

REDWOOD ROCHESTER HILLS

E. AVON ROAD
ROCHESTER HILLS, MI 48307
OAKLAND COUNTY



7510 E. PLEASANT VALLEY RD
INDEPENDENCE, OH 44131

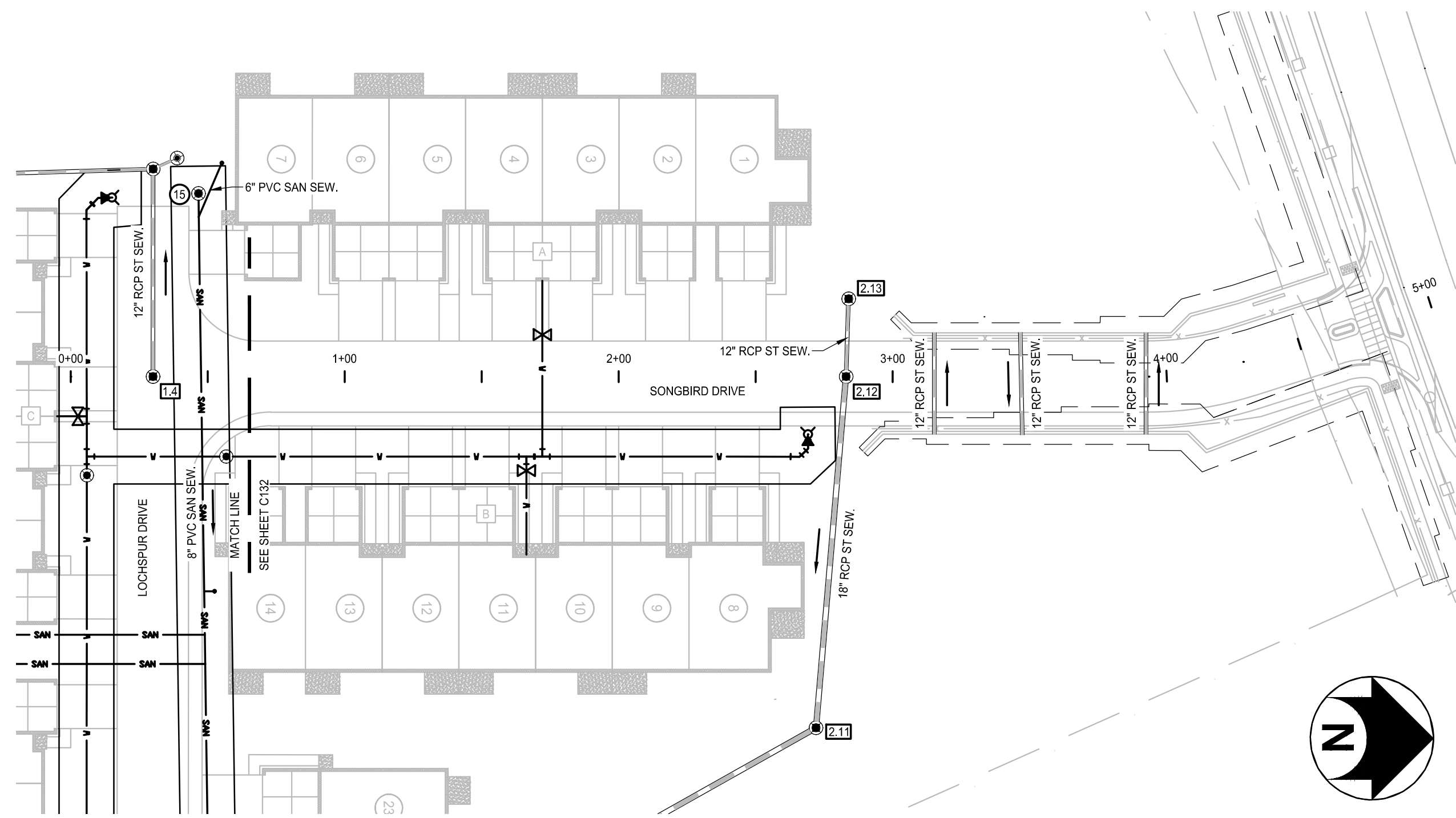
B BERGMANN
ARCHITECTS ENGINEERS PLANNERS

Bergmann Associates, Architects, Engineers,
Landscape Architects & Surveyors, D.P.C.
7050 West Saginaw Hwy.
Suite 200
Lansing, MI 48917

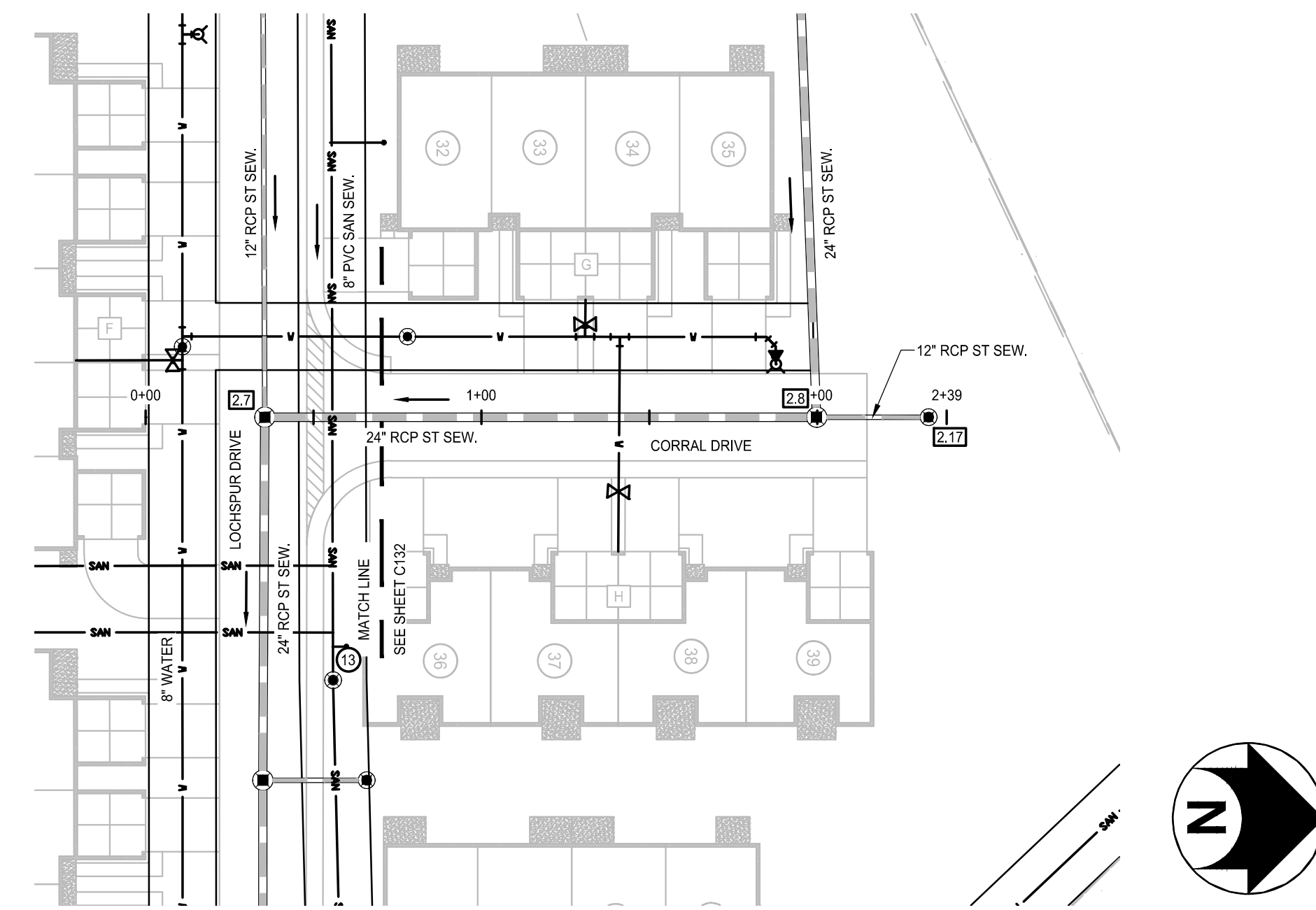
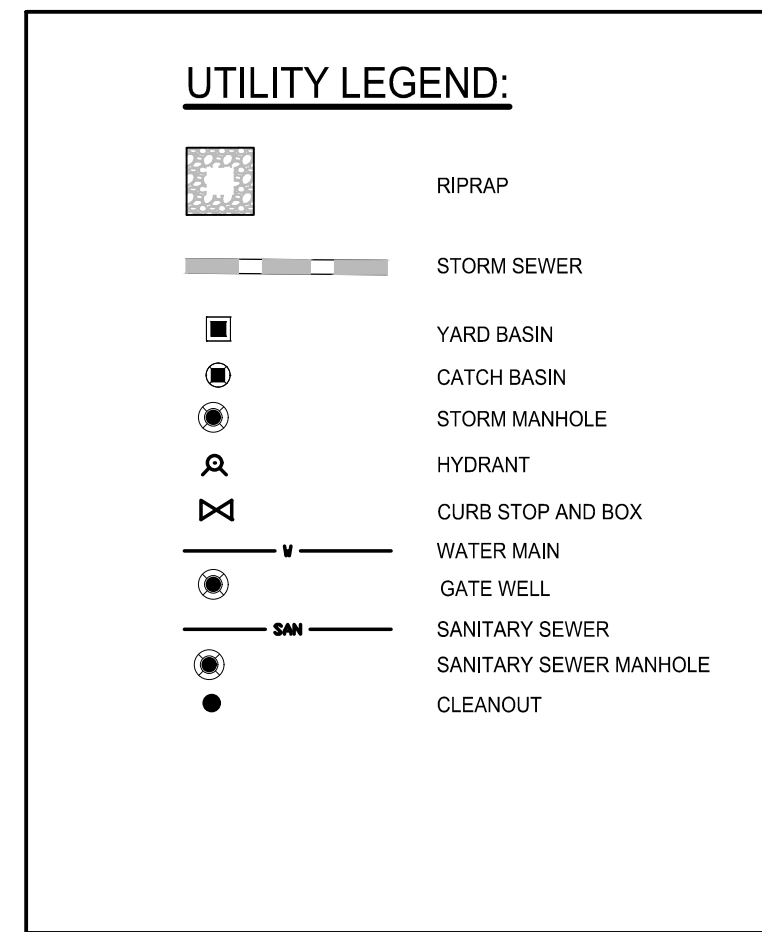
office: 517.272.9835
fax: 517.272.9836

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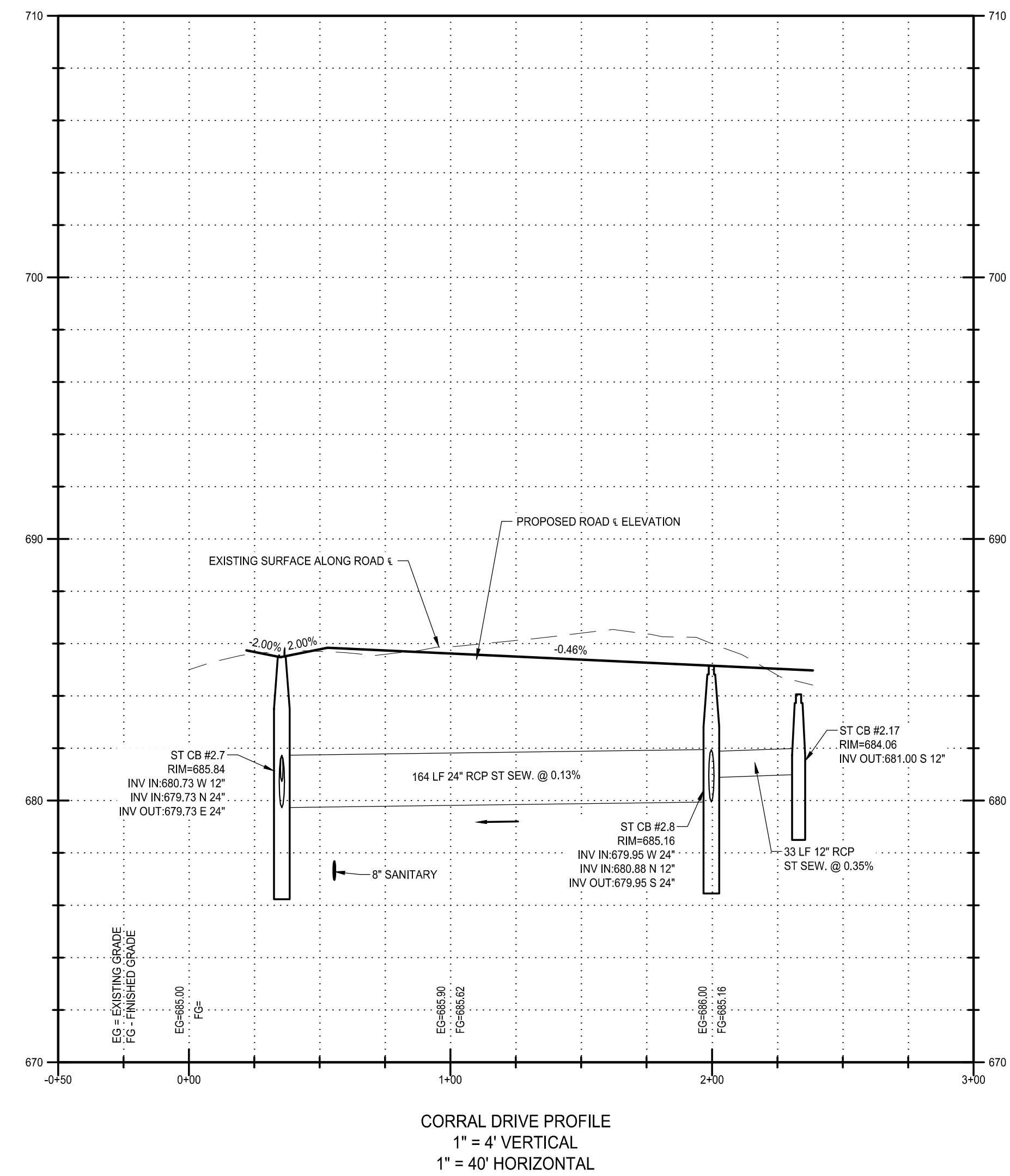
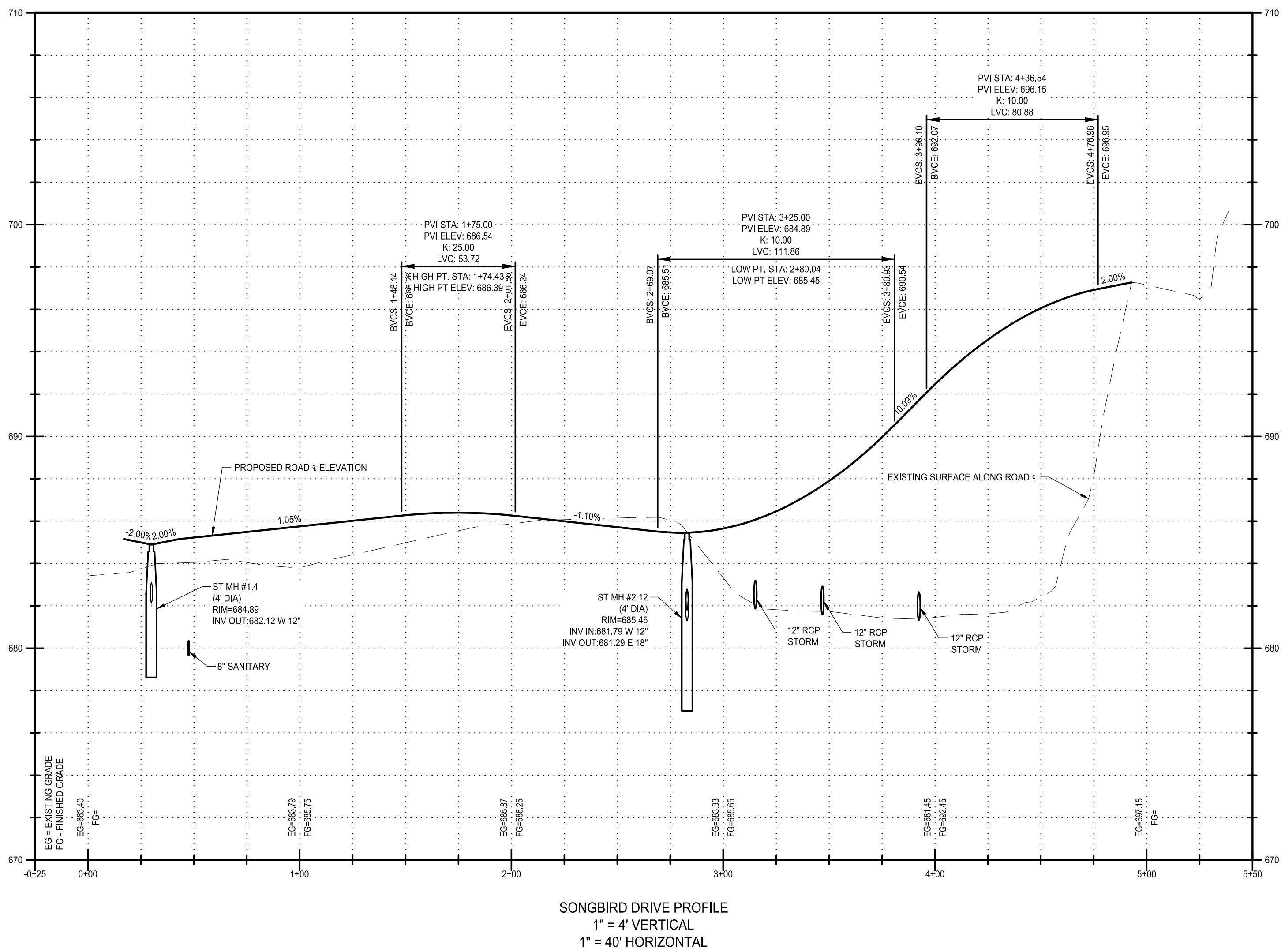
| DATE | DESCRIPTION |
|------------|----------------------------|
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| 06/09/2020 | ENGINEERING RESUBMITTAL |
| 07/06/2020 | ENGINEERING RESUBMITTAL |



SONGBIRD DRIVE PLAN
SCALE: 1" = 40' HORIZ



CORRAL DRIVE PLAN
SCALE: 1" = 40' HORIZ



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| | |
|----------------------------------|------------------------------|
| Prepared By: P. FURTAW, PE | Checked By: P. FURTAW, PE |
| Designed By: I. GRAHAM, PE | Drawn By: I. GRAHAM, PE |
| Date Revisd: NOVEMBER 9, 2018 | Project Number: 12963.00 |

SONGBIRD & CORRAL PLAN & PROFILE

C136

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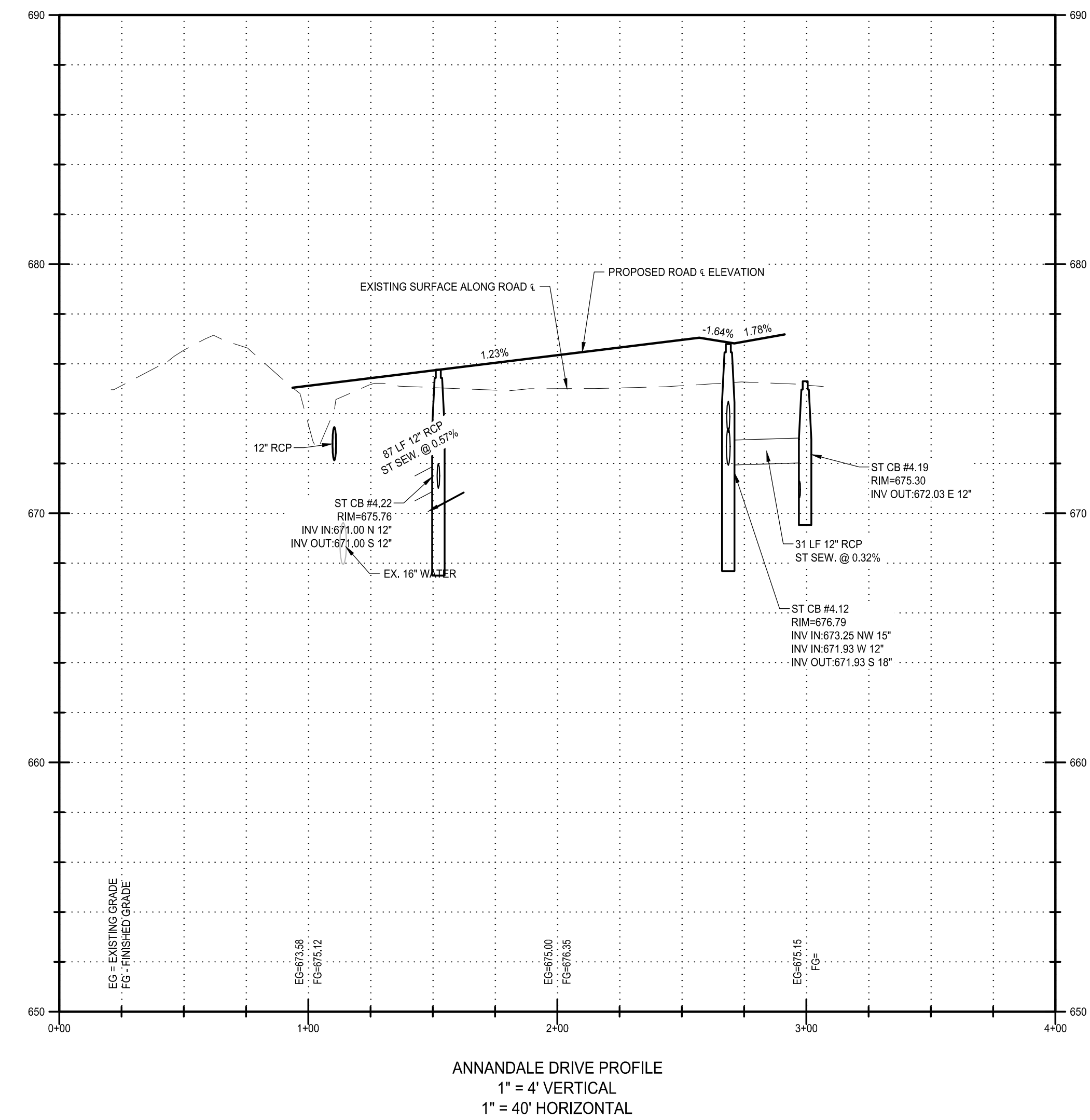
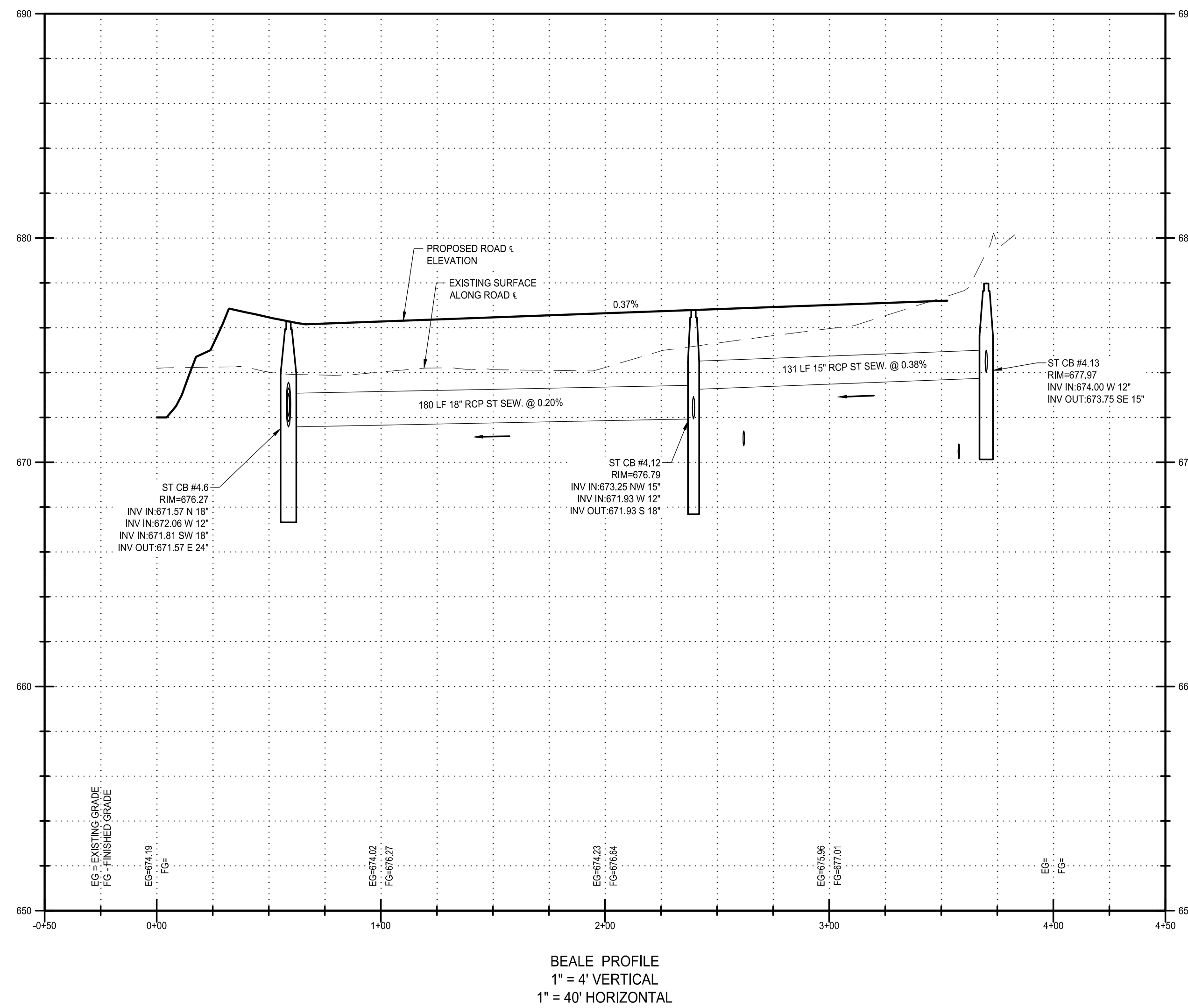
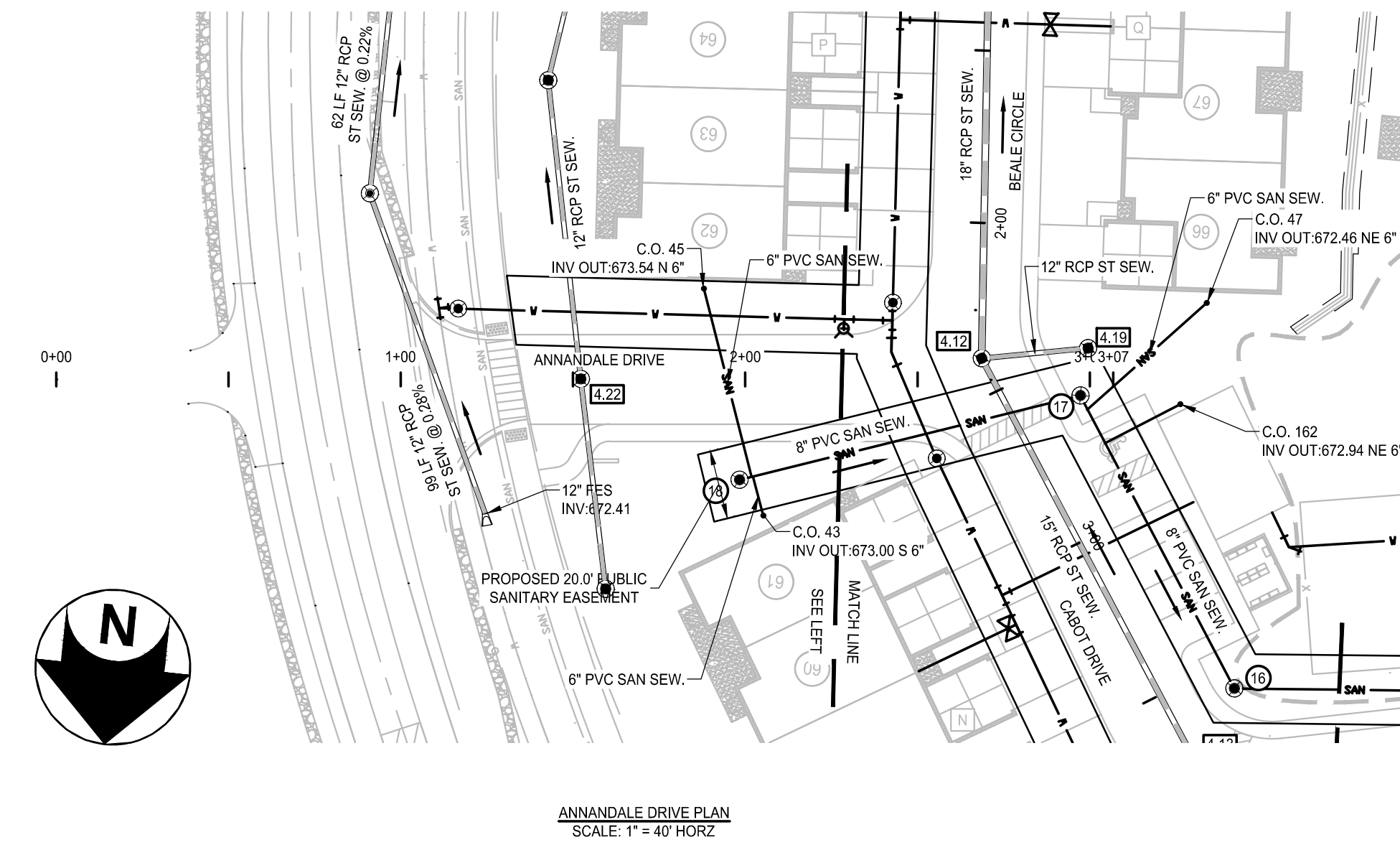
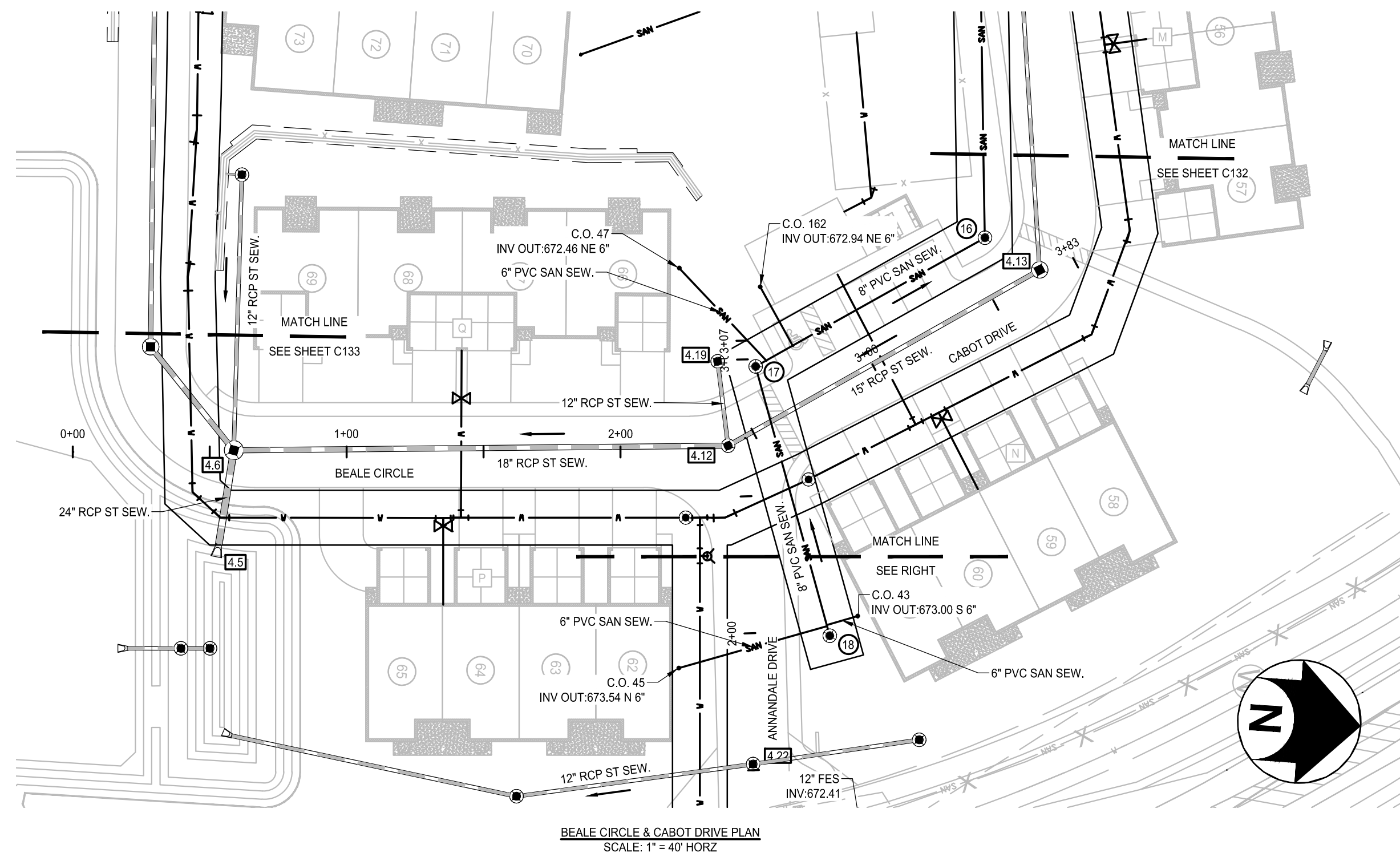


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| Project Manager: P. FURTAW, PE | Checked By: P. FURTAW, PE |
| Designed By: I. GRAHAM, PE | Drawn By: I. GRAHAM, PE |
| Date Issued: NOVEMBER 9, 2018 | Project Number: 12963.00 |

BEALE & ANNANDALE PLAN & PROFILE

C137

REDWOOD ROCHESTER HILLS

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OAKLAND COUNTY



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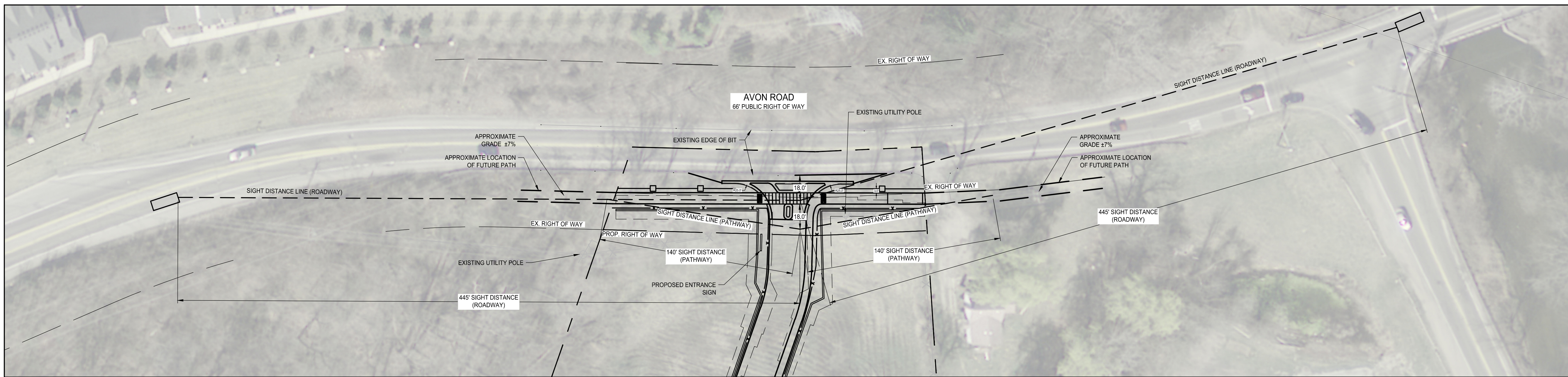


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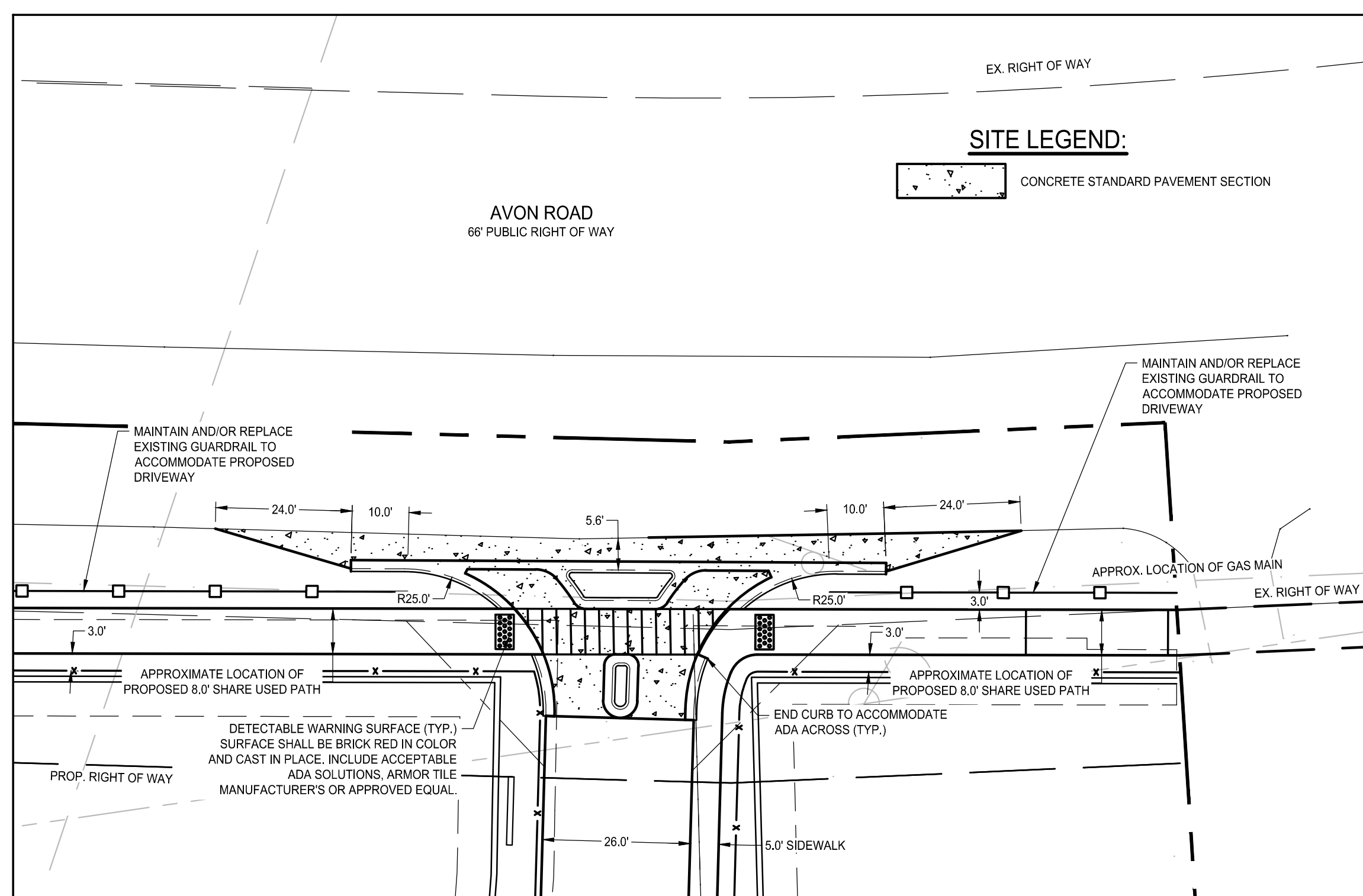
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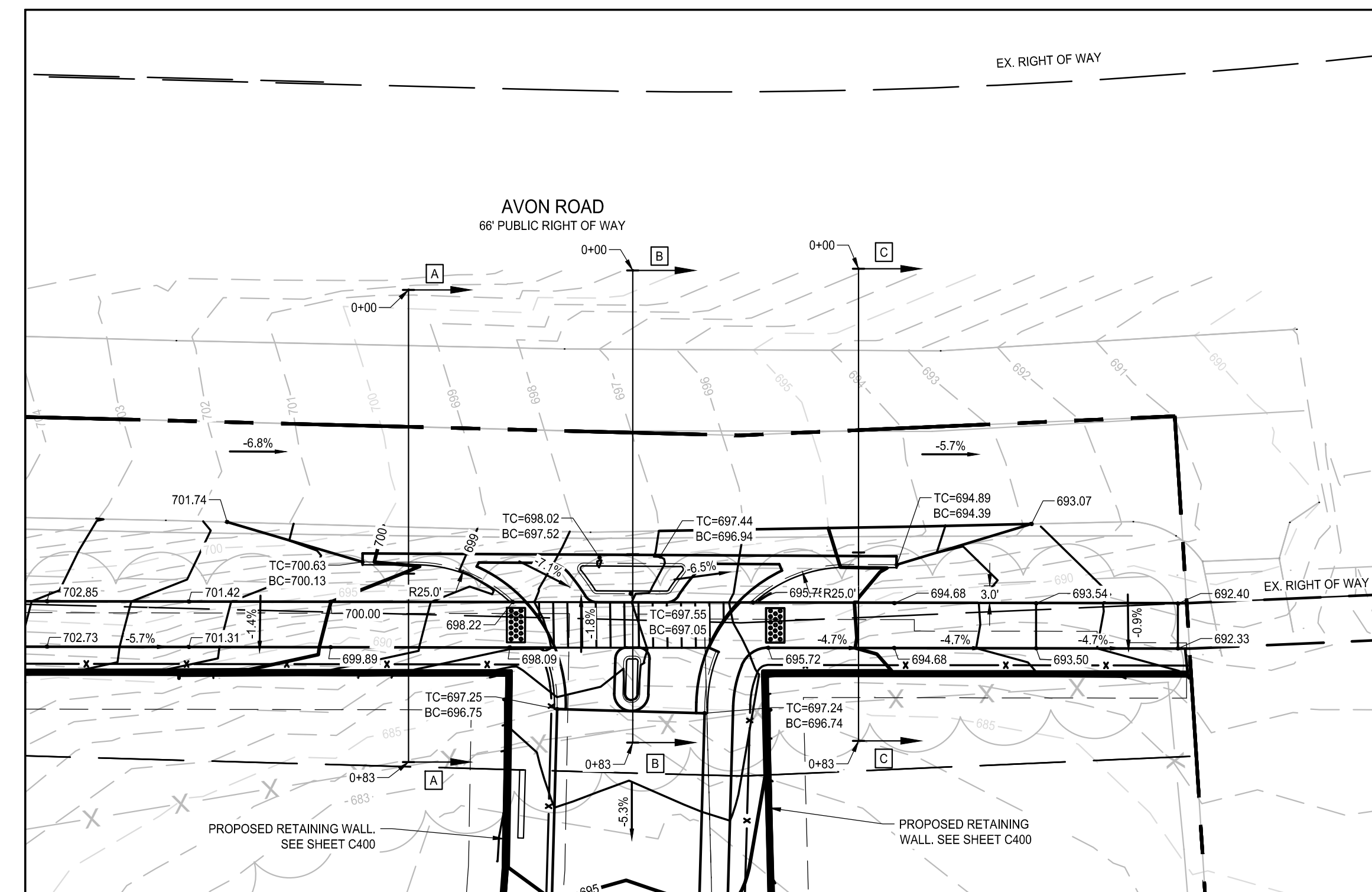
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| 07/08/2020 | ENGINEERING RESUBMITTAL |



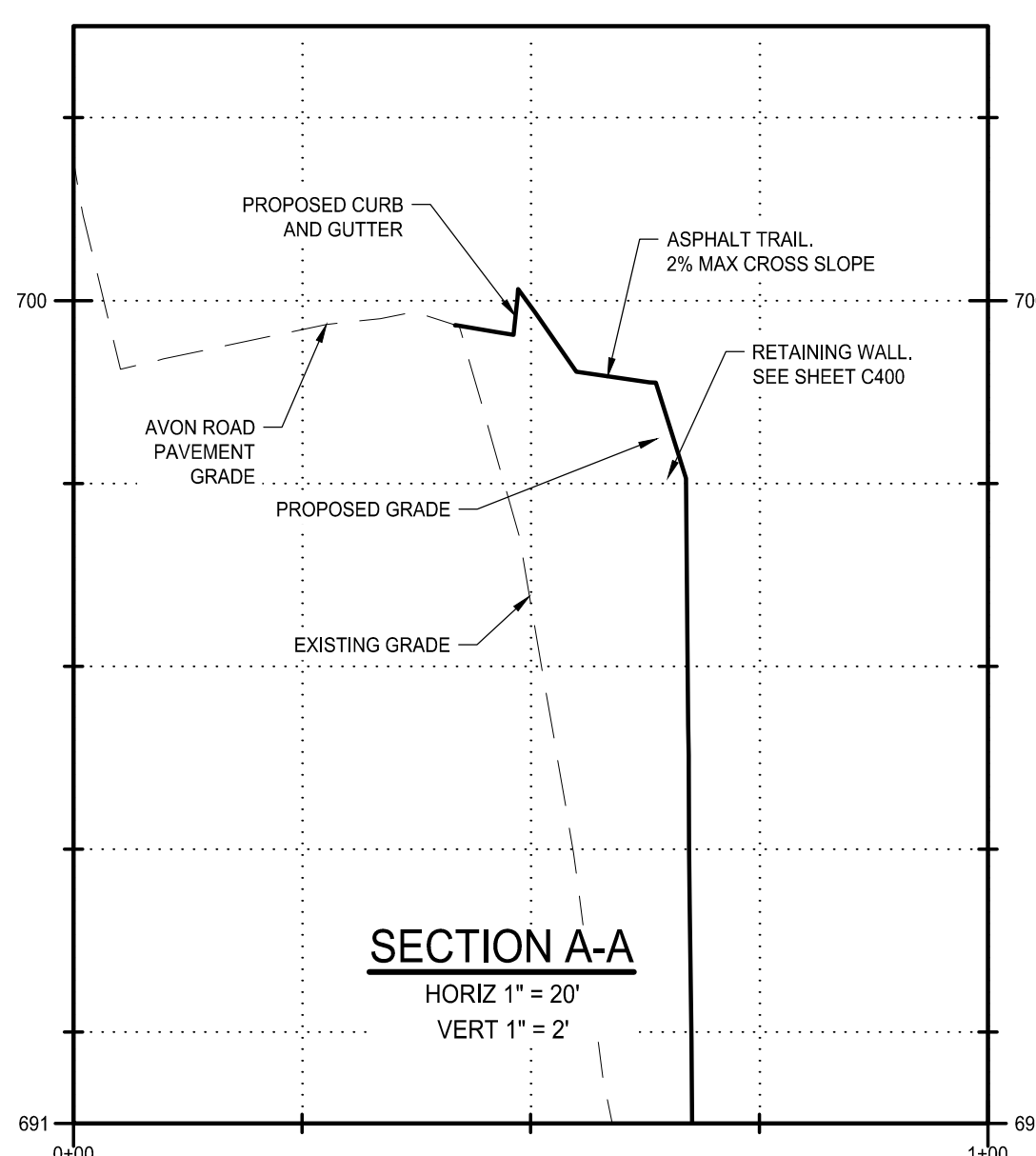
AVON ROAD SIGHT DISTANCE ENTRANCE PLAN
SCALE 1" = 40'



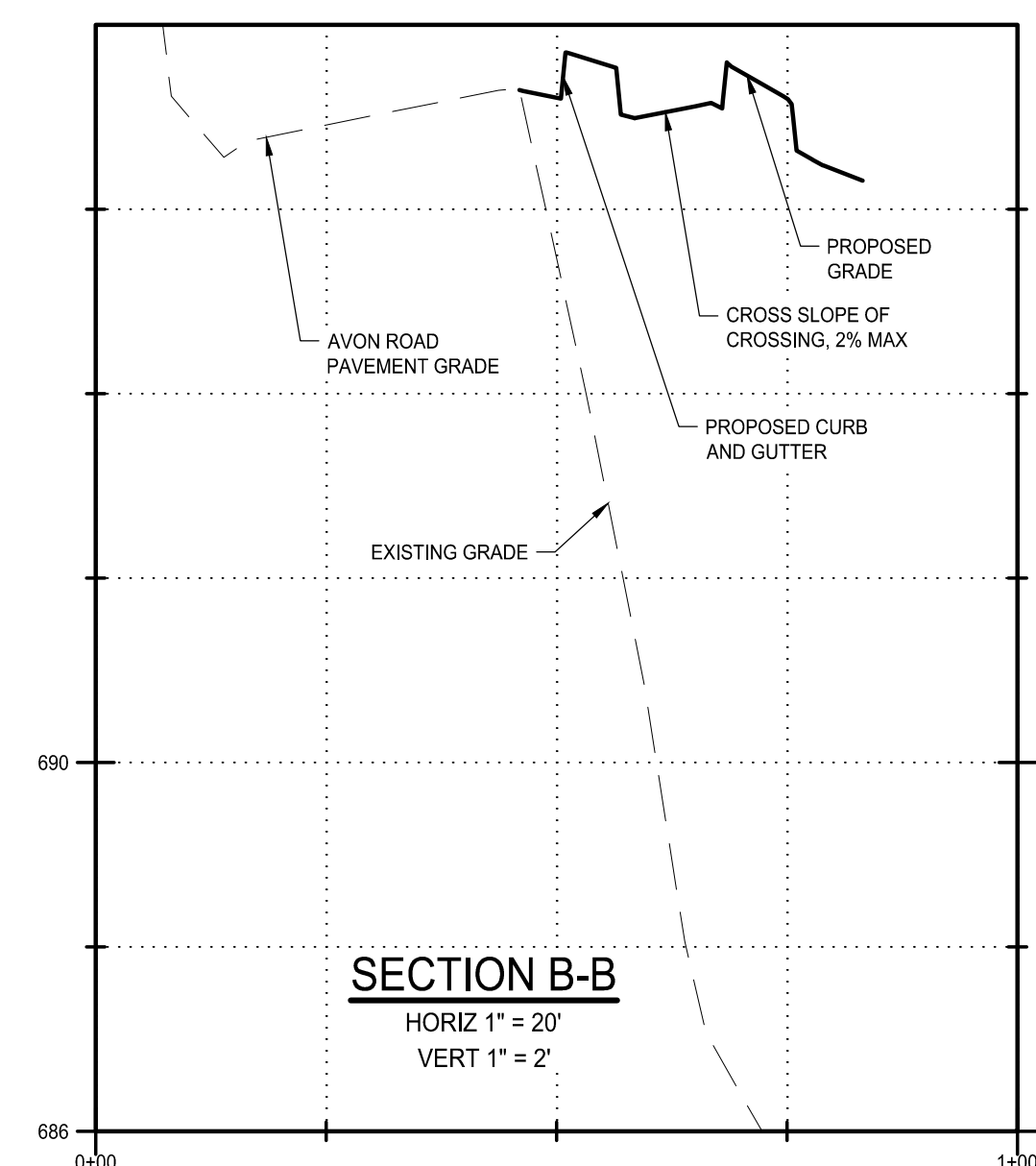
AVON ROAD ENTRANCE SITE PLAN
SCALE 1" = 20'



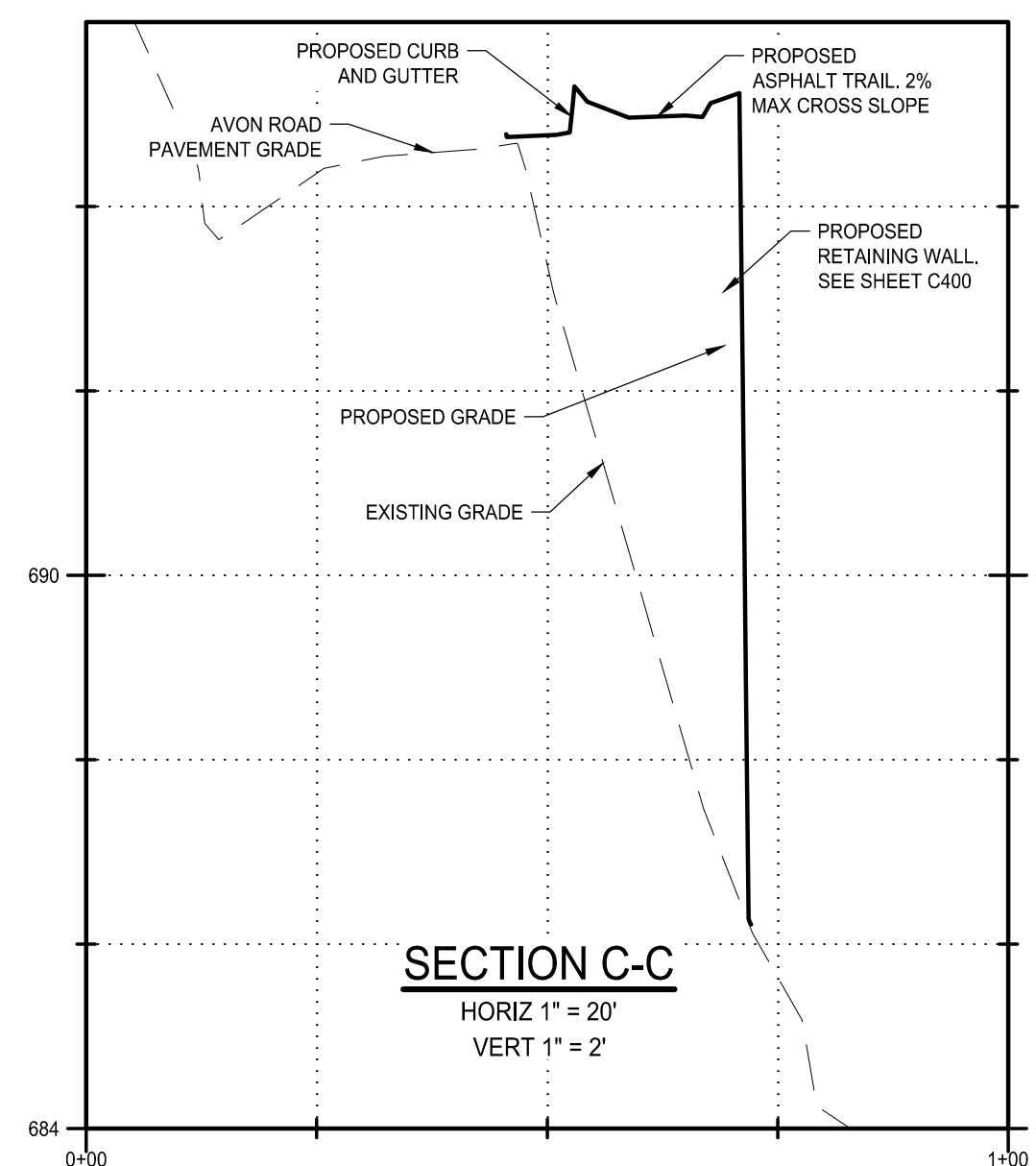
AVON ROAD ENTRANCE GRADING PLAN
SCALE 1" = 20'



SECTION A-A
HORIZ 1" = 20'
VERT 1" = 2'

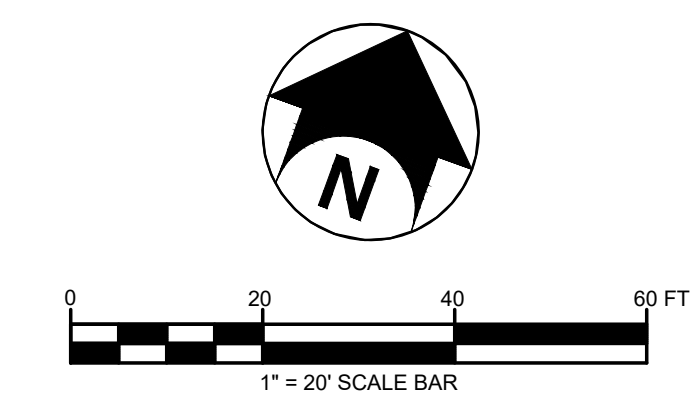


SECTION B-B
HORIZ 1" = 20'
VERT 1" = 2'



SECTION C-C
HORIZ 1" = 20'
VERT 1" = 2'

NOTE: FENCING FOOTINGS SHALL BE OFFSET A MINIMUM OF 3' AWAY FROM ANY RETAINING WALL UNLESS OTHERWISE APPROVED BY THE ENGINEER



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| Project Manager: P. FURTAW, PE | Checked By: P. FURTAW, PE |
| Designed By: I. GRAHAM, PE | Drawn By: I. GRAHAM, PE |
| Date Revisd: NOVEMBER 9, 2018 | Project Number: 12963.00 |

AVON ROAD ENTRANCE PLAN

C200

REDWOOD ROCHESTER HILLS

E. AVON ROAD
ROCHESTER HILLS, MI 48307
OAKLAND COUNTY



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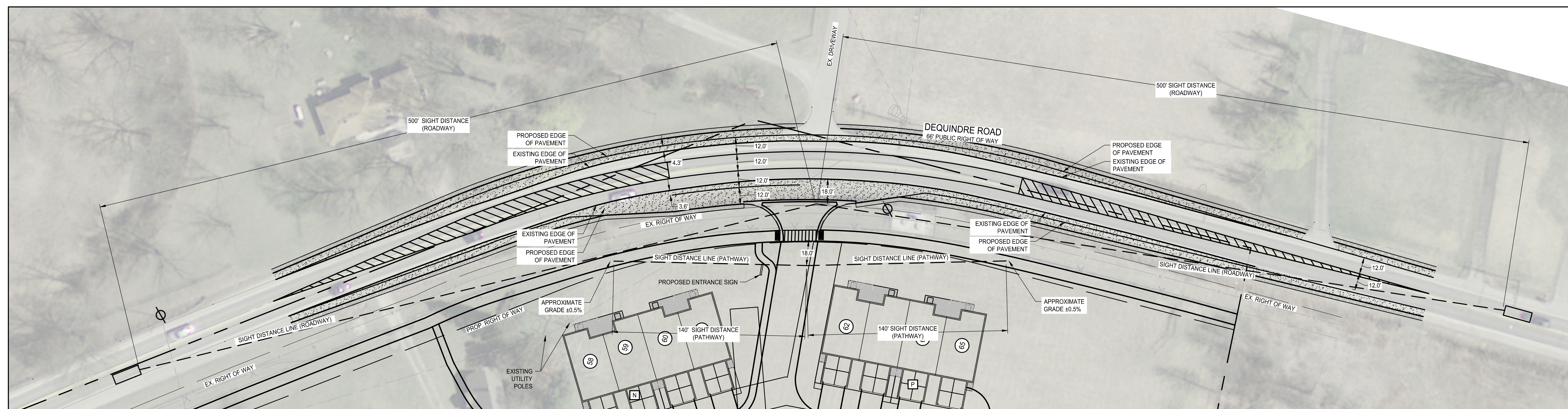


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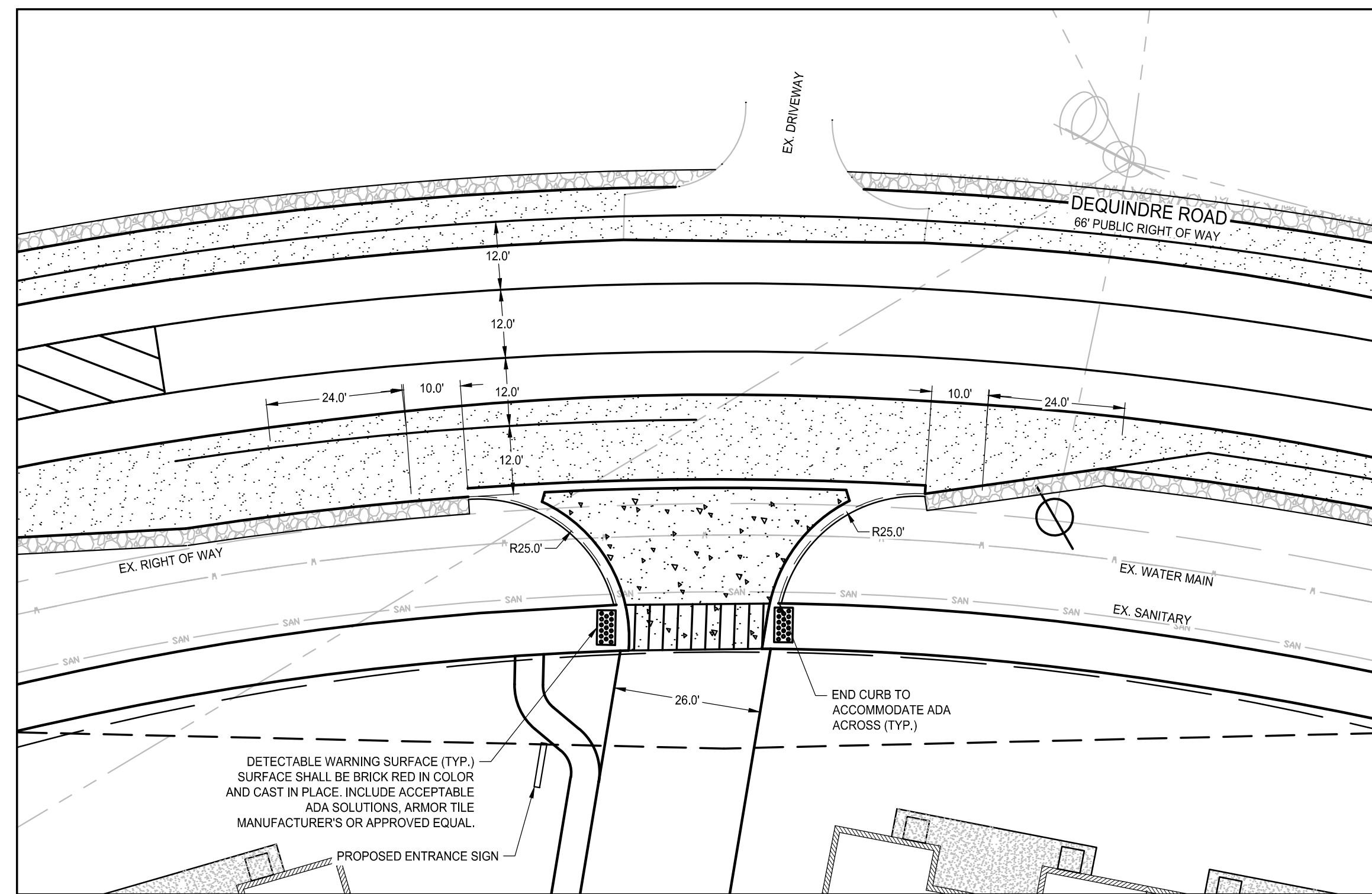
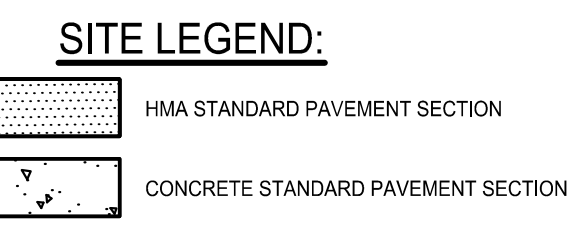
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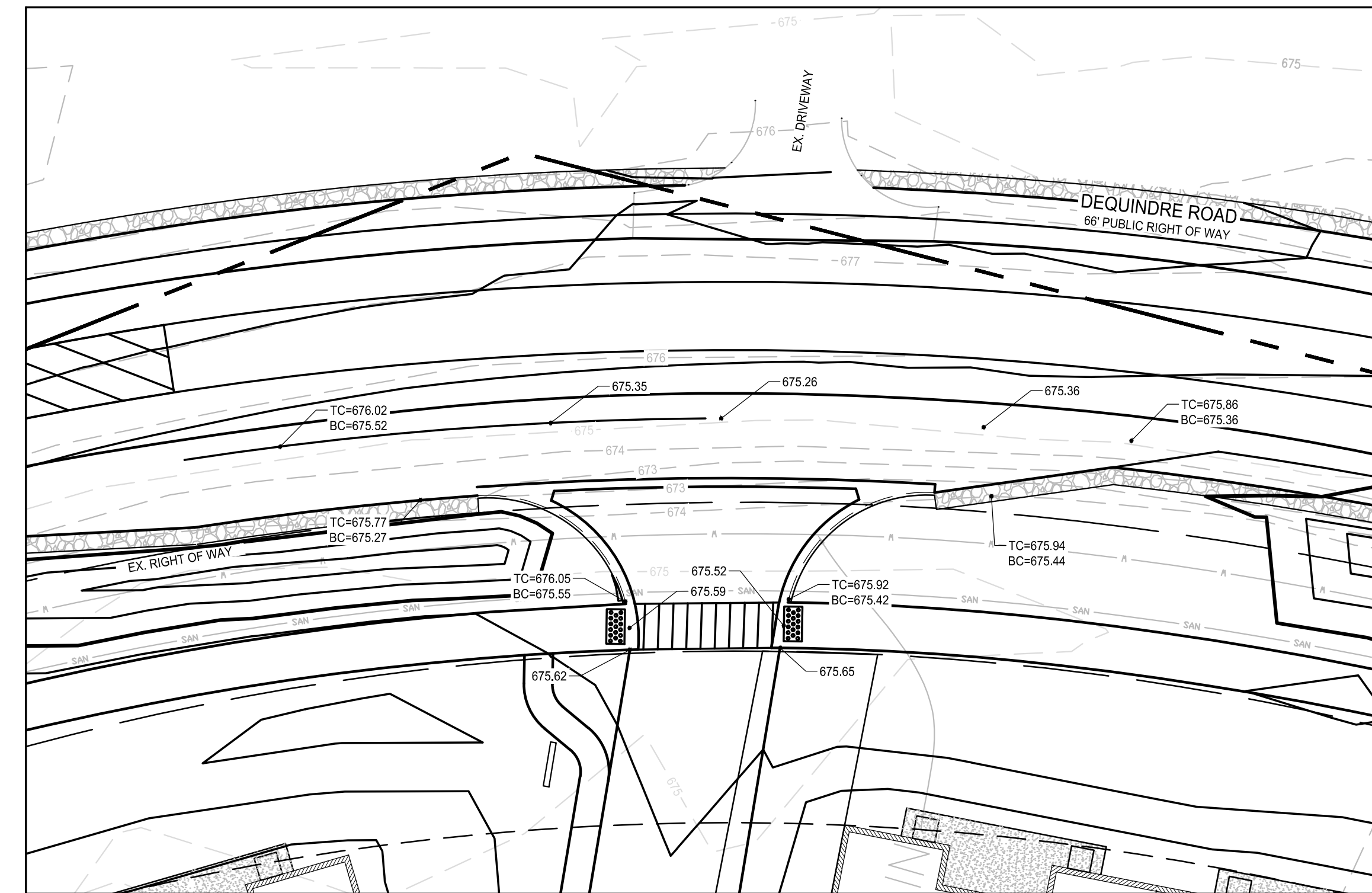
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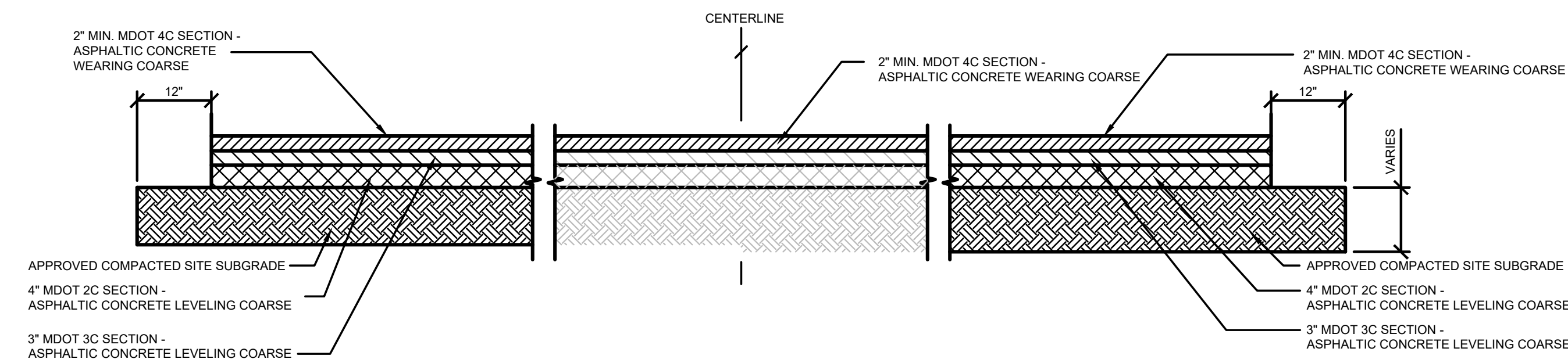
DEQUINDRE ROAD SIGHT DISTANCE ENTRANCE PLAN
SCALE 1" = 40'



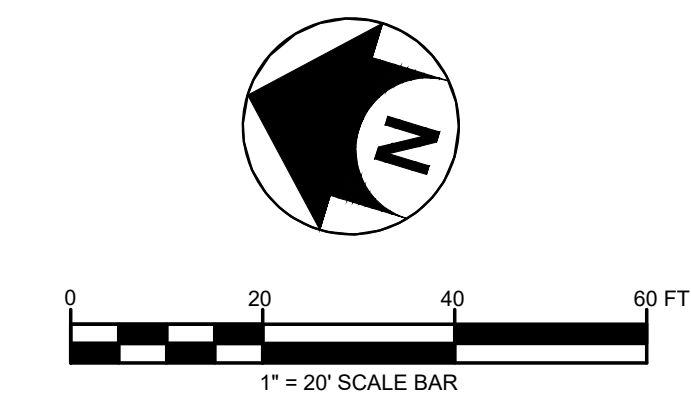
DEQUINDRE ROAD ENTRANCE SITE PLAN
SCALE 1" = 20'



DEQUINDRE ROAD ENTRANCE GRADING PLAN
SCALE 1" = 20'



1 DEQUINDRE ROAD PAVEMENT SECTION
NTS



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|-----------------------------------|------------------------------|
| Project Manager: P. FURTAW, PE | Checked By: P. FURTAW, PE |
| Designer: I. GRAHAM, PE | Drawn By: I. GRAHAM, PE |
| Date Revisd: NOVEMBER 9, 2018 | Project Number: 12963.00 |

DEQUINDRE ENTRANCE PLAN

C201

REDWOOD ROCHESTER HILLS

E. AVON ROAD
ROCHESTER HILLS, MI 48307
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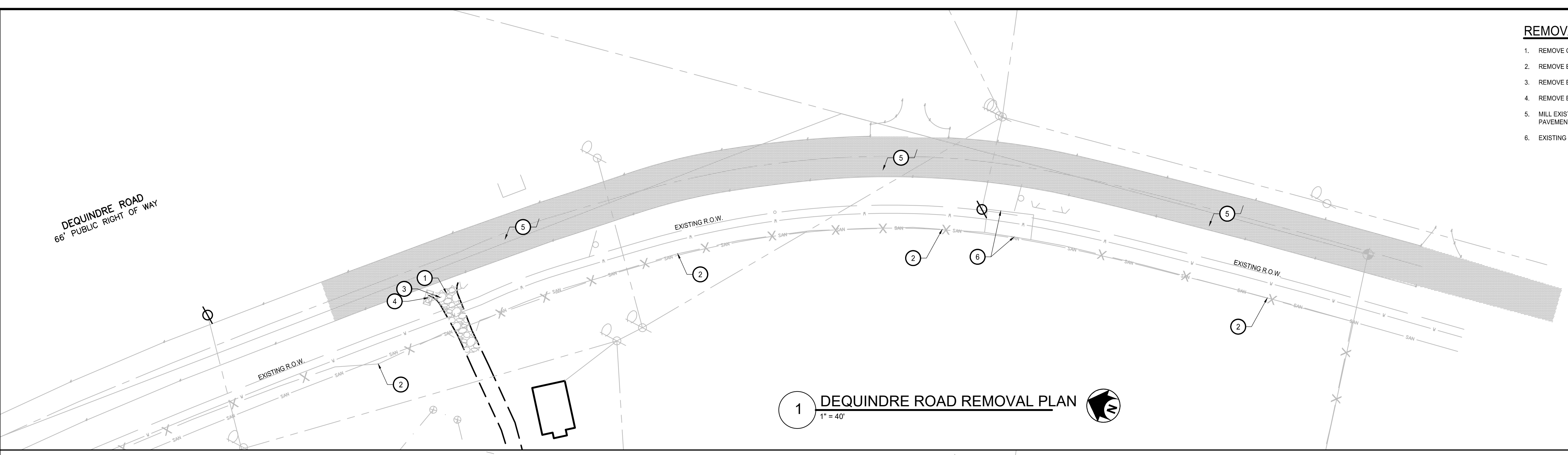
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| 06/09/2020 | ENGINEERING RESUBMITTAL |
| 07/08/2020 | ENGINEERING RESUBMITTAL |

REMOVAL KEYNOTES:

1. REMOVE GRAVEL DRIVE
2. REMOVE EXISTING FENCE
3. REMOVE EXISTING MAILBOX
4. REMOVE EXISTING MAILBOX
5. MILL EXISTING ASPHALT PAVEMENT 2" TO SAWCUT LINE FOR NEW PAVEMENT TIE-IN
6. EXISTING FENCE AND CONCRETE PAD TO REMAIN

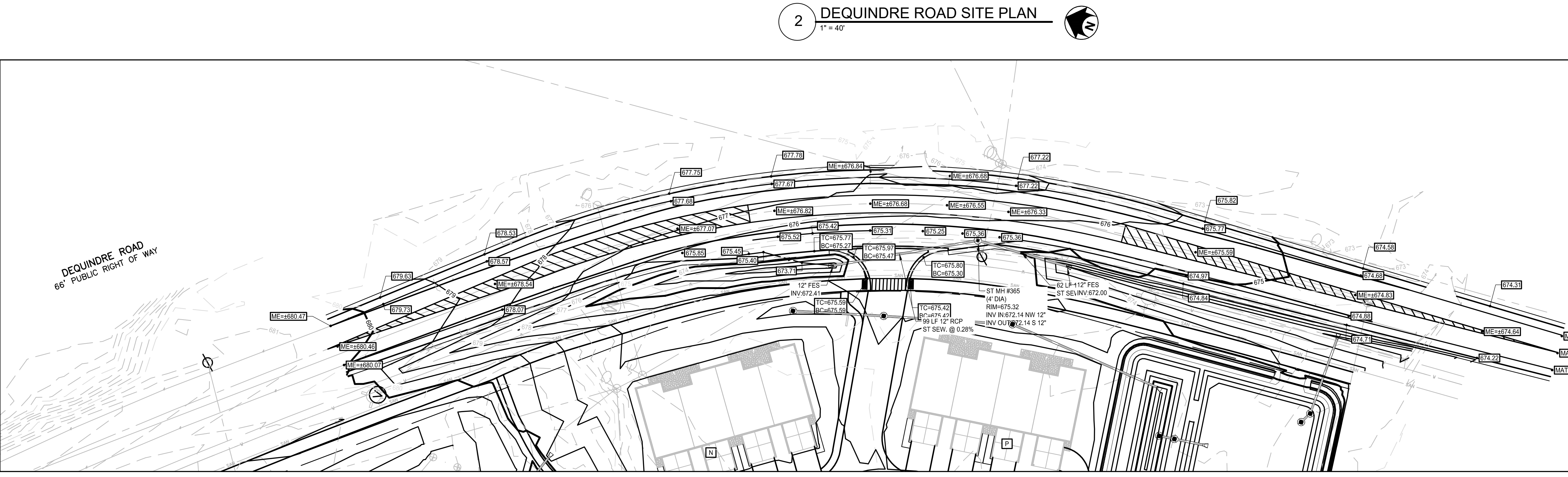
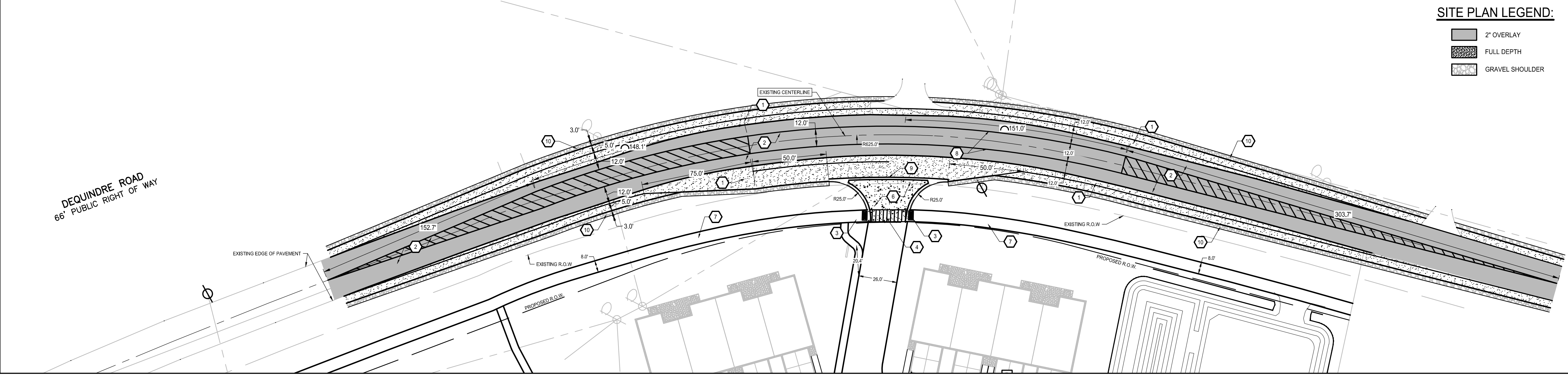


SITE PLAN LEGEND:

- 2" OVERLAY
- FULL DEPTH
- GRAVEL SHOULDER

SITE PLAN KEYNOTES:

1. NEW PAVEMENT (FULL DEPTH)
2. 2" OVERLAY
3. ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING PAD (TYP.)
4. CROSSWALK PAVEMENT MARKING
5. TYPE F4 CURB AND GUTTER, DUB DOWN CURB AT ASPHALT WALKING PATH, (TYP.)
6. CONCRETE DRIVEWAY PAVEMENT SECTION (TYP.)
7. ASPHALT WALKING PATH (TYP.)
8. PAVEMENT LANE EDGE MARKING
9. MDOT TYPE M OPENING
10. GRAVEL SHOULDER

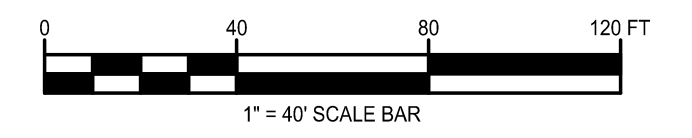


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| Designed By: I. GRAHAM, PE | Drawn By: I. GRAHAM, PE |
| Date Revisd: NOVEMBER 9, 2018 | Project Number: 12963.00 |

DEQUINDRE IMPROVEMENT PLANS - UTILITY PLAN



C202

7/6/2020 11:44 AM C:\Redwood\Living\2066.00 REDWOOD - ROCHESTER HILLS\01 DWG\K1 Civil_PLOT FILES\C202 DEQUINDRE IMPROVEMENT PLANS.dwg

ARCHID 24X36

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7/6/2020 11:44 AM



PID: 70-15-13-476-004
OAKLAND COUNTY
INTERCEPTOR DRAIN
V/L E. AVON RD

PID: 70-15-13-476-006
CABALUM, PEDRO
1750 E. AVON RD
ZONED B-2

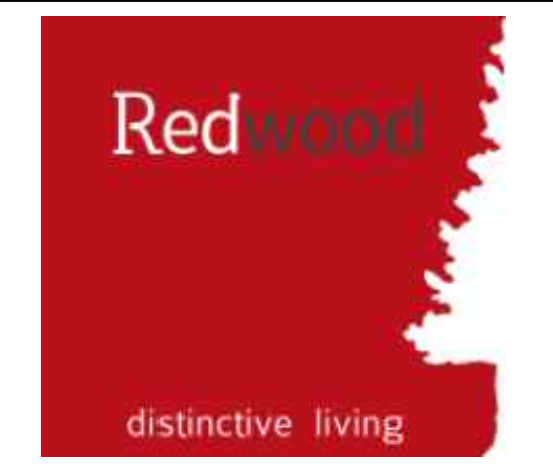
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51171 DEQUINDE LLC
1990 E. AVON RD
ZONED R-3

PID: 70-15-24-200-004
SOUTHERN OAKLAND COUNTY

SEE SHEET C301
FOR DETAIL

REDWOOD ROCHESTER HILLS

E. AVON ROAD
ROCHESTER HILLS, MI 48307
OAKLAND COUNTY



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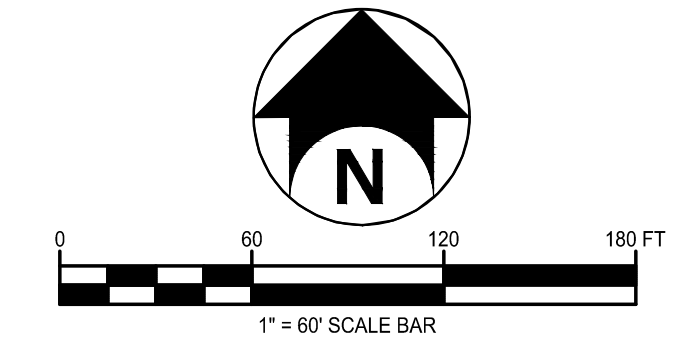
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| Project Manager: P. FURTAW, PE | Checked By: P. FURTAW, PE |
| Designed By: I. GRAHAM, PE | Drawn By: I. GRAHAM, PE |
| Date Plotted: NOVEMBER 9, 2018 | Project Number: 12963.00 |



TREE INVENTORY PLAN

C300