



Central Services Facility

313-267-8000 • detroitmi.gov/DWSD

Date:

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.

Cliff Bell's

2030 Park Ave
Detroit, MI 48226
(313) 961-2543
www.cliffbells.com

October 11, 2024

City of Detroit

Re: Encroachment Application

To whom it may concern,

Cliff Bell's, LLC is the tenant of Selden Gardens, LLC and representing Selden Gardens, LLC for this application. Both companies are owned by Paul Howard and Scott Lowell.

Our proposal is to receive an encroachment approval for the fire escape located in the alley. The fire escape has been attached to the property since 1925 without complaint from the neighboring properties. Cliff Bell's, LLC has exhausted all other options for fire escape placement and deemed that the current placement of the fire escape is the best method to ensure the second-floor occupants have two escape routes should there be a fire or other need for immediate vacating of the property.

The purpose of this encroachment is for alley fire escape for second floor occupants.

We have completed the site plan and are unaware of any permits required.

Respectfully yours,


Paul Howard



ELIZABETH ST. 60 FT. WD.

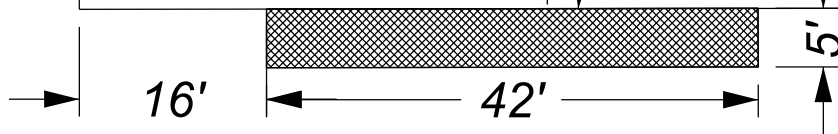
PARK AVE. 60 FT. WD.

2030 PARK AVE.

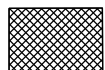
WOODWARD AVE. 120 FT. WD.

19

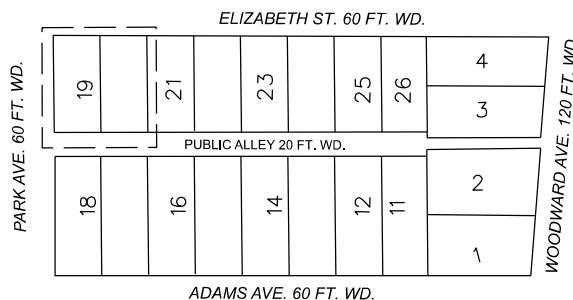
FIRE ESCAPE
10.66' ABOVE GRADE



PUBLIC ALLEY 20 FT. WD.



- REQUEST ENCROACHMENT
(FOR ABOVE GRADE FIRE ESCAPE)



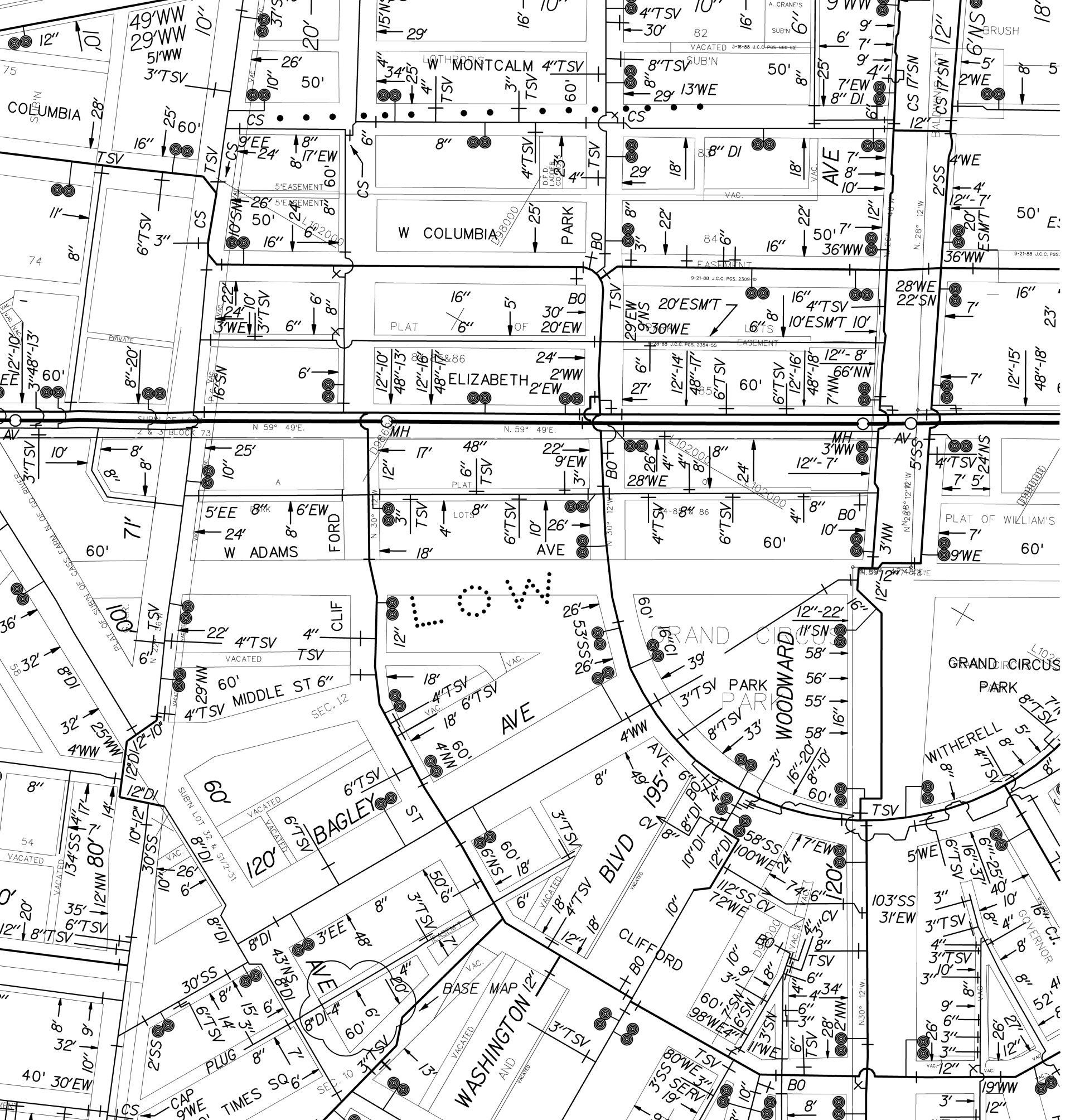
(FOR OFFICE USE ONLY)

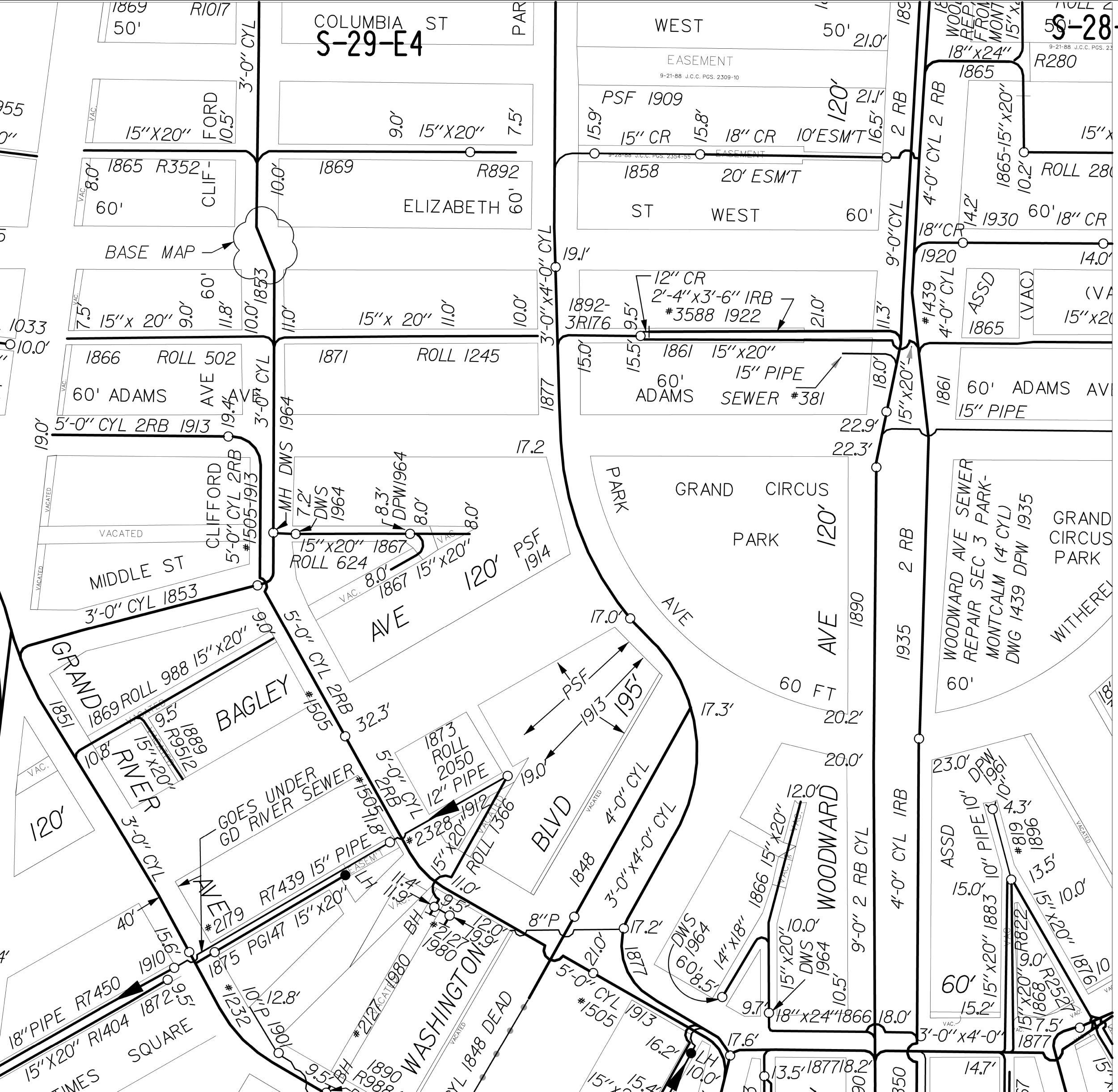
CARTO 28 B

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	LC	CHECKED		AP	
DATE	10-21-2024	APPROVED		RW	

REQUEST ENCROACHMENT INTO
PUBLIC ALLEY BOUNDED BY
PARK AVE., ADAMS AVE., WOODWARD AVE.,
AND ELIZABETH ST. AT 2030 PARK AVE.

CITY OF DETROIT
CITY ENGINEERING DIVISION
SURVEY BUREAU
JOB NO. 24-157
DRWG. NO.







—8" WM Lining

— 430'

W. Elizabeth St.

Woodward Ave.

Woodward Ave.

W. Adams Ave.

Park Ave.

Park Ave.

As-Builts for Alleyway located N.
of W. Adams Ave.

Cross Street 1	Woodward Ave.
Cross Street 2	Park Ave.
Contractor	LGC Global
DWSD Inspector	Thomas Dotson
Date	2/2/2021

1G6 INSTALL 6" DWSD GATE VALVE
 1G8 INSTALL 8" DWSD GATE VALVE
 1T86 INSTALL TEE 8"X8"X6"
 1RST INSTALL 16" X 12" REDUCER

Existing 8" WM in Alley is connected to existing 12" WM running North and South of Woodward Ave

Alleyway

S6- Fire
Suppression-
Service

S6

SPL

S4

S

Existing
16" WM

SPL

SPL

EPL

EPL

NPL

SPL

[illegible]

WATER MAIN LINING AS-BUILT
IN ALLEYWAY NORTH OF W. ADAMS BETWEEN
WOODWARD AVE. AND PARK AVE.

DATE: April 2019

WATER AND SEWERAGE DEPARTMENT
ENGINEERING DIVISION

LAKESHORE GLOBAL CORPORATION

SECTION MAP	TOWN	RANGE	SECTION	PORTION CODE	FAMIS NO.	(DESIGN) (CONST)
20 1-3						

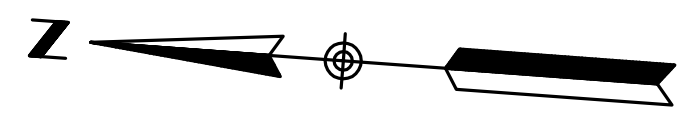
M.D.P.H./D.N.R. PERMIT NO.

REF. NO.	PART B
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CONTRACT NO. DWS-702

FILE NO.

DRAWING NO. 01



- ## AS BUILT DWGS

WATER SYSTEM IMPROVEMENTS
VARIOUS STREETS THROUGHOUT THE CITY
PARK AVE. - FISHER FWY. SERVICE DR. TO MATCH LINE A-A

AS BUILTS PREPARED BY
DLZ MICHIGAN, INC.
CONGRESS, STE#328, DETROIT, MI 48226
TEL : 313-961-4040

3 OF 12

F					DRAWN BY: D.G.K.			
E					DESIGNED BY: B.M.			
D					CHECKED BY: MPF			
C								
B								
A	AS BUILT DRAWINGS	KTG	KMK	10/05	APPROVED BY:			
	DESCRIPTION	CHK'D	APPROVED	DATE	CAD DISK	DIRECTORY	FILE NAME	DATE
	REVISION							

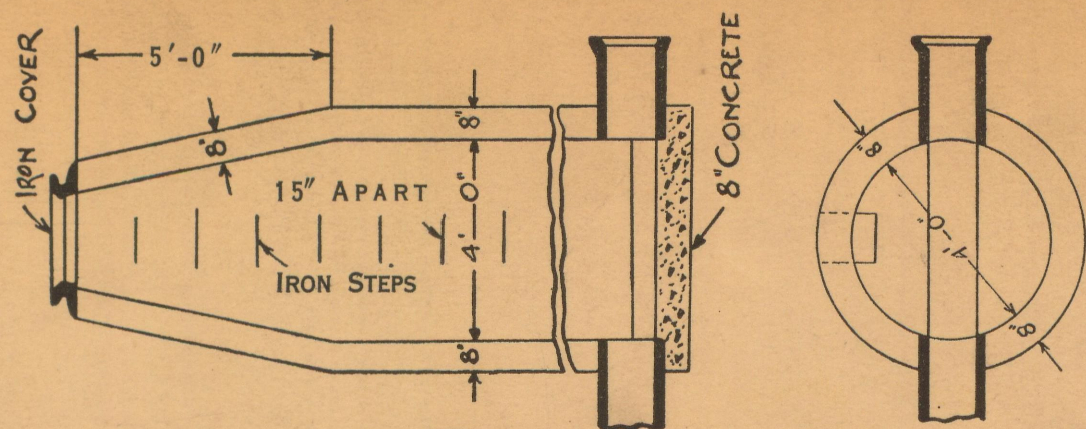
LATERAL SEWER IN ALLEY

IN BLOCKS BOUNDED BY

PARK - WOODWARD - ADAMS - ELIZABETH.
DETAILS

TOTAL LENGTH OF SEWER 299.58 FT. M. OR L.

" " 2'-4" x 3'-6" I.R.B. - 294.58 " " "
" " 12" CROCK. --- 5.00 " " "



SECT'S OF M.H.

N

SEWER No. 3588

ROLL No. 8898

PETITION No. Letter to Com'r.

PETITION DATE # 184

RESOLUTION Jan. 30-1922

BIDS OPENED Feb. 13-1922

CONTRACT CONF'D MAR - 6 1922

COMPLETED Oct 10-1922

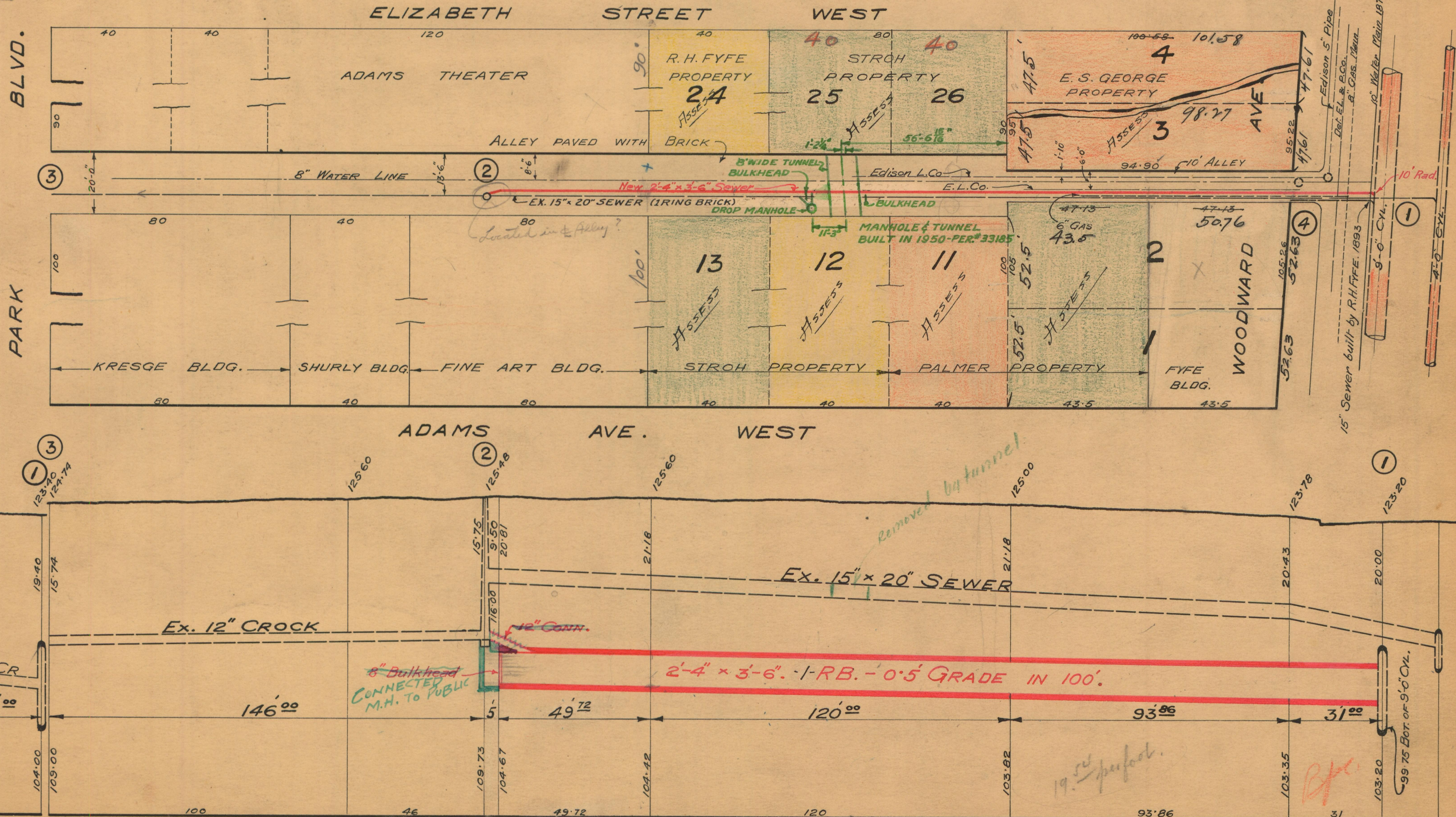
CONT'R D. P. W.

#4000.00 B.D.

DEPARTMENT OF PUBLIC WORKS
CITY ENGINEER'S OFFICE
DETROIT, MICH.

3609.20

WARD NO. 3 CAP NO. 7
A Plat of Park Lots Nos. 84, 85, 86, as Subd-
vided May 7th 1835.



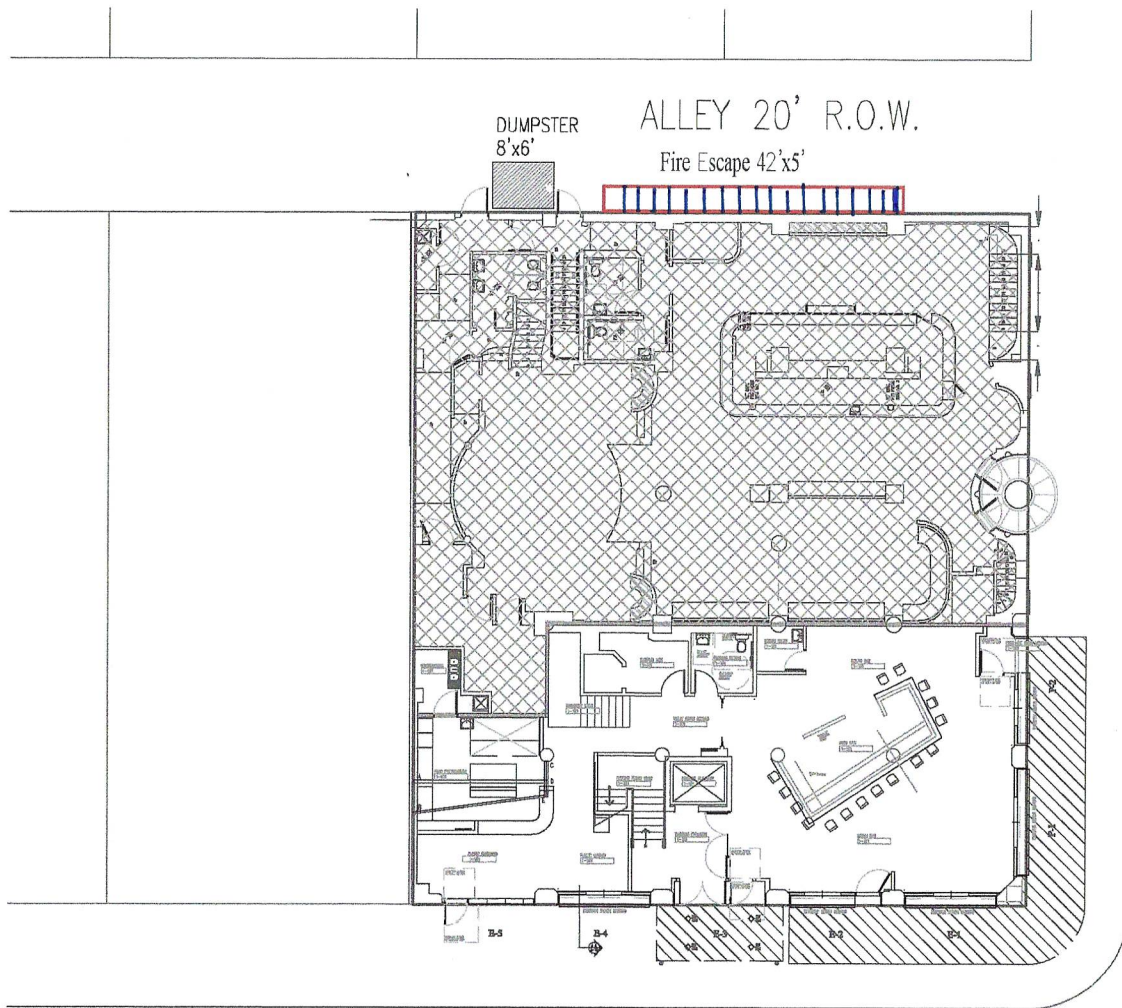
NOTE--Contractor to furnish and set as markers for all connections 1/2 inch iron rods 2 feet long with 3 inch tile collar 6 inches long.

NOTE:--Each bidder is expected to examine the drawings, to visit the locality of the work, to make his own estimate of the facilities and difficulties attending the execution of the work, including local conditions and all other contingencies, whether surface or underground, to do all his own pumping and provide proper bulk heads when directed by city engineer. Above costs to be borne by contractor.

SCALE	VERTICAL 1" = 10'	
	HORIZONTAL 1" = 30'	
DRAWN	MMG	CHECK R3
TRACED	MMG	NOTE BOOK

26467

3097.30



Campau Building - New Bar & Cliff Bells
First Floor Bar Plan

SCALE: 1/16" = 1' - 0"



PARK BOULEVARD
 60' R.O.W.

WEST ELIZABETH
 60' R.O.W.

**McCleer
 Architetto**

4736 Avery
 Detroit, Michigan 48208
 (313) 831 8116
 mccaarch@flash.net

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 Michael J McCleer

Renovations to the Campau Building - Bar
 Southeast Corner of Park and Elizabeth Streets Detroit Michigan
 Architectural Floor Plan - Showing New Bar and adjoining Cliff Bells

Review: 01.12.2023
 Review: 02.03.2023

A 0