



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):

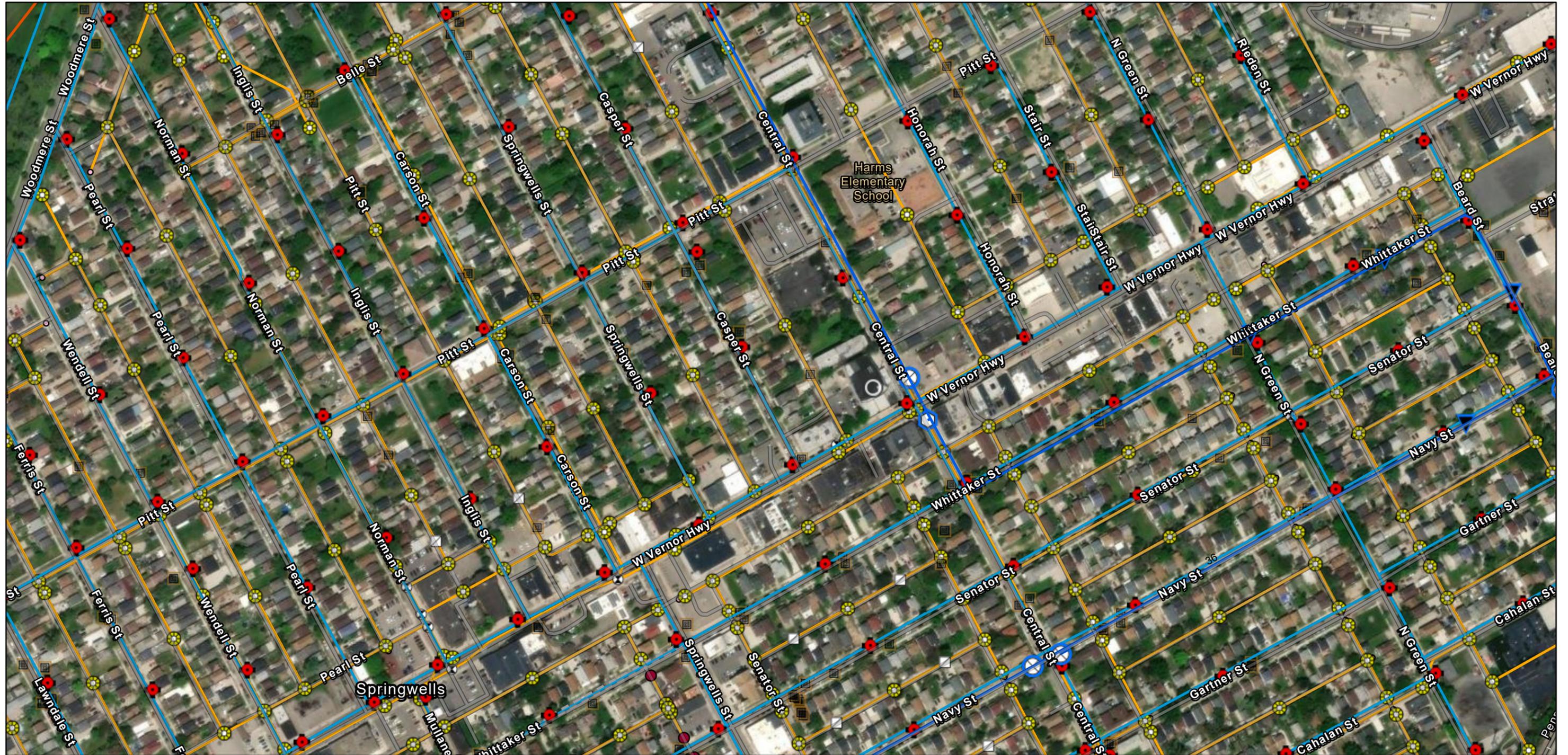
Attached is the DWSD provision related to the petition.

	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.

7700 W. Vernor Hwy,



1/6/2026

Wastewater Mains - GLWA

GLWA Gravity Main

Transmission System Mains - GLWA

Active Water Main

Transmission System Valves - GLWA

Blowoff



Gate



Manual Air



Distribution System Hydrant

Distribution System Main



Active

Abandoned

Wastewater Catch Basin

Wastewater Manhole

Wastewater Fitting

Blind Connection

Material/Size Change

Crown/Main Point

Wastewater Lamp Hole

Wastewater Gravity Main

Active

Abandoned/Inactive/Retired

Wastewater Regulator

World Imagery

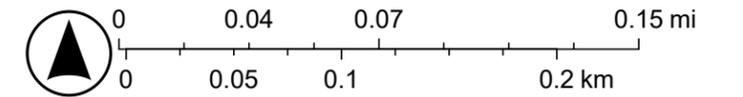
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

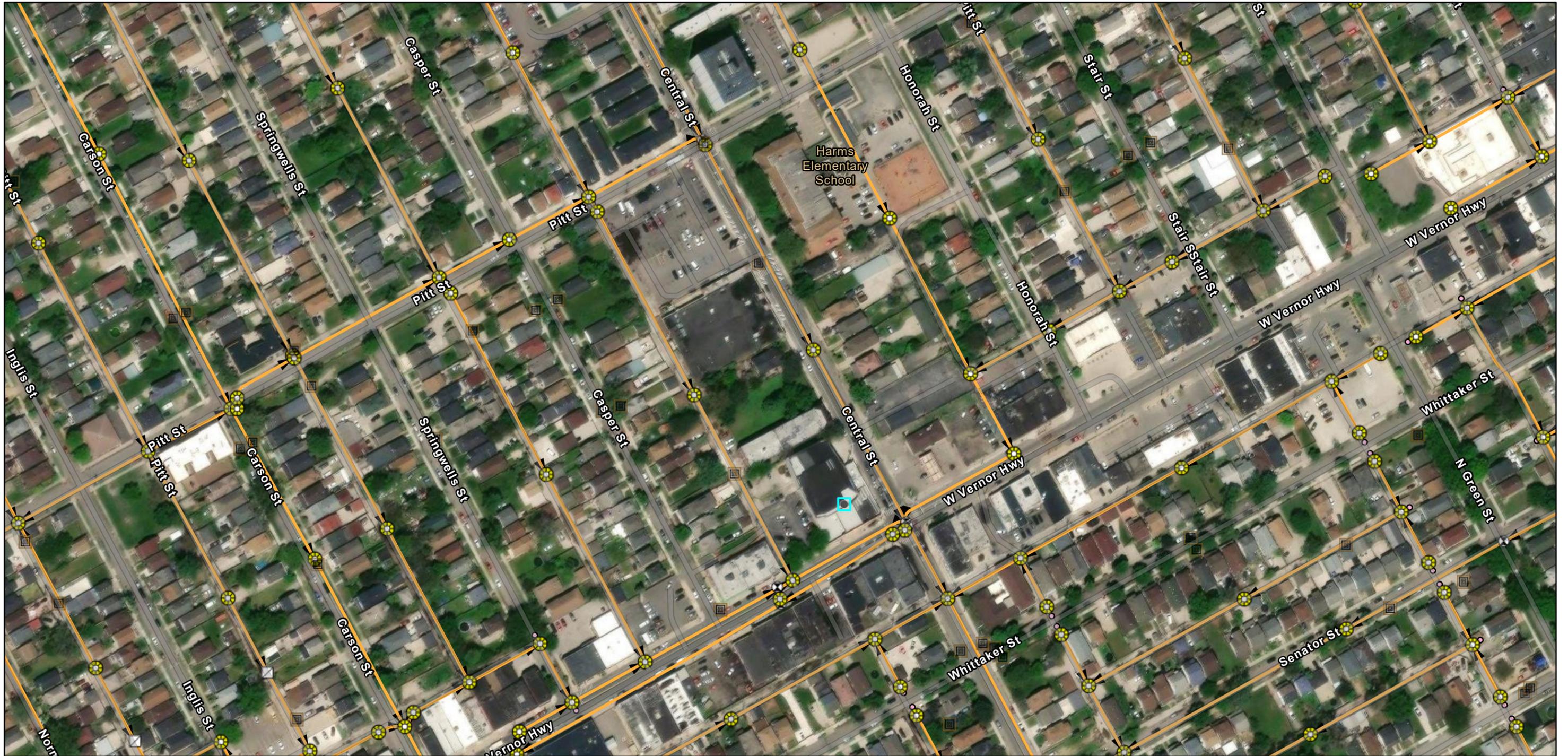
Citations

1:4,514



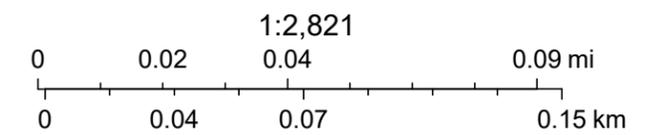
Vantor, DWSD, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

7700 W. Vernor Hwy,



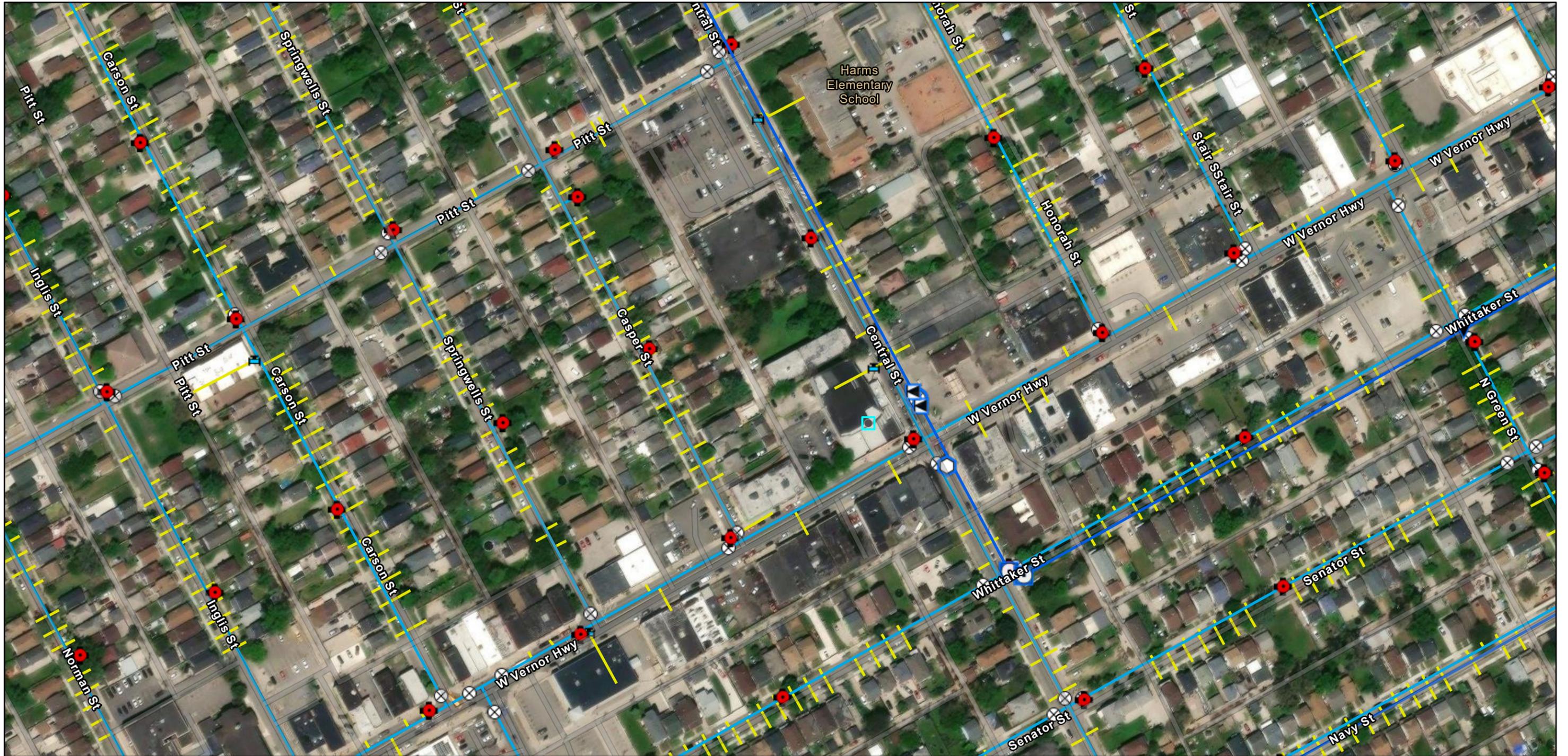
1/6/2026, 5:01:42 PM

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



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

7700 W. Vernor Hwy,



1/6/2026, 5:01:50 PM

Transmission System Fittings (GLWA)

-  Horizontal Bend
-  Reducer

Transmission System Valves (GLWA)

-  Blowoff

-  Gate
-  Manual Air
- Transmission System Mains (GLWA)
-  Active Water Main

Distribution System Hydrant

-  DWSD

Distribution System Valve

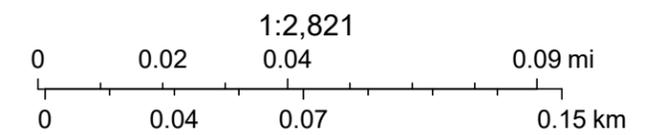
-  Gate
-  TSV

Hydrant

Distribution System Main

Active

Distribution System Service Line



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

S 28° - 09' - 22" W



BASE MAP CONFLICT

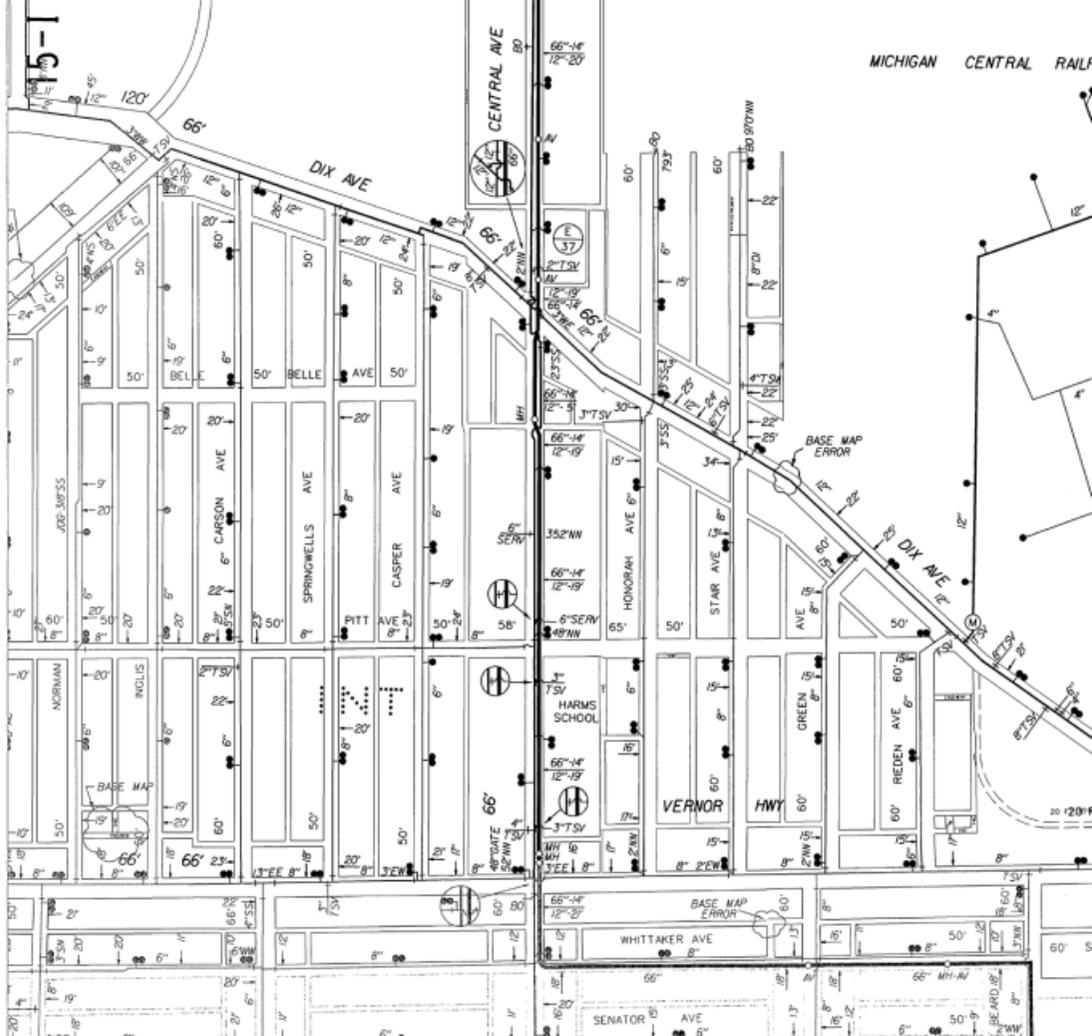
S 60°

P.C. 67

DMH 14

15-1

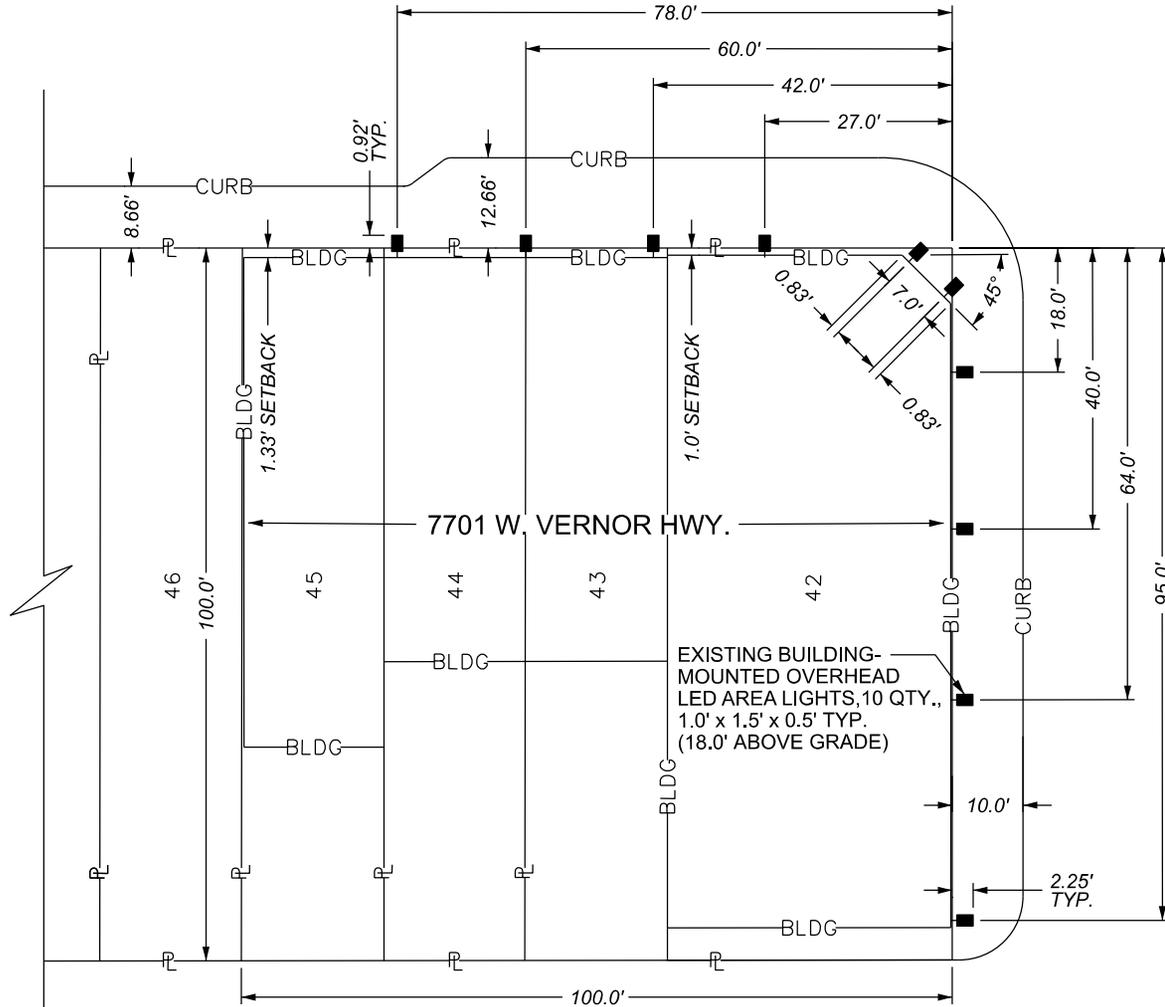
MICHIGAN CENTRAL RAIL



W. VERNOR HWY. 66 FT. WD.



SPRINGWELLS AVE. 66 FT. WD.



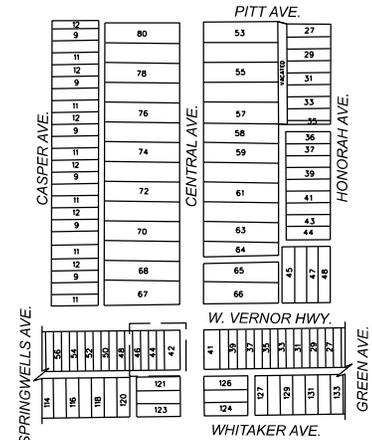
CENTRAL AVE. 60.68 FT. WD.

PUBLIC ALLEY 18 FT. WD.

WHITAKER AVE. (BEYOND) 50 FT. WD.

- REQUEST ENCROACHMENT (FOR EXISTING BUILDING LIGHTS)

(FOR OFFICE USE ONLY)



CARTO 3 F

**REQUEST ENCROACHMENTS INTO
CENTRAL AVE. & W. VERNOR HWY.
AT 7700 & 7701 W. VERNOR HWY.**

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

JOB NO. 25-92

DRWG. NO. 02

DRAWN BY	TS
DATE	11/21/2025
CHECKED	AP/LC
APPROVED	GE



TITAN DESIGN,
LLC

Project Information

PROJECT
NO. 20251021
7701 W VERNOR HWY,
DETROIT, MI 48209

Date of Issue

18 NOV 2025

Revisions

No.	Description

Designer Information

HASSAN DARWICHE
TITAN DESIGN, LLC
25011 ANNAPOLIS ST.
DEARBORN HEIGHTS, MI 48125
313.268.9815
CONTACTTITANDSIGN@GMAIL.COM

Project North



Scale 1/8"=1'-0"

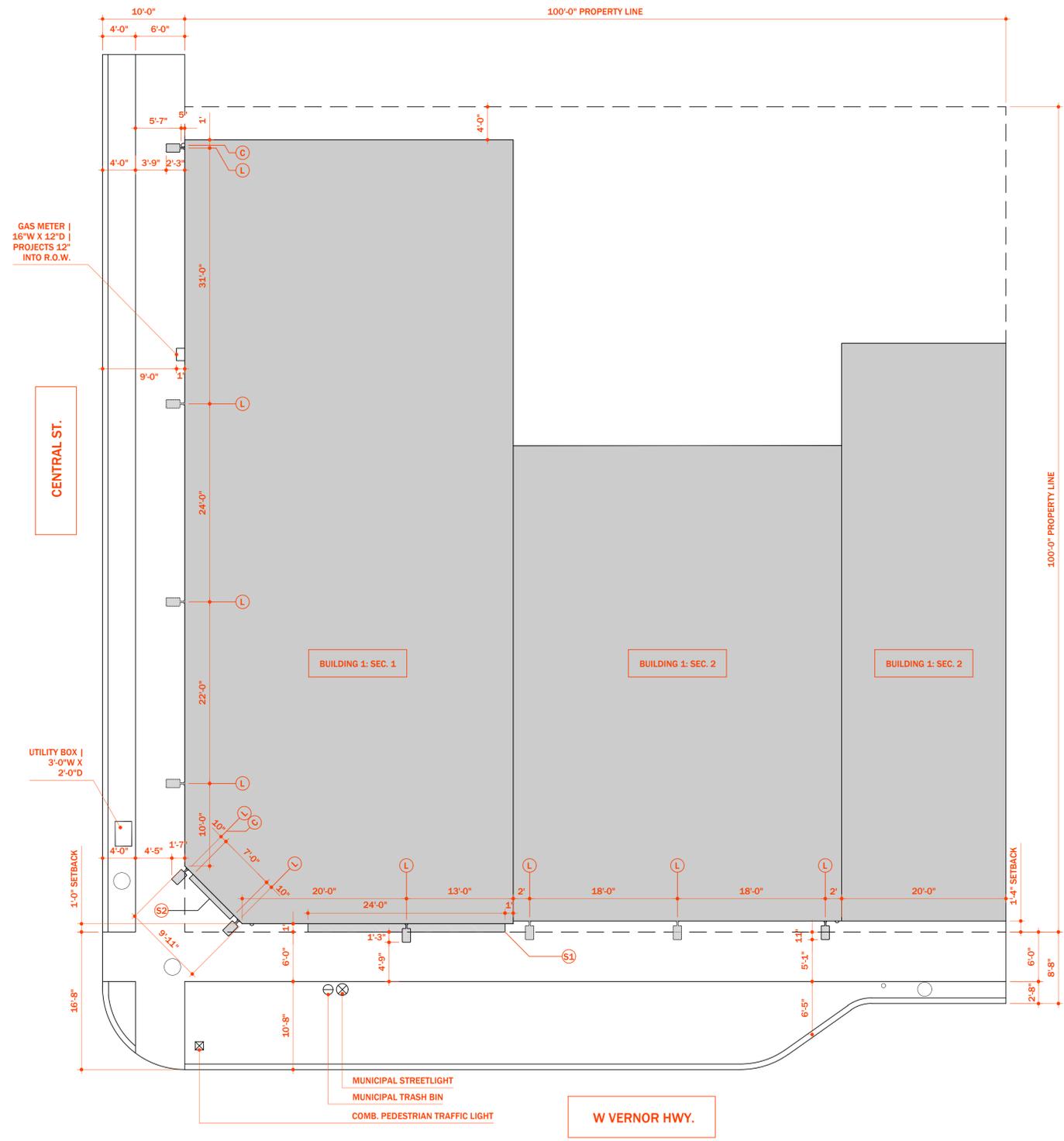
SITE PLAN

S1.0

Sheet No. © 2020

LEGEND

- C** SECURITY CAMERA | WALL MOUNTED @ 10'-0" ABOVE GRADE | 5"W X 5"D | ITEMS ALONG VERNOR HWY DO NOT APPEAR TO PROJECT INTO R.O.W. | ITEMS ALONG CENTRAL ST. PROJECT 5" INTO R.O.W.
- L** LED AREA LIGHT | WALL MOUNTED @ 18'-0" ABOVE GRADE | 12"W X 17"D | ITEMS ALONG VERNOR HWY. PROJECT 1'-3" INTO R.O.W. | ITEMS ALONG CENTRAL ST. PROJECT 1'-7" TO 2'-3" INTO R.O.W.
- S1** STOREFRONT SIGN | WALL MOUNTED @ 11'-0" ABOVE GRADE | 24'-0"W X 12"D | ITEM DOES NOT APPEAR TO PROJECT INTO R.O.W.
- S2** STOREFRONT SIGN | WALL MOUNTED @ 17'-4" ABOVE GRADE | 17'-0"W X 12"D | ITEM DOES NOT APPEAR TO PROJECT INTO R.O.W.



GAS METER | 16"W X 12"D | PROJECTS 12" INTO R.O.W.

CENTRAL ST.

UTILITY BOX | 3'-0"W X 2'-0"D

1'-0" SETBACK

MUNICIPAL STREETLIGHT
MUNICIPAL TRASH BIN
COMB. PEDESTRIAN TRAFFIC LIGHT

W VERNOR HWY.

BUILDING 1: SEC. 1

BUILDING 1: SEC. 2

BUILDING 1: SEC. 2

100'-0" PROPERTY LINE

100'-0" PROPERTY LINE

1'-4" SETBACK



TITAN DESIGN,
LLC

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PROJECT
NO. 20251021
7701 W VERNOR HWY,
DETROIT, MI 48209

Date of Issue

21 OCT 2025

Revisions

No.	Description

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Scale 1/8"=1'-0"

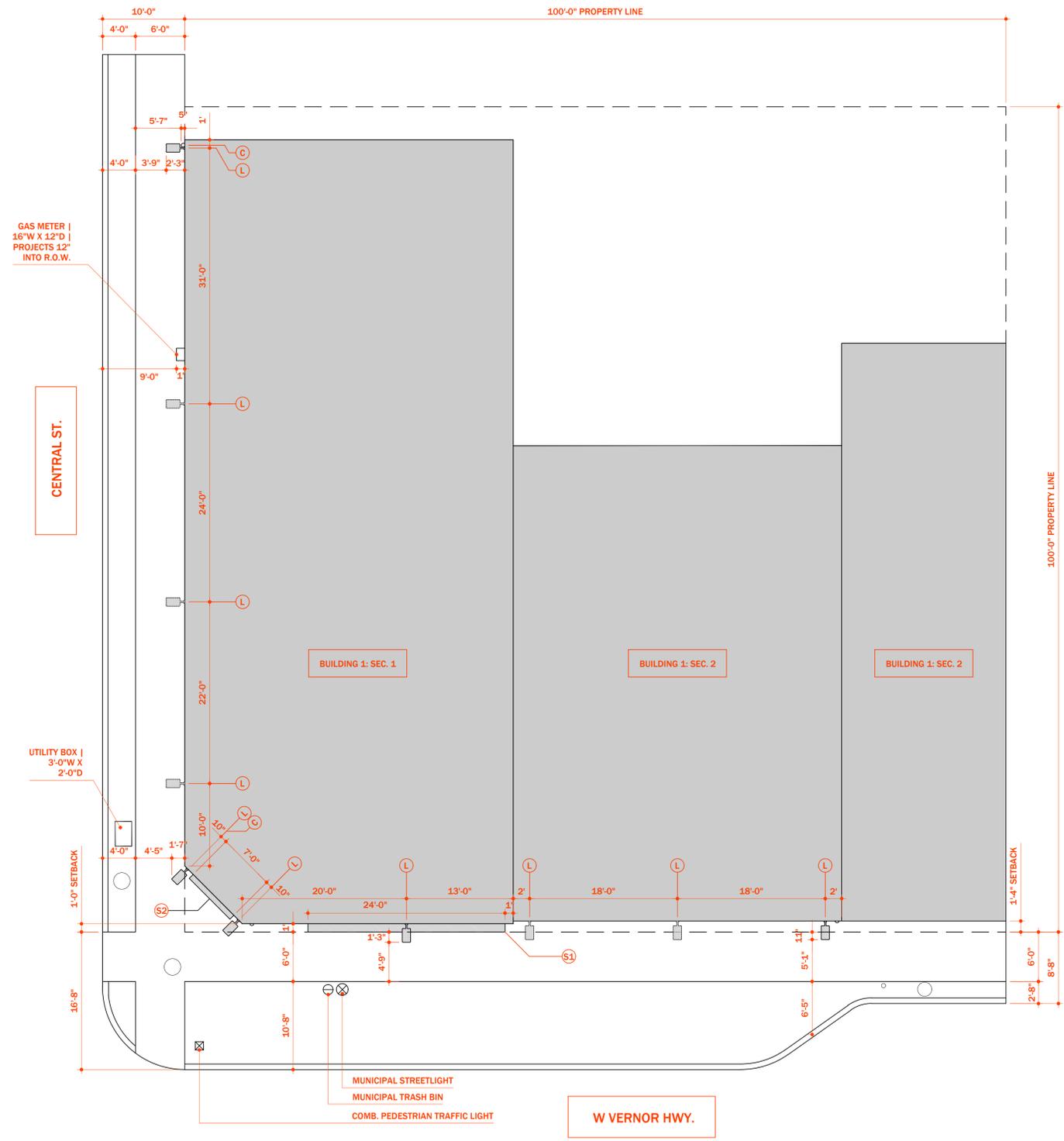
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S1.0

Sheet No. © 2020

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TITAN DESIGN,
LLC

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NO. **20251021**
7701 W VERNOR HWY,
DETROIT, MI 48209

Date of Issue

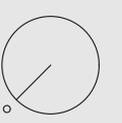
21 OCT 2025

Revisions

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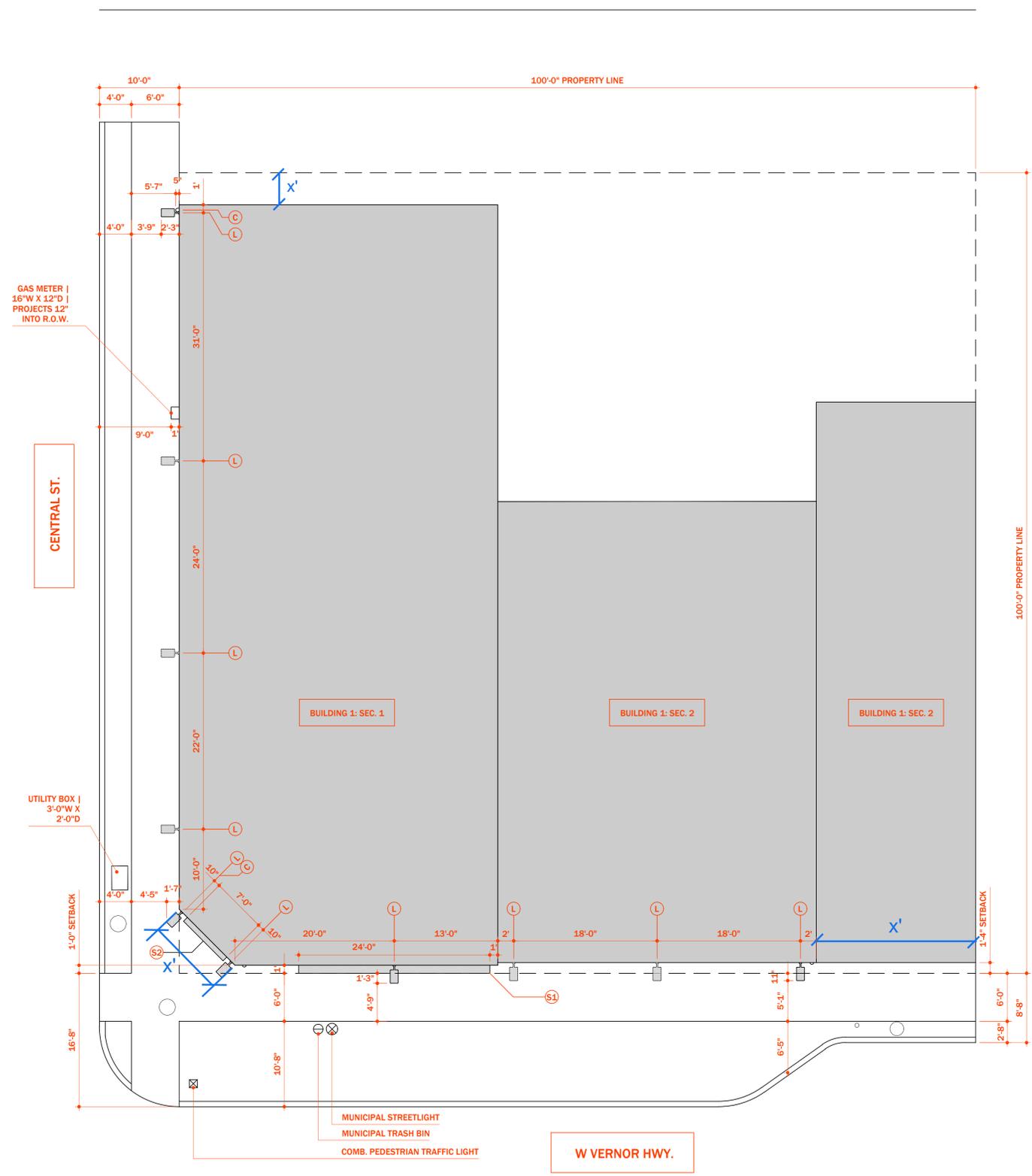
SITE PLAN

S1.0

Sheet No. © 2020

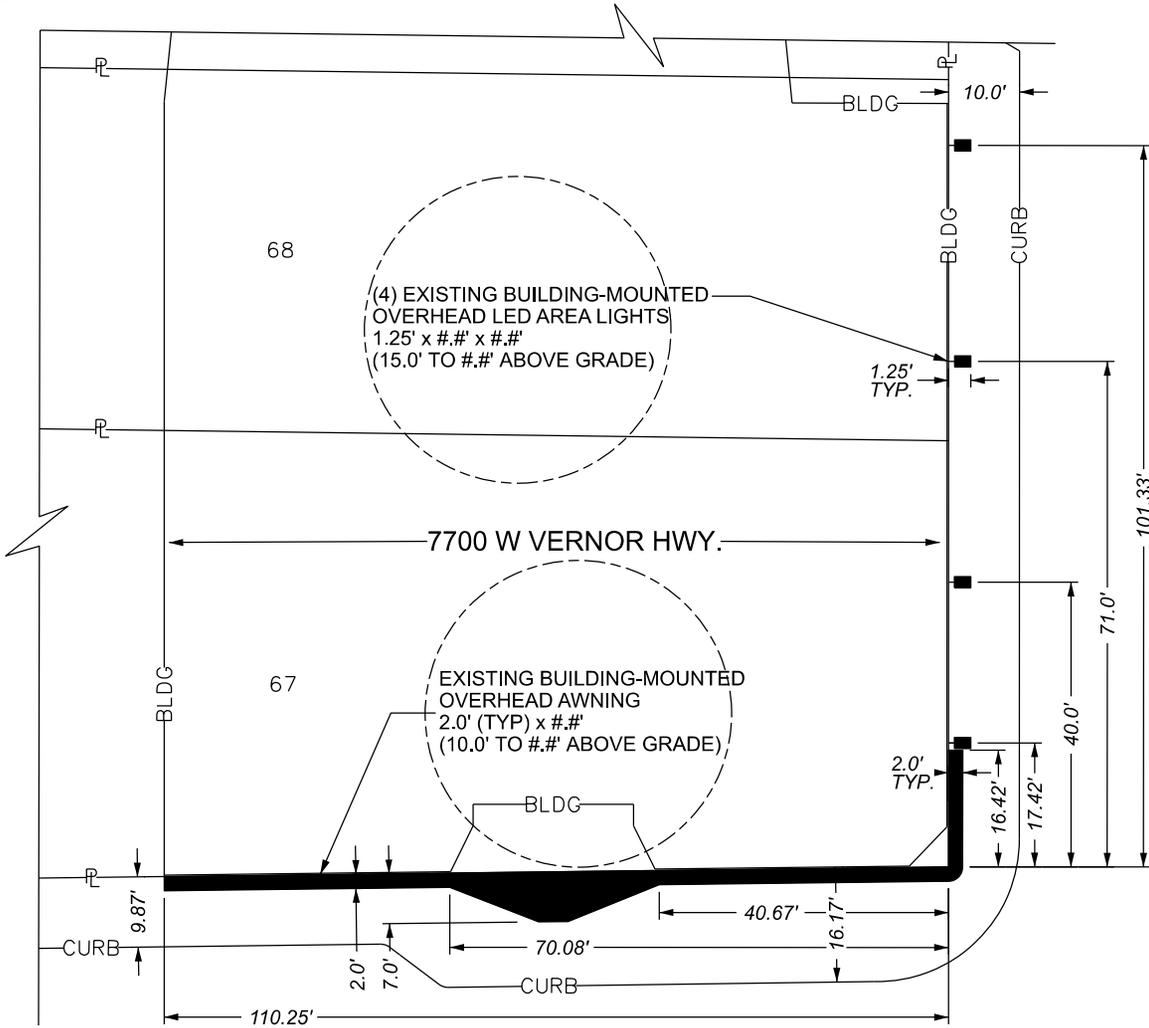
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PITT AVE. 50 FT. WD.

CASPER AVE. 50 FT. WD.



(4) EXISTING BUILDING-MOUNTED OVERHEAD LED AREA LIGHTS
1.25' x ##' x ##'
(15.0' TO ##' ABOVE GRADE)

EXISTING BUILDING-MOUNTED OVERHEAD AWNING
2.0' (TYP) x ##'
(10.0' TO ##' ABOVE GRADE)

CENTRAL AVE. 60.68 FT. WD.

DRAFT



- REQUEST ENCROACHMENT (FOR EXISTING BUILDING LIGHTS)
- REQUEST ENCROACHMENT (FOR EXISTING BUILDING AWNING)

W VERNOR HWY. 66 FT. WD.

SPRINGWELLS AVE		CASPER AVE		CENTRAL AVE		PITT AVE		HONORAH AVE		STAIR AVE	
4	8	12	80	53	27	74	119	74	119		
1	8	9		29	72	72	121	72	121		
3	6	6	78	55	31	70	123	70	123		
1	8	9		57	33	68	125	68	125		
3	6	11	76	58	35	66	127	66	127		
1	8	12	74	59	37	64	129	64	129		
3	6	9	72	61	39	62	131	62	131		
4	8	11	70	63	41	60	133	60	133		
1	8	12	68	64	43	58	135	58	135		
3	6	9	67	65	44	57	136	57	136		
4	8	11		66	45	56	138	56	138		
1	8	12			46	55	140	55	140		
3	6	9			47	54	142	54	142		
4	8	11			48	53	144	53	144		
1	8	12			49	52	146	52	146		
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4	8	11			123		294		294		

(FOR OFFICE USE ONLY)

DRAWN BY	TS
DATE	09/22/2025
CHECKED	AP/LC
APPROVED	GE

**REQUEST ENCROACHMENTS INTO
CENTRAL AVE. & W VERNOR HWY.
AT 7700 W VERNOR HWY.**

CITY OF DETROIT	
CITY ENGINEERING DIVISION	
MAPS & RECORDS BUREAU	
JOB NO.	25-92
DRWG. NO.	

Titan Design LLC

25011 Annapolis St.
Dearborn Heights, MI 48125
contacttitandesign@gmail.com

08 AUG 2025

City of Detroit
Department of Public Works – Right of Way Division
Coleman A. Young Municipal Center
2 Woodward Ave, Suite 642
Detroit, MI 48226

Re: Letter of Intent – Right-of-Way Encroachment for Existing Awning

To Whom It May Concern,

My name is Hassan Darwiche, owner of Titan Design LLC, located at 25011 Annapolis St, Dearborn Heights, MI 48125. I am writing on behalf of the property owner, Ali Darwiche, of City Properties MI LLC, located at 7701 West Vernor Highway, Detroit, MI 48209. Titan Design LLC is the applicant for this request and is authorized to represent City Properties MI LLC in all matters related to this project.

This request pertains to an existing awning on the property at 7701 West Vernor Highway, which extends into the public right-of-way above the sidewalks along Central Street and West Vernor Highway. The purpose of this letter is to seek approval of a Right-of-Way Encroachment Application for the awning.

The awning currently projects above the sidewalk and does not involve any new construction or modification as part of this request. The associated building permit application (Permit No. BLD2025-00541) is primarily for interior work within the building and does not include exterior alterations. The encroachment approval must be secured before revisions can be submitted under the active building permit.

In summary, the proposal seeks to:

- Document the location and dimensions of the existing awning encroaching into the right-of-way.
- Obtain right-of-way approval from the City of Detroit Department of Public Works.
- Coordinate encroachment approval with the existing building permit process.
- Clarify that no construction activity is proposed on the awning itself under this request.

We respectfully request the City's review and approval of this application so the project may proceed in compliance with all municipal requirements.

Please feel free to contact me at contacttitandesign@gmail.com regarding any questions, required documentation, or next steps.

Sincerely,

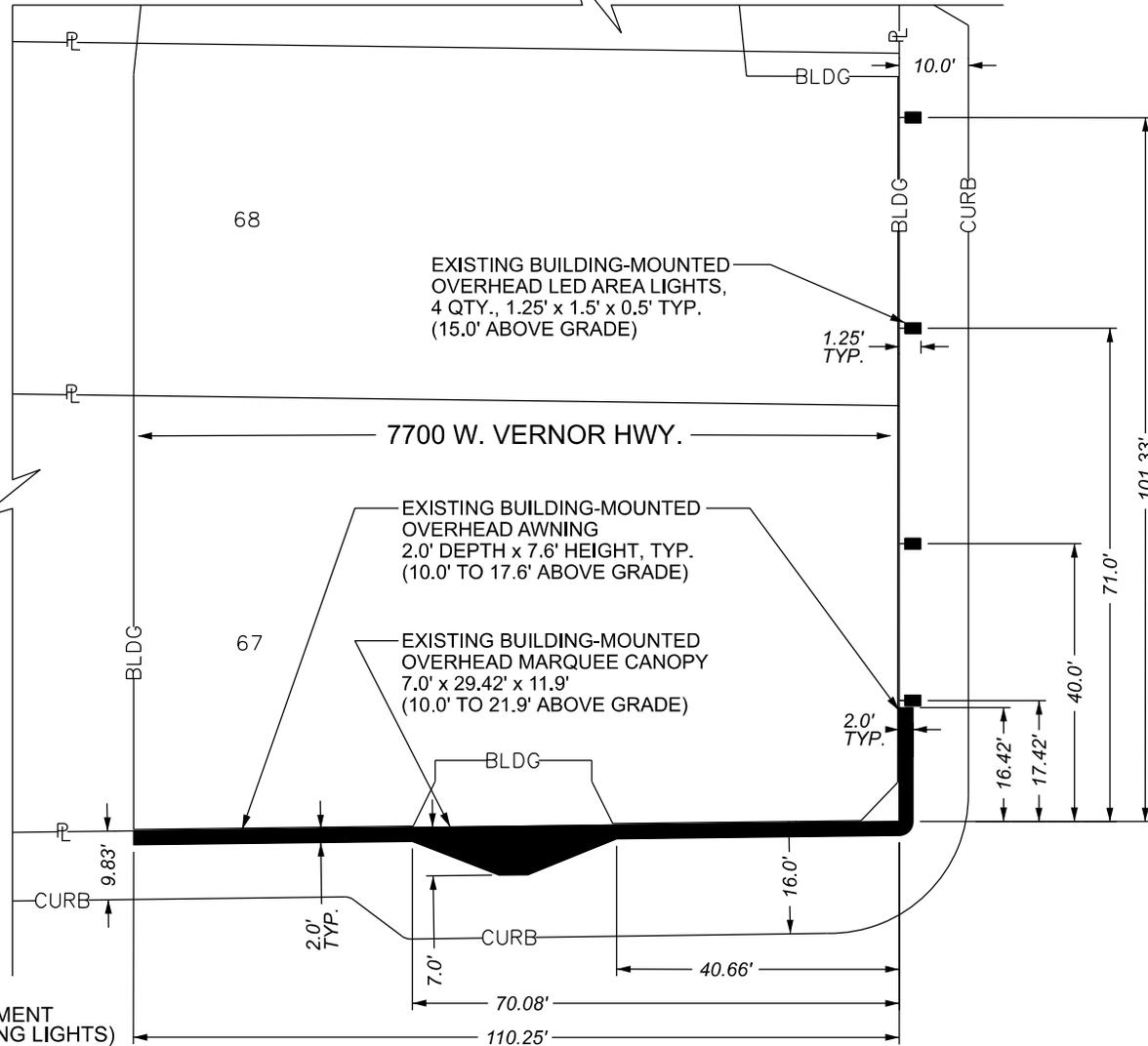


Hassan Darwiche
Titan Design LLC
On behalf of Ali Darwiche, City Properties MI LLC

PITT AVE. 50 FT. WD.



CASPER AVE. 50 FT. WD.



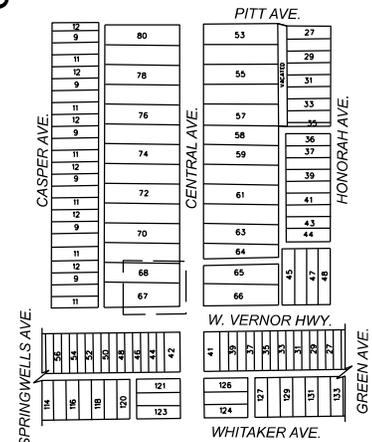
CENTRAL AVE. 60.68 FT. WD.

W. VERNOR HWY. 66 FT. WD.

 - REQUEST ENCROACHMENT (FOR EXISTING BUILDING LIGHTS)

 - REQUEST ENCROACHMENT (FOR EXISTING BUILDING CANOPY/AWNING)

(FOR OFFICE USE ONLY)



CARTO 3 F

REQUEST ENCROACHMENTS INTO CENTRAL AVE. & W. VERNOR HWY. AT 7700 & 7701 W. VERNOR HWY.

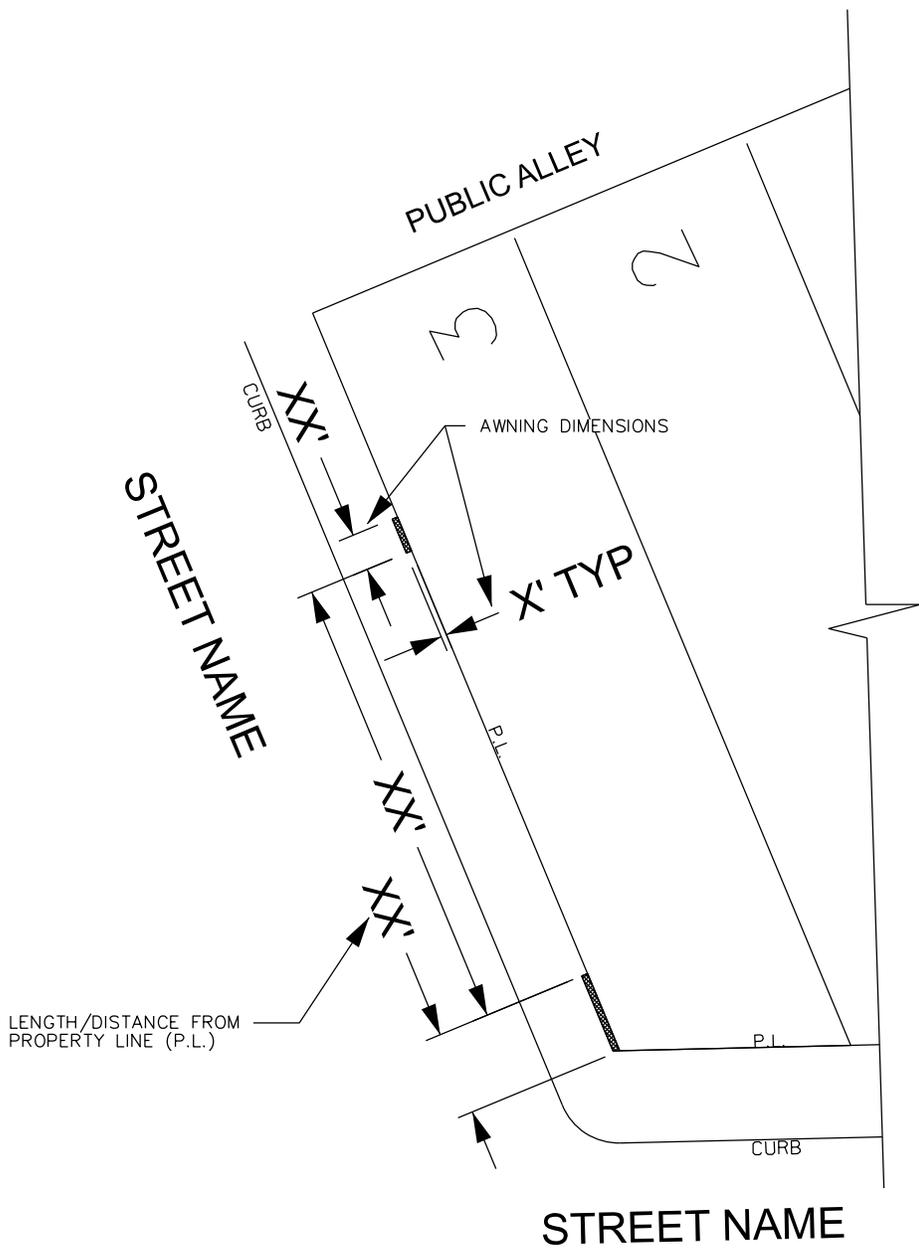
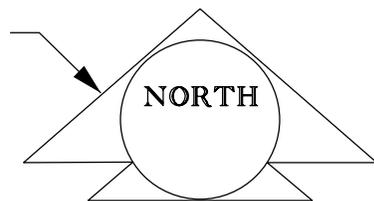
CITY OF DETROIT
CITY ENGINEERING DIVISION
MAPS & RECORDS BUREAU

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DRAWN BY	TS
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APPROVED	GE

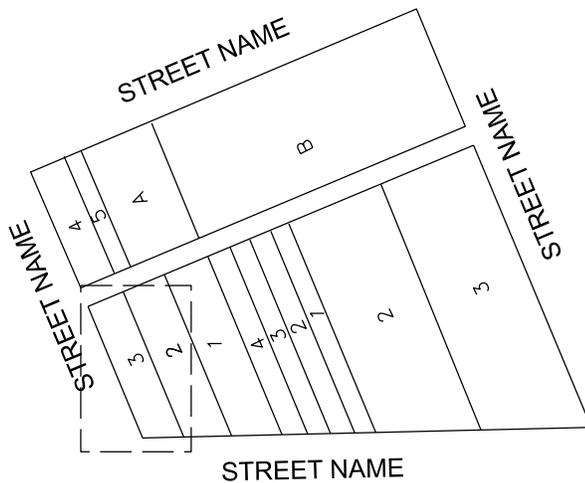
ARROW SHOWING NORTH DIRECTION



NOTE: Describe Awning(s) (X' Length, X' Width, X' Above Grade)
Show distances from property lines and other on-street features such as street signs, light poles, fire hydrants, etc. that are located in the proposed encroachment area



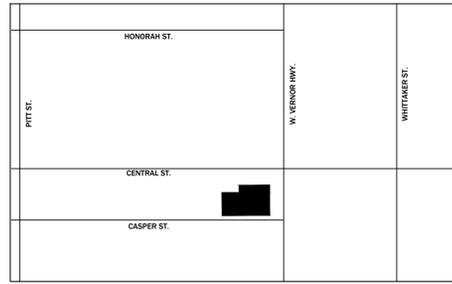
- REQUEST ENCROACHMENT



SAMPLE AWNING PLAN

SCOPE OF WORK

- THIS PROJECT INVOLVES AN EXISTING AWNING THAT ENCLOSES INTO THE PUBLIC RIGHT-OF-WAY ABOVE THE SIDEWALKS ADJACENT TO CENTRAL STREET AND WEST VERNOR HIGHWAY. A RIGHT-OF-WAY ENCROACHMENT APPLICATION SHALL BE SUBMITTED TO AND APPROVED BY THE CITY OF DETROIT PRIOR TO RESUBMITTAL OF REVISIONS UNDER BUILDING PERMIT NO. BLD2025-00541. THE SCOPE OF WORK INCLUDES DOCUMENTATION OF THE EXISTING AWNING DIMENSIONS AND LOCATION, COORDINATION WITH THE CITY FOR ENCROACHMENT APPROVAL, AND SUBSEQUENT SUBMISSION OF REVISED CONSTRUCTION DOCUMENTS TO THE BUILDING DEPARTMENT. NO CONSTRUCTION OR MODIFICATIONS ARE TAKING PLACE ON THE AWNING ITSELF, AND THE ASSOCIATED BUILDING PERMIT WORK INVOLVES ONLY THE INTERIOR OF THE BUILDING OR FACADE ELEMENTS WITHIN THE PARCEL'S PROPERTY LINES.



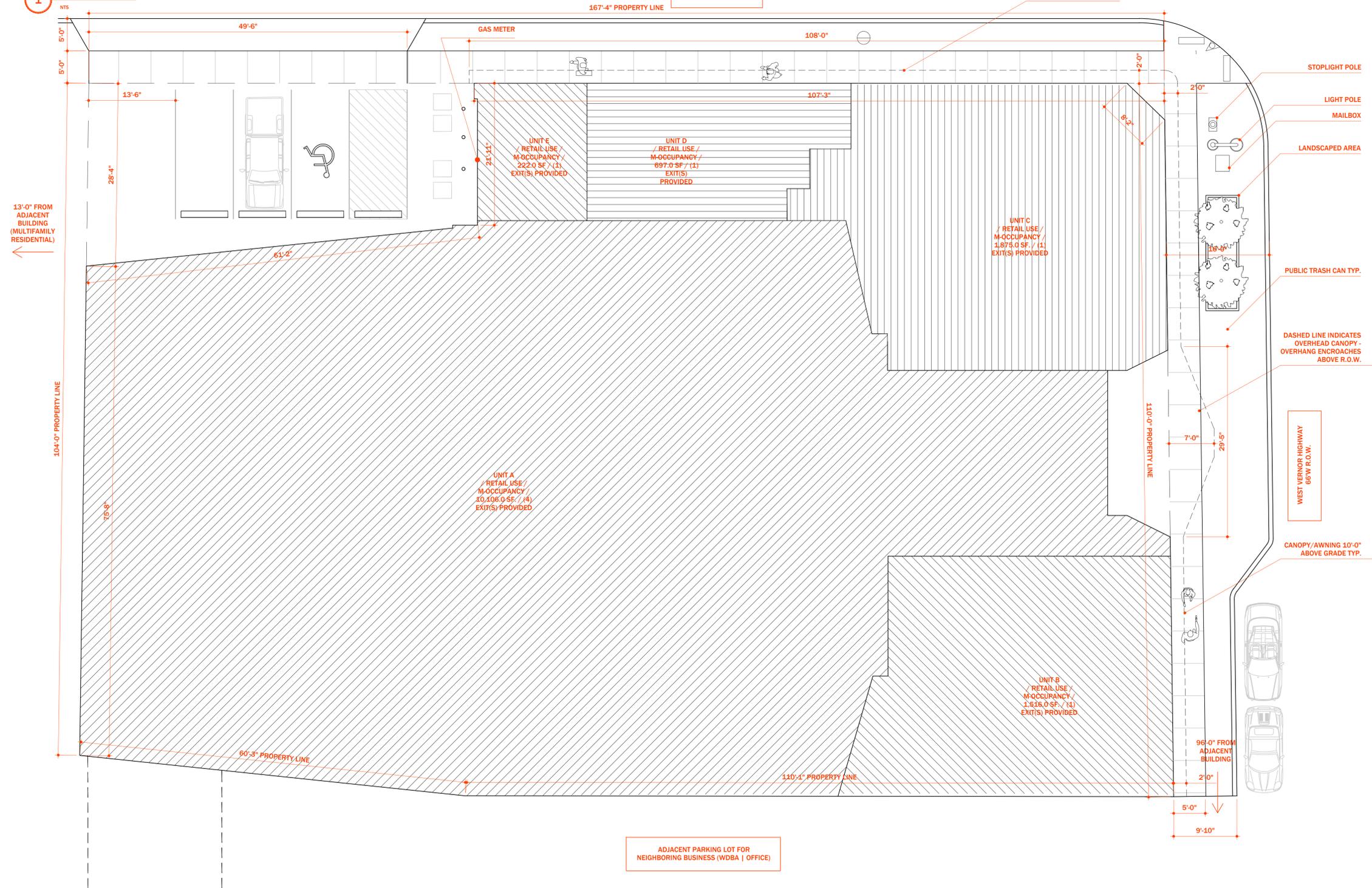
1 KEY PLAN

PROJECT DATA

PROJECT APN/PARCEL ID: 20004327.002L
 LOT SIZE: .442 ACRE OR 18,370.0 SF.
 GROSS FLOOR AREA: 17,098.4 SF.
 CURRENT USE: STORES-RETAIL/NS
 ZONING CODE: B-4
 CONSTRUCTION TYPE: IIB / NONSPRINKLED
 YEAR BUILT: 1928
 HEAT: FORCED AIR
 PARKING: (3) TOTAL SPACES 9'X20' TYP.
 BARRIER FREE SPACES: (1) B.F. SPACE 18'X20'

REFERENCES

APPLICABLE CODES
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2 SITE PLAN

SCALE: 1/8" = 1'-0"

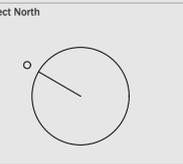


Project Information
PROJECT 20240305
 7701 W. VERNOR HWY.,
 DETROIT, MI 48209

Date of Issue
16 SEP 2025

Revisions

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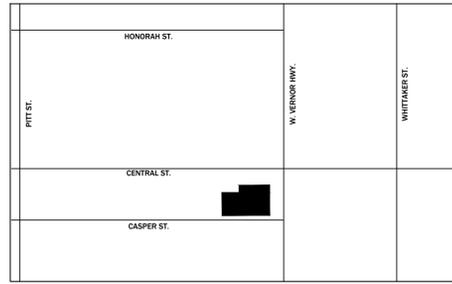


Scale 1/8"=1'-0"
SITE PLAN (R.O.W.)

S1.0

SCOPE OF WORK

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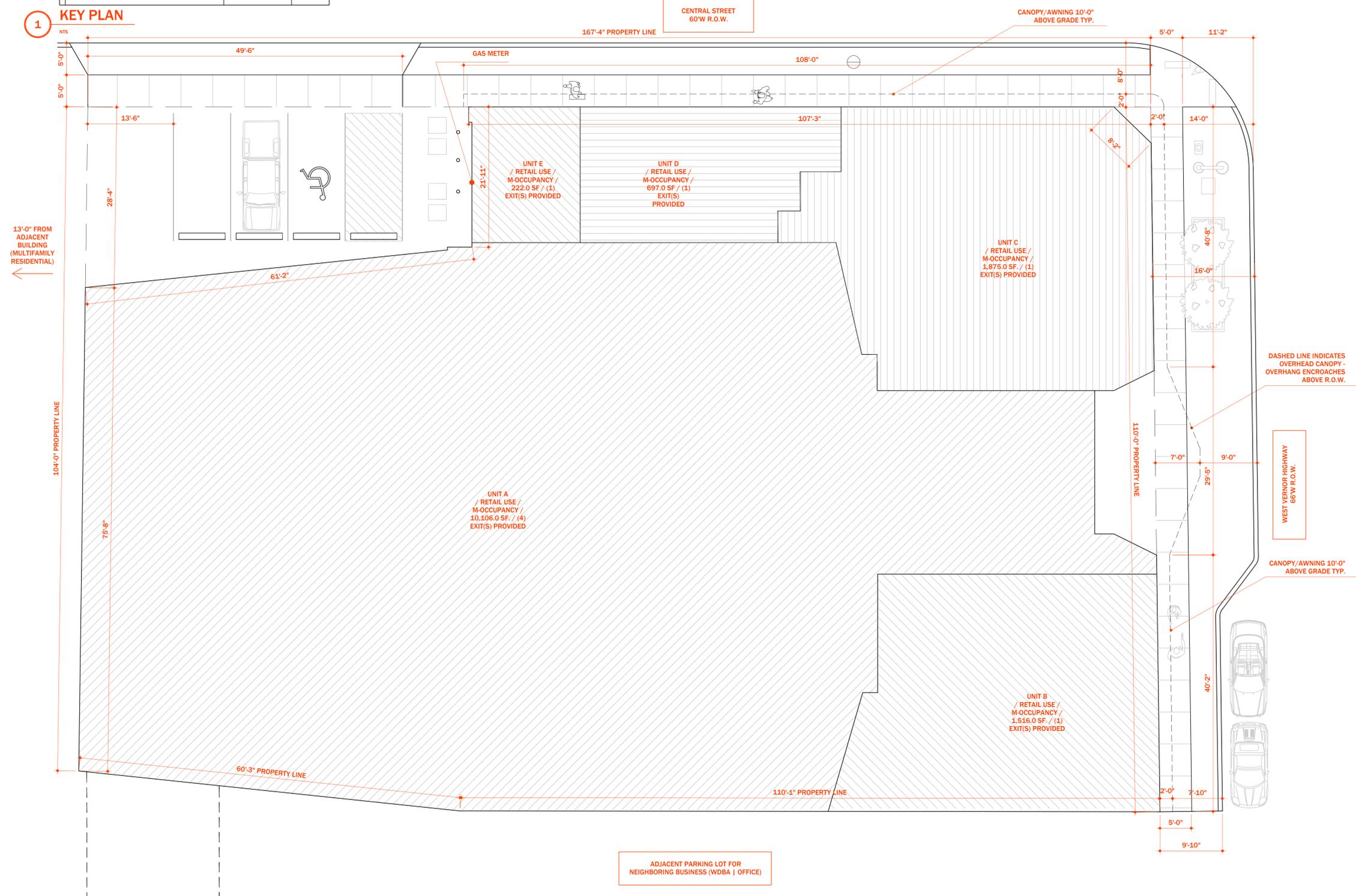
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2 SITE PLAN

SCALE: 1/8" = 1'-0"

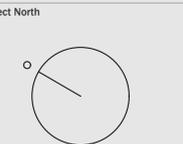


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20240305
 7701 W. VERNOR HWY,
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Date of Issue
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Revisions

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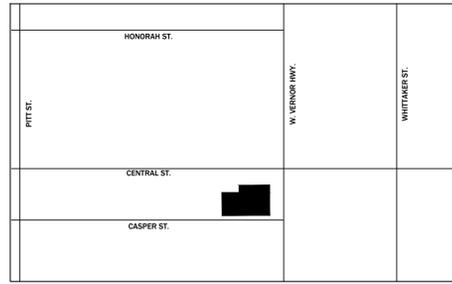


Scale 1/8"=1'-0"
SITE PLAN (R.O.W.)

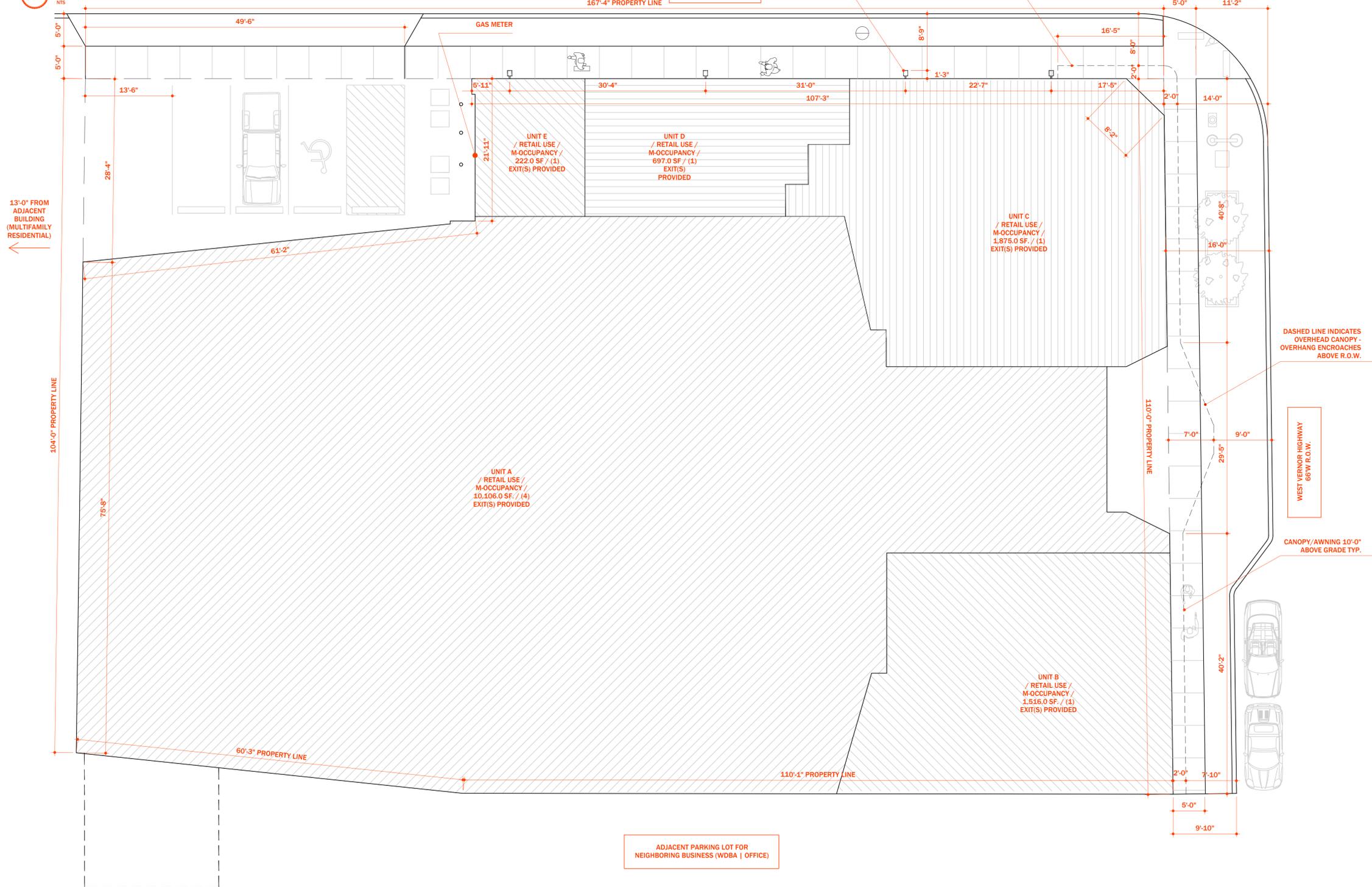
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1 KEY PLAN



2 SITE PLAN

SCALE: 1/8" = 1'-0"

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Project Information

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 DETROIT, MI 48209

Date of Issue

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Revisions

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Project North



Scale 1/8"=1'-0"

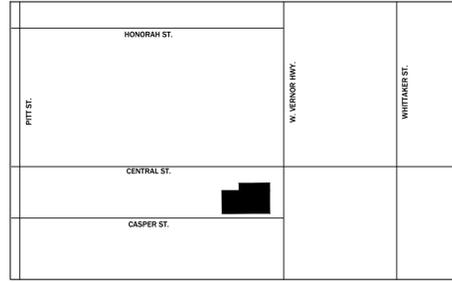
SITE PLAN (R.O.W.)

S1.0

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SCOPE OF WORK

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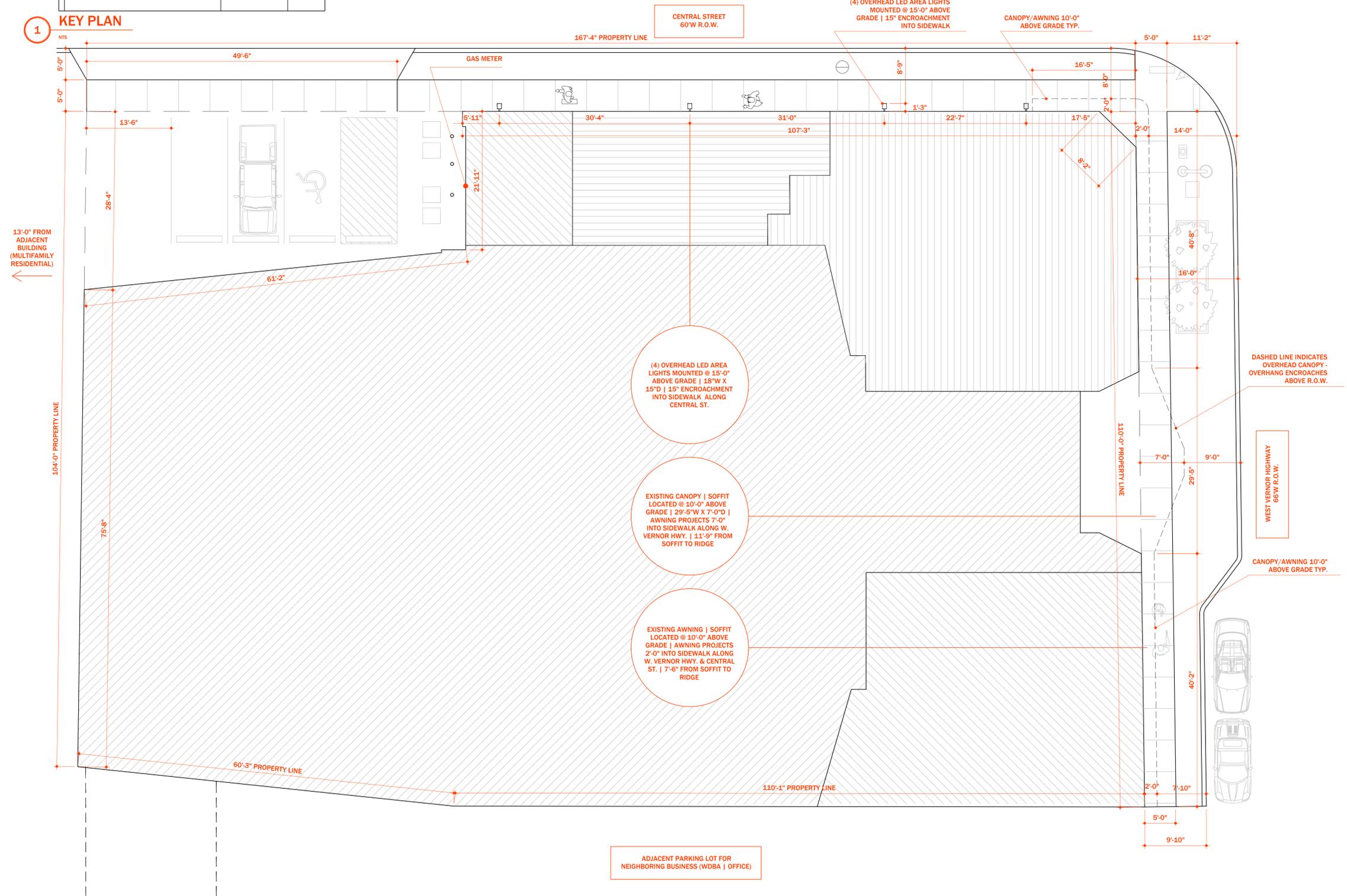
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2 SITE PLAN

SCALE: 1/8" = 1'-0"



Project Information

PROJECT
20240305
 7701 W. VERNOR HWY,
 DETROIT, MI 48209

Date of Issue

19 OCT 2025

Revisions

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Project North



Scale 1/8"=1'-0"

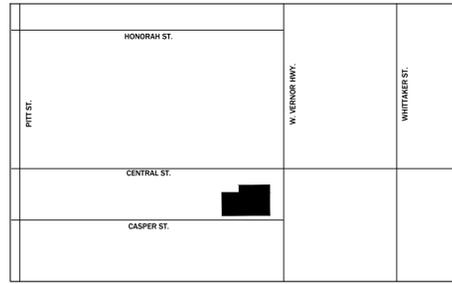
SITE PLAN (R.O.W.)

S1.0

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SCOPE OF WORK

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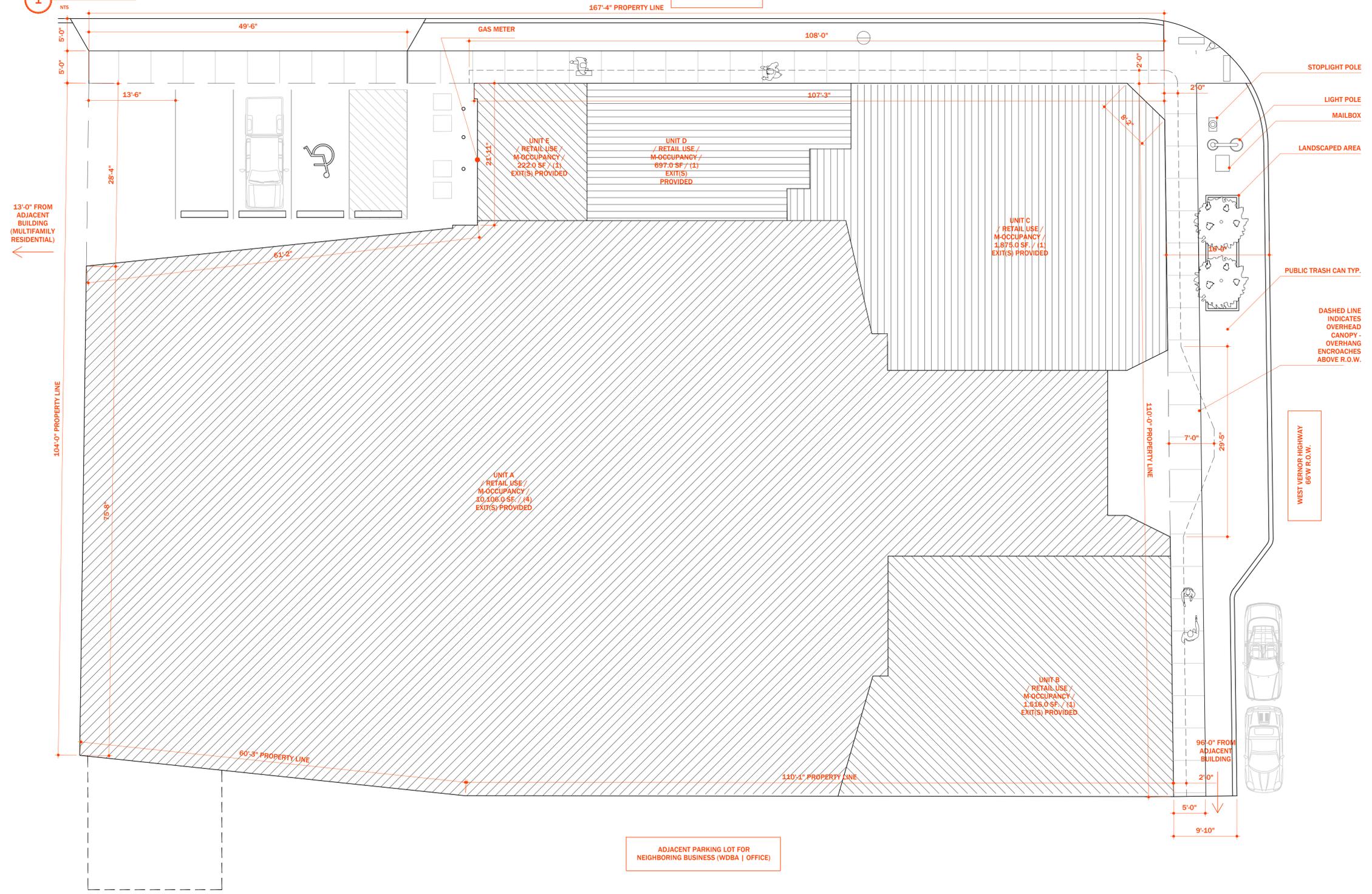
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2 SITE PLAN

SCALE: 1/8" = 1'-0"



Project Information
PROJECT 20240305
 7701 W. VERNOR HWY.,
 DETROIT, MI 48209

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05 MAR 2025

Revisions

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Project North

 Scale 1/8"=1'-0"

SITE PLAN (R.O.W.)

S1.0

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