



Letter of Transmittal

Date: 5-20-2025
Petition Map: 25-46

Type of Petition

- | | | |
|---|--|--|
| ☐ Outright Vacation | ☐ Dedication | ☐ Berm Use |
| ☐ Conversion to Easement | ☒ Encroachment | ☐ Temporary Closing |

Review Status

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

- | | |
|--|--|
| ☒ Approved Subject to
Attached Provisions | ☐ Revise and Resubmit |
| ☐ Not Approved | |

Additional Comments (if applicable):

DWSD records indicate there is DWSD assets in the public right-of-way requested for encroachment. DWSD has no objections to the requested encroachment subject to the attached provision for encroachment is followed.
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Attached is the DWSD provision related to the petition.

	Name	Title	Signature	Date
Reviewed by:	Mohammad Siddique	Engineer	<i>Mohammad Siddique</i>	5-20-2025
Approved by:	Syed Ali	Engineering Manager	<i>Mohammad Siddique</i> For Syed Ali	5-20-2025

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.

To whom it may concern,

This petition for encroachment is related to Cosm-Detroit. A new building being constructed at 25 Cadillac Square. The Encroachments include trees/tree gates and associated underdrainage within the public right-of-way.

Also included in this request is encroachment into the pedestrian right-of way granted by owner in portion of land that was vacated. (reference petition 1821). Within the 10' wide pedestrian easement, the project proposes a portion of outdoor patio seating within the easement.

Thank you for your time and consideration of this request. We look forward to your feedback and are happy to discuss this matter further should you require additional information.

Sincerely,

Myles Ciolek
Senior Project Manager
Myles.Ciolek@cosm.com
313-682-7858



Dallas

4143 Maple Ave
Dallas, TX 75219

Los Angeles

5340 Alla Road
Suite 140
Los Angeles, CA 90066

Salt Lake City

770 Komas Drive
Salt Lake City, UT 84108

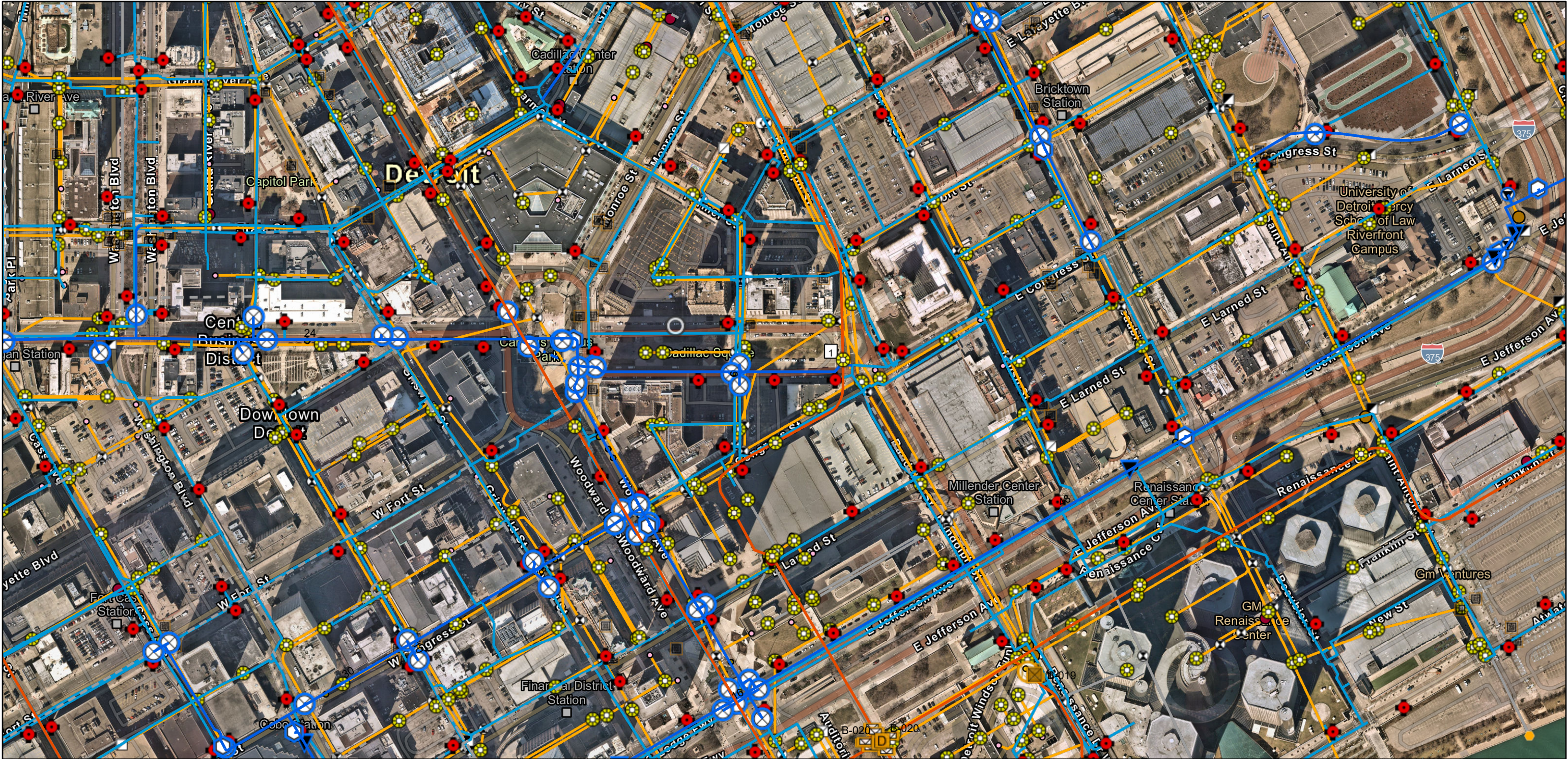
Chadds Ford

700 Brandywine Drive
Chadds Ford, PA 19317

India

907 – 909, 9th Floor
Unitech Commercial Tower 2
Greenwood City, Sector 45
Gurugram, Haryana 122003

25 Cadillac Square



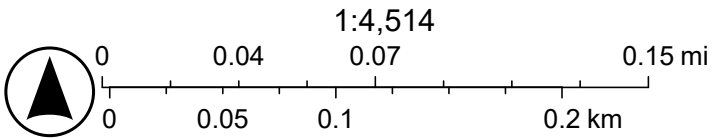
5/9/2025

Wastewater Control Devices - GLWA Wastewater Structures - GLWA

- | | |
|----------------|----------------------------------|
| Backwater Gate | Chamber |
| Regulator Gate | Manhole |
| Stationary Dam | Wastewater Mains - GLWA |
| Stop Log Gate | GLWA Gravity Main |
| | Transmission System Mains - GLWA |
| | Abandoned/Inactive Water Main |

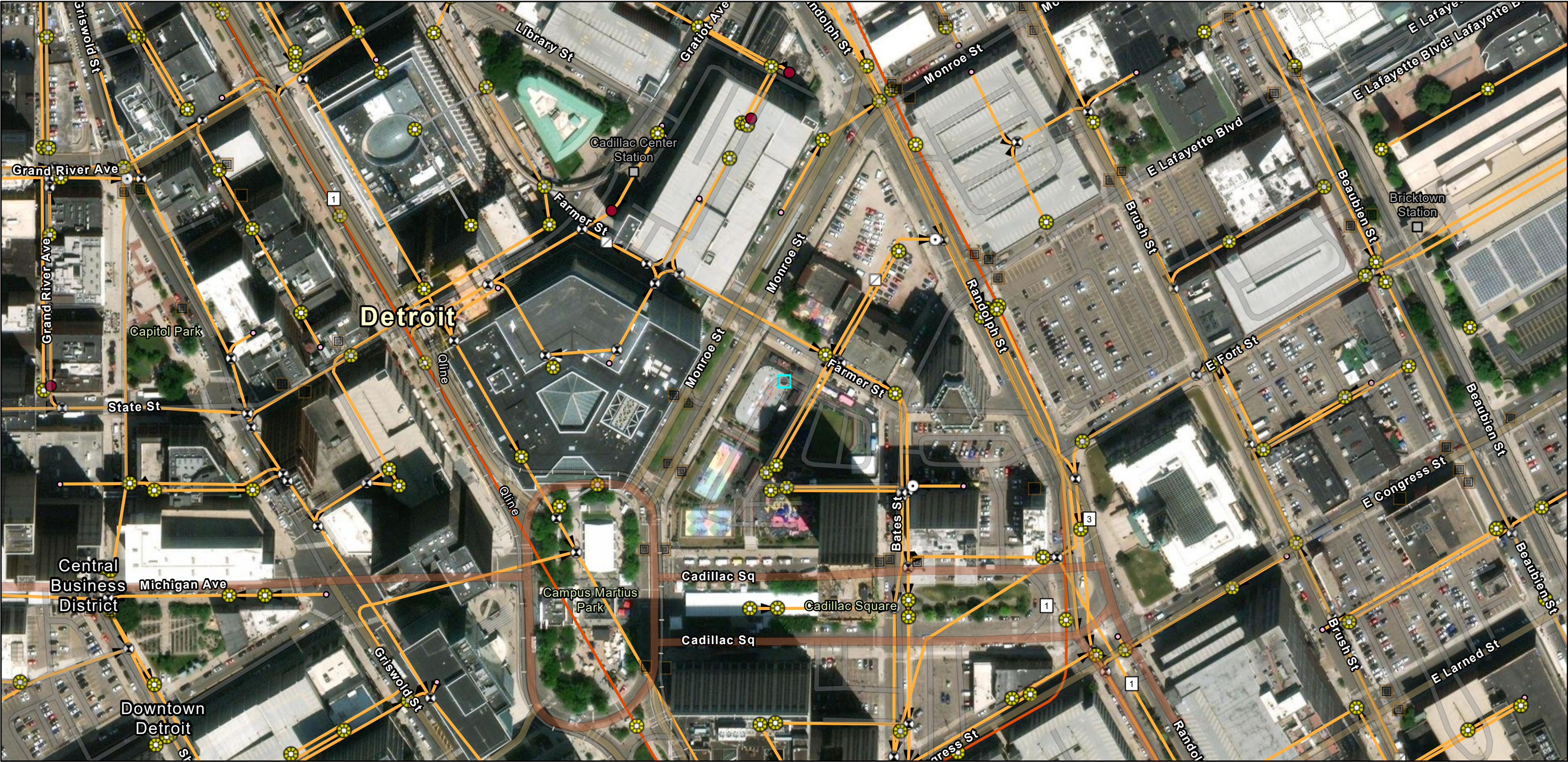
- | | |
|-----------------------------------|-----------------------------|
| Active Water Main | Tapping Sleeve |
| Transmission System Valves - GLWA | Distribution System Hydrant |
| Blowoff | Distribution System Main |
| Cone | Active |
| Gate | Abandoned |
| Manual Air | Wastewater Catch Basin |
| | Wastewater Outfall |

- | | |
|----------------------|----------------------------|
| Wastewater Manhole | Crown/Main Point |
| Wastewater Chamber | Wastewater Lamp Hole |
| Wastewater Fitting | Wastewater GravityMain |
| Bend/Slope Change | Active |
| Blind Connection | Abandoned/Inactive/Retired |
| Bulkhead/Cap | Wastewater Regulator |
| Material/Size Change | |



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

25 Cadillac Square



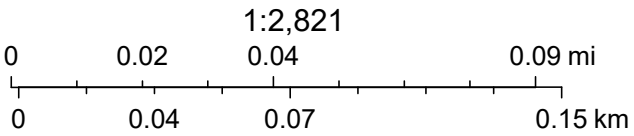
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- Wastewater Catch Basin (DWSD)
- Wastewater Lamp Hole (DWSD)
- Wastewater Manhole (DWSD)
- Wastewater Fitting (DWSD)
- Bend/Slope Change

- Blind Connection
- Material/Size Change
- Crown/Main Point
- Wastewater Gravity Main (DWSD)
- Active

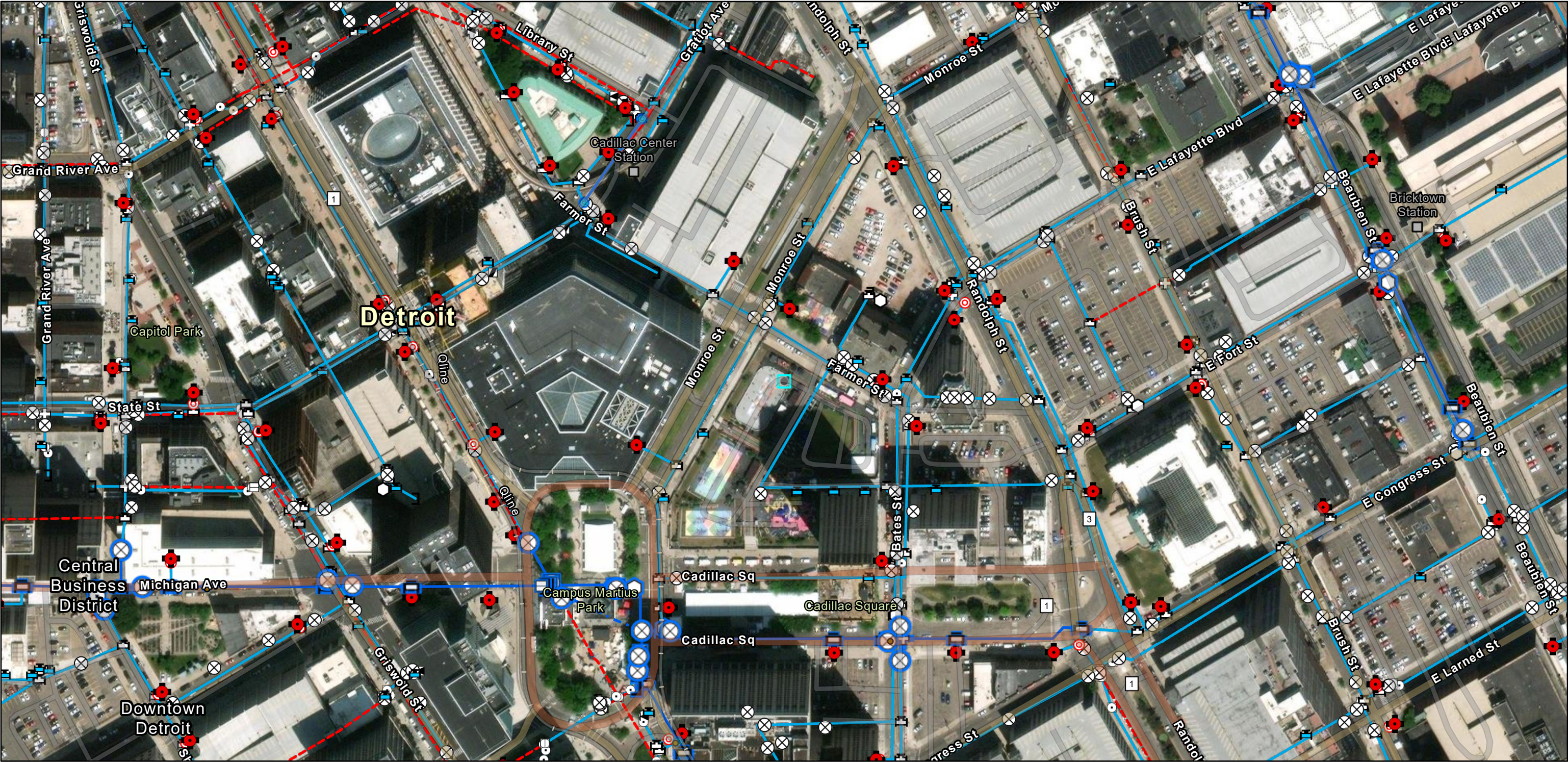
- Abandoned/Inactive/Retired
- Wastewater Structures (GLWA)
- Manhole
- Manhole

- Wastewater Mains (GLWA)
- GLWA Gravity Main
- DWSD Wastewater Flow Direction



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

25 Cadillac Square



5/9/2025, 11:07:02 AM

Transmission System Valves - GLWA

- Blowoff
- Gate
- Tapping Sleeve

Transmission System Fittings - GLWA

- Cap
- Cross
- Horizontal Bend
- Reducer

Transmission System Mains - GLWA

- Sleeve
- Tap
- Tee
- Abandoned/Inactive Water Main
- Active Water Main

Distribution System Main

- Active
- Abandoned
- Bend
- Cap
- Cross

Distribution System Fitting

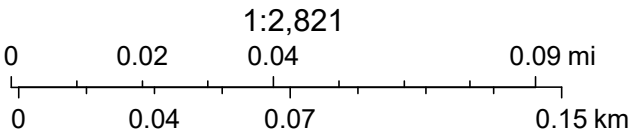
- Coupling
- Expansion Joint
- Reducer
- Tee
- Sleeve

Distribution System Valve

- Gate
- Blow Off
- TSV
- Hydrant

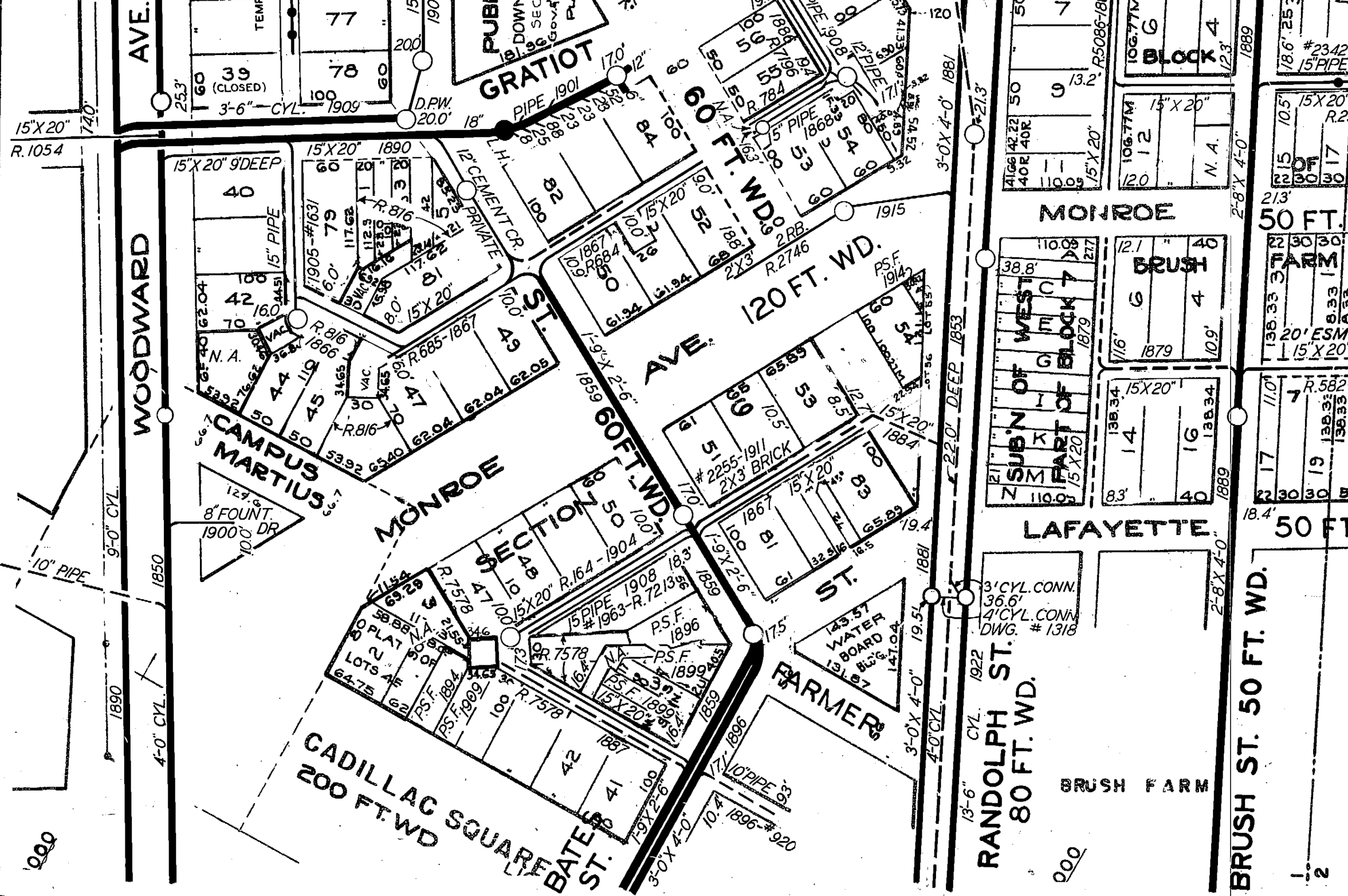
Distribution System Hydrant

- DWSD



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



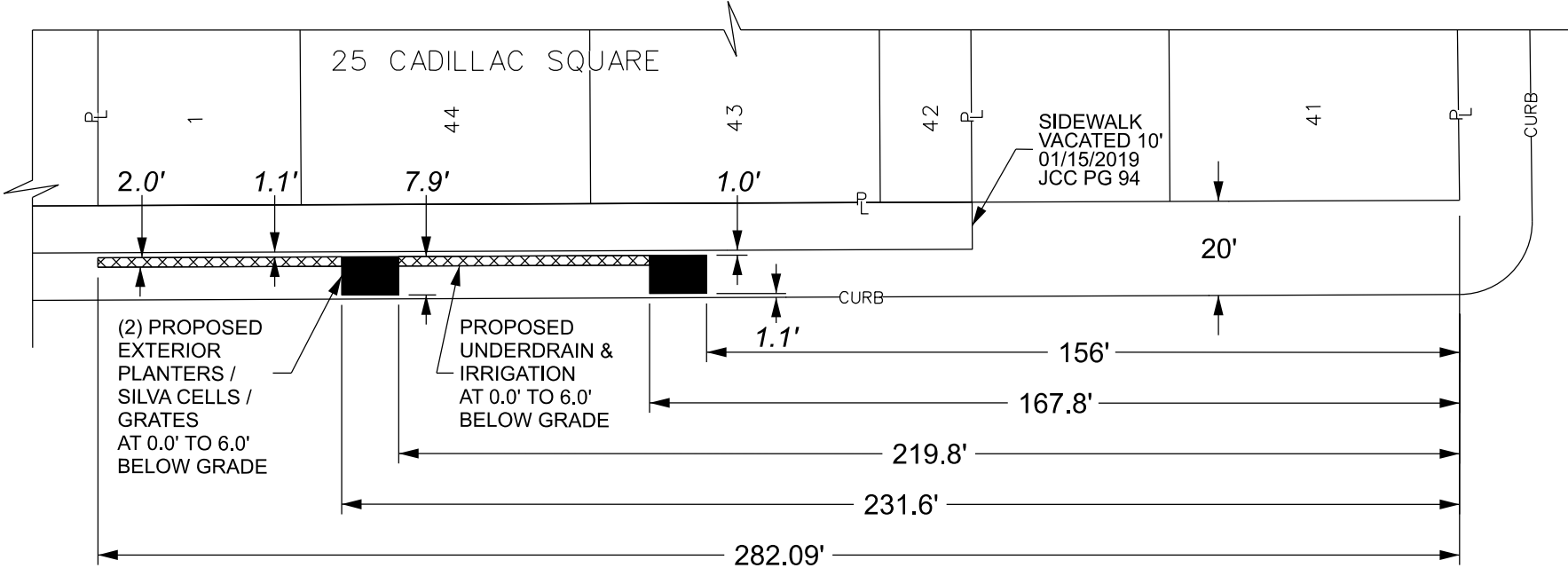




WOODWARD AVE. 120 FT. WD.

FARMER ST. 56 FT. WD.

BATES ST. 60 FT. WD.

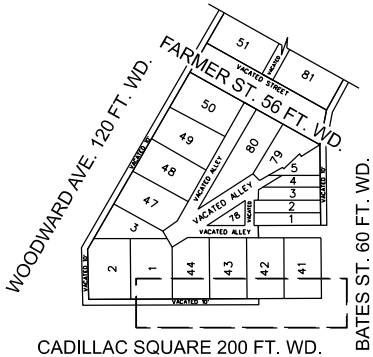


CADILLAC SQUARE 200 FT. WD.

 - REQUEST ENCROACHMENTS
(FOR UNDERDRAINS & IRRIGATION SYSTEM)

 - REQUEST ENCROACHMENTS
(FOR EXTERIOR PLANTERS / SILVA CELLS / GRATES)

(FOR OFFICE USE ONLY)



CARTO 28 A

B					
A					
DESCRIPTION					
REVISIONS					
DRAWN BY		CHECKED		DATE	
TS		AP/LC			
DATE		APPROVED			
05-05-2025		GE			

REQUEST ENCROACHMENTS INTO
CADILLAC SQUARE
AT 25 CADILLAC SQUARE

CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU	
JOB NO.	25-46
DRWG. NO.	

ENCROACHMENT PLAN FOR COSM DEVELOPMENT

25 CADILLAC SQUARE

**25 CADILLAC SQUARE
PROPOSED COSM DEVELOPMENT
USE: COMMERCIAL
BUILDING FOOTPRINT AREA: 68,980 SFT**

EXISTING CADILLAC TOWER

EXISTING ROW AT BUILDING EDGE

EXISTING CURB

BATES STREET

(60' WIDE)

CADILLAC SQUARE

(200' WIDE)

ENCROACHMENT LEGEND

REQUESTED ENCROACHMENT FOR EXTERIOR PLANTER INCLUDING UNDERGROUND SILVA CELLS, UNDERDRAINS, IRRIGATION, AND GRATES. FROM GRADE TO 6' BELOW GRADE.

**REQUESTED ENCROACHMENT FOR EXTERIOR UNDERDRAINS AND IRRIGATION.
FROM GRADE TO 6' BELOW GRADE.**

REQUESTED ENCROACHMENT FOR AN ABOVE GROUND PATIO INCLUDING SEATING AND APPROPRIATE BARRIER.

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

ROSSETTI

160 WEST FORT, SUITE 400
DETROIT, MICHIGAN 48124
ROSSETTI.COM 313.463.5151

PROJECT

COSM Detroit



25 CADILLAC SQUARE
DETROIT, MI 48226

CONSULTANT



Mannik & Smith Group, Inc.
607 Shelby Street, Suite 30
Detroit, Michigan 48226
Tel (313) 961-9500
Fax (313) 961-9509

PROFESSIONAL SEAL

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#	DESCRIPTION	DATE
1	ENCROACHMENT EXHIBIT	04/21/25

KEY PLAN

SHEET TITLE
ENCROACHMENT
EXHIBIT

PROJECT #
2401413

SHEET #

EX-001

30x42

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