



Detroit Water and Sewerage Department
Central Services Facility
6425 Huber Street, Detroit, MI 48211
313-267-8000 • detroitmi.gov/DWSD

Letter of Transmittal

Date:
Petition Map:

Type of Petition

- | | | |
|---|---------------------------------------|--|
| <input type="checkbox"/> Outright Vacation | <input type="checkbox"/> Dedication | <input type="checkbox"/> Berm Use |
| <input type="checkbox"/> Conversion to Easement | <input type="checkbox"/> Encroachment | <input type="checkbox"/> Temporary Closing |

Review Status

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

- | | |
|---|--|
| <input type="checkbox"/> Approved Subject to
Attached Provisions | <input type="checkbox"/> Revise and Resubmit |
| <input type="checkbox"/> Not Approved | |

Additional Comments (if applicable):

--

Attached is the DWSD provision related to the petition.

	Name	Title	Signature	Date
Reviewed by:				
Approved by:				

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.

May 27, 2025

Dokes Design Architecture
607 Shelby St. Ste. 731
Detroit, MI 48226
248 763 3678

City of Detroit
Attn: Department of Public Works
2 Woodward Ave. Ste. 611
Detroit, MI 48226

RE: **Letter of Intent – Right-of-Way Permit Application for Bollards and Awnings (Encroachments)**

Greetings Reviewer:

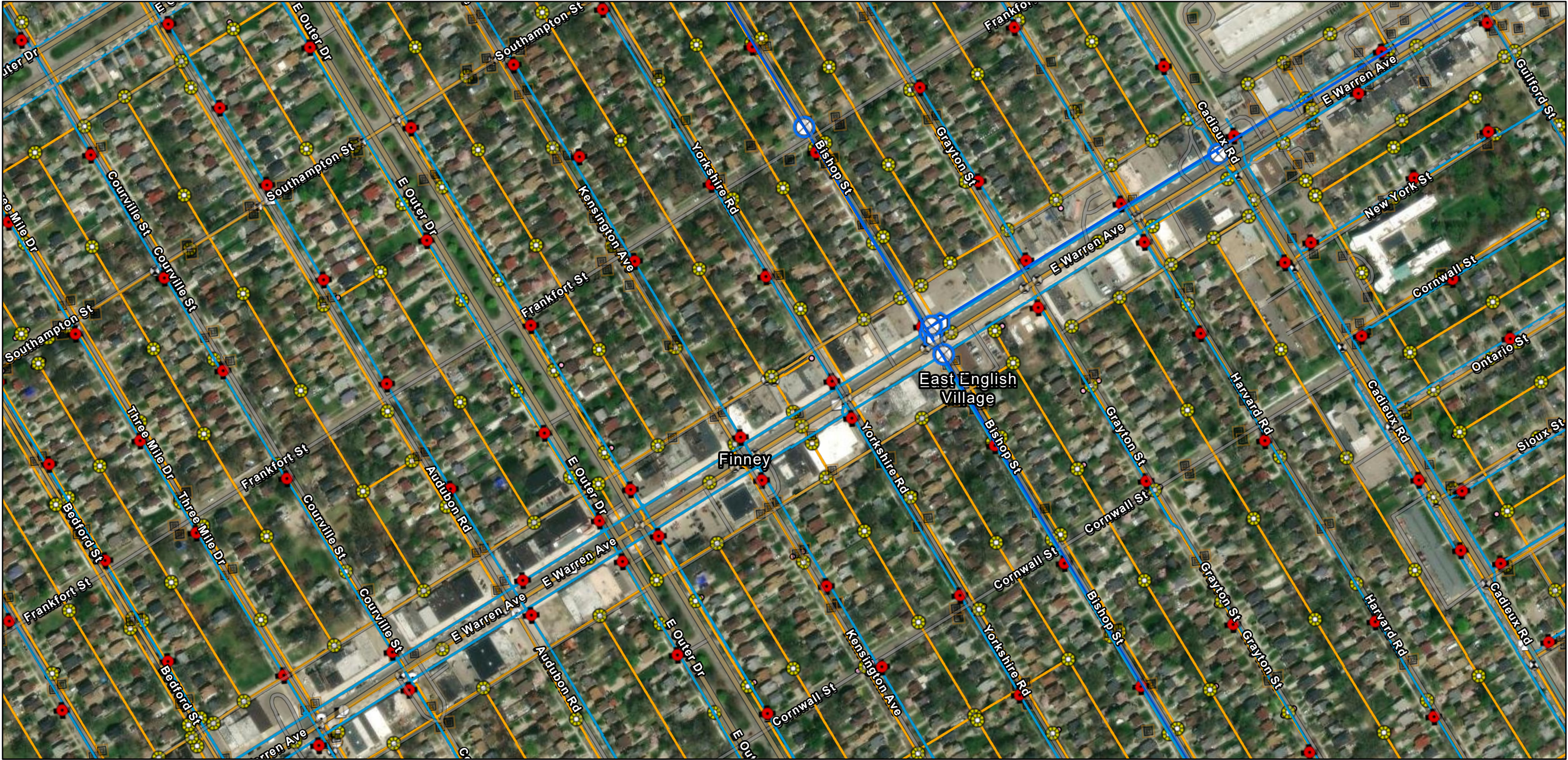
On behalf of the development team for the renovation of the mixed-use building located at 16703 E. Warren, I am submitting this letter of intent in support of our application for a right-of-way encroachment permit. This request includes the installation of protective bollards in the public alley, as well as aluminum awnings on the south and west façades of the building.

The proposed installation of up to five bollards, spanning east to west along the alley, is a critical protective measure for this development. Each bollard will have a maximum diameter of 6 inches, rise 4 feet above grade, and extend 3 feet below grade, supported by a concrete-filled footing. The bollards will be installed 3 feet on center away from the face of the building. This location and configuration are intended to create a durable barrier that safeguards a section of building-mounted electrical equipment that protrudes approximately 17 inches and spans 14 feet horizontally. This infrastructure, situated along the alley, lies adjacent to a utility easement and a nearby cell tower, making it particularly vulnerable to daily truck traffic—including garbage and waste removal vehicles accessing onsite dumpsters. The bollards will help prevent accidental impacts and reduce future maintenance and replacement costs for both public and private assets. Please refer to the attached site plan for additional illustration.

In addition to the bollards, the development team also proposes the installation of four aluminum awnings, each finished in a satin black powder coat. These awnings, designed to provide both functional weather protection and architectural enhancement, will project no more than 3 feet from the building.

Each awning will be positioned directly above an exterior door and stand 3 feet tall. Most awnings will not exceed 3 feet 6 inches in width. However, one awning on the west elevation will span approximately 7 feet in width to cover two adjacent doors. The addition of these awnings improves building performance by offering solar protection and shade for ground-level commercial spaces and contributes to the comfort of residents entering the building. From a placemaking perspective, they strengthen the pedestrian experience, reinforce commercial visibility, and contribute to the revitalization of the corridor.

16703 E. Warren Ave



7/15/2025

Transmission System Mains - GLWA

Active Water Main

Transmission System Valves - GLWA



Blowoff



Gate

Distribution System Hydrant

Distribution System Main

Active

Abandoned

Wastewater Catch Basin

Wastewater Manhole

Wastewater Fitting

Bend/Slope Change

Blind Connection

Bulkhead/Cap

Coupling

Material/Size Change

Crown/Main Point

Crown/Main Point

Wastewater GravityMain

Active

Abandoned/Inactive/Retired

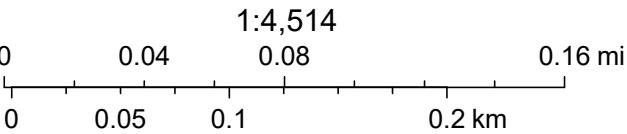
World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

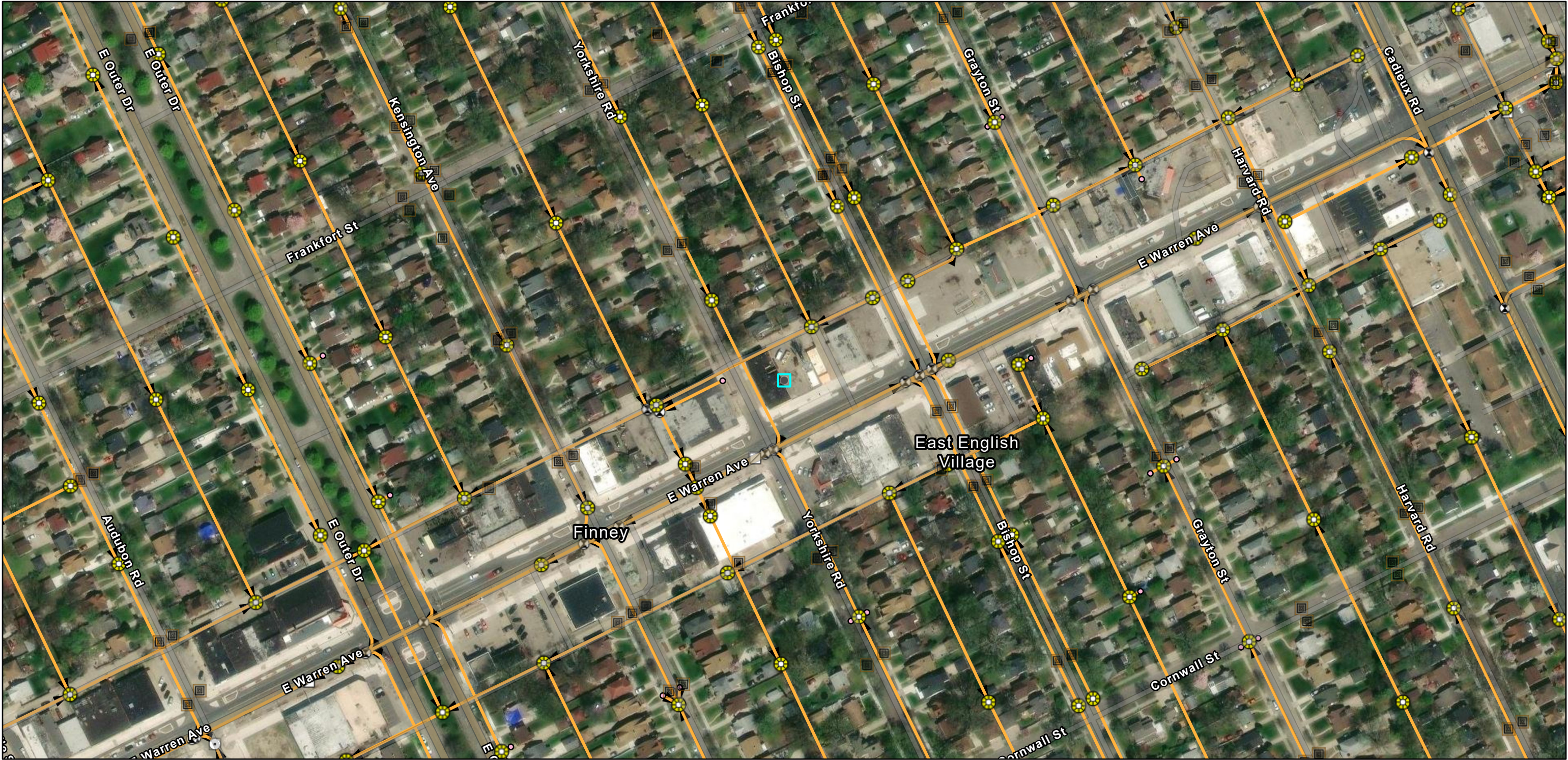
High Resolution 30cm Imagery

Citations





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

16703 E. Warren Ave





7/15/2025, 3:24:10 PM


 Wastewater Catch Basin (DWSD)


 Wastewater Manhole (DWSD)


Wastewater Fitting (DWSD)

 Bend/Slope Change


 Blind Connection


 Bulkhead/Cap

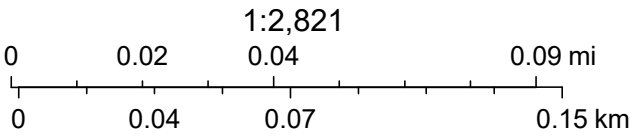
 Material/Size Change

 Crown/Main Point

Wastewater Gravity Main (DWSD)

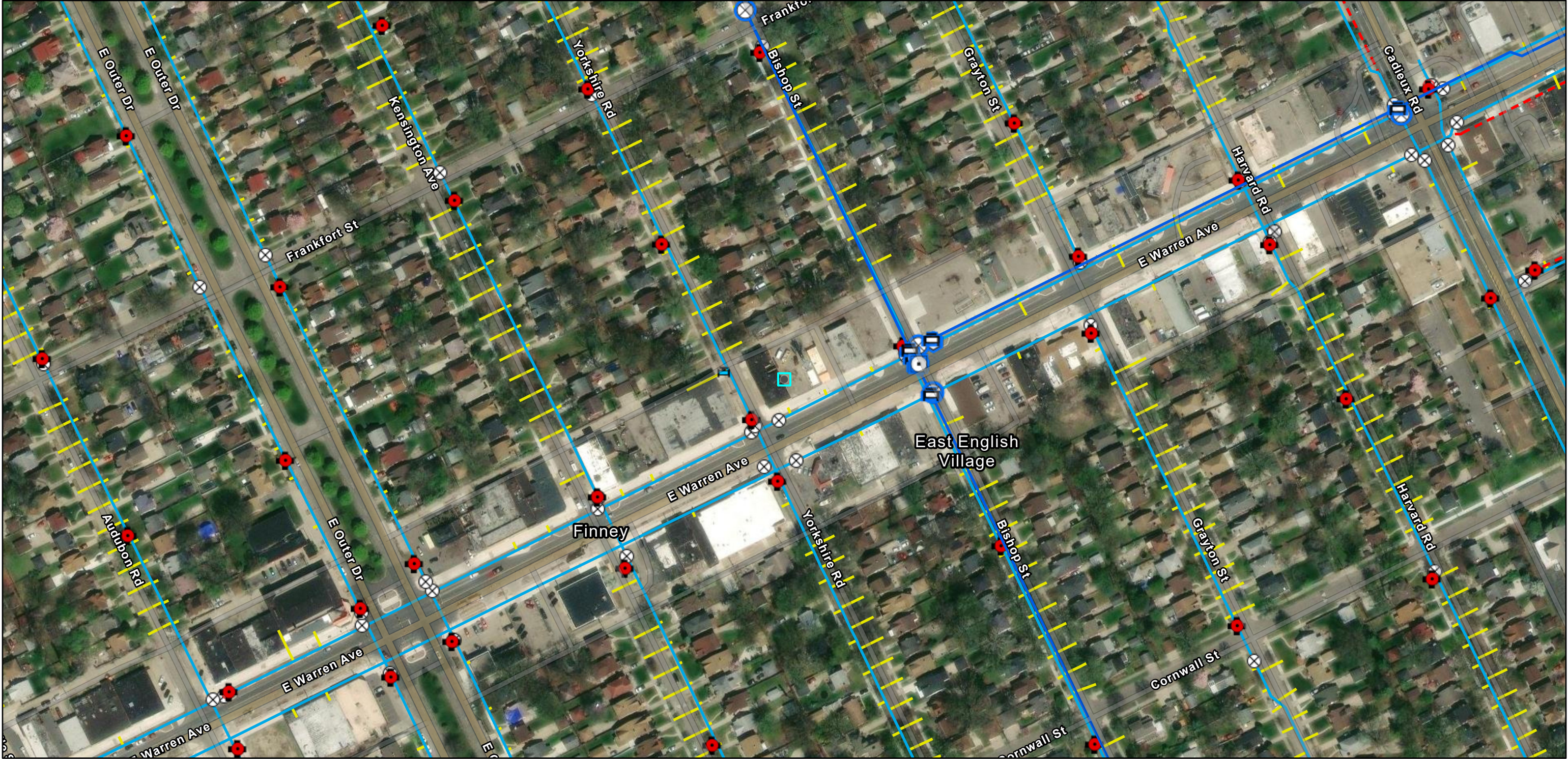
 Active

 DWSD Wastewater Flow Direction



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

16703 E. Warren Ave



7/15/2025, 3:23:45 PM

Transmission System Fittings (GLWA)



Horizontal Bend



Tee

Transmission System Valves (GLWA)



Blowoff



Gate

Transmission System Mains (GLWA)



Active Water Main

Distribution System Hydrant



DWSD

Distribution System Valve



Gate



TSV



Hydrant

Distribution System Main

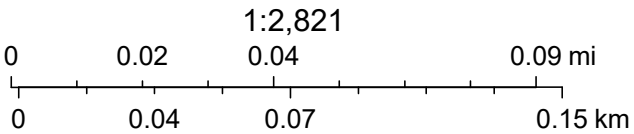


Active

Abandoned



Distribution System Service Line



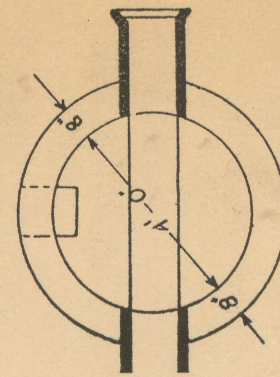
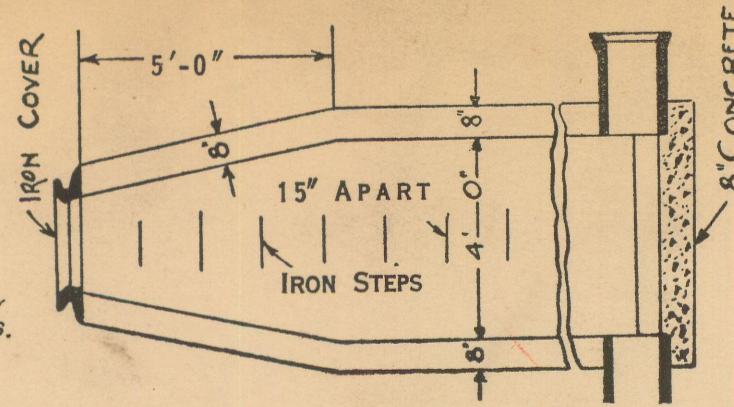
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

LATERAL SEWER IN ALLEY

IN BLOCKS BOUNDED BY
POUPARD - BISHOP - WARREN - OUTER DRIVE.
DETAILS

TOTAL LENGTH OF SEWER 1944.00 FT. M. OR L.
" " " 12" CROCK 1944.00 INC. 84-6" Y'S.
FIVE (5) MANHOLES INC. 35 IRON STEPS.

Gross Pointe View Subn. No. 1 of part of
P.B. 111 lying So. of Harper Ave, City of Detroit, Wayne
County Michigan



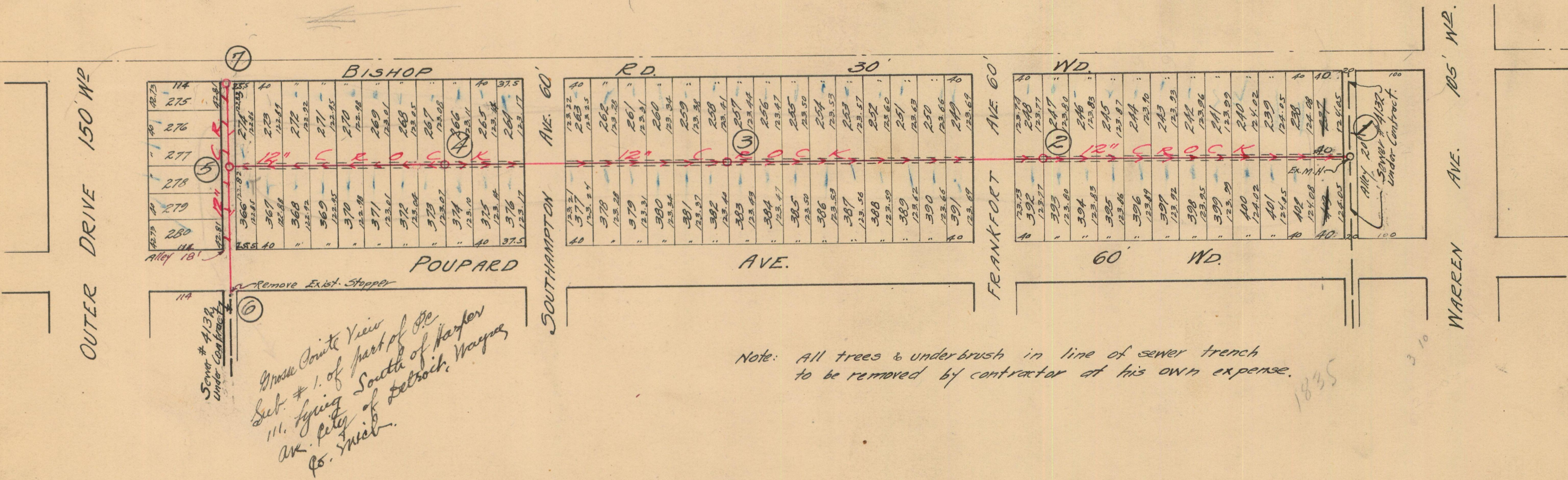
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEER'S OFFICE
DETROIT, MICH.

SEWER NO. 4231
ROLL NO. 9541

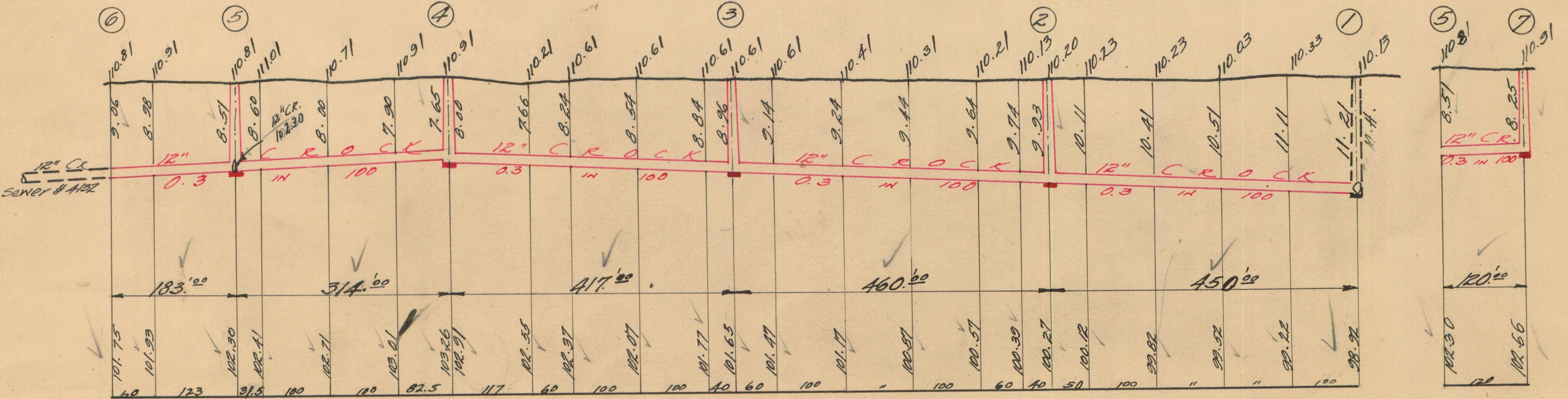
PETITION NO. 1702
PETITION DATE April 15-1924
RESOLUTION 9/2/24
BIDS OPENED 9/16/24
CONTRACT CONF'D 9/16/24
COMPLETED 10-29-24
CONT'R. J. DIPONIO CO.
\$ 3799.00

SECT'S OF M.H.

All Easements are 6 Ft. Wide.



Note: All trees & underbrush in line of sewer trench to be removed by contractor at his own expense.



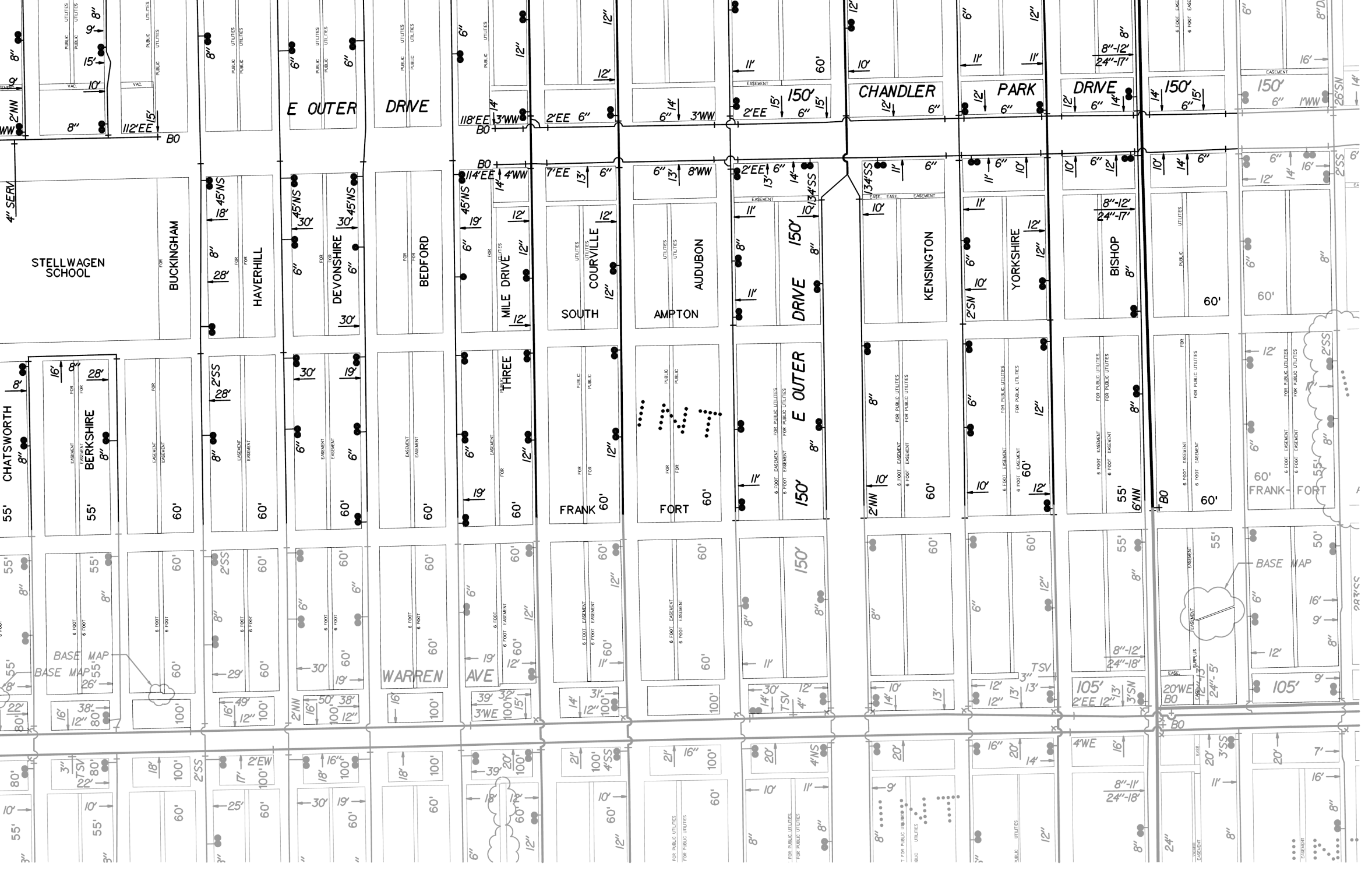
NOTE--Contractor to furnish and set as markers for all connections 1/2 inch iron rods 2 feet long with 3 inch tile collar 6 inches long.

NOTE:--Sidewalks, Pavements and other existing public improvements, must be adequately protected during the construction of this sewer, and when damaged, the contractor must restore them to their original status without additional cost to the city. Each bidder is expected to examine the drawings, to visit the locality of the work, to make his own estimate of the facilities and difficulties attending the execution of the work, including local conditions and all other contingencies, whether surface or underground, to do all his own pumping and provide proper bulk heads when directed by city engineer. Above costs to be borne by contractor.

SCALE	VERTICAL 1"=10'	DRAWN	CHECK	C.H.W.
	HORIZONTAL 1"=150'			
		TRACED	NOTE BOOK	239/124

Est 9/15/24. Dnd 11-14-24 E/367





MAP-25-59



YORKSHIRE ST. 60 FT. WD.

PROPOSED BOLLARD
6" DIA. 7' X 0.5', 5 QTY.
(4' ABOVE GRADE
AND 3' BELOW GRADE)

PROPOSED AWNING
7' X 3' (8.16' ABOVE GRADE)

403

ALLEY 20 FT. WD.

PROPOSED ELECTRICAL EQUIPMENT
14' X 1.41' (2' ABOVE GRADE)

FRANKFORT ST. 60 FT. WD.




YORKSHIRE ST 60 FT. WD.

BISHOP ST. 55 FT. WD.

392	248
394	246
396	244
398	242
400	240
402	238
403	237

E. WARREN AVE. 105 FT. WD.

1	2	4	6	8	10	12
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-  - REQUEST ENCROACHMENT
(For Bollard)
-  - REQUEST ENCROACHMENT
(For Electrical Equipment)
-  - REQUEST ENCROACHMENT
(For Awning)

E. WARREN AVE. 105 FT. WD.

(FOR OFFICE USE ONLY)

CARTO 70 B

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	AP	CHECKED	LC / TS		
DATE	07-02-2025	APPROVED	GE		

REQUEST ENCROACHMENT
INTO E. WARREN AVE. 105 FT. WD.,
YORKSHIRE ST. 60 FT. WD., AND PUBLIC ALLEY 20 FT. WD.
AT 16703 E. WARREN AVE.

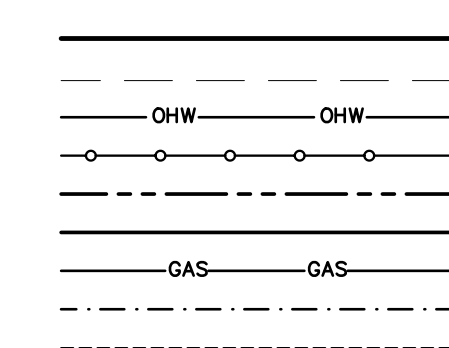
CITY OF DETROIT
CITY ENGINEERING DIVISION
SURVEY BUREAU

JOB NO. 25-59

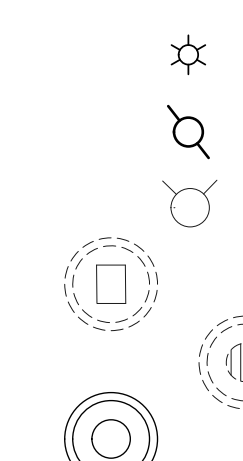
DRWG. NO.



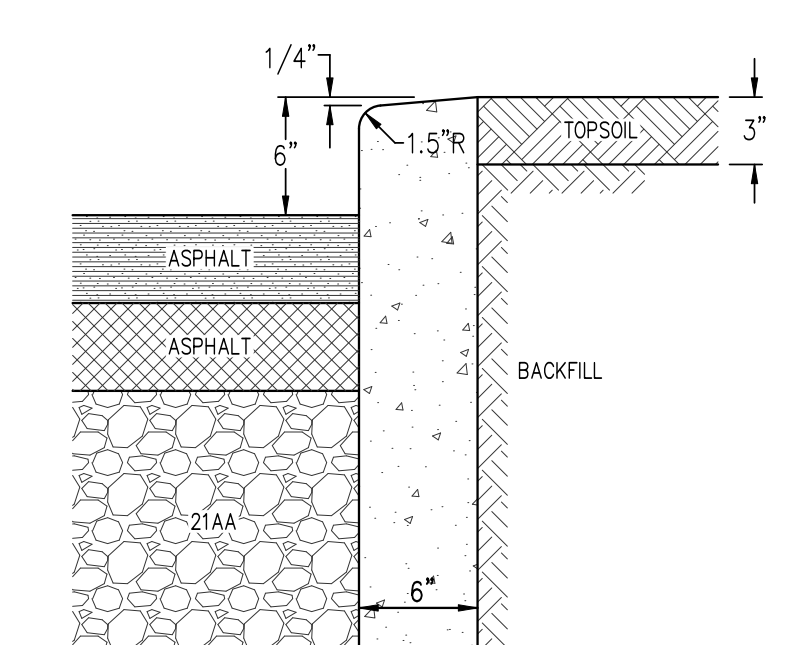
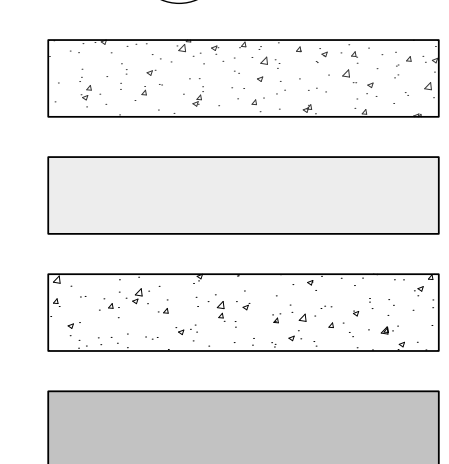
- BOUNDARY
OFF-SITE PARCEL LINE
OVER HEAD WIRE
EX. FENCE
WATER MAIN
COMBINED SEWER
EX. GAS LINE
UNDERGROUND UTILITIES
EX. EASEMENT



- LIGHT POLE
UTILITY POLE
HYDRANT
CATCH BASIN SQUARE TOP
CATCH BASIN ROUND TOP
MANHOLE



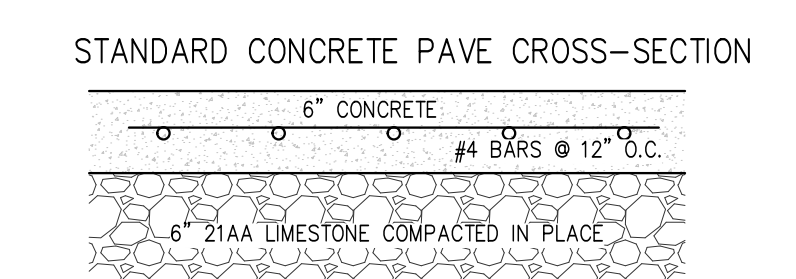
- EX. CONCRETE
- EX. ASPHALT
- PR. CONCRETE
- PR. ASPHALT



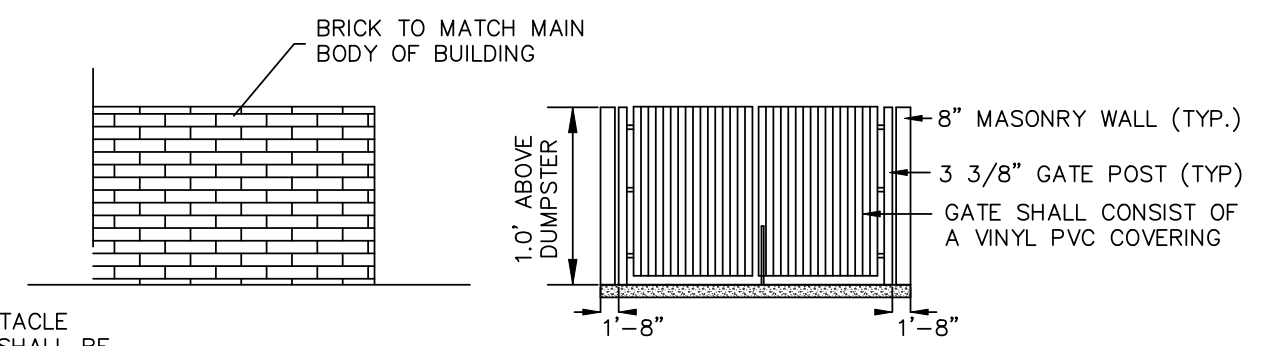
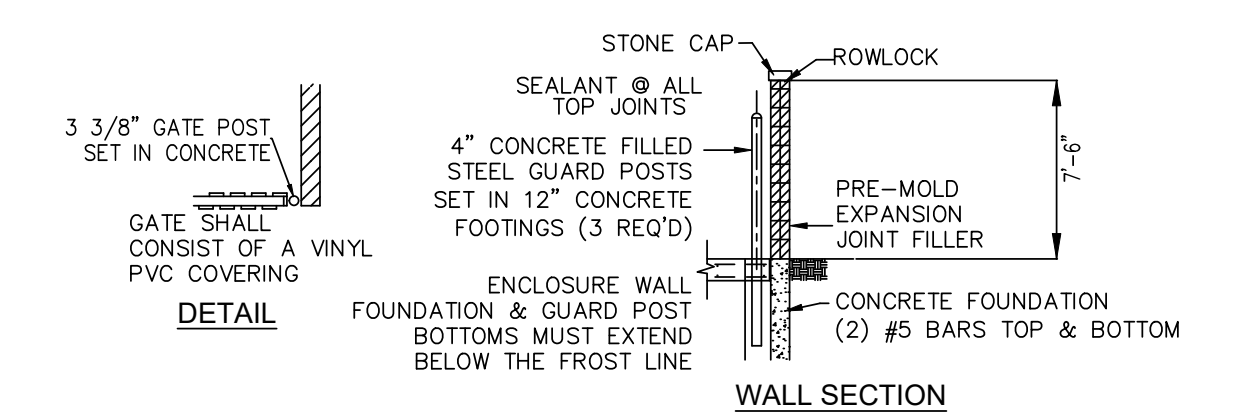
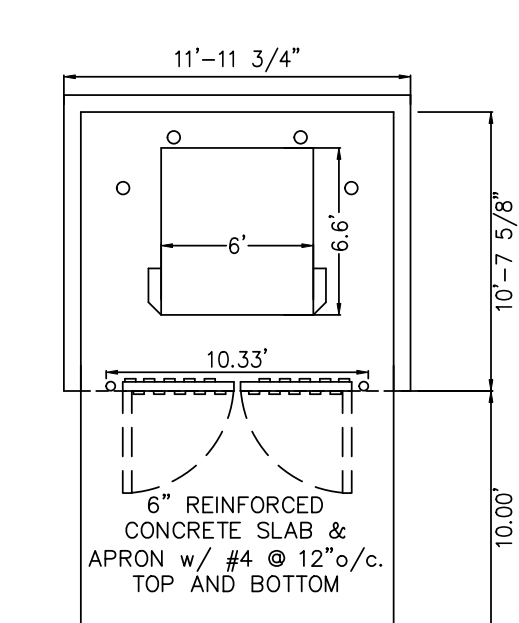
STRAIGHT CONCRETE CURB



STANDARD ASPHALT PAVE CROSS-SECTION



STANDARD CONCRETE PAVE CROSS-SECTION



1'-8"

DUMPSTER SIDE & LOCKABLE GATE ELEVATION

A17C

- AREA INSIDE TRASH RECEPTACLE SCREEN WALL STRUCTURE SHALL BE MAINTAINED IN AN ORDERLY AND STRUCTURALLY SOUND CONDITION, CLEAN AND FREE FROM REFUSE CLUTTER.
- TRASH REMOVAL SERVICES BY THE CITY WILL NOT BE AVAILABLE FOR THIS SITE.

Permit Number: BLD2023-02094

DATE: 08/04/2023	CLIENT
PM: EMP	ATTN: MR. DES
DESIGNED BY: JAS	DOKE'S DELB
CHECKED BY: ADB	607 SHEL
DATE: 08/04/2023	LOCATION: CITY DETROIT, MI
SCALE: 1" = 10'	ddickerson

DATE: 08/04/2023	PERMIT SET
REVISIONS	OWNER REVIEW SET
2: PERMIT SET	

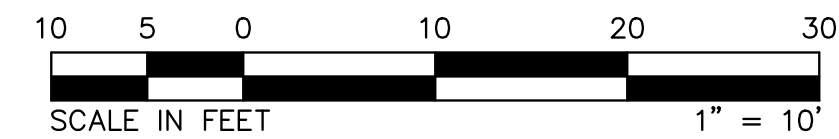
Michael L. Priest & Associates, Inc.
40655 Koppernick Road, Canton, MI 48187
phone: (734) 459-8560
fax: (734) 459-2585

ENGINEERS, SURVEYORS
MLP
AND ASSOCIATES, INC.

CONCEPTUAL SITE PLAN

THE DECO BUILDING
PROPOSED BUILDING
LOTS 1, 2, 3 & 4 OF GROSE POINTE VIEW SUB'N
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

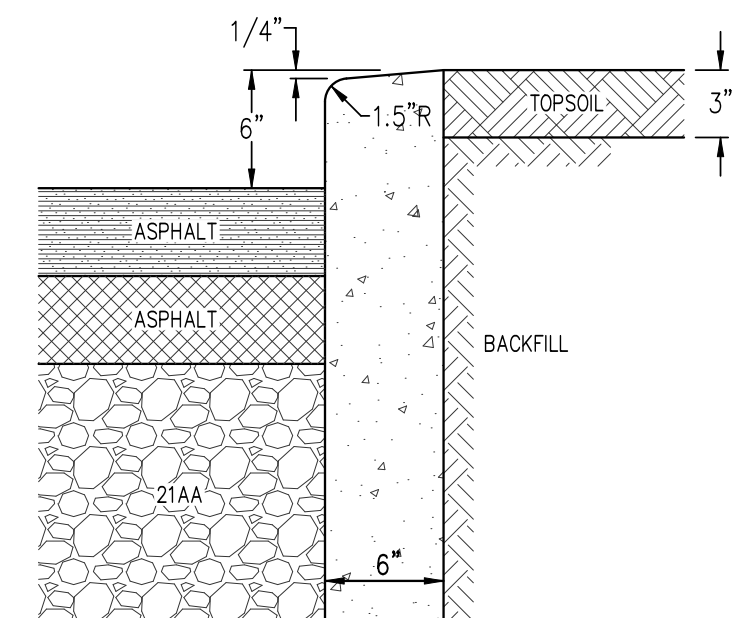
SHEET
02



LEGEND:

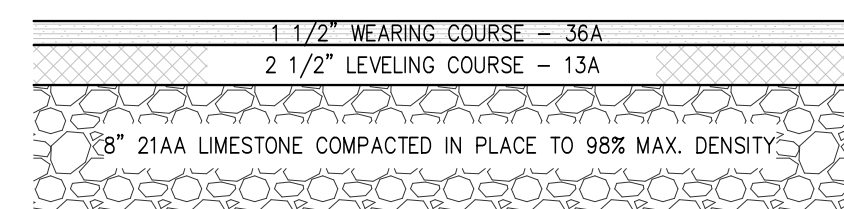
BOUNDARY
OFF-SITE PARCEL LINE
OVER HEAD WIRE
EX. FENCE
WATER MAIN
COMBINED SEWER
EX. GAS LINE
UNDERGROUND UTILITIES
EX. EASEMENT

LIGHT POLE
UTILITY POLE
HYDRANT
CATCH BASIN SQUARE TOP
CATCH BASIN ROUND TOP
MANHOLE
EX. CONCRETE
EX. ASPHALT
PR. CONCRETE
PR. ASPHALT

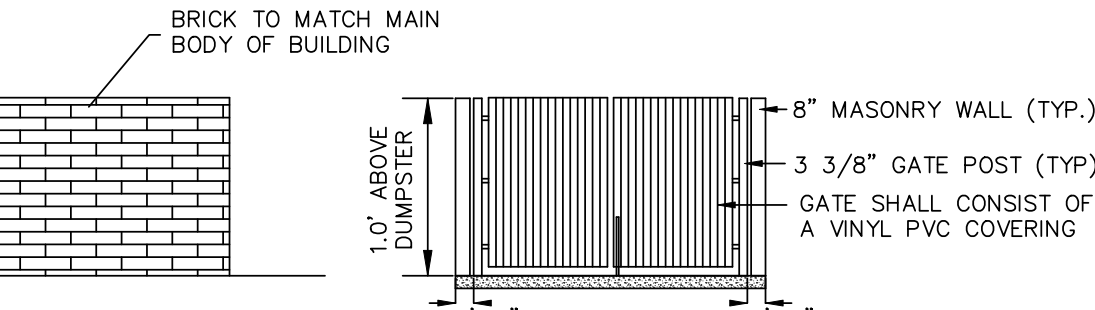
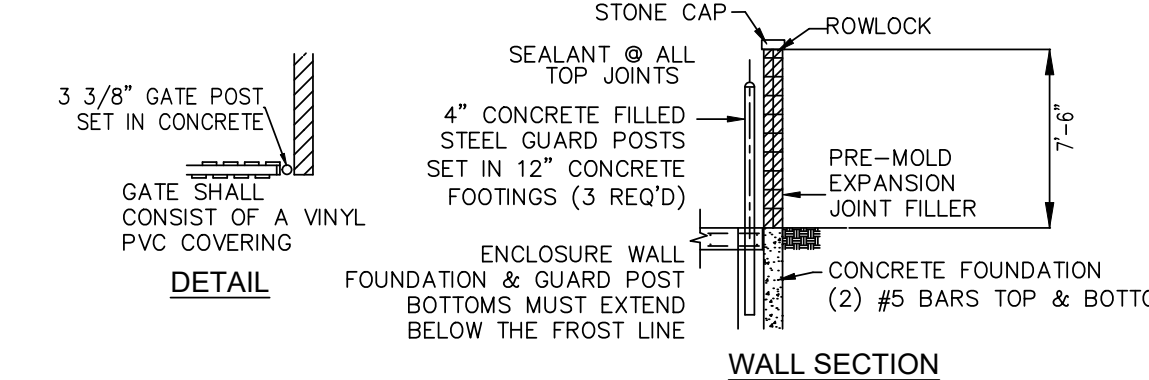
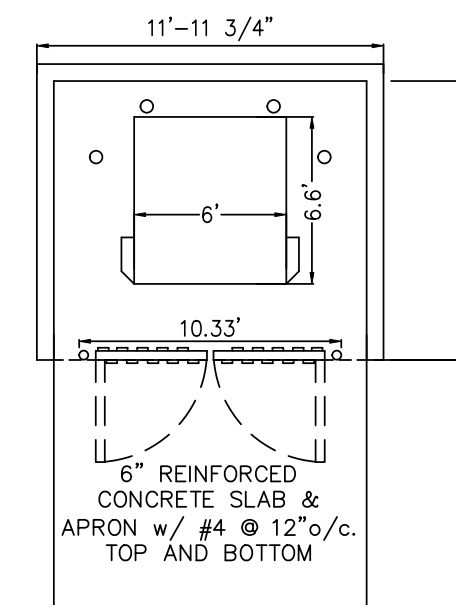
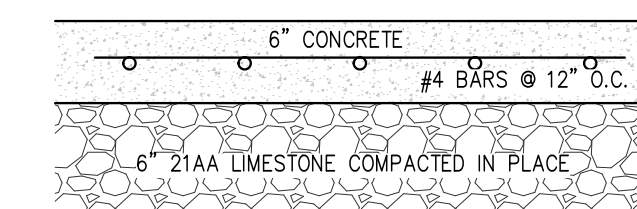


STRAIGHT CONCRETE CURB

STANDARD ASPHALT PAVE CROSS-SECTION



STANDARD CONCRETE PAVE CROSS-SECTION



- AREA INSIDE TRASH RECEPTACLE SCREEN WALL STRUCTURE SHALL BE MAINTAINED IN AN ORDERLY AND STRUCTURALLY SOUND CONDITION, CLEAN AND FREE FROM REFUSE CLUTTER.
- TRASH REMOVAL SERVICES BY THE CITY WILL NOT BE AVAILABLE FOR THIS SITE.

ALLEY
20' WIDE

ELECTRICAL EQUIPMENT
(2'-0" ABOVE GRADE)

(3) CONCRETE BOLLARDS.

MATCH-EX

1

40 SY REINFORCED
6" CONCRETE

40 SY REINFORCED
6" CONCRETE

SKY PENCIL HOLLY, RED HEAD
FOUNTAIN GRASS &
HUMMINGBIRD SUMMERSWEET

39 LF OF 6" CURB

EX. BUILDING
4,367 S.F.
F.F. 110.53

CONCRETE
BOLLARD

145 SY ASPHALT
PAVEMENT

PARKING BLOCK (TYP)

SKY PENCIL HOLLY, RED HEAD
FOUNTAIN GRASS &
HUMMINGBIRD SUMMERSWEET

36 SY CONCRETE PAVEMENT

SKY PENCIL HOLLY,
SPACED AT 3' O.C.,
30-36" HEIGHT

MATCH EX.
110 35+

8. ROLLUP
DOOR.

[illegible]

E. WARREN AVENUE



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

16703 E. Warren BD, LLC , whose address is

16703 E. Warren Ave. Detroit MI 48224, (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 JULY 14, 2025 , 20

Permittee Signature: _____

We appreciate your consideration of this request and welcome any follow-up should additional clarification or materials be required. Please find the accompanying site plan for further reference.

Sincerely,

Dokes Design Architecture, LLC.

A handwritten signature in black ink, appearing to read 'DDA', followed by a long horizontal flourish.

Damon Dickerson
Associate | Director of Architecture