



CITY OF DETROIT  
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEERING DIVISION

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February 11, 2019

Honorable City Council:

**RE: Petition No. 315 — Marathon Petroleum Company, LP, request to vacate alleys between Ormond and Oakwood, and between Norway and existing public ROW.**

Petition No. 315 — Marathon Petroleum Company, LP requesting the vacation and conversion to easement of: The east-west public alley, 20 feet wide, in the block of Oakwood Boulevard, 100 feet wide, Colonial Avenue, 66 feet wide, and Ormond Avenue, 66 feet wide. Also the east-west public alley, 20 feet wide, in the block of Oakwood Boulevard, 100 feet wide, Colonial Avenue, 66 feet wide, and Norway Avenue, 60 feet wide and north-south alley, 18 feet wide, first west of Norway Ave.

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

The request is being made to consolidate properties on both sides of the alleys. Currently the alleys are not improved and are used for utility services only.

The request was approved by the Solid Waste Division – DPW, and Traffic Engineering Division – DPW, and City Engineering - DPW.

Detroit Water and Sewerage Department (DWSD) has no objection to the conversion to easement. The specific DWSD provisions for easements are included in the resolution.

All other involved City Departments, and privately owned utility companies have reported no objections to the conversion of the public right-of-way into a private easement for public utilities. Provisions protecting utility installations are part of the attached resolution.

I am recommending adoption of the attached resolution.

Respectfully submitted,

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

/JK

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

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

**RESOLVED**, that The east-west public alley, 20 feet wide, in the block of Oakwood Boulevard, 100 feet wide, Colonial Avenue, 66 feet wide, and Ormond Avenue, 66 feet wide. Also the east-west public alley, 20 feet wide, in the block of Oakwood Boulevard, 100 feet wide, Colonial Avenue, 66 feet wide, and Norway Avenue, 60 feet wide and north-south alley, 18 feet wide, first west of Norway Ave. and further described as:

Land in the City of Detroit, Wayne County, Michigan being the east-west alley, lying northerly of and adjoining the northerly line of part of Lot 269 and all of Lots 270 through 283, both inclusive, also lying southerly of and adjoining the southerly line of Lots 368, through 381, both inclusive, and part of Lot 382 "Oakwood on P.C.'s 50, 524, and 119, River Rouge (now Detroit) T.1 S. R.11E. Wayne County, Michigan" as recorded in Liber 13, Page 36 of Plats, Wayne County Records; All being further bounded on the east by the westerly line of Ormond Avenue, 60 feet wide; and on the west by the northerly line of Oakwood Boulevard, 100 feet wide, as established on October 28, 2014 recorded in Journal of City Council pages 2214-2228.

Land in the City of Detroit, Wayne County, Michigan being the east-west alley, lying northerly of and adjoining the northerly line of Lots 400 through 406, both inclusive, and lying southerly of and adjoining the southerly line of Lot 513 "Oakwood on P.C.'s 50, 524, and 119, River Rouge (now Detroit) T.1 S. R.11E. Wayne County, Michigan" as recorded in Liber 13, Page 36 of Plats, Wayne County Records; All being further bounded on the east by the westerly line of Norway Avenue, 60 feet wide; and on the west by the easterly line of north-south alley, 18 feet wide, first west of Norway Avenue.

Be and the same are hereby vacated as a public rights-of-way and converted into a private easements for public utilities of the full width of the rights-of-way, which easement shall be subject to the following covenants and agreements, uses, reservations and regulations, which shall be observed by the owners of the lots abutting on said right-of-way and by their heirs, executors, administrators and assigns, forever to wit:

First, said owners hereby grant to and for the use of the public an easement or right-of-way over said vacated public alleys herein above described for the purposes of maintaining, installing, repairing, removing, or replacing public utilities such as water mains, sewers, gas lines or mains, telephone, electric light conduits or poles or things usually placed or installed in a public right-of-way in the City of Detroit, with the right to ingress and egress at any time to and over said easement for the purpose above set forth,

Second, said utility easement or right-of-way in and over said vacated alleys herein above described shall be forever accessible to the maintenance and inspection forces of the utility companies, or those specifically authorized by them, for the purpose of inspecting, installing, maintaining, repairing, removing, or replacing any sewer, conduit, water main, gas line or main, telephone or light pole or any utility facility placed or installed in the utility easement or right-of-way. The utility companies shall have the right to cross or use the driveways and yards of the adjoining properties for ingress and egress at any time to and over said utility easement with any necessary equipment to perform the above mentioned task, with the understanding that the utility companies shall use due care in such crossing or use, and that any property damaged by the utility

companies, other than that specifically prohibited by this resolution, shall be restored to a satisfactory condition,

Third, said owners for their heirs and assigns further agree that no buildings or structures of any nature whatsoever including, but not limited to, concrete slabs or driveways, retaining or partition walls (except necessary line fences or gates), shall be built or placed upon said easement, nor change of surface grade made, without prior approval of the City Engineering Division – DPW,

Fourth, that if the owners of any lots abutting on said vacated alleys shall request the removal and/or relocation of any existing poles or other utilities in said easement; such owners shall pay all costs incidental to such removal and/or relocation, unless such charges are waived by the utility owners,

Fifth, that if any utility located in said property shall break or be damaged as a result of any action on the part of said owners or assigns (by way of illustration but not limitation) such as storage of excessive weights of materials or construction not in accordance with Section 3, mentioned above, then in such event said owners or assigns shall be liable for all costs incidental to the repair of such broken or damaged utility; and

Provided, that the petitioner maintain Fire Department vehicle access to all buildings, structures, fire hydrants, and fire department connections, and further

Provided, that the property owners maintain DTE Energy access to their facilities at all times, and further

Provided, that 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; and be it further

Provided, that free and easy access to the sewers, water mains, fire hydrants and appurtenances 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; and be it further

Provided, that the Detroit Water and Sewerage Department retains the right to install suitable permanent main location guide post over its water mains at reasonable intervals and at points deflection; and be it further

Provided, that said owners of the adjoining property, for themselves, their heirs and assigns, agree that no building or structure of any nature whatsoever, including 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; and be it further

Provided, that if any time in the future, the owners of any lots abutting on said vacated alleys 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; and be it further

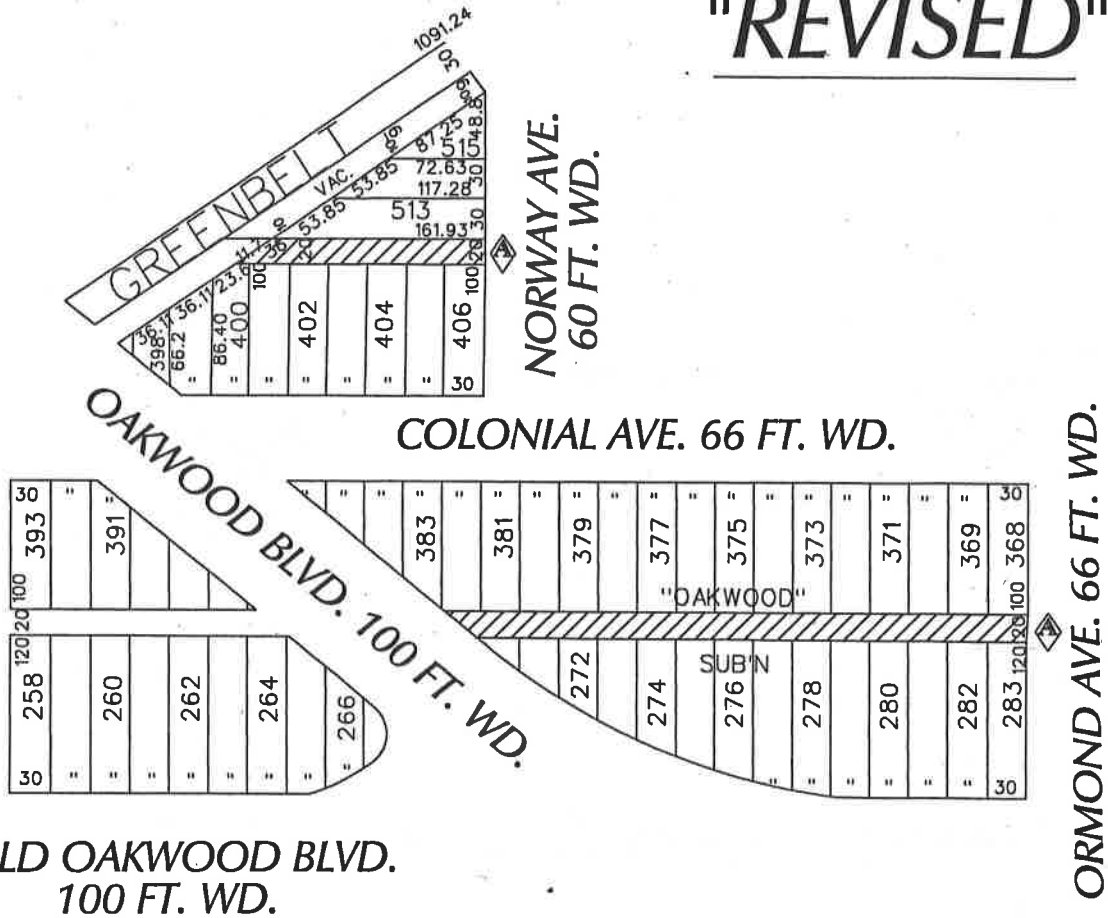
Provided, that if it becomes necessary to remove any of the paved alley returns at the entrances (into Oakman Boulevard and/or Ormand Avenue and/or Norway Avenue) such removal and construction of new curb and sidewalk shall be done under city permit and inspection according to City Engineering Division – DPW specifications with all costs borne by the abutting owner(s), their heir or assigns; and further

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. 315  
 MARATHON PETROLEUM CO.  
 C/O MANNIK SMITH GROUP  
 65 CADILLAC SQUARE, SUITE 3311  
 DETROIT, MICHIGAN 48226  
 C/O DAVID A. RYZYI P.E.  
 PHONE NO. 313 961-9500



**"REVISED"**



 - CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 71 E

<b>B</b>										REQUEST CONVERSION TO EASEMENT THE EAST/WEST PUBLIC ALLEYS 20 FT. WD. IN AREA BOUND BY GREENBELT, NORWAY, COLONIAL, ORMOND AVE. AND OAKWOOD BLVD	<b>CITY OF DETROIT</b> CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
<b>A</b>		CHANGE FROM OUTHRIGHT VACATION TO CONVERSION TO EASEMENT		WLW	KSM	KSM	6/05/18				JOB NO. 01-01	
		DESCRIPTION		DRWN	CHKD	APPD	DATE				DRWG. NO. X 315	
		REVISIONS										
DRAWN BY		WLW		CHECKED		KSM						
DATE		05-09-18		APPROVED								