LAND USE AND ZONING

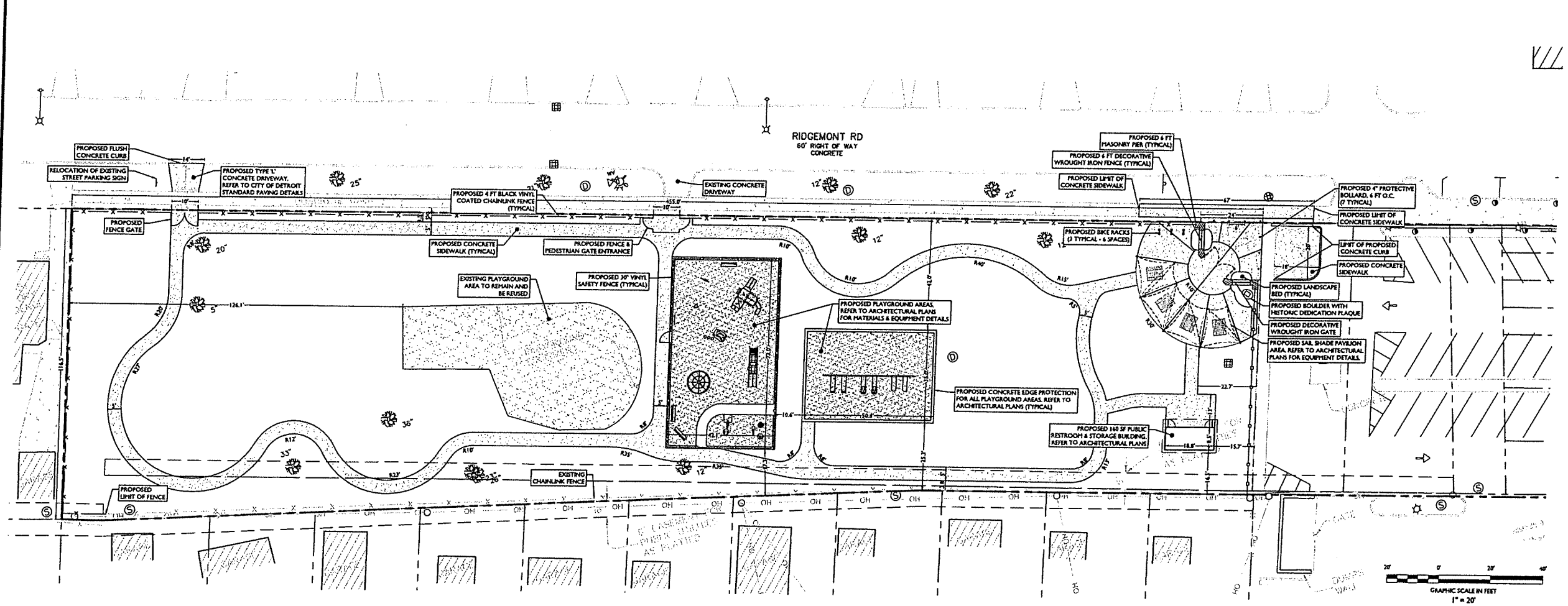
PARCEL ID: 4000379900050000		
COMMUNITY FACILITIES DISTRICT (C-F)		
PROPOSED USE		
MUNICIPAL PARK	PERMITTED USE	
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	N/A	1.59 AC (69,264 SF)
MINIMUM LOT WIDTH	N/A	455.0 FT
MINIMUM LOT DEPTH	N/A	116.5 FT
MAXIMUM LOT COVERAGE	N/A	0.2% (160 SF)
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT
MINIMUM FRONT YARD SETBACK	75 FT	77.3 FT (W)
MINIMUM SIDE YARD SETBACK (ONE)	75 FT	15.7 FT (W)
MINIMUM REAR YARD SETBACK	75 FT	14.5 FT (W)

(W) WAIVER

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR. IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THE PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR, TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED SIGNS / BOLLARDS
	PROPOSED BUILDING
	PROPOSED CONCRETE PAVEMENT
	PROPOSED PLAYGROUND SURFACE
	PROPOSED MASONRY WALL / PIER
	PROPOSED 4 FT BLACK VINYL COATED CHAINLINK FENCE
	PROPOSED 6 FT DECORATIVE WROUGHT IRON FENCE
	PROPOSED 3 FT VINYL SAFETY FENCE
	PROPOSED FENCE GATES



ISSUE	DATE	BY	DESCRIPTION
1	01/27/2023	KH	FOR BIDS / PERMITS

NOT APPROVED FOR CONSTRUCTION

STONEFIELD engineering & design
Detroit, MI · Rutherford, NJ · New York, NY
Princeton, NJ · Tampa, FL · Boston, MA
www.stonefieldeng.com
607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE IMPROVEMENT PLANS

CHENE-TROMBLEY PARK

PROPOSED NEIGHBORHOOD PARK WITH PLAYGROUND AMENITIES

PARCEL ID: 4000379900050000
ADDRESS: 20881 MACK AVENUE
CITY OF GROSSE POINTE WOODS
WAYNE COUNTY, MICHIGAN

STATE OF MICHIGAN
MATTHEW REED COOLEY
LICENSED PROFESSIONAL ENGINEER
PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE:	1" = 20'	PROJECT ID: DET-210335

TITLE: SITE PLAN

DRAWING: C-3

V:\DET\DEPOT_DWGS\LAYOUT VITALE ARCHITECTS\DWG\ROSEPOINTE SCHOOL GROSSE POINTE WOODS, MICHIGAN\SITE PLAN.DWG