

PROPOSED CHILLER UNIT AND HVAC UPGRADE PROJECT

AT

CVS DISTRIBUTION CENTER

43800 GEM-MAR DRIVE

SECION 22, T.1N., R.8E.

CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

PARCEL DESCRIPTION OF CVS WAREHOUSE SITE

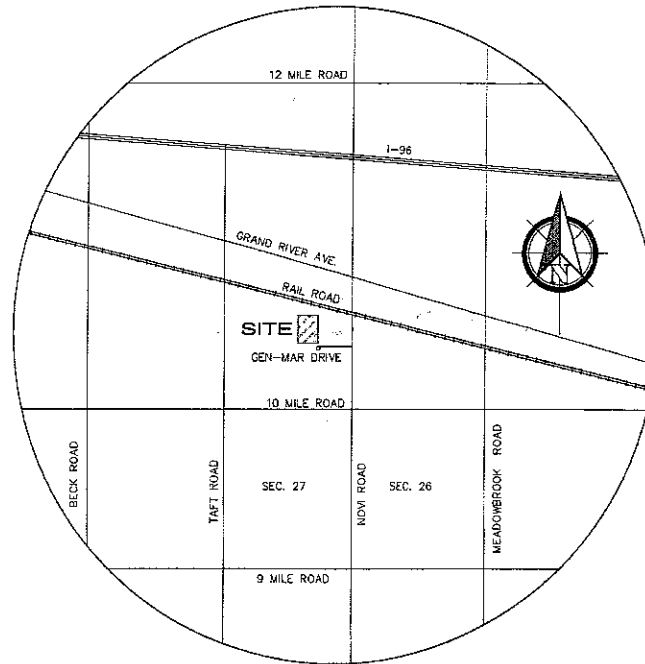
A parcel of land being part of the N. E. 1/4 of Section 22, T. 1N., R. 8E., City of Novi, Oakland County, Michigan, and described as follows:

Commencing at the E. 1/4 corner of Section 22, T. 1 N., R. 8E., City of Novi, Oakland County, Michigan; thence N 00° 23' 56" E 593.75 feet along the East line of Section 22; thence S 89° 56' 56" W 657.00 feet to the point of beginning and proceeding thence S 89° 56' 56" W 652.64 feet; thence N 00° 12' 00" E 303.65 feet; thence N 00° 05' 30" W 200.00 feet; thence N 00° 39' 00" E 260.21 feet; thence N 01° 40' 14" E 320.04 feet; thence N 00° 18' 20" E 379.99 feet; thence N 00° 06' 25" W 471.91 feet (calculated and measured) 476.68 feet (described) to a point on the south line of the Chesapeake and Ohio Railroad Right-of-Way; thence S 36° 09' 45" E 1094.32 feet (calculated and measured) along said Right-of-Way line; thence S 00° 23' 56" W 1,051.55 feet to the point of beginning. Contains 22.3190 acres and is subject to easements and restrictions of record.

Parcel No. 50-22-22-276-006

PARCEL DESCRIPTION OF CONSERVATION EASEMENT WETLAND RESERVE

Commencing at a point being the Northwest corner of the above mention site being the South line of the CSX Railroad Right-of-Way and the Western property line; thence S 36° 09' 45" 310.0 feet; thence S 89° 53' 35" W 45.0 feet to the point of beginning; thence S 89° 53' 35" W 48.0 feet; thence S 00° 06' 25" E 150.0 feet; thence N 89° 53' 35" E 121.51 feet; thence N 00° 06' 25" W 48.94 feet; thence N 36° 09' 45" W 125 feet to the point of beginning. Containing .33 ± acres.



SITE LOCATION MAP
NOT TO SCALE

SHEET INDEX		
SHEET NO.	DESCRIPTION	PREPARED BY
C-1	COVER SHEET	FAIRWAY ENG.
C-2	SITE LAYOUT PER PREVIOUSLY APPROVED SITE PLAN IN 1996	FAIRWAY ENG.
C-3	REVISED SITE PLAN	FAIRWAY ENG.
C-4	REVISED SITE PLAN DETAILS	FAIRWAY ENG.
SITE-1	SITE PLAN AND SITE DATA (DATED JUNE 5, 1998)	MATTHEW RAY

PROJECT OWNER

CVS PHARMACY
CVS DISTRIBUTION CENTER
43800 GEN-MAR DRIVE
NOVI, MICHIGAN 48375
ATTN: MR. JAMIE HAWKINSON
(248) 675-2139
FAX (401) 652-9153

NOTE:
ALL WORK SHALL CONFIRM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS

DATE	11/08/09	CKD. BY	DATE
DRAWN BY	MDM		
DESIGN BY	MDM		
SECTION	22	T-1-N-R-8-E	



Madhukar D. Mahajan
21112419



FAIRWAY ENGINEERING LLC
23965 NOVI ROAD, SUITE 140
NOVI, MI 48375
(248) 214-5913
FAX (248) 380-0201
mark@fairwayeng.com

DATE	REVISION
1/28/2010	PER CITY REVIEW COMMENTS

SCALE 1" = 100'
SHEET C-1
FE09526

PARCEL DESCRIPTION OF CVS WAREHOUSE SITE

A parcel of land being part of the N. E. 1/4 of Section 22, T. 1N., R. 8E., City of Novi, Oakland County, Michigan, and described as follows:
 Commencing at the E. 1/4 corner of Section 22, T. 1N., R. 8E., City of Novi, Oakland County, Michigan;
 thence N 00° 23' 56" E 593.76 feet along the East line of Section 22; thence S 89° 56' 56" W 697.00 feet to the point of beginning and proceeding thence S 89° 56' 56" W 692.64 feet; thence N 00° 12' 00" E 363.85 feet; thence N 00° 05' 30" W 380.00 feet; thence N 00° 58' 00" E 283.21 feet; thence N 01° 40' 14" E 320.04 feet; thence N 00° 18' 30" E 379.99 feet; thence N 00° 06' 25" W 471.51 feet (calculated and measured) 476.68 feet (described) to a point on the south line of the Chesapeake and Ohio Railroad Right-of-Way; thence S 38° 09' 45" E 1094.32 feet (calculated and measured) along said Right-of-Way line; thence S 00° 23' 56" W 593.76 feet to the point of beginning. Contains 22.3190 acres and is subject to easements and restrictions of record.

Parcel No. 59-22-22-276-006

PARCEL DESCRIPTION OF CONSERVATION EASEMENT WETLAND RESERVE

Commencing at a point being the Northwest corner of the above portion site being the South line of the CSX Railroad Right-of-Way and the Western property line; thence S 38° 09' 45" E 3112.0 feet; thence S 89° 56' 56" W 45.0 feet to the point of beginning; thence S 89° 56' 56" W 48.0 feet; thence S 00° 06' 25" E 150.0 feet; thence N 89° 53' 57" E 121.51 feet; thence N 00° 06' 25" W 48.94 feet; thence N 38° 09' 45" W 125 feet to the point of beginning. Containing .23 ± acres.

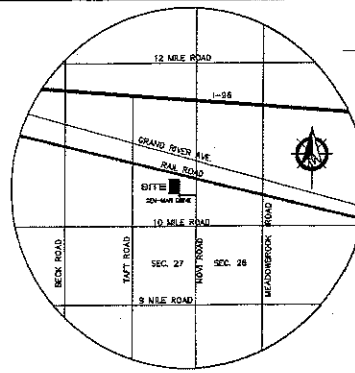
SITE DATA

	ACRE	SQUARE FOOT
LAND AREA	22.3190 AC	972,215 SF
GROSS AREA	22.3190 AC	972,215 SF
PAVED AREA	6.9121 AC	300,655 SF
BUILDING AREA	10.58 AC	464,000 SF
USABLE AREA	7.46 AC	328,221 SF
PARKING REQUIRED	1 SPACE PER 700 SF USABLE AREA (246,221/700)	468 SPACES
PROVIDED	TOTAL PARKING CAPACITY	471 SPACES
REDUCED PARKING AREA BASED ON SUBSECTION 2505.16, SUPPLEMENT 06, PAGE 3303		
REQUIRED	5 SPACES+ 1SPACE PER 1700 SF (5+ 246,221/1700)	187 SPACES
	MAX 100 EMPLOYEES IN LARGEST WORKING SHIFT	
PROVIDED	TOTAL PARKING SPACES	198 SPACES
PROVIDED	HANDICAP PARKING SPACES	6 SPACES
PROVIDED	TRAILER PARKING SPACES	25 SPACES
PROVIDED	LOADING DOCK SPACES	44 SPACES
SETBACKS		
FRONT	40 FEET (1, m. 1)	
REAR	20 FEET (1, m. 1)	
SIDE	20 FEET (1, m. 1)	

LEGEND

EXISTING

ASPHALT	
CONCRETE	



SITE LOCATION MAP
NOT TO SCALE

NOVI ROAD C/L

E 1/4 CORNER OF SECTION 22 T.1N., R.8E

N 00°23'56" E 593.76'

S 89°56'56" W 697.00'

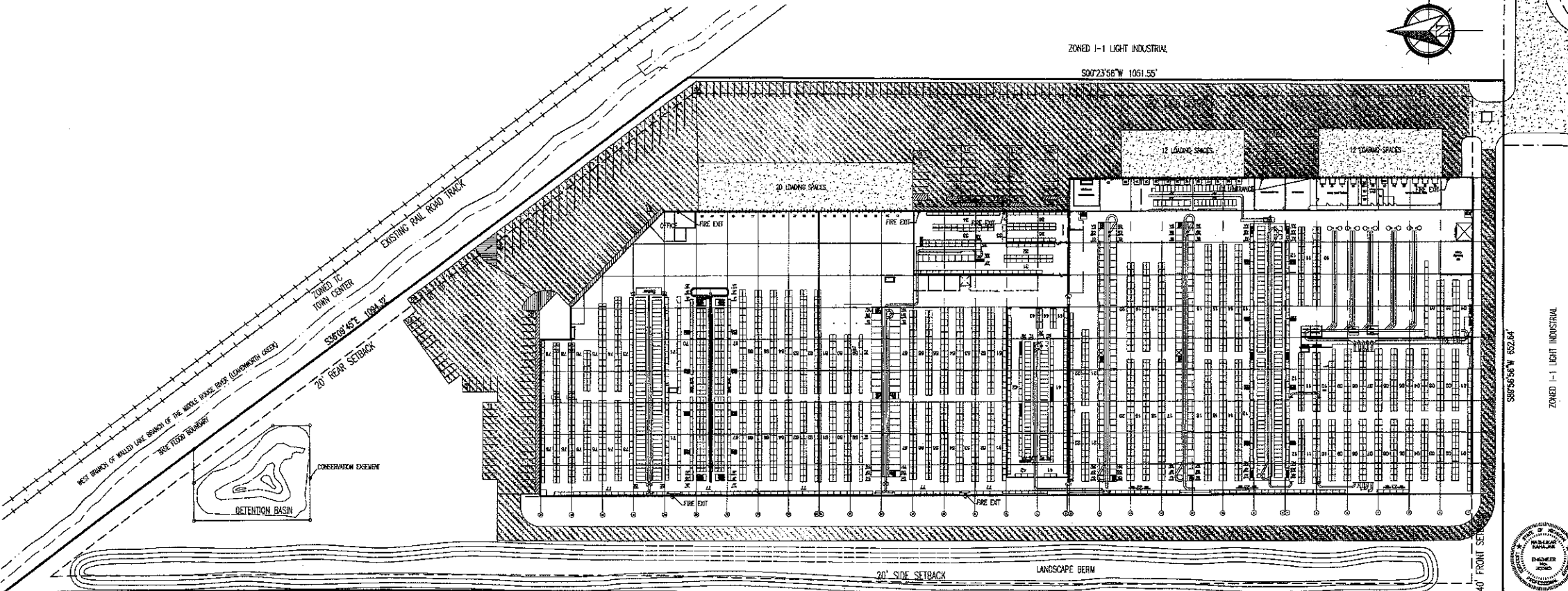
GEN-MAR-DRIVE 70' WIDE

S 89°56'56" W 692.64'

ZONED I-1 LIGHT INDUSTRIAL

ZONED I-1 LIGHT INDUSTRIAL

S00°23'56" W 1051.55'



N00°06'25" W 471.91'

N00°18'20" E 379.99'

N01°40'14" E 320.04'

N00°39'00" E 260.21'

N00°05'30" W 200.00'

N00°12'00" E 303.66'

40' FRONT SETBACK

NOTE: THE BACKGROUND INFORMATION SHOWN IS FROM JUNE 1999 APPROVED SITE PLAN

DATE	ISSUE	BY	DATE	ISSUE	BY	PROPRIETORS: CVS PHARMACY CVS DISTRIBUTION CENTER 43800 GEN-MAR DRIVE NOVI, MICHIGAN 48375 ATTN: MR. JAMIE HAWKINSON	FAIRWAY ENGINEERING LLC 23945 NOVI ROAD, SUITE 140 NOVI, MI 48375 (248) 214-5913 FAX (248) 380-0201	DATE 11/09/09 DRAWN NEW DESIGN NEW SECTION 22	CHKD. BY DATE DATE 11/09/09 CALL MISS DUE 800-482-7171 (TOLL FREE)	72 HOURS 3 WORKING DAYS BEFORE YOU CAN CALL MISS DUE	SITE LAYOUT PER PREVIOUSLY APPROVED SITE PLAN IN 1999	SCALE 1" = 60'	SHEET C-2	FE09526
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PARCEL DESCRIPTION OF CVS WAREHOUSE SITE

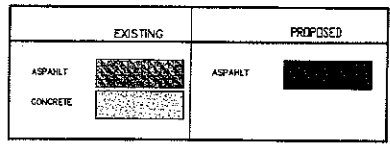
A parcel of land being part of the N. E. 1/4 of Section 22, T. 1 N., R. 8 E., City of Novi, Oakland County, Michigan, and described as follows:
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Parcel No. 50-22-22-275-006

PARCEL DESCRIPTION OF CONSERVATION EASEMENT WETLAND RESERVE

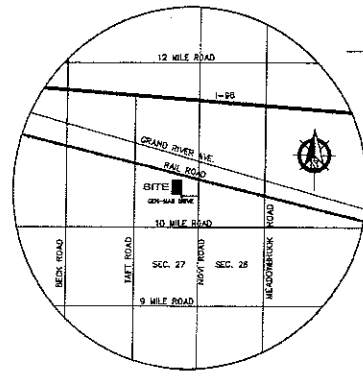
Commencing at a point being the Northwest corner of the above mentioned site being the South line of the CSX Railroad Right-of-Way and the Western property line; thence S 38° 09' 45" 318.0 feet; thence S 89° 56' 56" W 45.0 feet to the point of beginning; thence S 89° 56' 56" W 48.94 feet; thence S 00° 06' 25" E 150.0 feet; thence N 89° 53' 35" E 121.51 feet; thence N 00° 06' 25" W 48.94 feet; thence N 38° 09' 45" W 128 feet to the point of beginning. Containing .33 ± acres.

LEGEND



SITE DATA		
LAND AREA	ACRE	SQUARE FOOT
GROSS AREA	23,390 AC	972,218 SF
PAVED AREA	8,921 AC	300,655 SF
BUILDING AREA		
GROSS AREA	10.58 AC	460,200 SF
USABLE AREA	7.48 AC	328,221 SF
PARKING		
REQUIRED	1 SPACE PER 700 SF USABLE AREA (328,221/700)	468 SPACES
PROVIDED	TOTAL PARKING CAPACITY	471 SPACES
REDUCED PARKING AREA BASED ON SUBSECTION 2005.16, SUPPLEMENT 86, PAGE 3303		
REQUIRED	5 SPACES+ 1SPACE PER 1700 SF (+ 328,221/1700)	197 SPACES MAX 100 EMPLOYEES IN LARGEST WORKING SHIFT
PROVIDED	TOTAL PARKING SPACES	198 SPACES
PROVIDED	HANDICAP PARKING SPACES	6 SPACES
PROVIDED	TRAILER PARKING SPACES	25 SPACES
PROVIDED	LOADING DOCK SPACES	44 SPACES
SETBACKS		
FRONT	40 FEET (L, M, S)	
REAR	20 FEET (L, M, S)	
SIDE	20 FEET (L, M, S)	

REVISED COMPUTATIONS OF PARKING SPACES			
PROVIDED	TOTAL PARKING SPACES	203 SPACES	
PROVIDED	HANDICAP PARKING SPACES	6 SPACES	
PROVIDED	TRAILER PARKING SPACES	25 SPACES	
PROVIDED	LOADING DOCK SPACES	44 SPACES	
REVISED LANDBANK PARKING SPACES			
PROVIDED	TOTAL LANDBANK PARKING SPACES	338 SPACES	
REMOVED	EXISTING PARKING SPACES	27 SPACES	
NET PROVIDED	NET LANDBANK PARKING SPACES	311 SPACES	
GROSS NUMBER OF PARKING SPACES (203+6+25+44) 522 SPACES > 468 REQUIRED SPACES			



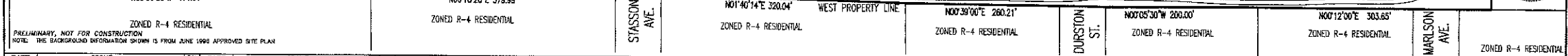
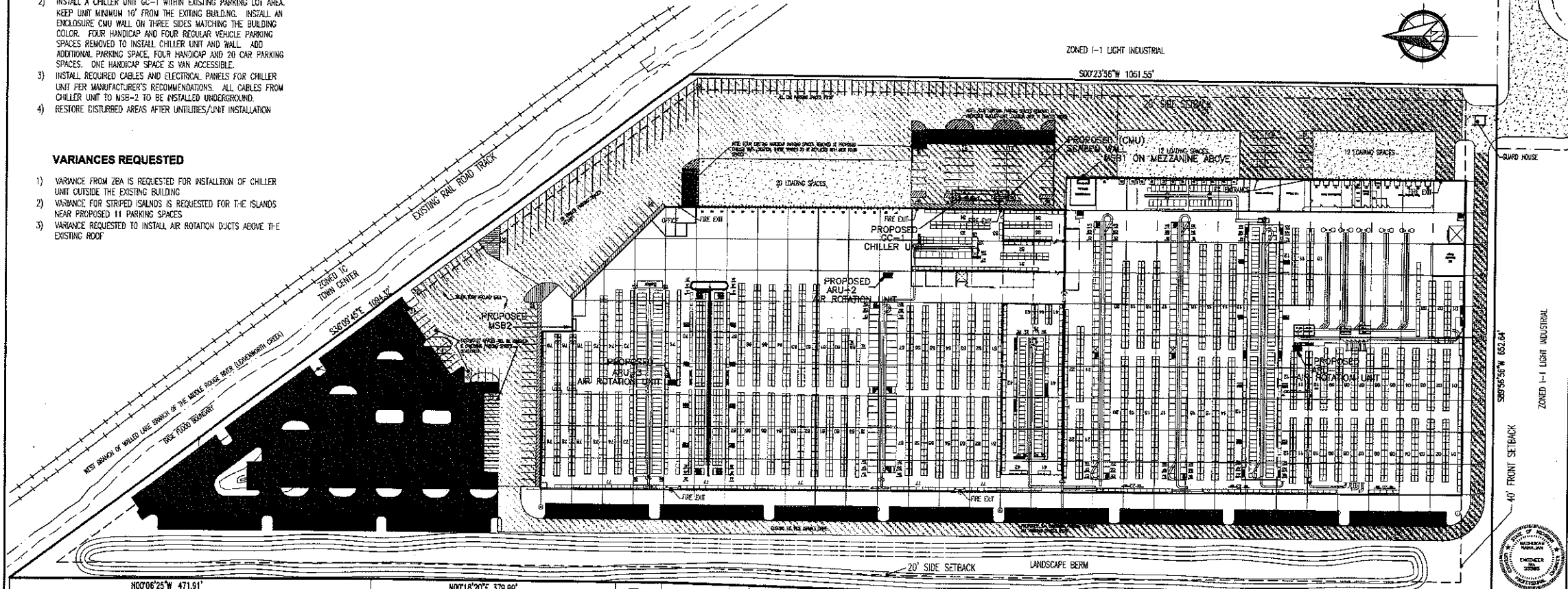
NOVI ROAD C/L
 E 1/4 CORNER OF SECTION 22
 T.1N., R.8E.
 N 00°23'56" E 593.76'

CURRENT PROPOSED SCOPE OF WORK

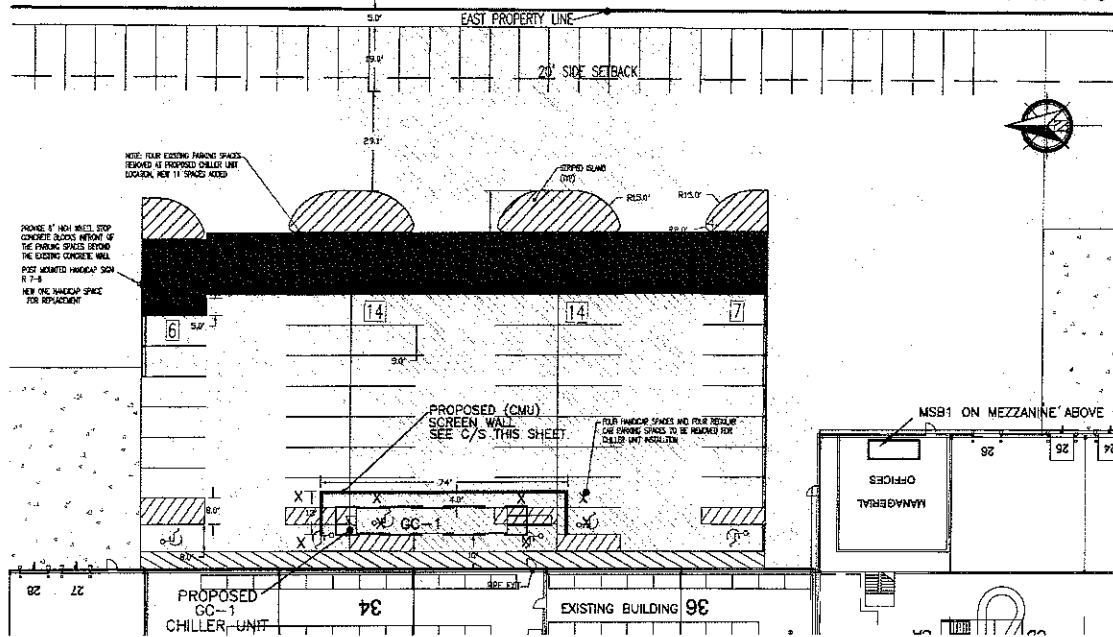
- INSTALL THREE AIR ROTATION UNITS INSIDE THE BUILDING AS SHOWN. INSTALL DUCT WORK ASSOCIATED WITH ARU. INSTALL ELECTRICAL CONNECTIONS PER ARU MANUFACTURER'S RECOMMENDATIONS.
- INSTALL A CHILLER UNIT GC-1 WITHIN EXISTING PARKING LOT AREA. KEEP UNIT MINIMUM 10' FROM THE EXISTING BUILDING. INSTALL AN ENCLOSURE CMU WALL ON THREE SIDES MATCHING THE BUILDING COLOR. FOUR HANDICAP AND FOUR REGULAR VEHICLE PARKING SPACES REMOVED TO INSTALL CHILLER UNIT AND WALL. ADD ADDITIONAL PARKING SPACE, FOUR HANDICAP AND 20 CAR PARKING SPACES. ONE HANDICAP SPACE IS VAN ACCESSIBLE.
- INSTALL REQUIRED CABLES AND ELECTRICAL PANELS FOR CHILLER UNIT PER MANUFACTURER'S RECOMMENDATIONS. ALL CABLES FROM CHILLER UNIT TO MSE-2 TO BE INSTALLED UNDERGROUND.
- RESTORE DISTURBED AREAS AFTER UTILITIES/UNIT INSTALLATION

VARIANCES REQUESTED

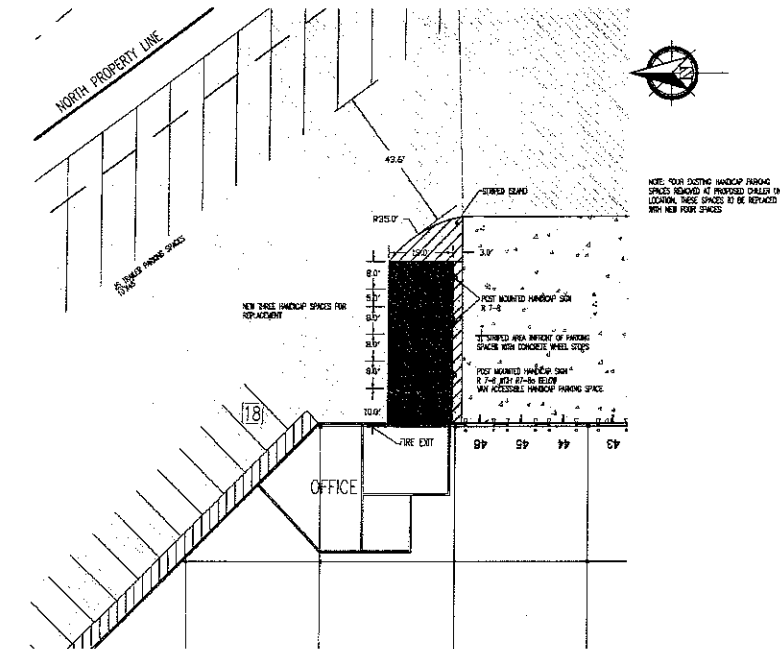
- VARIANCE FROM ZBA IS REQUESTED FOR INSTALLATION OF CHILLER UNIT OUTSIDE THE EXISTING BUILDING
- VARIANCE FOR STRIPED ISLANDS IS REQUESTED FOR THE ISLANDS NEAR PROPOSED 11 PARKING SPACES
- VARIANCE REQUESTED TO INSTALL AIR ROTATION DUCTS ABOVE THE EXISTING ROOF



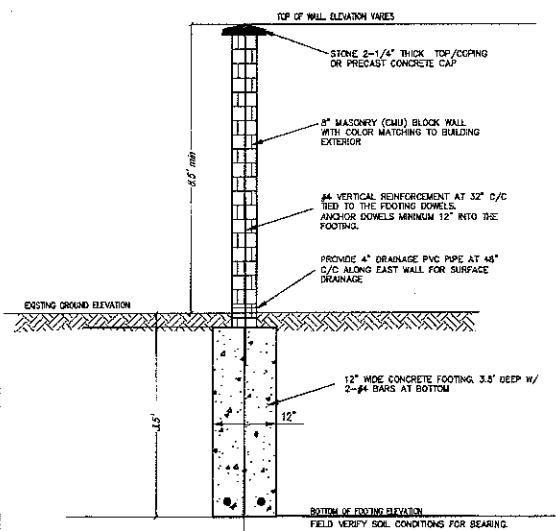
DATE: 11/28/09	ISSUE: PER CITY REVIEW COMMENTS	BY: [Signature]	DATE: [Blank]	ISSUE: [Blank]	BY: PROPRIETORS: CVS PHARMACY	DATE: 11/28/09	CHKD. BY: DATE: [Blank]	SCALE: 1" = 60'
CVS DISTRIBUTION CENTER 43800 GEN-MAR DRIVE NOVI, MICHIGAN 48375 ATTN: MR. JAMIE HAWKINSON (248) 675-2139 FAX (401) 652-9153						FAIRWAY ENGINEERING LLC 23965 NOVI ROAD, SUITE 140 NOVI, MI 48375 (248) 214-5913 FAX (248) 390-0201		SHEET: C-3 FE09526



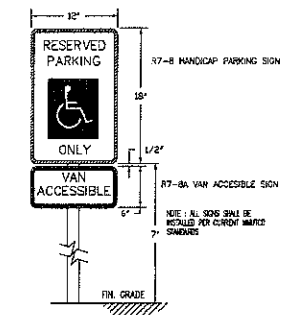
CHILLER UNIT AREA LAYOUT
SCALE: 1"=20'



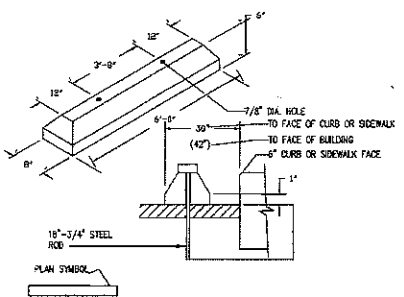
PROPOSED HANDICAP PARKING LAYOUT NEAR OFFICE
SCALE: 1"=20'



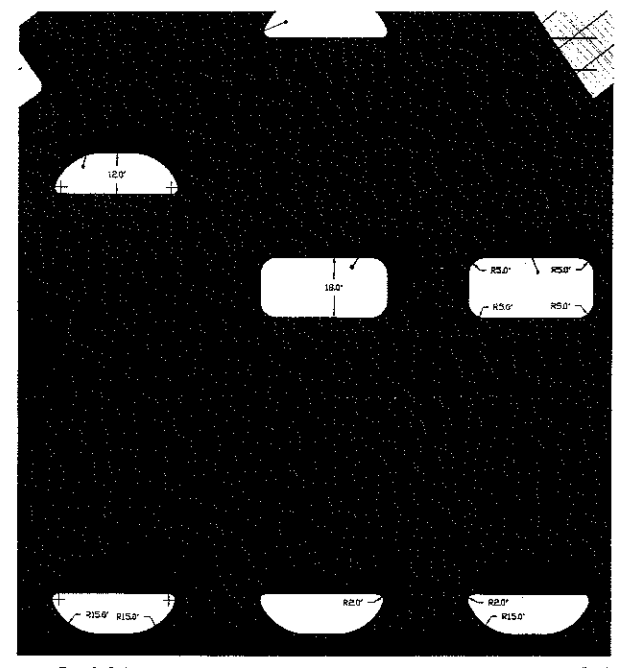
TYPICAL CROSS SECTION OF SCREEN (CMU) WALL
SCALE: NONE



HANDICAP SIGNAGE
SCALE: NONE



WHEEL STOP
SCALE: NONE



PROPOSED LANDBANK PARKING, TYPICAL DIMENSIONS
SCALE: 1"=20'



DATE	ISSUE	BY	DATE	ISSUE	BY
1/28/2010	REV. BY NEW COMMENTS				

PROPRIETORS: CVS PHARMACY
CVS DISTRIBUTION CENTER
43800 GEM-MAR DRIVE
NOVI, MICHIGAN 48375
ATTN: MR. JAMIE HAWKINSON
(248) 675-2139
FAX (401) 652-9153

FAIRWAY ENGINEERING LLC
23965 NOVI ROAD, SUITE 140
NOVI, MI 48375
(248) 214-5913
FAX (248) 380-0201

DATE	CHKD. BY	DATE	72 HOURS BEFORE WITH DRG CALL MISS DUE
11/09/09			
DESIGN W/M			
SECTION 22	T-1-R-R-B-E		

REVISED SITE PLAN DETAILS
CVS DISTRIBUTION CENTER
43800 GEM-MAR DRIVE
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE	SHEET	NO.
1" = 20'	C-4	FE09526

