



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: October 26, 2018

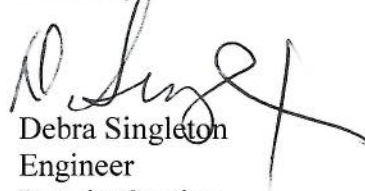
RE: **Petition No. 1821-revised**
Request to Outright Vacate Various Streets And Alleys And Encroachment Into
Monroe And A Portion Of Cadillac Square In The Area Bound By Monroe,
Randolph, Bates, And Cadillac Square

The Detroit Water and Sewerage Department (DWSD) is in receipt of the subject petition. DWSD has water mains and sewers located within the areas requested for outright vacations and conversion to easement. DWSD has no objections to the outright vacations and conversions to easements as per the previous mutual understandings between DWSD and the Petitioner and per the attached provisions. Petitioner agrees to address the following concern:

- Petitioner shall provide confirmation to DWSD that loads from the National Theater Arch foundations encroaching in the proposed easement will not bear structural influence on the existing 9.9 ft. deep 1'-9" (wide) and 2'-6" (tall) combined flow sewer.

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/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: 07/25/2018

Petition: x1821

- | | |
|--|---|
| <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 checked="" type="checkbox"/> Encroachment |
| <input type="checkbox"/> Great Lakes Water Authority | <input checked="" 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: x1821
"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.

- 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

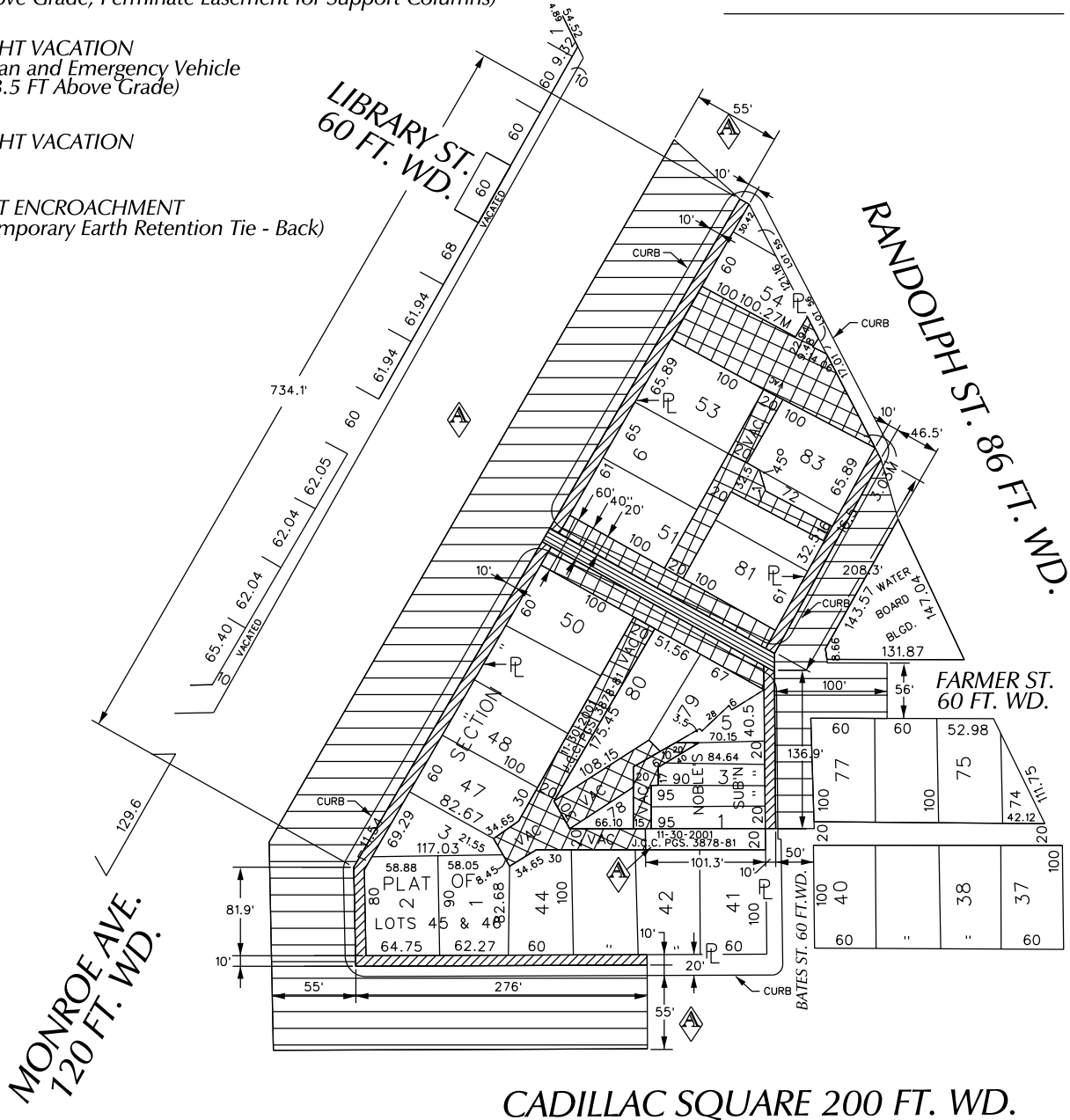
Area code – Telephone number

PETITION NO. 1821
 BEDROCK DETROIT
 C/O GIFFELS WEBSTER
 28 W. ADAMS, SUITE 1200
 DETROIT, MICHIGAN 48226
 C/O MICHAEL MARKS P.E.
 PHONE NO. 313 962-4442



"REVISED"

- BELOW / ABOVE GRADE OUTHRIGHT VACATION
(8 FT Above Grade, Perminate Easement for Support Columns)
- OUTHRIGHT VACATION
(Pedestrian and Emergency Vehicle
Up to 13.5 FT Above Grade)
- OUTHRIGHT VACATION
- REQUEST ENCROACHMENT
(With Temporary Earth Retention Tie - Back)



(FOR OFFICE USE ONLY)

CARTO 28 A

REQUEST TO OUTHRIGHT VACATE
 VARIOUS PUBLIC STREETS AND ALLEYS AND
 REQUEST ENCROACHMENT OF
 BATES ST. AND A PORTION OF MONROE AVE. AND CADILLAC SQ.
 IN THE AREA BOUND BY
 MONROE AVE., RANDOLPH AND BATES ST.
 AND CADILLAC SQUARE

CITY OF DETROIT
 CITY ENGINEERING DEPARTMENT
 SURVEY BUREAU

JOB NO. 01-01
 DRWG. NO. X 1821

B					
A	REDUCING THE TEMPORARY EARTH RETENTION TIE BACK REMOVE THE REQUEST TO VACATE ALLEY AND REMOVE THE UNDERGROUND RAMP AND TUNNEL	WLW	KSM	KSM	7/27/18
REVISIONS					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
	WLW		KSM		
DATE	APPROVED				
04-03-18					

FARMER STREET LEGAL DESCRIPTION:

FARMER STREET (60 FEET WIDE, VACATED), LYING BETWEEN MONROE STREET (120 FEET WIDE) AND BATES STREET (56.50 & 60 FEET WIDE), CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

A 30 FT. WIDE BELOW GRADE SEWER EASEMENT DESCRIPTION:

A PART OF FARMER STREET (60 FEET WIDE, VACATED), LYING BETWEEN MONROE STREET (120 FEET WIDE) AND BATES STREET (56.50 & 60 FEET WIDE), CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID MONROE STREET AND THE SOUTH LINE OF SAID FARMER STREET, SAID POINT BEING THE NORTHWEST CORNER OF LOT 50 OF PLAT OF SECTION 6 OF THE GOVERNOR & JUDGE'S PLAN, RECORDED IN LIBER 34 OF DEEDS, PAGE 545, WAYNE COUNTY RECORDS; THENCE ALONG SAID EAST LINE, N.29°38'56"E., 22.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N.29°38'56"E., 30.00 FEET; THENCE S.59°34'20"E., 77.12 FEET; THENCE S.56°53'00"E., 143.26 FEET; THENCE S.29°35'59"W., 12.69 FEET; THENCE S.00°06'36"E., 20.72 FEET; THENCE N.56°53'00"W., 154.69 FEET; THENCE N.59°34'20"W., 76.01 FEET TO THE POINT OF BEGINNING.

30' Wide Below Grade DWSD Easement



Know what's below.
Call before you dig.

Monroe Block

City of Detroit, Wayne County, MICHIGAN

Legal Descriptions



28 West Adams Road
Suite 1200
Detroit, MI 48226
p (313) 962-4442
f (313) 962-5068
www.giffelswebster.com

Executive: STC
Manager: TET
Designer: MPM
Quality Control: ALG
Section: Section 6
Governor & Judges Plan

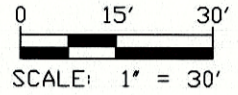
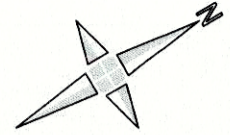
DATE:	ISSUE:
9-28-2018	Address Atty. Review Comments

Date: 09.17.18
Scale: N/A
Sheet: 2 of 2
Project: 19327.00D

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MONROE ST. (120' WD.)

PROPOSED LOCATION OF FOUNDATION FOR NATIONAL THEATRE FACADE



N29°38'56"E
22.60'

P.O.B.

N29°38'56"E
30.00'

P.O.C.
30' DWSD
EASEMENT

PROPOSED LOCATION OF
FOUNDATION FOR NATIONAL
THEATRE FACADE

LOT 50, SECTION 6
GOVERNOR'S & JUDGE'S PLAN
L34D, P.545

VACATED FARMER STREET (60 FT. WD.)

N59°34'20"W 76.01'

S59°34'20"E 77.12'

N56°53'00"W 154.69'

S56°53'00"E 143.26'

LEGEND

- C# CURVE NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- FT. FEET
- ST. STREET
- WD. WIDE

S29°35'59"W
12.69'

S00°06'36"E
20.72'

BATES STREET
(56.50 & 60 FT. WD.)

30' Wide Below Grade DWSD Easement



Know what's below.
Call before you dig.

Monroe Block

City of Detroit, Wayne County, MICHIGAN

DWSD Easement

giffels webster
Engineers Surveyors Planners
Landscape Architects

28 West Adams Road
Suite 1200
Detroit, MI 48226
p (313) 962-4442
f (313) 962-5068
www.giffelswebster.com

Executive: STC
Manager: TET
Designer: MPM
Quality Control: ALG
Section: Section 6
Governor & Judges Plan

DATE:	ISSUE:
9-28-2018	Address Atty. Review Comments

Date: 09.17.18
Scale: 1"=30'
Sheet: 1 of 2
Project: 19327.00D

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July 17, 2018

HAND DELIVER

Keith McCrary
DPW, City Engineering Division
200 Coleman A. Young Municipal Center
2 Woodward Avenue
Detroit, Michigan 48226

RE: Giffels Webster – Revision to petition 1821, request to vacate a series of public alleys and street Rights-of-Way within and adjacent to Woodward, Monroe, Farmer, Bates and Cadillac Square in the City of Detroit, Michigan.

Giffels Webster, 28 W. Adams, Suite 1200, Detroit, Michigan 48226 on behalf of Bedrock Detroit, 630 Woodward Ave., Detroit, Michigan, 48226 respectfully requests the following revisions to petition 1821 of the City of Detroit Rights-of-Way:

- Remove the proposed underground Monroe ramp and tunnel.
- Remove the request to vacate and retaining the utility easement for the section of the alley behind the Cadillac Tower, this will remain public right-of-way.
- Reduce the temporary earth retention tie back encroachment extents from 100 feet to between 55 feet and 46.5 feet.

The requested vacations are a critical part of the Monroe Block re-development project. We have been engaging with the affected utility providers to relocate and/or abandon their facilities to support these rights-of-way modifications. Please refer to the attached detailed sketches for further clarification.

If you should have any questions, please do not hesitate to contact me at (P) 313.962.4442 (M) 313.980.1469 or at mmarks@giffelswebster.com.

Respectfully,

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

Michael Marks P.E.,
Partner
Giffels Webster

attachment

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

NOTICE OF PROPOSED CHANGE IN PROPERTY

Date: 04/03/2018

Petition: x1821

- | | |
|--|---|
| <input type="checkbox"/> AT&T Telecommunication | <input type="checkbox"/> Berm Use |
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| <input type="checkbox"/> Great Lakes Water Authority | <input checked="" type="checkbox"/> Outright Vacation |
| <input type="checkbox"/> Land Bank Authority | <input type="checkbox"/> Temporary Closing |
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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: x1821

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- Not Involved

- Involved; but asking you to hold action on this petition until further notice.

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(Utility or City Department)

By

Title

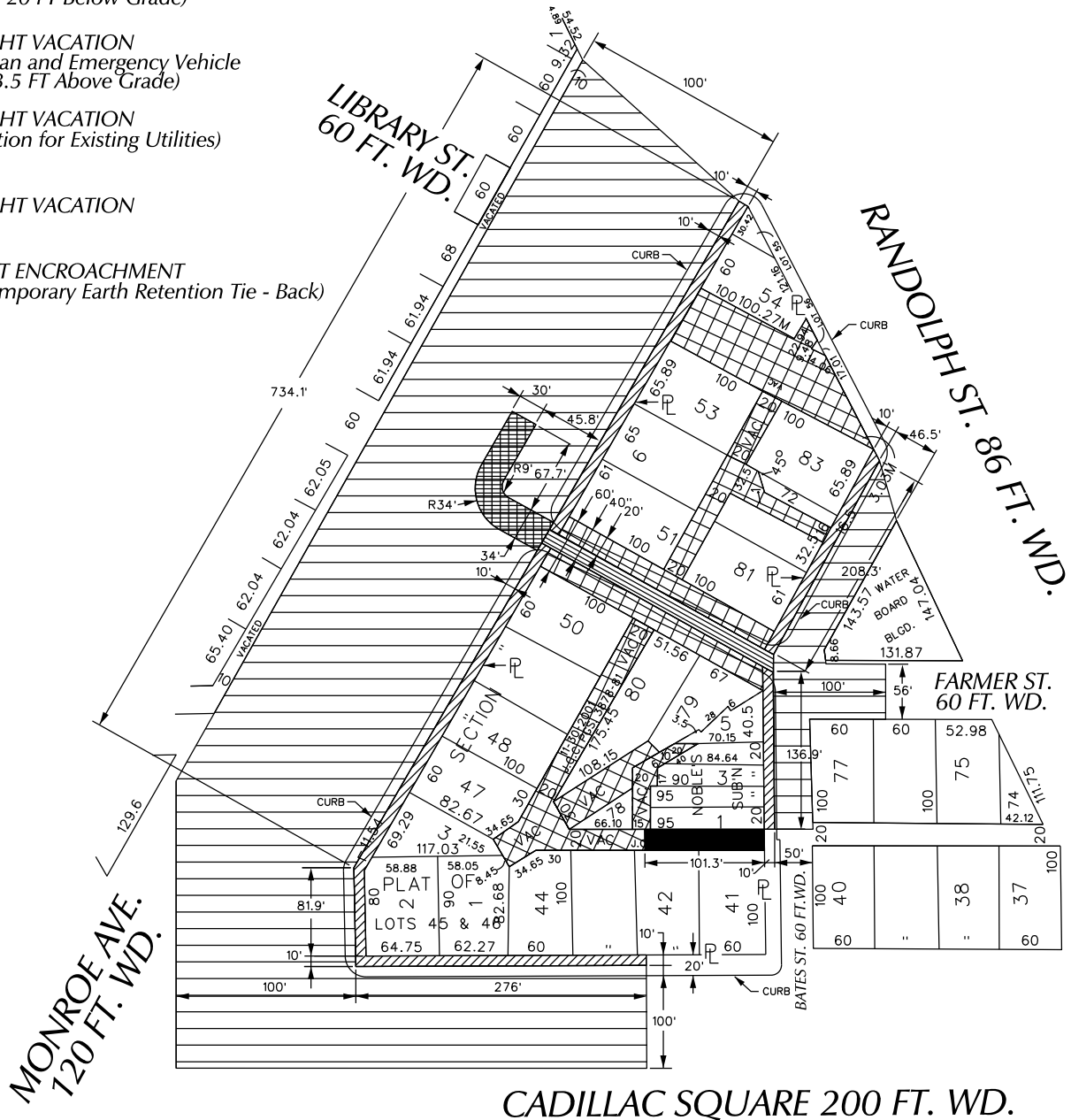
Date

Area code – Telephone number

PETITION NO. 1821
 BEDROCK DETROIT
 C/O GIFFELS WEBSTER
 28 W. ADAMS, SUITE 1200
 DETROIT, MICHIGAN 48226
 C/O MICHAEL MARKS P.E.
 PHONE NO. 313 962-4442



- BELOW / ABOVE GRADE OUTHRIGHT VACATION
(8 FT Above Grade, Perminate Easement for Support Columns)
- BELOW GRADE OUTHRIGHT VACATION
(3 FT TO 20 FT Below Grade)
- OUTHRIGHT VACATION
(Pedestrian and Emergency Vehicle
Up to 13.5 FT Above Grade)
- OUTHRIGHT VACATION
(Reservation for Existing Utilities)
- OUTHRIGHT VACATION
- REQUEST ENCROACHMENT
(With Temporary Earth Retention Tie - Back)



(FOR OFFICE USE ONLY)

26.67 127.02 60 " " 60 55 118.80 " 45 55.39 55 4.4 63.51 49.91 27.26

138.02
 CARTO 28 A

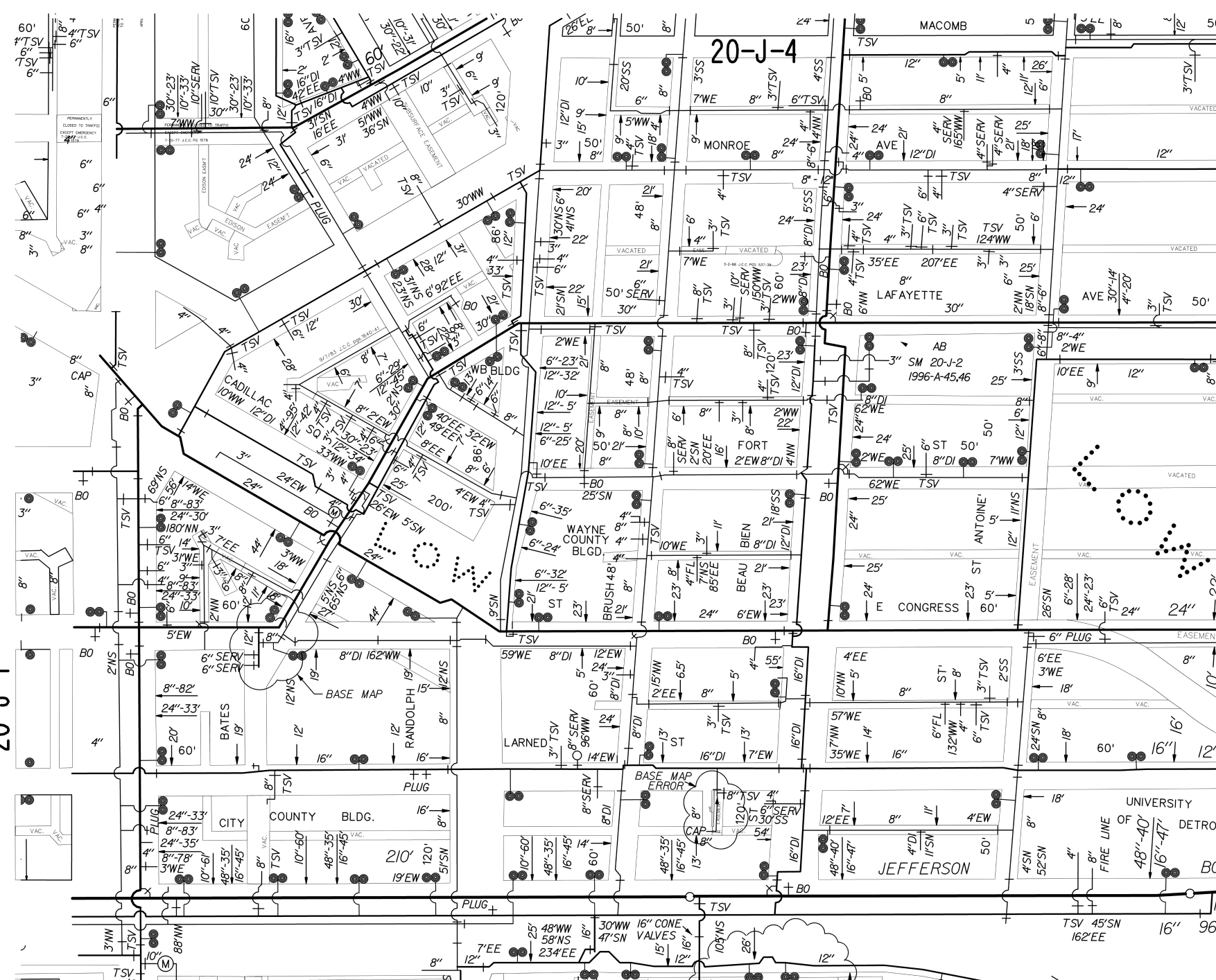
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DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	WLW	CHECKED	KSM		
DATE	04-03-18	APPROVED			

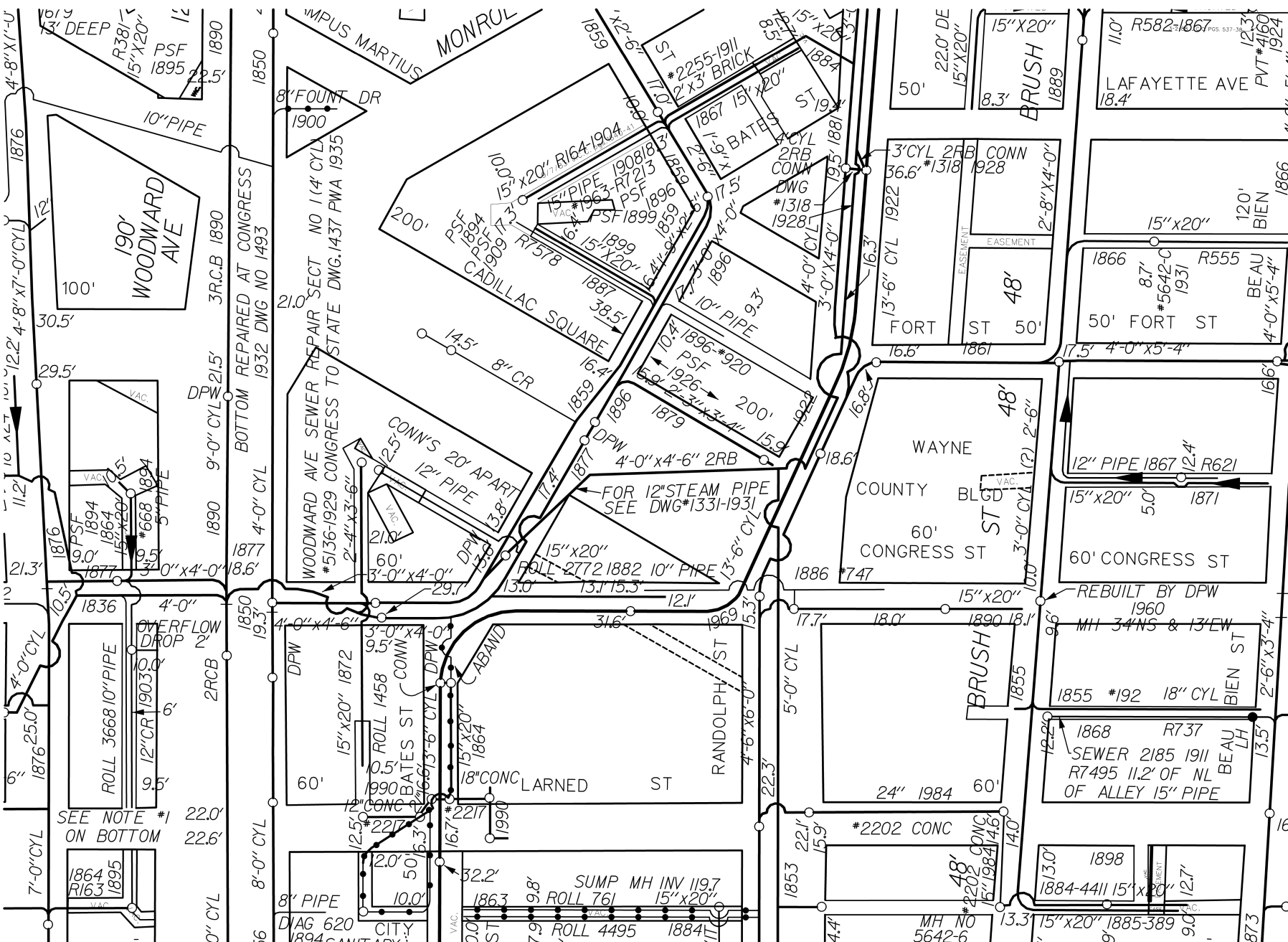
**REQUEST TO OUTHRIGHT VACATE
 VARIOUS PUBLIC STREETS AND ALLEYS
 AND REQUEST ENCROACHMENT
 MONROE AVE. AND A PORTION OF CADILLAC SQ.
 IN THE AREA BOUND BY
 MONROE AVE., RANDOLPH AND BATES ST.
 AND CADILLAC SQUARE**

**CITY OF DETROIT
 CITY ENGINEERING DEPARTMENT
 SURVEY BUREAU**

JOB NO. 01-01

DRWG. NO. X 1821





WOODWARD AVE
 190'
 100'

CADILLAC SQUARE
 200'
 1887
 1889

WAYNE COUNTY BLDG ST
 60'
 CONGRESS ST
 60'

BRUSH ST
 1855 #192
 1885

WOODWARD AVE SEWER REPAIR SECT NO 114 CYL
 #5136-1929 CONGRESS TO STATE DWG.1437 PWA 1935

WOODWARD AVE SEWER REPAIR SECT NO 114 CYL
 #5136-1929 CONGRESS TO STATE DWG.1437 PWA 1935

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WAYNE COUNTY BLDG ST
 60'
 CONGRESS ST
 60'

BRUSH ST
 1855 #192
 1885

BRUSH ST
 1855 #192
 1885

PROVISIONS FOR ENCROACHMENT For Petition 1821

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.

Detroit Water & Sewerage Department
Provisions for Relocation Due to Vacation for Petition No. 1821

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



November 1, 2017

HAND DELIVER

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

RE: Giffels Webster - Request to vacate a series of public alleys and street Rights-of-Way within and adjacent to Woodward, Monroe, Farmer, Bates and Cadillac Square in the City of Detroit, Michigan.

Giffels Webster, 28 W. Adams, Suite 1200, Detroit, Michigan 48226 on behalf of Bedrock Detroit, 630 Woodward Ave., Detroit, Michigan, 48226 respectfully requests to vacate the following portions of the City of Detroit Rights-of-Way:

Vacate (outright) all the public alleys in the block bounded by Woodward Avenue (variable width), Monroe Street (120 feet wide), Randolph (variable width), Bates Street (60 feet wide) and Cadillac Square (200 feet wide) except the eastern 101.3 feet of the southernmost alley 100.0 feet north and parallel with Cadillac Square.

Vacation with reservation for existing utilities of the eastern 101.3 feet of the southernmost alley 100.0 feet north and parallel with Cadillac Square, in the block bound by Woodward, Monroe, Farmer and Bates.

Vacate (outright) Farmer Street (60 feet wide), while maintaining a centered 20 feet wide pedestrian and emergency vehicle access easement from grade to 13.5 feet above grade between Monroe and Bates.

Vacate (outright) below grade and above grade starting 8 feet above grade and permanent easement for support columns to penetrate between below grade and above grade outright vacation areas the east 10 feet of Monroe between Woodward and Randolph, the east 10 feet of Woodward between Monroe and Cadillac Square, the north 10 feet of Cadillac Square between Woodward and 101.3 west of Bates, and the west 10 feet of Bates between 120 feet north of Cadillac Square and Randolph.

Vacate (outright) below grade or a permanent easement starting 3 feet below grade extending 20 feet below grade for the eastern 70 feet of Monroe 19.6 feet north of Farmer extending 31.2 feet North.

The requested vacations are a critical part of the Monroe Block re-development project. We have begun engaging with the affected utility providers to relocate and/or abandon their facilities to support these Rights-of-Way modifications.

Walter Williams - Revised Petition 1821 - Monroe Blocks Vacations and Encroachments

From: Michael Marks <mmarks@giffelswebster.com>
To: "Keith McCrary (mccraryk@detroitmi.gov)" <mccraryk@detroitmi.gov>
Date: 2/9/2018 10:33 AM
Subject: Revised Petition 1821 - Monroe Blocks Vacations and Encroachments
Cc: James Knoll <KnollJ@detroitmi.gov>, Walter Williams <williamswl@detroitm...>
Attachments: 2018-01-31 REV Petition 1821Monroe Block Vacation & Encroachment Sketches.pdf

Keith,

Please find the revised petition sketch for the Monroe Block project petition 1821.

Page1: The revised configuration of the Monroe ramp/tunnel encroachment to line up with Farmer

Page2: We added the 2D extents of the temporary tie-back encroachments

Please use this sketch in finalizing the official petition exhibit.

We are eager to have this petition finalized and distributed to the relevant City Departments and the public and private utility providers.

Thanks for all your help with this, let me know when you anticipate its completed and ready for distribution. We've been talking to various utility companies and it would good to know when you send this petition out officially.

Best, Mike



Michael Marks, PE
Partner

28 W. Adams Street, Suite 1200, Detroit, 48226

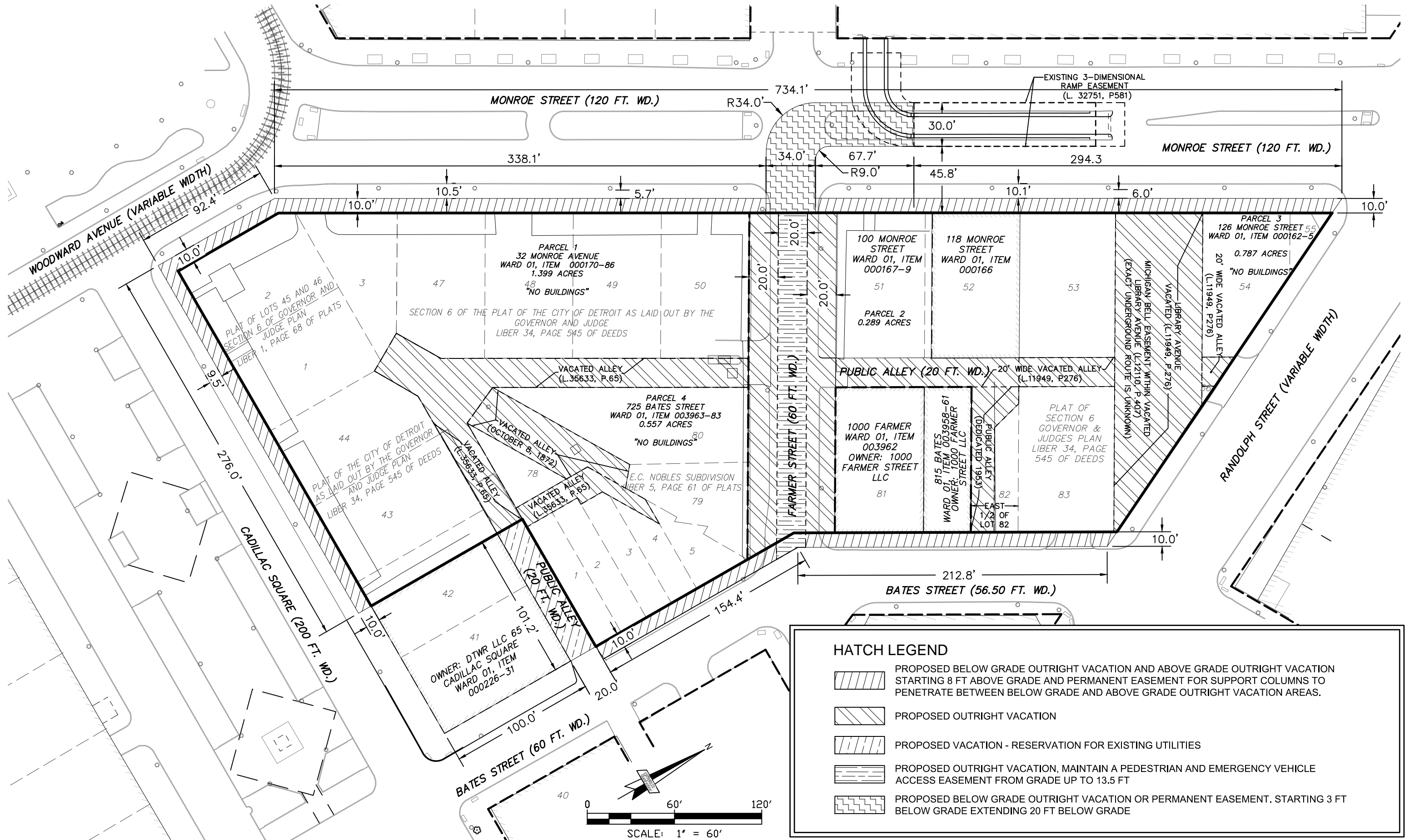
Tel: [313.962.4442](tel:313.962.4442) | DID: [313.285.5235](tel:313.285.5235) | M: [313.980.1469](tel:313.980.1469) | Fax:

[313.962.5068](tel:313.962.5068)


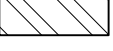
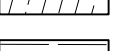


mmarks@giffelswebster.com www.giffelswebster.com

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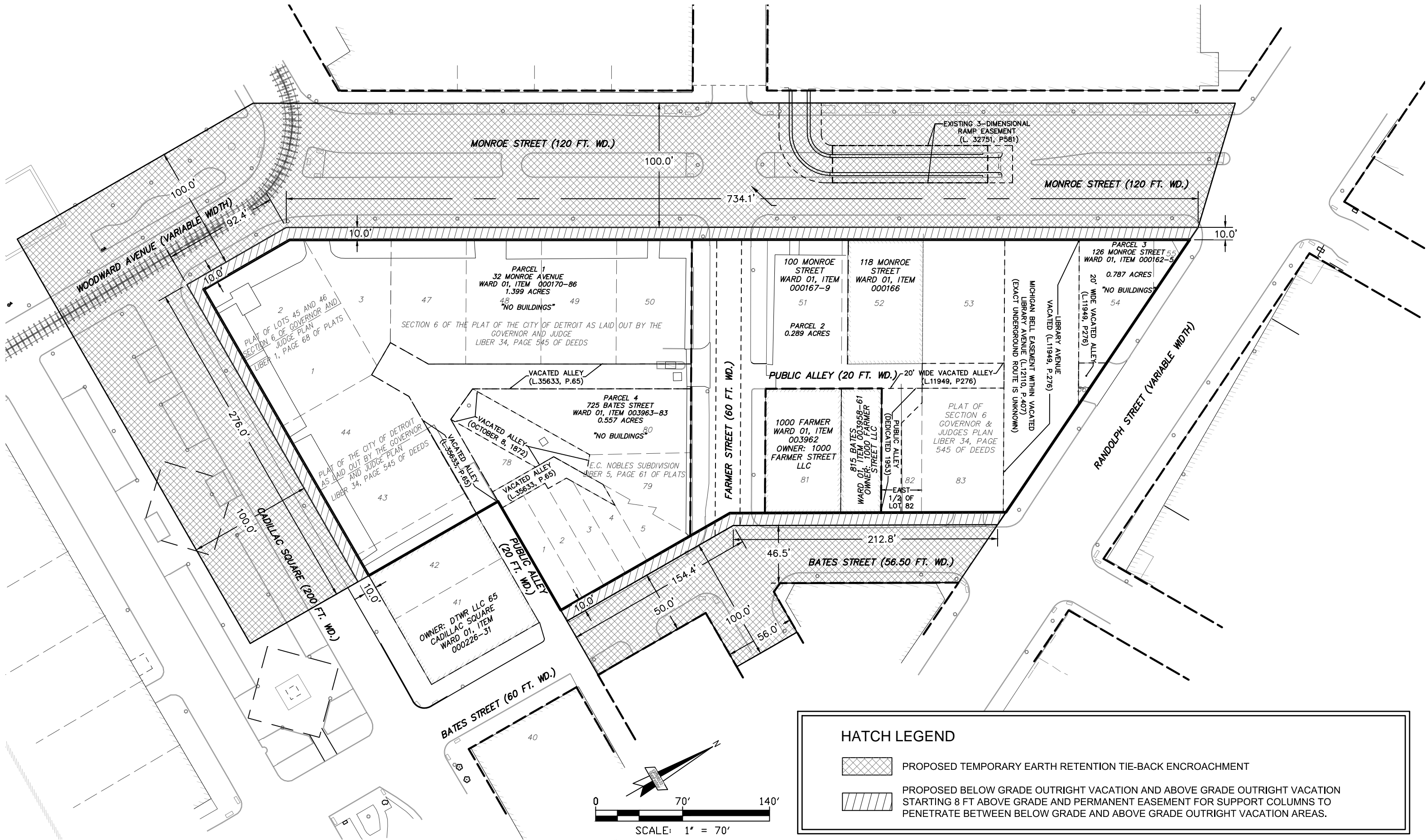
PETITION 1821
 MONROE BLOCK VACATIONS
 REVISED 1/31/2018




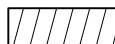
HATCH LEGEND

-  PROPOSED BELOW GRADE OUTRIGHT VACATION AND ABOVE GRADE OUTRIGHT VACATION STARTING 8 FT ABOVE GRADE AND PERMANENT EASEMENT FOR SUPPORT COLUMNS TO PENETRATE BETWEEN BELOW GRADE AND ABOVE GRADE OUTRIGHT VACATION AREAS.
-  PROPOSED OUTRIGHT VACATION
-  PROPOSED VACATION - RESERVATION FOR EXISTING UTILITIES
-  PROPOSED OUTRIGHT VACATION, MAINTAIN A PEDESTRIAN AND EMERGENCY VEHICLE ACCESS EASEMENT FROM GRADE UP TO 13.5 FT
-  PROPOSED BELOW GRADE OUTRIGHT VACATION OR PERMANENT EASEMENT. STARTING 3 FT BELOW GRADE EXTENDING 20 FT BELOW GRADE

PETITION 1821
 MONROE BLOCK TEMPORARY EARTH
 RETENTION TIE-BACK ENROACHMENTS
 REVISED 1/31/2018



HATCH LEGEND

-  PROPOSED TEMPORARY EARTH RETENTION TIE-BACK ENCROACHMENT
-  PROPOSED BELOW GRADE OUTRIGHT VACATION AND ABOVE GRADE OUTRIGHT VACATION STARTING 8 FT ABOVE GRADE AND PERMANENT EASEMENT FOR SUPPORT COLUMNS TO PENETRATE BETWEEN BELOW GRADE AND ABOVE GRADE OUTRIGHT VACATION AREAS.