



CITY OF DETROIT  
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEERING DIVISION

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 601  
DETROIT, MICHIGAN 48226  
PHONE: (313) 224-3949 • TTY: 711  
FAX: (313) 224-3471  
WWW.DETROITMI.GOV

June 16, 2017

Honorable City Council:

**RE: Petition No. 947, Sakthi Automotive Group USA Inc. request for outright vacation of existing sewer lines on property at 201 Waterman, Detroit MI 48209.**

Petition No. 947, Sakthi Automotive Group USA, Inc. request for outright vacation of the east-west alley in the block of American Way, 60 feet wide, Post Avenue, 60 feet wide, Wabash Railroad right-of-way, 60 feet wide, and Fort Street, 100 feet wide. The request is also for the vacation and conversion to easement of Post Avenue, 60 feet wide and Waterman Avenue, 66 feet wide, both from Fort Street, 100 feet wide southward to the Wabash Railroad Right-of-way.

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

The request is being made in order to facilitate the construction of a new commercial automotive facility that will provide 350 new jobs in southwest Detroit.

The request was approved by the Solid Waste Division – DPW, and the Traffic Engineering Division – DPW (TED).

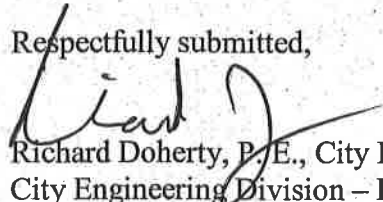
The Detroit Water and Sewerage Department (DWSD) reports no objection if the petitioner agrees to relocate the sewers in accordance with the DWSD provisions for relocation at no cost to DWSD. The DWSD provisions are a part of the resolution.

The Public Lighting Department (PLD) reports involvement and will need 24 hour access to the easement areas; also two arc circuit wires will need to be removed from the to be vacated alley. Provisions to protect the PLD interest are a part of the resolution.

All other city departments including the Public Lighting Authority and the Great Lakes Water Authority also all other utilities report no involvement or no objections to the proposed outright vacation, and vacations with conversion to easements, and provisions for all utility relocations and easement provisions have been made a part of the attached 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 – DPW  
Mayor's Office – City Council Liaison

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

**RESOLVED**, that all of the east-west public alley, 20 feet wide alley, in the block of American Way, 60 feet wide, Post Avenue, 60 feet wide, Wabash Railroad right-of-way and Fort Street, 100 feet wide and further described as: land in the City of Detroit, Wayne County, Michigan being the south 20 feet of Lots 14 and 57 as deeded to the City of Detroit for alley purposes September 11, 1928, plus the alley adjoining "Beards Subdivision of part of Lots 18 and 19 of Wesson's section of part of P.C. 267, Detroit, Wayne County, Michigan" as recorded in Liber 61, Page 83 of Plats, Wayne County Records.

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

PROVIDED, that the petitioner shall be responsible to coordinate with the Public Lighting Department for the removal of the two arc circuit wires in the alley, and further

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 facilities and city departments services or granting of easements if necessary, and further

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

PROVIDED, that the plans for the 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 water mains; 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 shall provide DWSD with as-built drawings on the proposed sewers and water mains, and further

PROVIDED, that the petitioner shall provide a one (1) 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. And any existing sewers that were abandoned shall belong to the petitioner and will no longer be the responsibility of the City; 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 further

**Be it also RESOLVED**, that all of Post Avenue, 60 feet wide, from Fort Street, 100 feet wide southward to the Wabash Railroad Right-of-way; also all that part of Waterman Avenue, 66 feet wide, from Fort Street, 100 feet wide southward to the Wabash Railroad Right-of-way and being further described as follows:

- 1) Land in the City of Detroit, Wayne County, Michigan being Post Avenue, 60 feet wide, lying easterly of and adjoining the easterly line of Lots 12 through 35, both inclusive, and the vacated alley between said Lots 12 and 13, and the vacated alley being originally the south 20 feet of said Lot 14, and the 18 feet wide alley, south of said Lot 35 “Beards Subdivision of part of Lots 18 and 19 of Wesson’s section of part of P.C. 267, Detroit, Wayne County, Michigan” as recorded in Liber 61, Page 83 of Plats, Wayne County Records; also lying westerly of and adjoining the westerly line of Lots 31 through 54, both inclusive and the vacated alley between said Lots 53 and 54 “Beard’s and Kieler’s Subdivision of Out Lots 11, 20 and the E. 30 feet of Out Lots 12 and 19 of Wesson’s Section of P.C.267, Springwells Twp. T2S,R.11E.” as recorded in Liber 18, Page 42 of Plats, Wayne County Records.
- 2) Land in the City of Detroit, Wayne County, Michigan being Waterman Avenue, 66 feet wide, lying easterly of and adjoining the easterly line of that part of Out Lot 55 lying north of and adjoining the north line of the Wabash Railroad Right-of-way, 60 feet wide “Plat of the Subdivision of Crawford’s Fort Tract being Private Claim No. 270, the east part of Private Claim No. 267 and the west part of Private Claim no. 268” as recorded in Liber 2, Page 6 of Plats Wayne County Records; also lying westerly of and adjoining the westerly line of Lots 24 through 38, both inclusive, and Lots 1, and 59, and vacated Rankin Avenue between said Lots 38 and 59 and the vacated alley between said Lots 1 and 24, and the vacated alley between said Lots 37 and 38 and all of the vacated alley adjoining said Lot 59 and the north line of the Wabash Railroad right-of-way “Harmon’s Subdivision of the North 861.60 feet of Lots 56 and 57 of the Subdivision of Crawford’s Fort Tract being part of Private Claims 270, 267 & 268 Springwells Township, Wayne County, Michigan” as recorded in Liber 10, Page 61 of Plats, Wayne County Records.

Be and the same are hereby vacated as a public streets and converted into a private easements for public utilities, which easements 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 streets and by their heirs, executors, administrators and assigns, forever to wit:

First, said owners hereby grant to and for the use of the public an easement or right-of-way over said vacated public streets 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 streets 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 easement, 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 streets 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 if any time in the future, the owners of any lots abutting on said vacated right-of-way 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 any work in the public right-of-way such as 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.

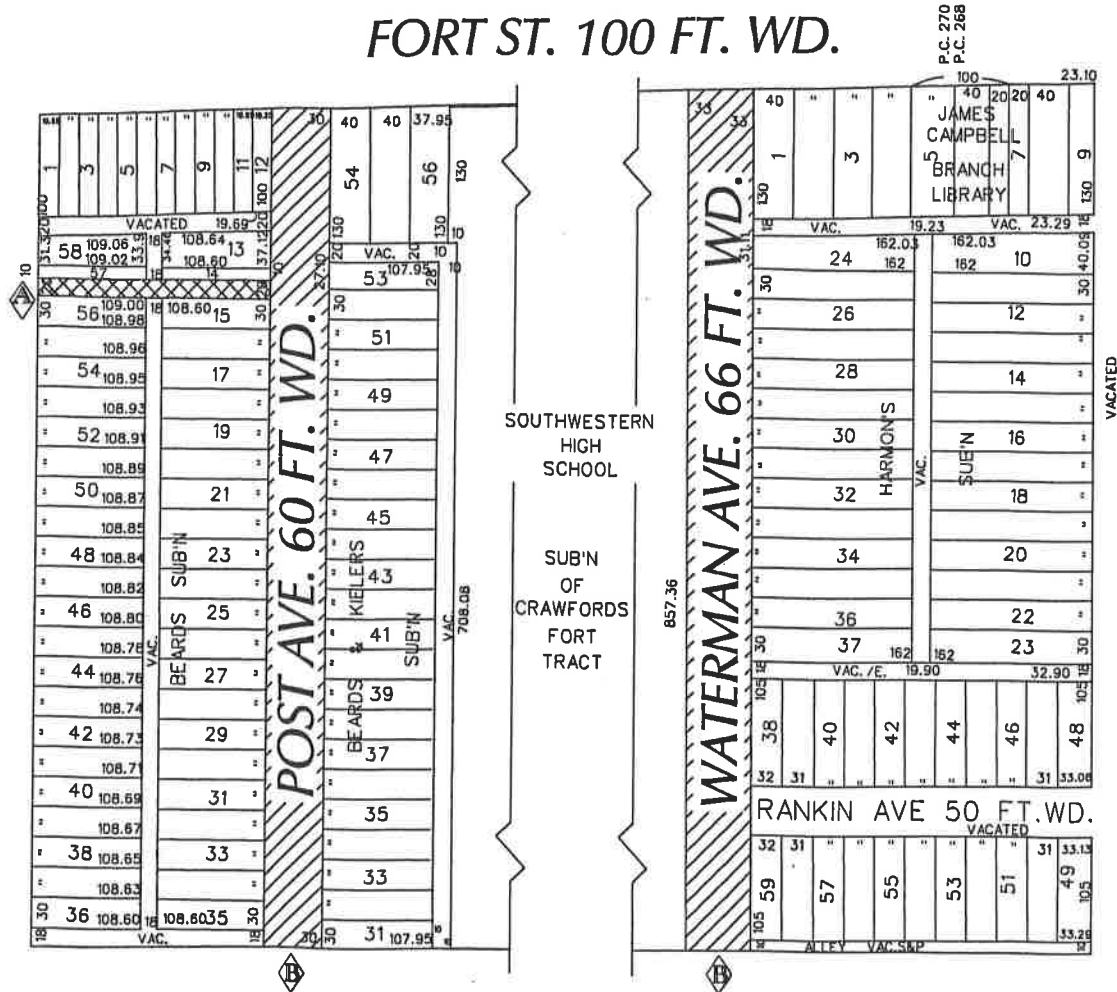
PETITION NO. 947  
 SAKTHI AUTOMOTIVE GROUP USA, INC.  
 6401 W. FORT ST.  
 DETROIT, MICHIGAN 48209  
 C/O DEEPAK BHALLA  
 PHONE NO. 313 215-9271



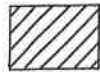
**"REVISED"**

FORT ST. 100 FT. WD.

AMERICAN WAY 60 FT. WD.



RADEMACHER AVE. 60 FT. WD.



- REQUESTED CONVERSION TO EASEMENT



- REQUESTED VACATION

WABASH R.R.

(FOR OFFICE USE ONLY)

CARTO 11 D

<b>B</b>	REVISED: CHANGING OUTRIGHT VACATION TO CONVERSION TO EASEMENT REQUESTED ON 4/12/16.	WLW	KSM	KSM	4/12/16
<b>A</b>	REVISED: CHANGING PARTIAL OUTRIGHT VACATION TO A FULL VACATION REQUESTED ON 4/12/16.	WLW	KSM	KSM	4/12/16
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	WLW	CHECKED			
DATE	03-01-16	APPROVED			

REQUEST TO OUTRIGHT VACATE  
 THE EASTWEST PUBLIC ALLEY 20 FT. WD. AND  
 REQUEST TO CONVERT TO EASEMENT  
 A PORTION OF POST AND WATERMAN AVE.  
 VARIOUS WIDTHS  
 IN THE AREA BOUND BY  
 AMERICAN WAY, FORT ST., RADEMACHER AVE.  
 AND WABASH R.R.

CITY OF DETROIT  
 CITY ENGINEERING DEPARTMENT  
 SURVEY BUREAU

JOB NO. 01-01

DRWG. NO. X 947