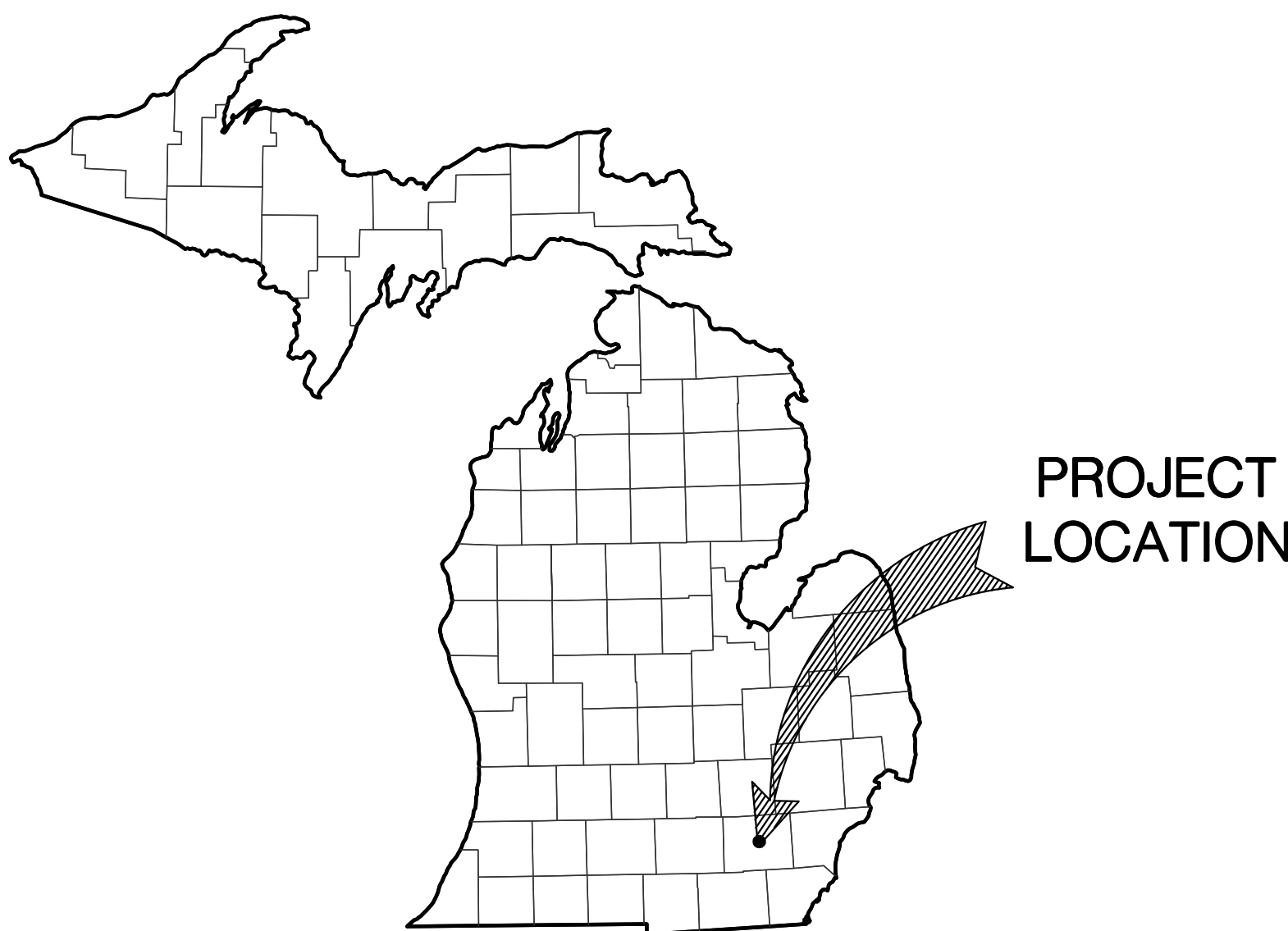


CONSTRUCTION DRAWINGS FOR
ANN ARBOR PARKS AND RECREATION
S. MAPLE PARK COURT IMPROVEMENTS
T 02S, R 05E, SECTION 25
WASHTENAW COUNTY, MI.



PROJECT DESCRIPTION

DESIGN OF 4-PICKLEBALL COURTS, 2-TENNIS COURTS, SIDEWALK AND EXPANDED PARKING LOT AREA.

LEGAL DESCRIPTION

PARCEL NUMBER 09-08-25-403-016
LEGAL DESCRIPTION:
PRT SE ¼ SEC 28, T2S, R5E, COM AT SE COR SEC 25 TH N 89 DEG 28 MIN W 661.48 FT FOR POB, TH CONT N 89 DEG 28 MIN W 449.83 FT, TH N 00 DEG 34 MIN E 82.37 FT, TH N 05 DEG 11 MIN 05 SEC E 569.70 FT, TH ALG SLY LINE OF LIBERTY RD 263.26 FT ALG ARC OF 1979.62 FT RAD CIR CURVE TO LT, CENTRAL ANG OF 07 DEG 37 MIN 10 SEC, CHORD N 79 DEG 25 MIN 23 SEC E 263.07 FT, TH N 75 DEG 36 MIN 50 SEC E 155.09 FT TH S 00 DEG 52 MIN 30 SEC 2 740.74 FT TO POB

PARCEL NUMBER 09-08-25-403-017
LEGAL DESCRIPTION:
LOTS 42-55 W LIBERTY HEIGHTS SPLIT/COMBINED ON 03/08/2018 FROM 09-08-25-403-014, 09-08-25-403-015

SHEET INDEX

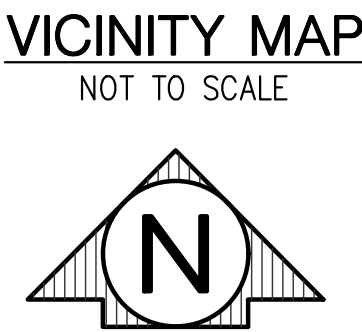
- 1 - COVER SHEET
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- 11 - GEOTECHNICAL SHEET
- 12 - GEOTECHNICAL SHEET
- 13 - SESC SHEET
- 14 - SESC DETAIL SHEET

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	AMY PONSOCK APONSOCK@A2GOV.ORG (734) 794-6410 EXT. 43622	LAND USE
AT&T 54 N. MILL ST., 4TH FLOOR PONTIAC, MI 48342	YURI STOUDEMIRE (248) 454-4364 YST1951@ATT.COM	TELEPHONE
COMCAST 25626 TELEGRAPH RD. SOUTHFIELD, MI 48034	BRITTNEY HANSON CCCUTILITYREQUESTS@TEAMSIGMA.COM (800) 934-6489	CABLE TV
COMCAST 25626 TELEGRAPH RD. SOUTHFIELD, MI 48034	BRITTNEY HANSON CCCUTILITYREQUESTS@TEAMSIGMA.COM (800) 934-6489	FIBER OPTICS
DTE ENERGY 982 BROADWAY ST. ANN ARBOR, MI 48105	SARA KIPP SARA.FORCE@DTEENERGY.COM (800) 477-4747	ELECTRIC
DTE ENERGY 982 BROADWAY ST. ANN ARBOR, MI 48105	KURT WEITZMANN DET_MAPPINGTEAM@DTEENERGY.COM SEMI_GASDESIGN@DTEENERGY.COM (800) 477-4747	GAS

OWNER INFORMATION
ANN ARBOR PARKS & RECREATION
HILLARY HANZEL, PARK PLANNER AND LANDSCAPE ARCHITECT
301 E. HURON ST.
ANN ARBOR, MI 48104
PHONE: (734) 794-6230 EXT. 42584
EMAIL: HHANZEL@A2GOV.ORG



PROPERTY ADDRESS
2655 W. LIBERTY ST.
ANN ARBOR, MI 48103



PLAN SUBMITTALS AND CHANGES	
BIDDING DOCUMENTS	
DATE	DESCRIPTION
11/29/2024	ISSUED FOR BIDS

REV:
SHT# 1 OF 14
JOB No: 2300331

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

PREPARED FOR
ANN ARBOR PARKS AND RECREATION
S. MAPLE PARK COURT IMPROVEMENTS
ANN ARBOR, WASHTENAW COUNTY, MICHIGAN
COVER SHEET

SURVEY MONUMENTATION

	TRAVERSE POINT		SET MONUMENT
	BENCHMARK		FOUND MONUMENT
	ALIGNMENT POINT		SECTION & 1/4 CORNER
	SET IRON		1/8 & 1/16 CORNER
	FOUND IRON		NGS & USGS MONUMENT
		SECTION LINE	
		EXISTING PROPERTY LINE (APPROX)	
		PARCEL LINE / LOT LINE	
		EXISTING EASEMENT LINE	
		EXISTING RIGHT OF WAY	
		PROPOSED EASEMENT	
		PROPOSED RIGHT OF WAY	

MISCELLANEOUS TOPO

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

SIGNS, SIGNALS & POSTS

	FLAG POLE		CANTILEVERED SIGN
	ADVERTISING/BUSINESS SIGN		PEDESTRIAN SIGNAL
	POST (WOOD/METAL/CONCRETE/FENCE)		PEDESTRIAN CROSSING BUTTON
	EXISTING TRAFFIC SIGN		TRAFFIC SIGNAL
	PARKING METER		
	CANTILEVERED TRAFFIC SIGNAL		

PLAYGROUND EQUIPMENT

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

MISCELLANEOUS UTILITIES

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

GAS

	GAS METER		PROPANE TANK
	GAS RISER		GAS TEST STATION
	GAS STOP BOX		GAS FILLPORT
	GAS VALVE		GAS PUMP
	GAS VENT		GAS MANHOLE
	GAS BLOW OFF		GAS MARKER POST
		EXISTING U.G. GAS LINE	

WATER MAIN

	EXISTING FIRE HYDRANT		EXISTING WATER FAUCET/SPIGOT
	EXISTING WATER GATE VALVE AND BOX		EXISTING WATER MANHOLE
	EXISTING WATER STOP BOX		EXISTING WATER VALVE
	EXISTING WATER GATE VALVE AND WELL		EXISTING WATER POST VALVE
	EXISTING WATER METER PIT		EXISTING WATER AIR RELEASE VALVE
	EXISTING WATER WELL		EXISTING WATER MARKER POST
	EXISTING SPRINKLER HEAD		
	EXISTING POST HYDRANT		
	EXISTING WATER BACK FLOW PREVENTER		
	EXISTING SPRINKLER VALVE		
	EXISTING WATER METER		
		EXISTING 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		
	EXISTING STORM SEWER STRUCTURE NUMBER		
		EXISTING STORM SEWER	
		EXISTING DRIVE/CROSS CULVERT	

SANITARY SEWER

	EXISTING SANITARY MANHOLE		EXISTING SANITARY SEWER CLEANOUT/RISER
	EXISTING SANITARY PUMP STATION		EXISTING SANITARY MARKER POST
	EXISTING SANITARY SEWER VALVE		
	EXISTING SEPTIC TANK		
	EXISTING SANITARY SEWER STRUCTURE NUMBER		
		EXISTING SANITARY SEWER	
		EXISTING SANITARY FORCE MAIN	

TREES & SHRUBS

	STUMP		CONIFEROUS TREE
	DECIDUOUS TREE		CONIFEROUS SHRUB
	DECIDUOUS 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
	EXISTING BUILDING AND ADDRESS/BUSINESS NAME

CAUTION SYMBOLS

	USED WITH UNDERGROUND GAS & ELECTRICAL LINES
	USED WITH FIBER OPTIC LINES
	USED WITH CRITICAL UNDERGROUND LINES

PLAN VIEW LINETYPES

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

PROPOSED CALLOUTS

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

GPR LOCATED EXISTING U.G. LINES

	U.G. CABLE TV LINE (GPR LOCATED)
	U.G. ELECTRIC LINE (GPR LOCATED)
	U.G. FIBER OPTIC LINE (GPR LOCATED)
	U.G. GAS LINE (GPR LOCATED)
	U.G. MISCELLANEOUS LINE (GPR LOCATED)
	U.G. SANITARY SEWER LINE (GPR LOCATED)
	U.G. STORM SEWER LINE (GPR LOCATED)
	U.G. TELEPHONE LINE (GPR LOCATED)
	U.G. UNKNOWN LINE (GPR LOCATED)
	U.G. WATER LINE (GPR LOCATED)

EXISTING HATCHING LEGEND

	EXISTING PAVEMENT
--	-------------------

REMOVAL HATCHING LEGEND

	REMOVE PAVEMENT
	REMOVE SIDEWALK
	REMOVE TREE/SHRUB BRUSH

PROPOSED HATCHING LEGEND

	PROPOSED PAVEMENT
	PROPOSED 4 INCH CONCRETE SIDEWALK/COURT



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

PLAN SUBMITTALS AND CHANGES	
BIDDING DOCUMENTS	
DATE	DESCRIPTION
11/29/2024	ISSUED FOR BIDS

REV:

SHT# 2 OF 14
JOB No: 2300331

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SERVICES COMPANY



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PREPARED FOR

ANN ARBOR PARKS AND RECREATION
S. MAPLE PARK COURT IMPROVEMENTS
ANN ARBOR, WASHTENAW COUNTY, MICHIGAN
LEGEND SHEET

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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.

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.

SCHEDULE

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

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 FOUR 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.

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.

ROAD PROJECTS

ADJUSTING STRUCTURES

WHERE CASTINGS FOR MANHOLES, CATCH BASINS, INLETS, VALVE BOXES, AND MONUMENT BOXES ARE TO BE ADJUSTED TO MEET A NEW PAVEMENT SURFACE ELEVATION, THE FINAL ADJUSTMENT SHALL NOT BE COMPLETED UNTIL ALL PAVEMENT COURSES HAVE BEEN PLACED EXCEPT THE FINAL COURSE. THE FINAL ADJUSTMENT SHALL BE COMPLETED JUST PRIOR TO PLACEMENT OF THE FINAL COURSE OF PAVEMENT.

THE MATERIALS AND PROCEDURES FOR ADJUSTING STRUCTURES SHALL MEET THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION OVER THE ROAD AND UTILITIES.

SUBGRADE PREPARATION

TOPSOIL, PEAT, AND ORGANIC MATERIAL SHALL BE EXCAVATED AND REMOVED.

SOFT AND YIELDING SOILS SHALL BE REMOVED OR DRIED IF THE RESULT OF EXCESSIVE MOISTURE CONTENT.

PRIOR TO CONSTRUCTING FILLS, SUBBASE, OR PAVEMENT ON A SUBGRADE, THE SUBGRADE SHALL BE PROOF-ROLLED TO DETERMINE THE SUITABILITY OF THE SUBGRADE. THE CONTRACTOR SHALL DRIVE A HEAVY PIECE OF WHEELED CONSTRUCTION EQUIPMENT OVER THE SUBGRADE WHILE THE ENGINEER IS OBSERVING. THE CONSTRUCTION OF FILLS, SUBBASE, OR PAVEMENTS SHALL NOT PROCEED UNTIL THE SUBGRADE HAS BEEN DEMONSTRATED TO BE FREE OF SOFT AREAS.

THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE MOISTURE CONTENT OF SUBGRADE SOILS WITHIN A SUITABLE RANGE TO ALLOW FOR COMPACTION TO THE REQUIRED DENSITY. WHEN THE SOIL IS TOO DRY, THE CONTRACTOR SHALL ADD WATER. WHEN THE SOIL IS TOO WET, THE CONTRACTOR SHALL PROVIDE DRAINAGE OR AERATE THE SOIL.

THE SURFACE OF THE SUBGRADE SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT, PRIOR TO CONSTRUCTING FILLS, SUBBASE, OR PAVEMENTS.

HOT MIX ASPHALT (HMA) PAVING

PAVEMENTS WHICH ARE TO BE OVERLAID WITH A NEW PAVEMENT COURSE SHALL BE SWEEPED TO REMOVE ALL DIRT AND DEBRIS.

A BITUMINOUS BOND COAT SHALL BE APPLIED TO PAVEMENTS WHICH ARE TO BE OVERLAID WITH A NEW PAVEMENT COURSE AND ALLOWED TO CURE PRIOR TO CONSTRUCTING THE NEW PAVEMENT COURSE.

HMA PAVEMENT SHALL NOT BE PLACED WHEN THE SURFACE BEING OVERLAID IS WET, OR WHEN RAIN IS FORECAST OR THREATENING.

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 INTENDED TO REMOVE WATER OFF OF THE SURFACE. NEAR THE EXISTING BUILDING, TOWARD THE PARKING LOT AND ALONG THE TRAIL TO THE TENNIS/PICKLEBALL COURTS TO THE EAST. FOLLOW RECOMMENDED GRADES.

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.



PLAN SUBMITTALS AND CHANGES	
BIDDING DOCUMENTS	
DATE	DESCRIPTION
11/29/2024	ISSUED FOR BIDS

REV:

SHT# 3 OF 14
JOB No: 2300331

ROWE PROFESSIONAL SERVICES COMPANY



PREPARED FOR

ANN ARBOR PARKS AND RECREATION
S. MAPLE PARK COURT IMPROVEMENTS

ANN ARBOR, WASHTENAW COUNTY, MICHIGAN
GENERAL NOTES SHEET

O: (810) 341-7500
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The Rowe Building
540 S. Saginaw St., Suite 200
Flint, MI 48502



BARRIER FREE
SIGN
MDOT R7-8
NO SCALE

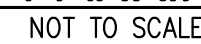
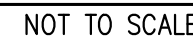


NOT TO SCALE



1. SYMBOL LINES SHALL BE APPLIED AT A WIDTH OF 4".
2. MATERIAL SHALL BE BLUE WATERBORNE.
3. CENTERLINE OF SYMBOL SHALL BE PARALLEL TO PARKING STALL STRIPE AND IN CENTER OF STALL.

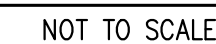
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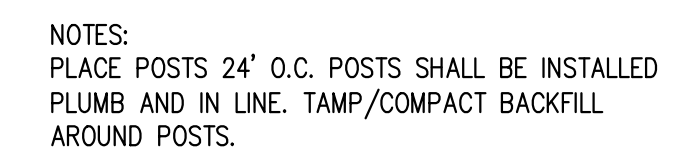
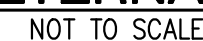
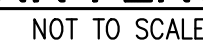
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BARRIER FREE PARKING
SPACE NOTES:

1. PAVEMENT MARKINGS



NOT TO SCALE



Know what's **below**.
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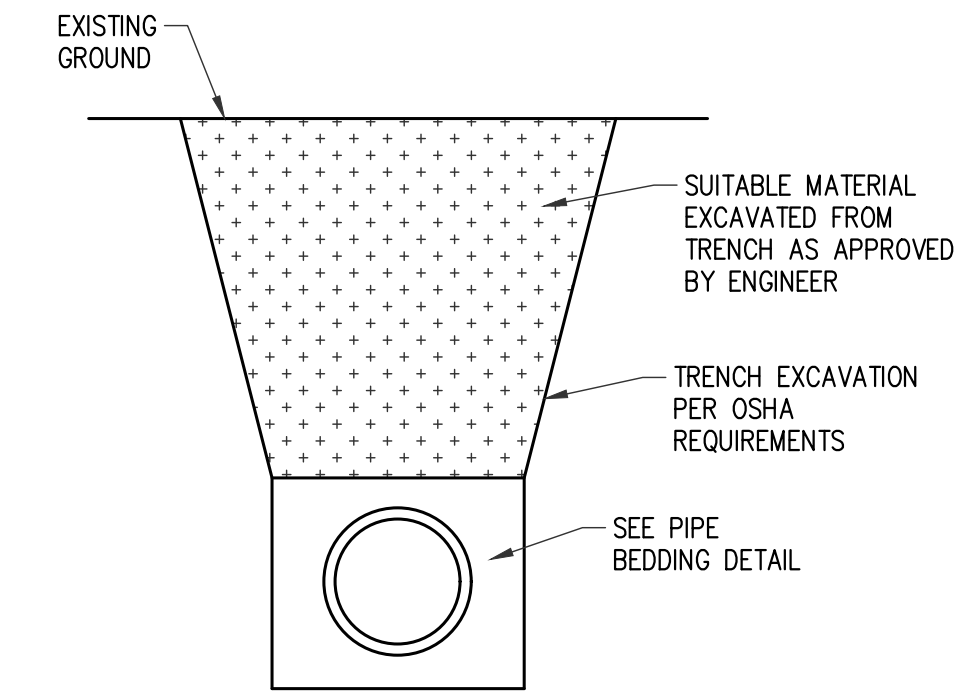
RFV:

SHT# 4 OF 14
JOB No: 2300331

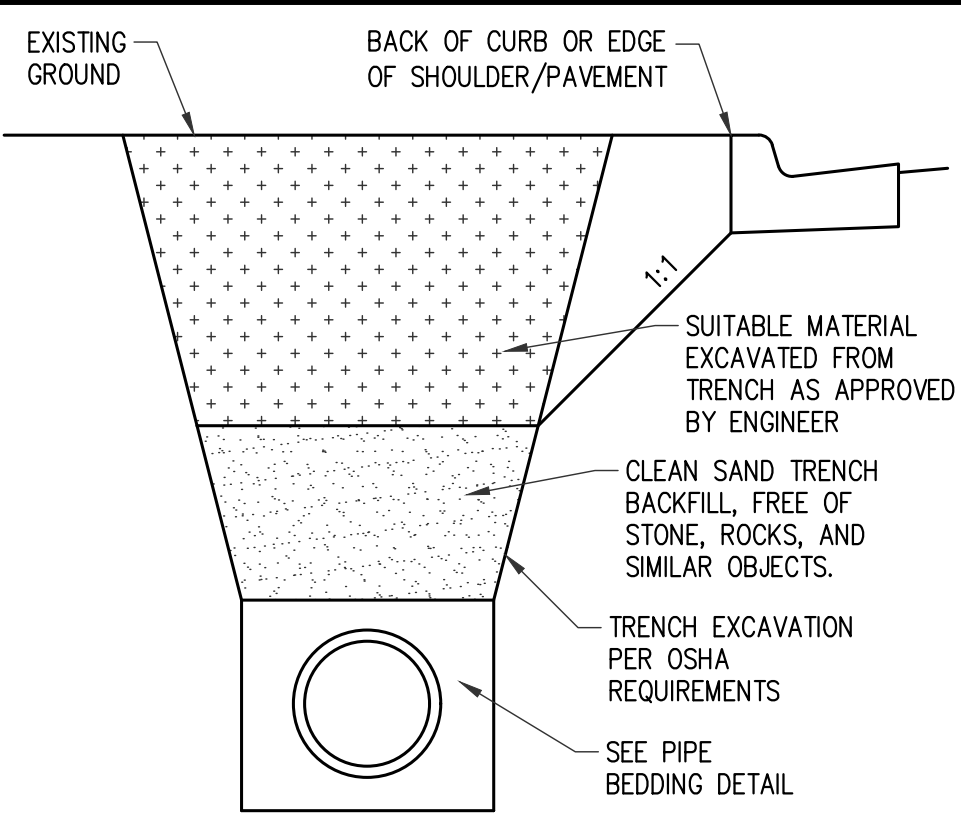
NOTES:

- SUFFICIENT TRENCH WIDTH SHALL BE PROVIDED TO ALLOW FREE WORKING SPACE AND TO PERMIT COMPACTING THE BACKFILL AROUND THE PIPE.
- 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



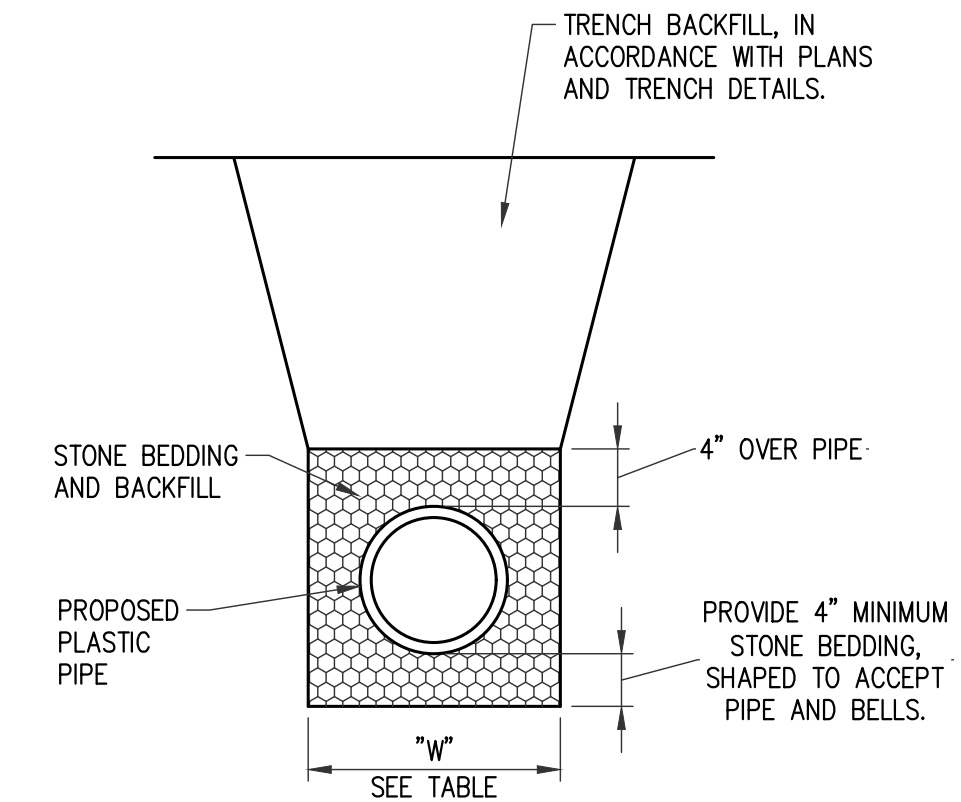
**TRENCH DETAIL A
BACKFILL DETAIL**
NOT TO SCALE



NOTES:

- SAND SHALL BE MDOT GRANULAR MATERIAL CLASS II.
- SAND SHALL BE COMPACTED TO 95% OF ITS MAXIMUM UNIT WEIGHT.

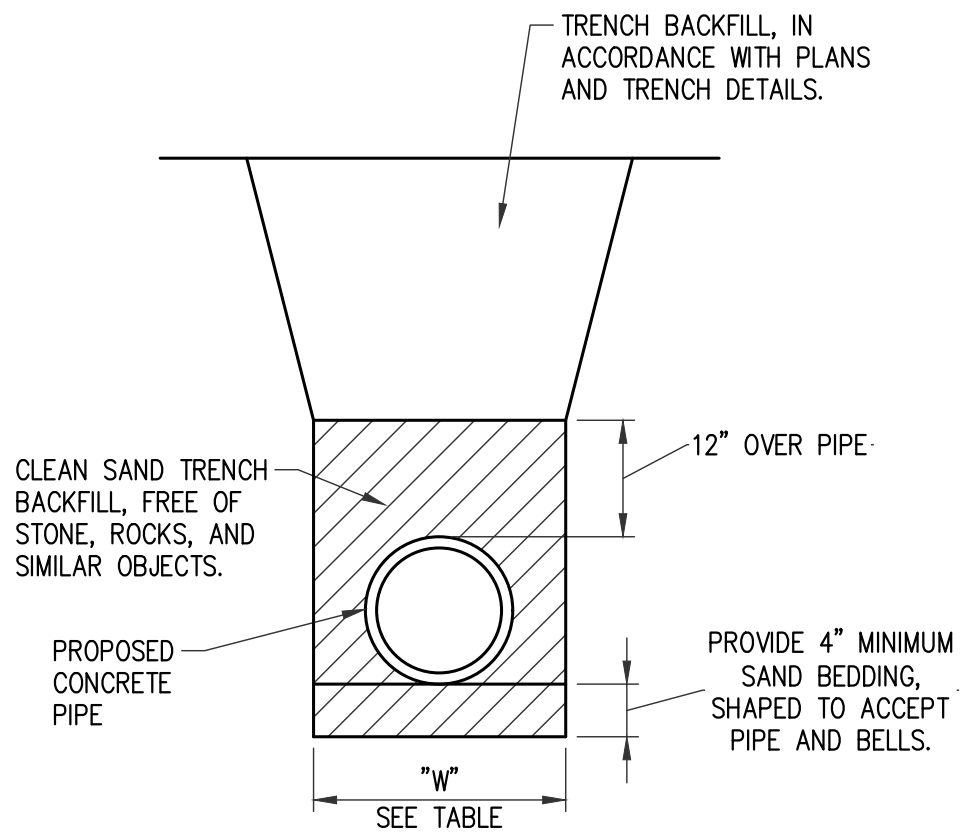
**TRENCH DETAIL B
BACKFILL DETAIL**
NOT TO SCALE



NOTES:

- STONE SHALL BE MDOT, SERIES 6AA.

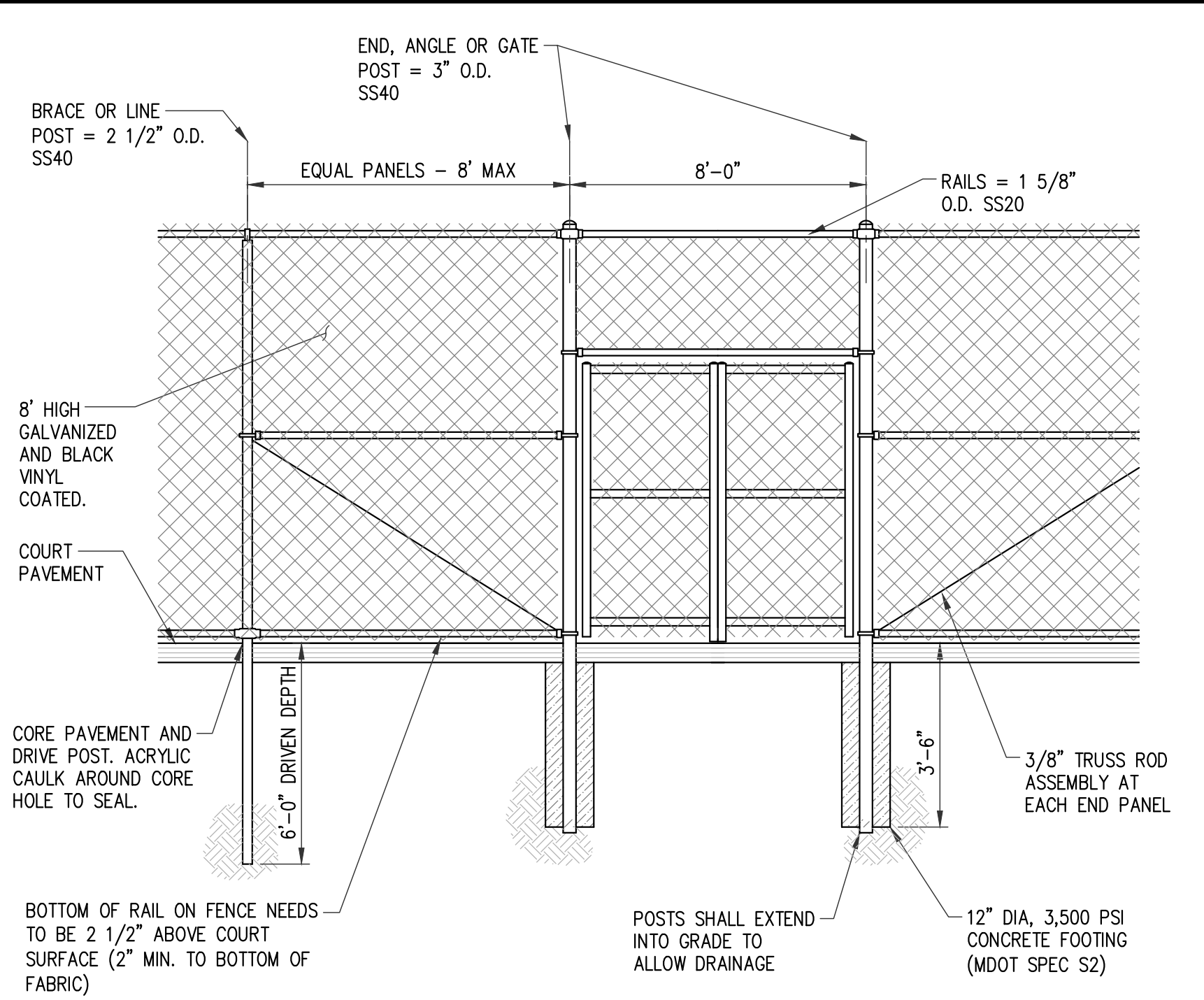
**FLEXIBLE GRAVITY PIPE
AGGREGATE BEDDING DETAIL**
NOT TO SCALE



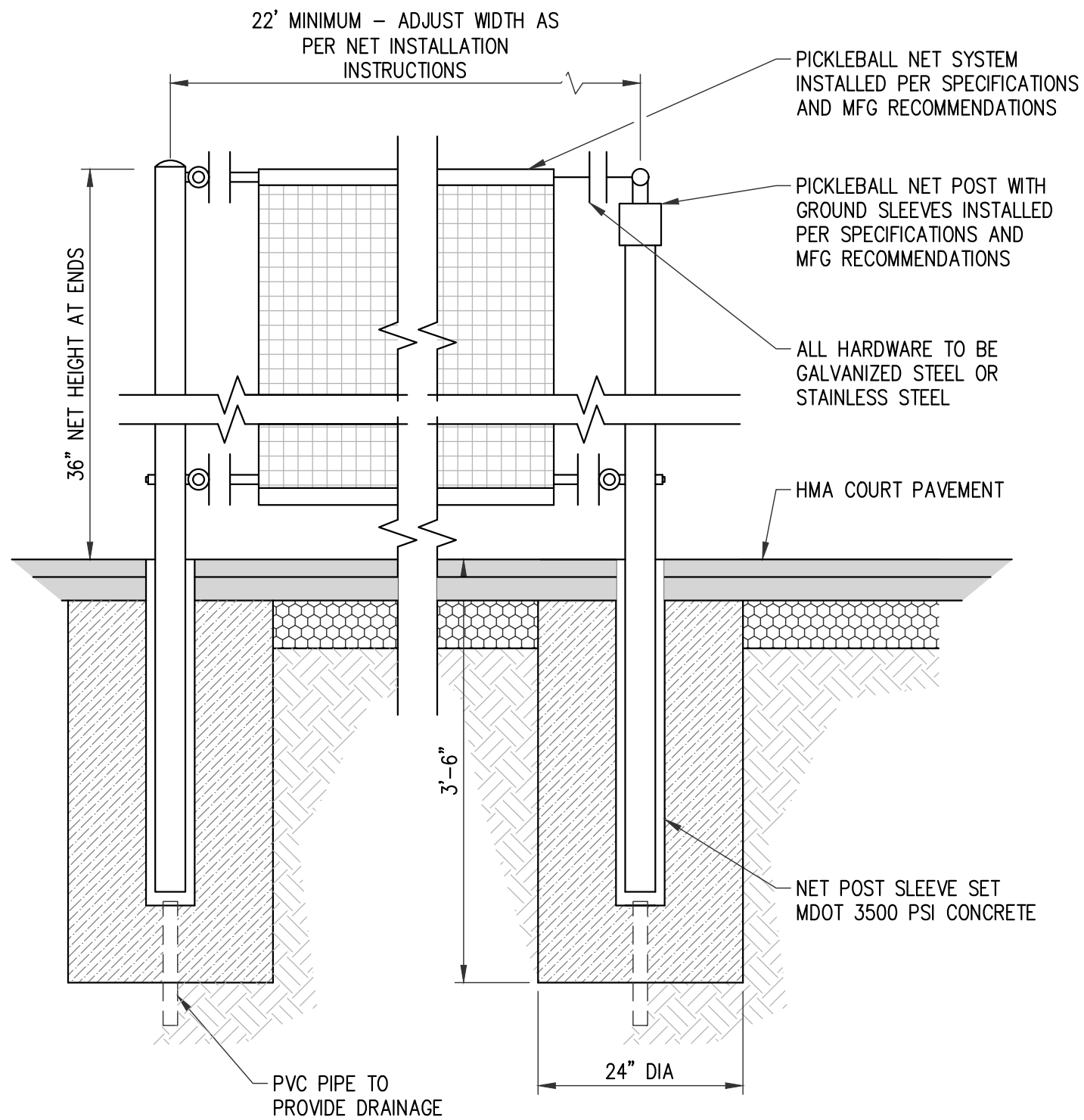
NOTES:

- SAND SHALL BE MDOT GRANULAR MATERIAL CLASS II.
- SAND SHALL BE COMPACTED TO 95% OF ITS MAXIMUM UNIT WEIGHT.

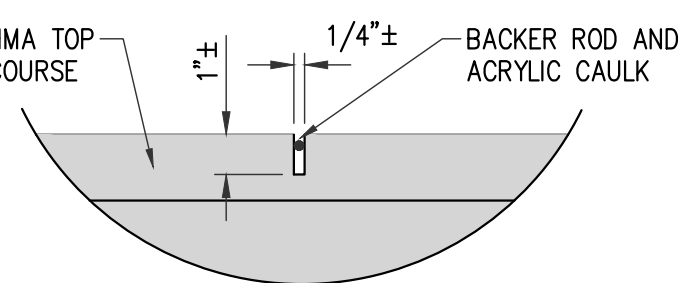
**RIGID GRAVITY PIPE
SAND BEDDING DETAIL**
NOT TO SCALE



8'-WIDE MAINTENANCE GATE DETAIL
NOT TO SCALE

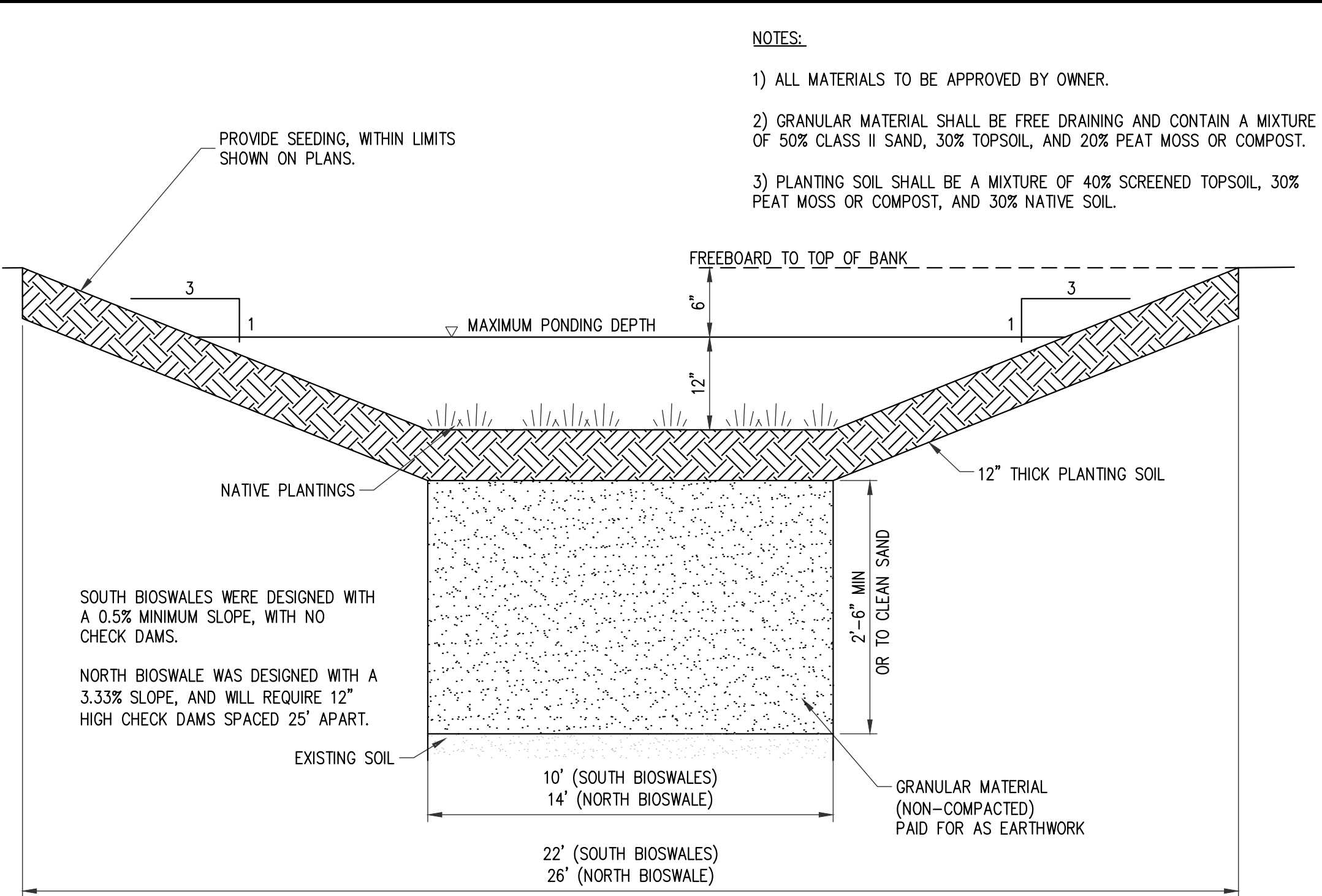


PICKLEBALL NET AND POST DETAIL
NOT TO SCALE

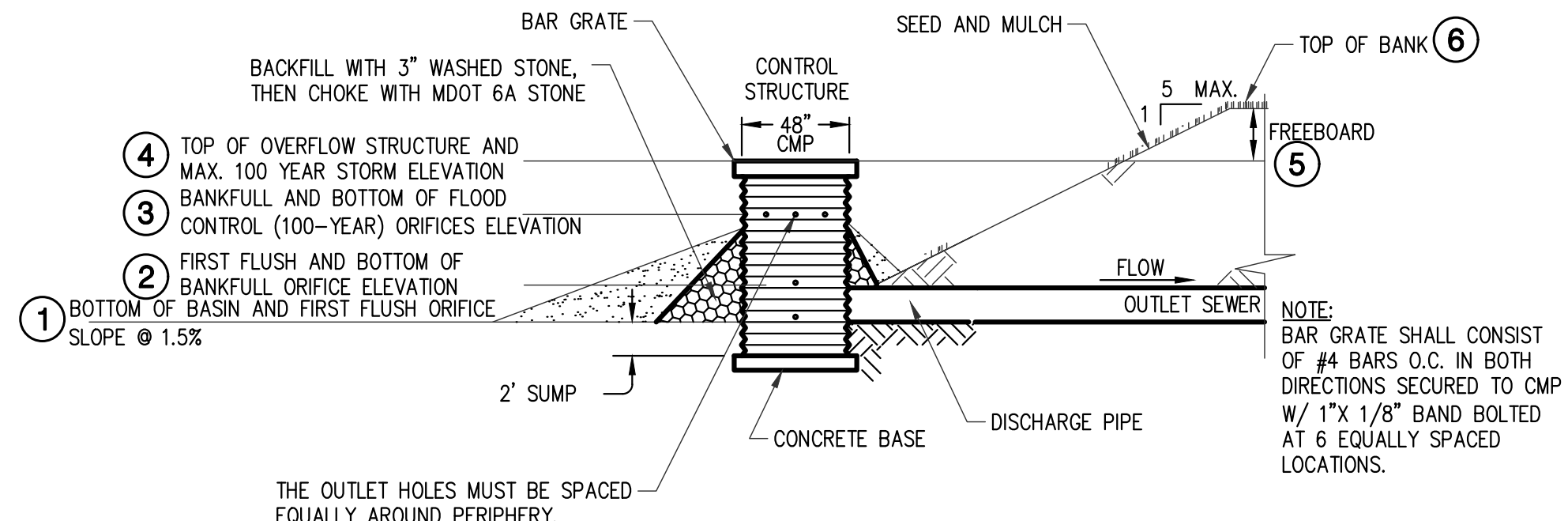


SAW CUT DETAIL (HMA OPTION ONLY)
NOT TO SCALE

- LINE TOLERANCES:
- NET LINE TO OUTSIDE OF NVZ LINE: 7' +/- 1/8"
 - NET LINE TO OUTSIDE BASELINE: 22' +/- 1/4"
 - OUTSIDE SIDELINE TO OUTSIDE SIDELINE: 20' +/- 1/4"
 - OUTSIDE SIDELINE TO CENTERLINE: 10' +/- 1/8"
 - DIAGONAL DIMENSION TO OUTSIDE LINES: 48' +/- 3/4"

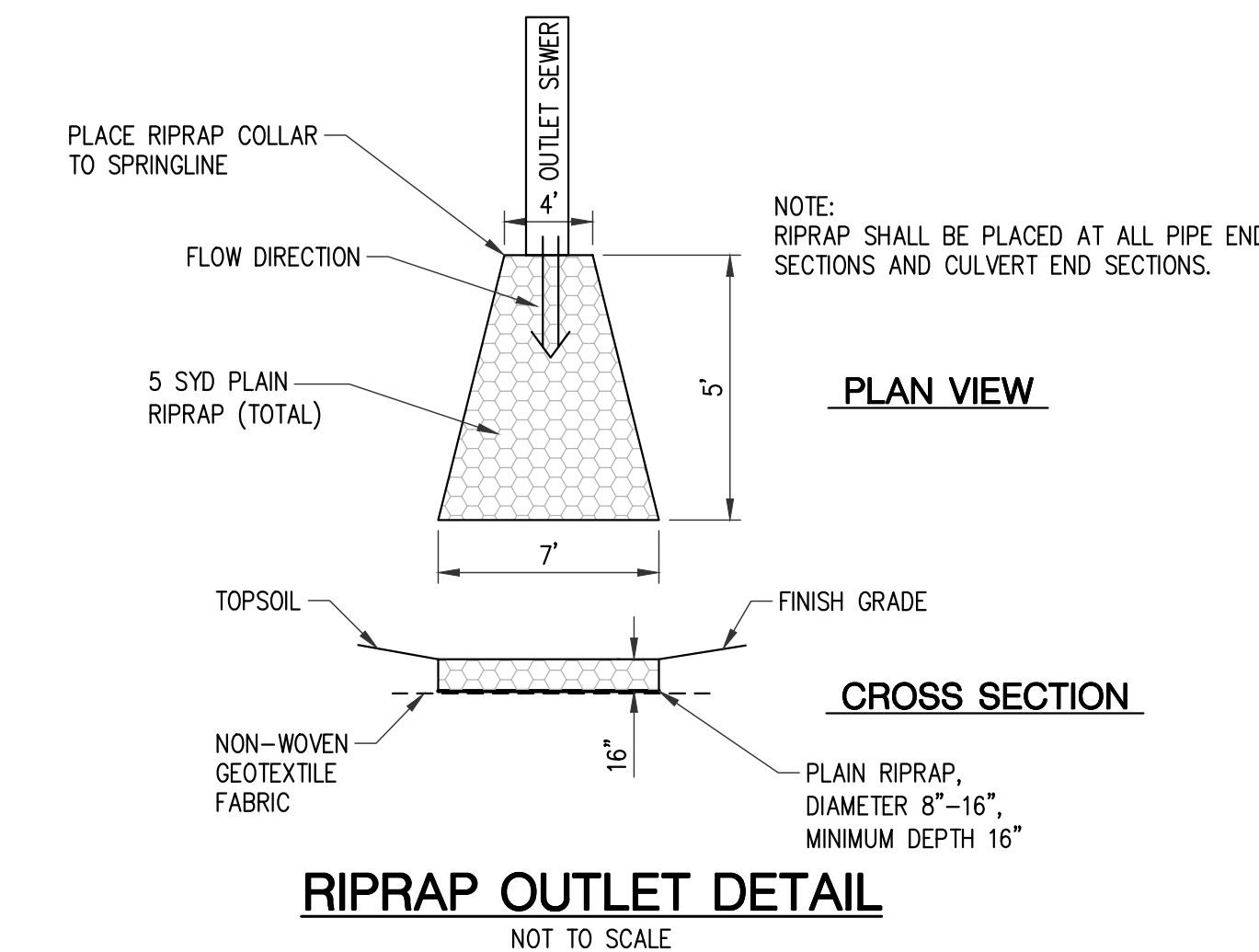


SECTION THRU BIOSWALE
NOT TO SCALE



BASIN	①		②		③		④	⑤	⑥
	BOTTOM OF BASIN & FIRST FLUSH ORIFICES INV.	NUMBER AND DIAMETER OF FIRST FLUSH ORIFICES	FIRST FLUSH ELEV. & BANKFULL ORIFICES INV.	NUMBER AND DIAMETER OF BANKFULL ORIFICES	BANKFULL ELEV. & 100 YEAR FLOOD CONTROL ORIFICES INV.	NUMBER AND DIAMETER OF FLOOD CONTROL ORIFICES	TOP OF OUTLET STRUCTURE AND 100 YEAR ELEVATION	FREEBOARD ELEVATION	TOP OF BANK ELEVATION
SOUTH	964.00	1 @ 1"	965.31	1 @ 1"	965.63	4 @ 1"	968.00	968.00	969.00

BASIN OUTLET CONTROL STRUCTURE AND DETENTION BASIN
NOT TO SCALE



RIPRAP OUTLET DETAIL
NOT TO SCALE

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**ANN ARBOR PARKS AND RECREATION
S. MAPLE PARK COURT IMPROVEMENTS**
ANN ARBOR, WASHTENAW COUNTY, MICHIGAN
DETAIL SHEET

REV:

SHT# 6 OF 14
JOB No: 2300331

**ROWE PROFESSIONAL
SERVICES COMPANY**



The Rowe Building
540 S. Saginaw St., Suite 200
Flint, MI 48502

PLAN DATE: OCTOBER 2025

PROJECT MGR: DRS

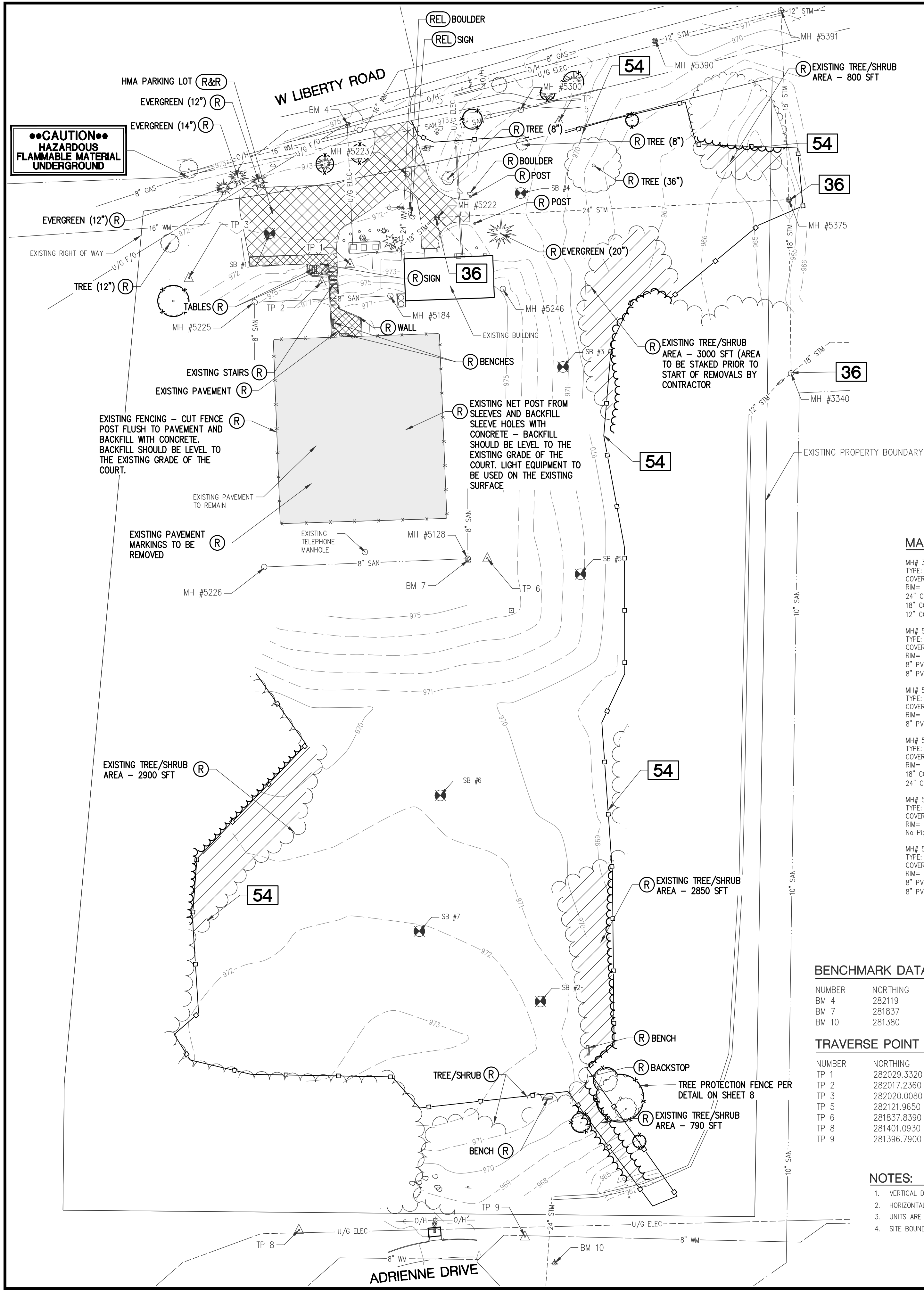
REVIEWER: AJW

SCALE: NOT TO SCALE

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MANHOLE INVENTORY:

MH# 3340 TYPE: STORM COVER: SOLID RIM= 963.82 24" CO N INV.=959.02 18" CO NE INV.=959.02 12" CO SW INV.=959.02	MH# 5226 TYPE: SANITARY COVER: SOLID RIM= 977.03 8" PVC NE INV.=954.03
MH# 5128 TYPE: SANITARY COVER: SOLID RIM= 977.04 8" PVC W INV.=954.24 8" PVC N INV.=954.24	MH# 5246 TYPE: OTHER COVER: SOLID RIM= 975.53 No Pipe Data
MH# 5184 TYPE: SANITARY COVER: SOLID RIM= 977.55 8" PVC W INV.=954.05	MH# 5300 TYPE: SANITARY COVER: SOLID RIM= 971.81 12" VCP E INV.=962.01 12" VCP W INV.=962.01
MH# 5222 TYPE: STORM COVER: FLAT GRATE RIM= 971.53 18" CO SW INV.=966.63 24" CO E INV.=960.88	MH# 5375 TYPE: STORM COVER: BEEHIVE RIM= 963.11 18" CO N INV.=960.11 24" CO S INV.=959.71 24" CO W INV.=959.81
MH# 5223 TYPE: WATER MAIN COVER: SOLID RIM= 972.04 No Pipe Data	MH# 5390 TYPE: STORM COVER: BEEHIVE RIM= 969.49 12" CO E INV.=965.89
MH# 5225 TYPE: SANITARY COVER: SOLID RIM= 977.14 8" PVC S INV.=953.84 8" PVC E INV.=953.99	MH# 5391 TYPE: STORM COVER: SOLID RIM= 972.05 12" CO W INV.=964.45 24" CO N INV.=961.25 24" CO S INV.=961.25 12" CO E INV.=961.75

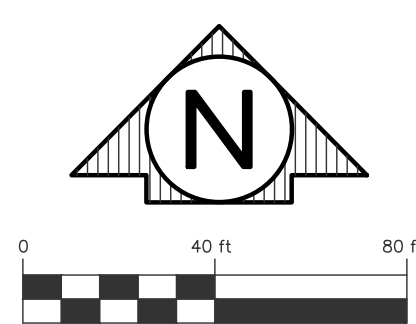
BENCHMARK DATA TABLE

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM 4	282119	13281208	975.31	SET RAILROAD SPIKE IN SOUTH FACE OF POWER POLE, ±10 FEET WEST OF WEST EDGE OF PARK ENTRANCE DRIVE, ±15 FEET SOUTH OF SOUTH EDGE OF LIBERTY ROAD
BM 7	281837	13281287	977.01	SET CHISELED "X" IN SOUTH RIM OF MAHOLE, ±35 FEET SOUTH-SOUTHEAST OF SOUTHEAST TENNIS COURT FENCE, ±65 FEET EAST OF "BELL SYSTEM" MANHOLE
BM 10	281380	13281343	969.51	SET CHISELED "X" IN NORTH BOLT OF HYDRANT, ±3 FEET NORTH OF BACK OF CURB, ±7 FEET EAST OF CATCH BASIN

TRAVERSE POINT DATA TABLE

NUMBER	NORTHING	EASTING	DESCRIPTION
TP 1	282029.3320	13281209.8240	SET IRON WITH ROWE TRAVERSE CAP IN GRASS EAST SIDE OF GRASS TO TENNIS COURT FENCE, ±6 FEET SOUTH OF SOUTHWEST CORNER OF GENERATOR PAD, ±35 FEET WEST OF NORTHWEST CORNER OF BRICK BUILDING
TP 2	282017.2360	13281191.4490	SET SPIKE IN GRASS WEST SIDE OF STAIRS TO TENNIS COURTS, ±10 FEET SOUTH OF HANDICAP PARKING SIGN, ±40 FEET NORTH OF TENNIS COURTS
TP 3	282020.0080	13281104.9800	SET 1/2" IRON WITH ROWE TRAVERSE CAP, ±65 FEET NORTHWEST OF NORTHWEST CORNER OF TENNIS COURT, ±50 FEET EAST OF NEW POWER POLE
TP 5	282121.9650	13281345.6930	SET 1/2" IRON WITH ROWE TRAVERSE CAP, ±90 FEET NORTHEAST OF NORTHEAST BUILDING CORNER, ±8 FEET SOUTH OF BACK OF WALK
TP 6	281837.8390	13281299.0930	SET 1/2" IRON WITH ROWE TRAVERSE CAP, ±11 FEET EAST OF MANHOLE, ±40 FEET SOUTHEAST OF SOUTHEAST CORNER OF TENNIS COURT FENCE
TP 8	281401.0930	13281176.5840	SET 1/2" IRON WITH ROWE TRAVERSE CAP, ±60 FEET NORTHEAST OF EASTERLY CORNER OF APARTMENT #2570, ±20 FEET NORTH OF CORNER OF SIDEWALK
TP 9	281396.7900	13281323.5810	SET 1/2" IRON WITH ROWE TRAVERSE CAP, ±55 FEET SOUTHEAST OF WEST CORNER OF BUILDING #2630, ±24 FEET WEST OF HYDRANT

- NOTES:
- VERTICAL DATUM IS NAVD88.
 - HORIZONTAL DATUM IS MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83 (2011).
 - UNITS ARE INTERNATIONAL FEET.
 - SITE BOUNDARY SHOWN IS SOURCED FROM "https://gisappssecure.ewashtenaw.org/MapWashtenaw".



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S. MAPLE PARK COURT IMPROVEMENTS

ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

REMOVAL SHEET

PLAN DATE: OCTOBER 2025

PROJECT MGR: DRS

REVIEWER: AJW

SCALE: 1" = 40'

REV:

SHT# 7 OF 14

JOB No: 2300331

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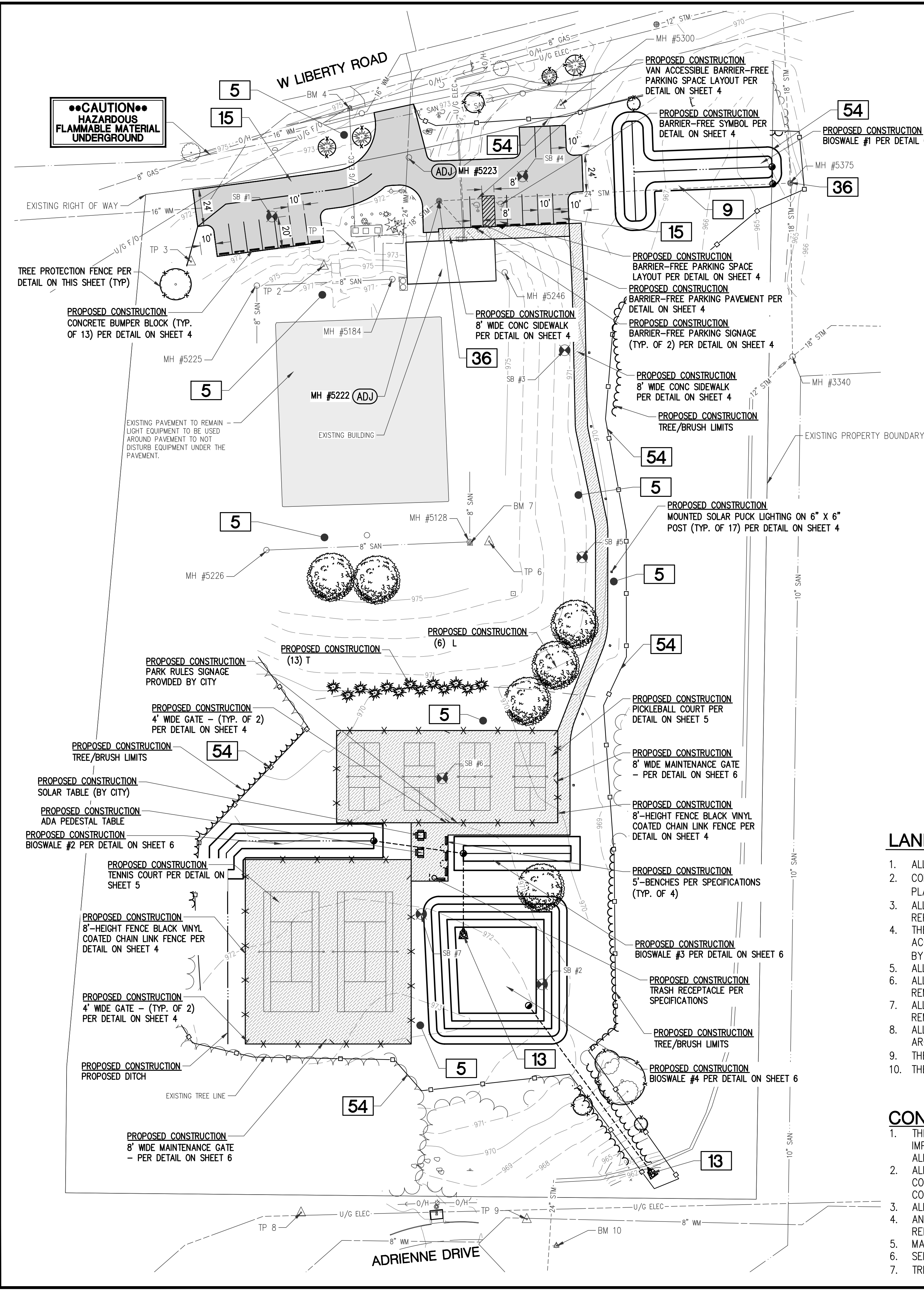
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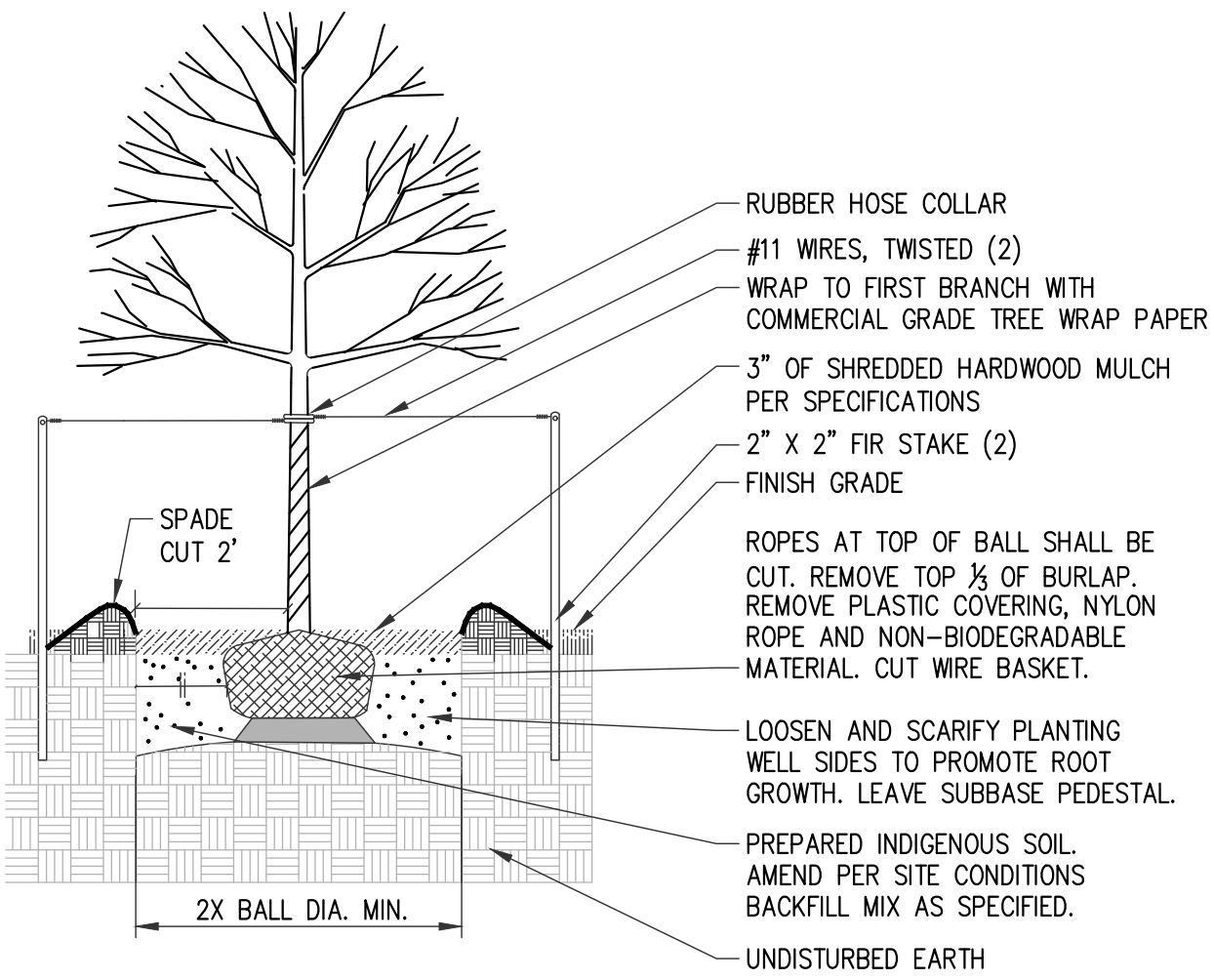
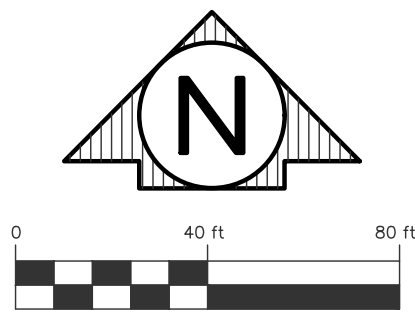
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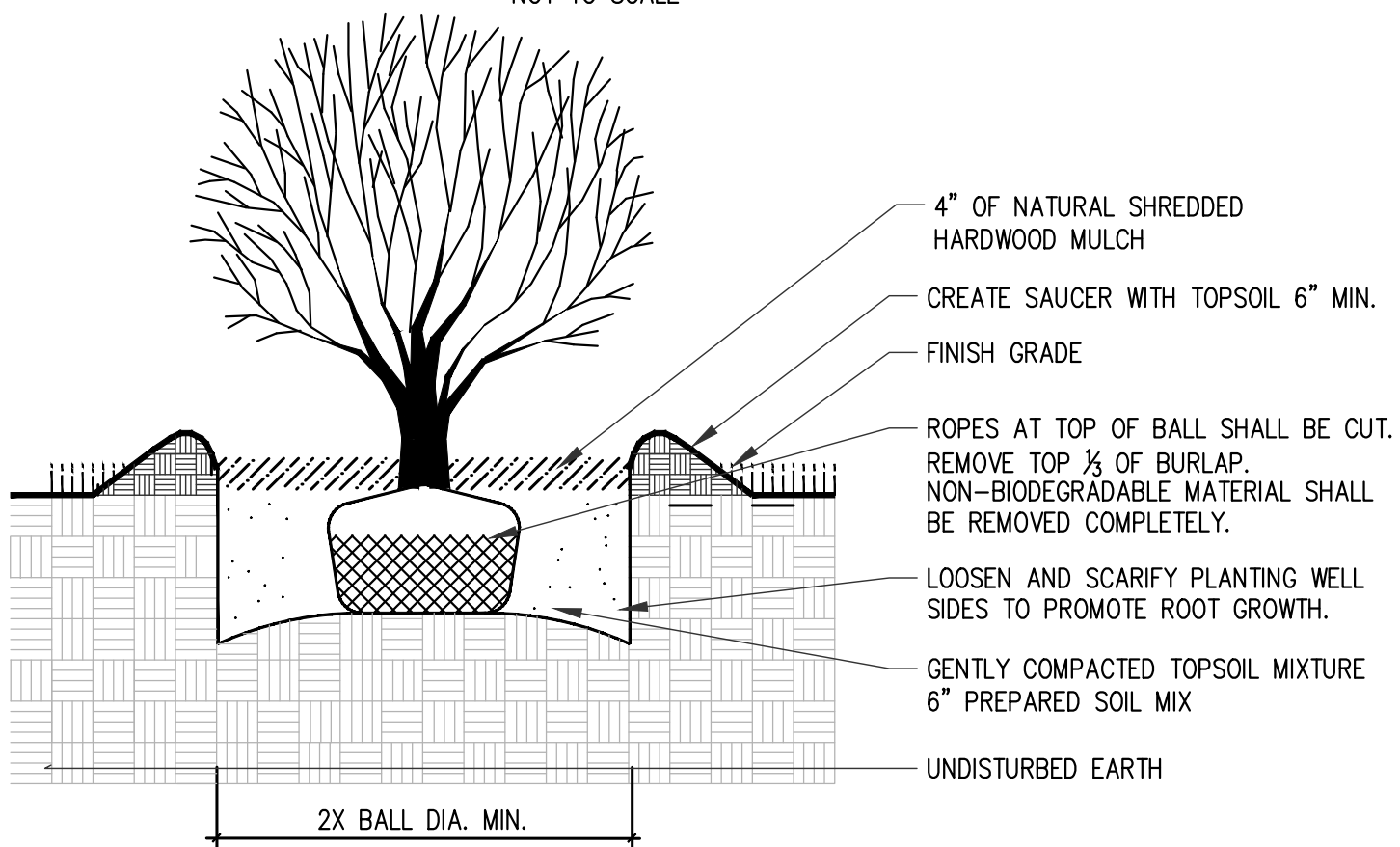
Flint, MI 48502



PLANT SCHEDULE (FOR INFORMATION ONLY – NOT IN CONTRACT, BY OTHERS)					
SYM	KEY	BOTANICAL NAME	COMMON NAME	NOTES	QUANTITY
	L	LIRIODENDRON TULIPIFERA	TULIP TREE	#1 GAL. CONT. 8' HT.	6
	T	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	B & B 6' HT.	16



DECIDUOUS TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIALS SHALL BE HEALTHY AT THE TIME OF INSTALLATION.
2. CONTRACTOR SHALL SUPPLY FINISH GRADE AND EXCAVATE AS NECESSARY TO SUPPLY A MINIMUM 6" TOPSOIL DEPTH IN ALL PLANTING BEDS AND 4" TOPSOIL IN ALL LAWN AREAS UNLESS NOTED OTHERWISE.
3. ALL TOPSOIL SHALL BE IMPORTED AND SCREENED. EXISTING TOPSOIL MAY ONLY BE REUSED IF APPROVED BY THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS TO BE IN A HEALTHY CONDITION FOR A PERIOD OF TWO YEARS FOLLOWING ACCEPTANCE. CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE OWNER'S REPRESENTATIVE DURING AND AT THE END OF THE GUARANTEE PERIOD.
5. ALL PLANTINGS SHALL CONFORM TO ANSI 260.1 OR CURRENT EDITION.
6. ALL EXCESS EXCAVATED MATERIALS AND DEBRIS WHICH ARE NOT ACCEPTED FOR DISPOSAL ON SITE BY THE OWNER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF LEGALLY OFF SITE.
7. ALL EXCESS EXCAVATED MATERIALS AND DEBRIS WHICH ARE NOT ACCEPTED FOR DISPOSAL ON SITE BY THE OWNER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF LEGALLY OFF SITE.
8. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING ON LAWN AREAS OR AROUND TREES & SHRUBS.
9. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY MATERIAL NOT MEETING SPECIFICATIONS.
10. THE CONTRACTOR SHALL PLACE 4" OF SHREDDED HARDWOOD MULCH AROUND TREES PER DETAILS.

CONSTRUCTION NOTES

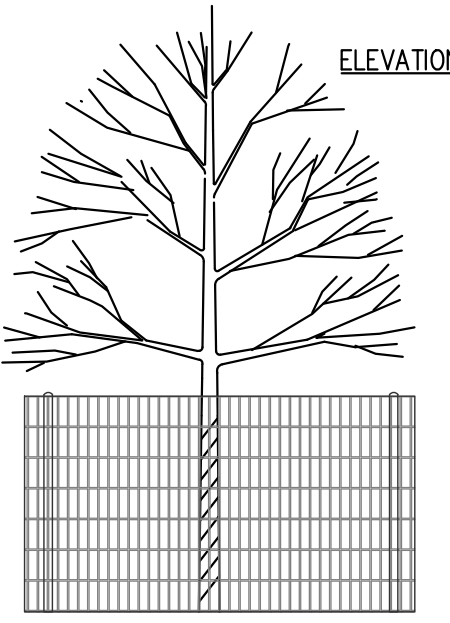
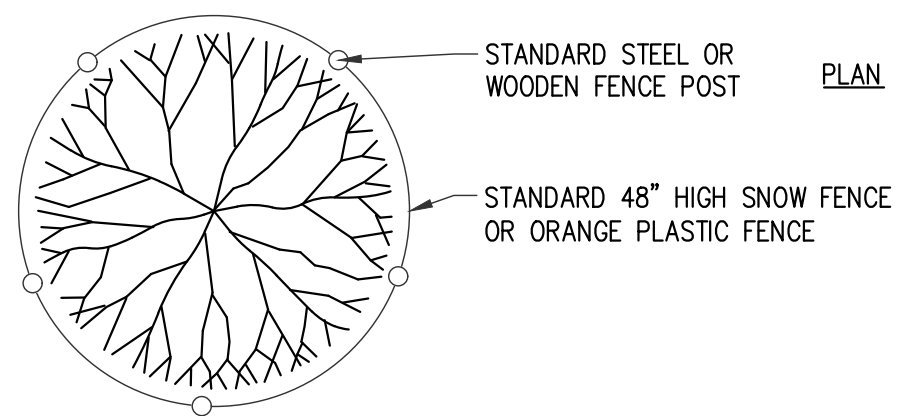
1. THE CONTRACTOR SHALL MAKE MODIFICATIONS TO THE LOCATION OF THE PROPOSED IMPROVEMENTS AS NECESSARY TO AVOID CONFLICT WITH EXISTING UTILITIES AND LANDSCAPING. ALL MODIFICATIONS SHALL BE REVIEWED WITH THE OWNER PRIOR TO PERFORMING THE WORK.
2. ALL WORK SHALL BE COORDINATED WITH THE OWNER PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE A DETAILED CONSTRUCTION SEQUENCE FOR APPROVAL PRIOR TO COMMENCING WORK.
3. ALL DISTURBED AREAS SHALL BE RESTORED AND ESTABLISHED WITH TURF.
4. ANY DAMAGED VEGETATION OR OTHER FEATURES NOT IDENTIFIED FOR REMOVAL WILL BE REPLACED IN-KIND AS APPROVED BY OWNER AT NO ADDITIONAL COST TO THE OWNER.
5. MATCH PROPOSED PAVEMENT AREAS FLUSH WITH EXISTING PAVEMENT.
6. SEE SESC SHEET 13 FOR SESC MEASURES AND OTHER INFORMATION.
7. TREES SHOULD BE LOCATED 25' O.C. FROM EDGE OF CONCRETE SIDEWALK.

PLANT SCHEDULE (BIOSWALE #1)			
BOTANICAL NAME	COMMON NAME	NOTES	QUANTITY
PANICUM VIRGAUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	NO. 1 CONT.	250 @ 36" SPACING

PLANT SCHEDULE (BIOSWALE #2)			
BOTANICAL NAME	COMMON NAME	NOTES	QUANTITY
PANICUM VIRGAUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	NO. 1 CONT.	150 @ 36" SPACING

PLANT SCHEDULE (BIOSWALE #3)			
BOTANICAL NAME	COMMON NAME	NOTES	QUANTITY
PANICUM VIRGAUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	NO. 1 CONT.	100 @ 36" SPACING

PLANT SCHEDULE (BIOSWALE #4)			
BOTANICAL NAME	COMMON NAME	NOTES	QUANTITY
PANICUM VIRGAUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	NO. 1 CONT.	280 @ 36" SPACING



- NOTES:
1. SNOW FENCE SHALL BE LOCATED AT THE OUTER EDGE OF THE CRITICAL ROOT ZONE UNLESS OTHERWISE CALLED OUT ON THE SITE PLAN SHEET.

TREE PROTECTION



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ANN ARBOR, WASHTENAW COUNTY, MICHIGAN
SITE PLAN SHEET

PLAN DATE: OCTOBER 2025
PROJECT MGR: DRS
REVIEWER: AJW
SCALE: 1" = 40'

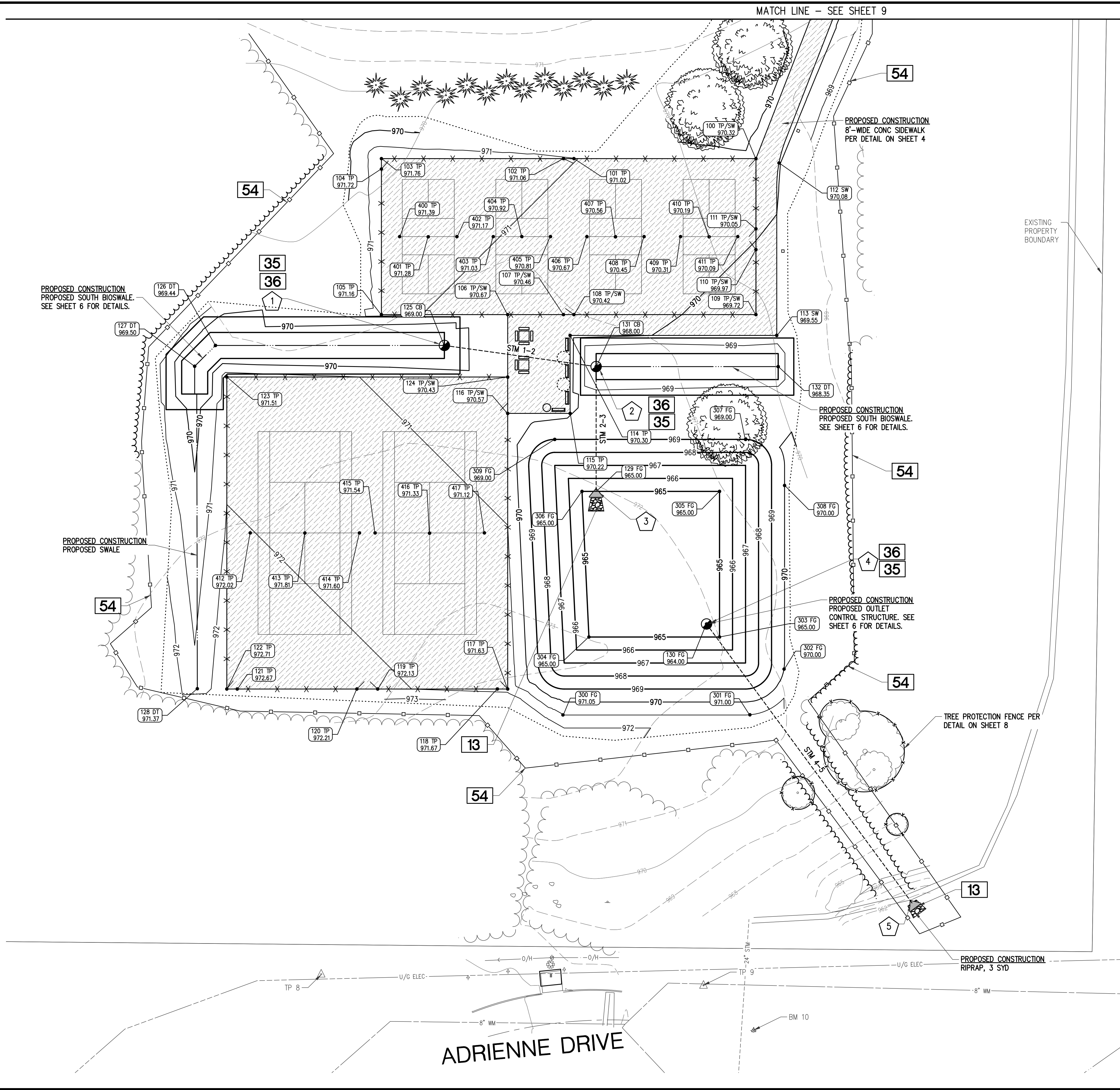
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SHT# 8 OF 14
JOB No: 2300331



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GRADING TABLE				
POINT	ELEVATION	DESCRIPTION	NORTHING	EASTING
100	TP=970.32	CONCRETE PAVEMENT	281714.80	13281343.75
101	TP=971.02	GATE/FENCE OPENING	281714.80	13281273.75
102	TP=971.06	GATE/FENCE OPENING	281714.80	13281269.75
103	TP=971.76	CONCRETE PAVEMENT	281714.80	13281199.75
104	TP=971.72	GATE/FENCE OPENING	281710.80	13281199.75
105	TP=971.16	CONCRETE PAVEMENT	281654.80	13281199.75
106	TP/SW=970.67	CONCRETE PAVEMENT	281654.80	13281248.31
107	TP/SW=970.46	GATE/FENCE OPENING	281654.80	13281269.75
108	TP/SW=970.42	GATE/FENCE OPENING	281654.80	13281273.75
109	TP/SW=969.72	CONCRETE PAVEMENT	281654.80	13281343.75
110	TP/SW=969.97	GATE/FENCE OPENING	281679.80	13281343.75
111	TP/SW=970.05	GATE/FENCE OPENING	281687.80	13281343.75
112	SW=970.08	CONCRETE PAVEMENT	281713.13	13281352.61
113	SW=969.55	CONCRETE PAVEMENT	281646.80	13281351.75
114	TP=970.30	CONCRETE PAVEMENT	281646.80	13281272.31
115	TP=970.22	CONCRETE PAVEMENT	281616.80	13281272.31
116	TP/SW=970.57	CONCRETE PAVEMENT	281616.80	13281248.31
117	TP=971.63	GATE/FENCE OPENING	281510.80	13281248.31
118	TP=971.67	GATE/FENCE OPENING	281510.80	13281244.31

PROPOSED STORM SEWER STRUCTURE TABLE					
STRUCT. NO.	DIA.	COVER TYPE	RIM ELEVATION	INVERT	NORTHING EASTING
1	24"	E	RIM=969.00	12" 965.46 E (PR)	281642.95 13281223.95
2	48"	E	RIM=968.00	12" 965.24 W (PR) 12" 965.24 S (PR)	281634.80 13281282.31
4	48"	OCS	RIM=968.00	15" 964.00 SE (PR)	281535.80 13281324.75

PROPOSED STORM SEWER PIPE TABLE					
PIPE NUMBER	DIAMETER	MATERIAL	TOTAL LENGTH	SLOPE	TRENCH DETAIL A (T.D. A) TRENCH DETAIL B (T.D. B)
STM 1-2	12"	PVC	59'	0.38%	0' 59'
STM 2-3	12"	PVC	48'	0.50%	48' 0'
STM 4-5	15"	PVC	133'	1.00%	133' 0'

PROPOSED STORM SEWER END SECTION TABLE			
STRUCT. NO.	DIA.	END OF PIPE INVERT	END OF PIPE NORTHING EASTING
3	12"	12" 965.00	281586.80 13281282.31
5	15"	15" 962.67	281428.51 13281403.74

GRADING TABLE				
POINT	ELEVATION	DESCRIPTION	NORTHING	EASTING
300	FG=971.05	POND LAYOUT	281500.83	13281269.54
301	FG=971.00	POND LAYOUT	281500.88	13281341.41
302	FG=970.00	POND LAYOUT	281518.47	13281354.57
303	FG=965.00	POND LAYOUT	281530.80	13281329.75
304	FG=965.00	POND LAYOUT	281530.80	13281279.54
305	FG=965.00	POND LAYOUT	281586.80	13281329.75
306	FG=965.00	POND LAYOUT	281586.80	13281276.87
307	FG=969.00	POND LAYOUT	281606.80	13281339.75
308	FG=970.00	POND LAYOUT	281589.09	13281354.75
309	FG=969.00	POND LAYOUT	281606.80	13281266.38

GRADING TABLE				
POINT	ELEVATION	DESCRIPTION	NORTHING	EASTING
119	TP=972.13	GATE/FENCE OPENING	281510.80	13281198.31
120	TP=972.21	GATE/FENCE OPENING	281510.80	13281190.31
121	TP=972.67	GATE/FENCE OPENING	281510.80	13281144.31
122	TP=972.71	GATE/FENCE OPENING	281510.80	13281140.31
123	TP=971.51	CONCRETE PAVEMENT	281630.80	13281140.31
124	TP/SW=970.43	CONCRETE PAVEMENT	281630.80	13281248.31
125	CB=969.00	BOSWALE AREA	281642.95	13281223.95
126	DT=969.44	BOSWALE AREA	281642.95	1328135.95
127	DT=969.50	BOSWALE AREA	281634.95	13281127.95
128	DT=971.37	BOSWALE AREA	281510.91	1328128.97
129	FG=965.00	POND LAYOUT	281586.80	13281282.30
130	FG=964.00	OUTLET CONTROL STRUCTURE	281535.80	13281324.75
131	CB=968.00	BOSWALE AREA	281634.80	13281282.31
132	DT=968.35	BOSWALE AREA	281634.80	13281352.31

MANHOLE INVENTORY:

M/H 3340 TYPE: STORM COVER: SOLID RIM= 977.03 24" CO N INV=959.02 18" CO NE INV=959.02 12" CO SW INV=959.02	M/H 5226 TYPE: SANITARY COVER: SOLID RIM= 977.03 8" PVC NE INV=954.03 8" PVC NW INV=954.03	M/H 5246 TYPE: OTHER COVER: SOLID RIM= 975.53 No Pipe Data	M/H 5300 TYPE: SANITARY COVER: SOLID RIM= 971.81 12" VOF E INV=962.01 12" VOF W INV=962.01
M/H 5128 TYPE: SANITARY COVER: SOLID RIM= 977.04 8" PVC W INV=954.24 8" PVC N INV=954.24	M/H 5184 TYPE: SANITARY COVER: SOLID RIM= 977.55 8" PVC W INV=954.09	M/H 5375 TYPE: STORM COVER: SOLID RIM= 963.11 15" CO N INV=960.11 24" CO S INV=959.71 24" CO W INV=959.81	M/H 5390 TYPE: STORM COVER: SOLID RIM= 969.49 12" CO E INV=965.89
M/H 5223 TYPE: STORM COVER: SOLID RIM= 971.53 18" CO SW INV=965.63 24" CO E INV=960.88	M/H 5225 TYPE: WATER MAIN COVER: SOLID RIM= 972.04 No Pipe Data	M/H 5391 TYPE: STORM COVER: SOLID RIM= 972.05 12" CO W INV=964.45 24" CO N INV=961.25 24" CO S INV=961.25 12" CO E INV=961.75	

GRADING LEGEND

CB - CATCH BASIN
DT - DITCH GRADE
FG - FINISH GRADE
SW - TOP OF SIDEWALK
TP - TOP OF PAVEMENT
FLOW DIRECTION

GRADING TABLE				
POINT	ELEVATION	DESCRIPTION	NORTHING	EASTING
400	TP=971.39	NET SLEEVE	281684.81	13281206.75
401	TP=971.28	NET SLEEVE	281684.73	13281217.74
402	TP=971.17	NET SLEEVE	281684.80	13281228.76
403	TP=971.03	NET SLEEVE	281684.79	13281242.75
404	TP=970.92	NET SLEEVE	281684.80	13281253.74
405	TP=970.81	NET SLEEVE	281684.81	13281264.74
406	TP=970.67	NET SLEEVE	281684.81	13281278.75
407	TP=970.56	NET SLEEVE	281684.73	13281289.74
408	TP=970.45	NET SLEEVE	281684.80	13281300.75
409	TP=970.31	NET SLEEVE	281684.80	13281314.75
410	TP=970.19	NET SLEEVE	281684.73	13281325.75
411	TP=970.09	NET SLEEVE	281684.80	13281336.76
412	TP=972.02	NET SLEEVE	281570.84	13281149.33
413	TP=971.81	NET SLEEVE	281570.79	13281170.31
414	TP=971.60	NET SLEEVE	281570.82	13281191.31
415	TP=971.54	NET SLEEVE	281570.83	13281197.31
416	TP=971.33	NET SLEEVE	281570.74	13281218.26
417	TP=971.12	NET SLEEVE	281570.84	13281239.34

PLAN SUBMITTALS AND CHANGES

BIDDING DOCUMENTS	
DATE	DESCRIPTION
11/29/2024	ISSUED FOR BIDS



Know what's below.
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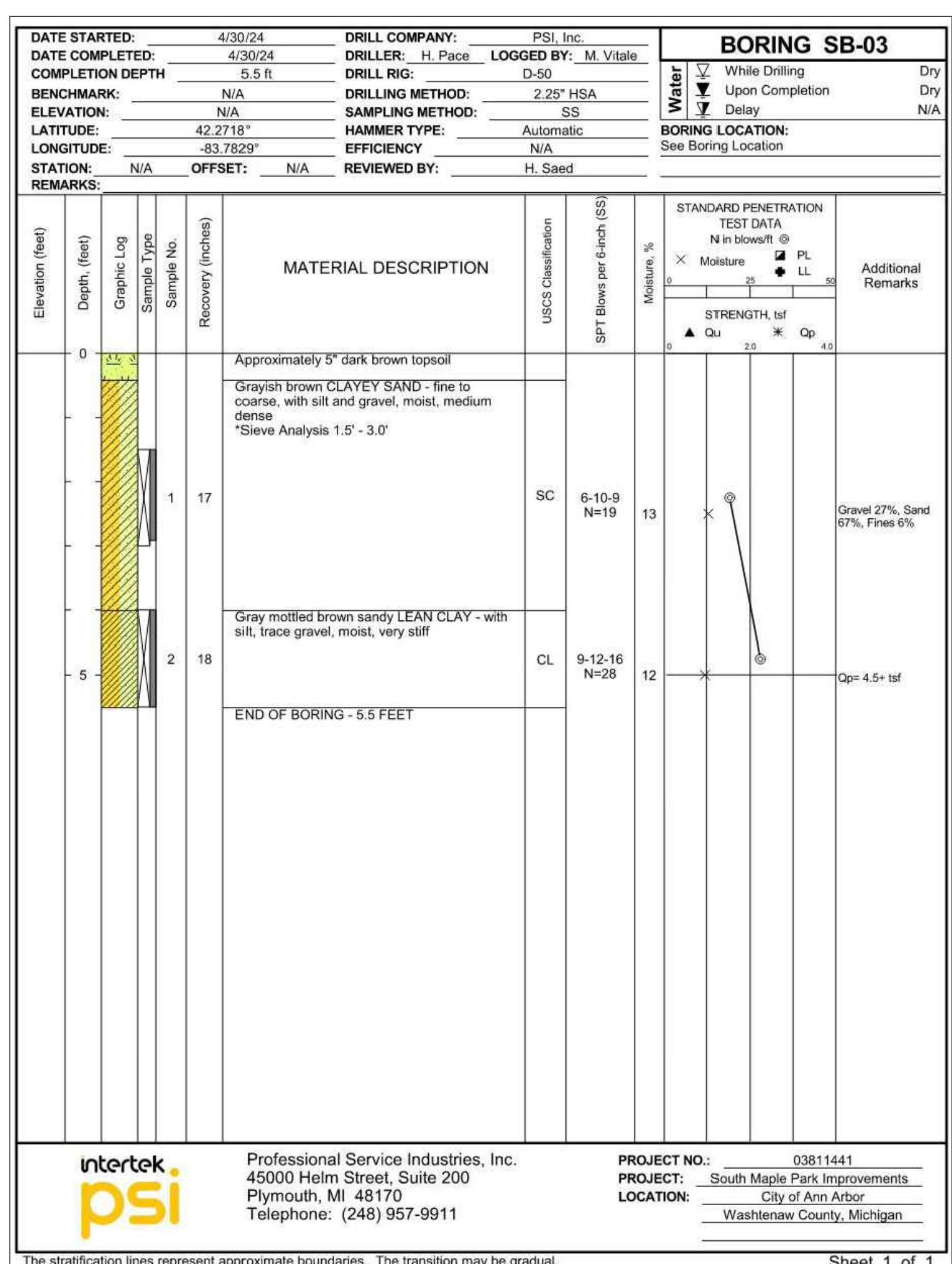
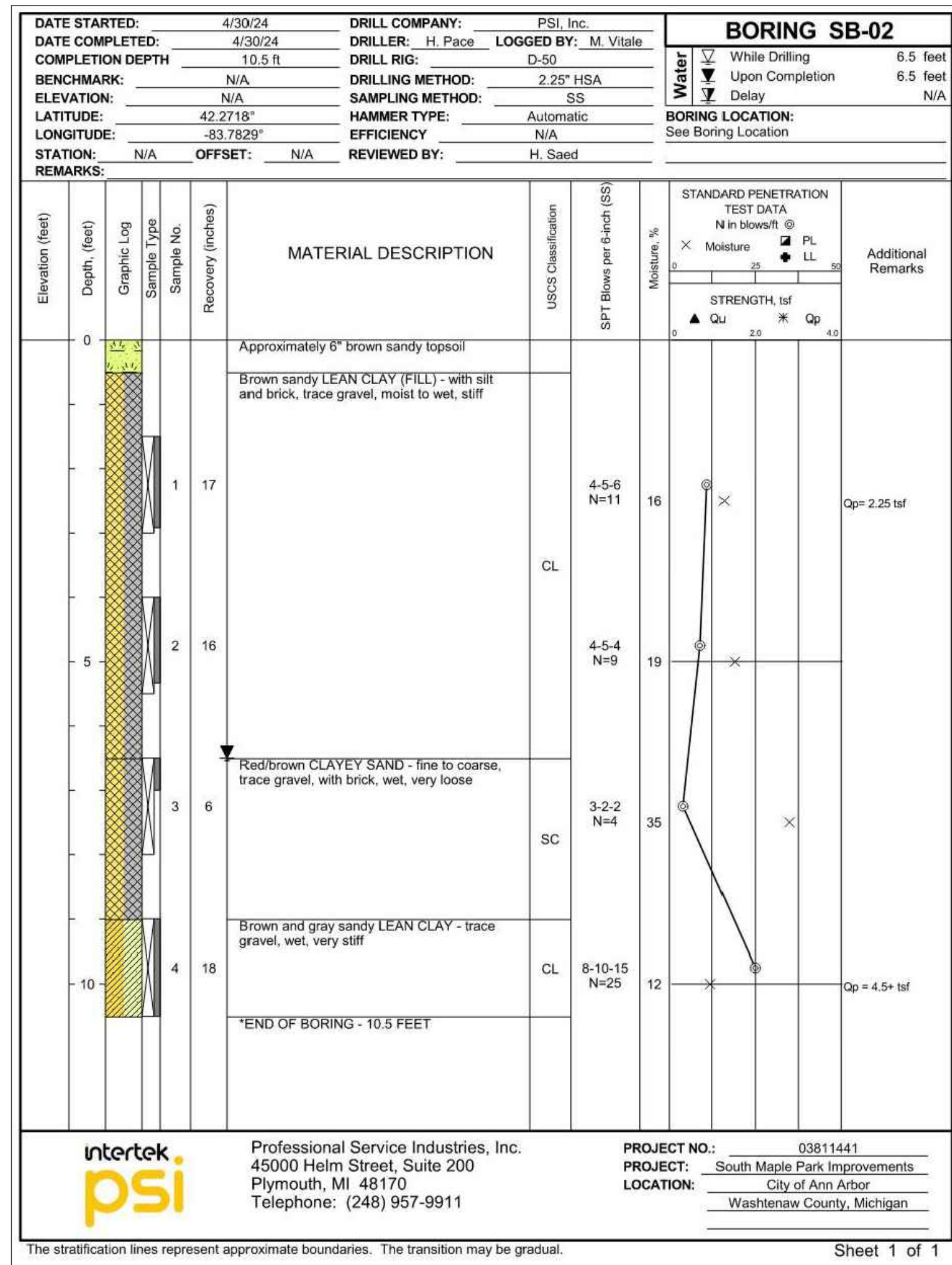
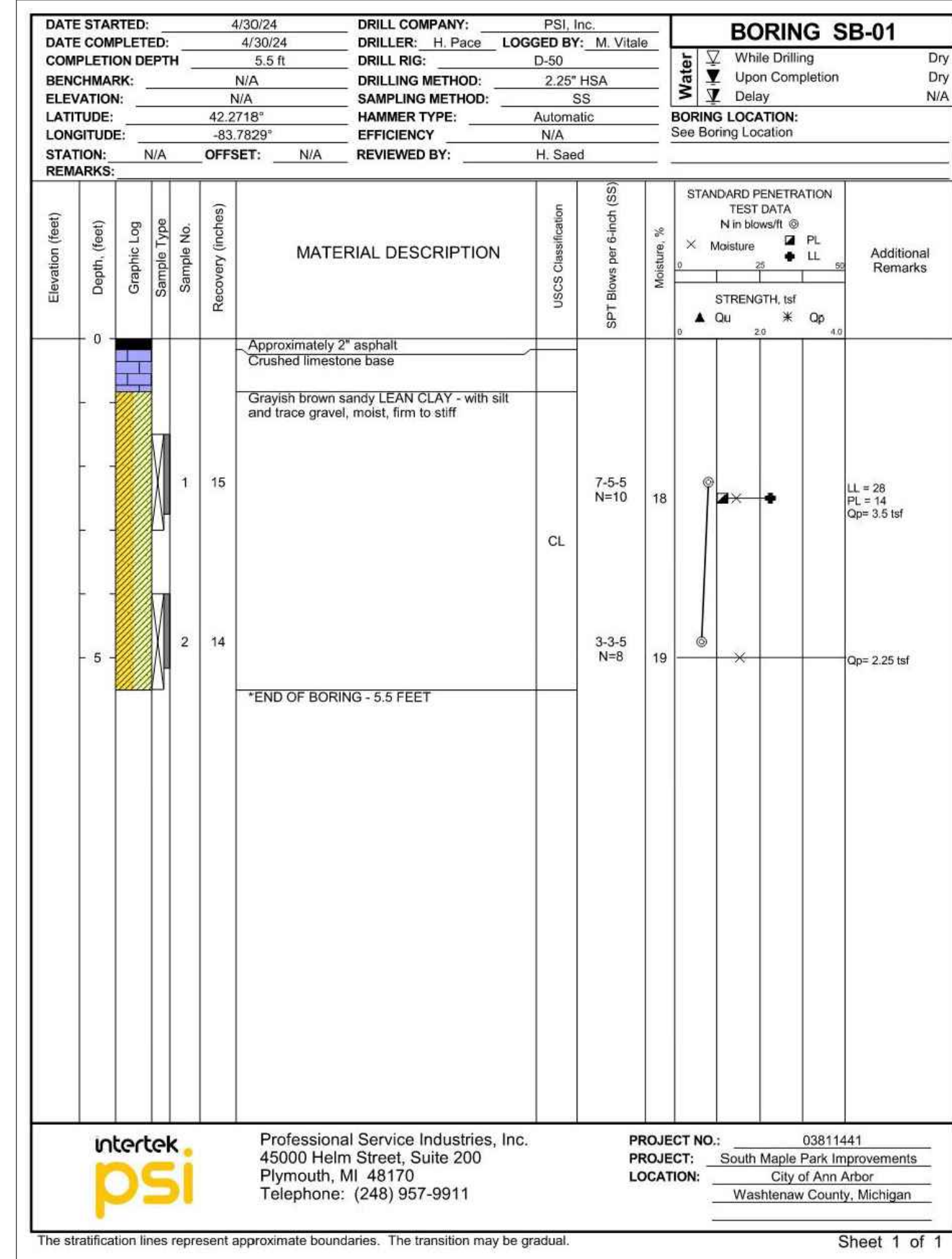
PLAN DATE: OCTOBER 2025
PROJECT MGR: DRS
REVIEWER: AJW
SCALE: 1" = 20'

ROWE PROFESSIONAL SERVICES COMPANY

The Rowe Building
540 S. Saginaw St., Suite 200
Flint, MI 48502

PREPARED FOR
ANN ARBOR PARKS AND RECREATION
S. MAPLE PARK COURT IMPROVEMENTS
ANN ARBOR, WASHTENAW COUNTY, MICHIGAN
GRADING SHEET - SOUTH

REV:
SHT# 10 of 14
JOB No: 2300331



811
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PLAN SUBMITTALS AND CHANGES	
BIDDING DOCUMENTS	
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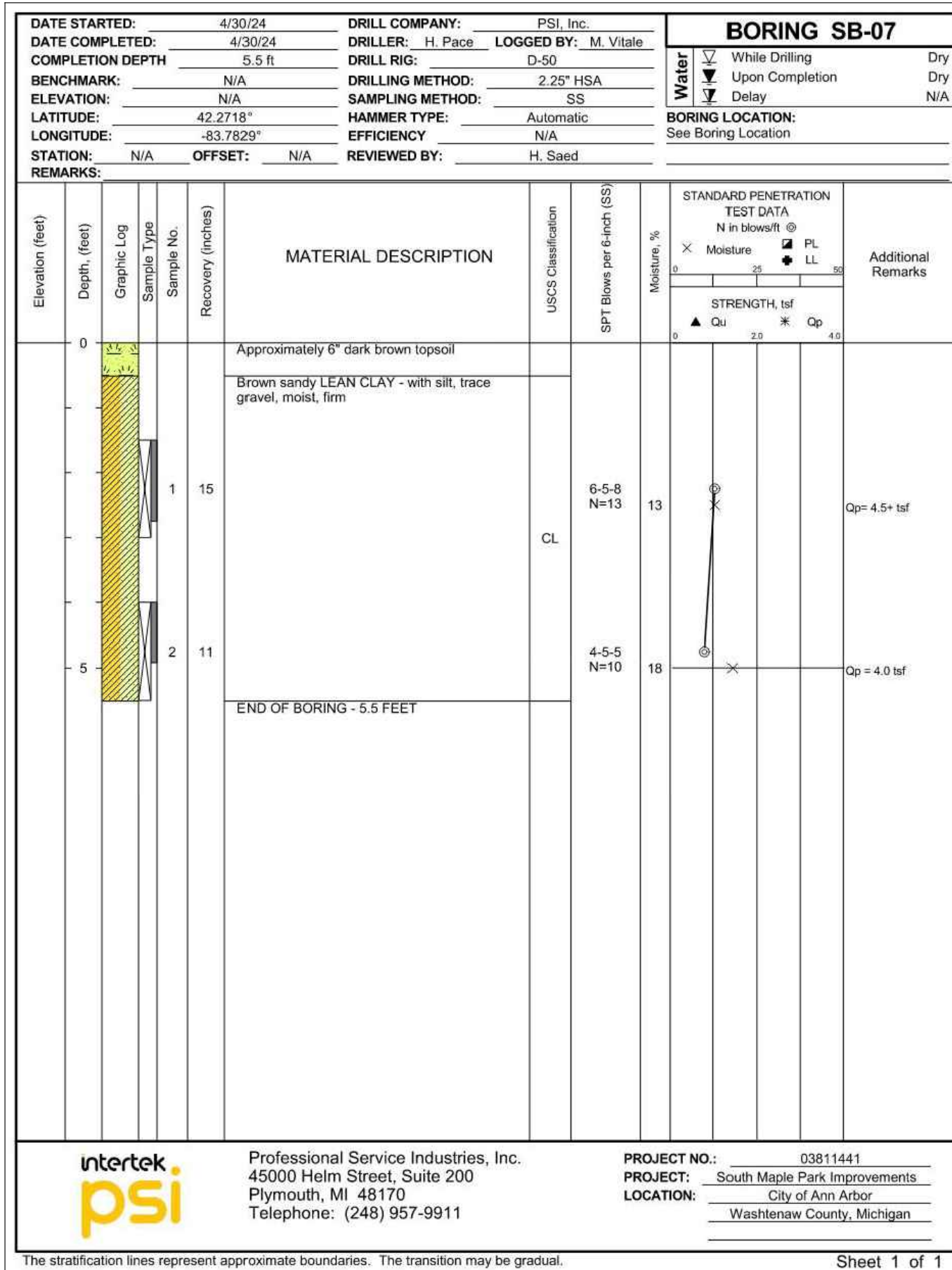
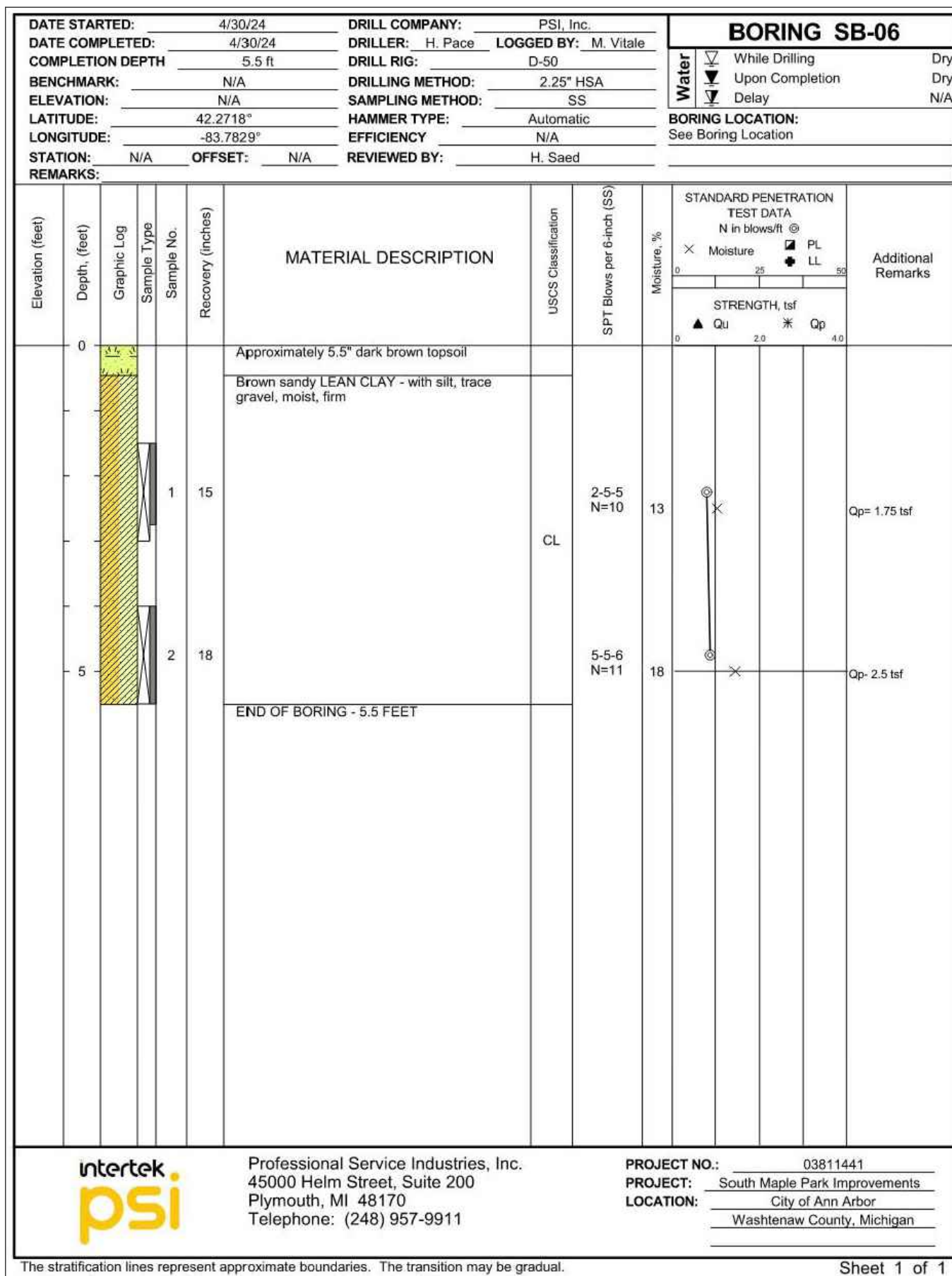
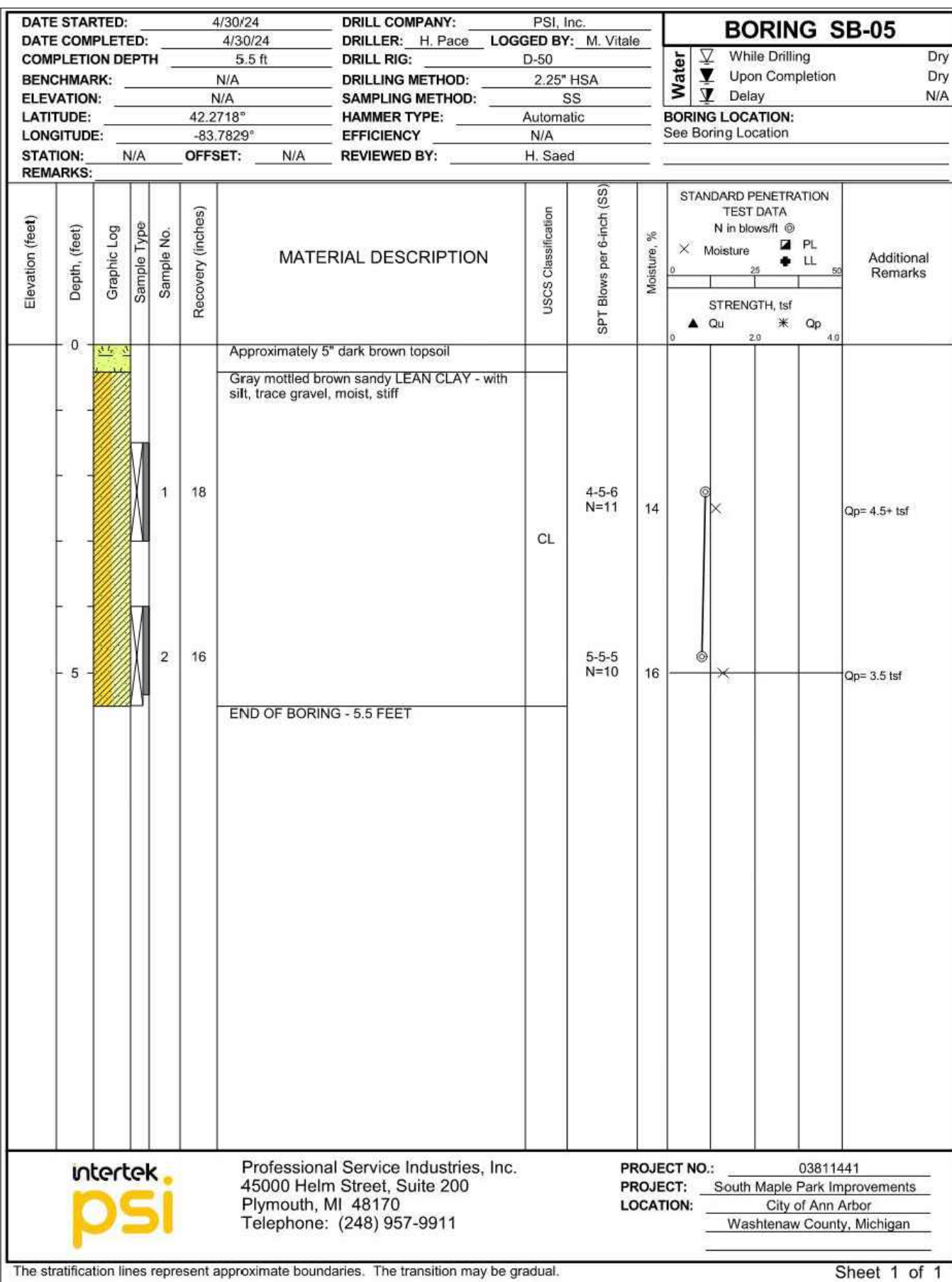
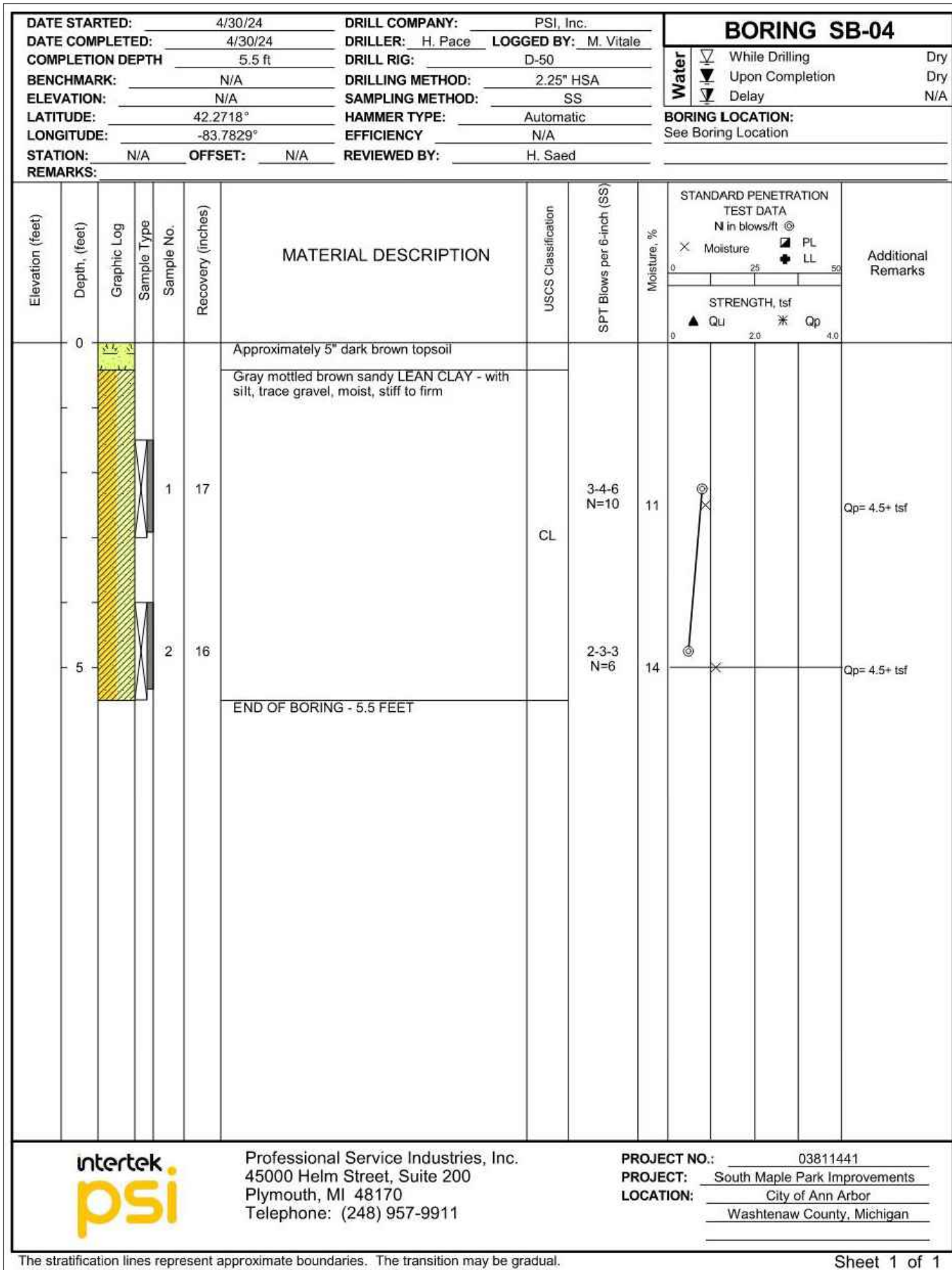
PREPARED FOR
**ANN ARBOR PARKS AND RECREATION
S. MAPLE PARK COURT IMPROVEMENTS**
ANN ARBOR, WASHTENAW COUNTY, MICHIGAN
GEOTECHNICAL SHEET

PLAN DATE: OCTOBER 2025
PROJECT MGR: DRS
REVIEWER: AJW
SCALE: NOT TO SCALE

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REV:
SHT# 11 OF 14
JOB No: 2300331

PLOTTED: 10/20/2025 12:32 PM R: (Project 2300331) (Varg) (Construction Drawings) (SHT-2300331-GE0.dwg)



SOIL CLASSIFICATION CHART				
NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS				
MAJOR DIVISIONS			SYMBOLS	TYPICAL DESCRIPTIONS
			GRAPH LETTER	
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS	CLEAN GRAVELS	(LITTLE OR NO FINES)	GW WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		(LITTLE OR NO FINES)	GP	GP POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES	GM	GM SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
	MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	(APPRECIABLE AMOUNT OF FINES)	GC	GC CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
		CLEAN SANDS	SW	SW WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
		(LITTLE OR NO FINES)	SP	SP POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
FINE GRAINED SOILS	SAND AND SANDY SOILS	(APPRECIABLE AMOUNT OF FINES)	SM	SM SILTY SANDS, SAND - SILT MIXTURES
		(APPRECIABLE AMOUNT OF FINES)	SC	SC CLAYEY SANDS, SAND - CLAY MIXTURES
		(APPRECIABLE AMOUNT OF FINES)	ML	ML INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50	CL	CL INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
		LIQUID LIMIT LESS THAN 50	OL	OL ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
		LIQUID LIMIT LESS THAN 50	MH	MH INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
HIGHLY ORGANIC SOILS	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50	CH	CH INORGANIC CLAYS OF HIGH PLASTICITY
		LIQUID LIMIT GREATER THAN 50	OH	OH ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
		LIQUID LIMIT GREATER THAN 50	PT	PT PEAT, MUDS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS



PLAN SUBMITTALS AND CHANGES	
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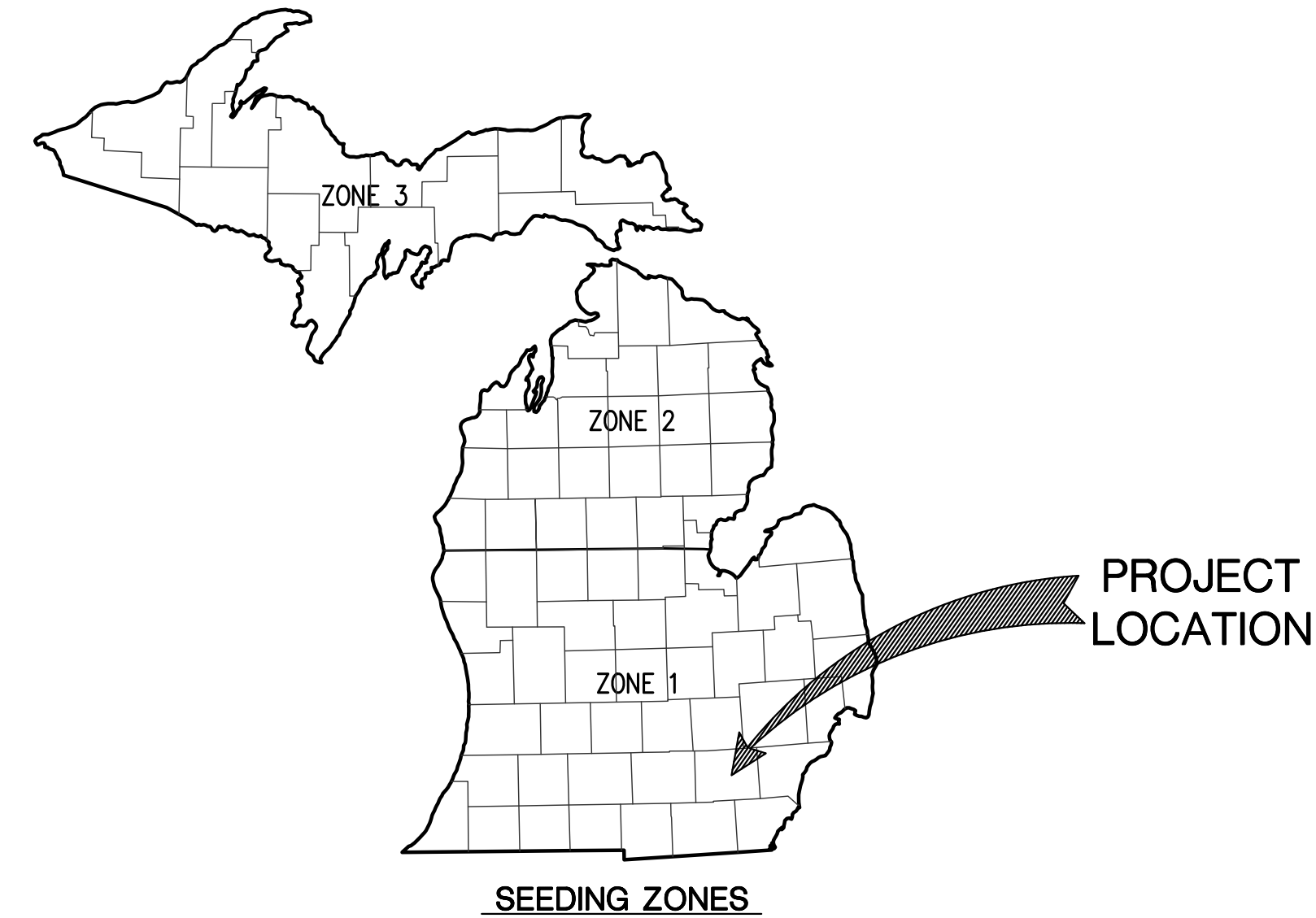
SHT# 12 OF 14
JOB No: 2300331

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								KEY	DETAIL	CHARACTERISTICS							
			A	B	C	D	E	F	G				A	B	C	D	E	F	G
1	STRIPPING & STOCKPILING TOPSOIL	TOPSOIL MAY BE STOCKPILED ABOVE BORROW AREAS TO ACT AS A DIVERSION. STOCKPILE SHOULD BE TEMPORARILY SEED.	*				*	*		28	DROP SPILLWAY	SLOWS VELOCITY OF FLOW, REDUCES EROSION CAPACITY		*	*				
2	SELECTIVE GRADING & SHAPING	WATER CAN BE DIVERTED TO MINIMIZE EROSION. FLATTER SLOPES EASE EROSION PROBLEMS.	*				*	*	*	29	PIPE DROP	REDUCES RUNOFF VELOCITY. REMOVES SEDIMENT AND TURBIDITY. CAN BE DESIGNED TO HANDLE LARGE VOLUMES OF FLOW			*				
3	GRUBBING LIMITED	SAVES COST OF GRUBBING, PROVIDES NEW SPROUTS, RETAINS EXISTING ROOT MAT SYSTEM, REDUCES WIND FILL AT NEW FOREST EDGE. DISCOURAGES EQUIPMENT ENTRANCE.	*				*		*	30	PIPE SPILLWAY	REMOVES SEDIMENT AND TURBIDITY FROM RUNOFF. MAY BE PART OF PERMANENT EROSION CONTROL PLAN.			*				
4	VEGETATIVE STABILIZATION	MAY UTILIZE A VARIETY OF PLANT MATERIAL. STABILIZES SOIL, HAS MINOR EROSION. PROMPTS RUNOFF TO INFILTRATE SOIL, REDUCING RUNOFF VOLUME. SHOULD INCLUDE PREPARED TOPSOIL BED.	*	*	*		*	*	*	31	ENERGY DISSIPATOR	SLOWS RUNOFF VELOCITY TO NON-EROSIVE LEVEL. PERMITS SEDIMENT COLLECTION FROM RUNOFF.	*		*	*			
5	SEEDING	INEXPENSIVE AND VERY EFFECTIVE. STABILIZES SOIL, HAS MINOR EROSION. PROMPTS RUNOFF TO INFILTRATE SOIL, REDUCING RUNOFF VOLUME. SHOULD INCLUDE PREPARED TOPSOIL BED.	*		*		*	*	*	32	LEVEL SPREADER	CONVERTS COLLECTED CHANNEL OR PIPE FLOW BACK TO SHEET FLOW. AVOIDS CHANNEL EROSION AND CONSTRUCTION OFF PROJECT SITE. SWPVE TO CONSTRUCT.			*				
6	SEEDING WITH MULCH AND/OR MATTING	FACILITATES ESTABLISHMENT OF VEGETATIVE COVER. EFFECTIVE FOR DRAGGAGEWAYS WITH LOW VELOCITY. BEST PLACED IN SMALL QUANTITIES BY RECOMMENDED PERSONNEL. SHOULD INCLUDE PREPARED TOPSOIL BED.	*		*			*	*	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.		*	*				
7	HYDRO-SEEDING	EFFECTIVE ON LARGE AREAS. MULCH TACKING AGENT USED TO PROVIDE IMMEDIATE PROTECTION. MULCH AGENT IS MIXED. SHOULD INCLUDE PREPARED TOPSOIL BED.	*				*	*	*	34	SEDIMENT BASIN	TRAPS SEDIMENT. RELEASES RUNOFF AT NON-EROSIVE RATES. CONVEYS RUNOFF AT SYSTEM OUTLETS. CAN BE VISUAL AGENTS.		*	*	*			
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.	*		*		*	*	*	35	STORM SEWER	SYSTEM REMOVES COLLECTED RUNOFF FROM SITE, PARTICULARLY FROM PAVED AREAS. CAN ACCEPT LARGE CONCENTRATIONS OF RUNOFF. CONVEYS RUNOFF TO MUNICIPAL SEWER SYSTEM OR STABILIZED OUTFALL LOCATION. USE CATCH BASINS TO COLLECT SEDIMENT.					*		*
9	VEGETATIVE BUFFER STRIP	SLOWS RUNOFF VELOCITY. FILTERS SEDIMENT FROM RUNOFF. REDUCES VOLUME OF RUNOFF ON SLOPES.	*	*					*	36	CATCH BASIN, DRAIN INLET	COLLECTS HIGH VELOCITY CONCENTRATED RUNOFF. MAY USE FILTER CLOTH OVER INLET.					*		*
10	MULCHING	USED ALONG TO PROTECT EXPOSED AREAS FOR SHORT PERIODS. PROTECTS SOIL FROM IMPACT OF FALLING RAIN. PRESERVES SOIL, MOISTURE, AND PROTECTS SEEDING FROM TEMPERATURE EXTREMES.	*				*	*		37	SOD FILTER	INEXPENSIVE AND EASY TO CONSTRUCT. PROMOTES IMMEDIATE PROTECTION. PROTECTS AREAS AROUND INLETS FROM EROSION.				*			
11	ROUGHENED SURFACE	REDUCES VELOCITY AND INCREASES INFILTRATION RATES. COLLECTS SEDIMENT. HELDS WATER, SEED, AND MULCH BETTER THAN SMOOTH SURFACES.	*				*			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.				*			*
12	COMPACTION	HELPS HOLD SOIL IN PLACE, MAKING EXPOSED AREAS LESS VULNERABLE TO EROSION.	*				*			39	ROCK FILTER	CAN UTILIZE MATERIAL FOUND ON SITE. EASY TO CONSTRUCT. FILTERS SEDIMENT FROM RUNOFF.				*			*
13	RIPRAP, RUBBLE, CARBONS	USED WHERE VEGETATION IS NOT EASILY ESTABLISHED. EFFECTIVE FOR HIGH VELOCITIES OR HIGH CONCENTRATIONS. PERMITS RUNOFF TO INFILTRATE SOIL. DISAPPEARS ENERGY FLOW AT SYSTEM OUTLETS.	*	*	*					40	INLET SEDIMENT TRAP	EASY TO SHAPE. COLLECTS SEDIMENT. MAY BE CLEANED AND EXPANDED AS NEEDED.				*			
14	AGGREGATE COVER	STABILIZES SOIL SURFACE, HAS MINOR EROSION. PERMITS CONSTRUCTION TRAFFIC IN ADVERSE WEATHER. MAY BE USED AS PART OF PERMANENT EROSION CONTROL OF PAVED AREAS.					*			41	STONE AND ROCK CROSSING	MAY BE ROCK OR CLEAN RUBBLE. MINIMIZES STREAM TURBIDITY. INEXPENSIVE. MAY ALSO SERVE AS SLOTH CHECK OR SEDIMENT TRAP.			*				
15	PAVING	PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED, BUT INCREASES RUNOFF VOLUME AND VELOCITY. REGULAR SURFACING WILL HELP SLOW VELOCITY.	*				*			42	TEMPORARY CULVERT	ELIMINATES STREAM TURBULENCE AND TURBIDITY. PERMITS NORMAL FLOW OF WATER AND OTHER WATER LIFE. CAPACITY FOR NORMAL FLOW CAN BE PROVIDED WITH STORM WATER FLOWING OVER ROADWAY.			*				
16	CURB & GUTTER	KEEPS HIGH VELOCITY RUNOFF ON PAVED AREAS FROM LEAVING PAVED SURFACE. COLLECTS AND CONVEYS RUNOFF TO ENCLOSED DRAINAGE SYSTEM OR PREPARED DRAINAGEWAY.					*		*	43	CULVERT SEDIMENT TRAP	EASY TO INSTALL, AT INLET. KEEPS CULVERT CLEAN AND FREE FLOWING. MAY BE CONSTRUCTED OF LUMBER OR LOGS.			*				*
17	BENCHES	REDUCES RUNOFF VELOCITY BY REDUCING EFFECTIVE SLOPE LENGTH. COLLECTS SEDIMENT. PROVIDES ACCESS TO SLOPES FOR SEEDING, MULCHING AND MAINTENANCE.	*					*		44	CULVERT SEDIMENT TRAP	DEFLECTS CURRENTS AWAY FROM STREAMBANK AREAS.			*				
18	DIVERSION BERM	DIVERTS WATER FROM VULNERABLE AREAS. COLLECTS AND DIVERTS WATER TO PREPARED DRAINAGEWAYS. MAY BE PLACED AS PART OF NORMAL CONSTRUCTION OPERATION.	*					*	*	45	TEMP. STREAM CHANNEL CHANGE	NEW CHANNEL KEEPS NORMAL FLOWS AWAY FROM CONSTRUCTION. REQUIRES STATE PERMIT.			*				
19	DIVERSION DITCH	COLLECTS AND DIVERTS WATER TO REDUCE EROSION POTENTIAL. MAY BE INCORPORATED IN PERMANENT PROJECT DRAINAGE SYSTEMS.	*					*	*	46	SHEET PILING	PROTECTS ERODIBLE BANK AREAS FROM STREAM CURRENTS DURING CONSTRUCTION. MINIMAL DISRUPTION WHEN REMOVED.			*				
20	BERM & DITCH	DIVERTS WATER TO A PREPARED DRAINAGEWAY. MAY BE USED AT INTERVALS ACROSS SLOPE FACE TO REDUCE EFFECTIVE SLOPE LENGTH.	*					*	*	47	COFFERDAM	WORK CAN BE CONTINUED DURING MOST ANTICIPATED STREAM CONDITIONS. CLEAR WATER CAN BE PUMPED DIRECTLY BACK INTO STREAM.			*				
21	FILTER BERM	CONSTRUCTED OF GRAVEL OR STONE. INTERCEPTS AND DIVERTS RUNOFF TO STABILIZED AREAS OR PREPARED DRAINAGE SYSTEMS. SLOWS RUNOFF AND COLLECTS SEDIMENT.	*	*				*		48	CONSTRUCTION DAM	PERMITS WORK TO CONTINUE DURING NORMAL STREAM STAGES. CONTROLLED FLOODING CAN BE ACCOMPLISHED DURING PERIODS OF INACTIVITY.			*				
22	BRUSH FILTER	USES SLASH AND LOGS FROM CLEARING OPERATIONS. CAN BE COVERED AND SEEDS RATHER THAN REMOVED. ELIMINATES NEED FOR BURNING OR REMOVAL OF MATERIAL FROM SITE.						*		49	CHECK DAMS	REDUCES FLOW VELOCITY. CATCHES SEDIMENT. CAN BE CONSTRUCTED OF LOGS, STRAIN, HAY ROCK, LUMBER, MASONRY, OR SAND BAGS.			*	*			
23	BALE CHANNEL	LEAST EXPENSIVE FORM OF DRAINAGEWAY. MAY BE USED ONLY WHERE GRADIENT IS VERY LOW AND WITH SOILS OF MINOR EROSION POTENTIAL.			*					50	WEIR	CONTROLS SEDIMENTATION IN LARGE STREAMS. CAUSES MINIMAL TURBIDITY.			*	*			
24	GRASSED WATERWAY	MUCH MORE STABLE FORM OF DRAINAGEWAY THAN BALE CHANNEL. GRASS TENDS TO SLOW RUNOFF AND FILTER OUT SEDIMENT. USED WHERE BALE CHANNEL WOULD BE EXPOSED.			*					51	RETAINING WALL	REDUCES GRADIENT WHERE SLOPES ARE EXTREMELY STEEP. PROMPTS RETENTION OF EXISTING VEGETATION, KEEPING SOIL STABLE IN CRITICAL AREAS. MINIMIZES MAINTENANCE.	*						*
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.	*							52	SEEPAGE CONTROL	PREVENTS PIPING AND SOIL SLURPAGE ON OUT SLOPES.	*						*
26	SLOPE DRAIN (PIPE OUTLET)	PREVENTS EROSION ON SLOPES WHEN RUNOFF CANNOT BE DIVERTED TO EDGE OF SLOPE AREA. USUALLY PERMANENT. CAN BE CONSTRUCTED OR EXTENDED AS GRADING PROGRESSES.	*							53	WINDBREAK	MINIMIZES WIND EROSION. MAY BE SNOW FENCE.					*		
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.	*							54	SILT FENCE	USES GEOTEXTILE FABRIC AND POSTS OR POLES. EASY TO CONSTRUCT AND LOCATE AS NECESSARY.			*				*



PERMANENT SEEDING GUIDE											
	APR	MAY	JUN	JUL	AUG	SEP	OCT				
IRRIGATED AND/OR MULCH								ZONE 1			
WITHOUT IRRIGATION OR MULCH								ZONE 2			
IRRIGATED AND/OR MULCH								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											
SUDANGRASS											
RYE OR PERENNIAL RYE											
WHEAT											
ZONE 2											
TYPE OF SEED	APR	MAY	JUN	JUL	AUG	SEP	OCT				
SPRING OATS/BARLEY OR DOMESTIC RYEGRASS											
SUDANGRASS											
RYE OR PERENNIAL RYE											
WHEAT											
ZONE 3											
TYPE OF SEED	APR	MAY	JUN	JUL	AUG	SEP	OCT				
SPRING OATS/BARLEY OR DOMESTIC RYEGRASS											
SUDANGRASS											
RYE OR PERENNIAL RYE											
WHEAT											

SOIL EROSION & SEDIMENTATION CONTROL

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

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE											
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
STRIP & STOCKPILE TOPSOIL											
ROUGH GRADE SEDIMENT CONTROL											
TEMP. CONTROL MEASURES											
STORM FACILITIES											
TEMP. CONSTRUCTION ROADS											
SITE CONSTRUCTION											
PERM. CONTROL MEASURES											
FINISH GRADING											

CONSTRUCTION SEQUENCE

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



PLAN SUBMITTALS AND CHANGES	
BIDDING DOCUMENTS	
DATE	DESCRIPTION
11/29/2024	ISSUED FOR BIDS

REV:

SHT# 13 of 14
JOB No: 2300331

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 AND RECREATION
S. MAPLE PARK COURT IMPROVEMENTS
ANN ARBOR, WASHTENAW COUNTY, MICHIGAN
SESC SHEET

SESC PLAN NOTES:

OWNER INFORMATION
ANN ARBOR PARKS & RECREATION
301 E. HURON STREET
ANN ARBOR, MICHIGAN 48104
(734) 794-6230 EX. 42584

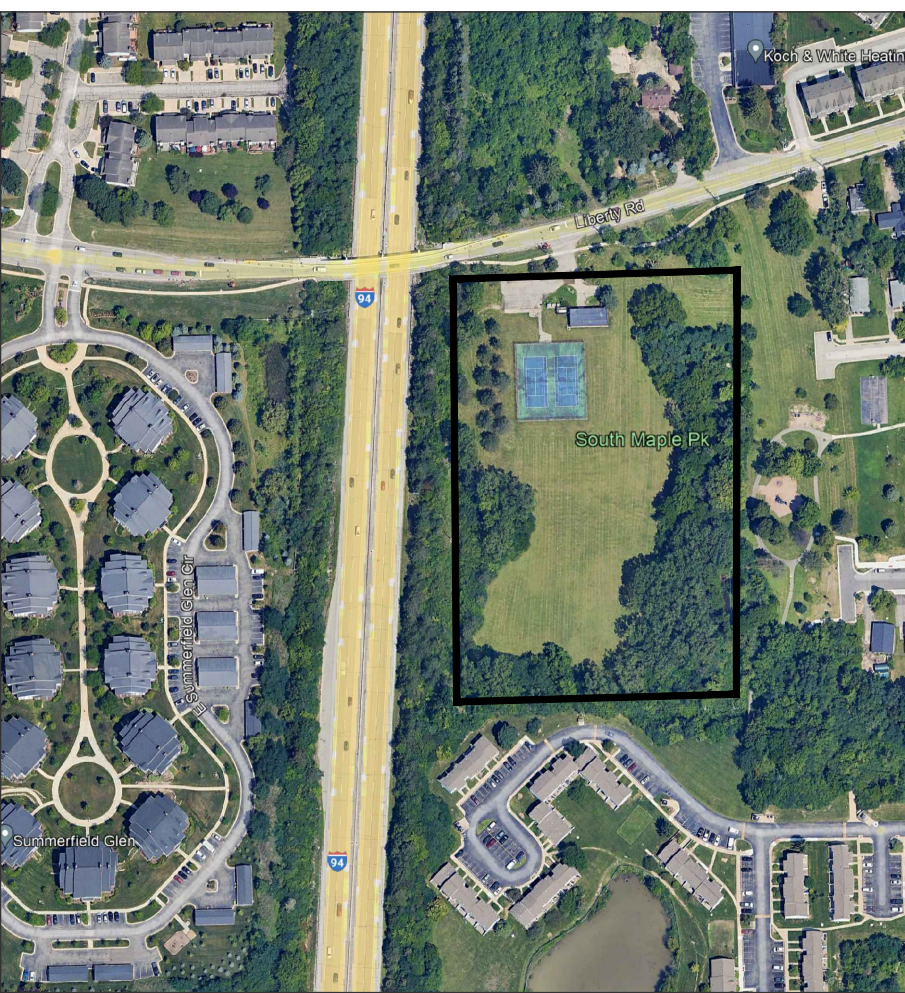
SITE ADDRESS
2655 W. LIBERTY STREET
ANN ARBOR, MICHIGAN 48103

PROJECT NAME
S. MAPLE PARK COURT IMPROVEMENTS

PROXIMITY TO WATERS OF STATE
THIRD SISTER LAKE IS APPROXIMATELY 0.8
MILES WEST OF THE SITE.

100 YEAR FLOODPLAIN
PER FEMA COMMUNITY MAP PANEL NUMBER
26161C0243E, DATED APRIL 3, 2012, THE SITE
IS NOT LOCATED WITHIN THE FLOODPLAIN.

AREA OF DISTURBANCE
4.5 ACRES



LOCATION MAP

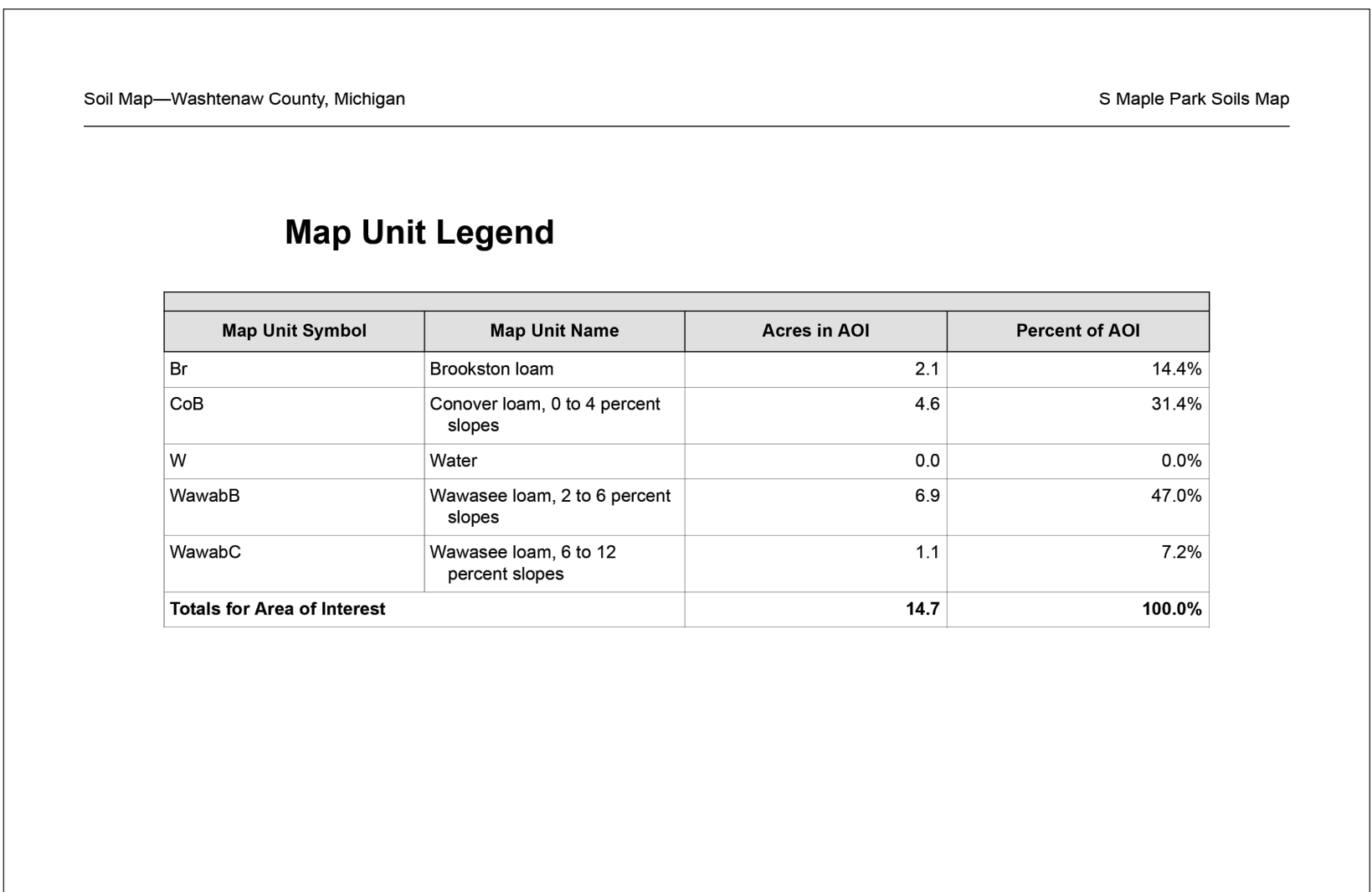
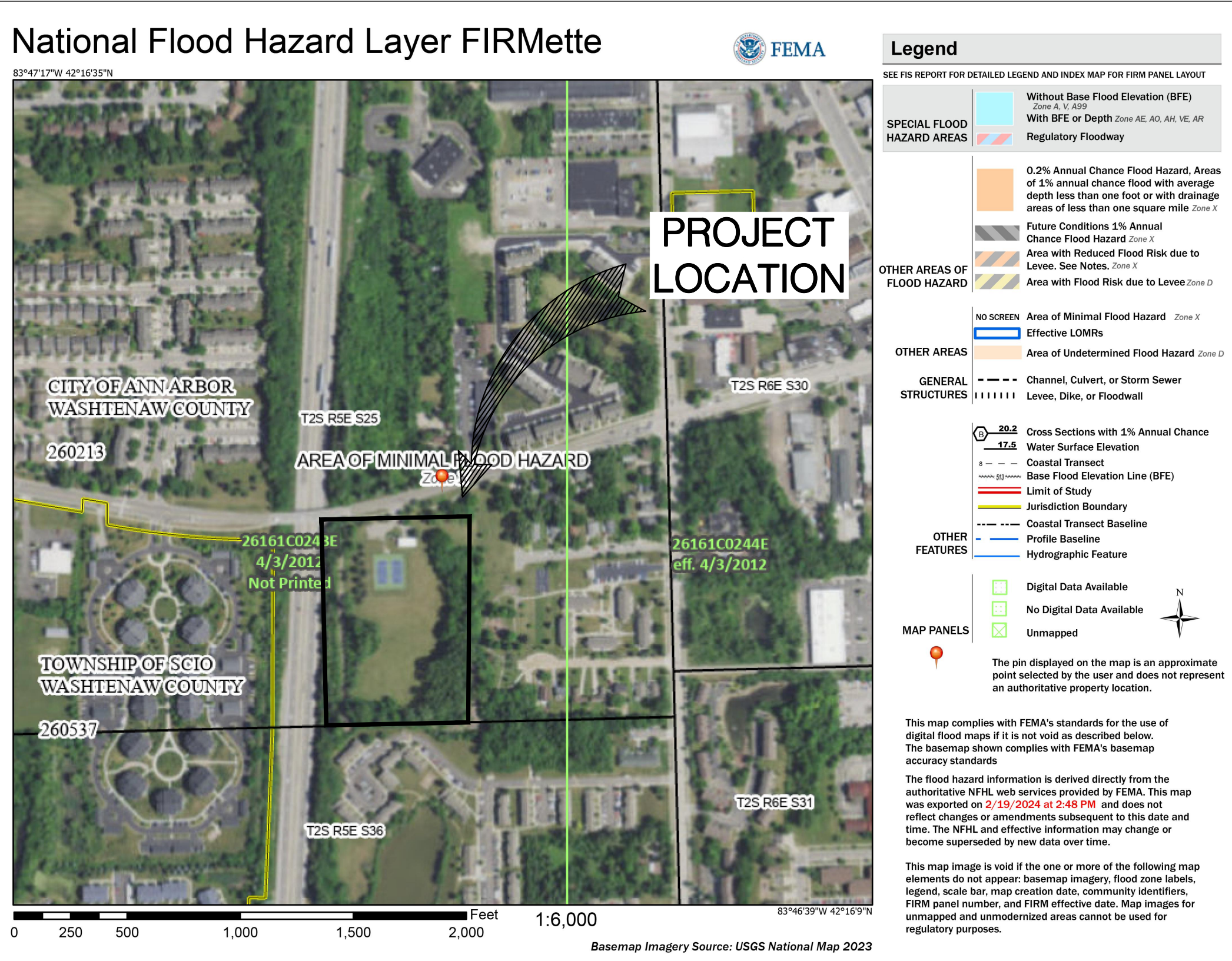
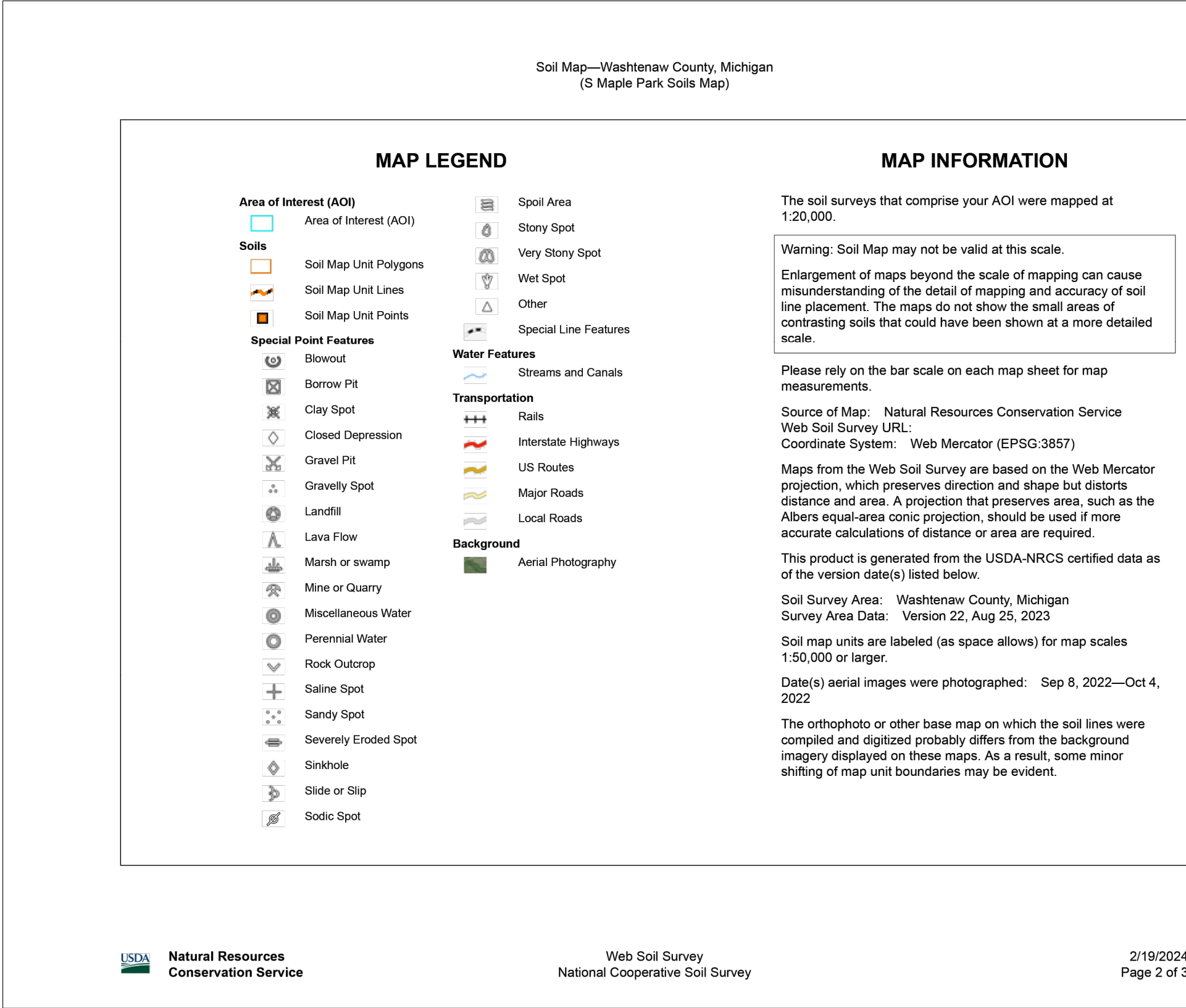
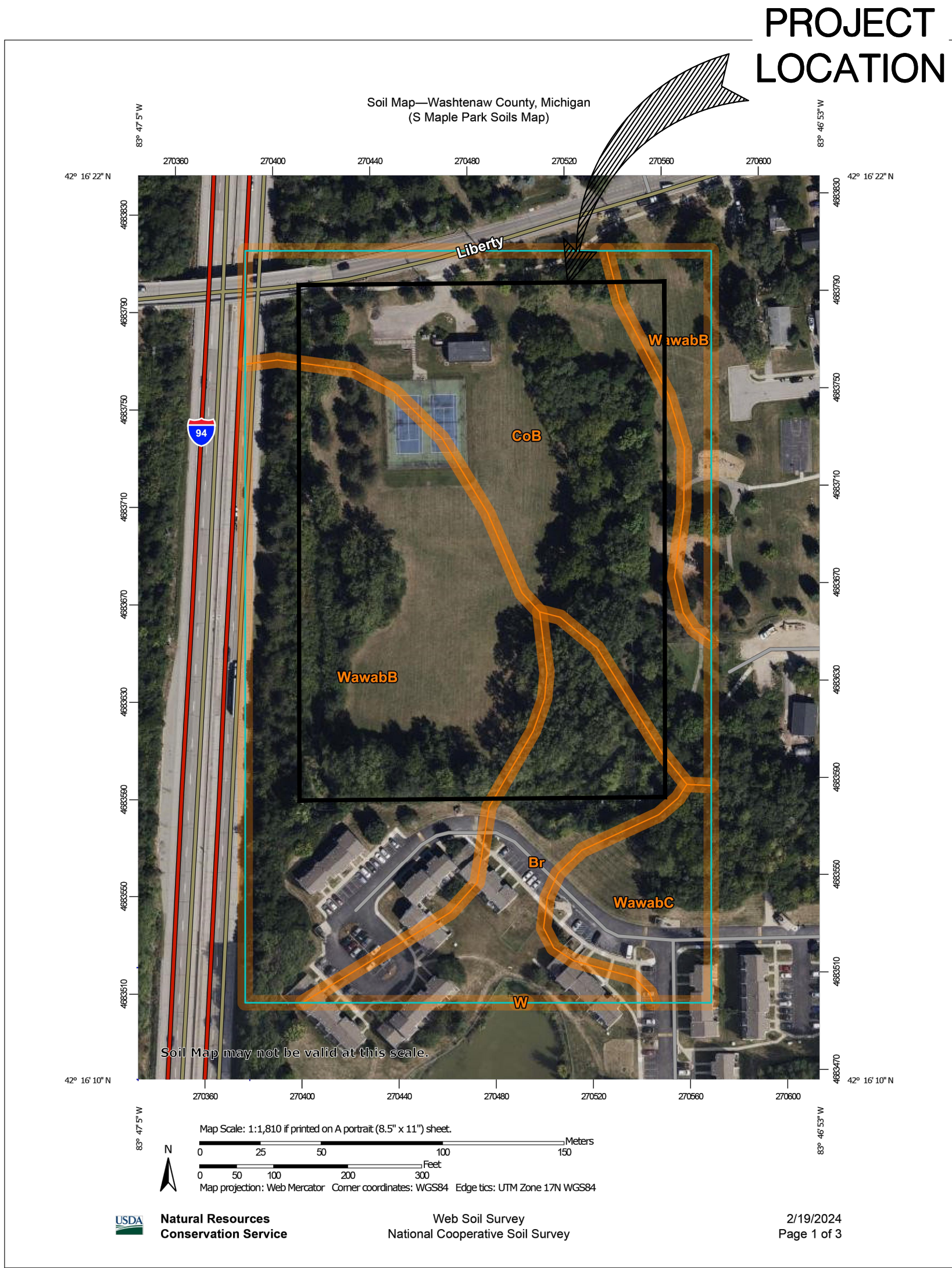
LEGAL DESCRIPTION

PARCEL NUMBER 09-08-25-403-016
LEGAL DESCRIPTION:

PRT SE ¼ SEC 28, T2S, R5E, COM AT SE COR SEC 25 TH N 89 DEG 28 MIN W 661.48 FT FOR POB, TH CONT N 89 DEG 28 MIN W 449.83 FT, TH N 00 DEG 34 MIN E 82.37 FT, TH N 05 DEG 11 MIN 05 SEC E 569.70 FT, TH ALG SLY LINE OF LIBERTY RD 263.26 FT ALG ARC OF 1979.62 FT RAD CIR CURVE TO LT, CENTRAL ANG OF 07 DEG 37 MIN 10 SEC, CHORD N 79 DEG 25 MIN 23 SEC E 263.07 FT, TH N 75 DEG 36 MIN 50 SEC E 155.09 FT TH S 00 DEG 52 MIN 30 SEC 2 740.74 FT TO POB

PARCEL NUMBER 09-08-25-403-017
LEGAL DESCRIPTION:

LOTS 42-55 W LIBERTY HEIGHTS SPLIT/COMBINED ON
03/08/2018 FROM 09-08-25-403-014, 09-08-25-403-015



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston loam	2.1	14.4%
CoB	Conover loam, 0 to 4 percent slopes	4.6	31.4%
W	Water	0.0	0.0%
WawabB	Wawasee loam, 2 to 6 percent slopes	6.9	47.0%
WawabC	Wawasee loam, 6 to 12 percent slopes	1.1	7.2%
Totals for Area of Interest		14.7	100.0%



PLAN SUBMITTALS AND CHANGES	
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DATE	DESCRIPTION
11/29/2024	ISSUED FOR BIDS

REV:

SHT# 14 OF 14
JOB No: 2300331

ROWE PROFESSIONAL
SERVICES COMPANY



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PREPARED FOR
ANN ARBOR PARKS AND RECREATION
S. MAPLE PARK COURT IMPROVEMENTS
ANN ARBOR, WASHTENAW COUNTY, MICHIGAN
SESC DETAIL SHEET

PLAN DATE: OCTOBER 2025

PROJECT MGR: DRS

REVIEWER: AJW

SCALE: NOT TO SCALE

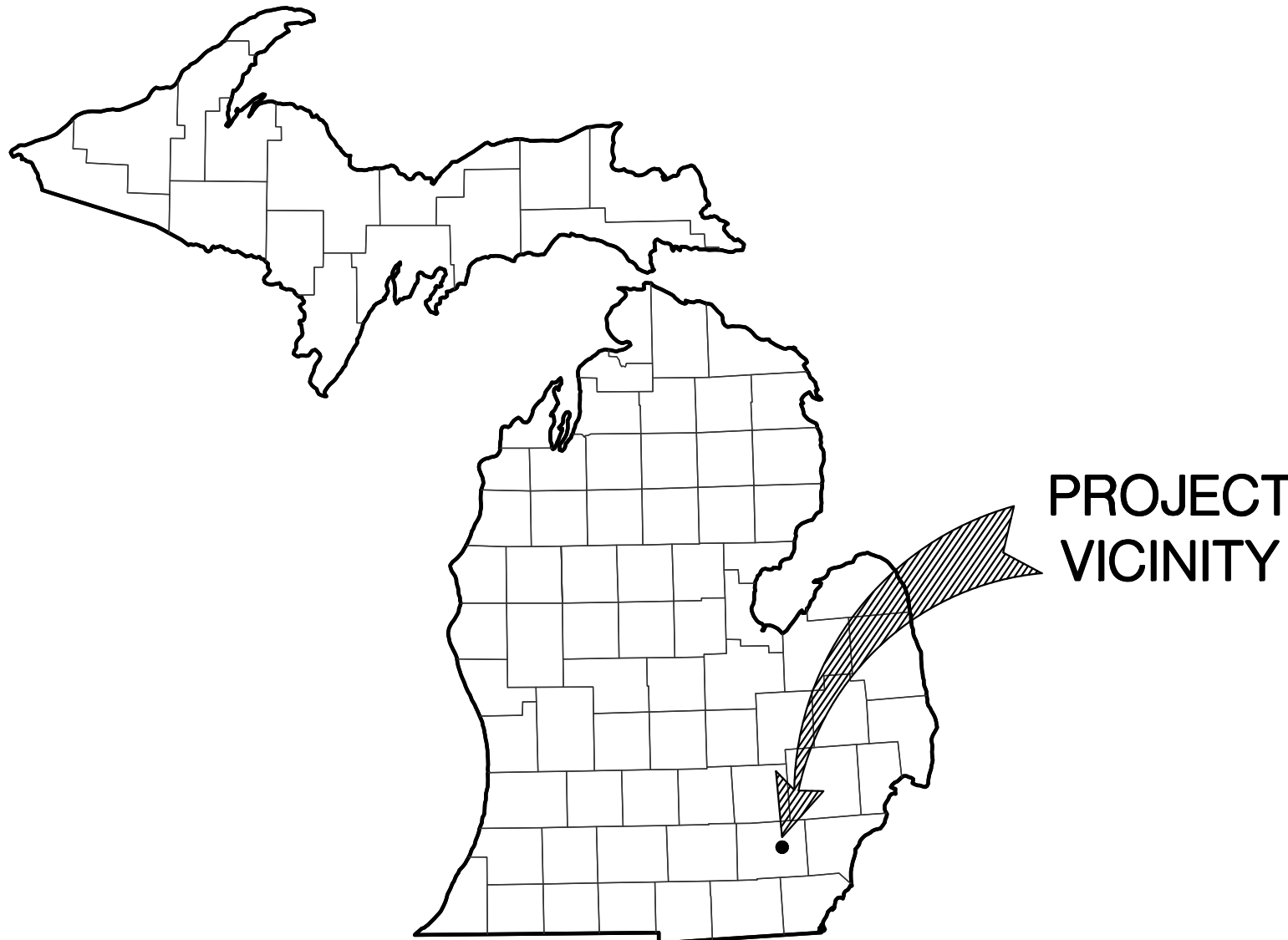
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CONSTRUCTION DRAWINGS FOR
ANN ARBOR PARKS & RECREATION
DEXTER COURT & PAVILION
T02S, R05E, SECTION 24
WASHTENAW COUNTY, MICHIGAN

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 ANN ARBOR CITY 301 E. HURON ST. ANN ARBOR, MI 48104	CONTACT ANDY GOSSIAUX (734) 994-2744 AGOSSIAUX@A2GOV.ORG	TYPE OF UTILITY POTABLE WATER SANITARY SEWER STORM SEWER
AT&T 54 N. MILL ST., 4TH FLOOR PONTIAC, MI 48342	C. ANIKA ESTES (248) 454-4364 CE3239@ATT.COM	TELEPHONE
DTE ENERGY 982 BROADWAY ST. ANN ARBOR, MI 48105	SARA KIPP (800) 477-4747 SARA.FORCE@DTEENERGY.COM	ELECTRIC
DTE ENERGY 982 BROADWAY ST. ANN ARBOR, MI 48105	MADELINE E. PIONTEK (800) 477-4747 SEMI_GASDESIGN@DTEENERGY.COM DET_MAPPINGTEAM@DTEENERGY.COM	GAS



PROJECT VICINITY



OWNER INFORMATION

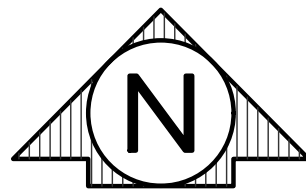
ANN ARBOR PARKS & RECREATION
ADAM FERCHO, PARK PLANNER AND LANDSCAPE ARCHITECT
301 E. HURON ST.
ANN ARBOR, MI. 48104
PHONE: (517) 281-7810
EMAIL: AFERCHO@A2GOV.ORG

SITE INFORMATION

2570 DEXTER AVE.
ANN ARBOR, MI. 48103

LOCATION MAP

NOT TO SCALE



SHEET INDEX

- 1 - COVER SHEET
- 2 - LEGEND SHEET
- 3 - GENERAL NOTES SHEET
- 4 - DETAIL SHEET
- 5 - DETAIL SHEET
- 6 - DETAIL SHEET
- 7 - REMOVAL SHEET
- 8 - SITE PLAN SHEET
- 9 - GRADING SHEET
- 10 - GEOTECHNICAL SHEET
- 11 - SESC SHEET
- 12 - SESC DETAIL SHEET
- A1 - FLOOR PLANS, RCP AND NOTES
- A2 - FOUNDATION PLAN AND ROOF PLAN
- A3 - SECTIONS AND DETAILS

PROJECT DESCRIPTION

THIS PROJECT INCLUDES INSTALLATION OF A NEW BASKETBALL COURT, PAVILION, SEATING AREAS WITH ACCESSIBLE GRILLS AND SIDEWALK CONNECTIONS.

LEGAL DESCRIPTION

PARCEL NUMBER 09-08-24-421-031
LEGAL DESCRIPTION:
LOT 250 SCIOTO HILLS NUMBER ONE AS RECORDED IN LIBER 8 OF PLATS, PAGE 30, WASHTENAW COUNTY RECORDS

PARCEL NUMBER 09-08-24-421-032
LEGAL DESCRIPTION:
LOT 251 SCIOTO HILLS NUMBER ONE AS RECORDED IN LIBER 8 OF PLATS, PAGE 30, WASHTENAW COUNTY RECORDS

PARCEL NUMBER 09-08-24-421-033
LEGAL DESCRIPTION:
LOT 252 SCIOTO HILLS NUMBER ONE, AS RECORDED IN LIBER 8 OF PLATS, PAGE 30, WASHTENAW COUNTY RECORDS

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 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 0.5 ACRES.

A NPDES PERMIT IS NOT REQUIRED FOR THIS PROJECT.

NAME OF AND DISTANCE TO NEAREST LAKE, STREAM OR DRAIN:
FIRST SISTER LAKE, HIGH PARK POND, AND SECOND SISTER LAKE (LOCATED IN THE DOLPH NATURE AREA) ARE LOCATED APPROXIMATELY 3,450 FT SOUTHWEST OF THE PROJECT SITE.



PLAN SUBMITTALS AND CHANGES	
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PREPARED FOR
ANN ARBOR PARKS & RECREATION
DEXTER COURT & PAVILION
ANN ARBOR, WASHTENAW COUNTY, MICHIGAN
COVER SHEET

REV:

SHT# 1 OF 12
JOB No: 2300405

PLAN DATE: SEPTEMBER 2025
PROJECT MGR: DRS
REVIEWER: AJW
SCALE: NOT TO SCALE

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Flint, MI 48502

SURVEY MONUMENTATION

	TRAVERSE POINT		SET MONUMENT
	BENCHMARK		FOUND MONUMENT
	ALIGNMENT POINT		SECTION & 1/4 CORNER
	SET IRON		1/8 & 1/16 CORNER
	FOUND IRON		NGS & USGS MONUMENT
	SECTION LINE		
	EXISTING PROPERTY LINE (APPROX)		
	PARCEL LINE / LOT LINE		
	EXISTING EASEMENT LINE		
	EXISTING RIGHT OF WAY		
	PROPOSED EASEMENT		
	PROPOSED RIGHT OF WAY		

MISCELLANEOUS TOPO

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

SIGNS, SIGNALS & POSTS

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

PLAYGROUND EQUIPMENT

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

MISCELLANEOUS UTILITIES

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

GAS

	GAS METER		PROPANE TANK
	GAS RISER		GAS TEST STATION
	GAS STOP BOX		GAS FILLPORT
	GAS VALVE		GAS PUMP
	GAS VENT		GAS MANHOLE
	GAS BLOW OFF		GAS MARKER POST
	EXISTING U.G. GAS LINE		

WATER MAIN

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

STORM SEWER

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

SANITARY SEWER

	EXISTING SANITARY MANHOLE		EXISTING SANITARY SEWER CLEANOUT/RISER
	EXISTING SANITARY PUMP STATION		EXISTING SANITARY MARKER POST
	EXISTING SANITARY SEWER VALVE		PROPOSED SANITARY SEWER MANHOLE
	EXISTING SEPTIC TANK		PROPOSED SANITARY SEWER CLEANOUT
	EXISTING SANITARY SEWER STRUCTURE NUMBER		PROPOSED SANITARY SEWER STRUCTURE NUMBER
	EXISTING SANITARY SEWER		
	PROPOSED SANITARY SEWER		

TREES & SHRUBS

	STUMP		CONIFEROUS TREE
	DECIDUOUS TREE		CONIFEROUS SHRUB
	DECIDUOUS 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

	USED WITH UNDERGROUND GAS & ELECTRICAL LINES
--	--

PLAN VIEW LINETYPES

	EXISTING CENTERLINE OF DITCH
	EXISTING FENCE
	EXISTING GUARDRAIL
	EXISTING RAILROAD TRACK
	EXISTING CONTOUR MAJOR
	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
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED SLOPE STAKE LINE
	PROPOSED SILT FENCE

PROPOSED CALLOUTS

TOPO CALLOUTS	PLAN VIEW	
	ADJ	ADJUST STRUCTURE
	ADJ-X	ADJUST STRUCTURE W/ NEW COVER
	ADJ-B/O	ADJUST STRUCTURE BY OTHERS
	R	REMOVE
	S	SAVE
	C	CLEARING
	B	BULKHEAD
	##	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 MSC	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 CURB AND GUTTER
	PROPOSED FLOW CURB AND GUTTER

REMOVAL HATCHING LEGEND

	REMOVE PAVEMENT
	REMOVE SIDEWALK
	REMOVE CURB AND GUTTER

PROPOSED HATCHING LEGEND

	PROPOSED PAVEMENT
	PROPOSED 4 INCH CONCRETE SIDEWALK



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

PLAN SUBMITTALS AND CHANGES	
BIDDING DOCUMENTS	
DATE	DESCRIPTION
12/20/2024	ISSUED FOR BIDS

PLAN DATE: SEPTEMBER 2025

PROJECT MGR: DRS

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PREPARED FOR
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DEXTER COURT & PAVILION**
ANN ARBOR, WASHTENAW COUNTY, MICHIGAN
LEGEND SHEET

REV:

SHT# 2 OF 12
JOB No: 2300405

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 THE GRADE OF THE 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.

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.

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

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.

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 STOCKPIILING 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.

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.

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.

ROAD PROJECTS

SUBGRADE PREPARATION
TOPSOIL, PEAT, AND ORGANIC MATERIAL SHALL BE EXCAVATED AND REMOVED.

SOFT AND YIELDING SOILS SHALL BE REMOVED OR DRIED IF THE RESULT OF EXCESSIVE MOISTURE CONTENT.

PRIOR TO CONSTRUCTING FILLS, SUBBASE, OR PAVEMENT ON A SUBGRADE; THE SUBGRADE SHALL BE PROOF-ROLLED TO DETERMINE THE SUITABILITY OF THE SUBGRADE. THE CONTRACTOR SHALL DRIVE A HEAVY PIECE OF WHEELED CONSTRUCTION EQUIPMENT OVER THE SUBGRADE WHILE THE ENGINEER IS OBSERVING. THE CONSTRUCTION OF FILLS, SUBBASE, OR PAVEMENTS SHALL NOT PROCEED UNTIL THE SUBGRADE HAS BEEN DEMONSTRATED TO BE FREE OF SOFT AREAS.

THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE MOISTURE CONTENT OF SUBGRADE SOILS WITHIN A SUITABLE RANGE TO ALLOW FOR COMPACTION TO THE REQUIRED DENSITY. WHEN THE SOIL IS TOO DRY, THE CONTRACTOR SHALL ADD WATER. WHEN THE SOIL IS TOO WET, THE CONTRACTOR SHALL PROVIDE DRAINAGE OR AERATE THE SOIL.

THE SURFACE OF THE SUBGRADE SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT, PRIOR TO CONSTRUCTING FILLS, SUBBASE, OR PAVEMENTS.

CURB AND GUTTERS
THE CONTRACTOR SHALL DETERMINE THE LOCATION AND DIMENSIONS OF CURB OPENINGS FOR DRIVEWAYS, RAMPS, AND DRAINAGE STRUCTURES.

HOT MIX ASPHALT (HMA) PAVING
PAVEMENTS WHICH ARE TO BE OVERLAID WITH A NEW PAVEMENT COURSE SHALL BE SWEEPED TO REMOVE ALL DIRT AND DEBRIS.

A BITUMINOUS BOND COAT SHALL BE APPLIED TO PAVEMENTS WHICH ARE TO BE OVERLAID WITH A NEW PAVEMENT COURSE AND ALLOWED TO CURE PRIOR TO CONSTRUCTING THE NEW PAVEMENT COURSE.

HMA PAVEMENT SHALL NOT BE PLACED WHEN THE SURFACE BEING OVERLAID IS WET, OR WHEN RAIN IS FORECAST OR THREATENING.

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.



PLAN SUBMITTALS AND CHANGES	
BIDDING DOCUMENTS	
DATE	DESCRIPTION
12/20/2024	ISSUED FOR BIDS

REV:
SHT# 3 OF 12
JOB No: 2300405

ROWE PROFESSIONAL SERVICES COMPANY



PREPARED FOR

ANN ARBOR PARKS & RECREATION
DEXTER COURT & PAVILION

ANN ARBOR, WASHTENAW COUNTY, MICHIGAN
GENERAL NOTES SHEET

PLAN DATE: SEPTEMBER 2025

PROJECT MGR: DRS

REVIEWER: AJW

SCALE: NOT TO SCALE

O: (810) 341-7500

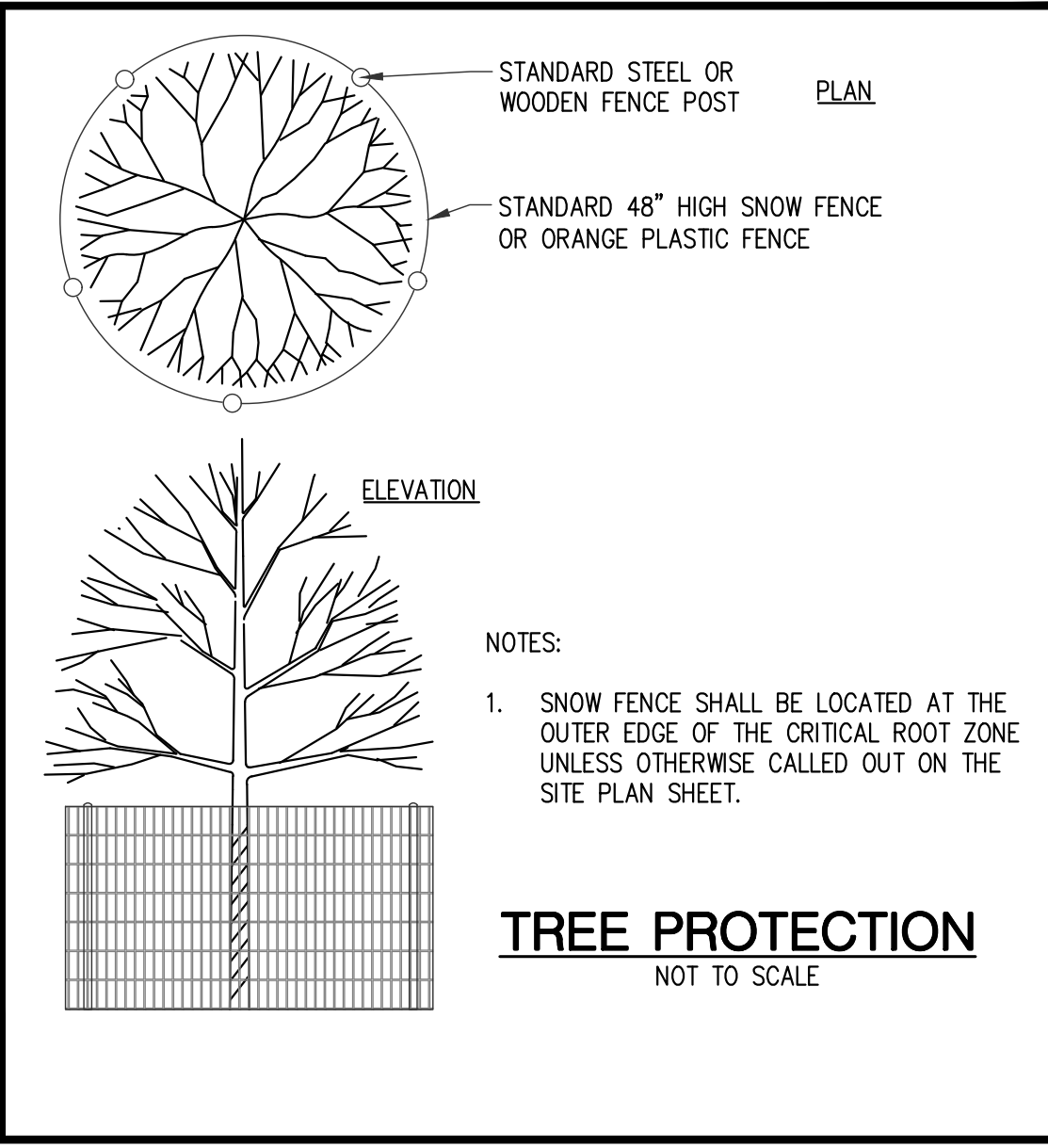
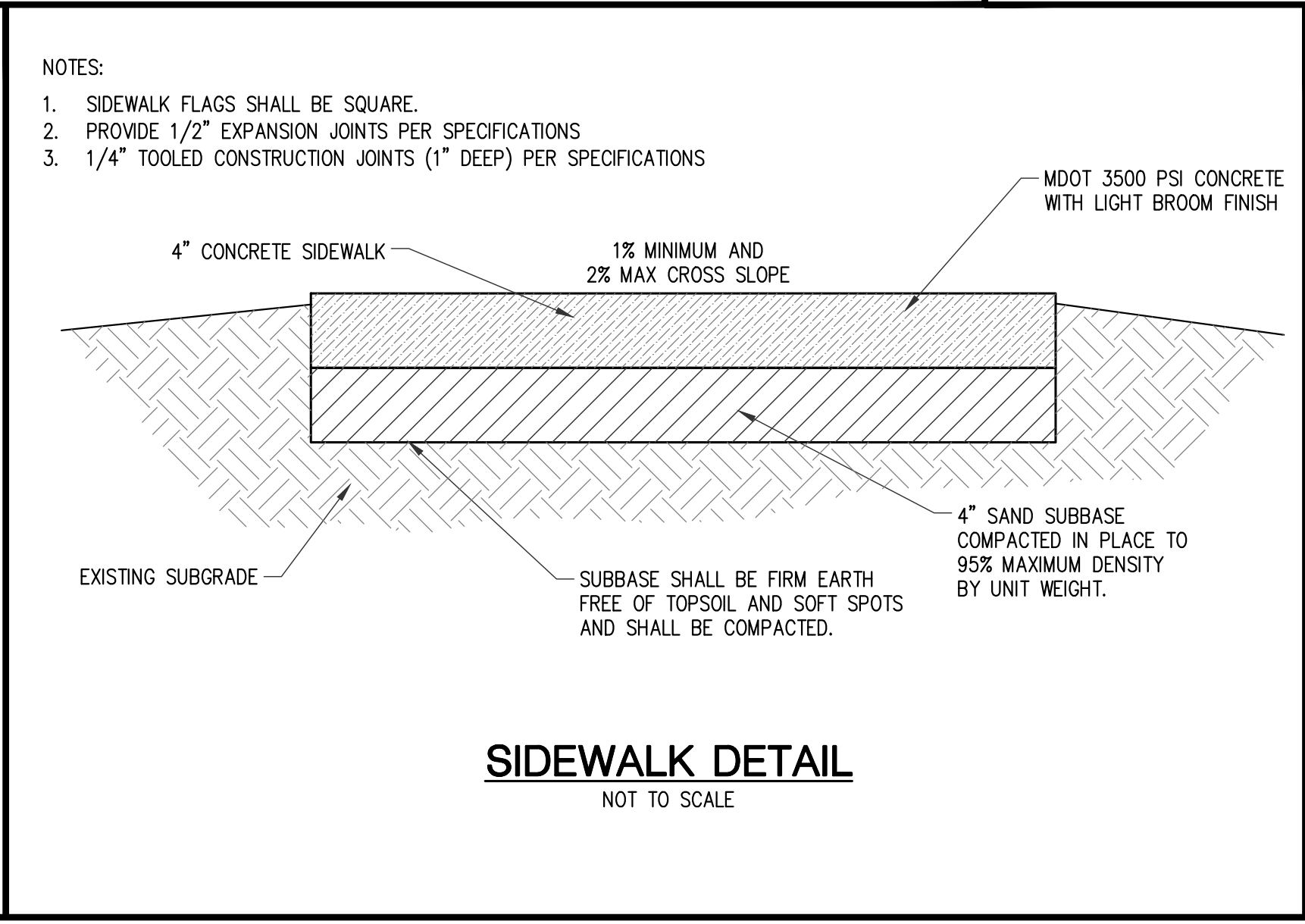
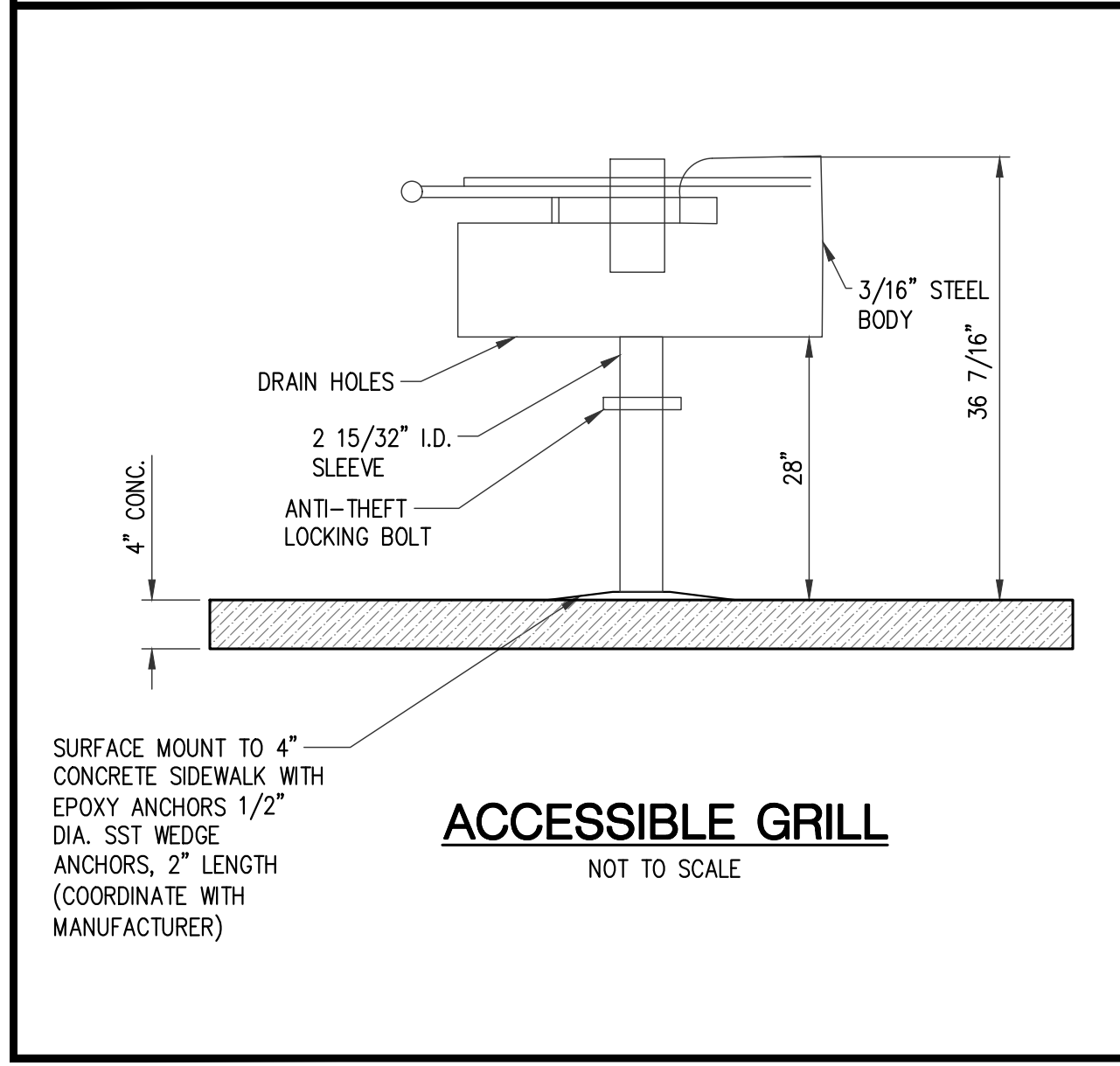
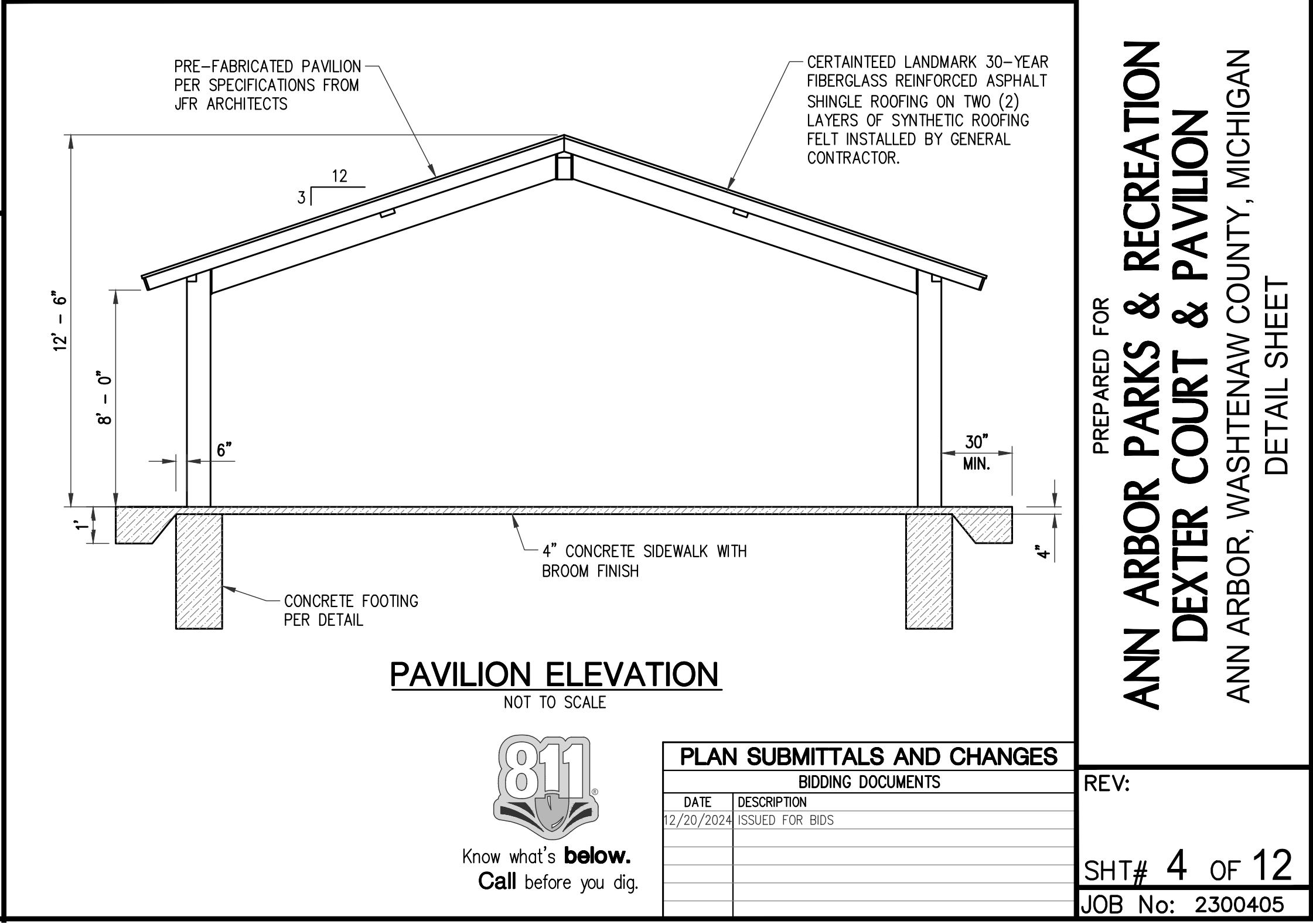
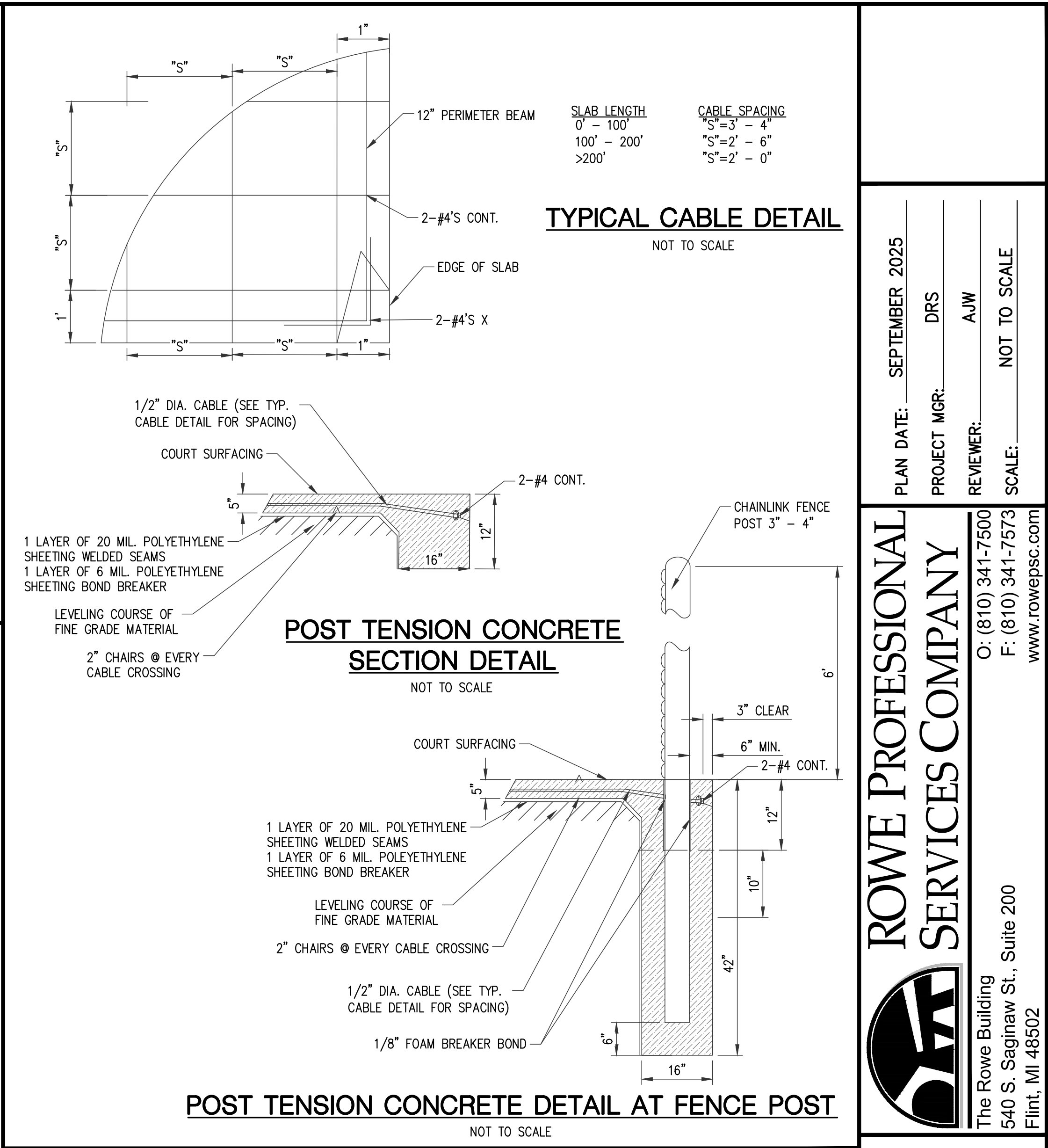
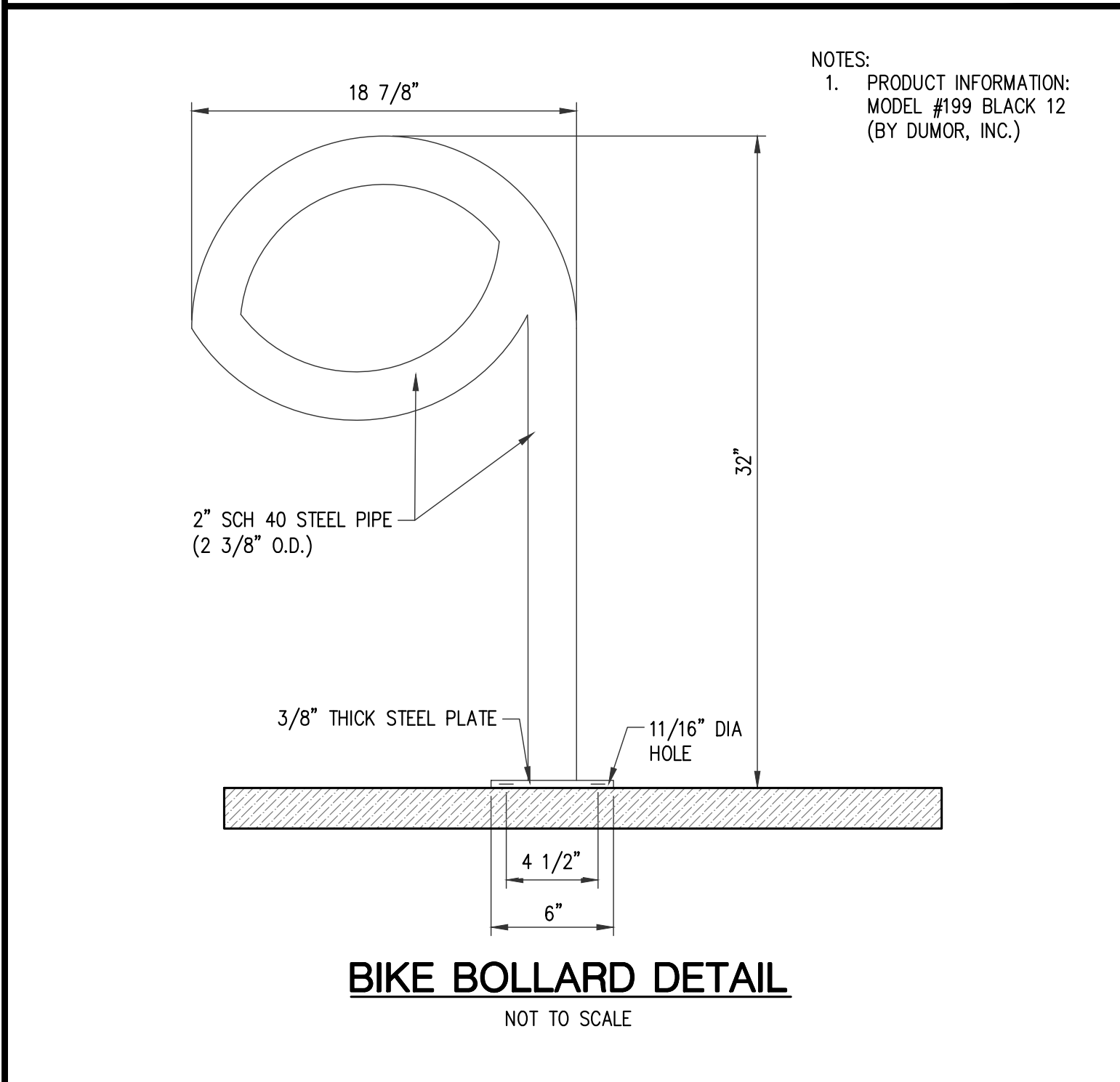
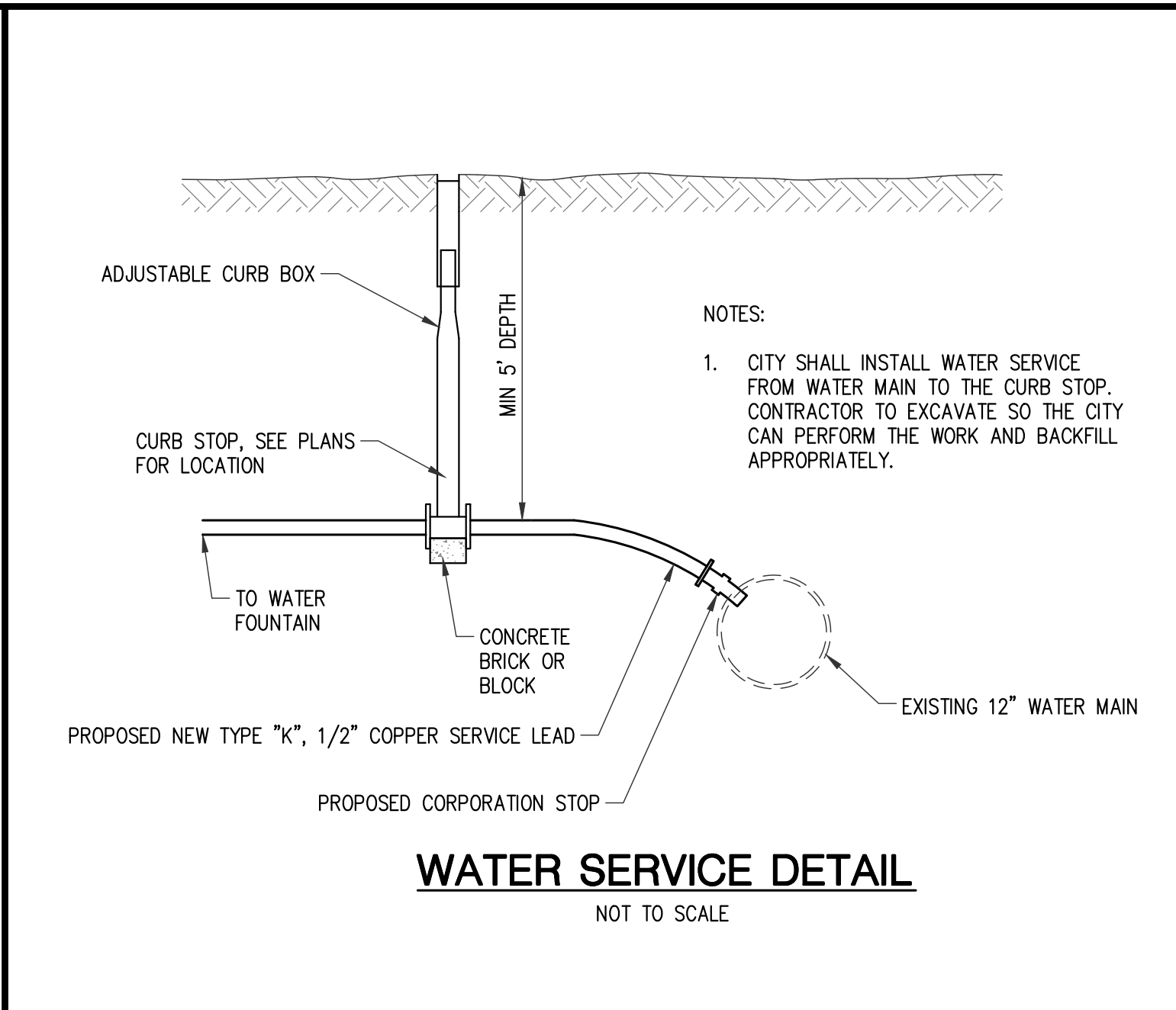
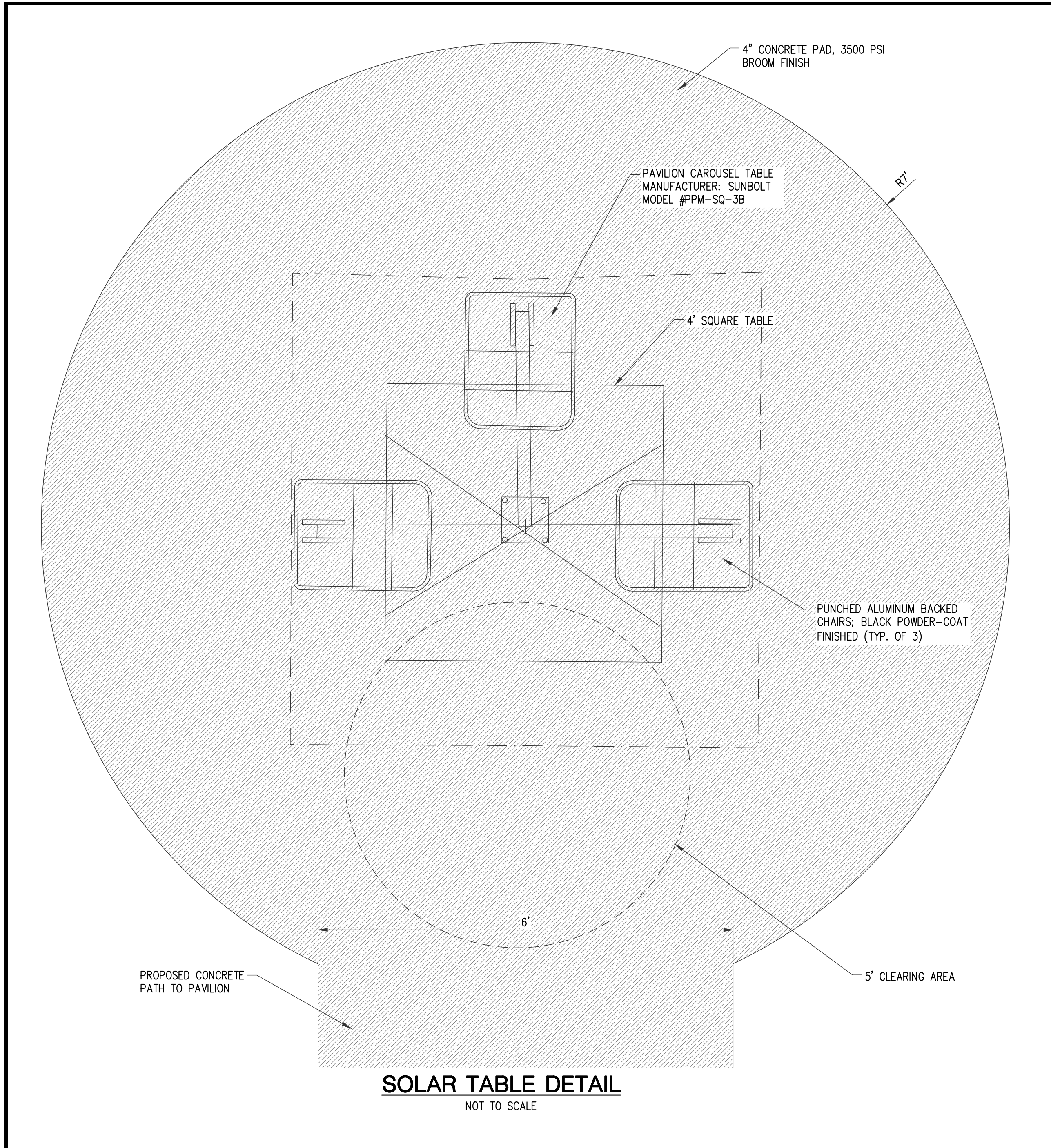
F: (810) 341-7573

www.rowepsc.com

The Rowe Building

540 S. Saginaw St., Suite 200

Flint, MI 48502



PLAN DATE: SEPTEMBER 2025
PROJECT MGR: DRS
REVIEWER: AJW
SCALE: NOT TO SCALE

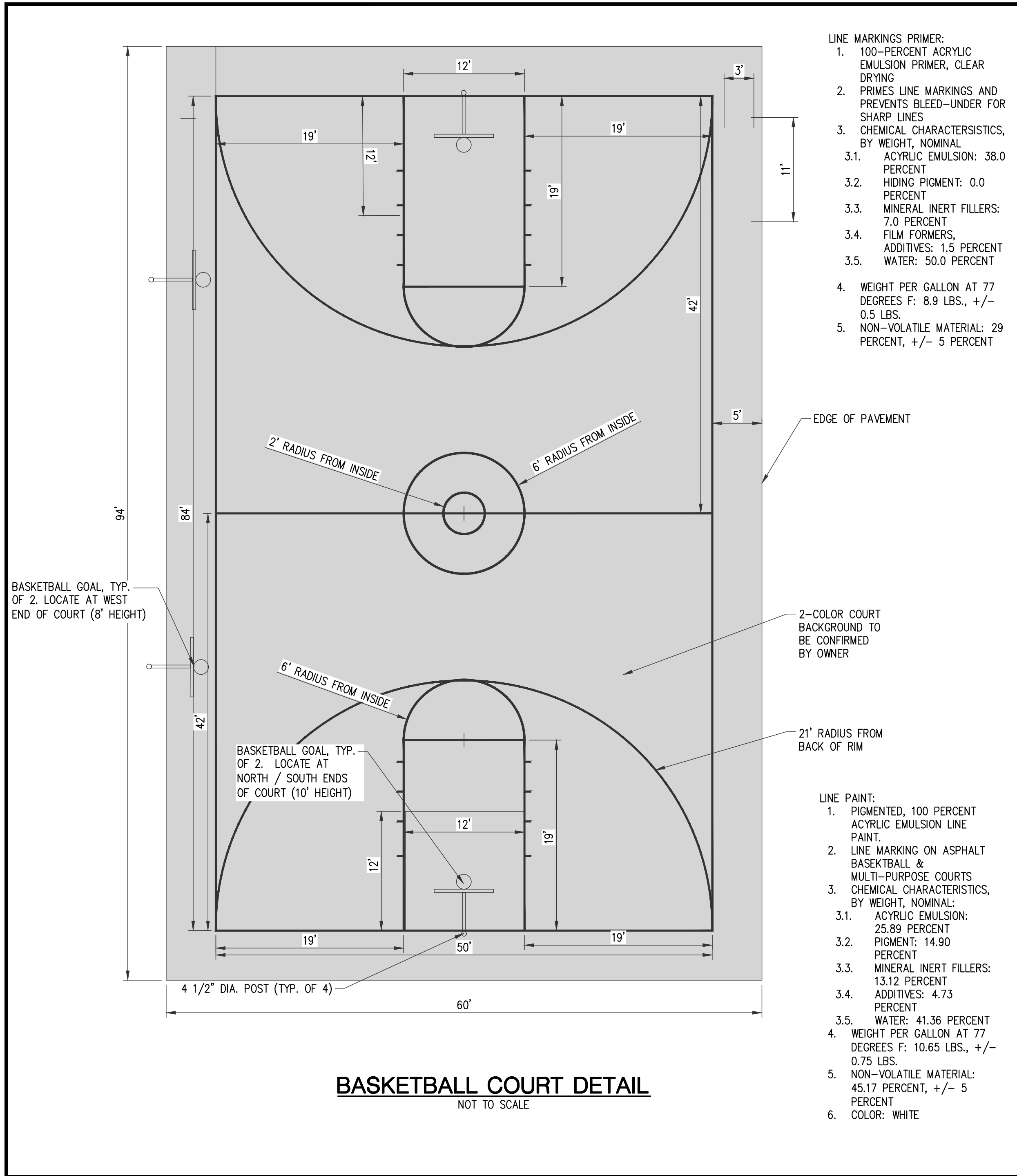
ROWE PROFESSIONAL SERVICES COMPANY
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PREPARED FOR
ANN ARBOR PARKS & RECREATION
DEXTER COURT & PAVILION
ANN ARBOR, WASHTENAW COUNTY, MICHIGAN
DETAIL SHEET

REV:
SHT# 4 OF 12
JOB No: 2300405

PLAN SUBMITTALS AND CHANGES	
BIDDING DOCUMENTS	
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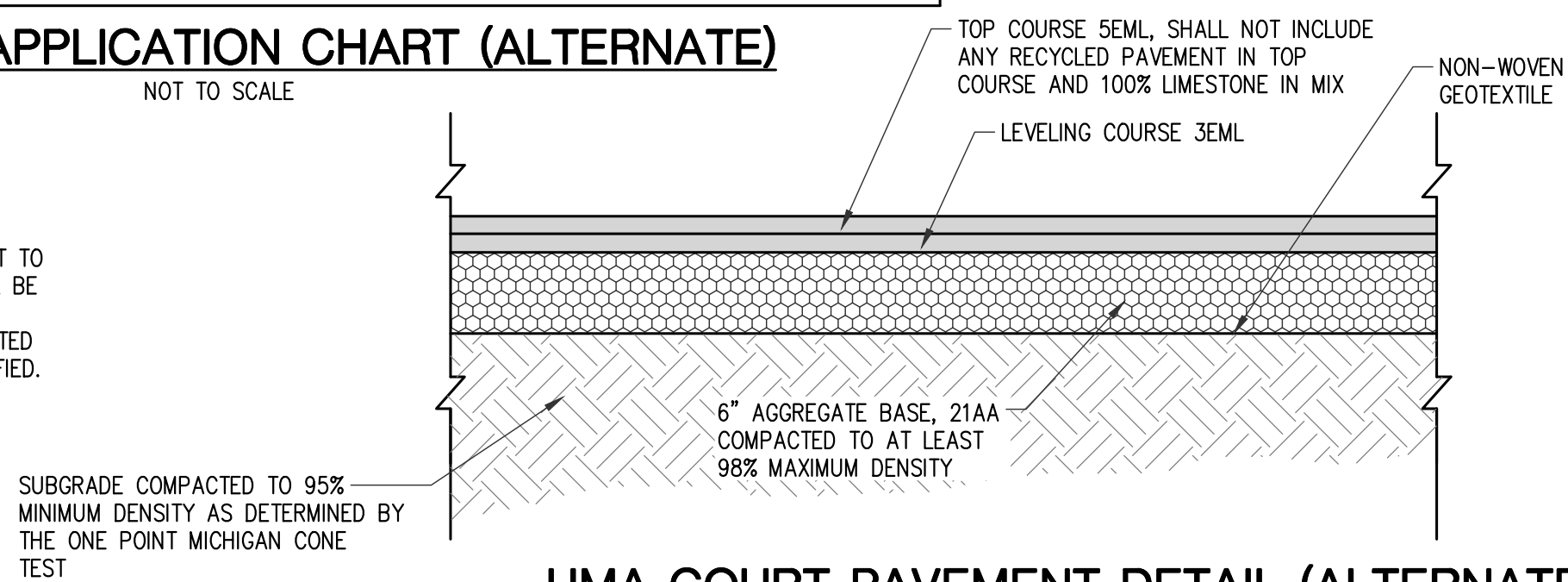




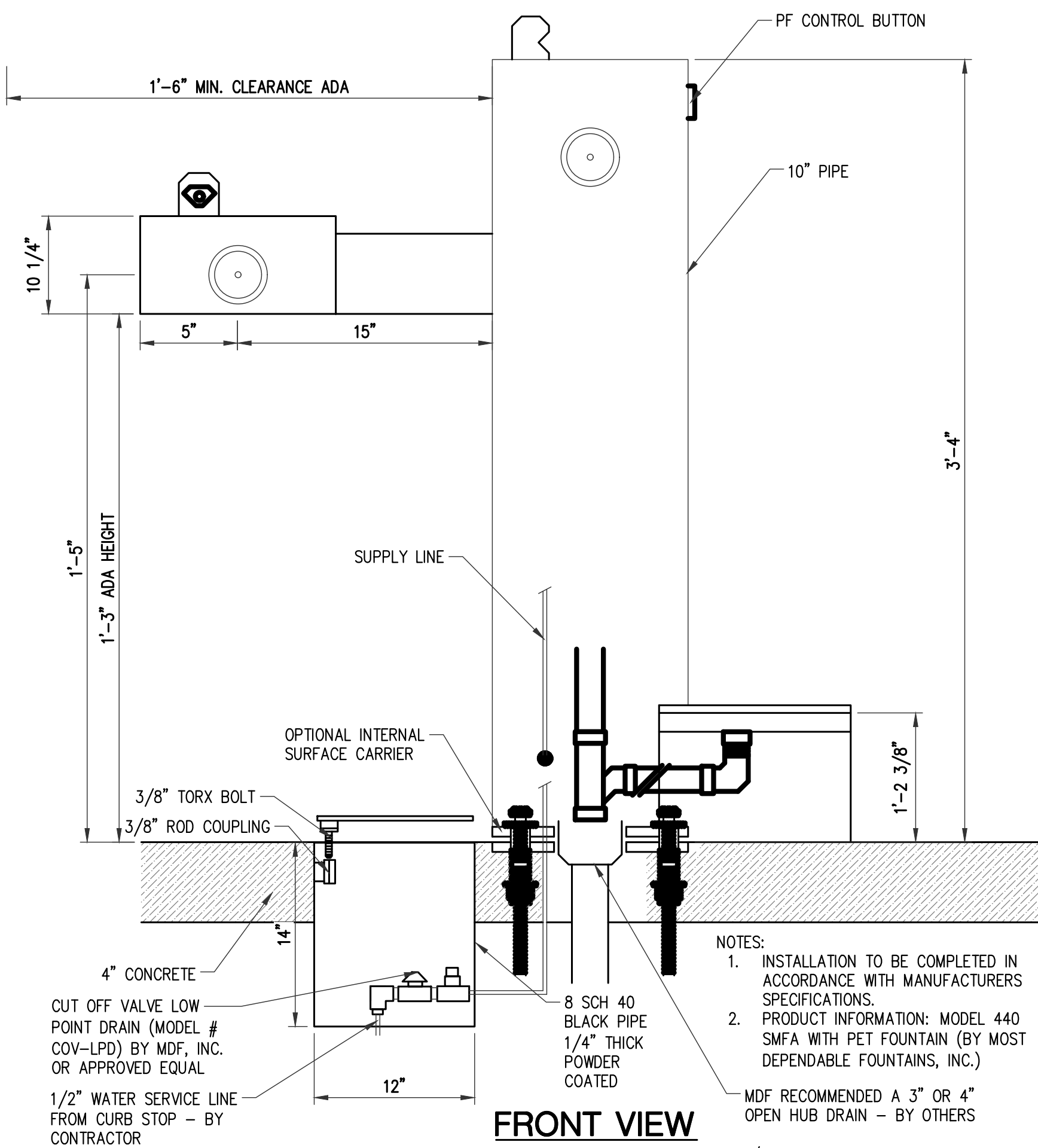
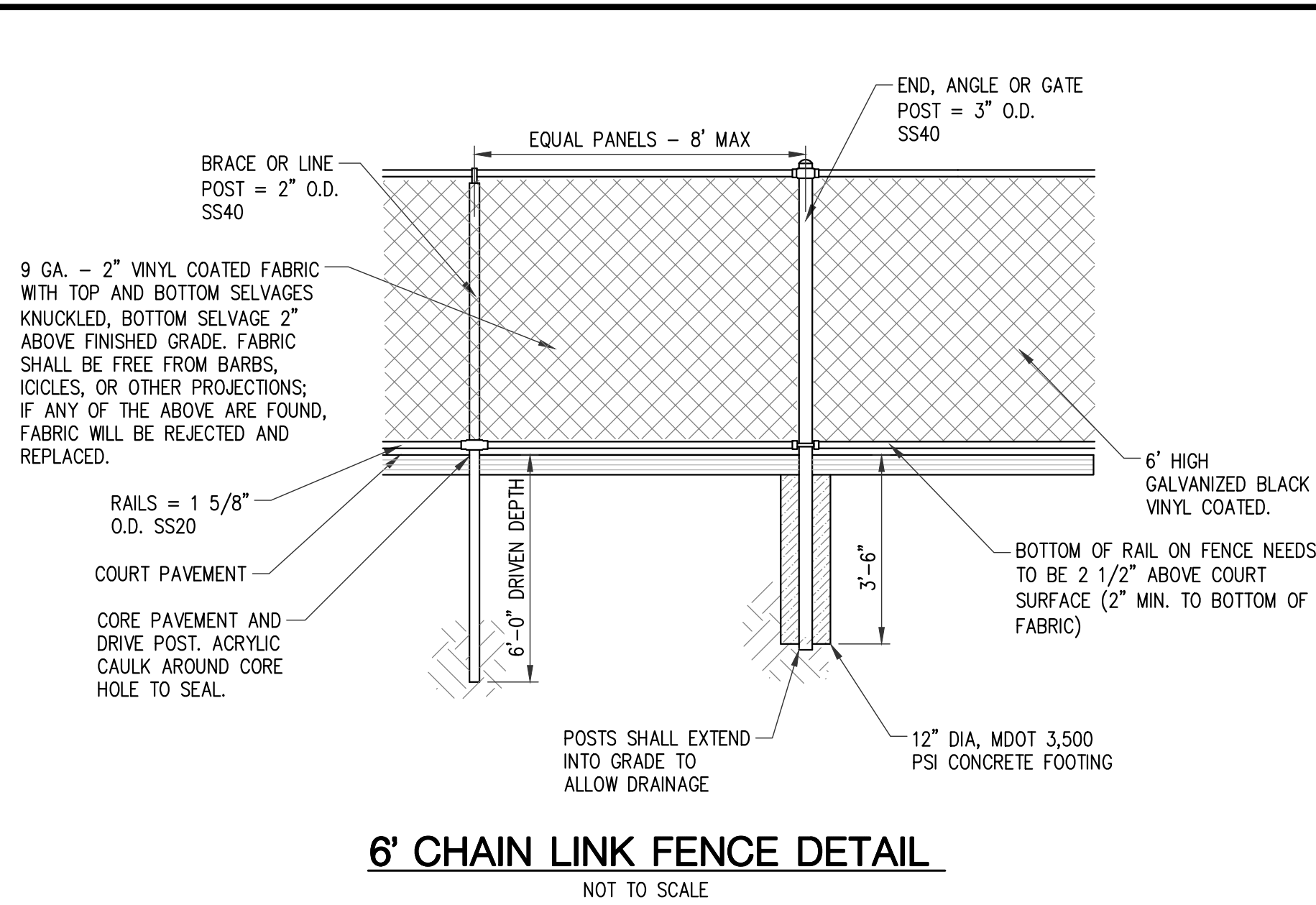
HMA PAVEMENT	RATE PER SYD	THICKNESS	PERFORMANCE GRADE	REMARKS
5EML (TOP)	165 LBS/SYD	1.5"	58-28	RAP IS NOT ALLOWED; AGGREGATE SHALL BE 100% CRUSHED LIMESTONE
3EML (LEVELING)	165 LBS/SYD	2"	58-28	RAP SHALL BE LIMITED TO TIER 1 DESIGN (17% MAX RAP BY BINDER WEIGHT)
BOND COAT 0.05 TO 0.15 GAL/SYD AGG. WEAR INDEX (AWI) SHALL BE 200 MIN FOR MAINLINE TOP COURSE				

HMA COURT APPLICATION CHART (ALTERNATE)
NOT TO SCALE

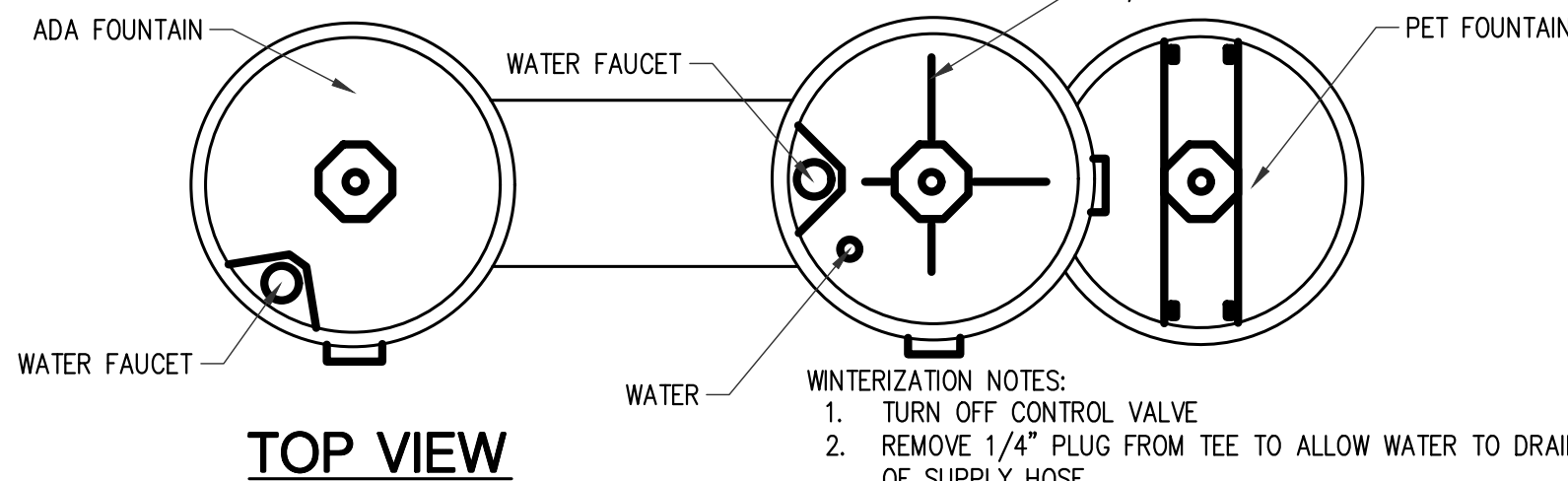
- NOTES:
- ALL DISTURBED AREAS ADJACENT TO PROPOSED CONSTRUCTION SHALL BE RESTORED WITH LIKE MATERIAL.
 - COURT SURFACE SHALL BE PAINTED USING THE PAINT SYSTEM SPECIFIED.



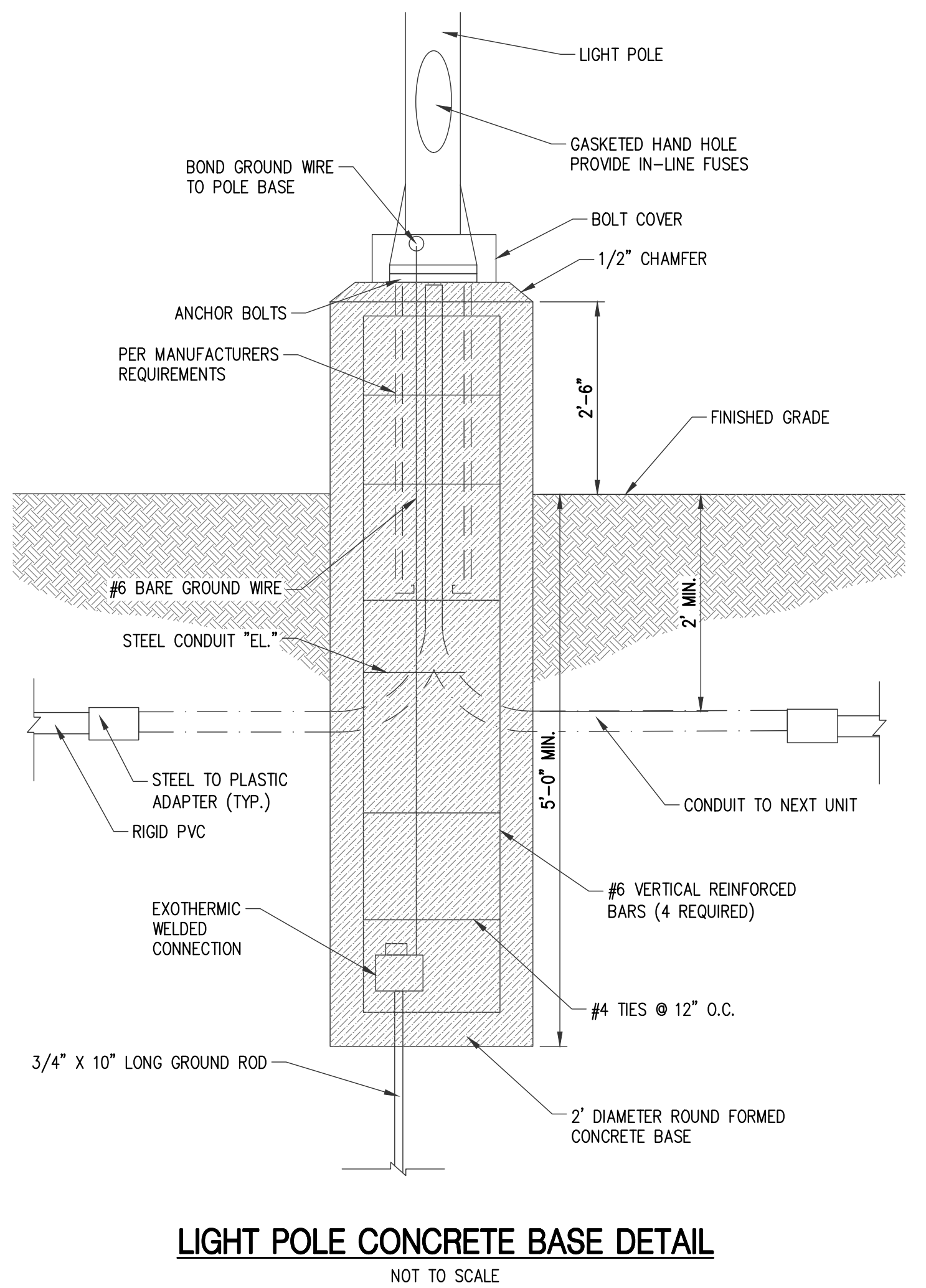
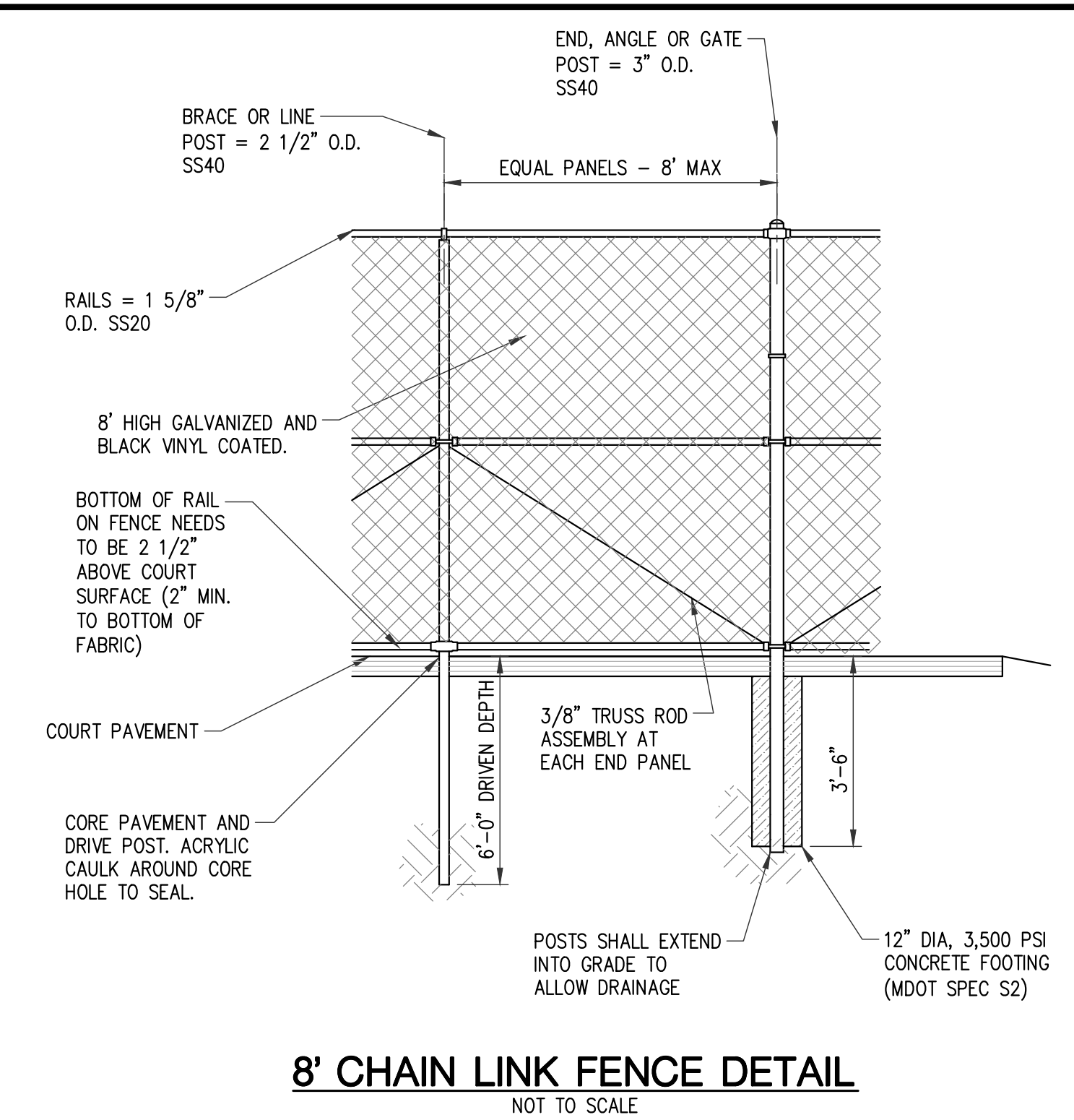
HMA COURT PAVEMENT DETAIL (ALTERNATE)
NOT TO SCALE



FRONT VIEW



PROPOSED WATER FOUNTAIN DETAIL
NOT TO SCALE



Know what's below.
Call before you dig.

PLAN SUBMITTALS AND CHANGES	
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PLAN DATE: SEPTEMBER 2025
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ROWE PROFESSIONAL SERVICES COMPANY

THE ROWE BUILDING
540 S. SAGINAW ST., SUITE 200
FLINT, MI 48502

ANN ARBOR PARKS & RECREATION
DEXTER COURT & PAVILION
ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

DETAIL SHEET

PREPARED FOR

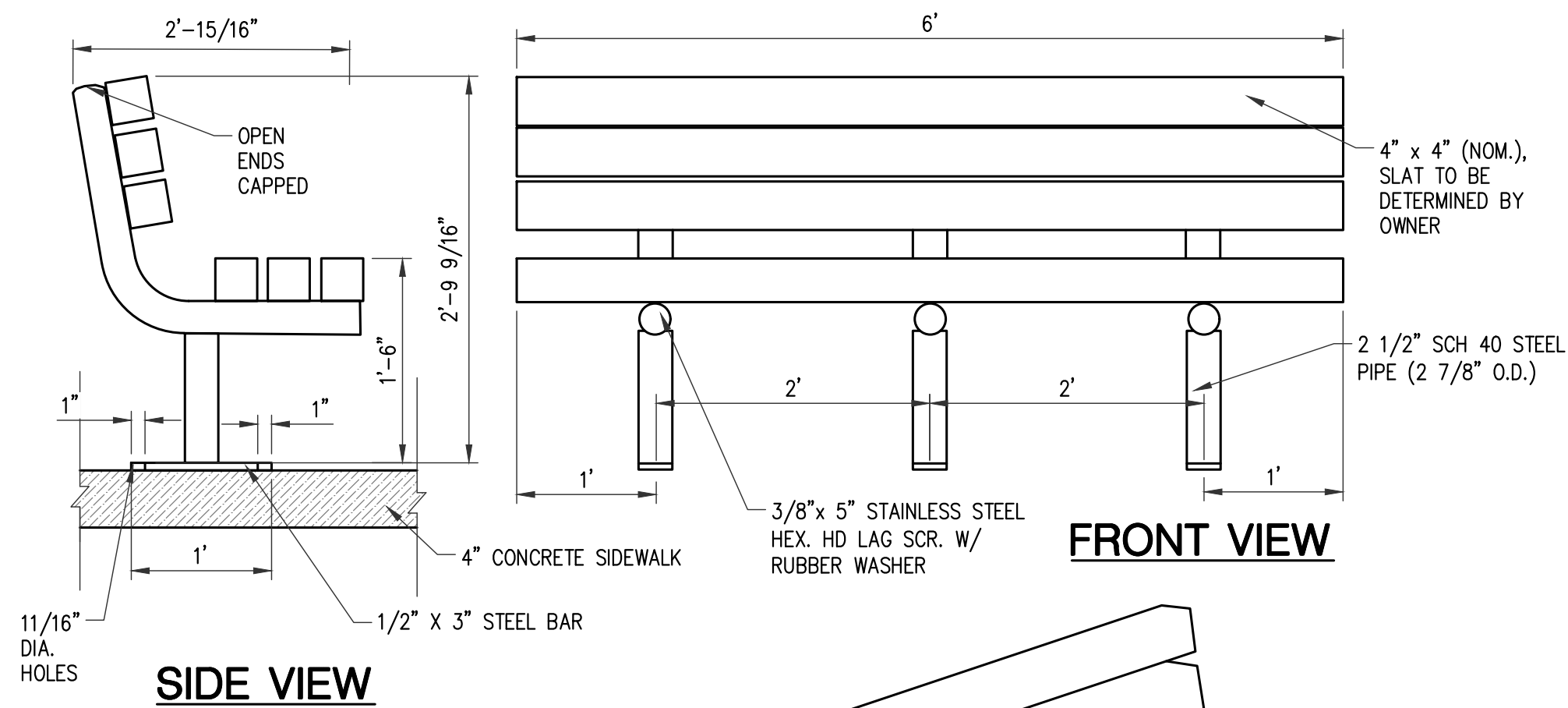
ANN ARBOR PARKS & RECREATION
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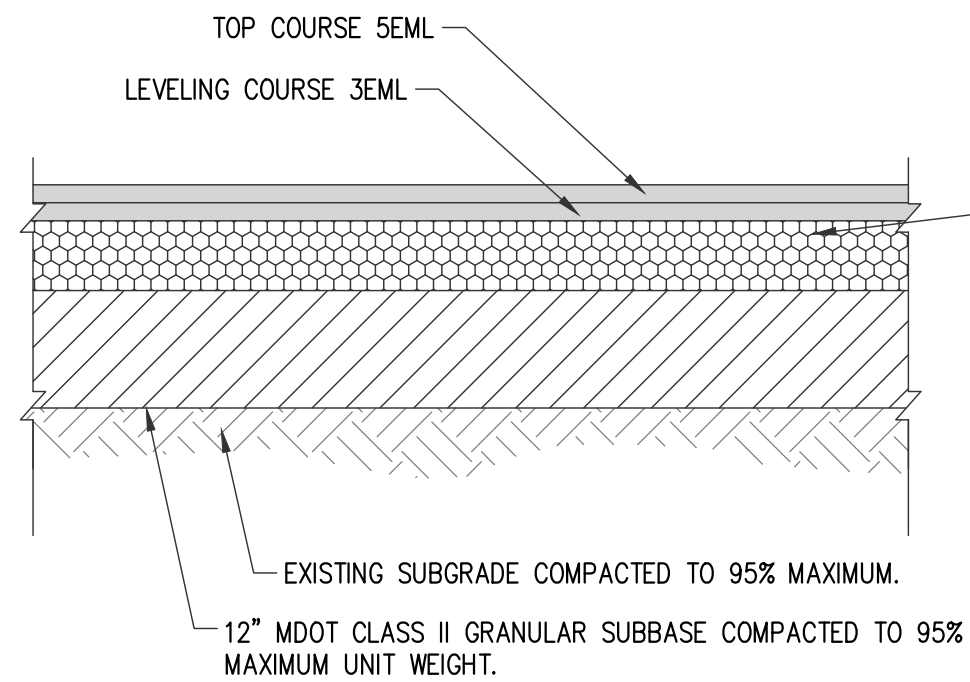
REV:

SHT# 5 OF 12
JOB No: 2300405

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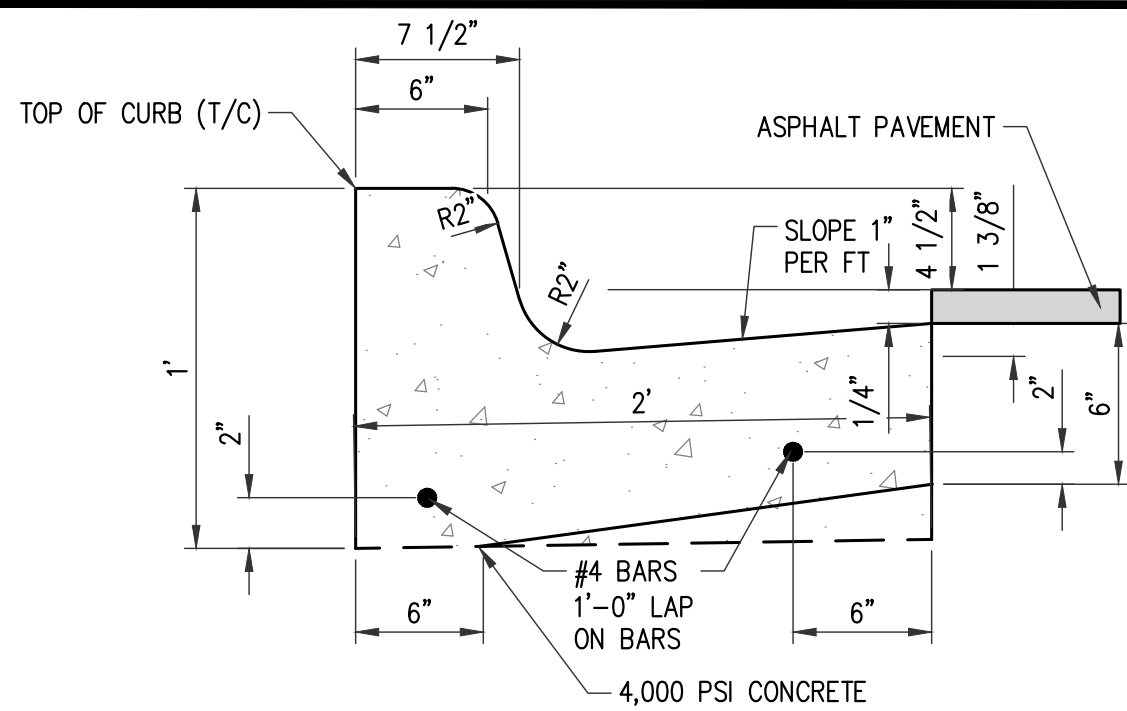
BENCH DETAIL
NOT TO SCALE



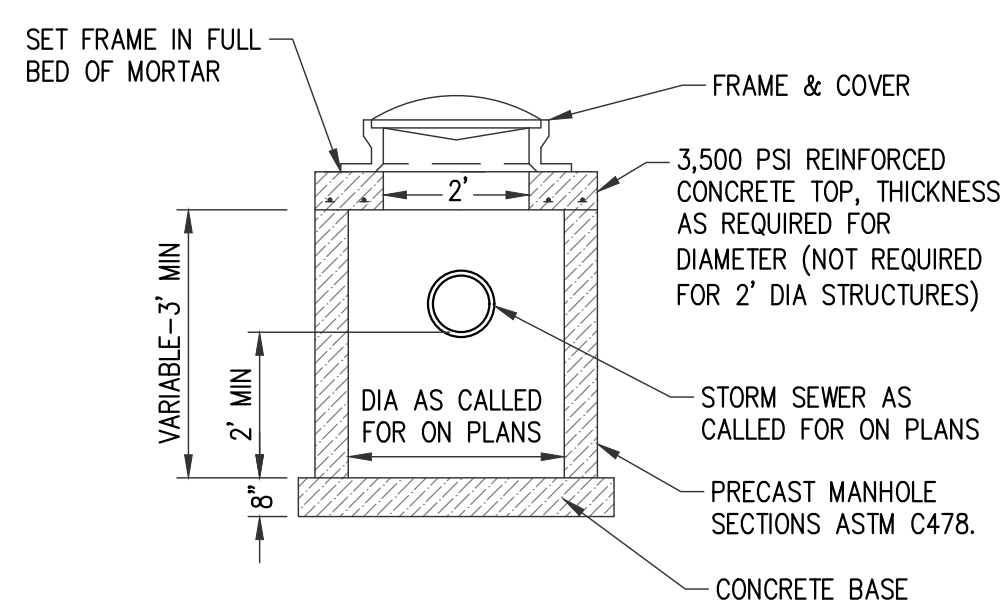
HMA APPLICATION CHART (PAVEMENT REPLACEMENT)

HMA PAVEMENT	RATE PER SYD	THICKNESS	PERFORMANCE GRADE	REMARKS
5EML (TOP)	165 LBS/SYD	2"	58-28	TIER 1 RAP IS ALLOWED
3EML (LEVELING)	330 LBS/SYD	3"	58-28	RAP SHALL BE LIMITED TO TIER 1 DESIGN (17% MAX RAP BY BINDER WEIGHT)
BOND COAT 0.05 TO 0.15 GAL/SYD AGG. WEAR INDEX (AWI) SHALL BE 200 MIN FOR MAINLINE TOP COURSE				

HMA ROAD PATCH REPLACEMENT
NOT TO SCALE



**CITY OF ANN ARBOR (SD-R-1)
CURB & GUTTER DETAIL**
NOT TO SCALE

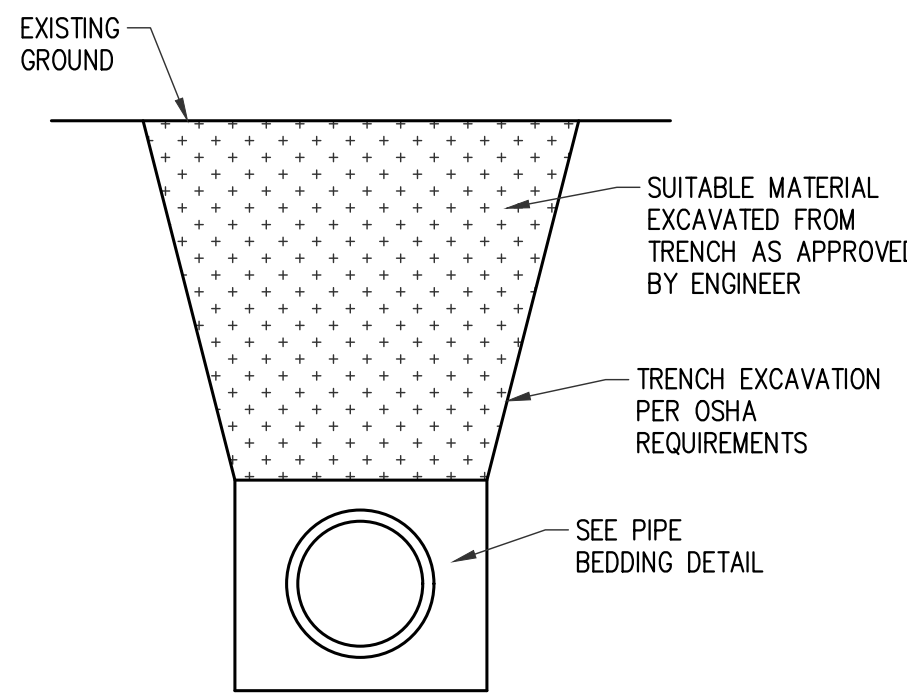


**LOW COVERAGE (FLAT TOP)
STRUCTURE DETAIL**
NOT TO SCALE

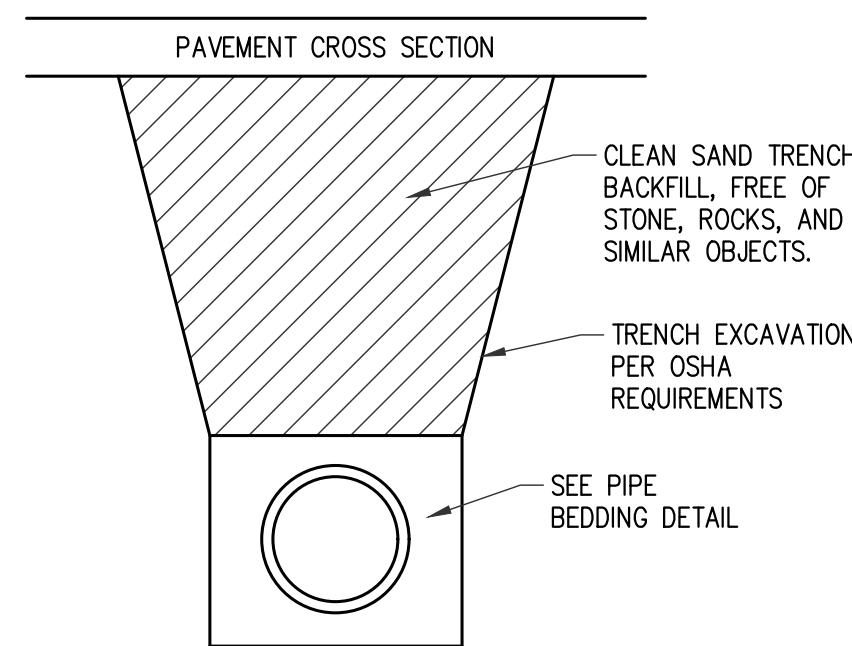
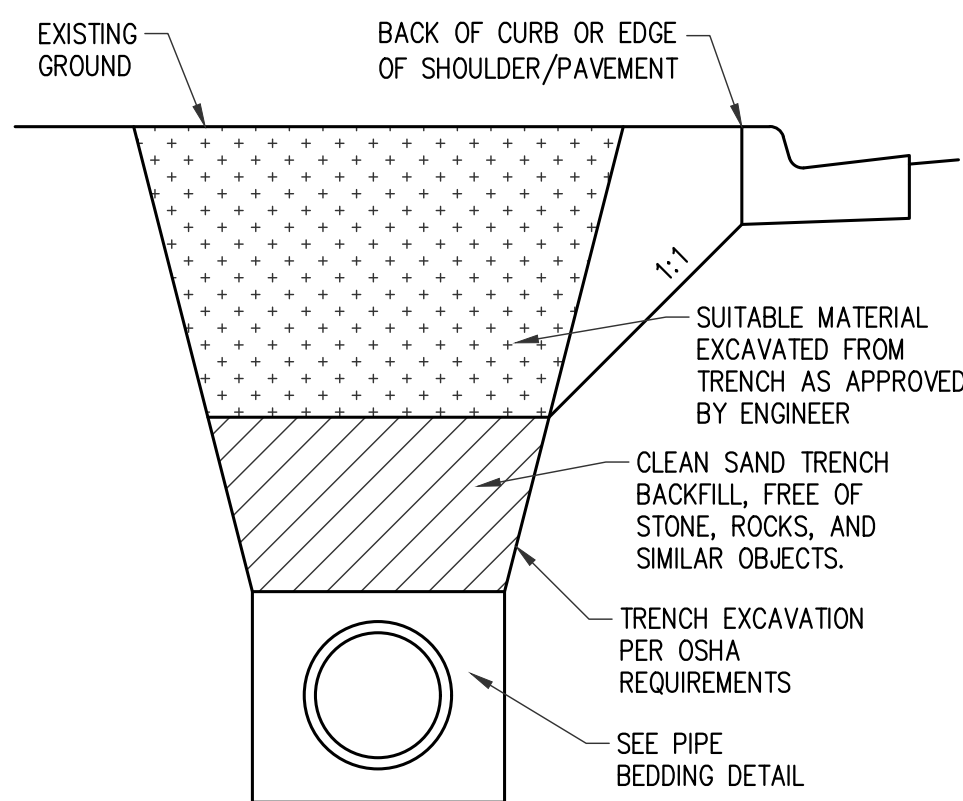
- NOTES:
- SUFFICIENT TRENCH WIDTH SHALL BE PROVIDED TO ALLOW FREE WORKING SPACE AND TO PERMIT COMPACTING THE BACKFILL AROUND THE PIPE.
 - THE FOLLOWING ARE MINIMUM TRENCH WIDTHS:

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

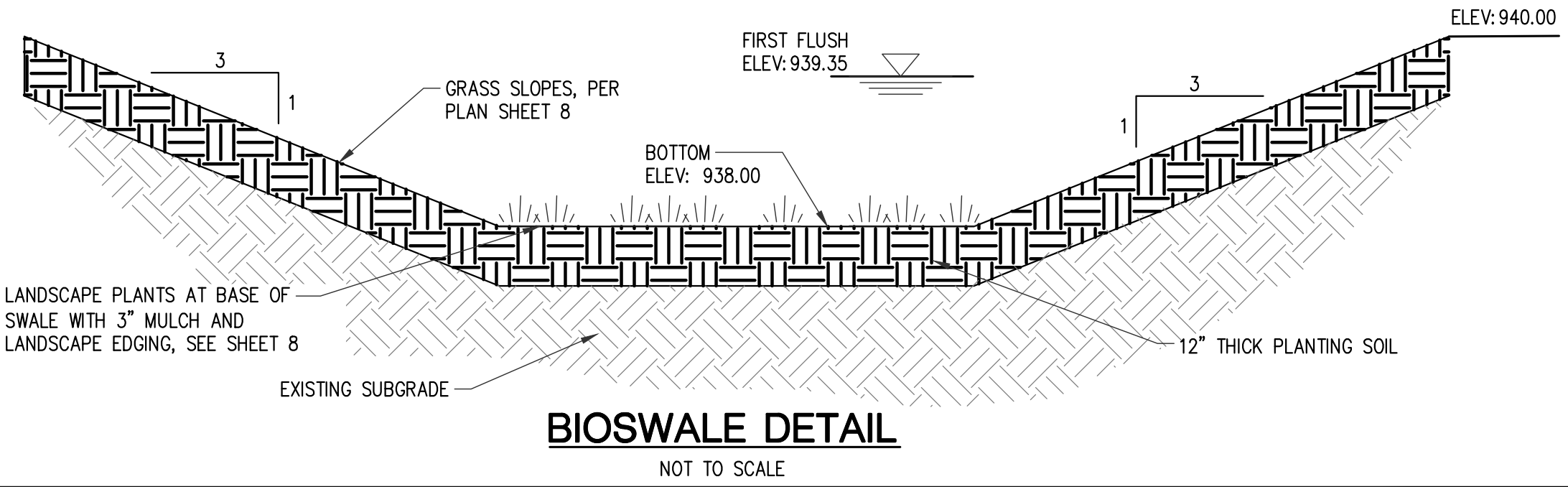


**TRENCH DETAIL A
BACKFILL DETAIL**
NOT TO SCALE

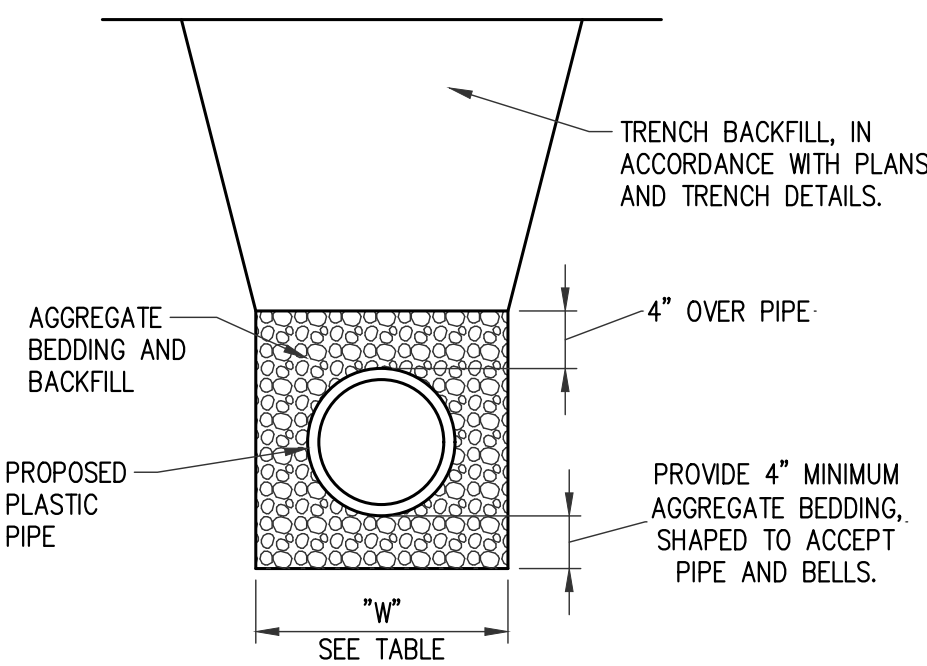


- NOTES:
- SAND SHALL BE MDOT GRANULAR MATERIAL CLASS II.
 - SAND SHALL BE COMPACTED TO 95% OF ITS MAXIMUM UNIT WEIGHT.

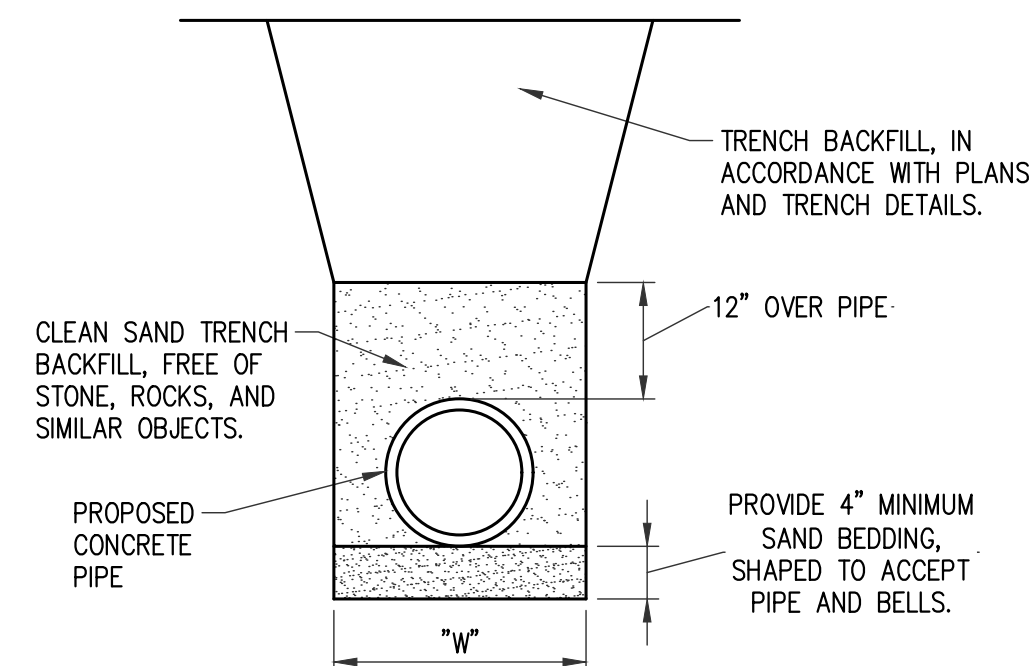
**TRENCH DETAIL B
BACKFILL DETAIL**
NOT TO SCALE



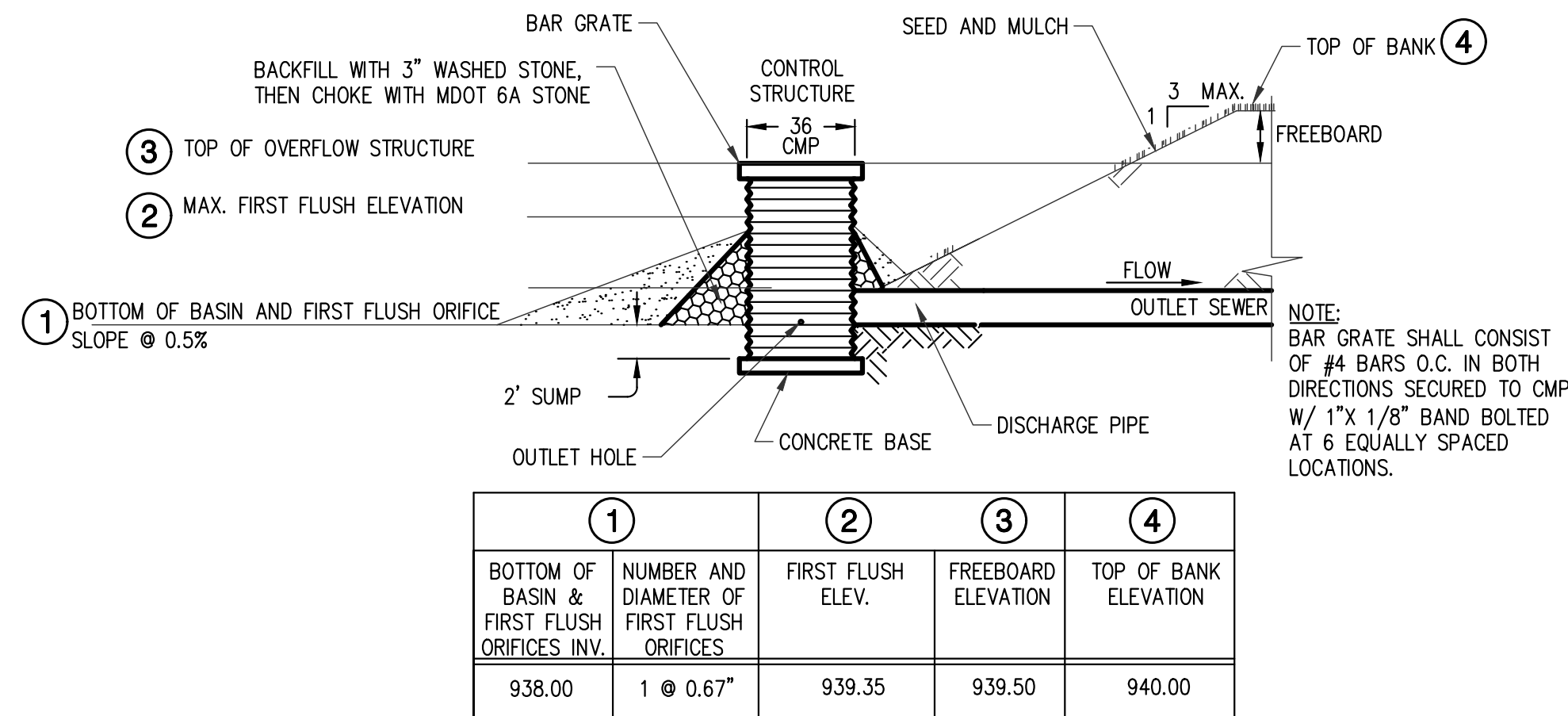
BIOSWALE DETAIL
NOT TO SCALE



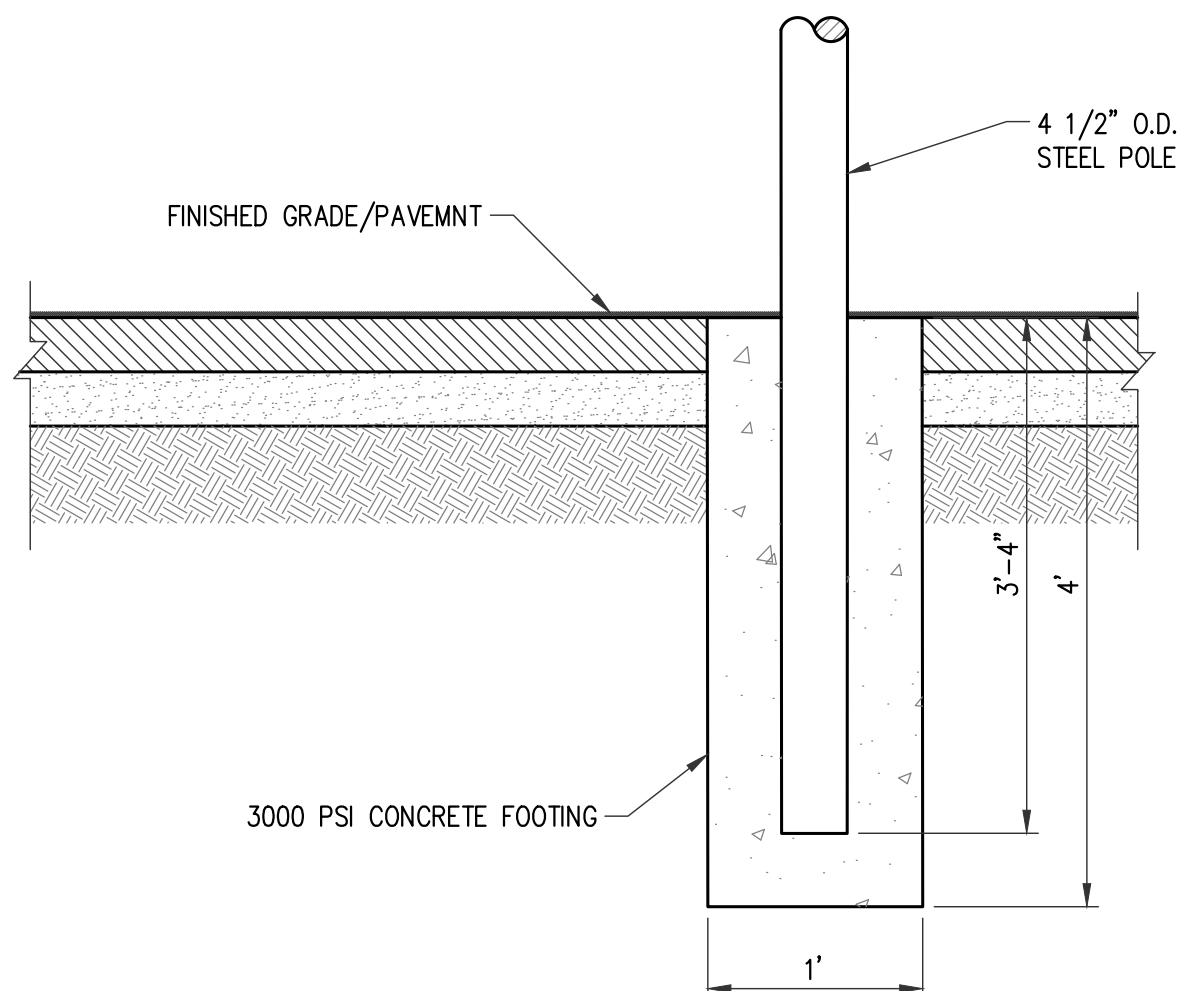
**FLEXIBLE GRAVITY PIPE
AGGREGATE BEDDING DETAIL**
NOT TO SCALE



**RIGID GRAVITY PIPE
SAND BEDDING DETAIL**
NOT TO SCALE



OUTLET CONTROL STRUCTURE AND BIOSWALE
NOT TO SCALE



BASKETBALL COURT POST FOUNDATION
NOT TO SCALE



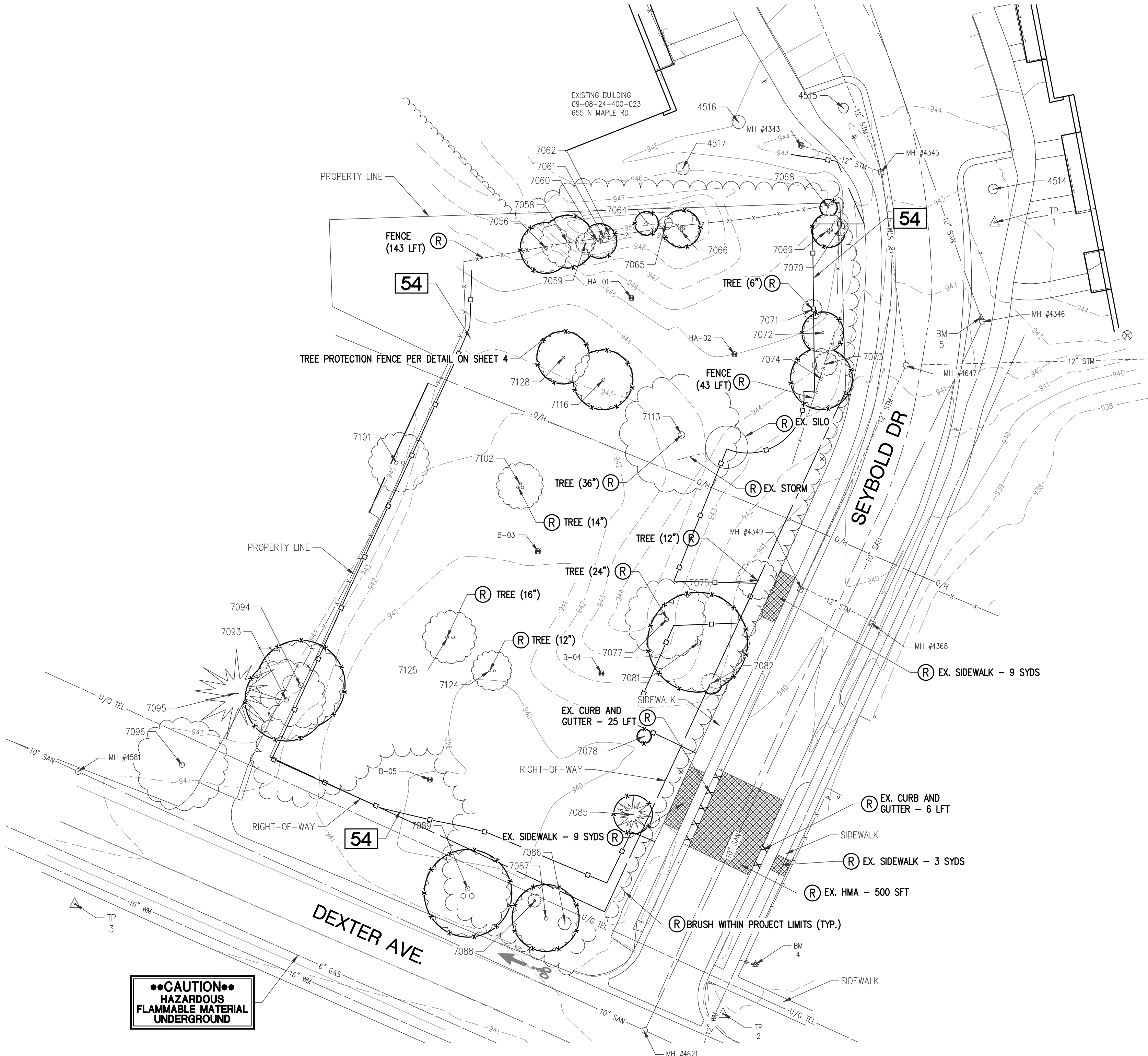
PLAN SUBMITTALS AND CHANGES	
BIDDING DOCUMENTS	
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PLAN DATE: SEPTEMBER 2025
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**ANN ARBOR PARKS & RECREATION
DEXTER COURT & PAVILION**
ANN ARBOR, WASHTENAW COUNTY, MICHIGAN
DETAIL SHEET

REV: SHT# 6 OF 12
JOB No: 2300405



MANHOLE INVENTORY:

MH# 4343
TYPE: STORM
COVER: BEEHIVE
RIM= 943.43
12" CO E INV.=937.53

MH# 4345
TYPE: STORM
COVER: CURB INLET
RIM= 943.15
12" CO NW INV.=937.25
18" CO S INV.=936.95
12" CO N INV.=937.25

MH# 4346
TYPE: SANITARY
COVER: SOLID
RIM= 942.60
10" PVC N INV.=930.95
10" PVC SW INV.=930.90

MH# 4349
TYPE: STORM
COVER: CURB INLET
RIM= 939.47
12" CO SE INV.=934.22
12" CO NE INV.=934.07

MH# 4368
TYPE: STORM
COVER: CURB INLET
RIM= 939.64
12" CO NW INV.=934.44

MH# 4581
TYPE: SANITARY
COVER: SOLID
RIM= 942.14
10" OTH NW INV.=927.99
10" OTH E INV.=927.94

MH# 4621
TYPE: SANITARY
COVER: SOLID
RIM= 940.86
10" PVC NE INV.=927.61
10" OTH NW INV.=927.11
10" OTH SE INV.=927.06

MH# 4647
TYPE: STORM
COVER: SOLID
RIM= 937.22
18" CO NW INV.=932.87
12" CO E INV.=932.72

MH# 4346
TYPE: SANITARY
COVER: BEEHIVE
RIM= 942.60
10" PVC N INV.=930.95
10" PVC SW INV.=930.90

Dexter Court and Pavilion Site for Ann Arbor Parks and Recreation						
POINT #	TAG #	DIAMETER	COMMON NAME	BOTANICAL NAME	CONDITION	NOTES
4514	4243	3"	American Elm	Ulmus americana	good	
4515	4242	3"	American Elm	Ulmus americana	good	
4516	4241	2"			fair	
4517	4240	2"	Balsam Fir	Abies balsamea	bad	half dead
7056	4203	15"	Boxelder	Acer negundo	good	
7058	4204	16"	Common Buckthorn	Rhamnus cathartica	good	
7059	4205	6"	Common Buckthorn	Rhamnus cathartica	good	
7060	4206	10"	Common Buckthorn	Rhamnus cathartica	fair	
7061	4207	3"	Boxelder	Acer negundo	ok	
7062	4208	3"	Common Buckthorn	Rhamnus cathartica	good	
7064	4209	7"	Boxelder	Acer negundo	fair	
7065	4210	4"	Common Buckthorn	Rhamnus cathartica	fair	
7066	4211	11"	Common Buckthorn	Rhamnus cathartica	good	
7068	4212	5"	Green Ash	Fraxinus pennsylvanica	good	
7069	4213	10"	Boxelder	Acer negundo	good	
7070	4214	5"	Green Ash	Fraxinus pennsylvanica	fair	
7071	4215	6"	Green Ash	Fraxinus pennsylvanica	good	
7072	4216	12"	dead	dead	bad	dead
7073	4217	7"	Green Ash	Fraxinus pennsylvanica	fair	
7074	4218	18"	Green Ash	Fraxinus pennsylvanica	good	
7075	4224	12"	Green Ash	Fraxinus pennsylvanica	good	
7077	4225	24"				
7078	4228	4"	Black Locust	Robinia pseudoacacia	good	
7081	4226	30"				
7082	4227	6"	Green Ash	Fraxinus pennsylvanica	good	
7085	4239	12"	Common Juniper	Juniperus communis	ok	
7086	4231	4"	Black Locust	Robinia pseudoacacia	good	
7087	4232	20"	Black Locust	Robinia pseudoacacia	good	
7088	4233	4"	Black Locust	Robinia pseudoacacia	good	
7089	4234	26"	Silver Maple	Acer saccharinum	fair	slight bug damage
7093	4236	24"	Silver Maple	Acer saccharinum	good	
7094	4235	26"	Silver Maple	Acer saccharinum	good	
7095	4237	28"	Norway Spruce	Picea abies	good	
7096	4238	28"	Silver Maple	Acer saccharinum	ok	tar spots
7101	4223	18"	Silver Maple	Acer saccharinum	good	
7102	4222	14"	Common Buckthorn	Rhamnus cathartica	fair	
7113	4219	36"	White Willow	Salix alba	fair	
7116	4220	18"	White Willow	Salix alba	fair	
7124	4229	12"	Black Locust	Robinia pseudoacacia	good	
7125	4230	16"	American Elm	Ulmus americana	good	
7128	4221	16"	Boxelder	Acer negundo	fair	

KEY
R - TREE SCHEDULED FOR REMOVAL
G - GRADING INSIDE DRIP LINE
LM - LAND MARK TREE (NATURAL FEATURES SECTION OF THE CITY OF ANN ARBOR DEVELOPMENT STANDARDS)

REMOVAL NOTES

1. CONTRACTOR SHALL REMOVE ALL STUMPS, ROOTS, VINES AND DEBRIS DURING TREE REMOVALS. AREA SHOULD BE CLEAR PRIOR TO GRADING FOR CONSTRUCTION.

BENCHMARK DATA TABLE

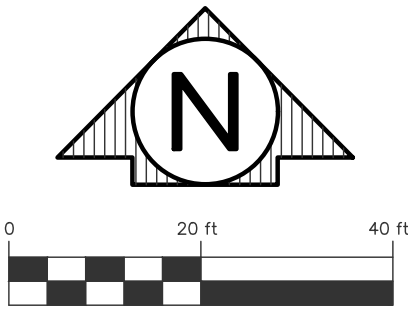
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM 4	287035	13281545	943.28	TURN ARROW ON TOP OF THE WATER HYDRANT, ± 3 FEET WEST TO WATER VALVE, ±6 FEET SOUTH OF THE EDGE OF SIDEWALK
BM 5	287232	13281613	942.63	CHISELED 1 BY 1 SQUARE IN THE NORTHERLY RIM OF SANITARY MANHOLE, ± 5 FEET WEST TO THE BACK OF CURB, ± 20 FEET NORTH TO A SINGLE POST SIGN, ± 4 FEET EAST TO THE WEST EDGE OF SIDEWALK.

TRAVERSE POINT DATA TABLE

NUMBER	NORTHING	EASTING	DESCRIPTION
TP 1	287260.4760	13281617.5550	SET 1/2" IRON ROD WITH ROWE TRAVERSE CAP, ± 10 FEET SOUTHWEST TO A SIGN POST, ± 38 FEET NORTH WEST TO A CURB INLET, ± 5 FEET EAST TO THE WESTERLY EDGE OF SIDEWALK, ± 10 FEET NORTH TO A 4 INCH TREE.
TP 2	287020.2330	13281535.1330	SET 1/2" IRON ROD WITH ROWE TRAVERSE CAP, ± 40 FEET EAST OF THE CENTERLINE OF SEYBOLD DRIVE, ± 25 FEET SOUTH OF THE WATER HYDRANT, ± 12 FEET WEST OF THE 3 INCH TREE, ± 5 FEET SOUTH OF THE BACK OF CURB.
TP 3	287053.6160	13281338.3080	SET 1/2" IRON ROD WITH ROWE TRAVERSE CAP, ± 22 FEET NORTH TO THE CENTERLINE OF DEXTER ROAD, ± 22 FEET EAST TO THE MAIL BOX, ± 15 FEET WEST TO THE 4 INCH TREE, ± 7.5 FEET SOUTH TO THE STUMP.

NOTES:

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



PLAN SUBMITTALS AND CHANGES	
BIDDING DOCUMENTS	
DATE	DESCRIPTION
12/20/2024	ISSUED FOR BIDS

PREPARED FOR

ANN ARBOR PARKS & RECREATION
DEXTER COURT & PAVILION
ANN ARBOR, WASHTENAW COUNTY, MICHIGAN
REMOVAL SHEET

PLAN DATE: SEPTEMBER 2025

PROJECT MGR: DRS

REVIEWER: AJW

SCALE: 1" = 20'

O: (810) 341-7500
F: (810) 341-7573
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LANDSCAPING LEGEND

PROPOSED NATIVE PLANTINGS
(SEE PLANT SCHEDULE)

PROPOSED LOWLAND SEEDING

TREE PROTECTION FENCE PER DETAIL ON SHEET 4

PROPOSED CONSTRUCTION
ACCESSIBLE GRILL
(TYP. OF 2)

PROPOSED CONSTRUCTION
CHAIN LINK FENCE, 6' HT
BLACK VINYL COATED

PROPOSED CONSTRUCTION
SOLAR LIGHTING PER SPECIFICATIONS
(TYP. OF 8) AND DETAIL ON SHEET 5

PROPOSED CONSTRUCTION
CONCRETE SIDEWALK PER
DETAIL ON SHEET 4

PROPOSED CONSTRUCTION
(16) T

PROPOSED CONSTRUCTION
BASKETBALL COURT (POST TENSION CONCRETE
- BASE BID) PER DETAIL ON SHEET 4 (HMA
ALTERNATE PER DETAIL ON SHEET 5

PROPOSED CONSTRUCTION
CHAIN LINK FENCE, 6' HT
BLACK VINYL COATED PER
DETAIL ON SHEET 5

PROPOSED CONSTRUCTION
STORMWATER PLAN AND
STRUCTURE INFORMATION
ON THIS SHEET

PROPOSED CONSTRUCTION
(2) L

DEXTER AVE.

SEYBOLD DR

••CAUTION••
HAZARDOUS
FLAMMABLE MATERIAL
UNDERGROUND

PROPOSED CONSTRUCTION
120' OF 12" STORM SEWER @ 1.0% FROM
OCS TO EXISTING CATCH BASIN #4349.
UPSTREAM INV. @ OCS = 937.00
DOWNSTREAM INV. @ #4349 = 935.80

LANDSCAPE NOTES:

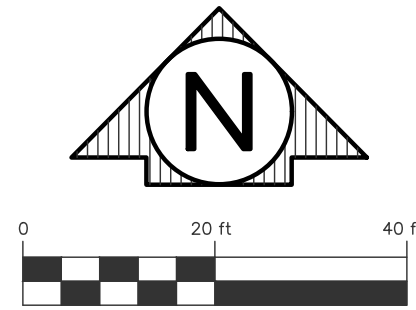
- ALL LANDSCAPE MATERIALS SHALL BE HEALTHY AT THE TIME OF INSTALLATION.
- CONTRACTOR SHALL SUPPLY FINISH GRADE AND EXCAVATE AS NECESSARY TO SUPPLY A MINIMUM 6" TOPSOIL DEPTH IN ALL PLANTING BEDS AND 3" TOPSOIL (SEED, FERTILIZER AND MULCH PER SPECIFICATIONS) IN ALL LAWN AREAS UNLESS NOTED OTHERWISE.
- ALL TOPSOIL SHALL BE IMPORTED AND SCREENED. EXISTING TOPSOIL MAY ONLY BE REUSED IF APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANTS TO BE IN A HEALTHY CONDITION FOR A PERIOD OF TWO YEARS FOLLOWING ACCEPTANCE. CONTRACTOR SHALL REPLACE WITHOUT COST TO THE OWNER ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE OWNER'S REPRESENTATIVE DURING AND AT THE END OF THE GUARANTEE PERIOD.
- ALL PLANTINGS SHALL CONFORM TO ANSI 260.1 OR CURRENT EDITION.
- ALL EXCESS EXCAVATED MATERIALS AND DEBRIS WHICH ARE NOT ACCEPTED FOR DISPOSAL ON SITE BY THE OWNER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF LEGALLY OFF SITE.
- ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING ON LAWN AREAS OR AROUND TREES & SHRUBS.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY MATERIAL NOT MEETING SPECIFICATIONS.
- THE CONTRACTOR SHALL PLACE 3" OF SHREDDED BARK MULCH AROUND TREES PER DETAILS.

CONSTRUCTION NOTES

- THE CONTRACTOR SHALL MAKE MODIFICATIONS TO THE LOCATION OF THE PROPOSED IMPROVEMENTS AS NECESSARY TO AVOID CONFLICT WITH EXISTING UTILITIES AND LANDSCAPING. ALL MODIFICATIONS SHALL BE REVIEWED WITH THE OWNER PRIOR TO PERFORMING THE WORK.
- ALL WORK SHALL BE COORDINATED WITH THE OWNER PRIOR TO THE START OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE A DETAILED CONSTRUCTION SEQUENCE FOR APPROVAL PRIOR TO STARTING.
- ALL DISTURBED AREAS SHALL BE RESTORED AND ESTABLISHED WITH TURF.
- ANY DAMAGED VEGETATION OR OTHER FEATURES NOT IDENTIFIED FOR REMOVAL WILL BE REPLACED IN-KIND AS APPROVED BY OWNER AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR TO COORDINATE WITH THE DEPARTMENT OF PUBLIC WORKS TO OPEN-CUT SEYBOLD DR. CITY TO INSTALL CURB STOP AND BOX ALONG WITH TAP TO THE MAIN.
- CONTRACTOR WILL NEED TO INSTALL DRINKING FOUNTAIN.
- CITY DEPARTMENT OF PUBLIC WORKS WILL MAKE TAP INTO SANITARY LINE; CONTRACTOR RESPONSIBLE FOR COORDINATING TRENCHING, SANITARY LINE, CONNECTING TO DRINKING FOUNTAIN AND TESTING.
- MATCH PROPOSED PAVEMENT AREAS FLUSH WITH EXISTING PAVEMENT.
- SEE SESC SHEET 11 FOR SESC MEASURES AND OTHER INFORMATION.

PLANT SCHEDULE					
SYM	KEY	BOTANICAL NAME	COMMON NAME	NOTES	QUANTITY
	L	LIRIODENDRON TULIPIFERA	TULIP TREE	#1 GAL CONT. 8' HT.	2
	T	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	B & B 6' HT.	16

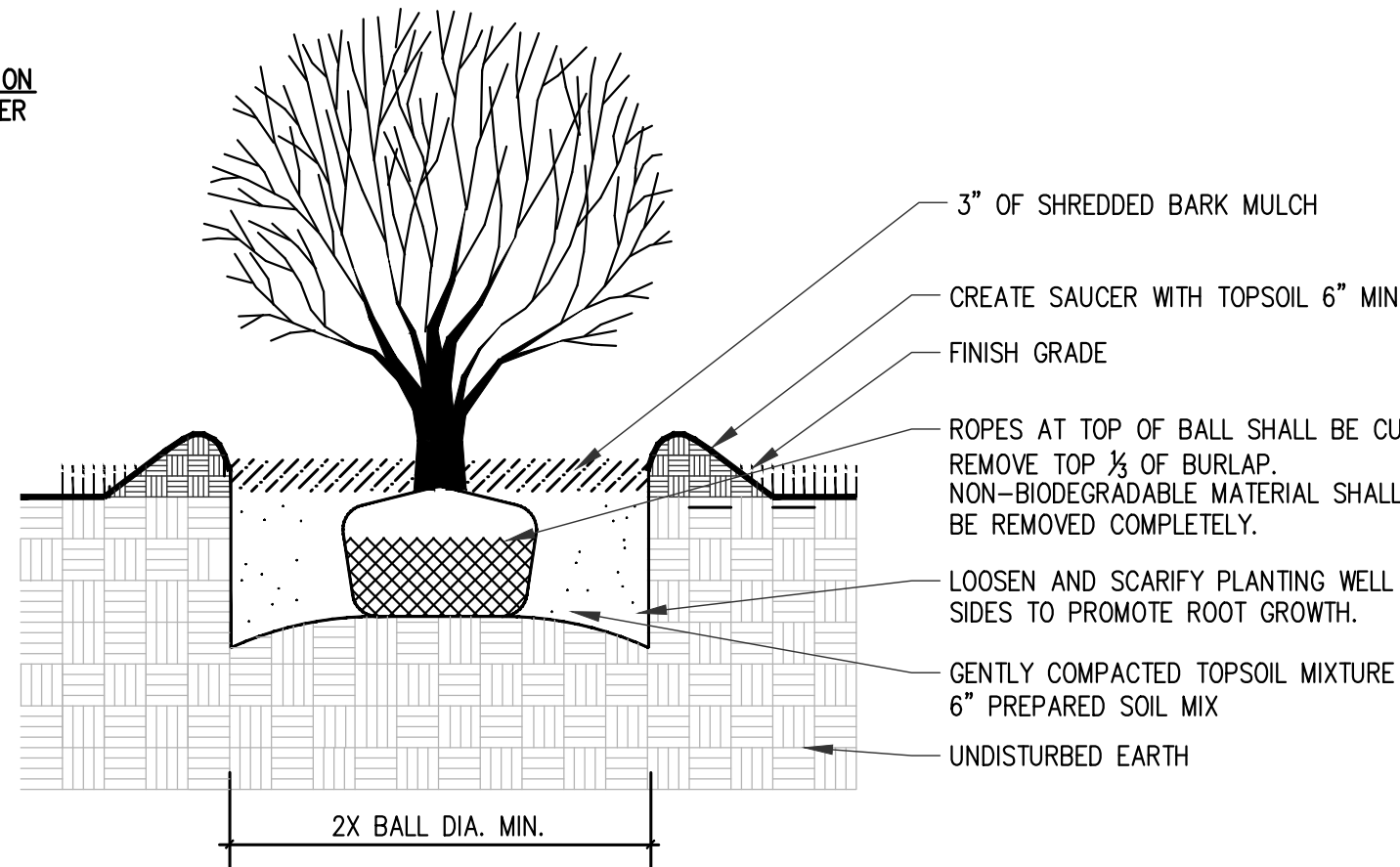
PLANT SCHEDULE			
BOTANICAL NAME	COMMON NAME	NOTES	QUANTITY
ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	NO. 1 CONT.	7 @ 36" SPACING
CAREX VULPINOIDEA	FOX SEDGE	NO. 1 CONT.	7 @ 36" SPACING
COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	NO. 1 CONT.	7 @ 36" SPACING
ECHINACEA PURPUREA	PURPLE CONEFLOWER	NO. 1 CONT.	7 @ 36" SPACING
SALVIA X SUPERBA 'MAINACHT'	MAY NIGHT SALVIA	NO. 1 CONT.	7 @ 36" SPACING
SEDUM X 'AUTUM JOY'	AUTUMN JOY SEDUM	NO. 1 CONT.	7 @ 36" SPACING



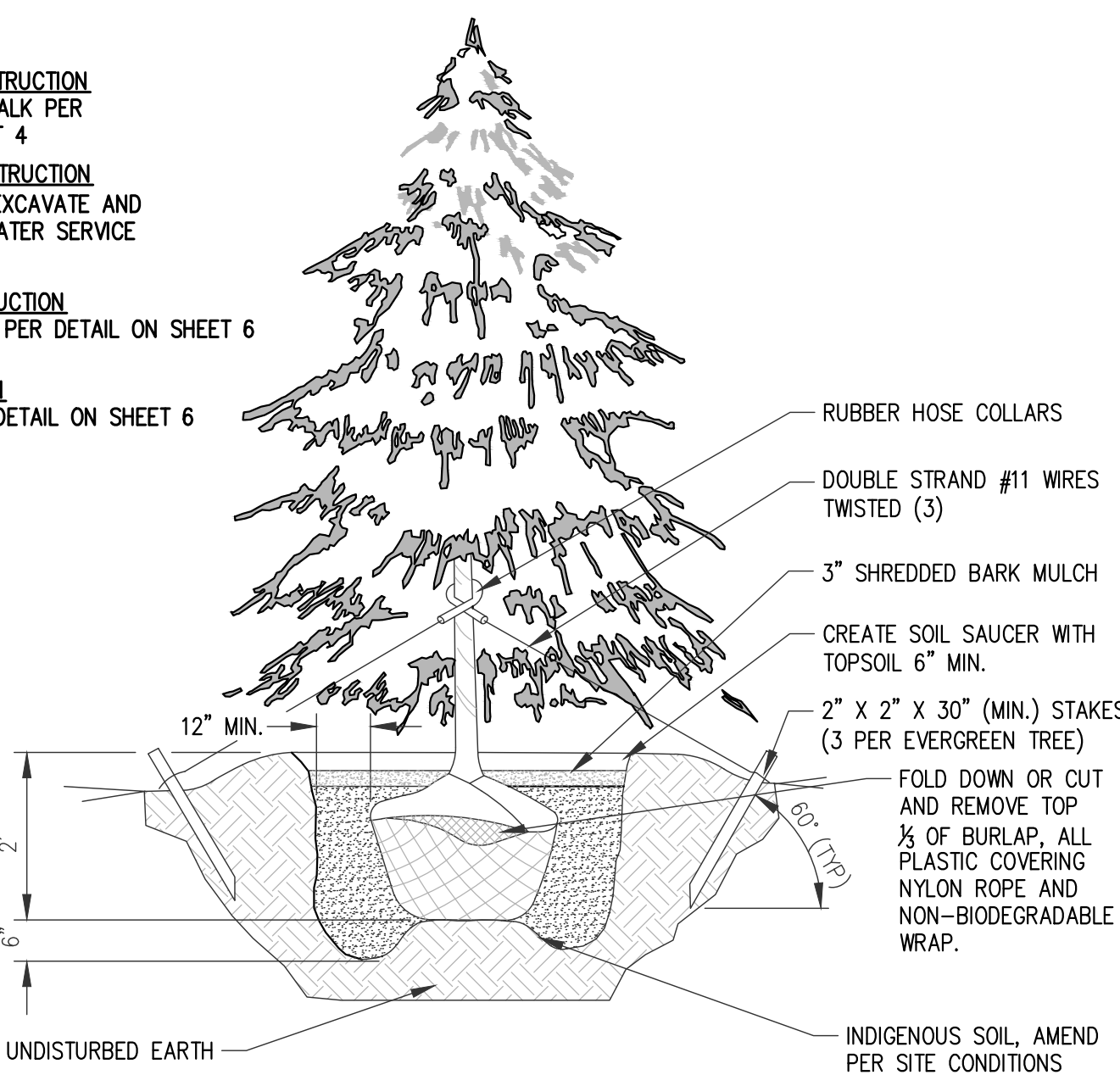
PROPOSED STORM SEWER STRUCTURE TABLE						
STRUCT NO.	DIA.	COVER TYPE	RIM ELEVATION	INVERT	NORTHING	EASTING
EX 4349	N/A	N/A	RIM=939.47	12" 934.82 W (PR) 12" 934.22 SE (EX) 12" 934.07 NE (EX)	287149.06	13281558.71
OCS	36"	BAR GRATE	RIM=939.50	12" 936.00 NE (PR)	287077.44	13281483.14
1	48"	B	RIM=944.00	12" 935.28 SW (PR) 12" 935.28 E (PR)	287142.73	13281513.38

PROPOSED STORM SEWER PIPE TABLE					
PIPE NUMBER	DIAMETER	TOTAL LENGTH	SLOPE	TRENCH DETAIL A (T.D. A)	TRENCH DETAIL B (T.D. B)
STM 1-4349	12"	46'	1.00%	32'	14'
STM OCS-1	12"	72'	1.00%	55'	17'

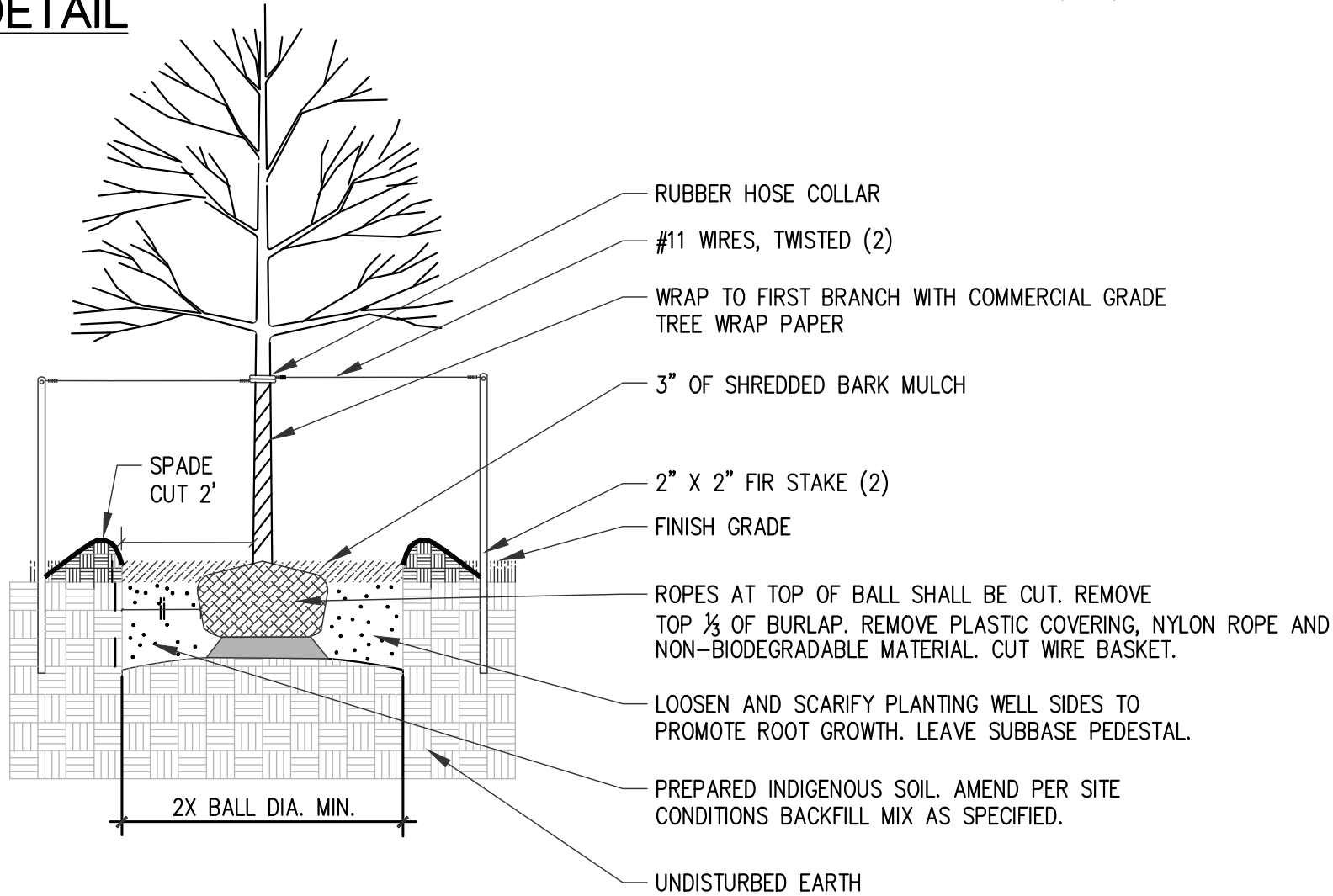
SEE SHEET 6 FOR OUTLET CONTROL STRUCTURE (OCS) DETAIL



SHRUB PLANTING DETAIL
NOT TO SCALE



TYPICAL EVERGREEN PLANTING DETAIL
NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



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DEXTER COURT & PAVILION

ANN ARBOR, WASHTENAW COUNTY, MICHIGAN
SITE PLAN SHEET

REV:

SHT# 8 OF 12
JOB No: 2300405

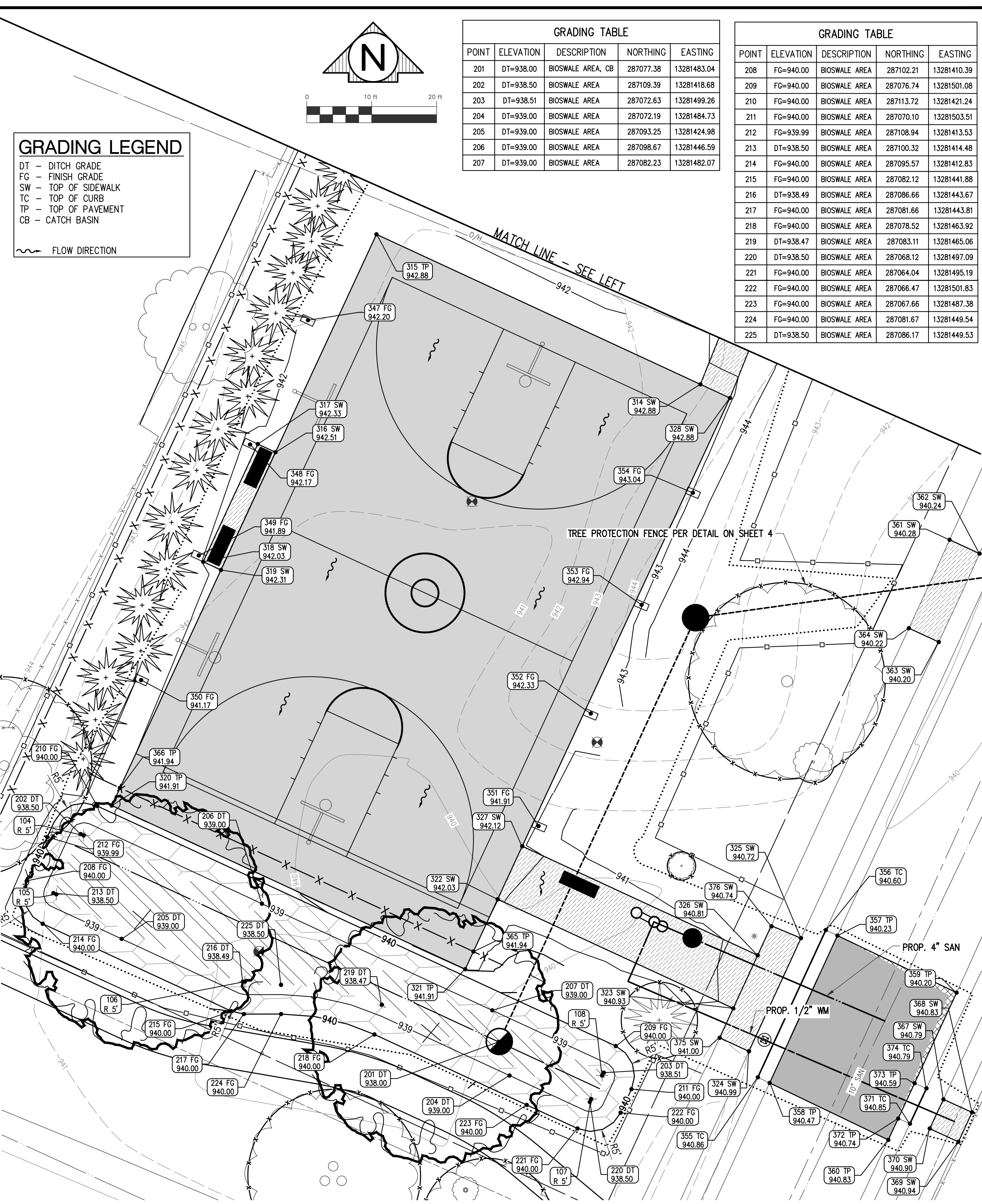
GRADING TABLE				
POINT	ELEVATION	DESCRIPTION	NORTHING	EASTING
301	SW=944.25	MATCH EXISTING	287275.87	13281572.37
302	SW=944.46	SPRING POINT	287275.87	13281558.37
303	SW=944.86	SPRING POINT	287258.37	13281540.87
304	SW=944.55		287239.63	13281540.87
305	SW=944.38		287238.85	13281505.88
306	SW=944.35		287235.85	13281505.95
307	SW=944.20	SPRING POINT	287235.63	13281495.95
308	SW=944.06	SPRING POINT	287221.63	13281496.26
309	SW=944.21		287221.85	13281506.26
310	SW=944.18		287218.85	13281506.33
311	SW=944.27		287219.25	13281524.05
312	SW=943.98	SPRING POINT	287207.43	13281524.31
313	SW=943.69	SPRING POINT	287201.53	13281523.25
314	SW=942.88	TP	287178.70	13281514.13
315	TP=942.88		287201.81	13281464.23
316	SW=942.51	SEATING AREA	287168.23	13281448.68
317	SW=942.33	SEATING AREA	287169.49	13281445.96
318	SW=942.03	SEATING AREA	287151.35	13281437.55
319	SW=942.31	SEATING AREA	287150.09	13281440.27
320	TP=941.91		287113.79	13281423.46
321	TP=941.91		287088.57	13281477.91
322	SW=942.03	TP	287099.35	13281482.90
323	SW=940.93		287082.55	13281519.18
324	SW=940.99		287075.92	13281521.60
325	SW=940.72		287093.36	13281529.62
326	SW=940.81		287090.73	13281522.94
327	SW=942.12	TP	287107.52	13281486.68
328	SW=942.88	TP	287176.59	13281518.67
329	SW=943.73	SPRING POINT	287199.68	13281527.89
330	SW=944.03	SPRING POINT	287207.65	13281529.31

GRADING TABLE				
POINT	ELEVATION	DESCRIPTION	NORTHING	EASTING
331	SW=944.29		287219.36	13281529.05
332	SW=944.34		287219.58	13281539.03
333	SW=944.29	SPRING POINT	287214.58	13281539.14
334	SW=944.25		287208.21	13281535.26
335	SW=944.14		287201.32	13281542.43
336	SW=944.29		287208.47	13281549.25
337	SW=944.32	SPRING POINT	287214.69	13281545.14
338	SW=944.37		287219.72	13281545.02
339	SW=944.38		287219.75	13281546.32
340	SW=944.58		287239.74	13281545.87
341	SW=944.79		287257.12	13281545.87
342	SW=944.79	SPRING POINT	287258.37	13281545.87
343	SW=944.38	SPRING POINT	287270.87	13281558.37
344	SW=944.15	MATCH EXISTING	287270.87	13281575.44
345	SW=944.70		287257.25	13281551.87
346	SW=944.47		287219.88	13281552.32
347	FG=942.20	CONCRETE FOOTING FOR LIGHTING	287168.58	13281453.69
348	FG=942.17	CONCRETE FOOTING FOR LIGHTING	287169.42	13281444.76
349	FG=941.89	CONCRETE FOOTING FOR LIGHTING	287152.33	13281436.86
350	FG=941.17	CONCRETE FOOTING FOR LIGHTING	287133.12	13281427.99
351	FG=941.91	CONCRETE FOOTING FOR LIGHTING	287110.64	13281489.19
352	FG=942.33	CONCRETE FOOTING FOR LIGHTING	287127.97	13281497.24
353	FG=942.94	CONCRETE FOOTING FOR LIGHTING	287144.73	13281505.07
354	FG=943.04	CONCRETE FOOTING FOR LIGHTING	287161.99	13281512.96
355	TC=940.86	MATCH EXISTING	287071.92	13281522.97
356	TC=940.60	MATCH EXISTING	287094.62	13281533.44
357	TP=940.23	MATCH EXISTING	287093.76	13281535.23
358	TP=940.47	MATCH EXISTING	287071.05	13281524.78
359	TP=940.20	MATCH EXISTING	287084.96	13281553.58
360	TP=940.83	MATCH EXISTING	287062.28	13281543.06

GRADING TABLE				
POINT	ELEVATION	DESCRIPTION	NORTHING	EASTING
361	SW=940.28		287154.75	13281552.50
362	SW=940.24		287152.61	13281557.11
363	SW=940.20		287138.99	13281550.84
364	SW=940.22		287141.12	13281546.24
365	TP=941.94	CHAINLINK FENCE	287091.30	13281479.17
366	TP=941.94	CHAINLINK FENCE	287116.51	13281424.72
367	SW=940.79	REPLACEMENT	287068.53	13281551.56
368	SW=940.83	REPLACEMENT	287066.52	13281555.96
369	SW=940.94	REPLACEMENT	287061.98	13281553.86
370	SW=940.90	REPLACEMENT	287064.03	13281549.45
371	TC=940.85	MATCH EXISTING	287064.78	13281546.40
372	TP=940.74	MATCH EXISTING	287065.56	13281544.58
373	TP=940.59	MATCH EXISTING	287071.01	13281547.11
374	TC=940.79	MATCH EXISTING	287070.22	13281548.94
375	SW=941.00		287078.01	13281517.09
376	SW=940.74		287095.19	13281525.07

RADIUS POINTS			
POINT	DESCRIPTION	NORTHING	EASTING
101	15' RADIUS POINT (SW)	287207.10	13281509.32
102	7' RADIUS POINT (SW)	287208.32	13281542.25
103	17' RADIUS POINT (SW)	287258.87	13281557.87
104	5' RADIUS POINT (DT)	287109.18	13281419.13
105	5' RADIUS POINT (DT)	287100.11	13281414.93
106	5' RADIUS POINT (DT)	287086.66	13281443.97

RADIUS POINTS			
POINT	DESCRIPTION	NORTHING	EASTING
107	5' RADIUS POINT (DT)	287068.57	13281497.30
108	5' RADIUS POINT (DT)	287072.20	13281498.98



Know what's below.
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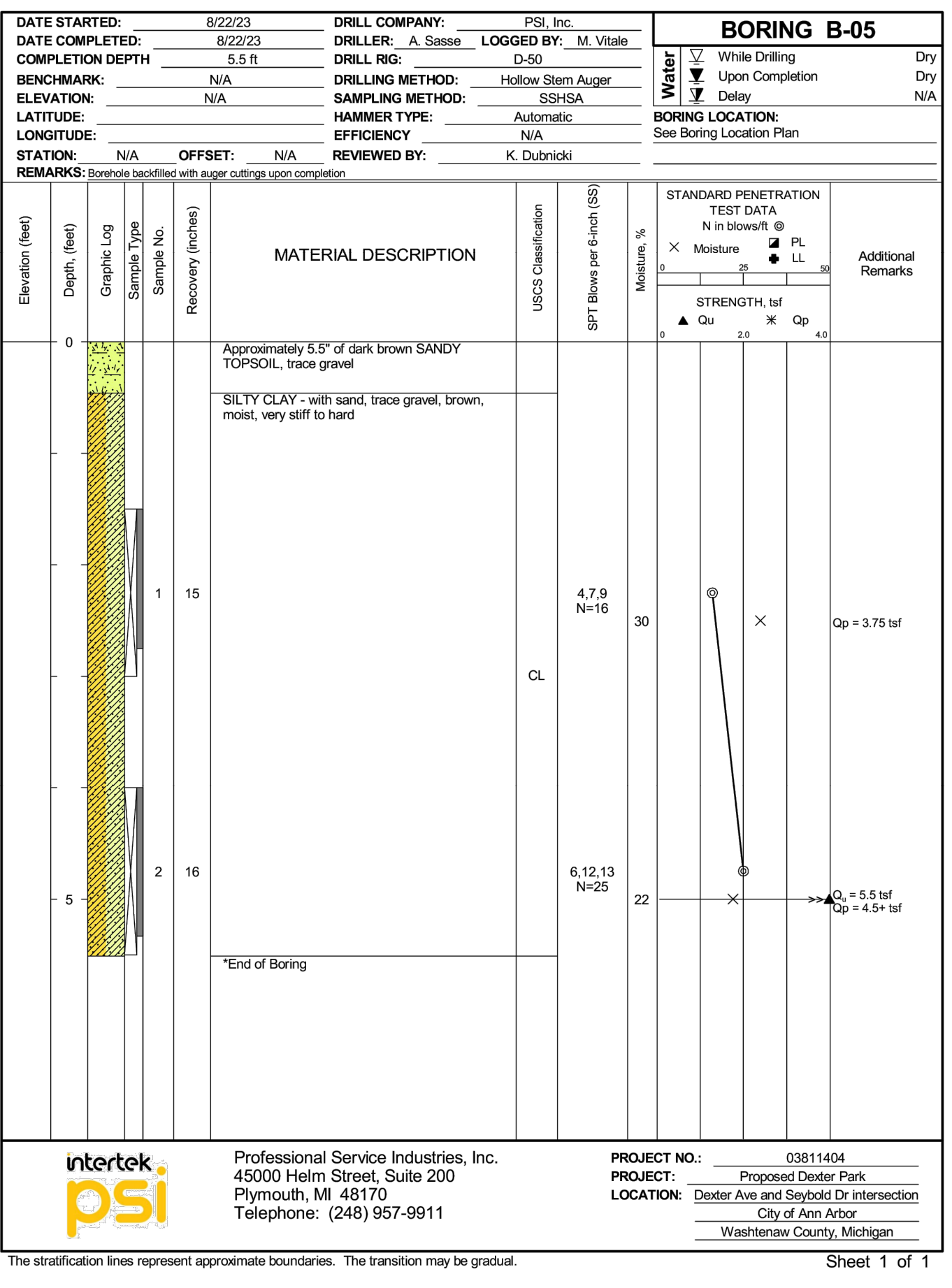
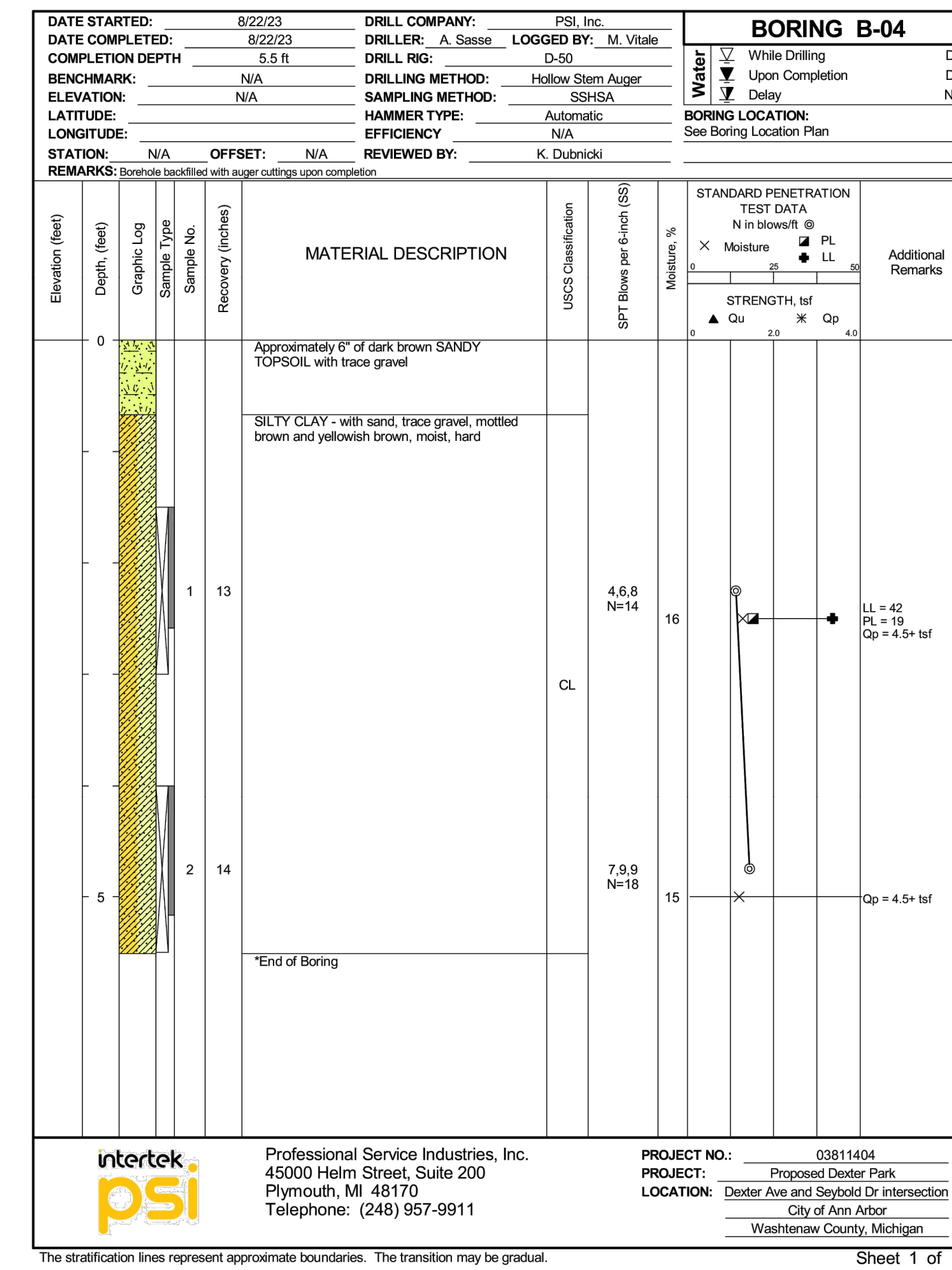
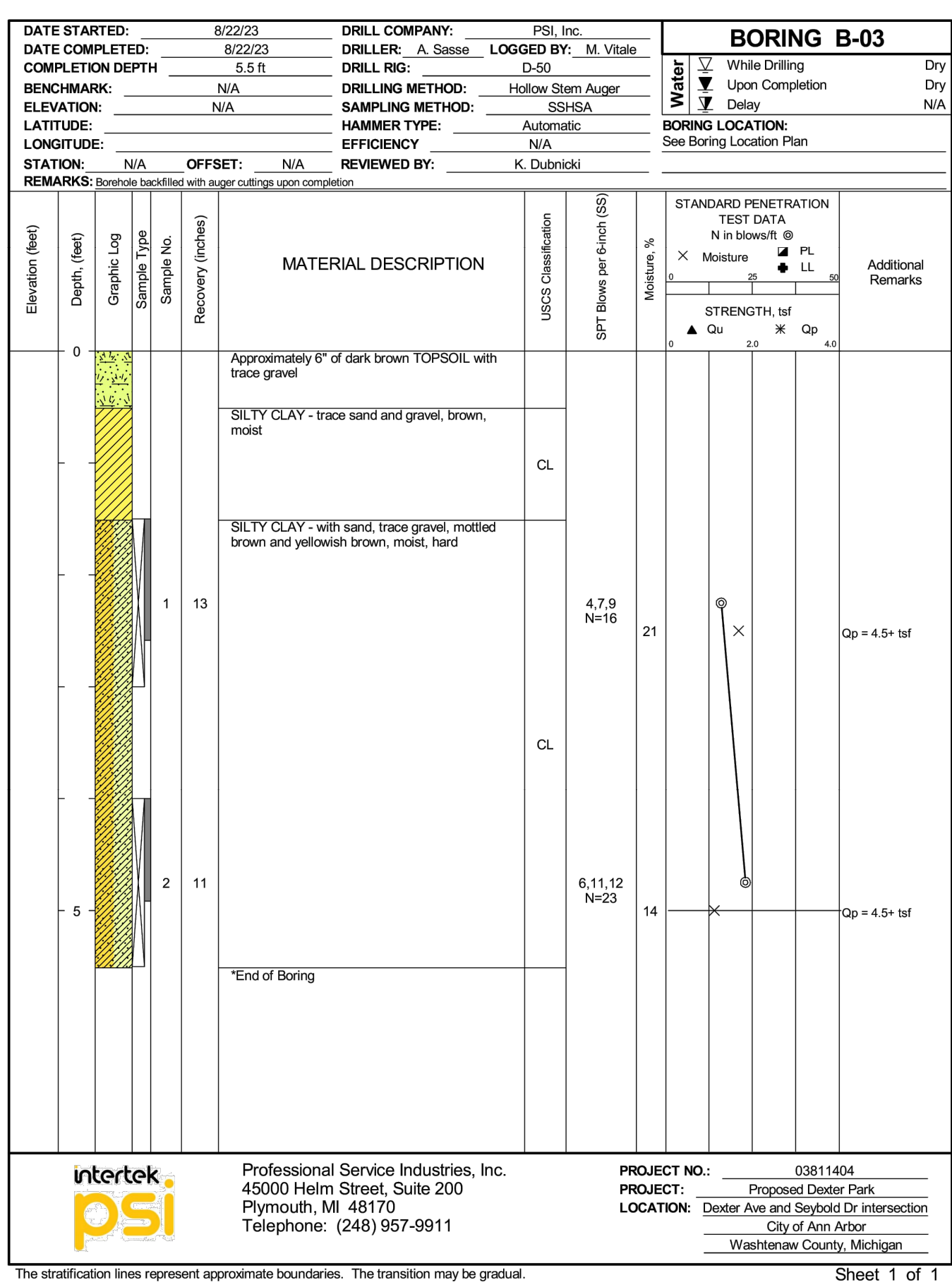
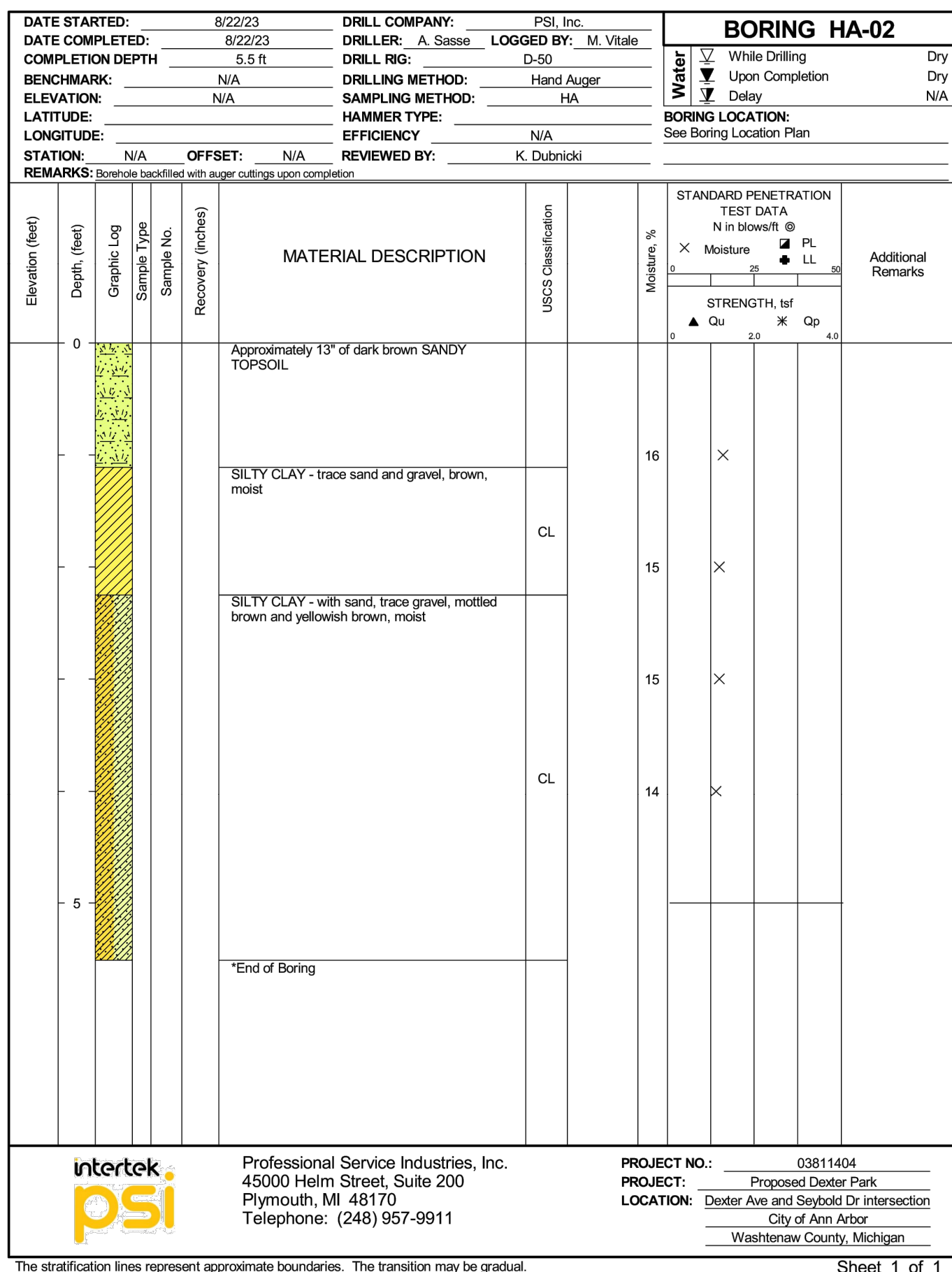
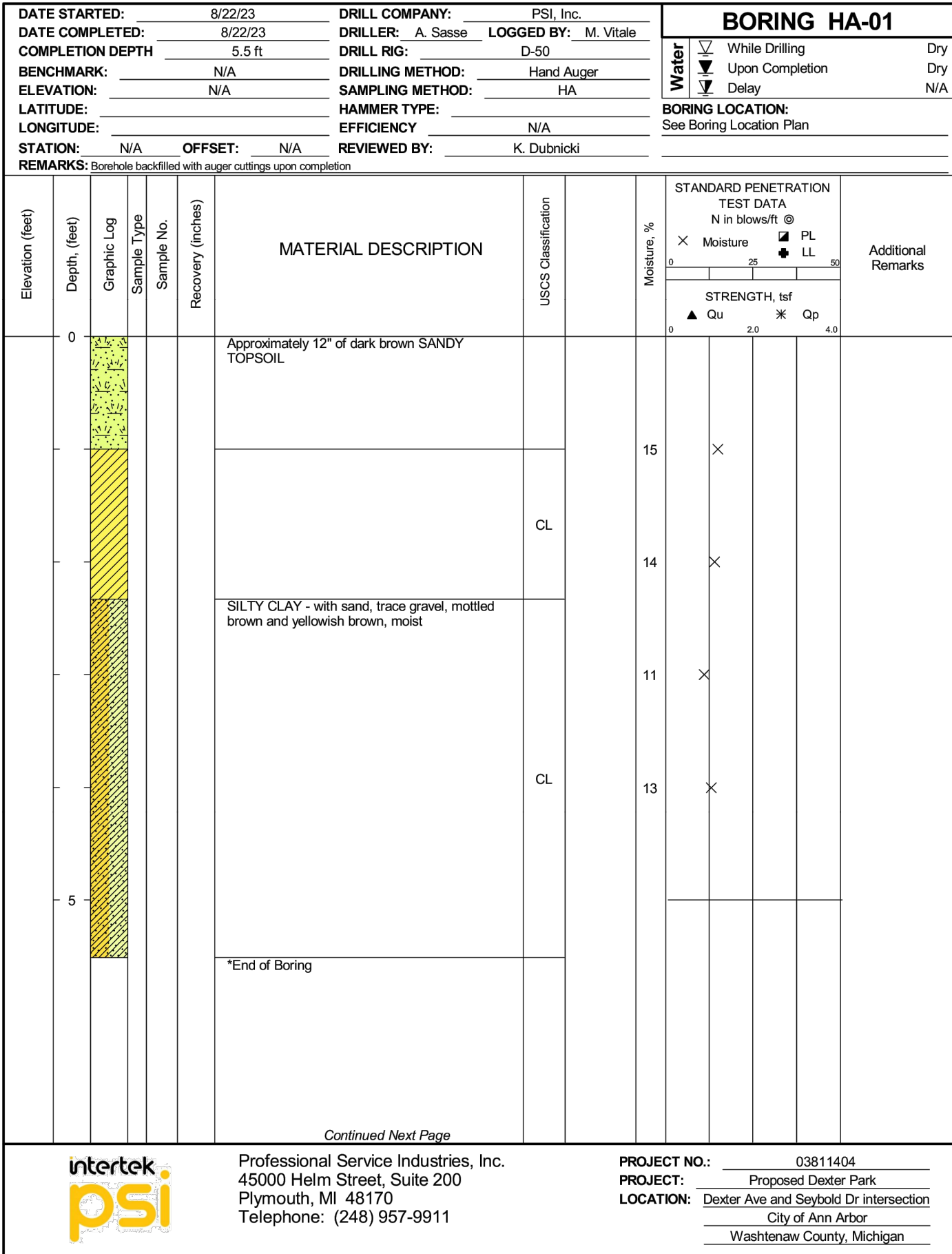
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DEXTER COURT & PAVILION
ANN ARBOR, WASHTENAW COUNTY, MICHIGAN
GRADING SHEET

REV:
SHT# 9 OF 12
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ANN ARBOR PARKS & RECREATION
DEXTER COURT & PAVILION

GEOTECHNICAL SHEET

REV:

SHT# 10 OF 12

JOB No: 2300405

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

SEEDING ZONES

ZONE 3

ZONE 2

ZONE 1

PROJECT LOCATION

	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								

TYPE OF SEED	APR	MAY	JUN	JUL	AUG	SEP	OCT
SPRING OATS/BARLEY OR DOMESTIC RYEGRASS						1/2	
SUDANGRASS							
RYE OR PERENNIAL RYE							1/2
WHEAT							1/2

ZONE 2

TYPE-OF SEED	APR	MAY	JUN	JUL	AUG	SEP	OCT
SPRING OATS/BARLEY OR DOMESTIC RYEGRASS							
SUDANGRASS							
RYE OR PERENNIAL RYE							
WHEAT						1/2	1/2

ZONE 3

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

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 TEMPORARY EROSION CONTROL MEASURES WILL BE IN PLACE PRIOR TO OPERATION 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 COMPLETION OF PERMANENT CONSTRUCTION.
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. THERE MUST BE ACCEPTABLY ESTABLISHED EROSION CONTROL PRIOR TO FINAL RELEASE OF THE CONSTRUCTION GUARANTEE BY THE DESIGNATED SOIL EROSION/SEDIMENTATION CONTROL AGENT.

NOTE: CONTRACTOR TO FILL OUT SOIL EROSION/SEDIMENTATION
CONTROL OPERATION TIME SCHEDULE

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



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SESC SHEET

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SCALE: NOT TO SCALE

SESC PLAN NOTES:

OWNER INFORMATION
ANN ARBOR PARKS & RECREATION
ADAM FERCHO, PARK PLANNER AND LANDSCAPE ARCHITECT
301 E. HURON STREET
ANN ARBOR, MICHIGAN 48104
(517) 281-7810
EMAIL: AFERCHO@A2GOV.ORG

SITE ADDRESS
2570 DEXTER AVENUE
ANN ARBOR, MICHIGAN 48103

PROJECT NAME
DEXTER COURT & PAVILION

PROXIMITY TO WATERS OF STATE
FIRST SISTER LAKE, HIGH PARK POND, AND SECOND SISTER LAKE (LOCATED IN THE DOLPH NATURE AREA) IS LOCATED APPROXIMATELY 3,450 FT. SOUTHWEST OF THE PROJECT SITE.

100 YEAR FLOODPLAIN
PER FEMA COMMUNITY MAP PANEL NUMBER 26161C0241E, DATED APRIL 3, 2012, THE SITE IS NOT LOCATED WITHIN THE FLOODPLAIN.

AREA OF DISTURBANCE
0.5 ACRES

LEGAL DESCRIPTION

PARCEL NUMBER 09-08-24-421-031
LEGAL DESCRIPTION:
LOT 250 SCIOTO HILLS NUMBER ONE AS RECORDED IN LIBER 8 OF PLATS, PAGE 30, WASHTENAW COUNTY RECORDS

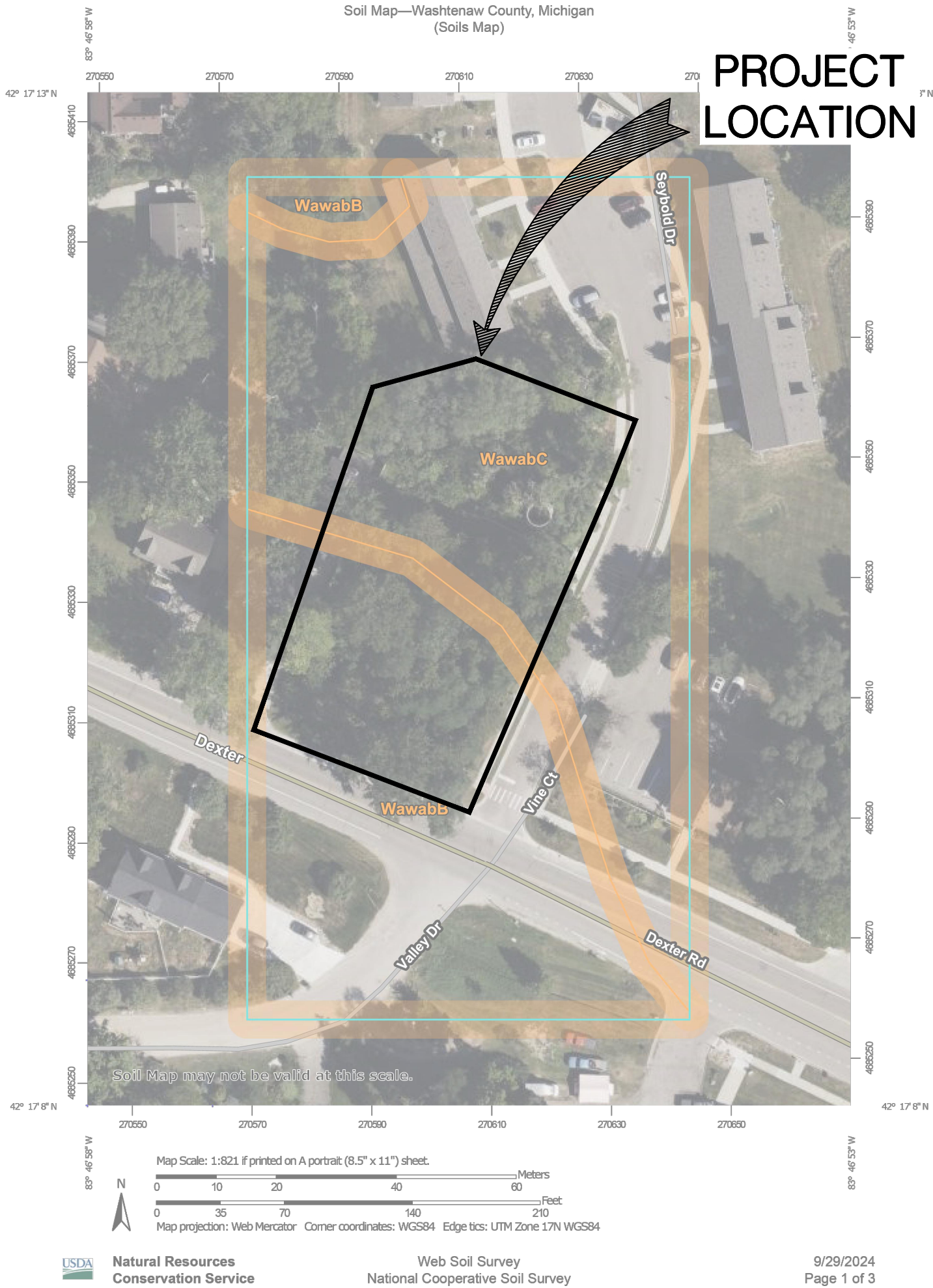
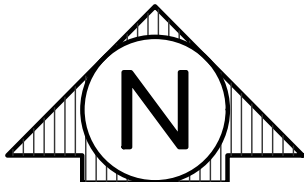
PARCEL NUMBER 09-08-24-421-032
LEGAL DESCRIPTION:
LOT 251 SCIOTO HILLS NUMBER ONE AS RECORDED IN LIBER 8 OF PLATS, PAGE 30, WASHTENAW COUNTY RECORDS

PARCEL NUMBER 09-08-24-421-033
LEGAL DESCRIPTION:
LOT 252 SCIOTO HILLS NUMBER ONE, AS RECORDED IN LIBER 8 OF PLATS, PAGE 30, WASHTENAW COUNTY RECORDS



PROJECT
LOCATION

LOCATION MAP



Soil Map—Washtenaw County, Michigan
(Soils Map)

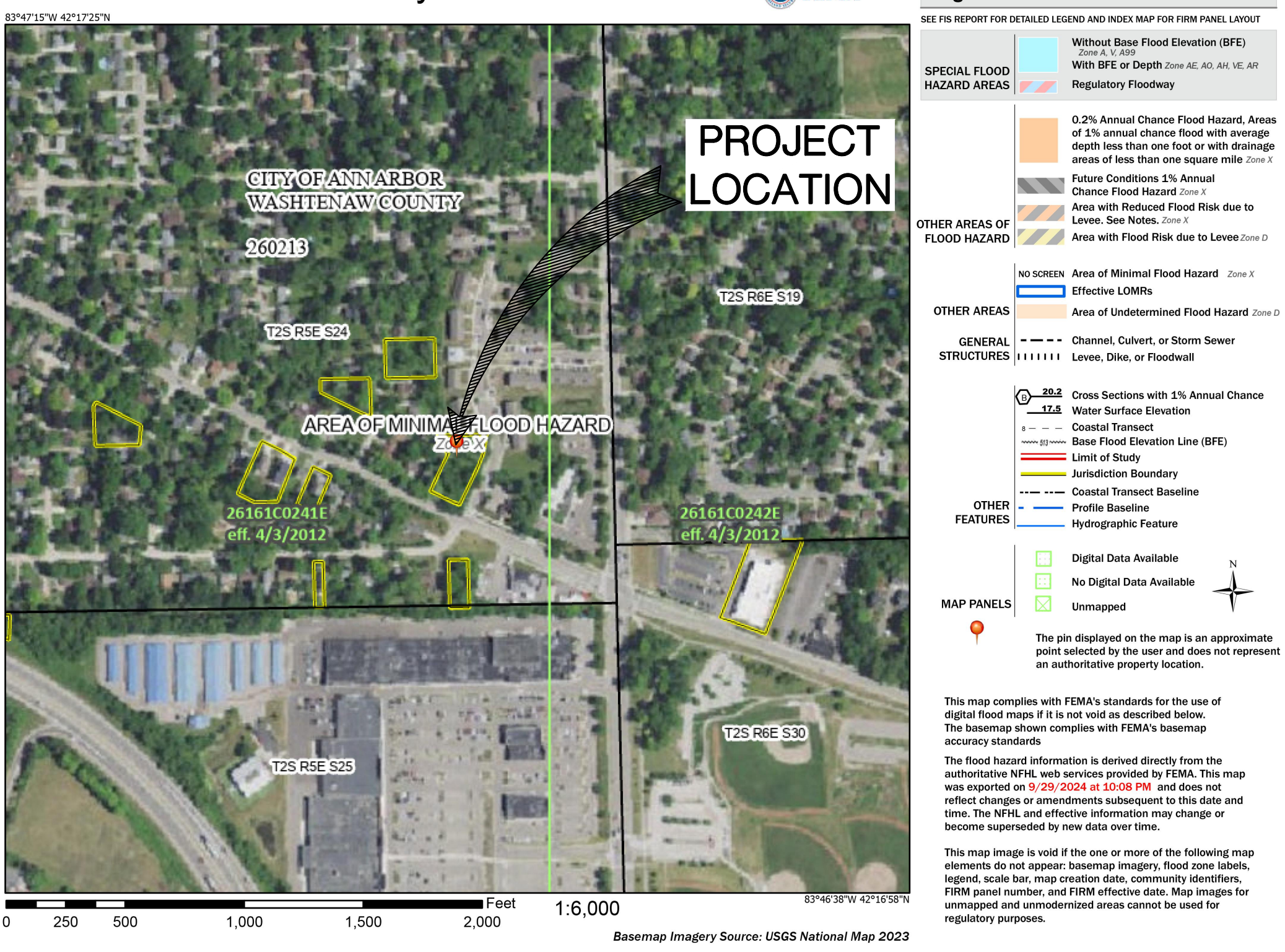
Soil Map—Washtenaw County, Michigan

Soils Map

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
WawabB	Wawasee loam, 2 to 6 percent slopes	1.1	43.9%
WawabC	Wawasee loam, 6 to 12 percent slopes	1.4	56.1%
Totals for Area of Interest		2.6	100.0%

National Flood Hazard Layer FIRMeTte



FEMA

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT	
SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) With BFE or Depth Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Future Conditions 1% Annual Chance Flood Hazard Area with Reduced Flood Risk due to Levee Area with Flood Risk due to Levee
OTHER AREAS	Area of Minimal Flood Hazard Effective LOMRs Area of Undetermined Flood Hazard
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	Digital Data Available No Digital Data Available Unmapped

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/29/2024 at 10:08 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is valid if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMeTte panel number, and FIRMeTte effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

MAP LEGEND		MAP INFORMATION
Area of Interest (AOI)	Area of Interest (AOI)	The soil surveys that comprise your AOI were mapped at 1:20,000.
Soils	Soil Map Unit Polygons Soil Map Unit Lines Soil Map Unit Points	Warning: Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.
Special Point Features	Blowout Borrow Pit Clay Spot Closed Depression Gravel Pit Landfill Lava Flow Marsh or swamp Mine or Quarry Miscellaneous Water Perennial Water Rock Outcrop Saline Spot Sandy Spot Severely Eroded Spot Sinkhole Slide or Slip Sodic Spot	Please rely on the bar scale on each map sheet for map measurements. Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Web Soil Survey Coordinate System: Web Mercator (EPSG:3857) Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required. This product is generated from the USDA-NRCS certified data as of the version date(s) listed below. Soil Survey Area: Washtenaw County, Michigan Survey Area Date: Version 22, Aug 25, 2023 Soil map units are labeled (as space allows) for map scales 1:50,000 or larger. Date(s) aerial images were photographed: Sep 8, 2022—Oct 4, 2022 The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.
Water Features	Streams and Canals	
Transportation	Rails Interstate Highways US Routes Major Roads Local Roads	
Background	Aerial Photography	

USDA Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

9/29/2024
Page 2 of 3



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PLAN SUBMITTALS AND CHANGES

BIDDING DOCUMENTS	
DATE	DESCRIPTION
2/20/2024	ISSUED FOR BIDS

REV:

SHT# 12 OF 12
JOB No: 2300405

PREPARED FOR
ANN ARBOR PARKS & RECREATION
DEXTER COURT & PAVILION



The Rowe Building
540 S. Saginaw St., Suite 200
Flint, MI 48502

ANN ARBOR PARKS & RECREATION
DEXTER COURT & PAVILION
ANN ARBOR, WASHTENAW COUNTY, MICHIGAN
SESC DETAIL SHEET

PLAN DATE: SEPTEMBER 2025

PROJECT MGR: DRS

REVIEWER: AJW

SCALE: NOT TO SCALE

O: (810) 341-7500

F: (810) 341-7573

www.rowepsc.com