



CITY OF DETROIT  
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEERING DIVISION

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November 9, 2018

Honorable City Council:

**RE: Petition No. 147 Intersection Consulting Group, request the vacation of the north-south alley between Hendricks and the east-west alley west of Chene and dedication of property for 23' wide alley for continuation of existing east-west alley.**

Petition No. 147 of Intersection Consulting Group on behalf of Ciena Healthcare and the Eastwood Skilled Nursing Home Replacement project, request for the vacation of the south ½ of the north-south public alley, 18 feet wide, in the block bounded by Hendricks Avenue, 50 feet wide, Hunt Street, 50 feet wide, Dubois Avenue, 50 feet wide and Chene Street, 60 feet wide; also for dedication of an alley outlet onto Chene Street in the same block.

The request is being made to consolidate parcels of land and to accommodate a new development consisting of a 100,000 square foot skilled nurse facility and associated campus.

The petition was referred to the City Engineering Division – DPW for investigation (utility review) and report. This is our report.

Detroit Water and Sewerage Department (DWSD) has no objection to the vacation provided certain provisions are met. The DWSD provisions are a part of the attached resolution.

Planning and Development Department (P&DD) reports involvement and has provided a recommendation of approval to Building and Safety Engineering and Environmental Department with the condition that the consultant continue to confer with P&DD regarding color palette before the final permits are pulled. (Special Land Use Hearing # 18-17)

Comcast reports involvement with for removal and relocation of their facilities. Comcast has received payment and is in the process of rerouting fibers, and scheduling the fibers splicing for a later date as dispatch allows to splice in the new fibers.

DTE Energy – Electric Division (DTE-E) reports being involved with electric facilities in the vacation area. The estimated cost for removing and rerouting their services is \$19,570.61 to remove 2 poles, 3 spans of primary conductors, 1 span of secondary



conductors, 1 span of secondary neutral, 1 transformer, 1 street light; and to install down guys & anchors and rebuild 2 poles. A provision for DTE Energy is made a part of the resolution.

DTE Energy – Gas Division (DTE-G) reports being involved with the removal of the gas facilities in the vacation area or a grant of easement. A provision for removal of DTE-G facilities at cost to be borne by the petitioner or the granting of an easement for DTE-G is a part of the resolution.

All other involved City departments and privately owned utility companies have reported no objections to the vacation and dedication. Provisions protecting the rights of the utilities and the City are a part of this resolution.

I am recommending adoption of the attached resolution.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Richard Doherty".

Richard Doherty, P.E., City Engineer  
City Engineering Division – DPW

/JMK

Cc: Ron Brundidge, Director – DPW  
Mayor's Office – City Council Liaison

BY COUNCIL MEMBER \_\_\_\_\_

**RESOLVED**, that all of the south ½ of the north-south public alley, 18 feet wide, in the block bounded by Hendricks Avenue, 50 feet wide, Hunt Street, 50 feet wide, Dubois Avenue, 50 feet wide and Chene Street, 60 feet wide, said alley being land in the City of Detroit, Wayne County, Michigan and more particularly described as: the public alley, 18 feet wide, lying westerly of and adjoining the westerly line of Lots 9, 10, 11 and the southerly 5.5 feet of Lot 12, Block 23; also lying easterly of and adjoining the easterly line of the southerly 97.5 feet of Lot 8, Block 23 "Subdivision of part of James Campau Farm, East ½ of P.C. 91" as recorded in Liber 2, Pages 17 & 18 of Plats, Wayne County Records.

Be and the same is hereby vacated (outright) as public right-of-way to become part and parcel of the abutting property, subject to the following provisions:

**PROVIDED**, that petitioner/property owner make satisfactory arrangements with any and all utility companies for cost and arrangements for the removing and/or relocating of the utility companies and city departments services or granting of private easements for specific utility companies, if necessary, and further

**PROVIDED**, that the petitioner contact DTE Energy - Electric for removing and rerouting their services at an estimated cost of \$19,570.61 to be paid by the petitioner or their assign for removal of 2 poles, 3 spans of primary conductors, 1 span of secondary conductors, 1 span of secondary neutral, 1 transformer, 1 street light; and to install down guys & anchors and rebuild 2 poles, and further

**PROVIDED**, that the petitioner contact DTE Energy – Gas for granting an easement for their existing services, or contact DTE Energy Gas Company Public Improvement Department: Kayla Shelton at 313-389-7211 (Supervisor) or Laura Forrester at 313-389-7261 (Gas Planner) for the estimated cost of their services in abandoning/removing/and/or relocating/rerouting, including survey, design and drawing of their utilities with all cost to be borne by the petitioner, and further

**PROVIDED**, that the petitioner make the necessary arrangements with Comcast for removal and relocation of their facilities, and further

**PROVIDED**, that the petitioner continue to confer with Planning and Development Department regarding color palette before the final permits are pulled. (Special Land Use Hearing # 18-17), and further

**PROVIDED**, that the petitioner shall design and construct proposed sewers and or water mains and to make the connections to the existing public sewers and or water mains as required by Detroit Water and Sewerage Department (DWSD) prior to construction of the proposed sewers and or water mains, and further

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 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 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 and or water mains that were abandoned shall belong to the petitioner and will no longer be the responsibility of the City; and further

PROVIDED, that any construction in the public rights-of-way such as removal and construction of new alley pavement, driveways, curbs and sidewalks shall be done under city permit and inspection according to City Engineering Division – DPW specifications with all costs borne by the abutting owner(s), their heir or assigns; and further

**Be it also RESOLVED**, that that your Honorable Body authorize the acceptance of the following described property for public alley purposes being land in the City of Detroit, Wayne County, Michigan, further described as: The Northerly 23 feet of Lot 12, Block 23 “Subdivision of part of James Campau Farm, East ½ of P.C. 91” as recorded in Liber 2, Pages 17 & 18 of Plats, Wayne County Records.

PROVIDED, That the petitioner shall design and construct the new alley as required by the City Engineering Division – DPW (CED)/Street Design Bureau and the Traffic Engineering Division – DPW; and further

PROVIDED, that the petitioner or their assigns shall be responsible for arranging the financing of the entire cost of the proposed alley construction, including inspection, survey and engineering; and further

PROVIDED, that the entire work is to be performed in accordance with plans and specifications approved by CED and constructed under the inspection and approval of CED; and further

PROVIDED, that all taxes with respect to property of which the Dedication Area is a part of shall be paid and proof thereof furnished to the Law Department and/or City Engineering Division – DPW; and further

PROVIDED, that proof of compliance with Detroit Ordinance No. 29-94, Detroit Code Sections 2-1-11 through 2-1-15 also known as the Environmental Review Guidelines, is furnished to the Law Department and/or City Engineering Division – DPW; and further

PROVIDED, that the fee owner submit a properly executed deed acceptable to the Law Department and/or City Engineering Division – DPW; and

PROVIDED, That the petitioner obtain Traffic Engineering Division, signature of approval on the final design and plans for the construction of the alley; and be it further

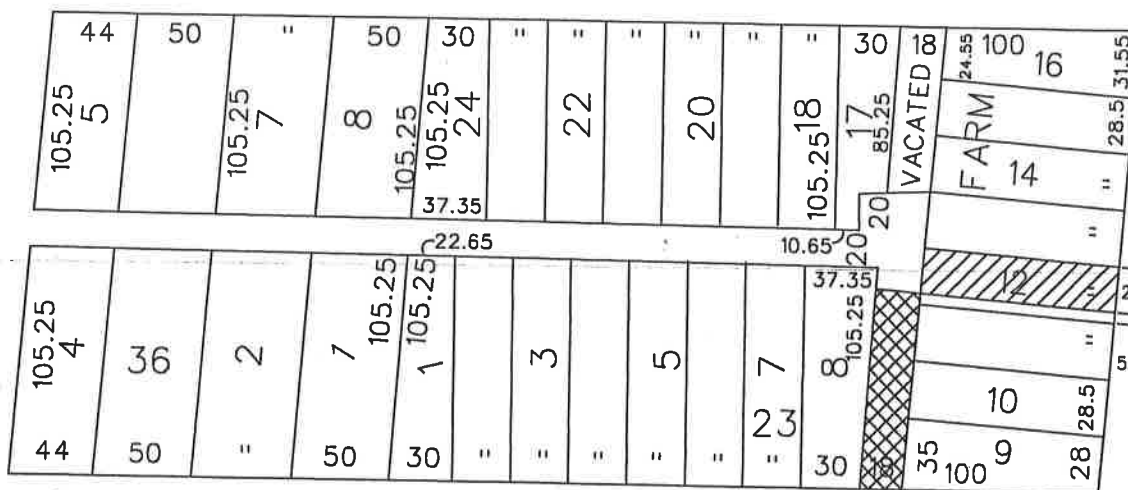
PROVIDED, That the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

PETITION NO. 147  
 INTERSECTION CONSULTING GROUP  
 2233 PARK AVE. SUITE 302  
 DETROIT, MICHIGAN 48201  
 C/O BRIAN ELLISON  
 PHONE NO. 313 397-5863



DUBOIS AVE. 50 FT. WD.

HUNT ST. 50 FT. WD.



CHENE ST. 60 FT. WD.

HENDRICKS AVE. 50 FT. WD.



- OUTRIGHT VACATION



- REQUEST FOR DEDICATION

(FOR OFFICE USE ONLY)

CARTO 39 E

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	WLW	CHECKED	KSM		
DATE	03-27-18	APPROVED			

REQUEST TO OUTRIGHT VACATE  
 A PORTION OF THE NORTH/SOUTH PUBLIC ALLEY, 18 FT. WD.  
 REQUEST DEDICATION  
 OF A EAST/WEST PUBLIC ALLEY, 23 FT. WD.  
 IN THE BLOCK BOUND BY  
 HENDRICKS, DUBOIS AVE., HUNT  
 AND CHENE ST.

CITY OF DETROIT  
 CITY ENGINEERING DEPARTMENT  
 SURVEY BUREAU

JOB NO. 01-01

DRWG. NO. X 147