



City of Detroit
Inter-Departmental Communication

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

FROM: Debra Singleton, Engineer
Detroit Water and Sewerage Department

DATE: September 22, 2017

RE: Petition No. 1461
Request to Convert to Easement North/South Alley in The Block Bounded
Michigan Ave., St. James, Cabot, Cabot Business Park

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 sewer in the alley. DWSD has no objection to the requested 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

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

NOTICE OF PROPOSED CHANGE IN PROPERTY

Date: 06/05/2017

Petition: x1461

- | | |
|--|--|
| <input type="checkbox"/> AT&T Telecommunication | <input type="checkbox"/> Berm Use |
| <input type="checkbox"/> Comcast Television (CATV) | <input checked="" 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"/> Land Bank Authority | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Michcon (DTE) | |
| <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: x1461

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; objection 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

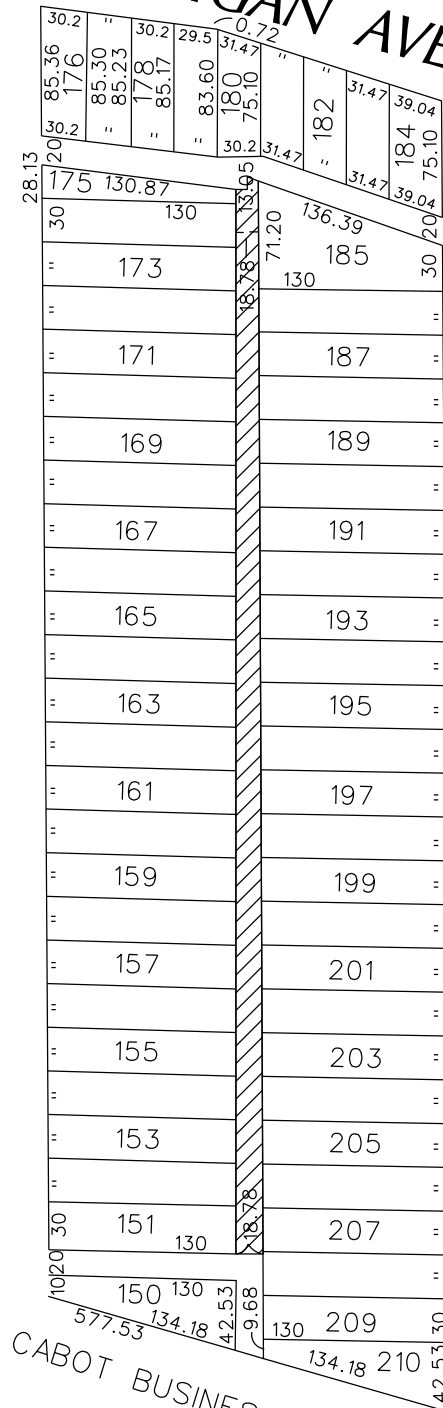
PETITION NO. 1461
 MOSTAFA TOLBA
 C/O QURAN INSTITUTE OF AMERICA
 4430 ST. JAMES AVE.
 DETROIT, MICHIGAN 48210
 C/O HISHAM TURK
 PHONE NO. 248 521-0961



MICHIGAN AVE. 100 FT. WD.

ST. JAMES AVE. 60 FT. WD.

CABOT AVE. 55 FT. WD.



- CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 4 B

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	WLW	CHECKED			
DATE	06-05-17	APPROVED			

REQUEST TO CONVERT TO EASEMENT
 THE NORTH/SOUTH PUBLIC ALLEY, 18.78 FT. WD.
 IN THE BLOCK BOUND BY
 ST. JAMES, CABOT, MICHIGAN AVE.
 AND CABOT BUSINESS PARK II, LLC

CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X 1461

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 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.

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 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.

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

04/08/13

Detroit Water & Sewerage Department (DWSD) Notes:

- Our records indicate that there are water mains and sewers which are located in the vicinity of the proposed project limits.
- It is DWSD's requirement that any proposed utility crossing DWSD water mains or sewers perpendicularly must maintain a minimum of 18 inches vertical clearance. Also any proposed utility running adjacent to DWSD water mains and sewers must maintain a minimum of 5 feet lateral clearance including any conduit and/or manholes walls. No utility is allowed to run along the top of the water main or sewer.
- There are possibilities of several water and sewer service lines crossing in the vicinity of proposed work, field verify their location and depth to maintain our required clearance.
- Detroit Water and Sewerage Department (DWSD) prohibits the use of heavy construction equipment (bulldozers, backhoes, extremely large rollers, etc.) and or storage of building material directly over or near our mains or sewers. DWSD also prohibits the use of cranes and balls or hydraulic rams for pavement removal where the DWSD facilities are involved. If the water main or sewer facilities are broken or damaged as a result of any action on the part of the contractor, then the contractor shall be liable for all costs incidental to the repair of such broken or damaged water main/sewer facilities and appurtenances. The contractor shall waive all claims for damages under such circumstances.
- For any proposed work that involves DWSD utilities (water mains and/or sewers), an approval and a permit is required from DWSD before the commencement of work.

February 17, 2017

THE HONORABLE CITY COUNCIL
ATTN: OFFICE OF THE CITY CLERK
200 COLEMAN A. YOUNG MUNICIPAL CENTER
DETROIT, MI 48226

CITY CLERK 28 FEB 2017 PM 2:49

Subject: Petition Request

I am Mostafa Tolba, Director of Quran Institute of America and Masjid Al-Furqan. Quran Institute of America is located at: 4430 St. James Street, Detroit, MI 48210 and Masjid Al-Furqan is located at: 4981 Cabot Street, Detroit, MI 48210. For more information about Quran Institute of America and Masjid Al-Furqan, please visit our website at: www.quran-institute.org.

In this petition, we are requesting the Alley between St. James Street and Cabot Street to be closed for the following reasons:

- The northern part of the subject Alley is only used by Quran Institute of America and Masjid Al-Furqan.
- The southern part of the subject alley is already physically closed by the neighboring residential properties.

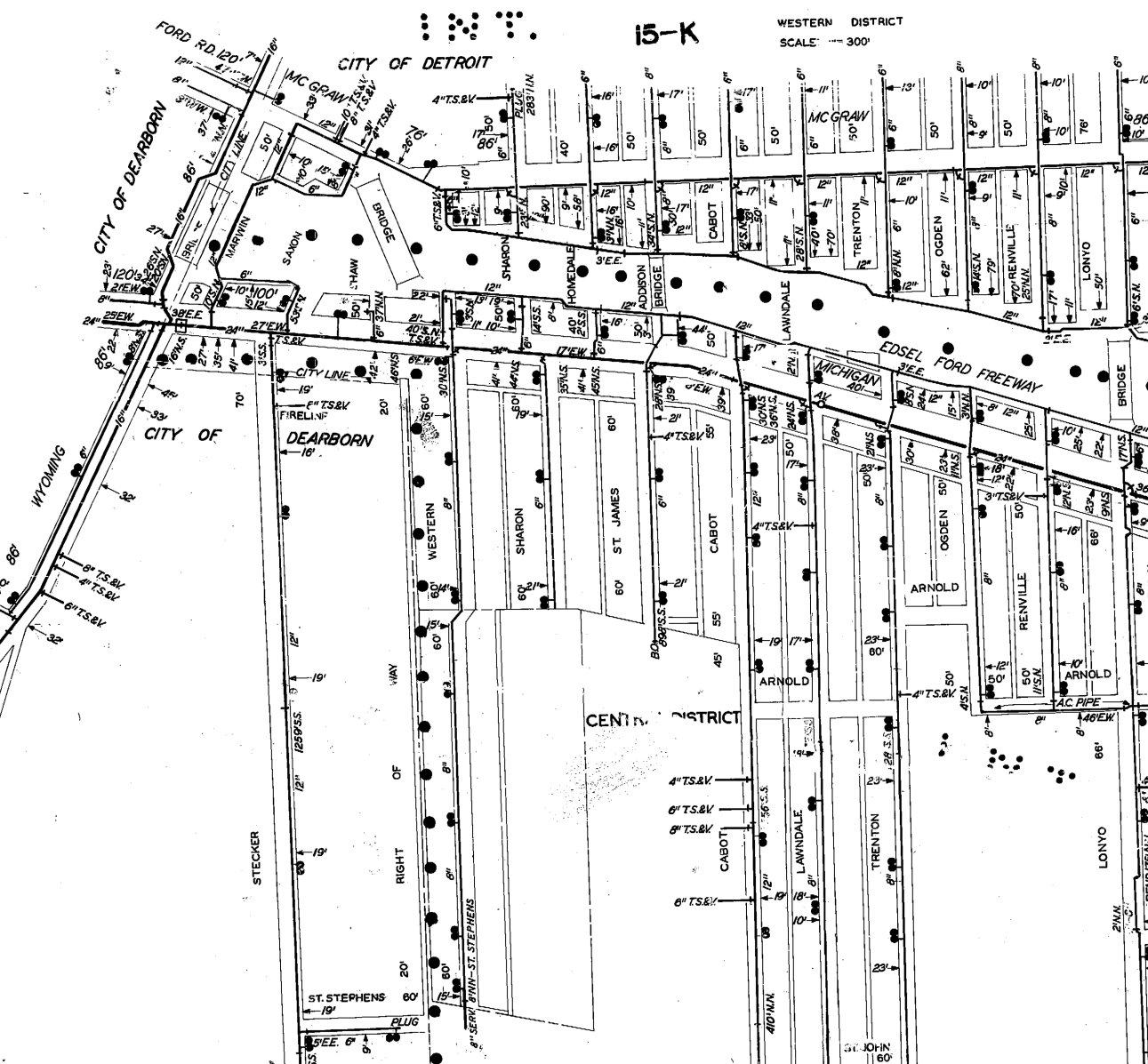
We request the Honorable City Council to take the necessary actions to review and inform us about its decision regarding this Petition. We are requesting an actual Hearing before City Council if an actual hearing before City Council is required to make their final decision.

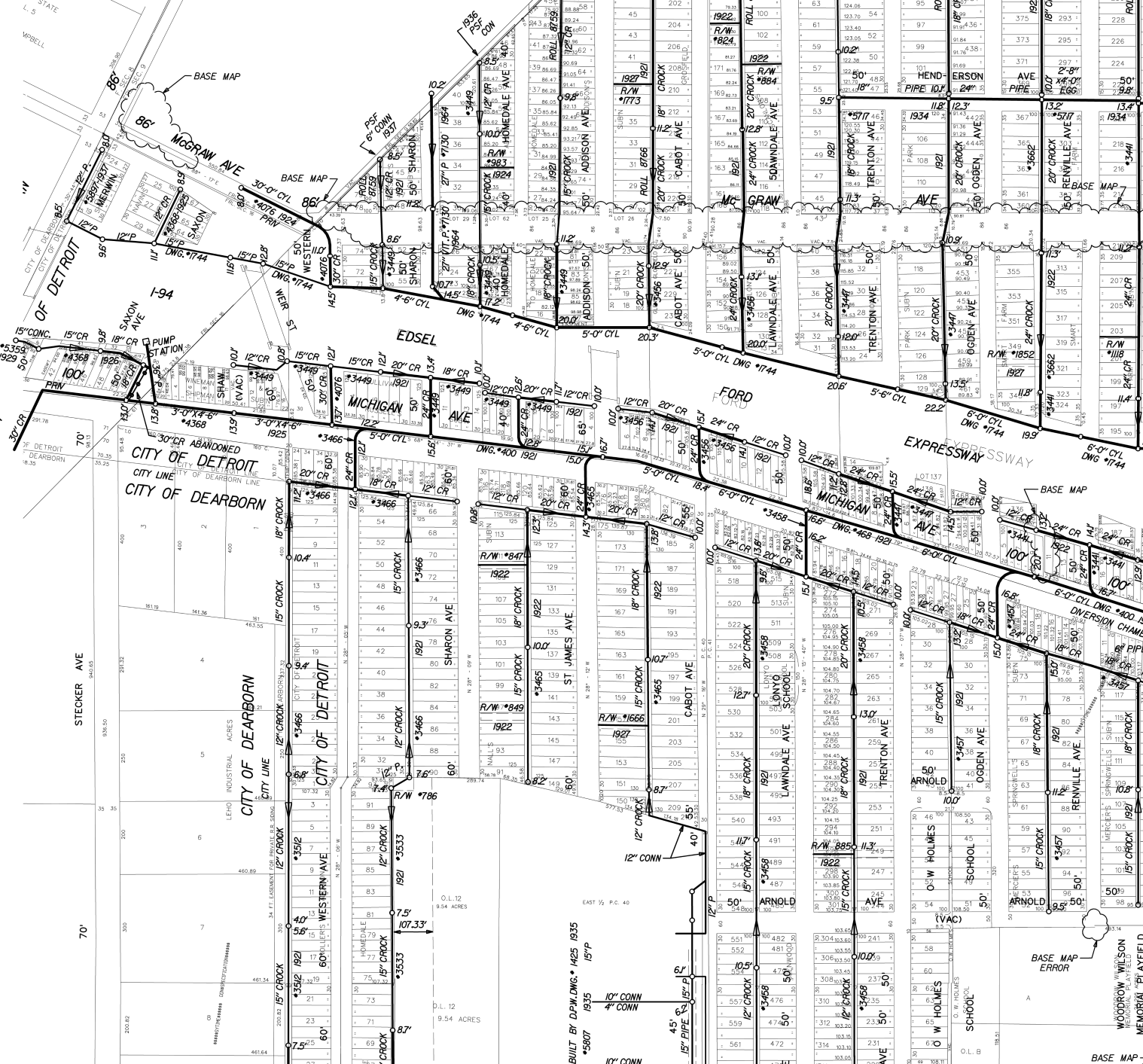
Please contact me if you have any questions or need more information.
Thank you for your time and consideration,

Sincerely,



Sheikh Mostafa Tolba, Director
Quran Institute of America
4430 St. James Street
Detroit, MI 48210
Office Phone : 313-584-4464
Cell Phone : 313-575-6721
E-mail : director@quran-institute.org



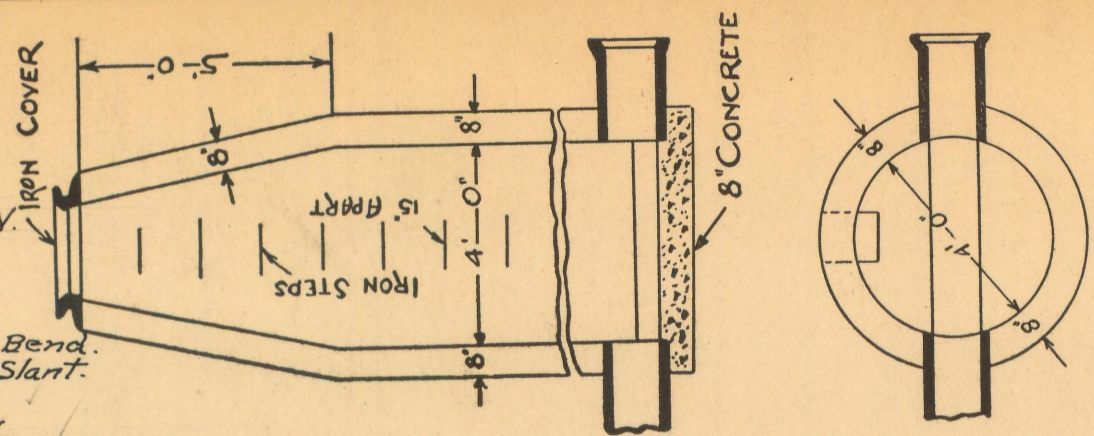


LATERAL SEWER IN ALLEY

IN BLOCKS BOUNDED BY
SHARON-CABOT-S. OF MICHIGAN-MICHIGAN.

DETAILS

TOTAL LENGTH OF SEWER	2355.12	FT. M. OR L.
" " " 24" CROCK	186.54	INC. 2-12" Ys. (1 Bend, 1 Start)
" " " 20" " "	337.31	" 11-6" Ys.
" " " 18" " "	766.44	" 50-6" Ys.
" " " 15" " "	720.00	" 48-6" Ys.
" " " 12" " "	344.88	" 15-6" Ys.
NINE MANHOLES INC. TO IRON STEPS & 4-12" CON'S. (2-6" ")		

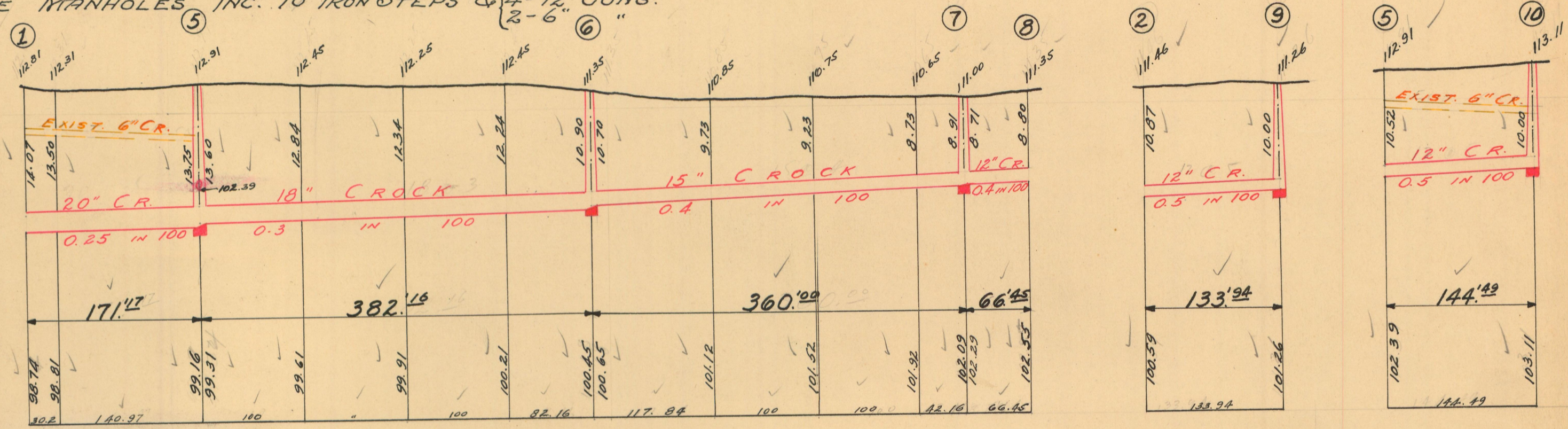


SECT'S OF M.H.

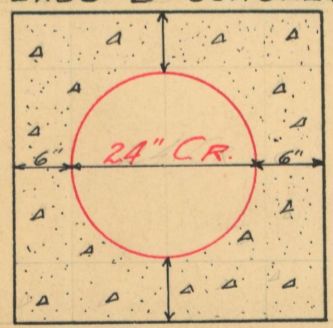
SHEET 2 SEWER NO. 3465
ROLL NO. 8775

PETITION NO. 5839
PETITION DATE Feb 23 1921
RESOLUTION JUN 21 1921
BIDS OPENED JUN 30 1921
CONTRACT CONF'D JUL - 5 1921
COMPLETED Jan. 17 - 1922
CONT'R L. Kworkian #640220

DEPARTMENT OF PUBLIC WORKS
CITY ENGINEER'S OFFICE
DETROIT, MICH.

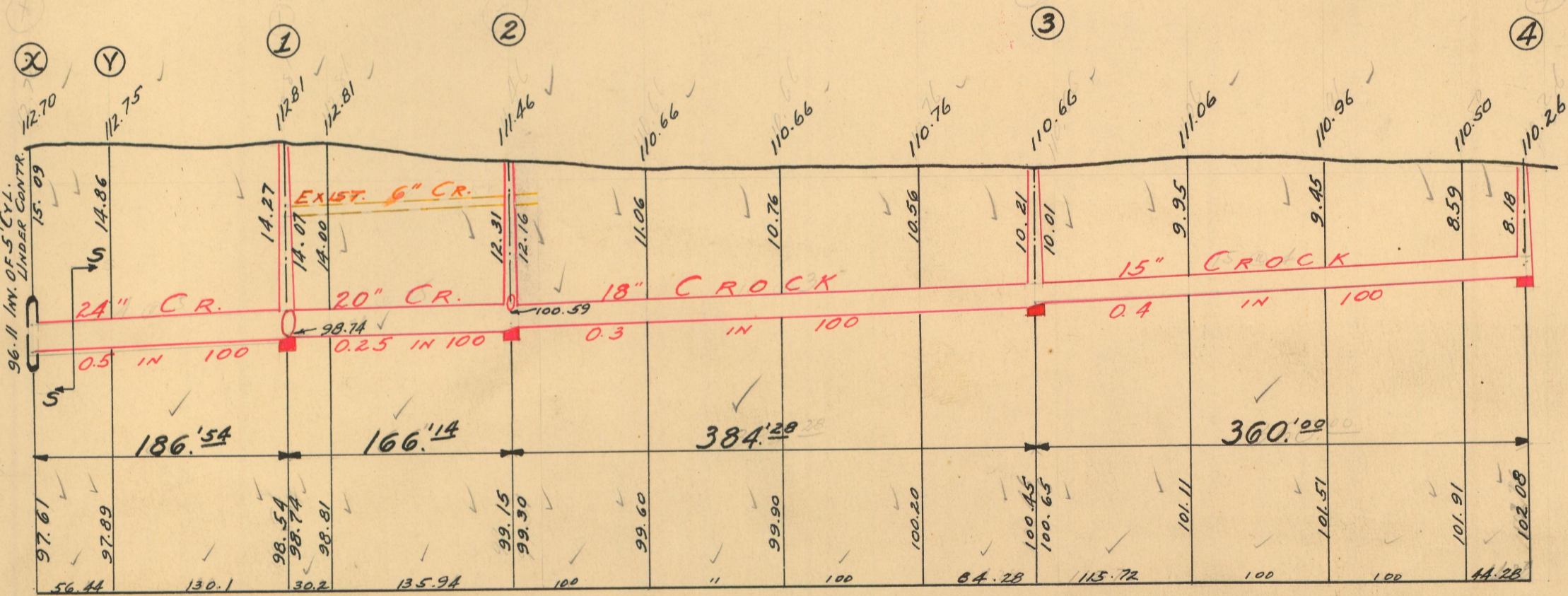


CLASS "B" CONCRETE



SECTION S-S.

(X) TO (Y)



NOTE--Contractor to furnish and set as markers for all connections 1/2 inch iron rods 2 feet long with 3 inch tile collar 6 inches long.

NOTE:--Each bidder is expected to examine the drawings, to visit the locality of the work, to make his own estimate of the facilities and difficulties attending the execution of the work, including local conditions and all other contingencies, whether surface or underground, to do all his own pumping and provide proper bulk heads when directed by city engineer. Above costs to be borne by contractor.

26364

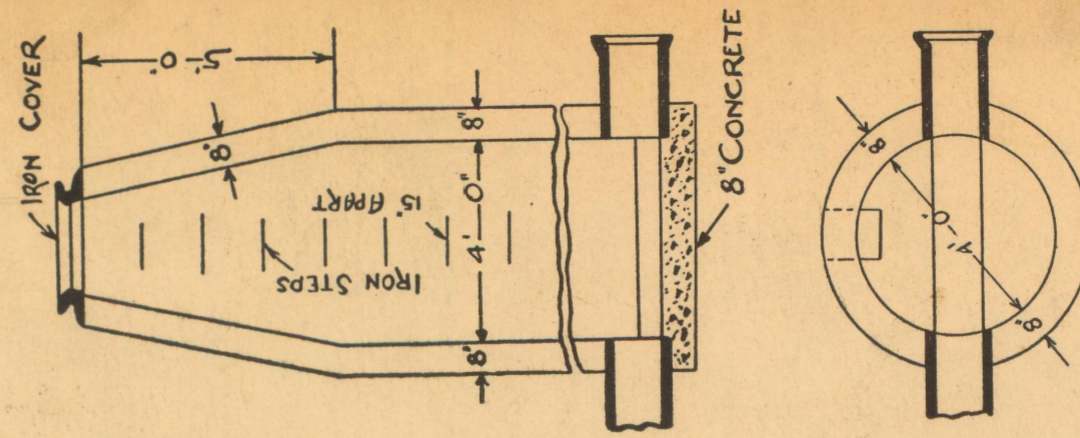
SCALE	VERTICAL 1" = 10'
	HORIZONTAL 1" = 150'
DRAWN	J.L. CHECK R3
TRACED	C.P.M. NOTE BOOK 203/14

LATERAL SEWER IN ALLEY

IN BLOCKS BOUNDED BY
SHARON - CABOT - S. OF MICHIGAN - MICHIGAN

DETAILS

TOTAL LENGTH OF SEWER SEE SHEET 2 FT. M. OR L.



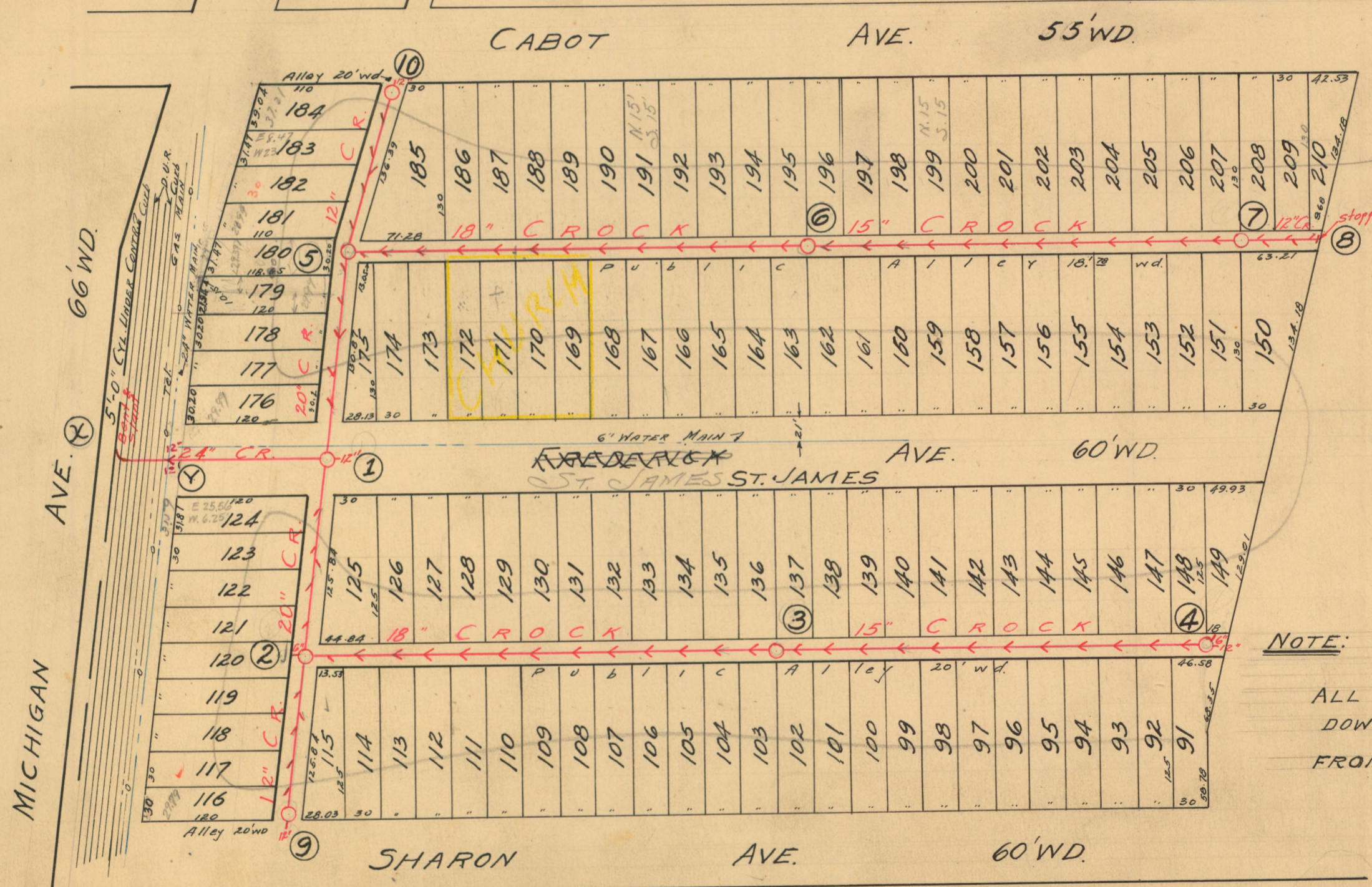
SHEET 1

SEWER No. 3465
ROLL No. 8775

PETITION No. 5839
PETITION DATE Feb. 23, 1921
RESOLUTION JUN 21 1921
BIDS OPENED JUN 30 1921
CONTRACT CONF'D JUL - 5 1921
COMPLETED JAN 17 1922
CONT'R L. Kevorkian

#6,402.00
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEER'S OFFICE
DETROIT, MICH.

6402.20



Nails Subn of part of P.C. 40
Lying S. of Michigan Ave.
Springwells Twp. Wayne Co.
Michigan.

NOTE: EXISTING SEWER TO BE REPLACED BY NEW ONE.
ALL HOUSE CONNECTIONS BROUGHT DOWN TO NEW SEWER.
FROM ② TO ① - ⑤ - ⑩.

NOTE--Contractor to furnish and set as markers for all connections 1/2 inch iron rods 2 feet long with 3 inch tile collar 6 inches long.

NOTE--Each bidder is expected to examine the drawings, to visit the locality of the work, to make his own estimate of the facilities and difficulties attending the execution of the work, including local conditions and all other contingencies, whether surface or underground, to do all his own pumping and provide proper bulk heads when directed by city engineer. Above costs to be borne by contractor.

26363

SCALE	VERTICAL 1"=10'		HORIZONTAL 1"=100'	
DRAWN	J.L.	CHECK	R ³	
TRACED	MMcG	NOTE BOOK	203/14	



BEFORE YOU DIG
 CALL 800-482-7171
 FOR LOCATION OF
 UNDERGROUND UTILITIES

NOTICE
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. WHETHER THE CONTRACTOR IS A LICENSED PROFESSIONAL ENGINEER OR NOT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC.

NOTE
 THE LOCATION AND DEPTH OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS AND THE PUBLIC.

NOTE
 ALL UTILITIES ARE BASED ON THE TALL'S SUBDIVISION OF PART OF P.C. 40, LYING SOUTH OF MICHIGAN AVE., ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 14 OF PLATS, PAGE 75 OF WAYNE COUNTY RECORDS.

BOUNDARY NOTE:
 THE BOUNDARY BETWEEN THE TALL'S SUBDIVISION OF PART OF P.C. 40, LYING SOUTH OF MICHIGAN AVE., ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 14 OF PLATS, PAGE 75 OF WAYNE COUNTY RECORDS, AND THE BOUNDARY BETWEEN THE TALL'S SUBDIVISION OF PART OF P.C. 40, LYING SOUTH OF MICHIGAN AVE., ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 14 OF PLATS, PAGE 75 OF WAYNE COUNTY RECORDS, IS SHOWN ON THIS PLAN.

BOUNDARY NOTE:
 THE BOUNDARY BETWEEN THE TALL'S SUBDIVISION OF PART OF P.C. 40, LYING SOUTH OF MICHIGAN AVE., ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 14 OF PLATS, PAGE 75 OF WAYNE COUNTY RECORDS, AND THE BOUNDARY BETWEEN THE TALL'S SUBDIVISION OF PART OF P.C. 40, LYING SOUTH OF MICHIGAN AVE., ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 14 OF PLATS, PAGE 75 OF WAYNE COUNTY RECORDS, IS SHOWN ON THIS PLAN.

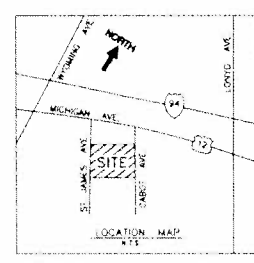
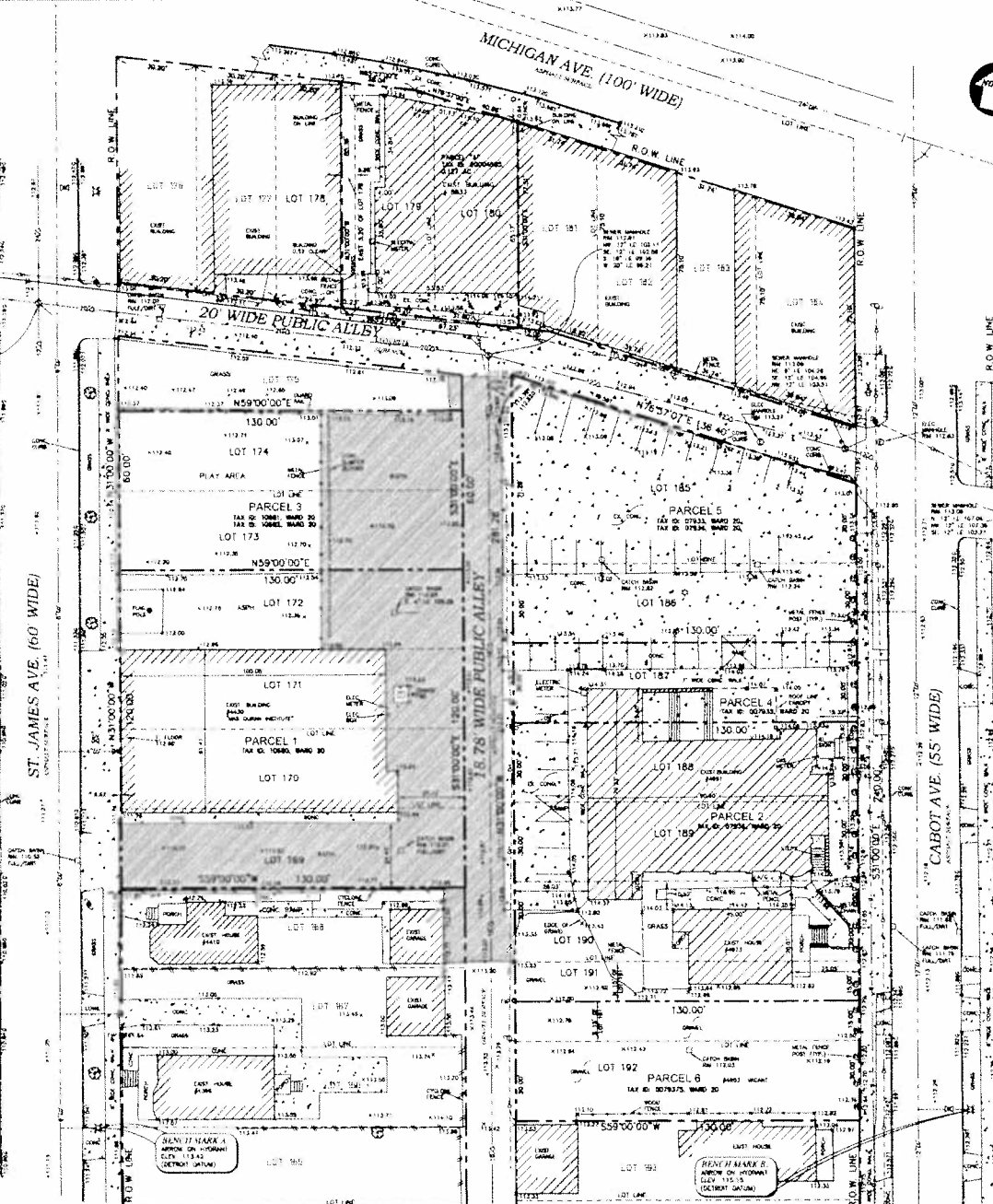
BOUNDARY NOTE:
 THE BOUNDARY BETWEEN THE TALL'S SUBDIVISION OF PART OF P.C. 40, LYING SOUTH OF MICHIGAN AVE., ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 14 OF PLATS, PAGE 75 OF WAYNE COUNTY RECORDS, AND THE BOUNDARY BETWEEN THE TALL'S SUBDIVISION OF PART OF P.C. 40, LYING SOUTH OF MICHIGAN AVE., ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 14 OF PLATS, PAGE 75 OF WAYNE COUNTY RECORDS, IS SHOWN ON THIS PLAN.

FLOOD NOTE:
 THIS PROPERTY IS SUBJECT TO THE FLOOD HAZARD AREAS AS INDICATED BY THE FLOOD HAZARD INVENTORY MAP (FIRM) 17022-0001A, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS INDICATED BY THE NATIONAL FLOOD INSURANCE PROGRAM FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP REVISION DATE: 07/27/1981.

SNOW NOTE:
 SURVEY WAS CONDUCTED UNDER DRY SNOW CONDITIONS. ALL EFFORTS WERE MADE TO LOCATE ALL IMPROVEMENTS OF SITE, INCLUDING SOME HEATED OR STRUCTURES THAT HAVE BEEN COMPLETELY COVERED WITH SNOW AND NOT VISIBLY AS TIME OF SURVEY AND THEREFORE MAY NOT APPEAR ON THIS PLAN.

REFERENCE BENCH MARK:
 CITY OF DETROIT BENCH MARK NO. 10284
 TOP OF CONCRETE POST IN FRONT OF LOCATED ON E LINE OF MICHIGAN AVE. ON W LINE OF SHAWNEE ST. ELEV. 115.50. CITY OF DETROIT DATA. TO CONVERT TO SEA LEVEL, ADD 4.75.

EXISTING	LEGEND:
	CURBED SEWER
	OVERHEAD LINES
	BOUNDARY LINE
	HYDRANT
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	LIGHT POLE
	POST WIRE
	GATE VALVE IN BOX
	METAL FENCE
	CHAIN LINK FENCE
	SPOT ELEVATION
	TOP OF SUB GRADE
	CENTER GRADE
	WATER SHUT-OFF VALVE
	WATER VALVE IN BOX
	GAS VALVE
	CLEAN OUT
	FOUND IMBEDMENT
	CORNER MARKER IN FIELD
	SURVEY CONTROL STATION
	STAKE BOX
	SIGN
	TRANSFORMER PAD
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE
	METAL FENCE POST



LEGAL DESCRIPTIONS OF PARENT PARCELS BEFORE LOT COMBINATION:

- PARCEL 2:**
 TAX ITEM NO. 07936, WARD 20
 LOTS 186, 187, 190, AND THE NORTH 15 FEET OF LOT 181, TALL'S SUBDIVISION OF PART OF P.C. 40, LYING SOUTH OF MICHIGAN AVE., ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 14 OF PLATS, PAGE 75 OF WAYNE COUNTY RECORDS.
- PARCEL 4:**
 TAX ITEM NO. 007935, WARD 20
 LOT 187 OF TALL'S SUBDIVISION OF PART OF P.C. 40, LYING SOUTH OF MICHIGAN AVE., ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 14 OF PLATS, PAGE 75 OF WAYNE COUNTY RECORDS. MORE COMMONLY KNOWN AS 4991 CABOT ST.
- PARCEL 5:**
 TAX ITEM NO. 7935WARD 20, 7935WARD 20
 LOTS 185 AND 186, TALL'S SUBDIVISION OF PART OF P.C. 40, LYING SOUTH OF MICHIGAN AVE., ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 14 OF PLATS, PAGE 75 OF WAYNE COUNTY RECORDS.
- PARCEL 6:**
 TAX ITEM NO. 007935, WARD 20
 LOTS 192 AND THE SOUTH 10 FEET OF LOT 191, TALL'S SUBDIVISION OF PART OF P.C. 40, LYING SOUTH OF MICHIGAN AVE., ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 14 OF PLATS, PAGE 75 OF WAYNE COUNTY RECORDS.

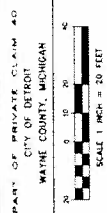
LEGAL DESCRIPTION AFTER LOT COMBINATION:

- (COMBINE PARCELS 2, 4, 5 AND 6)
 LOTS 185, 186, 187, 188, 189, 190, 191 AND 192, TALL'S SUBDIVISION OF PART OF P.C. 40, LYING SOUTH OF MICHIGAN AVE., ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 14 OF PLATS, PAGE 75, WAYNE COUNTY RECORDS.
 CONTAINING 33,883.20 S.F. OR 0.777 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD IF ANY.

LEGAL DESCRIPTIONS: (WITH NO CHANGES)

- PARCEL "A":**
 TAX ITEM NO. 70004585
 LOTS 178, 180 AND THE EAST 5.20 FEET OF LOT 178, EXCEPT MICHIGAN AVE AS WIDENED TALL'S SUBDIVISION OF PART OF P.C. 40, LYING SOUTH OF MICHIGAN AVE., ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 14 OF PLATS, PAGE 75 OF WAYNE COUNTY RECORDS, CONTAINING 5,048 S.F. OR 0.127 AC. MORE OR LESS.
 COMMONLY KNOWN AS, 8833 MICHIGAN AVE., DETROIT, 48210
- PARCEL 1:**
 TAX ITEM NO. 10980, WARD 20
 LOTS 169, 170, 171 AND 172, TALL'S SUBDIVISION OF PART OF P.C. 40, LYING SOUTH OF MICHIGAN AVE., ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 14 OF PLATS, PAGE 75 OF WAYNE COUNTY RECORDS.
- PARCEL 3:**
 TAX ITEM NO. 10981, WARD 20, AS TO LOT 173
 TAX ITEM NO. 10682, WARD 20, AS TO LOT 174
- PARCEL 7:**
 LOTS 173 AND 174, TALL'S SUBDIVISION OF PART OF P.C. 40, LYING SOUTH OF MICHIGAN AVE., ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 14 OF PLATS, PAGE 75 OF WAYNE COUNTY RECORDS.

LANDMARK ENGINEERING CO.
 Civil Engineering, Land Surveying
 9451 Central Ex. Bldg. 101
 Plymouth, Michigan 48170
 Tel: 248-557-2000
 Fax: 248-557-2006
 Email: shirley@landmarkeng.com



THIRD ASSOCIATES
 PART OF PRIVATE CLAIM #0
 CITY OF DETROIT
 WAYNE COUNTY, MICHIGAN
 SURVEY
 QUARRY INSTITUTE OF AMERICA
 4430 ST. JAMES AVE.

CAD NO: 11081502.dwg
 DATE: 1/19/2017
 DR. BY: H.D.
 CHK. BY:
 JOB NO: 1108
 FILE NO:



REVISIONS