



VICINITY MAP

CLEMENT KERN GARDENS - PHASE 2

1663 BAGLEY STREET

CITY OF DETROIT

WAYNE COUNTY, MICHIGAN 48216

PROPERTY ADDRESS:

1663 BAGLEY STREET
DETROIT, MICHIGAN 48216

PARCEL ID:

08000331-46

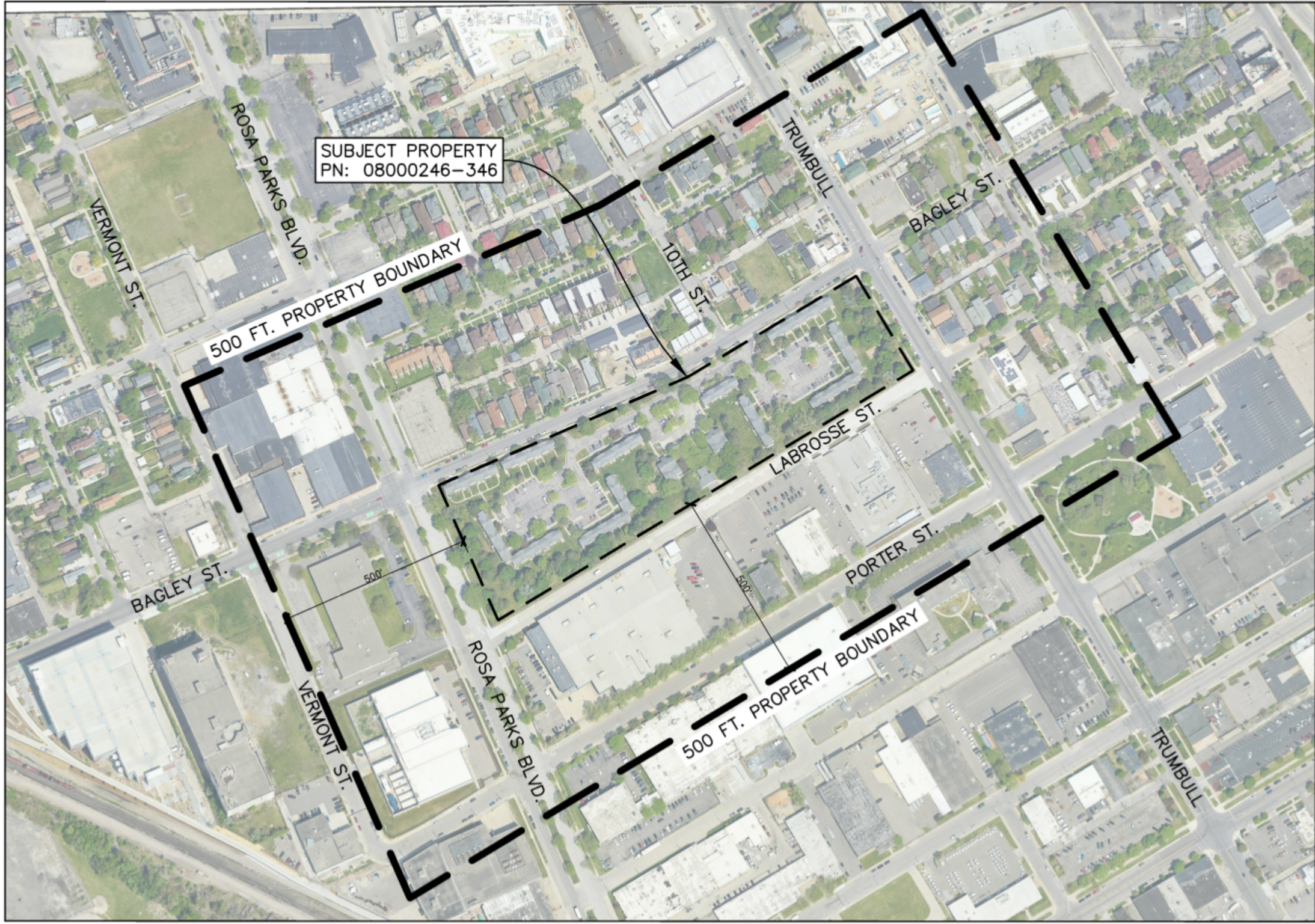
PARCEL A

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

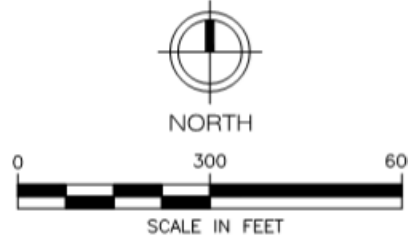
LOTS 43 THROUGH 52 AND PART OF LOT 53, ALL INCLUSIVE, OF THE WEST SIDE INDUSTRIAL SUBDIVISION NO. 2, OF PART OF PRIVATE CLAIMS, 22, 23, 24, 27, 246, 248 AND 727, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 86, PAGES 39 AND 40 OF PLATS, WAYNE COUNTY RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 43; THENCE NORTH 22 DEGREES 33 MINUTES 26 SECONDS WEST, 383.06 FEET TO THE NORTHWEST CORNER OF SAID LOT 43; THENCE NORTH 67 DEGREES 44 MINUTES 13 SECONDS EAST ALONG THE SOUTHERLY LINE OF BAGLEY STREET (60 FEET WIDE), 680.69 FEET; THENCE SOUTH 29 DEGREES 49 MINUTES 55 SECONDS EAST, 225.78 FEET; THENCE SOUTH 60 DEGREES 11 MINUTES 19 SECONDS WEST, 20.70 FEET; THENCE SOUTH 29 DEGREES 49 MINUTES 55 SECONDS EAST, 64.80 FEET; THENCE SOUTH 60 DEGREES 11 MINUTES 19 SECONDS WEST ALONG THE NORTHERLY LINE OF LABROSSE STREET (50 FEET WIDE), 702.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 234,112.7 SQUARE FEET OR 5.374 ACRES OF LAND.



NEIGHBORHOOD MAP



Know what's below.
Call before you dig.

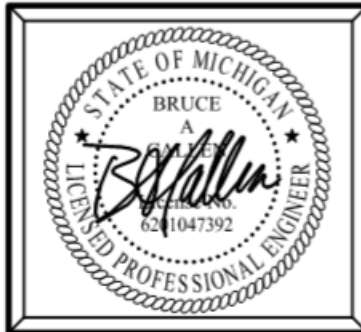
For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

PROJECT LOCATION

PART OF PRIVATE CLAIM
22, 27, 727, T.2S, R.11 E
CITY OF DETROIT,
WAYNE COUNTY, MICHIGAN

OWNER

AMERICAN COMMUNITY DEVELOPERS, INC.
20250 HARPER AVENUE
DETROIT, MICHIGAN 48225
PHONE: 313-881-8150



INDEX OF SHEETS

CS	COVER SHEET
C1	ALTA SURVEY
C2	ALTA SURVEY
C0.1	EXISTING CONDITIONS & REMOVALS PLAN
C1.0	SITE PLAN
C2.0	GRADING, DRAINAGE, & SESC PLAN
C3.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN

PROJECT SUMMARY

1. PROJECT INCLUDES PHASE 2 CONSTRUCTION OF A NEW MULTI-PHASE, MIXED USE RESIDENTIAL DEVELOPMENT CONSISTING OF FIVE (5) RESIDENTIAL MULTI-FAMILY BUILDINGS WITH 86 RESIDENTIAL UNITS. RELATED IMPROVEMENTS INCLUDE PARKING, LANDSCAPING, SIGNAGE, LIGHTING, UTILITIES, AND STORM WATER DRAINAGE FACILITIES.

2. PARKING:
MULTI-FAMILY DWELLING:
REQUIRED: 0.75 PARKING SPACES PER DWELLING UNIT.
1.5 PARKING SPACES PER TOWNHOUSE.

DWELLING UNITS =	115 UNITS
0.75 * 114 =	86 SPACES
TOWNHOMES =	12 UNITS
1.50 * 12 =	18 SPACES

105 SPACES

PROVIDED: TOTAL = 105 SPACES, INCLUDING EIGHT (8) BARRIER FREE SPACES.

3. BUILDING INFORMATION:
DWELLING UNITS = 115 UNITS
UNIT DENSITY = 115 / 3.38 ACRES = 34.0 UNITS/ACRE

FLOOR AREA BREAKDOWN:

	UNIT QTY
TOWN HOUSE 1:	6 UNITS
TOWN HOUSE 2:	6 UNITS
FLAT 1:	21 UNITS
FLAT 2:	22 UNITS
MIXED USE BUILDING:	60 UNITS
TOTAL	115 UNITS

BENCH MARKS:

BM 1	ARROW ON HYDRANT Elevation: 119.20 ft. (NAVD 88)
BM 2	PK NAIL IN POWER POLE Elevation: 117.38 ft. (NAVD 88)
BM 3	ARROW ON HYDRANT Elevation: 117.93 ft. (NAVD 88)
BM 4	TOP OF NW BOLT L.P. Elevation: 117.87 ft. (NAVD 88)
BM 5	TOP NUT ON HYDRANT Elevation: 119.20 ft. (NAVD 88)
BM 6	TOP NUT ON HYDRANT Elevation: 117.89 ft. (NAVD 88)

PRELIMINARY - NOT FOR
CONSTRUCTION

ISSUANCES	
BASED PLAN REVIEW	09-08-25
REVISIONS	
DESIGNED BY:	
Callen Engineering, Inc. 108 East Savidge Street Spring Lake, MI 49456 T.616.414.5260 www.callenengineering.com	
Drawn by Engineer	J.W.C. B.A.C. Check A.J.B.
Callen Engineering Project No.	
024 - CLEMENT KERN	
Sheet No.	
CS	