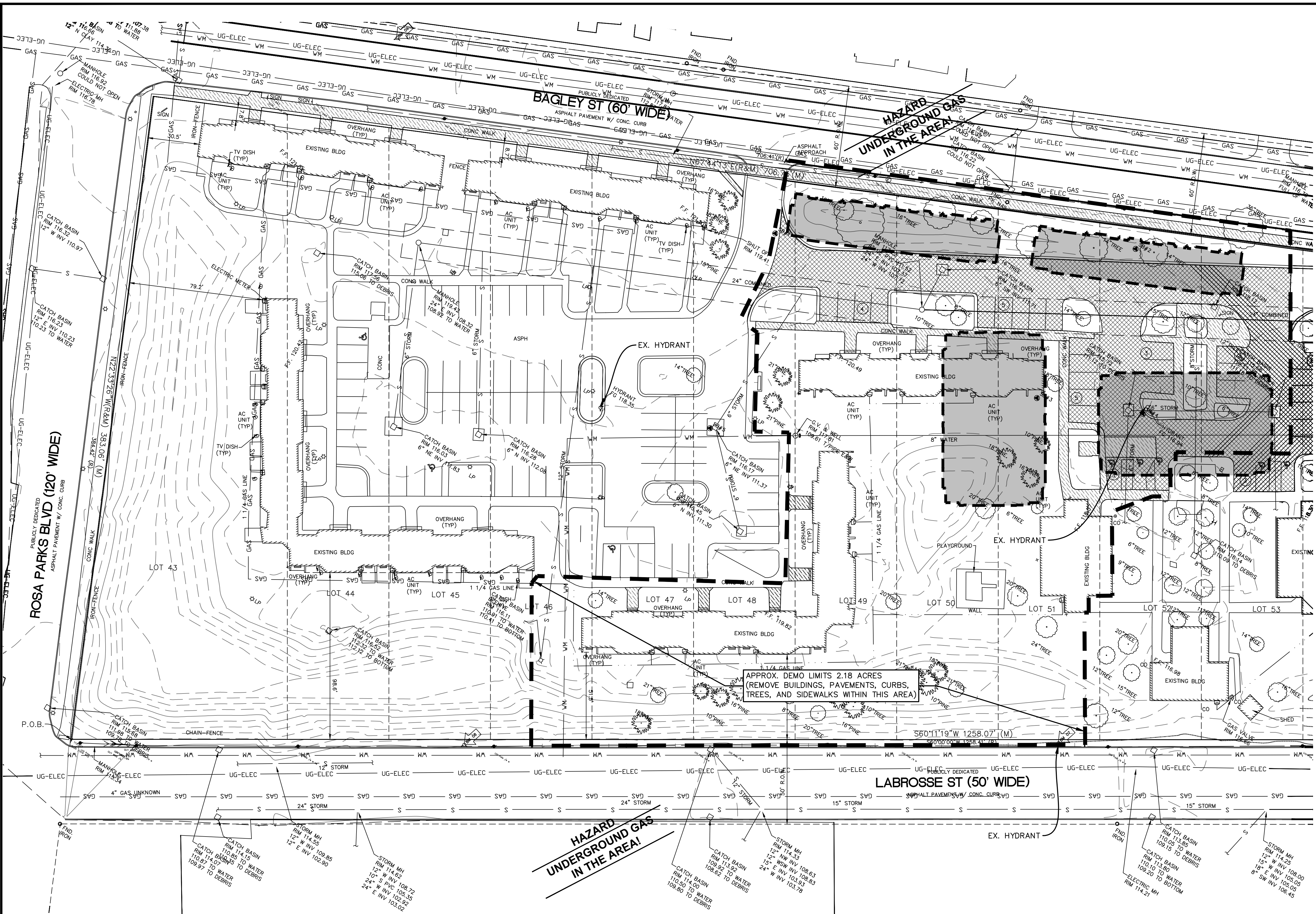
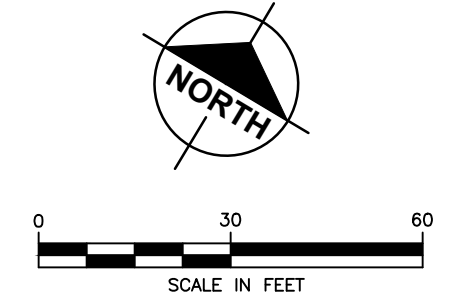
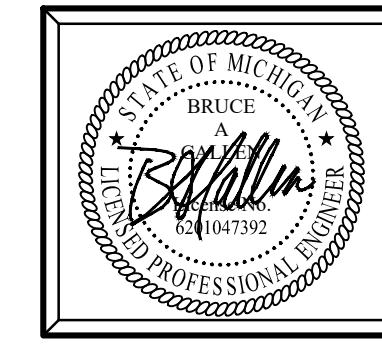




- BENCH MARKS:**
- BM 1 ARROW ON HYDRANT
Elevation: 119.20 ft. (NAVD 88)
 - BM 2 PK NAIL IN POWER POLE
Elevation: 117.38 ft. (NAVD 88)
 - BM 3 ARROW ON HYDRANT
Elevation: 117.93 ft. (NAVD 88)
 - BM 4 TOP OF NW BOLT L.P.
Elevation: 117.87 ft. (NAVD 88)
 - BM 5 TOP NUT ON HYDRANT
Elevation: 119.20 ft.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



- REMOVALS LEGEND**
- PROPOSED BUILDING FOOTPRINT
 - PAVEMENT REMOVAL AREA
 - CONCRETE REMOVAL AREA
 - X REMOVAL ITEM



Plan Prepared By:
Bruce A. Callen, PE
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Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com

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.

DATE OF PLAN: 08-03-26

DEMOLITION NOTES

- ALL MATERIAL THAT IS NOT SUITABLE AS BACKFILL AND MATERIALS THAT ARE EXCESS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL AREAS OF UNDERGROUND DEMOLITION; UTILITY LINE REMOVAL; AND UNDERGROUND TREE, STUMP, AND VEGETATION REMOVAL SHALL BE BACKFILLED.
- BACKFILLING SHALL PROMPTLY FOLLOW UNDERGROUND DEMOLITION OR REMOVAL WORK AND SHALL CONTINUE AS THE DEMOLITION PROGRESSES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY DEMOLITION PERMITS AND PAYING FOR ANY ASSOCIATED PERMIT FEES.
- NOTIFY ARCHITECT/ENGINEER OF ANY OTHER UNDERGROUND MATERIALS OR EQUIPMENT ENCOUNTERED DURING EXCAVATION NOT SPECIFICALLY NOTED ON THE DRAWING(S).
- PRIVATE UTILITY REMOVAL - CONTRACTOR TO COORDINATE PRIVATE UTILITY (GAS, ELECTRIC, PHONE, CABLE, ETC.) REMOVAL WITH APPROPRIATE AUTHORITY. ALTHOUGH ALL PRIVATE UTILITY SERVICES MAY NOT BE SHOWN ON THIS DRAWING, CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SERVICE AS NECESSARY.
- PUBLIC UTILITY REMOVAL - CONTRACTOR TO COORDINATE PUBLIC UTILITY (WATER, SEWER, STORM) REMOVAL WITH APPROPRIATE UTILITY COMPANY. ALTHOUGH ALL PUBLIC UTILITY SERVICES MAY NOT BE SHOWN ON THIS DRAWING, CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SERVICE AS NECESSARY.
- WHERE CURBING OR PAVEMENT IS INDICATED TO BE REMOVED, IT SHALL BE SAWCUT FULL DEPTH. REMOVE TO THE NEAREST JOINT, IF THE JOINT IS WITHIN 3 FEET OF THE REMOVAL LINE. VERIFY REMOVAL LIMITS WITH ENGINEER PRIOR TO BEGINNING WORK.
- PROTECT EXISTING WATER AND SANITARY SEWER SERVICE LEADS TO EXISTING HOUSE TO REMAIN.
- ALL TREES TO BE REMOVED WITHIN DEMOLITION LIMITS. PUBLIC R.O.W. TREES TO BE PRESERVED AND PROTECTED.

Property Address: 1661 Bagley Street
City of Detroit, Michigan 48216

Parcel Number: 08000246-346

Property Description:

LOTS 43 THROUGH 61, BOTH 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, ALSO THAT PART OF VACATED 10TH STREET CONTAINED WITHIN THE BOUNDS OF SAID PROPERTY,

WHICH PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF LABROSSE STREET (50 FEET WIDE) AND THE EASTERLY RIGHT-OF-WAY LINE OF 12TH STREET (120 FEET WIDE);

THENCE NORTH 22 DEGREES 33 MINUTES 26 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 12TH STREET, A DISTANCE OF 383.06 FEET (RECORDED AS 384.42 FEET) TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF BAGLEY AVENUE (60 FEET WIDE); THENCE NORTH 67 DEGREES 44 MINUTES 13 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BAGLEY AVENUE, A DISTANCE OF 706.75 FEET (RECORDED AS 706.41 FEET); THENCE NORTH 60 DEGREES 18 MINUTES 14 SECONDS EAST (RECORDED AS NORTH 60 DEGREES 01 MINUTES 30 SECONDS EAST) AND CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BAGLEY AVENUE, A DISTANCE OF 508.97 FEET (RECORDED AS 508.64 FEET) TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF TRUMBULL AVENUE (100 FEET WIDE); THENCE SOUTH 29 DEGREES 49 MINUTES 55 SECONDS EAST (RECORDED AS SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST) ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF TRUMBULL AVENUE, A DISTANCE OF 286.13 FEET (RECORDED AS 285.86 FEET) TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED LABROSSE STREET; THENCE SOUTH 60 DEGREES 11 MINUTES 19 SECONDS WEST (RECORDED AS SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST) ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LABROSSE STREET, A DISTANCE OF 1258.07 FEET (RECORDED AS 1258.41 FEET) TO THE POINT OF BEGINNING.

Total Acreage: 8.93 Acres (388,807 sft.)

Property Zoning: SD2 - Special Development District

Setbacks:

Front: 0 ft.

Side: 0 ft.

Rear: 20 ft.

Maximum Allowable Building Height: 60 ft.

PRELIMINARY - NOT FOR CONSTRUCTION

Callen Engineering, Inc.
108 East Savidge Street
Spring Lake, MI 49456
T: 616-414-5260
www.callenengineering.com

callen
civil engineers

AMERICAN COMMUNITY DEVELOPERS, INC.
20250 HARPER AVENUE
DETROIT, MI 48225
313-881-8150

CLEMENT KERN GARDENS - PHASE 2
A MIXED USE DEVELOPMENT
CITY OF DETROIT, MI 48216
WAYNE COUNTY, MICHIGAN

EXISTING CONDITIONS & REMOVALS PLAN

NO.	DATE	BY	ISSUANCE / REVISION
1	08-08-25	B.A.C.	BASED PLAN REVIEW
2	11-02-25	B.A.C.	BASED PLAN REVIEW RESPONSE
3	08-22-26	B.A.C.	SU REVIEW
4	08-02-26	B.A.C.	SU REVIEW

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

DRAWN BY: J.W.C.	DATE: SEP '25
ENGINEER: B.A.C.	DATE: SEP '25
EDIT: L.B.C.	DATE: JUL '26

SCALE: DRAWING 1"=40' PLOT SCALE 1"=1'

PROJECT: 024 CLEMENT KERN PHASE 2

SHEET NO. **C0.1**