

City of Detroit  
OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Vivian A. Hudson  
Deputy City Clerk

**DEPARTMENTAL REFERENCE COMMUNICATION**

*Monday, January 08, 2018*

*To: The Department or Commission Listed Below*

*From: Janice M. Winfrey, Detroit City Clerk*

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The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

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PLANNING AND DEVELOPMENT DEPARTMENT    DPW - CITY ENGINEERING DIVISION

**107**    *9100 Gratiot Limited Dividend Housing Association, LLC, request the conversion of easement for property in the area of Gratiot, Holcomb, and Belvidere Street*

# 9100 Gratiot Limited Dividend Housing Association, LLC

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9200 Gratiot Ave, Detroit, Michigan 48213 \* ph 313-922-1435

January 4, 2018

The Honorable City Council  
Office of the City Clerk  
200 Coleman A. Young Municipal Center  
Detroit, MI 48226

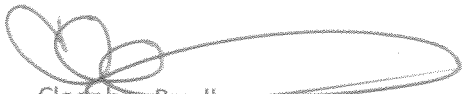
Dear Honorable City Council:

We are writing to request the conversion of (2) alley vacation / easement in the area of Gratiot Avenue, Holcomb Street, and Belvidere Street. The alley conversion will assist us in the development of a new residential / commercial building located at 9100 Gratiot, Detroit, MI 48213.

The vacating / easement of the alley will also assist the abutting residents in additional greenspace, neighborhood beautification and security initiatives. Enclosed is a site plan for the area being developed. Please consider this request with the utmost consideration. If there are any questions or additional information needed please contact me at 313-922-1435, or e-mail me at [cbradley@dcpasite.com](mailto:cbradley@dcpasite.com).

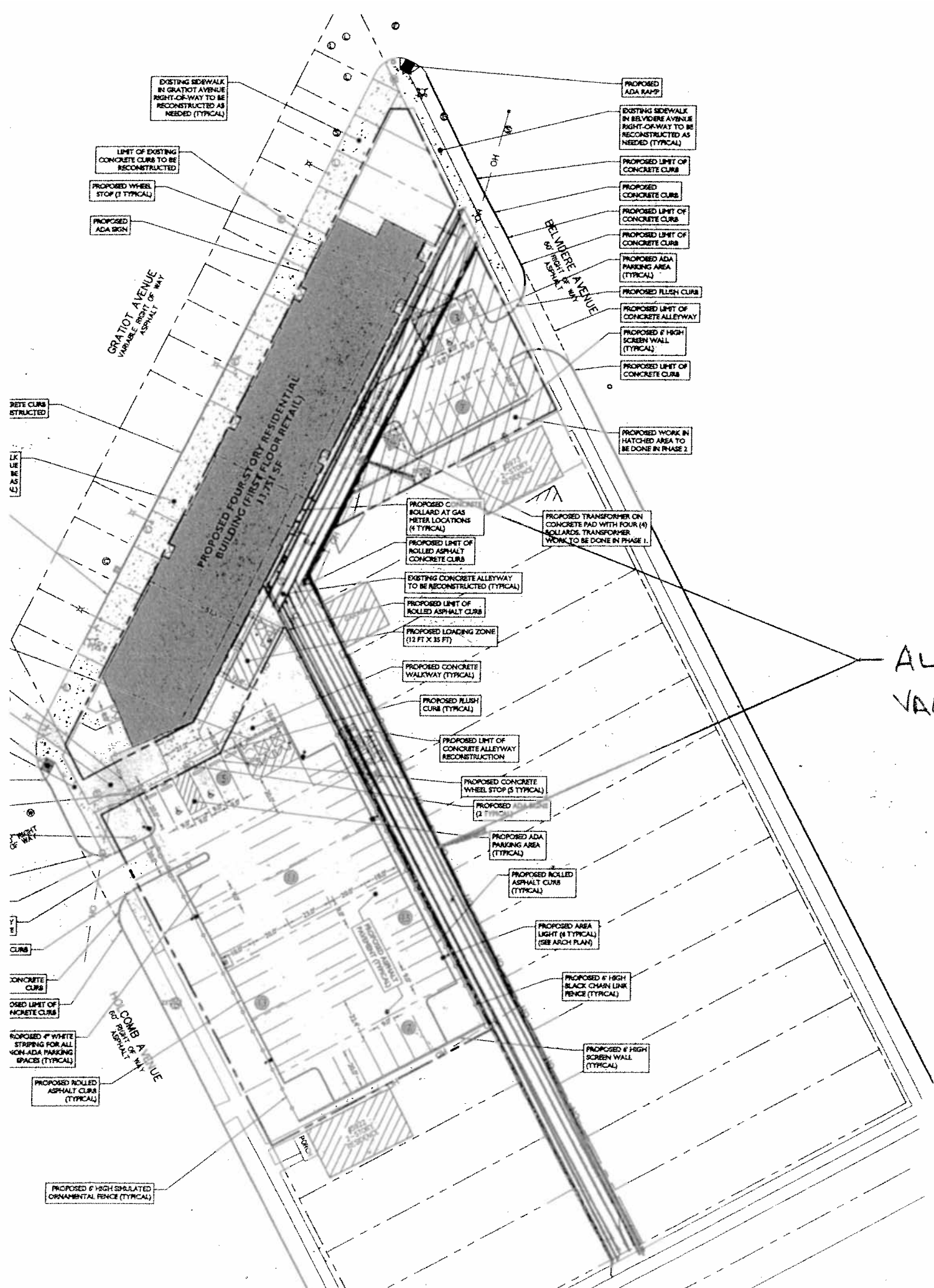
Thank you!

Sincerely,



Cleophus Bradley

Director of Community Development



LANE CLOSURE PLAN TO MEET MDOT STANDARDS PROVIDED IN MMUTCD

CONCRETE CURB IN THE RIGHT OF WAY SHALL MEET MDOT STANDARD DETAIL R-38-G-E. ANY CURB DISTURBED BY CONSTRUCTION SHALL BE REPLACED IN KIND. PROPOSED CURB SHALL MATCH EXISTING CURB FACE

---	PROPOSED FLUSH CURB
---	PROPOSED SIGNS / BOLLARDS
---	PROPOSED BUILDING
---	PROPOSED CONCRETE
---	PROPOSED AREA LIGHT
---	PROPOSED SETBACK LINE
---	PROPOSED FENCE
---	PROPOSED DRIVEWAY GATE
---	PROPOSED BUILDING DOORS

GENERAL NOTES

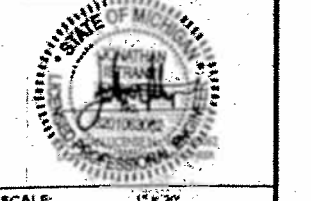
1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS. IDENTIFIED WITHIN THESE DOCUMENTS SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY KEM-TEC & ASSOCIATES, LLC, PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS KEM-TEC & ASSOCIATES, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY KEM-TEC & ASSOCIATES, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. KEM-TEC & ASSOCIATES, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF KEM-TEC & ASSOCIATES, LLC BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

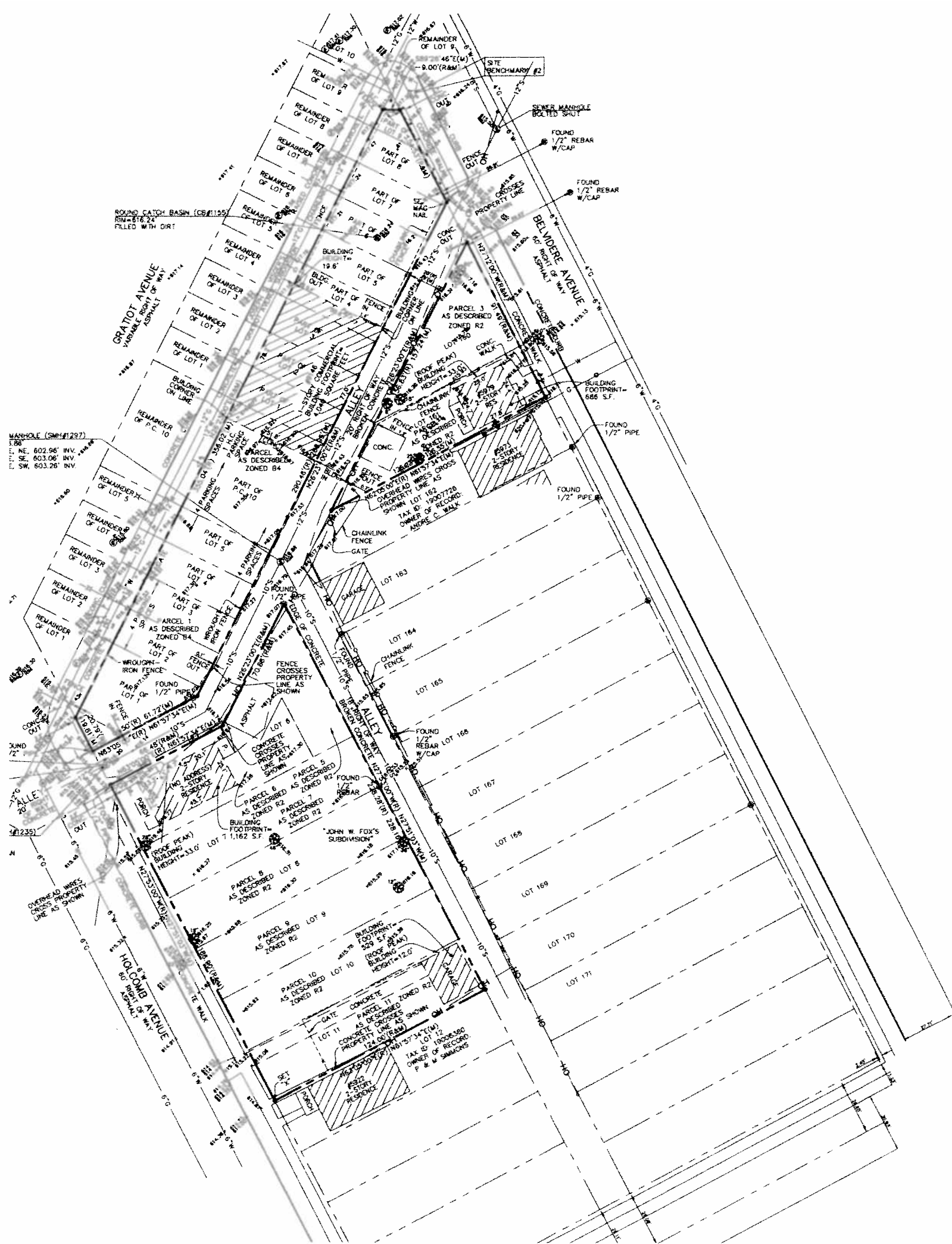
NO.	DATE	BY	DESCRIBE
7	07/17/2017	MTP	FOR BIDS & PERMITS
6	07/17/2017	MTP	FOR CLIENT REVIEW
5	04/23/2017	GAB	FOR CLIENT REVIEW
4	01/18/2017	MTP	FOR MDOT REVIEW LETT
3	11/18/2016	MTP	FOR MDOT REVIEW LETT
2	10/14/2016	MTP	FOR BIDS & PERMITS
1	10/14/2016	MTP	FOR CLIENT REVIEW

NOT APPROVED FOR CONSTRUCTION

**KEM-TEC**  
 A GROUP OF COMPANIES  
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES  
 22556 GRATIOT AVENUE  
 EASTPOINTE, MI 48021  
 PHONE: 586-772-2222 FAX: 586-772-4048

**CONSTRUCTION PLANS**  
**GRATIOT CENTRAL COMMONS**  
**PROPOSED FOUR STORY RESIDENTIAL BUILDING (FIRST FLOOR RETAIL)**  
 PARCEL ID: 19001657-60, 19001661-3, 19007724, 190017725, 19008382, 19008385, 19008386, 001 & 19008386, 002L  
 9100 GRATIOT AVENUE  
 CITY OF DETROIT, WAYNE COUNTY, MICHIGAN





WAYNE COUNTY RECORDS, EAST 1/2 OF WEST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 18 WEST, MERIDIAN 83 WEST, 19077 FEET OF THE NORTH 100 FEET OF ALL THAT PART OF PRIVATE CLAIM 10 LYING SOUTH AND ADJACENT TO GRATIOT AVENUE EXCEPT GRATIOT AVENUE AS WIDENED, AND ADJACENT TO THE WESTERLY LINE OF LOT 1 OF JOSEPH S. VISGER'S GRATIOT AVENUE SUBDIVISION, AS RECORDED IN LIBER 18, PAGE 84 OF PLATS, WAYNE COUNTY RECORDS. ADDRESS: 9146 GRATIOT

PARCEL 3:  
LOTS 160, JOSEPH S. VISGER'S GRATIOT AVENUE SUBDIVISION, AS RECORDED IN LIBER 18, PAGE 84, OF PLATS, WAYNE COUNTY RECORDS. ADDRESS: 5985 GRATIOT

PARCEL 4:  
LOTS 161, JOSEPH S. VISGER'S GRATIOT AVENUE SUBDIVISION, AS RECORDED IN LIBER 18, PAGE 84, OF PLATS, WAYNE COUNTY RECORDS. ADDRESS: 5979 BELVIDERE

PARCEL 5:  
LOT 6, JOHN W. FOX'S SUBDIVISION, LESS THE FOLLOWING DESCRIPTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH-WEST CORNER OF LOT 6, THENCE NORTH 61 DEGREES 46' EAST 101.40 FEET; THENCE NORTH 28 DEGREES 14' WEST 37.50 FEET; THENCE SOUTH 26 DEGREES 04' WEST 24.65 FEET; THENCE NORTH 63 DEGREES 54' WEST 21.15 FEET; THENCE SOUTH 26 DEGREES 04' WEST 1.86 FEET; THENCE SOUTH 61 DEGREES 46' WEST 66.48 FEET; THENCE SOUTH 28 DEGREES 14' EAST 36.90 FEET TO THE POINT OF BEGINNING, AS DISCLOSED IN LIBER 17, PAGE 79 OF PLATS, WAYNE COUNTY RECORDS. ADDRESS: 5958 HOLCOMB

PARCEL 6:  
PART OF LOT 6, JOHN W. FOX'S SUBDIVISION, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH-WEST CORNER OF LOT 6, THENCE NORTH 61 DEGREES 46' EAST 101.40 FEET; THENCE NORTH 28 DEGREES 14' WEST 37.50 FEET; THENCE SOUTH 26 DEGREES 04' WEST 24.65 FEET; THENCE NORTH 63 DEGREES 54' WEST 21.15 FEET; THENCE SOUTH 26 DEGREES 04' WEST 1.86 FEET; THENCE SOUTH 61 DEGREES 46' WEST 66.48 FEET; THENCE SOUTH 28 DEGREES 14' EAST 36.90 FEET TO THE POINT OF BEGINNING, AS DISCLOSED IN LIBER 17, PAGE 79 OF PLATS, WAYNE COUNTY RECORDS.

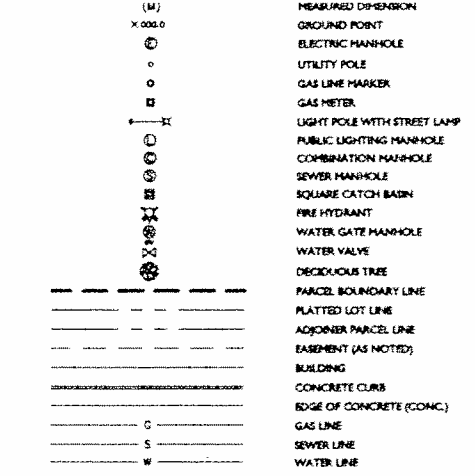
PARCEL 7:  
LOT 7, JOHN W. FOX'S SUBDIVISION, ACCORDING TO THE RECORDED PLAT AS DISCLOSED IN LIBER 17 OF PLATS, PAGE 79, WAYNE COUNTY RECORDS. ADDRESS: 5950 HOLCOMB

PARCEL 8:  
LOT 8, JOHN W. FOX'S SUBDIVISION, ACCORDING TO THE RECORDED PLAT AS DISCLOSED IN LIBER 17 OF PLATS, PAGE 79, WAYNE COUNTY RECORDS. ADDRESS: 5946 HOLCOMB

PARCEL 9:  
LOT 9, JOHN W. FOX'S SUBDIVISION, ACCORDING TO THE RECORDED PLAT AS DISCLOSED IN LIBER 17 OF PLATS, PAGE 79, WAYNE COUNTY RECORDS. ADDRESS: 5940 HOLCOMB

PARCEL 10:  
LOT 10, JOHN W. FOX'S SUBDIVISION, ACCORDING TO THE RECORDED PLAT AS DISCLOSED IN LIBER 17 OF PLATS, PAGE 79, WAYNE COUNTY RECORDS. ADDRESS: 5934 HOLCOMB

PARCEL 11:  
LOT 11, JOHN W. FOX'S SUBDIVISION, ACCORDING TO THE RECORDED PLAT AS DISCLOSED IN LIBER 17 OF PLATS, PAGE 79, WAYNE COUNTY RECORDS. ADDRESS: 5928 HOLCOMB



**SITE BENCHMARKS**

BENCHMARK #1:  
RIM OF SEWER MANHOLE COVER AT INTERSECTION OF 20 FOOT ALLEY AND HOLCOMB AVENUE  
ELEVATION = 616.20' (NAVD 88)

BENCHMARK #2:  
ARROW ON HYDRANT AT NORTH PROPERTY CORNER  
ELEVATION = 616.40' (NAVD 88)

**BASIS OF BEARING**

NORTH 26°23'00" EAST, ALONG THE  
EASTERLY LINE OF GRATIOT AVENUE.

**FLOOD NOTE**

SUBJECT PARCEL LIES WITHIN:  
PARCEL DOES NOT CONTAIN OR ABUT THE 100 YEAR FLOOD PLAIN AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION.

PANEL NO. 26163C0125E - PANEL NOT PRINTED

**TITLE REPORT NOTE**

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT No. 624583, DATED SEPTEMBER 01, 2014, AND LISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

2. TERMS AND CONDITIONS OF A RESOLUTION RECORDED IN LIBER 14524, PAGE 136 AND IN LIBER 14275, PAGE 649. (DOCUMENT NOT PROVIDED AT TIME OF SURVEY)

3. RESERVATIONS BY THE STATE OF MICHIGAN AS DISCLOSED IN DEED RECORDED IN LIBER 40633, PAGE 830, AS TO PARCEL 6; LIBER 21614, PAGE 41, AS TO PARCEL 9; LIBER 25057, PAGE 807 AS TO PARCEL 10. (DOCUMENT NOT PROVIDED AT TIME OF SURVEY)

**SURVEY NOTES**

1. THE SURVEY LISTED WITHIN THE PLAN REFERENCES ON THE COVER SHEET SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THE SURVEY AND ASSOCIATED DOCUMENTS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE SURVEY AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.
2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE 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. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.
3. SOME DIMENSIONS SHOWN AS RECORDED ARE TAKEN FROM THE CITY OF DETROIT CARTOGRAPHIC MAPS.
4. A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.
5. ALL PROPERTY SPLITS REQUIRE PRIOR CITY, TOWNSHIP, COUNTY, AND/OR STATE APPROVAL.
6. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING CONDITIONS.
7. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK

NO.	DATE	BY	REVISION	DESCRIPTION
1	10/04/2014	MTT		FOR BIDS & PERMITS
2	10/14/2014	MTT		FOR CLIENT REVIEW
3	11/11/2014	MTT		FOR CLIENT REVIEW
4	01/16/2017	MTT		FOR MDOT REVIEW LETTER
5	01/16/2017	MTT		FOR MDOT REVIEW LETTER
6	07/20/2017	MTT		FOR BIDS & PERMITS
7	07/17/2017	MTT		FOR BIDS & PERMITS

NOT APPROVED FOR CONSTRUCTION

**MARKEM-TEG**  
A GROUP OF COMPANIES  
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES  
22556 GRATIOT AVENUE  
EASTPOINTE, MI 48021  
PHONE: 586-772-2222 FAX: 586-772-4048

**CONSTRUCTION PLANS**  
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PARCEL ID: 19001637-60, 19001661-3, 19007724, 190017725, 190083182, 19006385, 19008386, 001A, 19008386, 002L  
9100 GRATIOT AVENUE  
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

SCALE: 1" = 30'

2018-01-08

**107**

**107** *Petition of 9100 Gratiot Limited  
Dividend Housing Association, LLC,  
request the conversion of easement for  
property in the area of Gratiot,  
Holcomb, and Belvidere Street*

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REFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT DPW -  
CITY ENGINEERING DIVISION