Designed to Deliver Satisfaction

Bayside Site Development

Dollar Bay, MI

SPECIFICATIONS:

Size: 32 acres
Completion: November 2009
Contact: Tim Aho
Phone: (906) 369-3708

PROJECT DESCRIPTION:

Originally built as a coal dock for a local electric utility, this site was redeveloped and prepared for the future construction of high-end condominiums and townhomes. Division1 Design provided all the design work necessary for the environmental, State and local building departments along with construction documents for the sitework contractor. The scope of work included the design of a complete water system, site drainage, sewage collection, advanced treatment on-site sewage treatment, boat launch and new entrance drive with gated access to the site. Because the site was classified as a Brownfield development, it was necessary for any contaminated soils to stay on the site and be capped with clean soils and vegetated cover. During the construction phase, Division1 Design also provided all construction staking and site layout.

Division1 Design
SURVEY · DESIGN · ENGINEER

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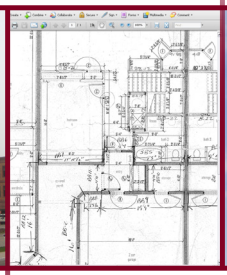
ENGINEERED TO ENSURE SUCCESS

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Pre-Planning
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Site Analysis
Permitting
Surveying
Environmental Planning
Zoning

ARCHITECTURAL DESIGN
Master Planning
Conceptual Renderings
Design Drawings
Construction Drawings

ENGINEERING
Geotechnical
Structural
Civil

SUSTAINABLE DESIGN
Green building design as outlined by the U.S. Green Building Council
Brownfield Assistance

CONSTRUCTION DOCUMENTATION
Drawings
Specifications
Proposal forms

CONSTRUCTION PROCEDURES
On-site QC Inspections
Submittal Review
As-built Drawings
Cost Review

PROPERTY SURVEYING
Land Divisions
- Lot Splits
- Site Condominiums
- Platted Subdivisions

ALTA Land Title Surveys
Mortgage Surveys
Legal Descriptions

DESIGN/ ENGINEERING SURVEYS
Topographic Surveys
- Site Design
- As built locations

Floodplain & Wetland Mapping

STAKING
Site Grading
Underground Utilities
Building Layout
Roadway Staking
GPS Machine Control
- Terrain Model Preparation
- Orientation and initialization of machine control equipment to site