



City of Detroit  
Inter-Departmental Communication

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**TO:** Richard Doherty, City Engineer  
City Engineering/Department of Public Works

**FROM:** Debra Singleton, Engineer  
Detroit Water and Sewerage Department

**DATE:** December 7, 2017

**RE:** Petition No. 1361-Revised  
Request to Convert to Easement The East Portion Of East/West Alley In The  
Block Bound By Livernois, Michigan, Gilbert, And Morton

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The above petition received by this office has been reviewed. With regard to DWSD's interests, our comments are as follows

- Our records indicate that there is a sewer in the alley. DWSD has no objections to the conversion to easement provided that the attached provisions for conversion to easement are strictly followed.

If you have any questions, please call me at (313) 267-8309 or Mohammed Fa Siddique at (313)-964-9245.

Sincerely,

Debra Singleton  
Engineer  
Permits Section

DS/MS/gl  
Attachments

CC: Mohamad Farhat, CSF

Michael Duggan, Mayor

# "REVISED"

City of Detroit  
City Engineering Division, Department of Public Works  
Survey Bureau

## NOTICE OF PROPOSED CHANGE IN PROPERTY

Date: 11/09/2017

Petition: x1361

- |  |   |
|--|---|
| <input type="checkbox"/> AT&T Telecommunication            | <input type="checkbox"/> Berm Use               |
| <input type="checkbox"/> Comcast Television (CATV)         | <input type="checkbox"/> Conversion to Easement |
| <input type="checkbox"/> Detroit Edison (DTE)              | <input type="checkbox"/> Dedication             |
| <input type="checkbox"/> Fire Department                   | <input type="checkbox"/> Encroachment           |
| <input type="checkbox"/> Great Lakes Water Authority       | <input type="checkbox"/> Temporary Closing      |
| <input type="checkbox"/> Michcon (DTE)                     | <input checked="" type="checkbox"/> Vacation    |
| <input type="checkbox"/> Planning & Development Department |   |
| <input type="checkbox"/> Public Lighting Authority         |   |
| <input type="checkbox"/> Public Lighting Department        |   |
| <input type="checkbox"/> Police Department                 |   |
| <input type="checkbox"/> Solid Waste Division, DPW         |   |
| <input type="checkbox"/> Street Design Bureau, DPW         |   |
| <input type="checkbox"/> Street Maintenance Division, DPW  |   |
| <input type="checkbox"/> Traffic Engineering Division, DPW |   |
| <input type="checkbox"/> Water and Sewerage Department     |   |
| <input type="checkbox"/> _____                             |   |

A petition drawing is attached. Property shown on the attached print is proposed to be changed as indicated. Kindly report (using the back of this sheet) the nature of your services, if any affected by the proposed change and the estimated costs of removing and rerouting such services (if necessary).

Please return one copy to City Engineering Division, DPW within two weeks of the submittal date. Retain one copy and print for you file.

Ron Brundidge, Director, Department of Public Works

By: Richard Doherty, CED DPW  
City Engineer

**TO: City Engineering Division, DPW  
2 Woodward Ave., Suite 642  
Detroit, Michigan 48226-3462  
Survey Bureau: 313-224-3970**

**Petition:   x1361**

**"REVISED"**

The proposed change in property (referred to on the other side of this sheet) would affect our services as follows:

- Not Involved
  
- Involved; but asking you to hold action on this petition until further notice.
  
- Involved; but no objections to the property change.
  
- Involved; but no objections to the property change...provided as easement of the full width of the public right-of-way (street, alley or other public place) is reserved.
  
- Involved; the nature of our services and the estimated costs of removing and/or rerouting such services are:

\_\_\_\_\_  
(Utility or City Department)

\_\_\_\_\_  
By

\_\_\_\_\_  
Title

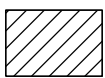
\_\_\_\_\_  
Date

\_\_\_\_\_  
Area code – Telephone number

PETITION NO. 1361  
 GAUGI PROPERTIES GROUP INC.  
 8930 MCGRAW AVE.  
 DETROIT, MICHIGAN 48210  
 C/O VINNIE SHOKRIE  
 PHONE NO. 313 289-0165



**"REVISED"**



- CONVERSION TO EASEMENT

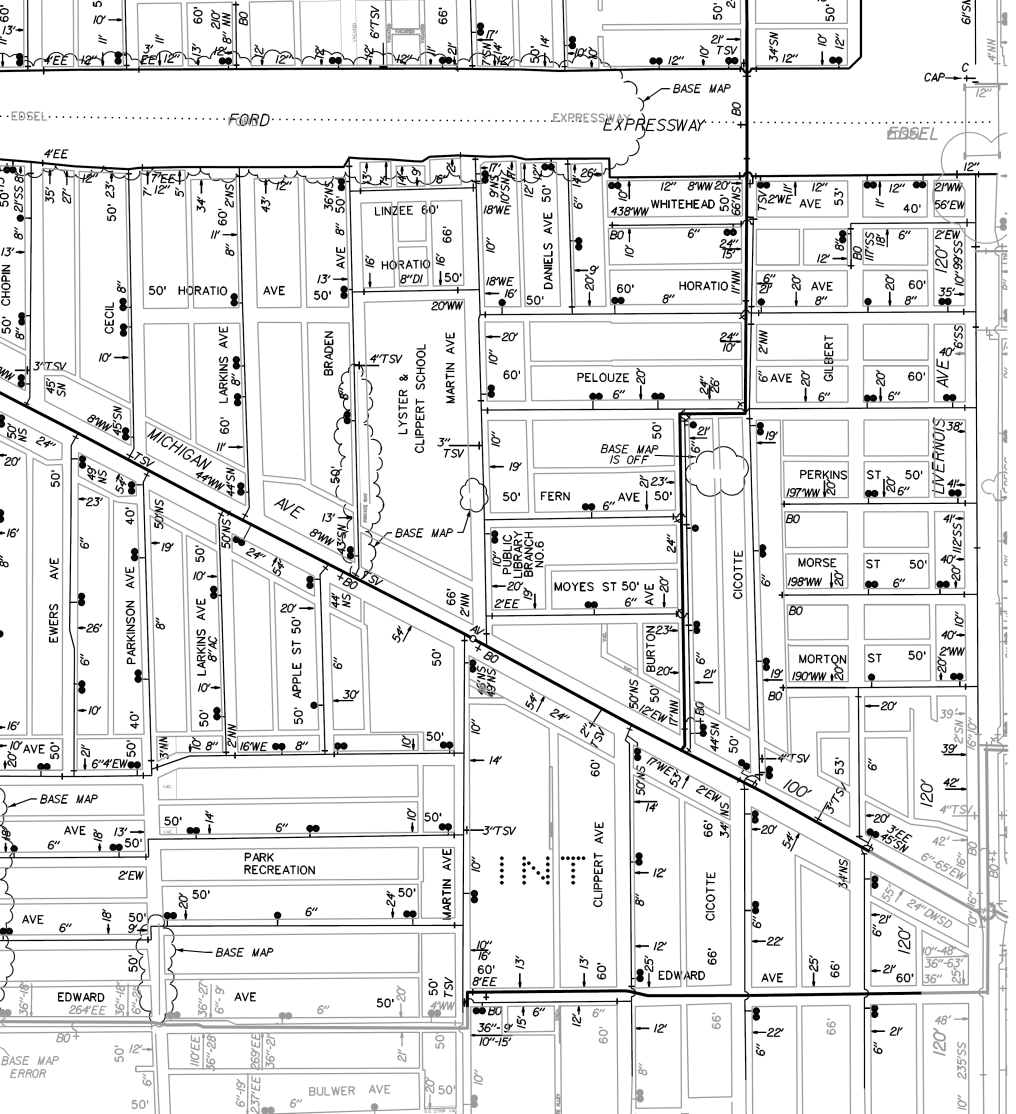
(FOR OFFICE USE ONLY)

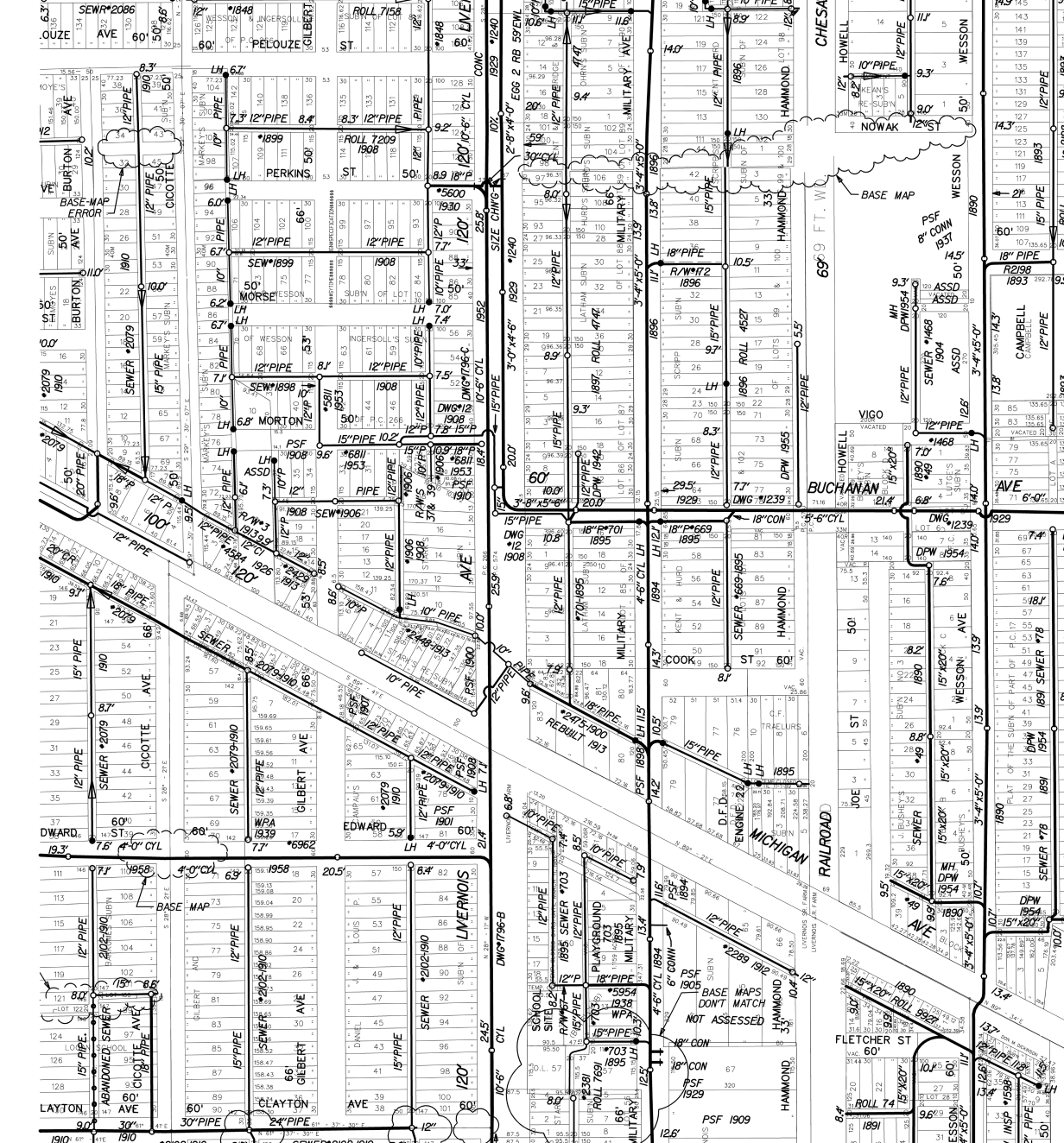
CARTO 13 E

<b>B</b>					
<b>A</b>	CHANGE FROM OUTHRIGHT VACATION TO CONVERSION TO EASEMENT	WLW	KSM	KSM	11/9/17
<b>DESCRIPTION</b>		<b>DRWN</b>	<b>CHKD</b>	<b>APPD</b>	<b>DATE</b>
<b>REVISIONS</b>					
<b>DRAWN BY</b>	WLW	<b>CHECKED</b>			
<b>DATE</b>	02-08-17	<b>APPROVED</b>			

CONVERSION TO EASEMENT  
 THE EAST PORTION OF THE EAST/WEST  
 PUBLIC ALLEY, VARIOUS WIDTHS  
 IN THE BLOCK BOUND BY  
 LIVERNOIS, MICHIGAN, GILBERT AVE.  
 AND MORTON ST.

<b>CITY OF DETROIT</b>	
CITY ENGINEERING DEPARTMENT	
SURVEY BUREAU	
<b>JOB NO.</b>	01-01
<b>DRWG. NO.</b>	X 1361





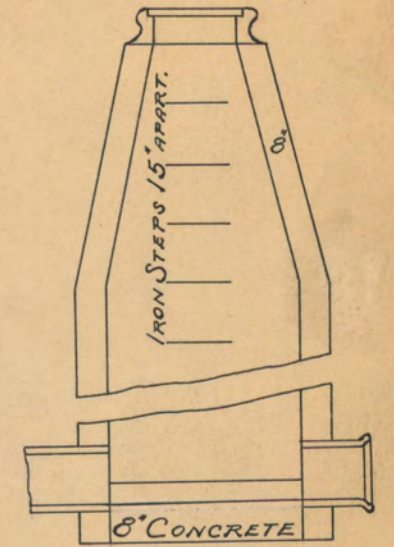
# LATERAL SEWER IN ALLEY

IN BLOCK BOUNDED BY  
GILBERT, & LIVERNOIS AVES.

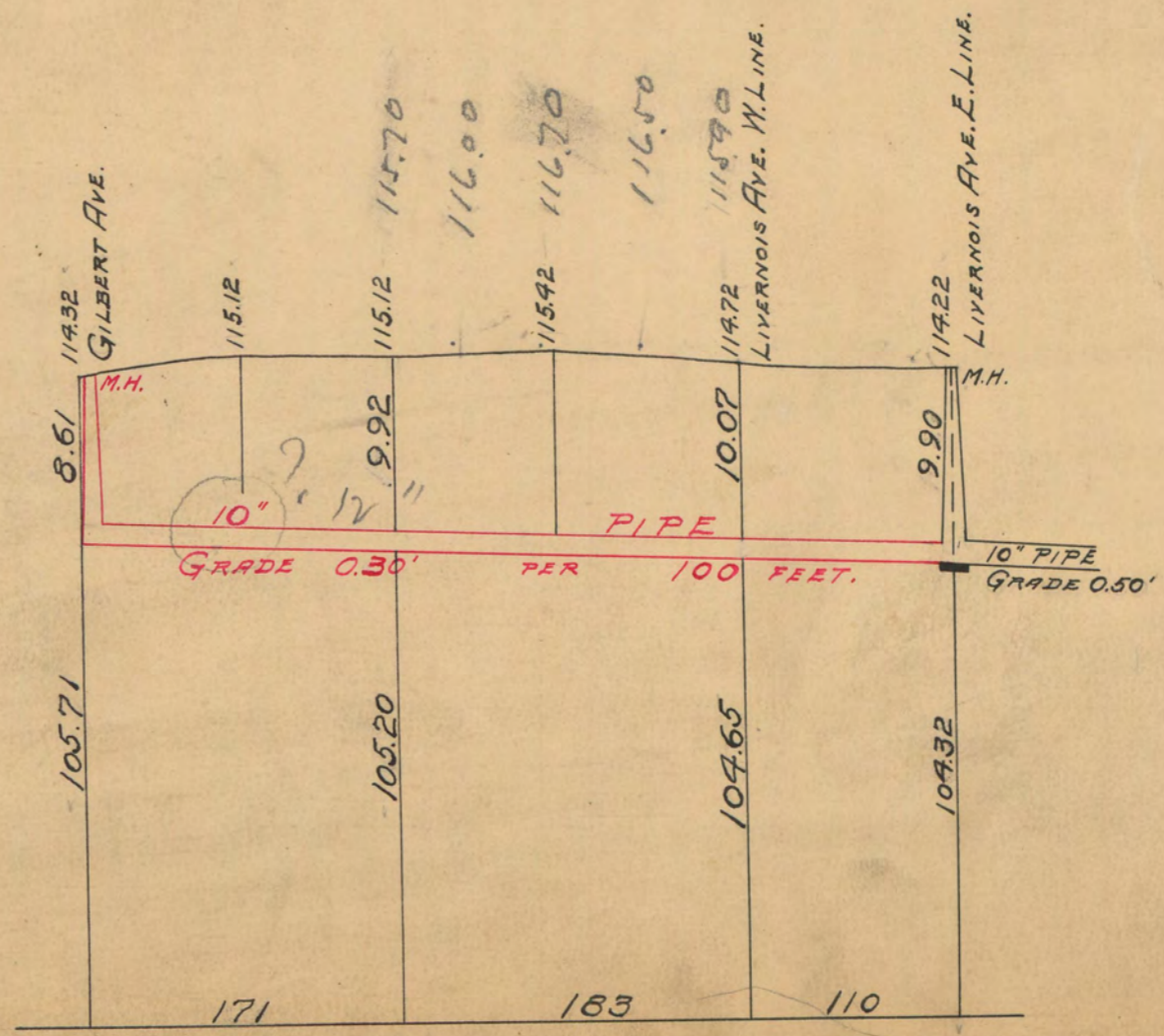
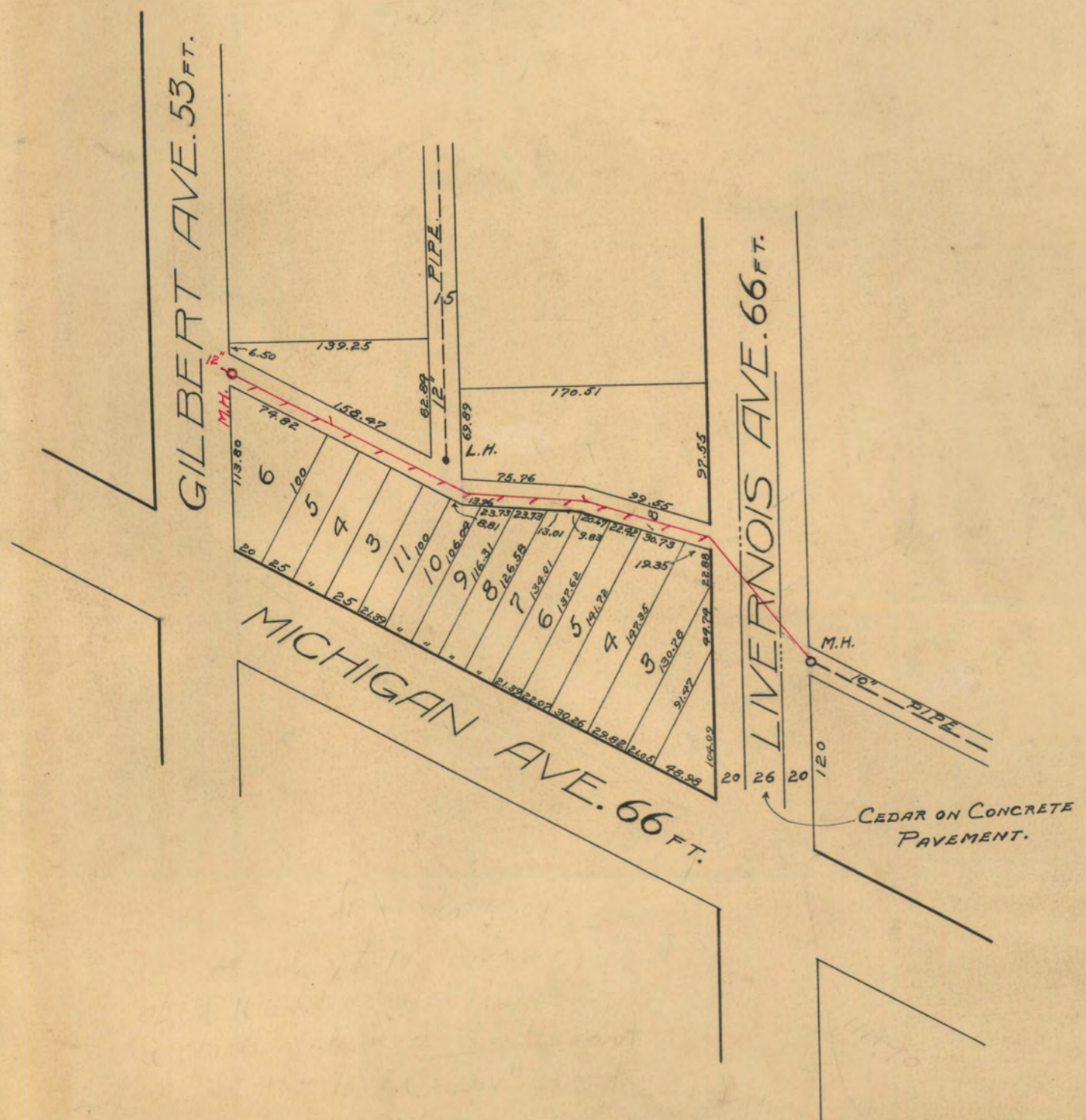
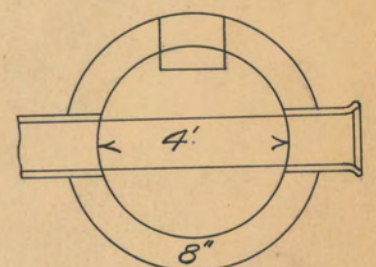
MICHIGAN AVE. & MORTON ST. (WHERE NOT ALREADY SEWERED)

## DETAILS

LENGTH OF SEWER 464 FEET.  
" " 10" PIPE 464 " INC. 17-6" Ys. 3-BENDS.  
1-MANHOLE WITH IRON STEPS. 1-12" CONN. IN M.H.  
GRADE 0.30' PER 100 FEET.



SEC. OF MANHOLE.



23543

## PROVISIONS FOR CONVERSION TO EASEMENT

1. 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.

Free and easy access to the sewers, water mains, fire hydrants and manholes and structures 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.

The Detroit Water and Sewerage Department retains the right to install suitable permanent main location guide posts over its water mains at reasonable intervals and at points of deflection.

2. Said owners of the adjoining property, for themselves, their heirs and assigns, agree that no building or structure of any nature whatsoever, including fences, 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.
3. If at any time in the future, the owners of any lots abutting on said conversion to easement 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.

These provisions shall be made part of the City Council's Vacating Resolution.

04/08/13



Petition request to Vacate an alley

August 8, 2016

The Honorable City Council

Attn: Office of the city Clerk

200 Coleman A. Young Municipal Center

Detroit, MI. 48226

1-Gaugi Properties Group Inc.

8930 Mcgraw St.

Detroit, MI. 48210

313-289-0165

Vinnie Shokrie

2-Vacate an alley between the properties we own by the company.

3- 4201 Livernois Ave. and 4237 Livernois Ave.

4237 Livernois Ave. and 4332 Gilbert Ave.

4-As soon as possible.

5-for development and expansion.

Gaugi Properties Group Inc.

Vinnie Shokrie Vice Pres.

313-289-0165

**PROJECT:**  
 PROPOSED  
 RETAIL BUILDING

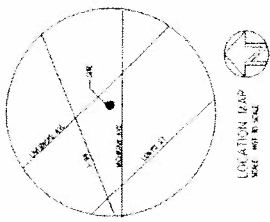
**OWNER:**  
 L. K. ...  
 ...

**A. B. M. CONSULTANTS INC.**  
 1704 ...  
 ...

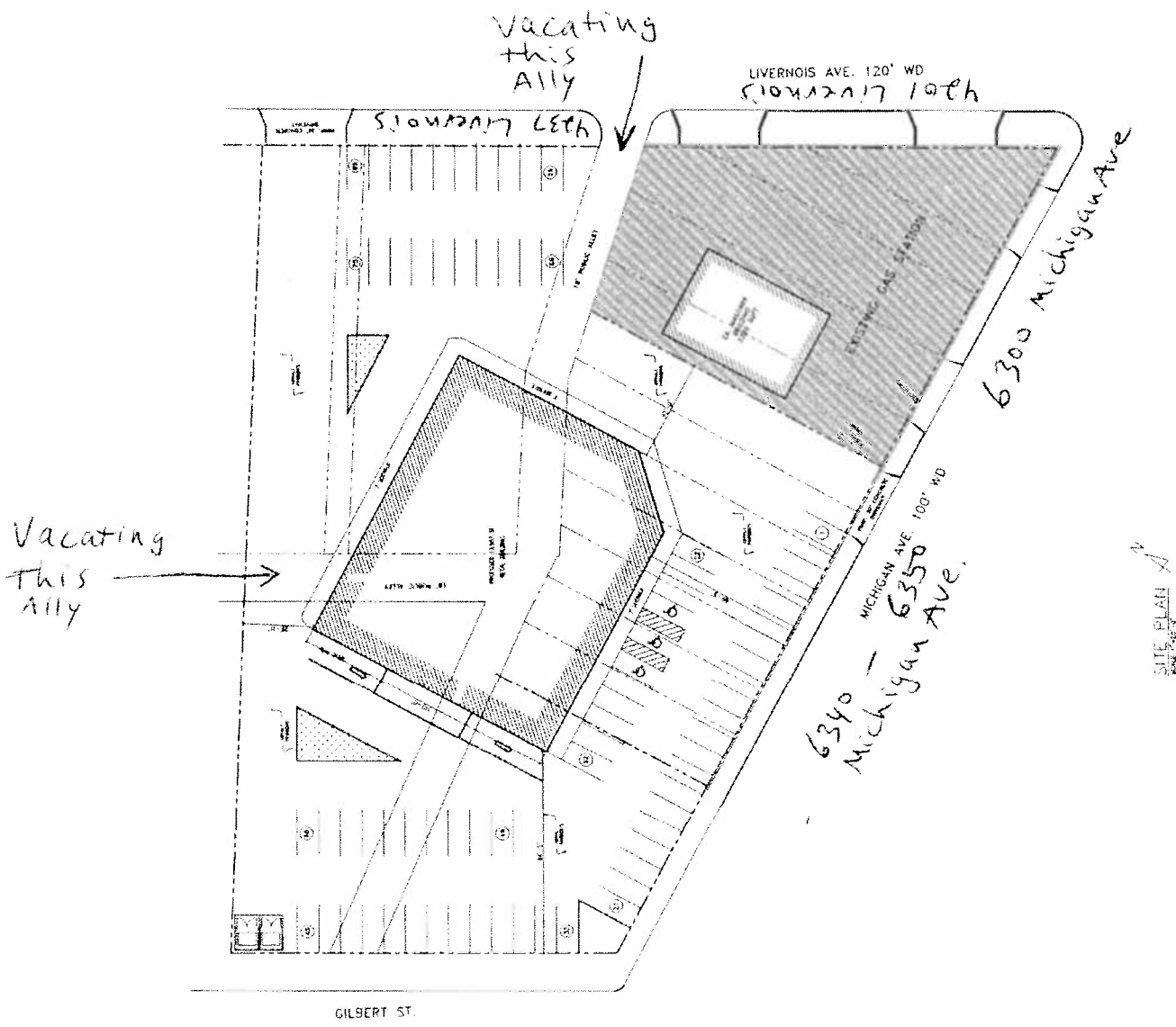
**DATE:**  
 12

**APPROVED BY:**  
 ...

<b>SUBMITTALS:</b> PLANNING DEPT.
<b>REVISIONS:</b>
<b>DATE:</b> 04/07/2008
<b>BY:</b> [Signature]
<b>SCALE:</b> AS SHOWN
<b>SHEET NO.:</b> SP-1



**SITE DATA:**  
 BUILDING HEIGHT: 16 FT  
 PROPOSED BUILDING AREA: 13,867 SQ. FT.  
 PROPOSED USE: RETAIL BUILDING  
 ZONING DISTRICT: R4 (GENERAL BUSINESS DISTRICT)  
 PARKING REQUIREMENTS:  
 SPACES PER 200 SQ. FT. OF GROSS AREA  
 TOTAL NUMBER OF PARKING SPACES REQUIRED = 13,867/200 = 70  
 NUMBER OF IN-C. PARKING SPACES PROVIDED = 3 SPACE  
 TOTAL NUMBER OF PARKING SPACES PROVIDED = 73 SPACES



SITE PLAN