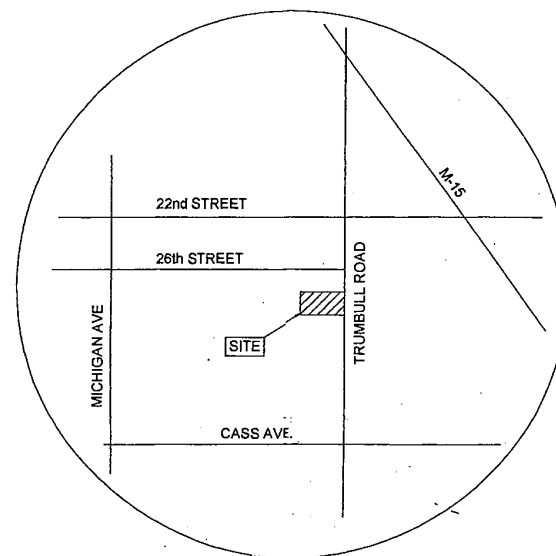


PLANS OF PROPOSED  
**STONEY ACRES SUBDIVISION**  
PORTSMOUTH TOWNSHIP, BAY COUNTY, MI

GENERAL PLAN NOTES:

1. The contractor shall obtain any required permits from the Michigan Department of Transportation and County Road Commission for all work within the County road right-of-way and from the County Drain Commissioner for any work within the County drain right-of-way.
2. Any existing storm drains or culverts under the jurisdiction of the County Drain Commissioner, which are disturbed or removed during construction, shall be replaced in accordance with the Drain Commissioner's requirements. The contractor shall obtain the required permits from the County drain office for the work.
3. Any existing storm drains or culverts under the jurisdiction of the County Road Commission, which are disturbed or removed during construction, shall be replaced in accordance with the County Road commission's requirements. The contractor shall obtain the required permits from the County Road commission office for the work.
4. All water main and sanitary sewer construction shall conform to the BCDW "Standard Specifications for Construction", the details provided on the plans, and the project specifications, and generally accepted construction standards.
5. All driveways disturbed by the contractor are to be restored by the contractor to a condition equal to, or better than, prior to construction.
6. The location and sizes of existing utilities shown on these plans were obtained from local governing agencies. These locations must be considered as approximate only. There may be other utilities not presently known or shown herein. Contractor to verify depths and locations existing utilities prior to construction.
7. All water main/storm sewer/sanitary sewer crossings to have a minimum of 8 inches of vertical separation.
8. All proposed PVC water main 8" and larger to be AWWA C900 or C908, pressure class 150 psi.
9. All proposed PVC sanitary sewer 8" and larger to be PVC SDR 35. All forerun to be PVC SDR 21 AWWA C900 or ASTM D2241 pressure pipe and joints.
10. All proposed storm sewer pipe 12 inches in diameter and larger to be reinforced concrete pipe C76 Class IV unless indicated otherwise on the plans.
11. All disturbed areas to be graded, topsoiled (min. 4"), and hydro-seeded.
12. All backfill of trenches not within a 1-on-1 influence of the roadways, driveways, and pavement to be "suitable excavated material", free of frozen or organic matter, clinders, rebar/solders, rocks, or pavement.
13. All trenches under and within a 1-on-1 influence of roadways, driveways, pavement, and sidewalks to be compacted to 95 % of maximum density with MDOT granular material, class II.
14. All concrete to be a minimum of 4000 psi, with air-entraining conforming to ASTM C260, unless otherwise noted.
15. All materials and construction of Bituminous and Concrete Pavements, rd Curb and Gutter, to conform to the Michigan Department of Transportation's "1990 Standard Specifications for Construction" except the measurement and payment thereof.
16. All property lines shown are approximate only.
17. No brick mailboxes are allowed in the road r.o.w.



LOCATION MAP  
NO SCALE

SITE UTILITIES

|                                                                                                                                                        |                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| CONSUMERS ENERGY<br>2400 WEISS STREET<br>SAGINAW, MICHIGAN 48602<br>CONTACT: HOLLY CREAM<br>TELEPHONE: (989) 761-5885                                  | ELECTRIC & GAS         |
| AMERITECH ENGINEERING<br>308 SOUTH WASHINGTON AVENUE<br>SAGINAW, MICHIGAN 48607<br>CONTACT: DAN KARBOWSKI<br>TELEPHONE: (989) 776-4040                 | TELEPHONE              |
| BAY COUNTY DEPARTMENT OF WATER & SEWER<br>3933 PATTERSON ROAD<br>BAY CITY, MICHIGAN 48706<br>CONTACT: WILLIAM P. SCHUBERT<br>TELEPHONE: (989) 684-3883 | WATER & SANITARY SEWER |
| CHARTER CABLE COMPANY<br>1480 SOUTH VALLEY CENTER DRIVE<br>BAY CITY, MICHIGAN 48706<br>CONTACT: AL HERMAN<br>TELEPHONE: (989) 567-0611                 | CABLE T.V.             |

INDEX OF SHEETS

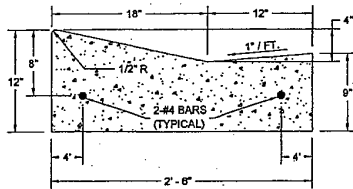
| TITLE                              | SHEET # |
|------------------------------------|---------|
| PRELIMINARY PLAN                   | 2       |
| SANITARY SEWER AND WATER MAIN PLAN | 3       |
| STORM AND DETENTION PLAN           | 4       |
| PAVING AND GRADING PLAN            | 5       |
| SANITARY AND STORM PROFILES        | 6       |
| SOIL EROSION CONTROL PLAN          | 7       |
| STORM SEWER AND MISC. DETAILS      | 8       |
| DRAINAGE AREAS AND CALCULATIONS    | 9       |

|                                                                                                 |                                                        |                                                                                                                                                       |                          |                                                                                           |                                                                                                                                                  |                                                                                                          |                                                           |                                                                  |
|-------------------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------------------------|
| STATE LAW ACT 53<br>THREE FULL<br>WORKING DAYS<br>BEFORE YOU DIG<br>TOLL FREE<br>1-800-482-7171 | DRAWN BY:<br>SRS<br>DESIGNED BY:<br>JRB<br>CHECKED BY: | ORIGINAL ISSUE DATE:<br>11/25/02<br>DATE:<br>1 - 31 - 03<br>2 - 12 - 03<br>REVISIONS:<br>REVISED STORM PER BCDG COMMENTS<br>REVISED PER BCDG COMMENTS | ISSUED FOR CONSTRUCTION: | CIVIL ENGINEERING CONSULTANTS<br>P.O. BOX 130, AUBURN, MI, 48611<br>PHONE: (989)-662-2040 | JOHN A. BILLETTE, P.E., PRESIDENT<br>ELLIS H. MAVIS, P.E., ASSOCIATE<br>NANCY J. KOLINSKI, P.E., ASSOCIATE<br>VERMONT E. BILLETTE, P.C.P., JOINT | CLIENT:<br>J & S DEVELOPERS, LLC<br>JOHN DRZEWICKI - PHONE: 893-3553<br>1104 MADISON, BAY CITY, MI 48708 | PROJECT TITLE:<br>STONEY ACRES<br>RESIDENTIAL SUBDIVISION | SCALE:<br>NONE<br>PROJECT NUMBER:<br>02-0072<br>SHEET:<br>1 of 9 |
|-------------------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------------------------|

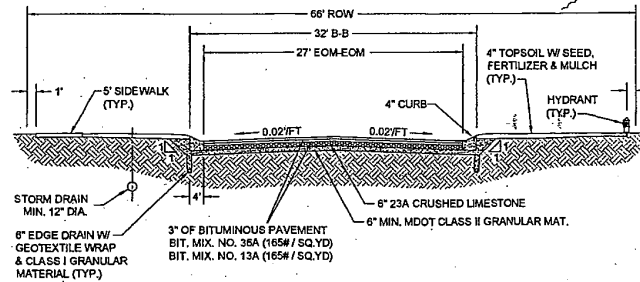
**Legal Description**

A parcel of land situated in and being part of the Southeast 1/4 of the Northwest 1/4 of Section 34, T14N-R5E, Portsmouth Township, Bay County, Michigan described as follows:

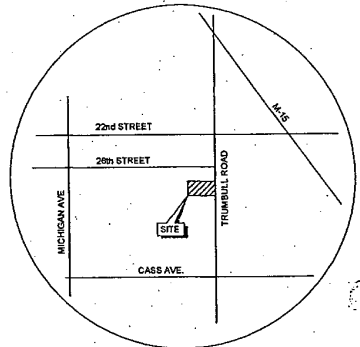
Commencing at the Center of Section 34, T14N-R5E, Portsmouth Township, thence North 217.14 feet along the North-South 1/4 Line, thence N88°52'00"W, 33 feet parallel to the North 1/4 Line to the Westerly Right of Way Line of Trumbull Road and the Point of Beginning, thence North along said Westerly Right of Way Line 259.88 feet, thence N88°52'00"W, 200.00 feet, thence North parallel to the North-South 1/4 Line 300.00 feet, thence N88°52'00"W, 425.02 feet, thence South parallel to the North-South 1/4 Line 608.84 feet, thence S88°52'00"E, 625.40 feet to the Point of Beginning. Subject to Easements, Rights of Way and restrictions, if any, of record.



**CURB & GUTTER DETAIL**  
NOT TO SCALE



**TYPICAL ROAD CROSS SECTION**  
NOT TO SCALE



**LOCATION MAP**  
NO SCALE

**MINIMUM SETBACKS**

SIDE YARD- 10'  
REAR YARD- 35'  
FRONT YARD- 35'

**SITE DATA**

-ZONED.....RESIDENTIAL - SFR  
-APPROX 6.2 ACRES  
-10 LOTS  
-PUBLIC SANITARY SEWER  
-PUBLIC WATER MAIN  
-PUBLIC ROADS  
-MINIMUM LOT SIZE- 17,000 SQ.FT.

**NOTE:**  
NO MASONRY MAIL BOXES SHALL BE  
ALLOWED IN THE ROAD RIGHT-OF-WAY

B.M.#1 USGS DATUM= 608.34  
NAIL IN N.E. SIDE UTILITY  
POLE-BASED ON USGS DATUM

|                                                                                                 |                                               |                   |
|-------------------------------------------------------------------------------------------------|-----------------------------------------------|-------------------|
| STATE LAW ACT 53<br>THREE FULL<br>WORKING DAYS<br>BEFORE YOU DIG<br>TOLL FREE<br>1-800-482-7171 | DRAWN BY:<br>DESIGNED BY:<br>CHECKED BY:      | SRS<br>JRB<br>--- |
| ORIGINAL ISSUE DATE:<br>12-02                                                                   | ISSUED FOR CONSTRUCTION:                      |                   |
| DATE:<br>1-31-03                                                                                | REVISIONS:<br>REVISED STORM PER BCDC COMMENTS |                   |
| 2-12-03                                                                                         | REVISED PER BCDC COMMENTS                     |                   |

**CIVIL ENGINEERING CONSULTANTS**  
P.O.BOX 130, AUBURN, MI, 48611  
PHONE: (989)-662-2040

JOHN R. BILLETTE, P.E., PRESIDENT  
ELLIS H. HAVIS, P.E., ASSOCIATE  
NANCY J. KOLESKI, P.E., ASSOCIATE  
KERRITH E. BILLETTE, P.C.P., ASSOCIATE

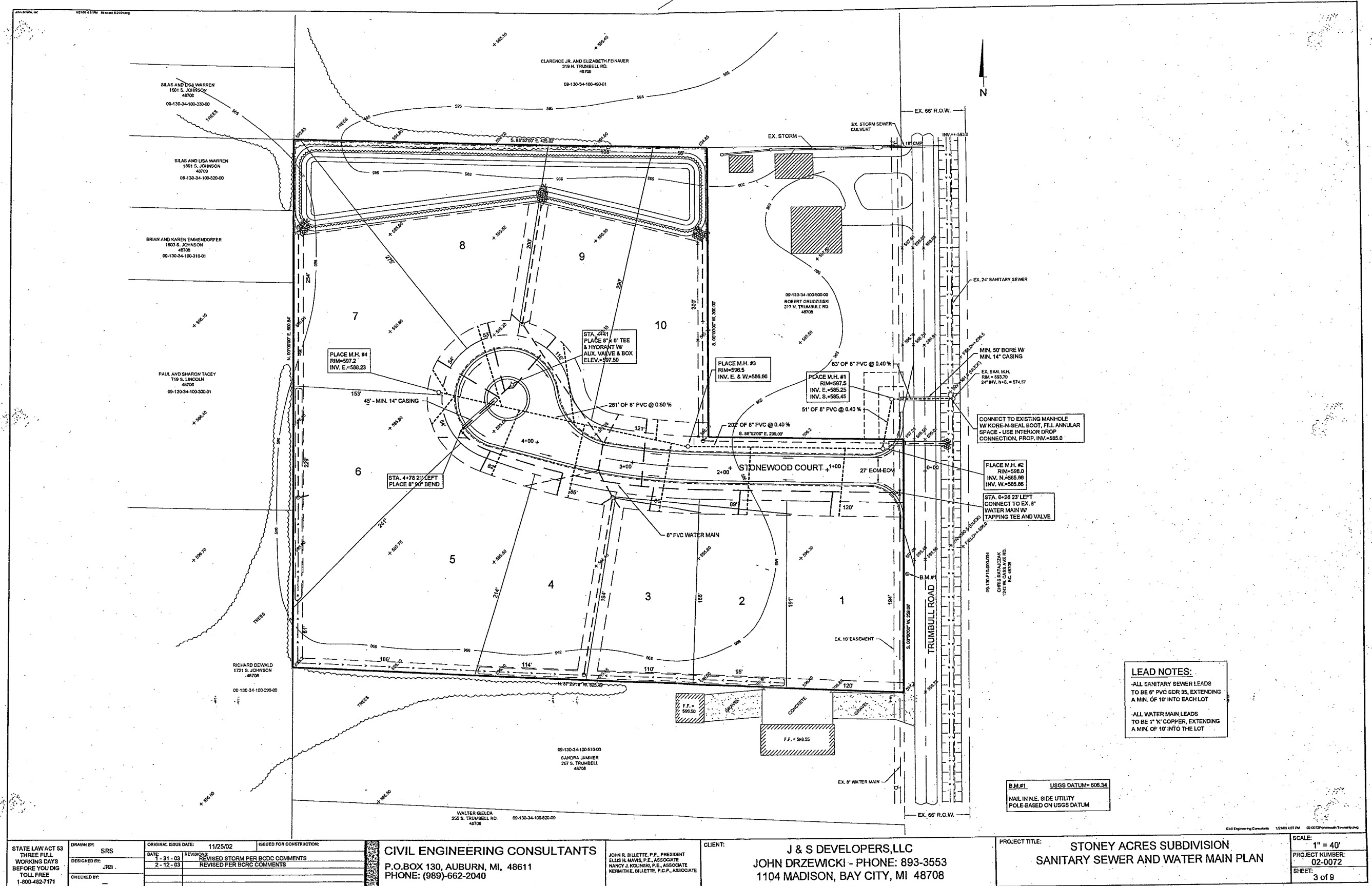
CLIENT:

**J & S DEVELOPERS**  
JOHN DRZEWICKI - PHONE: 893-3553  
1104 MADISON BAY CITY, MI 48708

PROJECT TITLE:

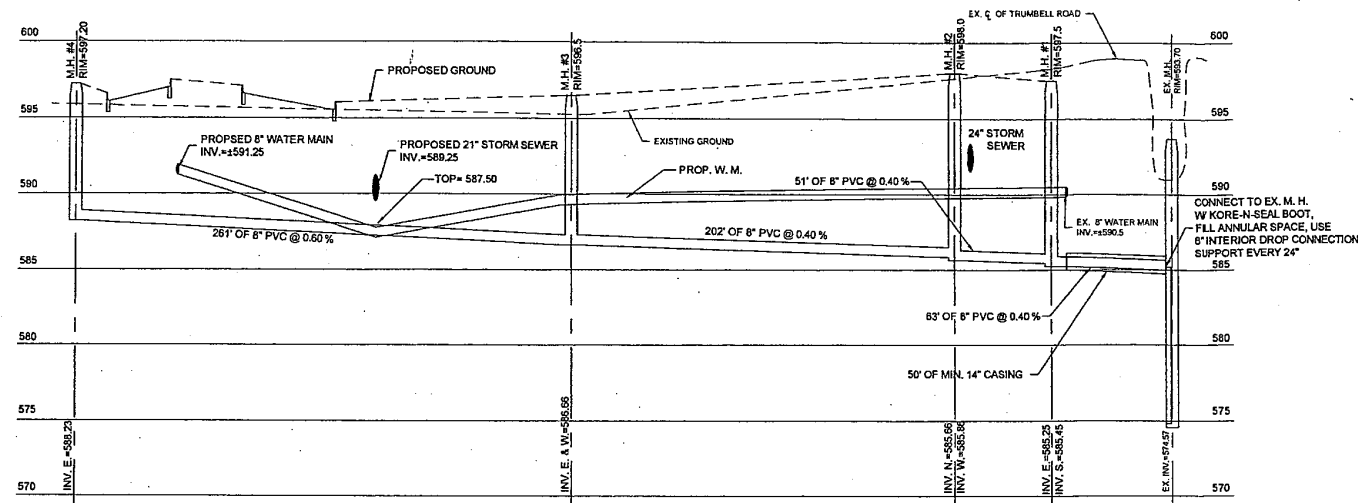
**STONE ACRES RESIDENTIAL SUBDIVISION**  
PORTSMOUTH TOWNSHIP  
PRELIMINARY PLAT

SCALE:  
1"=40'  
PROJECT NUMBER:  
02-0072  
SHEET:  
2 OF 9

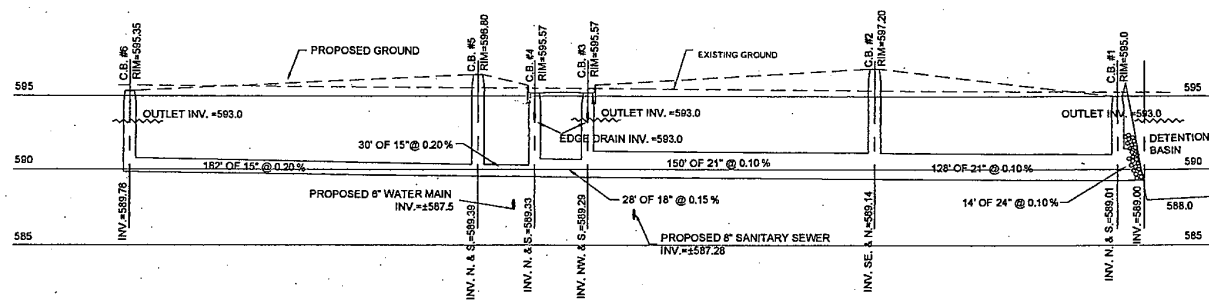






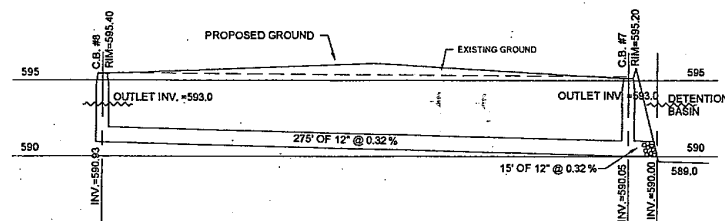


PROPOSED SANITARY SEWER PROFILE



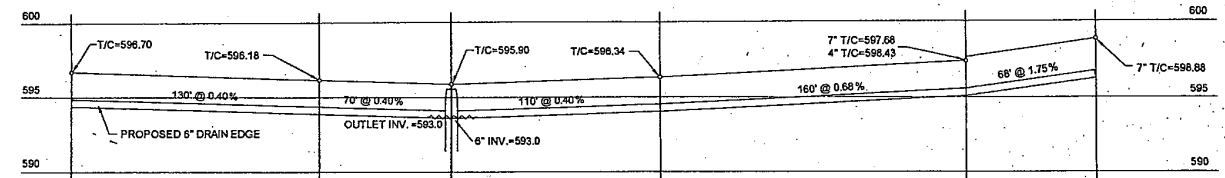
PROPOSED STORM SEWER PROFILE

SIDEYARD BETWEEN LOTS 3 & 4,  
STONEWOOD COURT CROSSING,  
AND SIDEYARD BETWEEN LOTS 6 & 9



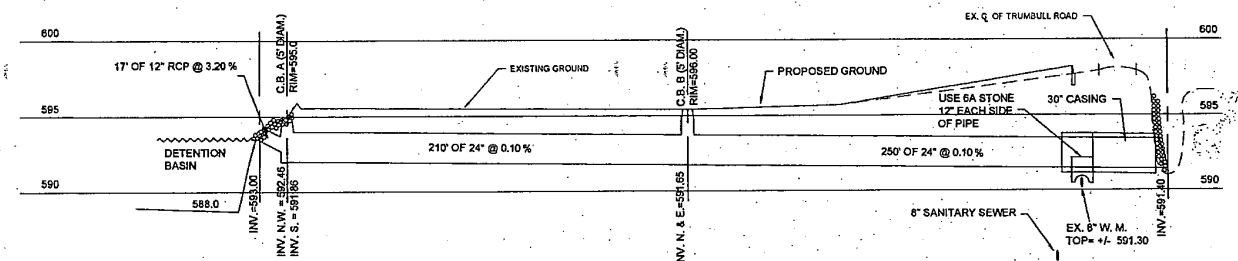
PROPOSED STORM SEWER PROFILE

REAR YARD LOTS 6 & 7



EDGE DRAIN PROFILE

STONEWOOD COURT

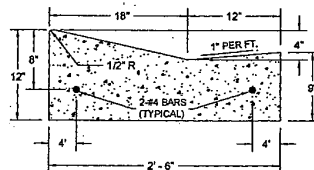


PROPOSED STORM SEWER PROFILE

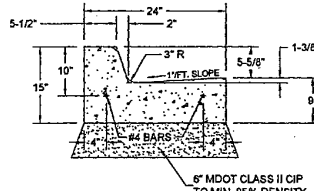
OUTLET SYSTEM OF DETENTION BASIN

|                                                                                                 |                                                  |                                                                                                                                         |                                                                                           |                                                                                                                                                      |                                                                                                       |                                                                        |                                                             |
|-------------------------------------------------------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------|
| STATE LAW ACT 53<br>THREE FULL<br>WORKING DAYS<br>BEFORE YOU DIG<br>TOLL FREE<br>1-800-482-7171 | DRAWN BY: SRS<br>DESIGNED BY: JRB<br>CHECKED BY: | ORIGINAL ISSUE DATE: 11/25/02<br>DATE: 1-31-03<br>REVISIONS:<br>2-12-03<br>REVISED STORM PER BCRD COMMENTS<br>REVISED PER BCRD COMMENTS | CIVIL ENGINEERING CONSULTANTS<br>P.O. BOX 130, AUBURN, MI, 48611<br>PHONE: (989)-662-2040 | JOHN R. BILLETTE, P.E., PRESIDENT<br>ELLIS H. HAVIS, P.E., ASSOCIATE<br>NANCY J. KOJINSKI, P.E., ASSOCIATE<br>KERRITH E. BILLETTE, P.C.P., ASSOCIATE | CLIENT: J & S DEVELOPERS, LLC<br>JOHN DRZEWICKI - PHONE: 893-3553<br>1104 MADISON, BAY CITY, MI 48708 | PROJECT TITLE: STONEY ACRES SUBDIVISION<br>SANITARY AND STORM PROFILES | SCALE: 1" = 40'<br>PROJECT NUMBER: 02-0072<br>SHEET: 6 of 9 |
|-------------------------------------------------------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------|

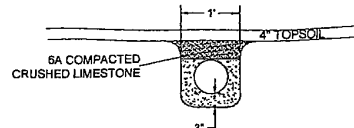




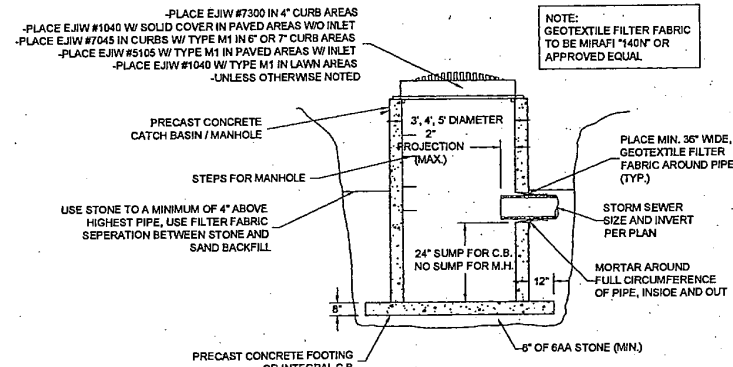
MOUNTABLE CURB & GUTTER DETAIL  
NOT TO SCALE



TYPICAL DETAIL FOR  
CONCRETE CURB & GUTTER  
(MDOT DETAIL C-4)  
NOT TO SCALE

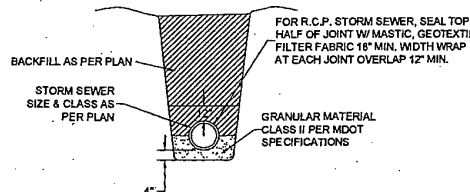


DRAIN TILE TRENCH DETAIL  
NOT TO SCALE

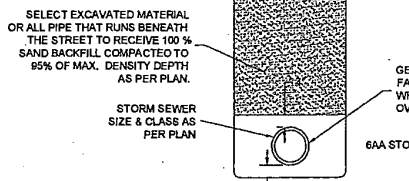


CATCH BASIN / MANHOLE DETAIL  
NOT TO SCALE

NOTE:  
GEOTEXTILE FILTER FABRIC  
TO BE MIRAFI "140N" OR  
APPROVED EQUAL

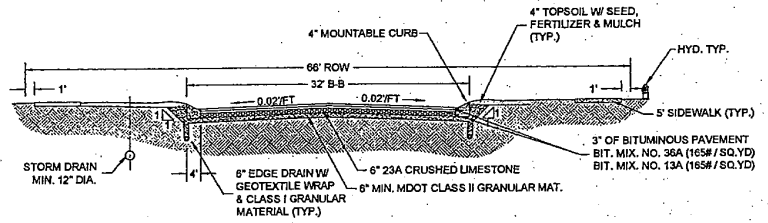


RCP  
TYPICAL STORM SEWER TRENCH DETAIL  
NOT TO SCALE



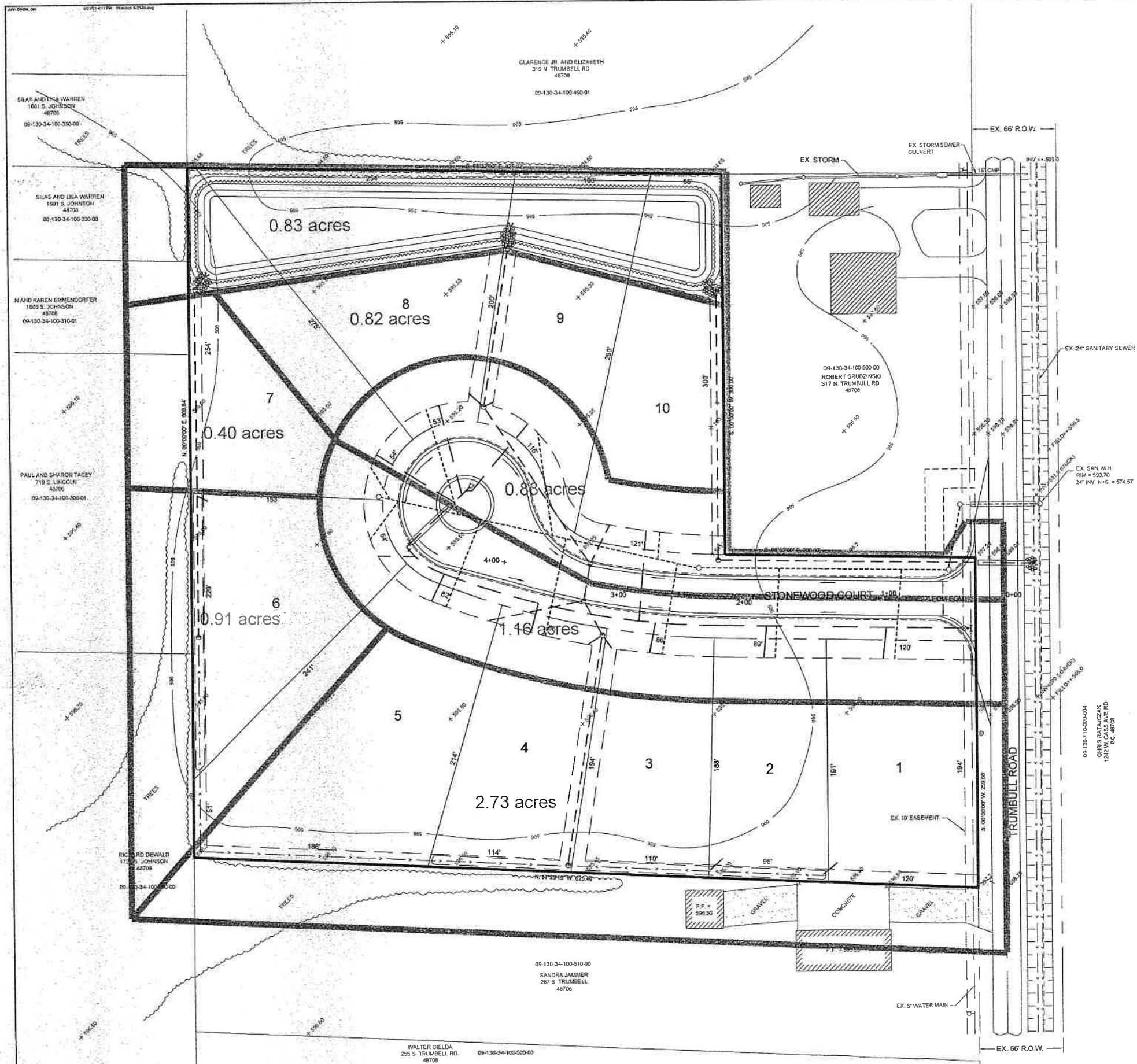
SLCPP  
TYPICAL STORM SEWER TRENCH DETAIL  
NOT TO SCALE

NOTE:  
GEOTEXTILE FILTER FABRIC  
TO BE MIRAFI "140N" OR  
APPROVED EQUAL



TYPICAL ROAD CROSS SECTION  
NOT TO SCALE

|                                                                                                 |                                                    |                                                                                                                                         |                                                                                           |                                                                                                                                                      |                                                                                                       |                                                                          |                                                         |
|-------------------------------------------------------------------------------------------------|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|---------------------------------------------------------|
| STATE LAW ACT 53<br>THREE FULL<br>WORKING DAYS<br>BEFORE YOU DIG<br>TOLL FREE<br>1-800-482-7171 | DRAWN BY: SRS<br>DESIGNED BY: JRB<br>CHECKED BY: — | ORIGINAL ISSUE DATE: 11/25/02<br>DATE: 1-31-03<br>REVISIONS:<br>2-12-03<br>REVISED STORM PER BCDG COMMENTS<br>REVISED PER BCDG COMMENTS | CIVIL ENGINEERING CONSULTANTS<br>P.O. BOX 130, AUBURN, MI, 48611<br>PHONE: (989)-662-2040 | JOHN R. BILLETTE, P.E., PRESIDENT<br>ELIUS R. MAVIS, P.E., ASSOCIATE<br>NANCY J. KOJINSKI, P.E., ASSOCIATE<br>KERRITH E. BILLETTE, P.C.P., ASSOCIATE | CLIENT: J & S DEVELOPERS, LLC<br>JOHN DRZEWICKI - PHONE: 893-3553<br>1104 MADISON, BAY CITY, MI 48708 | PROJECT TITLE: STONEY ACRES SUBDIVISION<br>STORM SEWER AND MISC. DETAILS | SCALE: NONE<br>PROJECT NUMBER: 02-0072<br>SHEET: 8 of 9 |
|-------------------------------------------------------------------------------------------------|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|---------------------------------------------------------|



TOTAL CONTRIBUTING ACREAGE = 7.73 ACRES