

7. **Indicate ordinance section(s) and variance requested:**

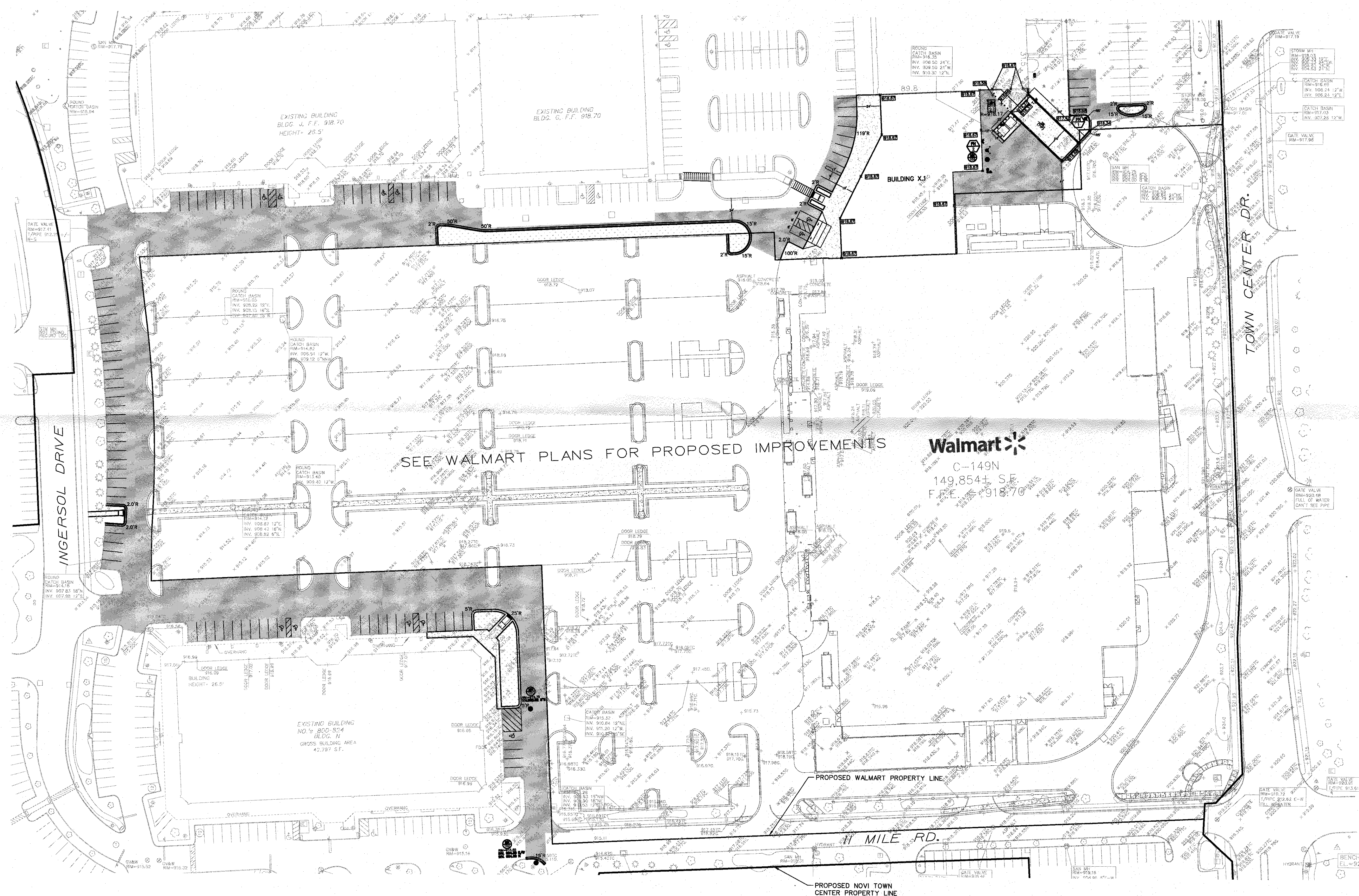
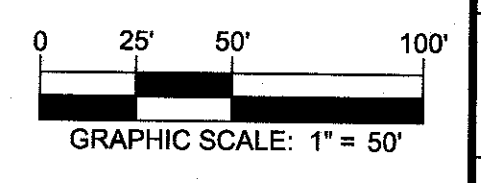
1. Ordinance Section 1602.5 and Ordinance Section 2400. The variance requested is for a 10 foot south interior parking side yard setback whereas the Ordinance requires a 20 foot side yard parking setback.
2. Ordinance Section 1602.5 and Ordinance Section 2400. The variance requested is for a 10 foot east exterior parking side yard setback whereas the Ordinance requires a 20 foot exterior side yard setback.
3. Ordinance Section 2507.2. The variance requested: east exterior side yard loading zone whereas the Ordinance requires the loading zone in the rear yard.
4. Ordinance Section 2503.2.F.1. The variance requested: east exterior side yard dumpster location whereas the Ordinance requires the dumpster location in the rear yard.
5. Ordinance Section 2511.3.K. The variance requested: lighting levels exceed one foot candle at shared interior property lines. The Ordinance requires light levels at no more than one foot candle at a property line.

9. State the practical difficulties which prevent conformance with the Zoning Ordinance requirements:

1. The 10 foot variance for the south anterior parking side yard set back is necessary as a result of the interior use of the existing mall, the shared property line and the fact that compliance would interrupt contiguous shared parking conditions of the Town Center Ordinance.
2. The variance for a 10 foot east exterior parking side yard setback is based upon the same practical difficulties above.
3. The variance request to place the loading zone in the east interior side yard is necessary because the subject building has no rear yard as defined by Ordinance because it has public roads on three sides.
4. The variance request to place the dumpster in the east exterior side yard is based upon the same practical difficulty as set forth in No. 3 above.
5. The variance requested for light levels exceeding one foot candle at the shared interior property lines is necessary and a practical difficulty exists because there is a shared property line and compliance would interrupt a contiguous parking lot lighting requirement resulting in dark areas throughout the parking lot.

10. Describe any unique circumstances regarding the property which are not common to other properties in the area and which prevent strict compliance with the Zoning Ordinance:

All of the aforementioned variances are due to the unique circumstances that exist in the Novi Town Center mall. As a result of the land division which allows Walmart to purchase its building site, and as the Walmart parcel will be carved out of the existing Novi Town Center mall and as property lines will be shared on three sides, it is impossible to comply with the aforementioned ordinances. If the Walmart parcel was a free standing parcel of new construction in the middle of an undeveloped area, then all of the ordinances could be complied with. However, due to this unique circumstance the variances are requested.



SEE WALMART PLANS FOR PROPOSED IMPROVEMENTS

Walmart
C-149N
149.8541 SE
F.R.E. 1918.70

REVISION:
PRELIMINARY SITE PLAN APPROVAL

DATE:
08-15-2010

Terms and Conditions for Electronic Data:
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72 HOURS (3 WORKING DAYS)
BEFORE YOU DIG
CALL MISS DIG
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(TOLL FREE)

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

STATE OF MICHIGAN
SCOTT THOMAS
CLEM
ENGINEER
No. 44993
Professional Engineer
Scott Clem
4-2010

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

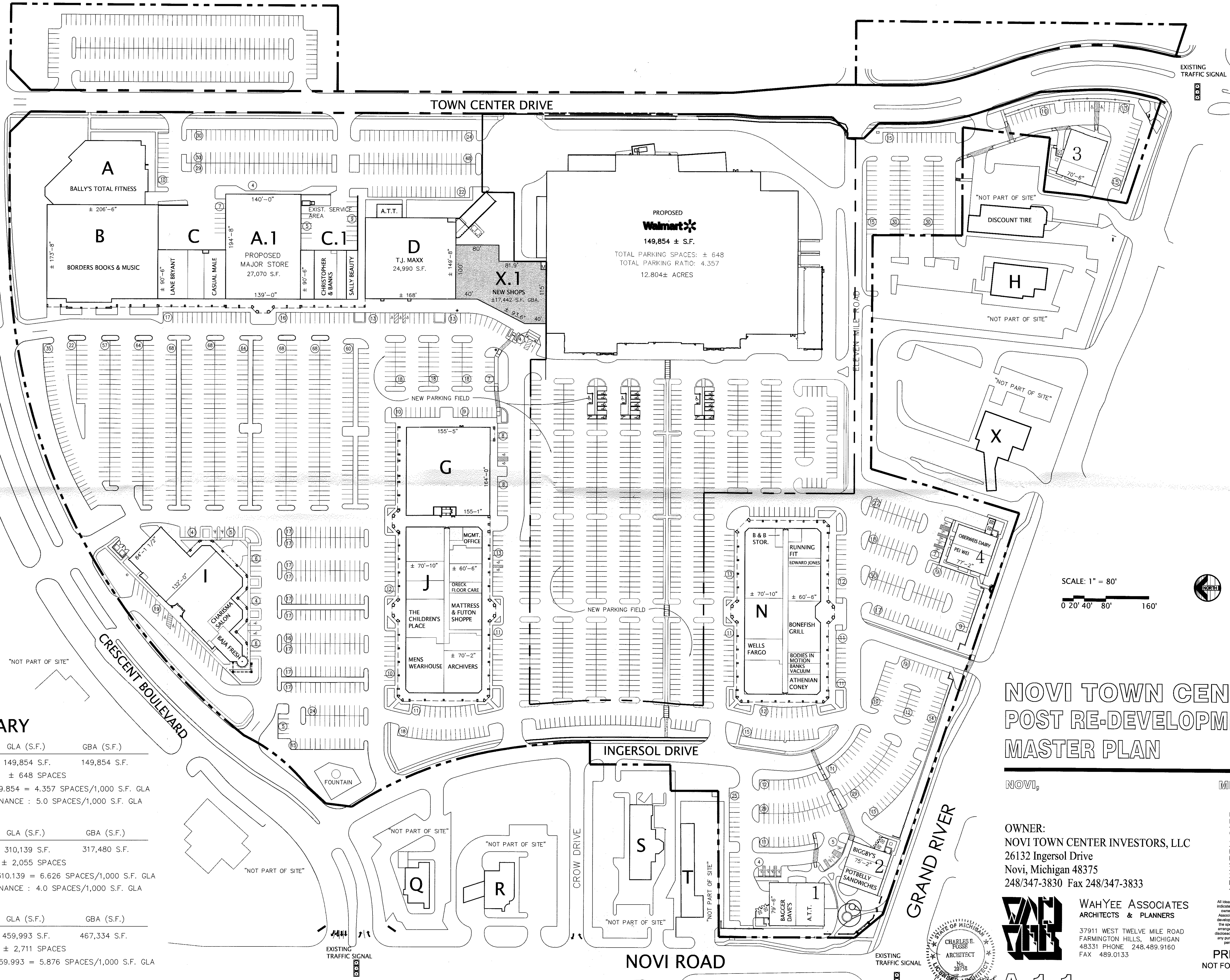
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Giffels-Webster Engineers, Inc.
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SHEET TITLE:
**PAVING +
GRADING PLAN
OVERALL**
BLDG X.1 + ANCHOR
@ NOVI TOWN CENTER
CITY OF NOVI
OAKLAND COUNTY, MI

DATE: 08-02-10
SCALE: 1"=50'
SHEET: C4.0
JOB: 17844.01

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INTERSTATE I-96



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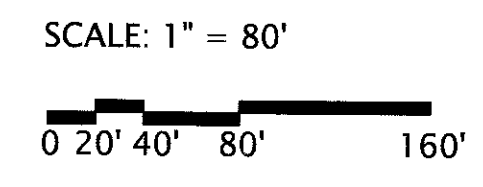
"NOT PART OF SITE"

PROJECT SUMMARY

MAJOR ANCHOR SITE	GLA (S.F.)	GBA (S.F.)
BUILDING AREA :	149,854 S.F.	149,854 S.F.
PARKING PROVIDED :	± 648 SPACES	
PARKING RATIO PROVIDED :	648/149,854 = 4.357 SPACES/1,000 S.F. GLA	
PARKING RATIO REQUIRED PER ORDINANCE :	5.0 SPACES/1,000 S.F. GLA	

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	

TOTAL SHOPPING CENTER	GLA (S.F.)	GBA (S.F.)
BUILDING AREA :	459,993 S.F.	467,334 S.F.
PARKING PROVIDED :	± 2,711 SPACES	
PARKING RATIO PROVIDED :	2,703/459,993 = 5.876 SPACES/1,000 S.F. GLA	

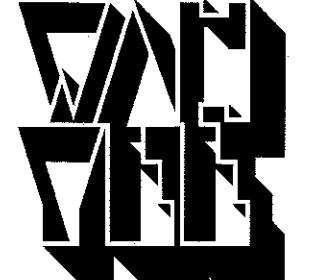


**NOVI TOWN CENTER
POST RE-DEVELOPMENT
MASTER PLAN**

NOVI, MICHIGAN

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

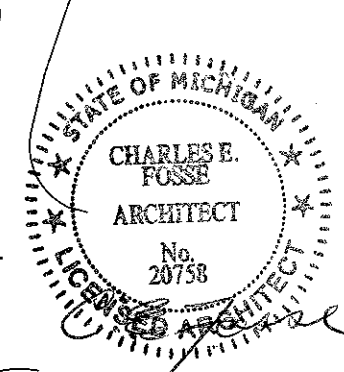
Dates:
PRE-APP SUBMITTAL
MAY 4, 2010
OWNER REVIEW
AUG. 19, 2010
PRELIMINARY SITE
PLAN SUBMITTAL
SEPT. 15, 2010
Z.B.A SUBMITTAL
DEC. 1, 2010



WAHYEE ASSOCIATES
ARCHITECTS & PLANNERS
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FARMINGTON HILLS, MICHIGAN
48331 PHONE 248.489.9160
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A 1.1