

City of Detroit 44

TO: Richard Doherty, City Engineer City Engineering/Department of Public Works

FROM: Debra Singleton, Engineer Detroit Water and Sewerage Department

DATE: June 20, 2019

RE: Petition No. 497 Request to Outright Vacate Thee South Portion Of the Eastern North/South Alley, Dedicate of part of Lot (5 and 6) For A Turnaround, And Conversion To Easement Of The North Portion Of The Eastern North/South Alley In The Block Bound By Hancock, Cass, Forest, And Second Blvd.

The Detroit Water and Sewerage Department (DWSD) is in receipt of the subject petition and our comments are as follows DWSD has no objections to the dedication. DWSD has sewers located within the area requested for conversion to easement and outright vacation. DWSD has no objections to the requested conversion to easement and outright vacation provided the attached provisions for conversion to easement are followed.

The entire work is to be performed in accordance with DWSD specifications and standards, all of the fees are to be deposited with DWSD in advance, to cover the necessary costs of permits and inspection.

It is imperative for the Petitioner to contact the DWSD Permits Section directly to discuss this petition. 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 Farhart, CSF

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

NOTICE OF PROPOSED CHANGE IN PROPERTY

	Date: <u>11/05/2018</u>
	Petition: <u>X497</u>
AT&T Telecommunication	
Comcast Television (CATV)	Berm Use
Detroit Edison (DTE)	
Fire Department	X Conversion to Easement
Great Lakes Water Authority	
Land Bank Authority	Dedication
Michcon (DTE)	
Planning & Development Department	Encroachment
Public Lighting Authority	
Public Lighting Department	X Outright Vacation
Police Department	
Solid Waste Division, DPW	Temporary Closing
Street Design Bureau, DPW	
Street Maintenance Division, DPW	
Traffic Engineering Division, DPW	
Water and Sewerage Department	

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

11/02/2018

Petition:	x497

TO: City Engineering Division, DPW 2 Woodward Ave., Suite 642 Detroit, Michigan 48226-3462 Survey Bureau: 313-224-3970

Not Involved

The proposed change in property (referred to on the other side of this sheet) would affect our services as follows:

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)

Bу

Title

Date

PETITION NO. 497 WAYNE STATE UNIVERSITY 5700 CASS AVE, SUITE 4900 DETROIT, MICHIGAN 48202 C/O TREÉSA JOHN PHONE NO. 313 577-0368

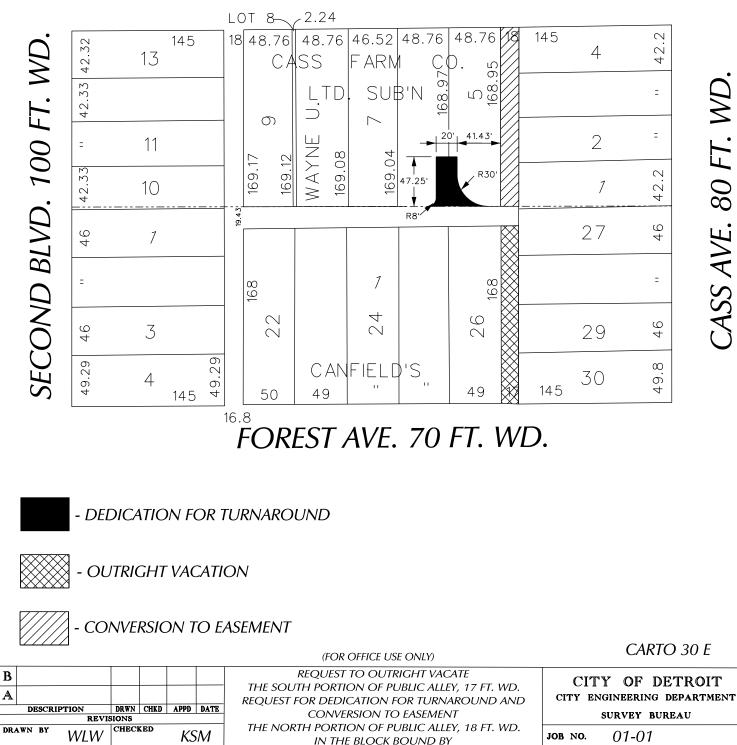
APPROVED

DATE

11-05-18



HANCOCK AVE. 70 FT. WD.



HANCOCK, CASS, FOREST AVE.

AND SECOND BLVD.

DRWG. NO.

X 497

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 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.

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 vacated right of way 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

Detroit Water & Sewerage Department Provisions for Relocation Due to Vacation for Petition No 497

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

Provided that the plans for the sewers 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 s 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 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 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 further

Provided that the petitioner shall provide a one (1) year warranty for the proposed sewers; and further

Provided that upon satisfactory completion, the sewers shall become City property and become part of the City system. And any existing sewers that were abandoned shall belong to the petitioner and will no longer be the responsibility of the City.

06/30/14



Finance and Business Operations 5700 Cass Avenue, Suite 4900 Detroit, Michigan 48202 Tel (313) 577-5580, Fax (313) 577-2338

August 10, 2018

Honorable City Council of the City of Detroit % Office of the City Clerk Room 200 Coleman A. Young Municipal Center 2 Woodward Avenue Detroit, Michigan 48226

Subject: Vacation of Public Alley and Easement Rights-of-Way in Cass Avenue, West Forest Avenue, Second Boulevard and West Hancock Avenue Block

Honorable City Council:

Wayne State University proposes to begin development of the new "Hilberry Gateway Performance Complex" involving building renovation, construction and relocation. This project proposes to fully renovate approximately 23,000 square feet of existing Hilberry Theatre and construct a 71,300 square foot addition. The new complex includes a 400 seat theatre, a 150 seat performance laboratory, new back of house production facilities, combined lobby and box office, as well as the 380 seat Gretchen Valade Jazz Center. Construction of this project will require the relocation of the historic Mackenzie House, currently adjacent to the Hilberry Theatre.

In order to accomplish these objectives, the University hereby formally petitions your Honorable Body to vacate certain public alley and easement rights-of-way in the easterly portion of the block bounded by Cass Avenue, West Forest Avenue, Second Boulevard and West Hancock Avenue, City of Detroit, Wayne County, Michigan. These public alley and easement rights-of-way to be vacated are more particularly described as follows (Please reference attached plat map drawing):

Outright vacation of that part of the north-south 18 foot public dedicated alley right-of-way first west of Cass Avenue (80 feet wide), between the northerly line of West Forest Avenue (70 feet wide) and the extended northerly line of Lot 27, "Canfield's Subdivision of Outlot 191 of the Subdivision of the Cass Farm", City of Detroit, Wayne County, Michigan, as recorded in Liber 13, Page 27 of Plats, Wayne County Records; lying east of and adjoining the easterly line of Lot 26; lying east of and adjoining the easterly line of the east-west 18 foot public dedicated alley; lying west of and adjoining the westerly line of Lots 27 through 31, inclusive; all of the above mentioned subdivision.

Vacation and conversion to public easement of that part of the north-south 18 foot public dedicated alley right-of-way first west of Cass Avenue (80 feet wide), between the southerly line of West Hancock Avenue (70 feet wide) and the extended southerly line of Lot 1, "Cass Farm Company Limited Subdivision of Blocks 103, 105, 107 and 109 of the Cass Farm", City of Detroit, Wayne County, Michigan, as recorded in Liber 18, Page 81 of Plats, Wayne County Records; lying west of and adjoining the westerly line of Lots 1 through 4, inclusive; lying east of and adjoining the easterly line of Lot 5; all of the above mentioned subdivision.

August 10, 2018 Honorable City Council of the City of Detroit % Office of the City Clerk Subject: Vacation of Public Alley and Easement Rights-of-Way in Cass Avenue, West Forest Avenue, Second Boulevard and West Hancock Avenue Block

Page 2

Outright vacation of the 20 foot public easement running along the north line of Lot 28, "Canfield's Subdivision of Outlot 191 of the Subdivision of the Cass Farm", City of Detroit, Wayne County, Michigan, as recorded in Liber 13, Page 27 of Plats, Wayne County Records; lying west of and adjoining the westerly line of Cass Avenue (80 feet wide); lying east of and adjoining the easterly line of the north-south 18 foot public dedicated alley first west of Cass Avenue (80 feet wide); all of the above mentioned subdivision.

Wayne State University is prepared to work with the City and utility agencies on all infrastructure disposition matters and is hopeful that your Honorable Body will give favorable consideration to our request, so that this most important performing arts theatre renovation, construction and relocation project can both improve the University Campus, as well as, further the revitalization efforts within the City of Detroit.

Respectfully submitted,

TE

William R. Decatur Vice President for Finance and Business Operations, Treasurer and Chief Financial Officer

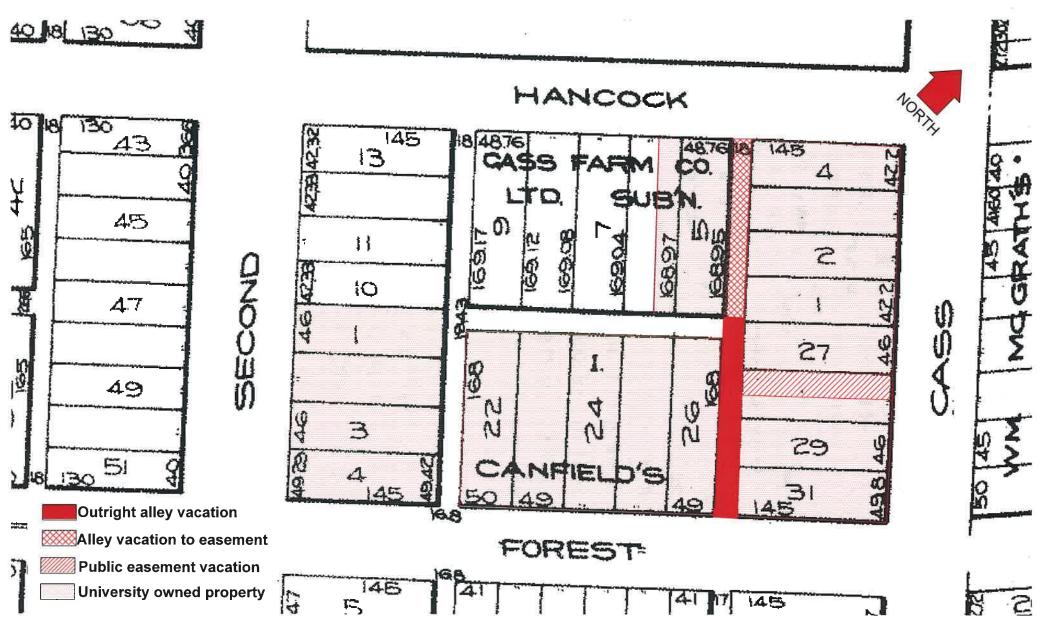
Attachment

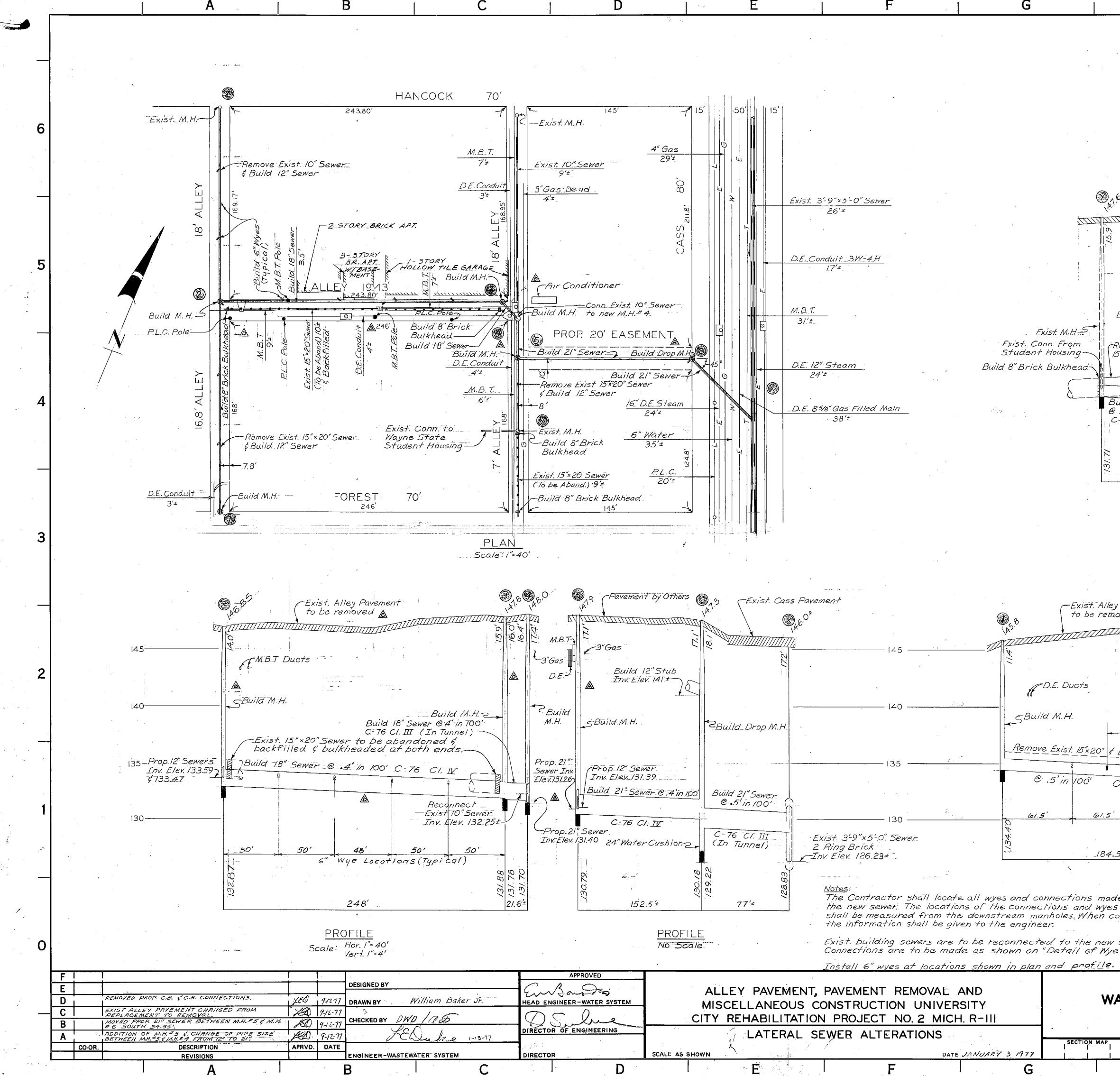
Cc: Richard Doherty, City Engineer, City Engineering Division, Department of Public Works, City of Detroit.

Patrick O. Lindsey, Vice President, Government and Community Affairs, Wayne State University. Pamela R. Galloway, Assistant General Counsel, Office of the General Counsel, Wayne State University.

- Harry E. Wyatt, Jr., Associate Vice President, Facilities Planning and Management, Wayne State University.
- Frances C. Ahern, Senior Director, Design and Construction Services, Facilities Planning and Management, Wayne State University.

Ashley S. Flintoff, Director, Planning and Space Management, Facilities Planning and Management, Wayne State University.





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	Prop. 21" Sewer Inv. Elev. 130.79					
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SEWER BULKHEADS

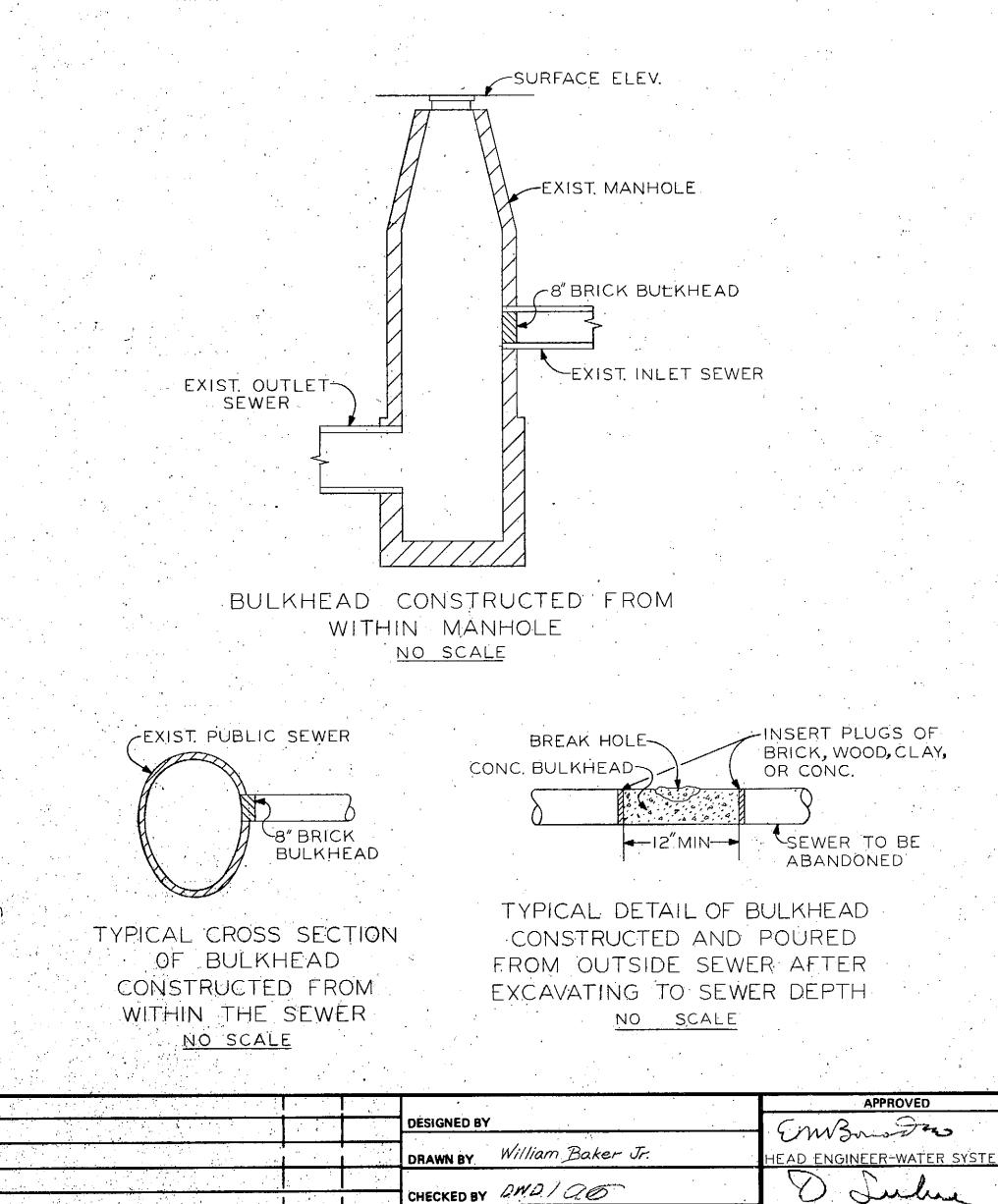
SEWER BULKHEADS SHALL BE CONSTRUCTED OF BRICK OR CONCRETE TO THE SPECIFIED THICKNESS AS SHOWN ON THE PLANS OR AS INDICATED BY THE ENGINEER.

BRICK BULKHEADS

THE SURFACE OF CONTACT OF THE SEWER WALL WITH THE BULKHEAD SHALL BE ROUGHENED BY BUSH HAMMERING OR CHISELING AND THEN CLEANED JUST PRIOR TO THE BULKHEAD CONSTRUCTION. SUCH BULKHEADS SHALL BE VERTICAL WITH ALTERNATE HEADER AND STRETCHER COURSES LAID IN MORTAR. VERTICAL JOINTS IN ADJACENT COURSES SHALL BE STAGGERED. BRICK SHALL BE LAID WITH FULL MORTAR JOINTS. ALL AVAILABLE BEARING AREAS SHALL BE COVERED WITH MORTAR SPREAD IN AN EVEN LAYER WITHOUT SPLITTING OR FURROWING, AND ALL VERTICAL AND INTERIOR JOINTS SHALL ALSO BE SOLIDLY FILLED WITH MORTAR. THE COURSES SHALL BE LAID EVEN. BULKHEADS SHALL BE CONSTRUCTED AS PLUMB AS IS PRACTICAL.

CONCRETE BULKHEADS

ALL BULKHEADS SHALL BE CONSTRUCTED WITH GRADE "A" CONCRETE TO A THICKNESS OF AT LEAST ONE-THIRD THE DIAMETER OF THE PIPE BUT IN NO CASE LESS THAN TWELVE INCHES. SEWER WALLS SHOULD BE BRUSH CLEANED BEFORE CONCRETE BULKHEADS ARE POURED. (THAT IS ALL THE SLUDGE AND DEBRIS SHOULD BE OUT OF THE WAY)



F Ê **D** 1 С

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B [A

CO-08.

ADDED PLAN OF M.H.#5 DESCRIPTION

REVISIONS

JED 9-12-77 APRVD. DATE

B

LEDuka W. Wilson 125 ENGINEER-WATER SYSTEM

1-13-77

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DETROIT EDISON COMPANY PHONE: 237-8000

MICHIGAN CONSOLIDATED GAS COMPANY PHONE: 965-8000

MICHIGAN BELL TELEPHONE, COMPANY PHONE: 372-8703

PUBLIC LIGHTING COMMISSION PHONE: 875-0972

(PHONE: 482-7171 IN AREA CODE 800.)

2. LOCATIONS OF EXISTING CATCH BASIN DRAINS ARE APPROXIMATE. 3. UTILITIES CROSSING THE SEWERS TO BE CONSTRUCTED IN OPEN CUT ARE SHOWN IN PROFILE. ELEVATIONS AND LOCATIONS ARE APPROXIMATE.

-LIMITS OF TRENCH EXCAVATION

RECONNECT EXISTING BUILDING SEWERS TO NEW SEWER-

12"MIN NEW LATÉRAL SEWER 1 500

-EXTEND ENCASEMENT I'-0"

-CLASS "C" CONCRETE (DAMP TO DRY MIX)

TO Ç.

-ENCASE BUILDING SEWERS WITH A MIN. OF 6"

CLASS "C" CONCRETE

(BOTH SIDES OF CONNECTION)

DETAIL OF WYE CONNECTION NO SCALE

ALLEY PAVEMENT, PAVEMENT REMOVAL AND MISCELLANEOUS CONSTRUCTION UNIVERSITY CITY REHABILITATION PROJECT NO. 2 MICH. R-III GENERAL NOTES & MISC. DETAILS

WAT

E

SAND BACKFILL

CLASS "C"CONCRETE

TO Q OF SEWER

SCALE AS SHOWN D

RECTOR OF ENGINEERING

RECTOR

date JAN.3, 1977

G

SECTION MAI

GENERAL NOTES

I. IN COMPLIANCE WITH PUBLIC ACT 53 OF THE STATE OF MICHIGAN (EFFECTIVE AUG. 1, 1974) THE CONTRACTOR SHALL NOTIFY IN ADVANCE OF CONSTRUCTION, ALL PUBLIC AND PRIVATE OWNERS HAVING EXISTING FACILITIES IN OR NEAR THE IMMEDIATE WORKING AREA. FOR CONVENIENCE THE KNOWN UTILITY OWNERS ARE LISTED ON THIS DRAWING. THIS LISTING DOES NOT, HOWEVER, RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF VERIFYING UTILITY LOCATIONS AND NOTIFYING ALL UTILITY OWNERS AND MISS-DIG.

4. VERIFY EXISTING INVERT ELEVATIONS PRIOR TO START OF CONSTRUCTION.



-Gof M.H.#5-

-Elev. 132.

lev. 132

<u>NOTE:</u>

-Prop. 21" Sewer

Inv. 130.79

M.H. #4 is to be offset 6" like M.H.#5

______Q of Prop. 21" Sewerz _______________

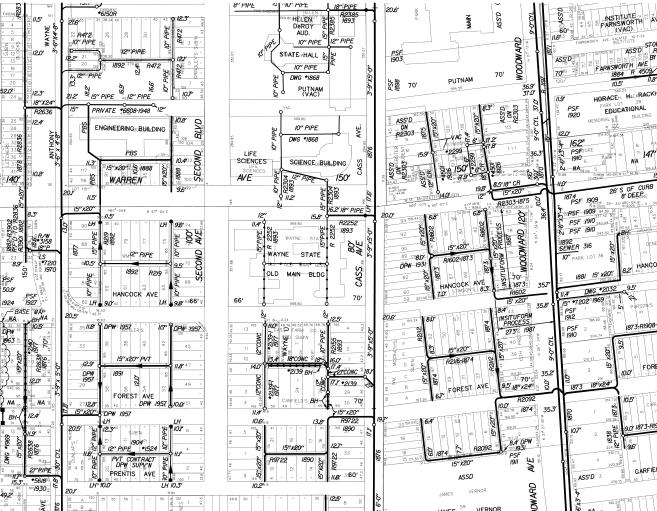
& of Prop. 12" Sewer=

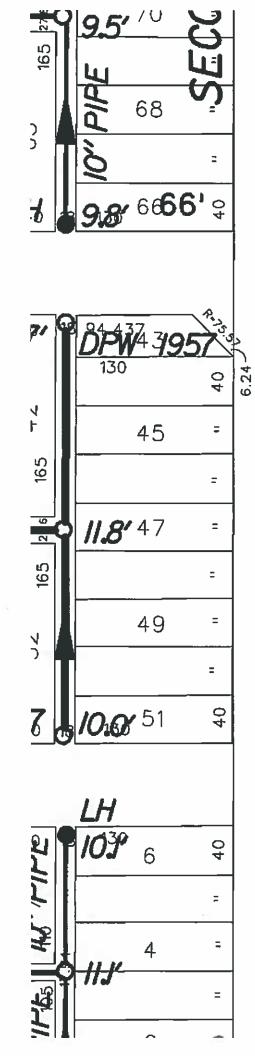
Elev. 133-

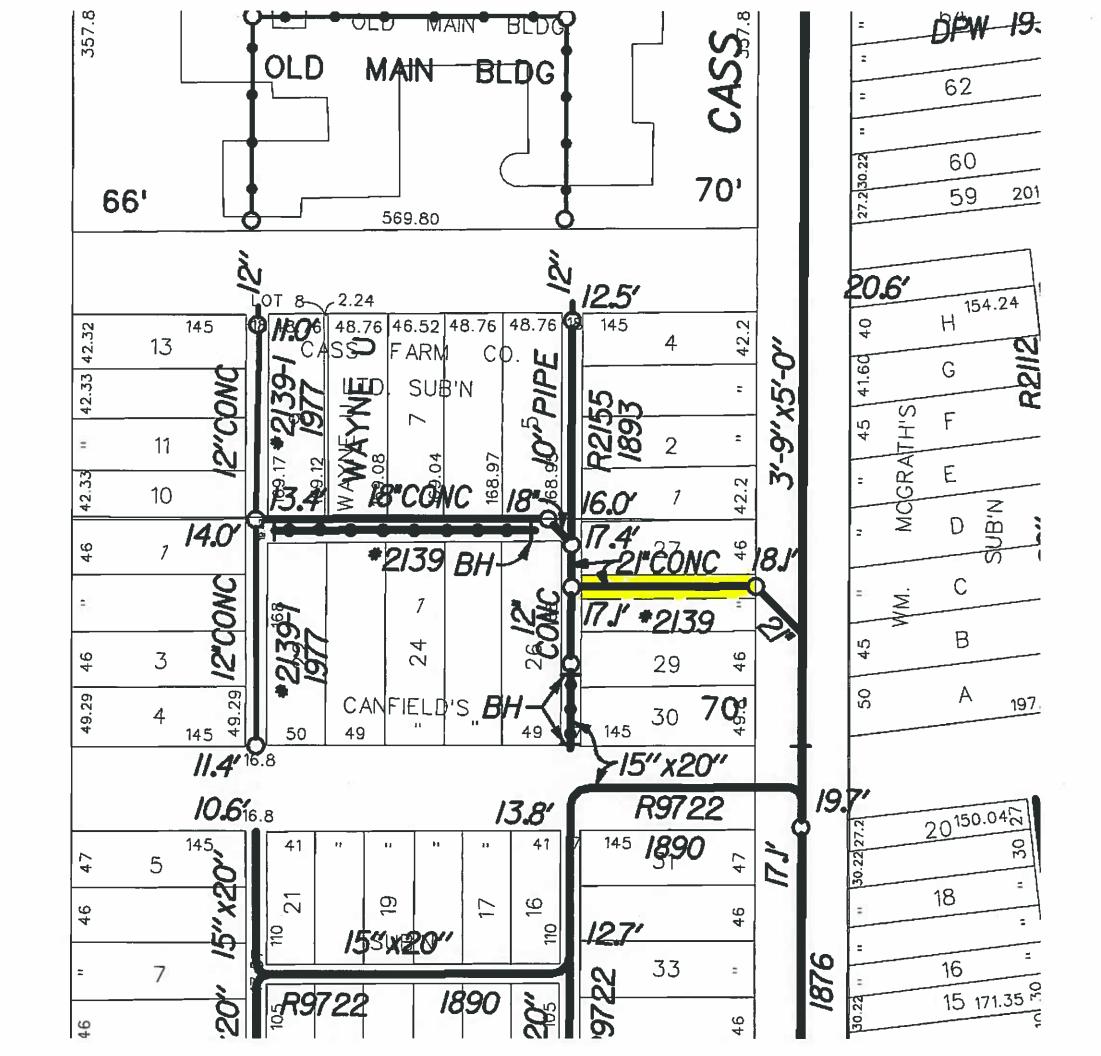
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AND	SEWERAGE		- NT	FED. REF. NO.	

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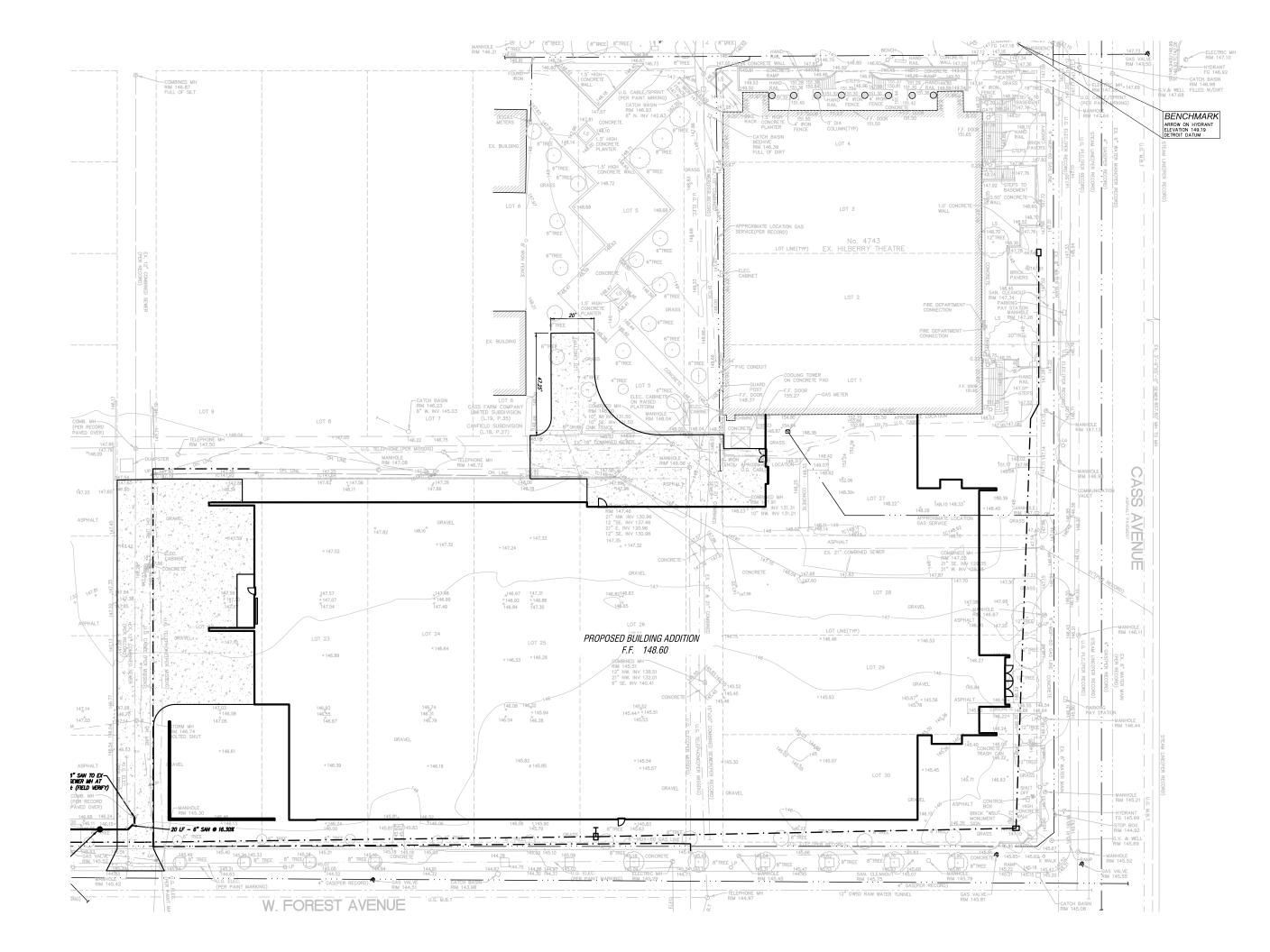




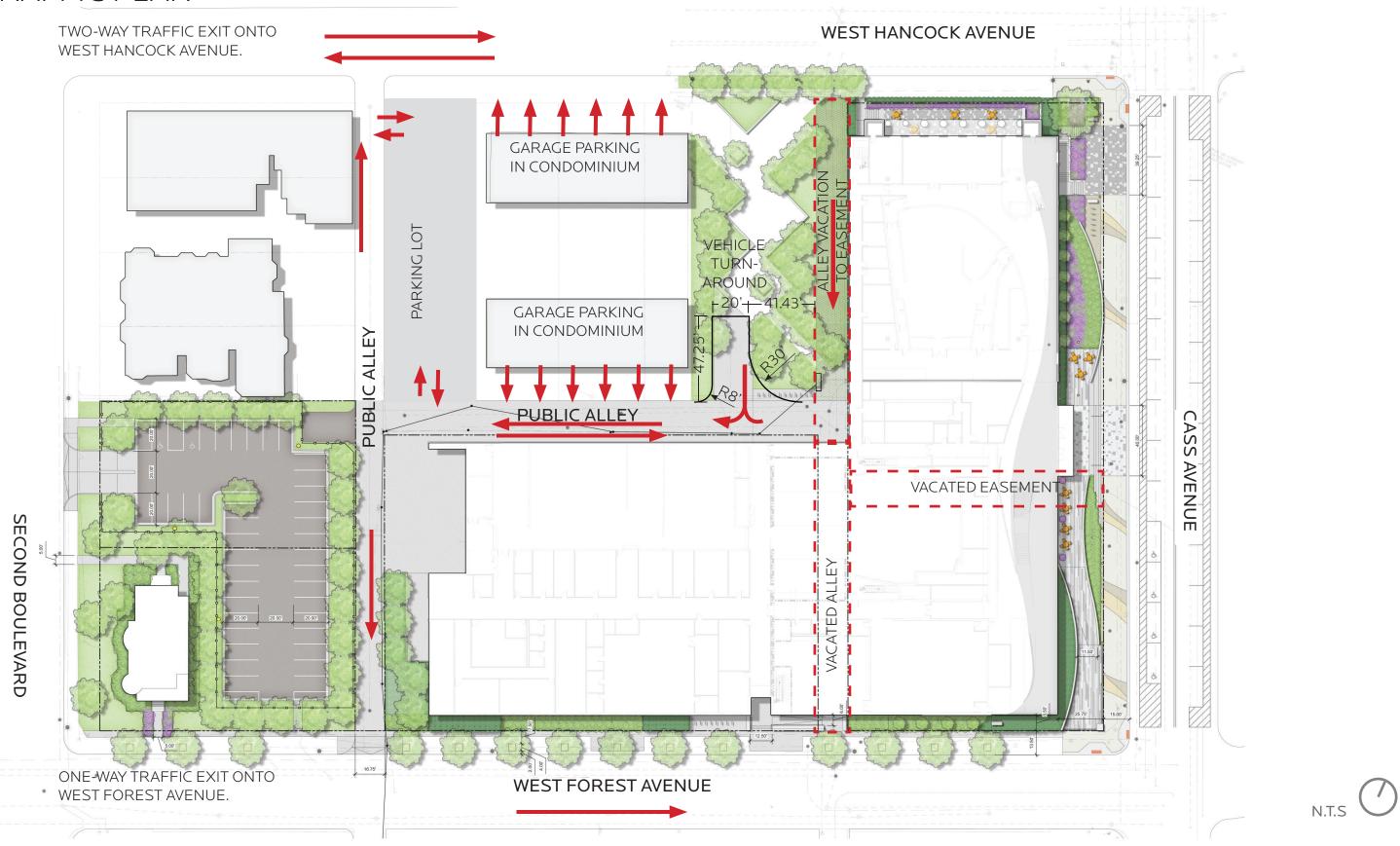








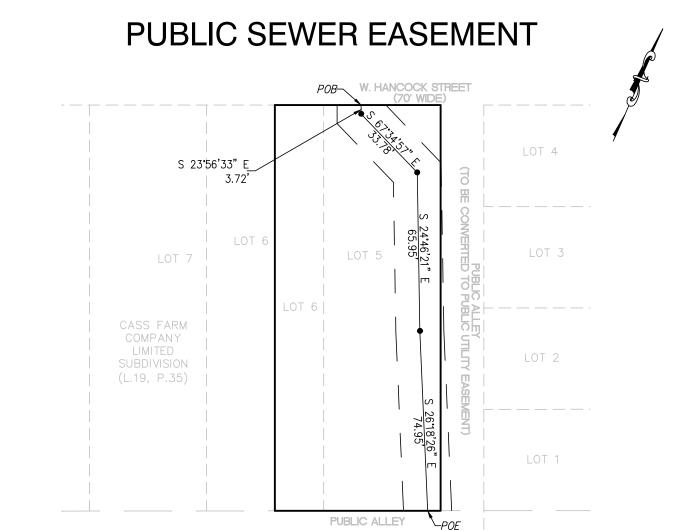
ALLEY TRAFFIC PLAN





GATEWAY THEATER COMPLEX 30 OCTOBER 18 | EASEMENT PETITION

HamiltonAnderson



PROPERTY DESCRIPTION

LOT 5 AND THE EAST 20.28 FEET OF LOT 6 OF CASS FARM COMPANY LIMITED SUBDIVISION OF BLOCKS 103, 105, 107, AND 109 OF THE CASS FARM, CITY OF DETROIT, MICHIGAN, WAYNE COUNTY RECORDS LIBER 18, PAGE 81.

PUBLIC SEWER EASEMENT

A 20' WIDE PORTION OF LAND, WITH THE CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PARCEL DESCRIBED ABOVE, ALSO BEING THE NORTHEAST CORNER OF LOT 5 OF THE CASS FARM COMPANY LIMITED SUBDIVISION OF BLOCKS 103, 105, 107 AND 109 OF THE CASS FARM; THENCE SOUTH 66 DEGREES 10 MINUTES 03 SECONDS WEST 33.12 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF HANCOCK AVENUE TO THE POINT OF BEGINNING; THENCE SOUTH 23 DEGREES 56 MINUTES 33 SECONDS EAST 3.72 FEET; THENCE SOUTH 67 DEGREES 34 MINUTES 57 SECONDS EAST 33.78 FEET; THENCE SOUTH 24 DEGREES 46 MINUTES 21 SECONDS EAST 65.95 FEET; THENCE SOUTH 26 DEGREES 18 MINUTES 26 SECONDS EAST 74.95 FEET TO THE POINT OF ENDING AT THE NORTH LINE OF THE PUBLIC ALLEY.

	DRAWN: S.SZELES	DATE: 01/18/19
SPALDING DEDECKER	CHECKED: T.SOVEL	DATE: 01/18/19
Engineers Surveyors	MANAGER: T.SOVEL	SCALE: 1" = 40'
905 South Blvd. East Phone: (248) 844-5400 Rochester Hills, MI 48307 Fax: (248) 844-5404	JOB No. SM16-136	SHEET: 1 OF 1
www.sda-eng.com		
	CITY OF DETROIT	WAYNE COUNTY, MI



Finance and Business Operations 5700 Cass Avenue, Suite 4900 Detroit, Michigan 48202 Tel (313) 577-5580, Fax (313) 577-2338

February 25, 2019

Honorable City Council of the City of Detroit Office of the City Clerk Room 200 Coleman A. Young Municipal Center 2 Woodward Avenue Detroit, Michigan 48226

Subject: Request to Amend Petition # 497

Honorable City Council:

This is a request to amend petition #497 to include vacation of a utility easement on Wayne State University property. The additional easement rights-of-way to be vacated are more particularly described as follows (Please reference attached plat map drawing):

Outright vacation of the 20 foot public easement being the southerly 3 feet of Lot 27 and the northerly 17 feet of Lot 28, "Canfield's Subdivision of Outlot 101 of the Subdivision of the Cass Farm", City of Detroit, Wayne County, Michigan, as recorded in Liber 13, Page 27 of Plats, Wayne County Records; lying west of and adjoining the westerly line of Cass Avenue (80 feet wide); lying east of and adjoining the easterly line of the north-south 18 foot public dedicated alley first west of Cass Avenue (80 feet wide); all of the above mentioned subdivision.

As a result of deliberations with the Detroit Water and Sewerage Department (DWSD), Wayne State University is prepared to provide a public sewer easement for the rerouting of the combined sanitary and storm discharge structure on its way to the trunk-line in the Cass Avenue public dedicated right-of-way. This new public sewer easement to be provided is more particularly described as follows (Please reference attached public sewer easement drawing):

Lot 5 and the east 20.28 feet of Lot 6 of Cass Farm Company Limited Subdivision of Blocks 103, 105, 107, and 109 of the Cass Farm, City of Detroit, Michigan, Wayne County Records Liber 18, Page 81.

Additionally, Wayne State University is prepared to work with the City and utility agencies on all infrastructure disposition matters and is hopeful that your Honorable Body will give favorable consideration to our request, so that this most important performing arts theatre renovation, construction and relocation project can both improve the university campus, as well as, further the revitalization efforts within the City of Detroit.

Respectfully submitted,

t

William R. Decatur Vice President for Finance and Business Operations, Treasurer and Chief Financial Officer

Attachment

Cc: Richard Doherty, City Engineer, City Engineering Division, Department of Public Works, City of Detroit.

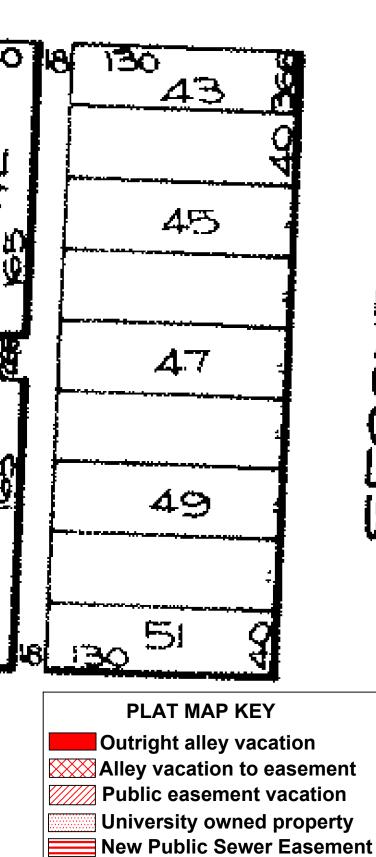
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