

ANNEX & CAMP TORENTA

PARKING LOT RECONSTRUCTION PROJECT CONSTRUCTION PLANS

FOR

CADILLAC AREA PUBLIC SCHOOLS

CITY OF CADILLAC, WEXFORD COUNTY, MICHIGAN



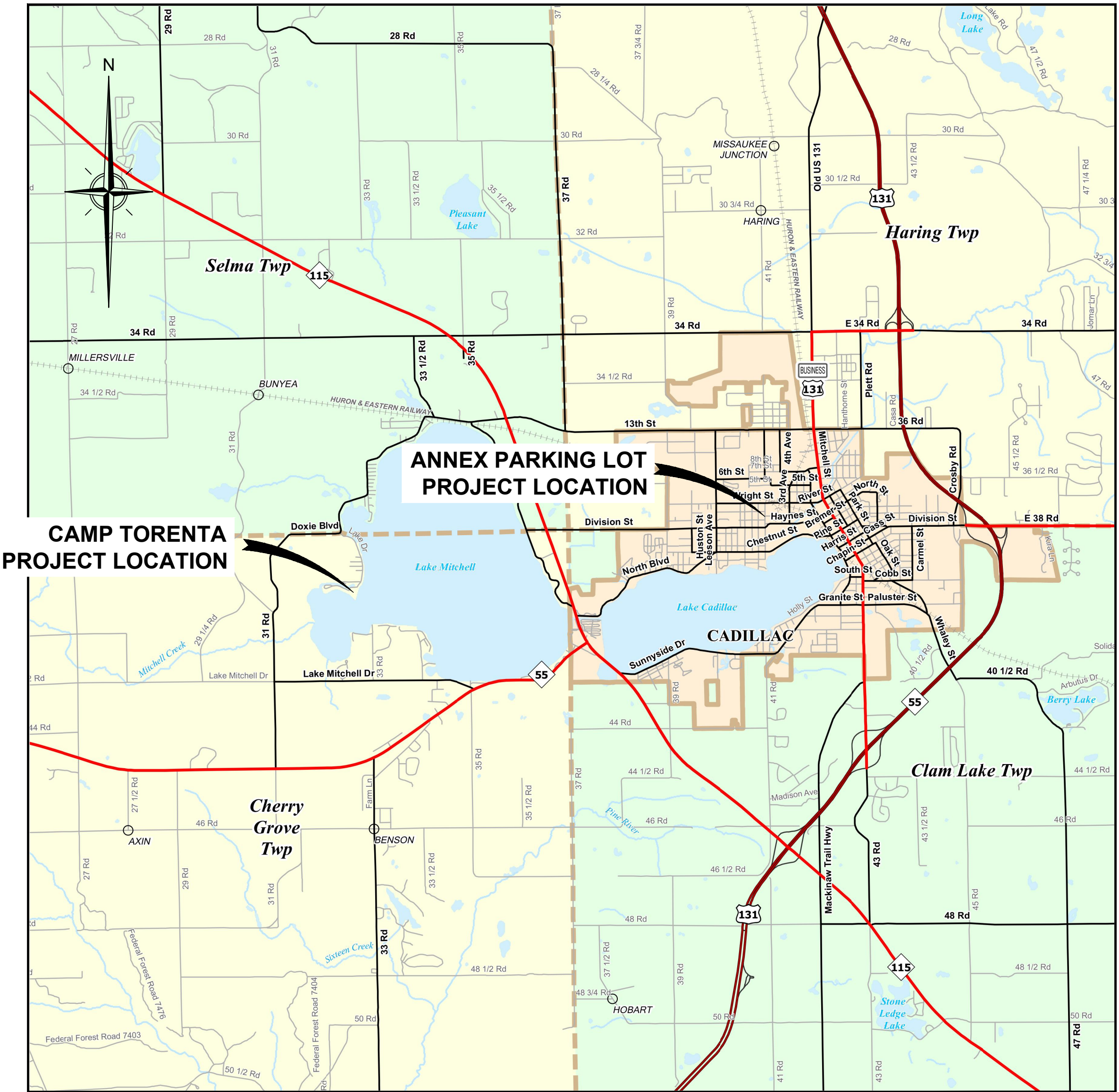
VICINITY MAP
NOT TO SCALE

OWNER

CADILLAC AREA PUBLIC SCHOOLS
421 S. MITCHELL STREET
CADILLAC, MICHIGAN 49601
CONTACT: OWEN MALSON
231.876.5037

ENGINEER

GOSLING CZUBAK ENGINEERING SCIENCES, INC.
1280 BUSINESS PARK DRIVE
TRAVERSE CITY, MICHIGAN, 49688-8607
231.946.9191 - 800.968.1062
www.goslingczubak.com info@goslingczubak.com



LOCATION MAP
NOT TO SCALE

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C1	COVER
C2	ANNEX EXISTING CONDITIONS & DEMOLITION PLAN
C3	ANNEX SITE PLAN
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C5	ANNEX CONSTRUCTION DETAILS
C6	CAMP TORENTA PARKING SITE-GRADING PLAN



Know what's below.
Call before you dig.





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Call before you dig.

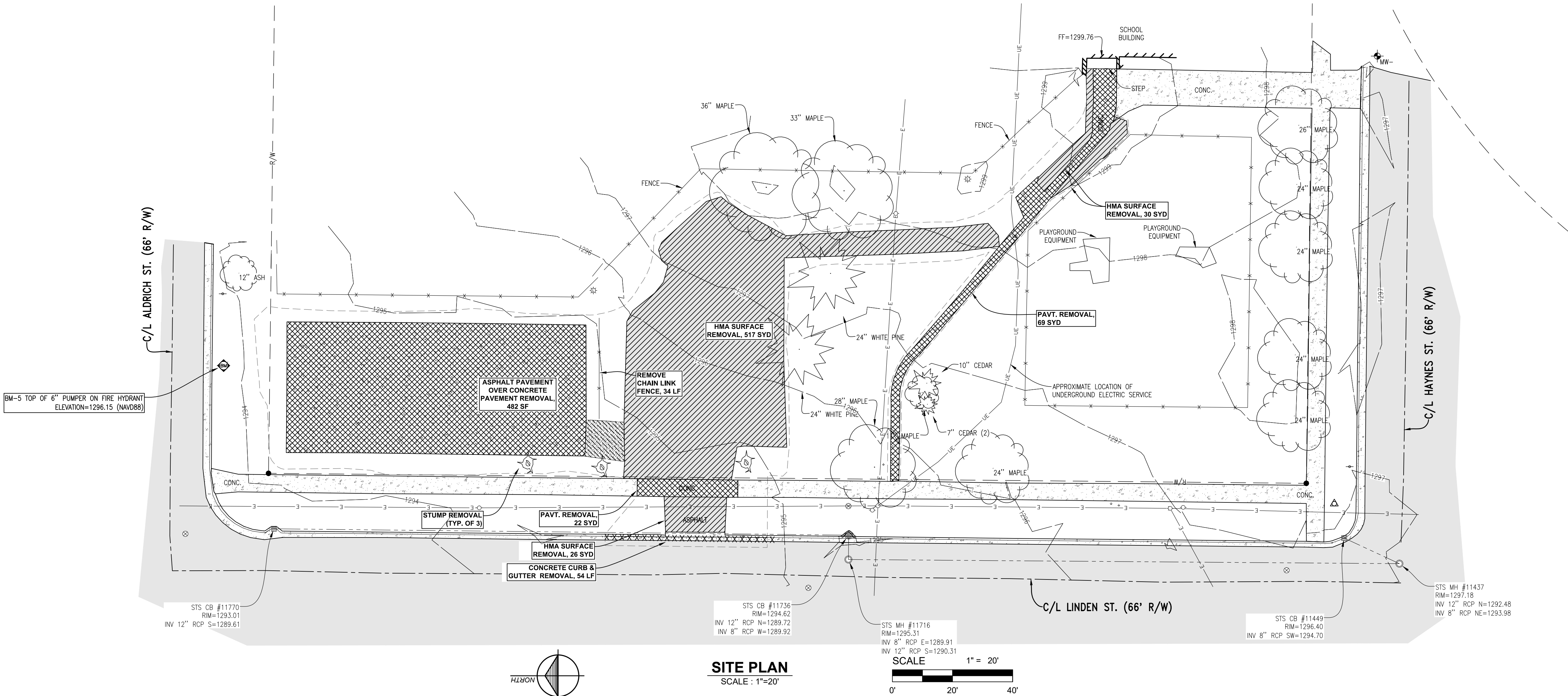
THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN. THE CONTRACTOR SHALL NOTIFY "MISS DIG" AT 1 (800) 482-7171 OR 811 THREE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

EXISTING CONDITIONS & DEMOLITION NOTES

1. SURVEY OF EXISTING CONDITIONS COMPLETED BY GOSLING CZUBAK ENGINEERING SCIENCES, INC. ON 06/07/2021.
2. PLAN ELEVATIONS BASED ON NAVD88 VERTICAL DATUM AND COORDINATES BASED ON NAD83 (2011) HORIZONTAL DATUM.
3. CONTRACTOR SHALL CALL MISS DIG (811) A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE TEMPORARY SAFETY FENCE AREAS AS REQUIRED TO PROTECT WORK AND GENERAL PUBLIC.
5. UTILITIES SHOWN ON DRAWING ARE BASED ON A COMBINATION OF SURVEY DATA AND INFORMATION PROVIDED BY THE CITY OF TRAVERSE CITY.
6. CONTRACTOR SHALL FIELD VERIFY AND INVESTIGATE EXTENT AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THEY SHALL BE RESPONSIBLE FOR PROTECTION AND RESTORATION OF SAME IF DAMAGED AS A RESULT OF CONTRACTOR'S OPERATIONS.
7. ALL ITEMS NOT INDICATED FOR REMOVAL SHALL REMAIN UNDISTURBED AND PROTECTED. CONTRACTOR SHALL FULLY RESTORE ANY ITEMS/MATERIALS DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
8. ALL CONCRETE PAVEMENT AND CURB REMOVALS SHALL BE TO THE NEAREST JOINT BEYOND INDICATED EXTENT.

9. CONTRACTOR SHALL MAINTAIN CLEAN SAW CUT EDGES FOR PROPOSED WORK TO ABUT. BROKEN EDGES RESULTING FROM CONTRACTOR'S FAILURE TO PROTECT THE EDGE WILL BE SAW CUT BEYOND THE BREAKS AT THE NEAREST JOINT, AT THE CONTRACTOR'S EXPENSE.
10. ALL REMOVALS SHALL BE SAW CUT FULL DEPTH AND COORDINATED WITH LAYOUT / GRADING PLANS.
11. ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE REMOVED FROM UNDER PROPOSED BUILDING, FOOTINGS, SLABS, AND PAVED AREAS.
12. ALL SPOIL MATERIAL, INCLUDING TOPSOIL, TO BE REMOVED OFF SITE AND DISPOSED IN A LEGAL MANNER.
13. DISCHARGE OF WATER, DUST, OR DEBRIS FROM CONCRETE AND ASPHALT WORK TO STORM OR SANITARY SYSTEMS IS PROHIBITED.
14. STORM DRAINS MUST BE PROTECTED FROM DUST AND DEBRIS.

15. ANY WATER USED DURING CONCRETE AND ASPHALT WORK (INCLUDING SWEEPING AND SAWCUTTING) MUST BE CONTAINED AND COLLECTED FOR PROPER DISPOSAL. SUGGESTED CONTROLS INCLUDE WET VACUUM OR ABSORBENTS.



EXISTING CONDITIONS LEGEND

	EXISTING FLAG POLE		EXISTING ASPHALT		BENCHMARK
	EXISTING POST		EXISTING CONCRETE		IRON FOUND
	EXISTING SIGN		EXISTING GRAVEL		IRON SET
	EXISTING UNDERGROUND MARKER				PK NAIL FOUND
	EXISTING FIRE HYDRANT				SECTION CORNER
	EXISTING GATE VALVE				EXISTING UTILITY POLE
	EXISTING CONIFEROUS TREE				EXISTING ELECTRIC HAND HOLE
	EXISTING DECIDUOUS SHRUB				EXISTING MANHOLE (AS NOTED)
	EXISTING DECIDUOUS TREE				EXISTING ELECTRIC METER
	EXISTING BUILDING				EXISTING ELECTRIC TRANSFORMER
	EXISTING CONIFEROUS TREE LINE				EXISTING GUY POLE
	EXISTING FENCE				EXISTING LIGHT POLE
	EXISTING ELECTRIC - OVERHEAD				EXISTING LAMP/SPOTLIGHT
	EXISTING ELECTRIC - UNDERGROUND				EXISTING TELEPHONE PEDESTAL
	EXISTING TELEPHONE - UNDERGROUND				EXISTING CATCH BASIN - ROUND
					EXISTING CATCH BASIN - SQUARE
					EXISTING AIR CONDITIONER

DEMOLITION LEGEND

	EXISTING CONCRETE REMOVAL		LIMITS OF DISTURBANCE
	EXISTING ASPHALT REMOVAL		CONCRETE CURB & GUTTER REMOVAL
	EXISTING GRAVEL REMOVAL		STUMP REMOVAL

No.	Date	Revision	By

ANNEX EXISTING CONDITIONS & DEMOLITION PLAN ANNEX & CAMP TORENTA PARKING LOT RECONSTRUCTION PROJECT CADILLAC AREA PUBLIC SCHOOLS

No.	Date	Revision	By

ANNEX SITE PLAN
ANNEX & CAMP TORENTA
PARKING LOT RECONSTRUCTION PROJECT
CADILLAC AREA PUBLIC SCHOOLS

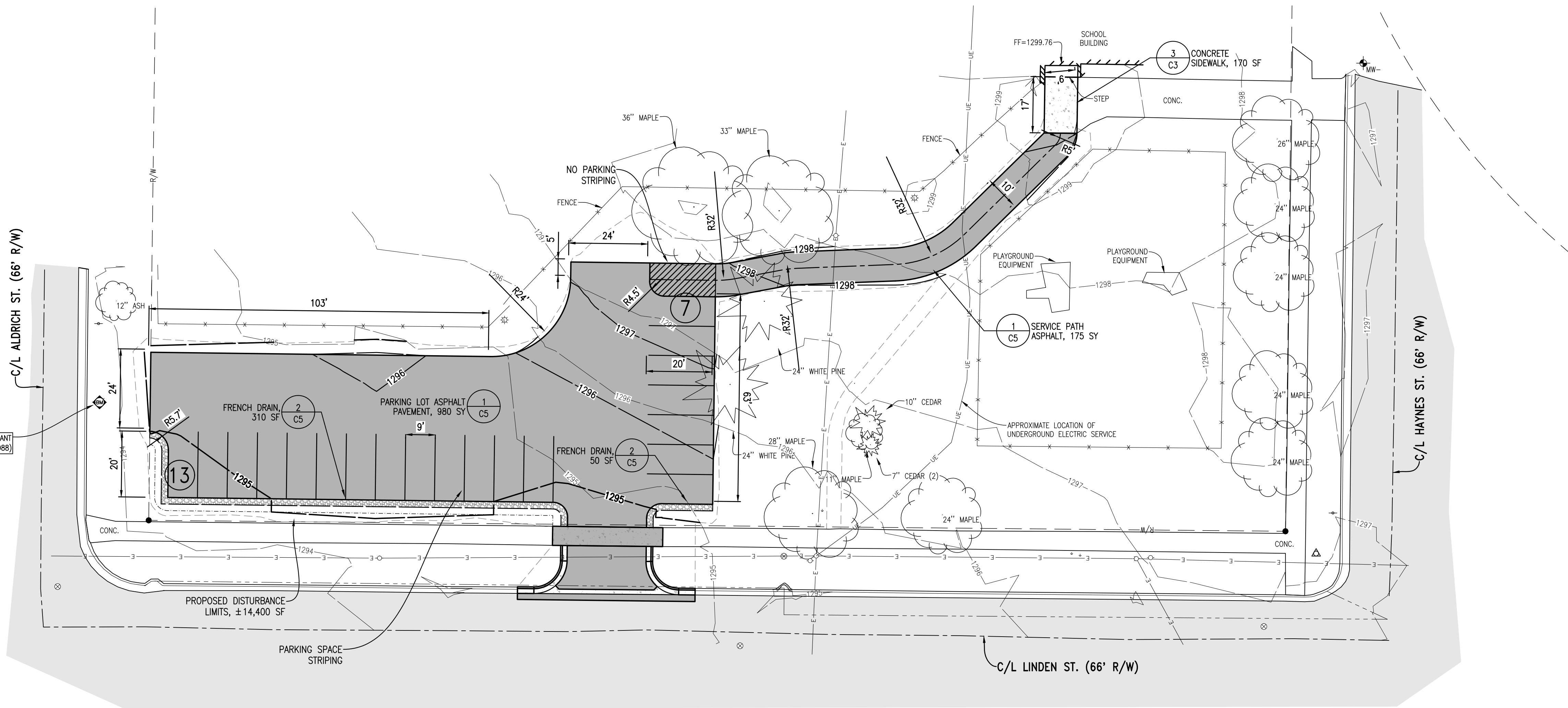
Date Issued: 07-21-2021
Date Surveyed: 06-07-2021
Designed By: MAG/AJP
Drawn By: AJP
Checked By: MAG
Scale: AS NOTED
Original sheet size is 22x34

Location:
PART OF THE SW 1/4 SEC 33
TOWNSHIP 22N, RANGE 9W
CITY OF CADILLAC
WEXFORD COUNTY
MICHIGAN

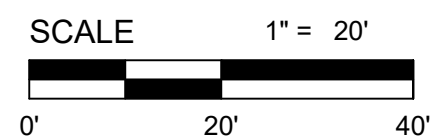
Project Number:
2021375002

Sheet:

C3



SITE PLAN
SCALE: 1"=20'



SITE PLAN LEGEND

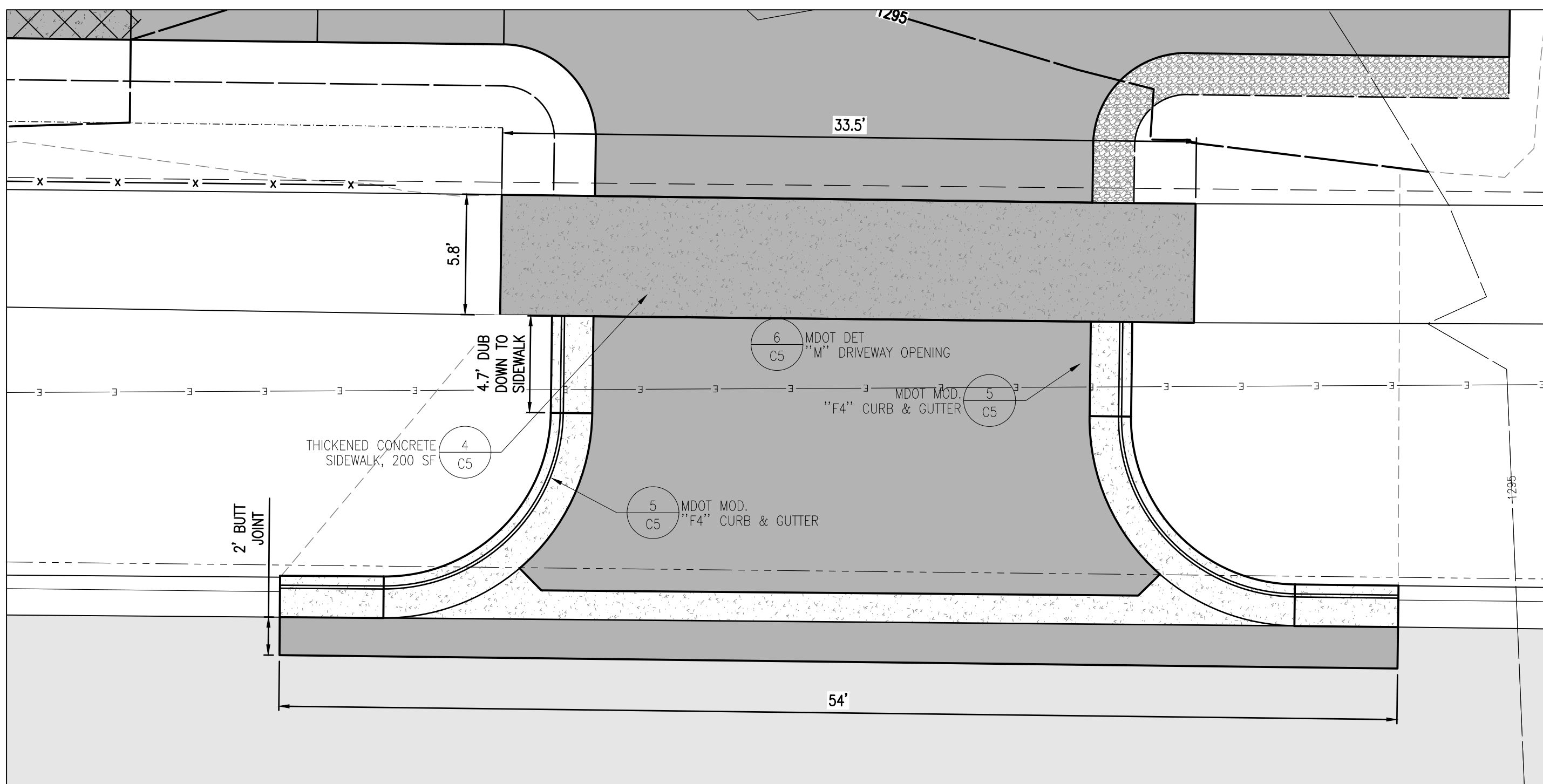
- LIMITS OF DISTURBANCE
- PROPOSED PARKING LOT ASPHALT PAVEMENT
- PROPOSED THICKENED CONCRETE
- PROPOSED CONCRETE
- PROPOSED FRENCH DRAIN
- 13 PARKING SPACE COUNT EACH ROW

SITE IMPERVIOUS CHARACTERISTICS

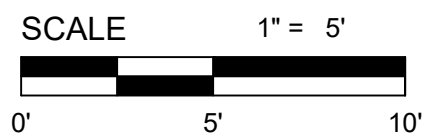
EXISTING IMPERVIOUS AREA REMOVED = ±10,040 SF
PROPOSED IMPERVIOUS AREA ADDED = ±11,420 SF
INCREASE IN IMPERVIOUS = 1,380 SF (~290 CF FROM 2.5" EVENT)

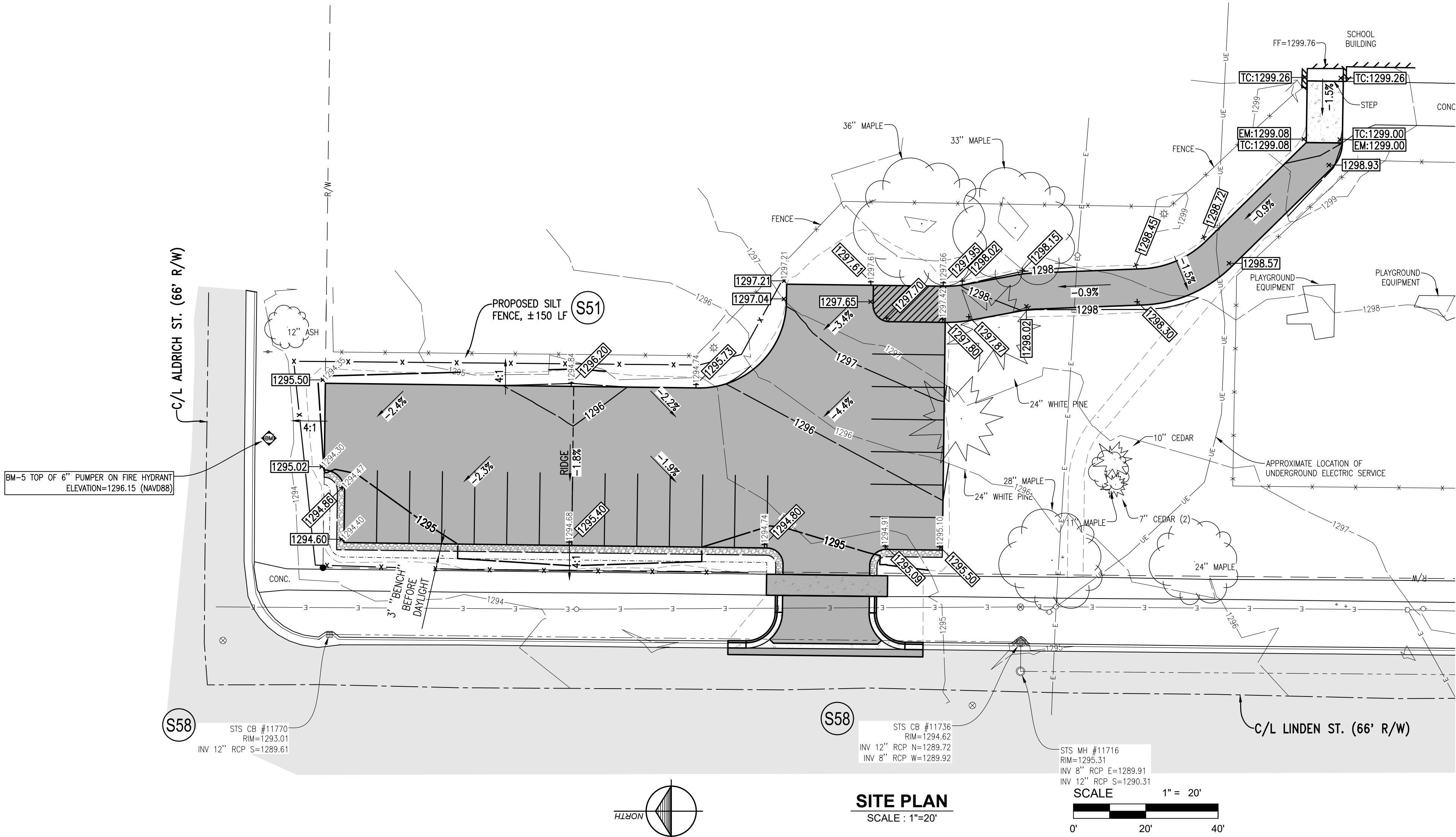
SITE PLAN NOTES

- ALL WORK SHALL BE COMPLETED IN CONFORMANCE WITH CURRENT ADA STANDARDS.
- ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF CURB, OR EDGE OF CONCRETE UNLESS OTHERWISE NOTED.
- FOLLOWING LAYOUT OF ALL MATERIALS, CONTRACTOR SHALL REVIEW WITH OWNER'S REPRESENTATIVE.
- ANY DISCREPANCIES IN THE LAYOUT PLAN SHOULD BE IMMEDIATELY REPORTED TO OWNER'S REPRESENTATIVE.
- ALL DISTURBED AREAS SHALL BE RESTORED WITH TOPSOIL, SEED, FERTILIZER, AND MULCH UNLESS OTHERWISE NOTED.



DRIVEWAY DETAIL
SCALE: 1"=20'





GRADING PLAN LEGEND

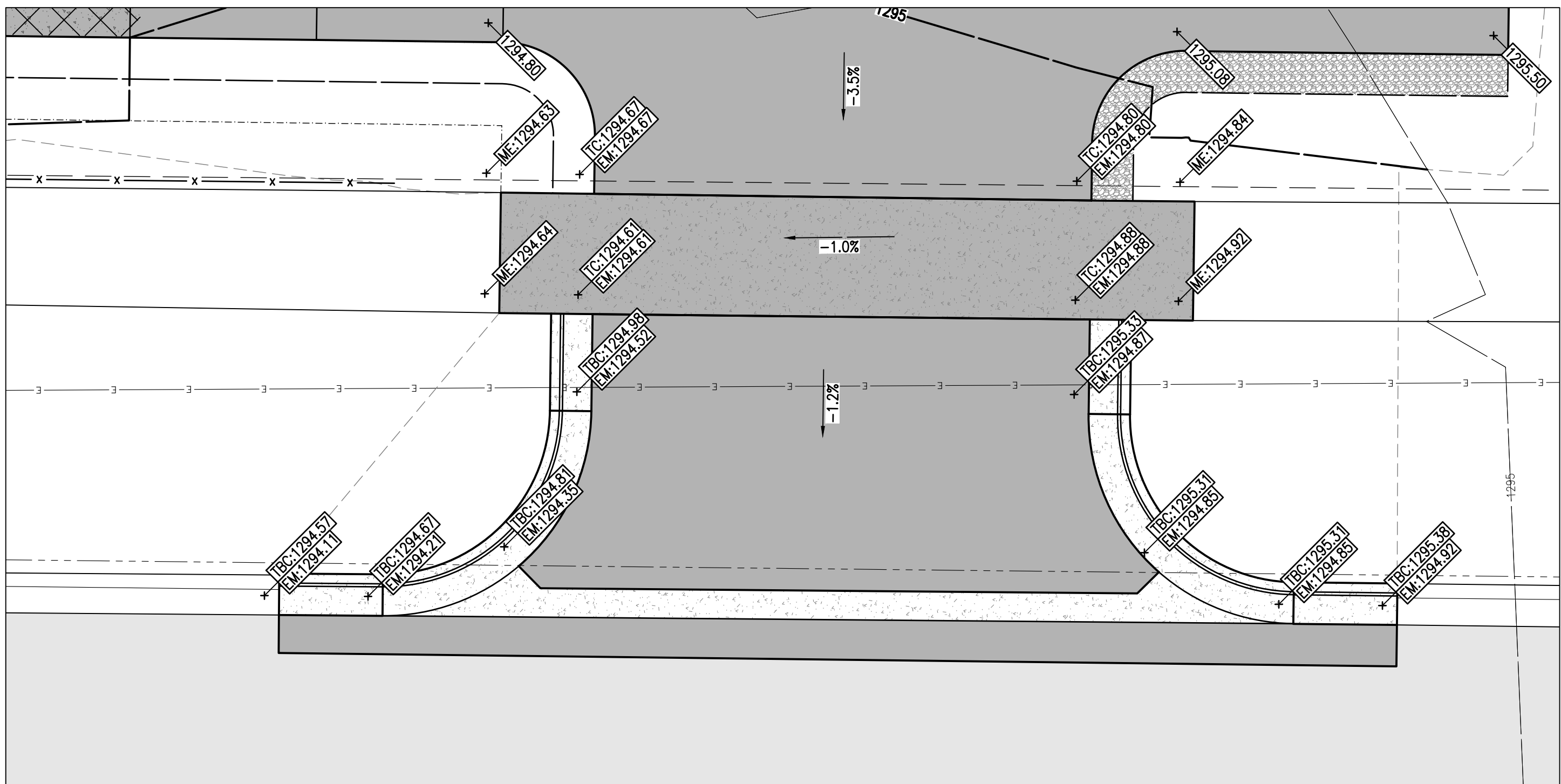
- PROPOSED GRADING CONTOUR
- LIMITS OF DISTURBANCE
- EXISTING SPOT ELEVATION
- PROPOSED TOP OF ASPHALT SPOT ELEVATION
- PROPOSED TOP OF CONCRETE SPOT ELEVATION
- PROPOSED TOP OF ASPHALT SPOT ELEVATION
- PROPOSED TOP BACK OF CURB SPOT ELEVATION
- PROPOSED TOP OF ASPHALT SPOT ELEVATION
- MATCH EXISTING SURFACE ELEVATION
- PROPOSED SURFACE SLOPE (%)

GRADING PLAN NOTES

- CONTRACTOR RESPONSIBLE FOR CONSTRUCTION ALL WORK COMPLETED IN CONFORMANCE WITH CURRENT ADA STANDARDS.
- PROPOSED CONTOUR LINES AND SPOT ELEVATIONS REFLECT FINISH GRADES. HOLD DOWN SUBGRADE ELEVATIONS ACCORDINGLY. ADJUST RIM ELEVATIONS OR ALL UTILITIES AFFECTED BY WORK IN THIS CONTRACT. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ON THE SITE. ANY AREA THAT APPEARS TO NOT PROPERLY DRAIN SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT/ENGINEER FOR RESOLUTION.
- SPOT GRADES ARE FINISHED HARD SURFACE. SLOPE GRASS PAVEMENT TO MATCH DIRECTION OF ADJOINING CONCRETE SURFACE.



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SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- ALL WORK SHALL COMPLY WITH THE APPLICABLE SOIL EROSION AND SEDIMENTATION CONTROL (SESC) RULES AND REGULATIONS (SOIL EROSION AND SEDIMENTATION CONTROL -1994 PA 451, PART 91, AS AMENDED, MCL 324.9101 ET SEQ.).
- SOIL EROSION AND SEDIMENTATION CONTROL SHALL PROTECT AGAINST LOSS OF SOIL BY THE ACTION OF WATER, ICE, AND WIND.
- THE CONTRACTOR IS REQUIRED TO OBTAIN A SOIL EROSION AND SEDIMENTATION CONTROL PERMIT FROM ISSUING AGENCY.
- THE CONTRACTOR SHALL IMPLEMENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY THE PROJECT'S SESC PLAN, GRAND TRAVERSE COUNTY PERMIT REQUIREMENTS, DTMB'S SOIL EROSION AND SEDIMENTATION CONTROL GUIDEBOOK, DATED FEBRUARY 2005, AND AS DIRECTED BY THE ENGINEER.
- BASIC PRINCIPLES OF THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN ARE AS FOLLOWS:
 - KEEP DISTURBED AREA AS SMALL AS POSSIBLE
 - STABILIZE AND/OR PROTECT DISTURBED AREAS AS SOON AS POSSIBLE.
 - KEEP STORM WTER RUNOFF VELOCITIES LOW.
 - RETAIN SEDIMENT WITHIN IMMEDIATE CONSTRUCTION AREA.
- THE CONTRACTOR SHALL INSTALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO OR UPON COMMENCEMENT TO EARTHWORK ACTIVITIES.
- THE CONTRACTOR WILL PERFORM SWEEPING AS NEEDED TO REMOVE ANY SEDIMENT TRACKED OFF SITE. FREQUENCY OF SWEEPING WILL BE BASED ON SITE CONDITIONS. ALL DIRT AND MUD TRACKED ONTO PUBLIC ROADS SHALL BE REMOVED DAILY. SCRAPE DAILY OR AS NEEDED. SWEEP ROADS ONCE A WEEK. ROADS SHALL ALSO BE CLEANED IMMEDIATELY AFTER A RAIN EVENT.
- THE CONTRACTOR WILL PERFORM DUST CONTROL AS NEEDED BASED ON SITE CONDITIONS.
- DISTURBED AREAS THAT WILL REMAIN IDLE DURING CONSTRUCTION MUST BE TEMPORARILY STABILIZED, INCLUDING SOIL STOCKPILES, USING DTMB SESC BEST MANAGEMENT PRACTICES.
- ALL DISTURBED SURFACE AREAS (INCLUDING UTILITY TRENCHES) SHALL BE TEMPORARILY GRADED AND/OR DITCHED TO DIRECT WATER RUNOFF FROM SUCH AREAS TO SEDIMENTATION CONTROL DEVICES WHICH WILL PREVENT DISTURBING ERODED WATER CARRYING SOIL FROM ENTERING A WATERCOURSE, SEWER, OR ADJACENT LANDS. SUCH SEDIMENTATION CONTROL DEVICES SHALL INCLUDE BUT NOT BE LIMITED TO PROTECTIVE DITCHES, SEDIMENT TRAPS, SEDIMENT FILTERS, DITCH TRAPS, PIPE BARRIERS, STRAW BALE BERMS AND FILTERS AS DETAILED AND REQUIRED AND LOCATED ON THE DRAWINGS. AFTER THE PROJECT WORK HAS BEEN COMPLETED, INSPECTED AND APPROVED, THE CONTRACTOR SHALL REMOVE ALL SEDIMENTATION CONTROL DEVICES, MATERIAL AND THEIR COLLECTED SILT AND DEBRIS AND COMPLETE THE PROJECT WORK IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL MAINTAIN AND INSPECT SESC MEASURES THROUGHOUT THE COURSE OF THE PROJECT. RECOMMEND INSPECTING AND MAINTAINING EROSION AND SEDIMENTATION CONTROLS ON A DAILY BASIS. AT A MINIMUM, THE CONTRACTOR SHALL INSPECT AND MAINTAIN SESC MEASURES ONCE A WEEK AND AFTER RAIN EVENTS. COLLECTED SILT AND SEDIMENTATION SHALL BE REMOVED AS REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE SILT TRAPS OR SEDIMENTATION CONTROL DEVICES. IN SILT FENCE APPLICATIONS SEDIMENT SHALL BE REMOVED WHEN THE HEIGHT REACHES ONE HALF THE HEIGHT OF THE FABRIC. WHERE REQUIRED, THE CONTRACTOR SHALL REPLACE FILTER MATERIALS WHICH HAVE BECOME INEFFECTIVE DUE TO CONTAMINATION OR PHYSICAL DETERIORATION. THE CONTRACTOR SHALL INSPECT ALL SOIL AND EROSION AND SEDIMENTATION CONTROL DEVICES AFTER ALL STORM EVENTS.
- THE CONTRACTOR SHALL CORRECT NON-CONFORMING SESC MEASURES WITHIN 24 HOURS, IF WATERS OF THE STATE ARE BEING IMPACTED OR WITHIN 48 HOURS FOR ROUTINE MAINTENANCE ITEMS. OTHER SESC MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NEVER MORE THAN FIVE (5) DAYS AFTER DETECTION.
- THE CONTRACTOR SHALL COMPLETE PERMANENT SOIL EROSION CONTROL MEASURES FOR ANY DISTURBED LAND AREA WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED. THE CONTRACTOR SHALL MAINTAIN TEMPORARY CONTROL MEASURES UNTIL PERMANENT SOILL EROSION CONTROL MEASURES ARE IN PLACE AND THE AREA IS STABILIZED.
- THE CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER PERMANENT SOIL EROSION MEASURES ARE IN PLACE AND THE AREA IS STABILIZED. CARE SHALL BE TAKEN DURING REMOVAL TO PREVENT SOIL EROSION AND SEDIMENTATION.
- AFTER THE COMPLETION OF THE PROJECT, PERMANENT SESC MEASURES WILL BE MAINTAINED BY THE PROPERTY OWNER.

E5	DUST CONTROL		For use on construction sites, unpaved roads, etc. to reduce dust and sedimentation from wind and construction activities.
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
E9	MULCH BLANKETS		On exposed slopes, newly seeded areas, new ditch bottoms, or areas subject to erosion.
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.

- DENOTES PERMANENT MEASURE
- DENOTES TEMPORARY MEASURE
- E5 DUST CONTROL MEASURES SHOULD BE USED ON-SITE AS NEEDED DURING CONSTRUCTION.
- E8 ALL DISTURBED SURFACES SHALL BE PROPERLY TOPSOILED AND SEEDED WITH SEED MIX PER PROJECT SPECIFICATIONS.
- E9 ALL DISTURBED SURFACES SHALL BE COVERED WITH MULCH BLANKETING. MANUFACTURER SPECIFICATIONS OF SELECTED MULCH BLANKET SHALL BE APPROPRIATE FOR SLOPE IT IS BEING APPLIED TO.

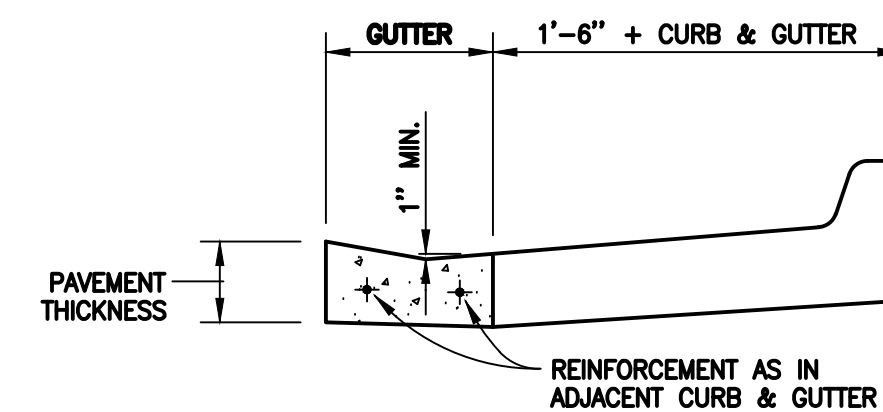

No.	Date	Revision	By

ANNEX GRADING & SESC PLAN
ANNEX & CAMP TORENTA
PARKING LOT RECONSTRUCTION PROJECT
CADILLAC AREA PUBLIC SCHOOLS



CONCRETE SIDEWALK DETAIL

NOT TO SCALE

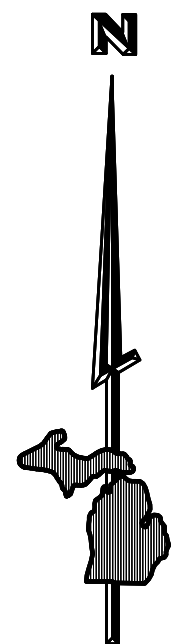


MDOT DETAIL 'M' DRIVE OPENING
NOT TO SCALE




engineering sciences, inc.
1280 Business Park Dr.
Traverse City, Michigan
231-946-9191 phone
info@goslingczubak.com
www.goslingczubak.com

**CIVIL ENGINEERING
SURVEYING
ENVIRONMENTAL SERVICES
GEOTECHNICAL
CONSTRUCTION SERVICES
DRILLING
LANDSCAPE ARCHITECTURE**























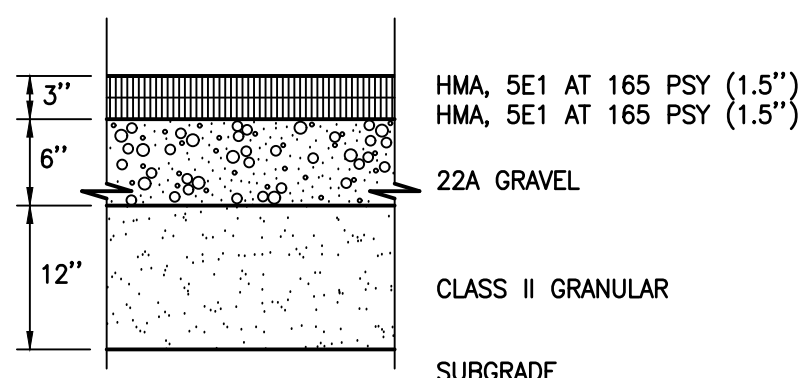
SCALE 1" = 80'



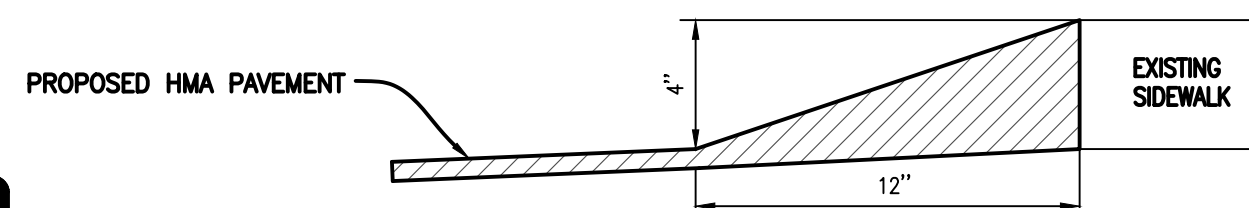
0' 20' 40'

LEGEND

- | | |
|---|-------------------------------|
|  | BENCHMARK |
|  | IRON FOUND |
|  | MONUMENT FOUND |
|  | EXISTING UTILITY POLE |
|  | EXISTING ELECTRIC METER |
|  | EXISTING GUY ANCHOR |
|  | EXISTING TELEPHONE PEDESTAL |
|  | EXISTING FLAG POLE |
|  | EXISTING POST |
|  | EXISTING ROCK |
|  | EXISTING SIGN |
|  | EXISTING WATER WELL |
|  | EXISTING CONIFEROUS TREE |
|  | EXISTING DECIDUOUS SHRUB |
|  | EXISTING DECIDUOUS TREE |
|  | EXISTING BUILDING |
|  | EXISTING CONIFEROUS TREE LINE |
|  | EXISTING FENCE |
|  | EXISTING ELECTRIC - OVERHEAD |
|  | PROPOSED ASPHALT |



TYPICAL HMA PAVING SECTION
NOT TO SCALE



HMA RAISED EDGE DETAIL



Know what's below.
Call before you dig.

CAMP TORENTA PARKING SITE-GRADING PLAN
ANNEX & CAMP TORENTA
PARKING LOT RECONSTRUCTION PROJECT
CADILLAC AREA PUBLIC SCHOOLS

Date Issued: 07-21-202
Date Surveyed: 06-07-202
Designed By: MAG/AJF
Drawn By: AJF
Checked By: MAC
Scale: AS NOTED

Original sheet size is 22x34

Location:
PART OF THE SW 1/4 SEC 33
TOWNSHIP 22N, RANGE 9W
CITY OF CADILLAC
WEXFORD COUNTY
MICHIGAN

Project Number:
2021375002

Sheet:

C6