



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:			<i>Mohammad Siddique</i>	
Approved by:			<i>Mohammad Siddique</i> 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.

Station 626, LLC
Attn: Lisa Sauve
626 Harper Ave.
Detroit, MI 48202
313-462-4714

City of Detroit
Encroachment Request Letter

To the City of Detroit,

As the new owner of 626 Harper Ave, I request the encroachment permissions for the addition of a centrally located ADA ramp for the existing building. The ramp will provide a compliant barrier free entry with an elevation change of 11" with a 1:12 slope and 3' railings. The ramp is 11' x 3'6", landings are 5' wide by 7'6" at the base and 9' at the top. The work area is 25'-0" x 10'-3" with 121 sq. ft. of paved area.

The ramp area would be installed 50'-2" east from the NW corner (St. Antoine St and Harper Ave.) of the building and the property line, while extending 5' to the north from the building face and property line.

Since the construction of the building in 1935 and the subsequent additions in 1979 and 1985, the northern ROW at the building has been defined by a landscaped area and entrance stair encroachment at the original entry to the building.

This new entry would increase the egress and accessibility without impacting the current sidewalk clearances. Your consideration and support in this request are greatly appreciated.

Thank You,

A handwritten signature in black ink, appearing to read 'Lisa Sauve', with a long horizontal stroke extending to the right.

Lisa Sauve, AIA
Owner, Station 626, LLC



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

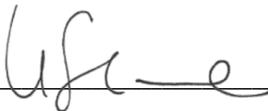
WRITTEN ACCEPTANCE OF THE TERMS AND CONDITIONS OF
DETROIT CITY COUNCIL RESOLUTION
PETITION NUMBER , ADOPTED

Station 626, LLC c/o Lisa Sauve _____, whose address is

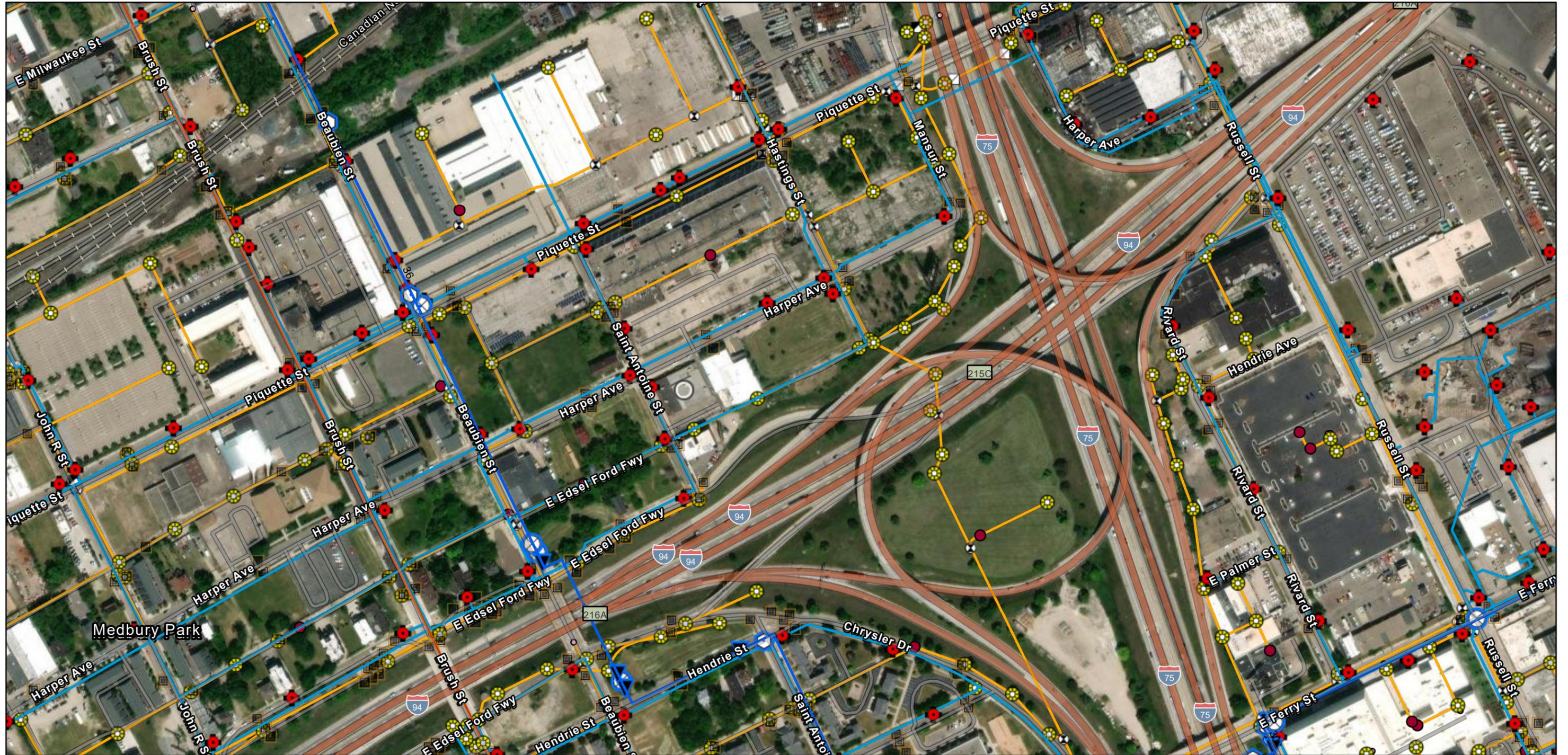
626 Harper Ave, Detroit, MI 48202 (hereinafter referred to as the "Permittee") do hereby accept the terms and conditions of the City Council Resolution granting Petition Number , and agrees to comply with its requirements; and further, that pursuant to the said Resolution, Permittee does hereby agree 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 September 18, 2025

Permittee Signature: 

626 Harper Ave



9/25/2025

Wastewater Structures - GLWA

Wastewater Mains - GLWA

Transmission System Mains - GLWA

Active Water Main

Transmission System Valves - GLWA

- Manhole
- Blowoff
- Cone
- Gate

Manual Air

Tapping Sleeve

Distribution System Hydrant

Distribution System Main

Active

Abandoned

Wastewater Catch Basin

Wastewater Manhole

Wastewater Fitting

Blind Connection

Bulkhead/Cap

Material/Size Change

Crown/Main Point

Wastewater Lamp Hole

Wastewater GravityMain

Active

Abandoned/Inactive/Retired

Wastewater Regulator

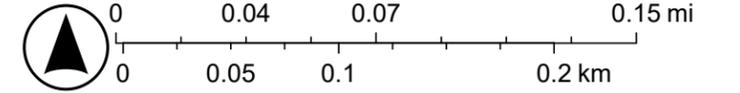
World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

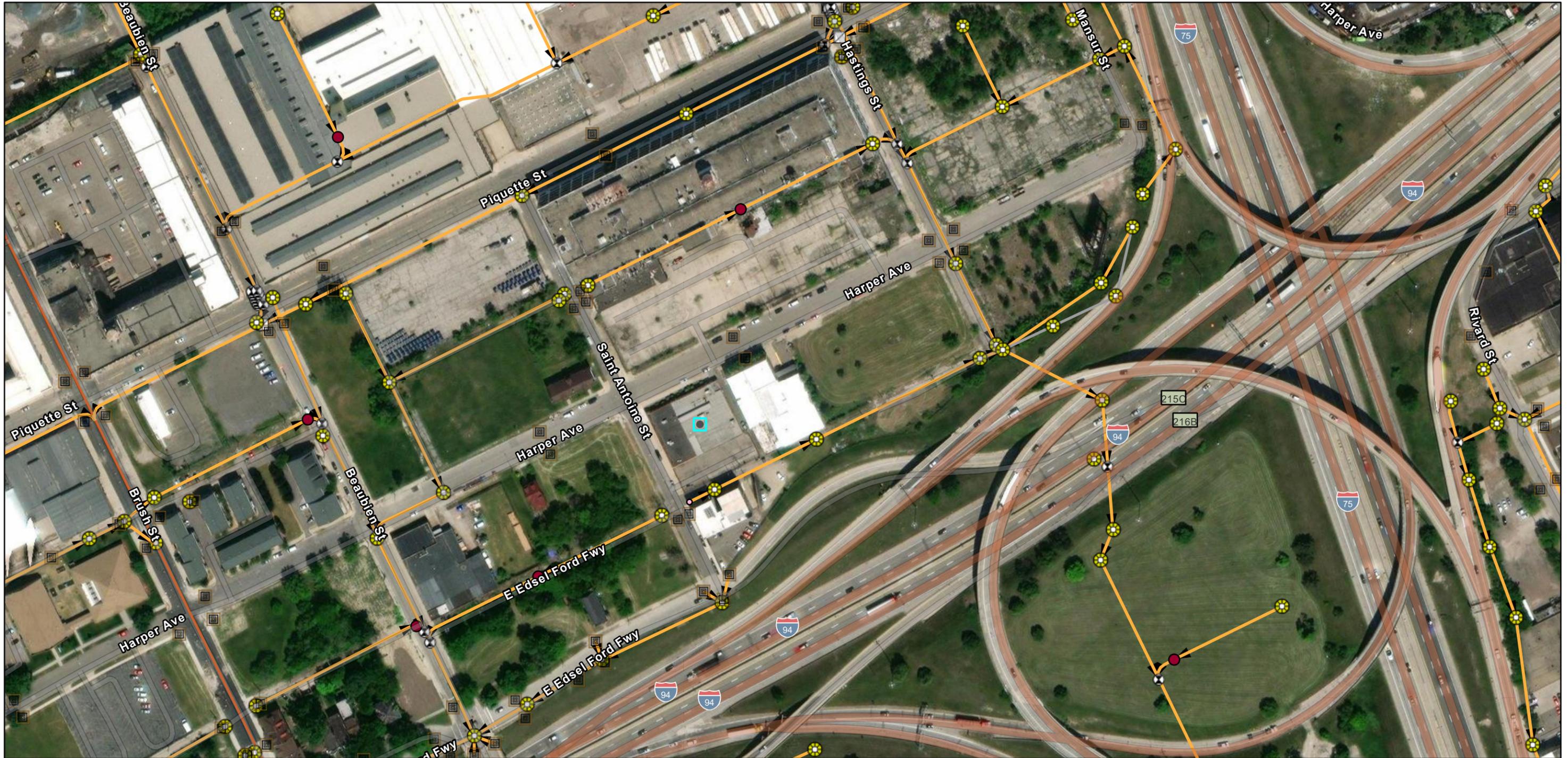
High Resolution 30cm Imagery

Citations



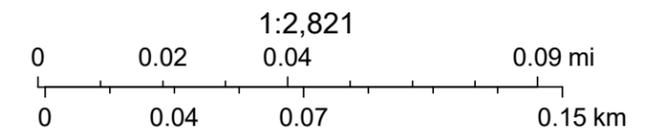
DWSD, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

626 Harper Ave



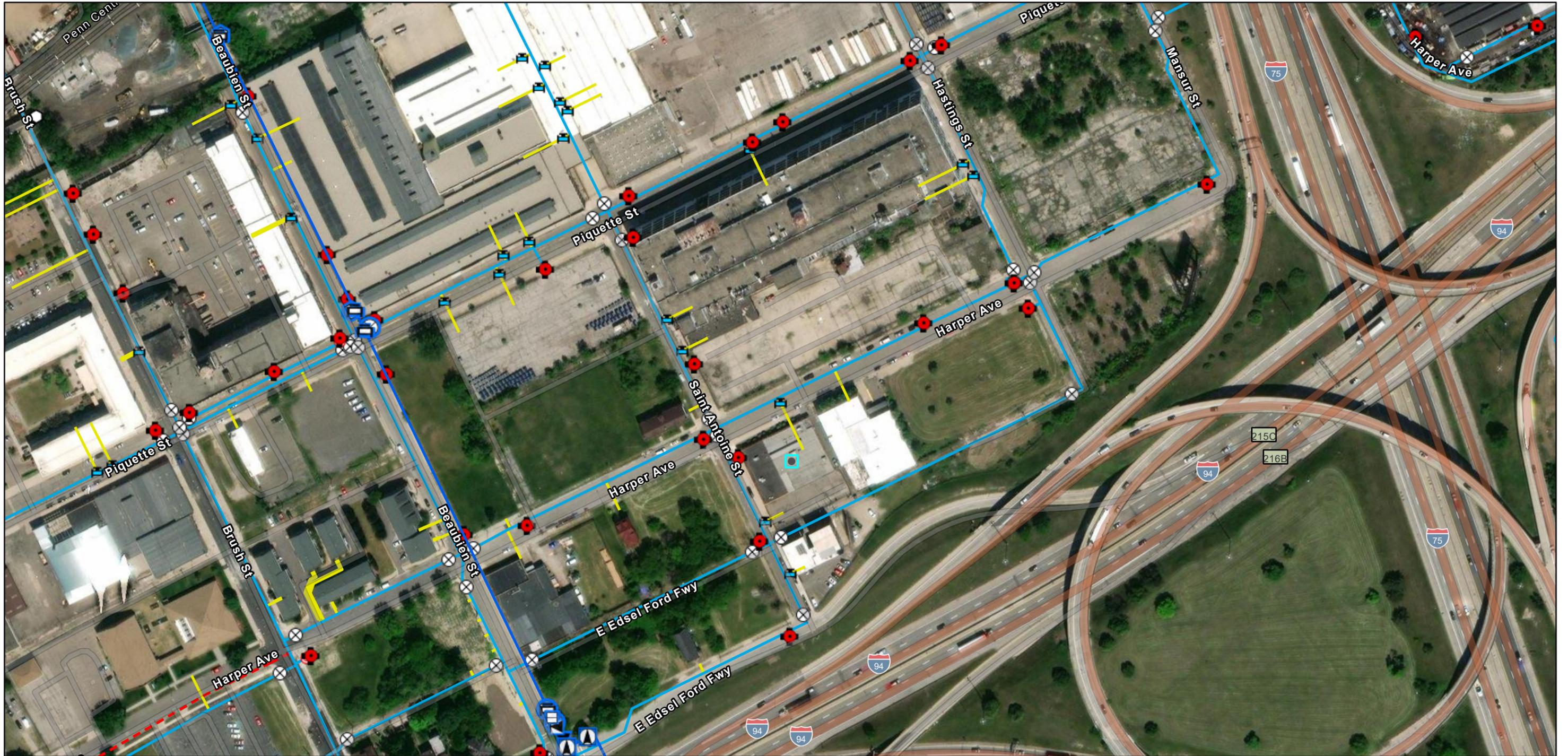
9/25/2025, 4:30:58 PM

- | | | | |
|-------------------------------|-----------------------------|--------------------------------|--------------------------------|
| Wastewater Catch Basin (DWSD) | Bulkhead/Cap | Wastewater Gravity Main (DWSD) | Wastewater Mains (GLWA) |
| Wastewater Lamp Hole (DWSD) | Material/Size Change | Active | GLWA Gravity Main |
| Wastewater Manhole (DWSD) | Crown/Main Point | Abandoned/Inactive/Retired | DWSD Wastewater Flow Direction |
| Wastewater Fitting (DWSD) | Wastewater Regulator (DWSD) | Wastewater Structures (GLWA) | |
| Blind Connection | | Manhole | |



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

626 Harper Ave



9/25/2025, 4:30:52 PM

Transmission System Fittings (GLWA)

- Horizontal Bend
- Reducer
- Sleeve
- Tee

Transmission System Valves (GLWA)

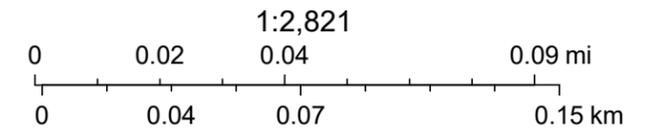
- Vertical Bend
- Blowoff
- Gate

Transmission System Mains (GLWA)

- Active Water Main
- Distribution System Hydrant
- DWSD

Distribution System Valve Distribution System Main

- Gate
- Blow Off
- TSV
- Hydrant
- Active
- Abandoned
- Distribution System Service Line

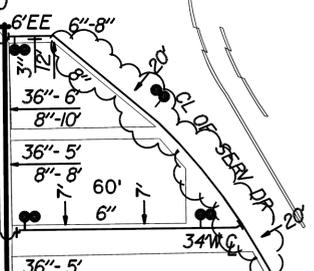
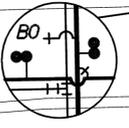


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

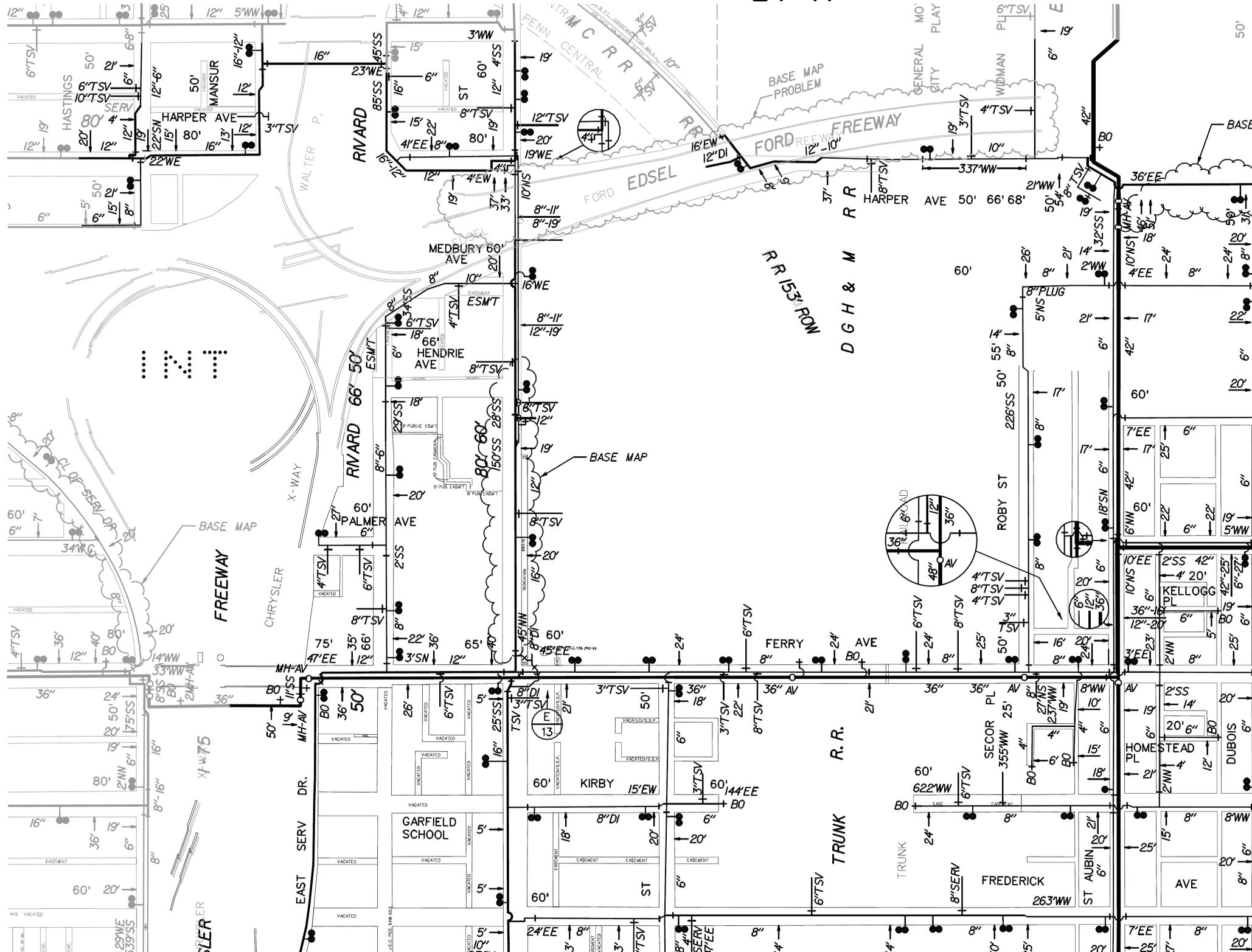


BASE MAP

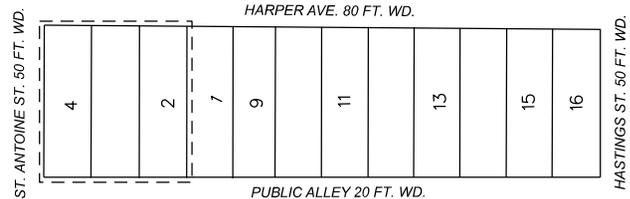
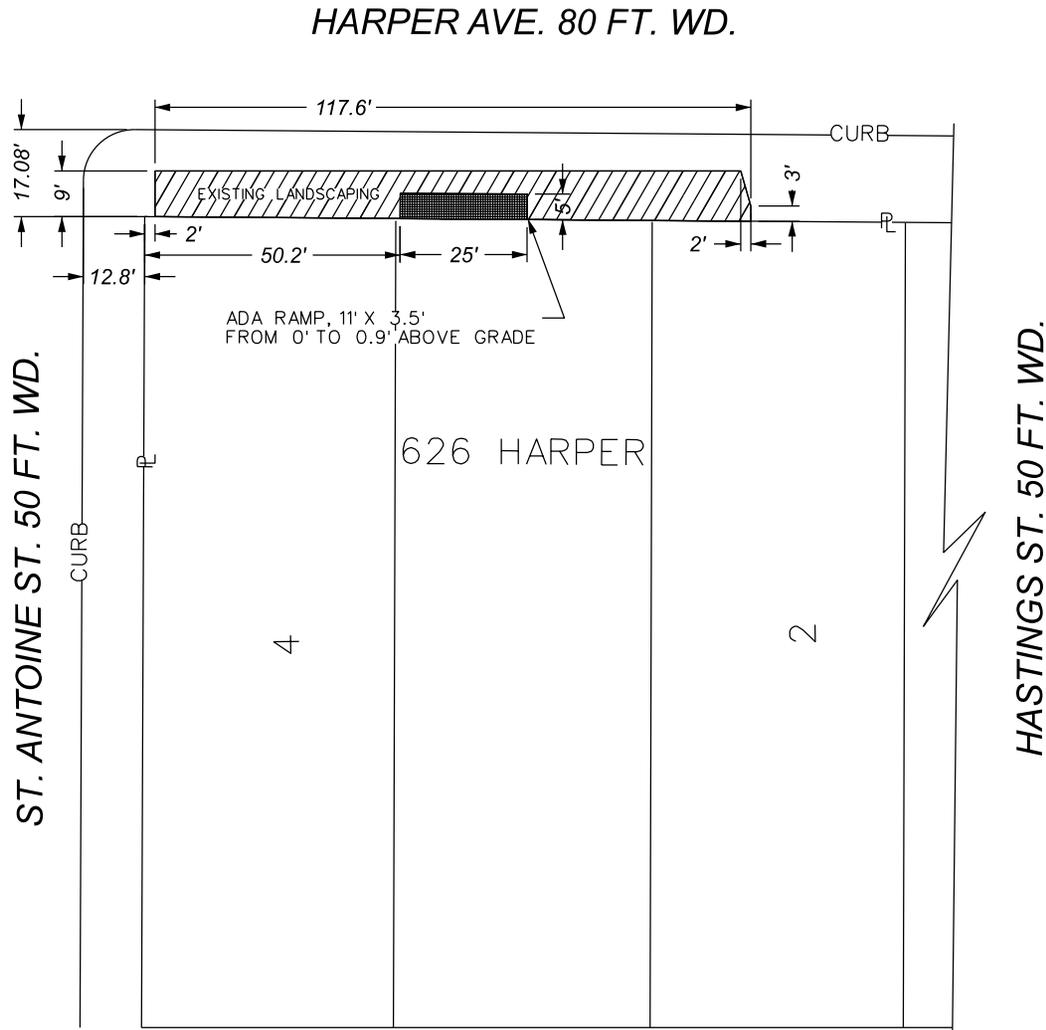
1-75



Map containing numerous text labels for streets (WOODWARD AVE, EDSEL FORD EXPRESSWAY, PIQUETTE AVE, HARPER AVE, BRUSH AVE, HENDRIE AVE, PALMER AVE, FERRY AVE, KIRBY AVE, FREDERICK AVE), lot names (JOHN R., FARRANT SCHOOL, HENDRIE, PALMER, KIRBY), dimensions (e.g., 120' x 120', 60' x 60'), easements (e.g., 4" TSV, 6" TSV, 8" TSV), and other annotations (e.g., VACATED, 3" SERV, 4" FL, 5" EE).







-  - REQUEST ENCROACHMENT (FOR EXISTING LANDSCAPING)
-  - REQUEST ENCROACHMENT (FOR ADA RAMP)

PUBLIC ALLEY 20 FT. WD.

(FOR OFFICE USE ONLY)

CARTO 31 F

**REQUEST ENCROACHMENT INTO
HARPER AVE. BETWEEN
ST. ANTOINE ST. AND HASTINGS ST.
AT 626 HARPER AVE.**

**CITY OF DETROIT
CITY ENGINEERING DIVISION
MAPS & RECORDS BUREAU**

DRAWN BY	LC
DATE	09/18/2025
CHECKED	AP/TS
APPROVED	GE

JOB NO. 25-91

DRWG. NO.

PREPARED FOR:
 Synecdoche Design Studio
 Lisa Sauve
 1342 N Main Street
 Suite #5
 Ann Arbor, MI 48104

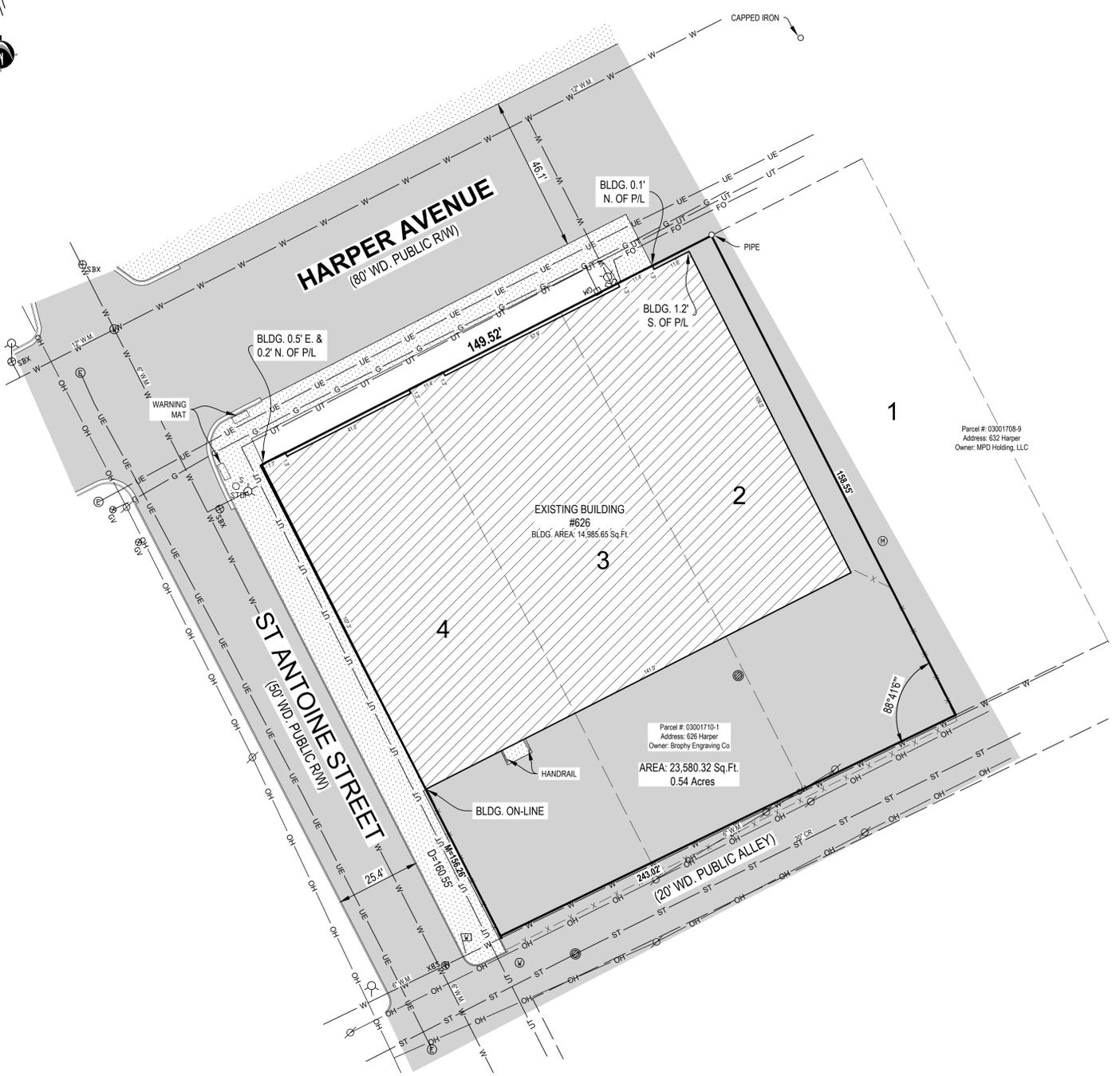
CREATED:
 Drawn: R. Paramo Date: 05.30.24

REVISIONS:

Rev:	Date:



LOCATION MAP
 NOT TO SCALE



LEGEND

- Iron - Found as noted
- ⊗ Catch Basin - Round
- ⊕ Electric Manhole
- ⊕ Fire Department Connection
- ⊕ Gas Meter
- ⊕ Gas Valve
- ⊕ Hydrant
- ⊕ Miss Dig Flag - Water
- ⊕ Manhole
- ⊕ Utility Pole
- ⊕ Stop Box
- ⊕ Stop Sign
- ⊕ Water Manhole
- UE Electric Underground Line
- FO Fiber Optic Line
- G Gas Line
- OH Overhead Utility
- ST Storm Line
- UT Telephone Underground Line
- W Watermain
- Asphalt
- ▨ Existing Building
- ▨ Concrete
- M= Measured Dimension
- D= Described Dimension



0' 10' 20' 40'
 SCALE: 1" = 20'



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
 NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

TITLE INFORMATION

The Title Description and Schedule B items hereon are from First American Title Insurance Company, Commitment No. 1012637, Revision B, dated May 24, 2024.

TITLE DESCRIPTION

The Land referred to herein below is situated in the City of Detroit, County of Wayne, State of Michigan, and is described as follows:

Lots 2, 3 and 4 of WILLIAM H. BREARLEY'S RE-SUBDIVISION OF PART OF BLOCK 46, A. BEAUBIEN FARM, according to the plat thereof recorded in Liber 8 of Plats, Page 3 of Wayne County Records.

SCHEDULE B - SECTION II NOTES

- 8 Building and use restrictions and other terms covenants and conditions, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c), disclosed by instrument recorded in Liber 4285, page 605, Register No. C93583. The location of said easement cannot be determined from the record document.

SURVEYOR'S NOTES

- 1) ALTA TABLE "A" ITEM NO. 2 - Address of the surveyed property is 626 Harper Avenue, Detroit, MI 48202.
- 2) ALTA TABLE "A" ITEM NO. 4 - Gross Land Area: 23,580.32 Square Feet / 0.54 Acres
- 3) ALTA TABLE "A" ITEM NO. 6(a) - A zoning letter or report has not been provided to the surveyor at this time. Zoning is shown per research performed by Nederveld. See "Zoning Information".
- 4) ALTA TABLE "A" ITEM NO. 6(b) - A zoning letter or report has not been provided to the surveyor at this time. Building setbacks are shown per research and interpretation performed by Nederveld.
- 5) ALTA TABLE "A" ITEM NO. 7(a) - Exterior dimensions of all permanent buildings at ground level have been shown.
- 6) ALTA TABLE "A" ITEM NO. 7(b)(1) - Building Area: 14,985.65 Square Feet
- 7) ALTA TABLE "A" ITEM NO. 8 - Substantial features observed in the process of conducting fieldwork have been shown.
- 8) ALTA TABLE "A" ITEM NO. 11(b) - See Note 10 below.
- 9) ALTA TABLE "A" ITEM NO. 18 - Any plottable offsite easements or servitudes disclosed in documents provided to or obtained by the surveyor as part of the survey have been shown.
- 10) Note to the client, insurer, and lender - With regard to Table A, Item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- 11) Basis of Bearing: WM H BREARLEY'S RESUB as recorded in Liber 8, Page 3, Wayne County Register of Deeds.
- 12) NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
- 13) The land shown in this survey is the same as that described in First American Title Insurance Company, Commitment No. 1012637, Revision B, dated May 24, 2024.
- 14) Property has direct access to Harper Avenue, a public Right-of-Way.
- 15) The record description of property mathematically closes with no gaps, gores or overlaps.

SURVEYOR'S CERTIFICATION

To First American Title Insurance Company:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 4, 6(a), 7(a), 7(b)(1), 8, 11(b), & 18 of Table A thereof. The fieldwork was completed on May 30, 2024.

Date of Plat or Map: May 30, 2024



Brandon G. Parrent
 Professional Surveyor No. 4001063096
 Nederveld, Inc.
 bparrent@nederveld.com

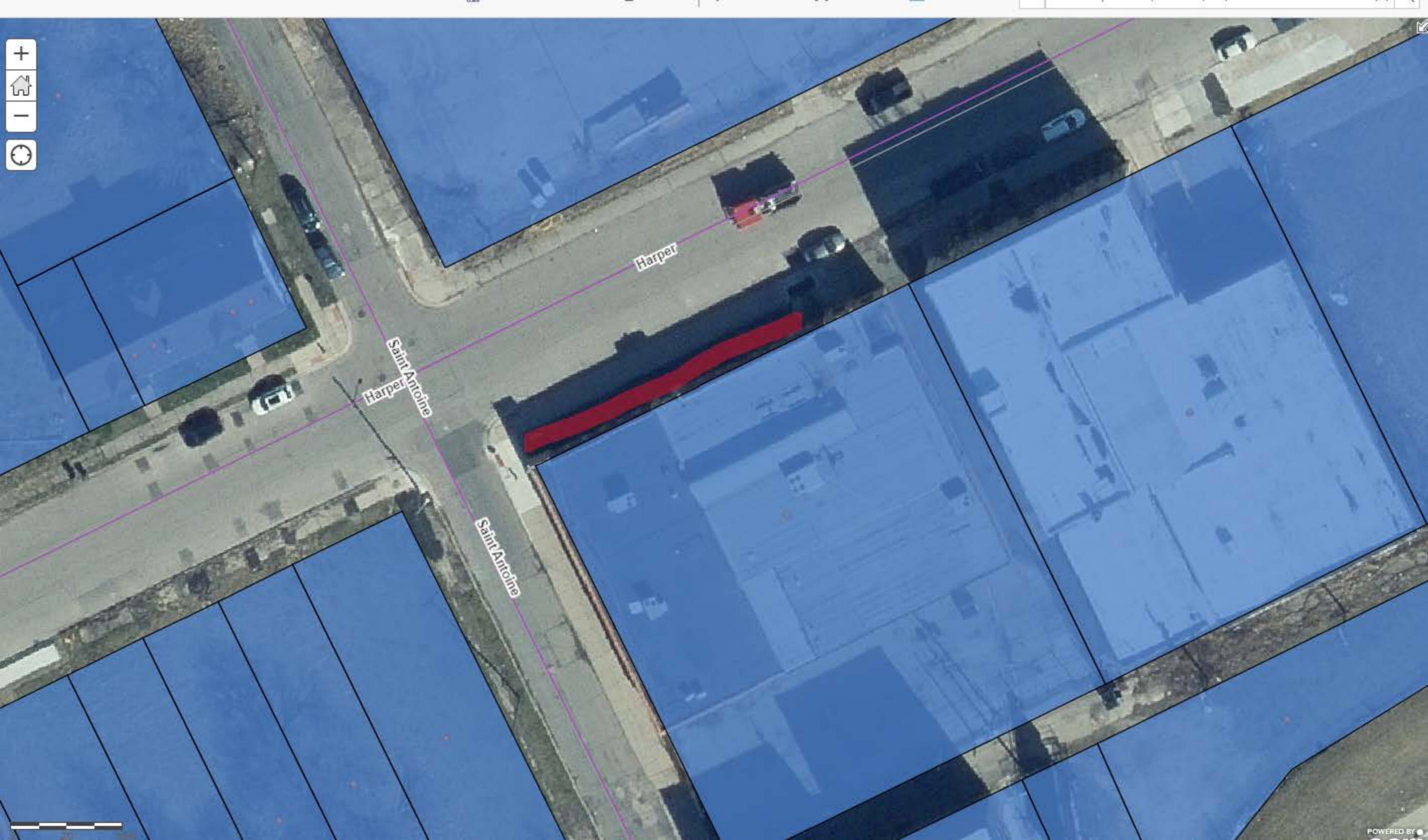
626 Harper Avenue
ALTA/NSPS Land Title Survey
 626 Harper Avenue, Detroit, MI 48202
 PART OF THE ##### OF SECTION ##, T1N, R##W,
 CITY TOWNSHIP, ## COUNTY, MICHIGAN

STAMP:

PROJECT NO:
 24500206

SHEET NO:
AL

SHEET: 1 OF 1



Harper

Saint Antoine
Harper

Saint Antoine