



PROJECT NO.	50153.00008
DATE	03/20/18
PROJECT LOCATION	5855 BAY SAGINAW, MI 48604
CLIENT	SSP ASSOCIATES INC.
DESIGNED BY	ADY
DRAWN BY	ADY
CHECKED BY	ADY
SCALE	1"=40'
SHEET	OF

SSP ASSOCIATES INC.
 5855 BAY
 SAGINAW, MI 48604
 TAX ID. #18-13-4-34-1008-018
 889-238-3888

LETZKE, R K & P E
 5855 BAY
 SAGINAW, MI 48604
 TAX ID. #18-13-4-34-1008-018

FURDY LEASING LLP
 5855 BAY
 SAGINAW, MI 48604
 TAX ID. #18-13-4-34-1008-016

JEJ REAL ESTATE LLC
 5855 BAY
 SAGINAW, MI 48604
 TAX ID. #18-13-4-34-1008-002

WILCOX PROFESSIONAL SERVICES, L.L.C.
 1000 S. LANSING
 SAGINAW COUNTY, MICHIGAN
 889-238-3888

TEMPLE DRIVE EXTENSION

Professional Services
 AN ISO 9001:2000 CERTIFIED COMPANY
 www.wilcox.com

WILCOX

C3.0

50153.00008

SITE DEVELOPMENT INFORMATION

THE PROPOSED STORM SEWER AND PROPOSED STORM WATER DETENTION BASIN ARE DESIGNED TO ALLOW A MAXIMUM PERCENTAGE OF IMPERVIOUS AREA FOR EACH DEVELOPED PARCEL, WHICH IS AS FOLLOWS:

PARCEL 1	50% IMPERVIOUS	SEPARATE OUTLET REQUIRED
PARCEL 2	50% IMPERVIOUS	SHALL DISCHARGE DIRECTLY TO PROPOSED STORM WATER DETENTION BASIN AND SHALL NOT CONNECT TO PROPOSED STORM SEWER
PARCEL 3	50% IMPERVIOUS	
PARCEL 4	NOT INCLUDED	
PARCEL 5	10% IMPERVIOUS	
PARCEL 6	50% IMPERVIOUS	
PARCEL 7	50% IMPERVIOUS	
PARCEL 8	50% IMPERVIOUS	

ANY IMPERVIOUS AREA ABOVE THE ALLOWED PERCENTAGE SHALL REQUIRE SEPARATE ON-SITE STORM WATER DETENTION.

UTILITY CONTACTS

TELEPHONE	GAS AND ELECTRIC
AT&T	CONSUMERS ENERGY
1/2" ENGINEERING DEPARTMENT	2400 WEST STREET
FROM BAY	SAGINAW, MICHIGAN 48603
308 S. WASHINGTON AVENUE	989-721-5903
SAGINAW, MICHIGAN 48607	
989-778-6070	
WATER/SEWER	
S/U W	2801 MADONAW ROAD
3321 MADONAW ROAD	SAGINAW, MI 48604
SAGINAW, MI 48604	889-752-1708 ext. 12
989-722-7868	

BENCH-MARKS

BM 2 - SOUTHWEST CORNER OF TRANSFORMER CONCRETE PAD
 NAVD 85 ELEV. 603.00

FLOOD PLAN INFORMATION

THE FLOOD INSURANCE RATE MAP (FIRM) 22814-0008B 0, FOR COMMUNITY NO. 38003, EFFECTIVE DATE: OCTOBER 16, 1993, INDICATES THE PROPERTY IS LOCATED WITHIN FLOOD PLAN ZONE "X".
 FLOOD PLAN ZONE "X" DENOTES AREA TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.

ZONING INFORMATION

ZONING-B-3 COMMERCIAL (GENERAL RETAIL/BUSINESS)
 SETBACK:
 FRONT - 30'
 SIDE - 10' UNLESS SIDE FACES STREET THEN IT IS 30'
 REAR - 20'
 MAX. BUILDING HEIGHT - 40'

LEGEND

○	MONUMENT / SECTION CORNER
○	FOUND PROPERTY BOUND
○	SET PROPERTY BOUND
○	EXISTING LOT CORNER
○	PROPOSED CALDWELL
○	EXISTING MANHOLE/CATCHBASIN
○	PROPOSED MANHOLE/CATCHBASIN
○	EXISTING TUNNEL
○	PROPOSED TUNNEL
○	EXISTING SIGNAGE
○	PROPOSED SIGNAGE
○	EXISTING VALVE
○	PROPOSED VALVE
○	EXISTING SANITARY SEWER
○	PROPOSED SANITARY SEWER
○	EXISTING STORM SEWER
○	PROPOSED STORM SEWER
○	EXISTING WATERMAIN
○	PROPOSED WATERMAIN
○	EXISTING TIME VENT
○	UNDERGROUND ELECTRIC LINE
○	UNDERGROUND GAS LINE
○	UNDERGROUND TELEPHONE LINE
○	UNDERGROUND CABLE T.V. LINE
○	UNDERGROUND FIBER OPTIC WIRE
○	EXISTING MANHOLE / WELPUMP/BOB
○	EXISTING SIGN
○	EXISTING OCCUPANCY TREES
○	EXISTING CONCRETE TREES
○	EXISTING UTILITY POWER POLE
○	EXISTING UTILITY POWER POLE W/ADHT
○	EXISTING UTILITY POLE w/TRANSFORMER
○	REAR - 20'
○	EXISTING TELEPHONE BOUND
○	EXISTING TRANSFORMER PAD