



September 28, 2017

Honorable City Council:

Re: Petition No. 1579, Prime Development, request to vacate and convert to easement the east-west public alley, 20 feet wide between Coyle and Robson.

Petition No. 1579 – Prime Development, request to vacate and convert to easement the east-west public alley, 20 feet wide, in the block bounded by Coyle Avenue, 60 feet wide, Robson Avenue, 50 feet wide, Mackenzie Avenue, 60 feet wide and Joy Road, 66 feet wide.

This request is being made for use as a surface parking lot for the business on Joy Road.

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

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

Detroit Water and Sewerage Department (DWSD) has no objection to the conversion to easement. The specific DWSD provisions for easements are included in the resolution.

All other involved City Departments, including, Public Lighting Authority and Public Lighting Department, also privately owned utility companies have reported no objections to the conversion of the public right-of-way into a private easement for public utilities. Provisions protecting utility installations are part 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 the east-west public alley, 20 feet wide, in the block bounded by Coyle Avenue, 60 feet wide, Robson Avenue, 50 feet wide, Mackenzie Avenue, 60 feet wide and Joy Road, 66 feet wide being land in the City of Detroit, Wayne County, Michigan being the east-west public alley, 20 feet wide lying south of and adjoining the south line of Lots 1, 2, 3, 4, and 5 and lying north of and adjoining the north line of Lot 6 and the vacated alley adjoining "Obenauer - Barber - Laing Orchard - Blvd. - Sub. part of the east half of N.W. ¼ of Section 6, Greenfield Twp. T.2S.,R.11E. Wayne County, Mich." As recorded in Liber 46, Page 90 of Plats, Wayne County Records; also lying south of and adjoining the south line of Lots 1124 thru 1129, both inclusive, and lying north of and adjoining the north line of Lot 1130 and the vacated alley adjoining "Frischkorn's West Chicago Boulevard Sub. of part of the S.W. ¼ of Section 31 T1S.,R11E, and the W.1/2 of N.W. ¼ of Section 6 T2S.,R11E. Greenfield Twp., Wayne County, Mich." as recorded in Liber 46, Page 11 of Plats, Wayne County Records.

Be and the same is hereby vacated as a public right-of-way and converted into private easement for public utilities of the full width of the right-of-way, 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 rights-of-way 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 alley 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 alley 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 alley 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 alley 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 posts 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 alleys shall request the removal and/or relocation of the aforementioned utilities in said easement, such owners shall pay all costs incidental 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 incidental 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 if it becomes necessary to remove the paved alley returns at the entrance (into Coyle Avenue or Robson Avenue) such 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. 1579
 PRIME DEVELOPMENT
 15037 JOY RD.
 DETROIT, MICHIGAN 48228
 C/O HUDA MAHMUD
 PHONE NO. 313 629-1825



JOY RD. 66 FT. WD.

COYLE AVE. 60 FT. WD.

ROBSON AVE. 50 FT. WD.

28	100	1124	20	28.7	25.25	20	25
"	"	1126	"	"	"	"	"
"	"	1128	"	"	"	"	"
"	"	1129	"	"	"	"	"
28.2	100	1129	28.7	24.88	1	3	5
30	100	1129	28.7	24.88	1	3	5
31	1130	127.15	126.82	102	6	35	
35	"	126.52	"	"	8	"	"
"	1132	126.22	"	"	10	"	"
"	"	125.92	"	"	12	"	"
"	1134	125.62	"	"	14	"	"
"	"	125.32	"	"	16	"	"
"	1136	125.01	"	"	18	"	"
"	"	124.71	"	"	20	"	"
"	1138	124.41	"	"	22	"	"
"	"	124.11	"	"	24	"	"
"	1140	123.81	"	"	26	"	"
"	"	123.50	"	"	28	"	"
"	1142	123.20	"	"	30	"	"
"	"	122.90	"	"	32	"	"
"	1144	122.60	"	"	34	"	"
"	"	122.30	"	"	36	"	"
35	1146	122.00	"	"	38	"	"
39	"	121.66	"	"	40	35	
40	1148	121.31	"	"	42	40	
		241.31					

MACKENZIE AVE. 60 FT. WD.



- VACATE TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 81 C

B					
A					
DESCRIPTION	DRWN	CHEK	APPD	DATE	
REVISIONS					
DRAWN BY	WLW		CHECKED		
DATE	07-18-17		APPROVED		

REQUEST TO VACATE TO EASEMENT
 THE EAST/WEST PUBLIC ALLEY, 20 FT. WD.
 IN THE BLOCK BOUND BY
 ROBSON, MACKENZIE, COYLE AVE.
 AND JOY RD.

CITY OF DETROIT
 CITY ENGINEERING DEPARTMENT
 SURVEY BUREAU
 JOB NO. 01-01
 DRWG. NO. X 1579