

LEGEND

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	PAVEMENT (ASPHALT)
[Symbol]	[Symbol]	SIDE WALK (CONCRETE)
[Symbol]	[Symbol]	CONCRETE CURB AND GUTTER
[Symbol]	[Symbol]	STORM SEWER
[Symbol]	[Symbol]	SANITARY SEWER
[Symbol]	[Symbol]	WATER MAIN
[Symbol]	[Symbol]	MANHOLE
[Symbol]	[Symbol]	REAR YARD INLET FILTER (SI-3)
[Symbol]	[Symbol]	CURB INLET W/SILT SAC (SI-4A)
[Symbol]	[Symbol]	END SECTION
[Symbol]	[Symbol]	GATE VALVE
[Symbol]	[Symbol]	HYDRANT
[Symbol]	[Symbol]	FLOOD PLAN
[Symbol]	[Symbol]	CONTOURS
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	SURFACE DRAINAGE
[Symbol]	[Symbol]	OVERFLOW ROUTE
[Symbol]	[Symbol]	TREE FENCE
[Symbol]	[Symbol]	SILT FENCE
[Symbol]	[Symbol]	PROPOSED DRIVEWAY LOCATION
[Symbol]	[Symbol]	LIMIT OF DISTURBANCE
[Symbol]	[Symbol]	SILT FENCE GRAVEL FILTER (SP-3)

THE GROVES
SECTION 15, TOWN 3 NORTH, RANGE 11 EAST
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS		UTILITY WARNING
NO.	ITEM	DATE
1.	REVISE WETLAND NUMBERS	2-28-2020
2.	REVISE PER CITY OF ROCHESTER HILLS	5-11-2020
3.	REVISE PER CITY PLD REVIEW	6-4-20

UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN (TYP.) (E-7) OBTAINED FROM UTILITY OWNERS AND FIELD LOCATED.

811 Know what's below. Call before you dig.

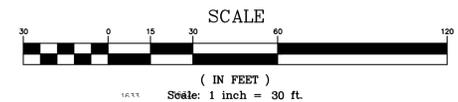
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

DATE: 03-23-2020 DESIGNED BY: GWN JOB NUMBER: 19-034
CHECKED BY: P.K. DRAWING FILE: 19034GR.dwg

GRADING PLAN

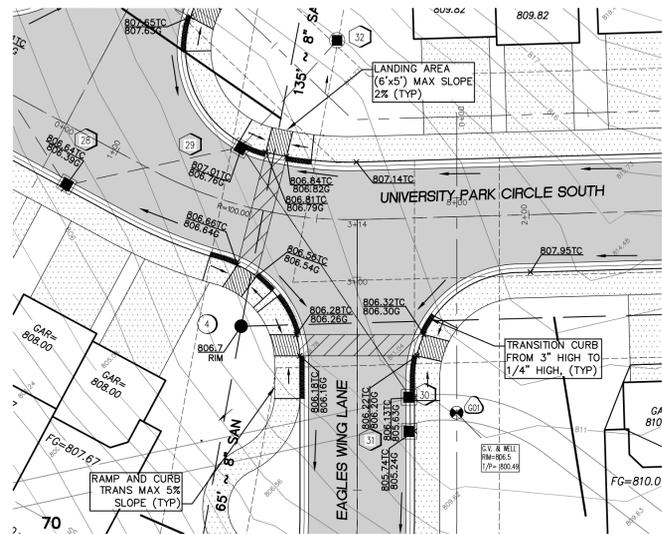
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SHEET 9

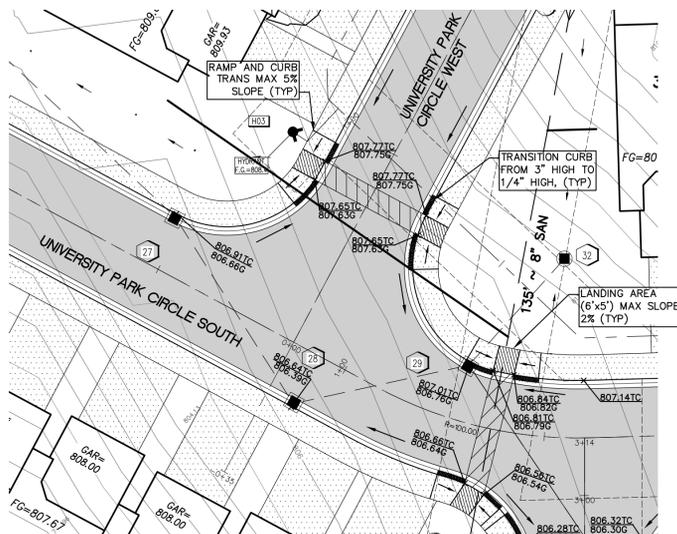


City File No. 19-022 Section 15

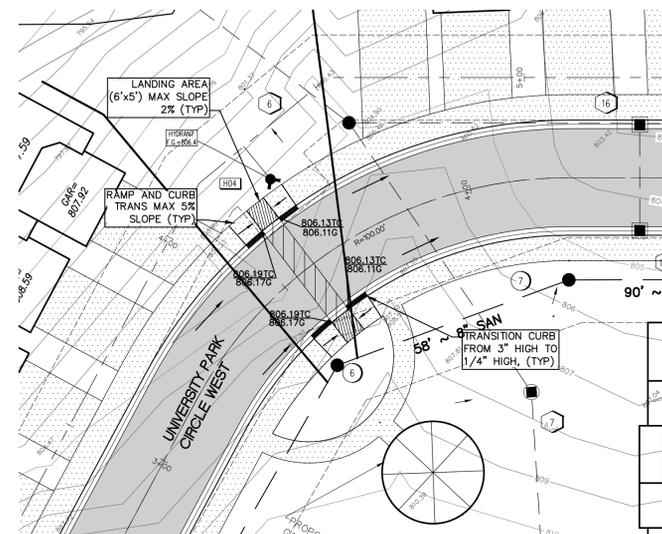
City File No. 19-022 Section 15



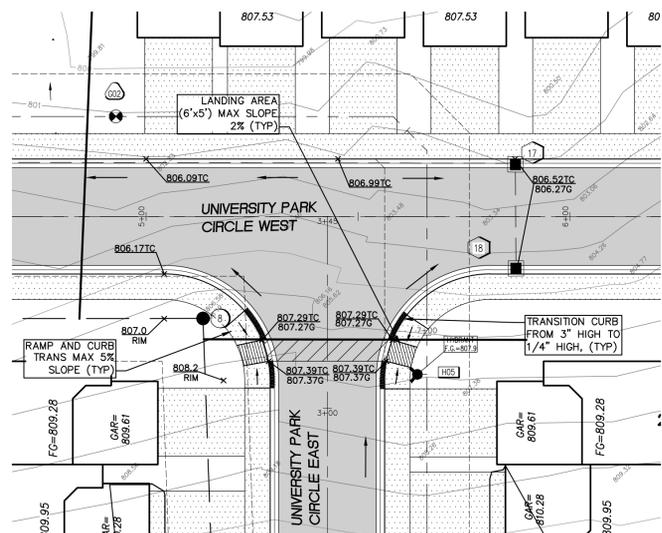
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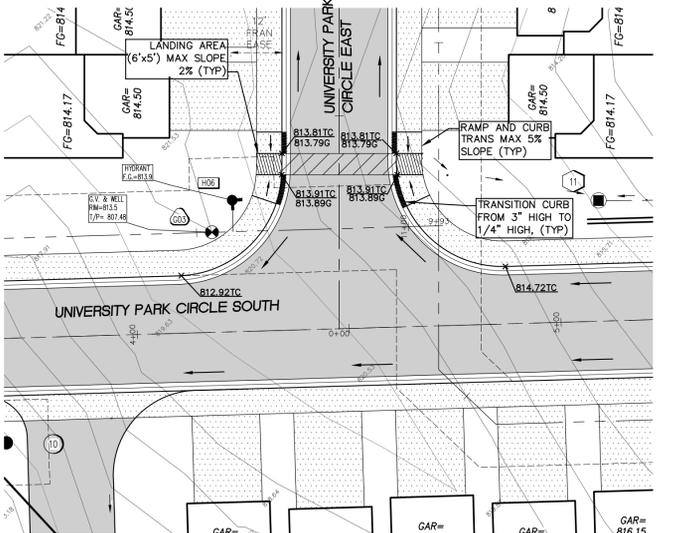
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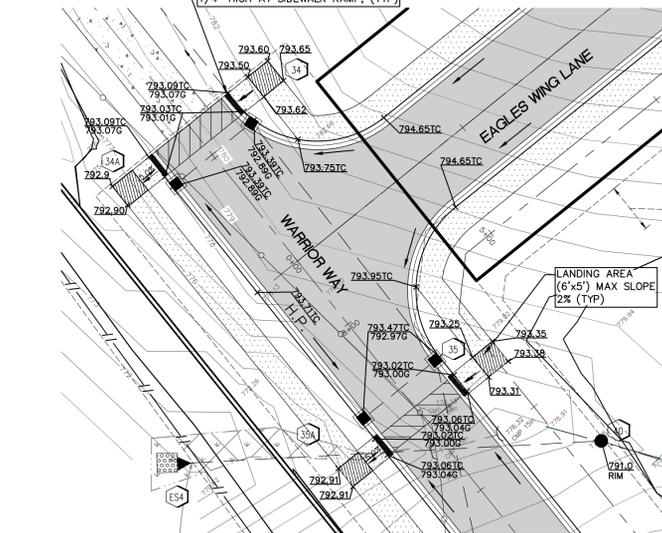
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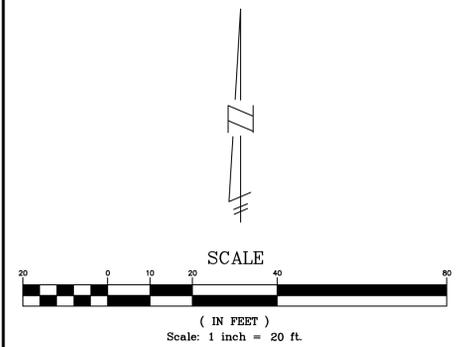
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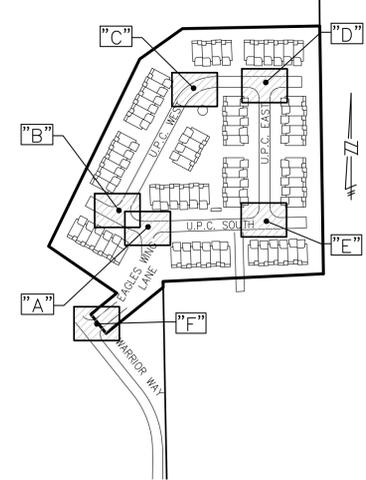
DETAILED GRADING AREA "E"



DETAILED GRADING AREA "F"



KEY MAP
NOT TO SCALE



LEGEND

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[Symbol]	[Symbol]	END SECTION
[Symbol]	[Symbol]	GATE VALVE
[Symbol]	[Symbol]	HYDRANT
[Symbol]	[Symbol]	FLOOD PLAN CONTOURS
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	SURFACE DRAINAGE
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THE GROVES
SECTION 15, TOWN 3 NORTH, RANGE 11 EAST
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS

NO.	ITEM	DATE
1.	REVISE WETLAND NUMBERS	8-28-2020
2.	REVISE PER CITY OF ROCHESTER HILLS	8-11-2020
3.	REVISED PER CITY FUD REVIEW	6-4-20

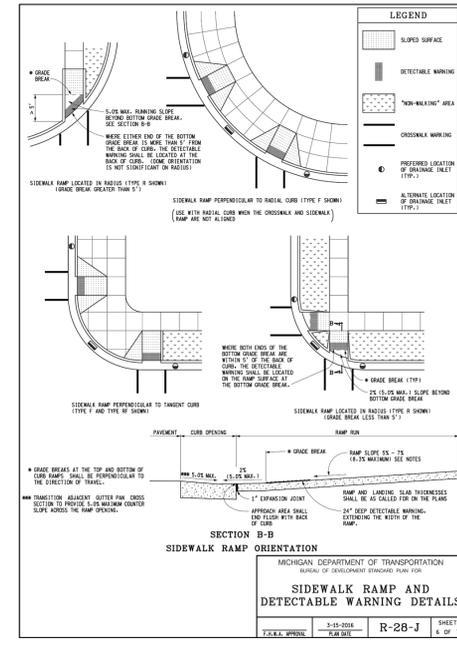
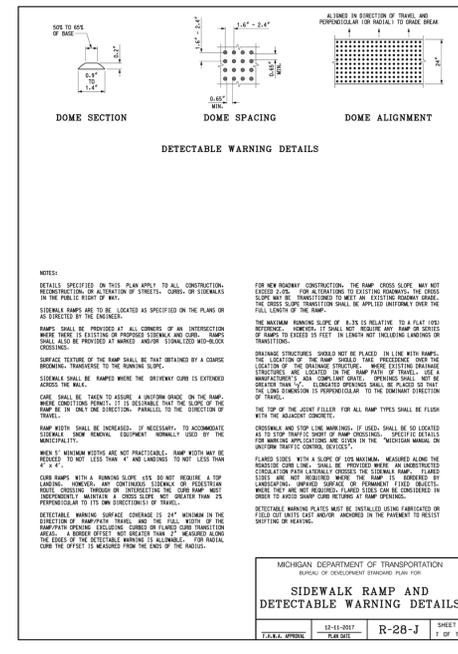
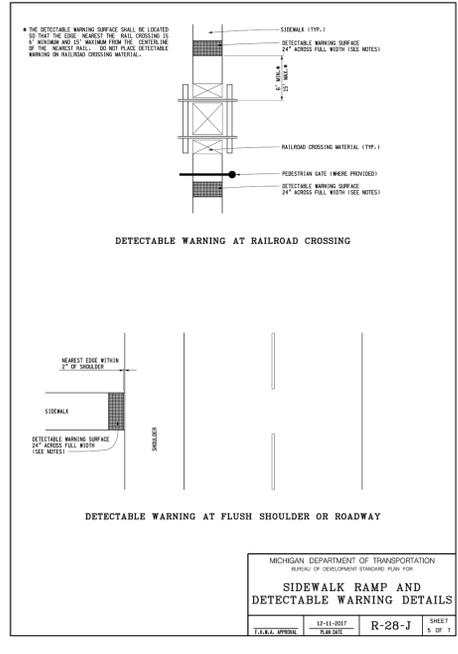
UTILITY WARNING
UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

DATE: 03-23-2020 DESIGNED BY: GWN JOB NUMBER: 19-034
CHECKED BY: P.K. DRAWING FILE: 19034DG.dwg

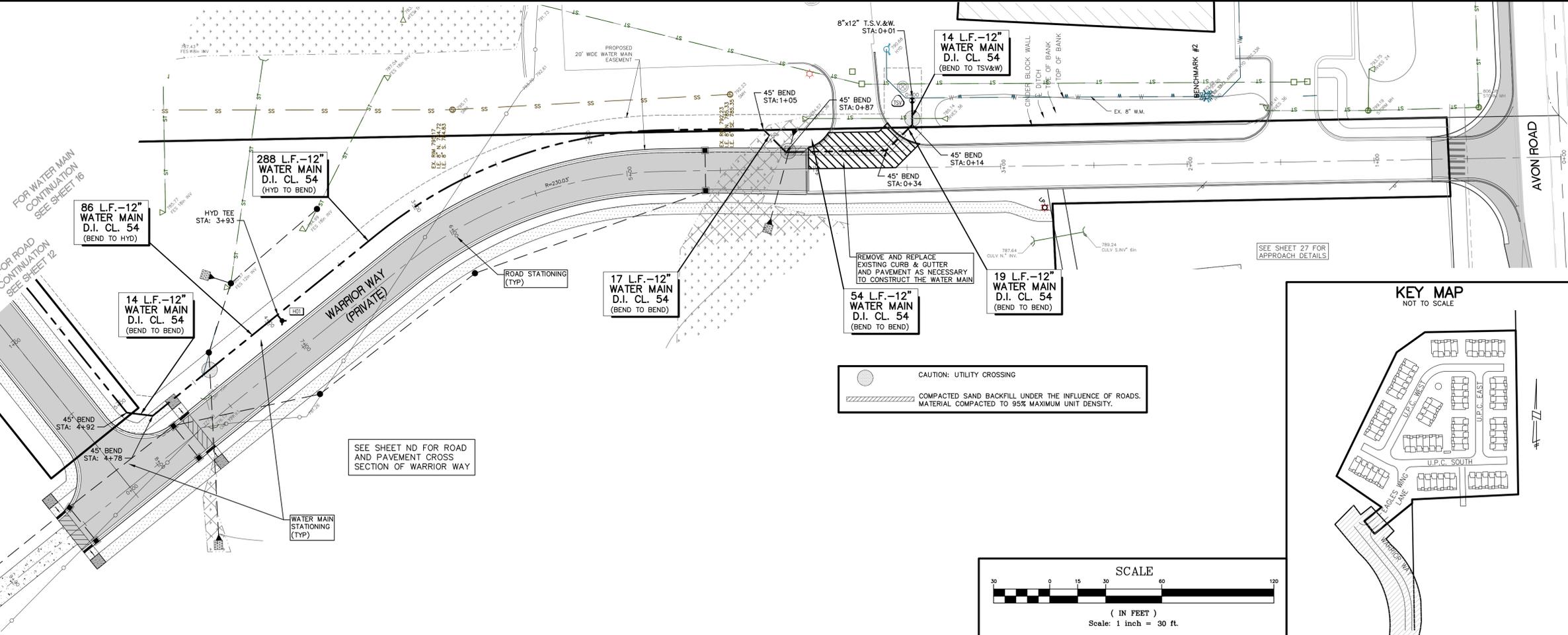
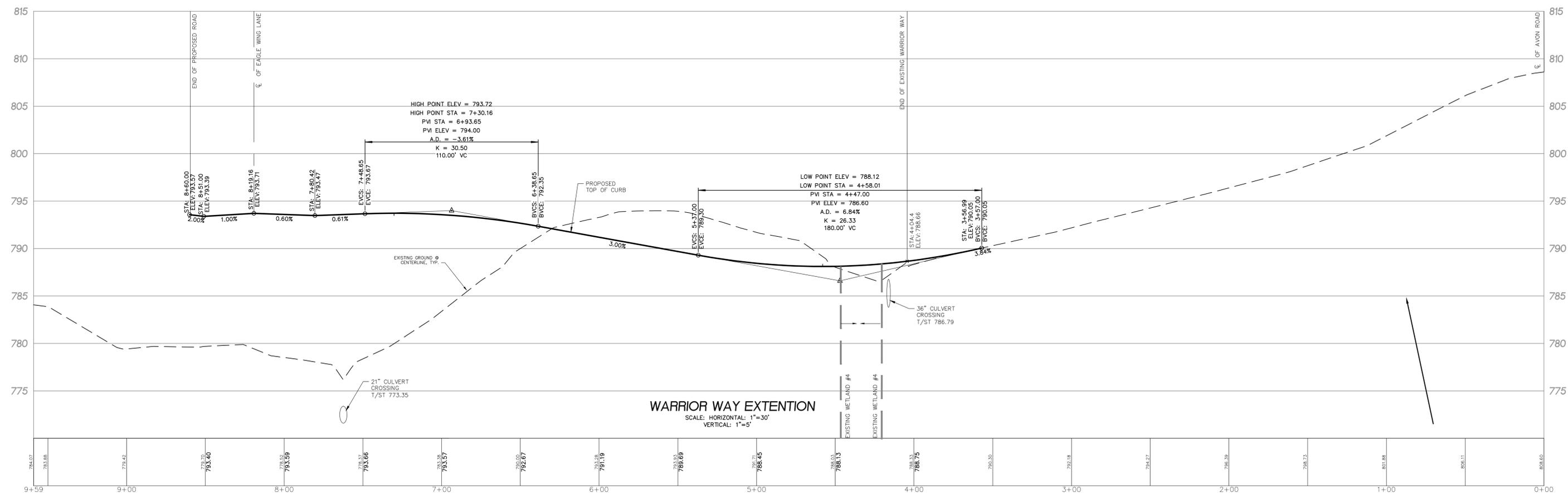
DETAILED GRADING PLAN

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SHEET 10



City File No. 19-022 Section 15



LEGEND

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[Symbol]	[Symbol]	PAVEMENT (ASPHALT)
[Symbol]	[Symbol]	SIDE WALK (CONCRETE)
[Symbol]	[Symbol]	CONCRETE CURB AND GUTTER
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[Symbol]	[Symbol]	SPOT ELEVATION
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[Symbol]	[Symbol]	PROPOSED DRIVEWAY LOCATION
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THE GROVES
SECTION 15, TOWN 3 NORTH, RANGE 11 EAST
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS		
NO.	ITEM	DATE
1.	REVISE WETLAND NUMBERS	2-28-2020
2.	REVISE PER CITY OF ROCHESTER HILLS	5-11-2020
3.	REVISED PER CITY PUD REVIEW	6-4-20

UTILITY WARNING
UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

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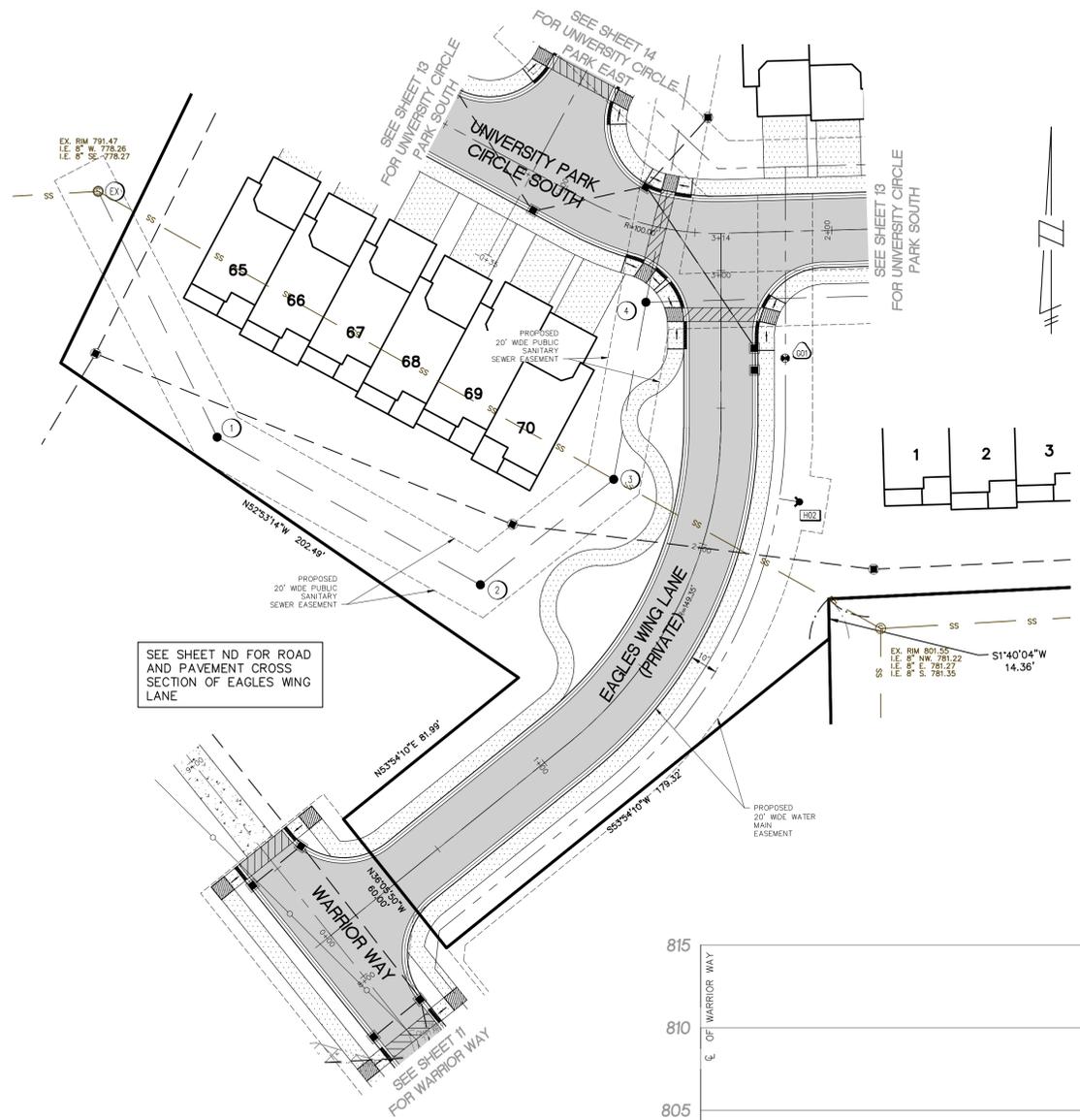
DATE: 03-23-2020 DESIGNED BY: GWN JOB NUMBER: 19-034
CHECKED BY: P.K. DRAWING FILE: 19034RD.dwg

WARRIOR WAY ROAD AND WATER MAIN PLAN & PROFILE

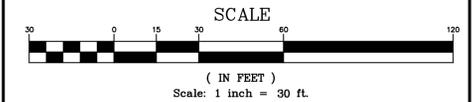
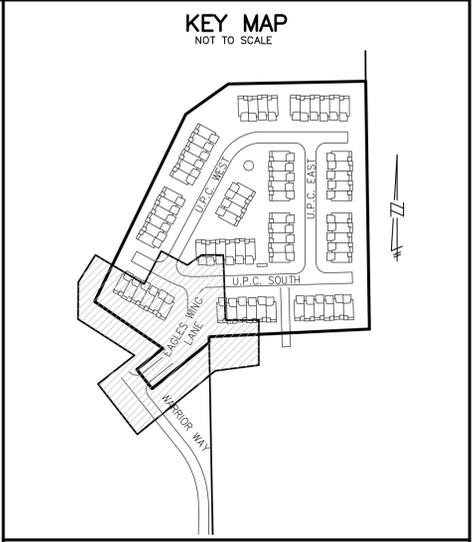
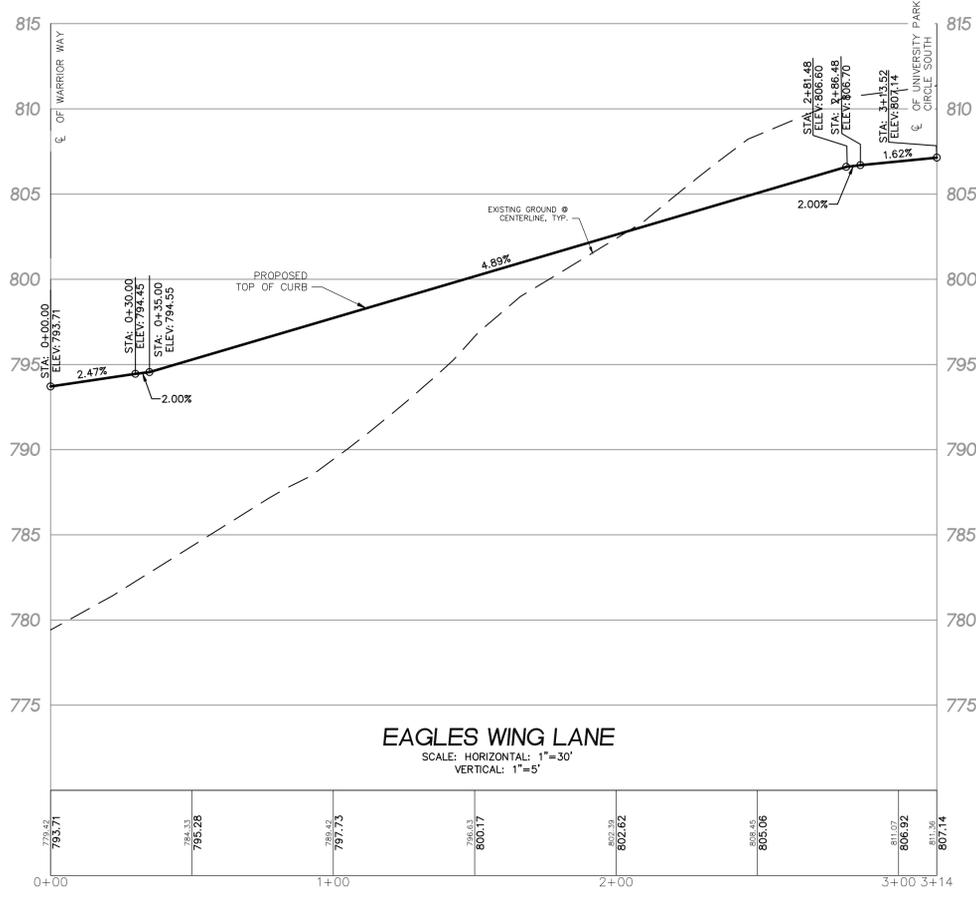
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SHEET
11

City File No. 19-022 Section 15



SEE SHEET ND FOR ROAD AND PAVEMENT CROSS SECTION OF EAGLES WING LANE



LEGEND	
	EXISTING PAVEMENT (ASPHALT)
	PROPOSED PAVEMENT (ASPHALT)
	EXISTING SIDE WALK (CONCRETE)
	PROPOSED SIDE WALK (CONCRETE)
	EXISTING CONCRETE CURB AND GUTTER
	PROPOSED CONCRETE CURB AND GUTTER
	STORM SEWER
	SANITARY SEWER
	WATER MAIN
	MANHOLE
	REAR YARD INLET FILTER (SI-3)
	CURB INLET W/SILT SAC (SI-4A)
	END SECTION GATE VALVE
	HYDRANT
	FLOOD PLAIN
	CONTOURS
	SPOT ELEVATION
	SURFACE DRAINAGE
	OVERFLOW ROUTE
	TREE FENCE
	SILT FENCE
	PROPOSED DRIVEWAY LOCATION
	LIMIT OF DISTURBANCE
	SILT FENCE GRAVEL FILTER (SP-3)

THE GROVES
SECTION 15, TOWN 3 NORTH, RANGE 11 EAST
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS		UTILITY WARNING
NO.	ITEM	DATE
1.	REVISE WETLAND NUMBERS	4-28-2020
2.	REVISE PER CITY OF ROCHESTER HILLS	5-11-2020
3.	REVISED PER CITY PUD REVIEW	6-4-20

UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

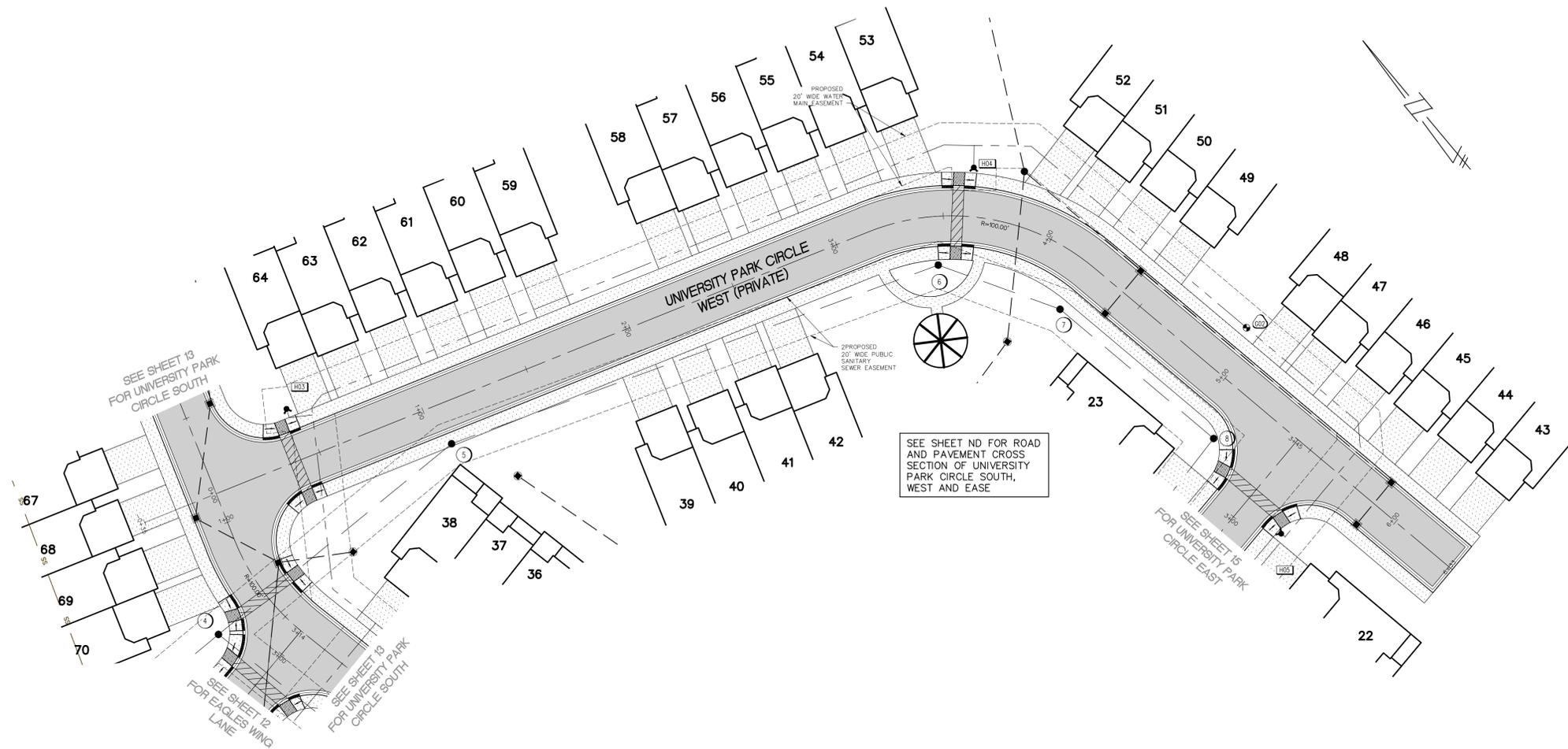
DESIGNED BY: GWN
CHECKED BY: P.K.
DATE: 03-23-2020
JOB NUMBER: 19-034
DRAWING FILE: 19034RD.dwg

EAGLES WING LANE ROAD PLAN & PROFILE

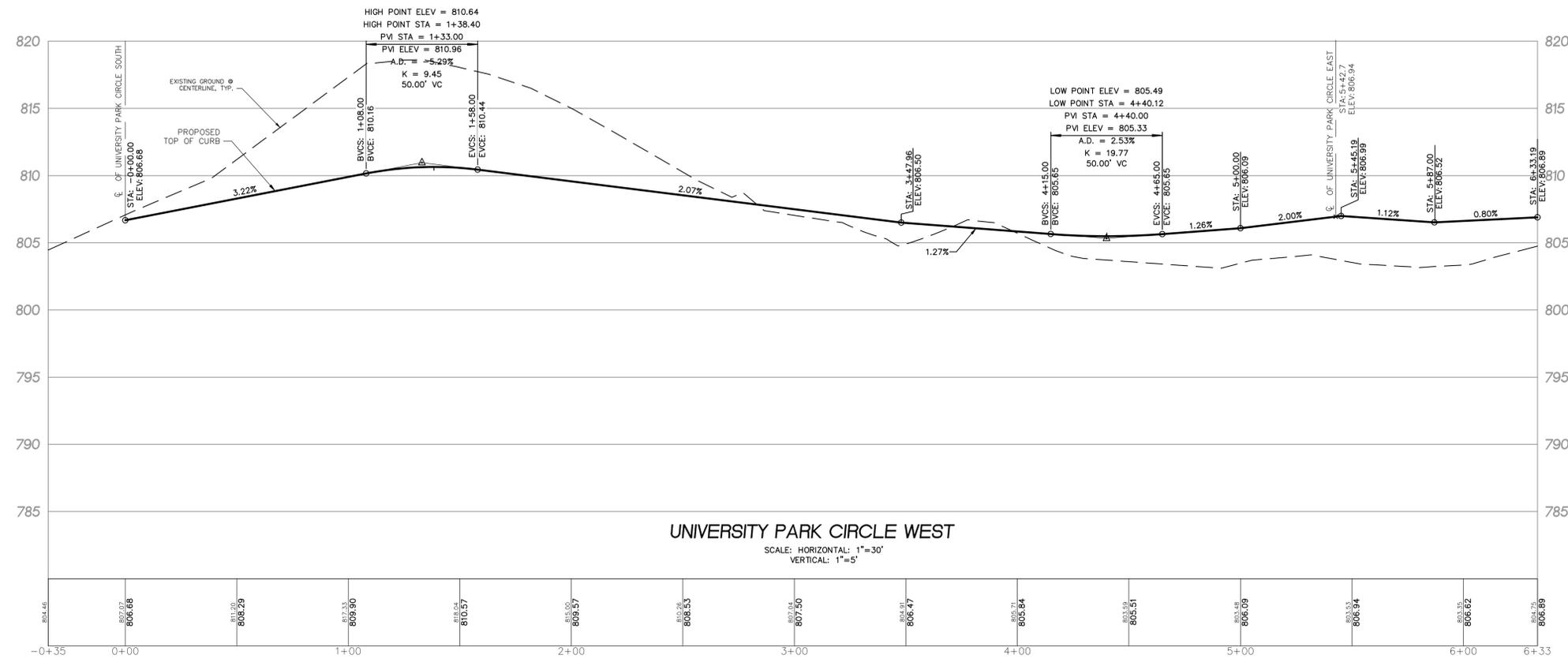
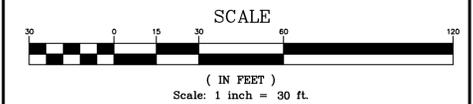
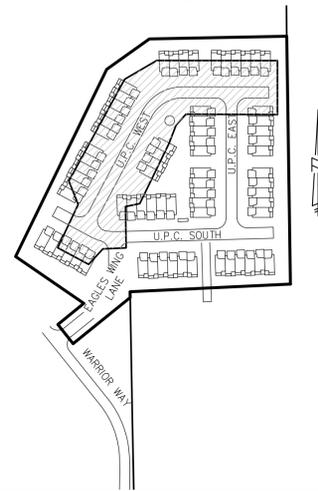
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SHEET 12

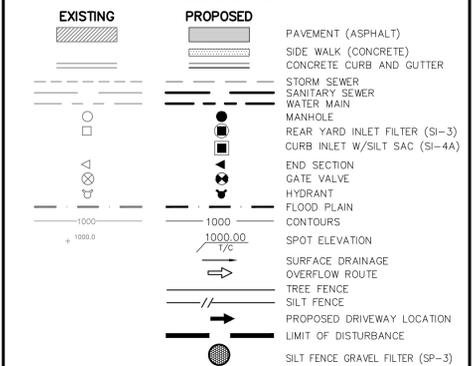
City File No. 19-022 Section 15



KEY MAP
NOT TO SCALE



LEGEND



THE GROVES

SECTION 15, TOWN 3 NORTH, RANGE 11 EAST
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS

NO.	ITEM	DATE
1.	REVISE WETLAND NUMBERS	1-28-2020
2.	REVISE PER CITY OF ROCHESTER HILLS	5-11-2020
3.	REVISED PER CITY PUD REVIEW	6-4-20

UTILITY WARNING

UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

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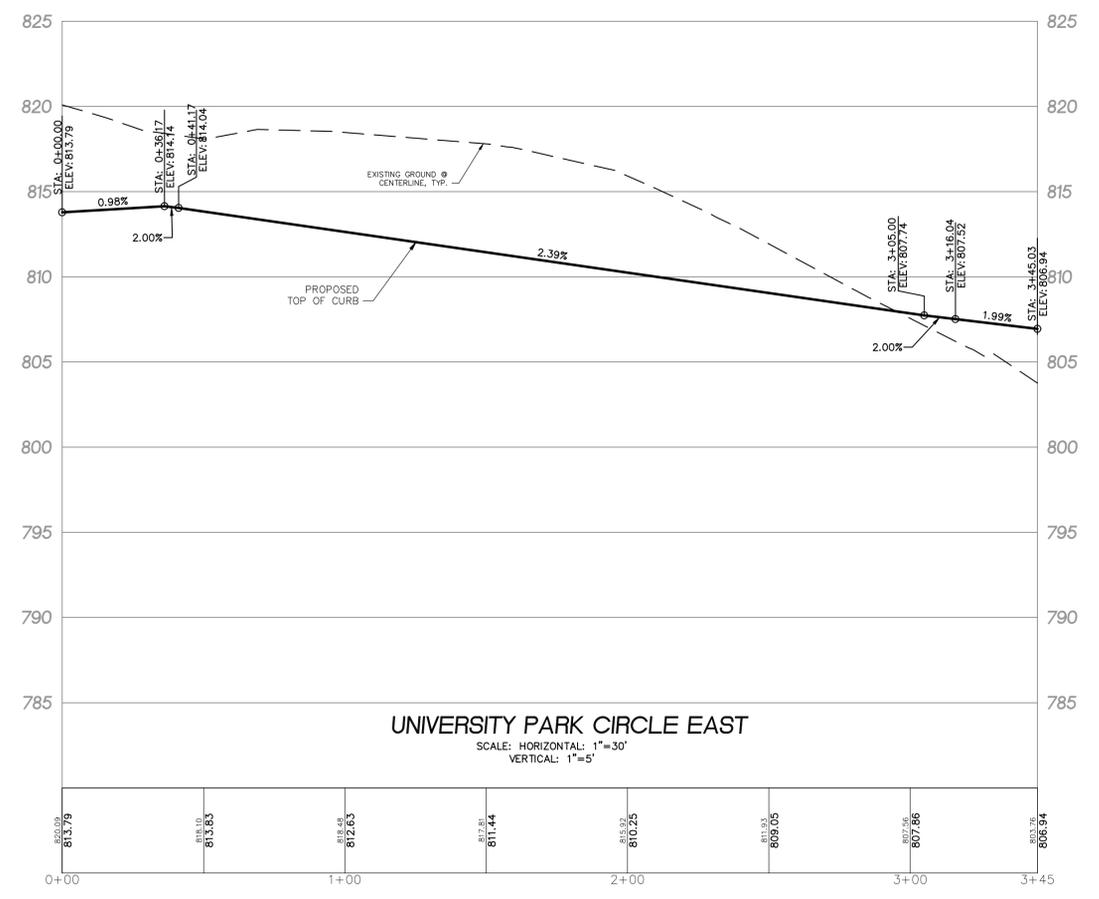
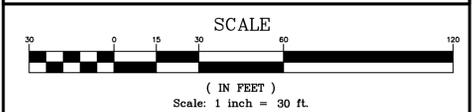
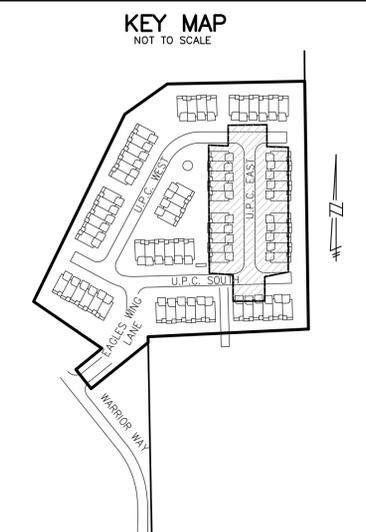
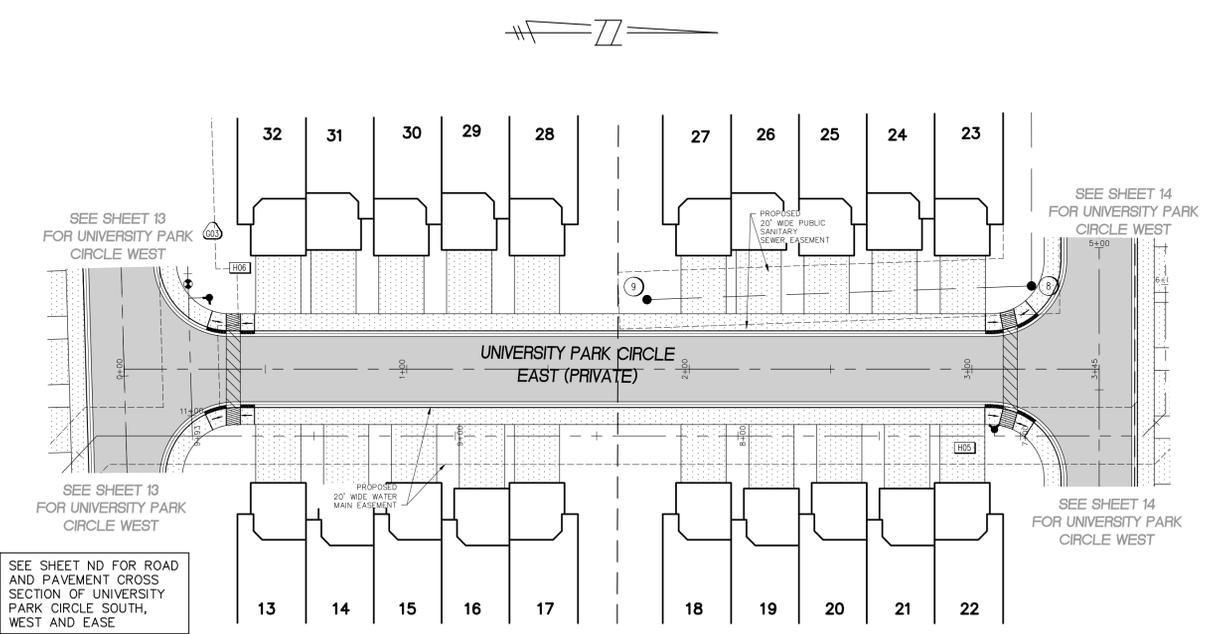
DATE: 03-23-2020 DESIGNED BY: GWN JOB NUMBER: 19-034
CHECKED BY: P.K. DRAWING FILE: 19034PD.dwg

UNIVERSITY PARK CIRCLE ROAD PLAN & PROFILE

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SHEET 14

City File No. 19-022 Section 15



LEGEND

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[Symbol]	[Symbol]	END SECTION
[Symbol]	[Symbol]	GATE VALVE
[Symbol]	[Symbol]	HYDRANT
[Symbol]	[Symbol]	FLOOD PLAIN
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[Symbol]	[Symbol]	LIMIT OF DISTURBANCE
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THE GROVES
SECTION 15, TOWN 3 NORTH, RANGE 11 EAST
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS		UTILITY WARNING
NO.	ITEM	DATE
1.	REVISE WETLAND NUMBERS	4-28-2020
2.	REVISE PER CITY OF ROCHESTER HILLS	5-11-2020
3.	REVISED PER CITY PUD REVIEW	6-4-20

UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

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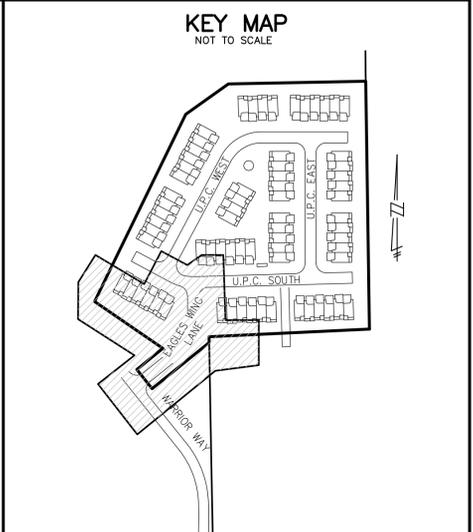
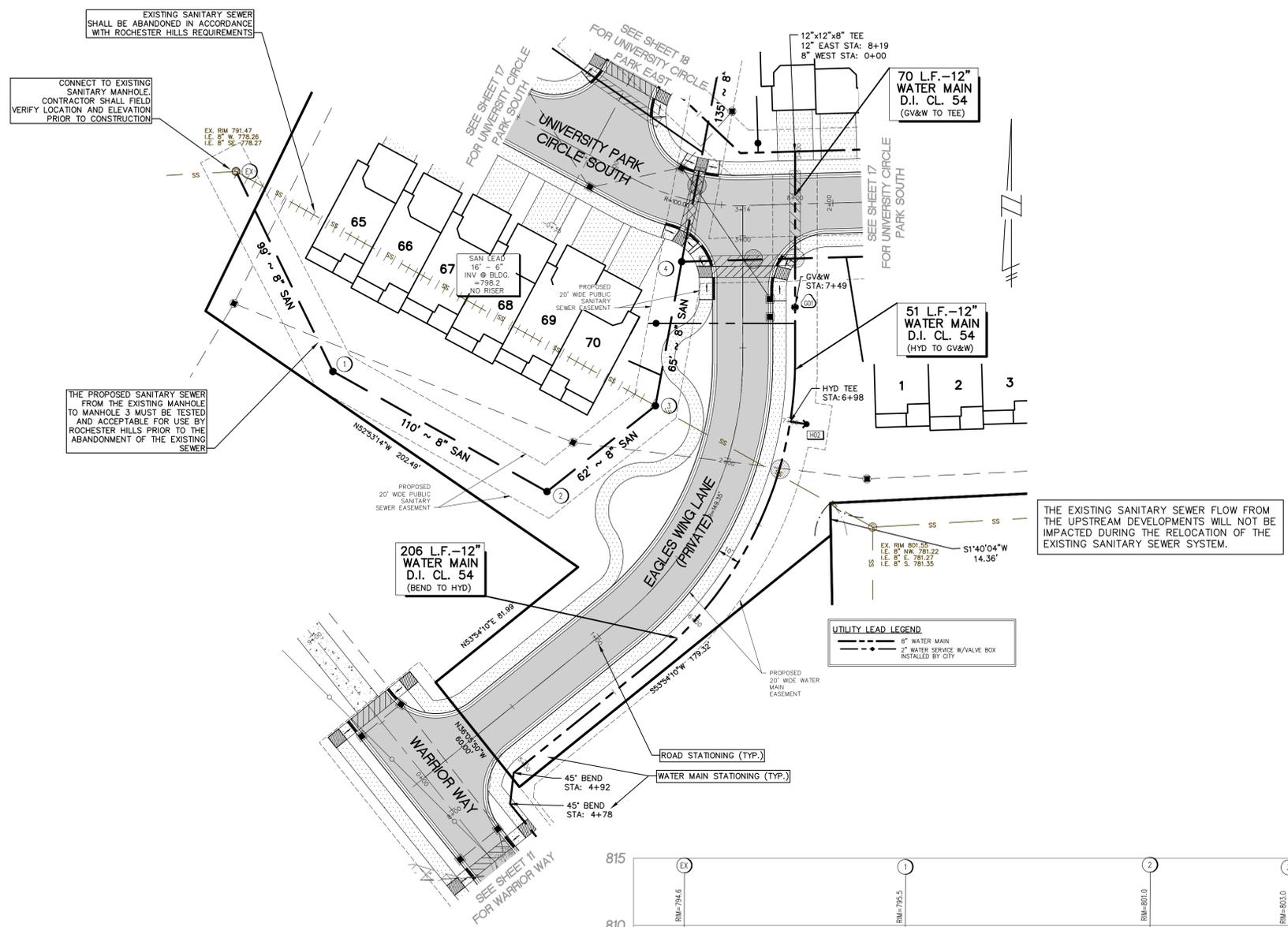
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UNIVERSITY PARK CIRCLE ROAD PLAN & PROFILE

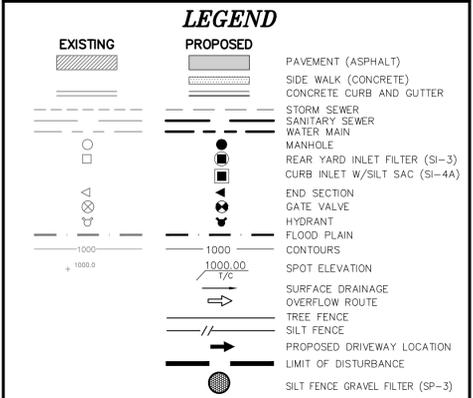
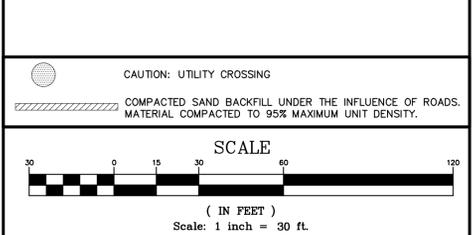
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SHEET 15

City File No. 19-022 Section 15



- NOTES**
1. ALL HYDRANTS TO BE A MINIMUM 6' OFF BACK OF CURB AND 5' OFF EDGE OF DRIVEWAY PAVEMENT (TYP.)
 2. MAINTAIN 6' COVER OVER ALL WATER MAIN.
 3. ALL WATER MAINS SHALL BE CEMENT-LINED DUCTILE IRON PIPE CLASS 54.
 4. ALL SANITARY SEWER LEAD ENDS TO BE TEMPORARY STAKED UNTIL PERMANENT CONNECTION IS MADE.
 5. ALL SANITARY SEWER LEADS SHALL HAVE A MINIMUM SLOPE OF 1.0%.
 6. NO CONNECTIONS RECEIVING STORM WATER, SURFACE WATER OR GROUND WATER SHALL BE MADE TO THE SANITARY SEWER.
 7. ALL WATER SERVICES SHALL BE INSTALLED BY THE CITY OF ROCHESTER HILLS



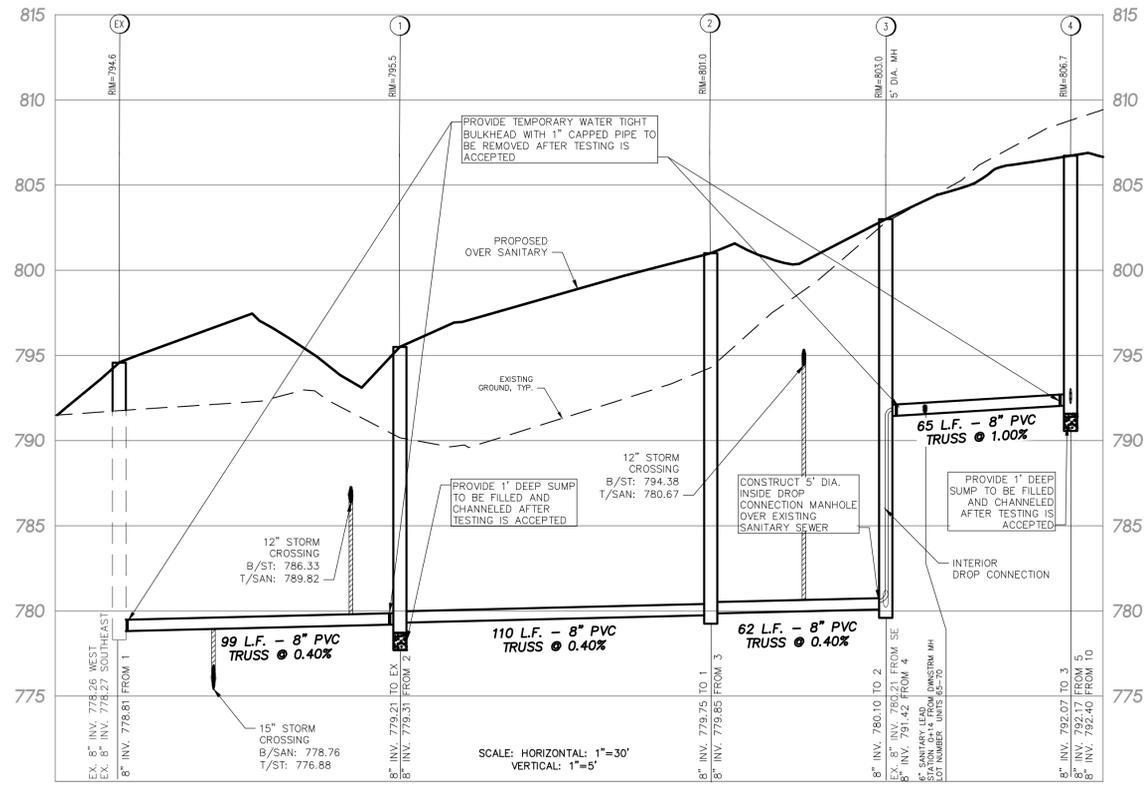
THE GROVES
SECTION 15, TOWN 3 NORTH, RANGE 11 EAST
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS		UTILITY WARNING
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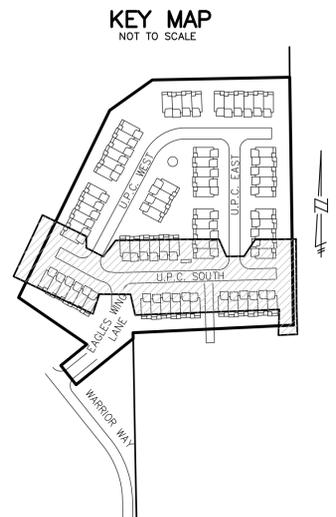
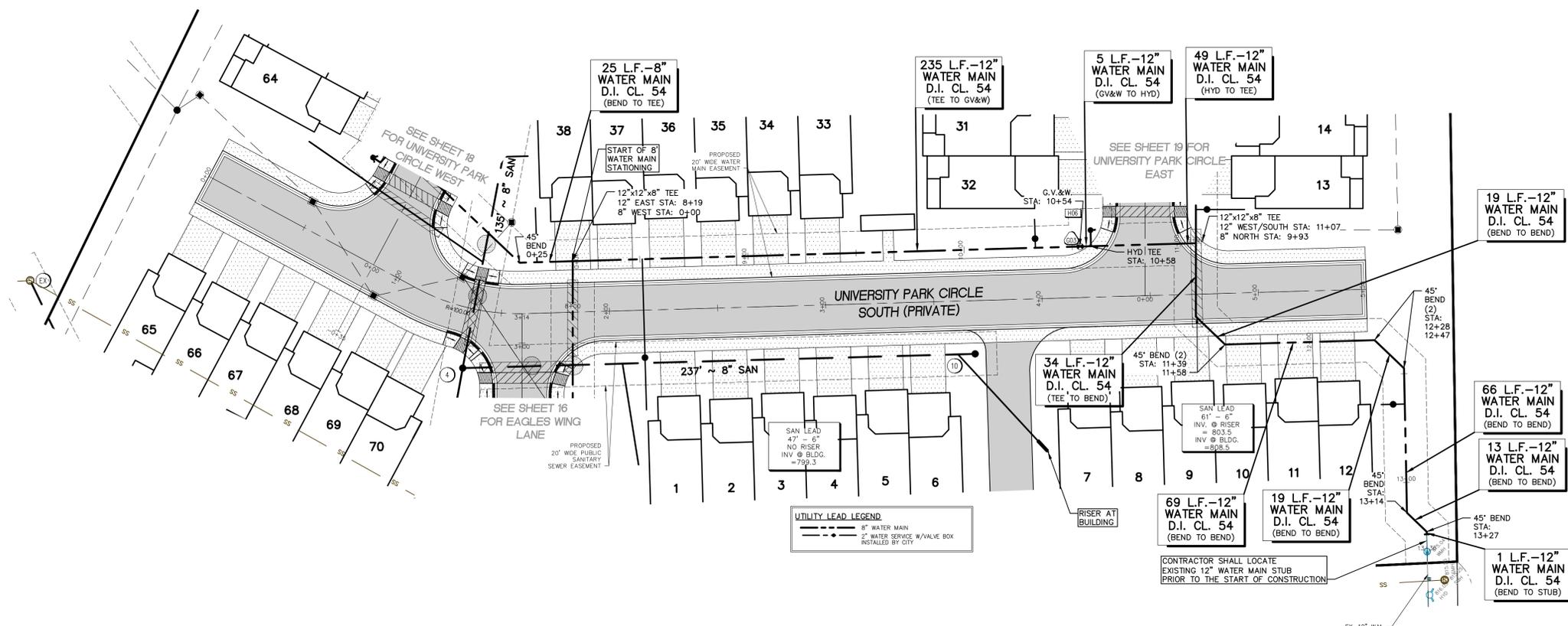


EAGLES WING LANE SANITARY & WATER MAIN PLAN

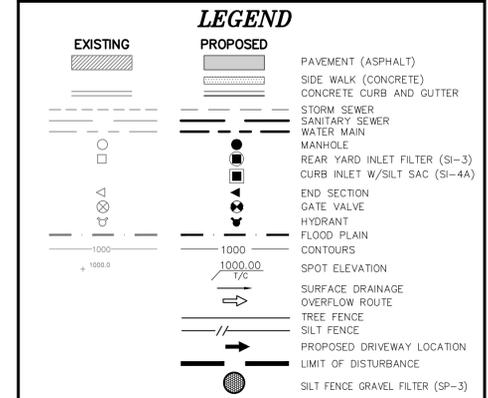
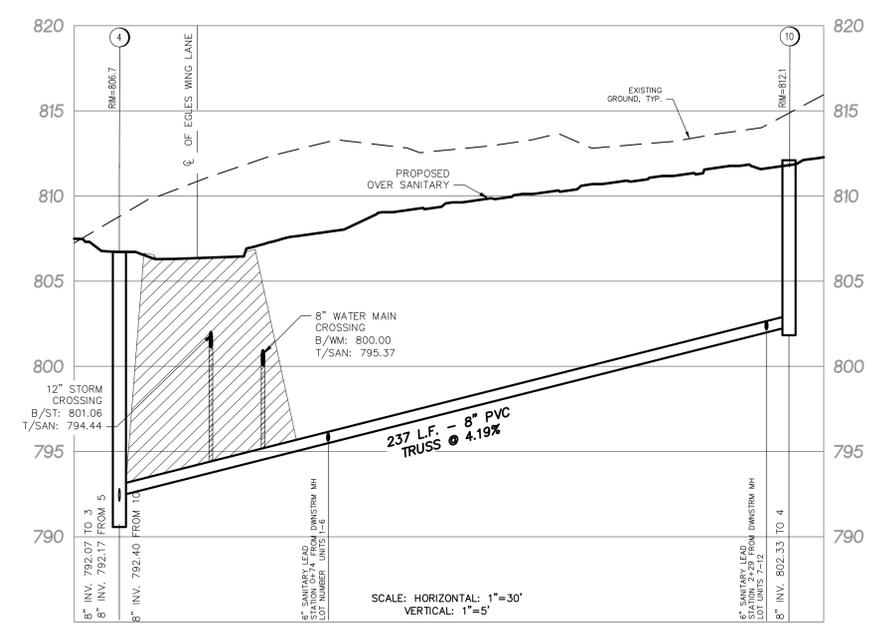
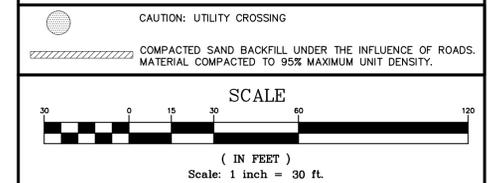
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SHEET 16

City File No. 19-022 Section 15



- NOTES**
- ALL HYDRANTS TO BE A MINIMUM 6' OFF BACK OF CURB AND 5' OFF EDGE OF DRIVEWAY PAVEMENT (TYP.)
 - MAINTAIN 6' COVER OVER ALL WATER MAIN.
 - ALL WATER MAINS SHALL BE CEMENT-LINED DUCTILE IRON PIPE CLASS 54.
 - ALL SANITARY SEWER LEAD ENDS TO BE TEMPORARY STAKED UNTIL PERMANENT CONNECTION IS MADE.
 - ALL SANITARY SEWER LEADS SHALL HAVE A MINIMUM SLOPE OF 1.0%.
 - NO CONNECTIONS RECEIVING STORM WATER, SURFACE WATER OR GROUND WATER SHALL BE MADE TO THE SANITARY SEWER.
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THE GROVES
SECTION 15, TOWN 3 NORTH, RANGE 11 EAST
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS		UTILITY WARNING
NO.	DATE	UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED. 811 Know what's below. Call before you dig. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.
1.	4-28-2020	
2.	5-11-2020	

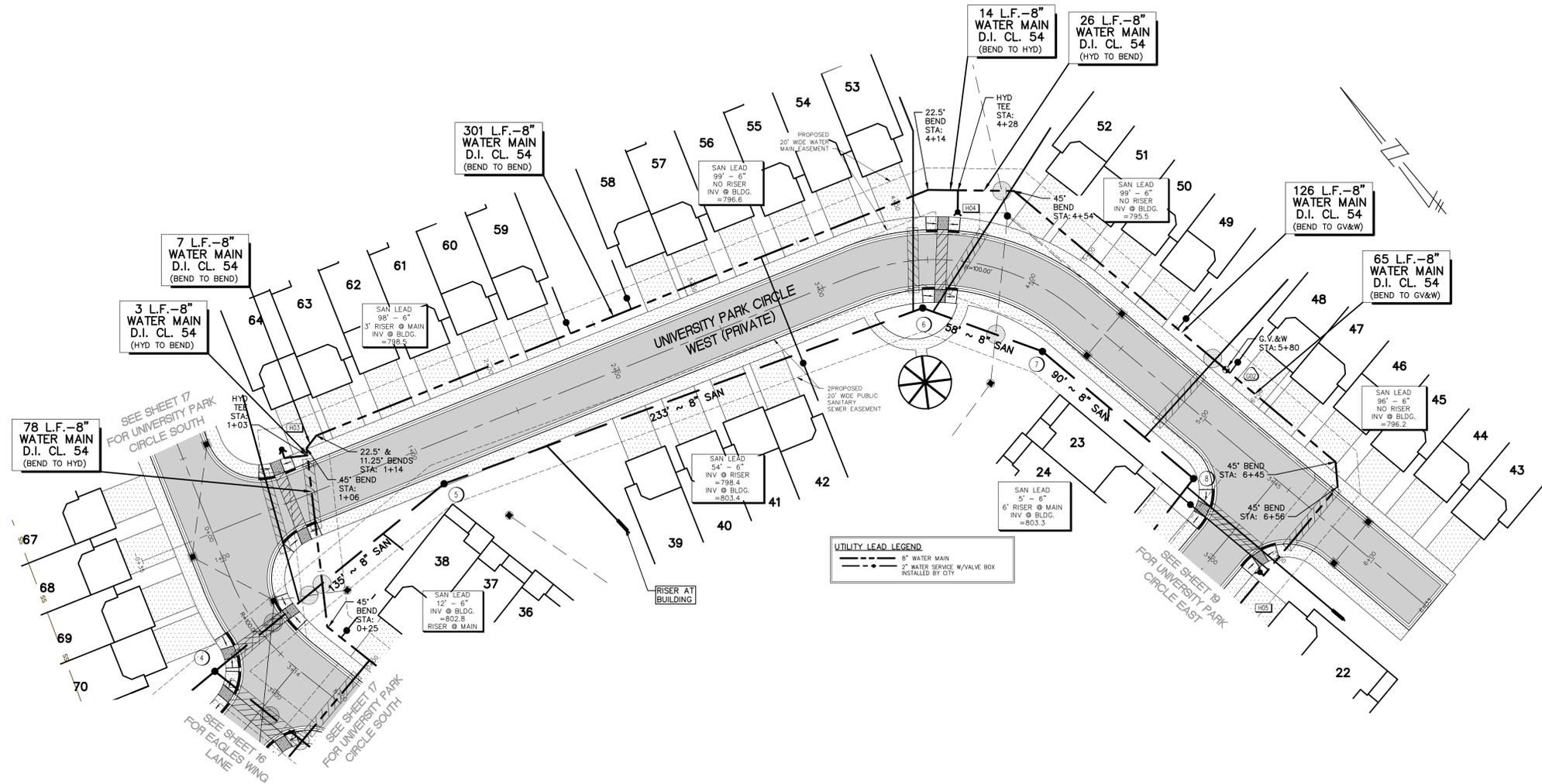
DATE: 03-23-2020 DESIGNED BY: GWN JOB NUMBER: 19-034
CHECKED BY: P.K. DRAWING FILE: 19034SAN.dwg

UNIVERSITY PARK CIRCLE SANITARY & WATERMAIN PLAN

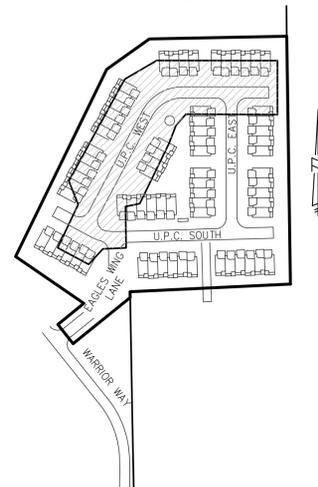
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CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48167
PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

SHEET 17

City File No. 19-022 Section 15



KEY MAP
NOT TO SCALE



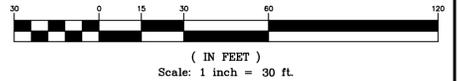
NOTES

1. ALL HYDRANTS TO BE A MINIMUM 6' OFF BACK OF CURB AND 5' OFF EDGE OF DRIVEWAY PAVEMENT (TYP.)
2. MAINTAIN 6' COVER OVER ALL WATER MAIN.
3. ALL WATER MAINS SHALL BE CEMENT-LINED DUCTILE IRON PIPE CLASS 54.
4. ALL SANITARY SEWER LEAD ENDS TO BE TEMPORARY STAKED UNTIL PERMANENT CONNECTION IS MADE.
5. ALL SANITARY SEWER LEADS SHALL HAVE A MINIMUM SLOPE OF 1.0%.
6. NO CONNECTIONS RECEIVING STORM WATER, SURFACE WATER OR GROUND WATER SHALL BE MADE TO THE SANITARY SEWER.
7. ALL WATER SERVICES SHALL BE INSTALLED BY THE CITY OF ROCHESTER HILLS

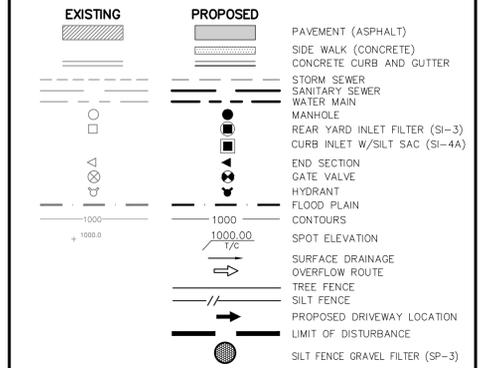
CAUTION: UTILITY CROSSING

COMPACTED SAND BACKFILL UNDER THE INFLUENCE OF ROADS. MATERIAL COMPACTED TO 95% MAXIMUM UNIT DENSITY.

SCALE



LEGEND



THE GROVES

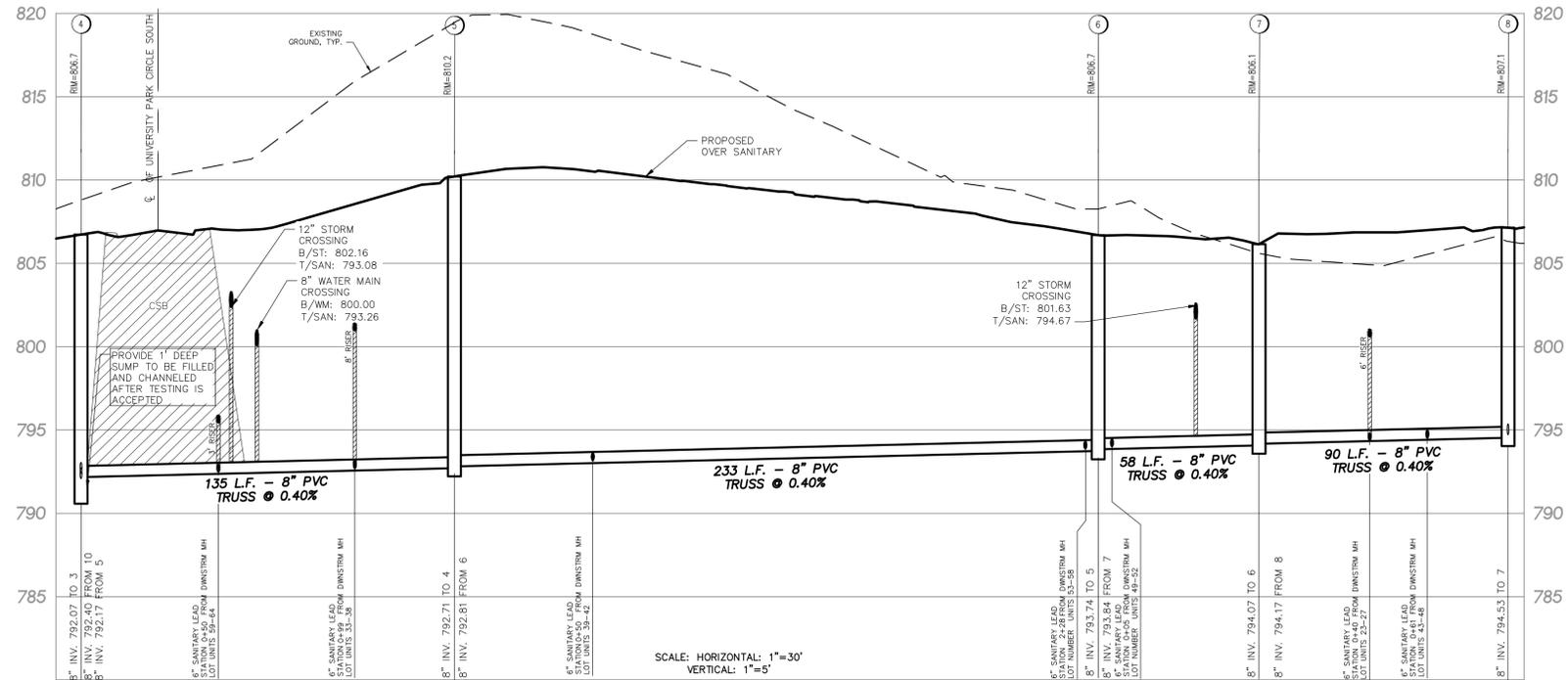
SECTION 15, TOWN 3 NORTH, RANGE 11 EAST
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS		UTILITY WARNING
NO.	ITEM	DATE
1.	REVISE WETLAND NUMBERS	4-28-2020
2.	REVISE PER CITY OF ROCHESTER HILLS	5-11-2020
3.	REVISED PER CITY PUD REVIEW	6-4-20

UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

811 Know what's below. Call before you dig.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.



SCALE: HORIZONTAL: 1"=30'
VERTICAL: 1"=5'

DATE: 03-23-2020 DESIGNED BY: GWN JOB NUMBER: 19-034
CHECKED BY: P.K. DRAWING FILE: 19034SAN.dwg

UNIVERSITY PARK CIRCLE SANITARY & WATERMAIN PLAN

SEIBER, KEAST ENGINEERING, L.L.C.
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SHEET 18

City File No. 19-022 Section 15