

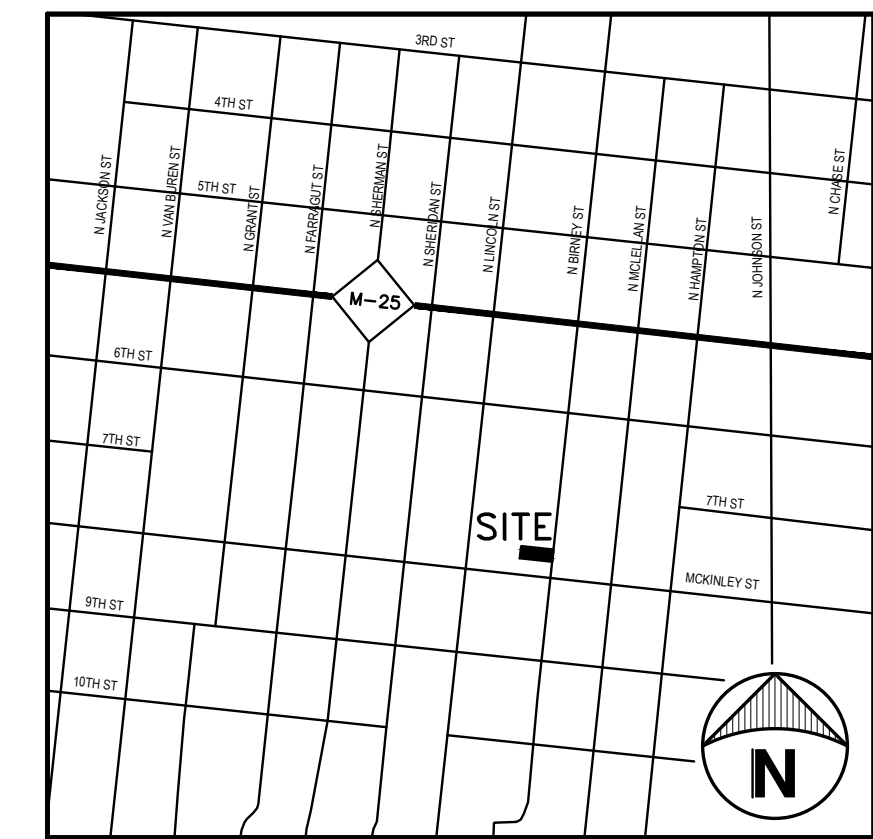
DATE	03-18-26
OWNER REVIEW	03-17-26

NO.	STATUS / REVISIONS
	ISSUED FOR BIDS

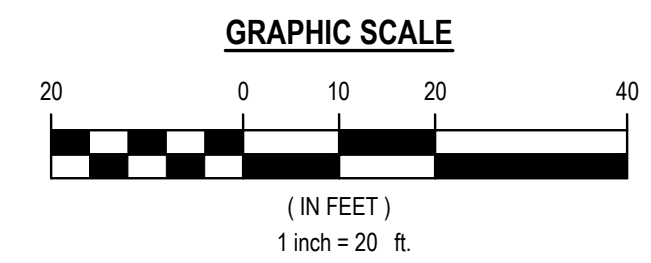
CHECKED BY:
 J. WHEELER
 DESIGNED BY:
 D.W. BANASZAK
 DRAWN BY:
 D.W. BANASZAK

PROJECT # 25-2954-0307

SHEET
C4.0



LOCATION MAP
 NOT TO SCALE



LEGEND

--- 601 ---	EX. SPOT GRADE
--- 600 ---	EX. CONTOUR (C-CONT-MNR LAYER)
---	EX. CONTOUR (C-CONT-MAJR LAYER)
---	EX. CENTERLINE DITCH
---	EX. SANITARY SEWER W/ MANHOLE
---	EX. SANITARY SEWER
---	EX. WATER MAIN
---	EX. ELECTRIC LINES
---	EX. CHAINLINK FENCE
---	EX. WOOD FENCE
---	EX. GAS LINES
---	EX. COMMUNICATION LINES
---	EX. OVERHEAD UTILITY WIRES
---	EX. RAILROAD CENTERLINE
---	EX. BUILDINGS
---	EX. BITUMINOUS PAVEMENT
---	EX. CONCRETE PAVEMENT
+	EX. SIGN WITH POST
+	EX. STEEL POST/BOLLARD
+	EX. STORM CURB INLET
+	EX. STORM CATCH BASIN/MANHOLE
+	EX. SANITARY MANHOLE
+	EX. HYDRANT
+	EX. WATER OR GAS VALVE
+	EX. UTILITY POLE
+	EX. SEWER CLEANOUT
+	EX. SPRINKLER/SPIGOT
+	EX. WATER WELL
+	EX. DRINKING FOUNTAIN
+	EX. LIGHT POLE
+	EX. UTILITY RISER
+	EX. MAILBOX
+	EX. DOWNSPOUT
+	EX. FLAG POLE
+	EX. ELECTRICAL BOX
+	EX. TRANSFORMER
+	PROP. HYDRANT
+	PROP. WATER VALVE
+	PROP. SANITARY MANHOLE
+	PROP. STORM CATCH BASIN/MANHOLE
+	PROP. SIGN
+	PROP. STEEL POST/BOLLARD
+	PROP. CENTERLINE DITCH
+	PROP. SANITARY SEWER
+	PROP. STORM SEWER
+	PROP. WATER MAIN
+	PROP. GAS LINE
+	PROP. CHAINLINK FENCE
+	PROP. ELECTRIC LINES
+	PROP. COMMUNICATION LINES
+	PROP. OVERHEAD UTILITY WIRES
+	PROP. DRAINAGE FLOW
+	PROP. SPOT ELEVATION
+	PROP. GRADE CONTOUR (MAJR)
+	PROP. GRADE CONTOUR (MNR)
+	PROP. CONCRETE PAVEMENT
+	PROP. BITUMINOUS SURFACE

GENERAL GRADING NOTES:

1. THE CONTRACTOR SHALL CALL "MISS DIG" (811) 3 WORKING DAYS BEFORE DIGGING ON THE PROJECT TO VERIFY EXISTING UNDERGROUND UTILITIES.
2. THE EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DRAWN IN ACCORDANCE TO THE INFORMATION PROVIDED. ALL UTILITIES SHALL BE FIELD LOCATED BY THE CONTRACTOR PRIOR TO CROSSING. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
3. DURING THE LIFE OF THE PROJECT, THE CONTRACTOR SHALL CONFORM TO NREPA PART 91, RELATIVE TO SOIL EROSION AND SEDIMENTATION CONTROL.
4. MATCH EXISTING BITUMINOUS PAVEMENT ALONG NEW WALKS AND PROPOSED NEW BITUMINOUS PAVEMENT AREAS WHERE APPLICABLE.
5. ALL UTILITY WORK SHALL CONFORM TO THE LATEST CITY OF BAY CITY ENGINEERING DEPARTMENT STANDARD SPECIFICATIONS AND DETAILS WHERE APPLICABLE.
6. SAND FILL UNDER SLABS SHALL BE MDOT CL II GRANULAR MATERIAL. SAND SHALL BE SPREAD IN UNIFORM LAYERS NOT TO EXCEED 8" THICK BEFORE COMPACTION. EACH LAYER SHALL BE THOROUGHLY COMPACTED WITH A VIBRATING COMPACTOR AFTER BEING PLACED. FILL SAND SHALL NOT HAVE A MOISTURE CONTENT GREATER THAN 15%. COMPACTION SHALL MEET 95% OF MAXIMUM UNIT WEIGHT AS DETERMINED BY THE MODIFIED PROCTOR TEST.
7. REMOVE EXISTING TOP SOIL FROM AREAS TO BE PAVED AND REPLACE WITH SUITABLE COMPACTED FILL. FILL SHALL BE COMPACTED SAND BACKFILL MDOT CLASS II GRANULAR MATERIAL.
8. BACKFILL ALL TRENCHES UNDER SLABS, WALKS AND PAVED AREAS WITH COMPACTED SAND FILL, MDOT CL II. COMPACTION SHALL BE 95% MAXIMUM UNIT WEIGHT AS DETERMINED BY MODIFIED PROCTOR.
9. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL REGULATIONS FOR WORK AT THE SITE. THIS SHALL INCLUDE MIOSHA REGULATIONS.
10. THE CONTRACTOR/DEVELOPER SHALL PAY FOR AND OBTAIN ALL BUILDING PERMITS, LOCAL PERMITS AND PAY ALL CHARGES FOR ANY INSPECTION AND TESTING.
11. THE CONTRACTOR SHALL CONTROL NOISE, CARRY OUT A PROGRAM OF DUST CONTROL AND SHALL ALLOW NO ON-SITE BURNING.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE PREMISES AND UPON COMPLETION OF THE PROJECT LEAVE THE SITE IN AN ACCEPTABLE CONDITION AS DETERMINED BY THE ENGINEER OR THE OWNER.

UTILITY CONTACTS

TELEPHONE SERVICES AT&T 309 S. WASHINGTON AVE. SAGINAW, MICHIGAN 48607 (586) 382-9901 mm6798@att.com	ELECTRIC CONSUMERS ENERGY 2400 WEISS STREET SAGINAW, MICHIGAN 48602 (989) 791-5938 virgie.downs@cmsenergy.com	GAS CONSUMERS ENERGY 3201 E. COURT STREET FLINT, MICHIGAN 48506 (810) 247-8227 kyle.skrabat@cmsenergy.com
PUBLIC UTILITIES CITY OF BAY CITY ENGINEERING DEPARTMENT 1645 MARQUETTE AVENUE BAY CITY, MI 48706 (989) 894-8181 rphillips@baycitymi.gov	ZONING CITY OF BAY CITY PLANNING & ZONING DEPT. 301 WASHINGTON AVENUE BAY CITY, MI 48706 (989) 894-8177 tmoullane@baycitymi.gov	CABLE/FIBER CHARTER SPECTRUM 1480 VALLEY CENTER DRIVE BAY CITY, MI 48706 (989) 233-9404 mark.kelly@charter.com

TAX DESCRIPTION

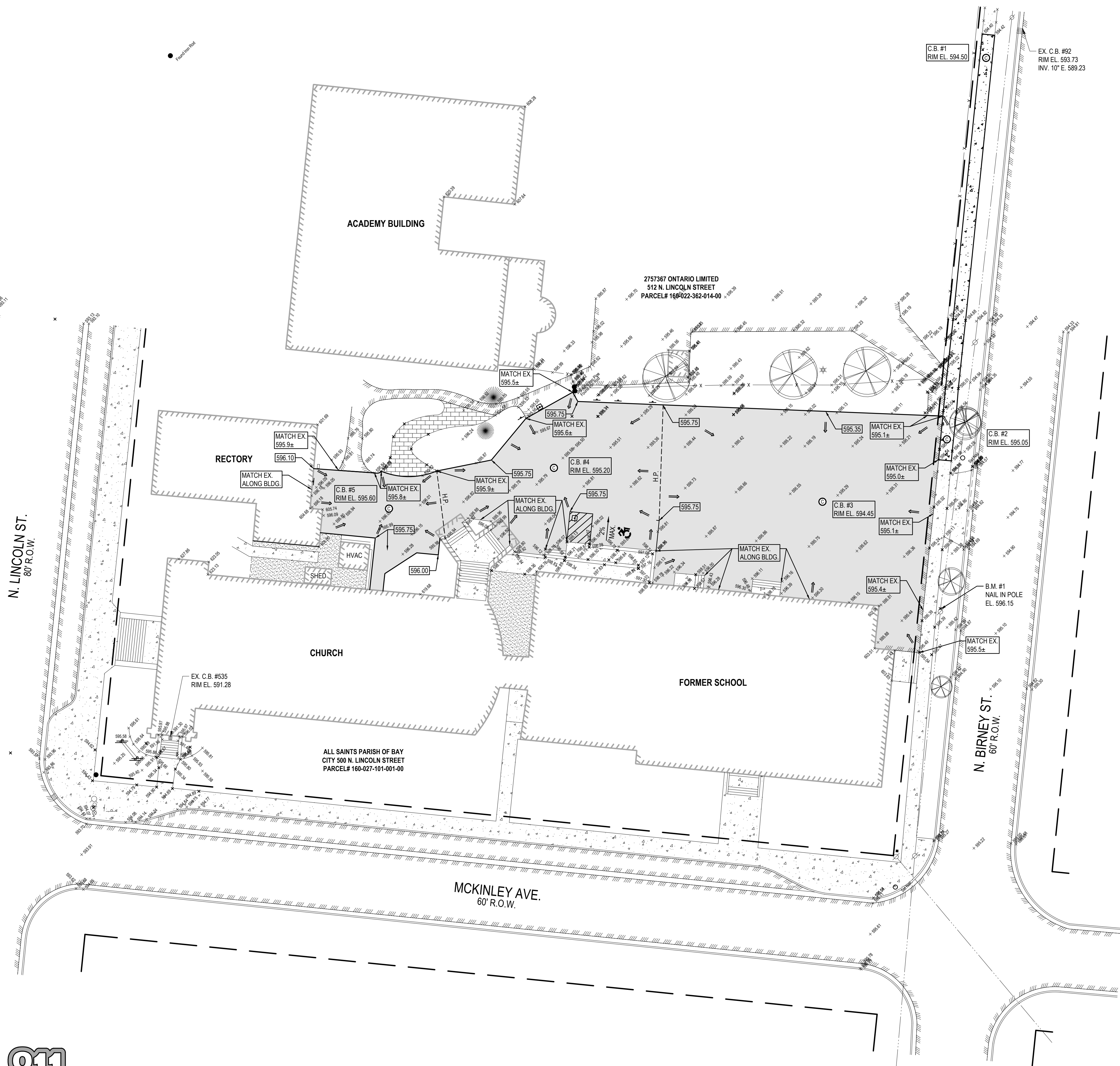
ALL BLK 13 PLAN OF BIRNEY'S ADD TO BC & S 50 FT OF LOTS 9 & 10 E OF LINCOLN ST & S 40 FT OF LOT 9 W OF BIRNEY ST WALKERS SUB OF #10 IN FRASER, FITZHUGH, WALKER & BIRNEY ADD TO LOWER SAGINAW

UTILITY NOTE

THE UTILITY LOCATIONS AS HEREIN SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE SIZE, LOCATION, DEPTH, PRESSURE, OR ANY OTHER CHARACTERISTICS OF UNDERGROUND UTILITIES, TANKS OR SEPTIC FIELDS WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OF COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREIN SHOWN. VIDEO INSPECTION MAY BE NEEDED FOR ADDITIONAL VERIFICATION. THE CONTRACTOR SHALL CALL "MISS DIG" AT (811) A MINIMUM OF THREE WORKING DAYS PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THESE LOCATIONS PRIOR TO CONSTRUCTION AND MAKE EVERY EFFORT TO PROTECT AND/OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF DESIGN AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND.

BENCHMARK

NO. 1 - NORTH NAIL ON SIDE OF EXISTING UTILITY POLE LOCATED SOUTH OF EXISTING DRIVE ENTRANCE, APPROXIMATELY 111' NORTH OF MCKINLEY AVENUE BACK OF CURB. ELEVATION = 596.15 (NAVD 88 DATUM)



GRADING PLAN
 SCALE: 1" = 20'



TAX DESCRIPTION
ALL BLK 13 PLAN OF BIRNEYS ADD TO BC & S 50 FT OF LOTS 9 & 10 E OF LINCOLN ST & S 40 FT OF LOT 8 W OF BIRNEY ST WALKERS SUB OF #10 IN FRASER, FITZHUGH, WALKER & BIRNEY ADD TO LOWER SAGINAW

UTILITY NOTE
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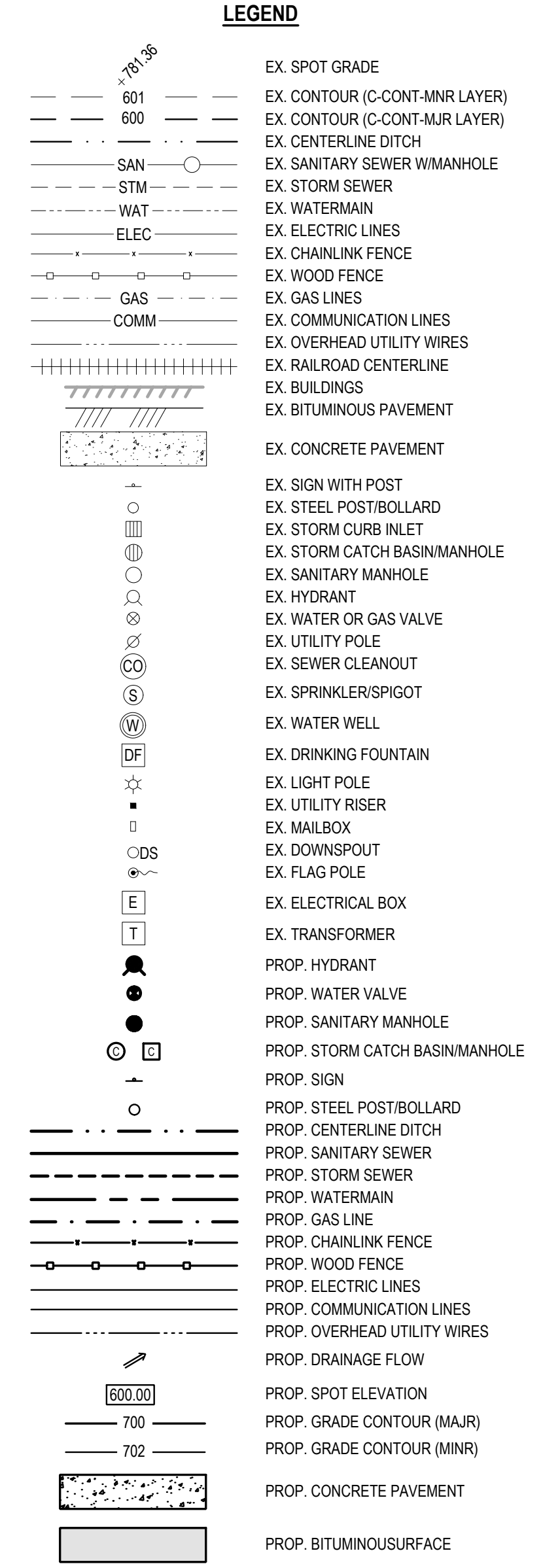
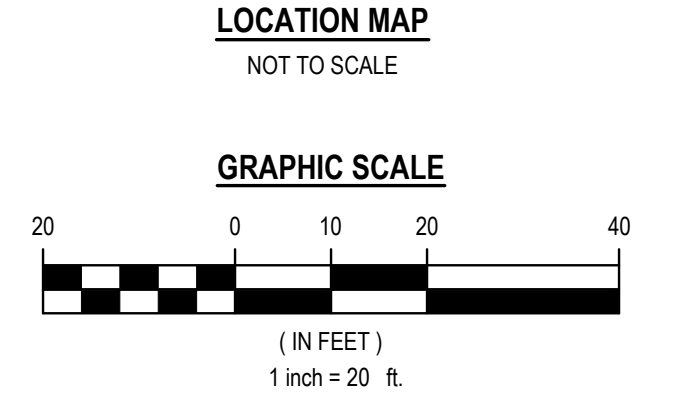
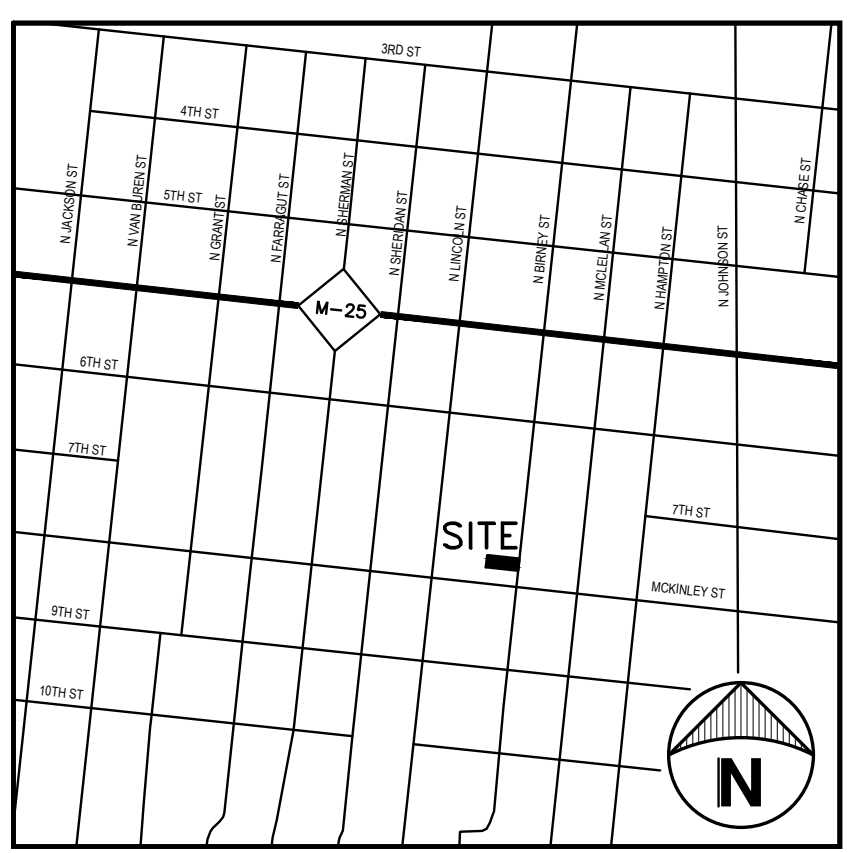
BENCHMARK
NO. 1 - NORTH NAIL ON SIDE OF EXISTING UTILITY POLE LOCATED SOUTH OF EXISTING DRIVE ENTRANCE, APPROXIMATELY 111' NORTH OF MCKINLEY AVENUE BACK OF CURB. ELEVATION = 596.15 (NAVD 88 DATUM)

SOIL EROSION AND SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	2026	MAR	APR	MAY	JUN	JUL	AUG	SEP
TEMPORARY EROSION CONTROL MEASURES								
REMOVE EXISTING BITUMINOUS PAVEMENT								
REMOVE EXISTING SIDEWALK								
INSTALL STORM SEWER SYSTEM								
PAVE PARKING LOT								
POUR NEW SIDEWALK								
PERMANENT EROSION CONTROL MEASURES								
FINISH GRADING AND INSTALL LANDSCAPING								
REMOVE TEMPORARY CONTROL MEASURES								

SOIL EROSION AND SEDIMENTATION CONTROL MAINTENANCE SCHEDULE

TASK	FREQUENCY	TRACKING MAT	SILT FENCE	INLET FILTERS	STORM SEWER	CB SUMPS	VEGETATION
INSPECT FOR SEDIMENT ACCUMULATION	WEEKLY	X	X	X	X	X	X
REMOVE ACCUMULATED SEDIMENT	AS NEEDED		X	X	X	X	X
INSPECT FOR FLOATABLES AND DEBRIS	WEEKLY				X	X	
REMOVE FLOATABLES AND DEBRIS	AS NEEDED				X	X	
INSPECT FOR PERMIT CONFORMANCE	AFTER RAIN	X	X	X			
RESTORE TO PERMIT CONFORMANCE	AS NEEDED		X	X	X		
INSPECT FOR SOIL EROSION	AFTER RAIN						X
RESTORE TO PREVENT EROSION	AS NEEDED						X
SCRAPE STREET	DAILY						
SWEEP STREET	WEEKLY						



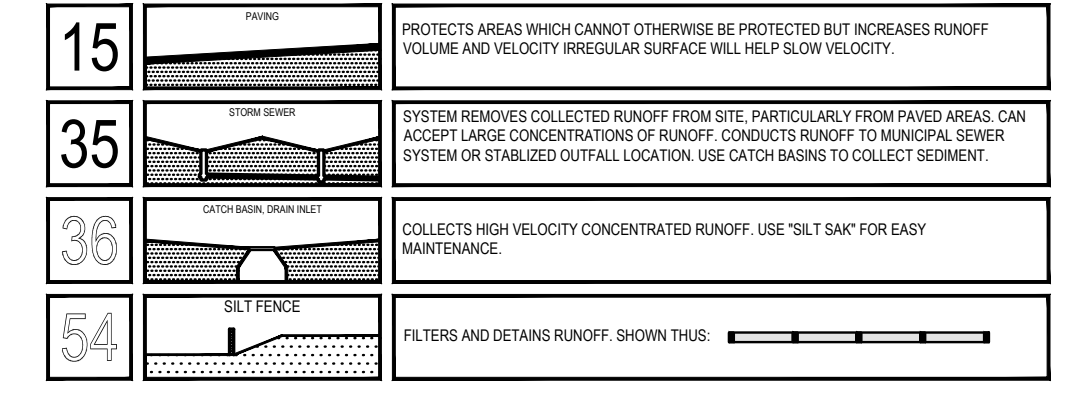
SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

- CONSTRUCTION OPERATIONS SHALL BE SCHEDULED AND PERFORMED SO THAT PREVENTATIVE EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO EXCAVATION AND TEMPORARY STABILIZATION MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING BACKFILLING AND/OR GRADING OPERATIONS.
- SPECIAL PRECAUTIONS WILL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.
- CLEANUP WILL BE DONE IN A MANNER TO INSURE THAT EROSION CONTROL MEASURES ARE NOT DISTURBED.
- THE PROJECT WILL CONTINUALLY BE INSPECTED FOR SOIL EROSION AND SEDIMENT CONTROL COMPLIANCE. DEFICIENCIES WILL BE CORRECTED BY THE CONTRACTOR WITHIN 24 HOURS.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE COMPLETELY REMOVED BY THE CONTRACTOR UPON ESTABLISHMENT OF PERMANENT CONTROL MEASURES.

CONSTRUCTION SEQUENCE

- EXCAVATION AND STOCKPIILING OF SOIL.
- IMPLEMENTATION OF TEMPORARY EROSION CONTROL MEASURES; SELECTIVE GRADING, DIVERSIONS AS REQUIRED IN FIELD, PROTECTION OF STORM SEWER FACILITIES.
- PERIODIC MAINTENANCE OF AFFECTED EROSION CONTROL MEASURES.
- PERMANENT MEASURES; FINAL GRADING, SEEDING AND MULCHING (SEE MICHIGAN UNIFIED KEYING SYSTEM FOR EROSION CONTROL KEY NUMBERS)

**MICHIGAN UNIFIED KEYING SYSTEM
SOIL EROSION AND SEDIMENTATION CONTROL MEASURES**



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SOIL EROSION PLAN
SCALE: 1" = 20'



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