

PLANT LIST
DECIDUOUS TREES

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
10	AP3	Columnar Norway Maple Acer p. 'Columnar'	3" CAL.	B&B
12	AR3	Red Sunset Maple Acer rubrum 'Sunset'	3" CAL.	B&B
13	AC3	Crimson Sentry Norway Maple Acer platanoides 'Crimson Sentry'	3" CAL.	B&B
7	CB3	Pyramidal European Hornbeam Carpinus betulus 'Fastigiata'	3" CAL.	B&B
15	TC3	Greenspire Linden Tilia cordata 'Greenspire'	3" CAL.	B&B
2	CO3	Hackberry Celtis occidentalis	3" CAL.	B&B
4	GB3	Saratoga Ginkgo Ginkgo biloba 'Saratoga'	3" CAL.	B&B
8	GT3	Skyline Honeylocust Gleditsia li. 'Skyline'	3" CAL.	B&B
19	PS2.5	Cleveland Select Pear Pyrus c. 'Cleveland Select'	2.5" CAL.	B&B
9	MS2.5	Snowdrift Crabapple Malus 'Snowdrift'	2.5" CAL.	B&B
14	MT2.5	Sugar Tyme Crabapple Malus 'Sugar Tyme'	2.5" CAL.	B&B
7	MR2.5	Red Barron Crabapple Malus 'Red Barron'	2.5" CAL.	B&B

SHRUBS

34	SB24	Anthony Waterer Spirea Spirea x bumalda 'Anthony Waterer'	24" Ht.	Cont.
33	PF18	Abbotswood Potentilla Potentilla fruticosa 'Abbotswood'	24" Ht.	Cont.
47	EA24	Dwarf Burning Bush Euonymus alata 'Compacta'	24" Ht.	Cont.
27	BW24	Wintergreen Boxwood Buxus sinica 'Inularis' 'Wintergreen'	24" Ht.	Cont.
6	JH18	Youngstown Andorra Juniper Juniperus hor. 'Plum. Compacta Youngstown'	24" spd.	Cont.
13	T05	Mission Arborvitae Thuja occ. 'Techny'	5' Ht.	B&B

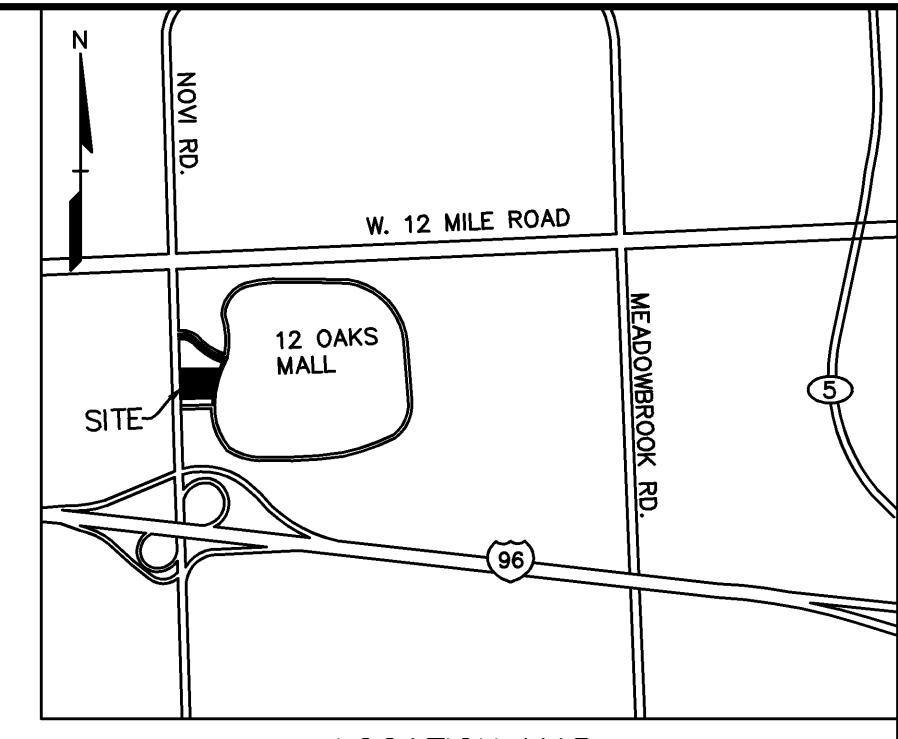
PERENNIALS

40	PA	Dwarf Fountain Grass Pennisetum alopecuroides 'Hainel'	2 gal.	Cont.
30	RG	Black Eye Susan Rudbeckia ful. sp. 'Goldsturm'	1 gal.	Cont.
102	HS	Stella D'oro Daylily Hemerocallis 'Stella D'oro'	1 gal.	Cont.
122	CO	Overdam Reed Grass Calamagrostis x acutiflora 'Overdam'	2 gal.	Cont. well rooted, match

IRRIGATED SOD/SEED LAWN AREA:

LANDSCAPE LEGEND

- SITE ZONED: RC-REGIONAL COMMERCIAL**
- STREET TREES:**
340 L.F./45'-8 TREES (NOV ROAD)
=8 TREES PROVIDED
- FRONTAGE TREES:**
340 L.F./30 L.F.=11 TREES (NOV ROAD)
=11 TREES PROVIDED
340 L.F./20 L.F.=17 SUB-CANOPY TREES (NOV ROAD)
=17 TREES PROVIDED
- 675 L.F./30 L.F.=23 CANOPY TREES (INT. ROAD)
=10 EXIST. TREES & 13 NEW TREES PROVIDED
=23 TREES PROVIDED
- 675 L.F./20 L.F.=34 SUB-CANOPY TREES (INT. ROAD)
=2 EXIST. EVERGREEN TREES & 32 NEW TREES PROVIDED
=34 TREES PROVIDED
- PARKING LOT TREES:**
PARKING SPACES = 18,057 S.F.
18,057 X 10% = 1,806 S.F.
ACCESS AISLE = 26,304 S.F.
26,304 S.F. X 5% = 1,315 S.F.
- LANDSCAPE ISLANDS REQUIRED = 1,806 S.F. + 1,315 S.F. = 3,121 S.F.
LANDSCAPE ISLANDS PROVIDED = 4,665 S.F.
3,121 S.F./75% = 42 TREES REQUIRED (42 PROVIDED)
- PARKING LOT PERIMETER TREES**
APPROX. 598 L.F. / 35 L.F. = 17 TREES (0 TREES PROVIDED)
WAIVER REQUEST—DUE TO LOCATION OF UTILITIES AND LIMITED SPACE FOR PLANTING
- BUILDING PERIMETER LANDSCAPE:**
684 L.F. X 6' = 5,472 S.F. REQUIRED
5,614 S.F. PROVIDED



REVISIONS

NO.	BY	CHK	DESCRIPTION	DATE

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website: www.peainc.com

BEST BUY
7801 PENN AVE S. BLDG 595
ROCKFIELD, MN 55082

PRELIMINARY LANDSCAPE PLAN
BEST BUY - NOVI, MI
PART OF THE NW 1/4 OF SECTION 14, T. 1N, R. 8E.,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DES. OG DN OG SUR. MAD. P.M. SAS

ORIGINAL
ISSUE DATE: DECEMBER 20, 2007

PEA JOB NO. 2007-088

SCALE: 1" = 20'

DRAWING NUMBER:
L-1

LANDSCAPE COST OPINION:

DECIDUOUS TREES	Quantity	Description	Min. Size	Spec.	Unit Price	Item Price
	10	Columbar Norway Maple	3" CAL.	B&B	\$400.00	\$4,000.00
	12	Red Sunset Maple	3" CAL.	B&B	\$400.00	\$4,800.00
	13	Crimson Sentry Maple	3" CAL.	B&B	\$400.00	\$5,200.00
	7	Pyramid Hornbeam	3" CAL.	B&B	\$400.00	\$2,800.00
	15	Greenspire Linden	3" CAL.	B&B	\$400.00	\$6,000.00
	2	Hackberry	3" CAL.	B&B	\$400.00	\$800.00
	4	Saratoga Ginkgo	3" CAL.	B&B	\$400.00	\$1,600.00
	8	Skyline Honeylocust	3" CAL.	B&B	\$400.00	\$3,200.00
	19	Cleveland Select Pear	2.5" CAL.	B&B	\$400.00	\$7,600.00
	9	Snowdrift Crabapple	2.5" CAL.	B&B	\$400.00	\$3,600.00
	14	Sugar Tyme Crabapple	2.5" CAL.	B&B	\$400.00	\$5,600.00
	7	Red Barron Crabapple	2.5" CAL.	B&B	\$400.00	\$2,800.00
		subtotal				\$48,000.00

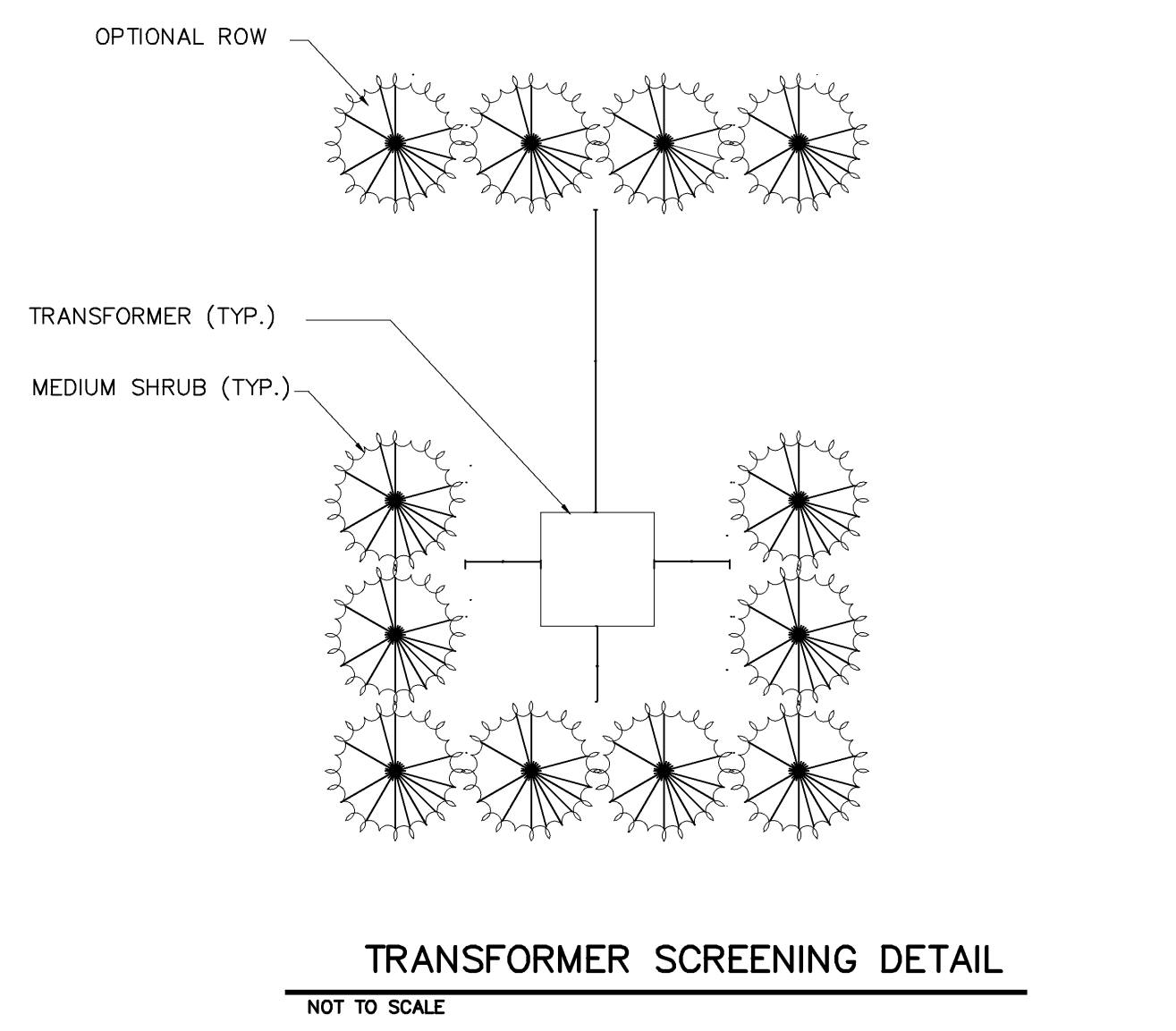
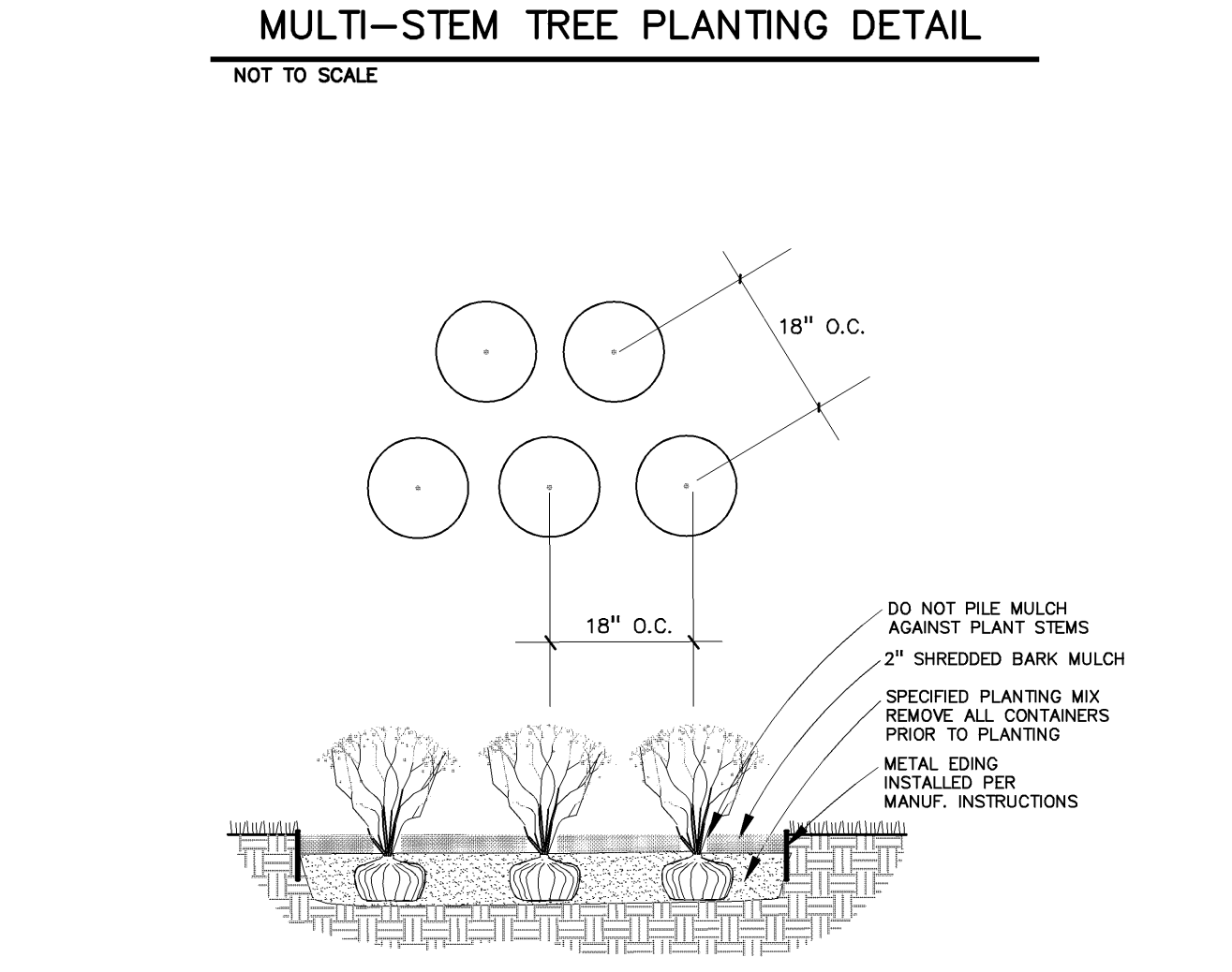
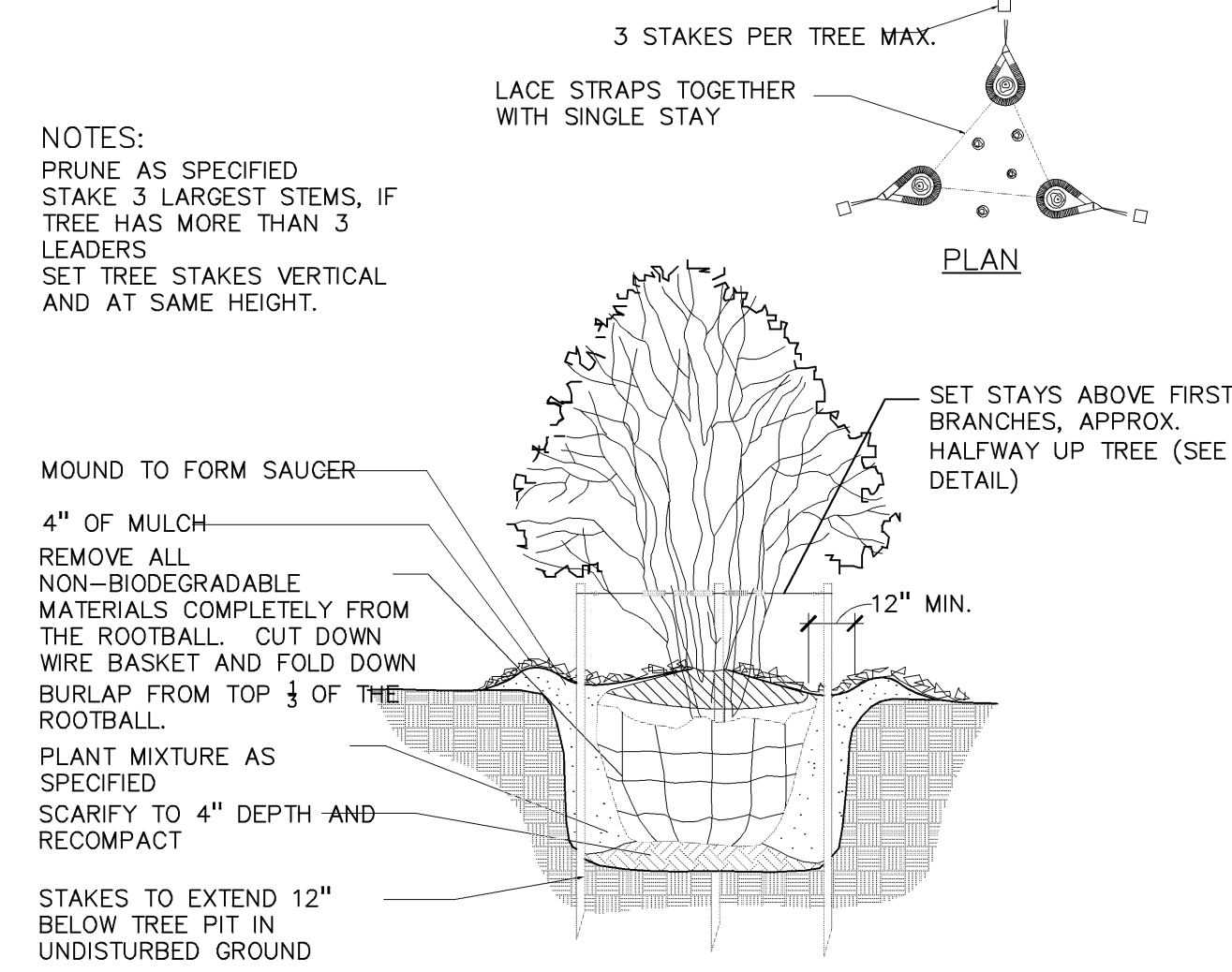
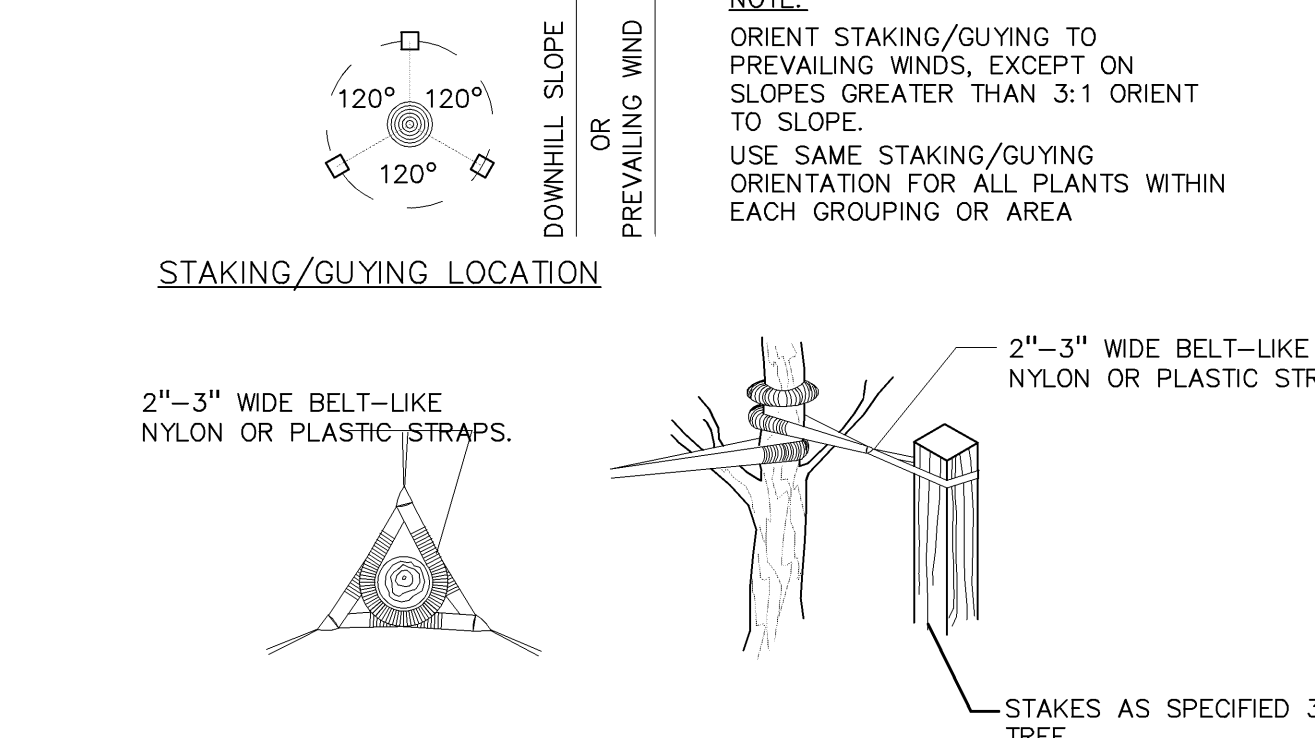
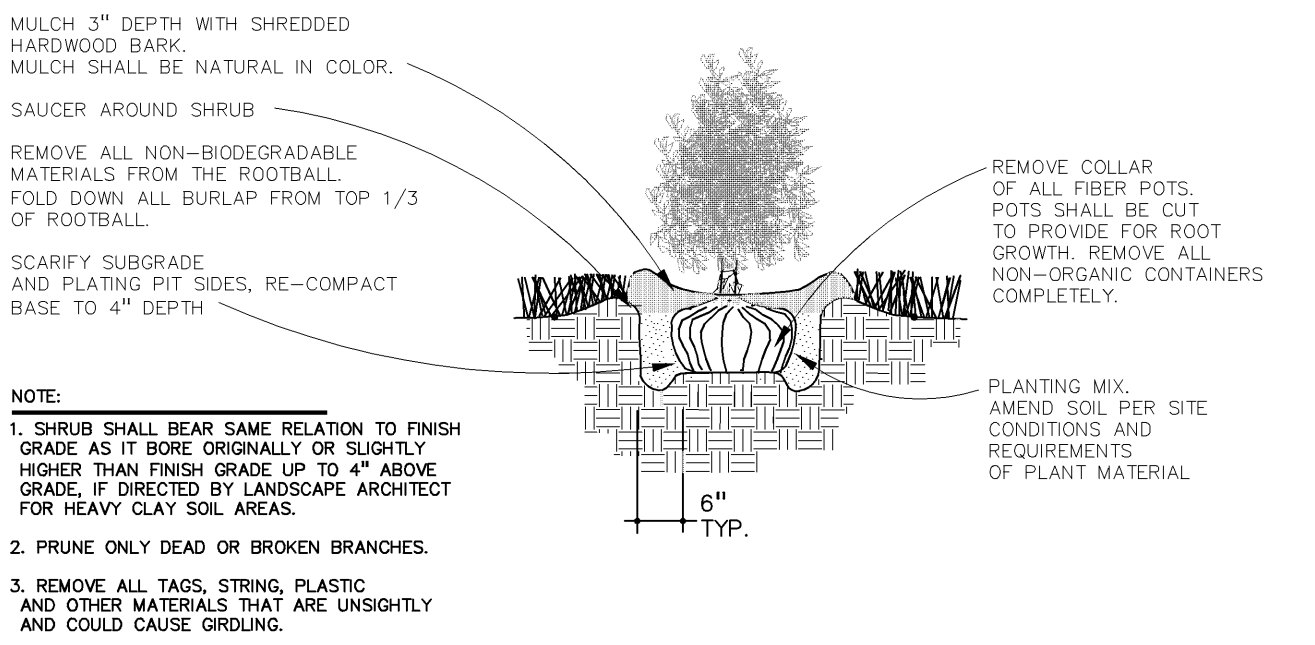
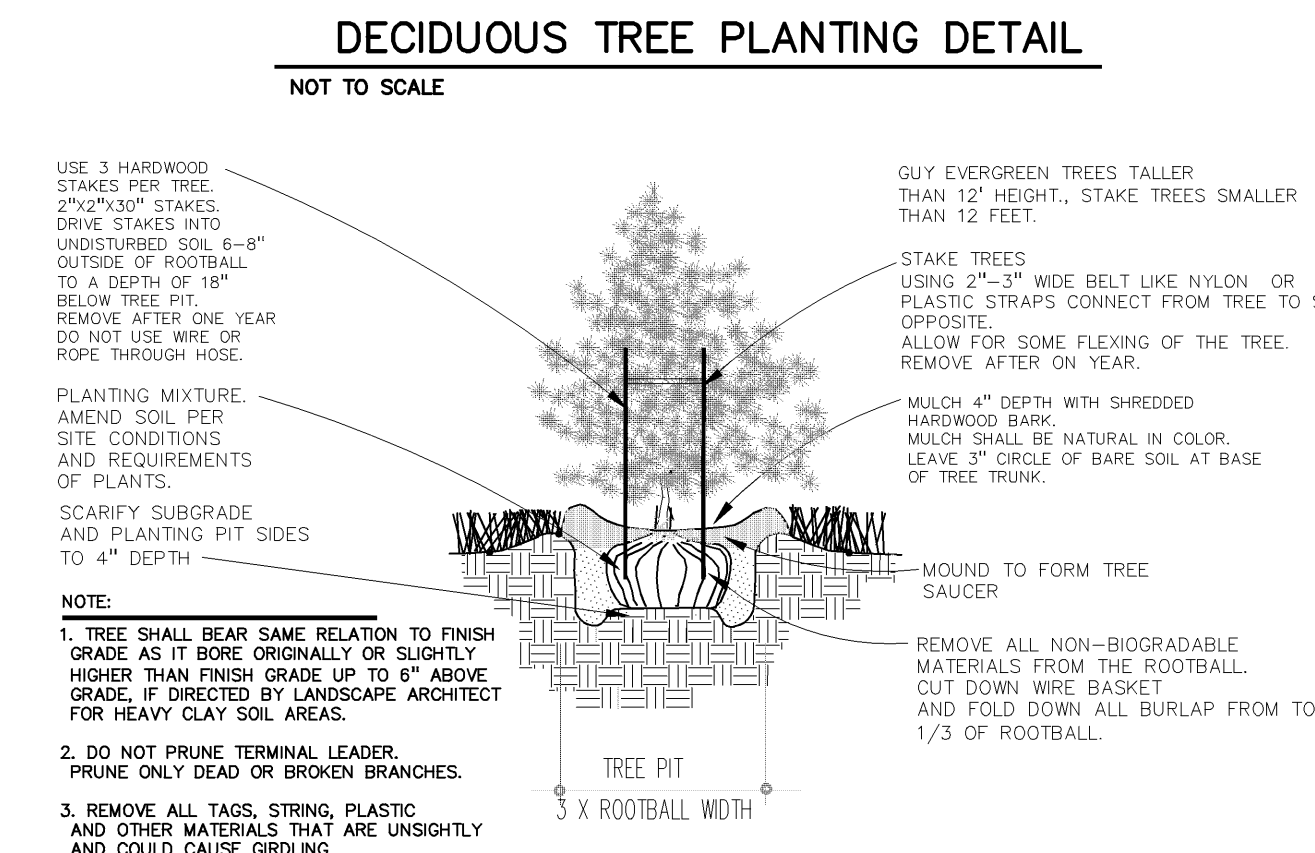
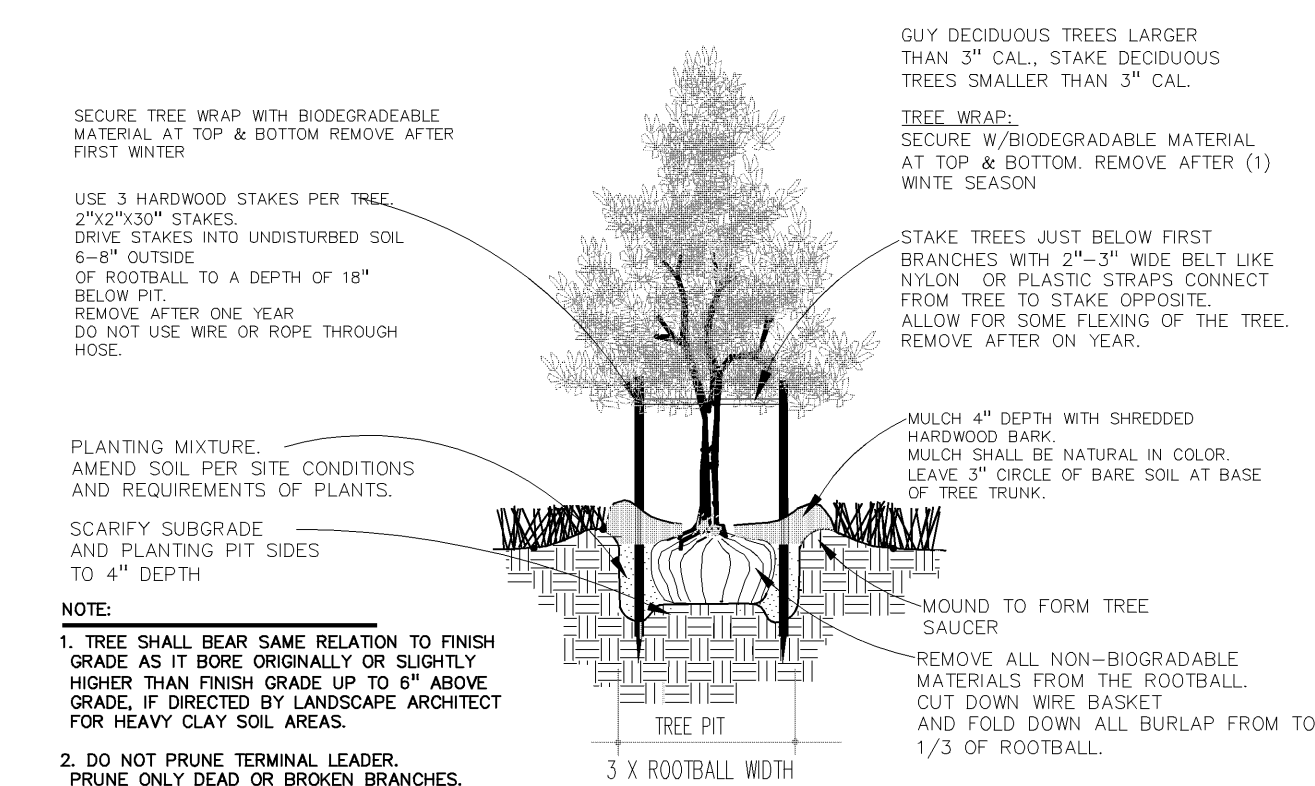
SHRUBS	Quantity	Description	Min. Size	Spec.	Unit Price	Item Price
	34	Anthony Waterer Spirea	24" Ht.	Cont.	\$50.00	\$1,700.00
	33	Abbotswood Potentilla	24" Ht.	Cont.	\$50.00	\$1,650.00
	47	Dwarf Burning Bush	24" Ht.	Cont.	\$50.00	\$2,350.00
	27	Wintergreen Boxwood	24" Ht.	Cont.	\$50.00	\$1,350.00
	6	Youngstown Juniper	24" Spd.	Cont.	\$50.00	\$300.00
	13	Mission Arborvitae	5' Ht.	B&B	\$50.00	\$650.00
		subtotal				\$8,000.00

PERENNIALS	Quantity	Description	Min. Size	Spec.	Unit Price	Item Price
	40	Dwarf Fountain Grass	2 Gal.	Cont.	\$15.00	\$600.00
	30	Black Eye Susan	1 Gal.	Cont.	\$15.00	\$450.00
	102	Stella D'oro Daylily	1 Gal.	Cont.	\$15.00	\$1,530.00
	122	Overdam Reed Grass	2 Gal.	Cont.	\$15.00	\$1,830.00
		subtotal				\$4,410.00

MISCELLANEOUS	Quantity	Unit	Description	Min. Size	Spec.	Unit Price	Item Price
	3,722	SY.	Sod Lawn			\$4.00	\$14,888.00
	30	CY	Natural Color Shredded Bark			\$50.00	\$1,500.00
	350	LF	Alum. Edging			\$4.00	\$1,400.00
			subtotal				\$17,788.00
			GRAND TOTAL				\$78,198.00

GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIALS ARE TO BE NORTHERN NURSERY GROWN NO. 1 AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT (AAN) STANDARD FOR NURSERY STOCK. THEY SHALL BE PLANTED ACCORDING TO THE CITY OF NOVI PLANTING AND SPECIFICATIONS. THE CITY SHALL HAVE THE RIGHT TO INSPECT THE PLANT MATERIAL PRIOR TO PLANTING AND TO REJECT ANY PLANT MATERIALS DEEMED NOT TO MEET THE STANDARDS OF THE ZONING ORDINANCE.
- ALL TREES SHALL HAVE A CENTRAL LEADER AND A RADIAL BRANCHING STRUCTURE. PARK GRADE TREES ARE NOT ACCEPTABLE. ALL TREES SHALL BE BALLED AND BURLAPPED (B&B). ANY DECIDUOUS CANOPY TREE WITH BRANCHES THAT MIGHT TEND TO DEVELOP INTO "M" CROTCHES SHALL BE SUBORDINATED SO AS NOT TO BECOME DOMINANT BRANCHES.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND. SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- MULCH SHALL BE NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK FOR ALL PLANTINGS. 4" THICK FOR TREES IN 4-FOOT DIAMETER CIRCLE WITH 3" PULLED AWAY FROM TRUNK. 3" FOR SHRUBS AND SHRUB BEDS AND 2" THICK BARK MULCH FOR PERENNIALS.
- ALL LAWN AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, INCLUDING WATERING, CULTIVATION, WEED CONTROL AND SOIL ENRICHMENTS AS MAY BE NECESSARY.
- ALL PLANT MATERIALS ARE TO BE INSTALLED IN A SOUND, WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH THE CURRENT CITY OF NOVI PLANTING REQUIREMENTS.
- ALL PLANT MATERIAL SHALL BE INSTALLED BETWEEN MARCH 15TH AND NOVEMBER 15TH.
- ALL PLANT MATERIAL SHALL BE WARRANTED FOR TWO(2) FULL YEARS AFTER DATE OF ACCEPTANCE BY THE CITY OF NOVI. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE(1) YEAR OR THE NEXT APPROPRIATE PLANTING PERIOD WHICH EVER COMES FIRST.
- A MINIMUM OF ONE WEED CONTROL CULTIVATION PER MONTH OCCURRING IN JUNE, JULY AND AUGUST SHALL BE PERFORMED DURING THE TWO-YEAR ESTABLISHMENT PERIOD.
- ANY SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED IN WRITING BY THE CITY OF NOVI PRIOR TO INSTALLATION.
- ALL TREE WRAP, STAKES, AND GUYS MUST BE REMOVED BY JULY 1ST, FOLLOWING THE FIRST WINTER SEASON AFTER INSTALLATION.
- ALL LANDSCAPE AREAS ARE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION FREE OF DEBRIS AND REFUSE AND IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
- ALL LANDSCAPE AREAS ARE TO BE WATERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM.
- CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS AND EXCESS MATERIALS FROM THE SITE PRIOR TO FINAL ACCEPTANCE.
- PLANT MATERIALS, EXCEPT SOD, GROUND COVER, AND CREEPING VINE TYPE PLANTINGS, SHALL NOT BE LOCATED WITHIN FOUR(4) FEET OF THE PROPERTY LINE.
- ALL TRANSFORMERS ARE TO BE SCREENED ON THREE SIDES (MIN.) IN ACCORDANCE WITH THE CITY OF NOVI ORDINANCE AND SO AS TO NOT CONFLICT WITH D.T.E. RESTRICTIONS. (DETAIL THIS SHEET)
- ALL BERMS MUST BE PLANTED WITH A COMBINATION OF TREES, SHRUBS, SOD OR OTHER EVERGREEN GROUND COVERS.
- THE OWNER IS RESPONSIBLE FOR REQUEST OF FINAL INSPECTION AND ACCEPTANCE OF THE LANDSCAPE AT THE END OF THE 2-YEAR GUARANTEE PERIOD.
- THE PROVIDER OF THE FINANCIAL GUARANTEE FOR THE LANDSCAPE INSTALLATION SHALL BE FULLY RESPONSIBLE FOR COMPLETION OF THE LANDSCAPE INSTALLATION AND MAINTENANCE PER THE APPROVED LANDSCAPE PLAN AND APPLICABLE CITY ORDINANCES.



NO.	BY	CHK	DESCRIPTION	DATE

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BEST BUY
7601 PENN AVE S BR-596
ROSPFIELD, MN 55063
LANDSCAPE DETAILS
BEST BUY - NOVI, MI
PART OF THE NW 1/4 OF SECTION 14, T. 1N, R. 8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN
DES. OG DN. OG SUR. MAD. SAS P.M.
20070804.DWG/CONCEPT PLAN/CSP-10-070804.DWG

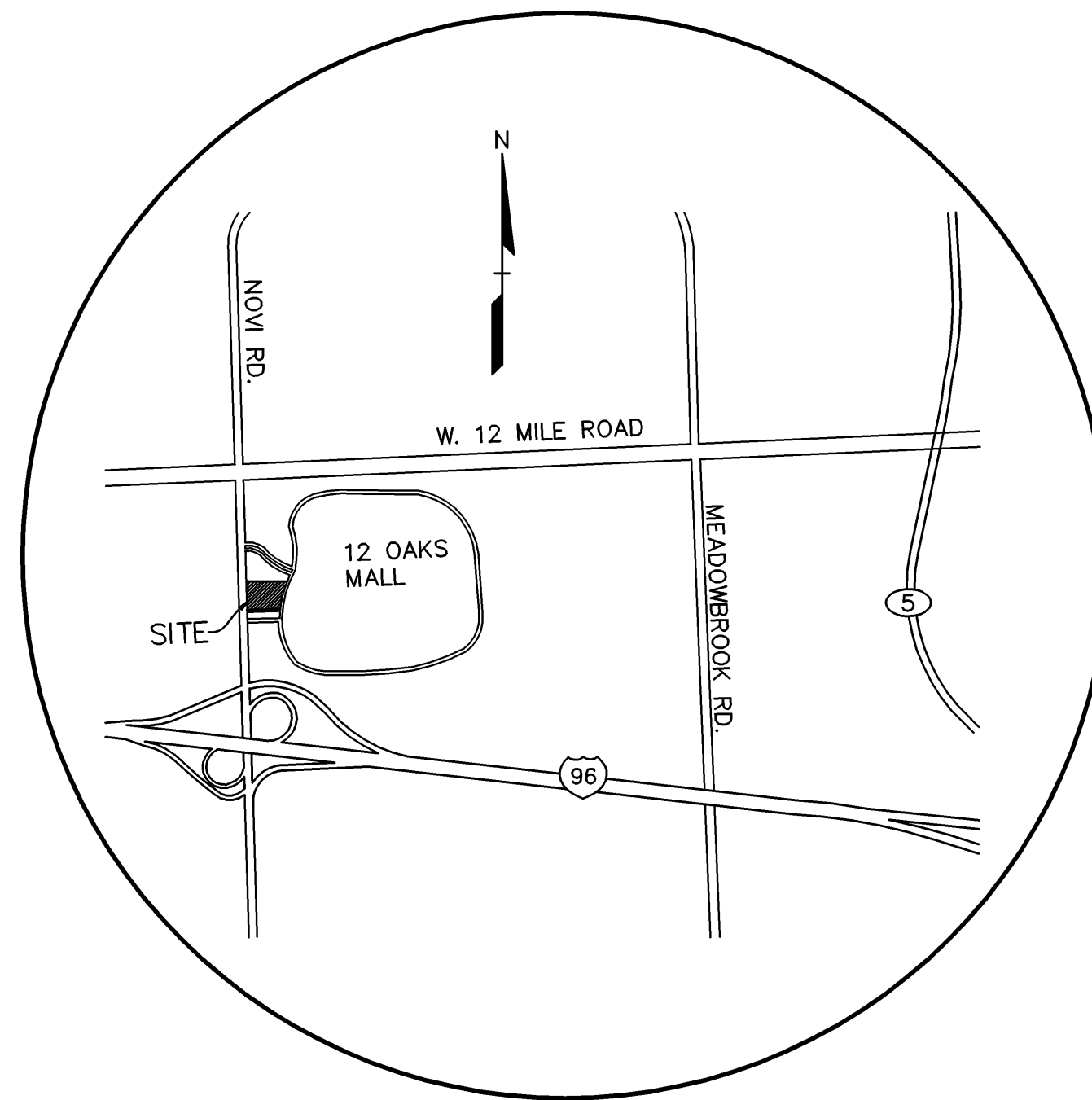
ORIGINAL ISSUE DATE: DECEMBER 20, 2007
PEA JOB NO. 2007-088
SCALE: AS SHOWN
DRAWING NUMBER:
L-2

PRELIMINARY SITE PLAN DRAWINGS FOR
BEST BUY - NOVI

PART OF THE NW 1/4 OF SECTION 14, T. 1N., R. 8E.,
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

LEGAL DESCRIPTION:

T1N, R8E, SEC 14 TWELVE OAKS NO 1 LOT 4, ALSO PART OF LOT 5 BEG AT PT DIST N 89°57'00" E 26 FT FROM SW LOT COR, TH N 00°03'00" W 30.00 FT, TH N 89°57'00" E 412.69 FT, TH S 23°26'02" W 32.71 FT, TH S 89°57'00" W 399.66 FT TO BEG



LOCATION MAP NO SCALE

INDEX OF DRAWINGS

- COVER SHEET
- SP-1 TOPOGRAPHIC SURVEY
- SP-2 PRELIMINARY SITE PLAN - UPPER LEVEL
- SP-3 PRELIMINARY GRADING & UTILITY PLAN
- SP-4 STORM WATER MANAGEMENT PLAN
- SP-5 PRELIMINARY DETAILS
- SP-6 M.D.O.T. SIDEWALK RAMP DETAILS
- L-1 PRELIMINARY LANDSCAPE PLAN
- L-2 LANDSCAPE DETAILS
- A1 GROUND FLOOR PLAN
- A2 GARAGE FLOOR PLAN
- A3 PRELIMINARY ELEVATIONS
- PLP PRELIMINARY LIGHTING PLAN

OWNER/DEVELOPER:

BEST BUY COMPANY
 7601 PENN AVENUE SOUTH, B6-595
 RICHFIELD, MINNESOTA 55423
 PHONE: (612) 291-5475
 FAX: (952) 430-1886
 CONTACT: JASON KRAUS

ENGINEER/LANDSCAPE ARCHITECT:

PROFESSIONAL ENGINEERING ASSOCIATES, INC.
 2430 ROCHESTER COURT, SUITE 100
 TROY, MICHIGAN 48063
 PHONE: (248) 689-9090
 FAX: (248) 689-1044
 CONTACT: STEVEN A. SORENSEN, P.E./OZELL GOTHARD, RLA

ARCHITECT:

MJM ARCHITECTS
 105 BROADWAY AVENUE
 NASHVILLE, TENNESSEE 37201
 PHONE: (615) 244-8170
 FAX: (615) 244-8141
 CONTACT: JAIMA DARSINOS

NO.	BY	CHK	DESCRIPTION	DATE

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 website: www.peainc.com

BEST BUY 7601 PENN AVE S B6-595 RICHFIELD, MN 55423	COVER SHEET	BEST BUY - NOVI, MI PART OF THE NW 1/4 OF SECTION 14, T. 1N., R. 8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN	DES.	SAS	DN.	KMK	SUR.	MAD	P.M.	SAS
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ORIGINAL
 ISSUE DATE: DEC. 21, 2007
 PEA JOB NO. 2007-088

SCALE: N/A
 DRAWING NUMBER:

COVER

(NOT FOR CONSTRUCTION)
 SIDWELL NUMBERS: 22-14-100-047 &
 22-14-100-061

XREF: \2007088\DWG\SITE PLAN\TLEK-07088.DWG

BENCHMARKS: (FROM CITY OF NOVI)

REFERENCE BENCHMARKS

REF. BM #1 (JOB NO. 2000.369.OBS)
TOP OF SW CORNER OF CONCRETE BASE TO LIGHT POLE LOCATED 80±
SOUTH OF "WEST OAKS" SIGN AT MAIN ENTRANCE. 20± WEST OF
SHERATON DRIVE, WHICH RUNS PARALLEL AND WEST OF NOVI ROAD.
ELEV. 939.51

REF. BM #2 - SQUARE ON TOP OF CONCRETE BASE TO WATER TOWER AT
CENTERLINE OF ENTRANCE DOOR TO WATER TOWER. WATER TOWER AT
SW CORNER OF 12 OAKS MALL.
SEE JOB NO. 95509A, PAGES 10&11 AND JOB NO. 2000.369.OBS, PAGE 9
ELEV. 935.41

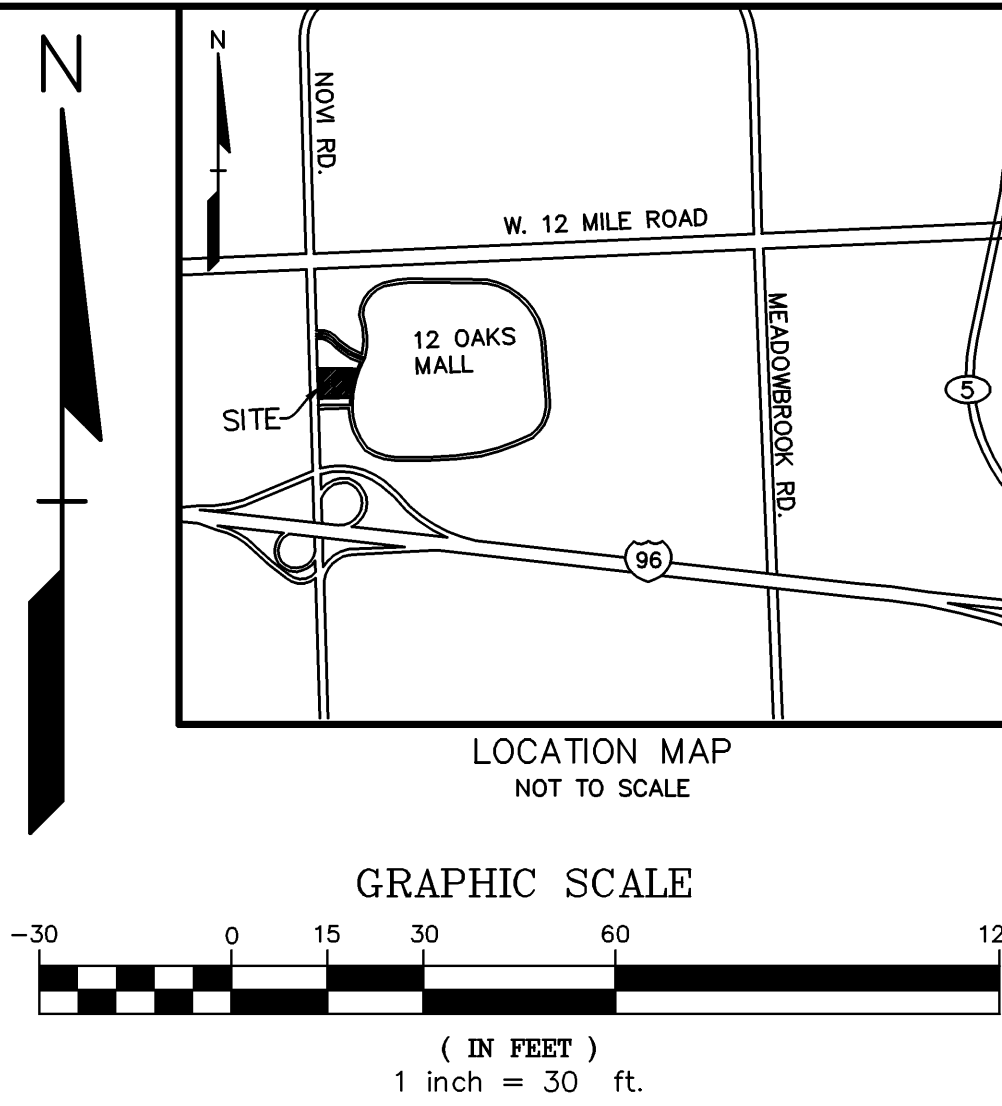
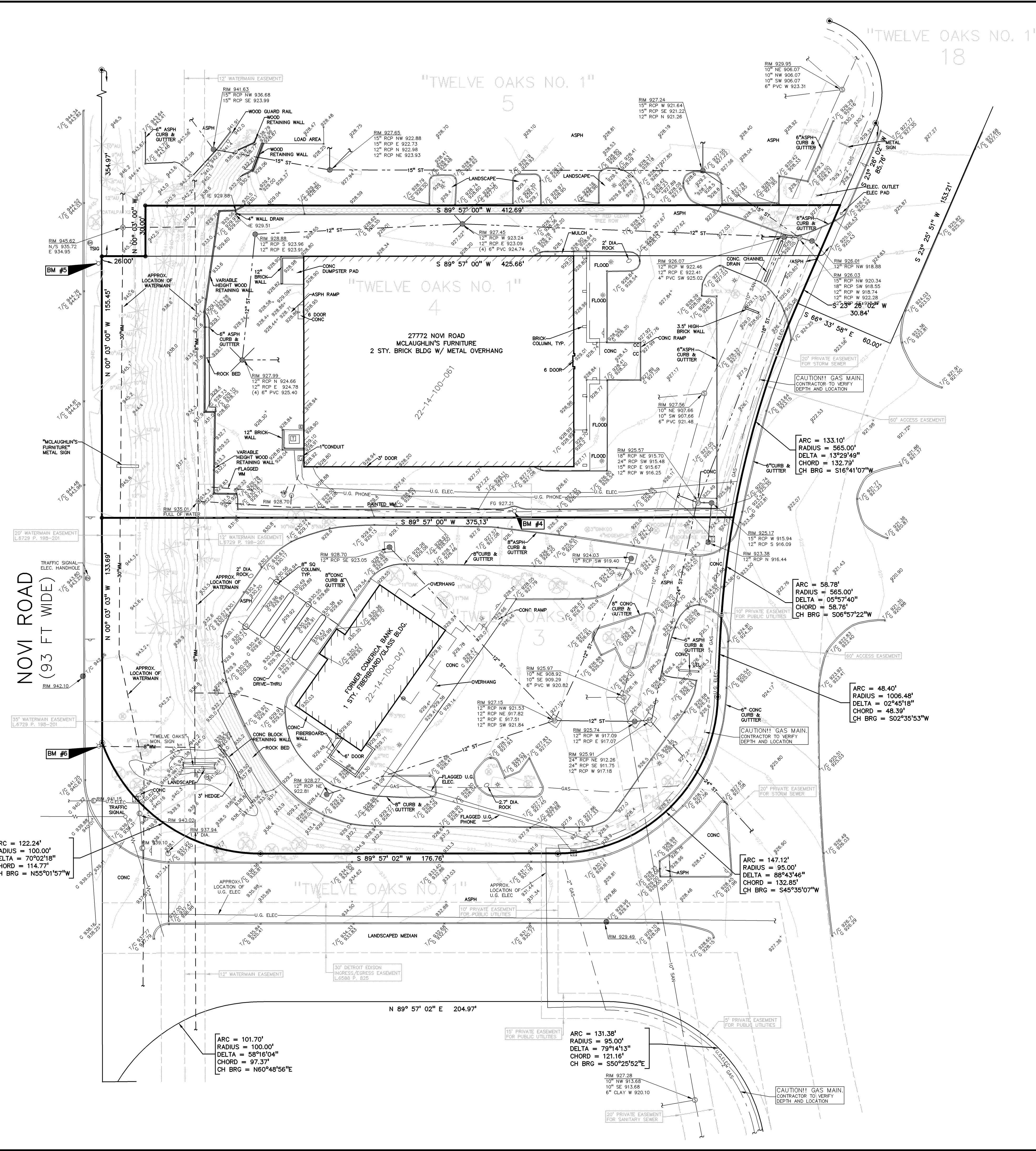
SITE BENCHMARKS

BM #3
ARROW ON HYDRANT EAST OF NOVI ROAD AND OPPOSITE OF "RED
LOBSTER".
ELEV. 938.135

BM #4
ARROW ON HYDRANT ALONG NORTH LINE LOT 3 AND 130' WESTERLY OF
DRIVE WHICH CIRCLES 12 OAKS MALL.
ELEV. 929.83

BM #5
ARROW ON HYDRANT AT NORTHWEST CORNER LOT 4.
ELEV. 947.39

BM #6
ARROW ON HYDRANT AT SOUTHWEST CORNER LOT 3 AND JUST
SOUTHWEST OF CONTROL POINT 101.
ELEV. 944.285



LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- RECORDED
- MEASURED
- CALCULATED

EXISTING

- ELEC. PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE, TV, CATV, PEDESTAL
- TELEPHONE U.G. CABLE, MANHOLE, METER & HANDHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- CATCH BASIN
- INLET (NO INCOMING LINES)
- YARD DRAIN (2" DIA. & SMALLER)
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MALBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- AS BUILT ELEVATION
- CONTROL LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONCRETE
- ASPHALT
- WETLAND
- GRAVEL SHOULDER

REFERENCE DRAWINGS

WATER MAIN NOT RECEIVED AT TIME OF SURVEY
SANITARY SEWER NOT RECEIVED AT TIME OF SURVEY
STORM SEWER NOT RECEIVED AT TIME OF SURVEY
COMBINED SEWER NOT RECEIVED AT TIME OF SURVEY
ELECTRIC DETROIT EDISON CONDUIT MAP NOV 43, RECEIVED 5-22-07
DETROIT EDISON OUTSIDE SALES MAP 1-229-362, DATED 05-18-07
GAS CONSUMERS ENERGY MAP NO. 01-58-14-2, ISSUED ON 05-18-07
"NO FACILITIES IN AREA" - WEST BAY EXPLORATION, SUNOCO LOGISTICS,
BUCKLE PARTNERS, LLC - RECEIVED 5-21-07
PETROLEUM BRIGHT HOUSE FACILITY MAP, RECEIVED 5-29-07
CATV COMMUNITY PANEL NO. 26125C 0607F, DATED 9-29-06
FLORIDA POWER & LIGHTS COMMUNITY PANEL NO. 26125C 0607F, DATED 7-19-1975
"TWELVE OAKS NO. 1" PLAT SHEETS 5 & 9, DATED 7-19-1975

FLOODPLAIN NOTE:
PARCELS 3, 4, 5, 14 AND 18 ARE LOCATED IN ZONE "X" - AREAS OF
0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD
WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE
AREAS LESS THAN 1 SQUARE MILE. FIRM COMMUNITY PANEL NO.
26125C 0607F, DATED 9-29-06.

LEGAL DESCRIPTION:
T1N, R8E, SEC 14 TWELVE OAKS NO 1 LOT 4, ALSO PART OF LOT 5
BEG AT PT DIST N 89°57'00" E 26 FT FROM SW LOT COR, TH
N 00°03'00" W 30.00 FT, TH N 89°57'00" E 412.69 FT, TH
S 23°26'02" W 32.71 FT, TH S 89°57'00" W 399.66 FT TO BEG

REVISIONS

NO.	BY	CHK	DESCRIPTION	DATE

CAUTION!
THE LOCATION AND ELEVATIONS OF EXISTING
UNDERGROUND UTILITIES AS SHOWN ON THIS
DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS
EXTENDED FOR THE ACCURACY OF THESE UTILITIES.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR
VERIFYING THE EXACT UTILITY LOCATIONS AND
ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONSTRUCTION UNDER THE COVENANT OF CONSTRUCTION
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INFORMATION TO OTHERS WITHOUT THE WRITTEN
CONSENT OF PROFESSIONAL ENGINEERING
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CONTRACTOR CONTRACTOR AGREES THAT IN
ACCORDANCE WITH GENERALLY ACCEPTED
CONSTRUCTION PRACTICES, CONSTRUCTION
CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE
AND COMPLETE RESPONSIBILITY FOR THE
COMPLETION OF THE PROJECT. THE CONTRACTOR
OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS
AND PROPERTY, THAT THE CONTRACTOR SHALL BE
MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED
TO NORMAL WORKING HOURS AND NOT BE LIMITED
CONTRACTOR FURTHER AGREES TO DEFEND,
HOLD HARMLESS AND DESIGN PROFESSIONAL
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ALLEGED, IN CONNECTION WITH THE PERFORMANCE
OF WORK ON THIS PROJECT EXCEPTING LIABILITY
ASSUMED BY THE SOLE NEGLIGENCE OF THE DESIGN
PROFESSIONAL.

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BEFORE YOU DIG
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PEA

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2430 Rochester Ct. Suite 100
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Phone: (248) 689-8090
Fax: (248) 689-1044
website: www.peainc.com

BEST BUY
7601 PENN AVE S BR-656
ROGIFIELD, MN 55063

TOPOGRAPHIC SURVEY
BEST BUY - NOVI, MI
PART OF THE NW 1/4 OF SECTION 14, T. 14N, R. 8E,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DES. SAS DN. RKM SUR. MAD. P.M. SAS

ORIGINAL
ISSUE DATE: DEC. 21, 2007
PEA JOB NO. 2007-088

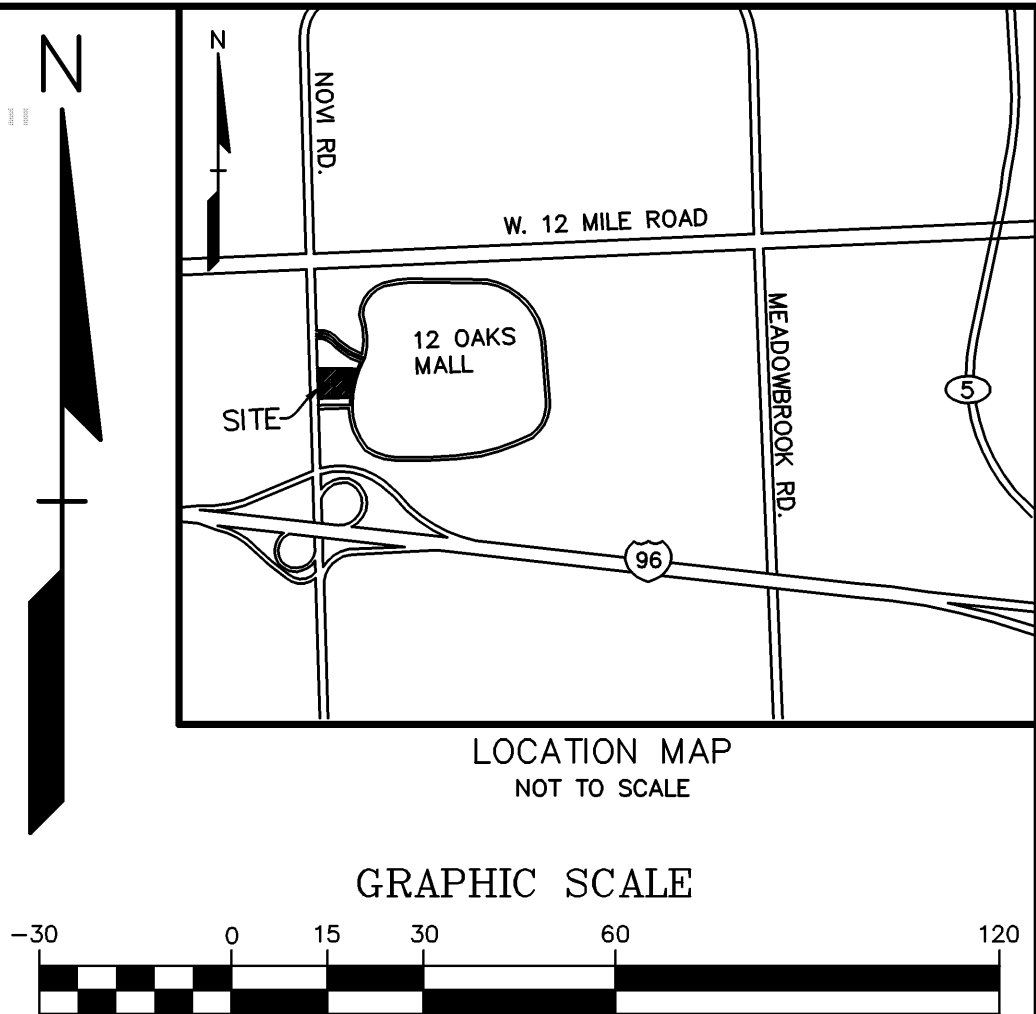
SCALE: 1" = 30'
DRAWING NUMBER:
SP-1

XREF: \2007088\DWG\TOP\TOPBASE-07088.DWG
XREF: \2007088\DWG\SITE\PLAN\TLEK-07088.DWG

(NOT FOR CONSTRUCTION)
SIDWELL NUMBERS: 22-14-100-047 & 22-14-100-061

NO.	BY	CHK	DESCRIPTION	DATE

REVISIONS



LEGAL DESCRIPTION:
 T1N, R8E, SEC 14 TWELVE OAKS NO 1 LOT 4, ALSO PART OF LOT 5 BEG AT PT DIST N 89°57'00" E 25 FT FROM SW LOT COR, TH N 00°03'00" W 30.00 FT, TH N 89°57'00" E 412.69 FT, TH S 23°26'02" W 32.71 FT, TH S 89°57'00" W 399.66 FT TO BEG

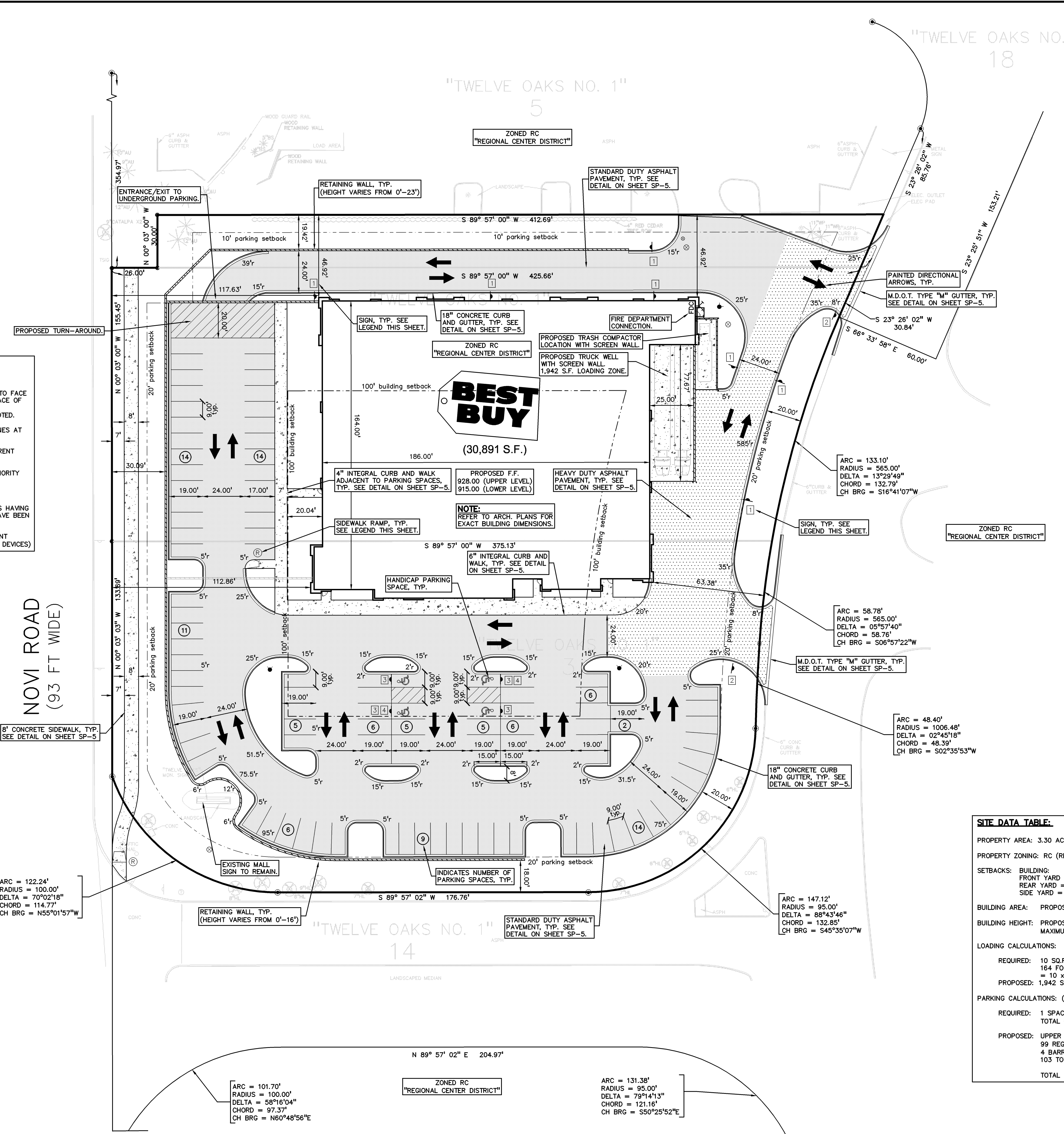
- GENERAL NOTES:**
 THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- DIMENSIONS OF PARKING STALLS ABUTTING A CURB OR SIDEWALK ARE TO FACE OF CURB OR WALK. ALL OTHER DIMENSIONS ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
 - 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF NOV CURRENT STANDARDS AND REGULATIONS.
 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 - ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
 - ALL SIGNS AND PAVEMENT MARKINGS SHOULD CONFORM TO THE CURRENT EDITION OF MMUTCD (MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES)

SIGN LEGEND & QUANTITY TABLE:

NO.	DESCRIPTION	QUANTITY
1	'NO PARKING FIRE LANE' SIGN LR7-22	7
2	'STOP' SIGN R1-1	2
3	'BARRIER FREE PARKING' SIGN R7-8	4
4	'VAN ACCESSIBLE' SIGN R7-8A	2

REFER TO SHEET SP-5 FOR SIGN DETAILS QUANTITY IS OF SIGNS AT GROUND LEVEL ONLY. SIGNS IN GARAGE FLOOR PARKING AREA NOT INCLUDED.

SIDEWALK RAMP LEGEND:
 SIDEWALK RAMP 'TYPE R' ®
 REFER TO SHEET SP-6 FOR RAMP DETAILS.



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

- OH-ELEC-VA-○ 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
- UG-ELEC-○ ELEC. U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN VALVE & GAS LINE MARKER
- WATER MAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
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- SPOT ELEVATION AS BUILT ELEVATION
- CONTROL LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONCRETE
- ASPHALT
- WETLAND
- GRAVEL SHOULDER

PROPOSED

- CONCRETE
- ASPHALT
- WETLAND
- GRAVEL SHOULDER

REFERENCE DRAWINGS

WATER MAIN SANITARY SEWER STORM SEWER COMBINED SEWER ELECTRIC GAS TELEPHONE CATV FLOOD PLAN OTHER

NOT RECEIVED AT TIME OF SURVEY
 NOT RECEIVED AT TIME OF SURVEY
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 FIRM COMMUNITY PANEL NO. 26125C 0607F, DATED 9-29-06
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FLOODPLAIN NOTE:
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SITE DATA TABLE:

PROPERTY AREA: 3.30 ACRES (GROSS)
 PROPERTY ZONING: RC (REGIONAL CENTER DISTRICT)

SETBACKS: BUILDING: FRONT YARD = 100 FEET, REAR YARD = 100 FEET, SIDE YARD = 100 FEET
 PARKING: FRONT YARD = 20 FEET, REAR YARD = 10 FEET, SIDE YARD = 20 FEET

BUILDING AREA: PROPOSED BEST BUY = 30,891 SQ.FT.
 BUILDING HEIGHT: PROPOSED = 34'-8" MAXIMUM PROPOSED HEIGHT, MAXIMUM ALLOWABLE = 45 FEET (3 STORIES)

LOADING CALCULATIONS:
 REQUIRED: 10 SQ.FT. PER EACH FRONT FOOT OF BUILDING, 164 FOOT FRONTAGE ALONG NOVI ROAD = 10 x 164 = 1,640 SQ.FT.
 PROPOSED: 1,942 SQ.FT.

PARKING CALCULATIONS: (FOR GROUP RETAIL CENTER)
 REQUIRED: 1 SPACE PER 200 SQ.FT. OF GROSS LEASABLE FLOOR AREA, TOTAL REQUIRED SPACES = (30,891/200) = 154 SPACES
 PROPOSED: UPPER LEVEL: 99 REGULAR (19'x9') SPACES, 4 BARRIER-FREE (19'x8') SPACES, 103 TOTAL SPACES; LOWER LEVEL: 95 REGULAR (19'x9') SPACES, 2 BARRIER-FREE (19'x8') SPACES, 97 TOTAL SPACES
 TOTAL SPACES = 200 SPACES (INCLUDES 6 BARRIER-FREE SPACES)

CAUTION!
 THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS 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 UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE BEGINNING OF CONSTRUCTION.

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 Phone: (248) 689-9090
 Fax: (248) 689-1044
 website: www.peainc.com

BEST BUY
 7601 PENN AVE S BR-5656
 ROYAL OAK, MI 48065

PRELIMINARY SITE PLAN - UPPER LEVEL
BEST BUY - NOVI, MI
 PART OF THE NW 1/4 OF SECTION 14, T. 1N, R. 8E.,
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DES.	SAS	DN.	RMK	SUR.	MAD	P.M.	SAS

ORIGINAL ISSUE DATE: DEC. 21, 2007
 PEA JOB NO. 2007-088

SCALE: 1" = 30'
 DRAWING NUMBER: **SP-2**

(NOT FOR CONSTRUCTION)
SIDWELL NUMBERS: 22-14-100-047 & 22-14-100-061

XREF: \2007088\DWG\TOP\BASE-07088.DWG
 XREF: \2007088\DWG\SITE PLAN\BASE-07088.DWG
 XREF: \2007088\DWG\SITE PLAN\LEK-07088.DWG