City of Birmingham
A Walkable Community

MEMORANDUM

Engineering Dept.

DATE: **December 3, 2014**

TO: **Joseph A. Valentine, City Manager**

FROM: **Paul T. O'Meara, City Engineer**

SUBJECT: **Maple Rd. & Chester St. Landscape Improvements**
Contract #3-15(P)

The following is submitted as an update for the City Commission:

The 2014/15 budget contains two unrelated but closely located projects in the vicinity of the Chester St. Parking Structure:

1. Reconstruction of Martin St. between Southfield Rd. and Chester St. to facilitate the reconfiguration of normal two-way traffic on this block.
2. Resurfacing of Chester St. between Maple Rd. and Martin St., and the inclusion of a new urban park at the southwest corner of the Maple Rd. intersection.

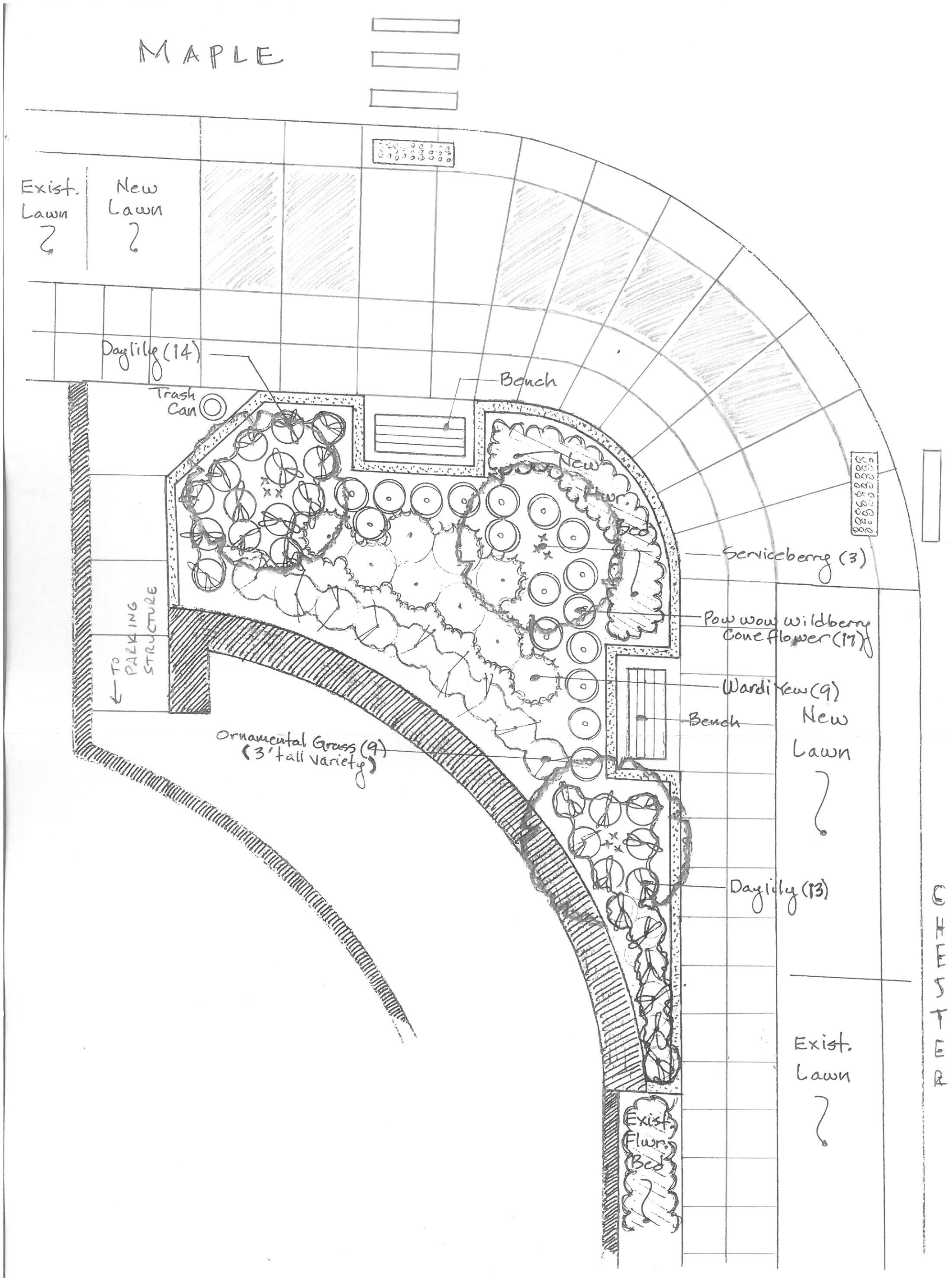
The Maple Rd. and Chester St. intersection was substantially improved in 2008 in conjunction with a resurfacing project on Chester St. north of Maple Rd. The urban park area on the northwest corner of the intersection was constructed in accordance with the Downtown Birmingham 2016 Plan. Now that it is time to resurface Chester St. south of Maple Rd., staff has included funds in the budget to reduce the size of the right turn radius from Maple Rd. to Chester St. from the overly large 50 ft. there today to a more normal size of 30 ft. The reduced radius allows for the crosswalks to be reduced in length, and creates new space behind the curb for an enhanced sidewalk/landscape/seating area.

To streamline the design process, a survey of the area was obtained (attached). The inset view in the upper right corner of the survey sheet has a line showing the proposed new curb line. The attached landscape plan was prepared by Parks Dept. Assistant Foreman Mike Jurek. The design carries the theme started on the northwest corner, using the same concrete and plant materials installed there. As a side benefit of the project, a substantial brick paver area (the last remaining one on this block) will be removed and replaced with the sawcut concrete/exposed aggregate theme being used throughout downtown.

A similar design was brought before the Architectural Review Committee (ARC) on November 6. Draft minutes are attached. Adjustments to the design have been made based on their input. One item brought up by the ARC was the potential opportunity to install a bumpout into Chester St., given the presence of a parking lane to the south of this area. The Engineering Dept. advises against this due to the fact that this is still a common right turn for large vehicles. The reduction in space from what is there presently is significant. Further, the common presence of vehicles waiting in the northbound Chester St. left turn lane means that large vehicles would be squeezed to where driving over the curb could become a common occurrence. Given the high

traffic at this intersection, and since this design already reduces the Chester St. crosswalk length by 21 ft. (a 33% reduction), we feel that this is a good compromise.

Progress has recently been made on securing the right-of-way for the Martin St. project, although it is not yet finalized. Once that is resolved, we intend to move forward with full design of this project for bidding in later winter, 2015.



CHESTER STRUCTURE: MAPLE / CHESTER CORNER

Scale: 1" = 5'-0"

Draft – Not Approved

Architectural Review Committee

City Hall Conference Room 202
151 Martin St.
248.530.1880
Thursday, November 6, 2014

Meeting called to order at 8:30 am.

Present: Larry Bertollini, Scott Bonney, Christopher Longe
City Staff: Joe Valentine, City Manager
Paul O'Meara, City Engineer
Brendan Cousino, Assistant City Engineer
Mike Jurek, Landscape Coordinator
Amanda Thomas, Management Analyst

Approval of the meeting notes from October 3, 2014.
Motion by Bertollini, seconded by Bonney.
3 yeas, 0 nays.
.

Mr. O'Meara introduced the proposed new landscaping for the southwest corner of Maple Rd and Chester. Since Chester St. needs to be resurfaced, this is a good opportunity to reduce the large existing radius at this corner. The design matches the radius built on the north side of the street in 2008, and provides new space for landscaping and seating.

Mr. Longe asked if a bulb-out could be built since there is a parking lane on Chester St. Mr. O'Meara explained that the plans must be conscientious of truck traffic and the available turning radius; as this turn still has a demand for right turning trucks.

Following the discussion, Mr. Bonney motioned for the committee to make the following recommendations for further consideration:

1. **Extend the planter curb south on Chester to meet the existing parking structure retaining wall.**

2. **Remove the 45° angle curb section in favor of a radius, matching the radius of the street.**

Motion by Bonney, seconded by Longe.
3 yeas, 0 nays.

Mr. O'Meara updated the committee on the status of the Brown & Old Woodward handicap ramp. City staff is continuing to evaluate options.

Meeting was adjourned at 9:12 am.

Manager's Directives Resulting from Architectural Review Committee Meeting of November 6, 2014:

1. **Extend the planter curb south on Chester to meet the existing parking structure retaining wall.**

2. **Remove the 45° angle curb section in favor of a radius, matching the radius of the street.**

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MEMORANDUM

Engineering Dept.

DATE: **November 4, 2014**

TO: **Architectural Review Committee**

FROM: **Paul T. O'Meara, City Engineer**

SUBJECT: **Maple Rd. & Chester St. Intersection**
New Landscaping for Southwest Corner

The intersection of Maple Rd. and Chester St. was reconstructed in approximately 1970 as a part of the Ring Road initiative, which encouraged through traffic to use Chester St. instead of Maple Rd. Large right turn lanes were constructed on the northwest and southwest corners of the intersection.

In 1996, the Downtown Birmingham 2016 Plan recommended that the Ring Road concept be de-emphasized in favor of a more pedestrian environment. The northwest corner of the intersection, which was the larger of the two, was identified as a recommended project for the City to complete. In 2008, as a part of resurfacing that was being accomplished on the northwest leg of Ring Road, this intersection was reconstructed, and the traffic signal was modernized. The landscape plan that was prepared at that time is attached to this report. By removing the previously separated right turn lane, extra right-of-way space was made available for improved crosswalk landings, as well as landscaping and seating areas.

The block of Chester St. immediately south of Maple Rd. is budgeted for resurfacing in 2015. Rather than resurface it in its current configuration, the budget also calls for reducing the large right turn lane into a more standard sized radius, as shown on the attached survey and conceptual landscape plan. Similar to the northwest corner, an opportunity for a new landscaping and seating area will now be available. The conceptual plan has been prepared by Mike Jurek, who is responsible for many in-house landscaping designs throughout the City each year. He also oversees implementation of planting and maintenance programs conducted by the Dept. of Public Services.

The plan uses the elements of both the standard sidewalk streetscape materials being used throughout the downtown area (sawcut concrete with exposed aggregate concrete accent areas). The landscaping and seating areas are intended to follow the design theme that was used on the northwest corner, so they tie together as a package.

Staff is asking for a review of the concept plan at this time. If modifications are needed, they will be implemented, and moved forward to the City Commission for final approval of the concept. Bidding documents will be prepared for construction during the 2015 construction season.

NOTES:

TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY.

DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.

REMOVE ALL TAGS, STRING, PLASTIC AND OTHER MATERIALS

DECIDUOUS TREE PLANTING DETAIL

NTS

NOTES:
TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY.

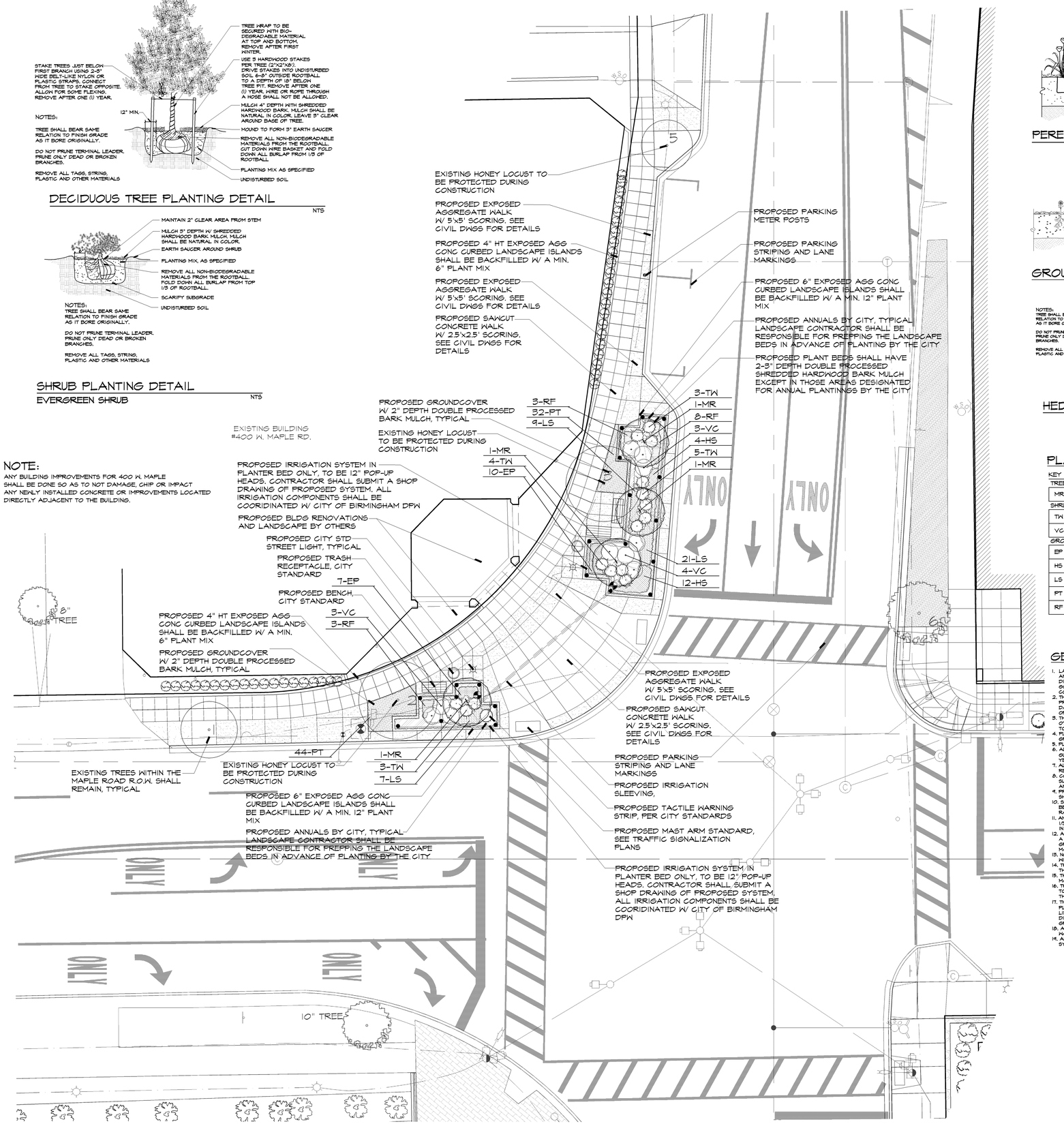
DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.

REMOVE ALL TAGS, STRING, PLASTIC AND OTHER MATERIALS

SHRUB PLANTING DETAIL

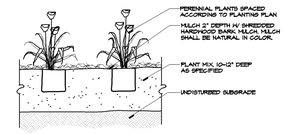
EVERGREEN SHRUB

NTS



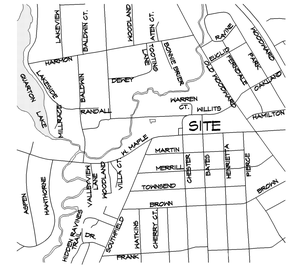
NOTE:

ANY BUILDING IMPROVEMENTS FOR 400 W. MAPLE SHALL BE DONE SO AS TO NOT DAMAGE, CHIP OR IMPACT ANY NEWLY INSTALLED CONCRETE OR IMPROVEMENTS LOCATED DIRECTLY ADJACENT TO THE BUILDING.



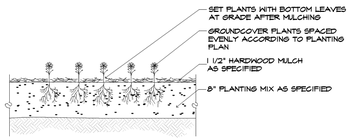
PERENNIAL PLANTING DETAIL

NTS



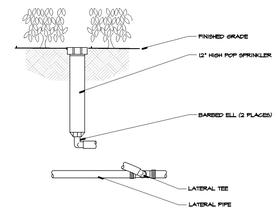
LOCATION MAP

N.T.S.



GROUNDCOVER PLANTING DETAIL

NTS



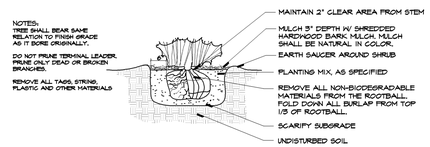
HIGH POP INSTALLATION DETAIL

NOT TO SCALE

NOTES:
TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY.

DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.

REMOVE ALL TAGS, STRING, PLASTIC AND OTHER MATERIALS



HEDGE PLANTING DETAIL

NTS

PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
MR	4	Malus 'Robinson' Robinson Crabapple	2.5" CAL	SEE PLAN	B&B	FULL, MATCHED HEADS
SHRUBS						
TW	15	Taxus x m. 'Wardii' Ward's Yew	24" HT	SEE PLAN	B&B	
VC	10	Viburnum carlesii Koreanspice Viburnum	30" HT	36" OC	B&B	
GROUNDCOVERS/PERENNIALS						
EP	17	Echinacea purpurea 'Ruby Giant' Ruby Giant Purple Coneflower	2 GAL	15" OC	CONT	WELL-ROOTED
HS	16	Hemerocallis 'Stella D'Oro' Stella D'Oro Daylily	2 GAL	18" OC	CONT	WELL-ROOTED
LS	37	Leucanthemum x superbum 'Snowcap' Snowcap Shasta Daisy	2 GAL	15" OC	CONT	WELL-ROOTED
PT	76	Pachysandra terminalis Pachysandra	1 GAL	15" OC	CONT	WELL-ROOTED
RF	14	Rudbeckia fulgida 'Goldsturm' Black-Eyed Susan	2 GAL	15" OC	CONT	WELL-ROOTED

GENERAL LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
4. PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
5. PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
6. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
7. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK".
8. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 4" IN ALL LAWN AREAS.
9. PROVIDE CLEAN BACKFILL SOIL USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE.
10. SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURERS RECOMMENDED RATES.
11. AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 PEAT, MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
12. ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 4" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PIECES ON INCONSISTENT SIZE.
13. NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
14. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
16. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
17. THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOD (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
18. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
19. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.

IRRIGATION NOTE:

ALL IRRIGATION INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE A DESIGN-BUILD IRRIGATION PLAN TO THE CITY PRIOR TO INSTALLATION. THE IRRIGATION COMPONENTS (12" POP-UP HEADS AND T.B.O.S. BATTERY-OPERATED CONTROLLER) SHALL BE RAINBIRD, AS DIRECTED BY MR MIKE JURECK OF THE CITY OF BIRMINGHAM DPW, AT (248) 644-1807. NO IRRIGATION INSTALLATION SHALL OCCUR WITHOUT THE EXPRESSED PERMISSION BY THE CITY OF BIRMINGHAM DPW.

INSTALLATION NOTE:

THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED PRIOR TO PLANT INSTALLATION, TO APPROVE THE STAKEOUT LOCATIONS OF ALL PLANTS.

Know what's below Call before you dig.

SVA

STUCKY·VITALE ARCHITECTS

27172 WOODWARD
ROYAL OAK, MI 48067
PHONE : 248.546.6700
FAX : 248.546.8454
E-MAIL : stuckyvitale@stuckyvitale.com

Architecture
Planning
Interior Design

IN ASSOCIATION WITH:

DAVID W. SCHERVISH, FAIA, ASLA
LANDSCAPE ARCHITECT

Project Contact Information:
Phone: 313.215.2532
E-mail: david.schervish@gmail.com

Project :

RING ROAD IMPROVEMENTS
NORTHWEST QUADRANT
MAPLE + CHESTER POCKET PARK

Prepared for :

CITY OF BIRMINGHAM
ENGINEERING DEPARTMENT
151 MARTIN STREET
BIRMINGHAM, MI 48012

Issued for :

Bids 07-07-08

Drawn by :
D. SCHERVISH
Checked by :
J. VITALE

Sheet Title :

LANDSCAPE PLAN

Project No. :
2008.019

Sheet No. :
L1

DO NOT SCALE DRAWINGS
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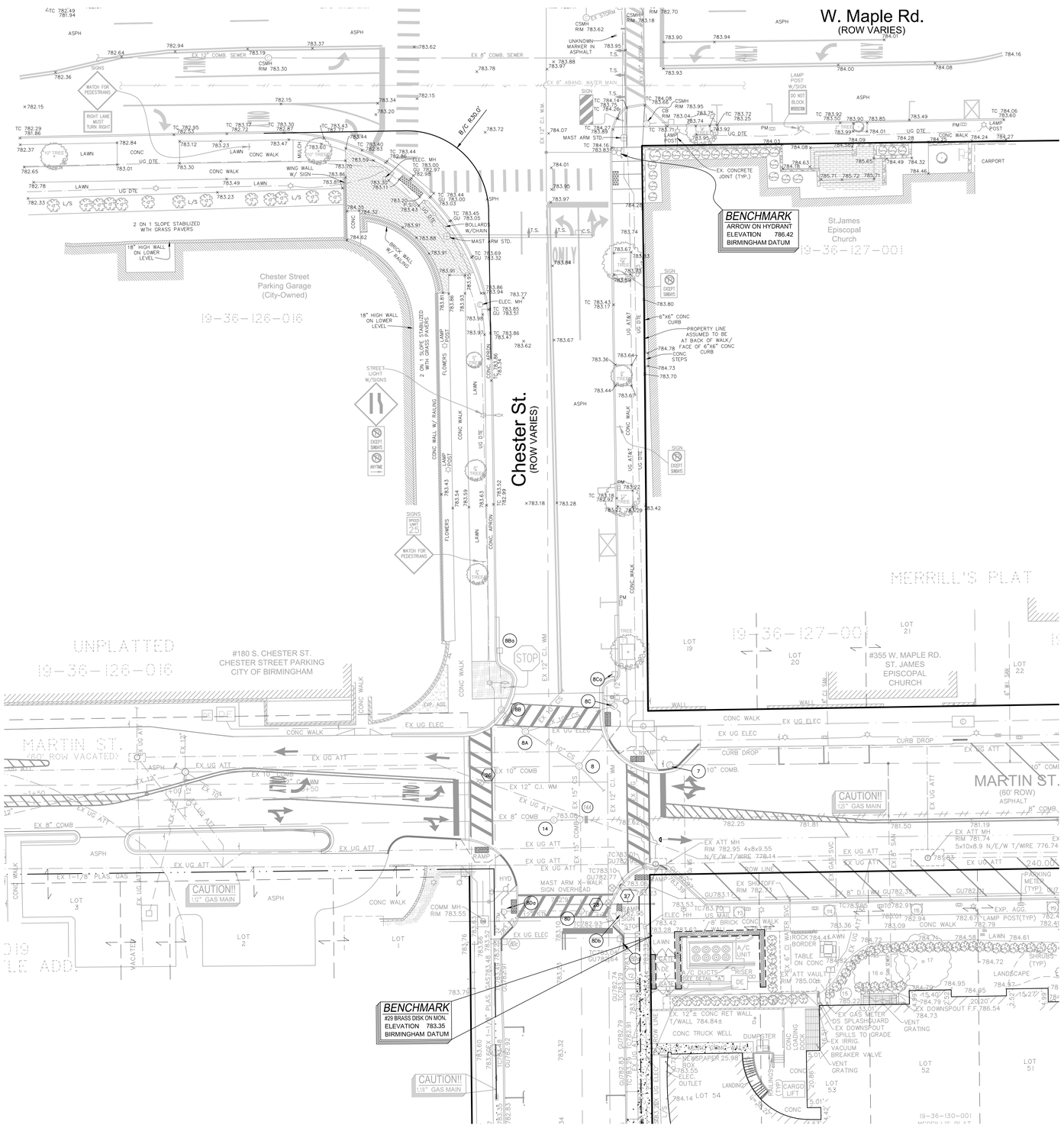
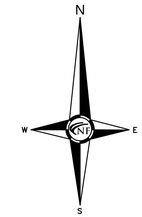
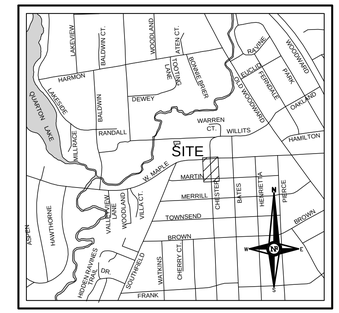


S.W. CORNER CHESTER / MAPLE DETAIL

SCALE: 1" = 10'





LOCATION MAP

N.T.S.

NF ENGINEERS

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

PROJECT
Chester Street and Maple Road
Contract #?????

CLIENT
City of Birmingham
A Walkable Community
Engineering Department
151 Martin Street
Birmingham, MI 48012

PROJECT LOCATION
Part of the Southwest 1/4 of Section 25, Town 2 North, Range 10 East, City of Birmingham, Oakland County, Michigan

SHEET
Construction Plan

811
Know what's below
Call before you dig.

REVISIONS
-

DRAWN BY:
RP

DESIGNED BY:
PT

APPROVED BY:
BB

DATE:
September 15, 2014

SCALE:
1" = 20'

NFE JOB NO. F277-02

SHEET NO. C1

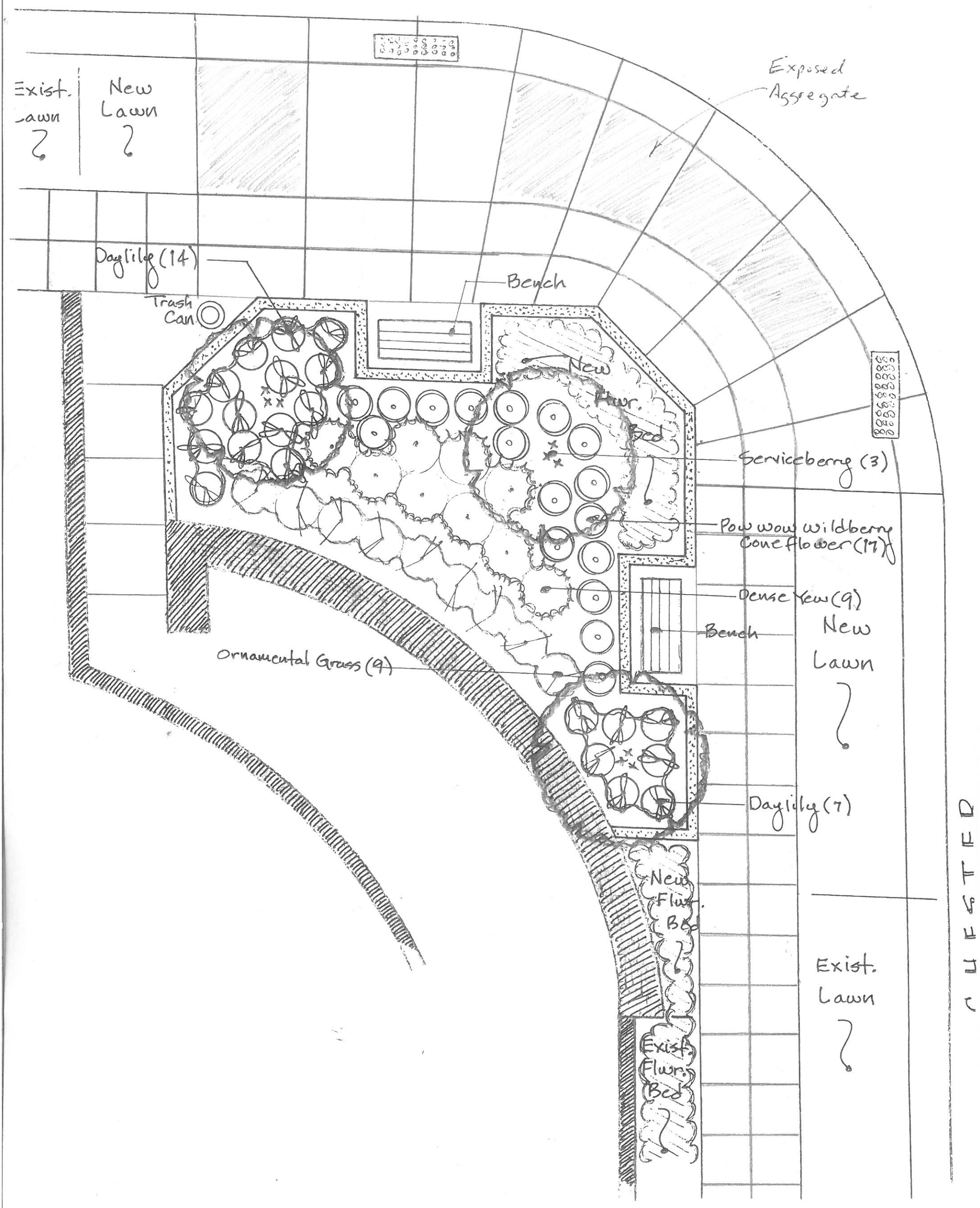
UTILITY NOTE

THE LOCATIONS AND ELEVATIONS OF SOME OF THE EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE SURVEY DRAWING WERE OBTAINED FROM MUNICIPAL AND UTILITY COMPANY RECORDS AND MAPS. THEREFORE, NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

LEGEND

- CLEAN-OUT
- MANHOLE COMB SAN — EXISTING SAN/COMB SEWER
- GVW
- SHUTOFF
- HYDRANT — EXISTING WATER MAIN
- R/CB
- MANHOLE
- CB
- END SECTION — EXISTING STORM SEWER
- ELEC. METER
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE — EXISTING BURIED CABLES
- GAS METER
- GAS MARKER
- GAS VALVE — EXISTING GAS MAIN
- UTILITY POLE
- STRAIN POLE
- LIGHT POLE
- GUY WIRE — OVERHEAD LINES
- RECORD CURB STOP LOCATION (APPROX.)
- LANDSCAPE BED
- EX. SOIL BORING
- PUBLIC PHONE
- WELL
- PUMP
- SIGN
- POST/BOLLARD
- PARKING METER
- MAIL BOX
- ROCK/BOULDER
- SPRINKLER VALVE BOX
- SPRINKLER HEAD
- FOUND PROPERTY MARKER
- ×000.00 GROUND ELEVATION
- PR. CURB REPAIRS
- PR. CONC. PAVT.
- PR. FULL-DEPTH ASPH. REPAIR
- PR. PARTIAL-DEPTH ASPH. MILL & REPLACE REPAIR
- PR. 3" ASPH. REPAIR SECTION

MAPLE



CHESTER STRUCTURE: MAPLE / CHESTER CORNER

Scale: 1" = 5'-0"