

SITE DATA :

ZONING :

TOWN CENTER DISTRICT

LAND DATA :

COMMERCIAL LAND AREA : ± 20.5 ACRES
MENARDS LAND AREA : ± 15.7 ACRES
RESIDENTIAL/SENIOR HOUSING
LAND AREA : ± 50.8 ACRES
TOTAL LAND AREA ± 87 ACRES

BUILDING DATA :

COMMERCIAL : 76,873 S.F.
MENARDS : 244,025 S.F.
OFFICE : 28,680 S.F.

TOTAL BUILDING AREA 349,578 S.F.

PARKING DATA :

PARKING PROPOSED :
COMMERCIAL/OFFICE/THEATER : 1,462 SPACES
MENARDS : 416 SPACES

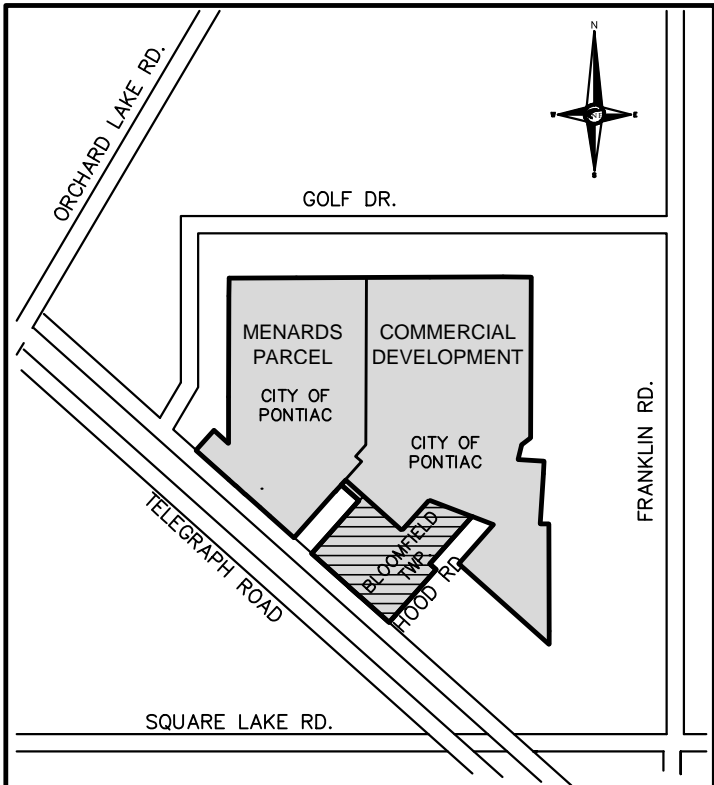
TOTAL PARKING PROPOSED : 1,878 SPACES
(5.37 SPACES/ 1,000 S.F. GROSS)

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, RUSTEL 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 35082, PAGE 207, OAKLAND COUNTY RECORDS, AND AS MODIFIED BY THE AMENDED AND RESTATED MASTER DEED RECORDED IN LIBER 36071, PAGE 565, 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 35 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, 788.44 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 SIDEWELL 19-05-159-006 AND PART OF
SIDEWELL 19-05-159-004.



LOCATION MAP
N.T.S.

LEGEND

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

PAVING LEGEND

PROPOSED CONCRETE PAVEMENT	
PROPOSED ASPHALT PAVEMENT	

LEGEND

LIMITS OF MENARDS DEVELOPMENT ZONE	
LIMITS OF BLOOMFIELD TWP. DEVELOPMENT	

ESTIMATED QUANTITIES

PAVING

DESCRIPTION	QUANTITY	UNITS
8" NON-REINFORCED CONCRETE	875	S.Y.
4" ASPHALT ON 6" 21AA BASE	18,680	S.Y.
4" CONCRETE PALLET STORAGE AREA	12,215	S.F.
4" CONCRETE SIDEWALK	8,100	S.F.

ESTIMATED QUANTITIES

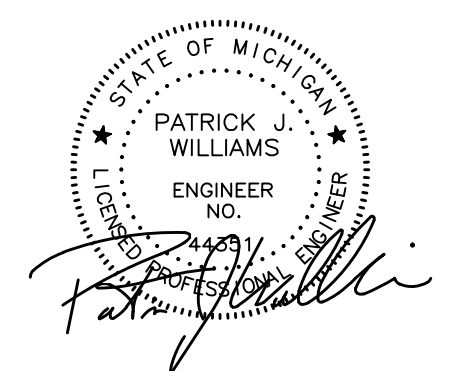
PAVING

DESCRIPTION	QUANTITY	UNITS
8" NON-REINFORCED CONCRETE	180	S.Y.
4" ASPHALT ON 6" 21AA BASE	53,185	S.Y.
4" CONCRETE SIDEWALK	36,709	S.F.
6" CONCRETE CURB & GUTTER	13,552	L.F.



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

SEAL



PROJECT

Village at Bloomfield

CLIENT

REDICO
One Towne Square,
Suite 1600
Southfield, MI 48076

Contact:

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 General Site Plan



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-17