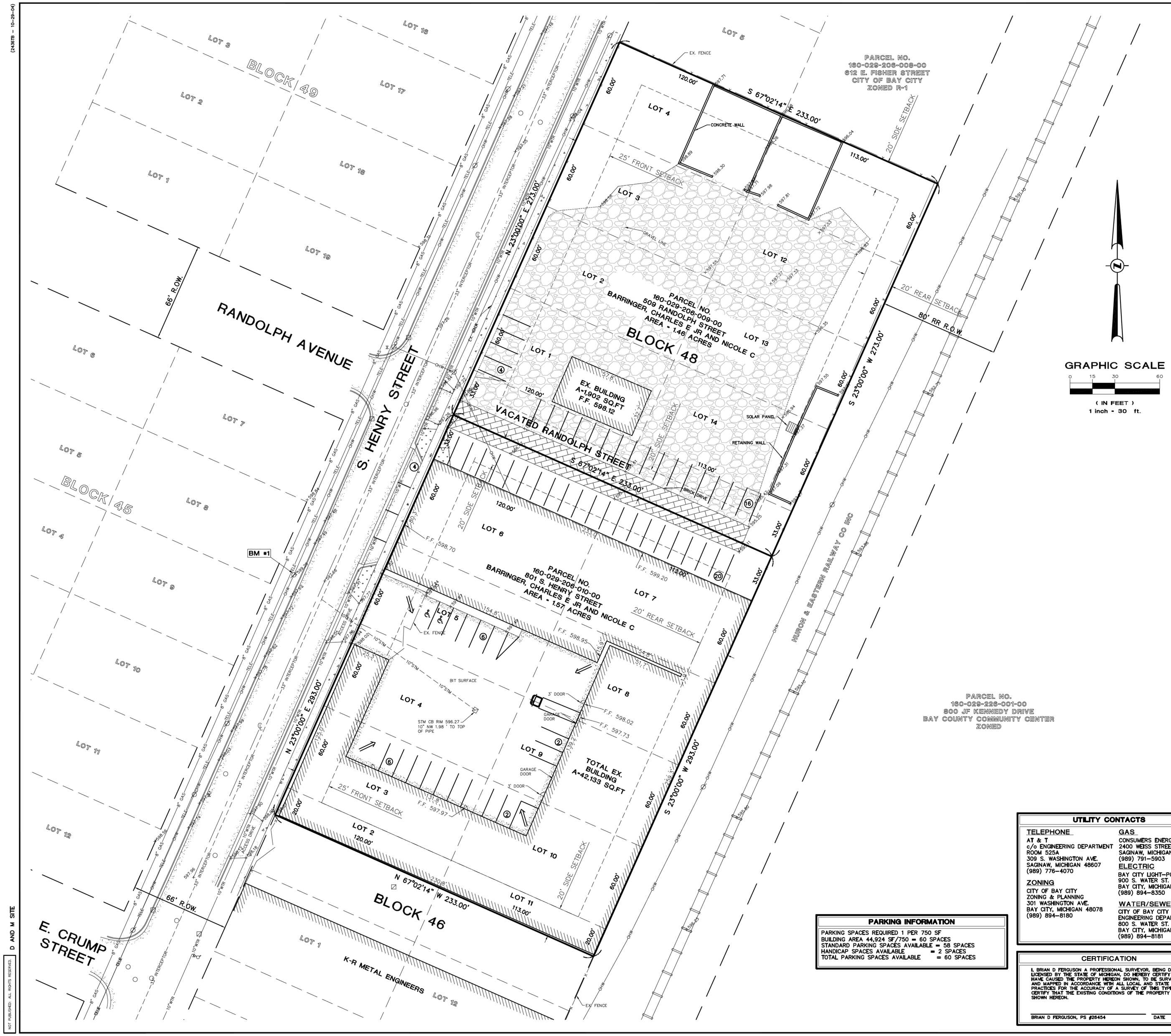
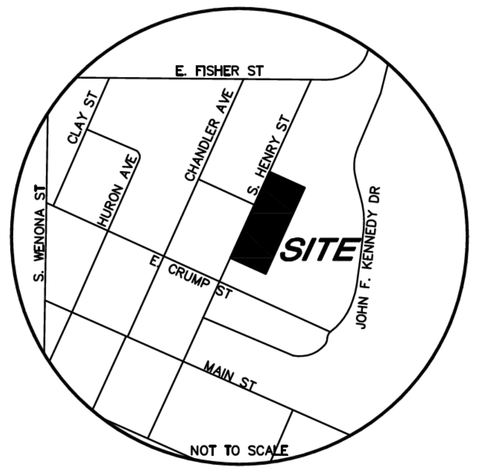
(24X18 - 10-29-04)





LOCATION MAP

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.

LEGEND

	MONUMENT / SECTION CORNER
	FOUND PROPERTY IRON
	SET PROPERTY IRON
	EXISTING CATCHBASIN
	EXISTING MANHOLE/CATCHBASIN
	EXISTING MANHOLE
	EXISTING HYDRANT
	EXISTING VALVE
SAN	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATERMAIN
X X	EXISTING FENCE LINE
ELEC	EXISTING UNDERGROUND ELECTRIC LINE
GAS	EXISTING UNDERGROUND GAS LINE
TELE	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING CENTERLINE
OHW OHW	EXISTING OVERHEAD ELECTRICAL WIRES
	EXISTING MAILBOX / NEWSPAPER BOX
	EXISTING SIGN
	EXISTING DECIDUOUS TREES
	EXISTING CONIFEROUS TREES
	EXISTING UTILITY POWER POLE
	EXISTING TELEPHONE RISER
	DIRECTION OF FLOW

PARCEL DESCRIPTION

SITUATED IN THE CITY OF BAY CITY, BAY COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

LOTS 3, 4, 5, 6, 7, 8, 9, 10 AND THE NORTHERLY 20 FEET OF LOTS 2 AND 11, AND THE SOUTH 1/2 OF THE VACATED RANDOLPH STREET, LYING ADJACENT TO THE NORTHEASTERLY LINE OF LOTS 6 AND 7, BLOCK 46 OF VILLAGE OF SALZBURG, COMPRISING THE EAST FRACTIONAL 1/2 OF SECTION 29, TOWN 14 NORTH, RANGE 5 EAST, AS PER PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGE(S) 83, BAY COUNTY RECORDS.

ALSO

LOTS 1, 2, 3, 4, 13 AND 14, BLOCK 48 OF VILLAGE OF SALZBURG, ALSO A PARCEL OF LAND DESCRIBED AS BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 3, BLOCK 48 OF VILLAGE OF SALZBURG, COMPRISING THE EAST FRACTIONAL 1/2 OF SECTION 29, TOWN 14 NORTH, RANGE 5 EAST; RUNNING THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOTS 3 AND 4, 120 FEET TO THE NORTHEASTERLY CORNER OF LOT 4; THENCE EASTERLY ON A PROLONGATION OF THE LINE BETWEEN LOTS 4 AND 5 PRODUCED 113 FEET, THENCE SOUTHERLY PARALLEL TO SAID EASTERLY LINE OF LOTS 3 AND 4, 120 FEET TO THE NORTHEASTERLY CORNER OF LOT 13 IN BLOCK 48; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 13, 113 FEET TO THE POINT OF BEGINNING AND THE NORTH 1/2 OF VACATED RANDOLPH STREET LYING ADJACENT TO THE SOUTH LINE OF LOTS 1 AND 14, ALL OF SAID LOTS AND PREMISES LYING IN BLOCK 48, VILLAGE OF SALZBURG, COMPRISING OF THE EAST FRACTIONAL ½ OF SECTION 29, TOWN 14 NORTH, RANGE 5 EAST, AS PER PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGE 82, BAY COUNTY RECORDS.

FLOODPLAIN INFORMATION

CITY OF BAY CITY
BAY COUNTY, MICHIGAN
MAP NUMBER: 26017C0334 E
EFFECTIVE DATE: SEPTEMBER 17, 2010
FLOOD ZONE: "WHITE X" PER FIRM
THIS ARE DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN

ZONING INFORMATION

ZONED- M-1 (LIGHT INDUSTRIAL)
SETBACKS-
FRONT:- 25'
REAR:- 20'
SIDE:- 20' ONE SIDE, 40' TOTAL

BENCHMARKS

B.M. #1 - NAIL IN SOUTHEAST FACE OF POWERPOLE, TO THE WEST OF THE WEST PROPERTY LINE

ELEV. 599.30 NAVD 88 DATUM

UTILITY NOTE

THE UTILITY LOCATIONS AS HEREON 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 HEREON SHOWN. THE CONTRACTOR SHALL CALL MISS DIG (1-800-482-7171) A MINIMUM OF THREE WORKING DAYS PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE EVERY EFFORT TO PROTECT AND/OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND.

PARKING INFORMATION

PARKING SPACES REQUIRED 1 PER 750 SF
BUILDING AREA 44,924 SF/750 = 60 SPACES
STANDARD PARKING SPACES AVAILABLE = 58 SPACES
HANDICAP SPACES AVAILABLE = 2 SPACES
TOTAL PARKING SPACES AVAILABLE = 60 SPACES

UTILITY CONTACTS

TELEPHONE
AT & T
c/o ENGINEERING DEPARTMENT
ROOM 525A
309 S. WASHINGTON AVE.
SAGINAW, MICHIGAN 48607
(989) 776-4070

ZONING
CITY OF BAY CITY
ZONING & PLANNING
301 WASHINGTON AVE.
BAY CITY, MICHIGAN 48078
(989) 894-8180

GAS
CONSUMERS ENERGY
2400 WEISS STREET
SAGINAW, MICHIGAN 48602
(989) 791-5903

ELECTRIC
BAY CITY LIGHT-POWER
900 S. WATER ST.
BAY CITY, MICHIGAN 48078
(989) 894-8350

WATER/SEWER
CITY OF BAY CITY
ENGINEERING DEPARTMENT
800 S. WATER ST.
BAY CITY, MICHIGAN 48078
(989) 894-8181

CERTIFICATION

I, BRIAN D FERGUSON A PROFESSIONAL SURVEYOR, BEING DULY LICENSED BY THE STATE OF MICHIGAN, DO HEREBY CERTIFY THAT I HAVE CAUSED THE PROPERTY HEREON SHOWN, TO BE SURVEYED AND MAPPED IN ACCORDANCE WITH ALL LOCAL AND STATE ACCEPTED PRACTICES FOR THE ACCURACY OF A SURVEY OF THIS TYPE. I ALSO CERTIFY THAT THE EXISTING CONDITIONS OF THE PROPERTY ARE AS SHOWN HEREON.

BRIAN D FERGUSON, PS #26454 DATE

PREPARED UNDER THE SUPERVISION OF:

PROJECT LOG

PROJECT START	12-1-20

FILE:	2020-462
PROJECT MGR:	JOM
DESIGNED BY:	
DRAWN BY:	JDR
CHECKED BY:	
SCALE:	1"=30'
SHEET:	1 OF 1

801 S. HENRY STREET

SECTION 29, T14N-R5E
CITY OF BAY CITY
BAY COUNTY, MICHIGAN

SITE LAYOUT PLAN

D&M SITE INC.
Surveying . Inspection . Testing . Engineering
401 BALSAM STREET PO BOX 159, CARROLLTON, MICHIGAN 48724
PHONE (989) 752-8500 • FAX (989) 752-8600

C1.0

2020.462

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