FARMER AVENUE (60 FT. WD.)

MAINTENANCE ENCROACHMENT LIMIT
(EDGE OF PAVEMENT ON FARMER AVE)

MAINTENANCE ENCROACHMENT LIMIT
(7 FEET EAST OF WESTERN EDGE OF
PROPERTY WITH ADDRESS: 1401 FARMER ST.)

EXISTING
RIGHT-OF-WAY

MAINTENANCE ENCROACHMENT LIMIT
(RIGHT-OF-WAY)

S45°08'20" E 186.23' (M) S.44°59'59"E. 186.24' (R)

S59°47'01"W 793.77' (M)
S.60°00'00"W. 79.96' (R)

1413 FARMER ST.
WARD 01, ITEM 003984

1401 FARMER ST.
WARD 01, ITEM 0039857

PARCEL 2
GENERAL COMMON AREA
THE LOFTS AT WOODWARD CENTER
WAYNE COUNTY SUBDIVISION PLAN NO. 608
L.34008, PGS.423-481

N.59°46'14"E. (M)
N.60°00'00"E. (R)
31.73' (R&M)

S.30°11'27"W. 179.94' (M) S.30°00'00"W. 180.00' (R)

MAINTENANCE ENCROACHMENT LIMIT
(NORTH EDGE OF ALLEY APPROACH)

PUBLIC ALLEY
(20 FT. WD.)

E. GRAND RIVER AVENUE (60 FT. WD.)

MAINTENANCE ENCROACHMENT LIMIT
(RIGHT-OF-WAY)

MAINTENANCE ENCROACHMENT LIMIT
(EDGE OF PAVEMENT ON JOHN R. STREET)

MAINTENANCE ENCROACHMENT LIMIT
(SOUTH EDGE OF ALLEY APPROACH)

S.30°11'27"E. (M) S.30°00'00"E. (R) 160.00' (R&M)

NORTH
20' OF THE
SOUTH 40' OF
LOT 31

PARCEL 1
UNITS 1-63
THE LOFTS AT WOODWARD CENTER
WAYNE COUNTY SUBDIVISION PLAN NO. 608
L.34008, PGS.423-481

1416 WOODWARD AVE.
WARD 01, ITEM 004123

1400 WOODWARD AVE.
WARD 01, ITEM 0041201

1456 WOODWARD AVE.
WARD 01, ITEM 004128

N.59°47'00"E. 160.03' (M)
N.60°00'00"E. 160.00' (R)

EXISTING
RIGHT-OF-WAY

1448 WOODWARD AVENUE

1442 WOODWARD AVENUE

1428 WOODWARD AVENUE

NORTH 20' (R)
12.8' (M)
OF LOT 28

JOHN R STREET (55 FT. WD.)

MAINTENANCE ENCROACHMENT LIMITS
(RIGHT-OF-WAY)

MAINTENANCE ENCROACHMENT LIMIT
(RIGHT-OF-WAY)

N.30°11'27"W. (M) N.30°00'00"W. (R) 160.00' (R&M)

MAINTENANCE ENCROACHMENT LIMIT
(EDGE OF PAVEMENT ON JOHN R. STREET)

MAINTENANCE ENCROACHMENT LIMIT
(EDGE OF PAVEMENT ON GRAND RIVER AVE)

MAINTENANCE ENCROACHMENT LIMIT
(BACK OF CURB ON WOODWARD AVE)

MAINTENANCE ENCROACHMENT LIMIT
(EDGE OF PAVEMENT ON WOODWARD AVE)

MAINTENANCE ENCROACHMENT LIMIT
(EDGE OF PAVEMENT ON WOODWARD AVE)

WOODWARD AVENUE (120 FT. WD.)

PROPOSED ENCROACHMENTS

MAINTENANCE ENCROACHMENT LIMITS:

INCLUDES THE AREA BETWEEN THE EX
EDGE OF ROADWAY PAVEMENT, FROM
APPROACH ON JOHN R. STREET, TO TI
STREET AND FARMER STREET; THE AR
RIGHT-OF-WAY AND THE ROADWAY ED
INTERSECTION OF FARMER STREET AN
OF THE WESTERN EDGE OF THE PARC
STREET; THE AREA BETWEEN THE EX
EDGE OF ROADWAY PAVEMENT, FROM
APPROACH ON GRAND RIVER AVE., TO
RIVER AVE. AND WOODWARD AVE; TH
RIGHT-OF-WAY AND THE EDGE OF RO
ANY EXISTING STANDARD GRANITE C
THE LIMIT), FROM THE INTERSECTION
RIVER AVE., TO THE INTERSECTION O
STREET.

THESE AREAS SHALL INCLUDE THE MAIN
(BEGINNING AT GRADE AND/OR BELO

- CONCRETE PAVERS, SAND
- NON-STANDARD CONCRETE
- ADA-RAMPS AND DETECTAB
- IRRIGATION LINES FOR LAN
- TREES AND TREE GRATES
- LANDSCAPING BEDS AND P

THESE ENCROACHMENTS WILL NEI
VEHICULAR TRAFFIC, NOR WILL IT
OF THE PUBLIC RIGHTS-OF-WAY, IN
DEPARTMENT ACCESS. THE REQUE
MINIMUM, A 6 FOOT WIDE ACCESS
PEDESTRIAN USE. OBTAINING THE
FULLY UTILIZE THIS PROPERTY AS
WILL PROMOTE ACTIVITY ALONG T

LEGEND

MAINTE
REQUES
SPECIA
IRRIGAT
RAMPS,
NOTE:
ENCRO
MAINTE