

CITY OF MUSKEGON

2204 WICKHAM RD, MUSKEGON, MI

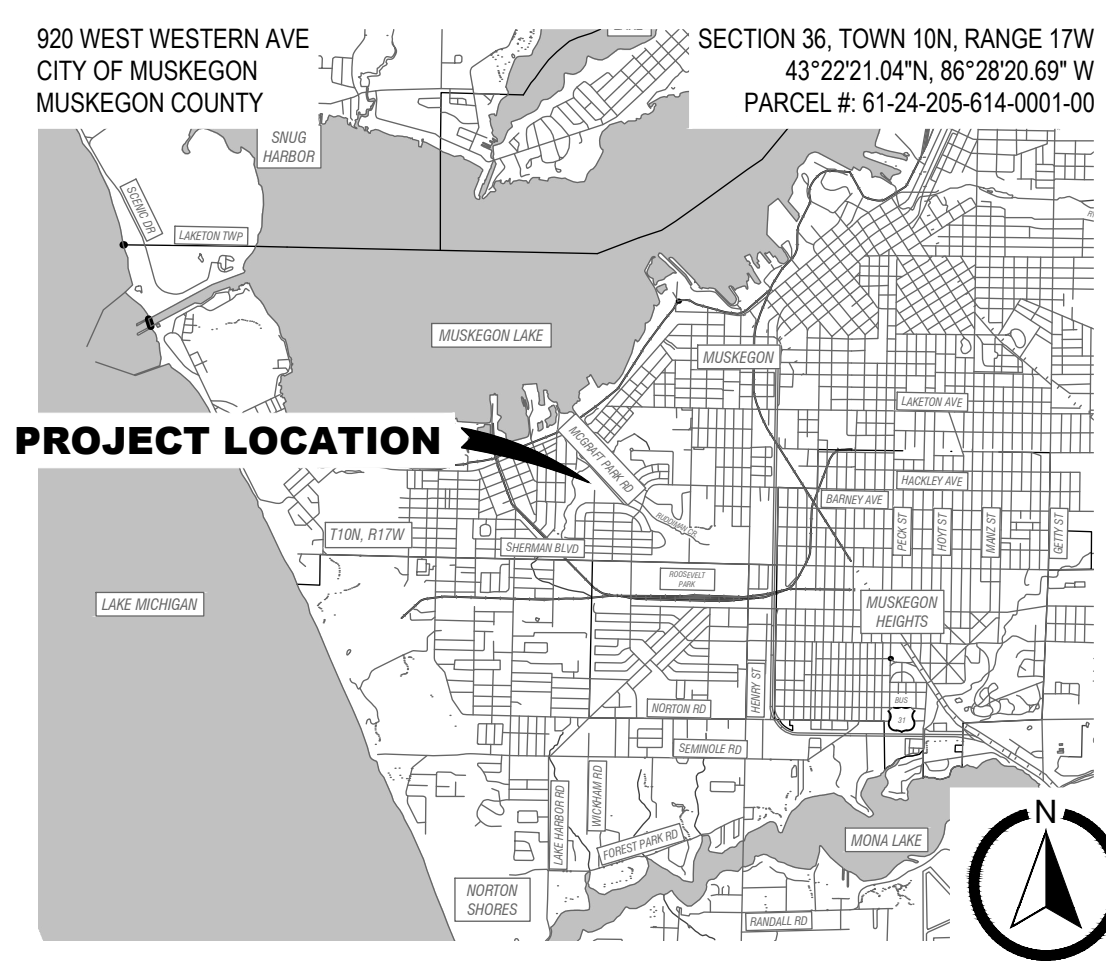


MCGRAFT PARK IMPROVEMENTS

JANUARY 2026

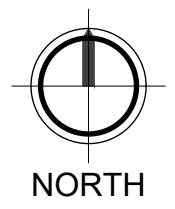
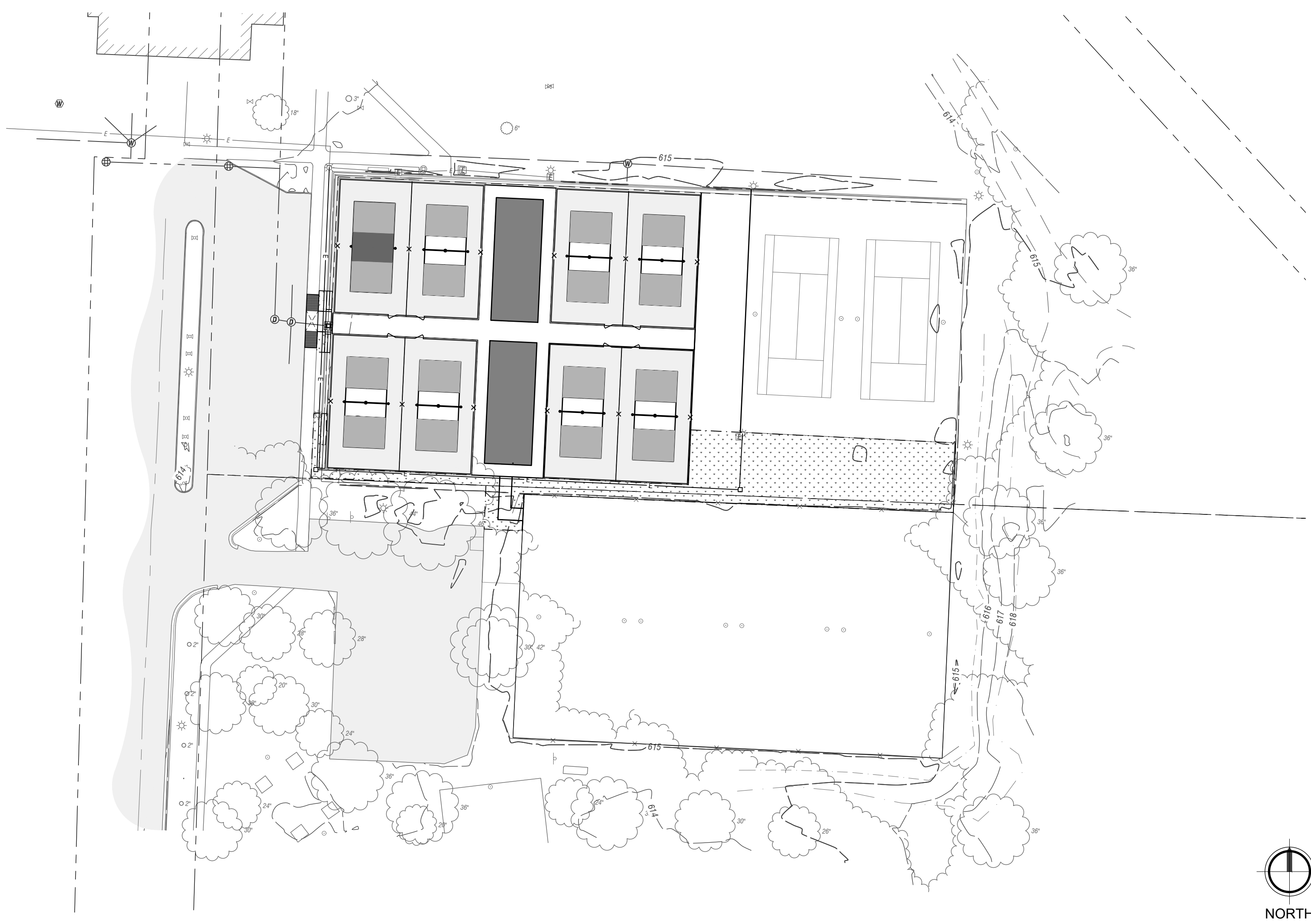


VICINITY MAP



LOCATION MAP

LEGAL DESCRIPTION:
CITY OF MUSKEGON REVISED PLAT OF 1903 ENTIRE BLK 614, REVISED PLAT OF 1903 ENTIRE BLK 610 MC GRAFT PARK ALSO THE N 693 FT OF E 1/2 OF NE 1/4 OF SE 1/4 SEC 35 (MUSKEGON COUNTY GIS - PROPERTY INFORMATION VIEWER)



UTILITY COORDINATION:

- WATER, SANITARY, AND STORM SEWER: CITY OF MUSKEGON ENGINEERING DEPARTMENT
CONTACT: DAN VANDERHEIDE
PHONE: 231.724.4100
- IRRIGATION:
- ELECTRIC: CONSUMERS ENERGY
CONTACT: JOEL BROWN
PHONE: 231.332.2682
- GAS: DTE
CONTACT: SARAH MCKENZIE
PHONE: 313.378.0346
- PHONE: FRONTIER/VERIZON TELEPHONE
CONTACT: CANDY TAPHOUSE
PHONE: 800.778.9140
- FIBER: VERIZON
CONTACT:
PHONE:

DEVELOPMENT REFERENCE:

- OWNER: CITY OF MUSKEGON - PARKS & RECREATION
1390 E KEATING ST
MUSKEGON, MI 49442
CONTACT: KYLE KARCZEWSKI, DIRECTOR
- CONSULTANT: FLEIS & VANDENBRINK ENGINEERING
316 MORRIS AVE, #230
MUSKEGON, MI 49440
CIVIL ENGINEER: DON DEVRIES, PE
PROJECT MANAGER: MARLENA O'CONNELL, PLA
PHONE: 616.600.3483



Know what's below.
Call before you dig.

M:\Proj\873001-876000\87460 Muskegon Parks Dept\CAD\McGraft\Plan\873460C-101 EXIS.dwg Wednesday, January 21, 2026 at 4:25pm mariana.cornwell

61-24-205-614-0001-00
1550 GLEN AVE
CITY OF MUSKEGON

61-24-205-610-0001-00
1705 LAKESHORE DR
CITY OF MUSKEGON

BM #5353 613.44
1" CUT IN NW COR CONC. SIDEWALK PAD, 12" W OF
WATER MH, 50" SW OF BUILDING, 25' S OF 36" MAPLE
(NAVD88 VIA VRS & GPS OBSV)

BM #6236 615.63
NAIL NW SIDE OF WOOD LP. N SIDE OF SIDE PARKING,
S OF TENNIS COURTS, 10' NE OF 44" MAPLE, 20' NW OF
48" MAPLE
(NAVD88 VIA VRS & GPS OBSV)

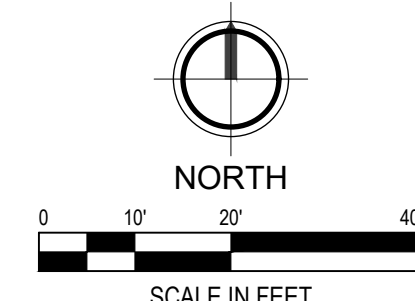
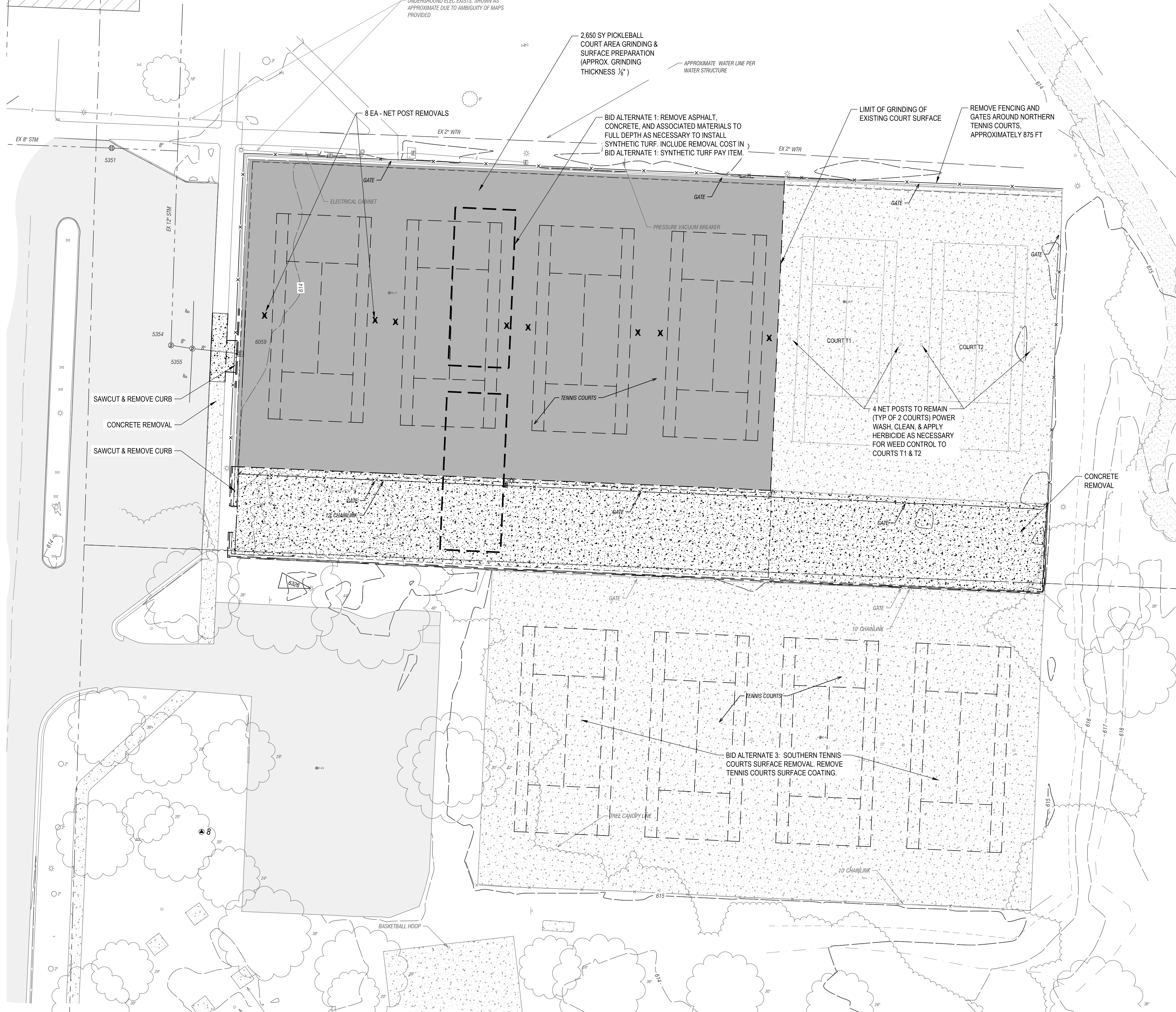
EXISTING LEGEND:

| | | |
|-------------------------|----------------------------|-------------------|
| SECTION CORNER | UTILITY POLE | CONFEROUS TREE |
| SURVEY CONTROL POINT | GUY ANCHOR | DECIDUOUS TREE |
| BENCHMARK | ROCK | BUSH |
| FOUND IRON ROD | SOIL BORING | DEAD TREE |
| FOUND CONCRETE MONUMENT | RAIL ROAD CROSSING | STUMP |
| SET IRON ROD | PEDESTRIAN CROSSING | UNKNOWN MANHOLE |
| MONUMENT BOX | PARKING METER | UNKNOWN CLEANOUT |
| SIGN | TRASH POLE | UNKNOWN HANDHOLE |
| STREET SIGN | TRAFFIC SIGNAL | UNKNOWN RISER |
| BUMPER BLOCK | AIR CONDITIONER | FILL PORT |
| MAIL BOX | FLAG POLE | ELECTRICAL OUTLET |
| MONITORING WELL | VENT | SPRINKLER VALVE |
| POST | ANTENNA | SPRINKLER HEAD |
| STORM: | WATER: | ELECTRIC: |
| MANHOLE | MANHOLE | MANHOLE |
| ROUND CATCH BASIN | VALVE & BOX | HANDHOLE |
| SQUARE CATCH BASIN | CURB STOP & BOX | METER |
| FLARED END SECTION | FIRE HYDRANT | LIGHT POLE |
| PIPE INVERT | WELL | GROUND LIGHT |
| CLEANOUT | METER | WALL LIGHT |
| DOWNSPOUT | FIRE DEPARTMENT CONNECTION | TRANSFORMER |
| SANITARY: | NATURAL GAS: | RISER |
| MANHOLE | VALVE & BOX | MARKER |
| CLEANOUT | METER | MARKER |
| VALVE & BOX | MARKER | MARKER |
| CABLE TV: | FIBER OPTIC: | MARKER |
| MANHOLE | MANHOLE | MARKER |
| HANDHOLE | HANDHOLE | MARKER |
| RISER | RISER | MARKER |
| MARKER | MARKER | MARKER |

| | |
|---------------------|----------------------|
| ASPHALT | BRICK |
| CONCRETE / SIDEWALK | GRAVEL |
| BUILDING | RIP RAP |
| BOUNDARY LINE | SECTION LINE |
| RIGHT OF WAY LINE | PARCEL LINE |
| EASEMENT LINE | PLAT LINE |
| CURB & GUTTER | LANDSCAPE CURB |
| ASPHALT CURB | SANITARY SEWER |
| DITCH | SANITARY LATERAL |
| EDGE OF WATER | FORCEMAIN |
| FENCE | STORM SEWER |
| GUARD RAIL | STORM LATERAL |
| LANDSCAPING | UNDERDRAIN |
| WETLAND | WATERMAN |
| MAJOR CONTOUR | WATER SERVICE |
| MINOR CONTOUR | OVERHEAD WIRE |
| BOTTOM OF BANK | UNDERGROUND CABLE |
| TOP OF BANK | UNDERGROUND FIBER |
| BUSH LINE | UNDERGROUND GAS |
| BRUSH LINE | UNDERGROUND PHONE |
| TREE LINE | UNDERGROUND ELECTRIC |

DEMOLITION LEGEND:

| | |
|-----------|--------------------------|
| X | REMOVAL ITEMS |
| [Pattern] | REMOVE CONCRETE PAVEMENT |
| [Pattern] | CONCRETE GRINDING |
| [Pattern] | REMOVE CURB AND GUTTER |



FLEISCHMANN & VANDENBRINK
DESIGN. BUILD. OPERATE.

316 Morris Avenue, Suite 230
Muskegon, MI 49440
P: 231.726.1000
F: 231.726.2200

CITY OF MUSKEGON
2204 WICKHAM RD, MUSKEGON, MI 49441
McGRAFT PARK IMPROVEMENTS
EXISTING CONDITIONS & DEMOLITION PLAN

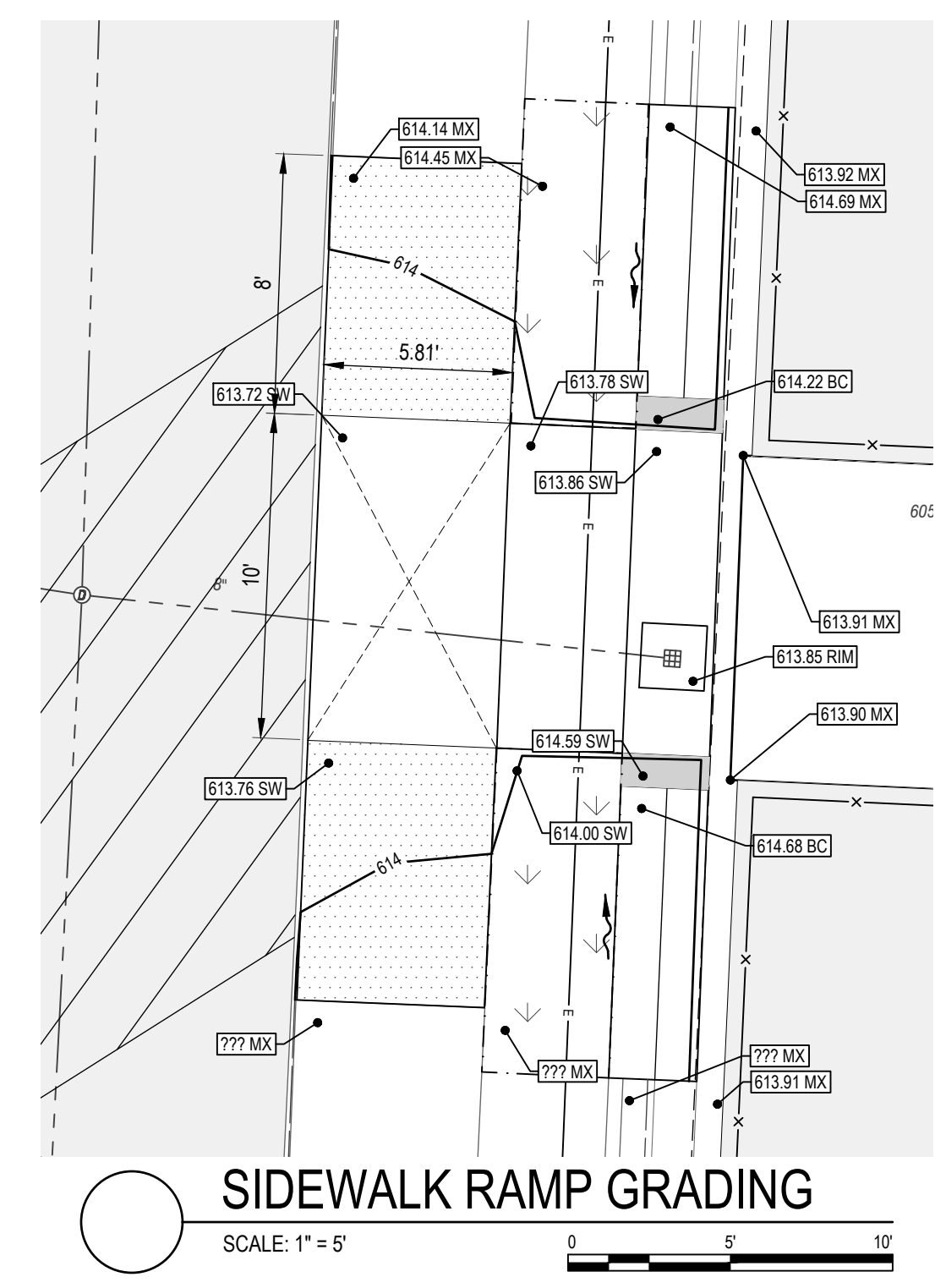
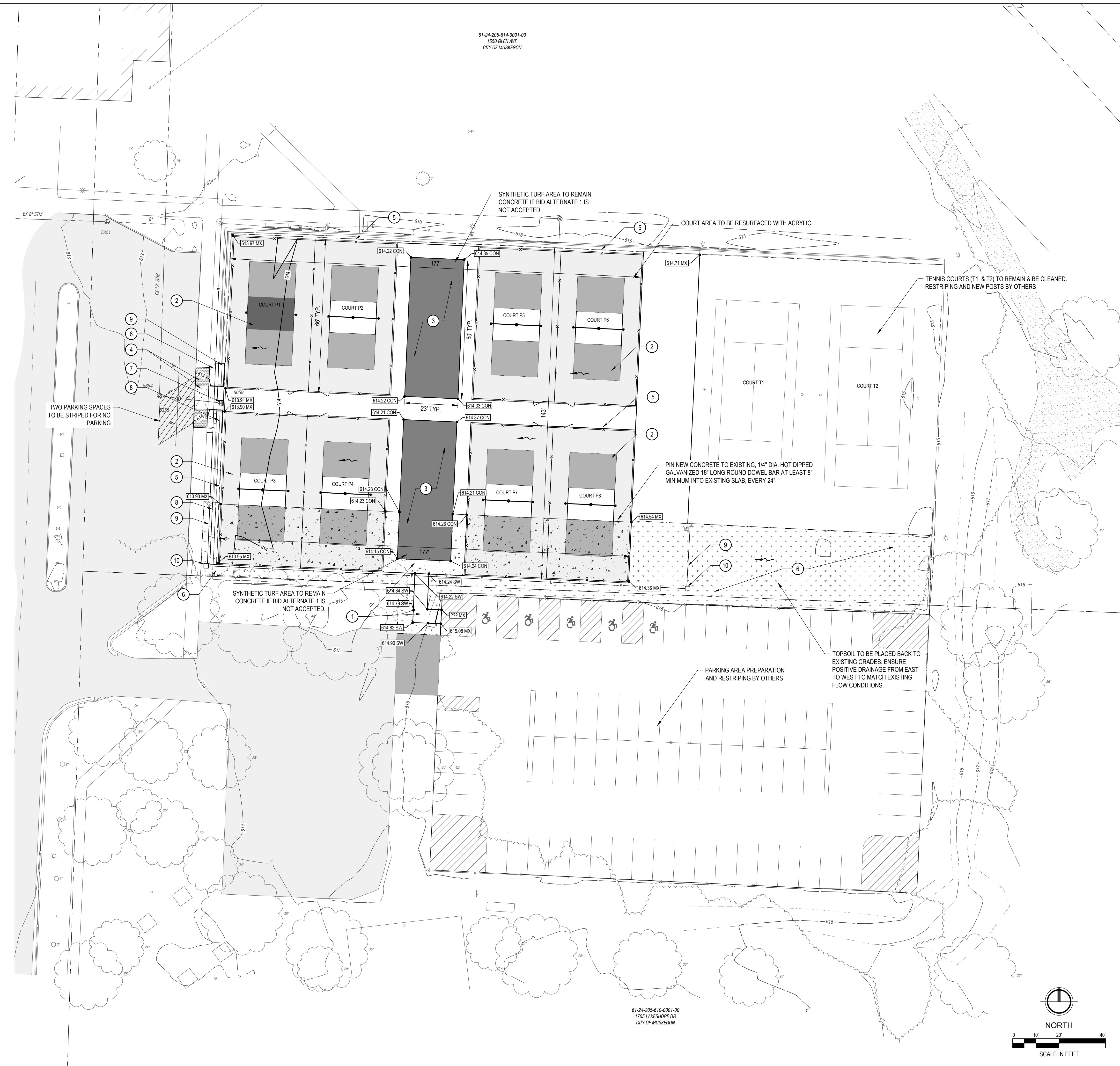
| | |
|-------------|------------------|
| DESIGN TEAM | PROJ. MGR. RWS |
| | DESIGNED BY: MJO |
| | DRAWN BY: MJO |
| | CHECKED BY: |

NOT FOR CONSTRUCTION

F&V PROJECT NO.
873460

C-101

61-24-205-614-0001-00
1550 GLEN AVE
CITY OF MUSKEGON



SITE ITEM LEGEND:

- 4" CONCRETE PAVEMENT (C-501)
- PICKLEBALL COURT (C-502)
- SYNTHETIC TURF - BID ALTERNATE 1 (C-501)
- SIDEWALK RAMP (SEE ENLARGEMENT, THIS SHEET)
- BLACK VINYL CLAD CHAIN LINK FENCE (C-501 & C-501, FENCING LAYOUT 8/C-502)
- TURF ESTABLISHMENT (SEE SPECIFICATIONS)
- STORMWATER GRATE, EAST JORDAN IRON WORKS EJ 5105, TYPE M3
- MODIFIED CURB & GUTTER (C-501)
- LIGHTING CONDUIT
- HANDHOLE (TO BE PAID AS PART OF LIGHTING CONDUIT)

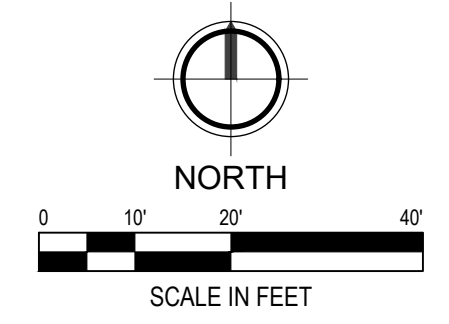
| QUANTITY TABLE | | |
|---|------|------|
| ITEM | QTY | UNIT |
| 4" CONCRETE PAVEMENT | 4350 | SFT |
| SYNTHETIC TURF - ALTERNATE 1 | 2780 | SFT |
| TURF ESTABLISHMENT | 6085 | SFT |
| MODIFIED CURB & GUTTER | 60 | FT |
| LIGHTING CONDUIT | 385 | FT |
| PICKLEBALL COURT COLOR SURFACING & STRIPING | 2500 | SYD |

PROPOSED LEGEND:

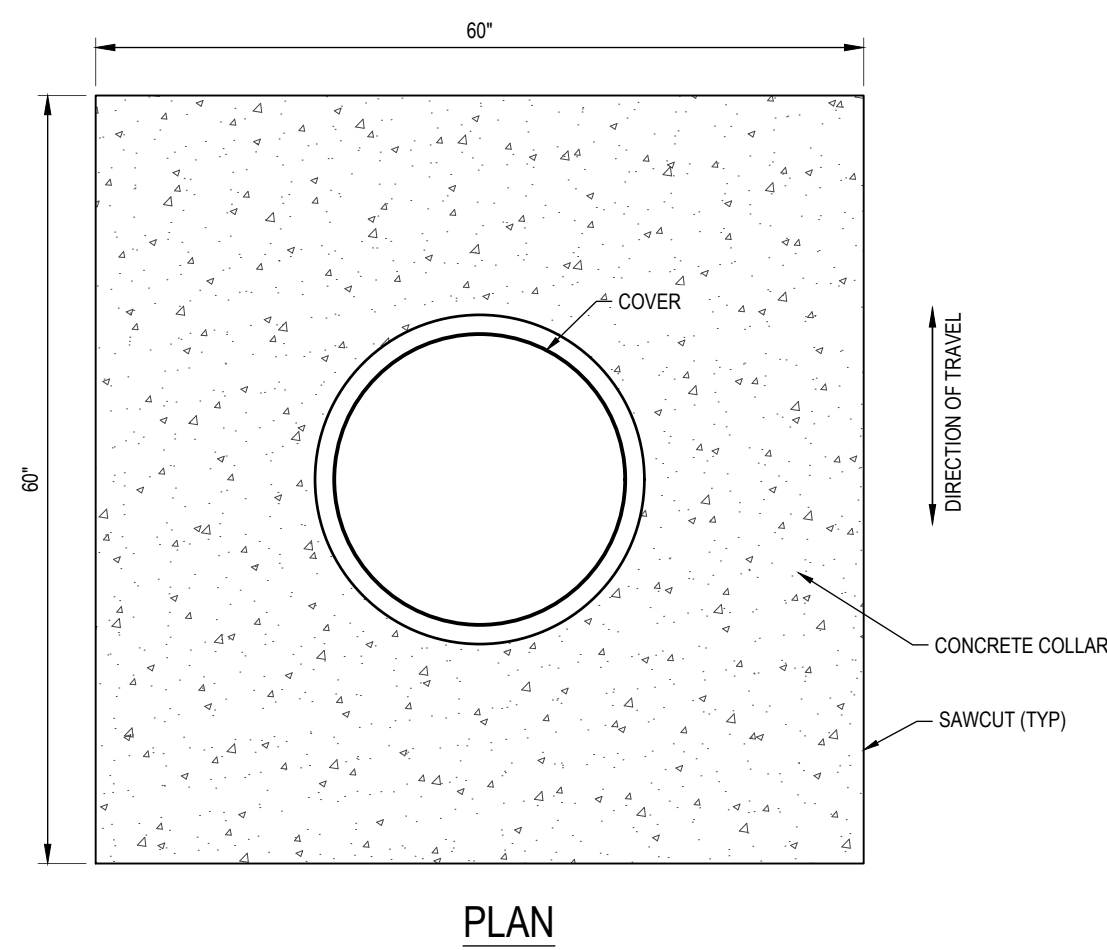
- HMA PAVEMENT (BY OTHERS)
- 4" CONCRETE PAVEMENT
- SIDEWALK RAMP
- MODIFIED CURB & GUTTER
- DUBBED DOWN CURB

PROPOSED GRADING LEGEND:

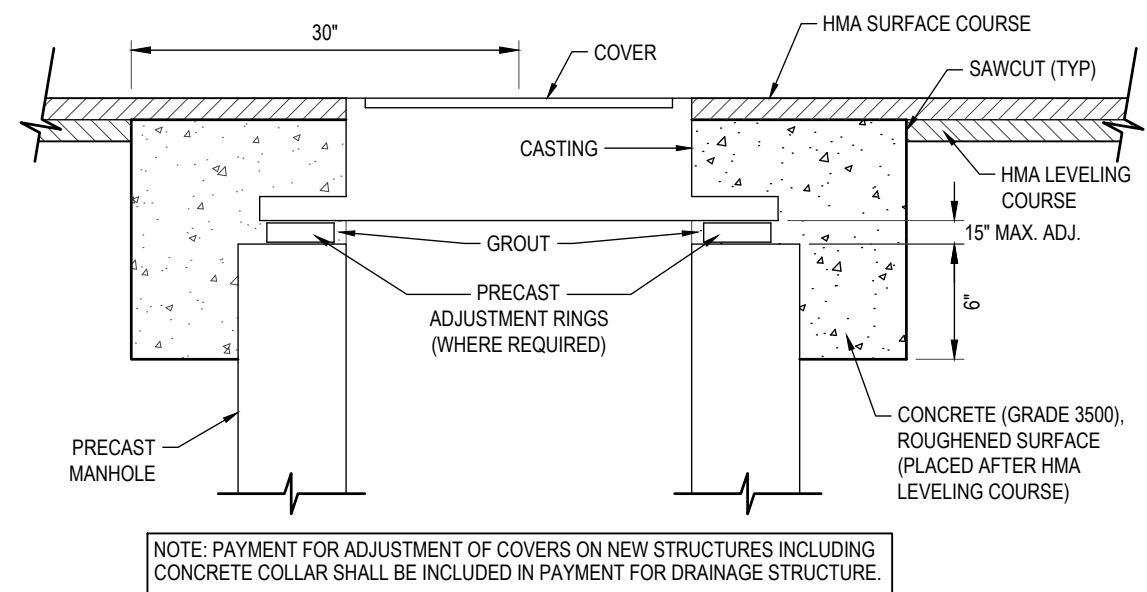
- BENCHMARK
- FLOW ARROW
- GRADE BREAK
- 614 PROPOSED MINOR CONTOUR
- 615 PROPOSED MAJOR CONTOUR
- 614.00 FG PROPOSED SPOT GRADE
- CON CONCRETE GRADE
- BC BACK OF CURB GRADE
- MX MATCH EXISTING ELEVATION
- RIM STRUCTURE RIM ELEVATION
- SW SIDEWALK GRADE



M:\Proj\873460\Muskegon Parks Dept\CallMcGraft\Phase8\73460C-102 SITE.dwg, Wednesday, January 21, 2026 at 4:30pm madiana.scomelli



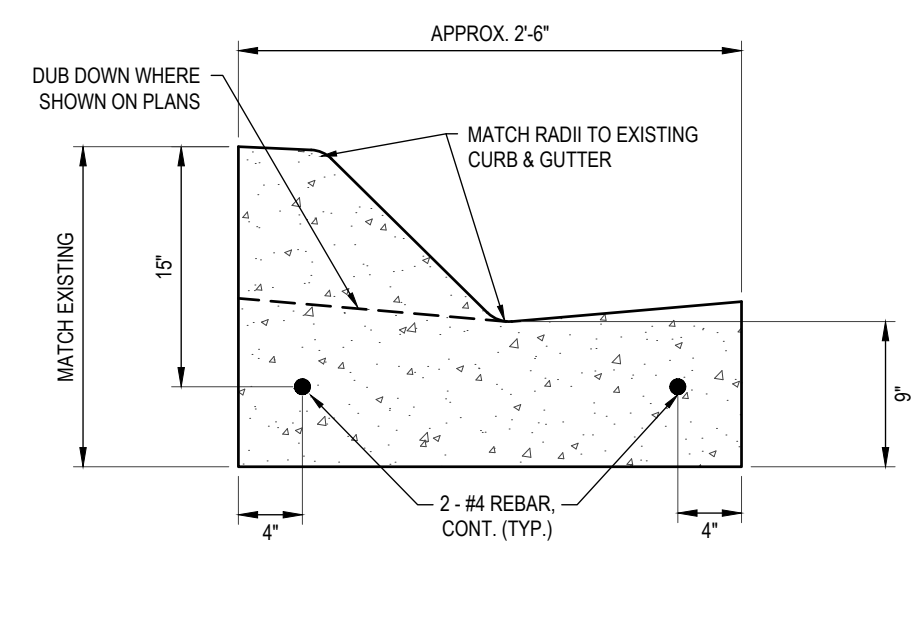
PLAN



SECTION

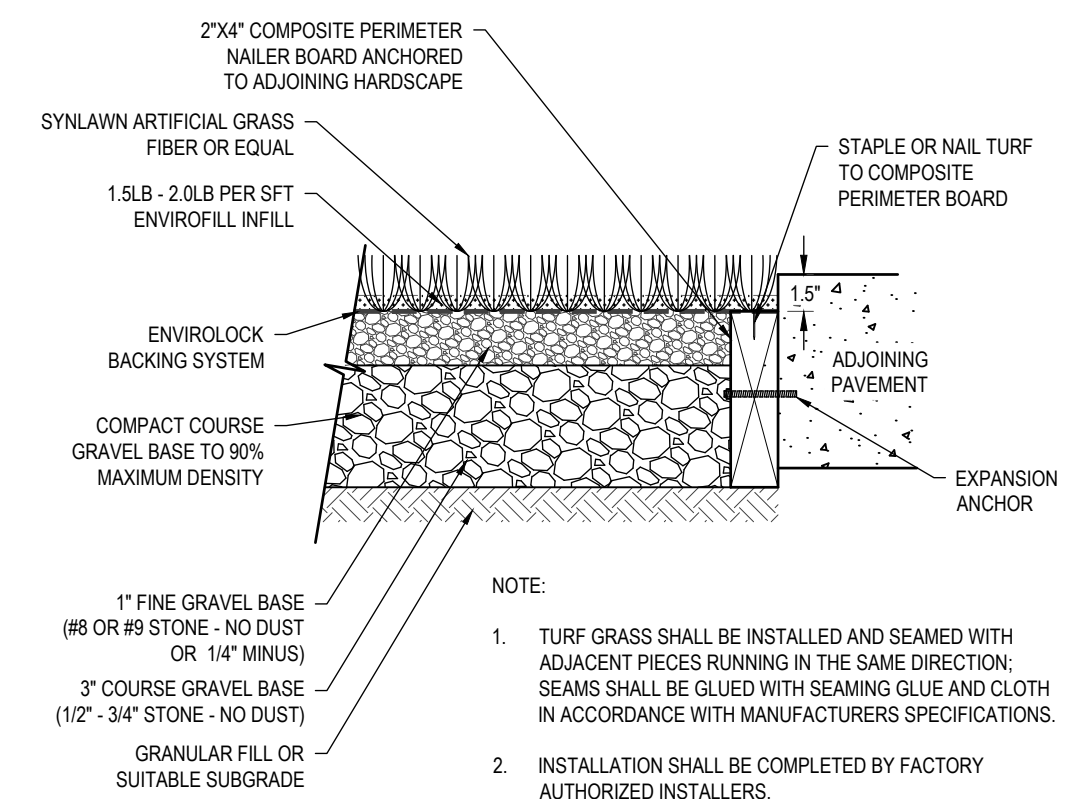
DRAINAGE STRUCTURE COVER ADJUST

7 NOT TO SCALE



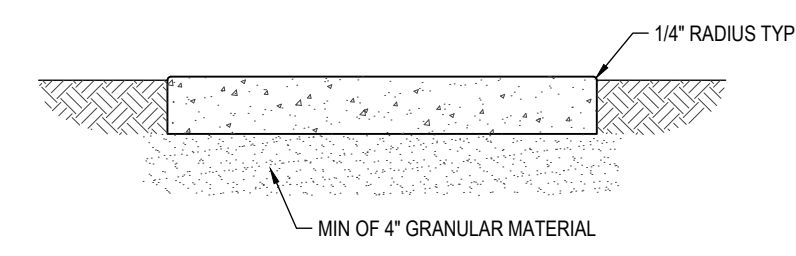
6 MODIFIED CURB & GUTTER

NOT TO SCALE



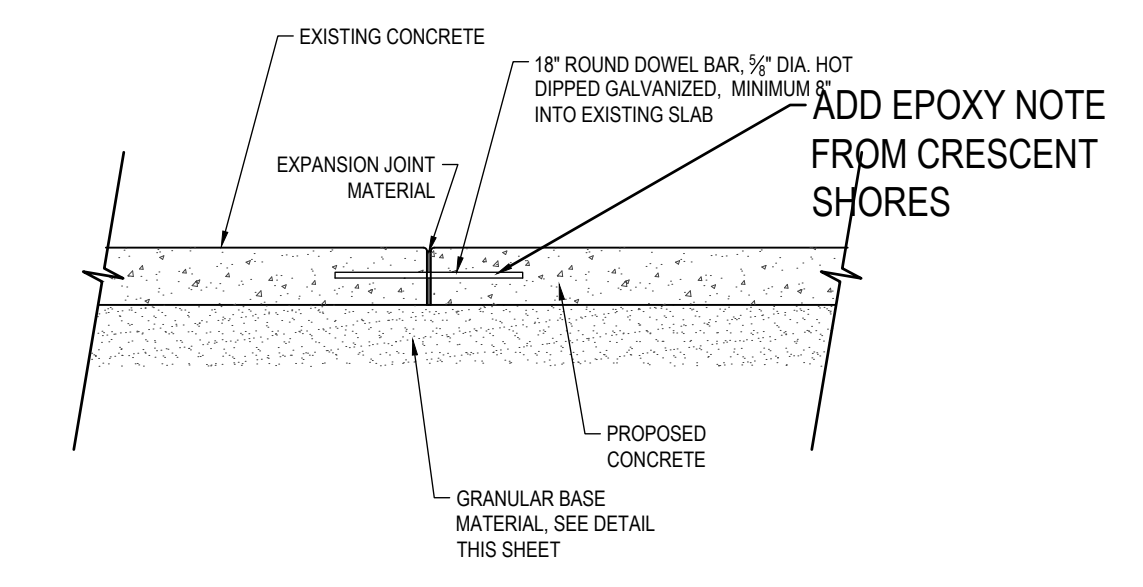
5 SYNTHETIC TURF - ALT. 1

NOT TO SCALE



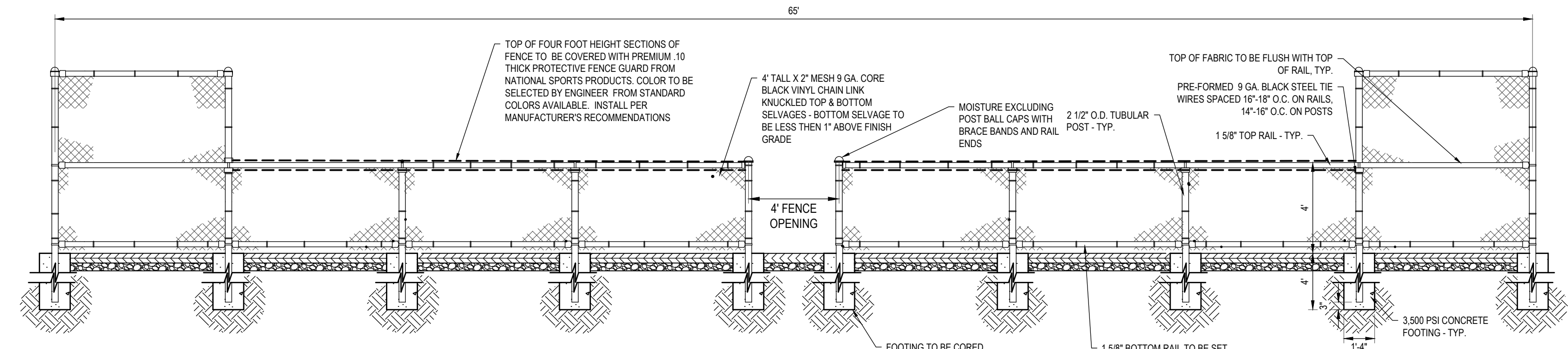
4 4\"/>

NOT TO SCALE



3 EXISTING CONCRETE TO NEW CONCRETE CONNECTION

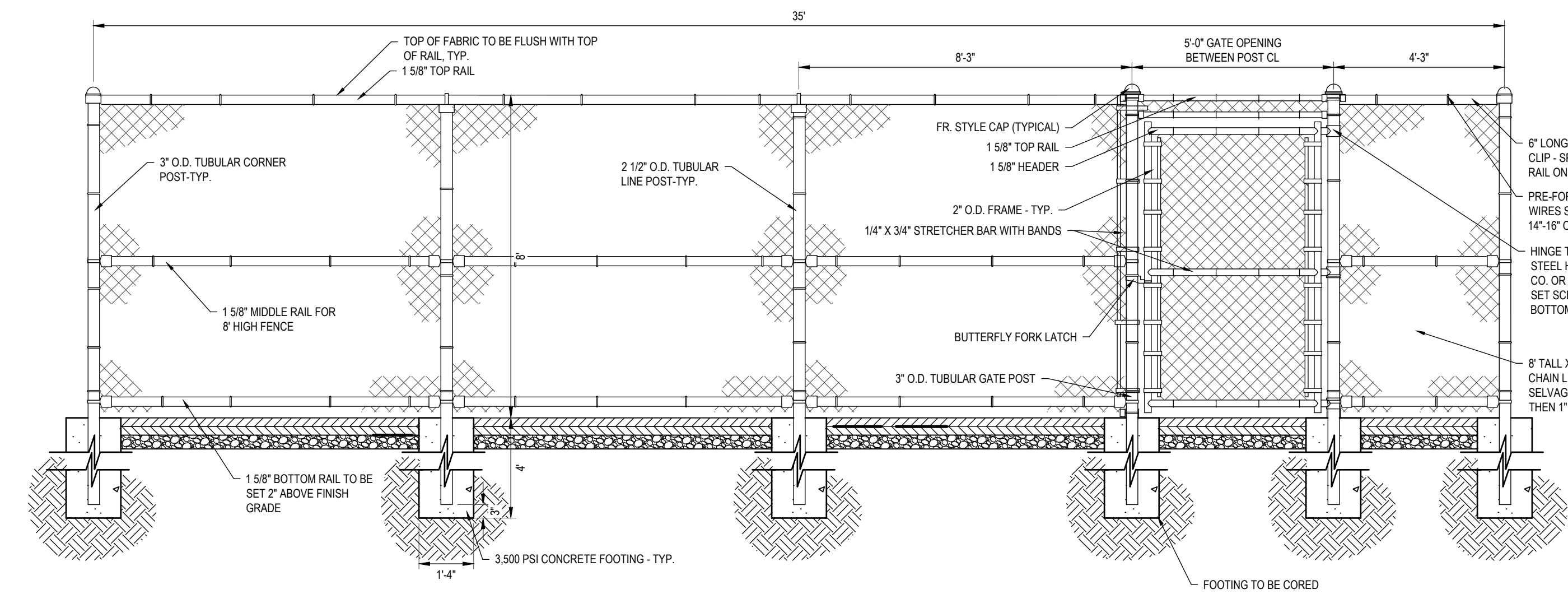
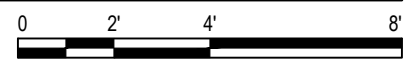
NOT TO SCALE



2 BLACK VINYL CLAD CHAIN LINK FENCE, 4 FOOT HEIGHT

SCALE: 1/4\"/>

- NOTES:
- ALL PIPE TO BE SPS40 BLACK VINYL POLY COATED
 - TERMINAL POSTS TO BE 3\"/>
 - ALL COMPONENTS BLACK VINYL POLY COATED
 - CHAIN LINK AND CHAIN LINK FABRIC TO BE ON INSIDE OF COURT



1 BLACK VINYL CLAD CHAIN LINK FENCE, 8 FOOT HEIGHT W/ GATE

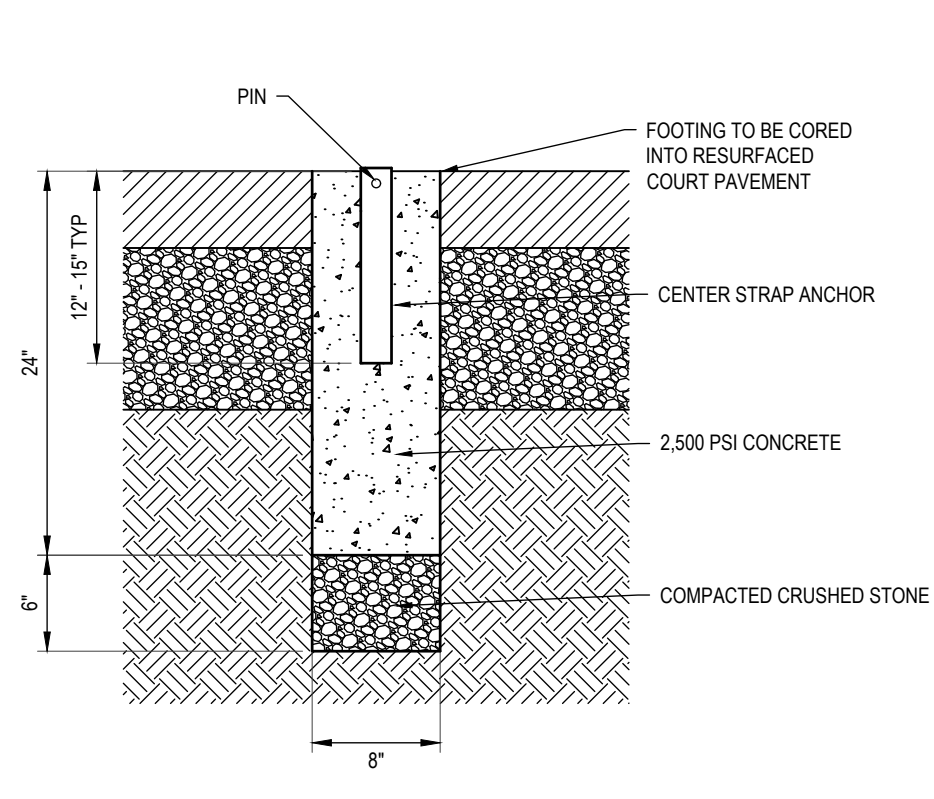
SCALE: 3/8\"/>

- NOTES:
- ALL PIPE TO BE SPS40 BLACK VINYL POLY COATED
 - TERMINAL POSTS TO BE 3\"/>
 - ALL COMPONENTS BLACK VINYL POLY COATED
 - CHAIN LINK AND CHAIN LINK FABRIC TO BE ON INSIDE OF COURT

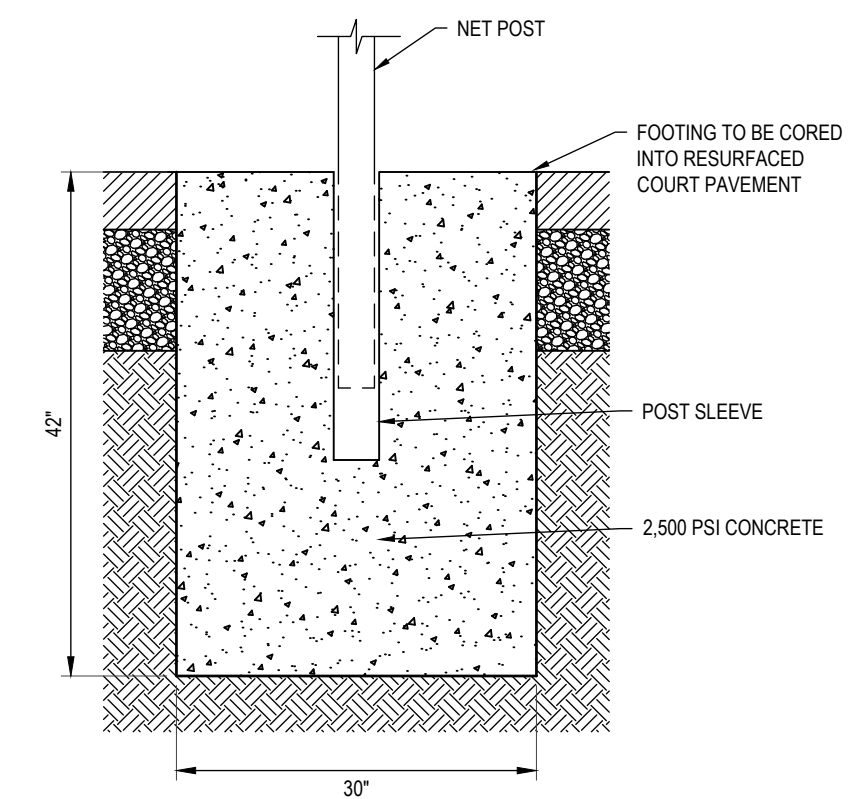


- NOTES:
- ALL MATERIALS - GALVANIZED STEEL WITH BLACK POLY VINYL CHLORIDE (PVC) COATED CHAIN LINK FABRIC.
 - FABRIC - BLACK POLY VINYL CHLORIDE (PVC) COATED CHAIN LINK FABRIC #9 GAUGE GALVANIZED STEEL, 2\"/>
 - TERMINAL / CORNER POST - BLACK POLY VINYL CHLORIDE (PVC) COATED 3\"/>
 - LINE POST - BLACK POLY VINYL CHLORIDE (PVC) COATED 2 1/2\"/>
 - TOP RAIL - BLACK POLY VINYL CHLORIDE (PVC) COATED 1 1/2\"/>
 - ALL MATERIALS SHALL BE MANUFACTURED ACCORDING TO APPLICABLE ASTM STANDARDS (TYPE 2A)
 - WEST & SOUTH FENCING SHALL HAVE RECYCLED WINDSCREEN MATERIAL INSTALLED ON IT. NORTH AND EAST FENCING SHALL BE REGULAR WITHOUT SCREEN MATERIAL.

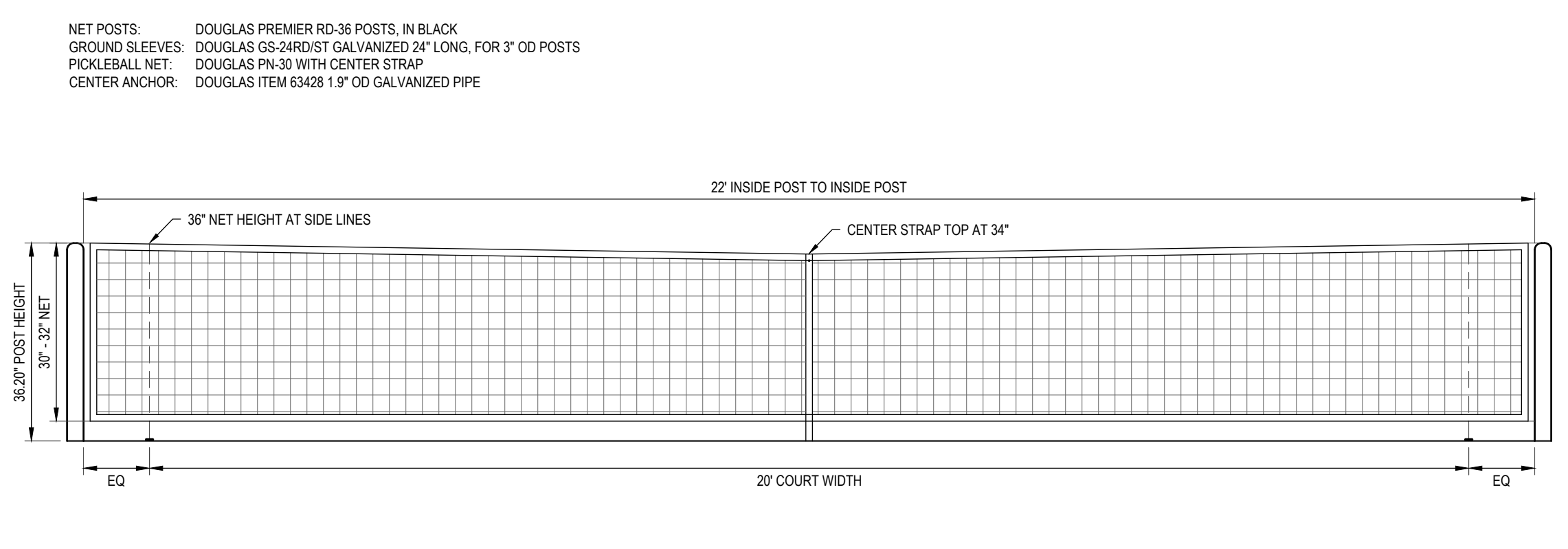
M:\proj\3001-87600\876460-Muskegon Parks Dept\CarlMcCall\Sheet\73460C-501 DETL.dwg Wednesday, January 21, 2026 at 4:30pm melena.cornell



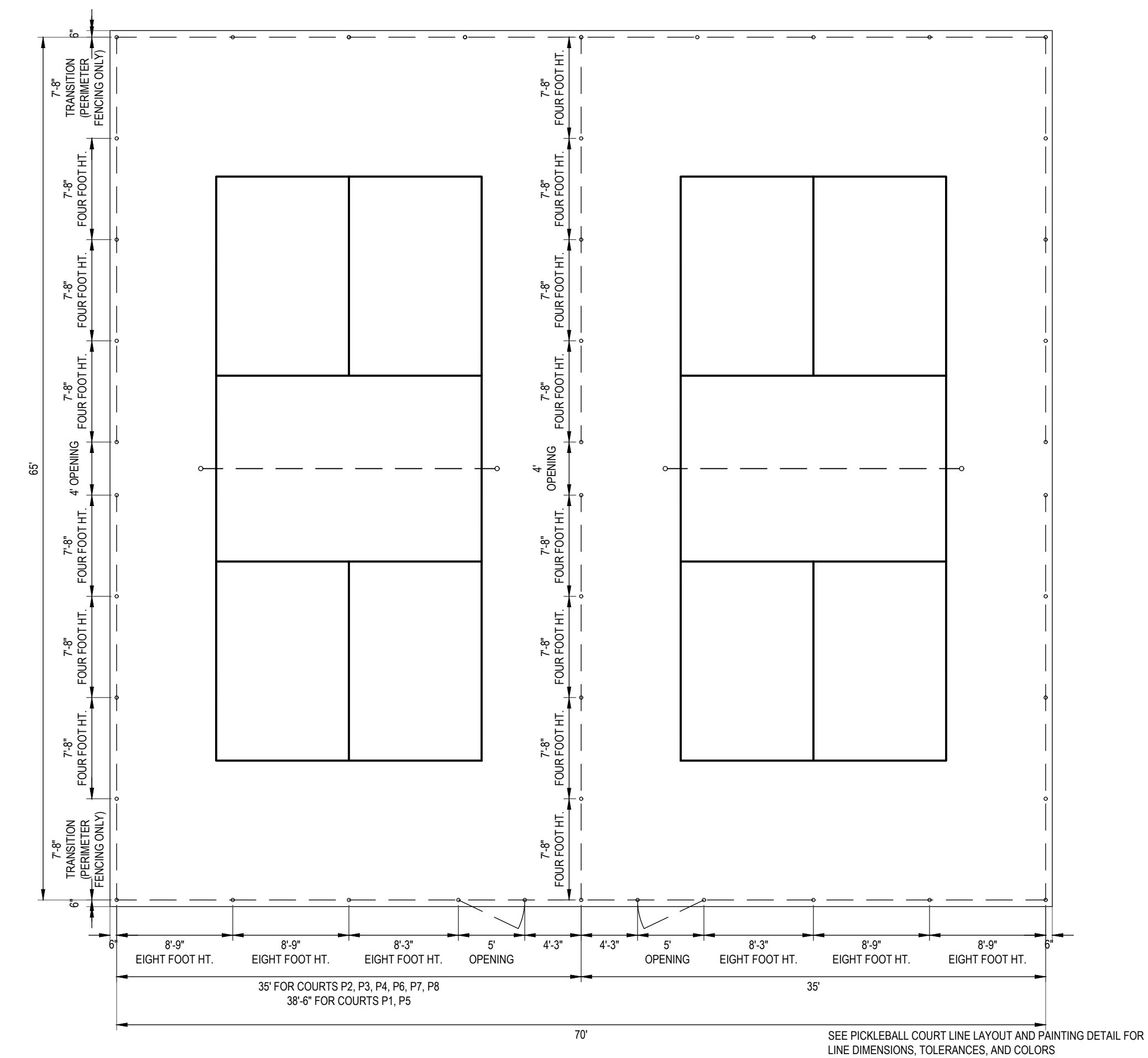
11 CENTER STRAP ANCHOR
SCALE: 1" = 1'-0"



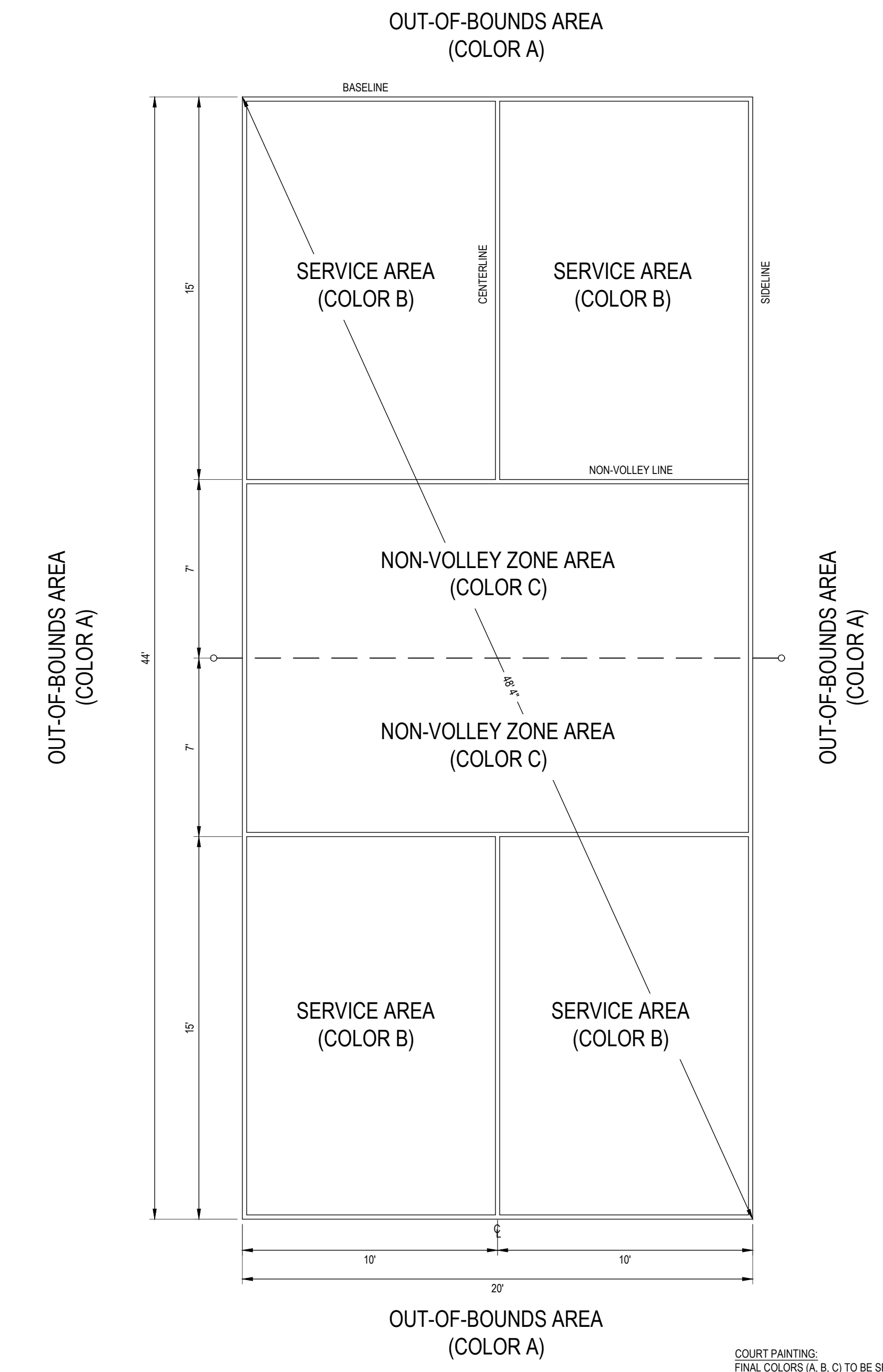
10 NET POST FOUNDATION
SCALE: 3/4" = 1'-0"



9 PICKLEBALL NET
SCALE: 1/2" = 1'-0"



8 DOUBLE PICKLEBALL COURT FENCING LAYOUT
SCALE: 1/8" = 1'-0"



7 PICKLEBALL COURT LINE LAYOUT AND PAINTING
SCALE: 1/4" = 1'-0"

COURT PAINTING:
FINAL COLORS (A, B, C) TO BE SELECTED BY OWNER FROM STANDARD LIST OF COLORS.

LINE PAINTING:
ALL LINES SHALL BE WHITE.
ALL LINES SHALL BE 2" WIDE.
ALL DIMENSIONS ARE TO OUTSIDE EDGE OF LINES WITH THE EXCEPTION OF THE CENTER LINE FROM THE SIDELINE.

LINE TOLERANCES:
NET TO OUTSIDE EDGE OF MVZ LINE: 7'-0" ± 1/8"
NET TO OUTSIDE EDGE OF BASELINE: 22'-0" ± 1/4"
OUTSIDE SIDELINE TO OUTSIDE SIDELINE: 20'-0" ± 1/4"
OUTSIDE SIDELINE TO CENTER LINE: 10'-0" ± 1/8"
DIAGONAL DIMENSION: 48'-4" ± 3/4"

M:\Proj\873001-876000\875460 Muskegon Parks Dept\CarlMcCall\Pres\873460C-502 DETL.dwg Wednesday, January 21, 2026 at 4:30pm mdelena.com