

Seal Signature

Project Name
The Brooke On Bagley

Project Number
19690-000

Description
Demolition Plan

Scale
1" = 20'

C-200



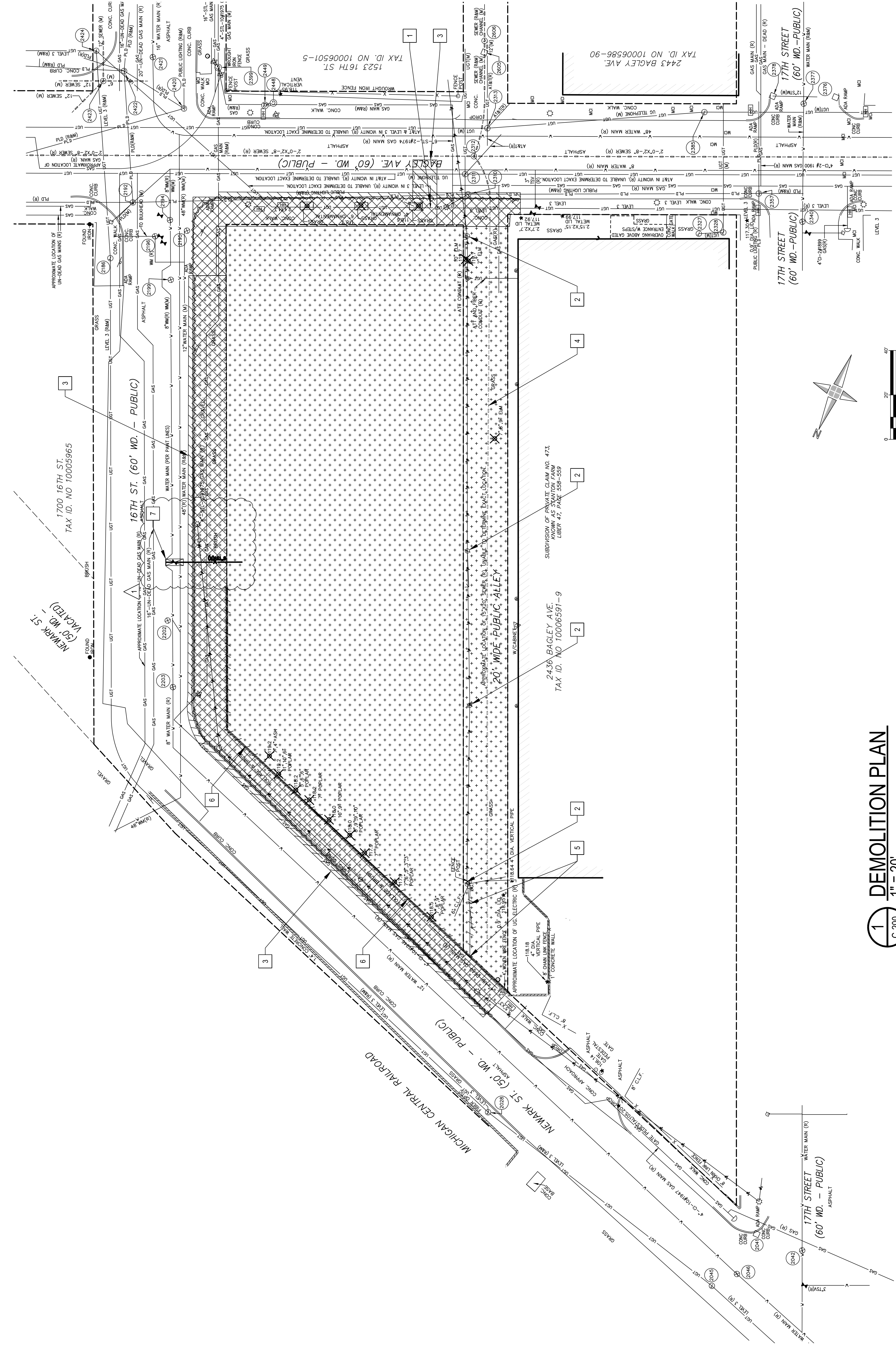
LOCATION MAP
(NOT TO SCALE)

DEMOLITION PLAN - LEGEND

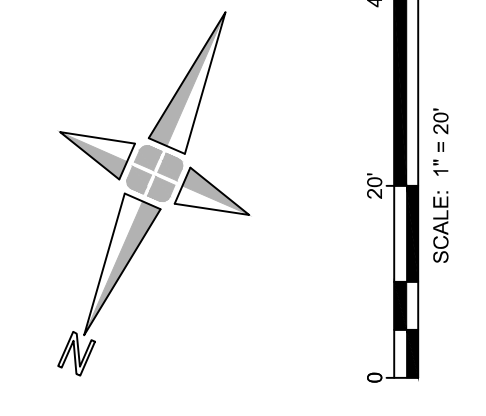
- REMOVE/DEMOLISH UTILITY PIPE
- REMOVE/DEMOLISH CURB AND GUTTER
- REMOVE WALL OR FENCE
- REMOVE/DEMOLISH UTILITY STRUCTURE
- REMOVE TREE, SHRUB, OR ITEM
- CUT, CAP, AND ABANDON EXISTING WATER SERVICE
- REMOVE CONCRETE SIDEWALK
- REMOVE COMPOSITE ROADWAY PAVEMENT
- REMOVE GRASS, BRUSH, DEBRIS, AND/OR BROKEN CONCRETE
- REMOVE GRASS, BRUSH, AND/OR DEBRIS

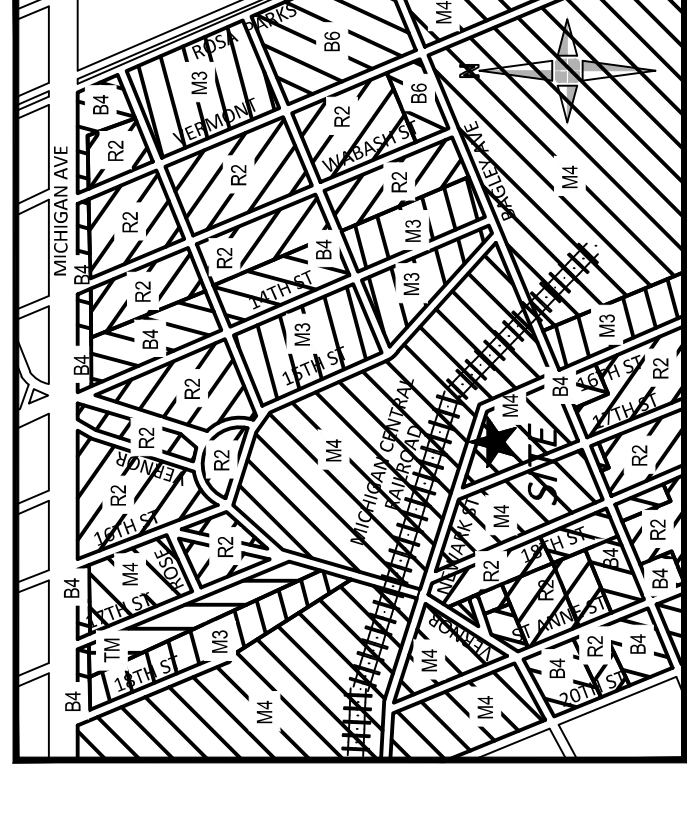
DEMOLITION PLAN - KEY NOTES

- 1 EXISTING FOUNDATION ELEMENTS TO BE REMOVED AND REPLACED DUE TO INSTALLATION OF NEW UTILITIES
- 2 EXISTING UTILITY POLE TO REMAIN
- 3 EXISTING COMPOSITE ROADWAY PAVEMENT TO BE REMOVED AND REPLACED DUE TO INSTALLATION OF NEW UTILITIES AND/OR CURBS
- 4 EXISTING DRIVE SEWER SHOWN FROM RECORD, FIELD IDENTIFIED AS ABANDONED. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.
- 5 EXISTING FENCE TO BE REMOVED
- 6 EXISTING FOUNDATION WALL STRUCTURAL, INTEREST TO BE OBSERVED IN FIELD DURING CONSTRUCTION BY STRUCTURAL ENGINEER TO THE CONDITION OF THE WALL FOR POTENTIAL REUSE FOR FOUNDATION
- 7 CUT, CAP, AND ABANDON EXISTING 8" RICH WATER SERVICE IMMEDIATELY SUBJECT TO THE CUSTOMER WATER MAIN



1 DEMOLITION PLAN
C-200
1" = 20'



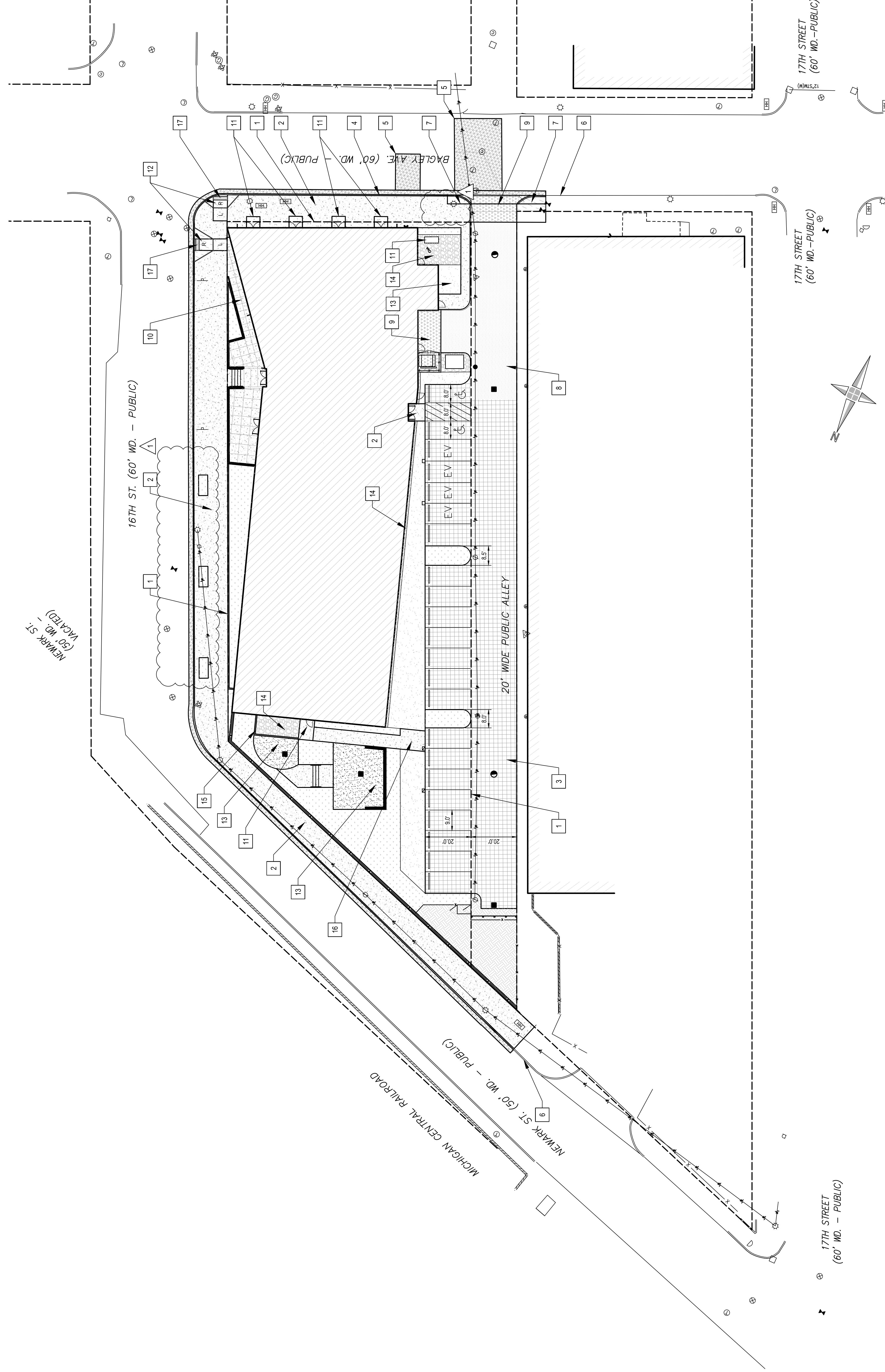


PAVING PLAN - LEGEND

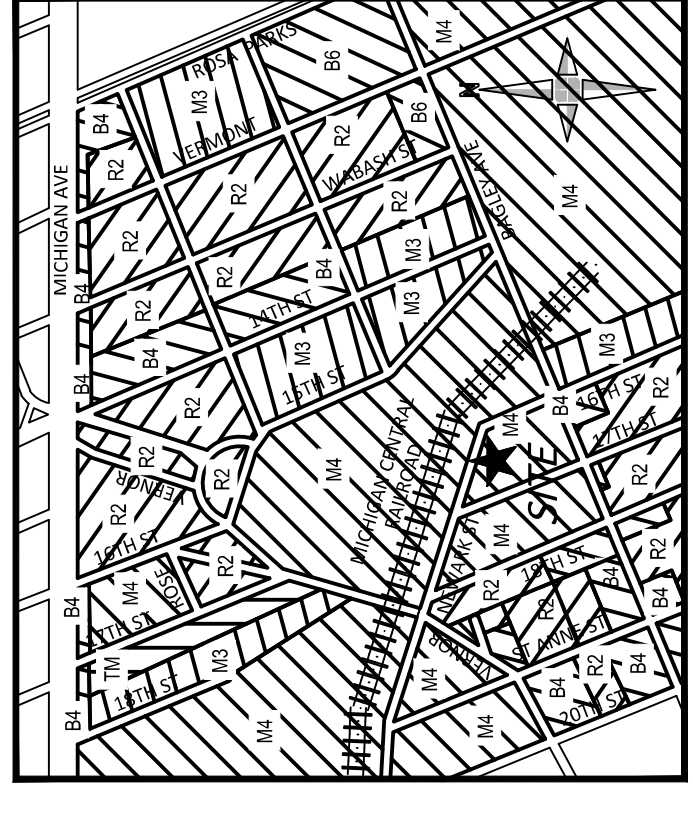
- NEW 4" CONCRETE SIDEWALK PAVEMENT
- NEW 8" CONCRETE PAVEMENT
- NEW 8" CONCRETE PAVEMENT
- NEW 4" CONCRETE WITH JOINT PATTERN
- PAVEMENT REPAIR FOR INSTALLATION OF NEW UTILITIES
- NEW LANDSCAPE
- NEW DOG PARK MULCH
- NEW CRUSHED STONE
- NEW MAINTENANCE STONE - 1" TO 2" EGG ROCK
- NEW LIGHT DUTY ASPHALT PAVEMENT
- NEW HEAVY DUTY ASPHALT PAVEMENT

PAVING PLAN - KEY NOTES

- 1 EXISTING PROPERTY LINE. TYP.
- 2 NEW 4 INCH CONCRETE SIDEWALK PAVEMENT IN ACCORDANCE WITH CITY OF DETROIT STANDARDS AND SPECIFICATIONS.
- 3 NEW LIGHT DUTY ASPHALT PAVEMENT. SEE C-400 FOR DETAIL.
- 4 NEW INTEGRAL CONCRETE CURB AND SIDEWALK. SEE SHEET C-800 FOR DETAIL.
- 5 PAVEMENT BEGINS ON INSTALLATION OF NEW UTILITIES PER CITY OF DETROIT STANDARDS AND SPECIFICATIONS. ASPHALT PAVEMENT SHALL HAVE UNIFORM SLOPE TOWARDS FACE OF CURB. SEE SHEET C-800 FOR DETAIL.
- 6 PROTECT ADJACENT EXISTING CURB THROUGHOUT CONSTRUCTION. TYP.
- 7 NEW 8 INCH CONCRETE PAVEMENT IN ACCORDANCE WITH CITY OF DETROIT STANDARDS AND SPECIFICATIONS.
- 8 NEW HEAVY DUTY ASPHALT PAVEMENT. SEE SHEET C-800 FOR DETAIL.
- 9 NEW 8 INCH CONCRETE PAVEMENT IN ACCORDANCE WITH CITY OF DETROIT STANDARDS AND SPECIFICATIONS.
- 10 NEW 4 INCH CONCRETE WITH JOINT PATTERN.
- 11 NEW FROST SLAB. SEE STRUCTURAL PLANS FOR DETAILS.
- 12 NEW BARRER (SEE BARRER WITH 4" THICK CONCRETE IN ACCORDANCE WITH CITY OF DETROIT STANDARDS AND SPECIFICATIONS).
- 13 NEW CRUSHED STONE. SEE SHEET L-500 FOR DETAIL. TYP.
- 14 NEW MAINTENANCE STONE. SEE SHEET L-500 FOR DETAIL. TYP.
- 15 NEW 8" CONCRETE PLANTER CURB. SEE SHEET L-600 FOR DETAIL. TYP.
- 16 NEW 4" CONCRETE SIDEWALK. SEE SHEET C-800 FOR DETAIL. TYP.
- 17 NEW DETECTABLE WARNING SURFACE. SEE SHEET C-800 FOR DETAIL. TYP.



1 PAVING PLAN
C-500
1" = 20'



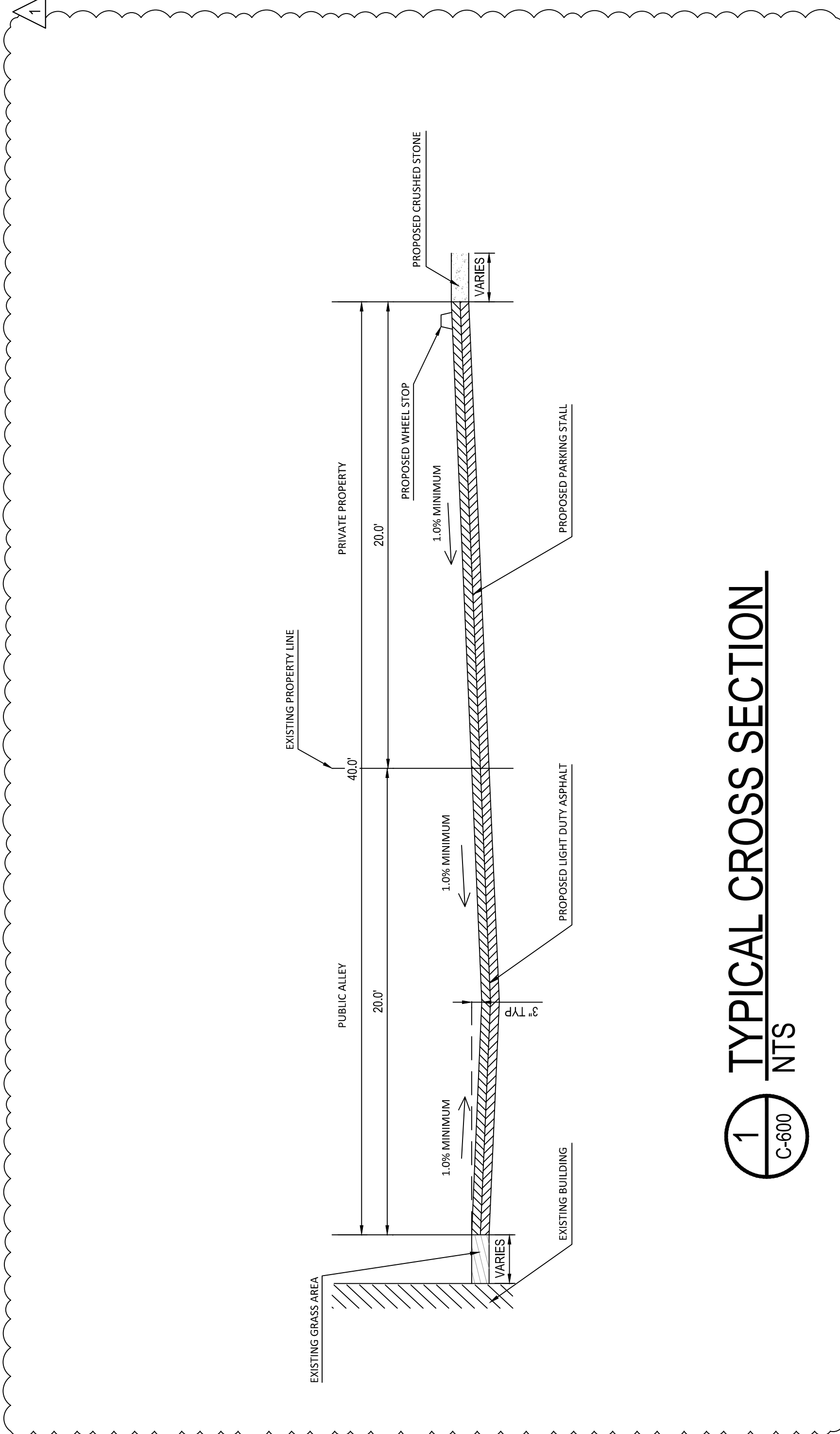
LOCATION MAP
(NOT TO SCALE)

GRADING PLAN - LEGEND

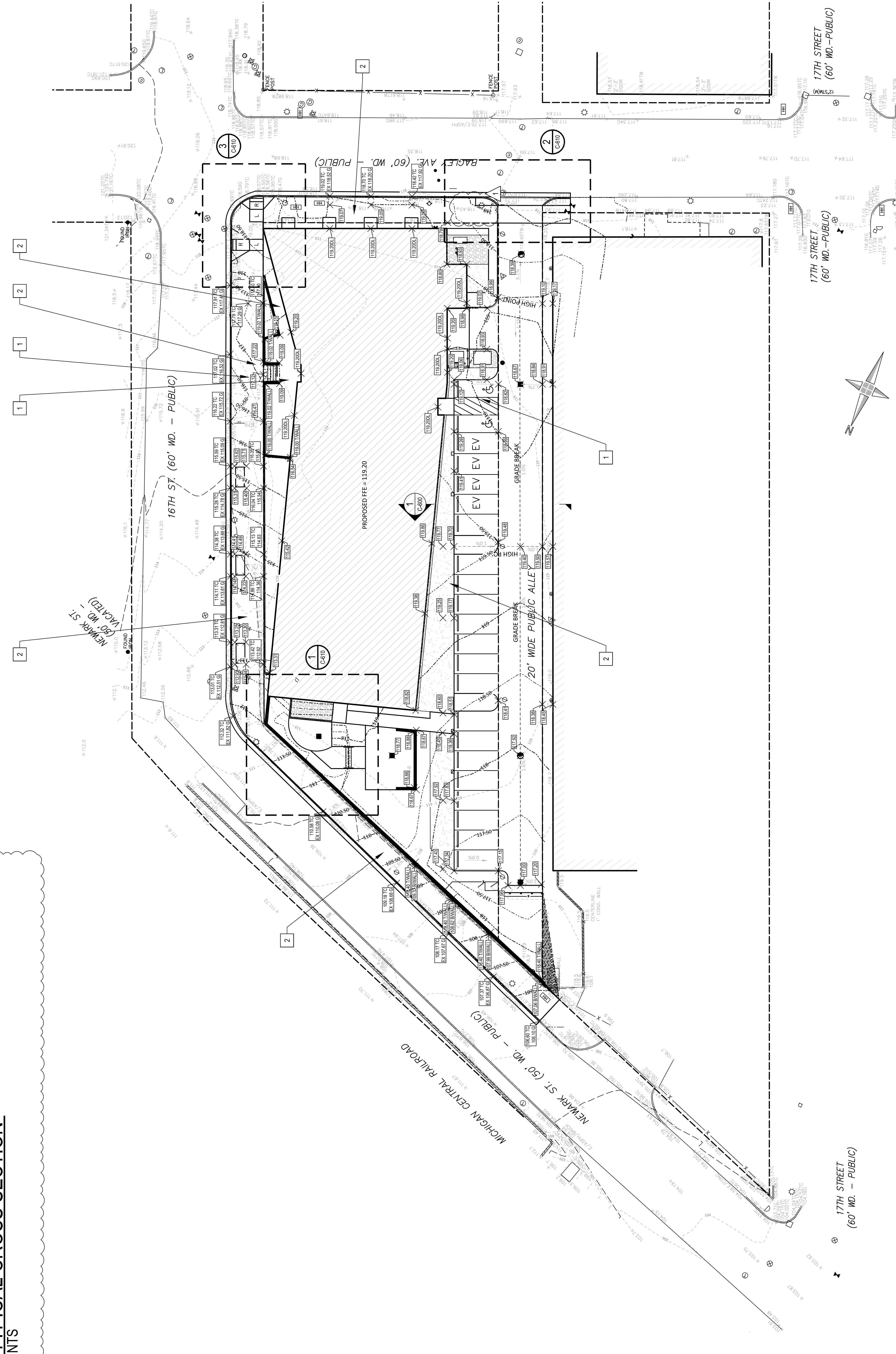
- EXISTING GRADE ELEVATION
+118.25
- PROPOSED FINISHED GRADE ELEVATION
118.00
- MATCH EXISTING FINISHED GRADE ELEVATION
118.00
- PROPOSED TOP OF CURB ELEVATION
118.00
- PROPOSED GUTTER ELEVATION
117.50
- MATCH EXISTING TOP OF CURB ELEVATION
118.00
- MATCH EXISTING GUTTER ELEVATION
118.00
- PROPOSED TOP OF WALL ELEVATION
118.00
- PROPOSED BOTTOM OF WALL ELEVATION
118.00
- PROPOSED FINISHED GRADE DOOR LEV. ELEVATION
118.00
- EXISTING CONTOURS
118.00
- PROPOSED CONTOUR (MAJOR)
118.00
- PROPOSED CONTOUR (MINOR)
118.00
- SLOPE DIRECTION
XZ
- GRADE BREAK

GRADING PLAN - KEY NOTES

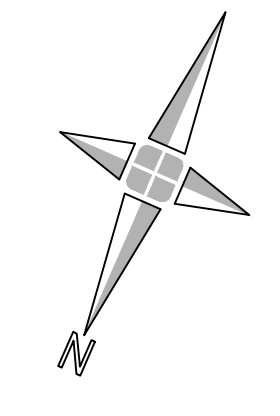
1. MAX. PEDESTRIAN ACCESSWAY CROSS SLOPE NOT TO EXCEED 1% (0.2%) MAX. IN ALL DIRECTIONS.
2. PEDESTRIAN ACCESSWAY CROSS SLOPE NOT TO EXCEED 1% (0.2%) MAX. RUNNING SLOPE NOT TO EXCEED 0.5% MAX.
3. CURB HEIGHT TAPER TO 0" AT SIDEWALK.
4. DRIVEWAY SLOPE SHALL NOT EXCEED 1% (0.2%) MAX.
5. NEW 6" INCH EXPANSION JOINT, TYP.
6. NEW 6" INCH CURB TO MATCH EXISTING 6" INCH CURB.
7. SLOPE DRIVEWAY 1" INCH FROM NEW JOINT TO GUTTER INSERT.
8. 16" FOOT RADIUS, TYP.
9. PEDESTRIAN ACCESSWAY CROSS SLOPE NOT TO EXCEED 2%.
10. PROPOSED ADA RAMP.
11. CROSS SLOPE OF WALKING SURFACES SHALL NOT EXCEED 2%.
12. RAMP SLOPE 0% - 7% (0.2% MAXIMUM). SEE SHEET C-601 FOR DETAIL, TYP.
13. MAXIMUM TURNING SPACE SLOPE IS 2% IN EACH DIRECTION OF TRAVEL. SEE SHEET C-602 FOR DETAIL, TYP.



1 TYPICAL CROSS SECTION
NTS
C-600



1 GRADING PLAN
1" = 20'
C-600



SCALE: 1" = 20'



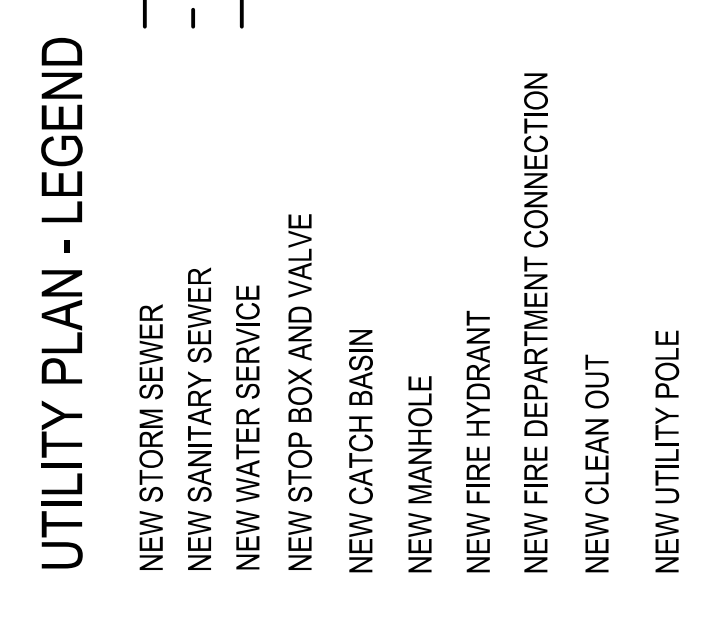
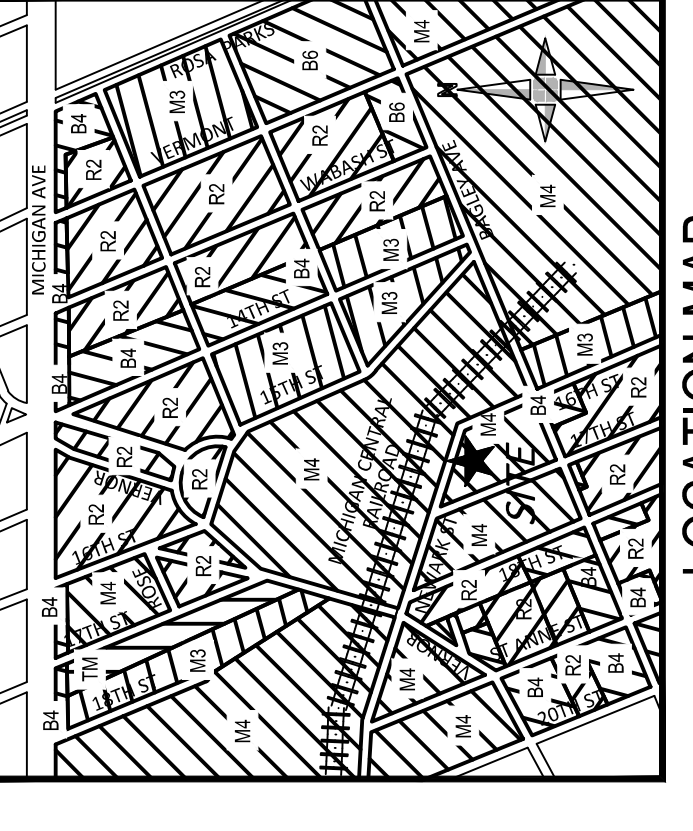
Project Name
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Project Number
19690-000

Description
Utility Plan

Scale
1" = 20'

C-700



UTILITY PLAN - KEY NOTES

- 1 EXISTING PROPERTY LINE, TYP
- 2 NEW FIRE DEPARTMENT CONNECTION (FDC)
- 3 NEW FIRE HYDRANT WITHIN 1/2 OF THE FACE OF THE CURB AND ISOLATION GATE VALVE PER DWSO STANDARDS
- 4 SEE MEP FOR CONTINUATION WITHIN 5 FEET OF BUILDING
- 5 NEW 4" FOOT DIA CONCRETE MANHOLE PER DWSO STANDARDS
- 6 NEW 24" INCH DIA CONCRETE CATCH BASIN WITH TRAP PER DWSO STANDARDS
- 7 NEW 8" INCH DIA STORM SEWER LATERAL PIPE (SRR 26 PVC) AT IL113.20 WITH BACKFLOW PREVENTER
- 8 NEW 8" INCH DIA SANITARY SEWER LATERAL PIPE (SCH 40 PVC) AT IL114.20 WITH BACKFLOW PREVENTER
- 9 CHANGED CONDUIT SEWER TO EXISTING COMBINATION MANHOLE WITH INTERNAL DROPP CONNECTION PER DWSO STANDARDS
- 10 NEW FIRE SUPPRESSION SERVICE 4" LF OF 8" INCH DIA CLASS 56 DUCTILE IRON PIPE (TEE-BUILDING), MIN. 5 FOOT DEPTH TO TOP OF PIPE PER DWSO STANDARDS
- 11 NEW DOMESTIC WATER SERVICE 31 LF OF 4" INCH DIA CLASS 56 DUCTILE IRON PIPE (TEE-BEND), 33 LF OF 4" INCH DIA CLASS 56 DUCTILE IRON PIPE (BEND-BUILDING), MIN. 5 FOOT DEPTH TO TOP OF PIPE PER DWSO STANDARDS
- 12 NEW 8" INCH DIA WATER MAIN PER DWSO STANDARDS
- 13 NEW ISOLATION GATE VALVE PER DWSO STANDARDS
- 14 NEW CONCRETE THURST BLOCK TO BE PROVIDED AT ALL BENDS PER DWSO STANDARDS, TYP
- 15 EXTENTS OF PAVEMENT BEARING FOR INSTALLATION FOR NEW UTILITIES PER CITY OF DETROIT STANDARDS, TYP
- 16 EXISTING 8" INCH DIA WATER MAIN SHOWN FROM DWSO RECORD MAP LOCATION TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION
- 17 NEW CLEANOUT - SEE DETAILS
- 18 NEW 4" INCH DIA PERFORATED DRAIN TILE BEHIND RETAINING RETAINING WALL DETAILS
- 19 NEW 12" INCH DIA YARD DRAIN, SEE DETAILS
- 20 NEW 16" LF OF 8" INCH DIA DUCTILE IRON PIPE CLASS 56 AND CONNECT TO EXISTING 8" INCH DIA WATER MAIN PER DWSO STANDARDS
- 21 EXISTING FIRE HYDRANT TO REMAIN
- 22 NEW ELECTRICAL TRANSFORMER, SEE MEP FOR DETAILS
- 23 NEW NATURAL GAS GENERATOR, SEE MEP FOR DETAILS
- 24 NEW UTILITY POLE WITHIN THE PUBLIC ALLEY (60" DIA), INCLUDING ELECTRICAL SERVICE TO PRIMARY SWITCHGEAR CABINET TO BE COORDINATED WITH DTE.

BAGLEY AVE FLOW CAPACITY CALCULATIONS

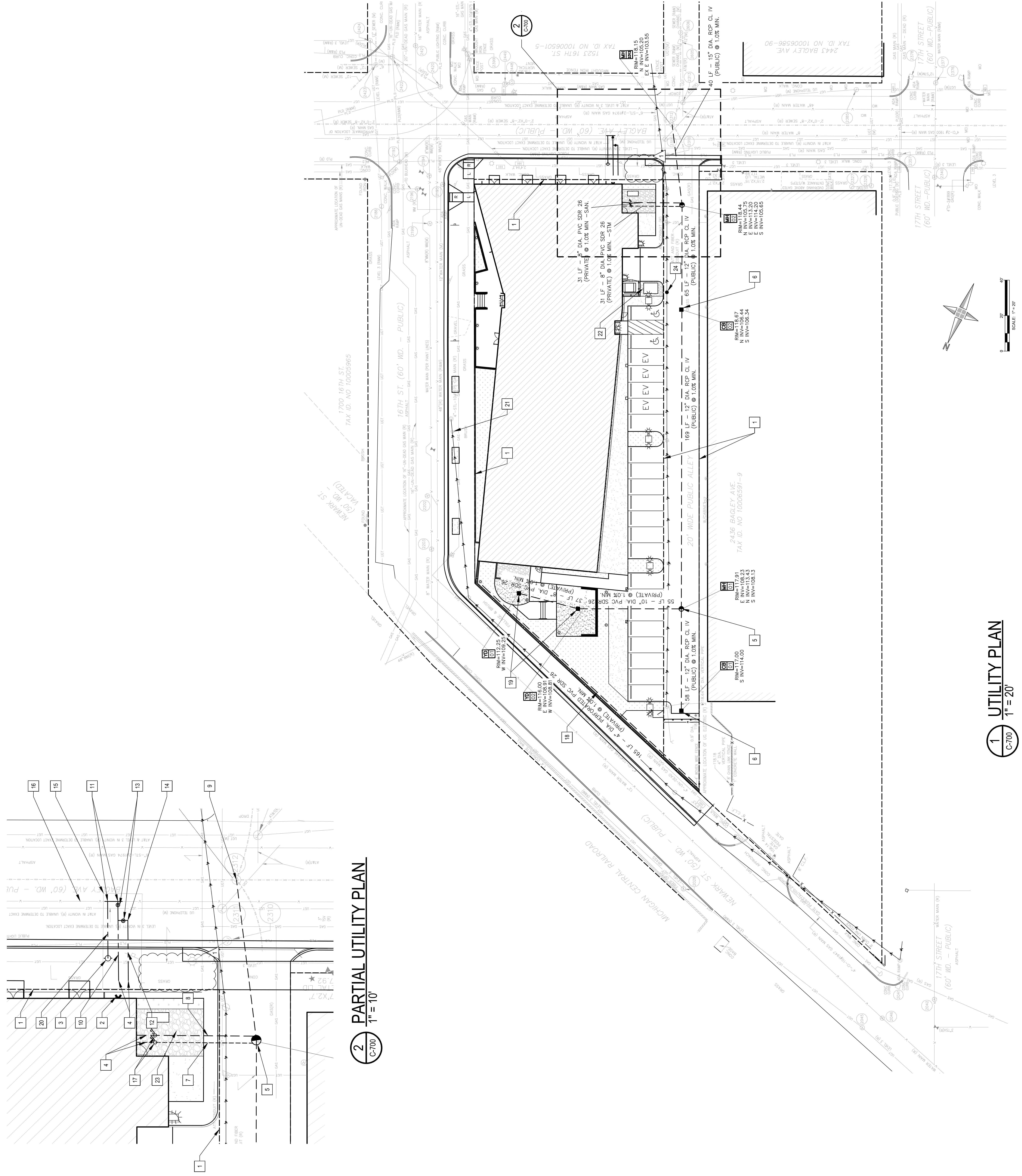
NEW 8" STORM SEWER PIPE (IN BAGLEY AVE) @ 1.0% = 6.46 CFS, 5.28 FT/S, WHERE n = 0.013

EXISTING 2" X 2" 8" PUBLIC COMBINED SEWER (IN BAGLEY AVE) @ 0.7% = 28.55 CFS, 6.69 FT/S, WHERE n = 0.013

MAXIMUM 50% CAP ALLOWABLE = 14.28 CFS

6.46 CFS + 14.28 CFS, THEREFORE OK

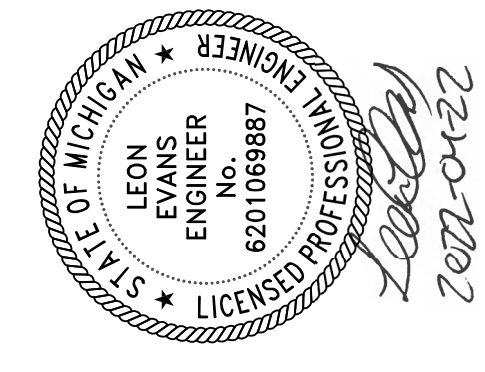
THE DESIGN OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THE REQUIREMENT. THE WORK SHALL BE PERFORMED IN COMPLETE CONFORMANCE WITH THE CURRENT DWSO STANDARD SPECIFICATIONS AND DETAILS



1 UTILITY PLAN
1" = 20'

2 PARTIAL UTILITY PLAN
1" = 10'

Date	Description
1 08.28.19	SCHEMATIC DESIGN
2 10.16.19	50% DD
3 11.07.19	100% DD
4 01.14.20	PERM REVIEW
5 08.19.21	50% FOUNDATION PACKAGE
6 08.27.21	ISSUED FOR SITE & FOUNDATION
7 09.03.21	50% CD ISSUANCE
8 09.14.21	100% FOUNDATION PACKAGE
9 09.14.21	100% FOUNDATION PACKAGE
10 11.02.21	SITE PLAN REVIEW
11 11.02.21	ISSUED FOR CONSTRUCTION
12 04.22.22	BALETTIN 01



Seal / Signature

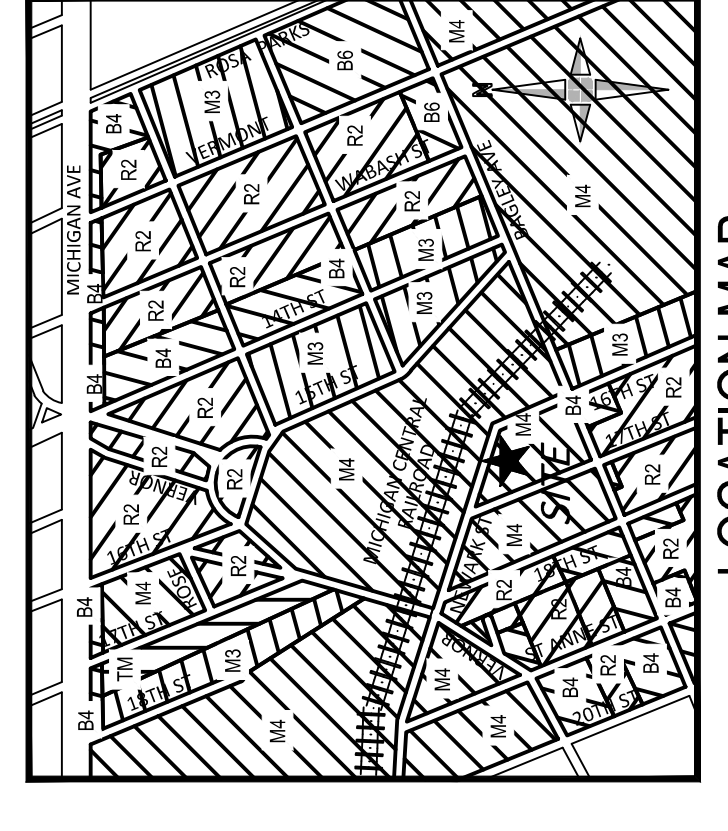
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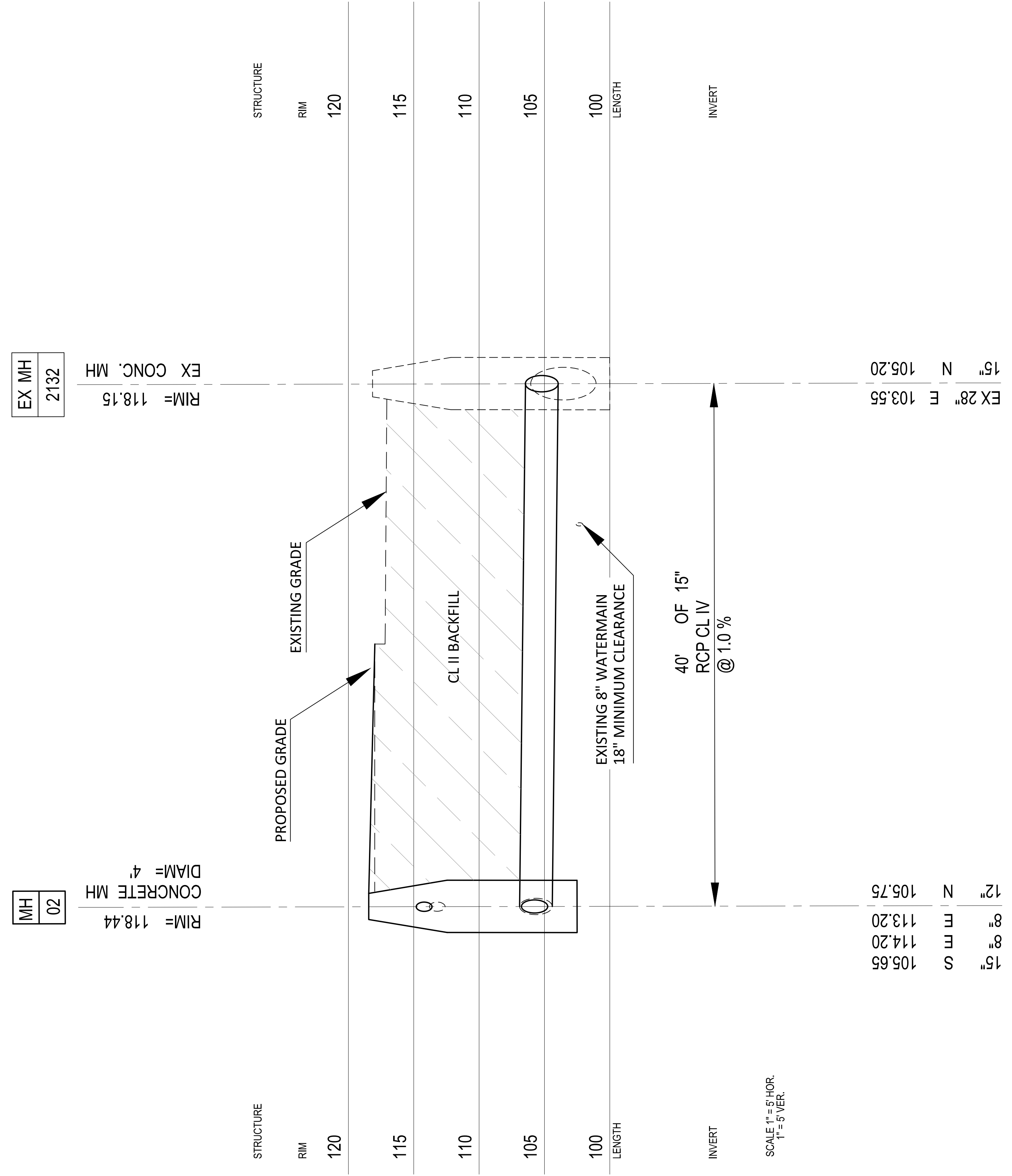
Description
Storm Profile

Scale
AS SHOWN

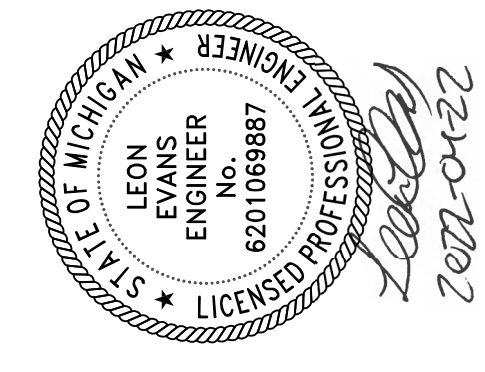
C-720



LOCATION MAP
(NOT TO SCALE)



1 STORM PROFILE
AS SHOWN
C-720



Seal Signature

Project Name
The Brooke on Bagley

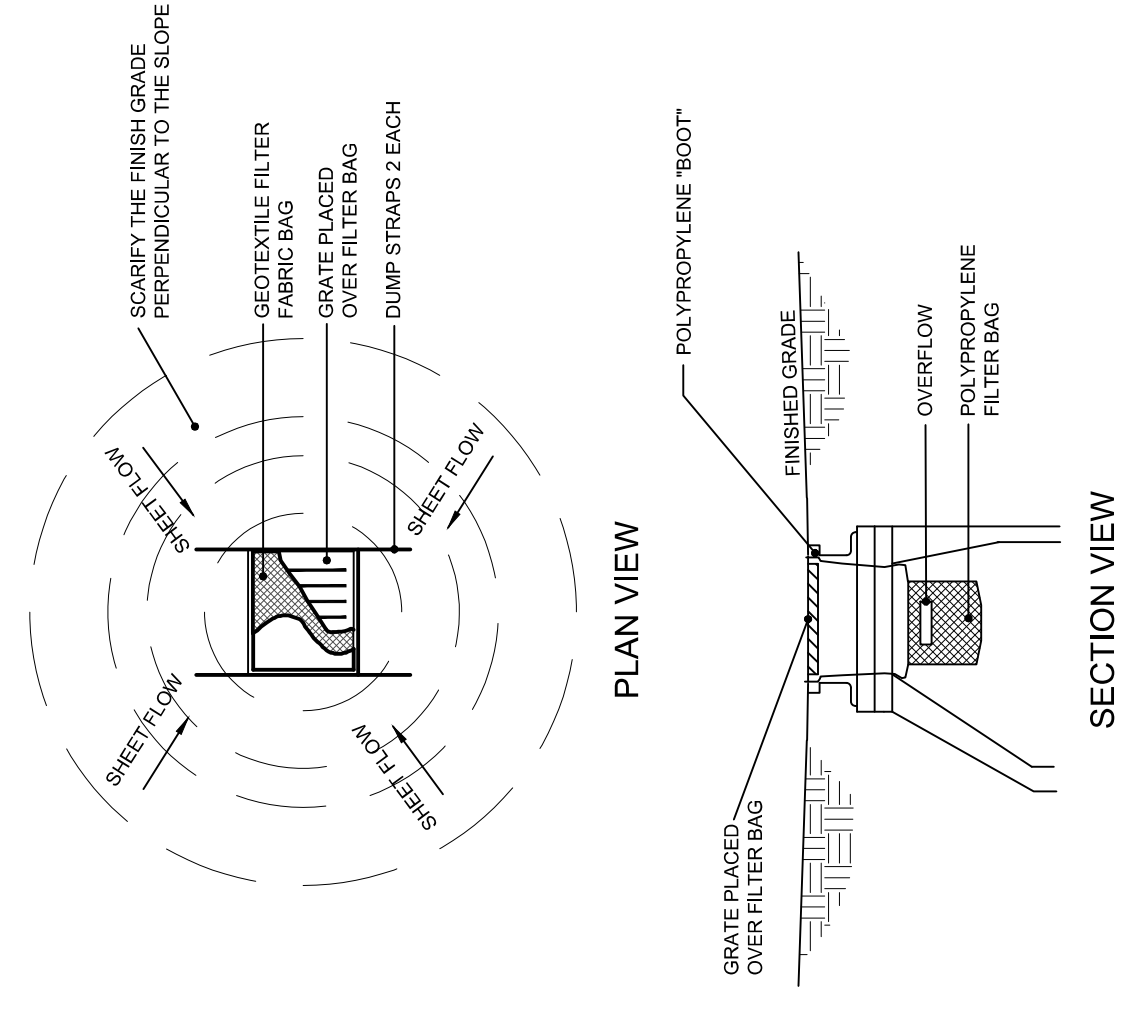
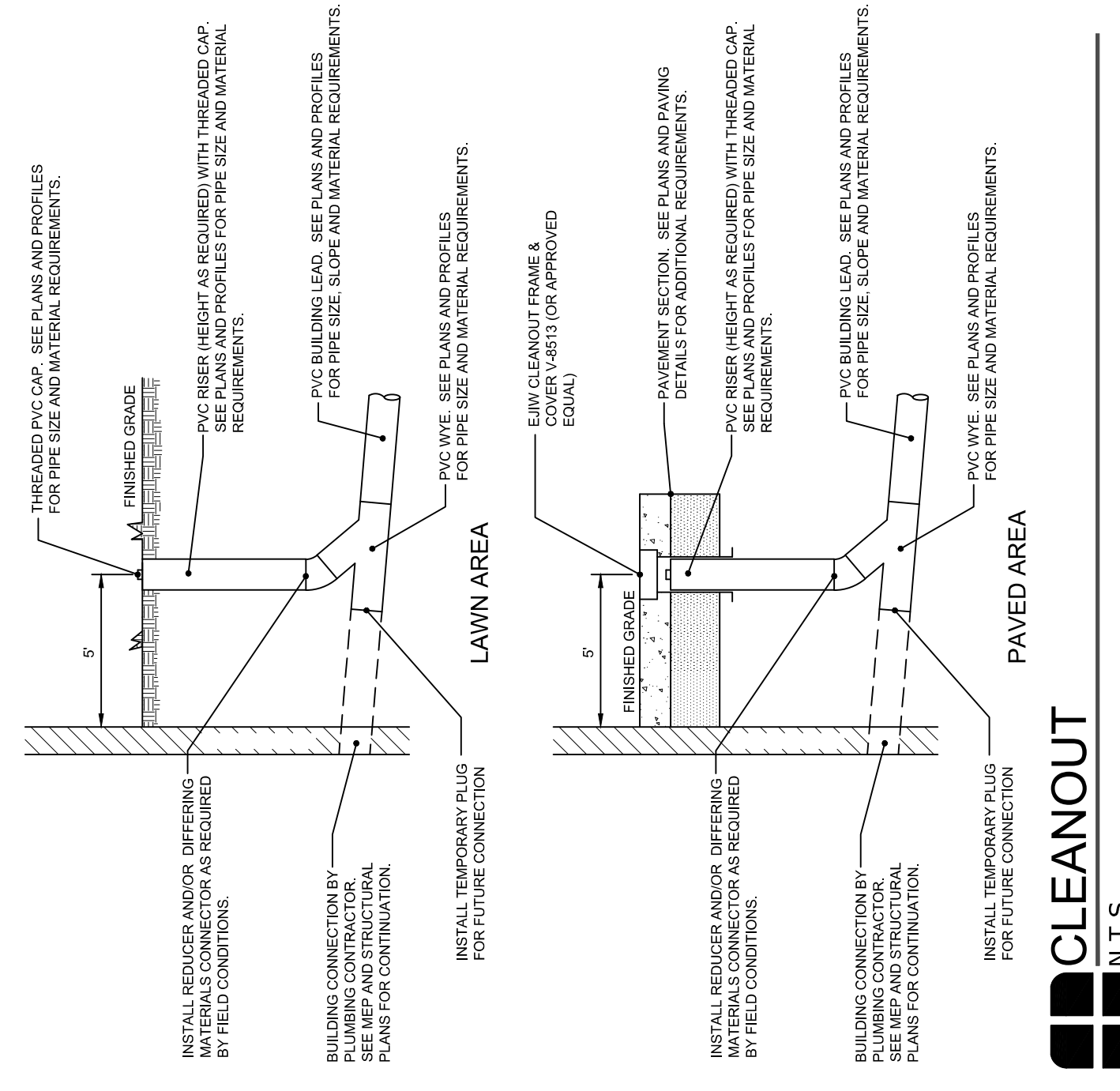
Project Number
19690-000

Description
Details

Scale
NO SCALE

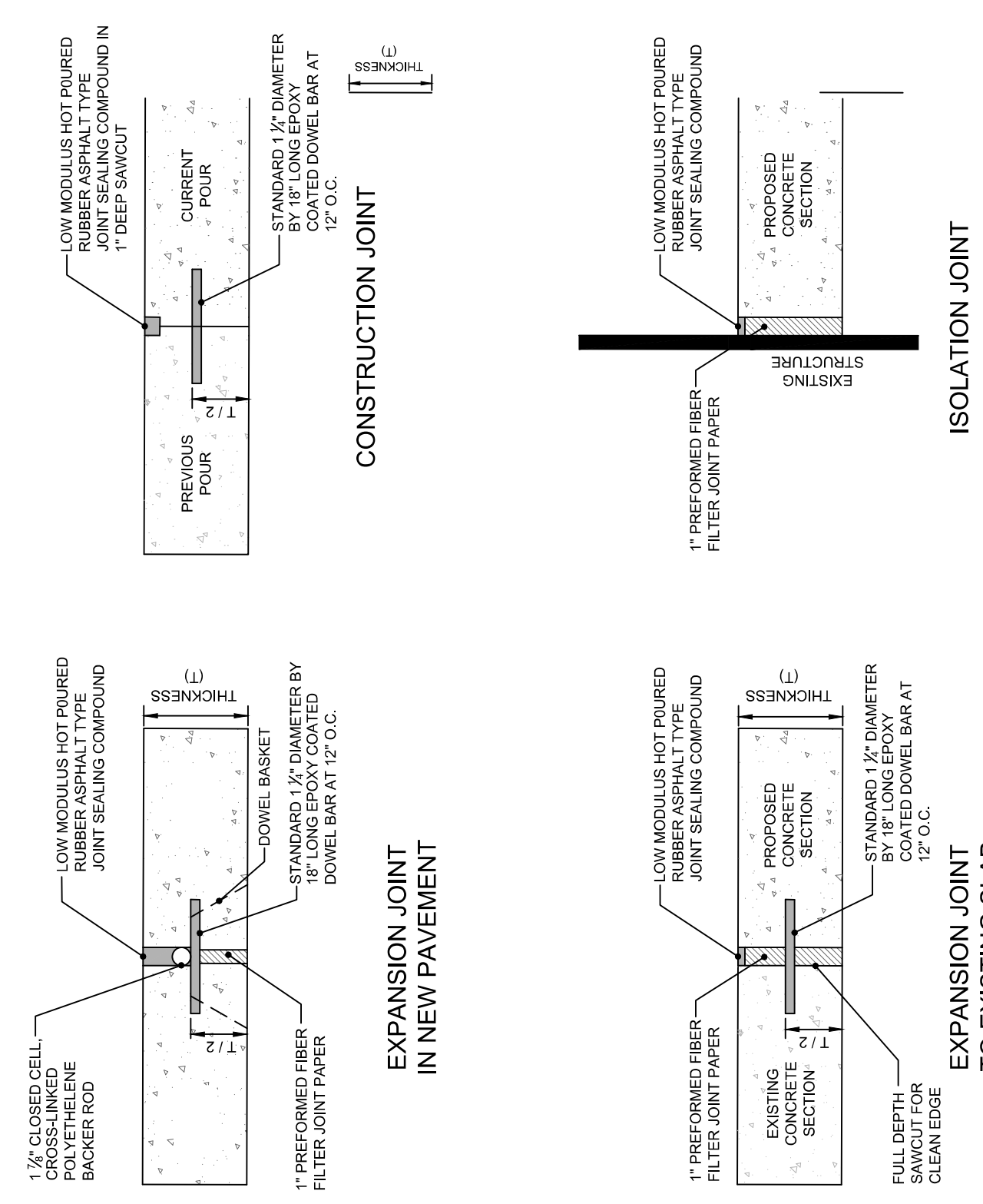
C-800

2/20/2022

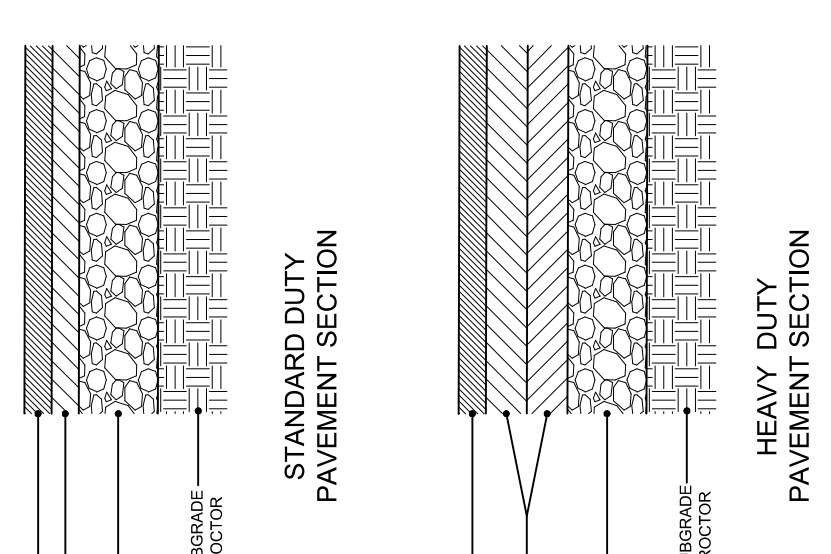


NOTE: TEMPORARY SETTIMENT TRAP FILTER TO BE INSTALLED ON ALL RAIN GUTTERS UNTIL DOWN INLET IS MADE PERMITTED ON THE SOIL EROSION CONTROL PLAN.
1. ALL FILTER BAGS SHALL BE MADE OF POLYPROPYLENE AND SHALL BE MANUFACTURED BY A REPUTABLE CONSTRUCTION COMPANY.
2. CLEAN FILTER BAGS SHALL BE MAINTAINED AS SPECIFIED ON THE SOIL EROSION CONTROL PLAN.

SEDIMENT INLET FILTER
N.T.S.

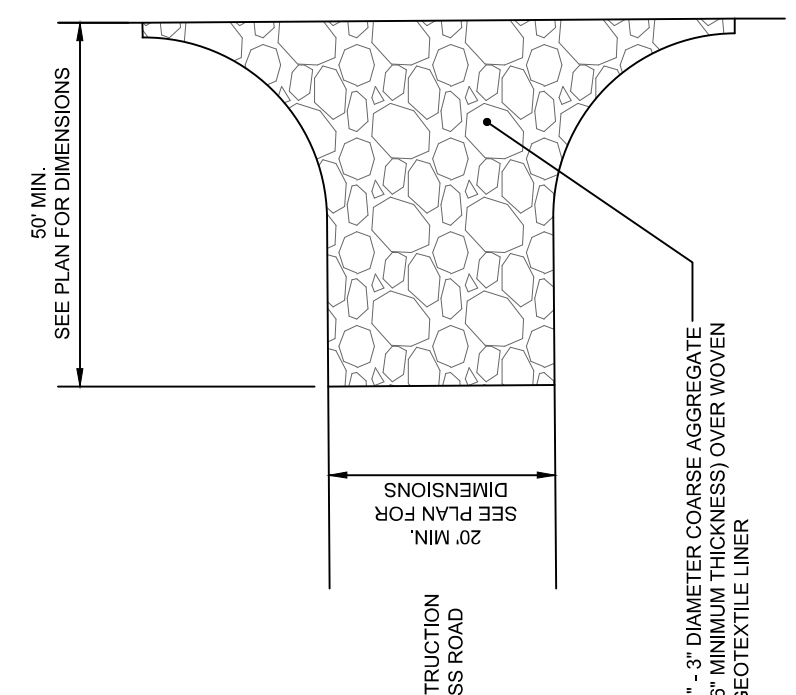


CONCRETE JOINTS
N.T.S.



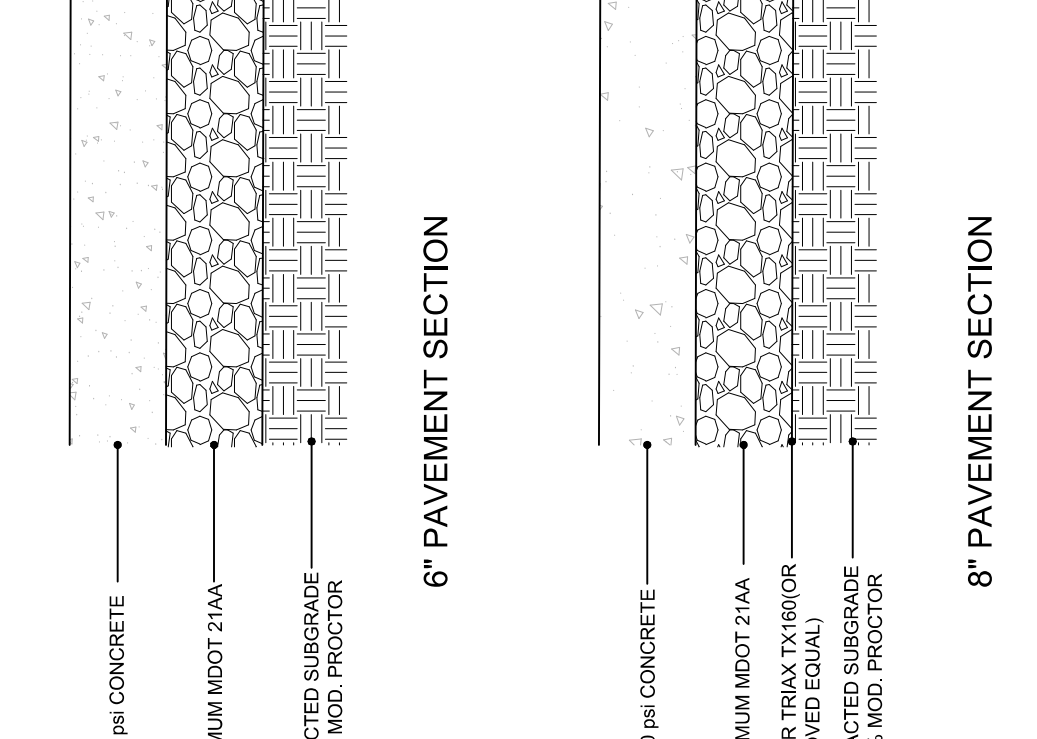
NOTE:
1. ALL PAVEMENT SHALL BE CONSTRUCTED TO THE SPECIFICATIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
2. ALL PAVEMENT SHALL BE CONSTRUCTED TO THE SPECIFICATIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
3. ALL PAVEMENT SHALL BE CONSTRUCTED TO THE SPECIFICATIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

HMA PAVEMENT
N.T.S.



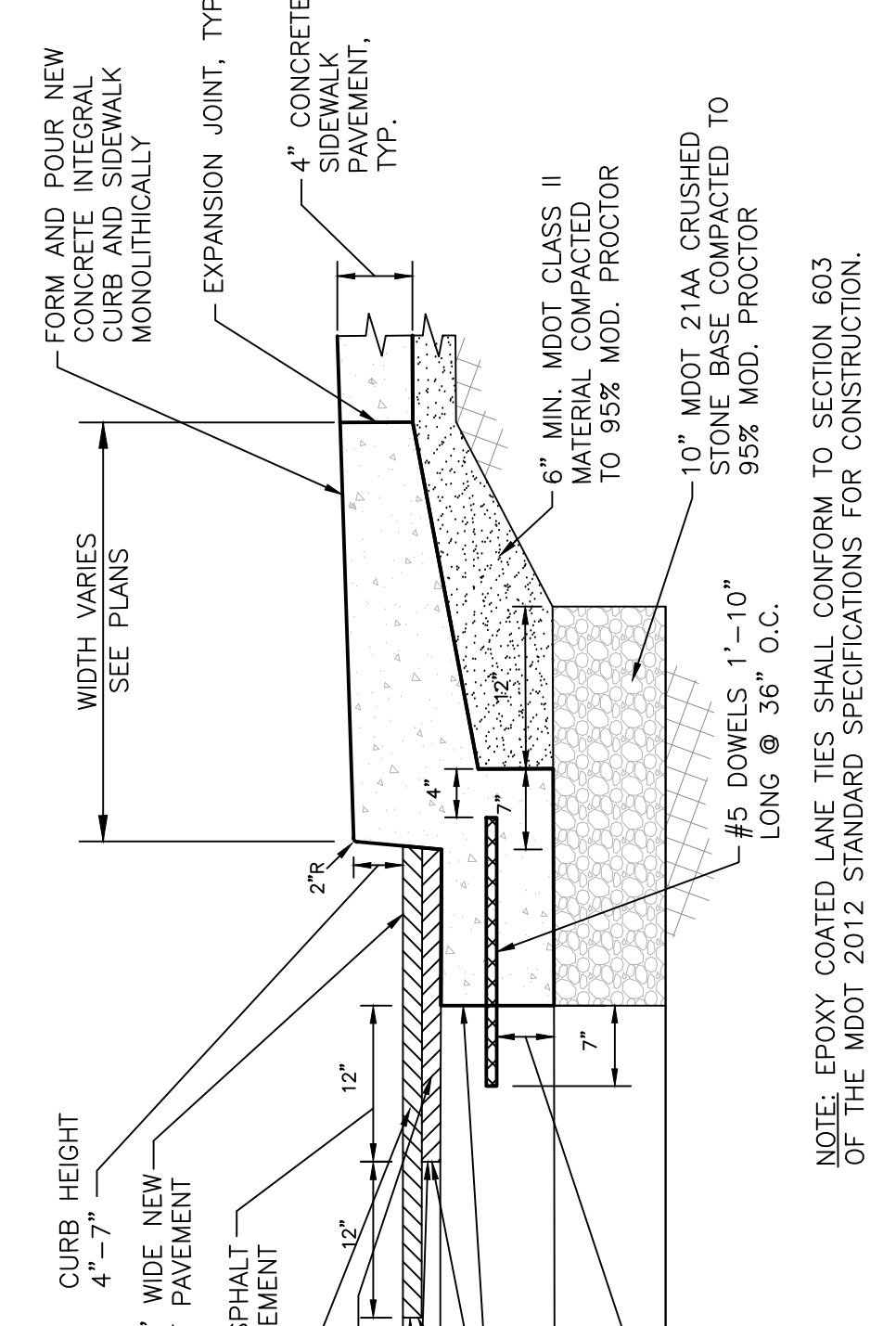
NOTE:
1. ALL MUD MATS SHALL BE CONSTRUCTED TO THE SPECIFICATIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
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AGGREGATE MUD MAT
N.T.S.



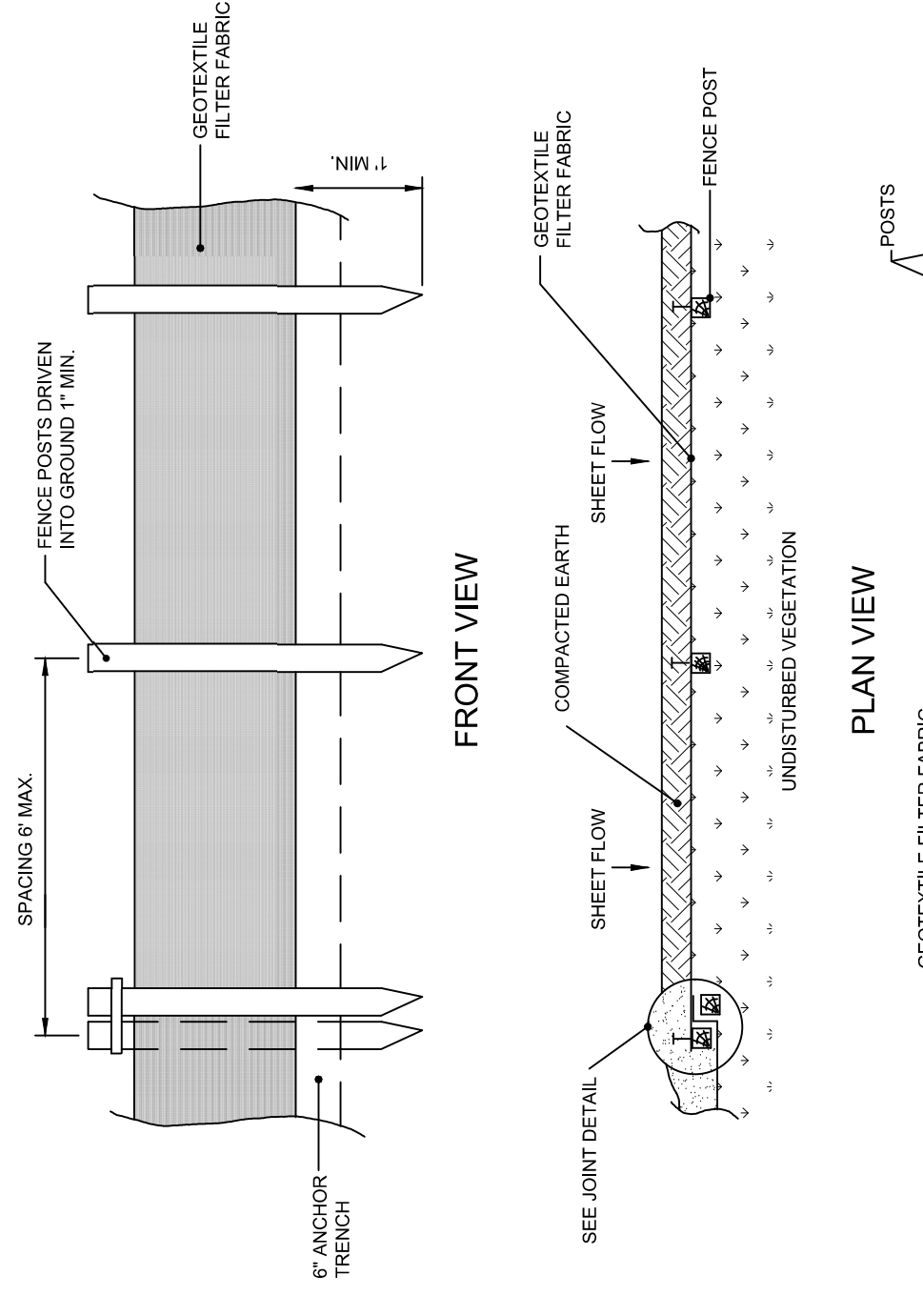
NOTE:
1. ALL CONCRETE SHALL BE CONSTRUCTED TO THE SPECIFICATIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
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CONCRETE PAVEMENT
N.T.S.



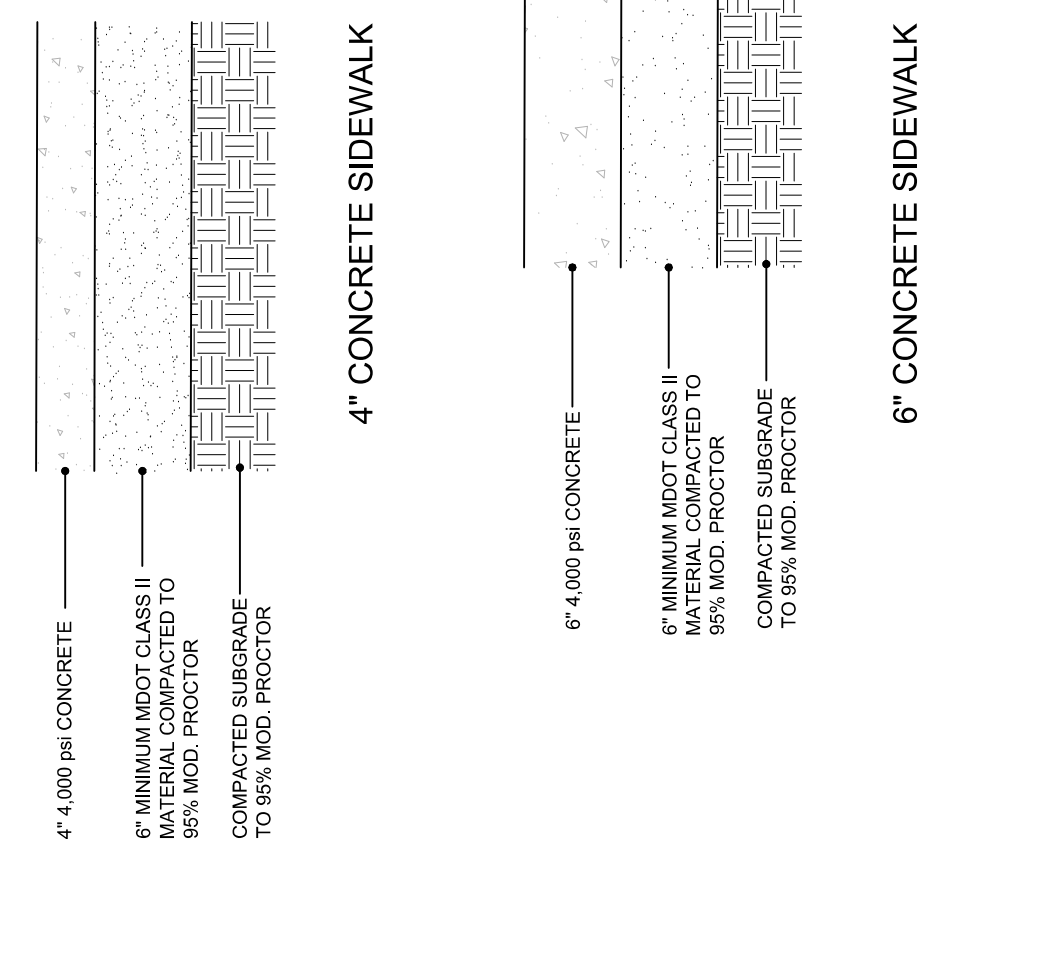
NOTE: EPOXY COATED LANE (E.C.L.) SHALL CONFORM TO SECTION 603 OF THE MDOT 2012 STANDARD SPECIFICATIONS FOR CONSTRUCTION.

INTEGRAL CONCRETE CURB AND SIDEWALK
N.T.S.



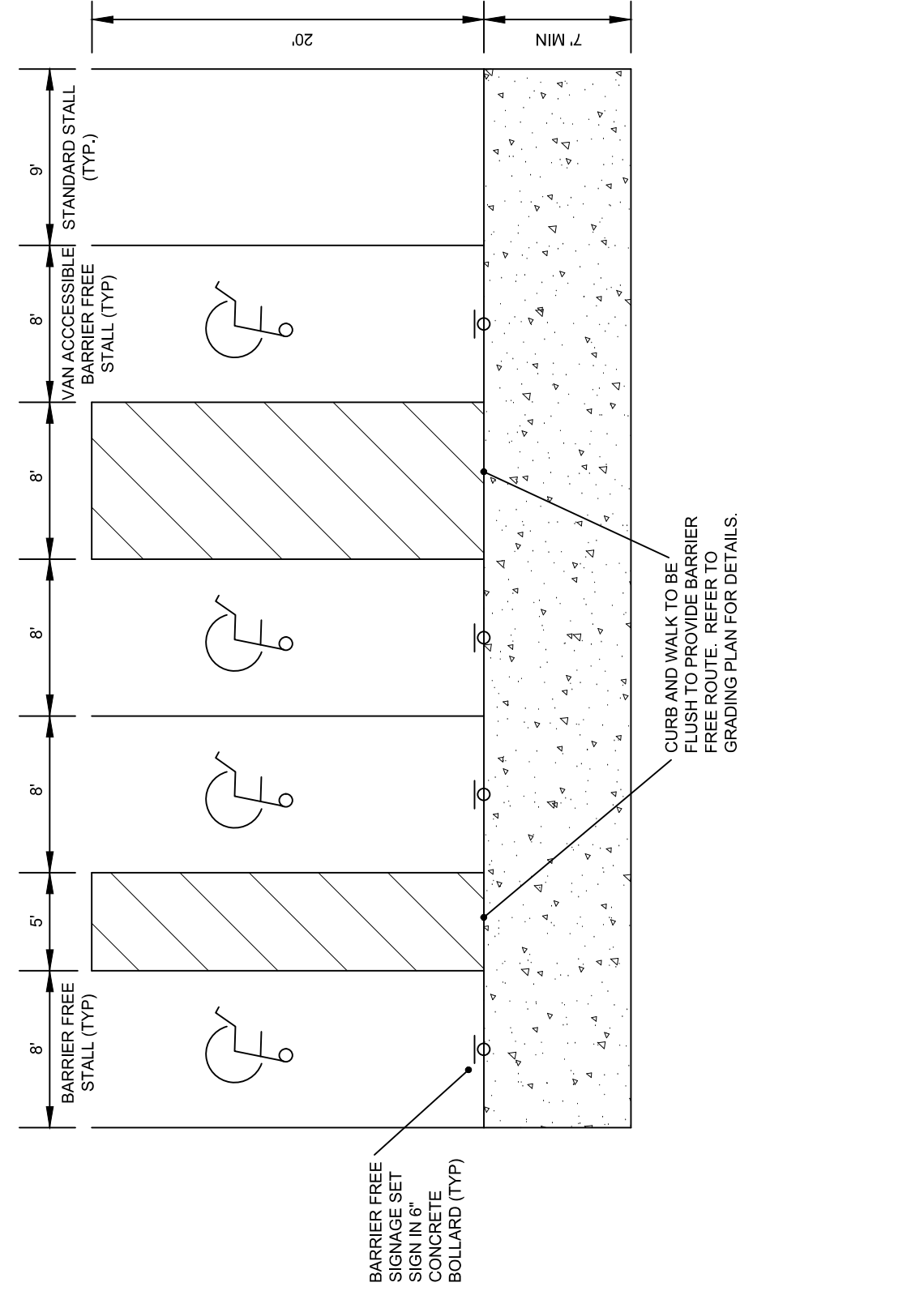
NOTE:
1. ALL SEDIMENT CONTROL FENCES SHALL BE CONSTRUCTED TO THE SPECIFICATIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
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SEDIMENT CONTROL FENCE
N.T.S.



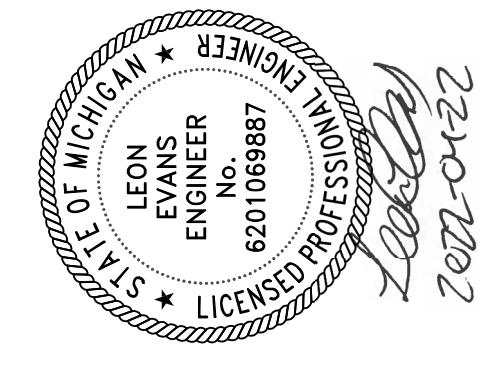
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CONCRETE SIDEWALK
N.T.S.



NOTE:
1. PAINT SHALL BE LIFE LINE YELLOW (LIFE SPACINGS).
2. ALL STRIPING SHALL BE FOUR INCHES AT WIDTH PAINTED HIGHWAY YELLOW OR BLUE AS SPECIFIED ON PLANS AND N.
3. ALL STRIPING SHALL BE FOUR INCHES AT WIDTH PAINTED HIGHWAY YELLOW OR BLUE AS SPECIFIED ON PLANS AND N.
4. ALL STRIPING SHALL BE APPLIED IN TWO (2) COATS.

BARRIER FREE PAVEMENT MARKINGS
N.T.S.



Seal Signature

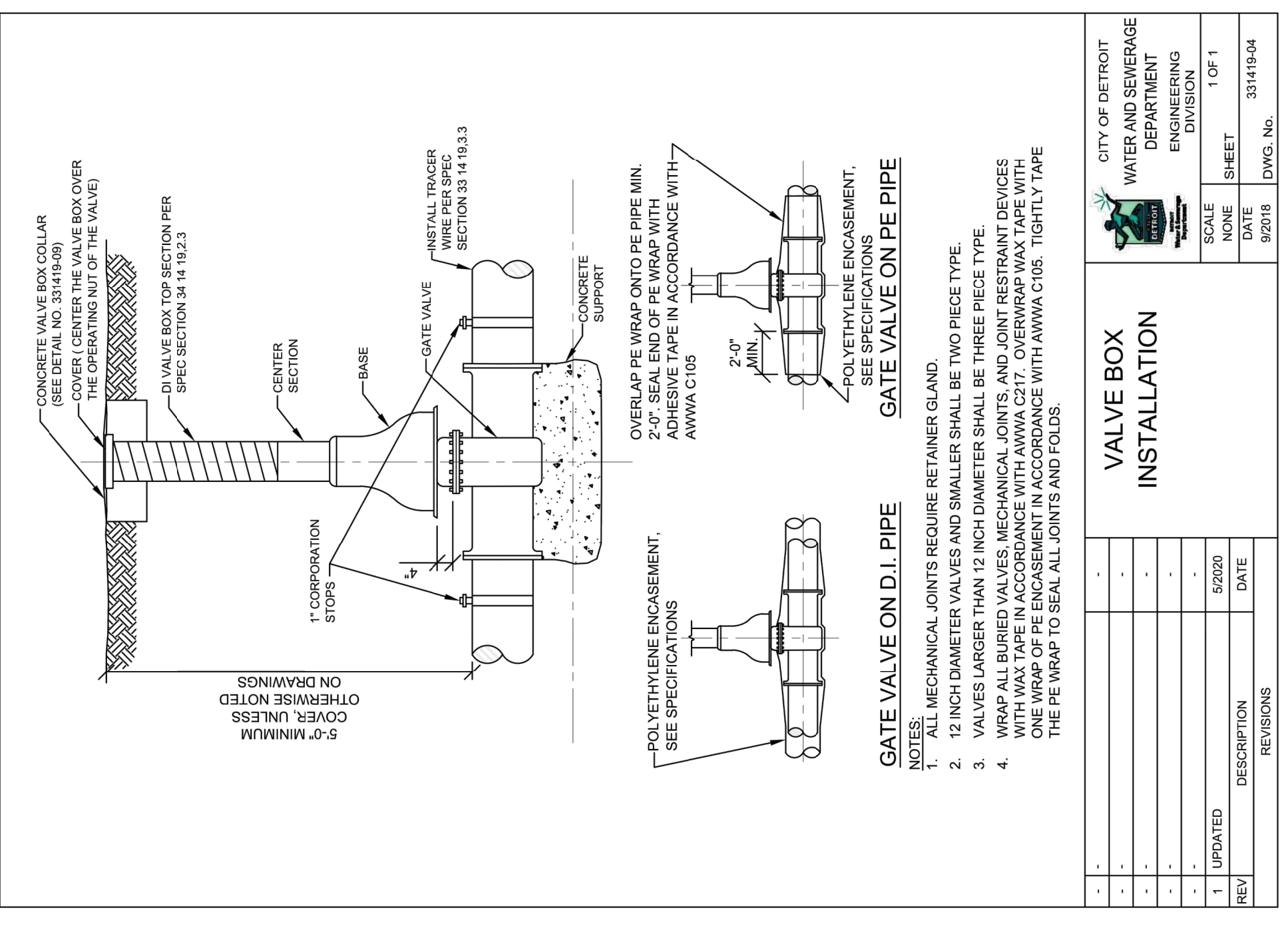
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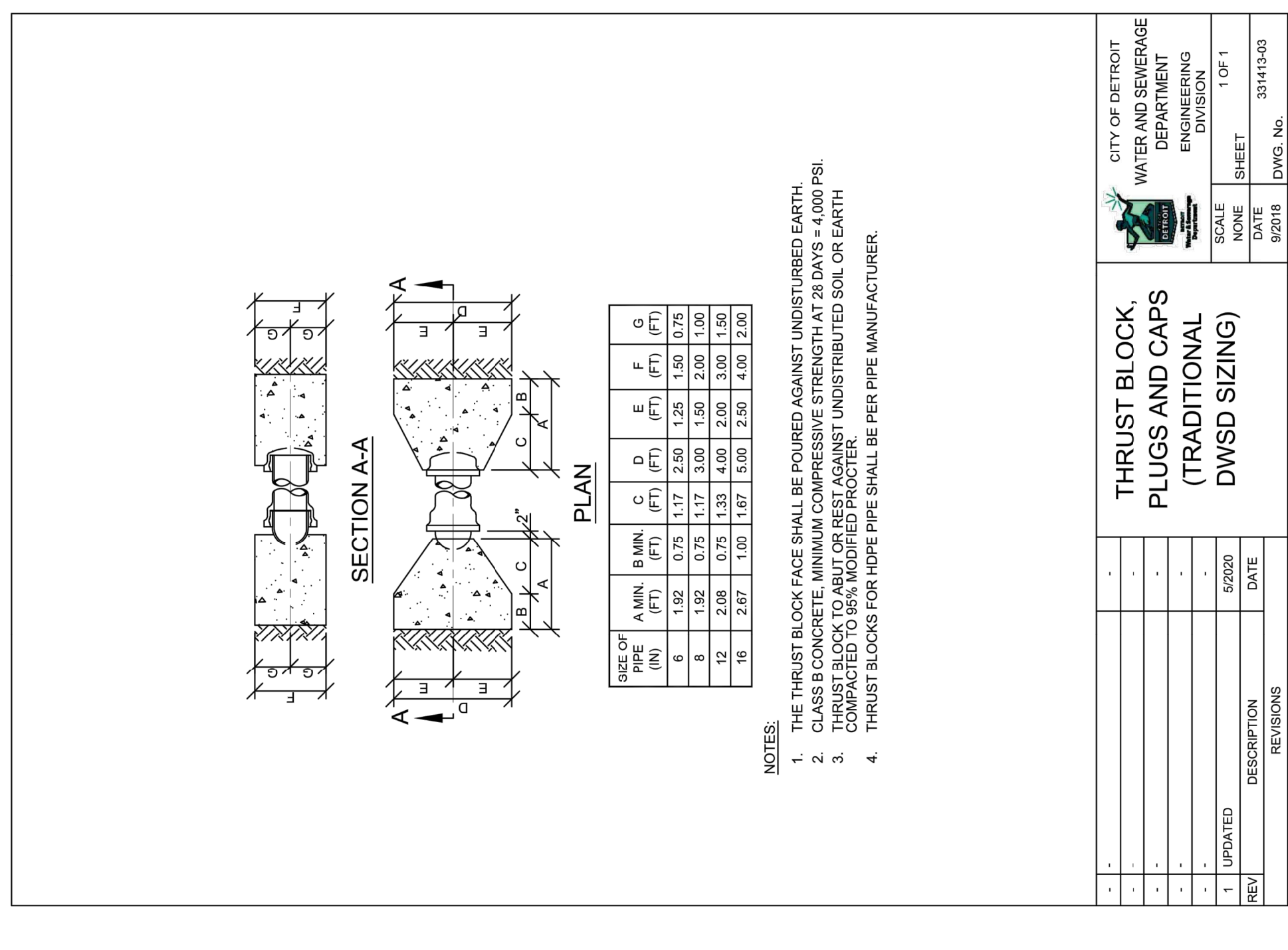
Description
Details

Scale
NO SCALE

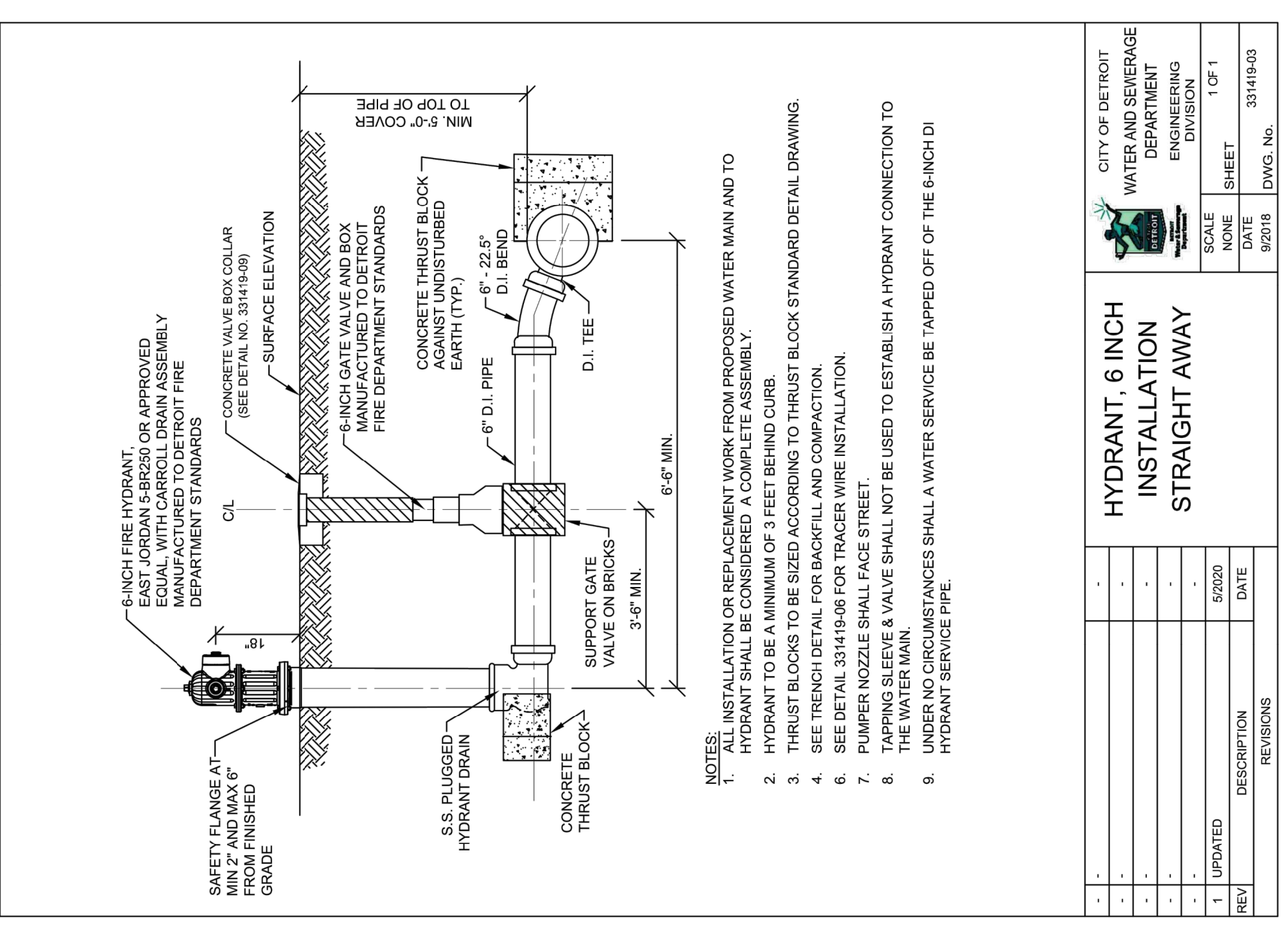
C-801



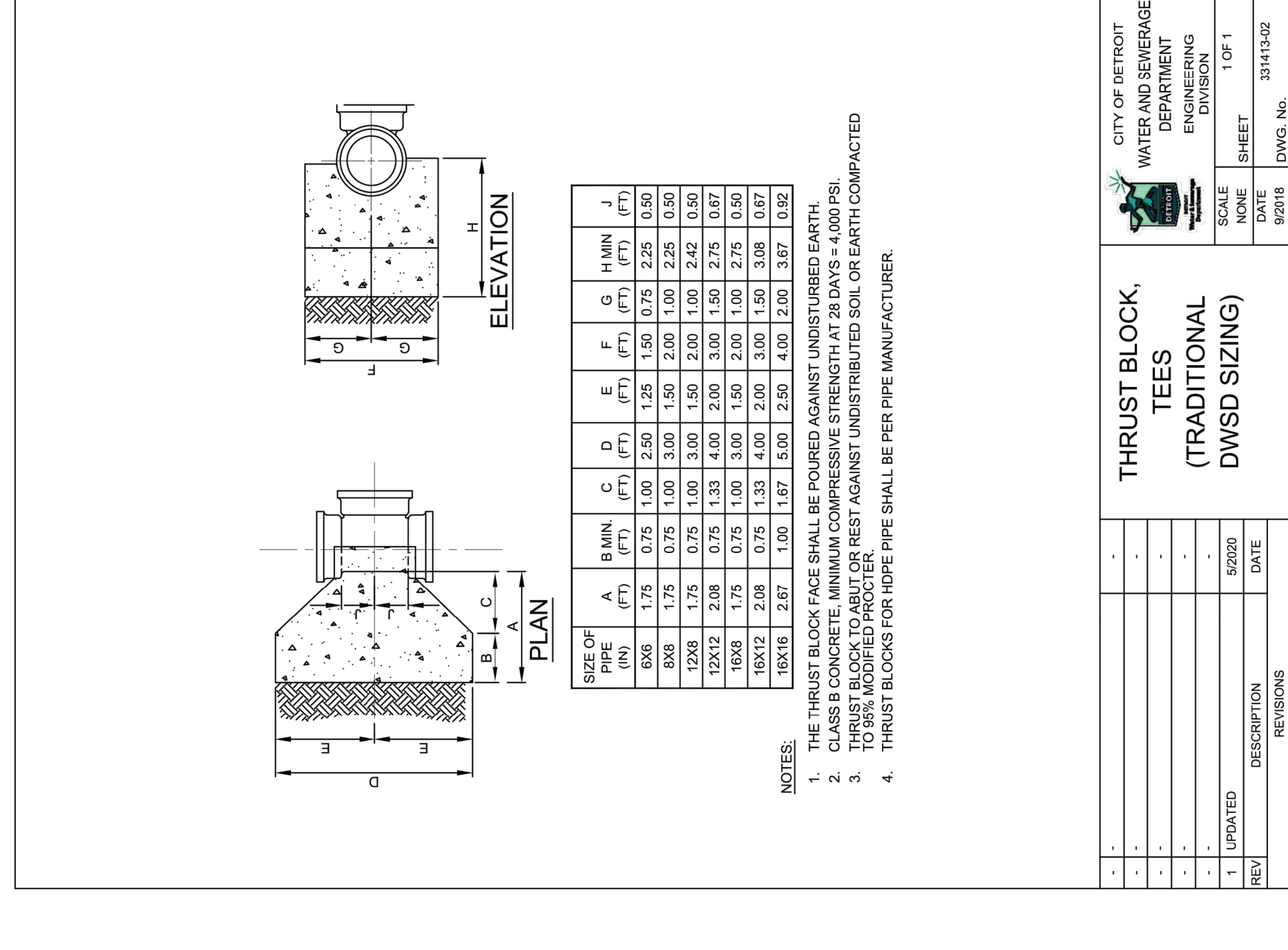
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2	ISSUED FOR CONSTRUCTION	05/03/18



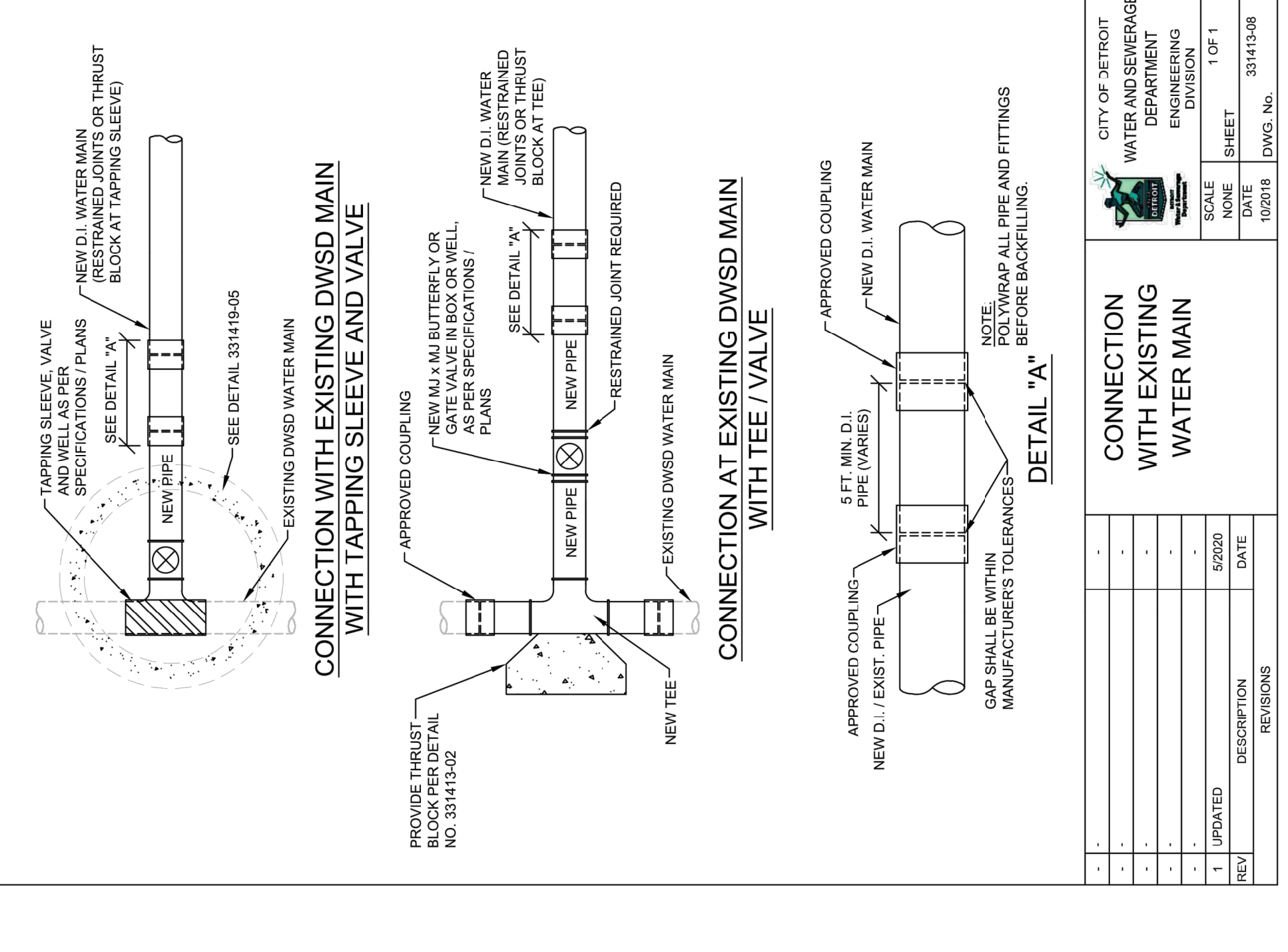
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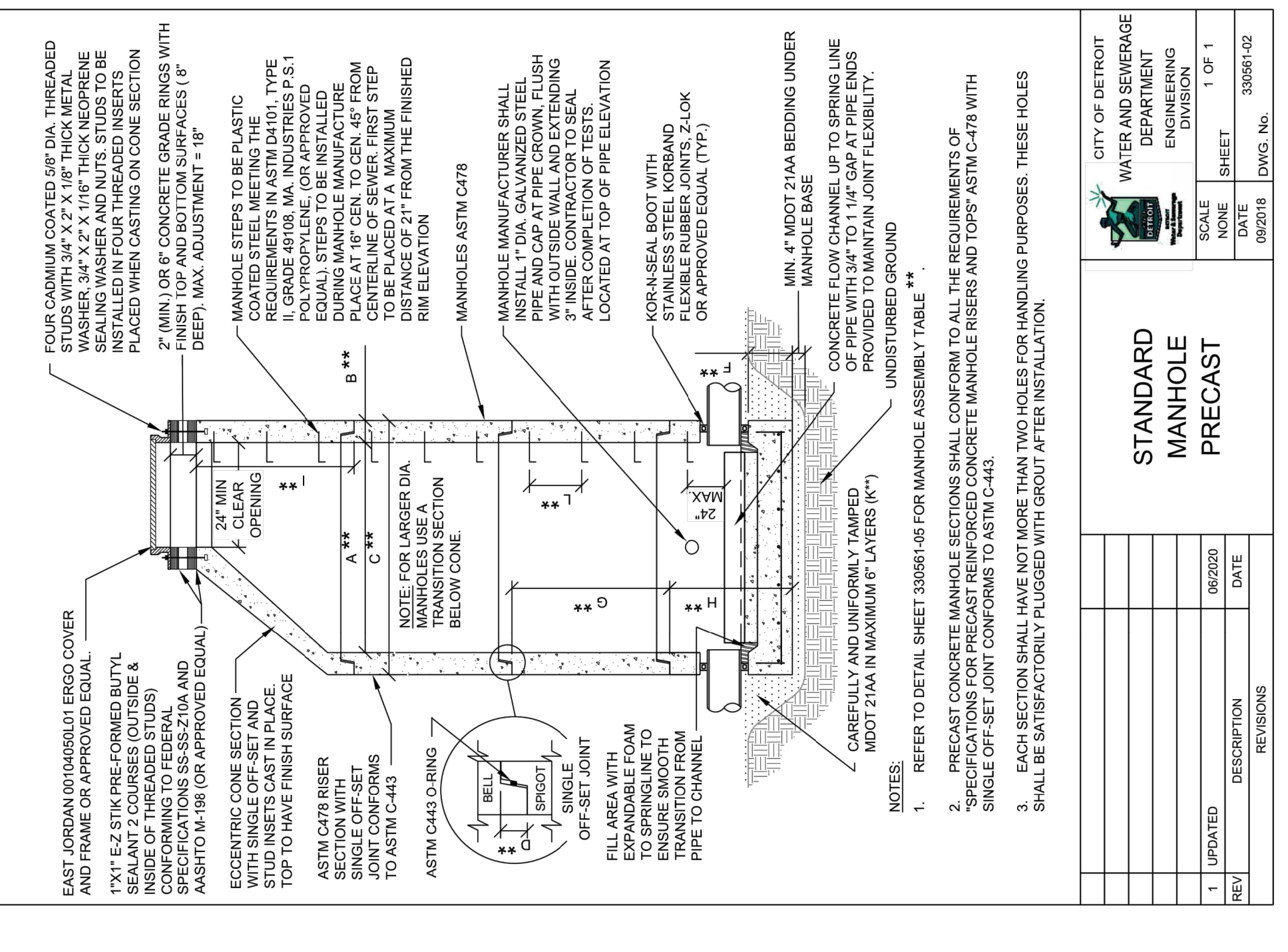
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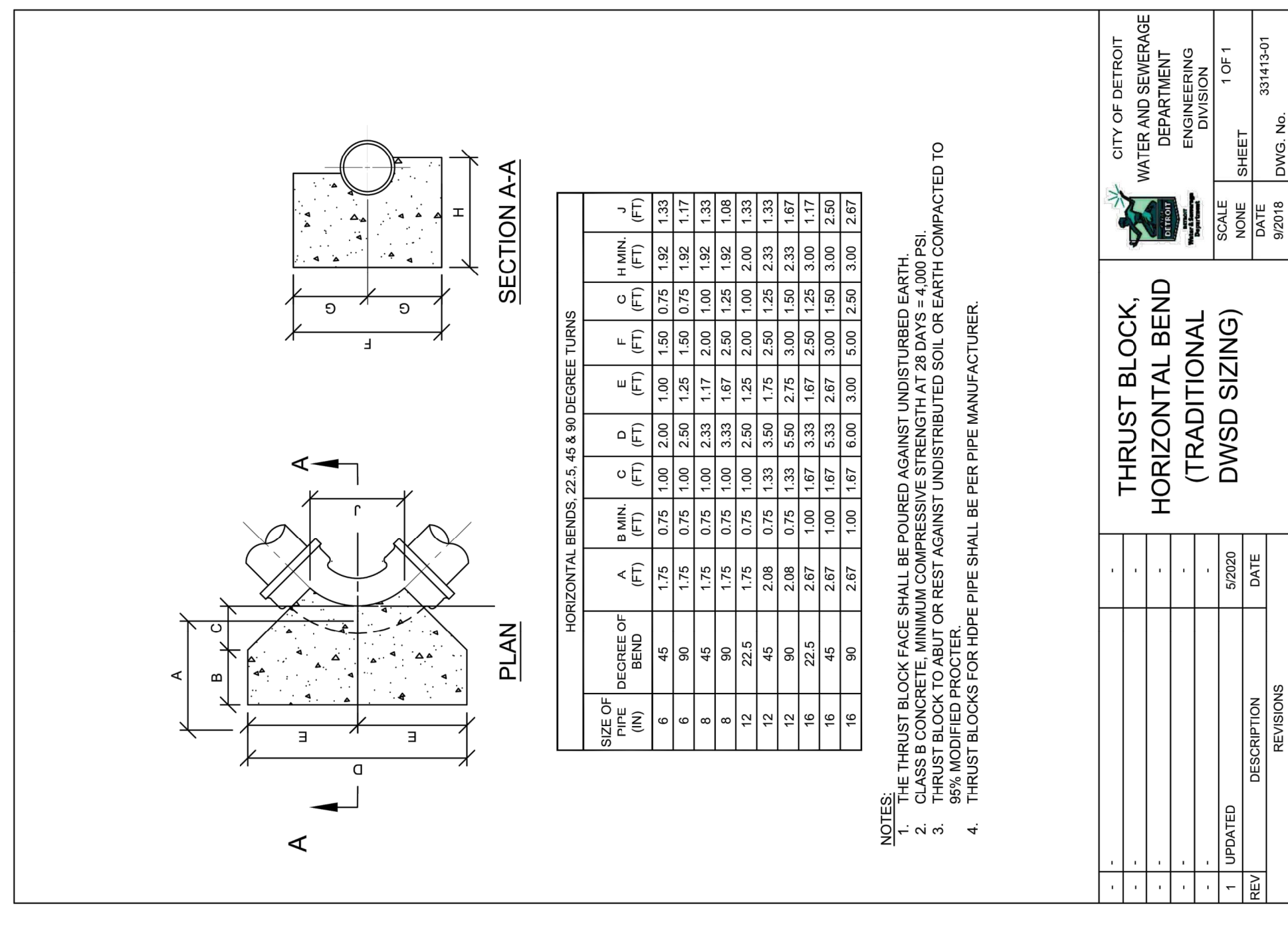
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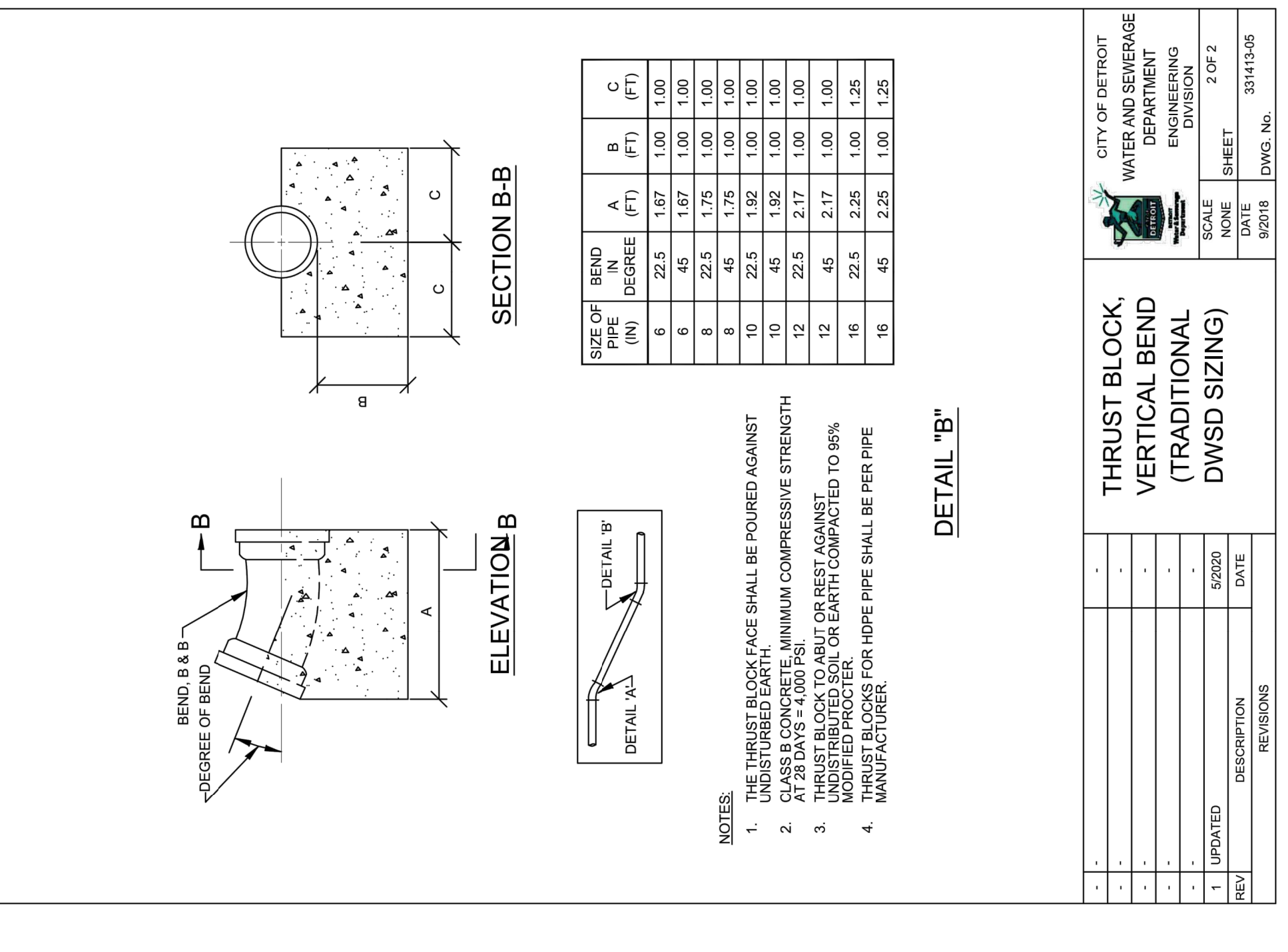
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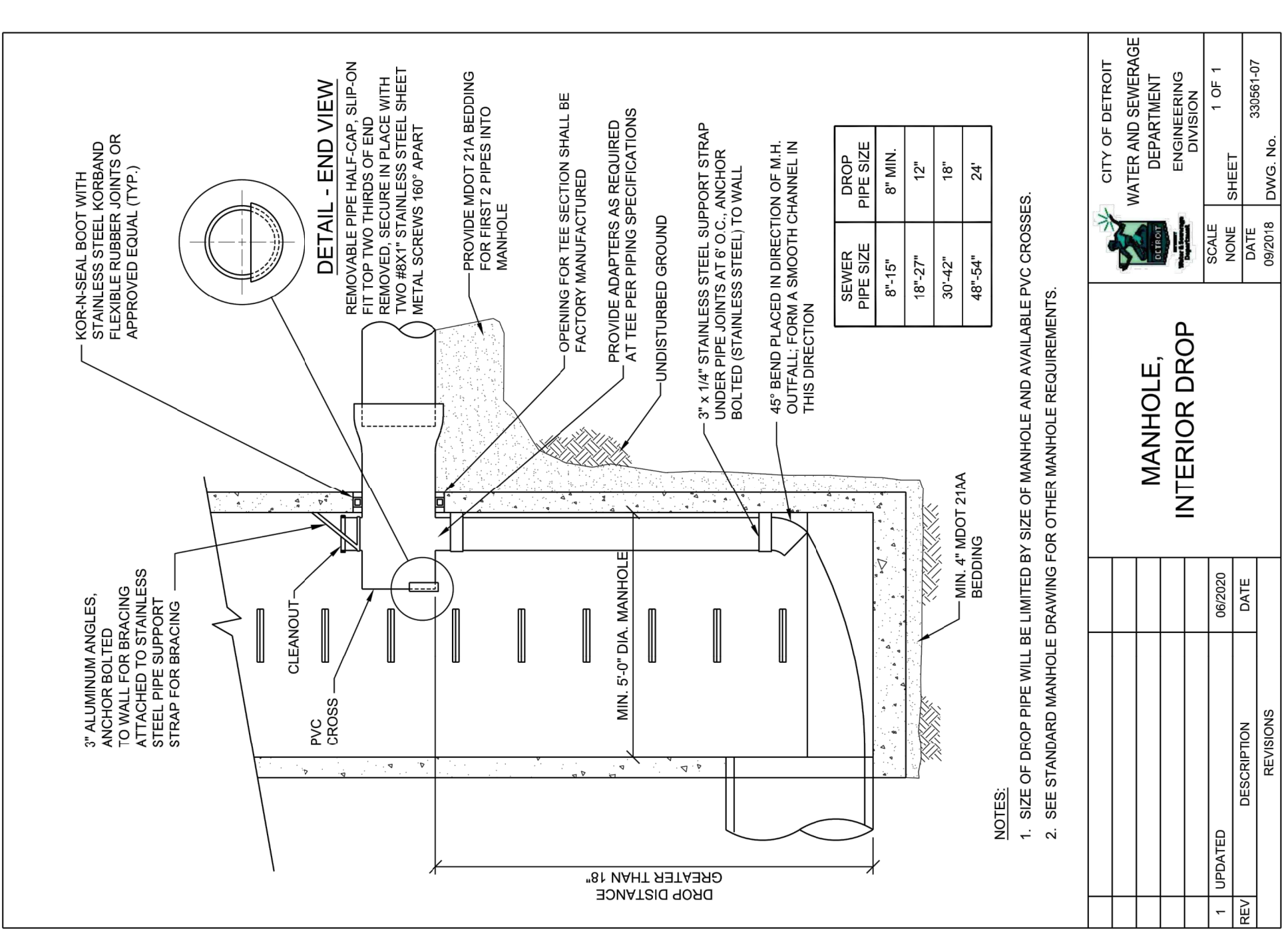
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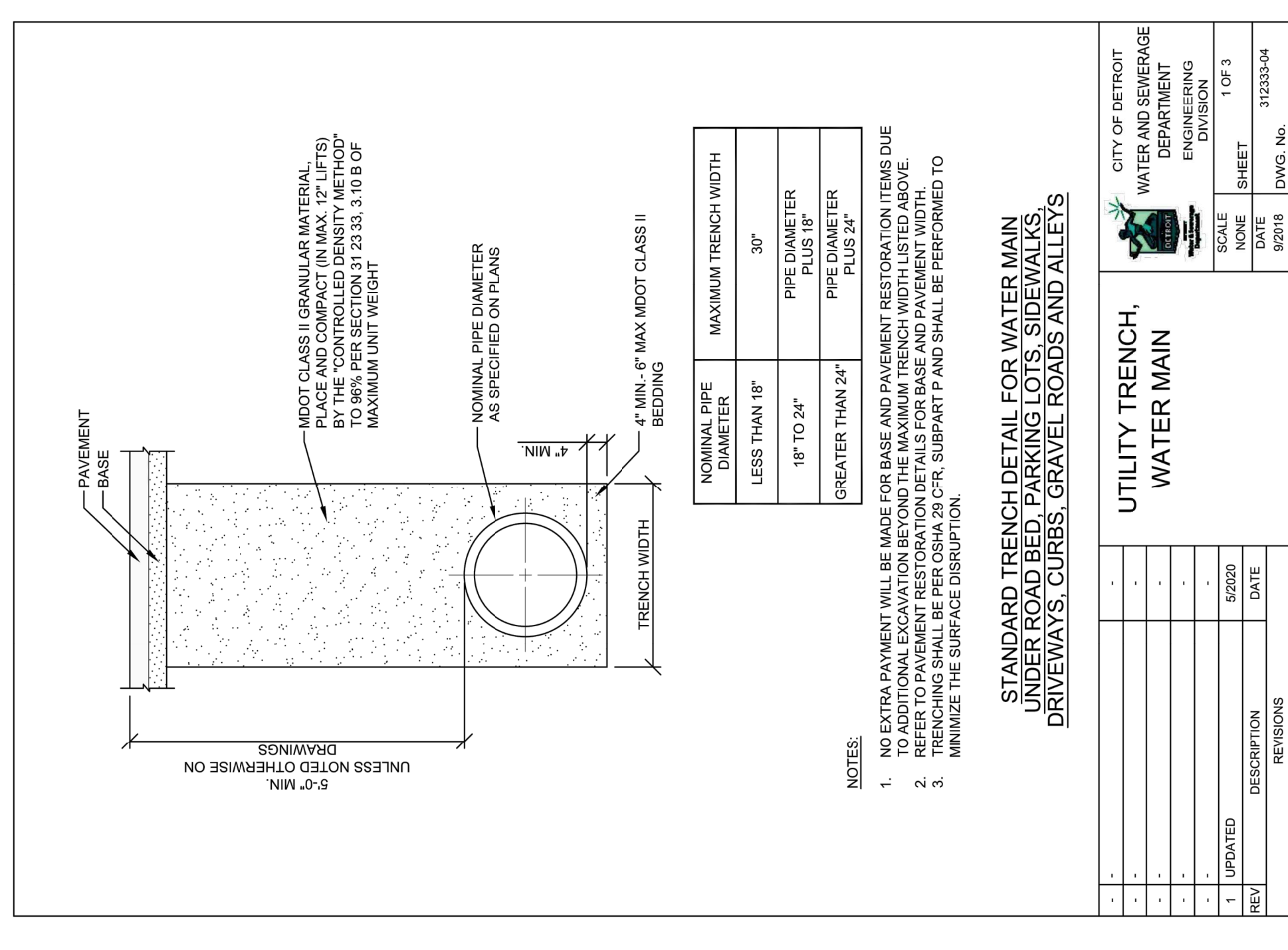
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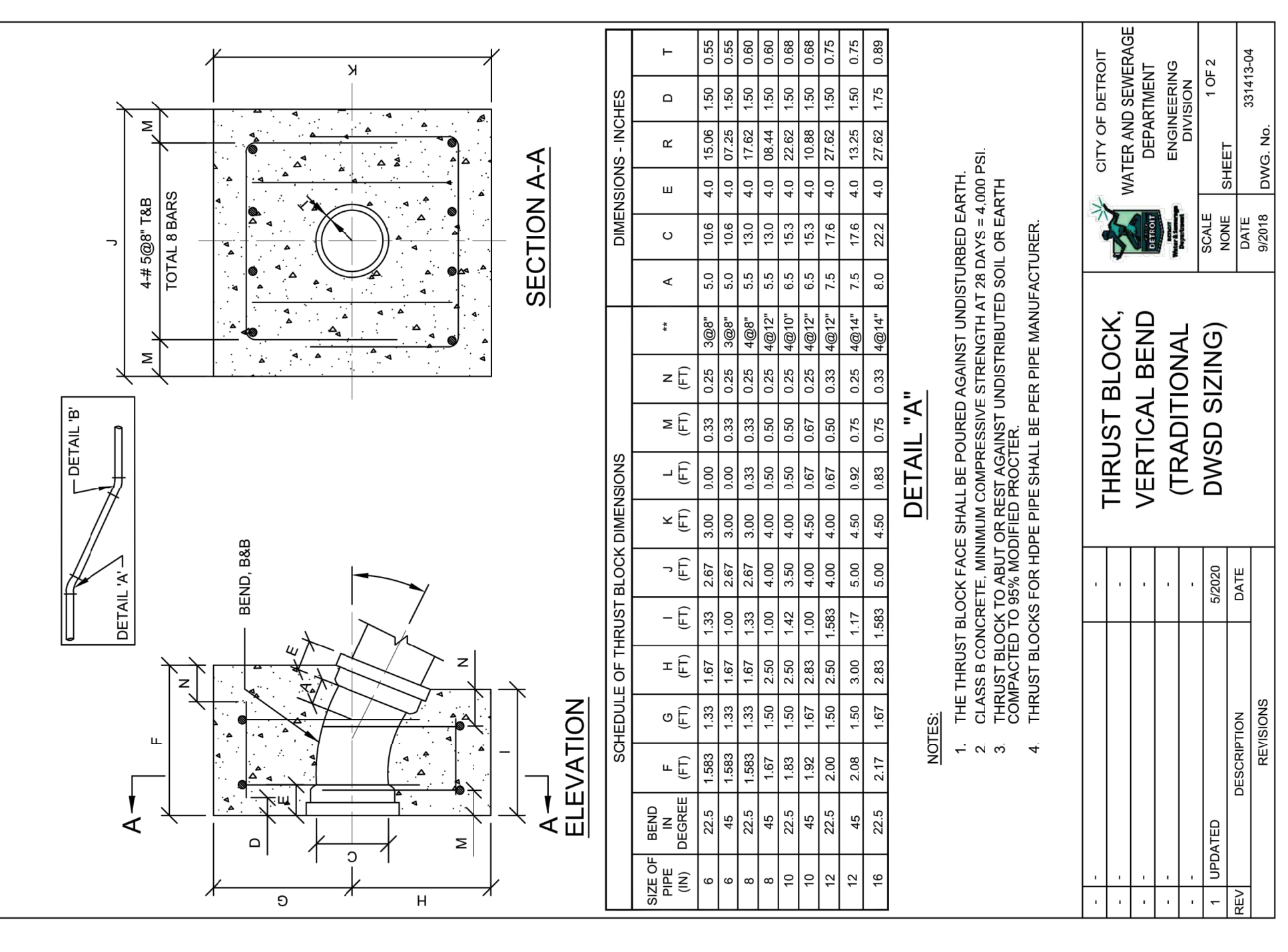
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2	ISSUED FOR CONSTRUCTION	05/03/18



REV	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	05/03/18
2	ISSUED FOR CONSTRUCTION	05/03/18



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THE DIMENSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THE REQUIREMENT. THE WORK SHALL BE PERFORMED IN COMPLETE CONFORMANCE WITH THE CURRENT DWSD STANDARD SPECIFICATIONS AND DETAILS