



CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION

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January 10th, 2024

Honorable City Council:

RE: Petition No. x2024-008 – General Services Division request to vacate various streets and alleys bounded by Outer Drive, Dolson Street, and the Marquette Railroad.

Petition No. x2024-008 – General Services Division request to vacate various streets and alleys bounded by Outer Drive, 150 ft. wide, Dolson Street, 50 ft. wide, and the Marquette Railroad, 99 ft. wide.

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

The request was approved by the Solid Waste Division – DPW, Traffic Engineering Division – DPW, and City Engineering - DPW.

Detroit Water and Sewerage Department (DWSD) has no objection provided certain provisions are met. The DWSD provisions are a part of the attached resolution.

All other involved City Departments, and privately owned utility companies have reported no objections. 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

Cc: Ron Brundidge, Director, DPW
Mayor's Office – City Council Liaison

BY COUNCIL MEMBER _____

RESOLVED, various streets and alleys bounded by Outer Drive, 150 ft. wide, Dolson Street, 50 ft. wide, and the Marquette Railroad, 99 ft. wide., further described as land in the City of Detroit, Wayne County, Michigan being:

1. Dolphin Street, 60 ft. wide, lying easterly of and adjacent to lots 149 through 165 and lying westerly of and adjacent to lots 180 through 191 of "Grayton Park Manor Subdivision" as recorded in Liber 52, Page 89 of Plats, Wayne County Records.
2. Glendale Street, 60 ft. wide, lying northerly of and adjacent to lots 126 through 148 and southerly of and adjacent to lots 191-192, lots 223 through 226, and lying southerly of that part of Rockdale Street, vacated by the City of Detroit City Council on April 5th, 1954, all within "Grayton Park Manor Subdivision" as recorded in Liber 52, Page 89 of Plats, Wayne County Records.
3. Lahser Road, 60 ft. wide, lying westerly of and adjacent to lot 1 of "B. E. Taylor's Brightmoor-Garden Subdivision" as recorded in Liber 47, Page 64-5 of Plats, Wayne County Records; lying westerly of and adjacent to lots 66 through 78, lots 80-81, and lots 123 through 125; and lying easterly of and adjacent to lot 126, lot 122, lot 82, lots 84-85, lots 89 through 91, lot 65, including that part of Lahser lying easterly of and adjacent to Stegner Street, 60 ft. wide, and the public alley lying between said lots 65 and 91 all within "Grayton Park Manor Subdivision" as recorded in Liber 52, Page 89 of Plats, Wayne County Records.
4. Stegner Street, 60 ft. wide, lying southerly of and adjacent to lots 103 through 122 and lying northerly of and adjacent to lots 82-83, lots 86-88, lots 95 through 97, lots 100 through 102, and that part of Stegner Street lying northerly of and adjacent to Rockdale Street, 60 ft. wide, all within "Grayton Park Manor Subdivision" as recorded in Liber 52, Page 89 of Plats, Wayne County Records.
5. Rockdale Street, 60 ft. wide, lying westerly of and adjacent to lots 219 through 223 and the south 28.23 ft. of lot 218; and lying easterly of and adjacent to lots 192 through 198 and the south 18.32 ft. of lot 199 of "Grayton Park Manor Subdivision" as recorded in Liber 52, Page 89 of Plats, Wayne County Records.
6. Rockdale Street, 60 ft. wide, lying easterly of and adjacent to lot 96, lots 98-99, lot 53, and lying easterly of and adjacent to the public alley lying between said lots 53 and 99 all within "Grayton Park Manor Subdivision" as recorded in Liber 52, Page 89 of Plats, Wayne County Records.
7. Public Alley, 20 ft. wide, lying northerly of and adjacent to lot 1 of "Grayton Park Manor Subdivision" as recorded in Liber 52, Page 89 of Plats, Wayne County Records.

8. Public Alley, 20 ft. wide, lying easterly of and adjacent to lots 1 through 16 and lying westerly of and adjacent to lot 17 of "Grayton Park Manor Subdivision" as recorded in Liber 52, Page 89 of Plats, Wayne County Records.
9. Public Alley, 20 ft. wide, lying northerly of and adjacent to lots 17 through 36 of "Grayton Park Manor Subdivision" as recorded in Liber 52, Page 89 of Plats, Wayne County Records.
10. Public Alley, 20 ft. wide, lying northerly of and adjacent to lots 37 through 53 and lying southerly of and adjacent to lots 99 through 102 of "Grayton Park Manor Subdivision" as recorded in Liber 52, Page 89 of Plats, Wayne County Records.
11. Public Alley, 20 ft. wide, lying northerly of and adjacent to lots 54 through 65 and southerly of and adjacent to lots 91-92 of "Grayton Park Manor Subdivision" as recorded in Liber 52, Page 89 of Plats, Wayne County Records.
12. Public Alley, 18 ft. wide, lying northerly of and adjacent to lot 171 and lying southerly of and adjacent to lots 247-248 of "Grayton Park Manor Subdivision" as recorded in Liber 52, Page 89 of Plats, Wayne County Records.

Be and the same is hereby vacated as 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 right-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 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, other than that specifically prohibited by this resolution, shall restore the easement surface 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 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 backhoes, 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 Sewage 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 the 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 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 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 alley 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 the 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 such removal and construction of the new curb and sidewalk shall be done under city permit and inspection according to City Engineering Division – DPW specification with all costs borne by the abutting owner(s), their heirs 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.

OUTER DRIVE 150 FT. WD.



OUTER DRIVE 150 FT. WD.

FULLERTON AVE. 66 FT. WD.

MARQUETTE RAILROAD R/W 99 FT. WD.



- REQUEST VACATION TO UTILITY EASEMENT

(FOR OFFICE USE ONLY)

CARTO 111C & 119A

VACATION TO UTILITY EASEMENT OF STREETS AND ALLEYS IN THE
 AREA BOUNDED BY W. OUTER DRIVE,
 DOLPHIN AVE., DOLSON AVE.,
 AND FULLERTON AVE.

DESCRIPTION	DATE	APPROVED
REVISIONS <td></td> <td></td>		
DRAWN BY	AP	LC
CHECKED		
DATE	11-15-2023	JD

CITY OF DETROIT CITY ENGINEERING DIVISION SURVEY BUREAU	JOB NO. 23-162
	DRWG. NO.