



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:** September 21, 2017

**RE:** Petition No. 1532  
Request to Convert to Easement A Portion Of The East/West Alley In The Block  
Bound By Lappin, Mapleview Ave. Shoenherr, And East 7 mile Road

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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 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,

A handwritten signature in black ink, appearing to read 'Debra Singleton' with a stylized flourish.

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: 06/20/2017

Petition: x1532

- |  |  |
|--|--|
| <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: x1532**

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

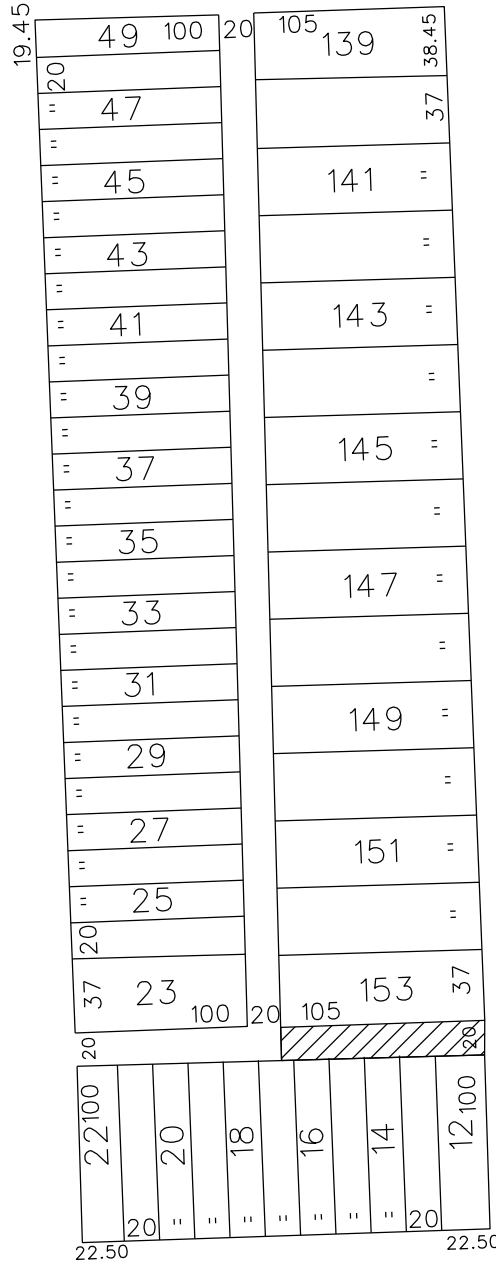
PETITION NO. 1532  
 BELIEF EMADAMERHO  
 19125 MAPLEVIEW ST.  
 DETROIT, MICHIGAN 48205  
 PHONE NO. 313 218-1786



LAPPIN AVE. 60 FT. WD.

SHOENHERR RD. 66 FT. WD.

MAPLEVIEW AVE. 60 FT. WD.



E. 7 MILE RD. 66 FT. WD.



- CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 94 E

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY		CHECKED			
DATE		APPROVED			
06-20-17					

REQUEST TO CONVERT TO EASEMENT  
 A PORTION OF THE EAST/WEST  
 PUBLIC ALLEY, 20 FT. WD.  
 IN THE BLOCK BOUND BY  
 LAPPIN, MAPLEVIEW AVE., SHOENHERR  
 AND E. 7 MILE RD.

CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X 1532

## 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.

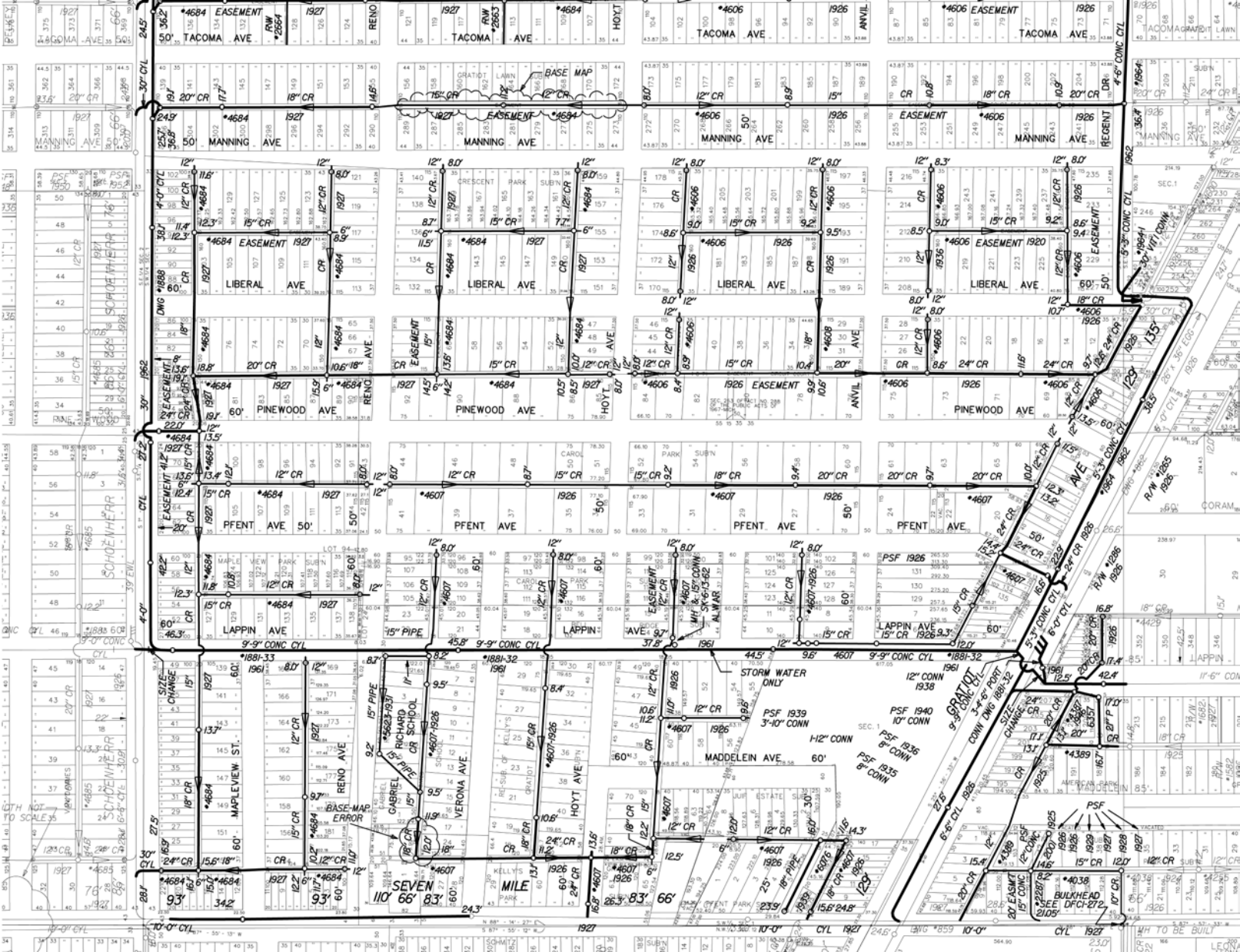
These provisions shall be made part of the City Council's Vacating Resolution.

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.







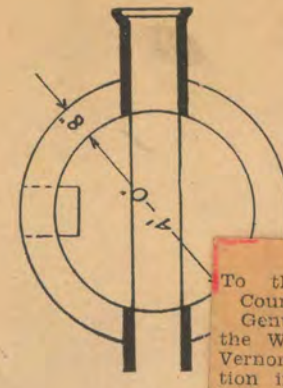
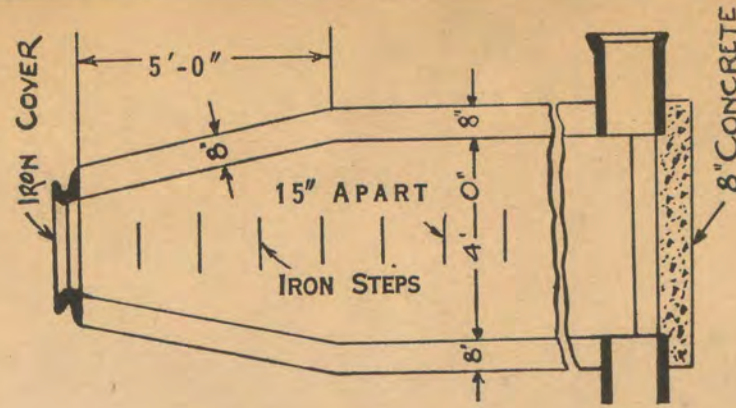
# LATERAL SEWER IN ALLEY

IN BLOCKS BOUNDED BY

## SCHOENHERR-HOYT-SEVEN MILE-STATE FAIR DETAILS

TOTAL LENGTH OF SEWER SEE SHEET 3 FT. M. OR L.

NOTE  
 PLACE 1/2 BEND & 2-2 FT. STR. PIPE RISERS FOR LOTS MK (X)  
 " 1/2 BEND & 1-2 FT. STR. PIPE " " " MK (V)  
 TUNNEL UNDER PAVING - BACKFILL PUDDL & TAMP ALL STREET INTERSECTIONS



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

SEWER No. 4684  
 ROLL No. 9994

PETITION No. 5967-8520

PETITION DATE 9-28-26

RESOLUTION 9-28-26

BIDS OPENED 9-29-26

CONTRACT CONF'D 10-5-26

COMPLETED 3-25-27

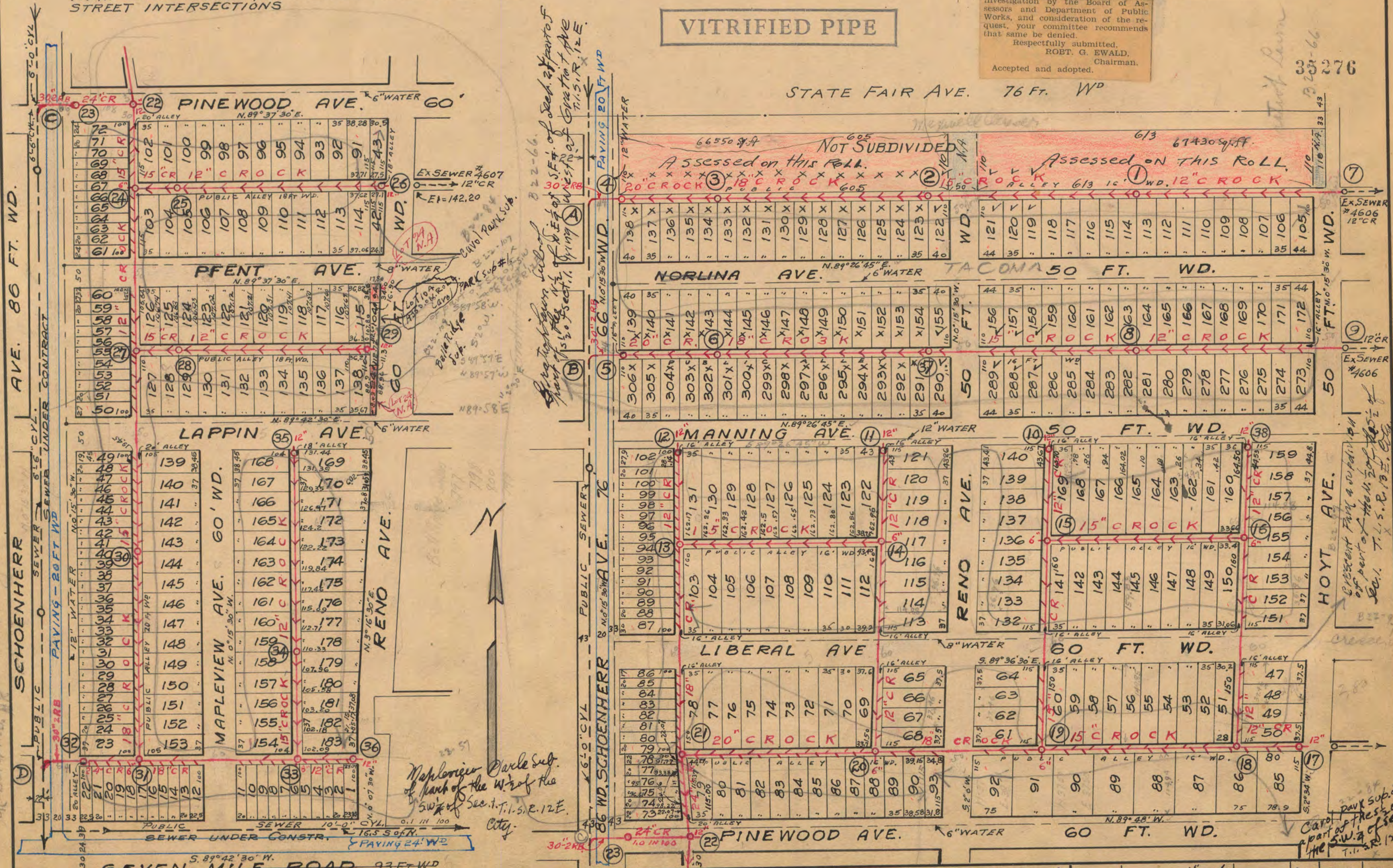
CONT'R Liberty Const. Co  
\$29,000.00

To the Honorable, the Common Council:  
 Gentlemen—To your Committee of the Whole was referred petition of Vernon G. Chetty (2479), for reduction in general and special assessments for 1928 and 1929 on the grounds of over-assessment. After investigation by the Board of Assessors and Department of Public Works, and consideration of the request, your committee recommends that same be denied.  
 Respectfully submitted,  
 ROBT. G. EWALD,  
 Chairman.

Accepted and adopted.

### VITRIFIED PIPE

STATE FAIR AVE. 76 FT. WD



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--Sidewalks, Pavements and other existing public improvements, must be adequately protected during the construction of this sewer, and when damaged, the contractor must restore them to their original status without additional cost to the city. 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.

SCALE	VERTICAL 1"=10'	DRAWN	CHEK
	HORIZONTAL 1"=150'	TRACED	NOTEBOOK
			266/50

BKD AP APR 2-1927 P. 237E  
 238E  
 320E  
 321E  
 TOP MAP-94  
 REF. MAP-B

# LATERAL SEWER IN ALLEY

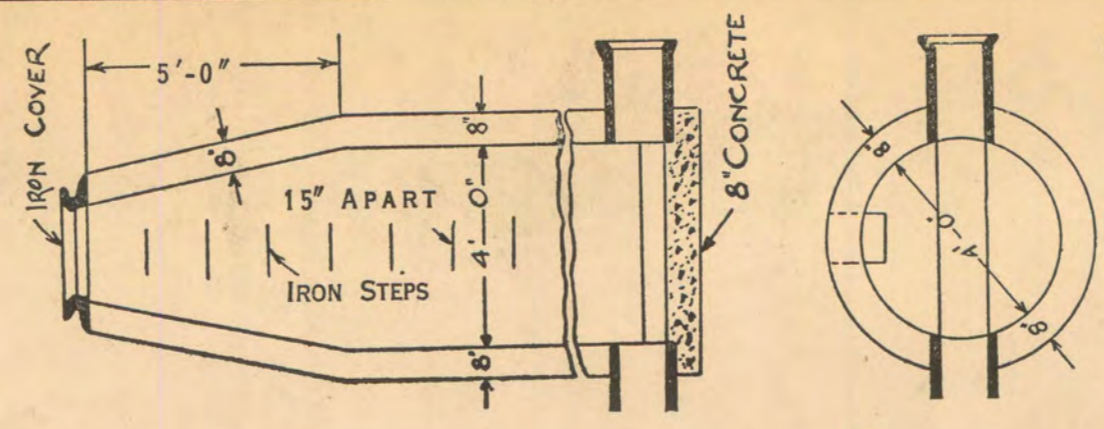
IN BLOCKS BOUNDED BY  
SCHOENHERR - HOYT - SEVEN MILE - STATE FAIR  
DETAILS

TOTAL LENGTH OF SEWER SEE SHEET # 3 FT. M. OR L.

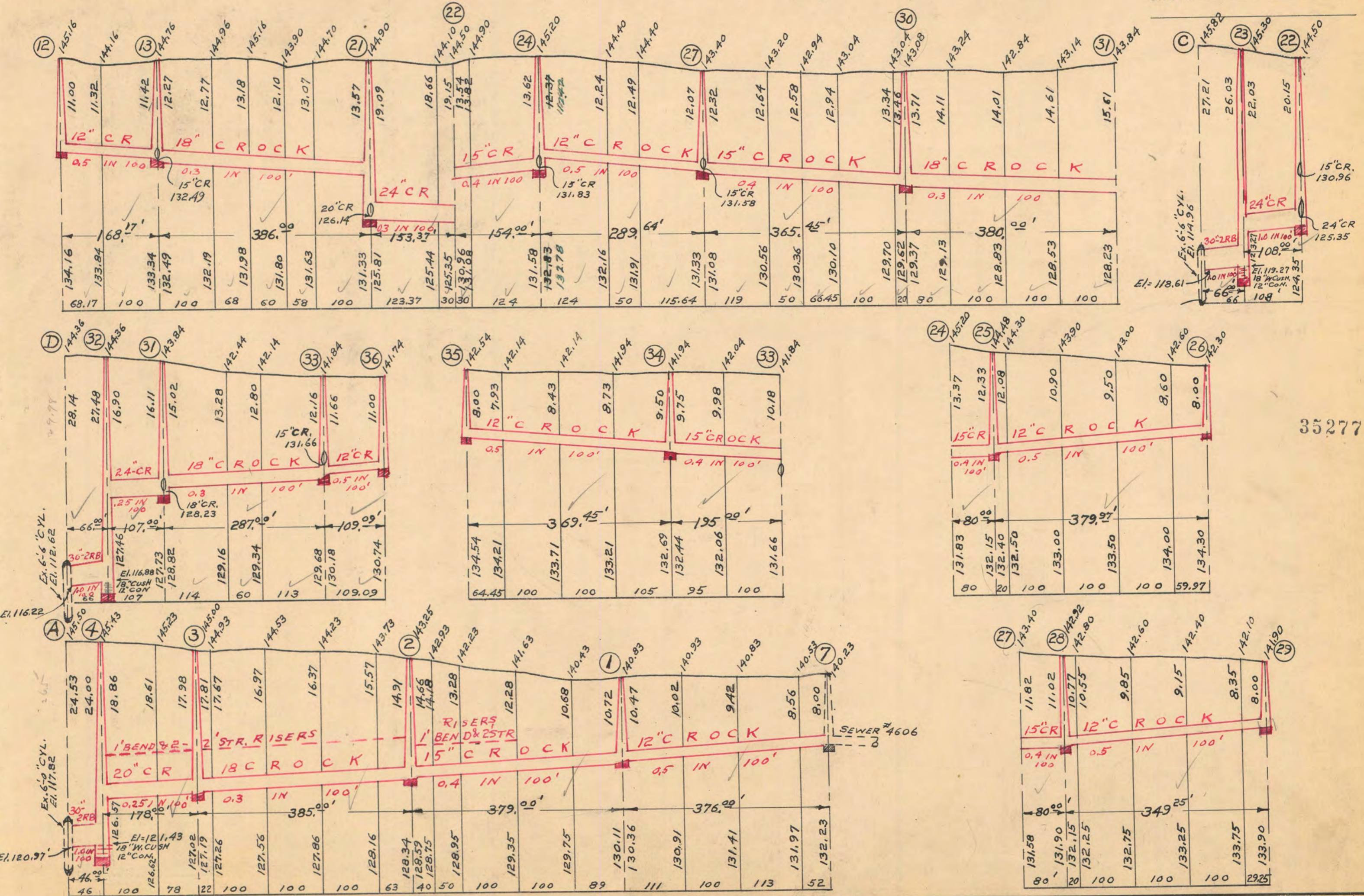
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEER'S OFFICE  
DETROIT, MICH.

SEWER No. 4684  
ROLL No. 9994

PETITION No. 5967-8520  
PETITION DATE \_\_\_\_\_  
RESOLUTION \_\_\_\_\_  
BIDS OPENED \_\_\_\_\_  
CONTRACT CONF'D \_\_\_\_\_  
COMPLETED \_\_\_\_\_  
CONT'R \_\_\_\_\_



SECTS OF M.H.



35277

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:--Sidewalks, Pavements and other existing public improvements, must be adequately protected during the construction of this sewer, and when damaged, the contractor must restore them to their original status without additional cost to the city. 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.

SCALE	VERTICAL 1" = 10'	DRAWN	CHECK
	HORIZONTAL 1" = 150'	TRACED	NOTEBOOK

Est. 9/24/26.



April 12, 2017

The Honorable City Council, City of Detroit

Attn: City Clerk & Building Safety Engineering & Environmental Dept. (BSEED)

CAYMC

Detroit, MI 48226

**RE: Request to Vacate Alley bordering 19125 Mapleview & Accessory Parking for Property & Petition # Generated for DPW**

Dear City of Detroit & Appropriate Departments:

The petitioner Mr. Belief Emadamerho, Greatness, LLC, Owners of Pharmacy 4 Less, incorporated in 2011 based on the desire to better serve the community with the Osborn Business Center, Pharmacy to Dispense and Deliver Medication to the elders and low income individuals without transportation we submit the following.

We seek to build on the property located at 13641 E. 7 Mile Rd., Detroit, MI, 48205 to further improve the outlook, condition, and lives of residents in the Osborn Community. In order to do such we need to purchase the Lot at 19125 Mapleview, which was originally zoned as Residential at Present, but no longer possess a residence on the property, as it was demolished years ago. The purpose is to have adequate parking, thus we **Seek "Accessory Parking" & Vacation of One (1) Bordering Alleys**, after researching and meeting with key city staff of BSEED, which we are appreciative of their service and availability.

Belief Emadamerho, Owner and Resident Pharmacist, who is also a Founding Member of the Osborn Business Association (OBA) a Division of the Osborn Neighborhood Alliance (ONA), has over 20 years of experience as a practicing licensed Pharmacist in the Underserved/Low Income community. He seeks to serve and close the gap between pharmacist and the patients they serve.

Until recently, most Pharmacies are stand-alone entities and as such, patients must go to a separate facility to see a doctor before forwarding their prescription to the pharmacy of their choice. The business concept of greatness, LLC is to provide a facility, The Osborn Center that will have a "One-Stop" capability such as In House-Doctor, Pharmacy, Business Center, and Youth Entrepreneurship Training Center to serve the Osborn Community. We desire to change the perception and outlook about the Osborn Community.

Our expansion plan will include properties and land on 13641 E. 7 Mile Rd., 13619 E. 7 Mile Rd. and 19125 Mapleview, all of which are in Detroit, MI, 48205. The combined properties which shall have a alley in between is meant to house the Osborn Center and Parking Lot. The alley require a "Vacation Of Alley" which of course would be maintained within the said

property and release the City of Detroit from the liability of maintaining the alleys, which have been maintained lately by Mr. Belief Emedamerho & ONA in clean-up projects.

We need the alley vacated because it would be beneficial to our ever increasing customers in the aspect of both vehicular and pedestrian traffic around the business complex. This will afford vehicular movement in and out of the complex. It would also ease traffic around the neighboring gas station.

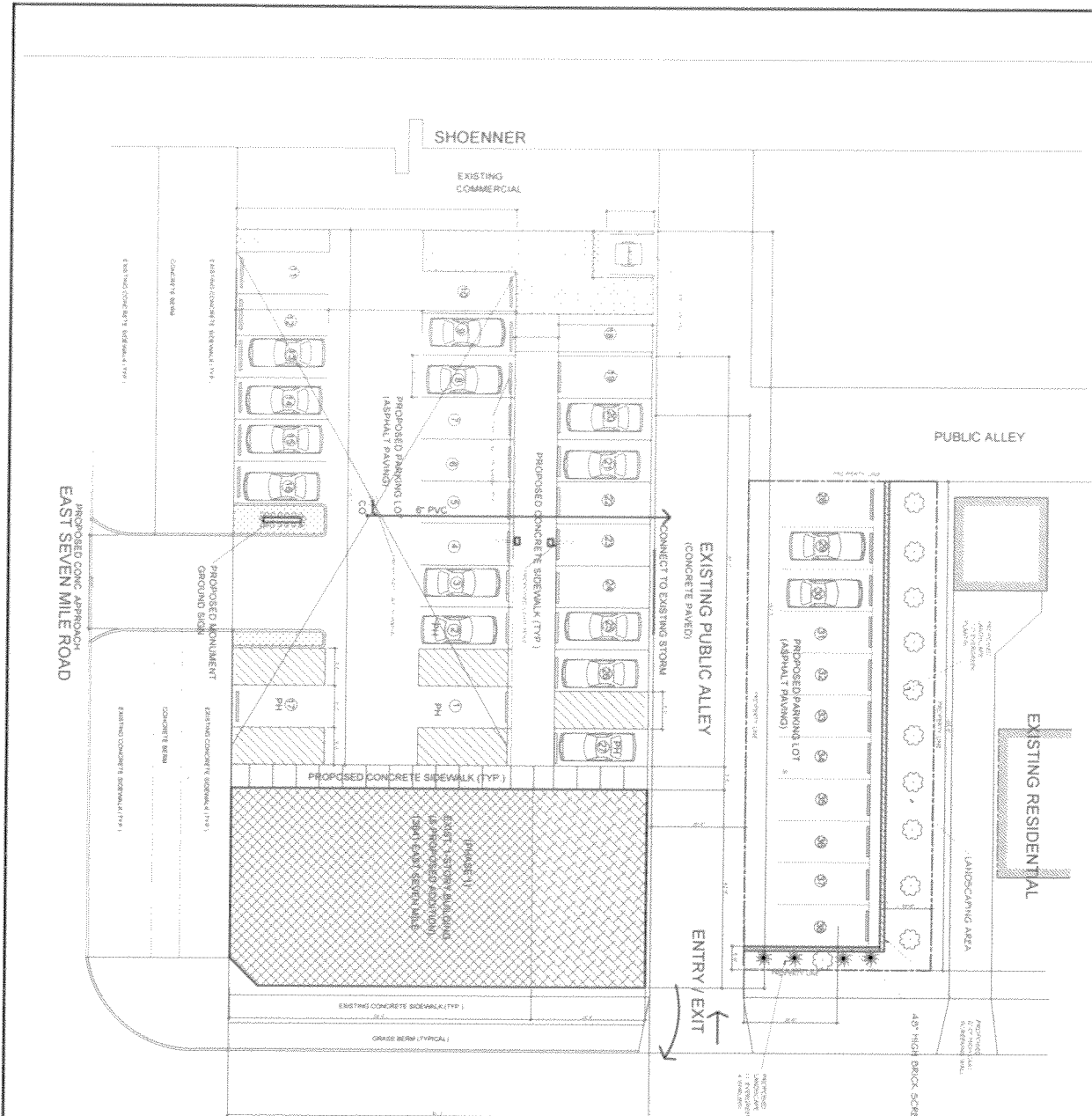
Lastly, **We Seek a Hearing before City Council, if necessary, and would be grateful for approval from all appropriate departments in this land acquisition.** Further, that the 19125 Maplevue at present does not produce property tax for the City of Detroit, thus serve as a liability unto the City of Detroit, and we seek to remove from City Land Bank and/or City Building Authority where appropriate.

Sincerely Yours,

A handwritten signature in cursive script, appearing to read "Belief Emedamerho", is written over a horizontal line.

Mr. Belief Emedamerho

Owner, Greatness, LLC & Pharmacy 4 Less



**MAPLEVIEW STREET**

**SITE DATA:**  
 TOTAL PARKING REQUIRED 38 SPACES  
 TOTAL PARKING PROVIDED 38 SPACES  
 (INCLUDING 4 PH SPACES)  
 TOTAL BUILDING AREA 3,782 S.F. INCLUDING PROPOSED ADDITION

**PROPOSED SITE PLAN**  
 SCALE 3/32" = 1'-0"  
 N

**FONATH**  
 Architects &  
 Consultants, LLC

**PROPOSED PARKING EXPANSION**  
 (THE OSBORN CENTER)  
 19125 MAPLEVIEW STREET  
 DETROIT, MICHIGAN

DATE	DESCRIPTION
2017.10.4	SP-101