

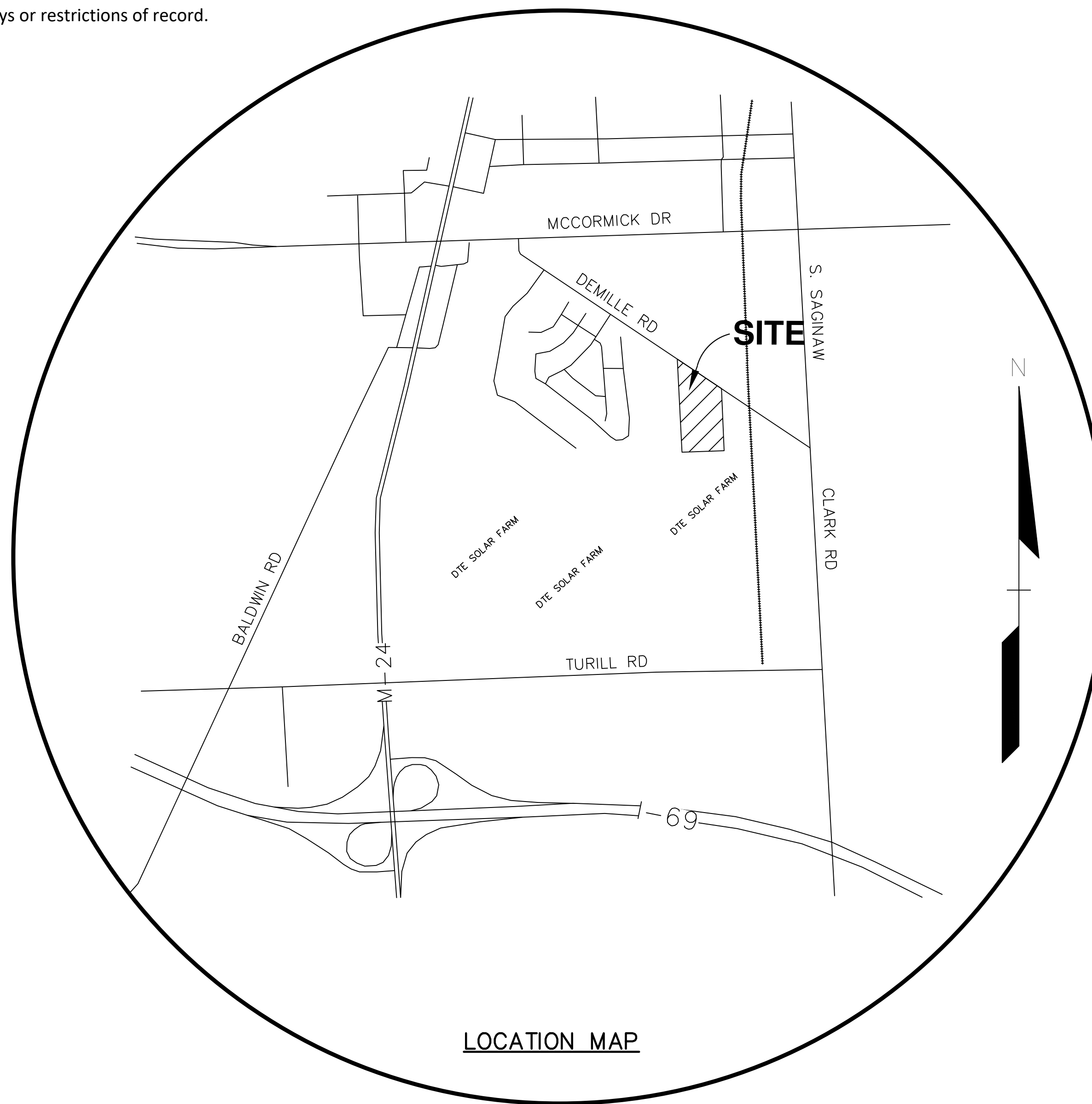
SITE PLAN DRAWINGS for DEMILLE ROAD DEVELOPMENT

DEMILLE ROAD
LAPEER, MICHIGAN

LEGAL DESCRIPTION: PARCEL "B" OF A SURVEY BY DAVISON LAND SURVEYING JOB No. 17-015A

Part of the Northeast 1/4 of Section 8, Town 7 North, Range 10 East, City of Lapeer, Lapeer County, State of Michigan is described as follows: Beginning at a point in the centerline of DeMille Road that is N.55°22'45"W., 1260.96 feet from the East 1/4 Corner of Section 8; thence leaving said centerline of DeMille Road, S.02°33'40"E., 738.95 feet to a point on the East and West 1/4 line of Section 8; thence S.88°45'04"W., along said East and West 1/4 line a distance of 557.09 feet; thence leaving said East and West 1/4 line, N.02°54'39"W., 1152.71 feet to a point on said centerline of DeMille Road; thence along said centerline of DeMille Road the following two (2) courses 1) S.55°34'05"E., 317.34 feet and 2) S.55°22'45"E., 389.75 feet to the Point of Beginning. Containing 12.16 acres of land more or less and being subject to that part now used as DeMille Road so-called. Also being subject to any easements, right-of-ways or restrictions of record.

TAX ID# 96-400-040-10



LOCATION MAP

INDEX OF DRAWINGS:

- C-0.0 COVER SHEET
- C-1.0 TOPOGRAPHIC + BOUNDARY SURVEY
- C-2.0 DEMOLITION PLAN
- C-3.0 OVERALL SITE PLAN
- C-3.1 PROPOSED SITE PLAN – FRONT
- C-3.2 PROPOSED SITE PLAN – REAR
- C-4.0 OVERALL GRADING PLAN
- C-4.1 PROPOSED GRADING PLAN – FRONT
- C-4.2 PROPOSED GRADING PLAN – REAR
- C-5.0 OVERALL UTILITY PLAN
- C-5.1 PROPOSED UTILITY PLAN – FRONT
- C-5.2 PROPOSED UTILITY PLAN – REAR
- C-6.0 OVERALL DRAINAGE PLAN
- C-7.1 NOTES + DETAILS
- C-7.2 DETAILS

- LS-1.0 LANDSCAPE PLAN
- LS-2.0 LANDSCAPE DETAILS
- V-1 PHOTOMETRIC PLAN

- A-200 ARCHITECTURAL FLOOR PLAN
- A-300 ARCHITECTURAL ELEVATIONS
- A-600 SECURITY PLAN

STANDARD DETAILS

- CITY OF LAPEER – STREET, DRIVEWAY & SIDEWALK DETAILS – 1
- CITY OF LAPEER – STREET, DRIVEWAY & SIDEWALK DETAILS – 2
- CITY OF LAPEER – STORM AND SANITARY SEWER DETAILS – 1
- CITY OF LAPEER – STORM AND SANITARY SEWER DETAILS – 2
- CITY OF LAPEER – WATER MAIN DETAILS – 1
- CITY OF LAPEER – WATER MAIN DETAILS – 2

CONSTRUCTION PERMITS/APPROVALS REQUIRED:

- CITY OF LAPEER – ENGINEERING/PLANNING APPROVAL
- CITY OF LAPEER – RIGHT OF WAY PERMIT (DEMILLE ROAD)
- CITY OF LAPEER – SANITARY SEWER SERVICE TAP PERMIT
- CITY OF LAPEER – WATER SERVICE TAP PERMIT
- LAPEER COUNTY HEALTH DEPT (ENVIRONMENTAL HEALTH) – SESC PERMIT
- LAPEER COUNTY DRAIN COMMISSIONER – COUNTY DRAIN TAP PERMIT
- MDEGLE – PUBLIC WATER MAIN PERMIT

DEVELOPER

GAG HOLDINGS
200 NORTH OPDYKE
AUBURN HILLS, MI 48326
PHONE: (248) 277-2554
CONTACT: DAVID ARAFAT

LANDSCAPE ARCHITECT:

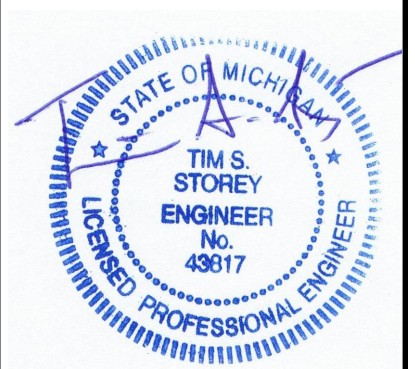
FELINO A. PASCUAL + ASSOCIATES, RLA
24333 ORCHARD LAKE ROAD, STE G
FARMINGTON HILLS, MI 48336
PHONE: (248) 557-5588
CONTACT: FELINO PASCUAL (JOEL), RLA

ARCHITECT:

DESIGN TEAM PLUS
975 E. MAPLE RD., STE 210
BIRMINGHAM, MI 48009
PHONE: (248) 559-1000
CONTACT: HAROLD REMLINGER, AIA

ENGINEER:

STOREY ENGINEERING GROUP, LLC
48264 MANCHESTER
MACOMB, MI 48044
PHONE: (586) 216-1043
CONTACT: TIM S. STOREY, PE



CAUTION!
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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING, BUT NOT LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARBORLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

3 FULL WORKING DAYS BEFORE YOU DIG CALL



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MACOMB, MI 48044
(586) 216-1043
www.storeyengineering.com

<p>GAG HOLDINGS 200 NORTH OPDYKE AUBURN HILLS, MI 48326</p>	<p>COVER SHEET DEMILLE ROAD DEVELOPMENT PART OF NE 1/4 SECTION 8, T7N, R10E CITY OF LAPEER, LAPEER COUNTY, MICHIGAN</p>	<p>DES. TSS DN. TSS SUR. RAD. P.M. TSS</p>	<p>REVISIONS</p>
<p>ORIGINAL ISSUE DATE: February 27, 2020</p>		<p>PROJ. No. 2019-018</p>	
<p>DRAWING NUMBER: C-0.0</p>		<p>3.1.5.0.0.2019 PRODUCT/PROJECT PLAN/C-0.0 COVER SHEET</p>	

LEGAL DESCRIPTION: PARCEL "B" OF A SURVEY BY DAVISON LAND SURVEYING JOB No. 17-0154

Part of the Northeast 1/4 of Section 8, Town 7 North, Range 10 East, City of Lapeer, Lapeer County, State of Michigan is described as follows: Beginning at a point in the centerline of DeMille Road that is N.55°22'45"W., 1260.96 feet from the East 1/4 Corner of Section 8; thence leaving said centerline of DeMille Road, S.02°33'40"E., 738.95 feet to a point on the East and West 1/4 line of Section 8; thence S.88°45'04"W., along said East and West 1/4 line a distance of 557.09 feet; thence leaving said East and West 1/4 line, N.02°54'39"W., 1152.71 feet to a point on said centerline of DeMille Road; thence along said centerline of DeMille Road the following two (2) courses 1) S.55°34'05"E., 317.34 feet and 2) S.55°22'45"E., 389.75 feet to the Point of Beginning. Containing 12.16 acres of land more or less and being subject to that part now used as DeMille Road so-called. Also being subject to any easements, right-of-ways or restrictions of record.

TAX ID# 96-400-040-10

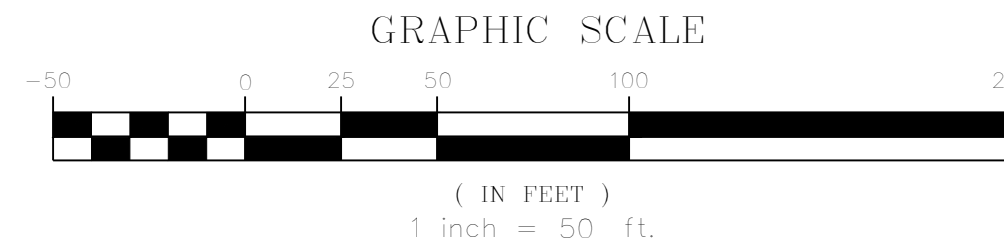
SUBJECT TO THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION" RECORDED SEPTEMBER 24, 1984 AS LIBER 555, PAGE 453 OF OFFICIAL RECORDS.

BENCHMARKS DATA (NAVD-88 DATUM)

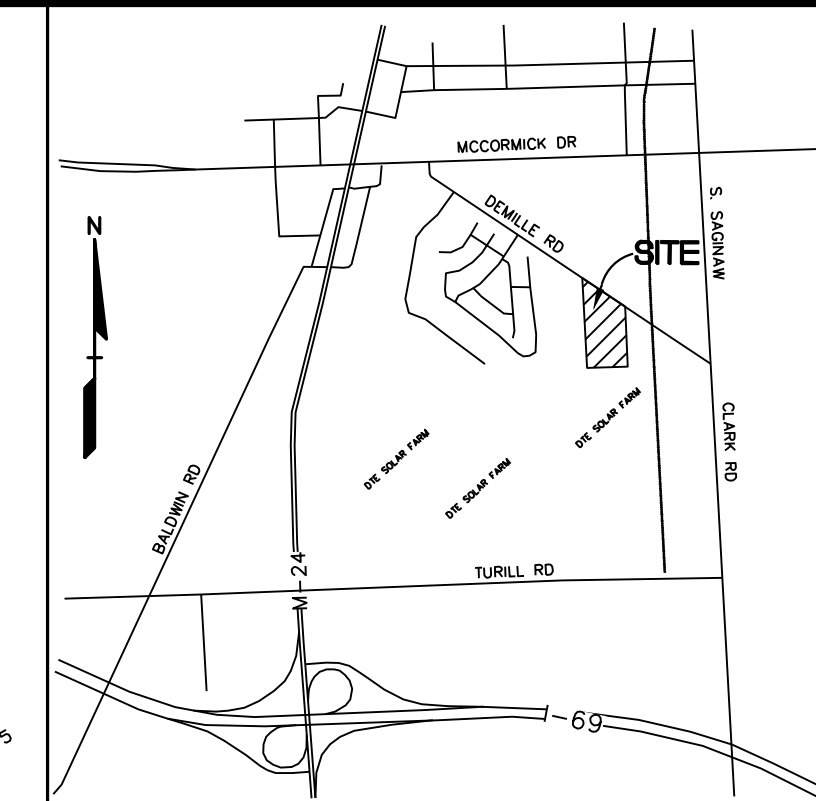
BENCHMARK #1
TOP OF NUT ON HYDRANT SOUTH SIDE OF DEMILLE,
150 FEET NORTHWEST OF 195 DEMILLE
ELEVATION 860.40 (NAVD 88)

BENCHMARK #2
TOP OF NUT ON HYDRANT SOUTH SIDE OF DEMILLE
250 FEET SOUTHEAST OF 395 DEMILLE.
ELEVATION 857.83 (NAVD 88)

BENCHMARK #3
SANITARY MANHOLE RIM, 336 FEET SOUTH OF DEMILLE
30 FEET EAST OF WEST PROPERTY LINE.
ELEVATION 854.40 (NAVD 88)



EAST 1/4 CORNER
SECTION 8,
TOWN 7 NORTH,
RANGE 10 EAST,
CITY OF LAPEER,
LAPEER COUNTY,
MICHIGAN.



LOCATION MAP NOT TO SCALE

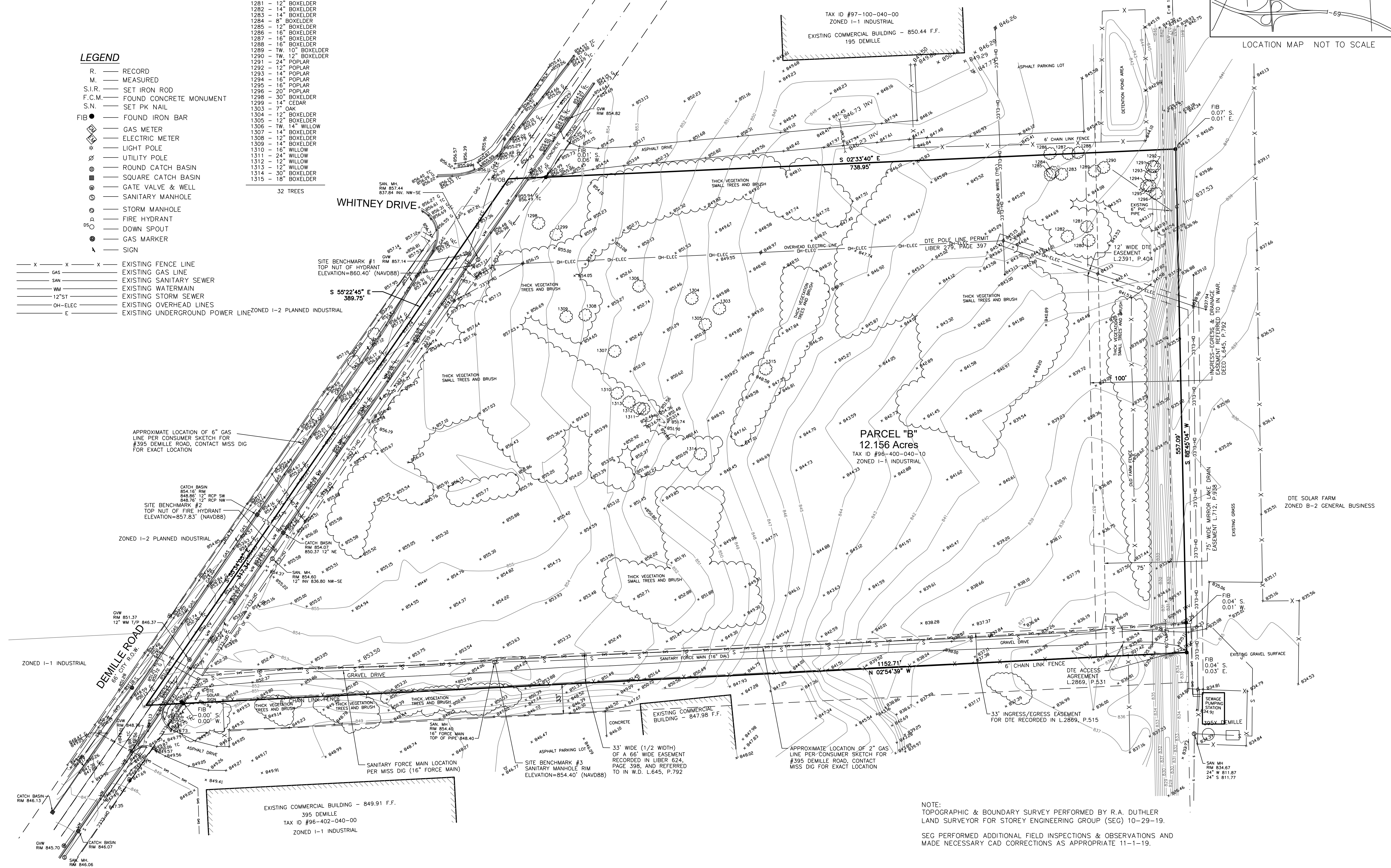
LEGEND

- R. RECORD
 - M. MEASURED
 - S.I.R. SET IRON ROD
 - F.C.M. FOUND CONCRETE MONUMENT
 - S.N. SET PK NAIL
 - FIB FOUND IRON BAR
 - GAS METER
 - ELECTRIC METER
 - LIGHT POLE
 - UTILITY POLE
 - ROUND CATCH BASIN
 - SQUARE CATCH BASIN
 - GATE VALVE & WELL
 - SANITARY MANHOLE
 - STORM MANHOLE
 - FIRE HYDRANT
 - DOWN SPOUT
 - GAS MARKER
 - SIGN
-
- X X X EXISTING FENCE LINE
 - — — EXISTING GAS LINE
 - SAN EXISTING SANITARY SEWER
 - WM EXISTING WATERMAIN
 - 12"ST EXISTING STORM SEWER
 - OH-ELEC EXISTING OVERHEAD LINES
 - E EXISTING UNDERGROUND POWER LINES

TREE TABLE

1280	7"	BOXELDER
1281	12"	BOXELDER
1282	14"	BOXELDER
1283	14"	BOXELDER
1284	8"	BOXELDER
1285	12"	BOXELDER
1286	16"	BOXELDER
1287	16"	BOXELDER
1288	16"	BOXELDER
1289	10"	BOXELDER
1290	12"	BOXELDER
1291	24"	POPLAR
1292	12"	POPLAR
1293	14"	POPLAR
1294	16"	POPLAR
1295	16"	POPLAR
1296	20"	POPLAR
1298	30"	BOXELDER
1299	14"	CEDAR
1303	7"	OAK
1304	12"	BOXELDER
1305	12"	BOXELDER
1306	14"	WILLOW
1307	14"	BOXELDER
1308	12"	BOXELDER
1309	14"	BOXELDER
1310	16"	WILLOW
1311	24"	WILLOW
1312	12"	WILLOW
1313	12"	WILLOW
1314	30"	BOXELDER
1315	18"	BOXELDER

32 TREES



NO.	DATE	BY	REVISIONS
1	5-27-20	TSS	REVISED PER CITY REVIEW COMMENTS



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(586) 216-1043
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GAG HOLDINGS 200 NORTH OPDYKE AUBURN HILLS, MI 48026	TOPOGRAPHIC + BOUNDARY SURVEY DEMILLE ROAD DEVELOPMENT PART OF NE 1/4 SECTION 8, T7N, R10E CITY OF LAPEER, LAPEER COUNTY, MICHIGAN	DES.	TSS	DN.	TSS	SUR.	RAID	P.M.	TSS	
		ORIGINAL ISSUE DATE: February 27, 2020								
		PROJ. No. 2019-018								
		SCALE: 1" = 50'								
DRAWING NUMBER: C-1.0										

NOTE:
TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY R.A. DUTLER
LAND SURVEYOR FOR STOREY ENGINEERING GROUP (SEG) 10-29-19.
SEG PERFORMED ADDITIONAL FIELD INSPECTIONS & OBSERVATIONS AND
MADE NECESSARY CAD CORRECTIONS AS APPROPRIATE 11-1-19.

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BENCHMARKS DATA (NAVD-88 DATUM)

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150 FEET NORTHWEST OF 195 DEMILLE
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30 FEET EAST OF WEST PROPERTY LINE.
ELEVATION 854.40 (NAVD 88)

TREE TABLE

1280	- 7" BOXELDER
1281	- 12" BOXELDER
1282	- 14" BOXELDER
1283	- 14" BOXELDER
1284	- 8" BOXELDER
1285	- 12" BOXELDER
1286	- 16" BOXELDER
1287	- 16" BOXELDER
1288	- 16" BOXELDER
1289	- TW. 10" BOXELDER
1290	- TW. 12" BOXELDER
1291	- 24" POPLAR
1292	- 12" POPLAR
1293	- 14" POPLAR
1294	- 16" POPLAR
1295	- 16" POPLAR
1296	- 20" POPLAR
1298	- 30" BOXELDER
1299	- 14" CEDAR
1303	- 7" OAK
1304	- 12" BOXELDER
1305	- 12" BOXELDER
1306	- TW. 14" WILLOW
1307	- 14" BOXELDER
1308	- 12" BOXELDER
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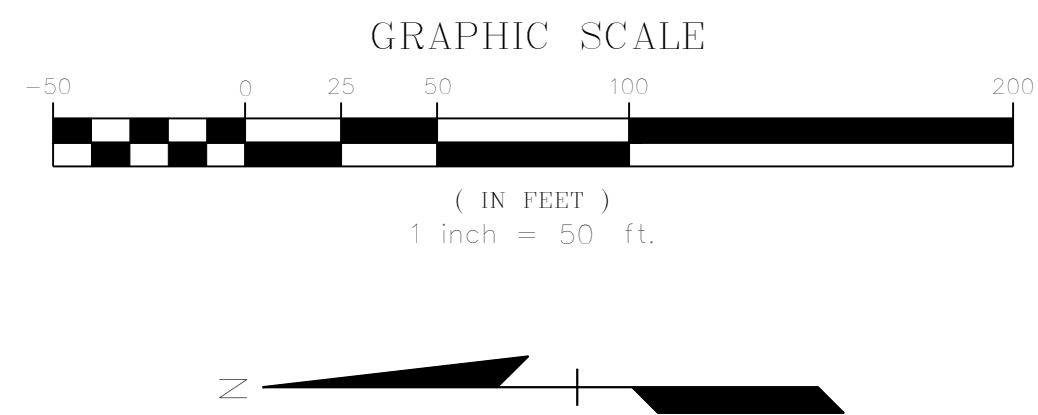
32 TREES

LEGEND

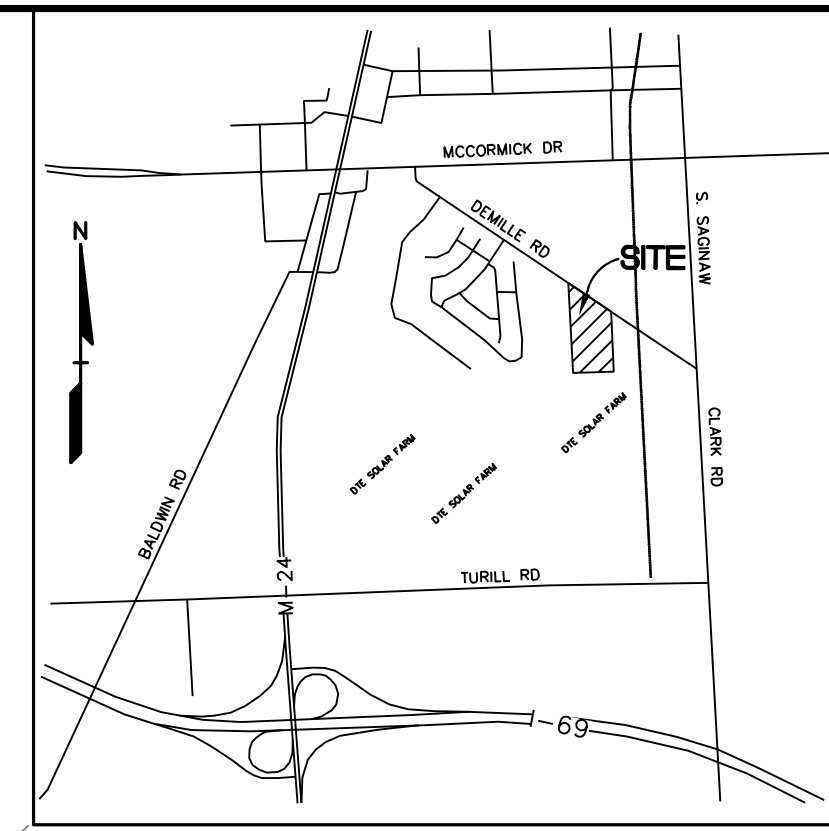
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- GATE VALVE & WELL
- SANITARY MANHOLE
- STORM MANHOLE
- FIRE HYDRANT
- DOWN SPOUT
- GAS MARKER
- SIGN

NOTE:
ALL TREES 6" AND LARGER ARE TO REMAIN AND SHALL BE SAVED. CONTRACTOR SHALL PROTECT THESE TREES AS NECESSARY DURING CONSTRUCTION. HOWEVER, THESE TREES ARE A SIGNIFICANT DISTANCE FROM THE PROPOSED CONSTRUCTION AREA.

- X X X EXISTING FENCE LINE
- X X X EXISTING GAS LINE
- SAN EXISTING SANITARY SEWER
- WM EXISTING WATERMAIN
- 12"ST EXISTING STORM SEWER
- OH-ELEC EXISTING OVERHEAD LINES
- E EXISTING UNDERGROUND POWER LINES



EAST 1/4 CORNER SECTION 8, TOWN 7 NORTH, RANGE 10 EAST, CITY OF LAPEER, LAPEER COUNTY, MICHIGAN.



NO.	DATE	BY	REVISIONS
1	11-19-19	TSS	ISSUED FOR CITY REVIEW COMMENTS



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3 FULL WORKING DAYS BEFORE YOU DIG CALL

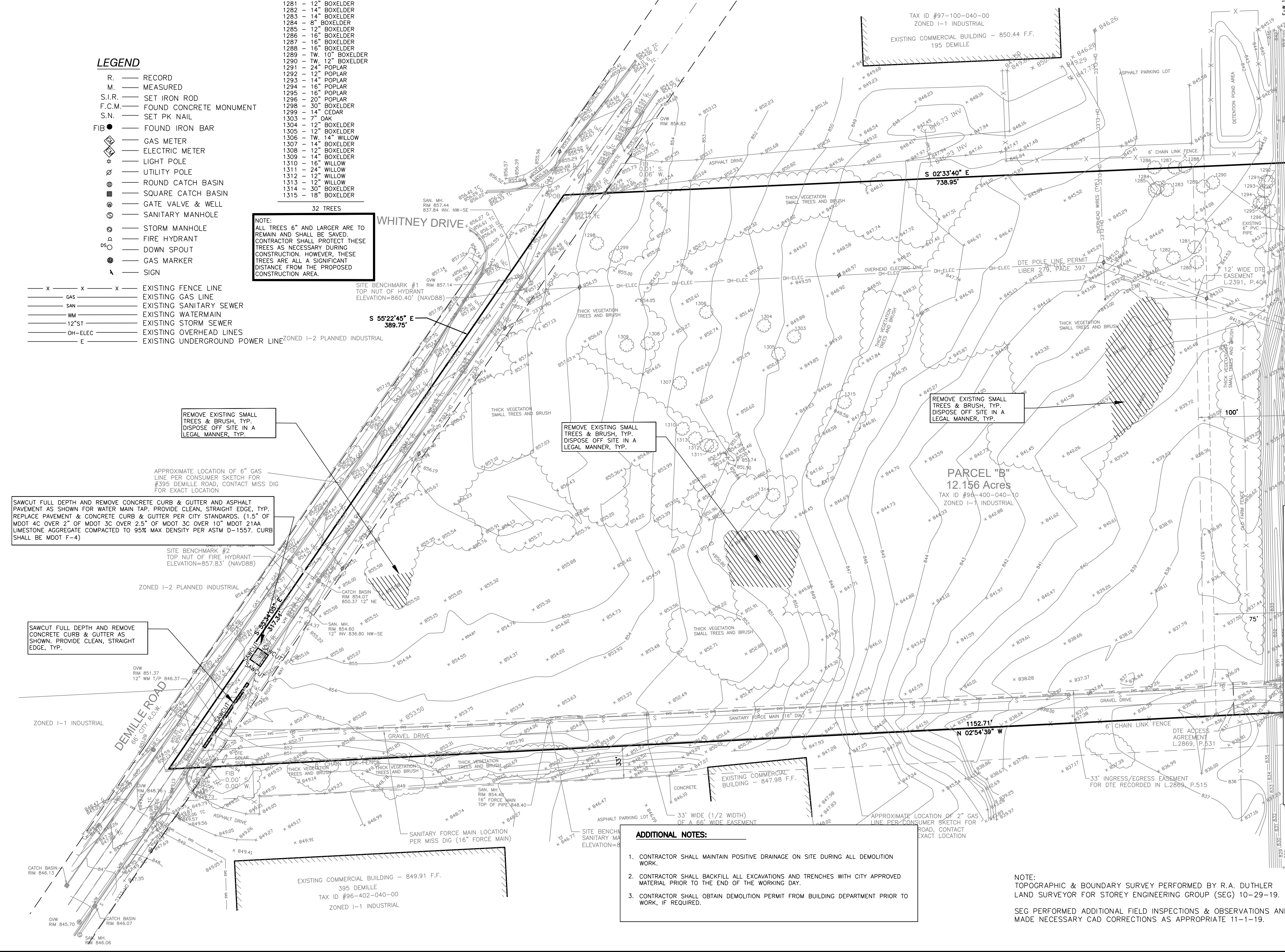
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DES.	TSS	DN.	TSS	SUR.	RAJ	P.M.	TSS
GAG HOLDINGS 200 NORTH OPDYKE AUBURN HILLS, MI 48026							
SITE DEMOLITION PLAN DEMILLE ROAD DEVELOPMENT PART OF NE 1/4 SECTION 8, T7N, R10E CITY OF LAPEER, LAPEER COUNTY, MICHIGAN							
S:\SEG\2019\PROJ\323\2019-038\DEMILLE - LAPEER\DWG\SITE PLAN\C-2.0.DWG.DWG							

ORIGINAL ISSUE DATE:
February 27, 2020
PROJ. No. 2019-018
SCALE: 1" = 50'
DRAWING NUMBER:
C-2.0



DEMOLITION LEGEND:

- ITEM TO BE REMOVED (Hatched pattern)
- ITEM TO BE SALVAGED (Circle with X)
- CURB/WALL REMOVAL (Hatched pattern)
- CONCRETE PAVEMENT AND SIDEWALK REMOVAL (Hatched pattern)
- ASPHALT PAVEMENT REMOVAL (Hatched pattern)
- UTILITY REMOVAL (Hatched pattern)
- AREA OR ITEMS TO BE REMOVED (Hatched pattern)
- SAWCUT LINE (Dashed line)

- GENERAL DEMOLITION NOTES:**
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
 - ALL MATERIAL TO BE REMOVED, WHETHER SPECIFICALLY NOTED IN THE PLANS OR NOT, SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OFF-SITE IN A LEGAL MANNER. NO ON-SITE BURY OR BURN PITS SHALL BE ALLOWED.
 - ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.
 - STAGING/PHASING OF DEMOLITION AND CONSTRUCTION IS TO BE COORDINATED WITH THE OWNER AND THE CONTRACTOR AT THE PRE-CONSTRUCTION MEETING.
 - SPECIFIC DEMOLITION ITEMS HAVE BEEN INDICATED ON THE PLANS AS A GUIDE TO THE GENERAL SCOPE OF THE WORK. IT IS THE INTENT THAT THESE ITEMS SHALL BE COMPLETELY REMOVED BY THE CONTRACTOR ABOVE AND BELOW GROUND, UNLESS SPECIFICALLY NOTED OTHERWISE, AND THAT DEMOLITION WILL INCLUDE BUT NOT NECESSARILY BE LIMITED TO THESE ITEMS. CONTRACTOR SHALL VISIT SITE TO VERIFY EXISTING CONDITIONS AND EXTENTS OF THE DEMOLITION THAT WILL BE REQUIRED.
 - REMOVE ALL STRUCTURES DESIGNATED FOR REMOVAL ACCORDING TO THE DEMOLITION PLAN. THIS INCLUDES UNDERGROUND UTILITIES, CONCRETE, FOUNDATIONS, ASPHALT, TREES ETC.
 - THE CONTRACTOR SHALL, AS A MINIMUM, PROVIDE TREE PROTECTION FENCING AROUND EXISTING TREES TO BE SAVED THAT ARE WITHIN 15' OF CONSTRUCTION ACTIVITIES AND AS INDICATED IN THE PLANS OR PER LOCAL AGENCY REQUIREMENTS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP, NOISE, DUST CONTROL, STREET SWEEPING AND HOURS OF OPERATION IN ACCORDANCE WITH THE LOCAL CODES.
 - THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SIGNAGE, MARKINGS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES TO PROTECT THE WORK ZONE AND SAFELY MAINTAIN TRAFFIC PER AGENCY REQUIREMENTS AND THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
 - THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SIGNS AND SUPPORTS WITHIN THE WORK AREA, AS NECESSARY TO FACILITATE CONSTRUCTION. SIGNS SHALL BE PROTECTED AND STOCKPILED FOR REUSE AS SPECIFIED IN THE PLANS OR AS REQUIRED BY THE AGENCY OF JURISDICTION. THE CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNS AND SUPPORTS AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.

- ADDITIONAL NOTES:**
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE ON SITE DURING ALL DEMOLITION WORK.
 - CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS AND TRENCHES WITH CITY APPROVED MATERIAL PRIOR TO THE END OF THE WORKING DAY.
 - CONTRACTOR SHALL OBTAIN DEMOLITION PERMIT FROM BUILDING DEPARTMENT PRIOR TO WORK, IF REQUIRED.

NOTE:
TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY R.A. DUTHLER LAND SURVEYOR FOR STOREY ENGINEERING GROUP (SEG) 10-29-19.
SEG PERFORMED ADDITIONAL FIELD INSPECTIONS & OBSERVATIONS AND MADE NECESSARY CAD CORRECTIONS AS APPROPRIATE 11-19-19.

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ELEVATION 860.40 (NAVD 88)

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250 FEET SOUTHEAST OF 395 DEMILLE.
ELEVATION 857.83 (NAVD 88)

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30 FEET EAST OF WEST PROPERTY LINE.
ELEVATION 854.40 (NAVD 88)

LEGEND

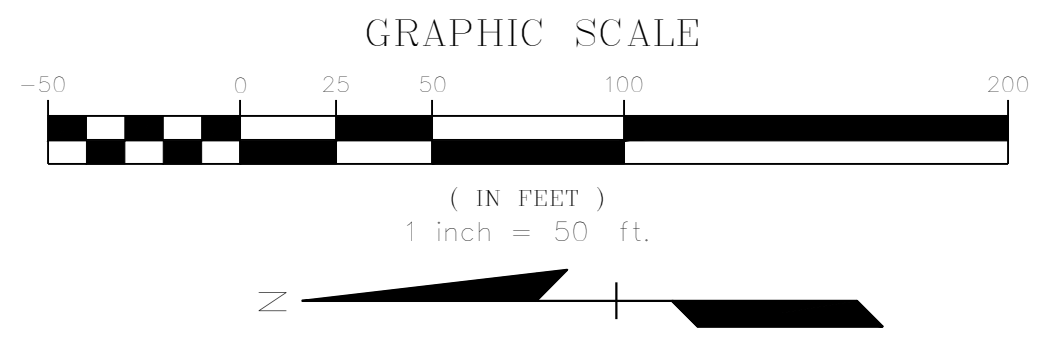
EXISTING	PROPOSED
R. — RECORD	
M. — MEASURED	
S.I.R. — SET IRON ROD	
F.C.M. — FOUND CONCRETE MONUMENT	
S.N. — SET PK NAIL	
FIB ● — FOUND IRON BAR	
— GAS METER	
— ELECTRIC METER	
* — UTILITY POLE	
⊙ — ROUND CATCH BASIN	
⊠ — SQUARE CATCH BASIN	
⊕ — GATE VALVE & WELL	
⊙ — SANITARY MANHOLE	
⊙ — STORM MANHOLE	
⊙ — FIRE HYDRANT	
⊙ — DOWN SPOUT	
⊙ — GAS MARKER	
— SIGN	
X — FENCE	X — FENCE
— GAS LINE	— GAS
— SANITARY SEWER	
— WATER MAIN	
— STORM SEWER	
— OVERHEAD LINES	— DH-ELEC
— UNDERGROUND POWER LINE	— UG-ELEC

SITE INFORMATION:

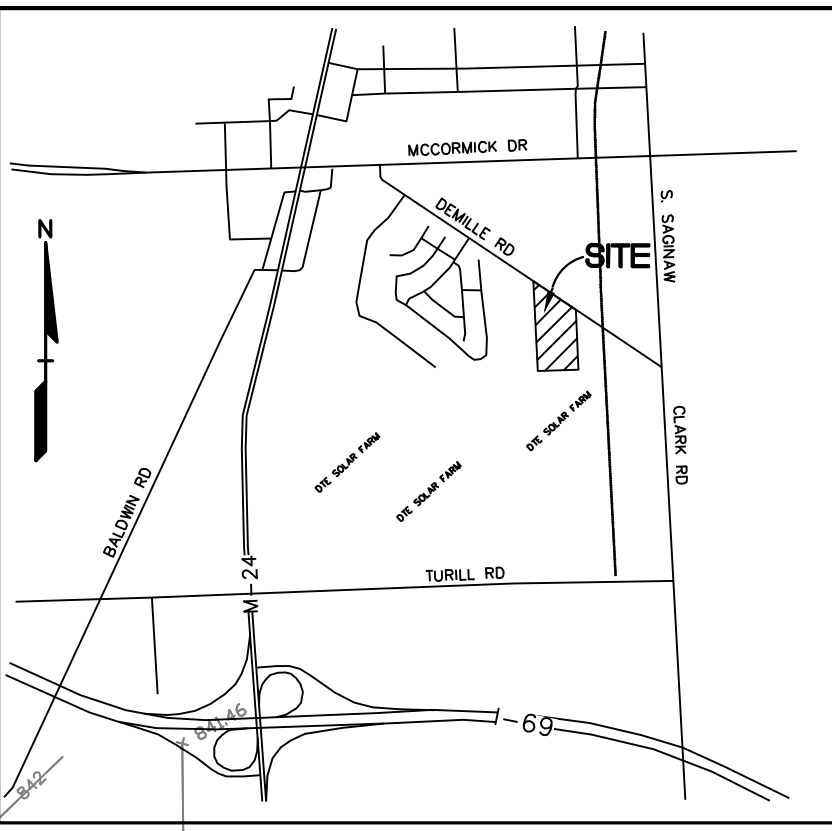
- Total Gross Site Area = 529,515 sq. ft. = 12.156 acres Total Net Site Area = 450,410 sq. ft. = 10.34 acres. Effective Phase One Area = 3.9 acres.
- All exterior lighting shall be pole mounted and shielded from adjacent properties. Poles will be 20' height. Exterior lighting shall be shielded down and shall be directed away from off-site areas (1.0 foot candle maximum at property line). Building mounted lights shall be 12' height.
- Any signs shall meet the requirements of the Zoning Ordinance for the City of Lapeer. Separate permits are required for sign installation and shall be applied for separately.
- All roof and ground mounted mechanical equipment shall be screened from adjacent roads and properties.
- Fire lanes shall be designated by the Fire Code Official, and shall be conspicuously posted on both sides of the fire lane, with fire lane signs spaced not more than 100 feet apart, and in conformance with the MMUTCDC.
- Hours of Operation: the growing facility will be a 24 hour operation with on-site security personnel at all times.
- Maximum allowable Building height is 40'. Maximum proposed Building height is 30 feet
- Proposed % lot coverage by all buildings is 4.07%
- All pedestrian walkways and required egress doors shall comply with Michigan Barrier Free Design criteria.
- Proposed Building Area = 18,330 sf. (Building Construction Type 2B)
- Max Number of Employees in any one shift = 15
GROW FACILITY EMPLOYEES = 11
PROCESSING FACILITY EMPLOYEES = 4
- Parking Required (per City of Lapeer Ordinance) MEDICAL MARIJUANA
GROW FACILITY = 2 spaces + 1/ employee in largest shift = 2 + 11 = 13 spaces required
PROCESSING FACILITY = 5 spaces + 1/ 1.5 employees in largest shift = 5 + 4/1.5 = 5 + 3 = 8 spaces required
TOTAL SPACES REQUIRED = 13 + 8 = 21
- Parking Provided:
19 - 9' x 20' Spaces
2 - 8' x 20' Barrier Free Spaces
21 Total Parking Spaces provided
- 10 Year Storm Water Detention is proposed on site in a detention basin with a 6' deep permanent pool for sedimentation.
- Required setbacks (per City of Lapeer Ordinance):
Front Building Setback = 40 feet
Front Parking Setback = 20 feet
Side Yard Building Setback = 10 feet
Rear Building Setback = 10 feet
- A "KNOX" key box shall be installed in a location approved by the fire code official.
- Locations of all ground signs are indicated on this plan.
- Open burning is not permitted including the burning of trash, debris or land clearing materials.

WHITNEY DRIVE
FIRE DEPARTMENT NOTES

- A KNOX BOX (KEY BOX) WILL BE REQUIRED TO BE INSTALLED AND CONNECTED TO AN ALARM DEVICE AS REQUIRED BY CHAPTER 18 OF THE CITY ORDINANCES. THE OWNER/CONTRACTOR SHALL CONTACT THE FIRE MARSHAL'S OFFICE FOR APPROVAL OF THE QUANTITY AND PLACEMENT OF THE BOX, BOX OPTIONS AND ORDER FORMS. THE KEY BOX SHALL BE INSTALLED AND OPERATIONAL PRIOR TO FINAL INSPECTION.
- SECTION 18.05-505.1 OF THE CITY FIRE CODE REQUIRES THAT THE BUILDING HAVE ADDRESS NUMBERS THAT ARE PLAINLY VISIBLE FROM THE STREET, ARE AT LEAST SIX (6) INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH, AND ARE IN CONTRAST TO ITS BACKGROUND.
- THE FIRE DEPARTMENT SHALL DETERMINE THE SIZE, TYPE, QUANTITY, AND PLACEMENT OF FIRE EXTINGUISHERS DURING THE BUILDING PLAN REVIEW.
- THE FIRE DEPARTMENT WILL COMMENT ON THE PLACEMENT AND QUANTITY OF EXIT AND EMERGENCY LIGHTS DURING THE BUILDING PLAN REVIEW.



EAST 1/4 CORNER SECTION 8, TOWN 7 NORTH, RANGE 10 EAST, CITY OF LAPEER, LAPEER COUNTY, MICHIGAN.



NO.	DATE	BY	REVISION/REVIEW COMMENTS
1	02/27/20	TSS	REVISION PER CITY REVIEW COMMENTS

STATE OF MICHIGAN
TIM S. STOREY
ENGINEER
No. 43917
LICENSED PROFESSIONAL ENGINEER

CAUTION!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE FOR THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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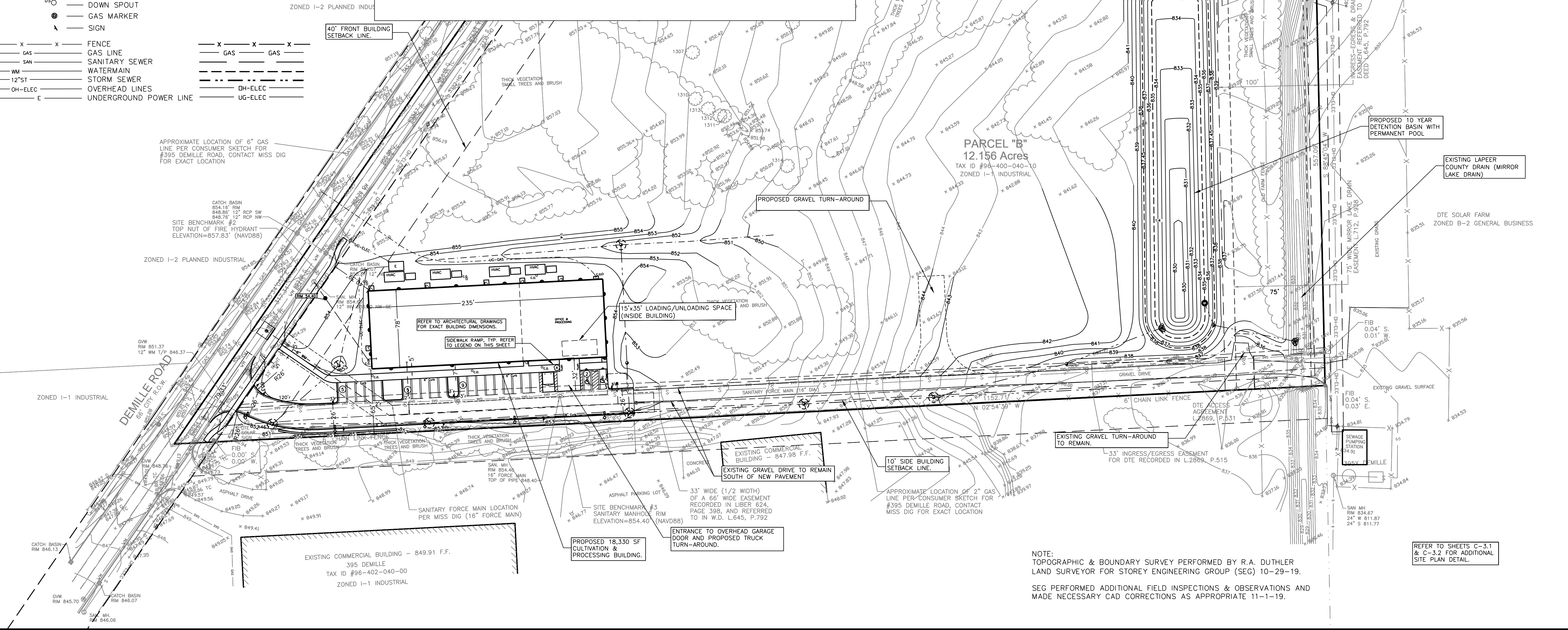
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(586) 216-1043
www.storeyengineering.com

GAG HOLDINGS
200 NORTH OGDY KYLE ALBURN HILLS, MI 48326

OVERALL SITE PLAN
DEMILLE ROAD DEVELOPMENT
PART OF NE 1/4 SECTION 8, T7N, R10E CITY OF LAPEER, LAPEER COUNTY, MICHIGAN

DES. TSS DN. TSS SUR. RAD. TSS P.M.

ORIGINAL ISSUE DATE: February 27, 2020
PROJ. No. 2019-018
SCALE: 1" = 50'
DRAWING NUMBER: **C-3.0**



NOTE:
TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY R.A. DUTHLER LAND SURVEYOR FOR STOREY ENGINEERING GROUP (SEG) 10-29-19.
SEG PERFORMED ADDITIONAL FIELD INSPECTIONS & OBSERVATIONS AND MADE NECESSARY CAD CORRECTIONS AS APPROPRIATE 11-1-19.

REFER TO SHEETS C-3.1 & C-3.2 FOR ADDITIONAL SITE PLAN DETAIL.

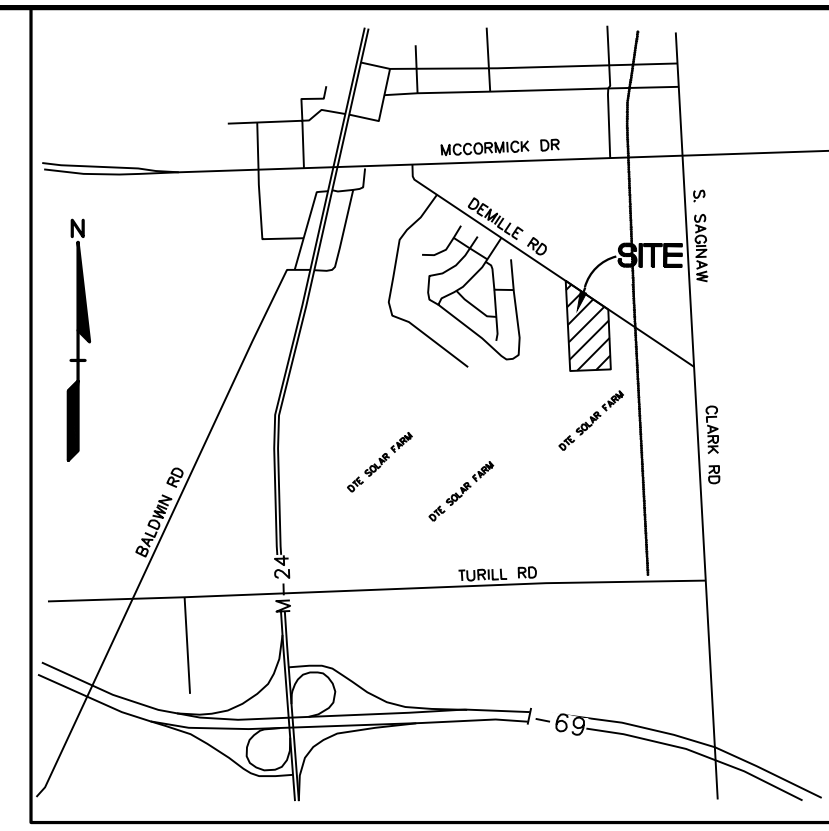
LEGEND

- | | |
|----------------------------------|-----------------|
| EXISTING | PROPOSED |
| R. — RECORD | |
| M. — MEASURED | |
| S.I.R. — SET IRON ROD | |
| F.C.M. — FOUND CONCRETE MONUMENT | |
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| ⊕ — FIRE HYDRANT | |
| ⊕ — DOWN SPOUT | |
| ⊕ — GAS MARKER | |
| ▲ — SIGN | |
| X — FENCE | X — GAS |
| — — GAS LINE | |
| — — SANITARY SEWER | |
| WM — WATERMAIN | |
| — — STORM SEWER | |
| — — OVERHEAD LINES | |
| — — UNDERGROUND POWER LINE | |
| CONCRETE PAVEMENT | |
| HEAVY DUTY CONCRETE PAVEMENT | |
| ASPHALT PAVEMENT | |

APPROXIMATE LOCATION OF 6" GAS LINE PER CONSUMER SKETCH FOR #395 DEMILLE ROAD, CONTACT MISS DIG FOR EXACT LOCATION

SITE BENCHMARK #1
TOP NUT OF HYDRANT
ELEVATION=860.40' (NAVD88)

ZONED I-2 PLANNED INDUSTRIAL



NO.	DATE	BY	DESCRIPTION
1	02/27/20	TSS	REVISIONS PER CITY REVIEW COMMENTS



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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE TO APPLY TO CONTRACTOR AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HANDLES FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORKING THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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	TSS	DN	TSS	SUR	RAJ	P.M.

GAG HOLDINGS
600 N. WEST LANE, SUITE 4826
ALBURN HILLS, MI 48326

PROPOSED SITE PLAN - FRONT DEMILLE ROAD DEVELOPMENT
PART OF NE 1/4 SECTION 8, T7N, R06E
CITY OF LAPEER, LAPEER COUNTY, MICHIGAN

ORIGINAL ISSUE DATE: February 27, 2020
PROJ. No. 2019-018
SCALE: 1" = 30'
DRAWING NUMBER: **C-3.1**

SIGN LEGEND:
'BARRIER FREE PARKING' SIGN (2 EA.) [1]
'NO PARKING FIRE LANE' SIGN (9 EA.) [2]
'STOP' SIGN (1 EA.) [3]
REFER TO SHEET C-7.1 FOR SIGN DETAILS.
ALL TRAFFIC SIGNAGE SHALL COMPLY WITH THE CURRENT MUTCD STANDARDS.

NOTE:
ALL WORK WITHIN THE DEMILLE ROAD RIGHT OF WAY REQUIRES A SEPARATE PERMIT FROM THE CITY OF LAPEER. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION.

PROVIDE STANDARD 8" THICK CONCRETE SIDEWALK THROUGH DRIVE. REFER TO CONCRETE SIDEWALK AND COMMERCIAL/INDUSTRIAL DRIVEWAY APPROACH DETAILS ON CITY PAVING DETAIL SHEETS 1 AND 2.

DETAIL "M" GUTTER PAN THROUGH DRIVE OPENING. TYP. REFER TO MDOOT DRIVEWAY OPENING - DETAIL M DETAIL ON CITY PAVING DETAIL SHEET 2 OF 2.

PROVIDE MDOOT F-4 CONCRETE CURB & GUTTER WITHIN RIGHT OF WAY. TYP. REFER TO DETAIL ON CITY PAVING DETAIL SHEET 1 OF 2.

PROVIDE MDOOT F-2 CONCRETE CURB & GUTTER ON SITE. TYP. REFER TO DETAIL ON CITY PAVING DETAIL SHEET 1 OF 2.

INSTALL 30" MAX HEIGHT LANDSCAPE WALL, TYP. SEGMENTAL MASONRY BLOCK, COLOR TO MATCH BUILDING MASONRY, TYP.

PROVIDE HEAVY DUTY CONCRETE PAVEMENT WITHIN RIGHT OF WAY. TYP. REFER TO DETAIL ON SHEET C-7.1

PROVIDE STANDARD 4" THICK CONCRETE SIDEWALK. REFER TO CONCRETE SIDEWALK DETAIL ON CITY PAVING DETAIL SHEET 1 OF 2.

SITE BENCHMARK #2
TOP NUT OF FIRE HYDRANT
ELEVATION=857.83' (NAVD88)

40' FRONT BUILDING SETBACK LINE.

PROPOSED HVAC PAD, TYP. COORDINATE WITH MECH PLANS.

PROPOSED TRANSFORMER PAD, TYP. COORDINATE WITH DTE & ELEC PLAN.

PROPOSED SWALE AT 1% MIN. SLOPE

PROVIDE SUPPORTED ENTRY SLABS AT ALL DOOR LOCATIONS. REFER TO ARCHITECTURAL FOR DETAILS.

PROPOSED BUILDING MOUNTED LIGHT, TYP. REFER TO PHOTOMETRIC PLAN.

PROVIDE "DOUBLE" 4" WIDE WHITE PAINT STRIPING FOR STANDARD PARKING SPACES, TYP. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.

PROVIDE HEAVY DUTY CONCRETE AT OVERHEAD DOOR ACCESS AREA AND TRASH ENCLOSURE. REFER TO DETAIL ON SHEET C-7.1.

PROVIDE BARRIER FREE PARKING SIGNS SET IN STEEL BOLLARD TO PREVENT VEHICLES FROM ENCRANCHING ONTO SIDEWALK. PAVEMENT/SIDEWALK TO BE FLUSH. MAINTAIN MAX. 2% SLOPE ON SIDEWALK AND WITHIN BARRIER FREE PARKING SPACES IN ACCORDANCE WITH ADA. REFER TO SIGN DETAILS ON SHEET C-7.1. BOTH SPACES TO BE VAN ACCESSIBLE WITH VAN ACCESSIBLE SIGN.

NOTE:
PROVIDE 4" BLUE STRIPING AND SYMBOLS ON PAVEMENT AT ALL BARRIER-FREE PARKING SPACES. PARING STALL STRIPES SHALL BE "DOUBLE" LINES. CROSS-HATCH STRIPING SHALL BE SINGLE 4" WIDE LINES.

THICK VEGETATION AND BRUSH

THICK VEGETATION TREES AND BRUSH

SAN. MH RIM 854.40
16" FORCE MAIN
TOP OF PIPE 848.40

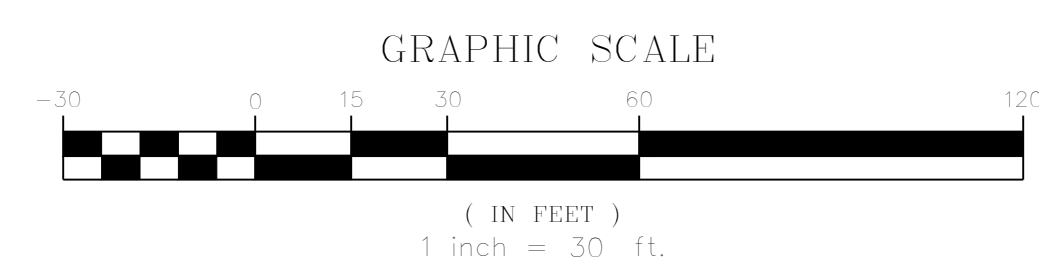
PROPOSED LIGHT POLE, TYP. REFER TO PHOTOMETRIC PLAN.

PROVIDE CLASS "C" ASPHALT PAVEMENT, TYP. REFER TO DETAIL ON CITY PAVING DETAIL SHEET 1 OF 2.

SANITARY FORCE MAIN LOCATION PER MISS DIG (16" FORCE MAIN)

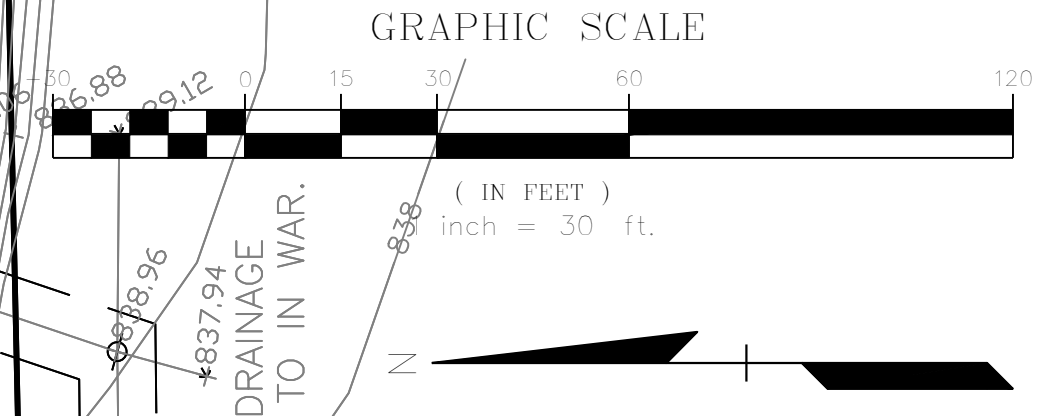
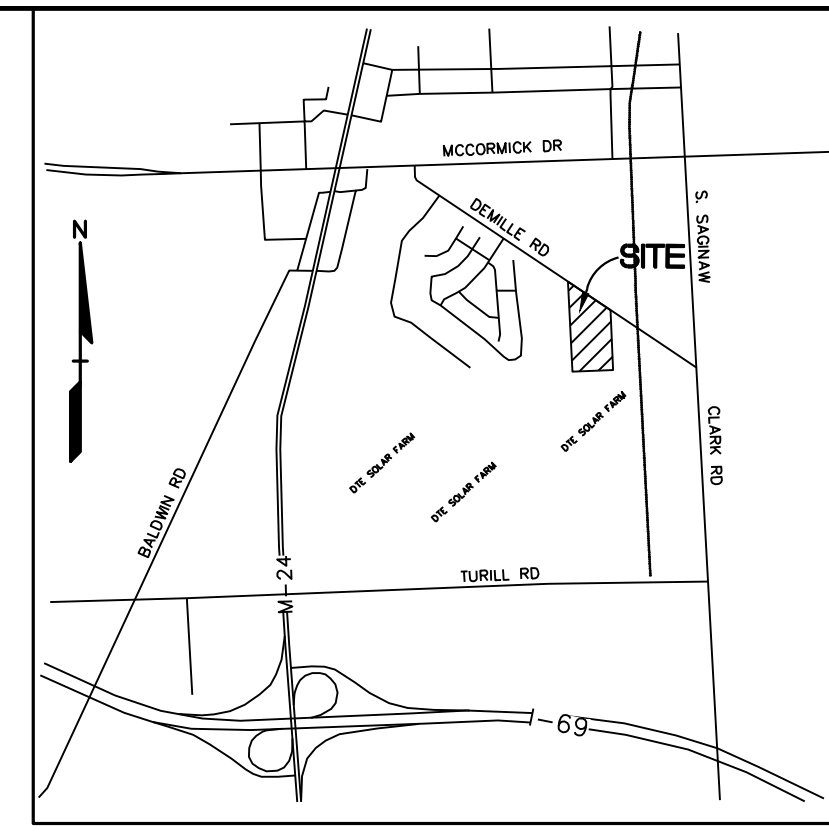
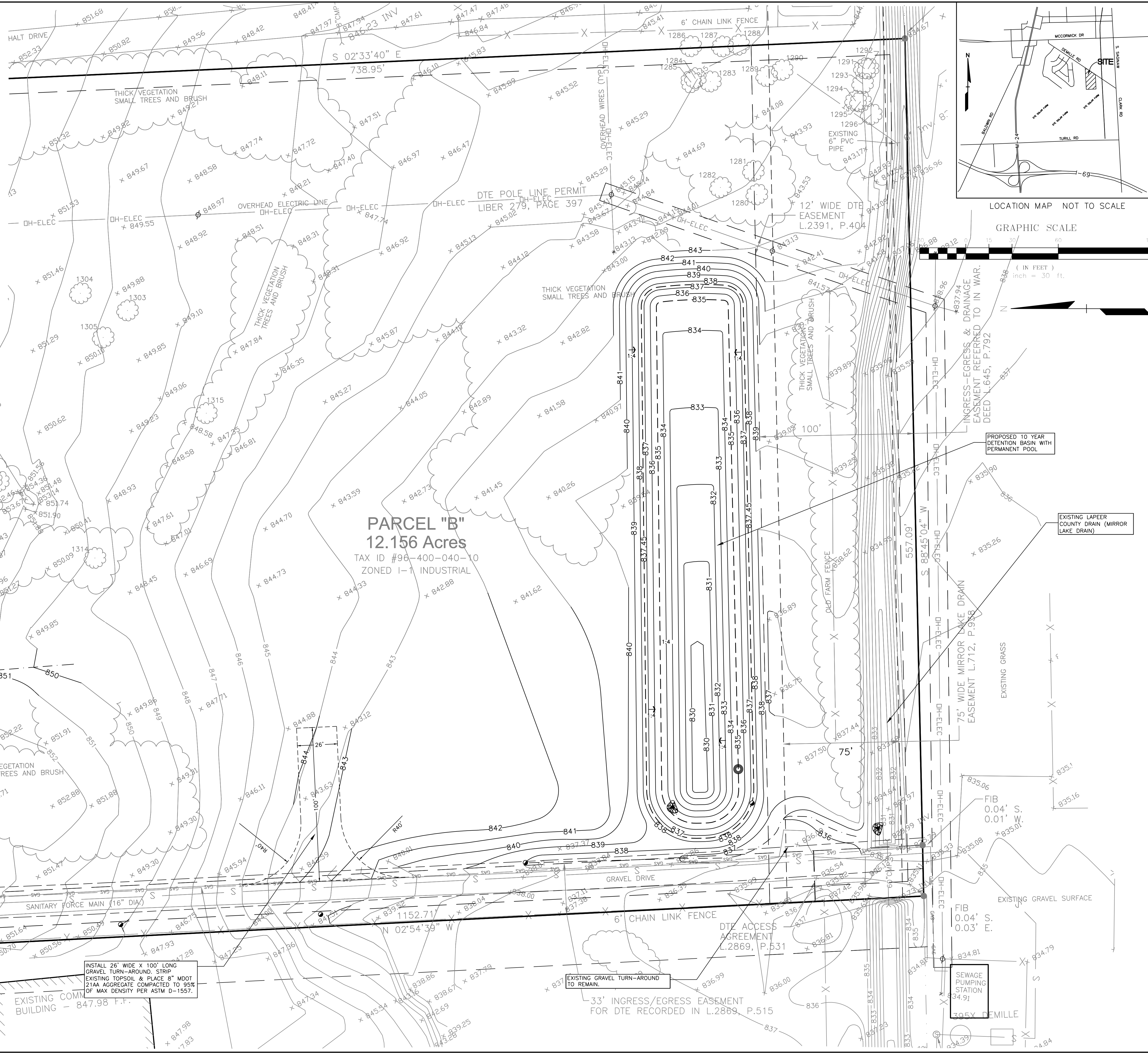
PROVIDE STANDARD 4" THICK CONCRETE SIDEWALK W/CURB WALK. REFER TO CONCRETE SIDEWALK DETAIL ON CITY PAVING DETAIL SHEET 1 OF 2. REFER TO CURB WALK DETAIL ON SHEET C-7.1.

REFER TO SHEET C-3.0 FOR SITE INFORMATION TABLE.



LEGEND

- EXISTING**
- R. RECORD
 - M. MEASURED
 - S.I.R. SET IRON ROD
 - F.C.M. FOUND CONCRETE MONUMENT
 - S.N. SET PK NAIL
 - FIB FOUND IRON BAR
 - GAS METER
 - ELECTRIC METER
 - LIGHT POLE
 - UTILITY POLE
 - ROUND CATCH BASIN
 - SQUARE CATCH BASIN
 - GATE VALVE & WELL
 - SANITARY MANHOLE
 - STORM MANHOLE
 - FIRE HYDRANT
 - DOWN SPOUT
 - GAS MARKER
 - SIGN
- PROPOSED**
- X FENCE
 - GAS LINE
 - SANITARY SEWER
 - WATERMAIN
 - 12" ST. STORM SEWER
 - OH-ELEC OVERHEAD LINES
 - UNDERGROUND POWER LINE



NO.	DATE	BY	REVISIONS
1	11/27/20	TSS	REVISED PER CITY REVIEW COMMENTS



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PROPOSED SITE PLAN - REAR DEMILLE ROAD DEVELOPMENT
PART OF NE 1/4 SECTION 8, T7N, R10E
CITY OF LAPEER, LAPEER COUNTY, MICHIGAN

DES.	TSS	DN.	TSS	SUR.	RAID	P.M.	TSS

ORIGINAL ISSUE DATE: February 27, 2020
PROJ. No. 2019-018
SCALE: 1" = 30'
DRAWING NUMBER: **C-3.2**

LEGAL DESCRIPTION: PARCEL "B" OF A SURVEY BY DAVISON LAND SURVEYING JOB No. 17-0154

Part of the Northeast 1/4 of Section 8, Town 7 North, Range 10 East, City of Lapeer, Lapeer County, State of Michigan is described as follows: Beginning at a point in the centerline of DeMille Road that is N.55°22'45"W., 1260.96 feet from the East 1/4 Corner of Section 8; thence leaving said centerline of DeMille Road, S.02°33'40"E., 738.95 feet to a point on the East and West 1/4 line of Section 8; thence S.88°45'04"W., along said East and West 1/4 line a distance of 557.09 feet; thence leaving said East and West 1/4 line, N.02°54'39"W., 1152.71 feet to a point on said centerline of DeMille Road; thence along said centerline of DeMille Road the following two (2) courses 1) S.55°34'05"E., 317.34 feet and 2) S.55°22'45"E., 389.75 feet to the Point of Beginning. Containing 12.16 acres of land more or less and being subject to that part now used as DeMille Road so-called. Also being subject to any easements, right-of-ways or restrictions of record.

SUBJECT TO THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION" RECORDED SEPTEMBER 24, 1984 AS LIBER 555, PAGE 453 OF OFFICIAL RECORDS.

BENCHMARK DATA (NAVD-88 DATUM)

BENCHMARK #1
TOP OF NUT ON HYDRANT SOUTH SIDE OF DEMILLE,
150 FEET NORTHWEST OF 195 DEMILLE
ELEVATION 860.40 (NAVD 88)

BENCHMARK #2
TOP OF NUT ON HYDRANT SOUTH SIDE OF DEMILLE
250 FEET SOUTHEAST OF 395 DEMILLE.
ELEVATION 857.83 (NAVD 88)

BENCHMARK #3
SANITARY MANHOLE RIM, 336 FEET SOUTH OF DEMILLE
30 FEET EAST OF WEST PROPERTY LINE.
ELEVATION 854.40 (NAVD 88)

LEGEND

EXISTING	PROPOSED
R. — RECORD	
M. — MEASURED	
S.I.R. — SET IRON ROD	
F.C.M. — FOUND CONCRETE MONUMENT	
S.N. — SET PK NAIL	
FIB ● — FOUND IRON BAR	
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— UTILITY POLE	
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— STORM MANHOLE	
— FIRE HYDRANT	
— DOWN SPOUT	
— GAS MARKER	
— SIGN	
— FENCE	— X X X X
— GAS LINE	— GAS GAS
— SANITARY SEWER	
— WATERMAIN	
— 12" ST	
— STORM SEWER	
— OH-ELEC	— OH-ELEC
— UNDERGROUND POWER LINE	— UG-ELEC

GENERAL GRADING AND EARTHWORK NOTES:

- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT
- ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE CITY OF LAPEER. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE CITY PRIOR TO CONSTRUCTION.
- ALL EARTHWORK AND GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS INVESTIGATION AND REPORT NOT YET COMPLETED AS OF THIS WRITING.
- SEE ADDITIONAL GRADING AND EARTHWORK NOTES ON DETAIL SHEET C-7.1
- ALL SLOPES EXCEEDING 1:4 MUST BE STABILIZED BY SODDING OR BY PLACING A MULCH BLANKET PEGGED IN PLACE OVER SEED. HOWEVER, DETENTION BASIN SIDE-SLOPES SHALL BE PROVIDED WITH A MULCH BLANKET REGARDLESS OF SLOPE.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE GEOTECHNICAL ENGINEER, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.

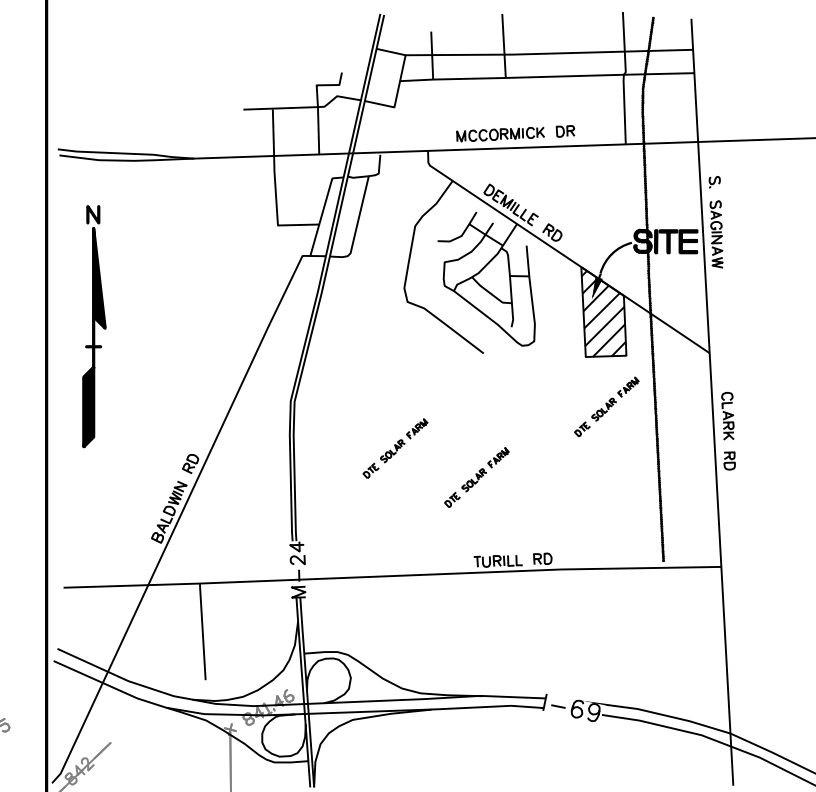
EARTHWORK BALANCING NOTE:

1. THIS IS NOT A BALANCED GRADING PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

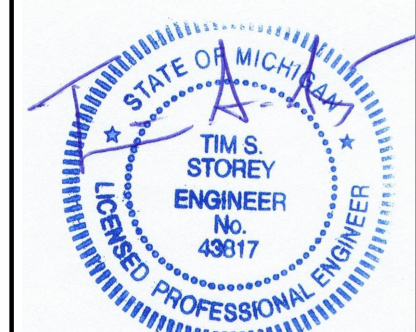
SYMBOLS: GRADING

- 50.00 — PROPOSED SPOT GRADE ELEVATION
- PROPOSED CONTOUR LINE

EAST 1/4 CORNER SECTION 8, TOWN 7 NORTH, RANGE 10 EAST, CITY OF LAPEER, LAPEER COUNTY, MICHIGAN.



NO.	DATE	BY	REVISION
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DES.	TSS	DN.	TSS	SUR.	RAJ	P.M.
	TSS	DN.	TSS	SUR.	RAJ	P.M.

GAG HOLDINGS
220 NORTH OGDYKE
AUBURN HILLS, MI 48006

OVERALL GRADING PLAN
DEMILLE ROAD DEVELOPMENT
PART OF NE 1/4 SECTION 8, T7N, R10E
CITY OF LAPEER, LAPEER COUNTY, MICHIGAN

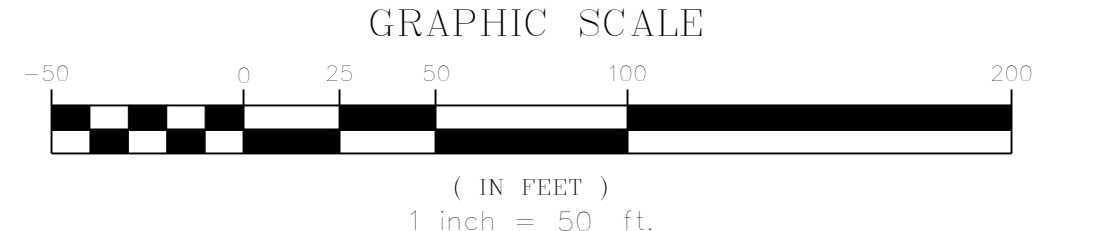
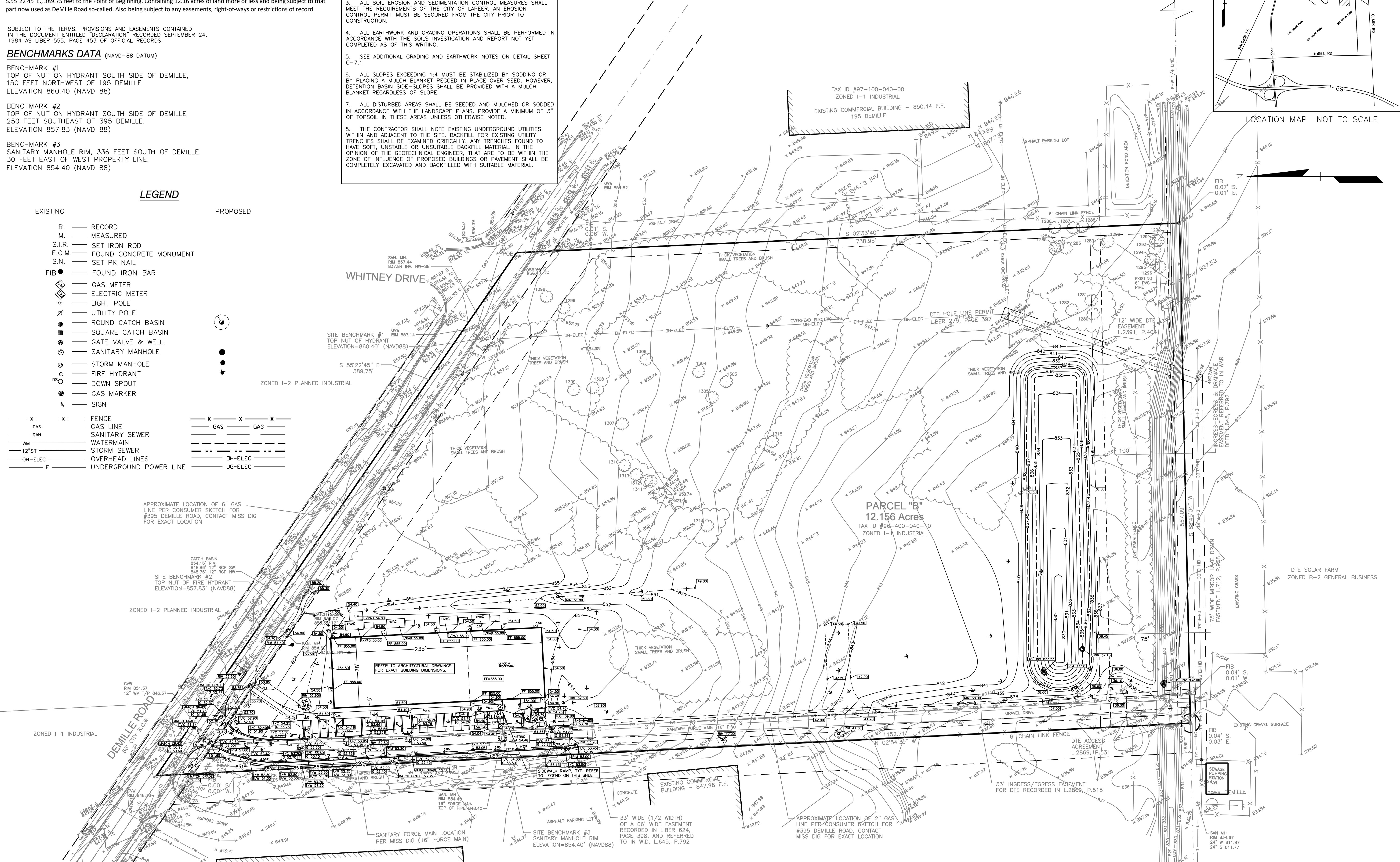
ORIGINAL ISSUE DATE: February 27, 2020

PROJ. No. 2019-018

SCALE: 1" = 50'

DRAWING NUMBER:

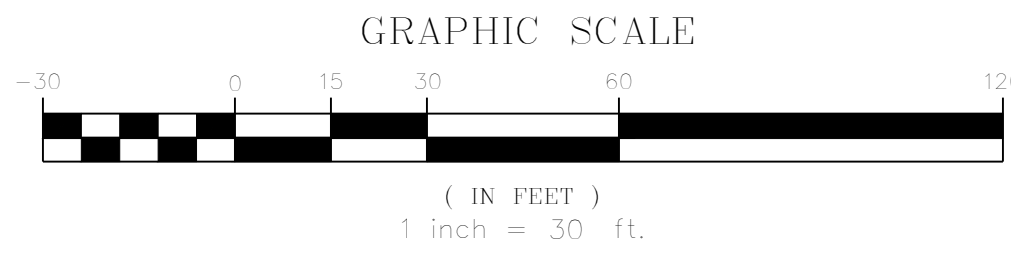
C-4.0



NOTE:
TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY R.A. DUTHLER LAND SURVEYOR FOR STOREY ENGINEERING GROUP (SEG) 10-29-19.
SEG PERFORMED ADDITIONAL FIELD INSPECTIONS & OBSERVATIONS AND MADE NECESSARY CAD CORRECTIONS AS APPROPRIATE 11-1-19.

LEGEND

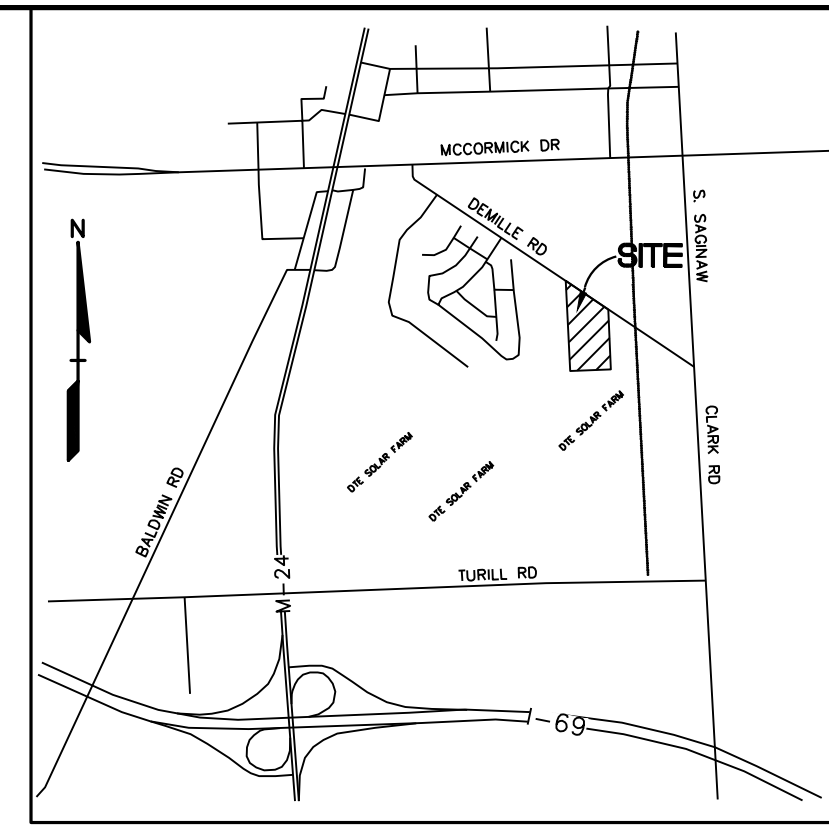
- EXISTING**
- R. — RECORD
 - M. — MEASURED
 - S.I.R. — SET IRON ROD
 - F.C.M. — FOUND CONCRETE MONUMENT
 - S.N. — SET PK NAIL
 - FIB — FOUND IRON BAR
 - GAS METER
 - ELECTRIC METER
 - LIGHT POLE
 - UTILITY POLE
 - ROUND CATCH BASIN
 - SQUARE CATCH BASIN
 - GATE VALVE & WELL
 - SANITARY MANHOLE
 - STORM MANHOLE
 - FIRE HYDRANT
 - DOWN SPOUT
 - GAS MARKER
 - SIGN
- PROPOSED**
- X — FENCE
 - GAS LINE
 - SANITARY SEWER
 - WATERMAIN
 - 12" ST — STORM SEWER
 - OVERHEAD LINES
 - UNDERGROUND POWER LINE



ZONED I-2 PLANNED INDUSTRIAL

SITE BENCHMARK #1
TOP NUT OF HYDRANT
ELEVATION=860.40' (NAVD88)

S 55°22'45" E
389.75'



NO.	DATE	BY	DESCRIPTION
1	02/27/20	TSS	REVISION PER CITY REVIEW COMMENTS



CAUTION!
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DES	TSS	DN	TSS	SUR	RAID	P.M.
	TSS	DN	TSS	SUR	RAID	P.M.

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ALBURN HILLS, MI 48326

PROPOSED GRADING PLAN - FRONT
DEMILLE ROAD DEVELOPMENT
PART OF NE 1/4 SECTION 8, T7N, R06E
CITY OF LAPEER, LAPEER COUNTY, MICHIGAN

ORIGINAL ISSUE DATE:
February 27, 2020

PROJ. No. 2019-018

SCALE: 1" = 30'

DRAWING NUMBER:
C-4.1

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE A'

SIDEWALK RAMP 'TYPE B'

REFER TO SHEET C-7.0 FOR SIDEWALK RAMP DETAILS.

NOTE:
ALL RAMP SHALL BE PROVIDED WITH ADA DETECTABLE WARNING PLATE, REFER TO DETAIL SHEET.

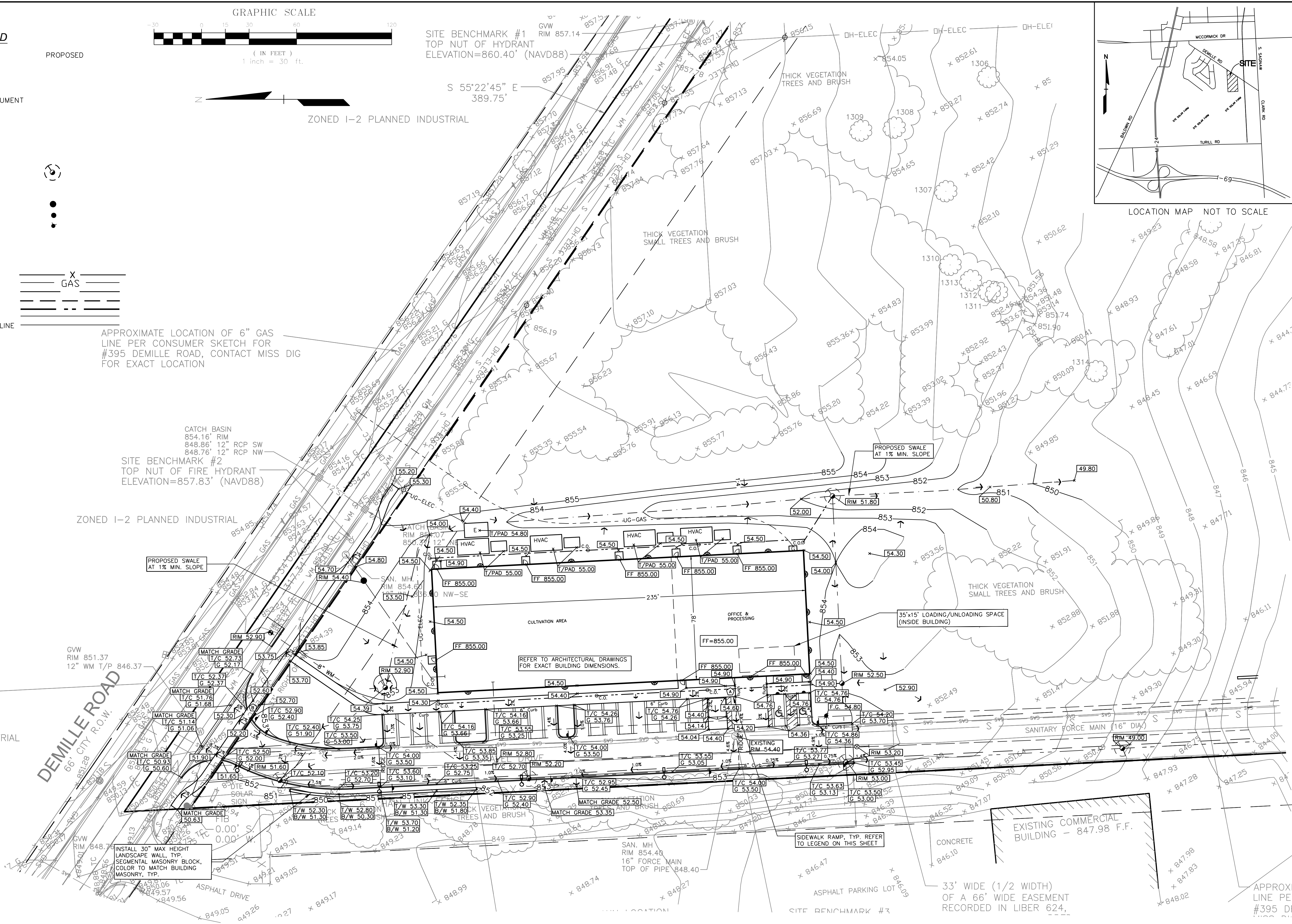
APPROXIMATE LOCATION OF 6" GAS LINE PER CONSUMER SKETCH FOR #395 DEMILLE ROAD, CONTACT MISS DIG FOR EXACT LOCATION

SITE BENCHMARK #2
TOP NUT OF FIRE HYDRANT
ELEVATION=857.83' (NAVD88)

ZONED I-2 PLANNED INDUSTRIAL

ZONED I-1 INDUSTRIAL

DEMILLE ROAD
66' CITY R.O.W.



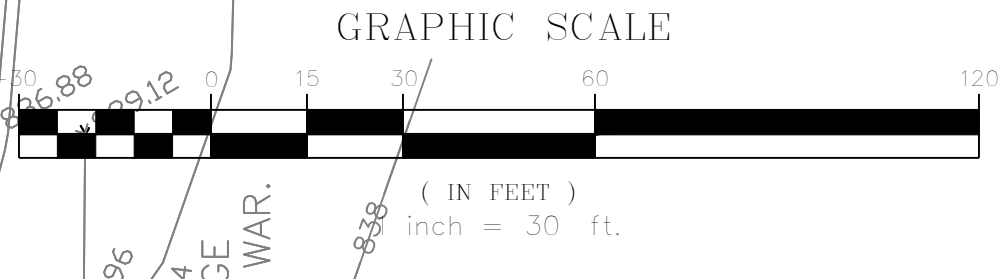
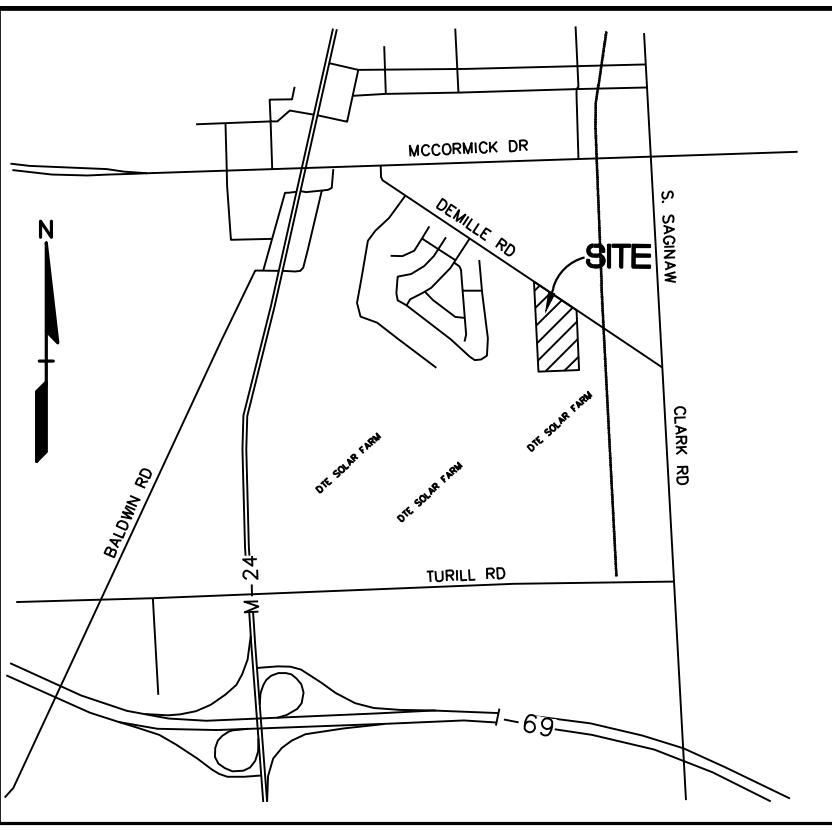
INSTALL 30" MAX HEIGHT LANDSCAPE WALL, TYP. SEGMENTAL MASONRY BLOCK, COLOR TO MATCH BUILDING MASONRY, TYP.

REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.

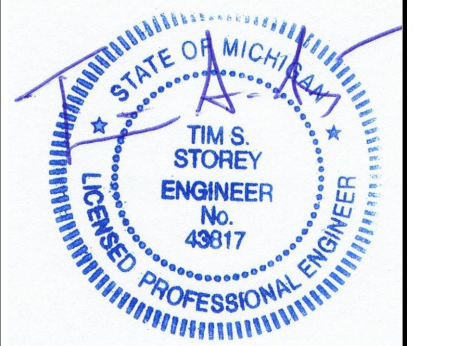
SIDEWALK RAMP, TYP. REFER TO LEGEND ON THIS SHEET

33' WIDE (1/2 WIDTH) OF A 66' WIDE EASEMENT RECORDED IN LIBER 624,

APPROXIMATE LINE PER #395 DI



NO.	DATE	BY	REVISIONS
1	02/27/20	TSS	ISSUED PER CITY REVIEW COMMENTS



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 (586) 216-1043
 www.storeyengineering.com

GAG HOLDINGS
 200 NORTH OPDYKE AUBURN HILLS, MI 48006

PROPOSED GRADING PLAN - REAR DEMILLE ROAD DEVELOPMENT
 PART OF NE 1/4 SECTION 8, T7N, R10E CITY OF LAPEER, LAPEER COUNTY, MICHIGAN

DES.	TSS	DN.	TSS	SUR.	RAID	P.M.	TSS

ORIGINAL ISSUE DATE: February 27, 2020
 PROJ. No. 2019-018
 SCALE: 1" = 30'
 DRAWING NUMBER: **C-4.2**

LEGAL DESCRIPTION: PARCEL "B" OF A SURVEY BY DAVISON LAND SURVEYING JOB No. 17-015A

Part of the Northeast 1/4 of Section 8, Town 7 North, Range 10 East, City of Lapeer, Lapeer County, State of Michigan is described as follows: Beginning at a point in the centerline of DeMille Road that is N.55°22'45"W., 1260.96 feet to the East 1/4 Corner of Section 8; then leaving said centerline of DeMille Road, S.02°33'40"E., 738.95 feet to a point on the East and West 1/4 line of Section 8; then leaving said East and West 1/4 line a distance of 557.09 feet; then leaving said East and West 1/4 line, N.02°54'39"W., 1152.71 feet to a point on said centerline of DeMille Road; then along said centerline of DeMille Road the following two (2) courses 1) S.55°34'05"E., 317.34 feet and 2) S.55°22'45"E., 389.75 feet to the Point of Beginning. Containing 12.16 acres of land more or less and being subject to that part now used as DeMille Road so-called. Also being subject to any easements, right-of-ways or restrictions of record.

SUBJECT TO THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION" RECORDED SEPTEMBER 24, 1984 AS LIBER 555, PAGE 453 OF OFFICIAL RECORDS.

BENCHMARKS DATA (NAVD-88 DATUM)

BENCHMARK #1
TOP OF NUT ON HYDRANT SOUTH SIDE OF DEMILLE.
150 FEET NORTHWEST OF 195 DEMILLE
ELEVATION 860.40 (NAVD 88)

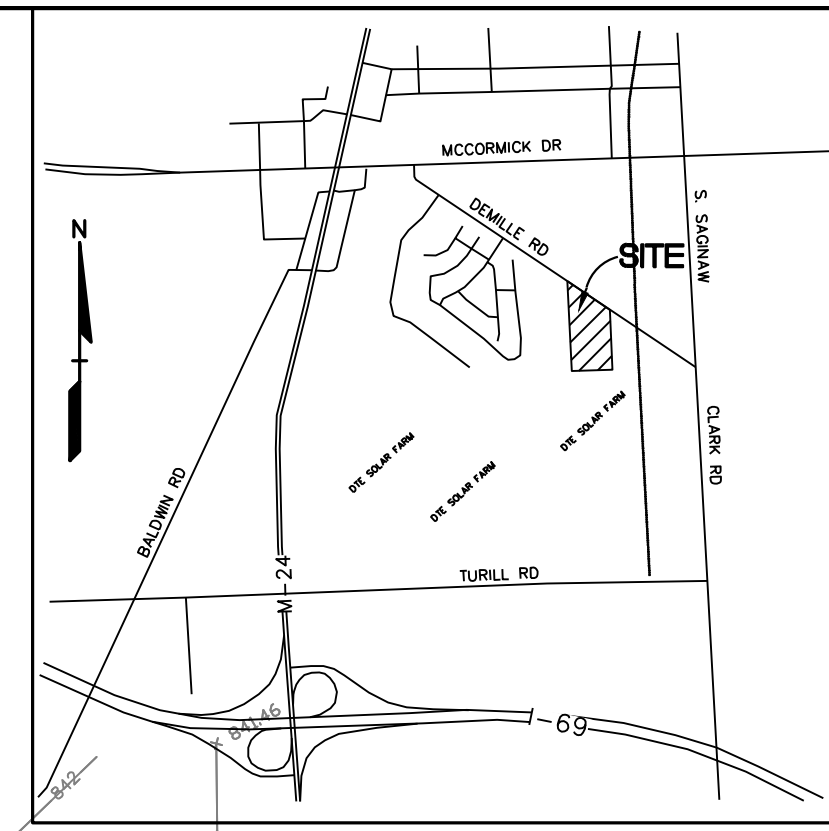
BENCHMARK #2
TOP OF NUT ON HYDRANT SOUTH SIDE OF DEMILLE
250 FEET SOUTHEAST OF 395 DEMILLE.
ELEVATION 857.83 (NAVD 88)

BENCHMARK #3
SANITARY MANHOLE RIM, 336 FEET SOUTH OF DEMILLE
30 FEET EAST OF WEST PROPERTY LINE.
ELEVATION 854.40 (NAVD 88)

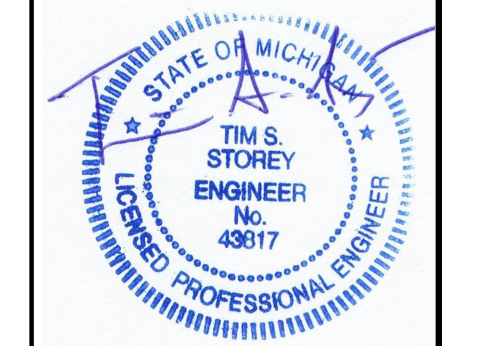
LEGEND

- | | |
|----------------------------------|-----------|
| EXISTING | PROPOSED |
| R. — RECORD | |
| M. — MEASURED | |
| S.I.R. — SET IRON ROD | |
| F.C.M. — FOUND CONCRETE MONUMENT | |
| S.N. — SET PK NAIL | |
| FIB ● — FOUND IRON BAR | |
| — GAS METER | |
| — ELECTRIC METER | |
| — LIGHT POLE | |
| — UTILITY POLE | |
| — ROUND CATCH BASIN | |
| — SQUARE CATCH BASIN | |
| — GATE VALVE & WELL | |
| — SANITARY MANHOLE | |
| — STORM MANHOLE | |
| — FIRE HYDRANT | |
| — DOWN SPOUT | |
| — GAS MARKER | |
| — SIGN | |
| — FENCE | |
| — GAS LINE | |
| — SANITARY SEWER | |
| — WATERMAIN | |
| — 12" ST | |
| — OH-ELEC | |
| — E | |
| | — GAS |
| | — OH-ELEC |
| | — UG-ELEC |

EAST 1/4 CORNER SECTION 8, TOWN 7 NORTH, RANGE 10 EAST, CITY OF LAPEER, LAPEER COUNTY, MICHIGAN.



NO.	DATE	BY	REVISION	COMMENTS
1	02/27/20	TSS	ISSUED PER CITY REVIEW COMMENTS	
2	03/02/20	TSS	REVISION	



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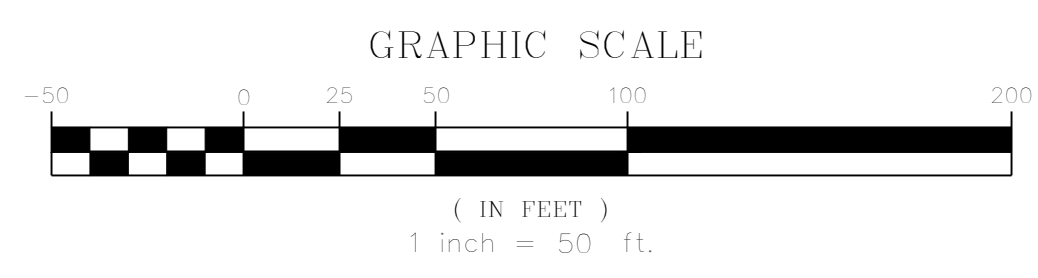
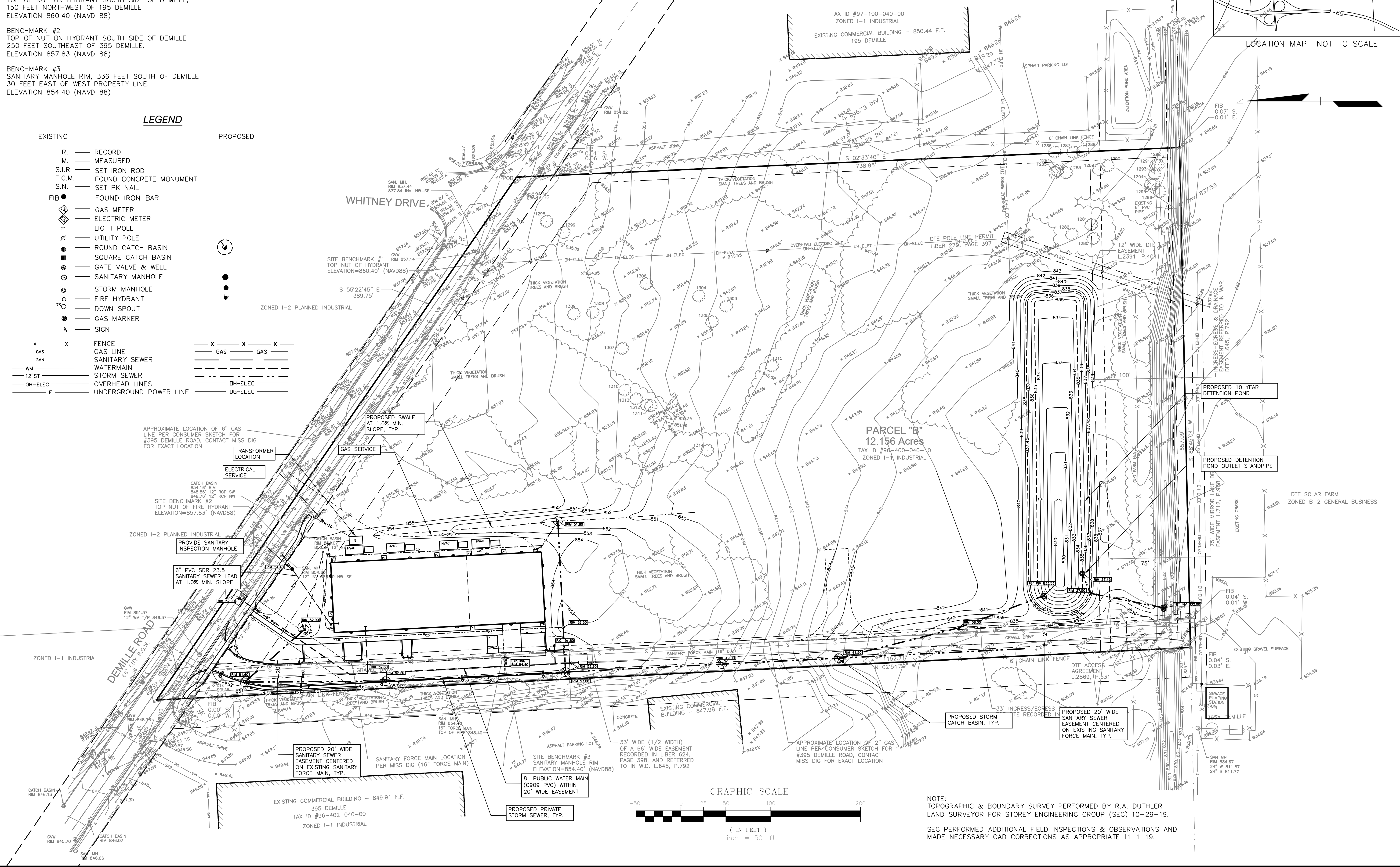
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OVERALL UTILITY PLAN
DEMILLE ROAD DEVELOPMENT
PART OF NE 1/4 SECTION 8, T7N, R10E
CITY OF LAPEER, LAPEER COUNTY, MICHIGAN

DES.	TSS	DN.	TSS	SUR.	RAJ	P.M.	TSS
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ORIGINAL ISSUE DATE: February 27, 2020
PROJ. NO. 2019-018
SCALE: 1" = 50'
DRAWING NUMBER: **C-5.0**



NOTE:
TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY R.A. DUTHLER LAND SURVEYOR FOR STOREY ENGINEERING GROUP (SEG) 10-29-19.
SEG PERFORMED ADDITIONAL FIELD INSPECTIONS & OBSERVATIONS AND MADE NECESSARY CAD CORRECTIONS AS APPROPRIATE 11-1-19.

LEGEND

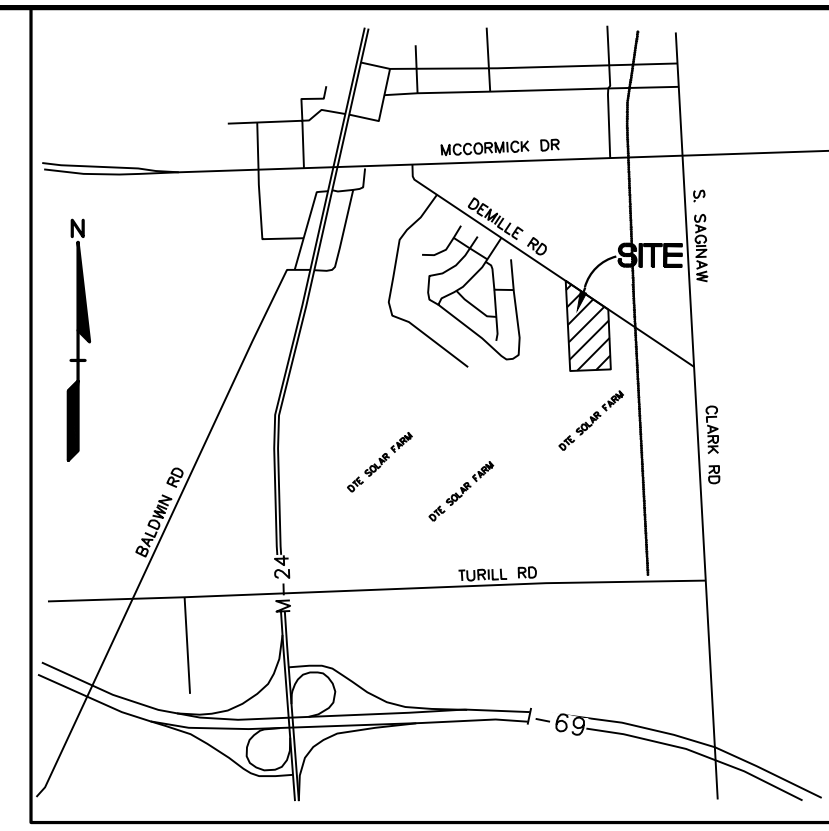
- | | |
|----------------------------------|-----------------|
| EXISTING | PROPOSED |
| R. — RECORD | |
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| F.C.M. — FOUND CONCRETE MONUMENT | |
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| ⊗ — GAS METER | |
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| ⊗ — LIGHT POLE | |
| ⊗ — UTILITY POLE | |
| ⊗ — ROUND CATCH BASIN | |
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| ⊗ — SANITARY MANHOLE | |
| ⊗ — STORM MANHOLE | |
| ⊗ — FIRE HYDRANT | |
| ⊗ — DOWN SPOUT | |
| ⊗ — GAS MARKER | |
| ⊗ — SIGN | |
| X — FENCE | X — GAS |
| — GAS LINE | — GAS |
| — SANITARY SEWER | — GAS |
| — WATERMAIN | — GAS |
| — STORM SEWER | — GAS |
| — OVERHEAD LINES | — GAS |
| — UNDERGROUND POWER LINE | — GAS |

SITE BENCHMARK #1
TOP NUT OF HYDRANT
ELEVATION=860.40' (NAVD88)

ZONED I-2 PLANNED INDUSTRIAL

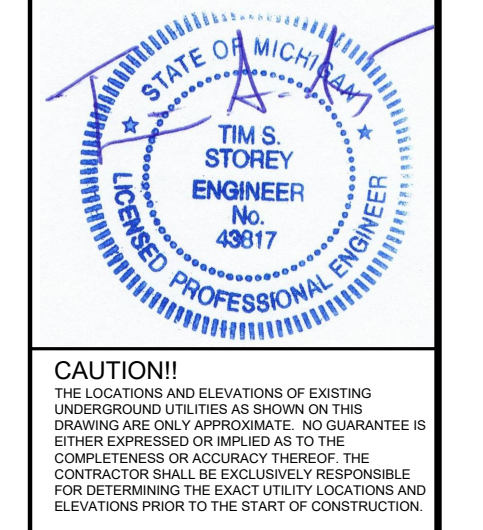
PROPOSED STORM STRUCTURE TABLE

ES 1	18" DIA. END SECTION W/ RIP-RAP, BAR GRATE & FOOTING INV. 832.00	CB 8	4' DIA W/2' SUMP EJIW #5105 WITH TYPE M1 FLAT GRATE RIM 853.00 18" S 843.20 12" E 845.00 12" N 843.33
OV 2	4' DIA W/2' SUMP EJIW #1040 WITH TYPE O1 BEEHIVE GRATE RIM 837.50 18" SW 832.42 8" NE 832.52	CB 9	4' DIA W/2' SUMP EJIW #1040 WITH TYPE O1 BEEHIVE GRATE RIM 852.50 12" W 845.50 12" E 845.50 6" N 847.50
OC 3	48" DIA OUTLET CONTROL/STANDPIPE RIM 837.45 8" SW 832.80	CB 10	4' DIA W/2' SUMP EJIW #1040 WITH TYPE O1 BEEHIVE GRATE RIM 851.80 12" W 846.09
ES 4	18" DIA. END SECTION W/ RIP-RAP, BAR GRATE & FOOTING INV. 834.15	CB 11	4' DIA W/2' SUMP EJIW #5105 WITH TYPE M1 FLAT GRATE RIM 852.20 12" S 844.93 12" N 844.93
CB 5	4' DIA W/2' SUMP EJIW #1040 WITH TYPE O1 BEEHIVE GRATE RIM 838.00 18" SE 834.15 18" NW 834.15	CB 12	4' DIA W/2' SUMP EJIW #5105 WITH TYPE M1 FLAT GRATE RIM 851.60 12" S 845.56 12" N 847.50
CB 6	4' DIA W/2' SUMP EJIW #1040 WITH TYPE O1 BEEHIVE GRATE RIM 841.50 18" S 835.52 18" N 837.00	CB 13	4' DIA W/2' SUMP EJIW #1040 WITH TYPE O1 BEEHIVE GRATE RIM 849.00 18" S 839.60 18" N 839.60
CB 7	4' DIA W/2' SUMP EJIW #1040 WITH TYPE O1 BEEHIVE GRATE RIM 849.00 18" S 839.60 18" N 839.60		



REVISIONS

NO.	DATE	BY	DESCRIPTION
1	02/27/20	TSS	REVISED PER CITY REVIEW COMMENTS



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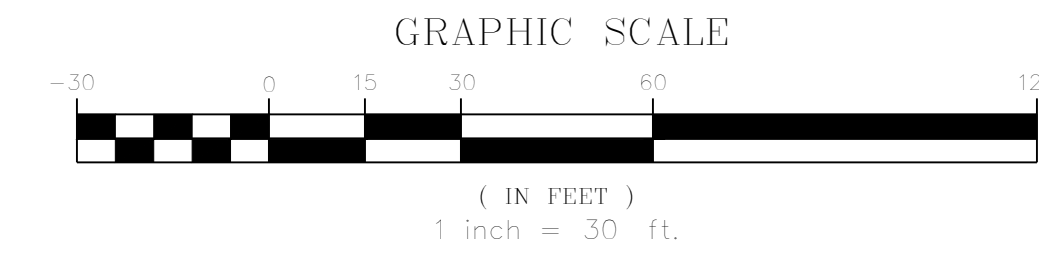
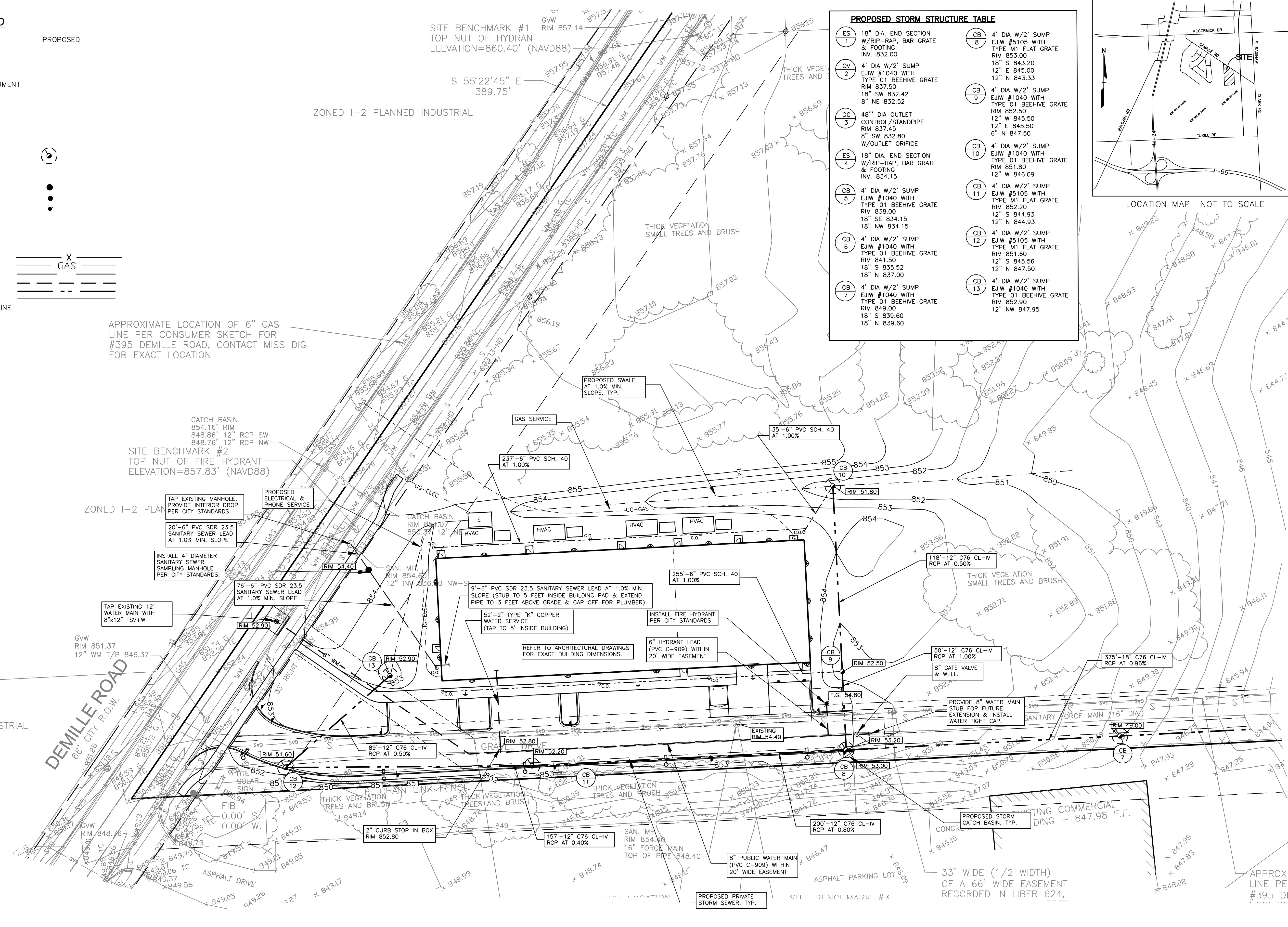
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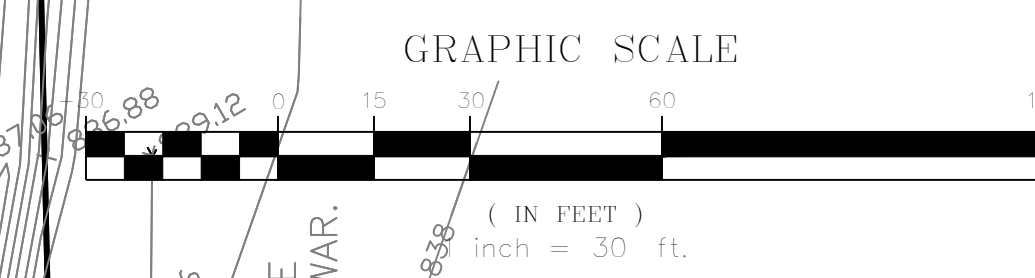
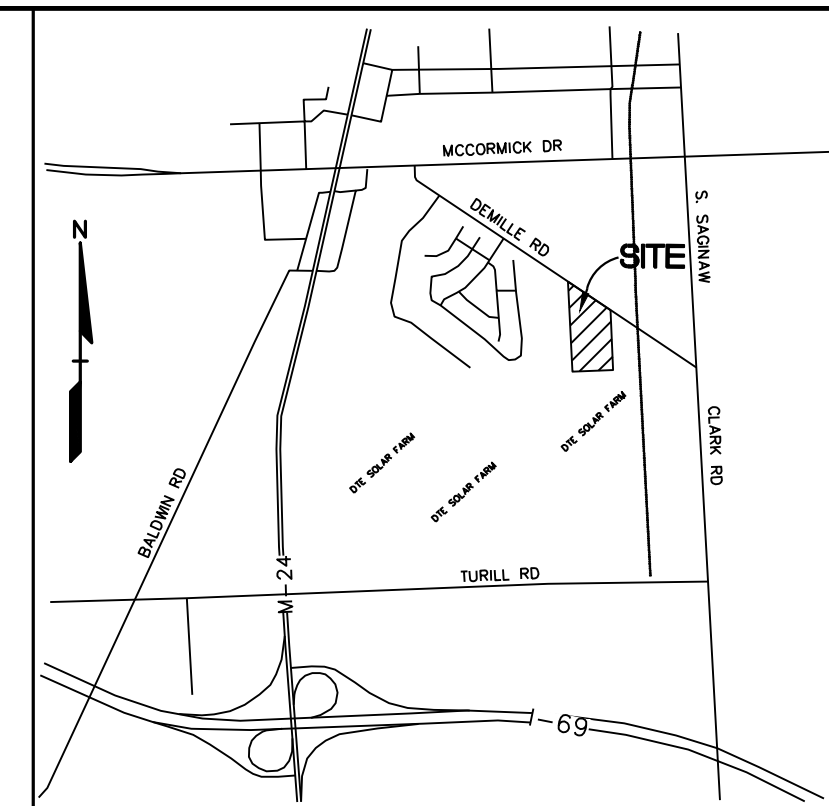
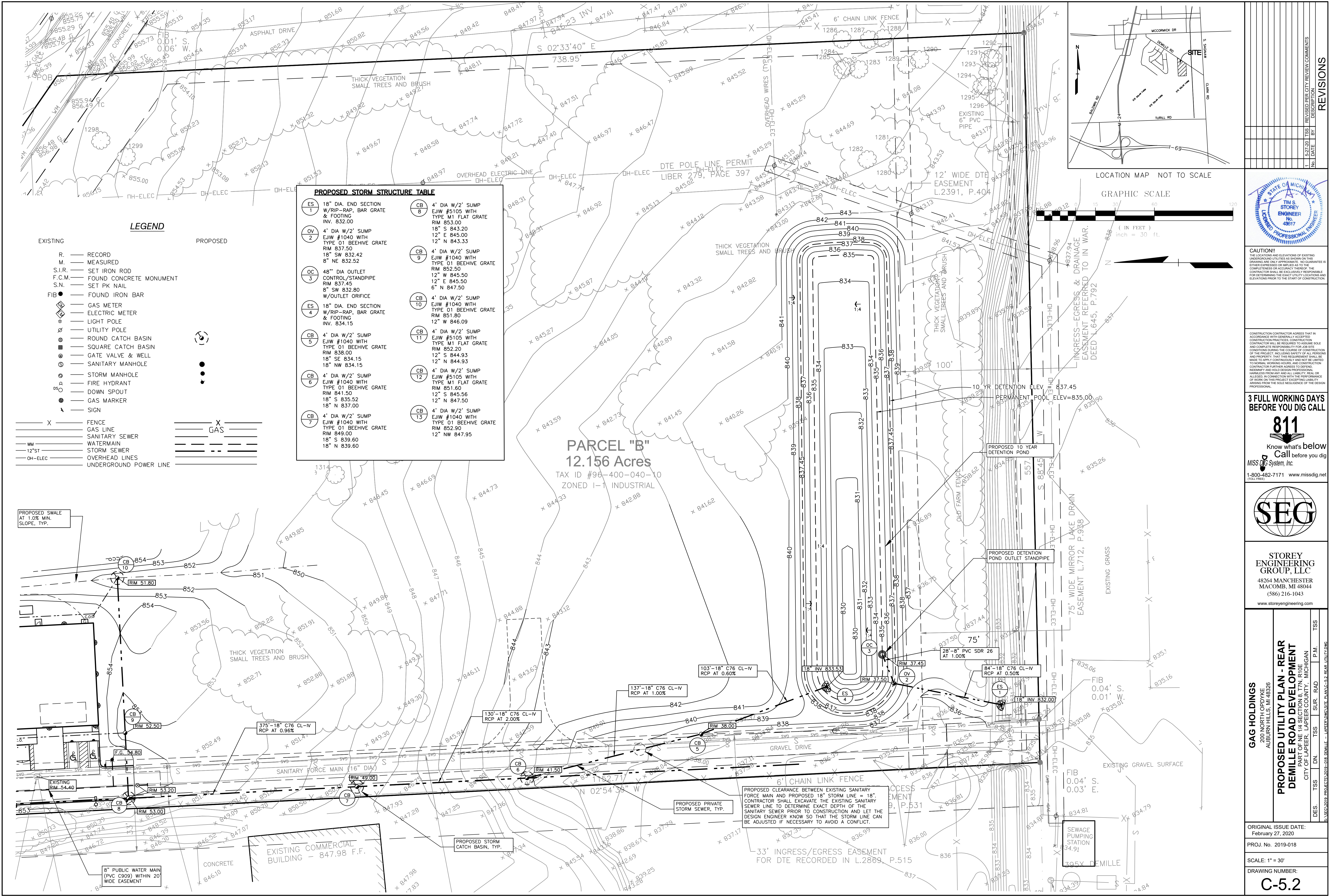
PROPOSED UTILITY PLAN - FRONT DEMILLE ROAD DEVELOPMENT
PART OF NE 1/4 SECTION 8, T7N, R06E
CITY OF LAPEER, LAPEER COUNTY, MICHIGAN

DES	TSS	DN	TSS	SUR	RAJ	P.M.	TSS
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE

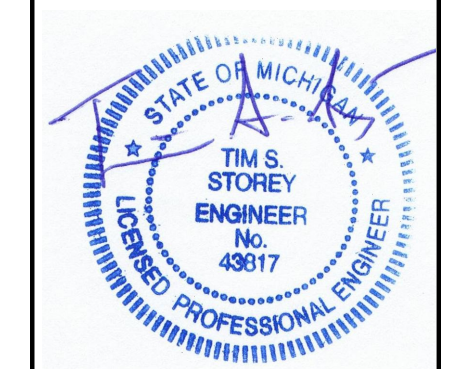
ORIGINAL ISSUE DATE: February 27, 2020
PROJ. No. 2019-018
SCALE: 1" = 30'
DRAWING NUMBER: **C-5.1**



REFER TO CITY OF LAPEER WATER MAIN DETAILS, SHEETS 1 & 2 FOR ALL WATER MAIN DETAILS.



NO.	DATE	BY	REVISIONS
1	1/27/20	TSS	REVISED PER CITY REVIEW COMMENTS



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AUBURN HILLS, MI 48026

PROPOSED UTILITY PLAN - REAR
DEMILLE ROAD DEVELOPMENT
PART OF NE 1/4 SECTION 8, T7N, R10E
CITY OF LAPEER, LAPEER COUNTY, MICHIGAN

DES. TSS DN. TSS SUR. RAD. P.M. TSS
8/15/2019 PROJECT#2019-001 DEMILLE - LAPEER/DMS/SITE PLAN/C-5.2 REAR UTILITY PLAN

ORIGINAL ISSUE DATE:
February 27, 2020

PROJ. No. 2019-018

SCALE: 1" = 30'

DRAWING NUMBER:
C-5.2

LEGAL DESCRIPTION: PARCEL "B" OF A SURVEY BY DAVISON LAND SURVEYING JOB No. 17-015A

Part of the Northeast 1/4 of Section 8, Town 7 North, Range 10 East, City of Lapeer, Lapeer County, State of Michigan is described as follows: Beginning at a point in the centerline of DeMille Road that is N.55°22'45"W., 1260.96 feet from the East 1/4 Corner of Section 8; thence leaving said centerline of DeMille Road, S.02°33'40"E., 738.95 feet to a point on the East and West 1/4 line of Section 8; thence S.88°45'04"W., along said East and West 1/4 line a distance of 557.09 feet; thence leaving said East and West 1/4 line, N.02°54'39"W., 1152.71 feet to a point on said centerline of DeMille Road; thence along said centerline of DeMille Road the following two (2) courses 1) S.55°34'05"E., 317.34 feet and 2) S.55°22'45"E., 389.75 feet to the Point of Beginning. Containing 12.16 acres of land more or less and being subject to that part now used as DeMille Road so-called. Also being subject to any easements, right-of-ways or restrictions of record.

SUBJECT TO THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION" RECORDED SEPTEMBER 24, 1984 AS LIBER 555, PAGE 453 OF OFFICIAL RECORDS.

BENCHMARKS DATA (NAVD-88 DATUM)

BENCHMARK #1
TOP OF NUT ON HYDRANT SOUTH SIDE OF DEMILLE.
150 FEET NORTHWEST OF 195 DEMILLE
ELEVATION 860.40 (NAVD 88)

BENCHMARK #2
TOP OF NUT ON HYDRANT SOUTH SIDE OF DEMILLE
250 FEET SOUTHEAST OF 395 DEMILLE.
ELEVATION 857.83 (NAVD 88)

BENCHMARK #3
SANITARY MANHOLE RIM, 336 FEET SOUTH OF DEMILLE
30 FEET EAST OF WEST PROPERTY LINE.
ELEVATION 854.40 (NAVD 88)

LEGEND

- | | |
|--------------------------|----------------------------------|
| EXISTING | PROPOSED |
| R. — RECORD | M. — MEASURED |
| S.I.R. — SET IRON ROD | F.C.M. — FOUND CONCRETE MONUMENT |
| S.N. — SET PK NAIL | F.I.B. — FOUND IRON BAR |
| — GAS METER | — ELECTRIC METER |
| — LIGHT POLE | — UTILITY POLE |
| — ROUND CATCH BASIN | — SQUARE CATCH BASIN |
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| — DOWN SPOUT | — GAS MARKER |
| — SIGN | |
| X — FENCE | X — GAS |
| — GAS LINE | — SANITARY SEWER |
| — WATERMAIN | — 12" ST |
| — STORM SEWER | — OVERHEAD LINES |
| — UNDERGROUND POWER LINE | — UG-ELEC |

DRAINAGE CALCULATIONS

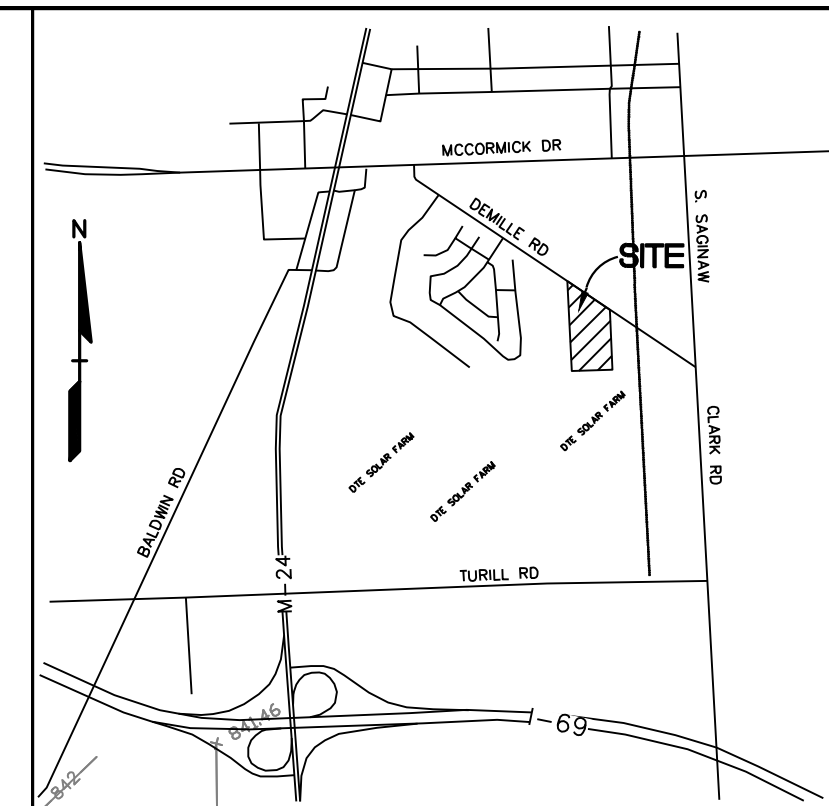
Qa per acre 0.4

Oakland County Method		Calculate Weighted Runoff Coefficient (C)		(Orifice)		T 1 yr	T 25 yr	T 50 yr	T 100 yr
A	C	Qa	Qb	T 10 yr	T 10 yr	T 25 yr	T 50 yr	T 100 yr	
10.34	0.76	4.136	0.53	86.30	6312.00	1824	8200	9648	11116
				Vs 1 yr	Vs 1 yr	Vs 25 yr	Vs 50 yr	Vs 100 yr	
				49602.00	14331	64443	75814	87351	

POND VOLUME CALCULATION

CONTOUR	AREA	VOL	CUMM	10 year Required Volume =	Permanent Pool Elevation	Storage Elevation
830	872	0	0	49602 cf	835	
831	2634	1753	0			
832	5149	3891.5	0			
833	8486	6817.5	0			
834	12646	10566	0			
835	16231	14438.5	0			
836	19295	17763	17763			
837	22460	20877.5	38640.5			
838	25725	24092.5	62733			

EAST 1/4 CORNER SECTION 8, TOWN 7 NORTH, RANGE 10 EAST, CITY OF LAPEER, LAPEER COUNTY, MICHIGAN.



REVISIONS

NO.	DATE	BY	REVISION
1	02/27/20	TSS	REVISED PER CITY REVIEW COMMENTS
2		BT	REVISION

STATE OF MICHIGAN
TIM S. STOREY
ENGINEER
No. 43917
LICENSED PROFESSIONAL ENGINEER

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION AND PROPERLY THAT THIS REQUIREMENT SHALL BE MAINTAINED THROUGHOUT THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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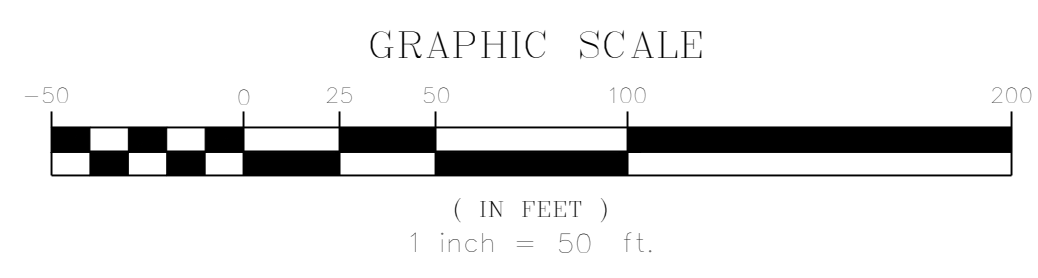
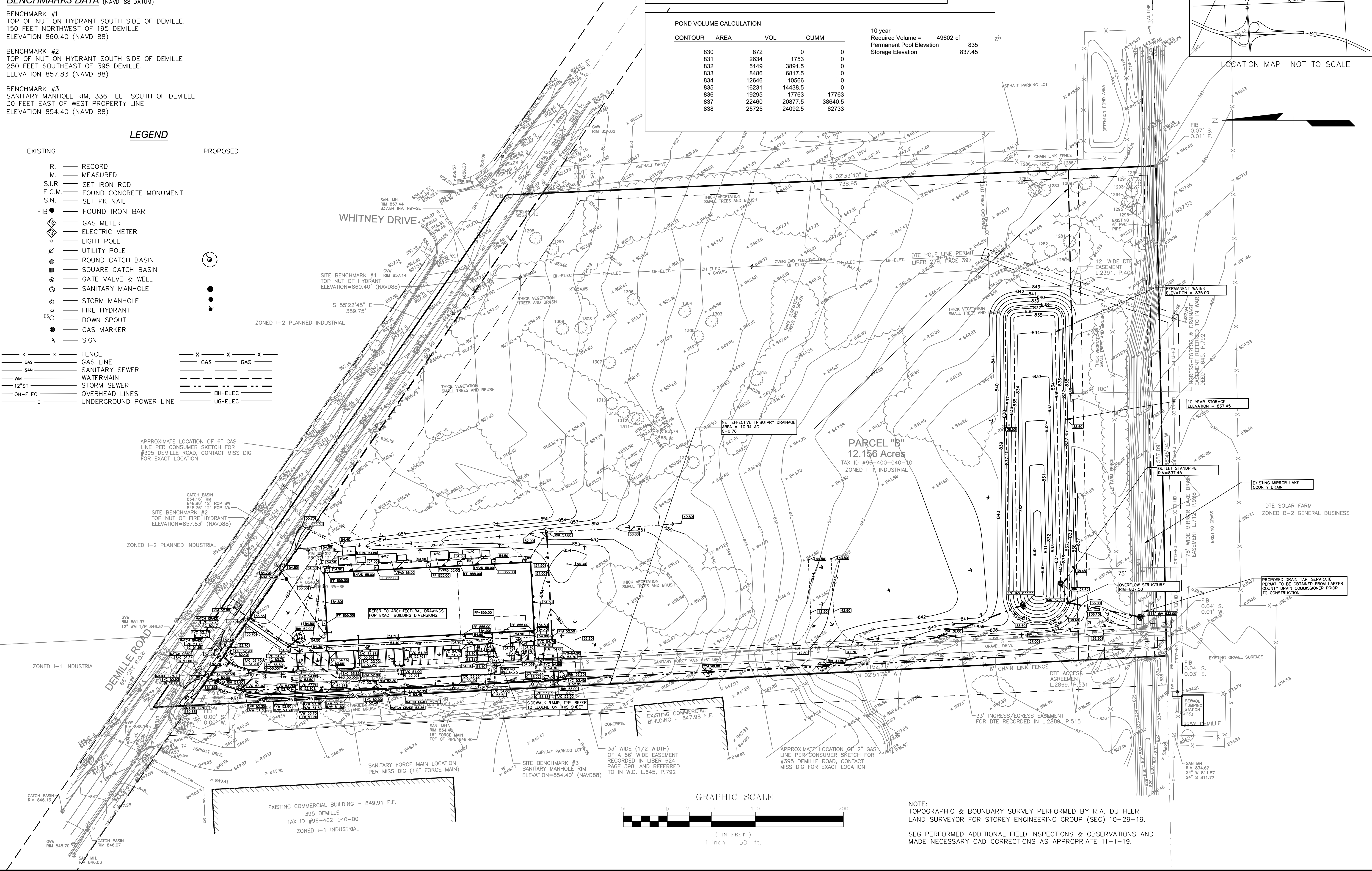
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MACOMB, MI 48044
(586) 216-1043
www.storeyengineering.com

GAG HOLDINGS
220 NORTH OGDEN AVE
ALBURN HILLS, MI 48226

OVERALL DRAINAGE PLAN
DEMILLE ROAD DEVELOPMENT
PART OF NE 1/4 SECTION 8, T7N, R10E
CITY OF LAPEER, LAPEER COUNTY, MICHIGAN

DES. TSS DN. TSS SUR. RAD. P.M.
TSS DN. TSS SUR. RAD. P.M.

ORIGINAL ISSUE DATE: February 27, 2020
PROJ. No. 2019-018
SCALE: 1" = 50'
DRAWING NUMBER: **C-6.0**



NOTE:
TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY R.A. DUTHLER LAND SURVEYOR FOR STOREY ENGINEERING GROUP (SEG) 10-29-19.
SEG PERFORMED ADDITIONAL FIELD INSPECTIONS & OBSERVATIONS AND MADE NECESSARY CAD CORRECTIONS AS APPROPRIATE 11-1-19.

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF LAPEER.
2. ALL NECESSARY PERMITS, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL INSPECTION FEES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE PERIODS OF CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
4. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT MISS DIG (1-800-482-7171) TO VERIFY THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES AND SHALL NOTIFY OTHER REPRESENTATIVES OF OTHER UTILITIES IN THE VICINITY OF THE WORK.
5. ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
6. MANHOLE, CATCH BASIN, GATE VALVES AND HYDRANT FINISH GRADES MUST BE CLOSELY CHECKED AND APPROVED BY THE ENGINEER BEFORE THE CONTRACTOR'S WORK IS CONSIDERED COMPLETE.
7. CONTRACTOR SHALL REMOVE AND DISPOSE OF OFF-SITE ANY TREES, BRUSH, STUMPS, TRASH OR OTHER UNWANTED DEBRIS AT THE OWNER'S DIRECTION, INCLUDING OLD BUILDING FOUNDATIONS AND FLOORS. BURNING OF TRASH, STUMPS OR OTHER DEBRIS SHALL NOT BE PERMITTED.
8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY CONTAIN TRAFFIC IN ACCORDANCE WITH "MUTCD".
9. ALL EXCAVATIONS SHALL BE SLOPED, SHORED OR BRACED IN ACCORDANCE WITH MI-OSHA REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AN ADEQUATELY CONSTRUCTED AND BRACED SHORING SYSTEM FOR EMPLOYEES WORKING IN AN EXCAVATION THAT MAY EXPOSE EMPLOYEES TO THE DANGER OF MOVING GROUND.
10. ALL REFERENCES TO M.D.O.T. SPECIFICATIONS ARE TO BE IN ACCORDANCE WITH THE M.D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

PAVING NOTES:

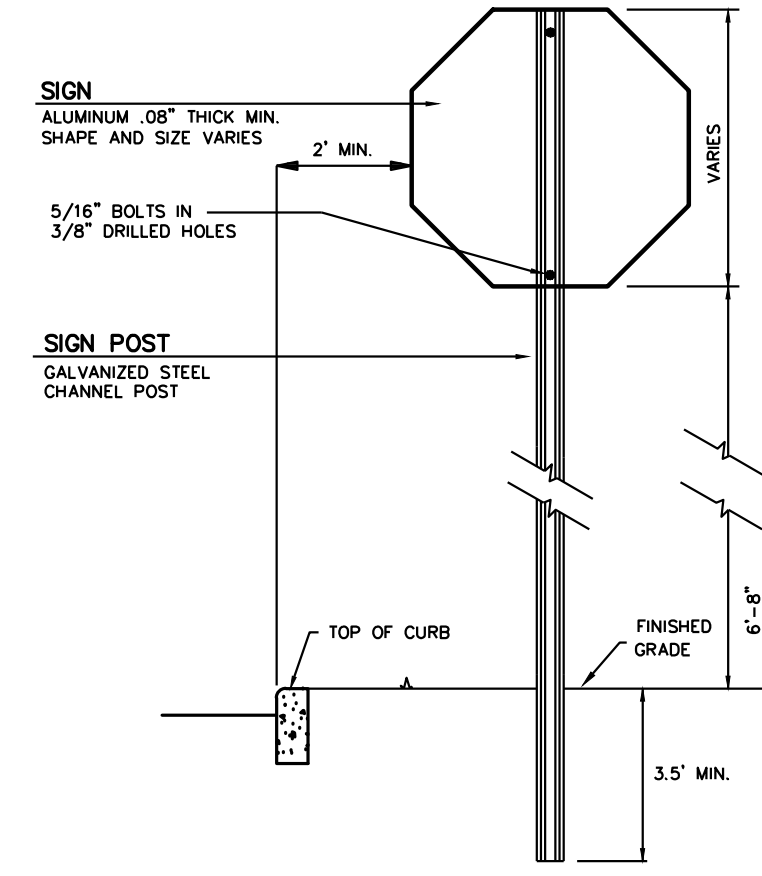
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF LAPEER AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION.
2. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
3. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
4. SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED WITH SAND OR OTHER SIMILAR APPROVED MATERIAL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT (PER ASTM D-1557) UNLESS OTHERWISE SPECIFIED.
5. BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
6. ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.

GENERAL UTILITY NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF LAPEER, M.D.O.T. AND THE LAPEER COUNTY DRAIN COMMISSIONERS OFFICE., AS APPLICABLE.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES, WHICH MIGHT AFFECT THIS JOB.
3. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
4. WHENEVER EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, THE CONNECTION SHALL BE CORE DRILLED WITH APPLICABLE WATER TIGHT BOOTS INSTALLED AND SHALL BE PRE-APPROVED BY THE CITY OF LAPEER.
5. EXACT GRADES AND DEPTHS OF UTILITIES ARE TO BE CHECKED CLOSELY WITH THE FIELD ENGINEER PRIOR TO INSTALLATION.

WATER MAIN NOTES:

1. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 6.0' BELOW FINISH GRADE. WHEN WATER MAINS MUST DIP TO PASS UNDER A STORM SEWER OR SANITARY SEWER, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE KEPT TO A MINIMUM LENGTH BY THE USE OF VERTICAL TWENTY TWO AND A HALF (22.5) DEGREE BENDS, PROPERLY ANCHORED.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF LAPEER.
3. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
4. ALL TEE'S, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE JOB.
5. PHYSICAL CONNECTIONS SHALL NOT BE MADE BETWEEN EXISTING AND NEW WATER MAINS UNTIL TESTING IS SATISFACTORILY COMPLETED.
6. MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN OUTER EDGE OF WATER MAIN AND ANY SANITARY SEWER OR STRUCTURE.
7. ALL WATER MAIN 4" & LARGER SHALL BE PVC C909 PER CITY STANDARDS. REFER TO CITY NOTES, DETAILS & SPECIFICATIONS.
8. ALL WATER SERVICES (2" DIAMETER) SHALL BE TYPE K COPPER PER CITY STANDARDS.
9. REFER TO THE CITY OF LAPEER STANDARD DETAILS FOR WATER MAIN CONSTRUCTION FOR ADDITIONAL INFORMATION.



SIGN AND POST INSTALLATION IN LANDSCAPED AREAS
NOT TO SCALE



VAN ACCESSIBLE SIGN DETAIL
NOT TO SCALE

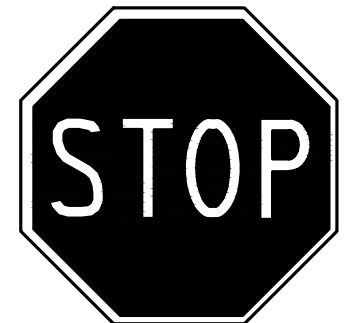


RESERVED PARKING SIGN DETAIL
NOT TO SCALE

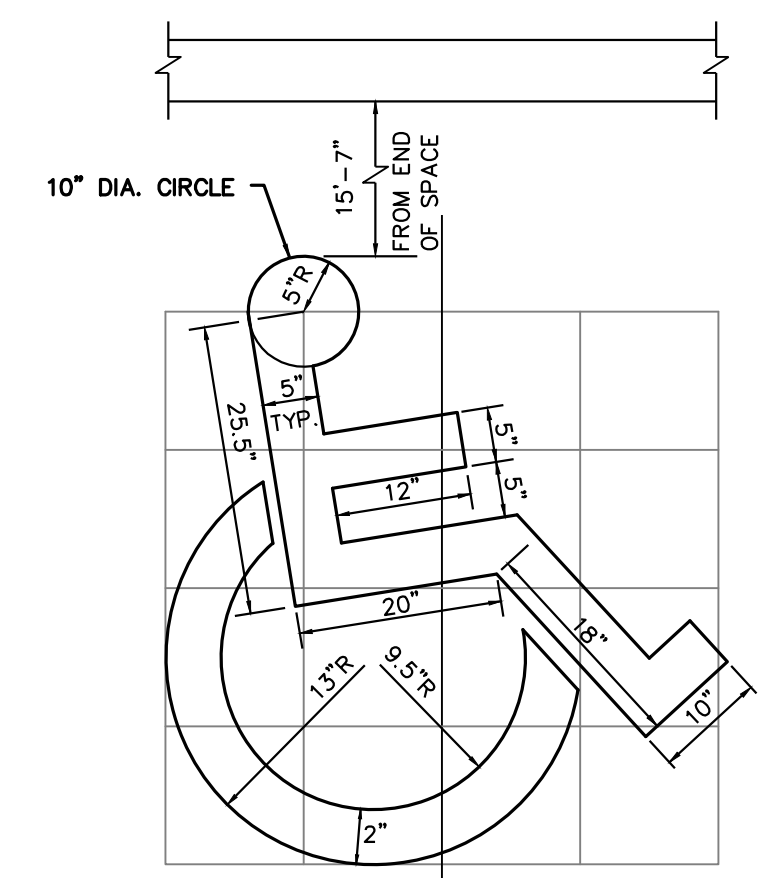
BARRIER FREE PARKING SIGN DETAIL
NOT TO SCALE



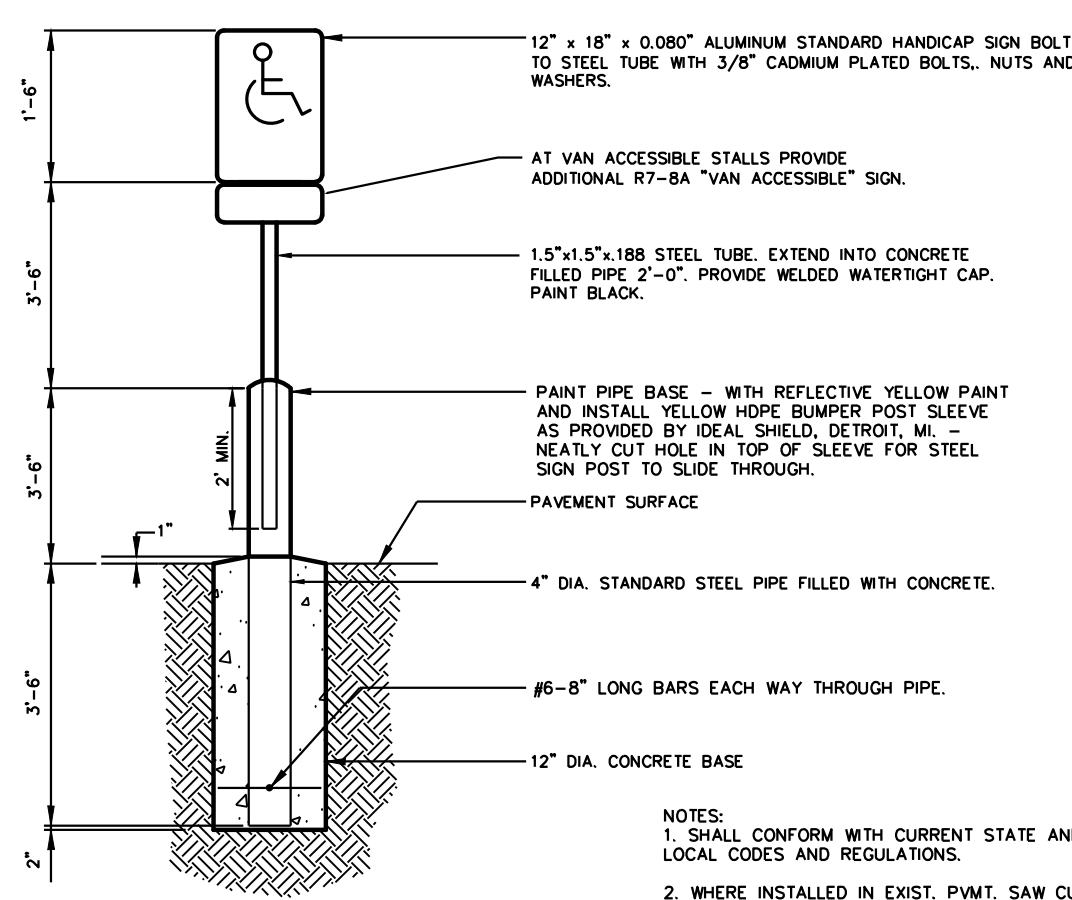
NO PARKING FIRE LANE SIGN DETAIL
NOT TO SCALE



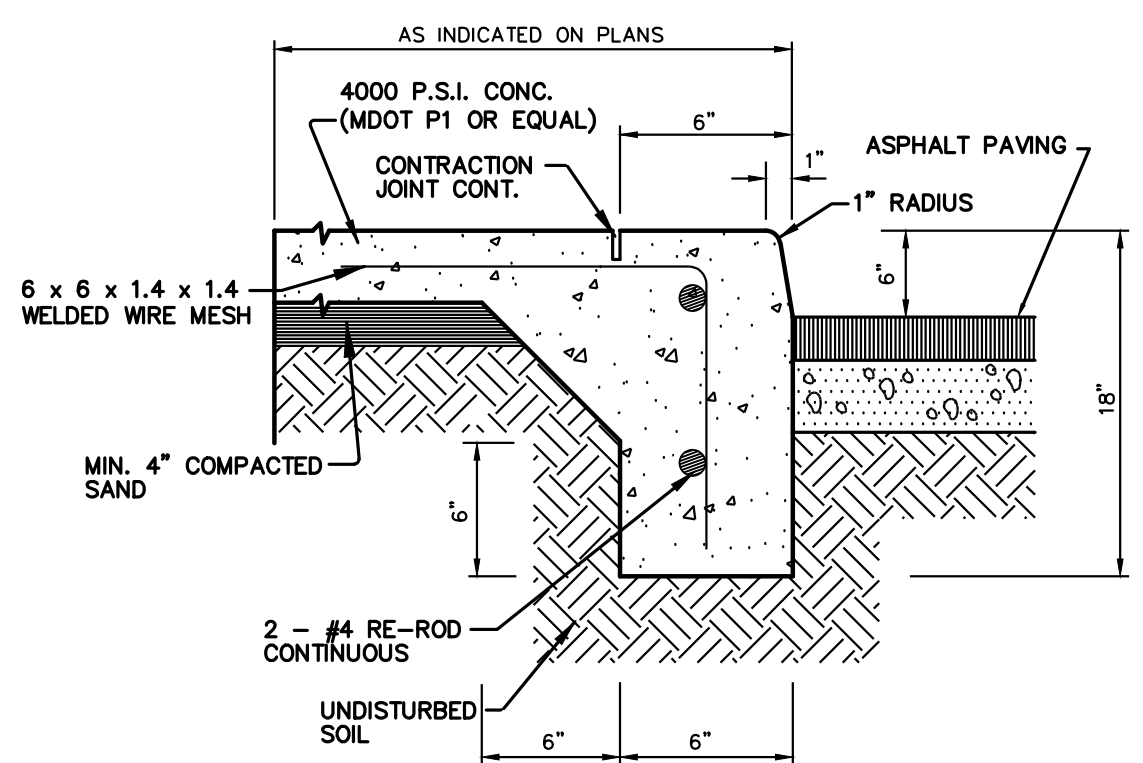
STOP SIGN DETAIL
NOT TO SCALE



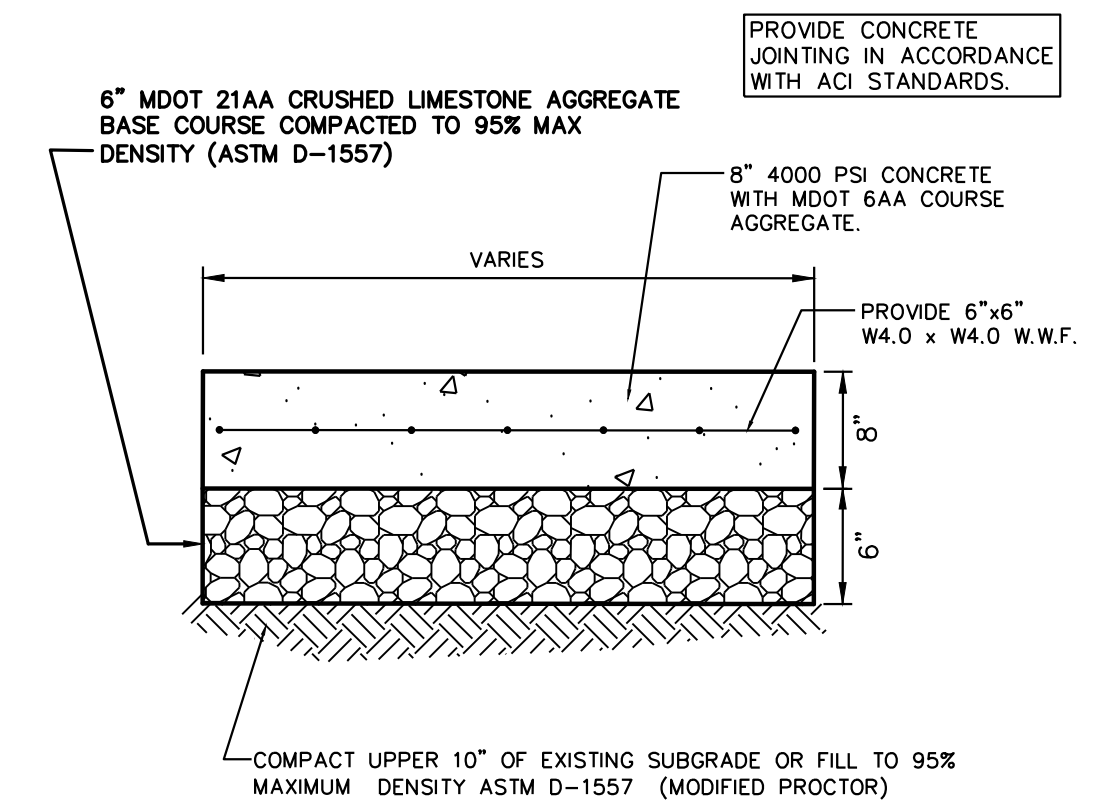
STANDARD BARRIER FREE SYMBOL FOR PARKING SPACE
NOT TO SCALE



SIGN AND POST INSTALLATION IN PAVED AREAS
NOT TO SCALE

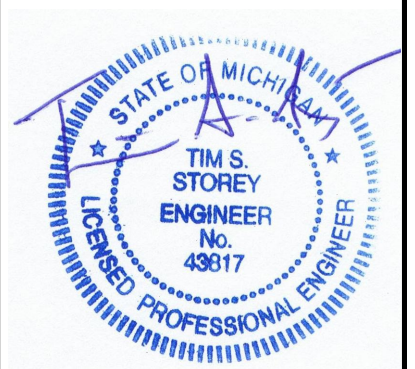


INTEGRAL CURB AND WALK
NOT TO SCALE



HEAVY DUTY CONCRETE PAVEMENT DETAIL
NOT TO SCALE

NO.	DATE	BY	REVISIONS
1	5-27-20	TSS	REVISED PER CITY REVIEW COMMENTS



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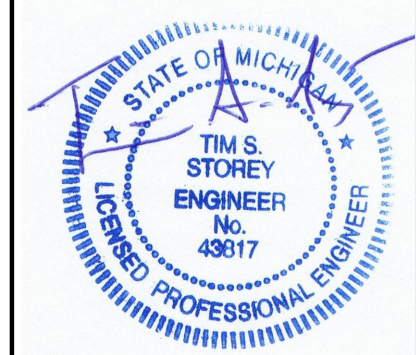
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DES.	TSS	DN.	TSS	SUR.	RAD	P.M.	TSS
	GAG HOLDINGS 200 NORTH OGDYKE AUBURN HILLS, MI 48026 NOTES + DETAILS DEMILLE ROAD DEVELOPMENT PART OF NE 1/4 SECTION 8, T7N, R10E CITY OF LAPEER, LAPEER COUNTY, MICHIGAN 8:\SEC02\PROJ\2019-018-DEMILLE - LAPEER\DWG\SITE PLAN\C-7.1 NOTES + DETAILS.DWG						

ORIGINAL ISSUE DATE:
February 27, 2020
PROJ. No. 2019-018
SCALE: 1" = 40'
DRAWING NUMBER:
C-7.1



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	DN.				
<p>GAG HOLDINGS 200 NORTH OGDEN AVE. AUBURN HILLS, MI 48028</p>					
<p>DETAILS DEMILLE ROAD DEVELOPMENT PART OF NE 1/4 SECTION 8, T7N, R10E CITY OF LAPEER, LAPEER COUNTY, MICHIGAN</p>					

ORIGINAL ISSUE DATE:
February 27, 2020

PROJ. No. 2019-018

SCALE: 1" = 40'

DRAWING NUMBER:

C-7.2

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1	2-27-20	TSS	ISSUED PER CITY REVIEW COMMENTS

