TH S 23D 38M 17S E 88.57 FT TH S 66D 27M 12S W 231.26 FT TO POB 89.89 FT IRREG 0.47 AC
08000580-3	2610 COCHRANE	RETIRED	PT OF PC 22 AND 27 BG PT OF 116 AND ALL OF LOTS 109 THRU 115 OF PLAT P.C.27 L2 P5, ALSO PT OF LOTS 47 THRU 53 AND 63, ALL OF LOTS 64 THRU 69 JULIANA T ABBOTTS SUB L5 P 36 INCL VAC KALINE DR, VAC CHERRY ST AND ALL ALLYS WITHIN THE DESC PARCEL; ALSO DESC AS: COMM AT N LINE MICHIGAN AVE (120 FT WD) AND E LINE LINE OF COCHRANE AVE (65 FT WD) TH N 23D 42M 59S W 458.48 FT TO POB; TH N 23D 42M 59S W 198.31 FT; TH N 68D 48M 15S E 100.84 FT; TH N 66D 14M 47S E 20 FT; N 66D 27M 12S E 184.76 FT; TH S 23D 38M 17S E 194.25 FT; TH S 66D 27M 12S W 305.24 TO POB IRRG 1.366 ACRES

If you have any questions, please visit or contact us.

Thank You.

Land Records Maintenance Section