



Central Services Facility

313-267-8000 • detroitmi.gov/DWSD

Date:

Petition Map:

- ☐ Outright Vacation
- ☐ Conversion to Easement

- ☐ Dedication
- ☐ Encroachment

☐ Berm Use

☐ Temporary Closing

The above petition has been received and reviewed by this office. Please see below for the review status as marked.

☐ Approved Subject to Attached Provisions

☐ Not Approved

☐ Revise and Resubmit

--

Attached is the DWSD provision related to the petition.

	Name	Title	Signature	Date
Reviewed by:			Mohammad Siddique	
Approved by:			Mohammad Siddique For Syed Ali	

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 (DWSD) 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. Any proposed fencing across the easement must have a gate installed to permit access for DWSD forces. The gate shall remain unlocked 24 hours a day, unless a guard is stationed near the gate to allow the DWSD ingress and egress at any time. The minimum dimensions of the gate or gates shall provide 15-foot vertical and 13 foot horizontal clearances for freedom of DWSD equipment movement.

Free and easy access to the sewers, water mains, fire hydrants and manholes and structures within the easement is required for DWSD 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 and/or water main facilities.

DWSD 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 DWSD.

DWSD prohibits the use of heavy construction equipment or the storage of building material directly over or near DWSD facilities. DWSD also prohibits the use of cranes and balls or hydraulic rams for pavement removal where DWSD facilities are involved. If the water main and/or sewer facilities are broken or damaged as a result of any action on the part of the contractor, the contractor shall be liable for any and all costs incidental to the repair of such broken or damaged water main and/or sewer facilities.

3. If at any time in the future, the owners of any lots abutting on said conversion to easement shall request the removal and/or relocation of the aforementioned utilities in said easement, such owners shall pay all costs incidental 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 incidental to the repair of such broken or damaged sewers and/or water mains, and shall also be liable for any and all claims for damages resulting from his action.

Letter of Intent

April 06, 2024

**City of Detroit
Office of the Chief Financial Officer
Office of the Assessor
2 Woodward Ave.
Suite 828
Detroit, MI 48226**

**AVA Property Management LLC / Property Owner
Khaled El-Diraoui, Sole Member
14115 Plymouth Rd., Detroit, MI 48227
11350 Freeland, Detroit, MI 48227
(313) 779-7633**

RE: Alley Vacation

To whom it may concern:

AVA Property Management LLC is the owner of the neighboring parcels located at 14115 Plymouth and 11350 Freeland. AVA Property Management LLC would like to combine their properties as one parcel, and need to vacate the alley in order to do so. There are no adjoining neighbors on either side of the alley, as the alley is landlocked on all sides between 14115 Plymouth and 11350 Freeland.

AVA Property Management LLC hereby respectfully requests that the alley in between 14115 Plymouth Rd and 11350 Freeland be vacated by the City of Detroit. The vacated alley shall be accessible to any/all utility companies and/or city departments who have services and/or easements located there. AVA Property Management LLC has sought the help of Atlas Consulting to assist in this matter and is authorized to act on behalf of AVA Property Management LLC.

 4/6/24
**Khaled El-Diraoui
AVA Property Management LLC
Sole Member**

City of Detroit

PUBLIC WORKS DEPARTMENT: CITY ENGINEERING DIVISION

Coleman A. Young Municipal Center - 6th Floor

We, the undersigned individuals owning property adjacent to the proposed right-of-way to be vacated have no objections to the request of the petitioner. This petition requires consent by 2/3 of the adjacent owners in residential areas. Commercial areas require 100% of adjacent owners to consent. Properties owned by a business or other entity must be signed by an authorized agent in order to be counted in this petition.

By signing this petition the property owner is confirming awareness of the following changes to their property:

- (1) Vacating the proposed street or alley will result in the property owner being allocated ownership of ½ of the street or alley (conditional to the design of the subdivision) and will cause the property assessment to be adjusted to include the increase in square footage.
- (2) Drainage fees to the property will be adjusted based on any added impervious surfaces added to the property. Please contact the Department of Water and Sewage for additional questions regarding rates.
- (3) Garages orientated toward the alley may no longer be accessible by the alley. Upon approval of this petition the alley will no longer be considered public. The property owner waves their right to access their property using the alley.

Commercial properties are subject to the conditions of their land use grant. Which may require permission from the Buildings and Safety Engineering and Environment Department or the Board of Zoning Appeals prior to changing the limits of their property.

PRINT NAME / ADDRESS / DATE SIGNED
Khaled El-Diraoui Sole Member on behalf of
AVA Property Management LLC

14115 Plymouth Rd
Detroit, MI 48227

4/9/24

SIGNATURE



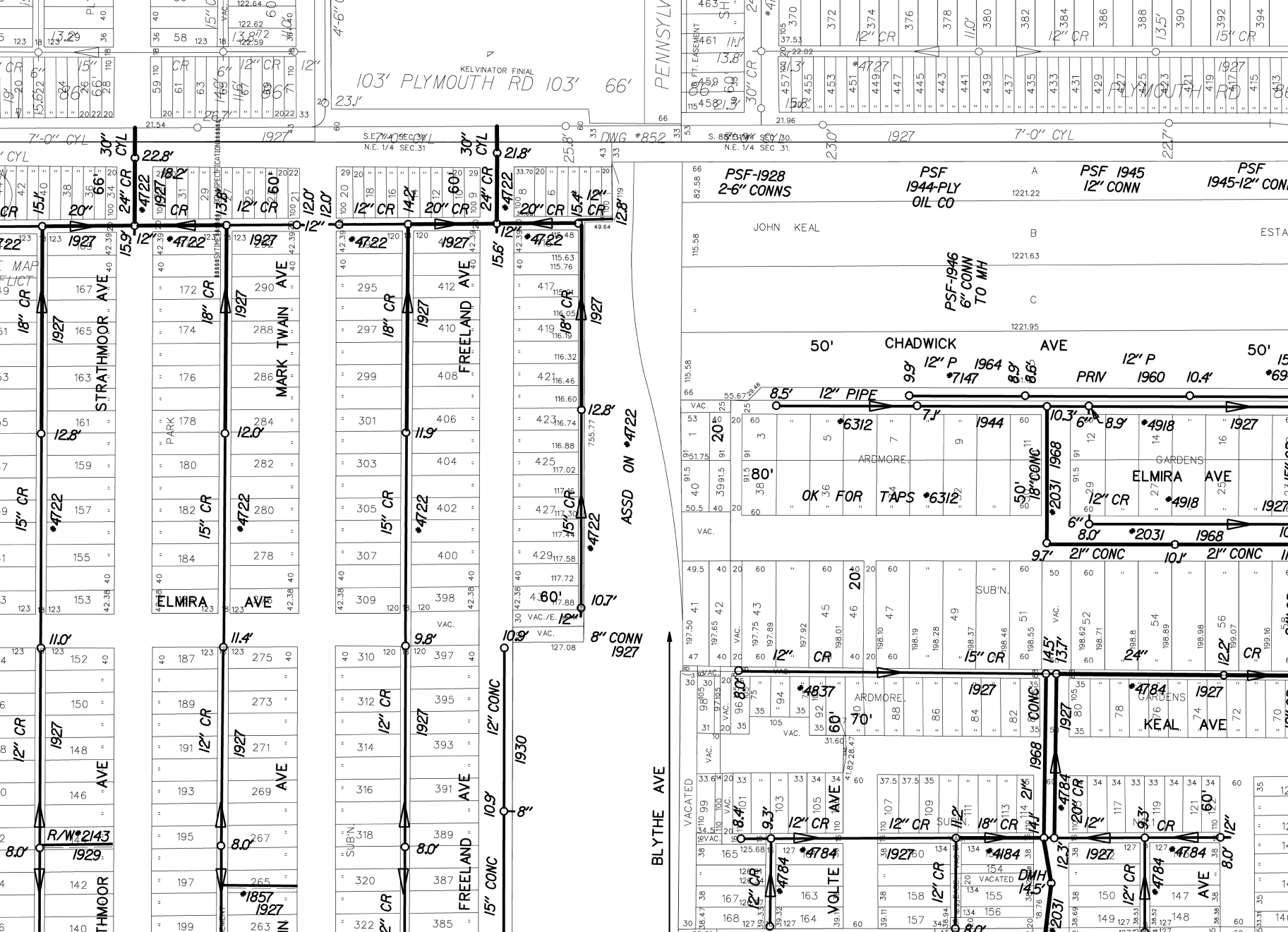
PRINT NAME / ADDRESS / DATE SIGNED
Khaled El-Diraoui Sole Member on behalf of
AVA Property Management LLC

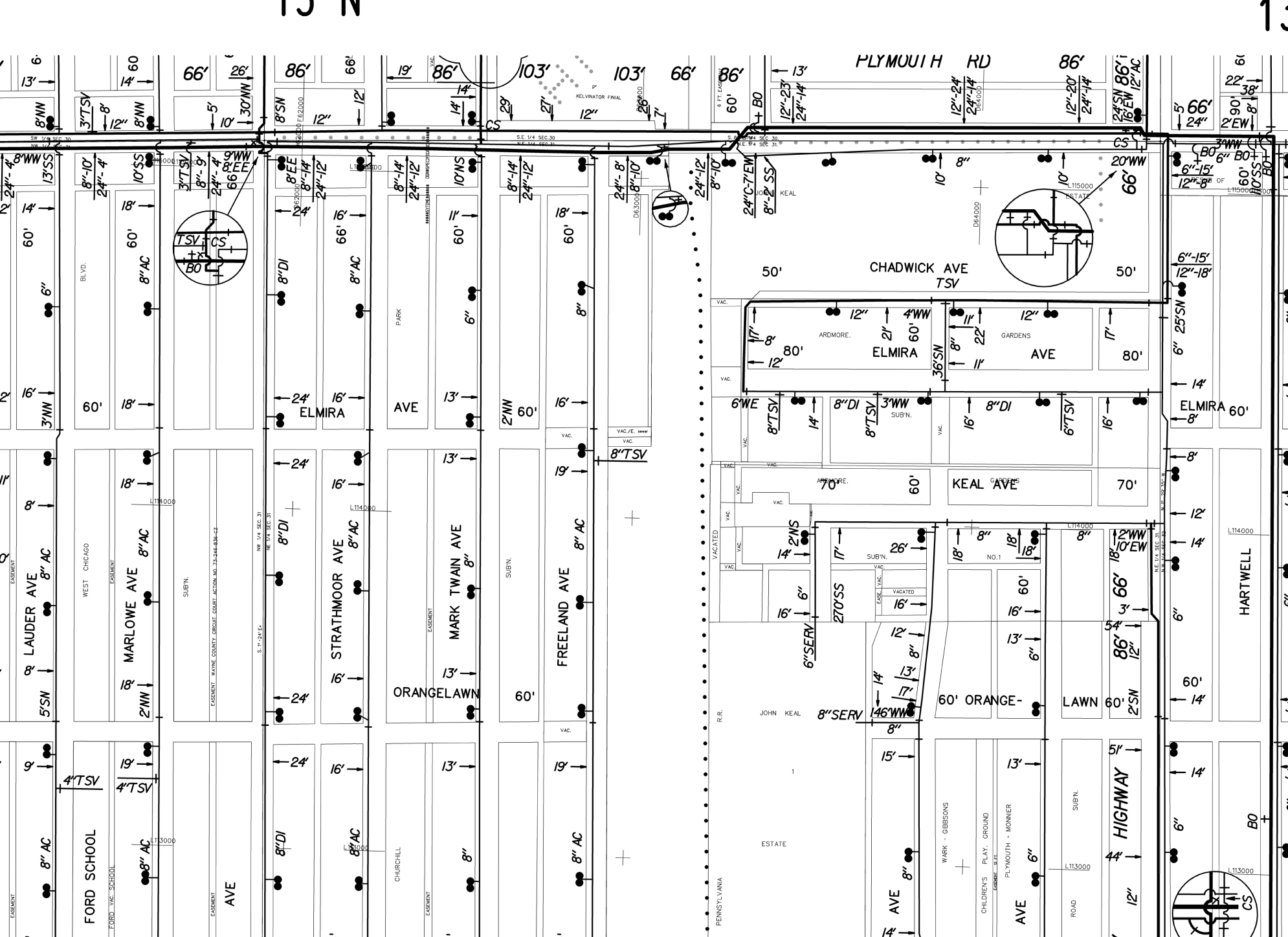
11350 Freeland
Detroit, MI 48227

4/9/24

SIGNATURE







LATERAL SEWER IN ALLEY

IN BLOCKS BOUNDED BY
HUBBELL-FREELAND - ORANGELAWN - PLYMOUTH
DETAILS

TOTAL LENGTH OF SEWER 6,790.59 FT. M. OR L.

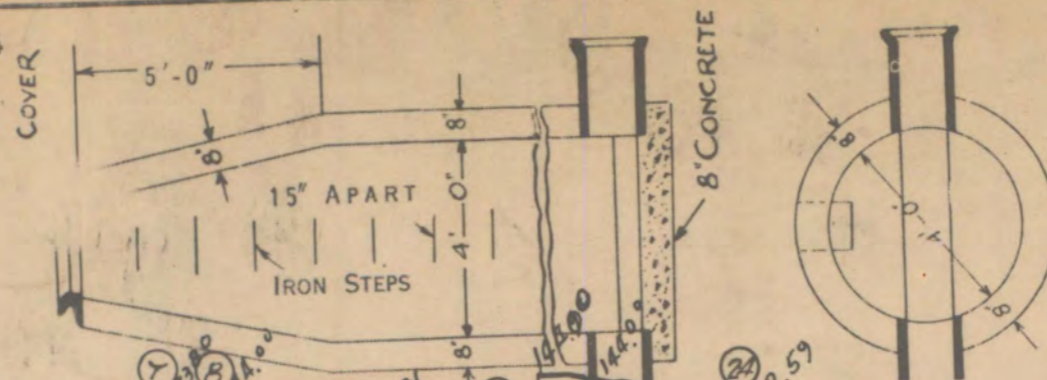
30" CYLINDER =	110.00
24" " =	242.00, INC.
20" " =	642.50, INC. 30-6" Y.S.
18" " =	1449.56, INC. 70-6" Y.S.
15" " =	1749.53, INC. 78-6" Y.S.
12" " =	2597.00, INC. 131-6" Y.S.

(25) TWENTY FIVE MANHOLES, INC. 200/IRON STEPS 8.5-12" (ON S)

VITRIFIED PIPE

Note: Sewer under pavement in Plymouth Road is to be constructed in tunnel & backfilled with class C concrete. Contractor to do all necessary pumping to make connection to public sewer.

El. Inv. of 7-0' CYL = 116.90
N 84° 77' of E. 182.89' of N.H. 1/4 of NE 1/4 of Sec. 31, 15. R. 11 E. lying S. of adj. Plymouth, E. of & adj. 1/2 Church & Park Sub. 1/4 of & adj. Penn R.R. Sec. 31, T. 15 S. R. 11 E. City of FREELAND 60 FT. WD.



DEPARTMENT OF PUBLIC WORKS
CITY ENGINEER'S OFFICE
DETROIT, MICH.

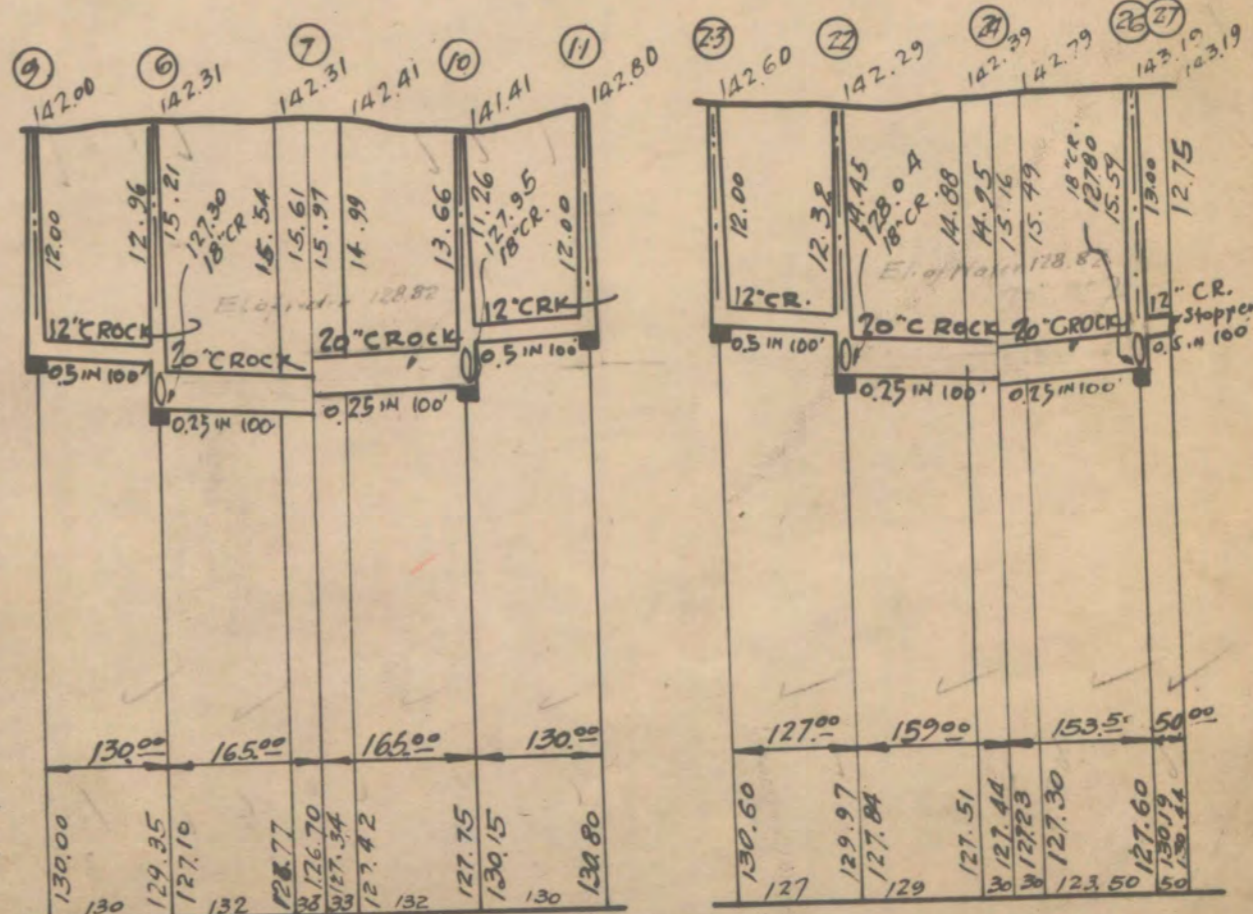
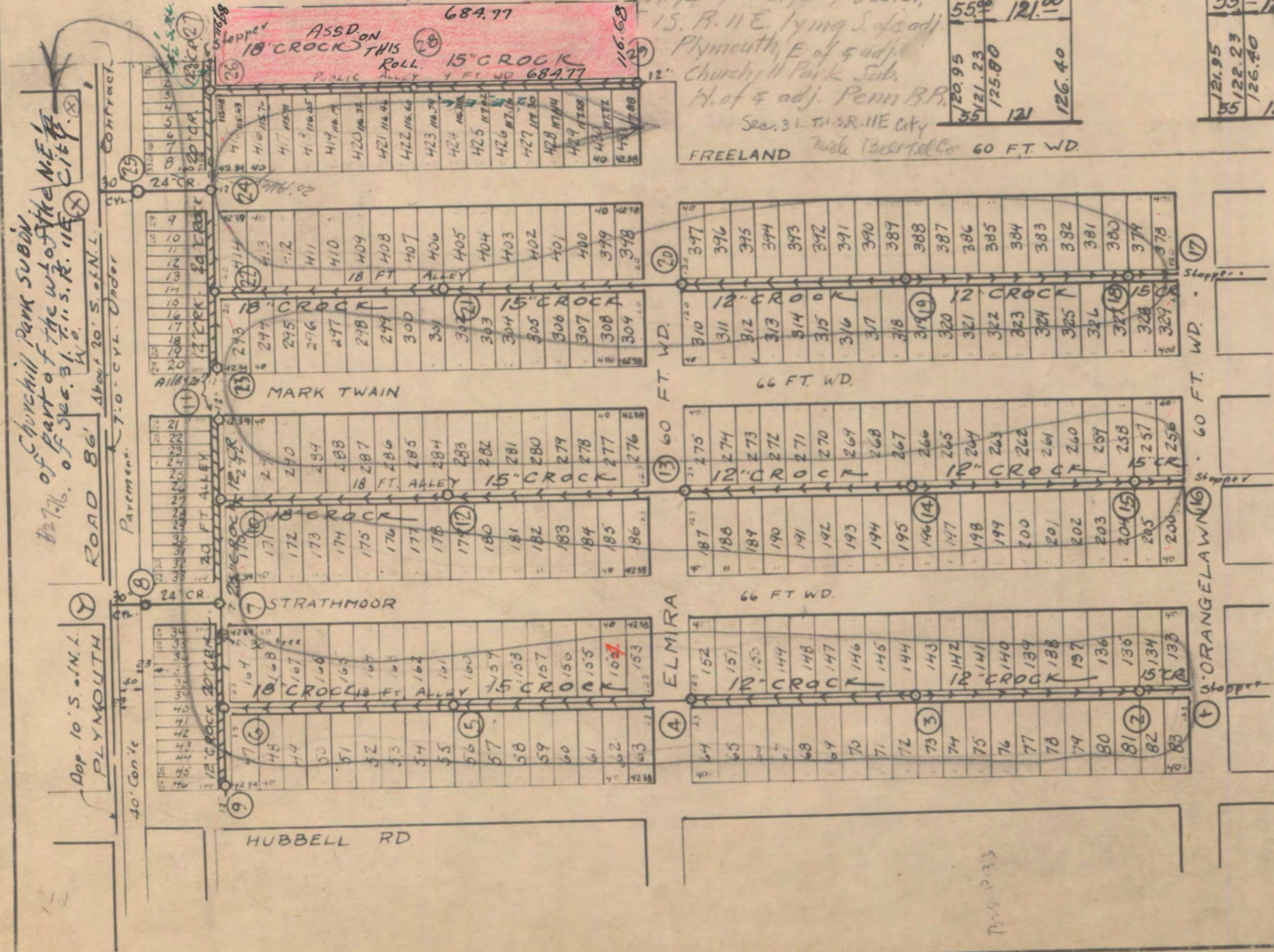
SEWER No. 4722
ROLL No. 10032

PETITION No. 519
PETITION DATE 1-6-26
RESOLUTION
BIDS OPENED 11-3-26
CONTRACT CONF'D 11-9-26
COMPLETED 6-7-27
CONT'R Det. Drainage Const. Co. \$15870.00

SECT'S OF M.H.

15.39	14.29	13.79	13.09	12.79	12.45	11.85	10.95	10.65
127.80	128.10	128.40	128.70	129.00	129.30	129.60	129.84	130.24
100	100	100	100	100	100	100	100	100

35375



SCALE
VERTICAL 1"=10'
HORIZONTAL 1"=100'

DRAWN
CHECK
NOTE BOOK

NOTE--Contractor to furnish and set as markers for all connections 1/2 inch iron rods 2 feet long with 3 inch tile collar 6 inches long.

NOTE--Sidewalks, Pavements and other existing public improvements, must be adequately protected during the construction of this sewer, and when damaged, the contractor must restore them to their original status without additional cost to the city. Each bidder is expected to examine the drawings, to visit the locality of the work, to make his own estimate of the facilities and difficulties attending the execution of the work, including local conditions and all other contingencies, whether surface or underground, to do all his own pumping and provide proper bulk heads when directed by city engineer. Above costs to be borne by contractor.

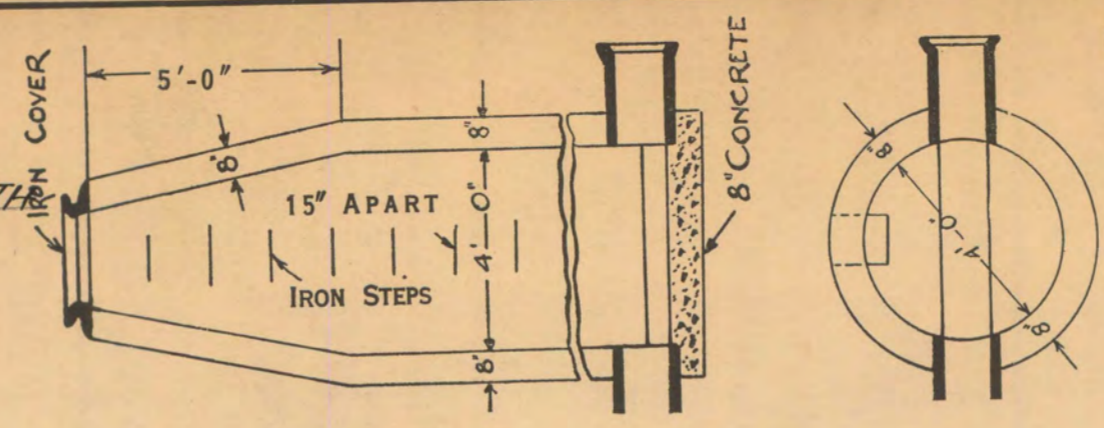
Est. 10/30/26 BLD BY A.P. 6-13-27 NW. 1/3 NW. 1/4 NW. 1/2

LATERAL SEWER IN ALLEY

IN BLOCKS BOUNDED BY
~~HUBBELL - FREELAND - ORANGELAWN - PLYMOUTH~~

DETAILS

TOTAL LENGTH OF SEWER *See Sheet N^o 1* FT. M. OR L.

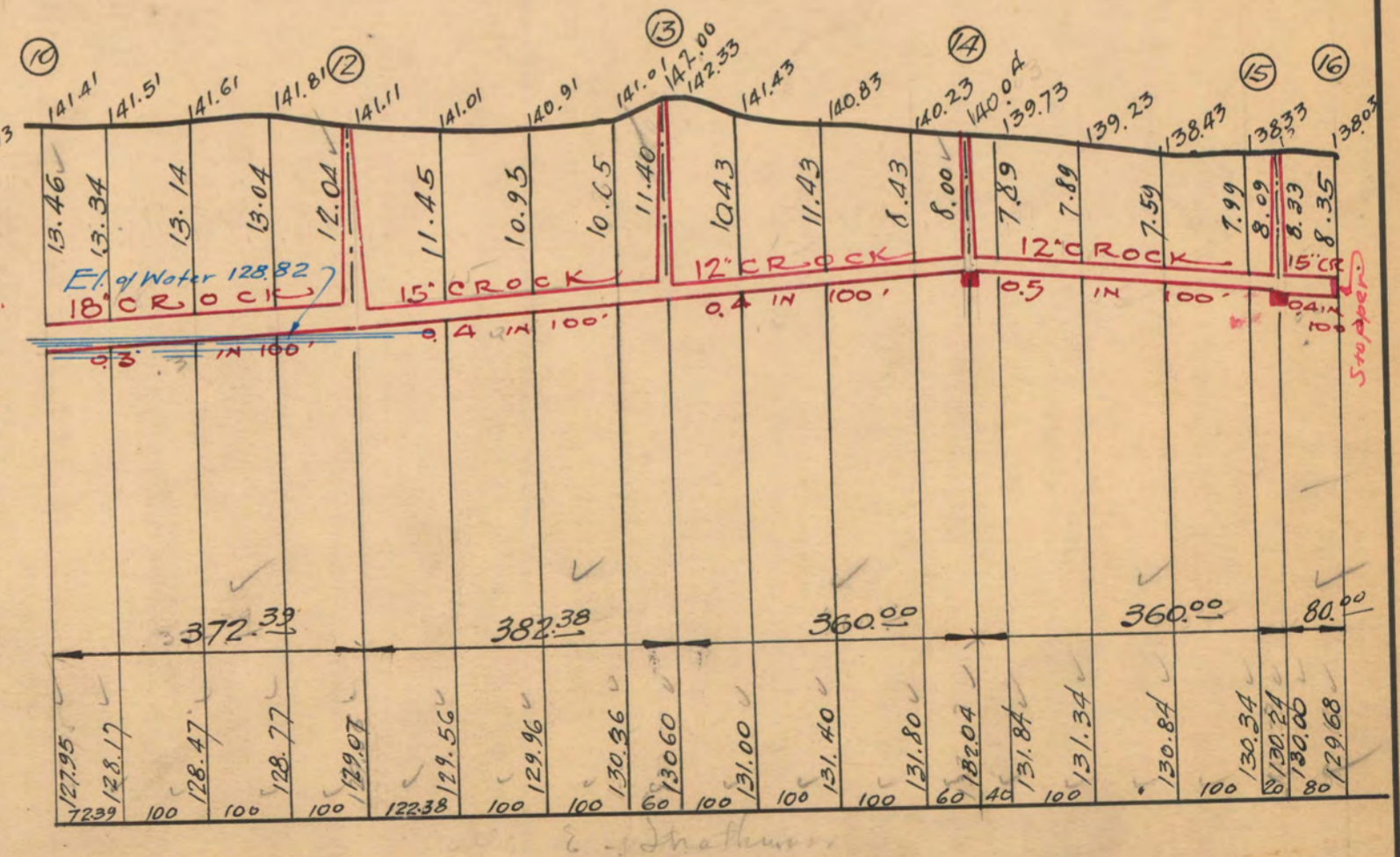
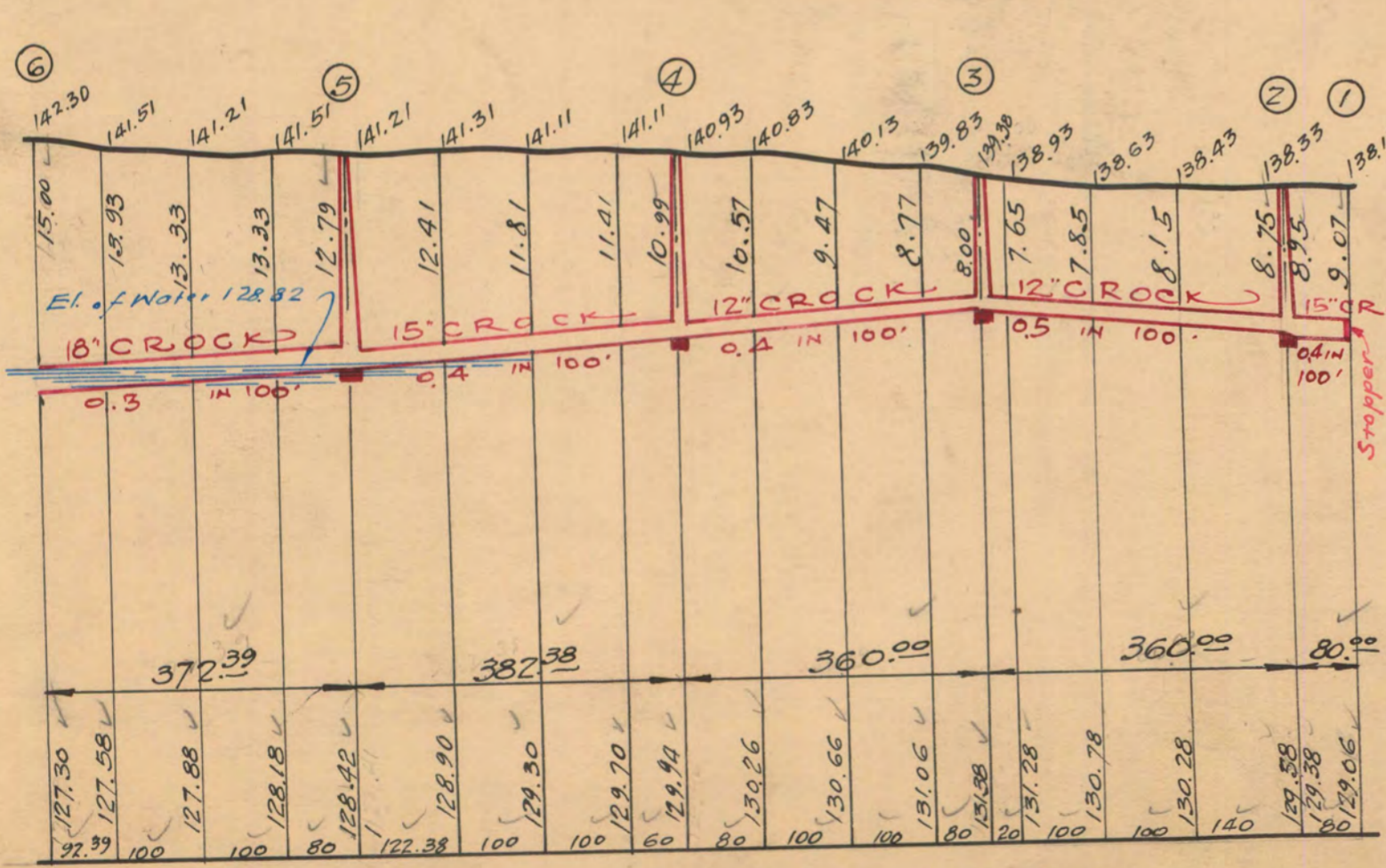
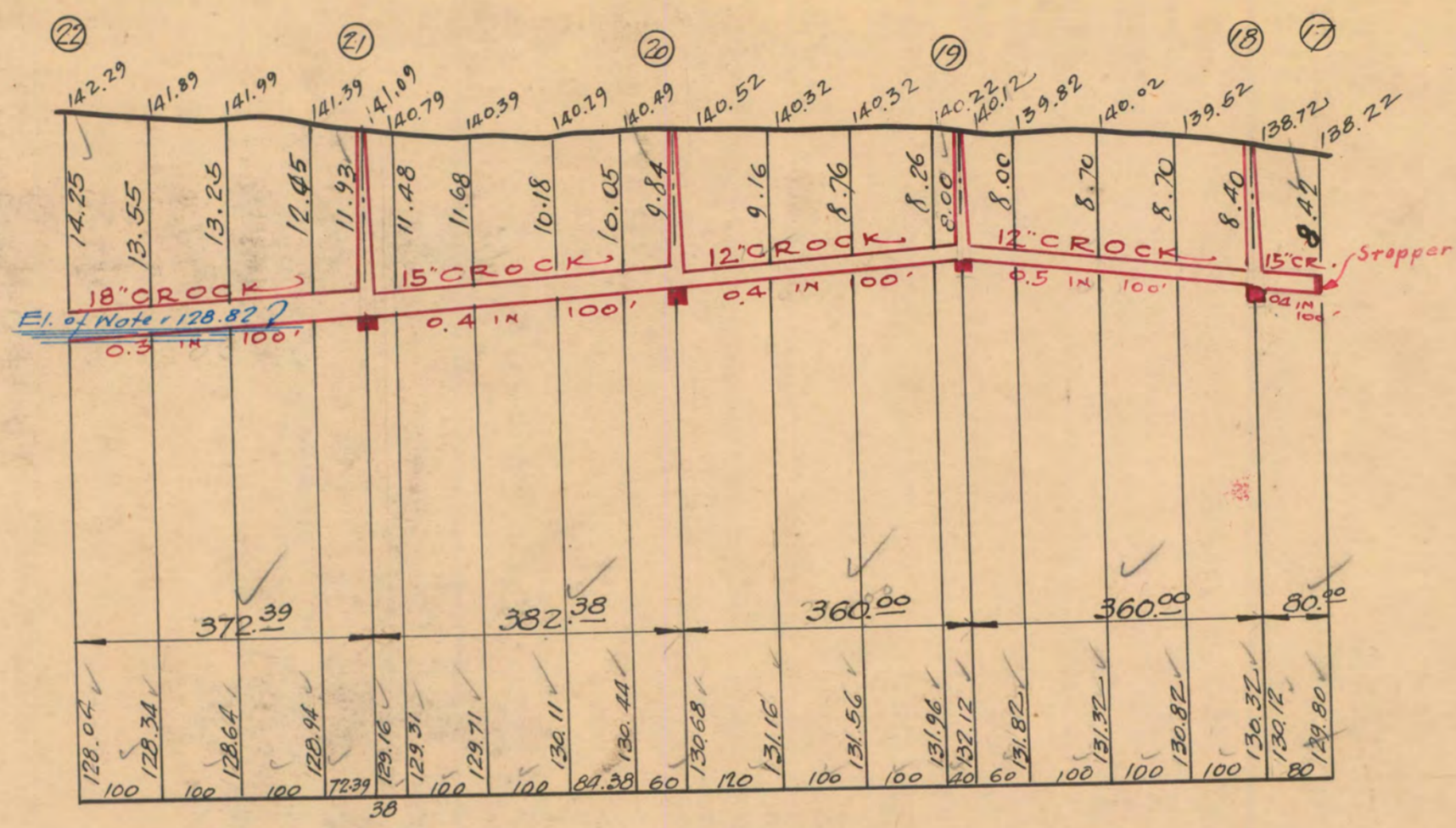


DEPARTMENT OF PUBLIC WORKS
CITY ENGINEER'S OFFICE
DETROIT, MICH.

SEWER NO. 4722
ROLL NO. 10032

PETITION NO. *519*
PETITION DATE *1-6-26*
RESOLUTION _____
BIDS OPENED _____
CONTRACT CONF'D _____
COMPLETED _____
CONT'R _____

SECT'S OF M.H.

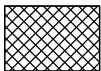
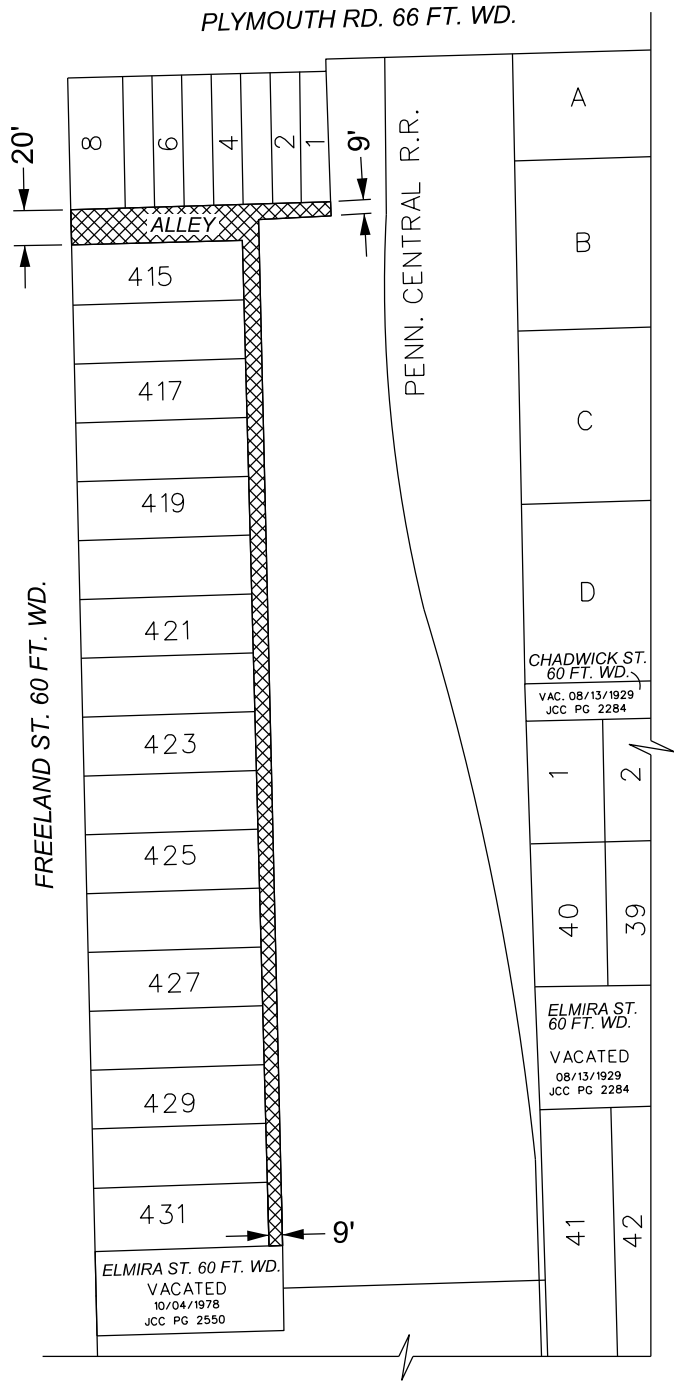


NOTE--Contractor to furnish and set as markers for all connections 1/2 inch iron rods 2 feet long with 3 inch tile collar 6 inches long.

NOTE:--Sidewalks, Pavements and other existing public improvements, must be adequately protected during the construction of this sewer, and when damaged, the contractor must restore them to their original status without additional cost to the city. Each bidder is expected to examine the drawings, to visit the locality of the work, to make his own estimate of the facilities and difficulties attending the execution of the work, including local conditions and all other contingencies, whether surface or underground, to do all his own pumping and provide proper bulk heads when directed by city engineer. Above costs to be borne by contractor.

SCALE	VERTICAL 1"=10'	DRAWN <i>N</i>	CHECK <i>fl.</i>
	HORIZONTAL 1"=200'	TRACED	NOTE BOOK <i>259/64</i>

Est. 10/20/26.



- VACATION WITH UTILITY EASEMENT

(FOR OFFICE USE ONLY)

CARTO 82 B

B					
A					
REVISIONS					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
DRAWN BY	TS	CHECKED		LC	
DATE	04-12-2024	APPROVED		RW	

REQUEST TO VACATE WITH UTILITY EASEMENT
THE N/S PUBLIC ALLEY AND THE E/W PUBLIC ALLEY
BETWEEN FREELAND ST., PLYMOUTH RD.,
ELMIRA ST. AND PENN CENTRAL R.R.

CITY OF DETROIT	
CITY ENGINEERING DIVISION	
SURVEY BUREAU	
JOB NO.	24-55
DRWG. NO.	

LEGAL DESCRIPTION:

PARCEL I
LOTS 415 THROUGH 431, BOTH INCLUSIVE, CHURCHILL PARK SUBDIVISION, AS RECORDED IN LIBER 50, PAGE 52 OF PLATS, WAYNE COUNTY RECORDS.
THE ABOVE PARCEL I IS ALSO DESCRIBED AS:

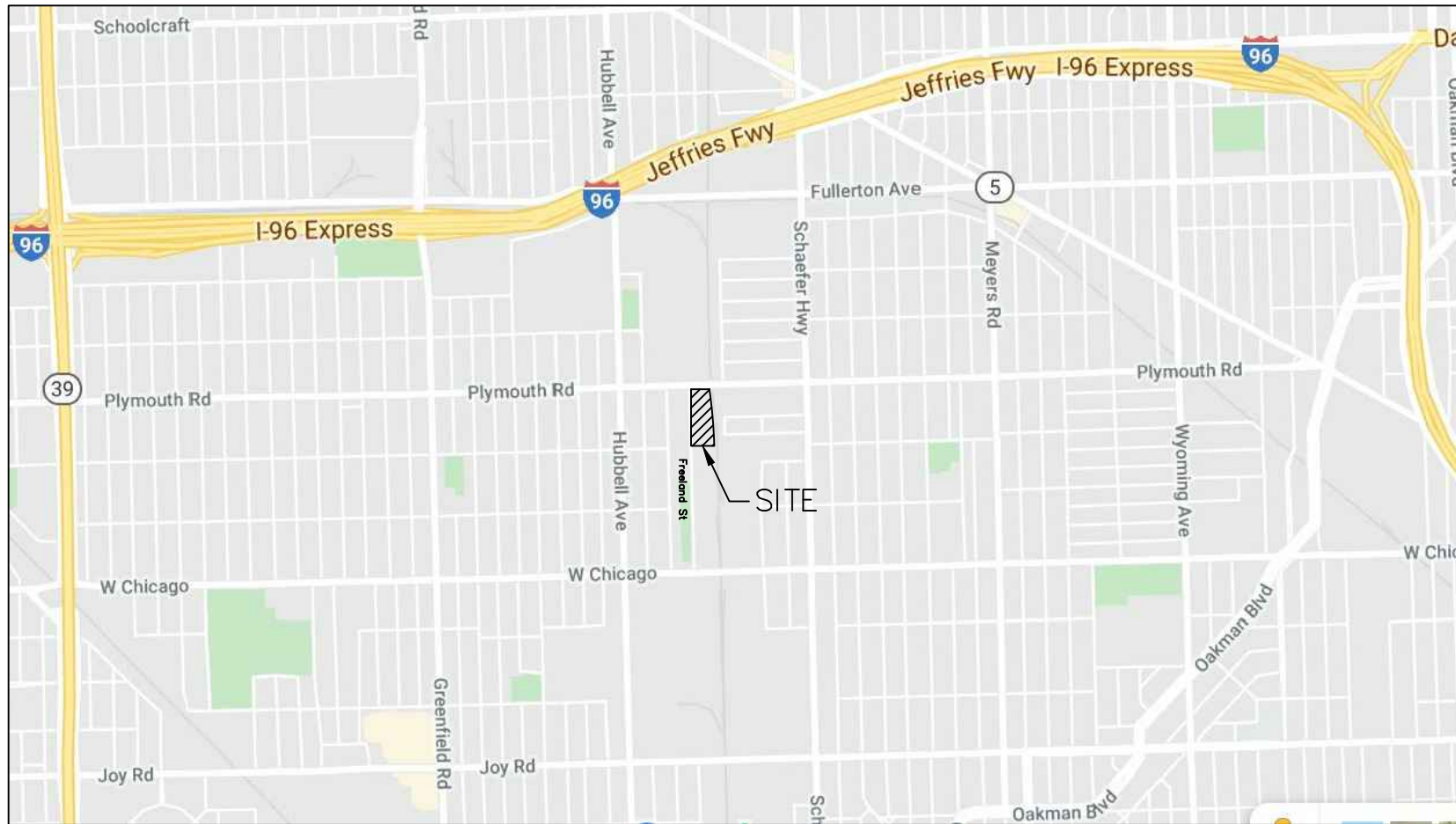
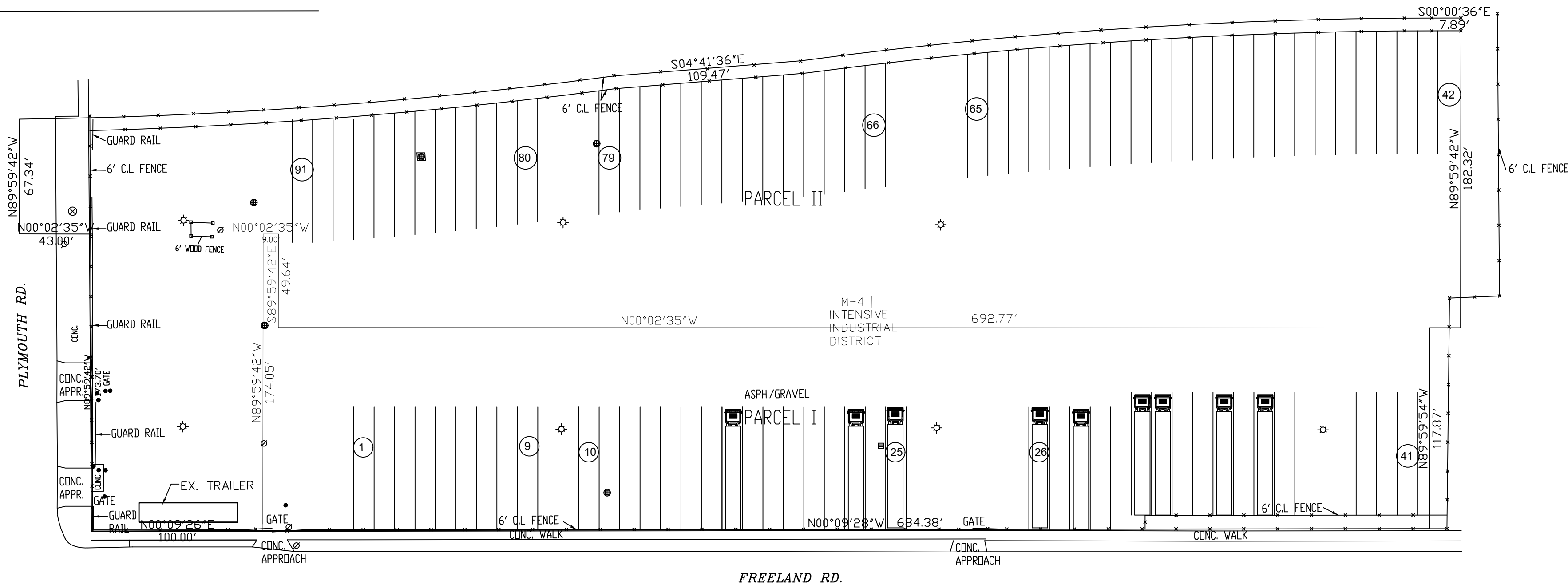
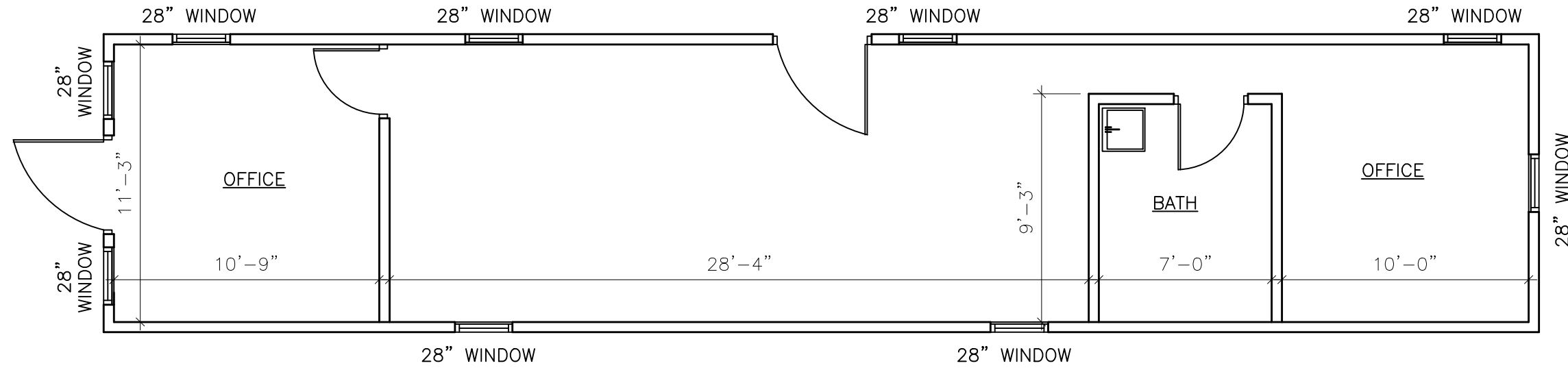
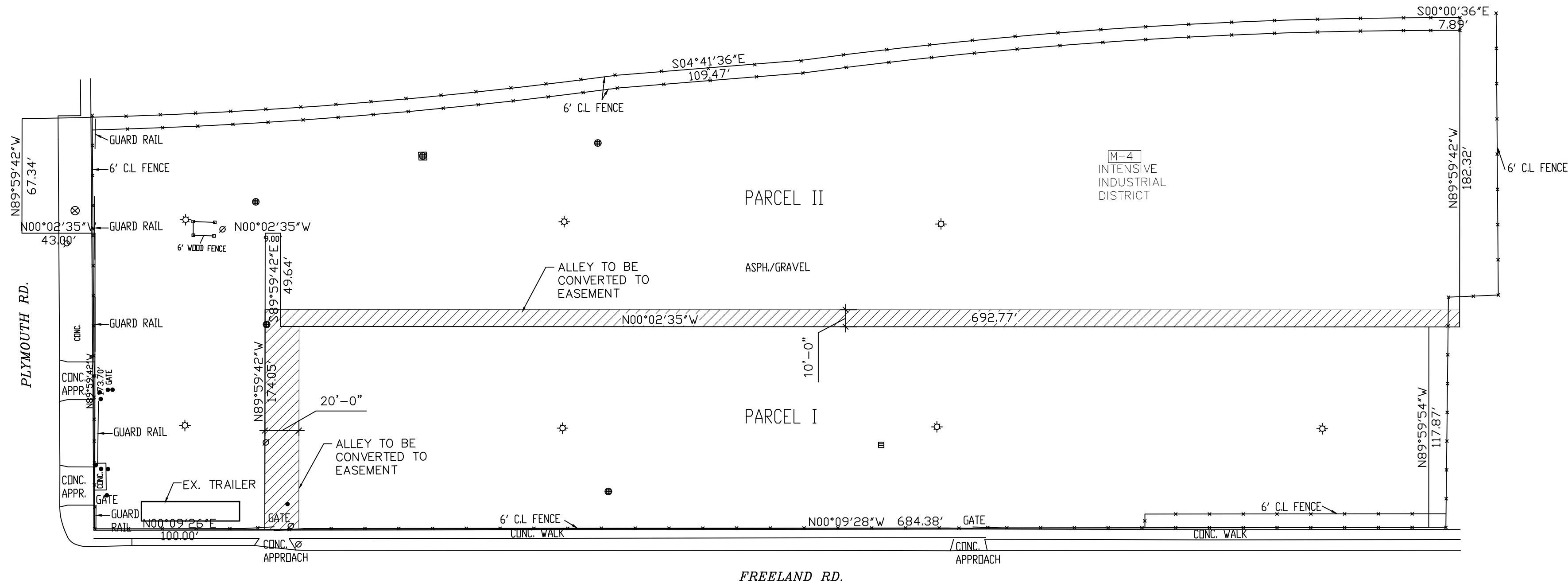
LOTS 415 THROUGH 431, BOTH INCLUSIVE, CHURCHILL PARK SUBDIVISION, AS RECORDED IN LIBER 50, PAGE 52 OF PLATS, WAYNE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF AN EAST/WEST PUBLIC ALLEY (20 FEET WIDE) WITH THE EAST LINE OF FREELAND AVENUE (60 FEET WIDE), SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT 415 OF SAID CHURCHILL PARK SUBDIVISION, AS RECORDED IN LIBER 50, PAGE 52 OF PLATS, WAYNE COUNTY RECORDS, PROCEEDING; THENCE FROM SAID POINT OF BEGINNING, SOUTH 89 DEGREES 59 MINUTES 42 SECONDS EAST ALONG THE SOUTH LINE OF SAID EAST/WEST PUBLIC ALLEY, SAID LINE BEING ALSO THE NORTH LINE OF SAID LOT 415, A DISTANCE OF 115.48 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 00 DEGREES 02 MINUTES 35 SECONDS EAST ALONG THE WEST LINE OF A NORTH/SOUTH PUBLIC ALLEY (9 FEET WIDE), SAID LINE BEING ALSO THE EAST LINE OF LOTS 415 THROUGH 431 BOTH INCLUSIVE OF SAID SUBDIVISION, A MEASURED DISTANCE OF 684.37 FEET (RECORDED 684.76) TO THE SOUTHEAST CORNER OF SAID LOT 431; THENCE NORTH 89 DEGREES 59 MINUTES 54 SECONDS WEST ALONG THE SOUTH LINE OF LOT 431, A DISTANCE OF 117.87 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4316 THENCE NORTH 00 DEGREES 09 MINUTES 28 SECONDS WEST ALONG THE EAST LINE OF FREELAND AVENUE, SAID LINE BEING ALSO THE WEST LINE OF LOTS 431 THROUGH 415 BOTH INCLUSIVE OF SAID SUBDIVISION, A MEASURED DISTANCE OF 684.38 FEET (RECORDED 684.76 FEET) TO THE POINT OF BEGINNING.

WARD 22 ITEM NO. 035444-73
COMMONLY KNOWN AS: 11350 FREELAND, DETROIT, MI 48227
NOTE: THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES, WITHOUT WARRANTY AS TO ACCURACY OR COMPLETENESS AND ARE NOT HEREBY INSURED.

PARCEL II
LOTS 1 THROUGH 8 BOTH INCLUSIVE, CHURCHILL PARK SUBDIVISION, AS RECORDED IN LIBER 50, PAGE 52 OF PLATS, WAYNE COUNTY RECORDS. ALSO, THE NORTH 844.77 FEET OF THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN I SOUTH, RANGE 11 EAST, CITY OF DETROIT, WAYNE COUNTY MICHIGAN, LYING SOUTH OF AND ADJACENT TO PLYMOUTH ROAD BETWEEN CHURCHILL PARK SUBDIVISION, AS RECORDED IN LIBER 50, PAGE 52 OF PLATS, WAYNE COUNTY RECORDS AND THE RAILROAD RIGHT-OF-WAY.

THE ABOVE PARCEL II IS ALSO DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 8 BOTH INCLUSIVE, CHURCHILL PARK SUBDIVISION, AS RECORDED IN LIBER 50, PAGE 52 OF PLATS, WAYNE COUNTY RECORDS AND THE NORTH 844.77 FEET OF THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN I SOUTH, RANGE 11 EAST, LYING SOUTH OF AND ADJACENT TO PLYMOUTH ROAD BETWEEN CHURCHILL PARK SUBDIVISION, AS RECORDED IN LIBER 50, PAGE 52 OF PLATS, WAYNE COUNTY RECORDS AND THE NORFOLK SOUTH RAILROAD RIGHT-OF-WAY (66 FEET WIDE), ALL BEING LOCATED IN THE CITY OF DETROIT, WAYNE COUNTY MICHIGAN AND MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF PLYMOUTH ROAD WITH THE EAST LINE OF FREELAND AVENUE (60 FEET WIDE), SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT 8 OF SAID CHURCHILL PARK SUBDIVISION, AS RECORDED IN LIBER 50, PAGE 52 OF PLATS, WAYNE COUNTY RECORDS, PROCEEDING; THENCE FROM SAID POINT OF BEGINNING, SOUTH 89 DEGREES 59 MINUTES 42 SECONDS EAST ALONG THE SOUTH LINE OF SAID PLYMOUTH ROAD, SAID LINE BEING ALSO THE NORTH LINE OF SAID LOTS 1 THROUGH 8 BOTH INCLUSIVE OF SAID SUBDIVISION, A DISTANCE OF 173.70 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 02 MINUTES 35 SECONDS WEST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1, A DISTANCE OF 43.00 FEET TO A POINT ON THE NORTH LINE OF SECTION 31, TOWN I SOUTH, RANGE 11 EAST; THENCE SOUTH 89 DEGREES 59 MINUTES 42 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 31, SAID LINE BEING ALSO THE CENTER LINE OF SAID PLYMOUTH ROAD, A DISTANCE OF 67.34 FEET TO THE POINT OF INTERSECTION OF SAID SECTION LINE WITH THE WEST LINE OF THE NORFOLK SOUTHERN RAILROAD RIGHT-OF-WAY (66 FEET WIDE); THENCE ALONG THE WEST LINE OF SAID NORFOLK SOUTHERN RAILROAD RIGHT-OF-WAY ALONG THE ARC OF A CURVE, NOT TANGENT TO THE FOREGOING LINE, CONCAVE TO THE EAST, RADIUS 2,897.93 FEET, AN ARC DISTANCE OF 350.54 FEET (CHORD BEARS SOUTH 04 DEGREES 13 MINUTES 41 SECONDS EAST 350.33 FEET) TO A POINT OF TANGENT; THENCE CONTINUING ALONG SAID RAILROAD RIGHT-OF-WAY LINE, SOUTH 07 DEGREES 41 MINUTES 36 SECONDS EAST A DISTANCE OF 109.47 FEET TO A POINT OF CURVE IN SAID RAILROAD RIGHT OF WAY LINE; THENCE CONTINUING ALONG SAID RAILROAD RIGHT OF WAY LINE ALONG THE ARC OF A CURVE, CONCAVE TO THE WEST, RADIUS 2,831.93 FEET, AN ARC DISTANCE OF 380.17 FEET, (CHORD BEARS SOUTH 03 DEGREES 50 MINUTES 52 SECONDS EAST 379.88) TO A POINT OF TANGENT IN SAID RAILROAD RIGHT-OF-WAY LINE; THENCE CONTINUING ALONG SAID RAILROAD RIGHT-OF-WAY LINE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS EAST A DISTANCE OF 7.89 FEET TO A POINT; THENCE NORTH 89 DEGREES 59 MINUTES 42 SECONDS WEST ALONG A LINE 844.77 FEET SOUTH OF, AS MEASURE AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 182.32 FEET TO A POINT ON THE EAST LINE OF SAID.



PROJECT:
TRUCK STOP

LOCATION:

11350 FREELAND &
14115 PLYMOUTH
DETROIT, MI 48227

A & M
CONSULTANTS

835 MASON, STE. B290
DEARBORN, MI 48124
PH: (313) 582-0022
FAX: (313) 582-0028

DRAWN BY:

F.B.

APPROVED BY:

ADNAN AL-SAATI

SUBMITTALS

REVISIONS:

11/04/2019
11/06/2019
11/11/2019

PROJECT NO

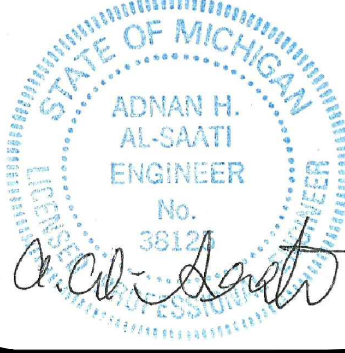
DATE
10/18/2019
SCALE
NOTED

SHEET TITLE

EX. SITE
PLAN, PROP.
SITE PLAN &
FLOOR PLAN

SP-1

SEAL



City of Detroit: Street and Alley Vacations

Right-of-Way Ty... None Easement Under Review Vac

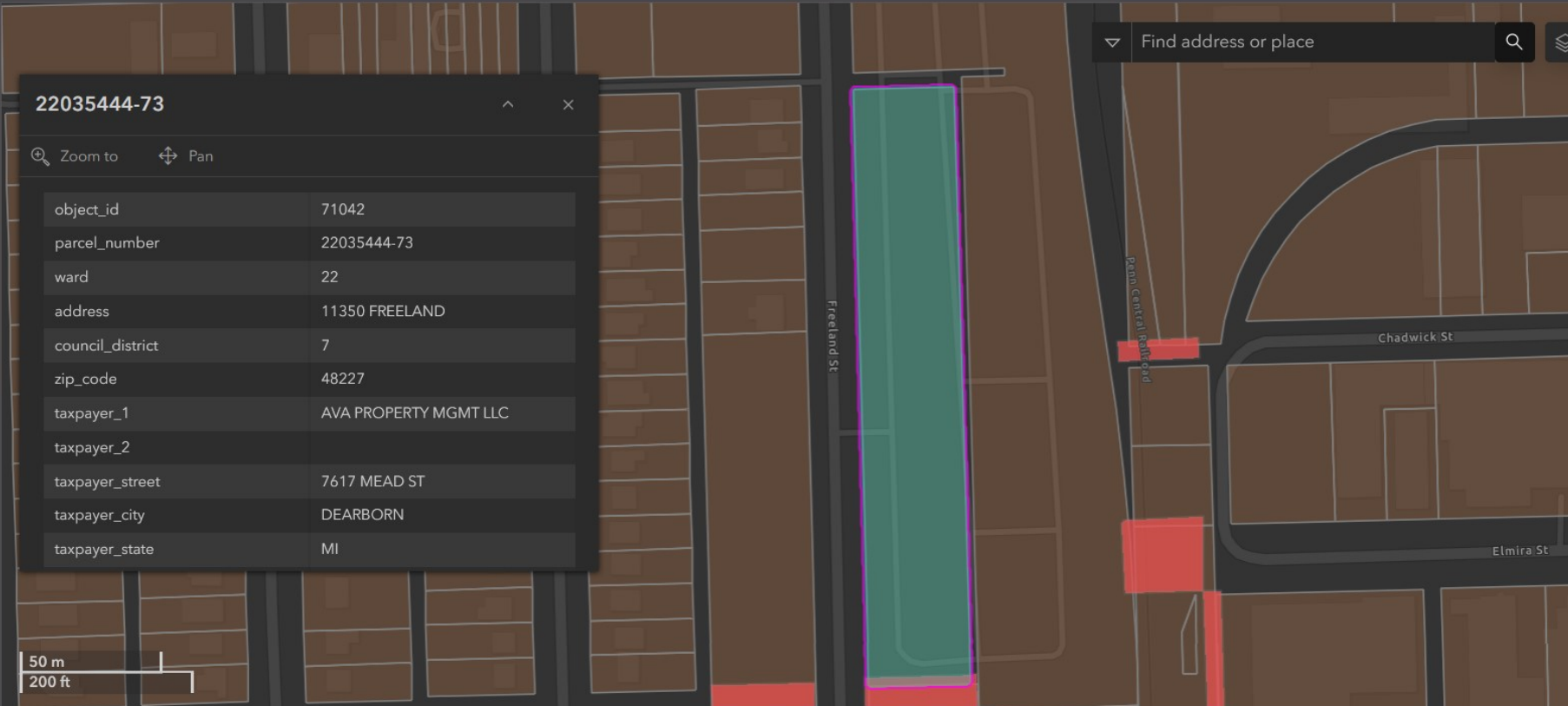
Right of Way Street and Alley Vacations

Vacation

Easement

Parcels

City of Detroit Boundary



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[Download Link](#) to export the whole table to Shapefile, CSV file, KML, Excel, FGDB, GeoJSON, Feature Collection, GeoPackage.

City of Detroit: Street and Alley Vacations

Right-of-Way Ty... None Easement Under Review

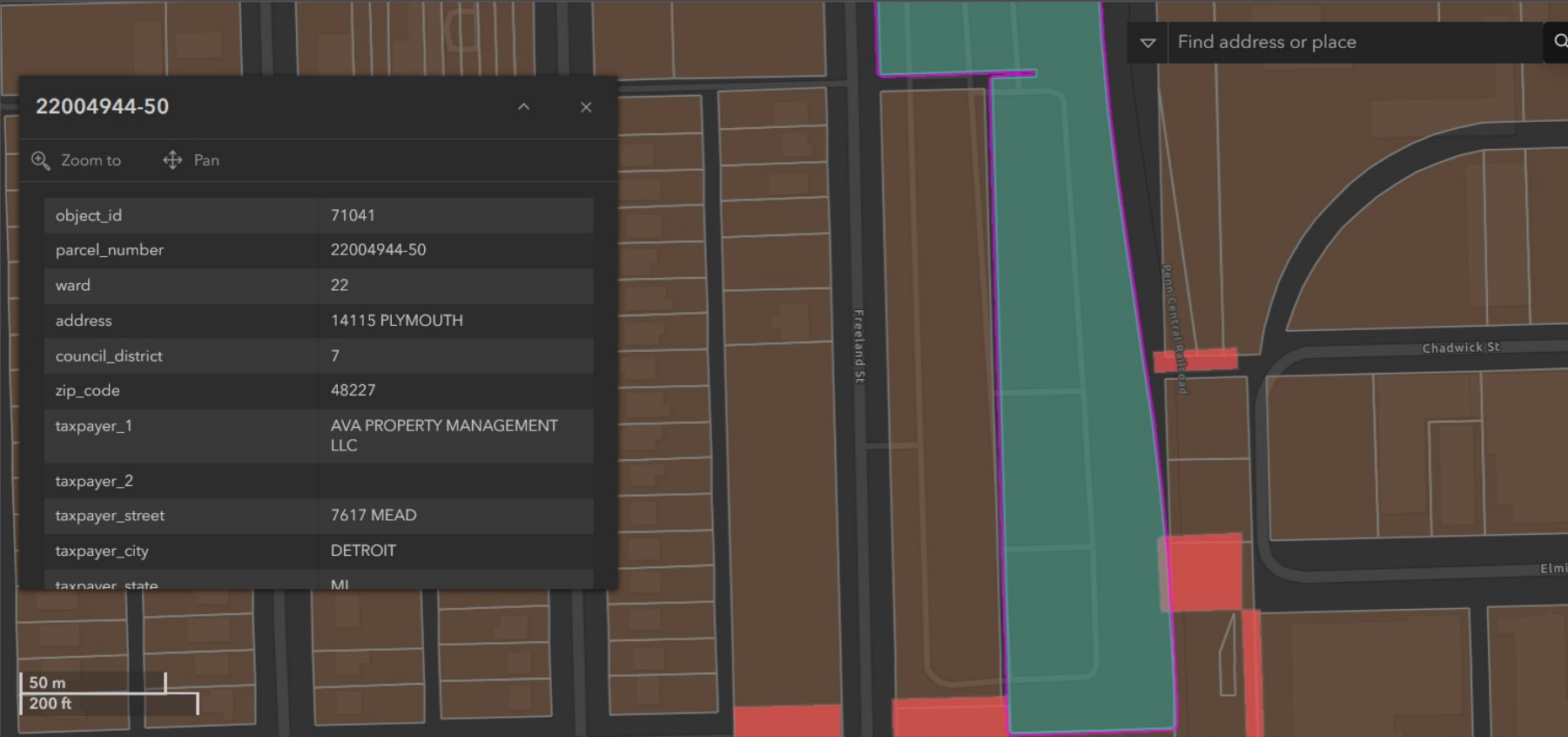
Right of Way Street and Alley Vacations

Vacation

Easement

Parcels

City of Detroit Boundary



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