



Central Services Facility

313-267-8000 • detroitmi.gov/DWSD

Date:

	Name	Title	Signature	Date
Reviewed by:			Mohammad Siddique	
Approved by:			Mohammad Siddique For Syed Ali	

February 9, 2024

City of Detroit
Attn: Department of Public Works – City Engineering – Permits
Coleman A. Young Municipal Center
2 Woodward Ave. – Ste. 642
Detroit, MI 48226

RE: Letter of Intent – Petition for Encroachment – Advertising Sign – 1901 Brush St.

Intro:

This Letter of Intent is being submitted by Denise Bartholomew of OUTFRONT Media (OUT), Applicant representing the property owner Gem Garage, LLC (Jim Forbes). OUTFRONT is Lessee of a Real Estate Lease Agreement with this LLC for a Dynamic Super Advertising Sign (the “Advertising Sign”) on the Parking Structure located at 1901 Brush St. See Exhibit A for renderings with dimensions of the sign to be installed.

Located directly across Brush St. from Ford Field, OUT is excited to develop this vibrant, one-of-a-kind premier asset in the Entertainment District. This project has been in the works for several years. After much effort and planning to assure a top-quality product, the timing is right to develop this asset with all the energy and excitement building for the Draft, Opening Day and other signature events in this vicinity.

ROW Permit Application Number ENG-24-98 has been submitted in advance of construction commencing and as part of the review, identified the need for this Petition for Encroachment.

Existing Encroachments:

Two existing signs located on southern portion of the east wall of the parking garage encroach the ROW. These are the “Fanatic U” and “Parking” signs. Additionally, the northern portion of the east wall contains a sign for Elwood Bar & Grill. The portion of the east wall next to the Elwood sign was used for a static advertising sign in years past. Six light fixtures were mounted to the wall to illuminate this static sign. These light fixtures encroach the ROW and while the static sign is no longer displayed, these light fixtures still remain. These light fixtures will be removed as part of the scope of work for the Advertising Sign to be installed. Photos of the three encroaching signs and light fixtures from the old static sign are attached as Exhibit B.

Project Background:

Michael Richards with Total Outdoor originally obtained the Sign Permit for this project (SGN2021-00087). After the Sign Permit was issued, OUTFRONT Media acquired the assets of Total Outdoor which included the Real Estate Lease Agreement to develop this Advertising Sign.

After closing, it became apparent to OUT that the digital sign proposed by Total and manufactured by Yaham would be insufficient for OUT's operations due to substandard product quality experienced with this vendor in other markets.

As such, OUT obtained updated engineering for its product (same sign size and operation). A review of the updated plans identified a potential encroachment issue, necessitating the need for this Petition.

Proposal for Encroachment:

An excerpt of the Advertising Sign drawing is attached as Exhibit C which details the aerial encroachment over the sidewalk along the east wall of parking garage along Brush St. There will not be any underground or at-grade encroachment.

The aerial encroachment of the Advertising Sign will be less than what currently exists with the light fixtures from the prior static sign. These light fixtures are lower and stick out further than the proposed Advertising Sign. Additionally, the existing "Parking" sign further south on the east wall encroaches greater than what is proposed for the Advertising Sign.

The encroachment of the Advertising Sign will not have any negative impact on the ROW.

Maintenance Agreement:

OUTFRONT is in process of securing the appropriate signatures on the City's Maintenance Agreement form to accompany this Petition. A copy of the Maintenance Agreement executed for Applicant will follow.

Request:

OUTFRONT requests the City's approval of this application regarding Petition for Encroachment.

Questions or Additional Information Needed:

Please contact me via the information provided in the signature block below, with email cell phone preferred for correspondence.

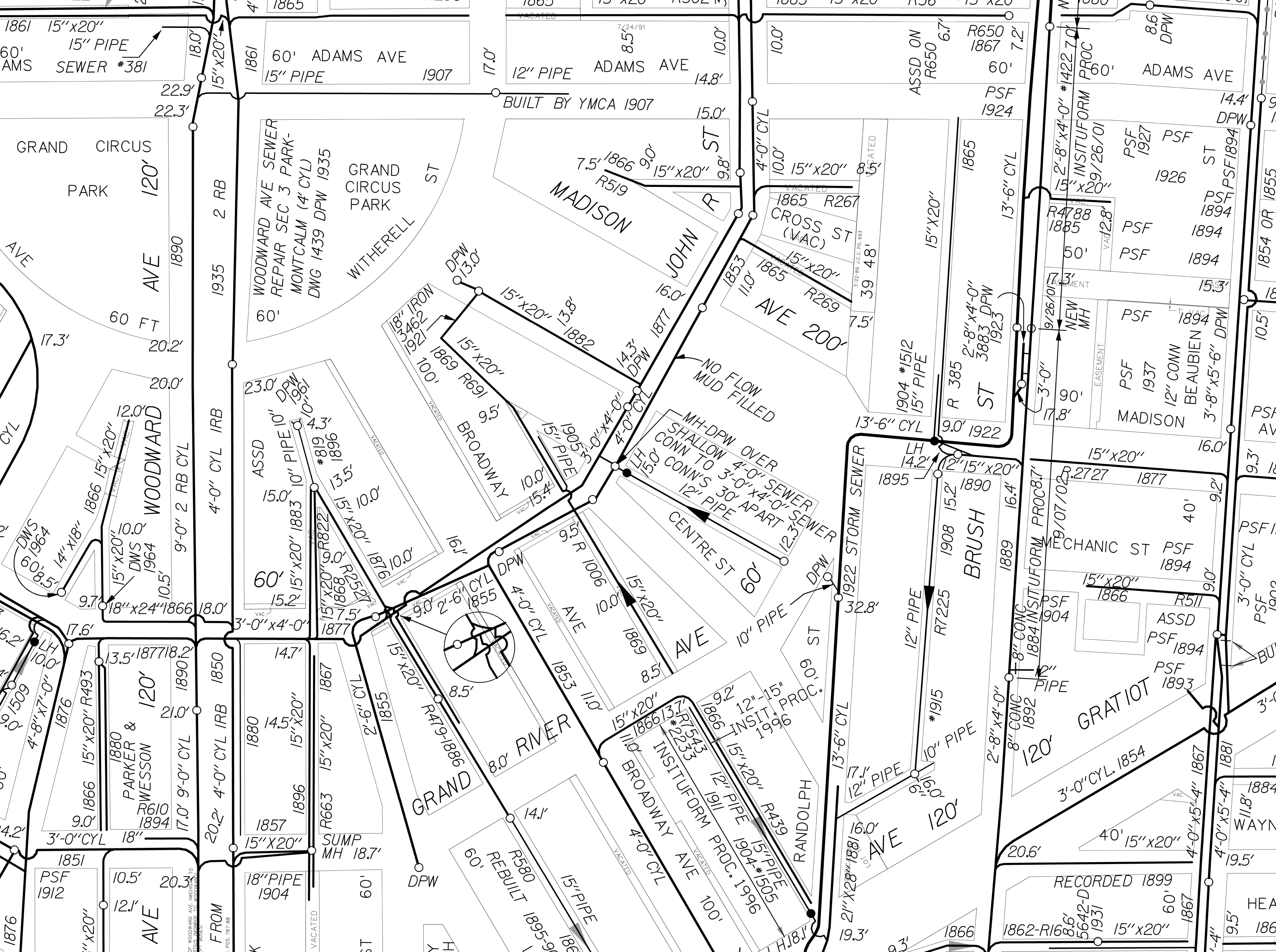
Respectfully Submitted,

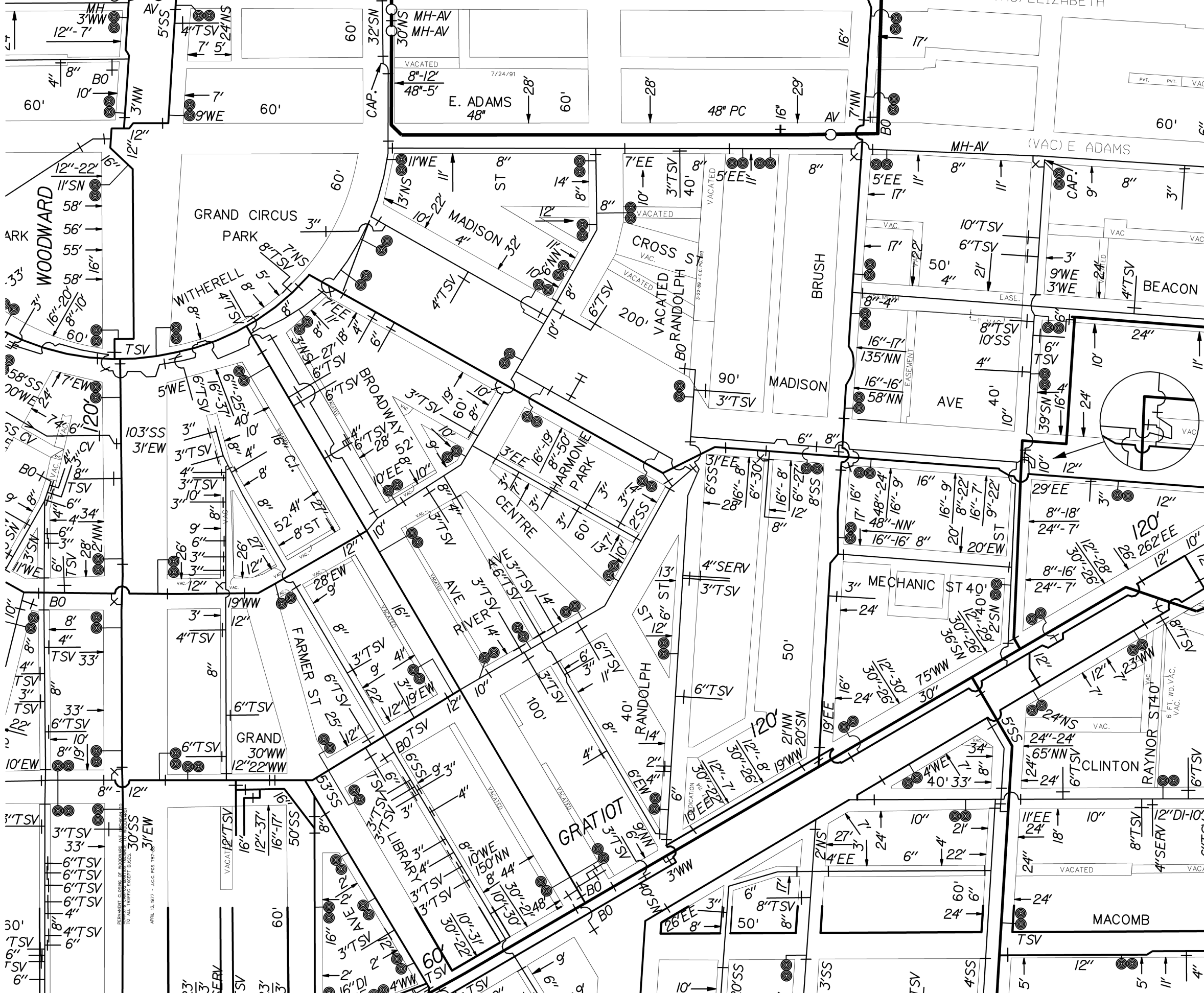
Denise Bartholomew

Denise Bartholomew
Real Estate Manager
OUTFRONT Media
2310 Park Ave. – Ste. 700
Detroit, MI 48201
Cell: (616) 446-5313
Office: (313) 872-6030
Email: denise.bartholomew@outfront.com

PROVISIONS FOR ENCROACHMENT

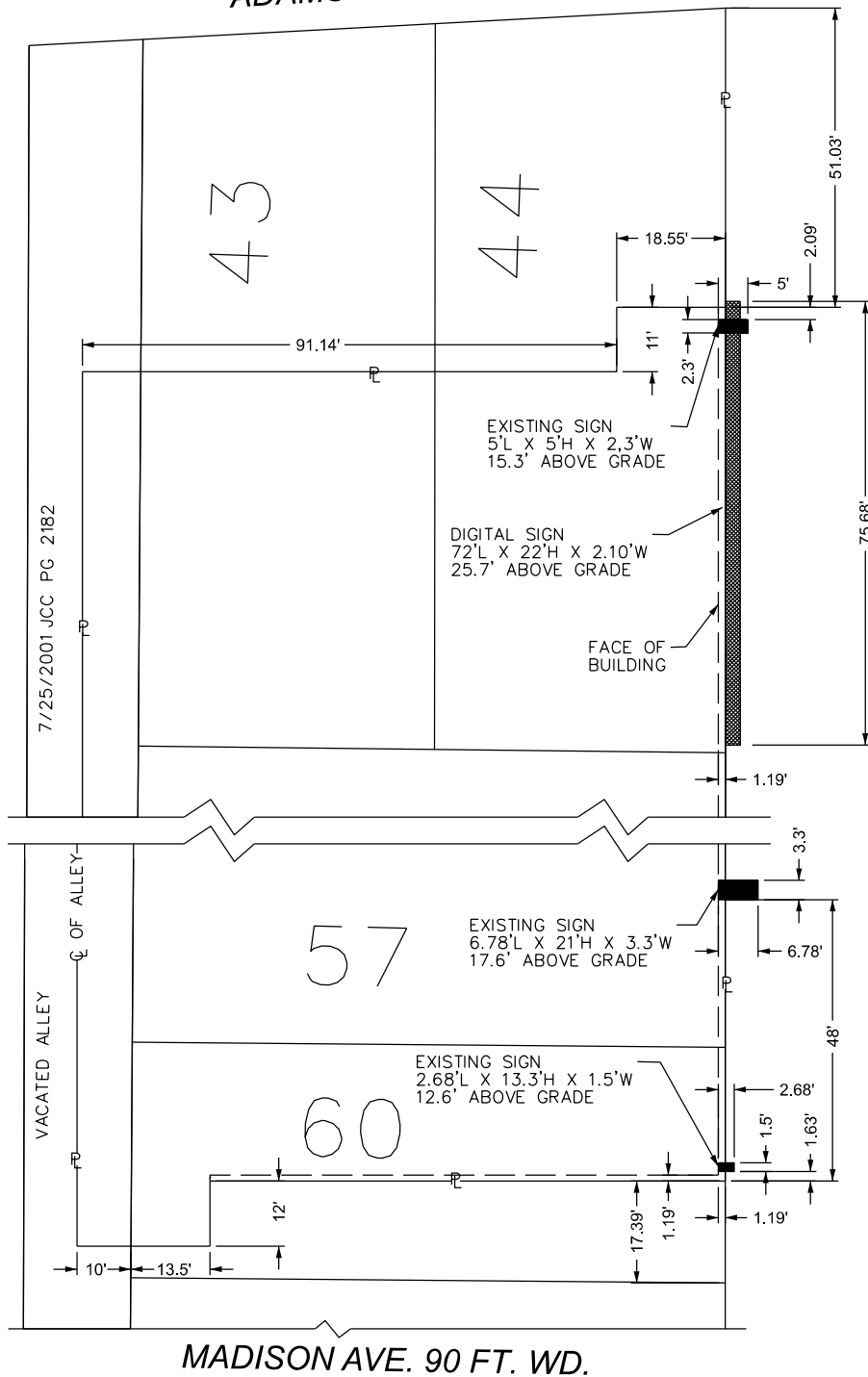
1. By approval of this petition the Detroit Water and Sewerage Department (DWSD) does not waive any of its rights to its facilities located in the right of way, and at all time, DWSD, its agents or employees, shall have the right to enter upon the right of way to maintain, repair, alter, service, inspect, 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.







ADAMS AVE. 60 FT. WD.



BRUSH ST. 50 FT. WD.

ADAMS AVE. 60 FT. WD.

RANDOLPH ST. 39.48 FT. WD. VACATED 3-22-89 JCC PG. 683	41	42	VACATED 7/25/2001 JCC PG. 2182	43	44
	47	48		48	49
VACATED 7/25/2001 JCC. 2182	50	51	VACATED 7/25/2001 JCC PG. 2182	52	53
	53	54		54	55
7/25/2001 JCC. 2182	56	57	VACATED 7/25/2001 JCC PG. 2182	58	59
	59	60		60	61
7/25/2001 JCC. 2182	62	63	VACATED 7/25/2001 JCC PG. 2182	64	65
	65	66		66	67
7/25/2001 JCC. 2182	68	69	VACATED 7/25/2001 JCC PG. 2182	70	71
	71	72		72	73

MADISON AVE. 90 FT. WD.

BRUSH ST. 50 FT. WD.

- REQUEST ENCROACHMENT
(New Above Grade Digital Sign)- REQUEST ENCROACHMENT
(3 Existing Above Grade Signs)

(FOR OFFICE USE ONLY)

CARTO 28 A

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	LC	CHECKED	AP		
DATE	05-17-2024	APPROVED	RW		

REQUEST ENCROACHMENT
INTO BRUSH ST. BETWEEN
ADAMS AVE., AND MADISON AVE.
AT 1901 BRUSH ST.

CITY OF DETROIT
CITY ENGINEERING DIVISION
SURVEY BUREAU

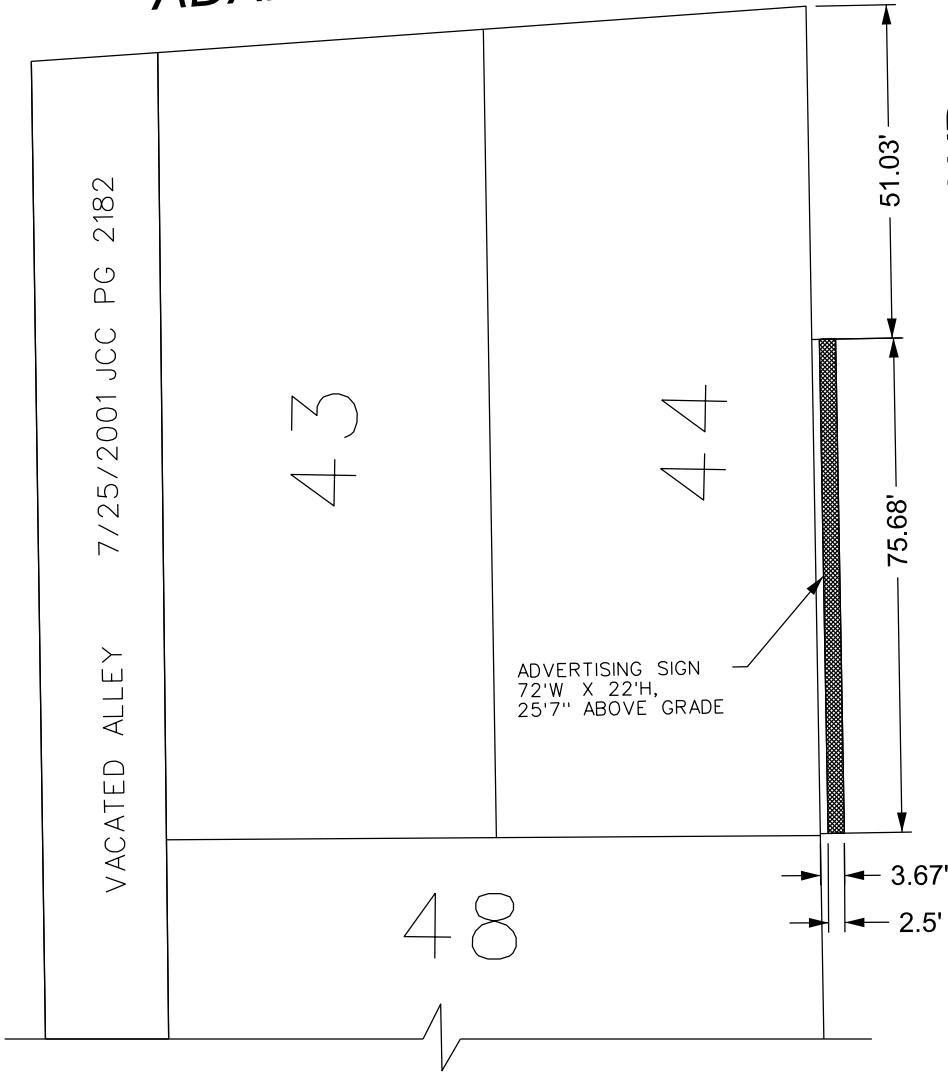
JOB NO. 24-12

DRWG. NO.



ADAMS AVE. 60 FT. WD.

BRUSH ST. 50 FT. WD.



ADAMS AVE. 60 FT. WD.

VACATED 7/25/2001 JCC 2182	RANDOLPH ST. 39.48 FT. WD. VACATED 3-22-89 JCC PG 693				VACATED 7/25/2001 JCC PG 2182	BRUSH ST. 50 FT. WD.			
	41	42	43	44		47	48	51	54
						50		57	
						53		60	
						56		63	
						59		66	
						62		69	
						65		72	
						68			
						71			

MADISON AVE. 90 FT. WD.



- ENCROACHMENT
(For Dynamic Super Advertising Sign)

(FOR OFFICE USE ONLY)

CARTO 28 A

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	LC	CHECKED		AP	
DATE	03-15-2024	APPROVED		JD	

REQUEST ABOVE GRADE
ENCROACHMENT ONTO
BRUSH ST. AT ADAMS AVE.

CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU	
JOB NO.	24-12
DRWG. NO.	

7/25/2001 JCC PG 2182

VACATED ALLEY

43

44

91.14'

EXISTING SIGN
ENCROACHMENT

--- X' --- X' --- X'
---' ABOVE GRADE

DIGITAL
ADVERTISING SIGN
72' X 22' X 2.10'
25.7' ABOVE GRADE

FACE OF
BUILDING

18.55'

11'

1'

2.09'

51.03'

75.68'

1.19'

57

EXISTING SIGN
ENCROACHMENT

--- X' --- X' --- X'
---' ABOVE GRADE

EXISTING SIGN
ENCROACHMENT

--- X' --- X' --- X'
---' ABOVE GRADE

60

12'

1.19'

1.19'

1.98'

17.39'

49.64'

10'

13.5'

MADISON AVE. 90 FT. WD.

BRUSH ST. 50 FT. WD.



LIMITS OF PROPOSED
ENCROACHMENT (189 SQ. FT.)



and in the City of Detroit, County of Wayne, State of Michigan, being more particularly described as: Lot of Lots 43, 44, and 60, and all of Lots 48, 51, 54, and 57, "Map of Houghton's Section of the Brush Farm," as subdivided into lots by J. Armon in June 1835 recorded in *Lib. 7, Page 174*, of Deeds, City of Detroit, records more specifically being described as: Starting at the Southwest *right-of-way* line of Brush Street (70' feet wide) and E. Adams (60 feet wide), thence South 5832.00' feet, thence South 04.78' feet, thence West 54.29' foot of beginning of Parcel I, thence South 261.29' feet, thence Due East 23.50' feet, thence Due North 12.00' feet, thence Due East 86.50' feet, thence Due North 260.257' feet, thence Due West 19.33' feet, thence Due South 11.00' feet, thence Due West 90.57' feet to the point of beginning



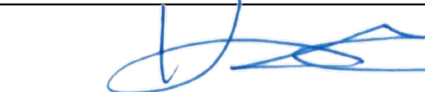
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

- | | |
|----------------|---------------------|
| W | WATER MANHOLE |
| Q | FIRE HYDRANT |
| ○ _v | GATE VALVE |
| ⊕ | BEEHIVE CATCH BASIN |
| ⊞ | CURB CATCH BASIN |
| ⊞ | STORM MANHOLE |
| (| CULVERT/END SECTION |
| ⊞ | SANITARY MANHOLE |
| ⊙ | LIGHT POLE |
| ⊙ _u | UTILITY POLE |
| ⊞ | TELEPHONE RISER |
| ⊞ | GAS MAIN RISER |

- | | |
|----------------|---------------------|
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| ⊞ | TELEPHONE RISER |
| ⊞ | GAS MAIN RISER |

- | | |
|-----------------------|-------------------|
| — O/H ELEC. — — — — — | ELECTRIC LINE |
| — 8" g — — — — — | GAS MAIN |
| — 8" w — — — — — | WATER MAIN |
| — 18" r — — — — — | STORM LINE |
| — 6" s — — — — — | SANITARY LINE |
| — O/H CATV — — — — — | CABLE TV LINE |
| — U/G COMM. — — — — — | PHONE LINE |
| ○ — — — — — ○ | CHAIN LINK FENCE |
| □ — — — — — □ | WOOD FENCE |
| x — — — — — x | BARBED WIRE FENCE |

SITE PLAN
PROPOSED DIGITAL DISPLAY
#1901 BRUSH ST.
WARD 1, CITY OF DETROIT
WAYNE COUNTY, MICHIGAN



JOB No.	03924
SHEET 1	OF 1



6653 Schneider Rd. • Manchester, MI • 48158

(734) 669-2960 • arborlandinc.com

DATE:	2-20-202
REVISION:	4-3-2024



BRUSHING BASED ON MICHIGAN
STATE PLANE COORDINATES, SOUTH
ZONE, NAD 83

BRUSH ST.
(50' WIDE, PUBLIC)

LIMITS OF PROPOSED
ENCROACHMENT (88 SQ. FT.)

EXISTING SIGN
ENCROACHMENT
2.3' WIDE, 5' TALL ±
TOP OF SIGN 20.3' ABOVE
GROUND

EXISTING SIGN ENCROACHMENT
TOP OF SIGN 38.6' ABOVE GROUND

EXISTING SIGN
ENCROACHMENT
13.3' TALL, 12.5' WIDE
TOP OF SIGN 28' ABOVE GROUND



6653 Schneider Rd. • Manchester, MI • 48158
(734) 669-2960 • arborlandinc.com

DATE: 2-20-2024
REVISION: 5-16-2024



CLIENT: OUTFRONT
SITE PLAN
PROPOSED DIGITAL DISPLAY
#1901 BRUSH ST.
WARD 1, CITY OF DETROIT
WAYNE COUNTY, MICHIGAN

JOB No. 03924
SHEET 1 OF 1

SCALE 1 INCH = 10 FEET

— 0/H ELEC. — ELECTRIC LINE
— 8" g — GAS MAIN
— 8" w — WATER MAIN
— 18" r — STORM LINE
— 6" s — SANITARY LINE
— 0/H CATV — CABLE TV LINE
— U/G COMM. — PHONE LINE
— — CHAIN LINK FENCE
— — WOOD FENCE
— x — x — x — BARBED WIRE FENCE

⊗ WATER MANHOLE
⊙ FIRE HYDRANT
⊙ GATE VALVE
⊕ BEEHIVE CATCH BASIN
⊕ CURB CATCH BASIN
⊕ STORM MANHOLE
⊕ OULVERT/END SECTION
⊕ SANITARY MANHOLE
⊕ LIGHT POLE
⊕ UTILITY POLE
⊕ TELEPHONE RISER
⊕ GAS MAIN RISER

⊕ SECTION CORNER
⊕ FIP FOUND IRON PIPE
⊕ FIR FOUND IRON ROD
⊕ S SET IRON PIPE
⊕ SMN SET MAG NAIL
⊕ FMN FOUND MAG NAIL
⊕ SET WOOD LATH
⊕ CONTROL POINT
⊕ MEASURED DIMENSION
⊕ (M) RECORDED DIMENSION
⊕ (R) SURFACE FLOW

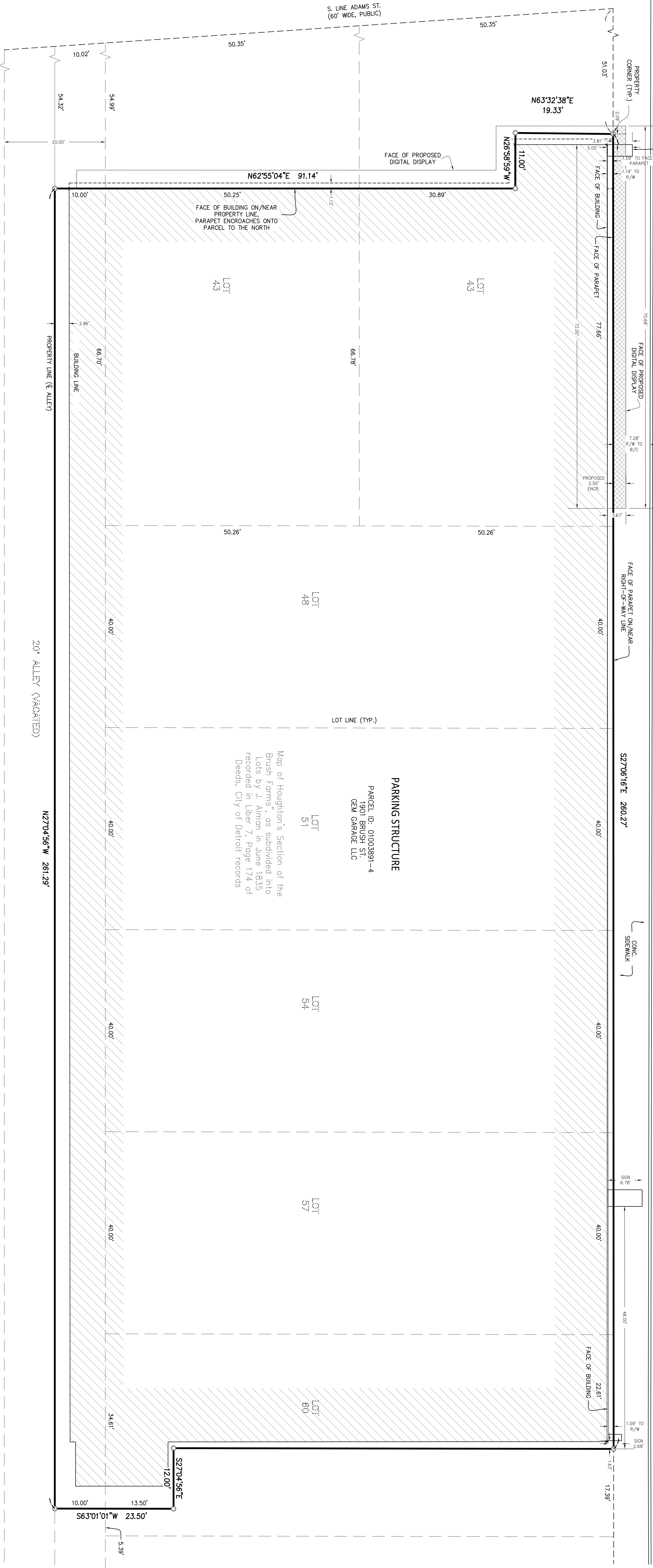
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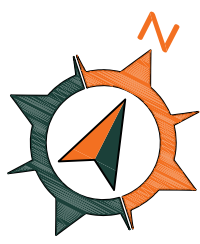
UTILITY NOTE:



Know what's below.
Call before you dig.

L. 35356, P. 821, W.C.R.
Land in the City of Detroit, County of Wayne, State of Michigan, being more particularly described as:
Part of Lots 43, 44, and 60, and all of Lots 48, 51, 54, and 57, "Map of Houghton's Section of the Brush
Forms", as subdivided into Lots by J. Almon in June 1835 recorded in Liber 7, Page 174 of Deeds, City of
Detroit, records more specifically being described as: Starting at the Southwest right-of-way line of Brush
Street (50 feet wide) and E. Adams (60 feet wide); thence South 85°32'00" West 110.00 feet; thence South
04°28'00" West 54.29 feet; point of beginning of Parcel II; thence Due South 261.29 feet; thence Due East 23.50
feet; thence Due North 12.00 feet; thence Due East 86.50 feet; thence Due North 260.257 feet; thence Due
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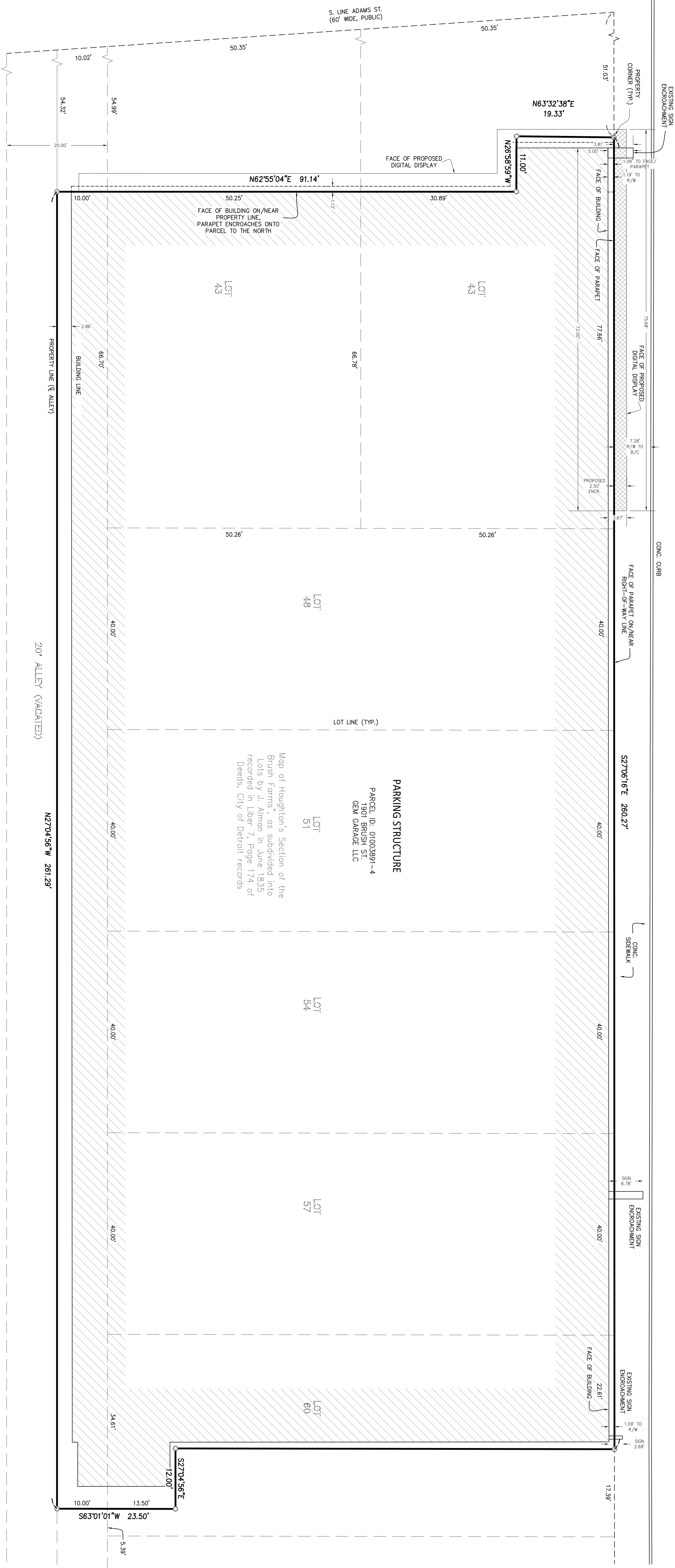




BRUSHING BASED ON MICHIGAN
STATE PLANE COORDINATES, SOUTH
ZONE, NAD 83

BRUSH ST.
(50' WIDE, PUBLIC)

LIMITS OF PROPOSED
ENCROACHMENT (88 SQ. FT.)



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UTILITY NOTE:



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- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- SET IRON PIPE
- FOUND MAG NAIL
- SET WOOD LATH
- CONTROL POINT
- MEASURED DIMENSION
- RECORDED DIMENSION
- SURFACE FLOW

- WATER MANHOLE
- FIRE HYDRANT
- GATE VALVE
- BEEHIVE CATCH BASIN
- CURB CATCH BASIN
- STORM MANHOLE
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- TELEPHONE RISER
- GAS MAIN RISER

- 0/H ELEC.
- 8" g
- 8" w
- 18" r
- 6" s
- 0/H CATV
- U/G COMM.
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- ELECTRIC LINE
- GAS MAIN
- WATER MAIN
- STORM LINE
- SANITARY LINE
- CABLE TV LINE
- PHONE LINE

CLIENT: OUTFRONT

SITE PLAN
PROPOSED DIGITAL DISPLAY
#1901 BRUSH ST.
WARD 1, CITY OF DETROIT
WAYNE COUNTY, MICHIGAN

SCALE 1 INCH = 10 FEET
SHEET 1 OF 1



6653 Schneider Rd. • Manchester, MI • 48158
(734) 669-2960 • arborlandinc.com

DATE: 2-20-2024
REVISION: 2-27-2024



BEARINGS BASED ON MICHIGAN
STATE PLANE COORDINATES, SOUTH
ZONE 16D 83

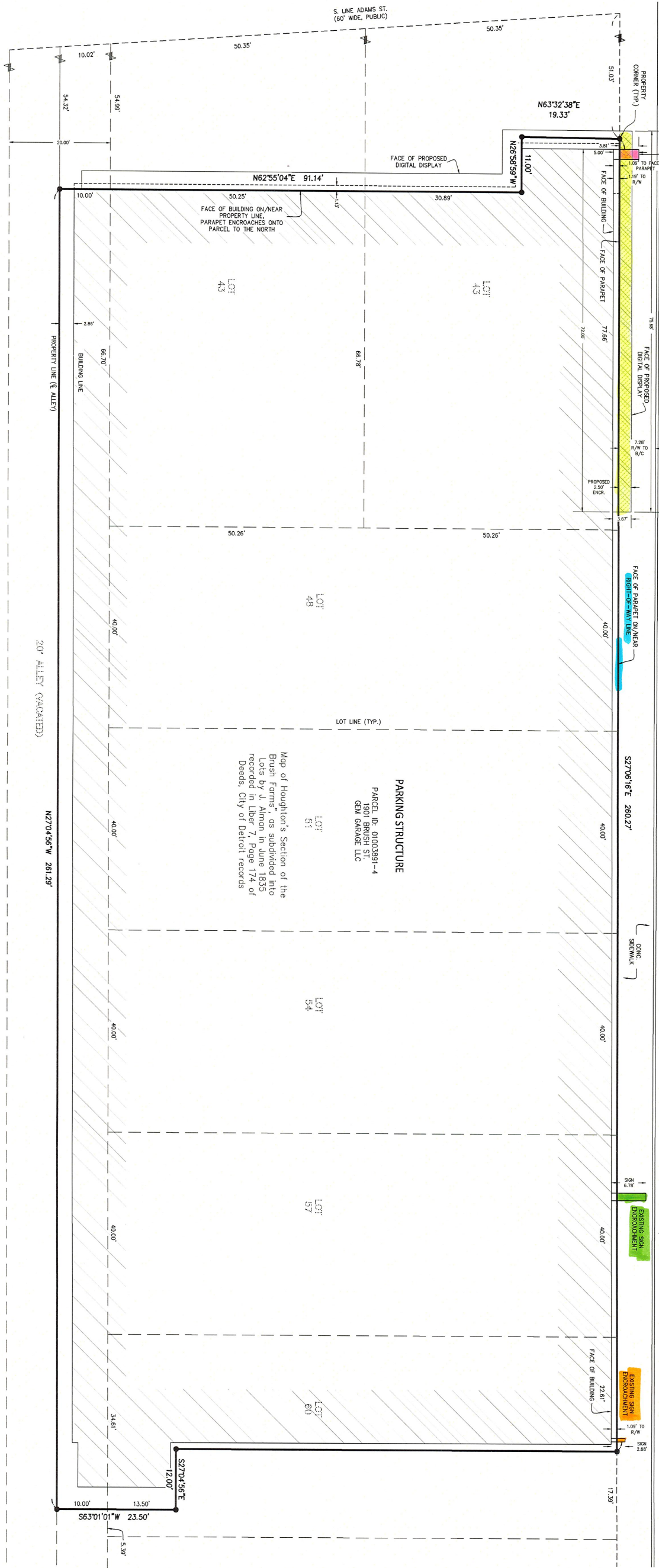
BRUSH ST.
(50' WIDE, PUBLIC)

Dynamic
Advertising
Sign

Row Line

Parking

Fanatic U



PARKING STRUCTURE
PARCEL ID: 01003891-4
1901 BRUSH ST.
GEM GARAGE LLC

Map of Houghton's Section of the
Brush Forms" as subdivided into
lots by J. Almon in June 1835
recorded in Liber 7, Page 174 of
Deeds, City of Detroit records

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EITHER IN SERVICE OR ABANDONED. THE
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ALTHOUGH HE DOES CERTIFY THAT THEY
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SURVEYOR HAS NOT PHYSICALLY LOCATED
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THE STRUCTURE INVENTORY SHOWN HEREON.

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● FIR FOUND IRON ROD
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(M) MEASURED DIMENSION
(R) RECORDED DIMENSION
→ SURFACE FLOW

- WATER MANHOLE
○ FIRE HYDRANT
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○ UTILITY POLE
○ TELEPHONE RISER
○ GAS MAIN RISER

- ELECTRIC LINE
— GAS MAIN
— WATER MAIN
— STORM LINE
— SANITARY LINE
— CABLE TV LINE
— PHONE LINE
— CHAIN LINK FENCE
— WOOD FENCE
— BARBED WIRE FENCE

CLIENT: OUTFRONT

SITE PLAN
PROPOSED DIGITAL DISPLAY
#1901 BRUSH ST.
WARD 1, CITY OF DETROIT
WAYNE COUNTY, MICHIGAN



6653 Schneider Rd. • Manchester, MI • 48158
(734) 669-2960 • arborlandinc.com

DATE: 2-20-2024
REVISION: 2-27-2024

JOB No. 03924
SHEET 1 OF 1
SCALE 1 INCH = 10 FEET

Exhibit A

Renderings and Dimensions for Dynamic Super Advertising Sign to be Installed

22' Height x 202' Length (overall)

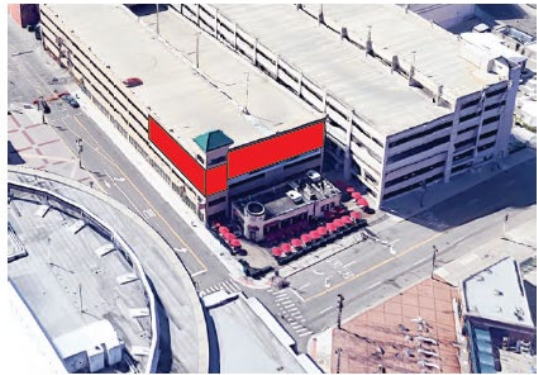
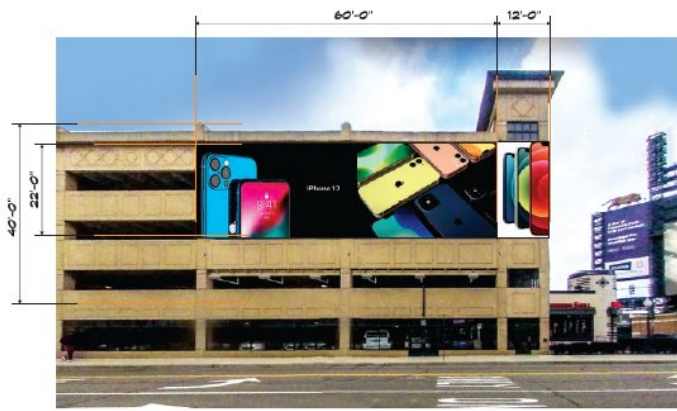


Exhibit B

Existing Encroachments

Fanatic U and Parking Signs on Southern Portion of East Wall along Brush St.



Elwood Sign and Light Fixtures Remaining from Previous Static Sign

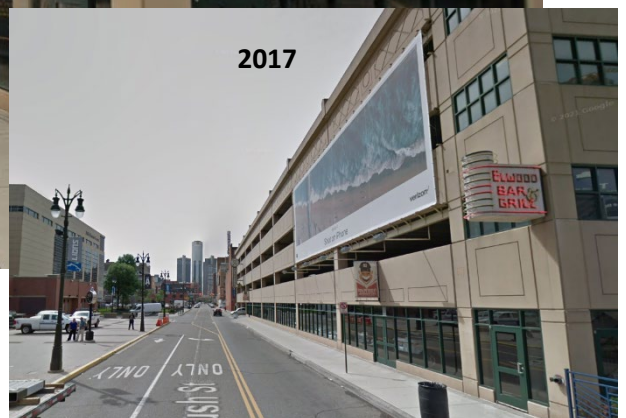
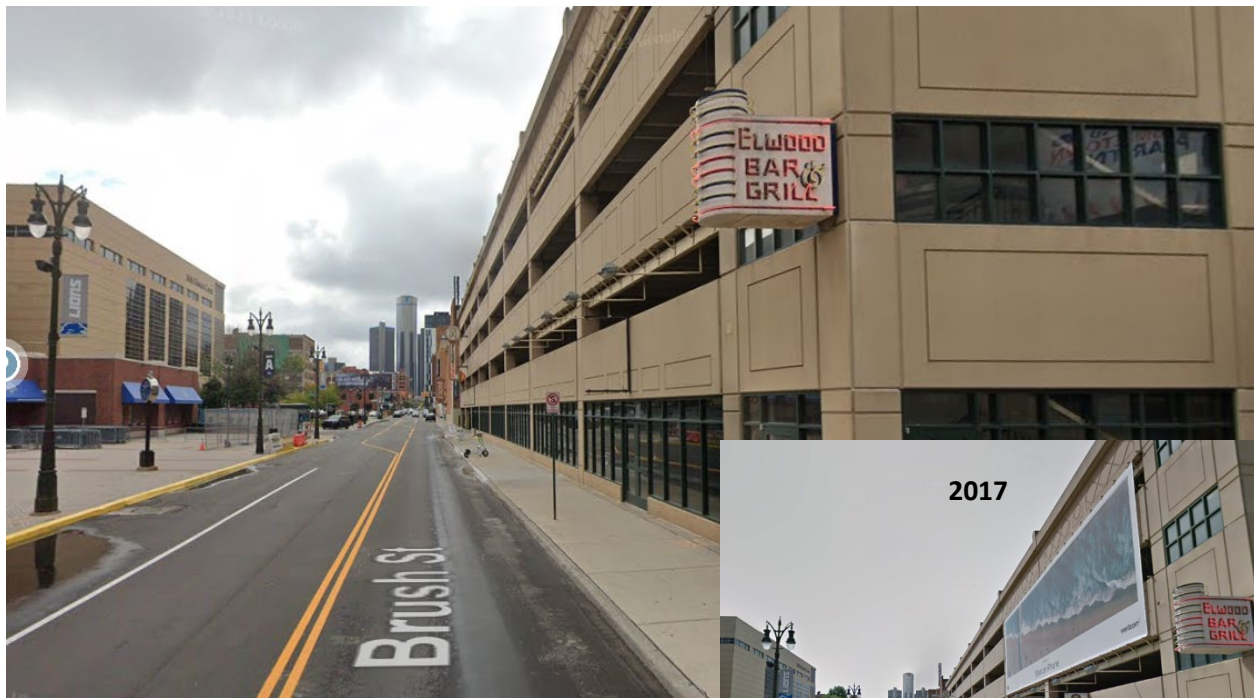
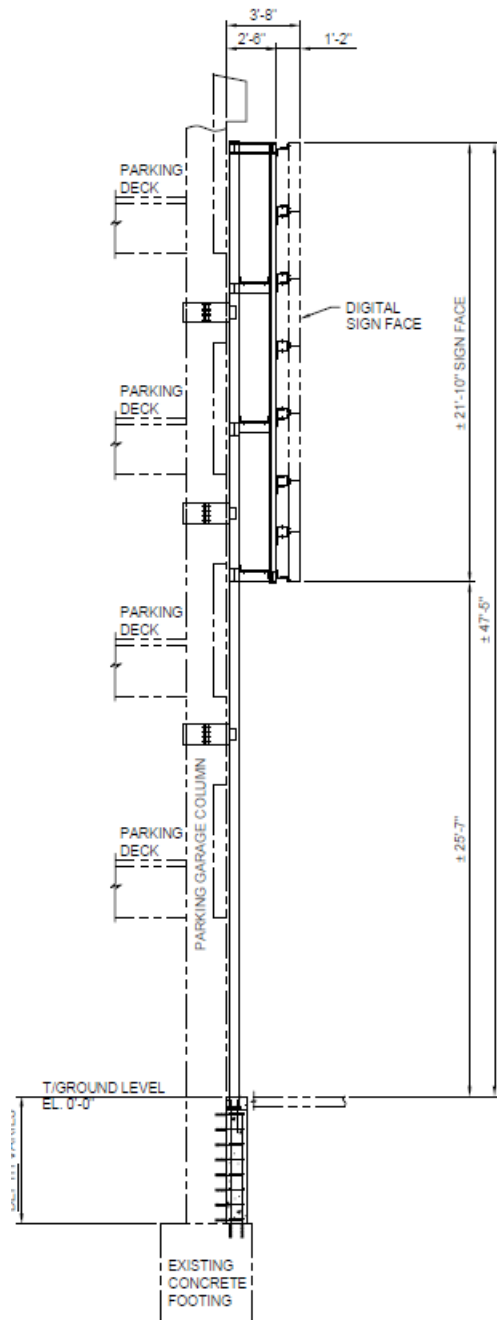


Exhibit C

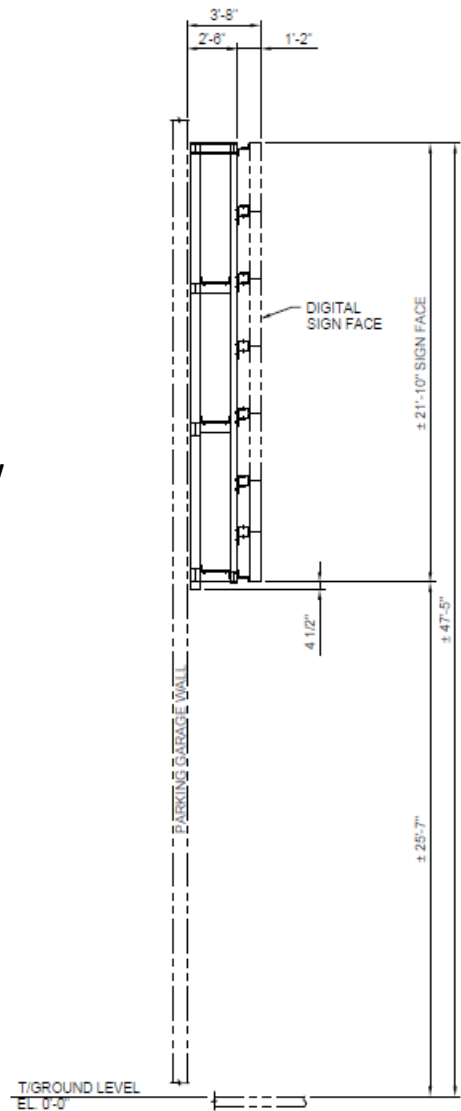
Aerial Encroachment Details for Dynamic Super Advertising Sign to be Installed

- 3'8" total distance from wall
- Property line extends 10" from wall
- 2'10" aerial encroachment on ROW
- 25'7" from grade to lowest point of sign



**TYPICAL FRAME SECTION
AT BUILDING COLUMNS**
SIMILAR AT (6) LOCATIONS

Side View



**TYPICAL FRAME SECTION
BETWEEN BUILDING COLUMNS**
SIMILAR AT (25) LOCATIONS

Preliminary Site Plan

Petition for Encroachment – Advertising Sign – 1901 Brush St.

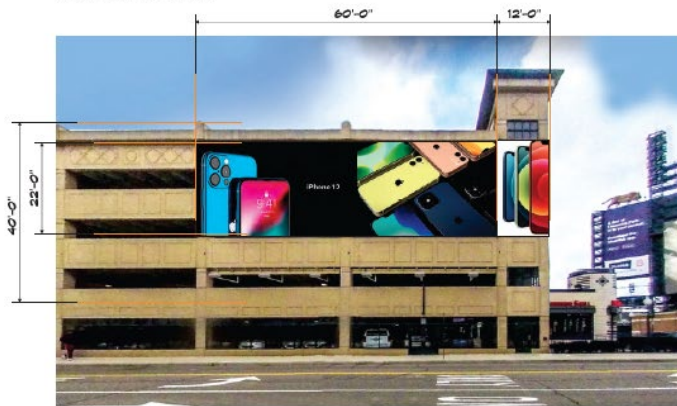
Related to ROW Permit Application Number ENG-24-98

Note: Formal Site Plan in format of the “Sample Business Sign Sketch” with Specific Details required thereon is in process and will be submitted as supplemental documentation to this Petition



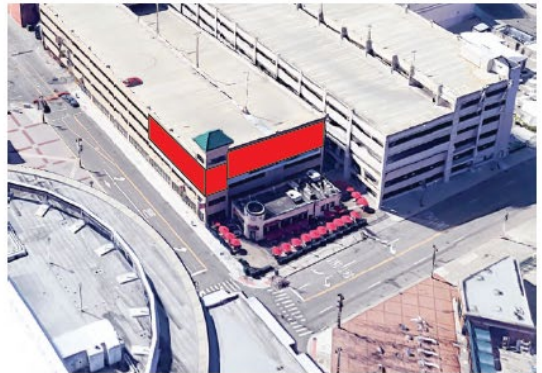
NORTH ELEVATION LED DISPLAY

N.T.S.

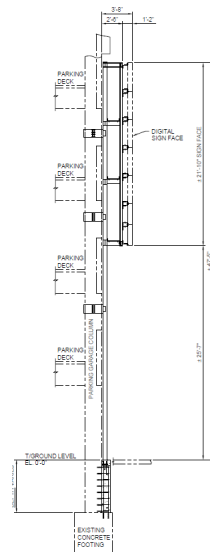


EAST ELEVATION LED DISPLAY

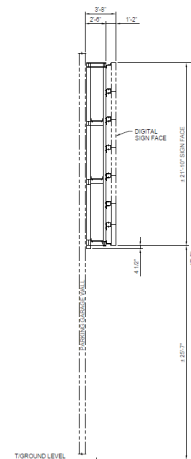
N.T.S.



01



TYPICAL FRAME SECTION
AT BUILDING COLUMNS
SIMILAR AT 20 LOCATIONS



TYPICAL FRAME SECTION
BETWEEN BUILDING COLUMNS
SIMILAR AT 20 LOCATIONS