



Letter of Transmittal

Date: 4-01-2026
Petition Map: 26-01

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.
--

Attached is the DWSD provision related to the petition.

	Name	Title	Signature	Date
Reviewed by:	Mohammad Siddique	Engineer	<i>Mohammad Siddique</i>	4-01-2026
Approved by:	Syed Ali	Engineering Manager	<i>Mohammad Siddique</i> For Syed Ali	4-01-2026



November 30, 2022

Honorable Detroit City Council
C/o Detroit City Clerk
200 Coleman A. Young Municipal Center
2 Woodward Avenue
Detroit, Michigan 48226

RE: Giffels Webster - Request for an encroachment into the right-of-way of Columbia St (60 ft. wide) between 2nd Ave and Cass Ave.

Giffels Webster, 28 W. Adams, Suite 1200, Detroit, Michigan 48226 on behalf of Olympia Development of Michigan d/b/a 2205 Cass Avenue Owner, LLC respectfully requests the following encroachments into the City of Detroit public right-of-way.

- Encroachments include:
 - Below grade encroachments:
 - The encroachment is for underdrain to support the proposed street trees. The encroachment begins 16.3 ft west of the property line at the southwest corner of the Columbia Ave and Cass Ave intersection and extends to the west 295.5 ft. The encroachment begins 14.8' north of the southern Columbia property line and spans 1.0 ft. The encroachment begins 2.75 feet below grade and extends to 1.0 ft below grade.
 - At grade encroachments:
 - The encroachment is for 9 proposed tree grates. The encroachment begins 10.3 ft north of the southern property line of Columbia Ave and extends 5.0 ft. The encroachment begins 18.3 ft west of at the southwest corner of the Columbia Ave and Cass Ave intersection and extends 10.0 ft. The tree grates are irregularly spaced along the southern property line of Columbia Ave, more details can be found in attached Exhibit A. The encroachment begins 14.8' north of the southern Columbia property line and spans 1.0 ft. The encroachment begins at grade and extends to 3.0 ft below grade.
 - The encroachment is for exposed aggregate pavement at the building man entrance. The encroachment begins 57.7 ft west of the property line at the southwest corner of the Columbia Ave and Cass Ave intersection and extends 34.0 ft west. The encroachment begins at the southern Columbia Ave property line and extends 14.8 ft from the right of way line. The encroachment begins at grade and extends to 0.5 ft below grade.

Limits of the requested encroachments can be found in the attachment enclosed. Additional documentation to provide further details about the encroachment for the tree grates, exposed aggregate pavement, and under drain are attached.

Giffels Webster has been asked to facilitate the requested encroachments. Please contact myself at rjones@giffelswebster.com or at (313) 962-4442 with any comments or concerns.

Respectfully,

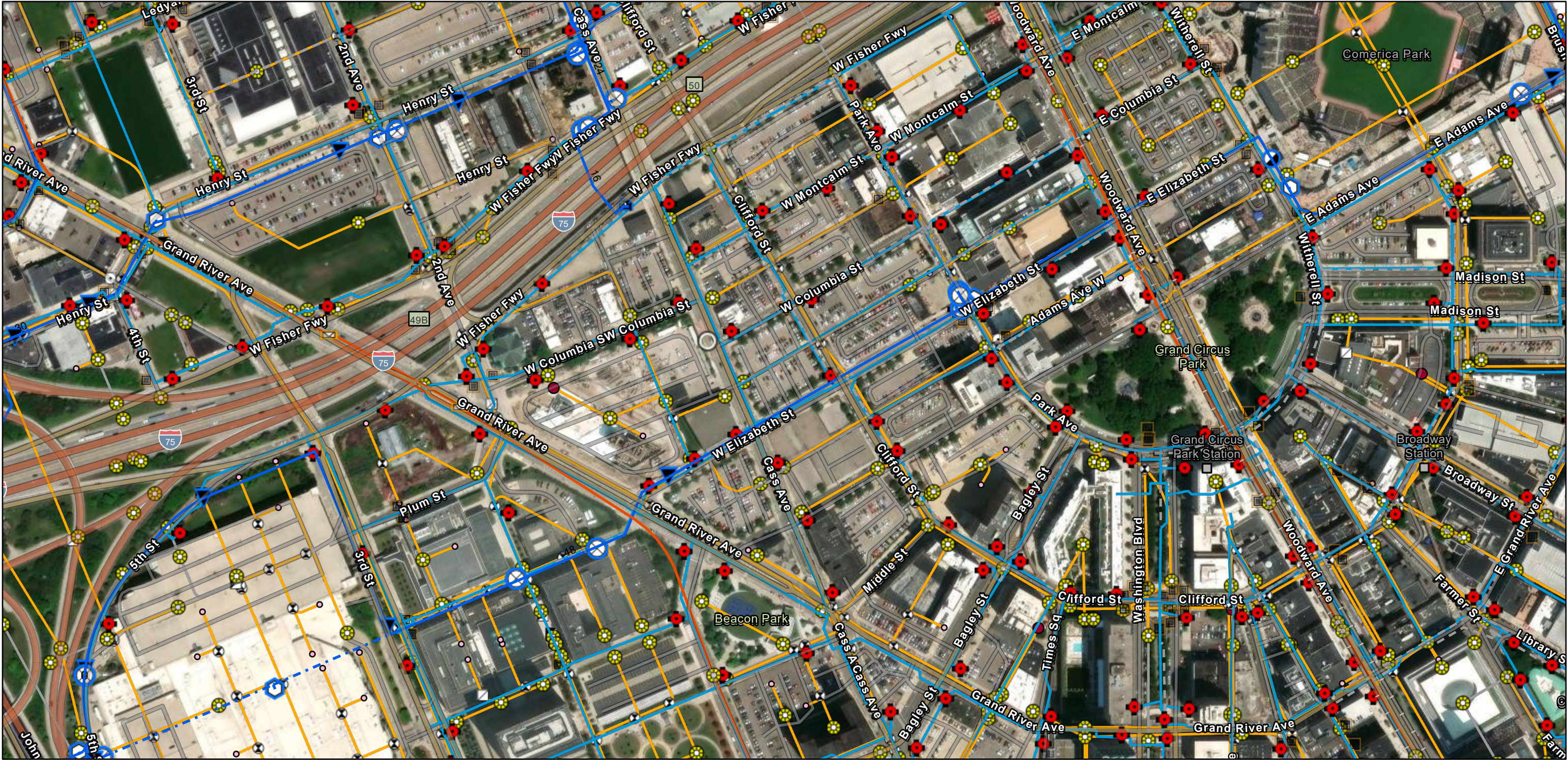
A handwritten signature in black ink, appearing to read "Ryan Jones", is written over a light blue horizontal line.

Ryan Jones, PE
Project Manager

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.

2205 Cass Ave



1/9/2026

Wastewater Structures - GLWA

- Chamber
- Manhole

Wastewater Mains - GLWA

GLWA Gravity Main

Transmission System Mains - GLWA

Abandoned/Inactive Water Main

Active Water Main

Transmission System Valves - GLWA

- Blowoff
- Butterfly
- Cone
- Gate

Manual Air

Pressure Reducing

<all other values>

Distribution System Hydrant

Distribution System Main

Active

Abandoned

Wastewater Catch Basin

Wastewater Manhole

Wastewater Fitting

Bend/Slope Change

Blind Connection

Bulkhead/Cap

Material/Size Change

Crown/Main Point

Wastewater Lamp Hole

Wastewater GravityMain

Active

Abandoned/Inactive/Retired

Wastewater Regulator

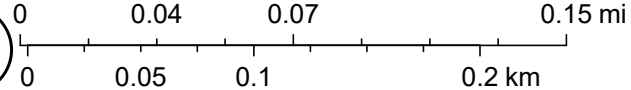
World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

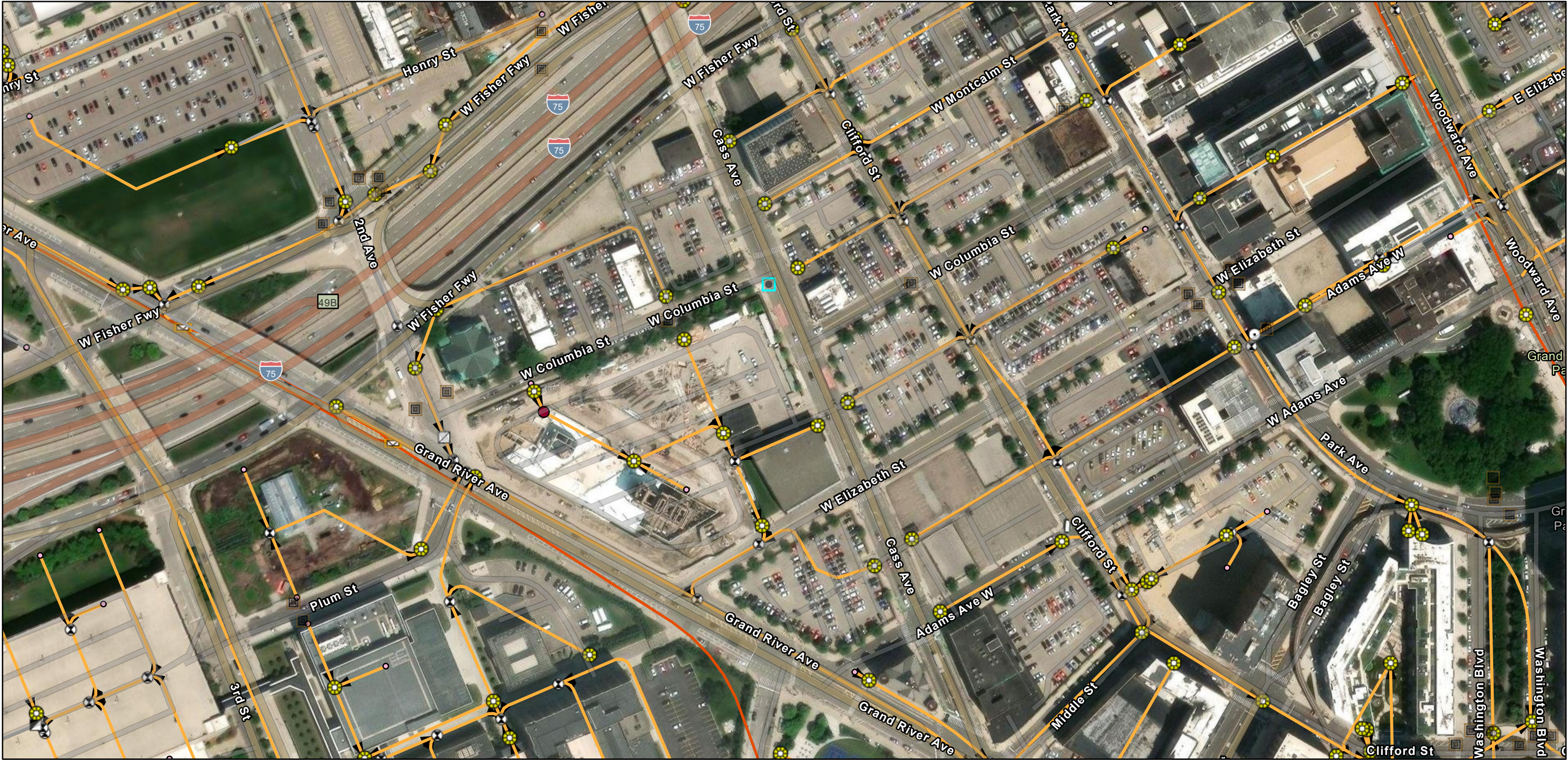
High Resolution 30cm Imagery

Citations



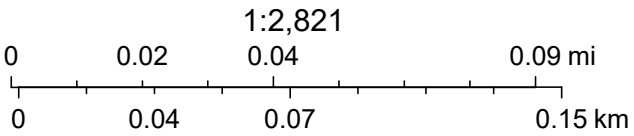
Vantor, DWSD, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

2205 Cass Ave



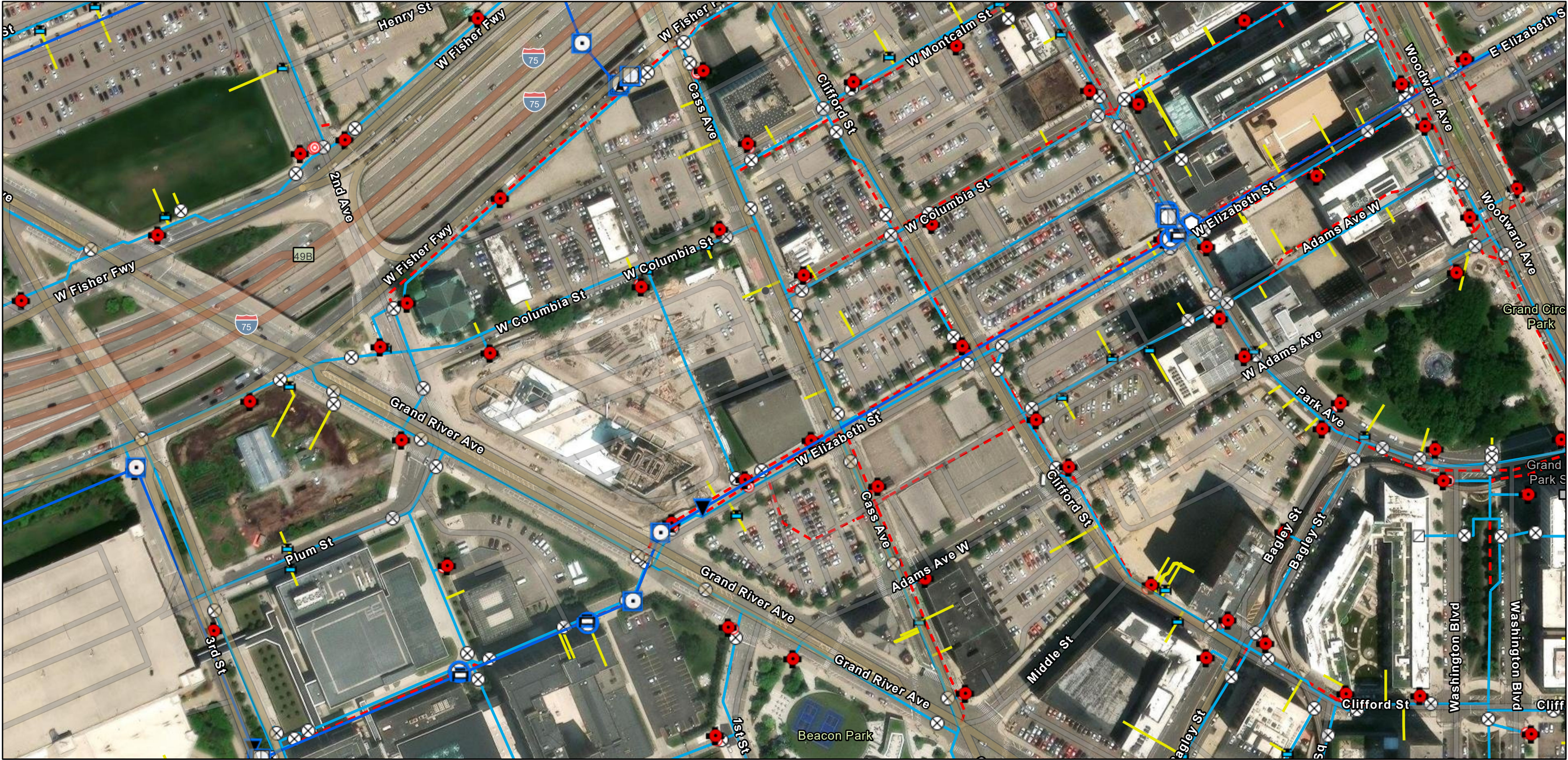
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- | | | | |
|-------------------------------|----------------------|--------------------------------|--------------------------------|
| Wastewater Catch Basin (DWSD) | Blind Connection | Wastewater Gravity Main (DWSD) | Manhole |
| Wastewater Lamp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



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

2205 Cass Ave



1/9/2026, 9:40:21 AM

Transmission System Fittings (GLWA)

- Coupling
- Horizontal Bend
- Tee
- Vertical Bend

Transmission System Valves (GLWA)

- Blowoff
- Gate
- Manual Air

Pressure Reducing

Transmission System Mains (GLWA)

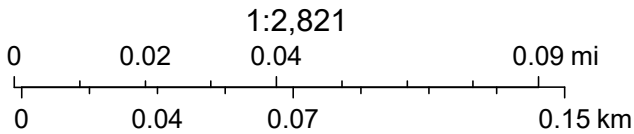
- Active Water Main
- Distribution System Hydrant
- DWSD

Distribution System Valve

- Check
- Gate
- TSV
- Hydrant

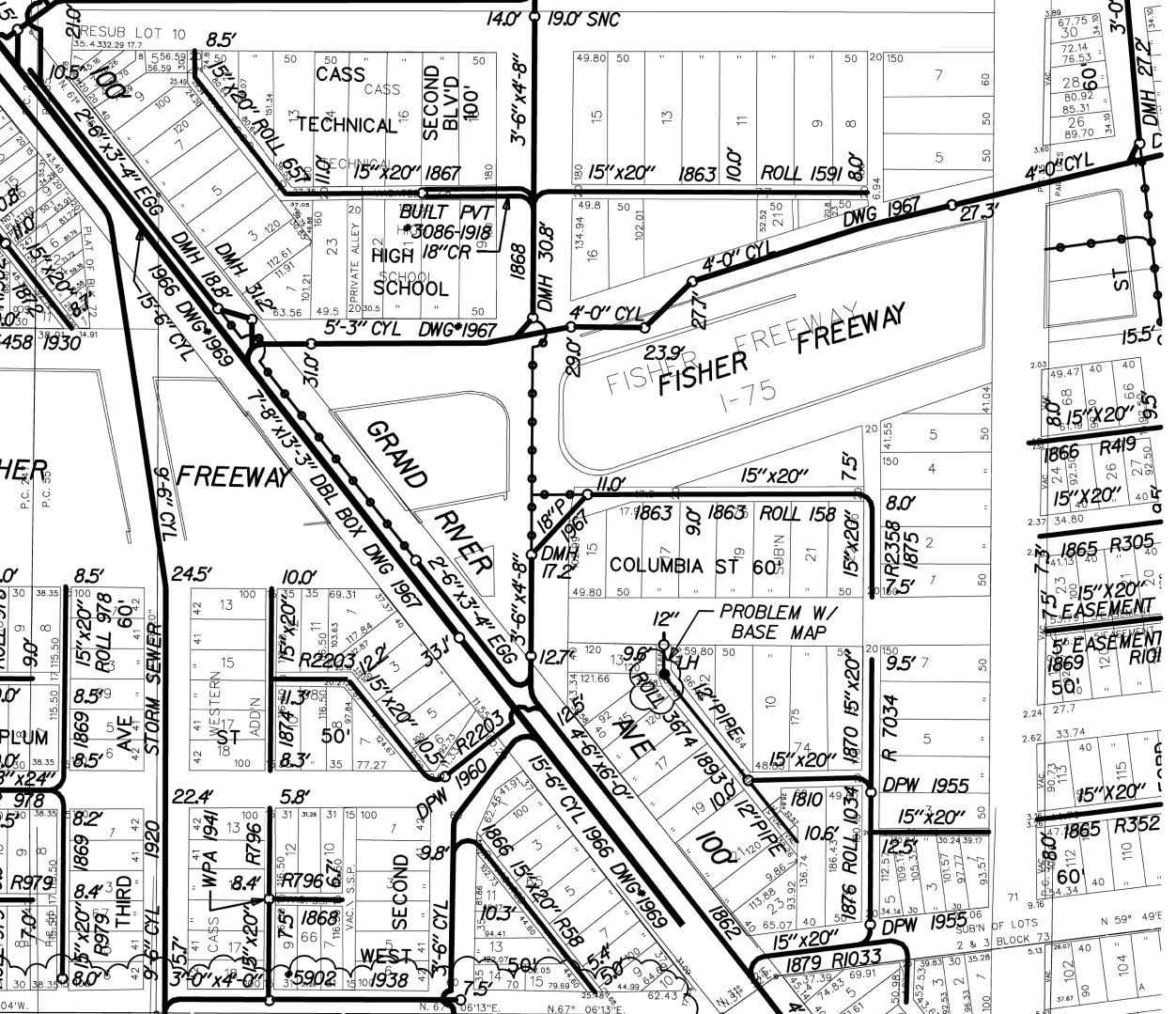
Distribution System Main

- Active
- Abandoned
- Distribution System Service Line



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

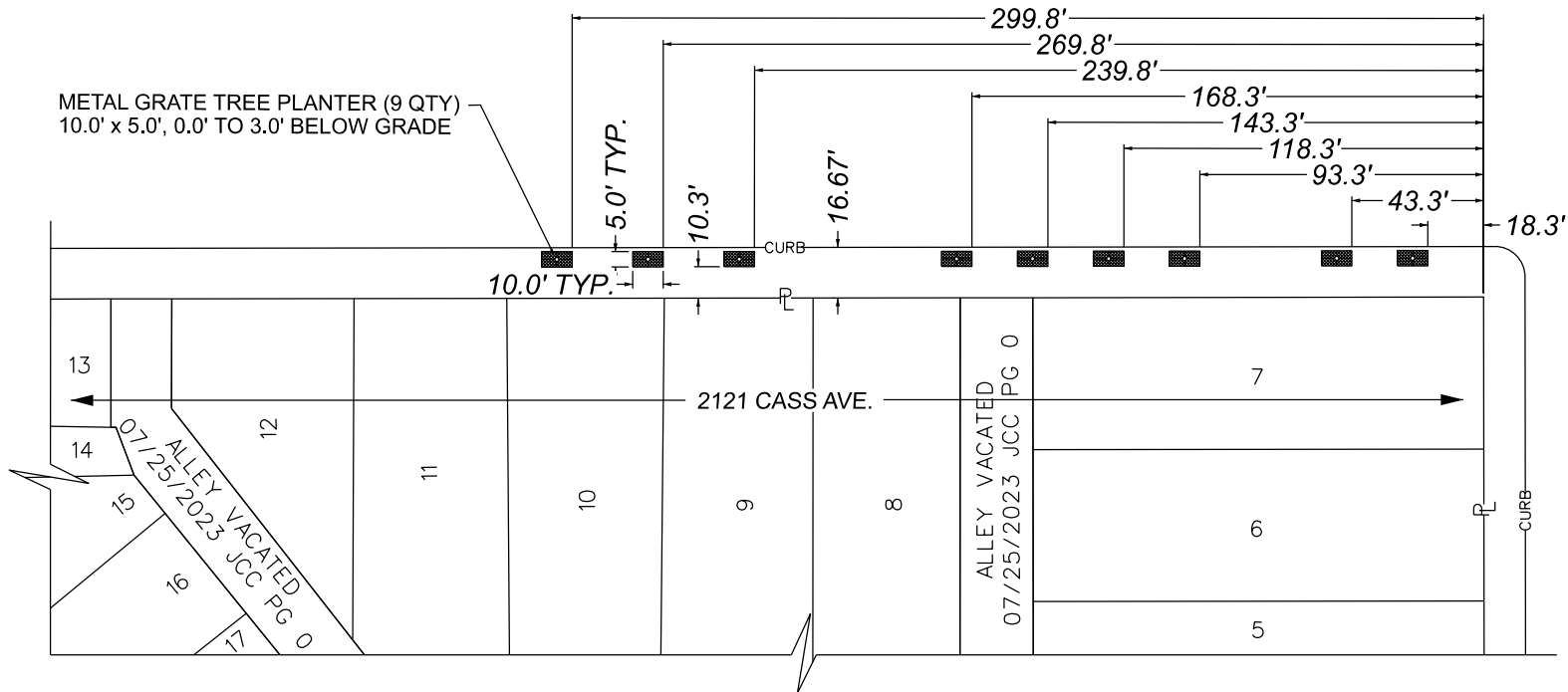




WEST COLUMBIA ST. 60 FT. WD.

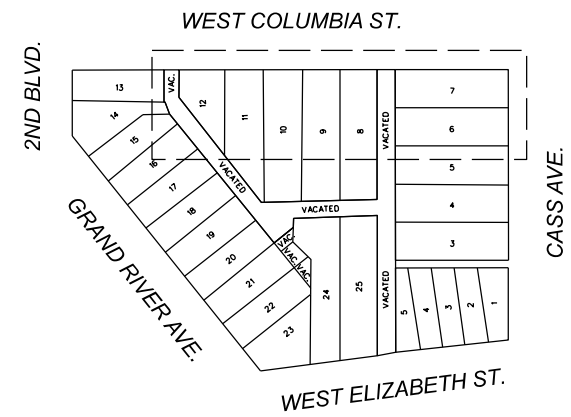


2ND BLVD. 60 FT. WD.



CASS AVE. 80 FT. WD.

WEST ELIZABETH ST. 60 FT. WD.



 - REQUEST ENCROACHMENT
(FOR AT-GRADE METAL GRATE TREE PLANTER)

(FOR OFFICE USE ONLY)

CARTO 29 E

REQUEST ENCROACHMENTS INTO WEST COLUMBIA ST. AT 2121 CASS AVE.

CITY OF DETROIT CITY ENGINEERING DIVISION MAPS & RECORDS BUREAU	
JOB NO.	26-01
DRWG. NO.	01

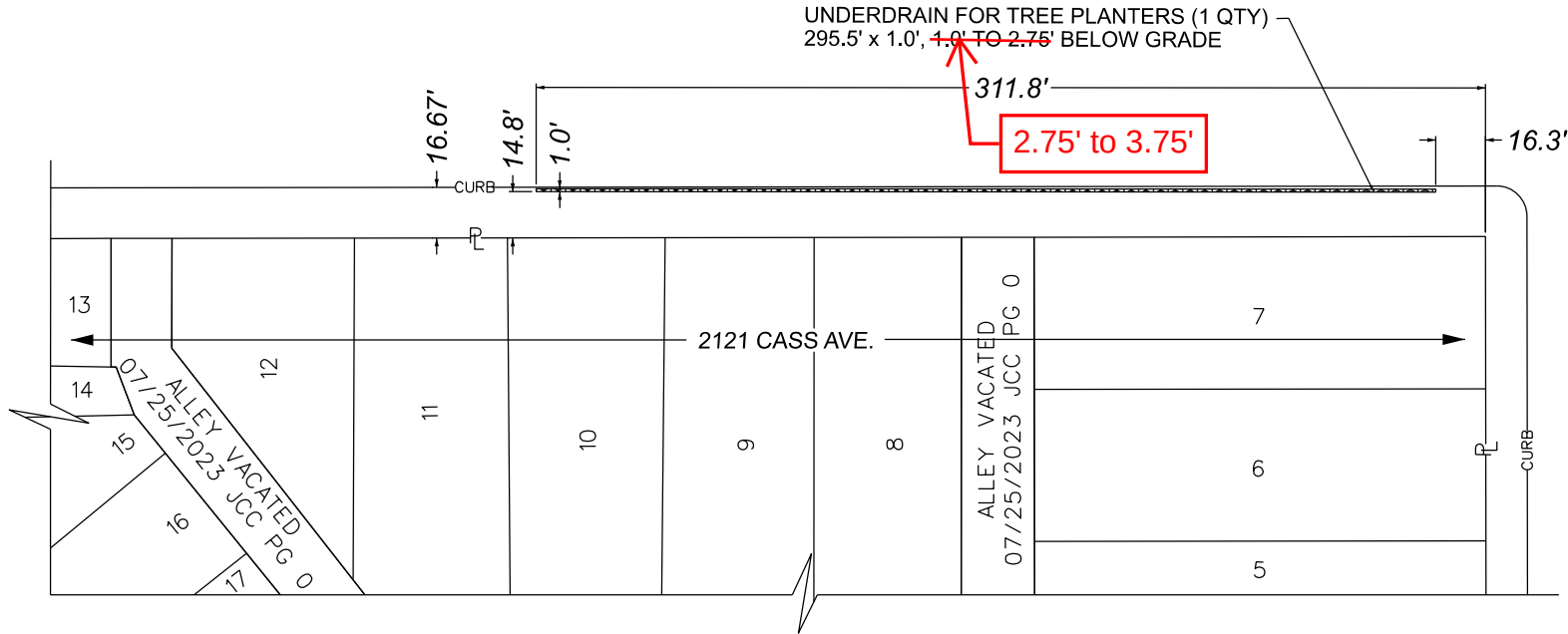
DRAWN BY	TS
DATE	01/12/2026
CHECKED	AP/LC
APPROVED	GE



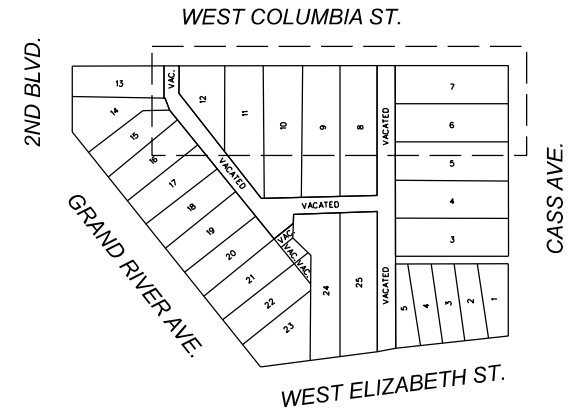
WEST COLUMBIA ST. 60 FT. WD.

2ND BLVD. 60 FT. WD.

CASS AVE. 80 FT. WD.



WEST ELIZABETH ST. 60 FT. WD.



- REQUEST ENCROACHMENT
(FOR BELOW GRADE UNDERDRAIN FOR TREE PLANTERS)

(FOR OFFICE USE ONLY)

CARTO 29 E

REQUEST ENCROACHMENTS INTO WEST COLUMBIA ST. AT 2121 CASS AVE.

CITY OF DETROIT
CITY ENGINEERING DIVISION
MAPS & RECORDS BUREAU

JOB NO. 26-01

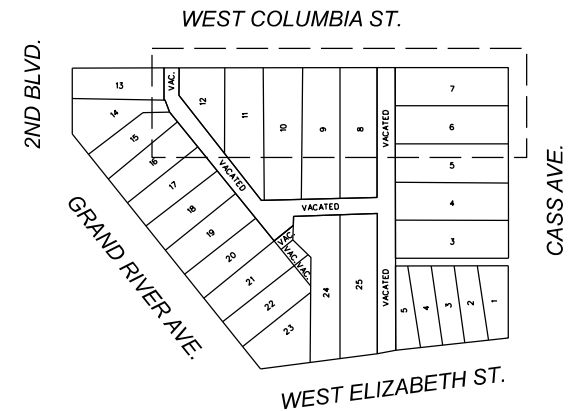
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DRAWN BY TS

DATE 01/12/2026

CHECKED AP/LC

APPROVED GE



(FOR OFFICE USE ONLY)

CARTO 29 E

REQUEST ENCROACHMENTS INTO WEST COLUMBIA ST. AT 2121 CASS AVE.

CITY OF DETROIT
CITY ENGINEERING DIVISION
MAPS & RECORDS BUREAU

JOB NO. 26-01

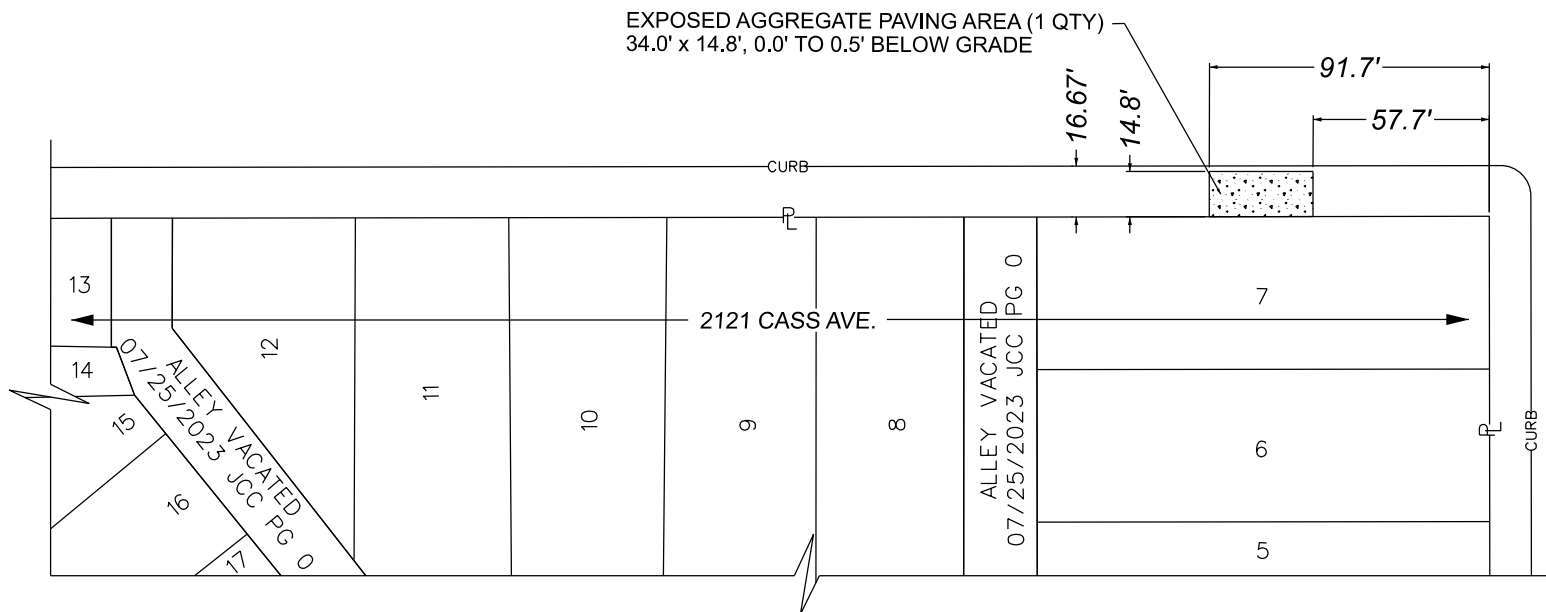
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DATE	01/13/2026
CHECKED	AP/LC
APPROVED	GE

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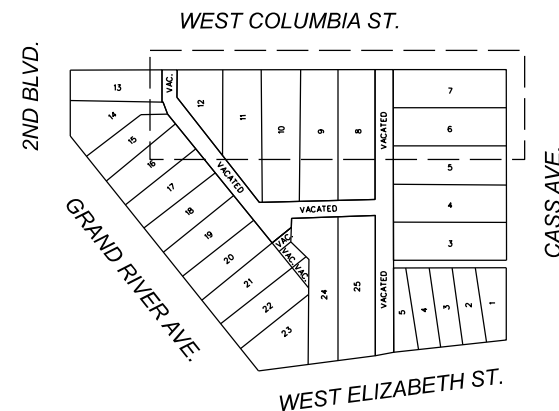


2ND BLVD. 60 FT. WD.



CASS AVE. 80 FT. WD.

WEST ELIZABETH ST. 60 FT. WD.



- REQUEST ENCROACHMENT
(FOR AT-GRADE EXPOSED AGGREGATE PAVING AREA)

(FOR OFFICE USE ONLY)

CARTO 29 E

REQUEST ENCROACHMENTS INTO WEST COLUMBIA ST. AT 2121 CASS AVE.

CITY OF DETROIT
CITY ENGINEERING DIVISION
MAPS & RECORDS BUREAU

JOB NO. 26-01

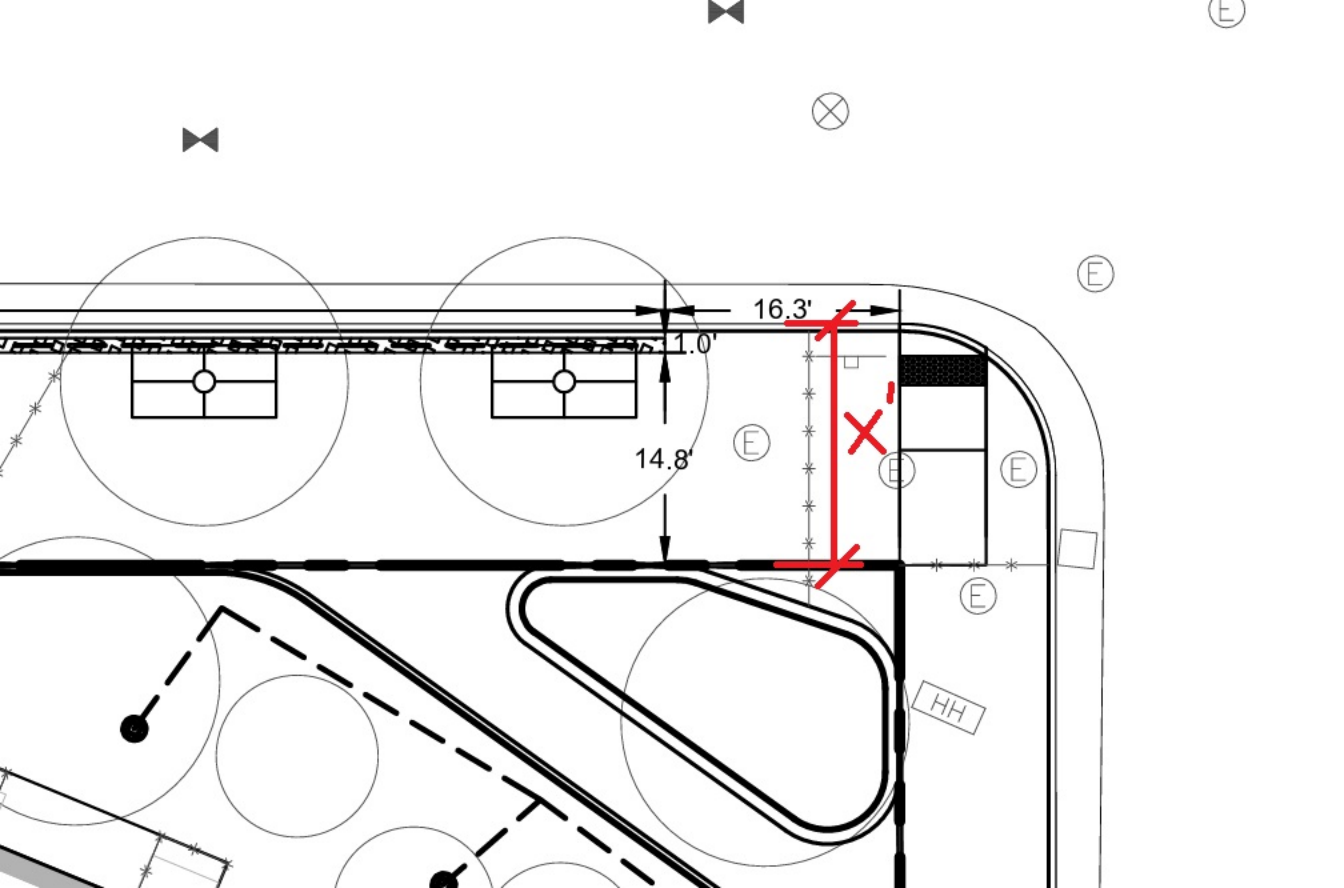
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Executive:	MM
Manager:	RMJ
Designer:	JH



Know what's **below**.
Call before you dig.

[illegible]

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Olympia Development of
Michigan

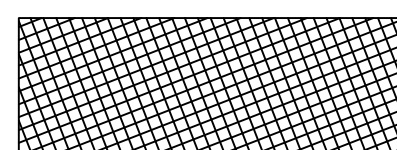
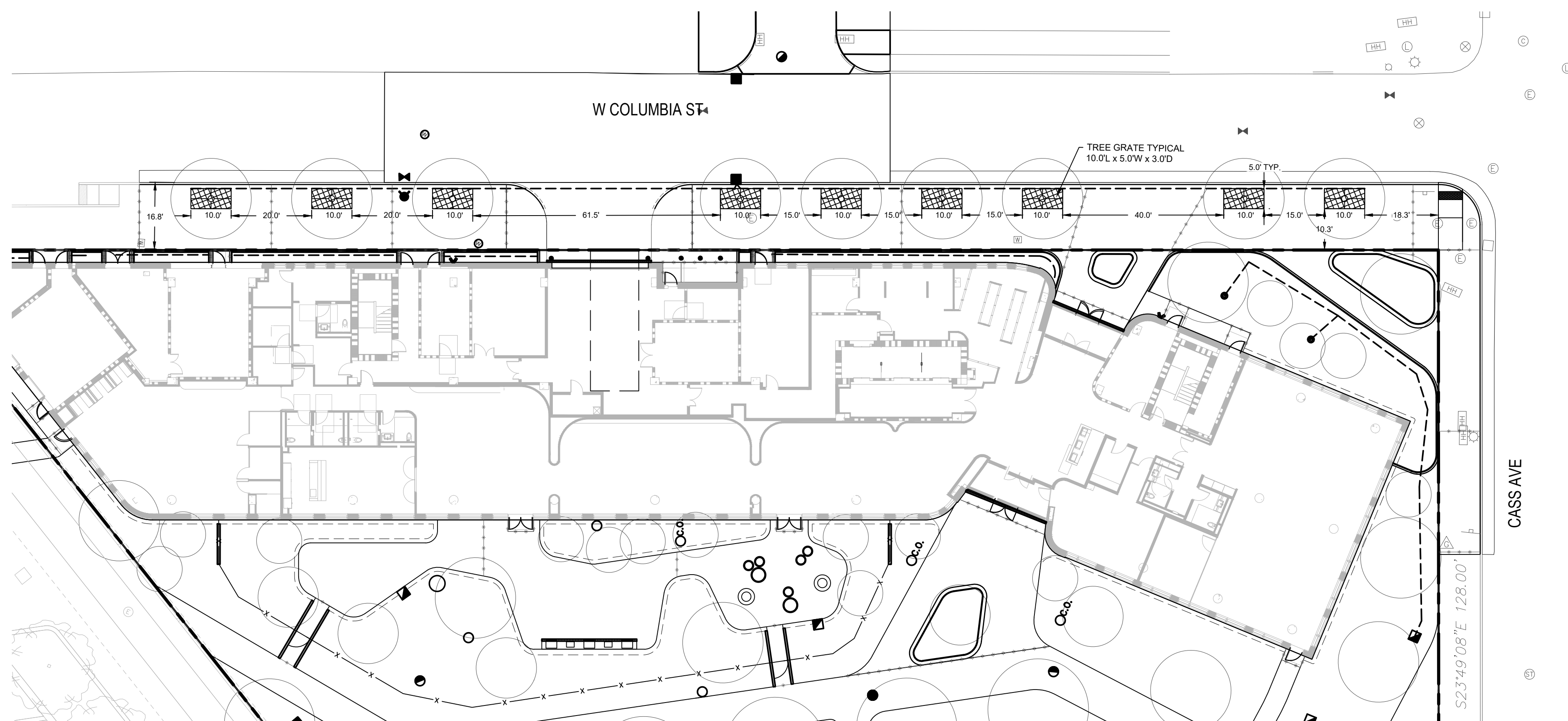
Encroachment Petition
Exhibit A

University of Michigan Student
Housing Project

CITY OF DETROIT
WAYNE COUNTY
MICHIGAN

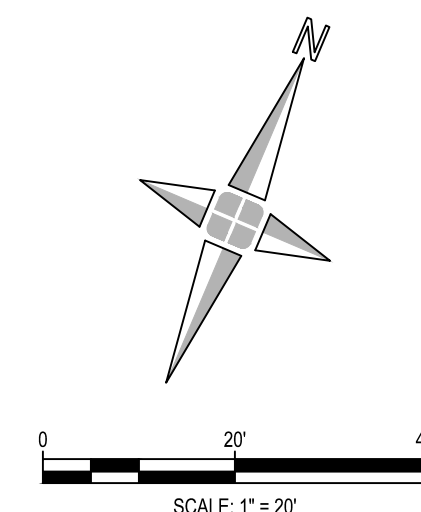
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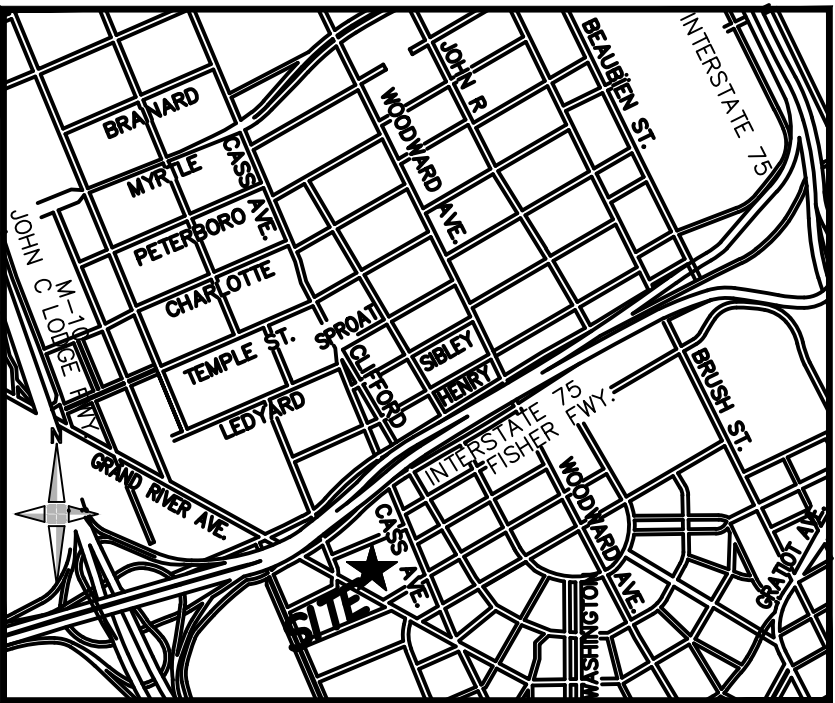
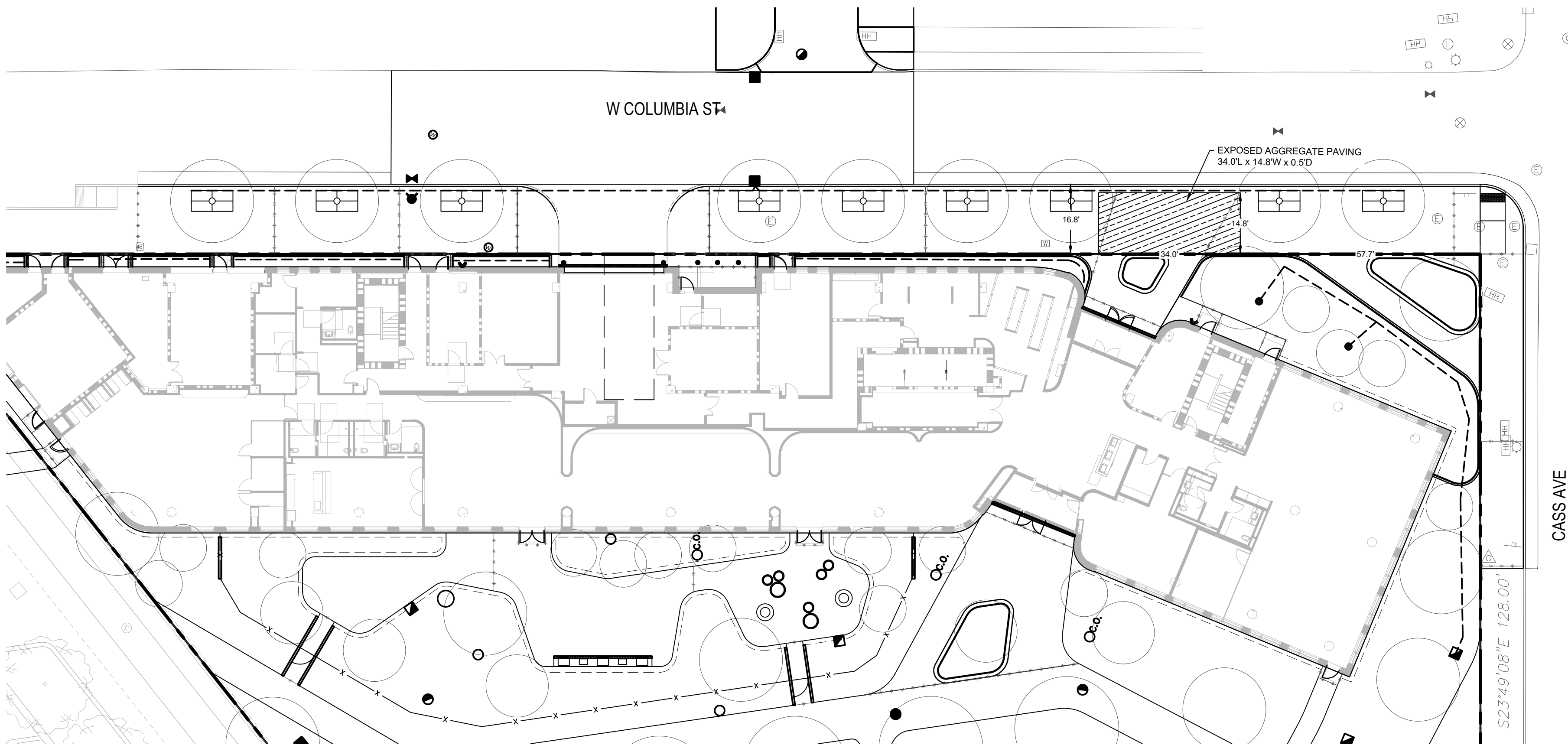


AT GRADE ENCROACHMENT

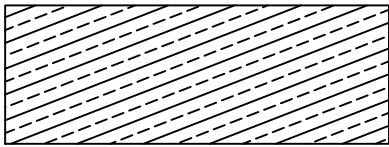
9 - TREE GRATES 10.0'L x 5.0'W x 3.0'D



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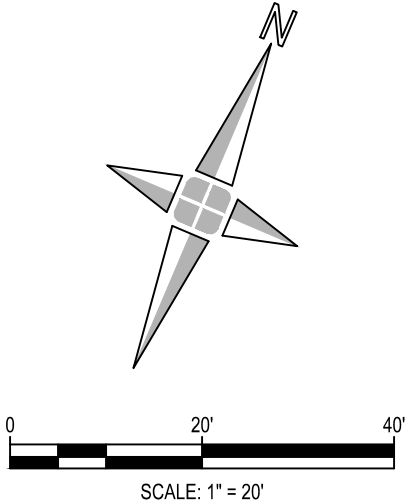


LOCATION MAP
(NOT TO SCALE)



AT GRADE ENCROACHMENT

EXPOSED AGGREGATE PAVEMENT
34.0'L x 14.8'W x 0.5'D



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Landscape Architects

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DATE:	ISSUE:
Date	Issue

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Olympia Development of
Michigan

Encroachment Petition
Exhibit B

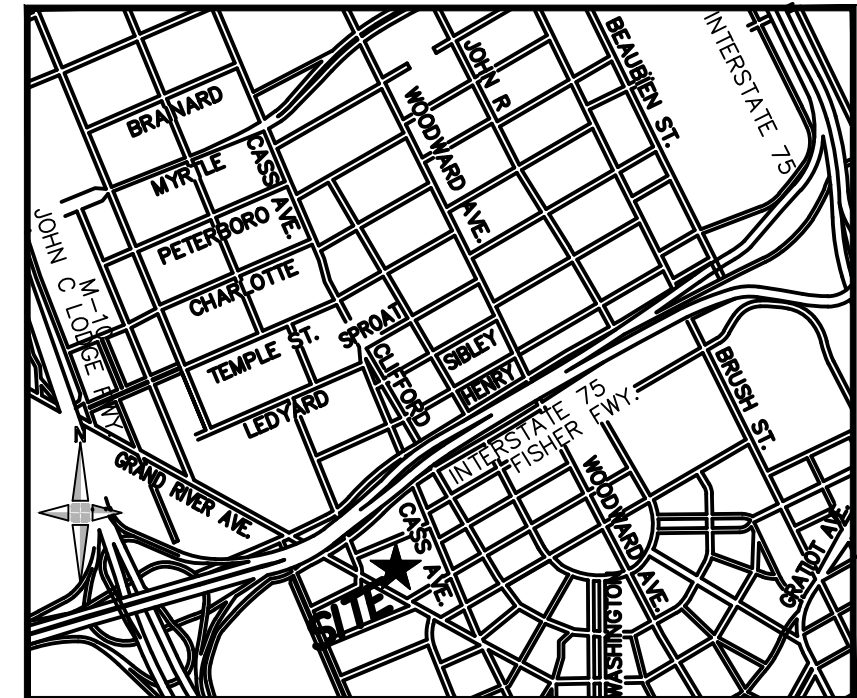
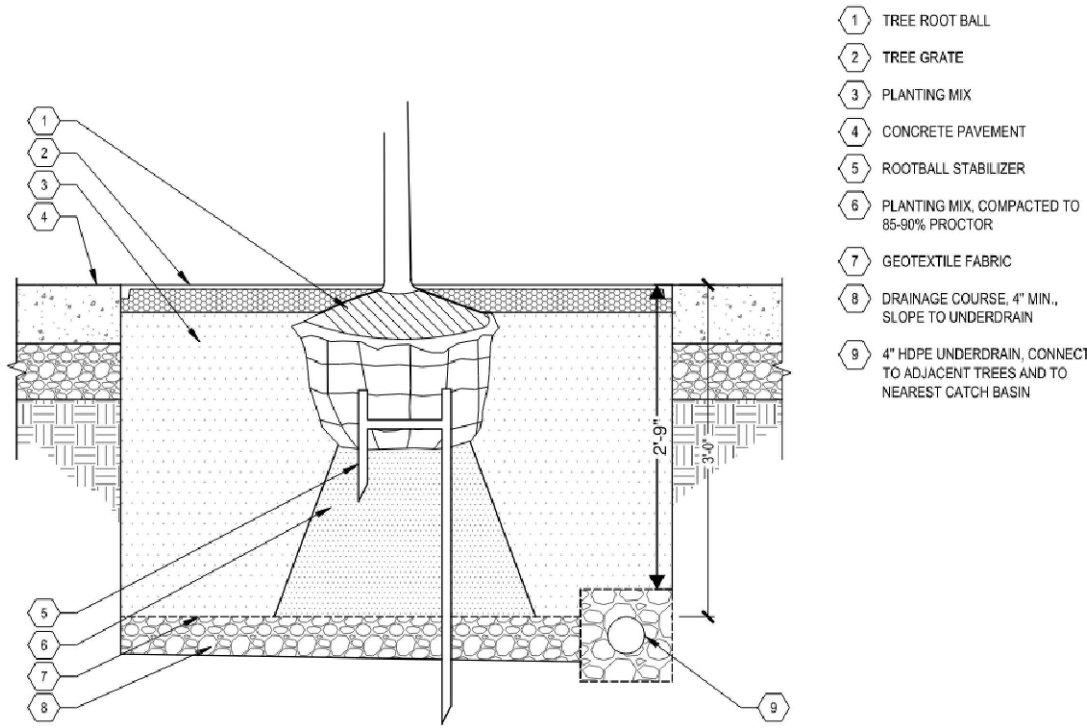
University of Michigan Student
Housing Project

CITY OF DETROIT
WAYNE COUNTY
MICHIGAN

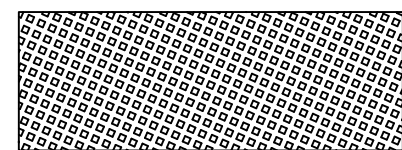
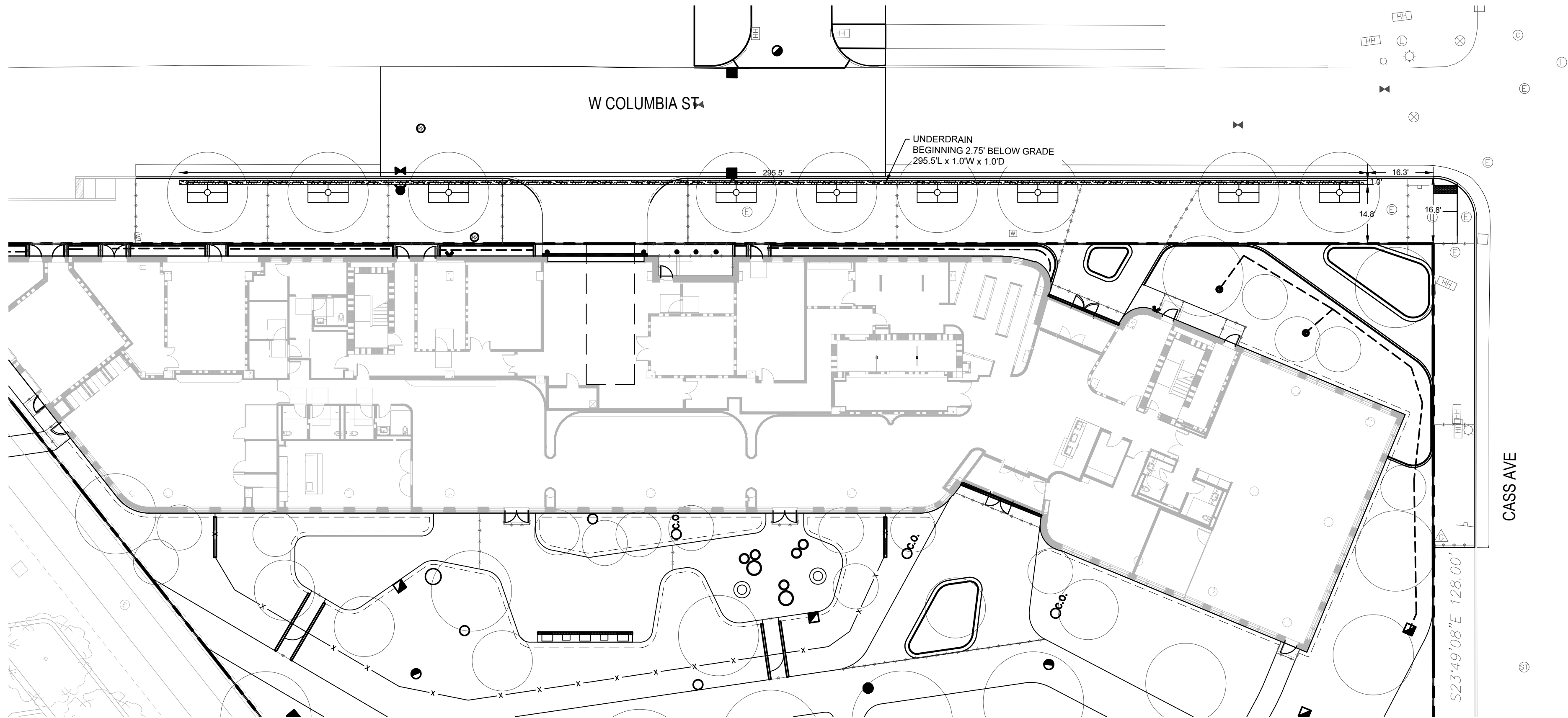
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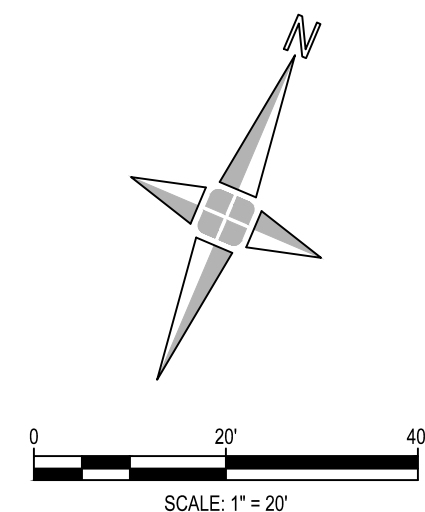


LOCATION MAP
(NOT TO SCALE)



BELOW GRADE ENCROACHMENT

UNDERDRAIN 295.5'L x 1.0'W x 1.0'D
BEGINNING 2.75' BELOW GRADE



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Manager: RMJ
Designer: JH



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Encroachment Petition
Exhibit C

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CITY OF DETROIT
WAYNE COUNTY
MICHIGAN

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Manager:	RMJ
Designer:	JH



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Olympia Development of
Michigan

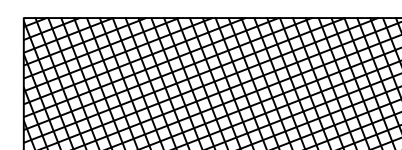
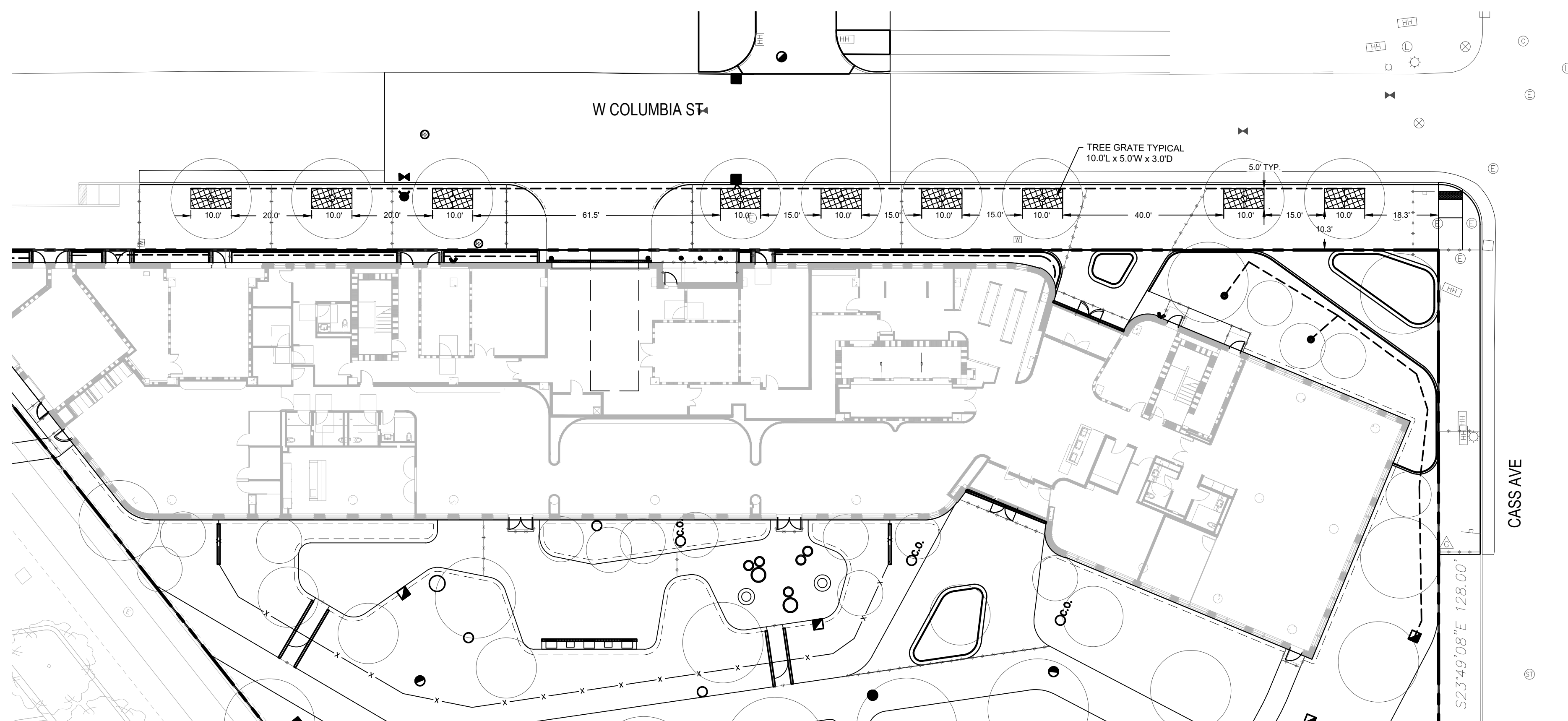
Encroachment Petition Exhibit A

University of Michigan Student
Housing Project

CITY OF DETROIT
WAYNE COUNTY
MICHIGAN

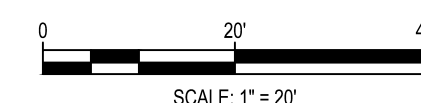
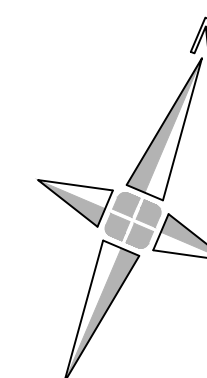
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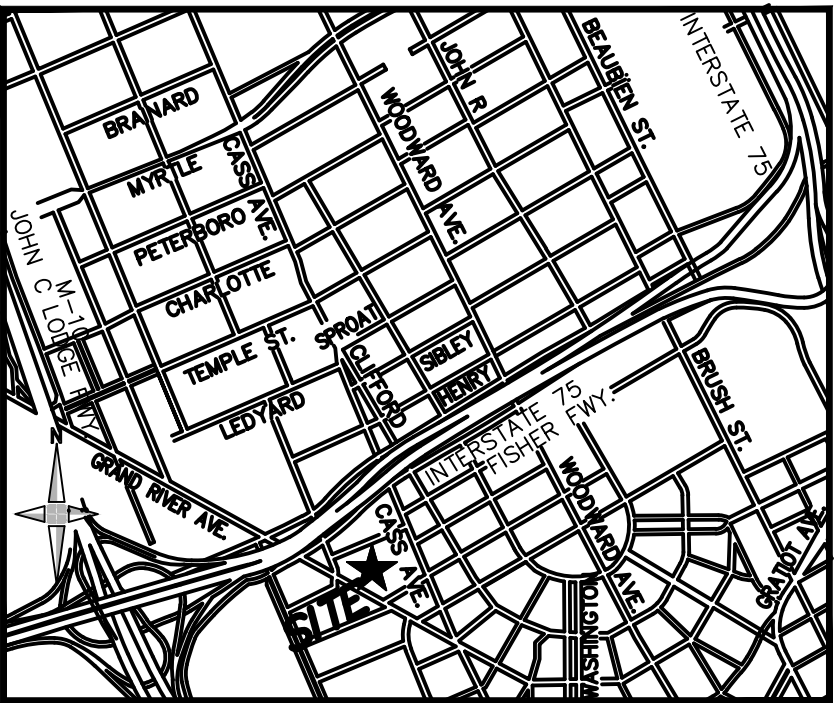
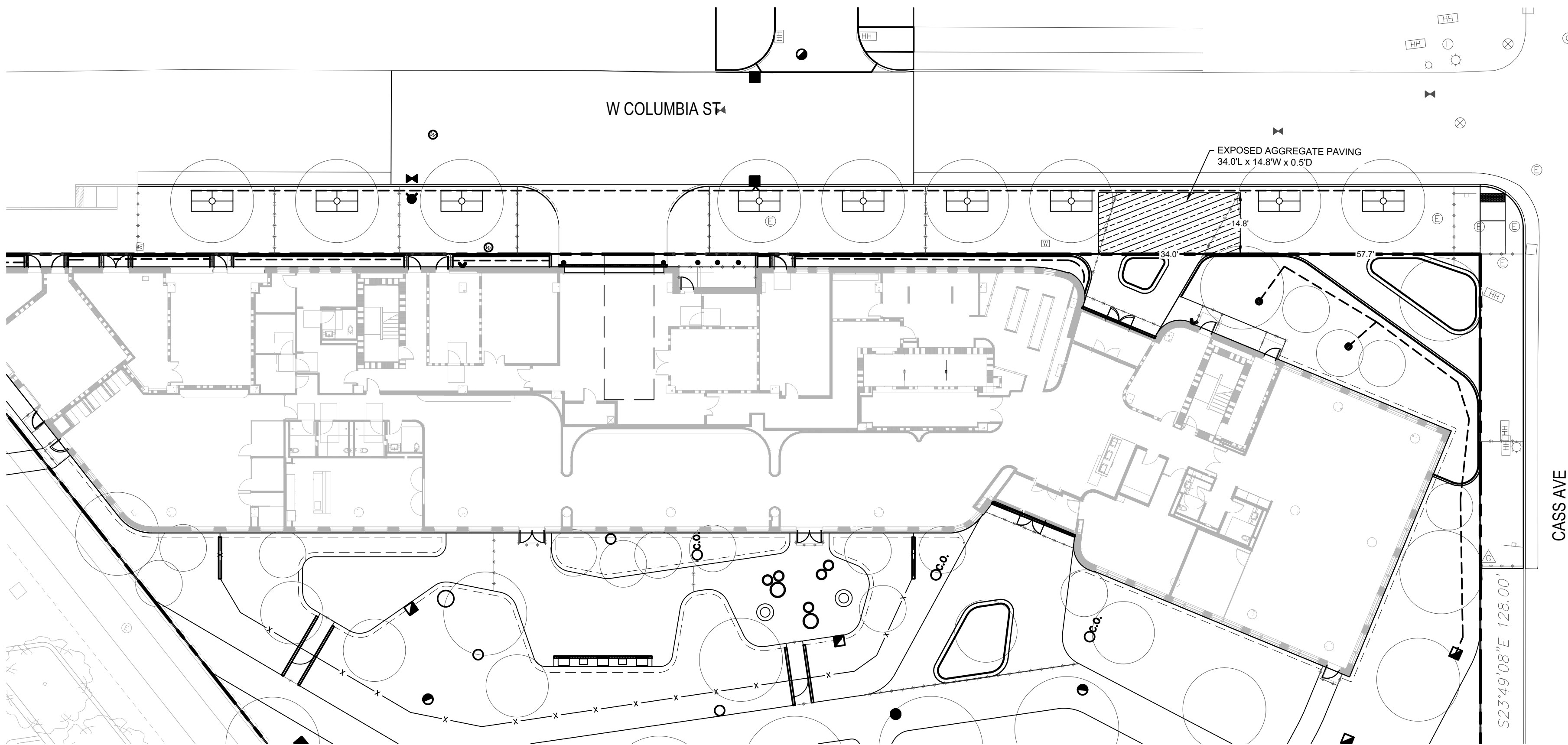


AT GRADE ENCROACHMENT

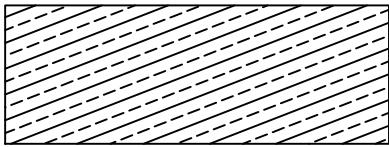
9 - TREE GRATES 10.0'L x 5.0'W x 3.0'D



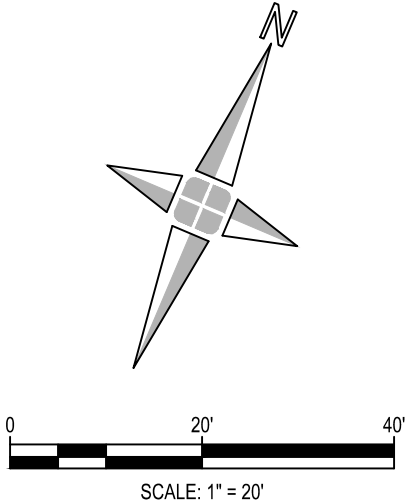
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LOCATION MAP
(NOT TO SCALE)



AT GRADE ENCROACHMENT
EXPOSED AGGREGATE PAVEMENT
34.0'L x 14.8'W x 0.5'D



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Date	Issue

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Olympia Development of
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Encroachment Petition
Exhibit B

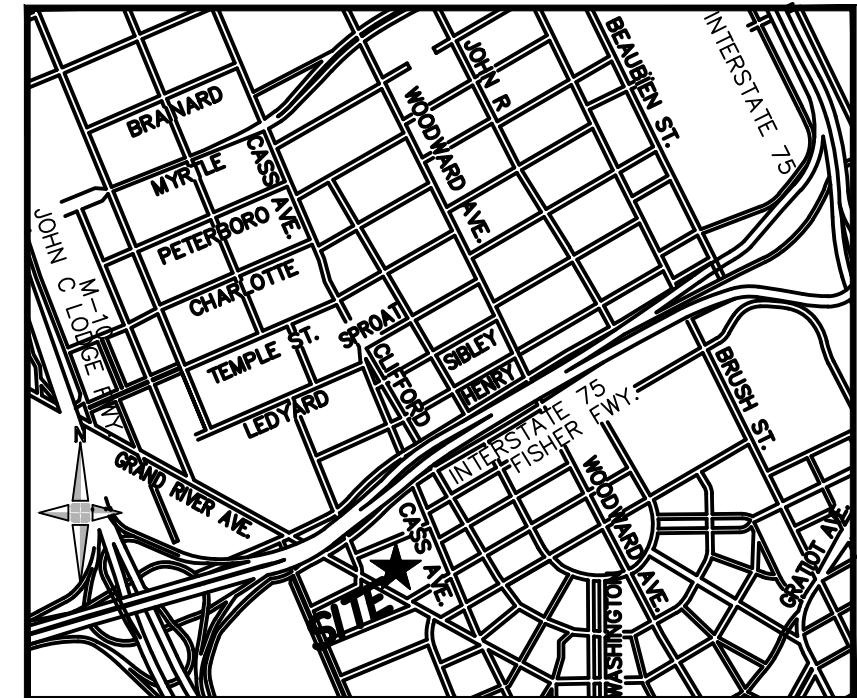
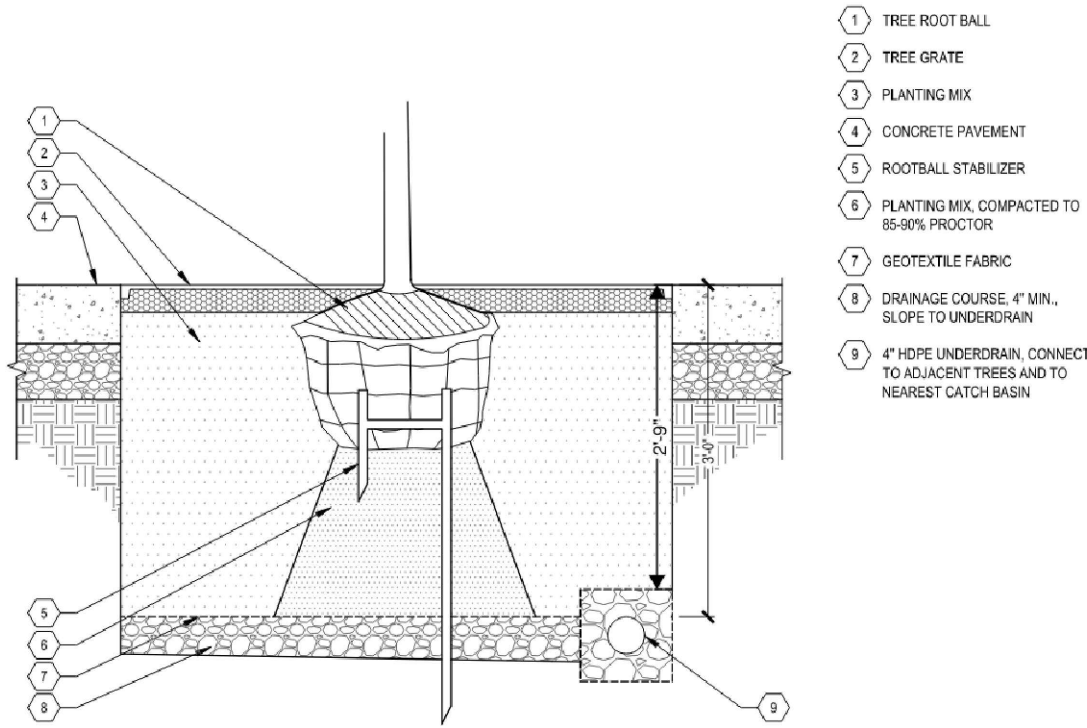
University of Michigan Student
Housing Project

CITY OF DETROIT
WAYNE COUNTY
MICHIGAN

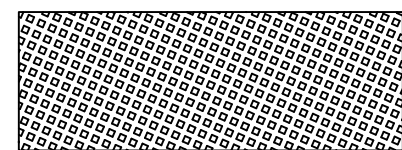
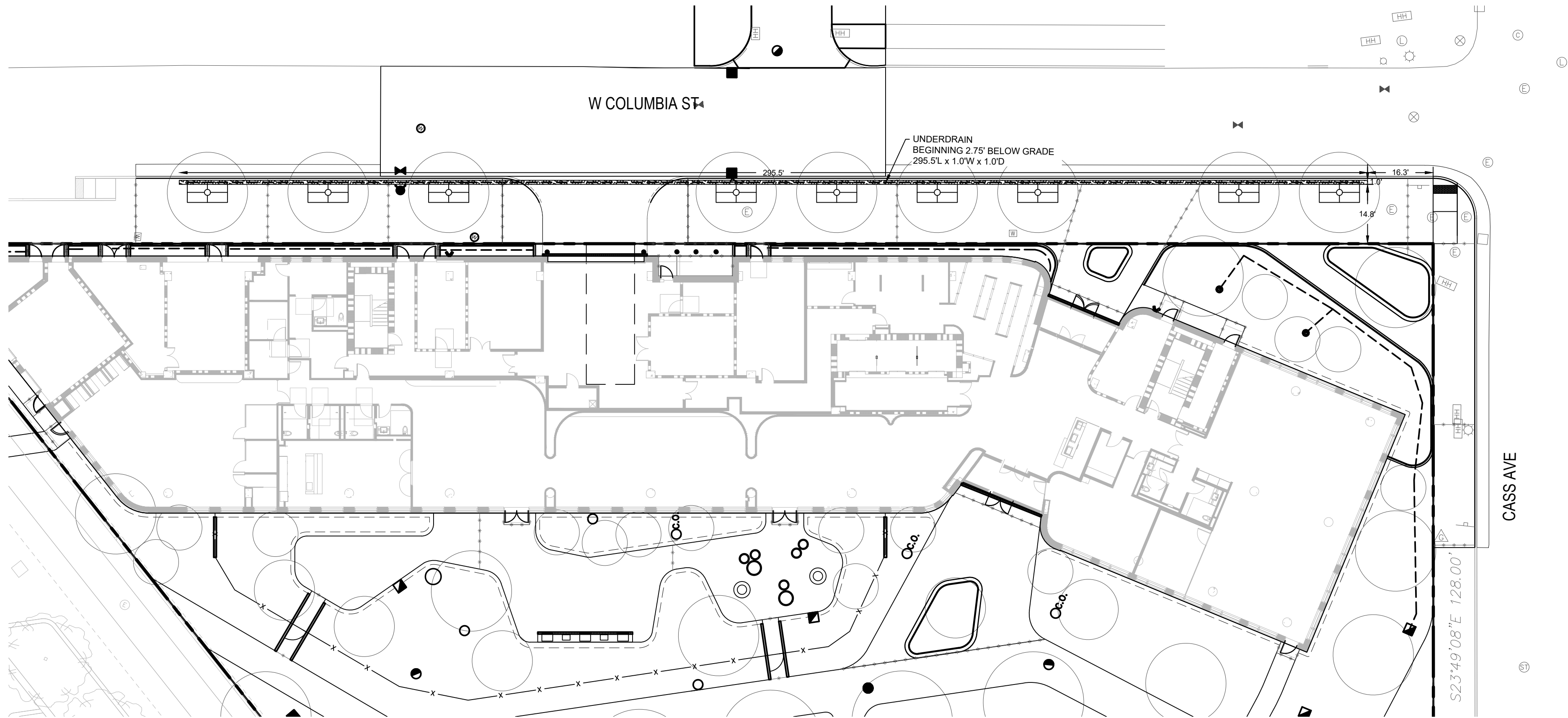
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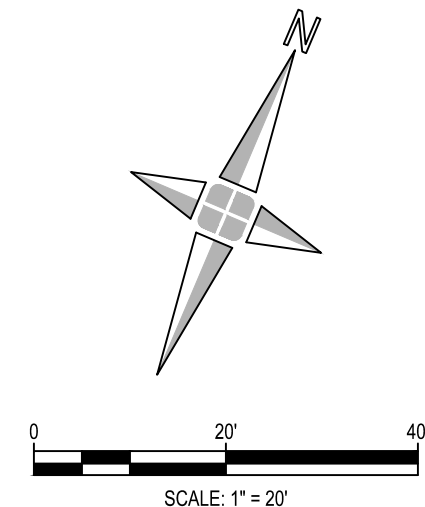


LOCATION MAP
(NOT TO SCALE)



BELOW GRADE ENCROACHMENT

UNDERDRAIN 295.5'L x 1.0'W x 1.0'D
BEGINNING 2.75' BELOW GRADE



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webster

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Encroachment Petition
Exhibit C

University of Michigan Student
Housing Project

CITY OF DETROIT
WAYNE COUNTY
MICHIGAN

Date: 1/8/2026
Scale: 1"=20'
Sheet: EX-C
Project: 18275.188D

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