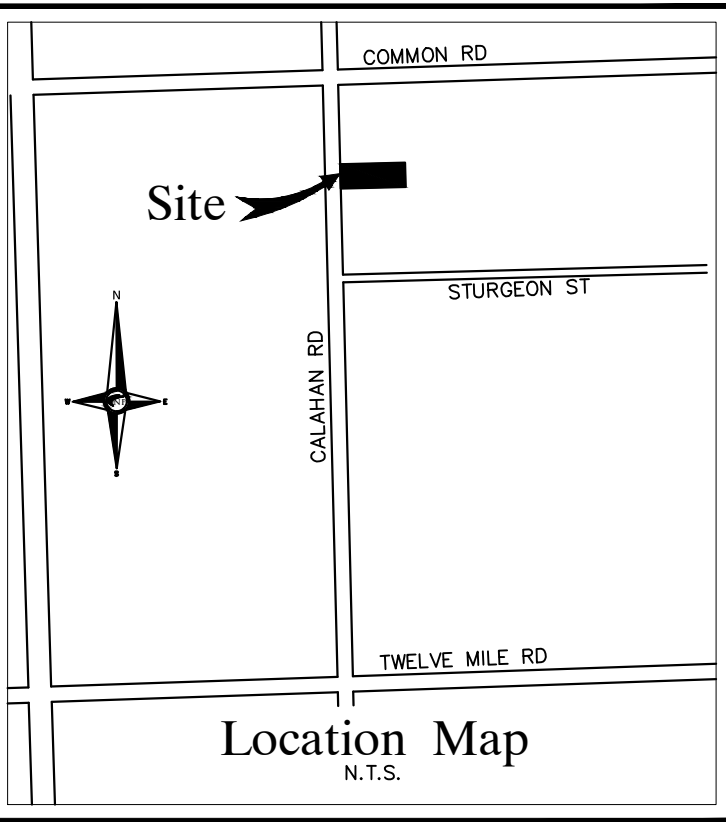
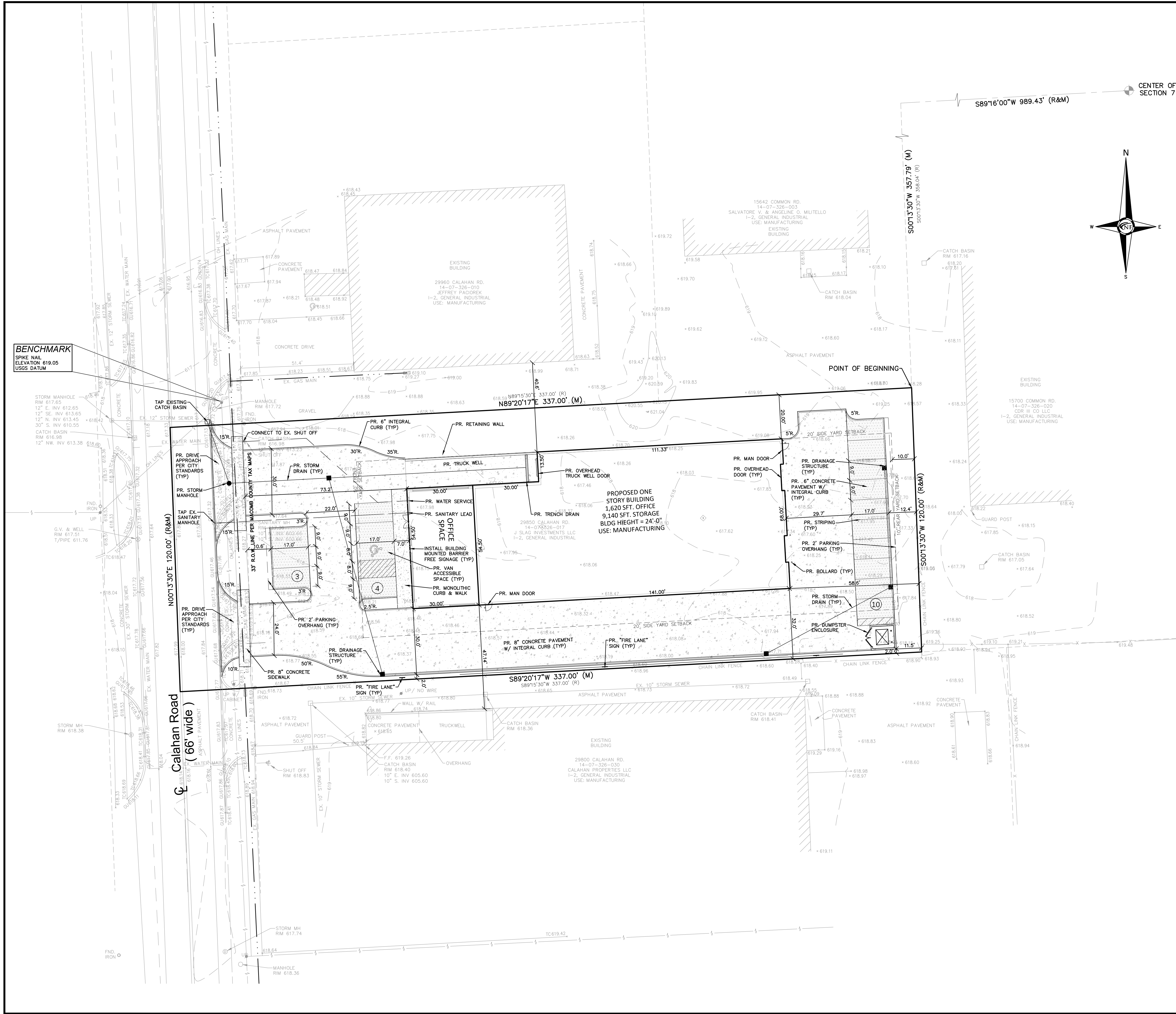
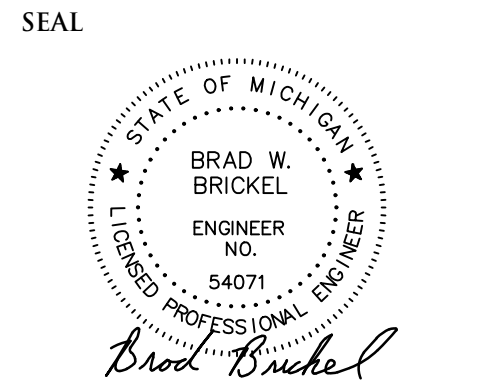




NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM



PROJECT
29850 Calahan Road

CLIENT
JSLAG Investments, LLC
29850 Calahan Rd.
Roseville, MI 48066

Contact: Giuseppe D. Lia
Tel. (586) 783-4044

PROJECT LOCATION
Part of the SW 1/4
of Section 7
T. 1N., R. 13E.,
City of Roseville,
Macomb County, Michigan

SHEET
Paving & Grading Plan



DATE ISSUED/REVISED
06-08-23 ISSUED FOR SITE PLAN REVIEW

DRAWN BY:
A. Panley

DESIGNED BY:
A. Panley

APPROVED BY:
B. Brickel

DATE:
February 4, 2021

SCALE: 1" = 20'

NFE JOB NO. M207 SHEET NO. SP2

SITE DATA			
SITE AREA: 36,475.16 SFT. OR 0.837 ACRES			
ZONING:	I-2 (GENERAL INDUSTRIAL)		
EXISTING:	I-2 (GENERAL INDUSTRIAL)		
PARKING REQUIRED:	5 PLUS 1 FOR EVERY 1,700 SFT. USEABLE AREA		
WAREHOUSE:	5 PLUS 1 FOR EVERY 1,700 SFT. USEABLE AREA		
OFFICE:	1 FOR EVERY 200 SFT. USEABLE AREA		
TOTAL:	16		
PROVIDED:	17 SPACES PROVIDED INCLUDING 1 BARRIER FREE SPACES		
SITE AREA:	36,475.16 SFT.	100.0%	
BUILDING FOOTPRINT:	11,600.00 SFT.	31.8%	
PARKING & DRIVES:	15,817.90 SFT.	43.4%	
OPEN SPACE:	9,057.26 SFT.	24.8%	
SETBACK REQUIREMENTS:	REQUIRED	PROVIDED	
FRONT:	50' (W)	73.2' (W)	
SIDE:	20' (N), 20' (S), 10' (E)	20.0' (N), 32.0' (S), 58.6' (E)	
REAR:			

COVID-19 PANDEMIC CONDITION
DUE TO THE UNPRECEDENTED COVID-19 PANDEMIC CONDITION AND RESTRICTIONS THE STANDARD DATA WHICH IS OBTAINED FROM MISS DIG / CALL 811 HAS BEEN RESTRICTED TO CRITICAL INFRASTRUCTURE ONLY. NFE WILL MAKE EVERY EFFORT TO OBTAIN CURRENT REFERENCE DATA FROM THE GOVERNING AGENCIES; HOWEVER, THIS DATA MAY BE PARTIAL OR INCOMPLETE. NFE WILL ISSUE THIS SURVEY WITH THE BEST AVAILABLE INFORMATION FROM OUR FIELD SURVEY AND OTHER AVAILABLE REFERENCE DATA. NFE WILL NOT BE RESPONSIBLE FOR INCOMPLETE OR PARTIAL DATA PROVIDED BY THIRD PARTY FACILITY OWNERS. NFE IS NOT RESPONSIBLE FOR BURIED UTILITIES FOR WHICH PLANS WERE NOT FURNISHED OR CANNOT BE OBSERVED IN THE FIELD.

ALL CONSTRUCTION DOCUMENTS WILL BE UPDATED WHEN THE UTILITY INFORMATION IS PROVIDED BY THE FACILITY OWNER UP UNTIL THE TIME OF SUBMITTAL. ONCE THE PLANS HAVE BEEN SUBMITTED AND APPROVED IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A MISS DIG TICKET PRIOR TO COMMENCING ANY CONSTRUCTION REQUIRING EXCAVATION. CONTRACTOR SHALL IMMEDIATELY NOTIFY NFE OF ANY UTILITIES FLAGGED BY MISS DIG THAT WERE NOT SHOWN ON THE PLANS OR UTILITIES UNCOVERED DURING THEIR WORK.

PAVING LEGEND	
	PROPOSED 8" CONCRETE PAVEMENT
	PROPOSED 6" CONCRETE PAVEMENT
	PROPOSED 4" CONCRETE SIDEWALK

LEGEND	
	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE