

Detroit Water and Sewerage Department

Central Services Facility

25 Huber Street Detroit MI 48211

6425 Huber Street, Detroit, MI 48211 313-267-8000 • detroitmi.gov/DWSD

Letter of Transmittal Date: **Petition Map:** Type of Petition ☐ Outright Vacation ☐ Berm Use ☐ Dedication ☐ Conversion to Easement ☐ Encroachment ☐ Temporary Closing **Review Status** The above petition has been received and reviewed by this office. Please see below for the review status as marked. ☐ Approved Subject to □ Revise and Resubmit **Attached Provisions** ☐ Not Approved Additional Comments (if applicable):

Attached is the DWSD provision related to the petition.

	Name	Title	Signature	Date
Reviewed by:			Mohammad Siddigue	
Approved by:			Mohammad Siddique 8 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.

Rev: 9/27/2023



Revised October 2, 2024

Department of Public Works Maps and Records Bureau City of Detroit 2 Woodward Avenue Detroit, MI 48226

Re: ROW Encroachment Petition

Fisher 21 Lofts 6051 Hastings St Detroit, MI 48211 BLD2024-01725

To whom it may concern,

The developers for the Fisher 21 Lofts are requesting approval of right-of-way encroachment for bike racks, canopies, and balconies. Please reference the uploaded site plan that outlines the following encroachments:

- Bike Racks five (5) clusters of bike racks that encroach into the St. Antoine, Piquette, and Hastings rights-of-way. They project 5'-6" into the ROW on St. Antoine and Hastings, and 12'-6" on Piquette.
- Canopies three (3) proposed steel framed canopies that encroach into the St. Antoine, Piquette, and Hastings rights-of-way. The canopies will project 10'-2" into the ROW, and they will be approximately 13'-3" above the proposed sidewalk elevation. The project is seeking Historic Tax Credits, and the canopies are intended to match canopies that were previously installed on the building, found in a photograph from 1941.
- <u>Existing Fire Escapes</u> fire escapes to be repaired and be converted into resident balconies. The fire escapes project 4'-0" into the Piquette ROW.

Sincerely,

Blake Hill, AIA Associate

McIntosh Poris Architects

cc: Greg Jackson, Richard Hosey, Garrity Guenther Langs, John Skok



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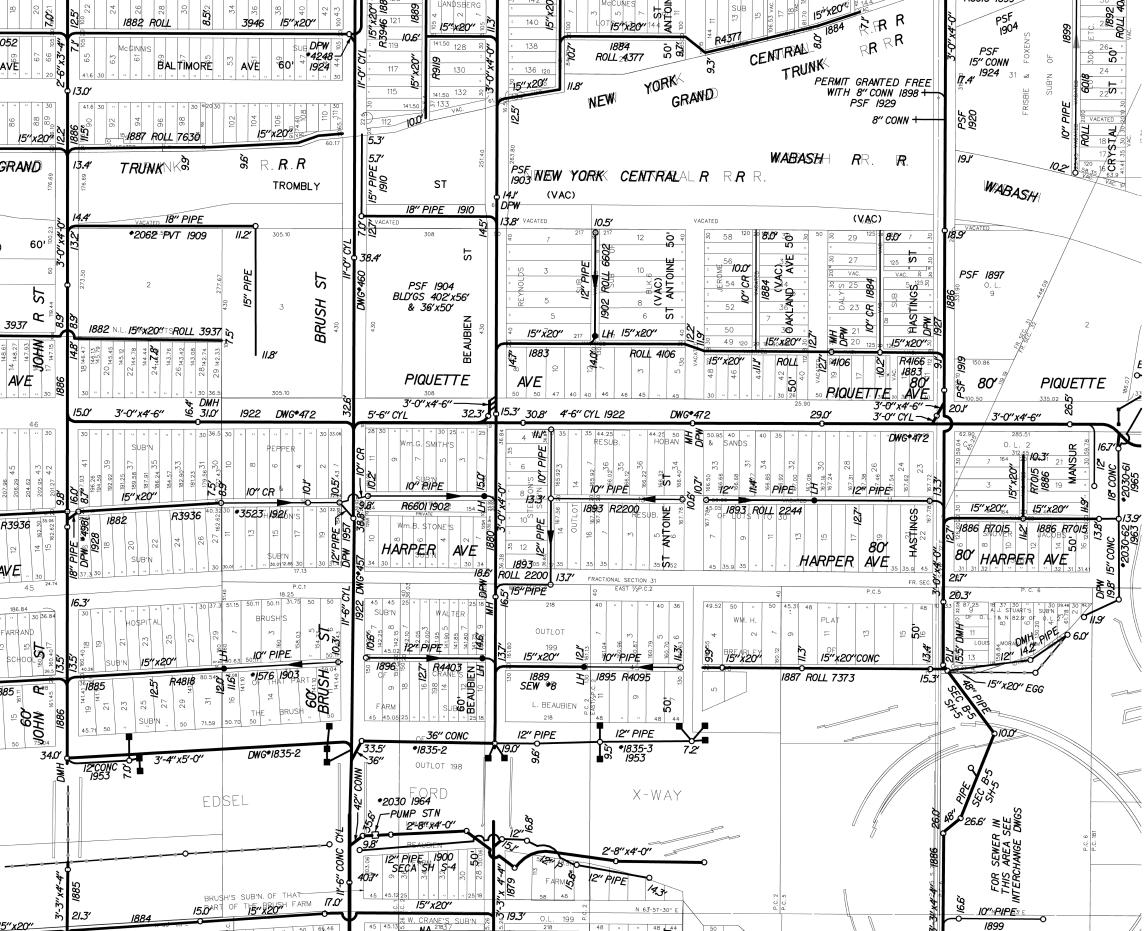
The developers for the Fisher 21 Lofts are requesting approval of right-of-way encroachment for three (3) proposed steel framed canopies on the west, north, and east elevations of the historic building. The canopies will project 10'-2" into the ROW, and they will be approximately 13'-3" above the proposed sidewalk elevation. The project is seeking Historic Tax Credits, and the canopies are intended to match canopies that were previously installed on the building, found in a photograph from 1941.

Sincerely,

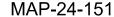
Blake Hill, AIA Associate

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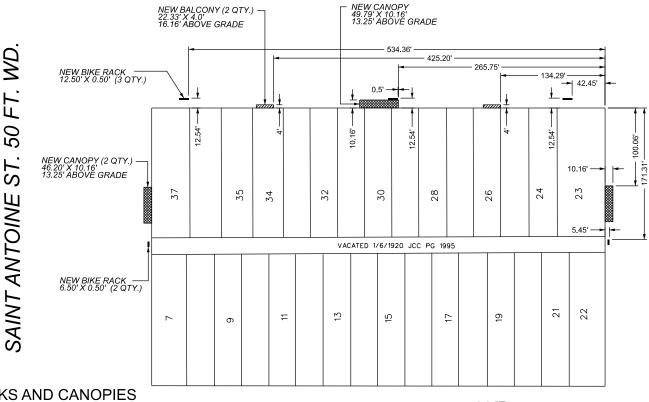






PIQUETTE ST. 80 FT. WD.





NOTE:

FOR BIKE RACKS AND CANOPIES BOTH SIDES DIMENSIONS SHALL BE UNIFORM, UNLESS NOTED OTHERWISE.

HARPER AVE. 80 FT. WD.



- REQUEST ENCROACHMENT (FOR FIVE BIKE RACKS)



- REQUEST ENCROACHMENT (FOR TWO BALCONIES, 16.16' ABOVE GRADE)



- REQUEST ENCROACHMENT (FOR THREE CANOPIES, 13.25' ABOVE GRADE)

(FOR OFFICE USE ONLY)

CARTO 31 F

В									
A									
	DESCRIPTION		DRWN	CHKD	APPD	DATE			
REVISIONS									
DRA	DRAWN BY AP		CHECKED		LC				
10-07-2024			APPROVED RW		Ν				

REQUEST ENCROACHMENT INTO SAINT ANTOINE ST., PIQUETTE ST., AND HASTINGS ST. AT 6051 HASTINGS ST. CITY OF DETROIT
CITY ENGINEERING DIVISION
SURVEY BUREAU

JOB NO. 24-151

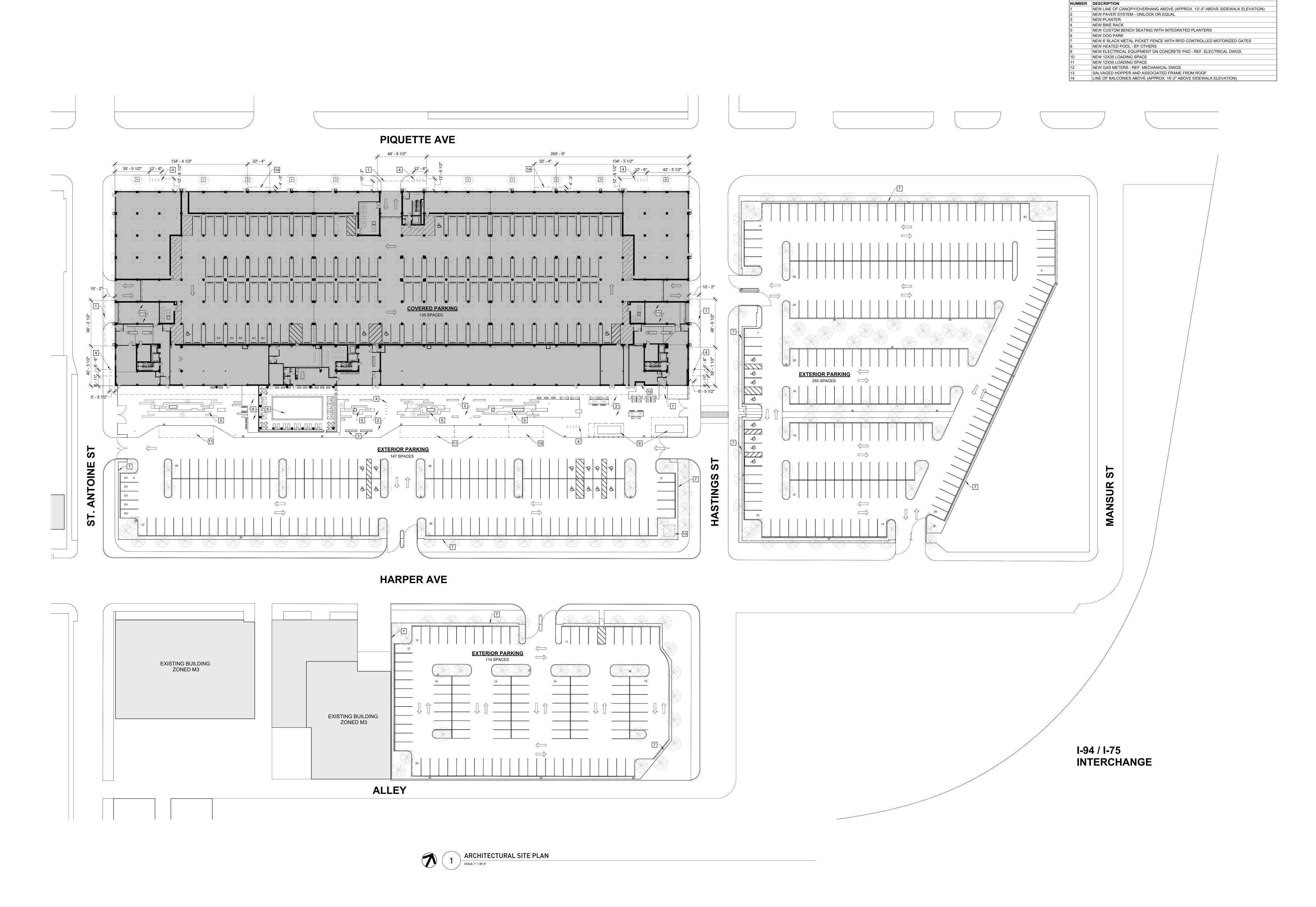
FT.

ST. 60

DRWG. NO.







MCINTOSH PORIS ARCHITECTS

GENERAL NOTES - SITE

REFER TO MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL, AND CIVIL DRAWINGS FOR

MORE INFORMATION.

2. ALL SITE WORK (CURB CUTS, SIDEWALKS, PARKING, LANDSCAPING, ETC.) IS NEW. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR EXACT PLACEMENT AND SPECIFICATIONS OF SITE

3. PATCH AND REPAIR EXISTING CONCRETE AND PAVEMENT AS REQUIRED FOR NEW UTILITY TAPS.

NEW WORK KEY NOTES - SITE

36801 Woodward Avenue, Suite 200 Birmingham, MI 48009 T - (248) 258-9346 F - (248) 258-0967 E - mp@mcintoshporis.com



Sellinger Associates, Inc.

Consulting Engineers

ISSUED FOR DATE

 3
 HISTORIC PART II
 6/15/22

 5
 DD 50%
 7/5/22

 9
 PRICING SET 90%
 4/30/24

 10
 PRICING SET
 5/17/24

 11
 CD 50%
 7/19/24

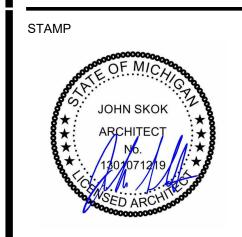
 12
 PERMIT SET
 8/16/24

FISHER 21
LOFTS

6051 HASTINGS ST
DETROIT, MI 48211

EET

ARCHITECTURAL SITE PLAN



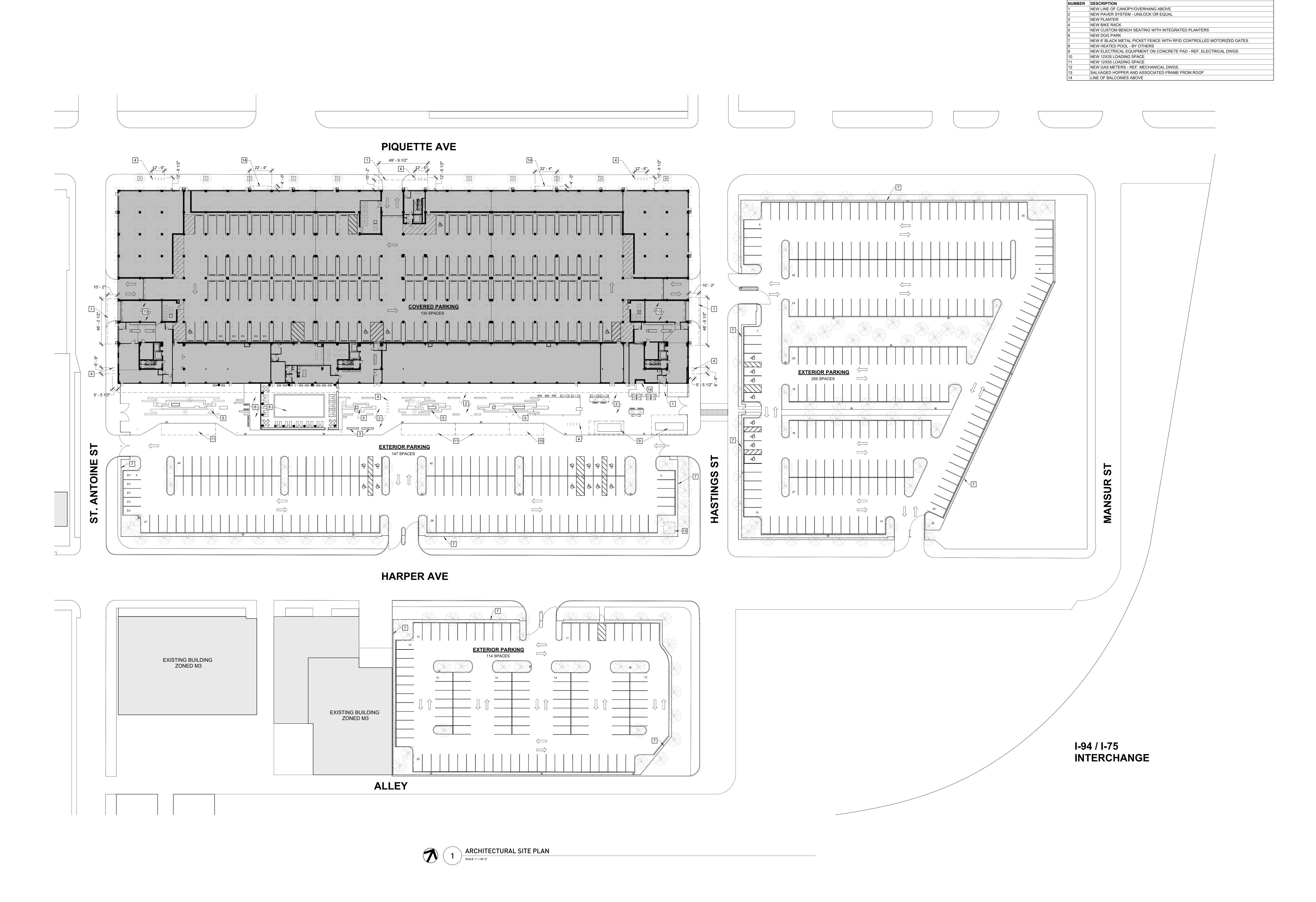
SCALE

As indicated

2124

A-050

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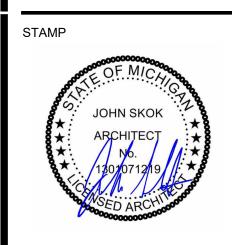
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11 CD 50% 12 PERMIT SET

6/15/22 7/5/22 4/30/24 5/17/24 7/19/24 8/16/24 HISTORIC PART II DD 50% PRICING SET 90% 10 PRICING SET

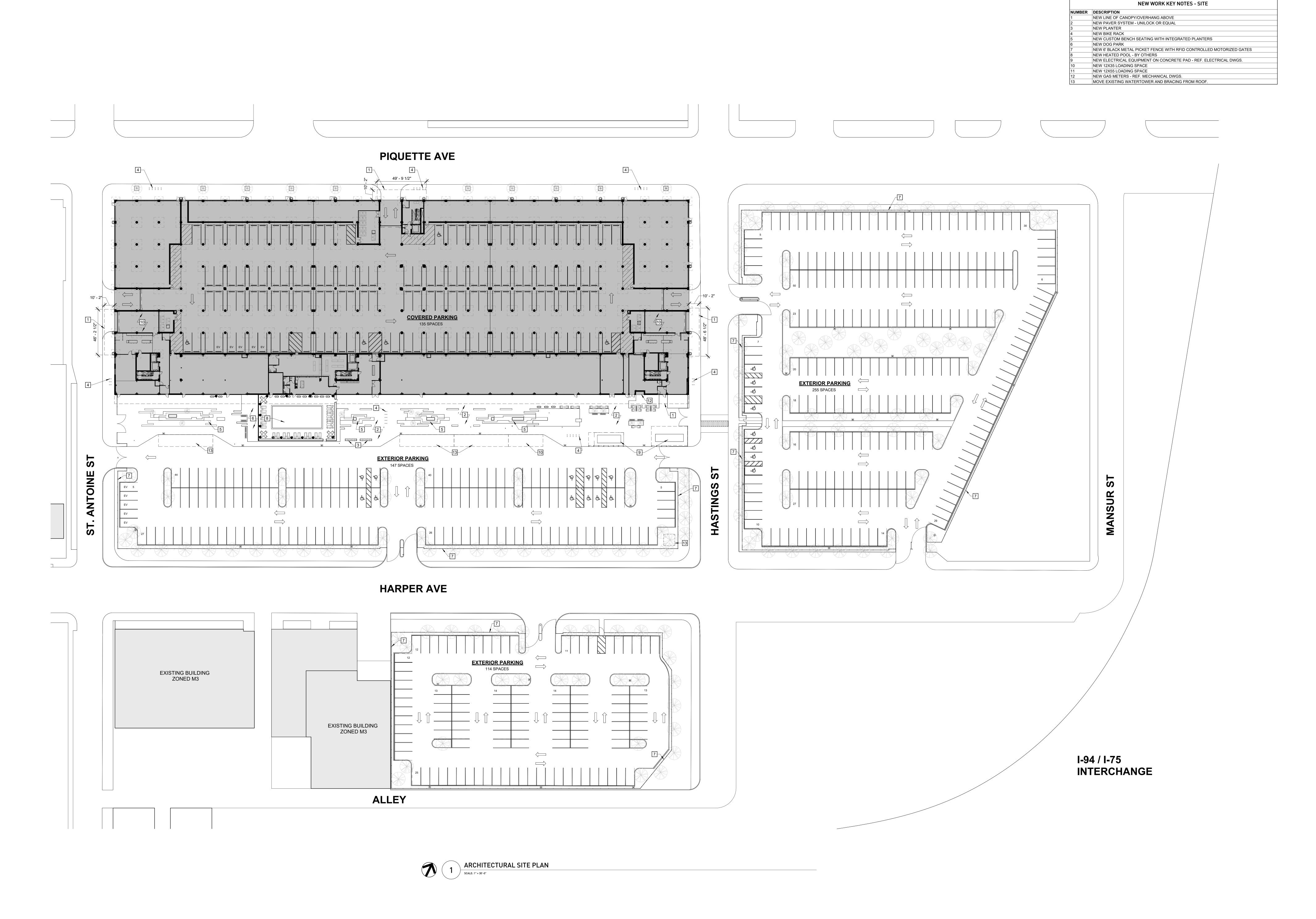
FISHER 21 LOFTS 6051 HASTINGS ST DETROIT, MI 48211

ARCHITECTURA SITE PLAN



As indicated

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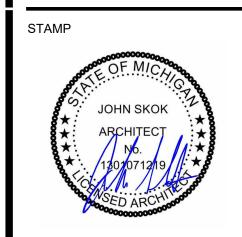
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HISTORIC PART II

6/15/22 7/5/22 4/30/24 5/17/24 7/19/24 8/16/24 DD 50% PRICING SET 90% 10 PRICING SET 11 CD 50% 12 PERMIT SET

FISHER 21 LOFTS 6051 HASTINGS ST DETROIT, MI 48211

ARCHITECTURA SITE PLAN



As indicated

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