

**City of Detroit**  
OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Vivian A. Hudson  
Deputy City Clerk

**DEPARTMENTAL REFERENCE COMMUNICATION**

*Tuesday, April 19, 2016*

*To: The Department or Commission Listed Below*

*From: Janice M. Winfrey, Detroit City Clerk*

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The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

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DPW - CITY ENGINEERING DIVISION

**1095** *Intersection Consulting Group, request approval for the vacation of Hendricks St. from Dubois to Public Alley W. of Chene St.*

# Intersection Consulting Group

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April 12, 2016

Honorable Detroit City Council

C/O Detroit City Clerk

Coleman A. Young Municipal Center

2 Woodward Avenue, Ste. 200

Detroit, MI 48226

RE : Request approval for the vacation of Hendricks St from Dubois to Public Alley W of Chene St.

On behalf of Ciena Healthcare and the Eastwood Skilled Nursing Home Replacement project, we respectfully request approval for the vacation of Hendricks St from Dubois St to the Public Alley-West of Chene St. to allow for the construction of a 100,000 square foot skilled nursing facility.

This \$15 million project will be the first new construction, skilled nursing facility built in the City of Detroit in over forty years.

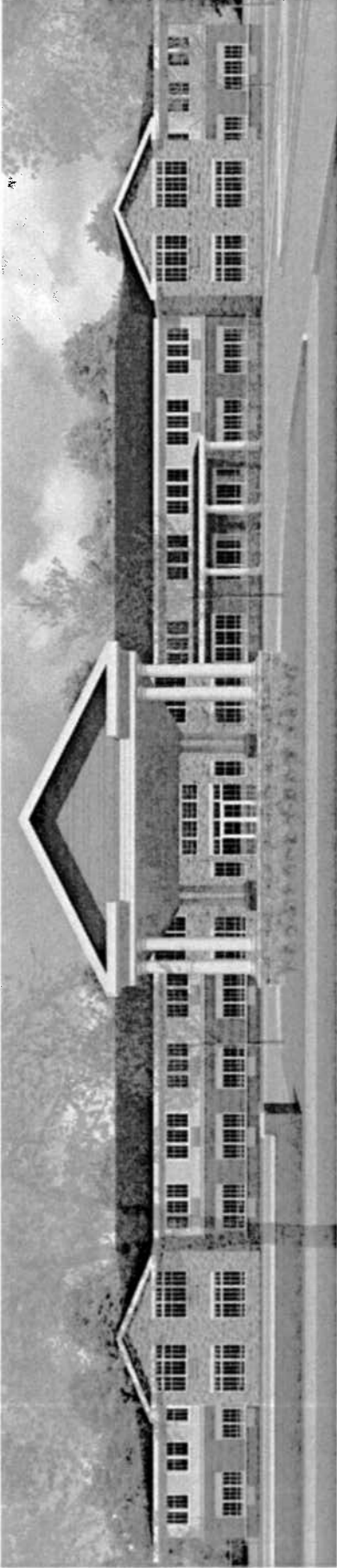
The site plan and ALTA survey have been included with this petition request.

Please feel free to contact me with any questions.

Respectfully Submitted,

Brian R Ellison, Principal

Intersection Consulting Group



St. Marys Replacement

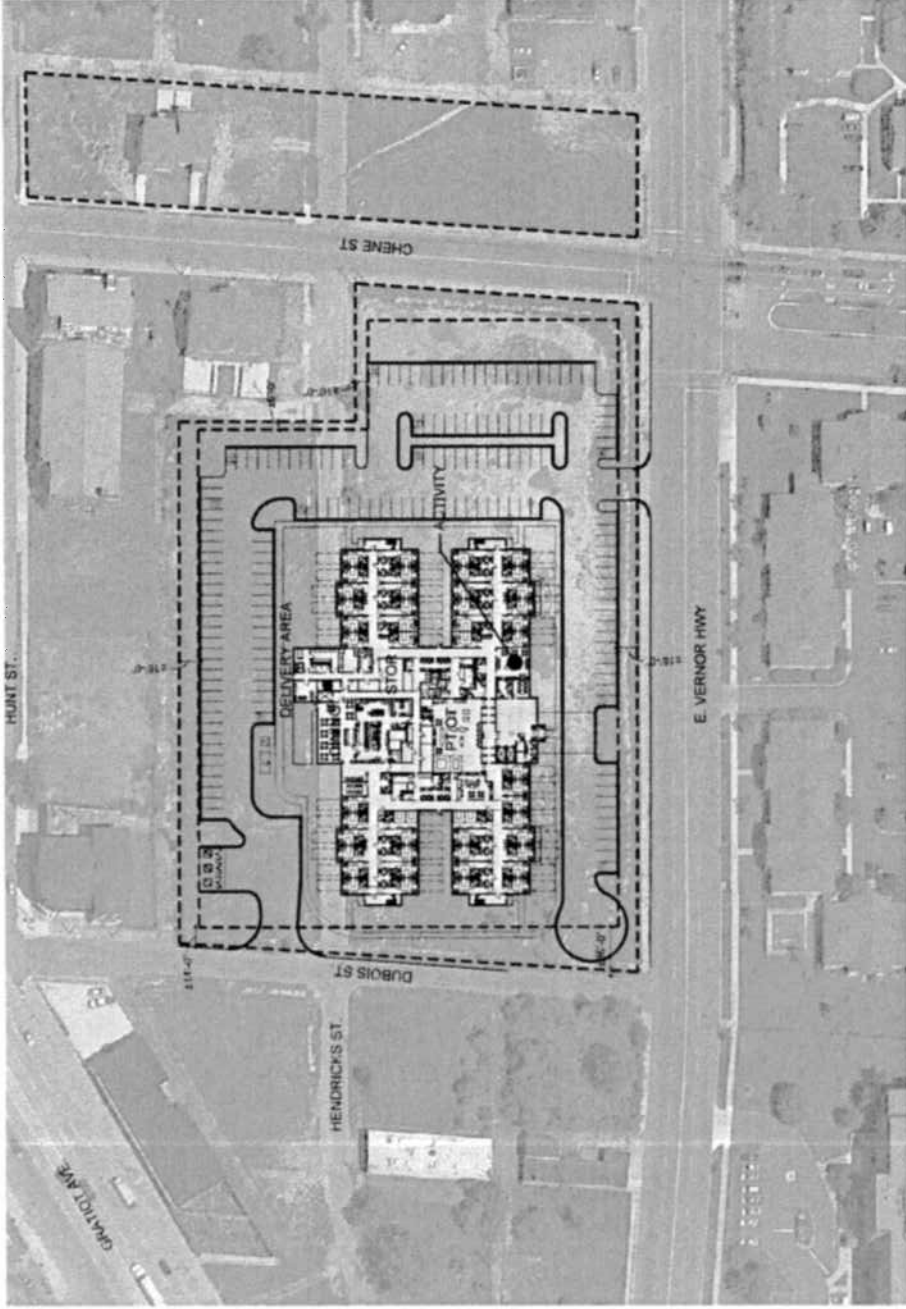
St. Clair Shores, MI

NSA Project # 215210 - June 25, 2015

**CIENA**  
HEALTHCARE

**NSA**  
ARCHITECTURE

SPA



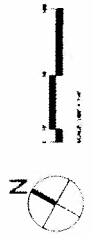
PROPOSED SKILLED NURSING FACILITY  
 APPROXIMATELY 89,115 S.F., 2 STORY  
 APPROXIMATELY 147 BEDS  
 188 PARKING SPACES

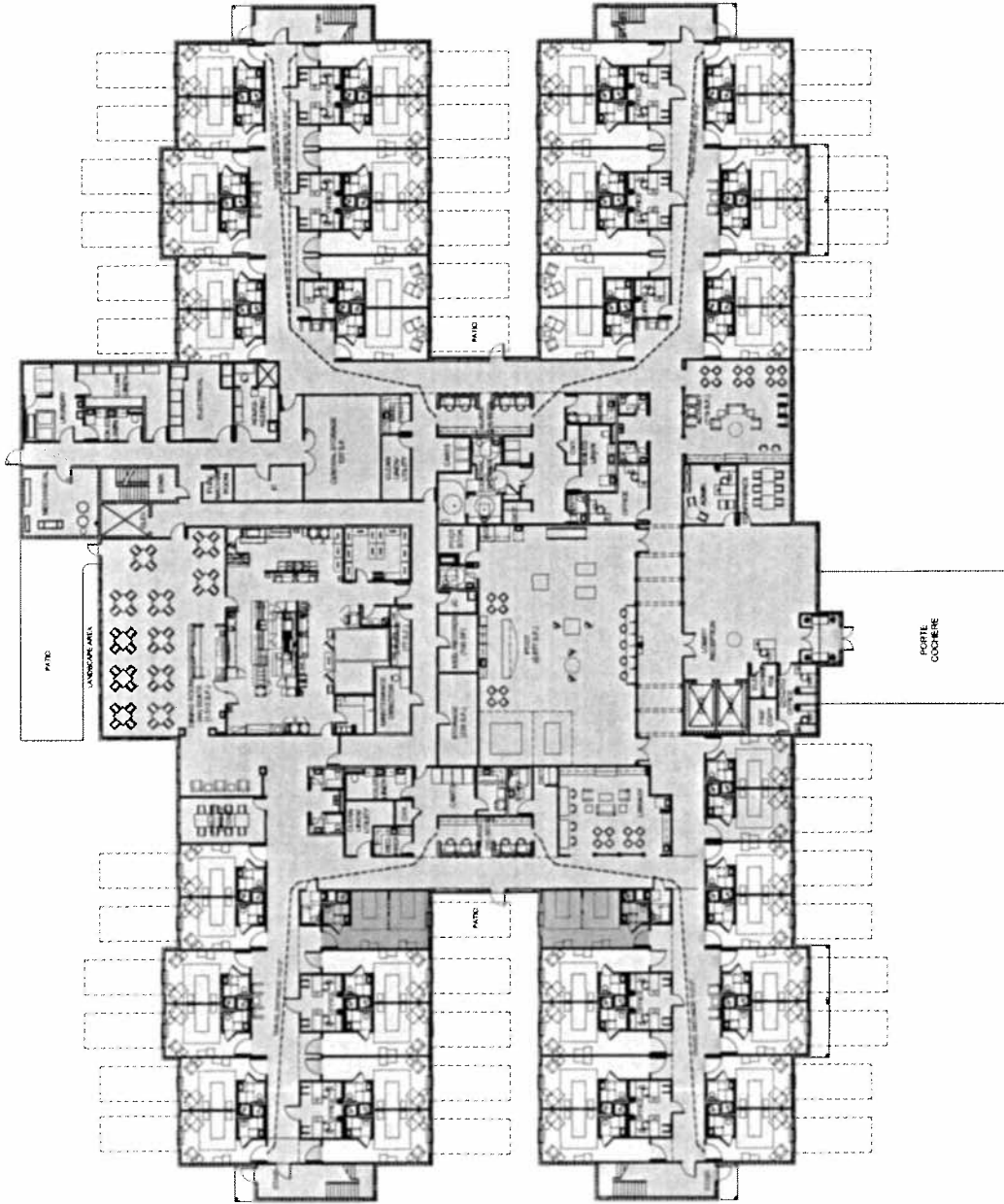
# Preliminary Design - Site Plan

NSA Project No. 214202.01, December 5, 2014

## Detroit Eastwood Replacement

Detroit, MI





[PER 1988 MIN. DESIGN STANDARDS = 10 S.F. PER BED]  
 STORAGE (PROVIDED) 1,477 SF  
 STORAGE (REQUIRED) 1,470 SF

[PER 1988 MIN. DESIGN STANDARDS = 20 S.F. PER BED]  
 DINING (PROVIDED) 3,806 SF  
 DINING (REQUIRED) 2,940 SF

[PER 1988 MIN. DESIGN STANDARDS = 10 S.F. PER BED]  
 ACTIVITIES (PROVIDED) 2,178 SF  
 ACTIVITIES (REQUIRED) 1,470 SF

OFFICES 28

BED CALCULATION (total building)

46 PRIVATE ROOMS	46 BEDS
1 ISOLATION ROOM	1 BEDS
48 SEMI-PRIVATE ROOMS	96 BEDS
4 BARIATRIC ROOMS	4 BEDS
<b>TOTAL:</b>	<b>147 BEDS</b>

AREA CALCULATION

BUILDING FLOOR AREA (Basement)	0 SF
BUILDING FLOOR AREA (1st)	47,374 SF
BUILDING FLOOR AREA (2nd)	41,741 SF
<b>TOTAL:</b>	<b>89,115 S.F.</b>

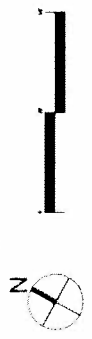
# Preliminary Design - 1st Floor Plan

NSA Project No. 214202.01, December 5, 2014

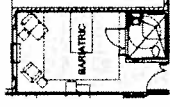
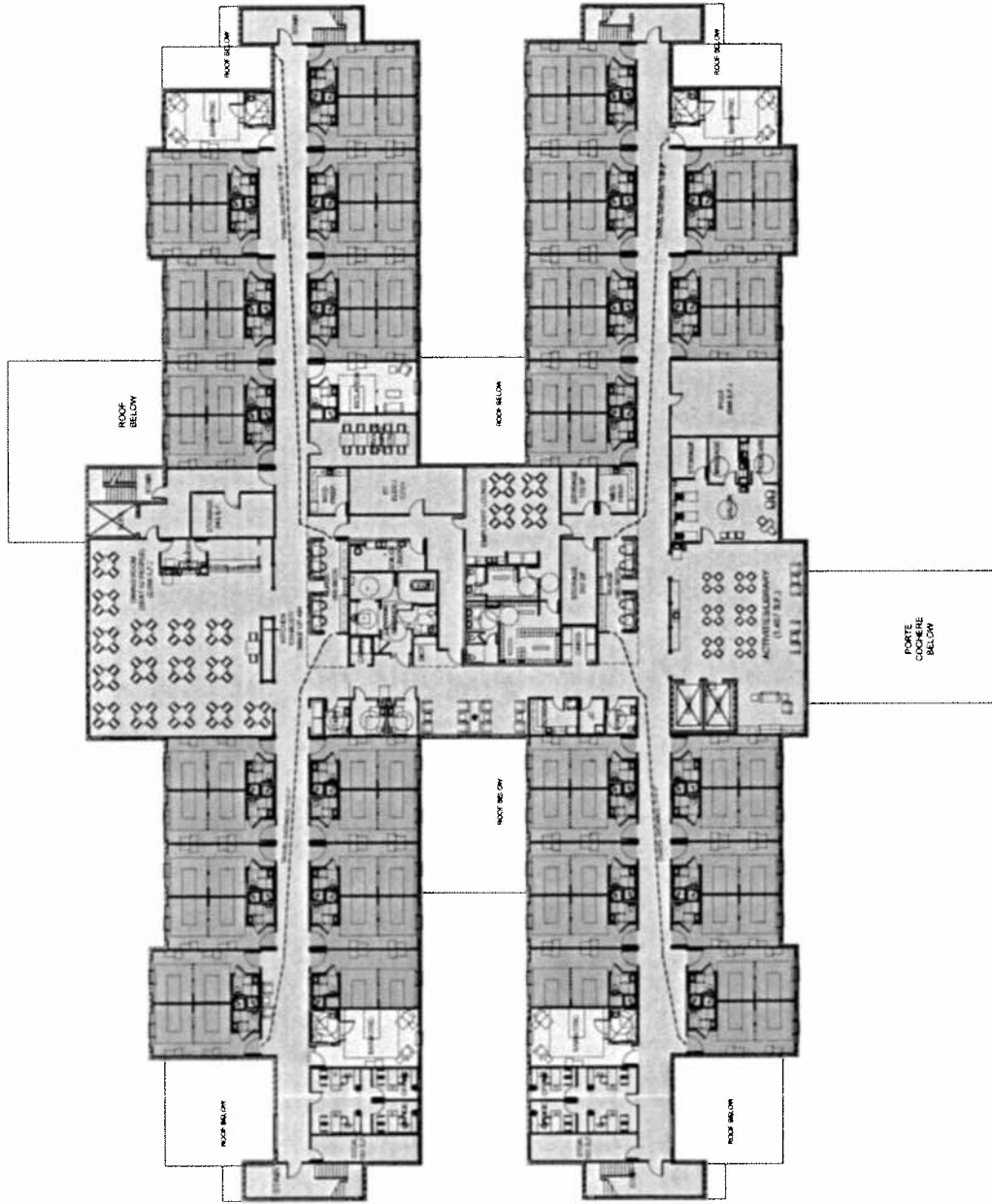


## Detroit Eastwood Replacement

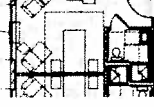
Detroit, MI



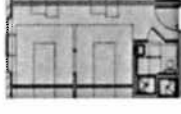
- PHYSICAL THERAPY/OCCUPATIONAL THERAPY = 3,221 S.F.  
 DETROIT EASTWOOD = 1,548 S.F.  
 MANOR OF FARMINGTON HILLS = 3,118 S.F.  
 REGENCY AT SHELBY / LANSING = 2,152 S.F.  
 REGENCY AT CANTON = 2,120 S.F.  
 NOTTING HILL OF WEST BLOOMFIELD = 2,053 S.F.  
 COURTNEY MANOR = 1,421 S.F.  
 REGENCY AT BLUFFS PARK



TYP. BARIATRIC ROOM  
BARIATRIC ROOM: GROSS: 400 SQ. FT. (368 NET SQ. FT.)



TYP. PRIVATE ROOM  
PRIVATE ROOM: GROSS: 308 SQ. FT. (286 NET SQ. FT.)



TYP. SEMI-PRIVATE ROOM  
SEMI-PRIVATE ROOM: GROSS: 400 SQ. FT. (368 NET SQ. FT.)

BED CALCULATION (total building)

48 PRIVATE ROOMS	48 BEDS
1 ISOLATION ROOM	1 BEDS
48 SEMI-PRIVATE ROOMS	96 BEDS
4 BARIATRIC ROOMS	4 BEDS
<b>TOTAL:</b>	<b>147 BEDS</b>

AREA CALCULATION

BUILDING FLOOR AREA (Basement)	0 SF
BUILDING FLOOR AREA (1st)	47,374 SF
BUILDING FLOOR AREA (2nd)	41,741 SF
<b>TOTAL:</b>	<b>89,115 S.F.</b>

# Detroit Eastwood Replacement

Detroit, MI



- PHYSICAL THERAPY/OCCUPATIONAL THERAPY
- DETROIT EASTWOOD = 3,221 S.F.
- MANOR OF FARMINGTON HILLS = 1,548 S.F.
- REGENCY AT SHELBY / LANSING = 3,118 S.F.
- REGENCY AT CANTON = 2,152 S.F.
- NOTTING HILL OF WEST BLOOMFIELD = 2,120 S.F.
- COURTNEY MANOR = 2,053 S.F.
- REGENCY AT BLUFFS PARK = 1,421 S.F.

# Preliminary Design - 2nd Floor Plan

NSA Project No. 214202.01, December 5, 2014







**SCHEDULE B – SECTION 2. EXCEPTIONS:**

Use Property Valuation (Intelligence) Company, Commitment No. 1419233, Rev. B, Effective Date: July 22, 2015)

- 1 Rights of claims of parties in possession not shown by the Public Records.
- 2 Any errors of omission, commission, violation, or adverse circumstance affecting the title that would be discovered by an accurate and complete survey of the site.
- 3 Easements or claims of easements not shown by the Public Records and existing water, sewer, oil and gas, and electric rights.
- 4 Any lien, or right to a lien, for services, labor, or material, hardware or transfer, furnished, incurred by law and not shown by Public Records.
- 5 Any lien, or right to a lien, for services, labor, or material, hardware or transfer, furnished, incurred by law and not shown by Public Records, for the use of the Effective Date as a result of the filing of a mechanic's lien or a claim of a mechanic's lien.
- 6 Any and all oil, gas, mineral, mining rights and/or reservations reserved.
- 7 Taxes or unpaid assessments which are not shown or existing, levied by the Public Records.
- 8 Lien for outstanding state and local charges if any.
- 9 Intentionally omitted
- 10 Intentionally omitted
- 11 Intentionally omitted
- 12 Intentionally omitted
- 13 Intentionally omitted
- 14 Intentionally omitted
- 15 Intentionally omitted
- 16 Intentionally omitted
- 17 Grant of Easement in favor of Citizens of Detroit and the Community, Conditions and Restrictions contained in instrument recorded in Liber 42456, page 1, as set forth in 1 & 2 [not a survey matter]
- 18 Terms and Conditions contained in Development Agreement, as disclosed by instrument recorded in Liber 42874, page 42. [not a survey matter]
- 19 Oil, gas, mineral and geothermal interests reserved by the State of Michigan, and the terms, covenants and provisions contained in instrument recorded in Liber 21988, page 96. [see notes]
- 20 Oil, gas, mineral and geothermal interests reserved by the State of Michigan, and the terms, covenants and provisions contained in instrument recorded in Liber 21988, page 96. [see notes]
- 21 Oil, gas, mineral and geothermal interests reserved by the State of Michigan, and the terms, covenants and provisions contained in instrument recorded in Liber 19922, page 83. [see notes]
- 22 Oil, gas, mineral and geothermal interests reserved by the State of Michigan, and the terms, covenants and provisions contained in instrument recorded in Liber 20487, page 803. [see notes]
- 23 Oil, gas, mineral and geothermal interests reserved by the State of Michigan, and the terms, covenants and provisions contained in instrument recorded in Liber 21972, page 832. [see notes]
- 24 Oil, gas, mineral and geothermal interests reserved by the State of Michigan, and the terms, covenants and provisions contained in instrument recorded in Liber 21778, page 174. [see notes]
- 25 Intentionally omitted.
- 26 Rights of interests, if any, under any unrecorded lease. [not a survey matter]
- 27 Intentionally omitted
- 28 Intentionally omitted
- 29 Intentionally omitted
- 30 Certificate of title for non-payment of real property tax year 2012 dated April 2, 2014, recorded April 2, 2014 in Liber 61367, page 1346, as to Parcel 2. [not a survey matter]
- 31 Intentionally omitted
- 32 Intentionally omitted
- 33 Intentionally omitted
- 34 Oil, gas, mineral and geothermal interests reserved by the State of Michigan, and the terms, covenants and provisions contained in instrument recorded in Liber 21888, page 17 and Liber 28131, page 500. [see notes]
- 35 Certificate of title for non-payment of real property tax year 2013 dated March 23, 2015, recorded March 25, 2015 in Liber 62091, page 332.
- 36 Certificate of title for non-payment of real property tax year 2013 dated March 31, 2015, recorded March 25, 2015 in Liber 62090, page 334.
- 37 Certificate of title for non-payment of real property tax year 2013 dated March 23, 2015, recorded March 24, 2015 in Liber 62089, page 1144.
- 38 Certificate of title for non-payment of real property tax year 2013 dated March 23, 2015, recorded March 24, 2015 in Liber 62088, page 1144.
- 39 Mortgage County Records, as to Parcel 2. [not a survey matter]
- 40 Mortgage County Records, as to Parcel 2. [not a survey matter]
- 41 Association, being 200 No. 2074-2025 [see notes]
- 42 Association, being 200 No. 2074-2025 [see notes]

**LEGAL DESCRIPTIONS:**

Use Property Valuation (Intelligence) Company, Commitment No. 1419233, Rev. B, effective date: July 22, 2015)

Parcel 1: Property located in the City of Detroit, Wayne County, Michigan, Parcel 1, as recorded in Liber 1, page 283, Wayne County Records, and Liber 1 through 6 inclusive, Block 23, Subdivision of Part of James Comras Farm, as recorded in Liber 1, page 17, Wayne County Records, described as follows: Beginning at the intersection of the Northern line of Healds Street (50 foot right of way) and the Eastern line of said Lot 1, 1/4 section 16, Township 36 North, Range 18 West, 50 minutes 00 seconds East, a distance of 102.25 feet to the Southern line of a public alley (20 foot right of way), same being the Northeastern corner of said Lot 4, Liber 1, page 283, thence along said Southern line, North 60 degrees 00 minutes 00 seconds East, a distance of 100.00 feet to a point on said Western line of Healds Street, South 26 degrees 00 minutes 00 seconds East, a distance of 100.00 feet to a point on said Eastern line of Healds Street, South 26 degrees 00 minutes 00 seconds East, a distance of 100.00 feet to a point on said Northern line of Healds Street, North 26 degrees 00 minutes 00 seconds East, a distance of 100.00 feet to the point of beginning.

Parcel 2: Being Lots 9 through 12, inclusive, Block 23, Subdivision of Part of James Comras Farm, as recorded in Liber 2, page 17, Wayne County Records, described as follows: Beginning at the intersection of the Southern line of Healds Street (50 foot right of way) and the Eastern line of said Lot 9, 1/4 section 16, Township 36 North, Range 18 West, 50 minutes 00 seconds East, a distance of 100.00 feet to the Eastern line of a public alley (18 foot right of way), same being the Northeastern corner of said Lot 12, thence along said Southern line, North 60 degrees 00 minutes 00 seconds East, a distance of 100.00 feet to a point on said Western line of Healds Street, South 26 degrees 00 minutes 00 seconds East, a distance of 100.00 feet to a point on said Northern line of Healds Street, North 26 degrees 00 minutes 00 seconds East, a distance of 100.00 feet to the point of beginning.

Parcel 3: Being Lots 259 through 266, inclusive, Subdivision of the Gabriel Chene Estate, as recorded in Liber 4, page 43, Wayne County Records, described as follows: Beginning at the intersection of the Northern line of Healds Street (50 foot right of way) and the Eastern line of said Lot 259, thence along said Southern line, North 60 degrees 00 minutes 00 seconds East, a distance of 230.36 feet to the intersection of said Southern line with the Western line of a public alley (20 foot right of way) same being 230.36 feet from the Northern corner of said Lot 259, thence along said Western line, South 26 degrees 00 minutes 00 seconds East, a distance of 100.00 feet to the intersection of said Southern line with the Western line of a public alley (20 foot right of way) same being 230.36 feet from the Northern corner of said Lot 259, thence along said Northern line, South 26 degrees 00 minutes 00 seconds East, a distance of 230.36 feet to a point on said Northern line of Healds Street, North 26 degrees 00 minutes 00 seconds East, a distance of 230.36 feet to the point of beginning.

Parcel 4: Being Lots 271 through 278, inclusive, Subdivision of the Gabriel Chene Estate, as recorded in Liber 4, page 43, Wayne County Records, described as follows: Beginning at the intersection of the Southern line of Healds Street (50 foot right of way) and the Eastern line of said Lot 271, thence along said Southern line, North 60 degrees 00 minutes 00 seconds East, a distance of 100.00 feet to the intersection of said Southern line with the Western line of a public alley (20 foot right of way) same being 100.00 feet from the Northern corner of said Lot 271, thence along said Western line, South 26 degrees 00 minutes 00 seconds East, a distance of 100.00 feet to the intersection of said Southern line with the Western line of a public alley (20 foot right of way) same being 100.00 feet from the Northern corner of said Lot 271, thence along said Northern line, South 26 degrees 00 minutes 00 seconds East, a distance of 100.00 feet to the point of beginning.

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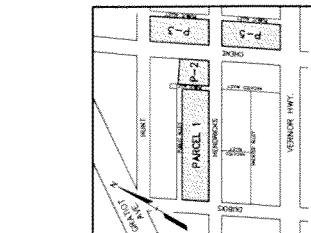
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 Fax: (313) 486-1044  
 www.pea-engineers.com

**EASTWOOD SENIOR LEASING, LLC**  
 4000 TOWN CENTER, SUITE 500  
 SOUTHFIELD, MI 48075  
 PARADISE VALLEY LAND TITLE SURVEY  
 CITY OF DETROIT, WAYNE COUNTY, MICHIGAN  
 DES. N/A  
 PLAN KTR  
 DATE 08/11/14  
 SCALE: 1" = 80'

**2 of 2**

ORIGINAL  
 ISSUE DATE: 08/11/2014  
 PWA JOB NO: 2141633  
 DRAWING NUMBER:



**REVISIONS**

NO.	DATE	DESCRIPTION
1	08/11/14	ISSUED FOR PERMITS
2	08/11/14	ISSUED FOR PERMITS
3	08/11/14	ISSUED FOR PERMITS
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5	08/11/14	ISSUED FOR PERMITS
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100	08/11/14	ISSUED FOR PERMITS

to: Eastwood Senior Leasing Company  
 4000 Town Center, Suite 500  
 Southfield, Michigan 48075  
 Attention: Survey Department  
 State of Michigan, Department of Transportation  
 3200 West Grand Avenue, 3rd Floor  
 Detroit, Michigan 48226

This is to certify that this map or plat and the survey on which it is based were made in accordance with the laws of Michigan, and that the survey was conducted by a duly licensed Professional Engineer and Architect under the supervision of a duly licensed Professional Engineer and Architect.

The field work was completed on November 15, 2014. At 11:11 AM, 11/15/2014, by [Name of Surveyor]

Kevin T. Moore, P.E., No. 49231  
 Agent for Professional Engineering Associates, Inc.



