

ANN ARBOR WASHTENAW COUNTY, MICHIGAN

GEDDES LAKE BOARDWALK REPLACEMENT GEDDES LAKE CONDOMINIUM ASSOCIATION

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	COVER
2	SITE SHEET
3	BOARDWALK PLAN
4	BOARDWALK DETAILS

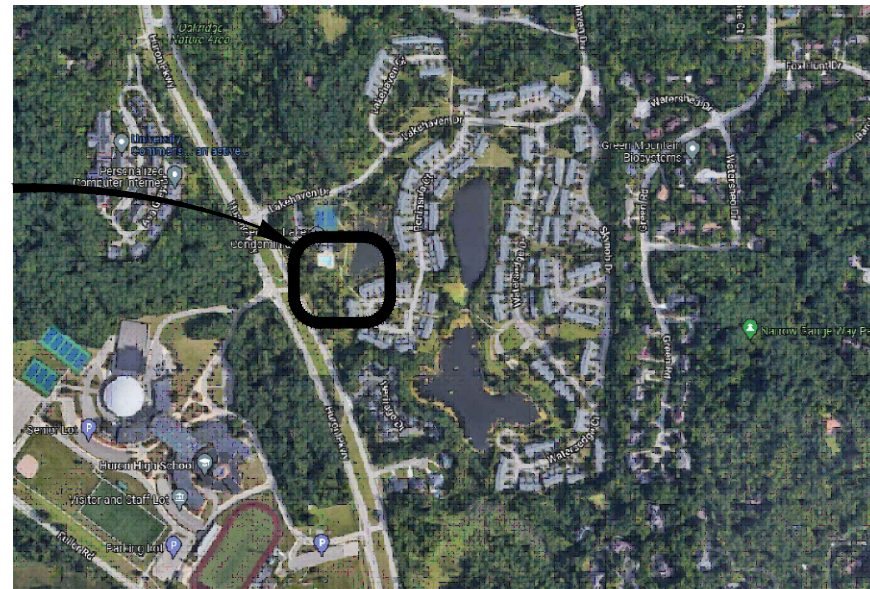
GEDDES LAKE CONDOMINIUM ASSOCIATION

3000 LAKEHAVEN DRIVE
ANN ARBOR, MI 48105
(734) 966-1234

STEVEN LESSENS
PRESIDENT OF THE BOARD

DAVID THRASHER
PROPERTY AND PROJECT MANAGER

PROJECT
AREA



LOCATION MAP
N.T.S.

GENERAL PROVISIONS

THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE PROPOSAL AND ACCOMPANYING SPECIFICATIONS FOR THIS PROJECT INCLUDING THE 2020 MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2011 MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION LOCAL AGENCY PROGRAMS GUIDELINES FOR GEOMETRICS 2017 EDITION.

THE LOCATION OF ALL PUBLIC UTILITIES SHOWN ON THESE PLANS IS TAKEN FROM THE BEST AVAILABLE DATA. GEDDES LAKE CONDOMINIUM ASSOCIATION WILL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATIONS SHOWN. PURSUANT TO ACTS 173 & 174 OF THE P.A. OF 2013, AS A CONDITION OF THIS CONTRACT, NOTICE SHALL BE GIVEN TO MISS DIG PRIOR TO UNDERGROUND WORK TO BE PERFORMED IN ACCORDANCE WITH THIS CONTRACT, PHONE (800) 482-7171 (OR 811). UTILITY SERVICE CONNECTIONS ARE NOT SHOWN ON THE PLANS AND ARE NOT THE RESPONSIBILITY OF GEDDES LAKE.

THE ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON NAVD 1988 VERTICAL DATUM.

APPLICATION DATE	PERMITS	APPROVAL DATE
	EGLE PERMIT	

CONTRACT FOR:
REMOVAL AND REPLACEMENT OF APPROXIMATELY 30- FEET OF A 5- FEET WIDE WOODEN BOARDWALK.



Advancing Communities

34000 Plymouth Road | Livonia, MI 48150
P (734) 522-6711 | F (734) 522-6427

PREPARED UNDER THE SUPERVISION OF:



Adam J. Rychwalski

ADAM J. RYCHWALSKI

6201057235

Registration No.

4/14/2022

Date

REVISIONS

PROJECT NO.
0071-22-0010

SHEET NO.
1 OF 4

EGLE-WRD
WRP035744 v1.0
Approved
Issued On: 12/02/2022
Expires On: 12/02/2027

GENERAL

LIMITATIONS ON PRIVATE WORK: DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOT PERFORM WORK BY PRIVATE AGREEMENT WITH PROPERTY OWNERS ADJACENT TO THE PROJECT, UNLESS GIVEN WRITTEN CONSENT OF THE PROPERTY MANAGER.

THE CONTRACTOR SHALL CONDUCT THEIR OPERATIONS IN SUCH A MANNER TO COMPLY WITH ALL FEDERAL, STATE, AND CITY CODES FOR NOISE LEVELS, VIBRATIONS, OR ANY OTHER RESTRICTIONS WHILE REMOVING PAVEMENT OR FOR ANY OTHER CONSTRUCTION OPERATIONS WITHIN THIS CONTRACT TO BE INCLUDED IN THE RESPECTIVE ITEM OF WORK.

WHEN THE CONTRACTOR FAILS TO PERFORM THE DUTIES AS CALLED FOR ON THESE PLANS AND IN THE CONTRACT, THE OWNER RESERVES THE RIGHT TO HIRE A NEW CONTRACTOR TO COMPLETE THE WORK IDENTIFIED IN THE CONTRACT DOCUMENTS WITH OR WITHOUT NOTIFICATION TO THE CONTRACTOR OR THE SURETY. THE CONTRACTOR WILL BE CHARGED ALL COSTS ASSOCIATED WITH COMPLETING THE CONTRACTED WORK.

THE CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL NOTIFY "MISS DIG" A MINIMUM OF 3 WORKING DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.

EXISTING UNDERGROUND PUBLIC UTILITIES

THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UNITS AND UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.

UTILITIES

THE FOLLOWING UTILITY COMPANIES HAVE FACILITIES WITHIN THE PROJECT LIMITS AND MAY BE RELOCATING OR REPLACING FACILITIES, WHICH MAY OR MAY NOT BE SHOWN ON THE PLANS IN CONJUNCTION WITH THE PROPOSED ROADWORK. THE CONTRACTOR MAY BE REQUIRED TO COORDINATE HIS OPERATIONS WITH THESE AND/OR OTHER UTILITIES AS DIRECTED BY THE PROPERTY MANAGER.

THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT UTILITIES BY THE USE OF SHEETING OR OTHER METHODS AS APPROVED BY THE PROPERTY MANAGER.

ANY WORK TO THE EXISTING WATER OR SANITARY SYSTEM SHALL BE DONE ACCORDING TO CITY STANDARDS. THESE STANDARDS ARE AVAILABLE FOR REVIEW AT CITY OFFICES DURING NORMAL BUSINESS HOURS.

CITY OF ANN ARBOR – WATER & SEWER
2000 SOUTH INDUSTRIAL
ANN ARBOR, MI 48104
PH: 734-794-6320

FOR TELEPHONE:
AT&T
54 N MILL ST, 4th FLOOR
PONTIAC, MI 48342
ATTN: LINDA DENNISUK
PH: 248-456-8256

CITY OF ANN ARBOR
SIGNS, SIGNALS, STREET LIGHTS
415 WEST WASHINGTON
ANN ARBOR, MI 48104
PH: 734-794-6320

FOR CABLE TELEVISION:
COMCAST CABLE
27800 FRANKLIN ROAD
SOUTHFIELD, MI 48034
ATTN: CRAIG PUDAS
PH: 248-359-6544

FOR ELECTRIC:
DETROIT EDISON
ONE ENERGY PLAZA, 518 SB
DETROIT, MI 48226
PH: 313-235-5632
EMAIL: DESIGN_MISSDIG@DTEENERGY.COM

FOR PUBLIC TRANSPORTATION (BUS)
ATAA
2700 SOUTH INDUSTRIAL HIGHWAY
ANN ARBOR, MI 48104
ATTN: CHRIS WHITE
PH: 734-677-3922

FOR GAS:
DTE GAS COMPANY
3150 E MICHIGAN AVENUE
YPSILANTI, MI 48197
ATTN: BARBARA SAUNDERS
PH: 313-235-5111
EMAIL: SAUNDERSB@DTEENERGY.COM

CONSTRUCTION STAGING

THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ANY ADDITIONAL SIGNS, BARRICADES, SNOW FENCE AND LIGHTS WITHIN THE PROJECT TO PROTECT THE WORK AREA.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COVERING AND UNCOVERING ALL CONSTRUCTION SIGNS AS NEEDED FOR THE PROPER MAINTENANCE OF TRAFFIC IN THE CONSTRUCTION AREA.

EARTHWORK & GRADING

THE CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL AT A SITE OUTSIDE OF THE PROJECT LIMITS, AS APPROVED BY THE PROPERTY MANAGER. NO SEPARATE PAYMENT WILL BE MADE FOR LOADING, HAULING, OR DISPOSING OF THE EXCAVATED UNSUITABLE MATERIALS, BUT SHALL BE INCLUDED IN THE COST OF PROJECT EARTHWORK.

ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE CITY OF ANN ARBOR STANDARDS AND THE 2020 MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. THE CONTRACTOR SHALL FOLLOW CITY RULES AND REGULATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OF OFF THE PROJECT SITE.

ALL NATURAL SOIL LEFT IN PLACE, IN CUT SECTIONS, SHALL BE COMPACTED TO NOT LESS THAN 95 PERCENT OF MAXIMUM UNIT WEIGHT TO A MINIMUM DEPTH OF 12 INCHES.

THROUGHOUT THE PROJECT, NO UNDERCUTS OR TRENCHES WILL BE LEFT OPEN AND UNBACKFILLED DURING EACH NIGHT OR NON-WORKING HOURS.

SAWING FOR PAVEMENT REMOVAL SHALL BE INCIDENTAL TO PROJECT LIMITS.

ALL SLOPES SHALL BE FINISHED AS CLASS A SLOPES. BACKFILL BEHIND ALL PROPOSED CURB WITH SOUND EARTH FILL AS SPECIFIED ON THE PLANS OR AS DIRECTED BY THE PROPERTY MANAGER.

PAVING

ANY CONCRETE SIDEWALK THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REMOVED FROM JOINT TO JOINT AND BE REPLACED WITH 5-FOOT FLAGS OF CONCRETE. ALL REPLACED SIDEWALK SHALL BE IN ACCORDANCE WITH MDOT AND ADA RAMP STANDARD DETAILS.

ANY RANDOM, IRREGULARLY CRACKED NEW CONCRETE CURB & GUTTER, CONCRETE PAVEMENT OR SIDEWALK THAT OCCURS BEFORE THE PAVEMENT IS OPENED TO PEDESTRIANS SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR PRIOR TO OPENING THE PAVEMENT TO PEDESTRIANS.

PAVEMENT REMOVAL QUANTITIES

PAVEMENT REMOVAL SHALL BE AT THE DISCRETION OF THE PROPERTY MANAGER. IF IN HIS/HER JUDGEMENT, AREAS OF PAVEMENT MAY BE LEFT IN PLACE, OR ADDITIONAL AREAS ADDED, TO PROVIDE THE PROPER CROSS-SECTION AND BASE ADJUSTMENTS CAN BE MADE IN THE QUANTITIES.

SURFACE RESTORATION

ALL AREAS DISTURBED BY THE CONTRACTOR AND/OR HIS SUBCONTRACTOR WITHIN THE PROJECT SHALL BE SODDED OR SEEDED AS SPECIFIED OR DIRECTED BY THE PROPERTY MANAGER. NO ADDITIONAL PAYMENT OR COMPENSATION WILL BE ALLOWED FOR THIS ACTIVITY.

REMOVALS

SIDEWALK REMOVAL LIMITS SHALL BE TO THE NEAREST PANEL. PARTIAL PANEL REMOVALS ARE NOT ACCEPTABLE.

CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND PROTECTION OF ALL FRANCHISE UTILITIES WITHIN THE PROPOSED WORK SITE. EXISTING ELECTRICAL LINES SHALL BE PROTECTED AND REMAIN IN SERVICE THROUGHOUT THE DURATION OF THE PROJECT.

MISCELLANEOUS

ALL AREAS DISTURBED BY THE CONTRACTOR AND/OR HIS SUBCONTRACTOR SHALL BE SEEDED AS SPECIFIED OR DIRECTED BY THE PROPERTY MANAGER. NO ADDITIONAL PAYMENT OR COMPENSATION WILL BE ALLOWED FOR THIS ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY BEYOND THE AREAS OF WORK, INCLUDING EXISTING FENCING, LAWN, TREES, SPRINKLER SYSTEMS AND SHRUBBERY.

THE CONTRACTOR SHALL RELOCATE DISTURBED ORNAMENTAL OBJECTS AS DIRECTED BY THE ENGINEER. NO ADDITIONAL PAYMENT OR COMPENSATION WILL BE ALLOWED FOR THIS ACTIVITY.

SPRINKLER SYSTEMS SHALL BE REPAIRED AS NECESSARY AND NOT COVERED WHEN PLACING TOPSOIL AND SEEDING.



SITE MAP
N.T.S.



ARCHITECTS ENGINEERS PLANNERS

34000 Plymouth Road
Livonia, MI 48150
P (734) 522-6711 | F (734) 522-6727

OHM-ADVISORS.COM

REVISIONS:

DATE: 3/17/2022
PROJ NUMBER: 0071-22-0010
ENG: AR
PROJ MGR: AR
CITY/VILLAGE/TOWNSHIP: ANN ARBOR
COUNTY: WASHTENAW
CADD NUMBER: N/A
SCALE: H: 1"=40' V: 1"=4'
HORIZ DATUM: VERT DATUM
REVISIONS: -

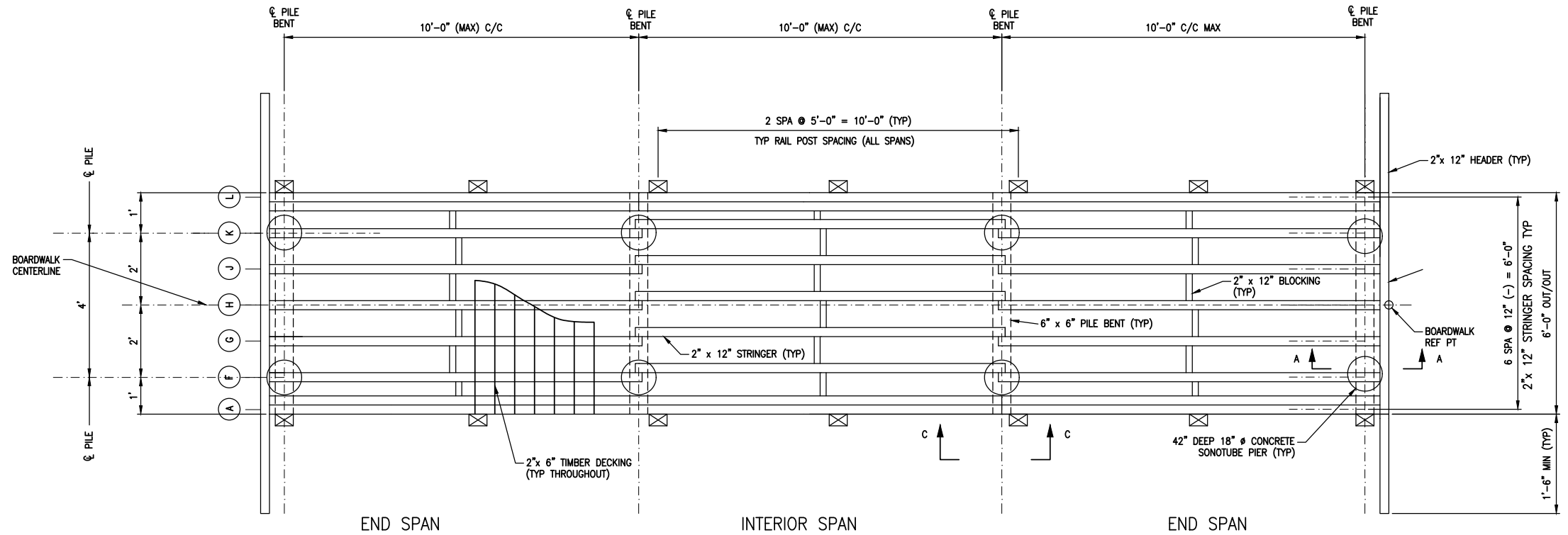
GEDDES LAKE CONDOMINIUM ASSOCIATION
GEDDES LAKE BOARDWALK REPLACEMENT
SITE SHEET

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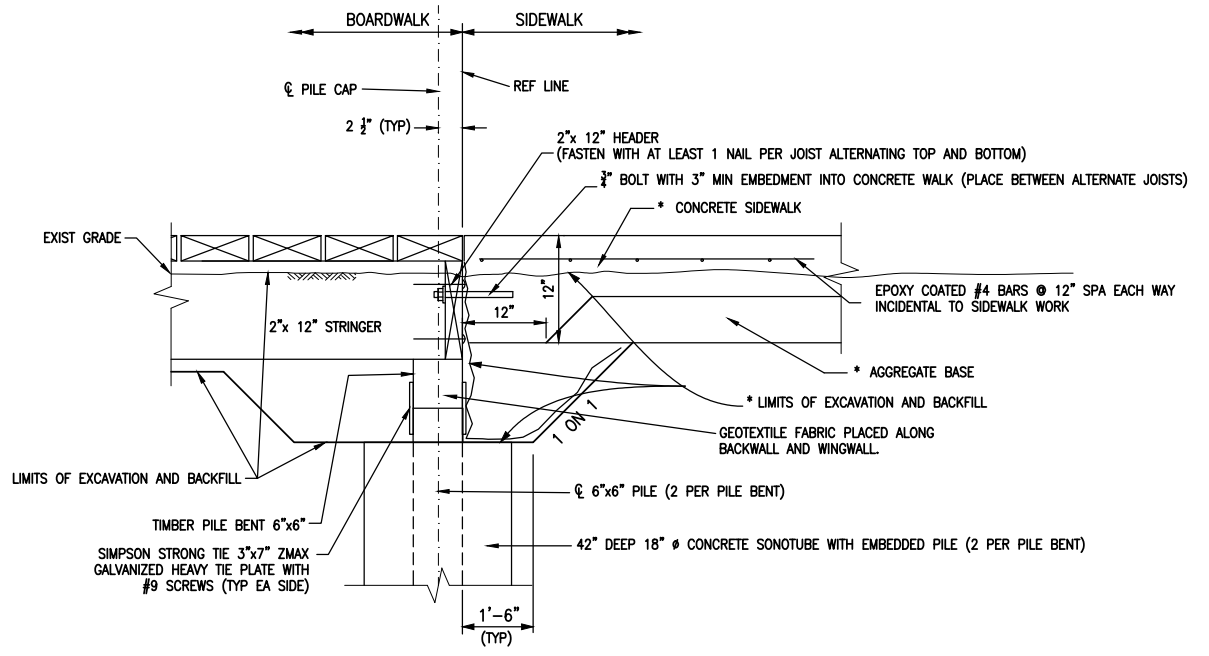


Know what's below.
Call before you dig.

WRP035744 v1.0
Approved
of 4
Issued On: 12/02/2022
Expires On: 12/02/2027



BOARDWALK FRAMING PLAN
 SEE CONSTRUCTION PLANS FOR BOARDWALK LOCATION



SECTION A-A
 * SEE PATHWAY PLANS FOR DETAILS

NOTES:
 THESE PLANS WERE DEVELOPED USING PEDESTRIAN LIVE LOADING OF 90 PSF.
 FOR PLAN VIEWS OF BOARDWALK, SEE CONSTRUCTION SHEETS.
 THE CONCRETE SONOTUBE PENETRATION IS 3.5 FEET BELOW THE EXISTING GROUND.
 ALL LUMBER FOR BOARDWALKS SHALL BE SOUTHERN PINE DIMENSIONAL LUMBER. ALL 2" x 12" MEMBERS, 4" x 6" RAIL POSTS, 6" x 6" PIER POSTS, 2" x 6" DECK PLANKS, BLOCKING, HANDRAILS AND PICKETS SHALL BE #2 OR BETTER. ALL 2" x 12", 6" x 6", AND 4" x 6" LUMBER SHALL BE PRESSURE TREATED TO UC4A (GROUND CONTACT). ALL OTHER LUMBER SHALL BE PRESSURE TREATED TO UC3B (ABOVE GROUND) OR BETTER.
 ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED.
 PROVIDE 1/8" GAP BETWEEN DECK PLANKS.
 PIER HEADERS AND DECKING PLANKS SHALL BE ONE CONTINUOUS BOARD. NO SPLICES WILL BE ALLOWED IN BOARDWALK ELEMENTS, EXCEPT AS NOTED, UNLESS APPROVED BY THE ENGINEER.
 DECKING SHALL BE FASTENED TO STRINGERS W/#9 (OR HEAVIER) x 3" DECK SCREWS. USE THREE (3) DECK SCREWS @ PLANK ENDS & TWO (2) SCREWS @ INTERIOR CONNECTIONS TO STRINGERS.
 ALL THRU BOLTS SHALL HAVE OVERSIZED HEAVY DUTY WASHERS BEHIND NUTS.
 C/C DENOTES CENTER TO CENTER.

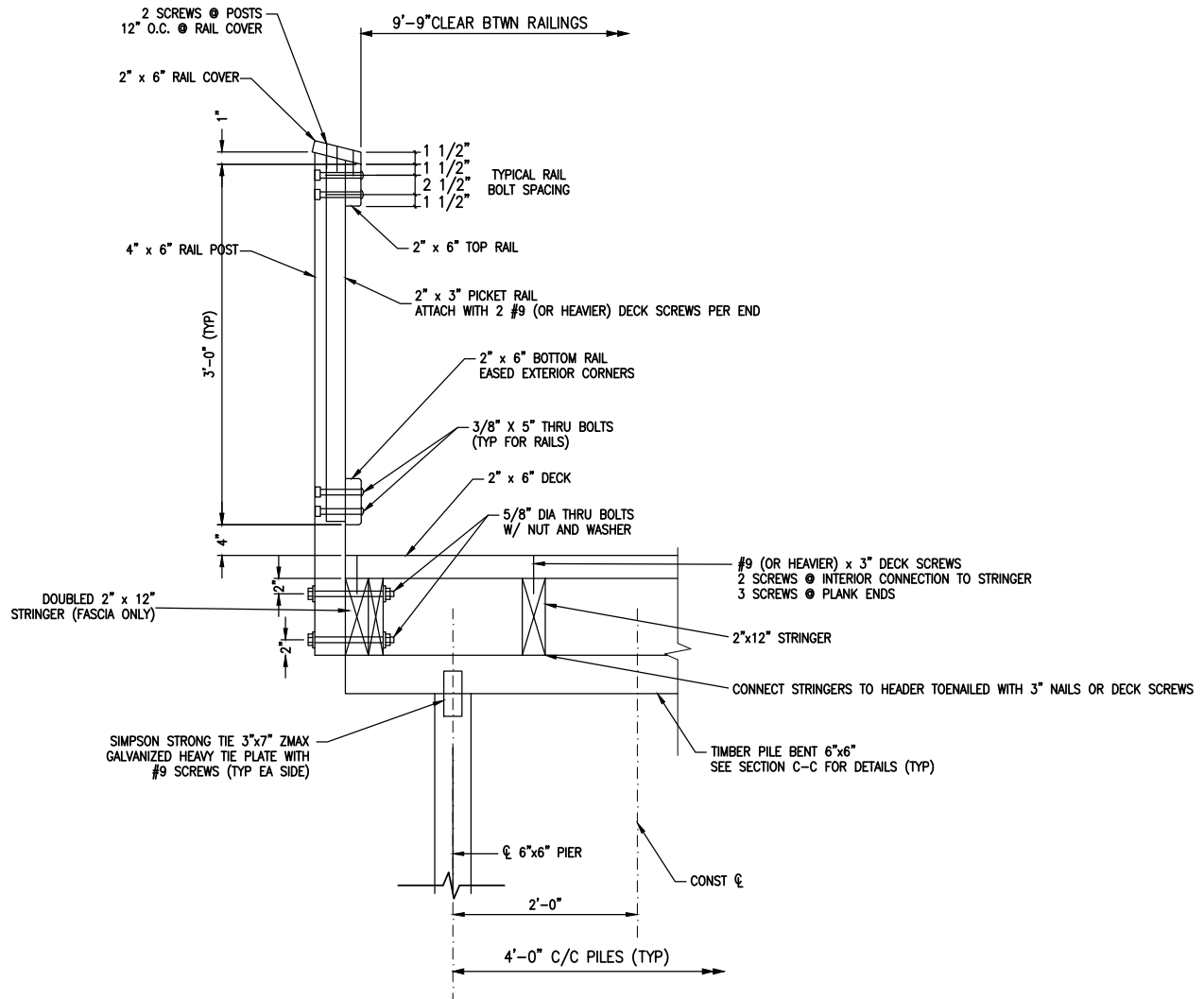
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3/7/2022	007-22-0010	AR	AR	NUN	WASHTENAW	ANN ARBOR	H: 1"=40' V: 1"=4'		

GEDDES LAKE CONDOMINIUM ASSOCIATION
 GEDDES LAKE BOARDWALK REPLACEMENT
 BOARDWALK PLAN

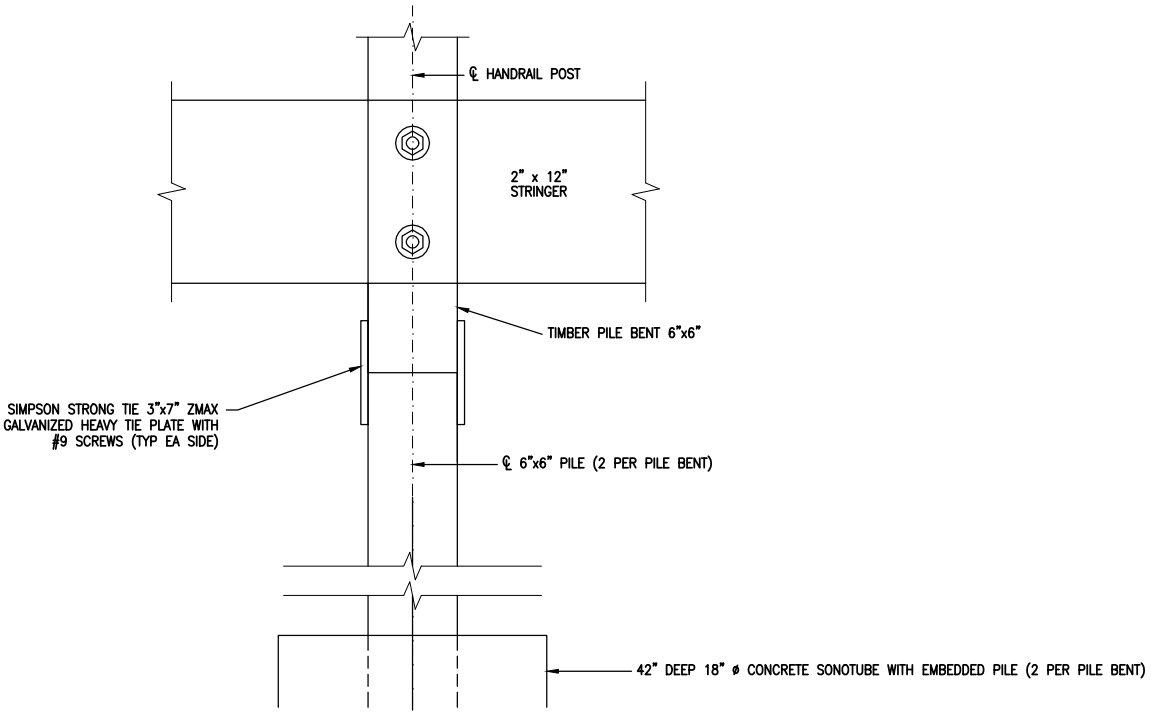


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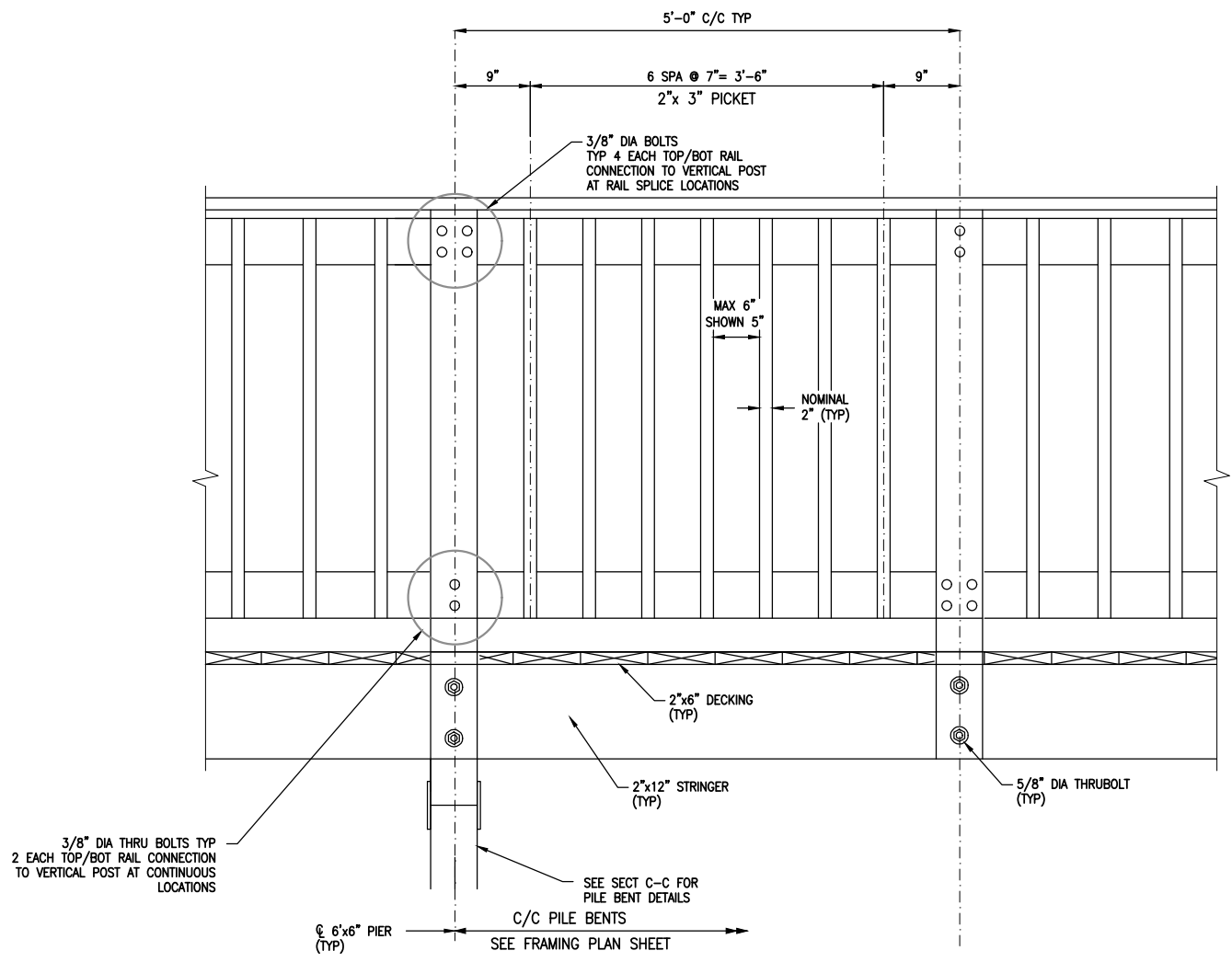
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TYPICAL RAILING SECTION



REVISIONS:



TYPICAL RAIL ELEVATION

DATE	PROJ NUMBER	ENG	PROJ MGR	CADD	COUNTY	CITY/TOWNSHIP	SCALE	HORIZ DATUM	VERT DATUM
3/7/2022	0071-22-0010	AR	AR	NUN	WASHTENAW	ANN ARBOR	H: 1"=40' V: 1"=4'		

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