



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: June 28, 2018

RE: Petition No. 193
Request to Convert to Easement The East/West Alley In The Block Bound By
Custer, Horton, St. Antoine, And Beaubien

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 requested conversion to easement. DWSD has no objections to the conversions 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

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

NOTICE OF PROPOSED CHANGE IN PROPERTY

Date: 04/18/2018

Petition: x193

- | | |
|--|--|
| <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: x193

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

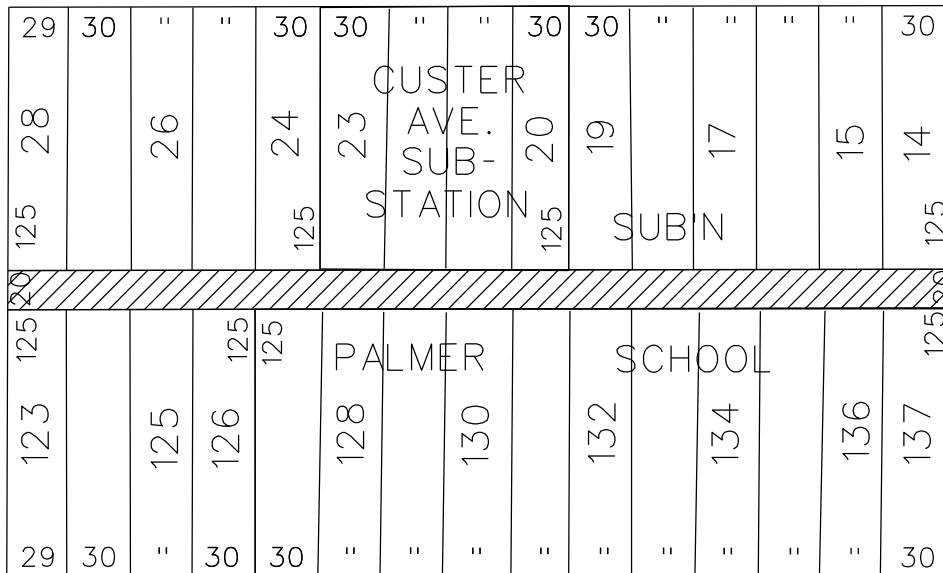
PETITION NO. 193
 PARADISE VALLEY PARTNERS
 1442 BRUSH ST. SUITE 400
 DETROIT, MICHIGAN 48226
 C/O CHRIS JACKSON
 PHONE NO. 313 727-2148



BEAUBIEN ST. 60 FT. WD.

CUSTER AVE. 60 FT. WD.

ST. ANTOINE ST. 50 FT. WD.



HORTON AVE. 60 FT. WD.

- CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 31 A

B					CONVERSION TO EASEMENT THE EAST/WEST PUBLIC ALLEY, 20 FT. WD. IN THE BLOCK BOUND BY CUSTER, HORTON AVE., ST. ANTOINE AND BEAUBIEN ST.	CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU
	A					
DESCRIPTION		DRWN	CHKD	APPD	DATE	JOB NO. 01-01
DRAWN BY WLW		CHECKED KSM		DATE 04-18-18		
APPROVED						DRWG. NO. X 193

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.

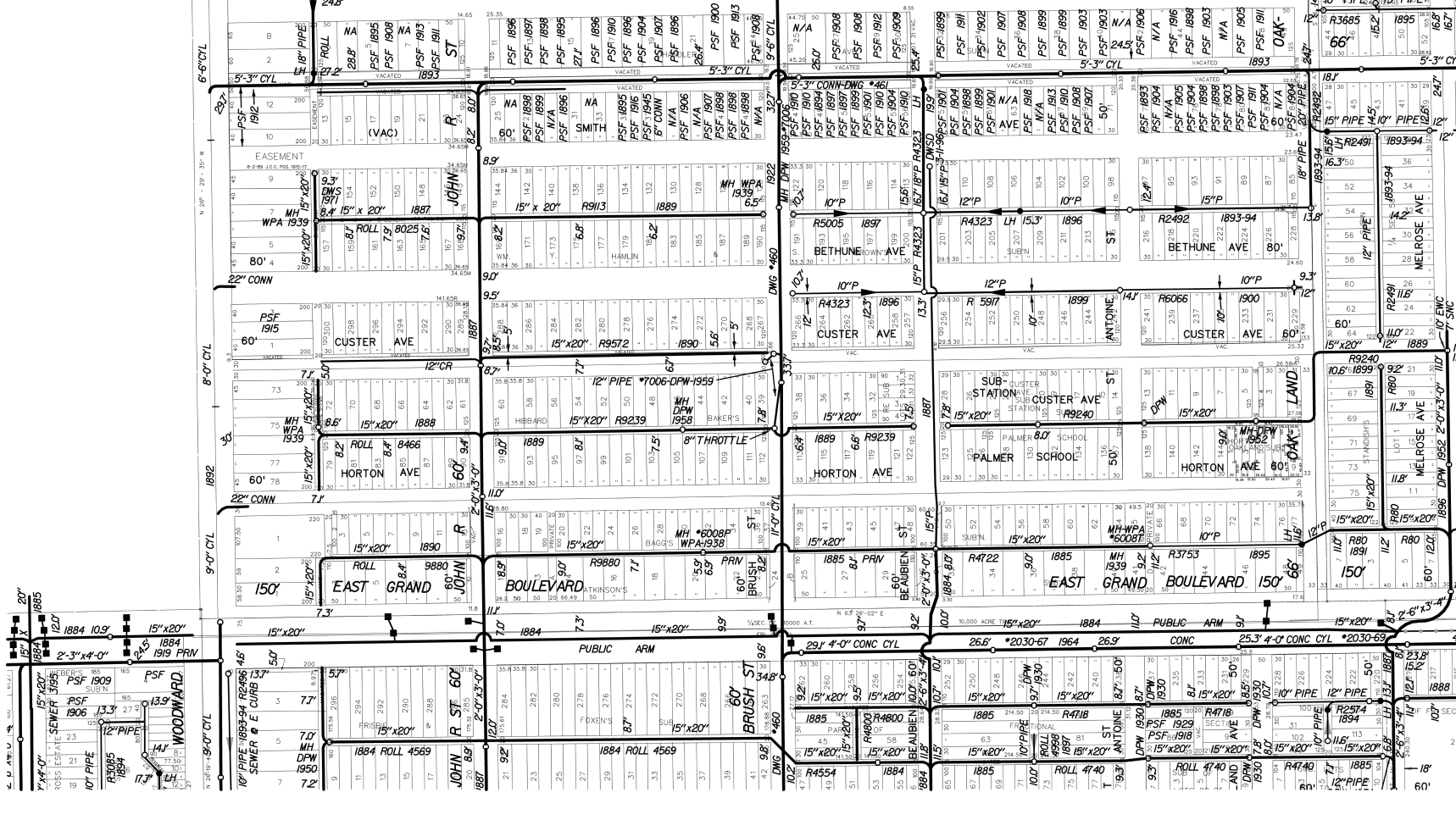
Free and easy access to the sewers, water mains, fire hydrants and manholes and structures within the easement is required for Detroit Water and Sewerage Department equipment, including the use of backhoes, bull dozers, cranes or pipe trucks, and other heavy construction equipment, as necessary for the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



**PARADISE VALLEY PARTNERS
1442 BRUSH SUITE 400
DETROIT, MI 48226**

cjackson@jacksoncorp.com

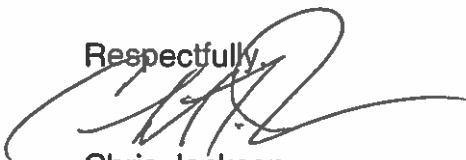
February 23, 2018

Honorable Detroit City Council
C/O Detroit City Clerk
Coleman A. Young Municipal Center
2 Woodward Ave., Ste. 200
Detroit, MI 48226

RE: Requesting the City of Detroit to investigate the permanent closure of a public alley in the block bounded by Beaubien, Custer, St. Antoine and Horton.

On behalf of Paradise Valley Investment Group at 560 Custer, we respectfully request your honorable City Council authorize the closure of public alley in the block bounded by Beaubien, Custer, St. Antoine and Horton. Due to the fact that we control our property on both sides of the alley and for the benefit of completion of our development project, it is in the best interest that the alley be closed in order to facilitate the necessary parking and customer access for the new development. In order to provide a secure, safe area for citizens and patrons it is necessary to have the permamnet closure. The alley is not currently in for use and is essentially overgrown and only used to house the various utilities. We do not desire to relocate any utilities nor shut off access to the alley for the remaining residential and business interests at the Western end. Essentially, we are requesting the closure of the Eastern end to facilitate our development goals. Our intention is to continue access for the existing stakeholders.

Respectfully,



Chris Jackson
Paradise Valley Partners, Land Use Consultant

(313) 727-2148

Attachment

