



Letter of Transmittal

Date: 8-07-2026
Petition Map: 26-70

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>	8-07-2026
Approved by:	Syed Ali	Engineering Manager	<i>Mohammad Siddique</i> For Syed Ali	8-07-2026

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.



STONEFIELD
engineering & design

June 30, 2026

The Honorable City Council
Attn: Office of the City Clerk
200 Coleman A. Young Municipal Center
Detroit, MI 48226

**RE: Petition for the Right-of-way Encroachment Within Tuscola
Midtown West Parcel I
900 Tuscola Street
City of Detroit, Wayne County, Michigan**

Honorable City Council:

900 Tuscola 4% Limited Dividend Housing Association LLC and 900 Tuscola 9% Limited Dividend Housing Association LLC is petitioning to encroach within Tuscola Street right-of-way between 4th Street and the John C. Lodge Service Drive. The encroachment petition will allow for completion of the on-going construction of this 100% affordable housing building..

- **WHO:** 900 Tuscola 4% Limited Dividend Housing Association LLC and 900 Tuscola 9% Limited Dividend Housing Association LLC
- **WHAT:** Building floors 2 – 5 encroaching within Tuscola right-of-way starting at 11 FT above sidewalk elevation extending up to 61'-7 5/8" to the roof.
- **WHERE:** Encroachment of the northerly 5- 1/2" starting 18'-1 3/4" west of the Tuscola and 4th Avenue intersection extending for 60'-10" west.
- **WHEN:** We are requesting to start the process immediately so that it does not slow the on-going improvements.
- **WHY:** The request is being made to allow for completion of on-going construction of this 100% affordable housing building.

Thank you for your consideration,

Eric Williams, PE
ewilliams@stonefieldeng.com
Stonefield Engineering and Design, LLC

V:\M\2017\M-17121.01-Kem-Tec-901 Selden Street, Detroit, MI\CADD\Exhibits\Encroachment Petition\2026-06-30_Tuscola Street_Encroachment Petition - Copy.docx

900 Tuscola Street



7/27/2026

Wastewater Control Devices - GLWA

Regulator Gate

Stationary Dam

Wastewater Structures - GLWA

Chamber

Lamp Hole

Manhole

Wastewater Mains - GLWA

GLWA Gravity Main

Active Water Main

Transmission System Valves - GLWA

Blowoff

Gate

Manual Air

Tapping Sleeve

Distribution System Main

Active

Abandoned

Wastewater Catch Basin

Wastewater Manhole

Distribution System Hydrant

Wastewater Chamber

Wastewater Fitting

Bend/Slope Change

Blind Connection

Coupling

Material/Size Change

Crown/Main Point

Crown/Main Point

Wastewater Lamp Hole

Wastewater GravityMain

Active

Abandoned/Inactive/Retired

Wastewater Regulator

1:4,514

00.040.070.15 mi

00.050.10.2 km

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

900 Tuscola Street



7/27/2026, 10:01:35 AM

- CoD Base Units Geocoder

Wastewater Catch Basin

Wastewater Manhole

Wastewater Chamber

Wastewater Fitting

Bend/Slope Change
- Blind Connection

Bulkhead/Cap

Coupling

Crown/Main Point

Wastewater Lamp Hole

Wastewater Flow Direction

- Wastewater Gravity Main

Active

Abandoned/Inactive/Retired

Wastewater Regulator

- Wastewater Control Devices (GLWA)

Regulator Gate

Stationary Dam

Wastewater Sensors (GLWA)

Ultrasonic Level Sensor
- Wastewater Structures (GLWA)

Chamber

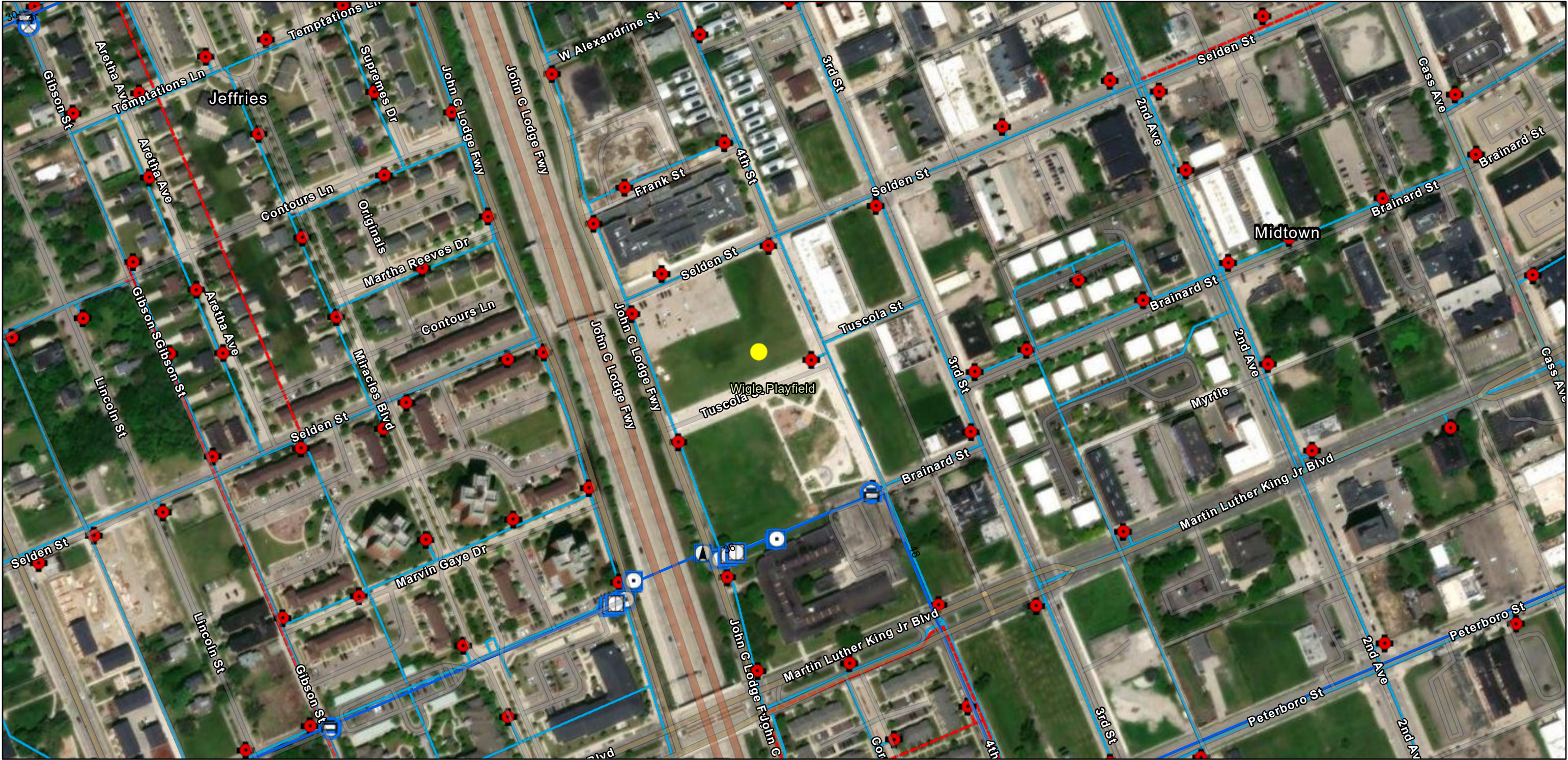
Lamp Hole

Manhole

Wastewater Mains (GLWA)

GLWA Gravity Main
-
- Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, DWSD, GLWA, Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

900 Tuscola Street



7/27/2026, 10:01:16 AM

- CoD Base Units Geocoder

Transmission System Fitting (GLWA)

Coupling

Horizontal Bend

Reducer

Tap

Tee

Vertical Bend

Transmission System Valve (GLWA)

Blowoff

Gate

Manual Air

Tapping Sleeve

Transmission System Main (GLWA)

Active Water Main

Distribution System Hydrant (DWSD)

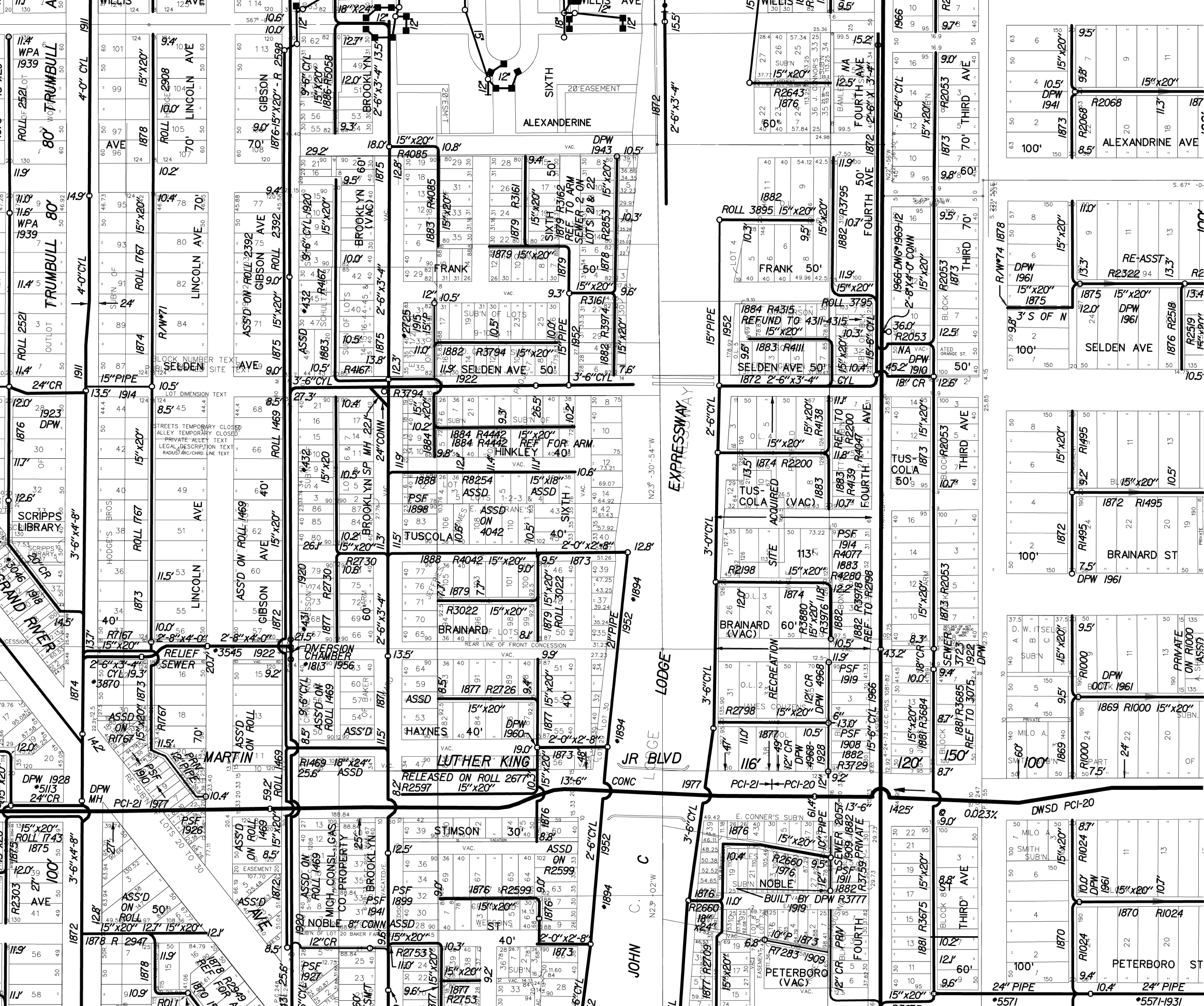
DWSD

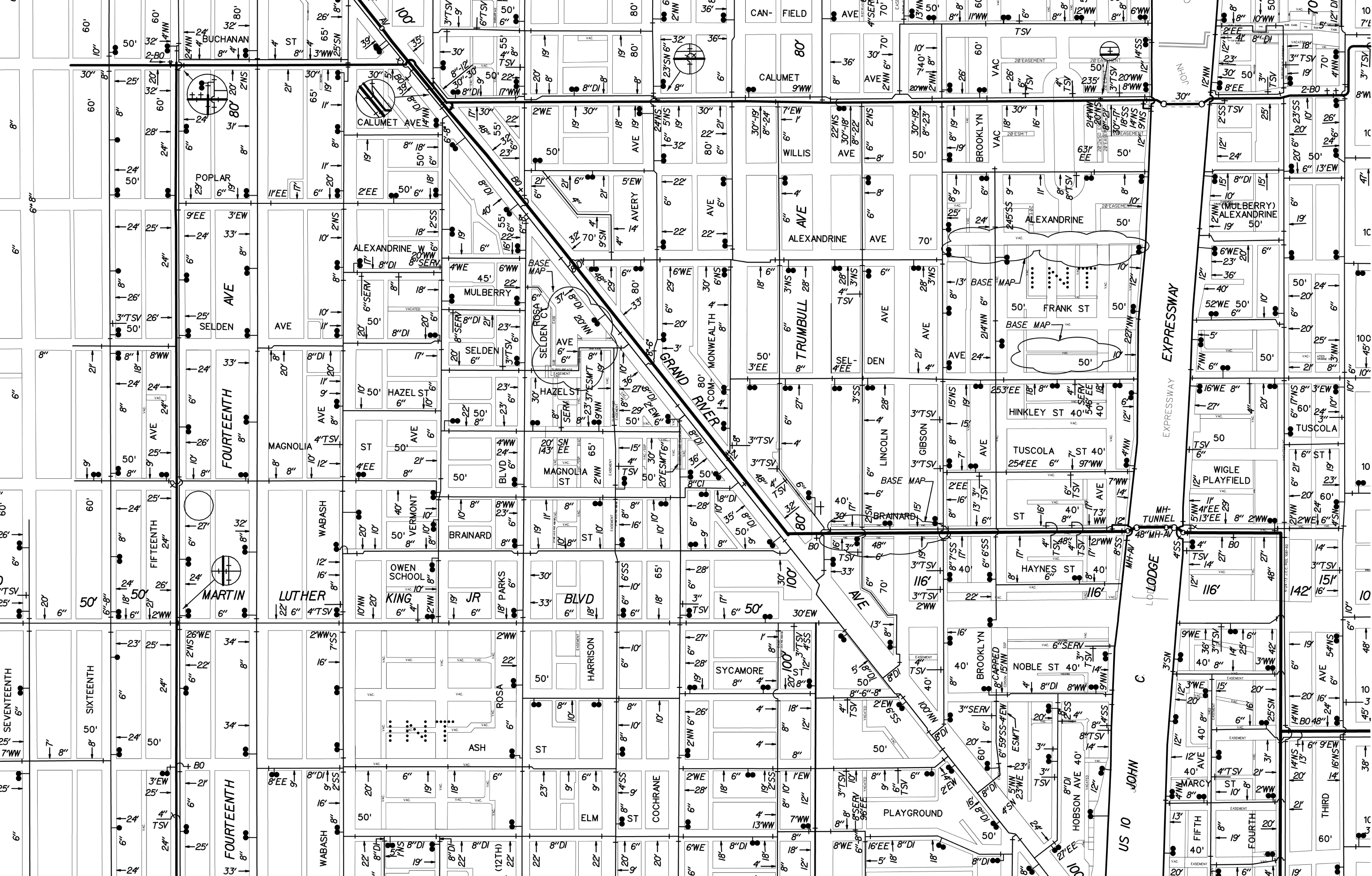
Distribution System Main (DWSD)

Active

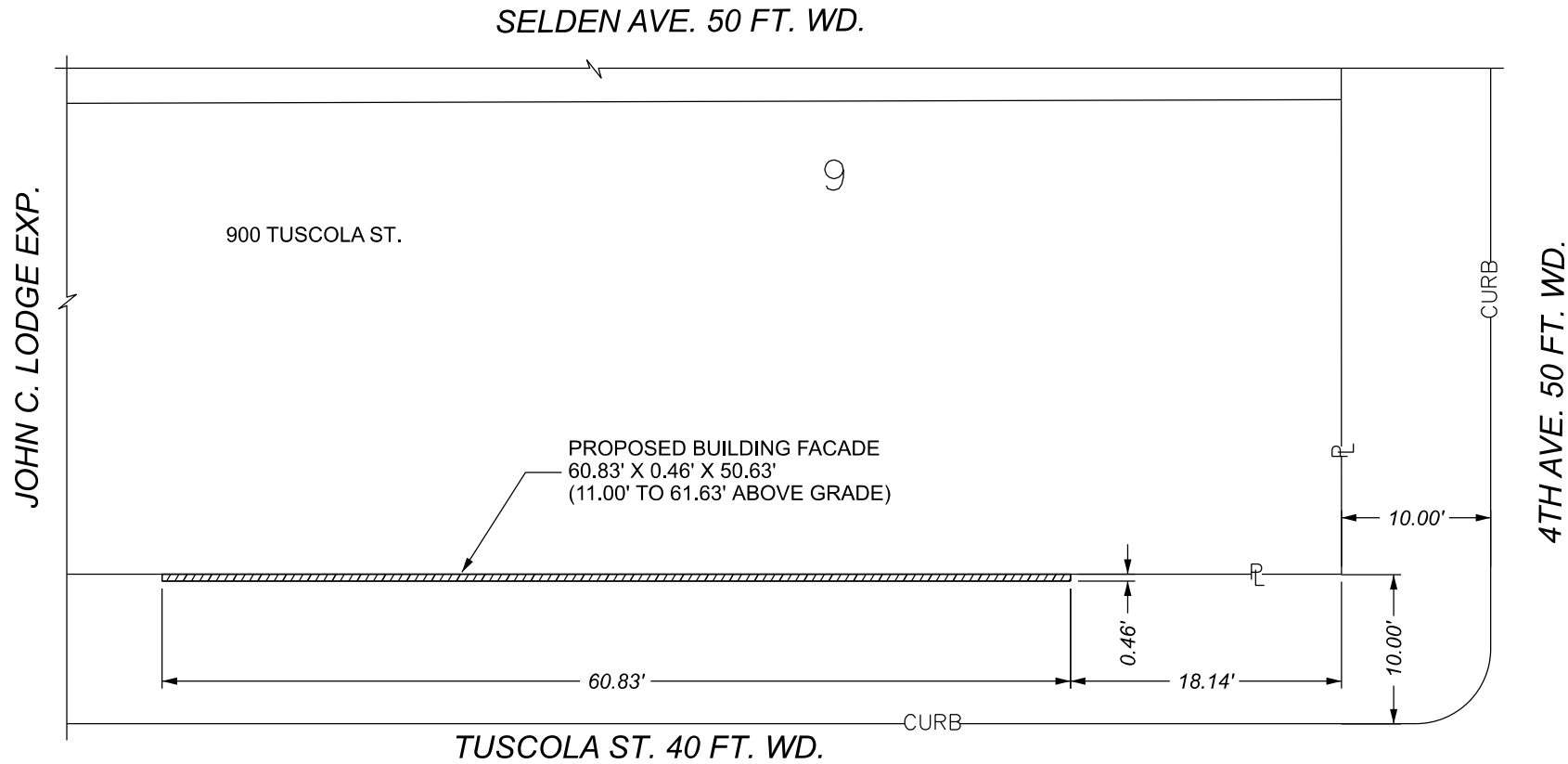
Abandoned

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

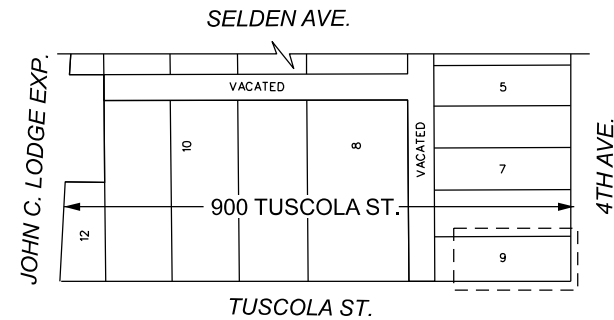




MAP-26-70



- REQUEST ENCROACHMENT
(FOR PROTRUDING BUILDING FACADE)



CARTO 29 C

(FOR OFFICE USE ONLY)

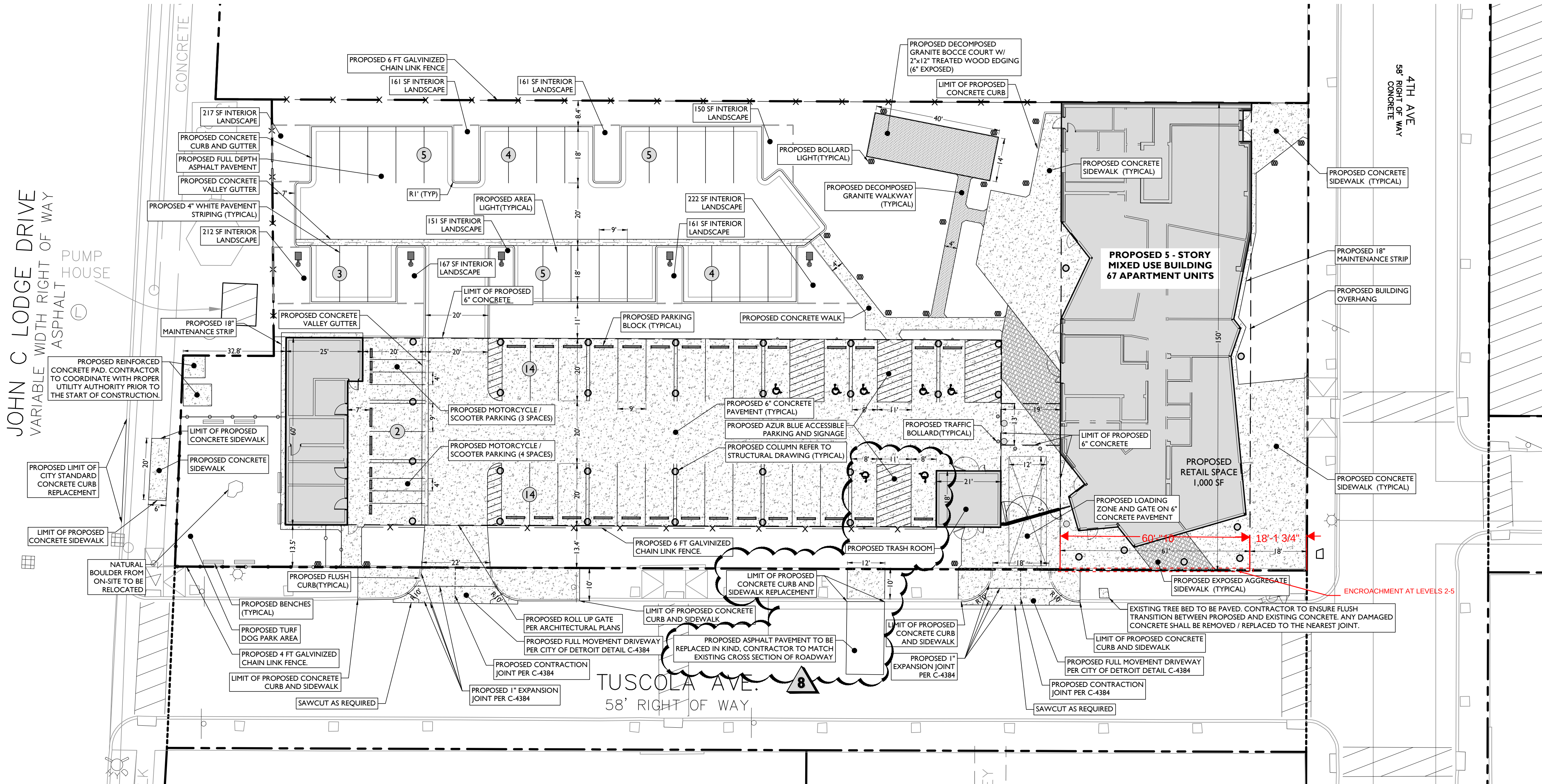
DRAWN BY	LC	REQUEST ENCROACHMENT INTO TUSCOLA ST. BETWEEN JOHN C. LODGE EXP. AND 4TH AVE. AT 900 TUSCOLA ST.	CITY OF DETROIT CITY ENGINEERING DIVISION MAPS & RECORDS BUREAU
DATE	7/24/2026		
CHECKED	AP		JOB NO. 26-70
APPROVED	GE		DRWG. NO.

TABLE OF LAND USE AND ZONING		
PARCEL ID: 04000760.002		
SPECIAL DEVELOPMENT DISTRICT, MIXED USE (SD2)		
PROPOSED USE		
MULTI-USE APARTMENT BUILDING	BY-RIGHT USE	
RETAIL, RESTAURANT, OFFICE	BY-RIGHT USE	
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	7,000 SF	51,500 SF
MINIMUM LOT WIDTH	70 FT	313.50 FT
MAXIMUM BUILDING HEIGHT	60 FT, 5 STORIES	< 60 FT
MINIMUM FRONT YARD SETBACK	NONE	0 FT
MINIMUM SIDE YARD SETBACK (ONE)	NONE	0 FT
MINIMUM REAR YARD SETBACK	NONE	0 FT

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 61-14-24	MULTI-FAMILY RESIDENTIAL: 1 SPACE PER DWELLING UNIT (67 UNITS) (1 SPACE/UNIT)(0.75) ⁽¹⁾ = 50 SPACES	57 SPACES ⁽²⁾
§ 61-14-24	REQUIRED LOADING AREA: 12' x 35' FOR MULTIPLE FAMILY DWELLING* 12' x 35' FOR RETAIL*	LOADING PROVIDED

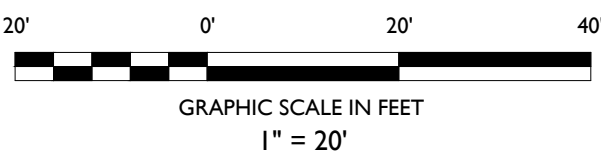
- (1) 0.75 OF THE MINIMUM REQUIRED OFF-STREET SPACES REQUIRED IN SD-2 DISTRICT WITHIN 0.50 MILES OF HIGH FREQUENCY TRANSIT CORRIDOR.
- (2) PARKING WAIVER FOR FIRST 3,000 SF OF NON-CONTIGUOUS RETAIL.

LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 50-14-343.(1)	INTERIOR LANDSCAPING: 18 SF OF LANDSCAPING FOR EVERY PARKING SPACE (26 SPACES) * (18 SF) = 468 SF	1,147 SF



SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	PROPOSED CURB
---	PROPOSED FLUSH CURB
---	PROPOSED EXTENDED CURB
---	PROPOSED SIGNS / BOLLARDS
---	PROPOSED BUILDING
---	PROPOSED CONCRETE
---	PROPOSED EXPOSED AGGREGATE CONCRETE
---	PROPOSED DECOMPOSED GRANITE
---	PROPOSED BUILDING DOORS
---	PROPOSED 6 FT CHAINLINK FENCE
---	PROPOSED 4 FT CHAINLINK FENCE
---	PROPOSED AREA LIGHT
---	PROPOSED BOLLARD LIGHT
---	PROPOSED COLUMN

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
 - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
 - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
 - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
 - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
 - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
 - SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Birmingham, MI • Rutherford, NJ • New York, NY
Boston, MA • Princeton, NJ • Tampa, FL
www.stonefielddeng.com

555 S Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE DEVELOPMENT PLANS

MIDTOWN WEST PARCEL I

SOUTH BUILDING

PROPOSED MIXED USE DEVELOPMENT

PARCEL ID: 04000760.002
CITY OF DETROIT
WAYNE COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: M-17121.01

TITLE:

SITE PLAN

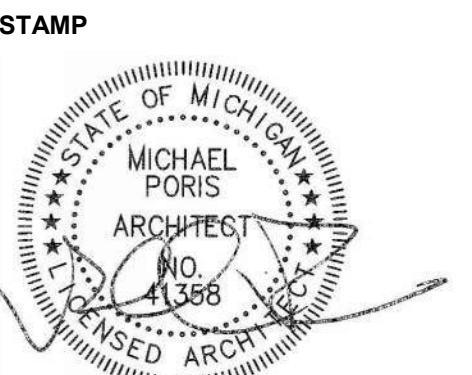
DRAWING:

C-3

ISSUED FOR	DATE
1 PERMIT SET	10.14.22
2 100%CD	11.11.22
3 OWNER REVIEW	7.30.24
4 PERMIT REVISION SET	3.07.25
6 BULLETIN 1	12.01.25

PROJECT
**MIDTOWN
WEST
PARCEL 1**
900 Tuscola Street
Detroit, MI.

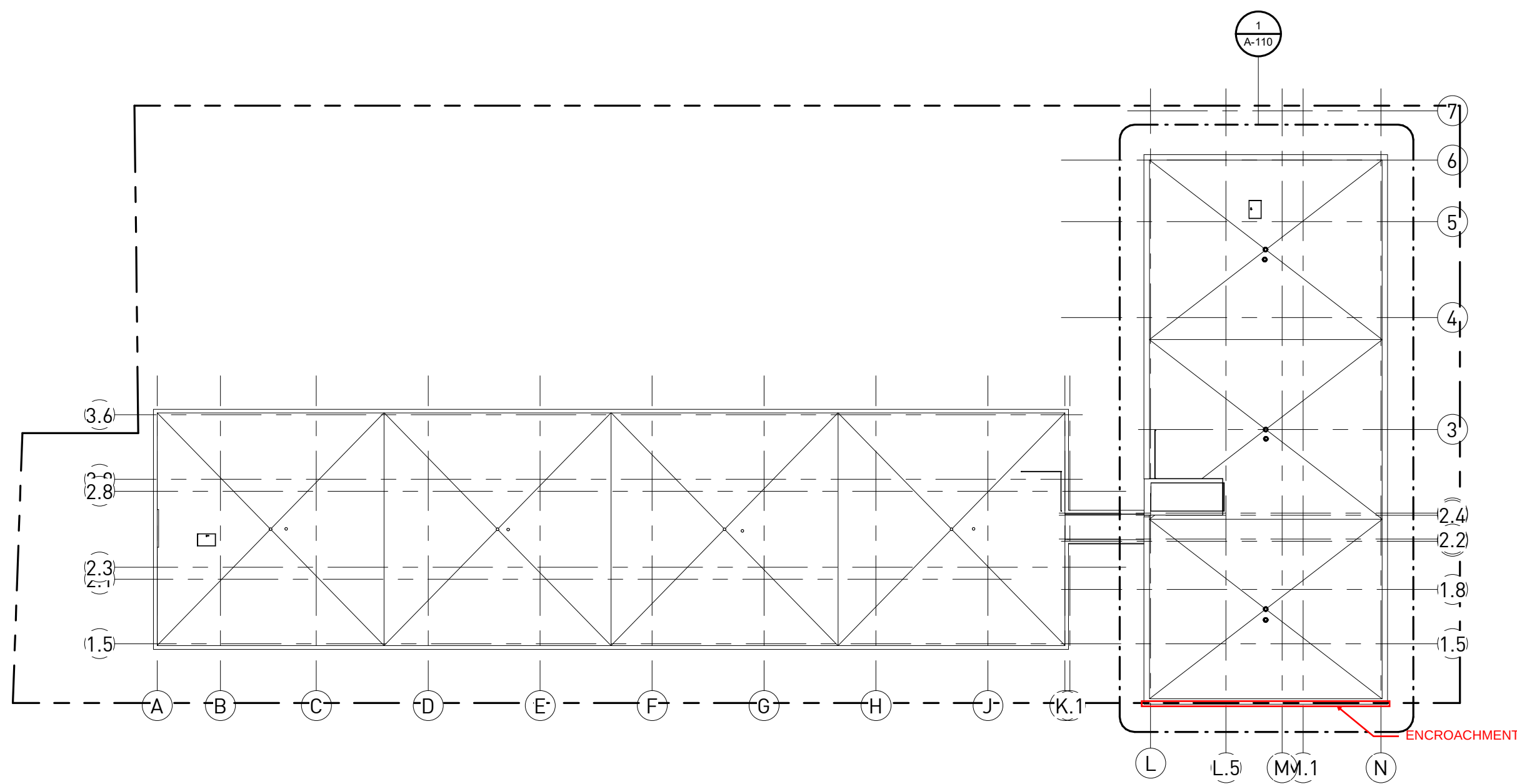
SHEET
**OVERALL
FLOOR
PLANS**



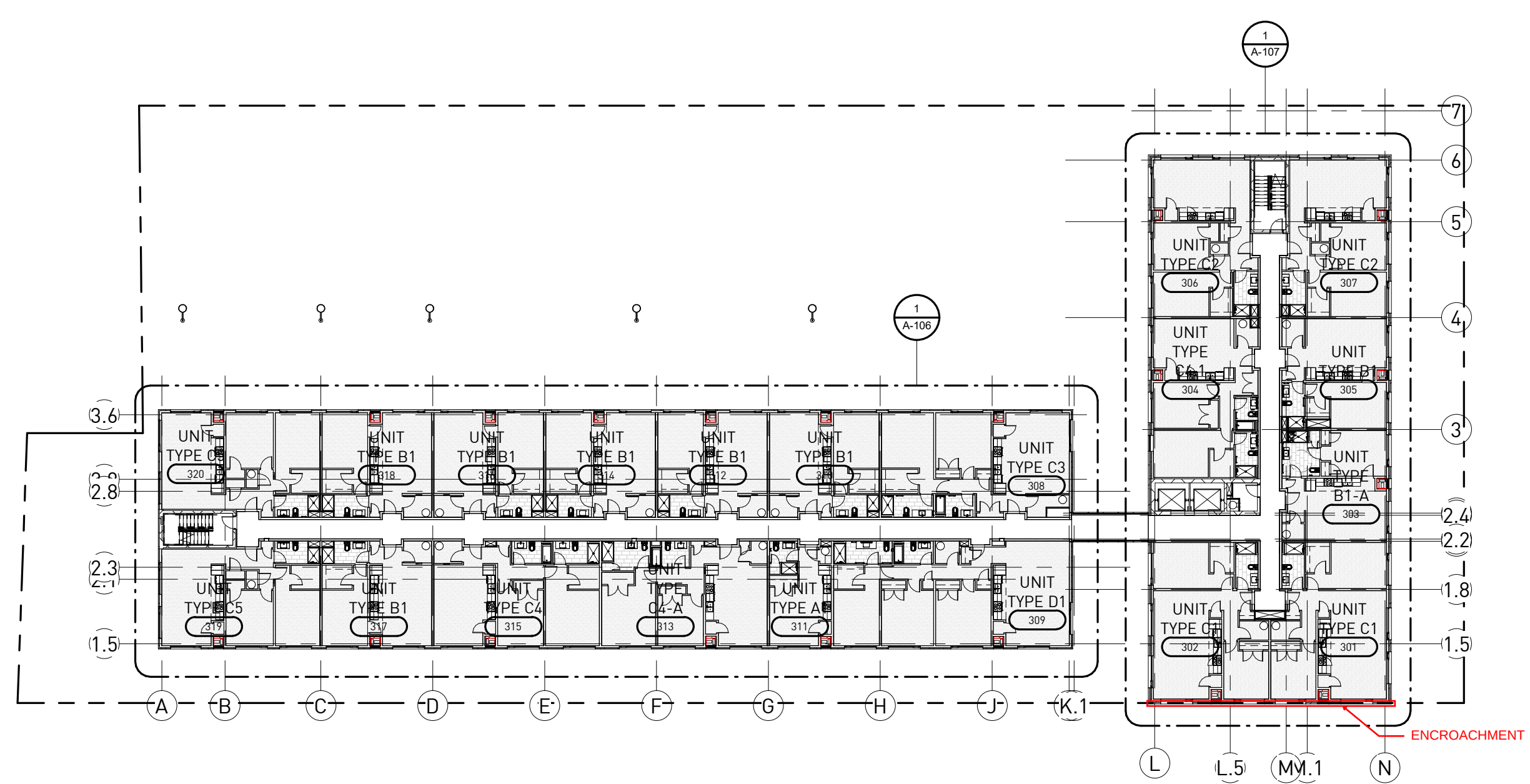
SCALE
1" = 30'-0"

PROJECT NUMBER
2025.00

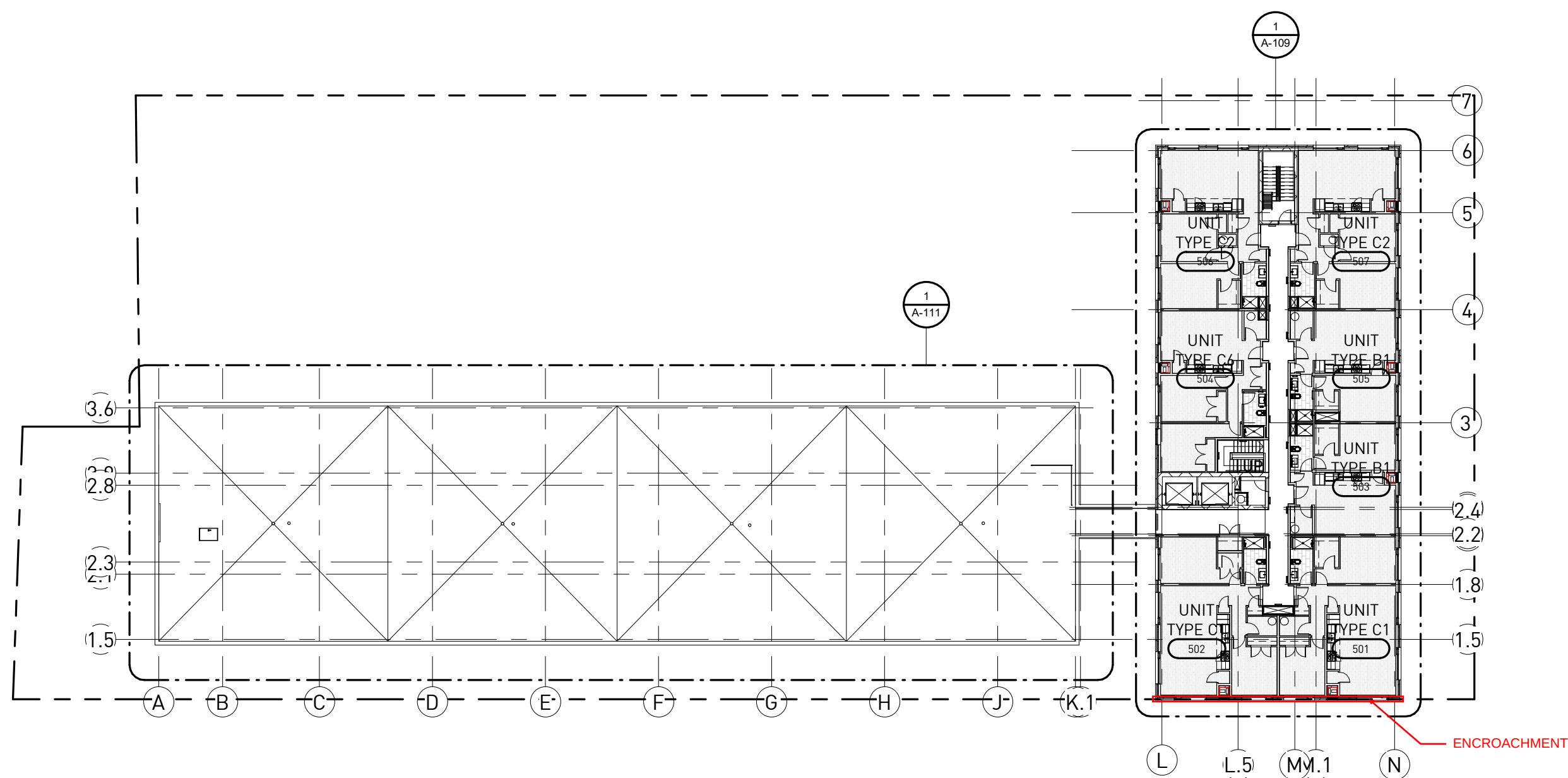
SHEET NUMBER
A-100
© McIntosh Poris Architects 2025



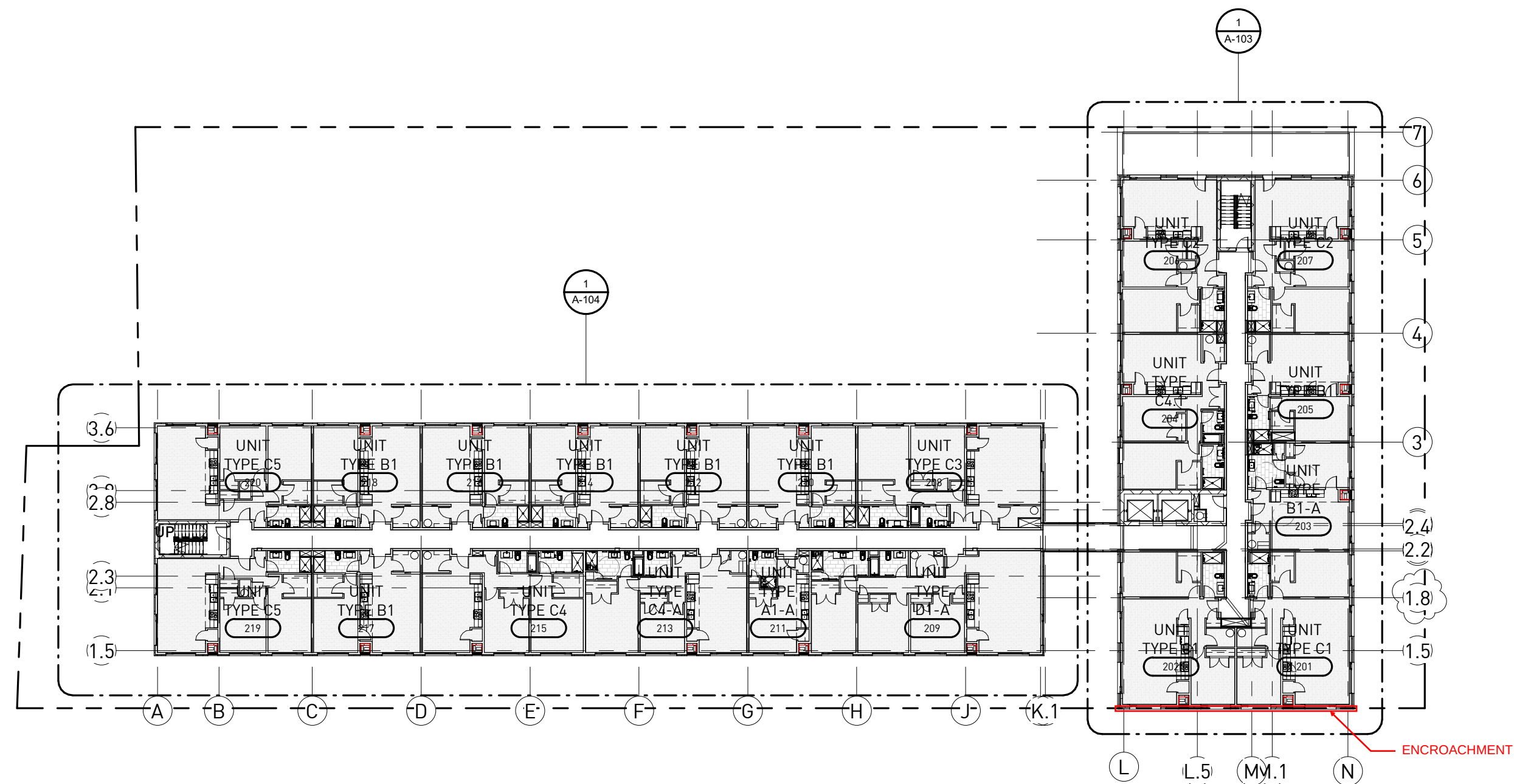
6 ROOF PLAN OVERALL
1" = 30'-0"



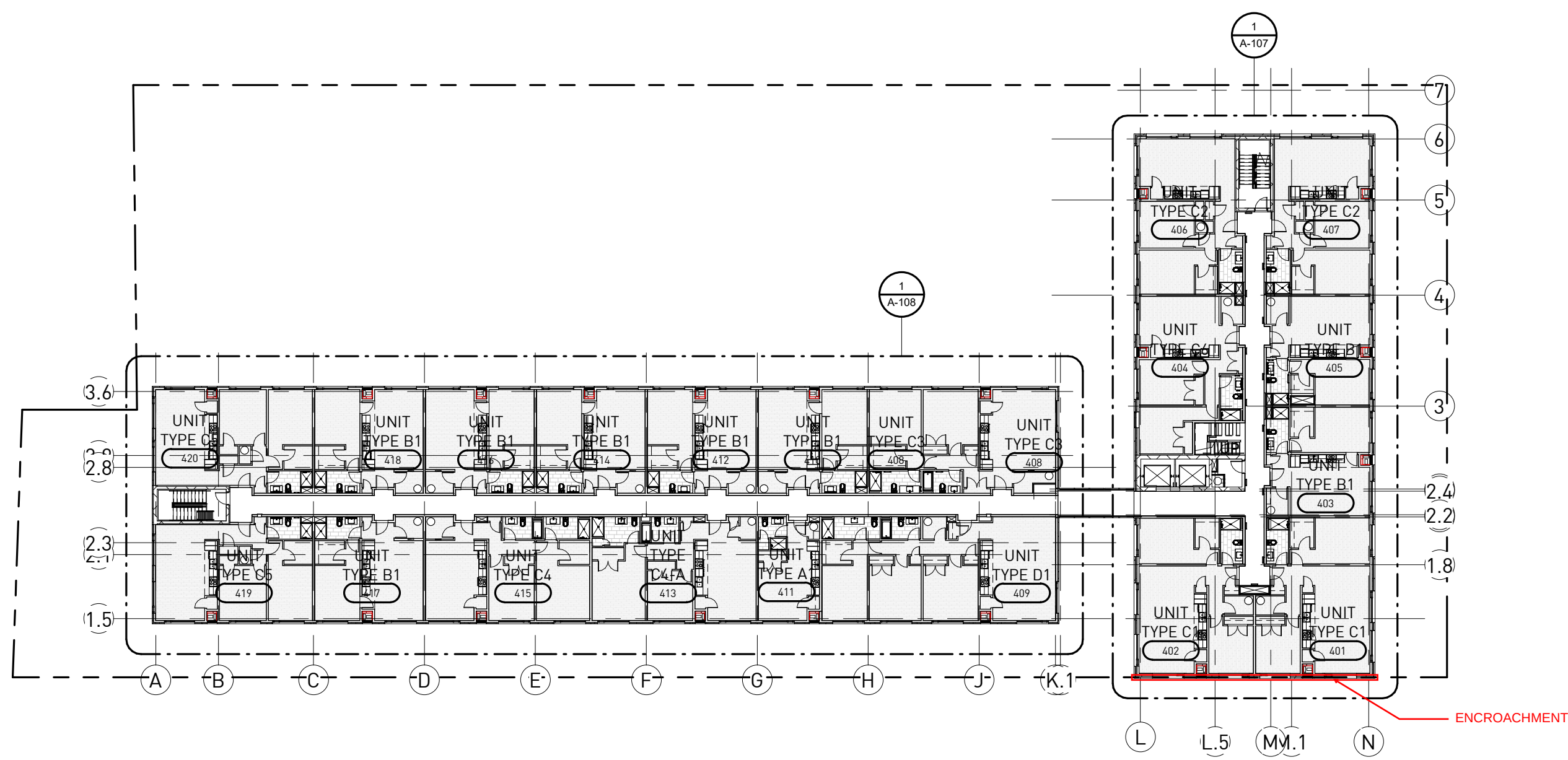
3 LEVEL 3 OVERALL PLAN
1" = 30'-0"



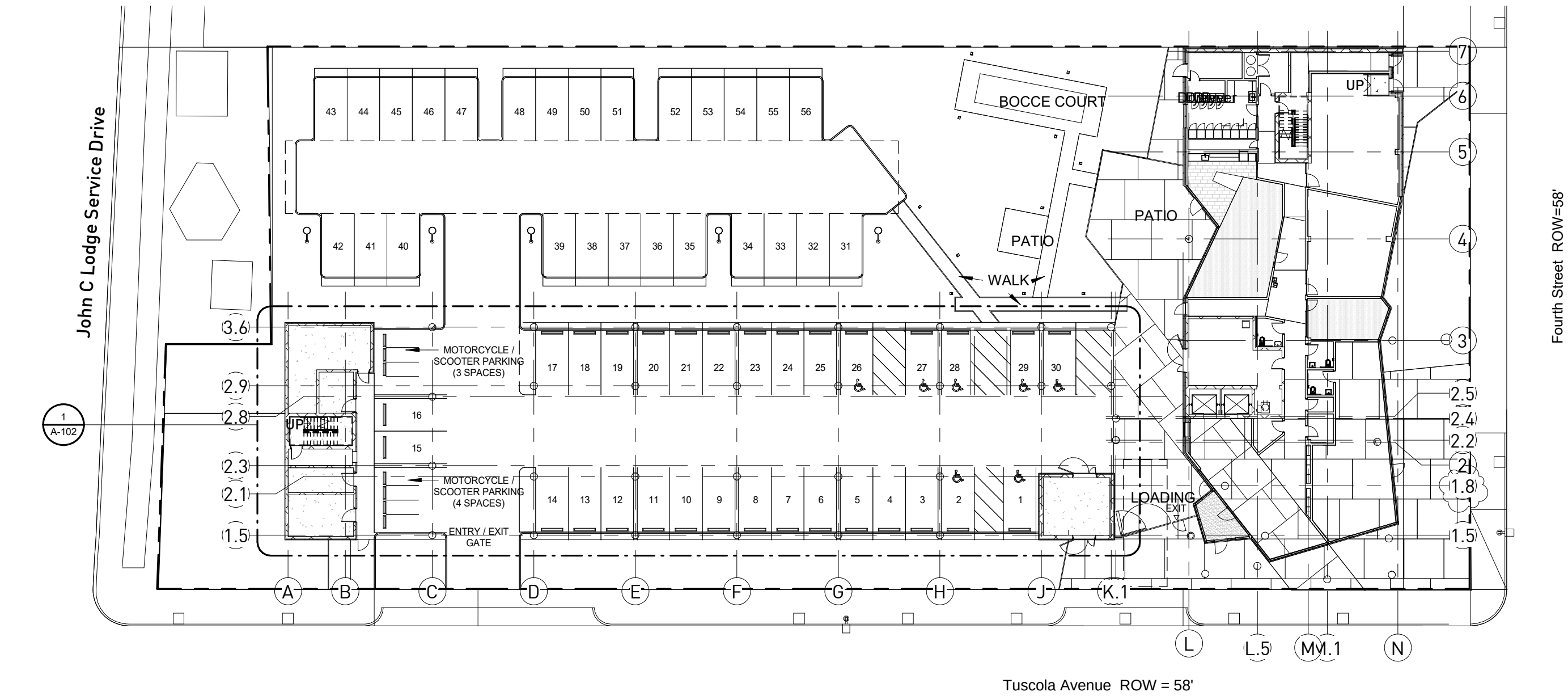
5 LEVEL 5 OVERALL PLAN
1" = 30'-0"



2 LEVEL 2 OVERALL PLAN
1" = 30'-0"

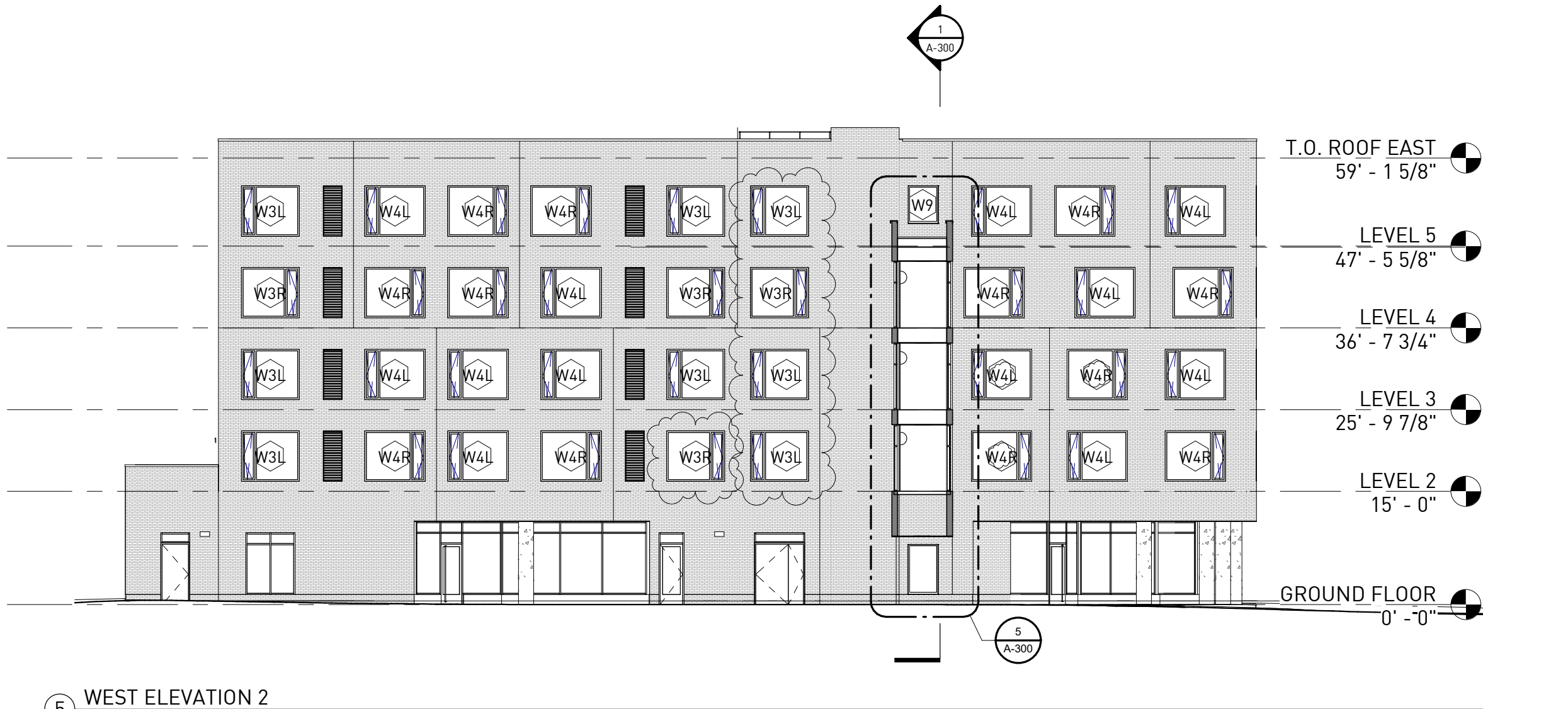


4 LEVEL 4 OVERALL PLAN
1" = 30'-0"

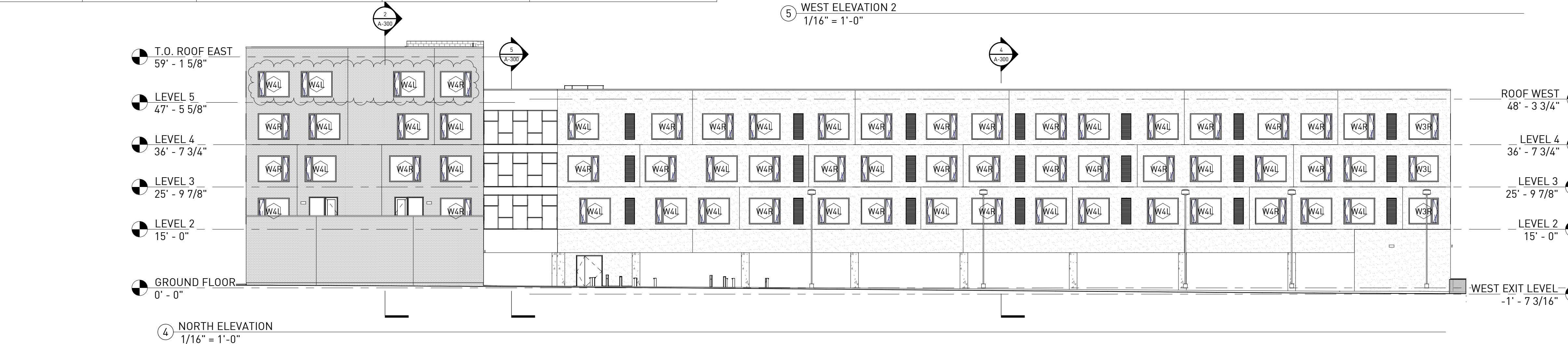


1 LEVEL 1 OVERALL PLAN
1" = 30'-0"

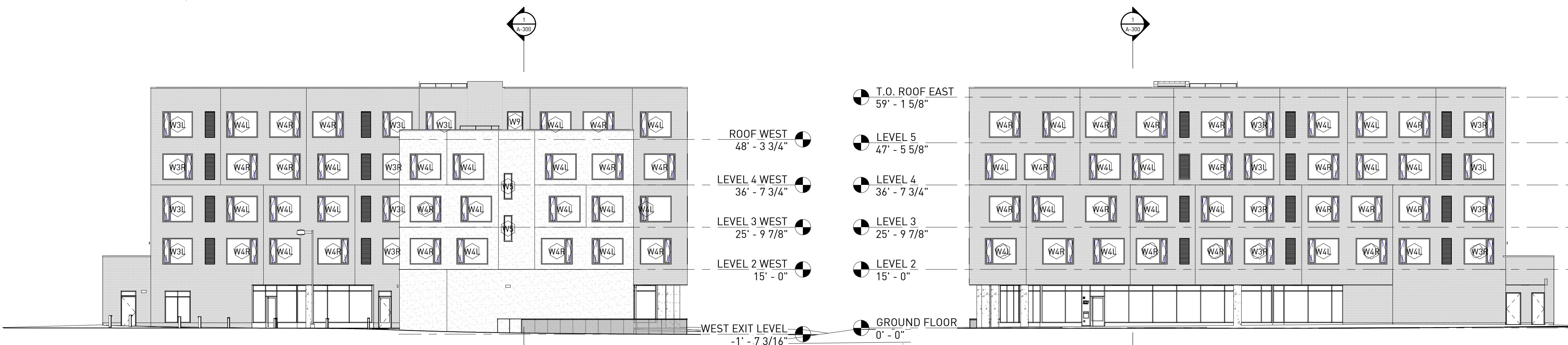
EXTERIOR FINISH SCHEDULE					
[ANY AND ALL SUBSTITUTIONS TO THE FOLLOWING SPECIFICATIONS TO BE SUBMITTED TO ARCHITECT FOR APPROVAL]					
ITEM	TYPE	MANUFACTURER	DESCRIPTION	MODEL NO.	NOTES
EF-01	EIFS	STO	EIFS	80191-509 STOLIT LOTUSAN 1.5 TINTED, MEDIUM, COLOR: STO 16003	IMPACT RESISTANT EIFS AT LEVEL 1 INTEGRAL COLOR
EF-02	FACE BRICK	GLEN-GERY	ST. CLOUD, NORMAN, 1/3 RUNNING BOND, NATURAL MORTAR		
SF-01	STOREFRONT	TUBELITE	ALUMINUM STOREFRONT	LINETEC SLATE GRAY LT604-70 70%	
F-04	ROOF DECK PAVERS	SKYDECK USA	24" x 24" SKYWALK CONC. DECK PAVER 1.5" THICK	STYLE: DIAMOND CUT GRAY	USE F-04.1 SKYJACK PEDESTALS FOR CONC. PAVERS
CP-01	EXTERIOR CEILING PANEL	ARMSTRONG	EXTERIOR ACOUSTIC CEILING	CERAMAGUARD PANELS PRELUDE XL TEE SYSTEM PAINTED PT-10	EHDC58- HOLD DOWN CLIP BAC90-BRACE ATTACHMENT CLIP FOR 20GA METAL STUDS
CP-02	EXTERIOR GRADE GYP. BD.				PAINTED PT-10
M-01	METAL PANEL	TUBELITE	METAL PANEL	LINETEC SLATE GRAY LT604-70 70%	COLOR TO MATCH STOREFRONT
MC-01	ALUMINUM COPING				COLOR TO MATCH WINDOWS
WS-01	WINDOW SILL	NEUFFER	WINDOW SILLS W/ BRICK ENDCAPS	COLOR TO MATCH WINDOW FRAME	
WS-02	WINDOW SILL	NEUFFER	WINDOW SILLS W/ EIFS ENDCAPS	COLOR TO MATCH WINDOW FRAME	



5 WEST ELEVATION 2
1/16" = 1'-0"

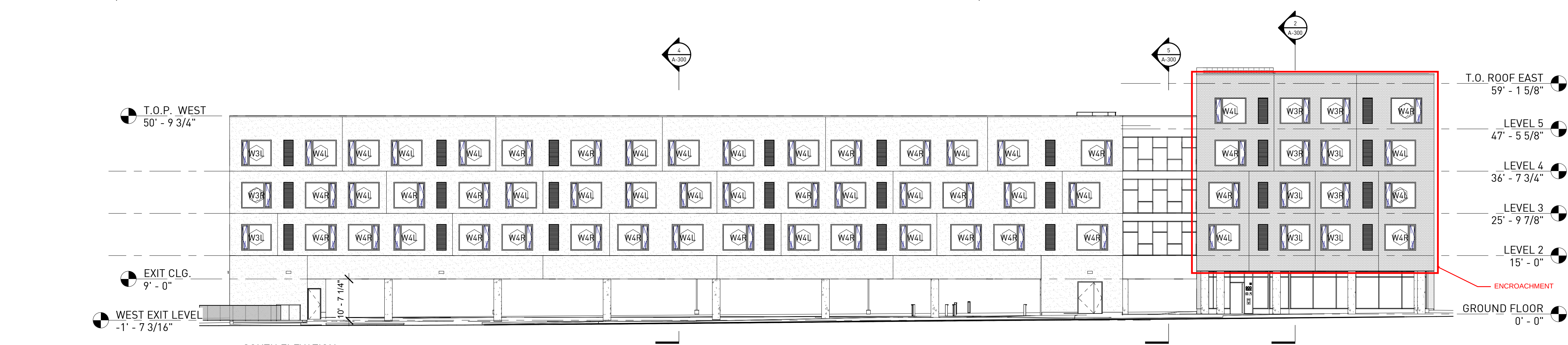


4 NORTH ELEVATION
1/16" = 1'-0"



3 WEST ELEVATION
1/16" = 1'-0"

2 EAST ELEVATION
1/16" = 1'-0"



1 SOUTH ELEVATION
1/16" = 1'-0"

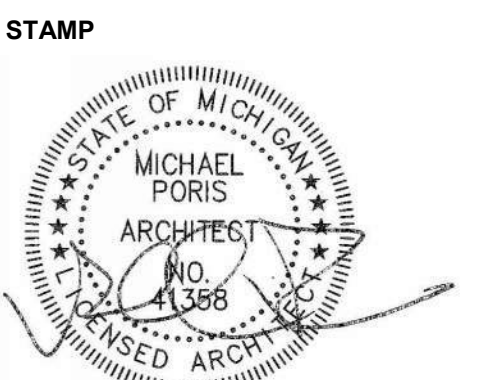
MCINTOSH PORIS ARCHITECTS

36801 Woodward Avenue
Suite 200
Birmingham, Michigan
48009
T - (248) 258-9346
F - (248) 258-0967
E - mp@mcintoshporis.com

ISSUED FOR	DATE
1 PERMIT SET	10.14.22
2 100%CD	11.11.22
3 OWNER REVIEW	7.30.24
4 PERMIT REVISION SET	3.07.25
6 BULLETIN 1	12.01.25
7 BULLETIN 2	02.18.26

PROJECT
**MIDTOWN
WEST
PARCEL 1**
900 Tuscola Street
Detroit, MI.

SHEET
ELEVATIONS



SCALE
As indicated

PROJECT NUMBER
2025.00

SHEET NUMBER
A-200

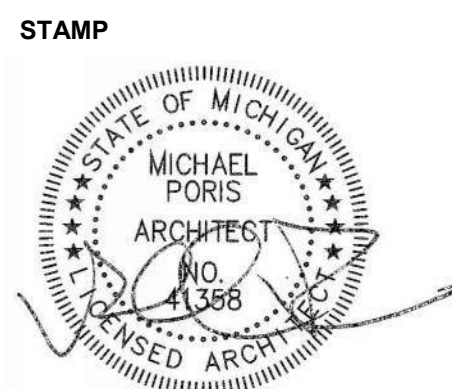
© McIntosh Poris Architects 2025

I - (248) 258-9340
F - (248) 258-0967
E - mp@mcintoshporis.com

ISSUED FOR	DATE
1 PERMIT SET	10.14.22
2 100%CD	11.11.22
3 OWNER REVIEW	7.30.24
4 PERMIT REVISION SET	3.07.25

PROJECT
MIDTOWN
WEST
PARCEL 1
900 Tuscola Street
Detroit, MI.

SHEET
WALL
SECTIONS

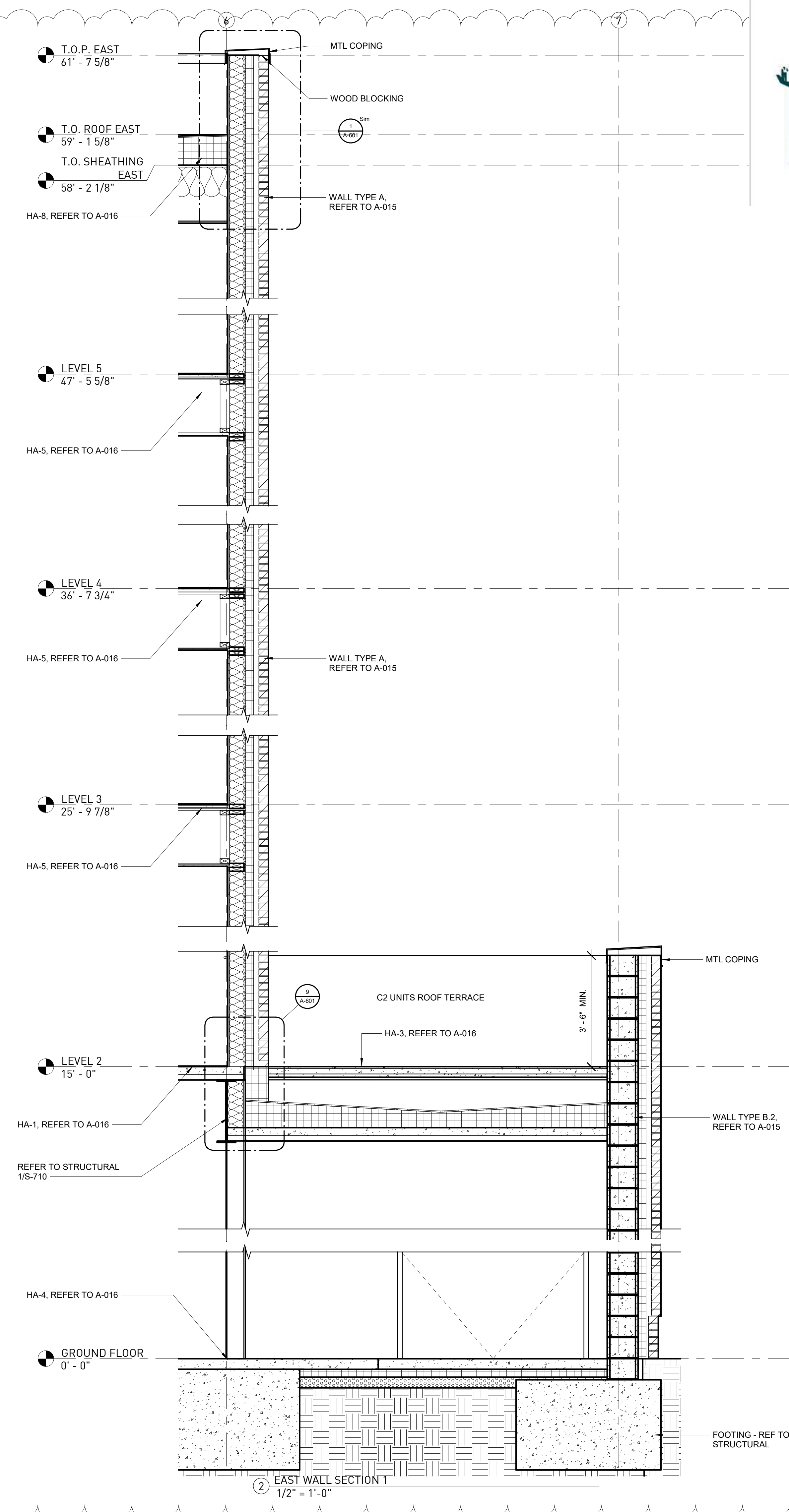
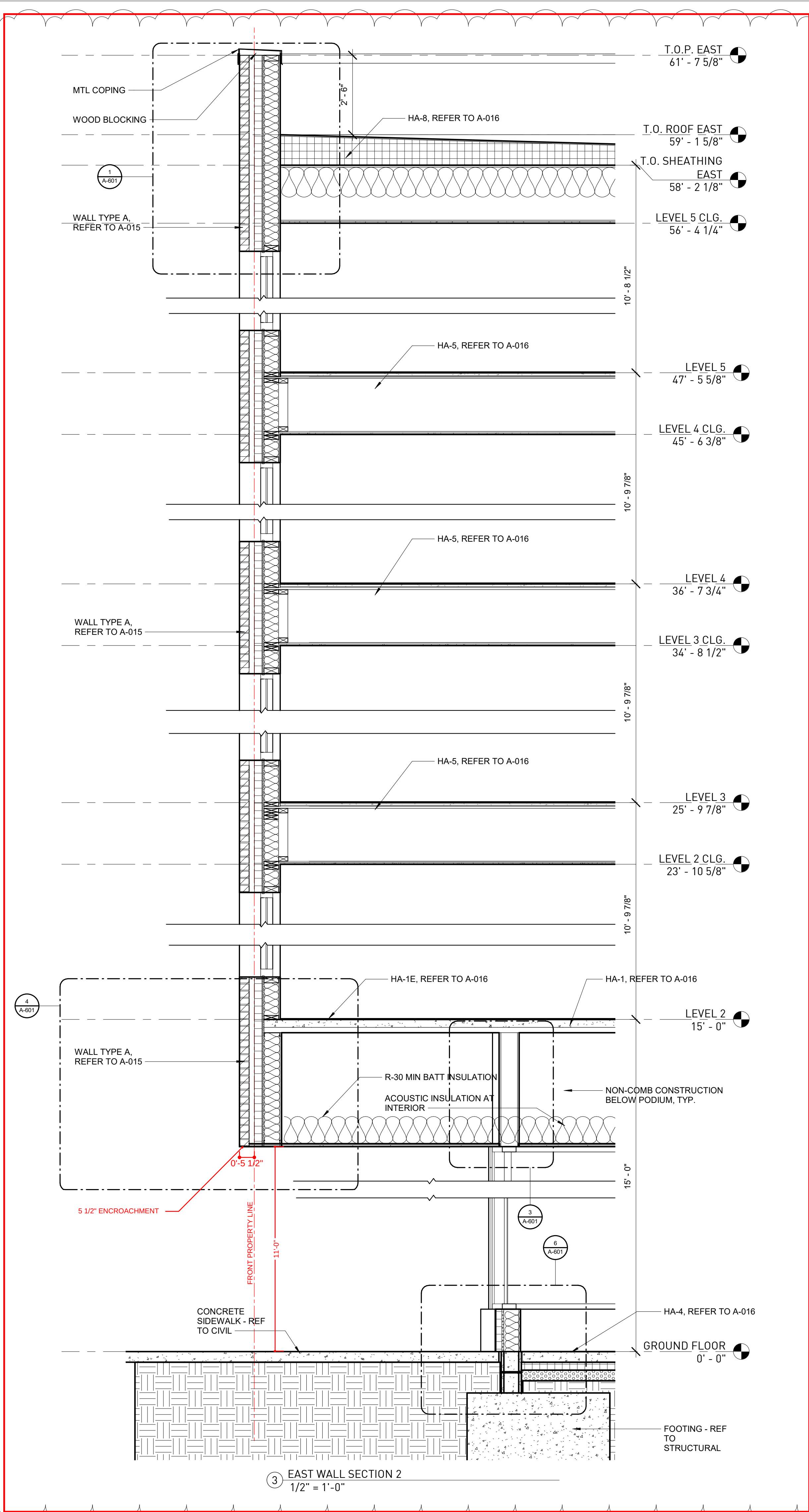


SCALE
1/2" = 1'-0"

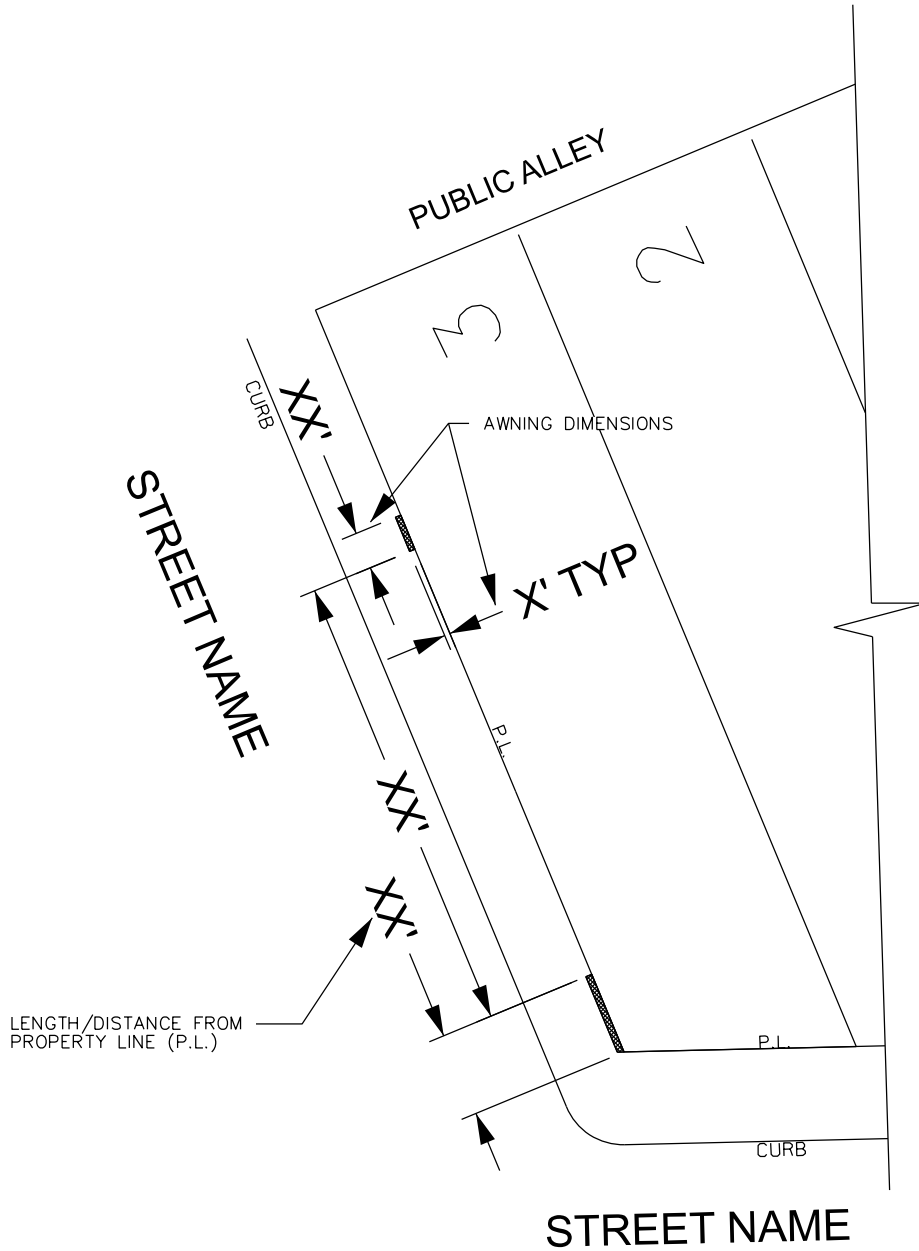
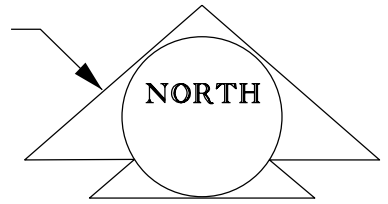
PROJECT NUMBER
2025.00

SHEET NUMBER
A-400

© McIntosh Poris Architects 2025



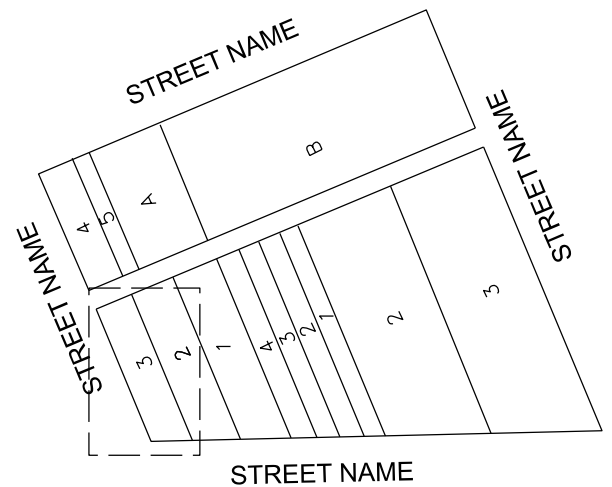
ARROW SHOWING
NORTH DIRECTION



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