



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.

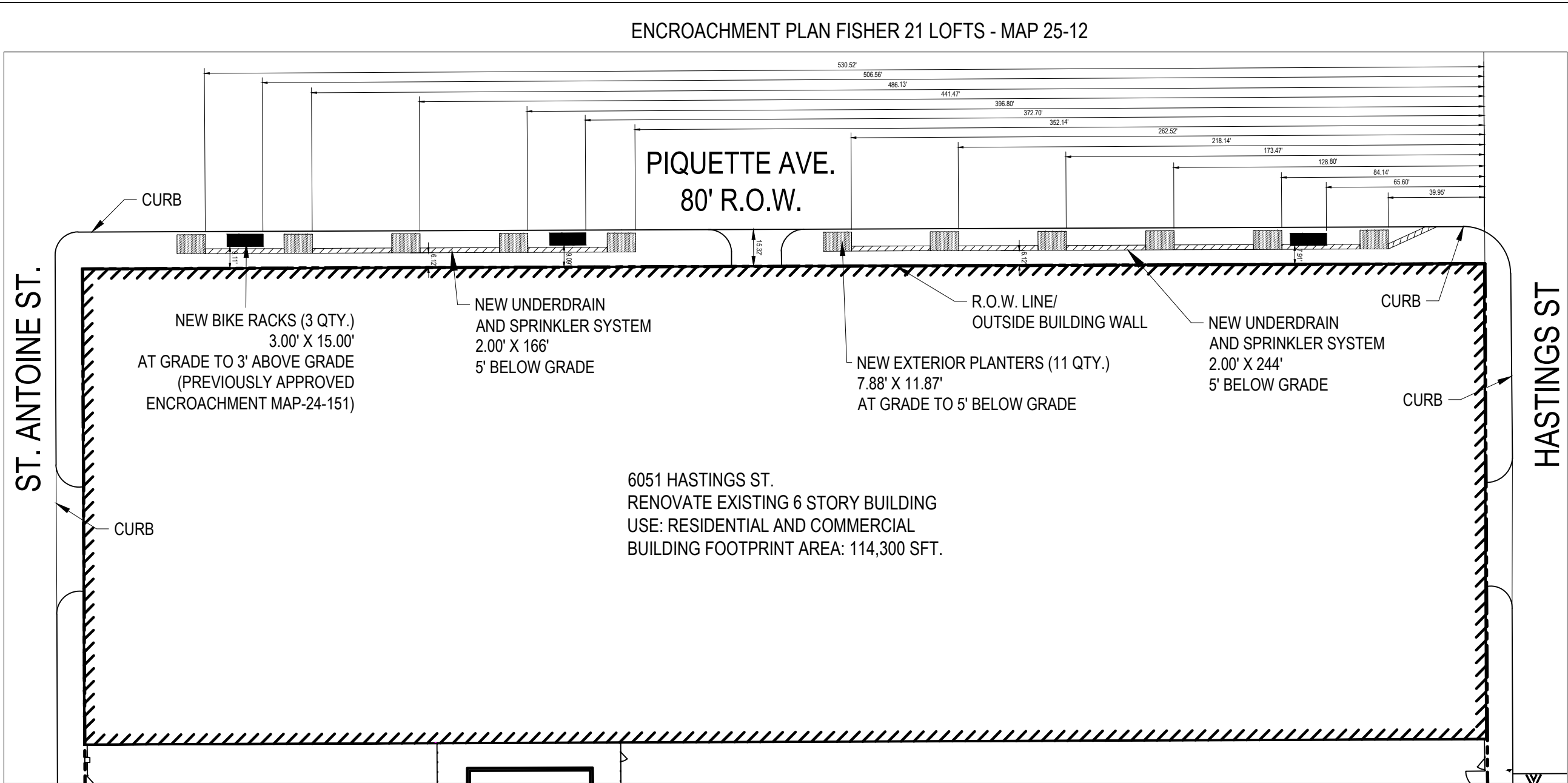
cc. Encroachment Plan

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

**TECHNICAL SKILL.
CREATIVE SPIRIT.**

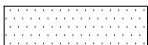
607 Shelby, Suite 300, Detroit, Michigan 48226 Tel: 313.961.9500 Fax: 313.961.9509 www.MannikSmithGroup.com

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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



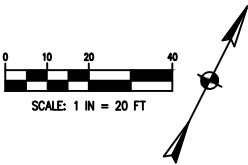
REQUESTED ENCROACHMENT FOR EXTERIOR PLANTERS
INCLUDING SILVA CELLS, UNDERDRAINS, AND GRATES.
-BEGINNING AT GRADE TO 5 FT BELOW GRADE



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



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



1.0	ENCROACHMENT PLAN	FISHER 21 LOFTS 6051 HASTINGS STREET DETROIT, MI 48211	PREPARED FOR: FISHER 21 LOFTS, LLC	<div><p>Mannik Smith Group</p><p>TEMPORAL ONLY CREATING SPACES</p><p>www.MannikSmithGroup.com</p></div>	607 SHELBY ST. SUITE 300 DETROIT, MI 48226 TEL: (313) 961-9500	<table><thead><tr><th>NO</th><th>DATE</th><th>BY</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td>1</td><td>03/10/2025</td><td>KCC</td><td>CITY ROW ENCROACHMENT</td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> 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