CONSTRUCTION DRAWINGS FOR

ANN ARBOR PARKS & RECREATION
ALLMENDINGER PARK IMPROVEMENTS

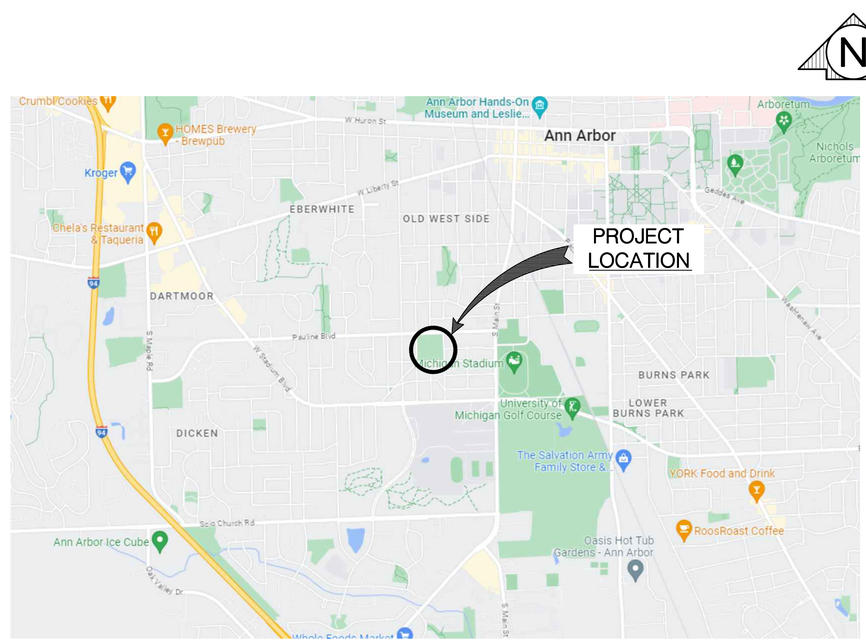
SECTION 32 T2S-R6E
CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

UTILITIES AND MUNICIPALITIES

THE EXISTING UTILITIES LISTED BELOW AND SHOWN ON THESE PLANS REPRESENT THE BEST INFORMATION AVAILABLE AS OBTAINED FROM THE UTILITY OWNERS. THIS INFORMATION DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO BE SATISFIED AS TO ITS ACCURACY AND THE LOCATION OF EXISTING UTILITIES.

NAME OF OWNER	CONTACT	TYPE OF UTILITY
ANN ARBOR CITY 301 E. HURON ST ANN ARBOR, MI 48104	ANDY GOSSIAUX AGOSSIAUX@A2GOV.ORG	LAND USE
AT&T 54 N. MILL ST., 4TH FLOOR PONTIAC, MI 48342	YURI STOUDEMIRE (248) 454-4364 YS1951@ATT.COM	TELEPHONE
COMCAST 25626 TELEGRAPH RD. SOUTHFIELD, MI 48033	BRITTNEY HANSON CCCUTILITYREQUESTS@TEAMSIGMA.COM	CABLE TV
COMCAST 25626 TELEGRAPH RD. SOUTHFIELD, MI 48033	BRITTNEY HANSON CCCUTILITYREQUESTS@TEAMSIGMA.COM	FIBER OPTICS
DTE ENERGY 982 BROADWAY ST. ANN ARBOR, MI 48105	SARA KIPP SARA.FORCE@DTEENERGY.COM	ELECTRIC
DTE ENERGY 982 BROADWAY ST. ANN ARBOR, MI 48105	KURT WEITZMANN DET_MAPPINGTEAM@DTEENERGY.COM SEMI_GASDESIGN@DTEENERGY.COM	GAS

SHEET INDEX



VICINITY MAP

NOT TO SCALE

OWNER INFORMATION

ANN ARBOR PARKS & RECREATION
HILLARY HANZEL, PARK PLANNER AND LANDSCAPE ARCHITECT
301 E. HURON ST.
ANN ARBOR, MICHIGAN 48104
PHONE: (734) 794-6230 EXT. 42548
EMAIL: HHANZEL@A2GOV.ORG

SITE LOCATION

ALLMENDINGER PARK
655 PAULINE BLVD
ANN ARBOR, MICHIGAN 48103

PROJECT DESCRIPTION

THIS PROJECT INCLUDES INSTALLATION OF NEW ACCESSIBLE PARKING SPACES, PATHWAYS, FENCE, GRILL, AND RAIN GARDEN.

LEGAL DESCRIPTION

PARCEL NUMBER 09-09-32-228-001
LEGAL DESCRIPTION:
LOTS 147 THRU 154 INCL OAK CREST SUB

GENERAL NOTES

FOR ALL CONSTRUCTION ACTIVITY THAT DISTURBS 5 ACRES OR MORE OF LAND, THE OWNER OF THE PROPERTY SHALL OBTAIN AN NPDES STORM WATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES FROM THE EGLE AS REQUIRED UNDER P.A. 245. THE NOTICE OF COVERAGE APPLICATION SHALL BE SUBMITTED THROUGH THE EGLE MIWATERS WEB SITE. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY 0.9 ACRES. A NPDES PERMIT IS NOT REQUIRED FOR THIS PROJECT.

NAME OF AND DISTANCE TO NEAREST LAKE, STREAM OR DRAIN:
THE PROJECT IS LOCATED APPROXIMATELY 2,650 FT WEST OF ALLEN CREEK DRAIN.

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

PLAN SUBMITTALS AND CHANGES	
BIDDING DOCUMENTS	
DATE	DESCRIPTION
11-8-24	ISSUED FOR BIDS

PLAN DATE: NOVEMBER 2024
PROJECT MGR: DRS
REVIEWER: AJW
SCALE: NOT TO SCALE

ROWE PROFESSIONAL SERVICES COMPANY
The Rowe Building
540 S. Saginaw St., Suite 200
Flint, MI 48502
O: (810) 341-7500
F: (810) 341-7573
www.rowepsc.com

PREPARED FOR
ANN ARBOR PARKS & RECREATION
ALLMENDINGER PARK IMPROVEMENTS

COVER SHEET

REV:

SHT# 1 OF 10

JOB No: 2300369

PLOTTED: 11/7/2024 9:42 AM
R:\Projects\2300369\Dwg\Construction Drawings\SH-2300369-COV.dwg

SURVEY MONUMENTATION

- TRAVERSE POINT
- BENCHMARK
- ALIGNMENT POINT
- SET IRON
- FOUND IRON
- SET MONUMENT
- FOUND MONUMENT
- SECTION & 1/4 CORNER
- 1/8 & 1/16 CORNER
- NGS & USGS MONUMENT
- SECTION LINE
- EXISTING PROPERTY LINE (APPROX)
- PARCEL LINE / LOT LINE
- EXISTING EASEMENT LINE
- 33' ROW — EXISTING RIGHT OF WAY
- PROPOSED EASEMENT
- 60' ROW / 11+00 — PROPOSED RIGHT OF WAY
- PROJECT CONTROL LINE

MISCELLANEOUS TOPO

- SATELLITE DISH
- ANTENNA
- COLUMN
- FLOOD LIGHT
- FOUNTAIN
- STATUE/SCULPTURE
- GRAVE MARKER
- PLANTER BOX
- ROCK
- MAILBOX
- PAPER BOX
- FENCE GATE
- TRASH CAN
- PICNIC TABLE
- PARK BENCH
- BBQ GRILL
- DUMPSTER
- BIKE RACK
- AIR CONDITIONING UNIT
- PAY PHONE/BOOTH
- SOIL BORING
- MONITORING WELL
- BUMPER BLOCK
- SWAMP OR WETLAND

SIGNS, SIGNALS & POSTS

- FLAG POLE
- ADVERTISING/BUSINESS SIGN
- POST (WOOD/METAL/CONCRETE/FENCE)
- HIGHWAY DELINEATOR POST
- EXISTING TRAFFIC SIGN
- PARKING METER
- BILLBOARD
- CANTILEVERED TRAFFIC SIGN
- CANTILEVERED SIGN
- PEDESTRIAN SIGNAL
- PEDESTRIAN CROSSING BUTTON
- TRAFFIC SIGNAL
- RAILROAD CROSSING GATE
- RAILROAD CROSSING SIGNAL
- PROPOSED TRAFFIC SIGN

PLAYGROUND EQUIPMENT

- SWING SET
- SLIDE (STRAIGHT)
- SLIDE (SPIRAL)
- MONKEY BARS (RECTANGLE)
- MONKEY BARS (ROUND)
- VOLLEYBALL POLE
- MERRY-GO-ROUND
- BASKETBALL HOOP POST
- FOOTBALL/SOCCER GOAL

MISCELLANEOUS UTILITIES

- CABLE TV RISER
- CABLE TV MARKER POST
- CIRCUIT BREAKER
- ELECTRIC METER
- ELECTRIC OUTLET
- ELECTRIC RISER
- ELECTRIC TRANSFORMER PAD
- ELECTRIC TRANSMISSION TOWER
- ELECTRIC MANHOLE
- ELECTRIC MARKER POST
- TELEPHONE RISER
- TELEPHONE MANHOLE
- TELEPHONE MARKER POST
- FIBER OPTIC MARKER POST
- UTILITY HANDHOLE
- STRAIN POLE
- UTILITY/LIGHT POLE
- GUY WIRE
- GUY POLE
- UTILITY POLE
- WOOD LIGHT POLE
- METAL LIGHT POLE
- ORNAMENTAL LIGHT POLE
- POLE BOX
- TRAFFIC CONTROL BOX
- ELECTRIC VEHICLE CHARGING STATION
- EXISTING MISCELLANEOUS MANHOLE
- O/H — EXISTING OVERHEAD UTILITY LINE
- U/G ELEC — EXISTING U.G. ELECTRIC LINE
- U/G TEL — EXISTING U.G. TELEPHONE LINE
- U/G F/O — EXISTING U.G. FIBER OPTIC LINE
- U/G CATV — EXISTING U.G. CABLE TV LINE

GAS

- GAS METER
- GAS RISER
- GAS STOP BOX
- GAS VALVE
- GAS VENT
- GAS BLOW OFF
- PROPANE TANK
- GAS TEST STATION
- GAS FILLPORT
- GAS PUMP
- GAS MANHOLE
- GAS MARKER POST
- 6" S-MP GAS — EXISTING U.G. GAS LINE

WATER MAIN

- EXISTING FIRE HYDRANT
- EXISTING WATER GATE VALVE AND BOX
- EXISTING WATER STOP BOX
- EXISTING WATER GATE VALVE AND WELL
- EXISTING WATER METER PIT
- EXISTING WATER WELL
- EXISTING SPRINKLER HEAD
- EXISTING POST HYDRANT
- EXISTING WATER BACK FLOW PREVENTER
- EXISTING WATER TOWER
- EXISTING SPRINKLER VALVE
- EXISTING WATER METER
- EXISTING WATER FAUCET/SPIGOT
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- EXISTING WATER POST VALVE
- EXISTING WATER AIR RELEASE VALVE
- EXISTING WATER MARKER POST
- PROPOSED FIRE HYDRANT
- PROPOSED WATER GATE VALVE AND BOX
- PROPOSED WATER STOP BOX
- PROPOSED WATER GATE VALVE AND WELL
- PROPOSED WATER MAIN REDUCER
- PROPOSED WATER MAIN SLEEVE
- 12" WM — EXISTING WATER MAIN
- 12" WM — REMOVE WATER MAIN
- 12" WM — ABANDON WATER MAIN
- PROPOSED WATER MAIN

STORM SEWER

- EXISTING CURB INLET
- EXISTING SQUARE CATCHBASIN
- EXISTING ROUND CATCHBASIN
- EXISTING DOWNSPOUT
- EXISTING STORM SEWER CLEANOUT
- EXISTING STORM MANHOLE
- EXISTING PIPE INLET/OUTLET
- EXISTING STORM MARKER POST
- EX 1812 — EXISTING STORM SEWER STRUCTURE NUMBER
- PROPOSED CATCH BASIN IN CURB LINE (5' DIA AND SMALLER)
- PROPOSED CATCH BASIN IN CURB LINE (6' DIA AND LARGER)
- PROPOSED CATCH BASIN IN GREEN SPACE (5' DIA AND SMALLER)
- PROPOSED CATCH BASIN IN GREEN SPACE (6' DIA AND LARGER)
- PROPOSED STORM MANHOLE (5' DIA AND SMALLER)
- PROPOSED STORM MANHOLE (6' DIA AND LARGER)
- PROPOSED CULVERT END SECTION
- PROPOSED STORM SEWER CLEANOUT
- 1 — PROPOSED STORM SEWER STRUCTURE NUMBER
- 12" STM — EXISTING STORM SEWER
- 12" CONC — EXISTING DRIVE/CROSS CULVERT
- 12" STM — REMOVE STORM SEWER
- 12" STM — ABANDON STORM SEWER
- PROPOSED STORM SEWER LESS THAN 24"
- PROPOSED STORM SEWER 24" AND GREATER

SANITARY SEWER

- EXISTING SANITARY MANHOLE
- EXISTING SANITARY PUMP STATION
- EXISTING SANITARY SEWER VALVE
- EXISTING SEPTIC TANK
- EX 5236 — EXISTING SANITARY SEWER STRUCTURE NUMBER
- EXISTING SANITARY SEWER CLEANOUT/RISER
- EXISTING SANITARY MARKER POST
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- A — PROPOSED SANITARY SEWER STRUCTURE NUMBER
- 12" SAN — EXISTING SANITARY SEWER
- 12" SAN — REMOVE SANITARY SEWER
- 12" SAN — ABANDON SANITARY SEWER
- 12" SAN FM — EXISTING SANITARY FORCE MAIN
- 12" SAN FM — REMOVE SANITARY FORCE MAIN
- 12" SAN FM — ABANDON SANITARY FORCE MAIN
- PROPOSED SANITARY SEWER

TREES & SHRUBS

- STUMP
- DECIDUOUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS TREE
- CONIFEROUS SHRUB
- DEAD TREE
- EXISTING EDGE OF WOODS
- EXISTING EDGE OF BRUSH
- PROPOSED EDGE OF WOODS
- PROPOSED EDGE OF BRUSH

PARCEL INFORMATION

- 401-069 — PARCEL/TAX IDENTIFICATION NUMBER
- #5324 — EXISTING BUILDING AND ADDRESS/BUSINESS NAME

CAUTION SYMBOLS

- ••CAUTION•• HAZARDOUS FLAMMABLE MATERIAL UNDERGROUND — USED WITH UNDERGROUND GAS & ELECTRICAL LINES
- ••CAUTION•• FIBER OPTIC — USED WITH FIBER OPTIC LINES
- ••CAUTION•• CRITICAL UNDERGROUND UTILITY — USED WITH CRITICAL UNDERGROUND LINES

PLAN VIEW LINETYPES

- EXISTING CENTERLINE OF DITCH
- EXISTING FENCE
- EXISTING GUARDRAIL
- EXISTING RAILROAD TRACK
- 960 — EXISTING CONTOUR MAJOR
- 958 — EXISTING CONTOUR MINOR
- EXISTING EDGE OF WETLAND
- EXISTING SHORELINE / EDGE OF WATER
- EXISTING TOP OF BANK
- EXISTING TOE OF SLOPE
- PROPOSED DITCH CENTERLINE
- PROPOSED FENCE
- 960 — PROPOSED CONTOUR MAJOR
- 958 — PROPOSED CONTOUR MINOR
- PROPOSED SLOPE STAKE LINE
- PROPOSED SILT FENCE

PROPOSED CALLOUTS

TOPO CALLOUTS	PLAN VIEW	
ADJ	ADJ	ADJUST STRUCTURE
ADJ-X	ADJ-X	ADJUST STRUCTURE W/ NEW COVER
ADJ-B/O	ADJ-B/O	ADJUST STRUCTURE BY OTHERS
REC	REC	RECONSTRUCT STRUCTURE
REL	REL	RELOCATE
REL-B/O	REL-B/O	RELOCATE BY OTHERS
REM	R	REMOVE
R&R	R&R	REMOVE AND REPLACE
SALV	SALV	SALVAGE
SAVE	S	SAVE
ABN	A	ABANDON
CLR	C	CLEARING
	B	BULKHEAD
	SR-X	SIDEWALK RAMP TYPE
	##	SOIL EROSION CONTROL MEASURE

GPR LOCATED EXISTING U.G. LINES

- GPR CATV — U.G. CABLE TV LINE (GPR LOCATED)
- GPR ELEC — U.G. ELECTRIC LINE (GPR LOCATED)
- GPR FO — U.G. FIBER OPTIC LINE (GPR LOCATED)
- GPR GAS — U.G. GAS LINE (GPR LOCATED)
- GPR MISC — U.G. MISCELLANEOUS LINE (GPR LOCATED)
- GPR SAN — U.G. SANITARY SEWER LINE (GPR LOCATED)
- GPR STM — U.G. STORM SEWER LINE (GPR LOCATED)
- GPR TELE — U.G. TELEPHONE LINE (GPR LOCATED)
- GPR UNK — U.G. UNKNOWN LINE (GPR LOCATED)
- GPR WTR — U.G. WATER LINE (GPR LOCATED)

PAVEMENT IDENTIFICATION

- EXISTING EDGE OF GRAVEL
- EXISTING CURB AND GUTTER
- PROPOSED FLOW CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER

EXISTING HATCHING LEGEND

- EXISTING PAVEMENT
- EXISTING GRAVEL
- EXISTING PLAYGROUND

REMOVAL HATCHING LEGEND

- REMOVE PAVEMENT

PROPOSED HATCHING LEGEND

- PROPOSED HMA PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- FUTURE PLAYGROUND
- PROPOSED RAIN GARDEN BANK
- PROPOSED RAIN GARDEN BOTTOM

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

PLAN SUBMITTALS AND CHANGES	
BIDDING DOCUMENTS	
DATE	DESCRIPTION
11-8-24	ISSUED FOR BIDS

PLAN DATE: NOVEMBER 2024
PROJECT MGR: DRS
REVIEWER: AJW
SCALE: NOT TO SCALE

ROWE PROFESSIONAL SERVICES COMPANY
The Rowe Building
540 S. Saginaw St., Suite 200
Flint, MI 48502
O: (810) 341-7500
F: (810) 341-7573
www.rowepsc.com

PREPARED FOR
ANN ARBOR PARKS & RECREATION
ALLMENDINGER PARK IMPROVEMENTS

LEGEND SHEET

REV:

SHT# 2 OF 10

JOB No: 2300369

PLOTTED: 11/11/2024 9:42 AM
R:\Projects\2300369\Dwg\Construction Drawings\SR-2300369-LEG.dwg

GENERAL CONSTRUCTION NOTES

EMERGENCY CONTACTS
BEFORE BEGINNING WORK ON THE PROJECT, THE CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER WITH THE NAMES AND TELEPHONE NUMBERS OF EMERGENCY CONTACTS. AT LEAST ONE PERSON REPRESENTING THE CONTRACTOR SHALL BE AVAILABLE TO RESPOND TO EMERGENCIES THROUGHOUT THE LIFE OF THE PROJECT, 24 HOURS A DAY, 7 DAYS A WEEK.

UNDERGROUND UTILITY IDENTIFICATION AND LOCATION
THE CONTRACTOR SHALL CALL MISS DIG (1-800-482-7171) A MINIMUM OF THREE WORK DAYS IN ADVANCE OF BEGINNING EXCAVATION. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY AND NOTIFY UTILITY AGENCIES WITHIN THE PROJECT AREA WHICH DO NOT PARTICIPATE IN THE MISS DIG NOTIFICATION PROGRAM.

PUBLIC UTILITIES
EXISTING UTILITIES ARE SHOWN BASED UPON RECORDS AND LOCATIONS PROVIDED BY UTILITY AGENCIES. THE INFORMATION SHOWN IS CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR. UNLESS THE PLANS SPECIFICALLY SHOW THAT EXISTING UTILITIES ARE TO BE MOVED, THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN EXISTING UTILITIES.

VERIFICATION OF UNDERGROUND UTILITIES
THE CONTRACTOR SHALL EXCAVATE AND LOCATE ALL EXISTING UTILITIES IN THE PROJECT AREA IN ADVANCE OF CONSTRUCTION TO VERIFY THEIR ACTUAL LOCATION. POTENTIAL CONFLICTS SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL MAKE SUCH CHANGES TO GRADE AND ALIGNMENT OF PROPOSED WORK AS DIRECTED BY THE ENGINEER TO AVOID CONFLICTS, AT NO INCREASE IN COST TO THE OWNER.

UTILITY SERVICE
UNLESS SPECIFICALLY PROVIDED OTHERWISE IN THE CONTRACT DOCUMENTS, ALL EXISTING UTILITIES ARE TO REMAIN IN SERVICE DURING THE PROJECT.

MAILBOXES
MAILBOXES LOCATED WITHIN THE LIMITS OF EXCAVATION, GRADING, OR CONSTRUCTION SHALL BE REMOVED AND PROTECTED FROM DAMAGE BY THE CONTRACTOR. TEMPORARY MAILBOXES SHALL BE PROVIDED AND MAINTAINED DURING THE PROJECT. UPON COMPLETION OF GRADING OR CONSTRUCTION ACTIVITIES, THE ORIGINAL MAILBOX SHALL BE REINSTALLED.

MAILBOXES (AND/OR SUPPORTS) WHICH ARE DAMAGED AS A RESULT OF THE PROJECT SHALL BE REPLACED BY THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE. MAILBOXES SHALL BE REPLACED IN ACCORDANCE WITH THE STANDARDS OF THE U.S. POSTAL SERVICE AND THE REGULATIONS OF THE AGENCY HAVING JURISDICTION OVER THE ROADS AND STREETS IN THE PROJECT AREA.

PRIVATE IRRIGATION SYSTEMS
WHERE IRRIGATION SYSTEMS WITHIN THE PUBLIC RIGHT-OF-WAY WILL INTERFERE WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNERS THAT IT IS THEIR RESPONSIBILITY TO REMOVE AND PROTECT THEIR IRRIGATION SYSTEM. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A COPY OF THE NOTIFICATION.

WHERE THE OWNER HAS NOT REMOVED THEIR PRIVATE IRRIGATION SYSTEM, THE CONTRACTOR SHALL CUT AND PLUG THOSE SECTIONS OF PIPING WHICH INTERFERE WITH CONSTRUCTION. SPRINKLER HEADS, VALVES, AND PIPING WHICH INTERFERES WITH THE CONTRACTOR'S WORK, SHALL BE REMOVED AND STOCKPILED ON THE OWNER'S PROPERTY.

SOIL BORINGS / PAVEMENT CORES
IF PROVIDED ON THE PLANS OR IN THE CONTRACT DOCUMENTS, LOGS OF SOIL BORINGS OR PAVEMENT CORES REPRESENT THE SUBSURFACE CONDITIONS ENCOUNTERED AT SPECIFIC POINTS. THE INFORMATION IS PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY.

MAINTAINING TRAFFIC
LOCAL AND EMERGENCY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES WITHIN THE PROJECT AREA.

WHEN EXCAVATION, FRESH CONCRETE, OR OTHER CONSTRUCTION WORK WILL RESULT IN THE CLOSURE OF A STREET OR DRIVEWAY FOR A PERIOD OF TIME, THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL AFFECTED RESIDENTS AND BUSINESSES IN ADVANCE.

THE CONTRACTOR SHALL NOTIFY EMERGENCY RESPONSE AGENCIES IN ADVANCE OF ROAD CLOSURES OR THE ESTABLISHMENT OF DETOURS.

TRAFFIC SIGNS
TRAFFIC SIGNS WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED AND REPLACED BY THE AGENCY HAVING JURISDICTION OVER THE STREETS OR ROADS IN THE PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE AGENCY TO ARRANGE FOR REMOVAL OF THE SIGN AND IS RESPONSIBLE TO PAY ANY FEES ASSOCIATED WITH THE REMOVAL AND REPLACEMENT OF THE SIGNS.

SCHEDULE
THE CONTRACTOR SHALL COMPLETE ALL WORK IN AN EXPEDITIOUS MANNER AND SHALL NOT STOP WORK ON THE PROJECT ONCE BEGUN.

ALIGNMENT
ALIGNMENT AND GRADES FOR CURB AND GUTTER (INCLUDING THROUGH RAMPS AND DRIVEWAY OPENINGS) SHOWN ON THE PLANS ARE FOR THE TOP, BACK OF CURB, UNLESS SPECIFICALLY SHOWN OTHERWISE ON THE PLANS.

THE HORIZONTAL ALIGNMENT SHOWN ON THE DRAWINGS FOR DRAINAGE STRUCTURES LOCATED IN THE CURB LINE IS TO THE CENTER OF THE CASTING.

THE HORIZONTAL ALIGNMENT SHOWN ON THE DRAWINGS FOR DRAINAGE STRUCTURES WHICH ARE NOT IN THE CURB LINE AND FOR MANHOLES IS TO THE CENTER OF THE STRUCTURE.

WHERE RIM ELEVATIONS ARE PROVIDED ON THE PLANS FOR MANHOLE CASTINGS, THE ELEVATION PROVIDED IS FOR THE TOP OF THE CASTING.

WHERE RIM ELEVATIONS ARE PROVIDED FOR INLET TYPE CASTINGS, THE ELEVATIONS ARE PROVIDED AS FOLLOWS:
- CURB INLETS – THE ELEVATION OF THE TOP OF CURB
- ALL OTHER INLETS – THE ELEVATION OF THE FLOW LINE

WHERE RIM ELEVATIONS ARE PROVIDED ON THE PLANS FOR INLETS OR MANHOLE CASTINGS, THE ELEVATIONS PROVIDED ARE CONSIDERED PRELIMINARY. THE CONTRACTOR SHALL MAKE THE FINAL ADJUSTMENT FOLLOWING THE ESTABLISHMENT OF ACTUAL GRADING AND PAVEMENT ELEVATIONS.

CONSTRUCTION STAKING
WHEN CONSTRUCTION STAKING IS TO BE PROVIDED BY THE ENGINEER OR OWNER, THE CONTRACTOR SHALL REQUEST STAKING AT LEAST THREE WORKING DAYS IN ADVANCE.

WHEN CONSTRUCTION STAKING IS TO BE PROVIDED BY THE ENGINEER OR OWNER, STAKING WILL BE PROVIDED ONE TIME. THE CONTRACTOR SHALL PROTECT AND PRESERVE SURVEY CONTROL AND STAKING. RE-STAKING WILL BE AT THE CONTRACTOR'S EXPENSE.

SURVEY CORNERS, BENCHMARKS, AND CONTROL POINTS
THE CONTRACTOR SHALL PRESERVE ALL GOVERNMENT CORNERS, PROPERTY CORNERS, BENCHMARKS, SURVEY CONTROL POINTS AND OTHER SURVEY POINTS WITHIN THE PROJECT AREA. WHERE CORNERS, BENCHMARKS, OR SURVEY POINTS ARE ENCOUNTERED WHICH WILL BE DISTURBED BY THE CONTRACTOR'S ACTIVITIES; A LICENSED SURVEYOR SHALL WITNESS THE POINT BEFORE DISTURBANCE AND SHALL RE-SET THE POINT FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL PAY THE SURVEYOR TO WITNESS AND TO RE-SET THE POINTS.

PROTECTION OF TREES, SHRUBS, AND LANDSCAPING
ALL TREES, SHRUBS, AND LANDSCAPING WITHIN THE CONSTRUCTION AREA WHICH ARE NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED TREES, SHRUBS, AND LANDSCAPING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

CONSTRUCTION SIGNING AND BARRICADING
THE CONTRACTOR SHALL PROTECT HAZARDOUS AREAS WITH BARRICADES. BARRICADES LEFT IN PLACE AFTER SUNSET SHALL BE LIGHTED.

THE CONTRACTOR SHALL PROVIDE SUITABLE SANDBAGS OR OTHER SUITABLE MEASURES FOR ANCHORING OF TEMPORARY SIGNS AND BARRICADES, TO PREVENT THEIR TIPPING OR DISPLACEMENT BY WIND OR AIR FLOW FROM VEHICLES.

THE CONTRACTOR SHALL PROVIDE SIGNING, BARRICADES, TRAFFIC REGULATORS, CONES, AND OTHER TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCY HAVING JURISDICTION OVER STREETS OR ROADS IN THE PROJECT AREA, THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND THE PLANS AND SPECIFICATIONS.

THE CONTRACTOR SHALL COVER OR REMOVE TEMPORARY SIGNS DURING PERIODS WHEN THEY ARE NOT APPROPRIATE.

TURF ESTABLISHMENT
ALL DISTURBED AREAS WHICH ARE NOT TO BE SURFACED WITH PAVEMENT, AGGREGATE OR OTHER APPROVED SURFACES SHALL BE ESTABLISHED WITH TURF.

TURF AREAS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.

DISTURBED AREAS SHALL BE SURFACED WITH THREE INCHES OF SCREENED TOPSOIL.

THE CONTRACTOR IS RESPONSIBLE TO ESTABLISH TURF WHICH IS SUBSTANTIALLY FREE OF BARE SPOTS AND FREE OF WEEDS. THE GROUND SURFACE IN TURF AREAS SHALL BE SMOOTH AND PROVIDE A NATURAL TRANSITION TO ADJACENT, UNDISTURBED AREAS.

THE CONTRACTOR IS RESPONSIBLE TO PROVIDE WATERING, WEEDING, RESEEDING, AND REWORKING AS NECESSARY TO ESTABLISH TURF AREAS TO THE REQUIRED STANDARD.

ADA COMPLIANCE
ALL PROPOSED CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND APPLICABLE GUIDELINES OR STANDARDS. WHERE EXISTING CONDITIONS AND/OR THE REQUIREMENTS OF THE PLANS WILL RESULT IN FINISHED CONDITIONS THAT DO NOT MEET THE ADA REQUIREMENTS, GUIDELINES, OR STANDARDS; THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REMOVE AND REPLACE WORK DETERMINED TO BE NOT IN ACCORDANCE WITH APPLICABLE REQUIREMENTS, GUIDELINES, OR STANDARDS.

EARTHWORK
EARTHWORK QUANTITIES, IF PROVIDED, ARE FOR THE CONTRACTOR'S INFORMATION. THE QUANTITIES WERE DEVELOPED USING THE AVERAGE END AREA METHOD. ASSUMPTIONS REGARDING TOPSOIL AND SHRINKAGE ARE STATED WITH THE ESTIMATES OF EXCAVATION AND FILL.

THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE EARTHWORK QUANTITIES, AND BASE THEIR BID ON THEIR DETERMINATION OF THE QUANTITIES OF WORK REQUIRED.

IF ADDITIONAL FILL MATERIAL MUST BE PROVIDED TO ATTAIN THE FINISH GRADES SHOWN ON THE PLANS, THE CONTRACTOR SHALL PROVIDE THE REQUIRED FILL MATERIAL, UNLESS A SPECIFIC BORROW AREA IS IDENTIFIED ON THE PLANS.

EXCESS SOILS RESULTING FROM EXCAVATION AND EARTHWORK SHALL BECOME THE CONTRACTOR'S PROPERTY AND DISPOSED OF PROPERLY, UNLESS AN AREA(S) HAS BEEN DESIGNATED FOR STOCKPILING OR "BLENDING IN" THE EXCESS MATERIAL WITHIN THE PROJECT LIMITS.

BACKFILL AND EMBANKMENT
BACKFILL OF AN EXCAVATION UNDER OR WITHIN THE ONE ON ONE INFLUENCE OF AN EXISTING OR PROPOSED ROAD, SIDEWALK, DRIVEWAY, PAVEMENT, OR AGGREGATE SURFACE, SHALL BE SAND, MEETING THE REQUIREMENTS OF GRANULAR MATERIAL CLASS III AS DESCRIBED IN THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE SAND BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.

BACKFILL OF AN EXCAVATION WHICH IS NOT UNDER OR WITHIN THE ONE ON ONE INFLUENCE OF AN EXISTING OR PROPOSED ROAD, SIDEWALK, DRIVEWAY, PAVEMENT, OR AGGREGATE SURFACE MAY BE SUITABLE EXCAVATED MATERIAL OR OTHER SOIL, WHICH IS FREE OF ORGANIC MATTER, STONES AND ROCKS, ROOTS, BROKEN CONCRETE, FROZEN MATERIAL, OR DEBRIS. THE BACKFILL SHALL BE COMPACTED TO AT LEAST 90% OF ITS MAXIMUM UNIT WEIGHT.

THE CONTRACTOR SHALL INDICATE THE SOURCE OF SAND USED FOR BACKFILL TO THE ENGINEER, AND PROVIDE THE ENGINEER WITH THE RESULTS OF A GRADATION TEST PERFORMED ON A SAMPLE OF THE SAND. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ADVANCE OF USING SAND FROM OTHER SOURCES.

EMBANKMENT USED TO BUILD THE SUBGRADE TO REQUIRED ELEVATION SHALL BE SUITABLE SOIL EXCAVATED FROM THE PROJECT SITE, OR FURNISHED BY THE CONTRACTOR FROM OTHER SOURCES. SUITABLE SOIL IS FREE FROM ORGANIC MATTER, ROCKS AND STONES, FROZEN MATERIAL, BROKEN CONCRETE, AND DEBRIS.

EMBANKMENT CONSTRUCTED OF GRANULAR SOILS SHALL BE COMPACTED IN LIFTS NOT EXCEEDING 10 INCHES TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.

EMBANKMENT CONSTRUCTED OF COHESIVE SOILS SHALL BE COMPACTED IN LIFTS NOT EXCEEDING 10 INCHES TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.

DENSITY TESTING
THE MAXIMUM UNIT WEIGHT OF SAND AND OTHER GRANULAR SOILS WILL BE DETERMINED BY THE ONE POINT CONE TEST, AS DESCRIBED IN THE MICHIGAN DEPARTMENT OF TRANSPORTATION'S DENSITY TESTING AND INSPECTION MANUAL, EXCEPT WHEN ANOTHER TEST METHOD IS SPECIFIED.

THE MAXIMUM UNIT WEIGHT OF COHESIVE SOILS WILL BE DETERMINED BY THE ONE POINT PROCTOR TEST, AS DESCRIBED IN THE MICHIGAN DEPARTMENT OF TRANSPORTATION'S DENSITY TESTING AND INSPECTION MANUAL, EXCEPT WHEN ANOTHER TEST METHOD IS SPECIFIED.

WORK HOURS
UNLESS PROVIDED OTHERWISE IN THE CONTRACT DOCUMENTS OR LIMITED BY LOCAL ORDINANCE, THE CONTRACTOR SHALL WORK WITHIN OF THE FOLLOWING TIMES, UNLESS OTHERWISE APPROVED BY THE OWNER:
MONDAY THROUGH FRIDAY 7 A.M. TO 8 P.M.
SATURDAY 8 A.M. TO 6 P.M.

THE CONTRACTOR SHALL NOT WORK ON SUNDAYS OR HOLIDAYS, UNLESS OTHERWISE APPROVED BY THE OWNER.

DRAINAGE
THE CONTRACTOR SHALL MAINTAIN DRAINAGE OF THE PROJECT AREA AND ADJACENT AREAS. WHERE EXISTING DRAINAGE FACILITIES ARE DISTURBED OR BLOCKED BY CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY PROVISIONS FOR DRAINAGE.

WHERE CONSTRUCTION HAS DISTURBED EXISTING DITCHES, SWALES, OR OTHER DRAINAGE FACILITIES; THE CONTRACTOR SHALL RESTORE THEM TO THEIR GRADES AND DIMENSIONS WHICH EXISTED PRIOR TO THE BEGINNING OF CONSTRUCTION, UNLESS DIRECTED OTHERWISE.

DRAINAGE SHALL NOT BE REROUTED ONTO ADJACENT PROPERTIES NOR ALLOWED TO DRAIN ONTO ADJACENT PROPERTIES AT AN INCREASED RATE, AS A RESULT OF THE CONTRACTOR'S WORK.

DRIVEWAY CONSTRUCTION
DRIVEWAY SLOPES SHALL NOT EXCEED 10%, EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE ON THE PLANS OR DIRECTED BY THE ENGINEER.

THE CONTRACTOR SHALL PROVIDE PROPERTY OWNERS WITH SUITABLE NOTICE BEFORE REMOVING AND REPLACING AN EXISTING DRIVEWAY.

SIDEWALK CONSTRUCTION
SIDEWALKS SHALL BE CONSTRUCTED TO PROVIDE POSITIVE DRAINAGE OF THE SIDEWALK AND ADJACENT SURFACES.

EXCEPT WHERE NECESSARY TO PROVIDE POSITIVE DRAINAGE OR MEET EXISTING SURFACES, SIDEWALK SHALL BE CONSTRUCTED WITH A CROSS SLOPE SLOPED TOWARD THE STREET.

SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%.

IN TURF AREAS, THE SURFACE OF THE SIDEWALK SHALL BE ABOUT 1/4 INCH HIGHER THAN THE ADJACENT GROUND SURFACES, EXCEPT WHERE NECESSARY TO PROVIDE POSITIVE DRAINAGE OR MEET EXISTING SIDEWALKS, CURBS, OR PAVEMENTS.

SIDEWALK SHALL BE CONSTRUCTED ON A SAND BASE, COMPACTED TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN SIDEWALK FORMS HAVE BEEN SET AND THE SAND BASE PREPARED. CONCRETE SHALL NOT BE PLACED UNTIL THE ENGINEER HAS OBSERVED THE FORMS. CONCRETE DELIVERY SHALL BE SCHEDULED TO ALLOW SUFFICIENT TIME FOR ADJUSTMENT OF THE FORMS, IN THE EVENT THAT ADJUSTMENT IS NECESSARY.

THE CONTRACTOR SHALL PROTECT FRESH CONCRETE FROM DAMAGE BY THE WEATHER, TRAFFIC, OR VANDALISM. DAMAGED CONCRETE SHALL BE REPLACED BY THE CONTRACTOR'S EXPENSE.

STORM SEWER CONSTRUCTION NOTES
DRAINAGE STRUCTURES SHALL BE CONSTRUCTED FROM PRECAST CONCRETE MANHOLE SECTIONS, MEETING ASTM C478.

SUMPS IN DRAINAGE STRUCTURES AND PIPELINES SHALL BE FREE OF SEDIMENT AND DEBRIS AT THE TIME OF ACCEPTANCE BY THE OWNER.

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

PLAN SUBMITTALS AND CHANGES

BIDDING DOCUMENTS

DATE	DESCRIPTION
11-8-24	ISSUED FOR BIDS

ROWE PROFESSIONAL SERVICES COMPANY
The Rowe Building
540 S. Saginaw St., Suite 200
Flint, MI 48502
O: (810) 341-7500
F: (810) 341-7573
www.rowepsc.com

PLAN DATE: NOVEMBER 2024
PROJECT MGR: DRS
REVIEWER: AJW
SCALE: NOT TO SCALE

PREPARED FOR
ANN ARBOR PARKS & RECREATION
ALLMENDINGER PARK IMPROVEMENTS

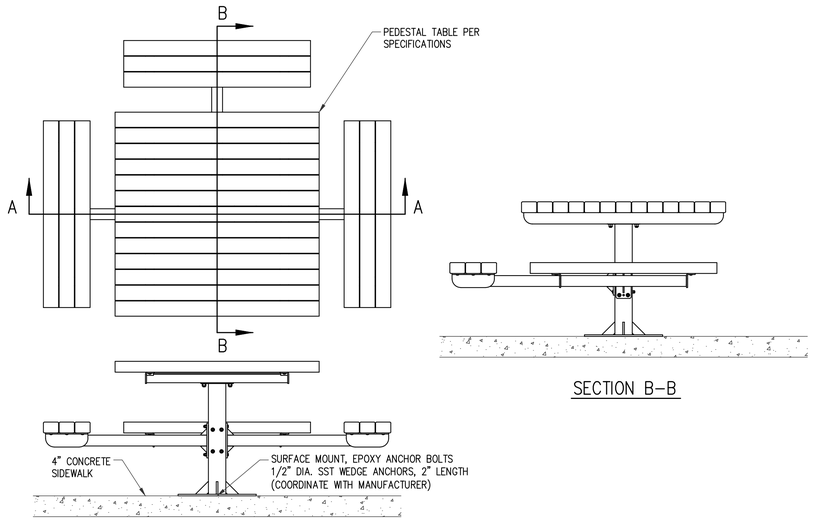
NOTES SHEET

REV:

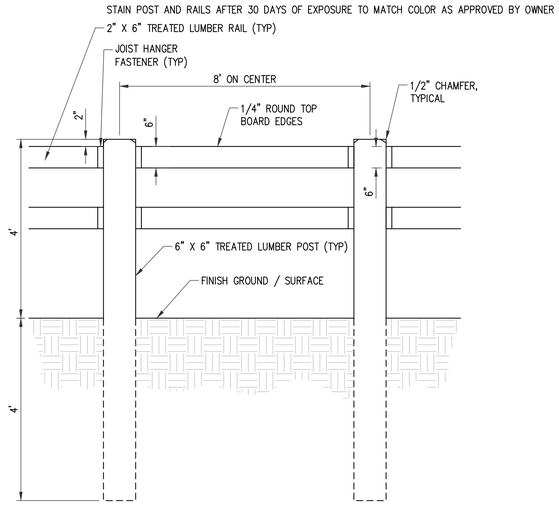
SHT# 3 OF 10

JOB No: 2300369

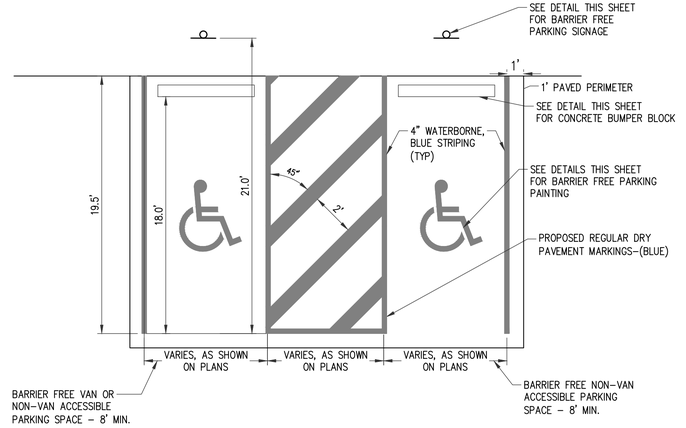
PLOTTED: 11/7/2024 8:42 AM
R:\Projects\2300369\Dwg\Construction Drawings\GH-2300369-NT.dwg



ACCESSIBLE TABLE
NOT TO SCALE

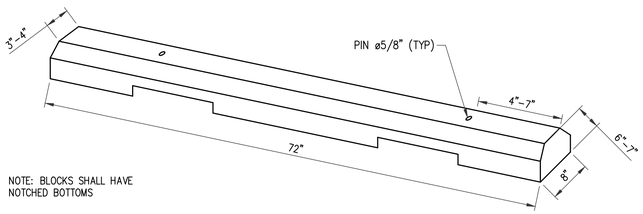


WOOD FENCE
NOT TO SCALE

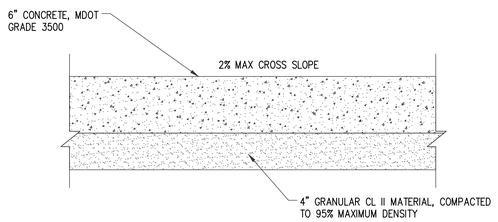


NOTES:
1. DIMENSIONS SHOWN PER ADA GUIDELINES.

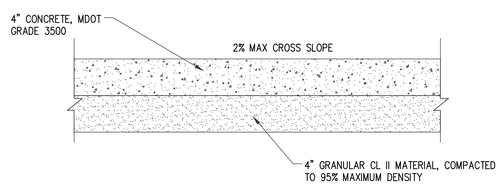
STANDARD BARRIER-FREE PARKING SPACE LAYOUT
NOT TO SCALE



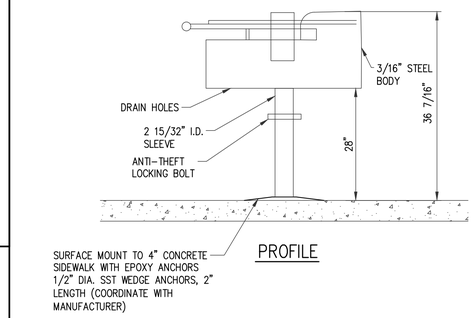
CONCRETE BUMPER BLOCK
NOT TO SCALE



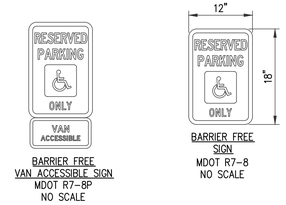
CONCRETE PARKING SECTION DETAIL
NOT TO SCALE



CONCRETE SIDEWALK & PAD SECTION DETAIL
NOT TO SCALE



ACCESSIBLE GRILL
NOT TO SCALE

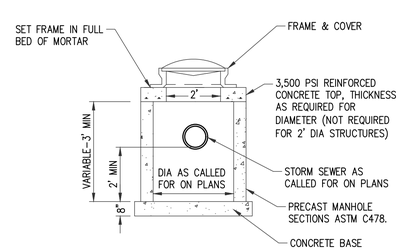


BARRIER FREE VAN ACCESSIBLE SIGN
MDOT R7–8P
NO SCALE

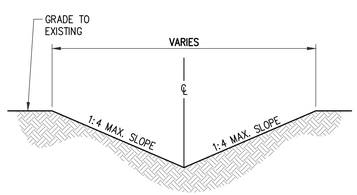
BARRIER FREE SIGN
MDOT R7–8
NO SCALE

NOTES:
1. ALL SIGNS SHALL BE PROVIDED AND INSTALLED ACCORDING TO THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
2. ALL BARRIER FREE PARKING SIGNS SHALL BE MOUNTED ON 3 LB GALVANIZED STEEL POST, AS SHOWN ON PLANS.

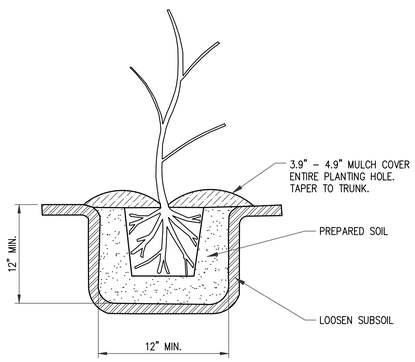
BARRIER FREE PARKING SIGNAGE
NOT TO SCALE



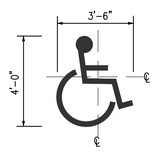
LOW COVERAGE CATCH BASIN DETAIL
NOT TO SCALE



RAIN GARDEN DETAIL
NOT TO SCALE



TYPICAL PERENNIAL PLANTING DETAIL
NOT TO SCALE



NOTES:
1. SYMBOL SHALL BE APPLIED AT A WIDTH OF 4" AND PAINTED BLUE.
2. CENTERLINE OF SYMBOL SHALL BE PARALLEL TO PARKING STALL STRIPE AND IN CENTER OF STALL.

BARRIER FREE PARKING PAVEMENT MARKING DETAIL
NOT TO SCALE

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

PLAN SUBMITTALS AND CHANGES	
BIDDING DOCUMENTS	
DATE	DESCRIPTION
11–8–24	ISSUED FOR BIDS

ROWE PROFESSIONAL SERVICES COMPANY
The Rowe Building
540 S. Saginaw St., Suite 200
Flint, MI 48502
O: (810) 341-7500
F: (810) 341-7573
www.rowepsc.com

PLAN DATE: NOVEMBER 2024
PROJECT MGR: DRS
REVIEWER: AJW
SCALE: NOT TO SCALE

PREPARED FOR
ANN ARBOR PARKS & RECREATION ALLMENDINGER PARK IMPROVEMENTS

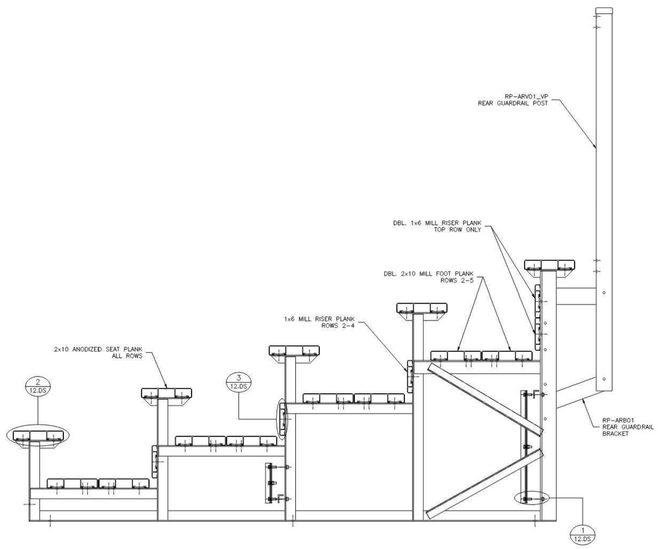
DETAILS SHEET

REV:

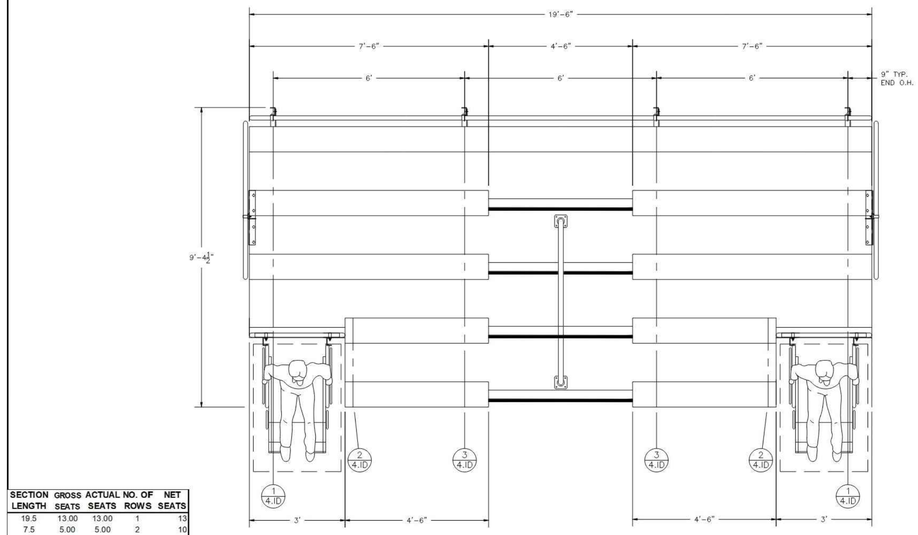
SHT# 4 OF 10

JOB No: 2300369

PLOTTED: 11/7/2024 9:42 AM
R:\Projects\2300369\Dwg\Construction Drawings\SH-2300369-DET.dwg



NRS National Recreation Systems	This drawing and all information contained herein is the property of NATIONAL RECREATION SYSTEMS, INC. and is not to be reproduced without the express written permission of this manufacturer. We assume no responsibility for unauthorized use of this drawing. NATIONAL RECREATION SYSTEMS, INC. is not responsible for local permits and occupancy requirements.	PROJECT/SITE: NA-0519.5ADA_VP				
PH: 888-568-9064 FAX: 260-482-7449 WWW.BLEACHERS.NET		DESCRIPTION: NON-ELEV. 5 ROW x 19'-6" ASSEMBLY SECTION VIEW				
		DRAWN BY: JCM	DATE: 3/9/21	REVISION: 0	SCALE: N.T.S.	SHEET NUMBER: 7.BA



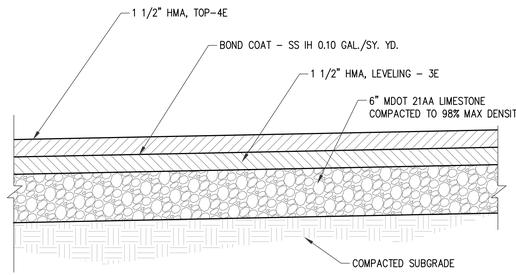
SECTION LENGTH	GROSS SEATS	ACTUAL SEATS	NO. OF ROWS	NET SEATS
19.5	13.00	13.00	1	13
7.5	5.00	5.00	2	10
4.5	3.00	3.00	2	6
7.5	5.00	5.00	2	10
4.5	3.00	3.00	2	6
		NET SEATS		45
		WHEELCHAIR SPACES		2
		TOTAL NET SEATING CAPACITY (BASED ON 18" PER SEAT)		47

NRS National Recreation Systems	This drawing and all information contained herein is the property of NATIONAL RECREATION SYSTEMS, INC. and is not to be reproduced without the express written permission of this manufacturer. We assume no responsibility for unauthorized use of this drawing. NATIONAL RECREATION SYSTEMS, INC. is not responsible for local permits and occupancy requirements.	PROJECT/SITE: NA-0519.5ADA_VP				
PH: 888-568-9064 FAX: 260-482-7449 WWW.BLEACHERS.NET		DESCRIPTION: NON-ELEV. 5 ROW x 19'-6" SEATING PLAN				
		DRAWN BY: JCM	DATE: 3/9/21	REVISION: 0	SCALE: N.T.S.	SHEET NUMBER: 2.TD

ACCESSIBLE BLEACHERS
NOT TO SCALE

NOTES:

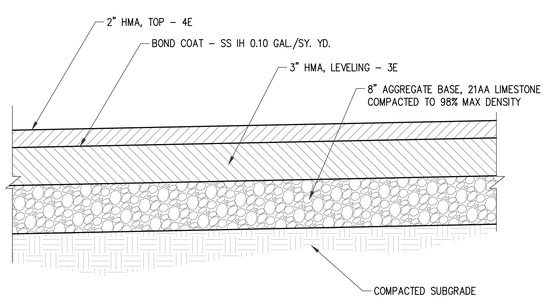
1. BLEACHERS TO BE DELIVERED TO SITE FOR CONTRACTOR TO INSTALL.
2. TO BE INSTALLED WITH EPOXY ANCHOR BOLTS PER MFG RECOMMENDATIONS.



NOTES:

1. CROSS SLOPE SHALL BE 1.5% MINIMUM
2. LONGITUDINAL SLOPE SHALL BE 5% MAXIMUM

3" HMA PAVEMENT - SECTION
NOT TO SCALE

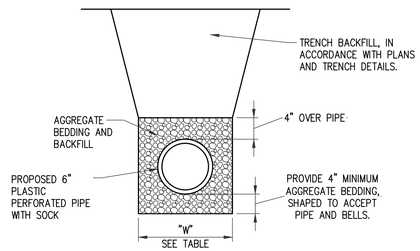


NOTES:

1. CROSS SLOPE SHALL BE 1.5% MINIMUM
2. LONGITUDINAL SLOPE SHALL BE 5% MAXIMUM

5" HMA PAVEMENT - SECTION
NOT TO SCALE

HMA APPLICATION CHART			
HMA PAVEMENT	THICKNESS (SEE DETAIL THIS SHEET)	PERFORMANCE GRADE	REMARKS
HMA, LVSP (TOP - 4EL)	1.50" - 2.00"	58-28	TOP COURSE (AWI=220 MIN.)
HMA, LVSP (LEVELING - 3EL)	1.50" - 3.00"	58-28	LEVELING COURSE

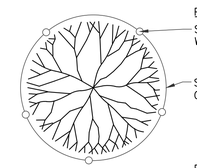


NOTES:

1. AGGREGATE SHALL BE MDOT, SERIES 34R
2. SUFFICIENT TRENCH WIDTH SHALL BE PROVIDED TO ALLOW FREE WORKING SPACE AND TO PERMIT COMPACTING THE BACKFILL AROUND THE PIPE.
3. THE FOLLOWING ARE MINIMUM TRENCH WIDTHS:

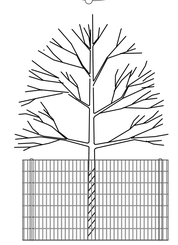
I.D. PIPE SIZE (INCHES)	18 OR SMALLER	21	24	30	36	42	48	54
"W" TRENCH WIDTH (FEET)	3.0	3.5	4.0	5.0	6.0	7.0	8.0	9.5
I.D. PIPE SIZE (INCHES)	60	66	72	78	84	90	96	102	108
"W" TRENCH WIDTH (FEET)	10.0	10.5	11.0	11.5	12.0	12.5	13.0	13.5	14.0

FLEXIBLE GRAVITY PIPE AGGREGATE BEDDING DETAIL
NOT TO SCALE



ELEVATION

SNOW FENCE SHALL BE LOCATED AT THE OUTER EDGE OF THE CRITICAL ROOT ZONE UNLESS OTHERWISE CALLED OUT ON THE APPROVED LANDSCAPE PLAN.



NOTES:

1. SNOW FENCE SHALL BE LOCATED AT THE OUTER EDGE OF THE CRITICAL ROOT ZONE UNLESS OTHERWISE CALLED OUT ON THE APPROVED LANDSCAPE PLAN.

TREE PROTECTION
NOT TO SCALE

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

PLAN SUBMITTALS AND CHANGES	
BIDDING DOCUMENTS	
DATE	DESCRIPTION
11-8-24	ISSUED FOR BIDS

ROWE PROFESSIONAL SERVICES COMPANY
The Rowe Building
540 S. Saginaw St., Suite 200
Flint, MI 48502
O: (810) 341-7500
F: (810) 341-7573
www.rowepsc.com

PLAN DATE: NOVEMBER 2024
PROJECT MGR: DRS
REVIEWER: AJW
SCALE: NOT TO SCALE

PREPARED FOR
ANN ARBOR PARKS & RECREATION
ALLMENDINGER PARK IMPROVEMENTS

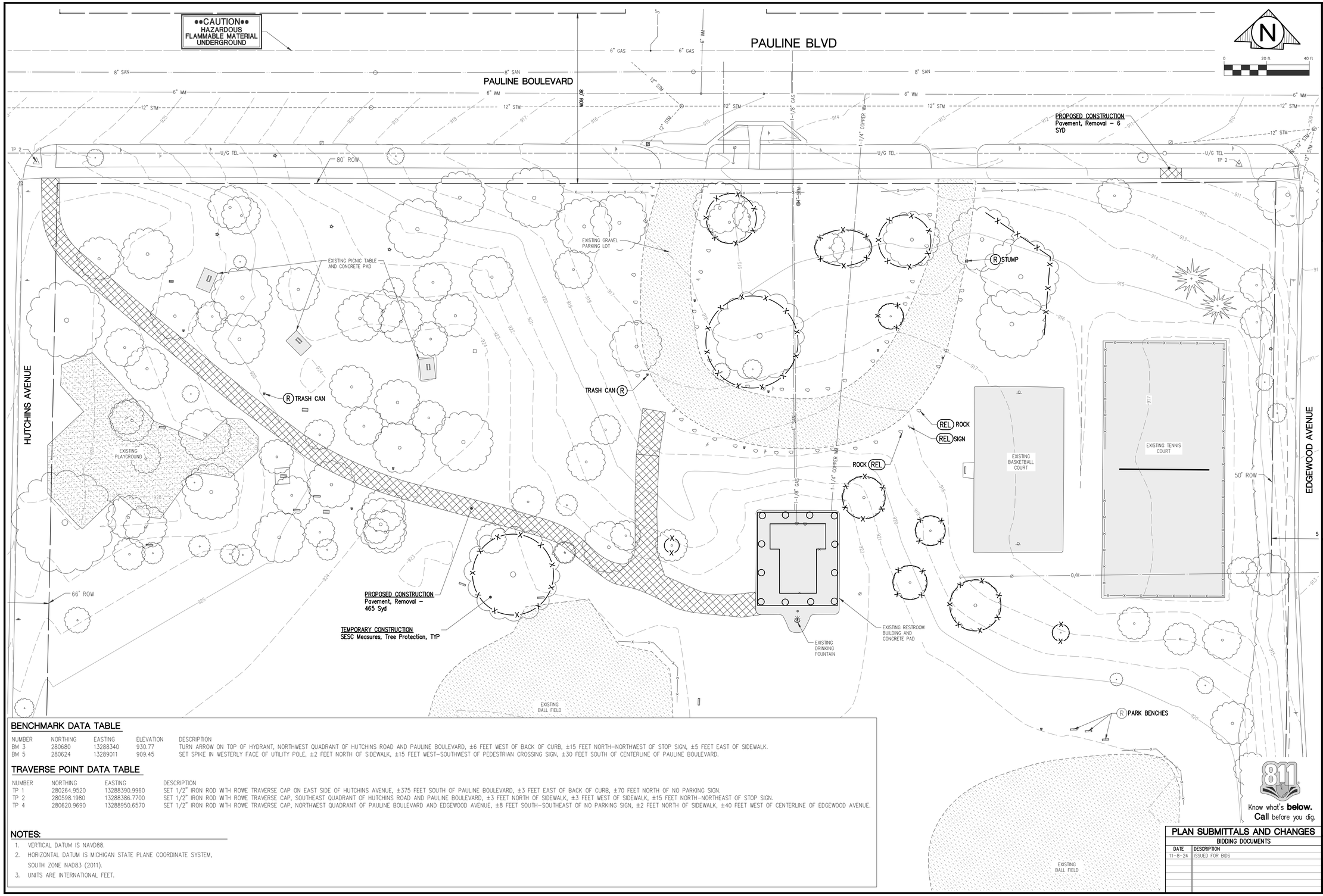
DETAILS SHEET

REV:

SHT# 5 OF 10

JOB No: 2300369

PLOTTED: 11/11/2024 9:43 AM R:\Projects\2300369\Dwg\Construction Drawings\SH-2300369-DET.dwg



BENCHMARK DATA TABLE

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM 3	280680	13288340	930.77	TURN ARROW ON TOP OF HYDRANT, NORTHWEST QUADRANT OF HUTCHINS ROAD AND PAULINE BOULEVARD, ±6 FEET WEST OF BACK OF CURB, ±15 FEET NORTH–NORTHWEST OF STOP SIGN, ±5 FEET EAST OF SIDEWALK.
BM 5	280624	13289011	909.45	SET SPIKE IN WESTERLY FACE OF UTILITY POLE, ±2 FEET NORTH OF SIDEWALK, ±15 FEET WEST–SOUTHWEST OF PEDESTRIAN CROSSING SIGN, ±30 FEET SOUTH OF CENTERLINE OF PAULINE BOULEVARD.

TRAVERSE POINT DATA TABLE

NUMBER	NORTHING	EASTING	DESCRIPTION
TP 1	280264.9520	13288390.9960	SET 1/2" IRON ROD WITH ROWE TRAVERSE CAP ON EAST SIDE OF HUTCHINS AVENUE, ±375 FEET SOUTH OF PAULINE BOULEVARD, ±3 FEET EAST OF BACK OF CURB, ±70 FEET NORTH OF NO PARKING SIGN.
TP 2	280598.1980	13288386.7700	SET 1/2" IRON ROD WITH ROWE TRAVERSE CAP, SOUTHEAST QUADRANT OF HUTCHINS ROAD AND PAULINE BOULEVARD, ±3 FEET NORTH OF SIDEWALK, ±3 FEET WEST OF SIDEWALK, ±15 FEET NORTH–NORTHEAST OF STOP SIGN.
TP 4	280620.9690	13288950.6570	SET 1/2" IRON ROD WITH ROWE TRAVERSE CAP, NORTHWEST QUADRANT OF PAULINE BOULEVARD AND EDGEWOOD AVENUE, ±8 FEET SOUTH–SOUTHEAST OF NO PARKING SIGN, ±2 FEET NORTH OF SIDEWALK, ±40 FEET WEST OF CENTERLINE OF EDGEWOOD AVENUE.

NOTES:

1. VERTICAL DATUM IS NAVD88.
2. HORIZONTAL DATUM IS MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83 (2011).
3. UNITS ARE INTERNATIONAL FEET.

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

PLAN SUBMITTALS AND CHANGES

BIDDING DOCUMENTS

DATE	DESCRIPTION
11-8-24	ISSUED FOR BIDS

PLAN DATE: NOVEMBER 2024
PROJECT MGR: DRS
REVIEWER: AJW
SCALE: 1" = 20'

ROWE PROFESSIONAL SERVICES COMPANY
The Rowe Building
540 S. Saginaw St., Suite 200
Flint, MI 48502
O: (810) 341-7500
F: (810) 341-7573
www.rowepsc.com

PREPARED FOR
ANN ARBOR PARKS & RECREATION
ALLMENDINGER PARK IMPROVEMENTS
EXISTING CONDITIONS & REMOVAL SHEET

REV:

SHT# 6 OF 10

JOB No: 2300369

R:\Projects\2300369\Dwg\Construction Drawings\SH-2300369-REM.dwg
PLOTTED: 11/11/2024 9:43 AM

PAULINE BOULEVARD

80' ROW

HUTCHINS AVENUE

66' ROW

EDGEWOOD AVENUE

50' ROW

CAUTION
HAZARDOUS FLAMMABLE MATERIAL UNDERGROUND

PROPOSED CONSTRUCTION
CATCH BASIN WITH STORM SEWER TO EAST CATCH BASIN
RIM = 913.00
STM 1 – E INV. = 908.36

MH# 4404
TYPE: STORM
COVER: BEEHIVE
RIM=913.84
4" CO N INV.=911.09

PROPOSED CONSTRUCTION
6" PVC UNDERDRAIN WITH SOCK
186 FT

PROPOSED CONSTRUCTION
12" RCP
42 FT @ 1% SLOPE

MH# 4411
TYPE: STORM
COVER: CURB INLET
RIM=909.98
12" CIP E INV.=905.88

PER CITY, CONTRACTOR TO COORDINATE WITH CITY FOR STRUCTURE
PROPOSED S INV. = 906.08

PROPOSED CONSTRUCTION
CONCRETE SIDEWALK,
Concrete, 4 Inch, 5' WIDE – 50 Sft

PROPOSED CONSTRUCTION
CATCH BASIN WITH STORM SEWER TO MH #4411
RIM = 910.20
STM 2 – W INV. = 906.50
STM 2 – N INV. = 906.50

PROPOSED SWALE

PROPOSED RAIN GARDEN

FIELD VERIFY DEPTH OF UTILITIES PRIOR TO EXCAVATION ON BASIN

PROPOSED CONSTRUCTION
HMA, 5 inch, 18' WIDE – 5,590 SFT

EXISTING PICNIC TABLE AND CONCRETE PAD

PROPOSED CONSTRUCTION
CONCRETE SIDEWALK AND PAD, Concrete, 4 inch – 331 SFT

PROPOSED CONSTRUCTION
Grill, Accessible; MODEL #ASW-24 B2 BY PILOT ROCK OR APPROVED EQUAL

PROPOSED CONSTRUCTION
Pedestal Picnic Table; MODEL #76-33 BY DUMOR OR APPROVED EQUAL

PROPOSED CONSTRUCTION
HMA, 3 inch – 4557 SFT (ALTERNATIVE: SIDEWALK, CONCRETE, 4 INCH)

LIMITS OF DISTURBANCE

PROPOSED CONSTRUCTION
Wood Fence – 180 Feet

EXISTING PLAYGROUND

FUTURE PLAYGROUND BY OTHERS

PROPOSED CONSTRUCTION
Pavement Markings, TYP OF 2, PER DETAIL ON SHEET 4

PROPOSED CONSTRUCTION
BARRIER-FREE PARKING, HMA, 5 Inch – 758 Sft PER DETAIL ON SHEET 4

PROPOSED CONSTRUCTION
BARRIER-FREE VAN ACCESSIBLE SIGN, ADA Signage, PER DETAIL ON SHEET 4

PROPOSED CONSTRUCTION
BARRIER-FREE ACCESSIBALE SIGN, ADA Signage, PER DETAIL ON SHEET 4

EXISTING BASKETBALL COURT

EXISTING TENNIS COURT

EXISTING RESTROOM BUILDING AND CONCRETE PAD

EXISTING DRINKING FOUNTAIN

PROPOSED CONSTRUCTION
Accessible Bleachers, TYP OF 2

PROPOSED CONSTRUCTION
CONCRETE PAD, Concrete, 4 Inch – 390 Sft

PROPOSED CONSTRUCTION
CONCRETE SIDEWALK, Concrete, 4 Inch, 5' WIDE – 2254 Sft

PROPOSED CONSTRUCTION
CONCRETE PAD, Concrete, 4 Inch – 355 Sft

EXISTING BALL FIELD

EXISTING BALL FIELD

LANDSCAPING LEGEND

PROPOSED NATIVE PLANTINGS (SEE PLANT SCHEDULE BELOW)

PROPOSED LOWLAND SEEDING

PLANT SCHEDULE			
BOTANICAL NAME	COMMON NAME	NOTES	QUANTITY
CAREX VULPINOIDEA	FOX SEDGE	NO. 1 CONT.	300 @ 18" SPACING
LOBELIA SIPHILITICA	BLUE LOBELIA	NO. 1 CONT.	122 @ 24" SPACING
COREPOSIS VERTICILLTA 'MOONBEAM'	MOONBEAM COREOPSIS	NO. 1 CONT.	122 @ 18" SPACING
GERANIUM X 'JOHNSON'S BLUE'	JOHNSON'S BLUE GERANIUM	NO. 1 CONT.	122 @ 18" SPACING
PANICUM VIRGATUM	SWITCH GRASS	NO. 1 CONT.	250 @ 30" SPACING
ECHINACEA PURPUREA	PURPLE CONEFLOWER	NO. 1 CONT.	250 @ 24" SPACING
MONARDA FISTULA	BEE BALM; BERGAMOT	NO. 1 CONT.	122 @ 18" SPACING
SALVIA X SUPERBA 'MAINACHT'	MAY NIGHT SALVIA	NO. 1 CONT.	122 @ 18" SPACING
SEDUM X 'AUTUM JOY'	AUTUMN JOY SEDUM	NO. 1 CONT.	122 @ 18" SPACING

PROPOSED STORM SEWER STRUCTURE TABLE						
STRUCTURE NO.	DIAMETER	COVER TYPE	RIM ELEVATION	INVERT	NORTHING	EASTING
STM 1	26"	EJ 1040 02	913.00	6" 908.36 E (PR)	280576.34	13288739.46
STM 2	26"	EJ 1040 02	910.20	6" 906.50 W (PR) 12" 906.50 N (PR)	280586.10	13288920.31

PROPOSED STORM SEWER PIPE TABLE										
PIPE NUMBER	DIAMETER	DESCRIPTION	TOTAL LENGTH	SLOPE	START INVERT	START INVERT NORTHING	START INVERT EASTING	END INVERT	END INVERT NORTHING	END INVERT EASTING
STM 1 TO STM 2	6"	PVC UNDERDRAIN WITH SOCK	186'	1.0%	908.36	280576.34	13288739.46	906.50	280586.10	13288920.31
STM 2 TO MH #4411	12"	RCP	42'	1.0%	906.50	280586.10	13288920.31	906.08	280628.97	13288739.46

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

PLAN SUBMITTALS AND CHANGES	
BIDDING DOCUMENTS	
DATE	DESCRIPTION
11-8-24	ISSUED FOR BIDS

PLAN DATE: NOVEMBER 2024
PROJECT MGR: DRS
REVIEWER: AJW
SCALE: 1" = 20'

ROWE PROFESSIONAL SERVICES COMPANY
The Rowe Building
540 S. Saginaw St., Suite 200
Flint, MI 48502
O: (810) 341-7500
F: (810) 341-7573
www.rowepsc.com

PREPARED FOR
ANN ARBOR PARKS & RECREATION
ALLMENDINGER PARK IMPROVEMENTS

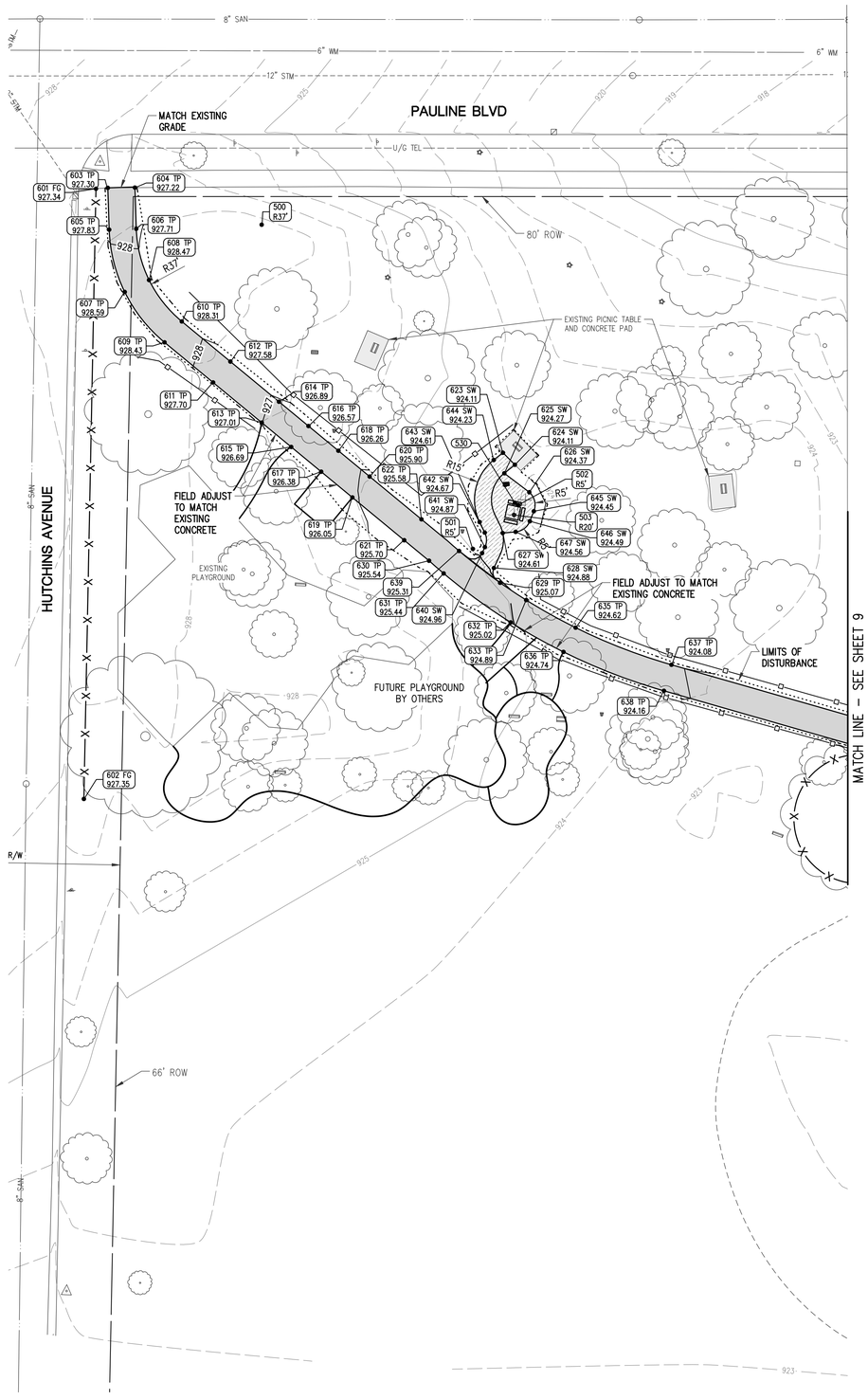
SITE PLAN SHEET

REV:

SHT# 7 OF 10

JOB No: 2300369

PLOTTED: 11/7/2024 9:43 AM
R:\Projects\2300369\Dwg\Construction Drawings\SH-2300369-SITE.dwg



GRADING TABLE				
POINT	ELEVATION	DESCRIPTION	NORTHING	EASTING
601	FG=927.34	END OF PROPOSED FENCE	280590.12	13288385.94
602	FG=927.35	END OF PROPOSED FENCE	280410.16	13288389.98
603	TP=927.30	MATCH EXISTING	280590.54	13288389.41
604	TP=927.22	MATCH EXISTING	280590.95	13288397.40
605	TP=927.83		280578.23	13288390.33
606	TP=927.71		280578.82	13288398.31
607	TP=928.59		280560.06	13288395.69
608	TP=928.47		280563.89	13288402.72
609	TP=928.43		280545.71	13288408.05
610	TP=928.31		280552.09	13288412.88
611	TP=927.70		280534.49	13288422.88
612	TP=927.58		280540.88	13288427.71
613	TP=927.01	FLUSH WITH CONCRETE	280523.27	13288437.70
614	TP=926.89		280529.65	13288442.53
615	TP=926.69	FLUSH WITH CONCRETE	280516.47	13288446.69
616	TP=926.57		280522.85	13288451.51
617	TP=926.38	FLUSH WITH CONCRETE	280509.55	13288455.83
618	TP=926.26		280515.94	13288460.64
619	TP=926.05	FLUSH WITH CONCRETE	280502.35	13288465.34
620	TP=925.90		280508.73	13288470.17
621	TP=925.70		280490.39	13288481.15
622	TP=925.58		280496.77	13288485.97
623	SW=924.11	MATCH EXISTING	280517.40	13288509.15
624	SW=924.11	MATCH EXISTING	280514.01	13288512.82
625	SW=924.27		280511.36	13288509.81

RADIUS POINTS			
POINT	DESCRIPTION	NORTHING	EASTING
500	R37'	280581.59	13288435.21
501	R5'	280488.70	13288501.49
502	R5'	280502.17	13288514.26
530	R20'	280502.79	13288513.29

GRADING TABLE				
POINT	ELEVATION	DESCRIPTION	NORTHING	EASTI
626	SW=924.37		280506.10	1328851
627	SW=924.61		280493.73	1328851
628	SW=924.88		280483.33	1328850
629	TP=925.07	FLUSH WITH PAVEMENT	280479.05	1328850
630	TP=925.54		280484.66	1328848
631	TP=925.44		280481.09	1328849
632	TP=925.02	FLUSH WITH CONCRETE	280467.50	1328851
633	TP=924.89		280474.27	1328851
635	TP=924.62		280466.76	1328853
636	TP=924.74	FLUSH WITH CONCRETE	280459.46	1328852
637	TP=924.08		280457.02	1328856
638	TP=924.16		280449.24	1328855
639	=925.31	FLUSH WITH PAVEMENT	280487.91	1328849
640	SW=924.96		280487.55	1328850
641	SW=924.87		280489.35	1328850
642	SW=924.67		280493.64	1328850
643	SW=924.61		280496.69	1328850
644	SW=924.23		280515.15	1328850
645	SW=924.45		280500.55	1328851
646	SW=924.49		280497.55	1328851
647	SW=924.56		280494.24	1328851

GRADING LEGEND

CB = CATCH BASIN
TP = TOP OF PAVEMENT ELEVATION
SW = TOP OF SIDEWALK ELEVATION
TC = TOP OF CONCRETE EDGING
FG = FINISH GROUND ELEVATION
DT = DITCH OR SWALE INVERT ELEVATION
ME = MATCH EXISTING ELEVATION
PROPOSED SURFACE WATER FLOW
PROPOSED SIDEWALK LANDING PAD

N
0 20 ft 40 ft

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

PLAN SUBMITTALS AND CHANGES	
BIDDING DOCUMENTS	
DATE	DESCRIPTION
11-8-24	ISSUED FOR BIDS

PLAN DATE: NOVEMBER 2024
PROJECT MGR: DRS
REVIEWER: AJW
SCALE: 1" = 20'

ROWE PROFESSIONAL SERVICES COMPANY
The Rowe Building
540 S. Saginaw St., Suite 200
Flint, MI 48502
O: (810) 341-7500
F: (810) 341-7573
www.rowepsc.com

PREPARED FOR
ANN ARBOR PARKS & RECREATION ALLMENDINGER PARK IMPROVEMENTS

GRADING SHEET

REV:

SHT# 8 OF 10
JOB No: 2300369

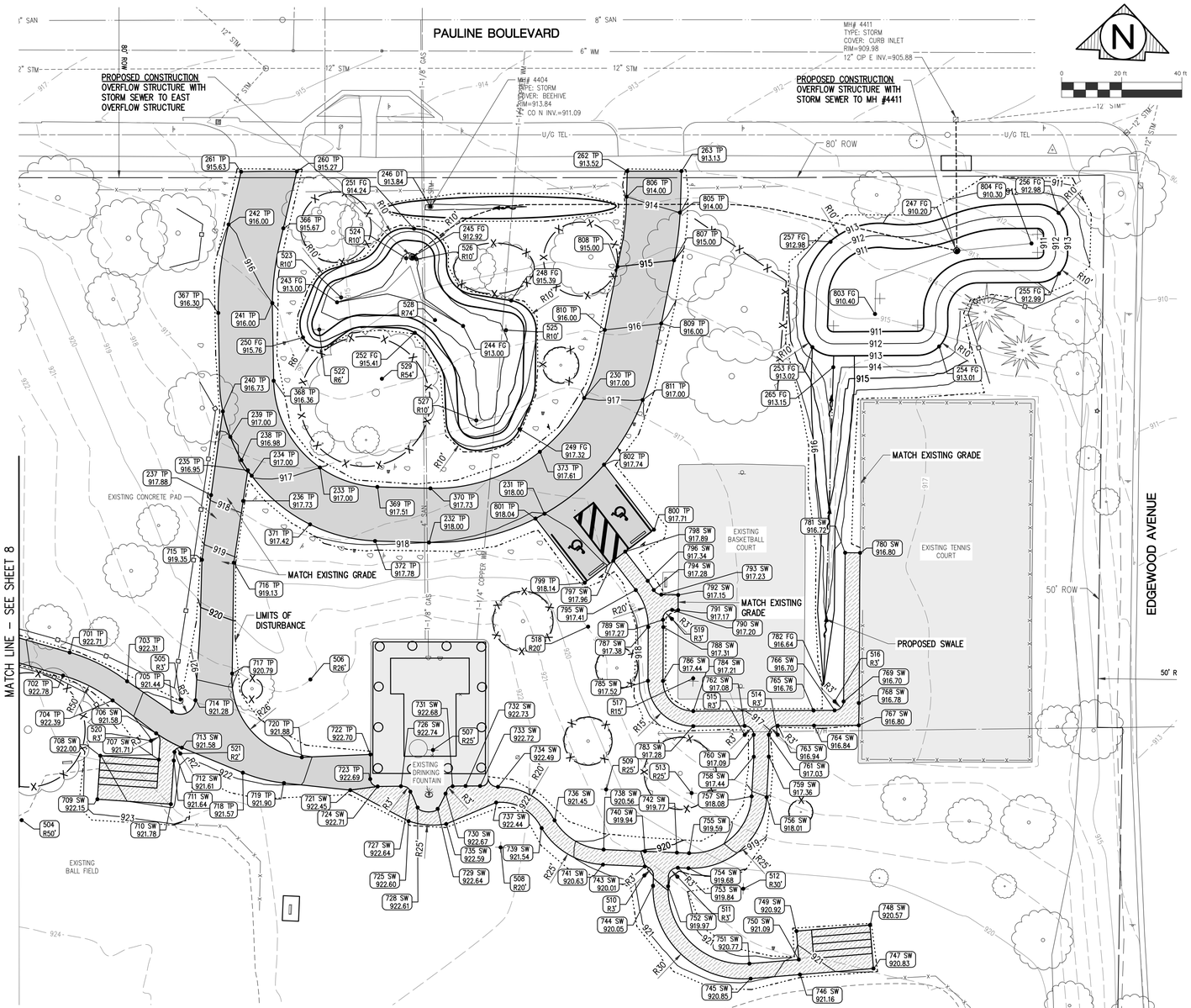
PLOTTED: 11/7/2024 9:43 AM R:\Projects\2300369\Dwg\Construction Drawings\SH-2300369-GRAD.dwg

GRADING TABLE				
POINT	ELEVATION	DESCRIPTION	NORTHING	EASTING
230	TP=917.00		280531.93	13288798.59
231	TP=918.00		280492.95	13288787.04
232	TP=918.00		280481.77	13288749.07
233	TP=917.00		280505.16	13288711.74
234	TP=917.00		280501.45	13288689.21
235	TP=916.95		280503.19	13288687.85
236	TP=917.73	MATCH EXISTING	280492.97	13288686.74
237	TP=917.88	MATCH EXISTING	280494.47	13288675.99
238	TP=916.98		280506.50	13288685.56
239	TP=917.00		280514.06	13288681.55
240	TP=916.73		280522.42	13288678.72
241	TP=916.00		280559.10	13288693.65
242	TP=916.00		280584.60	13288678.02
243	FG=913.00		280560.27	13288715.14
244	FG=913.00		280554.19	13288757.34
245	FG=912.92		280576.34	13288739.46
246	DT=913.84	MANHOLE	280593.41	13288744.80
247	FG=910.20		280586.10	13288920.31
248	FG=915.39		280563.31	13288772.96
249	FG=917.32		280520.71	13288777.56
250	FG=915.76		280548.11	13288704.32
251	FG=914.24		280585.79	13288739.70
252	FG=915.41		280551.23	13288741.41
253	FG=913.02		280552.03	13288873.70
254	FG=913.01		280554.06	13288915.79
255	FG=912.99		280579.96	13288954.59
256	FG=912.98		280600.08	13288953.62
257	FG=912.98		280587.30	13288878.26
260	TP=915.27		280603.18	13288699.92
261	TP=915.63		280602.31	13288681.42
262	TP=913.52		280607.91	13288809.73
263	TP=913.13		280608.70	13288827.72
265	FG=913.15		280545.69	13288880.92
366	TP=915.67		280584.10	13288696.25
367	TP=916.30		280555.06	13288675.82
368	TP=916.36		280533.31	13288695.18

GRADING TABLE				
POINT	ELEVATION	DESCRIPTION	NORTHING	EASTING
732	SW=922.73	MATCH EXISTING	280401.38	13288764.64
733	SW=922.72		280401.59	13288769.45
734	SW=922.49		280401.55	13288775.41
735	SW=922.59		280388.48	13288758.73
736	SW=921.45		280391.21	13288794.68
737	SW=922.44		280396.34	13288775.04
738	SW=920.56		280382.20	13288811.39
739	SW=921.54		280388.47	13288790.50
740	SW=919.94		280382.20	13288825.16
741	SW=920.63		280377.20	13288811.39
742	SW=919.77		280382.20	13288835.78
743	SW=920.01		280377.17	13288825.31
744	SW=920.05		280370.86	13288828.33
745	SW=920.85		280341.38	13288862.05
746	SW=921.16	FLUSH WITH BLEACHER CONCRETE PAD	280343.43	13288878.41
747	SW=920.83	BLEACHER CONCRETE PAD	280346.47	13288902.72
748	SW=920.57	BLEACHER CONCRETE PAD	280360.86	13288900.92
749	SW=920.92	BLEACHER CONCRETE PAD	280357.82	13288876.61
750	SW=921.09	FLUSH WITH BLEACHER CONCRETE PAD	280348.39	13288877.79
751	SW=920.77		280346.35	13288861.43
752	SW=919.97		280370.91	13288833.33
753	SW=919.84		280377.20	13288836.29
754	SW=919.68		280377.20	13288839.83
755	SW=919.59		280382.20	13288839.83
756	SW=918.01		280401.89	13288864.83
757	SW=918.08		280401.95	13288859.83
758	SW=917.44		280415.15	13288859.99
759	SW=917.36		280415.39	13288864.99
760	SW=917.09		280422.41	13288859.65
761	SW=917.03		280422.65	13288864.64
762	SW=917.08		280425.27	13288856.51
763	SW=916.94		280425.79	13288867.49
764	SW=916.84		280426.36	13288879.55
765	SW=916.76		280431.35	13288879.19
766	SW=916.70		280431.69	13288886.18
767	SW=916.80		280427.07	13288894.39

GRADING TABLE				
POINT	ELEVATION	DESCRIPTION	NORTHING	EASTING
369	TP=917.51		280499.50	13288731.11
370	TP=917.73		280499.77	13288748.78
371	TP=917.42		280486.11	13288709.30
372	TP=917.78		280481.50	13288731.11
373	TP=917.61		280513.47	13288784.62
701	TP=922.71		280440.18	13288631.22
702	TP=922.78		280432.40	13288629.35
703	TP=922.31		280431.42	13288650.72
704	TP=922.39		280424.85	13288646.16
705	TP=921.44		280421.93	13288666.04
706	SW=921.58		280414.53	13288661.09
707	SW=921.71	FLUSH WITH BLEACHER CONCRETE PAD	280405.83	13288662.34
708	SW=922.00	BLEACHER CONCRETE PAD	280406.31	13288642.84
709	SW=922.15	BLEACHER CONCRETE PAD	280391.82	13288642.49
710	SW=921.78	BLEACHER CONCRETE PAD	280391.22	13288666.98
711	SW=921.64	FLUSH WITH BLEACHER CONCRETE PAD	280405.71	13288667.34
712	SW=921.61		280408.58	13288667.44
713	SW=921.58		280410.12	13288669.84
714	TP=921.28		280426.08	13288673.67
715	TP=919.35	MATCH EXISTING	280472.83	13288673.87
716	TP=919.13	MATCH EXISTING	280472.31	13288684.48
717	TP=920.79		280435.47	13288685.51
718	TP=921.57		280402.68	13288690.45
719	TP=921.90		280399.80	13288704.26
720	TP=921.88		280408.62	13288709.83
721	SW=922.45		280398.38	13288726.37
722	TP=922.70	MATCH EXISTING	280410.53	13288732.58
723	TP=922.69	MATCH EXISTING	280402.35	13288732.86
724	SW=922.71	MATCH EXISTING	280399.98	13288735.44
725	SW=922.60		280388.91	13288746.19
726	SW=922.74	MATCH EXISTING	280400.39	13288743.16
727	SW=922.64	MATCH EXISTING	280398.74	13288746.35
728	SW=922.61	MATCH EXISTING	280393.55	13288749.00
729	SW=922.64	MATCH EXISTING	280393.40	13288755.67
730	SW=922.67	MATCH EXISTING	280398.58	13288758.10
731	SW=922.68	MATCH EXISTING	280401.10	13288760.34

GRADING TABLE				
POINT	ELEVATION	DESCRIPTION	NORTHING	EASTING
768	SW=916.78		280434.45	13288894.11
769	SW=916.70		280434.77	13288889.04
780	SW=916.80	MATCH EXISTING	280484.37	13288892.43
781	SW=916.72		280484.22	13288887.47
782	FG=916.64		280439.73	13288882.20
783	SW=917.28		280424.46	13288839.45
784	SW=917.21		280429.45	13288839.22
785	SW=917.52		280438.89	13288823.75
786	SW=917.44		280439.07	13288828.75
787	SW=917.38		280456.78	13288823.09
788	SW=917.31		280456.96	13288828.09
789	SW=917.27		280459.38	13288827.88
790	SW=917.20		280462.78	13288830.80
791	SW=917.17	MATCH EXISTING	280462.82	13288832.79
792	SW=917.15	MATCH EXISTING	280467.82	13288832.59
793	SW=917.23		280467.72	13288826.98
794	SW=917.28		280469.14	13288824.40
795	SW=917.41		280468.88	13288818.44
796	SW=917.34		280472.09	13288822.27
797	SW=917.96	FLUSH WITH PAVEMENT	280478.28	13288810.57
798	SW=917.89	FLUSH WITH PAVEMENT	280481.49	13288814.40
799	TP=918.14		280470.58	13288801.37
800	TP=917.71		280489.20	13288823.61
801	TP=918.04	FLUSH WITH PAVEMENT	280491.21	13288784.10
802	TP=917.74	FLUSH WITH PAVEMENT	280510.07	13288806.13
803	FG=910.40		280563.94	13288894.04
804	FG=910.30		280589.59	13288945.04
805	TP=914.00		280594.89	13288827.79
806	TP=914.00		280599.40	13288809.84
807	TP=915.00		280578.95	13288826.51
808	TP=915.00		280576.05	13288807.82
809	TP=916.00		280557.78	13288823.16
810	TP=916.00		280554.87	13288804.47
811	TP=917.00		280532.12	13288818.04



RADIUS POINTS			
POINT	DESCRIPTION	NORTHING	EASTING
504	R50'	280383.80	13288617.61
505	R3'	280426.16	13288668.68
506	R26'	280434.59	13288711.58
507	R25'	280412.88	13288753.30
508	R20'	280381.48	13288777.14
509	R25'	280402.20	13288811.39
510	R3'	280374.17	13288825.30
513	R25'	280402.20	13288839.83
514	R3'	280422.79	13288867.64
515	R3'	280422.27	13288856.65
516	R3'	280434.68	13288886.04
517	R15'	280440.34	13288838.74

RADIUS POINTS			
POINT	DESCRIPTION	NORTHING	EASTING
518	R20'	280456.04	13288803.11
519	R3'	280459.78	13288830.85
520	R3'	280411.98	13288659.47
521	R2'	280408.17	13288669.40
522	R6'	280550.96	13288709.60
523	R10'	280561.96	13288716.41
524	R10'	280575.89	13288737.50
525	R10'	280553.40	13288771.66
526	R10'	280575.72	13288740.92
527	R10'	280523.00	13288763.06
528	R74'	280555.75	13288747.93
529	R54'	280535.50	13288731.11

GRADING LEGEND

- CB = CATCH BASIN
- TP = TOP OF PAVEMENT ELEVATION
- SW = TOP OF SIDEWALK ELEVATION
- TC = TOP OF CONCRETE EDGING
- FG = FINISH GROUND ELEVATION
- DT = DITCH OR SWALE INVERT ELEVATION
- ME = MATCH EXISTING ELEVATION
- PROPOSED SURFACE WATER FLOW
- PROPOSED SIDEWALK LANDING PAD

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

PLAN SUBMITTALS AND CHANGES	
BIDDING DOCUMENTS	
DATE	DESCRIPTION
11-8-24	ISSUED FOR BIDS

REV:

SHT# 9 OF 10

JOB No: 2300369

PLAN DATE: NOVEMBER 2024
PROJECT MGR: DRS
REVIEWER: AJW
SCALE: 1" = 20'

ROWE PROFESSIONAL SERVICES COMPANY
The Rowe Building
540 S. Saginaw St., Suite 200
Flint, MI 48502
O: (810) 341-7500
F: (810) 341-7573
www.rowepsc.com

PREPARED FOR
ANN ARBOR PARKS & RECREATION
ALLMENDINGER PARK IMPROVEMENTS

GRADING SHEET

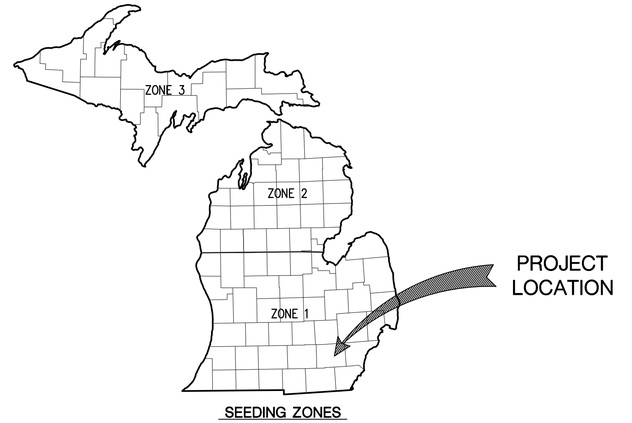
PLOTTED: 11/7/2024 9:43 AM R:\Projects\2300369\Dwg\Construction Drawings\SH-2300369-GRAD.dwg

MICHIGAN UNIFIED KEYING SYSTEM
SOIL EROSION SEDIMENTATION CONTROL MEASURES

✱ INDICATES APPLICABILITY OF A SPECIFIC CONTROL MEASURE TO ONE OR MORE OF THE SEVEN PROBLEM AREAS

KEY	DETAIL	CHARACTERISTICS	A SLOPES	B STREAMS AND WATERWAYS	C SURFACE DRAINAGEWAYS	D ENCLOSED DRAINAGE (Inlet & Outfall Control)	E LARGE FLAT SURFACE AREAS	F BORROW AND STOCKPILE AREAS	G ADJACENT PROPERTIES
1	STRIPPING & STOCKPILING TOPSOIL	TOPSOIL MAY BE STOCKPILED ABOVE BORROW AREAS TO ACT AS A DIVERSION. STOCKPILE SHOULD BE TEMPORARILY SEEDED.	✱				✱	✱	
2	SELECTIVE GRADING & SHAPING	WATER CAN BE DIVERTED TO MINIMIZE EROSION. FLATTER SLOPES EASE EROSION PROBLEMS.	✱				✱	✱	✱
3	GRUBBING OMITTED	SAVES COST OF GRUBBING, PROVIDES NEW SPROUTS, RETAINS EXISTING ROOT MAT SYSTEM, REDUCES WIND FALL AT NEW FOREST EDGE DISCOURAGES EQUIPMENT ENTRANCE	✱				✱		✱
4	VEGETATIVE STABILIZATION	MAY UTILIZE A VARIETY OF PLANT MATERIAL STABILIZES SOIL SLOWS RUNOFF VELOCITY FILTERS SEDIMENT FROM RUNOFF	✱	✱	✱		✱	✱	✱
5	SEEDING	INEXPENSIVE AND VERY EFFECTIVE STABILIZES SOIL, THUS MINIMIZING EROSION PERMITS RUNOFF TO INFILTRATE SOIL, REDUCING RUNOFF VOLUME SHOULD INCLUDE PREPARED TOPSOIL BED	✱		✱		✱	✱	✱
6	SEEDING WITH MULCH AND/OR MATTING	FACILITATES ESTABLISHMENT OF VEGETATIVE COVER EFFECTIVE FOR DRAINAGEWAYS WITH LOW VELOCITY EASILY PLACED IN SMALL QUANTITIES BY INEXPERIENCED PERSONNEL SHOULD INCLUDE PREPARED TOPSOIL BED	✱		✱			✱	✱
7	HYDRO-SEEDING	EFFECTIVE ON LARGE AREAS MULCH TACKING AGENT USED TO PROVIDE IMMEDIATE PROTECTION UNTIL GRASS IS ROOTED SHOULD INCLUDE PREPARED TOPSOIL BED	✱				✱	✱	✱
8	SODDING	PROVIDES IMMEDIATE PROTECTION CAN BE USED ON STEEP SLOPES WHERE SEED MAY BE DIFFICULT TO ESTABLISH EASY TO PLACE; MAY BE REPAIRED IF DAMAGED SHOULD INCLUDE PREPARED TOPSOIL BED	✱		✱		✱	✱	✱
9	VEGETATIVE BUFFER STRIP	SLOWS RUNOFF VELOCITY FILTERS SEDIMENT FROM RUNOFF REDUCES VOLUME OF RUNOFF ON SLOPES	✱	✱					✱
10	MULCHING	USED ALONE TO PROTECT EXPOSED AREAS FOR SHORT PERIODS PROTECTS SOIL FROM IMPACT OF FALLING RAIN PRESERVES SOIL MOISTURE AND PROTECTS GERMINATING SEED FROM TEMPERATURE EXTREMES	✱				✱	✱	
11	ROUGHENED SURFACE	REDUCES VELOCITY AND INCREASES INFILTRATION RATES COLLECTS SEDIMENT HOLDS WATER, SEED, AND MULCH BETTER THAN SMOOTH SURFACES	✱				✱		
12	COMPACTION	HELPS HOLD SOIL IN PLACE, MAKING EXPOSED AREAS LESS VULNERABLE TO EROSION	✱				✱		
13	RIPRAP, RUBBLE, GABIONS	USED WHERE VEGETATION IS NOT EASILY ESTABLISHED EFFECTIVE FOR HIGH VELOCITIES OR HIGH CONCENTRATIONS PERMITS RUNOFF TO INFILTRATE SOIL DISSIPATES ENERGY FLOW AT SYSTEM OUTLETS	✱	✱	✱				
14	AGGREGATE COVER	STABILIZES SOIL SURFACE, THUS MINIMIZING EROSION PERMITS CONSTRUCTION TRAFFIC IN ADVERSE WEATHER MAY BE USED AS PART OF PERMANENT BASE CONSTRUCTION OF PAVED AREAS					✱		
15	PAVING	PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED, BUT INCREASES RUNOFF VOLUME AND VELOCITY IRREGULAR SURFACE WILL HELP SLOW VELOCITY	✱				✱		
16	CURB & GUTTER	KEEPS HIGH VELOCITY RUNOFF ON PAVED AREAS FROM LEAVING PAVED SURFACE COLLECTS AND CONDUCTS RUNOFF TO ENCLOSED DRAINAGE SYSTEM OR PREPARED DRAINAGEWAY					✱		✱
17	BENCHES	REDUCES RUNOFF VELOCITY BY REDUCING EFFECTIVE SLOPE LENGTH COLLECTS SEDIMENT PROVIDES ACCESS TO SLOPES FOR SEEDING, MULCHING AND MAINTENANCE	✱					✱	
18	DIVERSION BERM	DIVERTS WATER FROM VULNERABLE AREAS COLLECTS AND DIRECTS WATER TO PREPARED DRAINAGEWAYS MAY BE PLACED AS PART OF NORMAL CONSTRUCTION OPERATION	✱					✱	✱
19	DIVERSION DITCH	COLLECTS AND DIVERTS WATER TO REDUCE EROSION POTENTIAL MAY BE INCORPORATED IN PERMANENT PROJECT DRAINAGE SYSTEMS	✱					✱	✱
20	BERM & DITCH	DIVERTS WATER TO A PREPARED DRAINAGEWAY MAY BE USED AT INTERVALS ACROSS SLOPE FACE TO REDUCE EFFECTIVE SLOPE LENGTH	✱					✱	✱
21	FILTER BERM	CONSTRUCTED OF GRAVEL OR STONE INTERCEPTS AND DIVERTS RUNOFF TO STABILIZED AREAS OR PREPARED DRAINAGE SYSTEMS SLOWS RUNOFF AND COLLECTS SEDIMENT	✱	✱					✱
22	BRUSH FILTER	USES SLASH AND LOGS FROM CLEARING OPERATIONS CAN BE COVERED AND SEEDED RATHER THAN REMOVED ELIMINATES NEED FOR BURNING OR REMOVAL OF MATERIAL FROM SITE							✱
23	BARE CHANNEL	LEAST EXPENSIVE FORM OF DRAINAGEWAY MAY BE USED ONLY WHERE GRADIENT IS VERY LOW AND WITH SOILS OF MINIMUM EROSION POTENTIAL			✱				
24	GRASSED WATERWAY	MUCH MORE STABLE FORM OF DRAINAGEWAY THAN BARE CHANNEL GRASS TENDS TO SLOW RUNOFF AND FILTER OUT SEDIMENT USED WHERE BARE CHANNEL WOULD BE ERODED			✱				✱
25	SLOPE DRAIN (SURFACE PIPE)	PREVENTS EROSION ON SLOPES WHEN RUNOFF CANNOT BE DIVERTED TO EDGE OF SLOPE AREA USUALLY PERMANENT CAN BE CONSTRUCTED OR EXTENDED AS GRADING PROGRESSES	✱						✱
26	SLOPE DRAIN (PIPE CHUTE)	PREVENTS EROSION ON SLOPES WHEN RUNOFF CANNOT BE DIVERTED TO EDGE OF SLOPE AREA CAN BE CONSTRUCTED OR EXTENDED AS GRADING PROGRESSES	✱						✱
27	SLOPE DRAIN (SUBSURFACE PIPE)	PREVENTS EROSION ON SLOPES WHEN RUNOFF CANNOT BE DIVERTED TO EDGE OF SLOPE AREA USUALLY PERMANENT CAN BE CONSTRUCTED AS GRADING PROGRESSES	✱						✱

KEY	DETAIL	CHARACTERISTICS	A SLOPES	B STREAMS AND WATERWAYS	C SURFACE DRAINAGEWAYS	D ENCLOSED DRAINAGE (Inlet & Outfall Control)	E LARGE FLAT SURFACE AREAS	F BORROW AND STOCKPILE AREAS	G ADJACENT PROPERTIES
28	DROP SPILLWAY	SLOWS VELOCITY OF FLOW, REDUCING EROSIVE CAPACITY		✱	✱				
29	PIPE DROP	REDUCES RUNOFF VELOCITY REMOVES SEDIMENT AND TURBIDITY CAN BE DESIGNED TO HANDLE LARGE VOLUMES OF FLOW			✱				
30	PIPE SPILLWAY	REMOVES SEDIMENT AND TURBIDITY FROM RUNOFF MAY BE PART OF PERMANENT EROSION CONTROL PLAN			✱				
31	ENERGY DISSIPATER	SLOWS RUNOFF VELOCITY TO NON-EROSIVE LEVEL PERMITS SEDIMENT COLLECTION FROM RUNOFF	✱		✱	✱			
32	LEVEL SPREADER	CONVERTS COLLECTED CHANNEL OR PIPE FLOW BACK TO SHEET FLOW AVOIDS CHANNEL EASEMENTS AND CONSTRUCTION OFF PROJECT SITE SIMPLE TO CONSTRUCT			✱				
33	SEDIMENTATION TRAP	MAY BE CONSTRUCTED OF A VARIETY OF MATERIALS TRAPS SEDIMENT AND REDUCES VELOCITY OF FLOW CAN BE CLEANED AND EXPANDED AS NEEDED		✱	✱				
34	SEDIMENT BASIN	TRAPS SEDIMENT RELEASES RUNOFF AT NON-EROSIVE RATES CONTROLS RUNOFF AT SYSTEM OUTLETS CAN BE VISUAL AMENITIES		✱	✱	✱			
35	STORM SEWER	SYSTEM REMOVES COLLECTED RUNOFF FROM SITE, PARTICULARLY FROM PAVED AREAS CAN ACCEPT LARGE CONCENTRATIONS OF RUNOFF CONDUCTS RUNOFF TO MUNICIPAL SEWER SYSTEM OR STABILIZED OUTFALL LOCATION USE CATCH BASINS TO COLLECT SEDIMENT					✱		✱
36	CATCH BASIN, DRAIN INLET	COLLECTS HIGH VELOCITY CONCENTRATED RUNOFF MAY USE FILTER CLOTH OVER INLET					✱		✱
37	SOD FILTER	INEXPENSIVE AND EASY TO CONSTRUCT PROVIDES IMMEDIATE PROTECTION PROTECTS AREAS AROUND INLETS FROM EROSION				✱			
38	STRAW BALE FILTER	INEXPENSIVE AND EASY TO CONSTRUCT CAN BE LOCATED AS NECESSARY TO COLLECT SEDIMENT MAY BE USED IN CONJUNCTION WITH SNOW FENCE FOR ADDED STABILITY				✱			✱
39	ROCK FILTER	CAN UTILIZE MATERIAL FOUND ON SITE EASY TO CONSTRUCT FILTERS SEDIMENT FROM RUNOFF				✱			✱
40	INLET SEDIMENT TRAP	EASY TO SHAPE COLLECTS SEDIMENT MAY BE CLEANED AND EXPANDED AS NEEDED				✱			
41	STONE AND ROCK CROSSING	MAY BE ROCK OR CLEAN RUBBLE MINIMIZES STREAM TURBIDITY INEXPENSIVE MAY ALSO SERVE AS DITCH CHECK OR SEDIMENT TRAP		✱					
42	TEMPORARY CULVERT	ELIMINATES STREAM TURBULENCE AND TURBIDITY PROVIDES UNOBSTRUCTED PASSAGE FOR FISH AND OTHER WATER LIFE CAPACITY FOR NORMAL FLOW CAN BE PROVIDED WITH STORM WATER FLOWING OVER ROADWAY		✱					
43	CULVERT SEDIMENT TRAP	EASY TO INSTALL AT INLET KEEPS CULVERT CLEAN AND FREE FLOWING MAY BE CONSTRUCTED OF LUMBER OR LOGS		✱					✱
44	CULVERT SEDIMENT TRAP	DEFLECTS CURRENTS AWAY FROM STREAMBANK AREAS		✱					
45	TEMP. STREAM CHANNEL CHANGE	NEW CHANNEL KEEPS NORMAL FLOWS AWAY FROM CONSTRUCTION REQUIRES STATE PERMIT		✱					
46	SHEET PILINGS	PROTECTS ERODIBLE BANK AREAS FROM STREAM CURRENTS DURING CONSTRUCTION MINIMAL DISRUPTION WHEN REMOVED		✱					
47	COFFERDAM	WORK CAN BE CONTINUED DURING MOST ANTICIPATED STREAM CONDITIONS CLEAR WATER CAN BE PUMPED DIRECTLY BACK INTO STREAM		✱					
48	CONSTRUCTION DAM	PERMITS WORK TO CONTINUE DURING NORMAL STREAM STAGES CONTROLLED FLOODING CAN BE ACCOMPLISHED DURING PERIODS OF INACTIVITY		✱					
49	CHECK DAMS	REDUCES FLOW VELOCITY CATCHES SEDIMENT CAN BE CONSTRUCTED OF LOGS, STRAW, HAY ROCK, LUMBER, MASONRY, OR SAND BAGS		✱	✱				
50	WEIR	CONTROLS SEDIMENTATION IN LARGE STREAMS CAUSES MINIMAL TURBIDITY		✱	✱				
51	RETAINING WALL	REDUCES GRADIENT WHERE SLOPES ARE EXTREMELY STEEP PERMITS RETENTION OF EXISTING VEGETATION, KEEPING SOIL STABLE IN CRITICAL AREAS MINIMIZES MAINTENANCE	✱						✱
52	SEEPAGE CONTROL	PREVENTS PIPING AND SOIL SLIPPAGE ON CUT SLOPES	✱						✱
53	WINDBREAK	MINIMIZES WIND EROSION MAY BE SNOW FENCE					✱		
54	SILT FENCE	USES GEOTEXTILE FABRIC AND POSTS OR POLES. EASY TO CONSTRUCT AND LOCATE AS NECESSARY.			✱				✱



SEEDING ZONES

PERMANENT SEEDING GUIDE

	APR	MAY	JUN	JUL	AUG	SEP	OCT	
IRRIGATED AND/OR MULCH								ZONE 1
WITHOUT IRRIGATION OR MULCH								
IRRIGATED AND/OR MULCHED								ZONE 2
WITHOUT IRRIGATION OR MULCH								
IRRIGATED AND/OR MULCHED								ZONE 3
WITHOUT IRRIGATION OR MULCH								

TEMPORARY SEEDING GUIDE

ZONE 1

TYPE OF SEED	APR	MAY	JUN	JUL	AUG	SEP	OCT
SPRING OATS/BARLEY OR DOMESTIC RYEGRASS					1ST-15TH		
SUDANGRASS							
RYE OR PERENNIAL RYE						15TH-1ST	
WHEAT						15TH-1ST	

ZONE 2

TYPE OF SEED	APR	MAY	JUN	JUL	AUG	SEP	OCT
SPRING OATS/BARLEY OR DOMESTIC RYEGRASS					1ST-15TH		
SUDANGRASS							
RYE OR PERENNIAL RYE						15TH-1ST	
WHEAT						15TH-1ST	

ZONE 3

TYPE OF SEED	APR	MAY	JUN	JUL	AUG	SEP	OCT
SPRING OATS/BARLEY OR DOMESTIC RYEGRASS					1ST-15TH		
SUDANGRASS							
RYE OR PERENNIAL RYE						15TH-1ST	
WHEAT						15TH-1ST	

SOIL EROSION & SEDIMENTATION CONTROL

1. DEVELOPER/PROPERTY OWNER SHALL SUBMIT A DETAILED EROSION CONTROL PLAN AND OBTAIN A SOIL EROSION & SEDIMENTATION CONTROL PERMIT PRIOR TO ANY EARTH CHANGES.
2. CONSTRUCTION OPERATION SHALL BE SCHEDULED AND PERFORMED SO THAT PREVENTATIVE EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO EXCAVATION AND TEMPORARY STABILIZATION MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING BACKFILLING AND/OR GRADING OPERATIONS.
3. BORROW AND FILL DISPOSAL AREAS WILL BE SELECTED AND APPROVED AT TIME OF PLAN REVIEW.
4. SPECIAL PRECAUTIONS WILL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.
5. CLEANUP WILL BE DONE IN A MANNER TO ENSURE THAT EROSION CONTROL MEASURES ARE NOT DISTURBED.
6. THE PROJECT WILL CONTINUALLY BE INSPECTED FOR SOIL EROSION AND SEDIMENTATION CONTROL COMPLIANCE. DEFICIENCIES WILL BE CORRECTED BY THE DEVELOPER WITHIN 24 HOURS.
7. TEMPORARY EROSION CONTROL MEASURES SHALL BE COMPLETELY REMOVED BY THE DEVELOPER UPON ESTABLISHMENT OF PERMANENT CONTROL MEASURES.
8. ALL TEMPORARY SOIL EROSION CONTROL MEASURES MUST BE REMOVED FROM ROAD RIGHT-OF-WAY AREAS PRIOR TO ACCEPTANCE OF STREETS FOR ROUTINE MAINTENANCE.
9. VEGETATION MUST BE ACCEPTABLY ESTABLISHED PRIOR TO FINAL RELEASE OF THE CONSTRUCTION GUARANTEE BY THE DESIGNATED SOIL EROSION SEDIMENTATION CONTROL AGENT.

STREAM CROSSING NOTES

1. CONSTRUCTION OF STREAM CROSSINGS SHALL BE SUBJECT TO THE SPECIFICATIONS FOR PROTECTION OF NATURAL RESOURCES AT UTILITY CROSSINGS AS GIVEN IN THE ADMINISTRATIVE RULES FOR ACT 346 (RULES 24–29)
2. A SILTATION BARRIER SHALL BE CONSTRUCTED IMMEDIATELY DOWNSTREAM OF THE CONSTRUCTION SITE PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. (SEE MICHIGAN UNIFIED KEYING SYSTEM FOR SPECIFIED BARRIER) THE SILTATION BARRIER SHALL BE MAINTAINED IN GOOD WORKING ORDER THROUGHOUT THE DURATION OF THE PROJECT.
3. BACKFILL SHALL CONSIST OF INERT MATERIALS WHICH WILL NOT CAUSE SILTATION NOR CONTAIN SOLUBLE CHEMICALS OR ORGANIC MATTER WHICH IS BIODEGRADABLE. ALL FILL SHALL BE CONTAINED IN SUCH A MANNER SO AS NOT TO ERODE INTO ANY WATERCOURSE.
4. ALL RAW BANKS SHALL BE STABILIZED WITH RIPRAP TO THREE FEET ABOVE THE ORDINARY HIGH WATERMARK, THEN SEEDED, FERTILIZED AND MULCHED, OR SODDED TO PREVENT EROSION.
5. UPON PROJECT COMPLETION THE EXCESS SPOILS SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED UPLAND SITE.
6. SILTATION BARRIER MAY BE REMOVED UPON PLACEMENT OF PERMANENT EROSION CONTROL MEASURES.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
STRIP & STOCKPILE TOPSOIL												
ROUGH GRADE SEDIMENT CONTROL												
TEMP. CONTROL MEASURES												
STORM FACILITIES												
TEMP. CONSTRUCTION ROADS												
SITE CONSTRUCTION												
PERM. CONTROL MEASURES												
FINISH GRADING												

CONSTRUCTION SEQUENCE

1. EXCAVATION AND STOCKPILING OF SOIL.
2. IMPLEMENTATION OF TEMPORARY EROSION CONTROL MEASURES; SELECTIVE GRADING, DIVERSIONS AS REQUIRED IN FIELD, PROTECTION OF STORM SEWER FACILITIES.
3. PERIODIC MAINTENANCE OF AFFECTED EROSION CONTROL MEASURES.
4. PERMANENT MEASURES; FINAL GRADING, SEEDING AND MULCHING.

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

PLAN SUBMITTALS AND CHANGES

BIDDING DOCUMENTS

DATE	DESCRIPTION
11-8-24	ISSUED FOR BIDS

PLAN DATE: NOVEMBER 2024
PROJECT MGR: DRS
REVIEWER: AJW
SCALE: NOT TO SCALE

ROWE PROFESSIONAL SERVICES COMPANY
The Rowe Building
540 S. Saginaw St., Suite 200
Flint, MI 48502
O: (810) 341-7500
F: (810) 341-7573
www.rowepsc.com

PREPARED FOR
ANN ARBOR PARKS & RECREATION
ALLMENDINGER PARK IMPROVEMENTS

SOIL EROSION KEY SHEET

REV:
SHT# 10 OF 10
JOB No: 2300369

R:\Projects\2300369\Dwg\Construction Drawings\SH-2300369-SKET.dwg
PLOTTED: 11/7/2024 9:43 AM