



CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE. SUITE 601
DETROIT, MICHIGAN 48226
PHONE: (313) 224-3949 TTY: 711
WWW.DETROITMI.GOV

To: Clerk's Office
From: The Department of Public Works
City Engineering Division
MapsandRecordsBureau@DetroitMI.Gov
(313) 224-3970

Petitioner:
Hamilton Square LLC
7950 Moorsbridge Road
Portage, MI, 49024

On behalf of the above-mentioned petitioner the Department of Public Works: City Engineering Division is submitting a petition request for the below mentioned action. The petitioner has received a project consultation from the Department of Public Works: City Engineering Division and has been advised the following:

Type of action recommended:

Petition to vacate, with reserve of a utility easement and public access easement, the public alley lying westerly of and adjacent to the property commonly known as 9851 Hamilton Avenue.

Jered Dean
Manager II
Department of Public Works
City Engineering Division
313-224-3985

UPDATED on 07/12/2023

Hamilton Square Detroit

7950 Moorsbridge #104

Portage, MI 49024

To whom it may concern,

My name is Adam Noel and I am one of two owners of 9851 Hamilton Detroit, MI 48202. We purchased the property and the parking lots next to the building (1143 Glynn, 1153 Glynn, 1159 Glynn). Our goal is to renovate and remodel this building to include ~50 apartments and some retail space. After speaking with the city, we were required to submit our plans for a site review to move forward. Although we have enough parking spaces for the updated city requirements, the city's response included asking us to combine the lots into one large parcel.

After speaking with the Maps and Records Bureau, we were told reaching out in this manner would be the best option. We were told that because of the alley running through the property, we cannot simply combine all the properties/parcels and that "The best way to move forward with this proposal would be to vacate the easement with the owner granting the public an access easement over the portion of the alley being vacated. This is because there are only 2 points of access to the alley in question and the City will not approve this request if it results in a dead-end alley. The public access easement would be held by the City and run with the land if sold. The alley easement may not be obstructed by parking, gates, or other improvements. The public would have full access rights. If agreeable to this plan you will need to update your cover letter formally making the request to proceed in this fashion."

Therefore, it is our intent to do just as above and vacate the easement and grant a public access easement over the alley being vacated.



Our intent is not to block any of the alleyways and to continue to allow utilities and residents in the area to freely use the alley. We will tend to the lots, the landscaping, and the like.

Therefore, we are asking to vacation the alley and allow us to keep the alley open for anyone using the space. I hope this is a clear ask. If you have any questions, please call, or email me.

Best,

Adam Noel

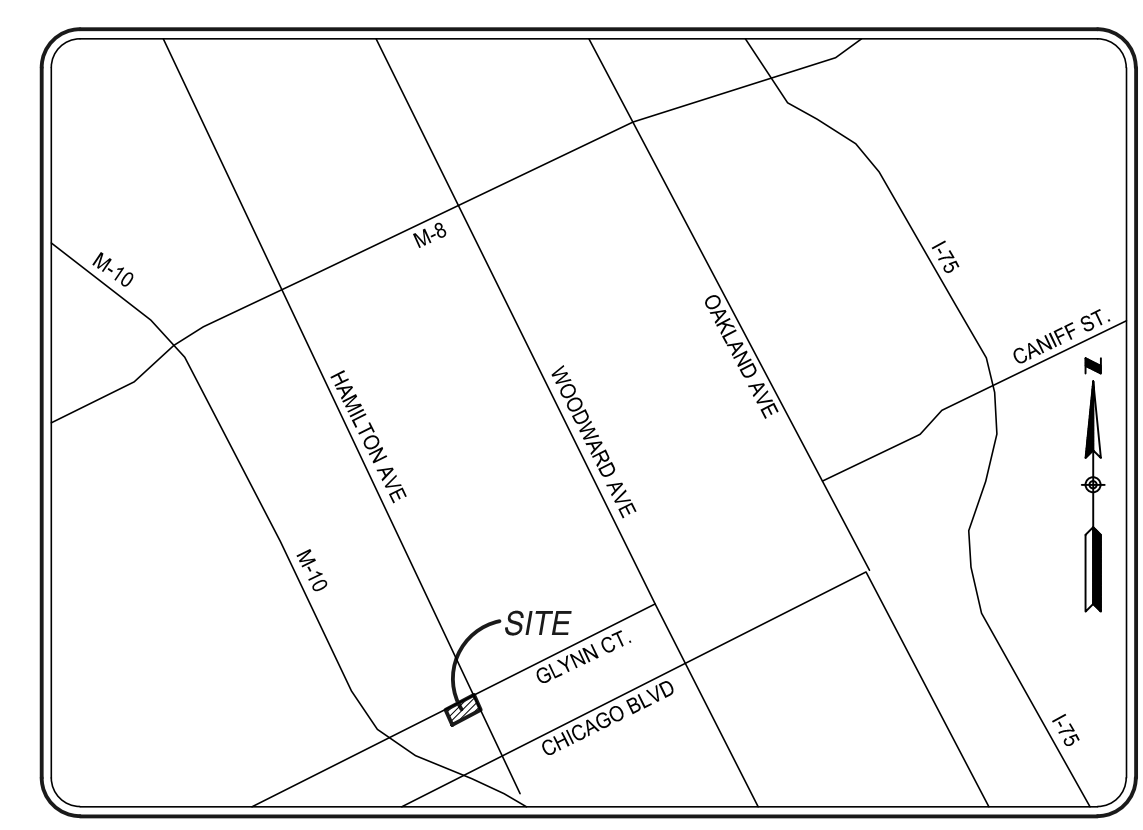
Owner / Project Manager

Adam@TimelessPropertiesDetroit.com

248.736.3149

LEGEND

- MANHOLE
- CATCH BASIN
- SEWER CLEAN OUT
- GAS METER
- GAS SHUT OFF VALVE
- VALVE BOX
- GATE VALVE & WELL
- WATER SHUT OFF VALVE
- FIRE HYDRANT
- SPRINKLER VALVE BOX
- LAWN SPRINKLER HEAD
- HAND HOLE
- ELECTRIC RISER OR METER
- TELEPHONE RISER
- CABLE TV RISER
- AIR CONDITION UNIT
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- UTILITY POLE W/ LAMP EXTENSION (ARROW INDICATES DIRECTION OF ARM)
- LIGHT POLE
- LIGHT POLE WITH LAMP EXTENSION
- TRAFFIC SIGNAL
- POLE W/ TRAFFIC SIGNAL (OVER ROAD)
- QUIP WIRE
- QUIP POLE
- GROUND LEVEL / DECORATIVE LIGHTING
- FLAG POLE
- PHONE OR PHONE BOOTH
- METAL OR CONC. POST
- MAILBOX
- SIGN
- WATER FOUNTAIN
- PARKING METER
- BILLBOARD OR LARGE SIGN
- BASKETBALL HOOP
- BOULDER
- STATUE OR SCULPTURE
- BENCH
- STUMP
- DOWNSPUT INTO STORM DRAIN
- DOWNSPUT TO GROUND
- CONIFEROUS TREE
- DECIDUOUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- SECTION CORNER
- TRAVERSE POINT
- STRUCTURE NUMBER
- SDA POINT NO.
- SPOT ELEVATION
- TOP OF CURB ELEVATION
- GUTTER ELEVATION
- TOP OF PAVEMENT ELEVATION
- EDGE OF METAL ELEVATION
- TOP OF WALK ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- GROUND ELEVATION
- UNDERGROUND
- FIBER OPTIC
- CONCRETE
- ASPHALT
- FINISH FLOOR ELEVATION
- DOOR LEDGE ELEVATION
- FOUND IRON
- F.M. FOUND MONUMENT
- F.P.K. FOUND P.K. NAIL
- S.I. SET IRON WISDA CAP
- SET P.K. NAIL
- S.P.K. TAG SET P.K. NAIL WISDA TAG
- MAG SET MAGNETIC NAIL
- MAGTAG SET MAGNETIC NAIL WISDA TAG
- MEASURED
- RECORD
- CALCULATED
- INVERT ELEVATION
- CORRUGATED METAL PIPE
- GAS
- SANITARY SEWER (SAN)
- STORM SEWER (STM)
- WATERMAIN (WM)
- OVERHEAD WIRE
- COMBINED SEWER
- STEAM LINE
- OIL LINE
- UG FIBER (COMM.)
- UG ELECTRIC (ELEC.)
- UG PHONE (PH)
- UG CABLE (CBL)
- CHAIN LINK FENCE (CL)
- WOOD FENCE
- WIRE FENCE (WF)
- GUARD RAIL
- EDGE OF BRUSHWOODS
- CENTERLINE OF DITCH
- CULVERT
- BANKTOP OF SLOPE
- MAJOR CONTOUR
- MINOR CONTOUR
- BOUNDARY LINES
- ROW LINES
- SECTION LINES
- PROPERTY LINES
- ASPHALT
- CONCRETE
- GRAVEL
- BRICK / PAVERS
- WATER



LOCATION MAP
NOT TO SCALE

ZONING NOTE

AS OF 02-06-23 THE SURVEYOR HAS NOT BEEN FURNISHED A ZONING REPORT THAT WOULD DISCLOSE THE PERTINENT ZONING INFORMATION.

PER THE CITY OF DETROIT ZONING INDEX MAP #9, PARCEL 1 IS ZONED B4, GENERAL BUSINESS DISTRICT AND PARCELS 2-4 ARE ZONED R3, LOW RESIDENTIAL DENSITY. SEE TABLES BELOW FOR CITY OF DETROIT ZONING REQUIREMENTS.

PARCEL 1

Sec. 61-13-25. B4.
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 34-05, §1, 12-06-05; Ord. No. 26-12, §1, 11-21-12)

Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage (%)	Max FAR	Add'l. Regs.
	Area (sq ft)	Width (feet)	Front	Side*	Rear				
Fraternity or sorority houses	7000	70	20	Formula A	30	35			
Libraries or museums	10000	70	20	Formula B	30	35			Sec. 61-13-32
Motels or hotels	7000	70	20	Formula A	30	35			
Motor vehicle filling station	See Sec. 61-13-93		See Sec. 61-13-98 and Sec. 61-13-99			35	See Sec. 61-13-97		
Motor vehicles, used: salesroom or sales lot	4000	40				35			
Motor vehicle washing and steam cleaning	10000					35			
Multiple-family dwellings	7000	70	20	Formula A	30			2.00	Sec. 61-13-102; Article XIV, Division 1, Subdivision I
Parking lots or parking areas									
Religious institutions	10000	70	20	Formula B	30	35			Sec. 61-13-32; Sec. 61-13-104
Single family dwellings: Religious residential facilities	5000	50	20	4 ft minimum/14 ft combined	30	35			
Two family dwellings	6000	55	20	Formula A	30	35			
Town houses (attached group)	7000	70	20	Formula A	30	35			Sec. 61-13-106
All other residential and public, civic and institutional uses	7000	70	20	Formula B	30	35			Sec. 61-13-32
All other uses						35			

PARCELS 2-4

Sec. 61-13-4. R3.
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 34-05, §1, 12-06-05; Ord. No. 38-14, §1, 10-16-2014)

Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage (%)	Max FAR	Add'l. Regs.
	Area (sq ft)	Width	Front	Side*	Rear				
Parking lots or parking areas			20	10					Sec. 61-13-102; Article XIV, Division 1, Subdivision I

SURVEYOR'S COMMENTS

- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY AS INDICATED ON THE SURVEY (GLYNN COURT & HAMILTON AVE.). THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES NO OBSERVABLE EVIDENCE IN SIDEWALK CONSTRUCTION.
- NO ENCROACHMENT OR ENCUMBRANCES WERE FOUND DURING THE PREPARATION OF THE ALTA/NSPS SURVEY OF THE SUBJECT PROPERTIES COMPLETED BY SPALDING DEDECKER.
- AS OF FEBRUARY 8, 2023, SPALDING DEDECKER HAS NOT BEEN FURNISHED A CURRENT TITLE SEARCH THAT WOULD IDENTIFY ANY EASEMENTS OF RECORD THAT WOULD ENCUMBER THE PROPERTY. THEREFORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIVE COVENANTS THAT ARE NOT SHOWN.
- THE UTILITY INFORMATION SHOWN ON THIS SURVEY IS BASED UPON A COMBINATION OF RECORD INFORMATION AND FIELD MEASUREMENTS. A MISS DIG DESIGN TICKET NUMBER OF 2023012601475-000 HAS BEEN REFERENCED TO THIS PROJECT. THERE ARE NO ASSURANCES THAT ALL PROVIDERS HAVE RESPONDED AND THE SURVEYOR DOES NOT GUARANTEE THAT ALL UNDERGROUND UTILITIES ARE SHOWN AND/OR POSITIONED PROPERLY ON THIS DRAWING DUE TO AMBIGUOUS PLANS AND RECORDS PROVIDED TO US. THE INFORMATION SHOWN ON THIS DRAWING IS INTENDED TO BE USED AS A GUIDE FOR POSSIBLE UNDERGROUND UTILITY CONFLICTS. IT IS THE RESPONSIBILITY OF OTHERS TO RESOLVE THE ACTUAL LOCATION OF ANY UNDERGROUND UTILITY THROUGH THE MISS DIG FIELD VERIFICATION SYSTEM PRIOR TO ANY SITE EXCAVATION. CALL 811 OR 800-482-7171.

LEGAL DESCRIPTION

AS PROVIDED BY:
COVENANT DEED RECORDED IN LIBER 57933, PAGE 1487, WAYNE COUNTY RECORDS DATED OCTOBER 31, 2022

LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PARCEL 1: 06004346
LOTS 10, 11, AND 12 INCLUDING VACATED ALLEYS ADJACENT THERETO, ADAMS AND PECKS 2ND NORTH END SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 17 OF PLATS, PAGE 13, WAYNE COUNTY RECORDS; ALSO THE NORTH 24 FEET OF LOTS 453 AND 454, BOSTON BOULEVARD SUBDIVISIONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 29 OF PLATS, PAGE 23, WAYNE COUNTY RECORDS/

PARCEL 2: 06002635-7
THE WEST 32.02 OF LOT 13, AND ALL OF LOTS 14 AND 15, ADAMS AND PECKS 2ND NORTH END SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 17 OF PLATS, PAGE 13, WAYNE COUNTY RECORDS.

PARCEL 3: 06002638
LOT 16, ADAMS AND PECKS 2ND NORTH END SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 17 OF PLATS, PAGE 13, WAYNE COUNTY RECORDS.

PARCEL 4: 06002639
LOT 17, ADAMS AND PECKS 2ND NORTH END SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 17 OF PLATS, PAGE 13, WAYNE COUNTY RECORDS.

FLOODPLAIN NOTE

PER THE FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, COMMUNITY PANEL NO. 26163C0125E, PANEL 125 OF 541, EFFECTIVE DATE FEBRUARY 02, 2012, PARCEL IS IN ZONE X, AREAS DETERMINED TO BE AN AREA OF MINIMAL FLOOD HAZARD.

EVIDENCE OF EARTH MOVING

THERE IS NO EVIDENCE OF RECENT EARTHMOVING ON THIS PARCEL.

COORDINATE SYSTEM

THE COORDINATE SYSTEM FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, MICHIGAN SOUTH ZONE (2113) BASED ON NAD83(2011).

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE STATE PLANE GRID AND UNITS ARE INTERNATIONAL FEET, AS ESTABLISHED WITH RTK GPS MEASUREMENTS USING A DATA LINK TO THE MDOT CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS). THEREFORE, THE BEARINGS WILL NOT MATCH THE PLAT BEARINGS OF RECORD.

SURVEYOR'S STATEMENT

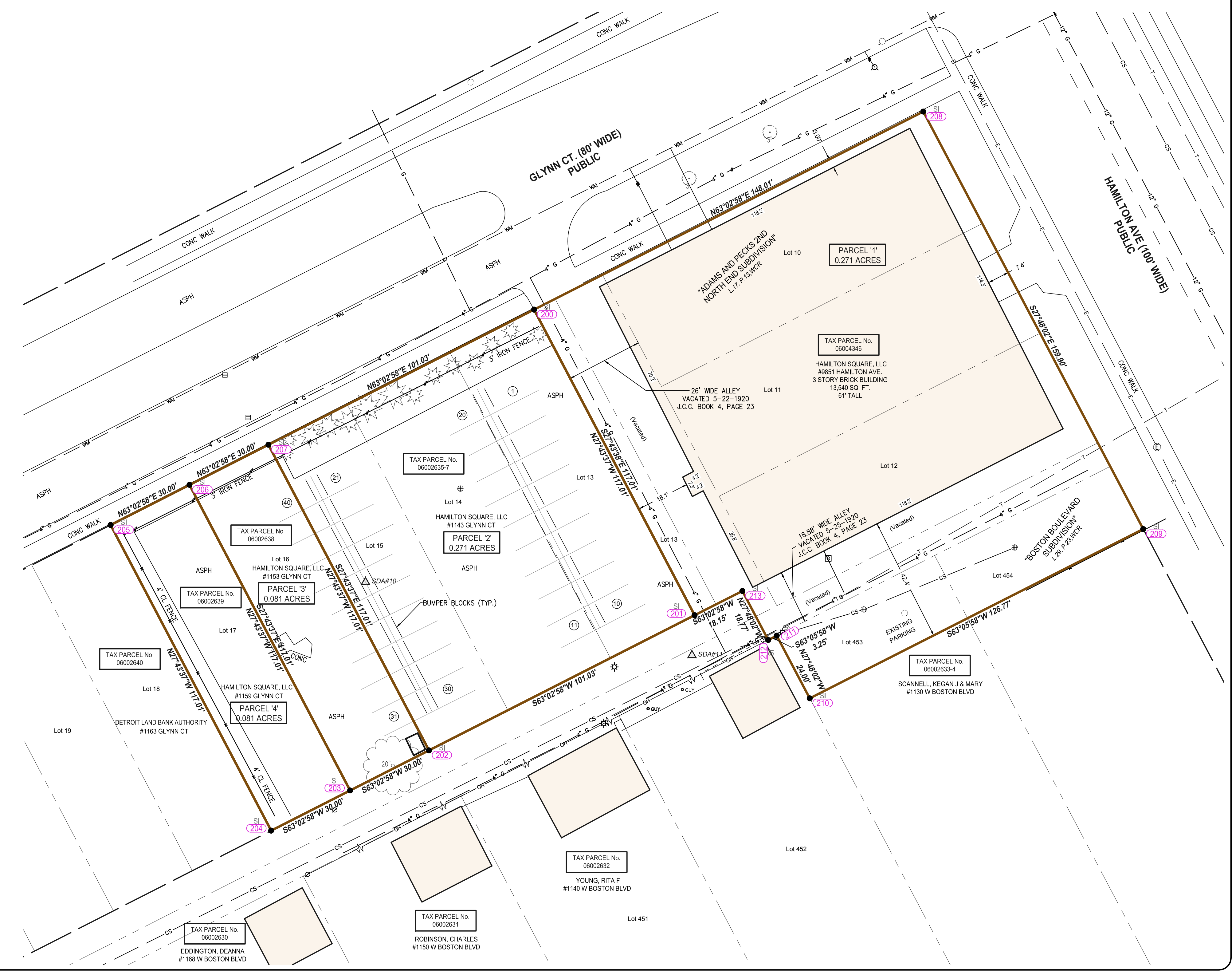
TO: HAMILTON SQUARE DETROIT, LLC
TITLE CONNECT LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a, b1, c), 8, 9, 11(b), 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 01-18-23.

DATE OF PLAT OR MAP: 02-06-23



Steven E. Dunn
STEVEN E. DUNN
PROFESSIONAL SURVEYOR No. 4001028408



SPALDING DEDECKER
Engineering and Surveying
Excellence Since 1954

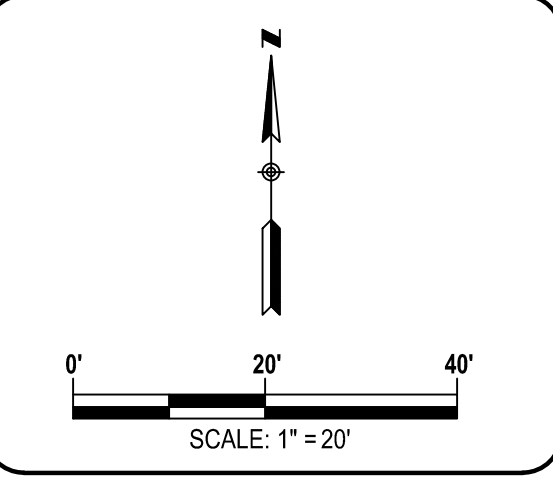
905 South Blvd. East
Rochester Hills, MI 48307
Phone (248) 844-5400
Fax (248) 844-5404

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Detroit, MI 48202
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Phone (248) 844-6274

400 Ann St. NW, Suite 204
Grand Rapids, MI 49504
Phone (616) 885-5802

www.sda-eng.com
(800) 598-1600



CLIENT:
HAMILTON SQUARE DETROIT, LLC

811
Know what's below.
Call before you dig.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES IN CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE VERIFIED IN THE FIELD. CALL MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.

UTILITY NOTE

UTILITY INFORMATION ON THIS DRAWING MAY BE FROM INFORMATION DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANIES, CITY/COUNTY AGENCIES AND OTHER VARIOUS SOURCES. UNDERGROUND UTILITIES WHICH ARE ON PRIVATE PROPERTY ARE USUALLY NOT DELINEATED UPON A UTILITY COMPANY'S PUBLISHED PLANS. THEIR LOCATION, IF SHOWN UPON THIS SURVEY, ARE APPROXIMATED FROM FOUND PAINT MARKERS, ETC. AS LOCATED BY THIS FIRM FROM SOURCES WHICH ARE UNKNOWN. NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF.

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#1143, #1153 & #1159
GLYNN CT. & #9851 HAMILTON AVE.
DETROIT, MI
ALTA/NSPS LAND TITLE SURVEY

SECTION 35
TOWN 01 SOUTH RANGE 11 EAST
CITY OF DETROIT
WAYNE COUNTY, MICHIGAN

NO.	DATE	REVISION

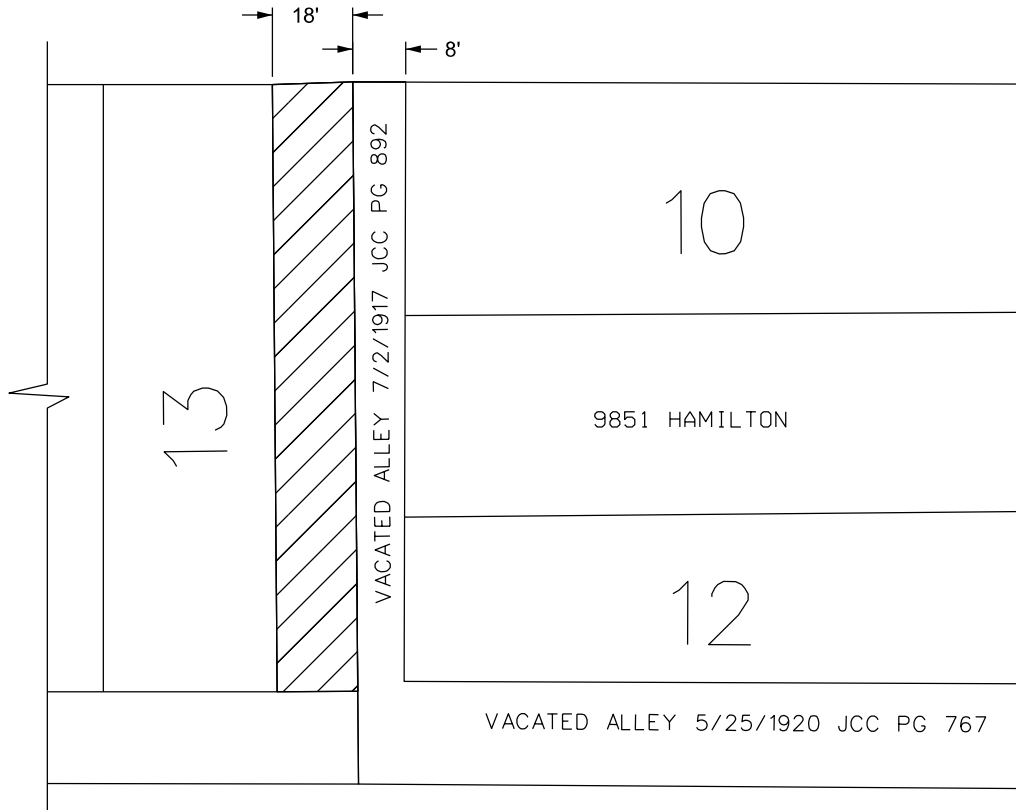
VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAFTER	DATE
N. POOLE	02-06-23
CHECKED	DATE
N. DUNN	02-06-23
FIELD LEADER	PROJECT SURVEYOR
J. LONERO	N. DUNN
PROJECT MANAGER	DEPARTMENT MANAGER
N. DUNN	C. PLATZ
JOB NO.	DRAWING NO.
DE23002A	DE23002ALTA
SCALE:	SHEET NO.
1" = 20'	1 OF 1

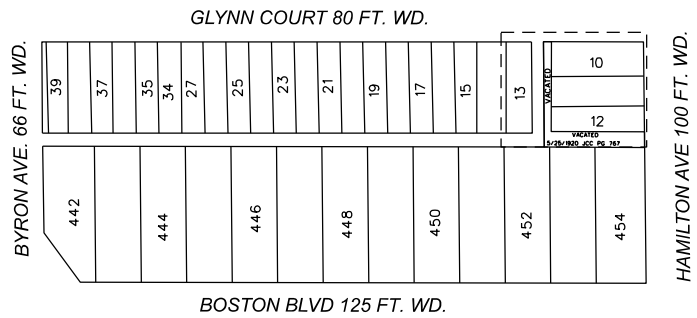


GLYNN COURT 80 FT. WD.

BYRON AVE. 66 FT. WD.



HAMILTON AVE. 100 FT. WD.



- REQUEST VACATION WITH RESERVE OF A PUBLIC UTILITY AND PUBLIC ACCESS EASEMENT

(FOR OFFICE USE ONLY)

CARTO 32 C

B						REQUEST VACATION WITH EASEMENT OF THE ALLEY BOUNDED BY HAMILTON AVE. 100 FT. WD., GLYNN CT. 80 FT. WD., BYRON AVE. 66 FT. WD. AND BOSTON BLVD. 125 FT. WD.	CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU	
	A	DESCRIPTION	DRWN	CHKD	APPD		DATE	JOB NO.
REVISIONS						DRAWN BY LC CHECKED AP DATE 08-15-2023	DRWG. NO.	
APPROVED JD								