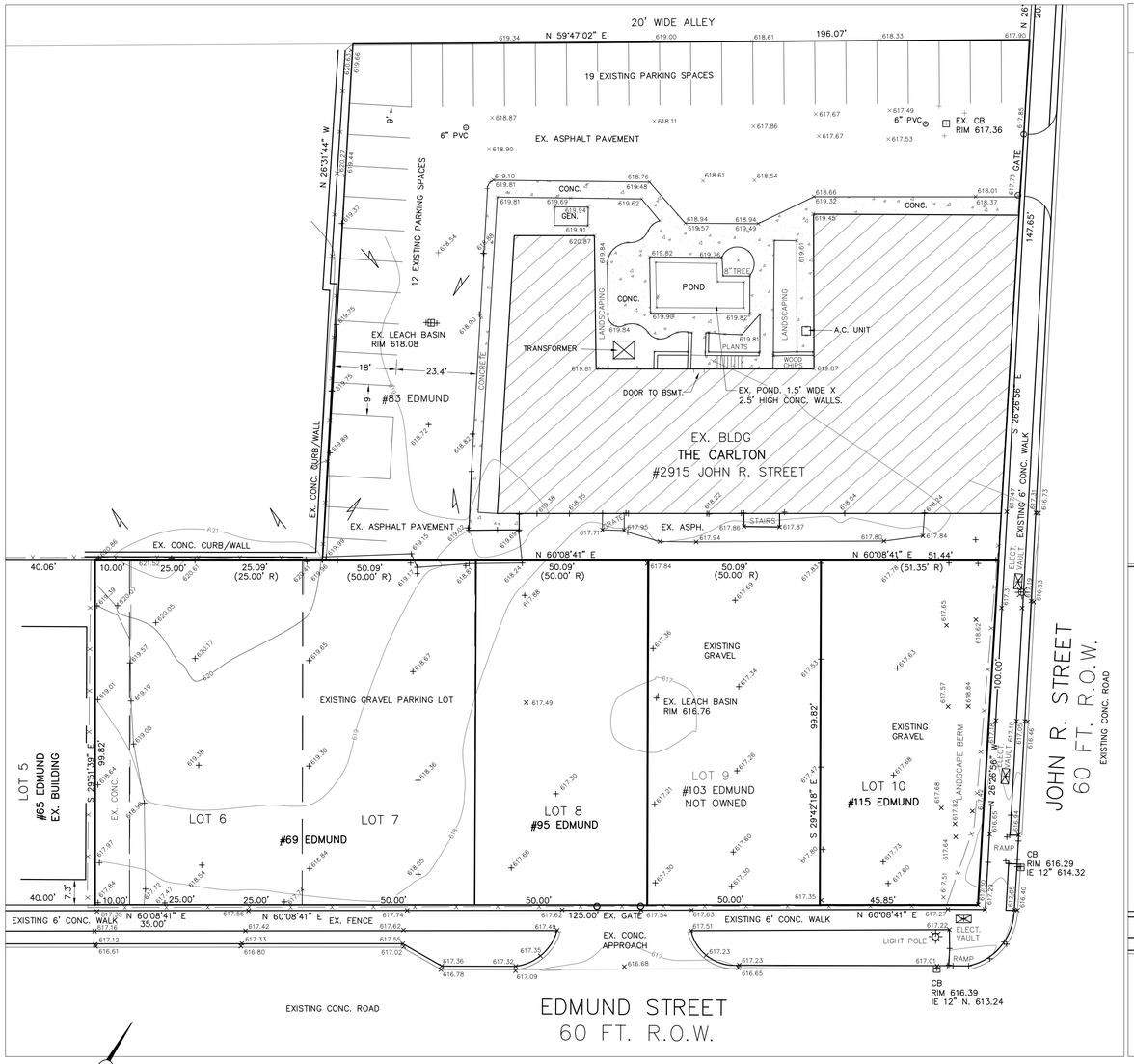
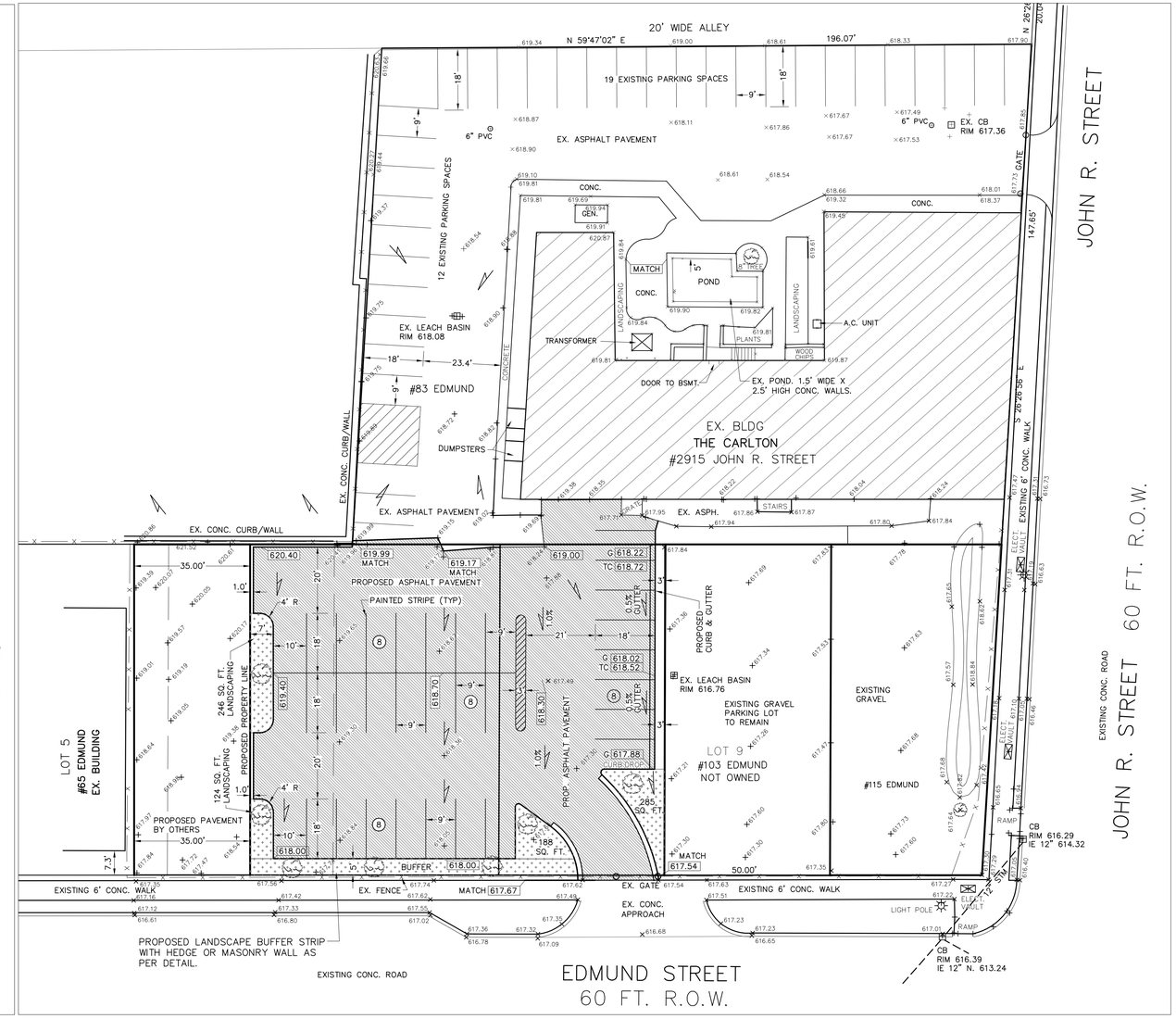


EXISTING CONDITIONS/DEMO PLAN



PROPOSED PARKING PLAN

20 0 10 20

SCALE: 1 IN. = 20 FT.

BENCH MARK:
ARROW ON HYDRANT LOCATED ACROSS JOHN R. STREET FROM LOT J OF PARSON'S SUB.
ELEV. 141.20 (CITY OF DETROIT DATUM)
ELEV. 620.95 N.G.V.D.
CONVERSION FACTOR = 479.755
LOCATED 163± NORTHEAST OF THE NORTH PROPERTY CORNER.

EXISTING PROPERTY DESCRIPTION:
#95 EDMUND (01000713)
LOT 8 OF J.N. FOWLER'S SUBDIVISION OF LOT NO. 1 PARK LOT 14, BETWEEN WOODWARD AVE. AND JOHN R. STREET. LIBER 4, PAGE 31 WAYNE COUNTY RECORDS.

PROPOSED LAND DIVISION;
#69 EDMUND (01000711)
PROPOSED PARCEL A
THE EAST 10.00 FEET OF LOT 5 AND THE WEST 25.00 OF LOT 6 OF J.N. FOWLER'S SUBDIVISION OF LOT NO. 1 PARK LOT 14, BETWEEN WOODWARD AVE. AND JOHN R. STREET. LIBER 4, PAGE 31 WAYNE COUNTY RECORDS.

PROPOSED PARCEL B
THE EAST 25.00 FEET OF LOT 6 AND ALL OF LOT 7 OF J.N. FOWLER'S SUBDIVISION OF LOT NO. 1 PARK LOT 14, BETWEEN WOODWARD AVE. AND JOHN R. STREET. LIBER 4, PAGE 31 WAYNE COUNTY RECORDS.

ARTICLE XIV DEVELOPMENT STANDARDS

Sec. 61-14-221 | Right-of-way screening.

Figure 61-14-221(1)(a)
Isometric View of Tree Spacing

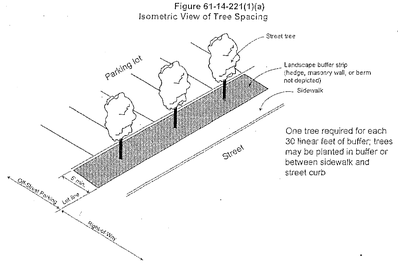
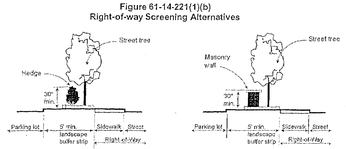


Figure 61-14-221(1)(b)
Right-of-way Screening Alternatives

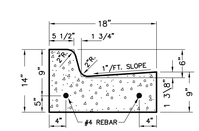


LANDSCAPE BUFFER DETAIL
NOT TO SCALE

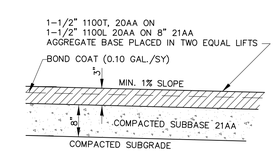
LEGEND

- SEWER MANHOLE
- FIRE HYDRANT
- CATCH BASIN
- SIGN
- M.B.T. MANHOLE
- TELEPHONE BOX
- UTILITY POLE
- LIGHT POLE
- 000.00 EX. ELEVATION
- 000.00 G PROPOSED GUTTER ELEV. (ADD 0.5' FOR TOP OF CURB)
- 000.00 T PROPOSED TOP CURB OR TOP CONC WALK
- 000.00 PROPOSED TOP OF ASPHALT ELEV.
- PROPOSED TREE
- PROPOSED LANDSCAPING AREA

PARKING DATA:
32 PARKING SPACES PROPOSED ON #69 & #95 EDMUND.
REQUIRED LANDSCAPING AREA: 18 SQ. FT. PER PARKING SPACE. 18 X 32 = 576 SQ. FT.
PROVIDED LANDSCAPING AREA: 843 SQ. FT.



CURB & GUTTER
W/ STANDARD SLOPE (F-2)



PAVING DETAIL
NOT TO SCALE

STATE OF MICHIGAN
WILLIAM DONNAN
ENGINEER No. 53712
LICENSED PROFESSIONAL ENGINEER

REVISED: 02/06/20

PROPOSED PARKING PLAN #69 & #95 EDMUND *CARLTON CONDOMINIUM* CITY OF DETROIT, MICHIGAN	PREPARED BY: ARPEE/DONNAN, INC. LAND SURVEYING • ENGINEERING • MAPPING 32233 SCHOOLCRAFT RD., SUITE 103 LIVONIA, MICHIGAN 48150 PHONE (734) 953-3335	PREPARED FOR: JOHN EDMUND STREET, LLC 20520 VERNIER RD. HARPER WOODS, MI 48225 313-655-8583	DATE 10/17/19 DRAFTED BY WGD CHECKED BY WRD F.B. 209 JOB # 15016 SH. 1 OF 1