



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	

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.



Tuesday, March 18, 2025

Department of Public Works
City of Detroit
2 Woodward Ave #611
Detroit, MI 48226

RE: ROW Encroachment Letter of Intent
1520 Adelaide Street, Detroit, MI 48214
Reference Permit #: BLD2025-0111

To Whom It May Concern:

Eastern Market Development Corporation acquired 3445 Russell under a related entity, EMDC Shed 7 Supporting Corporation, in September 2024. Our contractor, The Alan Group has submitted a permit request for the renovation of the warehouse distribution facility located at 3445 Russell. During the permit review, it was determined that previous work completed on the building under different ownership did not procure a Right of Way (ROW) encroachment approval. This includes the mechanical ventilation equipment (2' encroachment, southern elevation), awnings (2' 3" encroachment, eastern elevation), roll-up doors (3' encroachment, eastern elevation) and building façade details (1' 8.5" encroachment southern elevation, 1' 9" eastern elevation) on the restaurant located on the southern portion of the building. The southern ROW is 10' 5." And the eastern ROW is 11' 5.5". As designed, these building elements will not impede pedestrian or vehicular traffic.

These features were constructed prior to our acquisition of the property in September 2025. Limited details exist as this work was done prior to our ownership of the property. To the best of our knowledge, the façade details have existed since original construction in 1992. The mechanical equipment and roll-up doors were added in 2015 by a tenant. The awnings are believed to have been added in 2017 by the tenant.

As a result, I am writing to request ROW encroachment approval for these aspects of the building. As the building is built out to the property line, it is not possible to include these elements of the building within the building property boundary. The awnings and façade details provide aesthetic design elements to different the restaurant as a destination at this location. The mechanical equipment supports the kitchen.

Thank you for considering our request.

Sincerely,

Sarah Pavelko
Executive Director, Eastern Market Development Corporation
President, EMDC Shed 7 Supporting Corporation

Eastern Market Development Corporation
2934 Russell Street, Detroit, MI 48207
T 313.833.9300 | F 313.833.9309
www.easternmarket.com

3445 Russell St



3/27/2025

Wastewater Structures - GLWA

Manhole

Wastewater Mains - GLWA

GLWA Gravity Main

Transmission System Mains - GLWA

Abandoned/Inactive Water Main

Active Water Main

Transmission System Valves - GLWA

Blowoff

Cone

Gate

Manual Air

Tapping Sleeve

Distribution System Hydrant

Distribution System Main

Active

Abandoned

Wastewater Catch Basin

Wastewater Manhole

Blind Connection

Bulkhead/Cap

Material/Size Change

Crown/Main Point

Wastewater Lamp Hole

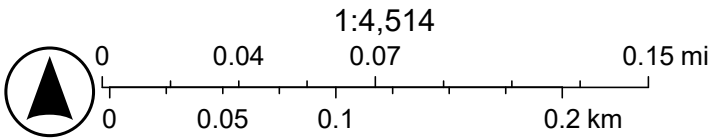
Wastewater GravityMain

Active

Abandoned/Inactive/Retired

Abandoned/Inactive/Retired

Wastewater Regulator



DWSD, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

3445 Russell St



3/27/2025, 9:06:40 AM

Wastewater Structures - GLWA

- Manhole
- GLWA Gravity Main
- Wastewater Regulator

Wastewater GravityMain

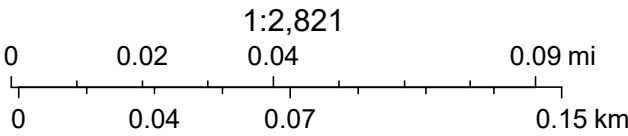
- Active
- Abandoned/Inactive/Retired
- DWSD Wastewater Flow Direction

Wastewater Lamp Hole

- Blind Connection
- Bulkhead/Cap

Material/Size Change

- Crown/Main Point
- Wastewater Manhole
- Wastewater Catch Basin



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

3445 Russell St



3/27/2025, 9:05:33 AM

Transmission System Valves - GLWA

- Blowoff
- Cone
- Gate
- Manual Air

Transmission System Fittings - GLWA

- Cap
- Coupling
- Cross

- Horizontal Bend
- Reducer
- Sleeve
- Tap
- Tee

- Vertical Bend
- Wye

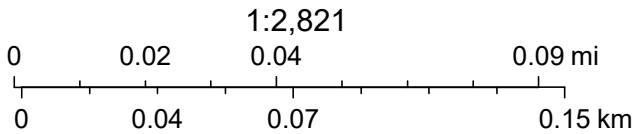
Transmission System Mains - GLWA

- Active Water Main
- Distribution System Main
- Active

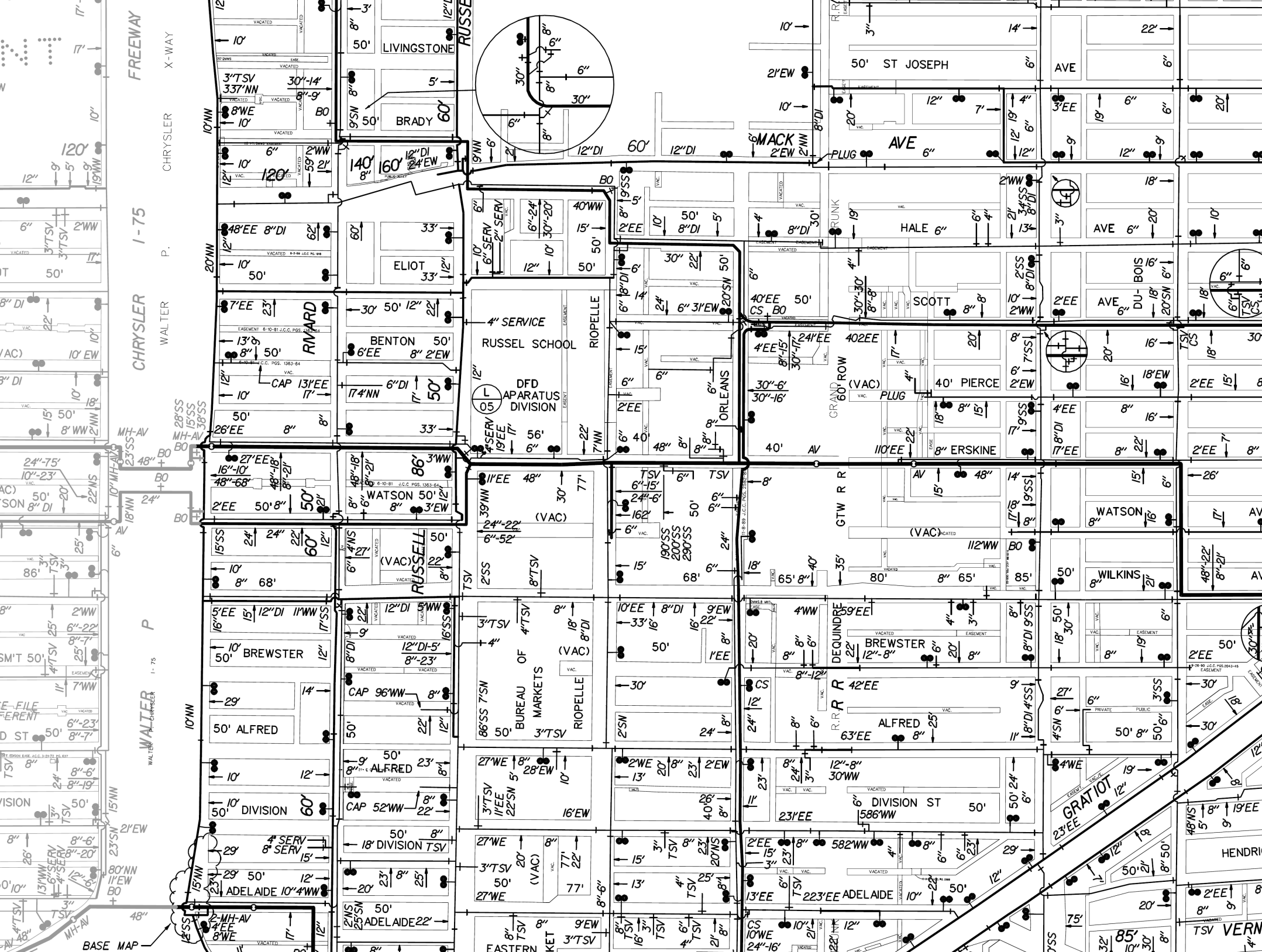
- Bend
- Cap
- Cross
- Expansion Joint
- Reducer

Distribution System Fitting

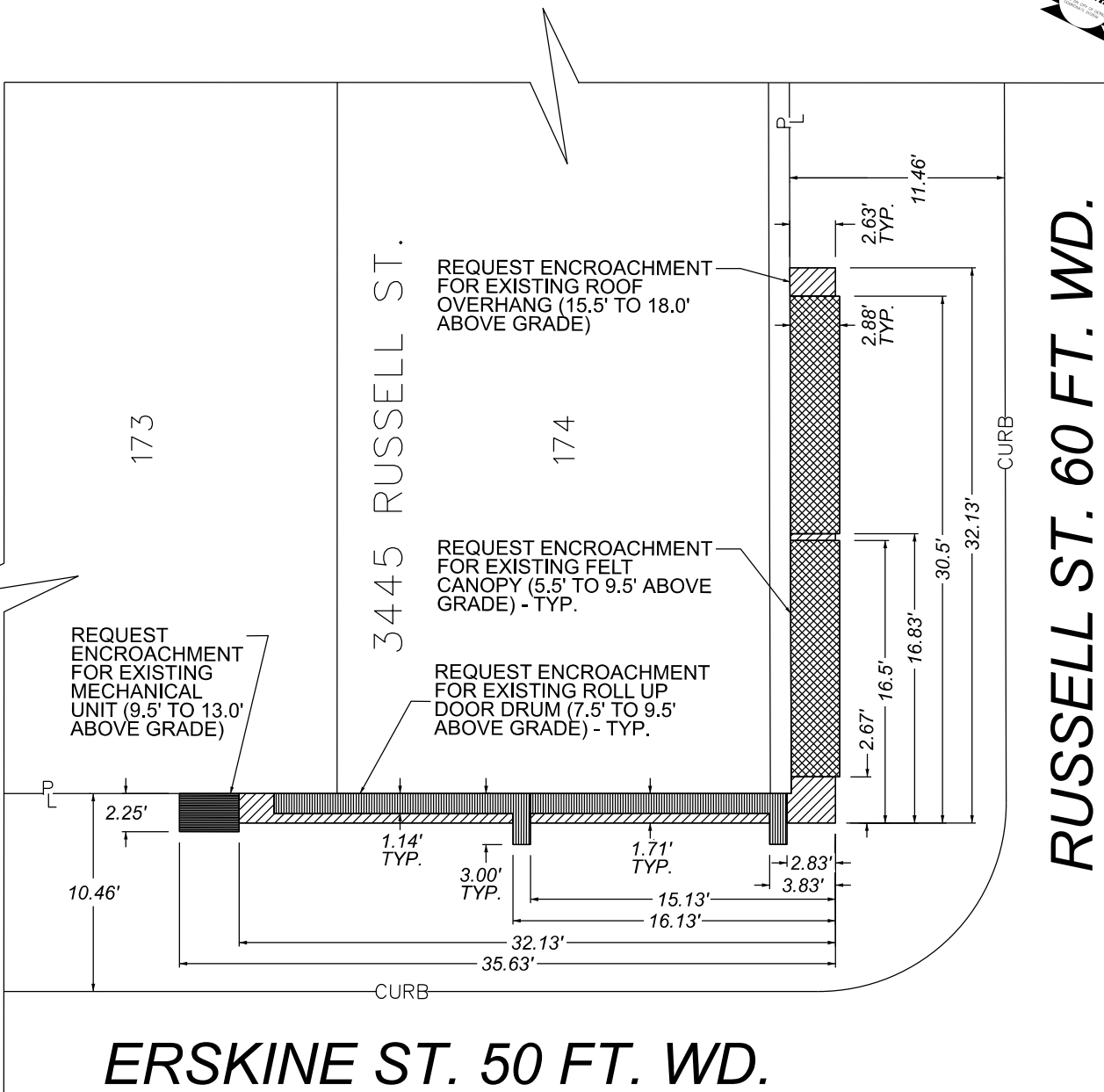
- Tee
- Distribution System Valve
- Gate
- TSV
- Hydrant
- Distribution System Hydrant
- DWSD


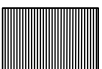
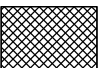
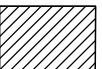


DWSD, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar







-  - REQUEST ENCROACHMENT FOR EXISTING MECHANICAL UNIT (9.5' TO 13.0' ABOVE GRADE)
-  - REQUEST ENCROACHMENT FOR EXISTING ROLL UP DOOR DRUM (7.5' TO 9.5' ABOVE GRADE)
-  - REQUEST ENCROACHMENT FOR EXISTING FELT CANOPY (5.5' TO 9.5' ABOVE GRADE)
-  - REQUEST ENCROACHMENT FOR EXISTING ROOF OVERHANG (15.5' TO 18.0' ABOVE GRADE)

BENTON ST. 50 FT. WD.									
VACATED					03/07/1990 JCC PG 515				
163	162	161	160	159	158	157	156	155	153
ALLEY EASEMENT					ALLEY VACATED				
03/07/1990 JCC PG 515					03/07/1990 JCC PG 515				
164	165	166	167	168	169	170	171	172	173
									174

RIVARD ST. 50 FT. WD.

RUSSELL ST. 60 FT. WD.

ERSKINE ST. 50 FT. WD.

CARTO 39 C

(FOR OFFICE USE ONLY)

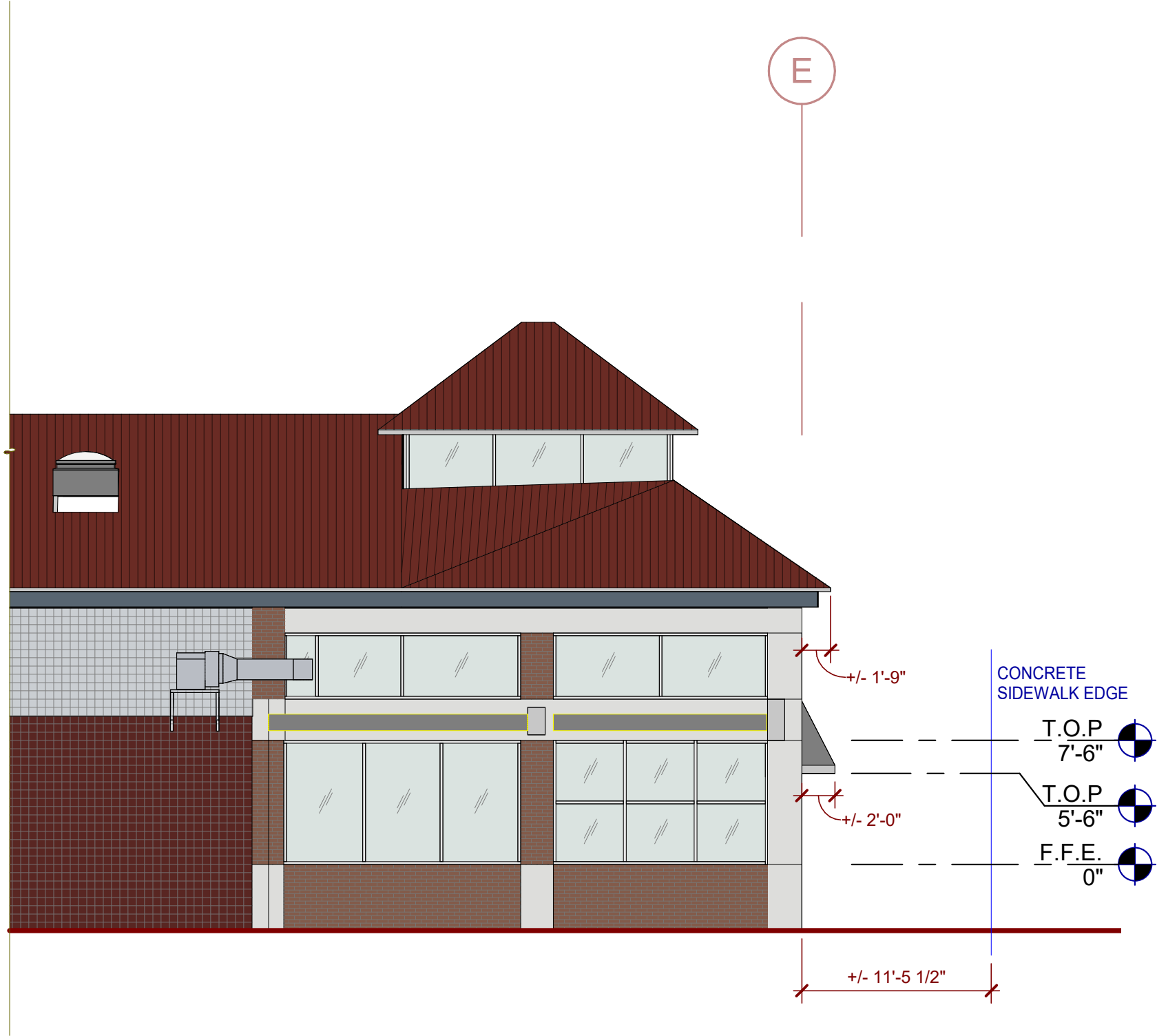
REQUEST ENCROACHMENT
INTO ERSKINE ST. AND
RUSSELL ST. AT
3445 RUSSELL ST.

CITY OF DETROIT
CITY ENGINEERING DIVISION
SURVEY BUREAU

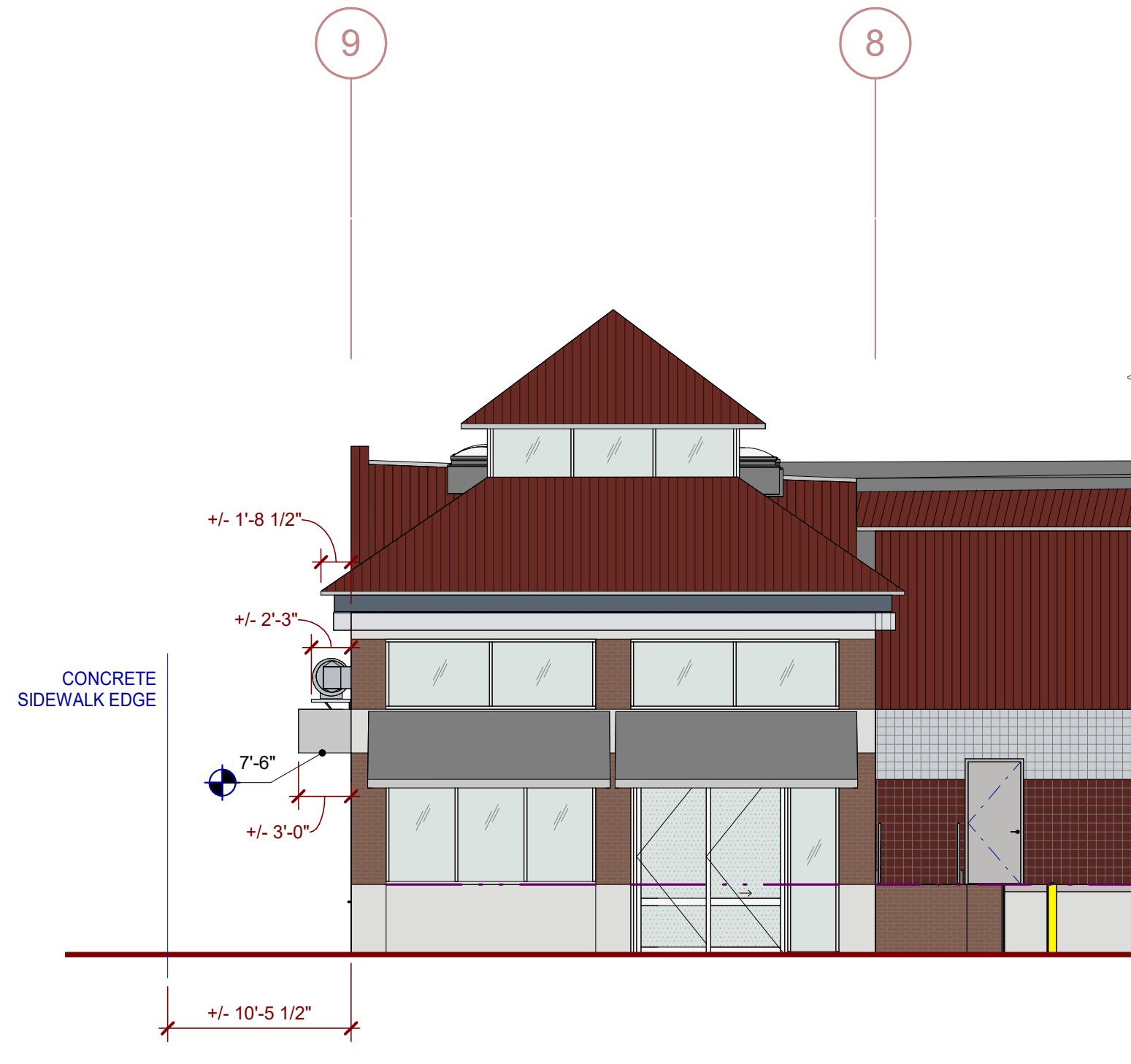
JOB NO. 25-29

DRWG. NO.

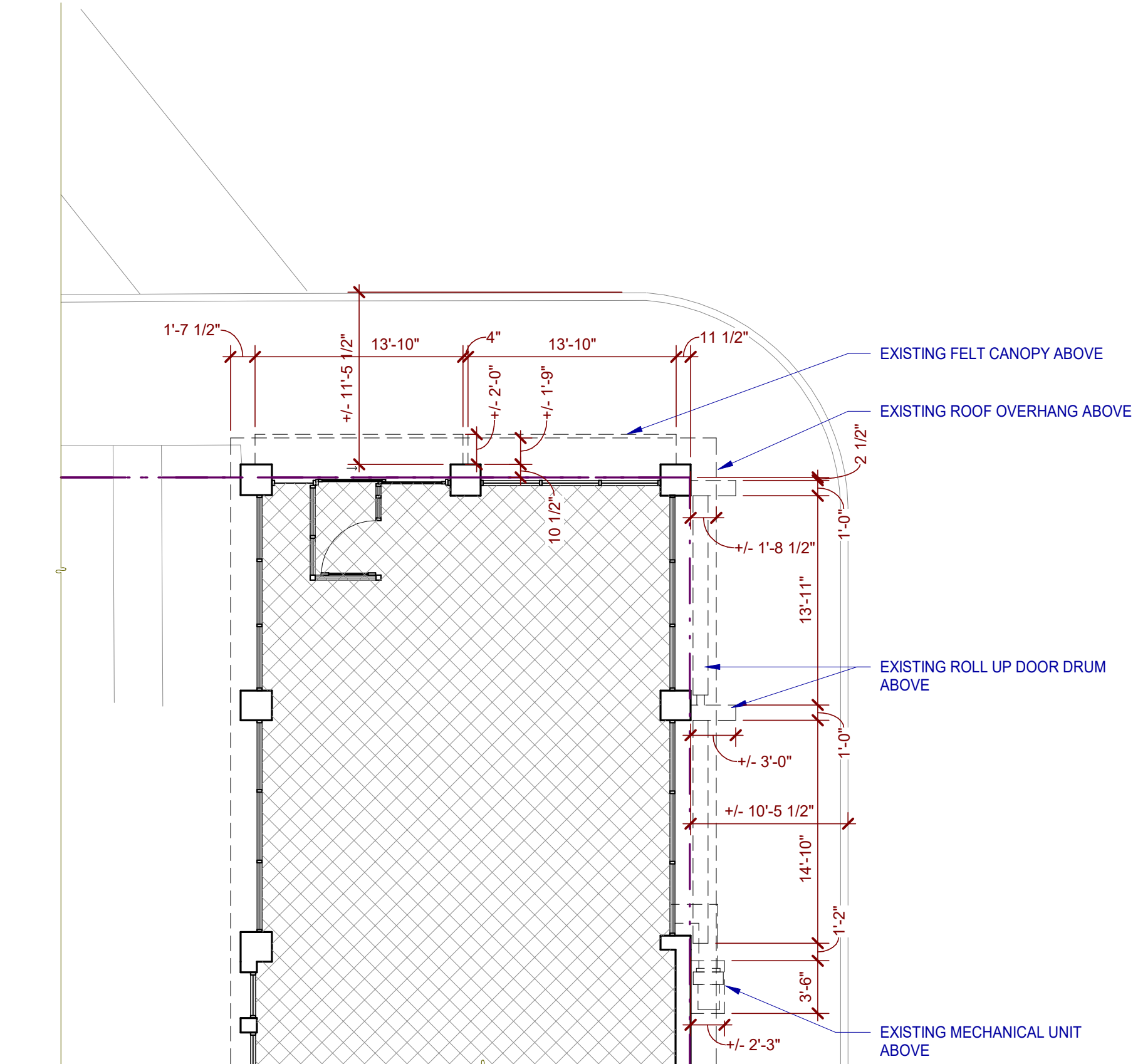
B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY		CHECKED		LC/AP	
DATE		APPROVED		GE	
03-26-2025					



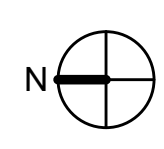
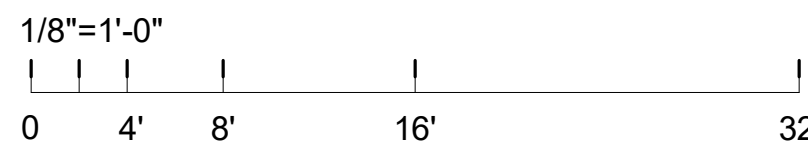
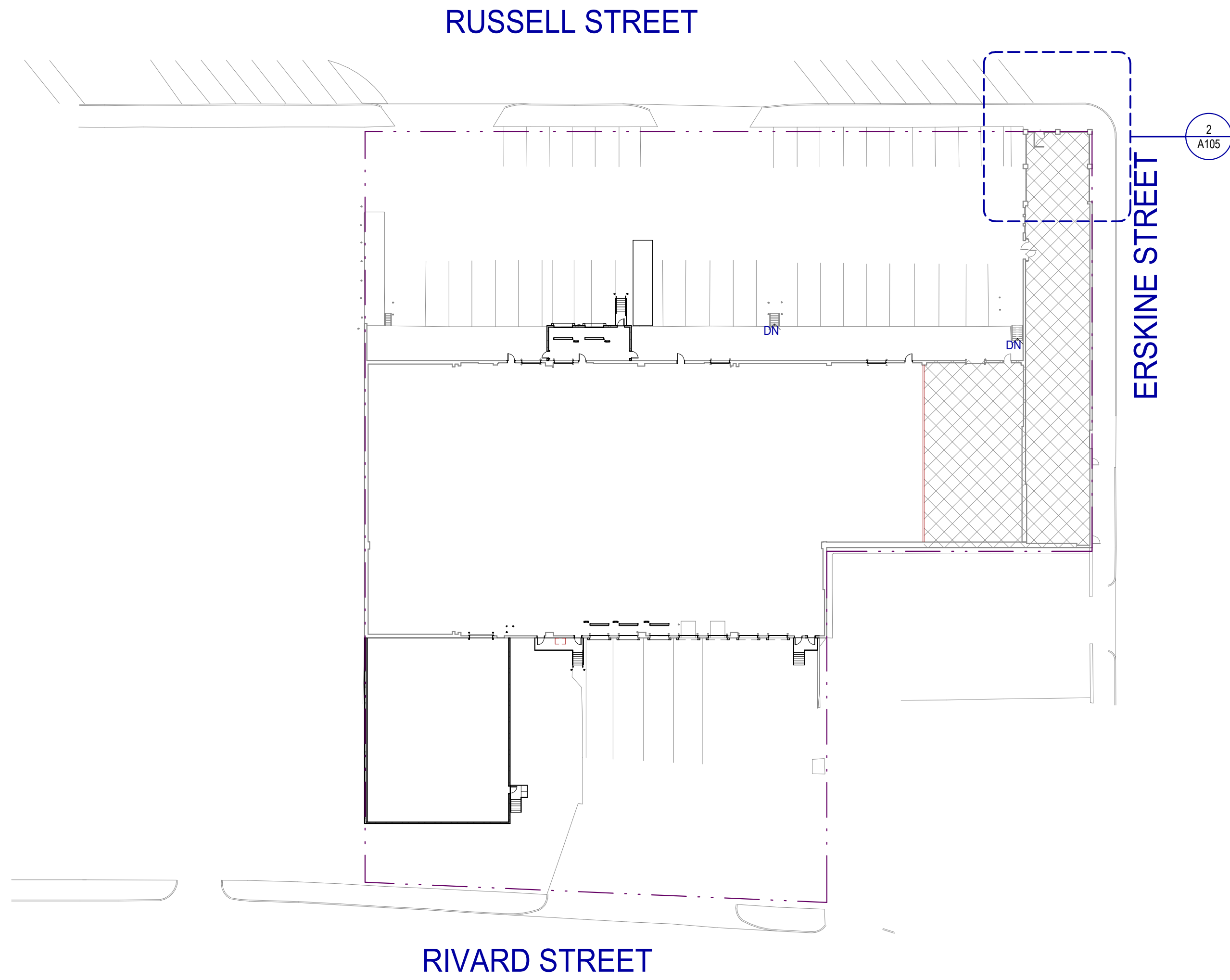
ENLARGED SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



ENLARGED EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



ENLARGED SITE PLAN (ROW)
SCALE: 1/8" = 1'-0"



SITE PLAN (FOR REFERENCE ONLY)

SCALE: 1" = 40'-0"

ROW ENCROACHMENT REQUEST

DATE	PROGRESS SET	REMARKS
11/27/2024	PROGRESS SET	
01/02/2025	PROGRESS SET	
01/16/2025	PERMIT SET	

PA/PM:	M. PULA
DRAWN BY:	V.O. / S.R.
JOB NO.:	CH24-0092-00

SHEET

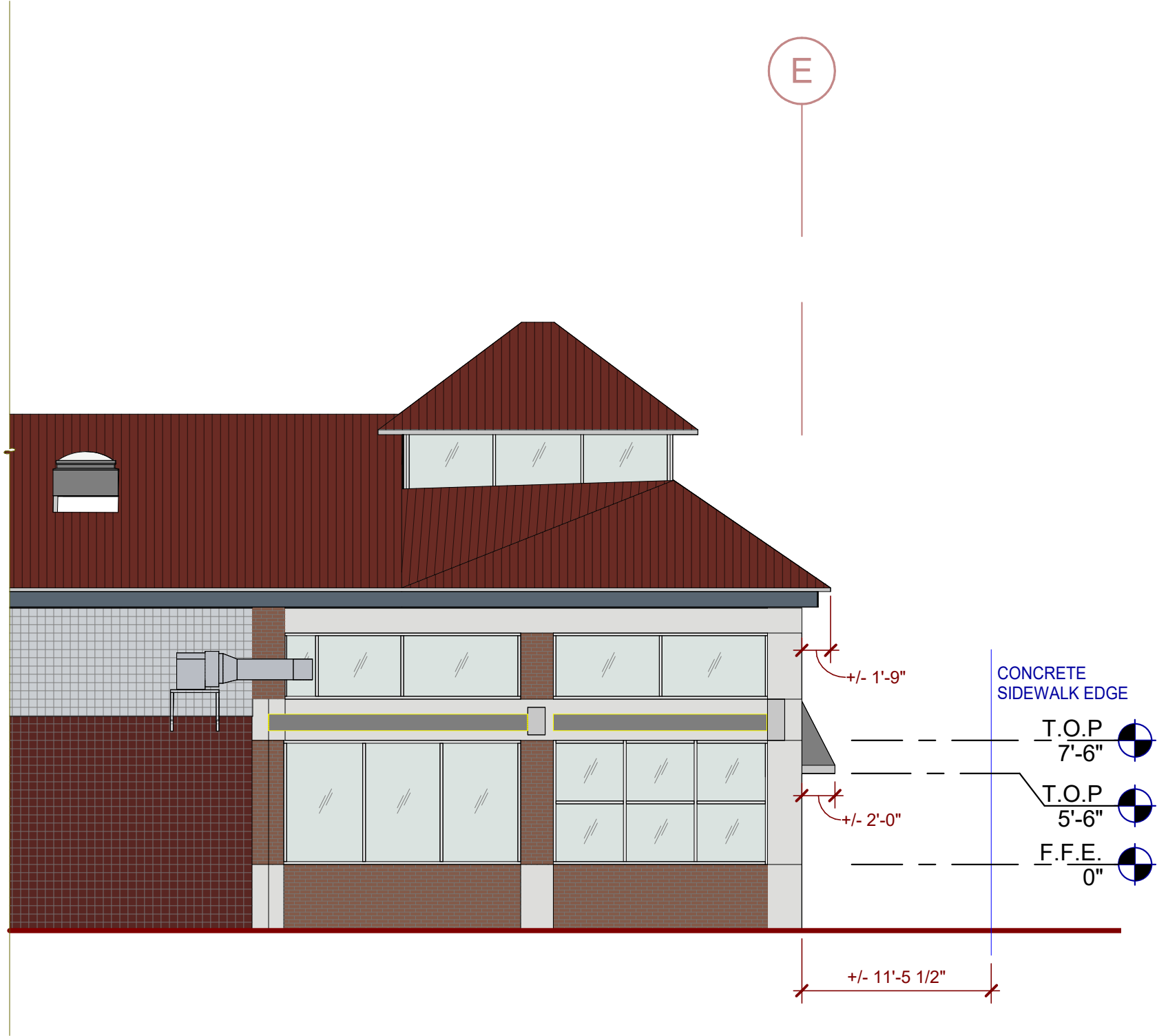
A105

EASTERN MARKET -
SHED 7
3401 RUSSELL STREET
DETROIT, MICHIGAN 48207



WARE MALCOMB
ARCHITECTURE
PLANNING
INTERIORS
CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT
1315 27th St #410
Oak Brook, IL 60023
P 630.218.0063

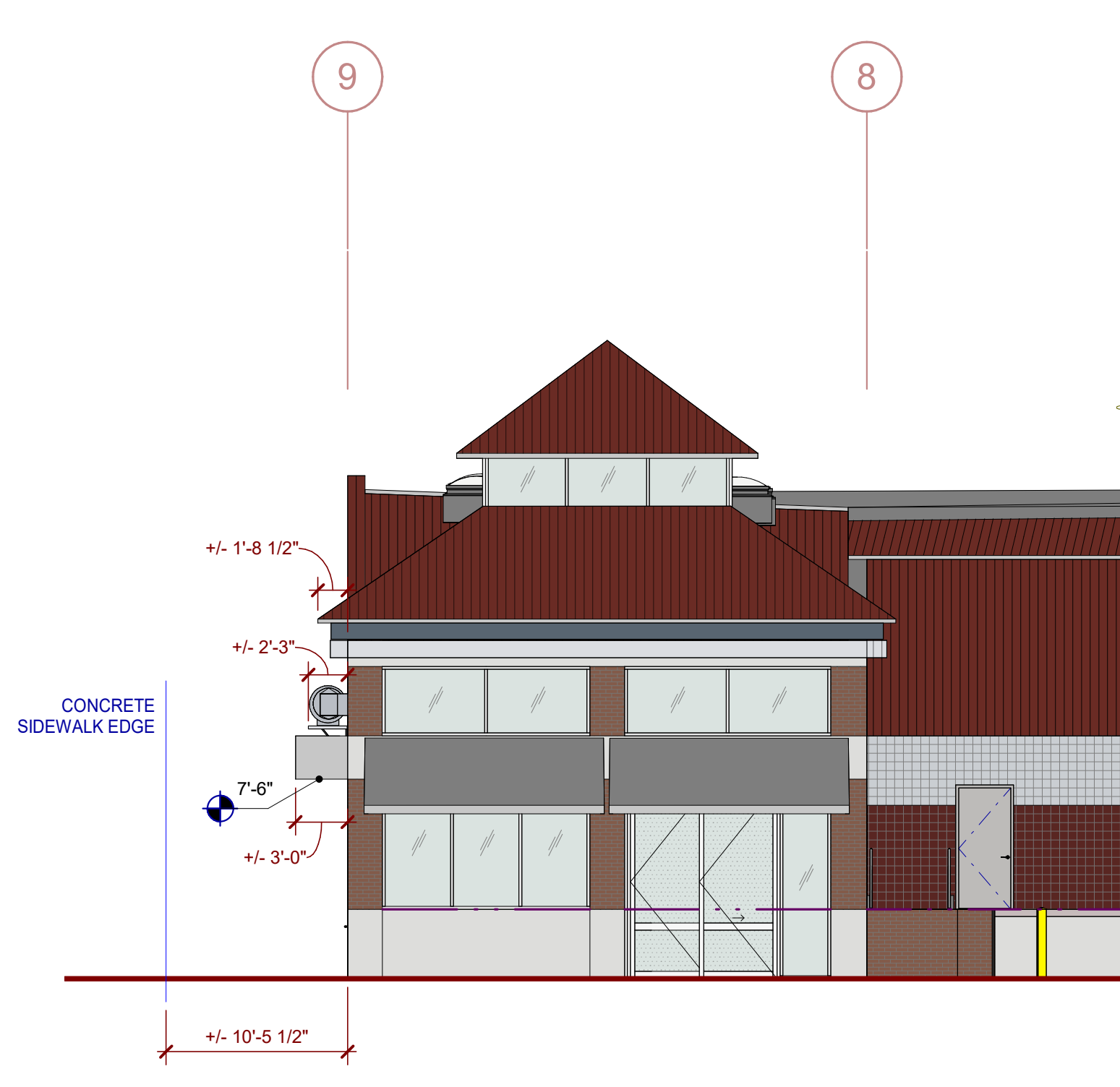
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ENLARGED SOUTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

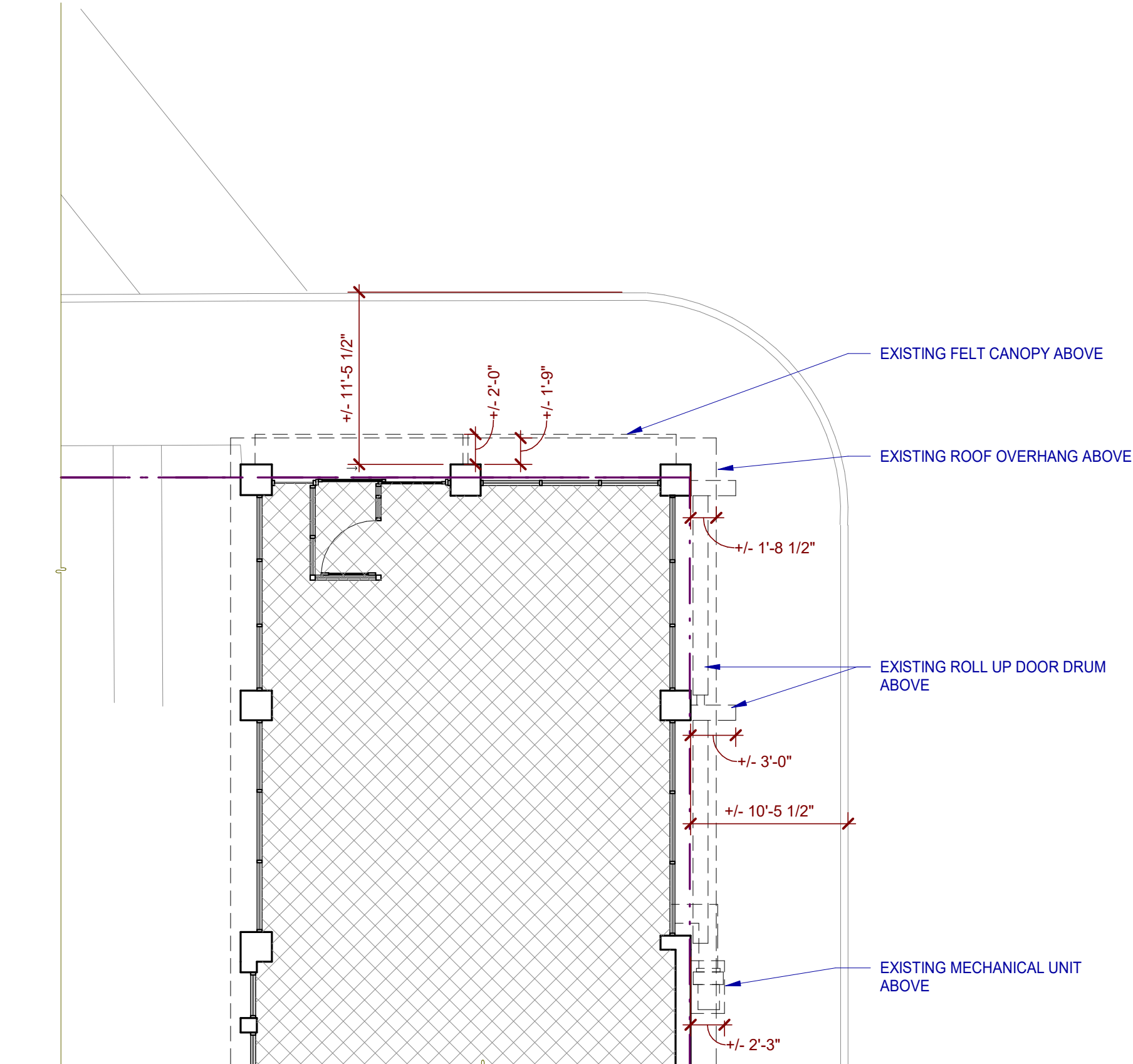
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ENLARGED EAST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

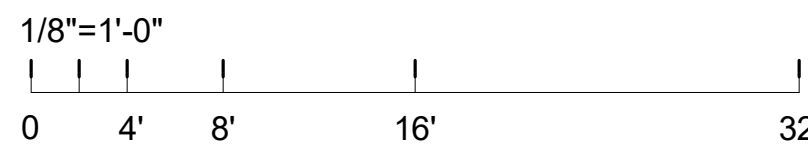
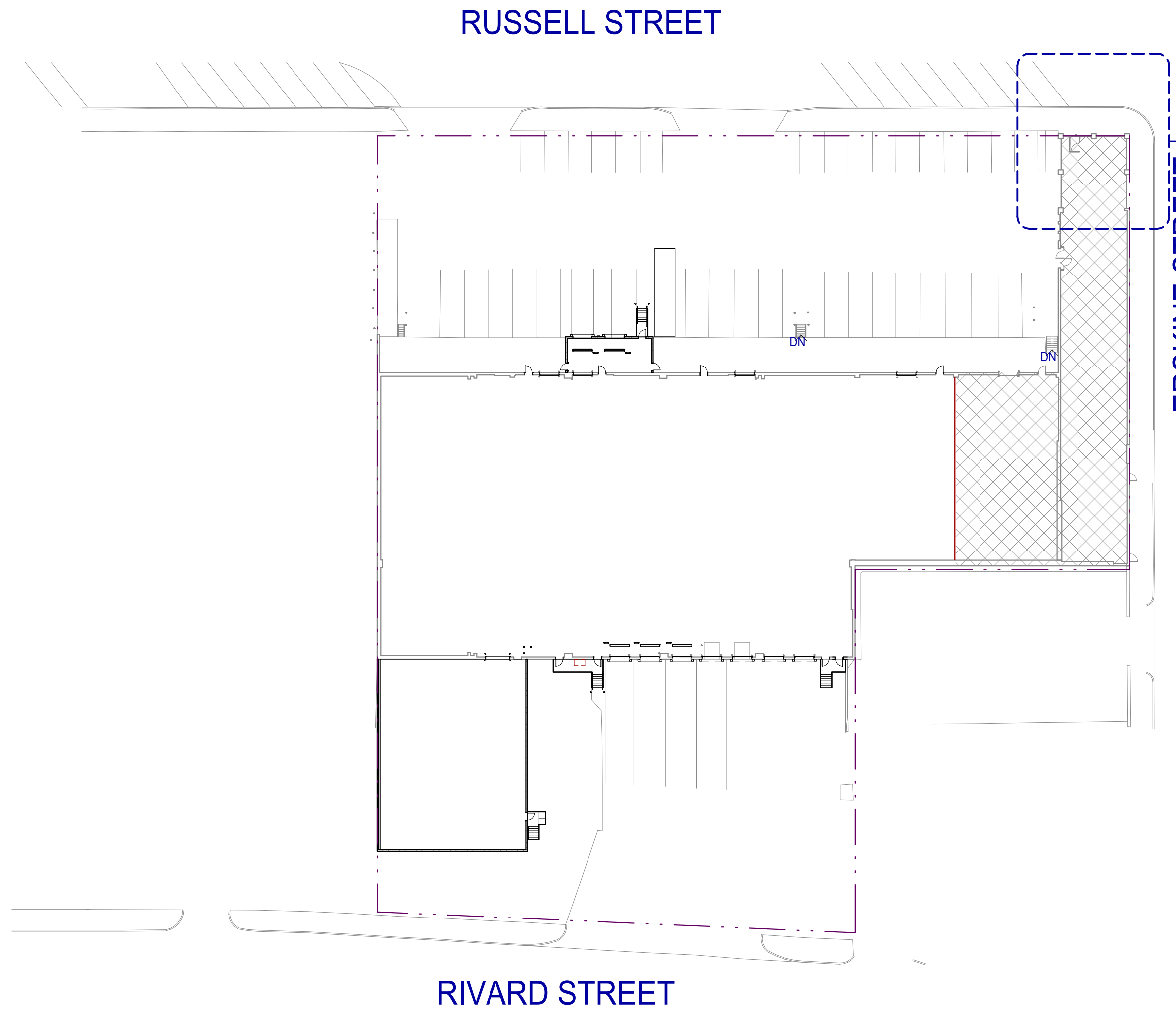
3



ENLARGED SITE PLAN (ROW)

SCALE: 1/8" = 1'-0"

2



SITE PLAN (FOR REFERENCE ONLY)

SCALE: 1" = 40'-0"

1

ROW ENCROACHMENT REQUEST

DATE	REMARKS
11/20/24	PROGRESS SET
01/20/25	PROGRESS SET
01/16/2025	PERMIT SET
	</

PA/PM:	M. PULA
DRAWN BY:	V.O. / S.R.
JOB NO.:	CH24-0092-00

SHEET

A105

01/16/2025 - PERMIT SET

EASTERN MARKET -

SHED 7

3401 RUSSELL STREET

DETROIT, MICHIGAN 48207



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