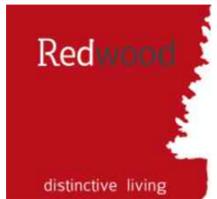


DEVELOPMENT PLANS FOR REDWOOD LIVING RESIDENTIAL DEVELOPMENT EAST AVON ROAD & DEQUINDRE ROAD ROCHESTER HILLS, MICHIGAN

**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

www.bergmannpc.com

DATE	DESCRIPTION
11/16/2018	PUD REVIEW
02/04/2019	REV. PER CITY COMMENTS
03/21/2019	2ND REV. PER CITY COMMENTS
08/02/2019	3RD REV. PER CITY COMMENTS
08/22/2019	4TH REV. PER CITY COMMENTS
08/27/2019	STEP ONE PUD REVIEW
09/17/2020	CITY RESUBMITTAL PERMIT REVIEW
03/02/2020	ENGINEERING RESUBMITTAL
05/06/2020	ENGINEERING RESUBMITTAL
06/09/2020	ENGINEERING RESUBMITTAL
07/08/2020	ENGINEERING RESUBMITTAL

PROJECT CONTACTS

CIVIL ENGINEER

BERGMANN ASSOCIATES
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LANSING, MI 48917
PAUL FURTAW, P.E.
(517) 272-9835

DEVELOPER

REDWOOD USA, LLC
7510 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
KELLIE MCIVOR
(216) 360-9441

UTILITY AND JURISDICTIONAL CONTACTS

PLANNING AND ZONING

CITY OF ROCHESTER HILLS
1000 ROCHESTER HILLS DR
ROCHESTER HILLS, MI 48309
KRISTEN KAPELANSKI, AICP
(248) 841-2572

WATER MAIN

CITY OF ROCHESTER HILLS
1000 ROCHESTER HILLS DR
ROCHESTER HILLS, MI 48309
PAUL DAVIS, PE
(248) 841-2490

SOIL EROSION AND SEDIMENTATION

OAKLAND COUNTY WATER RESOURCES
COMMISSIONER ONE PUBLIC WORKS DRIVE
WATERFORD, MI 48328
(248) 858-5389

ROADS & ENTRANCE

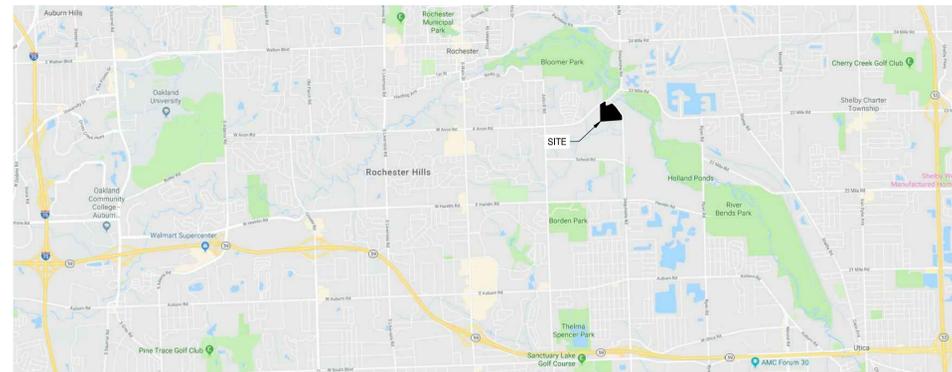
OAKLAND COUNTY ROAD COMMISSION
2420 PONTIAC LAKE ROAD
WATERFORD TOWNSHIP, MI 48328
(248) 858-4835

SANITARY SEWER

CITY OF ROCHESTER HILLS
1000 ROCHESTER HILLS DR
ROCHESTER HILLS, MI 48309
PAUL DAVIS, PE
(248) 841-2490

DRAWING KEY

- INCLUDED IN PLAN SET
- NOT INCLUDED IN PLAN SET



SITE LOCATION MAP
NOT TO SCALE



**SHEET INDEX
(Civil and Landscaping)**

Sheet Number	Sheet Title
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■ C101	SITE ACCESSIBILITY ROUTE
■ C102	FIRE APPARATUS PLAN
■ C103	SITE ADDRESSING PLAN
■ C110	OVERALL UTILITY PLAN
■ C111	STORM SEWER MANAGEMENT PLAN
■ C112	STORM SEWER MANAGEMENT PLAN CALCULATIONS
■ C113	STORM SEWER PROFILES
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■ C115	SOUTH WATERMAIN PLAN
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■ C117	SANITARY SEWER PLAN AND PROFILE
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■ C125	DEQUINDRE ROAD PATHWAY GRADING
■ C130	PLAN AND PROFILE KEY SHEET
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■ C132	CABOT PLAN & PROFILE
■ C133	BEALE PLAN & PROFILE
■ C134	RESERVE PLAN & PROFILE
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■ C136	SONGBIRD & CORRAL PLAN & PROFILE
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□ C140	SOIL EROSION AND SEDIMENTATION CONTROL PLAN
□ C141	OCWRC SESS DETAILS
■ C200	AVON ROAD ENTRANCE PLAN
■ C201	DEQUINDRE ENTRANCE PLAN
■ C202	DEQUINDRE IMPROVEMENT PLANS - UTILITY PLAN
■ C300	TREE INVENTORY PLAN
■ C301	TREE INVENTORY PLAN
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■ C400	RETAINING WALL PLAN & PROFILE
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■ C607	WETLAND E & F PLAN
■ C608	WETLAND STORAGE PLAN
■ C609	DRAINAGE AREA MAP
■ C700	STORMWATER OUTFALL PLAN
■ -	ROCHESTER HILLS WATER MAIN STANDARD DETAILS PG 1
■ -	ROCHESTER HILLS WATER MAIN STANDARD DETAILS PG 2
■ -	ROCHESTER HILLS WATER MAIN SPECIAL DETAILS
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■ L-1	SITE & ENTRY LANDSCAPE PLAN - NORTH
■ L-2	SITE LANDSCAPE PLAN - SOUTH
■ L-3	ENTRY LANDSCAPE AND SIGN DETAILS
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■ A4.2	BUILDING PLAN AND ELEVATIONS
■ A4.3	BUILDING PLAN AND ELEVATIONS
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■ A4.5	BUILDING PLAN AND ELEVATIONS
■ A4.6	BUILDING PLAN AND ELEVATIONS
■ A4.7	BUILDING PLAN AND ELEVATIONS
■ A4.8	BUILDING PLAN AND ELEVATIONS
■ A4.9	BUILDING PLAN AND ELEVATIONS (color)
■ A4.10	BUILDING PLAN AND ELEVATIONS
■ A4.11	BUILDING PLAN AND ELEVATIONS (color)
■ A4.12	BUILDING PLAN AND ELEVATIONS
■ A4.13	BUILDING PLAN AND ELEVATIONS
■ A4.14	BUILDING PLAN AND ELEVATIONS
■ A4.15	BUILDING PLAN AND ELEVATIONS (color)
■ A4.16	BUILDING PLAN AND ELEVATIONS
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■ A4.19	BUILDING PLAN AND ELEVATIONS
■ A4.20	BUILDING PLAN AND ELEVATIONS
■ A5.1	WALL SECTIONS



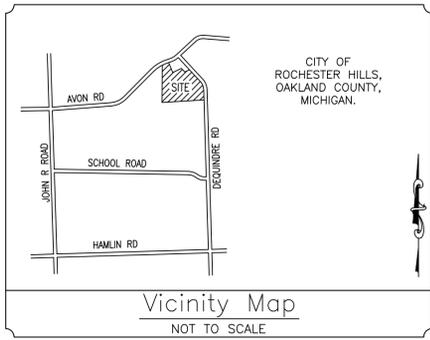
Not For Construction

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Landscape Architects & Surveyors, D.P.C.

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

COVER SHEET

C000



NOTES CORRESPONDING TO SCHEDULE B

- Easement Agreement to Board of Water Commissioners of the City of Detroit as recorded in Liber 5562, Page 209, Oakland County Records and now held by the Oakland-Macomb Interceptor Drain Drainage District, a Michigan statutory public corporation as evidenced in Quit Claim Deed recorded in Liber 41636, Page 87, Oakland County Records and in Assignment of Rights of Way and Easements (Oakland) recorded in Liber 41636, Page 91, Oakland County Records, this does cross or touch this parcel and is shown hereon.
- Easement for water supply system as recorded in Liber 14521, Page 429, Oakland County Records, this does cross or touch this parcel and is shown hereon.
- Water Transmission Main Agreement Between the Cities of Rochester and Rochester Hills as recorded in Liber 16579, Page 199, Oakland County Records, this does cross or touch this parcel, however the easement document does not describe a plottable easement, therefore it is not shown hereon.
- Right of Way to The Detroit Edison Company as recorded in Liber 5MR, Page 9 and Liber 5759, Page 533, Oakland County Records, this does include this parcel, however the easement document does not describe a plottable easement, therefore it is not shown hereon.
- Easement to Southeastern Oakland County Incinerator Authority, a Michigan public corporation as recorded in Liber 6009, Page 630, Oakland County Records, this does cross or touch this parcel and is shown hereon.
- Joint Right of Way to The Detroit Edison Company and Michigan Bell Telephone Company as recorded in Liber 4222, Page 623, Oakland County Records, this does cross or touch this parcel and is shown hereon.
- Overlap in Title resolved based on deed between Southern Oakland County Resource Recovery Authority and 51171 Dequindre, LLC, dated June 12th, 2019 and recorded in Liber 53923, Page 536, Oakland County Records.

GENERAL NOTES

- NO EVIDENCE OF EARTH MOVING OR BUILDING CONSTRUCTION/ADDITIONS WERE OBSERVED WHILE CONDUCTING THE FIELD WORK. (ITEM 16, TABLE A).
- NO EVIDENCE OF PROPOSED STREET RIGHT OF WAY LINE CHANGES WERE PROVIDED BY THE CONTROLLING JURISDICTION. (ITEM 17, TABLE A).
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS (ITEM 17, TABLE A).
- THIS PARCEL HAS DIRECT ACCESS TO AVON ROAD AND DEQUINDRE ROAD.
- THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
- THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
- THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT.
- THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
- EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.
- WETLANDS SHOWN HEREON ARE BASED ON A WETLAND MAP AND FLAGGING PROVIDED BY KING AND MACGREGOR ENVIRONMENTAL. (ITEM 18, TABLE A)
- EASEMENTS AND EXCEPTIONS SHOWN HEREON WERE PROVIDED BY THE TITLE INSURANCE COMPANY. NO RESEARCH HAS BEEN CONDUCTED BY GEODETIC DESIGNS INC. TO IDENTIFY ANY ADDITIONAL EASEMENTS THAT MAY AFFECT THIS PARCEL.

LEGEND

- | | | |
|-----------------------|-------------------------------|-----------------------|
| Power Pole | Flag Pole | Storm Manhole |
| Power Pole w/Light | Sign (As Noted) | Storm Catchbasin |
| Light Pole | Well Head | Deciduous Tree |
| Telephone Pole | Satellite Dish | Coniferous Tree |
| Guy Wire | Tower | Sanitary Manhole |
| Transformer | Water Valve | Sanitary Clean Out |
| Electric Manhole | Fire Hydrant | Gas Valve |
| Telephone Manhole | Water Manhole | Gas Manhole |
| Telephone Pedestal | Water Meter Pit | Gas Meter |
| Electric Meter | Water Meter | Gas Marker |
| Cable Box | Indicates Handicapped Parking | Section Corner |
| Air Conditioner Unit | Parking Count | Set 5/8" Bar & Cap |
| Easement Identifier | | Found Corner Monument |
| Distance not to scale | | Monitoring Well |
| | | Fenceline |

ABBREVIATIONS

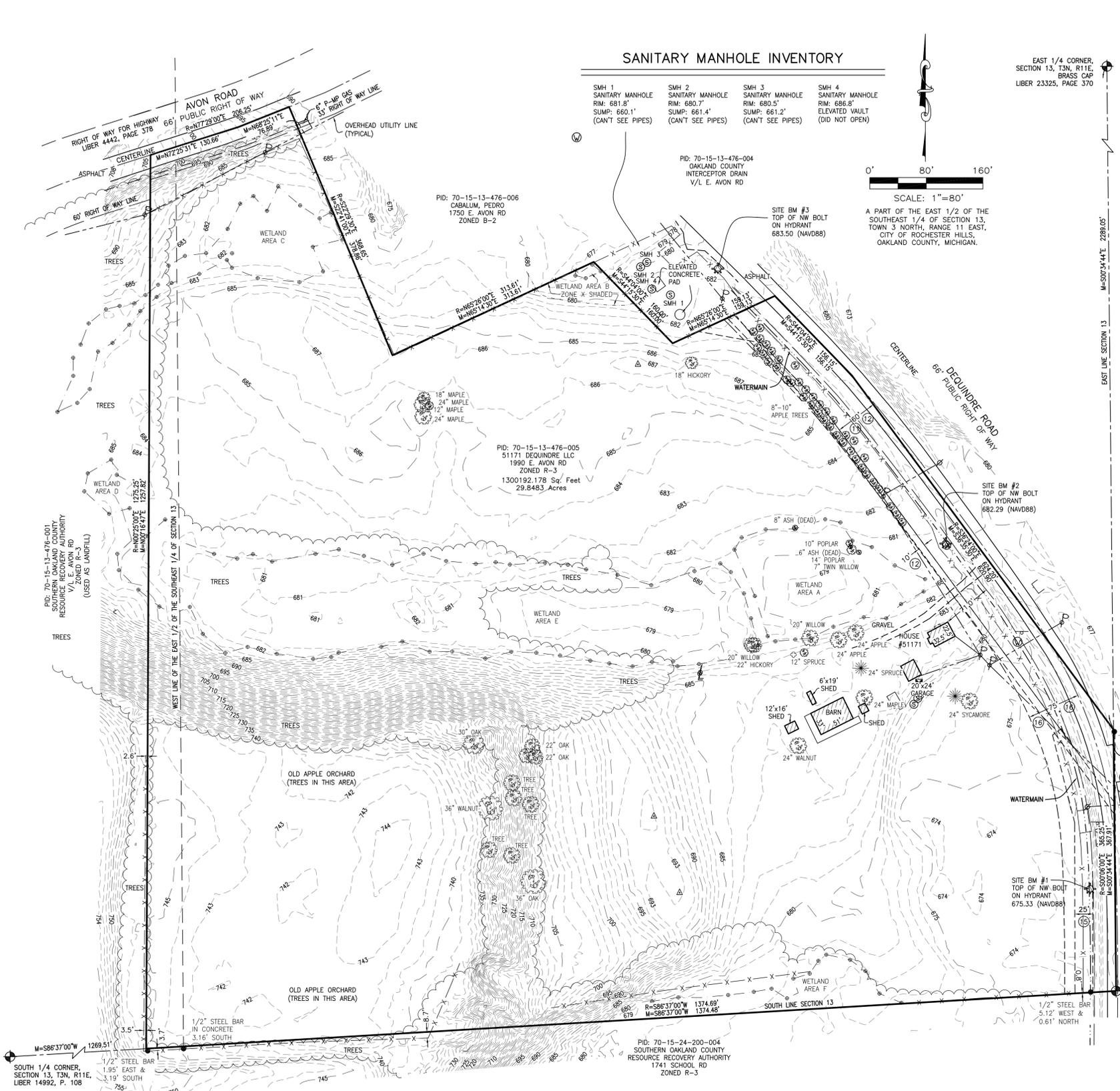
- | | | |
|----------------|-----------------------|---------------------------------------|
| R = RECORDED | T3N = TOWN 3 NORTH | AVE. = AVENUE |
| M = MEASURED | R11E = RANGE 11 EAST | BLVD. = BOULEVARD |
| C = CALCULATED | SQ. FT. = SQUARE FEET | CT. = COURT |
| N = NORTH | NE = NORTHEAST | RD. = ROAD |
| E = EAST | SE = SOUTHEAST | ST. = STREET |
| S = SOUTH | SW = SOUTHWEST | PID = PARCEL AND OWNER IDENTIFICATION |
| W = WEST | NW = NORTHWEST | |

SANITARY MANHOLE INVENTORY

- | | | | |
|---|---|---|--|
| SMH 1
SANITARY MANHOLE
RIM: 681.8'
SUMP: 660.1'
(CAN'T SEE PIPES) | SMH 2
SANITARY MANHOLE
RIM: 680.7'
SUMP: 661.4'
(CAN'T SEE PIPES) | SMH 3
SANITARY MANHOLE
RIM: 680.5'
SUMP: 661.2'
(CAN'T SEE PIPES) | SMH 4
SANITARY MANHOLE
RIM: 686.8'
ELEVATED VAULT
(DID NOT OPEN) |
|---|---|---|--|

SCALE: 1"=80'

A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.



BEARING BASIS

BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 13, RECORDED AS BEARING S86°37'00"W.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONES X & X SHADED OF THE FLOOD INSURANCE RATE MAP NUMBER 26125C0411F WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA.

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without Geodetic Designs Incorporated's prior written consent. Geodetic Designs Incorporated expressly disclaims any duty or obligation towards any party that is not identified in the Surveyor's Certification.

Please be advised that Geodetic Designs Incorporated will not include the providers of any third party reports in the Surveyor's Certification.

LEGAL DESCRIPTION (AS PROVIDED)

The land referred to in this Commitment is described as follows:

A parcel of land in the East 1/2 of the Southeast 1/4 of Section 13, Town 3 North, Range 11 East, described as:

Commencing at the Southeast corner of said Section 13, thence South 86 degrees 37 minutes West 1374.69 ft.; thence North 0 degree 25 minutes East 1275.25 feet to the center of Avon Road; thence North 77 degrees 29 minutes East 206.25 ft. along the center of Avon Road; thence South 22 degrees 29 minutes East 368.65 feet; thence North 65 degrees 26 minutes East 313.61 feet, thence South 44 degrees 04 minutes East 160 feet; thence North 65 degrees 26 minutes East 159.13 feet to the centerline (so-called) of Dequindre Road; thence South 44 degrees 04 minutes East 156.15 feet and South 36 degrees 24 minutes East 624.20 feet along the centerline of Dequindre Road to its intersection with the East line of said Section 13; thence South 0 degree 05 minutes East 365.25 feet to the point of beginning.

The property described and shown hereon is the same property as described in Fidelity National Title Insurance Company commitment number C-150067, Rev. 3 dated January 7, 2020.

LEGAL DESCRIPTION (AS SURVEYED)

The land referred to in this Commitment is described as follows:

A parcel of land in the East 1/2 of the Southeast 1/4 of Section 13, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, described as:

Beginning at the Southeast corner of said Section 13, thence South 86 degrees 37 minutes 00 seconds West, 1374.48 feet along the South line of Section 13; thence North 0 degree 16 minutes 47 seconds East, 1257.82 feet to the centerline of Avon Road; thence North 72 degrees 25 minutes 31 seconds East, 130.66 feet and North 88 degrees 25 minutes 11 seconds East, 76.89 feet along the centerline of Avon Road; thence South 22 degrees 41 minutes 00 seconds East, 378.86 feet; thence North 65 degrees 14 minutes 30 seconds East, 313.61 feet; thence South 44 degrees 15 minutes 30 seconds East, 160.00 feet; thence North 65 degrees 14 minutes 30 seconds East, 159.13 feet to the centerline of Dequindre Road; thence South 44 degrees 15 minutes 30 seconds East, 156.15 feet along said centerline; thence South 36 degrees 35 minutes 30 seconds East, 620.90 feet along said centerline to its intersection with the East line of said Section 13; thence South 0 degree 34 minutes 44 seconds East, 367.91 feet along said East line to the point of beginning. Containing 1,300,192.18 square feet or 29.848 acres, more or less. Subject to rights of the public over the North 33 feet for Avon Road and the Easterly 33 feet for Dequindre Road.

LEGEND	
GAS	E-GAS DASHDOT
WATER	E-WATER DIVIDE2
ELECTRIC	E-ELECTRIC ELEC2
TELEPHONE	E-TELEPHONE TELE2
SANITARY	E-SANITARY HIDDEN2
STORM	E-STORM HIDDEN

SURVEYOR'S CERTIFICATION

TO: Redwood Rochester Hills East Avon Road MI P1, LLC; First American Title Insurance Company and Circo Title Agency, Inc.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standards of Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 13, 14, 16, 17 and 20 of Table A thereof. The fieldwork was completed on Oct. 25, 2018.



DAVID J. VANDENBERGHE
PROFESSIONAL SURVEYOR #51489

"ALTA/NSPS LAND TITLE SURVEY"

PREPARED BY:

MARK	DATE	REVISION	BY	REVIEWER
	7/8/20	ADDED RECORDING INFO FOR NOTE #21	DV	
	3/13/20	REVISED AS SURVEYED LEGAL	DV	
	2/20/20	GENERAL COMMENTS	DV	



GEODETIC DESIGNS, INC.
2300 N. GRAND RIVER AVE.
LANSING, MI 48906
PHONE: (517) 908-0008
FAX: (517) 908-0009
WWW.GEODETICDESIGNS.COM

BERGMANN & ASSOCIATES

**REDWOOD SITE
ROCHESTER HILLS, MI**

SCALE: 1" = 80'	
DATE: OCTOBER 26, 2018	
DRAWN BY: RW	
CHECKED BY: DJV	JOB NUMBER: S220-2018



- BENCHMARKS:**
- TOP OF NORTHWEST BOLT ON HYDRANT, ELEVATION = 675.33 (NAVD88)
 - TOP OF NORTHWEST BOLT ON HYDRANT, ELEVATION = 682.29 (NAVD88)
 - TOP OF NORTHWEST BOLT ON HYDRANT, ELEVATION = 683.50 (NAVD88)

- SITE LEGEND:**
- PROPERTY SETBACK LINE
 - PROPERTY LINE
 - ACTIVE OPEN SPACE AREA
 - LIMITS OF WETLAND DISTURBANCE
 - HMA STANDARD PAVEMENT SECTION
 - KEY NOTE
 - NUMBER OF PARKING SPACES
 - BUILDING ID

- SITE DATA:**
- PARCEL ID: 70-15-13-476-005
- LAND USE: MULTIPLE FAMILY RESIDENTIAL
- ZONING:**
- R3 - ONE FAMILY RESIDENTIAL DISTRICT (MR OVERLAY)
 - R1 - ONE FAMILY RESIDENTIAL DISTRICT (PUD OVERLAY)
 - EAST - SHELBY TOWNSHIP
 - WEST - R3 - ONE FAMILY RESIDENTIAL DISTRICT
 - SOUTH - R3 - ONE FAMILY RESIDENTIAL DISTRICT
- PARKING:** REQUIRED PARKING: 1.5 PER UNIT + 0.2 VISITOR SPACES
PROVIDED PARKING: 1 ADA SPACE AND 1 NON-ADA SPACE PER UNIT (240) + 24 ADDITIONAL PARKING SPACES
TOTAL: 264 PARKING SPACES
NO ON-STREET PARKING IS ALLOWED ON SITE
- UNIT BREAKDOWN:**
- 44 - FORESTWOOD UNITS (36%)
 - 19 - MEADOWWOOD UNITS (15%)
 - 7 - CAPEWOOD UNITS (6%)
 - 37 - WILLOWWOOD UNITS (31%)
 - 14 - HAYDENWOOD UNITS (12%)
 - 121 TOTAL UNITS = 4.04 UNITS PER ACRE
- LOT AREA:** 29.95 ACRES
- SETBACKS:** FRONT - 30 FEET
SIDE - 30 FEET
REAR - 35 FEET
- ACTIVE OPEN SPACE:** 5% OF GROSS AREA DEVELOPED AS ACTIVE OPEN SPACE.
TOTAL DEVELOPED AREA: 833,821 SQ.FT.
REQUIRED ACTIVE OPEN SPACE: 44,151 SQ.FT. (5%)
PROPOSED ACTIVE OPEN SPACE: 66,750 SQ.FT. (8%)
- WASTE MANAGEMENT:** TRASH IS COLLECTED FROM A PRIVATE ENTITY AT EACH UNIT. NO DUMPSTERS ARE PROPOSED ON SITE.
- SIGNS:** ALL SIGNS MUST MEET THE REQUIREMENTS OF THE CITY AND BE APPROVED UNDER SEPARATE PERMITS ISSUED BY THE BUILDING DEPARTMENT.
- SITE LIGHTING:** NO ON-STREET LIGHTING IS PROPOSED. LIGHTING IS SOLAR-POWERED AND MOUNTED ON BUILDING PORCHES.
- WETLANDS:** WETLAND DELINEATION WAS PERFORMED BY KING & MACGREGOR ON OCTOBER 18, 2018

- GENERAL NOTES:**
- THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THESE PLANS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORD MAPS. THEY ARE NOT CERTIFIED TO THE ACCURACY OF THEIR LOCATION AND/OR COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY.
 - THE CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH TITLE 29 OF FEDERAL REGULATIONS, PART 1926, SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION (OSHA).
 - ALL ROADS AND PRIVATE DRIVES SHALL BE KEPT CLEAN OF MUD, DEBRIS ETC. AT ALL TIMES.
 - REFER TO ARCHITECTURAL DRAWINGS FOR PRECISE BUILDING DIMENSIONS.
 - THE CONTRACTOR SHALL CONSULT THE CONSTRUCTION MANAGER BEFORE DEVIATING FROM THESE PLANS.
 - IN ALL TRENCH EXCAVATIONS, CONTRACTOR MUST LAY THE TRENCH SIDE SLOPES BACK TO A SAFE SLOPE. USE A TRENCH SHIELD OR PROVIDE SHEETING AND BRACING.
 - ALL EXISTING SURFACE APPURTENANCES (I.E. WATER VALVES, CATCH BASIN FRAMES AND GRATES, MANHOLE COVERS) WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO FINISHED GRADE.
 - AREAS DISTURBED OR DAMAGED AS PART OF THIS PROJECT'S CONSTRUCTION THAT ARE OUTSIDE OF THE PRIMARY WORK AREA SHALL BE RESTORED. AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
 - THE CONTRACTOR SHALL CALL "MISS DIG" AT LEAST 3 WORKING DAYS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO CONSTRUCTION.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES, DESIGN STANDARDS AND STANDARD SPECIFICATIONS OF THE AGENCIES WHICH HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS INCLUDED IN THESE PLANS.
 - UNLESS SPECIFICALLY STATED, THE CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT PRIOR TO THE BEGINNING OF WORK FROM THE PREVIOUSLY MENTIONED AGENCIES.
 - THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
 - WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY COMPANY AND COORDINATE THE WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR FOR ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
 - THE CONTRACTOR IS TO VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE/SHE IS BUILDING FROM ARE THE VERY LATEST PLANS AND SPECIFICATIONS THAT HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES AND THE OWNER. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING THE FINAL APPROVAL AND PERMITS HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
 - SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE/SHE SHALL SEEK CLARIFICATION IN WRITING FROM THE CONSTRUCTION MANAGER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT THE SOLE EXPENSE TO THE CONTRACTOR.
 - THE CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS FROM APPROVED DRAWINGS.
 - ALL SIGNS AND TRAFFIC CONTROL MEASURES DURING CONSTRUCTION AND MAINTENANCE ACTIVITIES SHALL BE CONSTRUCTED AND INSTALLED PER THE LATEST EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.M.U.T.C.D.).
 - ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE STANDARDS OF THE OAKLAND COUNTY ROAD COMMISSION.
 - FIRE DEPARTMENT NOTES:
 - FIRE LANES SHALL BE DESIGNED BY THE FIRE CODE OFFICIAL, AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS SPACED NOT MORE THAN 100 FEET APART. FIRE LANE SIGNS SHALL READ "NO STOPPING, STANDING, PARKING, FIRE LANE," AND SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 - CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC 2006 CHAPTER 14.
 - OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES.
 - THE PROPOSED PRIVATE ROADS ARE NOT BEING CONSTRUCTED TO THE CITY'S PUBLIC ROAD STANDARDS, AND THEREFORE, CANNOT BE TRANSFERRED AS PUBLIC ROADS IN FUTURE.

- KEY NOTES:**
- STANDARD CONCRETE PAVING SECTION (TYP.) SEE DETAIL ON SHEET C500
 - BARRIER FREE SPACES WITH APPROPRIATE SIGNAGE AND STRIPING PER APPLICABLE LOCAL, AND STATE OR FEDERAL REQUIREMENTS (TYP.)
 - STORMWATER MANAGEMENT FACILITY
 - MAINTENANCE SHED
 - STANDARD CONCRETE DRIVEWAY (TYP.) SEE DETAIL ON SHEET C500, 16' X 22' UNLESS OTHERWISE NOTED.
 - MODEL UNIT
 - AT-GRADE, NON-STRUCTURAL PATIO/PORCH (TYP.) REFER TO ARCH. PLANS.
 - MAIL KIOSK
 - DOG PARK
 - 8' WIDE ASPHALT PATH
 - NOT USED
 - BARRIER FREE RAMP WITH CROSSWALK AND DETECTABLE WARNING SURFACE.
 - ACTIVE OPEN SPACE AREAS (TYP.)
 - 5' CONCRETE SIDEWALK (TYP.)
 - 25' CORNER CLEARANCE
 - RETAINING WALL (TYP.) SEE SHEETS C122-C124, C400, AND C502 FOR ADDITIONAL INFORMATION
 - TYPICAL PARKING SPACES (10'X18')
 - CONCRETE DRIVE APPROACH WITH CONTROL JOINTS EVERY 8 FEET OR 8' X 8' PANELS (TYP.)
 - PROPOSED CROSSWALK
 - HIGH-PROFILE BUILDING ENDS. SEE ARCH PLANS FOR DETAILS
 - WETLAND PROTECTION SIGNAGE. SEE DETAIL ON SHEET C500.

REDWOOD ROCHESTER HILLS

E. AVON ROAD
ROCHESTER HILLS, MI 48307
OAKLAND COUNTY



7510 E. PLEASANT VALLEY RD
INDEPENDENCE, OH 44131

BERGMANN ARCHITECTS ENGINEERS PLANNERS

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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

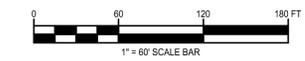
OVERALL SITE PLAN

C100



SITE LEGEND:

--- ACCESSIBLE ROUTE



NOTE:

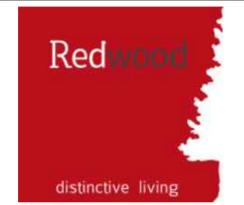
THE PROPOSED PLANS ARE BEING DEVELOPED IN ACCORDANCE WITH THE SITE IMPRACTICALITY TEST FOR SITES WITH DIFFICULT TERRAIN AS DESCRIBED IN THE FHA DESIGN MANUAL, PART TWO, CHAPTER 1. FHA PROVIDES EXCEPTIONS FOR SOME UNITS WHEN EXISTING GRADES ARE GREATER THAN 10%. IN THIS CASE, WHILE THE UNITS THEMSELVES ARE ACCESSIBLE FROM THE GARAGES, THE UNITS IN THE SOUTHWEST CORNER OF THE SITE ARE EXEMPT FROM THE ACCESSIBLE ROUTE REQUIREMENTS.

NOTE:

THE PROPOSED PLANS ARE BEING DEVELOPED IN ACCORDANCE WITH THE SITE IMPRACTICALITY TEST FOR SITES WITH DIFFICULT TERRAIN AS DESCRIBED IN THE FHA DESIGN MANUAL, PART TWO, CHAPTER 1. FHA PROVIDES EXCEPTIONS FOR SOME UNITS WHEN EXISTING GRADES ARE GREATER THAN 10%. IN THIS CASE, WHILE THE UNITS THEMSELVES ARE ACCESSIBLE FROM THE GARAGES, THE UNITS IN THE SOUTHWEST CORNER OF THE SITE ARE EXEMPT FROM THE ACCESSIBLE ROUTE REQUIREMENTS.

REDWOOD ROCHESTER HILLS

E. AVON ROAD
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OAKLAND COUNTY



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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

SITE ACCESSIBILITY ROUTE

C101

PID: 70-15-24-200-004
SOUTHERN OAKLAND COUNTY
RESOURCE RECOVERY AUTHORITY
1741 SCHOOL RD

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

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

PID: 70-15-13-476-001
SOUTHERN OAKLAND COUNTY
RESOURCE RECOVERY AUTHORITY
V/L E. AVON RD
ZONED R-3
(USED AS LANDFILL)

DEQUINDE ROAD
66' PUBLIC RIGHT OF WAY

E. AVON ROAD
66' PUBLIC RIGHT OF WAY



LEGEND:

---	PROPERTY LINE
(12)	UNIT NUMBER
[A]	BUILDING ID
--- ---	WATER MAIN
--- ---	HYDRANT
--- ---	GATE VALVE
--- ---	REDUCER

BUILDING INFORMATION

BUILDING IDENTIFIER	BUILDING CONSTRUCTION TYPE	BUILDING SQUARE FOOTAGE
A	5B	12,389
B	5B	12,389
C	5B	5,353
D	5B	7,138
E	5B	6,924
F	5B	8,930
G	5B	5,353
H	5B	7,138
J	5B	8,930
K	5B	6,924
L	5B	7,303
M	5B	3,569
N	5B	6,975
P	5B	8,764
Q	5B	7,138
R	5B	7,216
S	5B	12,066
T	5B	10,706
U	5B	7,138
V	5B	7,138
W	5B	7,138
X	5B	7,216
Y	5B	10,643
Z	5B	7,216
AA	5B	10,643

FIRE DEPARTMENT NOTES:

- FIRE LANES SHALL BE DESIGNATED BY THE FIRE CODE OFFICIAL, AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE, WITH FIRE LANE SIGNS, SPACED NOT MORE THAN 100 FEET APART. FIRE LANE SIGNS SHALL READ "NO STOPPING, STANDING, PARKING, FIRE LANE", AND SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
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- A 130 SPRINKLER SYSTEM IS TO BE INSTALLED IN EACH UNIT TO MEET REQUIREMENTS OF NFPA 13D OR MFC P2904.1.

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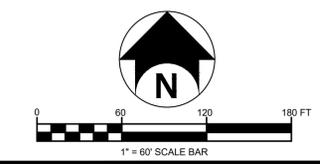
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Prepared By: P. FURTAW, PE	Checked By: P. FURTAW, PE
Designed By: I. GRAHAM, PE	Drawn By: I. GRAHAM, PE
Date Plotted: NOVEMBER 9, 2018	Project Number: 12963.00

FIRE APPARATUS PLAN



C102

EAST AVON ROAD
66' PUBLIC RIGHT-OF-WAY

BUILDING	UNIT NO.	STREET NAME	ADDRESS
A	1	SONGBIRD DRIVE	
A	2	SONGBIRD DRIVE	
A	3	SONGBIRD DRIVE	
A	4	SONGBIRD DRIVE	
A	5	SONGBIRD DRIVE	
A	6	SONGBIRD DRIVE	
A	7	SONGBIRD DRIVE	
B	8	SONGBIRD DRIVE	
B	9	SONGBIRD DRIVE	
B	10	SONGBIRD DRIVE	
B	11	SONGBIRD DRIVE	
B	12	SONGBIRD DRIVE	
B	13	SONGBIRD DRIVE	
B	14	SONGBIRD DRIVE	

BUILDING	UNIT NO.	STREET NAME	ADDRESS
C	15	LOCHSPUR DRIVE	
C	16	LOCHSPUR DRIVE	
C	17	LOCHSPUR DRIVE	
C	18	LOCHSPUR DRIVE	
D	19	LOCHSPUR DRIVE	
D	20	LOCHSPUR DRIVE	
D	21	LOCHSPUR DRIVE	
D	22	LOCHSPUR DRIVE	
E	23	LOCHSPUR DRIVE	
E	24	LOCHSPUR DRIVE	
E	25	LOCHSPUR DRIVE	
E	26	LOCHSPUR DRIVE	
F	27	LOCHSPUR DRIVE	
F	28	LOCHSPUR DRIVE	
F	29	LOCHSPUR DRIVE	
F	30	LOCHSPUR DRIVE	
F	31	LOCHSPUR DRIVE	

BUILDING	UNIT NO.	STREET NAME	ADDRESS
G	32	RICE COURT	
G	33	RICE COURT	
G	34	RICE COURT	
G	35	RICE COURT	
H	36	RICE COURT	
H	37	RICE COURT	
H	38	RICE COURT	
H	39	RICE COURT	
J	40	LOCHSPUR DRIVE	
J	41	LOCHSPUR DRIVE	
J	42	LOCHSPUR DRIVE	
J	43	LOCHSPUR DRIVE	
J	44	LOCHSPUR DRIVE	

BUILDING	UNIT NO.	STREET NAME	ADDRESS
K	45	RESERVE DRIVE	
K	46	RESERVE DRIVE	
K	47	RESERVE DRIVE	
K	48	RESERVE DRIVE	
L	49	RESERVE DRIVE	
L	50	RESERVE DRIVE	
L	51	RESERVE DRIVE	
L	52	RESERVE DRIVE	
L	53	RESERVE DRIVE	
L	54	RESERVE DRIVE	
M	55	CABOT DRIVE	
M	56	CABOT DRIVE	
M	57	CABOT DRIVE	

BUILDING	UNIT NO.	STREET NAME	ADDRESS
N	58	CABOT DRIVE	
N	59	CABOT DRIVE	
N	60	CABOT DRIVE	
N	61	CABOT DRIVE	
P	62	BEALE CIRCLE	
P	63	BEALE CIRCLE	
P	64	BEALE CIRCLE	
P	65	BEALE CIRCLE	
Q	66	BEALE CIRCLE	
Q	67	BEALE CIRCLE	
Q	68	BEALE CIRCLE	
Q	69	BEALE CIRCLE	
R	70	RESERVE DRIVE	
R	71	RESERVE DRIVE	
R	72	RESERVE DRIVE	
R	73	RESERVE DRIVE	
S	74	RESERVE DRIVE	
S	75	RESERVE DRIVE	
S	76	RESERVE DRIVE	
S	77	RESERVE DRIVE	
S	78	RESERVE DRIVE	
S	79	RESERVE DRIVE	
S	80	RESERVE DRIVE	
S	81	RESERVE DRIVE	
T	82	CABOT DRIVE	
T	83	CABOT DRIVE	
T	84	CABOT DRIVE	
T	85	CABOT DRIVE	
U	86	BEALE CIRCLE	
U	87	BEALE CIRCLE	
U	88	BEALE CIRCLE	
U	89	BEALE CIRCLE	
U	90	BEALE CIRCLE	
U	91	BEALE CIRCLE	
U	92	BEALE CIRCLE	
V	93	BEALE CIRCLE	
V	94	BEALE CIRCLE	
V	95	BEALE CIRCLE	
V	96	BEALE CIRCLE	
V	97	BEALE CIRCLE	
V	98	BEALE CIRCLE	
W	99	CABOT DRIVE	
W	100	CABOT DRIVE	
W	101	CABOT DRIVE	
W	102	CABOT DRIVE	
X	103	CLARION CIRCLE	
X	104	CLARION CIRCLE	
X	105	CLARION CIRCLE	
X	106	CLARION CIRCLE	
X	107	CLARION CIRCLE	
Y	108	CLARION CIRCLE	
Y	109	CLARION CIRCLE	
Y	110	CLARION CIRCLE	
Y	111	CLARION CIRCLE	
Z	112	HONEYBELLE COURT	
Z	113	HONEYBELLE COURT	
Z	114	HONEYBELLE COURT	
Z	115	HONEYBELLE COURT	
AA	116	CLARION CIRCLE	
AA	117	CLARION CIRCLE	
AA	118	CLARION CIRCLE	
AA	119	CLARION CIRCLE	
AA	120	CLARION CIRCLE	
AA	121	CLARION CIRCLE	
		MAIL KIOSK	BEALE CIRCLE
		MAINTENANCE BUILDING	BEALE CIRCLE
		ENTRANCE SIGN	ANNANDALE DRIVE

REDWOOD ROCHESTER HILLS

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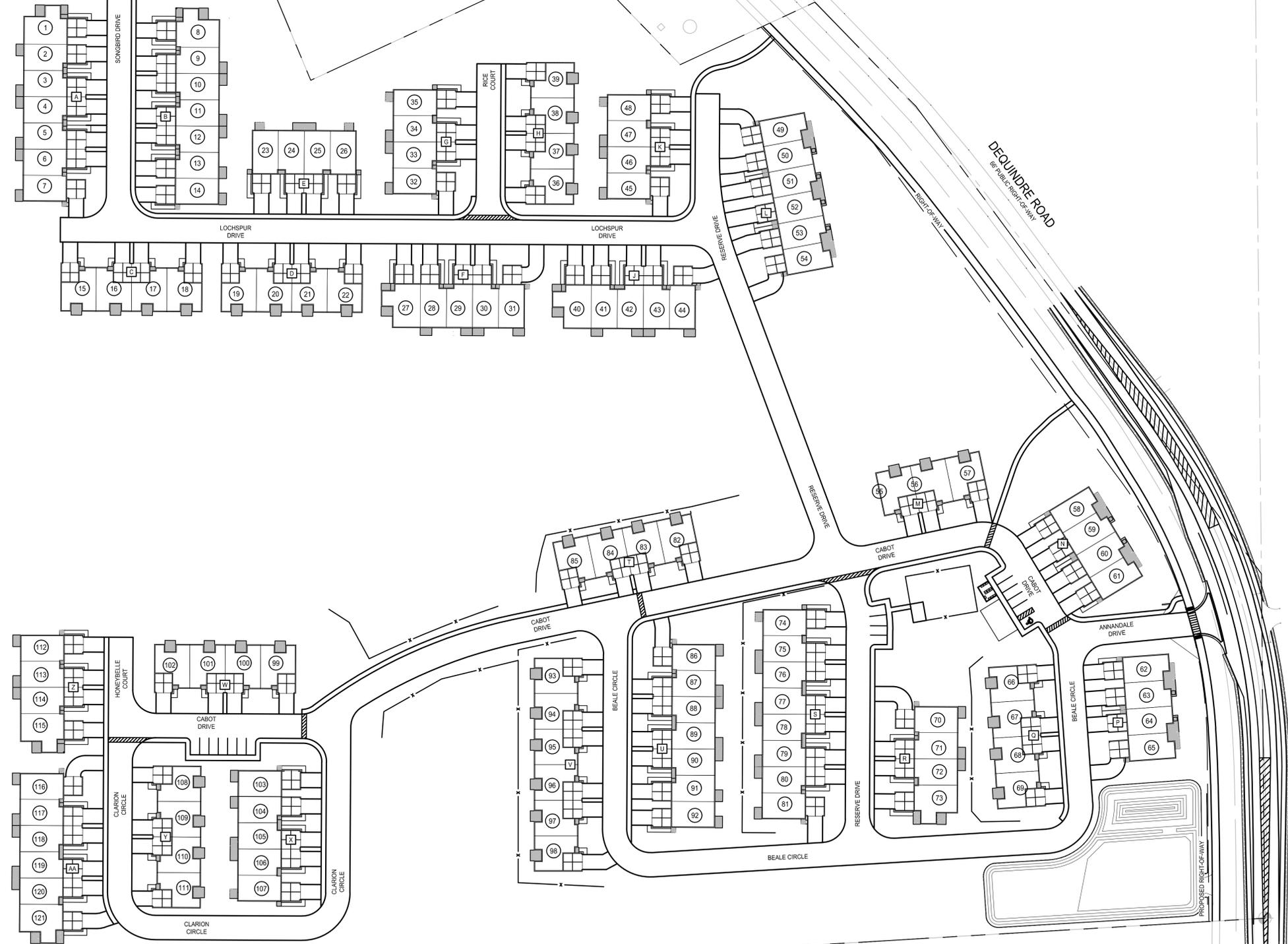
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Designed By: I. GRAHAM, PE	Drawn By: I. GRAHAM, PE
Date Issued: NOVEMBER 9, 2018	Project Number: 12963.00

SITE ADDRESSING PLAN

SITE LEGEND:

- PROPERTY SETBACK LINE
- PROPERTY LINE
- KEY NOTE
- UNIT NUMBER
- BUILDING ID



C103