



500 West Big Beaver
Troy, MI 48084
troymi.gov

248.524.3364
planning@troymi.gov

PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

Marianna Perakis, Chair, Lakshmi Malalahalli, Vice Chair
Toby Buechner, Carlton Faison, Tyler Fox, Michael W. Hutson, Tom Krent,
Dave Lambert and John J. Tagle

June 25, 2024

7:00 P.M.

Council Chambers

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – June 11, 2024
4. PUBLIC COMMENT – For Items Not on the Agenda

PRELIMINARY SITE PLAN APPROVAL

5. PRELIMINARY SITE PLAN APPROVAL (JPLN2024-0020) – Proposed City of Troy Cricket Field, West of Crooks, South of Wattles (Boulan Park, 3671 Crooks), Section 20, Zoned CF (Community Facilities) Zoning District.
6. CIRCULATION PLAN DISCUSSION – Proposed John R Commons Townhome Development (JPLN2023-0028) and Starbucks with drive through (JPLN2021-024), West of John R, North of Big Beaver, Section 23

OTHER ITEMS

7. PUBLIC COMMENT – For Items on the Agenda
8. PLANNING COMMISSION COMMENT
9. ADJOURN

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations

Televised Live, Government Channel WTRY (10 WideOpenWest and 17 Comcast) Replayed Wednesdays 3:00 pm, 6:00 pm and 11:00 pm

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on June 11, 2024, in the Council Chamber of the Troy City Hall. Chair Perakis presented opening remarks relative to the role of the Planning Commission and procedure of tonight’s meeting.

1. ROLL CALL

Present:

- Toby Buechner
- Carlton M. Faison
- Tyler Fox
- Michael W. Hutson (arrived 7:03 p.m.)
- Tom Krent
- David Lambert
- Marianna Perakis
- John J. Tagle

Absent:

- Lakshmi Malalahalli

Also Present:

- Shana Kot, Community Planner, Carlisle Wortman & Associates
- R. Brent Savidant, Community Development Director
- Julie Quinlan Dufrane, Assistant City Attorney
- Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2024-06-033

- Moved by: Fox
- Support by: Faison

RESOLVED, To approve the agenda as prepared.

- Yes: All present (7)
- Absent: Malalahalli, Hutson (arrived 7:03 p.m.)

MOTION CARRIED

3. APPROVAL OF MINUTES – May 28, 2024

Resolution # PC-2024-06-034

- Moved by: Lambert
- Support by: Buechner

RESOLVED, To approve the minutes of May 28, 2024 Regular meeting as submitted.

Yes: Buechner, Faison, Fox, Krent, Lambert, Perakis
 Abstain: Tagle
 Absent: Malalahalli, Hutson (arrived 7:03 p.m.)

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN APPROVAL

5. PRELIMINARY SITE PLAN APPROVAL JPLN2024-0009) – Proposed Town Haven Site Condominium, 19 units, South of Wattles, West of Rochester (Parcels 88-20-22-226-023 and 88-20-22-226-024), Section 22, Currently Zoned R-1C (One Family Residential) District

Ms. Kot reviewed the Preliminary Site Plan application for Town Haven Site Condominium. She reported the application is compliant with all requirements of the Zoning Ordinance. Ms. Kot said the Planning Department received a communication from the property owner at 3837 Edenderry expressing safety and nuisance concerns relating to the new road and lack of natural buffer along the south/rear lot line. She stated potential solutions might be increased landscaping, bollards and/or a guard rail. Ms. Kot addressed in detail the elevations, floor plans and building materials.

In summary, Ms. Kot asked the Planning Commission to consider whether the proposed project meets the Site Plan Review Design Standards, Section 8.06 E of the Zoning Ordinance, and to take into consideration if additional landscape screening and/or safety measures should be implemented to alleviate concerns of the adjacent property owner.

Mr. Savidant provided an explanation of the Michigan Condominium Act of 1978.

Joseph Maniaci of Tableau by Mondrian was present. He said he is amenable to providing a fence and/or additional landscaping to accommodate the concerns of the resident at 3837 Edenderry.

There was discussion on:

- Connectivity with neighboring residential properties.
- Management of and access to the detention basin.
- Engineering requirement for three connections to existing water main/sanitary sewer system.
- Elevations; architectural features and design.
- Style of housing options; market driven.
- Setback of property line at 3837 Edenderry.
- Potential to provide additional arborvitae and landscaping on the south side.
- Tree survey findings.

Chair Perakis opened the floor for public comment.

- Neil Silver, 3837 Edenderry; acknowledged that the Planning Commission received his written communication dated June 10. He addressed concerns with the adverse impact on his property relating to side yard setback to a cul-de-sac, lack of natural buffer, vehicular headlights shining into his house, safety of vehicular traffic on the cul-de-sac and tree preservation. He asked the applicant to provide a larger setback from the cul-de-sac to his side yard, to provide a 6 to 8 foot high fence prior to final grading, and to preserve the existing cherry tree (tree #1642 on the tree survey).
- John Stankrauff, 3836 Gatwick; He said the neighbors would like a natural buffer and a vested interest to address the tree survey findings as relates to identified trees to remain on site.

Chair Perakis closed the floor for public comment.

Discussion continued:

- Connectivity with neighboring residential properties.
- Tree survey/inventory.
- City Tree Protection Ordinance.
- Setback to the 3837 Edenderry property line.
- Consideration to provide landscape boulders.
- Consideration by Engineering Department to waive the requirement for three connections to existing water main/sanitary sewer system as an effort to preserve existing cherry tree.
- Height on residential fences is limited to 6 feet high.

Mr. Fox expressed his support for connectivity with neighboring residential properties and said site plan approval is the appropriate time to make the request.

Ms. Dufrane reminded the Board that the application is a by-right development that meets all the Zoning Ordinance requirements and expressed concern should the Planning Commission condition approval on connectivity with neighboring residential properties.

Resolution # PC-2024-06-035

Moved by: Lambert

Seconded by: Hutson

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for the proposed Town Haven Site Condominium, 19 units/lots, South of Wattles, West of Rochester (Parcels 88-20-22-226-023 and 88-20-22-226-024), Section 22, approximately 8 acres in size, Currently Zoned R-1C (One Family Residential) District, be granted, subject to the following conditions:

1. That a fence be installed at the end of the cul-de-sac, to extend the entire width of the cul-de-sac, a six (6) foot high plastic or resin fence to be installed during final grading and the color to be determined in consultation with adjacent neighbors.
2. Dead and dying trees be removed from the site.

- 3. To provide an additional three (3) arborvitae and possibly landscape boulders if they fit in the site.

Yes: Buechner, Faison, Hutson, Krent, Lambert, Perakis, Tagle
 No: Fox
 Absent: Malalahalli

MOTION CARRIED

OTHER ITEMS

- 6. PUBLIC COMMENT – For Items on the Agenda

Neil Silver, 3837 Edenderry, spoke on Agenda item #5, as relates to fire safety standards for turning radius on cul-de-sacs and dead-end streets. He expressed disappointment that the Planning Commission did not condition its approval on saving the existing cherry tree (tree #1642).

- 7. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

- 8. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:06 p.m.

Respectfully submitted,

 Marianna J. Perakis, Chair

 Kathy L. Czarnecki, Recording Secretary

[https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2024/2024 06 11 Draft.docx](https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT%20Planning%20Commission%20Minutes/2024/2024%2006%2011%20Draft.docx)

ITEM #5

DATE: June 19, 2024

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PRELIMINARY SITE PLAN APPROVAL (JPLN2024-0020) – Proposed City of Troy Cricket Field, West of Crooks, South of Wattles (Boulan Park, 3671 Crooks), Section 20, Zoned CF (Community Facilities) Zoning District.

Location

The site is located within the 47.14-acre Boulan Community Park. This park was established in 1972 and has been the home to the Troy Daze Festival, Summer Sensation Concert Series, and other events in the spring and summer seasons. Facilities include ballfields, soccer fields, tennis courts, pavilions, restrooms and walking path.

Zoning

The property is zoned CF (Community Facilities) Zoning District. Public parks are permitted by right in this district.

Project Description

The project includes a new Cricket field in the northwest corner of the site, replacing a ballfield. Other proposed amenities include a new steel storage shed, team benches, upgraded conduits, irrigation piping, approach sidewalks, and parking lot improvements within the Northfield Parkway Right of Way. A hot-mix-asphalt 8-foot walking path will encircle the field by a 10-foot offset. Utility improvements to facilitate future amenities and site improvements including signage, scoreboards, spectator seating, netting, practice pitches, lighting, and broadcasting.

Existing pavilion and related amenities to be relocated by City. Existing chain link fencing and bleachers to be removed. Visitor parking within the site to remain unchanged.

Policy and Background

The Boulan Park property is classified as Public and Quasi-Public in the City of Troy Master Plan. City surveys completed within the last four years have demonstrated an expressed desire for a full-sized Cricket field. There has been a long-standing interest in the north-west area of Boulan Park for a Cricket field, and was considered in as early as the year 2000. Concerns included a large historic Oak Tree, that has since declined and was subsequently removed.

City staff in partnership with Rep. Sharon MacDonell, obtained a \$900,000 grant included in the State of Michigan's 2024 budget. The necessary requirements have been met by city staff to begin receiving grant funding.

City staff met with members of Troy's cricket community to understand the requirements for a cricket field. The model reference field in Mooresville, North Carolina was used to ensure a design that the community would be proud of and is eligible to be certified through the International Cricket Council. This would make it the first certified Cricket field in the State of Michigan, and make it eligible to host international tournament games.

City Administration engaged OHM Advisors, one of its current consultants, to offer the proposed site design. Both City Staff and the Cricket Community of Troy believe that this is an ideal location for a full-size Cricket field.

Attachments:

1. Maps
2. Site Plan

PROPOSED RESOLUTION

PRELIMINARY SITE PLAN APPROVAL (JPLN2024-0020) – Proposed City of Troy Cricket Field, West of Crooks, South of Wattles (Boulan Park, 3671 Crooks), Section 20, Zoned CF (Community Facilities) Zoning District.

Resolution # PC-2024-06-

Moved by:

Support by:

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed City of Troy Cricket Field, West of Crooks, South of Wattles (Boulan Park, 3671 Crooks), Section 20, approximately 47 acres in size, Currently Zoned CF (Community Facilities) District, be (granted, subject to the following conditions):

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons: _____)

Yes:

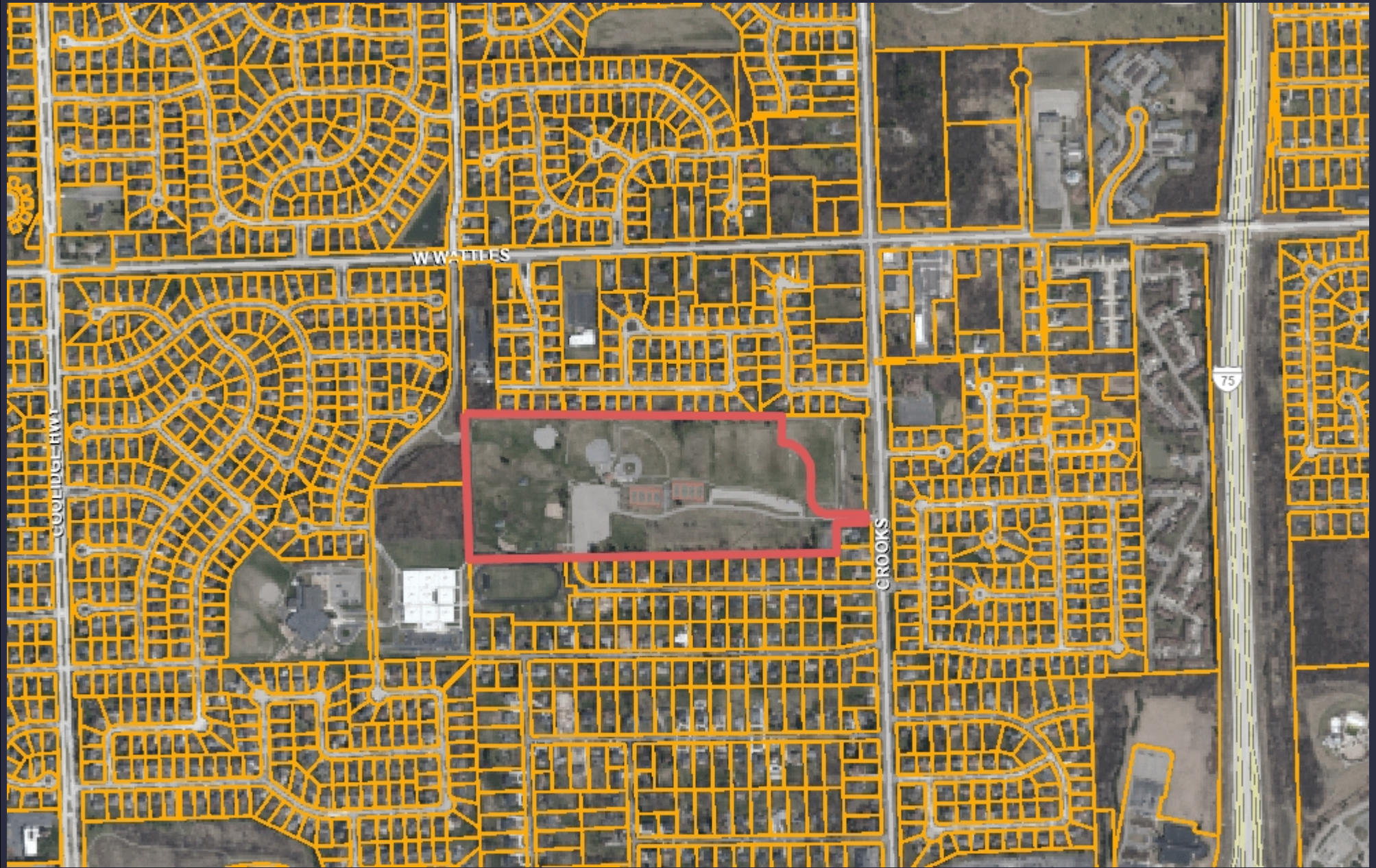
No:

Absent:

MOTION CARRIED



GIS Online



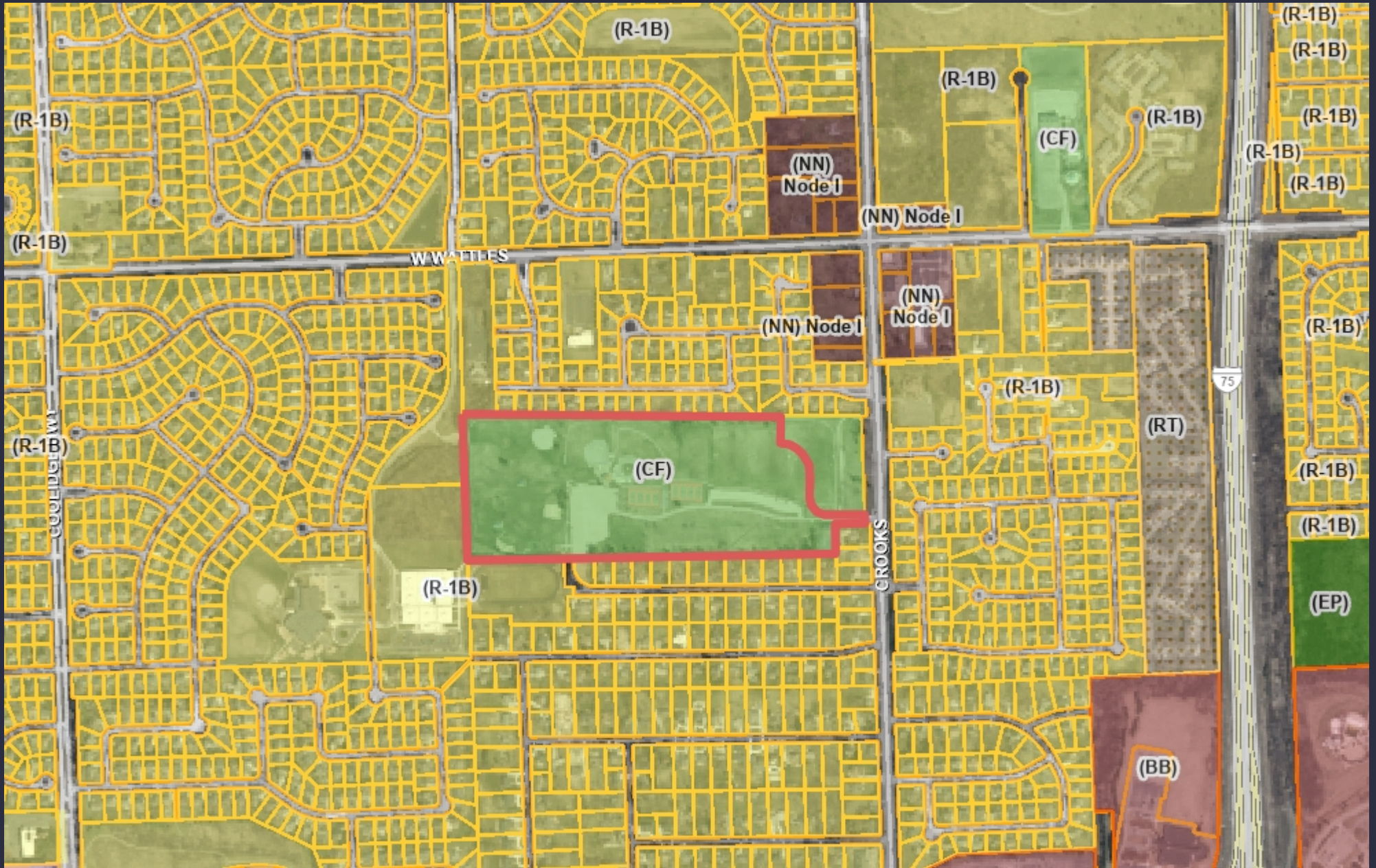
2,306 0 1,153 2,306 Feet



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



GIS Online



2,306 0 1,153 2,306 Feet



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

City of Troy

Boulan Park Improvements

Kick off Meeting

February 9, 2024

Meeting Goals

1. **Project Goals**
2. **Existing Conditions**
3. **Project Scope | Criteria - Field**
4. **Concept Plan**
5. **Project Scope | Criteria - Amenities**
6. **Project Scope | Criteria - Site Features**
7. **Project Scope | Criteria - Future Expansion Considerations**
8. **Project Scope | Criteria - Parking Lot**
9. **Project Schedule**



Project Goals

- * **Creating a Cricket Venue Able to Host National Tournaments**
- * **Utilize Existing Park Facilities to Support New Venue**
- * **Upgrade to Existing Parking Lot along Northfield Pkwy**
- * **Deliver Project Under Funding Requirements**



Existing Conditions

- Existing Trees (to be removed)
- Existing Parking Lot (to be upgraded)
- Existing Pavilion (City to relocate)
- Existing Path
- Existing Sand Volleyball Courts
- Existing Pavilion to Remain



Project Scope | Criteria - Field

1. Precedent is Morrisville, North Carolina

- What aspects make it precedent?

2. Guiding factors for field design and layout

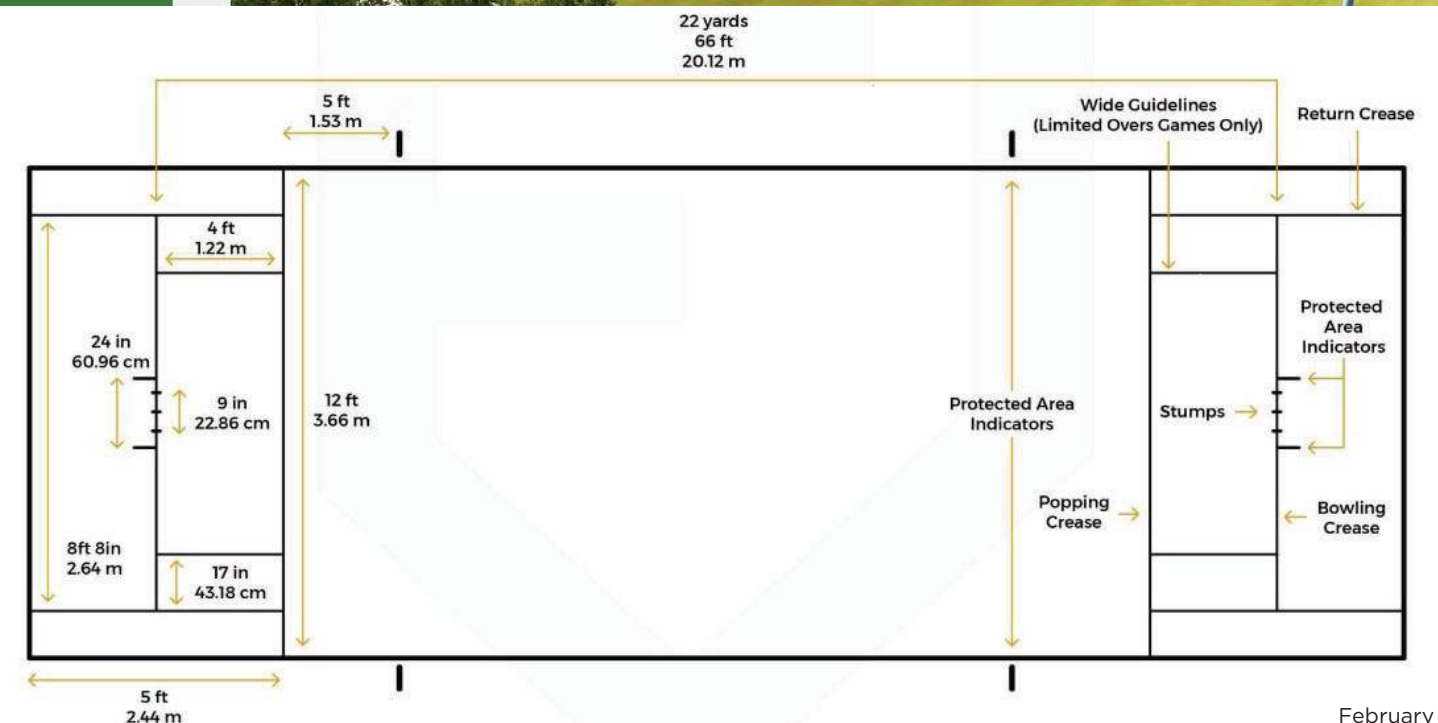
- Location within park
- Design for men and/or women
 - * Men's field diameter between 450' and 500'
 - * Women's field diameter between 360' and 420'

3. Field Construction

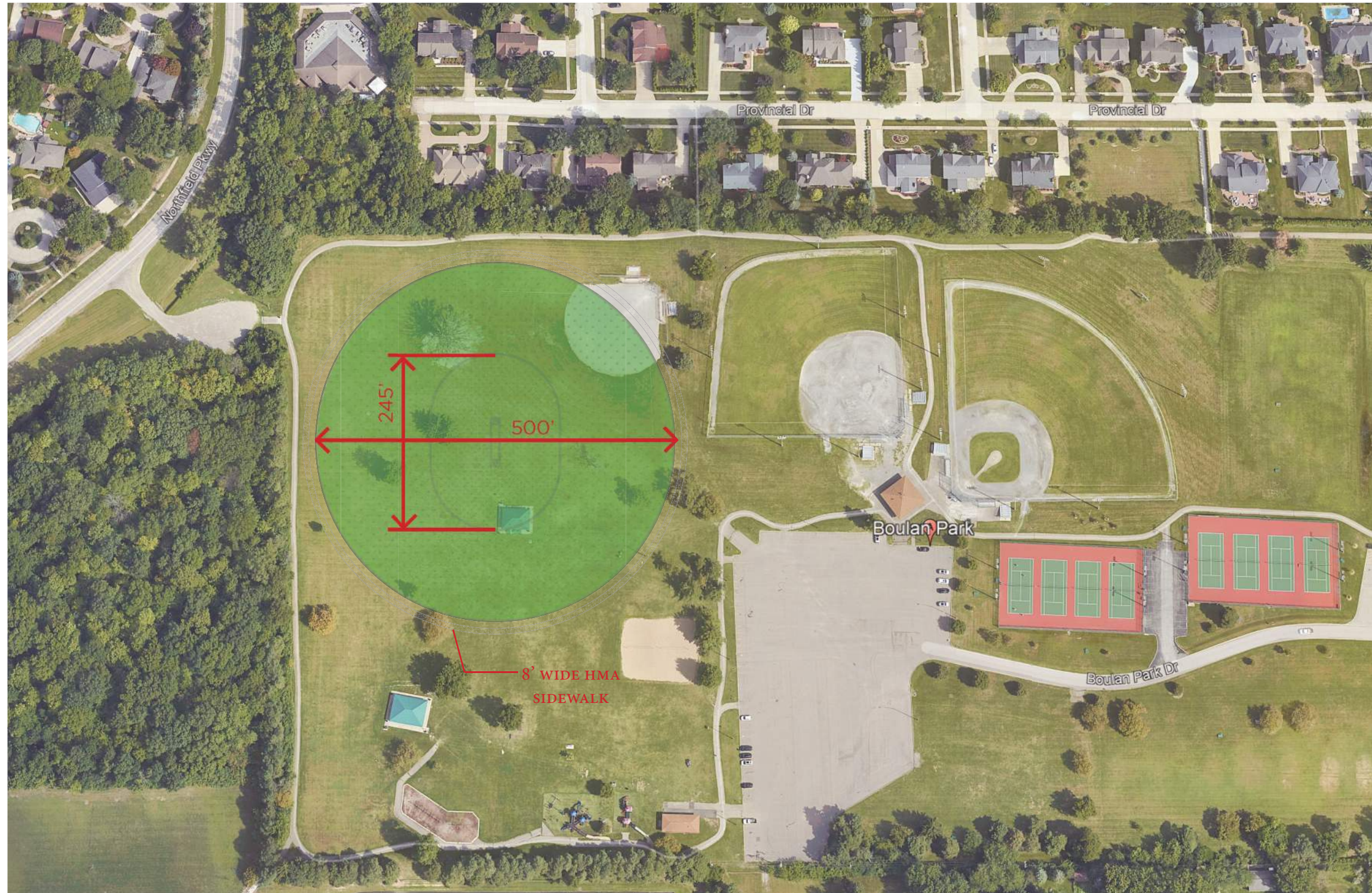
- Pitch (wicket) = artificial turf
- Field = irrigated turf

Summary of pitch dimensions for various game formats in all competitions

Level of competition	Preferred pitch type and dimensions	
	Minimum	Recommended
In2CRICKET (ages 5-8)	Flexible	To suit ability 13m x 16m x 2.4-2.8m
T20 Blast (ages 8-12)	Flexible	18m x 2.4-2.8m
Under 10	Synthetic	25-28m x 2.4-2.8m
Under 12	Synthetic	25-28m x 2.4-2.8m
Under 14	Synthetic	25-28m x 2.4-2.8m
Under 16	Synthetic	25-28m x 2.4-2.8m
Open age (community club) - synthetic only	Synthetic	25-28m x 2.4-2.8m
Open age (community club) - turf only	Turf	25-28m x 2.4-2.8m
Open age (premier/regional) - turf only	Turf	22.56m x 3.05m
Domestic cricket and underage national events	Turf	22.56m x 3.05m



Concept Plan



Project Scope | Criteria - Amenities

1. Dugouts

- Size
- Features
- Orientation and position

2. Bleachers / spectator seating

- Number of spectators
- Fixed seating vs. perimeter mound seating
- Orientation

3. Scoreboard

- Features
- Orientation

4. Practice pitches?



Dugout Options



Spectator Seating Options



Scoreboard Options

February 9, 2024

Project Scope | Criteria - Site Features

1. Walking path

- Size and material (8' w. HMA)
- Offset from edge of field (10')

2. Irrigation

- Field
- Source location?
- Clock location?

3. Equipment / maintenance storage

4. Perimeter fencing

5. Perimeter safety netting

6. Landscape / trees / shading

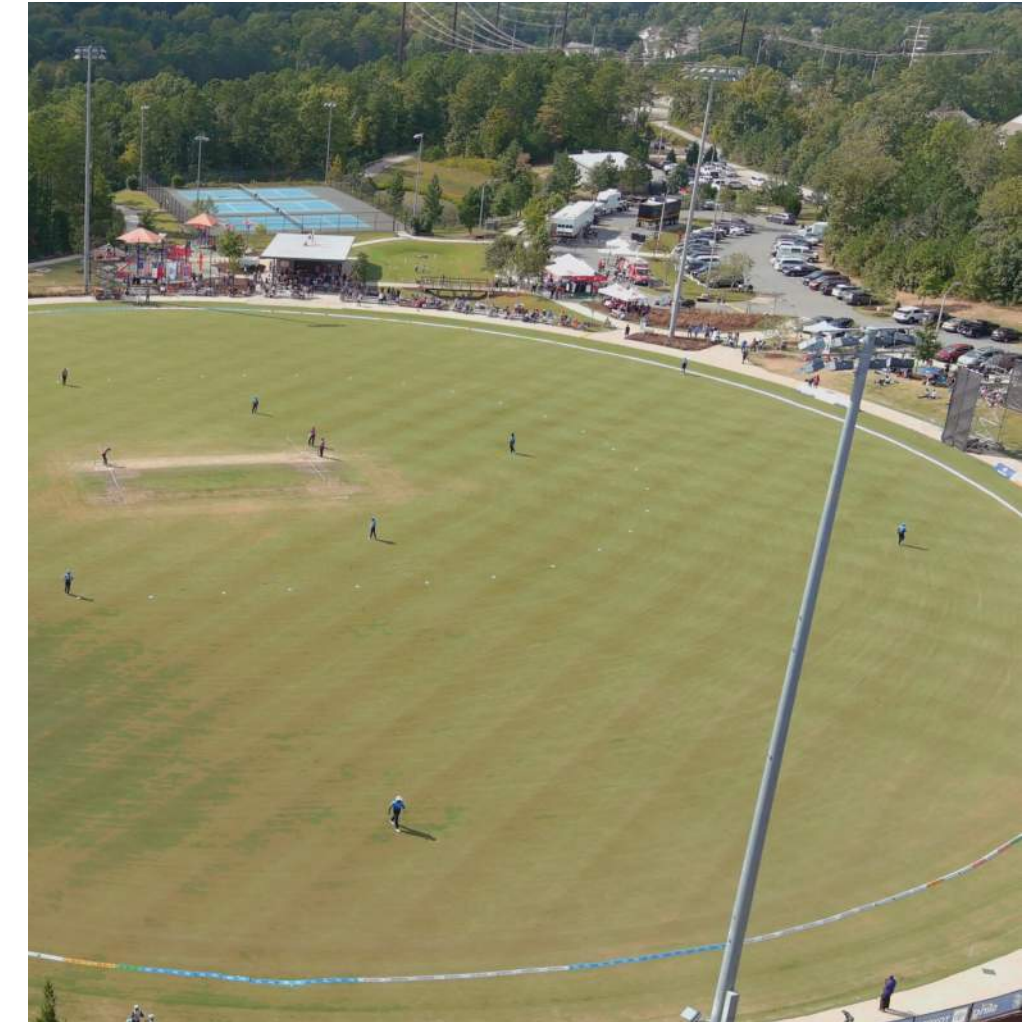


Project Scope | Criteria - Future Expansion Considerations

1. Lighting

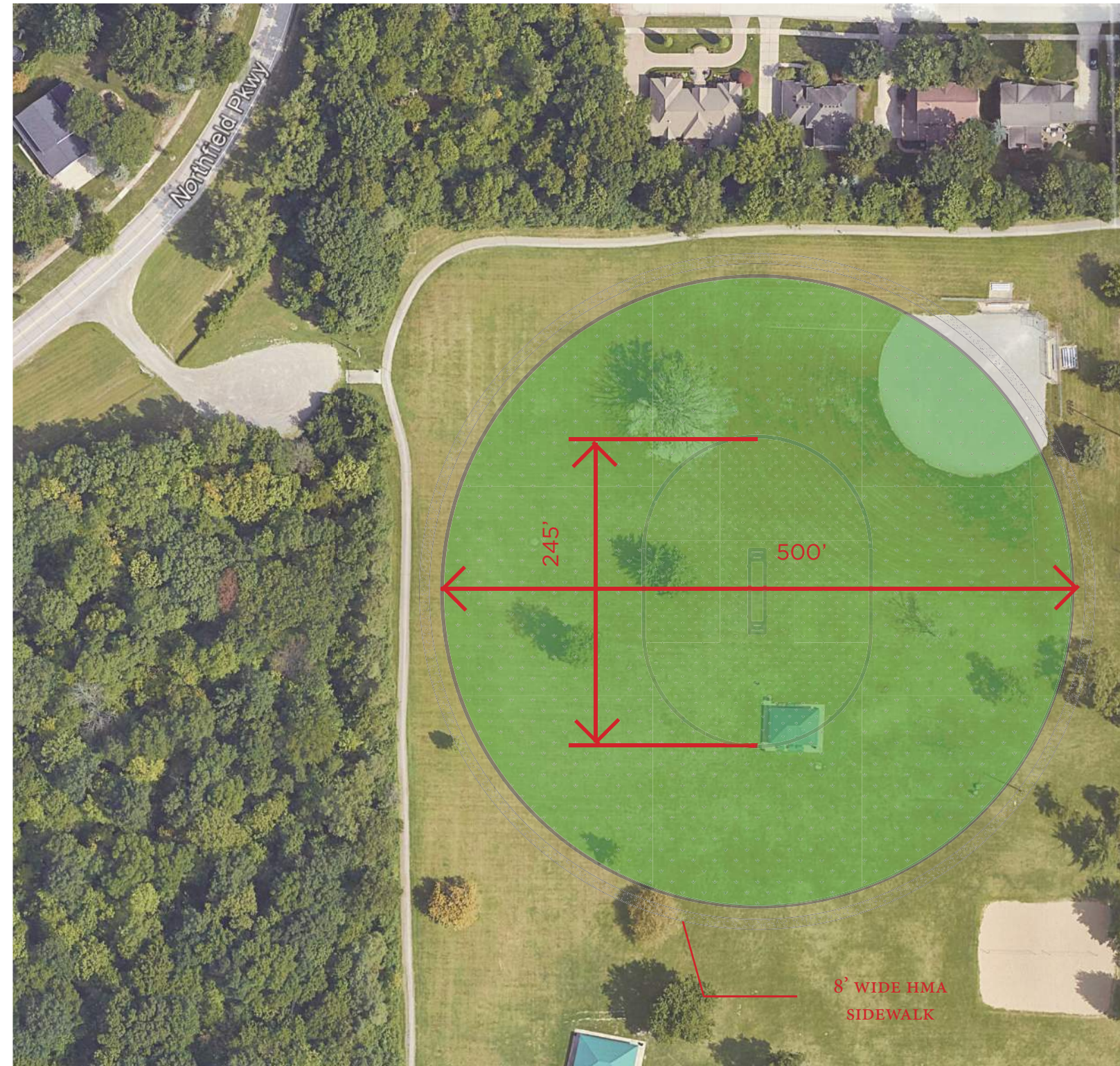
- Upsizing of conduits for future runs
- Installation of conduits for future power

2. Broadcast tower



Project Scope | Criteria - Parking Lot

- 1. New HMA parking lot**
 - Same footprint of existing gravel
 - Maximize parking
- 2. New entry drive**
- 3. New park signage**



Project Schedule

Owner OHM kick off meeting:	February 9
Design Meeting #1:	Week of February 19 <i>(Internal review and discussion of scope and design goals)</i>
Design Meeting #2:	Week of March 5th <i>(Review initial concept of design based on defined scope and parameters)</i>
Design Meeting #3:	Week of March 25 <i>(Final concept design, scope, and opinion of cost for approval. Move into detailed design construction)</i>
Detailed Design:	April 8 - June 10
Design Meeting #4:	Week of April 22 (Review development of drawings, provide additional comments, and refinement)
Issued for Bids:	May 20
Award to Council:	June 24 July 8
Construction:	June 29 - October 25



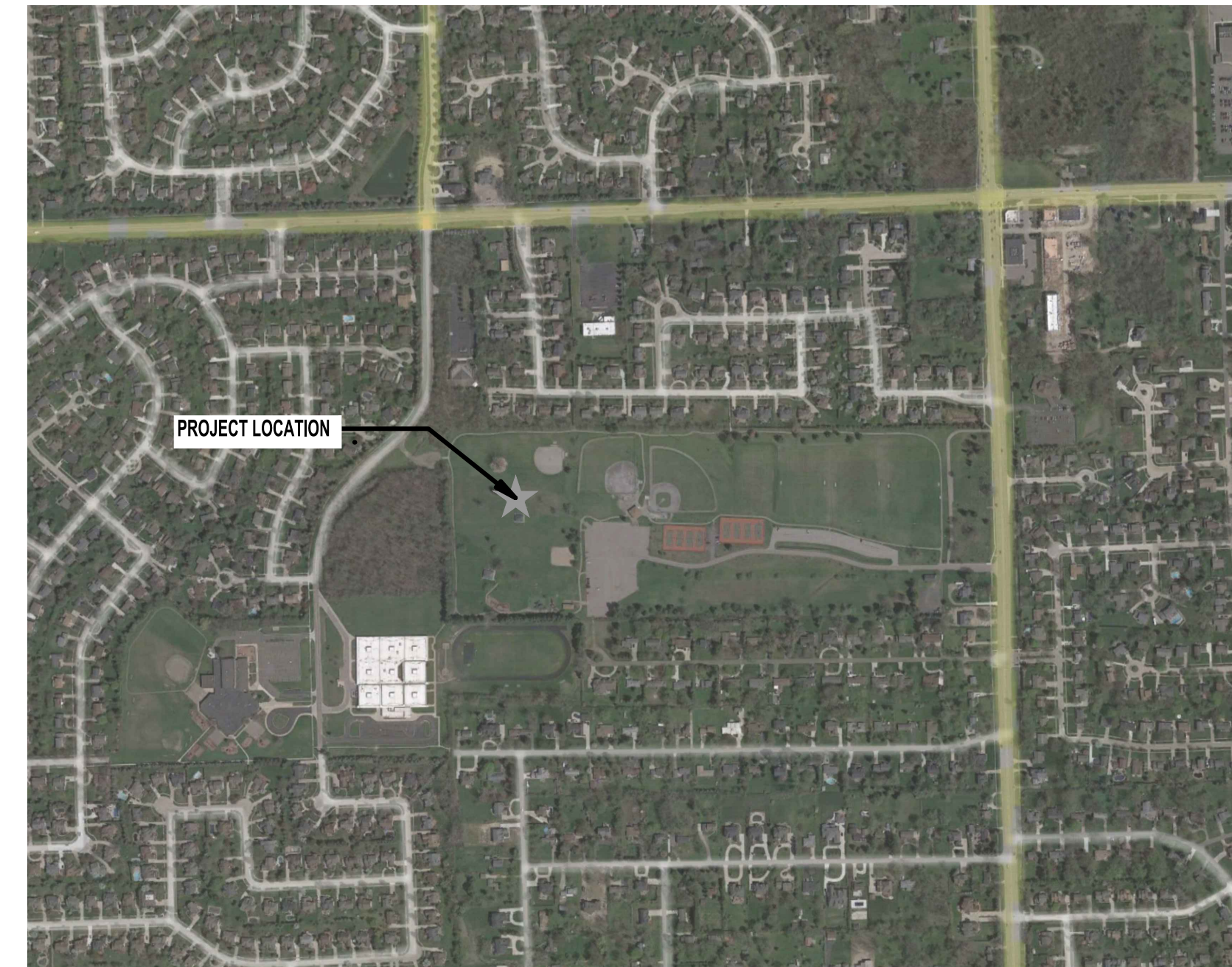
NUMBER	SHEET NAME	05.20.2024 FOR BID
GENERAL		
G-000	COVER SHEET	
CIVIL		
C-001	EXISTING CONDITIONS	
C-002	LEGEND	
C-101	REMOVAL PLAN - CRICKET FIELD	
C-103	SOIL EROSION AND SEDIMENT CONTROL - CRICKET FIELD	
C-201	SITE PLAN - CRICKET FIELD	
C-300	GRADING PLAN - CRICKET FIELD	
C-500	DETAILS	
C-501	CRICKET FIELD & DUGOUT DETAILS	
C-502	SCOREBOARD & SIGHT WALL DETAILS	
LANDSCAPE		
L-200	PLANTING PLAN - CRICKET FIELD	
L-202	IRRIGATION PLAN	
ELECTRICAL		
E-001	ELECTRICAL NOTES AND SYMBOLS	
ES101	ELECTRICAL SITE PLAN	
E-601	ELECTRICAL SCHEDULES	

CITY OF TROY

CRICKET FIELD - BOULAN PARK

Boulan Park Dr, Troy, MI 48084

OHM PROJECT No. 0128-23-0110



ISSUED: FOR BID 05.20.2024

OWNER
CITY OF TROY
4693 ROCHESTER ROAD
TROY, MI 48085
248.524.3392

ENGINEER / LANDSCAPE ARCHITECT
OHM ADVISORS
34000 PLYMOUTH ROAD
LIVONIA, MI 48150
734.522.6711

GENERAL REQUIREMENTS:

- WHERE THE CONTRACT DOCUMENTS REFER TO PRODUCTS OF ONE OR MORE MANUFACTURERS, SUCH REFERENCES DESIGNATE THE TYPE, QUALITY, SIZE, GRADE, STYLE, ETC. OF MATERIALS OR EQUIPMENT TO BE FURNISHED AND ARE NOT INTENDED TO RESTRICT COMPETITIVE BIDDING. WRITTEN APPROVAL OF THE OWNER MUST BE SECURED FOR USE OF ANY ALTERNATE MATERIAL OR PRODUCT.
- THE DRAWINGS AND THESE SPECIFICATIONS ARE INTENDED TO BE COMPLEMENTARY, WHAT IS CALLED FOR BY EITHER SHALL BE AS BINDING AS IF CALLED FOR BY BOTH. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND THE SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER FOR THE INTERPRETATION OF THE INTENT OF THE CONTRACT DOCUMENTS.
- IT SHALL BE THE RESPONSIBILITY OF ALL THE SUBCONTRACTORS AND CONTRACTOR TO HAVE EXAMINED AND REVIEWED THE SITE AND THE COMPLETE SET OF WORKING DRAWINGS AND SPECIFICATIONS AND TO PROVIDE ALL LABOR AND MATERIALS FOR THEIR RESPECTIVE AREAS OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND SPECIFICATIONS WHETHER IT IS INDICATED OR NOTE. SUBMITTAL OF PROPOSAL IMPLIES THAT THE BIDDER IS FULLY CONVERSANT WITH ALL REQUIREMENTS OF ALL SAID DIVISIONS AND DOCUMENTS. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ENTERTAINED OR PAID TO ANY CONTRACTOR OR SUBCONTRACTOR ON ACCOUNT OF HIS FAILURE TO BE FULLY INFORMED OF ALL REQUIREMENTS OF ALL DOCUMENTS.
- THE GENERAL CONTRACTOR SHALL KEEP A COMPETENT SUPERINTENDENT ON THE JOBSITE AT ALL TIMES DURING THE PROGRESS OF THE WORK.
- SUBMITTALS - SUBMITTALS, BOUND IN SEQUENCE SHALL BE SUBMITTED FOR EACH SEPARATE PORTION OF THE WORK. SUBMITTALS, AS IDENTIFIED IN EACH DIVISION, SHALL BE SUBMITTED TO THE GENERAL CONTRACTOR WHO SHALL THOROUGHLY REVIEW, STAMP AND SIGN APPROVED EACH SUBMITTAL PRIOR TO SUBMITTAL TO THE OWNER. DATA SUBMITTED SHALL SHOW PROPOSED EQUIPMENT ONLY AND SHALL NOT BE CATALOGS SHOWING A MANUFACTURER'S COMPLETE LINE. A MINIMUM OF THREE SAMPLES SHALL BE SUBMITTED UNLESS ADDITIONAL SAMPLES ARE REQUESTED. ALL SHOP DRAWINGS AND SAMPLES SHALL BE IDENTIFIED WITH THE JOB NAME AND SHALL BE ACCOMPANIED BY A LETTER OF TRANSMITTAL CONTAINING A COMPLETE LIST OF THE SUBMITTED MATERIAL.
- THE GENERAL CONTRACTOR SHALL LOCATE AND PROVIDE ALL GENERAL REFERENCE POINTS AND TAKE ORDINARY PRECAUTIONS TO PREVENT THEIR DESTRUCTION. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT HIS OWN WORK AND SHALL BE RESPONSIBLE FOR ALL LINES, ELEVATIONS MEASUREMENTS, GRADING AND OTHER AS MAY BE REQUIRED BY HIS WORK. HE SHALL BE HELD RESPONSIBLE FOR VERIFYING ALL FIGURES AND DETAILS SHOWN ON THE DRAWINGS, WHICH RELATE TO HIS WORK, PRIOR TO LAYING OUT THE WORK. HE WILL BE HELD RESPONSIBLE FOR ANY ERROR RESULTING FROM THIS FAILURE TO TAKE SUCH PRECAUTIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING FIELD BENCHMARKS FOR THE PURPOSE OF ESTABLISHING REQUIRED ELEVATIONS. THE STAKES SHALL BE SUFFICIENTLY FAR ENOUGH AWAY FROM THE WORK SO AS NOT TO BE DISTURBED.
- A COMPLETE SET OF WORKING DRAWINGS SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR ON THE SITE AND SHALL BE UPDATED REGULARLY. ALL CHANGES AND/OR MODIFICATIONS MADE IN THE FIELD MUST BE RECORDED BY THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR ON THEIR OWN FIELD SET AS SOON AS THE CHANGE IS MADE, AND IMMEDIATELY THEREAFTER, RECORDED ON THE GENERAL CONTRACTOR'S FIELD SET.
- THIS SHALL COMPRISE AN ACCURATE SET OF MARKED-UP DRAWINGS OF THE PROJECT, INSOFAR AS THE ACTUAL CONSTRUCTION OR INSTALLATION DIFFERS FROM THE CONTRACT DRAWINGS. THESE "RECORD" DRAWINGS ARE REQUIRED AT THE TIME OF SUBSTANTIAL COMPLETION, AND SHALL BE TURNED OVER TO THE ARCHITECT AT THAT TIME FOR THE PURPOSE OF RECORDING CHANGES ON THE ORIGINAL WORKING DRAWINGS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL AREAS ADJACENT TO THE CONSTRUCTION SITE IN A MANNER NOT TO HINDER OR ENDANGER NORMAL TRAFFIC FLOW, OR ENDANGER OR DAMAGE ADJACENT PROPERTY.
- STREETS AND SIDEWALKS ADJACENT TO THE SITE SHALL BE KEPT CLEAN AND OPEN FOR PEDESTRIAN AND VEHICULAR TRAFFIC. WARNING LIGHTS, GUARDS AND BARRICADES SHALL BE UTILIZED AND MAINTAINED AS REQUIRED TO INSURE THESE CONDITIONS BY THE SUBCONTRACTOR WHOSE WORK IS PARTIALLY OR TOTALLY IN THE ABOVE STATED AREA.
- UNLESS OTHERWISE NOTED, THE GENERAL CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL INSPECTIONS AND TESTS REQUIRED IN EACH SECTION OF THE SPECIFICATIONS. NOTIFY EACH INSPECTING OR TESTING AUTHORITY OR AGENCY 24 HOURS IN ADVANCE OF EACH TEST OR INSPECTION REQUIRED. KEEP RECORDS OF EACH TEST OR INSPECTION. INCLUDE IN SUCH RECORDS THE TIME OF THE TEST OR INSPECTION, WEATHER CONDITIONS, NAMES OF INSPECTOR OR TESTING AUTHORITY, RESULTS OF THE TEST AND ALL OTHER PERTINENT DATA. IN ADDITION TO ANY OTHER DISTRIBUTION, SUBMIT A COPY OF EACH REPORT OR TEST RESULT AS IT IS MADE TO THE OWNER FOR HIS REVIEW.
- ON-SITE WORK HOURS: WORK SHALL BE GENERALLY PERFORMED ON THE SITE DURING NORMAL BUSINESS WORKING HOURS IN ACCORDANCE WITH THE CITY OF TROY ORDINANCE, AS DIRECTED BY SUPERINTENDENT, AND AS REQUIRED TO MEET SCHEDULE.
- EXISTING UTILITY INTERRUPTIONS: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OTHERS UNLESS COORDINATED WITH OWNER AND OWNER'S REQUIREMENTS.
- THE CONTRACTOR SHALL HAVE EXCLUSIVE USE OF THE NEW CONSTRUCTION AREAS WITHIN THE CONTRACT LIMITS, WITH LIMITED USE OF CERTAIN AREAS THROUGHOUT THE SITE AS APPROVED BY THE OWNER.
- QUALITY ASSURANCE: GENERAL WORKMANSHIP STANDARDS: COMPLY WITH RECOGNIZED WORKMANSHIP QUALITY STANDARDS WITHIN THE INDUSTRY AS APPLICABLE TO EACH UNIT OF WORK, INCLUDING ANSI STANDARDS WHERE APPLICABLE. IT IS A REQUIREMENT THAT EACH CATEGORY OF TRADESPERSON OR INSTALLER PERFORMING THE WORK BE PREQUALIFIED, TO THE EXTENT OF BEING FAMILIAR WITH APPLICABLE AND RECOGNIZED QUALITY STANDARDS FOR THAT CATEGORY OF WORK, AND BEING CAPABLE OF WORKMANSHIP COMPLYING WITH THOSE STANDARDS.
- PRODUCT DELIVERY, STORAGE AND HANDLING: GENERAL: HANDLE, STORE AND PROTECT MATERIALS AND PRODUCTS, INCLUDING FABRICATED COMPONENTS, BY METHODS AND MEANS WHICH WILL PREVENT DAMAGE, DETERIORATION AND LOSSES INCLUDING THEFT (AND RESULTING DELAYS), THEREBY ENSURING HIGHEST QUALITY RESULTS AS PERFORMANCE OF THE WORK PROGRESSES. CONTROL DELIVERY SCHEDULES SO AS TO MINIMIZE UNNECESSARY LONG TERM STORAGE AT PROJECT AND RESTRICTIONS IN THE DAILY USE OF THE SITE.
- PRIOR TO THE FINAL PAYMENT THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH A CLOSE OUT PACKAGE WHICH INCLUDES WARRANTY AND OPERATIONAL INFORMATION ON ALL EQUIPMENT.

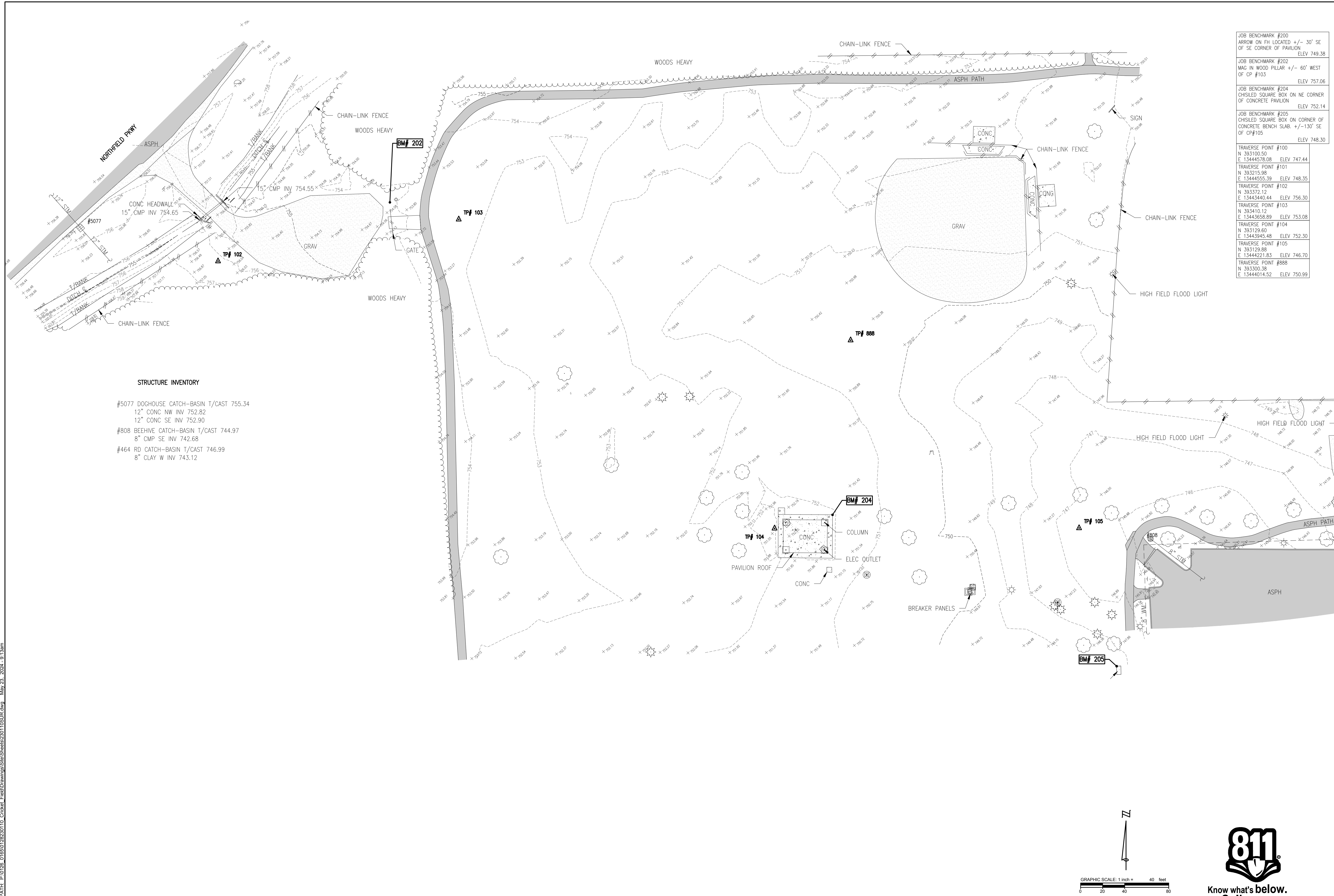


ISSUED FOR: FOR BID 05.20.2024
REVISION DESCRIPTION DATE

PROJECT NUMBER: 0128-23-0110
CITY OF TROY
CRICKET FIELD - BOULAN PARK
TROY, MICHIGAN
COVER SHEET

G-000

DRAWING PATH: P:\0125_01650125230110_Checked_FieldDrawings\Site\Sheets\230110SUR.dwg May 23, 2024 - 9:13am



STRUCTURE INVENTORY

- #5077 DOGHOUSE CATCH-BASIN T/CAST 755.34
12" CONC NW INV 752.82
12" CONC SE INV 752.90
- #808 BEEHIVE CATCH-BASIN T/CAST 744.97
8" CMP SE INV 742.68
- #464 RD CATCH-BASIN T/CAST 746.99
8" CLAY W INV 743.12

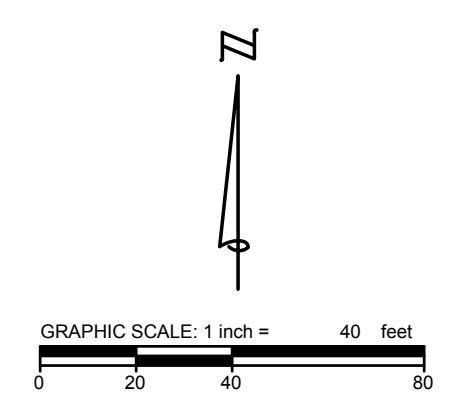
JOB BENCHMARK #200 ARROW ON FH LOCATED +/- 30' SE OF SE CORNER OF PAVILION	ELEV 749.38
JOB BENCHMARK #202 MAG IN WOOD PILLAR +/- 60' WEST OF CP #103	ELEV 757.06
JOB BENCHMARK #204 CHISELED SQUARE BOX ON NE CORNER OF CONCRETE PAVILION	ELEV 752.14
JOB BENCHMARK #205 CHISELED SQUARE BOX ON CORNER OF CONCRETE BENCH SLAB +/- 130' SE OF CP#105	ELEV 748.30
TRAVERSE POINT #100 N 393100.50 E 13444578.08	ELEV 747.44
TRAVERSE POINT #101 N 393215.99 E 13444555.39	ELEV 748.35
TRAVERSE POINT #102 N 393372.12 E 13443440.44	ELEV 756.30
TRAVERSE POINT #103 N 393410.12 E 13443658.89	ELEV 753.08
TRAVERSE POINT #104 N 393129.60 E 13443945.48	ELEV 752.30
TRAVERSE POINT #105 N 393129.88 E 13444221.83	ELEV 746.70
TRAVERSE POINT #888 N 393300.38 E 13444014.52	ELEV 750.99

REVISION	DESCRIPTION	DATE

PROJECT NUMBER 0128-23-0110	ISSUED FOR: FOR BID	DATE 05-20-2024
--------------------------------	---------------------	--------------------

CITY OF TROY
CRICKET FIELD - BOULAN PARK
TROY, MICHIGAN
EXISTING CONDITIONS

C-001



COPYRIGHT 2024 OHM ADVISORS. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM ADVISORS AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM ADVISORS.

WATER & SEWER UTILITY SYMBOLS

EXISTING

- ST STORM MANHOLE
- SQUARE CATCH BASIN
- ROUND CATCH BASIN
- CULVERT
- CULVERT W/O END SECTION
- CULVERT W/END SECTION
- S SANITARY MANHOLE
- CLEAN OUT
- GV GATE VALVE & WELL
- GV&B GATE VALVE & BOX
- WS WATER STOP BOX
- FH FIRE HYDRANT
- MP METER PIT
- WM WATER METER
- SH SPRINKLER HEAD
- IV IRRIGATION VALVE

PROPOSED

- STORM MANHOLE
- SQUARE INLET/CATCH BASIN
- ROUND INLET/CATCH BASIN
- CULVERT END SECTION
- SANITARY MANHOLE
- CLEAN OUT
- GATE VALVE
- GV&W GATE VALVE & WELL
- GV&B GATE VALVE & BOX
- TSV&W TAPPING SLEEVE VALVE & WELL
- TSV&B TAPPING SLEEVE VALVE & BOX
- FIRE HYDRANT

REAL ESTATE SYMBOLS

- CONTIGUOUS PROPERTY SYMBOL
- PARCEL NUMBER BOX
- NO ROW IMPACTS

MISCELLANEOUS UTILITY SYMBOLS

EXISTING

- GUY WIRE
- GUY POLE
- UTILITY POLE
- UTILITY POLE W/LIGHT
- LIGHT/DECOR LAMP POLE
- GAS VALVE
- GAS METER
- GAS RISER
- TRANSFORMER PAD
- ELECTRIC METER
- TRAFFIC SIGNAL CONTROLLER
- HAND HOLE
- ELECTRIC RISER
- MONITORING WELL
- PEDESTRIAN SIGNAL

MISCELLANEOUS SYMBOLS

EXISTING

- RIPRAP
- SIGN
- FLOW DIRECTION
- STUMP
- CONIFEROUS TREE } CL 1 1" TO 5"
CL 2 6" TO 17"
CL 3 18" TO 35"
CL 4 36" AND UP
- DECIDUOUS TREE
- CONIFEROUS SHRUB
- DECIDUOUS SHRUB
- SB# SOIL BORING
- SECTION CORNER
- IRON ROD/PIPE
- PK NAIL
- SURVEY BENCHMARK
- SURVEY TRAVERSE POINT
- CONCRETE
- GRAVEL

UTILITY PATTERN

EXISTING

- ELEC ELECTRICAL *
- GAS\OIL
- CABLE/TEL CABLE/TELEPHONE *
- 12" WM WATER MAIN/SERVICE
- 12" SAN SANITARY SEWER
- 12" STM STORM SEWER

*OH = OVERHEAD , UG = UNDERGROUND

PROPOSED

- 12" WM WATER MAIN/SERVICE
- 12" SAN SANITARY SEWER
- 12" STM STORM SEWER
- 4" UD UNDERDRAIN
- SITE ELEC / LIGHTING

ROW PATTERN

EXISTING

- ROW ROW
- SECTION
- PROPERTY/PARCEL

TOPO PATTERN

EXISTING

- HEDGE/TREE
- FENCE
- GUARDRAIL
- CENTERLINE OF DITCH
- WETLAND/EDGE OF WATER

ABBREVIATION KEY

- | | |
|--|------------------------------|
| AC ACRE | GV+W GATE VALVE AND WELL |
| ADJ ADJUST | IN INCHES |
| ASPH ASPHALT | MH MANHOLE STRUCTURE |
| BC BACK OF CURB | OHM OHM ADVISORS |
| BF BARRIER FREE | PAVT PAVEMENT |
| C+G CURB AND GUTTER | PROP PROPOSED |
| CB CATCH BASIN (STORM) | RCP REINFORCED CONCRETE PIPE |
| CF CUBIC FEET | REM REMOVE (AND DISPOSE) |
| CL CENTERLINE | RIM TOP OF STRUCTURE CASTING |
| COMM COMMUNICATION UTILITY (PHONE, CABLE, DATA, ETC) | SAN SANITARY SEWER / SERVICE |
| CONC CONCRETE | SF SQUARE FEET |
| CPE CORRUGATED POLYETHYLENE (PIPE) | STM STORM SEWER |
| CY CUBIC YARD | SVC SERVICE (WATER/SANITARY) |
| DI DUCTILE IRON | SY SQUARE YARD |
| DIA DIAMETER | T/ TOP OF _____ |
| ELEC ELECTRICAL | TC TOP OF CURB |
| EX EXISTING | TP TOP OF PAVEMENT |
| FC FACE OF CURB | TW TOP OF WALK |
| FL FLOWLINE | WM WATER MAIN / SERVICE |
| FG FINISH GRADE / SURFACE (NON-PAVED AREA) | |
| FM FORCEMAIN | |
| FT FEET | |
| GV GATE VALVE | |
| GV+B GATE VALVE AND BOX | |



ISSUED FOR: FOR BID 05-20-2024 DATE

REVISION DESCRIPTION

PROJECT NUMBER 0188-23-0110

CITY OF TROY

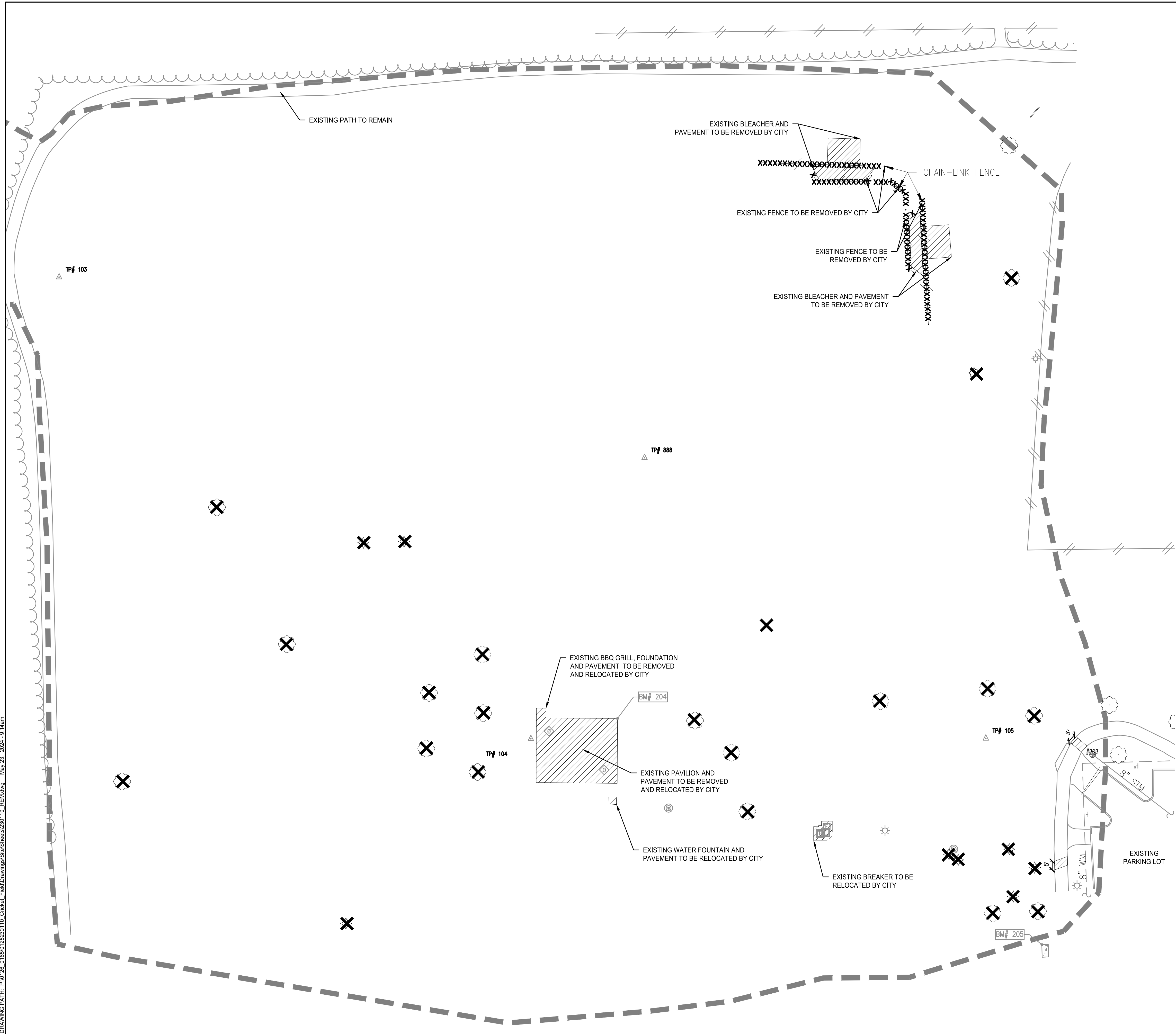
CRICKET FIELD - BOULAN PARK

TROY, MICHIGAN


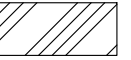


LEGEND

C-002

DRAWING PATH: P:\0125_0165\012520110_Checks_FieldDrawings\SiteSheets\20110_REM.dwg May 23, 2024 9:14am

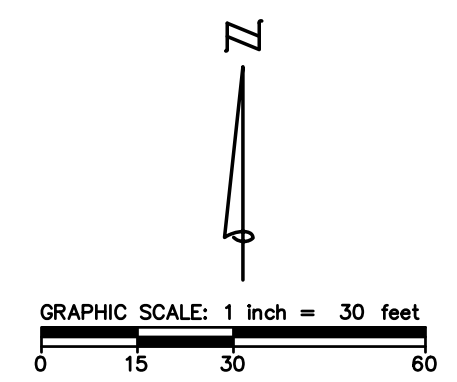


LEGEND

-  SAWCUT AND CONCRETE OR ASPHALT PAVEMENT REMOVAL
-  GRAVEL PAVEMENT REMOVAL
-  EXISTING TREE REMOVAL PERFORMED BY CITY. CONTRACTOR RESPONSIBLE FOR STUMP REMOVAL
-  REMOVE EXISTING FENCE, INCLUDING FOUNDATIONS PERFORMED BY CITY

NOTES

1. REMOVE AND DISPOSE OF ALL MAN-MADE TRASH, AND DEBRIS FOUND WITHIN LIMIT OF WORK.
2. ALL PAVEMENT REMOVAL SHALL HAVE CLEAN, SAWCUT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THERE IS NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THERE IS NO GUARANTEE THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, WHETHER SHOWN ON THESE PLANS OR NOT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. ALL EXISTING UTILITIES, SERVICE LINES, LATERALS, ETC., DAMAGED DURING CONSTRUCTION OF THE PROJECT SHALL BE REPAIRED TO THE SATISFACTION OF THE UTILITY OWNER.
6. THE OWNER/ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR NEGLIGENCE, NON-PARTICIPATION, ERRORS, OMISSIONS, OR INACCURACIES OF WORK CONDUCTED BY UTILITY COMPANIES, THEIR CONTRACTORS, LOCATION SERVICES, OR OTHERS.
7. EXPOSED PAVEMENT SUBGRADE SHALL BE SEALED / COVERED AT END OF EACH DAY TO PROTECT SUBGRADE FROM MOISTURE, EROSION, AND CONTAMINATION. CONTRACTOR TO REPAIR DAMAGED SUBGRADE DUE TO SUBGRADE EXPOSURE.



ISSUED FOR:	FOR BID	DATE
REVISION	DESCRIPTION	

PROJECT NUMBER: 0128-23-0110
 CITY OF TROY
 CRICKET FIELD - BOULAN PARK
 TROY, MICHIGAN
 REMOVAL PLAN - CRICKET FIELD

C-101

COPYRIGHT 2024 OHM-ADVISORS. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM-ADVISORS AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM-ADVISORS

NOTES:

- CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE SOIL EROSION AND SEDIMENTATION CONTROL ACT OF THE STATE OF MICHIGAN, PART 91 OF ACT 451, OF THE PUBLIC ACTS OF 1994 AND THE REQUIREMENTS OF THE CITY OF TROY.
- THE CONTRACTOR SHALL CONDUCT OPERATIONS IN A MANNER THAT WILL REDUCE ACCELERATED EROSION TO THE PRACTICAL MINIMUM AND PREVENT DAMAGING SILTATION TO EXISTING SEWERS AND WATER COURSES LEADING FROM THE WORK SITE.
- THE CONTRACTOR SHALL CONDUCT WORK IN SUCH A MANNER AS TO PREVENT THE ENTRY OF FUELS, OILS, BITUMINOUS MATERIALS, CHEMICALS, SEWERAGE OR OTHER HARMFUL MATERIALS INTO NEARBY LAKES AND STREAMS.
- WASTE DISPOSAL AREAS SHALL BE SELECTED BY THE CONTRACTOR WITH FULL CONSIDERATION OF EROSION AND SEDIMENT CONTROL, SELECTION OF DISPOSAL SITE, AND CONTROL OF OPERATIONS, AND THE RESTORATION OF SAID AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
- EXCAVATION FROM THE RIGHT-OF-WAY, CHANNELS, OR OTHER MATERIAL SHALL NOT BE DEPOSITED IN OR NEAR LAKES, RIVERS, STREAMS OR PONDS WHERE IT MAY ENTER THE WATERWAY.
- AT THE COMPLETION OF EACH DAY'S CONSTRUCTION, CARE SHALL BE TAKEN TO ENSURE THAT MINIMAL EROSION WILL OCCUR IN TRENCHES AND TO STOCKPILED MATERIALS UNTIL RESUMPTION OF WORK.
- CONTRACTOR SHALL CONFINE OPERATIONS TO THE MINIMUM AMOUNT OF WORKING SPACE PRACTICAL TO MINIMIZE SOIL EROSION.
- THE PROJECT WILL BE PERIODICALLY INSPECTED BY THE CITY FOR EROSION CONTROL COMPLIANCE. DEFICIENCIES WILL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY UPON NOTICE OF SUCH DEFICIENCIES. FAILURE TO CORRECT THE DEFICIENCIES MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND THERE WILL BE NO CONTRACT TIME EXTENSION GRANTED FOR THIS TYPE OF STOPPAGE.
- TEMPORARY SOIL EROSION CONTROL MEASURES CONSISTING OF SILT FENCE, INLET FILTERS, AND MULCHING, SHALL BE IMPLEMENTED THROUGHOUT THE ENTIRE CONSTRUCTION PHASE OF THE PROJECT, AND SHALL BE REMOVED BY THE CONTRACTOR AFTER THE PERMANENT SOIL EROSION MEASURES HAVE BEEN COMPLETED

- AND STABILITY HAS BEEN ACHIEVED THROUGH GROWTH.
- STRAW MULCH WITH NETTING TIE DOWN, HIGH VELOCITY MULCH BLANKET OR OTHER APPROVED MULCH SHALL BE PLACED ON DISTURBED SLOPES WHERE SLOPE IS STEEPER THAN 1V:6H.
- STREET SWEEPING OR MUD REMOVAL SHALL BE PERFORMED DAILY FOR MUD TRACKED ONTO PUBLIC STREETS.
- PERMANENT SOIL EROSION MEASURES SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS OF FINAL GRADING. IN THE EVENT IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE THE AREA DUE TO SITE CONDITIONS AND/OR SEASONAL LIMITATIONS, THE TEMPORARY MEASURES SHALL REMAIN IN FORCE AND SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS IT IS PRACTICAL TO COMPLETE THE PERMANENT SOIL EROSION CONTROL MEASURES.
- THE OWNER SHALL HAVE FULL AUTHORITY TO TEMPORARILY SUSPEND WORK IN THE EVENT THAT ANY OF THE ABOVE REQUIREMENTS ARE NOT BEING MET BY THE CONTRACTOR, OR IF CONDITIONS INDICATE THAT ADDITIONAL TEMPORARY CONTROL MEASURES ARE WARRANTED, IN THE OPINION OF THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SOIL EROSION CONTROL MEASURES WITHIN THE CONSTRUCTION AREA UNTIL THE FULL COMPLETION OF THE PROJECT AND PERMANENT MEASURES ARE IN PLACE AND STABLE WITH GROWTH.
- CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION CONTROLS TO BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT.
- SEE CITY OF TROY SOIL EROSION AND SEDIMENTATION CONTROL WEBSITE FOR ADDITIONAL INFORMATION.

SOIL DISPOSAL NOTE:
ALL EXCAVATED SOILS SHALL REMAIN ON-SITE AND UTILIZED AS FILL WHERE APPLICABLE OR PLACED AS DIRECTED BY THE OWNER.

SOIL EROSION AND SEDIMENTATION CONTROL SEQUENCE

IN ACCORDANCE WITH RULE 1709 PROMULGATED UNDER THE AUTHORITY OF PART 91, SOIL EROSION AND SEDIMENTATION CONTROL, OF THE NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT, 1994 PA 451, AS AMENDED, AND IN ADDITION TO THE INFORMATION IN THE PROJECT PLANS AND SPECIFICATIONS, THE FOLLOWING GENERAL CONDITIONS APPLY TO THE EARTH CHANGE AUTHORIZED BY THIS DOCUMENT:

- DESIGN, CONSTRUCT, AND COMPLETE THE EARTH CHANGE IN A MANNER THAT LIMITS THE EXPOSED AREA OF DISTURBED LAND FOR THE SHORTEST PERIOD OF TIME.
- REMOVE SEDIMENT CAUSED BY ACCELERATED SOIL EROSION FROM RUNOFF WATER BEFORE IT LEAVES THE SITE OF THE EARTH CHANGE.
- TEMPORARY OR PERMANENT CONTROL MEASURES SHALL BE DESIGNED AND INSTALLED TO CONVEY WATER AROUND, THROUGH OR FROM THE EARTH CHANGE AT A NON-EROSIVE VELOCITY.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING LANDSCAPING DURING THE WARRANTY PERIOD. AFTER THE WARRANTY HAS EXPIRED, THE PERMANENT SESC MEASURES WILL BE MAINTAINED BY THE CITY OF TROY AS APPROPRIATE.

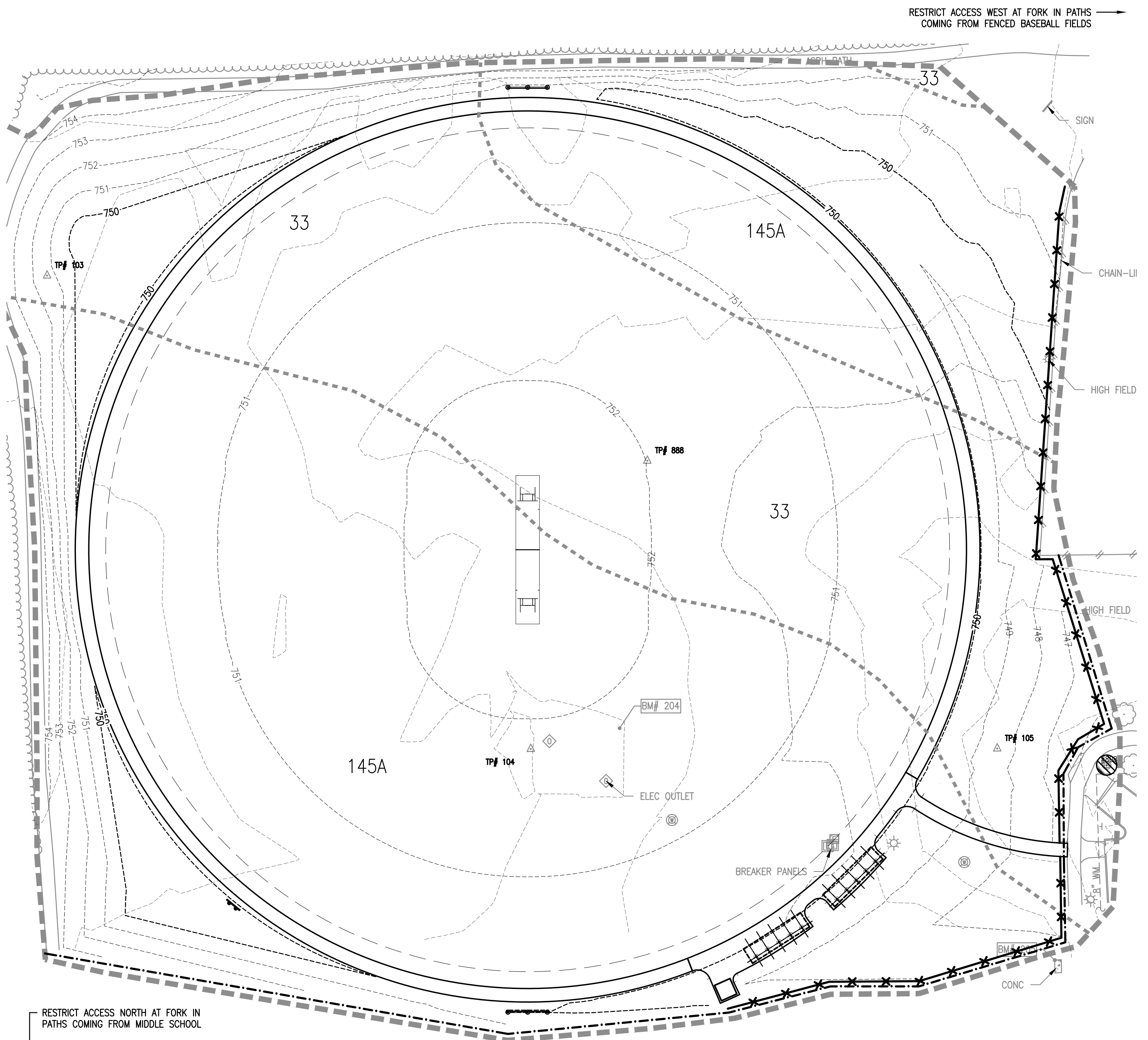
SESC LEGEND

- XXX SOIL TYPE
- SOIL TYPE BOUNDARY
- SOIL TYPE BOUNDARY
- SILT FENCE
- ORANGE CONSTRUCTION FENCE
- INLET FILTER

USGS SOIL ABBREVIATION	SOIL DESCRIPTION
33	LENAAWEE SILTY CLAY LOAM 0 TO 1 PERCENT SLOPES
145A	BLOUNT LOAM, ERIE-HURON LAKE PLAIN, 0 TO 2 PERCENT SLOPES

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY EROSION CONTROL MEASURES												
CLEARING & TREE REMOVAL												
STRIP & STOCKPILE TOPSOIL / GRADING												
SITE UTILITY CONSTRUCTION												
AGGREGATE BASE, CURB & PAVEMENT												
PERMANENT EROSION CONTROL MEASURES												
FINISH GRADING, LANDSCAPING & RESTORATION												
SOIL STABILIZATION AND CLEAN UP												
REMOVE TEMPORARY MEASURES												

TASK	FREQUENCY	TRACKING MAT	SILT FENCE	VEGETATION
INSPECT FOR SEDIMENT ACCUMULATION	WEEKLY	X	X	
REMOVE ACCUMULATED SEDIMENT	AS NEEDED		X	
INSPECT FOR FLOATABLES AND DEBRIS	WEEKLY			
REMOVE FLOATABLES AND DEBRIS	AS NEEDED			
INSPECT FOR PERMIT CONFORMANCE	AFTER RAIN	X	X	
RESTORE TO PERMIT CONFORMANCE	AS NEEDED	X	X	
INSPECT FOR SOIL EROSION	AFTER RAIN			X
RESTORE TO PREVENT EROSION	AS NEEDED			X
SCRAPE STREET/DRIVES	DAILY			
SWEEP STREET/DRIVES	WEEKLY			

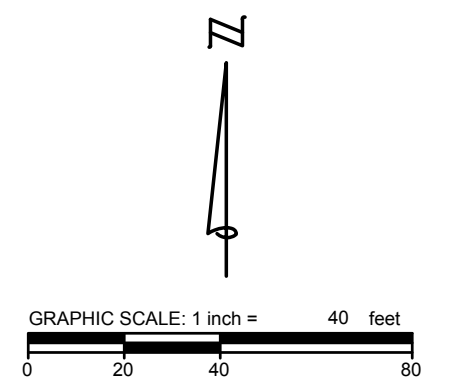


ISSUED FOR:	FOR BID	DATE
REVISION	DESCRIPTION	

PROJECT NUMBER: PM CO 0128-23-0110
 CITY OF TROY
 CRICKET FIELD - BOULAN PARK
 TROY, MICHIGAN
 SOIL EROSION AND SEDIMENT CONTROL - CRICKET FIELD

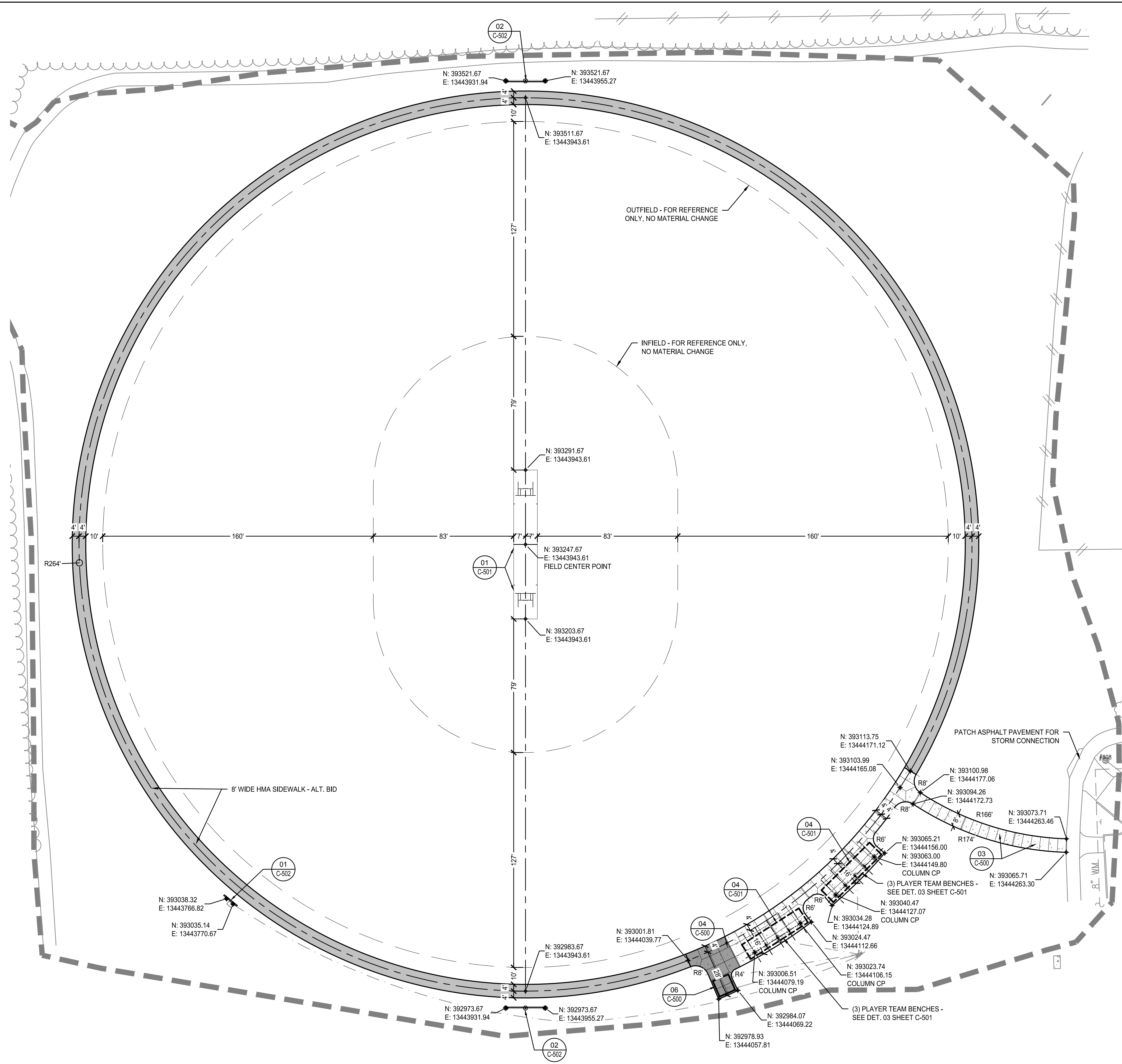
C-103

DRAWING PATH: P:\0128_01650128230110_Cricket_Field\Drawings\Site\Sheet230110SECC.dwg May 23, 2024 - 9:14am



COPYRIGHT 2024 OHM ADVISORS. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM ADVISORS AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM ADVISORS

DRAWING PATH: P:\0128_016501282010_Checked_FieldDrawings\PLN_UID\Sheets\20110_SITE.dwg May 23, 2024 - 9:14am



LEGEND

- STANDARD CONCRETE SIDEWALK - SEE DET. 03 SHEET C-500
- CONTROL JOINT (TYP.) EXP. JOINT (TYP.)
- 6 INCH CONCRETE SIDEWALK - SEE DET. 04 SHEET C-500
- CONTROL JOINT (TYP.) EXP. JOINT (TYP.)
- ALT BID - HMA PEDESTRIAN PATH - SEE DET. 05 SHEET C-500
- CENTERLINE
- LIMIT OF WORK

LAYOUT NOTES

- THIS SHEET IS FOR LAYOUT & DETAIL REFERENCE ONLY.
- ALL DIMENSIONS SHOWN ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS / COORDINATE ARE TO FACE OF CURBS, WALLS, OR STEPS UNLESS NOTED OTHERWISE ON PLANS.
- DO NOT SCALE DRAWINGS. UTILIZE DIMENSIONS INDICATED ON THE PLANS.
- WALKWAYS AND HARDSCAPE ELEMENTS INDICATED AS CURVILINEAR SHALL HAVE SMOOTH CONTINUOUS CURVES.
- UNLESS INDICATED OTHERWISE, ALL WALKWAYS ABUT AT 90 DEGREE ANGLES.
- LAYOUT ALL CONSTRUCTION LINES AND VERIFY LAYOUT WITH THE ENGINEER PRIOR TO BEGINNING ANY CONSTRUCTION WORK.
- DRAWING WILL BE AVAILABLE TO CONTRACTOR IN CAD FORMAT, FOR FULL LAYOUT PURPOSES, GENERAL DIMENSIONS AND KEY COORDINATES ARE SHOWN ON DRAWING.



ISSUED FOR:	DATE
FOR BID	05/20/2024
REVISION	DESCRIPTION

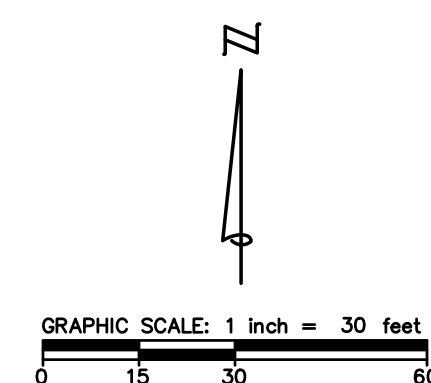
PROJECT NUMBER	PM
0128-23-0110	CO

CITY OF TROY
 CRICKET FIELD - BOULAN PARK
 TROY, MICHIGAN
 SITE PLAN - CRICKET FIELD

C-201

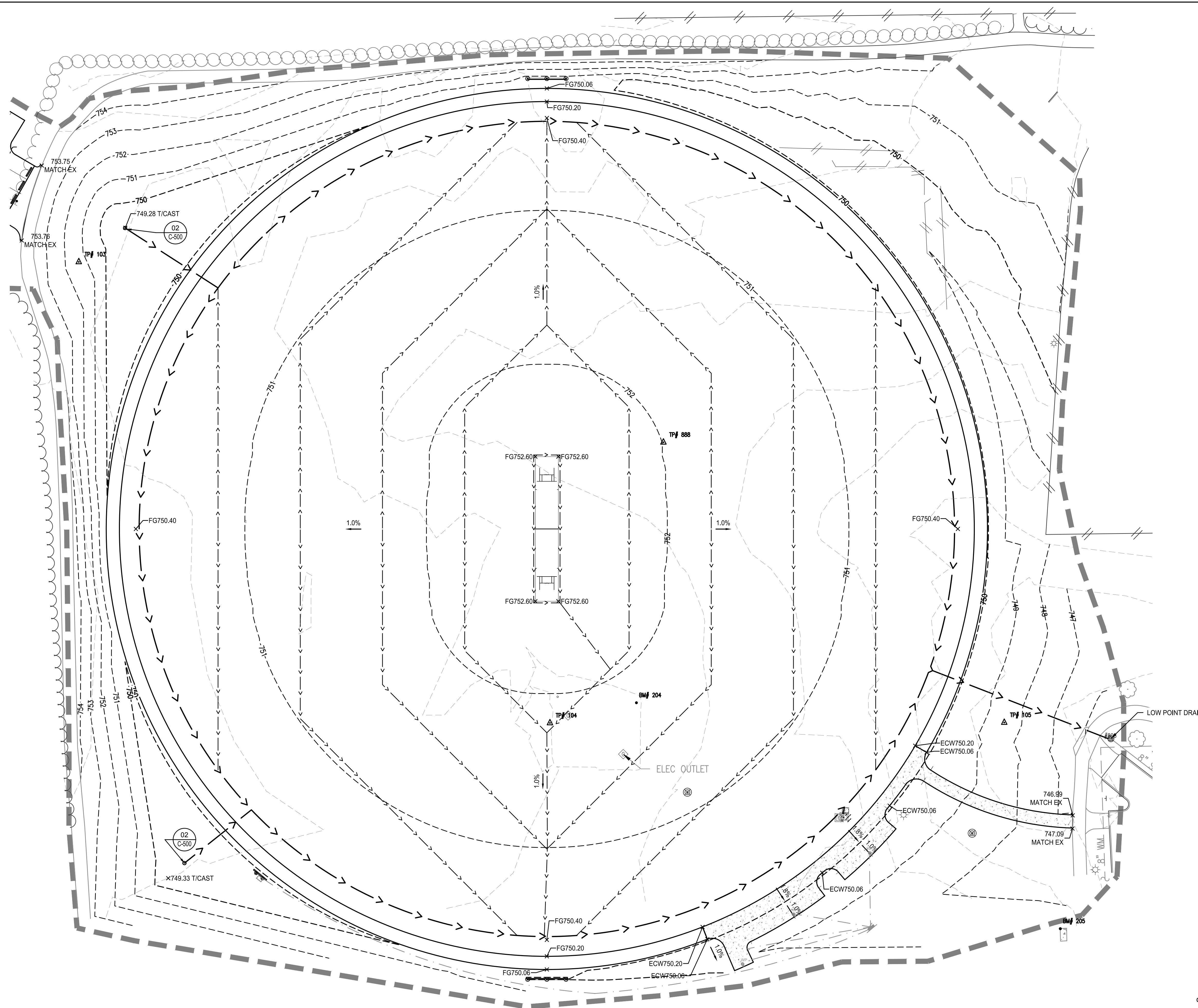


Know what's below. Call before you dig.



COPYRIGHT 2024 OHM ADVISORS. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM ADVISORS AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM ADVISORS

DRAWING PATH: P:\0125_0165012820110_Checked_FieldDrawings\PLN_ID\Sheets\320110_GRD.dwg May 23, 2024 - 9:14am



LEGEND

- < — < — 4" PERFORATED UNDERDRAINS
- < — 6" PERFORATED COLLECTOR UNDERDRAINS
- - - - - EXISTING CONTOUR
- - - - - 750 - - - PROPOSED CONTOUR
- FG## FINISH GRADE
- MATCH EX MATCH EXISTING GRADE
- T/CAST TOP OF CASTING
- ECW## EDGE OF CONCRETE WALK

GRADING & DRAINAGE NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. DO NOT SCALE DRAWINGS. UTILIZE DIMENSIONS INDICATED ON THE PLANS.
3. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT, FACE OF WALL, OR FACE OF CURB UNLESS OTHERWISE NOTED.
4. WALKWAYS AND HARDSCAPE ELEMENTS INDICATED AS CURVILINEAR SHALL HAVE SMOOTH CONTINUOUS CURVES.
5. UNLESS INDICATED OTHERWISE, ALL WALKWAYS ABUT AT 90 DEGREE ANGLES.
6. ALL CONCRETE SCORING SHALL BE PARALLEL, PERPENDICULAR OR TANGENT TO ADJACENT IMPROVEMENTS UNLESS OTHERWISE NOTED AND AS APPROVED BY THE ENGINEER.
7. LAYOUT ALL CONSTRUCTION LINES AND VERIFY LAYOUT WITH THE ENGINEER PRIOR TO BEGINNING ANY CONSTRUCTION WORK.
8. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTIONS.
9. FIELD VERIFY ALL PROPOSED AND EXISTING UTILITY LOCATIONS.
10. SLOPE ALL PERFORATED PIPE TO PROVIDE POSITIVE DRAINAGE.



ISSUED FOR:	FOR BID	05-20-2024	DATE
REVISION	DESCRIPTION		

PROJECT NUMBER: PM CO
 0128-23-0110
 CITY OF TROY
 CRICKET FIELD - BOULAN PARK
 TROY, MICHIGAN
 GRADING PLAN - CRICKET FIELD

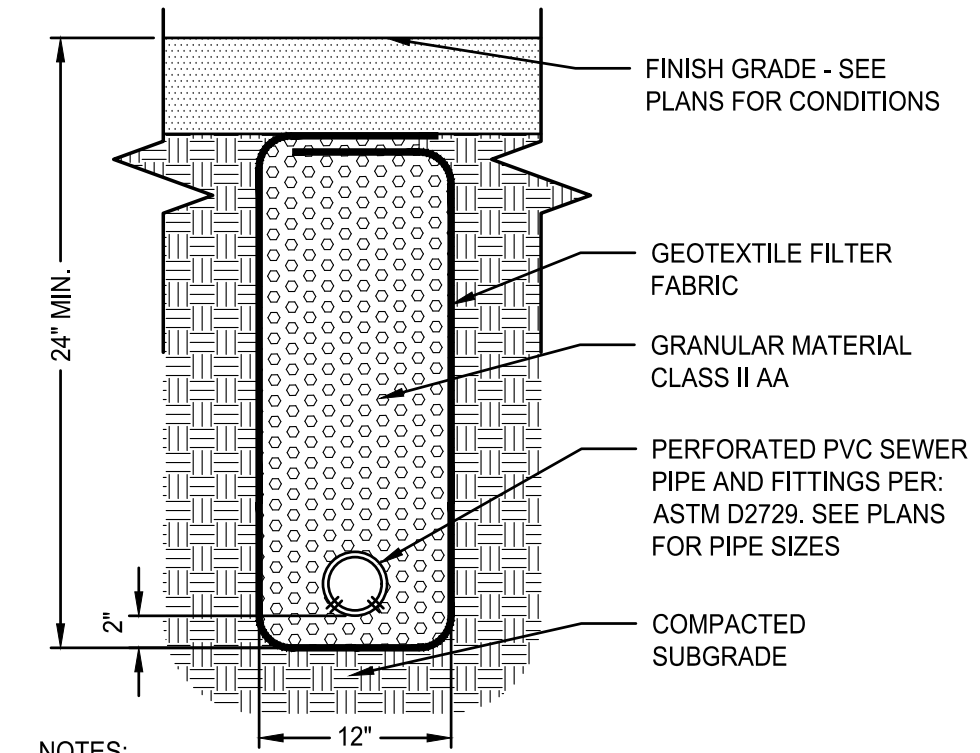
C-300



Know what's below.
Call before you dig.

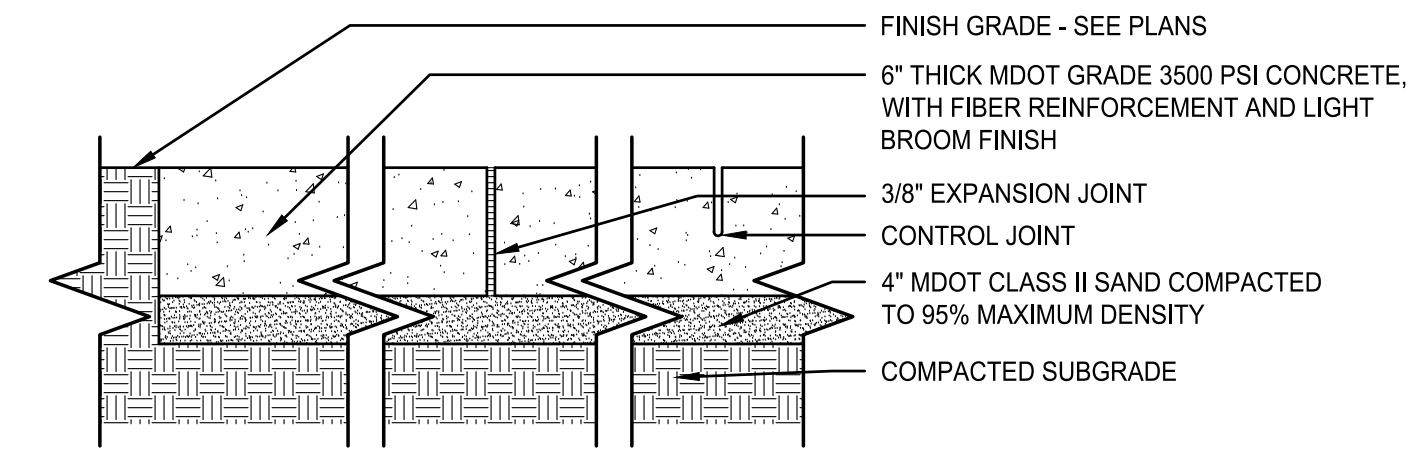


COPYRIGHT 2024 OHM-ADVISORS. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM-ADVISORS AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM-ADVISORS



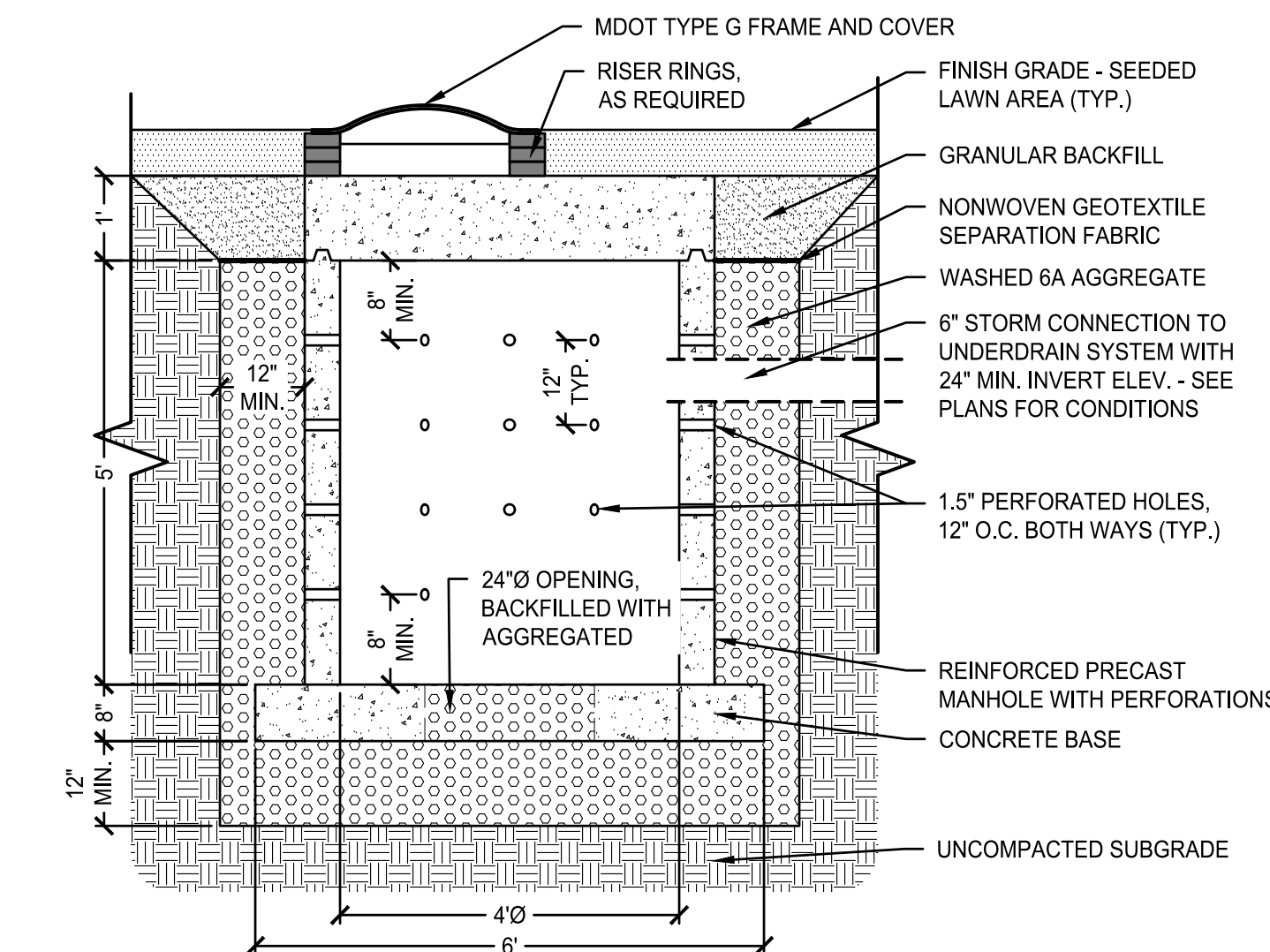
NOTES:
1. PROVIDE A MINIMUM 0.25% SLOPE ON UNDERDRAIN WHERE SLOPE IS GOING AGAINST FINISH GRADE SLOPE.

01 PERFORATED SUBDRAIN
NOT TO SCALE

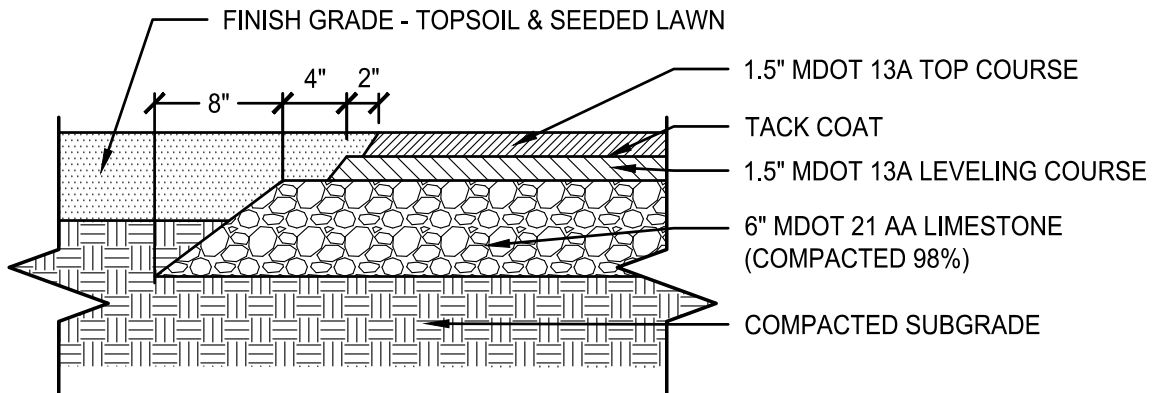


NOTES:
1. ALL SCORING SHALL BE 1/4 DEPTH OF CONCRETE (TOOLED OR SAWCUT).
2. RUB OUT ALL SURFACE TOOL MARKS. PROVIDE LIGHT BROOM FINISH PERPENDICULAR TO PEDESTRIAN TRAFFIC ROUTE.
3. SEE LAYOUT PLANS FOR WIDTH OF PAVEMENT.

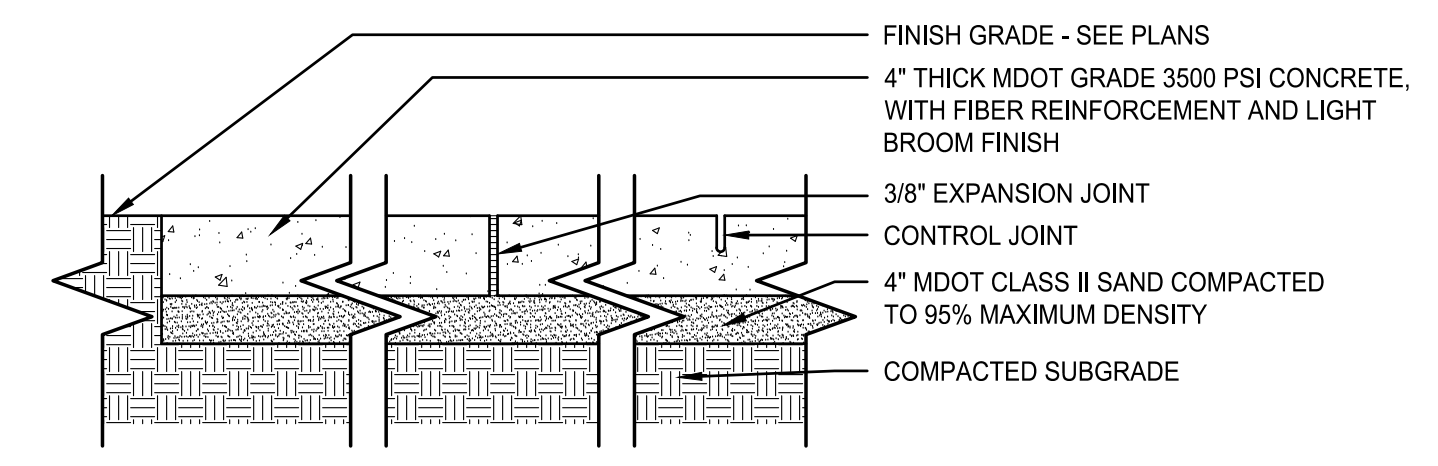
04 6 INCH CONCRETE SIDEWALK
NOT TO SCALE



02 DRYWELL DRAINAGE STRUCTURE
NOT TO SCALE

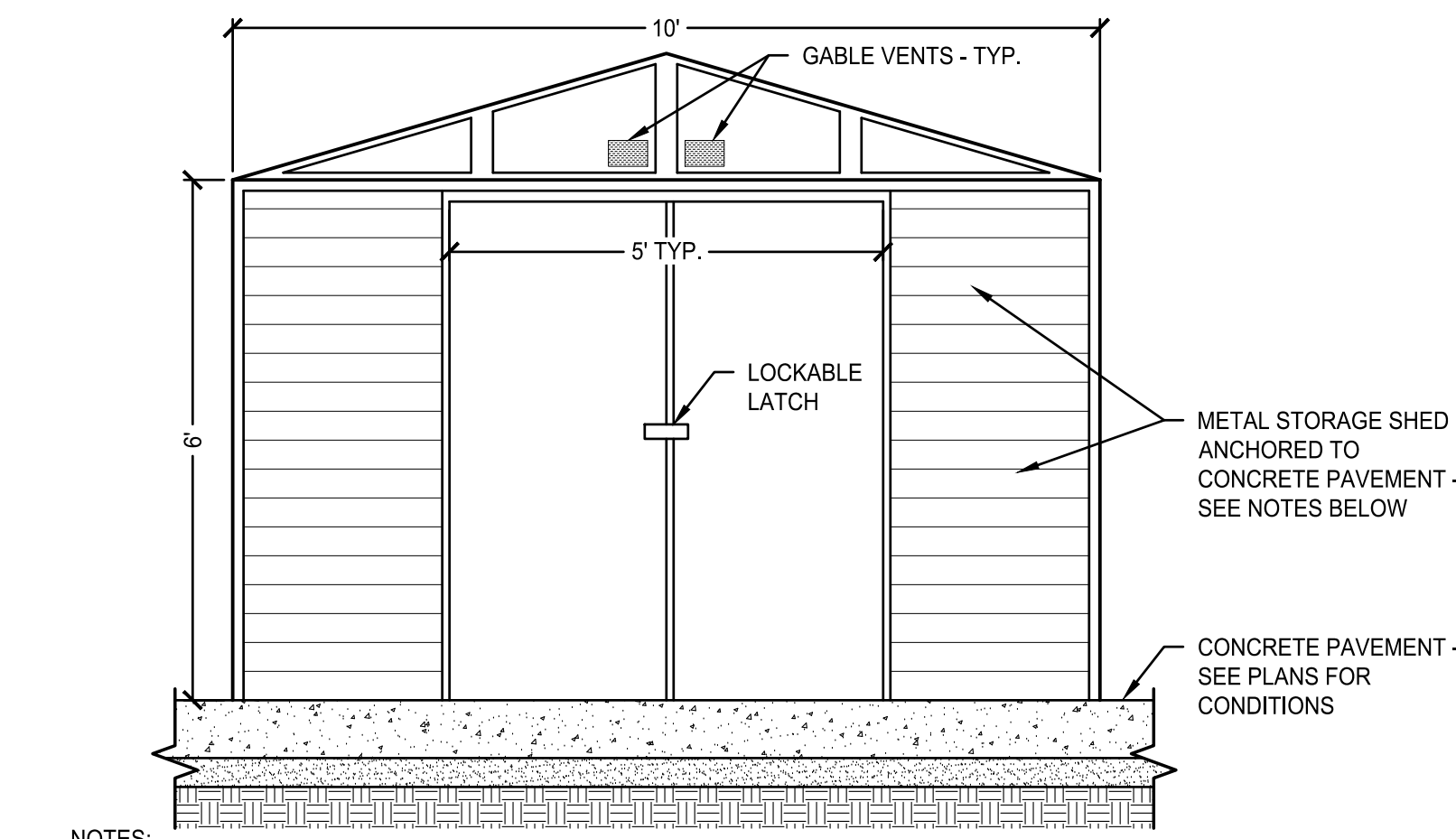


05 ALT BID - HMA PEDESTRIAN PATH
NOT TO SCALE



NOTES:
1. ALL SCORING SHALL BE 1/4 DEPTH OF CONCRETE (TOOLED OR SAWCUT).
2. RUB OUT ALL SURFACE TOOL MARKS. PROVIDE LIGHT BROOM FINISH PERPENDICULAR TO PEDESTRIAN TRAFFIC ROUTE.
3. SEE LAYOUT PLANS FOR WIDTH OF PAVEMENT.

03 STANDARD CONCRETE SIDEWALK
NOT TO SCALE



NOTES:
1. PROVIDE ARROW SELECT STEEL STORAGE SHED, PEAK FLUTED, MODEL # SCG1012FG, INCLUDING AK100 CONCRETE ANCHOR KIT AS MANUFACTURED BY ARROW STORAGE PRODUCTS OR APPROVED EQUAL MEETING THE FOLLOWING REQUIREMENTS:
2. SIZE: 10' X 12' X 8'
3. MATERIAL: GALVANIZED STEEL WITH MANUFACTURER'S STANDARD HIGH-PERFORMANCE COATING. COLOR TO BE SELECTED FROM MANUFACTURER FULL COLOR RANGE.
4. DESCRIPTION: STEEL STORAGE SHED SHALL CONSIST OF PEAK STYLE ROOF PITCH, REINFORCED 71 INCH TALL HORIZONTAL WALL PANELS, DOUBLE LOCKING SWING DOORS, AND BUILT IN VENTILATION.
5. SHED SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
6. WARRANTY: MANUFACTURER'S STANDARD 12-YEAR LIMITED WARRANTY.
7. CONTRACTOR TO PROVIDE PRODUCT SUBMITTAL.

06 METAL STORAGE SHED
NOT TO SCALE

ISSUED FOR:	FOR BID	DATE
REVISION	DESCRIPTION	

PROJECT NUMBER: 0128-23-0110
CITY OF TROY
CRICKET FIELD - BOULAN PARK
TROY, MICHIGAN
DETAILS

DRAWING PATH: P:\0128_01650128230110_Checked_FieldDrawings\PLN_UD_Sheets\3230110_DET.dwg, Mby:z3, 2024 - 9:14am

COPYRIGHT 2024 OHM ADVISORS. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM ADVISORS AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM ADVISORS

GENERAL STRUCTURAL NOTES

- 1. THE GENERAL STRUCTURAL NOTES ARE INTENDED TO AUGMENT THE DRAWINGS AND SPECIFICATIONS. SHOULD CONFLICTS OCCUR BETWEEN DOCUMENTS, THE STRICTEST PROVISION SHALL GOVERN.
2. THE CONTRACTOR SHALL LIMIT THE AMOUNT OF LOAD IMPOSED UPON THE STRUCTURAL FRAMING SYSTEM DURING CONSTRUCTION. LOADS, INCLUDING CONSTRUCTION LOADS, MUST NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.
3. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED SELF SUPPORTING, STABLE STRUCTURE UNLESS OTHERWISE INDICATED.
4. ALL MATERIALS AND WORKMANSHIP SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE GOVERNING BUILDING CODE: MICHIGAN BUILDING CODE, CURRENT EDITION.
5. ALL SHOP DRAWINGS PREPARED BY SUPPLIERS, SUBCONTRACTORS, ETC. SHALL BE REVIEWED BY THE ARCHITECT/ENGINEER FOR CONFORMANCE WITH DESIGN INTENT ONLY.
6. STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL, CIVIL AND ELECTRICAL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL RELEVANT DIMENSIONS AND ELEVATIONS FOR EQUIPMENT INSTALLATIONS AGAINST APPROVED MANUFACTURERS CERTIFIED EQUIPMENT DRAWINGS AND COORDINATING ANY REQUIREMENTS WITH SHOP DRAWINGS AND WORK.
7. THE CONTRACTOR SHALL INFORM THE ENGINEER/ARCHITECT OF ANY DEVIATIONS FROM THE DRAWINGS. DO NOT CUT OR MODIFY STRUCTURAL MEMBERS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER.
8. DRAWINGS ARE INTENDED TO BE PRINTED PER THE SCALE PROVIDED. THE CONTRACTOR SHALL CONTACT THE ENGINEER IF ADDITIONAL DIMENSIONS ARE REQUIRED.
9. CONTRACTOR SHALL NOT MIX GALVANIZED AND STAINLESS STEEL AT ANY TIME. ANY METAL PARTS IN CONTACT WITH OTHER METAL PARTS SHALL BE OF A SIMILAR METAL.
10. CONTRACTOR SHALL RECOGNIZE EFFECTS OF THERMAL MOVEMENTS AND MOISTURE CONTENT CHANGES OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD AND CONSIDER THESE EFFECTS DURING CONSTRUCTION AND/OR ERECTION SEQUENCES.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING COMPLETE AND FUNCTIONING SYSTEMS, INCLUDING BUT NOT LIMITED TO, PROVIDING (AT NO ADDITIONAL COST) ITEMS NOT SPECIFICALLY SHOWN IN THESE DRAWINGS WHICH ARE NORMALLY CONSIDERED NECESSARY.

SOILS AND EARTHWORK

- 1. SOIL INVESTIGATIONS HAVE BEEN PERFORMED FOR THIS PROJECT BY G2 CONSULTING GROUP, BORINGS DRILLED 03/12/24.
2. OHM UTILIZED DATA AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT PREPARED BY G2, DATED March 19, 2024, TO DETERMINE DESIGN LOAD BEARING CAPACITY AND OTHER DESIGN PARAMETERS.
3. CONTRACTOR SHALL VERIFY SOIL BEARING CAPACITY PRIOR TO CONSTRUCTION
4. SPECIAL DESIGN AND CONSTRUCTION PROVISIONS FOR THIS PROJECT'S FOUNDATIONS:
A. NONE
5. INCLUDE IN THE WORK PROVIDING ALL EQUIPMENT, MATERIAL, AND QUALIFIED LABOR NECESSARY FOR EXCAVATION, SHORING, DEWATERING SYSTEMS, BACKFILL, AND COMPACTION OF SOILS, AS REQUIRED TO CONSTRUCT STRUCTURES TO THE LINE AND GRADE AS SHOWN ON THE PLANS.
6. FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL TELEPHONE (800) 482-7171 NOT LATER THAN THREE BUSINESS DAYS PRIOR TO EXCAVATING IN THE VICINITY OF UTILITY LINES. ALL "MISS DIG" PARTICIPATING MEMBERS WILL THIS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE PART OF THE "MISS DIG" ALERT SYSTEM.
7. EXCAVATE OR DRIVE PILES TO ELEVATIONS AND DIMENSIONS SHOWN ON THE PLANS WITHIN A TOLERANCE OF +/- 0.10 FEET. EXCAVATE BY HAND TO FINAL GRADE FOR FOUNDATIONS.
8. NOTIFY THE ENGINEER FOR AN INSPECTION WHEN THE EXCAVATION HAS REACHED SUB-GRADE ELEVATION. IF UNSUITABLE BEARING MATERIALS ARE ENCOUNTERED AT SUB-GRADE ELEVATION, EXCAVATE AND REPLACE SUCH MATERIALS AS DIRECTED BY ENGINEER. PROVIDE ENGINEER WITH DRIVING LOGS FOR PILES AS REQUIRED BY FOR ALTERNATE SIGHT WALL.
9. SATISFACTORY SOIL MATERIALS ARE DEFINED AS GRANULAR MATERIALS CLASSIFIED AS GW, GP, GM, SW, SP, SW-SM, SP-SM OR SM BY THE UNIFIED SOILS CLASSIFICATION SYSTEM, ASTM D2487. LIMIT AMOUNT OF FINE MATERIAL PASSING NO. 200 SIEVE TO LESS THAN 5% MAXIMUM.
10. UNSATISFACTORY SOIL MATERIALS ARE DEFINED AS SOILS CLASSIFIED AS GC, SW-SC, SP-SC, SC, ML, MH, CL, CH, OL, OH, AND PT BY THE UNIFIED SOIL CLASSIFICATION SYSTEM, OR ANY ORGANIC MATERIAL. "MARL" IS AN UNSATISFACTORY SOIL MATERIAL.

- 11. BACKFILL ALL STRUCTURAL WORK WITH SATISFACTORY SOIL MATERIALS AND ENGINEERED FILL AS SHOWN ON PLANS. DO NOT BACKFILL WITH FROZEN MATERIALS. DO NOT PLACE ROCKS LARGER THAN 3" DIAMETER IN BACKFILL.
12. COMPACT SOILS BELOW FOOTINGS TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY MODIFIED PROCTOR, ASTM D1557.
13. COMPACT BACKFILL IN LAYERS TO MINIMUM 95% MAXIMUM DENSITY AS DETERMINED BY MODIFIED PROCTOR, OR MICHIGAN CONE TEST.

STRUCTURAL STEEL

- 1. COMPLY WITH CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES - THE LATEST APPLICABLE EDITION
2. STRUCTURAL STEEL PLATES, ANGLES, CHANNELS AND S-SHAPE MEMBERS: ASTM A36, Fy=36KSI.
3. ANCHOR RODS: ASTM F1554, GRADE 36.
4. STRUCTURAL STEEL HP SECTIONS: ASTM A572, GRADE 50, Fy=50KSI.
5. USE ASTM A325N, 3/4" DIA FOR ALL BOLTS IN STANDARD ROUND HOLES UNLESS NOTED OTHERWISE ON THE PLANS.
6. SUBMIT SHOP DRAWINGS FROM STRUCTURAL STEEL FABRICATOR FOR APPROVAL OF THE ENGINEER, PRIOR TO FABRICATION. FOLLOW STANDARD PRACTICES SET FORTH IN THE AISC MANUAL "DETAILING FOR STEEL CONSTRUCTION" FOR DETAIL DRAWINGS OF THE MEMBERS AND THEIR CONNECTIONS. INDICATE WELDS, USING STANDARD AWS WELDING SYMBOLS. SHOW SIZE LENGTH AND TYPE OF EACH WELD.
7. ALL BOLTED CONNECTIONS SHALL BE BEARING TYPE N UNLESS OTHERWISE NOTED.
8. ALL STRUCTURAL STEEL MEMBERS AND ACCESSORIES UNLESS NOTED OTHERWISE, SHALL RECEIVE ONE SHOP PRIME COAT OF PROTECTIVE PAINT PRIOR TO DELIVERY TO JOBSITE. FINISH PAINT ALL STRUCTURAL STEEL AND CONNECTIONS, AFTER ERECTION AS SPECIFIED BY ARCHITECT.
9. ALL MEMBERS TO BE GALVANIZED, PROVIDE HOT DIPPED GALVANIZING IN ACCORDANCE WITH ASTM A123. PROVIDE FIELD TOUCH-UP OF ABRASED OR DAMAGED GALVANIZED COATINGS WITH HIGH-ZINC-DUST-CONTENT PAINT WITH DRY FILM CONTAINING NOT LESS THAN 94% ZINC DUST BY WEIGHT COMPLYING WITH SSPC-PAINT 20. ALL EXTERIOR STAIRS AND STAIR FRAMING SHALL BE GALVANIZED.
10. DESIGN, CONSTRUCTION AND REMOVAL OF ALL TEMPORARY SUPPORTS AND BRACING (SEE AISC CODE OF STANDARD PRACTICE) IS THE RESPONSIBILITY OF THE STEEL ERECTORS.
11. WELDING SHALL BE IN ACCORDANCE WITH THE STRUCTURAL WELDING CODE - STEEL (AWS D1.1-CURRENT) PUBLISHED BY THE AMERICAN WELDING SOCIETY. PERFORM WELDING BY CERTIFIED WELDERS. USE E70XX ELECTRODE.
12. DO NOT USE STEEL FRAMING CONNECTIONS WHICH REQUIRE EITHER MEMBER TO BE COMPLETELY DISCONNECTED (NUTS REMOVED FROM BOLTS) FOR INSTALLATION OF THE SUCCEEDING MEMBER.

FOUNDATION CONCRETE

- 1. PROVIDE MINIMUM 28-DAY CONCRETE COMPRESSIVE STRENGTH OF 4,000 PSI (fc = 4,000 PSI). PROVIDE NORMAL WEIGHT CONCRETE, WITH 6% +/- 1.5% ENTRAINED AIR FOR EXTERIOR APPLICATIONS. MAXIMUM W/C RATIO < 0.45, AND MAXIMUM 4" SLUMP, UNLESS SUPER-PLASTICIZERS ARE USED. USE OF SUPER-PLASTICIZERS IS SUBJECT TO PRIOR APPROVAL BY THE ENGINEER. DO NOT PROVIDE AIR CONTENT > 3% FOR TROWEL FINISHED SLABS.
2. PROVIDE READY-MIX CONCRETE CONFORMING TO ASTM C-94.
3. CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 117 301, 305R, 306.1, AND 308.1, LATEST APPLICABLE EDITION.
4. PLACE ANCHOR RODS SET IN CONCRETE TO RECEIVE STRUCTURAL STEEL WITHIN TOLERANCES SPECIFIED IN THE LATEST APPLICABLE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" IN LIEU OF TOLERANCES SPECIFIED IN ACI "STANDARD SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS".
5. REINFORCING STEEL CONFORMING TO ASTM A-615, GRADE 60 IS REQUIRED. PLACE REINFORCING STEEL IN CONFORMANCE WITH CRSI MANUAL OF STANDARD PRACTICE.
6. CONFORM TO ASTM A706/A706M, GRADE 60 FOR REINFORCING STEEL TO BE WELDED. PLACE REINFORCING STEEL IN CONFORMANCE WITH CRSI MANUAL OF STANDARD PRACTICE. WELD REINFORCED STEEL IN ACCORDANCE WITH AWS D1.4 PERFORM WELDING BY CERTIFIED WELDERS. USE E70XX ELECTRODES. DO NOT WELD REINFORCEMENT UNLESS DETAILED AS SUCH.
7. REINFORCING STEEL SHALL HAVE A MINIMUM CONCRETE COVER AS LISTED BELOW UNLESS OTHERWISE NOTED.
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED EARTH: 3"
B. CONCRETE CAST AGAINST FORMS BUT EXPOSED TO EARTH OR WEATHER
1. NO. 5 OR SMALLER 1 1/2"
2. GREATER THAN NO. 5 2"

- 8. POST INSTALLED ANCHORS OR REBAR SHALL BE ANCHORED INTO CONCRETE WITH POWERS PE1000+ EPOXY INJECTION ADHESIVE, OR AN APPROVED EQUAL. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION INSTRUCTIONS. SEE DETAILS FOR MINIMUM EMBEDMENT.

Table with 3 columns: BAR SIZE, f'c= 3,000 psi, f'c= 4,000 psi, f'c= 5,000 psi. Rows include #3, #4, #5, #6, #7, #8 with dimensions for TOP BARS and ALL OTHER BARS.

- * TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF FRESH CONCRETE BELOW BAR.
+ LAP SPlice LENGTHS SHOWN ARE CLASS B SPlice LENGTHS FOR UNCOATED OR GALVANIZED BARS WITH CLEAR COVER OF db OR MORE AND WITH CLEAR SPACING OF 2db OR MORE. INCREASE LAP LENGTHS BY 50% FOR EPOXY COATED OR DUAL ZINC-EPOXY COATED BARS WITH CLEAR COVER LESS THAN 3db OR WITH CLEAR SPACING LESS THAN 6db. INCREASE LAP LENGTHS BY 20% FOR EPOXY COATED OR DUAL ZINC-EPOXY COATED BARS WITH CLEAR COVER OF 3db OR MORE AND WITH CLEAR SPACING OF 6db OR MORE. SPlice LENGTHS SHOWN ARE FOR NORMAL WEIGht CONCRETE AND REINFORCEMENT WITH A YIELD STRENGTH OF 60,000 PSI (60 KSI).

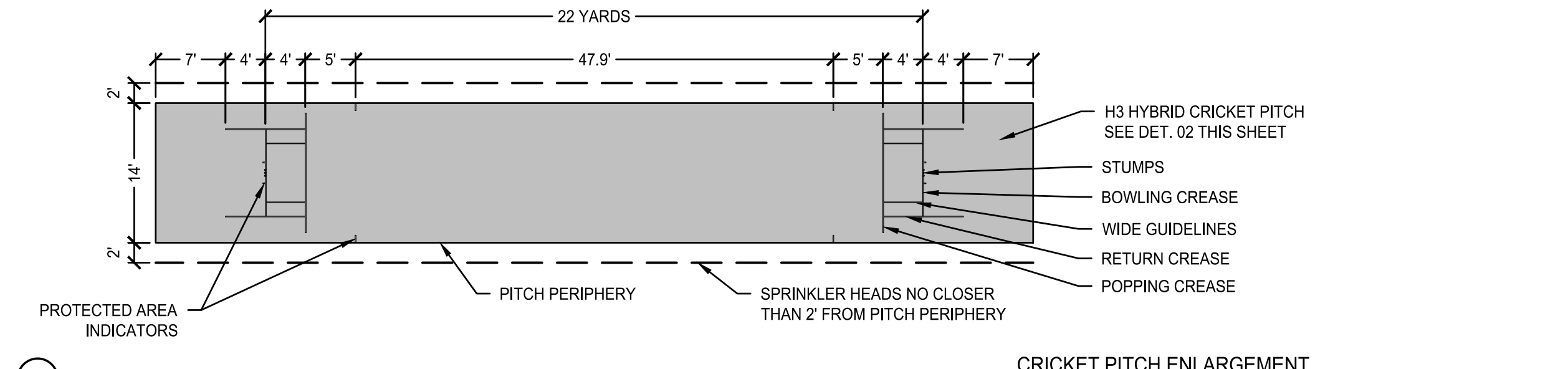
WOOD FRAMING

- 1. ALL FRAMING SHALL BE SOUTHERN PINE (S.P.) NO. 2 OR BETTER; Fb=1100 PSI; E=1.4X10^6 PSI; Fv=175 PSI; Fcperp =565 PSI. ALL WOOD SHALL BE PRESSURE TREATED FOR GROUND CONTACT. PRESSURE-TREATED WOOD SHALL BE PREPARED IN ACCORDANCE WITH ASTM D1760 USING WATERBORNE PRESERVATIVES AND OBTAIN 0.25 PCF PENETRATION FOR ABOVE GRADE AND 0.40 PENETRATION FOR GROUND CONTACT.
5. STEEL PLATES OR FASTENERS SHALL BE STAINLESS STEEL OR GALVANIZED TO G90 PER ASTM 924.
6. FASTEN MEMBERS IN ACCORDANCE WITH MICHIGAN BUILDING CODE TABLE 2304.9.1, UNLESS OTHERWISE NOTED.

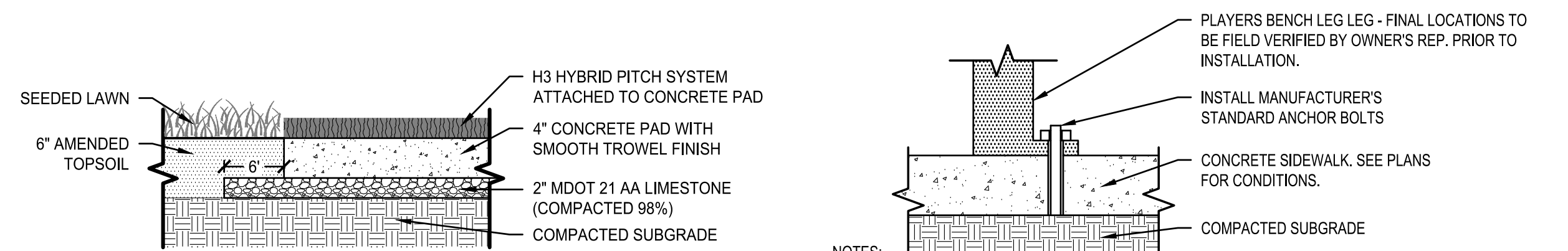
DUGOUT LOADS TABLE

Table with columns: LIVE LOADS, DEAD LOADS, SNOW LOADS, WIND LOADS, LOAD OR VARIABLE, EARTHQUAKE DESIGN DATA. Includes various load values and risk categories.

Table with columns: PROJECT NUMBER, DATE, REVISION, DESCRIPTION. Includes project details for CRICKET FIELD & DUGOUT DETAILS.

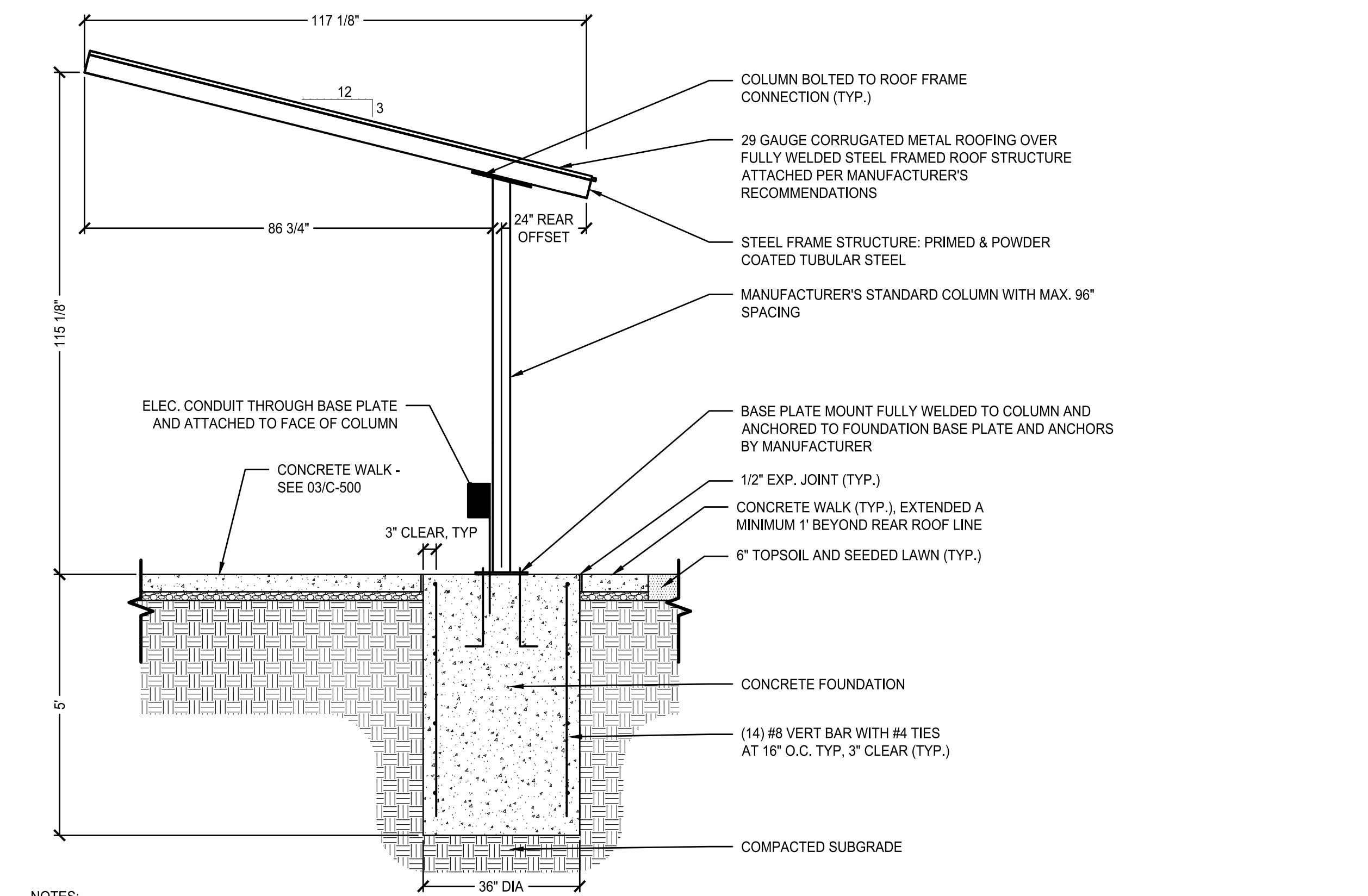


CRICKET PITCH ENLARGEMENT NOT TO SCALE



- NOTES:
1. CONTRACTOR SHALL PROVIDE H3 HYBRID PITCH SYSTEM CONSISTING OF SYNTHETIC GRASS FILLED WITH COMPACTED CLAY, AS MANUFACTURED BY GABBA SPORTING PRODUCT. LOCAL DISTRIBUTOR - MAJOR LEAGUE CRICKET, CONTACT: MANGESH CHAUDHARI 504.875.9581.
2. PITCH SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.
1. PLAYERS BENCHES TO BE SINGLE TIERED SEMI PERMANENT ALUMINUM BENCH WITH BACKREST MODEL # ATBRSP12 AS MANUFACTURED BY SPORTSFIELD SPECIALTIES OR APPROVED EQUAL (LOCAL DISTRIBUTOR: TERRA ERICKSON 312.933.9680)
2. COLOR: AS SELECTED FROM MANUFACTURER'S FULL COLOR RANGE.
3. PLAYERS BENCH TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
4. SUBMIT PRODUCT DATA AND COLOR SAMPLES FOR INITIAL SELECTION.

H3 HYBRID CRICKET PITCH NOT TO SCALE, PLAYER TEAM BENCH SEATING ANCHOR NOT TO SCALE



- NOTES:
1. BASIS OF DESIGN DUGOUT SHADE STRUCTURE TO BE "CANTILEVER DUGOUTS - 24" REAR OFFSET, MODEL CD10X40024 - 10'W X 40'L" AS MANUFACTURED BY SPORTSFIELD SPECIALTIES (LOCAL CONTACT: TERRA ERICKSON 312.933-9680), OR APPROVED EQUAL.
2. DESIGN OF DUGOUT INCLUDING ANCHORING TO THE FOUNDATION, IS DELEGATED TO THE CONTRACTOR. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS / PRODUCT DATA INCLUDING PLAN VIEWS, SECTION VIEWS, AND 3-D ISOMETRICS CLARIFYING THE DETAILED LAYOUT / CONFIGURATION WITH DIMENSIONS, POST HEIGHTS, ANCHORS / ANCHOR ATTACHMENTS, AND CALCULATIONS. SHOP DRAWINGS SHALL BE SEALED BY PROFESSIONAL ENGINEER.
3. BASIS OF DESIGN COLUMNS: 12" X 3" X 1/4" STRUCTURAL STEEL TUBE WITH FACTORY PRE-DRILLED 12" X 17" X 1" A36 STEEL BASE MOUNTING PLATES AND 10" X 14" X 3/8" STEEL ROOF AND COLUMN CAP PLATES. FULLY WELDED CONSTRUCTION. MANUFACTURER STANDARD POWDER COATED PRIMER AND FINISH, COLOR: TO BE DETERMINED FROM MANUFACTURER'S FULL COLOR RANGE.
4. BASIS OF DESIGN ROOF FRAME: 8" X 2" X 3/16" STRUCTURAL STEEL RECTANGULAR PERIMETER TUBE, 8" X 4" X 1/4" STRUCTURAL STEEL TRANSVERSE ROOF TUBES AND 3" X 2" X 1/4" GAUGE STEEL LONGITUDINAL TUBES. FULLY WELDED CONSTRUCTION. MANUFACTURER STANDARD POWDER COATED PRIMER AND FINISH, COLOR: TO BE DETERMINED FROM MANUFACTURER'S FULL COLOR RANGE.
5. ROOF MATERIAL: 29 GAUGE, CLASSIC RIB STYLE CORRUGATED METAL WITH J-CHANNEL DRIP CAP INSTALLED ON FRONT AND SIDES. COLOR: TO BE DETERMINED FROM MANUFACTURER'S FULL COLOR RANGE.
6. STRUCTURAL HARDWARE: ALL HARDWARE TO BE MANUFACTURE'S STANDARD HOT DIP GALVANIZED.
7. STRUCTURE SHALL BE INSTALLED AS RECOMMENDED PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND AS INDICATED ON THE APPROVED SHOP DRAWINGS.

CANTILEVER DUGOUT NOT TO SCALE

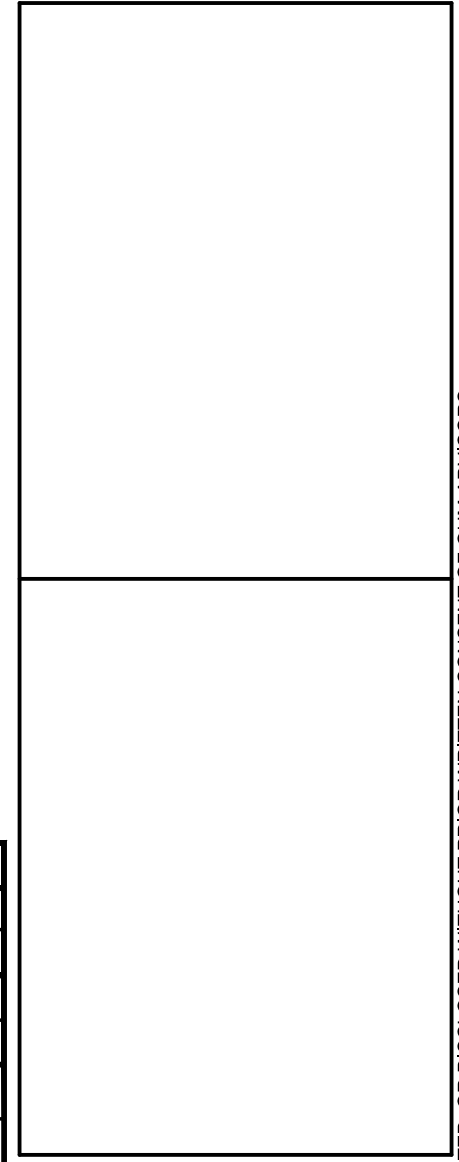


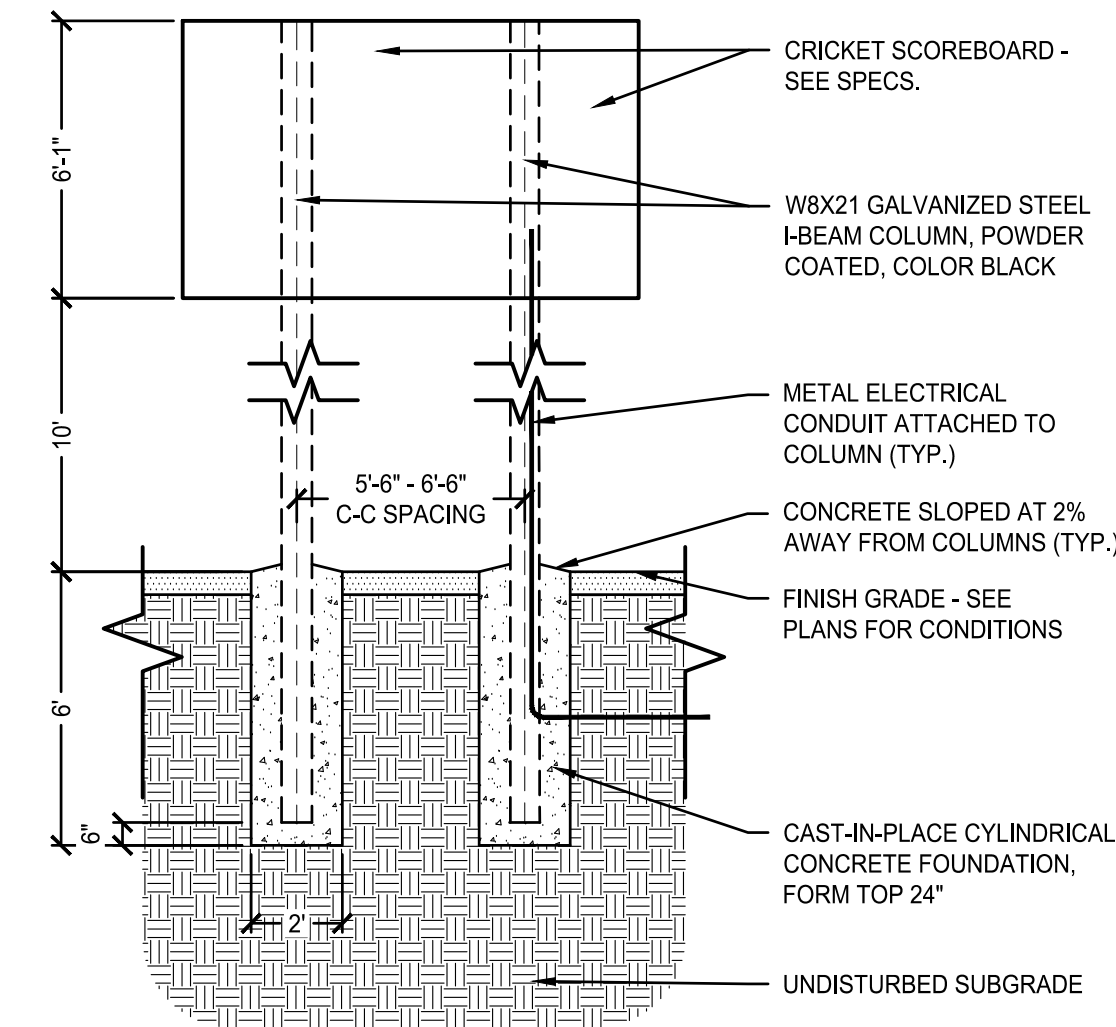
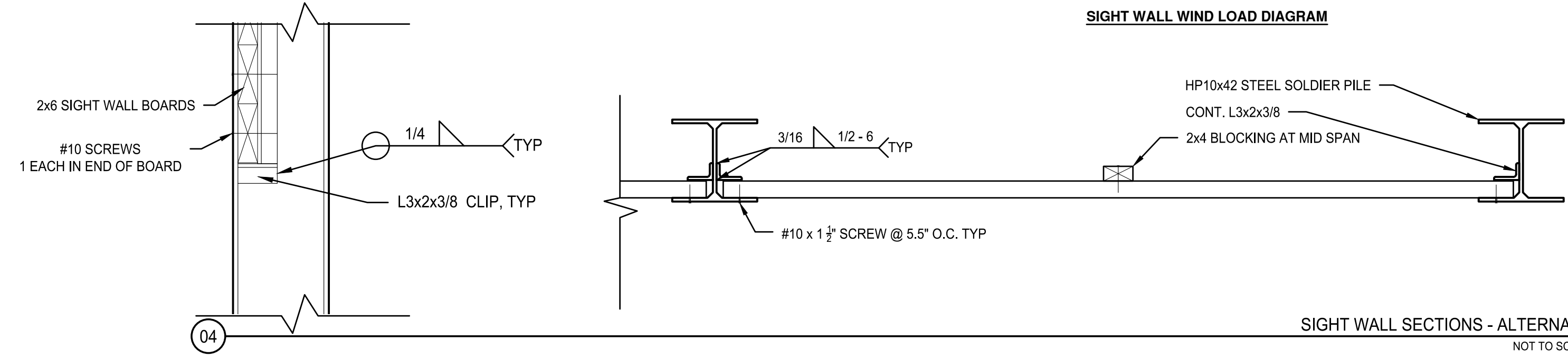
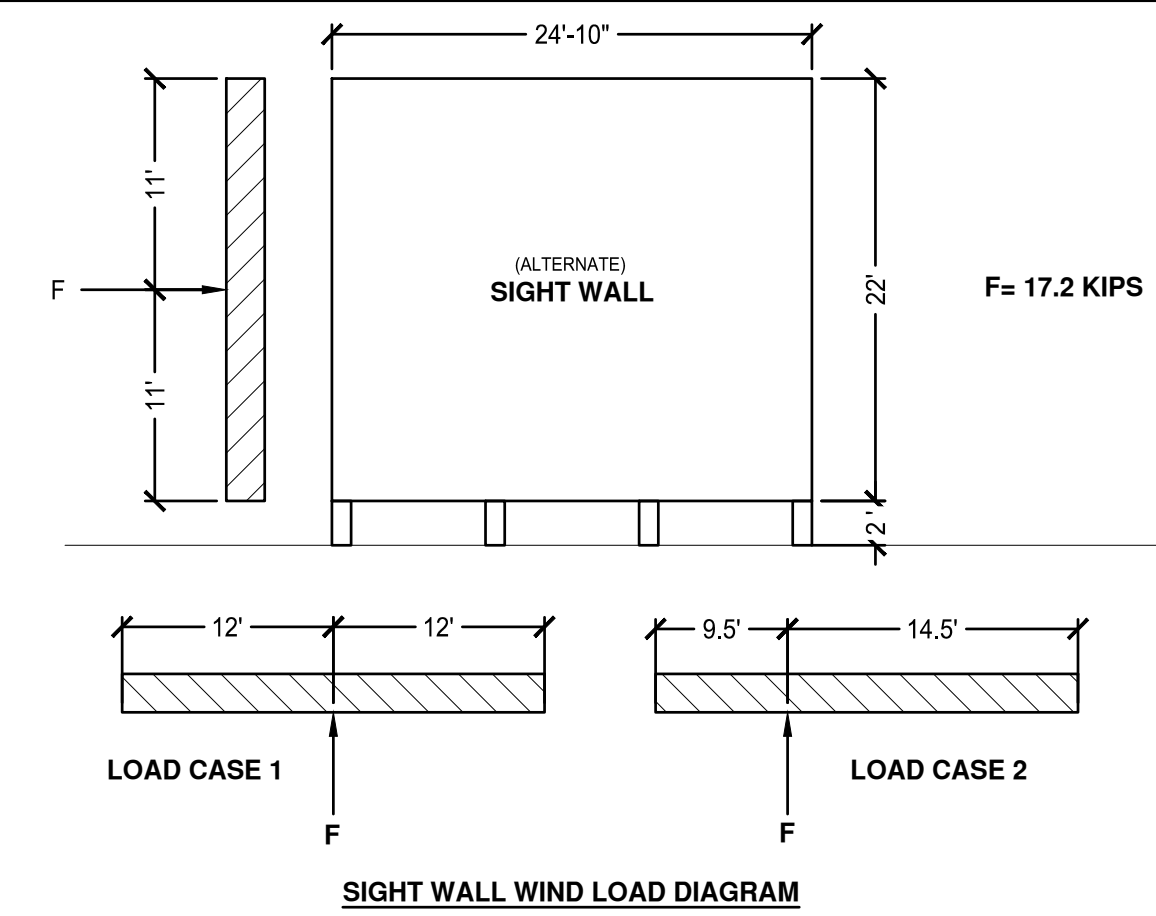
Table with columns: DATE, FOR BID, DESCRIPTION, REVISION. Includes project details and revision history.

CITY OF TROY
CRICKET FIELD - BOULAN PARK
TROY, MICHIGAN
CRICKET FIELD & DUGOUT DETAILS
C-501

DRAWING PATH: P:\0128_016501282010_Cricket_Field\Drawings\PLN_01\Sheets\320110_DET.dwg, Mby:23_2024_9:14am

COPYRIGHT 2024 OHM ADVISORS. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM ADVISORS AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM ADVISORS.

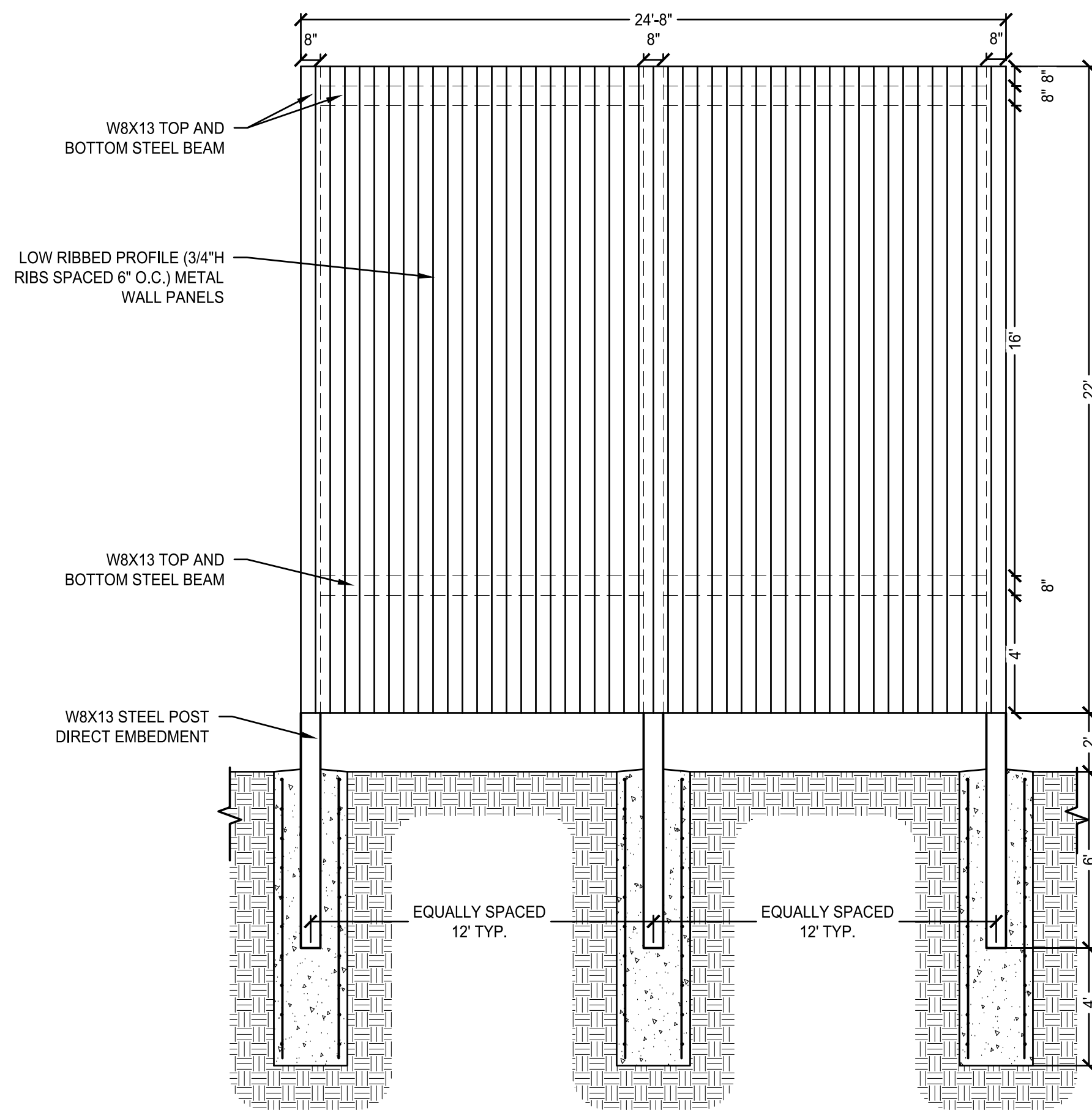
SIGHT WALL LOADS TABLE		RISK CATEGORY 1
LIVE LOADS		
1. WALL LATERAL LIVE LOAD (SEE WIND LOADS)		16 PSF
DEAD LOADS		
1. MATERIAL DEAD LOAD		5 PSF
WIND LOADS $V_{ASD}=V_{ULT} (0.6)^{1/2}$ $Q_{ASD}=Q_{ULT} (0.6)$		
LOAD OR VARIABLE		
1. ULTIMATE DESIGN WIND SPEED (3-SECOND GUST)		105 MPH
2. RISK CATEGORY		1.0
3. WIND EXPOSURE CATEGORY		C
4. MAIN WIND FORCE RESISTING SYSTEM (MAX WALL)		SEE DIAGRAMS
ASSUMED SOIL BEARING STRENGTH 4000 PSF		
CONTRACTOR SHALL VERIFY SOIL BEARING CAPACITY PRIOR TO CONSTRUCTION		
NOTES:		
1. APPLICABLE CODE IS 2015 MICHIGAN BUILDING CODE		
2. APPLICABLE TECHNICAL CODE IS ASCE/ SEI 7-10		
3. WIND LOAD BASED ON ASCE 7-10		
MWF: CHAPTER 29, SECTION 29.3.1		
4. LOADS ARE BASED ON SECTION 16 OF MBC 2015 UNLESS OTHERWISE NOTED.		



- NOTES:
1. DETAIL IS INTENDED FOR CHARACTER AND REPRESENTATION PURPOSES ONLY. PRODUCT SUBMITTAL SHALL INCLUDE PRODUCT DATA AND STRUCTURAL SHOP DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER.
 2. BASIS FOR DESIGN IS DAKTRONICS CR-2003 OUTDOOR LED CRICKET SCOREBOARD. DESIGN REQUIREMENTS:
 - 2.1. CATEGORY 1 WIND LOAD: 105 MPH, EXPOSURE C.
 3. COLUMN STEEL TO BE GRADE A992 (50KSI STEEL MINIMUM), GALVANIZED AND POWDER COATED, COLOR BLACK.
 4. SCOREBOARD INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.

CRICKET SCOREBOARD
NOT TO SCALE

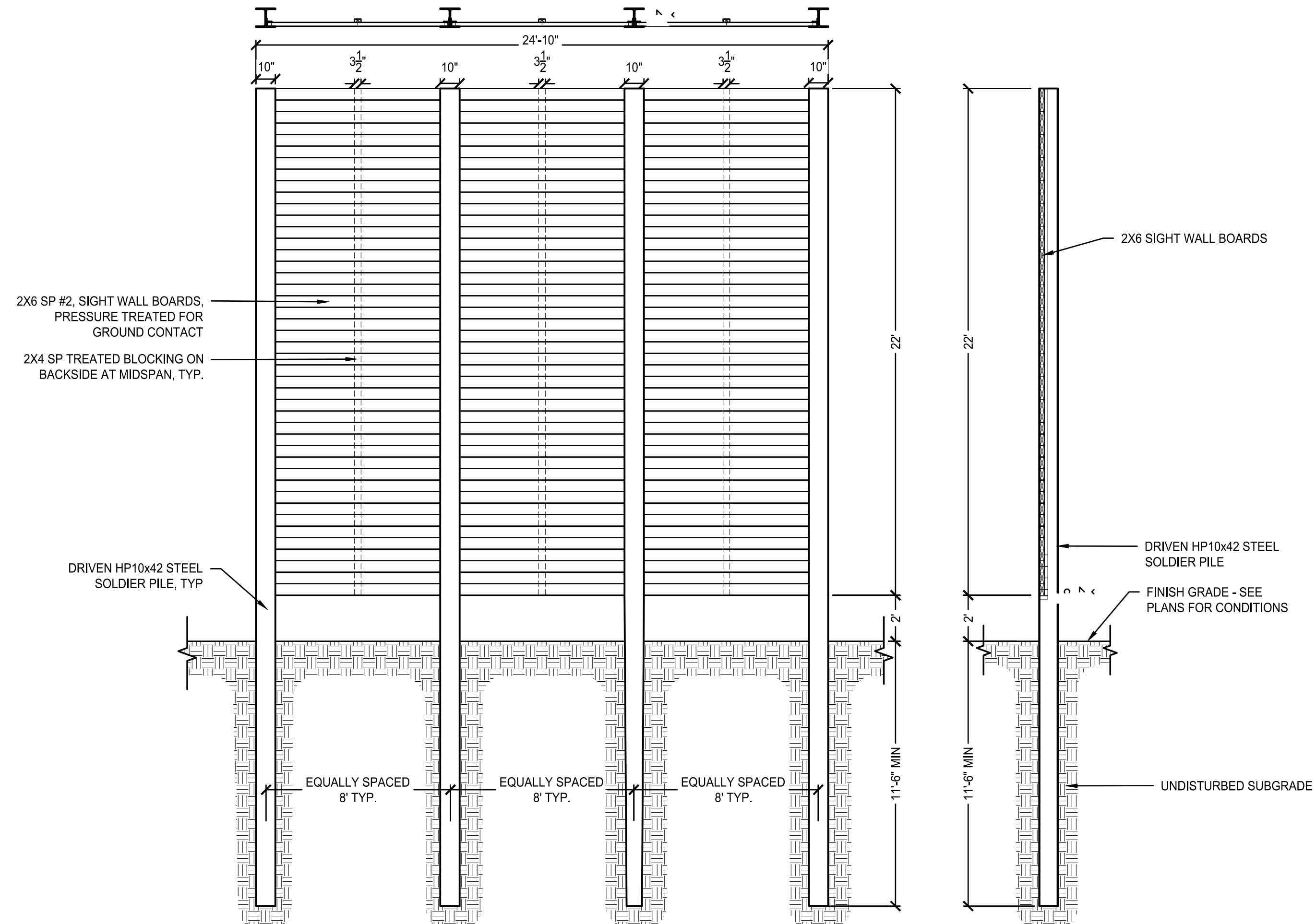
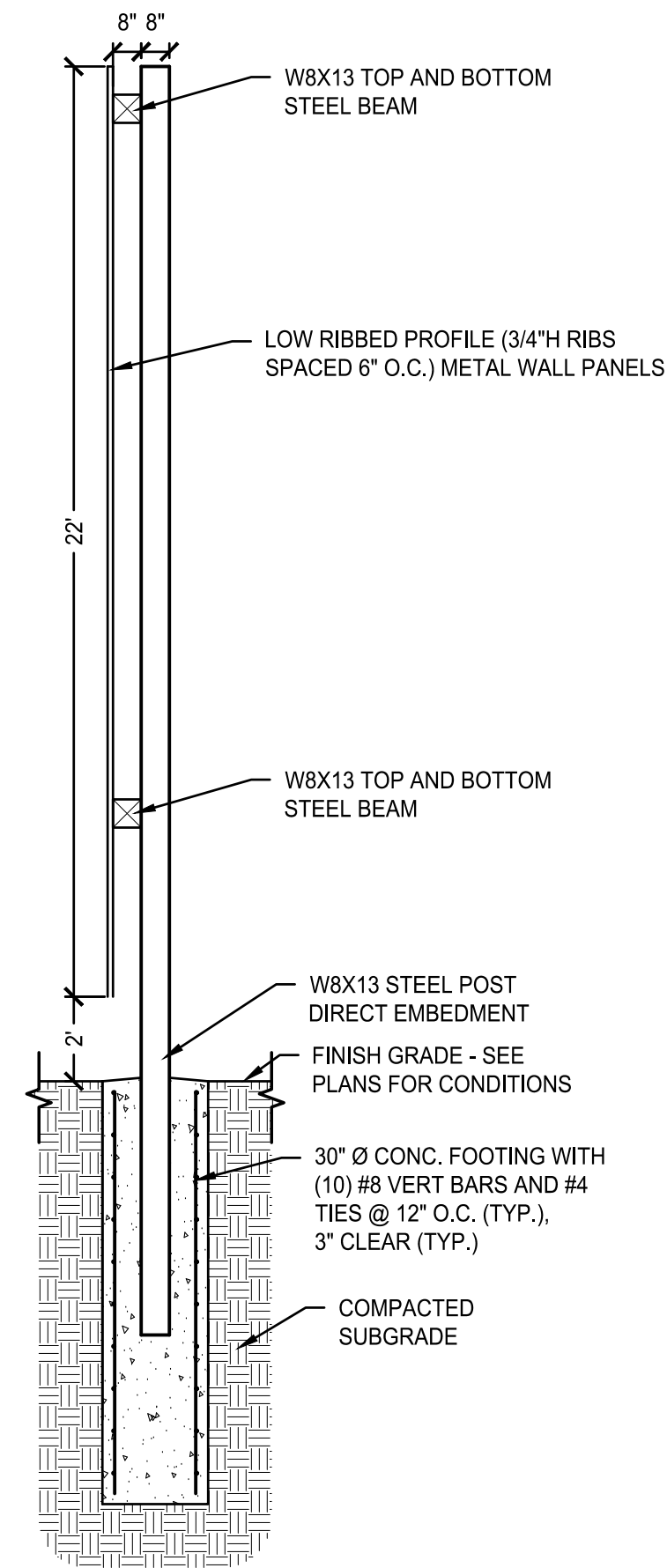
01



- NOTES:
1. THIS ITEM SHALL CONSIST OF INSTALLING BATTER'S EYE. BASIS OF DESIGN PRODUCT SHALL BE "SOLID SURFACE BATTER'S EYE WITH FLUSH WALL PANELS AND CONCEALED FASTENERS" AS MANUFACTURED BY SPORTSFIELD SPECIALTIES. LOCAL CONTACT: TERRA ERICKSON 312.933.9680; OR APPROVED EQUAL.
 2. METAL PANEL FINISH: MANUFACTURER'S STANDARD MBCI SIGNATURE 300 STANDARD COLORS POLYVINYLIDENE FLUORIDE (PVDF) LOW GLOSS, COLOR: MIDNIGHT BRONZE
 3. FRAMING COMPONENTS FINISH: MANUFACTURER'S STANDARD POWDER COATED FINISH, COLOR: BLACK.
 4. ALL FASTENERS SHALL BE EXTERIOR GRADE.
 5. INSTALLATION: SURFACE MOUNT UNITS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 6. SUBMIT PRODUCT DATA FOR APPROVAL PRIOR TO INSTALLATION.
 7. BASIS OF DESIGN FOUNDATION IS FOR THE DEPICTED BATTER'S EYE PRODUCT. DESIGN OF THE BATTER'S EYE COLUMNS, EMBEDMENT, BEAMS AND PANELS IS DELEGATED TO THE MANUFACTURER.

SIGHT WALL - BASE BID
NOT TO SCALE

02



- NOTES:
1. WOOD FINISH: PRIMED AND PAINTED WITH EXTERIOR GRADE PAINT, COLOR: MIDNIGHT BRONZE
 2. H-PILE FINISH: HDG, PRIMED AND PAINTED WITH EXTERIOR GRADE PAINT, COLOR: BLACK
 3. ALL FASTENERS SHALL BE HDG.
 4. SUBMIT PRODUCT DATA FOR APPROVAL PRIOR TO INSTALLATION.

SIGHT WALL - ALTERNATE
NOT TO SCALE



ISSUED FOR: FOR BID
REVISION DESCRIPTION
DATE

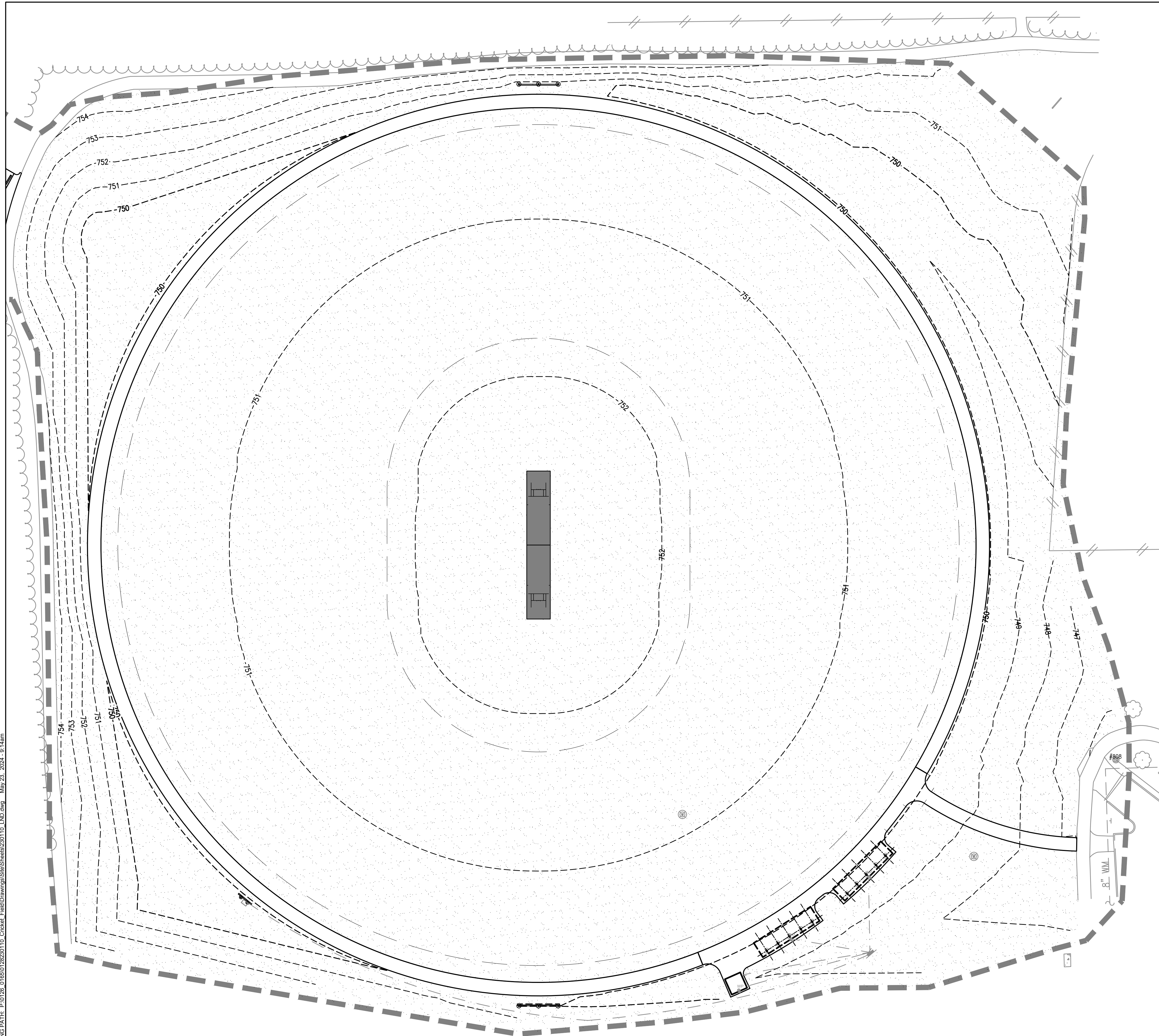
PROJECT NUMBER
0128-23-0110
PM
CO

CITY OF TROY
CRICKET FIELD - BOULAN PARK
TROY, MICHIGAN
SCOREBOARD & SIGHT WALL DETAILS




C-502

COPYRIGHT 2024 OHM-ADVISORS. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM-ADVISORS AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM-ADVISORS.

DRAWING PATH: P:\0125_01650125230110_Checks_FieldDrawings\SiteSheets\230110_LND.dwg May 23, 2024 9:14am



LEGEND

-  6" AMENDED TOPSOIL & SEEDED LAWN - SEE SPECS
-  H3 HYBRID CRICKET PITCH - SEE DET. 02 SHEET C-501
-  LIMIT OF WORK

PLANTING NOTES

1. THIS SHEET IS FOR PLANTING AND TURF INSTALLATION PURPOSES ONLY.
2. PROVIDE AND INSTALL A MINIMUM OF 6" AMENDED TOPSOIL IN ALL PROPOSED / DISTURBED LAWN AREAS.
3. REFER TO TECHNICAL SPECIFICATIONS FOR SOIL PREPARATION, INCLUDING EXISTING TOPSOIL TESTING AND AMENDING EXISTING TOPSOIL.



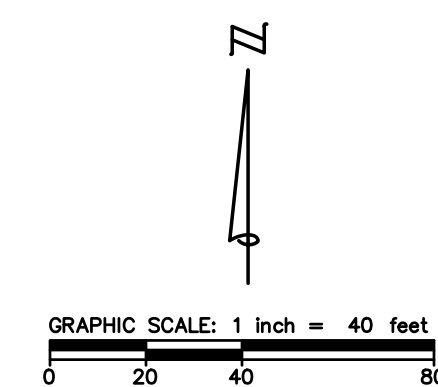
ISSUED FOR:	FOR BID	05-20-2024	DATE
REVISION	DESCRIPTION		
.....		

PROJECT NUMBER: 0125-23-0110 PM CO

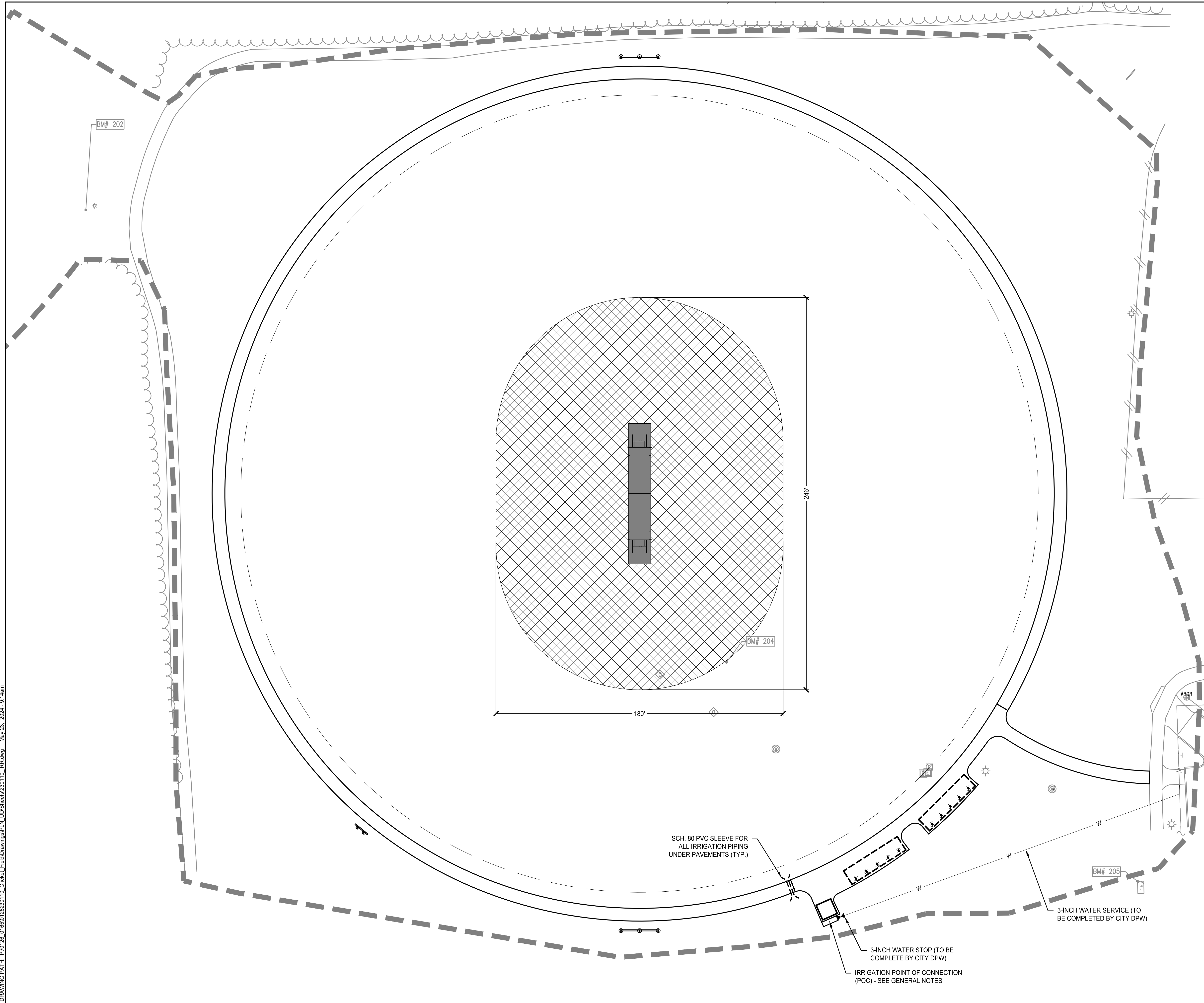
CITY OF TROY
CRICKET FIELD - BOULAN PARK
TROY, MICHIGAN

PLANTING PLAN - CRICKET FIELD

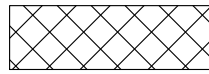

COPYRIGHT 2024 OHM-ADVISORS. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM-ADVISORS AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM-ADVISORS



DRAWING PATH: P:\0125_0165012520110_Checked_FieldDrawings\PLN_UID\Sheets\230110_IRR.dwg, May 23, 2024, 9:14am



LEGEND

-  LANDSCAPE IRRIGATION - ROTOR ZONE
-  LANDSCAPE IRRIGATION - POP UP SPRAYS FOR PITCH

IRRIGATION NOTES

1. CONTRACTOR SHALL SUPPLY AND INSTALL THE COMPONENTS REQUIRED FOR AN AUTOMATIC IRRIGATION SYSTEM TO PROVIDE SUPPLEMENTAL WATER TO THE INTENDED LANDSCAPE EFFICIENTLY AND UNIFORMLY.
2. IRRIGATION SYSTEM DESIGN SHALL MEET IAABC DESIGN STANDARD
3. ALL IRRIGATION WORK SHALL BE DONE BY AN EXPERIENCED AND QUALIFIED IRRIGATION CONTRACTOR WITH STAFF CERTIFIED BY THE IAABC (CERTIFIED IRRIGATION TECHNICIAN, OR CERTIFIED DESIGNER-COMMERCIAL).
4. IRRIGATION POINT OF CONNECTION (POC) - SHALL CONSIST OF
 - 4.1. 3-INCH TYPE 'K' COPPER SERVICE FROM CURBSTOP PER CITY SPECIFICATIONS.
 - 4.2. BRASS GATE VALVE.
 - 4.3. 3-INCH WATER METER.
 - 4.4. GATE VALVE.
 - 4.5. 3-INCH WYE STRAINER AND BACKFLOW PREVENTOR.
 - 4.6. BOOSTER PUMP, ADEQUATE FOR OPTIMAL IRRIGATION SYSTEM OPERATION.
 - 4.7. BLOW OUT VALVES FOR MAINTENANCE AND WINTERIZATION.
 - 4.8. ALUMINUM ENCLOSURE AS MANUFACTURED BY STRONG BOX, OR APPROVED EQUAL.
 - 4.9. AND IRRIGATION CONTROLLER IN MANUFACTURE'S STANDARD STAINLESS STEEL SURFACE MOUNTED CABINET.
 - 4.10. CONTROLLER AND ENCLOSURE TO BE MOUNTED ON 4-INCH THICK CONCRETE PAD.
5. REQUIREMENTS - SYSTEM SHALL CONSIST OF SPRINKLER HEADS WITH SEPARATELY CONTROLLED ZONES FOR DIFFERENT PLANTS/ SOIL CONDITIONS. SYSTEM MAIN LINES SHALL BE "LOOPED" WITH CONTROL WIRE BURIED IN A 1" CONDUIT ALONG MAINS (DIRECT BURIED CONTROL WIRES IS NOT ACCEPTABLE). IRRIGATION SYSTEM SHALL INCLUDE ALL ELEMENTS REQUIRED FOR AN ADEQUATE IRRIGATION SYSTEM: CONTROLLER, SPRAY HEADS, SCHEDULE 40 PIPING, SOIL MOISTURE SENSOR, CONTROL WIRES, VALVES, AND BOXES, ANY PIPING UNDER PAVEMENT SHALL BE SLEEVED WITH SCHEDULE 80 PVC.
6. REFER TO TECHNICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
7. SUBMIT IRRIGATION DESIGN FOR APPROVAL PRIOR TO INSTALLATION.



ISSUED FOR:	FOR BID	DATE
REVISION	DESCRIPTION	

PROJECT NUMBER: 0128-23-0110
 CITY OF TROY
 CRICKET FIELD - BOULAN PARK
 TROY, MICHIGAN
 IRRIGATION PLAN

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

GRAPHIC SCALE: 1 inch = 30 feet

0 15 30 60

COPYRIGHT 2024 OHM ADVISORS. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM ADVISORS AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM ADVISORS

ELEC. ABBREVIATIONS

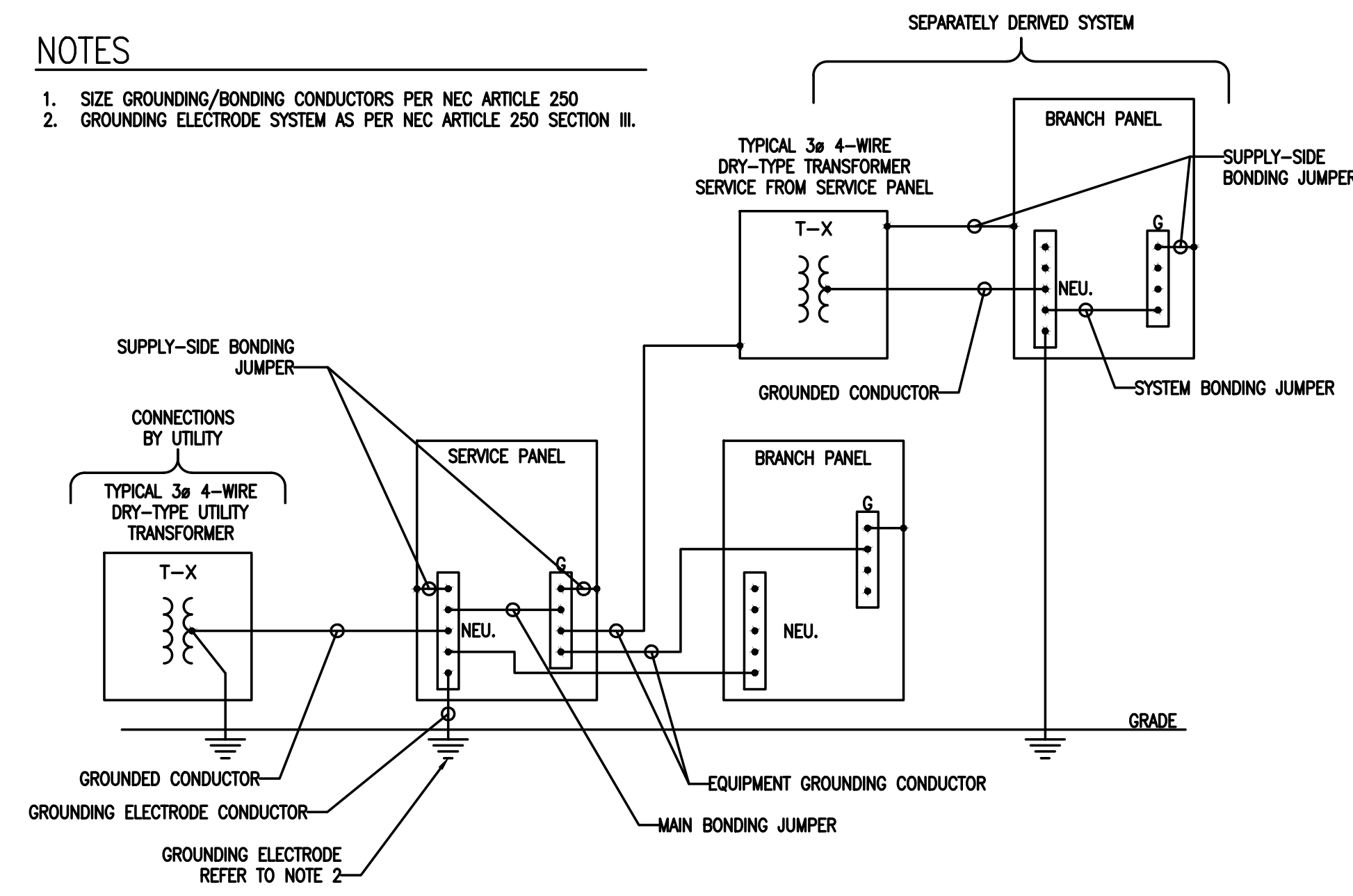
Ø	PHASE
A	AMPERE
AFF	ABOVE FINISHED FLOOR
ATS	AUTOMATIC TRANSFER SWITCH
C	CONDUIT
CAT	CATALOGUE
CB	CIRCUIT BREAKER
CMU	CONCRETE MASONRY UNIT
CO.	COMPANY
CUH	CABIN UNIT HEATER
E	ELECTRICAL CONTRACTOR
EDH	ELECTRIC DUCT HEATER
EF	EXHAUST FAN
EWC	ELECTRIC WATER COOLER
F	FIRE ALARM
FA	FIRE ALARM
G	GROUND FAULT CIRCUIT INTERRUPTER
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	EQUIPMENT GROUND
H	HAND OFF AUTO
HOA	HIGH INTENSITY DISCHARGE
HID	HIGH PRESSURE SODIUM
HPS	HEATING VENTILATION & AIR CONDITIONING
HVAC	HAND OFF AUTO
K	KEY OPERATED DEVICE
KVA	KILOVOLT-AMPERES
KW	KILO-WATTS
L	LED
LED	LIGHT EMITTING DIODE
M	MAIN CIRCUIT BREAKER
MDP	MAIN DISTRIBUTION PANEL
MH	METAL HALIDE
MISC	MISCELLANEOUS
MLO	MAIN LUG ONLY MOUNTED
MTD	MOUNTED
N	NEUTRAL
NO	NEUTRAL NUMBER
P	PILOT
PL	PILOT
R	RECEPTACLE
RTU	ROOF TOP UNIT
T	TELEPHONE
TRANS	TRANSFORMER
TV	TELEVISION
TYP	TYPICAL
U	UNDERGROUND ELECTRIC
UGE	UNIT HEATER
UH	UNLESS NOTED OTHERWISE
UNO	UNLESS NOTED OTHERWISE
V	VOLT
VA	VOLT-AMPERES
W	WIRE
WNC	WIRELESS NETWORK CONTROLLER
WP	WEATHERPROOF

GENERAL NOTES – ELECTRICAL

1. ALL ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT NATIONAL ELECTRICAL CODE AND ANY STATE/LOCAL AMENDMENTS.
2. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACQUISITION OF AN ELECTRICAL PERMIT AND SCHEDULING OF THE NECESSARY INSPECTIONS. UPON COMPLETION OF THE WORK THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE OWNER EVIDENCE OF INSPECTION APPROVAL.

NOTES

1. SIZE GROUNDING/BONDING CONDUCTORS PER NEC ARTICLE 250
2. GROUNDING ELECTRODE SYSTEM AS PER NEC ARTICLE 250 SECTION III.



GROUNDING BONDING DIAGRAM

NO SCALE

ELECTRICAL LEGEND

<p>LIGHT FIXTURES</p> <ul style="list-style-type: none"> □ ○ SURFACE / CEILING MOUNT ■ ● EMERGENCY SURFACE / CEILING MOUNT ⊙ ○ PENDANT / CHAIN MOUNT ⊙ ○ EMERGENCY PENDANT / CHAIN MOUNT ▭ ▭ RECESSED MOUNT ▭ ▭ EMERGENCY RECESSED MOUNT — TRACK STRIP (INT.) (EXT.) WALL MOUNT (INT.) (EXT.) EMERGENCY WALL MOUNT (INT.) (EXT.) EXTERIOR POLE MOUNT (INT.) (EXT.) EXTERIOR POST MOUNT (INT.) (EXT.) INTERIOR EMERGENCY WALL PACK (WALL) (CEILING) EXIT SIGN (LIGHT) (NO LIGHT) CEILING FAN 	<p>RECEPTACLE OUTLETS</p> <ul style="list-style-type: none"> ⊕ SIMPLEX RECEPTACLE ⊕ DUPLEX GROUNDED RECEPTACLE CTR MOUNTED ABOVE COUNTER G GFCI GC GFCI-MOUNTED ABOVE COUNTER U DUAL USB PORTS UC DUAL USB PORTS ABOVE COUNTER WP WEATHERPROOF COVER W/ GFCI T TAMPERPROOF TC TAMPERPROOF ABOVE COUNTER TGC TAMPERPROOF GFCI ABOVE COUNTER 208V, 1 # STRAIGHT BLADE RECEPTACLE D DRYER RECEPTACLE R RANGE RECEPTACLE ⊕ QUADRUPEX RECEPTACLE ⊕ DUPLEX RECEPT ON EMERGENCY POWER ⊕ FLOOR BOX ⊕ 3ø RECEPTACLE <p>SWITCH OUTLETS</p> <p>SWITCHES: Y = DESIGNATION BELOW Z = ZONE DESIGNATION</p> <ul style="list-style-type: none"> 2 SINGLE POLE 3 TWO POLE 4 THREE WAY DM DIMMER F FAN K KEY OPERATED LV LOW VOLTAGE M MOTION DETECTION P PILOT LIGHT T TIMER 	<p>FIRE ALARM SYSTEM</p> <ul style="list-style-type: none"> ⊕ OUTDOOR BELL / CHIME ⊕ SMOKE DETECTOR ⊕ SA SMOKE DETECTOR WITH AUDIBLE BASE ⊕ CO SMOKE/CARBON MONOXIDE DETECTOR ⊕ DUCT SMOKE DETECTOR ⊕ HD HEAT DETECTOR ⊕ CEILING WALL FIRE ALARM HORN/STROBE ⊕ FIRE ALARM STROBE ⊕ FIRE ALARM HORN ⊕ FIRE ALARM SPEAKER/STROBE ⊕ FIRE ALARM SPEAKER ⊕ FIRE ALARM PULL STATION ⊕ HD ELECTRO/MAG DOOR HOLD OPEN ⊕ ELR END OF LINE RESISTOR ⊕ FS FIRE ALARM FLOW SWITCH ⊕ PS FIRE ALARM PRESSURE SWITCH ⊕ TS FIRE ALARM TAMPER SWITCH ⊕ FAA FIRE ALARM ANNUNCIATOR PANEL ⊕ FACP FIRE ALARM CONTROL PANEL ⊕ HSS HOOD SUPPRESSION SYSTEM FIRE ALARM CONTACT <p>TELEPHONE/COMMUNICATIONS</p> <p>CEILING WALL FLOOR FURNITURE</p> <ul style="list-style-type: none"> X=NUMBER AND TYPE OF PORTS C COAXIAL PORT D DATA PORT P PHONE PORT W WIRELESS ACCESS POINT ⊕ CEILING WALL FLOOR FURNITURE SPEAKER ⊕ IC INTERCOM CALL BOX ⊕ IC ENTRANCE CALL SYSTEM ⊕ B BELL ⊕ M MICROPHONE JACK ⊕ PS POWER SUPPLY ⊕ WG REQUIRES WIRE GUARD ⊕ NURSE NURSE CALL MAIN PANEL ⊕ N NURSE CALL PULL STATION ⊕ N NURSE CALL LIGHT ⊕ C CLOCK 																													
<p>POWER DISTRIBUTION</p> <ul style="list-style-type: none"> ⊕ DISCONNECT SWITCH ⊕ FUSED DISCONNECT SWITCH ⊕ COMBINATION MOTOR STARTER W/ DISCONNECT SWITCH ⊕ MOTOR STARTER ⊕ ELECTRICAL METER DP# DISTRIBUTION PANEL ⊕ ELECTRICAL POWER PANEL SURFACE MOUNT ⊕ ELECTRICAL POWER PANEL FLUSH MOUNT ⊕ RELAY ⊕ ELECTRICAL TRANSFORMER ⊕ ELECTRICAL PULL BOX ⊕ VARIABLE FREQUENCY DRIVE ⊕ SINGLE PHASE MOTOR ⊕ THREE PHASE MOTOR ⊕ HH HAND HOLE ⊕ JUNCTION BOX 	<p>SENSORS: X = DESIGNATION BELOW</p> <ul style="list-style-type: none"> ⊕ DAYLIGHT ⊕ OCCUPANCY ⊕ VACANCY ⊕ EMERGENCY STOP SWITCH ⊕ PUSH BUTTON SWITCH ⊕ PHOTOCELL ⊕ CEILING MOUNTED PULL SWITCH ⊕ WIRELESS NETWORK LIGHTING CONTROLLER XX = CONTROLLER INDICATOR <p>SECURITY</p> <ul style="list-style-type: none"> ⊕ CR CARD READER ⊕ DC MAGNETIC SWITCH (DOOR CONTACT) ⊕ DL ELECTRONIC DOOR LOCK ⊕ DO MOTORIZED DOOR OPERATOR ⊕ ES ELECTRIC STRIKE ⊕ KEYPAD ENTRY DEVICE ⊕ SECURITY CAMERA 	<p>RACEWAY NOTES</p> <ol style="list-style-type: none"> 1. MINIMUM SIZE OF RIGID CONDUIT SHALL BE 3/4". 2. MINIMUM SIZE OF FLEX CONDUIT SHALL BE 1/2". 3. MINIMUM SIZE WALL BOX IN CMU SHALL BE 4"x4". 4. MINIMUM SIZE OF UNDERGROUND CONDUIT SHALL BE 1 1/4". 	<p>WIRES</p> <table border="1"> <thead> <tr> <th></th> <th>PROPOSED</th> <th>EXISTING</th> <th>DEMOLISH</th> </tr> </thead> <tbody> <tr> <td>POWER CIRCUIT WIRING</td> <td>—</td> <td>---</td> <td>- - -</td> </tr> <tr> <td>UNDERGROUND WIRING</td> <td>—</td> <td>---</td> <td>- - -</td> </tr> <tr> <td>SWITCH LOOP WIRING</td> <td>—</td> <td>---</td> <td>- - -</td> </tr> <tr> <td>UN-SWITCHED HOT WIRING</td> <td>—</td> <td>---</td> <td>- - -</td> </tr> <tr> <td>LOW VOLTAGE WIRING</td> <td>—</td> <td>---</td> <td>- - -</td> </tr> <tr> <td>DATA WIRING</td> <td>—</td> <td>---</td> <td>- - -</td> </tr> </tbody> </table>		PROPOSED	EXISTING	DEMOLISH	POWER CIRCUIT WIRING	—	---	- - -	UNDERGROUND WIRING	—	---	- - -	SWITCH LOOP WIRING	—	---	- - -	UN-SWITCHED HOT WIRING	—	---	- - -	LOW VOLTAGE WIRING	—	---	- - -	DATA WIRING	—	---	- - -
	PROPOSED	EXISTING	DEMOLISH																												
POWER CIRCUIT WIRING	—	---	- - -																												
UNDERGROUND WIRING	—	---	- - -																												
SWITCH LOOP WIRING	—	---	- - -																												
UN-SWITCHED HOT WIRING	—	---	- - -																												
LOW VOLTAGE WIRING	—	---	- - -																												
DATA WIRING	—	---	- - -																												

DRAWING PATH: P:\0126_0165012620110_Circle1_FieldDrawings\SiteSheets\20110DET - ELEC.dwg May 23, 2024 - 9:15am

ISSUED FOR: FOR BID DATE: 05-20-2024

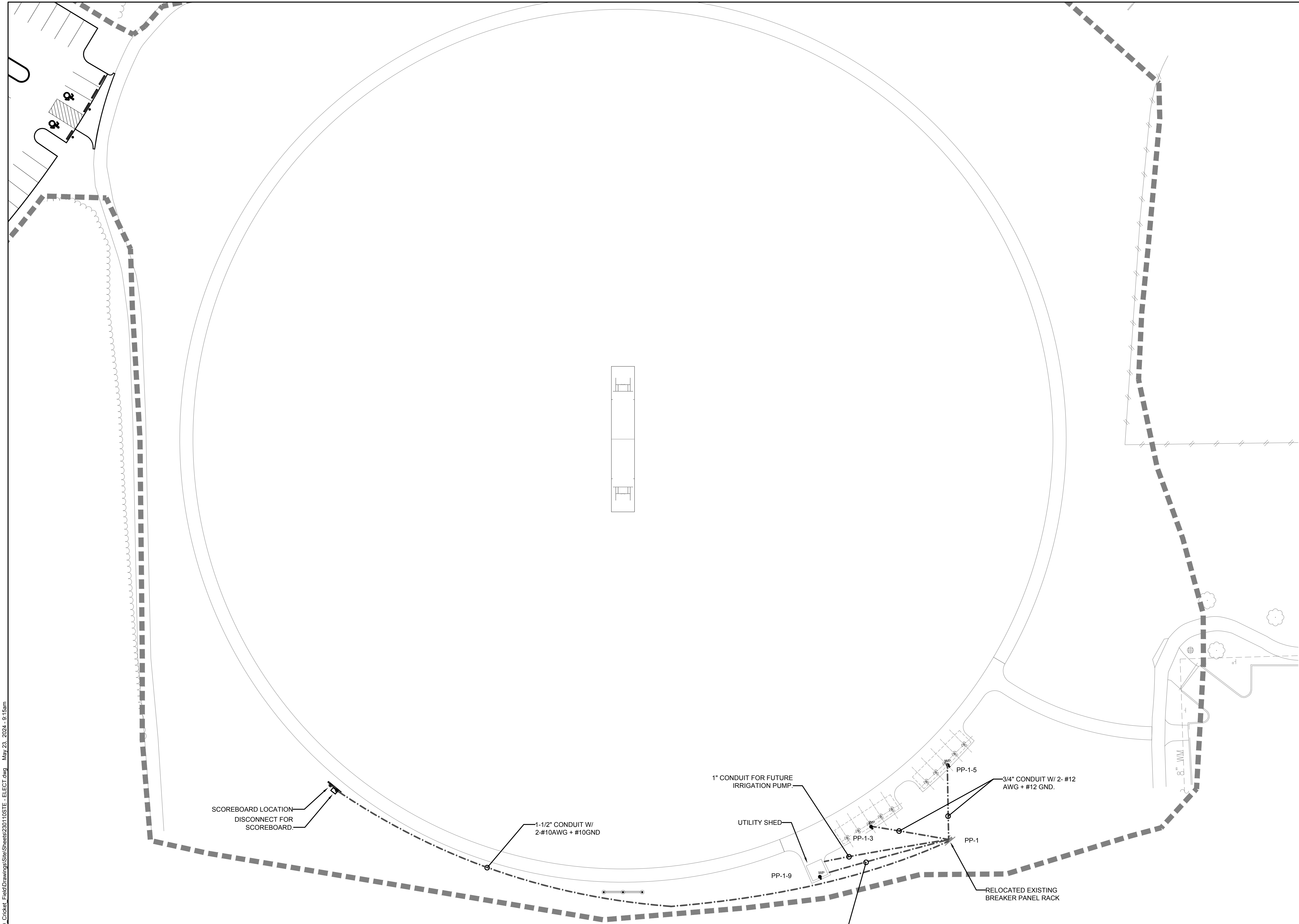
REVISION DESCRIPTION

PROJECT NUMBER: 0126-23-0110

CITY OF TROY
CRICKET FIELD - BOULAN PARK
TROY, MICHIGAN
ELECTRICAL GENERAL INFO

COPYRIGHT 2023 OHM ADVISORS. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM ADVISORS AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM ADVISORS.

DRAWING PATH: P:\0126_01650126230110_Cricket_Field\Drawings\Site\Sheets\230110SITE - ELECT.dwg - May 23, 2024 - 9:15am



SCOREBOARD LOCATION
DISCONNECT FOR
SCOREBOARD.

1-1/2" CONDUIT W/
2-#10AWG + #10GND

1" CONDUIT FOR FUTURE
IRRIGATION PUMP.

UTILITY SHED

PP-1-9

3/4" CONDUIT W/ 4- #12
AWG + #12 GND.

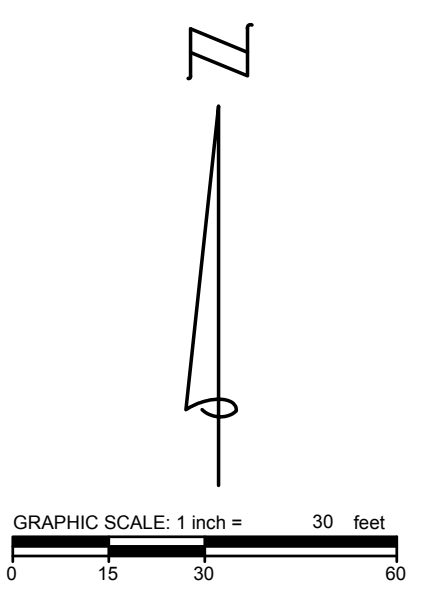
PP-1-3

PP-1

RELOCATED EXISTING
BREAKER PANEL RACK

3/4" CONDUIT W/ 2- #12
AWG + #12 GND.

PP-1-5



- GENERAL NOTES:
- 1: EXISTING PANEL (PP-1) AND SERVICE TO BE RELOCATED BY OTHERS.
 - 2: MOUNT RECEPTACLES 42" ABOVE GRADE IN DUGOUTS. RECEPTACLES TO HAVE INUSE WEATHERPROOF COVERS.
 - 3: PROVIDE THREE NEW 20A, 1-P CIRCUIT BREAKERS IN PP-1.
 - 4: SCOREBOARD DISCONNECT SHALL BE NEMA 4 SQUARE D CLASS 2510 TYPE FW1.
 - 5: PROVIDE EMPTY 1" CONDUIT FROM PP-1 TO UTILITY SHED FOR IRRIGATION SYSTEM.
 - 6: PROVIDE 2 DEDICATED CIRCUITS TO UTILITY SHED FOR IRRIGATION CONTROL PANEL AND SHED GENERAL POWER.



Know what's below.
Call before you dig.



ISSUED FOR:	FOR BID	DATE
REVISION	DESCRIPTION	

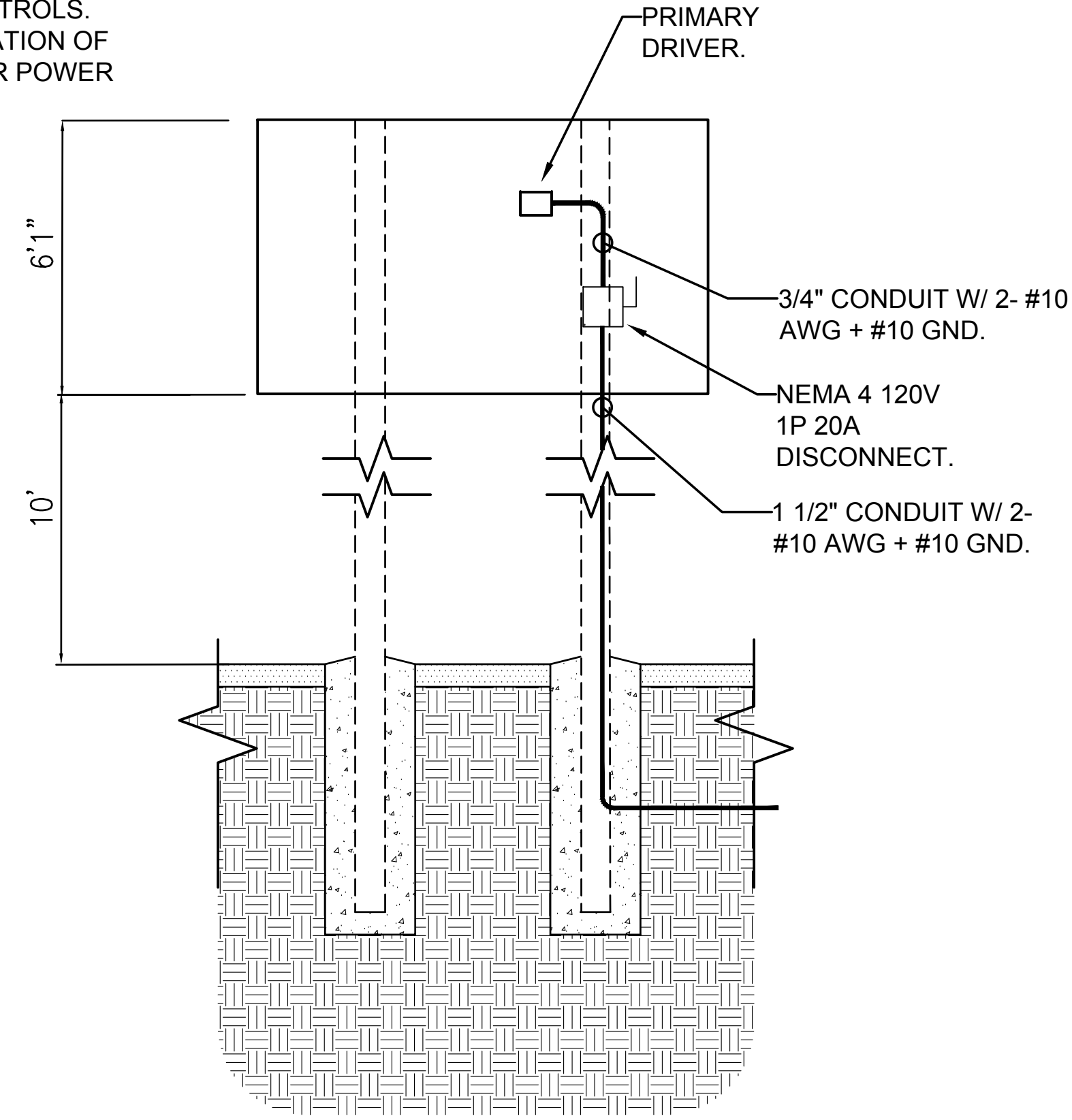
PROJECT NUMBER	PM
0728-23-0110	CO

CITY OF TROY
 CRICKET FIELD - BOULAN PARK
 TROY, MICHIGAN
 ELECTRICAL SITE PLAN

ES101

COPYRIGHT 2023 OHM ADVISORS. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM ADVISORS AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM ADVISORS.

SCOREBOARD GENERAL NOTES:
1: SCOREBOARD WILL BE PROVIDED WITH WIRELESS CONTROLS.
2: COORDINATE LOCATION OF PRIMARY DRIVER FOR POWER CONNECTIONS.



01 SCOREBOARD DETAIL
NOT TO SCALE

PP-1 GENERAL NOTE:
INSTALL THREE 20A 1-P BREAKERS INTO EXISTING PANEL.

IDENTIFICATION	KVA LOAD		WIRE	POLE	AMP	CIRCUIT	CIRCUIT	AMP	POLE	WIRE	KVA LOAD		IDENTIFICATION
	A	B									B	A	
SCOREBOARD	0.19		10	1	20	1	2	20	1				GFI RECEPTACLE
WEST DUGOUT RECEPTACLE		.18	12	1	20	3	4	20	1				LIGHTS
EAST DUGOUT RECEPTACLE	.18		12	1	20	5	6						
IRRIGATION PANEL		1.2	12	1	15	7	8	60	2				UNKNOWN
SHED POWER	.18		12	1	20	9	10						
						11	12	100	2				UNKNOWN
						13	14	20	1				UNKNOWN
UNKNOWN				1	20	15	16						
UNKNOWN				1	20	17	18						
UNKNOWN				1	20	19	20						
UNKNOWN				2	50	21	22						
						23	24						
CONNECTED LOAD	0.55	1.38											CONNECTED LOAD

02 PP-1 PANEL SCHEDULE
NOT TO SCALE

ISSUED FOR: FOR BID
REVISION DESCRIPTION
DATE

PROJECT NUMBER
0788-23-010

PM
CO
CITY OF TROY
CRICKET FIELD - BOULAN PARK
TROY, MICHIGAN

ELECTRICAL SCHEDULES AND DETAILS

NUMBER	SHEET NAME	05.20.2024 FOR BID
GENERAL		
G-001	COVER SHEET	
CIVIL		
C-001	EXISTING CONDITIONS	
C-002	LEGEND	
C-102	REMOVAL PLAN - PARKING LOT	
C-104	SOIL EROSION AND SEDIMENT CONTROL - PARKING LOT	
C-202	SITE PLAN - PARKING LOT	
C-301	GRADING PLAN - PARKING LOT	
C-503	PARKING DETAILS	
LANDSCAPE		
L-201	PLANTING PLAN - PARKING LOT	



CITY OF TROY

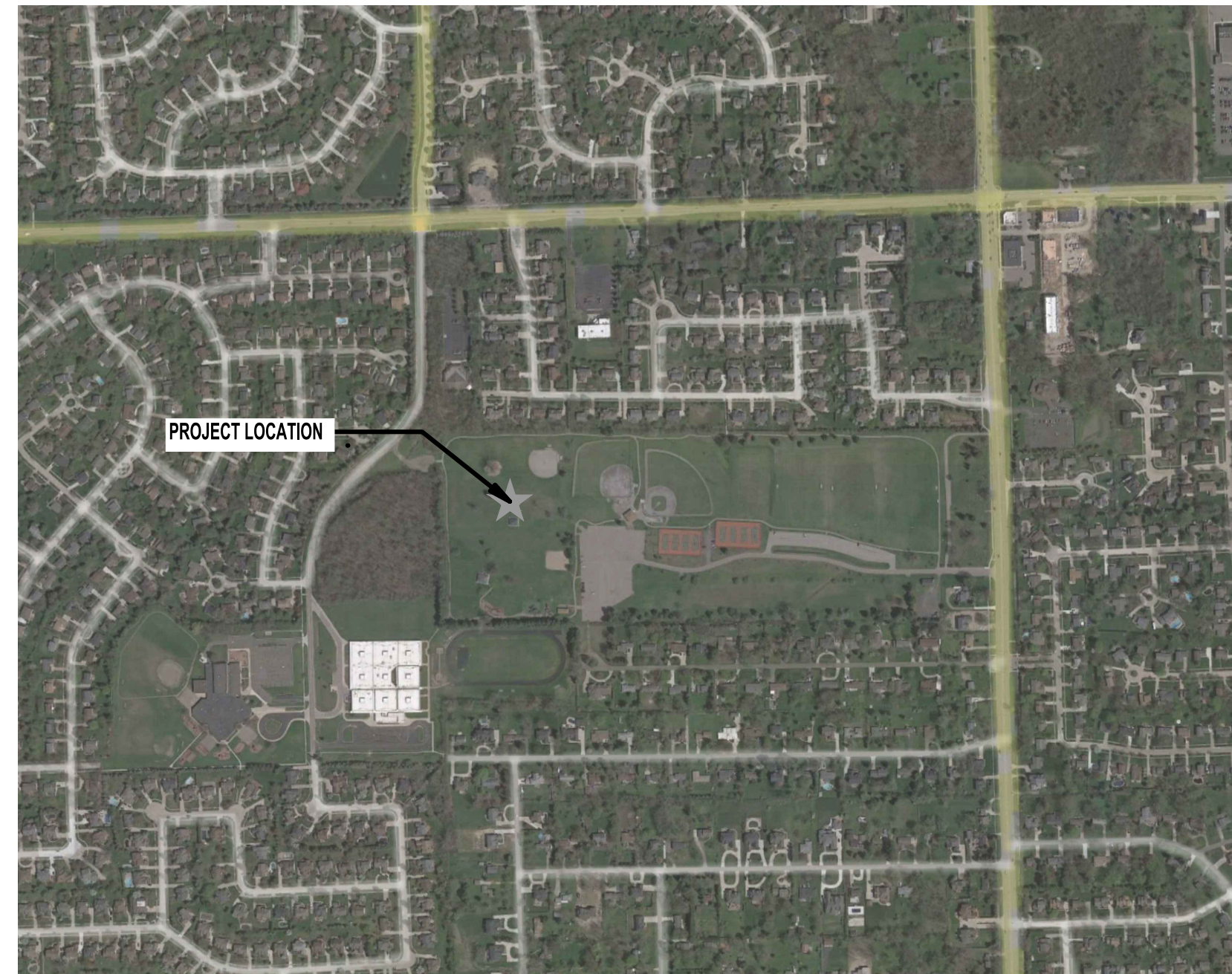
PARKING LOT - BOULAN PARK

Boulan Park Dr, Troy, MI 48084

OHM PROJECT No. 0128-23-0110

GENERAL REQUIREMENTS:

- WHERE THE CONTRACT DOCUMENTS REFER TO PRODUCTS OF ONE OR MORE MANUFACTURERS, SUCH REFERENCES DESIGNATE THE TYPE, QUALITY, SIZE, GRADE, STYLE, ETC. OF MATERIALS OR EQUIPMENT TO BE FURNISHED AND ARE NOT INTENDED TO RESTRICT COMPETITIVE BIDDING. WRITTEN APPROVAL OF THE OWNER MUST BE SECURED FOR USE OF ANY ALTERNATE MATERIAL OR PRODUCT.
- THE DRAWINGS AND THESE SPECIFICATIONS ARE INTENDED TO BE COMPLEMENTARY, WHAT IS CALLED FOR BY EITHER SHALL BE AS BINDING AS IF CALLED FOR BY BOTH. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND THE SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER FOR THE INTERPRETATION OF THE INTENT OF THE CONTRACT DOCUMENTS.
- IT SHALL BE THE RESPONSIBILITY OF ALL THE SUBCONTRACTORS AND CONTRACTOR TO HAVE EXAMINED AND REVIEWED THE SITE AND THE COMPLETE SET OF WORKING DRAWINGS AND SPECIFICATIONS AND TO PROVIDE ALL LABOR AND MATERIALS FOR THEIR RESPECTIVE AREAS OF WORK FOR A COMPLETE AND FINISHED INSTALLATION IN COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND SPECIFICATIONS WHETHER IT IS INDICATED OR NOTE. SUBMITTAL OF PROPOSAL IMPLIES THAT THE BIDDER IS FULLY CONVERSANT WITH ALL REQUIREMENTS OF ALL SAID DIVISIONS AND DOCUMENTS. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ENTERTAINED OR PAID TO ANY CONTRACTOR OR SUBCONTRACTOR ON ACCOUNT OF HIS FAILURE TO BE FULLY INFORMED OF ALL REQUIREMENTS OF ALL DOCUMENTS.
- THE GENERAL CONTRACTOR SHALL KEEP A COMPETENT SUPERINTENDENT ON THE JOBSITE AT ALL TIMES DURING THE PROGRESS OF THE WORK.
- SUBMITTALS - SUBMITTALS, BOUND IN SEQUENCE SHALL BE SUBMITTED FOR EACH SEPARATE PORTION OF THE WORK. SUBMITTALS, AS IDENTIFIED IN EACH DIVISION, SHALL BE SUBMITTED TO THE GENERAL CONTRACTOR WHO SHALL THOROUGHLY REVIEW, STAMP AND SIGN APPROVED EACH SUBMITTAL PRIOR TO SUBMITTAL TO THE OWNER. DATA SUBMITTED SHALL SHOW PROPOSED EQUIPMENT ONLY AND SHALL NOT BE CATALOGS SHOWING A MANUFACTURER'S COMPLETE LINE. A MINIMUM OF THREE SAMPLES SHALL BE SUBMITTED UNLESS ADDITIONAL SAMPLES ARE REQUESTED. ALL SHOP DRAWINGS AND SAMPLES SHALL BE IDENTIFIED WITH THE JOB NAME AND SHALL BE ACCOMPANIED BY A LETTER OF TRANSMITTAL CONTAINING A COMPLETE LIST OF THE SUBMITTED MATERIAL.
- THE GENERAL CONTRACTOR SHALL LOCATE AND PROVIDE ALL GENERAL REFERENCE POINTS AND TAKE ORDINARY PRECAUTIONS TO PREVENT THEIR DESTRUCTION. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT HIS OWN WORK AND SHALL BE RESPONSIBLE FOR ALL LINES, ELEVATIONS MEASUREMENTS, GRADING AND OTHER AS MAY BE REQUIRED BY HIS WORK. HE SHALL BE HELD RESPONSIBLE FOR VERIFYING ALL FIGURES AND DETAILS SHOWN ON THE DRAWINGS, WHICH RELATE TO HIS WORK, PRIOR TO LAYING OUT THE WORK. HE WILL BE HELD RESPONSIBLE FOR ANY ERROR RESULTING FROM THIS FAILURE TO TAKE SUCH PRECAUTIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING FIELD BENCHMARKS FOR THE PURPOSE OF ESTABLISHING REQUIRED ELEVATIONS. THE STAKES SHALL BE SUFFICIENTLY FAR ENOUGH AWAY FROM THE WORK SO AS NOT TO BE DISTURBED.
- A COMPLETE SET OF WORKING DRAWINGS SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR ON THE SITE AND SHALL BE UPDATED REGULARLY. ALL CHANGES AND/OR MODIFICATIONS MADE IN THE FIELD MUST BE RECORDED BY THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR ON THEIR OWN FIELD SET AS SOON AS THE CHANGE IS MADE, AND IMMEDIATELY THEREAFTER, RECORDED ON THE GENERAL CONTRACTOR'S FIELD SET.
- THIS SHALL COMPRISE AN ACCURATE SET OF MARKED-UP DRAWINGS OF THE PROJECT, INSOFAR AS THE ACTUAL CONSTRUCTION OR INSTALLATION DIFFERS FROM THE CONTRACT DRAWINGS. THESE "RECORD" DRAWINGS ARE REQUIRED AT THE TIME OF SUBSTANTIAL COMPLETION, AND SHALL BE TURNED OVER TO THE ARCHITECT AT THAT TIME FOR THE PURPOSE OF RECORDING CHANGES ON THE ORIGINAL WORKING DRAWINGS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL AREAS ADJACENT TO THE CONSTRUCTION SITE IN A MANNER NOT TO HINDER OR ENDANGER NORMAL TRAFFIC FLOW, OR ENDANGER OR DAMAGE ADJACENT PROPERTY.
- STREETS AND SIDEWALKS ADJACENT TO THE SITE SHALL BE KEPT CLEAN AND OPEN FOR PEDESTRIAN AND VEHICULAR TRAFFIC. WARNING LIGHTS, GUARDS AND BARRICADES SHALL BE UTILIZED AND MAINTAINED AS REQUIRED TO INSURE THESE CONDITIONS BY THE SUBCONTRACTOR WHOSE WORK IS PARTIALLY OR TOTALLY IN THE ABOVE STATED AREA.
- UNLESS OTHERWISE NOTED, THE GENERAL CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL INSPECTIONS AND TESTS REQUIRED IN EACH SECTION OF THE SPECIFICATIONS. NOTIFY EACH INSPECTING OR TESTING AUTHORITY OR AGENCY 24 HOURS IN ADVANCE OF EACH TEST OR INSPECTION REQUIRED. KEEP RECORDS OF EACH TEST OR INSPECTION. INCLUDE IN SUCH RECORDS THE TIME OF THE TEST OR INSPECTION, WEATHER CONDITIONS, NAMES OF INSPECTOR OR TESTING AUTHORITY, RESULTS OF THE TEST AND ALL OTHER PERTINENT DATA. IN ADDITION TO ANY OTHER DISTRIBUTION, SUBMIT A COPY OF EACH REPORT OR TEST RESULT AS IT IS MADE TO THE OWNER FOR HIS REVIEW.
- ON-SITE WORK HOURS: WORK SHALL BE GENERALLY PERFORMED ON THE SITE DURING NORMAL BUSINESS WORKING HOURS IN ACCORDANCE WITH THE CITY OF TROY ORDINANCE, AS DIRECTED BY SUPERINTENDENT, AND AS REQUIRED TO MEET SCHEDULE.
- EXISTING UTILITY INTERRUPTIONS: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OTHERS UNLESS COORDINATED WITH OWNER AND OWNER'S REQUIREMENTS.
- THE CONTRACTOR SHALL HAVE EXCLUSIVE USE OF THE NEW CONSTRUCTION AREAS WITHIN THE CONTRACT LIMITS, WITH LIMITED USE OF CERTAIN AREAS THROUGHOUT THE SITE AS APPROVED BY THE OWNER.
- QUALITY ASSURANCE: GENERAL WORKMANSHIP STANDARDS: COMPLY WITH RECOGNIZED WORKMANSHIP QUALITY STANDARDS WITHIN THE INDUSTRY AS APPLICABLE TO EACH UNIT OF WORK, INCLUDING ANSI STANDARDS WHERE APPLICABLE. IT IS A REQUIREMENT THAT EACH CATEGORY OF TRADESPERSON OR INSTALLER PERFORMING THE WORK BE PREQUALIFIED, TO THE EXTENT OF BEING FAMILIAR WITH APPLICABLE AND RECOGNIZED QUALITY STANDARDS FOR THAT CATEGORY OF WORK, AND BEING CAPABLE OF WORKMANSHIP COMPLYING WITH THOSE STANDARDS.
- PRODUCT DELIVERY, STORAGE AND HANDLING: GENERAL: HANDLE, STORE AND PROTECT MATERIALS AND PRODUCTS, INCLUDING FABRICATED COMPONENTS, BY METHODS AND MEANS WHICH WILL PREVENT DAMAGE, DETERIORATION AND LOSSES INCLUDING THEFT (AND RESULTING DELAYS), THEREBY ENSURING HIGHEST QUALITY RESULTS AS PERFORMANCE OF THE WORK PROGRESSES. CONTROL DELIVERY SCHEDULES SO AS TO MINIMIZE UNNECESSARY LONG TERM STORAGE AT PROJECT AND RESTRICTIONS IN THE DAILY USE OF THE SITE.
- PRIOR TO THE FINAL PAYMENT THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH A CLOSE OUT PACKAGE WHICH INCLUDES WARRANTY AND OPERATIONAL INFORMATION ON ALL EQUIPMENT.



ISSUED: FOR BID 05.20.2024

OWNER
CITY OF TROY
4693 ROCHESTER ROAD
TROY, MI 48085
248.524.3392

ENGINEER / LANDSCAPE ARCHITECT
OHM ADVISORS
34000 PLYMOUTH ROAD
LIVONIA, MI 48150
734.522.6711

ISSUED FOR: FOR BID 05.20.2024
REVISION DESCRIPTION DATE

PROJECT NUMBER: 0128-23-0110
CITY OF TROY
CRICKET FIELD - BOULAN PARK
TROY, MICHIGAN
COVER SHEET - PARKING LOT

G-001

DRAWING PATH: P:\0125_01650125230110_Checked_FieldDrawings\SiteSheets\230110SUR.dwg May 29, 2024 - 11:08pm



STRUCTURE INVENTORY

- #5077 DOGHOUSE CATCH-BASIN T/CAST 755.34
12" CONC NW INV 752.82
12" CONC SE INV 752.90
- #808 BEEHIVE CATCH-BASIN T/CAST 744.97
8" CMP SE INV 742.68
- #464 RD CATCH-BASIN T/CAST 746.99
8" CLAY W INV 743.12

JOB BENCHMARK #200 ARROW ON FH LOCATED +/- 30' SE OF SE CORNER OF PAVILION	ELEV 749.38
JOB BENCHMARK #202 MAG IN WOOD PILLAR +/- 60' WEST OF CP #103	ELEV 757.06
JOB BENCHMARK #204 CHISELED SQUARE BOX ON NE CORNER OF CONCRETE PAVILION	ELEV 752.14
JOB BENCHMARK #205 CHISELED SQUARE BOX ON CORNER OF CONCRETE BENCH SLAB +/- 130' SE OF CP#105	ELEV 748.30
TRAVERSE POINT #100 N 393100.50 E 13444578.08	ELEV 747.44
TRAVERSE POINT #101 N 393215.99 E 13444555.39	ELEV 748.35
TRAVERSE POINT #102 N 393372.12 E 13443440.44	ELEV 756.30
TRAVERSE POINT #103 N 393410.12 E 13443658.89	ELEV 753.08
TRAVERSE POINT #104 N 393129.60 E 13443945.48	ELEV 752.30
TRAVERSE POINT #105 N 393129.88 E 13444221.83	ELEV 746.70
TRAVERSE POINT #888 N 393300.38 E 13444014.52	ELEV 750.99



REVISION	DESCRIPTION	DATE

ISSUED FOR: FOR BID
DATE: 05.20.2024

PROJECT NUMBER: 0128-23-0110
CO: PM

CITY OF TROY
CRICKET FIELD - BOULAN PARK
TROY, MICHIGAN

EXISTING CONDITIONS



Know what's below.
Call before you dig.

C-001

COPYRIGHT 2024 OHM ADVISORS. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM ADVISORS AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM ADVISORS.

WATER & SEWER UTILITY SYMBOLS

EXISTING

- ST STORM MANHOLE
- SQUARE CATCH BASIN
- ROUND CATCH BASIN
- CULVERT
- CULVERT W/O END SECTION
- CULVERT W/END SECTION
- S SANITARY MANHOLE
- CO CLEAN OUT
- GV GATE VALVE & WELL
- GV&B GATE VALVE & BOX
- WSB WATER STOP BOX
- FH FIRE HYDRANT
- MP METER PIT
- WM WATER METER
- SH SPRINKLER HEAD
- IV IRRIGATION VALVE

PROPOSED

- STORM MANHOLE
- SQUARE INLET/CATCH BASIN
- ROUND INLET/CATCH BASIN
- CULVERT END SECTION
- S SANITARY MANHOLE
- CO CLEAN OUT
- GV GATE VALVE
- GV&W GATE VALVE & WELL
- GV&B GATE VALVE & BOX
- TSV&W TAPPING SLEEVE VALVE & WELL
- TSV&B TAPPING SLEEVE VALVE & BOX
- FH FIRE HYDRANT

REAL ESTATE SYMBOLS

- CONTIGUOUS PROPERTY SYMBOL
- PARCEL NUMBER BOX
- NO ROW IMPACTS

MISCELLANEOUS UTILITY SYMBOLS

EXISTING

- GW GUY WIRE
- GP GUY POLE
- U UTILITY POLE
- U/L UTILITY POLE W/LIGHT
- L/D LIGHT/DECOR LAMP POLE
- G GAS VALVE
- GM GAS METER
- GR GAS RISER
- TP TRANSFORMER PAD
- EM ELECTRIC METER
- TSC TRAFFIC SIGNAL CONTROLLER
- HH HAND HOLE
- ER ELECTRIC RISER
- MW MONITORING WELL
- PS PEDESTRIAN SIGNAL

MISCELLANEOUS SYMBOLS

EXISTING

- RIPRAP
- SIGN
- FLOW DIRECTION
- STUMP
- CONIFEROUS TREE
 - CL 1 1" TO 5"
 - CL 2 6" TO 17"
 - CL 3 18" TO 35"
 - CL 4 36" AND UP
- DECIDUOUS TREE
- CONIFEROUS SHRUB
- DECIDUOUS SHRUB
- SB# SOIL BORING
- SC SECTION CORNER
- IRP IRON ROD/PIPE
- PK# PK NAIL
- BM #XXX SURVEY BENCHMARK
- TP # SURVEY TRAVERSE POINT
- CONCRETE
- GRAVEL

UTILITY PATTERN

EXISTING

- ELEC ELECTRICAL *
- GAS GAS/OIL
- CABLE/TEL CABLE/TELEPHONE *
- 12" WM WATER MAIN/SERVICE
- 12" SAN SANITARY SEWER
- 12" STM STORM SEWER

*OH = OVERHEAD , UG = UNDERGROUND

PROPOSED

- 12" WM WATER MAIN/SERVICE
- 12" SAN SANITARY SEWER
- 12" STM STORM SEWER
- 4" UD UNDERDRAIN
- SITE ELEC / LIGHTING

ROW PATTERN

EXISTING

- ROW ROW
- SECTION SECTION
- PROPERTY/PARCEL

TOPO PATTERN

EXISTING

- HEDGE/TREE
- FENCE
- GUARDRAIL
- CENTERLINE OF DITCH
- WETLAND/EDGE OF WATER

ABBREVIATION KEY

- | | | | |
|------|---|------|--------------------------|
| AC | ACRE | GV+W | GATE VALVE AND WELL |
| ADJ | ADJUST | IN | INCHES |
| ASPH | ASPHALT | MH | MANHOLE STRUCTURE |
| BC | BACK OF CURB | OHM | OHM ADVISORS |
| BF | BARRIER FREE | PAVT | PAVEMENT |
| C+G | CURB AND GUTTER | PROP | PROPOSED |
| CB | CATCH BASIN (STORM) | RCP | REINFORCED CONCRETE PIPE |
| CF | CUBIC FEET | REM | REMOVE (AND DISPOSE) |
| CL | CENTERLINE | RIM | TOP OF STRUCTURE CASTING |
| COMM | COMMUNICATION UTILITY (PHONE, CABLE, DATA, ETC) | SAN | SANITARY SEWER / SERVICE |
| CONC | CONCRETE | SF | SQUARE FEET |
| CPE | CORRUGATED POLYETHYLENE (PIPE) | STM | STORM SEWER |
| CY | CUBIC YARD | SVC | SERVICE (WATER/SANITARY) |
| DI | DUCTILE IRON | SY | SQUARE YARD |
| DIA | DIAMETER | T/ | TOP OF _____ |
| ELEC | ELECTRICAL | TC | TOP OF CURB |
| EX | EXISTING | TP | TOP OF PAVEMENT |
| FC | FACE OF CURB | TW | TOP OF WALK |
| FL | FLOWLINE | WM | WATER MAIN / SERVICE |
| FG | FINISH GRADE / SURFACE (NON-PAVED AREA) | | |
| FM | FORCEMAIN | | |
| FT | FEET | | |
| GV | GATE VALVE | | |
| GV+B | GATE VALVE AND BOX | | |



ISSUED FOR: FOR BID
 REVISION DESCRIPTION
 DATE

PROJECT NUMBER: 0188-23-0110
 CITY OF TROY
 CRICKET FIELD - BOULAN PARK
 TROY, MICHIGAN

LEGEND

C-002

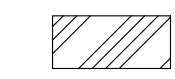
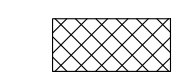



DRAWING PATH: P:\0125_0165\0125230110_Checks_FieldDrawings\Site\Sheet230110.EG.dwg May 29, 2024 - 11:16am

COPYRIGHT 2024 OHM ADVISORS. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM ADVISORS AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM ADVISORS

DRAWING PATH: P:\0125_016501252010_Checks_FieldDrawings\Sitesheets\2010_REM.dwg May 29, 2024, 1:16pm

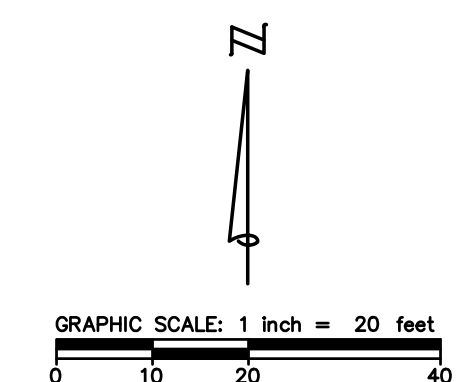
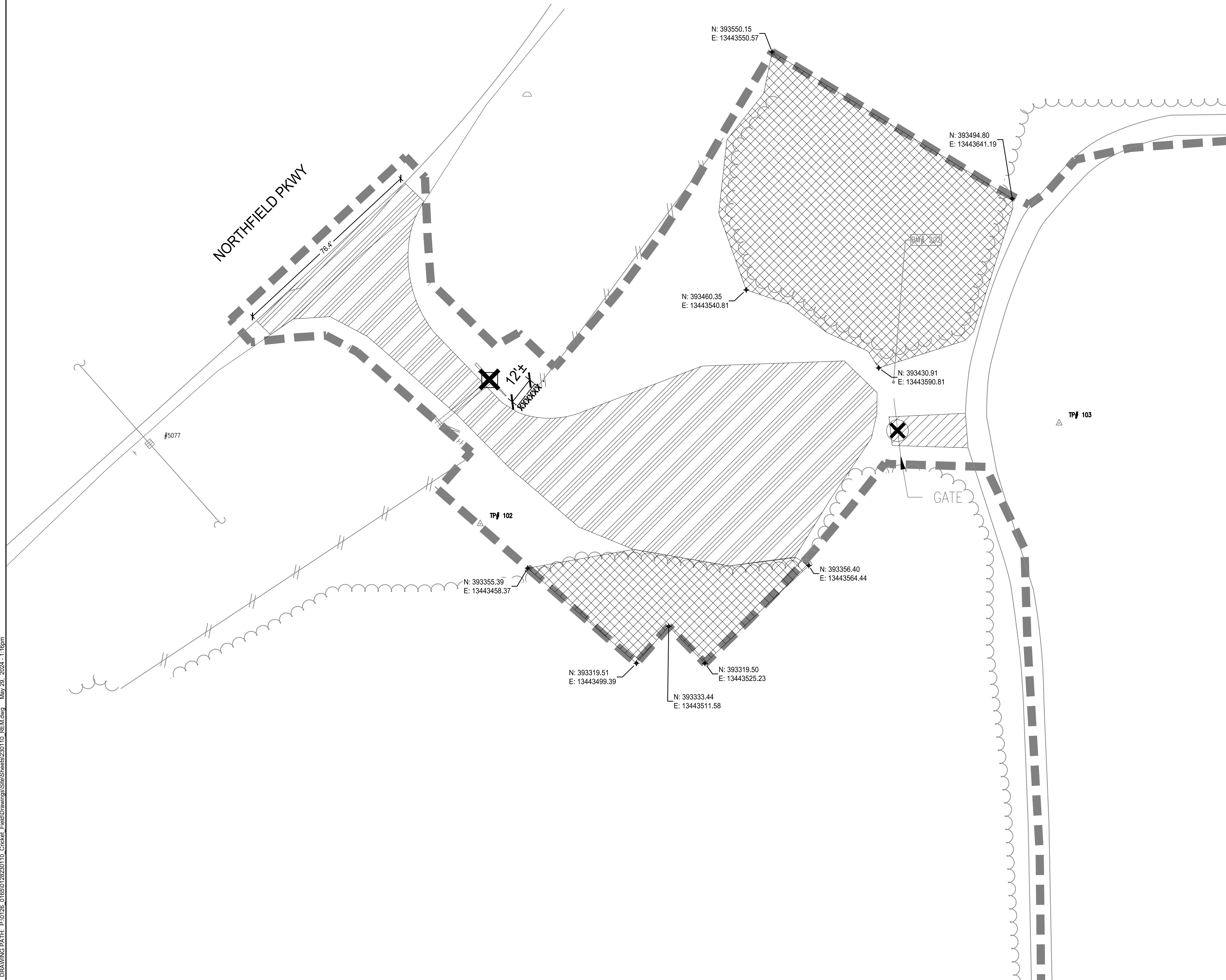


LEGEND

-  GRAVEL PAVEMENT REMOVAL
-  CLEARING AND GRUBBING
-  ENDWALL REMOVAL
-  REMOVE GATE, INCLUDING FOUNDATIONS
-  REMOVE EXISTING FENCE, INCLUDING FOUNDATIONS

NOTES

1. REMOVE AND DISPOSE OF ALL MAN-MADE TRASH, AND DEBRIS FOUND WITHIN LIMIT OF WORK.
2. ALL PAVEMENT REMOVAL SHALL HAVE CLEAN, SAWCUT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THERE IS NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THERE IS NO GUARANTEE THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, WHETHER SHOWN ON THESE PLANS OR NOT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. ALL EXISTING UTILITIES, SERVICE LINES, LATERALS, ETC., DAMAGED DURING CONSTRUCTION OF THE PROJECT SHALL BE REPAIRED TO THE SATISFACTION OF THE UTILITY OWNER.
6. THE OWNER/ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR NEGLIGENCE, NON-PARTICIPATION, ERRORS, OMISSIONS, OR INACCURACIES OF WORK CONDUCTED BY UTILITY COMPANIES, THEIR CONTRACTORS, LOCATION SERVICES, OR OTHERS.
7. EXPOSED PAVEMENT SUBGRADE SHALL BE SEALED / COVERED AT END OF EACH DAY TO PROTECT SUBGRADE FROM MOISTURE, EROSION, AND CONTAMINATION. CONTRACTOR TO REPAIR DAMAGED SUBGRADE DUE TO SUBGRADE EXPOSURE.



ISSUED FOR:	FOR BID	DATE
REVISION	DESCRIPTION	

PROJECT NUMBER: 0128-23-0110 PM CO
 CITY OF TROY
 CRICKET FIELD - BOULAN PARK
 TROY, MICHIGAN
 REMOVAL PLAN - PARKING LOT

C-102

COPYRIGHT 2024 OHM ADVISORS. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM ADVISORS AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM ADVISORS

NOTES:

- CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE SOIL EROSION AND SEDIMENTATION CONTROL ACT OF THE STATE OF MICHIGAN, PART 91 OF ACT 451, OF THE PUBLIC ACTS OF 1994 AND THE REQUIREMENTS OF THE CITY OF TROY.
- THE CONTRACTOR SHALL CONDUCT OPERATIONS IN A MANNER THAT WILL REDUCE ACCELERATED EROSION TO THE PRACTICAL MINIMUM AND PREVENT DAMAGING SILTATION TO EXISTING SEWERS AND WATER COURSES LEADING FROM THE WORK SITE.
- THE CONTRACTOR SHALL CONDUCT WORK IN SUCH A MANNER AS TO PREVENT THE ENTRY OF FUELS, OILS, BITUMINOUS MATERIALS, CHEMICALS, SEWERAGE OR OTHER HARMFUL MATERIALS INTO NEARBY LAKES AND STREAMS.
- WASTE DISPOSAL AREAS SHALL BE SELECTED BY THE CONTRACTOR WITH FULL CONSIDERATION OF EROSION AND SEDIMENT CONTROL, SELECTION OF DISPOSAL SITE, AND CONTROL OF OPERATIONS, AND THE RESTORATION OF SAID AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
- EXCAVATION FROM THE RIGHT-OF-WAY, CHANNELS, OR OTHER MATERIAL SHALL NOT BE DEPOSITED IN OR NEAR LAKES, RIVERS, STREAMS OR PONDS WHERE IT MAY ENTER THE WATERWAY.
- AT THE COMPLETION OF EACH DAY'S CONSTRUCTION, CARE SHALL BE TAKEN TO ENSURE THAT MINIMAL EROSION WILL OCCUR IN TRENCHES AND TO STOCKPILED MATERIALS UNTIL RESUMPTION OF WORK.
- CONTRACTOR SHALL CONFINE OPERATIONS TO THE MINIMUM AMOUNT OF WORKING SPACE PRACTICAL TO MINIMIZE SOIL EROSION.
- THE PROJECT WILL BE PERIODICALLY INSPECTED BY THE CITY FOR EROSION CONTROL COMPLIANCE. DEFICIENCIES WILL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY UPON NOTICE OF SUCH DEFICIENCIES. FAILURE TO CORRECT THE DEFICIENCIES MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND THERE WILL BE NO CONTRACT TIME EXTENSION GRANTED FOR THIS TYPE OF STOPPAGE.
- TEMPORARY SOIL EROSION CONTROL MEASURES CONSISTING OF SILT FENCE, INLET FILTERS, AND MULCHING, SHALL BE IMPLEMENTED THROUGHOUT THE ENTIRE CONSTRUCTION PHASE OF THE PROJECT, AND SHALL BE REMOVED BY THE CONTRACTOR AFTER THE PERMANENT SOIL EROSION MEASURES HAVE BEEN COMPLETED AND STABILITY HAS BEEN ACHIEVED THROUGH GROWTH.
- STRAW MULCH WITH NETTING TIE DOWN, HIGH VELOCITY MULCH BLANKET OR OTHER APPROVED MULCH SHALL BE PLACED ON DISTURBED SLOPES WHERE SLOPE IS STEEPER THAN 1V:6H.
- STREET SWEEPING OR MUD REMOVAL SHALL BE PERFORMED DAILY FOR MUD TRACKED ONTO PUBLIC STREETS.
- PERMANENT SOIL EROSION MEASURES SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS OF FINAL GRADING. IN THE EVENT IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE THE AREA DUE TO SITE CONDITIONS AND/OR SEASONAL LIMITATIONS, THE TEMPORARY MEASURES SHALL REMAIN IN FORCE AND SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS IT IS PRACTICAL TO COMPLETE THE PERMANENT SOIL EROSION CONTROL MEASURES.
- THE OWNER SHALL HAVE FULL AUTHORITY TO TEMPORARILY SUSPEND WORK IN THE EVENT THAT ANY OF THE ABOVE REQUIREMENTS ARE NOT BEING MET BY THE CONTRACTOR, OR IF CONDITIONS INDICATE THAT ADDITIONAL TEMPORARY CONTROL MEASURES ARE WARRANTED, IN THE OPINION OF THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SOIL EROSION CONTROL MEASURES WITHIN THE CONSTRUCTION AREA UNTIL THE FULL COMPLETION OF THE PROJECT AND PERMANENT MEASURES ARE IN PLACE AND STABLE WITH GROWTH.
- CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION CONTROLS TO BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT.
- SEE CITY OF TROY SOIL EROSION AND SEDIMENTATION CONTROL WEBSITE FOR ADDITIONAL INFORMATION.

SOIL DISPOSAL NOTE:
ALL EXCAVATED SOILS SHALL REMAIN ON-SITE AND UTILIZED AS FILL WHERE APPLICABLE OR PLACED AS DIRECTED BY THE OWNER.

SOIL EROSION AND SEDIMENTATION CONTROL SEQUENCE

IN ACCORDANCE WITH RULE 1709 PROMULGATED UNDER THE AUTHORITY OF PART 91, SOIL EROSION AND SEDIMENTATION CONTROL, OF THE NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT, 1994 PA 451, AS AMENDED, AND IN ADDITION TO THE INFORMATION IN THE PROJECT PLANS AND SPECIFICATIONS, THE FOLLOWING GENERAL CONDITIONS APPLY TO THE EARTH CHANGE AUTHORIZED BY THIS DOCUMENT:

- DESIGN, CONSTRUCT, AND COMPLETE THE EARTH CHANGE IN A MANNER THAT LIMITS THE EXPOSED AREA OF DISTURBED LAND FOR THE SHORTEST PERIOD OF TIME.
- REMOVE SEDIMENT CAUSED BY ACCELERATED SOIL EROSION FROM RUNOFF WATER BEFORE IT LEAVES THE SITE OF THE EARTH CHANGE.
- TEMPORARY OR PERMANENT CONTROL MEASURES SHALL BE DESIGNED AND INSTALLED TO CONVEY WATER AROUND, THROUGH OR FROM THE EARTH CHANGE AT A NON-EROSIVE VELOCITY.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING LANDSCAPING DURING THE WARRANTY PERIOD. AFTER THE WARRANTY HAS EXPIRED, THE PERMANENT SESC MEASURES WILL BE MAINTAINED BY THE CITY OF TROY AS APPROPRIATE.

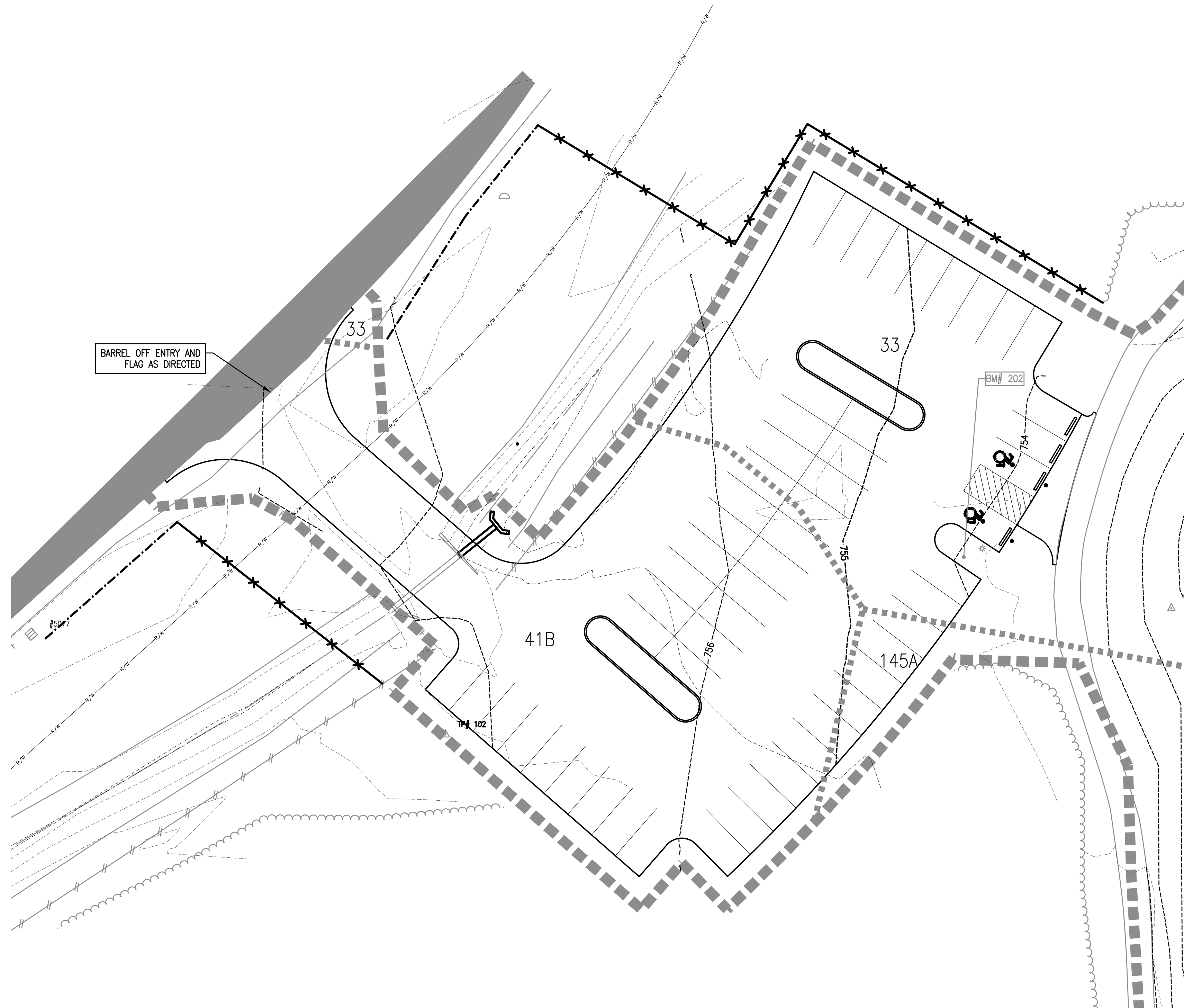
SESC LEGEND

- XXX SOIL TYPE
- SOIL TYPE BOUNDARY
- SOIL TYPE BOUNDARY
- SILT FENCE
- ORANGE CONSTRUCTION FENCE
- INLET FILTER

USGS SOIL ABBREVIATION	SOIL DESCRIPTION
33	LENAWEE SILTY CLAY LOAM 0 TO 1 PERCENT SLOPES
41B	AQUENTS, SANDY, LOAMY, UNDULATING
145A	BLOUNT LOAM, ERIE-HURON LAKE PLAIN, 0 TO 2 PERCENT SLOPES

SOIL EROSION AND SEDIMENTATION CONTROL OPERATION TIME SCHEDULE												
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY EROSION CONTROL MEASURES												
CLEARING & TREE REMOVAL												
STRIP & STOCKPILE TOPSOIL / GRADING												
SITE UTILITY CONSTRUCTION												
AGGREGATE BASE, CURB & PAVEMENT												
PERMANENT EROSION CONTROL MEASURES												
FINISH GRADING, LANDSCAPING & RESTORATION												
SOIL STABILIZATION AND CLEAN UP												
REMOVE TEMPORARY MEASURES												

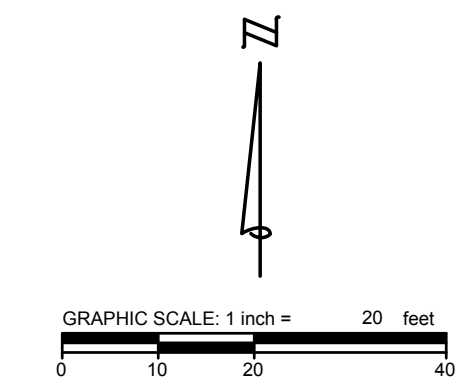
SOIL EROSION AND SEDIMENTATION CONTROL MAINTENANCE SCHEDULE				
TASK	FREQUENCY	TRACKING MAT	SILT FENCE	VEGETATION
INSPECT FOR SEDIMENT ACCUMULATION	WEEKLY	X	X	
REMOVE ACCUMULATED SEDIMENT	AS NEEDED		X	
INSPECT FOR FLOATABLES AND DEBRIS	WEEKLY			
REMOVE FLOATABLES AND DEBRIS	AS NEEDED			
INSPECT FOR PERMIT CONFORMANCE	AFTER RAIN	X	X	
RESTORE TO PERMIT CONFORMANCE	AS NEEDED	X	X	
INSPECT FOR SOIL EROSION	AFTER RAIN			X
RESTORE TO PREVENT EROSION	AS NEEDED			X
SCRAPE STREET/DRIVES	DAILY			
SWEEP STREET/DRIVES	WEEKLY			



ISSUED FOR: FOR BID	05.20.2024	DATE
REVISION		DESCRIPTION
.....	

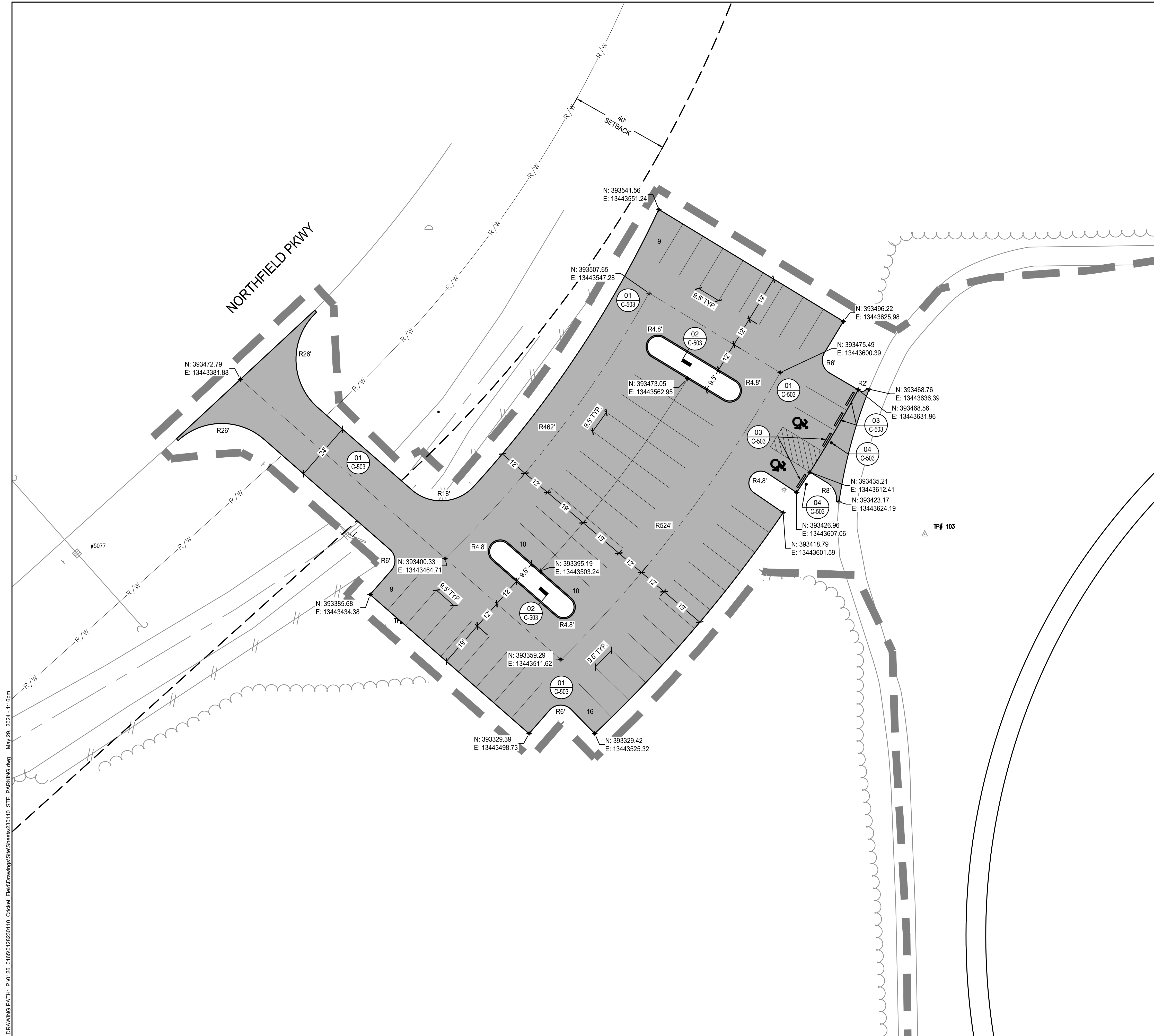
PROJECT NUMBER: PM CO 0128-23-0110
 CITY OF TROY
 CRICKET FIELD - BOULAN PARK
 TROY, MICHIGAN
 SOIL EROSION AND SEDIMENT CONTROL - PARKING LOT


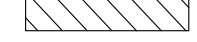

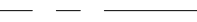

C-104



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

DRAWING PATH: P:\0125_016501252010_Check1_FieldDrawings\SiteSheets\2010_SITE_PARKING.dwg May 29, 2024 1:16pm



-  ALT BID - HMA PARKING LOT - SEE DET. 01 SHEET C-503
-  ADA AISLE MARKING, COLOR: WHITE - SEE SPECS.
-  HANDICAP SYMBOL MARKING, COLOR: WHITE - SEE SPECS.
-  CENTERLINE
-  LIMIT OF WORK

LAYOUT NOTES

1. THIS SHEET IS FOR LAYOUT & DETAIL REFERENCE ONLY.
2. ALL DIMENSIONS SHOWN ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS / COORDINATE ARE TO FACE OF CURBS, WALLS, OR STEPS UNLESS NOTED OTHERWISE ON PLANS.
4. DO NOT SCALE DRAWINGS. UTILIZE DIMENSIONS INDICATED ON THE PLANS.
5. WALKWAYS AND HARDSCAPE ELEMENTS INDICATED AS CURVILINEAR SHALL HAVE SMOOTH CONTINUOUS CURVES.
6. UNLESS INDICATED OTHERWISE, ALL WALKWAYS ABUT AT 90 DEGREE ANGLES.
7. LAYOUT ALL CONSTRUCTION LINES AND VERIFY LAYOUT WITH THE ENGINEER PRIOR TO BEGINNING ANY CONSTRUCTION WORK.
8. DRAWING WILL BE AVAILABLE TO CONTRACTOR IN CAD FORMAT, FOR FULL LAYOUT PURPOSES, GENERAL DIMENSIONS AND KEY COORDINATES ARE SHOWN ON DRAWING.



ISSUED FOR:	DATE
FOR BID	05-20-2024
REVISION	DESCRIPTION

PROJECT NUMBER: PM CO
0128-23-0110

CITY OF TROY
CRICKET FIELD - BOULAN PARK
TROY, MICHIGAN

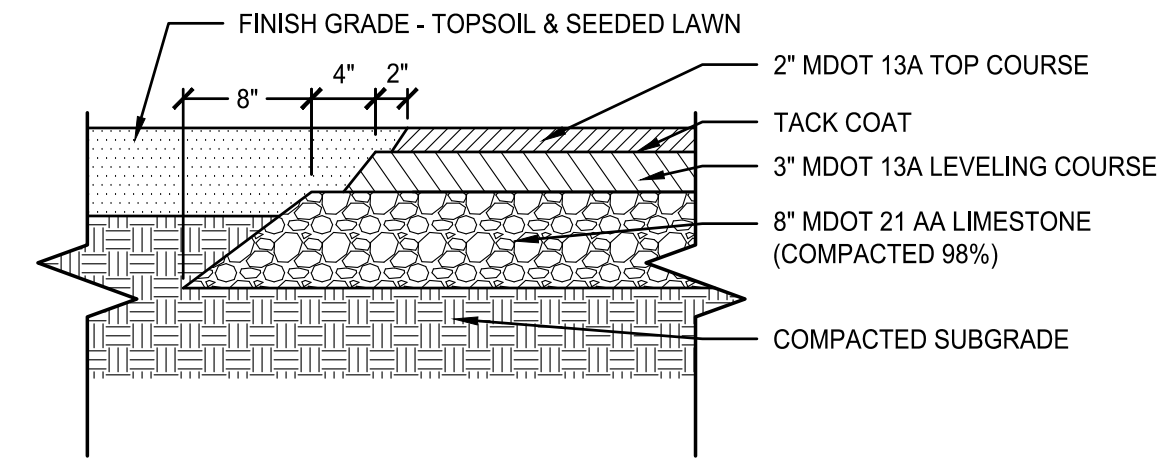
SITE PLAN - PARKING LOT

C-202

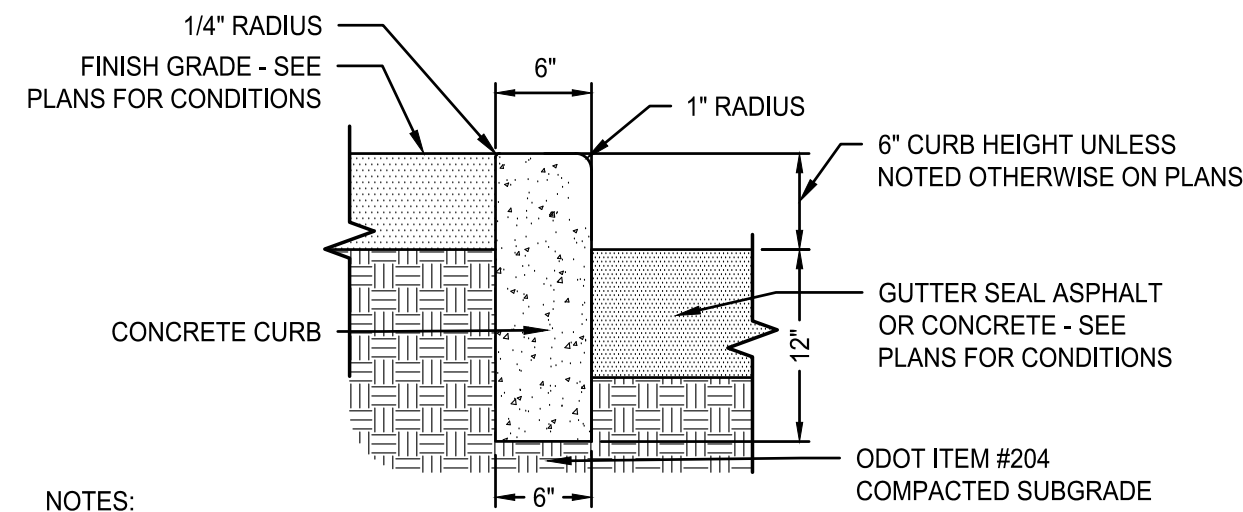
COPYRIGHT 2024 OHM ADVISORS. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM ADVISORS AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM ADVISORS.



DRAWING PATH: P:\0125_016501262010_Checks_FieldDrawings\PLN_UD\Sheets\230110_DET_PARKING.dwg May 29, 2024 - 11:17am

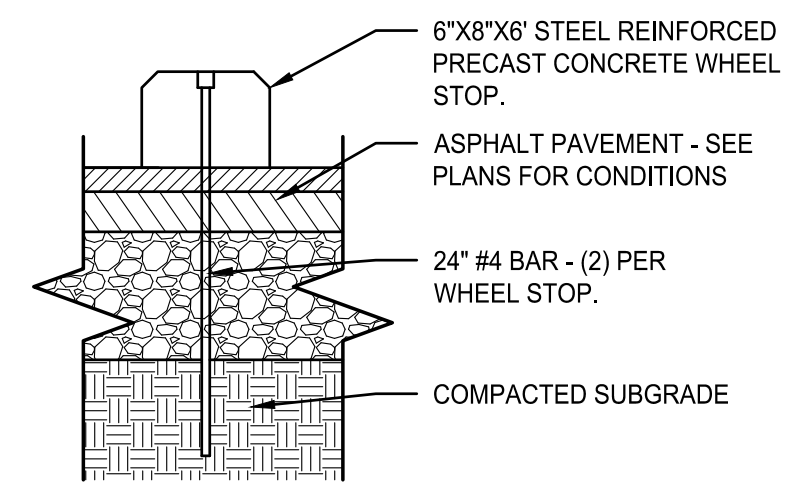


01 ALT BID - HMA PARKING LOT
NOT TO SCALE

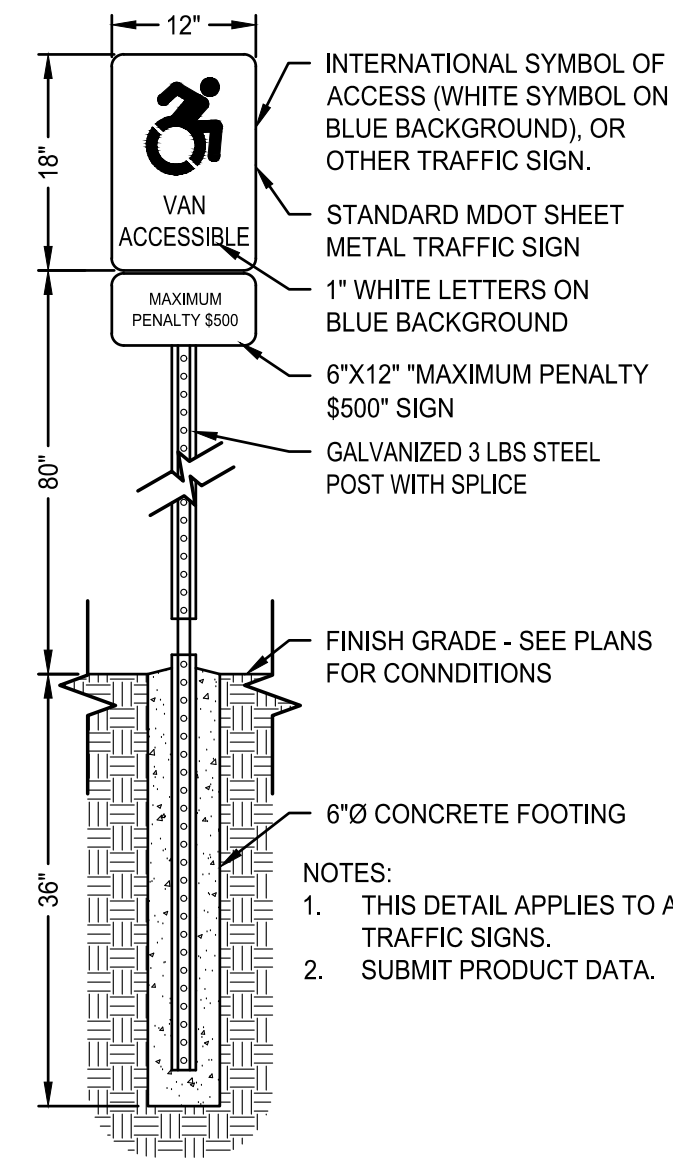


- NOTES:
1. PROVIDE 1/2" EXP. JOINT WHEN ADJACENT TO CONCRETE PAVEMENT, UNLESS POURED INTEGRALLY WITH PAVEMENT.
 2. PLACE CONTROL JOINTS 6' O.C. MAX., OR AS SHOWN ON PLANS.
 3. PLACE 1/2" EXPANSION JOINTS RECESSED 1/2" FROM SURFACE FOR JOINT SEALER PER ITEM 705.04, 20' O.C. MAX., OR AS SHOWN ON PLANS.
 4. CONCRETE MIXTURE SHALL BE SAME AS CONCRETE WALK.
 5. CONTRACTOR SHALL INCLUDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM PER ODOT CMS 609, AND AS SHOWN ON THIS DETAIL.

02 ALT BID - CONCRETE CURB
NOT TO SCALE



03 ALT BID - CONCRETE WHEEL STOP
NOT TO SCALE



- NOTES:
1. THIS DETAIL APPLIES TO ALL TRAFFIC SIGNS.
 2. SUBMIT PRODUCT DATA.

04 ALT BID - ADA SIGN
NOT TO SCALE

ISSUED FOR:	FOR BID	DATE
REVISION	DESCRIPTION	

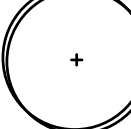

PROJECT NUMBER
0128-23-0110

PM
CO

CITY OF TROY
CRICKET FIELD - BOULAN PARK
TROY, MICHIGAN
PARKING DETAILS

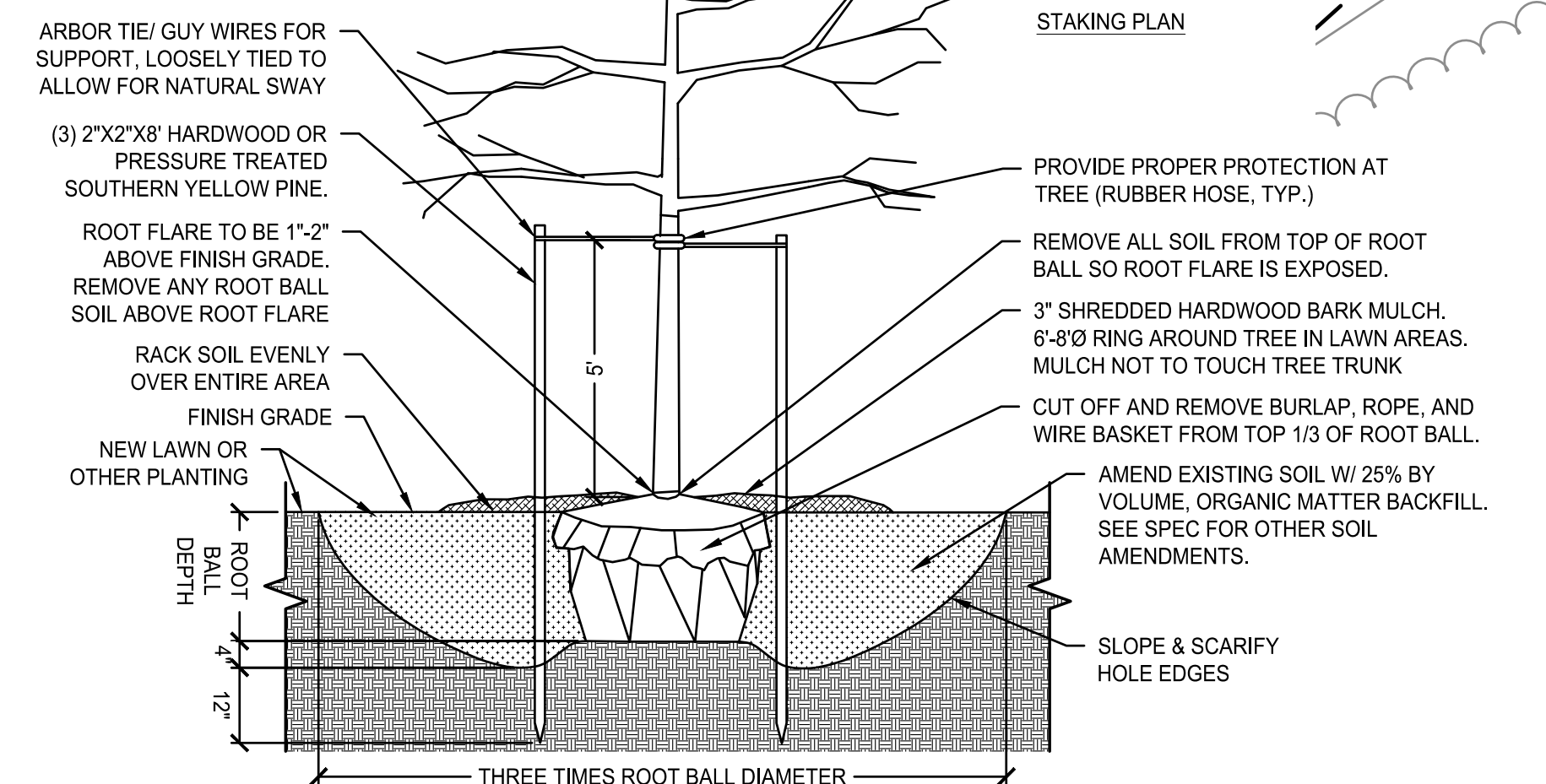
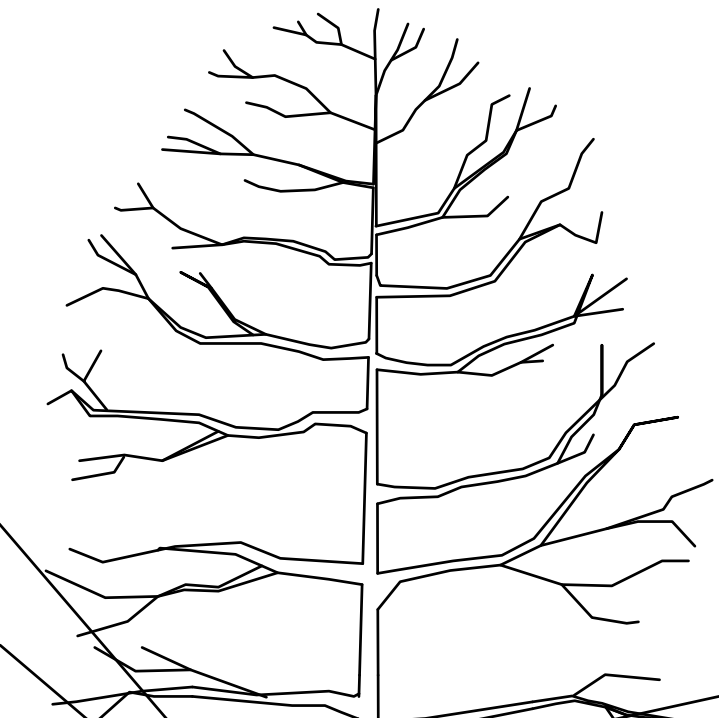
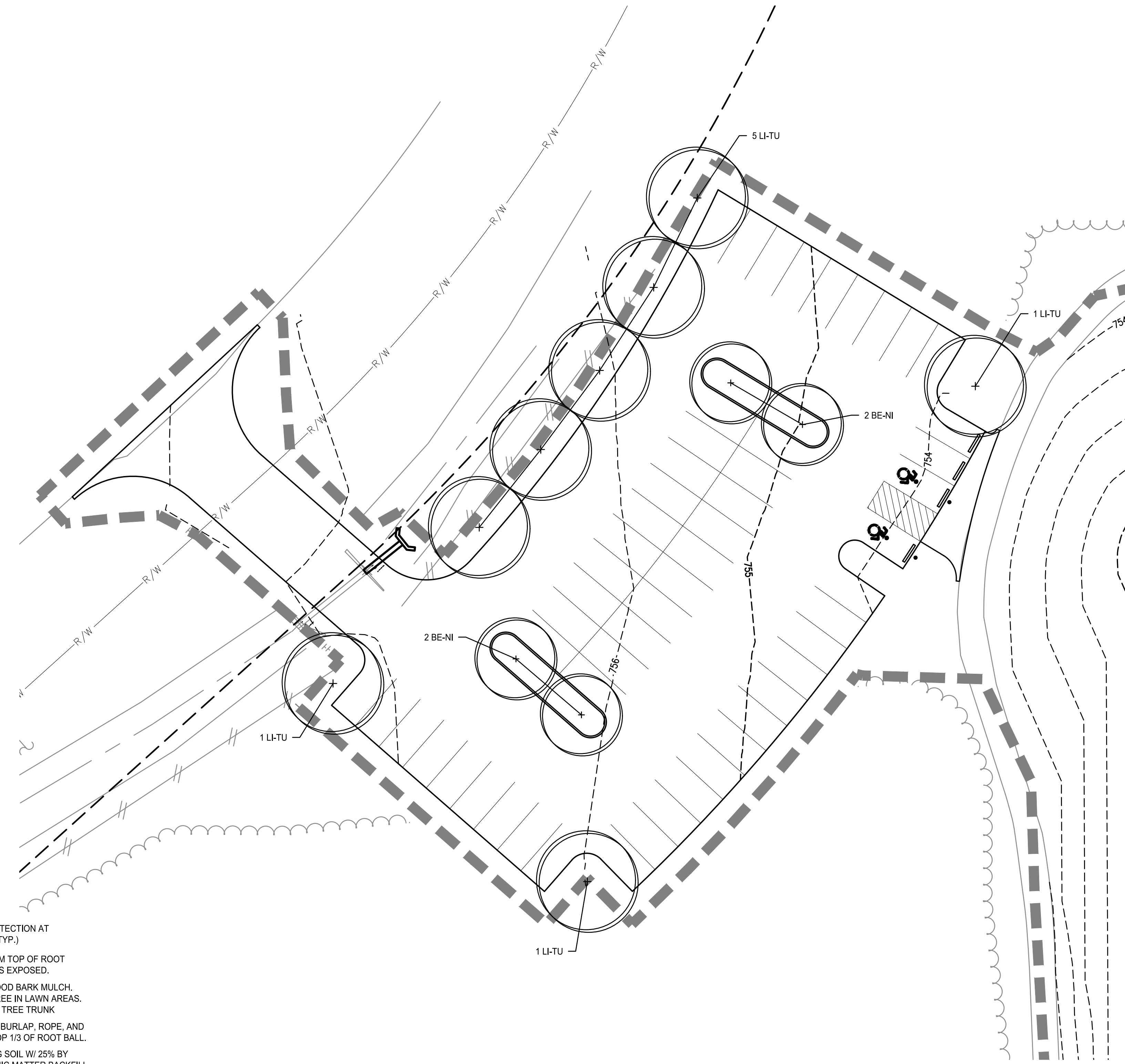
COPYRIGHT 2024 OHM ADVISORS. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM ADVISORS AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM ADVISORS.

LEGEND

-  DECIDUOUS TREE PLANTING - SEE DET. 01 THIS SHEET
-  LIMIT OF WORK

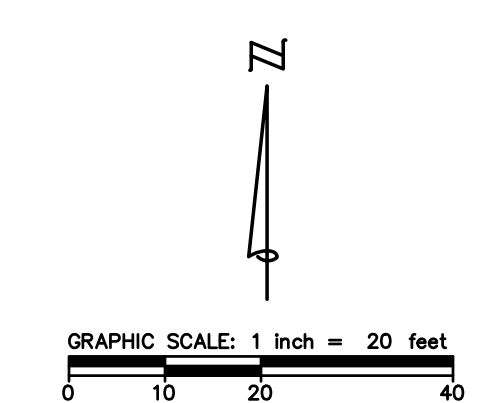
PLANTING NOTES

1. THIS SHEET IS FOR PLANTING AND TURF INSTALLATION PURPOSES ONLY.
2. PROVIDE AND INSTALL A MINIMUM OF 6" AMENDED TOPSOIL IN ALL PROPOSED / DISTURBED LAWN AREAS.
3. CONTRACTOR SHALL PROVIDE A 1 YEAR WARRANTY FOR ALL PLANTS. WARRANTY SHALL INCLUDE THE FOLLOWING FAILURES: DEATH AND UNSATISFACTORY GROWTH, AND PLANTINGS FALLING OR BLOWING OVER. FOR REPLACEMENT PLANTS, CONTRACTOR SHALL PROVIDE EXTENDED WARRANTY EQUAL TO ORIGINAL WARRANTY PERIOD.
4. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTS AS SHOWN / NOTED ON THE PLANTING PLAN. QUANTITIES PROVIDED ON THE PLANT LIST ARE FOR ESTIMATION PURPOSES ONLY.



- NOTES:**
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 2. SET ALL PLANTS PLUMB AND SO THAT THEY BEAR THE SAME RELATION TO THE FINISH GRADE AS THEY DID IN THEIR PRIOR LOCATION.
 3. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 4. FINAL TREE STAKING PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT.
 5. THOROUGHLY TILL AREA EQUAL TO 3 TIMES THE DIAMETER OF THE ROOT BALL AND TO THE DEPTH OF THE ROOT BALL. PRIOR TO TILLING, REMOVE ANY EXISTING LAWN OR VEGETATION.
 6. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1).
 7. HANDLE THE TREE BY ROOT BALL ONLY. DO NOT LIFT OR LEVERAGE TREE BY TREE TRUNK.
 8. BACKFILL AROUND TREE WITH TILLED SOIL AND "WATER IN" BACKFILL IN 6" LIFTS TO SETTLE IN BACKFILL. INSTALL BACKFILL 1" HIGHER THAN SURROUNDING GRADE TO ALLOW FOR SETTLEMENT.
 9. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY, AND SHALL BE IN ACCORDANCE WITH ANSI SPECIFICATIONS. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 10. REMOVE STAKES AND ARBOR TIES AFTER ONE YEAR, UNLESS DIRECTED OTHERWISE.

PLANT LIST						
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	NOTES
SHADE TREES						
8	LI-TU	LIRIODENDRON TULIPIFERA	TULIPTREE	2" CAL.	B&B	
4	BE-NI	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	2.5" CAL.	B&B	SINGLE STEM



ISSUED FOR:	FOR BID	DATE
REVISION	DESCRIPTION	

PROJECT NUMBER: 0128-23-0110
CITY OF TROY
CRICKET FIELD - BOULAN PARK
TROY, MICHIGAN
PLANTING PLAN - PARKING LOT

DRAWING PATH: P:\0128_01650128230110_Cricket_Field\Drawings\Site\Sheet230110_LND.dwg May 29, 2024 - 11:17am

© COPYRIGHT 2024 OHM ADVISORS. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM ADVISORS AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM ADVISORS

ITEM #6

DATE: June 19, 2024

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: CIRCULATION PLAN DISCUSSION – Proposed John R Commons Townhome Development (JPLN2023-0028) and Starbucks with drive through (JPLN2021-024), West of John R, North of Big Beaver, Section 23

Both of the above referenced projects were discussed and postponed at the May 14, 2024 Planning Commission Meeting (minutes attached). The projects are owned by the same owner and propose to share access.

The proposed John R Commons Townhome Development was postponed for the following reasons:

Applicant to revisit:

- a circulation plan
- re-evaluate architectural design

The proposed Starbucks with drive through was postponed for the following reasons:

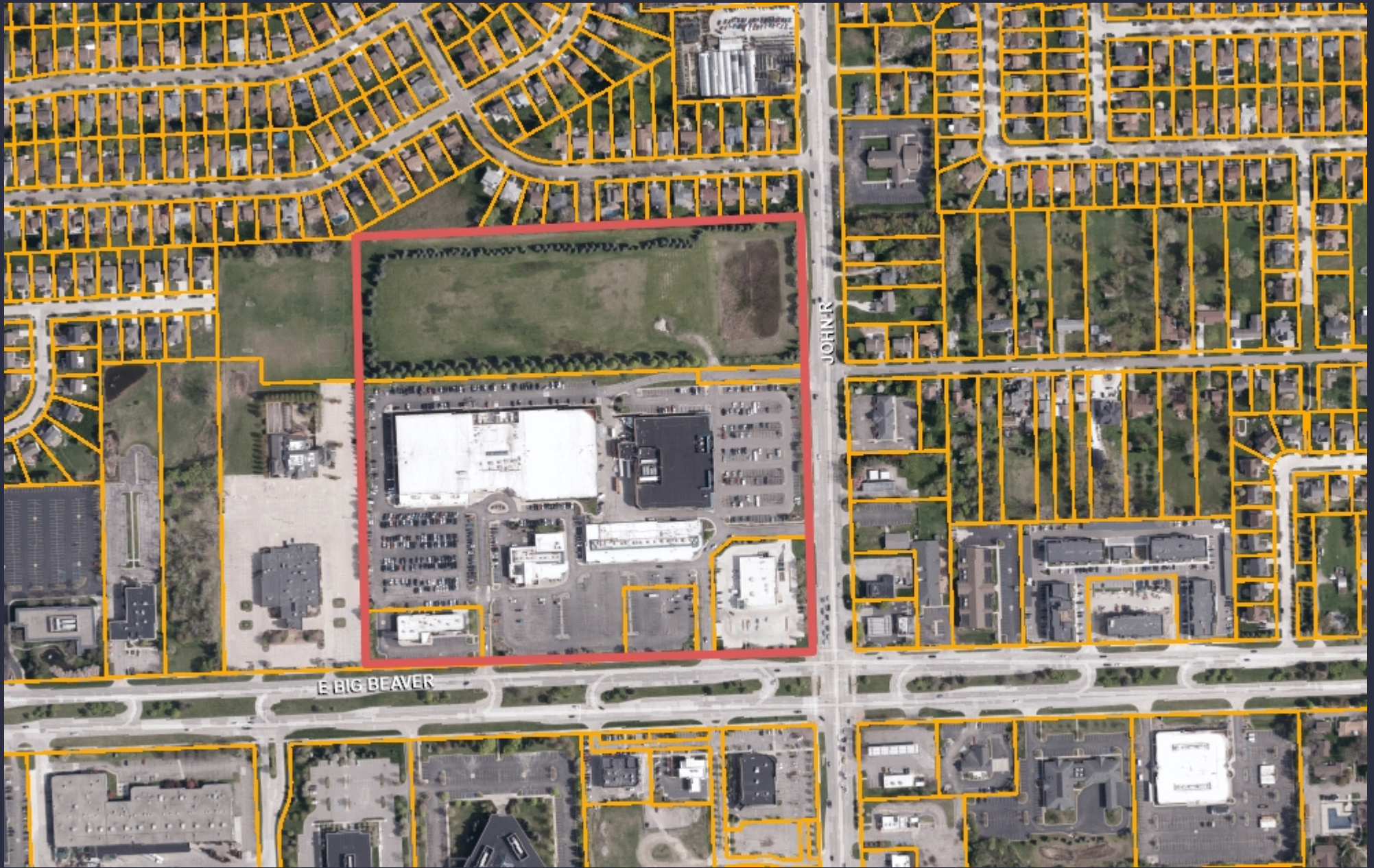
Applicant to provide:

- a photometric plan
- larger context circulation plan
- dumpster plans
- pedestrian safety improvements
- tree ordinance compliance plan

The Architect for the Townhome project has not submitted revised elevations, so the application is not ready to come back to the Planning Commission for consideration. A Circulation Plan accommodating both projects has been submitted. There is value in reviewing the Circulation Plan to solicit feedback from the Planning Commission, as it affects both projects. No formal action will be taken at this meeting. The complete applications will come back before the Planning Commission at a future meeting.

Attachments:

1. Aerial of entire site
2. Minutes from May 14, 2024 Planning Commission Regular meeting.
3. Circulation Plan



1,008 0 504 1,008 Feet



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

6. PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2021-024) - Proposed Starbucks with drive through, North side of Big Beaver, West of John R (1735 E. Big Beaver), Section 23, Currently Zoned CB (Community Business) Zoning District.

Mr. Carlisle presented proposed Starbuck with drive through project.

There was discussion by Board members related to:

- Crosswalks
- Tree placement
- Speed tables
- Traffic Circulation

Applicants Jim Butler, PEA Group; Dennis Bostick, Troy Sports Center LLC; Brian Neeper, Brian Neeper Architecture presented their application.

Chair Perakis opened public comment

Chair Perakis closed public comment

Planning Commission Discussion

Resolution # PC-2024-05-25

Moved by: Fox
Seconded by: Buechner

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Starbucks with drive through, North side of Big Beaver, West of John R (1735 E. Big Beaver), Section 23, Currently Zoned CB (Community Business) District, be **postponed** for the following reasons:

Applicant to provide:

- a photometric plan
- larger context circulation plan
- dumpster plans
- pedestrian safety improvements
- tree ordinance compliance plan

Yes: All (8)

Absent: Lakshmi Malalahalli

MOTION CARRIED

PRELIMINARY SITE PLAN APPROVAL

- 7. PRELIMINARY SITE PLAN APPROVAL (JPLN2023-0028) – Proposed John R Commons Townhome Development, West side of John R, North of Big Beaver (PIN 88-20-23-476-017), Section 23, Zoned MF (Multi-Family Residential) Zoning District.

Mr. Carlisle presented on Proposed John R Commons Townhome Development project

Applicants Greg Bono, PEA Group; Dennis Bostick, Troy Sports Center LLC; Greg Neeper, Brian Neeper Architecture, spoke on application.

Chair Perakis opened Public Comment

Chair Perakis closed Public Comment

Planning Commission Discussion

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed John R Gardens Townhome Development, located on the East side of John R, North of Big Beaver, Section 23, Zoned MF (Multi-Family Residential) District, be postponed for the following reasons:

Applicant to revisit:

- a circulation plan
- re-evaluate architectural design

Resolution # PC-2024-05-26

Moved by: Fox
Seconded by: Tagle

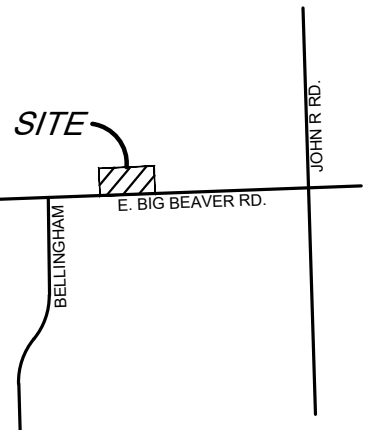
Yes: All (8)
Absent: Lakshmi Malalahalli

MOTION CARRIED



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE AS TO ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

LOCATION MAP



CLIENT
BOSTICK HOLDINGS GROUP
303 W. BIG BEAVER ROAD, SUITE 100
TROY, MICHIGAN 48064

PROJECT TITLE
PROPOSED STARBUCKS
1735 E. BIG BEAVER ROAD
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

REVISIONS	

ORIGINAL ISSUE DATE:
JUNE 06, 2024

DRAWING TITLE
CIRCULATION PLAN

PEA JOB NO.	23-0922
P.M.	JPB
DN.	KS
DES.	JPB
DRAWING NUMBER:	

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "X" AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0553G, DATED 01/16/2009.

BENCHMARKS:
(PER CITY OF TROY DATUM)

BM #303
ARROW ON A HYDRANT LOCATED ON THE WEST SIDE OF THE PARKING LOT ACROSS FROM THE DUMPSTER BEHIND 1735 E. BIG BEAVER ROAD, NEAR THE CHASE BANK DRIVE-THRU.
ELEV. - 649.41

TROY BM #1277
ARROW ON TYPHYDRANT (#23-122) ON THE NORTH SIDE OF BIG BEAVER EAST OF THE WEST ENTRANCE TO TROY SPORTS CENTER
ELEV. 648.728

TROY BM #1278
ARROW ON TYPHYDRANT (#23-123) ON THE NORTH SIDE OF BIG BEAVER EAST OF THE ENTRANCE OF BUILDING 1685
ELEV. 648.184

LEGAL DESCRIPTION:

PARCEL ID 02-23-476-011
Land in the City of Troy, Oakland County, Michigan, described as follows:

T2N, R11E, SEC 23 LASIER GARDENS SUB LOTS 35 & 36 EXC S 49 FT TAKEN FOR BIG BEAVER RD, ALSO VAC BELLINGHAM ST ADJ TO SAME, ALSO W 1/2 OF VAC BRONX AVE ADJ TO SAME



RECONFIGURE EXISTING PARKING AREA TO DIRECT TRAFFIC TOWARDS NEW DRIVE ACCESS

INSTALL NEW ACCESS DRIVE

JOHN R ROAD - 120' WD.

BIG BEAVER ROAD - 204' WD.

NOT FOR CONSTRUCTION

EX-1.0