

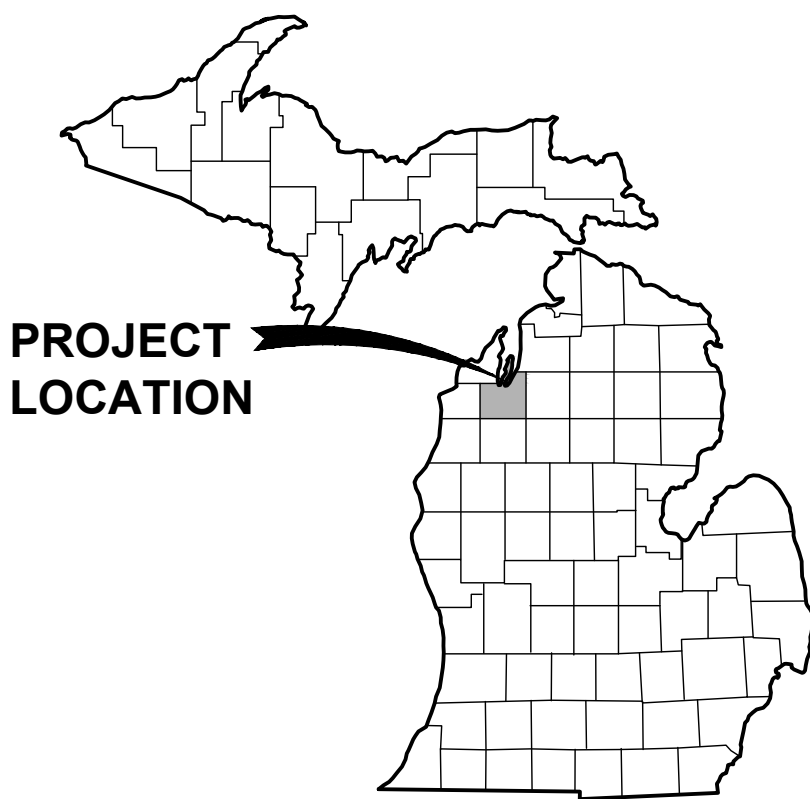
CONSTRUCTION PLANS

FOR

HEMLOCK LOOP

TRAIL & BOARDWALK DEVELOPMENT

PENINSULA TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN



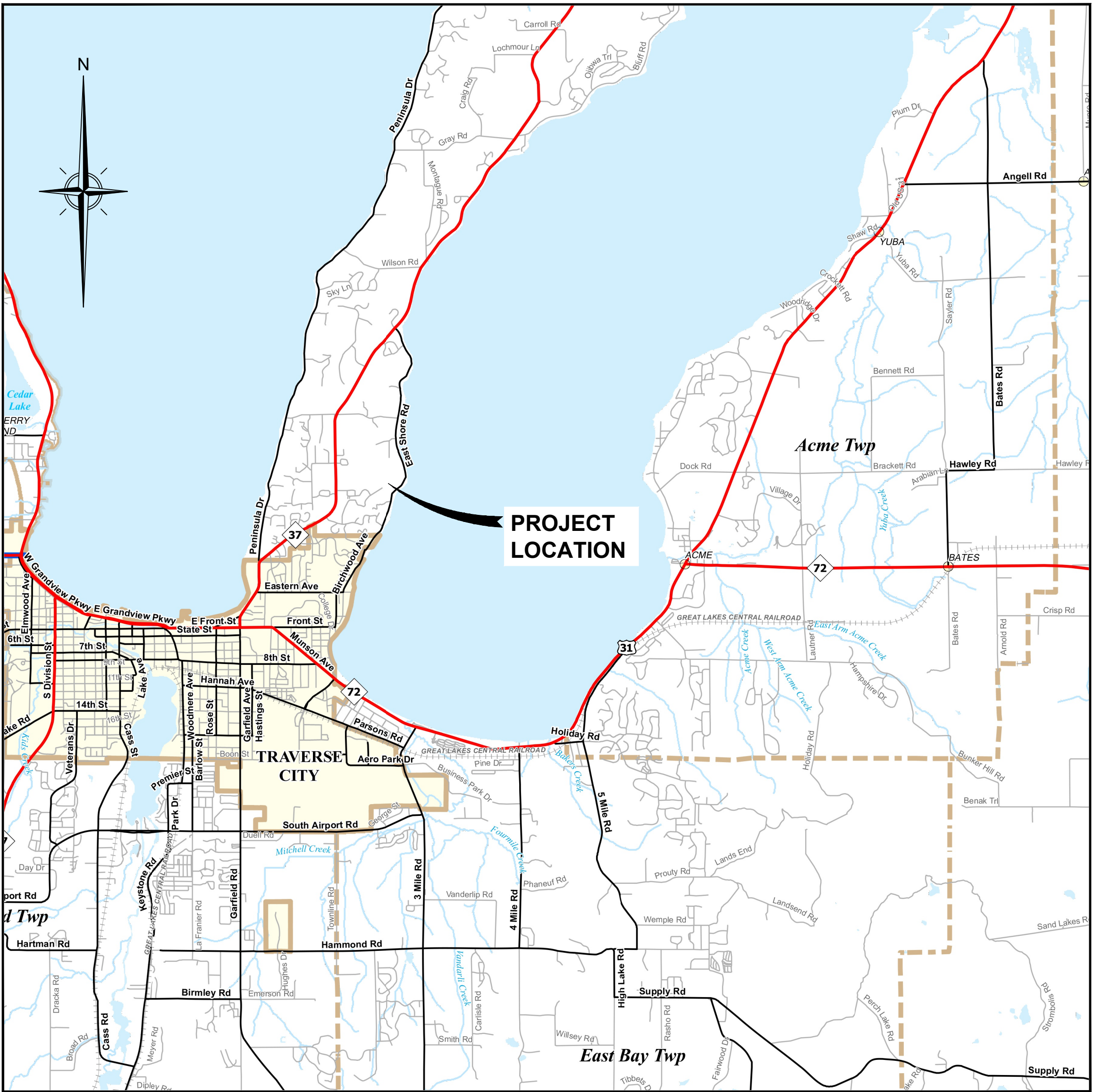
VICINITY MAP
SCALE

OWNER

PENINSULA TOWNSHIP
13235 CENTER RD.
TRAVERSE CITY, MI
CONTACT: BECKY CHOWN
231.223.7321

LANDSCAPE ARCHITECT/ ENGINEER

GOSLING CZUBAK ENGINEERING SCIENCES, INC.
1280 BUSINESS PARK DRIVE
TRAVERSE CITY, MICHIGAN, 49686-8607
231.946.9191 - 800.968.1062
www.goslingczubak.com info@goslingczubak.com



LOCATION MAP
NOT TO SCALE

PROJECT LOCATION
6852 CENTER RD.
TRAVERSE CITY, MI, 49686

SHEET INDEX

- C1 COVER
- S1 OVERALL SITE LAYOUT
- S2 EXISTING CONDITIONS AND REMOVALS
- S3 OVERALL LAYOUT PLAN
- S4 GRADING PLAN
- S5 CONSTRUCTION DETAILS



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CIVIL ENGINEERING
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ENVIRONMENTAL SERVICES
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CONSTRUCTION SERVICES
LANDSCAPE ARCHITECTURE

Gosling Czubak
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1280 Business Park Drive, Traverse City, Michigan
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HEMLOCK LOOP BOARDWALK DEVELOPMENT

Issue Date
08-14-2025

Project No.
250089.00

Sheet

C1



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ENVIRONMENTAL SERVICES
GEOTECHNICAL
CONSTRUCTION SERVICES
DRILLING
LANDSCAPE ARCHITECTURE**

No.	Date	Revision	By

OVERALL SITE LAYOUT

HEMLOCK LOOP BOARDWALK DEVELOPMENT

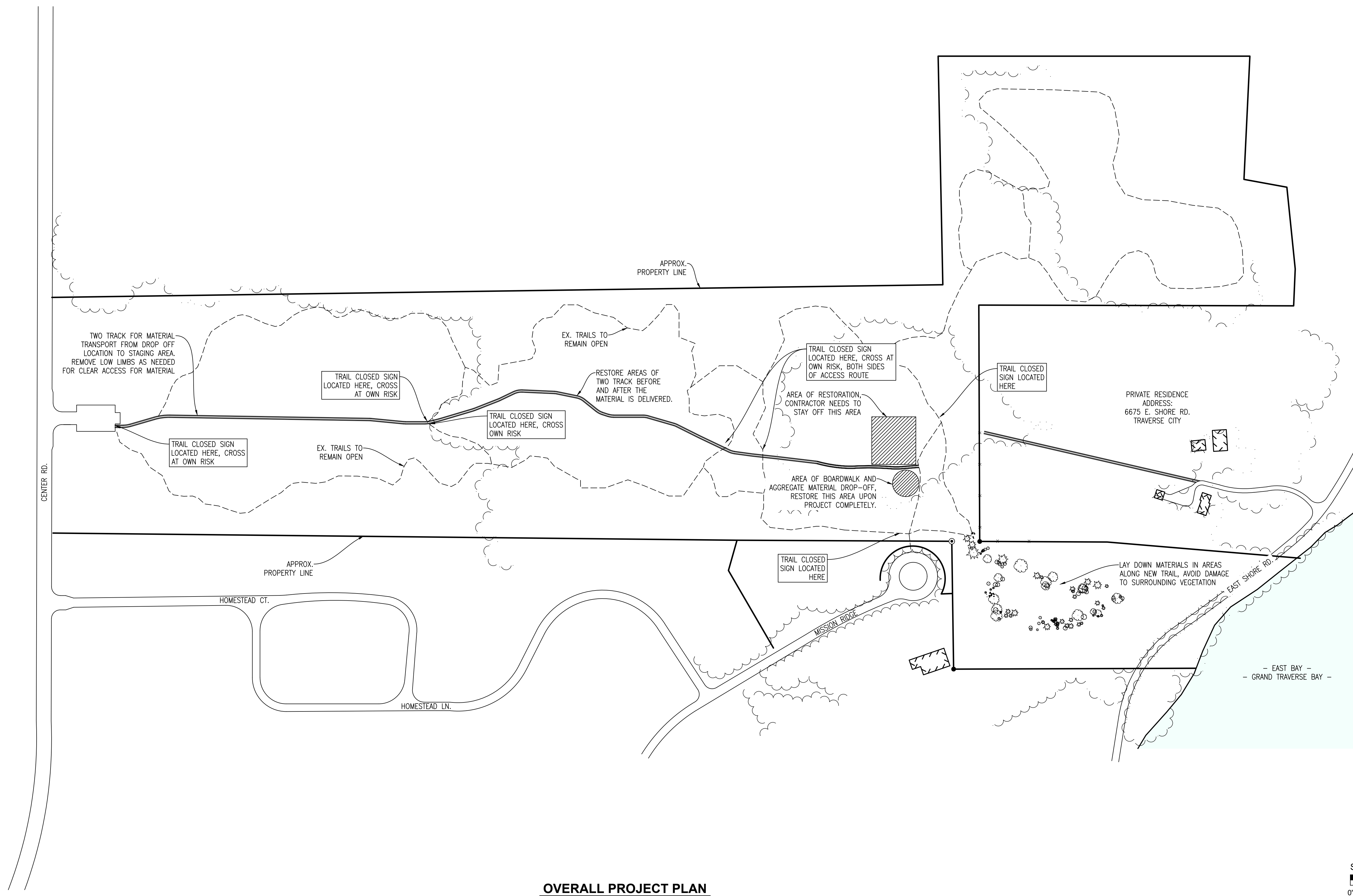
PENINSULA TOWNSHIP

Date Issued: 08-14-2025
Date Surveyed: 04-02-2025
Designed By: DAW
Drawn By: DAW
Checked By: KSK
Scale: AS SHOWN

Location:
SECTION 31
T28N, R10W
PENINSULA TOWNSHIP
GRAND TRAVERSE COUNTY
MICHIGAN

Project Number:
250089.00

S1



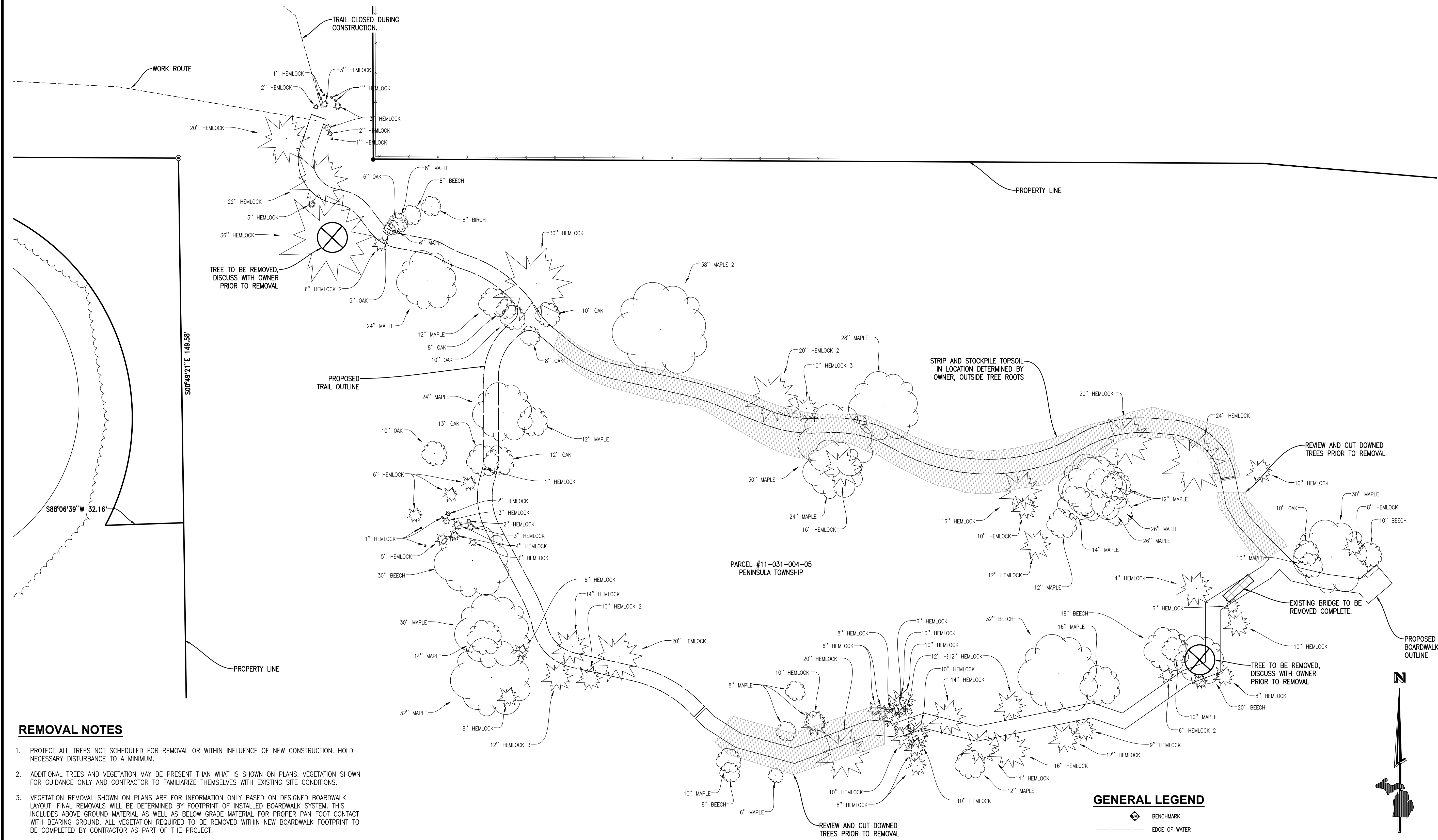
OVERALL PROJECT PLAN

SCALE - 1' = 150'



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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.



REMOVAL NOTES

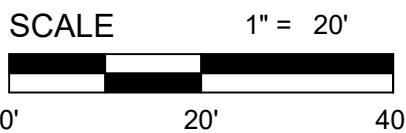
1. PROTECT ALL TREES NOT SCHEDULED FOR REMOVAL OR WITHIN INFLUENCE OF NEW CONSTRUCTION. HOLD NECESSARY DISTURBANCE TO A MINIMUM.
2. ADDITIONAL TREES AND VEGETATION MAY BE PRESENT THAN WHAT IS SHOWN ON PLANS. VEGETATION SHOWN FOR GUIDANCE ONLY AND CONTRACTOR TO FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS.
3. VEGETATION REMOVAL SHOWN ON PLANS ARE FOR INFORMATION ONLY BASED ON DESIGNED BOARDWALK LAYOUT. FINAL REMOVALS WILL BE DETERMINED BY FOOTPRINT OF INSTALLED BOARDWALK SYSTEM. THIS INCLUDES ABOVE GROUND MATERIAL AS WELL AS BELOW GRADE MATERIAL FOR PROPER PAN FOOT CONTACT WITH BEARING GROUND. ALL VEGETATION REQUIRED TO BE REMOVED WITHIN NEW BOARDWALK FOOTPRINT TO BE COMPLETED BY CONTRACTOR AS PART OF THE PROJECT.
4. NO TREES 6" D.B.H. OR GREATER SHALL BE REMOVED OUTSIDE OF THE BOARDWALK FOOTPRINT WITHOUT OWNER APPROVAL. REMOVED VEGETATION SHALL BE CUT UP, LEFT ON SITE, AND SPREAD ACROSS THE GROUND AS NOT TO INHIBIT FLOW OF WATER OR WILDLIFE AND NOT TO BE STOCKPILED.
5. CONTRACTOR TO PROVIDE FINAL LOCATION OF STOCKPILE, BOARDWALK MATERIAL, AND MACHINERY STAGING AREAS AND GET APPROVAL FROM ENGINEER AND OWNER PRIOR TO COMMENCING WORK ON-SITE. CONTRACTOR WILL ENSURE ADEQUATE EROSION CONTROL MEASURES NOT LIMITED TO SILT FENCE INSTALLATION.
6. DISTRIBUTE SALVAGED TOP SOIL ALONG TRAILS AND BRUSH LEAF AND OTHER NATURAL DEBRRI ALONG AREA AND RESEED AREAS AROUND STAGING AREAS DISTURBED BY CONSTRUCTION ACTIVITIES. REFER TO SPECIFICATIONS FOR SITE RESTORATION REQUIREMENTS.
7. REMOVAL ITEMS SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL WALK THE SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH THE EXTENT OF REMOVAL ITEMS. THE CONTRACTOR IS RESPONSIBLE FOR ALL REMOVALS NECESSARY TO COMPLETE CONSTRUCTION. QUESTIONS REGARDING ITEMS TO BE REMOVED SHALL BE DIRECTED TO THE ENGINEER.
8. ALL OTHER ITEMS NEEDING TO BE REMOVED FOR NEW CONSTRUCTION, AND NOT SPECIFICALLY CALLED FOR REMOVAL ON PLAN, SHALL BE CONSIDERED INCIDENTAL TO THE WORK AND SHALL BE REMOVED AT CONTRACTORS EXPENSE.

EXISTING CONDITIONS AND REMOVALS

SCALE - 1" = 20'

GENERAL LEGEND

- BENCHMARK
- EDGE OF WATER
- APPARENT EDGE OF WETLAND
- EX EDGE OF GRAVEL
- EX EDGE OF CONCRETE
- EX SIGN
- EX CONIFEROUS TREE
- EX DECIDUOUS TREE
- EX VEGETATION / TREELINE
- EXISTING CONIFEROUS TREE LINE
- MATCH LINE
- EX. BOARDWALK REMOVAL
- SELECT VEGETATION REMOVAL
- EX. BOARDWALK PILE



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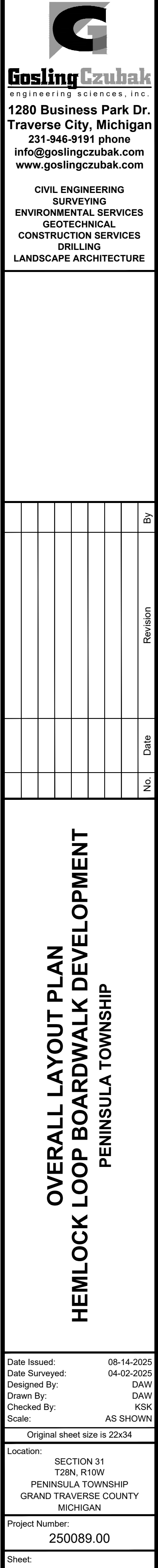
EXISTING CONDITIONS AND REMOVALS
HEMLOCK LOOP BOARDWALK DEVELOPMENT
PENINSULA TOWNSHIP

Date Issued: 08-14-2025
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SECTION 31
T28N, R10W
PENINSULA TOWNSHIP
GRAND TRAVERSE COUNTY
MICHIGAN

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Sheet:





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ENVIRONMENTAL SERVICES
GEOTECHNICAL
CONSTRUCTION SERVICES
DRILLING
LANDSCAPE ARCHITECTURE**

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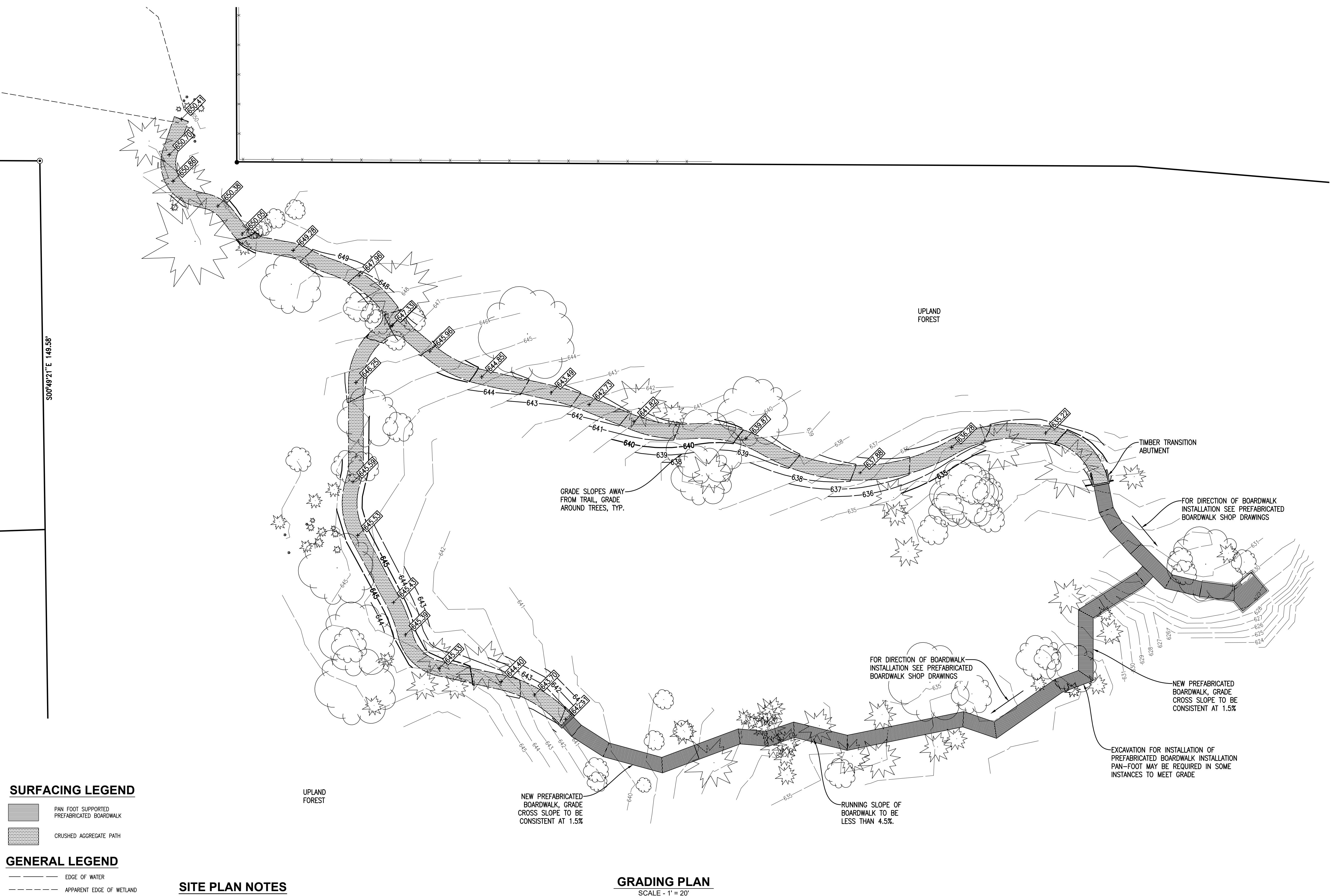
GRADING PLAN

HEMLOCK LOOP BOARDWALK DEVELOPMENT

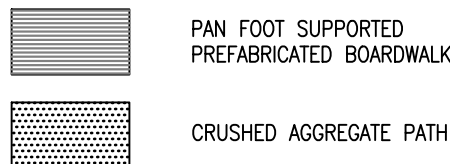
PENINSULA TOWNSHIP

Location:
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PENINSULA TOWNSHIP
GRAND TRAVERSE COUNTY
MICHIGAN

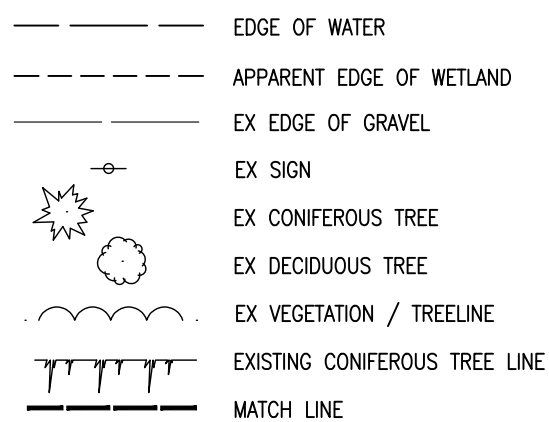
S4



SURFACING LEGEND



GENERAL LEGEND



SITE PLAN NOTES

1. BOARDWALK SYSTEM MANUFACTURER TO PROVIDE BOARDWALK SYSTEM SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE PROFESSIONAL. FINAL BOARDWALK SYSTEM FRAMING, RAILING AND LAYOUT WILL BE DETERMINED BY APPROVED SHOP DRAWINGS.
2. BOARDWALK FRAMES WILL BE PROVIDED BY MANUFACTURER WITH PRE-ASSEMBLED DECK PANELS FOR ALL STANDARD FRAMES NOTED BELOW. PIER-DECK PANELS AND FRAMES ARE DELIVERED SEPARATE AND ARE ASSEMBLED IN THE FIELD. CUSTOM FRAMES AT CHANGES IN BOARDWALK DIRECTION MAY BE DECKED ON SITE BY INSTALLATION CONTRACTOR USING BOARDWALK MANUFACTURER SUPPLIED LUMBER AND HARDWARE.
3. ALL EXISTING DISTURBED SURFACES DURING THE COURSE OF CONSTRUCTION NEED TO BE RESTORED TO EXISTING CONDITIONS, INCLUDING EXISTING TRAILS IN PELIZZARI, AREAS OF DROP OFF IN NEIGHBORS PROPERTY, AND ALL AREAS DISTURBED THROUGHOUT CONSTRUCTION

GRADING PLAN

SCALE - 1' = 20'



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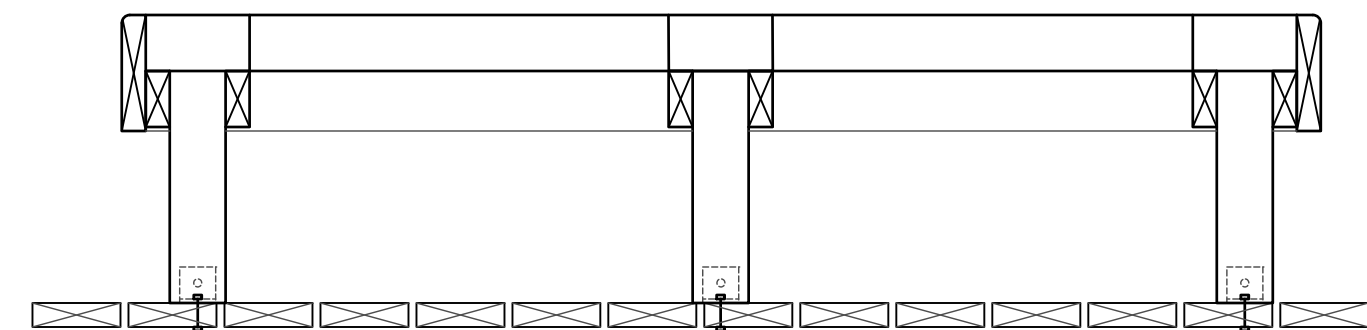
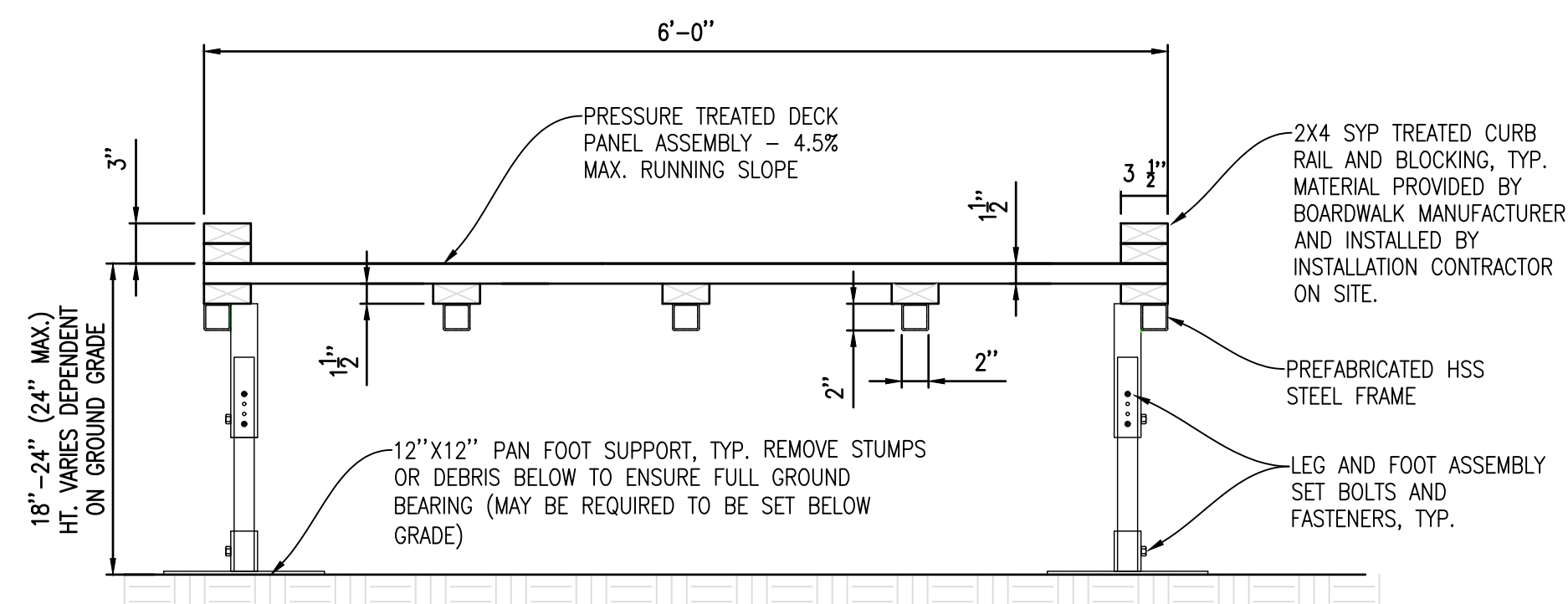


Diagram illustrating the cross-section of a deck railing system. The components and their connections are labeled as follows:

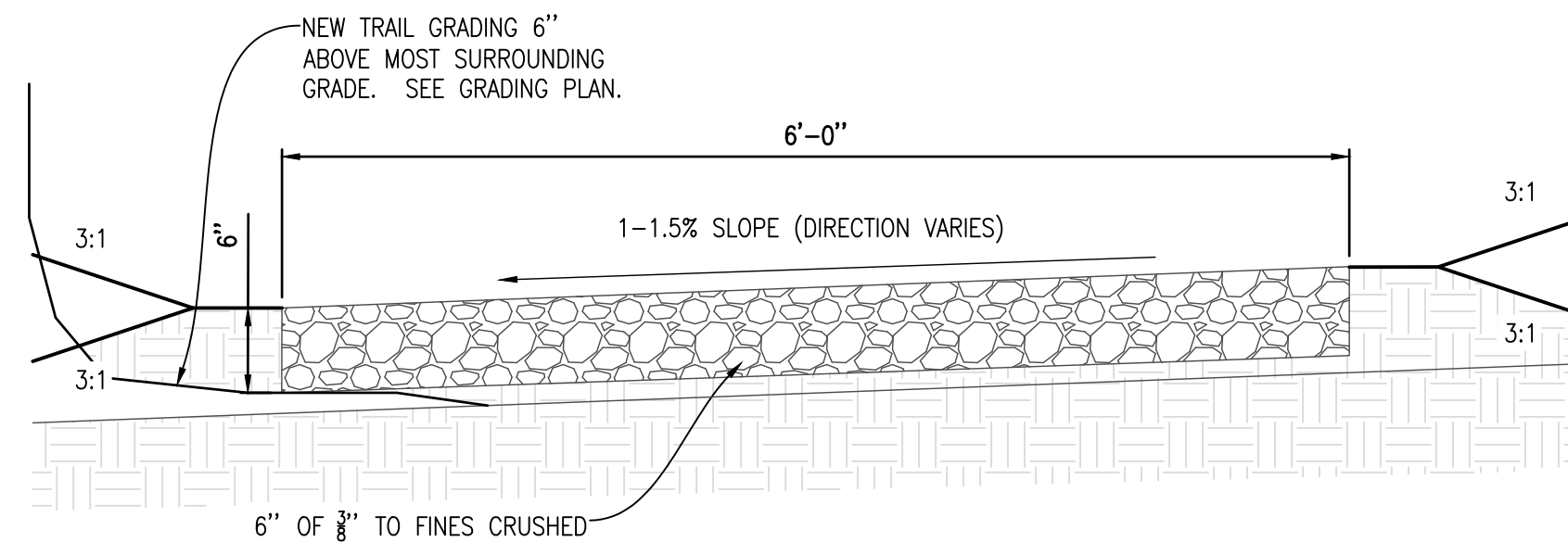
- SYP 2X4 SPACER BOARDS
- $\frac{1}{2}$ " ROUTER FINISH (ALL AROUND)
- 2X8 FASCIA BOARD
- 2X4 CROSS SUPPORTS
- (6) 4X6 POST
- (6) CONNECTOR $\angle 3" \times 3" \times \frac{1}{4}" \times 3"$ LG WITH (1) $\frac{5}{8}" \phi$ LAG BOLT.
- 2X6 SYP DECKING
- CONNECTOR $\angle 3" \times 3" \times \frac{1}{4}" \times 3"$ LG WITH (1) $\frac{5}{8}" \phi$ THRU BOLT
- PROVIDE BLOCKING BENEATH BOARDWALK.

SECTION

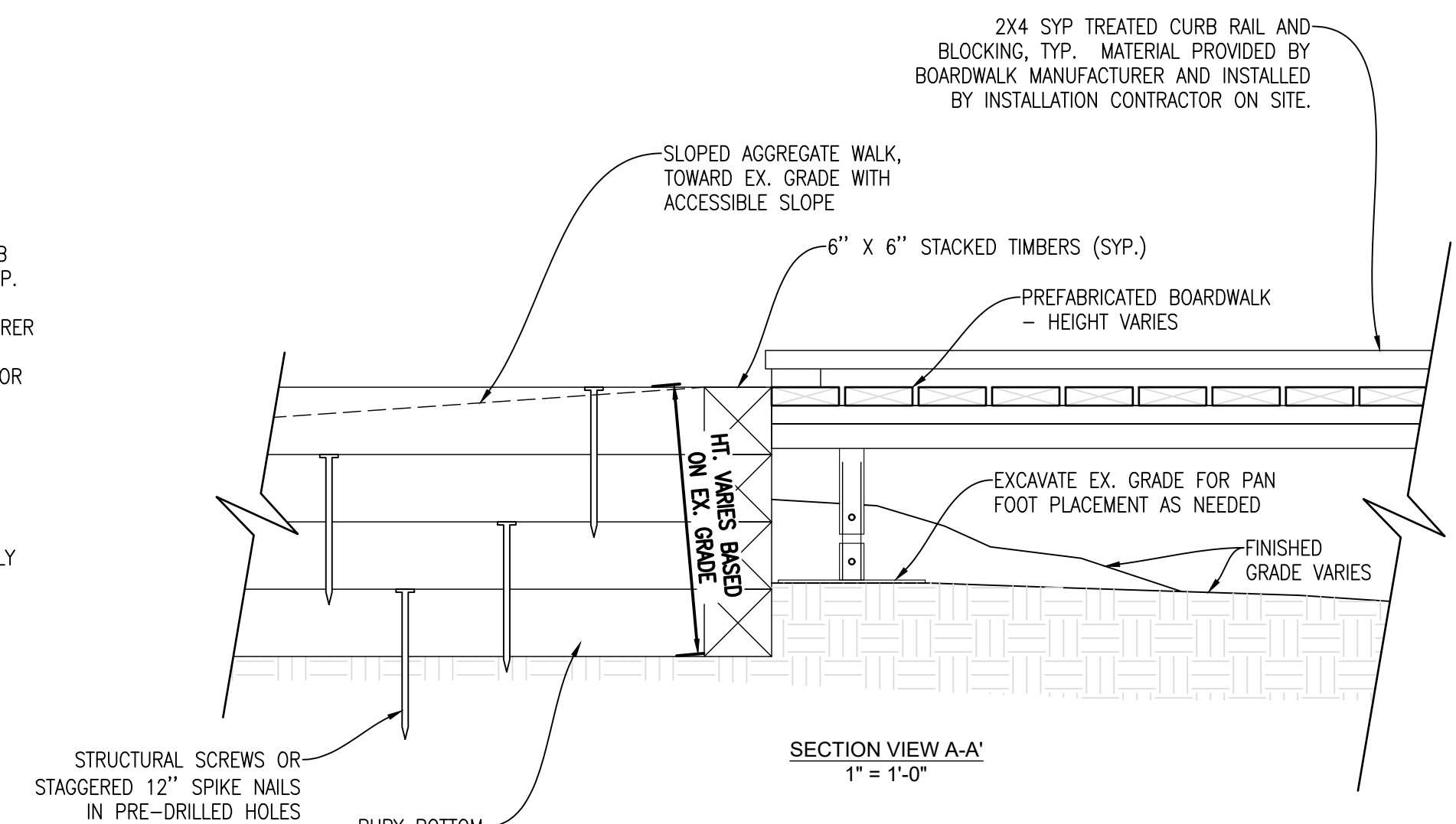
SCALE: 1" = 1'-0"



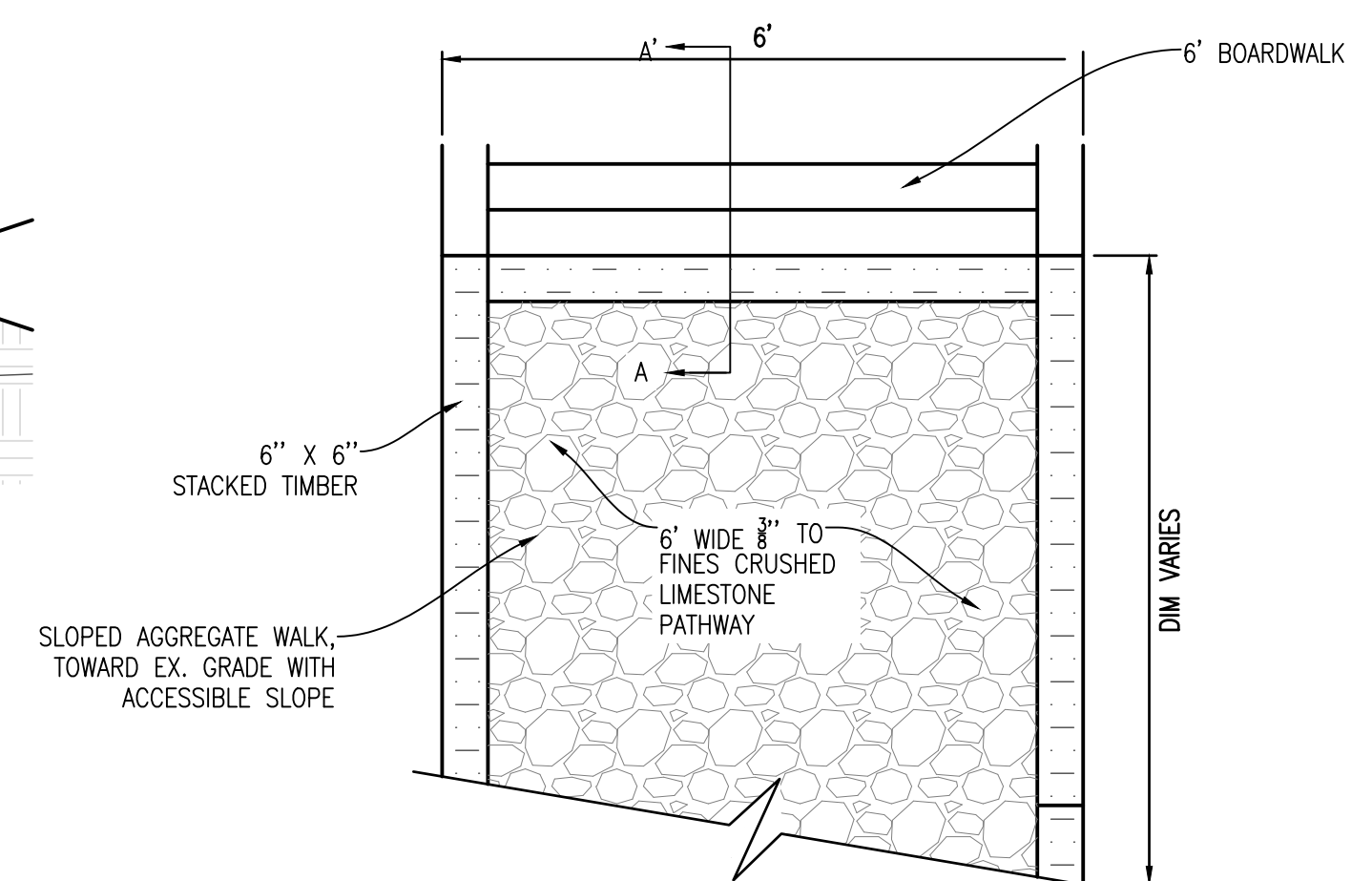
SCALE: 1" = 1'-0"



SCALE: 1" = 1'-0"



SCALE: 1" = 1'-0"



SCALE: 1/2" = 1'-0"



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