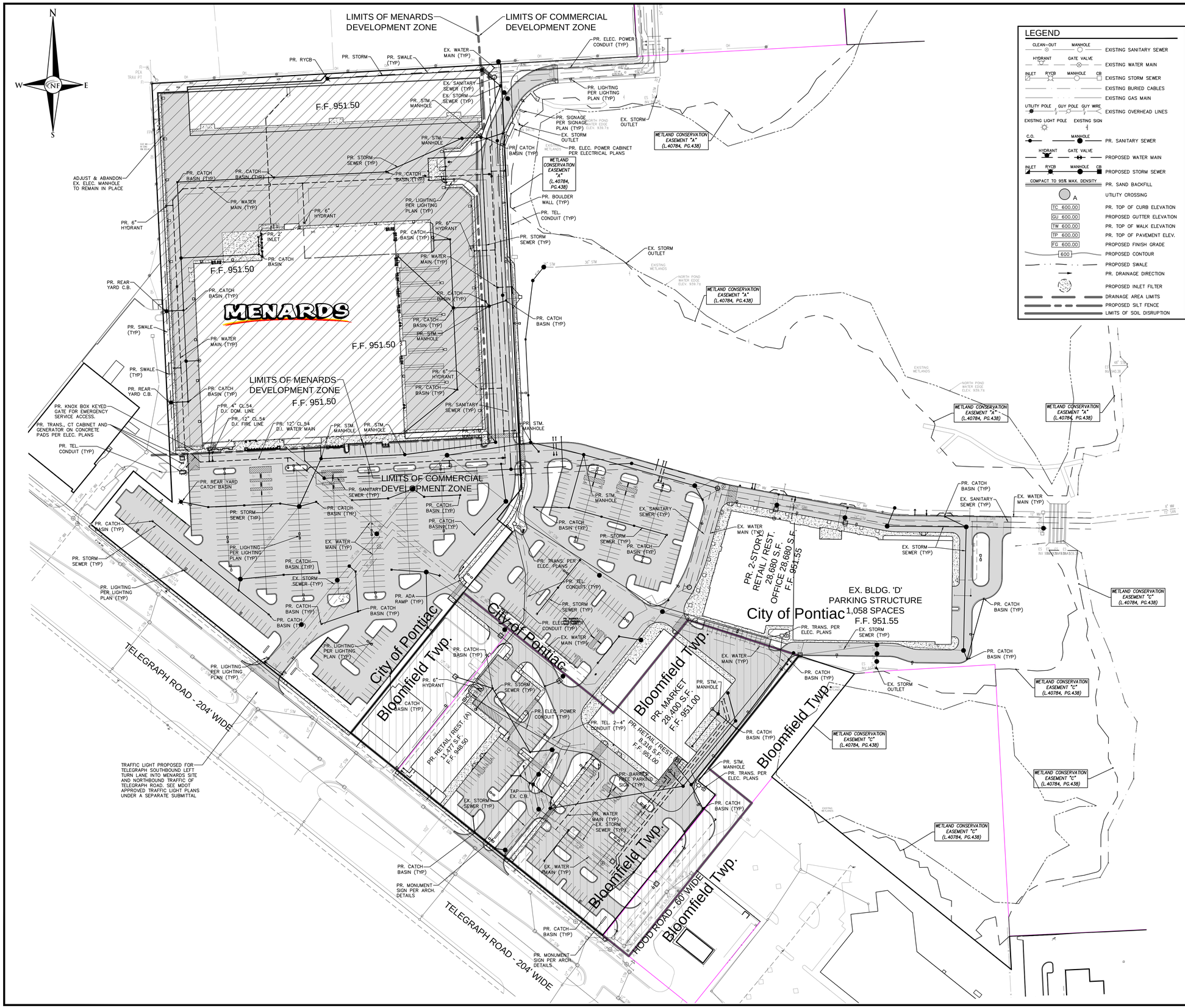
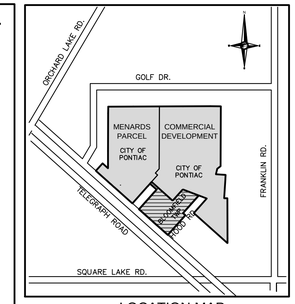


LEGEND

- EXISTING SANITARY SEWER (CLEAN-OUT, MANHOLE)
- EXISTING WATER MAIN (HYDRANT, GATE VALVE)
- EXISTING STORM SEWER (INLET, RYCB, MANHOLE, CB)
- EXISTING BURIED CABLES
- EXISTING GAS MAIN
- EXISTING OVERHEAD LINES (UTILITY POLE, GUY POLE, GUY WIRE)
- EXISTING LIGHT POLE, EXISTING SIGN
- PR. SANITARY SEWER (C.O., MANHOLE)
- PROPOSED WATER MAIN (HYDRANT, GATE VALVE)
- PROPOSED STORM SEWER (INLET, RYCB, MANHOLE, CB)
- PR. SAND BACKFILL (COMPACT TO 95% MAX. DENSITY)
- UTILITY CROSSING (A)
- PR. TOP OF CURB ELEVATION (TC 600.00)
- PROPOSED GUTTER ELEVATION (GU 600.00)
- PR. TOP OF WALK ELEVATION (TW 600.00)
- PR. TOP OF PAVEMENT ELEV. (TP 600.00)
- PROPOSED FINISH GRADE (FG 600.00)
- PROPOSED CONTOUR (600)
- PROPOSED SWALE
- PR. DRAINAGE DIRECTION
- PROPOSED INLET FILTER
- DRAINAGE AREA LIMITS
- PROPOSED SILT FENCE
- LIMITS OF SOIL DISRUPTION



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION - Menard's

ALL OF LOTS 1 THROUGH 8, 41 THROUGH 50 AND 63, AND PART OF LOTS 9 THROUGH 16 AND 28, AND PART OF VACATED HOOD ROAD, ROSTEL ROAD AND MYRTLE ROAD OF 'BLOOMFIELD ACRES', A SUBDIVISION OF PART OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 5, T.2N., R.10E., BLOOMFIELD TOWNSHIP (CONDITIONALLY TRANSFERRED TO THE CITY OF PONTIAC), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 41 OF PLATS, ON PAGE 49, OAKLAND COUNTY RECORDS, AND PART OF THE NORTHEAST 1/4 OF SECTION 6, T.2N., R.10E., BLOOMFIELD TOWNSHIP (CONDITIONALLY TRANSFERRED TO THE CITY OF PONTIAC), OAKLAND COUNTY, MICHIGAN, ALSO KNOWN AS BEING PART OF UNITS 1 AND 4 OF BLOOMFIELD PARK CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 35092, PAGE 207, OAKLAND COUNTY RECORDS, AND AS MODIFIED BY THE AMENDED AND RESTATED MASTER DEED RECORDED IN LIBER 36671, PAGE 569, AND AMENDMENTS THERETO (IF ANY), AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 1718, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AMENDMENTS THERETO AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AND AMENDMENTS THERETO ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 5, ALSO BEING THE EAST 1/4 OF SAID SECTION 6; THENCE NORTH 01 DEGREES 59 MINUTES 37 SECONDS WEST, 698.81 FEET ALONG THE WEST LINE OF SAID SECTION 5, ALSO BEING THE EAST LINE OF SAID SECTION 6, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TELEGRAPH ROAD (204 FEET WIDE), SAID POINT BEING THE POINT OF BEGINNING; THENCE THE FOLLOWING (5) FIVE COURSES ALONG THE LIMITS OF SAID BLOOMFIELD PARK CONDOMINIUM: (1) NORTH 50 DEGREES 40 MINUTES 54 SECONDS WEST, 203.72 FEET; (2) NORTH 39 DEGREES 19 MINUTES 06 SECONDS EAST, 125.00 FEET; (3) SOUTH 50 DEGREES 40 MINUTES 54 SECONDS EAST, 91.05; (4) NORTH 02 DEGREES 13 MINUTES 10 SECONDS WEST, 768.44 FEET; (5) NORTH 87 DEGREES 20 MINUTES 36 SECONDS EAST, 640.12 FEET; THENCE SOUTH 02 DEGREES 14 MINUTES 00 SECONDS EAST, 780.03 FEET; THENCE SOUTH 39 DEGREES 19 MINUTES 06 SECONDS WEST, 71.08 FEET; THENCE SOUTH 50 DEGREES 43 MINUTES 35 SECONDS EAST, 36.41 FEET; THENCE SOUTH 39 DEGREES 19 MINUTES 06 SECONDS WEST, 473.52 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF TELEGRAPH ROAD, ALSO BEING A POINT ON THE SOUTHERLY LINE OF SAID BLOOMFIELD PARK CONDOMINIUM; THENCE NORTH 50 DEGREES 40 MINUTES 54 SECONDS WEST, 407.45 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TELEGRAPH ROAD, ALSO BEING ALONG THE SOUTHERLY LINE OF SAID BLOOMFIELD PARK CONDOMINIUM TO THE POINT OF BEGINNING.

CONTAINING 686,219.72 SQUARE FEET OR 15.75 ACRES OF LAND.

PART OF SIDWELL 19-05-159-006 AND PART OF SIDWELL 19-05-159-004.

PAVING LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

LEGEND

- LIMITS OF MENARDS DEVELOPMENT ZONE
- LIMITS OF BLOOMFIELD TWP. DEVELOPMENT

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

SEAL

STATE OF MICHIGAN
PATRICK J. WILLIAMS
ENGINEER NO. 47031
LICENSED PROFESSIONAL ENGINEER

PROJECT
Village at Bloomfield

CLIENT
REDICO
One Towne Square,
Suite 1600
Southfield, MI 48076

Contact:
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Phone: (248) 784-6486

PROJECT LOCATION
Part of the W. 1/2 of Section 5, T. 2N., R. 10E., and part of the NE 1/4 of Section 6, T. 2N., R. 10E., Bloomfield Township, The City of Pontiac and Bloomfield Township (conditionally transferred to The City of Pontiac) Oakland County, Michigan

SHEET
Overall Utility Site Plan

811
Know what's below
Call before you dig.

DATE	ISSUED / REVISED
05-12-17	Bids / Permits

DRAWN BY: A. Wiseman
DESIGNED BY: A. Wiseman
APPROVED BY: P. Williams
DATE: April 14, 2017
SCALE: 1" = 80'

80 40 0 40 80 120

NFE JOB NO. A116-21
SHEET NO. C-17a