

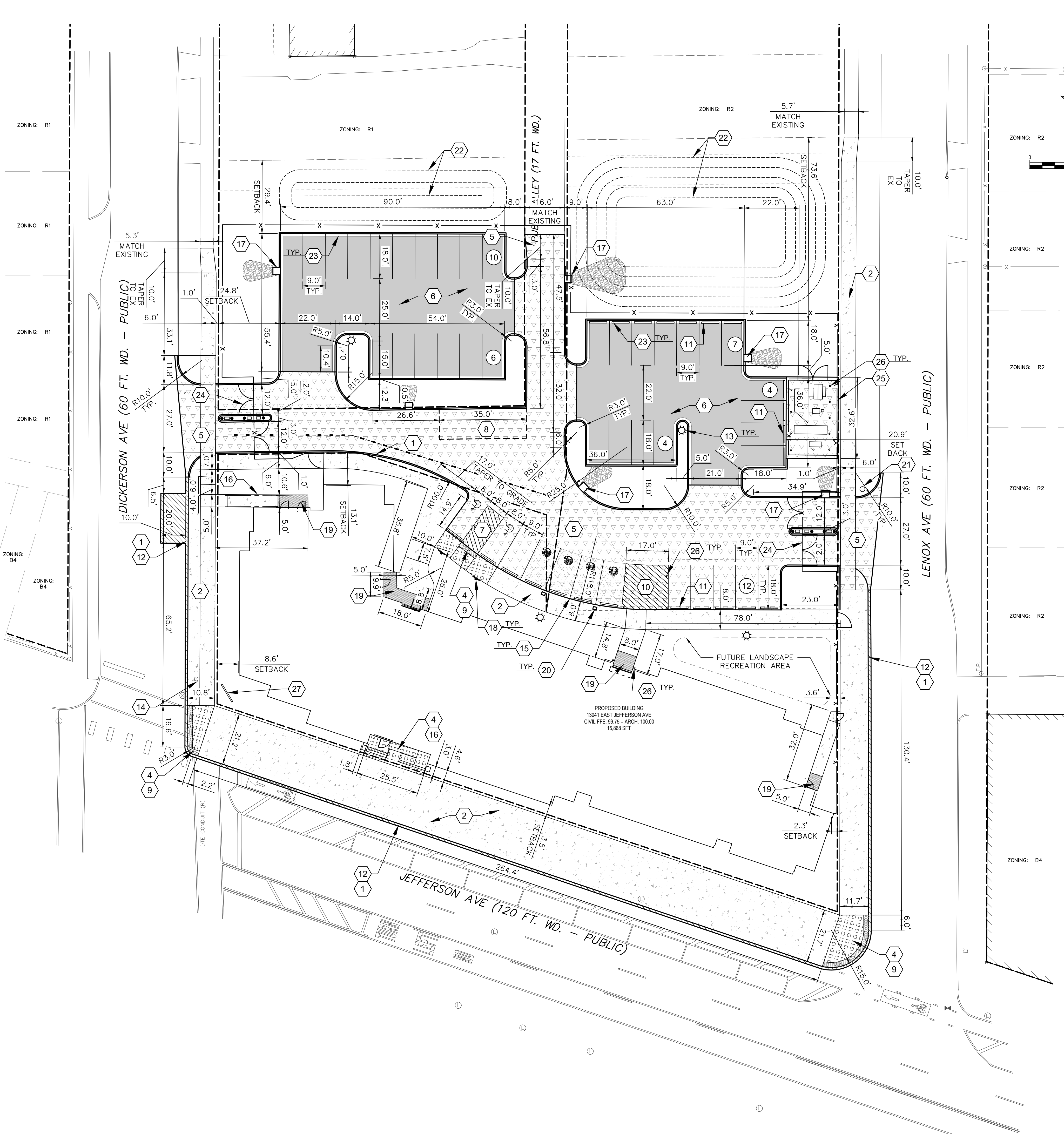
13041 EAST JEFFERSON - ZONING INFORMATION			
Zoning District B-4			
Proposed Use Multi Family Residential Use			
MINIMUM LOT DIMENSIONS - Sec. 50-13-45			
Required	Proposed	Notes	
Area (Sq. Ft.)	7,000	30,379	Conforming
Width (Feet)	70	263	Conforming
MINIMUM SETBACKS - Sec. 50-13-62			
Required (Min.)	Proposed (Min.)	Notes	
Front	None	3.5'	Conforming
Side	None	2.3' & 8'	Conforming
Rear	None	13'	Conforming
MAX. HEIGHT (FEET) - Sec. 50-13-45			
Required	Proposed	Notes	
Buildings	None	44.5', 4 stories	Conforming
MAX. LOT COVERAGE Sec. 50-13-45			
Use	Required (Max.)	Proposed	Notes
Multi Family Residential Use	None	75.4%	Conforming (see calculation below)
PROPOSED LOT COVERAGE CALCULATIONS			
Principal Structure	15840	52.14%	
Pavement	7068	23.27%	
Total	22908	75.4%	

OFF-STREET PARKING CHART			
Ordinance:	Multiple Family Dwelling where located within 0.50 miles of a high frequency transit corridor: 0.75 per dwelling unit		
Dwellings		52	
PARKING REQUIRED SPACES PROVIDED			
Regular		37	42
ADA		2	2
Total		39	44

EAST LOT - ZONING INFORMATION			
Zoning District R-2			
Proposed Use Multi Family Residential Use			
MINIMUM LOT DIMENSIONS - Sec. 50-13-3			
Required	Proposed	Notes	
Area (Sq. Ft.)	None	17,897	Conforming
Width (Feet)	None	169	Conforming
MINIMUM SETBACKS - Sec. 50-13-3			
Required (Min.)	Proposed (Min.)	Notes	
Front	20'	20'	Conforming
Side	10'	73'	Conforming
Rear	None	13'	Conforming
MAX. LOT COVERAGE Sec. 50-13-3			
Use	Required (Max.)	Proposed	Notes
Parking	None	38.0%	Conforming (see calculation below)
PROPOSED LOT COVERAGE CALCULATIONS			
Principal Structure	0	0.00%	
Pavement	6793	37.96%	
Total	6793	38.0%	

WEST LOT - ZONING INFORMATION			
Zoning District R-1			
Proposed Use Parking Lot			
MINIMUM LOT DIMENSIONS - Sec. 50-13-2			
Required	Proposed	Notes	
Area (Sq. Ft.)	None	12,258	Conforming
Width (Feet)	None	100	Conforming
MINIMUM SETBACKS - Sec. 50-13-2			
Required (Min.)	Proposed (Min.)	Notes	
Front	20'	24'	Conforming
Side	10'	29'	Conforming
Rear	None	8'	Conforming
MAX. LOT COVERAGE Sec. 50-13-2			
Use	Required (Max.)	Proposed	Notes
Parking	None	44.3%	Conforming (see calculation below)
PROPOSED LOT COVERAGE CALCULATIONS			
Principal Structure	0	0.00%	
Pavement	5433	44.32%	
Total	5433	44.3%	

EAST LOT - ZONING INFORMATION			
Zoning District R-2			
Proposed Use Multi Family Residential Use			
MINIMUM LOT DIMENSIONS - Sec. 50-13-3			
Required	Proposed	Notes	
Area (Sq. Ft.)	None	17,897	Conforming
Width (Feet)	None	169	Conforming
MINIMUM SETBACKS - Sec. 50-13-3			
Required (Min.)	Proposed (Min.)	Notes	
Front	20'	20'	Conforming
Side	10'	73'	Conforming
Rear	None	13'	Conforming
MAX. LOT COVERAGE Sec. 50-13-3			
Use	Required (Max.)	Proposed	Notes
Parking	None	38.0%	Conforming (see calculation below)
PROPOSED LOT COVERAGE CALCULATIONS			
Principal Structure	0	0.00%	
Pavement	6793	37.96%	
Total	6793	38.0%	



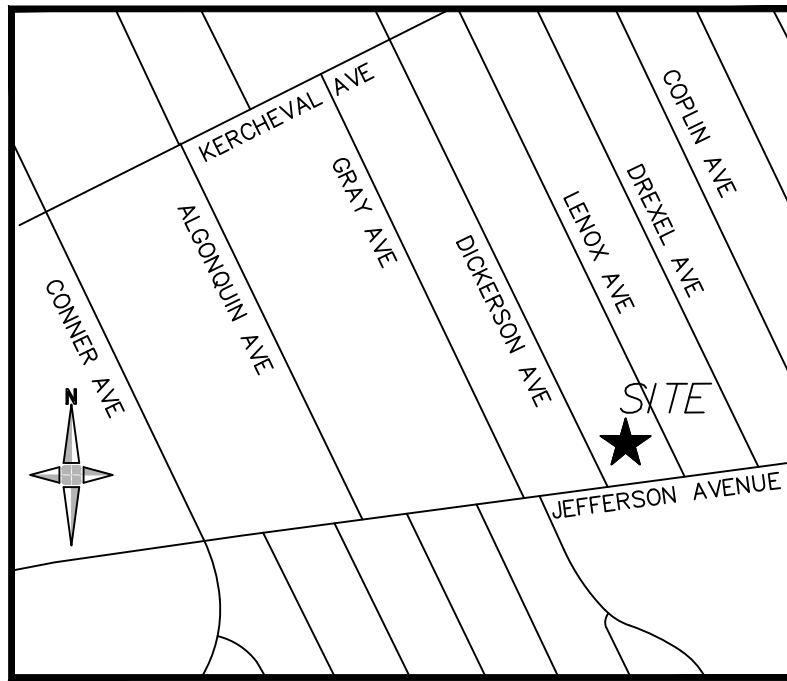
PAVING PLAN - LEGEND

4" CONCRETE SIDEWALK PAVEMENT	
6" CONCRETE PAVEMENT	
STANDARD DUTY HMA	
8" CONCRETE DRIVEWAY PAVEMENT	
PAVEMENT REPAIR PER CITY OF DETROIT STANDARDS AND SPECIFICATIONS	

PAVING PLAN - KEY NOTES

- 1 INTEGRAL CURB AND SIDEWALK. SEE DETAIL ON SHEET C-810
- 2 4" CONCRETE SIDEWALK PAVEMENT, TYP. SEE DETAIL ON SHEET C-800
- 3 UTILITY TRENCH RESTORATION PER CITY OF DETROIT STANDARDS, SEE DETAIL ON SHEET C-830
- 4 6" CONCRETE SIDEWALK PAVEMENT. SEE DETAIL ON SHEET C-810.
- 5 8" CONCRETE PAVEMENT PER CITY OF DETROIT ALLEY PAVEMENT DETAIL AND JOINTING, SEE DETAIL ON C-820
- 6 STANDARD DUTY HMA PAVEMENT, SEE DETAIL ON C-820
- 7 BARRIER FREE PARKING, SEE DETAIL ON C-820
- 8 DESIGNATED 12' X 35' LOADING ZONE
- 9 ADA COMPLIANT BARRIER FREE CURB RAMP PER CITY OF DETROIT STANDARDS, SEE DETAIL ON C-820
- 10 TRASH PICKUP AISLE
- 11 CONCRETE PARKING BLOCK, SEE DETAIL ON SHEET C-800
- 12 UTILITY TRENCH CONSTRUCTION PAVEMENT RESTORATION, SEE DETAIL ON SHEET C-820
- 13 PROPOSED LIGHT, SEE SITE ELECTRICAL PLANS, FOR DETAILS
- 14 EXISTING HYDRANT
- 15 PROPOSED EV PARKING SPACES (4)
- 16 ENTRY STAIRS WITH HANDRAILS, SEE ARCHITECTURAL PLANS
- 17 CURB DROP WITH RIP RAP. SEE DETAIL ON SHEET C-810
- 18 ADA SIGN, SEE DETAIL ON SHEET C-810
- 19 PROPOSED FROST SLAB BY ARCHITECTURE AND STRUCTURAL
- 20 PROPOSED ELECTRICAL CHARGER
- 21 RELOCATED UTILITY POLE
- 22 PROPOSED COMPENSATING CUT FOOTPRINT, SEE SHEET C-600, C-700
- 23 PROPOSED CONCRETE CURB AND GUTTER, SEE DETAIL ON SHEET C-810
- 24 SEE ARCHITECTURAL PLANS FOR ENTRY AND GATE DETAILS
- 25 GENERATOR AND TRANSFORMER SERVICE YARD. SEE ELECTRICAL PLANS
- 26 STEEL BOLLARD. SEE ARCHITECTURAL DETAILS
- 27 TEMPORARY DEVELOPMENT SIGN, PER OWNER/CONTRACTOR DETAILS

FIRE LANE NOTE:
ACCESS FOR FIRE TRUCKS IS AVAILABLE ON DICKERSON AND JEFFERSON AT EXISTING HYDRANT



LOCATION MAP
(NOT TO SCALE)

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webster**

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Quality Control:	DR
Section:	

Professional Seal:



Know what's below.
Call before you dig.

DATE:	ISSUE:
2024-10-11	80% SET
2025-06-27	REVIEW
2025-07-11	PERMIT
2025-07-24	FOR PERMIT
2025-09-04	FOR BID
2025-11-06	SESC PERMIT
2025-11-07	BLD PERMIT CYCLE 1
2026-01-20	BLD PERMIT CYCLE 2
2026-02-03	BLD PERMIT CYCLE 3
2026-03-13	BID SET - ALLEY VACATION
2026-06-24	DTE EASEMENT

Developed For:
Hiti, DiFrancesco + Siebold

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Cleveland, OH 44113

216.696.3460 x 322

GEOMETRIC & PAVING PLAN

East Jefferson Housing

Detroit
Wayne
MICHIGAN

Date:	2023-08-25
Scale:	1"=20'
Sheet:	C-500
Project:	20401.100

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