



7110 West Q Avenue, Kalamazoo, MI 49009 | P: (269) 375-1591 | F: (269) 375-0791 | [www.texastownship.org](http://www.texastownship.org)

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## **REQUEST FOR PROPOSALS**

### **6<sup>th</sup> Street Park Restroom Facility Design**

#### **Proposals**

The Charter Township of Texas, Kalamazoo County Michigan, is requesting proposals from qualified firms for the design of a new public restroom facility located at 6<sup>th</sup> Street Park (6321 S. 6<sup>th</sup> Street). These facilities are necessary to meet the goals of the Texas Township Parks & Trails Master Plan to provide inviting, family-friendly, and accessible public restroom facilities to serve park users. The purpose of this document is to facilitate the selection of a qualified firm for this task. The Consultant will work under the direction of the Superintendent, Township Board, and Parks & Trails Committee.

#### **Scope of Work**

Design of an approximate 600 SQFT restroom facility including septic field. Structure to be located as indicated by Item K on 6<sup>th</sup> Street Park Schematic Master Plan (Exhibit A) and designed in such a manner to be compatible with the existing approved site plan (Exhibit C). Final design product to include construction drawings.

Design shall meet all requirements of Township's Zoning Ordinance, be similar in style to Exhibit B: Preferred Design, and include the following components at a minimum:

#### **General**

- Walls shall be 8" reinforced concrete masonry block wall
- Roof shall be standing seam metal
- Exterior finish to be fiber cement board and batten siding
- Mechanical room located in middle of structure
- Exterior doors shall be special-lite FRP frames
- Interior dividers for restroom to be panels with alternate options of block dividers
- Bottle filling station and drinking fountain on exterior of building
- Toilets shall be wall mount, back supply, stainless steel fixtures
  - o Flush valve shall be concealed, sensor activated
- Lavatory shall be wall mount and stainless steel
  - o Faucets shall be sensor-activated
- Building mounted lighting will be full cut-off and downward directed to protect night skies
- Proposed septic field design shall not conflict with layouts shown in the approved master plan-Exhibit A

**Women's Restroom:**

- Three stalls (one stall ADA accessible)
- Changing table
- Two lavatories with mirrors

**Men's Restroom:**

- Two stalls (one stall ADA accessible)
- Changing table
- One urinal
- Two lavatories with mirrors

**Family/Unisex Restroom**

- Design to also include one single-stall washroom with toilet, lavatory, changing table, and mirror.
- This item was not included in initial site plan. Township asks this component be added with effort to minimize increase in size of structure.

**Timeline**

The Township desires to issue drawings for construction bidding as soon as possible to ensure a competitive bid process. Please provide a proposed timeline for completing drawings as part of your submittal.

**Submission Content Guidelines**

1. *Provide an overview of the firm including the number of years the firm has been providing the types of services contemplated by this RFP.*
2. *Personnel:*
  - a. *Please provide a staffing plan showing your key professionals for both the pre-construction and the construction phase that would be assigned to this project.*
  - b. *Please list any consultants you would propose to work with on this project and their role.*
3. *List projects of any similarity with this one in which your company has been involved as a design firm over recent years.*
4. *Describe your approach to the project's design and management systems for development of construction drawings.*
5. *Describe your process for development of construction drawings and provide a proposed schedule to perform the work as outlined within this RFP. Approach to fees. Provide design fee based on Scope of Work as outlined, and discuss proposed fee basis, including any expected reimbursable costs.*
6. *Provide a minimum of three references from an owner, executive director or facility director who have worked directly with you within the last five years; municipal references preferred. Provide name, title, address and telephone number for each as part of this response, a letter of recommendation may be substituted for a reference.*
7. *Submit a contract agreement for our program with all attachments included (or name contract you would propose to use).*

8. *Include any other information your firm deems to be pertinent for consideration in the selection process.*
9. *State whether your organization has ever failed to complete any work awarded to you.*
10. *Provide the following certification:*

Representing \_\_\_\_\_, I \_\_\_\_\_ certify that the information given herein is true and accurate. I understand that any false statement contained herein may disqualify this proposal and if a contract is executed, subsequently may result in a termination of such contract. I certify that I am authorized by the organization first named above to submit this proposal and that I am authorized to negotiate and contract for the work proposed herein.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

### **Deadline for Submission**

To be considered, proposals must be submitted either via email ([brookeh@texastownship.org](mailto:brookeh@texastownship.org)) or in hard copy to the Township on or before Monday, April 17 at 3:00 PM. The email subject line or envelope shall contain “**6<sup>th</sup> Street Restroom Facility Design.**”

#### **Proposals are to be addressed to:**

*Charter Township of Texas  
Superintendent's Office  
7110 West Q Avenue  
Kalamazoo, Michigan 49009*

Proposals will be opened on Monday, April 17 at 3:00 pm by the Texas Township Superintendent at Texas Township Office, 7110 West Q Avenue, Kalamazoo, MI 49009. The Texas Township Board will review the proposals during its Monday, April 24 regular board meeting.

### **Submission Requirements**

- Texas Township reserves the right to waive any informality in the request for proposals, to reject any or all proposals; and to award the contract in a manner which it considers to be in the best interest of the township. The Township reserves the right to use whatever reasonable and sensible evaluation techniques it deems appropriate.
- The Township accepts no responsibility for any expense incurred by any firm in the preparation and presentation of a proposal. Such expenses shall be borne exclusively by the proposing firm. Only the successful firm will be notified.

### **Questions/Contact**

If you have any questions about the requirements, please contact Brooke Hovenkamp, Deputy Superintendent, at 269-375-1591 or [brookeh@texastownship.org](mailto:brookeh@texastownship.org).

### **Freedom of Information Act**

Contractors are hereby notified that all information contained in their proposal is subject to the provisions of the Michigan Freedom of Information Act.





## EXHIBIT B: Preferred Design Style





# New Restroom Facility

EXHIBIT C

## 6th Street Park The Charter Township of Texas, Michigan

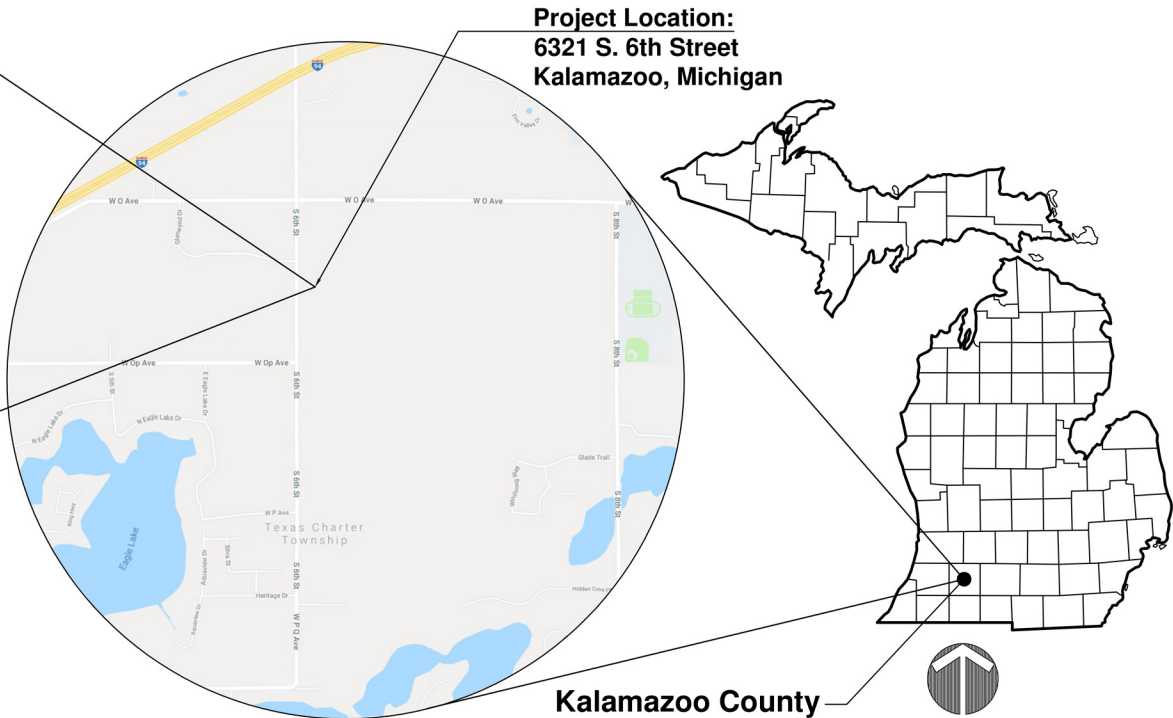
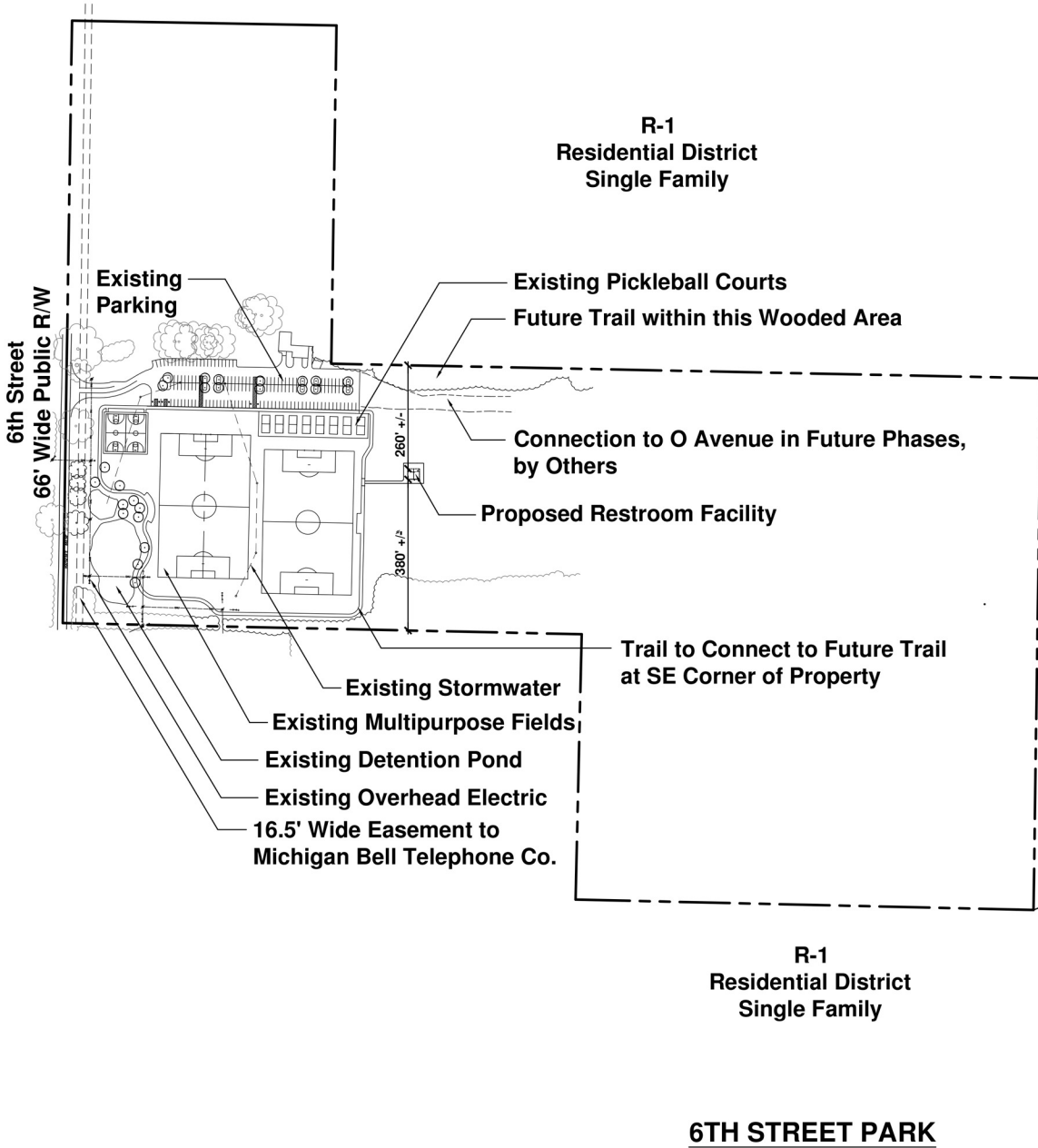
VIRIDIS DESIGN GROUP  
SITE PLANNING AND CIVIL ENGINEER

2926 WEST MAIN STREET,  
KALAMAZOO, MI 49006  
P 269.978.5143

## Site Plan Review Documents

### Sheet Index

T1.0	TITLE SHEET
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C1.0	LAYOUT PLAN
C2.0	GRADING, DRAINAGE AND SESC PLAN
C3.0	SITE UTILITY AND ELECTRICAL PLAN
A1.0	PRE-ENGINEERED RESTROOM BUILDING PLANS & SPECIFICATIONS
A1.1	PRE-ENGINEERED RESTROOM BUILDING SPECIFICATIONS

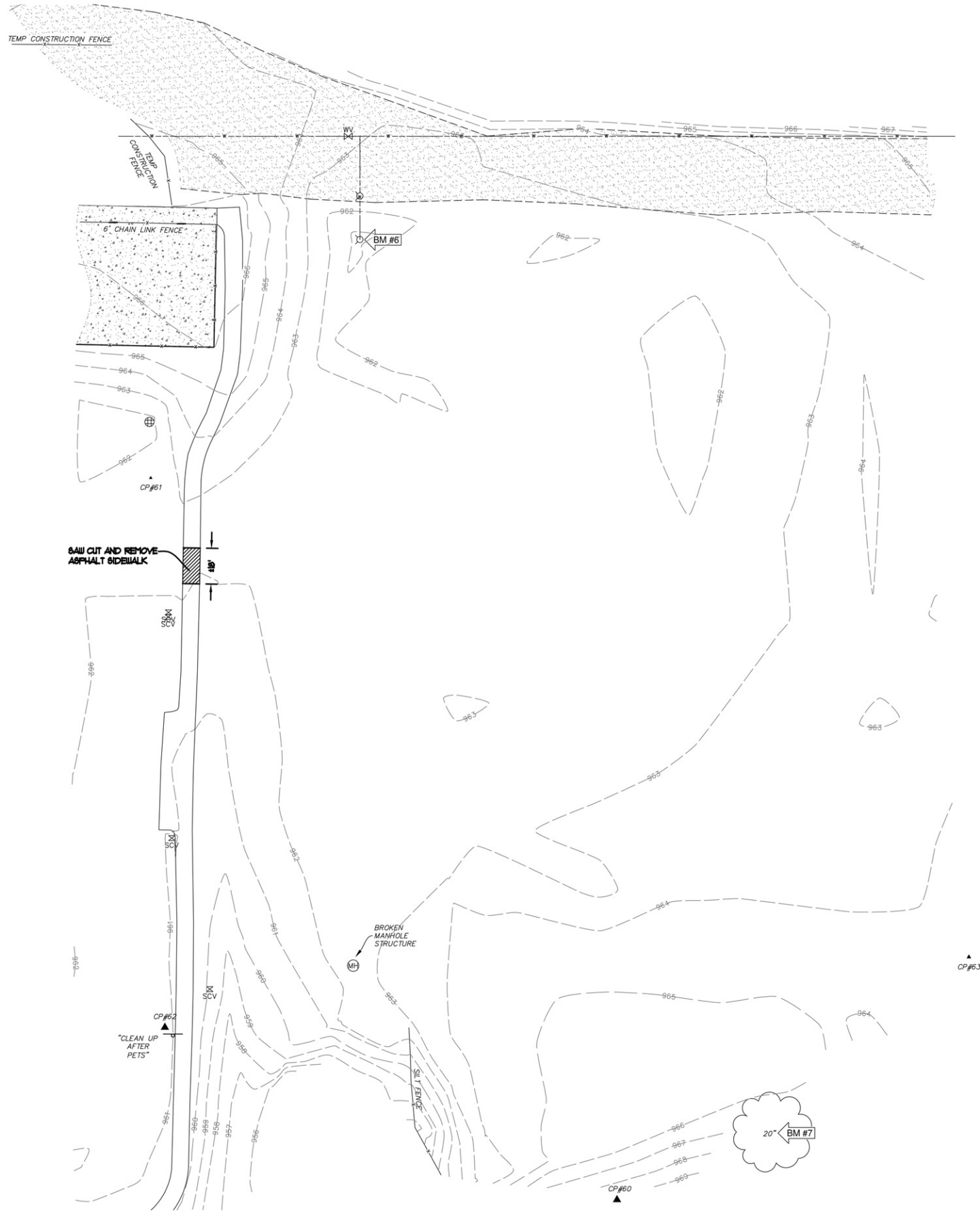


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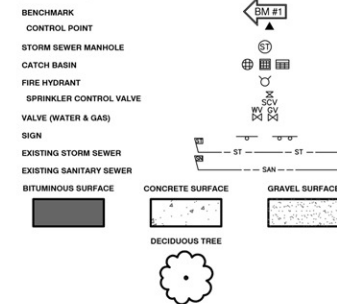
TITLE SHEET  
NEW RESTROOM FACILITY  
6TH STREET PARK  
TEXAS TOWNSHIP  
KALAMAZOO, MICHIGAN

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LEGEND



SCHEDULE "A" LEGAL DESCRIPTION  
FROM: CHICAGO TITLE INSURANCE COMPANY  
TITLE NO.: 390608949CML (EFFECTIVE DATE: JANUARY 14, 2013)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF TEXAS, KALAMAZOO COUNTY, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:  
BEGINNING AT THE NORTHWEST CORNER OF SECTION 10, TOWN 3 SOUTH, RANGE 12 WEST, THENCE EAST ON NORTH LINE OF SECTION 10, 661.9 FEET; THENCE SOUTH 1327.25 FEET; THENCE WEST 666.3 FEET TO THE WEST LINE OF SECTION 10; THENCE NORTH ON THE WEST LINE OF SECTION 10, 1326 FEET TO THE PLACE OF BEGINNING.  
EXCEPTING THE NORTH 480 FEET THEREOF. TAX ID NO. 39-09-10-101-015

PARCEL 2:  
THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWN 3 SOUTH, RANGE 12 WEST.  
ALSO, THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWN 3 SOUTH, RANGE 12 WEST, EXCEPTING THEREFROM THE EAST 190 FEET THEREOF.  
TAX ID NO. 39-09-10-176-010  
PARCEL ID: 39-09-10-101-015/176-010  
STREET ADDRESS: 6251/6321 S. 6TH STREET, KALAMAZOO

BENCHMARK DATA

NAVD '88 AS DERIVED FROM GPS OBSERVATIONS UTILIZING VRS CONUS 12B

BM #4 EL= 969.76' (NAVD 88)  
CUT "X" AT NORTHEAST CORNER OF CONCRETE FOUNDATION LOCATED 81' SOUTH OF CENTERLINE OF BITUMINOUS DRIVE AND 1310' EAST OF THE CENTERLINE OF 6TH STREET.

BM #5 EL= 976.08' (NAVD 88)  
UPPER FLANGE BOLT ON HYDRANT UNDER "MADE IN USA", LOCATED 19± SOUTH OF THE SOUTH EDGE OF EXISTING ASPHALT PATH AND 1470± EAST OF THE CENTERLINE OF 6TH STREET. (NOT SHOWN ON DRAWING)

BM #6 EL= 963.64' (NAVD 88)  
UPPER FLANGE BOLT ON HYDRANT UNDER "MADE IN USA", LOCATED 50± SOUTH OF WATER VALVE AND 50± EAST OF THE NORTHEAST CORNER OF PICKLEBALL COURT FENCE.

BM #7 EL= 969.45' (NAVD 88)  
NAIL IN THE NORTH SIDE OF DOUBLE 20"/20" OAK, LOCATED 10± SOUTH OF TREE LINE AND 300± SOUTH SOUTHEAST OF THE SOUTHEAST FENCE CORNER OF PICKLEBALL COURT.

SURVEYOR'S NOTES

1. UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL FIELD MEASUREMENTS AND AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATIONS OR SHOWING ALL UTILITIES IN THE AREA.
2. NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG - CALL MISS DIG AT 811.
3. CONTOUR INTERVAL = 1 FOOT.
4. THIS IS NOT INTENDED OR REPRESENTED TO BE A BOUNDARY SURVEY AND IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, BUILDING, OR OTHER IMPROVEMENT. LEGAL DESCRIPTION WAS NOT PROVIDED & NO PROPERTY CORNERS WERE SET.
5. THE FIELD WORK WAS COMPLETED ON NOVEMBER 24, 2021.

SURVEY CONTROL

POINT NUMBER	NORTHING [ASSUMED]	EASTING [ASSUMED]	ELEVATION [NAVD 88]
54	267325.5429'	12761761.3277'	967.32'
60	267005.6202'	12761531.4131'	969.69'
61	267365.9246'	12761297.6560'	962.03'
62	267092.0214'	12761304.7963'	961.20'
63	267126.1721'	12761707.7993'	964.59'

SURVEY PROVIDED BY

**DRISENGA & ASSOCIATES, INC.**  
Engineering · Surveying · Testing  
[www.driesenga.com](http://www.driesenga.com)

Holland, MI – 616-396-0255  
Grand Rapids, MI – 616-249-3800

Kalamazoo, MI – 269-544-1455  
Detroit, MI – 734-368-9483



**811**  
Know what's below.  
Call before you dig.

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Design Group  
2926 West Main Street, Kalamazoo, MI 49006  
(269) 978-5143 [www.viridg.com](http://www.viridg.com)

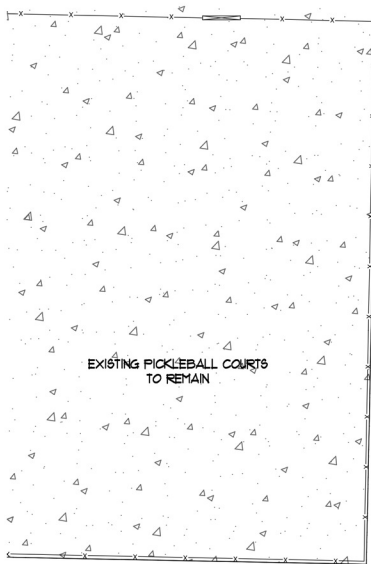
**SITE SURVEY**  
NEW RESTROOM FACILITY  
6TH STREET PARK  
TEXAS TOWNSHIP  
KALAMAZOO, MICHIGAN

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SITE STATISTICS

PROPERTY ACREAGE:	54.6 AC
EXISTING PARKING:	140 STANDARD SPACES 4 STANDARD BARRIER-FREE SPACES 2 VAN ACCESSIBLE BARRIER-FREE SPACE
LANDSCAPE / OPEN SPACE	52.73 ACRES 97%
BUILDING / IMPERVIOUS SURFACE	1.81 ACRES 3%

GENERAL NOTES

1. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CALL "MISS DIG" AND VERIFY ALL UNDERGROUND UTILITIES BEFORE EXCAVATION AT THE SITE. ANY UTILITIES DISTURBED BY CONSTRUCTION SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE. USE PRIVATE UTILITY LOCATOR SERVICE FOR ANY UTILITIES MISS DIG WILL NOT TRACE.
2. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHOULD BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY FOR RESOLUTION.
3. EROSION SHALL BE CONTROLLED AS SPECIFIED AND AS REQUIRED BY LOCAL, STATE OR FEDERAL AUTHORITIES HAVING JURISDICTION.
4. ALL DIMENSIONS ARE GIVEN TO OUTSIDE EDGE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED TO COMPLETE THE WORK.
6. CONTRACTOR IS RESPONSIBLE FOR ALL BUILDING REVIEW AND PERMITTING INCLUDING ELECTRICAL AND PLUMBING.
7. PLACE 4" MINIMUM TOPSOIL, FINE GRADE & ESTABLISH TURF AS NOTED IN ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY.
8. REPAIR AND RESTORE ANY DAMAGE OUTSIDE OF LIMIT OF WORK TO ORIGINAL CONDITION.

DEMOLITION NOTES:

1. PROTECT ALL BENCHMARKS DURING CONSTRUCTION. ANY BENCHMARKS DISTURBED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
2. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE.
3. CONTRACTOR RESPONSIBLE FOR PROTECTION OF ALL EXISTING PAVEMENTS AND STRUCTURES SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING PAVEMENT AND STRUCTURES SCHEDULED TO REMAIN SHALL BE REPAIRED BY CONTRACTOR AT NO EXPENSE TO OWNER.
4. PROTECT ALL TREES AND EXISTING FEATURES TO REMAIN AS SPECIFIED.
6. ALL TOPSOIL AND EXCESS FILL MATERIAL SHALL BE STOCKPILED ON SITE SEPARATELY FOR LATER RE-USE. PROTECT STOCKPILES FROM EFFECTS OF EROSION.

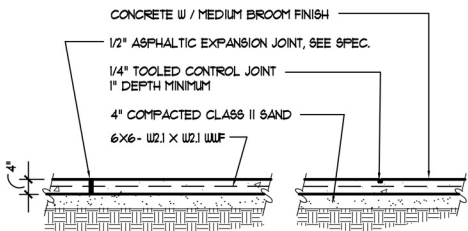
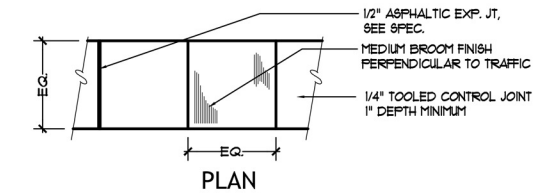
BARRIER-FREE NOTES

- BARRIER-FREE PARKING AND ACCESSIBLE ROUTE(S) MUST COMPLY WITH THE AMERICANS WITH DISABILITIES ACT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- 1:48 (2%) MAXIMUM CROSS-SLOPE ON ACCESSIBLE ROUTE.
  - NO CHANGES IN LEVEL GREATER THAN 1/4" ALONG ACCESSIBLE ROUTE, RAMPS OR LANDINGS.
  - 1:20 (5%) MAXIMUM LONGITUDINAL SLOPE ON ACCESSIBLE ROUTE (EXCEPT WHERE RAMPS ARE PROVIDED).
  - 1:50 (2%) MAXIMUM SLOPE (IN ANY DIRECTION) IN B.F. PARKING AND ACCESS AISLES.

LEGEND - NEW WORK

KEY	DESCRIPTION	DETAIL
(A)	CONCRETE WALK	1 / C1.0
(B)	PRE-ENGINEERED RESTROOM BUILDING	SHEET A1.0 & A1.1 (OR "APPROVED EQUAL")

"APPROVED EQUAL MEANS ANY EQUIPMENT OR MATERIAL WHICH, IN THE OPINION OF THE ARCHITECT, IS EQUAL IN QUALITY, DURABILITY, APPEARANCE, STRENGTH, DESIGN, PERFORMANCE, PHYSICAL DIMENSIONS, AND ARRANGEMENT TO THE EQUIPMENT OR MATERIAL SPECIFIED, AND WILL FUNCTION ADEQUATELY IN ACCORDANCE WITH THE GENERAL DESIGN. THIS DETERMINATION WILL BE MADE BASED ON DOCUMENTATION PROVIDED BY CONTRACTOR.



1 Concrete Walk Detail  
Not to Scale



811  
Know what's below.  
Call before you dig.

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LAYOUT PLAN  
NEW RESTROOM FACILITY  
6TH STREET PARK  
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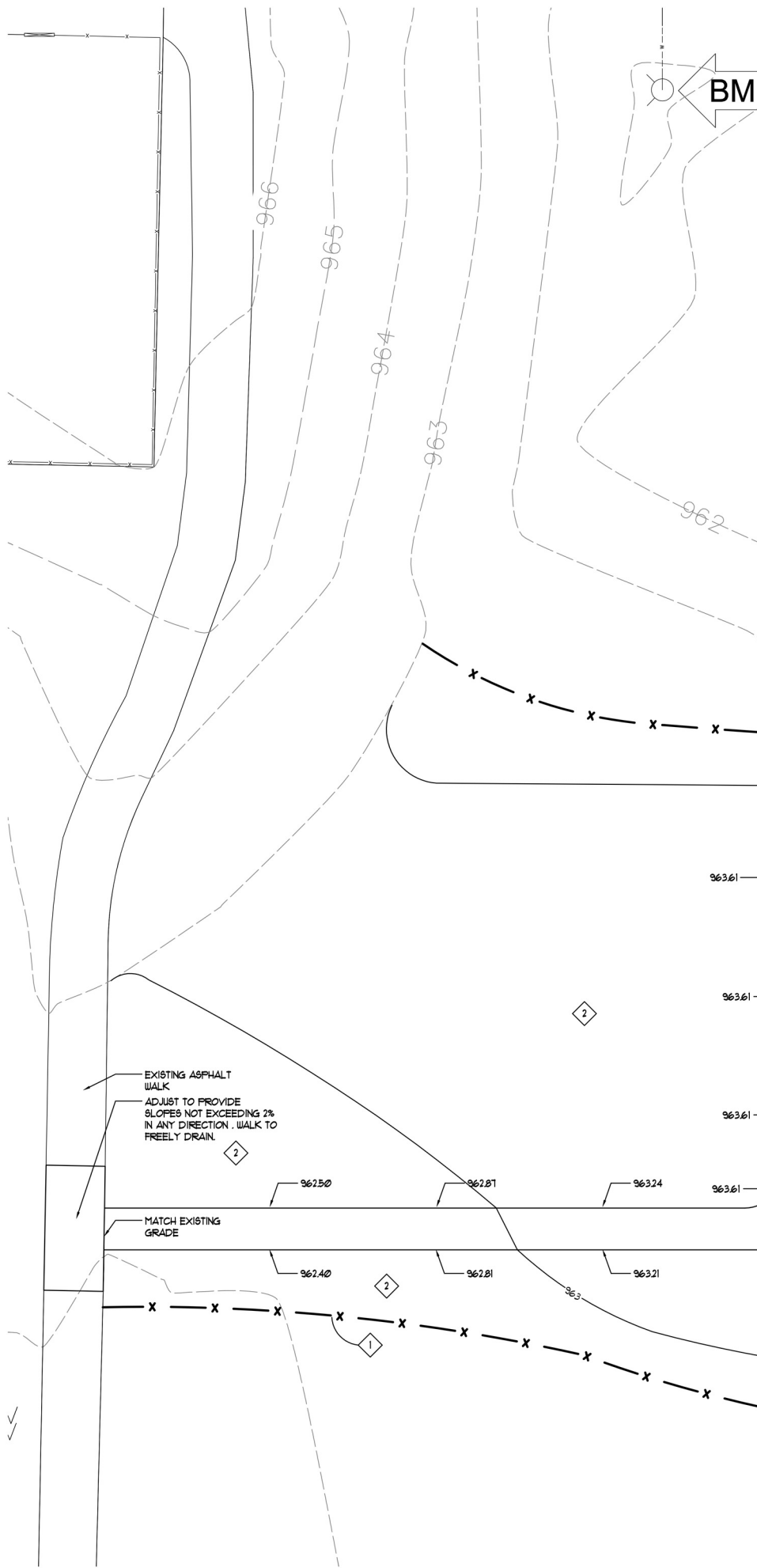
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SESC REQUIREMENTS

ALL CONSTRUCTION SHALL COMPLY WITH THE SOIL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS OF KALAMAZOO COUNTY AND THE STATE OF MICHIGAN. PROTECTIVE MEASURES AS SHOWN BELOW SHALL BE PROVIDED AT A MINIMUM AND CONFIRMED WITH LOCAL AGENCY REQUIREMENTS.

ALL TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED AFTER PERMANENT GROUND COVER IS ESTABLISHED. TEMPORARY EROSION CONTROL DEVICES SHOULD BE IN PLACE PRIOR TO EXCAVATION, TO THE EXTENT POSSIBLE.

ALL AREAS DISTURBED BY CONSTRUCTION WILL BE SEEDED. SEEDING SHALL BE INSTALLED WITH A MECHANICAL SEED DRILL AND MULCHED WITH TACKIFIER. SLOPES GREATER THAN 1:4 SHALL RECEIVE ANCHORED MULCH BLANKET.

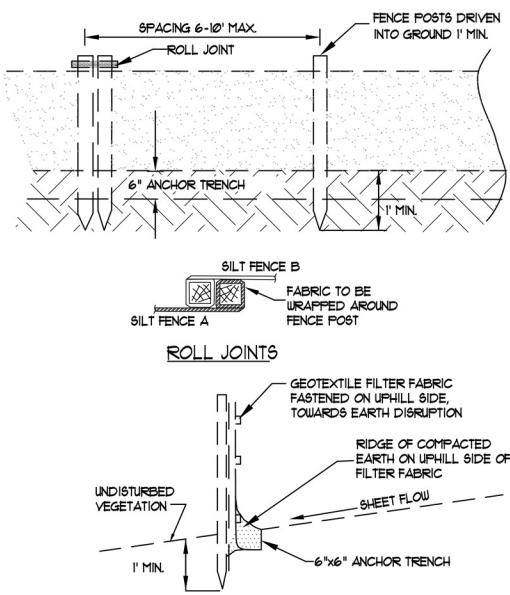
ALL PERMANENT SESC MEASURES ARE TO BE COMPLETED BEFORE THE END OF THE 2019 GROWING SEASON. AREAS NOT RECEIVING PERMANENT MEASURES PRIOR TO THE END OF THE 2019 GROWING SEASON SHALL BE MULCH BLANKETED AND ANCHORED FOR THE WINTER.

MAINTENANCE OF ALL PERMANENT SESC MEASURES ARE THE RESPONSIBILITY OF THE LAND OWNER FOLLOWING COMPLETION OF THE PROJECT.

NEAREST WATER BODY - EAGLE LAKE - 3,000 FT

SOIL CLASSIFICATION - SpB - SPINKS SLOAMY SAND

KEY	DESCRIPTION	MAINTENANCE
2	SEED OR OTHER PERMANENT GROUND COVER WITH MULCH	
1	SILT FENCE (SEE DETAIL 1 THIS SHEET)	REMOVE ALL SEDIMENT WHEN IT REACHES 50% OF FENCE HEIGHT, INSPECT EVERY 1 DAYS, FENCE TO REMAIN UNTIL DISTURBED AREAS ARE STABILIZED



1 Silt Fence Detail  
Not to Scale

GENERAL NOTES

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2. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHOULD BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY FOR RESOLUTION.
3. EROSION SHALL BE CONTROLLED AS SPECIFIED AND AS REQUIRED BY LOCAL, STATE OR FEDERAL AUTHORITIES HAVING JURISDICTION.
4. ALL DIMENSIONS ARE GIVEN TO OUTSIDE EDGE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED TO COMPLETE THE WORK.
6. CONTRACTOR IS RESPONSIBLE FOR ALL BUILDING REVIEW AND PERMITTING INCLUDING ELECTRICAL AND PLUMBING.
7. PLACE 4" MINIMUM TOPSOIL, FINE GRADE & ESTABLISH TURF AS NOTED IN ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY.
8. REPAIR AND RESTORE ANY DAMAGE OUTSIDE OF LIMIT OF WORK TO ORIGINAL CONDITION.

GENERAL EARTHWORK NOTES

1. FOR WORK AT OR ABOVE SUBGRADE ELEVATION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE REQUIRED EARTHWORK VOLUMES. IF FILL IS REQUIRED, THE CONTRACTOR SHALL INCLUDE THE REQUIRED VOLUME OF IMPORTED CLASS II ENGINEERED FILL. IF EXCESS SOILS NEED TO BE SPOILED, THE CONTRACTOR SHALL INCLUDE HAULING AND SPOILING SOILS OFF-SITE IN THE BID. NO CONTRACT COST ADJUSTMENTS WILL BE CONSIDERED FOR EARTHWORK REQUIRED TO ACHIEVE THE FINISH GRADES SHOWN.
2. REFER TO THE SPECIFICATIONS FOR FULL EARTHWORK REQUIREMENTS.
3. ALL NEW SIDEWALKS AND PAVEMENTS SHALL BE PLACED AT AN ELEVATION THAT PROVIDES POSITIVE DRAINAGE AND CONSISTENT SLOPES, ENSURE NO LOW SPOTS ARE CREATED. NEW WALKS SHALL MEET EXISTING WALKS FLUSH AT EXISTING GRADE. NOTIFY OWNER AND/OR ENGINEER IF GRADES ON PLAN CANNOT BE MET TO ENSURE POSITIVE DRAINAGE.
4. MATCH ADJACENT PAVEMENT GRADES WHERE NEW PAVEMENT BUTTS TO EXISTING PAVING.

GRADING LEGEND

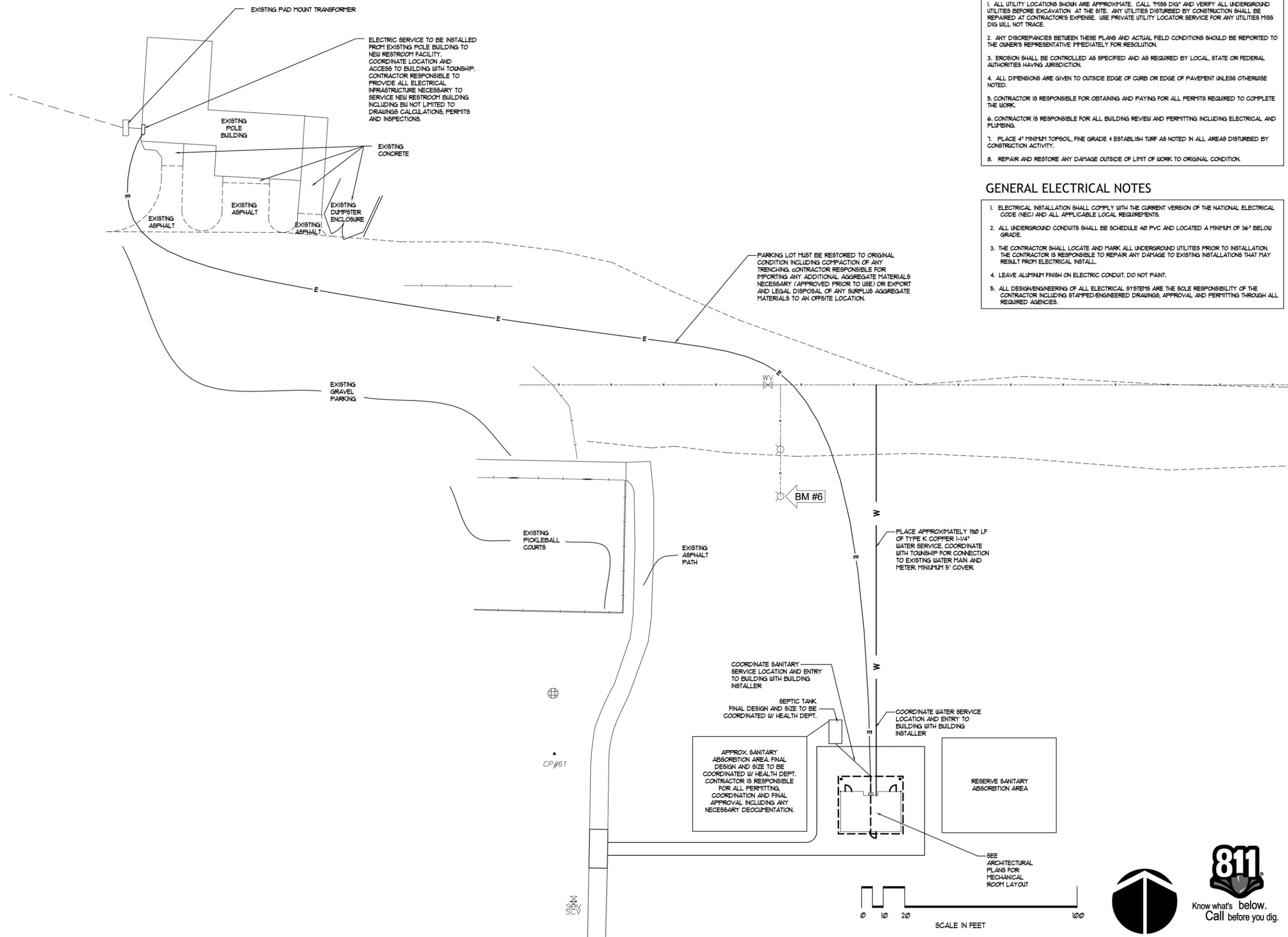
SYMBOL	DESCRIPTION
	EXISTING CONTOURS
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED SPOT ELEVATIONS

GRADING, DRAINAGE & SESC PLAN

NEW RESTROOM FACILITY  
6TH STREET PARK  
TEXAS TOWNSHIP  
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GENERAL ELECTRICAL NOTES

1. ELECTRICAL INSTALLATION SHALL COMPLY WITH THE CURRENT VERSION OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL REQUIREMENTS.
2. ALL UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC AND LOCATED A MINIMUM OF 36" BELOW GRADE.
3. THE CONTRACTOR SHALL LOCATE AND MARK ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGE TO EXISTING INSTALLATIONS THAT MAY RESULT FROM ELECTRICAL INSTALL.
4. LEAVE ALUMINUM FINISH ON ELECTRIC CONDUIT. DO NOT PAINT.
5. ALL DESIGN/ENGINEERING OF ALL ELECTRICAL SYSTEMS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR INCLUDING STAMPED/ENGINEERED DRAWINGS, APPROVAL AND PERMITTING THROUGH ALL REQUIRED AGENCIES.

**VIRIDIS**  
Design Group  
2926 West Main Street, Kalamazoo, MI 49006  
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www.viridg.com

SITE UTILITY & ELECTRICAL PLAN

NEW RESTROOM FACILITY  
6TH STREET PARK  
TEXAS TOWNSHIP  
KALAMAZOO, MICHIGAN

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