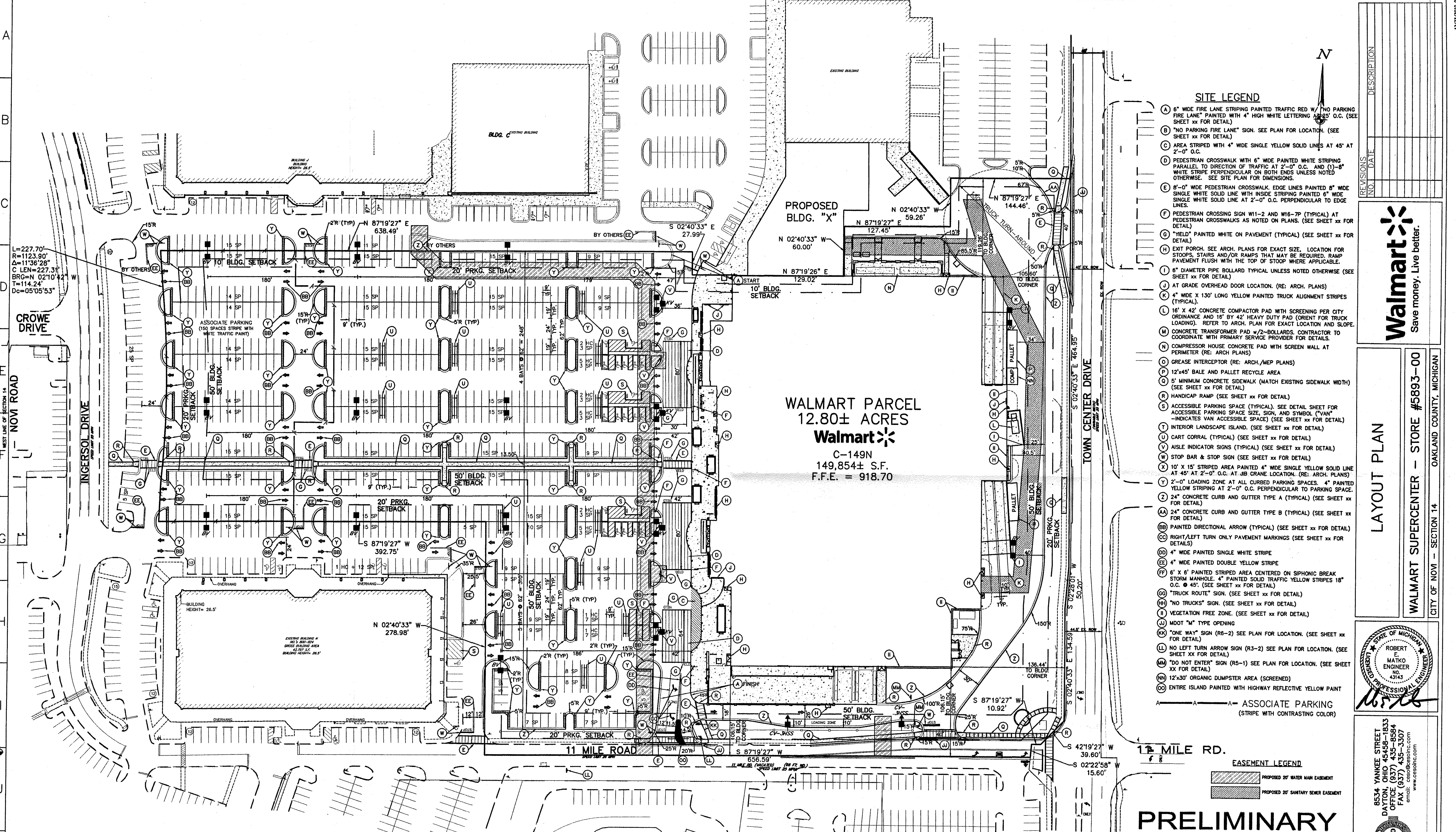


Section	Variance Requested	Practical Difficulties which prevent Conformance	Unique Circumstances of Property
1601	To allow outside storage within Town Center District	<p>Area used for bale & pallet storage area:</p> <ul style="list-style-type: none"> • These items cannot be stored inside the building due to fire code restrictions. • These storage area cannot be stored adjacent to the building either due to fire code restrictions. Therefore the area is also within the side yard setback along Town Center Drive. 	<p>In order to align with existing shopping center the rear area east of the building is limited in width; therefore the storage area cannot be shifted out of the setback location.</p>
1602.1.a	To allow Open Air Business to project into front yard	The building does not have a typical "side yard" or "rear yard" because of the layout of the building.	The building has been modified due the size restraints of the parcel. The building is surrounded by roads on three sides (front – west, rear – east and side – south) and, to the north, abuts proposed Building X, therefore leaving the entire building exposed with no typical "rear yard."
1602.1.a	To allow Masonry Screen Wall to be 4' instead of required 6'	<p>6' wall will have adverse affect on plant materials located inside. Also part of the attraction of the garden center is for the plant materials to be at least partially visible from the car as customers drive into the site.</p>	<p>There are no other garden centers in the Town Center district. The 4' high wall will make a more pleasing visual from the adjacent road than a long expanse of wall at 6' high.</p>
1602.1.a	To allow proposed number of plantings to satisfy screening opacities for open air business.	<p>Landscaping has been added to screen the open air business locations.</p>	<p>Due to limited width along 11 Mile Road, additional plantings cannot be accommodated.</p>
2400 & 1602.5	To allow proposed parking setback at 0' instead of the required 20'	This particular site cannot accommodate the required 20' setbacks and also achieve the required parking ratio.	This site is part of a shopping center and will have shared parking.
2507	To allow eastern loading zone location	The building does not have a typical "rear yard" due to the site being surrounded by three public roadways.	The building is surrounded by roads on three sides (front – west, rear – east and side – south) and, to the north, abuts proposed Building X, therefore leaving the entire building exposed

			with no typical "rear yard."
2507	To allow southern yard for loading space/customer pick-up area	This is the only area where the bulk material pick-up can be located due to the tightness of the site.	The building is surrounded by roads on three sides (front – west, rear – east and side – south) and, to the north, abuts proposed Building X, therefore leaving the entire building exposed with no typical "rear yard."
2302.A.1	To allow proposed plantings/ screenings to be sufficient for loading space screening	The building does not have a typical "rear yard" due to the site being surrounded by three public roadways.	The building is surrounded by roads on three sides (front – west, rear – east and side – south) and, to the north, abuts proposed Building X, therefore leaving the entire building exposed with no typical "rear yard."
2511.3.e	To allow the average light level of the surface being lit to the lowest light of the surface being lit to exceed 4:1.	Due to safety for the Walmart pedestrians, Walmart requires a minimum of 1.8 footcandles in any parking area. To achieve the minimum 1.8 requirement, some areas overlap creating a higher footcandle, which increases the average light level of the surface being lit to the lowest light level to exceed the 4:1 City requirement.	The site is located within a developed Town Center and does not abut any residential property.
2511.3.k	To allow exceeding levels of light (>1 f.c.) at shared interior property lines	This site is part of a shopping center and will have shared lighting.	This site is part of a shopping center and will have shared lighting.
2503	To allow proposed trash compactor to stay in east, side yard	The building does not have a typical "rear yard" due to the site being surrounded by three public roadways. The compactors are also screened.	The building is surrounded by roads on three sides (front – west, rear – east and side – south) and, to the north, abuts proposed Building X, therefore leaving the entire building exposed with no typical "rear yard."

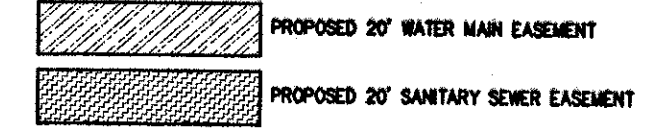


WALMART PARCEL
 12.80± ACRES
Walmart
 C-149N
 149,854± S.F.
 F.F.E. = 918.70

SITE LEGEND

- (A) 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. (SEE SHEET xx FOR DETAIL)
- (B) "NO PARKING FIRE LANE" SIGN. SEE PLAN FOR LOCATION. (SEE SHEET xx FOR DETAIL)
- (C) AREA STRIPED WITH 4" WIDE SINGLE YELLOW SOLID LINES AT 45° AT 2'-0" O.C.
- (D) PEDESTRIAN CROSSWALK WITH 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
- (E) 8'-0" WIDE PEDESTRIAN CROSSWALK. EDGE LINES PAINTED 8" WIDE SINGLE WHITE SOLID LINE WITH INSIDE STRIPING PAINTED 6" WIDE SINGLE WHITE SOLID LINE AT 2'-0" O.C. PERPENDICULAR TO EDGE LINES.
- (F) PEDESTRIAN CROSSING SIGN W11-2 AND W16-7P (TYPICAL) AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS. (SEE SHEET xx FOR DETAIL)
- (G) "YIELD" PAINTED WHITE ON PAVEMENT (TYPICAL) (SEE SHEET xx FOR DETAIL)
- (H) EXIT PORCH. SEE ARCH. PLANS FOR EXACT SIZE, LOCATION FOR STOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP WHERE APPLICABLE.
- (I) 6" DIAMETER PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE (SEE SHEET xx FOR DETAIL)
- (J) AT GRADE OVERHEAD DOOR LOCATION. (RE: ARCH. PLANS)
- (K) 4" WIDE X 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES (TYPICAL)
- (L) 16" X 42" CONCRETE COMPACTOR PAD WITH SCREENING PER CITY ORDINANCE AND 16" BY 42" HEAVY DUTY PAD (ORIENT FOR TRUCK LOADING). REFER TO ARCH. PLAN FOR EXACT LOCATION AND SLOPE.
- (M) CONCRETE TRANSFORMER PAD W/ 2-BOLLARDS. CONTRACTOR TO COORDINATE WITH PRIMARY SERVICE PROVIDER FOR DETAILS.
- (N) COMPRESSOR HOUSE CONCRETE PAD WITH SCREEN WALL AT PERIMETER (RE: ARCH. PLANS)
- (O) GREASE INTERCEPTOR (RE: ARCH./MEP PLANS)
- (P) 12"x45" BALE AND PALLET RECYCLE AREA
- (Q) 5' MINIMUM CONCRETE SIDEWALK (MATCH EXISTING SIDEWALK WIDTH) (SEE SHEET xx FOR DETAIL)
- (R) HANDICAP RAMP (SEE SHEET xx FOR DETAIL)
- (S) ACCESSIBLE PARKING SPACE (TYPICAL). SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN, AND SYMBOL ("VAN" INDICATES VAN ACCESSIBLE SPACE) (SEE SHEET xx FOR DETAIL)
- (T) INTERIOR LANDSCAPE ISLAND. (SEE SHEET xx FOR DETAIL)
- (U) CART CORRAL (TYPICAL) (SEE SHEET xx FOR DETAIL)
- (V) AISLE INDICATOR SIGNS (TYPICAL) (SEE SHEET xx FOR DETAIL)
- (W) STOP BAR & STOP SIGN (SEE SHEET xx FOR DETAIL)
- (X) 10' X 15' STRIPED AREA PAINTED 4" WIDE SINGLE YELLOW SOLID LINE AT 45° AT 2'-0" O.C. AT JIB CRANE LOCATION. (RE: ARCH. PLANS)
- (Y) 2'-0" LOADING ZONE AT ALL CURBED PARKING SPACES. 4" PAINTED YELLOW STRIPING AT 2'-0" O.C. PERPENDICULAR TO PARKING SPACE.
- (Z) 24" CONCRETE CURB AND GUTTER TYPE A (TYPICAL) (SEE SHEET xx FOR DETAIL)
- (AA) 24" CONCRETE CURB AND GUTTER TYPE B (TYPICAL) (SEE SHEET xx FOR DETAIL)
- (BB) PAINTED DIRECTIONAL ARROW (TYPICAL) (SEE SHEET xx FOR DETAIL)
- (CC) RIGHT/LEFT TURN ONLY PAVEMENT MARKINGS (SEE SHEET xx FOR DETAILS)
- (DD) 4" WIDE PAINTED SINGLE WHITE STRIPE
- (EE) 4" WIDE PAINTED DOUBLE YELLOW STRIPE
- (FF) 6" X 6" PAINTED STRIPED AREA CENTERED ON SIPHONIC BREAK STORM MANHOLE. 4" PAINTED SOLID TRAFFIC YELLOW STRIPES 18" O.C. @ 45° (SEE SHEET xx FOR DETAIL)
- (GG) "TRUCK ROUTE" SIGN. (SEE SHEET xx FOR DETAIL)
- (HH) "NO TRUCKS" SIGN. (SEE SHEET xx FOR DETAIL)
- (II) VEGETATION FREE ZONE. (SEE SHEET xx FOR DETAIL)
- (JJ) MDOT "M" TYPE OPENING
- (KK) "ONE WAY" SIGN (R6-2) SEE PLAN FOR LOCATION. (SEE SHEET xx FOR DETAIL)
- (LL) NO LEFT TURN ARROW SIGN (R3-2) SEE PLAN FOR LOCATION. (SEE SHEET xx FOR DETAIL)
- (MM) "DO NOT ENTER" SIGN (R5-1) SEE PLAN FOR LOCATION. (SEE SHEET xx FOR DETAIL)
- (NN) 12"x30" ORGANIC DUMPSTER AREA (SCREENED)
- (OO) ENTIRE ISLAND PAINTED WITH HIGHWAY REFLECTIVE YELLOW PAINT

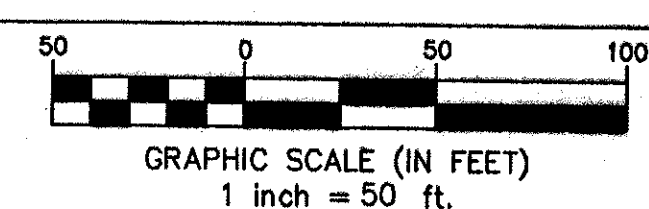
EASEMENT LEGEND



PRELIMINARY

MAJOR ANCHOR SITE (WALMART)		GLA (S.F.)	GBA (S.F.)	TOTAL SHOPPING CENTER		GLA (S.F.)	GBA (S.F.)
BUILDING AREA:		149,854 S.F.	149,854 S.F.	BUILDING AREA:		459,993 S.F.	467,334 S.F.
PARKING PROVIDED:		± 648 SPACES		PARKING PROVIDED:		± 2,711 SPACES	
PARKING RATIO PROVIDED:		648/149,854 = 4.324 SPACES/1,000 S.F. GLA		PARKING RATIO PROVIDED:		2,703/459,993 = 5.876 SPACES/1,000 S.F. GLA	
PARKING RATIO REQUIRED PER ORDINANCE:		5.0 SPACES/1,000 S.F. GLA		BARRIER FREE PARKING SPACES:		38 REQUIRED 46 PROVIDED	
REMAINDER OF SHOPPING CENTER	GLA (S.F.)	GBA (S.F.)					
BUILDING AREA:		310,139 S.F.	317,480 S.F.				
PARKING PROVIDED:		± 2,055 SPACES					
PARKING RATIO PROVIDED:		2,055/310,139 = 6.626 SPACES/1,000 S.F. GLA					
PARKING RATIO REQUIRED PER ORDINANCE:		4.0 SPACES/1,000 S.F. GLA					

CROSS ACCESS AND PARKING AGREEMENTS SHALL BE PROVIDED BETWEEN WALMART AND THE REMAINDER OF THE NOVI TOWN CENTER PARCEL.



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

NOTE: AS AN AID TO THE CONTRACTOR VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLANS AND PROFILES IS TAKEN FROM FIELD TOPO AND/OR AVAILABLE RECORDS, BUT THE OWNER AND ENGINEER DOES NOT GUARANTEE THEIR LOCATION/ELEVATION, OR THAT ADDITIONAL UNDERGROUND STRUCTURES OR UTILITIES MAY NOT BE ENCOUNTERED.

IF THE CONTRACTOR DOES ENCOUNTER A PREVIOUSLY UNIDENTIFIED UTILITY AND/OR STRUCTURE, OR DETERMINES THAT ONE OF THE UTILITIES/STRUCTURES SHOWN ON THESE PLANS IS INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED.

THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. NOTIFY "MISS DIG" AT 1-800-482-7171, 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.

BEFORE YOU DIG CALL MISS DIG
 1-800-482-7171

Walmart
 Save money. Live better.

LAYOUT PLAN
 WALMART SUPERCENTER - STORE #5893-00
 CITY OF NOVI - SECTION 14
 OAKLAND COUNTY, MICHIGAN

STATE OF MICHIGAN
 ROBERT E. MATKO
 ENGINEER
 NO. 43143
 PROFESSIONAL ENGINEER

8534 YANKEE STREET
 DAYTON, OHIO 45458-1833
 OFFICE (937) 435-8584
 FAX (937) 435-3307
 email: cbs@cesoc.com
 www.cesoc.com

SCALE: 1" = 50'
 DATE: DECEMBER 21, 2010
 JOB NO.: 3668
 DESIGN: RLK
 DRAWN: REM
 CHECKED: REM
 SHEET NO. 3 OF 11