



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: April 11, 2018

RE: Petition No. 1712
Request to Convert to Easement The East/West And North/South Alleys In The
Block Bound By Theodore, Fredrick, Helen, And East Grand Blvd.

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 alleys. DWSD has no objections to the conversion to easement provided that the attached provisions 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

Michael Duggan, Mayor

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

NOTICE OF PROPOSED CHANGE IN PROPERTY

Date: 02/20/2018

Petition: x1712

- | | |
|--|--|
| <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"/> _____ | |

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: x1712

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

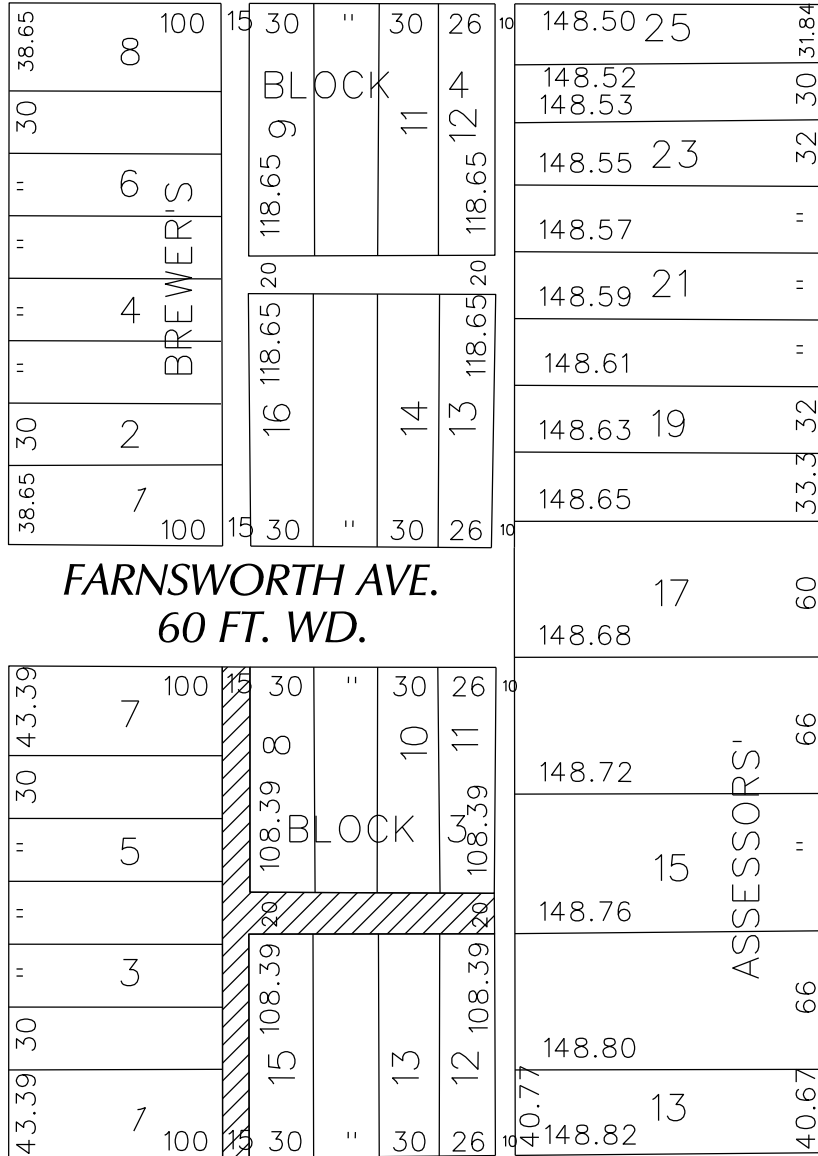
Area code – Telephone number

PETITION NO. 1712
 J. BLACKSHER
 5126 HELEN ST.
 DETROIT, MICHIGAN 48239
 PHONE NO. 313 897-6543



FREDERICK AVE. 60 FT. WD.

HELEN ST. 60 FT. WD.



E. GRAND BLVD. 150 FT. WD.

THEODORE AVE. 50 FT. WD.



- CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 48 C

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	WLW	CHECKED			
DATE	02-20-18	APPROVED			

CONVERSION TO EASEMENT
 THE EAST/WEST PUBLIC ALLEY, 20 FT. WD.
 AND THE NORTH/SOUTH PUBLIC ALLEY, 15 FT. WD.
 IN THE AREA BOUND BY
 THEODORE, FREDERICK AVE., HELEN ST.
 AND E. GRAND BLVD.

CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X 1712

**PETITION FOR CONVERSION OF ALLEY PASSAGEWAY TO EASEMENT
DETROIT, MI**

THE HONORABLE CITY COUNCIL

ATTN: Office of the City Clerk
200 Coleman A. Young Municipal Center
Detroit, MI 48226
VOICE: 313. 224-3260
FAX: 313. 224-2075
FAX: 313. 224-1466

JULY 20, 2017

SPONSORING PETITIONER

Name: Blacksher, J
Address: 5126 Helen Street
Phone #: 313.897-6543

Honorable City Council of Detroit:

We, the herein undersigned petitioners who reside on the east side of Helen Street bounded by Theodore and Farnsworth abutting an alley passageway, do so respectfully petition your Honorable Body to "permanently and in perpetuity" vacate and convert said grass-overgrown, nonfunctioning, nonfunctional, and non-travelable by motor traffic alley passageway from public "right-of-way" to "private property with easement". There are no garage entrances on any property owners' lots abutting this alley passageway. We so graciously anticipate the consummation and conclusion of this matter within 30-45 days of the date of this petition.

Further, the undersigned represents not less than 2/3-rds. (66-2/3%) ownership of property abutting said alley passageway.

Lot Nbr.	Signature of Deed Holder	Signature of Co-Owner	Address	Date
15008902	<u>Shon Brown</u> Brown, Shon - Agent, DSB Empire	N/A	5140 Helen Street	July 17, 2017
15008899-901	<u>J. Blacksher</u> Blacksher, J	N/A	5126 Helen Street	July 17, 2017

All petition signers are fully apprised and keenly aware that:

- All expenses in connection with fencing or barricading the alley will be at the expense of each property owner
- Utility companies have the right to maintain access to existing utility easement
- The City of Detroit reserves an easement for public utility purposes
- No building, structures, improvements or encroachments of any kind (except line fences) may be placed in the easement area without prior written consent from the City of Detroit Engineering Division of the Department of Public Works
- The alley lights will be removed
- The vacated portion becomes part and parcel of each adjacent lot. The Public Lighting Department for the City of Detroit provides lighting only for public properties such as streets or alley passageways; and that the lighting fixtures affected by the vacating will be removed from private property at the expense of the public Lighting Department
- Once approved, the choice to rescind the approved vacated alley passageway is generally irreversible. Division of the alley parcel is guided by the State of Michigan Subdivision Law and Title to the portion of the vacated alley adjacent to any given property owner's lot vests ownership to that owner (up to the centerline of the alley passageway, if the lots across the alley are in the same subdivision), generally as per MCL 560.227a; 560
- The size of the numbers required by City of Detroit Code 1964, §50-5-27 shall be not less than three (3) inches in height, and shall be in contrast with the immediate background on which they are mounted.
- The director of Environmental Protection and Maintenance shall install numbers in accordance with the provisions of this this division, the cost of the numbers and installation to be borne by the City of Detroit

PETITION FOR CONVERSION OF ALLEY PASSAGEWAY TO EASEMENT

DETROIT, MI

Furthermore, all petition signers are fully apprised and keenly aware as per City of Detroit Ordinance §50-6-4, when a petition to vacate the alley passageway is received by the City of Detroit Law Department it shall be and is chargeable with the following responsibilities...

- Prepare the necessary resolution for consideration by the City Council
- Contact the "City Clerk" for the Detroit City Council to schedule a date and time for the public hearing in the matter
- Send notice of public hearing to the owners of the property abutting on such alley, or any portion thereof sought to be vacated, and to send notice to any other pertinent parties
- Transmit, as per City of Detroit Ordinance #267-H, §1(58-5-4), 7-5-78, the resolution and a copy of the notice of public hearing together with the petition to the Detroit City Council, the sketch of the alley heretofore mentioned, along with the written report and recommendation from the Community and Economic Development Department to the Detroit City Council

Additionally, all petition signers are fully apprised and keenly aware as per City of Detroit Code 1964, §58-5-4, Ordinance #267-H, §58-5-4, 7-5-78, that once the City of Detroit Law Department returns the petition to vacate the alley passageway to the Detroit City Council along with the report and recommendation of the Community and Economic Development Department...

- The Detroit City Council shall by majority decision decide to grant the petition along with the resolution prepared and generated in the manner as prescribed and approved by the City of Detroit Law Department. Such resolution shall contain, among other things, a provision for the retention of an easement for public utility purposes in the designated area

Moreover, all petition signers are fully apprised and keenly aware as per City of Detroit Ordinance #267-H, §1(58-5-6), 7-5-78; and City of Detroit Ordinance #31-93, §1, 12-1-93, that within thirty (30) days of adoption of the resolution by the Detroit City Council to vacate the designated alley passageway or any portion thereof, the "City Clerk" shall...

- Record a certified copy with Wayne County Register of Deeds, send a certified copy to the State of Michigan Treasurer, and shall transmit copies to the City of Detroit Director of Department of Public Works and to the Corporation Council for the City of Detroit, respectively.

Also, all petition signers are fully apprised and keenly aware as per City of Detroit Ordinance #267-H, §1(58-5-7), 7-5-78; and City of Detroit Ordinance #31-93 that upon receipt of a copy of the resolution from the Detroit City Council to vacate an alley passageway ...

- The Law Department of the City of Detroit shall notify the owners of the property abutting on such alley passageway, or any portion thereof, and to any other pertinent parties that the alley passageway of any portion thereof has been officially vacated and converted into an easement of utilities

Likewise, all petition signers are fully apprised and keenly aware as per City of Detroit Ordinance #267-H, §1(58-5-7), 7-5-78; and City of Detroit Ordinance #31-93, §1, 12-1-93 that upon receipt of a copy of the resolution from the Detroit City Council to vacate an alley passageway ...

- The Director of the Department of Public works shall correct the official City of Detroit maps and records

Correspondingly, all petition signers are fully apprised and keenly aware as per City of Detroit Ordinance #267-H, §1(58-5-7), 7-5-78; and City of Detroit Ordinance #31-93, §1, 12-1-93 that upon receipt of a copy of the resolution from the Detroit City Council to vacate an alley passageway ...

- The Department of Public works shall adjust its municipal refuse collection services accordingly

Finally, all petition signers are fully apprised and keenly aware as per City of Detroit Ordinance #267-H, §1(58-5-8), 7-5-78, §50-6-5 that ...

- Nothing in this article shall be construed to limit any regulatory powers possessed by the Detroit City Council with respect to a vacated street, alley passageway, or public place within the boundaries of the City of Detroit

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.

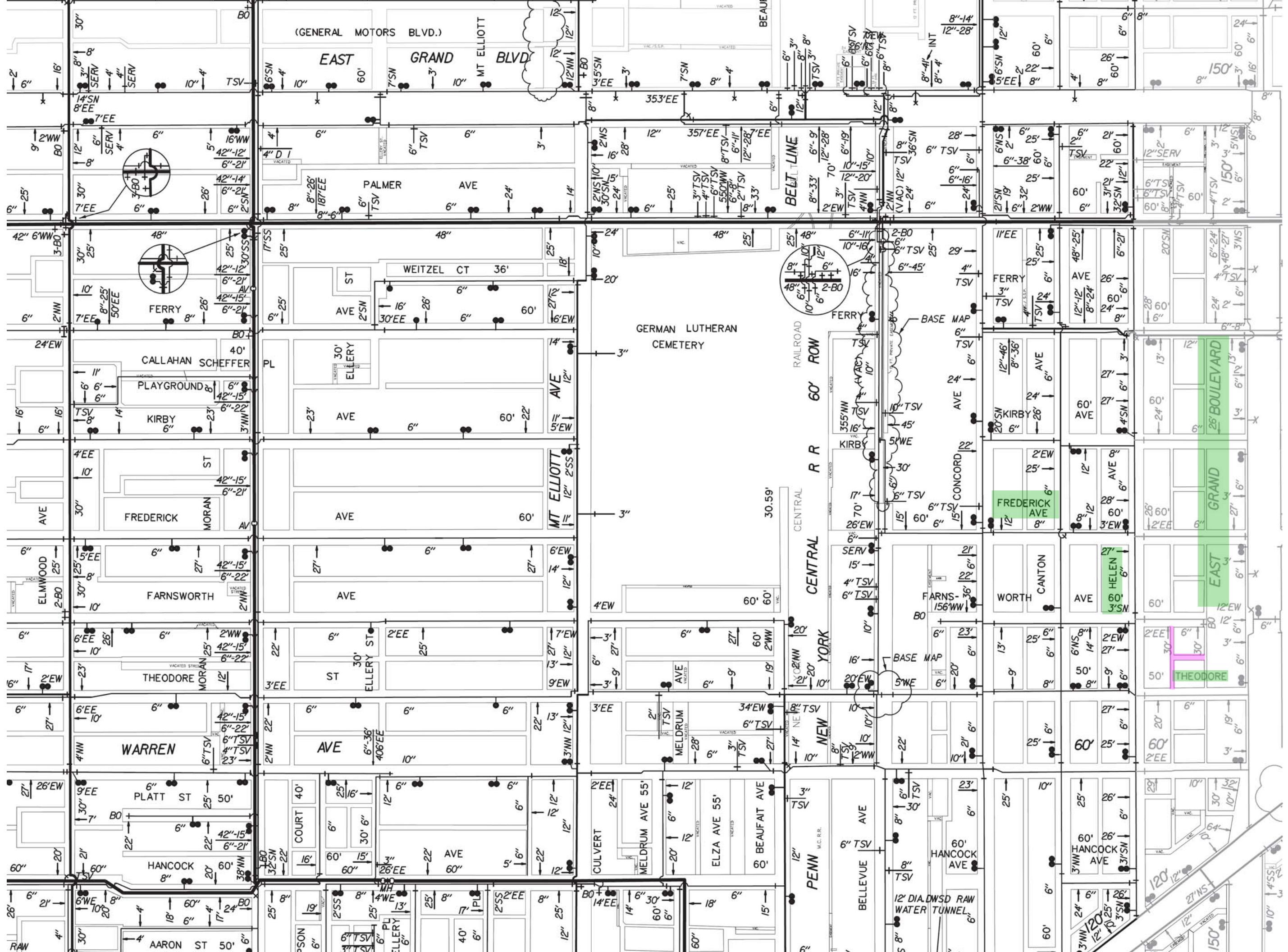
Free and easy access to the sewers, water mains, fire hydrants and manholes and structures within the easement is required for Detroit Water and Sewerage Department equipment, including the use of backhoes, bull dozers, cranes or pipe trucks, and other heavy construction equipment, as necessary for the 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

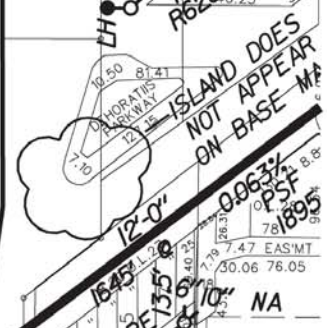


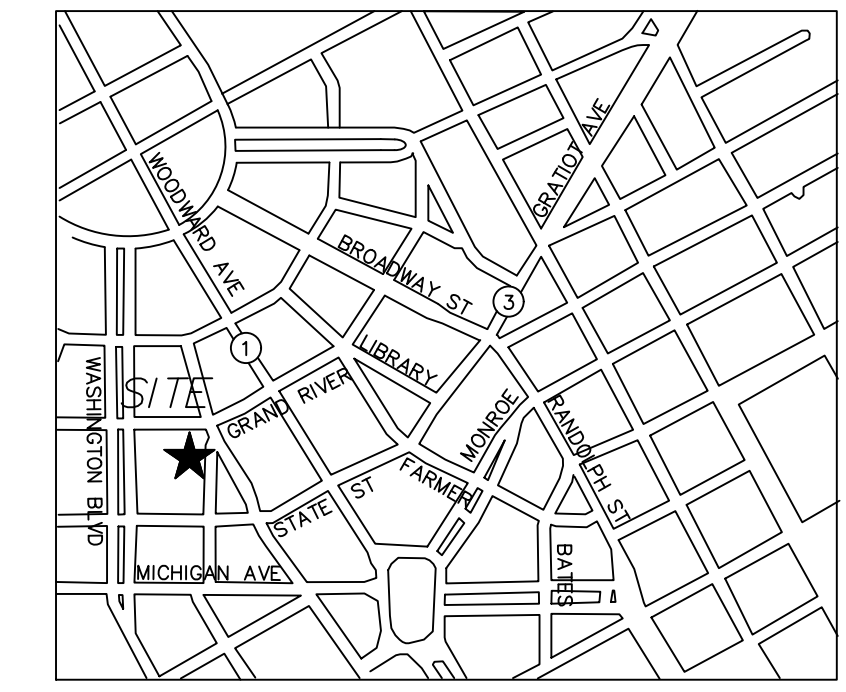


18	60	22	25.05
20	60	22	25.05
22	60	22	25.05
24	60	22	25.05
26	60	22	25.05
28	60	22	25.05
30	60	22	25.05
32	60	22	25.05
34	60	22	25.05
36	60	22	25.05
38	60	22	25.05
40	60	22	25.05
42	60	22	25.05
44	60	22	25.05
46	60	22	25.05
48	60	22	25.05
50	60	22	25.05
52	60	22	25.05
54	60	22	25.05
56	60	22	25.05
58	60	22	25.05
60	60	22	25.05

29	27	30	25.81
27	25	30	25.81
25	23	30	25.81
23	21	30	25.81
21	19	30	25.81
19	17	30	25.81
17	15	30	25.81
15	13	30	25.81
13	11	30	25.81
11	9	30	25.81
9	7	30	25.81
7	5	30	25.81
5	3	30	25.81
3	1	30	25.81
1	0	30	25.81

114	60	40	114.60
112	60	40	112.60
110	60	40	110.60
108	60	40	108.60
106	60	40	106.60
104	60	40	104.60
102	60	40	102.60
100	60	40	100.60
98	60	40	98.60
96	60	40	96.60
94	60	40	94.60
92	60	40	92.60
90	60	40	90.60
88	60	40	88.60
86	60	40	86.60
84	60	40	84.60
82	60	40	82.60
80	60	40	80.60
78	60	40	78.60
76	60	40	76.60
74	60	40	74.60
72	60	40	72.60
70	60	40	70.60
68	60	40	68.60
66	60	40	66.60
64	60	40	64.60
62	60	40	62.60
60	60	40	60.60





LOCATION MAP
(NOT TO SCALE)

KraemerDesignGroup
1428 Broadway | Detroit MI 48226 | P: 313 965 3399 | F: 313 965 3555
www.kraemerdsg.com

Architect

giffels webster
Engineers
Surveyors
Landscape Architects
Environmental Scientists
28 W. Adams Street
Detroit, MI 48226
P: 313 965 4400
F: 313 965 4402
www.giffelswebster.com

Consultant

1249 GRISWOLD STREET LLC
401 S WASHINGTON SQ, SUITE 102
LANSING, MICHIGAN

Owner

THE FARWELL
1249 GRISWOLD STREET
DETROIT, MICHIGAN

Project

Seal

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE ARE THE PROPERTY OF KRAEMER DESIGN GROUP, P.L.C. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY REASON WITHOUT THE WRITTEN AUTHORIZATION OF KRAEMER DESIGN GROUP, P.L.C.

© COPYRIGHT 2013 KRAEMER DESIGN GROUP, P.L.C.

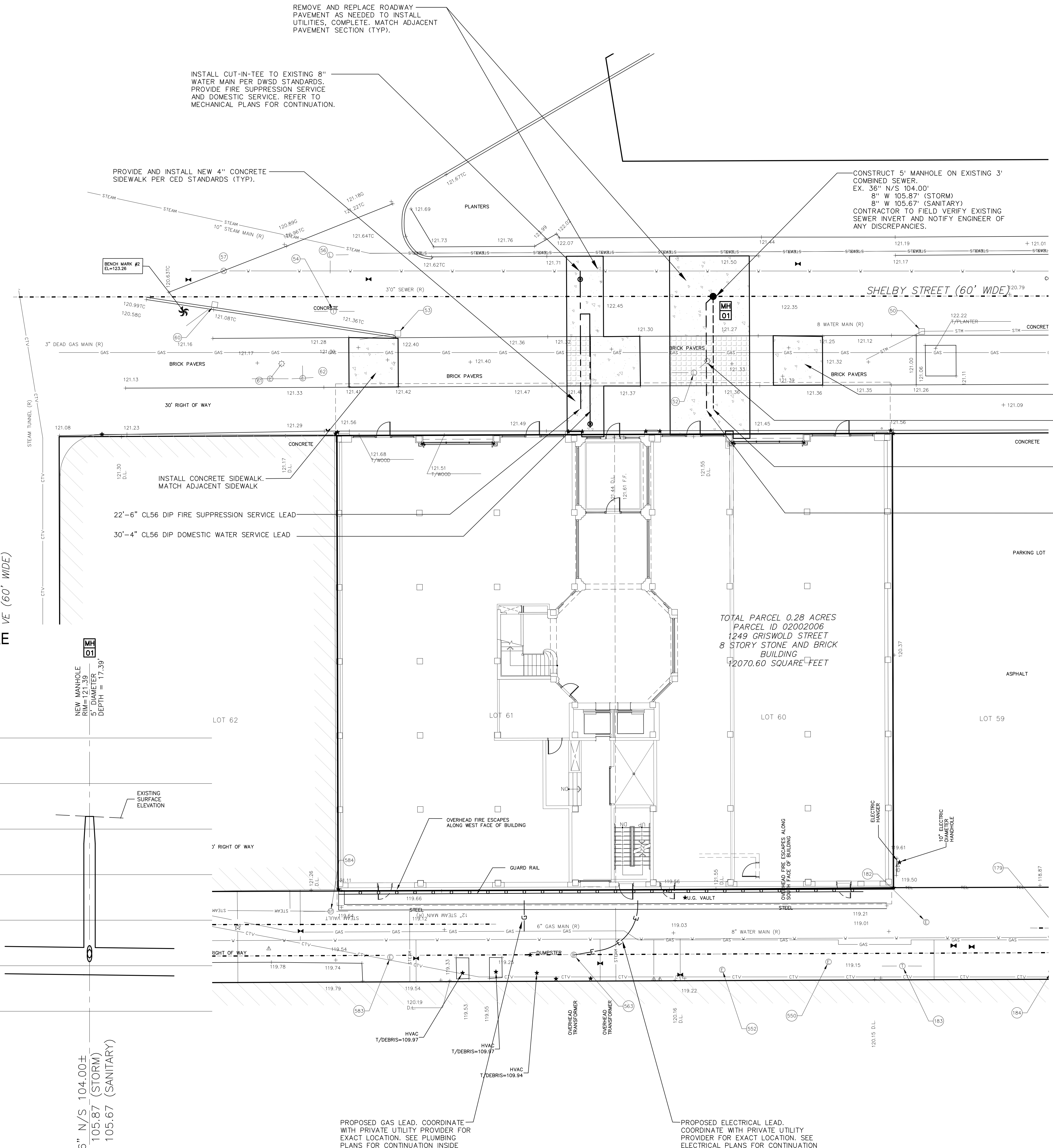
BID SET	04/14/17
100% OWNER REVIEW	03/15/17
PERMIT SET	09/20/16
PROGRESS SET	04/22/16
OWNER REVIEW	03/18/16
DD OWNER REVIEW	02/12/16
Revision	Date

Date

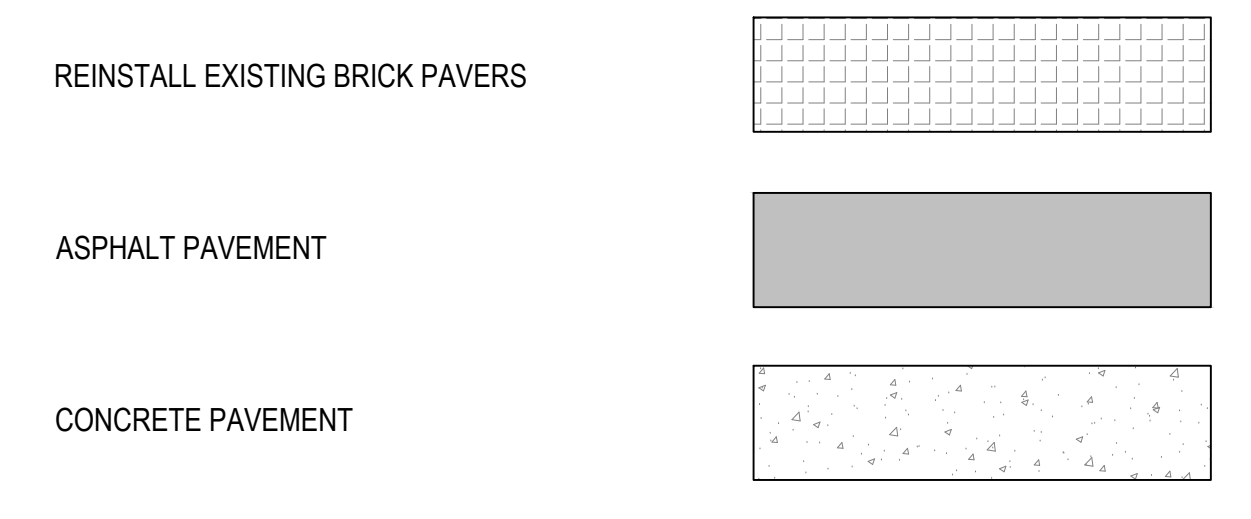
Project Number 2012009

Sheet Title
IMPROVEMENT PLAN

Sheet Number



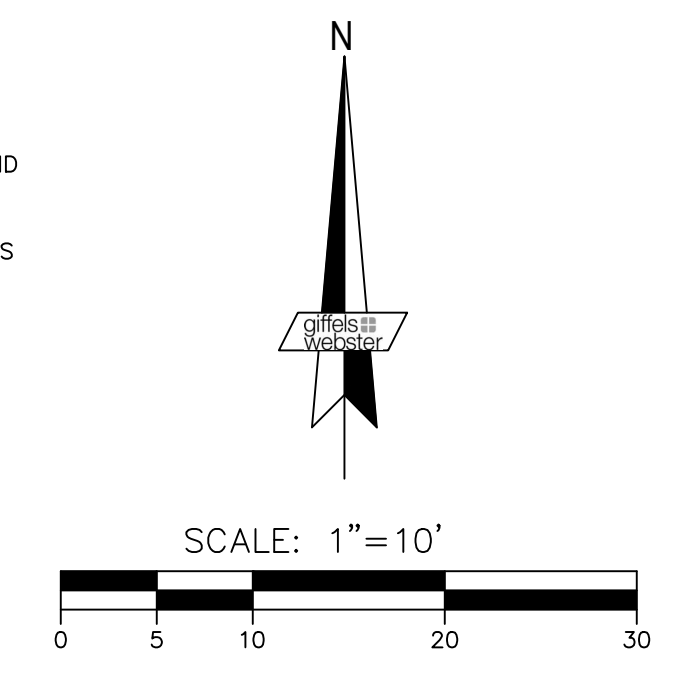
PAVING AND GRADING HATCH LEGEND



- INSTALL CONCRETE SIDEWALK. MATCH ADJACENT SIDEWALK
- REMOVE AND REINSTALL PLD LIGHT POLE TO INSTALL SEWER LEADS.
- SANITARY LEAD
25'-8" SCH 40 PVC
UPSTREAM INVERT = 115.55'
SEE PLUMBING PLANS FOR CONTINUATION FROM 5' OUTSIDE OF BUILDING.
- STORM LEAD
25'-8" SDR 26 PVC
UPSTREAM INVERT = 115.55'
SEE PLUMBING PLANS FOR CONTINUATION FROM 5' OUTSIDE OF BUILDING.

GENERAL NOTES

- A. IN COMPLIANCE WITH PUBLIC ACT 53 OF THE STATE OF MICHIGAN (EFFECTIVE) AUGUST 1, 1974, THE CONTRACTOR SHALL NOTIFY IN ADVANCE OF CONSTRUCTION (72 HOURS/3 WORKING DAYS) ALL PUBLIC AND PRIVATE UTILITY OWNERS HAVING EXISTING FACILITIES IN OR NEAR THE IMMEDIATE WORKING AREA FOR CONVENIENCE. THE KNOWN UTILITY OWNERS ARE LISTED BELOW. THIS LISTING DOES NOT, HOWEVER RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF VERIFYING UTILITY LOCATIONS AND NOTIFYING ALL UTILITY OWNERS AND MISS DIG (PHONE: 1-800-482-7171).
 - AMERITECH (313) 221-2121 COMCAST CABLE COMPANY (313) 934-1608
 - DETROIT EDISON COMPANY (313) 237-9000 DETROIT PUBLIC LIGHTING DEPT. (313) 224-0500
 - DETROIT WATER & SEWERAGE MICHIGAN CONSOLIDATED GAS COMPANY (313) 833-8649 (313) 965-0435
 - B. VERIFY EXISTING INVERT ELEVATIONS PRIOR TO START OF CONSTRUCTION.
 - C. ALL SEWER WORK ON THESE DRAWINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETROIT WATER AND SEWERAGE DEPARTMENT'S LATERAL CONSTRUCTION SPECIFICATIONS, PERMIT AND INSPECTION.
 - D. ALL MANHOLE AND CATCH BASIN COVERS SHALL BE BOLTED DOWN.
 - E. ALL SEWER PIPE SHALL BE REINFORCED CONCRETE ASTM C76, CLASS IV.
 - F. ALL WATER MAIN TO BE DUCTILE IRON CLASS 56 WITH A POLYETHYLENE WRAP IN ACCORDANCE WITH DWSO STANDARDS.
 - G. ALL WATER MAINS TO BE INSTALLED WITH A MINIMUM OF 5'-0" OF COVER.
 - H. CONCRETE THRUST BLOCKS SHALL BE PLACED ON ALL FITTINGS.
 - I. ALL WATER MAIN WORK IS TO BE DONE IN ACCORDANCE WITH DETROIT WATER AND SEWERAGE DEPARTMENT'S STANDARD AND SPECIFICATIONS, PERMIT AND INSPECTION.
 - J. ALL SEWER MANHOLES ARE TO HAVE ECCENTRIC CONES.
 - K. EXISTING OUTLET SEWER INVERTS ELEVATIONS ARE TO BE FIELD VERIFIED.
 - L. CONSTRUCT 4" THICK CONCRETE WALKS.
 - M. CONSTRUCT 8" THICK CONCRETE APPROACHES.
 - N. PROVIDE HIGH POINT AT PROPOSED LINE ACROSS DRIVES.
 - O. RESTORE WALK, CURB, AND PAVEMENT TO MATCH EXISTING AFTER UTILITY CUTS.
- UTILITY STATEMENT
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
- (R) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD LOCATED WHERE POSSIBLE.
- PRIOR TO THE PLANNED BUILDING IMPROVEMENTS, AND/OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THEIR UTILITIES.



1
2
3
4
5

STRUCTURE

RIM

130

125

120

115

110

105

100

LENGTH

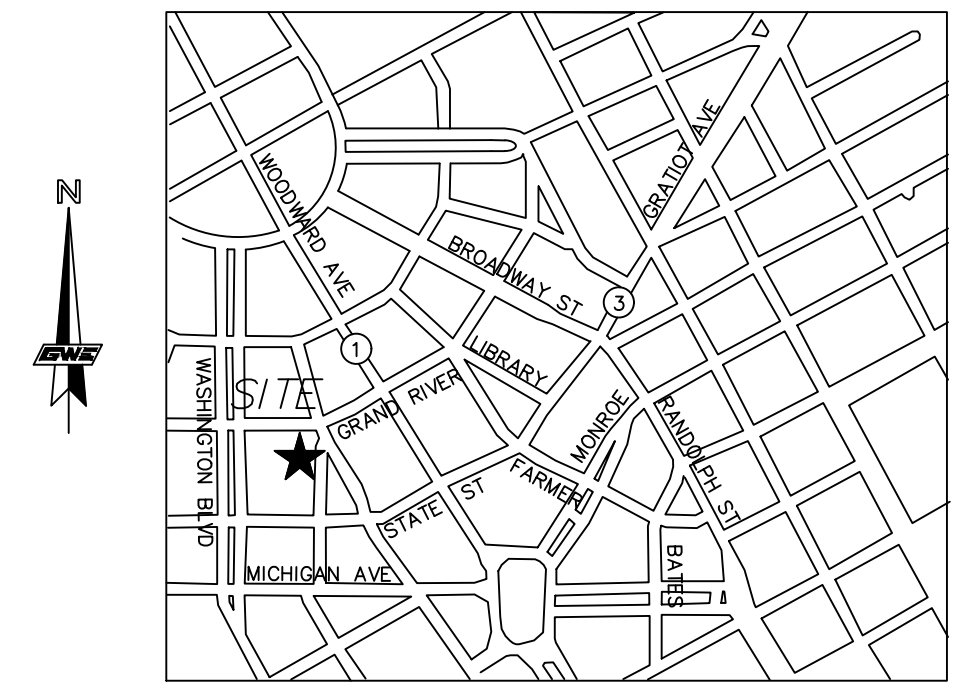
INVERT

SCALE: 1" = 20' HOR.
1" = 5' VER.

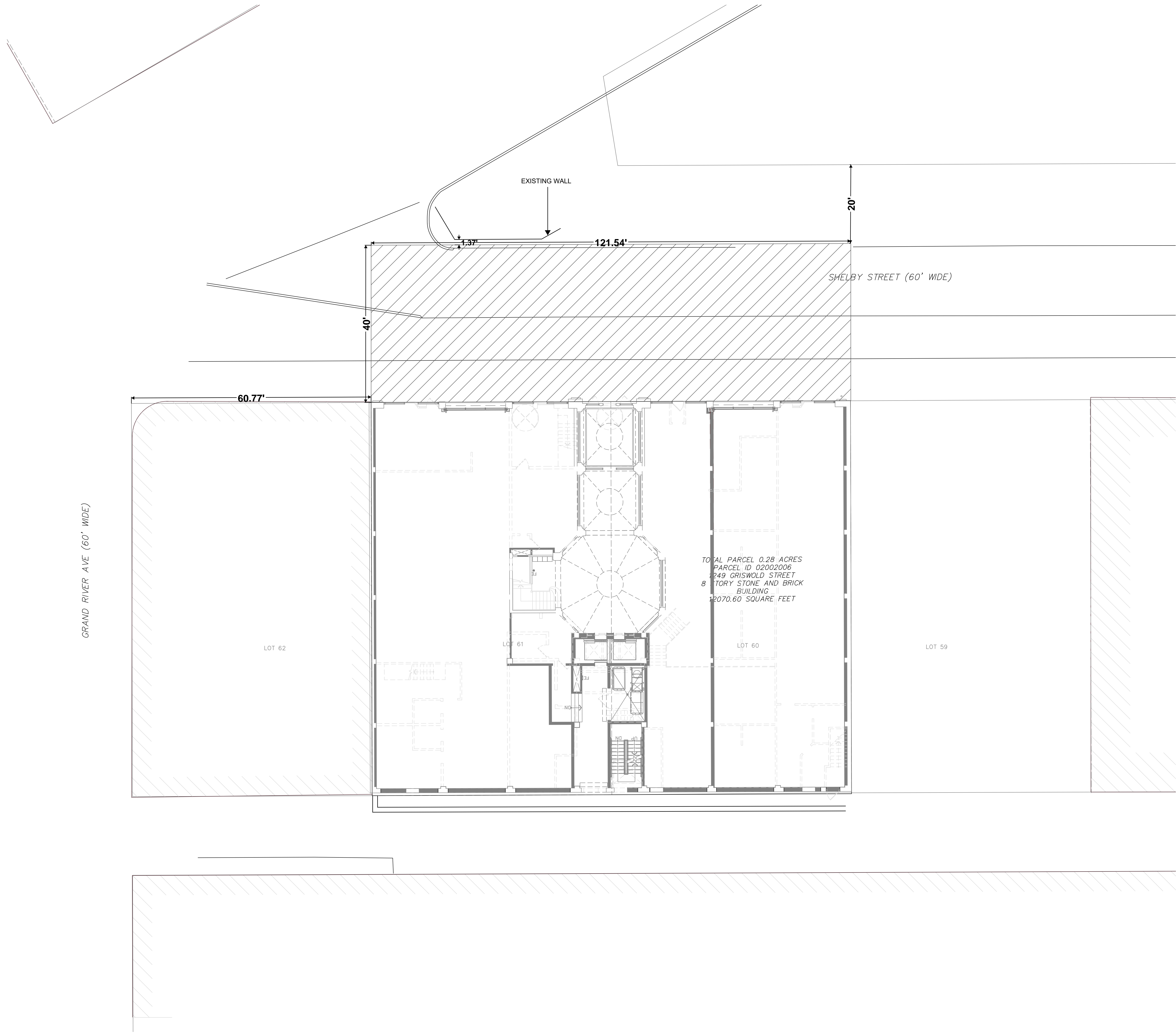
EX 36" N/S 104.00±
8" W 105.87' (STORM)
8" W 105.67' (SANITARY)

NEW MANHOLE
RIM=121.39
5" DIAMETER
DEPTH = 17.39'

TOTAL PARCEL 0.28 ACRES
PARCEL ID 02002006
1249 GRISWOLD STREET
8 STORY STONE AND BRICK
BUILDING
12070.60 SQUARE FEET



LOCATION MAP
(NOT TO SCALE)



PROPOSED ENCROACHMENT

TOTAL PARCEL 0.28 ACRES
PARCEL ID 02002006
249 GRISWOLD STREET
8 STORY STONE AND BRICK BUILDING
12070.60 SQUARE FEET

