



Letter of Transmittal

Date: 6-26-2026
Petition Map: 26-16

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>	6-26-2026
Approved by:	Syed Ali	Engineering Manager	<i>Mohammad Siddique</i> For Syed Ali	6-26-2026

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: City of Detroit

From: DeAnn Benetti

Email: epiphanydetroit@att.net

Phone: 586-822-9960

We are submitting this application to receive approval for the pre-existing encroachment of the HVAC platform located at 10103 Kercheval, in the alley.

Thank you

DeAnn Benetti

586-822-9960

To: City of Detroit

From: DeAnn Benetti

Email: epiphanydetroit@att.net

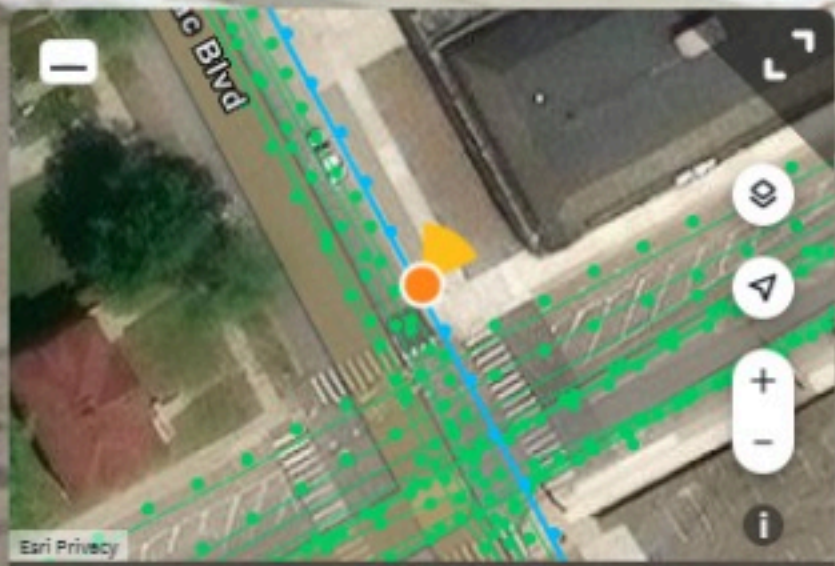
Phone: 586-822-9960

We are submitting this application to receive approval for all pre-existing encroachments at 10103 Kercheval. Including but not limited to the HVAC platform, exposed aggregate concrete on the Cadillac side and lighting on the exterior of the building.

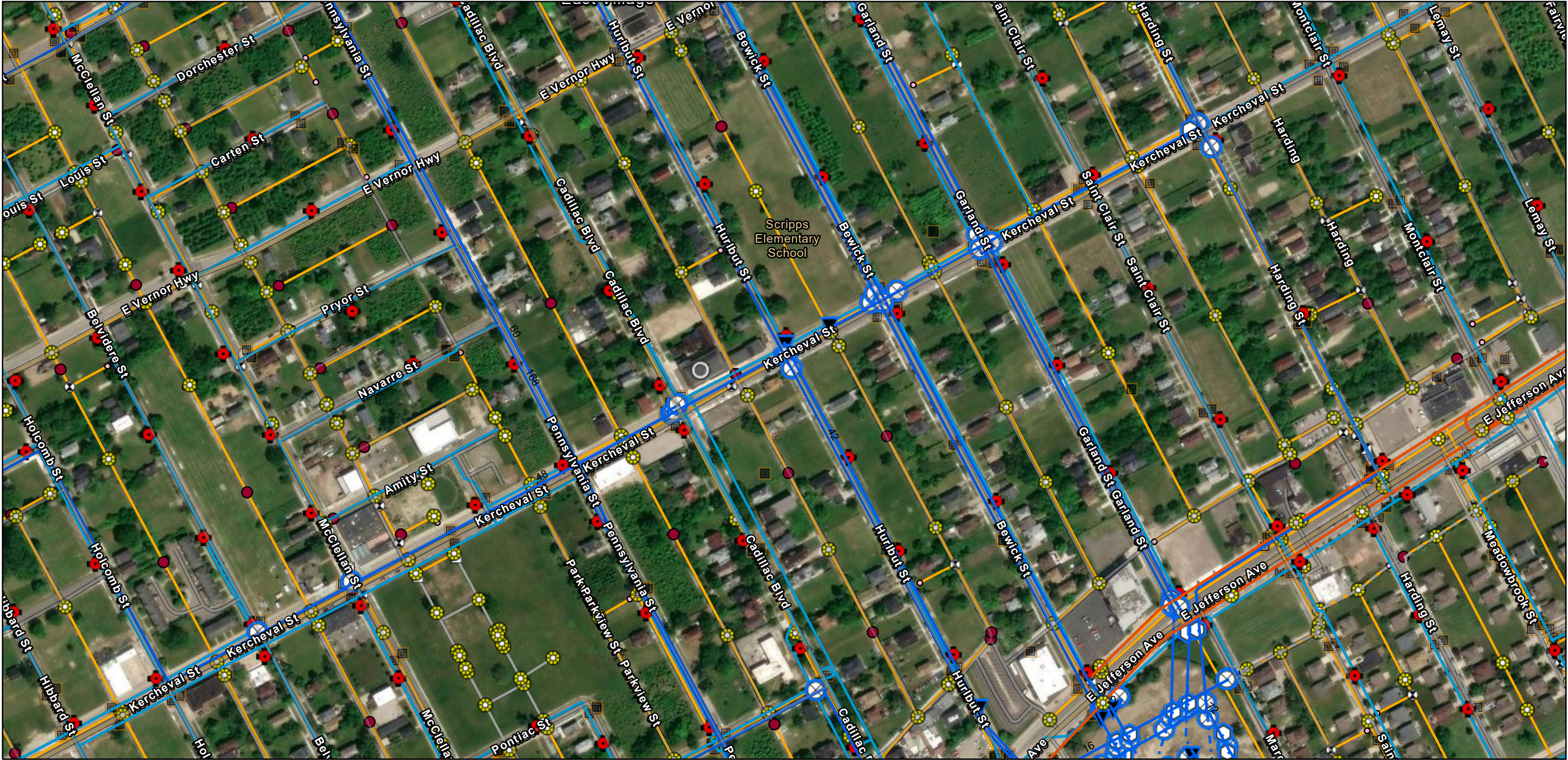
Thank you,

DeAnn Benetti

586-822-9960



10103 Kercheval



6/24/2026

Wastewater Structures - GLWA

Manhole

Wastewater Mains - GLWA

GLWA Gravity Main

Transmission System Mains - GLWA

Abandoned/Inactive Water Main

Active Water Main

Transmission System Valves - GLWA

Blowoff

Gate

Manual Air

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

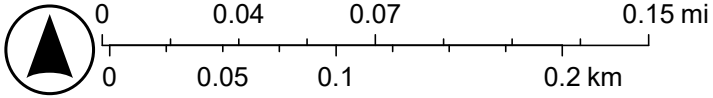
Wastewater Lamp Hole

Wastewater GravityMain

Active

Abandoned/Inactive/Retired

Wastewater Regulator



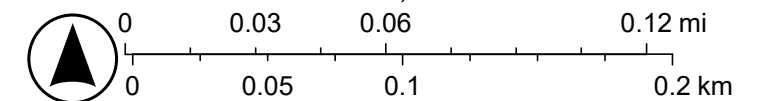
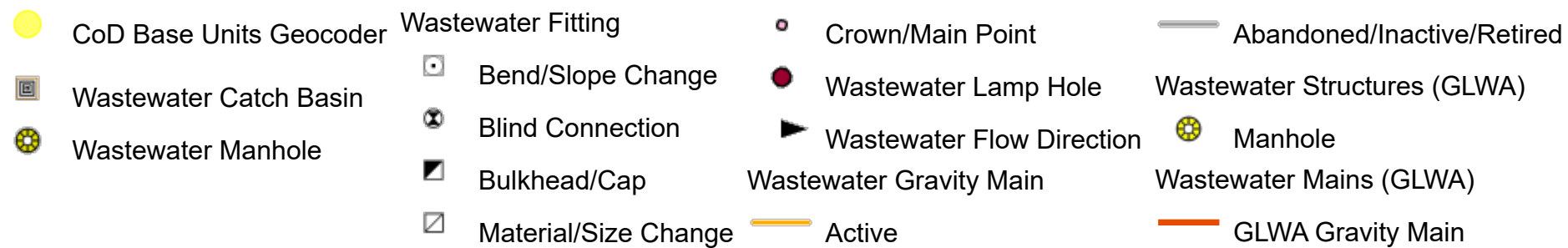
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, GLWA, DWSD, Vantor

10103 Kercheval



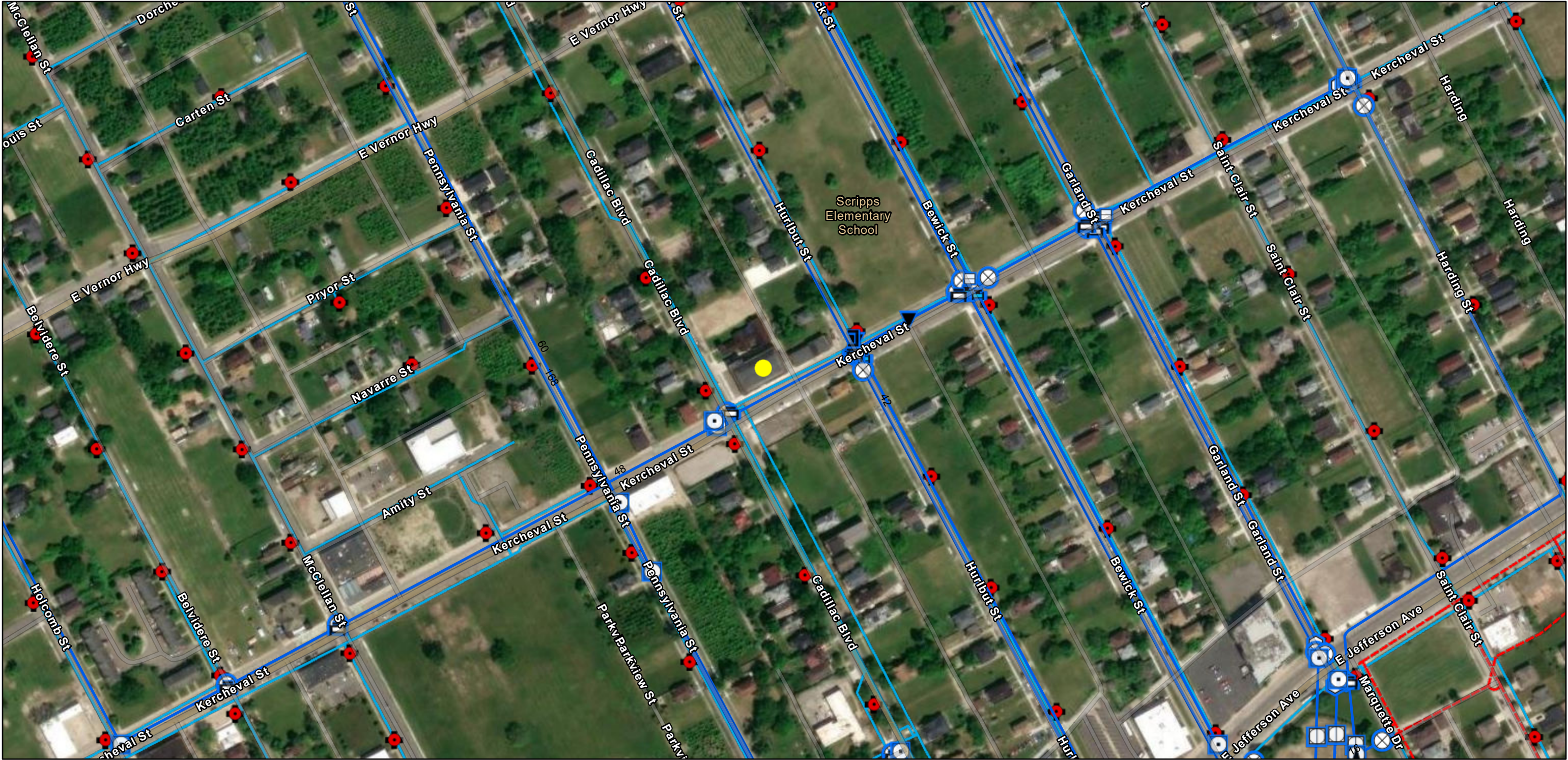
6/24/2026, 8:32:03 AM

1:3,785



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

10103 Kercheval



6/24/2026, 8:31:48 AM

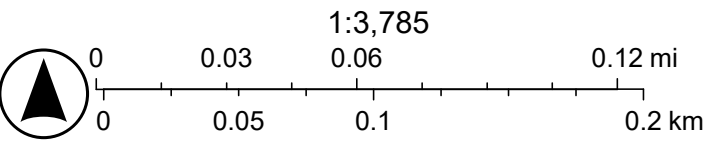
- CoD Base Units Geocoder
- Transmission System Fitting (GLWA)
 - Cap
 - Coupling

- Cross
- Horizontal Bend
- Reducer
- Sleeve

- Tee
- Vertical Bend
- Wye
- Transmission System Valve (GLWA)
 - Blowoff

- Gate
- Manual Air
- Transmission System Main (GLWA)
 - Abandoned/Inactive Water Main
 - Active Water Main

- Distribution System Hydrant (DWSD)
 - DWSD
- Distribution System Main (DWSD)
 - Active
 - Abandoned



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

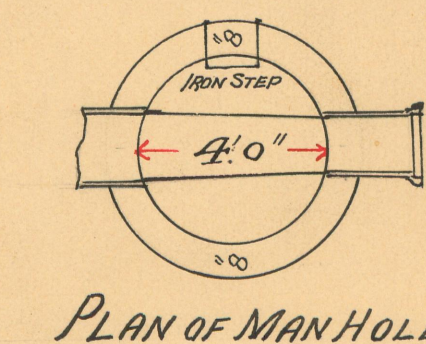
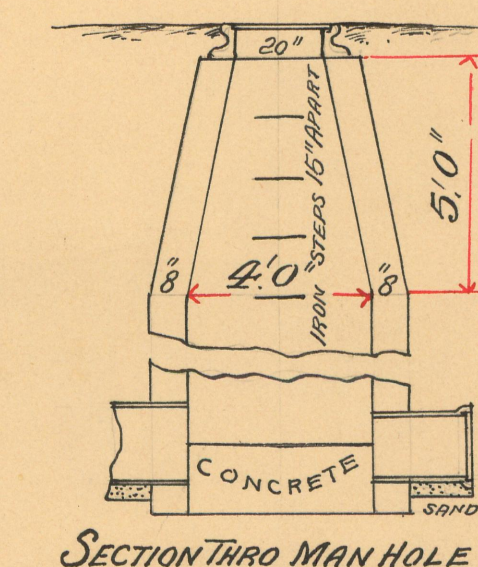
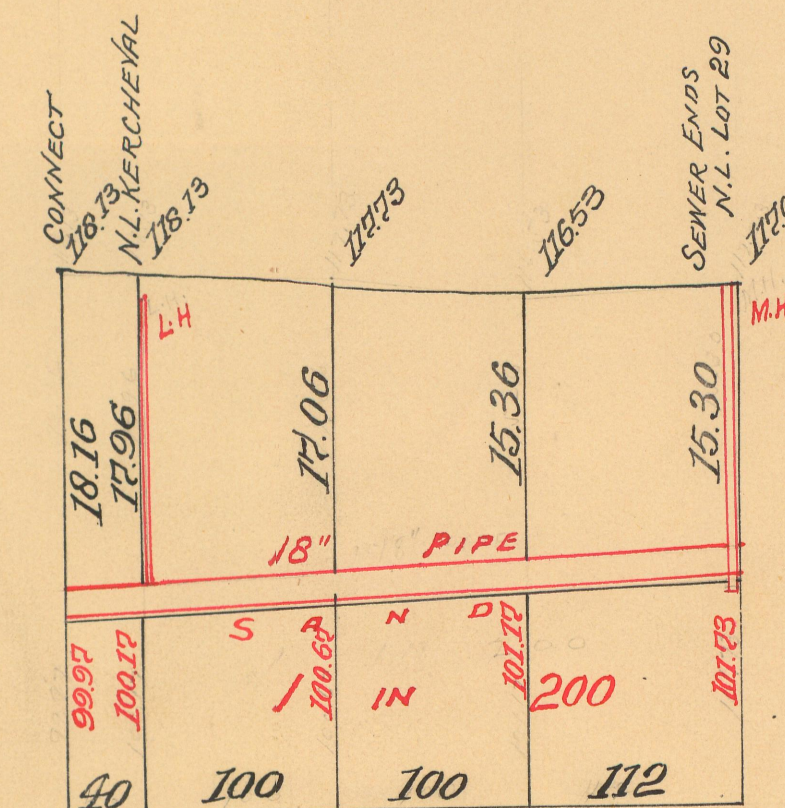
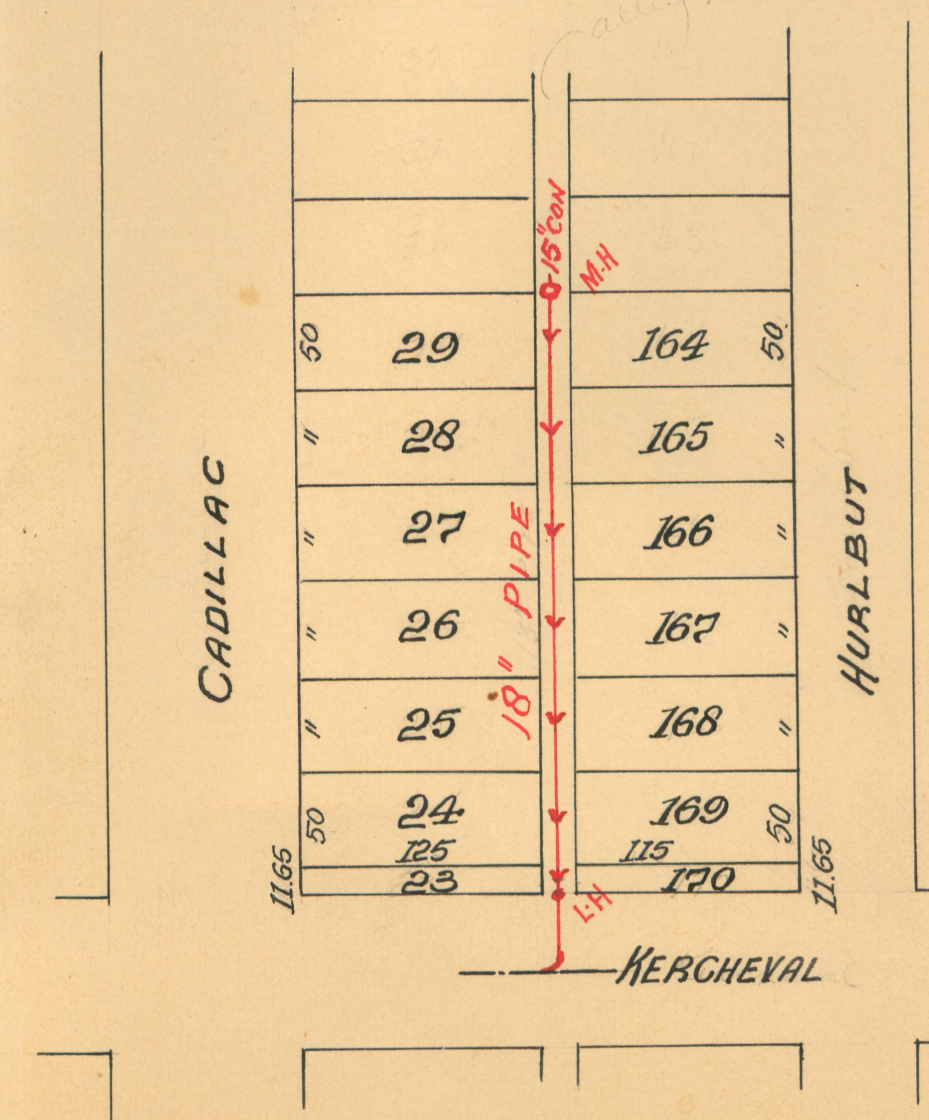
SEWER No 1004
ROLL No 5710

LATERAL SEWER IN ALLEY

BETWEEN
CADILLAC AND HURLBUT AVES
AND
NORTH OF KERCHEVAL AVENUE

CONTRACTOR ... T. G. WHITTAKER
CONTRACT PRICE \$ 369.00
INSPECTION & CEMENT 31.68
MAN HOLE COVER 4.65
COSTS 4.50
TOTAL COST \$ 409.83

SEWER
LENGTH OF SEWER 352 FEET
" " 18" PIPE 352 " INCLUDING 14" 6" S, 2 BENDS
AND 1 (8" x 18") T
1 - 15" CONNECTION IN MAN HOLE
1 - LAMP HOLE WITH IRON COVER
1 - MAN " " " STEPS
GRADE, 0.50 PER 100 FEET



14673

SEWER No 1144
 ROLL No 6204
 CONTRACTOR J. JEYNES

CONTRACT PRICE \$504.00
 INSPEC'N & CEMENT 31.50
 MAN HOLE COVERS 4.65
 COSTS 4.20
 TOTAL COST \$544.35

LATERAL SEWER IN ALLEY

NORTH OF
 KERCHEVAL AVENUE

BETWEEN

CADILLAC AND HURLBUT AVES FROM LOT 154 TO 156

SCALES:

HORIZONTAL 1 INCH = 100 FEET.

VERTICAL 1 INCH = 10 FEET.

PLAT 1 INCH = 100 FEET.

DETAILS 1 INCH = 4 FEET.

NOTE.—Cement and Manhole Covers will be furnished by the City.

SEWER

LENGTH OF SEWER 350 FEET

" " 15" PIPE 350 " INCLUDING 14.6'ys

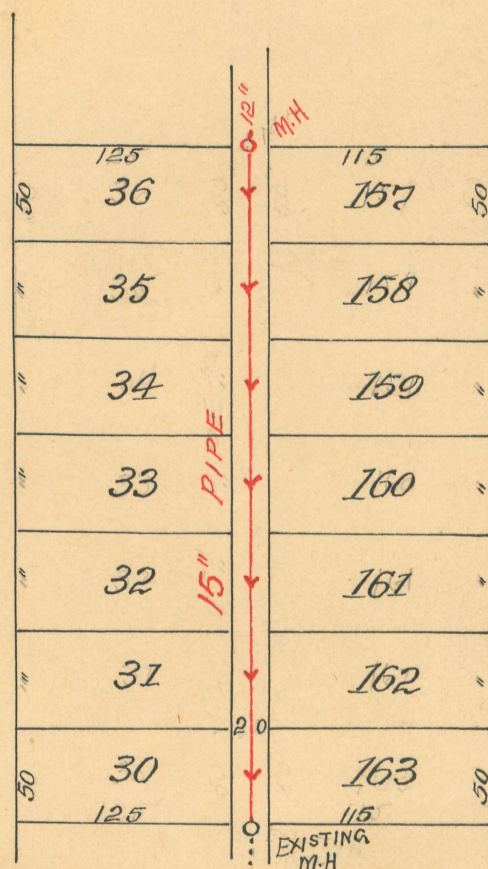
1... 12" CONNECTION IN MAN HOLE

1... MAN HOLE WITH IRON STEPS

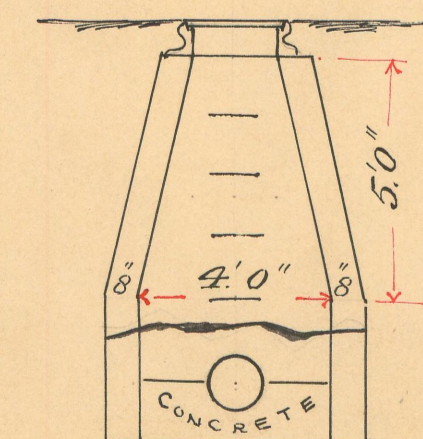
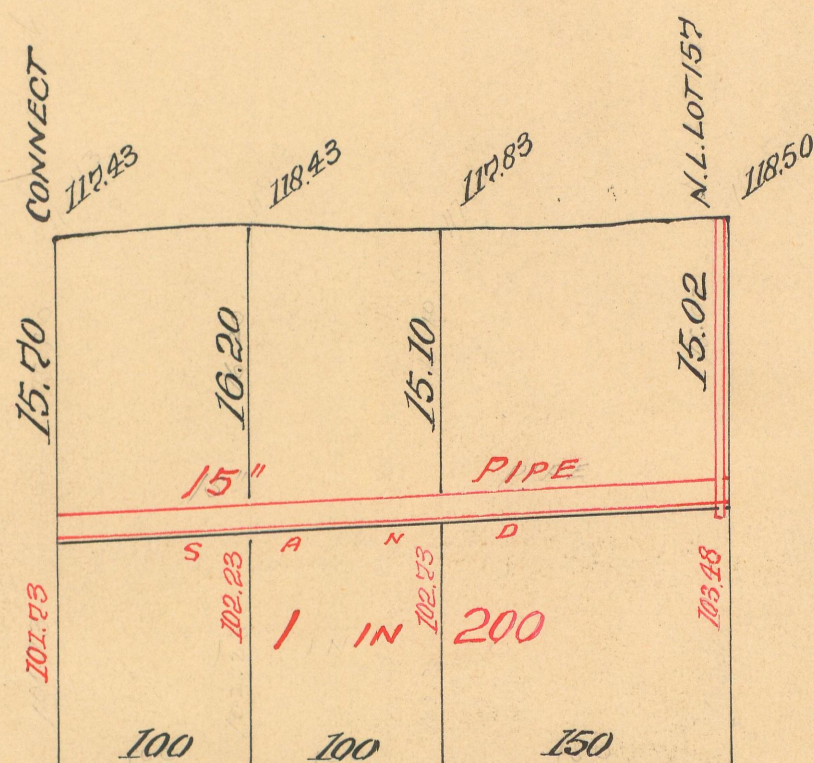
GRADE; 0.50 PER 100 FEET

N. B. The Contractor to furnish and put in place a 1x2 pine strip 10 feet long directly over each House Connection. The tops of strip to be flush with the surface of the ground.

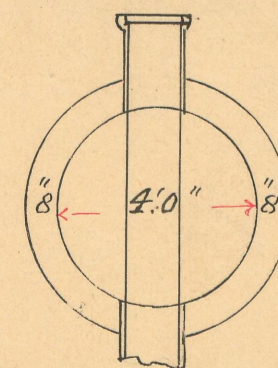
CADILLAC



HURLBUT



SECTION THRO MAN HOLE



PLAN OF MAN HOLE

SEWER No 1174
 ROLL No 6250
 CONTRACTOR W.H. WHITTAKER

LATERAL SEWER IN ALLEY

BETWEEN

CADILLAC AND HURLBUT AVE'S

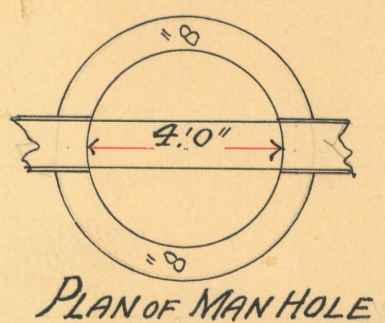
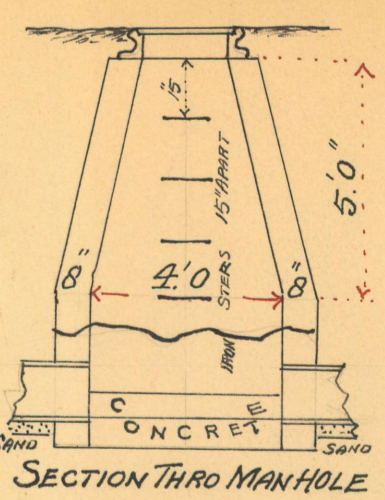
FROM

LOT 36 TO LOT 68 N OF KERCHEVAL AVE

SEWER

LENGTH OF SEWER 1550 FEET
 " " 15" PIPE 400 " INCLUDING 16.6'ys
 " " 12" " 800 " " 32.6'ys-
 1. INCREASER 12 TO 15 #1 (12x8) T #1-12"
 LENGTH OF 10" PIPE 350 FEET INCLUDING 14.6'ys
 1. INCREASER 10 TO 12 #1 (10x8) T
 1. 10" CONNECTION IN MAN HOLE
 2. LAMP HOLES WITH IRON COVERS
 2. MAN " " " STEPS
 GRADE; 0.50 PER 100

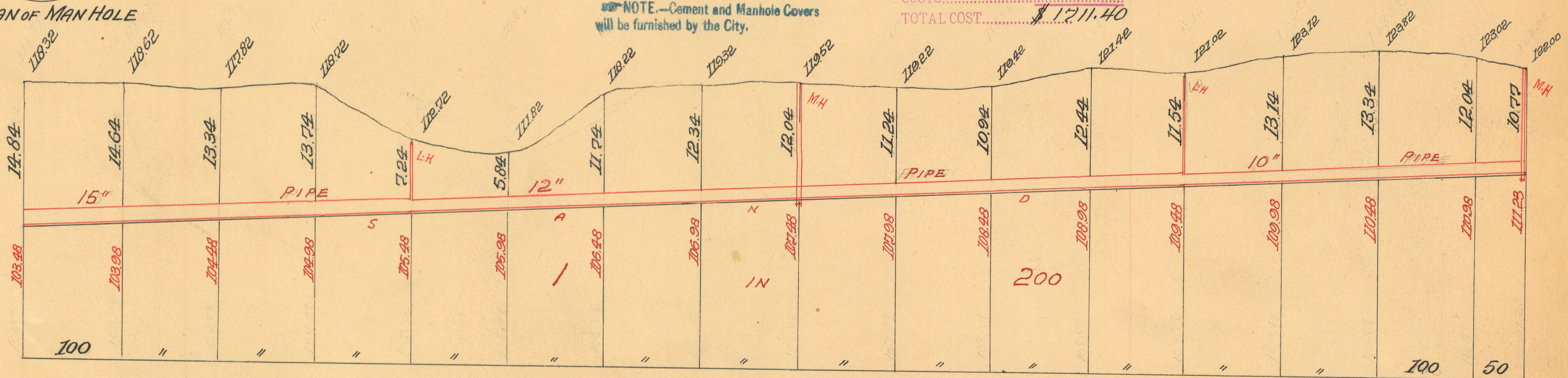
N. B. The Contractor to furnish and put in place a 1x2 one strip 10 feet long directly over each House Connection. The tops of strip to be flush with the surface of the ground.



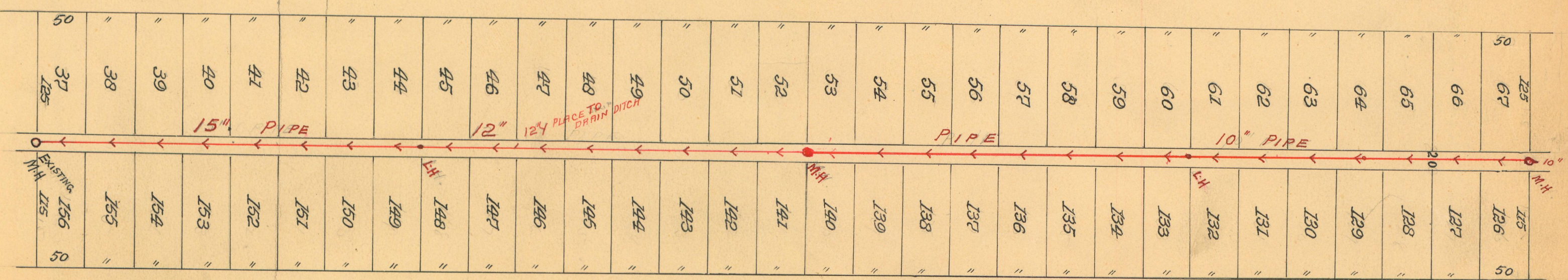
SCALES:

HORIZONTAL 1 INCH = 100 FEET.
 VERTICAL 1 INCH = 10 FEET.
 PLAT 1 INCH = 100 FEET.
 DETAILS 1 INCH = 4 FEET.
 NOTE. Cement and Manhole Covers will be furnished by the City.

CONTRACT PRICE \$1544.00
 INSPEC'N & CEMENT 139.50
 MAN HOLE COVERS 9.80
 COSTS 18.60
 TOTAL COST \$1711.40

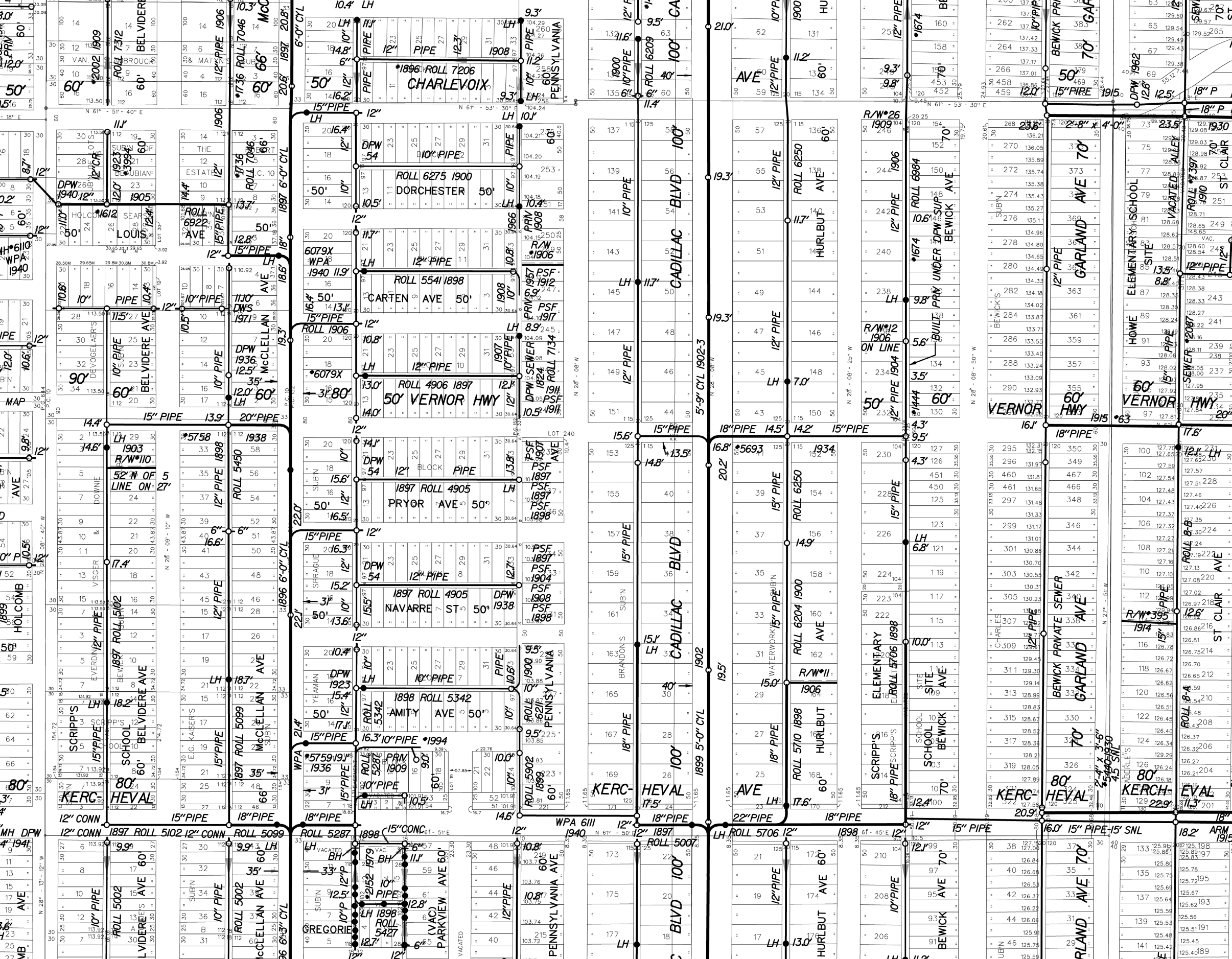


CADILLAC



HURLBUT



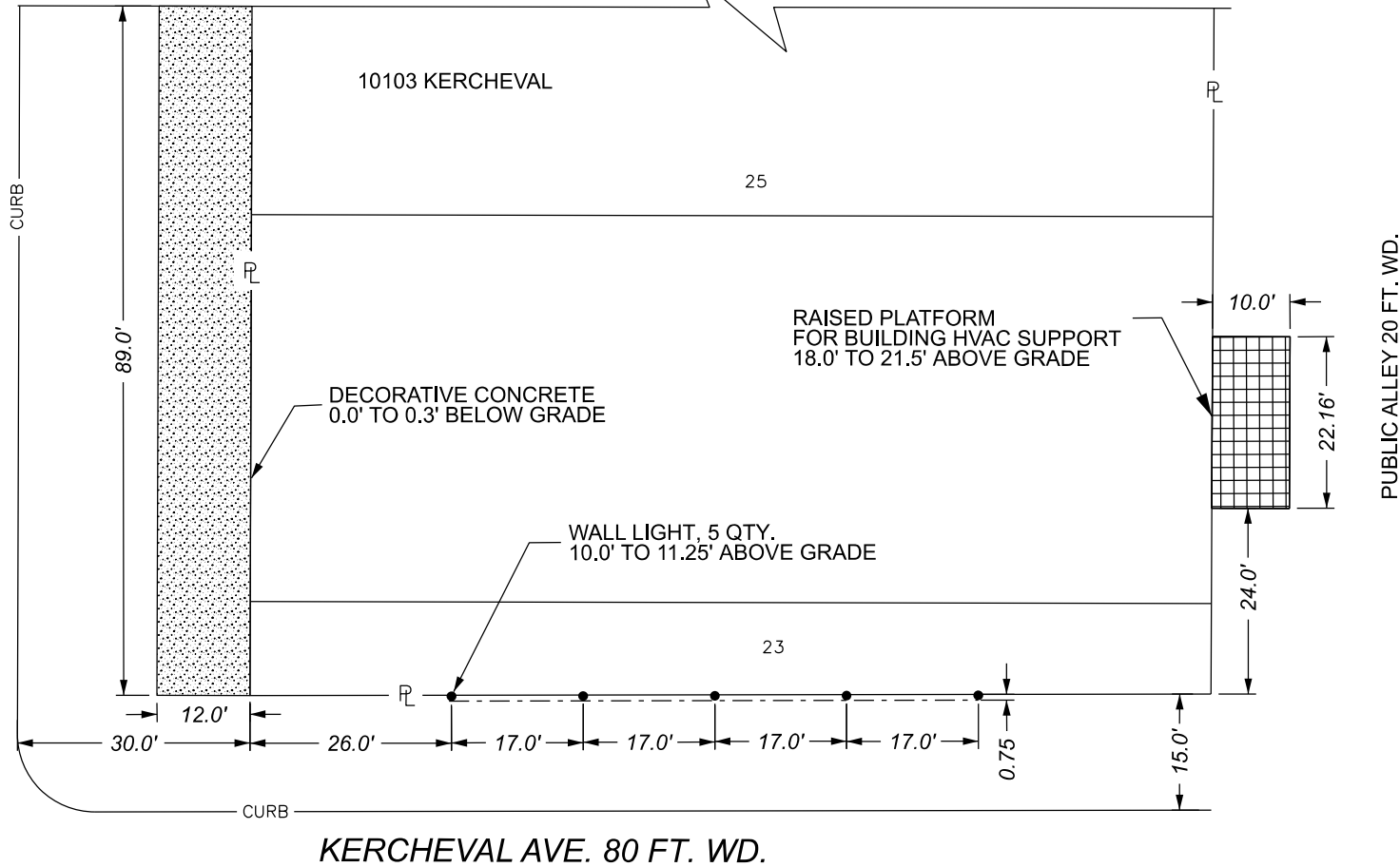


MAP-26-16

VERNOR HWY. 50 FT. WD.



CADILLAC BLVD. 100 FT. WD.



HURLBUT AVE. 60 FT. WD.

VERNOR HWY.	
41	152
39	154
37	156
35	158
33	160
31	162
29	164
27	166
25	168
23	170
KERCHEVAL AVE.	

- REQUEST ENCROACHMENT (FOR DECORATIVE CONCRETE)
- REQUEST ENCROACHMENT (FOR ABOVE GRADE PLATFORM)
- REQUEST ENCROACHMENT (FOR WALL LIGHTS)

(FOR OFFICE USE ONLY)

CARTO 55 D

REQUEST ENCROACHMENT
 INTO THE NORTH/SOUTH ALLEY
 BOUNDED BY KERCHEVAL ST., HURLBUT AVE.,
 VERNOR HWY., AND CADILLAC BLVD.
 AT 10103 KERCHEVAL

CITY OF DETROIT
 CITY ENGINEERING DIVISION
 MAPS & RECORDS BUREAU

JOB NO. 26-16

DRWG. NO.

DRAWN BY LC

DATE 02/27/2026

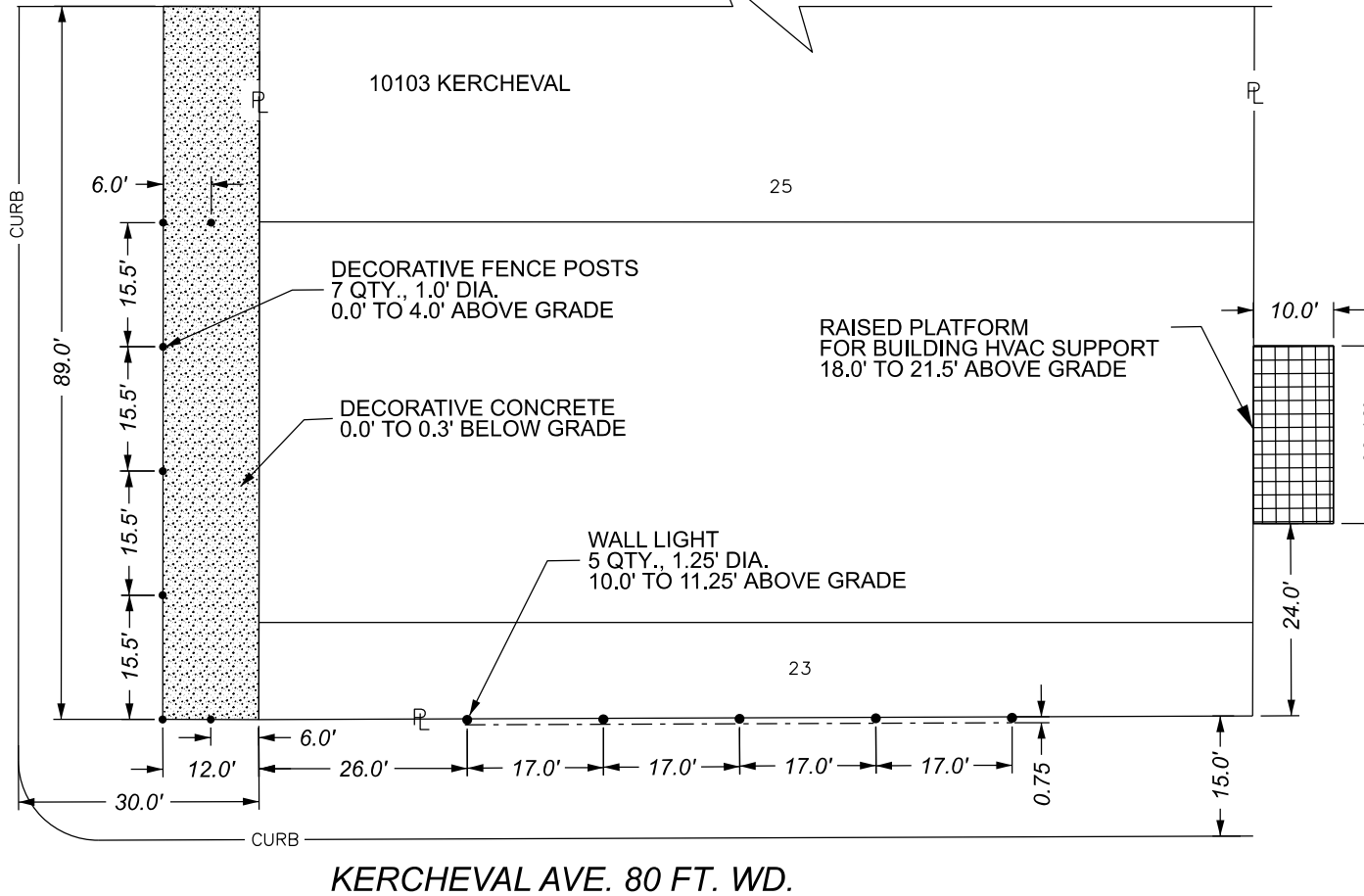
CHECKED AP/TS

APPROVED GE

VERNOR HWY. 50 FT. WD.



CADILLAC BLVD. 100 FT. WD.



- REQUEST ENCROACHMENT
(FOR DECORATIVE CONCRETE)



- REQUEST ENCROACHMENT
(FOR WALL LIGHTS)

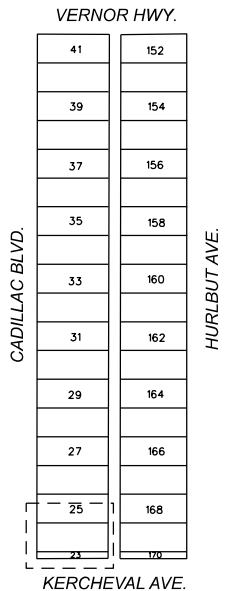


- REQUEST ENCROACHMENT
(FOR ABOVE GRADE PLATFORM)



- REQUEST ENCROACHMENT
(FOR DECORATIVE FENCE POSTS)

(FOR OFFICE USE ONLY)



CARTO 55 D

**REQUEST ENCROACHMENT INTO THE
NORTH/SOUTH ALLEY BOUNDED BY
KERCHEVAL ST., HURLBUT AVE., VERNOR HWY.,
AND CADILLAC BLVD.; AND THE SIDEWALK
ALONG CADILLAC BLVD. AT 10103 KERCHEVAL**

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

JOB NO. 26-16

DRWG. NO.

DRAWN BY LC

DATE 6/15/2026

CHECKED AP

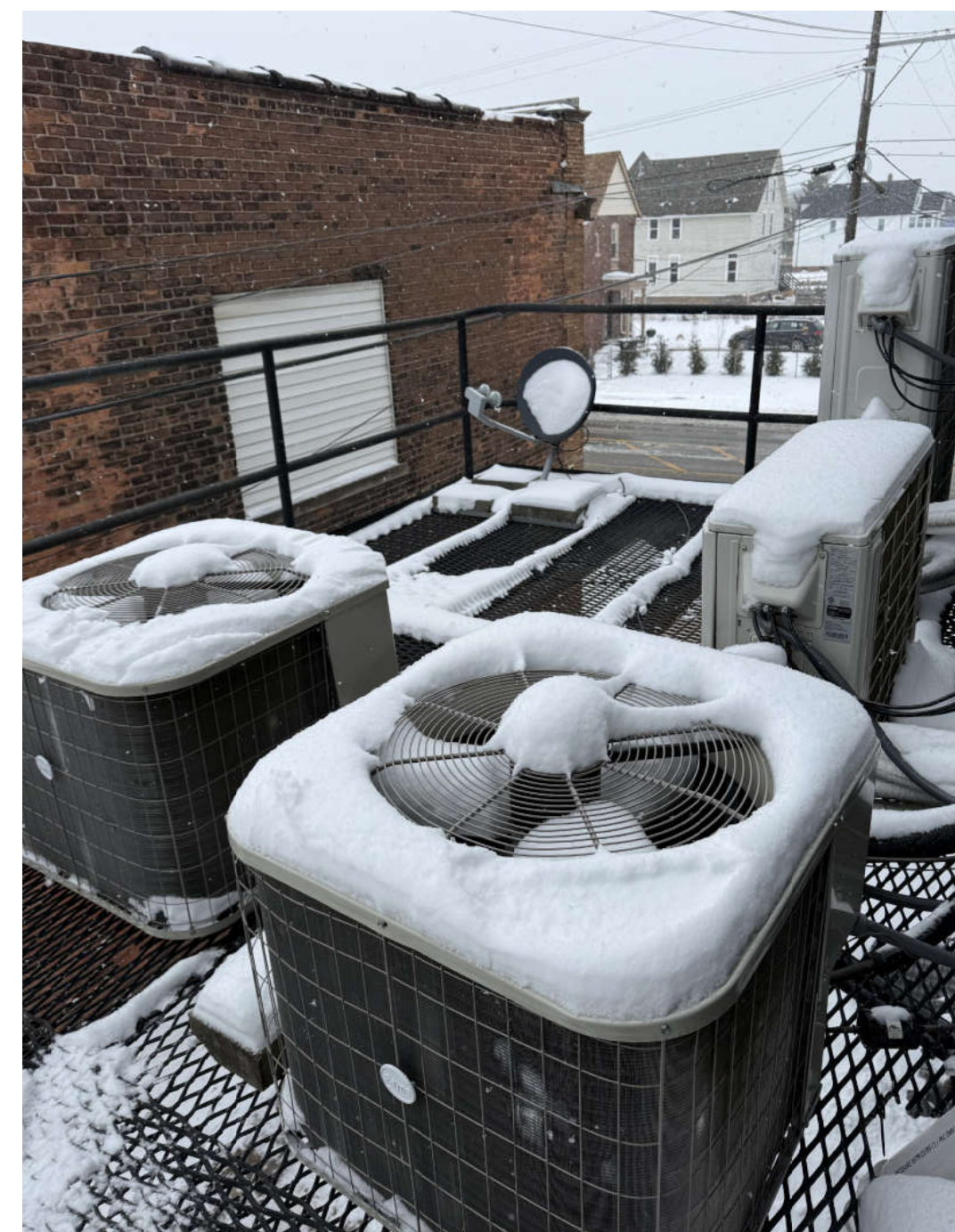
APPROVED GE



PLATFORM IN RELATION TO ALLEY

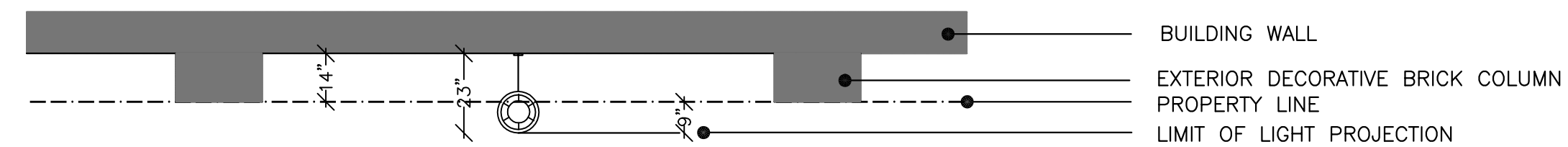


WALL LIGHT ABOVE RIGHT OF WAY



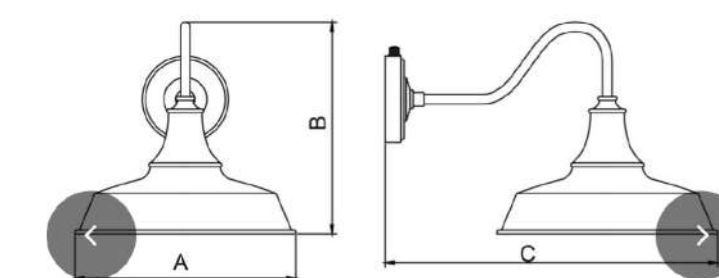
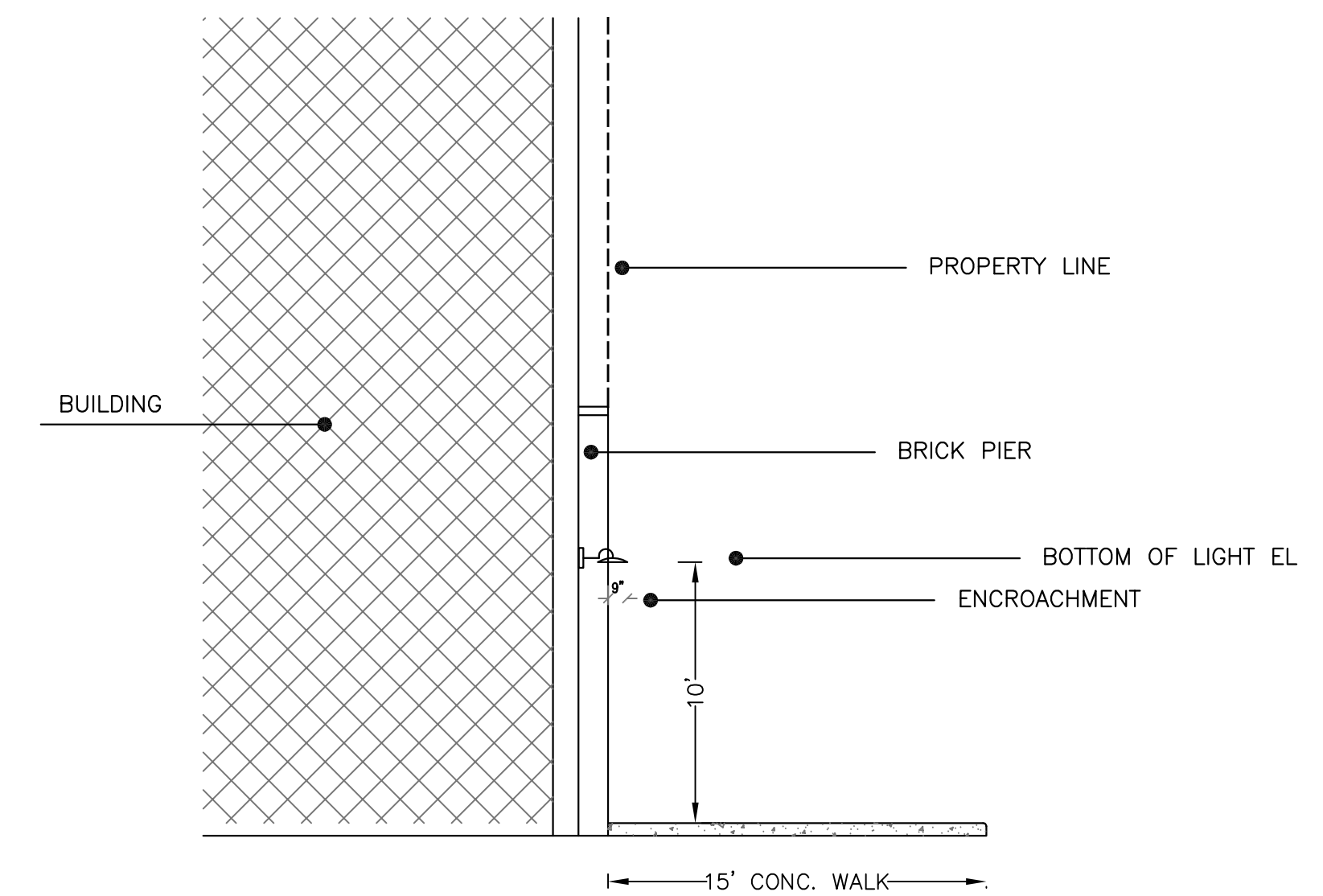
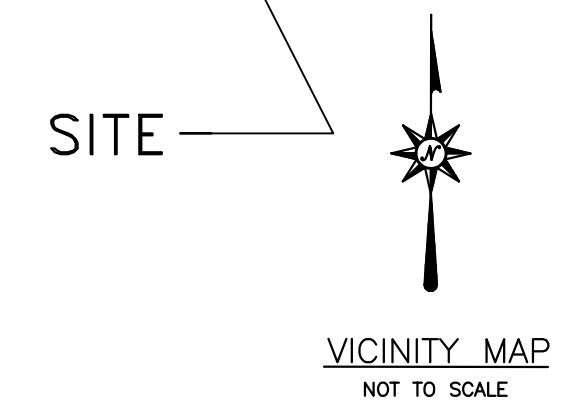
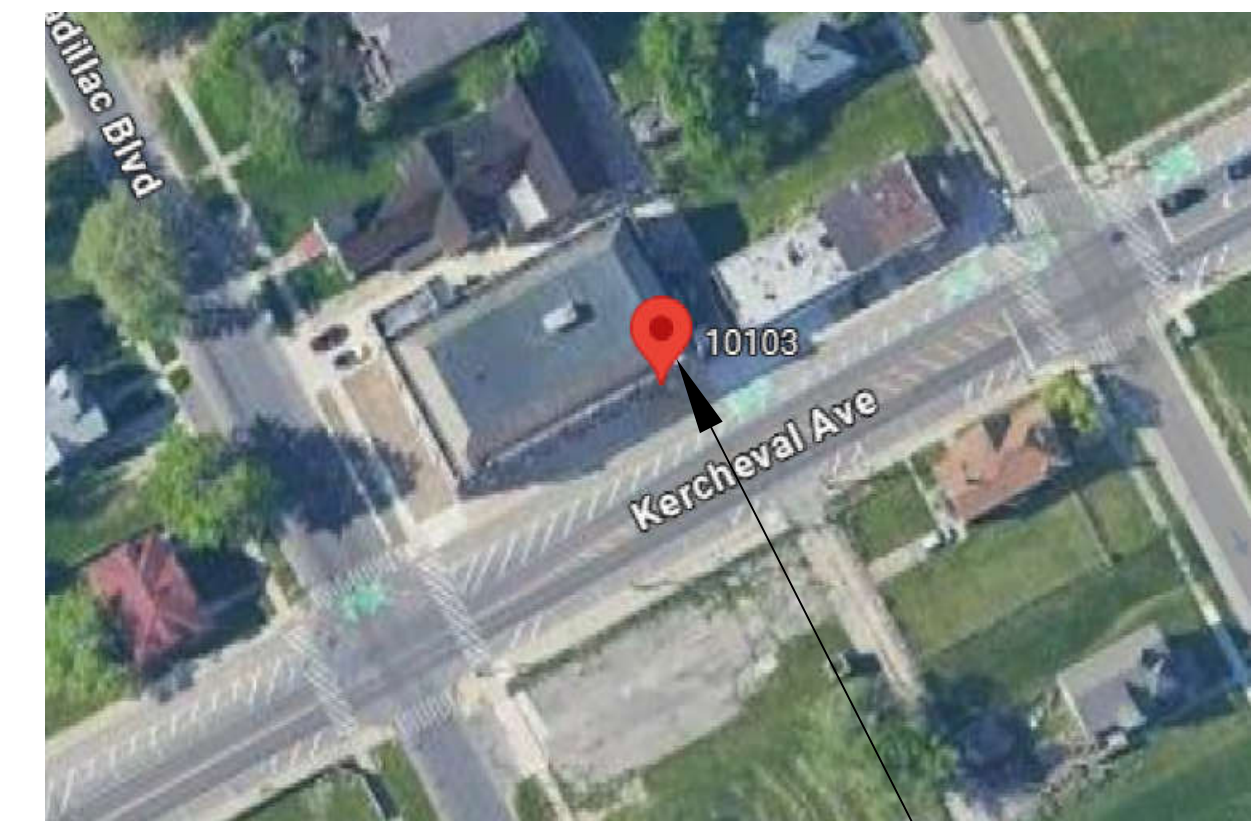
HVAC EQUIPMENT ON PLATFORM

- ① TYPICAL BUILDING LIGHT EXTENDED 10" FROM INNER BUILDING WALL
- ② TYPICAL WALL BUILDING LIGHTS EXTENDED 23" FROM INNER BUILDING WALL AND 10" ABOVE THE CONCRETE WALK
- ③ .11' X 22' RAISED PLATFORM FOR BUILDING HVAC SUPPORT. STEEL FRAME WITH STEEL GRATING FLOOR. 2.5" CIRCULAR TUBE RAILING 43" HIGH. CANOPY ELEVATION FROM ALLEY CONC. FLOOR IS 18'



TOP VIEW OF WALL LIGHT

NOT TO SCALE



A: 15"

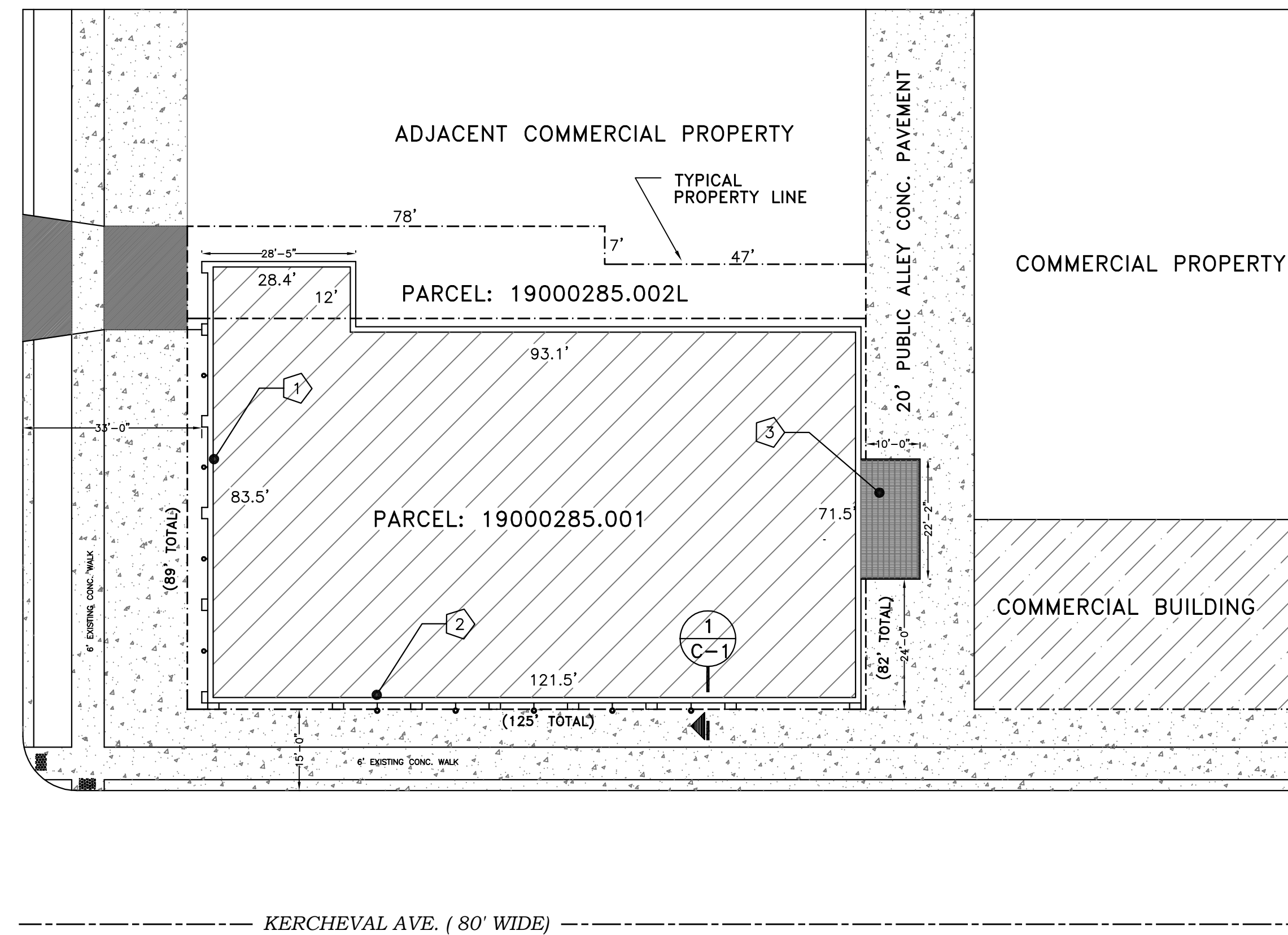
B: 12.25"

C: 23"



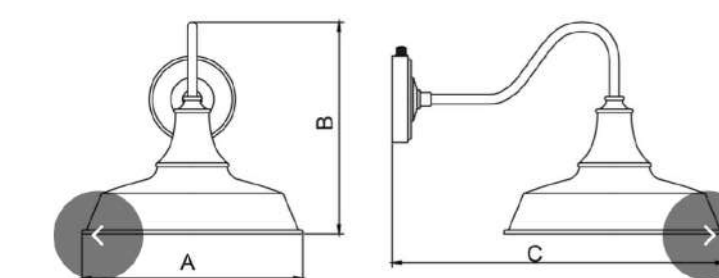
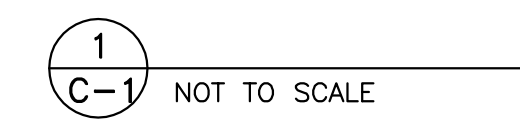
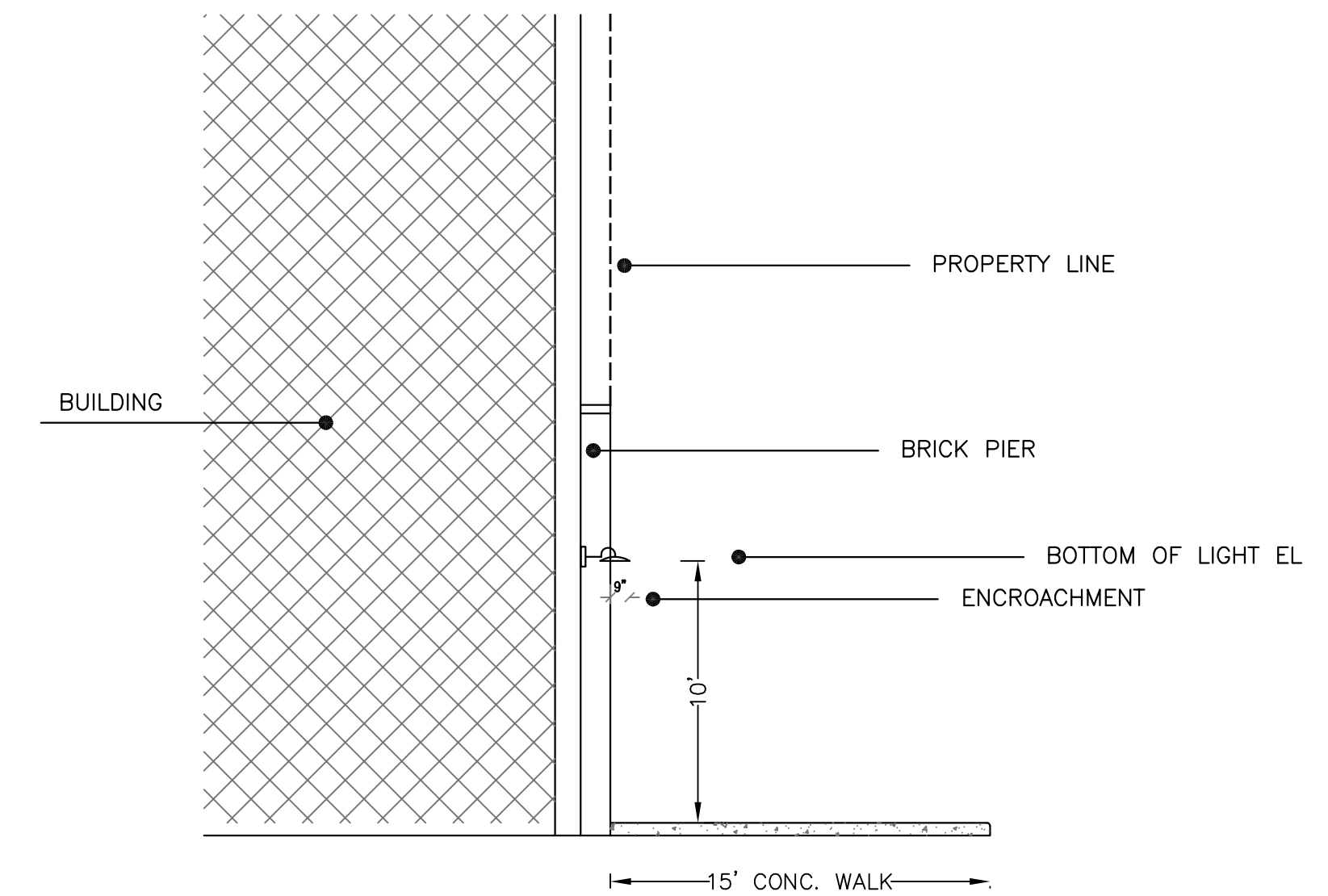
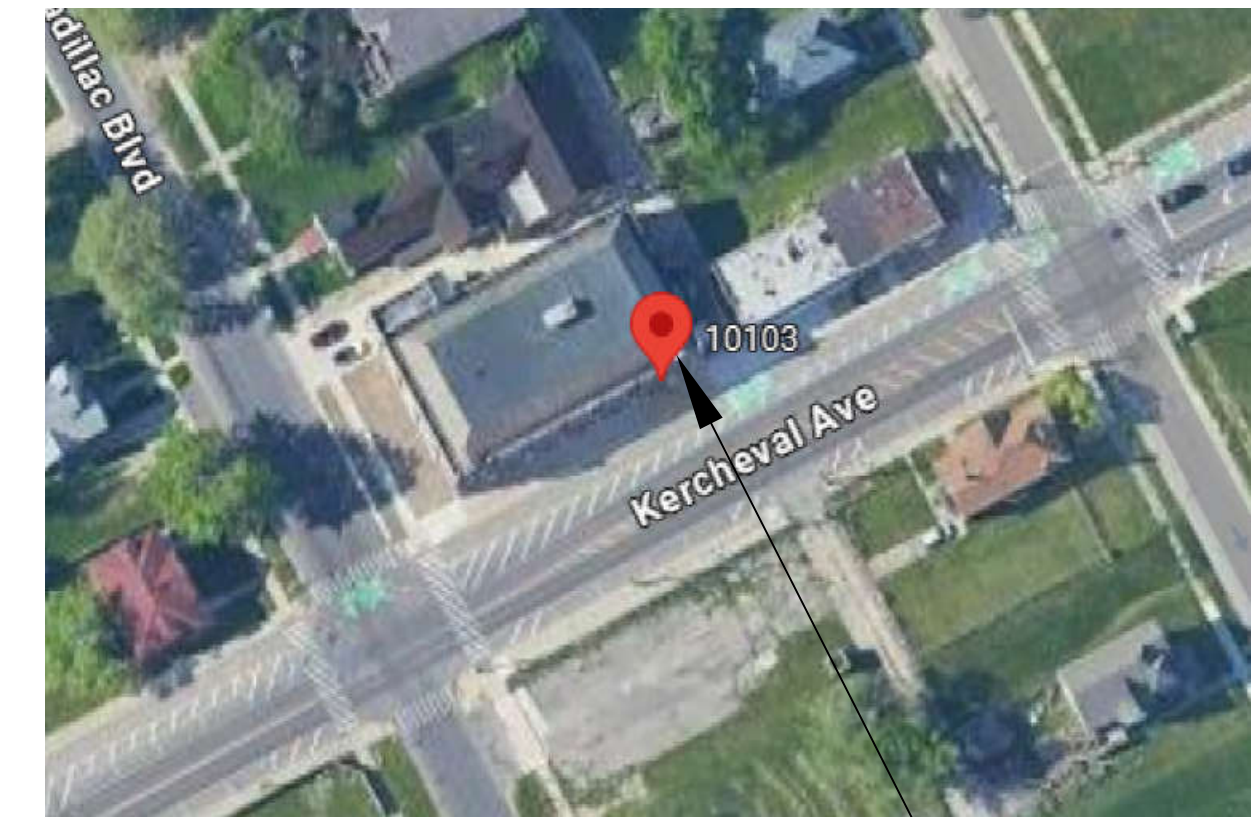
*SPECIFICATION OF WALL
LIGHTS INSTALLED*

SCALE: AS NOTED	DATE: 08-28-2025	ACAD FILE: 10103 KERCHEVAL		SHEET TITLE: EXISTING SITE PLAN APPLICATION FOR ENCROACHMENT IN THE RIGHT OF WAY OF AN EXISTING SITE LOCATED AT 10103 KERCHEVAL, DETROIT MICHIGAN APPLICANT: EPIPHANY DETROIT LLC 10103 KERCHEVAL, DETROIT, MICHIGAN 48214 EPIPHANYDETROIT@ATT.NET	HANNA ENGINEERING AND CONSULTING <i>Planners and Engineers</i> 31786 Clarita Livonia, Michigan 48152 Tel: (313) 575-0220 jsaad.hec@gmail.com	JOB No. 25-2025 SHEET No. C-1
DRAWN BY J.S.	DATE 01-28-2026	ISSUED FOR [PW APPLICATION FOR ENCROACHMENT IN THE RIGHT OF WAY]				
DESIGNED BY J.S.	DATE 02-17-2026	REV#1				
CHECKED BY J.S.						



SCOPE OF WORK

- ① TYPICAL BUILDING LIGHT EXTENDED 10" FROM INNER BUILDING WALL
- ② TYPICAL WALL BUILDING LIGHTS EXTENDED 23" FROM INNER BUILDING WALL AND 10' ABOVE THE CONCRETE WALK
- ③ .11' X 22' RAISED PLATFORM FOR BUILDING HVAC SUPPORT. STEEL FRAME WITH STEEL GRATING FLOOR. 2.5" CIRCULAR TUBE RAILING 43" HIGH. CANOPY ELEVATION FROM ALLEY CONC. FLOOR IS 18'



A: 15"

B: 12.25"

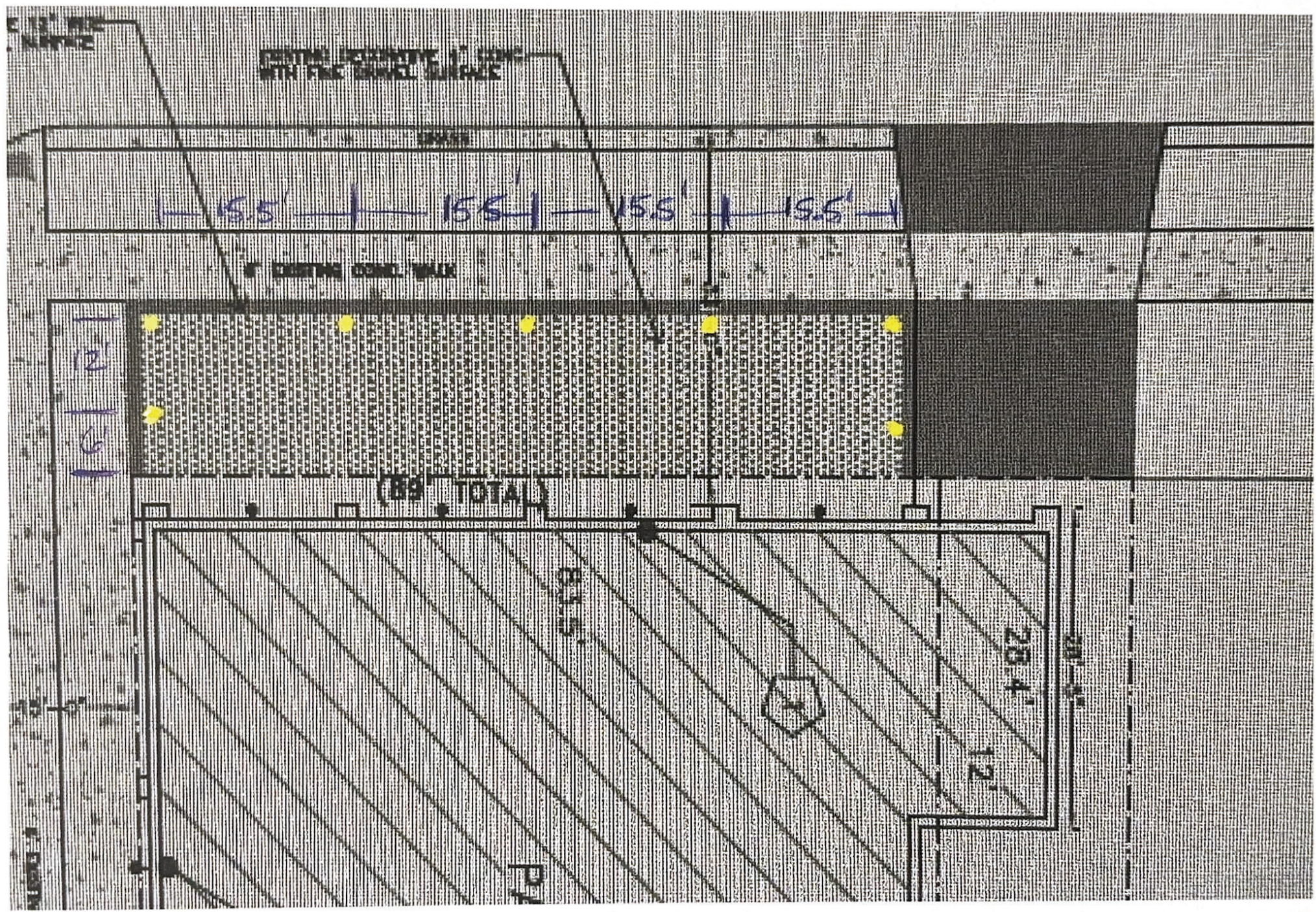
C: 23"

B: 12.25"

C: 23"

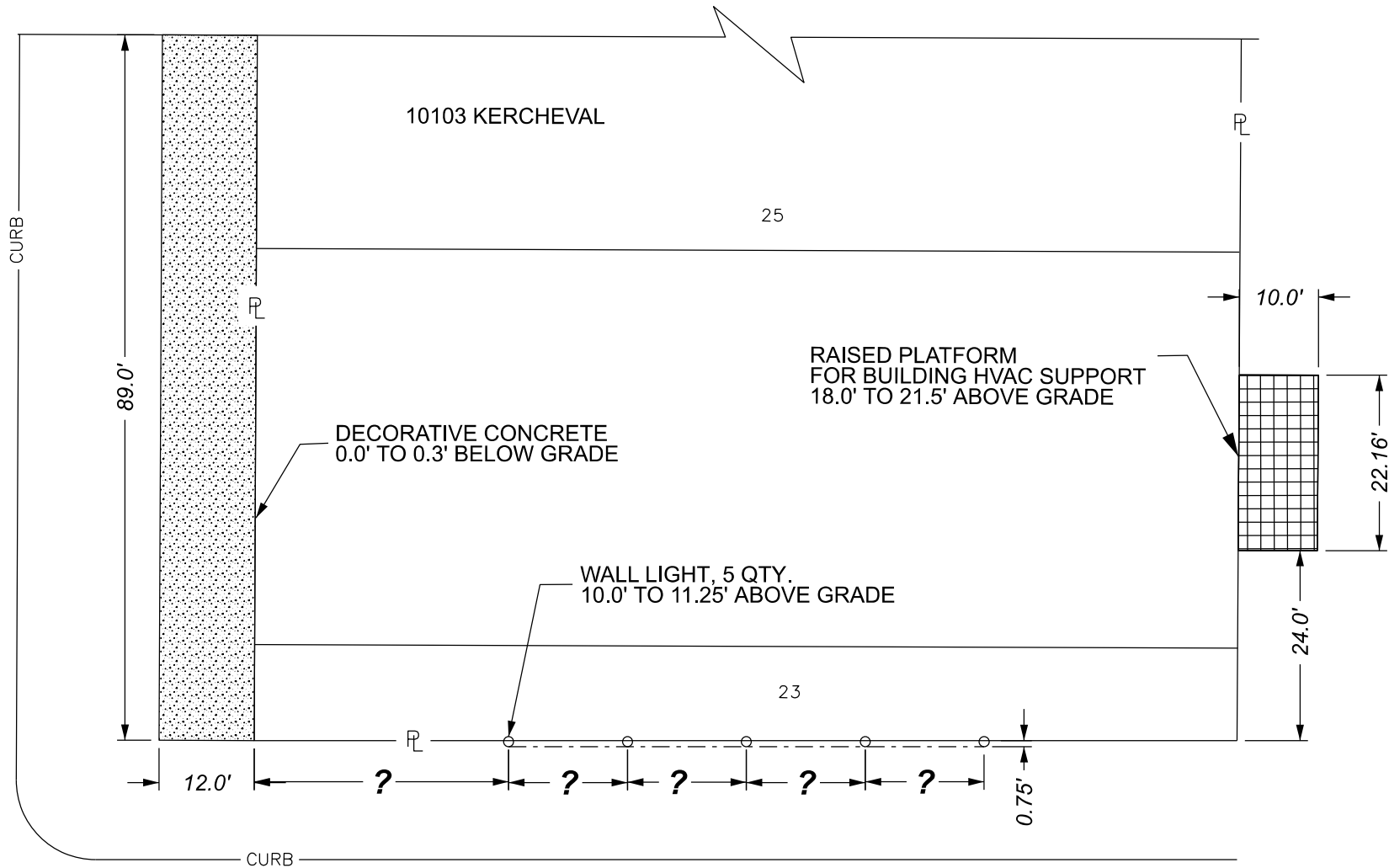


SCALE:	DATE:	ACAD FILE:		SHEET TITLE:	HANNA ENGINEERING AND CONSULTING <i>Planners and Engineers</i> 31786 Clarita Livonia, Michigan 48152 Tel: (313) 575-0220 jsaad.hec@gmail.com	JOB No. 25-2025 SHEET No.
AS NOTED	08-28-2025	10103 KERCHEVAL		EXISTING SITE PLAN		
DRAWN BY	DATE	ISSUED FOR		APPLICATION FOR ENCROACHMENT IN THE RIGHT OF WAY OF AN EXISTING SITE LOCATED AT 10103 KERCHEVAL, DETROIT MICHIGAN		
J.S.	01-28-2026	DPW APPLICATION FOR ENCROACHMENT IN THE RIGHT OF WAY				
DESIGNED BY						
J.S.						
CHECKED BY				EPIPHANYDETROIT@ATT.NET		
J.S.						C-1



VERNOR HWY. 50 FT. WD.

CADILLAC BLVD. 100 FT. WD.



HURLBUT AVE. 60 FT. WD.

KERCHEVAL AVE. 80 FT. WD.



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

DEANN BENETTI, whose address is

10103 KEECHWAU STREET, (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 3/3/20, 20 20

Permittee Signature: [Signature]