

**City of Detroit**  
OFFICE OF THE CITY CLERK

Jackie L. Currie  
City Clerk

Vernon C. Allen  
Deputy City Clerk

RECEIVED  
CITY ENGINEERING DIVISION  
JUL 27 2004  
By \_\_\_\_\_

**DEPARTMENTAL REFERENCE COMMUNICATION**

July 21, 2004

To: The Department or Commission Listed Below

From: Jackie L. Currie  
Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

**/PUBLIC WORKS - CITY ENGINEERING DIVISION/  
WATER AND SEWERAGE DEPARTMENT/**

2863 James E. Heath Consulting Services, for vacation of public alley with relocation of public utilities to dedicated easement at 4930 Central Avenue.

*Foster*

carb 4a or b Lvm 127

17546 Oak Drive  
Detroit, Michigan 48221  
Phone: (313) 342-9680  
Fax: (313) 342-5731  
Cell: (313) 575-3596

**JAMES E. HEATH**  
Consulting Services

2863

July 6, 2004

The Honorable City Council  
City of Detroit, Michigan  
Coleman A. Young Municipal Center  
Detroit, Michigan 48226

DETROIT  
CITY CLERK  
JUL 16 P 3:50

**Regarding:           Petition to Vacate Public Alley Easement – North of  
Michigan Avenue Eastside, and East from Central Avenue**

**Attention:           City Clerk**

Dear City Council Members, this letter of request to vacate the above subject alley and move utilities to a dedicated easement provided by owners of 4930 Central Avenue is for the purpose of constructing an addition to their existing George S. Patton PLAV Post #11. The PLAV building is located on the eastside of Central Avenue, between Michigan Avenue and the Ford Expressway.

The primary reason for petitioning to vacate the alley is that the existing building 4930 Central abuts the public easement that contains a 24-inch diameter city owned sewer. Written and verbal correspondence between various persons and DWSD, find that flows within the north/south alley sewers cannot be reversed, thereby allowing for the east/west line to be placed out of service, nor, will DWSD allow for the new building addition, with no basement, to be constructed over the 10-foot deep public sewer. Based upon these concerns, this petition to vacate the easement is of utmost importance.

Even though the sewer, moving task will increase their construction cost by approximately One Hundred Thousand Dollars (\$100,000.00) or more, the owners are not aware of other methods needed to increase the size of their facility, which is needed to keep it afloat by attracting larger audiences. Without a larger complex, and hopefully affordable construction cost, the post is subject to close.

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City Clerk  
Page 2  
July 6, 2004

Attached for Council's review and petition actions is a sketch of the site, existing building, and proposed granted utility easement for the new sewer. The petitioners pray that their request can be promptly addressed in order to have the building addition completed this construction season including the installation of a new sewer.

If there is additional data needed, please feel free to contact me at 313-342-9680.

Respectfully submitted,



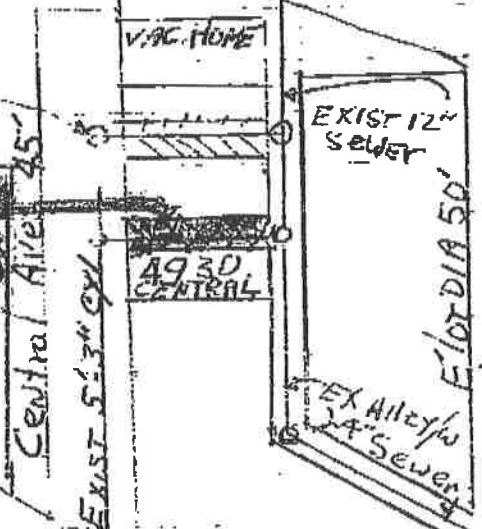
James E. Heath for  
James E. Heath Consulting Services LLC.

JH



Ford  
Expressway

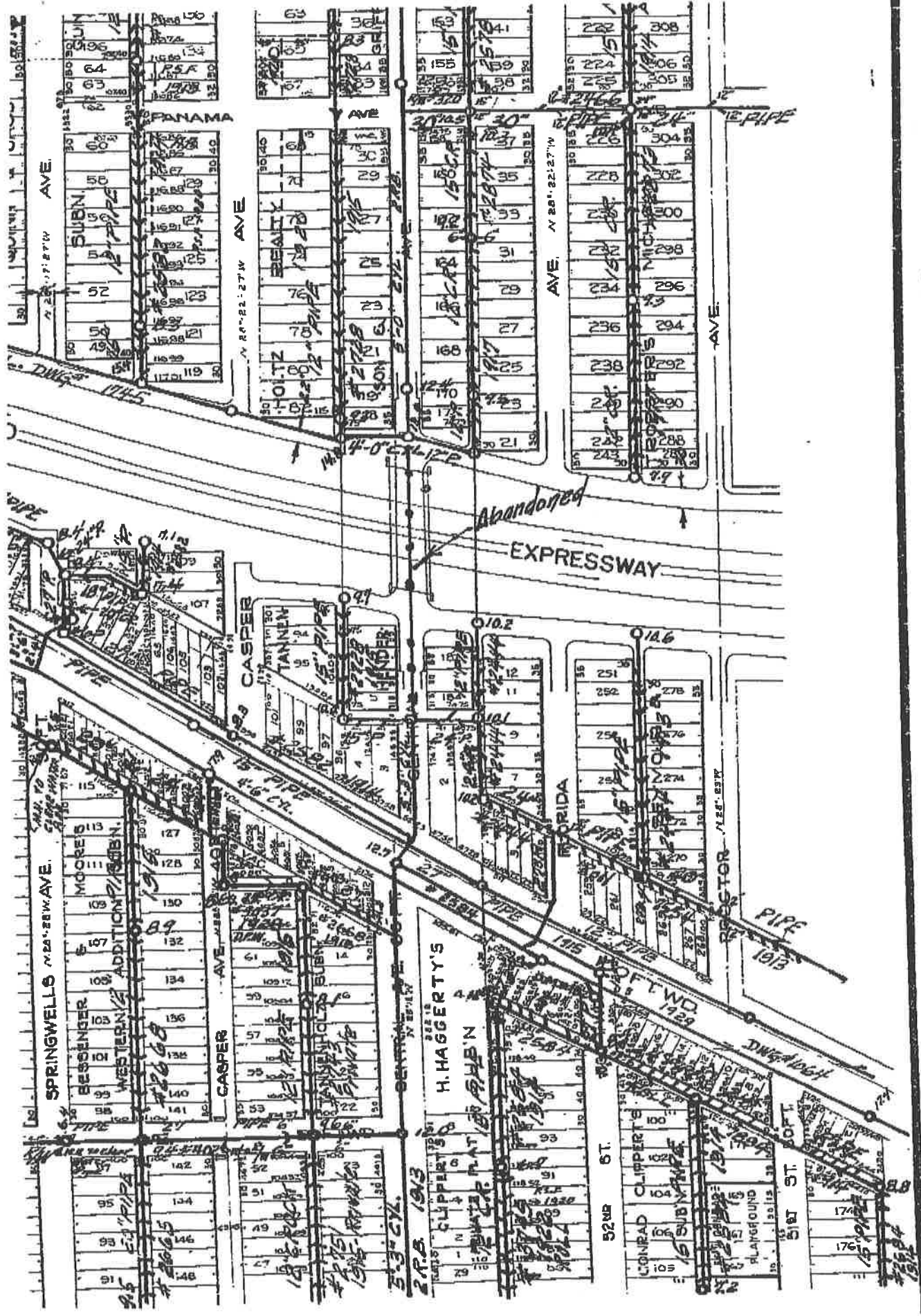
NEW EASEMENT  
NEW MHS (2) AND  
NEW SEWER BY  
OWNERS OF 4930  
CENTRAL AVE



EXIST. 4'-6" CYL  
Michigan Ave

EXIST 5'-3" CYL  
100'

127' Sewer



13C

**JAMES E. HEATH**  
**Consulting Services**

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Detroit, Michigan 48221  
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June 15, 2004

Detroit Water and Sewerage Department (DWSD)  
735 Randolph  
Detroit, Michigan 48226

Attention: Bharat Doshi, Head Engineer

Regarding: Request to Allow Flow Reversal In the  
24-Inch Diameter Sewer - Alley (L- Shaped)  
East of Central Avenue - Michigan Avenue to the  
Alley Immediately North of Michigan

Gentlemen:

Owners of the George S. Patton PLAV Post number 11, located at 4930 Central Avenue, between Michigan Avenue and the Ford Expressway, is opting to increase the size of their existing complex by adding an extension to the north. The building located in Southwest, Detroit is burdensome to rent for social affairs due to its small current capacity.

A major problem is constructing a sorely needed addition of desirable capacity involves a public alley easement that contains a 24-inch diameter sewer immediately north of their building (4930 Central). The current owners purchased 2-district homes, which are now razed north of the alley easement. Lots number 184 and 185 are ample in size to satisfy their construction needs. However, it is highly unlikely the Detroit Water and Sewerage Department (DWSD) will consent to an alley vacation that allows a slab floor building to be constructed over the 24-inch diameter sewer, even though a 42-inch deep building footing will have no great impact or stress on the 10-foot deep public sewer.

Base upon the above dire needs of 4930 Central owners and restrictions assumed to be imposed by DWSD related to building over sewers, we are herein recommending and requesting that an alternate method be greatly considered by DWSD, prior to pursuing a long laborious petition process of vacating the alley with new sewer construction at a cost to the owners of approximately \$100,000.00. An alternate method for resolving 4930 Central owner's high costs by constructing a new addition which are as follows:

1. Allow flows within the 24-inch diameter sewer east of Central Avenue and the alley north of Michigan Avenue to be reversed and therefore be discharged into a 27-inch diameter line constructed in Florida that connects to a 4-foot 6-inch cylinder located in Michigan Avenue (see exhibit #1).

**JAMES E. HEATH**  
**Consulting Services**

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4930 Central  
June 15, 2004  
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2. Since reversed flows within the 24-inch diameter line will only involve approximately 230 lineal feet, and at a gradient of 0.20 per 100 feet, less than 25 percent of the line will be affected. In addition there are a minimum number of buildings using the 24-inch diameter line for sewer services (see exhibit # 2).

**Florida Street**

- 7-homes along the Westside of Florida between the Ford Expressway and the alley north of Michigan Avenue
- 1-vacant building at the northwest corner of Michigan and Florida Street

**Northside of Michigan Avenue Between  
Florida and Central Avenue**

- 2-Stores with 1-housing, a Salvation Army Outlet facility

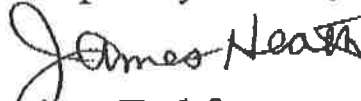
**Central Avenue -- Eastside -- Michigan Avenue to  
East Bound Ford Expressway**

- 1- Building at the Northeast Corner of Michigan and Central Avenue -- Salvation Army Outlet Store
- 1-PLVA Post Number 11
- 1- Vacant home at the southeast corner of the Ford Expressway Service Drive and Central Avenue

With the exception of the 7-homes along the Westside of Florida Street, there is a minimum amount of flow entering the subject 24-inch diameter line. However, "good" flows contributed by the expressway service drive will be extremely beneficial if a flow reversal is permitted.

We look forward to receiving a response to these concerns in the near future.

Respectfully submitted,

  
James Heath for

James E. Heath Consulting Services

CC: Mike Kubien  
JH

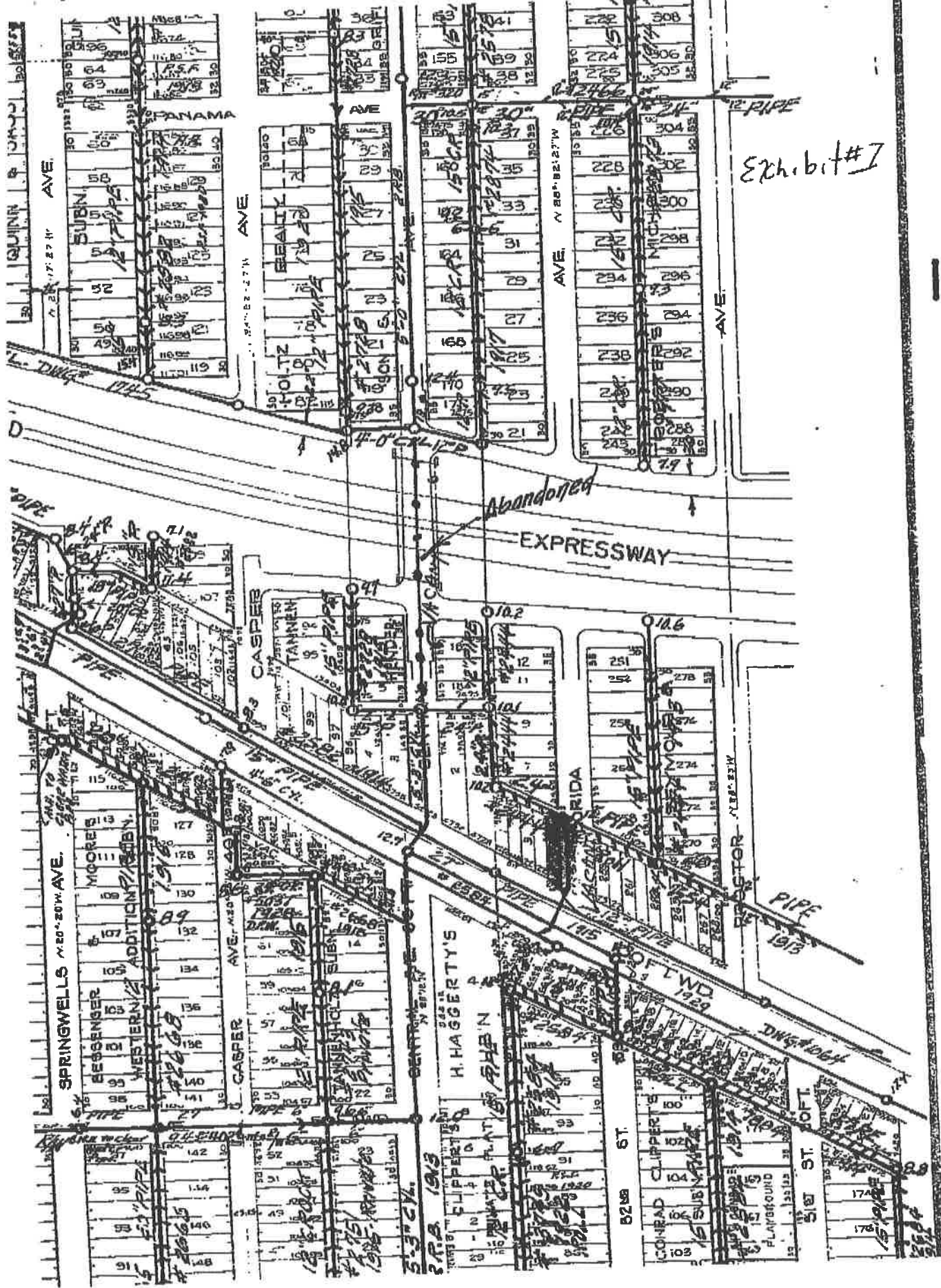


Exhibit #7

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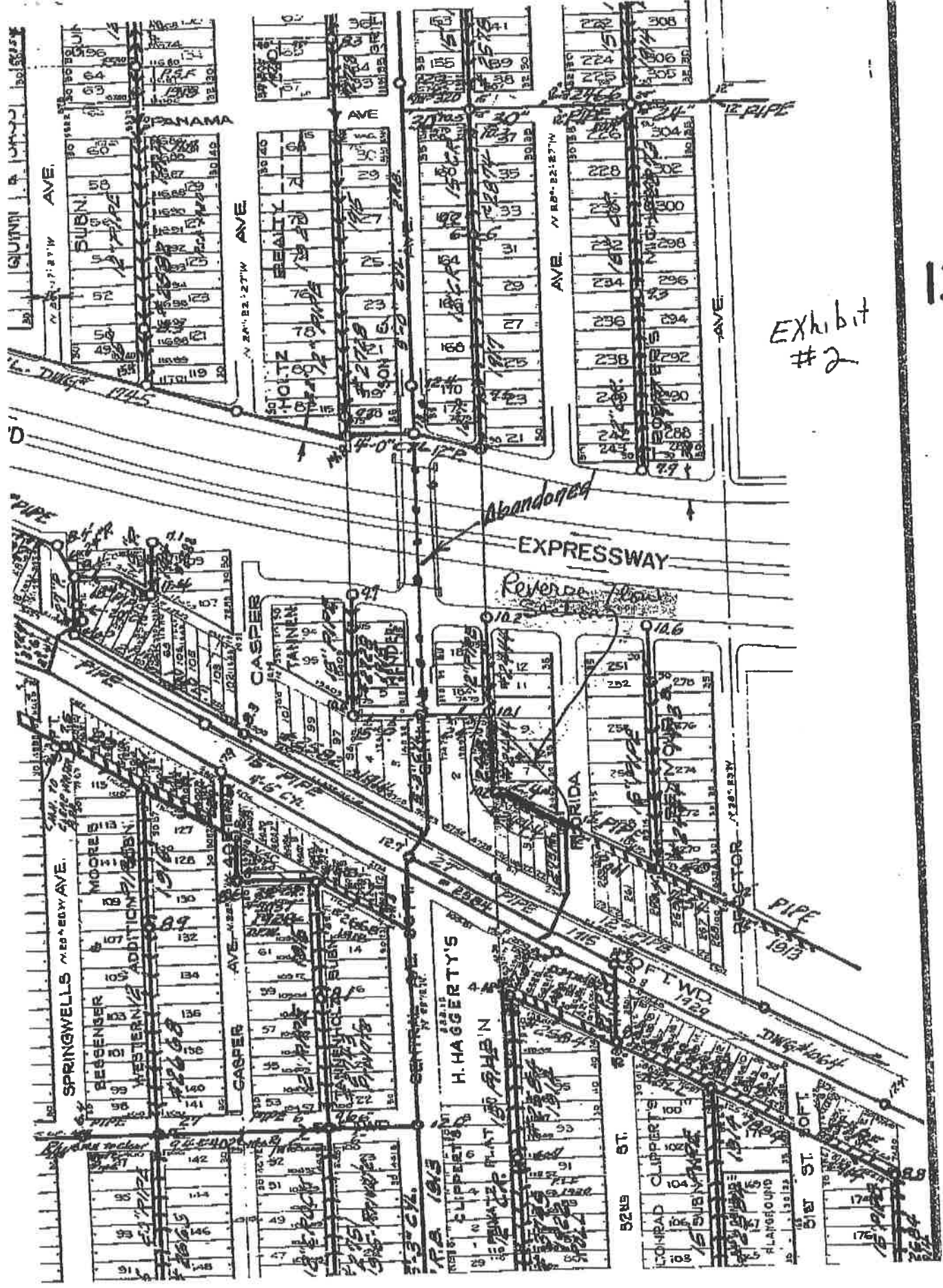


Exhibit #2

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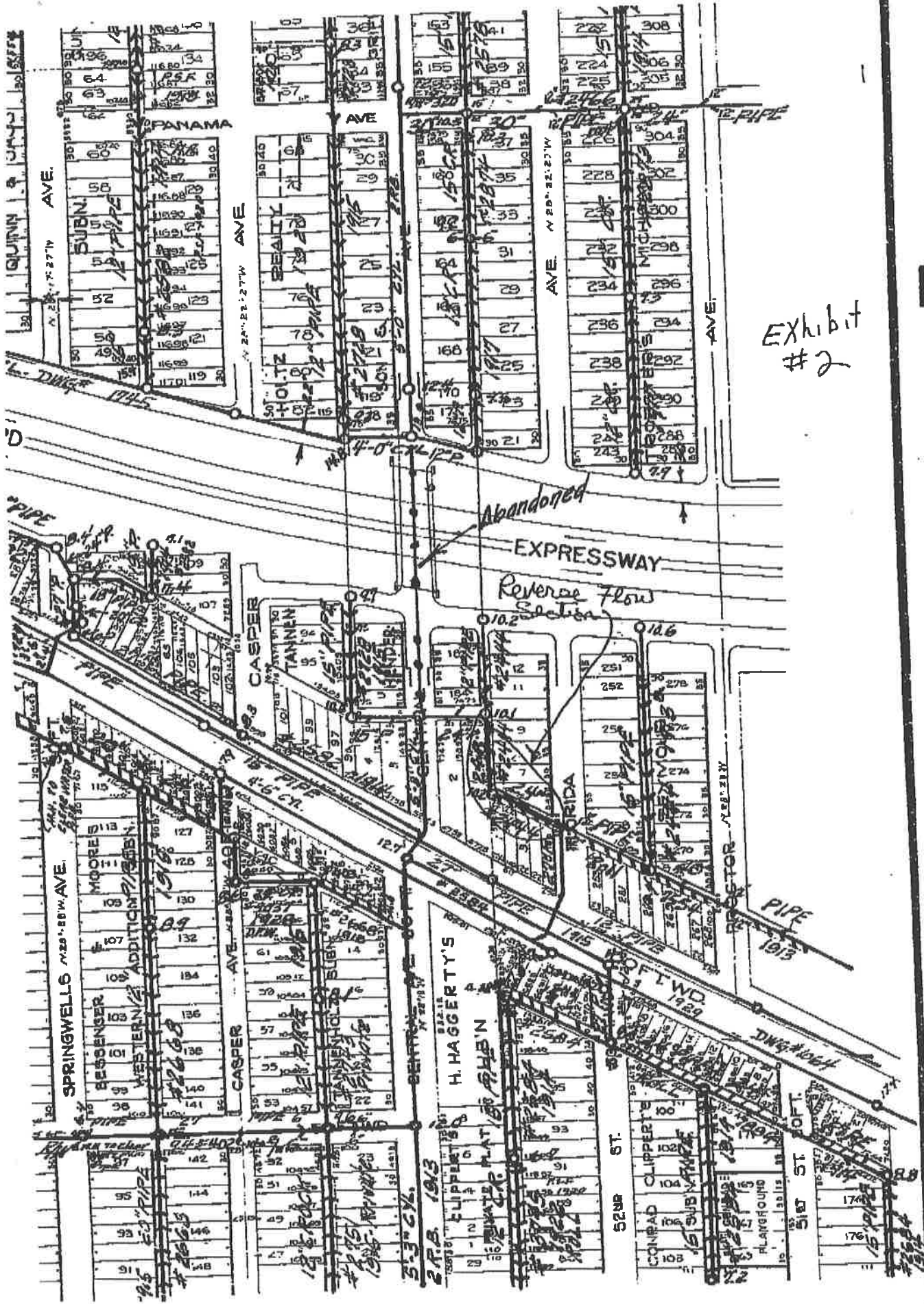


Exhibit #2

13C

July 12, 2004

Mr. James Heath  
James E. Heath Consulting Services  
17546 Oak Drive  
Detroit, Michigan 48221

Dear Mr. Heath:

**Regarding: George S. Patton PLAV Post 11  
4930 Central Avenue**

This is in reply to your letter dated June 15, 2004. In your letter you state that the PLAV Post would like to expand the existing building and the addition would be built over an existing east-west alley south of Lot 184. There is an existing 24-inch sewer located in the alley. Instead of relocating the sewer you are requesting permission to reverse the flow in the existing 24-inch sewer in the north-south alley located east of Central.

We have reviewed this request and it is not acceptable to the Detroit Water and Sewerage Department (DWSD). Reversing the flow in the existing sewer would mean that the lower end of the sewer would constantly be filled with water. This could cause a maintenance problem since solids would have a tendency to settle out in this portion of the sewer.

Instead of reversing the flow in the existing sewer, it will be necessary to relocate the sewer in the east-west alley. The sewer would have to be relocated north of the proposed addition and would have to be connected to the existing 5' -3" sewer in Central. In addition, the existing sewer located in the north-south alley would have to be altered as necessary to flow to the new sewer. DWSD would require a 20-foot wide easement in order to maintain the new sewer. In addition, the plans for the new sewer would have to be prepared by an engineer registered in the State of Michigan. The sewer would also have to be constructed under DWSD's permit and inspection in accordance with DWSD's standards and specifications and plans approved by DWSD.

In order to relocate the sewer it will be necessary to petition the City Council to vacate the existing alley and sewer, and to construct a new City sewer under private contract. All costs to relocate the sewer would have to be at project cost and at no cost to DWSD.

If you have any questions please call me at 313-224-4735, or Mr. Michael Kubien of my staff at 313-964-9533.

Sincerely,



Bharat Doshi, P.E.  
Head Engineer of Water Systems

BD/MK/ljh