

# Walmart Outparcels For Sale

Fowlerville, MI

Store #4540

970 Gehringer Drive



For more information  
about this site, contact:

Vicki Gutowski  
Gerdom Realty  
P: 248.242.6766 ext 103  
C: 248.345.7071

Larry Siedell  
Gerdom Realty  
P: 248.242.6766 ext 108  
C: 734.707.5278

Other sites available at  
[www.walmartrealty.com](http://www.walmartrealty.com)

Lot 1: ±0.87 Acres - **\$145,250**

Lot 2: ±0.84 Acres - **\$166,250**

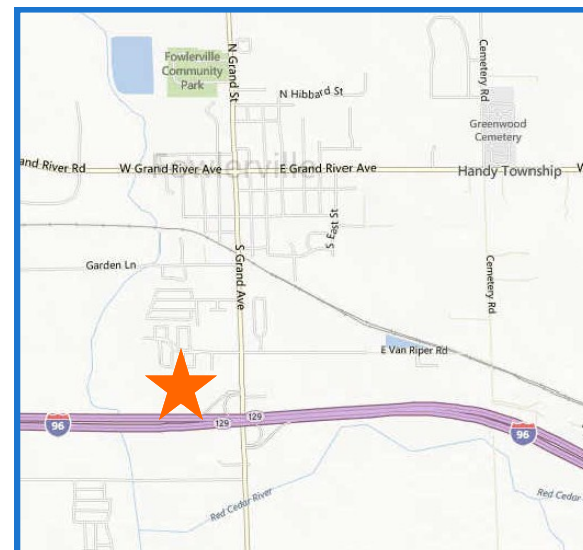
Lot 4: ±0.86 Acres - **\$131,250**

## Demographic Summary

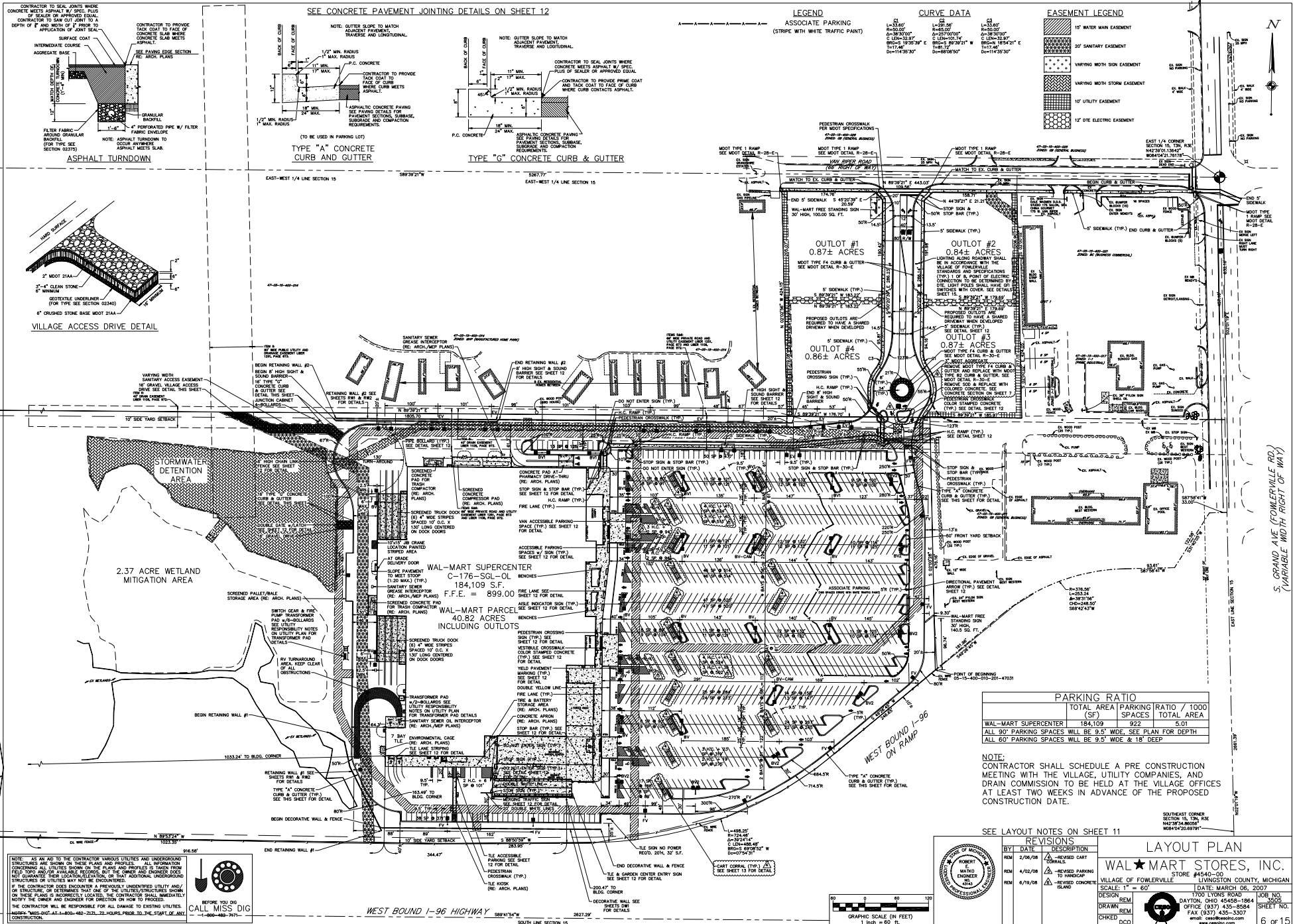
**1 Mile**  
Population: 2,700  
Median HH Income: \$40,600

**3 Mile:**  
Population: 7,200  
Median HH Income: \$50,700

**5 Miles:**  
Population: 14,000  
Median HH Income: \$53,200



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



LEGEND		CURVE DATA		EASEMENT LEGEND	
ASSOCIATE PARKING (STRIPE WITH WHITE TRAFFIC PAINT)	SEE MOOT DETAIL R-28-E	C1 L=228.50' R=33.00' A=38.20° C L=104.33' R=19.50' A=114.93°	C2 L=228.50' R=33.00' A=38.20° C L=104.33' R=19.50' A=114.93°	10' WATER MAIN EASEMENT	SEE MOOT DETAIL R-28-E
		C3 L=228.50' R=33.00' A=38.20° C L=104.33' R=19.50' A=114.93°	C4 L=228.50' R=33.00' A=38.20° C L=104.33' R=19.50' A=114.93°	20' SANITARY EASEMENT	SEE MOOT DETAIL R-28-E
				VARYING WIDTH SIGN EASEMENT	SEE MOOT DETAIL R-28-E
				VARYING WIDTH STORM EASEMENT	SEE MOOT DETAIL R-28-E
				10' UTILITY EASEMENT	SEE MOOT DETAIL R-28-E
				12' DTE ELECTRIC EASEMENT	SEE MOOT DETAIL R-28-E

PARKING RATIO		
TOTAL AREA (SF)	PARKING SPACES	RATIO / 1000 TOTAL AREA
184,109	922	5.01
ALL 90° PARKING SPACES WILL BE 9.5' WIDE. SEE PLAN FOR DEPTH		
ALL 60° PARKING SPACES WILL BE 9.5' WIDE & 18' DEEP		

**NOTE:**  
CONTRACTOR SHALL SCHEDULE A PRE CONSTRUCTION MEETING WITH THE VILLAGE, UTILITY COMPANIES, AND DRAIN COMMISSION TO BE HELD AT THE VILLAGE OFFICES AT LEAST TWO WEEKS IN ADVANCE OF THE PROPOSED CONSTRUCTION DATE.

SEE LAYOUT NOTES ON SHEET 11

REVISIONS		LAYOUT PLAN	
BY	DATE	DESCRIPTION	
REM	2/08/08	REMOVED CART	DATE: MARCH 06, 2007
REM	4/02/08	REMOVED PARKING TO HANDICAP	SCALE: 1" = 60'
REM	6/19/08	REMOVED CONCRETE ISLAND	DESIGN: REM

**WAL-MART STORES, INC.**  
VILLAGE OF FOWLERVILLE  
STORE #4540-00  
LIVINGSTON COUNTY, MICHIGAN

DESIGN: REM  
DRAWN: REM  
CHECKED: DCC  
DATE: MARCH 06, 2007  
SCALE: 1" = 60'  
1700 LYONS ROAD  
DAYTON, OHIO 45448-1864  
OFFICE (937) 430-8084  
FAX (937) 435-3307  
www.walmart.com

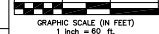
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**NOTE:** AS AN AID TO THE CONTRACTOR VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION FIELD TYPED AND/OR AVAILABLE RECORDS, BUT THE OWNER AND ENGINEER DOES NOT GUARANTEE THEIR LOCATION, DEPTH, OR EXISTENCE. UNIDENTIFIED UTILITIES AND/OR STRUCTURES OR UTILITIES 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 INSTRUCTIONS ON HOW TO PROCEED.

THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. ADVISORY: "MISS DIG" AT 1-800-482-2222. 2222 HOURS FROM THE START OF ANY CONSTRUCTION.

**BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-2222**





STORM SEWER STRUCTURE SCHEDULE

Table with columns: NO., STRUCTURE, GRATE, INVERT, and structure details. Includes entries for Flamed End, Curb Inlet, Area Inlet, and Manhole.

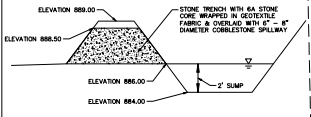
FRENCH DRAIN DETAIL

TO BE USED IN FINISHED LOT
DIMENSION SHALL BE 5'-1/2" WHEN PAVEMENT SLOPES AWAY FROM CURB
CONTRACTOR SHALL CONNECT DRAINS INTO INLETS ALONG CURBLINE

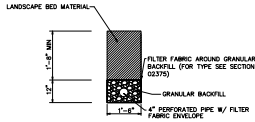
DETENTION BASIN STAND PIPE DETAIL



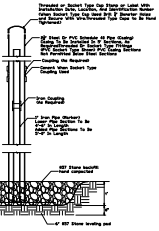
STONE TRENCH DETAIL



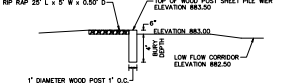
LANDSCAPE BED DRAIN DETAIL



SETTLEMENT PLATE DETAIL



SHEET PILE WIER DETAIL



WETLAND CONSTRUCTION NOTES

FINAL GRADE SHALL BE ROUGH AND IRREGULAR WITH TOPOGRAPHIC VARIATIONS OF +/- 0.4 FEET
CONTRACTOR SHALL AVOID SOIL COMPACTION WITHIN THE CREATED WETLAND AREA

CONTRACTOR TO GRADE SPANDE...
CONTRACTOR TO MAINTAIN...
CONTRACTOR TO MAINTAIN...

STORM NOTES

ALL PUBLIC STORM SEWER SHALL BE...
PRIVATE STORM PIPE SHALL BE AS...
ALL PIPE SHALL CONFORM TO...

BENCHMARK

DATE: MARCH 05, 2007
SCALE: 1" = 60'

EX STORM STRUCTURE CHART

- List of storm structures including manholes, inlets, and cleanouts with their respective elevations and locations.

EASEMENT LEGEND



LEGEND



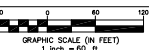
NOTES

SEE GRADING & SETTLEMENT PLATE NOTES ON SHEET 11

GRADING PLAN

Project information for WAL-MART STORES, INC. including address, date, scale, and sheet number.

THIS DOCUMENT WAS ORIGINALLY ISSUED BY ROBERT MATKO ON 03/06/07. THIS DOCUMENT IS NOT CONSIDERED A SEALED DOCUMENT.



S. GRAND AVE (FOWLERVILLE RD.) (VARIABLE WIDTH RIGHT OF WAY)

**CESO, Inc.**  
 8164 Executive Court  
 Lansing, MI 48917  
**Robert E. Matko, P.E.**  
 (517) 622-3000  
 (517) 622-3009  
 matko@cesoinc.com

## ENGINEER'S FACT SHEET

Location of Project: **Fowlerville, MI**  
 Store Type: **Supercenter**  
 Store Size: **176** Store Number: **4540**  
 Date of this Report: **Friday, August 31, 2007**

<b>OUTLOT / EXCESS PROPERTY</b>			<b>SETBACKS</b>				<b>ZONING</b>
<i>** Please do not include Gas lot **</i>			Minimum building setbacks for each property				Current zoning
Lot #	Size (in Acres)	Square footage	Front	Left Side	Right Side	Back	Zoning
Lot 1	0.87 AC	38,077	50'	10'	10'	15'	General Business
Lot 2	0.84 AC	36,448	50'	10'	10'	15'	General Business
Lot 3	0.87 AC	37,853	50'	10'	10'	15'	General Business
Lot 4	0.86 AC	37,578	50'	10'	10'	15'	General Business

### ZONING

1. What is the zoning for the outlot(s)/excess property?

**The four outlots are zoned General Business**

2. Is a restaurant permitted?

**Yes**

3. Is patio seating permitted?

**Yes**

4. Is a drive thru permitted?

**Yes**

5. What jurisdiction is the property in?

**Village of Fowlerville**

6. Are any of the outlot properties in a Flood Plain?

**No**

7. If each outlot have a separate zoning please describe below or you may also add any additional notes on the zoning:

**A restaurant, patio seating, and drive thru are not permitted by right, they require a special use permit.**

### 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	
Retail	

**SIGNAGE:**

1. What type of signage is allowed for the outlots

Both

2. If other please define:

3. What is the maximum height allowed for the signage

**Height of not more than four (4) feet above grade for monument signs or thirty (30) feet for pylon signs.**

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

**Size no greater than forty-eight (48) square feet for monument signs or sixty (60) square feet for pylon signs.**

5. Explain how the square footage is calculated:

**The area of a sign that has 2 or more faces shall be measured by including the area of all sign faces. If faces are placed back-to-back and are of equal size the area of the 2 faces shall be counted as one.**

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?

**The ZBA meets as needed. The application and documentation needs to be submitted approximately four weeks prior to the set meeting date.**

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

**First staff review, second planning comm. pre-site plan approval and special use approvals, third ZBA variance approvals, fourth planning comm. final site plan approval, and fifth final engineering review and**

approval.

**PLATTING**

1. Is it required that the property be platted?

Yes

1a. If no please explain:

1b. If yes has the plat been recorded?

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 and who will be responsible for the cost of platting. Also indicate an approximate time line for this to be completed.

***The platt needs to be submitted to the Village, County, and the State for all necessary approvals. Wal-Mart is responsible for the cost of platting. The entire process will take approximately twelve months and is anticipated to be completed by August 2008.***

**STREET & HIGHWAY CUTS:**

1. Who has jurisdiction on this site?

1a. If Other please define:

**Village of Fowlerville**

2. Is a permit required?

Yes

2a. If yes, is a bond required?

No

3. Will the D.O.T., City or County allow direct access and curb cuts from the main street or highway in front of the Wal-Mart/Sam's?

No

3a. If no, please explain:

***Outlots must have a shared driveway approach to Gehringer Dr.***

4. If there is a median in front of the property, can it be cut?

No

4a. Please describe:

***No median located in front of the property.***

4b. At whose expense:

***No median located in front of the property.***

[Empty box]

5. Are any future highway/street changes anticipated?

5a. If yes, please describe along with the time line and location:

[Empty box]

6. Are sidewalks required?

6a. If so what type and size:

**Sidewalks were installed during construction of the Wal-Mart Development.**

7. Was a traffic study made for Wal-Mart?

7a. If yes, were the outlot(s) included?

7b. What was the estimated traffic for each parcel?

**Two parcels (Quality Restaurant) with ADT (24 hour) volumes of 405 inbound and 405 outbound trips. One parcel (Drive-in-bank) with ADT volumes of 493 inbound and 493 outbound trips. One parcel (Video Rental Store) with ADT volumes of 370 inbound and 370 outbound.**

7c. Will an additional traffic study be required for each user?

7d. If yes, please explain why, and the timeline after submitted:

[Empty box]

**UTILITIES:**

**Water**

1. Is a waterline stubbed to the outlot property line(s)?

2. If no, please explain where water is accessed.

[Empty box]

3. What is the jurisdiction of the water line?	Village of Fowlerville
4. What is the size of the water main?	2"
5. What is the normal pressure?	static-44.2 psig residual-36.7 psig @120gpm
6. What is the Tap Fee?	Varies
7. What is the 1 1/2" meter fee?	Varies
8. Can the hose bibs & irrigation be on a separate meter?	Yes
9. What is the size of the line required?	Varies
10. Are backflow preventer valves required for fire sprinkler lines?	Yes
11. Is an easement required by the jurisdiction for the water line?	No

**Sanitary Sewer**

1. Is sanitary sewer available at the property line(s)?	<b>Yes</b>				
2. What is the size of the sewer line?	<b>6"</b>				
3. What is the Jurisdiction of the sewer line?	<b>Village of Fowlerville</b>				
4. Nearest manhole:	Lot 1	Rim El.	<b>N/A</b>	Inv.El.Out	<b>900.22</b>
	Lot 2	Rim El.	<b>N/A</b>	Inv.El.Out	<b>900.14</b>
	Lot 3	Rim El.	<b>N/A</b>	Inv.El.Out	<b>900.8</b>
	Lot 4	Rim El.	<b>N/A</b>	Inv.El.Out	<b>900.82</b>
5. Is a grease trap required for a restaurant?	<b>Yes</b>				
6. Are tap fees based on water usage?	<b>Yes</b>				
7. Is the tap to be made by the city or a local plumber?	<b>Local Plumber with Village Supervision</b>				
8. What is the sewer tap fee?	<b>Varies</b>				
9. Are there any special assessments?	<b>No</b>				
10. Is there a current moratorium or a chance for one in the future?	<b>No</b>				
11. Is an easement required for sanitary sewer?	<b>No</b>				
12. If sanitary sewer is not available, can a septic system be used?	<b>N/A</b>				
12a. What type?	<b>N/A</b>				
12b. Remarks:	<b>N/A</b>				
13. Can the septic field be paved over?	<b>N/A</b>				
14. Has a percolation test been performed?	<b>N/A</b>				
14a. When?	<b>N/A</b>				
14b. What were the results? (1' in 30 minutes is required for a restaurant)	<b>N/A</b>				
14c. If the test did not meet the above requirements, what are the alternative solutions?	<b>N/A</b>				



\*Note: Purchaser is responsible for their own percolation test on the outlot(s) if septic system is required.

**Storm Sewer:**

1. Is storm sewer available or will surface drainage be used?

**Storm Sewer is available**

2. Has Wal-Mart's detention facility been sized to accept the drainage? **Yes**

2a. Please state the criteria:

**Designed per Livingston County Design Criteria for Stormwater Management Systems**

3. Is the Wal-Mart detention pond included in any of the outlots? **No**

4. Has the storm sewer line been stubbed to the outlot(s)? **Yes**

5. Who has jurisdiction of the storm sewer? **Village of Fowlerville**

6. What is the size of the storm sewer? **12" and 15"**

7. What is the depth? **Approximately 5'**

8. What is the tap fee? **None**

9. Are catch basins required? **Yes**

10. Is an easement required for storm sewer? **No**

**\*\*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 of 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. What is the location of the electric? **At the property line**

2. Is it overhead or underground? **Underground**

3. What is the voltage? **120/240, 120/208, 277/480**

4. What is the phase? **Single and Three Phase**

5. What is the wire?

6. What is the jurisdiction of the electricity? **DTE Energy**

7. Is underground service required? **Yes**

7a. If yes, will the power company bring conduit and wire to the transformer and/or building?

**The contractor places the conduit.**

7b. Is there a standard cost per L F for the utility installation? **TBD**

7c. Transformer location: **TBD**

7d. Can the outlots be serviced with either a pole mounted or pad mounted transformer?

Either One

8. Is the primary service connected to the existing transformer?

N/A

8a. Is there any service charges or connection fees?

Yes

8b. What is the cost?

Varies

9. Is an additional utility easement required for electric service to the outlot(s)?

Yes

9a. Will it be platted?

Yes

**Gas**

1. What is the location of the gas line?

At the property line

2. What is the maximum amount available?

3. What is the jurisdiction of the gas line?

Consumers Energy

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

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

Yes

5a. What is the estimated cost to do so?

\$200 for service, \$500 for pressure over 7" WL

5b. What is the size of the gas line?

Depends on need to building

5c. What is the pressure of the gas line?

5d. What is the BTU/CF rating?

approx 1,000 BTN per CF

5e. What is the specific gravity?

0.6

5f. Is a meter fee required?

Yes

5g. What is the cost?

Paid at same time service ran to building

6. Is an easement required for gas?

No

**Telephone**

1. What is the location of the telephone line?

At the property line

2. Is under ground service required?

Yes

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

Contractor to install conduit.

**FEES:**

1. Are there any unusually expensive fees or assessments relating to the future development of this property? If so please describe in detail and attach a schedule if available.

Yes

2. Explain:

Ordinance requires an escrow account of \$10,000 to be established for commercial developments.

**BUILDING CODES:**

1. What are the building codes by which the architectural plans must comply with on the outlot(s)?

**2003 Michigan Building Code**

1a. What is the date they were adopted:

**2/29/2004**

2. What is the building permit fee schedule?

[Empty box for building permit fee schedule]

3. Are the parcels 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 ordinances in place?

**Yes**

1a. What is the ordinance number:

**Village of Fowlerville Zoning Ordinance Chapter 19**

1b. What is the date it was adopted?

**6/19/2000**

2. What type of solid waste disposal is permitted?

2a. Compaction:

**Yes**

2b. Bulk pick up:

**Yes**

2c. Front loader:

**Yes**

2d. Side loader:

**Yes**

2e. Rear loader:

**Yes**

2f. Who are the service providers of solid waste?

**N/A**

**\*\*Wal-Mart requires minimum of concrete block screening for compactors and dumpsters.**

3. Is this requirement adequate for the jurisdiction?

**Yes**

4. Is a drain required in the trash area?

**Yes**

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

**No**

**SOILS / ENVIRONMENTAL:**

1. Will the outlot/excess property be rough graded and the utilities brought to the property line?

**Yes**

2. Are they compacted to Wal-Mart's specs?

**Yes**

3. Did the Phase 1 Environmental report indicate contamination?

No

3a. Report prepared by:

TesTech, Inc.

3b. Dated:

15-Dec-06

4. Is any portion of this property in a flood plain or wetland area?

No

**TRAFFIC:**

1. What is the average daily traffic of the roads that connect to our site?

*Van Riper Road 5,000 vehicles per day. Grand Ave. 15,000 vehicles per day.*

2. What is the volume of traffic per day on the roads that connect to our site?

*Van Riper Road 5,000 vehicles per day. Grand Ave. 15,000 vehicles per day.*

3. What are the traffic counts per year on the roads that connect to our site?

*Van Riper Road 1,825,000 vehicles per year. Grand Ave. 5,475,000 vehicles per year.*

**The purpose of these "Fact Sheets" are to provide general information regarding the subject property. It shall be the prospective buyer's obligation to perform due diligence to insure that the property is capable of meeting the intended use.**

Civil Consultant: Please add anything that you can think of that would effect the title to the parcels or the ability to develop these parcels.

**PLEASE MAKE ANY ADDITIONAL NOTES THAT ARE IMPORTANT TO THIS PROJECT IN THE BOX BELOW:**

**CONTACTS:**

You should attach a document to your e-mail with all the local contacts (from your cover sheet).