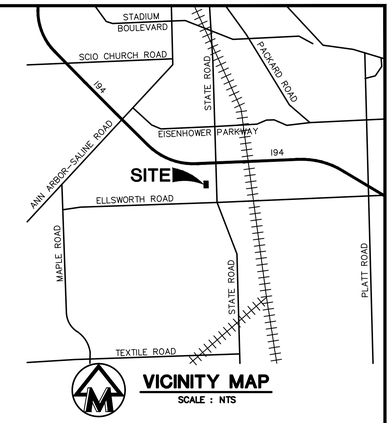
RESIDENCE INN

PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

PRELIMINARY SITE PLAN



VICINITY MAP
SCALE : NTS

OWNER/APPLICANT

GROUP 10 MANAGEMENT
29200 NORTHWESTERN HIGHWAY, SUITE 450
SOUTHFIELD, MI 48034
CONTACT: M. JACK KNOWLES
PH: 248-855-2100

CONTRACTOR

TBD

ENGINEER/SURVEYOR/LAND ARCH.

MIDWESTERN CONSULTING, LLC
3815 PLAZA DR.
ANN ARBOR, MI 48108
CONTACT: THOMAS COVERT, RLA, AICP, LEED AP
734-995-0200

ARCHITECT

BOWERS ASSOCIATES
2400 S. HURON PARKWAY
ANN ARBOR, MICHIGAN 48104
CONTACT: SCOTT BOWERS, AIA, NCARB
734-975-2400

SITE DATA

Site Data Comparison		Existing Form Based Mixed Use (FB)		Required / Allowed Form Based Mixed Use (FB)				Proposed Form Based Mixed Use (FB)	
Zoning		FB		FB				FB	
	Form Based District	State Street Mixed Use		State Street Mixed Use District				State Street Mixed Use District	
	Site Type	Site Type B		Site Type B				Site Type C	
	Street Type	Suburban		Suburban				Urban	
	Building Form			Permitted : A / D				Building Form D	
				Conditionals: B / C					
	Use Group			Permitted: 2, 3, 5				Lodging (Use Group 6)	
				2: residential/Dwelling uses (see zoning chart) 3: Office/Institutional (see zoning chart) 5: Retail, entertainment, and service (see zoning chart)					
				Conditional: None					
				Building Form A		**Buidling Form D**			
				typically single purpose retail/office/restaurant/service		multi-story mixed use buildings			
Site Density									
	Min. Lot Area	151,142	sf Gross approx.	Not specified		Not specified		151,142	sf Gross approx.
		3.47	Ac. Gross approx					3.47	Ac. Gross approx
	*Net lot area excludes road row/eaements, access easements, wetland, water bodies, drain easements	146,472	sf net approx.	Not specified		Not specified		146,472	sf Net approx.
		3.36	Ac. Net approx.					3.36	Ac. Net approx.
	Min. Lot Width	312.58	ft	Not specified		Not specified		312.58	ft
	Maximum Lot Coverage (Net lot area)	Not Determine		Not specified		Not specified		16.2%	Net site area
	Maximum Impervious Surface Ratio (Net lot area)	Not Determine		80	%	90	%	62.9%	Net site area
	Maximum Floor Area Ratio (Gross lot area)	Not Determine		Not specified		Not specified		65.0%	Net site area
Building Height			ft	14 38	ft min. ft max.	24 50	ft min. ft max.	55	ft
		1	Story	1 3	story min. stories max.	2 4	story min. stories max.	4	stories
Site Setbacks (to lot lines)									
	Front	36	ft	10	ft building line (75% must meet)	10	ft building line (75% must meet)	15	ft min.
	Side	85	ft	none	if provided, min. 5 ft	none	if provided, min. 5 ft	68 110 6	ft min. west ft min. east ft - accessory bldg
	Rear	57	ft	10	ft min	40	ft	183	ft
	Natural Features Setback - Wetland	25	ft	N/A		N/A		N/A	
	Natural Features Setback - OHWM	25	ft	N/A		N/A		N/A	
	Natural Features Setback - Bldg to watercourse	100 100-yr	ft OR floodplain	N/A		N/A		N/A	
		whichever is greater							
Parking									
	Setbacks	Not Determined		rear or side yard, if abutting bldg line adj. to row - screen with 30-inch masonry wall w/in 5 ft of building line with		rear or side yard for surface parking; below grade/garage parking access from side or rear yard, alley or side street		rear or side yards	
	Required Parking	Not Determined		1 per guestroom + 1 per		1 per guestroom + 1 per			
				assumes 5 employees, 111 rooms		assumes 5 employees, 111 rooms			
				116	spaces required	116	spaces required	135	spaces provided
Loading									
	Non-Residential								
	10ft wd x 55ft length x 14ft ht 1 for first 5,000sf 1 per additional 20,000sf up to 60,000sf 1 per additional 50,000sf after 60,000sf	Not Determined		3	required if less than 60,000sf building	3	required if less than 60,000sf building	3	spaces provided

LEGAL DESCRIPTION

SEE EXISTING CONDITIONS SHEET

SITE MAP
NOT TO SCALE

SHEET INDEX

#	SHEET TITLE
1	COVER SHEET
2	SITE ANALYSIS PLAN
3	EXISTING CONDITIONS PLAN
4	SITE REMOVALS PLAN
5	SITE LAYOUT PLAN
6	SITE LANDSCAPE PLAN
7	UTILITY PLAN
8	GRADING AND SOIL EROSION CONTROL PLAN
9	STORMWATER MANAGEMENT PLAN
10	STORMWATER CALCULATIONS
11	FIRE ACCESS PLAN
12	SITE DETAILS
13	FIRST FLOOR PLAN
14	SECOND FLOOR PLAN
15	THIRD AND FOURTH FLOOR PLAN
16	ELEVATIONS
17	RENDERINGS

CSPA 19-13 & CUP 19-07
Residence Inn

Rec'd 2019-06-18

PROJECT NARRATIVE

GENERAL
THE PROJECT SITE IS LOCATED ON A PRIVATE DRIVE OFF SOUTH STATE STREET, JUST WEST OF THE McDONALD'S AND BLACK ROCK RESTAURANTS. THE PROPERTY ALSO HAS OVER 300 FEET OF FRONTAGE ON AIRPORT BOULEVARD.

THE PROPERTY IS RECTANGULAR IN SHAPE, MEASURING APPROXIMATELY 312' X 483', AND COMPRISES 3.46 ACRES OF LAND. THE SITE TOPOGRAPHY IS RELATIVELY LEVEL AND THERE ARE NO DISTINGUISHING PHYSICAL FEATURES WITH THE EXCEPTION OF SCATTERED TREES ALONG THE PERIMETER. CURRENTLY THE SITE CONTAINS 4, ONE-STORY BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS OPERATING AS A MOTEL 6.

HOTEL BUILDING
THE PROPOSED HOTEL IS A MARRIOTT 'RESIDENCE INN', WHICH IS THE PREMIER BRAND IN THE EXTENDED STAY HOTEL CATEGORY. THE BUILDING IS PLANNED FOR 111 ROOMS, 4 STORIES IN HEIGHT (55 FEET), WITH A TOTAL FLOOR AREA OF 76,155 SQUARE FEET. THE BUILDING AMENITIES WILL INCLUDE AN INDOOR SWIMMING POOL, BREAKFAST/DINING AREA, OUTDOOR TERRACE, FITNESS AREA, LOUNGE AREA, MEETING ROOM, LAUNDRY FACILITY, AND AN OUTDOOR SPORT COURT.

THE GUEST ACCOMODATIONS WILL INCLUDE A TOTAL OF 111 STUDIO AND ONE BEDROOM SUITES, AS FOLLOWS:

- KING STUDIO - 59
- KING CONNECTOR - 20
- KING STUDIO/TUB/ADA - 4
- KING STUDIO/SHOWER/ADA - 1
- KING 1 BEDROOM - 15
- KING 1 BEDROOM/SHOWER/ADA - 1
- ONE BEDROOM DOUBLE QUEEN - 10
- ONE BEDROOM DOUBLE QUEEN/ADA - 1

THE BUILDING MATERIALS WILL INCLUDE A CULTURED STONE BASE, BRICK MASONRY, CEMENT FIBER SIDING AND TRIM, STANDING SEAM METAL ROOF ACCENTS, GLASS AND ALUMINUM FRAMES, AND NICHIHA FIBER CEMENT ACCENTS AT LOWER LEVEL. ALL BUILDING MATERIALS WILL BE HIGH QUALITY IN KEEPING WITH THE MARRIOTT STANDARDS.

SITE
PRIMARY VEHICULAR ACCESS IS FROM THE PRIVATE DRIVE OFF OF STATE STREET (PUBLIC ROADWAY), WITH A SECONDARY ACCESS DRIVE FROM AIRPORT BOULEVARD (PUBLIC ROADWAY). THE FRONT BUILDING ENTRANCE IS ON THE EAST SIDE OF THE BUILDING, WITH A DEDICATED GUEST LOADING/UNLOADING LANE. VEHICULAR PARKING IS PROVIDED ON THE WEST, NORTH AND EAST SIDES, AND 136 PARKING SPACES ARE PROVIDED. SECONDARY GUEST ACCESS DOORS ARE ALSO PROVIDED ON THE NORTH AND WEST SIDES OF THE BUILDING FOR CONVENIENCE.

THIS PROPERTY IS CURRENTLY SERVICED BY EXISTING PUBLIC WATERMAIN AND SANITARY SEWER, AND WILL CONTINUE TO BE SO. MINOR MODIFICATIONS TO THESE EXISTING LINES MAY BE NEEDED DUE TO THE PROJECT LAYOUT. PRIVATE/FRANCHISEE UTILITIES (ELECTRIC, GAS, CABLE, FIBER) ARE ALSO READILY AVAILABLE TO THIS PROPERTY. ALL UTILITY WORK WILL BE IN CONFORMANCE WITH TOWNSHIP REQUIREMENTS.

STORMWATER MANAGEMENT WILL BE HANDLED BY AN ON SITE STORMWATERMANAGMENT SYSTEM TREATING BOTH QUANTITY AND QUALITY. . STORM WILL BE COLLECTED AND CONVEYED ON-SITE VIA SLOPE AND/OR PIPES. A RAIN GARDEN/INFILTRATION AREA IS PROPOSED CENTRAL TO THE PARKING AREA TO PROMOTE INFILTRATION. STORM WATER DETENTION WILL BE ACCOMMODATED BY AN UNDERGROUND STORAGE SYSTEM, WHICH WILL ALSO HAVE ELEMENTS TO PROMOTE ON-SITE INFILTRATION OF STORMWATER. ALL STORMWATER MANAGEMENT WORK WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH TOWNSHIP AND COUNTY WATER RECOURCES STANDARDS.

STATE OF MICHIGAN
TINA FIX
LANDSCAPE ARCHITECT
No. 3901001602
REGISTERED LANDSCAPE ARCHITECT

RESIDENCE INN

JOB No. **19117**
REVISIONS: REV. DATE

DATE: 5/11/19
SHEET OF 17
CADD: CTS
ENG: HTH
PM: TJC
TECH:
PRELIM/19117CV1

1

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3815 Plaza Drive Ann Arbor, Michigan 48108
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Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

RELEASED FOR:	DATE

STATE OF MICHIGAN
HEATH HARTT
ENGINEER
No. 56247
LICENSED PROFESSIONAL ENGINEER

HEATH HARTT, P.E.
P.E. # 56247

M:\Civil3d_Proj\19117\Prelim\19117CV1.dwg, 6/11/2019 10:42 AM, Heath Hartt, 1 COVER SHEET, MCLLC PDF.pc3
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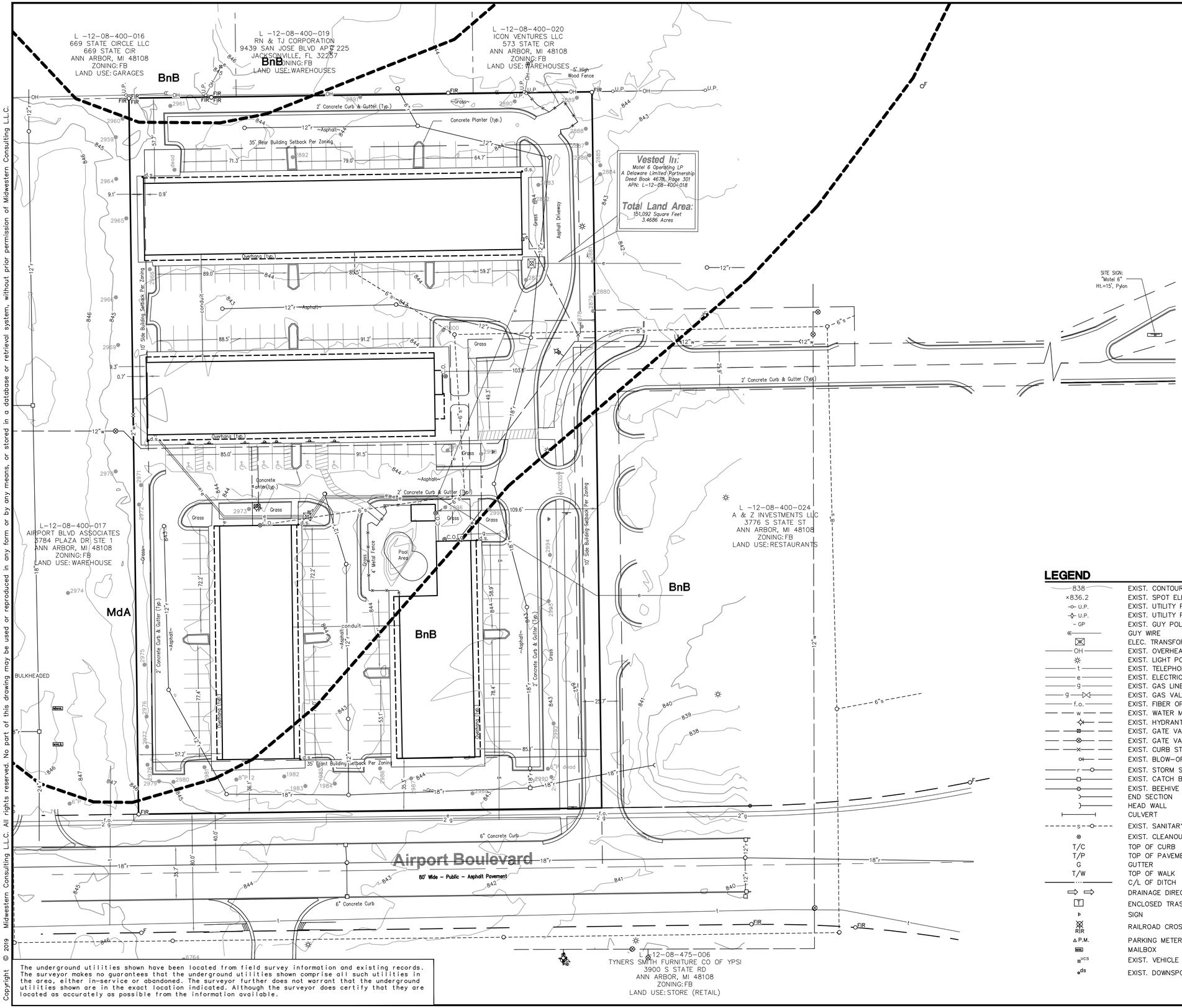

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

M:\Civil3d_Proj\19117\Plan\19117SA1.dwg, 6/11/2019 10:24 AM, Heath Hartt, SA1, MCLLC PDF.pc3
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Know what's below. Call before you dig.

SCALE: 1" = 30'

0 30 60 90

NOTES

1. THE BASE SURVEY WAS PREPARED BY MIDWESTERN CONSULTING IN MONTH YEAR. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
2. ADD ADDITIONAL NOTES AS NECESSARY (WOODLANDS, WETLANDS, FLOODPLAIN, ETC)

BENCHMARKS

BENCHMARKS TO BE PROVIDED WITH FINAL SITE PLAN.

GENERAL SOILS DESCRIPTION

BASED ON SOIL SURVEY OF WASHTENAW COUNTY MICHIGAN

BnB – BOYER LOAMY SAND, 0 TO 6 PERCENT SLOPES
MdA – MATHERTON SANDY LOAM, 0 TO 4 PERCENT SLOPES

NATURAL FEATURES IMPACT STATEMENT

WETLANDS
THERE ARE NO WETLANDS LOCATED WITHIN THE SUBJECT PARCEL.

WATERCOURSES
THERE ARE NO WATERCOURSES LOCATED WITHIN THE SUBJECT PARCEL.

FLOODWAY AND FLOODPLAIN
THERE IS NO FLOODWAY OR 100-YR FLOODPLAIN LOCATED WITHIN THE SUBJECT PARCEL.

WOODLANDS AND HERITAGE TREES
THERE ARE NO WOODLANDS ON THE SUBJECT PARCEL. THERE 3 HERITAGE TREES LOCATED ON THE PROPERTY THAT WILL BE REMOVED AND MITIGATED.

STEEP SLOPES
THERE ARE NO STEEP SLOPES LOCATED WITHIN THE SUBJECT PARCEL.

ENDANGERED SPECIES
ENDANGERED THREATENED OR SPECIAL CONCERN SPECIES ARE NOT KNOWN TO EXIST ON THE SITE.

GROUND WATER RECHARGE AREAS
GROUNDWATER RECHARGE AREAS ARE PRESENT ON SITE ACCORDING TO AVAILABLE WASHTENAW COUNTY MAPS. STORMWATER ON THIS SITE IS TO BE ROUTED TO UNDERGROUND DETENTION CHAMBERS WHERE IT WILL BE ALLOWED TO INFILTRATE INTO THE SANDY SOILS PRESENT ON SITE. GROUNDWATER IS ALSO ABLE TO INFILTRATE IN THE BIOSWALE ON THE NORTH SIDE OF THE SITE.

LEGEND

838	EXIST. CONTOUR	t	TELEPHONE RISER
×836.2	EXIST. SPOT ELEVATION	catv	CABLE TELEVISION RISER
U.P.	EXIST. UTILITY POLE	e	ELECTRIC METER
U.P.	EXIST. UTILITY POLE W/ TRANS.	w	WATER METER
GP	EXIST. GUY POLE	cb	SPRINKLER CONTROL BOX
	GUY WIRE	g	GAS METER
	ELEC. TRANSFORMER	glm	GAS LINE MARKER
OH	EXIST. OVERHEAD UTILITY LINE	fiber	FIBER OPTIC MARKER
	EXIST. LIGHT POLE	PED	PEDESTRIAN CROSSING SIGNAL
t	EXIST. TELEPHONE LINE	tscb	TRAFFIC SIGNAL CONTROL BOX
e	EXIST. ELECTRIC LINE		POST
g	EXIST. GAS LINE		EXIST. BOLLARD
g	EXIST. GAS VALVE	W	WELL
f.o.	EXIST. FIBER OPTIC LINE		FENCE
w	EXIST. WATER MAIN		GUARDRAIL
	EXIST. HYDRANT		SINGLE TREE
	EXIST. GATE VALVE IN BOX		TREE OR BRUSH LIMIT
	EXIST. GATE VALVE IN WELL		EXIST. BOULDER
	EXIST. CURB STOP & BOX		EXIST. SPRINKLER HEAD
	EXIST. BLOW-OFF		SECTION CORNER
r	EXIST. STORM SEWER		SOIL BORING LOCATION
	EXIST. CATCH BASIN OR INLET	SB-1	
	EXIST. BEEHIVE INLET	S	SET IRON PIPE
	END SECTION	F	FOUND IRON PIPE
	HEAD WALL	S	SET MONUMENT
	CULVERT	F	FOUND MONUMENT
s	EXIST. SANITARY SEWER	spk	SET P.K.
	EXIST. CLEANOUT	FPK	FOUND P.K.
T/C	TOP OF CURB	S	SET IRON ROD
T/P	TOP OF PAVEMENT	FIR	FOUND IRON ROD
G	GUTTER		CONTROL PT.
T/W	TOP OF WALK		CENTERLINE
	C/L OF DITCH		PROPERTY LINE
	DRAINAGE DIRECTION		EXIST. ANTENNA
T	ENCLOSED TRASH AREA		EXIST. SATELLITE DISH
	SIGN		EXIST. FLAG POLE
RR	RAILROAD CROSSING SIGN	GFC	EXIST. GAS FILLER CAP
P.M.	PARKING METER		
MBX	MAILBOX		
vcs	EXIST. VEHICLE CHARGING STATION		
ds	EXIST. DOWNSPOUT		

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CLIENT
GROUP 10 MANAGEMENT
29220 NORTHWESTERN HWY, SUITE 450
SOUTHFIELD, MI 48034
M. JACK KKOWLES
248.855.2100

RESIDENCE INN

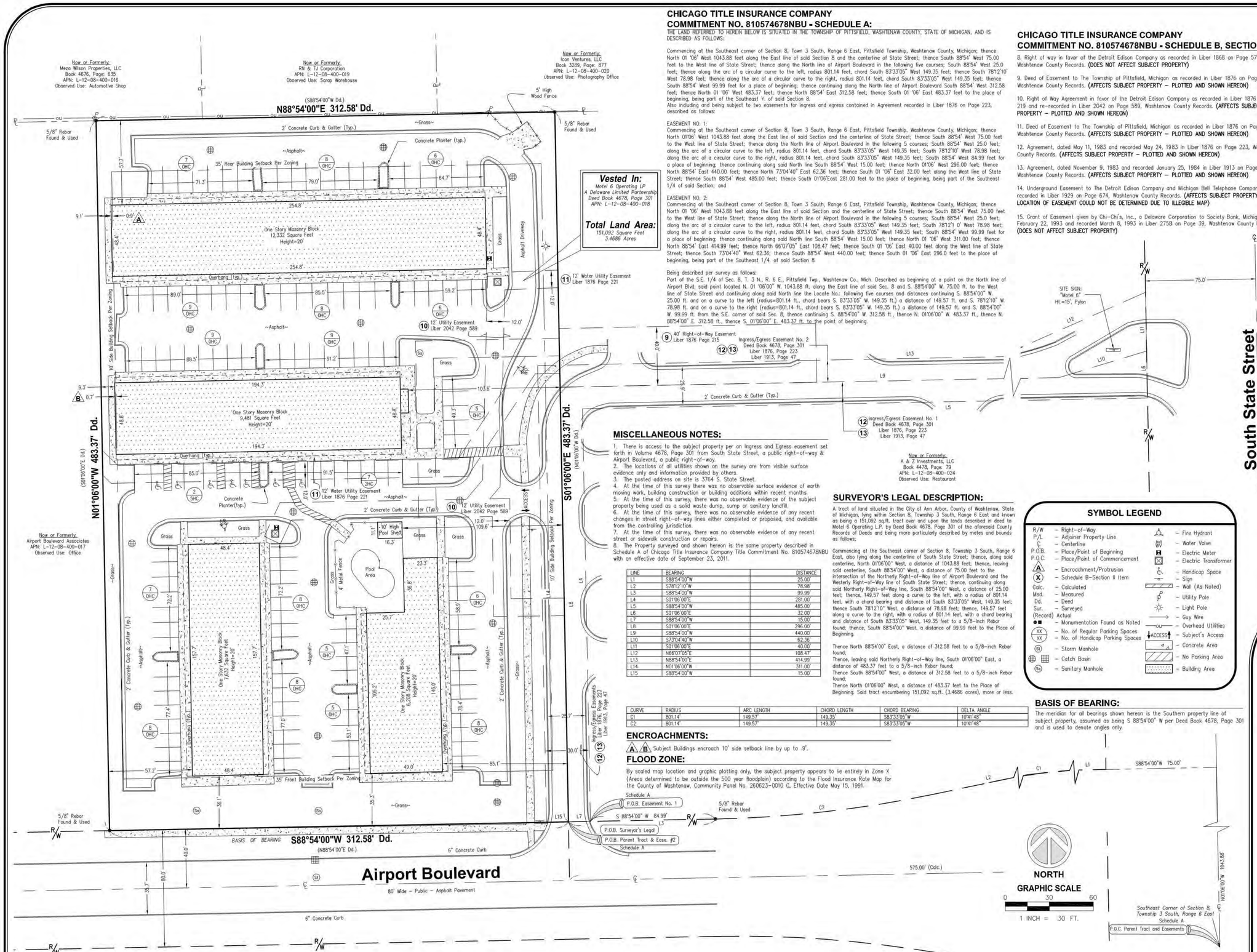
PRELIMINARY SITE PLAN
SITE ANALYSIS PLAN

2

DATE: 5/11/19
SHEET OF 17
CADD: CTS
ENG: HTH
PM: TJC
TECH:
PRELIM/19117SA1

JOB No. 19117

REVISIONS:	REV.	DATE



CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 810574678NBU - SCHEDULE A:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF PITTSFIELD, WASHTENAW COUNTY, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

Commencing at the Southeast corner of Section 8, Town 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan; thence North 01 '06' West 1043.88 feet along the East line of said Section 8 and the centerline of State Street; thence South 88'54' West 75.00 feet to the West line of State Street; thence along the North line of Airport Boulevard in the following five courses; South 88'54' West 25.0 feet; thence along the arc of a circular curve to the left, radius 801.14 feet, chord South 83'33'05" West 149.35 feet; thence South 78'12'10' West 78.98 feet; thence along the arc of a circular curve to the right, radius 801.14 feet, chord South 83'33'05" West 149.35 feet; thence South 88'54' West 99.99 feet for a place of beginning; thence continuing along the North line of Airport Boulevard South 88'54' West 312.58 feet; thence North 01 '06' West 483.37 feet; thence North 88'54' East 312.58 feet; thence South 01 '06' East 483.37 feet to the place of beginning, being part of the Southeast Y. of said Section 8.
Also including and being subject to two easements for ingress and egress contained in Agreement recorded in Liber 1876 on Page 223, described as follows:

EASEMENT NO. 1:
Commencing at the Southeast corner of Section 8, Town 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan; thence North 01'06' West 1043.88 feet along the East line of said Section and the centerline of State Street; thence South 88'54' West 75.00 feet to the West line of State Street; thence along the North line of Airport Boulevard in the following 5 courses; South 88'54' West 25.0 feet; along the arc of a circular curve to the left, radius 801.14 feet, chord South 83'33'05" West 149.35 feet; South 78'12'10' West 78.98 feet; along the arc of a circular curve to the right, radius 801.14 feet, chord South 83'33'05" West 149.35 feet; South 88'54' West 84.99 feet for a place of beginning; thence continuing along said North line South 88'54' West 15.00 feet; thence North 01'06' West 296.00 feet; thence North 88'54' East 440.00 feet; thence North 73'04'40" East 62.36 feet; thence South 01 '06' East 32.00 feet along the West line of State Street; thence South 88'54' West 485.00 feet; thence South 01'06'East 281.00 feet to the place of beginning, being part of the Southeast 1/4 of said Section; and

EASEMENT NO. 2:
Commencing at the Southeast corner of Section 8, Town 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan; thence North 01 '06' West 1043.88 feet along the East line of said Section and the centerline of State Street; thence South 88'54' West 75.00 feet to the West line of State Street; thence along the North line of Airport Boulevard in the following 5 courses; South 88'54' West 25.0 feet; along the arc of a circular curve to the left, radius 801.14 feet, chord South 83'33'05" West 149.35 feet; South 78'12'1 0' West 78.98 feet; along the arc of a circular curve to the right, radius 801.14 feet, chord South 83'33'05" West 149.35 feet; South 88'54' West 99.99 feet for a place of beginning; thence continuing along said North line South 88'54' West 15.00 feet; thence North 01 '06' West 311.00 feet; thence North 88'54' East 414.99 feet; thence North 66'07'05" East 108.47 feet; thence South 01 '06' East 40.00 feet along the West line of State Street; thence South 73'04'40" West 62.36; thence South 88'54' West 440.00 feet; thence South 01 '06' East 296.0 feet to the place of beginning, being part of the Southeast 1/4. of said Section 8.

Being described per survey as follows:
Part of the S.E. 1/4 of Sec. 8, T. 3 N., R. 6 E., Pittsfield Twp., Washtenaw Co., Mich. Described as beginning at a point on the North line of Airport Blvd, said point located N. 01 '06'00" W. 1043.88 ft. along the East line of said Sec. 8 and S. 88°54'00" W. 75.00 ft. to the West line of State Street and continuing along said North line the Locate No.: following five courses and distances continuing S. 88°54'00" W. 25.00 ft. and on a curve to the left (radius=801.14 ft., chord bears S. 83°33'05" W. 149.35 ft.) a distance of 149.57 ft. and S. 78°12'10" W. 78.98 ft. and on a curve to the right (radius=801.14 ft., chord bears S. 83°33'05" W. 149.35 ft.) a distance of 149.57 ft. and S. 88°54'00" W. 99.99 ft. from the S.E. corner of said Sec. 8, thence continuing S. 88°54'00" W. 312.58 ft., thence N. 01°06'00" W. 483.37 ft., thence N. 88°54'00" E. 312.58 ft., thence S. 01°06'00" E. 483.37 ft. to the point of beginning.

MISCELLANEOUS NOTES:

1. There is access to the subject property per on Ingress and Egress easement set forth in Volume 4678, Page 301 from South State Street, a public right-of-way & Airport Boulevard, a public right-of-way.
2. The locations of all utilities shown on the survey are from visible surface evidence only and information provided by others.
3. The posted address on site is 3764 S. State Street.
4. At the time of this survey there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The Property surveyed and shown hereon is the same property described in Schedule A of Chicago Title Insurance Company Title Commitment No. 810574678NBU with an effective date of September 23, 2011.

LINE	BEARING	DISTANCE
L1	S88°54'00"W	25.00'
L2	S78°12'10"W	78.98'
L3	S88°54'00"W	99.99'
L4	S01°06'00"E	281.00'
L5	S88°54'00"W	485.00'
L6	S01°06'00"E	32.00'
L7	S88°54'00"W	15.00'
L8	S01°06'00"E	296.00'
L9	S88°54'00"W	440.00'
L10	S73°04'40"W	62.36'
L11	S01°06'00"E	40.00'
L12	N66°07'05"E	108.47'
L13	N88°54'00"E	414.99'
L14	N01°06'00"W	311.00'
L15	S88°54'00"W	15.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	801.14'	149.57'	149.35'	S83°33'05"W	10°41'48"
C2	801.14'	149.57'	149.35'	S83°33'05"W	10°41'48"

ENCROACHMENTS:

(A) (B) Subject Buildings encroach 10' side setback line by up to .9'.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X (Areas determined to be outside the 500 year floodplain) according to the Flood Insurance Rate Map for the County of Washtenaw, Community Panel No. 260623-0010 C, Effective Date May 15, 1991.

SURVEYOR'S LEGAL DESCRIPTION:

A tract of land situated in the City of Ann Arbor, County of Washtenaw, State of Michigan, lying within Section 8, Township 3 South, Range 6 East and known as being a 151,092 sq.ft. tract over and upon the lands described in deed to Motel 6 Operating L.P. by Deed Book 4678, Page 301 of the aforesaid County Records of Deeds and being more particularly described by metes and bounds as follows;

Commencing at the Southeast corner of Section 8, Township 3 South, Range 6 East, also lying along the centerline of South State Street; thence, along said centerline, North 01'06'00" West, a distance of 1043.88 feet; thence, leaving said centerline, South 88'54'00" West, a distance of 75.00 feet to the intersection of the Northerly Right-of-Way line of Airport Boulevard and the Westerly Right-of-Way line of South State Street; thence, continuing along said Northerly Right-of-Way line, South 88'54'00" West, a distance of 25.00 feet; thence, 149.57 feet along a curve to the left, with a radius of 801.14 feet, with a chord bearing and distance of South 83'33'05" West, 149.35 feet; thence South 78'12'10" West, a distance of 78.98 feet; thence, 149.57 feet along a curve to the right, with a radius of 801.14 feet, with a chord bearing and distance of South 83'33'05" West, 149.35 feet to a 5/8-inch Rebar found; thence, South 88'54'00" West, a distance of 99.99 feet to the Place of Beginning.

Thence North 88'54'00" East, a distance of 312.58 feet to a 5/8-inch Rebar found;
Thence, leaving said Northerly Right-of-Way line, South 01'06'00" East, a distance of 483.37 feet to a 5/8-inch Rebar found;
Thence South 88'54'00" West, a distance of 312.58 feet to a 5/8-inch Rebar found;
Thence North 01'06'00" West, a distance of 483.37 feet to the Place of Beginning. Said tract encumbering 151,092 sq.ft. (3.4686 acres), more or less.

BASIS OF BEARING:

The meridian for all bearings shown hereon is the Southern property line of subject property, assumed as being S 88°54'00" W per Deed Book 4678, Page 301 and is used to denote angles only.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 810574678NBU - SCHEDULE B, SECTION II:

8. Right of way in favor of the Detroit Edison Company as recorded in Liber 1868 on Page 57, Washtenaw County Records. **(DOES NOT AFFECT SUBJECT PROPERTY)**

9. Deed of Easement to The Township of Pittsfield, Michigan as recorded in Liber 1876 on Page 215, Washtenaw County Records. **(AFFECTS SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)**

10. Right of Way Agreement in favor of the Detroit Edison Company as recorded in Liber 1876 on Page 219 and re-recorded in Liber 2042 on Page 589, Washtenaw County Records. **(AFFECTS SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)**

11. Deed of Easement to The Township of Pittsfield, Michigan as recorded in Liber 1876 on Page 221, Washtenaw County Records. **(AFFECTS SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)**

12. Agreement, dated May 11, 1983 and recorded May 24, 1983 in Liber 1876 on Page 223, Washtenaw County Records. **(AFFECTS SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)**

13. Agreement, dated November 9, 1983 and recorded January 25, 1984 in Liber 1913 on Page 47, Washtenaw County Records. **(AFFECTS SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON)**

14. Underground Easement to The Detroit Edison Company and Michigan Bell Telephone Company as recorded in Liber 1929 on Page 674, Washtenaw County Records. **(AFFECTS SUBJECT PROPERTY – LOCATION OF EASEMENT COULD NOT BE DETERMINED DUE TO ILLEGIBLE MAP)**

15. Grant of Easement given by Chi-Chi's, Inc., a Delaware Corporation to Society Bank, Michigan, dated February 22, 1993 and recorded March 8, 1993 in Liber 2758 on Page 39, Washtenaw County Records. **(DOES NOT AFFECT SUBJECT PROPERTY)**

SYMBOL LEGEND

R/W	– Right-of-Way		– Fire Hydrant
P/L	– Adjoiner Property Line	WV	– Water Valve
℄	– Centerline	H	– Electric Meter
P.O.B.	– Place/Point of Beginning		– Electric Transformer
P.O.C.	– Place/Point of Commencement		– Handicap Space
A	– Encroachment/Protrusion		– Sign
X	– Schedule B-Section II Item		– Wall (As Noted)
Calc.	– Calculated		– Utility Pole
Msd.	– Measured		– Light Pole
Dd.	– Deed		– Guy Wire
Sur.	– Surveyed	OU	– Overhead Utilities
(Record)	Actual	ACCESS	– Subject's Access
■	– Monumentation Found as Noted		– Concrete Area
XX	– No. of Regular Parking Spaces		– No Parking Area
XX	– No. of Handicap Parking Spaces		– Building Area
St	– Storm Manhole		
	– Catch Basin		
Sa	– Sanitary Manhole		

VICINITY MAP
1" = 2000'

ZONING:

ZONING CLASSIFICATION: C-2 (General Commercial)		Source: Pittsfield Township, MI Planning 734-822-2111
MOTEL USE PERMITTED: Yes; Conditional Use		
RESTRICTIONS	REQUIRED	OBSERVED
FRONT BUILDING SETBACK:	35 ft.	35.3'
SIDE BUILDING SETBACK:	10 ft.	9.1'
REAR BUILDING SETBACK:	35 ft.	57.2'
PARKING SETBACK:	None	None
LANDSCAPE SETBACK:	None	None
SIGN SETBACK:	None	None
MAXIMUM BUILDING HEIGHT:	45 ft	20'
PARKING RATIO:	One (1) space for each living unit plus one (1) space for each two (2) employees.	131 Regular Parking Spaces 7 Handicapped Spaces 138 Total Parking Spaces

CERTIFICATION:

To G6 HOSPITALITY PROPERTY LLC, MOTEL 6 OPERATING L.P., NORTH AMERICAN TITLE COMPANY, Chicago Title Insurance Company, National Land Tenure Company, First American Title Insurance Company, Kensington Vanguard National Land Services, LLC, Stewart Title Guarantee Company, Stewart Title Insurance Company, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, GERMAN AMERICAN CAPITAL CORPORATION, AND CITIGROUP GLOBAL MARKETS REALTY CORP. and each of their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 (except States where monumental platting is required), 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 10a (if applicable), 11b, 13, 14, 16, 17, 18, and 21 of Table A thereof. The field work was completed on September 20, 2011.

By: Harry H. Kemnitz
Harry H. Kemnitz, PS
Michigan Professional Land Surveyor No. 16931
For and on behalf of Millman Surveying, Inc.
Date of Survey: September 20, 2011

STATE OF MICHIGAN
HARRY H. KEMNITZ
PROFESSIONAL SURVEYOR
No. 16931
LICENSED PROFESSIONAL SURVEYOR

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR:

ACCOR
Accor North America
4001 International Parkway
Carrollton, TX 75007
Phone: (972) 360-2716

Site ID #: 1247
3764 South State Street
City of Ann Arbor
County of Washtenaw
State of Michigan

MILLMAN SURVEYING, Inc.
CORPORATE HEADQUARTERS:
1742 Georgetown Road, Suite H
Hudson, Ohio 44236
www.MILLMANSURVEYING.com
ORDERS@MILLMANSURVEYING.com
(P) 800-520-1010 (F) 330-342-0834

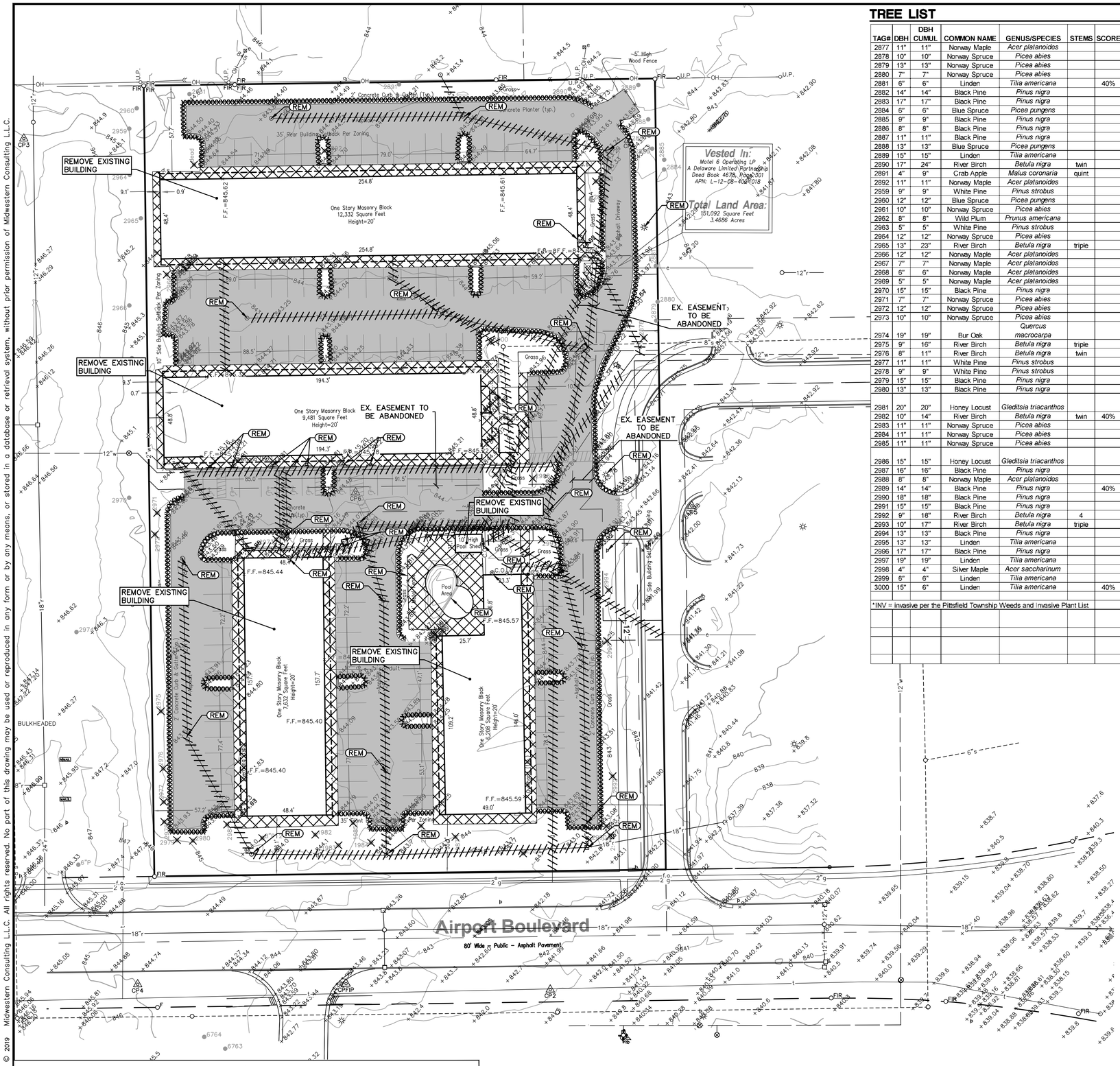
Drawn By: DLV	Project Manager: MR
Date: 10/08/11	Scale: 1"=30'
Checked: HHK	Sheet: 1 of 1

REVISION NOTES

By:	Date:	Comment:
MR	9.12.11	Certification

National Commercial Division
MSI Site No.: 23295

AMERICA'S FASTEST-GROWING PRIVATE COMPANIES Inc 5000 MILLMAN SURVEYING INC



TREE LIST

TAG#	DBH	DBH CUMUL	COMMON NAME	GENUS/SPECIES	STEMS	SCORE	INV*	HERITAGE	NOTES	REMOVAL	HERITAGE MITIGATION
2877	11"	11"	Norway Maple	*Acer platanoides*			X			X	"
2878	10"	10"	Norway Spruce	*Picea abies*						X	"
2879	13"	13"	Norway Spruce	*Picea abies*							"
2880	7"	7"	Norway Spruce	*Picea abies*							"
2881	6"	6"	Linden	*Tilia americana*		40%					"
2882	14"	14"	Black Pine	*Pinus nigra*						X	"
2883	17"	17"	Black Pine	*Pinus nigra*						X	"
2884	6"	6"	Blue Spruce	*Picea pungens*					Off-site		"
2885	9"	9"	Black Pine	*Pinus nigra*					Off-site		"
2886	8"	8"	Black Pine	*Pinus nigra*							"
2887	11"	11"	Black Pine	*Pinus nigra*							"
2888	13"	13"	Blue Spruce	*Picea pungens*							"
2889	15"	15"	Linden	*Tilia americana*							"
2890	17"	24"	River Birch	*Betula nigra*	twin						"
2891	4"	9"	Crab Apple	*Malus coronaria*	quint						"
2892	11"	11"	Norway Maple	*Acer platanoides*			X		Off-site		"
2959	9"	9"	White Pine	*Pinus strobus*					Off-site		"
2960	12"	12"	Blue Spruce	*Picea pungens*					Off-site		"
2961	10"	10"	Norway Spruce	*Picea abies*							"
2962	8"	8"	Wild Plum	*Prunus americana*						X	"
2963	5"	5"	White Pine	*Pinus strobus*						X	"
2964	12"	12"	Norway Spruce	*Picea abies*					Off-site		"
2965	13"	23"	River Birch	*Betula nigra*	triple			X	Off-site		"
2966	12"	12"	Norway Maple	*Acer platanoides*			X		Off-site		"
2967	7"	7"	Norway Maple	*Acer platanoides*			X			X	"
2968	6"	6"	Norway Maple	*Acer platanoides*			X			X	"
2969	5"	5"	Norway Maple	*Acer platanoides*			X		Off-site		"
2970	15"	15"	Black Pine	*Pinus nigra*					Off-site		"
2971	7"	7"	Norway Spruce	*Picea abies*						X	"
2972	12"	12"	Norway Spruce	*Picea abies*						X	"
2973	10"	10"	Norway Spruce	*Picea abies*						X	"
2974	19"	19"	Bur Oak	*Quercus macrocarpa*				X	Off-site		"
2975	9"	16"	River Birch	*Betula nigra*	triple					X	"
2976	8"	11"	River Birch	*Betula nigra*	twin					X	"
2977	11"	11"	White Pine	*Pinus strobus*						X	"
2978	9"	9"	White Pine	*Pinus strobus*						X	"
2979	15"	15"	Black Pine	*Pinus nigra*						X	"
2980	13"	13"	Black Pine	*Pinus nigra*						X	"
2981	20"	20"	Honey Locust	*Gleditsia triacanthos*				X		X	42"
2982	10"	14"	River Birch	*Betula nigra*	twin	40%				X	"
2983	11"	11"	Norway Spruce	*Picea abies*						X	"
2984	11"	11"	Norway Spruce	*Picea abies*						X	"
2985	11"	11"	Norway Spruce	*Picea abies*						X	"
2986	15"	15"	Honey Locust	*Gleditsia triacanthos*						X	"
2987	16"	16"	Black Pine	*Pinus nigra*						X	"
2988	8"	8"	Norway Maple	*Acer platanoides*			X			X	"
2989	14"	14"	Black Pine	*Pinus nigra*		40%				X	"
2990	18"	18"	Black Pine	*Pinus nigra*				X		X	38"
2991	15"	15"	Black Pine	*Pinus nigra*						X	"
2992	9"	18"	River Birch	*Betula nigra*	4					X	"
2993	10"	17"	River Birch	*Betula nigra*	triple					X	"
2994	13"	13"	Black Pine	*Pinus nigra*						X	"
2995	13"	13"	Linden	*Tilia americana*						X	"
2996	17"	17"	Black Pine	*Pinus nigra*						X	"
2997	19"	19"	Linden	*Tilia americana*				X		X	40"
2998	4"	4"	Silver Maple	*Acer saccharinum*						X	"
2999	6"	6"	Linden	*Tilia americana*						X	"
3000	15"	6"	Linden	*Tilia americana*		40%				X	"

*INV = invasive per the Pittsfield Township Weeds and Invasive Plant List

											Total DBH Mitigation
								Total DBH Heritage Removed		57"	120"
											Total Trees Mitigation
								Total Heritage Trees Mitigation		3	48

Know what's below. Call before you dig.

SCALE: 1" = 30'

0 30 60 90

NOTES

1. THE BASE SURVEY WAS PREPARED BY MIDWESTERN CONSULTING IN MONTH YEAR. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
2. ADD ADDITIONAL NOTES AS NECESSARY (WOODLANDS, WETLANDS, FLOODPLAIN, ETC)

LEGEND

- 838 — EXIST. CONTOUR
- ×836.2 — EXIST. SPOT ELEVATION
- U.P. — EXIST. UTILITY POLE
- U.P. — EXIST. UTILITY POLE W/ TRANS.
- GP — EXIST. GUY POLE
- GUY WIRE
- ELEC. TRANSFORMER
- OH — EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- t — EXIST. TELEPHONE LINE
- e — EXIST. ELECTRIC LINE
- g — EXIST. GAS LINE
- g — EXIST. GAS VALVE
- f.o. — EXIST. FIBER OPTIC LINE
- w — EXIST. WATER MAIN
- EXIST. HYDRANT
- EXIST. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- EXIST. CURB STOP & BOX
- EXIST. BLOW-OFF
- r — EXIST. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- EXIST. BEEHIVE INLET
- END SECTION
- HEAD WALL
- CULVERT
- s — EXIST. SANITARY SEWER
- EXIST. CLEANOUT
- C/L OF DITCH
- T — ENCLOSED TRASH AREA
- SIGN
- t — TELEPHONE RISER
- catv — CABLE TELEVISION RISER
- e — ELECTRIC METER
- w — WATER METER
- scb — SPRINKLER CONTROL BOX
- fdc — FIRE DEPARTMENT CONNECTION
- g — GAS METER
- glm — GAS LINE MARKER
- fiber — FIBER OPTIC MARKER
- POST
- EXIST. BOLLARD
- FENCE
- GUARDRAIL
- SINGLE TREE
- TREE OR BRUSH LIMIT
- SECTION CORNER
- SB-1 — SOIL BORING LOCATION
- S — SET IRON PIPE
- F — FOUND IRON PIPE
- S — SET MONUMENT
- F — FOUND MONUMENT
- pk — SET P.K.
- FPK — FOUND P.K.
- S — SET IRON ROD
- FIR — FOUND IRON ROD
- CONTROL PT.
- CENTERLINE
- PROPERTY LINE
- CONCRETE TO BE REMOVED
- BITUMINOUS TO BE REMOVED
- UTILITY TO BE ABANDONED
- CURB TO BE REMOVED
- TREE TO BE REMOVED
- REL — ITEM TO BE RELOCATED
- REM — ITEM TO BE REMOVED

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

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248.855.2100

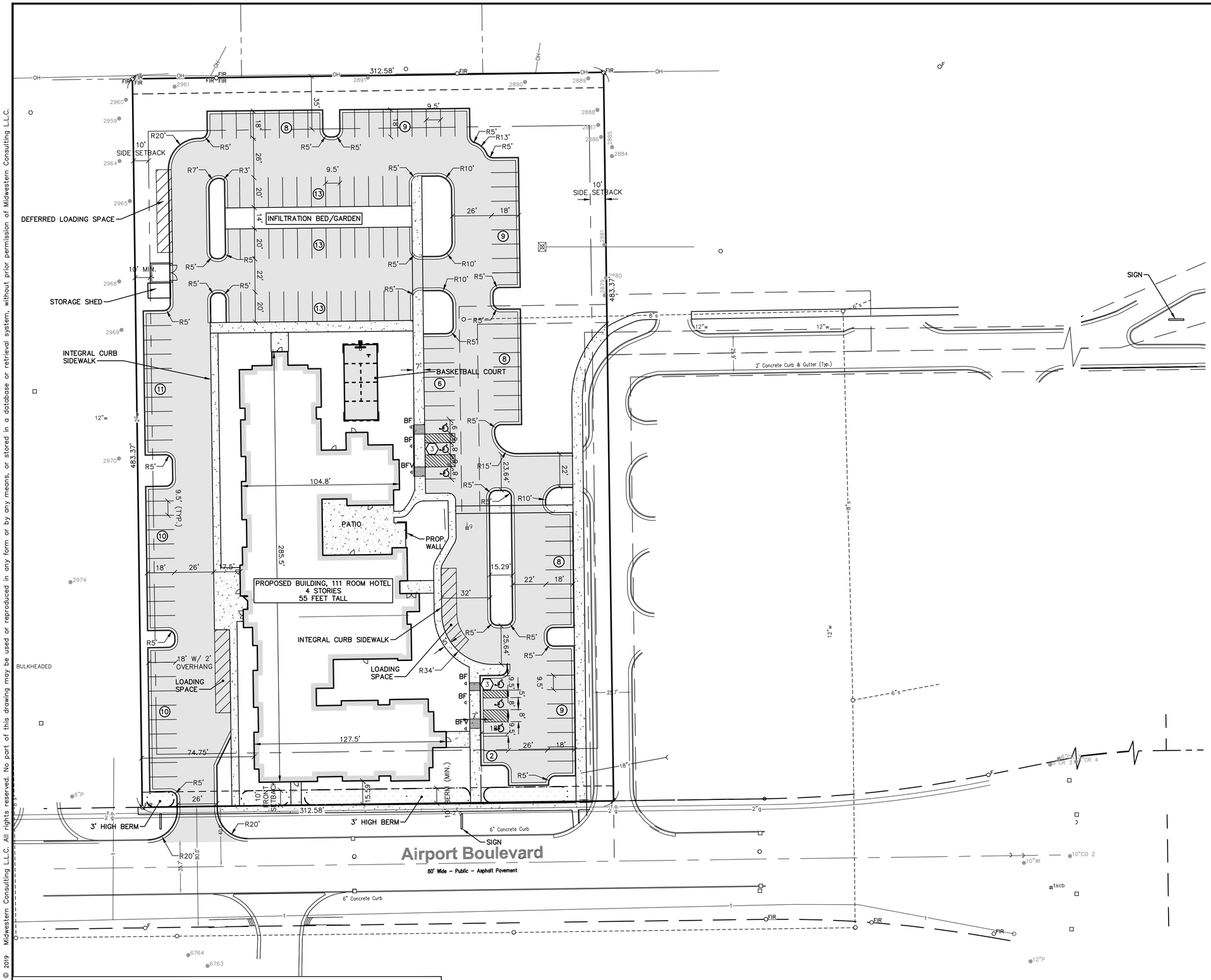
RESIDENCE INN

PRELIMINARY SITE PLAN
SITE REMOVALS PLAN

4

DATE: 5/11/19
SHEET OF 17
CADD: CTS
ENG: HTH
PM: TJC
TECH:
PRELIM/19117RM1

JOB No. 19117
REVISIONS:
REV. DATE



SCALE: 1" = 30'

0 30 60 90

Know what's below. Call before you dig.

NOTES

1. SIGN/WAYFINDING DETAILS TO BE FINALIZED WITH FINAL SITE PLAN

LEGEND

- NUMBER OF STANDARD PARKING SPACES IN ROW
- NUMBER OF SMALL CAR PARKING SPACES IN ROW
- NUMBER OF BARRIER FREE PARKING SPACES IN ROW
- BF — BARRIER FREE PARKING SIGN
- BFV — VAN ACCESSIBLE BARRIER FREE PARKING SIGN
- BARRIER FREE SIDEWALK RAMP
- PROP. CURB & GUTTER
- PROP. BITUMINOUS PAVEMENT
- PROP. CONCRETE PAVEMENT
- PROP. HEAVY DUTY CONCRETE
- PROP. GRASS PAVE DRIVE
- PROP. PAVERS
- SIGN
- PROP. SINGLE LIGHT
- PROP. DOUBLE LIGHT
- PROP. WOODCHIP PATH
- VCS — PROP. VEHICLE CHARGING STATION

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PRELIMINARY SITE PLAN
SITE LAYOUT PLAN

5

DATE: 5/11/19
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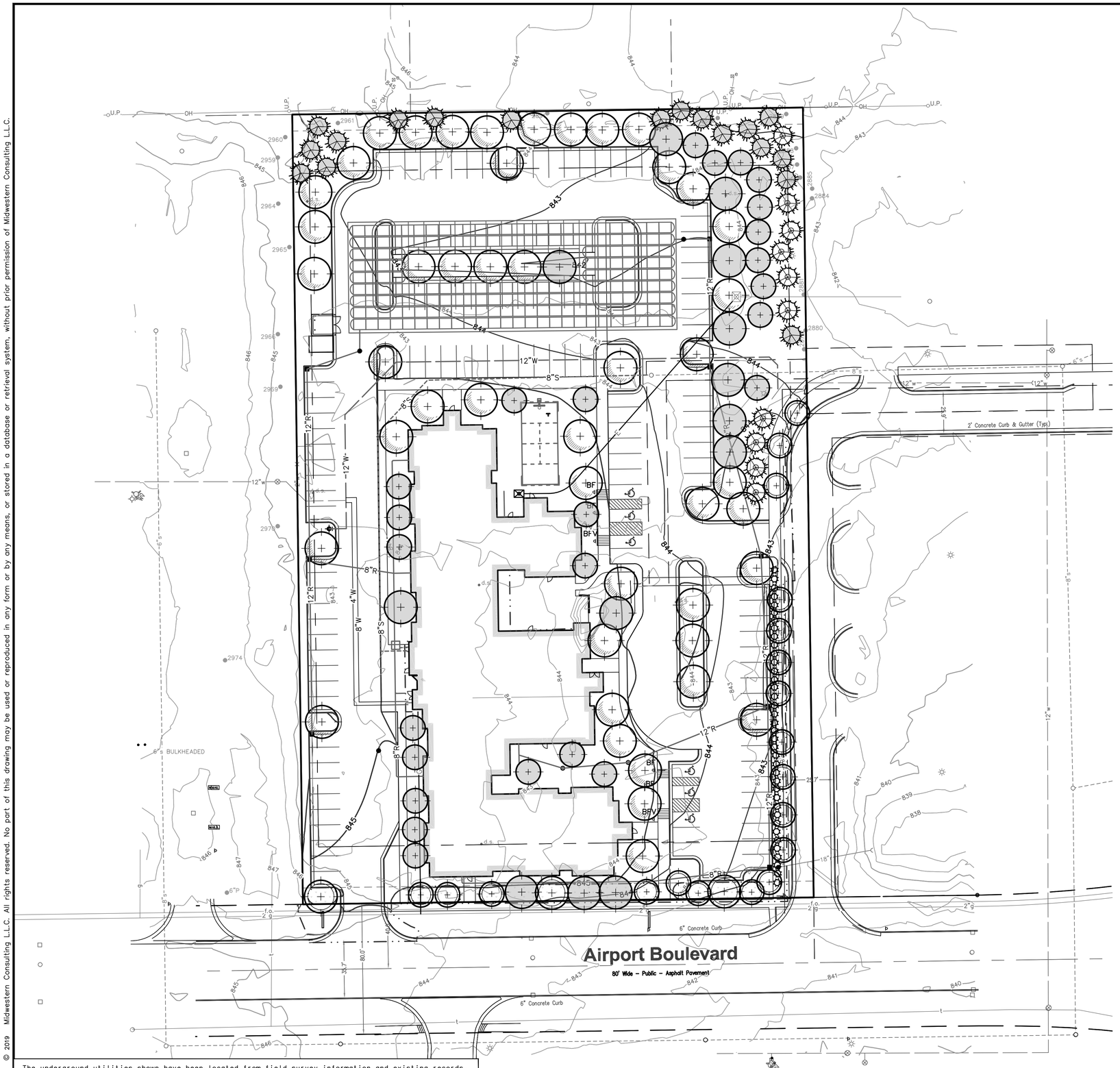

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LANDSCAPE LEGEND

- PROPOSED CANOPY TREE (PARKING LOT)
- PROPOSED EVERGREEN TREE (PARKING LOT)
- PROPOSED CANOPY TREE (FRONT GREENBELT)
- PROPOSED EVERGREEN TREE (FRONT GREENBELT)
- PROPOSED CANOPY TREE (CONFLICTING LAND USE BUFFER)
- PROPOSED EVERGREEN TREE (CONFLICTING LAND USE BUFFER)
- PROPOSED CANOPY TREE (MITIGATION)
- PROPOSED EVERGREEN TREE (MITIGATION)
- PROPOSED SHRUBS
- EXISTING TREE TO REMAIN

SCALE: 1" = 30'

0 30 60 90

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

LANDSCAPE REQUIREMENTS

	Required / Allowed		Proposed	
Front Greenbelt				
1o ft wide min.; 3 ft ht landscape berm, plantings or wall (3ft max.) 1 deciduous tree per 30lf	Airport Drive = 312lf / 30 = 11 trees required, berm or hedge/wall		10ft min. provided, 3ft landscape berm provided, 11 trees provided	
	Access Drive = 311lf / 30 = 11 trees, berm or hedge/wall		10ft min. provided, 11 trees provided, hedge	
Landscape Screening - 6 ft height, 80% opacity required				
Lodging to Restaurant - Alt 1 or 2 screening	East - 1 narrow evergreen per 3lf OR 1 large evergreen per 10lf 172lf / 3 = 58 narrow OR		East - 8 existing evergreens to remain, 10 large evergreens proposed	
Lodging to Industrial - No Screening required	West / North - none		West / North - none	
Parking Lot				
Location	side or rear yard		side and rear yards	
Interior islands	5% of paved surface 68,299sf paved x .05 = 3,415sf		6,890 sf provided	
Interior island trees				
1 canopy tree per 8 parking spaces	137 / 8 = 18 trees required		18 trees provided	
Perimeter				
1 canopy tree per 40lf	1,115lf / 40 = 28 trees required		28 trees provided	
Tree mitigation				
woodland mit - 100% DBH, Heritage trees mit - 150%	3 trees / 57" DBH heritage trees removed. 57 x 1.5 x 1.4 = 120" DBH required / 2.5" cal. = 48 trees required		48 trees provided	
Trash/Recycling Containers				
required, screened with fence or wall6 ft in ht or as high as container; 10 ft from property			trash enclosure with gate	
Site Landscaping	20%		37%	net site area
min. 20% of site area	29,294	sf	54,377	sf
Subdivision / Site Condominium Landscaping	N/A		N/A	

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SITE LANDSCAPE PLAN

6

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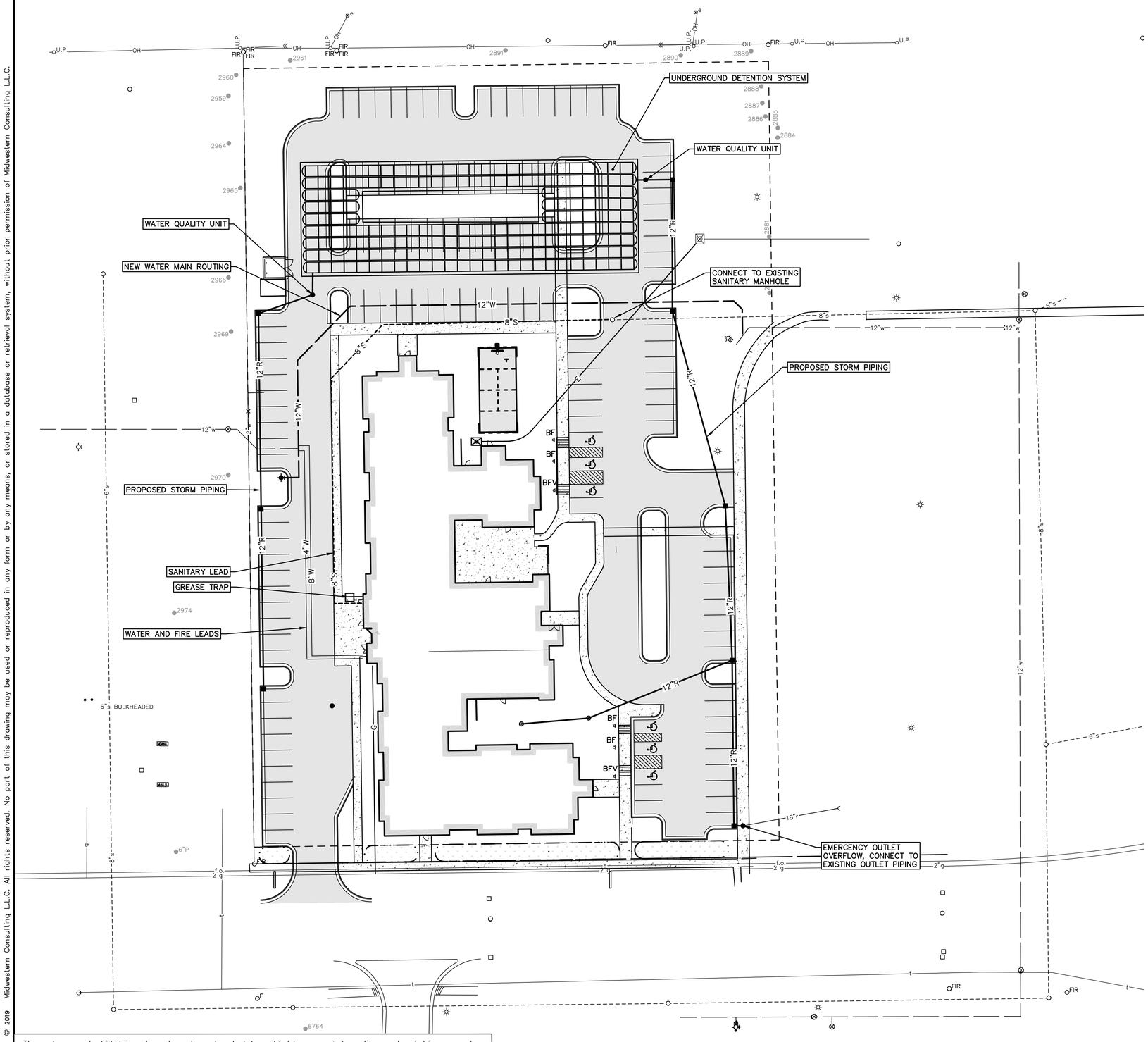

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SCALE: 1" = 30'

0 30 60 90

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

NOTES

1. ALL ROOF AND SUMP DRAINAGE MUST BE DIRECTED INTO THE STORM SEWER.
2. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE IWTH PITTSFIELD TOWNSHIP STANDARD DETAILS AND SPECIFICATION UNLES OTHERWISE NOTED.

LEGEND

U.P.	EXIST. UTILITY POLE
U.P.	EXIST. UTILITY POLE W/ TRANS.
GP	EXIST. GUY POLE
	GUY WIRE
	ELEC. TRANSFORMER
OH	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
	PROP. BUILDING LIGHT
t	EXIST. TELEPHONE LINE
T	PROP. TELEPHONE LINE
e	EXIST. ELECTRIC LINE
E	PROP. ELECTRIC LINE
g	EXIST. GAS LINE
G	PROP. GAS LINE
g	EXIST. GAS VALVE
f.o.	EXIST. FIBER OPTIC LINE
F.O.	PROP. FIBER OPTIC LINE
w	EXIST. WATER MAIN
W	PROP. WATER MAIN
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. GATE VALVE IN BOX
	PROP. GATE VALVE IN BOX
	EXIST. GATE VALVE IN WELL
	PROP. GATE VALVE IN WELL
	EXIST. CURB STOP & BOX
	PROP. CURB STOP & BOX
	REDUCER
	EXIST. BLOW-OFF
	PROP. BLOW-OFF
P.I.V.	POST INDICATOR VALVE
	THRUST BLOCK
KB	PROP. KNOXBOX
r	EXIST. STORM SEWER
R	PROP. STORM SEWER
	EXIST. CATCH BASIN OR INLET
	PROP. CATCH BASIN OR INLET
	EXIST. BEEHIVE INLET
	PROP. BEEHIVE INLET
RD	PROP. ROOF DRAIN
	END SECTION
	HEAD WALL
	CULVERT
ds	EXIST. DOWNSPOUT
ds	PROP. DOWNSPOUT
s	EXIST. SANITARY SEWER
S	PROP. SANITARY SEWER
	EXIST. CLEANOUT
	PROP. CLEANOUT
t	TELEPHONE RISER
catv	CABLE TELEVISION RISER
e	ELECTRIC METER
w	WATER METER
scb	SPRINKLER CONTROL BOX
g	GAS METER
glm	GAS LINE MARKER
fiber	FIBER OPTIC MARKER
W	WELL
GFC	EXIST. GAS FILLER CAP
PED	PEDESTRIAN CROSSING SIGNAL
tscb	TRAFFIC SIGNAL CONTROL BOX
VCS	PROP. VEHICLE CHARGING STATION

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UTILITY PLAN

7

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TECH:
PRELIM/19117UP1

JOB No. 19117

REVISIONS:

REV.	DATE

M:\Civil3d_Proj\19117\Prelim\19117UP1.dwg, 6/11/2019 10:27 AM, Heath Hartt, 7 UTILITY PLAN, MCLLC PDF.pc3
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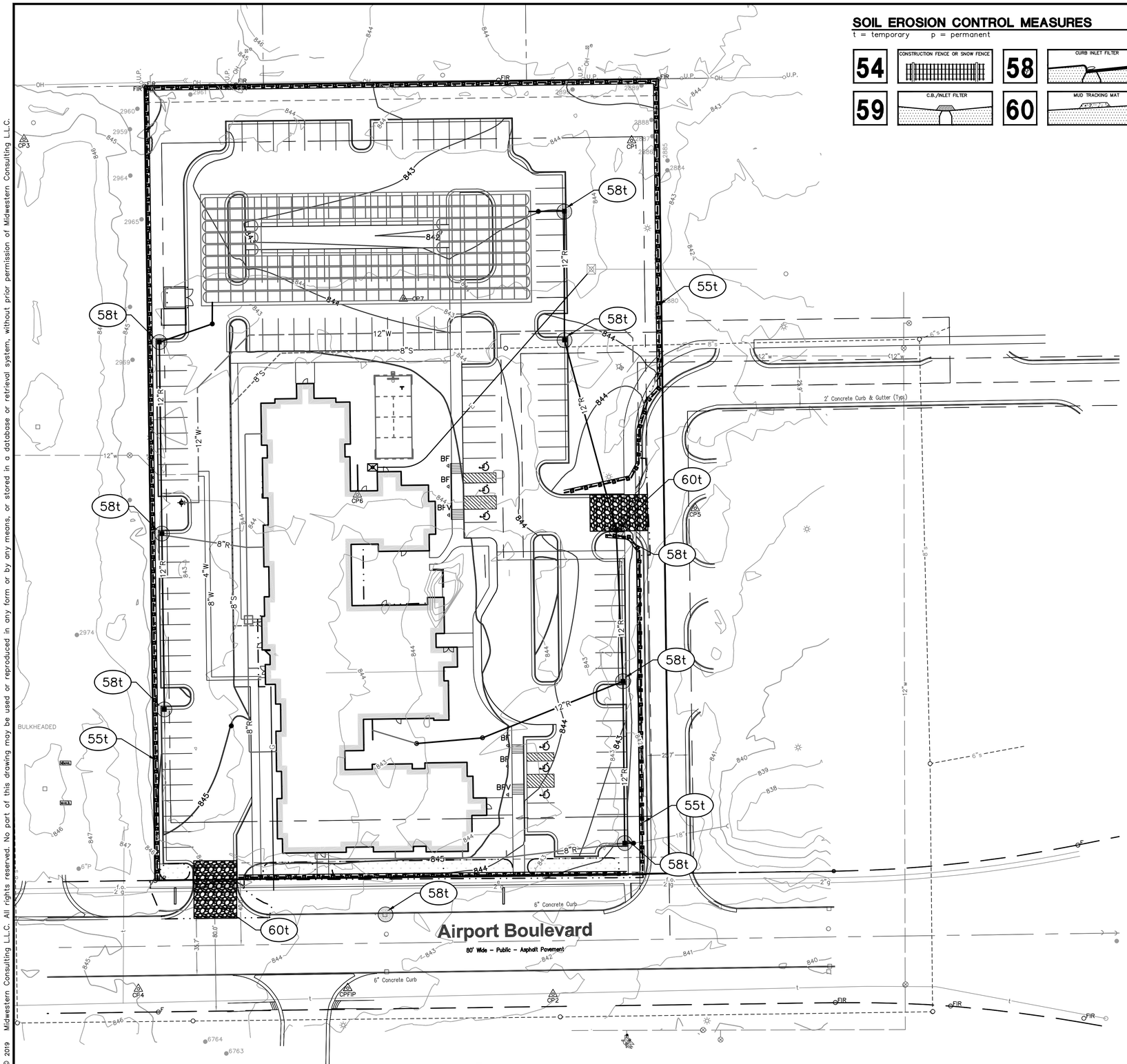

SOIL EROSION CONTROL MEASURES

t = temporary p = permanent

54	CONSTRUCTION FENCE OR SNOW FENCE	58	CURB INLET FILTER	55	GEOTEXTILE SILT FENCE
59	C.B./INLET FILTER	60	MUD TRACKING MAT		

SCALE: 1" = 30'

0 30 60 90

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

NOTES

1. ALL ROOF AND SUMP DRAINAGE MUST BE DIRECTED INTO THE STORM SYSTEM. SUMP DRAINAGE SHALL TIE DIRECTLY INTO THE NEAREST CATCH BASIN.
2. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH PITTSFIELD TOWNSHIP STANDARD DETAILS AND SPECIFICATION UNLESS OTHERWISE NOTED.
3. ALL MATERIAL USED FOR FILL UNDER STRUCTURAL IMPROVEMENTS SHALL CONSIST OF READILY COMPACTABLE MATERIALS MEETING THE FOLLOWING MINIMUM REQUIREMENTS:
   - 3.1. NO INCLUSION OF ORGANIC OR OTHER DELETERIOUS MATERIALS WHICH MAY BE SUBJECT TO DECAY SHALL BE PERMITTED.
   - 3.2. ALL FILL SHALL BE FEE OF ICE AND SNOW.
   - 3.3. NO ROCK WITH A DIMENSION GREATER THAN EIGHT INCHES SHALL BE BURIED WITHIN TWO (2) FEET OF THE FINISHED GRADE OR WITHIN TWO (2) FEET OF A FOUNDATION BASE.
4. EXISTING TREES TO REMAIN AS IDENTIFIED ON THE TREE PROTECTION PLAN ARE TO BE PROTECTED DURING LAND CLEARING, DEVELOPMENT, AND CONSTRUCTION THROUGH INSTALLATION OF TREE PROTECTION FENCE AS INDICATED ON THE PLAN. NO COMPACTION OR CLEARING SHALL OCCUR WITHIN THE DRIPLINE OF TREES, TO REMAIN UNLESS OTHERWISE NOTED ON THE PLANS. FUTURE REMOVAL OF PROTECTED TREES SHALL BE APPROVED BY PITTSFIELD TOWNSHIP.
5. REMOVAL OF ANY REGULATED TREES IDENTIFIED AS TO REMAIN ON THE PLANS WILL REQUIRE MITIGATION PER THE TOWNSHIP ZONING ORDINANCE.
6. TREE PROTECTION FENCE SHALL BE REMOVED AS NECESSARY TO INSTALL PLANTINGS ALONG PERIMETER OF PROPERTY. CARE SHALL BE TAKEN TO AVOID COMPACTION TO EXISTING SOILS AND TO MINIMIZE DISTURBANCE TO EXISTING TREES WITHIN THESE ZONES.

LEGEND

838	EXIST. CONTOUR
838	PROP. CONTOUR
×836.2	EXIST. SPOT ELEVATION
36.60	PROP. SPOT ELEVATION
U.P.	EXIST. UTILITY POLE
U.P.	EXIST. UTILITY POLE W/ TRANS.
	GUY WIRE
	ELEC. TRANSFORMER
OH	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
t	EXIST. TELEPHONE LINE
e	EXIST. ELECTRIC LINE
g	EXIST. GAS LINE
g	EXIST. GAS VALVE
f.o.	EXIST. FIBER OPTIC LINE
w	EXIST. WATER MAIN
W	PROP. WATER MAIN
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. GATE VALVE IN BOX
	PROP. GATE VALVE IN BOX
	EXIST. GATE VALVE IN WELL
	PROP. GATE VALVE IN WELL
	EXIST. CURB STOP & BOX
	PROP. CURB STOP & BOX
	REDUCER
	EXIST. BLOW-OFF
	PROP. BLOW-OFF
P.I.V.	POST INDICATOR VALVE
	THRUST BLOCK
KB	PROP. KNOXBOX
r	EXIST. STORM SEWER
R	PROP. STORM SEWER
	EXIST. CATCH BASIN OR INLET
	PROP. CATCH BASIN OR INLET
	EXIST. BEEHIVE INLET
	PROP. BEEHIVE INLET
RD	PROP. ROOF DRAIN
	END SECTION
	HEAD WALL
	CULVERT
ds	EXIST. DOWNSPOUT
ds	PROP. DOWNSPOUT
s	EXIST. SANITARY SEWER
S	PROP. SANITARY SEWER
	EXIST. CLEANOUT
	PROP. CLEANOUT
	C/L OF DITCH
	DRAINAGE DIRECTION
	SIGN
	SINGLE TREE
	TREE OR BRUSH LIMIT
	FENCE
	SILTFENCE
	LIMITS OF DISTURBANCE
	CONSTRUCTION FENCE
FF	FINISH FLOOR ELEVATION
GF	GARAGE FLOOR ELEVATION
BFF	BASEMENT FINISH FLOOR ELEVATION

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

MIDWESTERN CONSULTING
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GROUP 10 MANAGEMENT
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SOUTHFIELD, MI 48034
M. JACK KKOWLES
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RESIDENCE INN

PRELIMINARY SITE PLAN
GRADING AND SOIL EROSION CONTROL PLAN

8

DATE: 5/11/19
SHEET OF 17
CADD: CTS
ENG: HTH
PM: TJC
TECH:
PRELIM/19117GP1

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M:\Civil3d_Proj\19117\Prelim\19117GP1.dwg, 6/11/2019 10:27 AM, Heath Hartt, 8 GRADING AND SOIL EROSION CONTROL PLAN, MCLLC PDF.pc3
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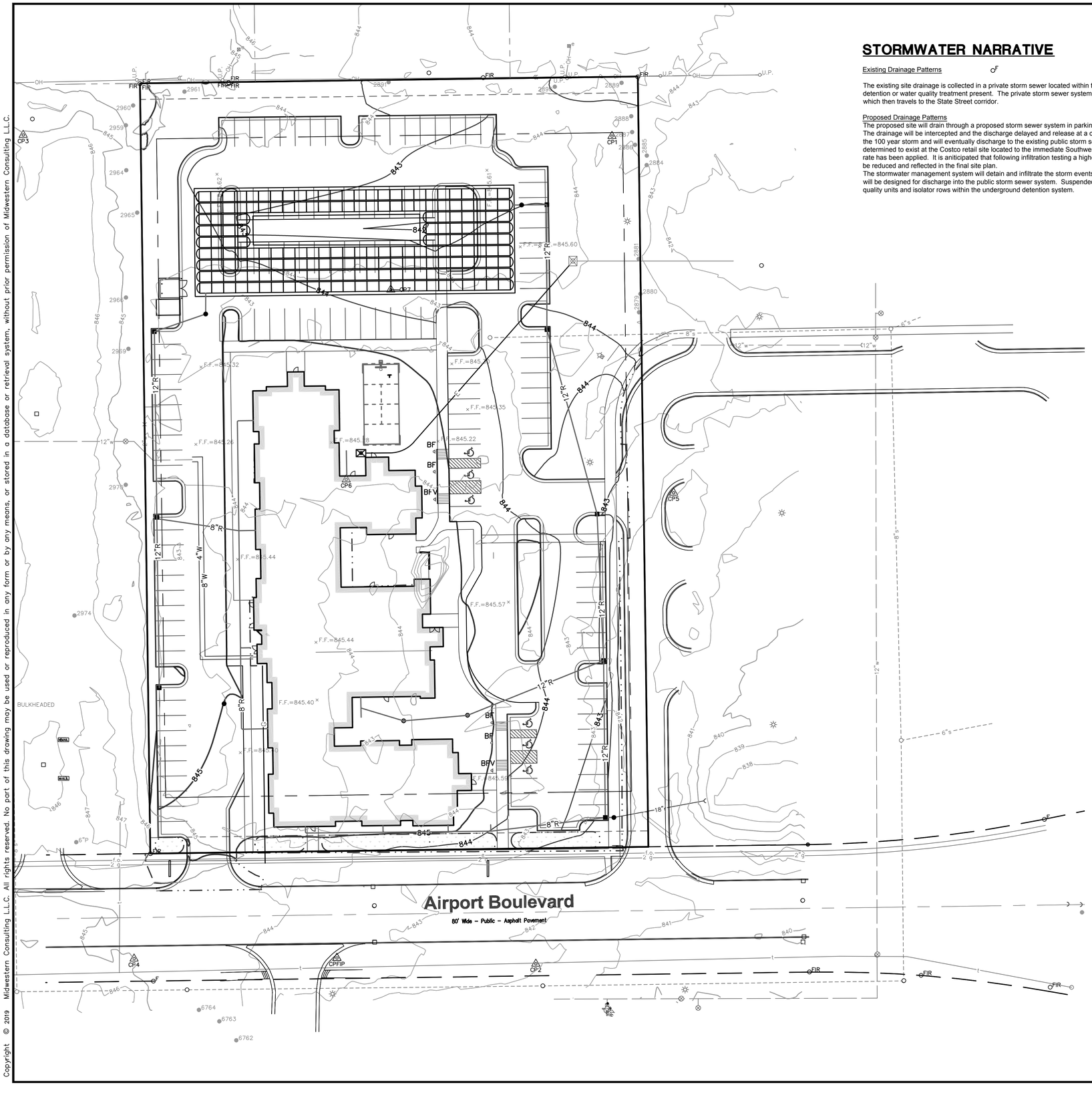

STORMWATER NARRATIVE

Existing Drainage Patterns

The existing site drainage is collected in a private storm sewer located within the parking areas of the existing motel site. There is no known stormwater detention or water quality treatment present. The private storm sewer system discharges into the public storm sewer system located within Airport Boulevard which then travels to the State Street corridor.

Proposed Drainage Patterns

The proposed site will drain through a proposed storm sewer system in parking areas. The storm sewer system will be routed into underground detention basins. The drainage will be intercepted and the discharge delayed and release at a controlled rate over the course of 24 to 48 hours. The detention basins are sized for the 100 year storm and will eventually discharge to the existing public storm sewer located in Airport Boulevard. Significant infiltration capacity has been determined to exist at the Costco retail site located to the immediate Southwest. For the purposes of preliminary stormwater design, a conservative infiltration rate has been applied. It is aniticipated that following infiltration testing a higher infiltration rate will be determined and the size and footprint of the system could be reduced and reflected in the final site plan.

The stormwater management system will detain and infiltrate the storm events through the 100 year storm. A maximum controlled release rate of 0.15 cfs/acre will be designed for discharge into the public storm sewer system. Suspended solids and floatables will be captured on site through the use of structural water quality units and isolator rows within the underground detention system.

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0 30 60 90

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NOTES

ADD NOTES AS NECESSARY

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STORMWATER MANAGEMENT PLAN

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M:\Civil3d_Proj\19117\Prelim\19117DA1.dwg, 6/11/2019 10:28 AM, Heath Hartt, 9 STORMWATER MANAGEMENT PLAN, MCLLC PDF.pc3
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STORMWATER DETENTION CALCULATIONS

Basin Stormwater Calculations

W1 - Determining Post-Development Cover Types, Areas, Curve Numbers, and Runoff Coefficients

Rational Method Variables

Cover Type	Soil Type	Area (sft)	Area (ac)	Runoff Coeff. (C)	(C) x (Area)
Building/Pavement		88,676	2.04	0.95	1.93
Pavement			0.00	0.95	0.00
Grass	A		0.00	0.15	0.00
Grass	B	62,415	1.43	0.25	0.36
Grass	C		0.00	0.35	0.00
Grass	D		0.00	0.45	0.00
Water Surface			0.00	1.00	0.00
Total		151,091	3.47		2.29

Weighted C = (Sum(C)x(Area))/(Area Total)= 0.66

NRCS Variables (Pervious)

Cover Type	Soil Type	Area (sft)	Area (ac)	Curve Number	(CN) x (Area)
Grass	A	0	0.00	49	0.00
Grass	B	62,415	1.43	69	0.99
Grass	C	0	0.00	79	0.00
Grass	D	0	0.00	84	0.00
Total		62,415	1.43		0.99

Weighted CN = (Sum(CN)x(Area))/(Area Total)= 69

NCRS Variables (Impervious)

Cover Type	Soil Type	Area (sft)	Area (ac)	Curve Number	(CN) x (Area)
Building/Pavement		88,676	2.04	98	2.00
Pavement		0	0.00	98	0.00
Water Surface		0	0.00	98	0.00
Total		88,676	2.04		2.00

Weighted CN = (Sum(CN)x(Area))/(Area Total)= 98

W2 - W2 - First Flush Runoff Calculations (Vrf)

A. Vrf = 1" x 1/12" x 43560 sft/ac x A x C — where A= 3.47 and where C= 0.66

Vrf = 1" x 1/12" x 43560 sft/ac x 3.47 x 0.66 = 8,310 cf

W3 - W3 - Pre-Development Bankfull Runoff Calculations (Vbf-pre)

A. 2 year / 24 hour storm event: P= 2.35 in
B. Pre-Development CN (Good Cover Woods, Type B Soils) CN= 58
C. S = (1000 / CN) - 10 S= 7.241 in
D. Q = [(P-0.25)^2] / [P+0.8S] Q= 0.100 in
E. Total Site Area excluding "Self-Crediting" BMPs 151,091 sft
F. Vbf-pre = Q x (1/12) x Area Vbf-pre = 1,257 cft

W4 - Pervious Cover Post-Development Bankfull Runoff Calculations (Vbf-per-post)

A. 2 year / 24 hour storm event: P= 2.35 in
B. Pervious Cover CN From Worksheet 1 CN= 69
C. S = (1000 / CN) - 10 S= 4.493 in
D. Q = [(P-0.25)^2] / [P+0.8S] Q= 0.354 in
E. Pervious Cover Area from Worksheet 1 62,415 sft
F. Vbf-per-post = Q x (1/12) x Area Vbf-per-post = 1,843 cft

W5 - W5 - Impervious Cover Post-Development Bankfull Runoff Calculations (Vbf-imp-post)

A. 2 year / 24 hour storm event: P= 2.35 in
B. Impervious Cover CN From Worksheet 1 CN= 98
C. S = (1000 / CN) - 10 S= 0.204 in
D. Q = [(P-0.25)^2] / [P+0.8S] Q= 2.122 in
E. Impervious Cover Area from Worksheet 1 88,676 sft
F. Vbf-imp-post = Q x (1/12) x Area Vbf-imp-post = 15,678 cft

W6 - W6 - Pervious Cover Post-Development 100-Year Runoff Calculations (V100-per-post)

A. 100 year / 24 hour storm event: P= 5.11 in
B. Pervious Cover CN From Worksheet 1 CN= 69
C. S = (1000 / CN) - 10 S= 4.493 in
D. Q = [(P-0.25)^2] / [P+0.8S] Q= 2.938 in
E. Pervious Cover Area from Worksheet 1 62,415 sft
F. V100-per-post = Q x (1/12) x Area V100-per-post = 10,998 cft

W7 - W7 - Impervious Cover Post-Development 100-Year Runoff Calculations (V100-imp-post)

A. 2 year / 24 hour storm event: P= 5.11 in
B. Impervious Cover CN From Worksheet 1 CN= 98
C. S = (1000 / CN) - 10 S= 0.204 in
D. Q = [(P-0.25)^2] / [P+0.8S] Q= 4.673 in
E. Impervious Cover Area from Worksheet 1 88,676 sft
F. Vbf-imp-post = Q x (1/12) x Area Vbf-imp-post = 36,010 cft

W8 - Time of Concentration (Tc-hrs)

A. Assume 15-minute minimum time of concentration Tc= 0.25 hr

W9 - Runoff Summary & On-Site Infiltration Requirement

A. Summary from Previous Worksheets

First Flush Volume (Vrf)	**8,310 cft**
Pre-Development Bankfull Runoff Volume (Vbf-pre)	**1,257 cft**
Pervious Cover Post-Development Bankfull Volume (Vbf-per-post)	*1,843 cft*
Impervious Cover Post-Development Bankfull Volume (Vbf-imp-post)	*15,678 cft*
Total Bf Volume (Vbf-post)	**17,522 cft**
Pervious Cover Post-Development 100-Year Volume (V100-per-post)	*10,998 cft*
Impervious Cover Post-Development 100-Year Volume (V100-imp-post)	*36,010 cft*
Total 100-Year Volume (V100)	**45,608 cft**

B. Determine Onsite Infiltration Requirement

Subtract the Pre-Development Bankfull from the Post-Development Bankfull Volume	
Total Post-Development Bankfull Volume (Vbf-post)	17,522 cft
Pre-Development Bankfull Runoff Volume (Vbf-pre)	1,257 cft
Bankfull Volume Difference	**16,265 cft**
Infiltration Requirement (Vinf)	**16,265 cft**

W10 - Detention/Retention Requirement

A. Qp = 238.6 Tc^-0.82	743.63 cfs/(in x sq. mi)
B. Total Site Area excluding "Self-Crediting" BMPs	3.47 ac
C. Q100 = Q100-per + Q100-imp (from W6 and W7, respectively)	6.911 in
D. Peak Flow (PF) = Qp x Q100 x Area / 640	27.65 cfs
E. Delta = PF - 0.15 x Area (ac)	27.33 cfs
[0.15 x Area (ac)]	*0.52 cfs*
F. Vret = Delta / PF x V100	45,738 cft
Required Detention not including infiltration credit or penalty.	
Sediment Forebay Volume Required (5% of V100)	2,330 cft

Retention

A. Vret = 2 x V100	93,217 cft

W11 - Determine Applicable BMPs and Associated Volume Credits

Infiltration testing has not yet been performed for the property. The below infiltration rates are an assumed conservative infiltration rate based upon historical experience with the adjacent Costco commercial site. Final sizing of the system will be ajusted based upon field determined infiltration of the in situ soils.

Proposed BMP	Area (sft)	Storage Volume (cft) Surface	Storage Volume (cft) In Soil	Design Infil. Rate (in/hr)	Infil. Volume in 6-hr Drawdown (cft)	Total Volume Reduction (cft)
Infiltration Bed	11633	29,030		2.50	14,541	43,571
Rain Gardens	1967	533	480	2.50	2,459	3,472
				Total Volume Reduction Credit by Proposed Structural BMPs (cft)		47,043
				Runoff Volume Infiltration Requirement (Vinf) from W9 (cft)		16,265
				Runoff Volume Credit (cft)		30,779

W12 - Natural Features Inventory

There are no natural features located on this site due to it being an existing built out urban site.

STORMWATER DETENTION CALCULATIONS (CONT)

W13 - Site Summary of Infiltration & Detention

A. Stormwater Management Summary

Min Infiltration Requirement (Vinf)	16,265 cft
Designed/Provided Infiltration Volume	47,043 cft
% Minimum Required Infiltration Provided	289 %
Total Calculated Detention Volume, Vdet	45,738 cft
Net Required Detention Volume (Vdet - Designed/Provided Infiltration Volume)	-1,305 cft

B. Detention Volume Increase for sites where the required infiltration volume cannot be achieved.

% Required Infiltration NOT Provided (100% - % Minimum Required Infiltration Provided)	0.0 %
Net % Penalty (20% x % Required Infiltration NOT Provided)	0.0 %
Total Required Detention Volume, including penalty	**45,738 cft**

[(100% + Net % Penalty) x Net Required Detention Volume)]

Detention Outlet Calculations

A. Required Detention Volumes (Reduced by 6-hour infiltration)

Storm Event	Req'd Volume	less	Infil. Credit	=	Final Volume
First Flush	8,310 cft	-	47,043 cft	=	**(38,733)** cft
Bankfull	17,522 cft	-	47,043 cft	=	**(29,521)** cft
100 -year	45,738 cft	-	47,043 cft	=	**(1,306)** cft
100-year + Req'd Penality	45,738 cft	-	47,043 cft	=	**(1,306)** cft
Forebay Volume Required (5% of 100-yr)				=	**(65)** cft

B. Detention Volumes Provided

See StormTech Cumulative Sizing Chart.

C. Full Infiltration Design

Total Storage Volume	45,738 cft
Infiltration Area	13600 sft
Infiltration Rate, Average	2.50 in/hr
Infiltration Flow Rate	2833.33 cft/hr
Time to Fully Drain	**16.1 hr**

This is less than 48 hours max, so the basin complies with the drawdown requirement.

STORMTECH CUMULATIVE STAGE STORAGE CHART

Project: 19117, Residence Inn

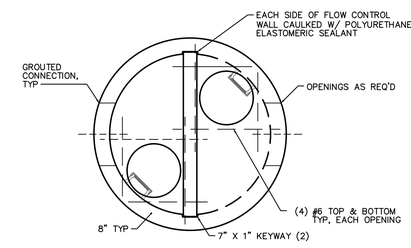
Chamber Model -	MC-3500	
Units -	**Imperial**	
Number of Chambers -	189	
Number of End Caps -	24	
Voids in the stone (porosity) -	26	%
Base of Stone Elevation -	817.00	ft
Amount of Stone Above Chambers -	12	in
Amount of Stone Below Chambers -	9	in
Area of system -	11432	sf Min. Area - 10117 sf min. area

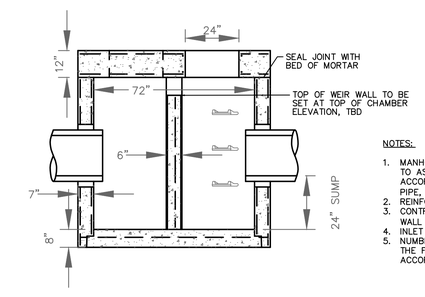
StormTech — A division of IMPERVIOUS SOLUTIONS

☑ Include Perimeter Stone in Calculations

Storage Volumes

Height of System (inches)	Incremental Single Chamber (cubic feet)	Incremental Single End Cap (cubic feet)	Incremental Chambers (cubic feet)	Incremental End Cap (cubic feet)	Incremental Stone (cubic feet)	Incremental Ch, EC and Stone (cubic feet)	Cumulative System (cubic feet)	Elevation (feet)
66	0.00	0.00	0.00	0.00	247.69	247.69	32002.74	822.50
65	0.00	0.00	0.00	0.00	247.69	247.69	31755.04	822.42
64	0.00	0.00	0.00	0.00	247.69	247.69	31507.35	822.33
63	0.00	0.00	0.00	0.00	247.69	247.69	31259.66	822.25
62	0.00	0.00	0.00	0.00	247.69	247.69	31011.96	822.17
61	0.00	0.00	0.00	0.00	247.69	247.69	30764.27	822.08
60	0.00	0.00	0.00	0.00	247.69	247.69	30516.58	822.00
59	0.00	0.00	0.00	0.00	247.69	247.69	30268.88	821.92
58	0.00	0.00	0.00	0.00	247.69	247.69	30021.19	821.83
57	0.00	0.00	0.00	0.00	247.69	247.69	29773.50	821.75
56	0.00	0.00	0.00	0.00	247.69	247.69	29525.80	821.67
55	0.00	0.00	0.00	0.00	247.69	247.69	29278.11	821.58
54	0.06	0.00	10.98	0.00	244.84	255.82	29030.42	821.50
53	0.19	0.01	36.69	0.24	238.09	275.02	28774.60	821.42
52	0.29	0.01	55.56	0.24	233.19	288.98	28499.58	821.33
51	0.40	0.02	76.29	0.48	227.73	304.50	28210.60	821.25
50	0.69	0.04	129.68	0.96	213.68	344.51	27906.10	821.17
49	1.03	0.05	194.35	1.20	196.85	392.40	27561.58	821.08
48	1.25	0.07	236.16	1.68	185.85	423.70	27169.18	821.00
47	1.42	0.09	268.80	2.16	177.24	448.20	26745.49	820.92
46	1.57	0.10	297.32	2.40	169.77	469.49	26297.29	820.83
45	1.71	0.12	322.55	2.88	163.06	488.59	25827.80	820.75
44	1.83	0.14	345.59	3.36	156.97	505.91	25339.21	820.67
43	1.94	0.16	366.24	3.84	151.47	521.55	24833.30	820.58
42	2.04	0.18	385.72	4.32	146.28	536.32	24311.75	820.50
41	2.13	0.20	403.46	4.80	141.55	549.80	23775.43	820.42
40	2.22	0.21	420.38	5.04	137.08	562.50	23225.62	820.33
39	2.31	0.24	435.98	5.76	132.84	574.58	22663.12	820.25
38	2.38	0.26	450.72	6.24	128.88	585.84	22088.54	820.17
37	2.45	0.27	464.77	6.48	125.17	596.42	21502.69	820.08
36	2.53	0.29	477.82	6.96	121.65	606.43	20906.27	820.00
35	2.59	0.32	490.22	7.68	118.24	616.14	20299.84	819.92
34	2.66	0.33	501.99	7.92	115.12	625.03	19683.70	819.83
33	2.72	0.35	513.15	8.40	112.09	633.64	19058.67	819.75
32	2.77	0.37	523.77	8.88	109.20	641.86	18425.03	819.67
31	2.82	0.39	533.86	9.36	106.46	649.68	17783.17	819.58
30	2.88	0.41	543.46	9.84	103.83	657.14	17133.50	819.50
29	2.92	0.43	552.56	10.32	101.32	664.30	16476.36	819.42
28	2.97	0.45	561.31	10.80	98.95	671.05	15812.06	819.33
27	3.01	0.46	569.35	11.04	96.79	677.18	15141.01	819.25
26	3.05	0.48	577.07	11.52	94.66	683.25	14463.82	819.17
25	3.09	0.49	584.82	11.76	92.58	689.16	13780.57	819.08
24	3.13	0.51	591.68	12.24	90.68	694.59	13091.41	819.00
23	3.17	0.52	598.31	12.48	88.89	699.68	12396.82	818.92
22	3.20	0.54	604.70	12.96	87.10	704.76	11697.14	818.83
21	3.23	0.54	610.68	12.96	85.55	709.19	10992.39	818.75
20	3.26	0.56	616.41	13.44	83.93	713.78	10283.20	818.67
19	3.29	0.57	621.66	13.68	82.45	717.99	9569.42	818.58
18	3.32	0.58	627.10	13.92	81.03	722.04	8851.43	818.50
17	3.34	0.58	632.04	13.92	79.74	725.70	8129.38	818.42
16	3.37	0.60	636.67	14.40	78.42	729.48	7403.68	818.33
15	3.39	0.60	641.18	14.40	77.24	732.82	6674.19	818.25
14	3.41	0.61	645.35	14.64	76.10	736.08	5941.37	818.17
13	3.44	0.61	649.50	14.64	74.99	739.23	5205.29	818.08
12	3.46	0.62	653.51	14.88	73.91	742.30	4466.06	818.00
11	3.48	0.63	657.47	15.12	72.82	745.41	3723.76	817.92
10	3.51	0.63	662.46	15.12	71.52	749.10	2978.34	817.83
9	0.00	0.00	0.00	0.00	247.69	247.69	2229.24	817.75
8	0.00	0.00	0.00	0.00	247.69	247.69	1981.55	817.67
7	0.00	0.00	0.00	0.00	247.69	247.69	1733.85	817.58
6	0.00	0.00	0.00	0.00	247.69	247.69	1486.16	817.50
5	0.00	0.00	0.00	0.00	247.69	247.69	1238.47	817.42
4	0.00	0.00	0.00	0.00	247.69	247.69	990.77	817.33
3	0.00	0.00	0.00	0.00	247.69	247.69	743.08	817.25
2	0.00	0.00	0.00	0.00	247.69	247.69	495.39	817.17
1	0.00	0.00	0.00	0.00	247.69	247.69	247.69	817.08





NOTES:

1. MANHOLE SECTIONS TO BE MANUFACTURED TO ASTM C-478 SPECIFICATIONS AND IN ACCORDANCE WITH NORTHERN CONCRETE PIPE, INC. (800 222 9918).
2. REINFORCING SHOWN FOR SCHEMATIC ONLY.
3. CONTRACTOR TO SEAL BETWEEN PRECAST WALL & BASE W/BUTYL ROPE.
4. INLET & OUTLET PIPES SIZE VARIES.
5. NUMBER, SIZE AND ELEVATION OF HOLES IN THE FLOW RESTRICTOR WALL SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCY.

PRECAST OUTLET CONTROL STRUCTURE OVERFLOW

NO SCALE

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RESIDENCE INN
PRELIMINARY SITE PLAN
STORMWATER CALCULATIONS

10

JOB No. **19117**
REVISIONS:

REV.	DATE

DATE: 5/11/19
SHEET OF 17
CADD: CTS
ENG: MTH
PM: MJK
TECH:
PRELIM/19117DA1

M:\Civil3d_Proj\19117\Prelim\19117DA1.dwg, 6/11/2019 10:28 AM, Heath Hortt, 10 STORMWATER CALCULATIONS, MCLLC PDF.pc3
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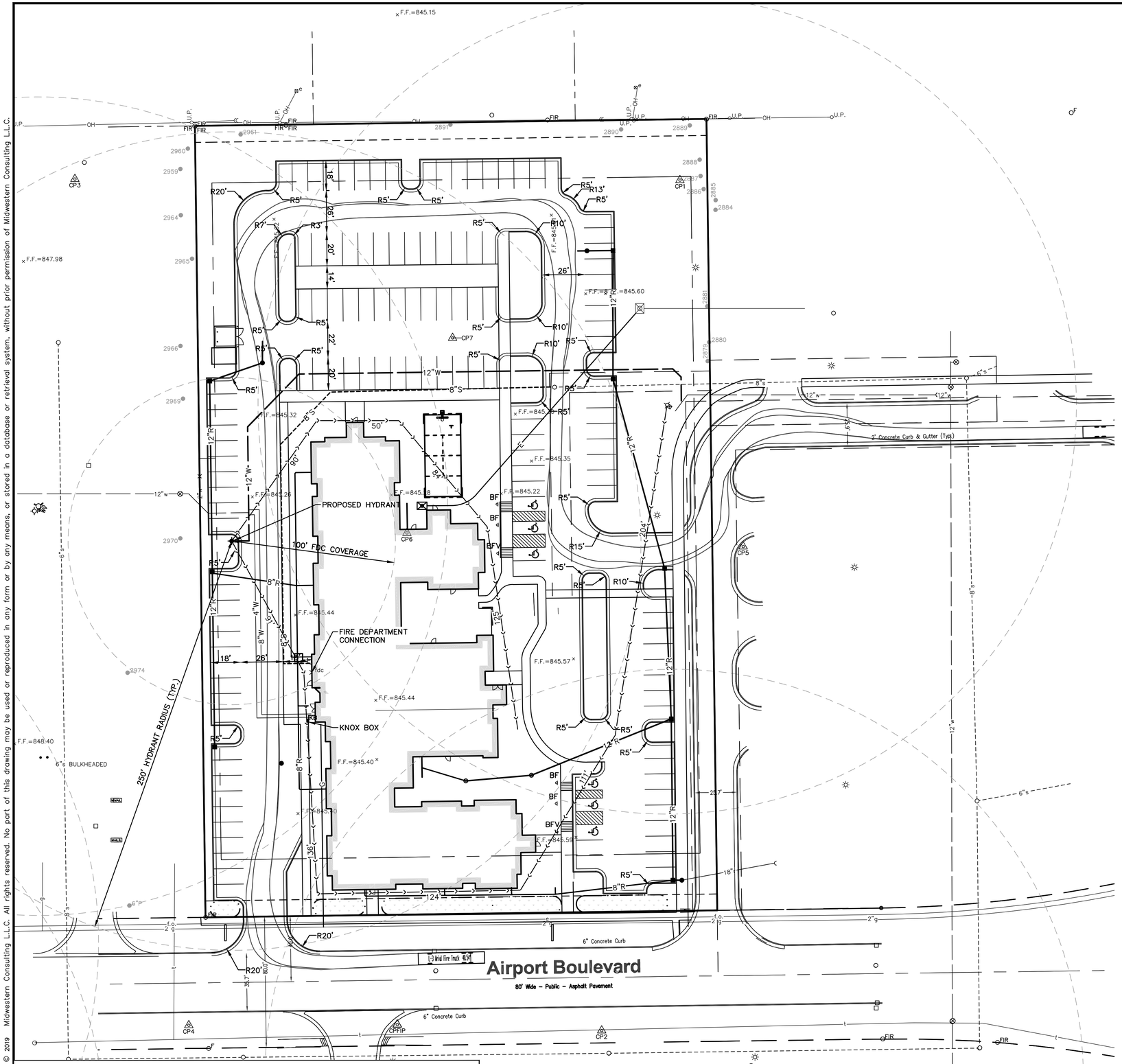


SCALE: 1" = 30'

0 30 60 90

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

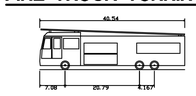
NOTES

ADD NOTES AS NECESSARY

LEGEND

- NUMBER OF STANDARD PARKING SPACES IN ROW
- NUMBER OF SMALL CAR PARKING SPACES IN ROW
- NUMBER OF BARRIER FREE PARKING SPACES IN ROW
- BF — BARRIER FREE PARKING SIGN
- BFV — VAN ACCESSIBLE BARRIER FREE PARKING SIGN
- R — BARRIER FREE SIDEWALK RAMP
- PROP. CURB & GUTTER
- PROP. BITUMINOUS PAVEMENT
- PROP. CONCRETE PAVEMENT
- PROP. HEAVY DUTY CONCRETE
- PROP. GRASS PAVE DRIVE
- PROP. PAVERS
- SIGN
- PROP. SINGLE LIGHT
- PROP. DOUBLE LIGHT
- PROP. WOODCHIP PATH
- VCS — PROP. VEHICLE CHARGING STATION

FIRE TRUCK TURNING DETAIL



L-3 Arial Fire Truck 40.54'

Overall Length	40.540ft
Overall Width	7.000ft
Overall Body Height	11.364ft
Min Body Ground Clearance	1.146ft
Track Width	6.910ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	45.00°

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

M:\Civil3d_Proj\19117\Prelim\19117FA1.dwg, 6/11/2019 10:29 AM, Heath Hartt, 11 FIRE ACCESS PLAN, MCLLC PDF.pc3
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FIRE ACCESS PLAN

11

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JOB No. 19117

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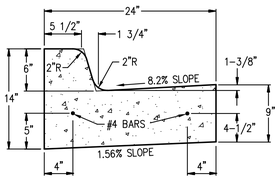
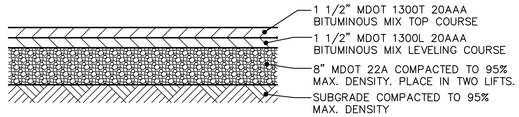


EJIW 7045 OR
NEENAW R-3031-B
CASTING TO STATE THE INSCRIPTION:
"DUMP NO WASTE! DRAINS TO RIVERS".

MDOT F4 BARRIER CONCRETE CURB & GUTTER REQUIRES MDOT 'K' CASTING

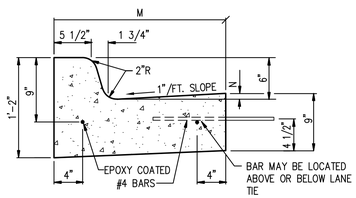
NOT TO SCALE



NOTE: SECTION MAY VARY DEPENDING ON SUBGRADE.
DESIGNER TO SUBMIT PAVEMENT DESIGN VERIFICATION.

TYPICAL PARKING LOT CROSS SECTION DETAIL

NOT TO SCALE
MINIMUM REQUIREMENT



DETAIL	DIMENSIONS		LANE TIES	CONCRETE CU. YD./LIN. FT.
	M	N		
F1	1'-6"	7/8"	AS SHOWN	0.0484
F2	1'-6"	7/8"	OMITTED	0.0484
F3	2'-0"	1 3/8"	AS SHOWN	0.0610
F4	2'-0"	1 3/8"	OMITTED	0.0610
F5	2'-6"	1 7/8"	AS SHOWN	0.0737
F6	2'-6"	1 7/8"	OMITTED	0.0737

MDOT TYPE F CONCRETE CURB & GUTTER

NOT TO SCALE

M:\Civil3d_Proj\19117\Prelim\19117D11.dwg, 6/11/2019 10:29 AM, Heath Hartt, 12 SITE DETAILS, MCLLC PDF.pc3
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PRELIMINARY SITE PLAN
SITE DETAILS

12

DATE: 5/11/19
SHEET OF 17
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TECH:
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JOB No. 19117
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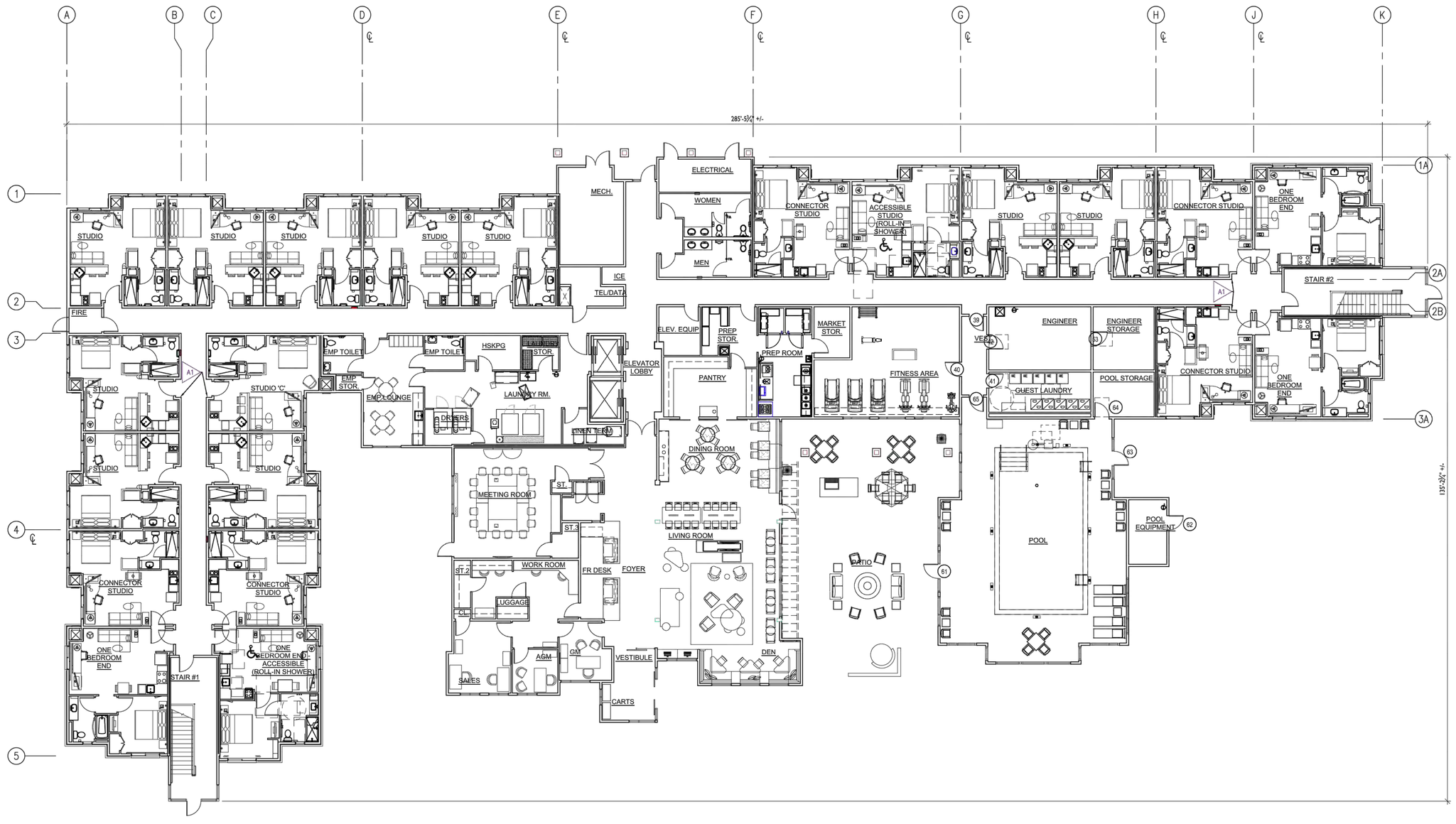
REV. DATE



FIRST FLOOR PLAN

SCALE: 1/32" = 1'-0"

DENOTES BARRIER FREE GUESTROOMS.

RESIDENCE INN GUESTROOM MATRIX

TAG	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL ROOMS	ROOM TYPE %
QA	QUEEN/QUEEN	1	3	3	3	**10**	**9%**
QB	QUEEN/QUEEN ADA	1	0	0	0	**1**	**1%**
KA	KING	9	17	16	17	**59**	**53%**
KB	KING CONNECT	5	5	5	5	**20**	**18%**
KC	KING 1 BEDROOM	3	4	4	4	**15**	**14%**
KD	KING TUB ADA	0	1	2	1	**4**	**4%**
KE	KING SHWR ADA	1	0	0	0	**1**	**1%**
KF	KING 1 BDRM SHWR ADA	1	0	0	0	**1**	**1%**
TOTAL ROOMS PER FLOOR		**19**	**27**	**27**	**27**	**111**	

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FIRST FLOOR PLAN

SHEET + NUMBER
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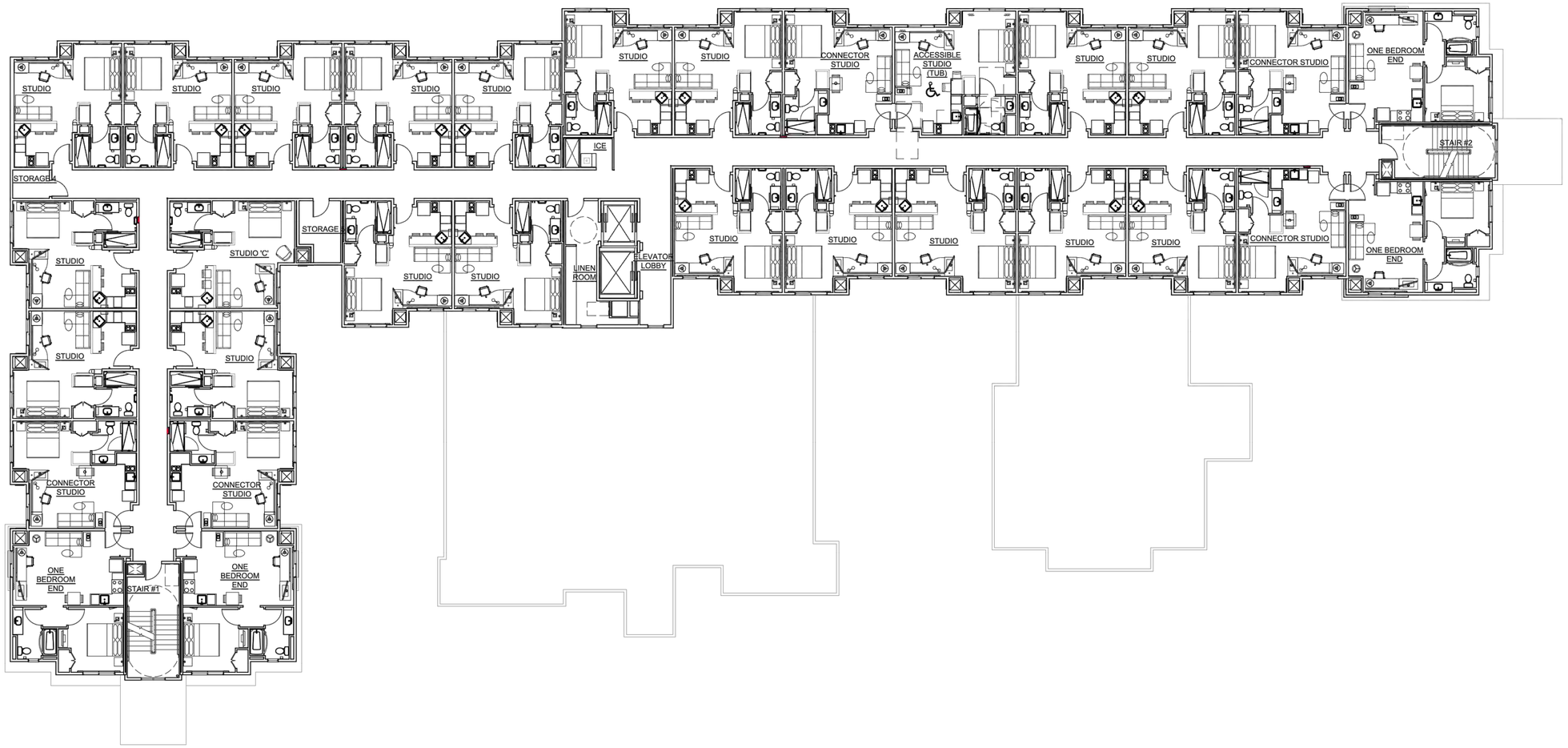

SECOND FLOOR PLAN
SCALE: 1/32" = 1'-0"

DENOTES BARRIER FREE GUESTROOMS.

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SECOND FLOOR PLAN

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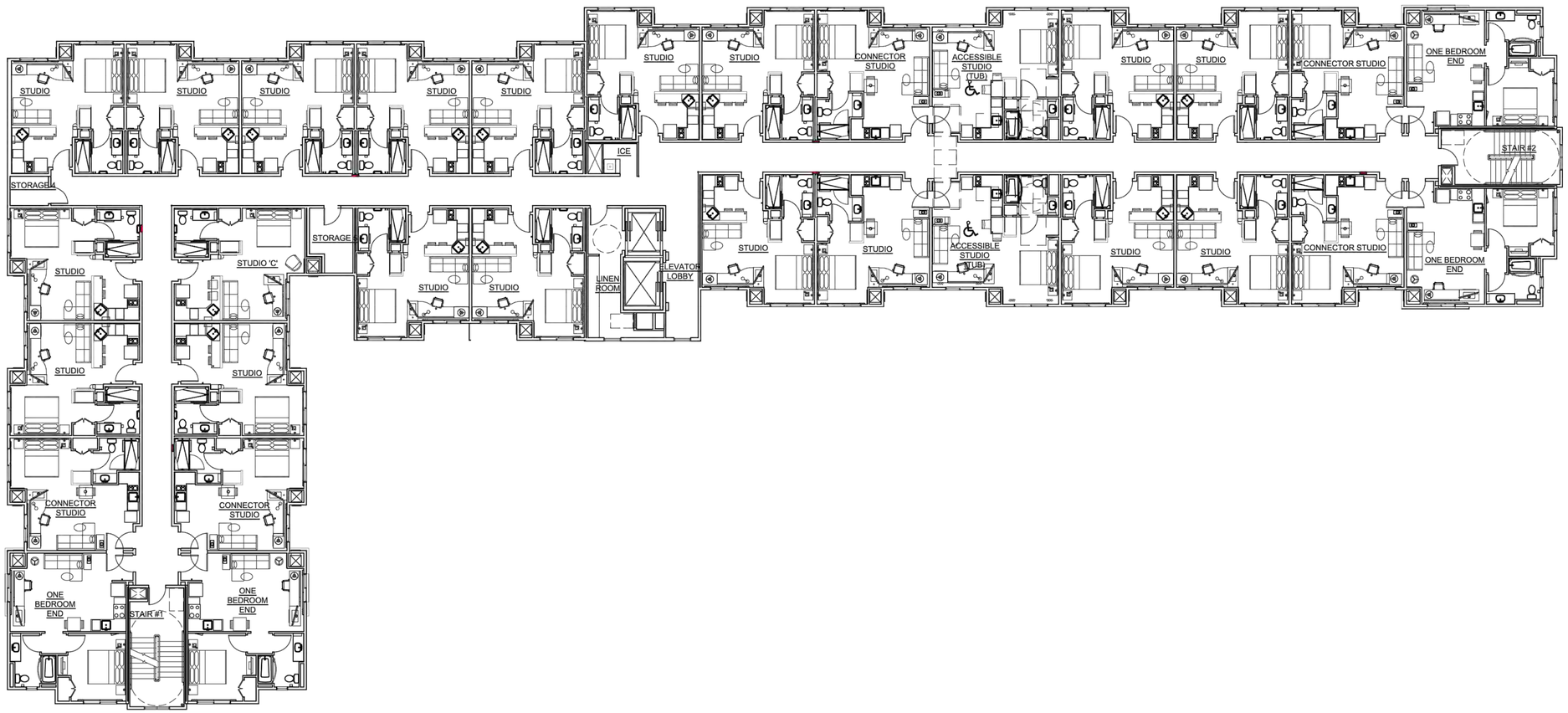

THIRD & FOURTH FLOOR PLAN

SCALE: $\frac{3}{32}$" = 1'-0"

DENOTES BARRIER FREE GUESTROOMS.

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EAST ELEVATION

SCALE: 1/32" = 1'-0"

SOUTH ELEVATION

SCALE: 1/32" = 1'-0"

NORTH ELEVATION

SCALE: 1/32" = 1'-0"

WEST ELEVATION

SCALE: 1/32" = 1'-0"

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EXTERIOR ELEVATIONS

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