



## CITY COUNCIL AGENDA ITEM

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Date: February 24, 2011

To: John Szerlag, City Manager

From: Mark F. Miller, Acting Assistant City Manager/Economic Development Services  
R. Brent Savidant, Acting Planning Director

Subject: AMENDMENT OF CONSENT JUDGMENT AND PRELIMINARY SITE PLAN APPROVAL (File Number SP 964) – Proposed Walmart Store Expansion, South of Maple and West of Crooks (2001 W. Maple Road), Section 32, Currently Zoned M-1 (Light Industrial) District (Consent Judgment)

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### Background

The applicant, Kimco Realty Corporation, proposes improvements to an existing building occupied by Walmart, Marshalls and Dollar Tree. The existing building will increase in area from 223,408 square feet to 240,650 square feet. The 17,242 square feet of additional space will effectively allow the expansion of Walmart to the west into Marshalls, and will allow Marshalls to expand to the south. Some other minor building additions are proposed. The building facades of both Walmart and Marshalls will be updated.

The development is controlled by consent judgment, which stipulates that City Council has the authority to approve revisions to the Preliminary Site Plan.

The applicant proposes to redesign the off-street parking area, including eliminating some spaces at the southwest corner of the site. This redesign results in a total of 1,128 spaces being provided when 1,203 spaces are required based on Zoning Ordinance standards. Section 40.20.12 allows for parking space reductions to be granted by the Planning Commission. Because the Planning Commission is not the approval authority for this application, City Council is authorized to approve the proposed reduction. The applicant provided a parking study which indicates that there is a sufficient number of parking spaces. Orchard Hiltz and McCliment, Inc. (OHM), the City's traffic consultant, reviewed the study and recommends a parking reduction for this application.

The Planning Commission considered this application at the September 14, 2010 Regular meeting and recommended approval of the Preliminary Site Plan, including the 75-space parking reduction.



## CITY COUNCIL AGENDA ITEM

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### Recommendation

City Management recommends approval of the revised Preliminary Site Plan and approval of a consent judgment to allow for the proposed development.

\_\_\_\_\_  
City Attorney's Review as to Form and Legality

\_\_\_\_\_  
Date

### Attachments:

1. Maps
2. Planning Commission report, prepared by Carlisle/Wortman Associates, Inc., dated September 10, 2010
3. Planning Commission minutes from September 14, 2010
4. Parking Analysis, prepared by CESO, dated August 12, 2010
5. Review of Parking Analysis, prepared by OHM, dated September 7, 2010
6. Stipulation and Fourth Order Amending Consent Judgment

RBS\G:\SITE PLANS\SP 964 Wal Mart Expansion Sec 32\CC Memo 02 28 2011.doc



# Proposed Wal Mart Expansion

City of Troy Planning Department



## Legend

-  I-75
- Road Centerline**
  -  Major Road
  -  Industrial Road
  -  Local Road
- Zoning**
  -  (PUD) Planned Unit Development
  -  (B-1) Local Business District
  -  (B-2) Community Business District
  -  (B-3) General Business District
  -  (R-C) Research Center District
  -  (C-F) Community Facilities District
  -  (C-J) Consent Judgment
  -  (E-P) Environmental Protection District
  -  (R-EC) Residential Elder Care
  -  (P-1) Vehicular Parking District
  -  (H-S) Highway Service District
  -  (M-1) Light Industrial District
  -  (O-1) Office Building District
  -  (O-M) Office Mid-Rise District
  -  (OSC) Office Service Commercial District
  -  (CR-1) One Family Residential Cluster District
  -  (R-1A) One Family Residential District
  -  (R-1B) One Family Residential District
  -  (R-1C) One Family Residential District
  -  (R-1D) One Family Residential District
  -  (R-1E) One Family Residential District
  -  (R-1T) One Family Attached Residential Distr
  -  (R-2) Two Family Residential District
  -  (R-M) Multiple Family Residential Medium De
  -  (RM-1) Multiple Family Residential District Lc
  -  (RM-2) Multiple Family Residential District (M
  -  (RM-3) Multiple Family Residential District (Hi
-  Hydrography Poly
-  Hydrography Arc
-  Parcels

Aerial Photos - 2010

-  Red: Band\_1
-  Green: Band 2

Printed: 2/23/2011

726 0 363 726Feet

Scale 1: 4,358





**CARLISLE/WORTMAN ASSOCIATES, INC.**

*Community Planners /Landscape Architects*

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Ann Arbor, MI 48104  
734-662-2200  
fax 734-662-1935

6401 Citation Drive, Suite E  
Clarkston, MI 48346  
248-625-8480  
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**MEMORANDUM**

**TO:** Brent Savidant  
**FROM:** Zachary Branigan  
**DATE:** September 10, 2010  
**RE:** Wal-Mart Addition, Consent Judgment Amendment

We are in receipt of an application to add square footage as part of a renovation to the existing multiple-tenant retail building that contains Wal-Mart, The Dollar Tree, and Marshalls. This application includes a series of site and façade improvements and minor site changes as a result of the proposed additions to the main building. The application would result in a net increase in square footage, and an internal reconfiguration of the retail space. The primary proposed addition is on the rear of the building, which is the south side, facing the adjacent airport runway. There are also small additions planned on the north and east sides of the building.

Given that the proposed project is within an existing development approved via consent judgment, the Planning Commission is not reviewing this project for preliminary site plan approval but is rather considering the project in order to make a recommendation to City Council, who has the authority to amend the consent judgment. The approved site plan is part of the consent judgment, and this project would essentially amend that approved site plan.

This proposal has been reviewed by the various agencies within the City with few comments received. The area proposed for the expansion is currently impervious, and is used for deliveries and the unloading and loading of trucks. The addition would not impact on-site circulation or increase traffic entering the overall development. The additional square footage, however, will impact required parking.

The proposed improvements include, but may not be limited to, the following:

1. A series of building additions will add, conservatively, approximately 17,242 square feet of new retail floor area:
  - a. A new approximately 6,700 square foot building addition (west of the lease line) is proposed along the south façade of the current Dollar Tree and Marshalls spaces to allow for the westward expansion of the Wal-Mart space and southward expansion of the Marshalls space.

- b. A new approximately 2,500 square foot expansion is proposed (east of the lease line) along the current south façade of the Marshalls space.
  - c. A new approximately 1,800 square foot stockroom expansion is proposed at the southeast corner of the Wal-Mart portion of the building.
  - d. A new approximately 1,700 square foot addition is proposed at the southwest corner of the existing Wal-Mart space, extending south.
  - e. A series of new bump out additions will be made to the front of the building to allow for a façade renovation and new entrances.
2. An existing truck dock will be removed and replaced to allow for the building expansion.
  3. Significant internal floor plan changes will be made to allow for the expansion.
  4. A new bale and pallet recycling area will be established at the extreme southwest corner of the paved area near the new expansion (no information on screening has been provided).
  5. The parking lot will be partially replaced with new grading and new parking lot landscaping and amenities.
  6. New pedestrian crosswalk areas will be identified between the main building and the parking area.
  7. New signage is proposed.
  8. The full façade will undergo a significant renovation with new entrances, materials, etc.
  9. A new compactor pad is proposed, as identified in the notes on Sheet 3 of 5, but we were unable to locate it on the plans. The plans seem to suggest that final location and screening will be determined later on architectural plans, but this is insufficient.
  10. Parking lot islands will be revised, altering circulation in several areas, including the eastern-most parking area along the front façade of the existing Wal-Mart building.
  11. Existing parking spaces will be eliminated along the north façade to allow for an expanded barrier-free parking area.
  12. Existing parking spaces will be eliminated near the existing truck docks to allow for the building expansion and new truck dock areas, and to allow for new parking lot landscaping islands and revised traffic circulation.

The addition of square footage to this existing site is permitted by action of City Council, given the nature of this development as a project approved via consent judgment. The uses in this development are not typically permitted in the M-1 District, which is the underlying zoning for this project; however the status of the site as a project permitted under consent judgment permits the uses to exist at this location. The proposed alterations have no effect on use, and would not, to our knowledge, be in violation of any use conditions placed on the site as a result of the judgment.

The site is adjacent a variety of retail and office uses, and abuts the north side of the runway for the airport. The airport makes up the entire south boundary of the site. In the area between the existing building, where expansion is proposed, and the runway is a driveway named Equity Drive, some minimal landscaping, and large stone landscape beds. Equity Drive connects the rear of the site to adjacent parking areas to the east via a connection at the southeast corner of the site, and to the west. The site is also connected to adjacent retail to the north, and has direct access, via Maplelawn Drive, to Maple Road.

No additional parking is proposed with this addition, although overall parking will be reduced and the square footage of the building will be increased, changing the parking requirements. The site currently has 1,180 spaces available, which would be reduced to 1,128 after the proposed improvements are complete. The loss of 52 spaces is due to the elimination of the parking area at the southwest corner of the site, and a reduction in conventional spaces necessitated by the inclusion of an expanded barrier-free parking area with three new van “slips” along the front façade of the building. The rear yard spaces are not valuable to the overall project as they have no direct public access to the building, and would be used by employees if used at all. Our site inspection during regular business hours found no cars parking in this area, and our review of several aerial photos from the past several years also show no cars in this parking area. The elimination of 21 spaces to allow for an expanded barrier-free area is not a detriment to the overall site.

The applicant has provided a parking study, and the City Engineer has also received a review from the City’s consultants, OHM., Inc., with regard to the project. The applicant states that the entire site, which encompasses 24 acres and includes both the Wal-Mart/Dollar Tree/Marshalls building and the existing adjacent retail building, has 1,180 spaces, as noted above. Although each footprint expansion area is not individually labeled in terms of the additional area it will provide to the existing building, a conservative total is approximately 17,242 square feet of new, additional floor area.

The current overall site, with both buildings, includes 223,408 square feet of gross floor area. With the new additional square footage, the total will become 240,650 square feet. Given that the required parking for retail in Troy is one space for every 200 square feet of gross floor area, 1,117 parking spaces would be required, and 1,180 are provided, exceeding Ordinance requirements. The new total would require 1,203 spaces. The new site plan would provide only 1,128 spaces, or 75 spaces less than what is required by Ordinance.

Both the applicant’s parking study and the study provided by OHM use alternative methods for calculating actual parking demand. The applicant’s study uses ITE calculations, but only for the Wal-Mart tenant. The OHM study more fully describes potential parking demand by providing calculations for the entire site based on ULI standards. The ULI states that parking for this development should be 963 spaces, 165 spaces fewer than are provided in the proposed site plan. Consequently, we feel that the proposed number of spaces is adequate to meet parking demand after the renovations take place, and that the project should be allowed to move forward with 1,128 spaces.

The project will also include a series of façade renovations and improvements to the parking area that have no bearing on the site’s compliance with Ordinance requirements, but would constitute an overall benefit to the site in the form of enhanced appearance, increased and improved landscaping, enhanced access for customers requiring barrier-free access, improved pedestrian connectivity between the Wal-Mart building and the other large retail building on the site, and an improved facility allowing existing businesses to grow and remain viable.

The proposed compactor area and pallet recycling area should be shown on the plans with screening meeting minimum City requirements. Both the pallet recycling area and the

*Wal-Mart Expansion*  
*September 10, 2010*

compactor should be surrounded by a masonry enclosure matching the building with closing opaque gates to fully obscure view of these site amenities.

We concur with the reviews of all other City departments and have no significant objections with regard to the proposed addition. The project would not increase impervious surface, would not significantly increase traffic, and would not significantly alter or impact the adjacent airport, or nearby office and retail uses. Therefore, we recommend the Planning Commission recommend to the City Council that the consent judgment be amended to permit the expansion and renovation of this facility, and that the parking requirement for the site be reduced to 1,128 spaces, conditioned on the provision of adequate screening for the proposed compactor and pallet recycling areas.



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**CARLISLE/WORTMAN ASSOCIATES, INC.**  
**Zachary G. Branigan, LEED AP, AICP**  
**Associate**

### **PRELIMINARY SITE PLAN REVIEW**

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 964) – Proposed Walmart Store Expansion, South of Maple and West of Crooks (2001 W. Maple Road), Section 32, Currently Zoned M-1 (Light Industrial) District (Consent Judgment)

Mr. Savidant apologized to members that hard copies of the site plan were not delivered to the members prior to the meeting.

Mr. Branigan presented a summary of the Planning Consultant report on the proposed Preliminary Site Plan application. He addressed:

- Site and façade improvements.
- Building additions.
- Impervious surface.
- Parking requirements.
- Parking reduction.
- Parking analysis conducted by OHM and CESO.
- Recommending body to City Council.

Robert Matko of CESO Engineers & Surveyors, 8164 Executive Court, Lansing, was present. Mr. Matko introduced project members: Steve Engelhart (Engelhart Realty), Patrick McCune (Kimco Realty), Tyler Tennent (DMMS), Jim Gallagher (pb2 Architecture). Mr. Matko addressed parking lot improvements, façade upgrades and internal modifications. He projected the construction time to be approximately 8 to 10 months, and indicated both stores would remain open during construction.

Jim Gallagher of pb2 Architecture, Rogers, Arkansas, addressed building materials. Mr. Gallagher said EFIS is proposed for Marshall's and trespa panels are proposed for Walmart, of which a material sample was circulated among members. Mr. Gallagher also addressed accommodations for the physically challenged.

Mr. Matko addressed stormwater management. He said the grading plan shows no changes to the existing basin because the existing basin is more than adequate to handle the stormwater on site.

Mr. Sanzica recommended consideration of stormwater quality as it enters the retention basin.

Mr. Matko said stormwater quality would be addressed during final site plan review by the Engineering Department.

There was a brief discussion on the appropriate recommending body for the proposed parking space reduction.

**Resolution # PC-2010-09-065**

Moved by: Schultz

Seconded by: Strat

**RESOLVED**, The Planning Commission hereby recommends approval of a reduction in the number of required parking spaces for the proposed Walmart expansion to 1,128 when a total of 1,203 spaces are required on the site based on off-street parking space requirements, as per Article XL. This 75-space reduction is justified through the application of ITE methodologies, as outlined in the Parking Analysis prepared by CESO, and further analyzed using ULI methodologies in the review letter prepared by OHM.

**BE IT FURTHER RESOLVED**, That the Planning Commission hereby recommends that Preliminary Site Plan Approval, pursuant to Section 03.40.03 of the Zoning Ordinance, as requested for the proposed Walmart expansion, located south of Maple and west of Crooks (2001 W. Maple Road), in Section 32, within the M-1 zoning district, be granted, subject to the following conditions:

1. Design consideration that stormwater quality issues be considered for the existing site.

Yes: All present (8)

Absent: Vleck

**MOTION CARRIED**



August 12, 2010

Mr. R. Brent Savidant, AICP/PCP  
Planning Director  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

**RE: Wal-Mart Store #2873-01/Marshalls Expansion Development  
City of Troy, MI, Oakland County, Michigan ~ Parking Analysis**

Dear Mr. Savidant:

As requested, CESO has completed a review of the existing and proposed parking for the Wal-Mart/Marshalls Expansion Development. The following is a summary of each parking scenario.

#### **EXISTING PARKING PROVIDED**

CESO conducted a parking inventory of the existing 24.00 acre site that currently includes a 135,518 s.f. Wal-Mart, 39,640 s.f. Dollar Tree/Marshalls, and 48,250 s.f. of strip retail. The following is a summary of the total number of parking spaces currently provided for the overall development:

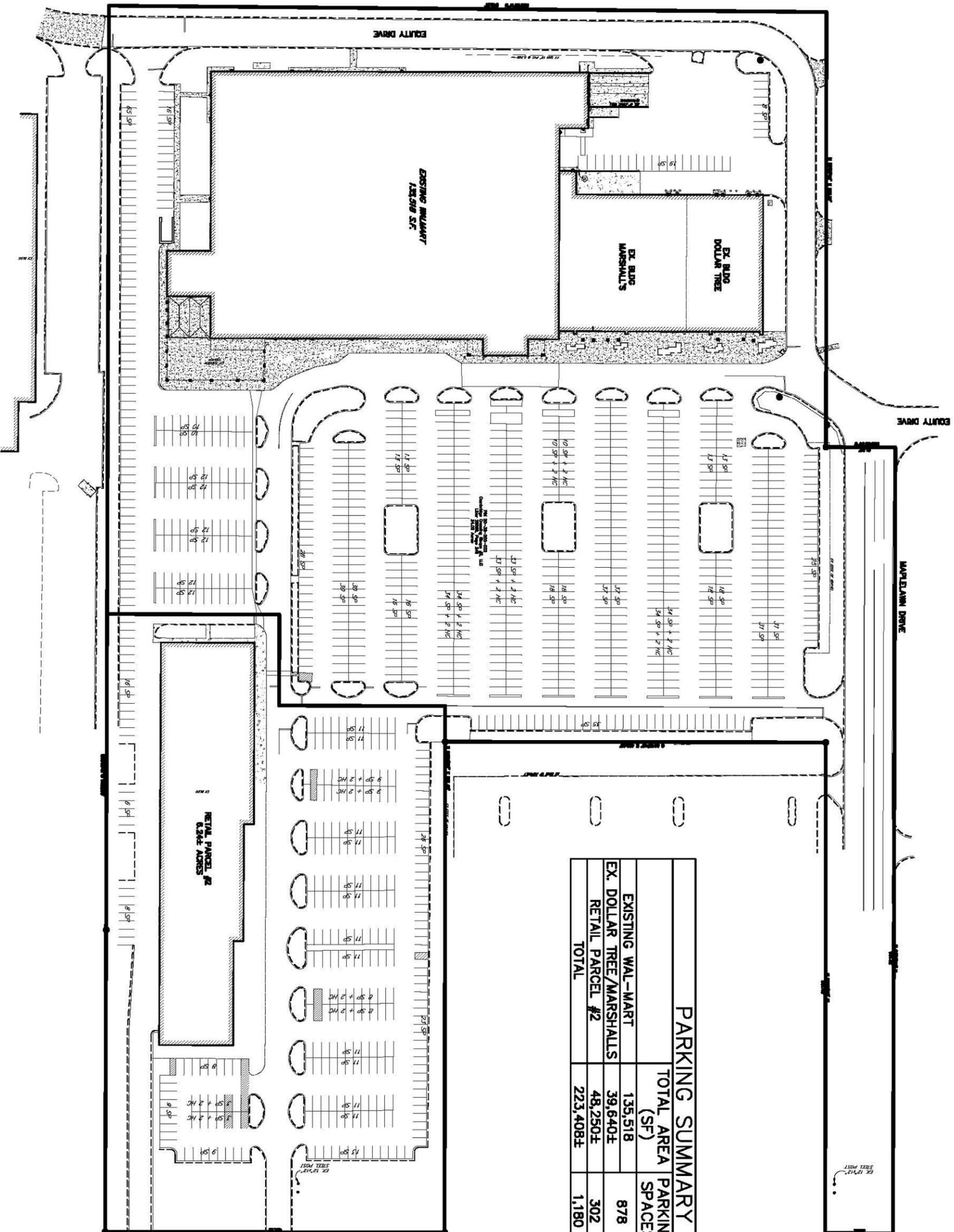
<b>Existing Parking Summary</b>			
	<b>Total Area (s.f.)</b>	<b>Parking Spaces</b>	<b>Ratio/1,000 s.f.</b>
Existing Wal-Mart	135,518	878	5.01
Ex. Dollar Tree/Marshalls	39,640		
Retail Parcel #2	48,250	302	6.26
<b>Total</b>	<b>223,408</b>	<b>1,180</b>	<b>5.28</b>

Based on the above table, 1,180 spaces currently exist for the 24.00 acre site with an overall parking ratio of 5.28 per 1,000 s.f. of total area.

The existing parking space layout is shown on Figure 1.

#### **PROPOSED PARKING PROVIDED**

The existing 135,518 s.f. Wal-Mart development will be expanding by 17,242 s.f. in order to accommodate a Supercenter (grocery component). In addition to the Wal-Mart expansion, the existing Marshalls building will be both reduced and expanded for a net gain of 0.0 s.f.



PARKING SUMMARY			
	TOTAL AREA (SF)	PARKING SPACES	RATIO/1000 TOTAL AREA
EXISTING WAL-MART	135,518	878	5.01
EX. DOLLAR TREE/MARSHALLS	39,640±		
RETAIL PARCEL #2	48,250±	302	6.26
<b>TOTAL</b>	<b>223,408±</b>	<b>1,180</b>	<b>5.28</b>



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EXISTING DEVELOPMENT  
 (PARKING NUMBERS)

FIGURE  
 1

SCALE: NTS  
 DATE: 8-12-10  
 PAGE: 2



Mr. R. Brent Savidant, AICP/PCP  
Planning Director  
Page 3

The following table summarizes the total number of parking spaces provided after the Wal-Mart/Marshalls Expansion Development.

<b>Proposed Parking Summary</b>			
	<b>Total Area (SF)</b>	<b>Parking Spaces</b>	<b>Ratio/1,000 SF</b>
Wal-Mart Supercenter	152,760	683	4.47
Retail Parcel #1	39,640	143	3.61
Retail Parcel #2	48,250	302	6.26
<b>Total</b>	<b>240,650</b>	<b>1,128</b>	<b>4.69</b>

Based on the above table, 1,128 spaces will be provided for the Wal-Mart/Marshalls Expansion Development (or 52 less parking spaces than current conditions).

Of the 52 parking spaces lost, 27 of those spaces currently exist behind the existing Marshalls/Dollar Tree building and are mostly unused at this time. The other 25 parking spaces that are lost is due to the addition of landscaped islands, improved and additional handicapped parking spaces. The actual building expansions will not extend beyond the concrete walkway around the existing buildings.

The proposed parking space layout is shown on Figure 2.

#### **ITE PARKING GENERATION**

In order to review the impact of removing 52 existing parking spaces, CESO reviewed parking data contained in the ITE Parking Generation Manual.

The ITE Parking Generation Manual indicates that the Wal-Mart site should include a minimum of 545 parking spaces (or a 3.57/1,000 ratio).

Wal-Mart typically provides no more than a 5.00/1,000 parking ratio and no less than a 4.00/1,000 parking ratio.

#### **CONCLUSION**

Based on the proposed parking summary, the Wal-Mart/Marshalls Expansion Development will remove 52 parking spaces from the existing parking space total. 27 of the 52 parking spaces removed are located behind the existing Marshalls/Dollar Tree building. The remaining 25 parking spaces are removed to accommodate improved handicapped parking, additional landscaped islands, and wider stall widths. The 52





Mr. R. Brent Savidant, AICP/PCP  
Planning Director  
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removed parking spaces will not impact the existing shopping center since the parking lot rarely reaches 60 to 70% capacity. In addition, the Wal-Mart layout plan currently shows striping the far parking area of the Wal-Mart development for Associate (employee) parking.

Should you have any questions regarding the above, please do not hesitate to contact me directly.

Sincerely,  
CESO, Inc.

*Robert E. Matko*

Robert E. Matko, P.E., P.S., PTOE  
Project Manager  
(517) 622-3000

September 7, 2010



Mr. William Huotari, PE  
Deputy City Engineer  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

Subject: Review of Wal-Mart Expansion Parking Analysis  
OHM JN: 0128-10-0050

Dear Mr. Huotari:

We have reviewed the Wal-Mart Expansion Parking Analysis prepared by CESO Inc. and agree with the finding of the study that the reduction in parking spaces will not impact the existing shopping center. However, the study fails to properly support its findings, which required OHM to perform a parking analysis comparison of their own to arrive at the conclusion.

The analysis fails to mention:

- 1) That under the Troy Parking Ordinance, a shopping center requires 1 parking space per every 200 square feet of gross floor area, equaling 1204 spaces for this site.
- 2) When discussing ITE's Parking Generation, which land use code was used and how they arrived at the number of required spaces for Wal-Mart (545).
- 3) Retail Parcels #1 or #2 in the ITE Parking Generation section.

The study indicates that the proposed site will provided 1,128 spaces. OHM reviewed both the City's Ordinance and Urban Land Institute (ULI) Parking Rates for shopping centers and found the City's Ordinance to call for 1204 spaces, while ULI requires 963 spaces. While the proposed site does fall a bit short of the City's Ordinance, it does provide an excess of 165 spaces when compared to the ULI requirement.

Based on the fact that the proposed parking supply meets the national rates provided by ULI, we believe that a deviation should be granted for this site.

If you have any further concerns or questions, please let me know.

Sincerely,  
Orchard Hiltz & McCliment, Inc.

A handwritten signature in black ink, appearing to read "S. Loveland", is written over the typed name.

Steven M. Loveland, PE, PTOE

STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

MERITOR AUTOMOTIVE, INC.,  
a Delaware corporation, and  
THE NELSON COMPANIES, INC.,  
a Michigan corporation

v

Case No.: 94-487484-CZ  
Hon. Denise Langford Morris

CITY OF TROY, a Michigan municipal  
corporation.

\_\_\_\_\_  
Cambridge Crossing Shops #2, LLC  
Successor to Plaintiff  
RICHARD D. RATTNER (P19249)  
JOHN D. GABER (P45294)  
Williams, Williams, Rattner & Plunkett, P.C.  
380 N. Old Woodward, Suite 300  
Birmingham, Michigan 48009  
(248) 642-0333

LORI GRIGG BLUHM (P46908)  
SUSAN M. LANCASTER (P33168)  
Attorneys for the City of Troy  
500 W. Big Beaver Road  
Troy, Michigan 48084  
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STIPULATION AND FOURTH ORDER AMENDING CONSENT JUDGMENT

At a session of said court held in the  
Courthouse in the City of Pontiac, Oakland County,  
Michigan on: \_\_\_\_\_

PRESENT: HONORABLE DENISE LANGFORD MORRIS  
OAKLAND COUNTY CIRCUIT COURT JUDGE

The parties, through their respective counsel and by themselves, hereby stipulate and agree to this Stipulation and Fourth Order Amending Consent Judgment ("Fourth Amendment") as follows:

WHEREAS, this matter was resolved through the entry of a Consent Judgment on May 10, 1999 (the "Original Consent Judgment"), and the Original Consent Judgment was modified on March 26, 2002 by the entry of a Stipulation and Order Amending Consent Judgment (the

"First Amendment"); on November 25, 2002 by entry of a Stipulation and Order Amending Consent Judgment (the "Second Amendment"); and, on March 20, 2003 by the entry of a Stipulation and Third Order Amendment Judgment (the "Third Amendment"). The Original Consent Judgment, the First Amendment, the Second Amendment, and the Third Amendment are referred to collectively as the "Consent Judgment";

WHEREAS, the land identified as Parcel A in the Original Consent Judgment described in Exhibit A incorporated therein (and also attached hereto as Exhibit A to this Fourth Amendment), was and is permitted to be developed, used and occupied for the purposes set forth in Article XXI, B-2, Community Business District, within the meaning of Chapter 39, Section 21.00.00, et seq., of the Troy City Code, except as specifically modified by the terms of the Consent Judgment, and

WHEREAS, subsequent to the entry of the Original Consent Judgment, Plaintiff, Cambridge Crossing Shops #1, LLC ("Cambridge Crossing #1") acquired Parcel A from Meritor Heavy Vehicle Systems, LLC, a wholly owned subsidiary of Meritor Automotive, Inc. and developed Parcel A into an operating retail shopping center with various retail tenants as permitted by the Consent Judgment; and

WHEREAS, on or about January 31, 2003, Cambridge Crossing Shops #2, LLC ("Cambridge Crossing #2") acquired Parcel A from Cambridge Crossing #1 who continued to operate Parcel A as retail shopping center with various retail tenants as permitted by the Consent Judgment; and

WHEREAS, in a meeting on September 14, 2010 the Planning Commission for the Defendant, City of Troy, recommended approval of a site plan application (City of Troy File Number SP 964) (the "Application") relating to Parcel A as depicted on a revised site plan (the

"Revised Site Plan") (the Application and the Revised Site Plan are attached as Exhibit B to this Fourth Amendment) proposed by Kimco Realty, as agent of Cambridge Crossing #2, to facilitate the expansion of the current retail operations which are housed in a single retail building on Parcel A in which Wal-Mart, Marshalls and Dollar Tree currently operate their retail businesses;

WHEREAS, the City Council of Defendant, the City of Troy, approved the Application and the Revised Site Plan on February 28, 2011 in accordance with its regular procedures and has approved and authorized the entry of this Fourth Amendment on behalf of Defendant, the City of Troy, to allow Parcel A to be used in accordance with the Application and the Revised Site Plan and the parties to this matter desire to amend the Consent Judgment accordingly.

IT IS HEREBY ORDERED that notwithstanding anything to the contrary in the Consent Judgment, that the Application and Revised Site Plan are hereby approved and deemed to comport with all applicable legal requirements of the Consent Judgment, the City of Troy Ordinance and applicable law; and the Plaintiffs, their successors and assigns, hereby have the right, but not the obligation, to construct all or any part of the improvements set forth in the Revised Site Plan, subject to obtaining all applicable building and engineering permits required for such construction in the ordinary course.

IT IS FURTHER ORDERED that the Defendant, the City of Troy, allow the development, use and operation of Parcel A consistent with the Application and with the Revised Site Plan which include but are not limited to the following features:

- (a) a net increase of approximately 17,242 square feet of the existing building on Parcel A through a series of building additions and an internal reconfiguration of the retail space;
- (b) the removal, replacement and reconfiguration of existing truck docks;
- (c) a new bale and pallet recycling area;

(d) a new parking lot surfacing and reconfiguration of parking spaces;

(e) the reduction in the number of existing parking spaces to 1,128 spaces, resulting in a reduced ratio of parking spaces compared to total square feet of usable retail space, and which amount of parking spaces is deemed by the City's expert planning consultants, Carlisle/Wortman Associates, Inc., adequate to meet the parking demand of the Revised Site Plan;

(f) the permitted hours of operation of the retail stores will increase to 24 hours per day seven days per week;

(g) all proposed signage shown on Exhibits B and C attached hereto, including without limitation the corporate logo signage shown on Exhibit C (including the relocation of the existing Marshalls building sign), is approved for installation and shall be permitted in accordance with the B-2 zoning district requirements; any other signage to be installed on Parcel A shall be in accordance with the City of Troy Zoning Ordinances;

(h) no modifications are required to the detention basin to the south of Parcel A or to any other storm water management system related to Parcel A; and

(i) the parties shall execute and deliver an amended sanitary sewer easement that reflects the relocation of a portion of the sanitary sewer, as set forth in Exhibit D, upon completion of the relocation of the sanitary sewer consistent with said Exhibit D.

IT IS FURTHER ORDERED that to the extent additional review, approvals, variances or consents are required by the City of Troy with respect to any element of the Application or of the Revised Site Plan to give appropriate meaning and effect to the Application, the Revised Site Plan or to the terms of the Original Consent Judgment, the First Amendment, the Second Amendment, the Third Amendment, and this Fourth Amendment such review, approvals,

variances or consents shall not unreasonably be delayed, conditioned or denied by the City of Troy.

IT IS FURTHER ORDERED that every provision of the Original Consent Judgment, the First Amendment, the Second Amendment, and the Third Amendment, on file with this Court, whether or not expressly referenced in this Fourth Amendment, are incorporated herein by reference.

IT IS FURTHER ORDERED that this Court shall retain jurisdiction in all matters concerning the development and use of Parcel A and the implementation of the Orders of this Court related to Parcel A and the matters covered by the Original Consent Judgment, the First Amendment, the Second Amendment, the Third Amendment, and this Fourth Amendment.

IT IS FURTHER ORDERED that the parties may hereafter amend the Original Consent Judgment, the First Amendment, the Second Amendment, the Third Amendment, or this Fourth Amendment by written agreement between which shall be effective upon the signature of the parties to such amendment and of this Court.

IT IS FURTHER ORDERED THAT the parties acknowledge that there may be modifications to the Revised Site Plan that are dependent on issues that arise after the approval of this Consent Judgment and that are concerned with minor modifications to the building sizes and shapes or other site plan issues that occur in the actual building process; and further, that these minor modifications to the Revised Site Plan, not inconsistent with the spirit of this Consent Judgment, may be made without the necessity of amending this Consent Judgment, with the approval of the City Administration. The City Administration shall have the discretion to determine whether a modification is "minor" in accordance with this paragraph.

IT IS FURTHER ORDERED that this Fourth Amendment shall control to the extent there are any conflicts with the Original Consent Judgment, the First Amendment, the Second Amendment, or with the Third Amendment.

IT IS HEREBY ORDERED that a certified copy of this Fourth Amendment shall be recorded with the Oakland County Register of Deeds.

\_\_\_\_\_  
Circuit Court Judge

APPROVED AS TO FORM AND CONTENT:

Cambridge Crossing Shops #2, L.L.C.,  
a Delaware limited liability company

City of Troy,  
a Municipal corporation

By: Kimco Preferred Investor X, Inc.,  
a Delaware limited liability company

By: \_\_\_\_\_  
Louise E. Schilling, Mayor

By: \_\_\_\_\_

Its: \_\_\_\_\_

By: \_\_\_\_\_  
Tonni Bartholomew, City Clerk

The Nelson Companies Incorporated,  
a Michigan corporation

By: \_\_\_\_\_  
David R. Nelson

Its: \_\_\_\_\_

**Exhibit A**  
**Legal Description of Parcel A**

See Attached

88-20-32-200-030  
CAMBRIDGE CROSSINGS I  
1933 W MAPLE -2037

TROY MI 48084

T2N, R11E, SEC 32 PART OF NE 1/4  
BEG AT PT DIST S 00-29-31 W 60 FT &  
S 89-53-40 E 407.74 FT FROM N 1/4 COR,  
TH S 89-53-40 E 75.02 FT,  
TH S 00-03-45 W 581.40 FT,  
TH S 89-53-40 E 450 FT,  
TH N 00-03-45 E 581.40 FT,  
TH S 89-53-40 E 401.12 FT,  
TH S 00-10-41 W 1452.65 FT,  
TH N 89-30-11 W 848.21 FT,  
TH N 00-03-45 E 515.37 FT,  
TH N 89-38-34 W 76.92 FT,  
TH N 00-10-46 W 931.14 FT TO BEG  
23.90 A9-7-99 FR 027, 028 & 126-026

Drafted by: Lori Grigg Bluhm  
City Attorney, City of Troy  
500 W. Big Beaver  
Troy, MI 48084

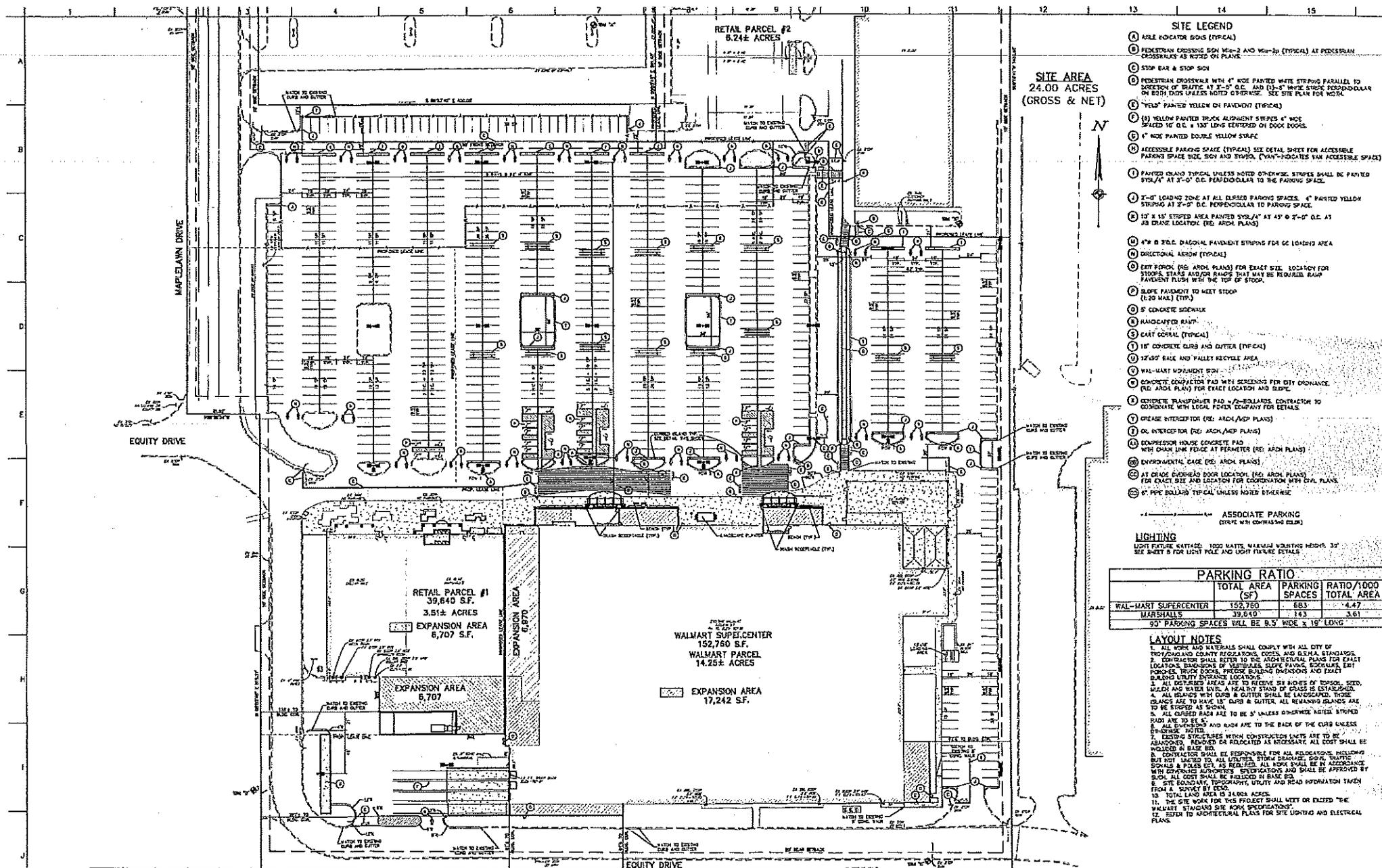
Return to: City Clerk  
City of Troy  
500 W. Big Beaver  
Troy, MI 48084

**Exhibit B**  
**Application and Revised Site Plan**

See Attached







**SITE AREA**  
24.00 ACRES  
(GROSS & NET)

- SITE LEGEND**
- ① ASLE INDICATOR SIGNS (TYPICAL)
  - ② PEDESTRIAN CROSSING SIGN W/2-2 AND W/4-2 (TYPICAL) AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS
  - ③ STOP BAR & STOP SIGN
  - ④ PEDESTRIAN CROSSWALK WITH 4" WIDE PAINTED WHITE STRIPES PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND 13'-0" WIDE STRIPS PERPENDICULAR TO BOTH DIRECTIONS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR WORK.
  - ⑤ "YIELD" PAINTED YELLOW ON PAVEMENT (TYPICAL)
  - ⑥ (S) YELLOW PAINTED STRIPES ALIGNMENT STRIPES 4" WIDE SPACED 10' O.C. & 130' LONG CENTERED ON DOCK DOCKERS.
  - ⑦ 4" WIDE PAINTED DOUBLE YELLOW STRIPES
  - ⑧ ACCESSIBLE PARKING SPACE (TYPICAL) SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL. (VAN) INDICATES VAN ACCESSIBLE SPACE
  - ⑨ PAVED ISLAND TYPICAL UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED STRIPES AT 3'-0" O.C. PERPENDICULAR TO THE PARKING SPACE.
  - ⑩ 2'-0" LOADING ZONE AT ALL EXPOSED PARKING SPACES. 4" PAINTED YELLOW STRIPES AT 3'-0" O.C. PERPENDICULAR TO PARKING SPACE.
  - ⑪ 12' x 15' STRIPED AREA PAINTED STRIPES AT 45° @ 2'-0" O.C. AT 48 DRIVE LOCATIONS (SEE ARCH. PLANS)
  - ⑫ 4" x 8" ZONE DIAGONAL PAVEMENT STRIPES FOR GC LOADING AREA
  - ⑬ DIRECTIONAL ARROW (TYPICAL)
  - ⑭ EXIT SIGN (SEE ARCH. PLANS) FOR EXACT SIZE, LOCATION FOR STOPS, STAIRS AND/OR RAMP THAT MAY BE REQUIRED BASED ON PAVEMENT RUSH WITH THE TOP OF STOPS.
  - ⑮ SLOPE PAVEMENT TO MEET STOOP (0.20 MAX) (TYP.)
  - ⑯ 5" CONCRETE SIDEWALK
  - ⑰ HANDICAPPED RAMP
  - ⑱ CART CORRAL (TYPICAL)
  - ⑲ 18" CONCRETE CURB AND GUTTER (TYPICAL)
  - ⑳ 12'x30' BULK AND PALLET RECYCLE AREA
  - ㉑ WALL-MOUNT MOVEMENT SIGN
  - ㉒ CONCRETE COMPACTOR PAD WITH SCREENING PER CITY ORDINANCE (SEE ARCH. PLANS) FOR EXACT LOCATION AND SLOPE.
  - ㉓ CONCRETE PAVEMENT PAD 72" ROLLBACK CONTRACTOR TO COORDINATE WITH LOCAL, TYPICAL CONTRACTOR FOR DETAILS.
  - ㉔ GREASE INTERCEPTOR (SEE ARCH. PLAN)
  - ㉕ OIL INTERCEPTOR (SEE ARCH. PLAN)
  - ㉖ COMPRESSOR HOUSE EQUIPMENT PAD WITH GRASS (SEE FENCE AT PERIMETER (SEE ARCH. PLANS)
  - ㉗ ENVIRONMENTAL CADE (SEE ARCH. PLANS)
  - ㉘ AT GRADE OVERHEAD DOOR LOCATION (SEE ARCH. PLANS) FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH EXISTING PLANS.
  - ㉙ 6" PVC BOLLARD TYPICAL UNLESS NOTED OTHERWISE.

ASSOCIATE PARKING  
(COORD. WITH CONTRACTOR)

**LIGHTING**  
LIGHT FIXTURE MOUNTING: 1000 WATT, MOUNTING HEIGHT: 33'  
SEE SHEET 5 FOR LIGHT POLE AND LIGHT FIXTURE DETAILS

**PARKING RATIO**

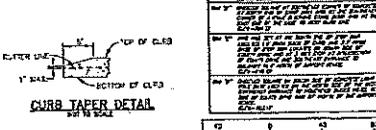
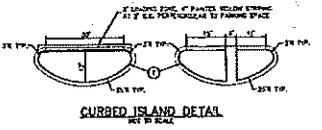
	TOTAL AREA (SF)	PARKING SPACES	RATIO/1000 TOTAL AREA
WAL-MART SUPERCENTER	152,760	683	4.47
MARSHALLS	33,040	143	3.61
90' PARKING SPACES WILL BE 9.5' WIDE x 10' LONG			

**LAYOUT NOTES**

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF TROY/COVINGTON COUNTY REGULATIONS, CODES AND DEEDS. STRIPES, SIGNAGE, DIMENSIONS SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS, DIMENSIONS OF UTILITIES, CURB, PAVING, SIDEWALKS, LIGHT FIXTURES, SIGNAGE, FENCE, ETC. PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY DIMENSIONS LOCATIONS.
2. ALL DISTURBED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL, SEED, MULCH AND WATER UNDER A HEAVY DUTY STRAND OF GEOTEXTILE ESTABLISHING PERMANENT VEGETATION.
3. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB & GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPPED AS SHOWN.
4. ALL CURBED PADS ARE TO BE 5' UNLESS OTHERWISE NOTED. STRIPED PADS ARE TO BE 5'.
5. ALL DIMENSIONS AND MARK ARE TO THE BACK OF THE CURB UNLESS OTHERWISE NOTED.
6. EXISTING UTILITIES WHICH CONSTRUCTION UNITS ARE TO BE REMOVED OR RELOCATED AS INDICATED ON THIS PLAN. ALL COST SHALL BE INCLUDED IN BIDDING.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNAL, TRAFFIC SIGNALS, AND ALL OTHER UTILITIES. ALL WORK SHALL BE IN ACCORDANCE WITH EXISTING AUTHORITIES' SPECIFICATIONS AND SHALL BE APPROVED BY B.C.M. ALL COST SHALL BE INCLUDED IN BIDDING.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITIES AND ROAD INFORMATION TAKEN FROM A SURVEY BY B.C.M.
9. TOTAL LAND AREA IS 24.00 ACRES.
10. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE WALKWAY STANDARDS FOR WORKING CONDITIONS.
11. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.

**NOTE:** ALL INFO 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 SHALL BE FIELD TYPED 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, NOW OR LATER. CALL 1-800-452-7171 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.

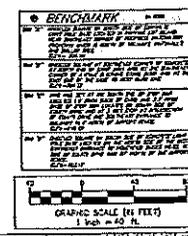
**BEFORE YOU DIG**  
CALL MISS DIG  
1-800-452-7171



**LAYOUT PLAN**  
WALMART SUPERCENTER #2875-XX  
DANFORTH COUNTY, MICHIGAN  
CITY OF TROY



**DATE:** AUGUST 11, 2010  
**JOB NO.:** 3574  
**DESIGNER:** ERB  
**DRAWN:** RLK  
**CHECKED:** ARM  
**SHEET NO.:** 3 OF 5







---

**Exhibit C**  
**Corporate Logo Signage**

See Attached

REC'D

AUG 13 2010

PLANNING DEPT

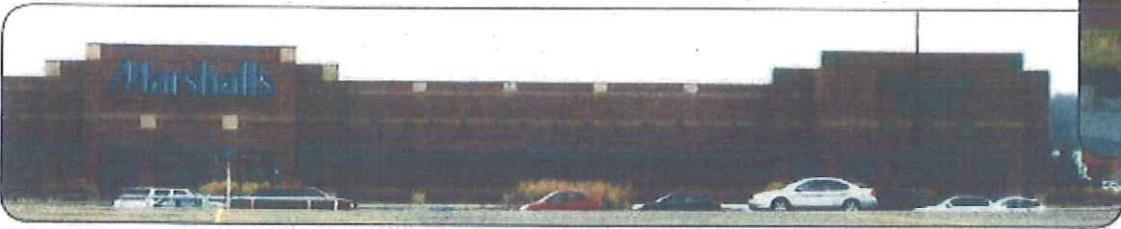
**Walmart** 

Troy, Michigan Store #2873



Issued

December 29, 2009

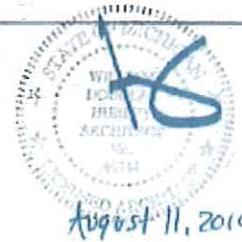


Walmart 

pb2  
ARCHITECTURAL  
WORKSHOPS

December 29, 2009

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Community Style

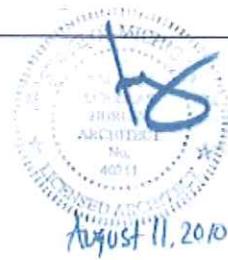
2



Walmart 

	<p>December 29, 2009</p>
---	--------------------------

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Home & Living Entrance

3



Walmart 

	<p>December 29, 2009</p>
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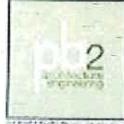
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<p>Market &amp; Pharmacy Entrance</p>	<p>4</p>
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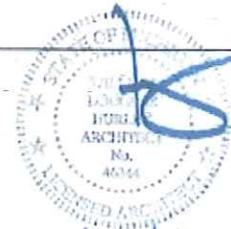


Walmart 



December 29, 2009

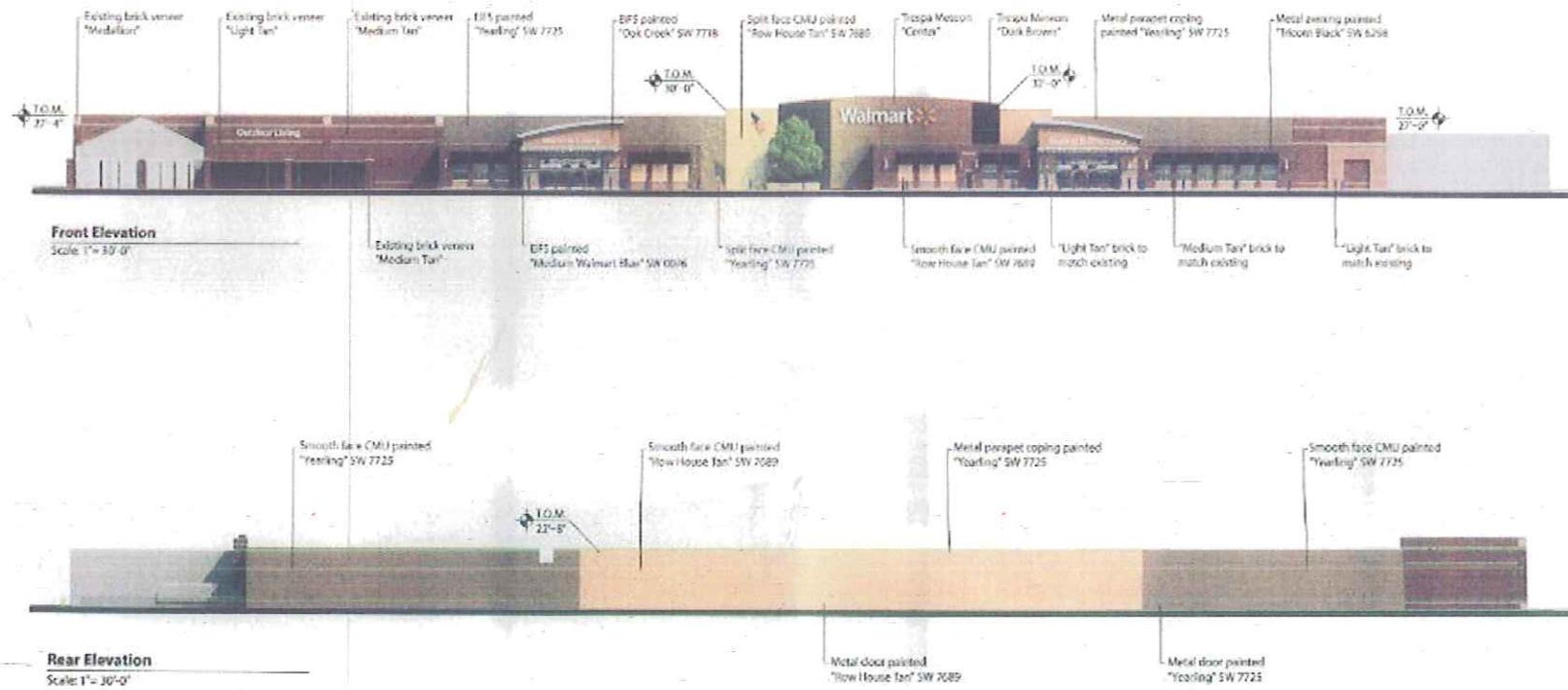
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August 11, 2010

Overall Perspective

5



pb2  
August 11, 2010

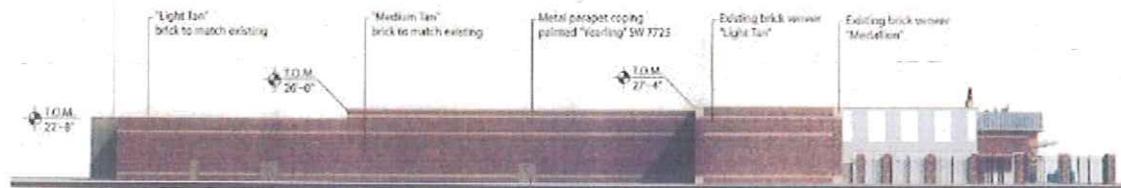
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PLANNING DEPT

Elevations

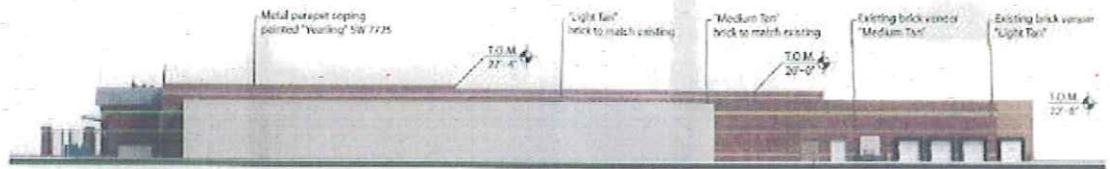
6





**Left Elevation**  
Scale: 1" = 30' 0"

Metal door painted  
'Yearling' SW 7725



**Right Elevation**  
Scale: 1" = 30' 0"

Metal door painted  
'Yearling' SW 7725



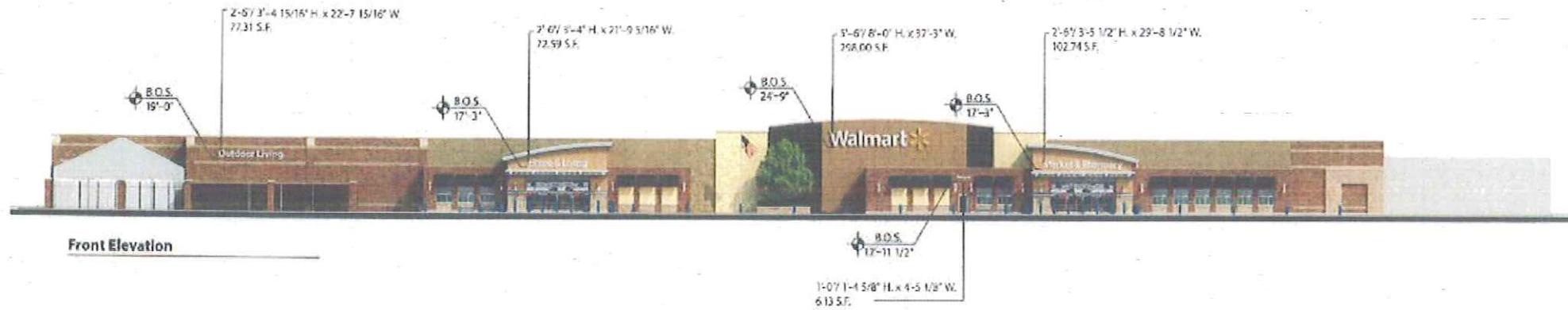
August 11, 2010

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Elevations

7





Front Elevation

**Proposed Signage**

Sign	Qty.	Type	Color	Height	Illumination	Area (S.F.)	Total S.F.
Walmart 	1	Identity	White/Yellow	5'-6 7/8"-0"	Internal	298.00	298.00
Market & Pharmacy	1	Directional	White	2'-6 7/8"-5 1/2"	Uplighting	102.74	102.74
Home & Living	1	Directional	White	2'-6 7/8"-4"	Uplighting	72.59	72.59
Illuminated signs will be lit during all normal night-time hours (actual time will vary based on the season)							
Outdoor Living	1	Directional	White	2'-6 7/8"-4 15/16"	N/A	77.31	77.31
Recycle	1	Additional	White	1'-0 7/8"-4 5 1/8"	N/A	6.13	6.13

**Total Building Signage 556.77**



 December 29, 2009
--

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Signage Calculations



Proposed



Existing

Site Signage Square Footage

Sign	# of Signs	Type	Proposed Panel Color	Panel Dimensions	Illumination	Total Sq. Ft. per Side
Multi Tenant Development Sign - Walmart panel *	1	Business	Background: PMS 285C White lettering, Yellow Spark	Height: 2'-0" Width: 8'-0 3/4"	Internally illuminated	16.13 SF
Multi Tenant Development Sign - Walmart panel *	1	Business	Background: PMS 285C White lettering, Yellow Spark	Height: 2'-0" Width: 8'-0 3/4"	Internally illuminated	16.13 SF
<b>TOTAL FRONT SIGNAGE</b>						<b>32.26 SF</b>

\* Information was taken from Exhibit B of the Amended Consent Judgment dated 11-25-02 which specifically called out the dimensions of the multi tenant development sign located on the East end of West Maple Road. The multi tenant development sign on the West end of West Maple Road was not included in the document. We assumed the panels on both signs are the same size but will need to be verified with Sign Shop or Developer.



New Walmart Site Sign Panel  
(size and placement to remain the same)



Proposed



Existing



December 29, 2009

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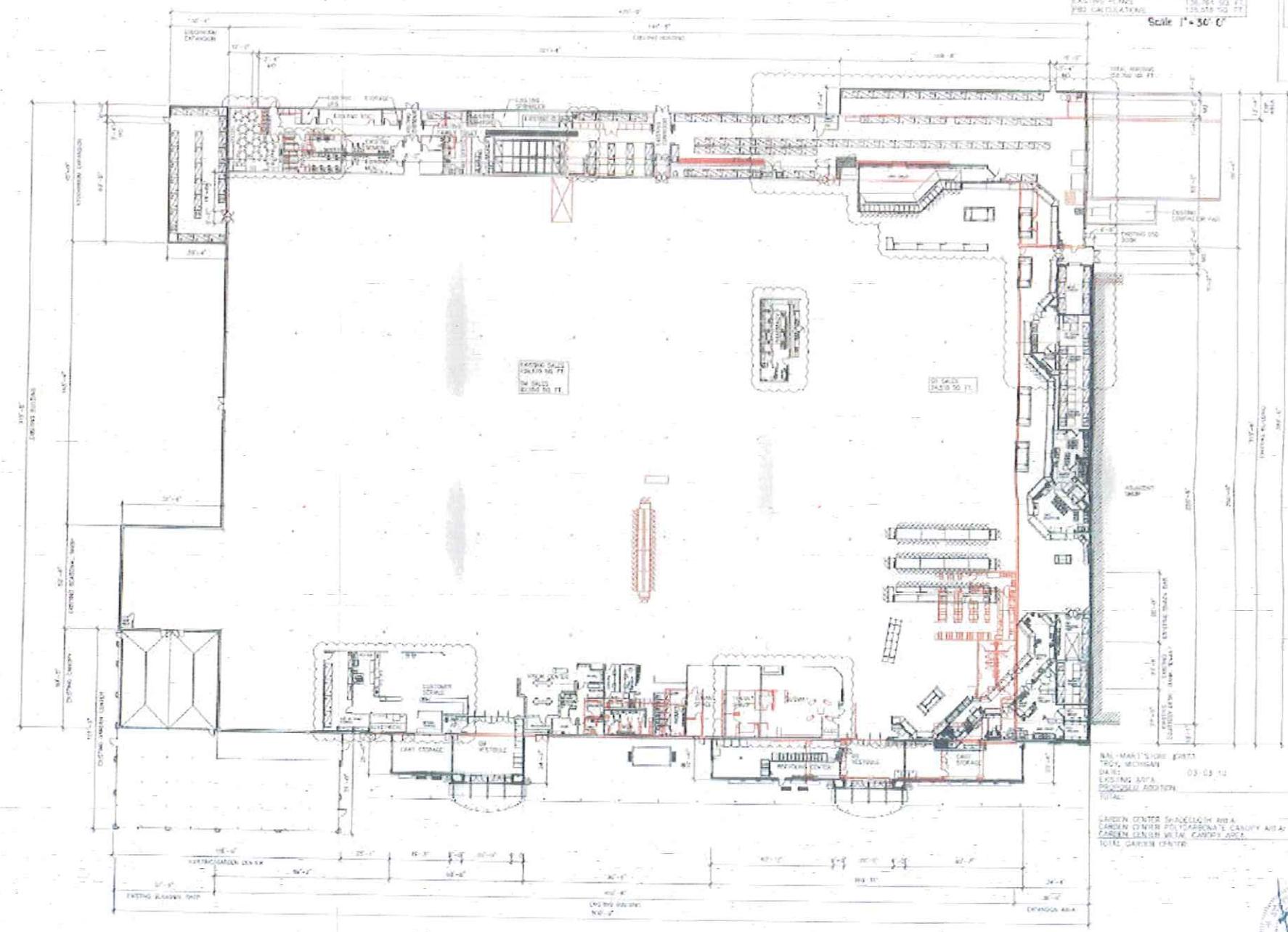


August 11, 2010

# PRELIMINARY DESIGN SHELL PLAN R.3

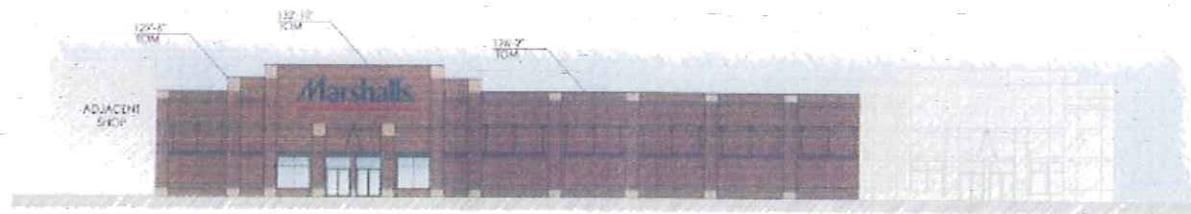


EXISTING PLANS 130,764 SQ. FT.  
 PRE CALCULATIONS 130,578 SQ. FT.  
 Scale 1" = 30' 0"



BAI-MARK'S LOGS #8873	
TROY, MICHIGAN	
DATE:	03-08-10
EXISTING AREA	130,518 SQ. FT.
PROPOSED ADDITION	17,724 SQ. FT.
TOTAL	148,242 SQ. FT.
GARDEN CENTER SHARPLEIGH AREA	4,427 SQ. FT.
GARDEN CENTER POLY CARBONATE CANOPY AREA	2,550 SQ. FT.
GARDEN CENTER WITH CANOPY AREA	6,977 SQ. FT.
TOTAL GARDEN CENTER	14,954 SQ. FT.

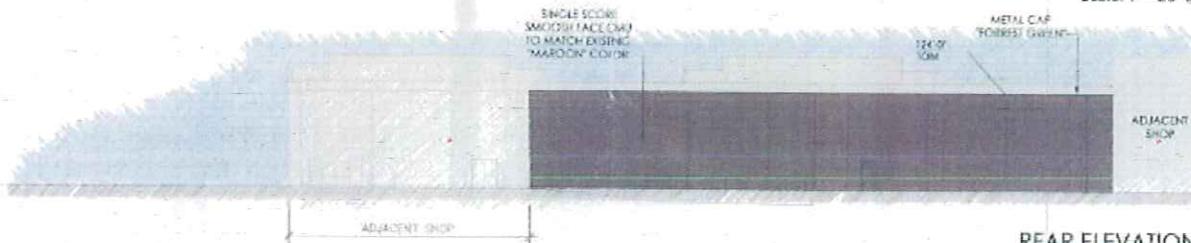




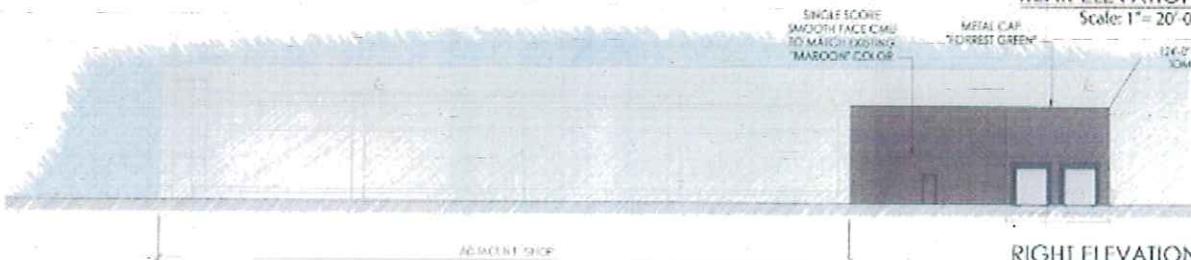
**EXISTING FRONT ELEVATION**  
Scale: 1" = 20'-0"



**PROPOSED FRONT ELEVATION**  
Scale: 1" = 20'-0"



**REAR ELEVATION**  
Scale: 1" = 20'-0"



**RIGHT ELEVATION**  
Scale: 1" = 20'-0"

Troy, Michigan # 0849

**Marshalls**

REC'D  
AUG 13 2010  
PLANNING DEPT



August 11, 2010

710 West  
Hogback Ave  
Troy, MI 48068  
Phone: 479.06.2540  
Fax: 479.06.1800  
www.troy-mi.com





**Exhibit D**  
**Relocated Sanitary Sewer Easement**

See Attached



## EXHIBIT 'A'

Situated in the City of Troy, County of Oakland and State of Michigan, and being part of lands dedicated to Cambridge Crossing Shops #2, LLC in liber 28689, page 246, and being more particularly described as follows:

Beginning at a 5/8" iron pin, with cap stamped D11, in monument box, said point being the North ¼ corner of Section 32, Town 2 North, Range 11 East;

Thence South 00° 29' 31" West, a distance of 60.00 feet to a point in the southerly right of way line of West Maple Road;

Thence following along the southerly right of way line of said West Maple Road, South 89° 53' 40" East, a distance of 402.74 feet to a point at the northwesterly corner of said Cambridge lands;

Thence following along the westerly line of said Cambridge lands for the following courses:

South 00° 10' 46" West, a distance of 931.12 feet to a point;

South 89° 38' 34" East, a distance of 81.92 feet to a point;

South 00° 03' 45" West, a distance of 55.48 feet to a point in the northerly line of an Existing Sanitary Sewer Easement;

Thence following along the northerly and easterly lines of said Existing Easement for the following courses:

South 89° 45' 07" East, a distance of 20.00 feet to a point;

South 00° 03' 45" West, a distance of 390.98 feet to a point;

South 89° 30' 11" East, a distance of 174.67 feet to a point on the northerly line of a New Sanitary Sewer Easement, said point being the TRUE POINT OF BEGINNING;

Thence following along the edge of said New Easement for the following courses:

South 44° 21' 06" East, a distance of 28.96 feet to a point;

South 89° 32' 50" East, a distance of 191.75 feet to a point;

North 46° 01' 23" East, a distance of 29.09 feet to a point;

South 04° 19' 26" West, a distance of 30.07 feet to a point;

South 46° 01' 23" West, a distance of 14.81 feet to a point;

North 89° 32' 50" West, a distance of 208.25 feet to a point;

North 44° 21' 06" West, a distance of 14.86 feet to a point;

North 02° 36' 49" West, a distance of 30.04 feet to the TRUE POINT OF BEGINNING.

Containing 0.112 acres (4,877 square feet) more or less.

## EXHIBIT 'B'

Situated in the City of Troy, County of Oakland and State of Michigan, and being part of lands dedicated to Cambridge Crossing Shops #2, LLC in liber 28689, page 246, and being more particularly described as follows:

Beginning at a 5/8" iron pin, with cap stamped D11, in monument box, said point being the North ¼ corner of Section 32, Town 2 North, Range 11 East;

Thence South 00° 29' 31" West, a distance of 60.00 feet to a point in the southerly right of way line of West Maple Road;

Thence following along the southerly right of way line of said West Maple Road, South 89° 53' 40" East, a distance of 402.74 feet to a point at the northwesterly corner of said Cambridge lands;

Thence following along the westerly line of said Cambridge lands for the following courses:

South 00° 10' 46" West, a distance of 931.12 feet to a point;

South 89° 38' 34" East, a distance of 81.92 feet to a point;

South 00° 03' 45" West, a distance of 55.48 feet to a point in the northerly line of an Existing Sanitary Sewer Easement;

Thence following along the northerly and easterly lines of said Existing Easement for the following courses:

South 89° 45' 07" East, a distance of 20.00 feet to a point;

South 00° 03' 45" West, a distance of 390.98 feet to a point;

South 89° 30' 11" East, a distance of 174.67 feet to a point on the northerly line of an Existing Sanitary Sewer Easement To Be Vacated, said point being the TRUE POINT OF BEGINNING;

Thence following along the edge of said Existing Easement To Be Vacated for the following courses:

South 89° 30' 11" East, a distance of 232.93 feet to a point;

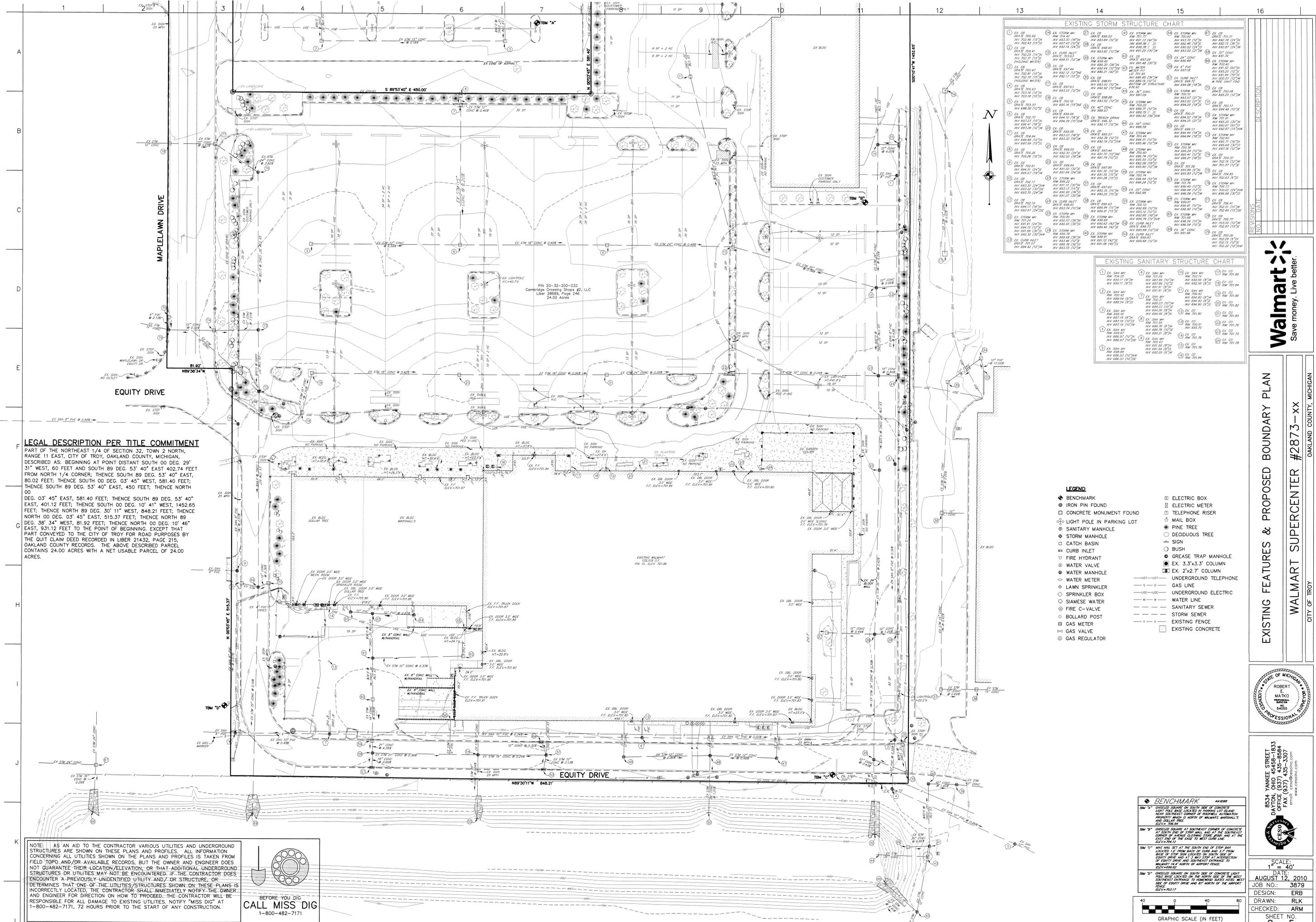
South 04° 19' 26" West, a distance of 30.07 feet to a point;

North 89° 30' 11" West, a distance of 229.30 feet to a point;

North 02° 36' 49" West, a distance of 30.04 feet to the TRUE POINT OF BEGINNING.

Containing 0.159 acres (6,933 square feet) more or less.





### EXISTING STORM STRUCTURE CHART

1 EX. CP GRAVE 205.69 INV. 702.40 (11575)	2 EX. CP GRAVE 205.43 INV. 702.24 (11575)	3 EX. CP GRAVE 205.43 INV. 702.24 (11575)	4 EX. CP GRAVE 205.43 INV. 702.24 (11575)	5 EX. CP GRAVE 205.43 INV. 702.24 (11575)	6 EX. CP GRAVE 205.43 INV. 702.24 (11575)	7 EX. CP GRAVE 205.43 INV. 702.24 (11575)	8 EX. CP GRAVE 205.43 INV. 702.24 (11575)	9 EX. CP GRAVE 205.43 INV. 702.24 (11575)	10 EX. CP GRAVE 205.43 INV. 702.24 (11575)	11 EX. CP GRAVE 205.43 INV. 702.24 (11575)	12 EX. CP GRAVE 205.43 INV. 702.24 (11575)	13 EX. CP GRAVE 205.43 INV. 702.24 (11575)	14 EX. CP GRAVE 205.43 INV. 702.24 (11575)	15 EX. CP GRAVE 205.43 INV. 702.24 (11575)	16 EX. CP GRAVE 205.43 INV. 702.24 (11575)
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### EXISTING SANITARY STRUCTURE CHART

1 EX. SAN MH INV. 691.11 (871W)	2 EX. SAN MH INV. 691.11 (871W)	3 EX. SAN MH INV. 691.11 (871W)	4 EX. SAN MH INV. 691.11 (871W)	5 EX. SAN MH INV. 691.11 (871W)	6 EX. SAN MH INV. 691.11 (871W)	7 EX. SAN MH INV. 691.11 (871W)	8 EX. SAN MH INV. 691.11 (871W)	9 EX. SAN MH INV. 691.11 (871W)	10 EX. SAN MH INV. 691.11 (871W)	11 EX. SAN MH INV. 691.11 (871W)	12 EX. SAN MH INV. 691.11 (871W)	13 EX. SAN MH INV. 691.11 (871W)	14 EX. SAN MH INV. 691.11 (871W)	15 EX. SAN MH INV. 691.11 (871W)	16 EX. SAN MH INV. 691.11 (871W)
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### LEGEND

◆ BENCHMARK	□ ELECTRIC BOX
● IRON PIN FOUND	□ ELECTRIC METER
□ CONCRETE MONUMENT FOUND	□ TELEPHONE RISER
○ LIGHT POLE IN PARKING LOT	□ MAIL BOX
○ SANITARY MANHOLE	○ PINE TREE
● STORM MANHOLE	○ DECIDUOUS TREE
□ CATCH BASIN	○ SIGN
□ CURB INLET	○ BUSH
○ FIRE HYDRANT	○ GREASE TRAP MANHOLE
○ WATER VALVE	● EX. 3.3'x3.3' COLUMN
○ WATER MANHOLE	● EX. 2'x2.7' COLUMN
○ WATER METER	— UOT—UOT UNDERGROUND TELEPHONE
○ LAWN SPRINKLER	— G—G GAS LINE
○ SPRINKLER BOX	— UOE—UOE UNDERGROUND ELECTRIC
○ SIAMSE WATER	— W—W WATER LINE
○ FIRE C-VALVE	— S—S SANITARY SEWER
○ BOLLARD POST	— SS—SS STORM SEWER
□ GAS METER	— X—X EXISTING FENCE
○ GAS VALVE	□ EXISTING CONCRETE
○ GAS REGULATOR	

**LEGAL DESCRIPTION PER TITLE COMMITMENT**  
 PART OF THE NORTHEAST 1/4 OF SECTION 32, TOWN 2 NORTH,  
 RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN,  
 DESCRIBED AS: BEGINNING AT POINT DISTANT SOUTH 00 DEG. 29'  
 31" WEST, 60 FEET AND SOUTH 89 DEG. 53' 40" EAST 402.74 FEET  
 FROM NORTH 1/4 CORNER; THENCE SOUTH 89 DEG. 53' 40" EAST,  
 80.02 FEET; THENCE SOUTH 00 DEG. 03' 45" WEST, 581.40 FEET;  
 THENCE SOUTH 89 DEG. 53' 40" EAST, 450 FEET; THENCE NORTH  
 00 DEG. 03' 45" EAST, 581.40 FEET; THENCE SOUTH 89 DEG. 53' 40"  
 EAST, 401.12 FEET; THENCE SOUTH 00 DEG. 10' 41" WEST, 1452.65  
 FEET; THENCE NORTH 89 DEG. 53' 40" WEST, 848.21 FEET; THENCE  
 NORTH 00 DEG. 03' 45" EAST, 515.37 FEET; THENCE NORTH 89  
 DEG. 53' 40" WEST, 81.92 FEET; THENCE NORTH 00 DEG. 10' 46"  
 EAST, 931.12 FEET TO THE POINT OF BEGINNING, EXCEPT THAT  
 PART CONVEYED TO THE CITY OF TROY FOR ROAD PURPOSES BY  
 THE QUIT CLAIM DEED RECORDED IN LIBER 21432, PAGE 215,  
 OAKLAND COUNTY RECORDS. THE ABOVE DESCRIBED PARCEL  
 CONTAINS 24.00 ACRES WITH A NET USABLE PARCEL OF 24.00  
 ACRES.

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.



**BENCHMARK**

RM 74 CHISELED SQUARE ON SOUTH SIDE OF CONCRETE LIGHT POLE BASE LOCATED IN PARKING LOT NEAR SOUTHWEST CORNER OF ROOMWELL AUTOMATION PROPERTY WHICH IS NORTH OF MARSHALL'S AND DOLLAR TREE  
 ELEV. = 704.84

RM 75 CHISELED SQUARE AT SOUTHWEST CORNER OF CONCRETE AT SOUTH END OF STORM MAIN AND AT THE SOUTHWEST CORNER OF JEWELL CLOTHING STORE MAIN AND AT THE EAST END OF THE GAZE TO WEST CURB LINE  
 ELEV. = 704.12

RM 76 IRON MANHOLE SET AT THE SOUTH END OF STOP BAR LOCATED 1.6' FROM BACK OF CURB AND 3.7' FROM CURB LINE AND AT 3' W/4 STOP AT INTERSECTION OF STORM MAIN AND SOUTHWEST ENTRANCE TO WALMART 1/4" NORTH OF AIRPORT FENCE  
 ELEV. = 704.12

RM 77 CHISELED SQUARE ON SOUTH SIDE OF CONCRETE LIGHT POLE BASE LOCATED ON THE NORTH SIDE OF THE WEST SOUTHWEST ENTRANCE TO HOMEWORK SUPPLY STORE WEST SIDE OF GAZE LINE AND AT NORTH OF THE AIRPORT FENCE  
 ELEV. = 704.12

SCALE: 1" = 40'

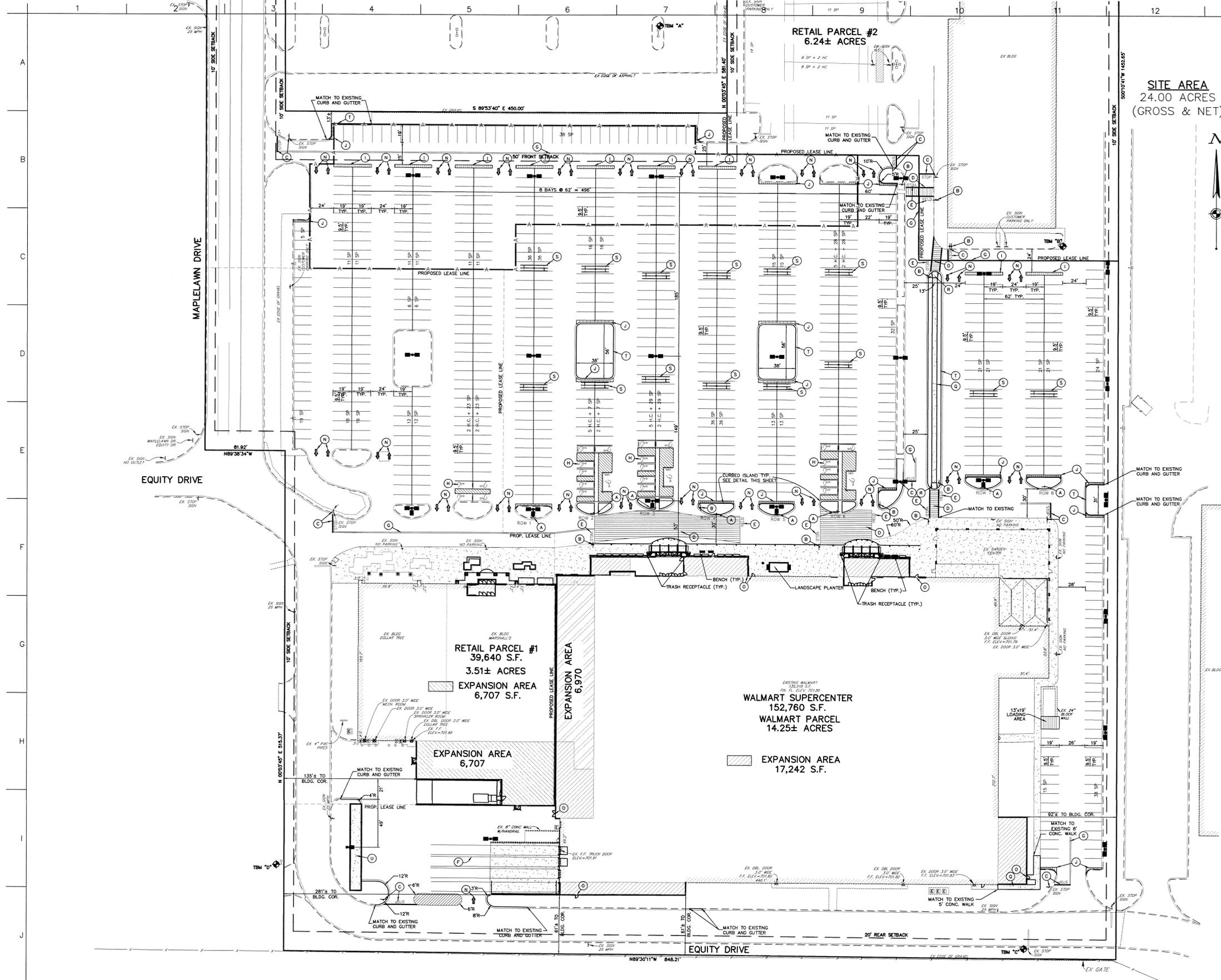
DATE: AUGUST 12, 2010  
 JOB NO.: 3879  
 DESIGN: ERB  
 DRAWN: RLK  
 CHECKED: ARM  
 SHEET NO. 2 OF 5

**Walmart**  
 Save money. Live better.

EXISTING FEATURES & PROPOSED BOUNDARY PLAN  
 WALMART SUPERCENTER #2873-xx  
 OAKLAND COUNTY, MICHIGAN  
 CITY OF TROY

STATE OF MICHIGAN  
 ROBERT F. MATKO  
 PROFESSIONAL SURVEYOR  
 No. 4853

8534 YANKEE STREET  
 DAYTON, OHIO 45458-1833  
 TEL: (513) 435-3374  
 FAX: (513) 435-3374  
 email: cesa@cesamc.com  
 www.cesamc.com



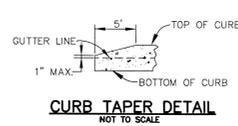
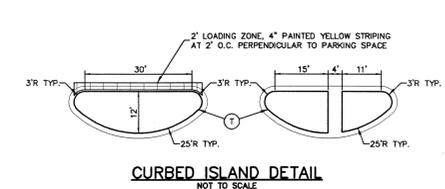
- ### SITE LEGEND
- (A) AISLE INDICATOR SIGNS (TYPICAL)
  - (B) PEDESTRIAN CROSSING SIGN W10-2 AND W10-2p (TYPICAL) AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.
  - (C) STOP BAR & STOP SIGN
  - (D) PEDESTRIAN CROSSWALK WITH 4" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR WIDTH.
  - (E) "YIELD" PAINTED YELLOW ON PAVEMENT (TYPICAL)
  - (F) (B) YELLOW PAINTED TRUCK ALIGNMENT STRIPES 4" WIDE SPACED 10' O.C. x 130' LONG CENTERED ON DOCK DOORS.
  - (G) 4" WIDE PAINTED DOUBLE YELLOW STRIPE
  - (H) ACCESSIBLE PARKING SPACE (TYPICAL) SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE)
  - (I) PAINTED ISLAND TYPICAL UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED SYSL/4" AT 2'-0" O.C. PERPENDICULAR TO THE PARKING SPACE.
  - (J) 2'-0" LOADING ZONE AT ALL CURBED PARKING SPACES. 4" PAINTED YELLOW STRIPING AT 2'-0" O.C. PERPENDICULAR TO PARKING SPACE.
  - (K) 10' x 15' STRIPED AREA PAINTED SYSL/4" AT 45' @ 2'-0" O.C. AT JIB CRANE LOCATION. (RE: ARCH. PLANS)
  - (M) 4"W @ 2'O.C. DIAGONAL PAVEMENT STRIPING FOR GC LOADING AREA
  - (N) DIRECTIONAL ARROW (TYPICAL)
  - (O) EXIT PORCH. (RE: ARCH. PLANS) FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
  - (P) SLOPE PAVEMENT TO MEET STOP (1:20 MAX.) (TYP.)
  - (Q) 5' CONCRETE SIDEWALK
  - (R) HANDICAPPED RAMP
  - (S) CART CORRAL (TYPICAL)
  - (T) 18" CONCRETE CURB AND GUTTER (TYPICAL)
  - (U) 12"x90" BALE AND PALLET RECYCLE AREA
  - (V) WAL-MART MONUMENT SIGN
  - (W) CONCRETE COMPACTOR PAD WITH SCREENING PER CITY ORDINANCE. (RE: ARCH. PLAN) FOR EXACT LOCATION AND SLOPE.
  - (X) CONCRETE TRANSFORMER PAD w/2"-BOLLARDS. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
  - (Y) GREASE INTERCEPTOR (RE: ARCH./MEP PLANS)
  - (Z) OIL INTERCEPTOR (RE: ARCH./MEP PLANS)
  - (AA) COMPRESSOR HOUSE CONCRETE PAD WITH CHAIN LINK FENCE AT PERIMETER (RE: ARCH. PLANS)
  - (BB) ENVIRONMENTAL CAGE (RE: ARCH. PLANS)
  - (CC) AT GRADE OVERHEAD DOOR LOCATION. (RE: ARCH. PLANS) FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
  - (DD) 6" PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE
- A—A—A— ASSOCIATE PARKING (STRIPES WITH CONTRASTING COLOR)

### LIGHTING

LIGHT FIXTURE WATTAGE: 1000 WATTS, MAXIMUM MOUNTING HEIGHT: 30'  
SEE SHEET B FOR LIGHT POLE AND LIGHT FIXTURE DETAILS

PARKING RATIO			
	TOTAL AREA (SF)	PARKING SPACES	RATIO/1000 TOTAL AREA
WAL-MART SUPERCENTER	152,760	683	4.47
MARSHALLS	39,640	143	3.61
90' PARKING SPACES WILL BE 9.5' WIDE x 19' LONG			

- ### LAYOUT NOTES
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF TROY/OAKLAND COUNTY REGULATIONS, CODES, AND O.S.H.A. STANDARDS.
  - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS, DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - ALL DISTURBED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
  - ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB & GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN.
  - ALL CURBED RADI ARE TO BE 5' UNLESS OTHERWISE NOTED. STRIPED RADI ARE TO BE 5'.
  - ALL DIMENSIONS AND RADI ARE TO THE BACK OF THE CURB UNLESS OTHERWISE NOTED.
  - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES ECT. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
  - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY CESA.
  - TOTAL LAND AREA IS 24.00± ACRES.
  - THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE WALMART STANDARD SITE WORK SPECIFICATIONS".
  - REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.



**BENCHMARK**

1" MAX. SLOPE

4" PAINTED YELLOW STRIPING

2' LOADING ZONE

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

Save money. Live better.

**LAYOUT PLAN**

**WALMART SUPERCENTER #2873-XX**

OAKLAND COUNTY, MICHIGAN

CITY OF TROY

ROBERT E. MATKO  
ENGINEER  
NO. 43143  
STATE OF MICHIGAN

8534 YANKEE STREET  
DAYTON, OHIO 45424-1833  
TEL: (937) 435-1307  
FAX: (937) 435-1307  
email: cesa@cesainc.com  
www.cesainc.com

SCALE: 1" = 40'

DATE: AUGUST 12, 2010

JOB NO.: 3879

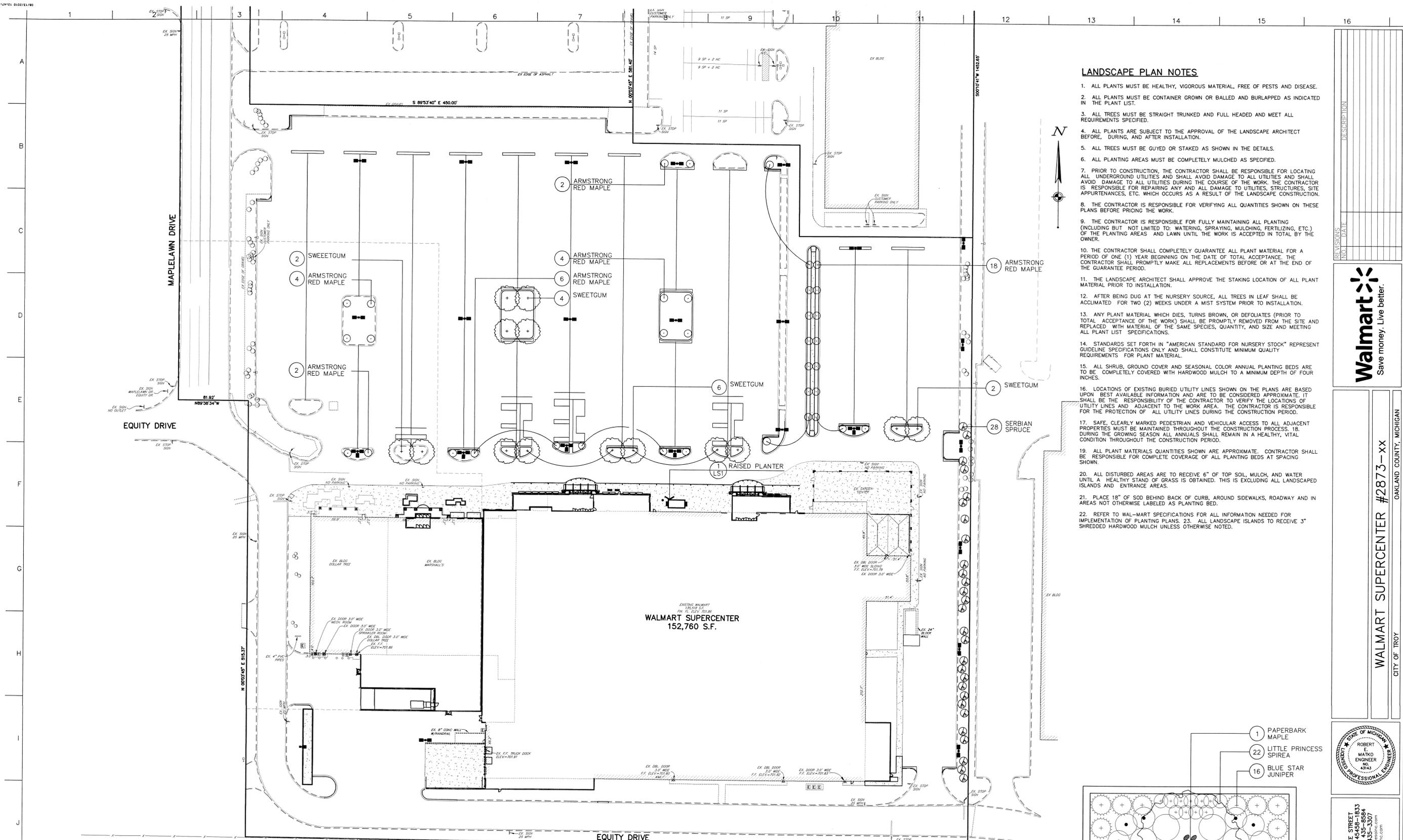
DESIGN: ERB

DRAWN: RLK

CHECKED: ARM

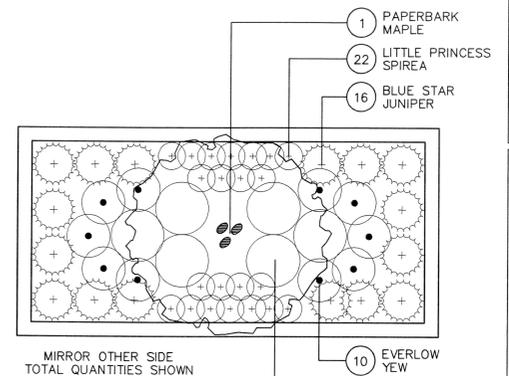
SHEET NO. 3 OF 5





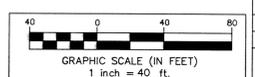
**LANDSCAPE PLAN NOTES**

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH HARDWOOD MULCH TO A MINIMUM DEPTH OF FOUR INCHES.
- LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
- SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS. 18. DURING THE GROWING SEASON ALL ANNUALS SHALL REMAIN IN A HEALTHY, VITAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL PLANT MATERIALS QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- ALL DISTURBED AREAS ARE TO RECEIVE 6" OF TOP SOIL, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. THIS IS EXCLUDING ALL LANDSCAPED ISLANDS AND ENTRANCE AREAS.
- PLACE 18" OF SOD BEHIND BACK OF CURB, AROUND SIDEWALKS, ROADWAY AND IN AREAS NOT OTHERWISE LABELED AS PLANTING BED.
- REFER TO WAL-MART SPECIFICATIONS FOR ALL INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS. 23. ALL LANDSCAPE ISLANDS TO RECEIVE 3" SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED.



**RAISED PLANTER PLAN**

1/4" = 1'-0"



**ADDITIONAL SITE PLANTING**

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
TREES					
2	SWEETGUM	Liquidambar styraciflua	2" Cal.	B&B	MATCHED FORM
6	ARMSTRONG RED MAPLE	Acer Rubrum 'Franksred'	2" Cal.	B&B	MATCHED FORM

**PLANT MATERIALS LIST FOR WALMART LEASE AREA ONLY**

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
TREES					
12	SWEETGUM	Liquidambar styraciflua	2" Cal.	B&B	MATCHED FORM
30	ARMSTRONG RED MAPLE	Acer Rubrum 'Franksred'	2" Cal.	B&B	MATCHED FORM
ORNAMENTAL TREES					
1	PAPERBARK MAPLE	Acer griseum	3" Cal.	B&B	SPECIMEN
EVERGREEN TREES					
28	SERBIAN SPRUCE	Picea amorika	6' HT	B&B	
SHRUBS					
6	GREEN VELVET BOXWOOD	Buxus microphylla 'Green Velvet'	24" HT	Cont.	
10	EVERLOW YEW	Taxus x media 'Everlow'	18" HT	Cont.	
22	LITTLE PRINCESS SPIREA	Spiraea japonica 'Little Princess'	18" HT	Cont.	
16	BLUE STAR JUNIPER	Juniperus squamata 'Blue Star'	12" HT	Cont.	

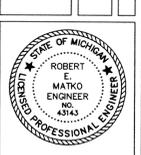
NOTE: AS AN AID TO THE CONTRACTOR VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLANS AND PROFILES IS TAKEN FROM FIELD TOPO AND/OR AVAILABLE RECORDS, BUT THE OWNER AND ENGINEER DOES NOT GUARANTEE THEIR LOCATION/ELEVATION,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

NO.	DATE	DESCRIPTION



**WALMART SUPERCENTER #2873-xx**  
OAKLAND COUNTY, MICHIGAN  
CITY OF TROY



8534 YANKEE STREET  
DAYTON, OHIO 45458-1833  
OFFICE (937) 435-8694  
FAX (937) 435-3307  
www.cesdic.com

SCALE: 1" = 40'  
DATE: AUGUST 12, 2010  
JOB NO.: 3879  
DESIGN: ERB  
DRAWN: RLK  
CHECKED: ARM  
SHEET NO. 5 OF 5



Troy, Michigan Store #2873

pb2  
architecture  
engineering

Issued

December 29, 2009



December 29, 2009

Community Style

2



December 29, 2009

Home & Living Entrance

3

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December 29, 2009

Market & Pharmacy Entrance

4

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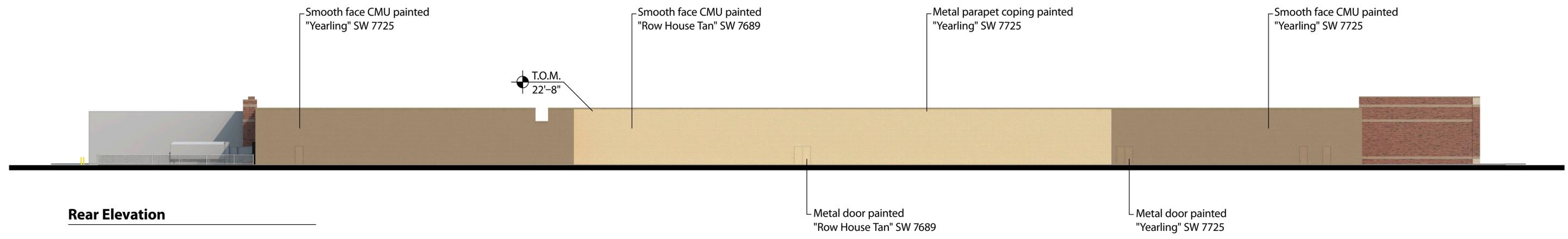
Overall Perspective

5

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**Front Elevation**

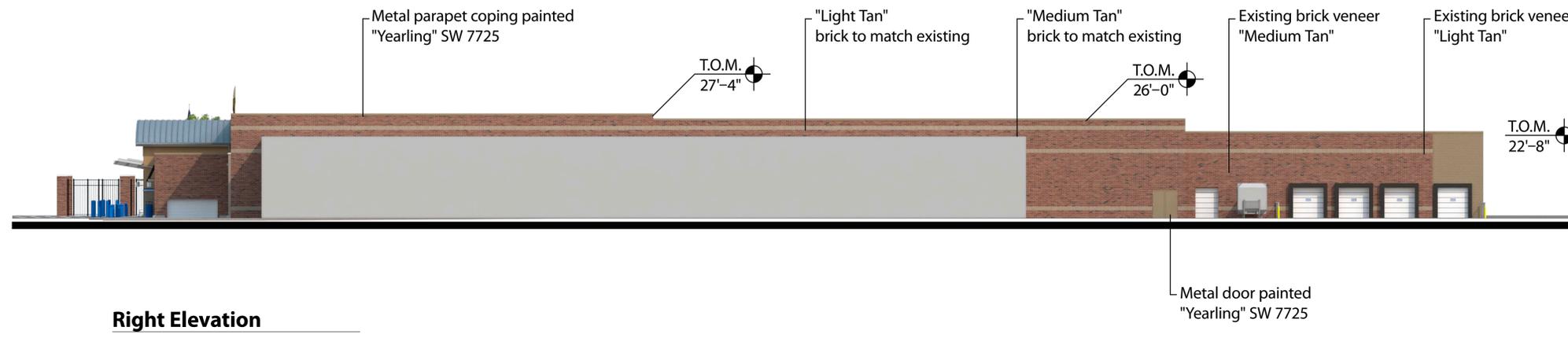
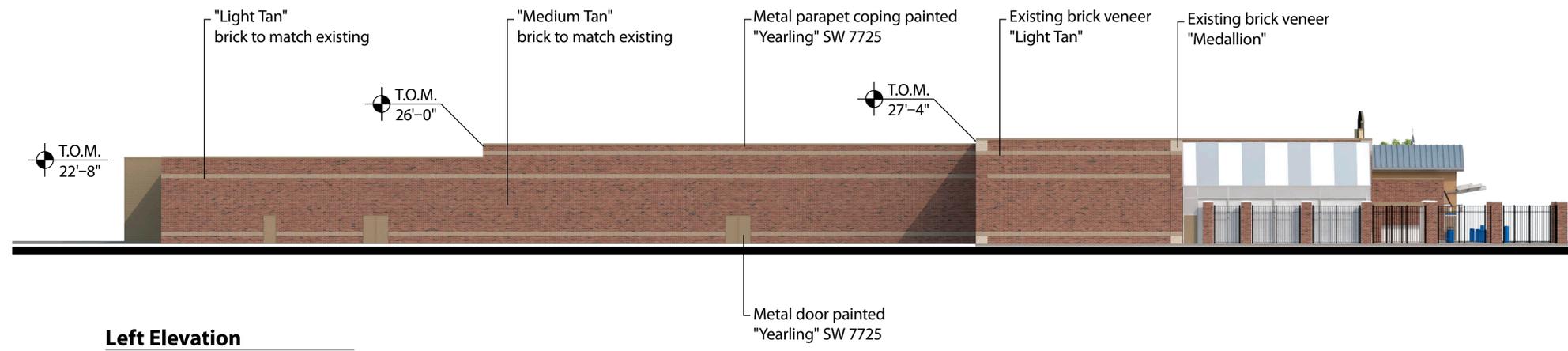


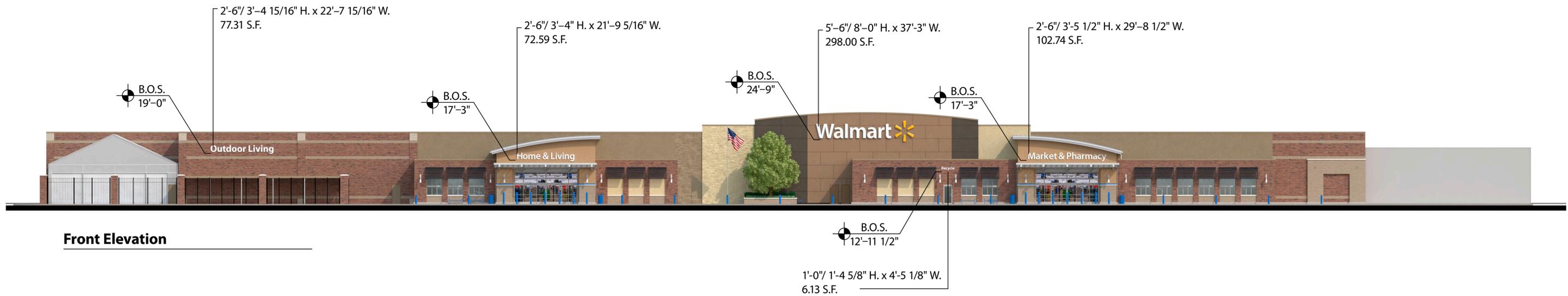
**Rear Elevation**




 December 29, 2009

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**Front Elevation**

**Proposed Signage**

Sign	Qty.	Type	Color	Height	Illumination	Area (S.F.)	Total S.F.
<b>Walmart</b> 	1	Identity	White/Yellow	5'-6"/ 8'-0"	Internal	298.00	298.00
<b>Market &amp; Pharmacy</b>	1	Directional	White	2'-6"/ 3'-5 1/2"	Uplighting	102.74	102.74
<b>Home &amp; Living</b>	1	Directional	White	2'-6"/ 3'-4"	Uplighting	72.59	72.59
Illuminated signs will be lit during all normal night-time hours (actual time will vary based on the season)							
<b>Outdoor Living</b>	1	Directional	White	2'-6"/ 3'-4 15/16"	N/A	77.31	77.31
<b>Recycle</b>	1	Additional	White	1'-0"/ 1'-4 5/8"	N/A	6.13	6.13
<b>Total Building Signage</b>						<b>556.77</b>	



December 29, 2009

Signage Calculations



**Proposed**



**Existing**

**Site Signage Square Footage**

Sign	# of Signs	Type	Proposed Panel Color	Panel Dimensions	Illumination	Total Sq. Ft. per Side	
Multi Tenant Development Sign - Walmart panel *	1	Business	Background: PMS 285C White lettering, Yellow Spark	Height: 2'-0" Width: 8'-0 3/4"	Internally illuminated	16.13	SF
Multi Tenant Development Sign - Walmart panel *	1	Business	Background: PMS 285C White lettering, Yellow Spark	Height: 2'-0" Width: 8'-0 3/4"	Internally illuminated	16.13	SF
<b>TOTAL FRONT SIGNAGE</b>						32.26	SF

\* Information was taken from Exhibit B of the Amended Consent Judgment dated 11-25-02 which specifically called out the dimensions of the multi tenant development sign located on the East end of West Maple Road. The multi tenant development sign on the West end of West Maple Road was not included in the document. We assumed the panels on both signs are the same size but will need to be verified with Sign Shop or Developer.



**New Walmart Site Sign Panel**  
(size and placement to remain the same)



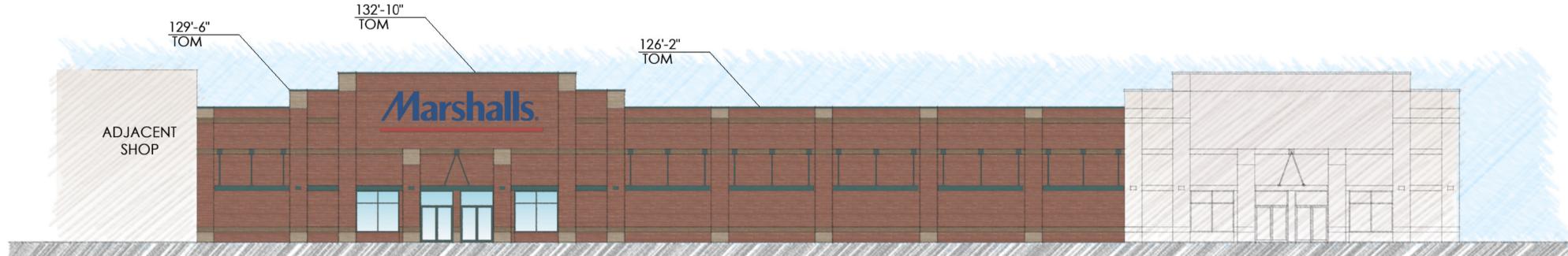
**Proposed**



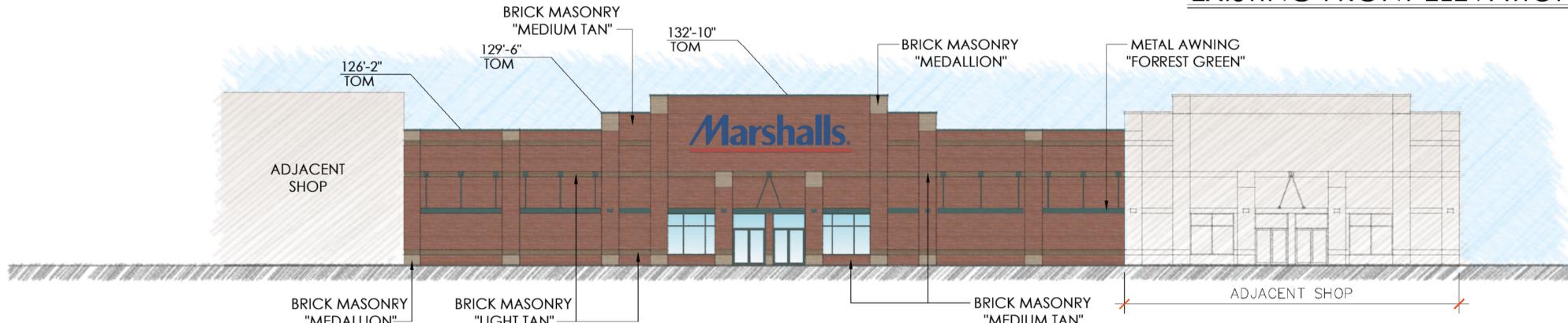
**Existing**



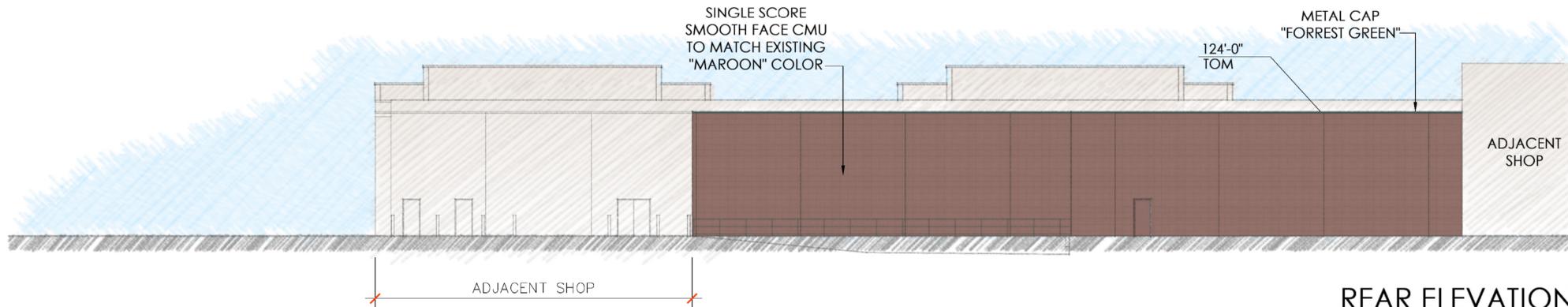




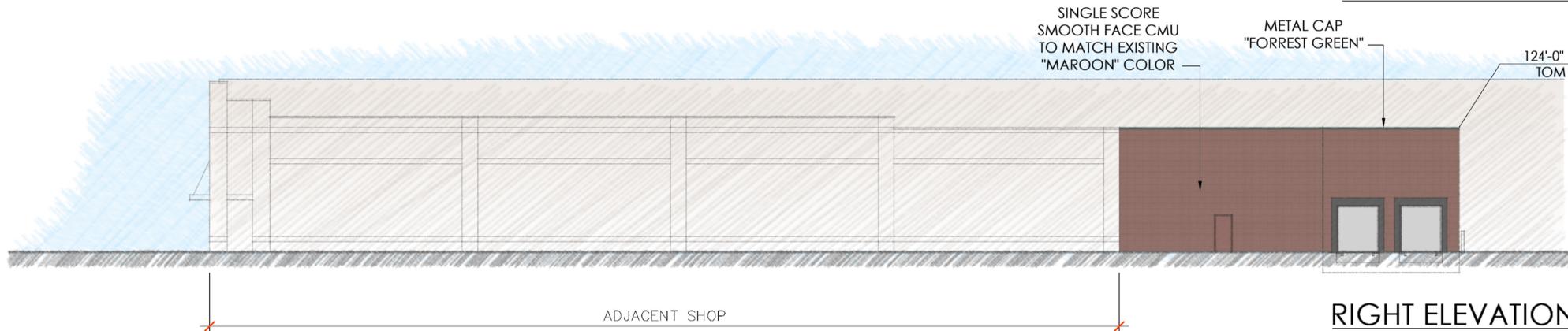
**EXISTING FRONT ELEVATION**



**PROPOSED FRONT ELEVATION**



**REAR ELEVATION**



**RIGHT ELEVATION**

