



Central Services Facility

313-267-8000 • detroitmi.gov/DWSD

Date:

Petition Map:

- ☐ Outright Vacation
- ☐ Conversion to Easement

- ☐ Dedication
- ☐ Encroachment

☐ Berm Use

☐ Temporary Closing

The above petition has been received and reviewed by this office. Please see below for the review status as marked.

☐ Approved Subject to Attached Provisions

☐ Not Approved

☐ Revise and Resubmit

Attached is the DWSD provision related to the petition.

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

INFORM

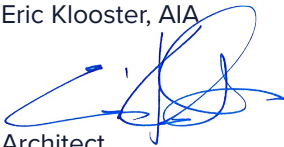
To the City of Detroit,

The MID is a multi-phase development located at 3750 Woodward Ave in Midtown Detroit. The project intends to redevelop the site from Woodward Ave on the west side of the property all the way through the block to John R Road on the east side of the property. Phase 1 of the project is currently in the City of Detroit BSEED office for permit applications (permit number BLD2024-01858). As part of the project, the developer proposes to make sidewalk and public infrastructure improvements in the John R Road Right of Way. As part of the sidewalk improvements, the project proposes seven (7) street trees along John R Road with tree grates and irrigation. The tree species are a mix of Celebration Maple and Greenspire Linden for appropriate biodiversity. Each tree grate is approximately 10' long by 5' wide and sits flush with the sidewalk and sits tight to the curbline approximately 17.5 feet from the property line.

As the Master Architect associated with the project development since its early master planning inception in 2018, I, Eric Klooster, am representing the Owner as the Applicant with the longest continuity associated with the project and best situated to provide the drawings and information needed to expedite this Encroachment Application. I have also listed below the Owner's Representative, Dietrich Knoer, as a contact for resolving all ownership and legal issues. We look forward to working with you and completing this project in the City of Detroit.

Sincerely,

Eric Klooster, AIA



Architect

eklooster@in-formstudio.com

m: 248.884.2229

Dietrich Knoer

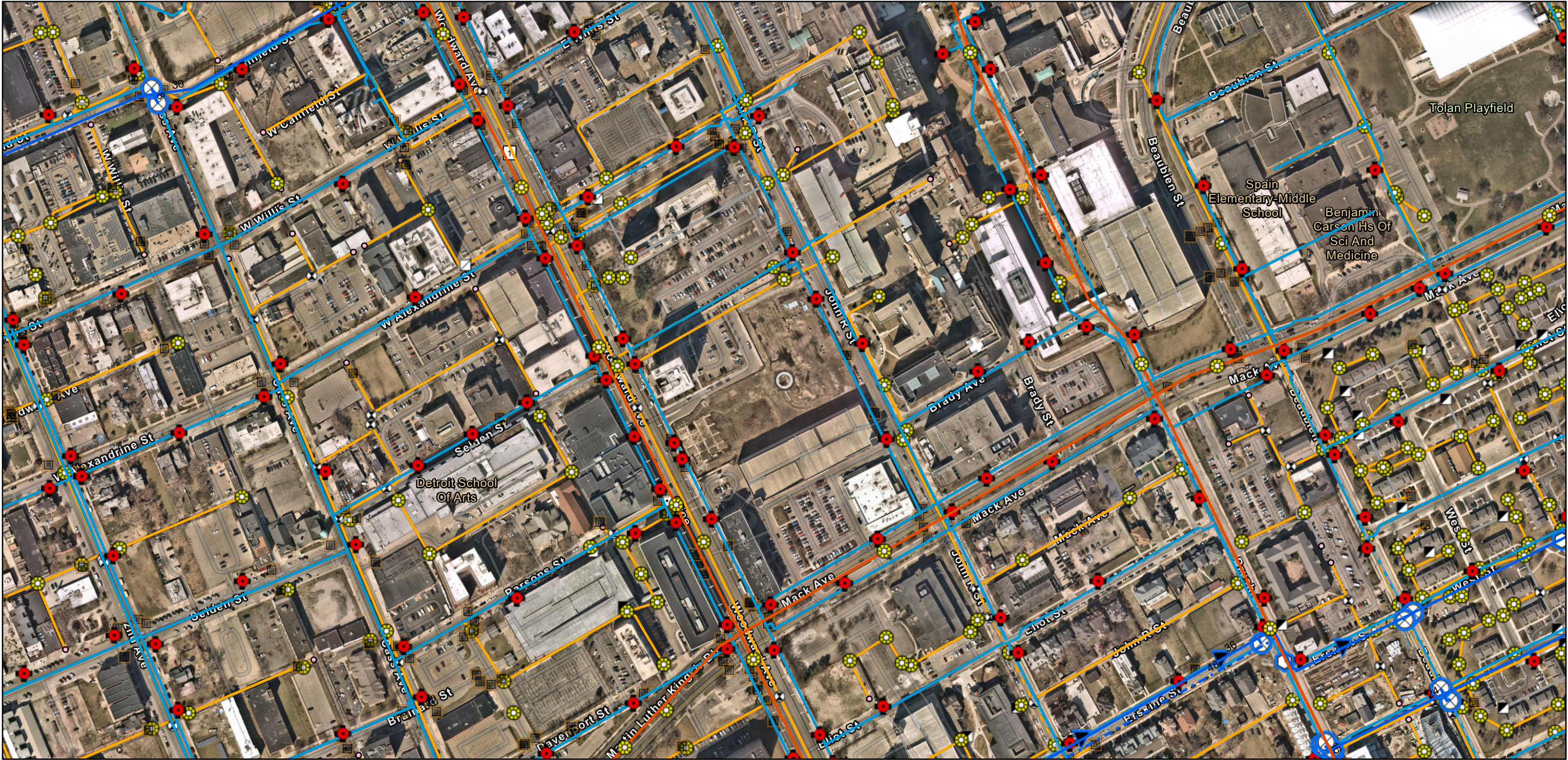


Owner's Representative

dknoer@qpartners.city

m: 313.520.5828

3750 Woodward Ave



2/12/2025

Wastewater Structures - GLWA

- Manhole
- Manhole

Wastewater Mains - GLWA

- GLWA Gravity Main
- GLWA Gravity Main

Transmission System Mains - GLWA

- Abandoned/Inactive Water Main
- Abandoned/Inactive Water Main

Active Water Main

Transmission System Valves - GLWA

- Blowoff

- Gate

- Manual Air

- 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

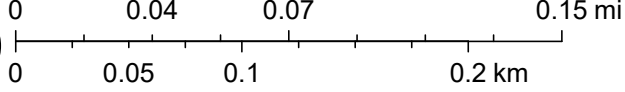
Wastewater GravityMain

- Active

- Abandoned/Inactive/Retired

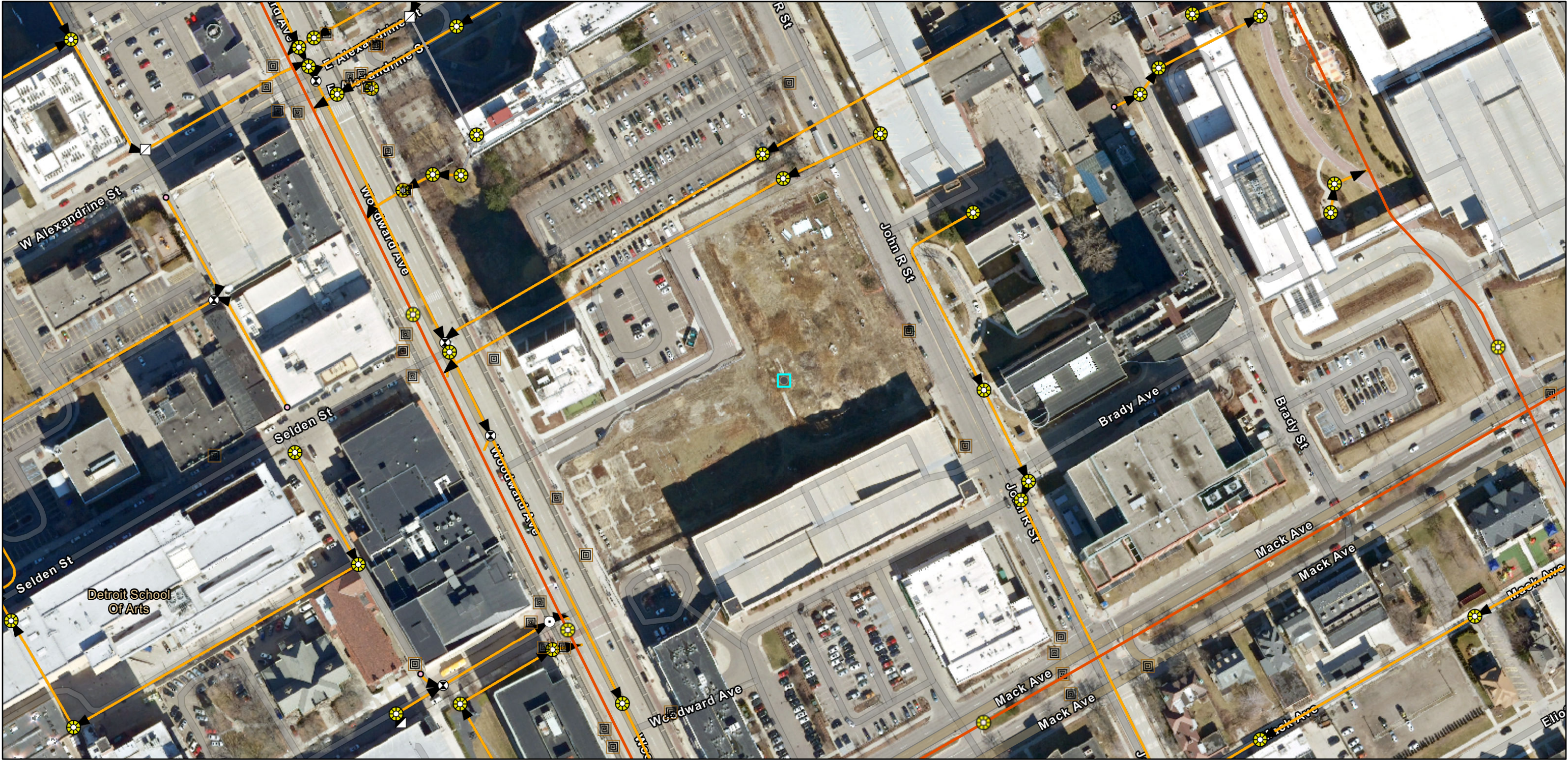
- Abandoned/Inactive/Retired

- Wastewater Regulator



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3750 Woodward Ave



2/12/2025, 9:11:36 AM

Wastewater Structures - GLWA



Manhole



Manhole

Wastewater Mains - GLWA

GLWA Gravity Main

GLWA Gravity Main

Wastewater GravityMain

Active

Abandoned/Inactive/Retired

DWSD Wastewater Flow Direction

Wastewater Fitting

Bend/Slope Change

Blind Connection

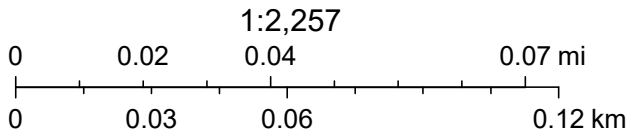
Bulkhead/Cap

Material/Size Change

Crown/Main Point

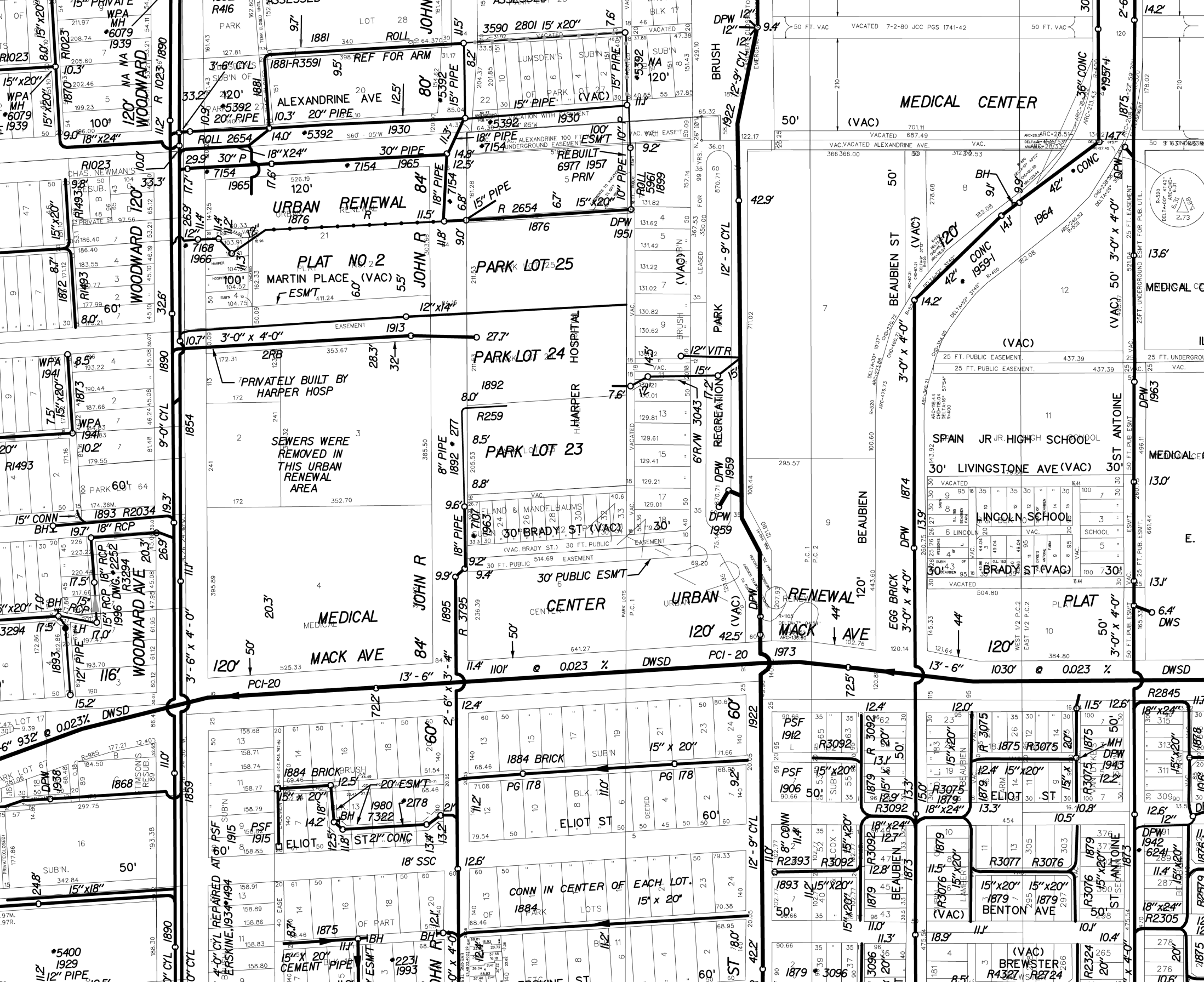
Wastewater Manhole

Wastewater Catch Basin

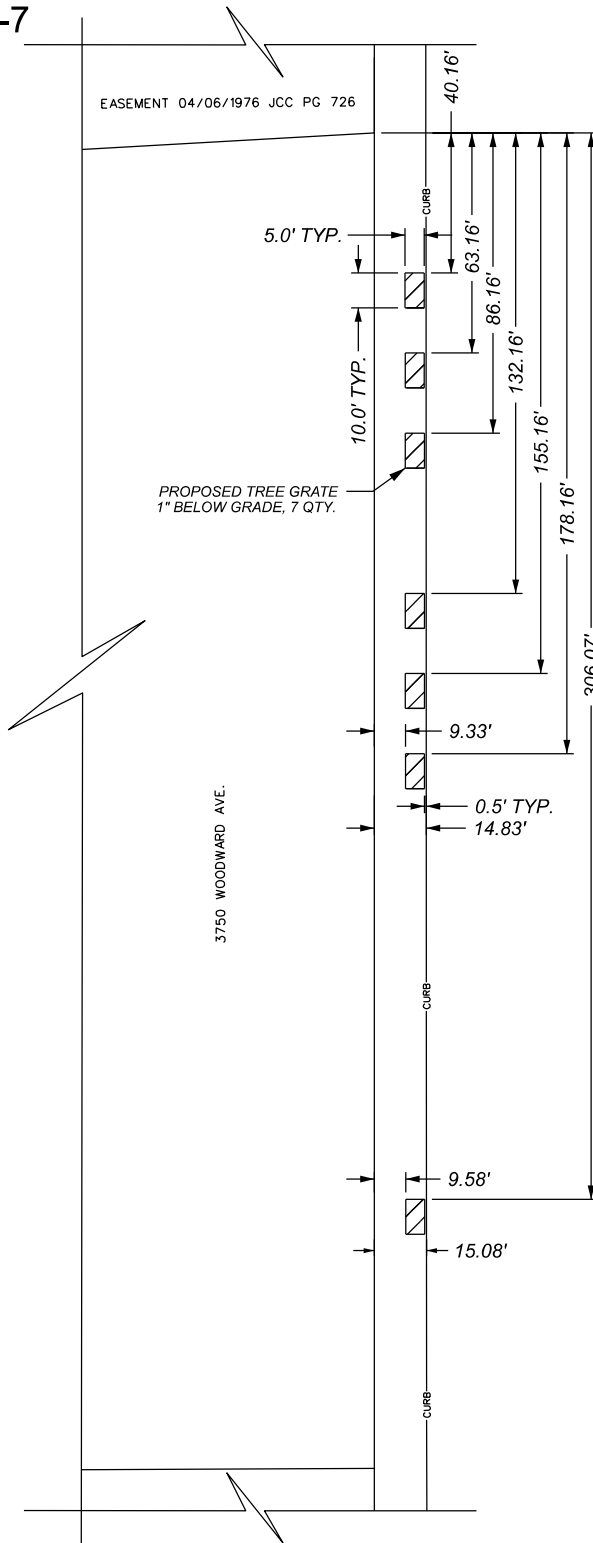


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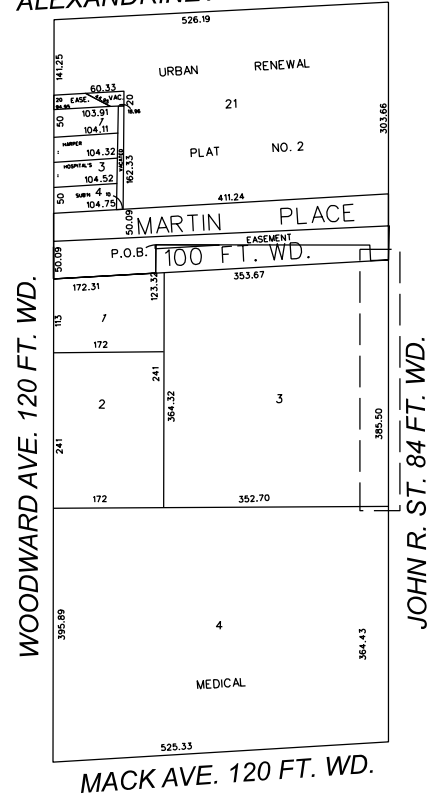


MAP-25-7



JOHN R. ST. 84 FT. WD.

ALEXANDRINE AVE. 120 FT. WD.



- REQUEST ENCROACHMENT
(For Tree Grate, 7 QTY.)

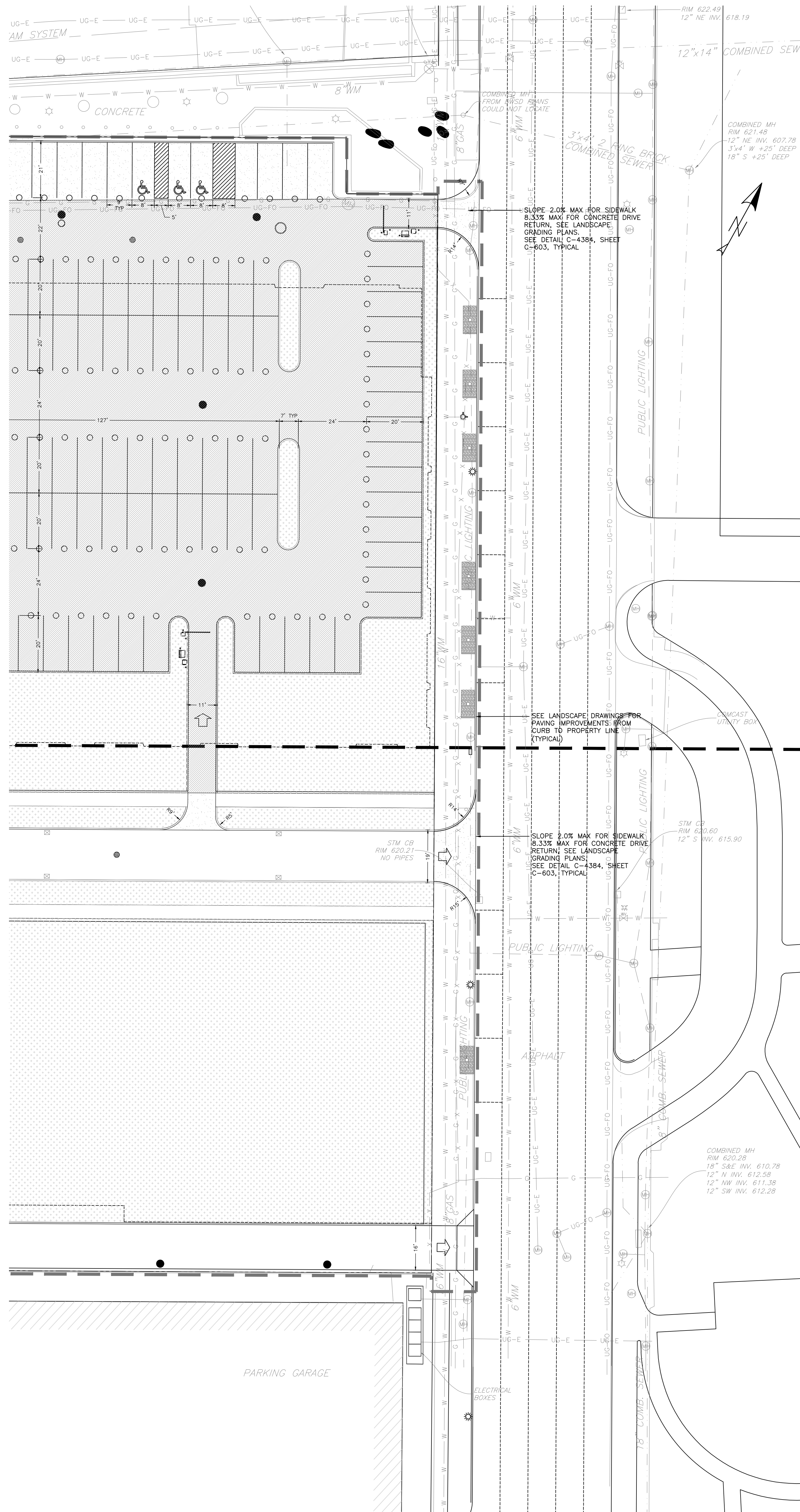
(FOR OFFICE USE ONLY)

CARTO 29 A

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	AP	CHECKED	LC / TS		
DATE	02-10-2025	APPROVED	GE		

REQUEST ENCROACHMENT
INTO JOHN R. ST.
AT 3750 WOODWARD AVE.

CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU	
JOB NO.	25-7
DRWG. NO.	



LEGEND

- ☼ = LIGHT POLE
- ⚡ = POWER POLE
- = CATCH BASIN
- ⊞ = YARD CATCH BASIN
- ⊞ = SANITARY MANHOLE
- ⊞ = STORM MANHOLE
- ⊞ = HYDRANT
- ⊞ = GATE VALVE & WELL
- ⊞ = WATER VALVE
- ⊞ = GAS VALVE
- ⊞ = SIGN
- ⊞ = GUY WIRE
- SPK.O = SPRINKLER
- 123 O = TREE & TAG NUMBER
- 000.00 = EXISTING ELEVATION
- 000.00 = PROPOSED ELEVATION
- F.G. = FINISHED GRADE
- F.F. = FINISHED FLOOR
- G.F.F. = FINISHED GARAGE FLOOR
- T/C = TOP CURB
- G = GUTTER
- ⊞ = TREE
- ⊞ = PINE, SPRUCE
- ⊞ = BUSH, SHRUB
- ⊞ = SOIL BORING
- ⊞ = PHONE MANHOLE
- ⊞ = DETROIT EDISON MANHOLE
- X — X — X — = EXISTING FENCE
- — — — = EXISTING CENTERLINE
- — — — = PROPERTY LINE
- W — W — W — = EXISTING WATER MAIN
- S — S — S — = EXISTING STORM SEWER
- SS — SS — SS — = EXISTING SANITARY SEWER
- G — G — G — = EXISTING GAS
- OHU — OHU — OHU — = EXISTING OVERHEAD LINES
- UG-E — UG-E — UG-E — = EXISTING UNDERGROUND ELECTRIC
- UG-PH — UG-PH — UG-PH — = EXISTING UNDERGROUND PHONE
- — — — = EXISTING COMBINED SEWER
- UG-FO — UG-FO — UG-FO — = EXISTING UNDERGROUND FIBER OPTIC
- UG-CB — UG-CB — UG-CB — = EXISTING UNDERGROUND CABLE
- — — — = EXISTING UNDERGROUND LIGHTING

BENCHMARKS

BM#1 ARROW ON HYDRANT NORTH OF THE INTERSECTION OF WOODWARD & PARSONS ON THE EAST SIDE OF WOODWARD (M-1). ELEV: 621.86

BM#2 WEST BOLT ON A TRAFFIC SIGNAL POLE AT THE SOUTHWEST PROPERTY CORNER. ELEV: 620.12

LEGEND

- = PROPOSED SIGN
- = NUMBER OF PARKING STALLS
- = CONCRETE CURB AND GUTTER
- = PROPOSED CONCRETE
- X 69.5 = PROPOSED GRADE ELEVATION
- X 69.5 = MATCH GRADE ELEVATION
- = FLOW DIRECTION

- NOTES:**
- REFER TO CITY STANDARD DETAILS FOR ALL ROW WORK.
 - ALL SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2.0%
 - ALL RAMP CROSS SLOPES SHALL NOT EXCEED 2% IN ANY DIRECTION PER ADA STANDARDS.
 - ALL SIGNAGE TO CONFORM TO CURRENT MUTCD STANDARDS.
 - SAWCUT AT NEAREST JOINT OR 1' WHERE NEW PAVEMENT ABUTS EXISTING PAVEMENT TO OBTAIN CLEAN BUTT JOINT.

UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF FACILITIES ONLY, AS DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANY'S RECORDS. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD.

DURING CONSTRUCTION, CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR OVERHEAD AND/OR BURIED UTILITIES.

CALL MISS DIG. 72 HOURS

811 3 WORKING DAYS BEFORE YOU DIG

CALL MISS DIG 1-800-482-7171

OR 811

KNOW WHAT'S BELOW

HENNESSEY ENGINEERS NOTES:

HENNESSEY ENGINEERS, INC., SHALL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION, NOR FOR SAFETY ON THE JOB SITE, NOR SHALL HENNESSEY ENGINEERS, INC., BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL IDENTIFY AND SAVE HARMLESS THE OWNER AND ENGINEER FROM ALL LIABILITIES FOR INJURY TO PERSON, OR DAMAGE TO OR LOSS OF PROPERTY, OR ANY OTHER LOSS, COST OF EXPENSE, AS A RESULT OF THE ACTIONS OF THE CONTRACTOR, HIS EMPLOYEES, AGENTS, OR SUBCONTRACTORS.

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF THE EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLAN.

ALL FILL IN EXCESS OF TWO FEET (2') SHALL BE ENGINEERED FILL AND SHALL BE COMPACTED TO 95% MAXIMUM DENSITY UNLESS OTHERWISE DIRECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DENSITY TESTING.

INFORM

HENNESSEY ENGINEERS
13500 Rensselaer Rd.
Southfield, MI 48034
734.788.1000
www.hengines.com

PROJECT NO. 2837.40
SHEET NO. 10

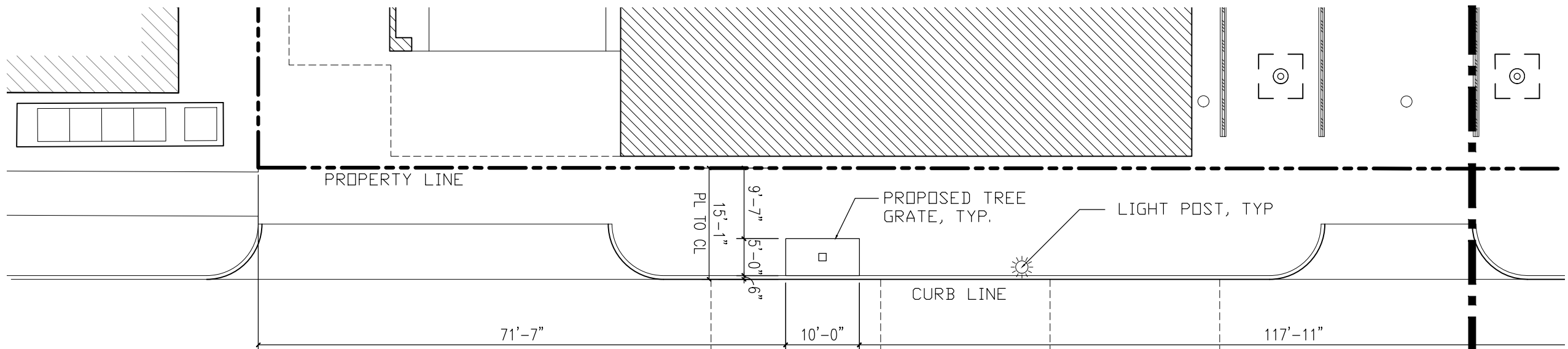
C-502

DATE: 12-04-24
CITY REVIEW COMMENTS: 12-04-25
DESIGN DATE: 12-04-25

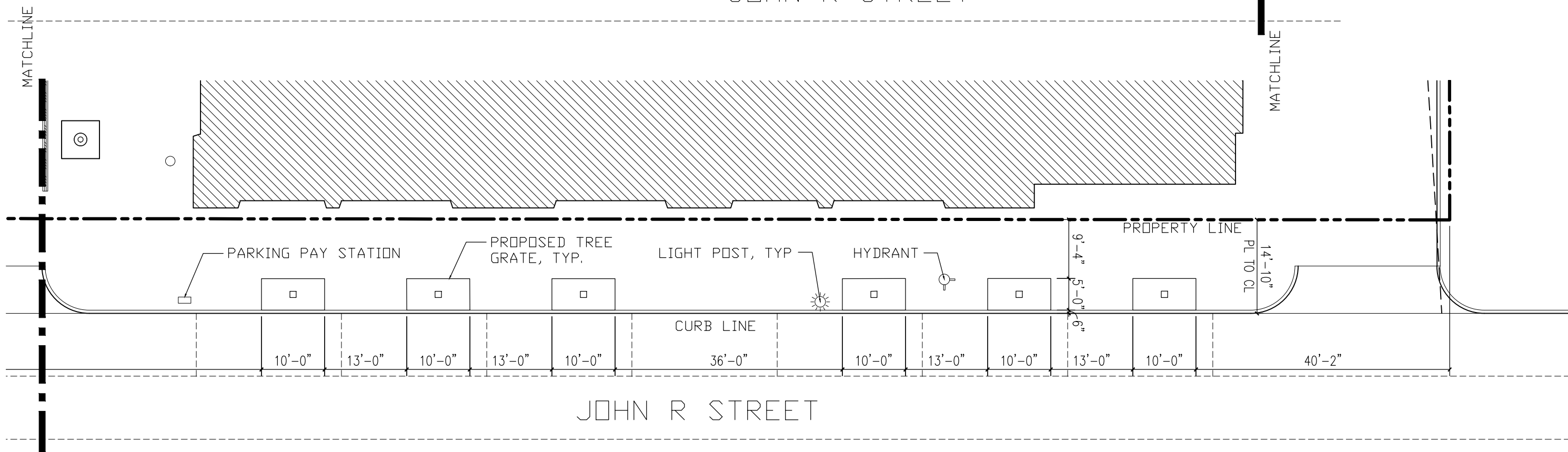
PROJECT: 3750 WOODWARD - THE MID
3750 WOODWARD, LLC
3750 WOODWARD AVENUE
DETROIT, MI 48201

DESIGNER: JOHN R. CRUZ
ENGINEER: 4588

STATE OF MICHIGAN
CIVIL ENGINEER
12-04-25



JOHN R STREET



JOHN R STREET

1 JOHN R STREET ENCROACHMENTS
1/16" = 1'-0"

INFORM

248.449.3564
www.in-formstudio.com
235 E MAIN STREET
SUITE 102B
NORTHVILLE, MI 48167

PROJECT
3750 WOODWARD - THE MID
3750 WOODWARD, LLC

3750 WOODWARD AVE
DETROIT, MI 48201

SHEET TITLE
SITE ENCROACHMENT SKETCH

PROJECT NO. 2837.40

SK.01

SHEET NO.

R:\04_PROJECTS\283740_THE MID - DEVELOPMENT SITE\08_MODELS - DRAWINGS\283740_THE MID - SITE\14

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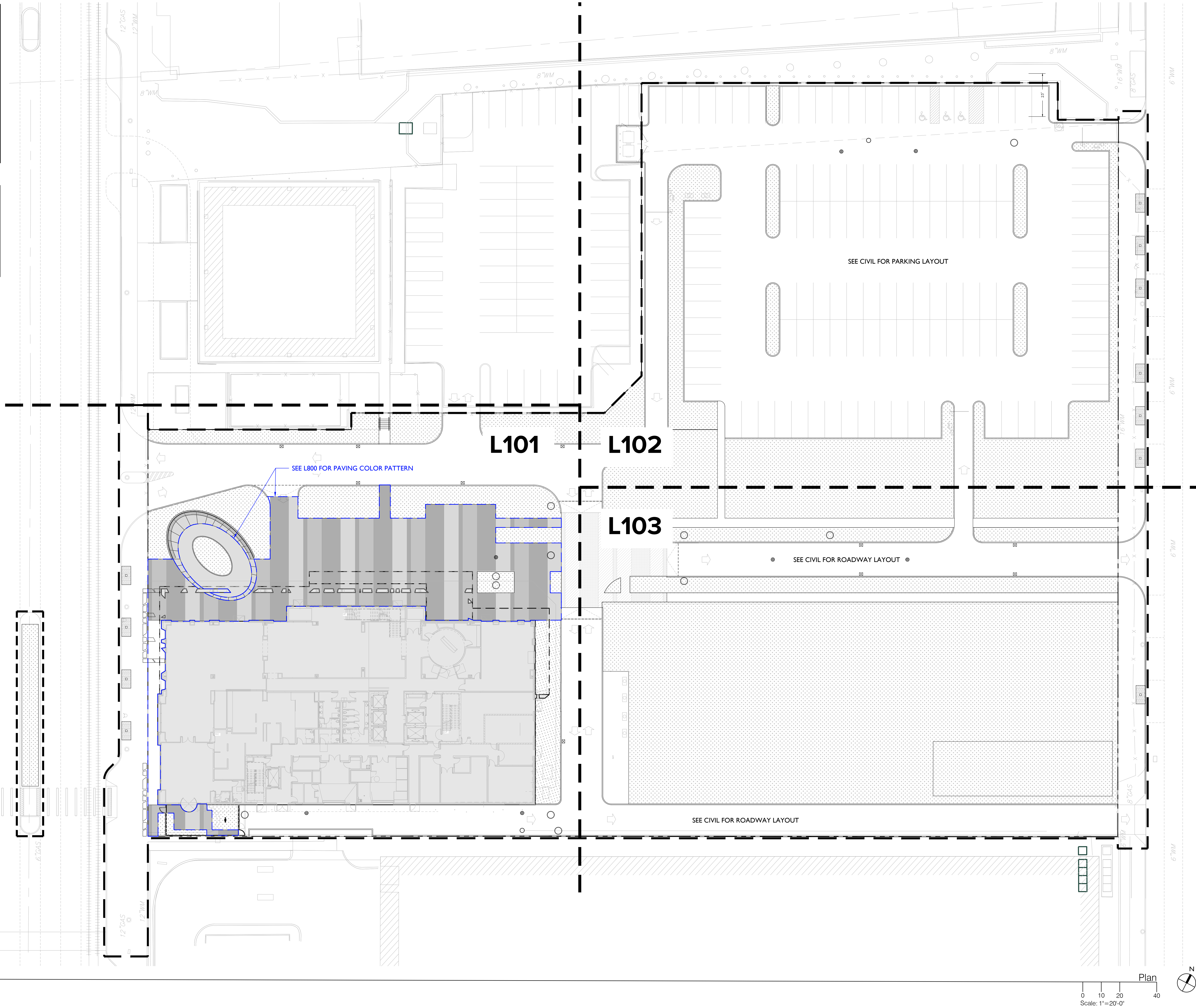
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MATERIALS KEY PLAN

Scale: 1"=20'-0"

GENERAL LEGEND	
	LOW LIMIT OF WORK
	PARCEL LINE
	PROPOSED BUILDING ABOVE
	PROPOSED PRIVACY FENCE
	PROPOSED DIRECTION OF VEHICULAR TRAFFIC
	EXISTING BUILDINGS

NOTES	
1.	SEE L310 SERIES FOR DRAINAGE MATERIALS.
2.	SEE L500 SERIES FOR PLANTING PLAN AND DETAILS.
3.	SEE L900 SERIES FOR SITE DETAILS.



STAMP

PROJECT NO.

283740

SHEET NO.

L100

SHEET TITLE

LANDSCAPE
MATERIALS AND LAYOUT
KEY PLAN

PROJECT

3750 WOODWARD - THE MID
3750 WOODWARD, LLC
3750 WOODWARD AVENUE
DETROIT, MI 48201

REVISION

DATE

09/03/24

BY

DM

SCALE

AS SHOWN

COMPILED BY

SPACKMAN

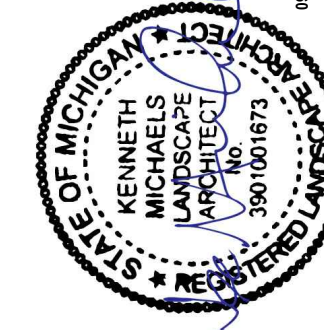
MOSSOP

MICHAELS

LANDSCAPE ARCHITECTS

1245 BOWEN AVENUE, SUITE 100
NORTHVILLE, MI 48867
947.318.8991
spackmanmossop.com

www.informstudio.com
2837 E MAIN STREET
NORTHVILLE, MI 48867



09/03/24

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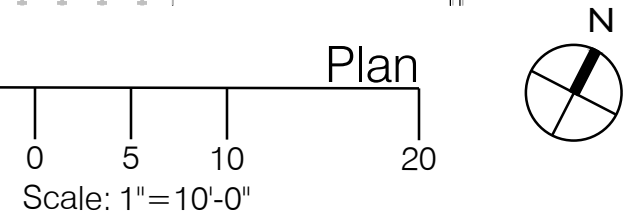
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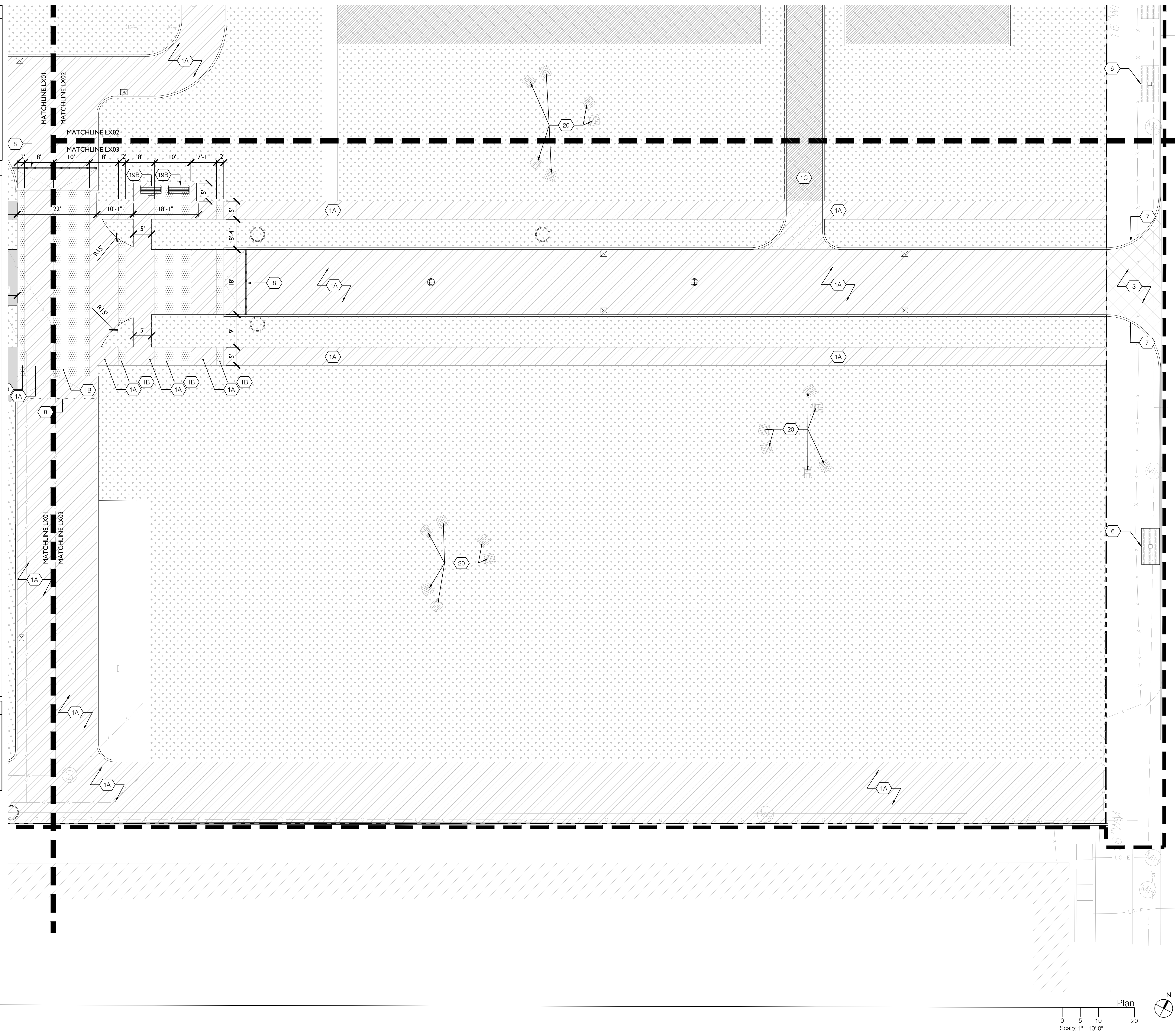
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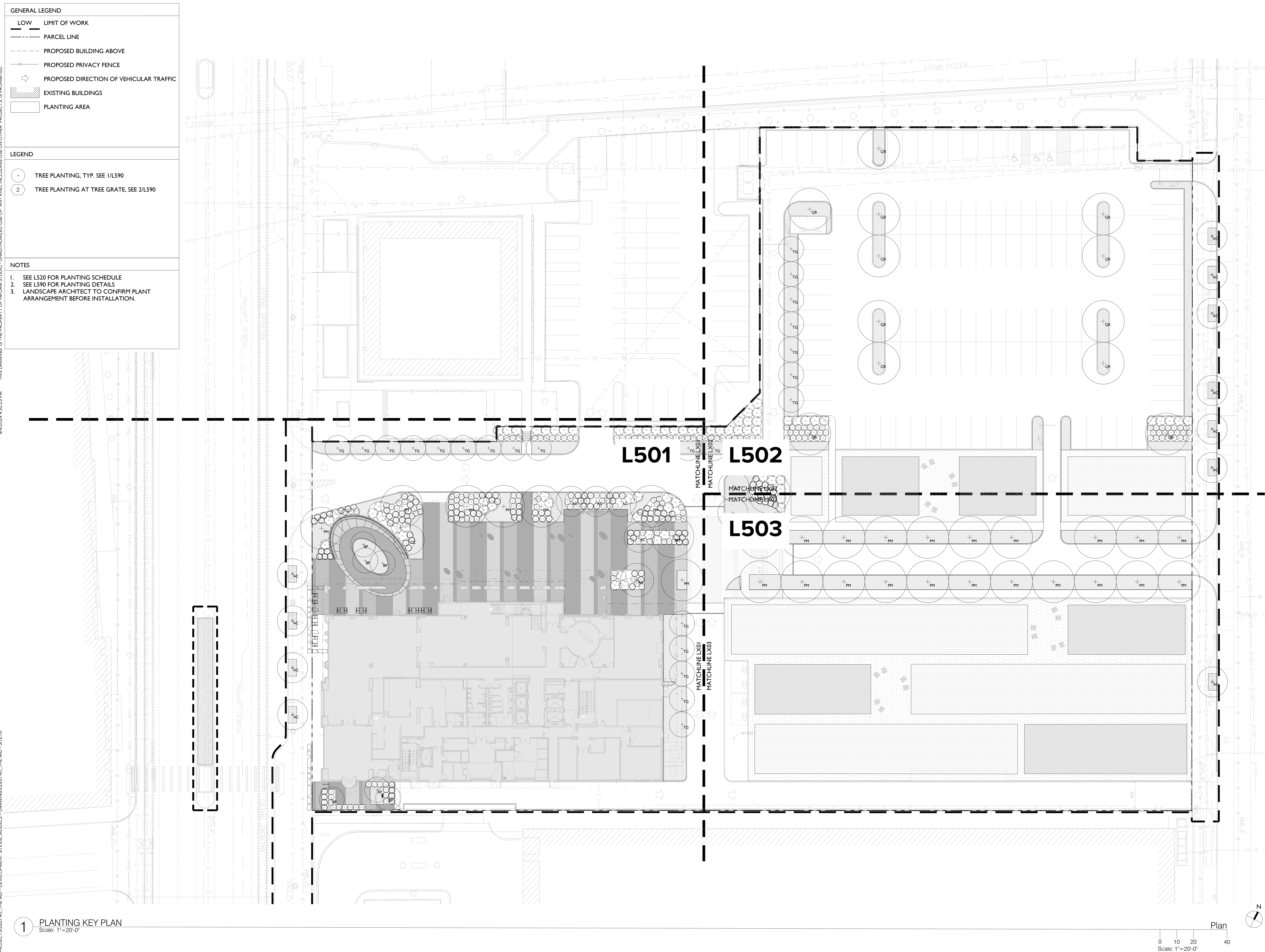
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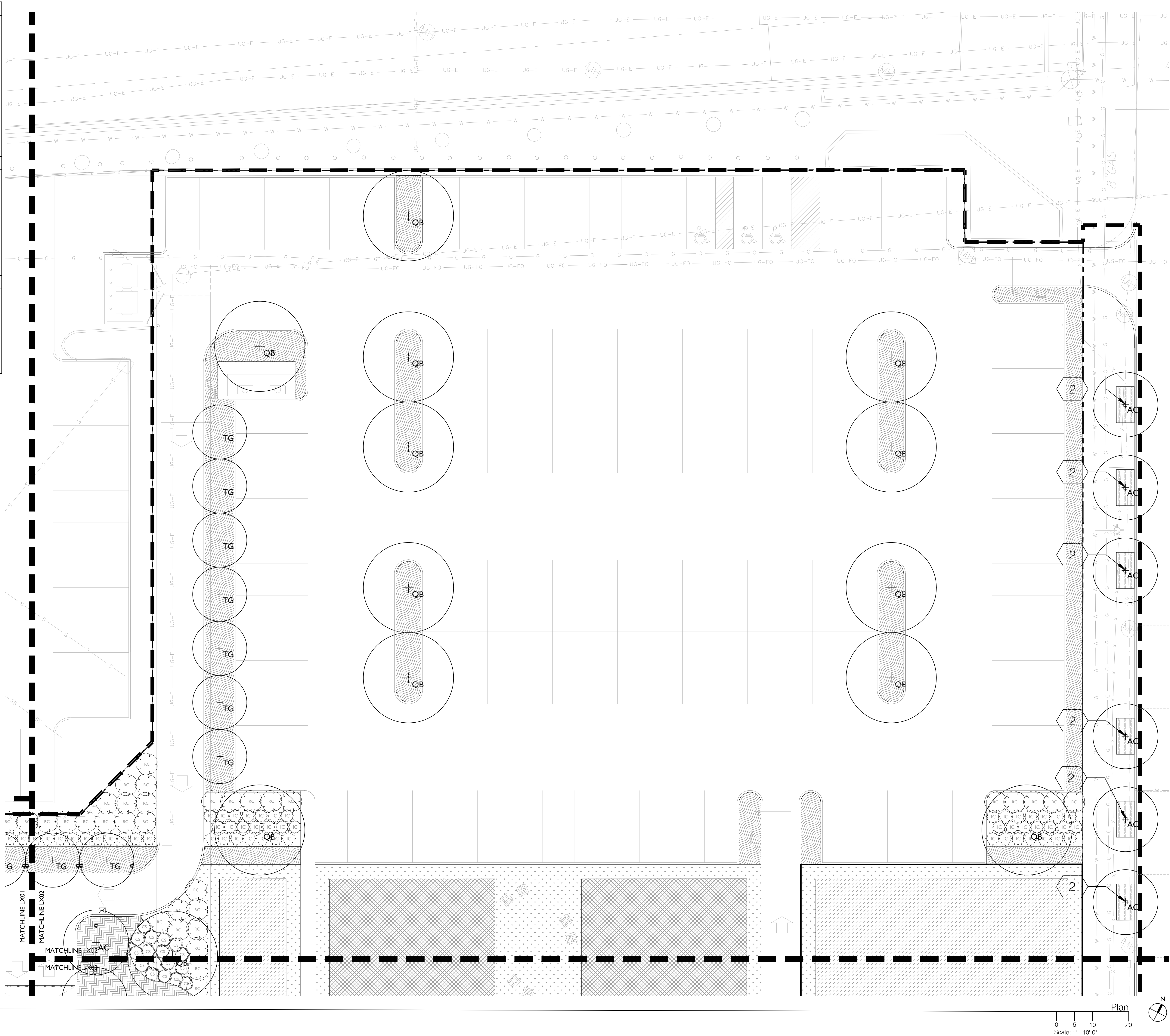
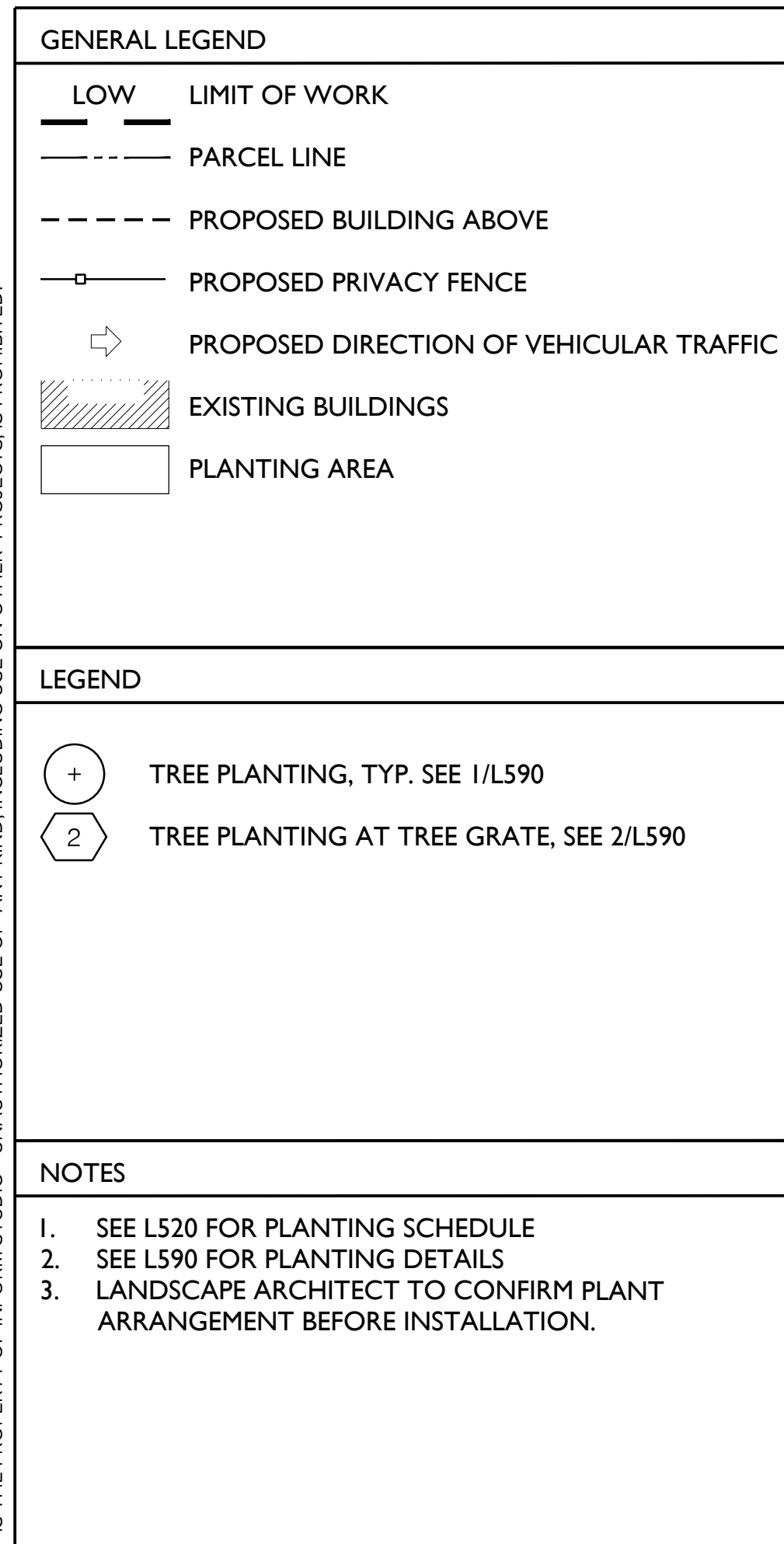
09/03/24

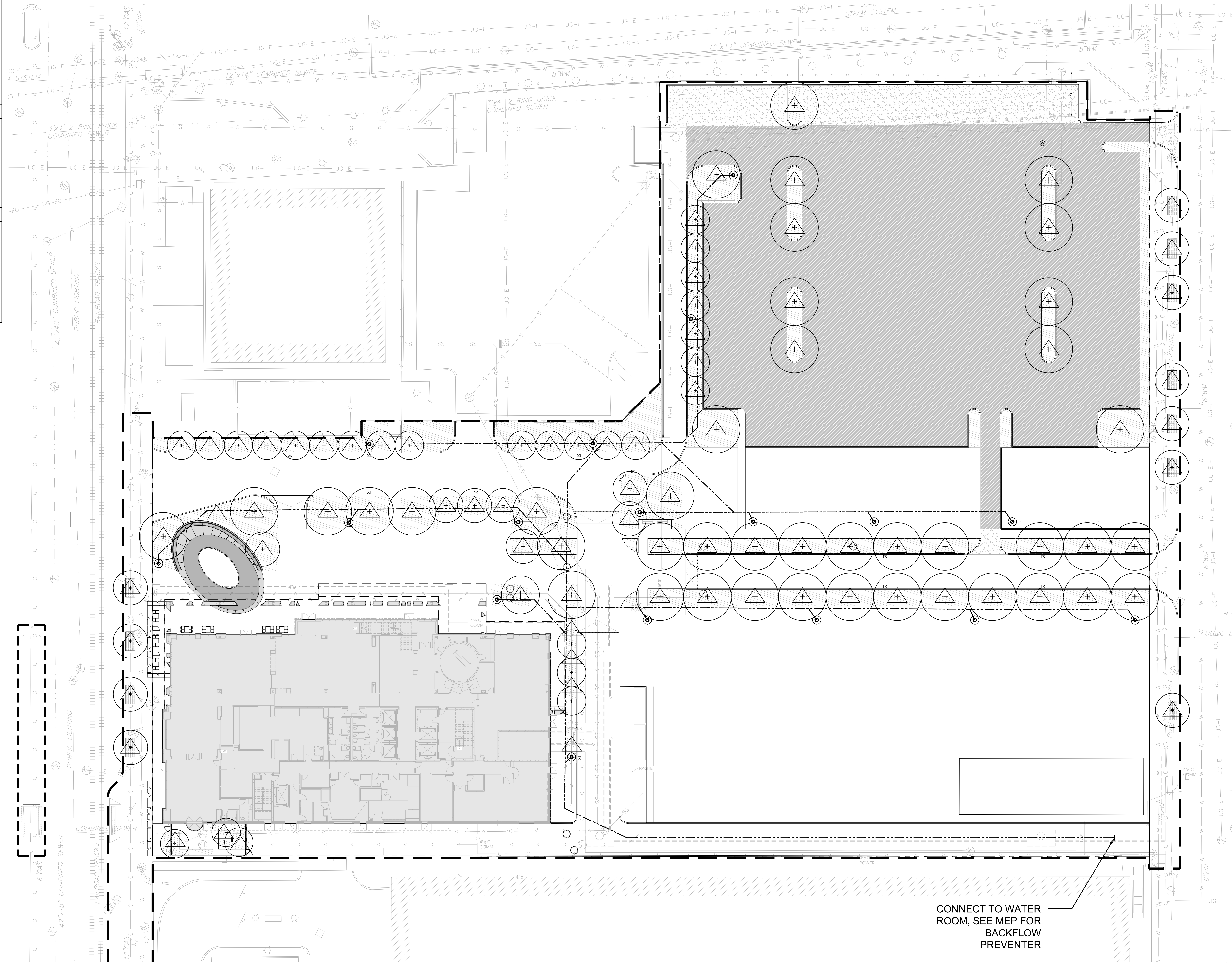
09/03/24











CONNECT TO WATER
ROOM, SEE MEP FOR
BACKFLOW
PREVENTER

STAMPS

PROJECT NO. 2837.40

L511

SHEET TITLE
**LANDSCAPE
IRRIGATION PLAN**

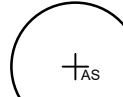
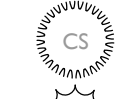
PROJECT
3750 WOODWARD - THE MID
3750 WOODWARD, LLC
3750 WOODWARD AVENUE
DETROIT, MI 48201

ISSUANCE	DATE	DRAWN	CHECKED	CONSULTANT
SITE - FOUNDATION PLAN	08.10.2014	SWH		spackman massap michaels Landscap Architects
				1824 Sojane Wright Place New Orleans, LA 70138 504.586.1824 spackmanmassapmichaels

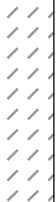
248.449.3564
www.in-formstudio.com
235 E MAIN STREET
SUITE 102B
NORTHVILLE MI 48167

INFORM

PLANT_SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS	
TREES								
	AS	Acer saccharum / Sugar Maple	3" Cal.		1			
	AC	Acer x freemanii 'Celtzan' / Celebration® Freeman Maple	4" Cal.		17			
	BP	Betula papyrifera / Paper Birch	20' Ht.		6			
	CC	Cercis canadensis / Eastern Redbud	3" Cal.		1			
	PM	Platanus x acerifolia 'Morton Circle' / Exclamation!™ London Plane Tree	4" Cal.		29			
	QB	Quercus bicolor / Swamp White Oak	3" Cal.		13			
	TG	Tilia cordata 'PNI 6025' / Greenspire™ Littleleaf Linden	4" Cal.		26			
SHRUBS								
	Cf	Cornus stolonifera 'Farrow' / Arctic Fire® Red Twig Dogwood	3 gal.	Pot	121			
	Ig	Ilex crenata 'Green Lustre' / Green Luster Japanese Holly	3 gal.		170			
	RC	Rhododendron catawbiense 'Album' / White Catawba Rhododendron	7 gal.		75			
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
GROUND COVERS								
	Cd	/ Tall Fescue	sod			29,420 sf		
	Nr	Nepeta racemosa 'Walker's Low' / Walker's Low Catmint	1 gal.	Pot	18" o.c.	1,018		
	Rg	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	1 gal.	Pot	24" o.c.	2,984		

SEED MIX SCHEDULE

	NATIVE MEADOW MIX - GRASSES by Michigan Wildflower Farm	17,799 sf
	Andropogon gerardii / Big Bluestem	seed
	Panicum virgatum / Switch Grass	seed
	Schizachyrium scoparium / Little Bluestem	seed
	Sorghastrum nutans / Indian Grass	seed
	POLLINATOR MIX - FORBS by Michigan Wildflower Farm	4,123 sf
	Aquilegia canadensis / Eastern Columbine	seed
	Asclepias incarnata / Swamp Milkweed	seed
	Asclepias syriaca / Common Milkweed	seed
	Asclepias tuberosa / Butterfly Milkweed	seed
	Coreopsis lanceolata / Lanceleaf Tickseed	seed
	Desmodium canadense / Showy Tick Trefoil	seed
	Echinacea purpurea / Coneflower	seed
	Kuhnia eupatorioides / False Boneset	seed
	Lespedeza capitata / Round-headed Bush Clover	seed
	Monarda fistulosa / Bergamot	seed
	Monarda punctata / Spotted Horsemint	seed
	Ratibida pinnata / Yellow Coneflower	seed
	Rudbeckia triloba / Brown Eyed Susan	seed
	Silphium integrifolium / Rosinweed	seed
	Solidago rigida / Stiff Goldenrod	seed
	Symphyotrichum laeve / Smooth Aster	seed
	Symphyotrichum novae-angliae / New England Aster	seed
	Symphyotrichum oolentangiense / Sky Blue Aster	seed
	Zizia aurea / Golden Alexander	seed

STAMPS

PROJECT NO. 2837_40
L520
SHEET NO.

LANDSCAPE
PLANT SCHEDULE

PROJECT
3750 WOODWARD - THE MID
3750 WOODWARD, LLC
3750 WOODWARD AVENUE
DETROIT, MI 48201

DESIGNED BY
DATE 08/08/24
CHECKED BY
DATE 08/08/24
APPROVED BY
DATE 08/08/24
PROJECT MANAGER
DATE 08/08/24
CONSULTANT
SPECKMAN
MICHAELS
ARCHITECTS
1500 BOWEN AVENUE
SUITE 200
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INFORM



1. REMOVE EXCESS FILL FROM TOP OF ROOT BALL TO EXPOSE ROOT FLARE. SET 2-3" HIGHER THAN FINISH GRADE. CUT AND REMOVE TOP $\frac{1}{3}$ OF ROPE/ BURLAP. FOR WIRE BASKETS REMOVE $\frac{1}{3}$ AND CUT EVERY OTHER HORIZONTAL AND VERTICAL WIRE
2. TREE ROOT BALL (TOP OF BALL SHOULD MATCH EXISTING GRADE) OR SET 1" - 2" HIGHER THAN TOP OF GRADE

