



Letter of Transmittal

Date:
Petition Map:

Type of Petition

- | | | |
|---|---------------------------------------|--|
| <input type="checkbox"/> Outright Vacation | <input type="checkbox"/> Dedication | <input type="checkbox"/> Berm Use |
| <input type="checkbox"/> Conversion to Easement | <input type="checkbox"/> Encroachment | <input type="checkbox"/> Temporary Closing |

Review Status

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

- | | |
|--|--|
| <input type="checkbox"/> Approved Subject to Attached Provisions | <input type="checkbox"/> Revise and Resubmit |
| <input type="checkbox"/> Not Approved | |

Additional Comments (if applicable):

Attached is the DWSD provision related to the petition.

	Name	Title	Signature	Date
Reviewed by:			<i>Mohammad Siddique</i>	
Approved by:			<i>Mohammad Siddique</i> 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.

June 18, 2024

City of Detroit
Coleman A. Young Municipal Center
2 Woodward Ave.
Detroit, Mi 48226

SUBJECT: Proposed Alley Vacation

Dear City of Detroit:

On behalf of Mr. Edmund and Elizabeth Fish, the owners of 603 E. Milwaukee Detroit, Mi 48202, I respectfully request the vacation of approximately 151.3 ft. of an alley segment that runs east-west on the 600-block of E. Milwaukee, between St Antoine and Oakland Streets (see attached site plan). Mr. and Mrs. Fish own the parcels immediately south of the alley (Parcels 03-001776 and 03-001777). At present, the alley segment is not being used to access our parking lot.

The purpose of the vacation is to continue the vacating of the entire alley. The remaining portion of the alley has been vacated previously under a separate petition. The plan is to use the vacated alley to provide access to our parking lot. One other property owner abuts the subject alley segment. This lot is parcel 03-003271, 6540 St. Antoine, Method MJ, LLC. They have been informed of our intention and building plans and agree with this petition. (see attached form) By observing daily traffic on the alley we believe that its closure will not affect abutting properties as these structures are mainly accessed via Hastings Street. Likewise, vacating the alley is not anticipated to be detrimental to the driving public since the alley will not block access by through traffic.

Attached for your review are: (a) vicinity map; (b) site plan; (c) recordable plat of the subject alley; and (d) certified mailing list.

If you have questions regarding this petition, please give us a call at this number: (313) 675-6550
Thank you.



Henry Bright
DEDG

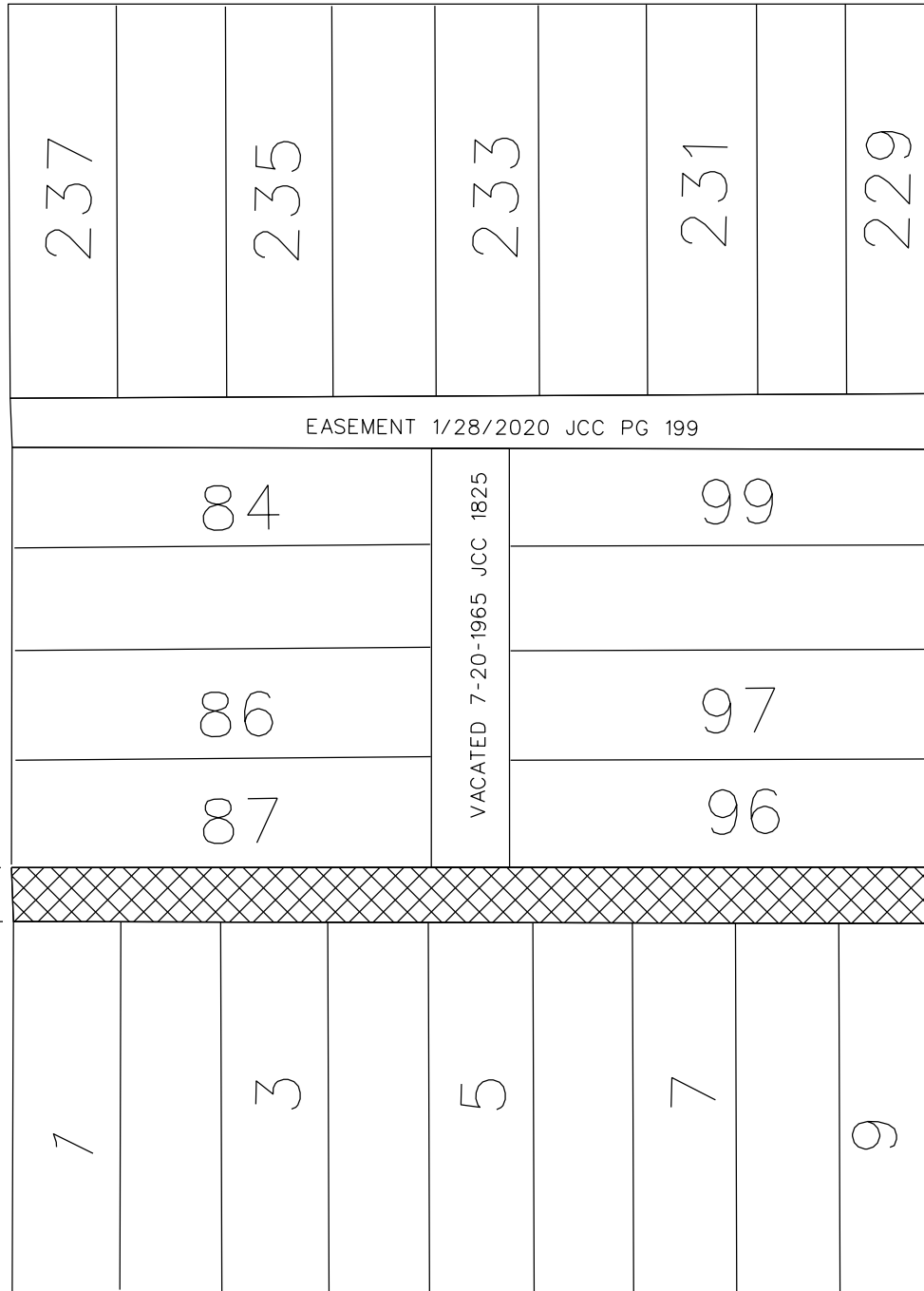
EAST GRAND BLVD. 150 FT. WD.



ST ANTOINE ST. 50 FT. WD.

OAKLAND AVE. 50 FT. WD.

16' →



E. MILWAUKEE ST. 50 FT. WD.



- VACATION WITH EASEMENT

(FOR OFFICE USE ONLY)

CARTO 31 F

B						<p>REQUEST TO VACATE WITH EASEMENT THE EAST/WEST ALLEY BOUNDED BY ST. ANTOINE ST., E. MILWAUKEE ST., OAKLAND AVE., AND E. GRAND BLVD.</p>	<p>CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU</p>	
A								<p>JOB NO. 24-88</p>
DESCRIPTION		DRWN	CHKD	APPD	DATE			
REVISIONS		CHECKED		AP				
DRAWN BY	LC	APPROVED		RW		DRWG. NO.		
DATE	06-28-2024							

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:

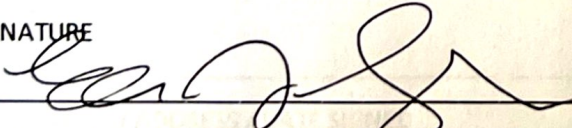
- (1) Vacating the proposed street or alley will result in the property owner being allocated ownership of 1/2 of the street or alley (conditional to the design of the subdivision) and will cause the property assessment to be adjusted to include the increase in square footage.
- (2) Drainage fees to 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

Edmund J. Fish 603 E. Milwaukee Ave 6-11-24

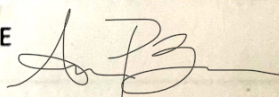
SIGNATURE

 Peerless Realty

PRINT NAME / ADDRESS / DATE SIGNED

Amelia Patt-Zamir 2857 E Grand Blvd, Ste 102 6/17/24

SIGNATURE



PRINTNAME / ADDRESS / DATE SIGNED

SIGNATURE

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SIGNATURE



PROVISIONS FOR OUTRIGHT VACATION

Provided that the petitioner shall design and construct proposed sewers and/or water mains and make the connections to the existing public sewers and/or water mains as required and approved by the Detroit Water and Sewerage Department (DWSD) prior to abandoning the sewers and/or water mains petitioned for outright vacation.

Provided that the plans for the sewers and or water mains shall be prepared by a licensed professional engineer registered in the State of Michigan; 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 the current DWSD standards/specifications and 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, if applicable, 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 proposed sewers and/or water mains shall become City property and become part of the City system. Any existing sewers and/or water mains that were abandoned shall belong to the petitioner and will no longer be the responsibility of the City.

Adopted as follows:
Yeas—Councilmen Beck, Brickley, Conner, Poindexter, Ravitz, Rogell, Van Antwerp, Wierzbicki and President Carey—9.
Nays—None.

Department of Public Works
 July 9, 1965.

Honorable Common Council:

Gentlemen—We are returning herewith the petition of White Consolidated Industries, Inc., No. 10547, requesting the vacation of the north-south public alley in the block bounded by St. Antoine, East Grand Boulevard and Milwaukee. The vacation of said alley was approved by the City Plan Commission and the petition was then referred to this office by your Committee of the Whole for investigation and report.

We wish to advise that our investigations are completed.

All City departments and privately owned utility companies reported that they will be unaffected by the vacation of said alley or that they have reached satisfactory agreements with the petitioner regarding their installations therein.

We recommend the adoption of the attached resolution.

Respectfully submitted,
 GLENN C. RICHARDS,
 Commissioner.

By Councilman Rogell:

Resolved, That all of the north-south public alley, 20 feet wide, in the block bounded by St. Antoine, East Grand Blvd., Oakland and Milwaukee, as platted in Frisbee and Foxen's Subdivision of Part of Fractional Section 31 and Lot 18 of Theodore J. and Denis J. Campau's Subdivision of Fractional Sections 29 and 32, T. 1 S., R. 12 E., City of Detroit, Wayne County, Michigan, as recorded in Liber 6, Page 78 of Plats Wayne County Records lying east of and adjoining the easterly line of Lots 84 to 87 both inclusive and west of and adjoining the westerly line of Lots 96 to 99 both inclusive, all of the above mentioned subdivision.

Be and the same is hereby vacated as a public alley to become a part and parcel of the adjoining property.

Adopted as follows:

Yeas—Councilmen Beck, Brickley, Conner, Poindexter, Ravitz, Rogell, Van Antwerp, Wierzbicki and President Carey—9
Nays—None.

Department of Public Works
 July 12, 1965.

Honorable Common Council:

Gentlemen—We are returning herewith the petitions of Alfred F. Steiner, et al, No. 9872, and Eugene R. Gelbig, et al, No. 9657, requesting the conversion of a portion of the north-south public alley, north of Mack Avenue, between Grayton Avenue and Harvard Road, into an easement for public utilities.

The conversion of said alley into an easement was approved by the City Plan Commission, and the petition was then referred to this office by your Committee of the Whole for investigation and report.

We wish to advise that our investigations are completed.

In reply to our inquiries, all City departments and privately owned utility companies reported that they have no objections to the conversion of said alley into an easement provided that proper provisions are incorporated into the vacating resolution protecting their interests in the installations located in said alley.

We recommend the adoption of the attached resolution.

Respectfully submitted,
 GLENN C. RICHARDS,
 Commissioner.

By Councilman Rogell:

Resolved, That all of the north-south public alley, 18 feet wide, north of Mack Avenue, between Grayton Avenue and Harvard Road, as platted in Arthur J. Scully's Vogt Farm Subdivision of Lots 8, 9, the southerly one-half of Lot 10 and the part of Lot 7 lying north of Mack Avenue of Subdivision of the S.W. ½ of P.C. 564; also parts lying between Mack Avenue and Warren Avenue of Lots 4 and 5 of Subdivision of the Front and Rear Concession of P.C. 585, also part of the east 27.14 feet of said Lot 4 lying north of Warren Avenue, City of Detroit, Wayne County, Michigan, as recorded in Liber 50, Page 94 of Plats Wayne County Records, lying east of and adjoining the easterly line of Lots 107 and 108, west of and adjoining the westerly line of Lots 121 and 122, all of the above mentioned subdivision.

Be and the same is hereby vacated as a public alley and is hereby converted into a public easement of the full width of the alley, 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 alley 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 alley hereinabove described for the purpose of installing, maintaining, repairing, removing, or replacing any sewer conduit, telephone, telegraph, electric light or other poles or things usually placed or installed in a public alley 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;

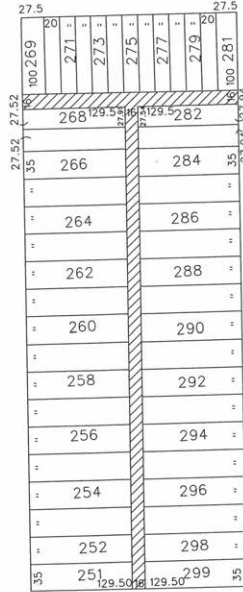
Second, said owners for their heirs and assigns further agree that no buildings or structures of any nature whatsoever (except necessary line

PETITION NO. 387
 DEON CLARK
 12951 W. CHICAGO AVE.
 DETROIT, MICHIGAN 48228
 PHONE NO. 313 283-9524



WEST CHICAGO AVE. 66 FT. WD.

SORRENTO AVE. 60 FT. WD.



STEEL AVE. 60 FT. WD.

WESTFIELD AVE. 60 FT. WD.

- CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 82 F

B					
A					
	DESCRIPTION	DESN	CHKD	APPD	DATE
	REVISIONS				
	DRAWN BY	WLW	CHECKED	KSM	
	DATE	10-05-18	APPROVED		

CONVERSION TO EASEMENT
 THE NORTH/SOUTH AND
 EAST/WEST PUBLIC ALLEYS, 16 FT. WD.
 IN THE BLOCK BOUND BY
 STEEL, WESTFIELD, SORRENTO
 AND WEST CHICAGO AVE.

CITY OF DETROIT CITY ENGINEERING DIVISION	
SURVEY BUREAU	
JOB NO.	07-01
DRWG. NO.	X 387

Adopted as follows:
 Yeas — Council Members Ayers, Benson, Castaneda-Lopez, Leland, McCalister, Jr., Sheffield, Spivey, Tate and President Jones — 9.
 Nays — None.

**Department of Public Works
 City Engineering Division**

January 8, 2020

Honorable City Council:
 Re: Petition No. 965 — Stonefield Engineering and Design, request the conversion to easement of the existing alleyway adjacent to the property they currently own at 2881 East Grand Boulevard & 6540 St. Antoine in Detroit, Michigan.
 Petition No. 965 — Stonefield Engi-

neering and Design, request to vacate and convert to easement the east-west alley, 16 feet wide, in the block of Milwaukee Avenue, 60 feet wide, East Grand Boulevard, 150 feet wide, St. Antoine Street, 50 feet wide, and Oakland Avenue, 50 feet wide.

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 and provide security. 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.

DTE Energy — Electric and Gas divisions report having services in the area. Provisions to maintain access to DTE facilities is a part of the resolution.

The Planning and Development Department reports that the alley is within a Historic District and a provision for a review by the Historic District Commission is a part of the resolution.

All other involved City Departments, and privately owned utility companies have reported no objections to the conversion of the public rights-of-way into a private easements 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
By Council Member Benson:

Resolved, That all of the east-west alley, 16 feet wide, in the block of Milwaukee Avenue, 60 feet wide, East Grand Boulevard, 150 feet wide, St. Antoine Street, 50 feet wide, and Oakland Avenue, 50 feet wide; Further described as land in the City of Detroit, Wayne County, Michigan being: the east-west alley, 16 feet wide lying southerly of and adjoining Lots 229 through 237, both inclusive, and lying northerly of and adjoining Lots 84, and 99 and vacated alley adjoining "Frisbie and Foxen's Subdivision of part of fractional Section 31 and Lot 18 of Theodore J. and Denis J. Campau's subdivision of fractional Sections 29 and 32 T.1S., R.12E., Detroit, Wayne County, Michigan" as recorded in Liber 6, Page 78 of Plats, Wayne County Records.

Be and the same is hereby vacated as a public right-of-way and converted into a private easement for public utilities of the full width of the right-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 rights-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 alley 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 alley 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 any new construction, or building renovations are subject to approval by the Detroit Historical Commission, and further

Provided, That the property owners maintain for DTE Energy, full access to their facilities at all times (i.e. gated access with DTE locks at all ends of the easement) and that free and easy access to the DTE facilities is reserved for DTE equipment, including the use of back-hoes, bull dozers, cranes or pipe trucks, and other heavy construction equipment, as necessary for the alteration or repair of DTE facilities, 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 the paved alley returns at the entrances (into Oakland Avenue, and/or St Antoine Street) 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.



WOODWARD
150'
150'
150'

BETHUNE AVE
CUSTER AVE
HORTON AVE
EAST GRAND BLVD
(GENERAL MOTORS BLVD)

ANTOINE AVE
ST ANTOINE AVE
OAKLAND AVE
NEW YORK GRAND
WABASH
CENTRAL TRUNK
NEW YORK CENTRAL
PLUG

MILWAUKEE AVE
BALTIMORE AVE
ENDICOTT AVE
AMSTERDAM ST
PIQUETTE AVE
HARPER AVE
BRUSH

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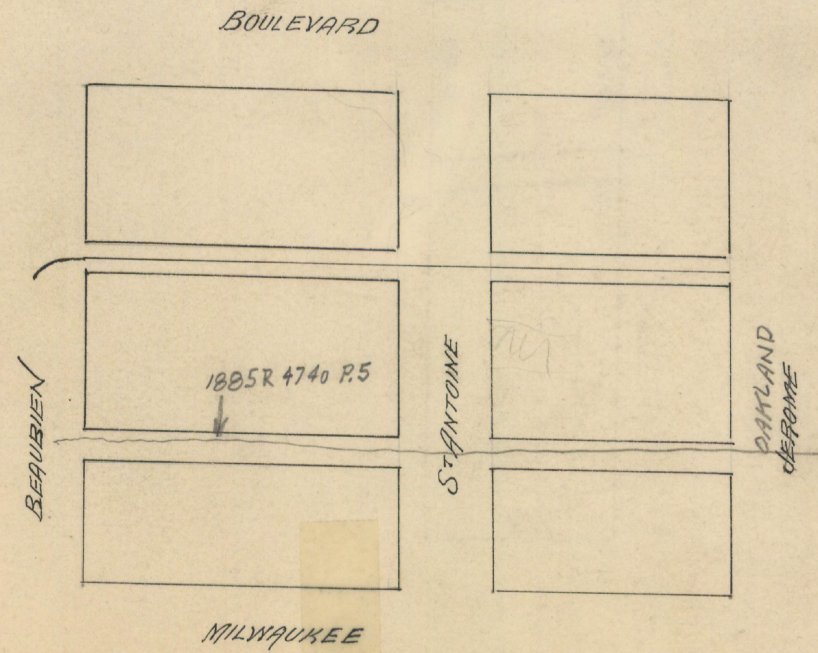
MILWAUKEE AVE
BALTIMORE AVE
ENDICOTT AVE
PIQUETTE AVE
HARPER AVE
BRUSH

CONTR. U. WAGNER
 PRICE PER FT. .50

2060
 No 60

Lateral Sewer in Alley
 South of Boulevard bet Beaubien and Jerome Sts

R-4718



Length of Sewer 196 feet
 Size " " 15" x 20" IR. CB
 Grade " " 0.40' to 0.50' per 100'

ROLL — 4718
 CONTR.
 PRICE PER FT

10.82	11.23	10.53	10.18	9.88	9.18	9.18	8.58	8.94
137.40	187.62	187.02	188.24	188.82	189.32	189.62	190.10	190.85
35	100	125	100	124	50	131	131	

0.4%
 0.5%

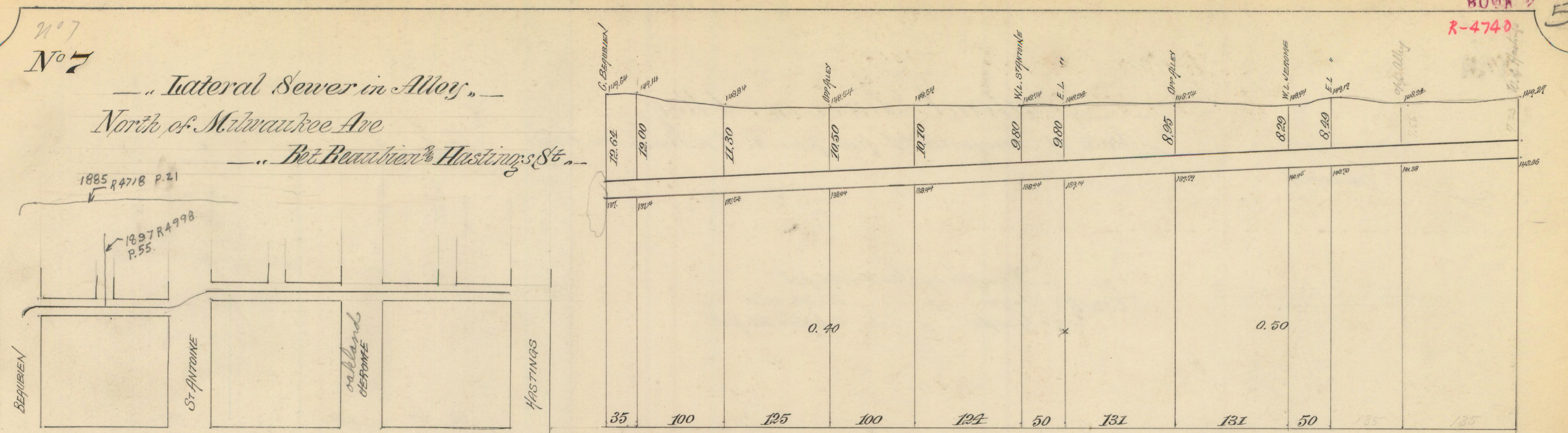
6798

No 7
No 7

“Lateral Sewer in Alley”
North of Milwaukee Ave
“Bet Beaubien & Hastings St.”

1885 R4718 P.21

1897 R4998 P.55



SEWER. { Length of Sewer 1116 feet
Size " " 15" x 20" IR.CB
Grade " " 0.40% 0.50% for 100 feet

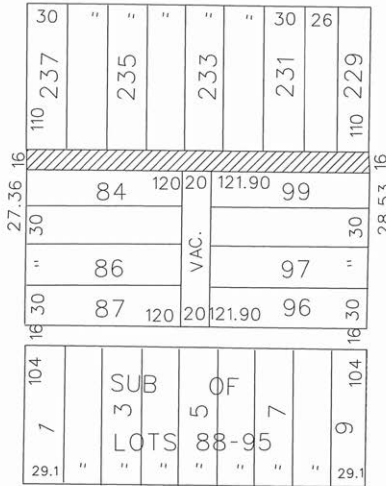
ROLL — 4740
CONTR — D. SULLIVAN
PRICE PER FT. — 62¢

PETITION NO. 965
 STONEFIELD ENGINEERING AND DESIGN
 607 SHELBY ST. SUITE 200
 DETROIT, MICHIGAN 48226
 MITCHELL HARVEY
 PHONE NO. (248) 247-1115



EAST GRAND BOULEVARD 150 FT. WD.

ST. ANTOINE ST. 50 FT. WD.



OAKLAND AVE. 50 FT. WD.

MILWAUKEE AVE. 60 FT. WD.



- CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 31 F

B														
A														
DESCRIPTION REVISIONS DRAWN BY SA CHECKED KSM DATE 07-01-19 APPROVED											CONVERSION TO EASEMENT THE EAST/WEST PUBLIC ALLEY, 16 FT. WD. SOUTH OF EAST GRAND BOULEVARD IN THE BLOCK BOUND BY ST. ANTOINE ST., EAST GRAND BOULEVARD, OAKLAND AVE. AND MILWAUKEE AVE.		CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU JOB NO. 01-01 DRWG. NO. X 965	

Adopted as follows:
 Yeas — Council Members Ayers, Benson, Castaneda-Lopez, Leland, McCalister, Jr., Sheffield, Spivey, Tate and President Jones — 9.
 Nays — None.

**Department of Public Works
 City Engineering Division**

January 2, 2020

Honorable City Council:
 Re: Petition No. 575 — Rabih Beydoun, request to vacate public alley between Radcliffe Street and Paul Street, west of Greenfield.

Petition No. 575 — Rabih Beydoun to convert to easement the north-south public alley, 20 feet wide, between Radcliffe Street and Paul Street; West of Greenfield

Avenue, 106 feet wide, and east of Winthrop Avenue, 50 feet wide.

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

The petitioner has failed to provide adequate proof of consent from the immediately affected community. There are residential homes, with 35 foot wide lots, located on Winthrop Street that utilize the alley for garage access.

The Department of Public Works (DPW) objects to the petition as approval of this petition will restrict garage access to affected residential homes.

City Engineering Division — DPW concludes that the alley west of Greenfield and east of Winthrop Street between Rad-



0 30 60ft

City of Detroit,
Wayne County, Michigan
CONSTRUCTION DOCUMENTS

Prepared For
Ferry Street Ventures, LLC

PART OF THE NE 1/4 OF SECTION 31,
CITY OF DETROIT,
WAYNE COUNTY, MICHIGAN

Owner

FERRY STREET VENTURES, LLC
1520 NORTH JOHNSON STREET
ARLINGTON, VA 22201
CONTACT:
MR. EDMUND J. FISH
EMAIL: FISH.EDMUNDJ@GMAIL.COM

Architect

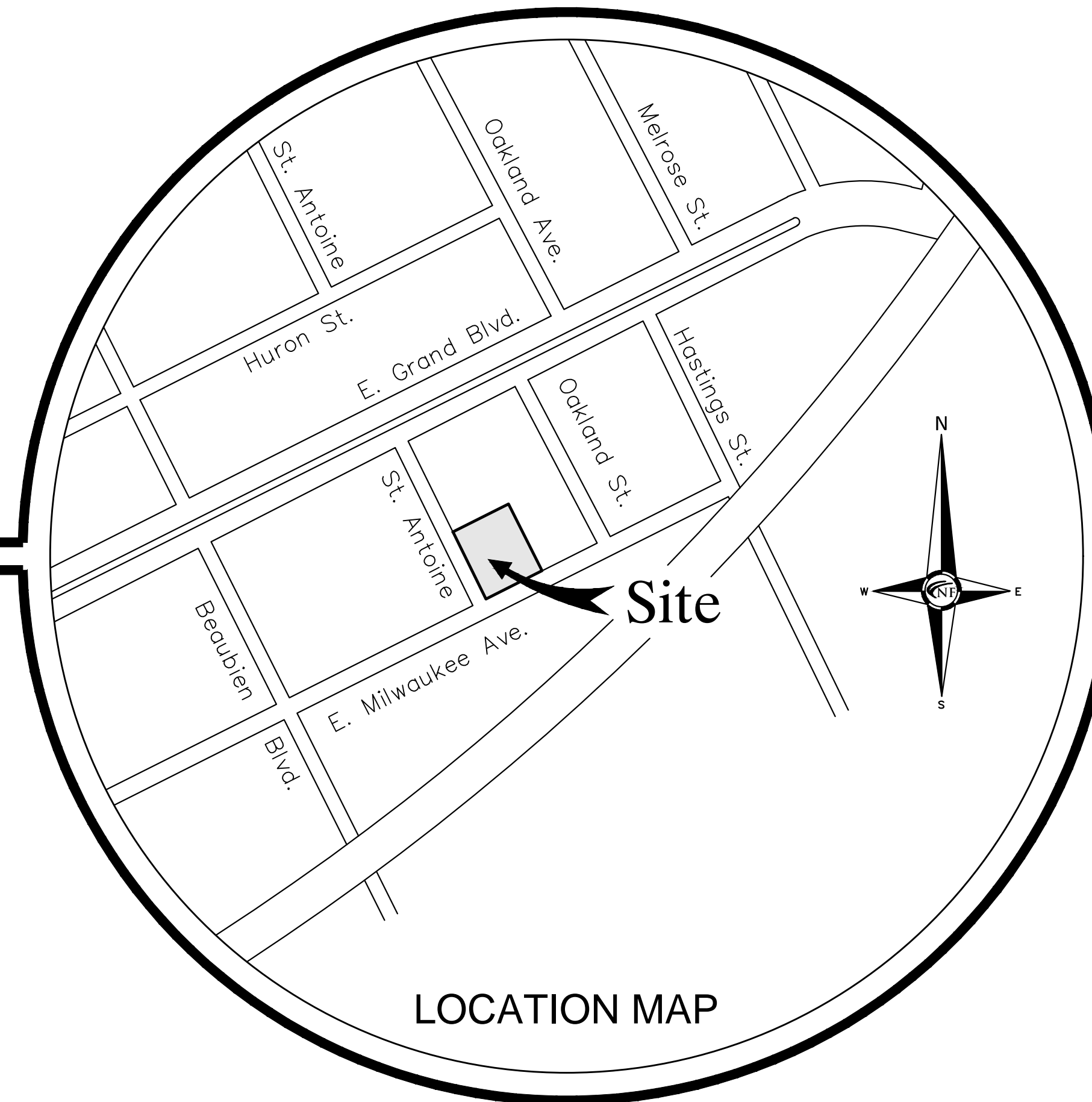
DS ARCHITECTS, INC
7300 DIXIE HIGHWAY
SUITE 600
CLARKSTON, MI 48346
CONTACT:
MR. DEREK SLUPKA, AIA, LEED, AP
PHONE: (248)605-2030
EMAIL: DEREK@DSARCHITECTS.COM

Civil Engineer

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVENUE
PONTIAC, MICHIGAN 48342
CONTACT:
MR. JASON R. LONGHURST, P.E.
PHONE: (248) 332-7931
EMAIL: JLONGHURST@NFE-ENGR.COM

Landscape Architect

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVENUE
PONTIAC, MICHIGAN 48342
CONTACT:
MR. GEORGE OSTROWSKI
PHONE: (248) 332-7931
EMAIL: GOSTROWSI@NFE-ENGR.COM



LOCATION MAP

SHEET INDEX

C0	Cover Sheet
C1	Boundary and Topographic Survey
C2	Demolition Plan
C3	Engineering Plan
C4	Storm Profile
C5	Soil Erosion Control and Drainage Area Plan
C6	Notes and Details
C7	Notes and Details
C8	Notes and Details
L1	Landscape Plan

LEGAL DESCRIPTION

PARCEL 1
03001776
603 E MILWAUKEE AVE

LOTS 1 AND 2, SUB OF LOTS 88-95, FRISBIE AND FOXEN'S SUB, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 8, PAGE 78 OF PLATS, WAYNE COUNTY RECORDS.

PARCEL 2
03001777
609 E MILWAUKEE AVE

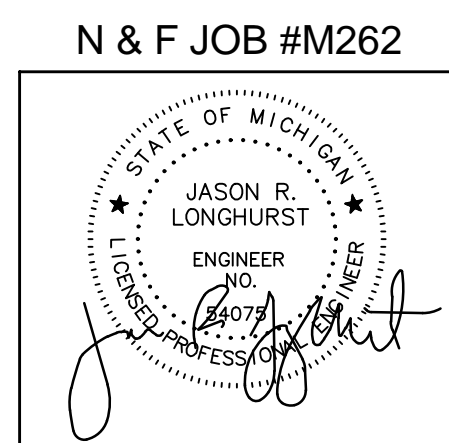
LOT 3, ALSO THE WEST 10' OF LOT 4, SUB OF LOTS 88-95, FRISBIE AND FOXEN'S SUB, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 8, PAGE 78 OF PLATS, WAYNE COUNTY RECORDS.

REVISIONS:

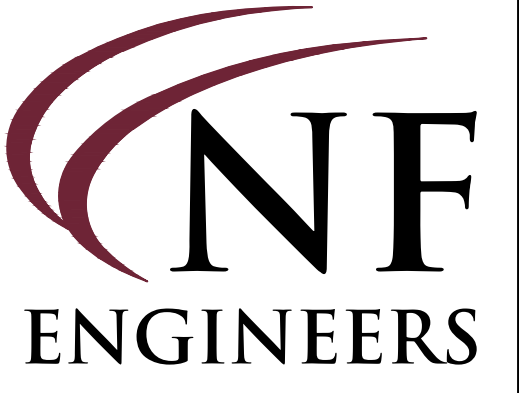
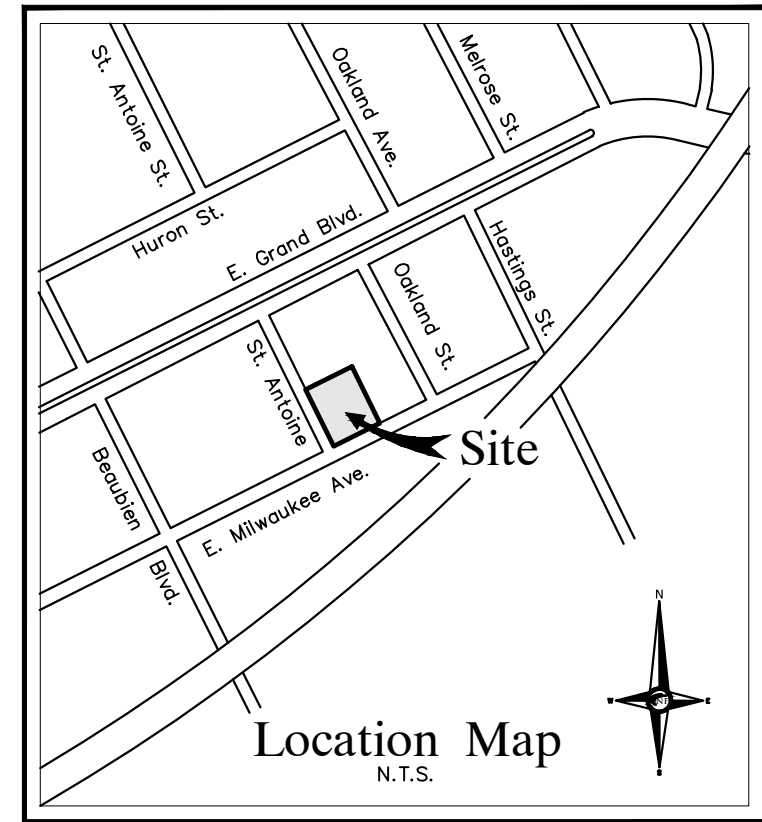
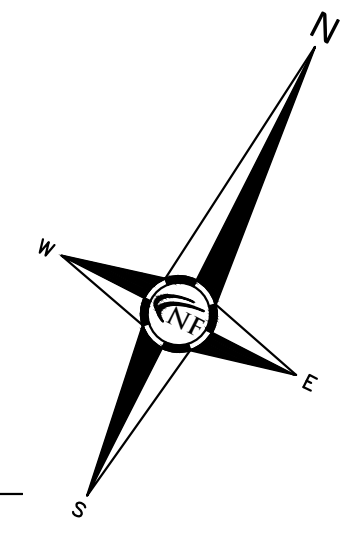
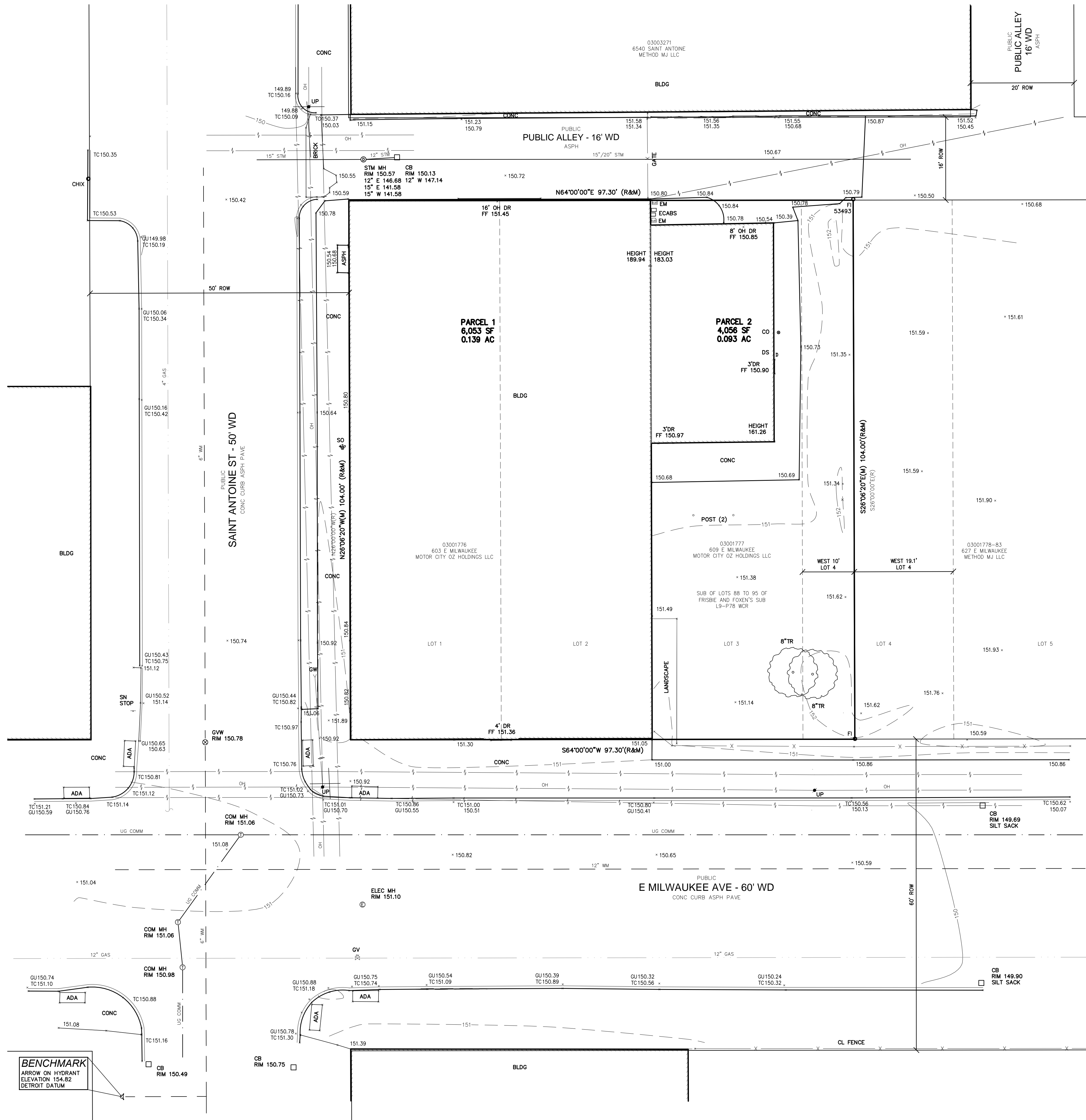
2021-12-03	ISSUED FOR OWNER REVIEW
2022-05-11	REVISED PER OWNER
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2022-11-30	REVISED PER CITY REVIEW
2023-08-07	REVISED PER OWNER
2023-09-14	REVISED PER OWNER
2023-09-28	REVISED PER OWNER

Project Name

**603 E MILWAUKEE AVE
DETROIT MI.**



N & F JOB #M262
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM



ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

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PROJECT
 603 E Milwaukee Ave
 Detroit, Michigan

CLIENT
 Ferry Street Ventures, LLC
 1520 North Johnson Street
 Arlington, VA 22201

LEGAL DESCRIPTION

PARCEL 1
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SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.
 UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

COVID-19 PANDEMIC CONDITION

DUE TO THE UNPRECEDENTED COVID-19 PANDEMIC CONDITION AND RESTRICTIONS THE STANDARD DATA WHICH IS OBTAINED FROM MISS DIG / CALL 811 HAS BEEN RESTRICTED TO CRITICAL INFRASTRUCTURE ONLY. NFE WILL MAKE EVERY EFFORT TO OBTAIN CURRENT REFERENCE DATA FROM THE GOVERNING AGENCIES; HOWEVER, THIS DATA MAY BE PARTIAL OR INCOMPLETE. NFE WILL ISSUE THIS SURVEY WITH THE BEST AVAILABLE INFORMATION FROM OUR FIELD SURVEY AND OTHER AVAILABLE REFERENCE DATA. NFE WILL NOT BE RESPONSIBLE FOR INCOMPLETE OR PARTIAL DATA PROVIDED BY THIRD PARTY FACILITY OWNERS.

ALL SURVEYS BEING UTILIZED FOR DESIGN PURPOSES BY OTHERS; IT WILL BE THE CLIENT'S OBLIGATION TO UPDATE THE UTILITY INFORMATION AS IT BECOMES AVAILABLE. NFE IS NOT RESPONSIBLE FOR BURIED UTILITIES FOR WHICH PLANS WERE NOT FURNISHED OR CANNOT BE OBSERVED IN THE FIELD.

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER A093430171, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY, DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON 2-24-21. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

DTE DISCLAIMER NOTE

PLEASE NOTE THAT DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE "NEW" STRUCTURES AND POWER LINE REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800-477-4747.

LEGEND	
	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R.Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN

PROJECT LOCATION
 Part of the Northeast 1/4
 of Section 31
 Town 1 South, Range 12
 East
 City of Detroit,
 Wayne County, Michigan

SHEET
 Boundary and
 Topographic Survey



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2023-09-11	REVISED PER OWNER
2023-09-28	REVISED PER OWNER

DRAWN BY:
J. Nelson

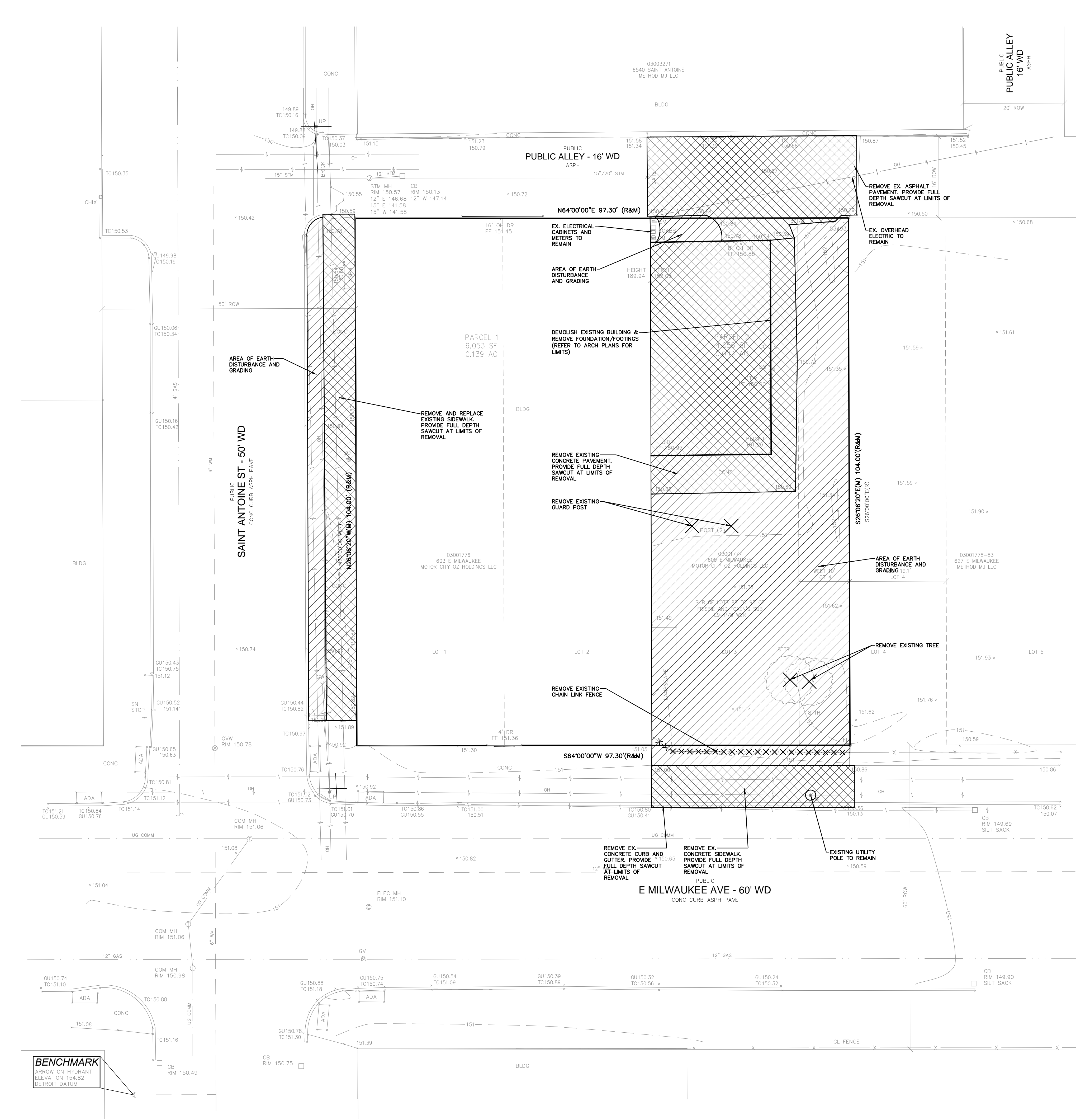
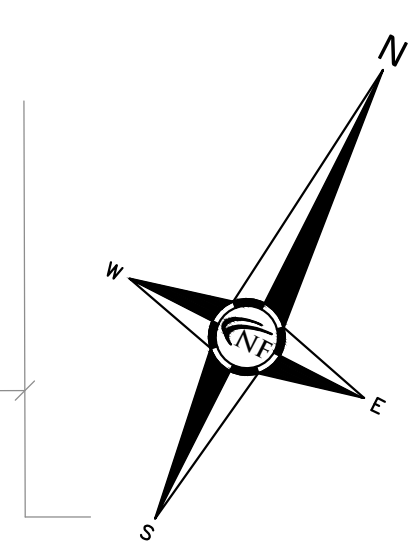
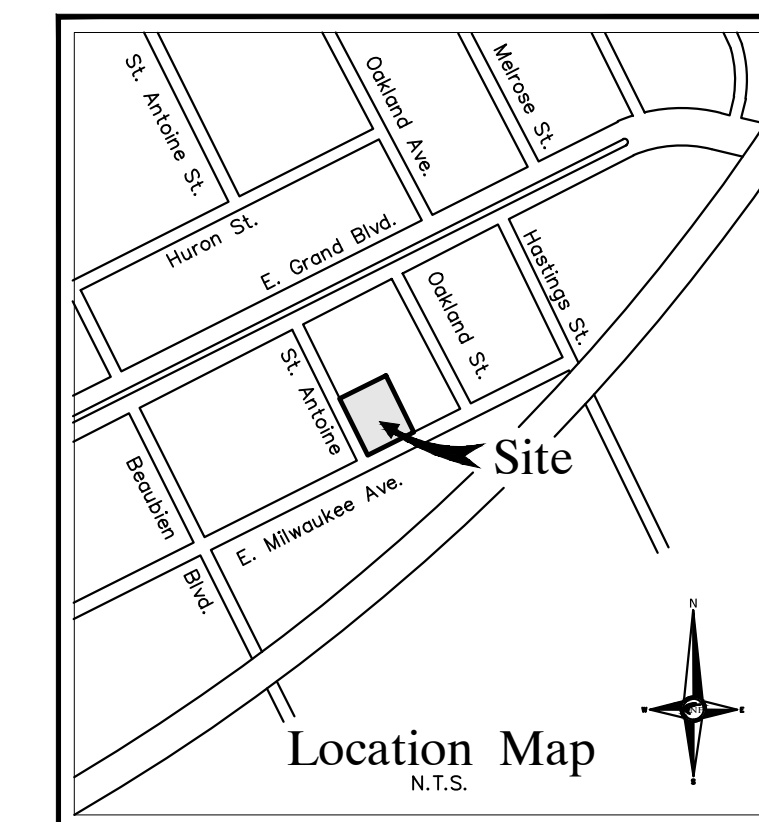
DESIGNED BY:
J. Nelson

APPROVED BY:
J. Longhurst

DATE:
December 1, 2021

SCALE: 1" = 10'

NFE JOB NO. **M262** SHEET NO. **C1**



DEMOLITION NOTES

DEMOLITION OF SITE IMPROVEMENTS SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE PUBLIC AGENCY HAVING JURISDICTION OVER SAID DEMOLITION.

FOR ANY DEMOLITION WITHIN PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR, AND SECURE, ALL NECESSARY PERMITS AND LIKEWISE SHALL ARRANGE FOR ALL SITE INSPECTIONS.

SITE DEMOLITION INCLUDES THE COMPLETE REMOVAL OF SITE IMPROVEMENTS AND OFF-SITE DISPOSAL. DEBRIS SHALL BE TRANSPORTED TO AN APPROPRIATE DISPOSAL FACILITY THAT IS LICENSED FOR THAT TYPE OF DEBRIS.

THE CONTRACTOR SHALL COORDINATE TRUCK ROUTES WITH THE MUNICIPALITY PRIOR TO COMMENCEMENT OF SITE DEMOLITION. ALL TRUCKS SHALL BE TARPED OR PROPERLY SECURED TO CONTAIN DEMOLITION DEBRIS PRIOR TO LEAVING SITE.

EXISTING ON-SITE UNDERGROUND UTILITIES AND BUILDING SERVICES HAVE BEEN INDICATED BASED UPON THE BEST AVAILABLE UTILITY RECORDS AND/OR ON-SITE INSPECTION. NO GUARANTEE IS MADE BY THE DESIGN ENGINEER, AS TO THE COMPLETENESS OR ACCURACY OF UTILITY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF UTILITY INFORMATION (THE DESIGN ENGINEER MAKES NO GUARANTEE NOR ASSUMES ANY LIABILITY AS TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY DATA).

PRIOR TO THE REMOVAL OR ABANDONMENT OF ANY EXISTING UNDERGROUND UTILITY OR BUILDING SERVICE LINES CALLED FOR IN THE PLANS OR DISCOVERED DURING EXCAVATION, THE CONTRACTOR MUST DETERMINE IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE. IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE/ACTIVE, THE CONTRACTOR MUST TAKE ALL THE NECESSARY STEPS TO GUARANTEE THAT THE UTILITY LINE OR BUILDING SERVICE IS RECONNECTED WITHOUT AN INTERRUPTION IN SERVICE. THE RECONNECTION OF THE UTILITY LINE OR BUILDING SERVICE MUST BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE APPROPRIATE GOVERNMENTAL AGENCY OR PRIVATE UTILITY COMPANY.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO SITE DEMOLITION.

* THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-482-7171) A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF THE SITE DEMOLITION.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH UTILITY COMPANY. REMOVAL OF THE UTILITY COMPANY GAS SERVICES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE UTILITY COMPANY.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE UTILITY COMPANY. REMOVAL OF THE UTILITY COMPANIES COMMUNICATION SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE UTILITY COMPANY.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE APPROPRIATE CABLE MEDIA COMPANY. REMOVAL OF CABLE SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE CABLE COMPANY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF PRIVATE UTILITY COMPANIES AND COORDINATE UTILITY SERVICE SHUT-OFF/DISCONNECT, PRIOR TO DEMOLITION OF EXISTING STRUCTURES OR PROPERTIES.

ALL UTILITY METERS SHALL BE REMOVED BY THE APPROPRIATE UTILITY COMPANY.

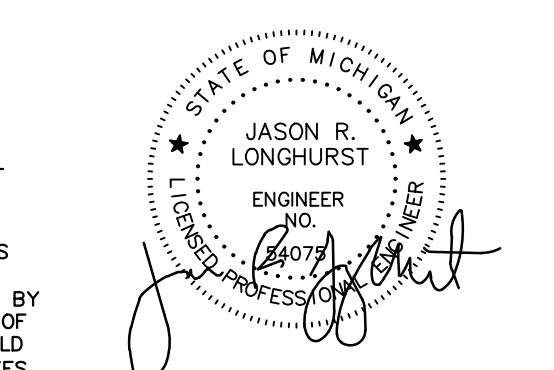
ANY ON-SITE STORM SEWER FACILITIES LOCATED DURING DEMOLITION SHALL BE REMOVED AND BULK HEADED AT THE PROPERTY LINE IF INDICATED FOR REMOVAL ON THE PLANS.

PRIOR TO BUILDING DEMOLITION, ALL HAZARDOUS MATERIAL SHALL BE REMOVED BY OTHERS. THE DEMOLITION CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD ANY SUSPICIOUS MATERIAL BE FOUND.

WATER SERVICES AND/OR STOP-BOX SHALL BE PRESERVED AND BULK HEADED AT THE PROPERTY LINE OR AS DIRECTED BY THE OWNER'S REPRESENTATION.

WHERE EXISTING BUILDINGS PLANNED FOR DEMOLITION FALL WITHIN PROPOSED BUILDING FOOTPRINTS, BASEMENT FLOOR SLABS, FOUNDATION WALLS AND FOOTINGS SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH DOT CLASS II GRANULAR MATERIAL AND BE MACHINE COMPACTED TO A MINIMUM OF 98% OF MATERIALS MAXIMUM DENSITY.

SEAL



PROJECT
603 E Milwaukee Ave
Detroit, Michigan

CLIENT
Ferry Street Ventures, LLC
1520 North Johnson Street
Arlington, VA 22201

PROJECT LOCATION
Part of the Northeast 1/4
of Section 31
Town 1 South, Range 12
East
City of Detroit,
Wayne County, Michigan

SHEET
Demolition Plan



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2023-09-11	REVISED PER OWNER
2023-09-28	REVISED PER OWNER

DRAWN BY:
L. Gross

DESIGNED BY:
T. Wood

APPROVED BY:
J. Longhurst

DATE:
December 1, 2021

SCALE: 1" = 10'

NFE JOB NO. **M262** SHEET NO. **C2**

LEGEND

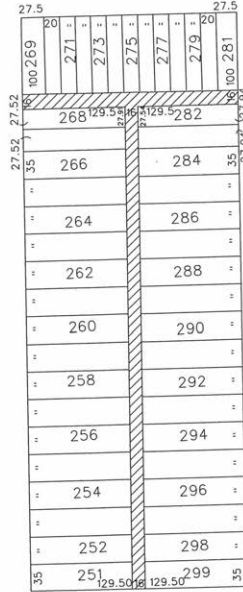
	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		EXISTING SAN. CLEAN OUT
	MANHOLE CATCH BASIN		EXISTING WATER MAIN
	UTILITY POLE		EXISTING STORM SEWER
	GUY POLE		EX. R. Y. CATCH BASIN
	GUY WIRE		EXISTING BURIED CABLES
	LIGHT POLE		OVERHEAD LINES
	SIGN		EXISTING UTILITY TO BE REMOVED
	EXISTING GAS MAIN		EXISTING UTILITY TO BE ABANDONED
	12" MAPLE		INDICATES EXISTING TREE TO BE REMOVED
	INDICATES AREAS OF PAVEMENT, BUILDINGS, ETC. TO BE REMOVED		INDICATES AREAS OF EARTH DISTURBANCE AND GRADING

PETITION NO. 387
 DEON CLARK
 12951 W. CHICAGO AVE.
 DETROIT, MICHIGAN 48228
 PHONE NO. 313 283-9524



WEST CHICAGO AVE. 66 FT. WD.

SORRENTO AVE. 60 FT. WD.



STEEL AVE. 60 FT. WD.

WESTFIELD AVE. 60 FT. WD.

- CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 82 F

<table border="1"> <tr> <td>B</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>A</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>DESCRIPTION</td> <td>DEWN</td> <td>CHGD</td> <td>APPD.</td> <td>DATE</td> </tr> <tr> <td colspan="5">REVISIONS</td> </tr> <tr> <td>DRAWN BY</td> <td>WLW</td> <td>CHECKED</td> <td colspan="2">KSM</td> </tr> <tr> <td>DATE</td> <td>10-05-18</td> <td>APPROVED</td> <td colspan="2"></td> </tr> </table>				B					A					DESCRIPTION	DEWN	CHGD	APPD.	DATE	REVISIONS					DRAWN BY	WLW	CHECKED	KSM		DATE	10-05-18	APPROVED			CONVERSION TO EASEMENT THE NORTH/SOUTH AND EAST/WEST PUBLIC ALLEYS, 16 FT. WD. IN THE BLOCK BOUND BY STEEL, WESTFIELD, SORRENTO AND WEST CHICAGO AVE.	CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU JOB NO. 07-01 DRWG. NO. X 387
B																																			
A																																			
DESCRIPTION	DEWN	CHGD	APPD.	DATE																															
REVISIONS																																			
DRAWN BY	WLW	CHECKED	KSM																																
DATE	10-05-18	APPROVED																																	

Adopted as follows:
 Yeas — Council Members Ayers, Benson, Castaneda-Lopez, Leland, McCalister, Jr., Sheffield, Spivey, Tate and President Jones — 9.
 Nays — None.

**Department of Public Works
 City Engineering Division**

January 8, 2020

Honorable City Council:
 Re: Petition No. 965 — Stonefield Engineering and Design, request the conversion to easement of the existing alleyway adjacent to the property they currently own at 2881 East Grand Boulevard & 6540 St. Antoine in Detroit, Michigan.
 Petition No. 965 — Stonefield Engi-

neering and Design, request to vacate and convert to easement the east-west alley, 16 feet wide, in the block of Milwaukee Avenue, 60 feet wide, East Grand Boulevard, 150 feet wide, St. Antoine Street, 50 feet wide, and Oakland Avenue, 50 feet wide.

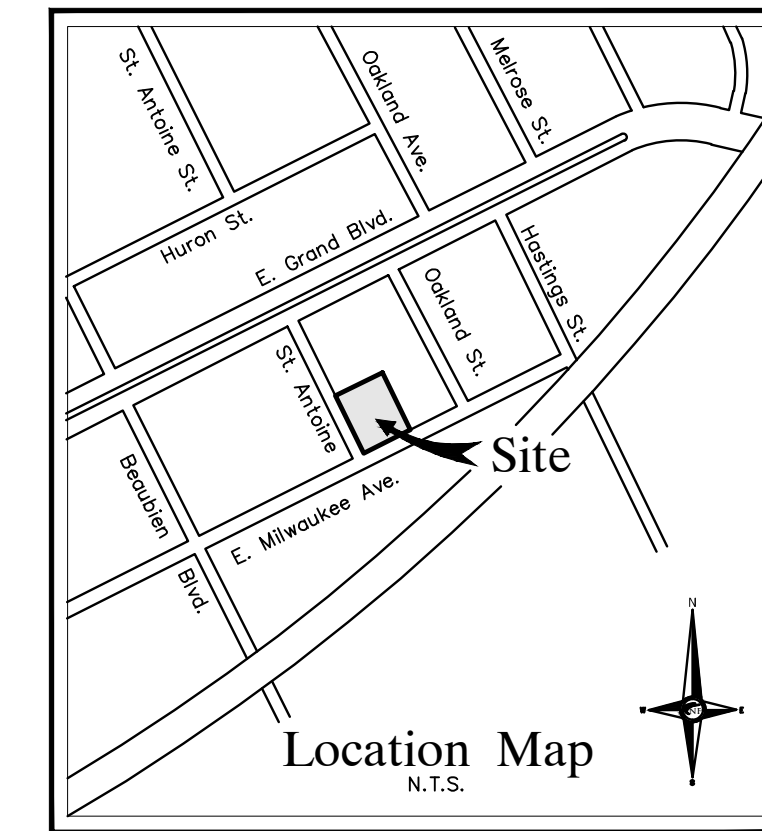
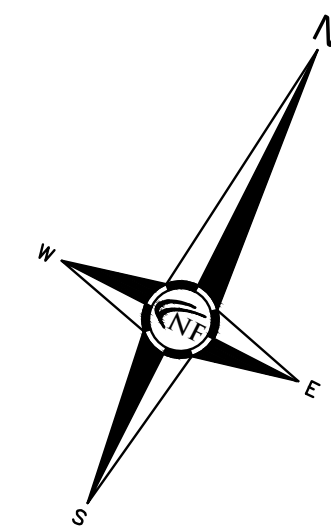
The petition was referred to the City Engineering Division — DPW for investigation (utility review) and report. This is our report.

The request is being made to consolidate properties and provide security. 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

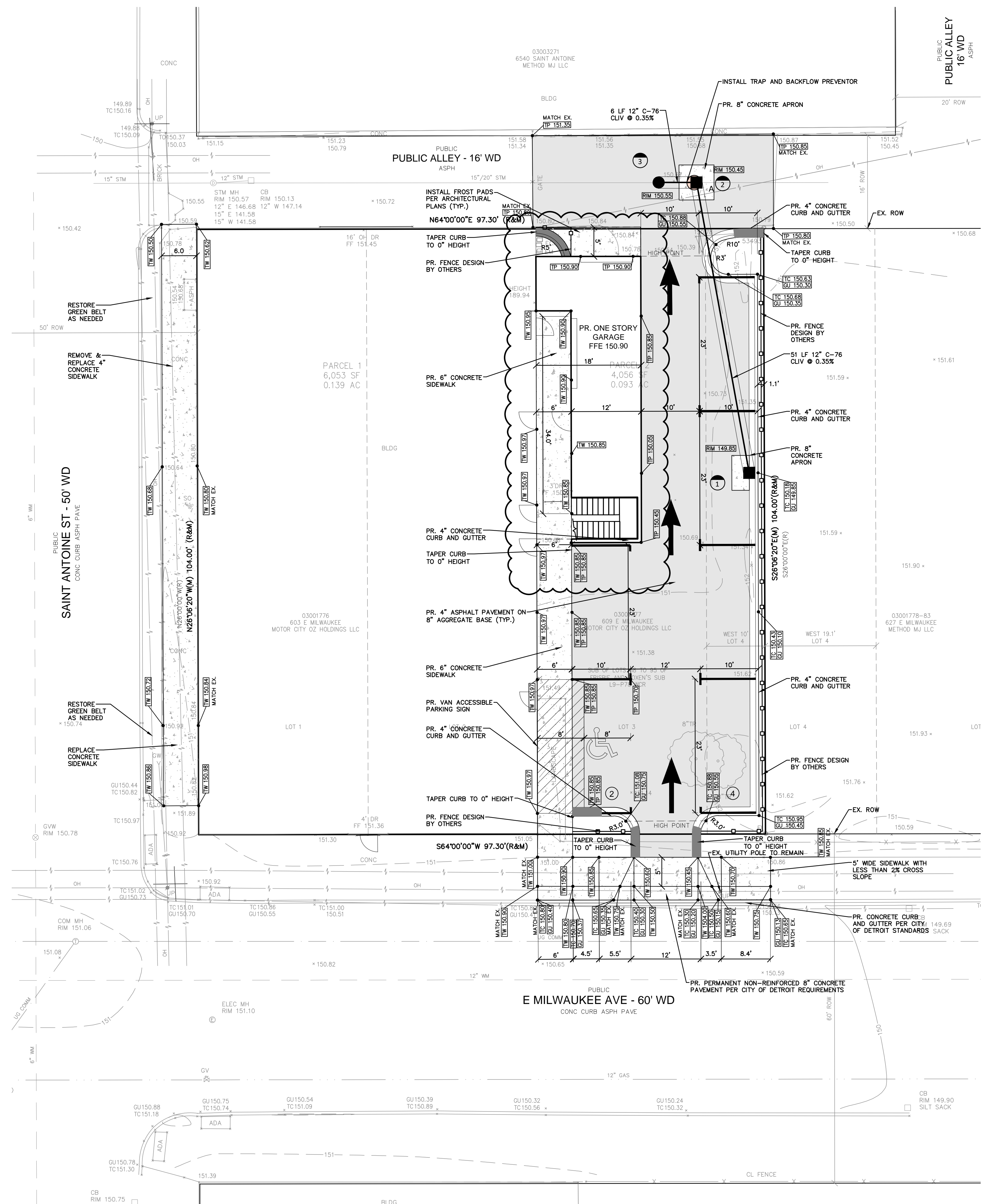
UTILITY CROSSING SCHEDULE

A PR. 12" STORM B/P 145.40
EX. 15" STORM T/P 143.39 V.I.F.
VERTICAL CLEARANCE 2.11'



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FENCING AND LANDSCAPING
FENCING AND LANDSCAPING WILL BE PART OF A DEFERRED SUBMITTAL.

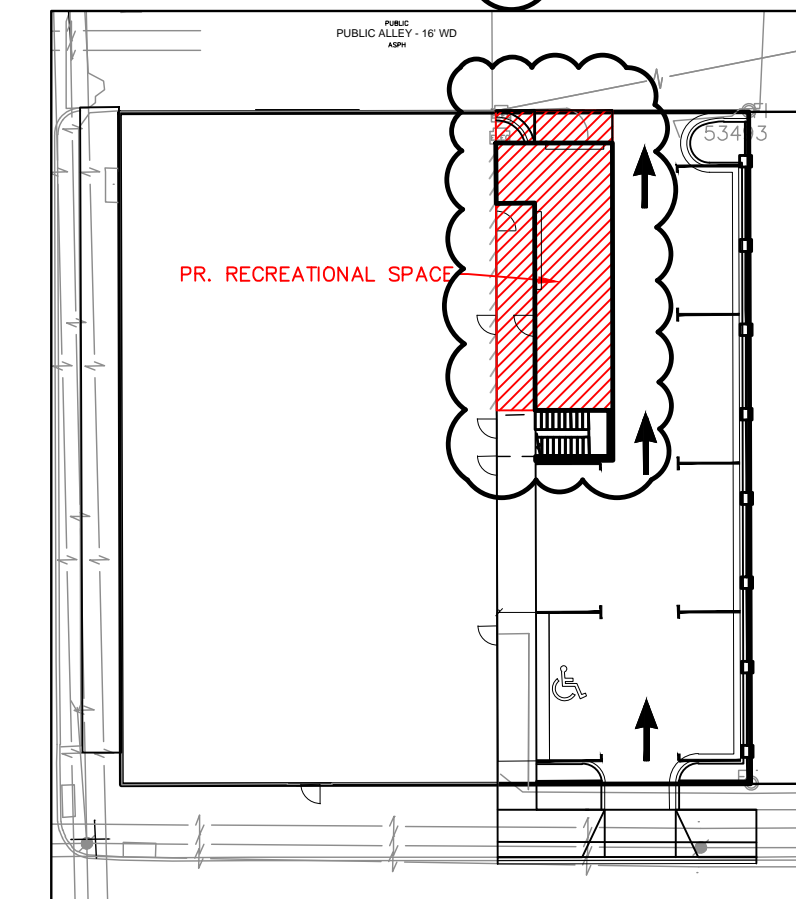
ROW SIDEWALK REPLACEMENT NOTE
RESTORE DAMAGED PUBLIC SIDEWALKS ADJACENT TO THE PROPERTY PER DETAIL C-4462 AS DIRECTED BY THE CITY INSPECTOR.

UTILITY CROSSING NOTE
AT LOCATIONS WHERE THERE ARE CROSSING WITH EXISTING UTILITIES AND THEIR DEPTHS ARE UNKNOWN, 18" VERTICAL SEPARATION WILL BE MAINTAINED WHENEVER POSSIBLE. IF THE 18" SEPARATION IS NOT OBTAINABLE, A CONCRETE ENCASEMENT WILL BE INSTALLED AT THE CROSSING.

NOTES
CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" VERTICAL CLEARANCE AND A MINIMUM OF 10" HORIZONTAL SEPARATION BETWEEN UTILITIES WHERE 10" SEPARATION CANNOT BE MAINTAINED, 18" VERTICAL CLEARANCE SHALL BE PROVIDED AND UTILITIES SHALL BE CONSTRUCTED IN SEPARATE TRENCHES.
CONTRACTOR SHALL FIELD VERIFY EXACT DEPTH OF EXISTING PIPE, WHERE EXISTING CROSSES PROPOSED, CONTACT ENGINEER IF CONFLICT OCCURS.

GENERAL PAVING NOTES
PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:
CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.
ASPHALT: BASE COURSE - MDOT HMA 4E1, 20A; SURFACE COURSE - MDOT HMA 5E1, 20A; ASPHALT CEMENT PENETRATION GRADE 58-22, BOND COAT - MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD;
PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.
ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.
ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S164.
ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.
ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.
ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.
CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.
FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKewise ARRANGE FOR ALL INSPECTION.
EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.
EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADI.
SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.
ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.
FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

RECREATIONAL SPACE
FIRST FLOOR IS A 6,023 S.F. MULTIFAMILY RESIDENTIAL
SECOND FLOOR IS A 5,732 S.F. SINGLE FAMILY RESIDENTIAL
TOTAL SQUARE FOOTAGE IS 6,023 + 5,732 = 11,755 S.F.
REQUIRED RECREATIONAL SPACE AREA IS 0.07 * 11,755 S.F. = 823 S.F.
PROVIDED RECREATIONAL SPACE AREA IS 835 SF



RECREATIONAL SPACE RATIO EXHIBIT
SCALE 1"=30'

ESTIMATED QUANTITIES

PAVING

DESCRIPTION	QUANTITY	UNITS
4" ASPHALT ON 8" 21AA BASE	335	S.Y.
4" CONCRETE SIDEWALK	600	S.F.
6" CONCRETE SIDEWALK	760	S.F.
8" NON-REINFORCED CONCRETE ROW PAVEMENT	12	S.Y.
4" CONCRETE CURB & GUTTER	205	S.F.
8" CONCRETE APRON	10	S.Y.

STORM

DESCRIPTION	QUANTITY	UNITS
12" DIA. CLIV C-76 STORM SEWER PIPE	60	L.F.
2' DIA. CATCH BASIN (CATCH BASIN A)	1	EA.
4' DIA. CATCH BASIN WITH TRAP AND 2' SUMP (CATCH BASIN B)	1	EA.
BUILD 4' DIA. MANHOLE OVER EX. PIPE	1	EA.

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		GATE VALVE
	MANHOLE CATCH BASIN		EXISTING STORM SEWER
	UTILITY POLE		EXISTING BURIED CABLES
	GUY WIRE		OVERHEAD LINES
	LIGHT POLE		SIGN
	EXISTING GAS MAIN		PR. SANITARY SEWER
	PR. WATER MAIN		PR. STORM SEWER
	PR. R. Y. CATCH BASIN		PROPOSED LIGHT POLE
	PR. TOP OF CURB ELEVATION		PR. GUTTER ELEVATION
	PR. TOP OF WALK ELEVATION		PR. TOP OF P.W.M. ELEVATION
	FINISH GRADE ELEVATION		

SEAL

PROJECT
603 E Milwaukee Ave
Detroit, Michigan

CLIENT
Ferry Street Ventures, LLC
1520 North Johnson Street
Arlington, VA 22201

PROJECT LOCATION
Part of the Northeast 1/4
of Section 31
Town 1 South, Range 12
East
City of Detroit,
Wayne County, Michigan

SHEET
Engineering Plan

811
Know what's Below
Call before you dig.

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DRAWN BY:
L. GROSS

DESIGNED BY:
T. Wood

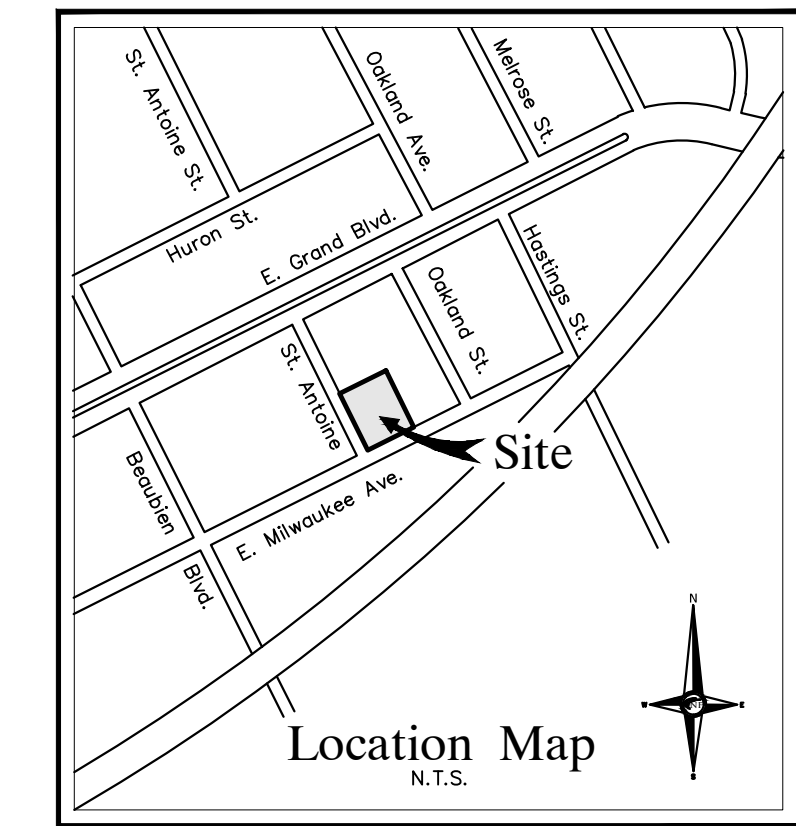
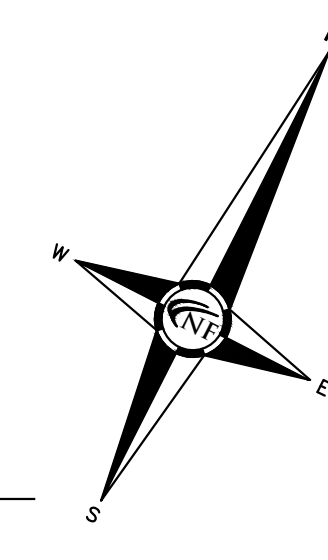
APPROVED BY:
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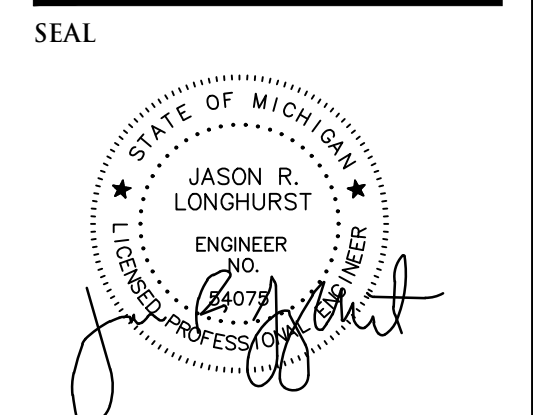
SCALE: 1" = 10'

NFE JOB NO. M262 SHEET NO. C3

CONSTRUCTION SEQUENCE / TIMING SCHEDULE		
1. INSTALL PERIMETER FILTER FABRIC FENCING AND STONE FILTER WHERE REQUIRED.	SEPTEMBER 2023	
2. MASS GRADE SITE.	OCTOBER 2023	
3. COMMENCE UNDERGROUND UTILITY WORK.	NOVEMBER 2023	
4. INSTALL INLET FILTERS ON PROPOSED DRAINAGE STRUCTURES.	DECEMBER 2023	
5. FILL IN SEDIMENTATION TRAPS AND PAVE SITE.	JANUARY 2024	
6. COMPLETE ALL BUILDINGS AND LANDSCAPE ACTIVITY.	MARCH 2024	
7. JET VAC NEW STORM SEWER SYSTEM AS REQUIRED.	APRIL 2024	
8. REMOVE ALL TEMPORARY SOIL EROSION MEASURES.	MAY 2024	



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SHEET
Soil Erosion Control and
Drainage Area Plan



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DRAWN BY:
A. Panley

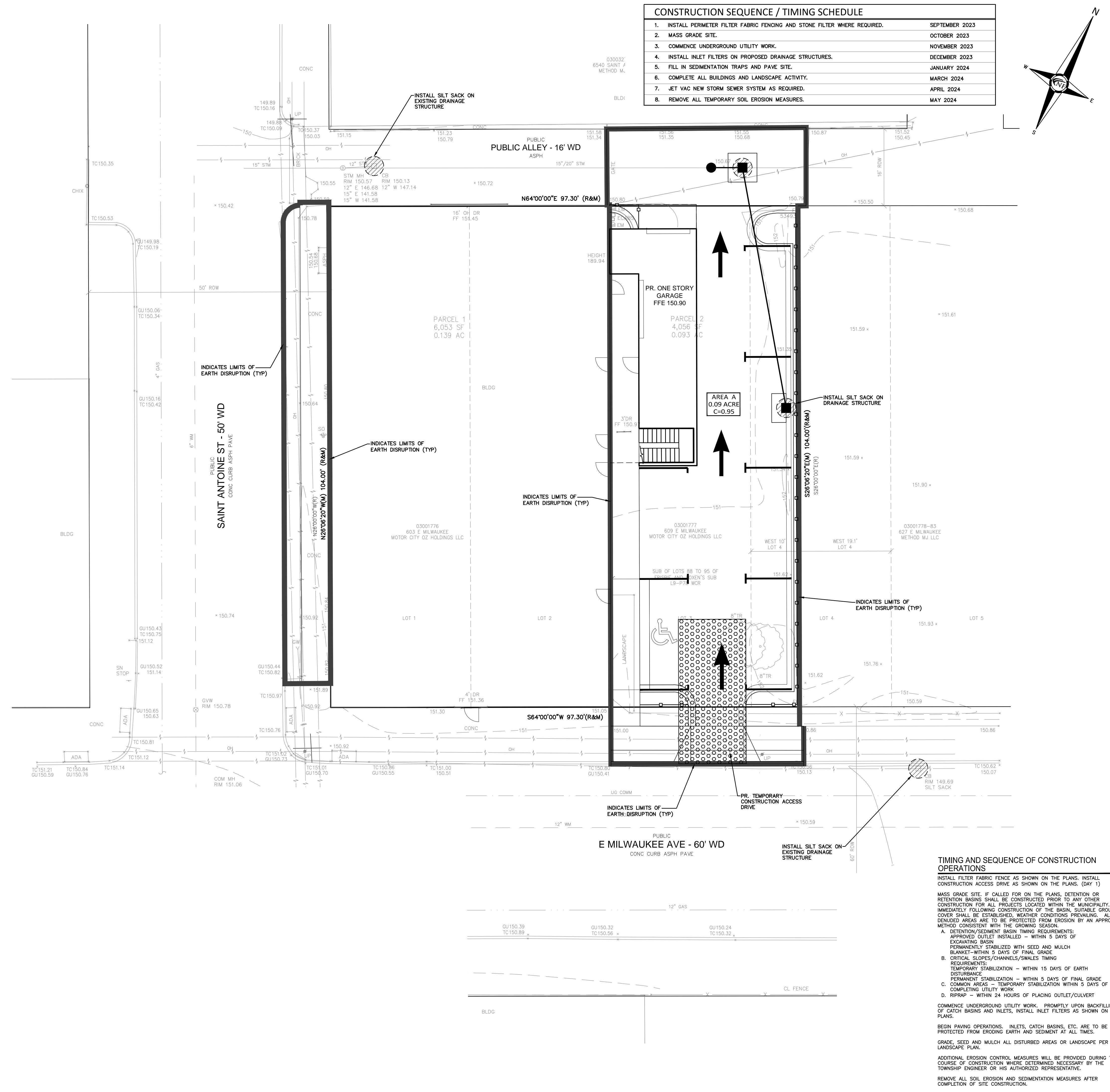
DESIGNED BY:
A. Panley

APPROVED BY:
J. Longhurst

DATE:
December 1, 2021

SCALE: 1" = 10'

NFE JOB NO. **M262** SHEET NO. **C5**



NOTES AND PERFORMANCE REQUIREMENTS

ALL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CANTON TOWNSHIP AND THE WAYNE COUNTY EROSION CONTROL MANUAL.

DAILY INSPECTION SHALL BE MADE BY THE SUBCONTRACTOR TO DETERMINE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.

EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.

EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. SEDIMENTATION CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.

SUBCONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED AND AS DIRECTED ON THESE PLANS. HE SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES AND OTHER EARTH CHANGES HAVE BEEN ACCOMPLISHED.

PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGES HAVE BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED. ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED.

ALL MUD/DIRT TRACKED ONTO EXISTING CITY/COUNTY ROADS FROM THIS SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE SUBCONTRACTOR/BUILDER.

MAINTENANCE REQUIREMENTS SHALL BE AS FOLLOWS:
STREET SCRAPING - DAILY
STREET SWEEPING - WEEKLY MINIMUM
STRUCTURAL SEDIMENT CONTROLS - 48 HOURS AFTER STORM EVENT (WEEKLY MINIMUM) SEDIMENT BASIN CLEANOUT - ANNUALLY MINIMUM

RESTORATION REQUIREMENTS AND FINAL INSPECTION REQUIREMENTS SHALL BE AS FOLLOWS:
DISTURBED EARTH MUST BE PERMANENTLY STABILIZED WITH VEGETATION OR HARD SURFACE
ACCUMULATED SEDIMENT MUST BE REMOVED FROM STORM SEWER SYSTEM
REMOVE ALL THE TEMPORARY CONTROLS AFTER GETTING APPROVAL BY THE WAYNE COUNTY SOIL EROSION INSPECTOR.

NOTIFY WAYNE COUNTY SOIL EROSION OFFICE 48 HOURS BEFORE WORK IS TO BEGIN. (734) 326-3936.

NOTES

A WAYNE COUNTY SOIL EROSION PERMIT IS REQUIRED FOR THIS PROJECT.

NO WETLANDS OR FLOODPLAINS ARE ON THE SITE.

STORAGE OF TOPSOIL MUST BE INSIDE PROJECT LIMITS.

FOR PAVED INLET PROTECTION, USE WOVEN MONOFILAMENT GEOTEXTILE/ 100 gpm PER SQUARE FT. OR APPROVED EQUAL.

NO SILT FENCE, BURLAP, OR STONE TO BE USED AS FILTERS.

SITE IS APPROXIMATELY ±3.38 MILES FROM THE DETROIT RIVER.

AREA OF DISTURBANCE IS 0.14 ACRES.

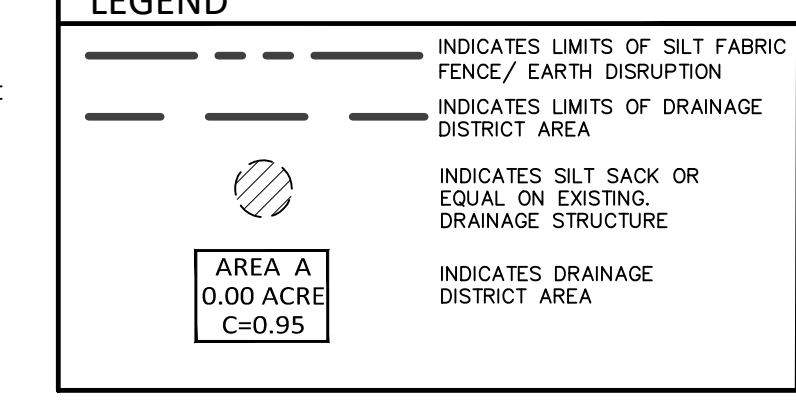
SOIL DATA

THIS SITE CONSISTS OF URBAN LAND-RIVERFRONT COMPLEX, DENSE SUBSTRATUM, 0 TO 4 PERCENT SLOPES, BASED ON DATA PROVIDED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE.

ESTIMATED QUANTITIES

DESCRIPTION	QUANTITY	UNITS
TEMPORARY CONSTRUCTION ACCESS DRIVE	50	EA.
SILT SACK OR EQUAL	4	EA.

LEGEND



TIMING AND SEQUENCE OF CONSTRUCTION OPERATIONS

INSTALL FILTER FABRIC FENCE AS SHOWN ON THE PLANS. INSTALL CONSTRUCTION ACCESS DRIVE AS SHOWN ON THE PLANS. (DAY 1)

MASS GRADE SITE. IF CALLED FOR ON THE PLANS, DETENTION OR RETENTION BASINS SHALL BE CONSTRUCTED PRIOR TO ANY OTHER CONSTRUCTION FOR ALL PROJECTS LOCATED WITHIN THE MUNICIPALITY. IMMEDIATELY FOLLOWING CONSTRUCTION OF THE BASIN, SUITABLE GROUND COVER SHALL BE ESTABLISHED, WEATHER CONDITIONS PREVAILING. ALL DENUDED AREAS ARE TO BE PROTECTED FROM EROSION BY AN APPROVED METHOD CONSISTENT WITH THE GROWING SEASON.

A. DETENTION/SEDIMENT BASIN TIMING REQUIREMENTS:
APPROVED OUTLET INSTALLED - WITHIN 5 DAYS OF EXCAVATING BASIN
PERMANENTLY STABILIZED WITH SEED AND MULCH BLANKET-WITHIN 5 DAYS OF FINAL GRADE

B. CRITICAL SLOPES/CHANNELS/SWALES TIMING REQUIREMENTS:
TEMPORARY STABILIZATION - WITHIN 15 DAYS OF EARTH DISTURBANCE
PERMANENT STABILIZATION - WITHIN 5 DAYS OF FINAL GRADE

C. COMMON AREAS - TEMPORARY STABILIZATION WITHIN 5 DAYS OF COMPLETING UTILITY WORK

D. RIPRAP - WITHIN 24 HOURS OF PLACING OUTLET/CULVERT

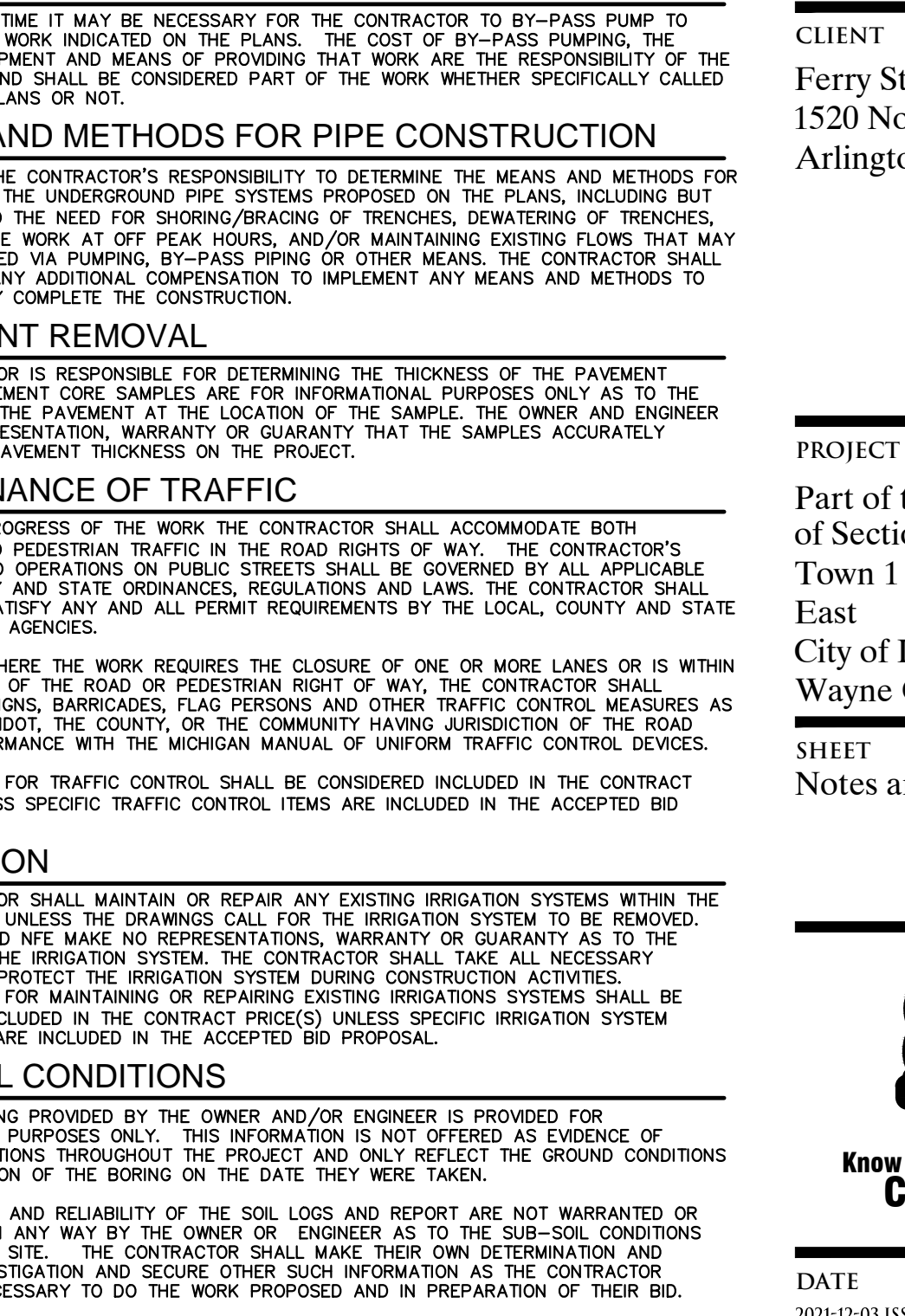
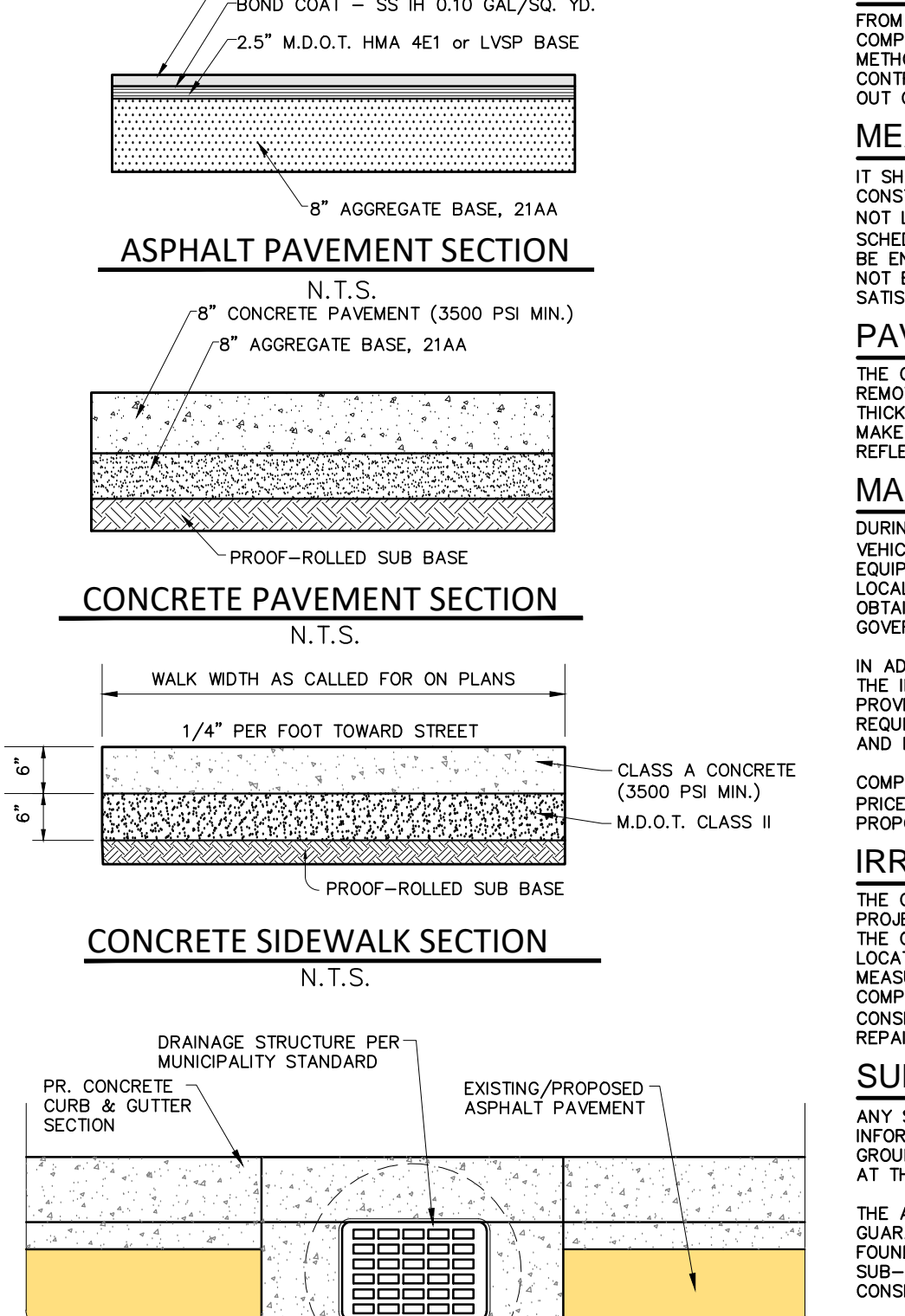
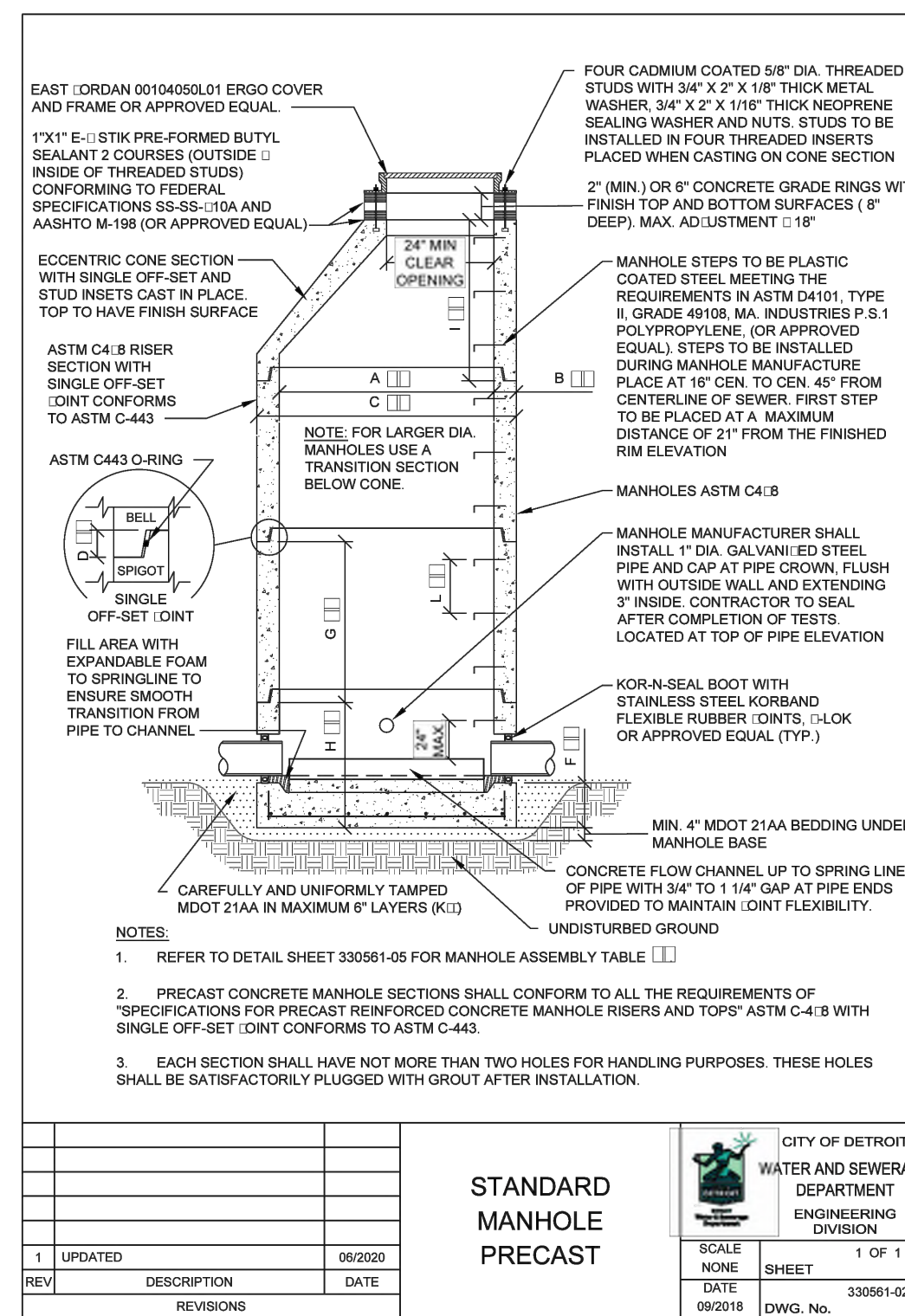
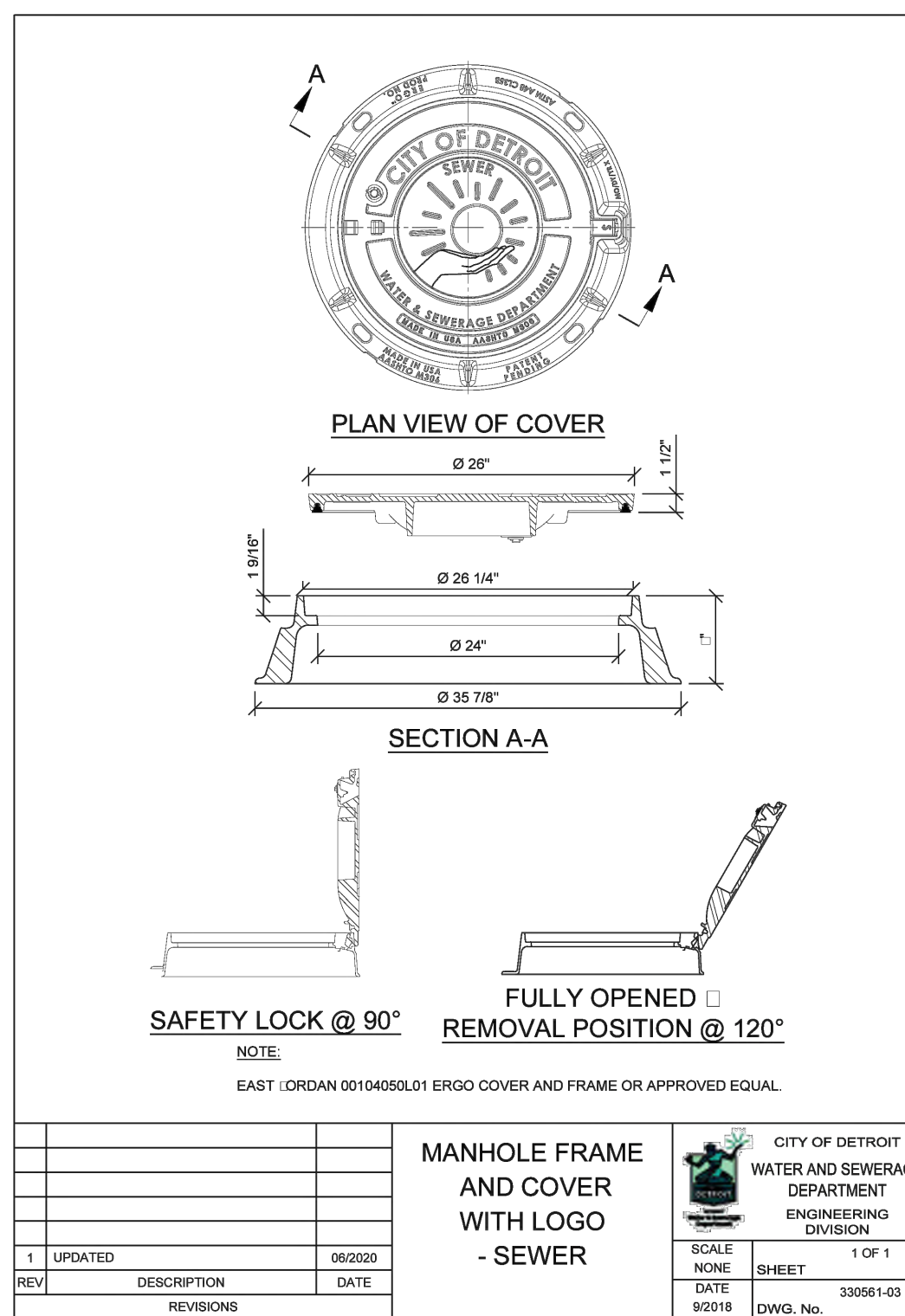
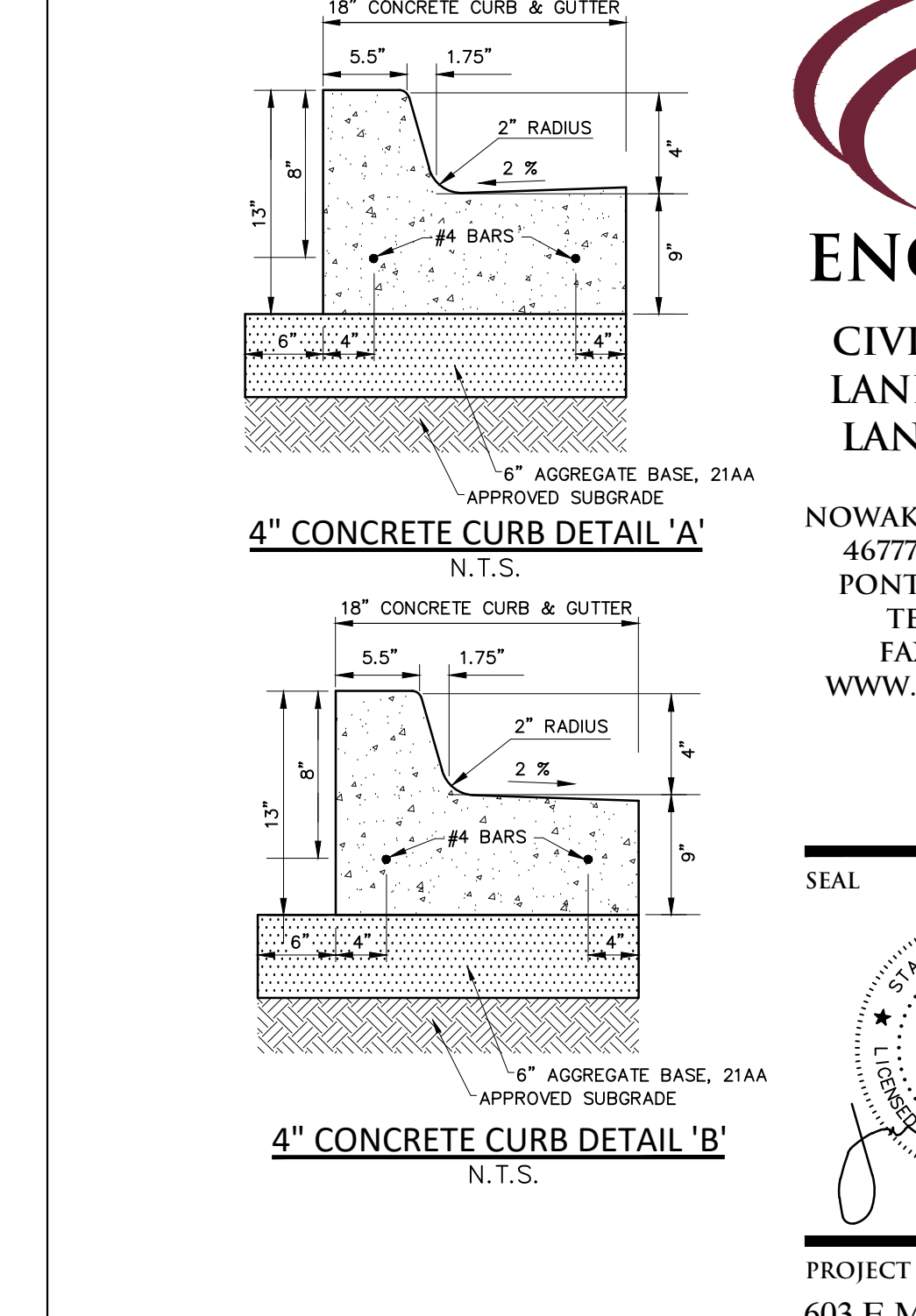
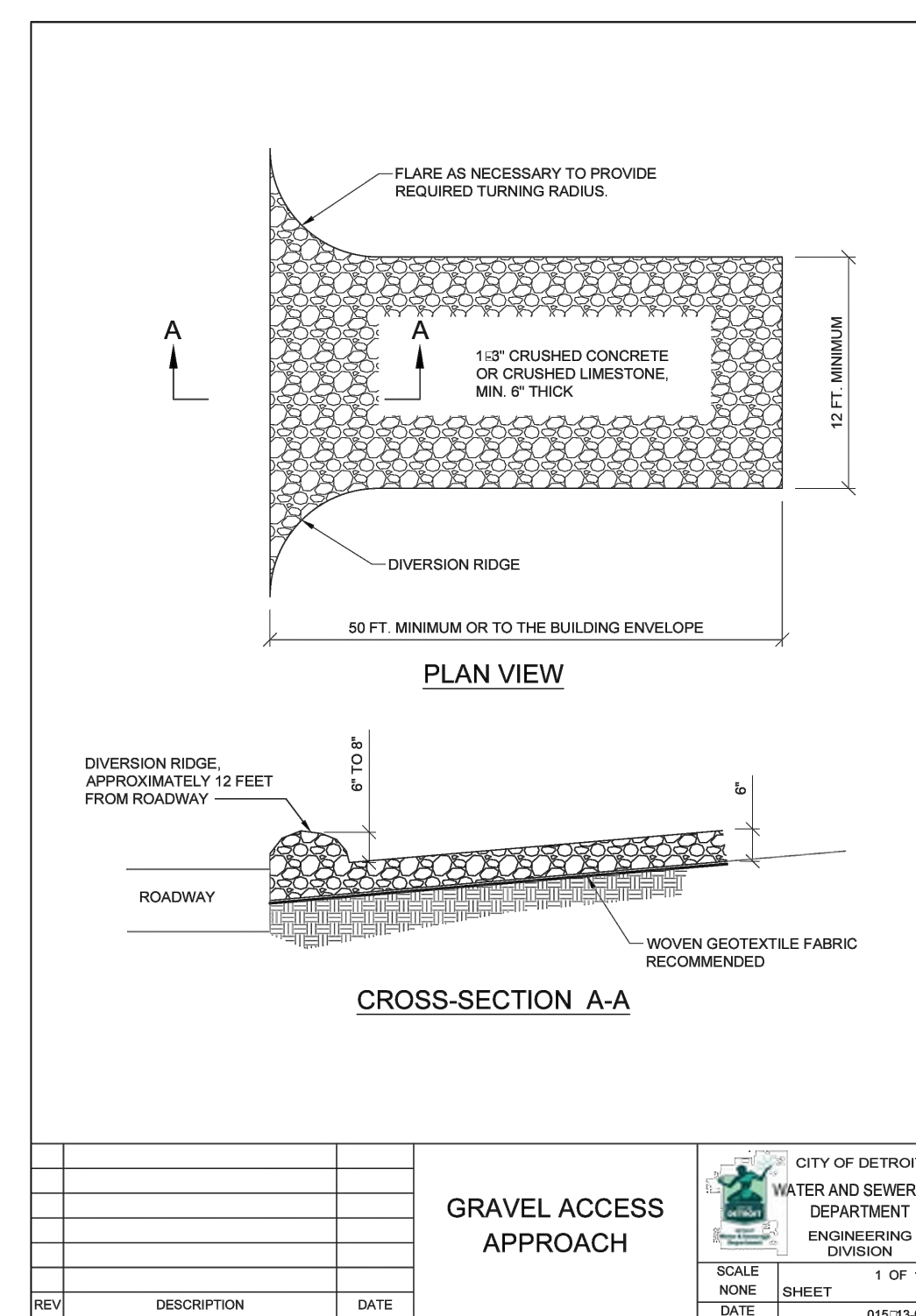
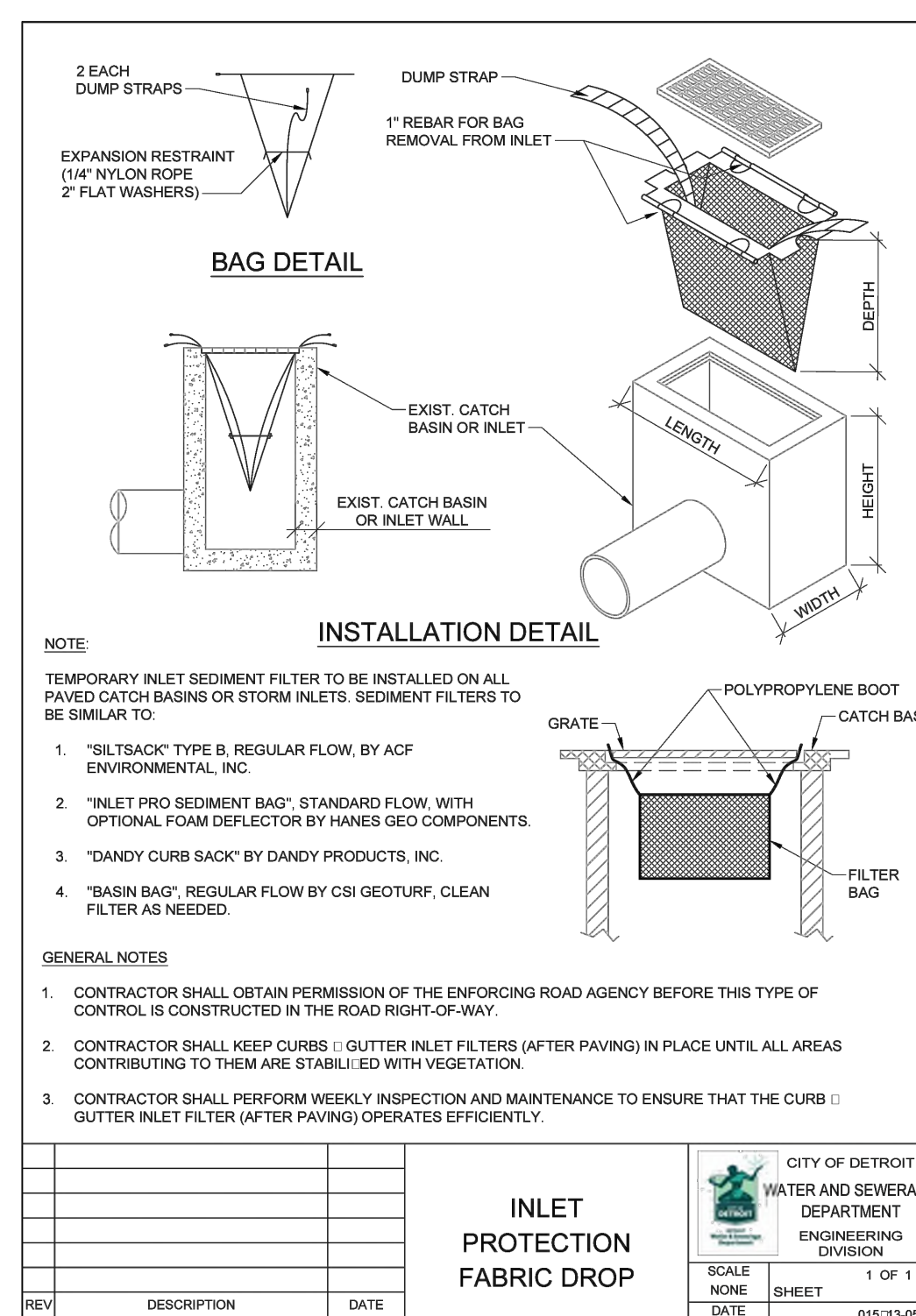
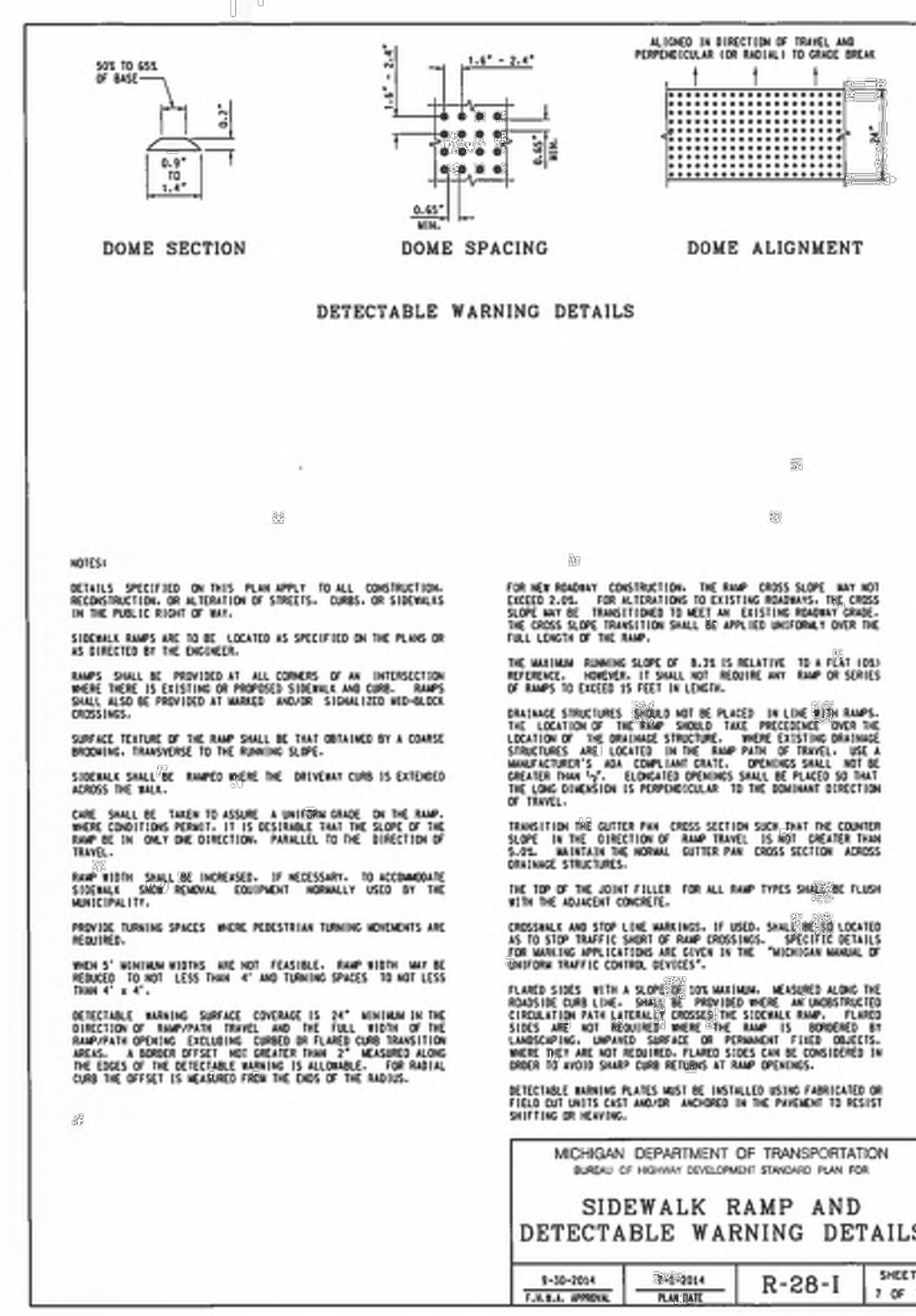
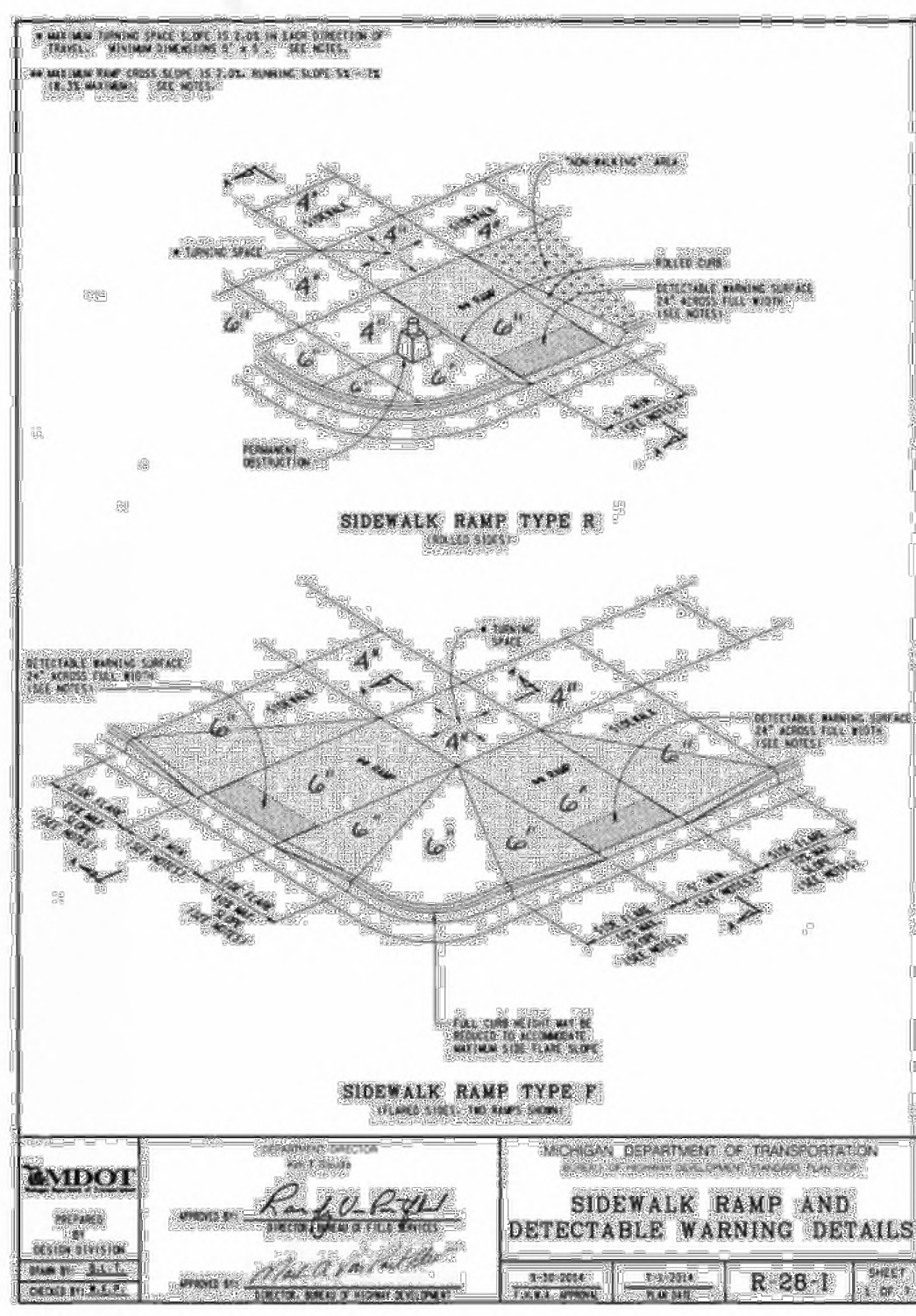
COMMENCE UNDERGROUND UTILITY WORK. PROMPTLY UPON BACKFILLING OF CATCH BASINS AND INLETS, INSTALL INLET FILTERS AS SHOWN ON THE PLANS.

BEGIN PAVING OPERATIONS. INLETS, CATCH BASINS, ETC. ARE TO BE PROTECTED FROM ERODING EARTH AND SEDIMENT AT ALL TIMES.

GRADE, SEED AND MULCH ALL DISTURBED AREAS OR LANDSCAPE PER LANDSCAPE PLAN.

ADDITIONAL EROSION CONTROL MEASURES WILL BE PROVIDED DURING THE COURSE OF CONSTRUCTION WHERE DETERMINED NECESSARY BY THE TOWNSHIP ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.

REMOVE ALL SOIL EROSION AND SEDIMENTATION MEASURES AFTER COMPLETION OF SITE CONSTRUCTION.



DAMAGE TO PRIVATE PROPERTY
ALL SIDEWALKS, DRIVEWAYS, LAWNS, FENCING, TREES, SHRUBS, SPRINKLERS, LANDSCAPING, ETC., THAT ARE DAMAGED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED, IN KIND OR BETTER, BY THE CONTRACTOR. ALL STREET SIGNS, MAIL BOXES, ETC., REMOVED SHALL BE REPLACED IN KIND OR BETTER, BY THE CONTRACTOR. ALL THE REPAIRS OR REPLACEMENTS DUE TO THE CONTRACTOR'S WORK ARE TO BE INCLUDED IN THE CONTRACT PRICE(S) AND SHALL NOT BE AN EXTRA TO THE CONTRACT.

DEWATERING OF TRENCH AND EXCAVATIONS
IF NOT SPECIFICALLY PROVIDED FOR IN THE CONSTRUCTION DESIGN DOCUMENTS, THE DESIGN OR QUALITATIVE ANALYSIS OF GROUND WATER DEWATERING SYSTEMS IS BEYOND THE SCOPE OF DESIGN FOR THESE DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING AND PROVIDING APPROPRIATE EXCAVATION DEWATERING SYSTEMS FOR USE DURING CONSTRUCTION.

UTILITIES
AT LEAST 72 HOURS (3 WORKING DAYS) PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY MISS DIG AND THE LOCAL COMMUNITY (WHERE APPLICABLE) TO STAKE LOCATIONS OF EXISTING UTILITIES.

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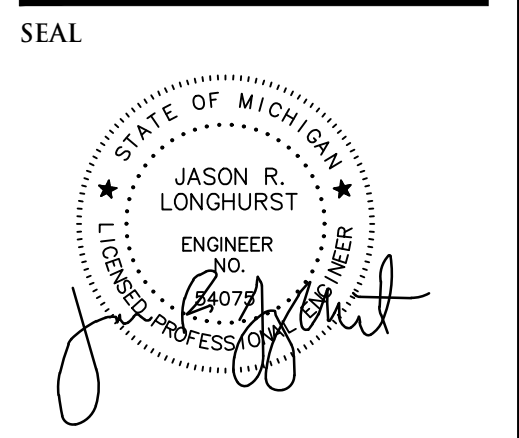
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L. Gross

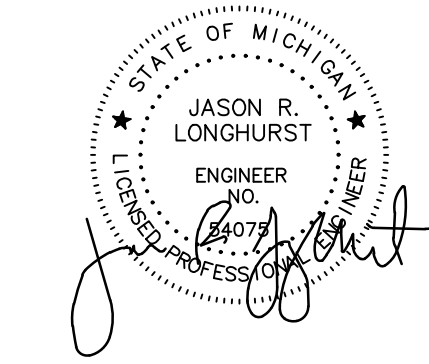
DESIGNED BY:
T. Wood

APPROVED BY:
J. Longhurst

DATE:
December 1, 2021

SCALE: N.T.S.

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L. Gross
DESIGNED BY:
T. Wood
APPROVED BY:
J. Longhurst

DATE:
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SCALE: N.T.S.

ALUMINUM MANHOLE STEP STANDARD DETAILS
NO SCALE

NOTES:
1. MANHOLE STEPS SHALL CONFORM TO THE REQUIREMENTS FOR "ALUMINUM ALLOY EXTRUDED BARS, RODS, SHAPES AND TUBES", A.S.T.M. B201 (CURRENT), ALLOY 6061, TEMPER T-6, OR APPROVED EQUAL.
2. EITHER THE FLANGED LEG OR PARALLEL LEG STEP MAY BE USED FOR FORMED IN PLACE CONCRETE CONSTRUCTION OR IN PRECAST MANHOLE UNITS.
3. THE PARALLEL LEG STEP SHALL BE USED IN EXISTING STRUCTURES BY PLACING IN DRILLED HOLES AND GROUTING WITH NON-SHRINK GROUT.

REV	DESCRIPTION	DATE
1	UPDATED	06/20/20

CITY OF DETROIT
CITY ENGINEERING DIVISION, D.P.W.
STANDARD PLAN FOR
UTILITY CROSSING
SCALE: NONE SHEET 1 OF 1
DATE: 09/20/18 DWG. No. 31233-01

DETAIL OF TRAP FOR CATCH BASIN "B"

NOTES:
SEWER TRAP TO BE OF THE SAME MAT'L. & STRENGTH AS THE OUTLET SEWER PIPE.
TRAP SHALL BE SUPPORTED BY BLOCKING ON ANY OTHER MEMS UNTIL CATCH BASIN IS COMPLETED AND CONCRETE OR MORTAR AROUND BRICK IS SET. ANY JOISTS BETWEEN THE TRAP AND GROUND UNDERNEATH SHALL BE FILLED WITH GRADE "A" CONCRETE.

CITY OF DETROIT
CITY ENGINEERING DIVISION, D.P.W.
STANDARD PLAN FOR
CATCH BASINS "A" AND "B"
AND FLAT GRATE AND FRAME
DRAWING NO. 35 DETAIL STANDARD NO. C-5028 SHEET 2 OF 7

**SECTION B-B
CATCH BASIN "B"**

NOTE "A":
WALL THICKNESS SHALL BE 8" FROM THE TOP OF STRUCTURE TO A DEPTH OF 15". BELOW 15" THE THICKNESS OF THE WALL SHALL BE 12"

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**SECTION A-A
CATCH BASIN "A"**

REVISÉ DATE (METRIC TO ENGLISH UNIT SYSTEM): DEC. 2002

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TYPICAL DETAIL AT CROSSING UNDER EXISTING UTILITIES

CODED NOTES:
1. BACKFILL ACCORDING TO SPECIFICATIONS AND TYPICAL TRENCH SECTION.
2. EXISTING CATCH BASIN DRAIN, SEWER OR OTHER UNDERGROUND UTILITY CROSSING NEW OPEN CUT CONSTRUCTION.
3. BACKFILL WITH A DRY MIX OF ONE BAG CEMENT PER ONE BAG OF GRANULAR MATERIAL CLASS II.

NOTES:
1. ALL MDOT CLASS II GRANULAR MATERIAL, PLACE AND COMPACT (IN MAX. 12" LIFTS) BY "CONTROLLED DENSITY METHOD" TO 98% PER SPECIFICATION 31 23.33.3.10 B OF MAXIMUM UNIT WEIGHT.
2. WATERMANS CROSSING UNDER SEWERS - WHEN IT IS IMPOSSIBLE TO OBTAIN THE MINIMUM 18-INCH CLEARANCE, REPLACE THE SEWER PIPE (MINIMUM OF 10 FT. ON BOTH SIDES OF WATERMAN) WITH WATER WORKS GRADE 150PSI PRESSURE TESTED TO ENSURE WATER TIGHTNESS.
3. "W" - SEE TRENCH DETAILS FOR TRENCH WIDTH.
4. TRENCHING SHALL BE PER OSHA 29 CFR, SUBPART P.

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GENERAL NOTES

- CENTER OF CATCH BASIN SHALL BE 20 INCHES FROM BACK OF CURB.
- ALL SIZES AND FLOW LINES OF PIPES, AND ELEVATIONS FOR TOP AND BOTTOM OF STRUCTURES SHALL BE DETERMINED FROM THE PLANS OR CONSTRUCTION REQUIREMENTS. THE BELL SHALL BE REMOVED FROM THE FIRST LENGTH OF OUTLET PIPE PROJECTING THROUGH THE WALL OF THE STRUCTURE WHEN ANY STRUCTURE IS CONSTRUCTED OF PRECAST CONCRETE OR CONCRETE BLOCK. THE TOP OF THE MASONRY SHALL BE LEFT SUFFICIENTLY LOW TO PERMIT PROPER ADJUSTMENT OF THE COVER TO GRADE BY THE USE OF MORTAR OR BRICKS AS DIRECTED BY THE ENGINEER.
- A TRAP, AS DETAILLED ON SHEET 3 OF 7, SHALL BE PLACED WHERE CALLED FOR IN THE OUTLET SEWER LINE OF CATCH BASINS "B". THIS TRAP SHALL BE SET INTO THE MASONRY WALL AS SHOWN ON THE DETAILS.
- THE MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR PAVING AND RELATED CONSTRUCTION EXCEPT AS NOTED ON THIS SHEET AND ON THE PLANS.
- A PLASTER COAT OF MORTAR 1/2" IN THICKNESS SHALL BE APPLIED TO THE OUTER SURFACE OF THE STRUCTURE AS SHOWN. A 1/2" CEMENT PLASTER COAT SHALL BE PLACED ON THE INSIDE OF ALL SUMPS.
- CONTRACTOR SHALL VERIFY ELEVATIONS OF EXISTING UTILITIES TO ENABLE CONSTRUCTION TO INDICATED ELEVATIONS SHOWN ON DRAWINGS. IF NECESSARY, INVERT ELEVATIONS SHOWN ON THE DRAWINGS MAY BE ALTERED IN THE FIELD TO CLEAR EXISTING UTILITIES. SUCH ALTERATIONS, UPWARD OR DOWNWARD, SHALL BE AT NO CHANGE IN CONTRACT PRICE.
- WHEN PRECAST CONCRETE PIPE SECTIONS ARE USED FOR CATCH BASINS, EITHER A SECTION OF THE INLET AND OUTLET PIPES OR AN OPENING OR EYE FOR THE INLET AND OUTLET PIPES SHALL BE CAST INTO THE WALL OF THE CATCH BASIN PIPE WHEN IT IS BEING MANUFACTURED. EYES IN PRECAST PIPE SECTIONS SHALL BE FINISHED TO ACCOMMODATE A FLEXIBLE JOINT CONNECTION SUCH AS PRESS-MODE BY PRESS SEAL GASKET CORP. OR RES-SEAL BY SCALES WFG. CORP.
- PAY LIMIT FOR SENSORS SHALL BE INSIDE FACES OF STRUCTURES UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE IN (INCHES) UNLESS OTHERWISE NOTED.

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SECTION G-G

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**SECTION D-D
COVER BOLT DETAIL**

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