

PROJECT NARRATIVE

115 EDMOND STREET PARKING LOT

115 EDMOND

John Edmond Street LLC is planning to construct a 9-space parking lot at 115 Edmond. This is at the Northwest corner of John R and Edmond. The proposed parking will add spaces for the existing Carlton Condominium adjacent to the north. Access will be off John R.

There is no option to repair anything on the site; it is only a gravel surface. We will maintain the existing fence and landscaping and supplement new landscaping for screening needs.

The existing land is vacant and is a gravel surface. There are no structures or buildings on the property. The parking lot will be constructed per City requirements from B&SEE and CED.

The project will include the following:

- New Concrete drive approach off John R.
- New Bituminous paved parking lot.
- 9 parking spaces with ADA required parking.
- Landscaping Screening of the parking lot from the ROW.
- Storm sewer installation.
- Storm sewer will be connected to DWSD sewer in Edmond.
- Permits from DWSD in hand.
- B&SEE permit BLD2022-01609 in review.
- There is no existing materials on site other than the gravel surface of the ground.
- Existing landscaping and fence to remain. Additional landscaping will be added as required for screening.

Site Photos included:

1. Looking north
2. Looking west
3. Looking south
4. Looking east