

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Thursday, October 15, 2009

To: The Department or Commission Listed Below

From: Janice M. Winfrey, 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.

DPW - CITY ENGINEERING DIVISION

3878 *James H. Cole Home for Funerals, Inc., requesting continued alley vacation of north/south portion of alley along the property and east/west portion of alley out to Hartwell alley.*

James H. Cole
Home for Funerals, Inc.

3878

Since 1918

MAIN CHAPEL

2624 W. GRAND BLVD.
DETROIT, MICHIGAN 48208
TEL. (313) 873-0771 • FAX (313) 972-4405

Karla M. Cole, Manager

NORTHWEST CHAPEL

13631 PURITAN
DETROIT, MICHIGAN 48227
TEL. (313) 835-3997 • FAX (313) 835-0512

Gail A. Washington, Manager

October 2, 2009

City Clerk
200 Coleman A. Young Municipal Center
Two Woodward Avenue
Detroit, MI 48226
ATTN: Honorable City Council,

RE: To amend Petition #2383
Alley vacation for
Cole's Home for Funerals

OCT 02 2009

-CITY CLERK-

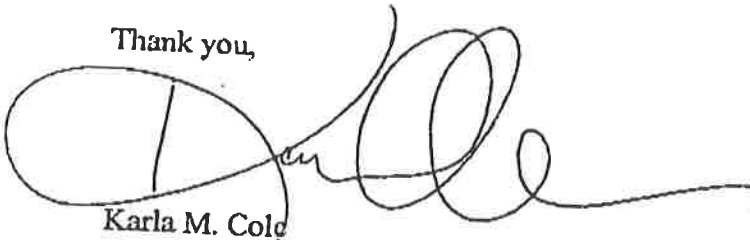
Honorable City Council,

We are issuing this letter to amend the alley vacation under petition #2383 to include the north/ south portion of the alley along the James H. Cole Home for Funerals' property, and the east/ west portion of the alley out to Hartwell Ave.

Along with the city accepting this closure we will grant the city a 16' wide vehicle and pedestrian easement to avoid dead-ending the alley to those who use it, and we will secure approval from DWSD to encroach into their easement (max 3') with our required screen wall.

Thank you for your help and direction on this matter.

Thank you,



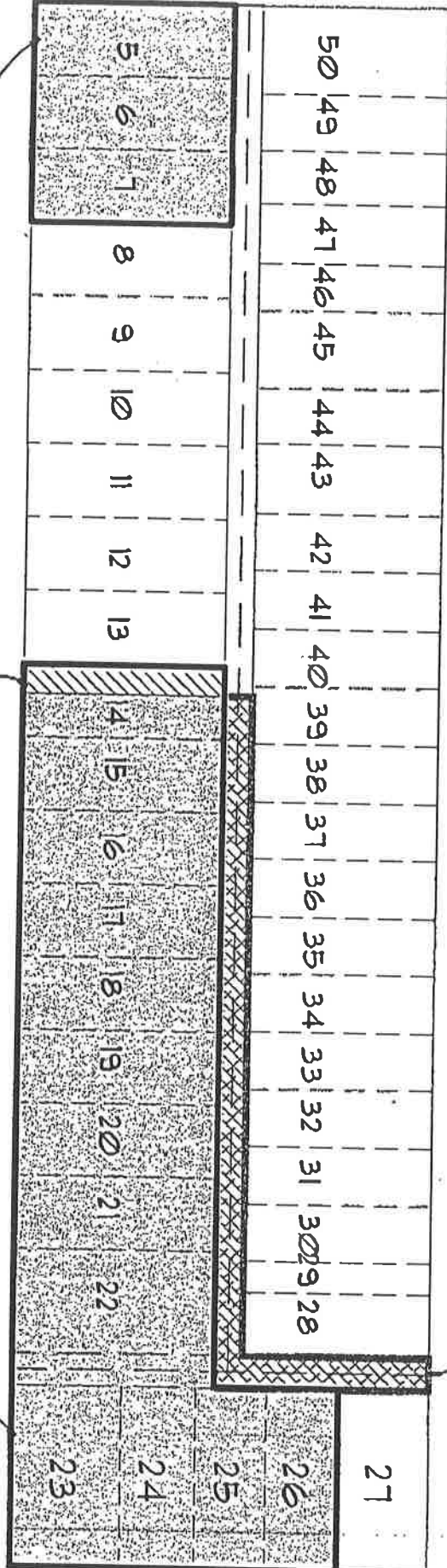
Karla M. Cole

ALLEY CLOSURE DRAWING

James H. Cain Federal Home
 2024 W. Grand Blvd.
 Detroit, MI 48226

HARTWELL AVE.

ADDITIONAL PORTION
 OF ALLEY TO
 BE CLOSED



COLE'S
 ADDITIONAL
 PARKING SITE

NEW 16' WIDE
 VEHICLE AND
 PEDESTRIAN
 EASEMENT

SCHAEFER HWY

COLE'S
 NEW BUILDING
 SITE

PURITAN ST

November 9, 2009

Honorable City Council:

Petition No. 3878 – James H. Cole Home for Funerals Inc., requesting the vacation of the north – south and east – west alleys in the area of Schaefer, Hartwell and Puritan.

RE: Petition No. 3878 of “James H. Cole Home for Funerals Inc.” request the conversion to easement the East – West public alley 18 feet wide and a portion of the North – South public alley 16 feet wide; Also request that the Honorable City Council accept an easement, 16 feet wide, over private property for a new alley outlet all in the block bounded by Florence Avenue, 50 feet wide, Puritan Avenue, 66 feet wide, Schaefer Highway, 86 feet wide, and Hartwell Avenue, 60 feet wide. This is phase two of construction for the new James H. Cole funeral home.

The City Engineering Division – DPW/Street Design Bureau and the Traffic Engineering Division of DPW approved the request. The petition was referred to the City Engineering Division – DPW for investigation (utility review) and report. This is our report.

The Public Lighting Department (PLD) reports having overhead lighting in the alley, however, PLD will remove the overhead fixture in the alley once the area is converted to easement/private ownership.

All other city departments and privately owned utility companies have no objections to the requested conversion to easement and easement for a new alley of the public rights-of-way.

Respectfully submitted,



Jessy Jacob P.E., City Engineer
City Engineering Division – DPW

Cc: Alfred Jordan, Director – DPW
Mayor’s Office City Council Liaison

RESOVLED, All that part of the North – South public alley, 16 feet wide, lying Easterly of and abutting the East line of Lots 15 through 22, both inclusive, and the South 24.00 feet of Lot 14, and lying Westerly of and abutting the West line of Lots 28 through 39, both inclusive, all in the “Monnier – Puritan Subdivision” of part of the South ½ of the Northwest ¼ of Section 17, T.1S.,R.11E., Greenfield Township (now City of Detroit) Wayne County, Michigan as recorded in Liber 42, Page 6, Plats, Wayne County Records;

Also, all that part of the East – West public alley, 18 feet wide, lying Southerly of and abutting the South line of Lot 28, and lying Northerly of and abutting the North line of the East 30.00 feet of Lot 25, all of Lots 26 and 27 all in the “Monnier – Puritan Subdivision” of part of the South ½ of the Northwest ¼ of Section 17, T.1S.,R.11E., Greenfield Township (now City of Detroit) Wayne County, Michigan as recorded in Liber 42, Page 6, Plats, Wayne County Records;

Be and the same is hereby vacated as public alleys, and is hereby converted into private easements for public utilities of the full width of the alleys, which easement shall be subject to the following covenants and agreements, uses, reservations and regulations, which shall be observed by the owners of the lots abutting on said alleys and by their heirs, executors, administrators and assigns, forever to wit:

First, said owners hereby grant to and for the use of the public easement or right-of-way over said vacated public alley herein above described for the purposes of maintaining, installing, repairing, removing, or replacing public utilities such as water mains, sewers, gas lines or mains, telephone, electric light conduits or poles or things usually placed or installed in a public alley in the City of Detroit, with the right to ingress and egress at any time to and over said easements for the purpose above set forth,

Second, Said utility easement or right-of-way in and over said vacated alleys herein above described shall be forever accessible to the maintenance and inspection forces of the utility companies, or those specifically authorized by them, for the purpose of inspecting, installing, maintaining, repairing, removing, or replacing any sewer, conduit, water main, gas line or main, telephone or light pole or any utility facility placed or installed in the utility easement or right-of-way. The utility companies shall have the right to cross or use the driveways and yards of the adjoining properties for ingress and egress at any time to and over said utility easements with any necessary equipment to perform the above mentioned task, with the understanding that the utility companies shall use due care in such crossing or use, and that any property damaged by the utility companies, other than that specifically prohibited by this resolution, shall be restored to a satisfactory condition, and further

Third, Said owners for their heirs and assigns further agree that no buildings or structures of any nature whatsoever including, but not limited to, concrete slabs or driveways, retaining or partition walls, shall be built or placed upon said easements, nor change of surface grade made, without prior approval of the City Engineering Division – DPW, and further

Fourth, That if the owners of any lots abutting on said vacated alley shall request the removal and/or relocation of any existing poles or other utilities in said easement, such owners shall pay all costs incidental to such removal and/or relocation, unless such charges are waived by the utility owners; and further

Fifth, That if any utility located in said property shall break or be damaged as a result of any action on the part of said owners or assigns (by way of illustration but not limitation) such as storage of excessive weights of materials or construction not in accordance with Section 3, mentioned above, then in such event said owners or assigns shall be liable for all costs incidental to the repair of such broken or damaged utility; and further

PROVIDED, That if it becomes necessary to remove the paved alley return at the entrances (into Hartwell Avenue.), such removal and construction of new curb and sidewalk shall be done under city permit and inspection according to City Engineering Division – DPW specifications with all costs borne by the abutting owner(s), their heir or assigns; and further

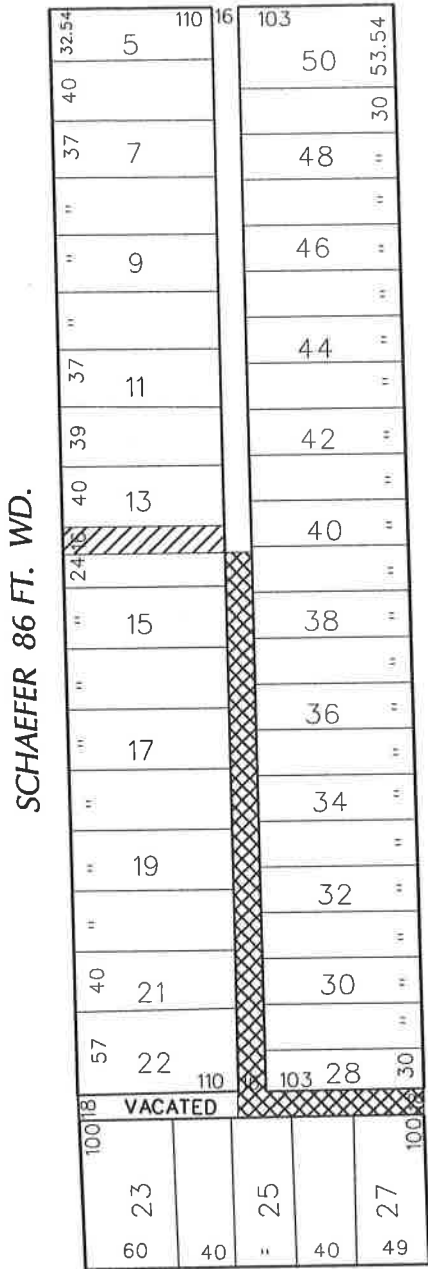
PROVIDED, that the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

RESOLVED, That your Honorable Body authorize the acceptance of the following described easement, over property owned by the petitioner, subject to the approval of the Traffic Engineering Division – DPW and any other public or privately owned utility company, if necessary;

Land in the City of Detroit Wayne County, Michigan being the Northerly 16.00 feet of Lot 14 in the “Monnier – Puritan Subdivision” of part of the South ½ of the Northwest ¼ of Section 17, T.1S.,R.11E., Greenfield Township (now City of Detroit) Wayne County, Michigan as recorded in Liber 42, Page 6, Plats, Wayne County Records;

PETITION NO. 2383 (AMENDMENT)
 JAMES H. COLE HOME OF FUNERALS, INC.
 2624 W. GRAND BLVD.
 DETROIT, MI. 48208
 C/O KARLA M. COLE, PRESIDENT
 PHONE NO. 313 972 4405

FLORENCE 50 FT. WD.



SCHAEFER 86 FT. WD.

HARTWELL AVE. 60 FT. WD.

PURITAN 66 FT. WD.



-CONVERSION TO EASEMENT



-DEDICATION OF LAND
(Easement for Vehicle Traffic)

(FOR OFFICE USE ONLY)

CARTO 85 A

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	KSM				CHECKED
DATE	10-15-09				APPROVED

REQUEST DEDICATION OF ALLEY BOUND
 BY PURITAN, HARTWELL, FLORENCE AND
 SCHAEFER
 CONVERT TO EASEMENT 16' OF LOT 14
 BOUND BY SAME

CITY OF DETROIT	
CITY ENGINEERING DEPARTMENT	
SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X2383.dgn