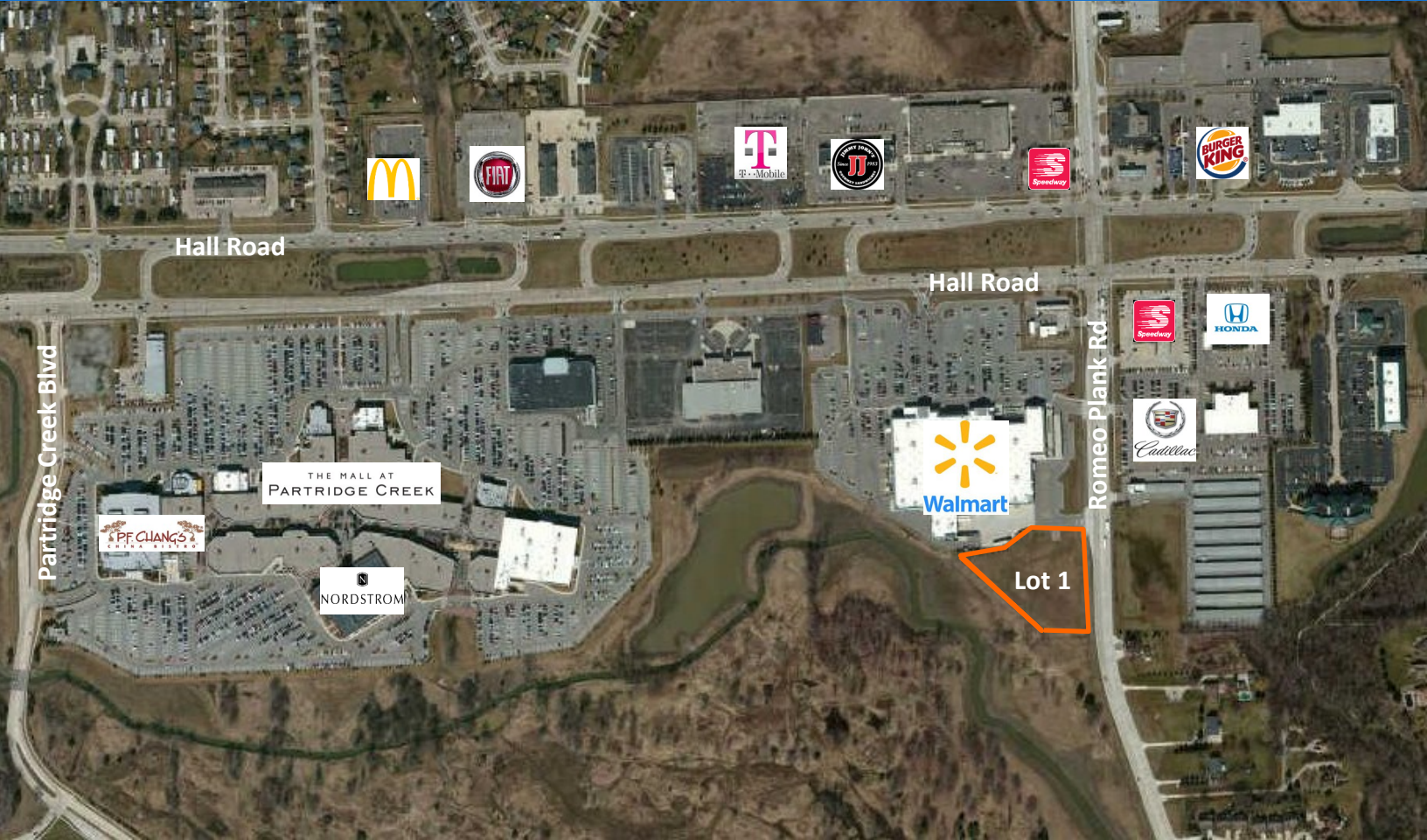


Walmart Outparcel For Sale

Clinton, MI

Store #4660

18400 Hall Road



For more information
about this site, contact:

Vicki Gutowski
Gerdum Realty

P: 248.242.6766 ext 103

C: 248.345.7071

Larry Siedell
Gerdum Realty

P: 248.242.6766 ext 108

C: 734.707.5278

Other sites available at

www.walmartrealty.com



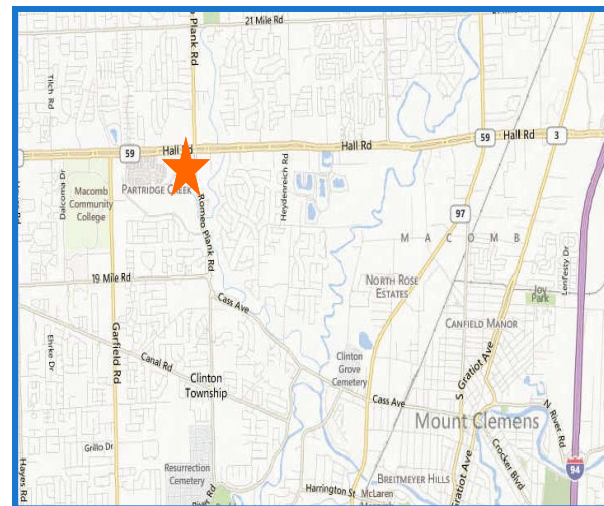
Lot 1: ±2.22 Acres - \$625,000

Demographic Summary

1 Mile
Population: 10,200
Median HH Income: \$60,900

3 Mile:
Population: 105,400
Median HH Income: \$58,600

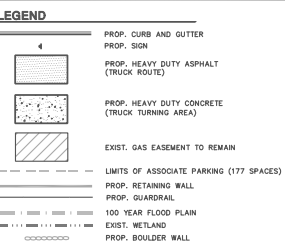
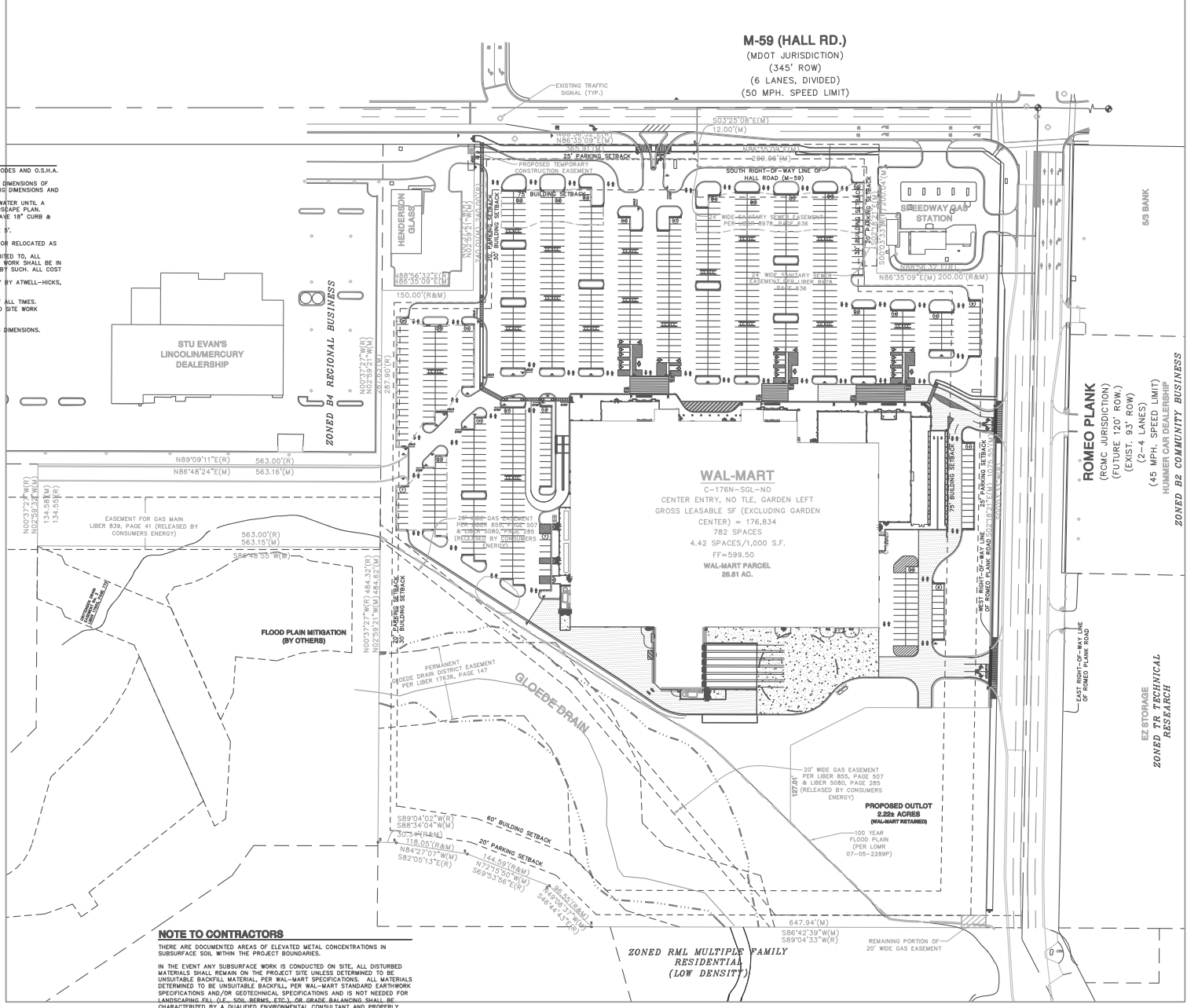
5 Miles:
Population: 232,600
Median HH Income: \$56,500



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.

CAD FILE	00-00002102-CP-16-1
01-26-2008 CCG2	
07-12-2008 CCG2	
09-16-2008 CCG1	
14-08-2008 EIR	
07-20-2008 PER OWNER	
01-03-2008 WA SFPV SUB	
08-03-2008 PER SDA REVIEW	
05-20-2008 PER SDA REVIEW	
03-15-2008 PER SFPV REVIEW	
01-13-2008 PER TRV	
08-10-2008 PER ARCH CHANGES	
05-29-2008 PER ARCH CHANGES	
03-10-2008 PER SDA REVIEW	
12-10-2008 PER SFPV REVIEW	
01-20-2008 DESIGN CIVIL UPLOAD	
08-08-2007 PER M007	
REVISIONS	
DATE	05-24-2007

DR.	DAS	CH.	TRL
SCALE	0	40	80
1" = 80 FEET			
FILE NO.	4104-8-16	CP-16	



- SITE PLAN NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND 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 FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED UNLESS OTHERWISE DETAILED ON THE LANDSCAPE PLAN.
 - ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB & GUTTER. ALL REMAINING GRASS IS TO BE STRIPPED AS SHOWN.
 - ALL CURBED RADI ARE TO BE 5' UNLESS OTHERWISE NOTED. STRIPPED RADI ARE TO BE 5'.
 - ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN THE BASE BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REALLOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN THE BASE BID.
 - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY ATWELL-HICKS.
 - TOTAL LAND AREA IS 28.834 ACRES.
 - REGULATED WETLANDS ARE PRESENT ON THE SITE. WETLANDS SHALL BE PROTECTED AT ALL TIMES.
 - THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE WAL-MART STANDARD SITE WORK SPECIFICATIONS.
 - REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
 - REFER TO PHOTO-METRIC/SITE LIGHTING PLAN FOR THE LIGHT POLE TYPES AND SPACING DIMENSIONS.
 - REFER TO TOPOGRAPHIC SURVEY FOR EXISTING EASEMENT INFORMATION.
 - REFER TO PAVING PLAN FOR PAVING SECTIONS AND DETAILS.
 - UPON COMPLETION, THE PROPOSED WAL-MART WILL OPERATE 24 HOURS EACH DAY.

PARCEL SUMMARY

WAL-MART PARCEL	26.614 AC.
OUTLOT PARCEL	2.228 AC.
TOTAL	28.834 AC.

SITE DATA

PROPOSED LAND USE CLASSIFICATION:	REGIONAL BUSINESS
PROPOSED ZONING CLASSIFICATION:	B-4
EXISTING LAND USE CLASSIFICATION:	REGIONAL BUSINESS
EXISTING ZONING CLASSIFICATION:	B-4
LOCAL JURISDICTION:	CLINTON TOWNSHIP, MACOMB COUNTY
FLOOD ZONE CLASSIFICATION:	ZONE X & AE (SFE-594.00) PANEL NO. 260121 005SE

PARKING DATA

BUILDING S.F.	176,834 S.F.
STANDARD SPACES	790 SPACES
- CART CORNERS	32 SPACES
+ ACCESSIBLE SPACES	24 SPACES
TOTAL PARKING	782 SPACES
RATIO	4.42/1,000 S.F.



811 Know what's below. Call before you dig.

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 DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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NOTE TO CONTRACTORS

THERE ARE DOCUMENTED AREAS OF ELEVATED METAL CONCENTRATIONS IN SUBSURFACE SOIL WITHIN THE PROJECT BOUNDARIES.

IN THE EVENT ANY SUBSURFACE WORK IS CONDUCTED ON SITE, ALL DISTURBED MATERIALS SHALL REMAIN ON THE PROJECT SITE UNLESS DETERMINED TO BE UNSUITABLE BACKFILL MATERIAL PER WAL-MART SPECIFICATIONS. ALL MATERIALS DETERMINED TO BE UNSUITABLE BACKFILL PER WAL-MART STANDARD EARTHWORK SPECIFICATIONS AND/OR GEOTECHNICAL SPECIFICATIONS AND IS NOT NEEDED FOR LANDSCAPING, FILL (E.G., SOIL, BERMS, ETC.) OR GRADE BALANCING SHALL BE CHARACTERIZED BY A QUALIFIED ENVIRONMENTAL CONSULTANT AND PROPERLY DISPOSED AT A LICENSED LANDFILL, OR AN OFF-SITE PROPERTY DEMONSTRATING SIMILAR CONCENTRATIONS OF METALS. ADDITIONALLY, IF DOWATERING OF THE SITE IS CONDUCTED, ANY WATER PUMPED FROM THE GROUND WILL BE CONTAINED AND PROPERLY CHARACTERIZED BY A QUALIFIED ENVIRONMENTAL CONSULTANT PRIOR TO REMOVAL FROM THE SITE.

SEE SHEETS CP-17 & CP-18 FOR DETAILED LAYOUT PLANS

SITE GRADING NOTES

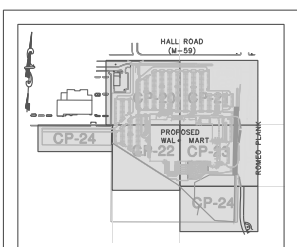
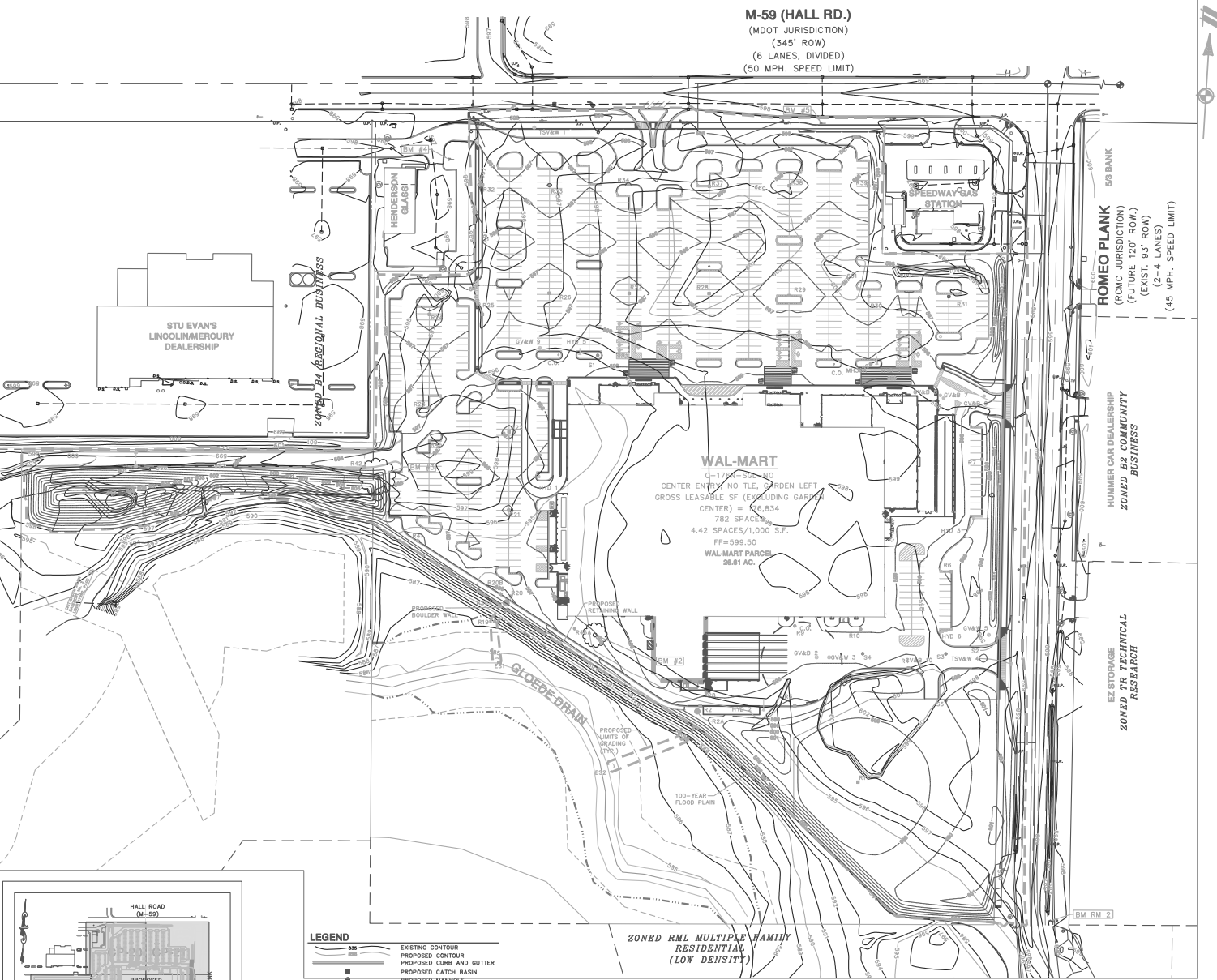
- 1. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL, BUILDING PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES...
3. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. PRECAST STRUCTURES MAY BE USED AT CONCRETE FOUNDATION BENCHMARKS.
5. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED: TYPE 1; RCP, CLASS IV PER ASTM C-76 WITH REINFORCED PLASTIC BITUMEN GASKETS AT JOINTS PER STORMWORK SPECIFICATIONS.
6. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
7. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
8. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION PER STANDARD SPECIFICATIONS.
9. CONTRACTOR SHALL ESTABLISH PERMANENT BENCHMARKS PRIOR TO REMOVAL OF EXISTING BENCHMARKS.
10. ALL INTERIOR ISLANDS SHALL BE MOUNDING. MINIMUM GRADE FOR POSITIVE DRAINAGE SHALL BE XE.
11. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING LOAD MANHOLES IN UNPAVED AREAS SHALL BE FLUSH WITH FINISH GRADE. LIIDS SHALL BE LABELED PER TOWNSHIP REQUIREMENTS.
12. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
13. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
14. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
15. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY ATWELL-HICKS, IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
16. ALL UNSURPAVED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1:1 OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH TWP/COUNTY SPECIFICATIONS UNLESS A HEALTHY STAND OF VEGETATION IS OBTAINED. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
17. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
18. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
19. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION PREPARED BY GE CONSULTANTS DATED JULY 01, 2008.
20. CONTRACTOR SHALL VERIFY AND REPORT TO THE OWNER ANY CHANGES TO THE UTILITY RECORDS.
21. SITEWORK SHALL MEET OR EXCEED WAL-MART SITE SPECIFICATIONS.
22. CONTRACTOR SHALL VERIFY AND REPORT TO THE OWNER ANY CHANGES TO THE UTILITY RECORDS PREPARED BY GE CONSULTANTS DATED JULY 01, 2008.
23. ALL SPOT GRADES ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
24. REFER TO THE PAVING PLAN FOR PITCH-IN PITCH-OUT CURB LOCATIONS.
25. PITCH IN: ADD 0.44 FT. TO TOP OF PAVEMENT ELEVATION TO OBTAIN TOP OF CURB ELEVATION.
26. PITCH OUT: ADD 0.56 FT. TO TOP OF PAVEMENT ELEVATION TO OBTAIN TOP OF CURB ELEVATION.

FOUNDATION SUBSURFACE PREPARATION

UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS AND/OR SPECIFICATIONS, THE LIMITS OF THIS SUBSURFACE PREPARATION ARE CONSIDERED TO BE THE EXACT POINT OF PRECISELY DEFINED AND 5 FEET BELOW THE FOUNDATION AND FOOTINGS.
APPROXIMATIONS ARE MADE FROM AROUND THE BUILDING PERIMETER TO THE EXISTING SHEET (SHEETS) TYPICALLY INCLUDING, BUT NOT LIMITED TO: BUILDING, SIDEWALKS, GARDEN CENTER, DRIVE, FRONT, STORIES, TRUCKS, BULLDOZERS, SOURCE MATERIALS, OR AT AN OUTDOOR CENTER, CONTRACTOR PAV. ETC. THE SUBGRADE SHALL BE FREE OF ORGANIC AND OTHER DEBRIS TO EXTEND BEYOND THE LIMITS OF THE ACTUAL BUILDING AND THE ESTABLISH THE FINAL SUBGRADE ELEVATION AT THE BOTTOM OF THE BASE TO ALLOW FOR THE SLAB DIFFERENTIAL ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SLAB FINISHES) AND A MINIMUM HIGH-AUGERED BASE, USE THE MINIMUM SMALL QUANTITY OF COARSE SAND/GRANULAR SUBGRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ADEQUATE RECORDS FOR ALL CUT AND FILL OUTLINE.
AN APPROPRIATE TOUGHEN MATERIAL (REFERENCE SECTION 0313) WILL BE NECESSARY IN ANY AREA THAT IS SUBJECT TO SETTLEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO MEET SPECIFIED GRADE ELEVATION REQUIREMENTS AT THE OF SLAB INSTALLATION. THE CONCRETING MATERIALS BE PART OF THE FINAL APPROPRIATE BASE. USE THE MINIMUM AGGREGATES WHERE REQUIRED, BUT NOT TO EXCEED 3/4-INCH SIZES.
REMOVE ORGANIC WEATHERING, COPING, ROOF FINISHING, ORGANIC MATTER, EXISTING FILL BURIED TOPSOIL, NATIVE SOILS CONTAINING MORE THAN 8 PERCENT ORGANIC MATTER, AND SOIL OF EXCESSIVE ORGANIC MATTER FROM THE GRADING AREA. PRODUCE FILL TO BE CONFORM WITH THE SUBSURFACE PREPARATION AND TO MEET THE DESIGN REQUIREMENTS FOR SOIL. DESIGNED FILL PLACED ABOVE THE SUBGRADE SHALL BE FREE OF ORGANIC AND OTHER DEBRIS AND SHALL MEET THE DESIGN REQUIREMENTS FOR SOIL.
LOCATION WITH RESPECT TO FINAL GRADE BUILDING AREA
20 MAX. 50 MAX. 60 MAX.
BELTER UPPER 4 FEET BUILDING AREA
THE ON-SITE CONCRETE SOILS DO NOT GENERALLY MEET THESE REQUIREMENTS.
SUBGRADE MATERIAL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 6 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 95 PERCENT OF THE PROCTOR PROVISION MAXIMUM DRY DENSITY (ASTM D698) AT A MOISTURE CONTENT WITHIN 3 PERCENT BELOW TO 3 PERCENT ABOVE THE OPTIMUM.
THE FOUNDATION SYSTEM SHALL BE ISOLATED FROM FOOTINGS AT COLUMN AND CONTINUOUS SPREAD FOOTINGS AT WALLS AND SHALL BEAR ON NATIVE SOIL TO VERY STIFF SILTY CLAY OR ENGINEERED FILL.
THIS FOUNDATION SUBSURFACE PREPARATION DOES NOT CONSTITUTE A COMPLETE SITE WORK SPECIFICATION. IN CASE OF CONFLICT, INFORMATION COVERED IN THIS PREPARATION SHALL TAKE PRECEDENCE OVER THE WAL-MART SPECIFICATIONS. REFER TO THE PREPARATION FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK.
THIS REPORT MAY ALSO BE FOUND IN THE GEOTECHNICAL REPORT PREPARED BY GE CONSULTING GROUP, INC. DATED JULY 01, 2008. (GEOTECHNICAL REPORT IS FOR INFORMATION ONLY AND IS NOT A CONTRACTOR SPECIFICATION.)

BENCHMARK #1 (OFF-SITE) ARROW ON HYDRANT, WEST R.O.W. OF ROMEO PLANK, ACROSS FROM RIVER POINT DRIVE. ELEVATION: 598.45 (NOVD 29)
BENCHMARK #2 (ON-SITE) GEAR PIN IN SOUTH FACE OF 12" ASH TREE, 357' EAST AND 462' NORTH OF SOUTHWEST PROPERTY CORNER. ELEVATION: 598.45 (NOVD 29)
BENCHMARK #3 (ON-SITE) GEAR PIN IN EAST FACE OF 16" ASH TREE, 715' NORTH AND 74' EAST OF SOUTHWEST PROPERTY CORNER. ELEVATION: 599.52 (NOVD 29)
BENCHMARK #4 (OFF-SITE) ARROW ON HYDRANT IN GREEN BELT ISLAND OF HENDERSON GLASS PROPERTY. ELEVATION: 600.75 (NOVD 29)
BENCHMARK #5 (ON-SITE) ARROW ON HYDRANT, SOUTH R.O.W. LINE OF HALL ROAD (M-59), 102.5' WEST OF SPEEDWAY PARCELS WEST PROPERTY LINE. ELEVATION: 600.42 (NOVD 29)
BENCHMARK #6 (OFF-SITE) ARROW ON HYDRANT, EAST SIDE OF CARFIELD ROAD, 810' SOUTH OF HALL ROAD (M-59). ELEVATION: 602.10 (NOVD 29)
BENCHMARK RM 2 (OFF-SITE) R.R. SPRKE IN SW FACE OF UTILITY POLE, EAST SIDE OF ROMEO PLANK AT HOUSE #44500. ELEVATION: 597.84 (NOVD 29)
BENCHMARK RM 3 (OFF-SITE) CHISLED SQUARE ON NORTHWEST CORNER OF TOP STEP OF NORTHWEST WING WALL OF ROMEO PLANK BRIDGE. ELEVATION: 594.14 (NOVD 29)

81 Know what's below. Call before you dig.
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LEGEND
SM - EXISTING CONTOUR
Dashed line - PROPOSED CONTOUR
Solid line - PROPOSED CURB AND GUTTER
Square - PROPOSED CATCH BASIN
Circle with dot - PROPOSED MANHOLE
Circle with cross - EXISTING MANHOLE
Circle with dashed line - PROPOSED RIDELINE
Circle with solid line - EXISTING RIDELINE
Circle with horizontal lines - EXISTING LIGHT POLE
Circle with vertical lines - PROPOSED HYDRANT
Circle with diagonal lines - EXISTING HYDRANT
Circle with plus sign - PROPOSED RAMP
Circle with asterisk - 100-YEAR FLOODPLAIN
Circle with 'X' - DETECTABLE WARNING FIELD

NOTE TO CONTRACTORS
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CONTRACTOR SHALL REMOVE FILL SOILS, BURIED TOPSOILS, AND ALL SOILS WITH GREATER THAN 5 PERCENT ORGANIC CONTENTS PER RECOMMENDATIONS IN THE GEOTECHNICAL REPORT DATED 7/01/2008

M-59 (HALL RD.)
(MDOT JURISDICTION)
(345' ROW)
(6 LANES, DIVIDED)
(50 MPH. SPEED LIMIT)

ROMEO PLANK
(RCM JURISDICTION)
(FUTURE 120' ROW)
(EXIST. 93' ROW)
(2-4 LANES)
(45 MPH. SPEED LIMIT)

HUMMER CAR DEALERSHIP
ZONED B2 COMMUNITY BUSINESS

EZ STORAGE
TR TECHNICAL RESEARCH
ZONED TR2 COMMUNITY BUSINESS

WAL-MART
CENTER ENTRY AND 1/2 STORE LEFT
GROSS LEASABLE SF (EXCLUDING GARAGE CENTER) = 6,834
782 SPACES
4.42 SPACES/1,000 S.F.
FF = 599.50
WAL-MART PARCEL
28.81 AC.

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MICHIGAN ILLINOIS OHIO GEORGIA

SECTION 5
TOWN 2 NORTH, RANGE 13 EAST
CLINTON TOWNSHIP
MACOMB COUNTY, MICHIGAN

WAL * MART STORES, INC.
WAL * MART SUPERCENTER
STORE #4660-00
CLINTON TOWNSHIP, MI
CONSTRUCTION PLANS
OVERALL GRADING PLAN

CAD FILE
PROJECT: [CP-19-C]
04-29-2008 CDDP
07-08-2008 CDDP
08-18-2008 CDDP
14-06-2008 EQ
07-30-2008 PER OWNER
07-22-2008 MM SDRP SUB
04-23-2008 PER SIA REVIEW
04-23-2008 PER SIA REVIEW
04-23-2008 PER SIA REVIEW
04-15-2008 PER SDRP REVIEW
04-15-2008 PER ARCH CHARGES
07-22-2008 SIA
CONTRACTOR REVIEW
04-23-2008 PER SIA REVIEW
04-11-2008 DESIGN CIV. UPLOAD
04-08-2007 PER MDOT
REVISIONS
DATE 04-24-2007

SCALE 0 40 80
1" = 30 FEET
DR. DAS C. IRL
P.O. BOX 431
BIRM. MI, LANDIS
BOOK MAT108-13
JOB NO 0500921
FILE NO
914-8-19

Atwell-Hicks

50182 Schoenherr Rd.
Shelby Township, MI 48315

Mark Landis

(586) 786-9800

(586) 786-5588

mlandis@atwell-hicks.com

ENGINEER'S FACT SHEET

Location of Project: **Clinton Township, MI**

Store Type: **Neighborhood Market**

Store Size: **176** Store Number: **4660**

Date of this Report: **Wednesday, October 29, 2008**

<u>OUTLOT / EXCESS PROPERTY</u>			<u>SETBACKS</u>				<u>ZONING</u>
<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	2.22 AC	96,703	75'	30'	30'	60'	B4 Regional Business

ZONING

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

B-4 Regional Business

2. Is a restaurant permitted?

Yes

3. Is patio seating permitted?

No

4. Is a drive thru permitted?

No

5. Can a variance be requested for a drive thru restaurant?

Yes

6. What jurisdiction is the property in?

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

No

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

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

Yes

If Yes, what is the requirement?

Restaurant	18/1000
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

A monument or lawn sign shall have a maximum height of 8 feet. The maximum height of a pylon sign shall be 15 feet.

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

The maximum square footage of a monument or lawn sign shall be 100 square feet in display area. The maximum square footage for a pylon sign shall be 80 square feet in display area.

5. Explain how the square footage is calculated:

Area of the sign is the entire area within a triangle, parallelogram, or other geometric configuration, enclosing the extreme limits of writing, emblem or figure or similar character, together with any frame or 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, excluding supports or uprights on which the sign is placed.

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

N/A

7. Is roof signage permitted?

No

8. What is the maximum size?

N/A

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

Yes

10. Is Neon signage permitted?

No

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

A variance can be granted by the Sign Appeals Board

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

PLATTING

1. Is it required that the property be platted?

No

1a. If no please explain:

The outlot is included in the legal description for the Wal-Mart Parcel.

If platting is not required, a metes and bounds legal description for each outlot & excess property should be furnished to Wal-Mart as soon as possible.

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

STREET & HIGHWAY CUTS:

1. Who has jurisdiction on this site?

County

1a. If Other please define:

2. Is a permit required?

Yes

2a. If yes, is a bond required?

Yes

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:

There is a proposed access to the outlot from the Wal-Mart entrance off Romeo Plank Road

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

No

4a. Please describe:

4b. At whose expense:

5. Are any future highway/street changes anticipated?

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

Romeo Plank Road will be improved in coordination with the construction of the proposed Wal-Mart.

6. Are sidewalks required?

6a. If so what type and size:

A sidewalk is proposed along the Romeo Plank Road frontage of the outlot.

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?

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

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

UTILITIES:

Water

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

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

3. What is the jurisdiction of the water line?

4. What is the size of the water main?

5. What is the normal pressure?

6. What is the Tap Fee?

7. What is the 1 1/2" meter fee?

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

9. What is the size of the line required?

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

11. Is an easement required by the jurisdiction for the water line?

12a. Will it be platted?

Sanitary Sewer

1. Is sanitary sewer available at the property line(s)?	Yes				
2. What is the size of the sewer line?	10 inch				
3. What is the Jurisdiction of the sewer line?	Township				
4. Nearest manhole:	Lot 1	Rim El.	600	Inv.El.Out	585.96
5. Is a grease trap required for a restaurant?	Yes				
6. Are tap fees based on water usage?	No				
7. Is the tap to be made by the city or a local plumber?	Local Contractor				
8. What is the sewer tap fee?	\$425				
9. Are there any special assessments?	No				
10. Is there a current moratorium or a chance for one in the future?	Select Yes/No				

11. Is an easement required for sanitary sewer? Yes

11a. Will it be platted? Select Yes/No

12. If sanitary sewer is not available, can a septic system be used? No

12a. What type?

N/A

12b. Remarks:

N/A

13. Can the septic field be paved over? N/A

14. Has a percolation test been performed? N/A

14a. When? N/A

14b. What were the results? (1' in 30 minutes is required for a restaurant)

N/A

14c. If the test did not meet the above requirements, what are the alternative solutions?

N/A

*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 will be used

[Redacted]

2. Has Wal-Mart's detention facility been sized to accept the drainage? **No**

2a. Please explain the alternative solution(s):

There is no required detention for this site. The Site and the outlot are to discharge to the Gloede Drain at the south end of the site.

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? **Macomb County**

6. What is the size of the storm sewer? **6" to 42" for proposed Wal-Mart**

7. What is the depth? **approximately 3 to 10 feet**

8. What is the tap fee? **unknown**

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? **On proposed Wal-Mart site**

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

3. What is the voltage? **Unknown**

4. What is the phase? **Unknown**

5. What is the wire? **Unknown**

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

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

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

The Power Compant will bring the promary line to the transformer

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

7c. Transformer location: **On the Wal-Mart site**

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

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? **TBD**

9. Is an additional utility easement required for electric service to the outlot(s)? **No**

Gas

- 1. What is the location of the gas line?
- 2. What is the maximum amount available?
- 3. What is the jurisdiction of the gas line?
- 4. What type of commitment will the gas company give?

- 5. Will the gas company bring the line to the building?
 - 5a. What is the estimated cost to do so?
 - 5b. What is the size of the gas line?
 - 5c. What is the pressure of the gas line?
 - 5d. What is the BTU/CF rating?
 - 5e. What is the specific gravity?
 - 5f. Is a meter fee required?
 - 5g. What is the cost?

- 6. Is an easement required for gas?

<i>There is a propsoed gas line north of the outlot, s</i>	
<i>unknown</i>	
<i>Consumers Energy</i>	
<i>Yes</i>	
<i>TBD</i>	
<i>TBD</i>	
<i>TBD</i>	
<i>TBD</i>	
<i>TBD</i>	
<i>Yes</i>	
<i>TBD</i>	
<i>No</i>	

Telephone

- 1. What is the location of the telephone line?
- 2. Is under ground service required?
- 3. Who is responsible for bringing telephone lines to the building?

<i>On Romeo Plank & Wal-Mart site</i>	
<i>Yes</i>	

Coordination with the Telephone Company

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.
- 2. Explain:

<i>No</i>

BUILDING CODES:

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

1980 PA 299

1a. What is the date they were adopted:

<i>1980</i>

2. What is the building permit fee schedule?

\$100 for Plan Examination fee, \$100 for Building permit fee

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:

1298.04

1b. What is the date it was adopted?

1979

2. What type of solid waste disposal is permitted?

2a. Compaction:

Select Yes/No

2b. Bulk pick up:

Select Yes/No

2c. Front loader:

Select Yes/No

2d. Side loader:

Select Yes/No

2e. Rear loader:

Select Yes/No

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?

Select Yes/No

4. Is a drain required in the trash area?

No

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?

Select Yes/No

3a. Report prepared by:

Atwell-Hicks

3b. Dated:

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?

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

M-59 = 84,600 Romeo Plank = 16,862

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

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).