



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: October 18 2018

RE: Petition No. 542
Request to Outright Vacate The East/West Public Easement In The Area Bound
By Antietam, Rivard St., East Lafayette Ave., And Walter P. Chrysler Freeway (I-
75)

The Detroit Water and Sewerage Department (DWSD) is in receipt of the subject petition. DWSD has no objection to the vacation request. Provided the attached provisions are followed.

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: 10/02/2018

Petition: x542

- | | |
|------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> AT&T Telecommunication | |
| <input type="checkbox"/> Comcast Television (CATV) | <input type="checkbox"/> Berm Use |
| <input type="checkbox"/> Detroit Edison (DTE) | |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> Conversion to Easement |
| <input type="checkbox"/> Great Lakes Water Authority | |
| <input type="checkbox"/> Land Bank Authority | <input type="checkbox"/> Dedication |
| <input type="checkbox"/> Michcon (DTE) | |
| <input type="checkbox"/> Planning & Development Department | <input type="checkbox"/> Encroachment |
| <input type="checkbox"/> Public Lighting Authority | |
| <input type="checkbox"/> Public Lighting Department | <input checked="" type="checkbox"/> Outright Vacation |
| <input type="checkbox"/> Police Department | |
| <input type="checkbox"/> Solid Waste Division, DPW | <input type="checkbox"/> Temporary Closing |
| <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: x542

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. 542
 LAFAYETTE ACQUISITION PARTNERS, LLC
 C/O PEA, INC
 2430 ROCHESTER CT, SUITE 100
 TROY, MICHIGAN 48083
 C/O DOUG KENNEDY P.E.
 PHONE NO. 248 689-9090



ANTIETAM ST. VARIOUS WIDTHS

WALTER P. CHRYSLER FWY.

RIVARD ST. 70 FT. WD.

E. LAFAYETTE AVE. 120 FT. WD.



- OUTRIGHT VACATION

(FOR OFFICE USE ONLY)

CARTO 38 C

REQUEST TO OUTRIGHT VACATE
 THE EAST/WEST PUBLIC EASEMENT 20 FT. WD.
 IN THE AREA BOUND BY
 ANTIETAM, RIVARD ST, E. LAFAYETTE AVE.
 AND WALTER P. CHRYSLER FWY.

CITY OF DETROIT
 CITY ENGINEERING DIVISION
 SURVEY BUREAU

JOB NO. 01-01

DRWG. NO. X 542

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	WLW	CHECKED		KSM	
DATE	10-02-18	APPROVED			

Detroit Water & Sewerage Department
Provisions for Relocation Due to Vacation for Petition No. 542

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

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 or water mains, 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 DWSD with as -built drawings on the proposed sewers and or water mains; 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 or water mains that were abandoned shall belong to the petitioner and will no longer be the responsibility of the City.

06/30/14







PROFESSIONAL ENGINEERING ASSOCIATES, INC.

Civil Engineers | Land Surveyors | Landscape Architects

Corporate Office • 2430 Rochester Court • Suite 100 • Troy, MI 48083
(P) 248.689.9090 • (F) 248.689.1044 • www.peainc.com

September 10, 2018
PEA Project No. 2017-431

Detroit City Council
City of Detroit
C/O City Clerk's Office
Coleman A. Young Municipal Center
2 Woodward Ave., Suite 200
Detroit, MI 48226

RE: Request to Vacate a Public Utility Easements within "Part of Lot 24 of Lafayette Park Subdivision of Part of Private Claims 6, 181, 7, 132, 12, 13, 8, and 17"; (Liber 80, Pg. 87, 88, 89, 90 & 91) City of Detroit, MI

Dear Council Members:

It is requested on behalf of Lafayette Acquisition Partners, LLC that the City of Detroit allow the vacation of a 20 feet wide public utility easement. This easement consists of the public utility easement created from the vacation an alley within the above referenced plat.

The proposed development will require the abandonment of the easement to allow a proposed building over the land encumbered by the easement. It is our understanding that no utilities exist within the easement. If any utilities are located, the owner and the design team will work with the entity to resolve any issues.

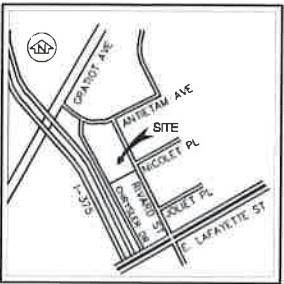
The address being affected by the vacation is:
1401 Rivard Street

We appreciate your consideration of our request. Please contact the undersigned at your convenience with any questions or comments.

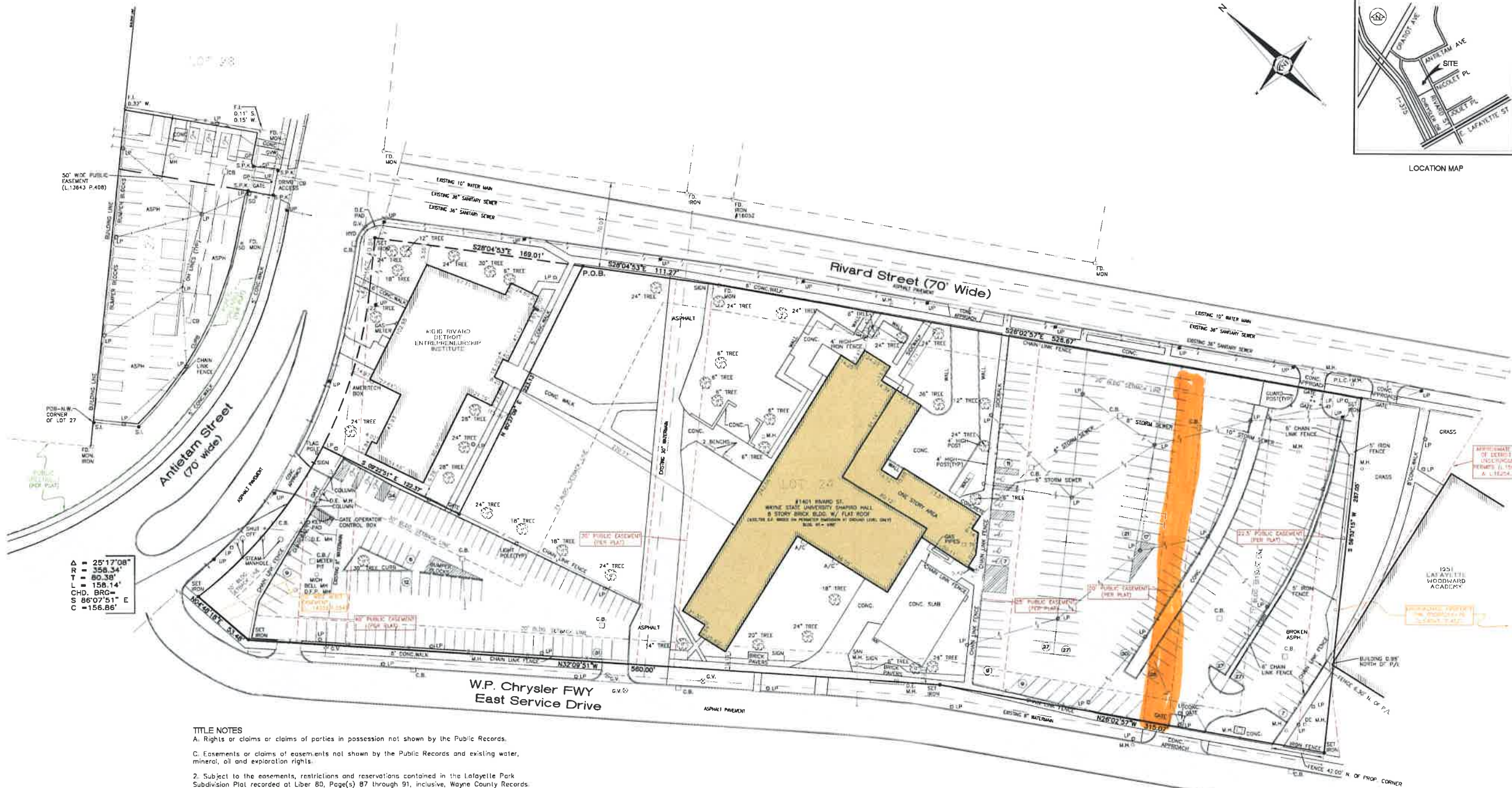
Sincerely,

Doug Kennedy, PE
Project Engineer
dkennedy@peainc.com

encl: Alta Survey; Lafayette Park Subdivision page 3 or 5; Conceptual Site Utility Plan



LOCATION MAP



TITLE NOTES

A. Rights or claims or claims of parties in possession not shown by the Public Records.

C. Easements or claims of easements not shown by the Public Records and existing water, mineral, oil and exploration rights.

2. Subject to the easements, restrictions and reservations contained in the Lafayette Park Subdivision Plat recorded at Liber 89, Page(s) 87 through 91, inclusive, Wayne County Records [SAID EASEMENTS WITHIN THE SUBJECT LAND ARE PLOTTED HEREON].

3. Rights of the public and any governmental unit in any part of the land taken, deeded or used for street, road or highway purposes.

4. Interest of others in oil, gas and mineral rights, if any, recorded in the Public Records or unrecorded.

10. Right of Way in favor of Michigan Bell Telephone Company, and the terms, conditions and provisions contained therein, as disclosed by instrument recorded in Liber 14332, page 554. [SAID EASEMENT IS PLOTTED HEREON]

11. Terms, conditions, provisions, restrictions and easements contained in Steam Line Agreement as disclosed by instrument recorded in Liber 25389, page 589 [SAID EASEMENT APPEARS TO BE BLANKET THE EASEMENT & LAND DESCRIBED ON RECORDED PAGES 599, 600 & 601 OF SAID DOCUMENT DO NOT DESCRIBE LAND WITHIN LAFAYETTE PARK SUBDIVISION AND IT IS BELIEVED THESE DESCRIPTIONS ARE NOT PART OF THE SUBJECT LAND; EXHIBITS A & EXHIBITS C REFERENCED ON EXHIBIT B ON RECORDED PAGE 602 OF SAID DOCUMENT DO NOT SPECIFY THE LOCATION OF SAID EASEMENT; THE LOCATION(S) OF SAID EASEMENT & STEAM LINE(S) ARE NOT KNOWN AND ARE NOT SPECIFICALLY DESCRIBED; BASED ON SOME VAGUE DESCRIPTIONS WITHIN SAID DOCUMENT, IT APPEARS THE STEAM LINE IS NEAR OR WITHIN THE PUBLIC GREENBELT AREA AND/OR ANTIETAM STREET & POSSIBLY RIVARD STREET; THE STEAM LINE DEPICTED ON THE SKETCH ON RECORDED PAGE 652 OF SAID DOCUMENT IS NOT WITHIN THE SUBJECT LAND; CLIENT SHOULD OBTAIN A LEGAL OPINION AND CONTACT THE OWNER OF THE STEAM LINE TO DETERMINE THE LOCATION(S) OF SAID UTILITY AS WELL AS THE LOCATION AND SIZE OF EASEMENT(S) AS THEY MAY OR MAY NOT AFFECT THE SUBJECT LAND]

and Liber 25389, page 463. [SAID EASEMENT APPEARS TO BE BLANKET THE EASEMENT & LAND DESCRIBED ON RECORDED PAGES 473, 474 & 475 OF SAID DOCUMENT DO NOT DESCRIBE LAND WITHIN LAFAYETTE PARK SUBDIVISION AND IT IS BELIEVED THESE DESCRIPTIONS ARE NOT PART OF THE SUBJECT LAND; EXHIBITS A & EXHIBITS C REFERENCED ON EXHIBIT B ON RECORDED PAGE 476 OF SAID DOCUMENT DO NOT SPECIFY THE LOCATION OF SAID EASEMENT; THE LOCATION(S) OF SAID EASEMENT & STEAM LINE(S) ARE NOT KNOWN AND ARE NOT SPECIFICALLY DESCRIBED; BASED ON SOME VAGUE DESCRIPTIONS WITHIN SAID DOCUMENT, IT APPEARS THE STEAM LINE IS NEAR OR WITHIN THE PUBLIC GREENBELT AREA AND/OR ANTIETAM STREET & POSSIBLY RIVARD STREET; THE STEAM LINE DEPICTED ON THE SKETCH ON RECORDED PAGE 526 OF SAID DOCUMENT IS NOT WITHIN THE SUBJECT LAND; CLIENT SHOULD OBTAIN A LEGAL OPINION AND CONTACT THE OWNER OF THE STEAM LINE TO DETERMINE THE LOCATION(S) OF SAID UTILITY AS WELL AS THE LOCATION AND SIZE OF EASEMENT(S) AS THEY MAY OR MAY NOT AFFECT THE SUBJECT LAND]

TITLE NOTE (CONTINUED)

12. Terms, conditions, provisions, restrictions and easements contained in Amended and Restated Ground Lease by and between the City of Detroit ("Landlord") and Greater Detroit Resource Recovery Authority ("Tenant") as disclosed by instrument recorded in Liber 25388, page 776 [SAID EASEMENT APPEARS TO BE BLANKET THE EASEMENT & LAND DESCRIBED ON RECORDED PAGES 795, 796 & 797 OF SAID DOCUMENT DO NOT DESCRIBE LAND WITHIN LAFAYETTE PARK SUBDIVISION AND IT IS BELIEVED THESE DESCRIPTIONS ARE NOT PART OF THE SUBJECT LAND; EXHIBITS A & EXHIBITS C OF SAID DOCUMENT DO NOT SPECIFY THE LOCATION OF SAID EASEMENT; THE LOCATION(S) OF SAID EASEMENT & STEAM LINE(S) ARE NOT KNOWN AND ARE NOT SPECIFICALLY DESCRIBED; BASED ON SOME VAGUE DESCRIPTIONS WITHIN SAID DOCUMENT, IT APPEARS THE STEAM LINE IS NEAR OR WITHIN THE PUBLIC GREENBELT AREA AND/OR ANTIETAM STREET & POSSIBLY RIVARD STREET; CLIENT SHOULD OBTAIN A LEGAL OPINION AND CONTACT THE OWNER OF THE STEAM LINE TO DETERMINE THE LOCATION(S) OF SAID UTILITY AS WELL AS THE LOCATION AND SIZE OF EASEMENT(S) AS THEY MAY OR MAY NOT AFFECT THE SUBJECT LAND]

13. Covenants, conditions and restrictions and other provisions but omitting restrictions, if any, based on race, color, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 14562, Page 372 and Register Nos. E616986, E616987, E616988, E616989, E616990, E616991, E616992, E616993 and E616994, Wayne County Records [PORTIONS OF SAID DOCUMENT ARE NOT LEGIBLE; IT APPEARS THE SUBJECT LAND IS WITHIN OR PART OF PARCEL OF SECTION 25 AS SHOWN ON THE RECORDED EXHIBITS; CLIENT SHALL OBTAIN A LEGAL OPINION IF ANY OF THE DESCRIBED RESTRICTIONS, SETBACKS OR OTHER PROVISIONS DESCRIBED WITHIN SAID DOCUMENT MAY OR MAY NOT AFFECT THE SUBJECT LAND]

14. Terms, provisions, and conditions as contained in Claim of Interest made by Elizabeth Street, Inc. as recorded 12/1/17 in Liber 54097, Page 452, Wayne County Records [SAID DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS; THE ADJACENT ENCLOSED TAX PARCEL IS PARTIALLY SHOWN HEREON]

All exceptions shown or noted on this survey were obtained from Title Commitment No. TC13-73861, issued on 12-12-2017, with an effective date of 11-07-2017, issued by Title Connect, LLC.

BASIS OF BEARING NOTE

The basis of bearing for this survey was established by the record legal description

LEGAL DESCRIPTION

Land Situated in the State of Michigan, County of Wayne, City of Detroit, described as:

Part of Lot 24 of Lafayette Park Subdivision of Parts of Private Claims 6, 181, 7, 132, 12, 13, 18 and 17, City of Detroit, Wayne County, Michigan, according to the plat thereof recorded in Liber 89 of plots, pages 87, 88, 89, 90 and 91, Wayne County Records, more particularly described as follows: beginning at a point distant S28°04'53"E 169.01 feet from the intersection of the Southerly line Antietam Street and the Westerly line of Rivard Street, thence S28°04'53"E 111.27 feet; thence S26°02'57"E 526.67 feet; thence S59°52'15"W 287.03 feet; thence N26°02'57"W 315.07 feet; thence N32°09'51"W 560.00 feet; thence N04°48'18"E 53.48 feet; thence along the southerly line of Antietam Street on a curve to the left whose radius is 358.34; on an arc distance of 158.14 feet, chord of said curve bears S86°07'51"E 156.86 feet; thence S09°22'51"E 122.37 feet; thence N80°37'09"E 223.13 feet to the point of beginning.

Tax Item No. 3750-82/Ward 5

TABLE A NOTES

16: There was no observable evidence of current earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

17: There are no known proposed changes in street right-of-way lines available from the controlling jurisdiction.

17: There was no observable evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

SURVEYOR'S CERTIFICATION

To:

Elizabeth Street, Inc., a Michigan corporation
Lafayette Acquisitions Partners, LLC
First American Title Insurance Company
Title Connect, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(c), 6(b), 7(a), 7(b), 7(c), 8, 9, 14, 16 and 17 of Table A thereof.

The field work was completed on 11-22-2017.

[Signature]
Kevin Nowak, P.E.
No. 53503
Dated: 12-15-2017
Revised:



PROJECT

Wayne State University
Shapiro Hall

PROJECT LOCATION

No. 1401
Rivard Street
City of Detroit,
Wayne County, MI

SHEET

ALTA / NSPS
Land Title Survey

REVISIONS

DRAWN BY:

OWF3/D.MCCONKEY

APPROVED BY:

K.N./R.FRAUS

EMAIL:

rfraus@nfc-engr.com

DATE:

12-15-2017

SCALE:

1"=40'

NFE JOB NO

C182-04

SHEET NO

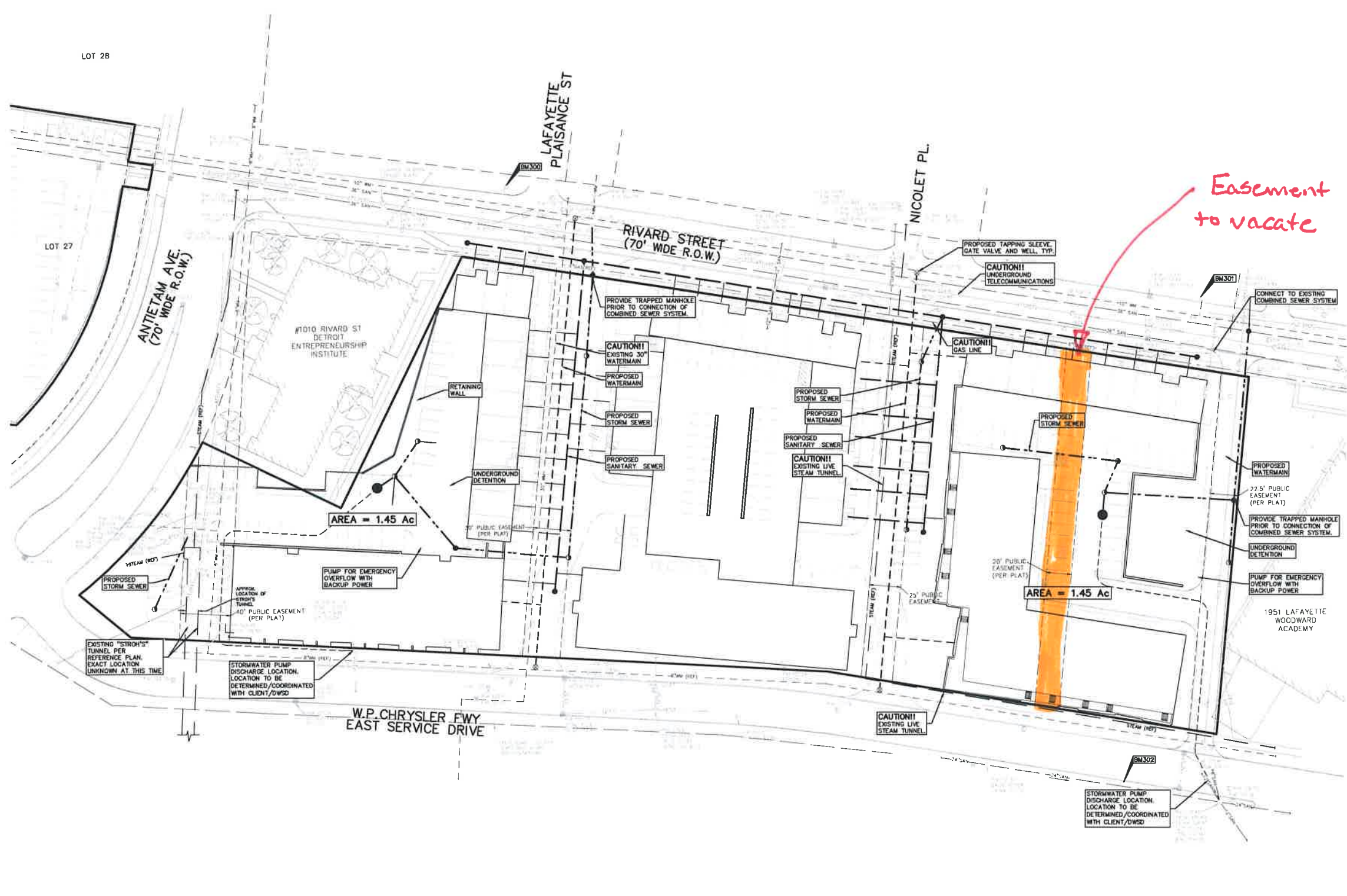
1 of 1

LEGEND

X	AC	Air Conditioner
ASPH	ASPH	Asphalt
CAV	CAV	Cable Trench/Box/Wire
CB	CB	Catch Basin
CO	CO	Clean Out
CONC	CONC	Concrete
E.M.H.	E.M.H.	Electric Manhole
EL	EL	Electric Conduit/Riser
FI	FI	Found Iron Pipe
FMON	FMON	Found Monument
GL	GL	Gas Service/Gas Main
GP	GP	Ground Line
GV	GV	Gate Valve
HYD	HYD	Hydrant
LP	LP	Light Pole
L/S	L/S	Landscape
MH	MH	Manhole
MON	MON	Monument
MW	MW	Monitor Well
OH LINES	OH LINES	Overhead Lines
PH	PH	Phone/Box/Riser
PH	PH	Physically Handicapped
PIV	PIV	Post Indicator Valve
PL	PL	Private Line
PM	PM	Parking Meter
R/W	R/W	Right of Way
SAN	SAN	Sanitary Sewer
SB	SB	Stop Box (Water)
SI	SI	Set Iron
SO	SO	Storm Sewer
STM	STM	Telephone Manhole
TRANS	TRANS	Transformer
U	U	Utility Pole
W	W	Water Main
WM	WM	Water Measurement
W	W	Watered Measurement
C	C	Circuited



GRAPHIC SCALE 1"=40'



- ### GENERAL UTILITY NOTES:
1. ALL UTILITY LINES, STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE DMSD AND CITY OF DETROIT.
 2. ALL WATER MAIN AND FITTINGS (3" DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 54.
 3. WATER MAIN SERVICE LEADS SHALL BE TYPE K¹ ANNEALED SEAMLESS COPPER WITH FLARED FITTINGS, UNLESS OTHERWISE NOTED.
 4. ALL WATER MAIN SHALL BE PROVIDED WITH 6.5" OF COVER UNLESS OTHERWISE NOTED.
 5. ALL FIRE HYDRANTS SHALL BE EJW ^{600R} MODEL #250 PER CITY STANDARDS.
 6. ALL SANITARY SEWER 8" OR LARGER SHALL BE P.V.C. TRUSS PIPE (ASTM D2688) AND FITTINGS, WITH ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
 7. ALL SANITARY SEWER LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 PIPE AND FITTINGS JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
 8. SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 100 FEET AND AT EVERY BEND AS SHOWN. ALL CLEANOUTS TO BE PROVIDED WITH E.J.W. #585 BOX OR EQUAL.
 9. ALL STORM SEWER 12" DIAMETER OR LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP (C-76) CLASS IV WITH MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C-443).
 10. ALL STORM SEWER LEADS SHALL BE PVC SCHEDULE 40 WITH GLEED JOINTS UNLESS OTHERWISE NOTED.

- [illegible]

C-3

NOTE

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.
SCALE 1 INCH = 100 FEET

SCALE 1 INCH = 100 FEET

