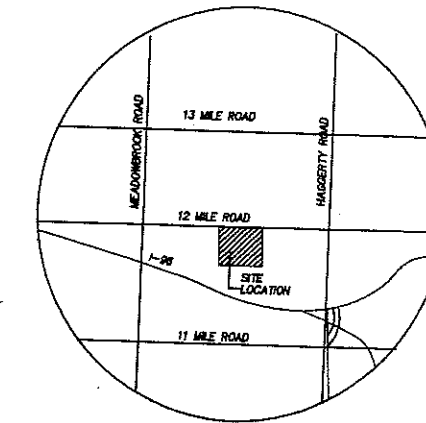
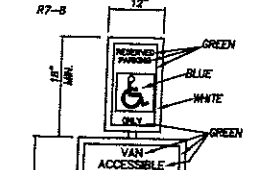
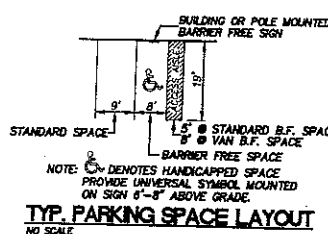


NOTE: ALL PAVEMENT MARKINGS AND TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES."

NOTE: R.C.O.C. AND CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC RIGHT-OF-WAY.

NOTE: PROPOSED SIGNAL MODIFICATION ADD SIGNAL HEADS WITH A DISPLAY FACING SOUTH. ALL WORK SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION TO BE COORDINATED W/ R.C.O.C.



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 (248) 528-3548 F

CLIENT
H&H DESIGN CONSULTANTS
 5600 E. 9 MILE WARREN, MICHIGAN 48091
 PH: (586) 756-1000

PROJECT TITLE
HOLIDAY INN EXPRESS
 CITY OF NOVI, MICHIGAN

SHEET TITLE
DIMENSIONAL PLAN

DATE	BY	CHK	APP	REVISION
11/16/06	MLB	MLB	MLB	PER CITY REVIEW
11/16/06	MLB	MLB	MLB	PER CITY REVIEW
11/16/06	MLB	MLB	MLB	PER CITY REVIEW
11/16/06	MLB	MLB	MLB	PER CITY REVIEW
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11/16/06	MLB	MLB	MLB	PER CITY REVIEW
11/16/06	MLB	MLB	MLB	PER CITY REVIEW
11/16/06	MLB	MLB	MLB	PER CITY REVIEW

LOCATION MAP
NO SCALE

SITE DATA
 SITE AREA = 2.32 ACRES
 TOTAL BUILDING S.F. = SEE PLAN
 PROPOSED BUILDING USE: HOTEL
 PARCEL I.D.
 EXISTING ZONING: R2-13-200-01A
 ZONING:
 SITE: R-2 COMMUNITY BUILDING
 NORTH: OST PLANNED OFFICE SERVICE TECHNOLOGY DISTRICT
 EAST: R-3 GENERAL OFFICE SERVICE TECHNOLOGY DISTRICT
 SOUTH: OST PLANNED OFFICE SERVICE TECHNOLOGY DISTRICT
 WEST: OST PLANNED OFFICE SERVICE TECHNOLOGY DISTRICT
 REQUIRED BUILDING SETBACKS:
 FRONT: 40 FEET
 SIDE: 30 FEET
 REAR: 30 FEET
 PROPOSED BUILDING SETBACKS:
 FRONT: 30 FEET
 EAST SIDE: 60.75 FEET
 WEST SIDE: 60.11 FEET
 REAR: 80 FEET
 BUILDING HEIGHT:
 3 STORIES, SEE ARCHITECTURAL SITE PLAN FOR DETAILS
 REQUIRED PARKING SETBACKS:
 FRONT: 20 FEET
 SIDE: 10 FEET
 REAR: 10 FEET
 PROPOSED PARKING SETBACKS:
 FRONT: 22 FEET
 EAST SIDE: 10.00 FEET
 WEST SIDE: 10.00 FEET
 REAR: 10 FEET
 REQUIRED REINFORCEMENTS:
 REQUIRED:
 1 SPACE PER 1 OCCUPANCY UNIT PLUS 1 FOR EACH EMPLOYEE, PLUS PARKING FOR ACCESSORY USES.
 82 UNITS + 8 EMPLOYEES = 90 SPACES
 PROVIDED:
 TOTAL PARKING PROVIDED = 90 SPACES (INCLUDING 6 B.F.)
 LOADING (LOADING SPACES)
 REQUIRED: 10 SF / FRONT OF BUILDING EXCEPT IN DOUBLE FRONTAGE LOT - 1,373 SF
 PROVIDED: 1,403 SF
 TYPE: BOX VANS (WESTLY)
 PROPOSED PAVEMENT: 44,400 SF OF NEW PAVEMENT (PRIVATE)
 STORM WATER RETENTION: TO BE PROVIDED IN UNDERGROUND SYSTEM AND PIPES, SEE PLAN
 EXISTING UTILITIES: N/A
 LANDSCAPE: SEE LANDSCAPE PLAN
 ESTIMATED PLANTING DATE: SEPTEMBER 2006 TO NOVEMBER 2006
 EXISTING PLANT MATERIALS: SEE LANDSCAPE PLAN
 METLAND:
 AREA = 3,918 SF (REGULATED, NOT TO BE DISTURBED)
 AREA = 1,894 SF (UNREGULATED, NOT TO BE FILLED)
 RECONSTRUCTION: SEE LANDSCAPE PLAN
 SOIL TYPE: HELLSBURG-METLA-OSSOSO (FROM OAKLAND COUNTY SOILS SURVEY), LOAMY SOILS ON MORAINES AND TILL
 PLANS:
 BASED ON: MICHIGAN
 PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, T14-R1E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN
 BEING FURTHER DESCRIBED AS COMMENSAL AT THE NORTHEAST CORNER OF 3400 SECTIONS; THENCE S 85° 58' 35" W, 780.30 FEET, ALONG THE NORTH SECTION LINE; THENCE S 02° 24' 06" E, 101.38 FEET, TO THE SOUTH BOUNDARY OF 12 MILE ROAD; THENCE S 02° 24' 06" E, 306.87 FEET; THENCE S 85° 58' 35" W, 285.10 FEET; THENCE N 02° 24' 06" W, 332.73 FEET, TO THE SOUTH BOUNDARY OF 12 MILE ROAD; THENCE N 89° 05' 17" E, 285.18 FEET, TO THE POINT OF BEGINNING, CONTAINING 2.32 ACRES MORE OR LESS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT OF WAY, WHETHER USED, IMPLIED OR OF RECORD.

STRIPING LEGEND

SSW = 6" WIDE, SINGLE WHITE STRIPES
DYS = 4" WIDE, DOUBLE YELLOW LINES

TRAFFIC CONTROL SIGN TABLE

QTY.	TYPE	DESCRIPTION
1	R1-1	STOP SIGN
1	R5-1	DO NOT ENTER
1	R7-1	NO PARKING ANYTIME
1	R6-1R	ONE WAY
4		FIRE LANE

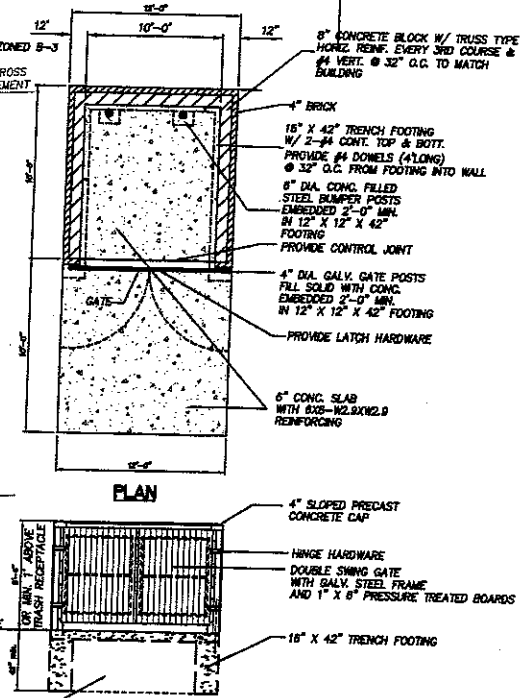
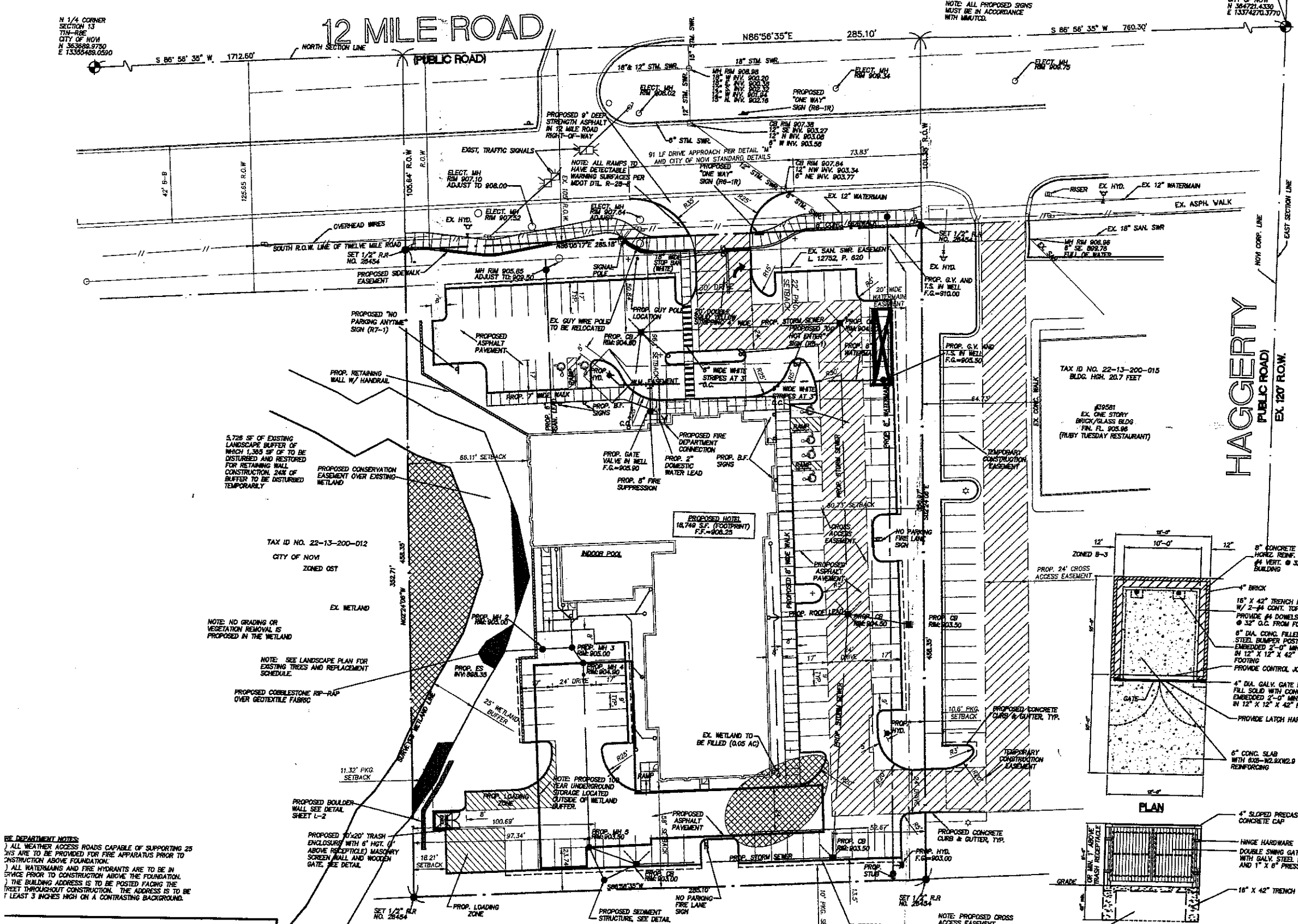
SHEET LIST

CE-1	DIMENSIONAL PLAN
CE-2	GRADING PLAN
CE-3	UTILITY PLAN
CE-4	STORM SEWER PROFILES
CE-4A	LANDSAVER DETAILS
CE-5	DRAINAGE AREA MAP
CE-6	SOIL EROSION CONTROL PLAN
CE-7	MDOT DETAILS

BENCHMARKS (U.S.G.S. DATUM)

ARROW ON HYDRANT, FIRST EAST OF COUNTRY CLUB DRIVE AND HAGGERTY ROAD, NORTH SIDE OF COUNTRY CLUB DRIVE 899.02

ARROW ON HYDRANT AT THE SOUTHWEST CORNER OF COUNTRY CLUB DRIVE AND HAGGERTY ON



BRICK/MASONRY DUMPSTER ENCLOSURE
ELEVATION

FLOOD NOTE: By graphic plotting only, this property is in Zone 2 of the Flood Insurance Rate Map, Community Panel No. 260175-0076, which bears an effective date of MAY 3, 1993, and is not in a Special Flood Hazard Area. By telephone call dated 7-8-88 to the National Flood Insurance Program (800-638-5020) we have learned this community does currently participate in

TAX ID NO. 22-13-200-017
 RUSSEL AND NESBY BUTTON
 NOTE: IF DRAINAGE IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION, CONTACT THE ENGINEER IMMEDIATELY.

SEAL