

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

Janice M. Winfrey  
City Clerk

Vivian A. Hudson  
Deputy City Clerk

**DEPARTMENTAL REFERENCE COMMUNICATION**

*Thursday, December 20, 2012*

**To:** *The Department or Commission Listed Below*

**From:** *Janice M. Winfrey, Detroit City Clerk*

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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.

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PLANNING AND DEVELOPMENT DEPARTMENT    DPW - CITY ENGINEERING DIVISION

**2656**    *A & H Financial Solutions, requesting the vacation and conversion to utility easement of Norcross Avenue between Wade and Camden Avenue and the outright vacation of the north-south alley, in the block bounded by Wade, Camden, Norcross and Harrell.*

*MRS. WILLIAMS  
313 964 0700*

*57F*  
*459*  
*650*  
*53A*

**A&H Financial Solutions**

#2656

ahfinancialsolution@yahoo.com

28 W. Adams, Suite 201  
Detroit, Michigan 48226  
T 313.964.0700  
F 313.964.3110

December 18, 2012

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

RE: A&H Financial Solutions, on behalf of Love N Kindness CDC requesting the vacation and conversion to utility easement of Norcross Avenue between Wade and Camden Avenue(s), and the outright vacation of the north-south alley, in the block bounded by Wade, Camden, Norcross and Harrell.

A&H Financial Solutions, 28 W. Adams, Ste. 201, Detroit, Michigan 48226, request the vacation and conversion to utility easement of Norcross Avenue, 50 feet wide, between Wade and Camden Avenue(s), and the outright vacation of the north-south public alley, 16 feet wide, in the block bounded by Wade, Camden, said Norcross and Harrell.

This request is necessary in order to facilitate the development and construction of the proposed "Love N Kindness" Independent Living facility. The facility will be a new 5-story 25,555 sq. ft. building, consisting of a total of 48 - 1 & 2 bedroom unit, with approximately 60 parking spaces.

Please see the attached drawings for your use.

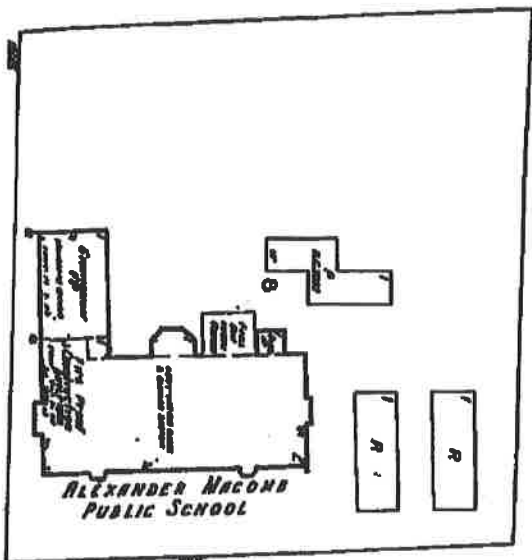
If you should have any questions, please do not hesitate to contact me at: O  
313.964.0700 F 313.964.3110 M 313.410.6124.

Respectfully,

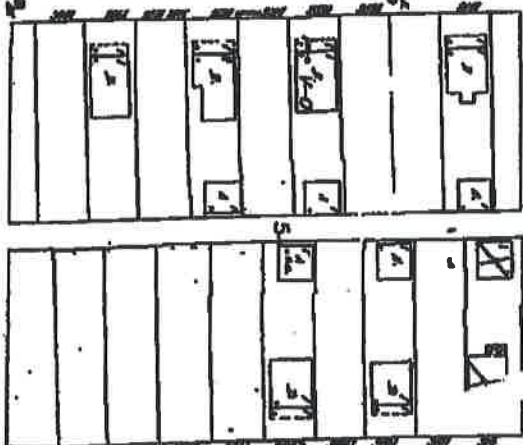
  
Veronica Adams, Consultant

82

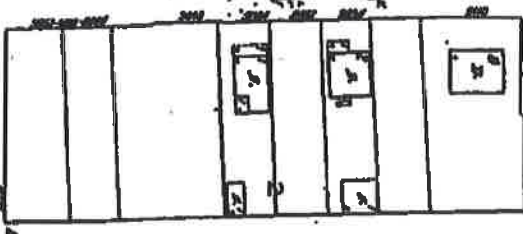
BARRETT AV.



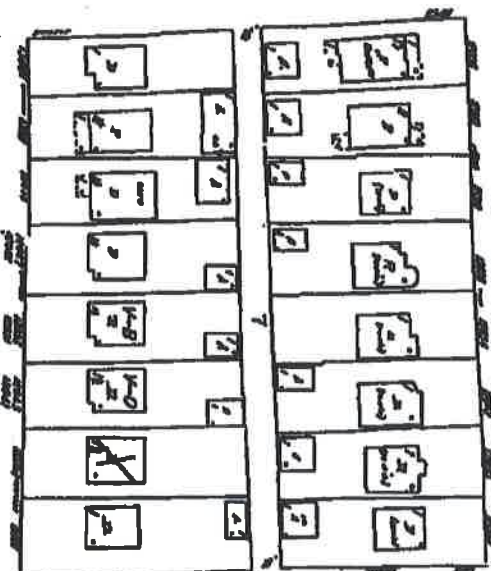
HARRELL AV.



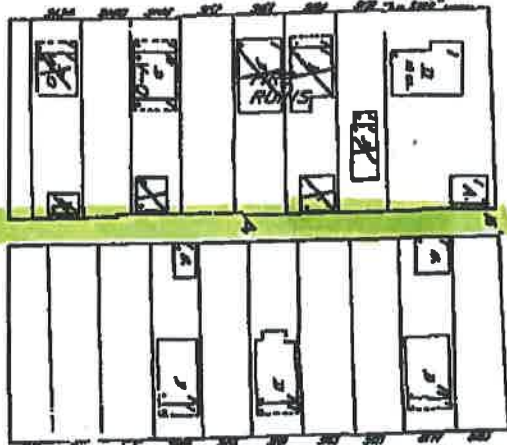
NORCROSS AV.



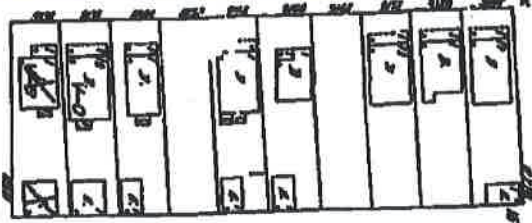
84



CAMDEN AV.



SWADE AV.



EVANSTON AV.

CHMP, INC.  
24000 GRAND BLVD., SUITE 100  
ANN ARBOR, MI 48106  
PH: 734.769.8800  
WWW.CHMPINC.COM

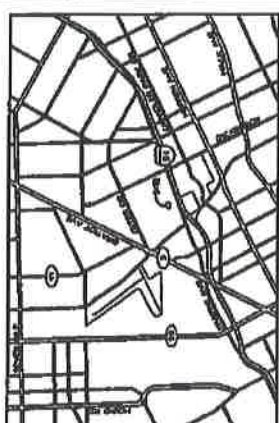


ADMINISTRATIVE  
BUILDING  
1200 CAMDEN AVENUE  
DETROIT, MI 48206



NEW BUILDING FOR  
**LOVE N KINDNESS  
INDEPENDENT LIVING**  
1200 CAMDEN AVENUE, DETROIT, 48206, WAYNE COUNTY

DATE:	11/15/11
BY:	J.P.
PROJECT:	INDEPENDENT LIVING
OWNER:	CHMP INC.
SCALE:	AS SHOWN
STATUS:	PRELIMINARY



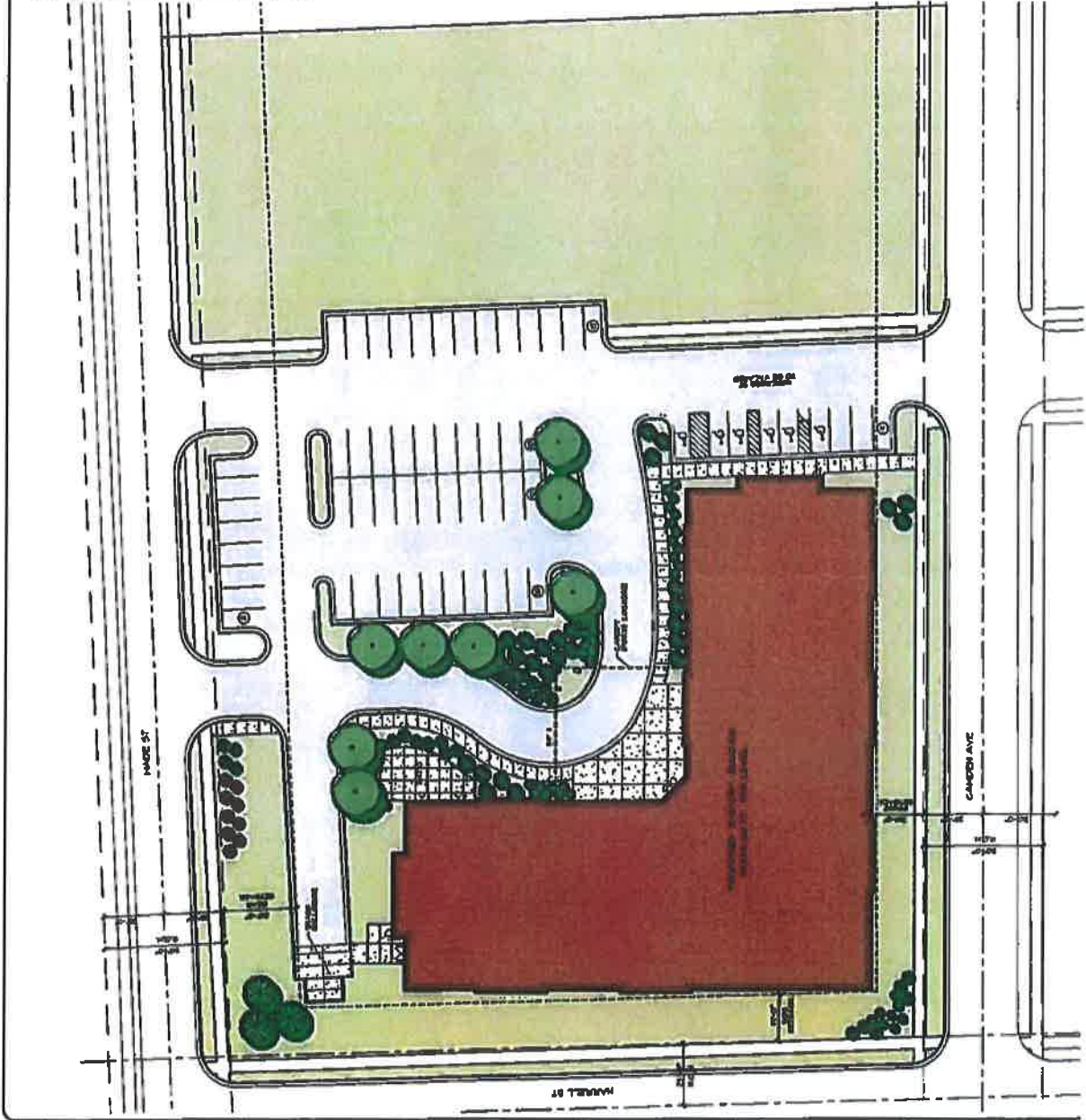
LOCATION MAP

**SITE SUMMARY**

OWNER:	CHMP INC.
PROJECT:	INDEPENDENT LIVING
ADDRESS:	1200 CAMDEN AVENUE, DETROIT, MI 48206
PERMITTED:	12/15/11
APPROVED:	12/15/11
CONTRACTOR:	CHMP INC.
ARCHITECT:	CHMP INC.
DESIGNER:	CHMP INC.
DATE:	11/15/11
SCALE:	AS SHOWN
STATUS:	PRELIMINARY

**FINISHED FLOOR AREA:**  
GROSS: 25,000 SQ FT  
NET: 20,000 SQ FT  
TOTAL: 45,000 SQ FT

**CLASSIFIED:**  
GROSS: 25,000 SQ FT  
NET: 20,000 SQ FT  
TOTAL: 45,000 SQ FT



CHMP, INC.  
2000 11th St. N  
Detroit, MI 48207  
Tel: 313.963.8800

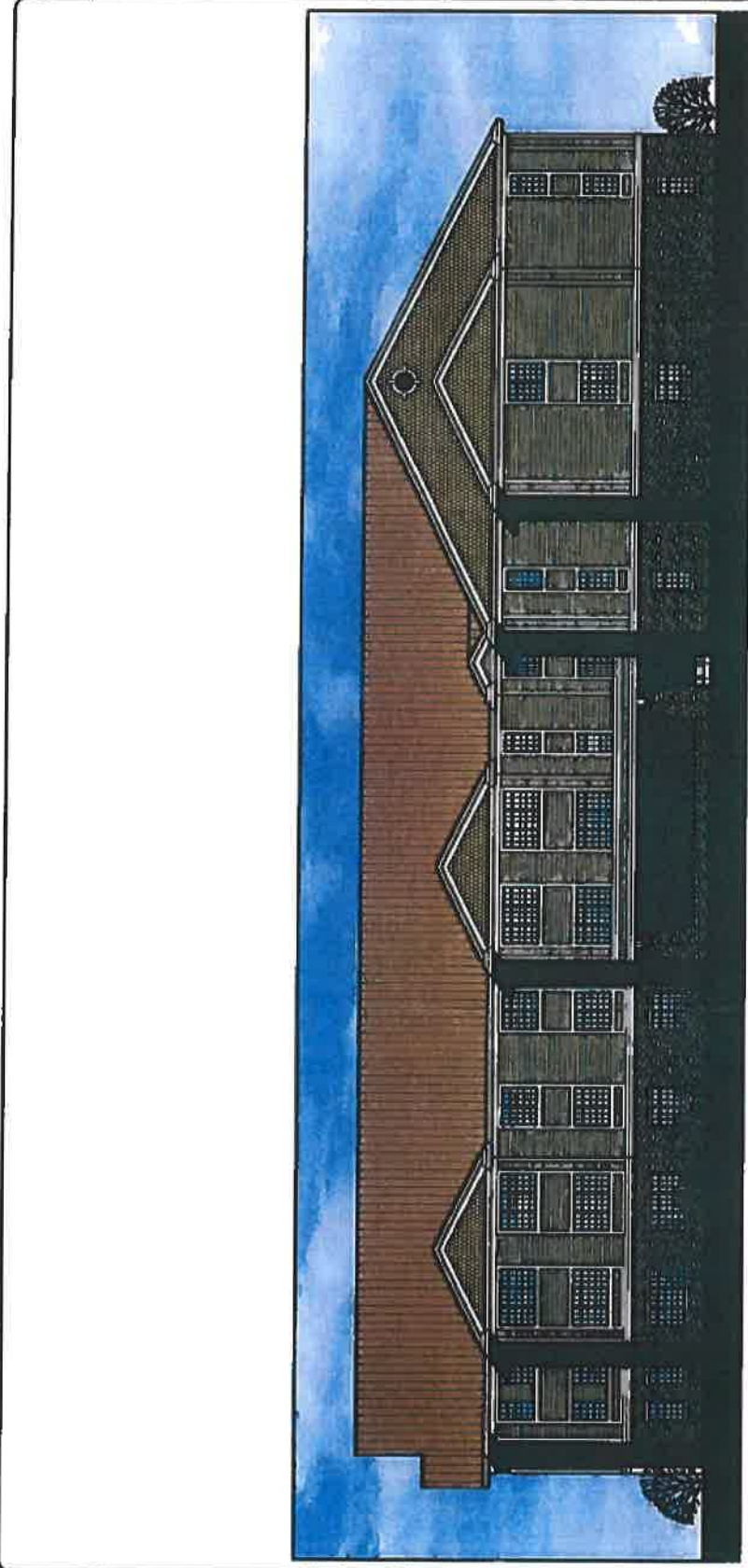


ARCHITECT  
12000 CAMDEN AVENUE, DETROIT, MI 48226



NEW BUILDING FOR  
**LOVE N KINDNESS  
INDEPENDENT LIVING**  
12000 CAMDEN AVENUE, DETROIT, 48226, WAYNE COUNTY

DATE:	
SCALE:	
PROJECT:	
CLIENT:	
ARCHITECT:	
ENGINEER:	
CONTRACTOR:	
STATUS:	



NORTH ELEVATION  
SCALE 1/8" = 1'-0"

CHMP, INC.  
1210 CAYDEN AVENUE, DETROIT, MI 48226  
TELEPHONE: 462-1111  
FACSIMILE: 462-1112

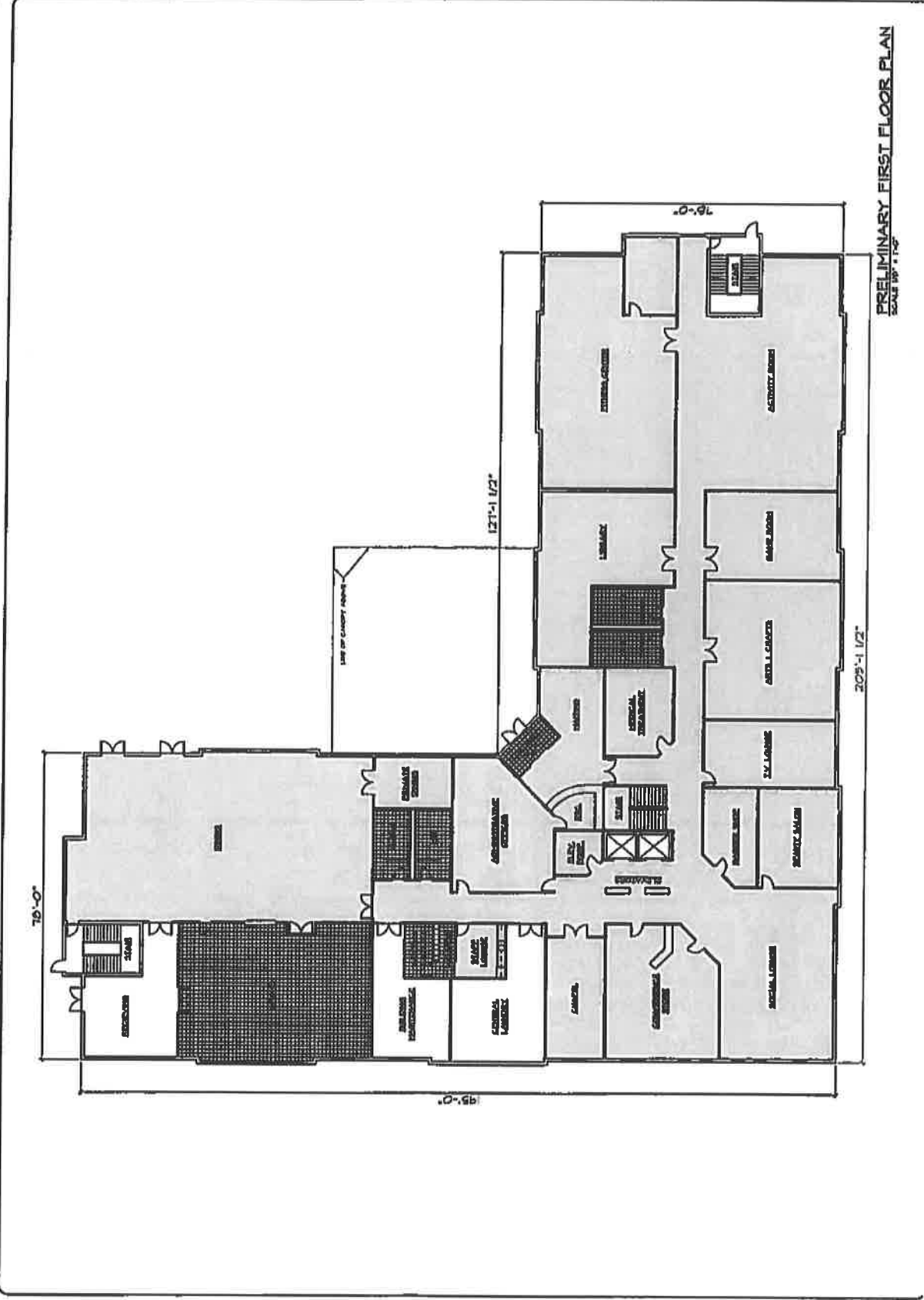


ARCHITECTS  
1210 CAYDEN AVENUE  
DETROIT, MI 48226



NEW BUILDING FOR  
"LOVE N KINDNESS"  
INDEPENDENT LIVING  
1210 CAYDEN AVENUE, DETROIT, 48226, WAYNE COUNTY

PROJECT NO.	100-000000
DATE	12/15/90
SCALE	1/8" = 1'-0"
DESIGNER	CHMP, INC.
ARCHITECT	CHMP, INC.
ENGINEER	CHMP, INC.
DATE	12/15/90



PRELIMINARY FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"



Transaction Report

Broadcast

ERROR: Re-send error page(s).

No.	TX	Date/Time	Destination	Duration	P. #	Result	Mode
850	DEC-20	16:17	313 224 1629	0'01'21"	008	OK	N ECM
		16:19	913132241464	PDF: Mailed to L. Holman 12-20-12	000	Busy	C FORD

# FAX TRANSMITTAL

## Office of the City Clerk

Coleman A Young Municipal Center

Two Woodward Avenue, Suite 200

Detroit, Michigan 48226

Telephone: (313) 224-2070

Fax: (313) 224-2075

Thursday, December 20, 2012

No. of Pages 2

**FROM:** Mr. Andre Gilbert II, Junior Assistant City Council Committee Clerk

**SUBJECT:** *Petition #2656, A & H Financial Solutions, requesting the vacation and conversion to utility easement of Norcross Avenue between Wade and Camden Avenue and the outright vacation of the north-south alley, in the block bounded by Wade, Camden, Norcross and Harrell.*

FAX TO THE FOLLOWING DEPARTMENT(S):

Mr. Robert Anderson, Director

Planning and Development Department

(313) 224-1629

Mr. Richard Doherty, City Engineer

DPW - City Engineering Division

(313) 224-1464





November 24, 2014

Honorable City Council:

**RE: Petition No. 2656 A & H Financial Solutions requesting the vacation and conversion to utility easement of Norcross Avenue between Wade and Camden Avenue and the outright vacation of the north-south alley in the block bounded by Wade, Camden, Norcross and Harrell.**

Petition No. 2656 A & H Financial Solutions request vacation and conversion of the Norcross Avenue, 50 feet wide, between Wade Avenue, 60 feet Avenue, and Camden Avenue, 60 feet wide into a private easement for public utilities. The request is also for the outright vacation of the north-south public alley, 16 feet wide, in the block of Camden Avenue, 60 feet wide, Wade Avenue, 60 feet wide, Harrell Avenue, 50 feet wide, and Norcross Avenue, 50 feet wide.

The petition was referred to the City Engineering Division – DPW for investigation (utility review) and report. This is our report.

The request is being made to facilitate the development and construction of “Love and Kindness” independent living facility.

All City Departments and privately owned utility companies have reported no objections to the conversion of the public right-of-way into a private easement for public utilities and the outright vacation of the public alley. The request was approved by the Solid Waste Division – DPW, and Traffic Engineering Division – DPW.


Provisions protecting utility installations are part of the attached resolution. Detroit Water and Sewerage Department (DWSD) has no objection to the conversion to easement. The specific DWSD provisions for easements are included in the resolution. Public Lighting Department (PLD) has no objection to the conversion to easement. The specific PLD provisions for easements are included in the resolution.

Provisions providing for the relocation of all utilities located in the requested public alley outright vacation are included in the attached resolution. DWSD records indicate that there is a sewer in the alley, and accordingly the specific requirements and provisions for the relocation of the sewer at no cost to DWSD are included as a part of the resolution.



I am recommending adoption of the attached resolution.

Respectfully submitted,



Richard Doherty, P. E., City Engineer  
City Engineering Division – DPW

JK

Cc: Ron Brundidge, Director, and DPW  
Mayor's Office – City Council Liaison

BY COUNCIL MEMBERS

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**RESOLVED**, all of the north-south public alley, 16 feet wide, in the block of Camden Avenue, 60 feet wide, Wade Avenue, 60 feet wide, Harrell Avenue, 50 feet wide, and Norcross Avenue, 50 feet wide, lying easterly of and adjoining the easterly line of Lots 68 thru 76, both inclusive and the easterly line of the northerly 16.07 feet of vacated Camden Avenue (Lot 75), also lying westerly of and adjoining the westerly line of Lots 59 thru 67, both inclusive and the westerly line of the northerly 22.70 feet of Lot 58 "George A. King Subdivision of Lots 1 and 2 of Corby's Subdivision of the East 30.89 acres of the West 36.89 acres of Lot 9, P.C. 10 Gratiot Township, Wayne County, Michigan" as recorded in Liber 33, Page 21 of Plats, Wayne County Records

Be and the same is hereby vacated (outright) as a public right-of-way to become part and parcel of the abutting property, subject to the following provisions:

Provided, that petitioner/property owner make satisfactory arrangements with any and all utility companies for cost and arrangements for the removing and/or relocating of the utility companies services; and further

Provided, that the abandonment or relocation of the sewer shall be performed in accordance with DWSD specifications and any sewer construction shall be done under the inspection and approval of DWSD; and further

Provided, that the entire cost of any sewer construction, including inspection, survey and engineering shall be borne by the petitioner; and further

**PROVIDED**, that any construction in the public rights-of-way such as removal and construction of new driveways, curbs and sidewalks 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 be it also,

**RESOLVED**, all of Norcross Avenue, 50 feet wide, between Wade Avenue, 60 feet Avenue, and Camden Avenue, 60 feet wide, lying easterly of and adjoining the east line of Lots 59 thru 67 and the easterly line of the north 26.68 feet of Lot 58; also lying westerly of and adjoining the westerly line of Lots 1 thru 9, both inclusive, and the westerly line of the north 29.29 feet of Lot 10 "George A. King Subdivision of Lots 1 and 2 of Corby's Subdivision of the East 30.89 acres of the West 36.89 acres of Lot 9, P.C. 10 Gratiot Township, Wayne County, Michigan" as recorded in Liber 33, Page 21 of Plats, Wayne County Records

Be and the same is hereby vacated as a public street and is hereby converted into a private easement for public utilities of the full width of the street, 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 street 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 street 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 street in the City of Detroit, with the right to ingress and egress at any time to and over said easement for the purpose above set forth,

Second, said utility easement or right-of-way in and over said vacated street 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 easement 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,

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,

Fourth, that if the owners of any lots abutting on said vacated street 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,

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

Provided, that an easement, the full width of the existing right-of-way, is reserved for the Detroit Water and Sewerage Department for the purpose of installing, maintaining, repairing, removing, or replacing any sewers, water mains, fire hydrants and appurtenances, with the right of ingress and egress at any time to, and over said easement for the purpose above set forth; and be it further

Provided, that free and easy access to the sewers, water mains, fire hydrants and appurtenances within the easement is required for Detroit Water and Sewerage Department

equipment, including the use of backhoes, bull dozers, cranes or pipe trucks, and other heavy construction equipment, as necessary for the alteration or repair of the sewer or water main facilities; and be it further

Provided, that the Detroit Water and Sewerage Department retains the right to install suitable permanent main location guide post over its water mains at reasonable intervals and at points deflection; and be it further

Provided, that said owners of the adjoining property, for themselves, their heirs and assigns, agree that no building or structure of any nature whatsoever, including porches, patios, balconies, etc., shall be built upon or over said easement, or that no grade changes or storage of materials shall be made within said easement without prior written approval and agreement with the Detroit Water and Sewerage Department; and be it further

Provided, that the Public Lighting Department requires that no structures or barricades be built over PLD installations or on existing utility easement areas. As per PLD requirements, any structure proposed to be built shall maintain 10 feet horizontal clearance from the overhead PLD lines and installations also any structure proposed to be built shall maintain a minimum of 3 feet horizontal clearance and 12 inch vertical clearance from the PLD conduit bank and manholes. The contractor should take necessary precautions not to damage PLD utilities, if they plan to use heavy earth moving equipment. The contractor will be liable for any damages to any PLD underground facilities. PLD requires unrestricted easement rights with 24-hour heavy vehicle access in order to maintain their facilities; and be it further

Provided, that if any time in the future, the owners of any lots abutting on said vacated street shall request the removal and/or relocation of the aforementioned utilities in said easement, such owners shall pay all costs incident to such removal and/or relocation. It is further provided that if sewers, water mains, and/or appurtenances in said easement shall break or be damaged as a result of any action on the part of the owner, or assigns, then in such event, the owner or assigns shall be liable for all costs incident to the repair of such broken or damaged sewers and water mains, and shall also be liable for all claims for damages resulting from his action; and be it further

Provided, that if it becomes necessary to remove the paved street return at the entrance (into Wade Avenue or Camden 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.

A&T FINANCIAL SOLUTIONS  
 28 WEST ADAMS, SUITE 201  
 DETROIT, MICHIGAN 48226  
 C/O VERÓNICA ADAMS  
 PHONE NO. 313 964 0700  
 MOBILE NO. 313 410 6124

ANNSBURY AVE. 60 FT. WD.

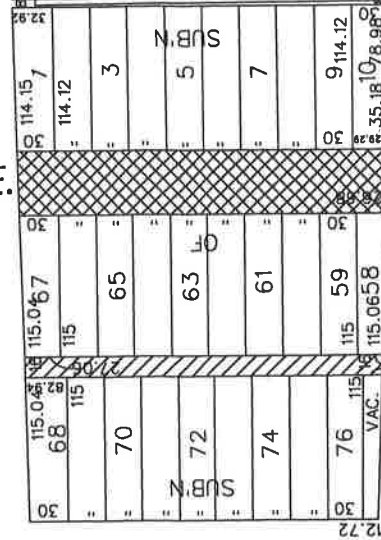
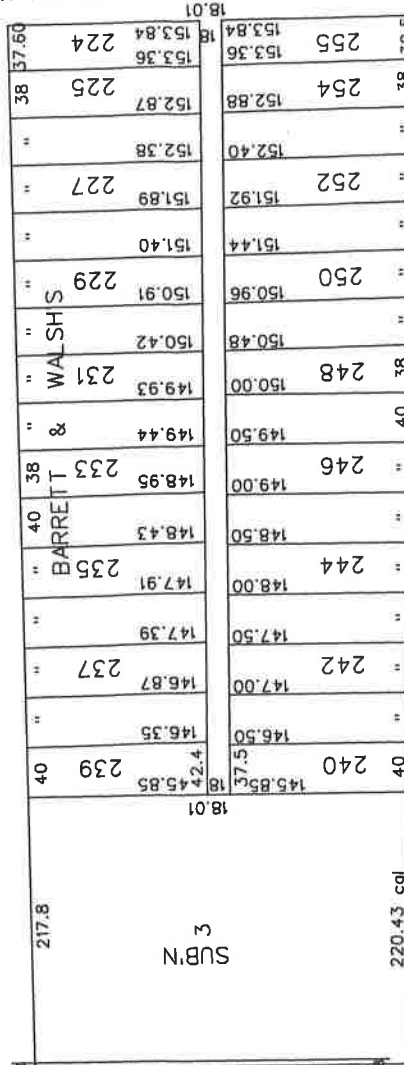


WADE AVE. 60 FT. WD.

CAMDEN AVE 60 FT. WD.

NORCROSS AVE.

50 FT. WD.



- AREA OF EASEMENT

- AREA OF OUTRIGHT VACATION

HARRELL AVE. 50 FT. WD.

CARTO 57F & 65D

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	KSM				
CHECKED					
DATE	9-23-13				
APPROVED					

REQUEST TO CONVERT TO EASEMENT  
 NORCROSS AVENUE  
 BETWEEN  
 WADE AVENUE AND CAMDEN AVENUE  
 AND TO OUTRIGHT VACATE  
 THE NORTH/SOUTH 16 FOOT WIDE ALLEY  
 IN THE AREA BOUND BY  
 NORCROSS, HARRELL, WADE AND CAMDEN

CITY OF DETROIT	
CITY ENGINEERING DEPARTMENT	
SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X2656