



CITY OF DETROIT  
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEERING DIVISION

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December 15, 2015

Honorable City Council:

**RE: Petition No. 195, Professional Engineering Associates Inc., request vacation of all utility easements throughout the property boundaries to construct a planned grocery store, gas station and future retail. Addresses affected by the vacation are 21415, 21431 Grand River & 21555 W. McNichols Road.**

**Correction: Provisions for Detroit Water and Sewerage Department water mains.**

Petition No. 195 of "Professional Engineering Associates" on behalf of Meijer, Inc and Lomax Stern Detroit Development LLC request for the outright vacation of all utility easements within the property boundaries being: Burgess Avenue, 50 feet wide, on the West, Westbrook Avenue, 50 feet wide, on the East, Verne Avenue, 50 feet wide, on the South and Grand River Avenue, 100 feet wide, also McNichols Road, variable width, on the North. (The site being formerly the location of Redford High School.) A resolution granting the petition was approved by your Honorable Body on September 23, 2015.

However, a review by the Detroit Water and Sewerage Department (DWSD) has been made and provisions for DWSD water mains is needed and is herewith added as a part of this corrective resolution. The revised additional provisions are represented in **bold and underlined**. All deletions are represented in **~~bold and strike through~~**.

An appropriate resolution, correcting the DWSD provisions, is attached for your consideration.

I am recommending adoption of the attached corrective resolution.

Respectfully submitted,

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

JMK/

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

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

RESOLVED, All of the public easements for utilities and specific easements for particular utilities including any standard sewer provisos within the boundaries of the parcel of land described as:

**Legal Description of a parcel of land bounded by Westbrook Avenue on the East, Burgess Avenue on the West, Verne Avenue on the South and Grand River Avenue also McNichols Road on the North**

Land in the City of Detroit, Wayne County, Michigan being Lots 1, 2, and 99 thru 120, both inclusive, and the public alleys (now easements) adjoining, excepting that part taken for widening McNichols Road "Louis C. Miller's Subdivision in Redford Village (Now Detroit) on the N.W.1/4 of Section 15 in T.1S.,R.10E. Wayne County Michigan "as recorded in Liber 28, Page 34 of Plats, Wayne County Records; also Lots 1 thru 45, both inclusive and Chapel Avenue (now easement) and public alleys (now easements) adjoining, excepting that part taken for widening McNichols Road "Cherry Subdivision of part of the N. 15 acres of the E. 30 acres of N.W.1/4 of Section 15 in T.1S.,R.10E., Redford Village (Now Detroit), Wayne County Michigan" as recorded in Liber 41, Page 79 of Plats, Wayne County Records; also Lots 25 thru 50, both inclusive and the Bentler Avenue (now vacated) and public alleys (now vacated or easements) adjoining "Grand River Suburban Subdivision of part of the N. 1/2 of Section 15 in T.1S.,R.10E., Redford Twp. And Village (Now Detroit), Wayne County Michigan"; also part of the NW 1/4 of Section 15, T.1S.,R.10 E. all being more particularly described as follows:

Beginning at the intersection of the Southerly line of Grand River Avenue, 100 feet wide, and the West line of Westbrook Avenue, 50 feet wide; thence S01°18'46"E along said West line of Westbrook Avenue, 855.42 feet to the North Line of Verne Avenue, 50 feet wide (platted as Miller Avenue, 50 feet wide); thence S89°18'40"W along said North line of Verne Avenue, 1032.87 feet to the East line of Burgess Avenue, 50 feet wide (platted as Lincoln Avenue, 50 feet wide); thence N01°29'27"W along said East line of Burgess Avenue 1184.22 feet to the South line of McNichols Road, variable width; thence N86°36'47"E along said South line of McNichols Road, 176.39 feet; thence N89°14'03"E continuing along said South line of McNichols Road, 144.57 feet; thence S86°20'38"E continuing along said South line of McNichols Road, 149.40 feet to the Southerly line of Grand River Avenue, 100 feet wide; thence S60°56'47"E along the Southerly line of Grand River Avenue 656.93 feet to the Point of Beginning, containing 26.03 acres, more or less.

Be and the same are hereby vacated (outright) as public easements 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 and city departments services; and further

PROVIDED, that the removing and/or rerouting of PLD's and DWSD's facilities must be done at petitioners/owners/project expense; and further

PROVIDED, that the entire cost of relocation of PLD facilities must be borne by the project. Contact Denise Williams of PLD 313 267-7216 for designs and design coordination; and further

~~PROVIDED, that the plans any sewers to be abandoned and/or removed shall be prepared by a registered engineer; and further~~

~~PROVIDED, that DWSD be and is hereby authorized to review the drawings for the proposed sewers to be abandoned, and/or removed; and further~~

~~PROVIDED, that the entire work is to be performed in accordance with plans and specifications approved by DWSD and done under the inspection and approval of DWSD; and further~~

~~PROVIDED, that the entire cost of the abandonment and/or removal of the sewers, including inspection, survey and engineering shall be borne by the petitioner; and further~~

~~PROVIDED, that the petitioner shall deposit with DWSD, in advance of engineering, inspection and survey, such amounts as the department deems necessary to cover the costs of these services; and further~~

~~PROVIDED, that the petitioner/property owner shall provide DWSD with as-built drawings on the proposed removal and/or abandonment of the sewers; and further~~

~~PROVIDED, that any exiting sewers that were abandoned shall belong to the petitioner and will no longer be the responsibility of the City; and further~~

PROVIDED, that the petitioner shall design and construct proposed sewers and water mains and to make connections to the existing public sewer and water mains as required by the Detroit Water and Sewerage Department (DWSD) prior to the construction of the proposed sewers and water mains; and further

PROVIDED, that the plans any sewers and water mains shall be prepared by a registered engineer; and further

PROVIDED, that DWSD be and is hereby authorized to review the drawings for the proposed sewers and water mains and to issue permits for the construction of the sewers; and further

PROVIDED, that the entire work is to be performed in accordance with plans and specifications approved by DWSD and constructed under the inspection and approval of DWSD; and further

PROVIDED, that the entire cost of the proposed sewers and water mains construction, including inspection, survey and engineering shall be borne by the petitioner; and further

PROVIDED, that the petitioner shall deposit with DWSD, in advance of engineering, inspection and survey, such amounts as the department deems necessary to cover the costs of these services; and further

PROVIDED, that the petitioner shall grant to the City a satisfactory easement for the sewers and water mains; and further

PROVIDED, that the Board of Water Commissioners shall accept and execute the easement grant on behalf of the City; and further

PROVIDED, that the petitioner/property owner shall provide DWSD with as-built drawings on the proposed sewers and water mains; and further

PROVIDED, that the petitioner shall provide a (1) one year warranty for the proposed sewers and water mains; and further

PROVIDED, that upon satisfactory completion, the sewers and water mains shall become City property and become part of the City system. Any exiting sewers and water mains that were abandoned shall belong to the petitioner and will no longer be the responsibility of the City; and further

PROVIDED, that the petitioner contact Michcon Gas Company Public Improvement Department: Laura Forester at 313 389-7261 (Gas Planner), for the estimated cost of services being abandoned/removed and rerouted or relocation costs including the survey, design and drawing of the Gas utilities; and further

PROVIDED, that the petitioner/property owner contact DTE electric if there is a need for removal of the energized underground cables in Chapel Avenue easement; and further

PROVIDED, that petitioner/property owner shall make any necessary arrangements for the granting of specific temporary or permanent easements directly with any utility company, DWSD and PLD as needed; and further

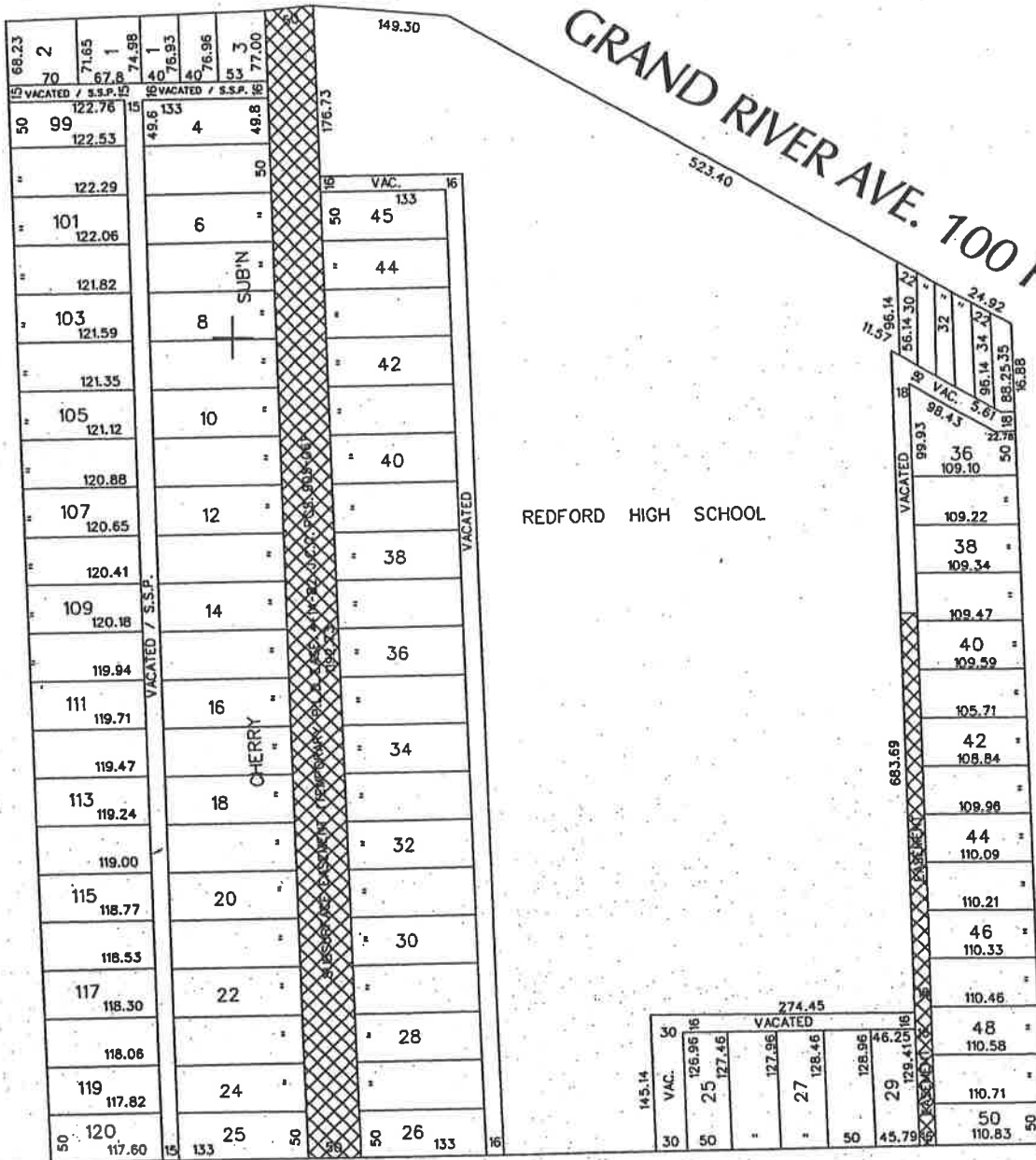
PROVIDED, That the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

PETITION NO. 195  
 PROFESSIONAL ENGINEERING ASSOCIATES INC.  
 2430 ROCHESTER CT. SUITE 100  
 TROY, MICHIGAN 48083-1872  
 C/O DOUG KENNEDY, P.E.  
 PHONE NO. 248 689-9090



MCNICHOLS W. RD. 120 FT. WD.

BURGESS AVE. 50 FT. WD.



VERNE AVE. 50 FT. WD.



- REQUESTED VACATION

(FOR OFFICE USE ONLY)

CARTO 113 C

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY		CHECKED			
DATE		APPROVED			
05-12-14					

REQUEST TO VACATE ALL RIGHT-OF-WAYS  
 IN THE AREA BOUND BY  
 GRAND RIVER, WESTBROOK, VERNE,  
 BURGESS AVE. AND MCNICHOLS W. RD.

CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X 195