



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:** May 16, 2017

**RE:** Petition No. 1534  
Request to Outright Vacate the North/South Alley in the Block Bound by John R,  
Farmer, Grand River, and Woodward

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The Detroit Water and Sewerage Department (DWSD) is in receipt of the subject petition. DWSD has water and/or sewer lines located within the area requested for outright vacation.

The vacation request will be denied unless all the following conditions are met:

- Petitioner prepares a relocation plan for DWSD utilities, signed by a Registered Engineer ;
- DWSD approves the relocation plan ;
- Petitioner grants DWSD a satisfactory easement ;
- The Petitioner is to bear the entire cost of the proposed plan, including construction, demolition, permitting, inspection, survey, etc.

The entire work is to be performed in accordance with DWSD specifications and standards. Deposit with DWSD, in advance, the whole amount necessary to cover the costs of permits and inspection.

It is imperative for the Petitioner to contact the DWSD Permits Section directly to discuss this petition. If you have any questions, please feel free to call me at (313) 267-8309 or Mohamed Boudali at (313) 964-9236.

Sincerely,

Debra Singleton  
Engineer  
Permits Section

DS/MB/gl  
Attachments

Michael Duggan, Mayor

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

**NOTICE OF PROPOSED CHANGE IN PROPERTY**

Date: 05/09/2017

Petition: x1534

- |  |   |
|--|---|
| <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"/> 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: x1534**

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

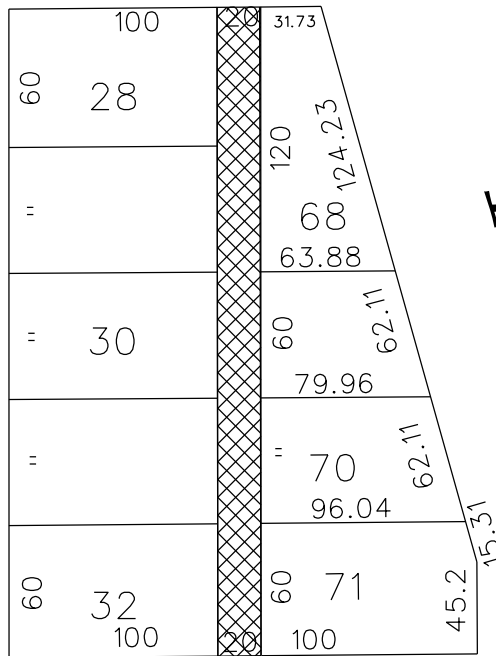
\_\_\_\_\_  
Area code – Telephone number

PETITION NO. 1534  
 GIFFELS WEBSTER  
 28 W. ADAMS, SUITE 1200  
 DETROIT, MICHIGAN 48226  
 C/O MICHAEL MARKS, P.E.  
 PHONE NO. 313 962-4442



**JOHN R. ST. 55 FT. WD.**

**WOODWARD AVE.  
 120 FT. WD.**



**FARMER ST.  
 VARIOUS WIDTHS**

**GD. RIVER AVE. 60 FT. WD.**



- OUTRIGHT VACATION

(FOR OFFICE USE ONLY)

CARTO 28 A

B					
A					
REVISIONS					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
DRAWN BY	WLW	CHECKED			
DATE	05-09-17	APPROVED			

REQUEST TO OUTRIGHT VACATE  
 THE NORTH/SOUTH PUBLIC ALLEY, 20 FT. WD.  
 IN THE BLOCK BOUND BY  
 JOHN R., FARMER ST., GD. RIVER  
 AND WOODWARD AVE.

CITY OF DETROIT  
 CITY ENGINEERING DEPARTMENT  
 SURVEY BUREAU  
 JOB NO. 01-01  
 DRWG. NO. X 1534



April 11, 2017

HAND DELIVER

Honorable Detroit City Council  
C/o Detroit City Clerk  
2 Woodward Avenue  
200 Coleman A. Young Municipal Center  
Detroit, Michigan 48226

RE: Request for vacation and transfer of public alley

Giffels Webster, 28 W. Adams, Suite 1200, Detroit, Michigan 48226, on behalf of 1400 Webward Avenue LLC, 1092 Woodward Avenue, Detroit, Michigan, 48226 ("1400 Webward"), respectfully requests that the City of Detroit vacate the surface of the north-south public alley (20 feet wide) within the block bounded by Woodward Avenue, Grand River Avenue, John R Street, and Farmer Street ("Alley") in order to facilitate the construction of the proposed Shinola Hotel Development. Limits of the Alley are attached hereto and more particularly described as:

Beginning at the southeast corner of Lot 32, Plat of Section 7, Governor and Judge's Plan, as recorded December 23, 1848 in liber 34, page 544 of deeds, thence N30°11'27"W, 300.90 feet along the westerly line of the alley (20 feet wide) to the southerly line of John R. Street (55 feet wide); thence along said southerly line N59°46'14"E, 20.00 feet to the westerly line of said alley; thence along said westerly line S30°11'27"E, 300.92 feet to the northerly right-of-way line of E. Grand River Avenue (60 feet wide); thence along said northerly line, S59°50'52"W, 20.00 feet to the point of beginning and containing 0.138 acres of land.

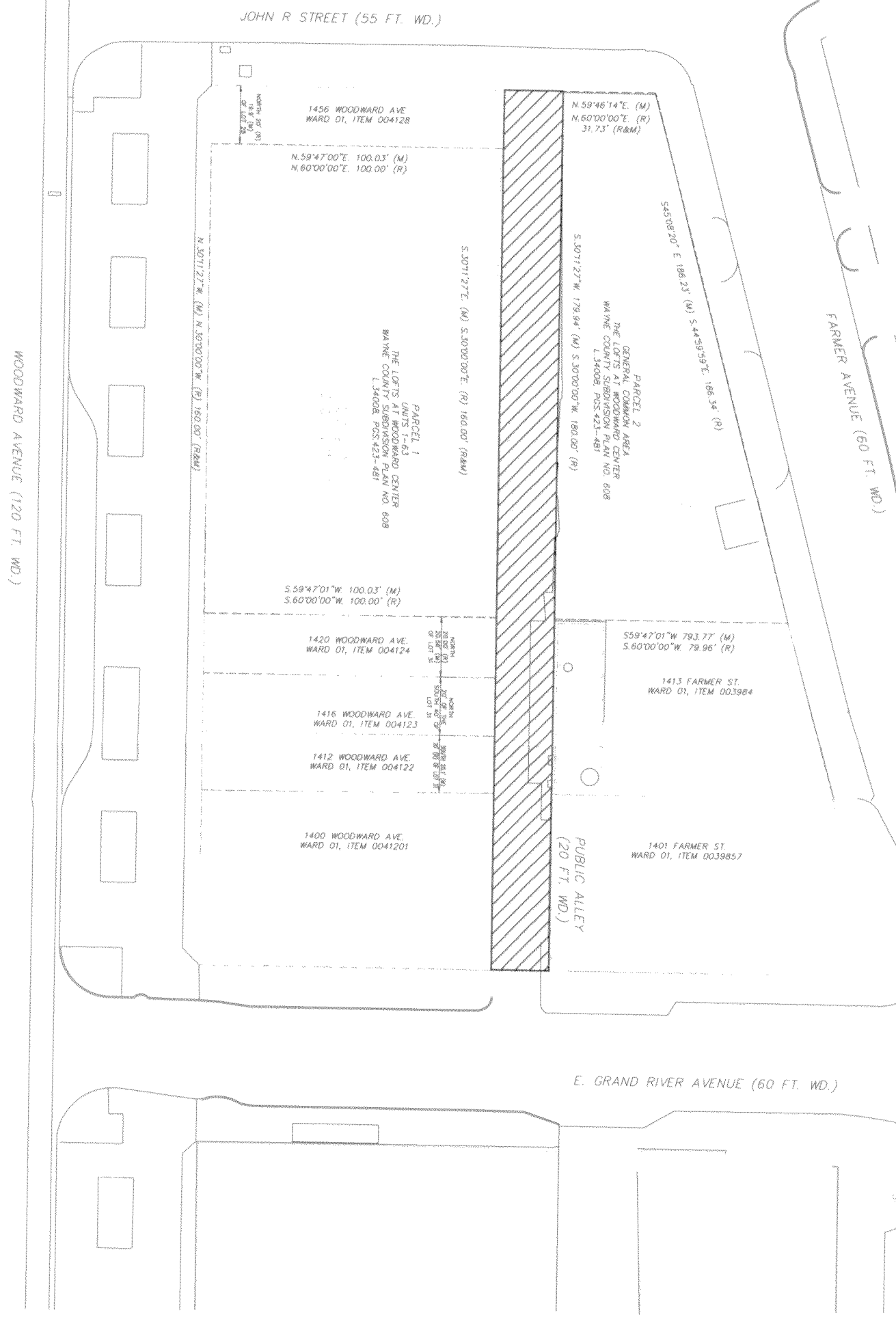
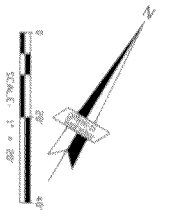
As the Alley is located within the Governor and Judges Plan, title to the Alley, once vacated, will revert to the City. We are therefore also requesting that the City transfer title to the Alley to 1400 Webward. All of the parcels abutting the Alley, except for 1413 Farmer (in the process of being acquired by 1400 Webward) and 1401 Farmer, are owned by 1400 Webward and its affiliates. The owner of 1401 Farmer is supportive of the Shinola Hotel Development and vacation of the Alley.

Giffels Webster has been asked to facilitate the requested vacation and transfer. If you should have any questions, please do not hesitate to contact Deirdre Clein, Giffels Webster planner, by phone, at 313.962.4442, or by email at [dclein@giffelswebster.com](mailto:dclein@giffelswebster.com).

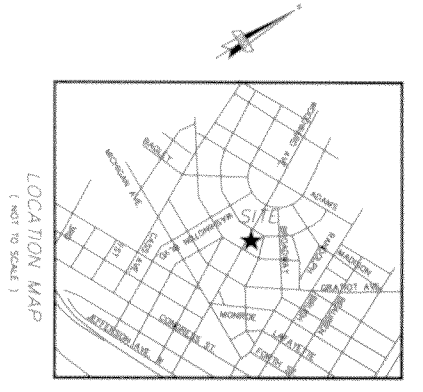
Respectfully,

A handwritten signature in black ink, appearing to read "Michael A. Marks".

Michael Marks, P.E.  
Partner  
Giffels Webster



KEY  
PROPOSED EASEMENT



**Detroit Water & Sewerage Department**  
**Provisions for Relocation Due to Vacation for Petition No. 1534**

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

Provided that the plans for the sewers and or 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 or water mains and to issue permits for the construction of the sewers and or 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 or 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 or water mains; and further

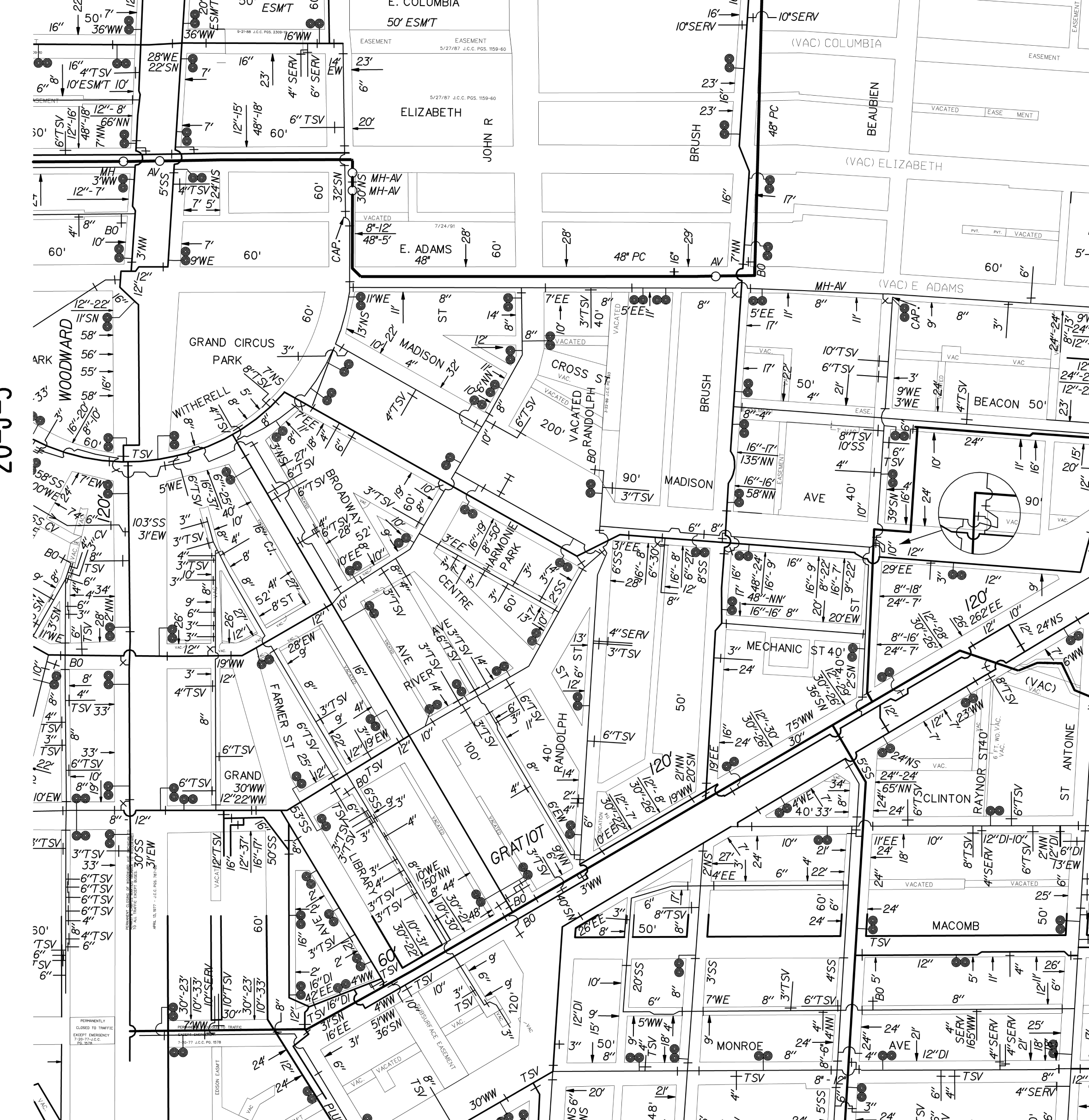
Provided that the Board of Water Commissioners shall accept and execute the easement grant on behalf of the City; and further

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 or water mains; and further

Provided that upon satisfactory completion, the sewers and or water mains shall become City property and become part of the City system. And any existing sewers or water mains that were abandoned shall belong to the petitioner and will no longer be the responsibility of the City.

06/30/14



E. COLUMBIA  
50' ESMT  
EASEMENT  
EASEMENT  
5/27/87 J.C.C. PGS. 1159-60  
ELIZABETH  
JOHN R

MH-AV  
MH-AV  
VACATED  
7/24/91  
E. ADAMS  
48'

10'SERV  
10'SERV  
(VAC) COLUMBIA  
EASEMENT  
VACATED  
EASEMENT  
BEAUBIEN  
(VAC) ELIZABETH  
PVT. PVT. VACATED  
60' 6'

GRAND CIRCUS  
PARK  
WITHERELL  
MADISON  
CROSS  
VACATED  
VACATED  
BO RANDOLPH

WOODWARD  
ARK  
BROADWAY  
CENTRE  
HARMONIE  
PARK  
MADISON  
BRUSH  
MADISON  
AVE  
BEACON 50'

FARMER ST  
RIVER  
RANDOLPH  
GRATIOT  
MONROE  
CLINTON  
RAYNOR ST 40'

GRAND  
FARMER ST  
RIVER  
RANDOLPH  
GRATIOT  
MONROE  
CLINTON  
RAYNOR ST 40'

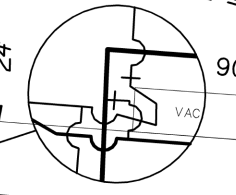
GRAND  
FARMER ST  
RIVER  
RANDOLPH  
GRATIOT  
MONROE  
CLINTON  
RAYNOR ST 40'

GRAND  
FARMER ST  
RIVER  
RANDOLPH  
GRATIOT  
MONROE  
CLINTON  
RAYNOR ST 40'

GRAND  
FARMER ST  
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RAYNOR ST 40'

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RAYNOR ST 40'

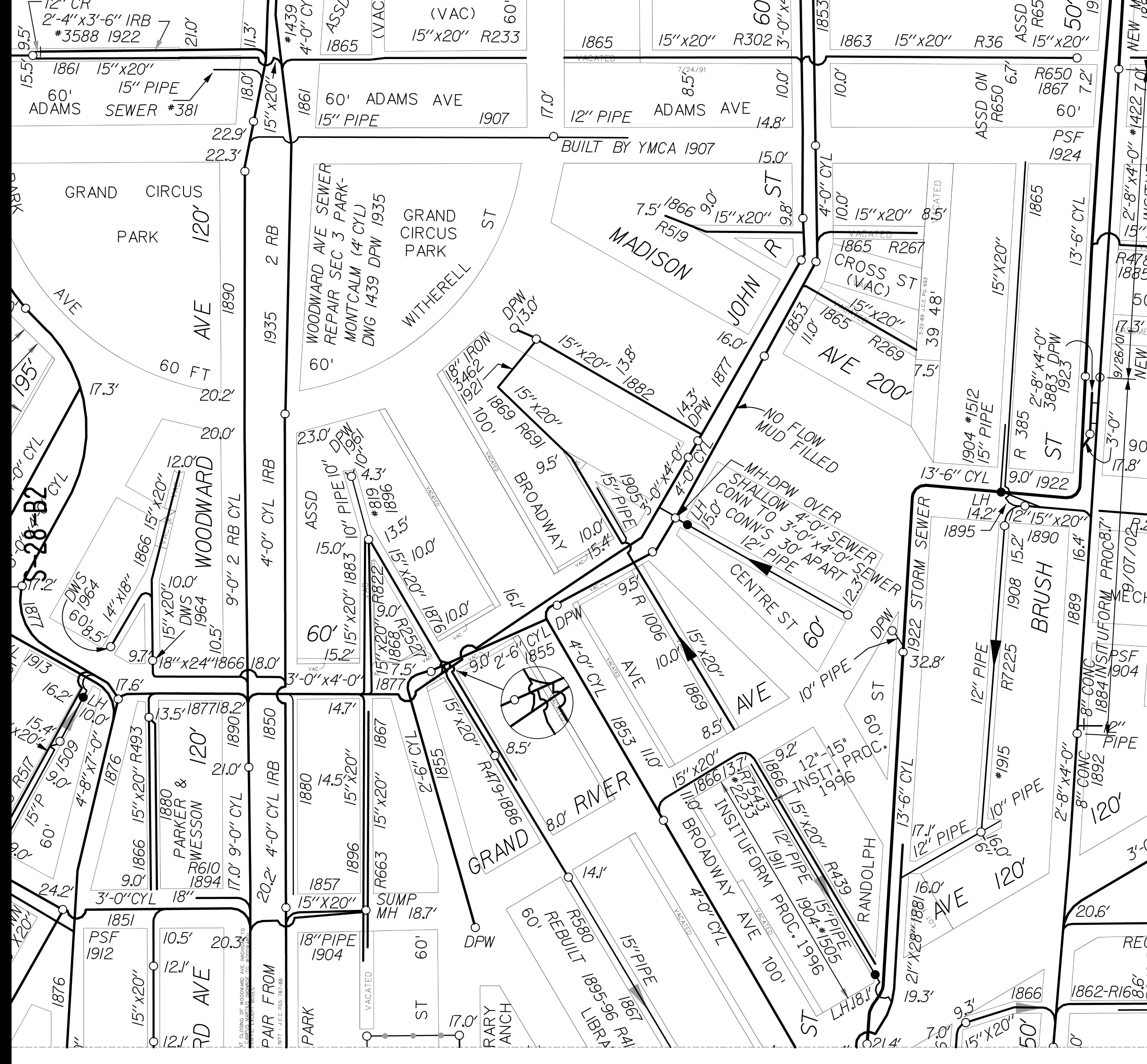


PERMANENTLY  
CLOSED TO TRAFFIC  
EXCEPT EMERGENCY  
7-20-77 J.C.C.  
PG. 1528

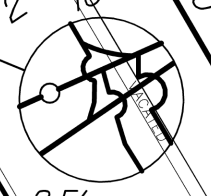
APRIL 13, 1977 - J.C.C. PGS. 795-808

7-10-77 J.C.C. PG. 1578





S-28-B2



2'-4" x 3'-6" IRB #3588 1922  
15" PIPE  
ADAMS SEWER #381

WOODWARD AVE SEWER REPAIR SEC 3 PARK-MONTCALM (4' CYL) DWG 1439 DPW 1935

MADISON ST  
BUILT BY YMCA 1907

NO FLOW MUD FILLED  
MH-DPW OVER SHALLOW CONN TO 3'-0" X 4'-0" SEWER  
CONN'S 30' APART 12" PIPE

PSF 1912  
15" x 20"

18" PIPE 1904  
SUMP MH 18.7'

INSITUFORM PROC. 1996  
15" PIPE 1904-#1505

1922 STORM SEWER  
12" PIPE  
BRUSH ST  
12" PIPE  
1915  
10" PIPE  
2'-8" x 4'-0"

ST. CLOSING OF WOODWARD AVE (MICHIGAN TO CAMPUS MARTINUS) FROM 1917 TO 1977 - J.C.C. PGS. 787-88

3-22-89 J.C.C. PG. 693

INSITUFORM PROC. 1996

PSF 1904

8" CONC 1884

REC