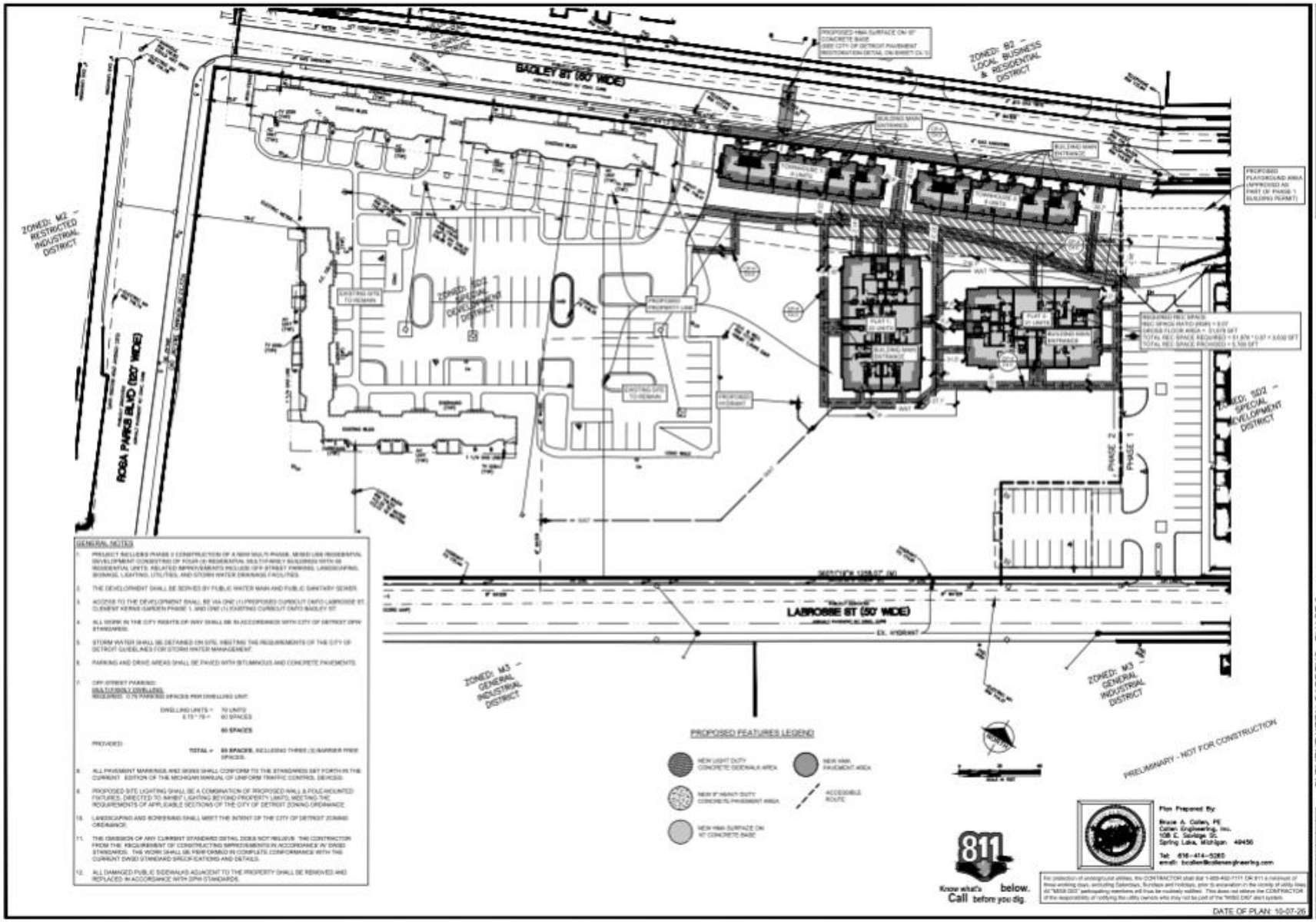

GENERAL NOTES

1. PROJECT INCLUDES PHASE 2 CONSTRUCTION OF A NEW MULTI PHASE, MIXED USE RESIDENTIAL DEVELOPMENT CONSISTING OF FOUR (4) RESIDENTIAL MULTI-FAMILY BUILDINGS WITH 68 RESIDENTIAL UNITS. RELATED IMPROVEMENTS INCLUDE OFF STREET PARKING, LANDSCAPING, SIGNAGE, LIGHTING, UTILITIES, AND STORM WATER DRAINAGE FACILITIES.
2. THE DEVELOPMENT SHALL BE SERVED BY PUBLIC WATER MAIN AND PUBLIC SANITARY SEWER.
3. ACCESS TO THE DEVELOPMENT SHALL BE VIA ONE (1) PROPOSED CURBCUT ONTO LABROSSE ST, CLEMENT KERNS GARDEN PHASE 1, AND ONE (1) EXISTING CURBCUT ONTO BAGLEY ST.
4. ALL WORK IN THE CITY RIGHTS OF WAY SHALL BE IN ACCORDANCE WITH CITY OF DETROIT DPW STANDARDS.
5. STORM WATER SHALL BE DETAINED ON SITE, MEETING THE REQUIREMENTS OF THE CITY OF DETROIT GUIDELINES FOR STORM WATER MANAGEMENT.
6. PARKING AND DRIVE AREAS SHALL BE PAVED WITH BITUMINOUS AND CONCRETE PAVEMENTS.
7. OFF-STREET PARKING:
   MULTI-FAMILY DWELLING
   REQUIRED: 0.75 PARKING SPACES PER DWELLING UNIT.
   DWELLING UNITS = 70 UNITS
   0.75 * 70 = 60 SPACES
   60 SPACES
   PROVIDED:
   TOTAL = 69 SPACES, INCLUDING THREE (3) BARRIER FREE SPACES.
8. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
9. PROPOSED SITE LIGHTING SHALL BE A COMBINATION OF PROPOSED WALL & POLE-MOUNTED FIXTURES, DIRECTED TO INHIBIT LIGHTING BEYOND PROPERTY LIMITS, MEETING THE REQUIREMENTS OF APPLICABLE SECTIONS OF THE CITY OF DETROIT ZONING ORDINANCE.
10. LANDSCAPING AND SCREENING SHALL MEET THE INTENT OF THE CITY OF DETROIT ZONING ORDINANCE.
11. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THE REQUIREMENT OF CONSTRUCTING IMPROVEMENTS IN ACCORDANCE W/ DWSD STANDARDS. THE WORK SHALL BE PERFORMED IN COMPLETE CONFORMANCE WITH THE CURRENT DWSD STANDARD SPECIFICATIONS AND DETAILS.
12. ALL DAMAGED PUBLIC SIDEWALKS ADJACENT TO THE PROPERTY SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH DPW STANDARDS.

Plan Prepared By:
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811 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.

DATE OF PLAN: 10-07-25

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CLEMENT KERN GARDENS - PHASE 2
A MIXED USE DEVELOPMENT
CITY OF DETROIT, MI 48219
WAYNE COUNTY, MICHIGAN
SITE PLAN

DRAWN BY	DATE
J.W.C.	SEP '25
CHECKED	DATE
B.A.C.	SEP '25
SET	DATE
L.B.C.	JUL '26

SCALE: AS NOTED | 1:1

CDA CLEMENT KERN PHASE 2

SHEET NO. C1.0