



CITY OF DETROIT  
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEERING DIVISION

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July 21, 2016

Honorable City Council:

**RE: Petition No. 2668 Winner's Chapel, request permission to fence in and close the street at 15330, 15331, 15336, 15345, and 15355 Keibler.**

Petition No. 2668 Winner's Chapel, requests conversion of part of Keibler Avenue, 60 feet wide, into a private easement for utilities; Keibler Avenue lying easterly of the public alley, 20 feet wide, first East of Greenfield Avenue and lying westerly of the public alley, 18 feet wide, first West of Whitcomb Avenue.

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

The request will enable Winner's Chapel to consolidate their properties and to provide secure parking.

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. 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.

I am recommending adoption of the attached resolution.

Respectfully submitted,

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

/JMK

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

BY COUNCIL MEMBER \_\_\_\_\_

**RESOLVED**, all that part of the Keibler Avenue, 60 feet wide, lying North of and adjoining the North line of Lots 36, 37, 38 and 39; also lying South of and adjoining the South line of Lots 41, 42 and 43 "Keibler's Schoolcraft Subdivision, Part of the S.W. ¼ of Section 19 T.1S. R.11E. City of Detroit, Wayne County, Michigan" as recorded in Liber 60, Page 26 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

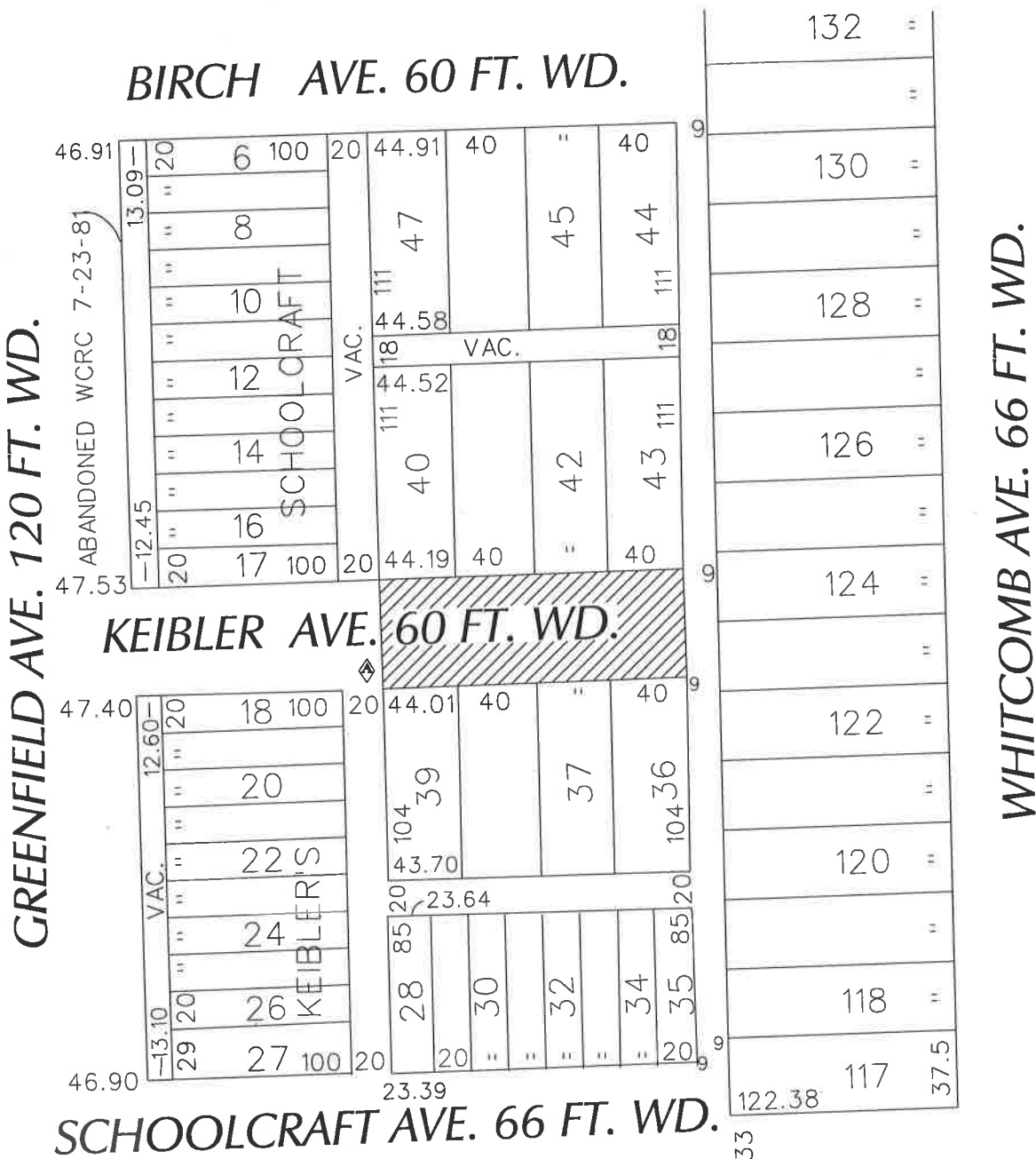
Provided, that if any time in the future, the owners of any lots abutting on said vacated street shall request the removal and/or relocation of the aforementioned utilities in said easement, such owners shall pay all costs incident to such removal and/or relocation. It is further provided that if sewers, 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 perform any work within the open public alleys adjoining the Keibler Avenue easement, such construction 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.

PETITION NO. 2668  
 WINNER'S CHAPEL  
 13980 GREENFIELD AVENUE  
 DETROIT, MICHIGAN 48227  
 C/O MARTIN  
 PHONE NO. 810 588 0080



- AREA OF EASEMENT

(FOR OFFICE USE ONLY) CARTO 84 D

<b>B</b>						<b>REQUEST CONVERSION TO EASEMENT</b> <b>KEIBLER AVE. 60 FT. WD.</b> <b>IN AREA ADJOINING</b> <b>LOTS 36-43</b>	<b>CITY OF DETROIT</b> <b>CITY ENGINEERING DEPARTMENT</b> <b>SURVEY BUREAU</b>
<b>A</b>	REDUCED ESM'NT TO ADJOINING LOTS 36-43	K.S.M.		8/19/13			<b>JOB NO. 01-01</b>
<b>REVISIONS</b>		<b>DRWN</b>	<b>CHKD</b>	<b>APPD</b>	<b>DATE</b>		<b>DRWG. NO. X2668</b>
<b>DRAWN BY</b>	KSM	<b>CHECKED</b>					
<b>DATE</b>	3-25-13	<b>APPROVED</b>					