



**Letter of Transmittal**

<b>Date:</b>
<b>Petition Map:</b>

**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 Siddiquis</i>	
Approved by:			<i>Mohammad Siddiquis</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.



October 2, 2025

Department of Public Works  
City of Detroit  
Coleman A. Young Municipal Center  
2 Woodward Avenue  
Detroit, MI 48226

RE: SPR2025-00023  
20201 Livernois Avenue

Subject: Encroachment Request-Aluminum Canopies

To whom it may Concern:

I am writing as the architect and development member for the above-referenced building on behalf of the owner, 20201 Development, LLC., to formally request an encroachment easement for (12) twelve aluminum canopies along the Livernois Avenue facade.

The building will have (11) eleven 12" high aluminum canopies of various lengths (refer to provided plan) that will extend 3'-0" into the public right-of-way of Piquette Avenue. There is also (1) one 8'-0" wide by 3'-0" high canopy that will extend 7'-0" into the public right-of-way. All canopies are 9'-0" above finished sidewalk. As part of this application, we seek approval for an encroachment permit to maintain this feature.

Please let us know if any additional documentation or information is required to facilitate the approval process. We appreciate your time and consideration and look forward to your response.

Sincerely,

*Kevin M. Brandon*

Kevin M. Brandon

1772 Seymour Lake Road • Oxford Township • Michigan • 48371  
248-303-1446 ph

# BmK

## DESIGN+PLANNING

October 2, 2025

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City of Detroit  
Coleman A. Young Municipal Center  
2 Woodward Avenue  
Detroit, MI 48226

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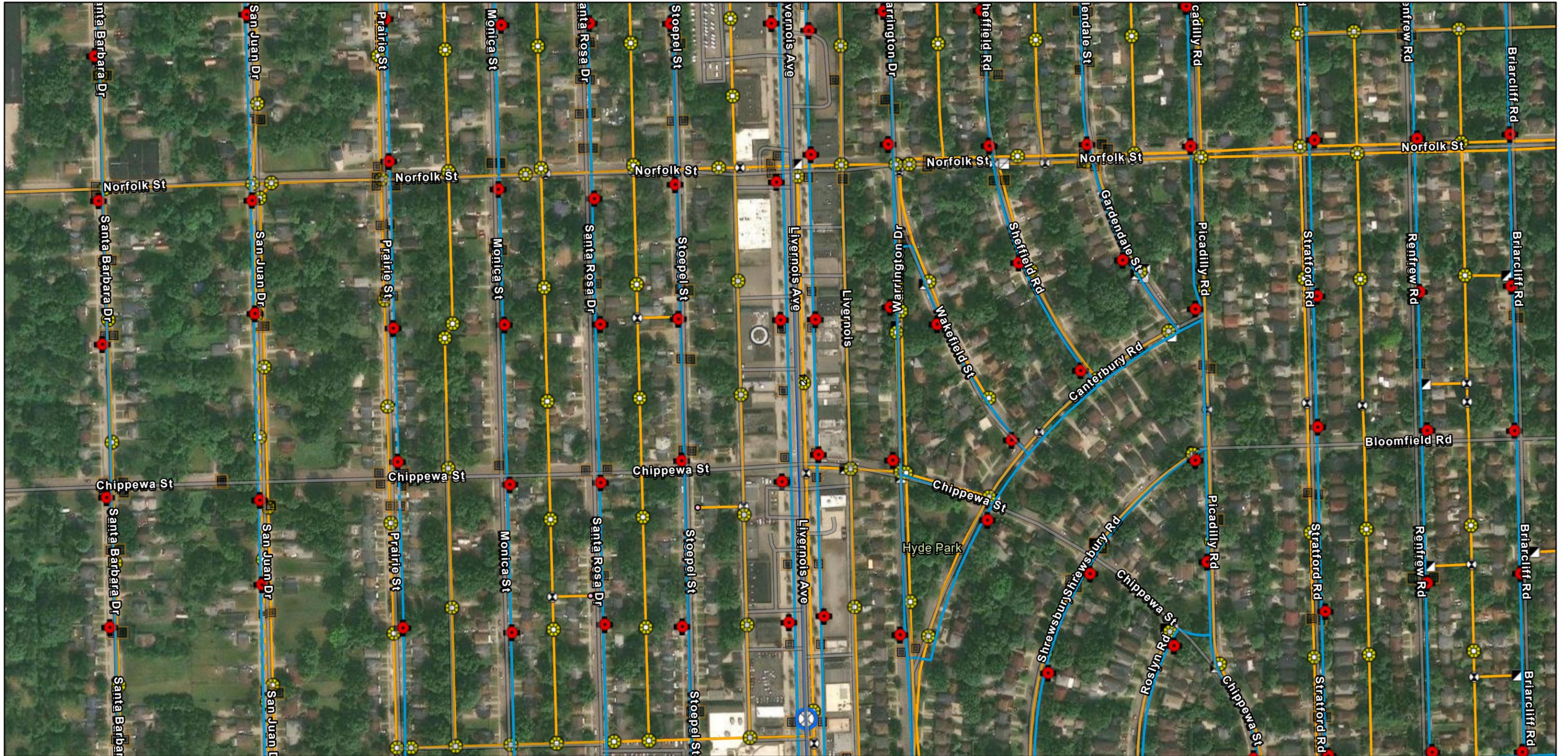
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Kevin M. Brandon

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# 20201 Livernois Avenue



12/19/2025

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



Blind Connection



Bulkhead/Cap



Material/Size Change



Crown/Main Point

Wastewater GravityMain



Active

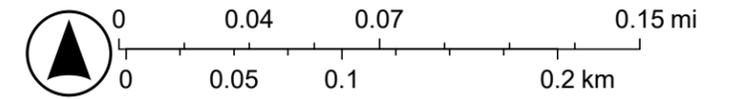
World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

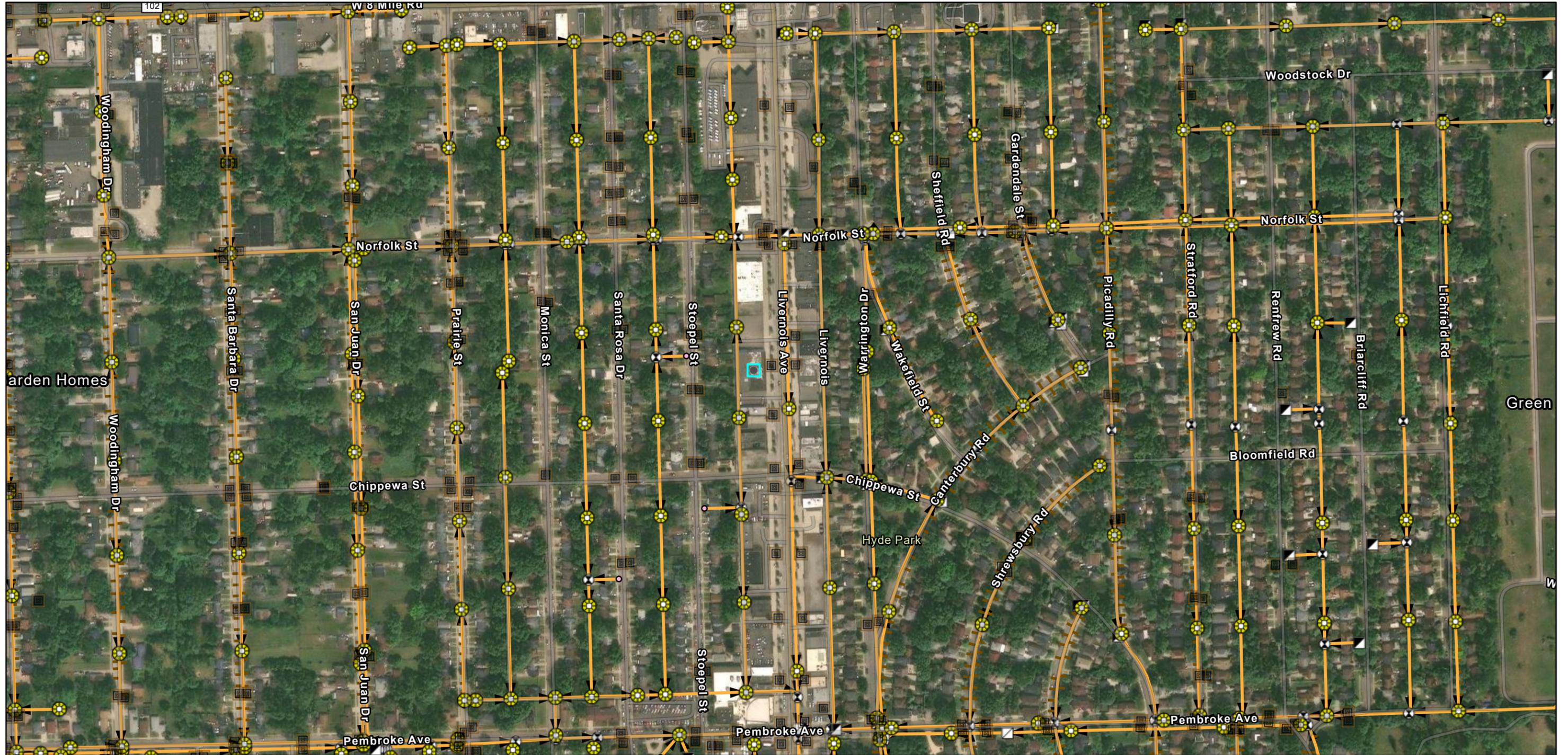
High Resolution 30cm Imagery

Citations



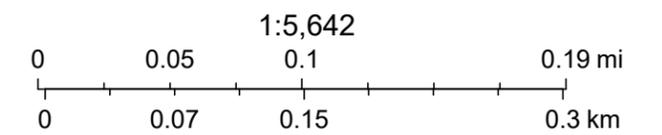
Vantor, DWSD, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

# 20201 Livernois Avenue



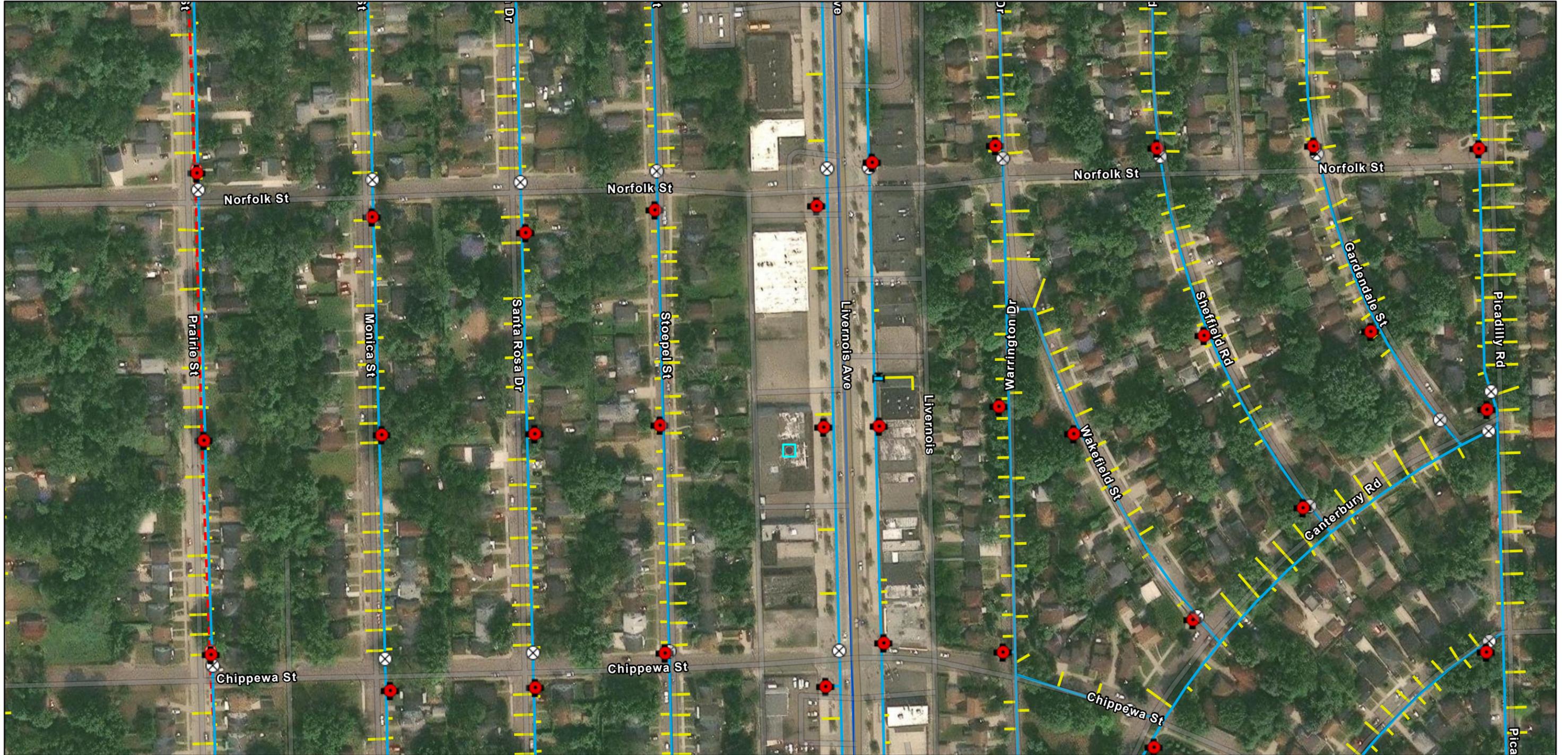
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- |  |                               |  |                      |  |                                |
|--|-------------------------------|--|----------------------|--|--------------------------------|
|  | Wastewater Catch Basin (DWSD) |  | Bulkhead/Cap         |  | Wastewater Gravity Main (DWSD) |
|  | Wastewater Manhole (DWSD)     |  | Material/Size Change |  | Wastewater Lateral (DWSD)      |
|  | Wastewater Fitting (DWSD)     |  | Crown/Main Point     |  | DWSD Wastewater Flow Direction |
|  | Blind Connection              |  |                      |  |                                |



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

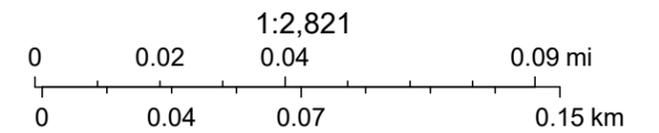
# 20201 Livernois Avenue



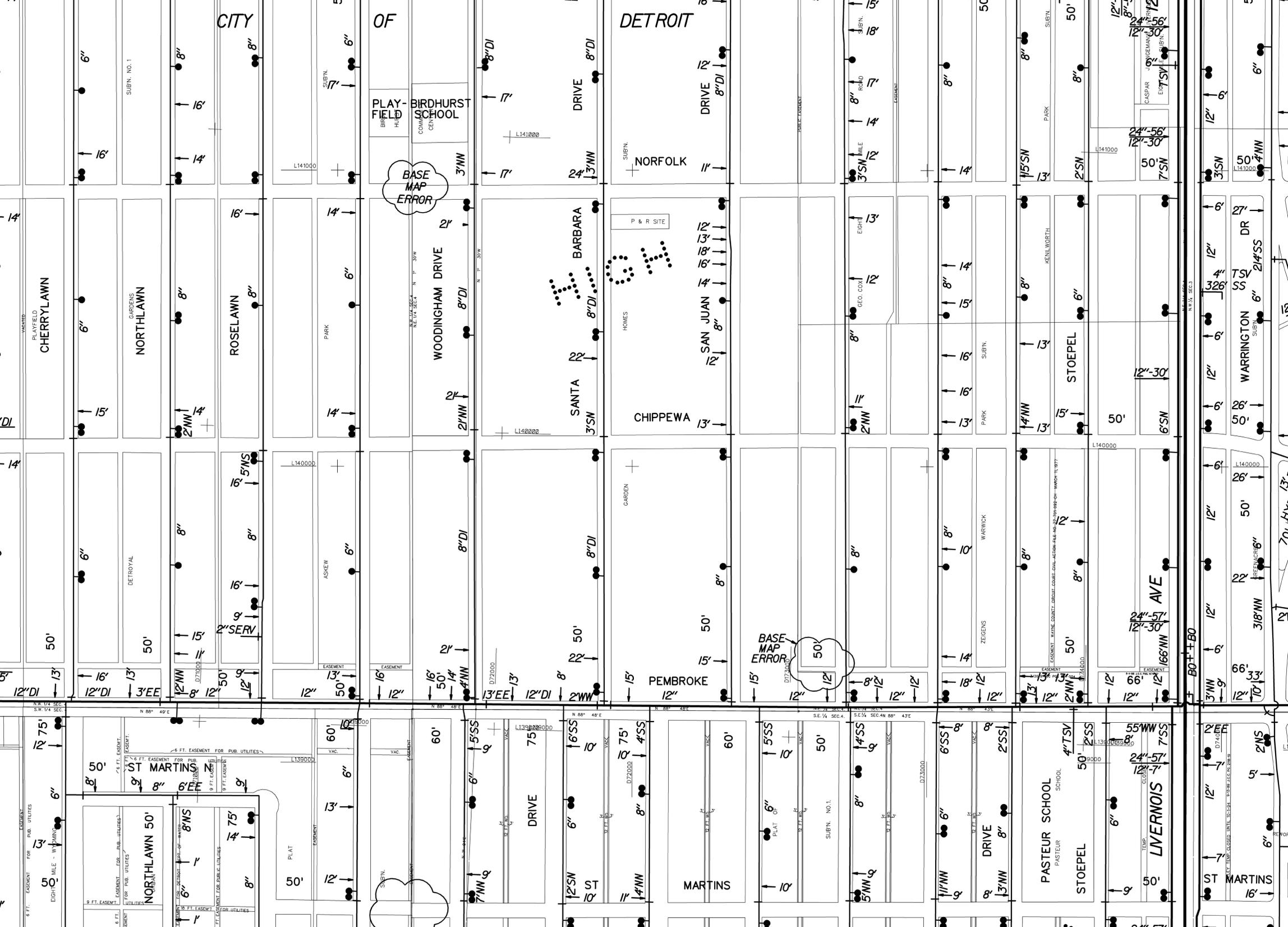
12/19/2025, 4:39:50 PM

Transmission System Mains (GLWA) Distribution System Valve Distribution System Main

- |                             |         |                                  |
|-----------------------------|---------|----------------------------------|
| Active Water Main           | Gate    | Active                           |
| Distribution System Hydrant | TSV     | Abandoned                        |
| DWSD                        | Hydrant | Distribution System Service Line |



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



CITY

OF  
DETROIT

PLAY-FIELD  
BIRDHURST  
HUB  
SCHOOL

BASE  
MAP  
ERROR

P & R SITE

BASE  
MAP  
ERROR

CHERRYLAWN

NORTHLAWN

ROSELAWN

WOODINGHAM DRIVE

SANTA  
BARBARA

CHIPPEWA

PEMBROKE

WARRINGTON

AVE

PASTEUR SCHOOL

LIVERNOIS

ST MARTIN'S

MARTINS

ST MARTINS

SUBVN. NO. 1

SUBVN.

SUBVN.

SUBVN. NO. 1

PARK

PARK

WARWICK

ZEEGENS

PARK

AREN WORTH

EASEMENT

EASEMENT

EASEMENT

EASEMENT

L141000

L141800

L142000

D72000

L139220000

D72000

D73000

L141000

L140000

L1390000

L1390000

D73000

EASEMENT - WAYNE COUNTY DOUBLE CORNER ACTION FILE NO. 22-314-992-01 - RECORD IN 797

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N 75° 14' SEC

N 88° 49' E

N 88° 28' E

N 88° 48' E

N 88° 43' E

N 88° 43' E

N 75° 14' SEC

S 75° 14' SEC

N 88° 49' E

N 88° 28' E

N 88° 48' E

N 88° 43' E

N 88° 43' E

N 75° 14' SEC

S 75° 14' SEC

N 88° 49' E

N 88° 28' E

N 88° 48' E

N 88° 43' E

N 88° 43' E

N 75° 14' SEC

S 75° 14' SEC

N 88° 49' E

N 88° 28' E

N 88° 48' E

N 88° 43' E

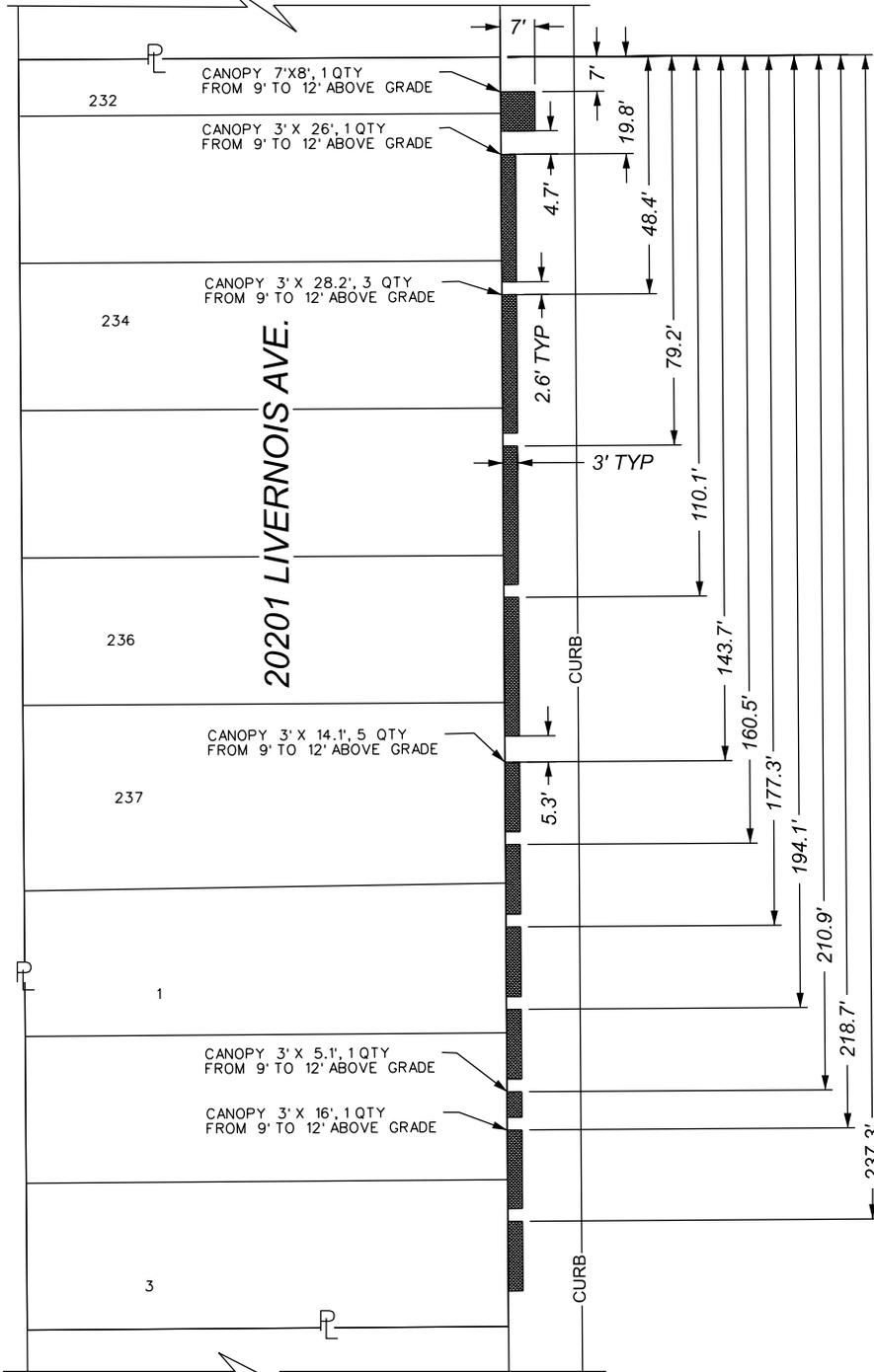
N 88° 43' E

N 75° 14' SEC

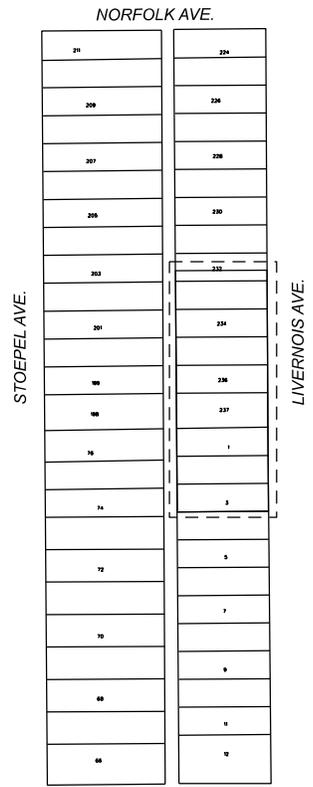




STOEPEL AVE. 50 FT. WD. (BEYOND)  
PUBLIC ALLEY 16 FT. WD.



LIVERNOIS AVE. 120 FT. WD.



CHIPPEWA AVE. 50 FT. WD.

- REQUEST ENCROACHMENT (FOR 12 ABOVE GRADE CANOPIES)

(FOR OFFICE USE ONLY)

CARTO 88 A

DRAWN BY	LC
DATE	10/07/2025
CHECKED	AP/TS
APPROVED	GE

REQUEST ENCROACHMENTS INTO  
LIVERNOIS AVE. BETWEEN  
NORFOLK AVE. AND CHIPPEWA AVE  
AT 20201 LIVERNOIS AVE.

CITY OF DETROIT CITY ENGINEERING DIVISION MAPS & RECORDS BUREAU	
JOB NO.	25-96
DRWG. NO.	

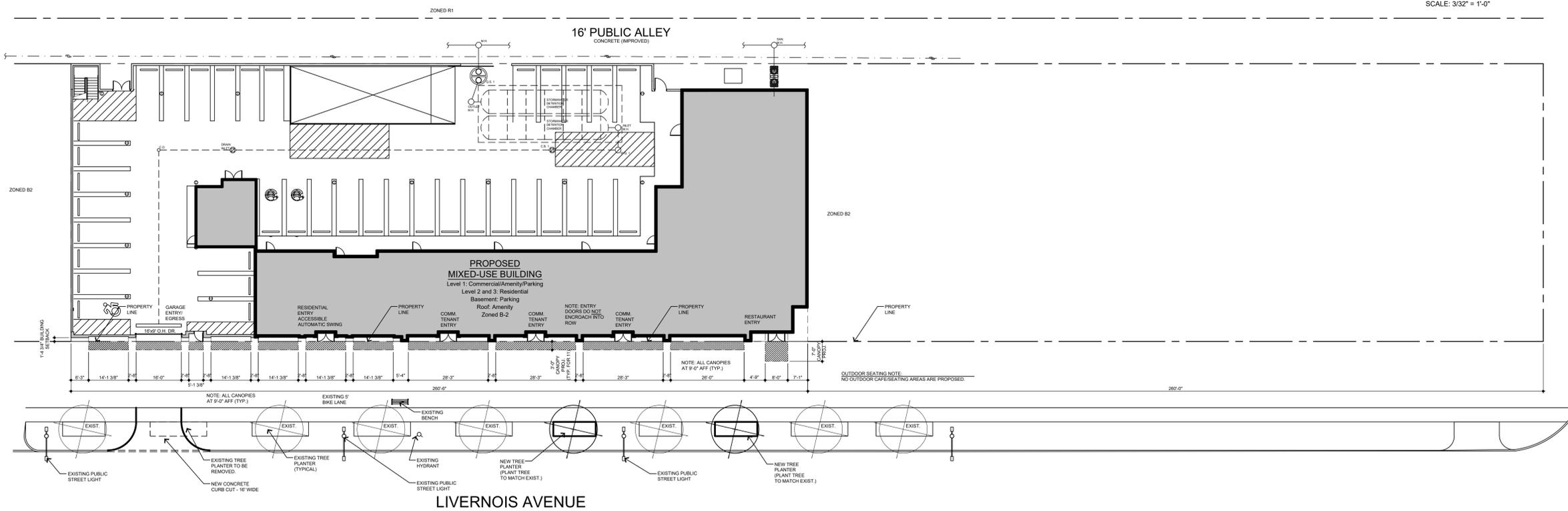
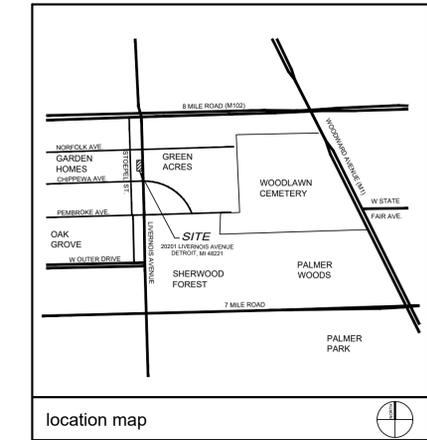
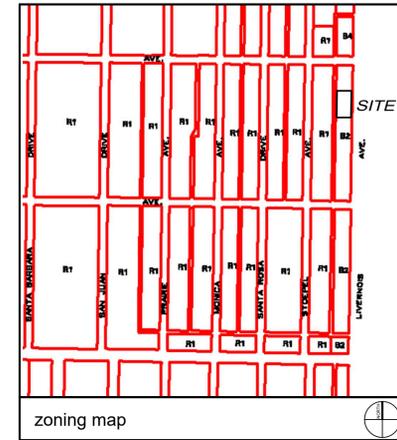
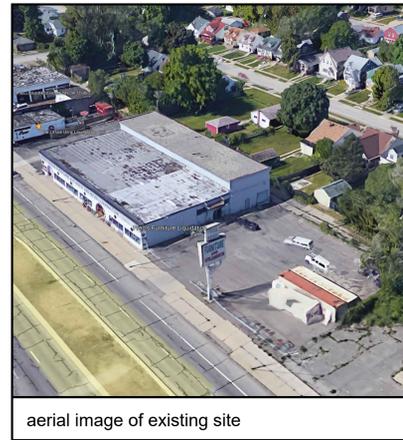
# The La Salle on Livernois

MIXED-USE BUILDING

20201 LIVERNOIS AVENUE  
DETROIT, MI 48221

## AWNING ENCROACHMENT REQUEST

October 02, 2025



1/AS100 architectural site plan

25,464 SF (0.58 ACRES)

### Legal Description

SOUTH 11.5 FEET OF LOT 232 AND ALL OF LOTS 233 THROUGH 237, INCLUSIVE, EXCEPT LIVERNOIS AVENUE AS WIDENED, KENILWORTH PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 31 OF PLATS, PAGE 82, WAYNE COUNTY RECORDS; ALSO LOTS 1, 2 AND 3, EXCEPT LIVERNOIS AVENUE AS WIDENED, ZEIGEN'S WARWICK PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 37 OF PLATS, PAGE 47, WAYNE COUNTY RECORDS.  
TAX PARCEL ID: 16017473-81

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**Bmk**  
DESIGN+PLANNING

**Bmk DESIGN + PLANNING, LLC**  
1772 Seymour Lake Road - Oxford Township - Michigan - 48371  
Ph 248.303.1446  
kmb@bmkdp.com

PROJECT:

**The La Salle on Livernois Mixed-Use Project**  
20201 Livernois Avenue  
Detroit, MI 48221

CLIENT:

**20201 Development, LLC**  
6827 E 9 Mile Road  
Warren, MI 48091

SITE PLAN REVIEW RESUBMITTAL	09/30/2025
SITE PLAN REVIEW SUBMITTAL	04/16/2025
FLOOR PLAN REVISIONS	01/20/2025
PPR RE-SUBMITTAL	12/13/2024
PPR RE-SUBMITTAL	12/06/2024
PPR SUBMITTAL	11/06/2023
CONCEPT DESIGN PACKAGE	03/15/2023
CONCEPT SITE PLAN	10/27/2022
REVIEW	09/20/2022
REVIEW	05/13/2022
DESCRIPTION	DATE

SHEET TITLE:

**ARCHITECTURAL SITE PLAN**

PROJECT NUMBER:  
2023-119

DRAWN BY:  
KMB

CHECKED BY:  
KMB

SHEET NUMBER:  
**AS100**

PERMIT NUMBER:



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

20201 Development, LLC

\_\_\_\_\_ , whose address is

6827 E 9 Mile Road, Warren, MI 48091

\_\_\_\_\_, (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 October 8, 2025

Permittee Signature: Kevin M. Brandon

Kevin Michael Brandon, Member