



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: June 13, 2017

REGARDING: **PARCEL # 50-22-01-200-044 (PZ17-0018)**

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Northern Equities Group

Variance Type

Dimensional Variance

Property Characteristics

Zoning District:	Office Service Technology
Location:	West of Haggerty Road, North of 13 Mile Road
Parcel #:	50-22-01-200-044

Request

The applicant is requesting a variance from the City of Novi Code of Ordinance Section 4.19.2.F for a setback of 51.66 feet for a proposed dumpster.

This property is zoned Office Service Technology (OST).

II. STAFF COMMENTS:

*Enclosure is provided and exceeds the than 10 feet required distance from the building.
Building and site not constructed still in design phase.*

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ17-0018**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.
- (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.
- (b) The property is unique because _____.

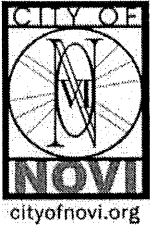
- (c) Petitioner did not create the condition because _____
_____.
- (d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because _____
_____.
- (e) The relief is consistent with the spirit and intent of the ordinance because _____
_____.
- (f) The variance granted is subject to:
 - 1. _____.
 - 2. _____.
 - 3. _____.
 - 4. _____.

2. I move that we **deny** the variance in Case No. **PZ17-0018**, sought by _____,
for _____ because Petitioner has not shown
practical difficulty requiring _____.

- (a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.
- (b) The circumstances and features of the property relating to the variance request are self-created because _____
_____.
- (c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioner's statements that _____.
- (d) The variance would result in interference with the adjacent and surrounding properties by _____.
- (e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to _____
_____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler
Deputy Director Community Development
City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: _____

Meeting Date: _____

ZBA Case #: PZ _____

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION NEG Spec Building			
ADDRESS 39000 Country Club Drive		LOT/SIUTE/SPACE #	
SIDWELL # 50-22-01 - 200 - 044		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY North of 13 Mile Road, West of Haggerty Road			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE	
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO			
II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS mssosin@noreq.com	CELL PHONE NO. 248-802-1137
NAME Matthew S. Sosin		TELEPHONE NO. 248-848-6400	
ORGANIZATION/COMPANY Northern Equities Group		FAX NO. 248-848-6700	
ADDRESS 39000 Country Club Drive	CITY Farmington Hills	STATE MI	ZIP CODE 48331
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS mssosin@noreq.com	CELL PHONE NO. 248-802-1137
NAME Matthew S. Sosin		TELEPHONE NO. 248-848-6400	
ORGANIZATION/COMPANY HCP Land LLC		FAX NO. 248-848-6400	
ADDRESS 39000 Country Club Drive	CITY Farmington Hills	STATE MI	ZIP CODE 48331
III. ZONING INFORMATION			
A. ZONING DISTRICT			
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER <u>OST</u>			
B. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <u>4.19.2.F</u> Variance requested <u>51.66' setback variance for the proposed dumpster</u>			
2. Section _____ Variance requested _____			
3. Section _____ Variance requested _____			
4. Section _____ Variance requested _____			
IV. FEES AND DRAWINGS			
A. FEES			
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input checked="" type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600			
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF			
<ul style="list-style-type: none"> • Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition on the property • Number & location of all on-site parking, if applicable • Existing & proposed distance to adjacent property lines • Location of existing & proposed signs, if applicable • Floor plans & elevations • Any other information relevant to the Variance application 			



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE
 ACCESSORY BUILDING USE OTHER

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Applicant Signature

Date

5-8-17

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Property Owner Signature

Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED

DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals

Date



Community Development Department

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REVIEW STANDARDS DIMENSIONAL VARIANCE

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

Standard #1. Circumstances or Physical Conditions.

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.

Describe below:

OR

- b. Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure. **Describe below:**

OR

- c. Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties. **Describe below:**

Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

Standard #3. Strict Compliance.

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

Standard #4. Minimum Variance Necessary.

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

Standard #5. Adverse Impact on Surrounding Area.

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

BENCHMARKS
(NAVD 88 DATUM)

BM #300
ARROW ON HYDRANT LOCATED ON THE EAST SIDE OF CABOT DRIVE, AT THE SOUTHWEST CORNER OF #39678 MACKENZIE. ELEV. - 927.91

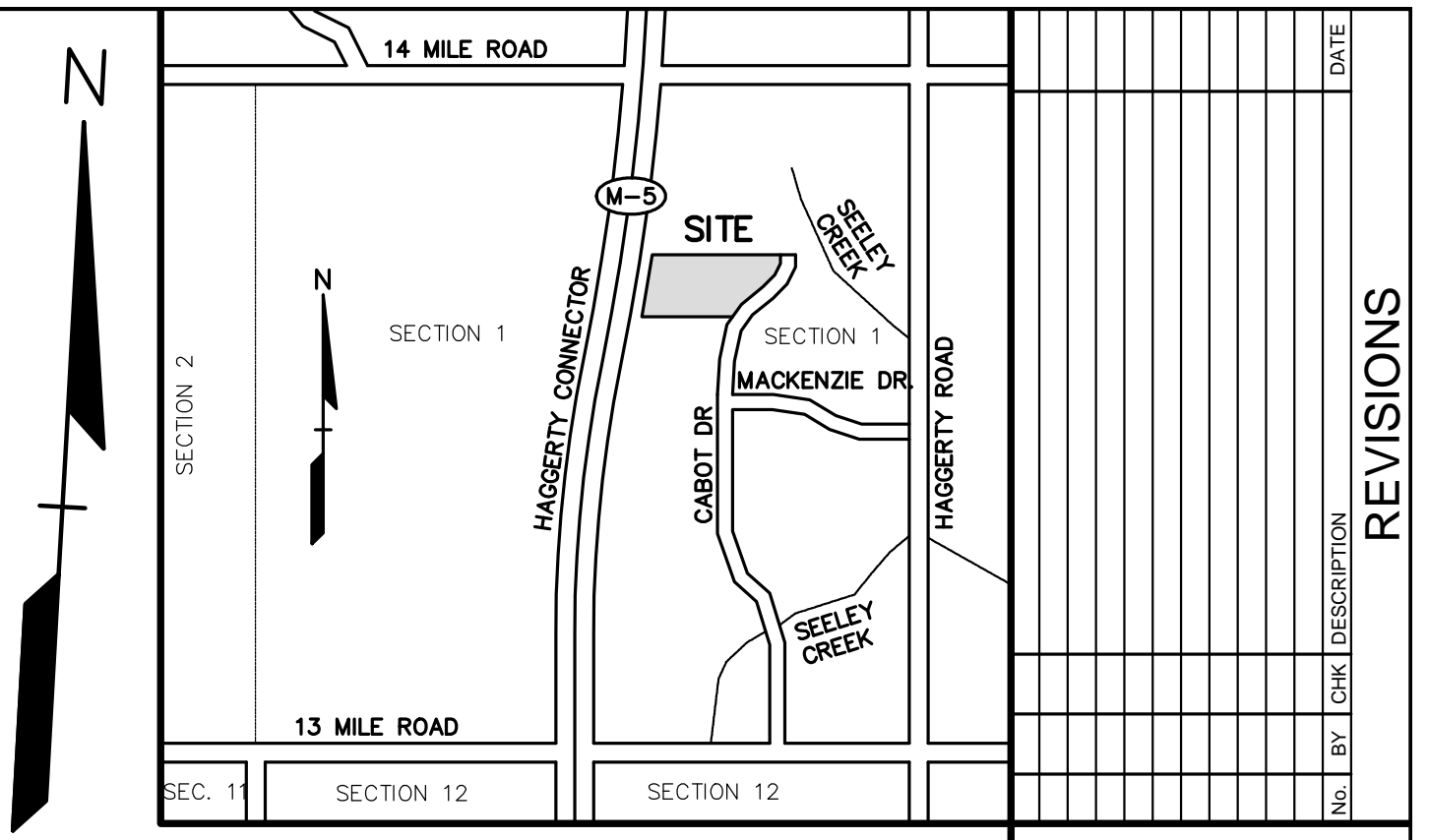
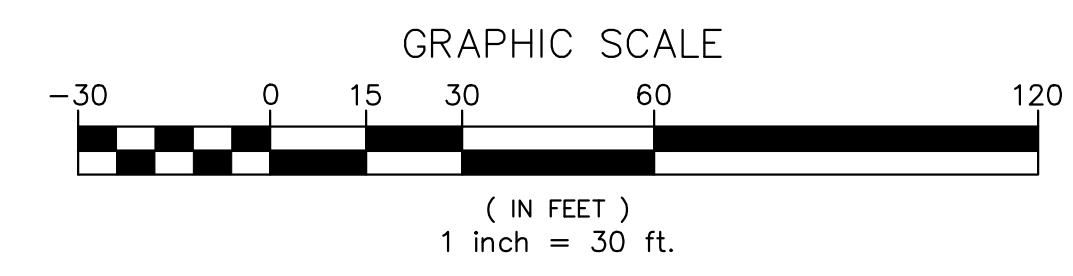
BM #301
ARROW ON HYDRANT, EAST SIDE OF CABOT DRIVE, ±400' SOUTH OF MACKENZIE DRIVE, ELEV. - 936.07

BM #302
ARROW ON HYDRANT LOCATED AT THE NORTHEAST CORNER OF CABOT DRIVE AND MACKENZIE DRIVE, ELEV. - 940.16

CITY OF NOVI REF. BENCHMARK #125
"X" ON NORTH RIM OF GATE WELL LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF CABOT DRIVE AND MACKENZIE DRIVE, 3 FEET FROM BACK OF CURB, CITY REF. ELEV. - 936.58 P.E.A. FIELD VERIFIED ELEVATION - 936.48

SPEC. OFFICE BUILDING LEGAL DESCRIPTION
(PER P.E.A.)

LAND IN PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE ALONG THE EAST LINE OF SAID SECTION 1, N02°30'06"W, 90.22 FEET; THENCE S87°29'54"W, 1085.33 FEET TO THE INTERSECTION OF THE EAST LINE OF CABOT DRIVE (WIDTH VARIES) AND THE NORTH LINE OF 13 MILE ROAD (WIDTH VARIES); THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: 1) S77°54'36"W, 117.25 FEET AND; 2) 176.08 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5639.58 FEET, AND A CHORD BEARING S78°55'26"W, 176.07 FEET; THENCE NON-TANGENT TO SAID CURVE N02°54'28"W, 708.68 FEET; THENCE S85°15'02"W, 90.05 FEET; THENCE S02°54'28"E, 710.54 FEET TO THE AFOREMENTIONED NORTH LINE OF 13 MILE ROAD; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: 1) 496.04 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5639.58 FEET, AND A CHORD BEARING S83°15'32"W, 495.88 FEET; 2) NON-TANGENT TO SAID CURVE N04°27'15"W, 15.08 FEET; 3) 173.35 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5624.58 FEET, AND A CHORD BEARING S88°44'01"W, 173.34 FEET AND; 4) S87°17'58"W, 163.56 FEET TO THE EAST LINE OF M-5 HIGHWAY (AKA HAGGERTY CONNECTOR - VARIABLE WIDTH); THENCE ALONG SAID EAST LINE THE FOLLOWING FIVE (5) COURSES: 1) N02°28'23"W, 516.95 FEET; 2) S87°39'29"W, 49.67 FEET; 3) N02°28'25"W, 710.54 FEET; 4) 1453.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 11,320.16 FEET, AND A CHORD BEARING N01°13'05"E, 1452.12 FEET AND; 5) N04°34'17"E, 591.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE N04°53'47"E, 606.62 FEET; THENCE N86°48'52"E, 1092.77 FEET TO THE WEST LINE OF THE PROPOSED CABOT DRIVE EXTENSION (60 FEET WIDE); THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES: 1) S02°57'48"E, 77.47 FEET; 2) 351.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 420.00 FEET, AND A CHORD BEARING S20°59'27"W, 341.04 FEET AND; 3) S44°58'42"W, 313.73 FEET; THENCE S86°37'42"W, 804.47 FEET TO THE POINT OF BEGINNING.



LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	⊙ R. RECORDED
⊗ NAIL FOUND	⊗ NAIL & CAP SET	⊙ M. MEASURED
		⊙ C. CALCULATED

EXISTING

- ELEC.—PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE
- UG-CATV— UNDERGROUND CABLE TV, CATV PEDESTAL
- UG-PHONE— TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- ELEC.—ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS—GAS MAIN, VALVE & GAS LINE WABBER
- WATER—WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- SEWER—SANITARY SEWER, CLEANOUT & MANHOLE
- STORM—STORM SEWER, CLEANOUT & MANHOLE
- SQUARE, ROUND & BEHVE CATCH BASIN, YARD DRAIN
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MABOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONC.—CONCRETE
- ASPH.—ASPHALT
- WETLAND

PROPOSED

- STB HEAVY FLOW DUTY ONLY
- STB HEAVY DUTY

CAUTION!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING THE EXISTENCE, LOCATION AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PEA, INC. THEY ARE SUBMITTED TO THE CONTRACTOR FOR REVIEW AND COMMENT ONLY. THEY ARE NOT TO BE USED, REPRODUCED, OR COPIED, IN WHOLE OR IN PART, OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF PEA, INC. ALL COMMON LAWS RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2017 PEA, INC.

VEHICLE OVERHANG, TYPICAL AT SPACES ADJACENT TO GREENBELT.

CONCRETE CURB AND TER, TYP. REFER TO DETAIL ON SHEET C-10.1

MATCHLINE - REFER TO SHEET C-4.1 FOR CONTINUATION

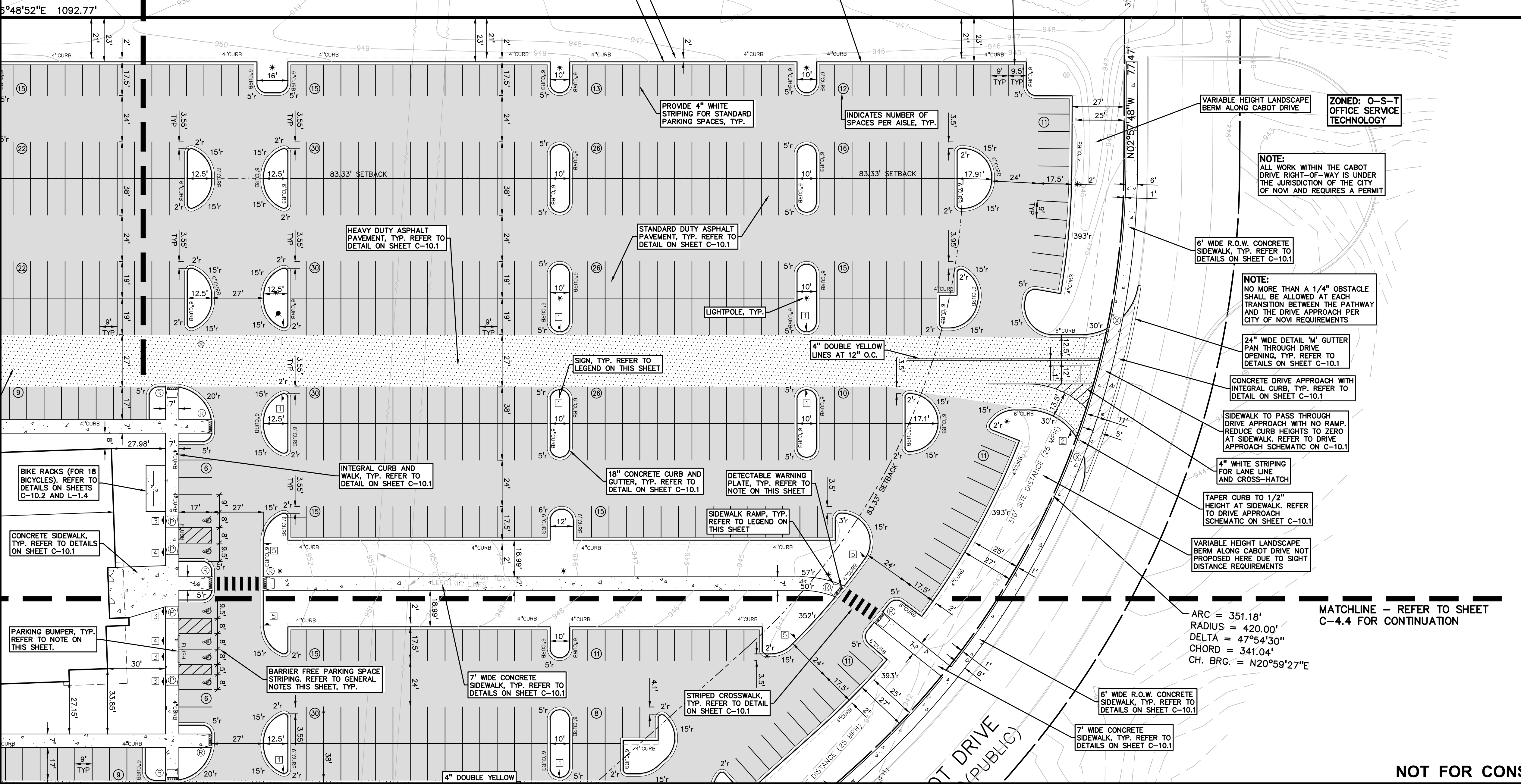
2' VEHICLE OVERHANG, TYPICAL AT SPACES ADJACENT TO GREENBELT.

18" CONCRETE CURB AND GUTTER, TYP. REFER TO DETAIL ON SHEET C-10.1

NOTE: CURB AND GUTTER ADJACENT TO PARKING SPACES SHALL HAVE A MAXIMUM 4" CURB HEIGHT, TYP.

END OF ROW PARKING SPACES SHALL BE 9.5' WIDE TO BACK OF CURB, TYP.

ZONED: O-S-T OFFICE SERVICE TECHNOLOGY



REFERENCE DRAWINGS

- WATER MAIN HAGGERTY CORPORATE PARK PHASE II DESIGN PLANS, AR DECKER, SEPT. 10, 2007
- SANITARY SEWER HAGGERTY CORPORATE PARK PHASE II DESIGN PLANS, AR DECKER, SEPT. 10, 2007
- STORM SEWER HAGGERTY CORPORATE PARK PHASE II DESIGN PLANS, AR DECKER, SEPT. 10, 2007
- ELECTRIC DTE ENERGY OUTSIDE SALES PRODUCT MAP 241-370, DATED MAR. 12, 2013
- TELEPHONE CONSUMERS ENERGY SERVICE MAP 01-28-01-4, DATED AUG. 28, 2008
- PETROLEUM BOCKEYE PIPELINE CO. - NO FACILITIES IN THE AREA, EMAIL DATED JULY 9, 2014
- CATV BRIGHTLINE NETWORKS SERVICE MAP 14-10, RECEIVED MAR. 13, 2013
- FLOOD PLAN FEMA FIRM PANEL 26125C0489F AND 26125C0493F, DATED SEPT. 29, 2006

FLOODPLAIN NOTE:
PARTS OF THE SUBJECT PARCEL ARE WITHIN ZONE 'A', AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBERS 26125C0489F AND 26125C0493F DATED SEPT. 29, 2006. THERE IS NO FLOODPLAIN PRESENT ON THIS PROJECT.

GENERAL NOTES:
REFER TO SHEET C-4.1 FOR GENERAL NOTES

DETECTABLE WARNING PLATE NOTE:
AS SHOWN ON SHEETS C-4.1 THRU C-4.4, SOME SIDEWALK RAMPS WILL REQUIRE DETECTABLE WARNING PLATES TO BE INSTALLED. DETECTABLE WARNING PLATES SHOULD BE EAST JORDAN 'DURALAST' IN NATURAL FINISH OR BLACK ASPHALTIC DIP FINISH, OR APPROVED EQUAL.

BARRIER FREE PARKING SPACE BUMPER NOTE:
AS SHOWN ON THIS SHEET, BARRIER FREE PARKING SPACES THAT ARE DIRECTLY ADJACENT TO A SIDEWALK THAT IS FLUSH WITH THE ASPHALT PAVEMENT ARE REQUIRED TO HAVE PARKING BUMPERS INSTALLED (TOTAL 6). BUMPERS SHOULD BE INSTALLED SO FACE OF PARKING BUMPERS ARE 17 FEET FROM EDGE OF DRIVE AISLE. BUMPERS SHOULD BE YELLOW, 4" HIGH AND 6" LONG.

GLOBAL INDUSTRIES HIGH VISIBILITY YELLOW PARKING BUMPER MODEL #C5R641100YL OR EQUAL.

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN (LR7-22)	1	28 EA.
24"x24" 'STOP' SIGN (R1-1)	2	2 EA.
'BARRIER FREE PARKING' SIGN (R7-B)	3	14 EA.
'VAN ACCESSIBLE' SIGN (R7-8P)	4	8 EA.
'CROSSWALK' SIGNS (W11-2 & W16-7P)	5	4 EA.

REFER TO SHEET C-10.1 AND C-10.2 FOR SIGN DETAILS. SIGN TOTALS ARE TOTAL QUANTITIES NEEDED FOR ENTIRE SITE. ALL SIGNS WILL COMPLY WITH THE LATEST EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD)

SIDEWALK RAMP LEGEND:

- SIDEWALK RAMP 'TYPE R'
- SIDEWALK RAMP 'TYPE P'
- SIDEWALK RAMP 'TYPE D'
- CURB DROP ONLY

REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

3 FULL WORKING DAYS BEFORE YOU DIG CALL

811

Know what's below
Call before you dig

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1-800-482-7171 www.missdig.net

PEA, Inc.

2430 Rochester Ct, Ste 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

NORTHERN EQUITIES GROUP

39000 COUNTRY CLUB DRIVE
FARMINGTON HILLS, MICHIGAN 48331

DIMENSION & PAVING PLAN - NORTHEAST SPEC. OFFICE BUILDING

PART OF THE SE 1/4 OF SECTION 1, T. 1 N., R. 8 E. CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, 48377

DES: PB DN PB SUR TS JPB
DATE: 10/10/17

ORIGINAL ISSUE DATE:
APRIL 10, 2017

PEA JOB NO. 2017-067

SCALE: 1" = 30'

DRAWING NUMBER:
C-4.2

NOT FOR CONSTRUCTION

DRAWING TWST: 03/11/08" CW
WREF: S:\PROJECTS\2017\2017067\DWG\17067-TOPBASE.DWG
WREF: S:\PROJECTS\2017\2017067\DWG\17067-REVISION.DWG
WREF: S:\PROJECTS\2017\2017067\DWG\17067-SITE PLAN\BASE-17067.DWG
WREF: S:\PROJECTS\2017\2017067\DWG\17067-SITE PLAN\WALK-17067.DWG
WREF: S:\PROJECTS\2017\2017067\DWG\17067-SITE PLAN\WREF-BKGRD-17067.DWG

BENCHMARKS
(NAVD 88 DATUM)

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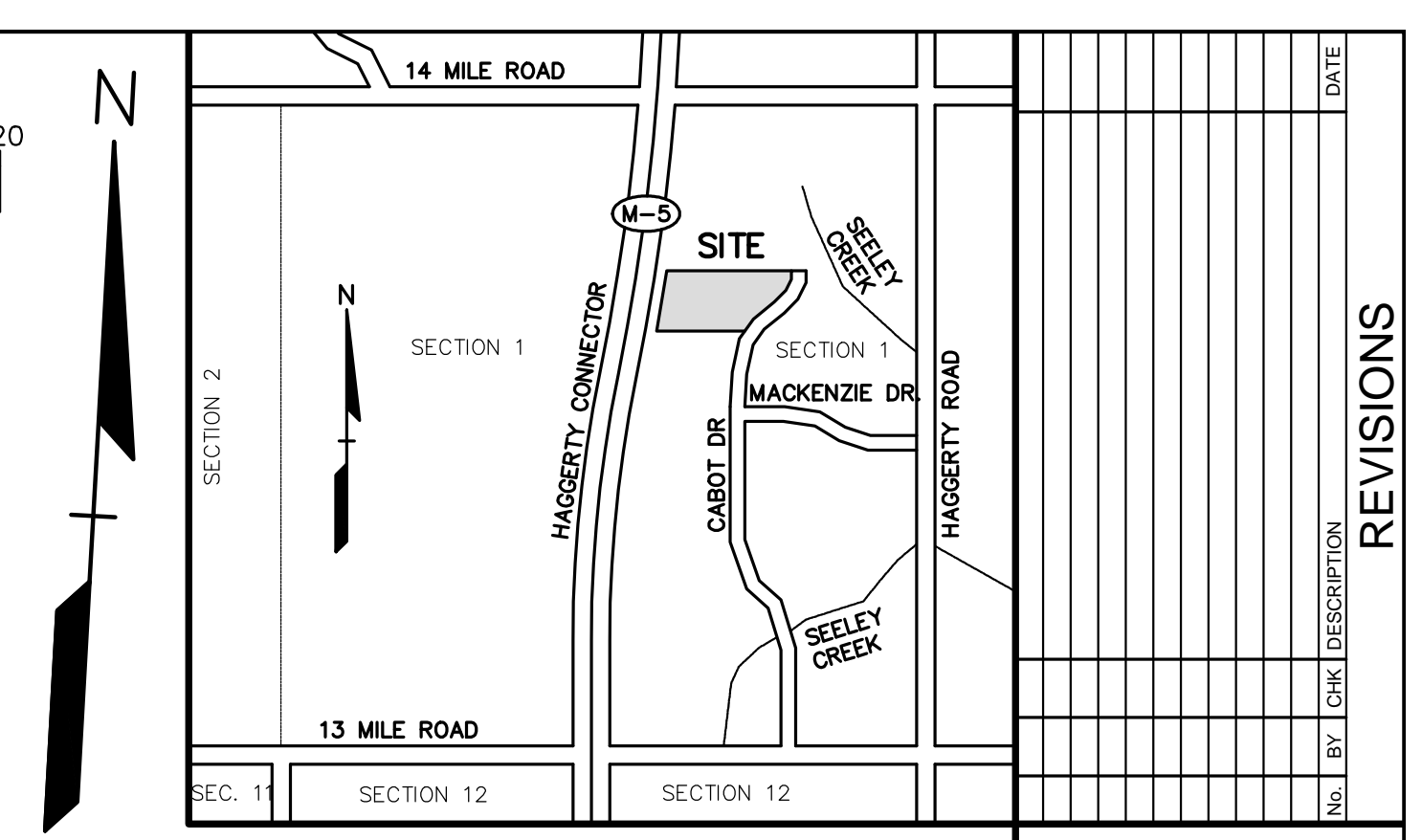
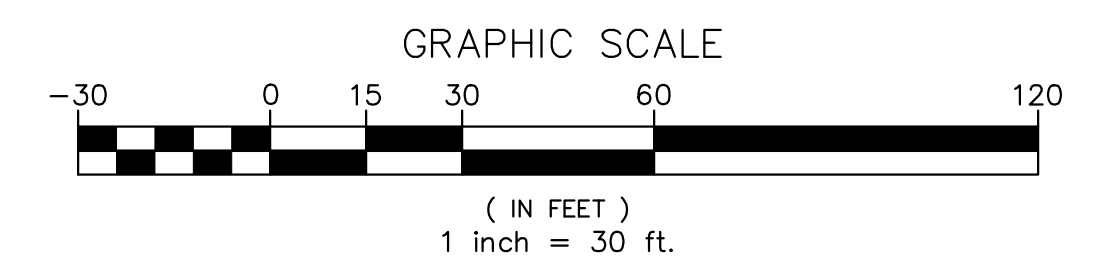
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"X" ON NORTH RIM OF GATE WELL LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF CABOT DRIVE AND MACKENZIE DRIVE, 3 FEET FROM BACK OF CURB, CITY REF. ELEV. - 936.58 P.E.A. FIELD VERIFIED ELEVATION - 936.48

SPEC. OFFICE BUILDING LEGAL DESCRIPTION
(PER P.E.A.)

LAND IN PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE ALONG THE EAST LINE OF SAID SECTION 1, N02°30'06"W, 90.22 FEET; THENCE S87°29'54"W, 1085.33 FEET TO THE INTERSECTION OF THE EAST LINE OF CABOT DRIVE (WIDTH VARIES) AND THE NORTH LINE OF 13 MILE ROAD (WIDTH VARIES); THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: 1) S77°54'36"W, 117.25 FEET AND; 2) 176.08 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5639.58 FEET, AND A CHORD BEARING S78°55'26"W, 176.07 FEET; THENCE NON-TANGENT TO SAID CURVE N02°54'28"W, 708.68 FEET; THENCE S85°15'02"W, 90.05 FEET; THENCE S02°54'28"E, 716.54 FEET TO THE AFOREMENTIONED NORTH LINE OF 13 MILE ROAD; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: 1) 496.04 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5639.58 FEET, AND A CHORD BEARING S83°15'32"W, 495.88 FEET; 2) NON-TANGENT TO SAID CURVE N04°27'15"W, 15.08 FEET; 3) 173.35 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5624.58 FEET, AND A CHORD BEARING S88°44'01"W, 173.34 FEET AND; 4) S87°17'58"W, 183.56 FEET TO THE EAST LINE OF M-5 HIGHWAY (AKA HAGGERTY CONNECTOR - VARIABLE WIDTH); THENCE ALONG SAID EAST LINE THE FOLLOWING FIVE (5) COURSES: 1) N02°26'23"W, 516.95 FEET; 2) S87°39'29"W, 49.67 FEET 3) N02°28'25"W, 710.54 FEET; 4) 1453.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 11,320.16 FEET, AND A CHORD BEARING N01°13'05"E, 1452.12 FEET AND; 5) N04°33'17"E, 591.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE N04°53'47"E, 606.62 FEET; THENCE N86°48'52"E, 1092.77 FEET TO THE WEST LINE OF THE PROPOSED CABOT DRIVE EXTENSION (60 FEET WIDE); THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES: 1) S02°57'48"E, 77.47 FEET; 2) 351.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 420.00 FEET, AND A CHORD BEARING S20°59'27"W, 341.04 FEET AND; 3) S44°58'42"W, 313.73 FEET; THENCE S86°37'42"W, 804.47 FEET TO THE POINT OF BEGINNING. CONTAINING ±14.063 ACRES OF LAND, MORE OR LESS.



LEGEND

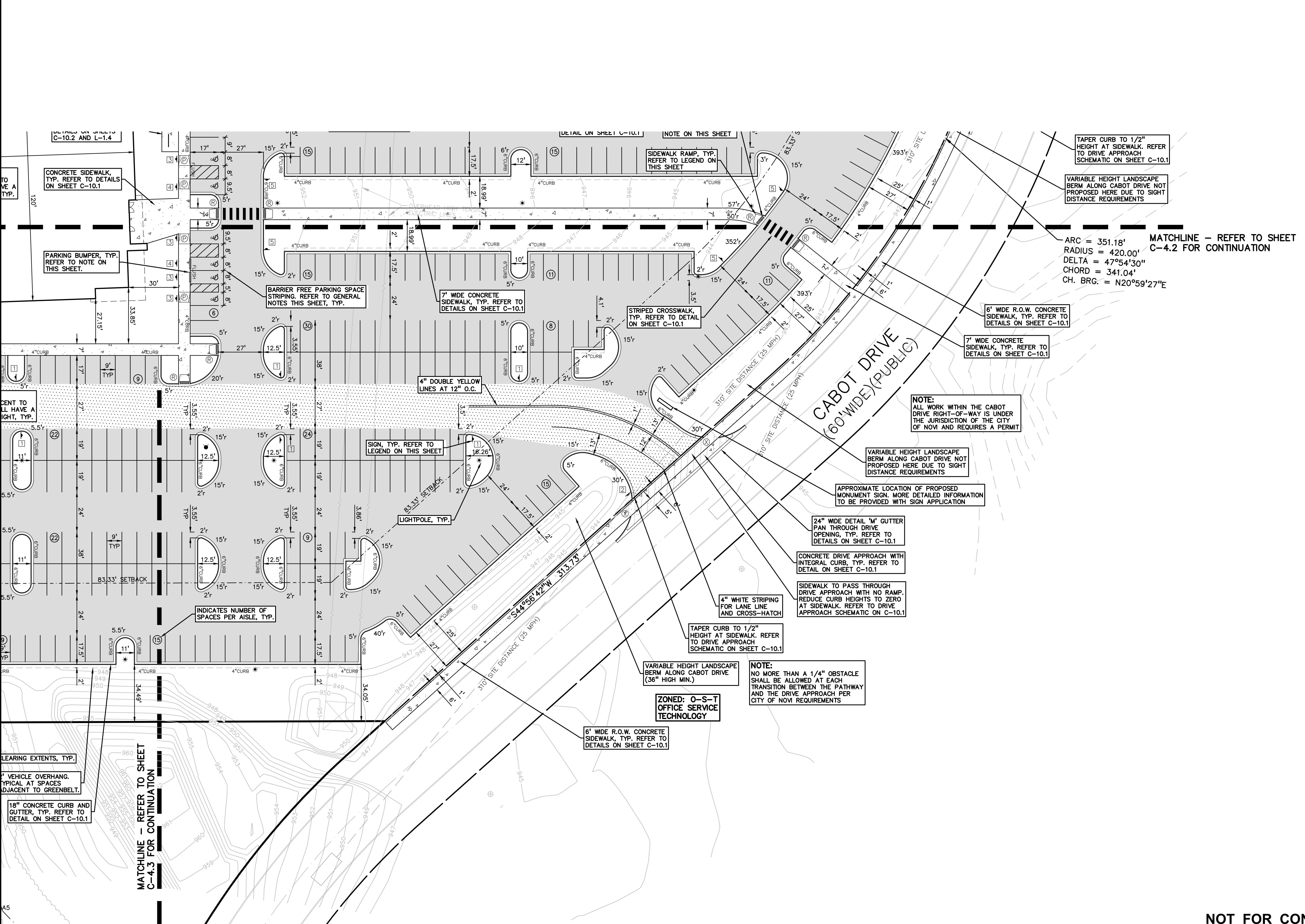
● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	⊙ R RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	⊙ M MEASURED
⊗ NAIL & CAP SET		⊙ C CALCULATED

EXISTING

- ELEC.—PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE
- UG-CATV— UNDERGROUND CABLE TV, CATV PEDESTAL
- UG-PHONE— TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- ELEC-UG-CABLE— ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- ⊗ GAS VALVE & GAS LINE WABER
- ⊗ WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- ⊗ SANITARY SEWER, CLEANOUT & MANHOLE
- ⊗ STORM SEWER, CLEANOUT & MANHOLE
- ⊗ SQUARE, ROUND & BEHREND CATCH BASIN, YARD DRAIN
- ⊗ WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- ⊗ MALBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- ⊗ UNIDENTIFIED STRUCTURE
- ⊗ SPOT ELEVATION
- CONTOUR LINE —
- FENCE RAIL —
- STREET LIGHT —
- SIGN —
- CONC. — CONCRETE
- ASPHL. — ASPHALT
- WETLAND — WETLAND

PROPOSED

- 1/2" TAPER CURB — TAPER CURB TO 1/2" HEIGHT AT SIDEWALK
- 6" WIDE R.O.W. CONCRETE SIDEWALK — 6" WIDE R.O.W. CONCRETE SIDEWALK
- 7" WIDE CONCRETE SIDEWALK — 7" WIDE CONCRETE SIDEWALK
- 4" DOUBLE YELLOW LINES — 4" DOUBLE YELLOW LINES AT 12" O.C.
- 4" WHITE STRIPING — 4" WHITE STRIPING FOR LANE LINE AND CROSS-HATCH
- 24" WIDE DETAIL "M" GUTTER PAN — 24" WIDE DETAIL "M" GUTTER PAN THROUGH DRIVE OPENING
- CONCRETE DRIVE APPROACH — CONCRETE DRIVE APPROACH WITH INTEGRAL CURB
- SIDEWALK TO PASS THROUGH DRIVE APPROACH — SIDEWALK TO PASS THROUGH DRIVE APPROACH WITH NO RAMP
- 18" CONCRETE CURB AND GUTTER — 18" CONCRETE CURB AND GUTTER
- 1/2" TAPER CURB — TAPER CURB TO 1/2" HEIGHT AT SIDEWALK
- VARIABLE HEIGHT LANDSCAPE BERM — VARIABLE HEIGHT LANDSCAPE BERM
- MONUMENT SIGN — MONUMENT SIGN
- LIGHTPOLE — LIGHTPOLE
- SIGN — SIGN
- PARKING BUMPER — PARKING BUMPER
- CONCRETE SIDEWALK — CONCRETE SIDEWALK
- STRIPED CROSSWALK — STRIPED CROSSWALK
- 7' WIDE CONCRETE SIDEWALK — 7' WIDE CONCRETE SIDEWALK
- 4" CURB — 4" CURB
- 6" CURB — 6" CURB
- 12" CURB — 12" CURB
- 15" CURB — 15" CURB
- 18" CURB — 18" CURB
- 24" CURB — 24" CURB
- 30" CURB — 30" CURB
- 36" CURB — 36" CURB
- 42" CURB — 42" CURB
- 48" CURB — 48" CURB
- 54" CURB — 54" CURB
- 60" CURB — 60" CURB
- 66" CURB — 66" CURB
- 72" CURB — 72" CURB
- 78" CURB — 78" CURB
- 84" CURB — 84" CURB
- 90" CURB — 90" CURB
- 96" CURB — 96" CURB
- 102" CURB — 102" CURB
- 108" CURB — 108" CURB
- 114" CURB — 114" CURB
- 120" CURB — 120" CURB



REFERENCE DRAWINGS

WATER MAIN HAGGERTY CORPORATE PARK PHASE II DESIGN PLANS, AR DECKER, SEPT. 10, 2007
 SANITARY SEWER HAGGERTY CORPORATE PARK PHASE II DESIGN PLANS, AR DECKER, SEPT. 10, 2007
 STORM SEWER HAGGERTY CORPORATE PARK PHASE II DESIGN PLANS, AR DECKER, SEPT. 10, 2007
 ELECTRICAL AT&T FACILITY MAP RECEIVED JUNE 13, 2014
 TELEPHONE CONSUMERS ENERGY SERVICE MAP 01-08-01-4, DATED AUG. 28, 2008
 PETROLEUM BUCKEYE PIPELINE CO. - NO FACILITIES IN THE AREA, EMAIL DATED JULY 9, 2014
 CATV CATACTY NETWORKS, SERVICE MAP 14-10, REVISION MAR. 13, 2013
 FLOOD PLAN FEMA FIRM PANEL 26125C0489F AND 26125C0493F, DATED SEPT. 29, 2006

FLOODPLAIN NOTE:
PARTS OF THE PARENT PARCEL ARE WITHIN ZONE 'A', AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBERS 26125C0489F AND 26125C0493F DATED SEPT. 29, 2006. THERE IS NO FLOODPLAIN PRESENT ON THIS PROPERTY.

GENERAL NOTES:
REFER TO SHEET C-4.1 FOR GENERAL NOTES

DETECTABLE WARNING PLATE NOTE:
AS SHOWN ON SHEETS C-4.1 THRU C-4.4, SOME SIDEWALK RAMPS WILL REQUIRE DETECTABLE WARNING PLATES TO BE INSTALLED. DETECTABLE WARNING PLATES SHOULD BE EAST JORDAN 'DURALAST' IN NATURAL FINISH OR BLACK ASPHALTIC DIP FINISH, OR APPROVED EQUAL.

BARRIER FREE PARKING SPACE BUMPER NOTE:
AS SHOWN ON THIS SHEET, BARRIER FREE PARKING SPACES THAT ARE DIRECTLY ADJACENT TO A SIDEWALK THAT IS FLUSH WITH THE ASPHALT PAVEMENT ARE REQUIRED TO HAVE PARKING BUMPERS INSTALLED (TOTAL 6). BUMPERS SHOULD BE INSTALLED SO FACE OF PARKING BUMPERS ARE 17 FEET FROM EDGE OF DRIVE AISLE. BUMPERS SHOULD BE YELLOW, 4" HIGH AND 6" LONG.

GLOBAL INDUSTRIES HIGH VISIBILITY YELLOW PARKING BUMPER MODEL #05R6411001L OR EQUAL.

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN (LR7-22)	1	28 EA.
24"x24" 'STOP' SIGN (R1-1)	2	2 EA.
'BARRIER FREE PARKING' SIGN (R7-B)	3	14 EA.
'VAN ACCESSIBLE' SIGN (R7-BP)	4	8 EA.
'CROSSWALK' SIGNS (W11-2 & W16-7P)	5	4 EA.

REFER TO SHEET C-10.1 AND C-10.2 FOR SIGN DETAILS. SIGN TOTALS ARE TOTAL QUANTITIES NEEDED FOR ENTIRE SITE. ALL SIGNS WILL COMPLY WITH THE LATEST EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R'	⊙
SIDEWALK RAMP 'TYPE P'	⊙
SIDEWALK RAMP 'TYPE D'	⊙
CURB DROP ONLY	⊗

REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

NO.	DATE	DESCRIPTION	REVISIONS

CAUTION!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO OBTAIN, OBTAIN AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL WARRANTIES FROM AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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FARMINGTON HILLS, MICHIGAN 48331

DIMENSION & PAVING PLAN - SOUTHEAST SPEC. OFFICE BUILDING
PART OF THE SE 1/4 OF SECTION 1, T. 1 N., R. 8 E. CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, 48377

DES: PB DN PB SUR TS JPB
 JPB
 P.M.

ORIGINAL ISSUE DATE:
APRIL 10, 2017

PEA JOB NO. 2017-067

SCALE: 1" = 30'

DRAWING NUMBER:
C-4.4

NOT FOR CONSTRUCTION

DRAWING TWST: 03/11/08" CW
 XREF: S:\PROJECTS\2017\2017067\DWG\17067-TOPBASE.DWG
 XREF: S:\PROJECTS\2017\2017067\DWG\17067-SITE PLAN\BASE-17067.DWG
 XREF: S:\PROJECTS\2017\2017067\DWG\17067-SITE PLAN\TKL-17067.DWG
 XREF: S:\PROJECTS\2017\2017067\DWG\17067-SITE PLAN\WRF-16107.DWG
 XREF: S:\PROJECTS\2017\2017067\DWG\17067-SITE PLAN\WRF-BKGRD-17067.DWG