



### Central Services Facility

313-267-8000 • [detroitmi.gov/DWSD](https://detroitmi.gov/DWSD)

## Date:

	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.



April 3, 2025

**The Honorable City Council**

Attn: Office of the City Clerk  
200 Coleman A. Young Municipal Center  
2 Woodward Avenue  
Detroit, Michigan 48226

**RE: MAP 25 – 12 Petition to install subsurface encroachments on the south side of Piquette, between St. Antoine and Hastings under the sidewalk.**

The Honorable City Council:

On behalf of Fisher 21 Lofts, LLC, we are petitioning the City of Detroit to:

**Allow an encroachment on the south side of Piquette between St. Antoine and Hastings for the following surface and sub-surface items as shown on the attached Exhibit Encroachment Plan;**

- **Encroachment for 11 tree planters 7.88' x 11.87' to include grates, underdrains and silva cells from the surface to 5 feet below grade.**
- **Encroachment for underdrains and irrigation lines in two locations, 2' x 166' and 2' x 244' from the surface to 5' below grade.**

**All encroachments are located to be under the sidewalk area outside of the 6' clear walk area.**

This request by Fisher 21 Lofts LLC, owns all the property on the south side adjacent to this ROW of Piquette and is being proposed for the redevelopment planned on this site with the address of 6051 Hastings.

Thank you,

A handwritten signature in blue ink that reads 'Dave Ryzyi'.

Dave Ryzyi P.E.  
Mannik Smith Group Inc.

cc. Encroachment Plan

A stylized green and grey graphic element, similar to the one in the top left, located above the tagline.

**TECHNICAL SKILL.  
CREATIVE SPIRIT.**

607 Shelby, Suite 300, Detroit, Michigan 48226 Tel: 313.961.9500 Fax: 313.961.9509 [www.MannikSmithGroup.com](http://www.MannikSmithGroup.com)



# 6051 Hastings



4/9/2025

Wastewater Structures - GLWA

Manhole

Wastewater Mains - GLWA

GLWA Gravity Main

Transmission System Mains - GLWA

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 Fitting

Blind Connection

Bulkhead/Cap

Material/Size Change

Crown/Main Point

Wastewater Manhole

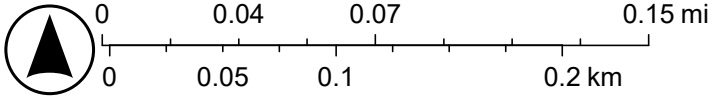
Wastewater GravityMain

Active

Abandoned/Inactive/Retired

Wastewater Regulator

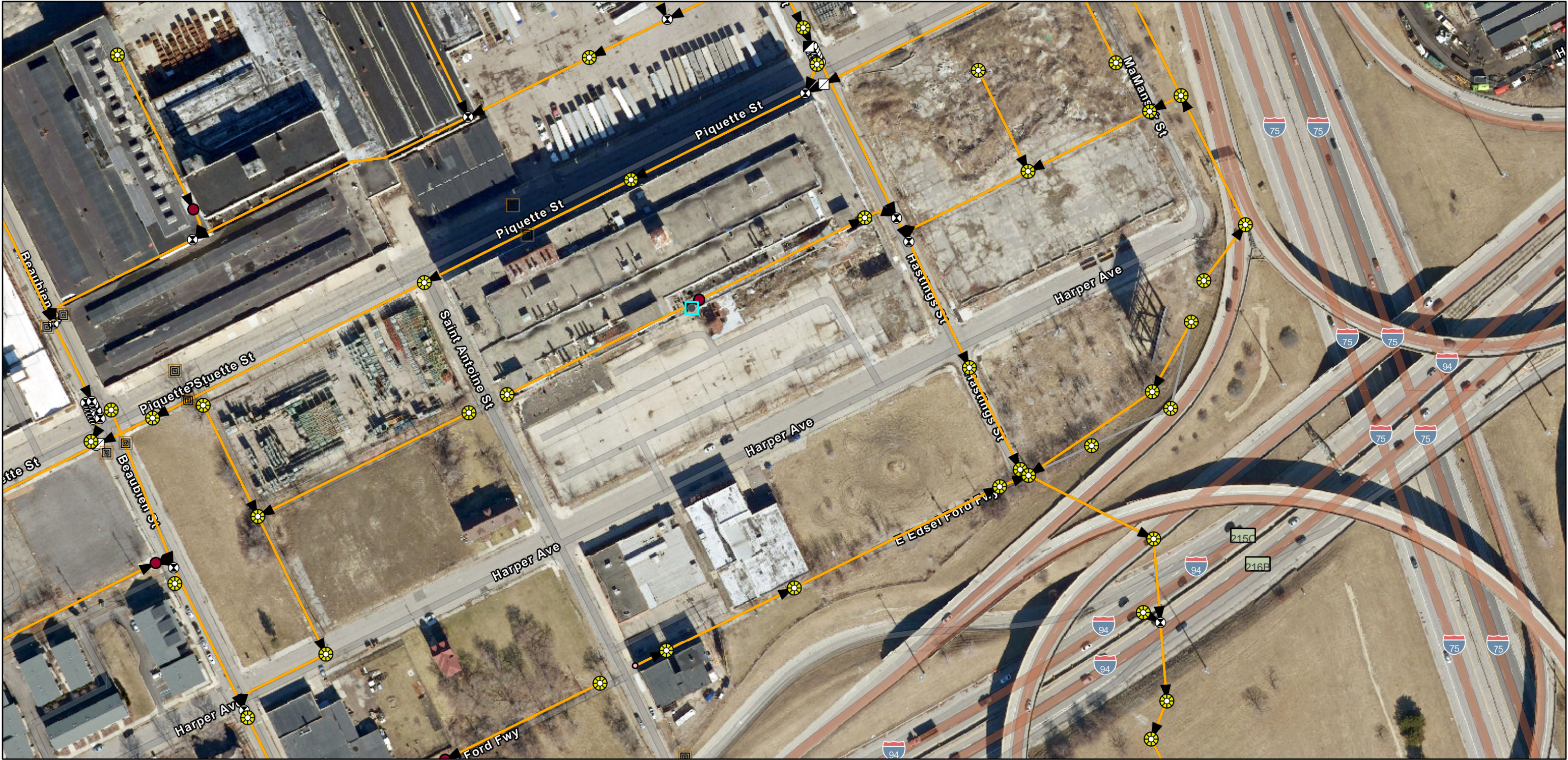
Wastewater Lamp Hole



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

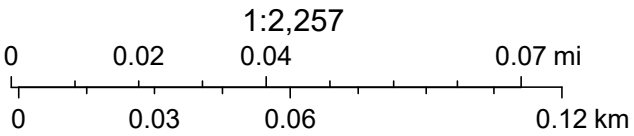


6051 Hastings



4/9/2025, 8:41:04 AM

- |  |   |   |
|--|---|---|
| <span style="color: red;">—</span> Wastewater Regulator        | <span style="color: black;">▶</span> DWSD Wastewater Flow Direction | <span style="border: 1px solid black; width: 10px; height: 10px; display: inline-block;"></span> Material/Size Change   |
| Wastewater GravityMain   | <span style="color: red;">●</span> Wastewater Lamp Hole             | <span style="color: red;">○</span> Crown/Main Point   |
| <span style="color: orange;">—</span> Active                   | Wastewater Fitting  | <span style="color: orange;">●</span> Wastewater Manhole  |
| <span style="color: grey;">—</span> Abandoned/Inactive/Retired | <span style="color: black;">⊗</span> Blind Connection               | <span style="border: 1px solid black; width: 10px; height: 10px; display: inline-block;"></span> Wastewater Catch Basin |
|  | <span style="color: black;">◼</span> Bulkhead/Cap                   |   |



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



# 6051 Hastings



4/9/2025, 8:40:06 AM

Transmission System Valves - GLWA



Gate

Transmission System Fittings - GLWA



Tee

Transmission System Mains - GLWA



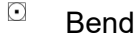
Active Water Main

Distribution System Main



Active

Distribution System Fitting



Bend



Cross



Coupling

Expansion Joint



Reducer

Tee

Distribution System Valve



Gate



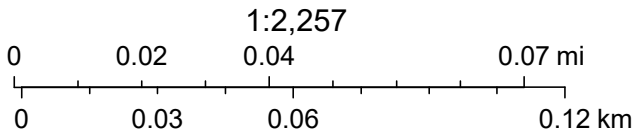
TSV

Hydrant

Distribution System Hydrant

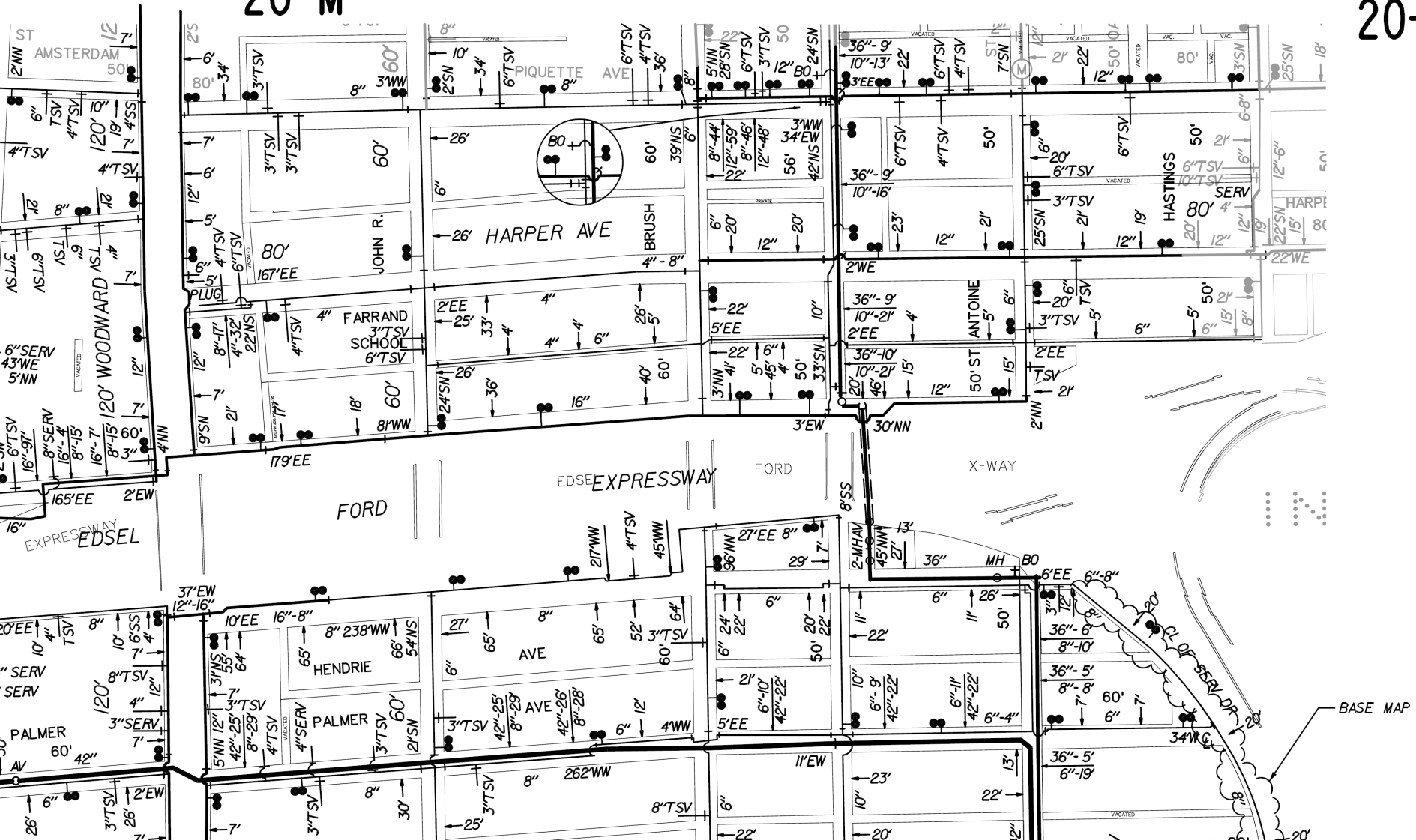


DWSD

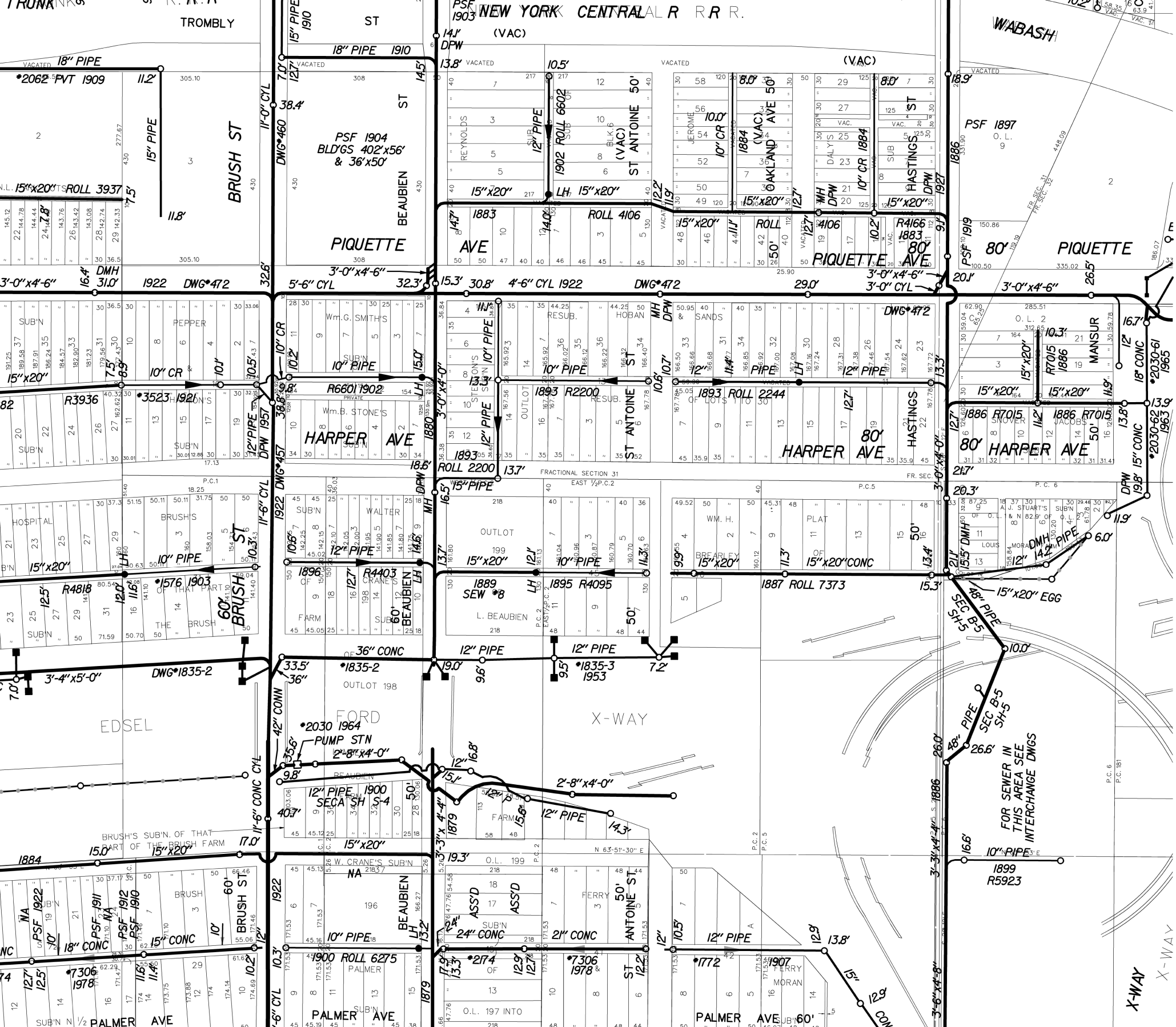


DWSD, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community









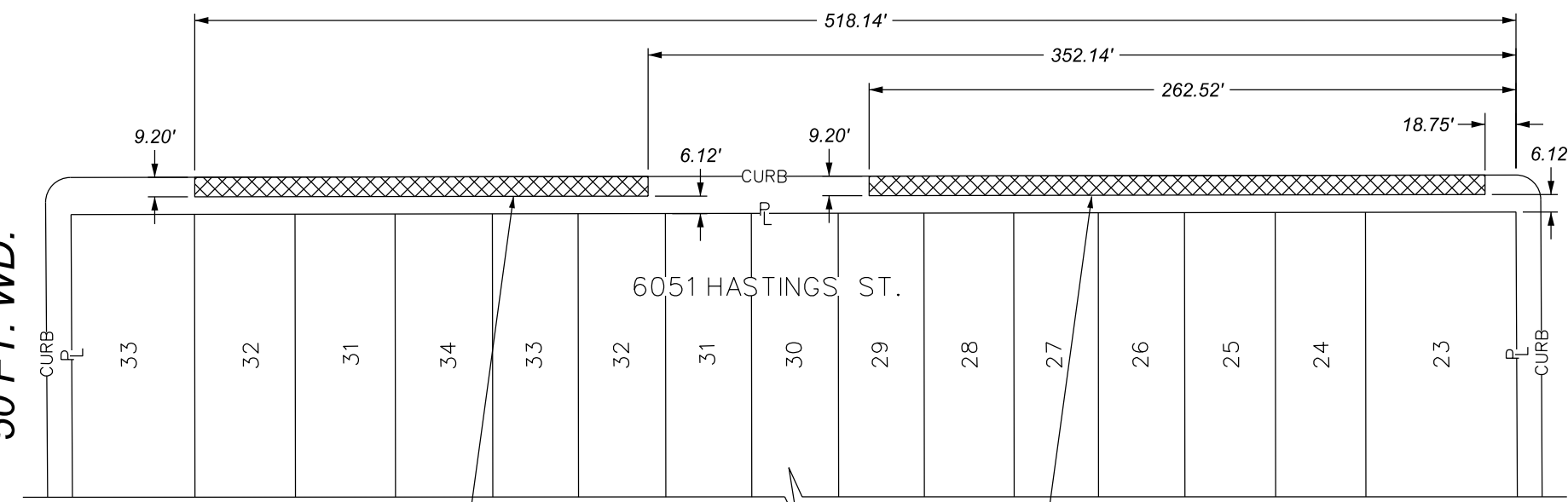


PIQUETTE AVE. 80 FT. WD.



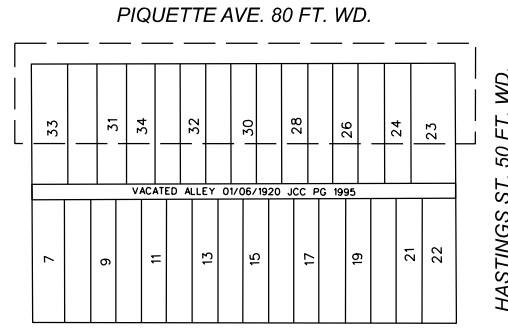
SAINT ANTOINE ST.  
50 FT. WD.

HASTINGS ST.  
50 FT. WD.



PROPOSED ENCROACHMENT AREA FOR  
2.0' x 166.0' UNDERDRAINS & IRRIGATION  
SYSTEM AT 5.0' BELOW GRADE

PROPOSED ENCROACHMENT AREA FOR  
2.0' x 244.0' UNDERDRAINS & IRRIGATION  
SYSTEM AT 5.0' BELOW GRADE



 - REQUEST ENCROACHMENTS  
(FOR UNDERDRAINS & IRRIGATION SYSTEM)

(FOR OFFICE USE ONLY)

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY		CHECKED		AP/LC	
DATE		APPROVED		GE	
04-04-2025					

REQUEST ENCROACHMENTS INTO  
THE SOUTHERLY PART OF PIQUETTE AVE.  
AT 6051 HASTINGS ST.

CARTO 31 F / 41 D	
CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU	
JOB NO.	25-12
DRWG.NO.	1 OF 2

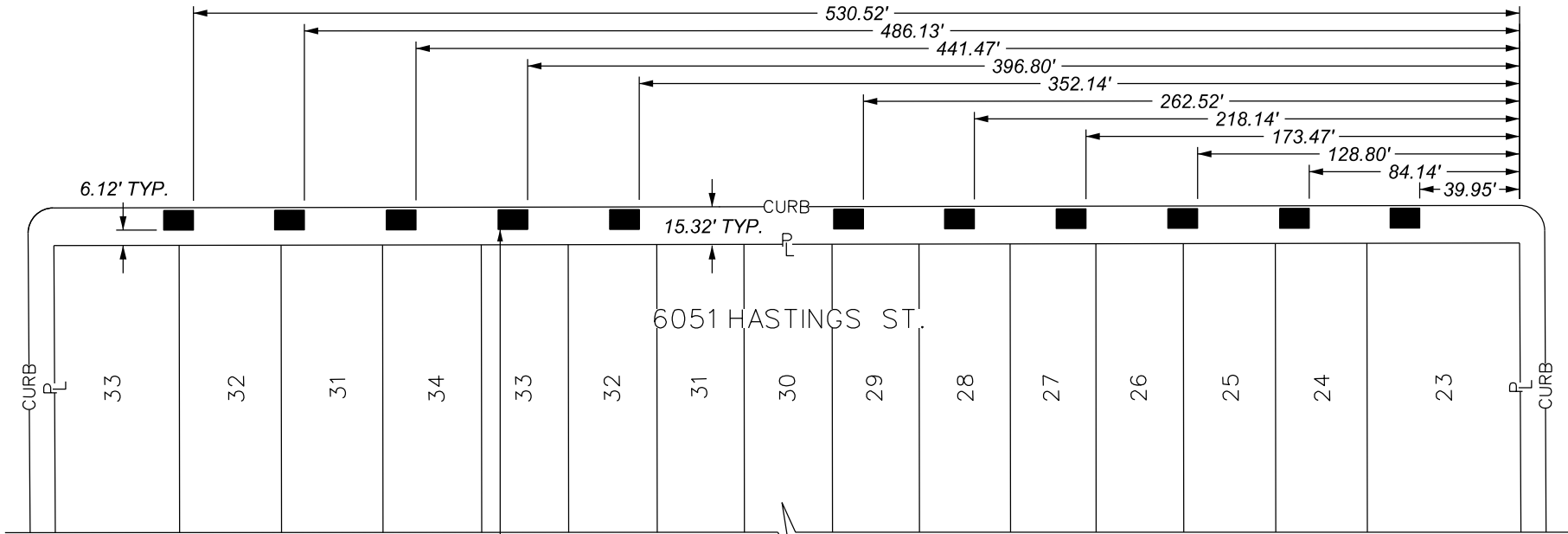


PIQUETTE AVE. 80 FT. WD.



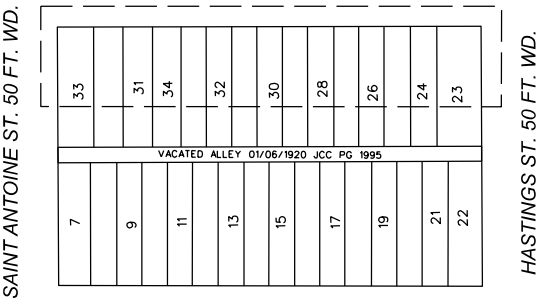
SAINT ANTOINE ST.  
50 FT. WD.

HASTINGS ST.  
50 FT. WD.



(11) PROPOSED 7.88' x 11.87' EXTERIOR  
PLANTERS AT 0.0' TO 5.0' BELOW GRADE

PIQUETTE AVE. 80 FT. WD.



■ - REQUEST ENCROACHMENTS  
(FOR EXTERIOR PLANTERS)

(FOR OFFICE USE ONLY)

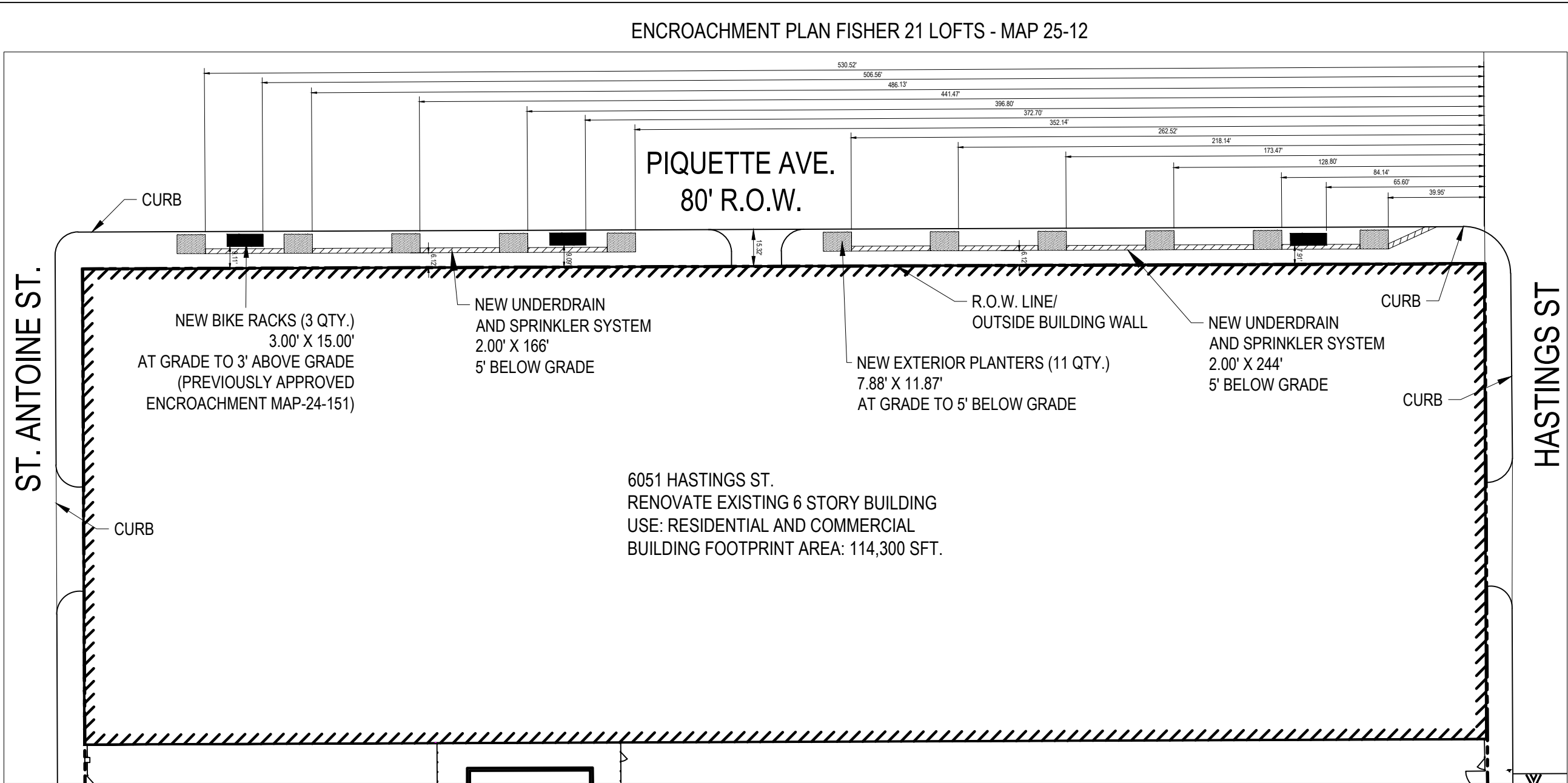
CARTO 31 F / 41 D

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY		CHECKED		AP/LC	
DATE		APPROVED		GE	
04-04-2025					

REQUEST ENCROACHMENTS INTO  
THE SOUTHERLY PART OF PIQUETTE AVE.  
AT 6051 HASTINGS ST.

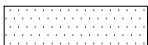
CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU	
JOB NO.	25-12
DRWG.NO.	2 OF 2

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NOTE:  
THESE ENCROACHMENTS WILL NEITHER IMPEDE PEDESTRIAN NOR  
VEHICULAR TRAFFIC, NOR WILL THEY INTERFERE WITH THE  
MAINTENANCE OF THE PUBLIC RIGHTS-OF-WAY, INCLUDING UTILITY  
COMPANY AND FIRE DEPARTMENT ACCESS. THE REQUESTED  
ENCROACHMENTS MAINTAIN A MINIMUM 6 FOOT WIDE ADA ACCESS WAY  
WITHIN THE SIDEWALK FOR PEDESTRIAN USE. OBTAINING THESE  
ENCROACHMENTS ARE CRITICAL TO FULLY UTILIZE THIS PROPERTY AS  
COMMERCIAL ESTABLISHMENT AND WILL PROMOTE ACTIVITY ALONG THE  
STREET

ENCROACHMENT PLAN LEGEND



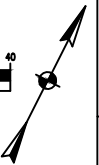
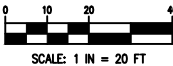
REQUESTED ENCROACHMENT FOR EXTERIOR PLANTERS  
INCLUDING SILVA CELLS, UNDERDRAINS, AND GRATES.  
-BEGINNING AT GRADE TO 5 FT BELOW GRADE



REQUESTED ENCROACHMENT FOR EXTERIOR  
UNDERDRAINS AND IRRIGATION SYSTEM.  
-5 FT BELOW GRADE



REQUESTED ENCROACHMENT FOR EXTERIOR  
BIKE RACKS.  
-GRADE TO 3' ABOVE GRADE



NO.	DATE	BY	DESCRIPTION		
1	03/10/2025	KCC	CITY ROW ENCROACHMENT		
607 SHELBY ST. SUITE 300 DETROIT, MI 48226 TEL: (313) 861-5600					
PROJECT DATE: 04/05/2022		PROJECT NO.: 401,240,0587			
DRAWN BY: JBH		CHECKED BY: JBH			
PREPARED FOR: FISHER 21 LOFTS, LLC					
FISHER 21 LOFTS 6051 HASTINGS STREET DETROIT, MI 48211					
ENCROACHMENT PLAN					
1.0					



PROVIDE DIMENSION  
TO PROPERTY LINE

ST. ANTOINE ST.

ENCROACHMENT AREA 1

PIQUETTE AVE. 80' R.O.W.

— PROPOSED EXTERIOR  
PLANTERS (TYP.)

PROVIDE DIMENSION  
TO PROPERTY LINE

— R.O.W. LINE/  
OUTSIDE BUILDING WALL

— PROPOSED UNDERDRAIN


— PROPOSED UNDERDRAIN

— R.O.W. LINE/  
OUTSIDE BUILDING WALL

# HASTINGS ST

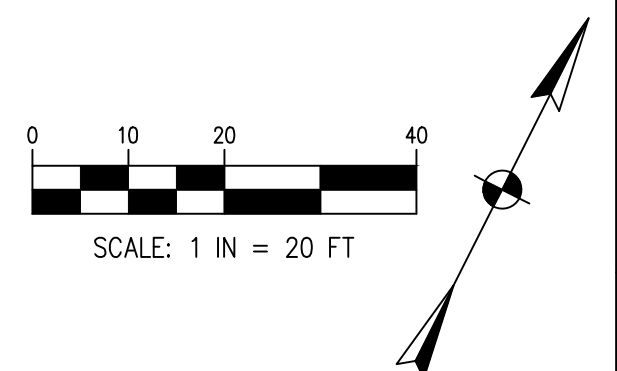
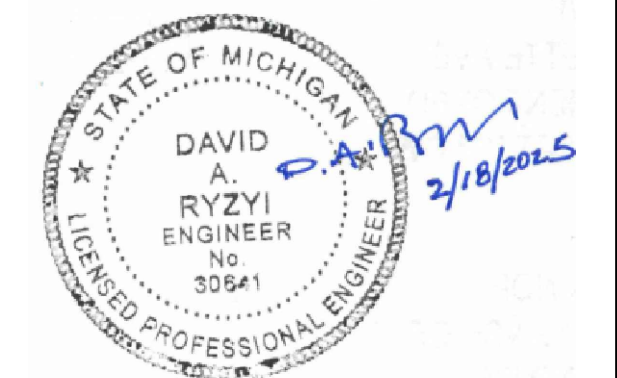
6051 HASTINGS ST.  
RENOVATE EXISTING 6 STORY BUILDING  
USE: RESIDENTIAL AND COMMERCIAL  
BUILDING FOOTPRINT AREA: 114,300 SFT.

## ENCROACHMENT PLAN LEGEND



PROPOSED ENCROACHMENT AREA 1:  
REQUESTED ENCROACHMENT FOR EXTERIOR  
PLANTERS INCLUDING SILVA CELLS,  
UNDERDRAINS, AND GRATES.  
-BEGINNING AT GRADE TO 5 FT BELOW GRADE

THESE ENCROACHMENTS WILL NEITHER IMPEDE PEDESTRIAN NOR VEHICULAR TRAFFIC, NOR WILL INTERFERE WITH THE MAINTENANCE OF THE PUBLIC RIGHTS-OF-WAY, INCLUDING UTILITY COMPANY AND FIRE DEPARTMENT ACCESS. THE REQUESTED ENCROACHMENT MAINTAIN AT A MINIMUM, A 6 FOOT WIDE ADA ACCESS WAY WITHIN THE SIDEWALK FOR PEDESTRIAN USE. OBTAINING THESE ENCROACHMENTS ARE CRITICAL TO FULLY UTILIZE THIS PROPERTY AS COMMERCIAL ESTABLISHMENT AND WILL PROMOTE ACTIVITY ALONG THE STREET

[illegible]

**TECHNICAL SKILL.  
CREATIVE SPIRIT.**



PREPARED FOR:  
**FISHER 21  
LOFTS, LLC**

**FISHER 21 LOFTS**  
6051 HASTINGS STREET  
DETROIT, MI 48211

## ENCROACHMENT PLAN

1.0

**ENCROACHMENT PLAN**  
**FISHER 21 LOFTS**

**PIQUETTE AVE. 80' R.O.W.**

**ENCROACHMENT AREA 1**

**PROPOSED EXTERIOR PLANTERS (TYP.)**

**PROPOSED UNDERDRAIN**

**R.O.W. LINE/ OUTSIDE BUILDING WALL**

**6051 HASTINGS ST.**  
**RENOVATE EXISTING 6 STORY BUILDING**  
**USE: RESIDENTIAL AND COMMERCIAL**  
**BUILDING FOOTPRINT AREA: 114,300 SFT.**

**ST. ANTOINE ST.**

**HASTINGS ST**

607 SHELBY ST., SUITE 300 DETROIT, MI. 48226 TEL. (313) 961-9500	NO. 1	02/18/2025	KCC	CITY OF MI. ENGAGEMENT
PROJECT DATE: 04/05/2022				
PROJECT NO.: 401 2400587				
DRAWN BY: JBH				
CHECKED BY: JBH				

**Mannik  
Smith  
GROUP**

TECHNICAL SKILL.  
CREATIVE SPIRIT.

[www.MannikSmithGroup.com](http://www.MannikSmithGroup.com)

PREPARED FOR:  
**FISHER 21  
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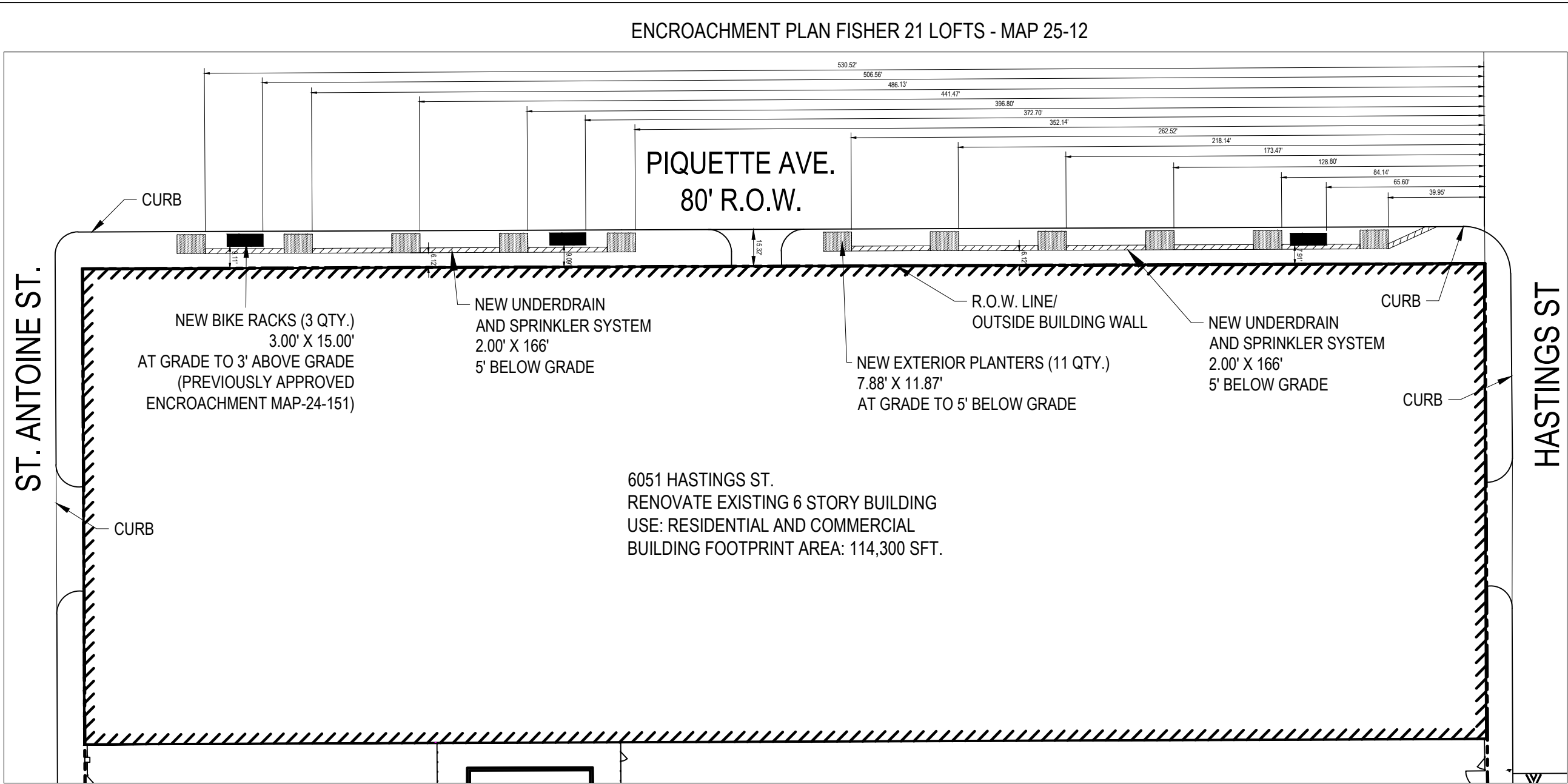
**FISHER 21 LOFTS**  
6051 HASTINGS STREET  
DETROIT, MI 48211

ENCROACHMENT PLAN

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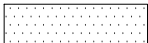


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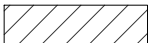


NOTE:  
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ENCROACHMENT PLAN LEGEND



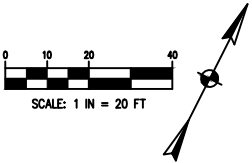
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-5 FT BELOW GRADE



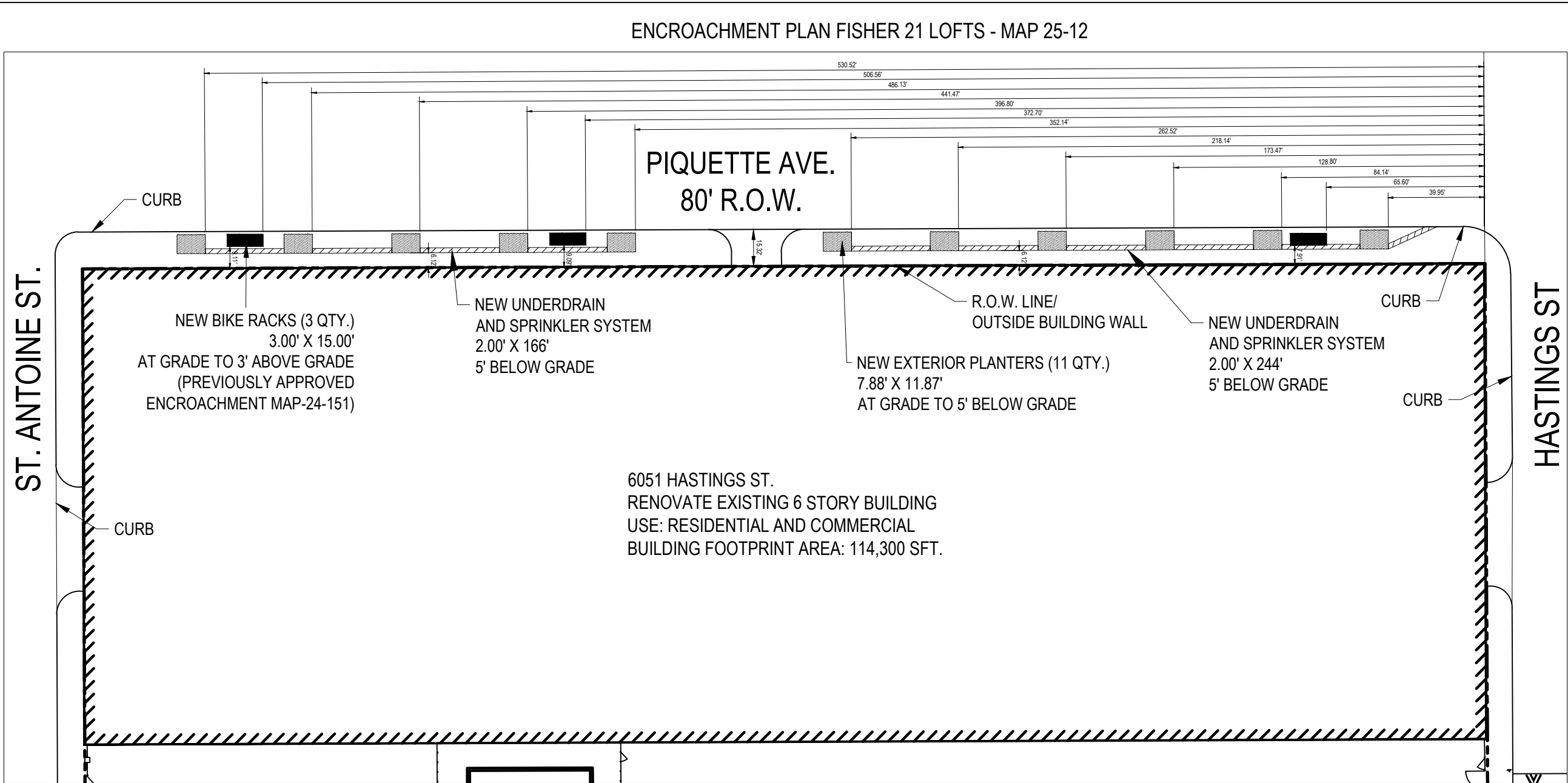
REQUESTED ENCROACHMENT FOR EXTERIOR  
BIKE RACKS.  
-GRADE TO 3' ABOVE GRADE



1.0	ENCROACHMENT PLAN	FISHER 21 LOFTS 6051 HASTINGS STREET DETROIT, MI 48211	<div>PREPARED FOR:  FISHER 21 LOFTS, LLC</div>	<div><div><b>MANNIK SMITH GROUP</b> www.MannikSmithGroup.com</div><div><b>TRUSTEES WILL EXECUTE ANY</b></div></div>	607 SHELBY ST. SUITE 300 DETROIT, MI 48226 TEL: (313) 861-9500	PROJECT DATE: 04/05/2022	PROJECT NO.: 401.2400587	DRAWN BY: JBH	CHECKED BY: JBH	NO.	DATE	BY	DESCRIPTION
					1	03/10/2025	KCC	CITY ROW ENCROACHMENT					

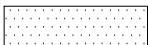


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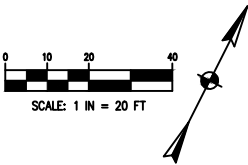
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-GRADE TO 3' ABOVE GRADE

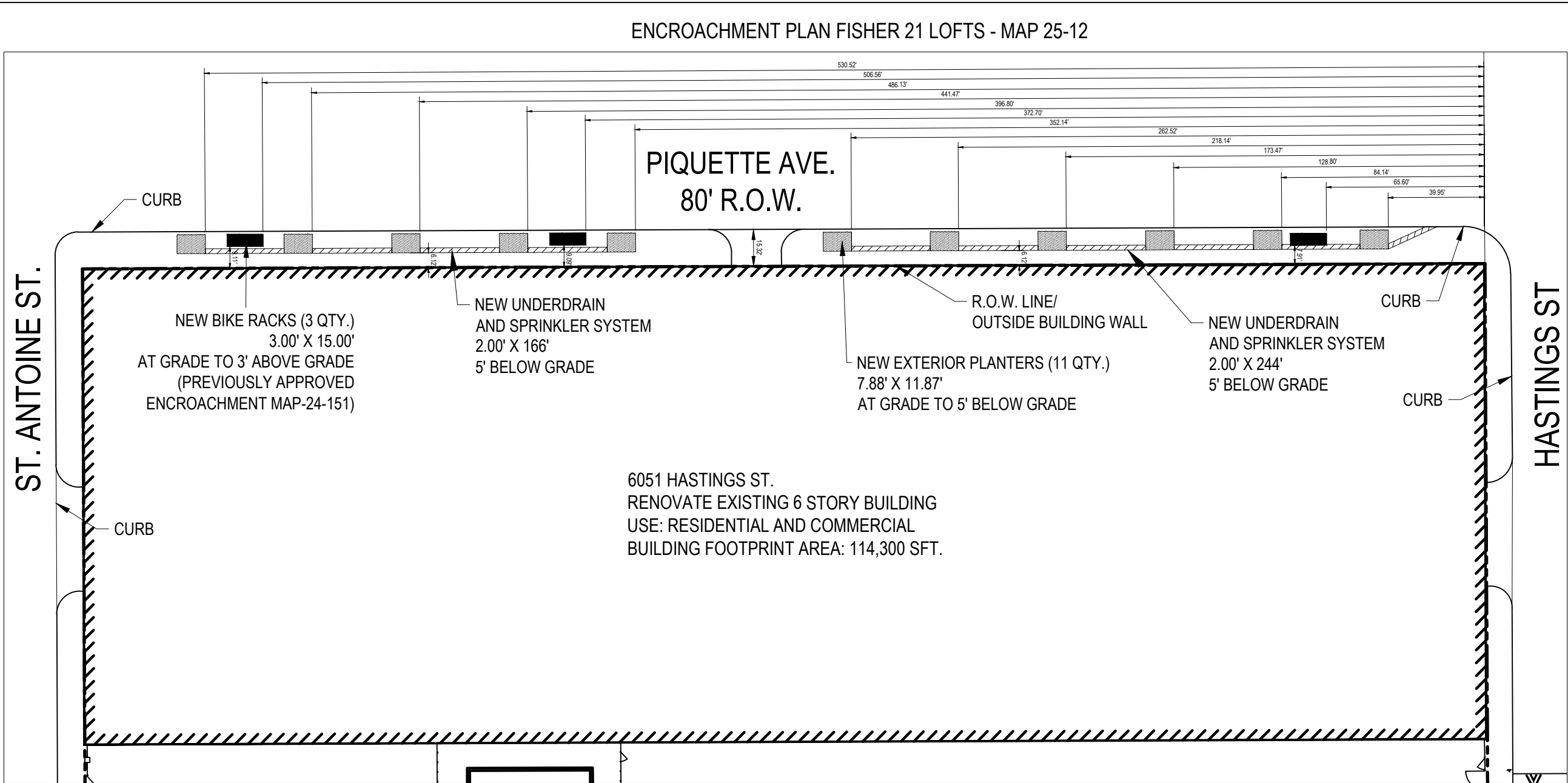


NO.	DATE	BY	DESCRIPTION
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PROJECT DATE: 04/05/2022			
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DRAWN BY: JBH			
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PREPARED FOR: FISHER 21 LOFTS, LLC			
FISHER 21 LOFTS 6051 HASTINGS STREET DETROIT, MI 48211			
ENCROACHMENT PLAN			
1.0			



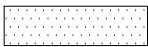




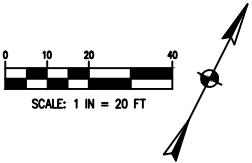
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ENCROACHMENT PLAN LEGEND

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-BEGINNING AT GRADE TO 5 FT BELOW GRADE
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-5 FT BELOW GRADE
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-GRADE TO 3' ABOVE GRADE



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607 SHELBY ST. SUITE 300 DETROIT, MI 48226 TEL: (313) 861-5600					
PROJECT DATE: 04/05/2022		PROJECT NO.: 401,240,087			
DRAWN BY: JBH		CHECKED BY: JBH			
					
PREPARED FOR: FISHER 21 LOFTS, LLC					
FISHER 21 LOFTS 6051 HASTINGS STREET DETROIT, MI 48211					
ENCROACHMENT PLAN					
1.0					





City of Detroit  
Department of Public Works  
City Engineering Division

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 Woodward Ave. Suite 601  
Detroit, Michigan 48226  
Phone: (313) 224-3949 TTY: 711  
www.detroitmi.gov

WRITTEN ACCEPTANCE OF THE TERMS AND CONDITIONS OF  
DETROIT CITY COUNCIL RESOLUTION  
PETITION NUMBER , ADOPTED

Fisher 21 Lofts, LLC

, whose address is

6051 HASTINGS DETROIT MI

(hereinafter referred to as the "Permittee") do hereby accept the terms and conditions of the City Council Resolution granting Petition Number , and agrees to comply with its requirements; and further, that pursuant to the said Resolution, Permittee does hereby agree to defend, indemnify and save harmless the City of Detroit from any and all claims, liabilities, obligations, penalties, costs, charges, demands, losses, damages, or expenses (including without limitation, fees, and expenses of attorneys, expert witness and other consultants) that may be imposed upon, incurred by or asserted against the City of Detroit or its departments, officers, employees, or agents by reason of the issuance of said permit(s), or the performance or non-performance by the Permittee of the terms of the permit(s) hereof, or that may rise out of its activities described in said Resolution by Permittee and its personnel, agents, representatives and employees.

Permittee agrees to waive, release and discharge the City of Detroit or its departments, officers, employees, or agents from any and all liability, claims, demands, and causes of action whatsoever, legal and equitable, because of damages, losses, or injuries to Permittee or Permittee's property or both, arising from or related to Permittee's activities described in said Resolution. Permittee agrees and covenants not to sue the City of Detroit or its departments, officers, employees, or agents, and to refrain from instituting, continuing, presenting, subrogating, collecting or in any way aiding or proceeding upon any claims, judgments, debts, causes of action, suits and proceedings of any kind at law or in equity arising from or related to Permittee's activities described in said Resolution.

Date 4/7/2025, 20 25



Permittee Signature: Don A. Gm for MAP 25-12