TABLE OF LAND USE AND ZONING

PARCEL ID: 08004475-82, 08004483-85, 08004486-87

GENERAL BUSINESS DISTRICT (B4)

PROPOSED USE		
RETAIL	PERMITTED USE	
ZONING REQUIREMENT	**REQUIRED**	**PROPOSED**
MINIMUM LOT AREA	N/A	53,129 SF (1.21 AC)
MINIMUM LOT WIDTH	N/A	492.0 FT
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT
MINIMUM FRONT YARD SETBACK	0 FT	5.0 FT
MINIMUM SIDE YARD SETBACK (EAST)	0 FT	0.0 FT
MINIMUM SIDE YARD SETBACK (WEST)	0 FT	71.1 FT
MINIMUM REAR YARD SETBACK	0 FT	12.2 FT
MINIMUM PARKING SETBACK FROM R.O.W.	5 FT	5.0 FT
MINIMUM PARKING SETBACK FROM RESIDENTIAL	10FT	30.1 FT

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 61-14-71(1)	RETAIL: 1 SPACE PER 200 GFA (18,173 SF)(1/ 200 GFA) = 91 SPACES	81 SPACES (W)(*)
§ 61-14-151(1)	90° PARKING: 9FT X 20FT W/ 20FT AISLE	9FT X 20FT W/ 20 FT AISLE
§ 61-14-81(B)	LOADING AREA: 12FT X 35FT	12.2 FT X 40.3 FT

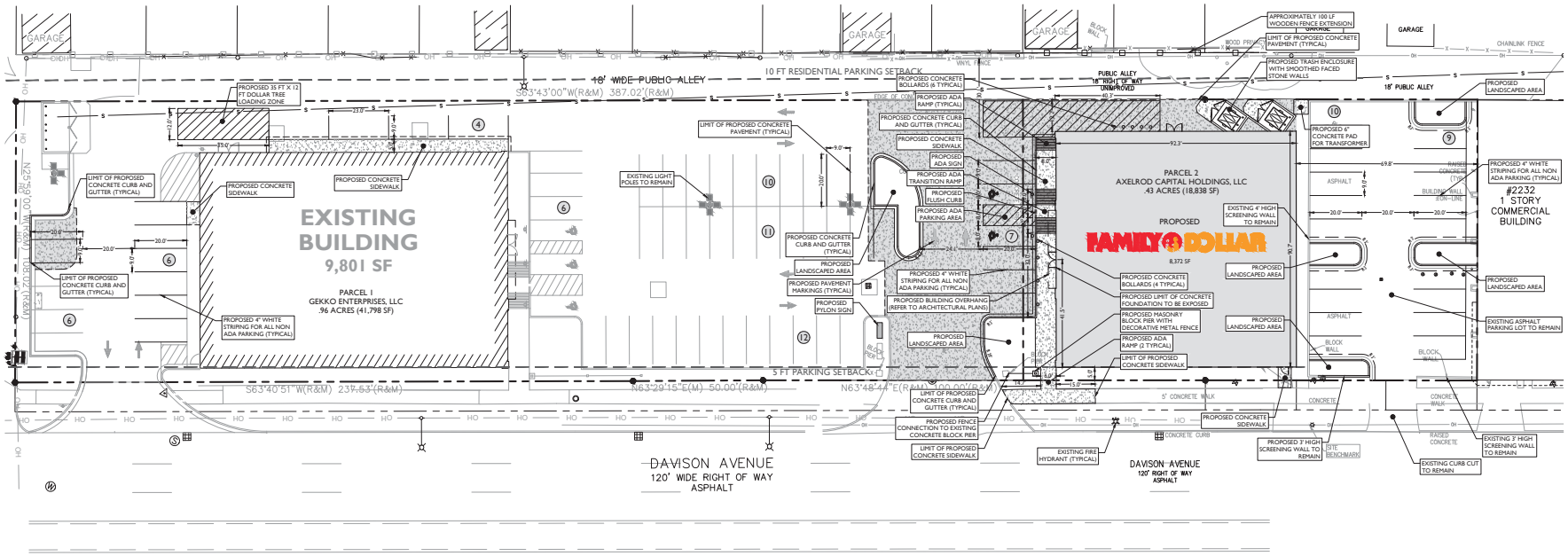
(W) 20% PARKING REDUCTION, NOT EXCEEDING 10 SPACES PER CITY OF DETROIT ORDINANCE §61-14-103.a

(*) SHARED PARKING PER DECLARATION OF EASEMENTS (L: 54654 P: 1033)

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 THIS 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 PROCURIEMENT 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
	SAWCUT LINE
	SETBACK LINE
	PROPOSED CURB
	PROPOSED FLUSH CURB
	PROPOSED BOLLARD & SIGN
	PROPOSED BUILDING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE PAVEMENT
	PROPOSED DECORATIVE METAL FENCE
	PROPOSED BUILDING DOORS



ISSUE	DATE	BY	DESCRIPTION
11	06/08/2019	ECM	UPDATED TOPO SURVEY
10	04/02/2019	JRC	PER CLIENT COMMENTS
9	08/07/2018	GAE	PER ARCHITECT REVISIONS
8	05/31/2018	GAE	PER MDOT REVIEW COMMENTS
7	05/25/2018	GAE	PER MDOT REVIEW COMMENTS
6	05/08/2018	GAE	PER MDOT REVIEW COMMENTS
5	05/03/2018	GAE	PER CLIENT COMMENTS
4	04/18/2018	GAE	PER CONTRACTOR COMMENTS
3	04/10/2018	GAE	FOR CLIENT REVIEW
2	03/30/2018	GAE	FOR CLIENT REVIEW

NOT APPROVED FOR CONSTRUCTION

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Phone 248.247.1115

SITE DEVELOPMENT PLAN

PROPOSED RETAIL DEVELOPMENT

FAMILY DOLLAR

PARCEL ID: 08004483-5 & 08004486-7
2230 WEST DAVISON STREET
CITY OF DETROIT
WAYNE COUNTY, MICHIGAN

MICHIGAN LICENSE No. 620106062
LICENSED PROFESSIONAL ENGINEER

BUILDING & SAFETY ENGINEERING DEPARTMENT

PAGES_____OF_____PAGES

DATED:

NOTE FINAL APPROVAL SHALL NOT BE CONSTRUED AS AUTHORITY TO VIOLATE, CANCEL OR SET ASIDE ANY OF THE PROVISIONS OF THE APPLICABLE CODES, EXCEPT AS SPECIFICALLY STIPULATED BY MODIFICATIONS OR LEGALLY GRANTED VARIANCE IN ACCORDANCE WITH ESTABLISHED PROCEDURES

SCALE: 1" = 20' | PROJECT ID: M-18068

TITLE: SITE PLAN

DRAWING: C-4