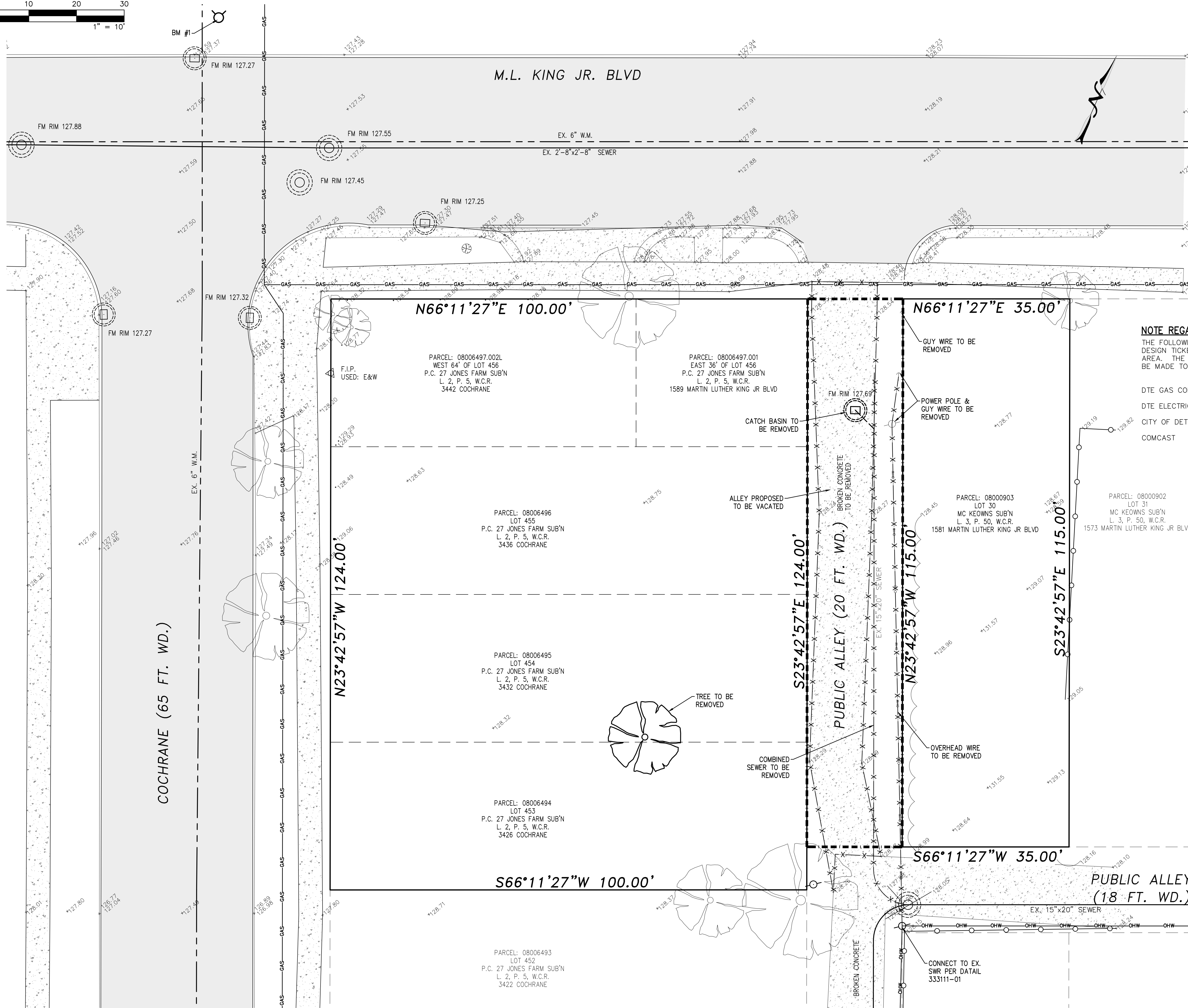
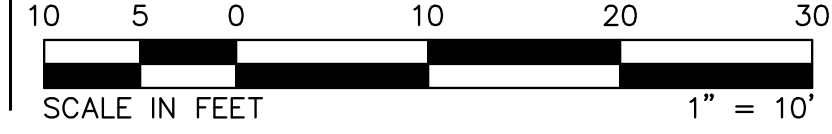


KING & COCHRANE

CITY OF DETROIT, WAYNE COUNTY, MICHIGAN



LEGEND:

- BOUNDARY
- ON-SITE PARCEL LINE
- OFF-SITE PARCEL LINE
- OVER HEAD WIRE
- EX. FENCE
- WATER MAIN
- COMBINED SEWER
- EX. GAS LINE
- TO BE REMOVED
- LIMITS OF VACATED ALLEY
- UTILITY POLE
- HYDRANT
- CATCH BASIN
- MANHOLE
- EX. CONCRETE
- EX. ASPHALT

NOTE REGARDING EXISTING UTILITIES:

THE FOLLOWING UTILITY COMPANIES WERE CONTACTED VIA THE MISS DIG DESIGN TICKET SYSTEM TO REQUEST RECORD MAPS OF THEIR UTILITIES IN THE AREA. THE STATUS OF THEIR RESPONSES ARE NOTED. NO GUARANTEE CAN BE MADE TO THE COMPLETENESS OR EXACTNESS OF THEIR LOCATION.

DTE GAS COMPANY	RECEIVED, DEPICTED ON PLANS
DTE ELECTRIC	RECEIVED, OHW DEPICTED ON PLANS
CITY OF DETROIT	RECEIVED, WATER & SEWER DEPICTED ON PLANS
COMCAST	RECEIVED, OHW DEPICTED ON PLANS

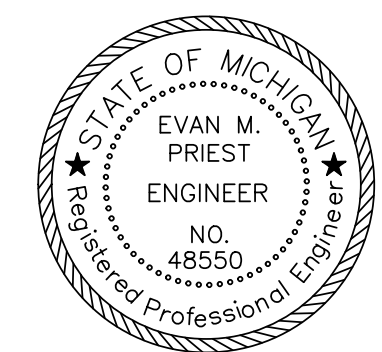
SHEET INDEX:

- 01 EXISTING CONDITIONS & DEMOLITION PLAN
- 02 CONCEPTUAL SITE/UTILITY PLAN

BENCHMARKS:

DETROIT CITY DATUM
DETROIT BM 29-251
DISK AT NE CORNER OF COCHRANE
& BUTTERNUT
ELEVATION: 127.44

SBM #1
HYDRANT ARROW AT CENTERLINE OF
COCHRANE EXTENDED TO CENTER OF
MLK JR BLVD.
ELEVATION: 130.03



EXISTING CONDITIONS & DEMOLITION PLAN

KING & COCHRANE
MIXED-USE LAND DEVELOPMENT
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

SHEET
01

ENGINEERS - SURVEYORS
MLP
AND ASSOCIATES, INC.

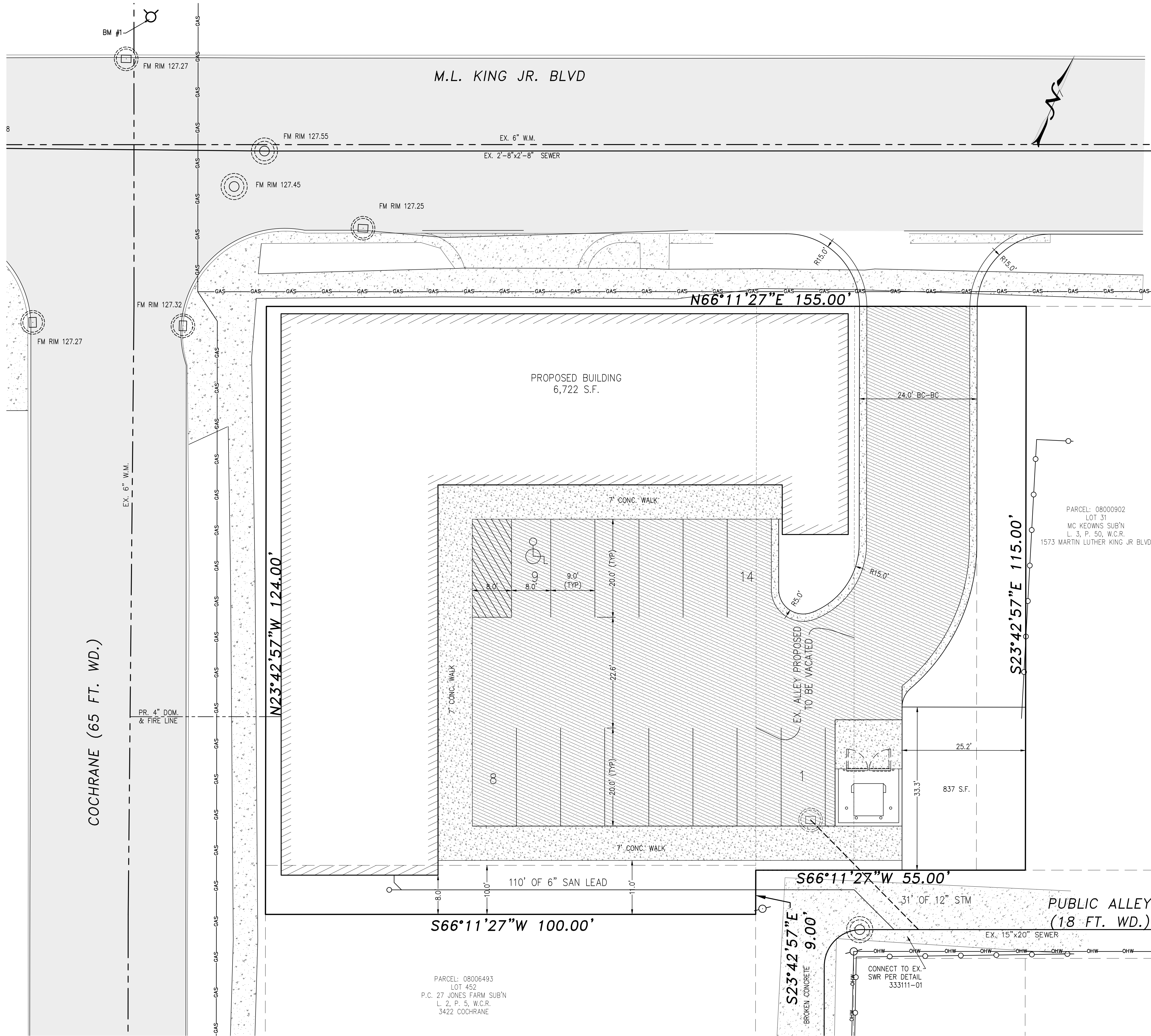
Michael L. Priest & Associates, Inc.
40665 Koppernick Road, Canton, MI 48187
Phone: (734) 459-8560
Fax: (734) 459-2585

STATUS: CONCEPTUAL
JOB NO. 2021.11
2021 0316 ADDITIONAL TOPO ADDED

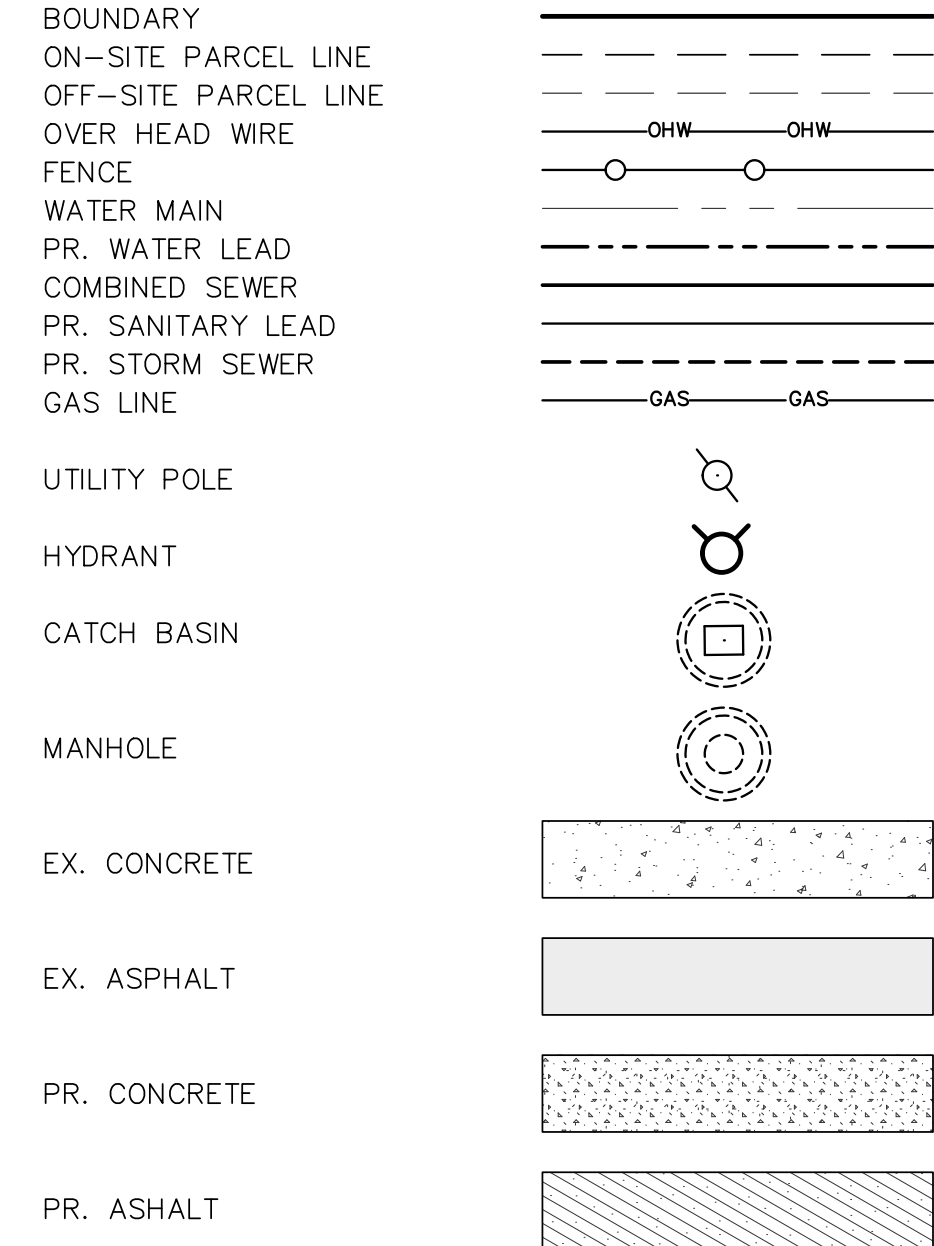
DATE: 03-04-2021

PROPRIETOR

KING & COCHRANE, LLC
634 ATKINSON STREET
DETROIT, MICHIGAN 48202
ATTN: MR. SEAN TOWELL &
MR. ANTHONY ASKEW



LEGEND:



SITE DATA:

CURRENT ZONING: R-2
 PROPOSED ZONING: SD-1

BUILDING INFORMATION:
 BUILDING HEIGHT: 35 FEET
 BUILDING LENGTH: 53.83 FEET
 RETAIL SPACE: 2,600 S.F.
 # OF RES. UNITS: 20 UNITS

SETBACK REQUIREMENTS:
 FRONT: NO MINIMUM / 20 FOOT MAXIMUM
 REAR: 20 FEET / 10 FEET ABUTTING AN ALLEY
 SIDE: NO MINIMUM UNLESS ADJACENT TO LAND ZONED R-1 THROUGH R-4 IF SO USE FORMULA "A"

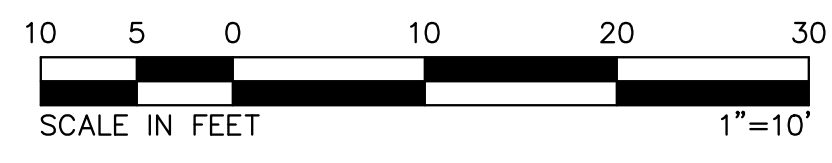
FORMULA "A" = $\frac{BLDG LENGTH + (2 * BLDG HEIGHT)}{15}$

PARKING REQUIREMENTS:
 0.75 PER DWELLING UNIT 20 * 0.75 = 15
 0.75 OF 1 PER EACH 200 S.F. 0.75 * (2600/200) = 10
 TOTAL PARKING REQUIRED: 15 + 10 = 25

BENCHMARKS:

DETROIT CITY DATUM
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CONCEPTUAL SITE/UTILITY PLAN

KING & COCHRANE
 MIXED-USE LAND DEVELOPMENT
 CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

SHEET
 02

STATUS: CONCEPTUAL

REVISIONS:
 2021 0316 ADDITIONAL TOPO ADDED

ENGINEERS: SURVEYORS
MLP
 AND ASSOCIATES, INC.

Michael L. Priest & Associates, Inc.
 40855 Koppernick Road, Canton, MI 48187
 phone: (734) 459-8560
 fax: (734) 459-2585

DATE: 12-07-2021
 PROPRIETOR
 KING & COCHRANE, LLC
 634 ATKINSON STREET
 DETROIT, MICHIGAN 48202
 ATTN: MR. SEAN TIDWELL &
 MR. ANTHONY ASKEW

SCALE: 1" = 10'