



February 28, 2023

The Honorable City Council  
Attn: Office of the City Clerk  
200 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Petition for Easement Vacation  
Wigle Park Redevelopment  
900 Tuscola  
City of Detroit, Wayne County, Michigan  
BLD2022-05682**

Honorable City Council:

PDH Parcel I, LLC is petitioning to vacate the East / West and North / South alley located parcel IS of the attached exhibit. The subject parcel is bounded by the Lodge Service Drive, Selden Street, 4<sup>th</sup> Street, and Tuscola. The vacation petition will allow for the Wigle Park Redevelopment to complete construction on Parcel IS.

- **WHO:** PDH Parcel I, LLC
- **WHAT:** Vacation of the East / West and North / South alley located on Parcel IS of the included exhibit. The subject parcel is bounded by the Lodge Service Drive, Selden Street, 4<sup>th</sup> Street, and Tuscola.
- **WHERE:** Vacation of the East / West and North / South alley located on Parcel IS of the included exhibit. The subject parcel is bounded by the Lodge Service Drive, Selden Street, 4<sup>th</sup> Street, and Tuscola.
- **WHEN:** We are requesting to start the process immediately to allow for a Spring construction start.
- **WHY:** The request is being made to allow for complete development of the subject parcel. All utilities were removed from the alley as a part of the City's roadway improvements.

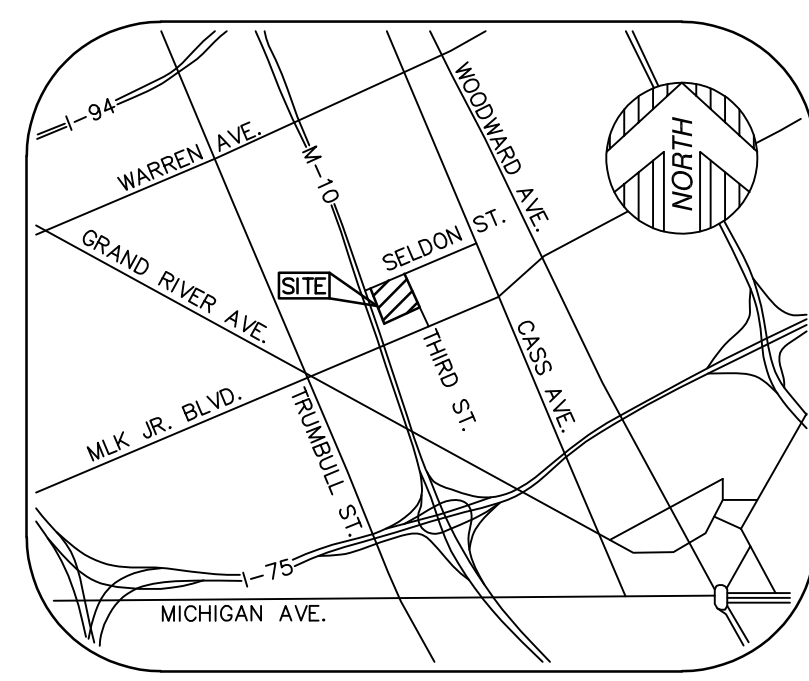
Thank you for your consideration,

Eric Williams, PE  
[ewilliams@stonefieldeng.com](mailto:ewilliams@stonefieldeng.com)  
**Stonefield Engineering and Design, LLC**

cc: Peter Procida, [pprocida@procidacompanies.com](mailto:pprocida@procidacompanies.com)

V:\M\2017\M-17121.01-Kem-Tec-901 Selden Street, Detroit, MI\Correspondence\Outgoing\City or Township\2023-02-15\_Vacation Petition.docx

# ALTA/NSPS LAND TITLE SURVEY



**VICINITY MAP**  
(NOT TO SCALE)  
NO VISIBLE MARKED PARKING ON SITE.

**PARCEL AREA**

PARCEL 1 ±94,161 SQUARE FEET = ±2.162 ACRES	PARCEL A ±25,489 SQUARE FEET = ±0.585 ACRES
PARCEL 2 ±19,723 SQUARE FEET = ±0.453 ACRES	PARCEL B ±35,018 SQUARE FEET = ±0.804 ACRES
PARCEL 3 ±57,484 SQUARE FEET = ±1.320 ACRES	
PARCEL 4 ±29,285 SQUARE FEET = ±0.672 ACRES	
PARK ±43,240 SQUARE FEET = ±0.993 ACRES	

**BASIS OF BEARING**  
NORTH 67°13'00" EAST, BEING THE NORTHERLY RIGHT OF WAY LINE OF BRAINARD STREET, AS PLATTED.

**SURVEYOR'S NOTE**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

**BENCHMARKS**

**SITE BENCHMARK #1**  
FOUND GEAR PIN ON THE WEST SIDE OF THE LIGHT POLE ALONG THE EAST SIDE OF THE SERVICE DRIVE.  
ELEV.=615.09' (NAVD88)

**SITE BENCHMARK #3**  
ARROW ON HYDRANT, SW CORNER OF SELDEN ST & 4TH AVE.  
ELEV.=619.03' (NAVD88)

**SITE BENCHMARK #4**  
ARROW ON HYDRANT, NW CORNER OF TUSCOLA AVE & 4TH AVE.  
ELEV.=620.28' (NAVD88)

**LEGEND**

●	FOUND MONUMENT (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
⊙	GROUND POINT
⊕	ELECTRIC MANHOLE
⊖	UTILITY POLE
⊗	GAS VALVE
⊙	PUBLIC LIGHTING MANHOLE
⊕	TELEPHONE MANHOLE
⊖	SQUARE CATCH BASIN
⊗	SEWER MANHOLE
⊙	FIRE HYDRANT
⊖	WATER GATE MANHOLE
⊗	WATER VALVE
⊙	UNKNOWN MANHOLE
⊖	LIGHTPOST/LAMP POST
⊗	BASKETBALL HOOP
⊙	SINGLE POST SIGN
---	PARCEL BOUNDARY LINE
---	PLATTED LOT LINE
---	EASEMENT (AS NOTED)
---	BUILDING
---	BUILDING HATCH
---	CONCRETE CURB
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	FENCE (AS NOTED)
---	OVERHEAD UTILITY LINE
---	COMMUNICATION LINE
---	GAS LINE
---	SEWER LINE
---	WATER LINE
---	CONTOUR MAJOR
---	CONTOUR MINOR



**PROPERTY DESCRIPTION**  
SEE SHEET 2 OF 2

**MANHOLE SCHEDULE**

<b>STORM CATCH BASIN (CB#1010)</b> RIM=614.89 TOP OF DIRT=610.89'	<b>WATER MANHOLE (WMH#5036)</b> RIM=612.56' TOP OF PIPE, N-S=607.16'	<b>SEWER MANHOLE (SMH#5158)</b> RIM=614.45' TOP OF LIFT STATION (NO INFO)	<b>STORM CATCH BASIN (CB#5300)</b> RIM=616.30' 8" VENT PIPE TOP OF DIRT=613.30'
<b>SEWER MANHOLE (SMH#1054)</b> RIM=614.49' NO PIPE VISIBLE BOTTOM=606.49'	<b>WATER MANHOLE (WMH#5037)</b> RIM=612.37' TOP OF DEBRIS=607.47'	<b>SEWER MANHOLE (SMH#5175)</b> RIM=614.74' INV. 3'-0" PIPE, S=597.99' INV. 2'-6" PIPE, N=598.14' INV. 24" PIPE, E=605.44'	<b>STORM CATCH BASIN (CB#5315)</b> RIM=616.23' TOP OF DIRT=612.33'
<b>SEWER MANHOLE (SMH#1081)</b> RIM=614.35' TOP OF 12" PIPE, N-S=610.88' TOP OF DIRT=606.38'	<b>WATER MANHOLE (WMH#5039)</b> RIM=612.11' TOP OF WATER=610.11' TOP OF DEBRIS=602.61'	<b>SEWER MANHOLE (SMH#5194)</b> RIM=616.02' FULL OF DEBRIS	<b>WATER MANHOLE (WMH#5316)</b> RIM=616.72' TOP OF PIPE, E-W=611.72'
<b>STORM CATCH BASIN (CB#1108)</b> RIM=613.00' TOP OF 6" PIPE, E-W=610.50' TOP OF DIRT=609.00'	<b>WATER MANHOLE (WMH#5040)</b> RIM=612.25' BOTTOM OF STRUCTURE=602.25'	<b>STORM CATCH BASIN (CB#5197)</b> RIM=615.32' TOP OF DIRT=609.92'	<b>SEWER MANHOLE (SMH#5354)</b> NO PIPE VISIBLE BOTTOM=603.84'
<b>WATER MANHOLE (WMH#1109)</b> RIM=613.71' TOP OF DIRT=609.71'	<b>SEWER MANHOLE (SMH#5205)</b> RIM=615.67' INV. 12" PIPE, NE=606.01' INV. 2'-6"x3'-4" PIPE, NE=609.57' INV. 18" PIPE, N=603.02' INV. 2'-6" PIPE, S=598.67' INV. 12" PIPE, SW=600.31'	<b>SEWER MANHOLE (SMH#5205)</b> RIM=615.67' INV. 12" PIPE, NE=606.01' INV. 2'-6"x3'-4" PIPE, NE=609.57' INV. 18" PIPE, N=603.02' INV. 2'-6" PIPE, S=598.67' INV. 12" PIPE, SW=600.31'	<b>WATER MANHOLE (WMH#5362)</b> RIM=617.40' TOP OF DIRT=613.20'
<b>STORM CATCH BASIN (CB#1110)</b> RIM=613.01' TOP OF DEBRIS=610.01'	<b>STORM CATCH BASIN (CB#5080)</b> RIM=613.62' TOP OF 12" PIPE, N-S=607.62'	<b>STORM CATCH BASIN (CB#5206)</b> RIM=615.09' TOP OF 12" PIPE, N=610.29' TOP OF DIRT=610.09'	<b>STORM CATCH BASIN (CB#5431)</b> RIM=614.79' TOP OF DIRT=611.79'
<b>WATER MANHOLE (WMH#1121)</b> RIM=613.62' TOP OF PIPE, N-S=607.62'	<b>SEWER MANHOLE (SMH#5000)</b> RIM=613.77' INV. 12" RCP, N=607.97' INV. 4" VCP, SW=607.37' BOTTOM=604.27'	<b>WATER MANHOLE (WMH#5090)</b> RIM=612.73' TOP OF PIPE, N-S=605.33'	<b>STORM CATCH BASIN (CB#5434)</b> RIM=615.76' FULL OF DEBRIS
<b>SEWER MANHOLE (SMH#5009)</b> RIM=612.48' TOP OF PIPE, N-S=606.63'	<b>STORM CATCH BASIN (CB#5109)</b> RIM=613.61' INV. 12" PIPE, SW=607.76'	<b>WATER MANHOLE (WMH#5213)</b> RIM=615.65' UNABLE TO OPEN	<b>WATER MANHOLE (WMH#5453)</b> RIM=614.04' TOP OF PIPE, N-S=608.34'
<b>STORM CATCH BASIN (CB#5032)</b> RIM=612.15' FULL OF DEBRIS	<b>SEWER MANHOLE (SMH#5019)</b> RIM=612.48' TOP OF PIPE, N-S=606.63'	<b>WATER MANHOLE (WMH#5214)</b> RIM=615.77' TOP OF PIPE, N-S=608.97'	<b>SEWER MANHOLE (SMH#5492)</b> RIM=616.25' INV. 10" PIPE, N=609.65' INV. 10" PIPE, NE=609.27' INV. 12" PIPE, W=602.83' INV. 12" PIPE, S=603.05' INV. 12" PIPE, SE=603.00'
<b>SEWER MANHOLE (SMH#5033)</b> RIM=612.22' FULL OF DEBRIS	<b>SEWER MANHOLE (SMH#5035)</b> RIM=612.44' INV. 3'-6" PIPE, SE=606.44' INV. 3'-6" PIPE, N-S=595.69' INV. 12" PIPE, SW=604.64'	<b>SEWER MANHOLE (SMH#5112)</b> RIM=614.22' TOP OF PIPE, N-S=608.97'	<b>STORM CATCH BASIN (CB#5493)</b> RIM=616.26' UNABLE TO OPEN
<b>SEWER MANHOLE (SMH#5035)</b> RIM=612.44' INV. 3'-6" PIPE, SE=606.44' INV. 3'-6" PIPE, N-S=595.69' INV. 12" PIPE, SW=604.64'	<b>SEWER MANHOLE (SMH#5139)</b> RIM=616.45' INV. 18" PIPE, SE=594.50' INV. 18" PIPE, W=594.50'	<b>SEWER MANHOLE (SMH#5296)</b> RIM=616.26' UNABLE TO OPEN	<b>STORM CATCH BASIN (CB#5558)</b> RIM=616.81' FULL OF DEBRIS
<b>SEWER MANHOLE (SMH#5147)</b> RIM=617.03' INV. 30" PIPE, S=607.03' INV. 30" PIPE, W=606.43'	<b>WATER MANHOLE (WMH#5298)</b> RIM=616.66' TOP OF PIPE, N-S=611.66'	<b>SEWER MANHOLE (SMH#5147)</b> RIM=617.03' INV. 30" PIPE, S=607.03' INV. 30" PIPE, W=606.43'	<b>STORM CATCH BASIN (CB#5559)</b> RIM=616.80' FULL OF DEBRIS

**SURVEYOR'S CERTIFICATION**

TO PDH DEVELOPMENT GROUP, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 2, 4, 7A, 8, 9, 11 AND 21 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 25, 2017.

DATE OF PLAT OR MAP: JUNE 2, 2017  
**DRAFT**

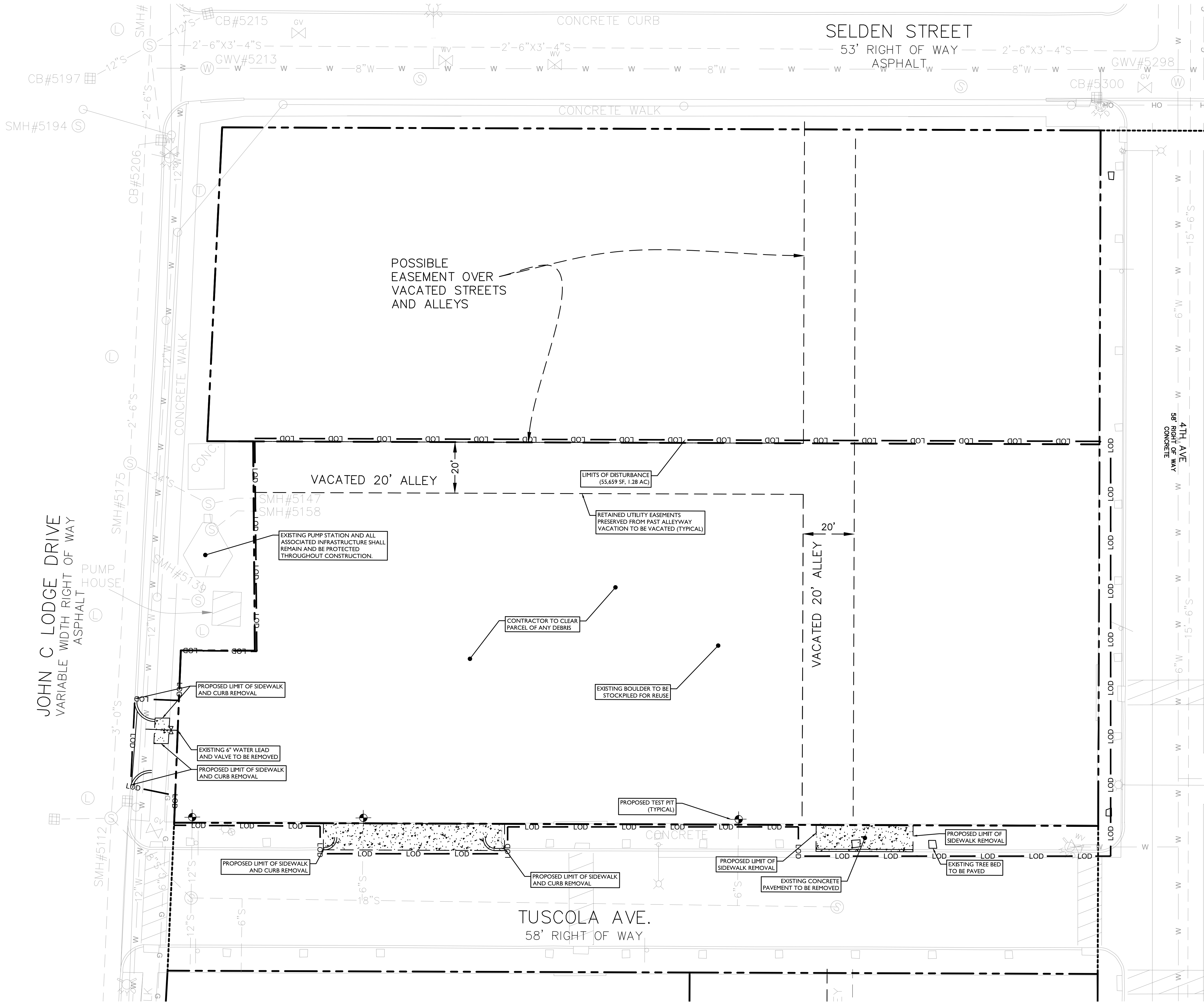
ANTHONY T. SYCKO, JR., P.S.  
PROFESSIONAL SURVEYOR  
MICHIGAN LICENSE NO. 47976

REVISED 10/12/22 - WATER MAIN ON JOHN C LODGE DRIVE  
REVISED 04/27/22 - NEW TITLE  
REVISED 04/14/22 - PER REVIEW COMMENTS  
REVISED 03/24/22 - REVISED TOPO  
REVISED 02/20/19 - PER REVIEW COMMENTS

**KEM-TEC & ASSOCIATES**  
PROFESSIONAL SURVEYORS - PROFESSIONAL ENGINEERS  
22556 GRATIOT AVE • EASTPOINTE, MICHIGAN 48021  
(586)772-2222 • (800)295-7222 • FAX (586)772-4048

PREPARED FOR: PDH DEVELOPMENT GROUP, LLC	JOB #: 17-01641
DATE: DECEMBER 07, 2017	SHEET: 1 OF 2
SCALE: 1" = 40'	DRAWN BY: NS/JDM
	REV.: JANUARY 18, 2023

W:\PROJECTS\171121\171121-DEMOLITION\171121-DEMOLITION.DWG



SYMBOL	DESCRIPTION
---	FEATURE TO BE REMOVED / DEMOLISHED
---	LIMIT OF DISTURBANCE
⊙	PROPOSED TEST PIT
⊠	CONCRETE REMOVAL

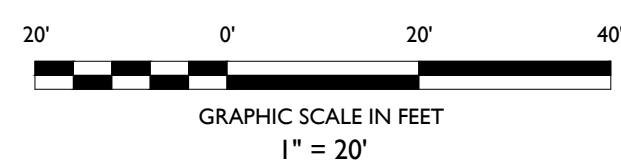
**ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS**



Know what's below  
Call before you dig.

**DEMOLITION NOTES**

1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.



REVISION	DATE	BY	DESCRIPTION
1	05/04/2023	MSN	SITE PLAN REVIEW
2	10/14/2022	KH	PERMIT REVIEW
3	11/11/2022	KH	100% CD
4	01/20/2023	KH	REVISION - 1ST ENGINEERING REVIEW

**NOT APPROVED FOR CONSTRUCTION**

**STONEFIELD**  
engineering & design

Detroit, MI · Rutherford, NJ · New York, NY  
Boston, MA · Princeton, NJ · Tampa, FL  
www.stonefielddesign.com

607 Shelby Suite 200, Detroit, MI 48226  
Phone 248.247.1115

**SITE DEVELOPMENT PLANS**

**MIDTOWN WEST PARCEL I**  
**SOUTH BUILDING**

**PROPOSED MIXED USE DEVELOPMENT**

PARCEL ID: 04000760.002  
900 TUSCOLA  
WAYNE COUNTY, MICHIGAN

J. REID COOKSEY, P.E.  
MICHIGAN LICENSE No. 6201069428  
LICENSED PROFESSIONAL ENGINEER

**STONEFIELD**  
engineering & design

SCALE: 1" = 20' PROJECT ID: M-17121.01

TITLE:  
**DEMOLITION PLAN**

DRAWING:

**C-2**

TABLE OF LAND USE AND ZONING		
PARCEL ID: 04000760.002		
SPECIAL DEVELOPMENT DISTRICT, MIXED USE (SD2)		
<b>PROPOSED USE</b>		
MULTI-USE APARTMENT BUILDING	BY-RIGHT USE	
RETAIL, RESTAURANT, OFFICE	BY-RIGHT USE	
<b>ZONING REQUIREMENT</b>		
REQUIRED	REQUIRED	PROPOSED
MINIMUM LOT AREA	7,000 SF	51,500 SF
MINIMUM LOT WIDTH	70 FT	313.50 FT
MAXIMUM BUILDING HEIGHT	40 FT, 5 STORIES	< 40 FT
MINIMUM FRONT YARD SETBACK	NONE	0 FT
MINIMUM SIDE YARD SETBACK (ONE)	NONE	0 FT
MINIMUM REAR YARD SETBACK	NONE	0 FT

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 61-14-24	MULTI-FAMILY RESIDENTIAL: 1 SPACE PER DWELLING UNIT (67 UNITS) (1 SPACE/UNIT)(0.75) <sup>(1)</sup> = 50 SPACES	63 SPACES <sup>(2)</sup>
§ 61-14-24	REQUIRED LOADING AREA: 12' x 35' FOR MULTIPLE FAMILY DWELLING* 12' x 35' FOR RETAIL*	LOADING PROVIDED

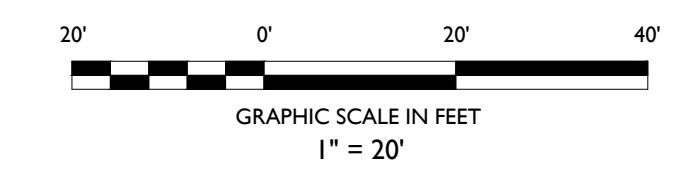
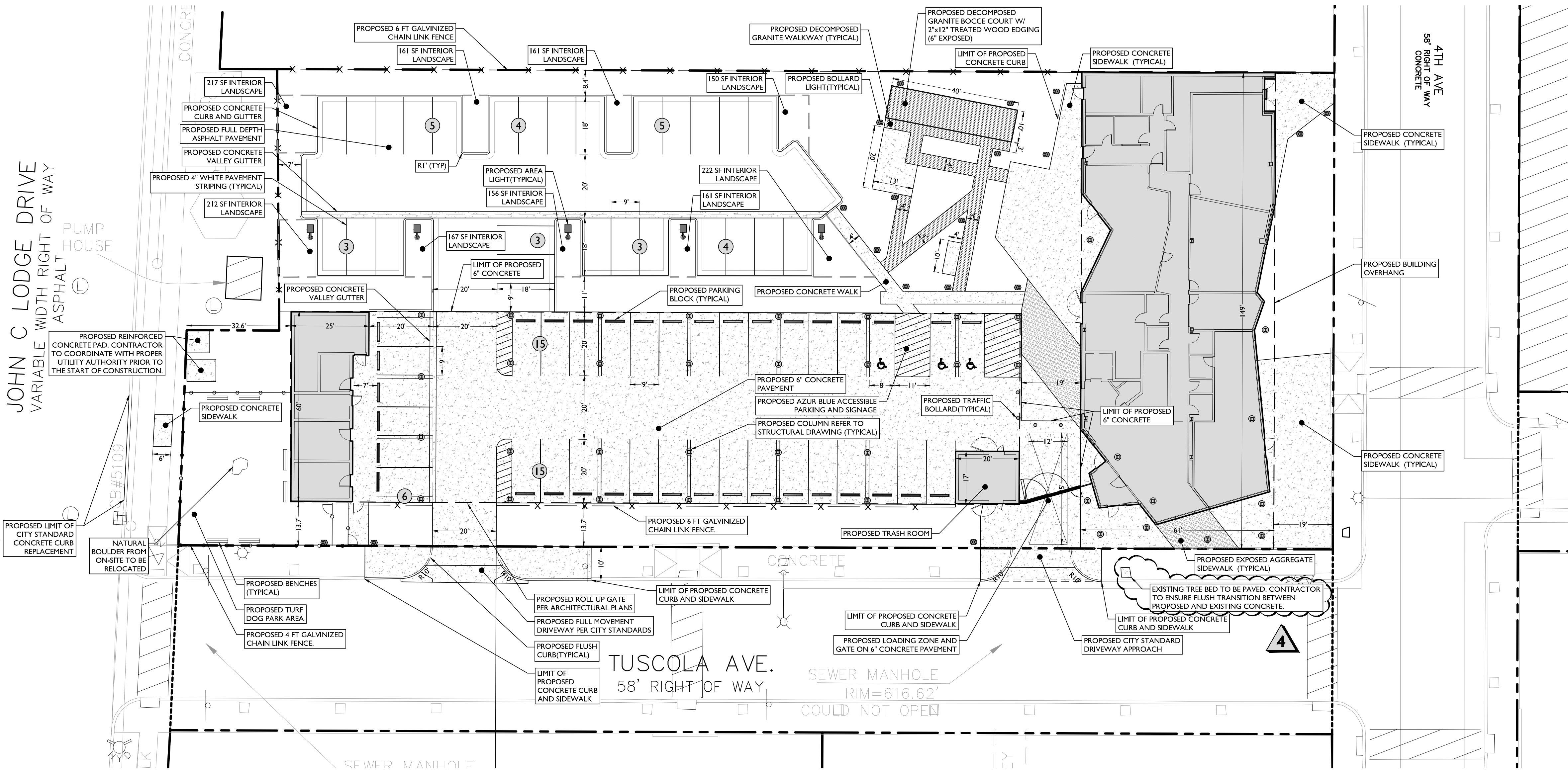
(1) 0.75 OF THE MINIMUM REQUIRED OFF-STREET SPACES REQUIRED IN SD-2 DISTRICT WITHIN 0.50 MILES OF HIGH FREQUENCY TRANSIT CORRIDOR.

(2) PARKING WAIVER FOR FIRST 3,000 SF OF NON-CONTIGUOUS RETAIL.

LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 50-14-343	INTERIOR LANDSCAPING: 18 SF OF INTERIOR LANDSCAPING PER 1 PARKING SPACE (27 PARKING SPACES)(18 SF) = 486 SF INTERIOR LANDSCAPING	1,606 SF PROVIDED

SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - -	SETBACK LINE
====	PROPOSED CURB
=====	PROPOSED FLUSH CURB
=====	PROPOSED EXTENDED CURB
○	PROPOSED SIGNS / BOLLARDS
■	PROPOSED BUILDING
□	PROPOSED CONCRETE
▨	PROPOSED EXPOSED AGGREGATE CONCRETE
▩	PROPOSED DECOMPOSED GRANITE
⌒	PROPOSED BUILDING DOORS
—x—x—	PROPOSED 6 FT CHAINLINK FENCE
—o—o—	PROPOSED 4 FT CHAINLINK FENCE
■	PROPOSED AREA LIGHT
○	PROPOSED BOLLARD LIGHT
⊙	PROPOSED COLUMN

- GENERAL NOTES**
- 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.
  - 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.
  - 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.
  - 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.
  - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
  - 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.
  - 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 CONTRACTOR'S EXPENSE.
  - 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.
  - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
  - 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.
  - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
  - 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.



REVISION	DATE	BY	DESCRIPTION
1	05/04/2023	MSH	SITE PLAN REVIEW
2	10/14/2022	KH	PERMIT REVIEW
3	11/11/2022	KH	100% CD
4	01/20/2023	KH	REVISION - 1ST ENGINEERING REVIEW

NOT APPROVED FOR CONSTRUCTION

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**SITE DEVELOPMENT PLANS**

**MIDTOWN WEST PARCEL I**

**SOUTH BUILDING**

PROPOSED MIXED USE DEVELOPMENT

PARCEL ID: 04000760.002  
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CITY OF DETROIT  
WAYNE COUNTY, MICHIGAN

J. REID COOKSEY, P.E.  
MICHIGAN LICENSE No. 6201069428  
LICENSED PROFESSIONAL ENGINEER

**STONEFIELD**  
engineering & design

SCALE: 1" = 20' PROJECT ID: M-17121.01

TITLE: **SITE PLAN**

DRAWING: **C-3**