

# Riteway Dumpster Services General Outdoor Storage Facility

3369 29th Street, Detroit, Michigan 48210



PROJECT SITE



## SITE LOCATION MAP

SCALE: NO SCALE

### PROJECT INFORMATION

PROPOSED USE	VEHICLE REPAIR, DUMPSTER RENTAL, AND GENERAL OUTDOOR STORAGE.
ZONING USE	ALL USES ARE 'BY RIGHT' USES IN THE M4 INDUSTRIAL DISTRICT
PROJECT SCOPE	NO BUILDING WORK PROPOSED. MINOR SITE MODIFICATIONS PROPOSED WITH PROPOSED VACATION OF A PORTION OF 29TH STREET.

### ZONING NOTES

1. THE CITY OF DETROIT IS THE AUTHORITY HAVING JURISDICTION.
2. ZONING IS M-4- INTENSIVE INDUSTRIAL DISTRICT.
3. ALL USES PROPOSED ARE 'BY RIGHT' USES.
4. THE MAXIMUM HEIGHT IS 80'. ACTUAL MAX. HEIGHT IS 22'.
5. THERE ARE NO MINIMUM SETBACKS AND NO MAXIMUM COVERAGE.
6. PER SECTION 50-14:
  - 6.1. 1 PARKING SPACE PER 400 SQ.FT. IS REQUIRED FOR BUSINESS OFFICES = 12,321 SQ.FT. / 400 = 31 SPACES.
  - 6.2. 1 PARKING SPACE PER 300 SQ.FT. IS REQUIRED FOR MEDIUM/HEAVY VEHICLE AND EQUIPMENT REPAIR = 12,315 SQ.FT. / 300 = 42 SPACES.
  - 6.3. 1 PARKING SPACE PER 800 SQ.FT. IS REQUIRED FOR INDUSTRIAL SERVICE (STORAGE) = 1,944 / 800 = 3 SPACES.
  - 6.4. 76 PARKING SPACES ARE REQUIRED AND 79 ARE PROPOSED.
7. THERE IS NO REQUIRED LOADING SPACE.
8. A 5' PARKING LANDSCAPE BUFFER IS REQUIRED ALONG THE RIGHT-OF-WAY WITH ONE TREE PER 60. L.F. AND A SOLID 30-36" HIGH SCREEN.

### PROPERTY INFORMATION

ADDRESS	3381, 3375, 3369, 3325, AND 3320 29TH STREET, DETROIT, MICHIGAN 48210
PROPERTY ID	16010651, 16010652, 16010653, 16010654-7, 14011305, AND A PORTION OF THE PROPOSED VACATED 29TH STREET.
SUBDIVISION	STECHER & RATHS SUB
LEGAL DESCRIPTION	W 29TH ST 53 STECHER & RATHS SUB L4 P66 PLATS, W C R 16/74 30 X 146.61 W 29TH ST 52 STECHER & RATHS SUB L4 P66 PLATS, W C R 16/74 30 X 146.61 W 29TH ST 51&50 STECHER & RATHS SUB L4 P66 PLATS, W C R 16/74 60 X 146.61 W TWENTY NINTH 49 THRU 40STECHER & RATHS SUB L4 P66 PLATS, W C R 16/74 50,968 SQ FT E 29TH 18 THRU 15 AND VAC ALLEY ADJ R H HALLS SUB L2 P26 PLATS, WCR 14/58 32 888 SQ FT THE PORTION OF 29TH STREET WITHIN THE BOUNDARIES OF THESE PROPOSED COMBINED PROPERTIES IS PROPOSED TO BE VACATED.

### SHEET INDEX

G-001	COVER SHEET
AS-001	ARCHITECTURAL SITE PLAN
AS-002	SITE DETAILS

Key Plan: NO SCALE

Client:  
Riteway Dumpster  
Service

Project:  
Outdoor Storage Facility

3369 29th Street  
Detroit, Michigan 48210

Seal:



Date	Issued For
08/02/24	100% REVIEW
08/05/24	SUBMITTAL
10/10/24	SUBMITTAL

Drawn:	RLJ
Checked:	RLJ
Approved:	RLJ

Sheet Title:  
COVER  
SHEET

Project No.: 24-130

Sheet Number: G-001



Date	Issued For
08/02/24	100% REVIEW
08/05/24	SUBMITTAL
10/10/24	SUBMITTAL

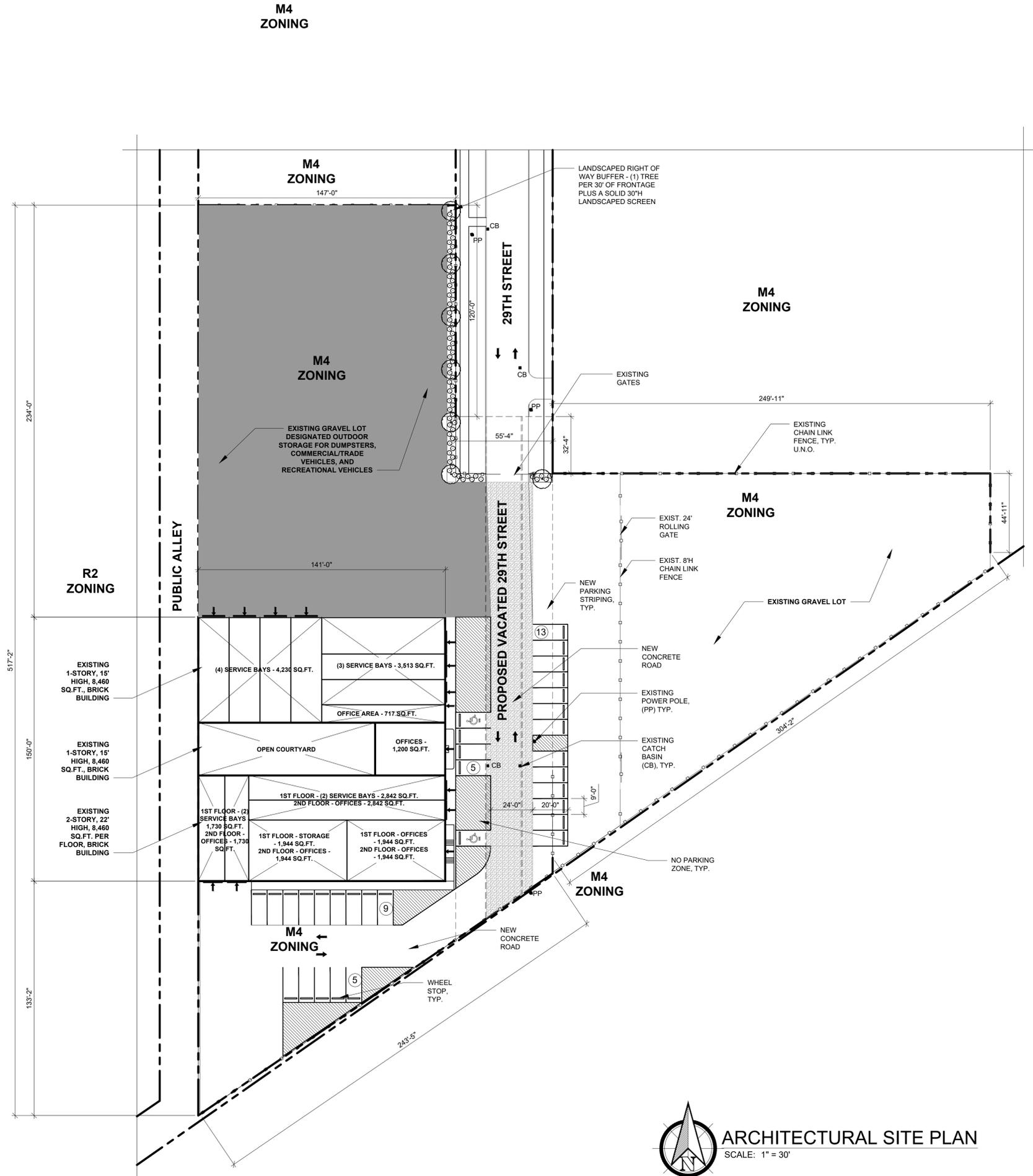
Drawn:	RLJ
Checked:	RLJ
Approved:	RLJ

Sheet Title:  
**ARCHITECTURAL  
SITE PLAN**

Project No.: 24-130

Sheet Number: AS-001

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**ARCHITECTURAL SITE PLAN**  
SCALE: 1" = 30'



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08/05/24	SUBMITTAL
10/10/24	SUBMITTAL

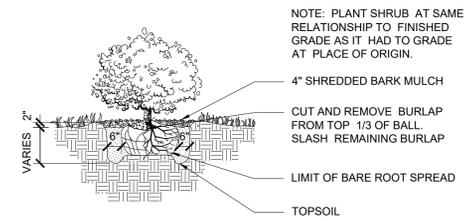
Drawn:	RLJ
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Approved:	RLJ

Sheet Title:  
**SITE DETAILS**

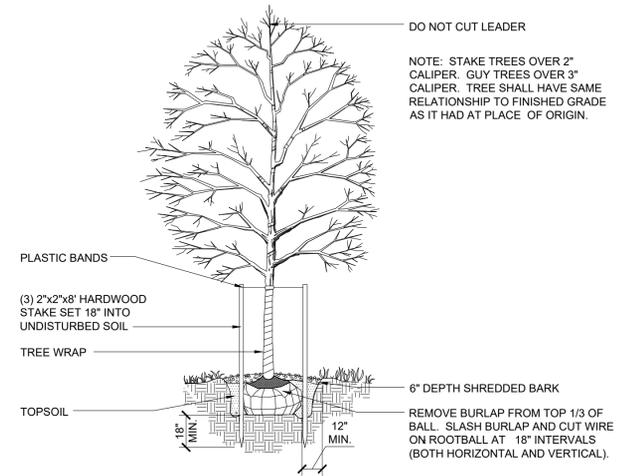
Project No.: **24-130**

Sheet Number: **AS-002**

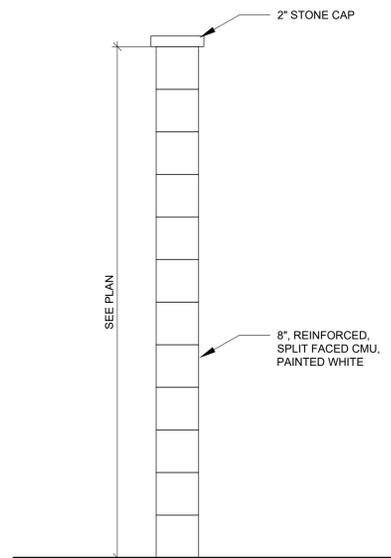
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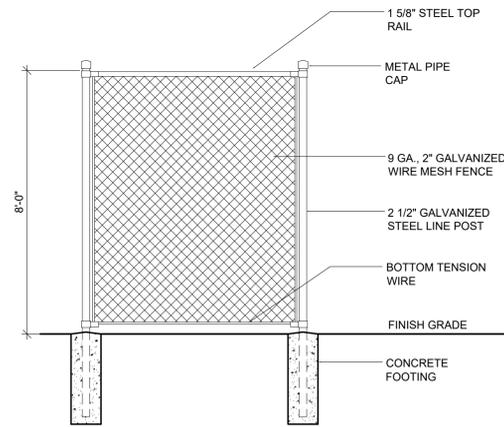
**SHRUB PLANTING DETAIL**  
SCALE: NO SCALE



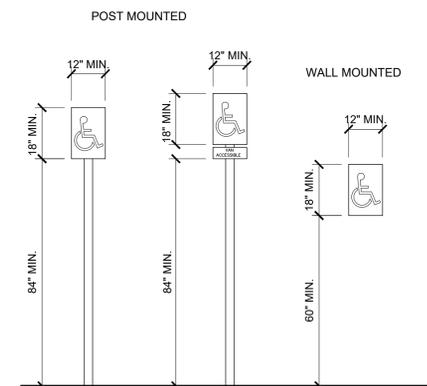
**TREE PLANTING DETAIL**  
SCALE: NO SCALE



**MASONRY WALL DETAIL**  
SCALE: NO SCALE



**CHAIN LINK FENCE DETAIL**  
SCALE: NO SCALE



NOTE: EACH ACCESSIBLE PARKING SPACE IS REQUIRED TO HAVE A SIGN. THE SIGN SHALL BE CENTERED IN THE PARKING SPACE. "VAN ACCESSIBLE" ON THE FACE OF THE SIGN OR SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE REQUIRED SIGN.

**B.F. SIGN DETAIL**  
SCALE: NO SCALE