



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:** August 27, 2019

**RE:** Petition No.1627 Revision-B  
Requested Encroachment Into North/South Alley Bound By Meldrum, Charlevoix,  
Beaufait, East Vernor

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The subject petition has been reviewed by this office. With regard to DWSD's interests, our comments are as follows:

- DWSD has no objections to the requested encroachments provided that the attached Provisions for Encroachment 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

DS/MS/gf

Attachments

CC: Mohamad Farhat, CSF

Michael Duggan, Mayor

# **"REVISION-B"**

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

**NOTICE OF PROPOSED CHANGE IN PROPERTY**

Date: 08/19/2019

Petition: x1627

- |  |  |
|--|--|
| <input type="checkbox"/> AT&T Telecommunication            |  |
| <input type="checkbox"/> Comcast Television (CATV)         | <input type="checkbox"/> Berm Use                |
| <input type="checkbox"/> Detroit Edison (DTE)              |  |
| <input type="checkbox"/> Fire Department                   | <input type="checkbox"/> Conversion to Easement  |
| <input type="checkbox"/> Great Lakes Water Authority       |  |
| <input type="checkbox"/> Land Bank Authority               | <input type="checkbox"/> Dedication              |
| <input type="checkbox"/> Michcon (DTE)                     |  |
| <input type="checkbox"/> Planning & Development Department | <input checked="" type="checkbox"/> Encroachment |
| <input type="checkbox"/> Public Lighting Authority         |  |
| <input type="checkbox"/> Public Lighting Department        | <input type="checkbox"/> Outright Vacation       |
| <input type="checkbox"/> Police Department                 |  |
| <input type="checkbox"/> Solid Waste Division, DPW         | <input type="checkbox"/> Temporary Closing       |
| <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: 08/19/2019**

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. 1627  
DOWNTOWN BOXING CLUB  
6445 E. VERNOR HWY.  
DETROIT, MICHIGAN 48207  
C/O JESSICA HAUSER  
PHONE NO. (248) 933-3358

"REVISION-B"

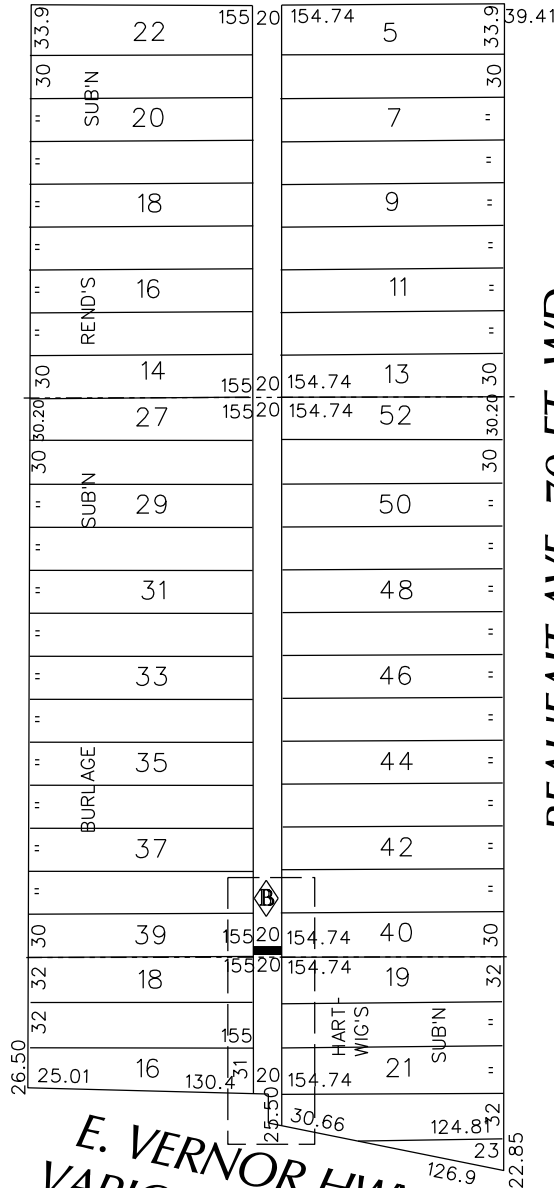


CHARLEVOIX AVE. 60 FT. WD.

N 63° - 56' - 30" E

MELDRUM AVE. 60 FT. WD.

BEAUFAT AVE. 70 FT. WD.



E. VERNOR HWY.  
VARIOUS WIDTHS

MELDRUM AVE. 60 FT. WD.

BEAUFAT AVE. 70 FT. WD.

E. VERNOR HWY.  
VARIOUS WIDTHS

- REQUEST ENCROACHMENT

(FOR OFFICE USE ONLY)

CARTO 47 D

	CHANGE FROM CONVERSION TO EASEMENT	SA	KSM	KSM	8/19/19
	CHANGE FROM OUTRIGHT VACATION TO CONVERSION TO EASEMENT	WLW	KSM	KSM	8/20/18
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	WLW	CHECKED	KSM		
DATE	07-21-17	APPROVED			

REQUEST ENCROACHMENT  
INTO ALLY BETWEEN MELDRUM AVE.,  
CHARLEVOIX AVE., BEAUFAT AVE.  
AND E. VERNOR HWY.

CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X 1627

Proposed geothermal pipe crossing at alley  
Downtown Boxing Gym Youth Program  
6445 E Vernor Hwy  
Detroit 48207

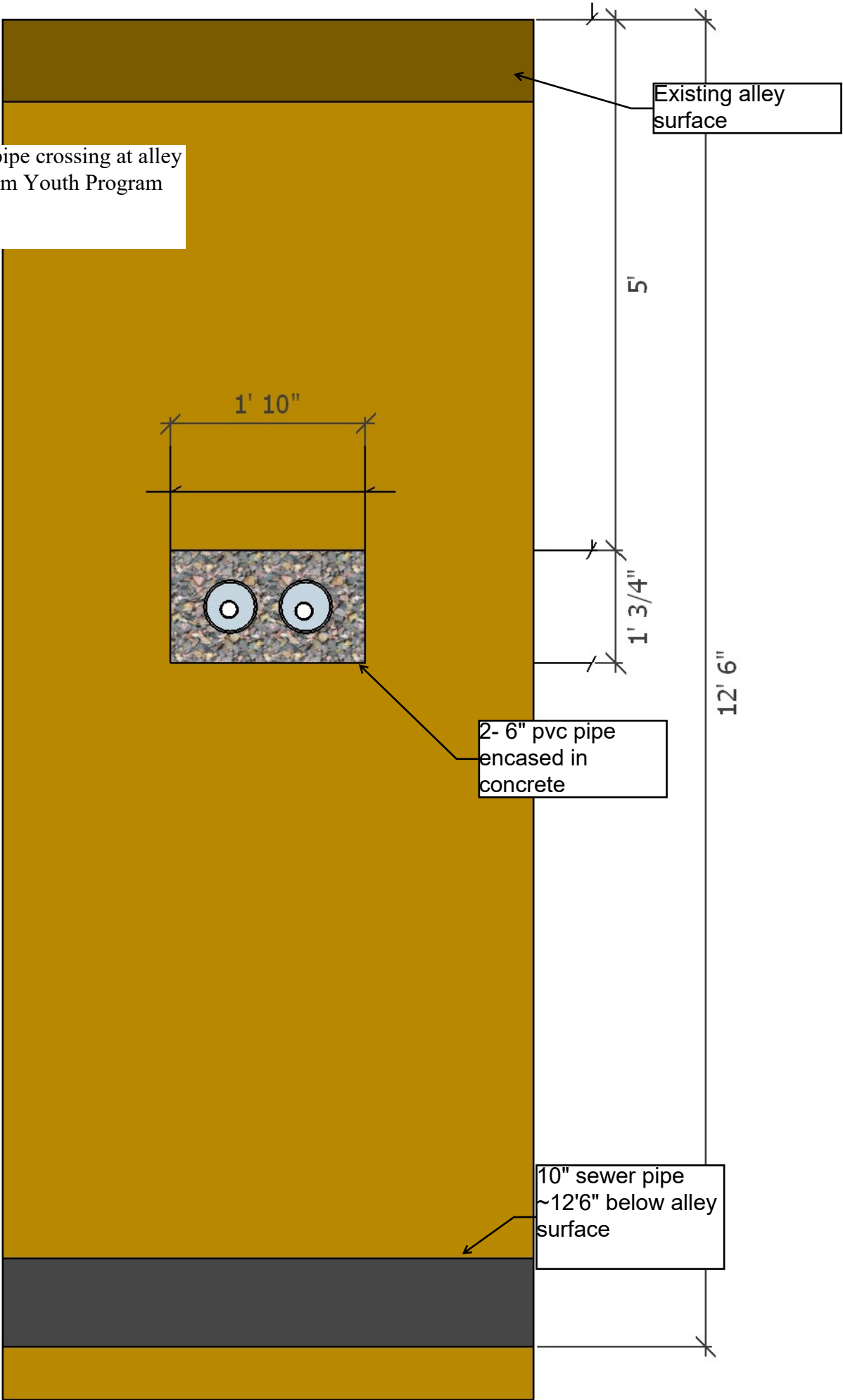
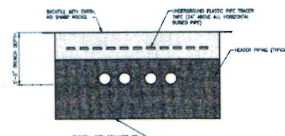


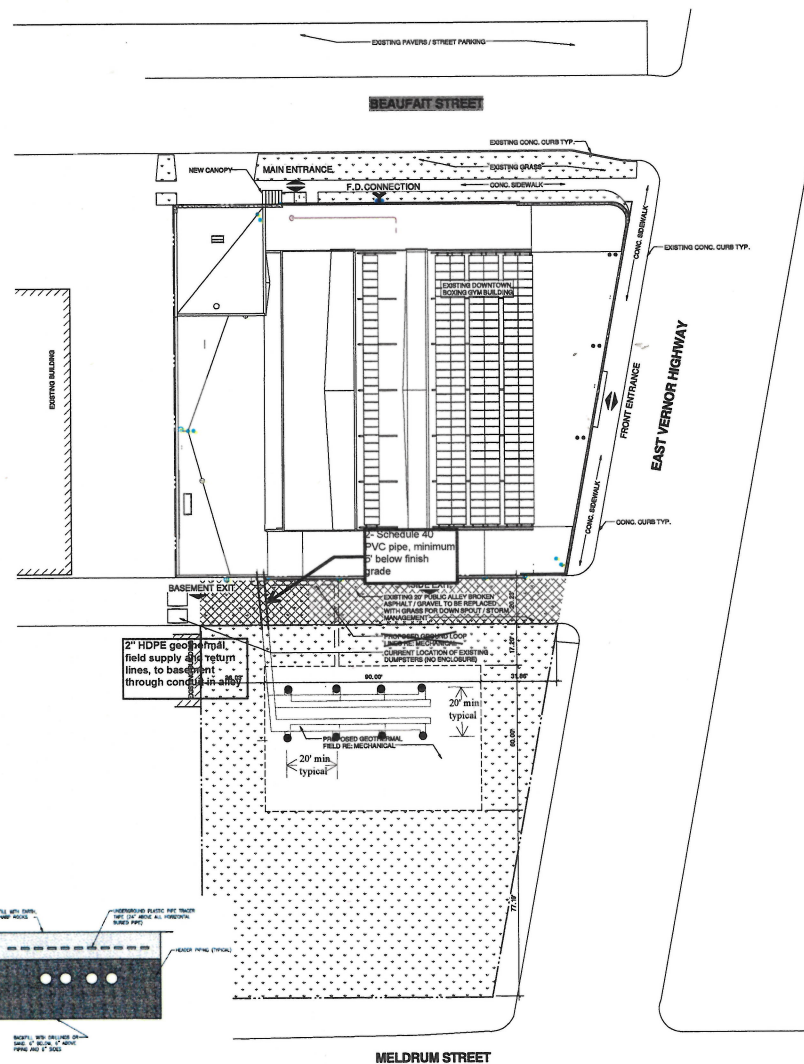


Diagram illustrating a trench repair method using a trench box and trench box jacking system. The diagram shows a trench with a trench box installed inside. A trench box jacking system is used to lift the trench box, which is then filled with concrete. The trench box is supported by a trench box jacking system. The trench box is supported by a trench box jacking system. The trench box is supported by a trench box jacking system.

**GHX HEADER TRENCH DETAIL**  
NO SCALE

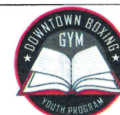


### GEO THERMAL TRENCH DETAIL



1 ARCHITECTURAL SITE PLAN  
A-101 SCALE: 1" = 20'-0"

Project Component





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:** July 3, 2019

**RE:** Petition No. 1627-revised  
Request to Convert to Easement The North/South Alley. In The Block Bound By  
Meldrum, Charlevoix, Beaufait, And East Vernor Hwy.

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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 objections to the proposed conversion to easement provided that the attached provision for conversion to easement are 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

# **"REVISED"**

City of Detroit

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

### **NOTICE OF PROPOSED CHANGE IN PROPERTY**

Date: 08/20/2018

Petition: x1627

- |  |  |
|--|--|
| <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"/> Outright Vacation                 |
| <input type="checkbox"/> Land Bank Authority               | <input type="checkbox"/> Temporary Closing                 |
| <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"/> _____                             |  |

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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: x1627  
**"REVISED"**

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.
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- ☐ 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. 1627  
DOWNTOWN BOXING CLUB  
6445 E. VERNOR HWY.  
DETROIT, MICHIGAN 48207  
C/O MADELINE RINGWALD  
PHONE NO. 313 690-6610

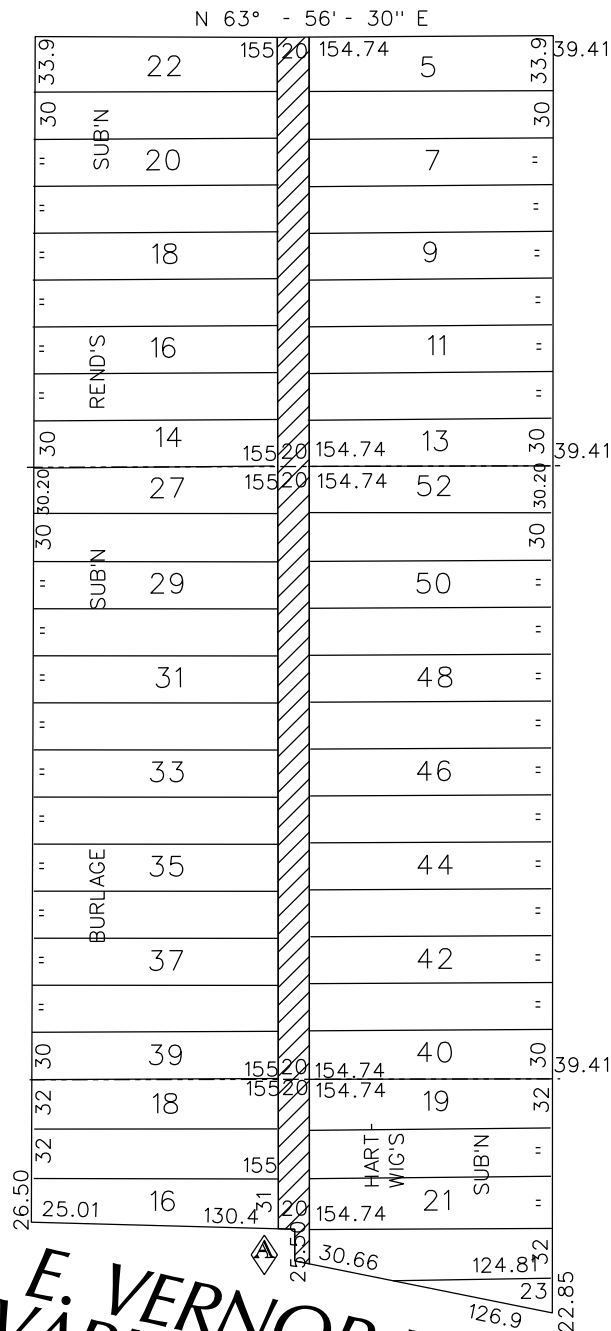
**"REVISED"**



**CHARLEVOIX AVE. 60 FT. WD.**

**MELDRUM AVE. 60 FT. WD.**

**BEAUFAIT AVE. 70 FT. WD.**



- CONVERSION TO EASEMENT

**E. VERNOR HWY.  
VARIOUS WIDTHS**

(FOR OFFICE USE ONLY)

CARTO 47 D

B					
A	CHANGE FROM OUTRIGHT VACATION TO CONVERSION TO EASEMENT	WLW	KSM	KSM	8/20/18
REVISIONS					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
DRAWN BY	WLW	CHECKED	KSM		
DATE	07-21-17	APPROVED			

**CONVERSION TO EASEMENT  
THE NORTH/SOUTH PUBLIC ALLEY, 20 FT. WD.  
IN THE BLOCK BOUND BY  
MELDRUM, CHARLEVOIX, BEAUFAIT AVE.  
AND E. VERNOR HWY.**

CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X 1627

## 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 manholes and structures 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 conversion to easement 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

## **PROVISIONS FOR ENCROACHMENT**

### **For Petition 1627**

Detroit Water and Sewerage (DWSD) agree to the proposed encroachment subject to the fulfilling of the following provisions:

1. By approval of this petition the (DWSD) does not waive any of its rights to its facilities located in the right of way, and at all time, DWSD, its agents or employees, shall have the right to enter upon the right of way to maintain, repair, alter, service, inspect, or install its facilities. All costs incident to the damaging, dismantling, demolishing, removal and replacement of structures or other improvements herein permitted and incurred in gaining access to DWSD's facilities for maintenance, repairing, alteration, servicing or inspection caused by the encroachment shall be borne by the petitioner. All costs associated with gaining access to DWSD's facilities, which could normally be expected had the petitioner not encroached into the right of way shall be borne by DWSD.
2. DWSD requires a vertical clearance of 18 feet above grade for maintenance excess and repair.
3. All construction performed under this petition shall not be commenced until after five (5) days written notice to DWSD. Seventy-two (72) hours notice shall also be provided in accordance with P.A. 53 1974, as amended, utilizing the MISS DIG one call system.
4. Construction under this petition is subject to inspection and approval by DWSD forces. The cost of such inspection shall, at the discretion of DWSD, be borne by the petitioner.
5. If DWSD facilities located within the right of way shall break or be damaged as the result of any action on the part of the petitioner, then in such event the petitioner agrees to be liable for all costs incident to the repair, replacement or relocation of such broken or damaged DWSD facilities.
6. The petitioner shall hold DWSD harmless for any damage to the encroaching device constructed or installed under this petition, which may be caused by the failure of DWSD's facilities.



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 25, 2017

**RE:** Petition No. 1627  
Request to Outright Vacate The North South Public Alleys in the Block Bound by  
Charlevoix, Beaufait, Meldrum, And East Vernor Highway

---

The Detroit Water and Sewerage Department (DWSD) is in receipt of the subject petition. DWSD has a sewer located within the alley to be outright vacated. The vacation request will be denied unless the following conditions are met:

- All Properties serviced by the same sewer are owned by the Petitioner, if not the Petitioner must prepare a relocation plan for the sewer signed by a Registered Engineer, DWSD approves the relocation plan, and the Petitioner grants a satisfactory easement for the relocated sewer. The Petitioner is to bear the entire cost of the proposed relocation plan, including construction, demolition, permitting, inspection, survey, etc.
- If DWSD is to maintain ownership of the exiting sewer a satisfactory easement for the sewer is to be granted by the Petitioner in the vacated alley.

The entire work is to be performed in accordance with DWSD specifications and standards, all of the fees are to be deposited with DWSD in advance, to cover the necessary 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 Mohammed Fa Siddique at (313) 964-9245.

Sincerely,

Debra Singleton  
Engineer  
Permits Section

DS/MS/mb  
Attachments

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

**NOTICE OF PROPOSED CHANGE IN PROPERTY**

Date: 07/21/2017

Petition: x1627

- |  |   |
|--|---|
| <input type="checkbox"/> AT&T Telecommunication            |   |
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| <input type="checkbox"/> Planning & Development Department | <input checked="" type="checkbox"/> Outright Vacation |
| <input type="checkbox"/> Public Lighting Authority         |   |
| <input type="checkbox"/> Public Lighting Department        | <input type="checkbox"/> Temporary Closing            |
| <input type="checkbox"/> Police Department                 |   |
| <input type="checkbox"/> Solid Waste Division, DPW         | <input type="checkbox"/> Vacate to Easement           |
| <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"/> _____                             |   |

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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: x1627**

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- ☐ 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

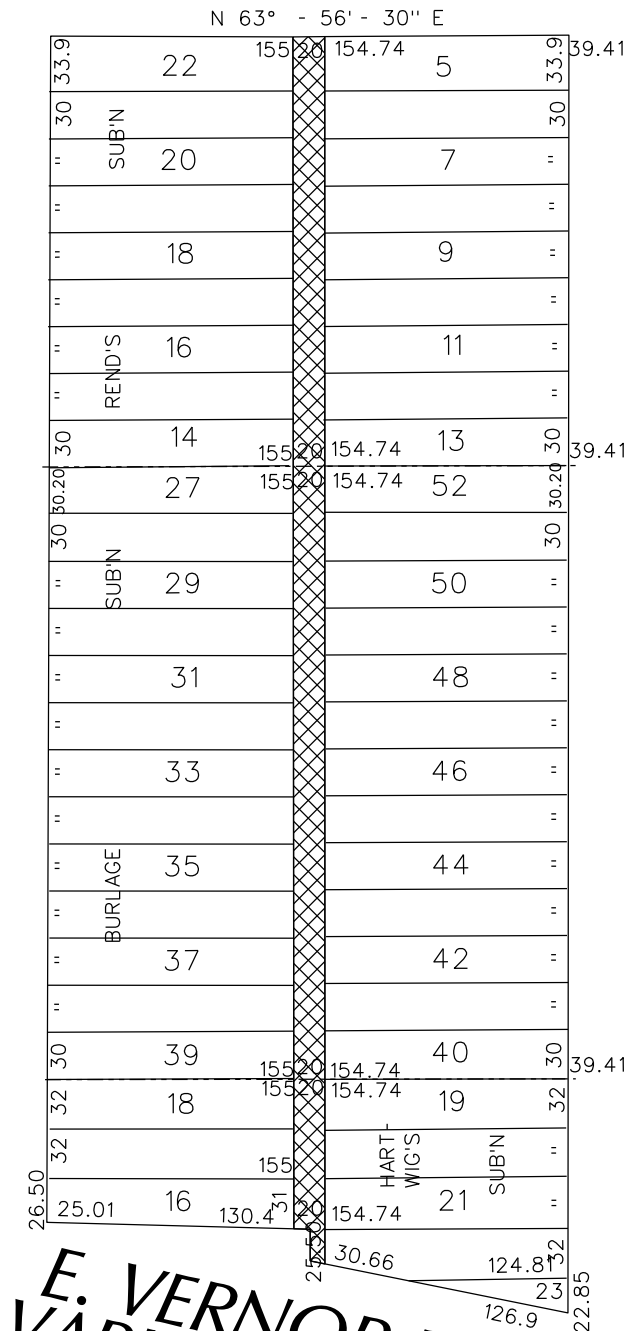
PETITION NO. 1627  
DOWNTOWN BOXING CLUB  
6445 E. VERNOR HWY.  
DETROIT, MICHIGAN 48207  
C/O MADELINE RINGWALD  
PHONE NO. 313 690-6610



# CHARLEVOIX AVE. 60 FT. WD.

MELDRUM AVE. 60 FT. WD.

BEAUFAIT AVE. 70 FT. WD.



E. VERNOR HWY.  
VARIOUS WIDTHS



- OUTRIGHT VACATION

(FOR OFFICE USE ONLY)

CARTO 47 D

REQUEST TO OUTRIGHT VACATE  
THE NORTH/SOUTH PUBLIC ALLEY, 20 FT. WD.  
IN THE BLOCK BOUND BY  
MELDRUM, CHARLEVOIX, BEAUFAIT AVE.  
AND E. VERNOR HWY.

CITY OF DETROIT  
CITY ENGINEERING DEPARTMENT  
SURVEY BUREAU

JOB NO. 01-01

DRWG. NO. X 1627

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY		CHECKED			
DATE		APPROVED			
07-21-17					

**Detroit Water & Sewerage Department**  
**Provisions for Relocation Due to Vacation for Petition No. 1627**

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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

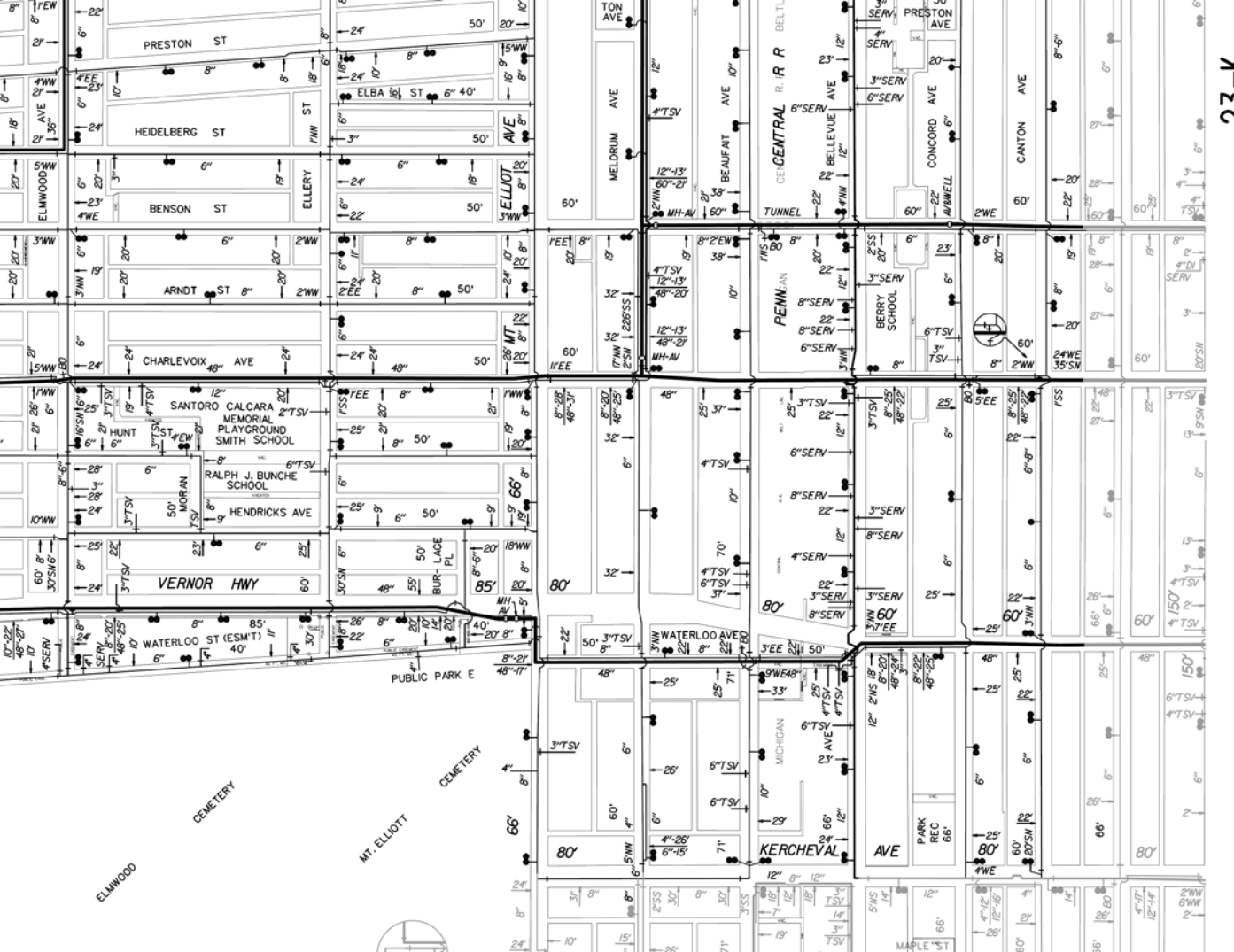
Provided that the Board of Water Commissioners shall accept and execute the easement grant on behalf of the City; and further

Provided, that the petitioner shall provide DWSD with as -built drawings on the proposed sewers and or 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





# LATERAL SEWER IN ALLEY

IN BLOCK BOUNDED BY

## MELDRUM AND BEAUFAIT AVES.

FROM SOUTH LINE TO NORTH LINE OF O.L. R3, P.C. 18 MELDRUM FARM.

SEWER No. 1496  
ROLL No. 6766

CONTRACT PRICE \$1148.00  
INSTRUC'N & CEMENT 86.35  
MAN HOLE COVERS 20.25  
LISTS 5.52  
TOTAL COST 1260.12  
CONTR. WM. POBATH

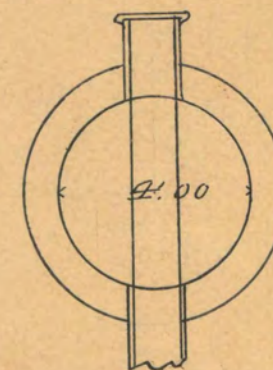
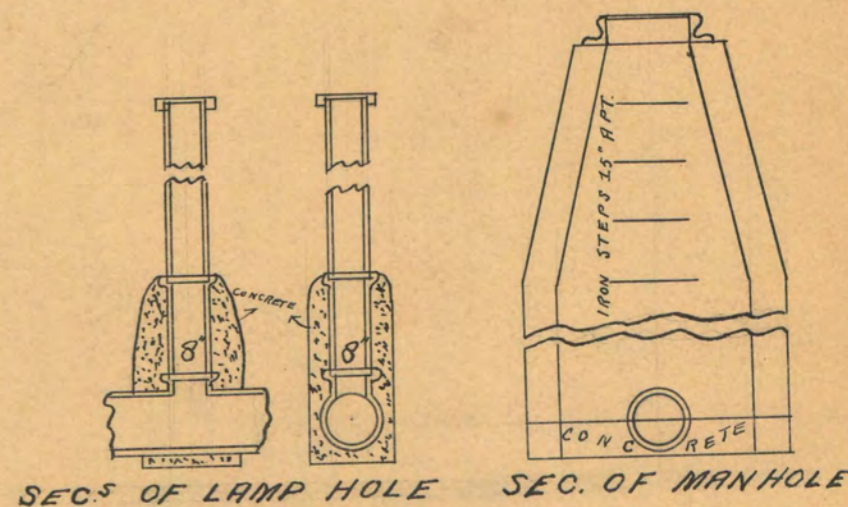
### DETAILS

LENGTH OF SEWER 785 FEET

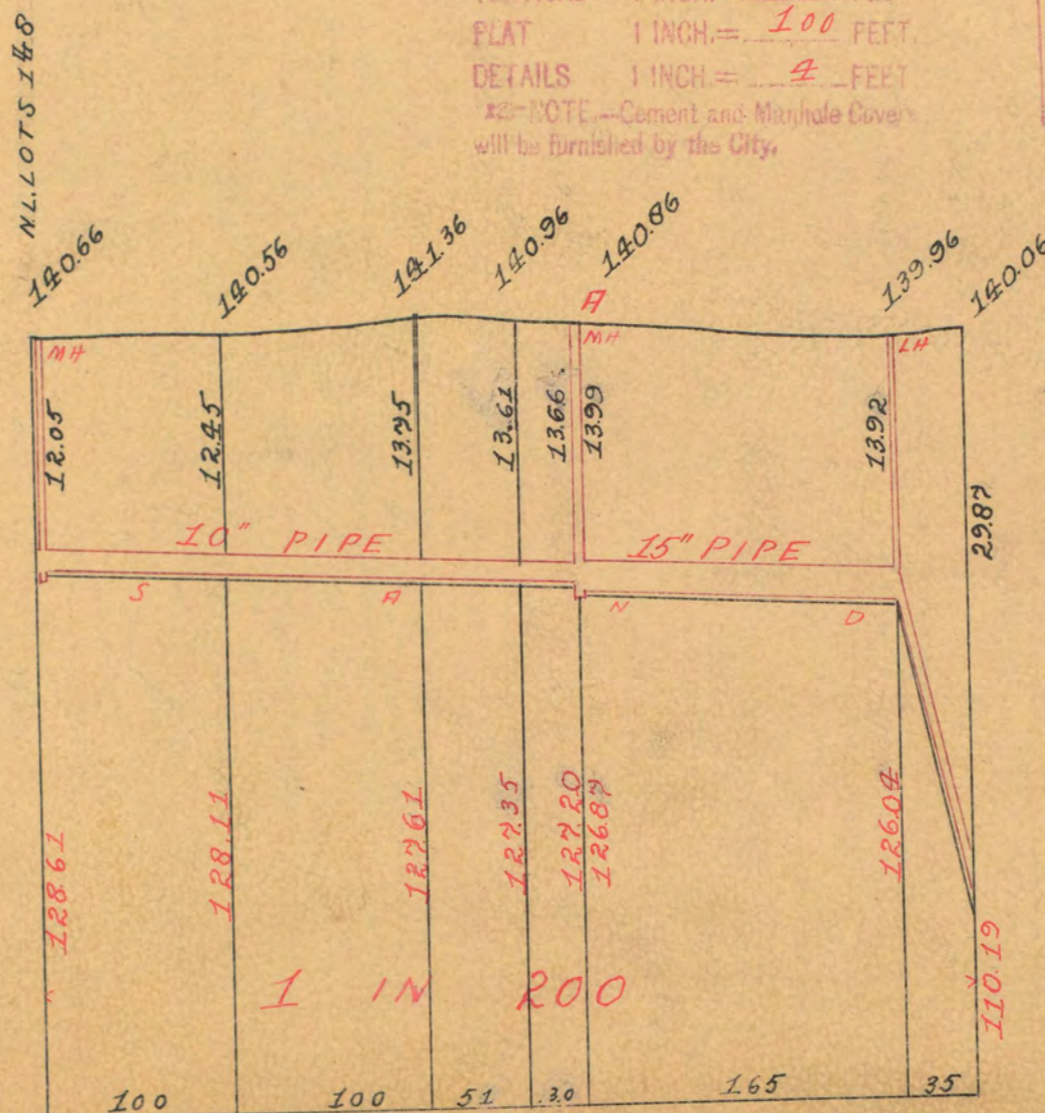
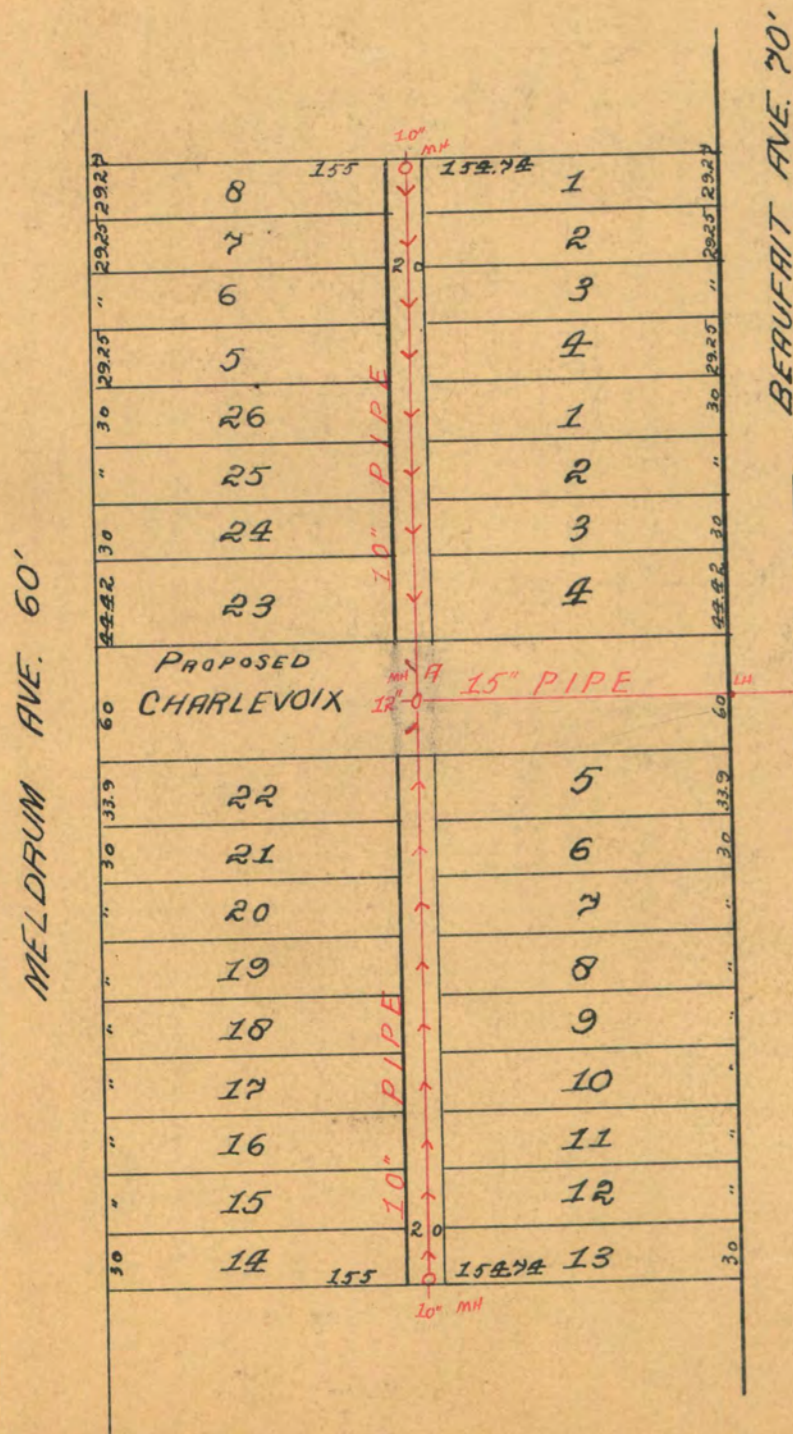
" " 15" PIPE 200 " INC. 1(15"x8") T, 2 BENDS, 4 ISLAND  
" " 10" " 585 " " 36(10"x6") Ys.

2-10" & 1-12" CONNECTION IN MAN HOLES  
1 LAMP HOLE WITH IRON COVER  
3 MAN HOLES " " STEPS  
GRADE: .050 PER 100 FT.

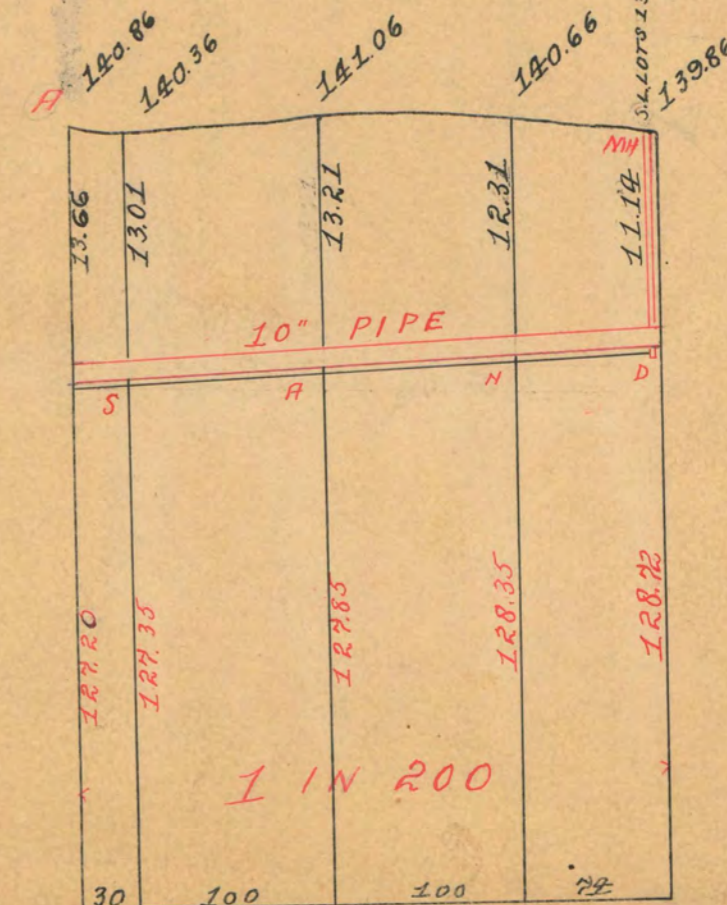
MONUMENT CONNECTIONS  
AS PER SPECIFICATIONS.  
WEST & NORTH 3" TILE 19  
EAST & SOUTH HOLLOW BRICK 17



PLAN OF MAN HOLE



PETITION FEB 2, 04  
RESOLUTION MAR 1, 04  
CONT. CONF. JULY 12, 04  
ROLL CONF. JULY 26, 04



22501



June 8, 2017

Honorable Detroit City Council  
Attn: Detroit City Clerk  
2 Woodward Avenue  
200 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Downtown Boxing Gym request to vacate the public alley right-of-way bounded by E Vernor, Meldrum, Beaufait and 2484 Meldrum.**

The Downtown Boxing Gym Youth Program, 6445 E Vernor Highway, Detroit, MI, 48207, respectfully submits this petition request for the following outright vacation:

- The north-south alley, 10 feet wide and 300 feet long, bounded by E Vernor, Meldrum, Beaufait and south of 2484 Meldrum. This portion of the alley lies between our building, 6445 E Vernor Highway, and our back lots, located at 2474, 2480, 2486, and 2490 Meldrum.

The requested right-of-way vacation will neither impede pedestrian and vehicular traffic, nor will it interfere with public rights-of-way, including Fire Department access.

Its vacation is requested for the purpose of:

- Digging wells for geothermal heating and cooling of the Downtown Boxing Gym Youth Program building located at 6445 E Vernor Highway
- Laying piping to connect to the building
- Following well construction, the alley will be paved over so as to remain accessible to pedestrians and vehicles
- To obtain drainage fee credits as part of the DSWD's drainage charge plan, we will use the alley to lay non-obstructing trench boxes to transport water from our building roof onto our existing property, as part of a retention/detention drainage system (the lots on Meldrum)
- Extending the existing indoor track into the outdoors, crossing over the alley, flush to the ground as is and without impeding pedestrian or vehicular traffic

The first four points are part of a construction plan that will span maximum four months. They are part of a phase two construction plan that we are undergoing guided by Tom and Peggy Brennan, owners of Green Garage Detroit.



May 16, 2017

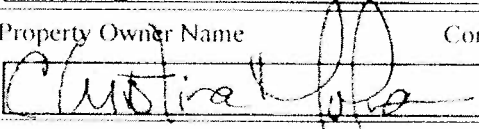
Dear SlipNOT/W.S. Molnar Investment Company,

The Downtown Boxing Gym is submitting a petition request to the City Clerk for the vacation of the alley right-of-way bounded by E Vernor Highway, Meldrum, Beaufait and south of 2484 Meldrum. Find below the plan for the alley, if vacated.

The following is our plan for use:

- Digging wells for geothermal heating and cooling of the Downtown Boxing Gym Youth Program building located at 6445 E Vernor Highway
- Laying piping to connect to the building
- Following well construction, the alley will be paved over so as to remain accessible to pedestrians and vehicles
- Extending the existing indoor track into the outdoors, crossing over the alley, flush to the ground as is and without impeding pedestrian or vehicular traffic
- To accommodate the pending city ordinances regarding drainage fees for sewer use, we will use the alley in devising a method of draining all water from our building roof onto our existing property (the lots on Meldrum)

We respectfully request your consent for this petition. Please sign below to indicate your consent.

CHRISTINA MOLNAR	SLIPNOT	(313) 923-0400
Property Owner Name	Company	Phone number
		6/6/17

Property Owner Signature

Date

