



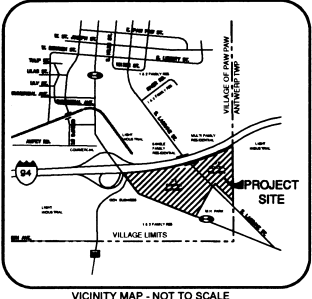
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**LEGEND**

- BOUNDARY
- PROP. CURB AND GUTTER
- LIMITS OF ASSOCIATED PARKING
- LIMITS OF SEASONAL OUTDOOR SALES
- PROP. FENCE
- PROP. METAL RETRACTION
- RETNAID RETRACTION EASEMENT
- PROP. HEAVY DUTY PAVEMENT
- THE APPLICABLE PAVING PLAN AND/OR CONCRETE PAVEMENT PLAN FOR MATED PAVING LOT)
- PROP. STANDBY DUTY PAVEMENT (PAVING LOT)
- PROP. CONCRETE SIDEWALK
- EXISTING WETLAND AREA
- EXISTING FLOOD PLAIN AREA
- PROP. CFT-SITE ROAD IMPROVEMENTS
- PROP. SIDEWALK RAMP
- PROP. SIGN

**SITE PLAN NOTES**

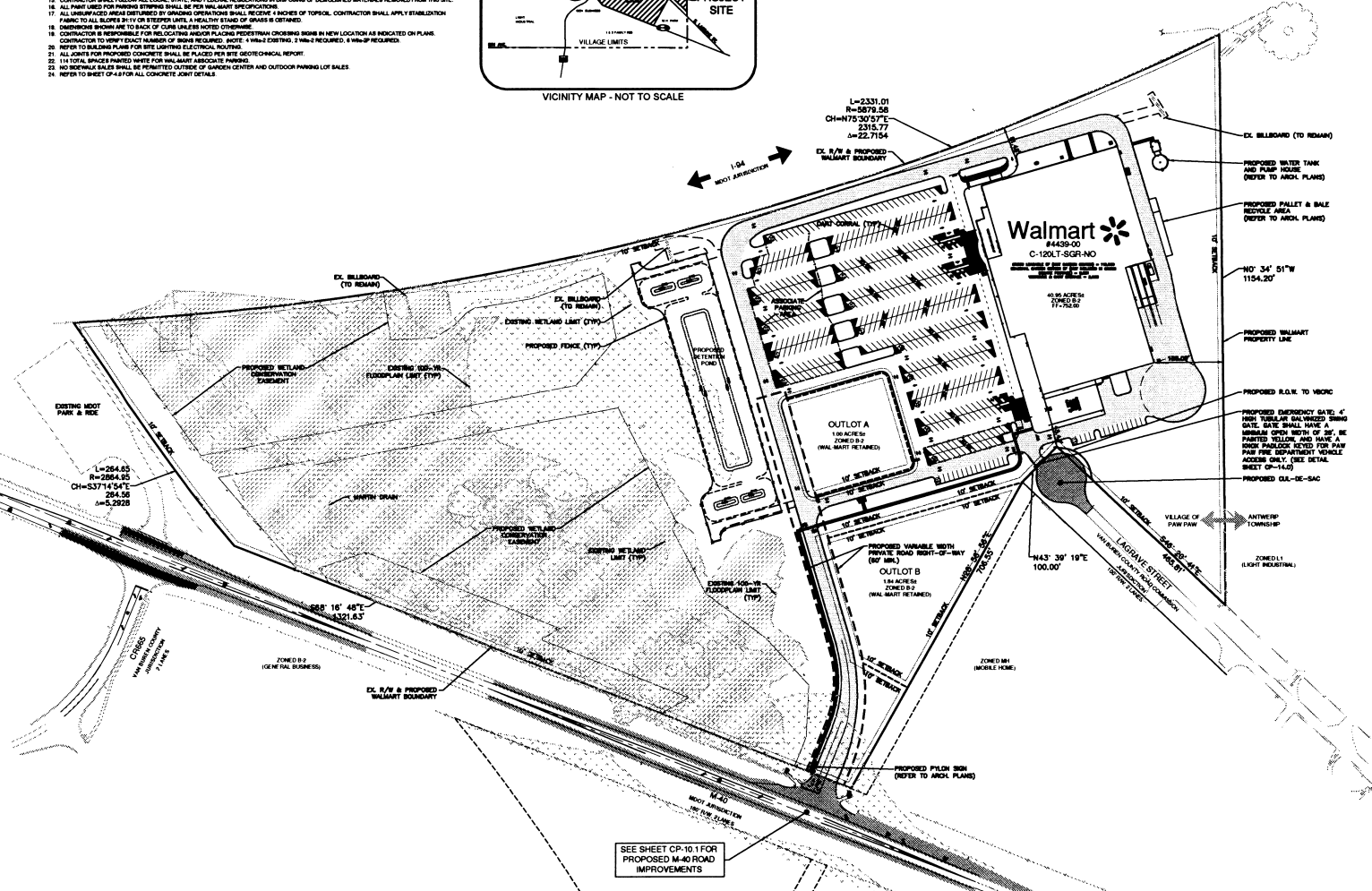
1. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
2. CONTRACTOR SHALL MAINTAIN PROPOSED CURB AND GUTTER, CONCRETE AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
3. CONTRACTOR SHALL REMOVE PAVEMENT & CONCRETE IN ACCORDANCE WITH SPECIFICATIONS OF THE MICHIGAN STATE DEPARTMENT OF TRANSPORTATION.
4. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLAB SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
5. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS, POSITIONS, ACCORD AND MARK LOCATIONS.
6. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES AS INDICATED ON PLANS.
7. SEE COVER SHEET FOR LIST OF UTILITY COMPANIES.
8. CONTRACTOR SHALL PROVIDE FIRE HOULDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES AND APPURTENANCES IN DRIVE AREA, AS WELL AS TO PROTECT ALL ACCESSIBLE WORK.
9. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES, TO INCLUDE, SANITARY SEWER, LATERALS, GAS, WATER, AND TELEPHONE SERVICES. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR APPROVED LOCATIONS AND DEPTHS AND AS REQUIRED, AS WELL AS, COORDINATE WITH ALL UTILITY COMPANIES FOR APPROVED LOCATIONS AND DEPTHS OF THE RECONSTRUCTION TO THEIR FACILITIES.
10. CONTRACTOR SHALL MAINTAIN WITH ALL WORKING CODES AND AS CONTRACTED TO SAME.
11. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DAMAGE, UTILITIES, PAVEMENT, DRIVE, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
12. ALL NEW LINES & SURFACE OF CURB, CURBS, CURBSIDE NOTES.
13. SITEWORK FOR THE PROJECT SHALL MEET OR EXCEED THE WILMART SITEWORK SPECIFICATIONS.
14. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS IN DISPOSAL OF DISCULISHED MATERIALS REMOVED FROM THE SITE.
15. ALL PAINT USED FOR PARKING STRIPES SHALL BE PER WILMART SPECIFICATIONS.
16. UNIMPROVED AREAS DESTROYED BY GRADING OPERATIONS SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FACING TO ALL SLOPES 3:1 OR STEEPER UNLESS A HEALTHY STAND OF GRASS IS OBTAINED.
17. DISBURSED BROWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
18. CONTRACTOR IS RESPONSIBLE FOR RELOCATING AND/OR PLACING PREDETERMINED CROSSING BODIES IN NEW LOCATION AS INDICATED ON PLANS.
19. REFER TO BUILDING PLANS FOR SITE EXISTING ELECTRICAL, TELEPHONE.
20. ALL JOBS FOR PROPOSED CONCRETE SHALL BE PLACED PER SITE GEOLOGICAL REPORT.
21. 11% TOTAL GRADIENT PERMITTED WHERE NOT OTHERWISE SPECIFIED.
22. NO SIDEWALK SALES SHALL BE PERMITTED OUTSIDE OF GARDEN CENTER AND OUTDOOR PARKING LOT SALES.
23. REFER TO SHEET OF 4-10 FOR ALL CONCRETE JOINT DETAILS.



**NOTE:**  
SEE EXISTING CONDITIONS PLAN FOR ALL EXISTING EASEMENTS

**SITE DATA BLOCK**

<b>PARCEL SUMMARY</b>	
WALMART PARCEL	36117.42 ACRES
OUTLOT A	1.84 ACRES
OUTLOT B	1.84 ACRES
TOTAL	39.80 ACRES
<b>WALMART PARKING DATA</b>	
BUILDING SP	18,300 SF
STORAGE SPACES	40 SPACES
CHRY CORNERS	24 SPACES
ACCESSIBLE SPACES	18 SPACES
TOTAL PARKING	418 SPACES
PARKING RATIO	4.80/1000 SF
<b>VILLAGE PARKING REQUIREMENTS</b>	
MIN. TOTAL	700
MIN. CENTER	50
MIN. TOTAL	470
<b>SEASONAL OUTDOOR SALES</b>	
MIN. TOTAL	100
MIN. TOTAL	100
*10% PARKING SPACES OCCUPIED DURING SEASONAL OUTDOOR SALES	
<b>SITE DATA</b>	
LAND USE CLASSIFICATION	GENERAL COMMERCIAL
ZONING	WALMART
LOCAL APPLICABLE	VILLAGE OF PAW PAW
SPONSOR BUILDING AREA	18,300 SF
BUILDING HEIGHT LIMIT	40 PER CODE
ACTUAL BUILDING HEIGHT	10'
FRONT BUILDING SETBACK	10'
SIDE BUILDING SETBACK	10'
REAR BUILDING SETBACK	10'
<b>LANDSCAPE INFO</b>	
PROPOSED PERCENT	70.3%
PROPOSED PERCENT	28.3%



Land Development & Real Estate  
 Power & Energy  
 Transportation  
 Infrastructure & Telecommunications  
 Water & Wastewater Treatment

**ATWELL**  
 ENGINEERS & ARCHITECTS  
 OFFICE IN BUREAU COUNTY, MICHIGAN

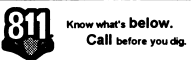
SECTION 13  
 TOWN 3 SOUTH, RANGE 14 WEST  
 VILLAGE OF PAW PAW  
 VAN BUREN COUNTY, MICHIGAN

Walmart Stores, Inc.  
 Walmart Supercenter  
 Store #4438-00  
 PAW PAW, MI  
 CONSTRUCTION PLANS  
 OVERALL

DATE: NOVEMBER 9, 2012

REVISIONS:  
 1. 11/09/12: PRELIMINARY  
 2. 11/09/12: PRELIMINARY  
 3. 11/09/12: PRELIMINARY  
 4. 11/09/12: PRELIMINARY  
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 30. 11/09/12: PRELIMINARY  
 31. 11/09/12: PRELIMINARY  
 32. 11/09/12: PRELIMINARY

ENGINEER'S SEAL  
 SCALE 0 50 100  
 1"=100'  
 DRAWN BY: EJM  
 CHECKED BY: MAM  
 PROJECT MANAGER: MRM  
 PLAN FILE:  
 11002747P-00-01  
 JOB #: 11002747  
 FILE NUMBER:  
 SHEET NO.  
 CP-50



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL OBTAIN THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION WORK AND AGREED TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.

**NOTICE:**  
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER AND THE ENGINEER SHALL BE CONSIDERED TO HAVE NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY ANY PERSONS EMPLOYED IN THE WORK OF ANY REPAIRS, STRUCTURES, OR OF ANY OTHER PERSONS.  
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SEE SHEET CP-10.1 FOR PROPOSED M-40 ROAD IMPROVEMENTS





# Atwell, LLC

2 Towne Square  
Southfield, MI 48076

**Michael Motte**  
**(248) 447-2000**  
**(248) 447-2001**

***mmotte@atwell-group.com***

Location of Project:	<b>Paw Paw MI</b>		
Store Type:	<b>Wal-Mart</b>		
Size of the Store:	<b>120 Proto</b>	Store #:	<b>4439</b>
Date of this Report:	<b>Wednesday, September 25, 2013</b>		

<u>OUTLOT/EXCESS LAND</u>			<u>SETBACKS</u>				<u>ZONING</u>
			Minimum building setbacks for each property				Current zoning
Lot #	Size (in Acres)	Square footage	Front	Left Side	Right Side	Back	Zoning
<b>Lot 1</b>	<b>0.94 AC</b>	<b>41,123</b>	<b>10'</b>	<b>10'</b>	<b>10'</b>	<b>10'</b>	<b>B-2</b>
<b>Lot 2</b>	<b>1.76 AC</b>	<b>76,521</b>	<b>10'</b>	<b>10'</b>	<b>10'</b>	<b>10'</b>	<b>B-2</b>

## ZONING

1. Is there an Overlay District, PUD, etc. that impacts the development of the outlot/excess land?

**No**

2. If yes, please describe:

3. What Jurisdiction is the property in?

**Village of Paw Paw, MI**

4. Is a restaurant permitted?

**Yes**

5. Is patio seating permitted?

**Yes**

6. Is there a restriction prohibiting a drive thru (restaurant, bank, etc.)?

**No**

7. Please add any additional information/comments that impact the outlot/excess land regarding zoning:

***The Village Ordinance (Articles III and V) does not specifically state whether or not patio seating is permitted or not permitted or if there is restrictions prohibiting a drive thru.***

## PARKING REQUIREMENTS:

1. Wal-Mart's required parking ratio:

Restaurant	15 / 1,000
Retail	5 / 1,000

2. Is the City or County's parking requirement greater than Wal-Mart's

No

If Yes, what is the requirement?

Restaurant	<i>1/6 seats or 80 sft</i>
Retail	<i>1/300 sft gross floor area</i>

**SIGNAGE:**

1. What type of signage is allowed for the outlots per local codes and/or ordinances?

Other

2. If other, please define:

*Both allowed but must be on site*

3. What is the maximum height allowed for the signage?

*30 feet*

4. What is the maximum square footage allowed for the signage?

*Total square footage of all signs above shall not exceed 200 square feet in aggregate per parcel and no single sign shall exceed 100 square feet.*

5. Explain how the square footage is calculated:

*The area of a sign shall be measured as the area within a single, continuous perimeter composed of any straight line geometric figure which encloses the extreme limits of writing, representation, or any other figure of similar character together with any frame of other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed*

6. If Other or No signage is permitted explain why and give options to change the signage regulations:

7. Is roof signage permitted?

No

8. What is the maximum size?

9. Are wall logo's and/or signs permitted?

Yes

10. Is Neon signage permitted?

Yes

11. How long is the variance process for outlot signage and what is required?

*Apporximately 4 months and the applicant must application, plan, and fee to the Village and attend a Zoning Board of Appeals meeting.*

12. Describe all reviews, hearings, variances and general requirements known at this time:

*Signage application, plan (including any electrical service required), and fees get submitted to the Village for review and approval. Requirements are listed in Article VI, Signs, of the Zoning Ordinance, and there are not any known variances at this time.*

**PLATTING**

1. Is the property (including the outlots/excess land) required to be platted?

No

1a. If no please explain:

**Property currently consists of 10 parcels which will be combined and split into 4 final parcels. The four final parcels will be the main Walmart parcel, two (2) outlots, and a wetland conservation parcel. This process is processed through the Village & County and is anticipated to be complete within 3 months.**

1b. If yes, has the plat been recorded?

Select Yes/No

1c. What is the book, page or volume?

1d. What was the date it was recorded?

2. If the property has not been platted, please describe the process including who is responsible for the platting and timeframe for completion.

**\*\*Note: If platting is not required, a metes and bounds legal description for each parcel should be forwarded to the respective Wal-Mart Land Development Manager as soon as possible.**

**STREET/HIGHWAY ACCESS AND TRAFFIC STUDY:**

- 1. Who has Jurisdiction on this site?
- 2. Will the Jurisdiction allow direct access and/or curbcuts to the main street or highway?
- 3. If there is a concrete median in front of the property, will the Jurisdiction allow it to be cut?

Michigan Dept of Transportation

No

No

**\*\*Note: Wal-Mart does not typically allow purchaser's direct access and/or curbcuts to the main street or highway. Access to the outlot/excess land is granted through the Wal-Mart access drive!**

4. Are there any future highway/street improvements anticipated that would impact the outlot/excess land?

No

4a. If yes, please describe along with the timeframe and location:

5. Are sidewalks required on the outlot/excess land?

No

5a. If yes, what type and size:

6. Was a traffic study performed for the overall project?

Yes

6a. If yes, was the outlot(s)/excess land included?

Yes

6b. What was the estimated traffic count, peak hour trips, total trips, proposed use, etc. for each parcel?

**The entire site was projected to generate 645 new weekday and 765 new Saturday peak hours trips, assuming an 8,000 sft restaurant generating 77/98 and a 4,500 sft bank projecting 102/102 respectively.**

6c. Will an additional traffic study be required for each purchaser?

No

6d. If yes, please explain why and any requirements including applicable timeframes:

[Empty text box for explanation]

6e. Does the traffic study, trips, etc. have an expiration date?

No

6f. If yes, please provide the expiration date and any other important information:

[Empty text box for expiration date and information]

**UTILITIES:**

**Water**

1. Is water stubbed to the outlot(s)?

Yes

1a. If not, where is it located?

N/A

2. Is water stubbed to the excess land?

2a. If not, where is it located?

3. Who has Jurisdiction of the water line?

Village of Paw Paw

4. What is the size of the water main?

12-inches

5. What is the normal pressure?

40 -50 psi

6. Is there a Tap Fee?

No

7. Is there a Meter Fee?

Yes

8. Can the hose bibs & irrigation be on a separate meter?

Yes

9. What is the size of the line required?

Yes

10. Are backflow preventer valves required for fire sprinkler lines?

Yes

11. Is the water line located in an existing easement?

No

12. Is there a current moratorium or a chance for one in the future?

13. Please add any additional information/comments regarding water:

***The water service line stubs to both outlots are 2-inch in diameter***

**Sanitary Sewer**

1. Is sanitary sewer stubbed to the outlot(s)?

Yes

1a. If not, where is it located?

2. Is sanitary sewer stubbed to the excess land?

N/A

2a. If not, where is it located?

3. What is the size of the sewer line?

8-inches

4. Who has the Jurisdiction of the sanitary sewer line?

Village of Paw Paw

5. Nearest manhole:

Lot 1	Rim El.	746.66	Inv.El.Out	736.45
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Lot 2	Rim El.	<b>746.66</b>	Inv.El.Out	<b>736.45</b>
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- |  |     |
|--|-----|
| 6. Is a grease trap required for a restaurant?                       | Yes |
| 7. Is there a Tap Fee?   | No  |
| 8. Are tap fees based on water useage?                               | No  |
| 9. Is the tap to be made by the city or a local plumber?             |     |
| 10. Are there any special assessments?                               | No  |
| 11. Is there a current moratorium or a chance for one in the future? | No  |
| 12. Is the sanitary sewer line located in an existing easement?      | Yes |
| 13. If sanitary sewer is not available, can a septic system be used? | N/A |

13a. What type?

N/A

13b. Additional Comments:

N/A

14. Can the septic field be paved over?

N/A

15. Has a percolation test been performed?

N/A

15a. When?

N/A

15b. What were the results? (1' in 30 minutes is required for a restaurant)

N/A

15c. If the test did not meet the above requirements, what are the alternative solutions?

N/A

**\*\*Note: Purchaser is responsible to perform their own percolation test on the outlot/excess land if a septic system is required.**

16. Please add any additional information/comments regarding sanitary sewer:

***The sewer lead stubs to both outlots are 6-inch in diameter***

**Storm Sewer:**

1. Is storm sewer stubbed to the outlot?

Yes

2. Is storm sewer stubbed to the excess land?

N/A

3. If not, please explain how the storm sewer drainage will be addressed for each outlot/excess land:

4. Has Wal-Mart's detention facility been sized to accept the drainage?	Yes
5. Is the Wal-Mart detention pond encroaching on or included within the outlot/excess land property line?	No
6. Who has the Jurisdiction of the storm sewer?	Property owner
7. What is the size of the storm sewer?	24 and 30-inch
8. What is the depth?	3 to 6 feet
9. What is the tap fee?	No
10. Are catch basins required?	Yes
11. Is the storm sewer located in an existing easement?	No

12. Please add any additional information/comments regarding storm sewer:

***The storm sewer stub to Outlot 1 is 15-inch in diameter and ends with a catch basin. The storm sewer stub to Outlot 2 is 18-inch in diameter and ends with a catch basin.***

**\*\*Note: Purchaser will have to comply fully with any federal, state or local laws, regulations, ordinances, permits or other authorizations or approvals or other requirements relating to storm water discharges or the control or erosion or sediment discharges from construction projects, including but not limited to the Clean Water Act, 33 U.S.C.-1251 et seq., and the Storm Water General Permit for Discharges associated with Construction Activities (collectively the "Storm Water Requirements") including without limitation preparing a Storm Water Pollution Prevention Plan (if applicable) to avoid negatively impacting any erosion or sediment controls during earth-disturbing activities, if any.**

**Electric**

1. Is electric stubbed to the outlot?	Yes
1a. If not, where is it located?	
2. Is electric stubbed to the excess land?	N/A
2a. If not, where is it located?	
3. Is it overhead or underground?	Underground
4. What is the voltage?	Unknown
5. What is the phase?	Unknown
6. What is the wire?	Unknown
7. Who has Jurisdiction of the electricity?	Village of Paw Paw
8. Is underground service required?	Yes
8a. If yes, will the power company bring conduit and wire to the transformer and/or building?	No

8b. Is there a standard cost per LF for the installation?	Unknown
8c. Transformer location:	Unknown
8d. Can the outlot/excess land be serviced with either a pole mounted or pad mounted transformer	Pad Mounted
9. Is the primary service connected to the existing transformer?	No
9a. Are there any service charges or connection fees?	Yes
9b. What is the cost?	Unknown

10. Is the electric located in an existing easement?

Yes

11. Please add any additional information/comments regarding electric:

[Empty text box for additional information regarding electric]

**Gas**

1. Is gas stubbed to the outlet?

No

1a. If not, where is it located?

Within Outlot 2

2. Is gas stubbed to the excess land?

N/A

2a. If not, where is it located?

[Empty text box]

3. What is the maximum amount available?

Unknown

4. Who has Jurisdiction of the gas line?

Consumers Energy

5. What type of commitment will the gas company give?

Unknown

6. Will the gas company bring the line to the building?

Yes

6a. What is the estimated cost to do so?

Unknown

6b. What is the size of the gas line?

2"

6c. What is the pressure of the gas line?

Unknown

6d. What is the BTU/CF rating?

Unknown

6e. What is the specific gravity?

Unknown

6f. Is a meter fee required?

Yes

7. Is the gas located in an existing easement?

Yes

8. Please add any additional information/comments regarding gas:

***Gas service for the outlets is stubbed along the west side of outlot 2. Service can be brought from this point to both outlots when they are developed.***

**Telephone**

1. Is telephone stubbed to the outlet?

No

1a. If not, where is it located?

Within Outlot 2

2. Is telephone stubbed to the excess land?

N/A

2a. If not, where is it located?

[Empty text box]

3. Is under ground service required?

Yes

4. Who is responsible for bringing telephone lines to the building?

Utility (Frontier)

5. Is the telephone located in an existing easement?

Yes

6. Please add any additional information/comments regarding telephone:

***Telephone service for the outlets is stubbed along the west side of outlot 2. Service can be brought from this point to both outlots when they are developed.***

**FEES:**

1. Are there any unusually expensive fees or assessments relating to the future development of this property?

No

2. If yes, please describe in detail and attach a schedule if available:

**BUILDING CODES:**

1. What are the building codes by which the architectural plans must comply with on the outlot/excess land?

*Current IBC*

1a. What is the date they were adopted:

*Unknown*

2. What is the building permit fee schedule?

*Unknown*

3. Is the outlot/excess land located in a fire zone or district?

No

4. Are there any special fire department requirements in addition to standard plans?

No

**SITE / LANDSCAPING:**

1. Is there a landscaping ordinance in place?

Yes

2. Is there any special lighting requirements?

Yes

2a. If yes, please describe:

*Described in Section 42-405 of Zoning Ordinance for Lighting and Section 42-406 for Landscaping*

3. What type of solid waste disposal is permitted?

3a. Compaction:

Yes

3b. Bulk pick up:

Yes

3c. Front loader:

Yes

3d. Side loader:

Yes

3e. Rear loader:

Yes

3f. Who has the Jurisdiction of solid waste:

*Village of Paw Paw*

3g. Is this adequate for Jurisdiction?

Yes

3h. Is a drain required in the trash area?

No

3i. Are hot and cold water hose bibs required in the trash area?

No

**\*\*Note: Wal-Mart requires a masonry trash enclosure for compactor, dumpster.**



**SOILS / ENVIRONMENTAL:**

- 1. Was the outlot(s) rough graded?
- 2. Was it compacted to Wal-Mart standard specifications?
- 3. Was the excess land rough graded, if applicable?
- 4. Was it compacted to Wal-Mart's specs?
- 5. Did the Phase 1 Environmental report indicate contamination?

Yes
Yes
N/A
Yes
Yes

3a. Report prepared by:

Atwell, LLC
-------------

3b. Dated:

4-Nov-13
----------

3c. If yes, was the contamination located in close proximity to or within the outlot/excess land?

No
----

3d. If yes, was the contamination remediated as part of the overall project?

Yes
-----

3e. Please provide any additional information/comments regarding the contamination:

<i>Contamination consists of elevated metal concentrations within the groundwater in the vicinity of the existing wetlands (near detention pond).</i>
---

6. Is any portion of the outlot/excess land located in a flood plan and/or wetland area?

No
----

6a. If yes, please describe:

--

**TRAFFIC:**

1. Average Daily Traffic:

10,900
2012

v.p.d.  
(year)

**Civil Consultant:** Please add any information and/or comments that you can think impact the development and/or title of the outlot/excess land:

--

**The purpose of this "Fact Sheet" is to provide general information regarding the subject property. It is the prospective purchaser's obligation to perform the necessary due diligence to insure that the property is capable of meeting the intended use.**

**CONTACTS:**

The last page should be all local contacts (from your cover sheet)