

Lend alcoted in the City a

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GIFFELS - WEBSTER ENGINEERS, INC. 407 E. FORT STREET SUITE 600 DETROIT, MI 48226

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# NOVI TOWN CENTER PROPOSED BUILDING "I"

NOVI.

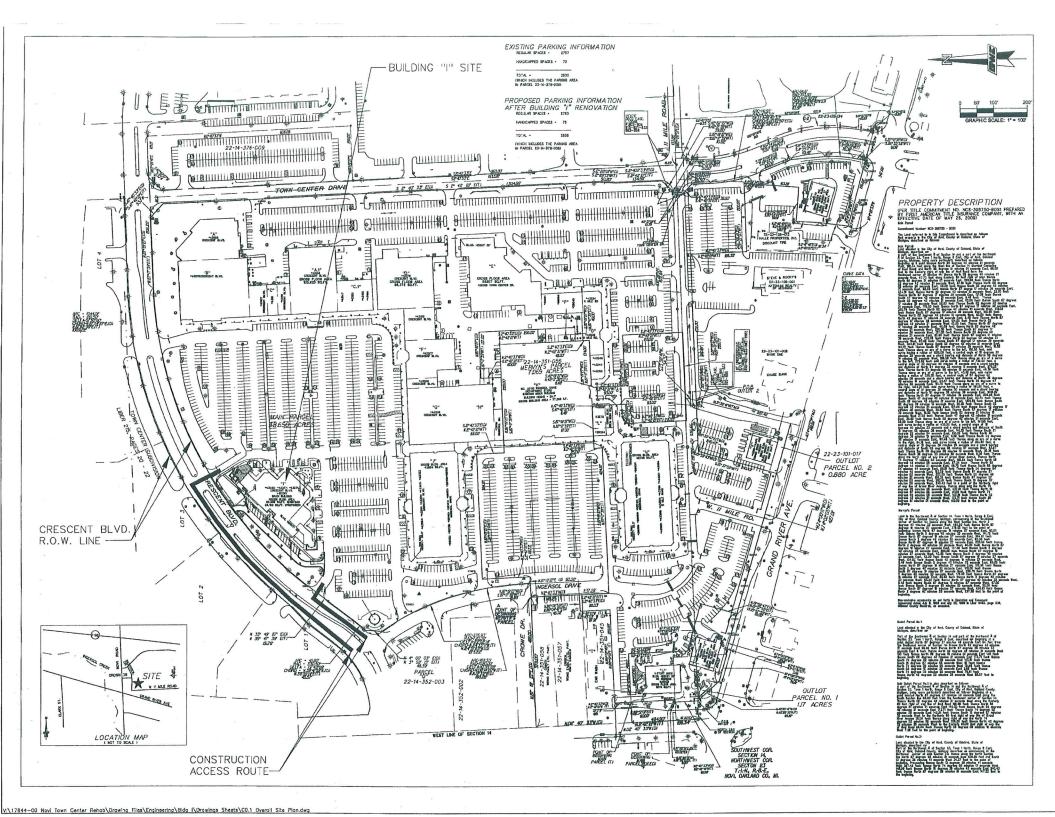
MICHIGAN

OWNER: NOVI TOWN CENTER INVESTORS, LLC 26132 Ingersol Drive Novi, Michigan 48375 248/347-3830 Fax 248/347-3833

REVISED SITE PLAN SUBMITTAL

PROJECT NO. 4407

AUGUST 21, 2009 OCTOBER 16, 2009









| PRINCIPAL:    | KM         |
|---------------|------------|
| PROJ. MNGR:   | MWM        |
| DESIGN:       | MWM, TT    |
| DRAWN:        | TT         |
| IND. REVIEW:  | STC        |
| SECTION: 14 T | -1-N R-8-E |



#### NOVI TOWN CENTER INVESTORS LLC

c/o BurnsCo, Inc. 26 WOLCOTT ST. MEDFORD, MA. 02155



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**OVERALL SITE** 

**PLAN** 

BLDG "I" IMPROVEMENT @ NOVI TOWN CENTER

CITY OF NOVI OAKLAND COUNTY, MI

| DATE:  | 08-12-09 |
|--------|----------|
| SCALE; | 1"=100"  |
| SHEET: | C0.1     |
| ЮВ:    | 17844    |

#### GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS, SPECIFICATIONS AND GENERAL CONDITIONS OF THE CITY OF NOVI AND ANY/OR OTHER AGENCIES HAVING JURISDICTION
- 2. UTILITY INFORMATION SHOWN ON THESE PLANS WAS OBTAINED FROM UTILITY DWINERS AND THEREFORE MAY NOT BE ACCURATE OR COMPLETE. THE CONTRACTOR SHALL VERIFY AND OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT HAVE AN IMPACT ON THIS PROJECT, AND SHALL BE RESPONSIBLE FOR MY DAMAGE TO MY PUBLIC OR PRIVATE LITLITIES WHETHER THEY ARE SHOWN OR NOT ON THE PLANS.
- 3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AT PROPOSED CONNECTIONS AND/OR CROSSINGS, AND TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES TO THESE PLANS.
- 4. 72 HOURS PRIOR TO EXCAVATION, THE CONTRACTOR SHALL CONTACT MISS DIG AT (800) 482-7171 FOR THE LOCATION OF UNDERGROUND GAS AND CABLE FACILITIES, AND SHALL ALSO NOTIFY REPRESENTATIVES OF OTHER UTILITIES LOCATED IN THE VICINITY OF THE WORK.
- 5. ALL PERMITS REQUIRED SHALL BE CHTAINED BY THE CONTRACTOR. ALL PERMIT FEES, BONDS, AND INSURANCE REQUIRED BY THE ISSUING AGENCIES SHALL BE PROVIDED BY THE CONTRACTOR, AND MUST BE KEPT CURRENT, THE CONTRACTOR IS RESPONSIBLE FOR ALL OTHER FEES, INSPECTION COSTS, ETC., AND SHALL ADHERE TO ALL REQUIREMENTS SET FORTH IN SAID PERMITS.
- . THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL WORK AREAS TO ENSURE THE SAFETY OF ALL COCUPANTS, VISITORS, PEDESTRAMS, WORKERS, ETC. THE CONTRACTOR SHALL REPAIR AND MAINTAIN ALL CONSTRUCTION FENCING AS NECESSARY.
- THE CONTRACTOR SHALL PROVIDE FOR CONTROLLED ACCESS TO THE SITE FOR USE BY THE WARROLS WORK FORCES, EMERGENCY VEHICLES, OCCUPANTS, WISTORS, ETC. THROUGHOUT CONSTRUCTION. THIS ACCESS MUST PROVIDE FOR THE REMOVAL OF MUD FROM VEHICLES TIRES. ROADWAYS AND DRIVENAYS SHALL BE MAINTAINED OPEN FOR ENERGENCY VEHICLES AT ALL TIMES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENTS AND BUISNESSES WHOSE DRIVENAYS ARE AFFECTED BY HIS SCHEDULE 24 HOURS IN ADVANCE, CONTRACTOR SHALL SCHEDULE CONSTRUCTION AT NON-PEAK USE HOURS AND SHALL MINIMIZE DRIVENAY CLOSURE BY EXPEDITING CONSTRUCTION.
- B. THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES, AND LIGHTS TO PROTECT THE TRAFFIC AND THE WORK AS DIRECTED BY THE PLANS OR BY THE AGENCY MITH JURISDICTION. ALL TRAFFIC CONTROLS SHALL BE IN ACCORDANCE MITH THE MICHIGAN WANUAL OF UNFORM TRAFFIC CONTROL DEMCES (WALVICO). B. THE CONTRACTOR IS REQUIRED TO CONFINE CONSTRUCTION ACTIVITIES TO THE LIMITS OF THE SITE AS SHOWN ON THE CONSTRUCTION FLANS. ANY DAMAGE OR DESINATION ADJUGANT SITES IS THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT INMEDIATELY. NO OFF-SITE WORK SHALL BE PERFORMED OUTSIDE OF PUBLIC RIGHTS-OF-WAY OR DEDICATED EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE PROPERTY OWNER.
- 10. GREAT CARE SHALL BE TAXEN TO AVOID DAMAGE TO VEGETATION OUTSIDE THE CLEARING AND GRUBBING LIMITS. NO DRIVING OR PARKING OF VEHICLES AND/OR STORAGE OF MATERIALS AND SUPPLIES SHALL BE PERMITTED OUTSIDE THE LIMITS OF CONSTRUCTION.
- 11. ALL ELEVATIONS ON THESE PLANS ARE ON THE USGS DATUM.
- 12 THE PROTECTION OF FYSTING TREES AS REQUIRED. SHALL BE SOLELY THE CONTRACTOR'S RESPONSEBILITY.
- 13. PORTIONS OF CONSTRUCTION SHALL HAVE INSPECTION PROVIDED BY THE CITY OF NOVI. THE CONTRACTOR SHALL CONTACT THE CITY OF NOVI 48 HOURS BEFORE

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL, AND SHALL PROVIDE ALL NECESSARY MATERIAL AND EQUIPMENT TO KEEP DUST IN CHECK AT ALL TIMES. THE CONTRACTOR SHALL RESPOND INVESTIGATED TO ANY AND ALL COMPLANTS, DUST CONTROL SHALL BE INDOMINAL TO THE PROJECT.

15. DURING CONSTRUCTION, THE CONTRACTOR MAY ENCOUNTER SPRINKLER HEADS, PIPING, LIGHTING AND BURED ELECTRICAL CABLE, MALBORES, FENCES, SONS, ETC., THAT MAY OR MAY NOT BE INDICATED ON THESE PLANS. THE CONTRACTOR SHALL REPLACE AND/OR RESTORE ALL COMPONENTS OF SUCH SYSTEMS. ALL DISTURBED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION, MINIMUM STANDARD REQUIREMENTS, OR AS SPECIFIED HEREIN; WHICHEVER IS MORE STRING

18. ROADHAY, DRIVENAY, AND PARKING AREA FINAL RESTORATION SHALL BE PERFORMED WITH SURFACE AND BASE MATERIALS MATCHING EITHER THE EXISTING MATERIALS IN QUALITY AND THICKNESS, PER MINIMUM REQUIREMENTS, OR PER THE FOLLOWING; WHICHEVER IS NOTE STRINGENT:

- A ASPHAIT ROADWAYS 4" ASPHALT MOOT 1100T-20 AA
- B. ASPHALT DRIVEWAYS 3" ASPHALT NOOT 1100T-36 A
- C. GRAYEL ROAD AND DRIVEWAYS 8" MOOT 22A GRAVE
- D. CONCRETE ROADS 8° 3500 PSI CONCRETE
- F. CONCRETE DRIVEWAYS 6" 3500 PSI CONCRETE
- 17. ALL LOT MARKERS AND MONUMENT POINTS DISTURBED DURING CONSTRUCTION SHALL BE PEPLACED BY A REGISTERED LAND SURVEYOR AT THE EXPENSE OF THE

18. FINAL CLEANUP AND RESTORATION SHALL CONSIST OF FINE GRADING OF CONSTRUCTION AREAS, REMOVAL OF CONSTRUCTION SIGNS, ETC. TOPSOIL SHALL B SPREAD OVER ALL DISTURBED AREAS, FOLLOWED BY SEED, FERTILIZER AND EROSION WAT OR STRAW WULCH, OR AS FURTHER REDURED BY THE LANDSCAPING PLANS NO SPECIFICATIONS. ALL REQUIRED RESTORATION ITEMS NOT SPECIFICALLY DENTIFIED AS A PAY ITEM SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. 19. THE UTILITY POLES SHOWN ON THESE DRAWINGS ARE INTENDED TO SHOW ONLY THE LOCATION OF EXISTING POLES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITY AND DIRECTION OF OVERHEAD LINES. THE COST FOR SUPPORTING AND RELOCATING POLES SHALL BE INCIDENTAL TO THE PROJECT. 20. THE MEANS AND METHODS OF CONTROLLING GROUNDWATER AND DEWATERING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL COST ASSOCIATED WITH DEWATERING SHALL BE INCIDENTAL TO THE CONTRACT.

#### DEMOLITION NOTES

THICKENED SLAB CURB/WALK

OVERFLOW/OUTLET STRUCTURE

STORM MANHOLF

CATCH BASIN

YARD BASIN

INLET BASIN

END SECTION

ROOF/DOWN SPOUT

STORM CLEAN OUT

SANITARY MANHOLE

SANITARY RISER

SANITARY CLEAN OUT

SANITARY PUMP STATION

- 1. REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND RESPONSIBILITIES.
- WITH THE EXCEPTION OF AN AMOUNT OF EXCAVATED NATERIALS SUFFICIENT FOR BACKFILLING AND CONSTRUCTION OF FILLS AS CALLED FOR ON THE PLANS AND AS INDICATED BELOW, ALL BROKEN CONCRETE, STONE AND EXCESS EXCAVATED MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR AND AS INDICATED BELLWI, AS BROKEN CONTROL AND WILL RECEIVE NO ADDITIONAL COMPENSATION FOR DISPOSING OF ANY OF THE EXCESS MATERIALS. MATERIALS ACCEPTIBLE TO THE DIGINER MAY BE DEPOSED OF ON-SITE AT THE CONTRICTIONS EXPOSE IN A MAINER APPROVED IN ADMACE BY THE DIGINEER.

  3. THE EDGE OF DUSTING PAYEMENT SHALL BE CLEAVED OF EARTH AND OTHER FORDIN MATERIAL REFORE ADMICENT POURS ARE PLICED.
- 4. ALL BULKHEADING AND/OR SEWER PIPE REMOVAL NECESSITATED BY THE REMOVAL OF DRAINAGE STRUCTURES SHALL BE INCLUDED IN THE STRUCTURE REMOVAL
- STREET SIGNS IN THE WAY OF CONSTRUCTION WILL BE REMOVED AND RESET IMMEDIATELY IN A TEMPORARY LOCATION, AS APPROVED BY ENGINEER.
- THE CONTRACTOR SHALL PROTECT ALL ECSTING SIGNS AND POSTS SCHEDULED TO REMAIN, AS DIRECTED BY THE ENGINEER.
- ALL UNDERGROUND UTILITIES NOT INDICATED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PRIVATE PROPERTY (NOLUDING BUILDINGS AND FOUNDATIONS) THROUGHOUT CONSTRUCTION AND SHALL MANTAIN SAFE PEDESTRIAN ACCESS AT ALL TIMES.
- 9. THE REMOVAL OF PAVEMENT, CURBS AND WALKS SHALL INCLUDE ALL REQUIRED SANCUTTING, CURB REMOVAL IS INCIDENTAL TO PAVEMENT REMOVAL

#### **UTILITY NOTES**

- REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND RESPONSIBILITIES.
- REFER TO ARCHITECTURAL PLANS TO COORDINATE ALL:
- A WATER SUPPLY, METERING, SPRINKLER AND FOC PIPING, DESIGN AND COORDINATION
- B. BUILDING SEWER, BUILDING DRAIN DESIGN AND CONNECTIONS TO CLEAN OUTS AND ROOF CONNECTORS C CAS ELECTRIC AND COMMUNICATION SERVICES, AND LIGHTING DETAILS
- D. ALL BUILDING ACCESS WALKS AND ENTRY DETAILS, INCLUDING SUPPORTED SLABS
- E. ALL WORK TO CONSTRUCT THE BUILDING AND ALL ITEMS CONNECTED TO IT
- 3. ALL TRENCHES WITHIN A ONE ON ONE SLOPE OF PAREMENT SHALL BE BACKFILLED WITH SAND (WOOT CLASS II WINMAUN) AND WECHANICALLY COMPACTED IN NOT WORE THAN 9" LAYER TO 95% MAXIMUM DRY DENSITY PER MODIFIED PROCTER COMPACTION TEST ASTM D-1557. COMPACTED SAND BACKFILL SHALL
- ALSO BE PROVIDED FOR ALL SEWER TRENCHES LOCATED UNDER, OR WITHIN, THREE FEET OF PAVEMENT. 4. THE COST OF ALL TREE, STUNP, FOUNDATION AND/OR STRUCTURE REMOVAL AND DISPOSAL NOT INCLUDED IN THE PROPOSAL SHALL BE CONSIDERED
- INCIDENTAL AND INCLUDED IN THE PRICE BID FOR WATERMAIN, SANITARY SEMER, STORM SEMER, AND PAYING WORK. 5. A MINIMUM VERTICAL CLEARANCE OF 18 INCHES IS REQUIRED AT UTILITY CROSSINGS (MASURED FROM THE OUTSIDE OF PIPE TO THE OUTSIDE OF PIPE).
- POSITIVE PROVISIONS SHALL BE MADE TO ENSURE THAT ALL UTILITY TRENCHES ARE FREE DRIVINING DURING ALL PHASES OF CONSTRUCTION
- 6. THE REQUIRED BEDOING FOR SEWER PIPE SHALL CONSIST OF A MAXIMUM 3/4 INCH DAMETER CRUSHED STONE.
- THE MINIMUM SLOPE FOR A BUILDING LEAD IS 1% LEADS SHALL ONLY BE CONNECTED TO THE MAIN LINE WITH WYES. ALL STORM SEWER PIPE SHALL BE CONSTRUCTED WITH RUBBER GASKET (PREMIUM) JOINTS.
- 9. THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF ALL UTILITY LINES AND STRUCTURES, AS OUTLINED ON THE DEMOLITION PLAN. WITH THE INSTALLATION OF UTILITY IMPROVEMENTS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING GRADE HODIFICATIONS NOICHTED ON THE FINISHED LANDSCAPE PLAN, AND COORDINATE THE ACTUAL FINISH GRADE OF FIRE HYDRANTS, GATE VALVE CASTINGS, MANYOLES, YARD GRAINS, CLEAN OUTS AND OTHER UTILITY STRUCTURES. ENSURE THAT ALL FINSH GRADING IS PERFORMED IN A MAINER THAT ACCOMPLISHES THE PROJECT DESIGN OBJECTIVES AND PROVIDES FOR POSITIVE DRAINGLE OF ALL AREAS. ANY SUBSTANTIAL GRADE CHANGES WHICH WAY CAUSE FUNCTIONAL PROBLEMS SHALL BE REPORTED PROMPTLY TO THE ENGINEER WHO SHALL EVALUATE THE CONDITIONS AND PROVIDED CORRECTIONAL RECOMMENDATIONS TO THE OWNER FOR FINAL DETERMINATION.

- 11. CONTRACTOR SHALL BE REQUIRED TO COORDINATE THE INSTALLATION OF GAS, ELECTRIC, PHONE, CABLE, SPRINKLERS ETC., IN SUCH A MANNER THAT WILL FACULTATE THEIR PROPER INSTALLATION PROR TO PLACING THE PAVEMENT MATERIALS. ENSURE THAT ALL REQUIRED PIPES, CONDUITS, CABLES AND SLEEVES ARE PROPERLY PLACED AND THAT THE TRENCHES ARE PROPERLY BACKFILLED AND COMPACTED.
- 12. THE CONTRACTOR SHALL REMOVE UTILITIES, WHICH HAVE BEEN ABANDONED IN PLACE, AS REQUIRED TO COMPLETE INSTALLATION OF NEW UTILITIES. WHENEVER ABANDONED UTILITIES ARE CUT, CONTRACTOR SHALL COMPLETELY CAP BOTH ENDS TO PREVENT THE INFILTRATION OF SOILS.
- 13. NO CONNECTION MAY BE MADE TO ANY EXISTING WATER WAIN UNTIL THE NEW MAIN HAS PASSED ALL PRESSURE AND BACTERIOLOGICAL TESTING. 14. ROADHAY, DRYCHAY AND PARKING AREA CROSSINGS SHALL BE TEMPORARALY CONDITIONED INMEDIATELY AFTER CROSSING BY PLACING 8" OF MODT 22A

GRAVEL OR SLAG AGGREGATE, AND SHALL BE MAINTAINED IN GOOD, DUST FREE CONDITION UNTIL PAVEMENT RESTORATION IS MADE.

#### PAVING AND GRADING NOTES

- REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND RESPONSIBILITIES.
- THE PAYING CONTRACTOR SHALL BE REQUIRED TO COORDINATE THE INSTALLATION OF GAS, ELECTRIC, PHONE, CASLE, SPRINGLERS, ETC. IN SUCH A MANNER THAT WILL FACULATE THEIR PROPER INSTALLATION PRIOR TO PLACING THE PAYENENT MATERIALS. ENSURE THAT ALL REQUIRED PIPES, CONDUITS, CABLES AND SLEEVES ARE PROPERLY PLACED AND THAT THE TRENCHES ARE PROPERLY BACKFILLED AND COMPACTED.
- 3. BUTT JOINTS SHALL BE PLACED AT ALL LOCATIONS WHERE AN EXISTING ASPHALT PAYEMENT SURFACE IS BEING DISTURBED BY REMOVALS AND/OR THE INSTALLATION OF NEW ASPHALT PAVEMENT.
- ALL PAYMENT AREAS SHOULD BE CLEARED AND GRUBBED BY REMOVING SLRFACE VEGETATION, TOPSON, DEBRIS AND OTHER DELETERIOUS MATERIALS. THE PLACEMENT OF THE FINAL ASPHALT LIFT SHALL BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED, OR AS APPROVED BY THE DIMER. A BOND COAT OF SS-1H EMULSION SHALL BE APPLED (AT A RATE OF 0.10 GALLONS/S.Y.D.) BETWEEN THE LEVELING AND WEARING COURSE WHEN 48 HOURS HAVE ELAPSED BETWEEN PLACEMENTS.

  IN THE FAIL SUB-CRADE SHALL BE THEROUGHLY PROOF-ROLLED UNDER THE OBSERVATION OF THE SOLLS ENGINEER.
- PROPOSED AGGREGATE BASE SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND THE PAVEMENT EDGE/BACK OF CLRB.
- 8. ALL TRENCHES WITHIN A ONE ON ONE SLOPE OF PAVEMENT SHALL BE BACKFILLED WITH SAND (WOOT CLASS II MINIMAN) AND MECHANICALLY COMPACTED IN NOT MORE THAN 9" LAYER TO 95% MAXIMUM DRY DENSITY PER MODIFIED PROCTER COMPACTION TEST ASTM D-1557.
- NO FROZEN MATERIAL SHALL BE PERMITTED AS BACKFILL UNDER ANY ROADWAY, DRINEWAY OR PARKING AREA.
- O. PRIOR TO THE START OF MY FILING, THE CONTRACTOR SHALL REMOVE ALL TOPSOIL AND ALL OTHER UNACCEPTABLE SOIL FROM THE FILL AREAS, AND PROPERLY BACKER! WITH ACCEPTABLE SOIL. 11. BARRIER FREE SIGNAGE SHALL BE PLACED IN FRONT OF EVERY DESIGNATED BARRIER FREE STALL THE CONTRACTOR SHALL COORDINATE STANDARD AND VAN
- ACCESSIBILITY SIGNAGE AS INCICATED ON THE PLANS.
- 13 CENERAL CRADING REQUIREMENTS ARE AS FOLLOWS:

ELECTRIC METER

LIGHT POLE

CARLE RISER

IMITY POLE

ELECTRIC TRANSFORMER

TELEPHONE MANHOLE

TELEPHONE CROSS BOX

TRAFFIC CONTROL BOX

PUBLIC LIGHTING MANHOLE

0

TELEPHONE RISER

AIR CONDITIONER

- A. FINISH GRADE AT EXISTING BUILDING SHALL MATCH BRICK LEDGES, DOORMAYS OR BASENENT WINDOWS
- B. MAINTAIN POSITIVE DRAWAGE AWAY FROM ALL BUILDING (± 2%)

CONC.

A.C.

GP

C.L.F.

D.L.

F.F.

O.H

F.I.

SI

F.M.

SN

O= # =O=

- C. SIDEWALK CROSS SLOPE ±2% UNLESS OTHERWISE NOTED (EXCLUDING RAMPS)
- D. PAVENENT SLOPES (1.0% MINIMUM, 4.0% MAXIMUM) UNIFORMLY BETWEEN FINSH GRACE ON PLANS
- E. LAWN AREAS ± 1% MINIMUM TO 25% (BERMS) MAXIMUM 14. ALL PROPOSED GRADES ARE AT THE OUTTER UMLESS OTHERWISE NOTED, SEE DETAILS FOR FACE OF CURB, TOP OF CURB AND ASPHALT ADJUSTMENTS.
- 15. REFER TO ARCHITECTURAL PLANS TO COORDINATE ALL:
- A WATER SUPPLY, METERING, SPRINKLER AND FDC PIPING, DESIGN AND COORDINATION
- B. BUILDING SEWER, BUILDING DRAIN DESIGN AND CONNECTIONS TO CLEAN OUTS AND ROOF CONNECTORS GAS, ELECTRIC AND COMMUNICATION SERVICES AND LIGHTING DETAILS AND COORDINATION.
- D. ALL BUILDING ACCESS WALKS AND ENTRY DETAILS, INCLUDING SUPPORTED SLABS
- E. ALL WORK TO CONSTRUCT THE BUILDING AND ALL ITEMS CONNECTED TO IT 16. PROR TO THE FUNCEMENT OF MY BASE ASPIRAL OR LEVELING COURSE, THE CURBS SHALL BE PARTIMLLY BACKFLLED AND THE SUB-GRADE SHALL BE
- PROOF-ROLLED UNDER THE SUPERMISION OF THE SOLS ENGINEER. 17. ALL SIDEWALK AND PATHWAYS IN ANY PUBLIC R.O.W. SHALL BE INSPECTED BY THE ACENCY WITH JURISDICTION.

#### EROSION CONTROL NOTES

- 1. REFER TO THE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS AND RESPONSIBILITIES.
- ALL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF NOVI.
- 3. WAY EROSION AND SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED WITHIN THE WORK AREA AND NOT ALLOWED TO COLLECT ON MAY OFF-SITE AREAS OR IN NATERWAYS. (MATERWAYS INCLUDE BOTH NATURAL AND WAN-MADE OPEN DITCHES, STREMS, STORM DRAINS, LAKES,
- 4. THE CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SECUMENTATION CONTROL MEASURES AS DIRECTED ON THESE PLANS AND WHENEVER OTHERWISE REQUIRED BY THE WORK, THE CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES,
- DITCHES, AND OTHER CHANGES HAVE BEEN ACCOMPLISHED. 5. SOIL EPOSIGN CONTROL PRACTICES WILL BE ESTABLISHED IN EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR, SEDMENTATION CONTROL
- MALE DESIGNATION CONTINUE TRAINED THE EXPRESSION ENTRY STATES OF CONTINUE THE ITE CONTINUED BY THE CONTINUED BY THE CONTINUED SHALL PRESENTED OF DRY OUT OF THE WORK AREA.

  THE CONTINUED SHALL PRESENTE NATURAL VEGETATION AS MUCH AS POSSIBLE.
- PROTECT ALL EXISTING TREES, INCLIDING THEIR BRANCHES AND ROOTS, FROM DAMAGE DUE TO THIS WORK UNLESS SPECIFICALLY IDENTIFIED FOR
- REMOVAL VEGETATION S'ABLIZATION OF ALL DISTURBED AREAS SHALL BE ESTABLISHED WITHIN 15 DAYS OF COMPLETION OF FINAL GRADING 9. THE CONTRACTOR SHALL SHEEP THE EXISTING STREETS SURROUNDING THE PROJECT SITE ONCE A WEEK, OR AS DIRECTED BY THE ENGINEER OR
- INSPECTOR. STREET SCRAPING SHALL BE PERFORMED IN CONJUNCTION WITH THIS SWEEPING ON AN AS NEEDED BASIS. 10. THE SEDIMENT CONTROL FENCING INDICATED ON THIS PLAN IS NOT INTENDED TO SHOW THE EMCT LOCATION OF THE FENCE. THE CONTRACTOR
- SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE REQUIRED TO CONTAIN SEDIMENT. 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING CONPLANCE WITH ALL APPLICABLE NPCES REGULATIONS, INCLUDING: INSPECTION,
- RESTORATION, AND RECORD KEEPING REQUIREMENTS. 12. THE CONTRACTOR IS RESPONSIBLE FOR CHI-GOING MAINTANANCE OF ALL SOIL EROSION CONTROLS AS INDICATED BY THESE PLANS.
- 13. CONSTRUCTION ACTIVITIES (INCLUDING INSTALLATION OF PIPE AND ASSOCIATED VALVES, STRUCTURES, BACK FILLING, SURFACE RESTORATION, AND REMOVAL OF EXCESS EXCAVATED MATERIAL) SHALL BE ACCOMPUSHED IN ONE CONTINOUS OPERATION.
- M. PAVEMENT AND/OR VEGETATION SMALL NOT BE STRPPED FROM AN AREA UMLESS CONSTRUCTION ACTIVITIES ARE TO COMMENCE IN THAT AREA WITHIN THE NEXT THREE DAYS. 15. F FOR MY REASON PERMANENT STABILIZATION CAN NOT BE PROVIDED WITHIN 15 DAYS OF THE COMPLETION OF PIPE LAYING OPERATIONS,
- TEMPORARY STABILIZATION SHALL BE PROVIDED AT ALL DISTURBED AREAS. TEMPORARY STABILIZATION SHALL FURTHERMORE BE PROVIDED DURING THE NON-GROWING SEASON (OCTOBER 1 THROUGH APRIL 20) FOR ALL AREAS TO BE SEEDED.
- 16. TEMPORARY STABILIZATION SHALL CONSIST OF EITHER SMALL GRAIN STRAIF OR GRASS HAY SPREAD AT THE RATE OF 1.5 TO 2 TONS PER ACRE, OR WILCOH BLANKETS, WHICH SHALL BE ANCHORED IN PLACE TO PREVENT DISPLACEMENT FROM WIND AND RAIN. TEMPORARY STABILIZATION SHALL
- BE REPARED AS OFTEN AS NECESSARY, AS DETERMINED BY THE AGENCY WITH JURISDICTION. 17. ALL DENATERING SHALL BE ACCOMPLISHED IN A MANNER THAT WILL NOT CONTRIBUTE TO DEPOSITION OF SEDMENT IN ROAD OTTCHES OR OPEN
- 18. THIS PROJECT SHALL BE CONSTRUCTED IN COMPLIANCE WITH PART 91 OF ACT 451 OF 1994, AS AMENDED. 19. SEDIMENT CONTROL FENONG SHALL BE INSPECTED IMMEDIATELY AFTER EACH RUNFALL AND SEVERAL TIMES DURING PROLONGED STORM EVENTS. IF THE FENCE IS SAGGING, OR SOIL HAS REACHED ONE HALF OF THE HEIGHT OF THE FABRIC, THE SOIL BEHIND THE FABRIC SHALL BE REMOVED AND DISPOSED OF IN A STABLE AREA OF THE STE. IF WATER IS SEEPING UNDER THE FENCE, OR THE FARRO IS DECAMOPOSED OR OTHERWISE INSPECTIVE. THE FENCE SHALL BE REMOVED AND PROPERLY RENSTALLED AS INDICATED ON THESE PLANS.
- 20. MJD MAT ENTRANCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH STORM RAINFALL. THE SURROUNDING ROADS SHALL ALSO BE INSPECTED AT THIS TIME FOR EMPENCE THAT MUD IS BEING TRACKED OFF OF THE SITE. MAINTENANCE SHALL INCLUDE THE INSTALLATION OF ADDITIONAL LAYERS OF STONE WHEN THE ORIGINAL STONE BECOMES COVERED WITH MUD. ALL SEDIMENT DROPPED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS shall be removed immediately by sweeping and scraping (as may be required by the engineer).
- 21. SCOMENT NUT FUTERS SHALL BE RESPECTED INMEDIATELY AFTER DUE HANGALL AND SEVERAL THES DUENCE PROCESSED STORM EVERAL DIES SEVERAL THES DUENCE PROCESSED FOR DESIGN OF THE PROCESSED FOR THE PR SHALL BE COMPELTELY REPLACED.

#### FROSION CONTROL SEQUENCE

- 1. INSTALL MUD MATS, SILT FENCE AND INLET FILTERS AT ALL EXISTING LOCATIONS AS SHOWN AND AS REQUIRED TO ACHIEVE ON-SITE
- 2. NSTALL STORM SEVER AND ALL ASSOCIATED STORM WATER IMPROVEMENTS AS SHOWN ON PLANS. INMEDIATELY INSTALL INLET FILTERS AT ALL
- 3. ROUGH GRADE THE PROJECT "WORK AREA" AS NEEDED.
- INSTALL SANITARY SEWER AS SHOWN ON PLANS.
- INSTALL WATER WAY AS SHOWN ON PLANS.

PAVING AND GRADING HATCH LEGEND

COMPACTED SAND BACKFILL (CSB)

POROUS CONCRET

ASPHALT PAVEMENT

CONCRETE PAVEMENT

- NSTALL OTHER UTILITIES (CAS, ELECTRIC, PHONE, CABLE, ETC.) AND/OR ALL NEEDED CONDUITS AND SLEEVES.
- INSTALL PAYEVENT BACKFILL AND SEED & MULCH ALL DISTURBED AREAS.
- CLEAR ALL ACCUMULATED SILT AND REMOVE ALL EROSION CONTROL DEVICES.
- 9. INSTALL LANDSCAPING MATERIALS AS INDICATED PER PLANS & RE-SEED, FERTILIZE AND MULCH ALL DISTURBED AREAS.





| PRINCIPAL:    | KM         |
|---------------|------------|
| PROJ. MNGR:   | MWM        |
| DESIGN:       | MWM, TT    |
| DRAWN:        | TT         |
| IND. REVIEW:  | STC        |
| SECTION: 14 T | -1-N R-8-B |



DEVELOPED FOR NOVI TOWN CENTEL INVESTORS LLC c/o BurnsCo, Inc. 26 WOLCOTT ST. MEDFORD, MA. 0215



ENGINEERS-LAND SURVEYOF PLANNERS-LANDSCAPE ARCH. ... 2471 BOND STR: ROCHESTER HIT!", AI 48308 PHONT (148) 842-3109 (AE (248) 852-6372 JE. P. FORT STREET, SUITE 600 DETROIT, MI +8225 PRONT (313) 942-4442 FAX (313) 942-5062 APON 25 MILE ROAD, SUITE 100 FAX (588) 781-5951 EHALL info@giffelawebater.com www.giffelawebater.com

APPLIED

NOTES AND LEGEND

BLDG "I" IMPROVEMENT @ NOVI TOWN CENTER CITY OF NOVI ALAND COUNTY, MI

08-12-09 DATE: SCALE: NTS SHEET: C1.1 17844

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#### **EROSION CONTROL LEGEND DEMOLITION LEGEND** PROPOSED EXISTING PROPOSED FYISTING PROPOSED **GENERAL LEGEND** EXISTING 8 DRAINAGE AREA REMOVE UTILITY STRUCTURE GUY WIRE ANCHOR GATE VALVE 0 8 STORM SEWER x · x · x · x · x · x · x REMOVE LITTLITY PIPE FIRE HYDRANT 0 IMITTY FLAG @ @ SANITARY SEWER SEDIMENT INLET FILTER ABANDON UTILITY PIPE 1.1.1.1.1.1.1 STOP BOX AND VALVE 4 4 SIGN POST WATER MAIN CUT AND BULKHEAD UTILITY PIPE $\propto$ FDC CONNECTION GUARD POST/BOLLARD MUD MAT ENTRANCE WATER METER FENCE POST UNDERGROUND ELECTRIC LINES REMOVE BUILDING POST INDICATOR VALVE PAY PHONE UNDERGROUND TELEPHONE LINES CHECK DAM WELL HEAD PARKING METER UNDERGROUND CABLE TELEMSION LINES IRRIGATION CONTROL BOX RESIDENTIAL MAILBOX OVERHEAD LINES SEDIMENT CONTROL FENCE REMOVE CONCRETE PAVEMENT LAWN IRRIGATION HEAD U.S. MAILBOX PUBLIC LIGHTING LINES GAS VALVE BLDG CORNER (FIELD LOCATED) STEAM UNES - STEAN -DRAINAGE AREA LINE \_\_\_\_\_ GAS MANHOLE FENCE LINE TRFF REMOVE ASPHALT PAVEMENT GAS RISER PROJECT PHASE LIMIT LINE WETLAND FLAG XXX.XX GAS METER SPOT ELEVATION <50.13 CONCRETE CURR AND GUTTER (STANDARD) ELECTRIC MANHOLE SCIL BORING CONCRETE CURB AND GUTTER (REVERSED) REMOVE SIDEWALK FLECTRIC RISER ASPHAIT ASPH

CONCRETE

AIR CONDITIONER

CHAIN-LINK FENCE

GUARD POST

DOOR LEDGE

OVERHANG

SET IRON

SET NAL

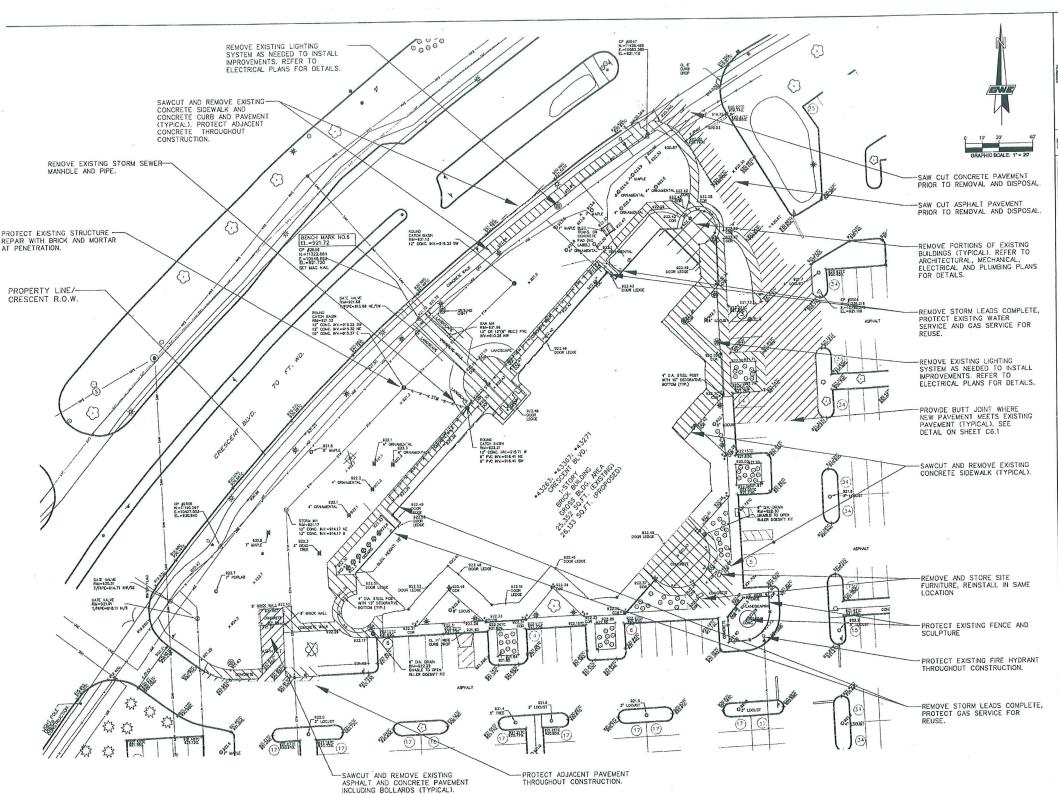
FOUND IRON

FINISHED FLOOR

FOUND IRON PIPE

MEASURED RECORD

FOUND MONUMENT







| PRINCIPAL:    | KM         |
|---------------|------------|
| PROJ. MNGR:   | MWM        |
| DESIGN:       | MWM, TT    |
| DRAWN:        | TT         |
| IND. REVIEW:  | STC        |
| SECTION: 14 T | -1-N R-8-E |



NOVI TOWN CENTER INVESTORS LLC 26 WOLCOTT STREET MEDFORD, MA 02155

### Giffels-Webster Engineers, Inc.

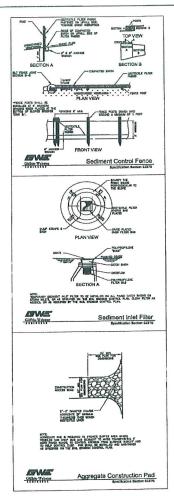
ENGINEERS-LAND SURVEYORS PLANNERS-LANDSCAPE ARCHITECT 2871 20ND STREET 20CHSTER HILLS, MI 48309 PHONE (248) 852-3100 FAX (248) 852-6372 711 (141) 601-6112 407 1. FERT STREET, SUITE 600 BETTACH, MI 41226 PHONE (313) 921-4442 FAX (313) 921-5066 6303 28 MILE ROAD, SUITE 100 VASHINGTON, MI 48034 FHONE (686) 781-6950 FAX (586) 781-8551
EMAIL info@giffeleuebater.com
urun.gifeleuebater.com

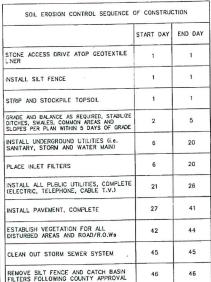
#### SHEET TITLE

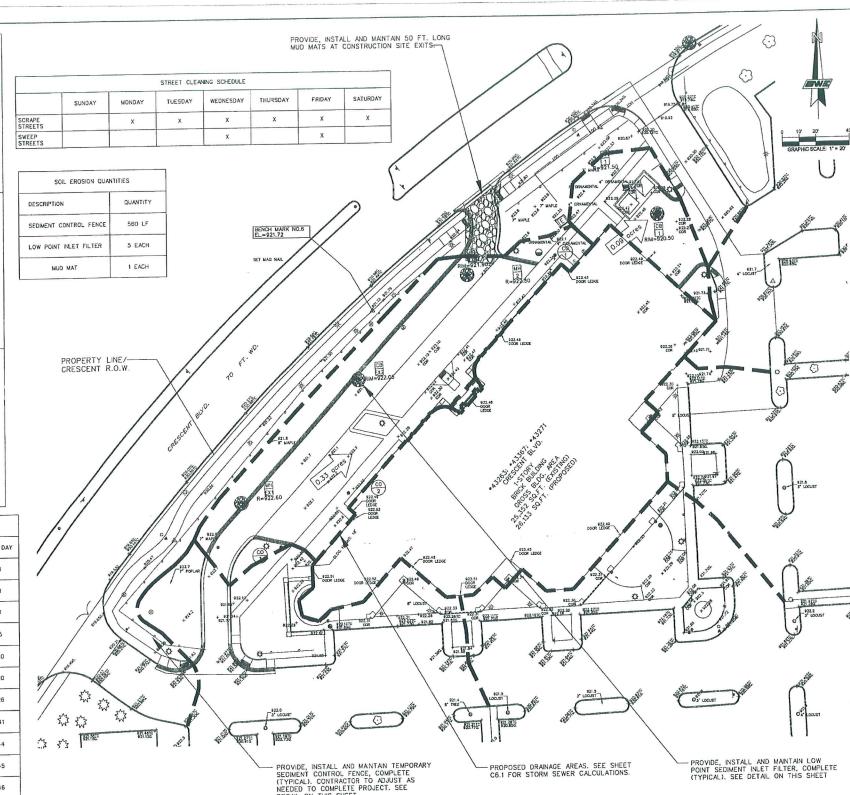
EXISTING CONDITIONS AND **DEMOLITION PLAN** BLDG "I" IMPROVEMENT

@ NOVI TOWN CENTER CITY OF NOVI OAKLAND COUNTY, MI

| DATE:  | 08-12-09 |
|--------|----------|
| SCALE: | 1"=30"   |
| SHEET: | C2.1     |
| ЮВ:    | 17844    |











| PRINCIPAL:    | KM         |
|---------------|------------|
| PROJ. MNGR:   | MWM        |
| DESIGN:       | MWM, TI    |
| DRAWN:        | TT         |
| IND. REVIEW:  | STC        |
| SECTION: 14 T | -1-N R-8-E |



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c/o BurnsCo, Inc. 26 WOLCOTT ST. MEDFORD, MA 02155

## Giffels-Webster

Engineers, Inc.

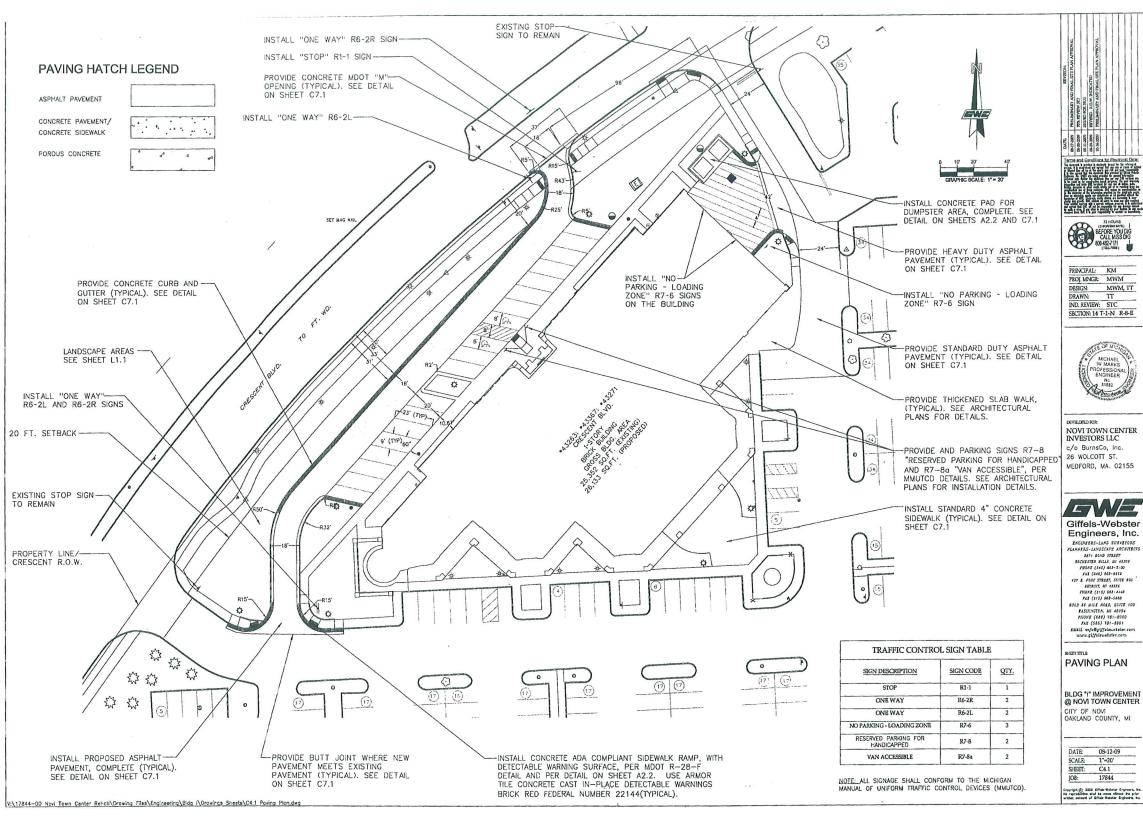
ENGINEERS-LAND SURVETORS
PLANNERS-LANDSCAPE ARCHITECTS
2811 EURO STEET
ROCKESTER BILLS, MI 48309 PHONE (248) 852-3100 FAX (248) 852-5372 407 E. FORT STREET, SUITE 685 PHONE (313) 962-4442 FLX (313) 962-568 6363 28 MILE BOAD, SUITE 100 FASILINGTON, MI 48034 PHONE (586) 781-8950 FAX (585) 781-8951 EHAIL info@giffelruebater.com www.giffelruebater.com

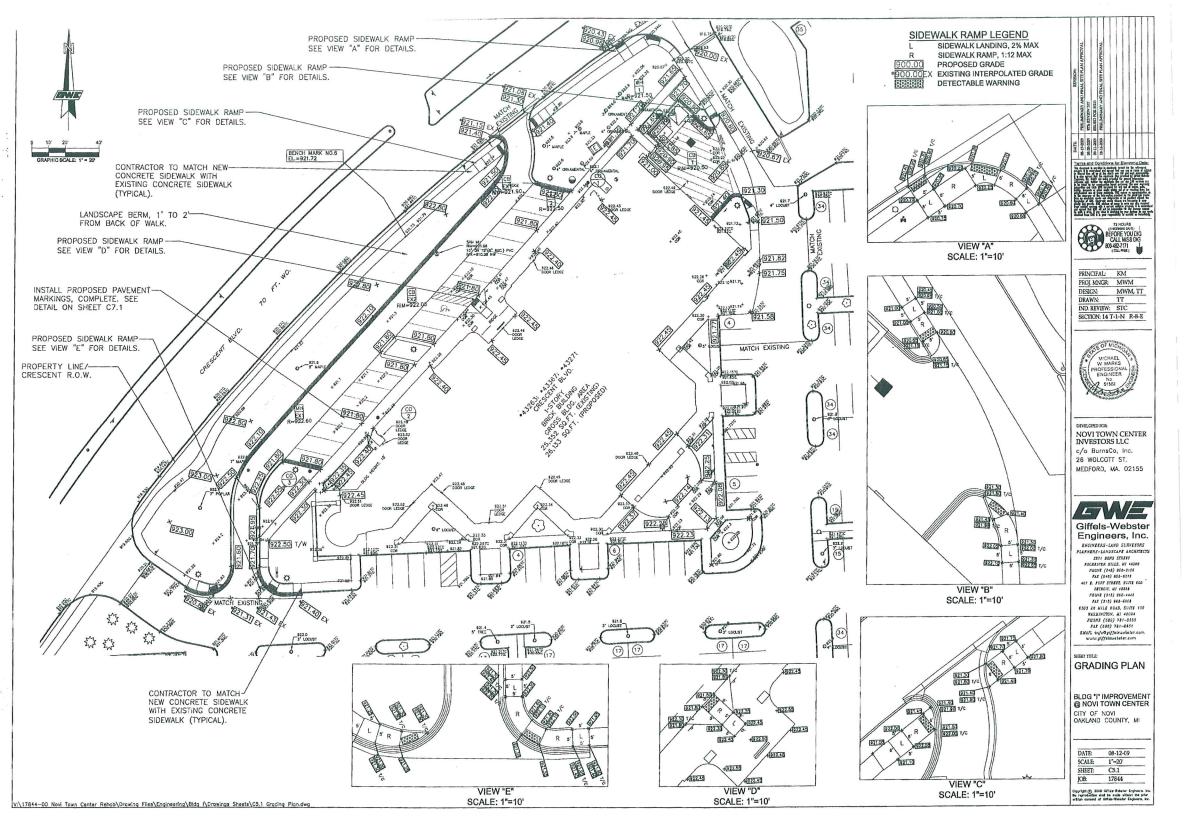
SOIL EROSION PLAN

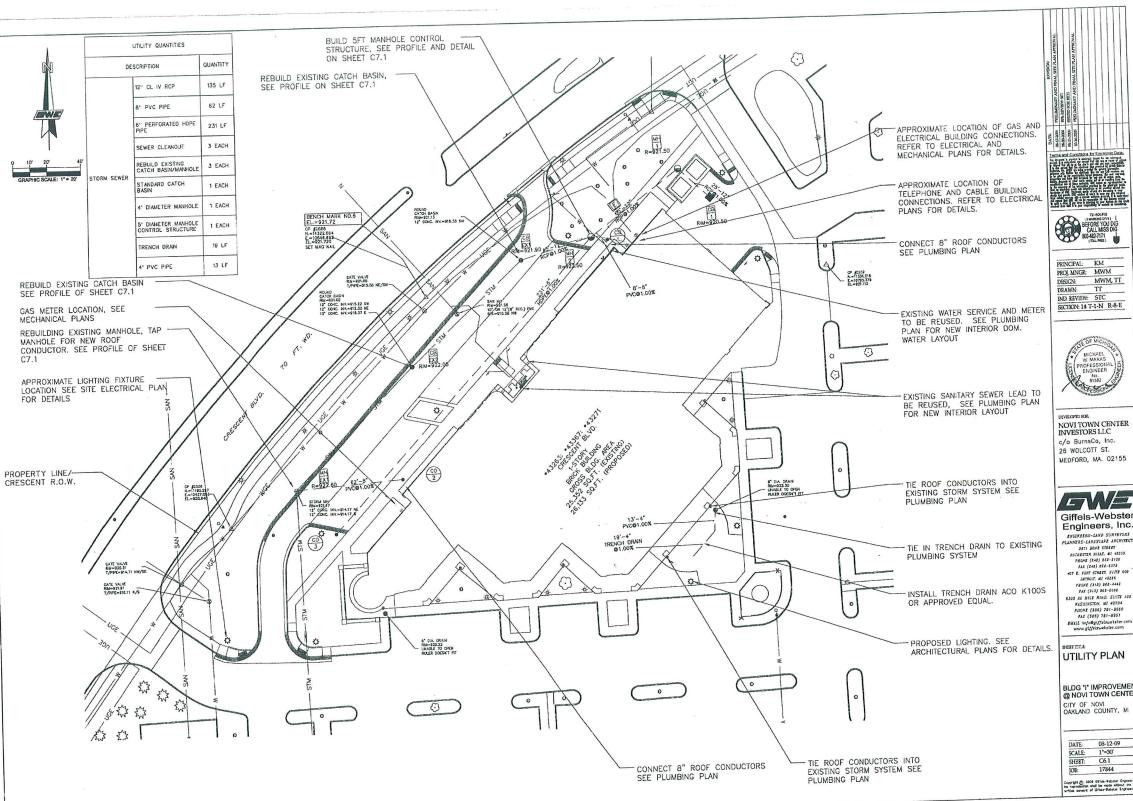
BLDG "I" IMPROVEMENT @ NOVI TOWN CENTER CITY OF NOVI CAKLAND COUNTY, MI

| DATE:  | 08-12-09 |
|--------|----------|
| SCALE: | 1"-20"   |
| SHEET: | C3.1     |
| TOB:   | 17844    |

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| RINCIPAL:    | KM         |
|--------------|------------|
| ROJ. MNGR:   | MWM        |
| BSIGN:       | MWM, TT    |
| RAWN:        | TT         |
| ND. REVIEW:  | STC        |
| ECTION: 14 T | -1-N R-8-E |



NOVI TOWN CENTER INVESTORS LLC c/o BurnsCo, Inc. 26 WOLCOTT ST.

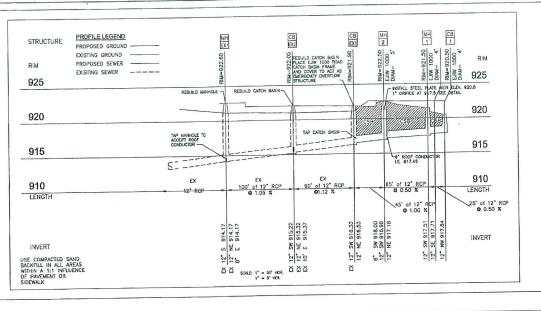
Giffels-Webster Engineers, Inc.

INGINEERS-LIND SURVEYORS
PLINNERS-LINDSCUPE INCHITECTS
2011 BOYD STREET
ROCKESTER BILLS, WI 45309 PRONE (248) 852-3100
FAX (248) 812-6372
FOT E. FORT STREET. SUITE 600
DETROIT. HI 48215 FRONE (313) SEZ-4442 FAX (313) SEZ-4442 FAX (313) SEZ-6068 \$303 25 MILE ROAD, SUITE 100 03 25 MILE RAD, 3012 A YASHINGTON, MI 48094 FHONE (886) 781-8950 FAX (588) 781-8951

BLDG "I" IMPROVEMENT @ NOVI TOWN CENTER

DATE: 08-12-09 SCALE: 1'=30' SHEET: C6.1 17844

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PENFORMED 6" HEPE PIPE-

SLIPE SMOOTHLY (ZX MAXMAIN CROSS SLOPE) -PER GRADING PLANS

GWE

6" MEMILIM MODT CLASS 8 -BASE COMPACTED TO 95X MODIFED PROCTOR

COMPACTED SUBCRADE TO -

5" 4,000 pal CONCRETE -

8" 4,000 pel CONCRETE-

GWE

Giffels-Webster

**HMA Pavement Sections** 

NOTE: THE PRODUCT CONCERT SHALL BE IMPLEATINGD AND DELAYERS IN ACCORDANCE IN THE PRODUCT CONCERT SHALL BE IMPLED AT THE PRODUCT CONCERT SHALL BE IMPLED AT THE ACCORDANT IN DEPENDENCE CONCERT SHALL BE IMPLED AT THE PRODUCT CONCERT SHALL BE IMPLED AT THE PRODUCT CONCERT SHALL BE IMPLED AT THE PRODUCT CONCERT SHALL BE IMPLED AND CONCERT SHALL BE IMPLED AT THE PRODUCT CONCERT SHALL BE IMPLED AND CONCERT SHALL BE IMPLED AND

NOTE:
BROWN FINISH SUPLACE. PLACE CONSTRUCTION JOINTS (A" WIDE AND 1"
DEEP) TO FORM MORRIM IS FOOT SOURCE PARELS OR AS SPECIFIED ON
THE PLACE DEPRISEDY JOINT (A" WIDE AND PAIL DEPTIH) SETWEEN
NEW MOCK AND DESTING PRINCEPINS.

STANDARD SIDEWALK SECTION

MOTE: BROOM FINISH SURFACE. CONTRACTOR TO SUBMIT JOINTING PLAN PRIOR TO PLACEMENT OF CONCRETE PAREMENT.

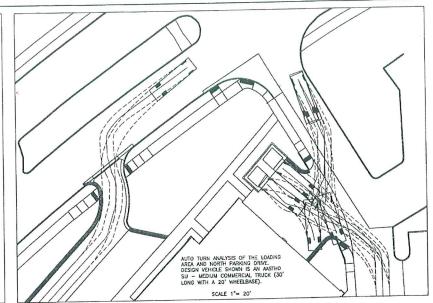
6' PAVEMENT SECTION

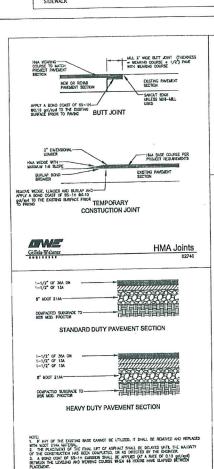
NOTE: BROOM FINISH SURFACE. CONTRACTOR TO SUBMIT JOINTING PLAN FROR TO PLANCEMENT OF CONCRETE PARTMENT.

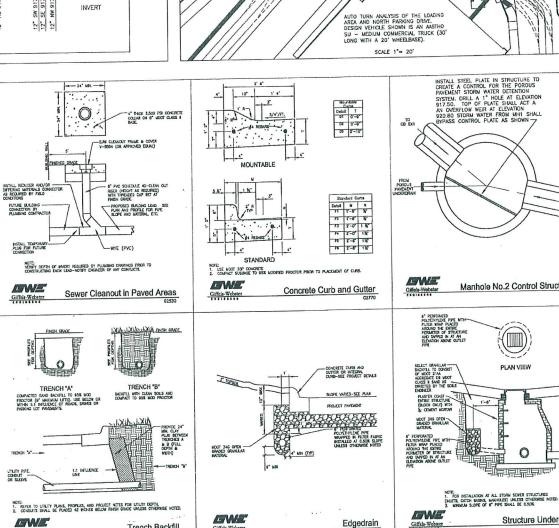
8" PAVEMENT SECTION

Concrete Pavement Sections

Pervious Concrete Pavement Section







Giffels-Webster

Trench Backfill





| PRINCIPAL:    | KM         |
|---------------|------------|
| PROJ. MNGR:   | MWM        |
| DESIGN:       | MWM, TI    |
| DRAWN:        | TT         |
| IND. REVIEW:  | STC        |
| SECTION: 14 T | -1-N R-8-E |



DEVELOPED FOR: NOVI TOWN CENTER INVESTORS LLC

c/o BurnsCo, Inc. 26 WOLCOTT ST. MEDFORD, MA. 02155

### Giffels-Webster Engineers, Inc.

ENGINEERS-LAND SURVEYORS
PLANNERS-LANDSCAPE ARCHITECTS 1871 BOND STREET PHONE (148) 852-5100 FAX (148) 852-5172 407 E. FORT STREET, SUITE GOS DETROIT HE 45125 PHONE (313) 162-4442 FAX (313) 162-6018 6303 26 MILE ROAD, SUITE 100 #15EINCTON, WI 48074 PHONE (58¢) 781-8050 FAX (58¢) 781-8551 FHAIL info@piffelmebater.com www.giffelmebater.com

Manhole No.2 Control Structure

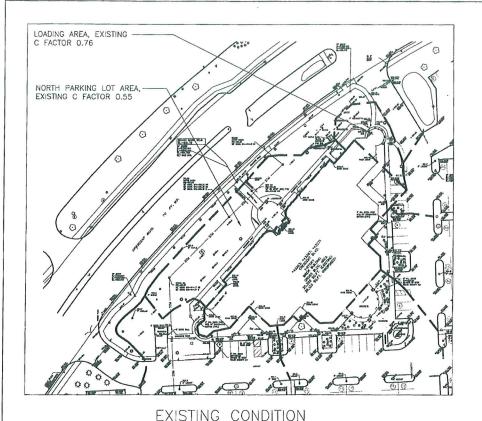
PLAN VIEW

Structure Underdrain

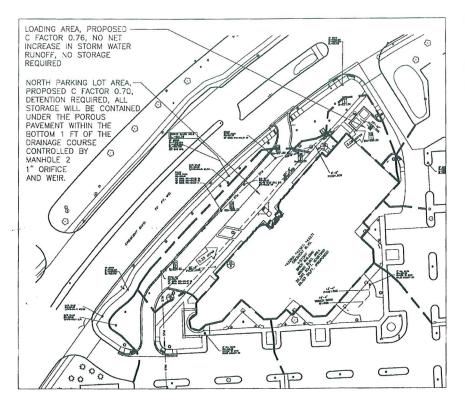
**PROFILES AND** DETAILS

BLDG "I" IMPROVEMENT @ NOVI TOWN CENTER CITY OF NOVI OAKLAND COUNTY, MI

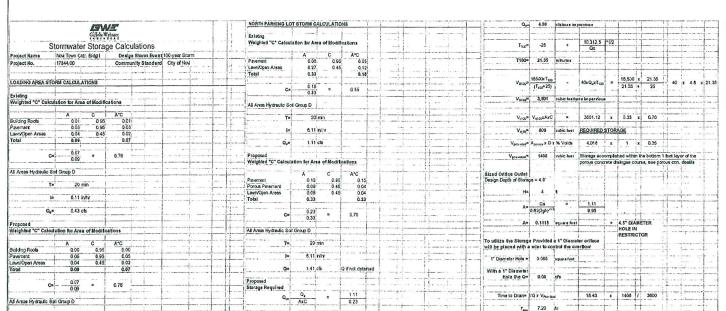
| DATE:  | 08-12-09 |
|--------|----------|
| SCALE: | 1"=50"   |
| SHEET: | C7.1     |
| IOB:   | 17844    |







PROPOSED CONDITION









| PRINCIPAL:    | KM         |
|---------------|------------|
| PROJ. MNGR:   | MWM        |
| DESIGN:       | MWM, TT    |
| DRAWN:        | TT         |
| IND. REVIEW:  | STC        |
| SECTION: 14 T | -1-N R-8-E |



DEVELOPED FOR:

NOVI TOWN CENTER
INVESTORS LLC
c/o BurnsCo, Inc.

26 WOLCOTT ST. MEDFORD, MA. 02155

Giffels-Webster Engineers, Inc. Engineers, Inc. ENGINEERS-LAND SURVEYORS PLANNERS-LANDSCAPE ARCHITECTS 1871 BOXD STREET

PLANUES-LINESCAPE MEMBERS
1819 SON STATES
ROCKITTH WILLS, MI 45-59
PROSE (14) 455-110
PA (14) 455-110
PA (14) 455-110
PA (14) 455-110
PA (14) 455-114
PA (14) 455-144
PA (14) 455-144
PA (14) 455-144
PA (14) 455-144
PA (15) 455-144
PA (15)

GARRY TITE

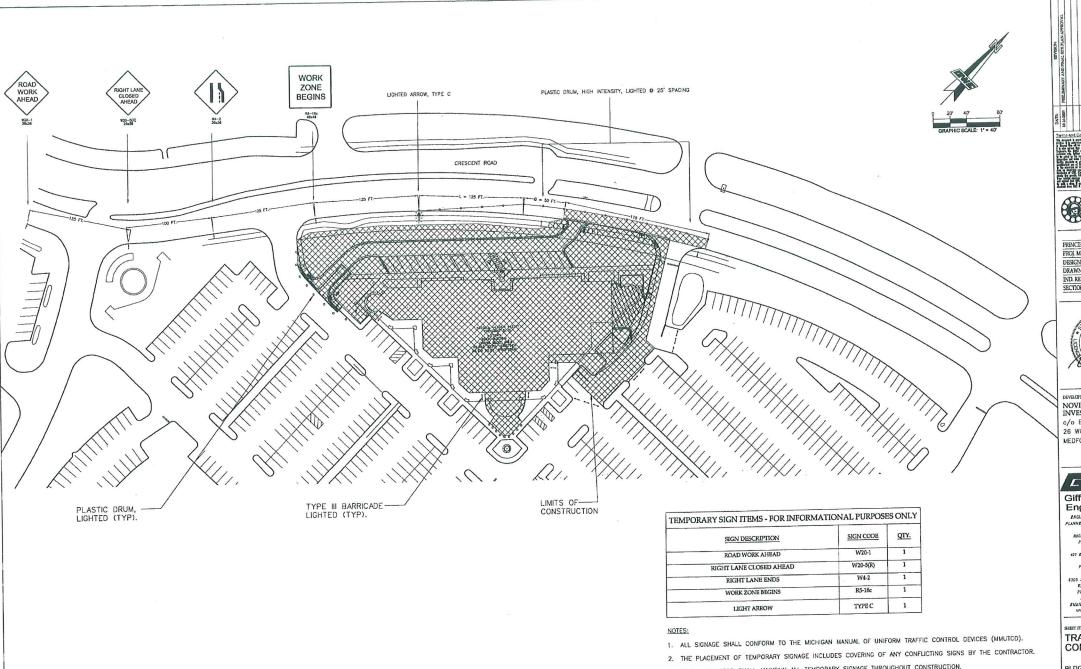
STORM WATER MANAGEMENT PLAN

BLDG "I" IMPROVEMENT @ NOVI TOWN CENTER CITY OF NOVI OAKLAND COUNTY, MI

DATE: 10-13-09 SCALE: 1\*=40' SHEET: C8.1 JOB: 17844

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Y:\17844-00 Novi Town Center Rehab\Drawing Files\Engineering\Bldg I\Drawings Sheets\C8.1 Storm Water Management Plan.dwg



3. THE CONTRACTOR SHALL MAINTAIN ALL TEMPORARY SIGNAGE THROUGHOUT CONSTRUCTION.





| PRINCIPAL:    | KM         |
|---------------|------------|
| PROJ. MNGR:   | MWM        |
| DESIGN:       | MWM, TT    |
| DRAWN:        | TT         |
| IND. REVIEW:  | STC        |
| SECTION: 14 T | -1-N R-8-E |



### NOVI TOWN CENTER INVESTORS LLC

c/o BurnsCo, Inc. 26 WOLCOTT ST. MEDFORD, MA. 02155



Engineers, Inc.

IMPLIEST-LAS SURTINGS

IMPLIEST-LAS SURTINGS

IMPLIEST-LAS SURTINGS

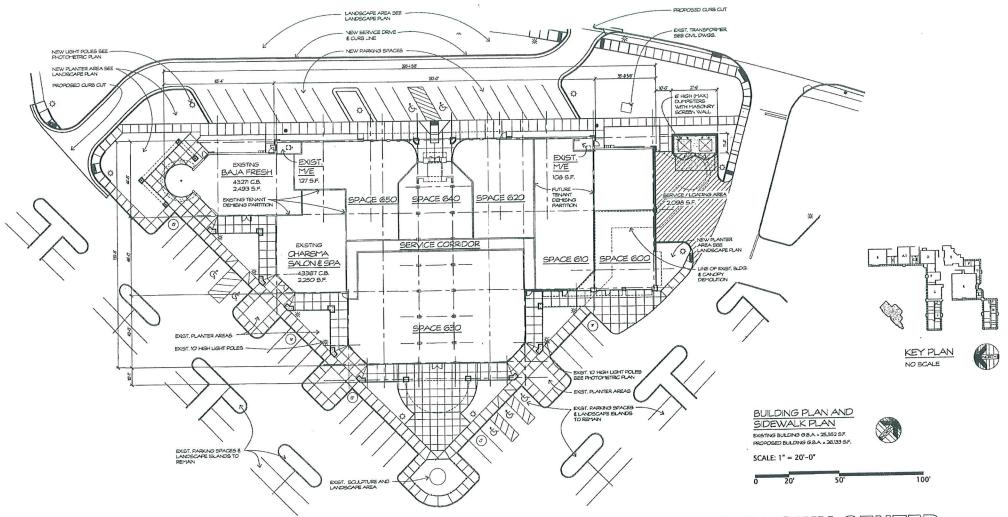
IMPLIEST-LAS INCLUDE

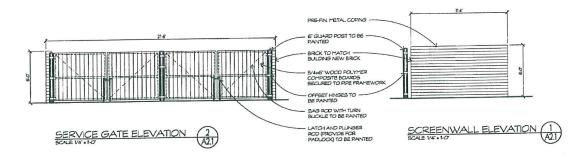
IM

### TRAFFIC CONTROL PLAN

BLDG "I" IMPROVEMENT @ NOVI TOWN CENTER CITY OF NOVI OAKLAND COUNTY, MI

| DATE:  | 10-12-09 |
|--------|----------|
| SCALE: | 1"-20"   |
| SHEET: | CAR 9.1  |
| IOR:   | 17844    |





#### GENERAL NOTES

- L FOR SITE WORK SEE OVIL DRAWNIGS PREPARED BY: GFFFLG-WEISTER ENSNERS, NC. 407 E FORT SITEET, SLITE 600 DETROIT, PLO-160N 48026 (313) 962-4442
- 2. FOR LANDSCAPE WORK SEE LANDSCAPE DRAWINGS PREPARED BY:
  GFFELS-WIEBSTER BYSINERS INC.
  407 E FORT STEET, SUP BOOD
  DETECT, HONGAN 46206
  (313) 86244424
  (313) 8624456
- 3. NEW DOORS SHOWN FOR CONCEPT ONLY. FINAL LOCATIONS
- WILL BE ADJUSTED PER TENANT LEASING REQUIREMENTS.

  4. TENANT DEMISING WALLS SHOWN FOR CONCEPT ONLY.
- FINAL LOCATIONS AND SQUARE POOTAGES WILL BE ADJUSTED PER TENANT LEASING REQUIREMENTS.

  5. SEE CML SITE PLAN FOR OVERALL PARRING CALCULATIONS.
- 6. SEE LANDSCAPE PLAN FOR SITE FURNITURE & AMENTES.
- 7. SEE SITE PHOTOMETRIC PLAN FOR LIGHT FIXTURE INFORMATION.

### NOVI TOWN CENTER BUILDING I - FLOOR PLAN

NOVI,

MICHIGAN

OWNER: NOVI TOWN CENTER INVESTORS, LLC 26132 Ingersol Drive Novi, Michigan 48375

248/347-3830 Fax 248/347-3833

WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS

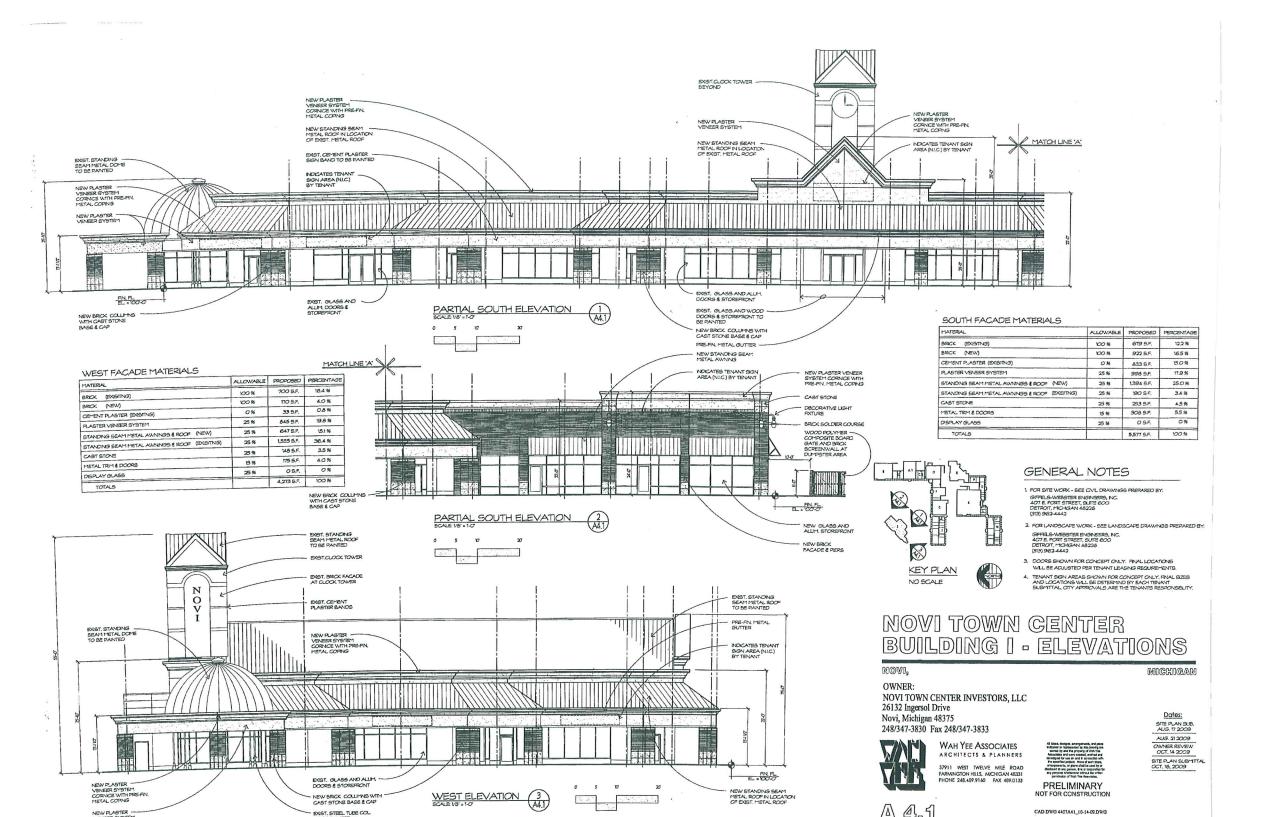
37911 WEST TWELVE MILE ROAD FARMINGTON HILLS, MICHIGAN 48331 PHONE 248.489.9160 FAX 489.0133 Al bian, charyle, bridgarrick, and falls behalfed or passived to the origins on charled by anti-the property of this Yes Associates and west resided, which are developed for our or and in presenting of the specific parties. Howe of each beau, employeests, or farm shell as used by an exclused to any parties. Our date has the any purpose to well as the state of passived and the company of the passive passive and the control of the control PRELIMINARY

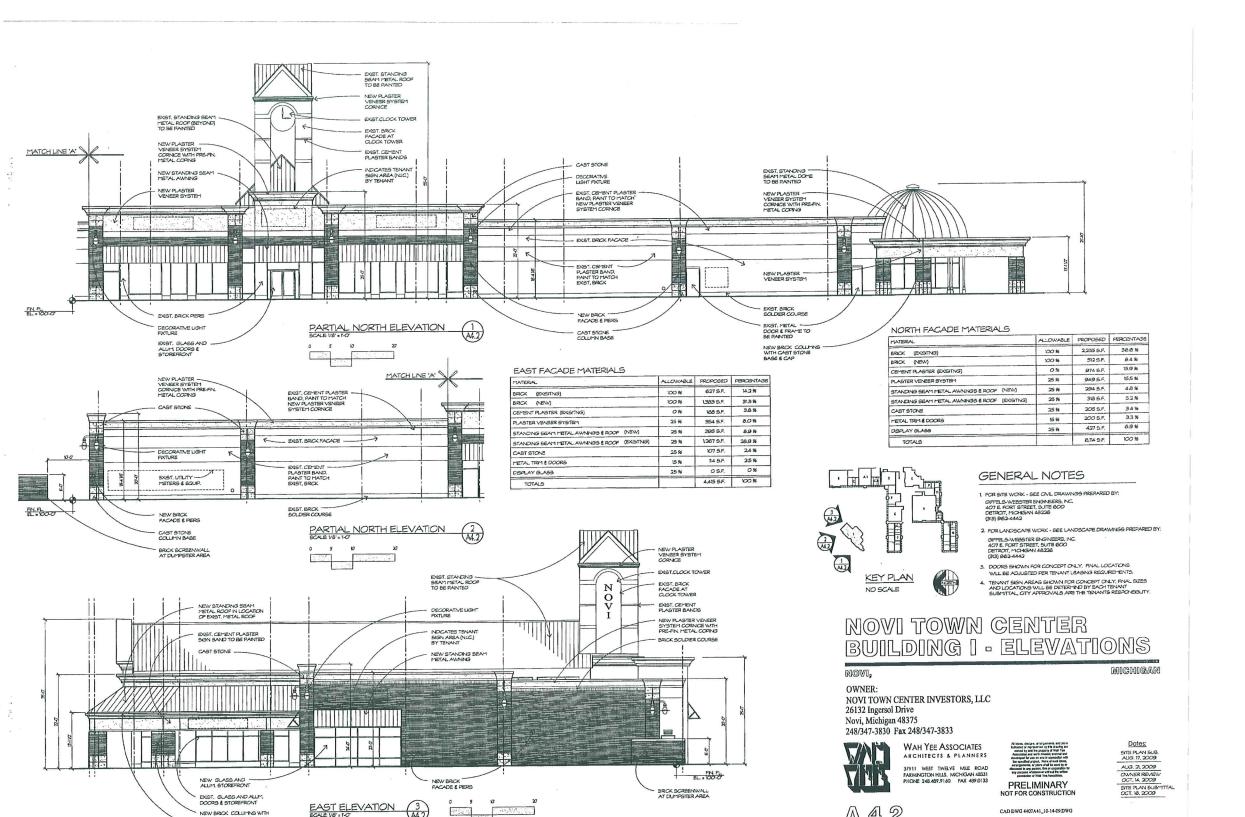
SITE PLAN SUB.
AUG 17, 2009
AUG 27, 2009
OWNER REVIEW
OCT. 14, 2009
SITE PLAN SUBMITTAL
OCT. 16, 2009

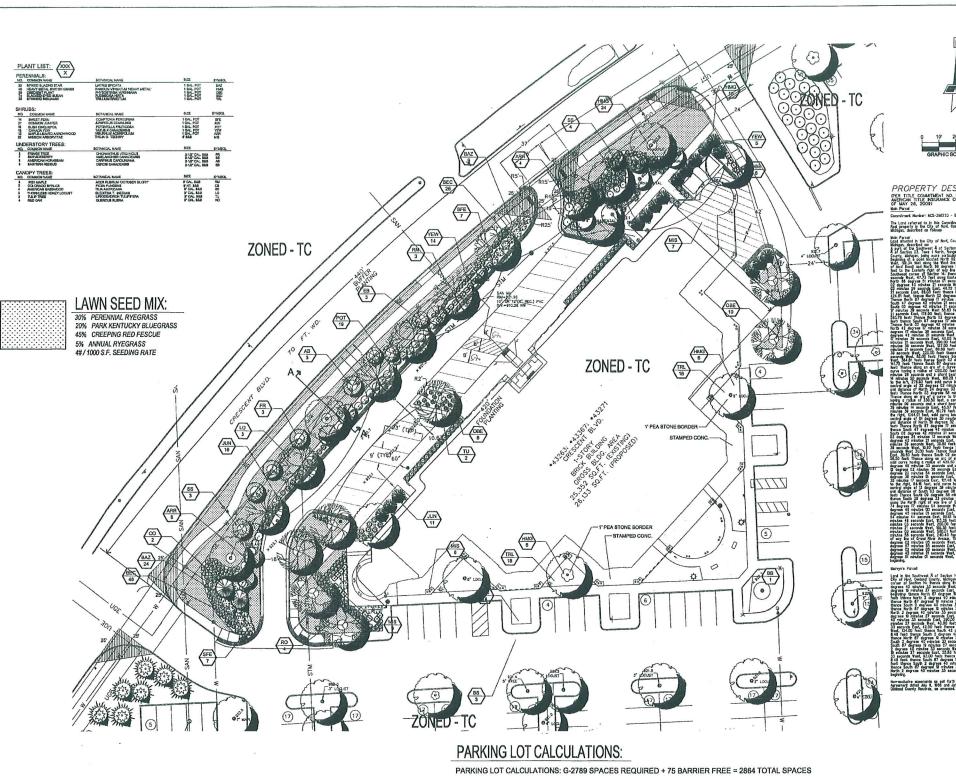
Dates:

A 2.1

CAD DWG 4407A21\_10-14-09.DWG









PROPERTY DESCRIPTION GER TITLE COMMITTAN IN NOS-39815-9051 PREPARED BY FRST AUDICON TITLE ASSERBLE COMPANY, WITH AN EFFECTIVE DATE OF BAY 26, 2009)

Mah Parel
Compliant Nambur 18C5-386750 - B061

The Land referred to in bis Commitment is described as follows Red property in the City of Nort, County of Oakland, Stats of Michigan, described as follows:

Non-exclusive expenses as set forth in Operation and Essentent Agreement dated July 8, 1955 and July 12, 1956 in Liber 9453, page 335 Debteed County Recting, as company.



Terms and Conditions for Eig



| PRINCIPAL:    | KM         |
|---------------|------------|
| PROJ. MNGR:   | MWM        |
| DESIGN:       | MWM, TT    |
| DRAWN         | TT         |
| IND. REVIEW:  | STC        |
| SECTION: 14 T | -1-N R-8-E |



NOVI TOWN CENTER INVESTORS LLC

c/o BurnsCo, Inc. 26 WOLCOTT ST MEDFORD, MA 02155

# Giffels-Webster

Engineers, Inc.

ENGINEERS-LAND SURFEYORS
PLANNERS-LANDSCAPE ARCHITECTS 2871 BOND STREET ROCHESTER HILLS, MI 48509 PRONT (248) 852-3100 FAX (248) 851-5372 AGT E. FORT STREET, SWITE 400 DETFOIT, MI 40219 PHONE (313) 982-4442 FAX (313) 962-5068 PAX (313) 912-5649

FOUNTOW, MI 48034

FROME (485) 721-850

FAX (586) 721-851

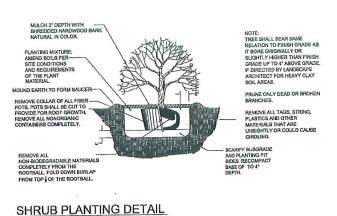
EMAIL info@yijfelrowleter.com

wanz.gijfelrowleter.com

LANDSCAPE PLAN

BLDG "I" IMPROVEMENT @ NOVI TOWN CENTER CITY OF NOVI OAKLAND COUNTY, MI

| DATE:  | 08-12-09 |
|--------|----------|
| SCALE: | 1"=20"   |
| SHEET: | L1.1     |
| IOB:   | 17844    |



### **DECIDUOUS TREE PLANTING DETAIL**

GUY DECIDUOUS TREES ABOVE

STAKE TREES AT FIRST BRANCH

3°CAL. STAKE DECIDUOUS

USING 1'-2' WIDE BELT-LIKE

NYLON OR PLASTIC STRAPS.

ALLOW FOR SOME MINIMAL

REMOVE AFTER ONE YEAR

2" X 2" HARDWOOD STAKES.

STAKES A MIN. 18° INTO INDISTURBED GROUND

MULCH 4" DEPTH WITH

RELIGIVE ALI

MIN. 36" ABOVE GROUND FOR UPRIGHT, 18" IF ANGLED. DRIVE

OUTSIDE ROOTBALL. REMOVE AFTER ONE YEAR.

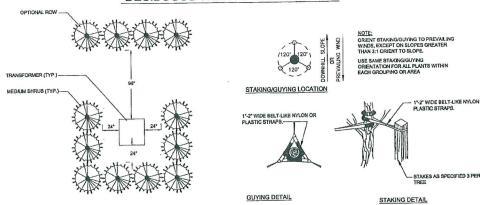
SHREDDED HARDWOOD BARK.

CIRCLE OF BARE SOIL AT BASE OF TREE TRUNK.

MOUND EARTH TO FORM SAUCER-

NON-BIODEGRADABLE MATERIALS COMPLETELY FROM THE BOOTBALL CUIT DOWN WIFE

NATURAL IN COLOR LEAVE 3"



PERENNIAL PLANTING DETAIL

2" SHREDDED BARK -

PLANTING MIXTURE, AS SPECIFIED

TRANSFORMER SCREENING DETAIL

TREE STAKING DETAIL

TREE SHALL BEAR SAME

RELATION TO FINISH GRADE AS

IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH

F DIRECTED BY LANDSCAPE

DO NOT DRUNE TERMINAL

SOIL AREAS

ARCHITECT FOR HEAVY CLAY

LEADER, PRUNE ONLY DEAD OR BROKEN BRANCHES.

REMOVE ALL TAGS, STRING

LINSIGHTLY OR COULD CAUSE

PLANTING MIXTURE

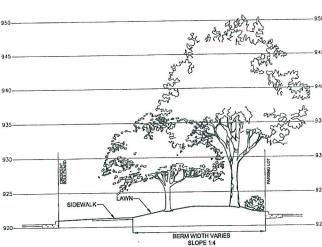
PLANTING MIXTURE: AMEND SOILS PER SITE CONDITIONS AND REQUIREMENTS

OF THE PLANT

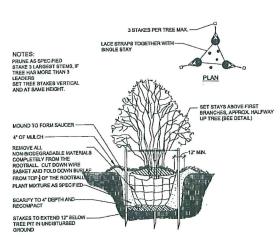
AND PLANTING PIT SIDES. RECOMPACT BASE OF TO 4" DEPTH.

PLASTICS AND OTHER MATERIALS THAT ARE

GRADE LIP TO 6" ABOVE GRADE



SECTION A-A



MULTI-STEM TREE PLANTING DETAIL



1'-2' WIDE BELT-LIKE NYLON OR

GUY EVERGREEN TREES ABOVE 12 HEIGHT, STAKE EVERGREEN TREE BELOW 12 HEIGHT.

STAKE TREES AT FIRST BRANCH USING 1"-2" WIDE BELT-LIKE NYLON OR PLASTIC STRAPS. ALLOW FOR SOME MINIMAL FLEXING OF THE TREE. REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES, MIN. 35" ABOVE GROUND FOR UPRIGHT, 18" IF ANGLED. DRIVE STAKES A MIN. 18" INTO UNDISTURBED GROUND

MULCH 4" DEPTH WITH SHREDDED HARDWOOD BARK.
NATURAL IN COLOR. LEAVE 3' CIRCLE OF BARE SOIL AT BASE BEINDEARTH TO FORM SAUCER DEMOVE ALL

ON DIODECDADARI E MATERIAI S NON-BIODEGRADABLE MATERIALS COMPLETELY FROM THE ROOTBALL. CUT DOWN WIRE BASKET AND FOLD DOWN BURLAP FROM TOP 1/2 OF THE ROOTBALL.

TREE SHALL BEAR SAME REI ATION TO FINISH GRADE AS IT BORE ORIGINALLY OR BLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY

> DO NOT PRUNE TERMINA LEADER, PRUNE ONLY DEAD OR ROKEN BRANCHES.

REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE IRDLING.

PLANTING MIXTURE: AMEND SOILS PER SITE CONDITIONS AND REQUIREMENTS OF THE PLANT

TREE PIT = 3 x

AND PLANTING PIT SIDES RECOMPACT BASE OF TO 4"

**EVERGREEN TREE PLANTING DETAIL** 

### CITY OF NOVI LANDSCAPE NOTES:

- ALL PLANT MATERIALS ARE TO BE INSTALLED IN A SOUND, WORKWAN-LIKE MANNER AND IN ACCORDANCE WITH THE CURRENT CITY OF NOVI PLANTING REQUIREMENTS
- 2. ALL PLANT MATERIALS SHALL BE INSTALLED BETWEEN MARCH 15th AND
- 3. ALL PLANT MATERIALS ARE TO BE NORTHERN NURSERY GROWN NO.1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL CONFORM TO THE CURRENT AAM STANDARDS FOR NURSERY MALERIALS SPALL CAPP CHALLO HE CATGER! AND STREAMED FOR HONDINGS STOCK. THEY SHALL BE PLANTED ACCORDING TO THE CITY OF NOVI PLANTING DETAILS AND SPECIFICATIONS. THE CITY SHALL HAVE THE RIGHT TO INSPECT THE PLANT MATERIALS PRIOR TO PLANTING AND TO REJECT ANY PLANT MATERIALS. DEEMED NOT TO MEET THE STANDARDS OF THE ZONING ORDINANCE
- 4. 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).
- 6. ANY DECIDUOUS CANOPY TREES WITH BRANCHES THAT MIGHT TEND TO DEVELOP INTO "Y" CROTCHES SHALL BE SUBORDINATED SO AS NOT TO BECOME DOMINANT
- 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" THICK FOR SHRUBS AND SHRUB BEDS AND 2" THICK BARK FOR ESEENMALE".
- 7. ALL PLANT MATERIAL SHALL BE WARRANTIED FOR TWO (2) FULL YEARS AFTER DATE OF ACCEPTANCE BY THE CITY IF NOM. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN CNE (1) YEAR OR THE NEXT APPROPRIATE PLANTING PERIOD WHICH EVER COMES FIRST.
- 8. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, INCLUDING WATERING, CULTIVATION, WEED CONTROL AND SOIL ENRICHMENTS AS MAY BE NECESSARY
- 9. A MINIMUM OF ONE WEED CONTROL CULTIVATION PER MONTH OCCURRING IN JUNE, JULY AND AUGUST SHALL BE PERFORMED DURING THE TWO-YEAR
- 10. ANY SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED IN WRITING BY THE CITY OF NOVI PRIOR TO INSTALLATION.
- 11. ALL TREE WRAP, STAKES, AND GUYS MUST BE REMOVED BY JULY 1ST FOLLOWING THE FIRST WINTER SEASON AFTER INSTALLATION.
- 12. ALL LANDSCAPE AREAS ARE TO BE MAINTAINED IN HEALTHY GROWING CONDITION FREE OF DEBRIS AND REFUSE AND IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
- 13. ALL LANDSCAPE AREAS ARE TO BE WATERED BY A FULLY AUTOMATIC IRRIGATION
- 14. CONTRACTOR TO REMOVE AIL CONSTRUCTION DEBRIS AND EXCESS MATERIALS FROM THE SITE PRIOR TO FINAL ACCEPTANCE
- 15. PLANT MATERIALS, EXCEPT SOD, GROUND COVERS, AND CREEPING VINE TYPE PLANTINGS, SHALL NOT BE LOCATED WITHIN FOUR (4) FEET OF THE PROPERTY LINE.
- 16. ALL TRANSFORMERS ARE TO BE SCREENED ON THREE SIDES (MIN.) IN WITH DTE RESTRICTIONS. (SEE DETAIL THIS SHEET).
- 17. ALL BERMS MUST BE PLANTED WITH A COMBINATION OF TREES, SHRUBS, SOD OR
- 18. THE OWNER IS RESPONSIBLE FOR REQUEST OF FINAL INSPECTION AND ACCEPTANCE OF THE LANDSCAPE AT THE END OF THE 2-YEAR GUARANTEE PERIOD
- 19. THE PROVIDER OF THE FINANCIAL GUARANTEE FOR THE LANDSCAPE INSTALLATION SHALL BE FULLY RESPONSIBLE FOR COMPLETION OF THE LANDSCAPE INSTALLATION AND MANTENANCE PER THE APPROVED LANDSCAPE PLAN AND
- 20. THE ESTABLISHMENT PERIOD FOR THE PLANT MATERIAL GUARANTEE WILL OCCUR BEGINNING AT THE FINAL CERTIFICATE OF OCCUPANCY INSPECTION APPROVAL TO 2 YEARS FROM THAT DATE. ALL PLANTINGS SHALL BE PROPERLY PLANTED AS TO BE IN HEALTHY, GROWING CONDITION AT COMMENCEURIF OF THE ESTABLISHMENT PERIOD, ATT LE END OF THE ESTABLISHMENT PERIOD, ATT PLANTINGS, WHICH ARE 20% DEAD OR GREATER, SHALL BE REPLACED.
- 21. THE ESTIMATED START OF CONSTRUCTION IS SPRING OF 2010.

| DE 1-1-2000 INSURED POR INCO.  THE LABORATE AND POLAL STITE ALM APPROVAL.  | 08-17-2009                             | PERLIMINARY AND FINAL SITE PLAN APPROVAL. |
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|  | 00000000000000000000000000000000000000 | NOW KIND FOR UNITED                       |
| and the state of t | 10-16-2009                             | PRELIMINARY AND FINAL STEP FLAN APPROVAL  |
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PRINCIPAL: KM PROJ. MNGR: MWM MWM, TT DESIGN: DRAWN: IND. REVIEW: STC SECTION: 14 T-1-N R-8-E



NOVI TOWN CENTER INVESTORS LLC c/o BurnsCo, Inc. 26 WOLCOTT ST. MEDFORD, MA. 02155



ENGINEERS-LAND SURVEYORS LINNERS-LANDSCAPE ARCHITECTS

1271 BOND STREET ROCHESTER HILLS, MI 48300 PEGNE (248) 152-3100 FAX (248) 852-6372 407 E. FORT STREET, SUITE 60: DETROIT, MI 48116 PRONE (212) PCZ-444. FAT (313) 942-5064 6303 26 MILE HOAD, SUITE 100 WASHINGTON, MI 48094 PHONE (588) 781-8950 FAX (656) 781-8961 EVAIL info@giffelmasbater.com unom giffelmasbater.com

LANDSCAPE DETAILS

BLDG "1" IMPROVEMENT @ NOVI TOWN CENTER CITY OF NOVI OAKLAND COUNTY, MI

DATE: 08-12-09 SCALE: NTS SHEET: L2.1 17844

|    |                                 |   |         |      | LIGHTING    | FIXTURE SCHEDULE  |         |
|----|---------------------------------|---|---------|------|-------------|---|---------|
|    |                                 | Mana Na   |         | REG  | JIRED LAMPS | DESCRIPTION   | NOTES   |
| D  | MANUFACTURER                    | MODEL NO.   | VOLTAGE | NUM. | TYPE        | DESCRIPTION   | NOTES   |
| С  | SUN VALLEY<br>NO SUBSTITUTIONS  | REFERENCE SUN VALLEY<br>DIG. J. CS-5425<br>REV. 1 | 277     | 1    | 704 WH      | DECORATINE ARM MOUNTED FRICTINE WITH TYPE III DISTRIBUTION. COLOR BY ARCHITECT. MOTCH<br>EXISTING FRAME FORTURES. SEE ARCHITECTURAL ELEVATIONS FOR MOUNTAIN HEIGHTS.  | 1, 2, 3 |
| D  | HANONER<br>NO SUBSTITUTIONS     | MH-150-6134R3-277-<br>FWISH<br>EXISTING POLE      | 277     | 1.   | 150W WH     | GEOGRAINE POST 10P MOUNTED FIXTURE. MOUNT HEAD ON EXISTING POLE. MITCH EXISTING FINISH.<br>TYPE 3 DISTRIBUTION.   | 1, 2, 3 |
| Ε  | LITHOMA<br>Hubbell<br>Lightduer | AI-5014-8-AR-277                                  | 277     | 1    | SOW MH      | RECESSED METAL HALDE CAN WITH CLEAR TRIAN AND SEMI SPECULAR FINISH. REMOVE EXSTRUC<br>INCANDESCANT CANS AND REPLACE WITH NEW (1 FOR 1).   | 1       |
| ΕX | EXISTING -                      | -   | -       | 1    | 150W WK     | EXISTING DECORATIVE FOLE (SIMILAR TO FIXTURE II) MOUNTED ON A 12 FT. POLE. FIXTURE WITHAGE AND HEIGHT HAVE BEEN ESTIMITED.  | 1       |
| F  | HANDVER<br>NO SUBSTITUTIONS     | MH-150-613405-277-<br>FINSH<br>371-14             | 217     | 1    | 150W MH     | DECORATIVE POST TOP MOUNTED FIRTURE. PROVIDE 14"-0" ROUND TAPETED POLE WITH 3" OD AT THE<br>TOP MO 4" OD AT THE BOTTOM, PROVIDE BASE COVER. COLOR BY ARCHITECT. THYE 5<br>OSTREBUTION.                          | 1, 2, 3 |
| G  | HANOVER<br>NO SUBSTITUTIONS     | M6H-150-6134C5-277-<br>FINISH<br>371-YERFY HEIGHT | 277     | 1    | 150W MH     | DECORATIVE POST TOP MOUNTED FICTURE. PROVIDE ROUND TAPERED POLE WITH 3" OD AT THE TOP AND 4" OD AT THE BOTTOM (MAICH DISTING POLE TYPE AND HEIGHT).  PROVIDE BASE COMPA: CLORE PROVIDED THE TYPE S DISTINGUISM. | 1, 2, 3 |

ADIES:

- PRITING SWILL BE PROVIDED WITH ALL MEDISSARY MOUNTING HANDWARE, OPTIONS, AND COMPONENTS AS REQUIRED FOR THE INSTALLATION AND AS DESCRIBED IN SPECIFICATIONS.

- VERBY MOUNTING REPORTS WITH APPLIETURAL BEAUTIONS.

- VERBY FINEN WITH APPLIETURA.

| SITE LIGHTING STATISTICS |        |         |         |        |           |         |
|--------------------------|--------|---------|---------|--------|-----------|---------|
| DESCRIPTION              | SYMBOL | AVG     | MX      | MN     | Prox/year | AVG/MON |
| CANOPY                   | +      | 16.6 fc | 32.0 fc | 4.3 fc | 7.4:1     | 3.9:1   |
| PARKING                  | +      | 2.6 fc  | 10.3 fc | 0.7 fc | 14.7:1    | 3.7:1   |
| NUCLOUS                  | +      | 39 fc   | 15.3 fc | 1.0 fc | 16.3:1    | 3.9:1   |

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#### SITE PLAN - LIGHTING

SCALE: 1" = 30'-0"



- A COORDINATE MOUNTING HEIGHT OF ALL EXTEROR LIGHT FIXTURES WITH ARCHITECTURAL BLEWSTONS.
- All conduits for exterior electrical equipment shall be routed on the interior, no exterior surface incurted conduits is allowed.
- C. ELECTRICAL SERMICE TO SITE LIGHT FOTURES SHALL BE PLACED UNDERGROUND.
- D. NO FLASHING LIGHTS SHALL BE PERMITTED.
- E. ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES AND LIMITED OPERATIONS SHALL BE PERMITTED AFTER A SITES HOURS OF OPERATION.
- F. ALL LIGHT FOTURES AND SIGNS WILL BE CONNECTED TO ASPREA 90.1, 1999 COMPLIANT CONTROLS.
- In Coleral, the hours of operation for the light fixtures mill be from ousk until 11:00 PM, hours could dated to 2:00 MJ F A restaurant towar requires this due to it's hours of operation.



Dates: SITE PLAN SUBMITTAL OCT, 16, 2009

> SITE PLAN -LIGHTING

NOVI TOWN CENTER
PROPOSED BUILDING I
MOUT

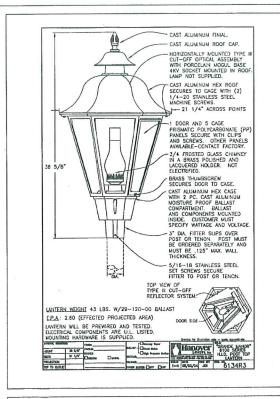
CLARK
TROMULEY
RANDERS
COMBULTING ENGINEERS
CONSULTING IS June 200
Lemans, Mongan (517) 006-0390

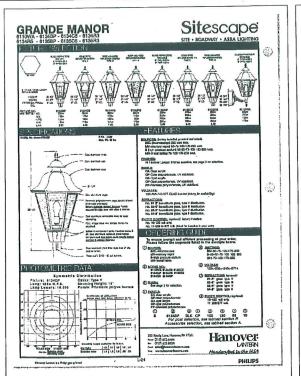
Wah Yee Associates
Architects & Planners
33911 WEST WELVE WILL RAND
FARMINGTON HELS, MICHANA 4331
PHONE 248,489,7160 FAX 489,0133

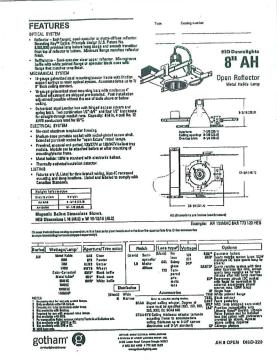


scale drawings Use figured dimensions

heet Number







Dates: SITE PLAN SUBMITTAL OCT. 16, 2009

> SITE PLAN-LIGHTING

NOVI TOWN CENTER PROPOSED BUILDING I

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4407 Sheet Number SE0.2

