

**CITY OF ROCHESTER HILLS**

**F**ire  
**Department**

DATE: March 14, 2006

TO: Planning Department

RE: Walmart @ Grand Sakwa

William Cooke, Ext. 2703

**FILE NO: 05-030.2**

**REVIEW NO: 5**

**APPROVED**     X    

**DISAPPROVED** \_\_\_\_\_

William Cooke  
Fire Inspector

I:\Fir\Site\Walmart @ Grand Sakwa 2006.5

**Ed Anzek**

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**From:** Gerry Lee  
**Sent:** Thursday, March 09, 2006 11:35 AM  
**To:** Ed Anzek  
**Cc:** Carla Dinkins  
**Subject:** Walmart at Grand Sakwa, File #05 - 030.2

Forestry review pertains to right of way tree issues.

No additional comment at this time. Approved as submitted.

**PRINCIPALS**  
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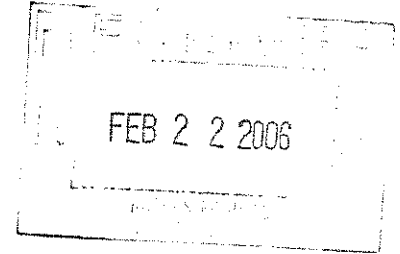
February 20, 2006

City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, Michigan 48309

Attention: Mr. Edward Anzek, AICP

Re: Wal-Mart Adams & M-59  
City File No. 05-030.2  
Section 30

HRC Job No. 20050701.24



Dear Mr. Anzek:

We have reviewed the revised plans for the above referenced project, as prepared by Atwell-Hicks, dated February 8, 2006, in accordance with the City requirements for site plan review. The plans were stamped "Received" by the City of Rochester Hills Planning Department on February 9, 2006, and by this office on February 10, 2006.

The items from our previous review letters have been satisfactorily addressed, or will be addressed when construction plans are submitted. **It is our opinion that the plans are in substantial compliance with the engineering-related requirements of the City ordinance for site plans, and therefore, we would recommend site plan approval.**

The development of this site is being coordinated with the overall site development (Adams & M-59 Development, City File No. 05-030) and the Adams Road reconstruction. Requirements for this site are subject to change pending review of the overall site development plans and final design of the Adams Road project.

The plans have been stamped "Approved", and one set is enclosed for your file. Should you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.

James J. Surhigh, P.E.  
Senior Project Engineer

pc: City of Rochester Hills – Paul Davis, Paul Shumejko, Keith Depp  
HRC – W. Alix, R. Beaubien, D. Mitchell, P. Nannapaneni, File

**P**lanning and  
Development

DATE: March 7, 2006

TO: Ed Anzek, Director  
Planning & Development

RE: Wal-Mart @ Grand Sakwa Site  
Final Landscape Review  
City File #05-030

FROM: Carla J. Dinkins  
Landscape Architect  
Planning & development

For this review I have reviewed the following documents:

Sheet No. 1 Cover Sheet, dated August 17, 2005, revised March 3, 2006  
Sheet No. 6 Layout Plan, dated August 17, 2005, revised March 3, 2006  
Sheet No. 8 Utility Plan, dated August 17, 2005, revised March 3, 2006  
Sheet No. 10 Landscape Plan, dated August 17, 2005, revised March 3, 2006  
Sheet No. 11 Landscape Notes & Details dated August 17, revised March 3, 2006  
Sheet No. 12 Irrigation Plan dated August 17, 2005, revised March 3, 2006  
Sheet No. 13 Irrigation Plan dated August 17, 2005, revised March 3, 2006  
Sheet No. 14 Irrigation Notes and Details dated August 17, 2005 revised March 3, 2006  
Sheet TR1 Tree Removal East Side Adams Road & M-59, dated July 28, 2005 revised  
October 7, 2005  
Sheet TR2 Wal-mart Tree Removal List, dated August 17, 2005, revised March 3, 2006

Please note that my review of these documents is for landscape related issues only.

**My comments and findings are as follows:**

**Tree removal and replacement status:**

**Requirement:**

- The Tree Conservation Ordinance (TCO) applies to this development. For a development of this type the TCO requires that all regulated trees be replaced on a one for one basis.

**Status:**

- All of the 371 regulated trees onsite are being removed. This will require 371 replacement tree credits be provided.
- Of the 371-tree replacement credits required 172 tree replacement credits are being provided onsite. This is 170 tree replacement credits short of the required number of credits; hence, it will be necessary for the developer to pay into the City Tree Fund a total of \$31,110.00 (\$183.00 x 170 trees).

**Parking lot island planter requirement and status:**

**Requirement:**

- 960 parking stalls require 14,400 sq. ft. of parking lot island planters and 48 planter island trees.

**Status:**

- 14,982 sq. ft. of parking lot island planters and 48 planter island trees are being provided. This meets the requirements of the Zoning Ordinance.

**Buffer requirement and status:**

**Requirement:**

- A type "D" buffer is required along the limit of the development that is adjacent to M-59. This would include the entire limit of the development spanning along M-59 and associated interchange, down to Adams Road a total of 1,056 feet.
- A type "D" buffer requires a width of 25 feet and tree planting sufficient to meet the IVO.

**Status:**

- A buffer width of 25 feet and sufficient tree plantings have been provided to meet the requirements of the IVO and the requirements of the type "D" buffer, hence meeting the requirements of the Zoning ordinance.

**Recommendation:**

**With the exception of the following conditions, all comments and concerns of my previous review dated February 27, 2006, have been addressed in a satisfactory manner and the Landscape Plan meets the requirements of the Zoning Ordinance, hence, I recommend approval of the Landscape Plans with the following conditions:**

1. Based on the "Walmart Tree Removal List" on Sheet TR2 the "Tree Survey/Removal Calculations" must be revised as indicated below (In lieu of resubmitting plans submit a letter to the City's Landscape Architect stating that the "Tree Survey/Removal Calculations" on Sheet #10 are not accurate due to changes made to the Walmart Tree Removal List on Sheet TR2 and that the correct calculations are as indicated below):

Tree Survey/Removal Calculations

Total trees Surveyed		371
Minus dead trees (including dead Ash trees)	- 23	
Minus Ash trees	-6	
<u>Total of regulated trees onsite</u>	<u>342</u>	
Total number of regulated trees removed (requiring replacement credits)	342	
<u>Total number of tree replacement credits provided</u>	<u>-172</u>	
Number of tree replacement credits short	170	

Amount due the City Tree Fund for tree credit shortage \$31,110 (170 x \$183.00)

2. The above payment into the City Tree Fund must be made prior to the issuing of the Land Improvement Permit.
3. Prior to issuing the Land Improvement Permit for this development the following Performance Bonds must be posted:

Replacement trees and landscape plantings	\$ 38,800.00
Island trees	14,320.00
<u>Buffer trees</u>	<u>\$138,316.00</u>
Grand total	\$191,436.00

**Review summary:** Upon submittal and approval of a letter as defined in #1 above the Landscape and Irrigation documents shall be classified as approved.

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CITY OF ROCHESTER HILLS

**B**uilding  
Department

Jack Sage, Ordinance Services

DATE: March 29, 2006

TO: Ed Anzek, Planning

RE: Wal-Mart @ Grand Sakwa Site  
City File #05-030.2

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Sidwell #1 Parts of 15-30-276-003 & 15-30-401-002

The site plan review for Wal-Mart @ Grand Sakwa Site, City File #05-030.2, was based on the following drawings and information submitted:

Sheet No. 1-16, SP-1, SP2.2, TR1, TR2

Ordinance comments: Jack Sage

No comments.

