

Walmart Outparcels For Sale

Greenville, MI

Store #3328

1077 West Carson City 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 3: ± 2.81 Acres - **\$160,000**

Lot 4: ± 3.15 Acres - **\$210,000**

Demographic Summary

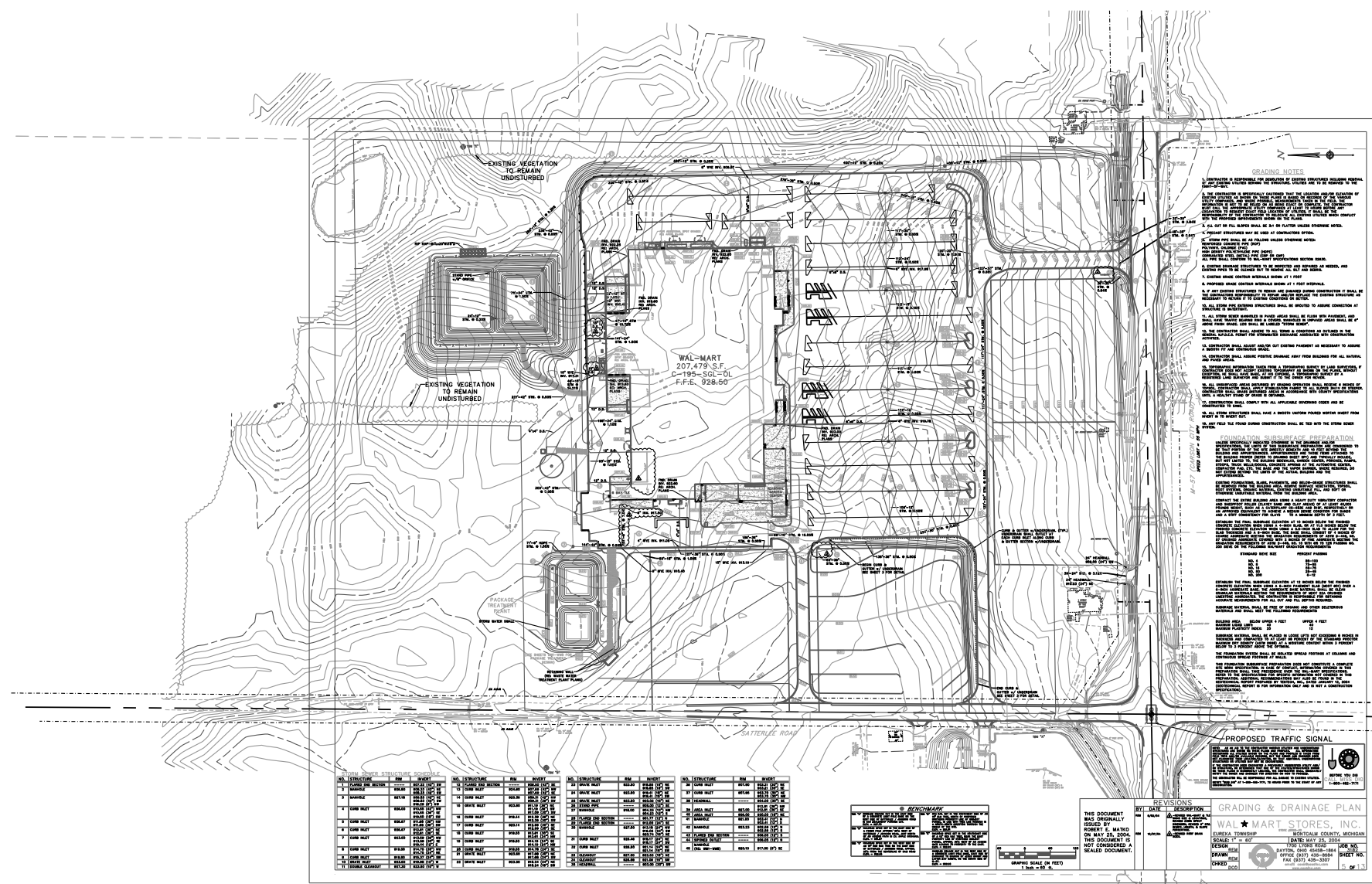
1 Mile:
Population: 3,300
Median HH Income: \$44,200

3 Mile:
Population: 12,600
Median HH Income: \$38,900

5 Mile:
Population: 17,700
Median HH Income: \$40,300



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.



GRADING NOTES

1. INDICATES A PROPOSED GRADING FOR THE ENTIRE PROJECT AREA. ALL GRADING SHALL BE IN ACCORDANCE WITH THE FOLLOWING NOTES.
2. THE PROPOSER IS RESPONSIBLY ADVISED THAT THE LOCATION AND/OR ELEVATION OF ANY EXISTING OR PROPOSED STRUCTURE OR OTHER OBSTACLE SHALL BE VERIFIED BY THE PROPOSER PRIOR TO CONSTRUCTION. THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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PROPOSED TRAFFIC SIGNAL

THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

WAL-MART 207,479 S.F. C-195-SQL-DL F.F.E. 928.50

NO.	DESCRIPTION	AMOUNT	UNIT	PRICE	TOTAL
1	GRAVEL	100,000	CU YD	1.50	150,000.00
2	GRAVEL	50,000	CU YD	1.50	75,000.00
3	GRAVEL	25,000	CU YD	1.50	37,500.00
4	GRAVEL	12,500	CU YD	1.50	18,750.00
5	GRAVEL	6,250	CU YD	1.50	9,375.00
6	GRAVEL	3,125	CU YD	1.50	4,687.50
7	GRAVEL	1,562	CU YD	1.50	2,343.75
8	GRAVEL	781	CU YD	1.50	1,171.87
9	GRAVEL	390	CU YD	1.50	585.94
10	GRAVEL	195	CU YD	1.50	292.50
11	GRAVEL	97	CU YD	1.50	145.50
12	GRAVEL	48	CU YD	1.50	72.75
13	GRAVEL	24	CU YD	1.50	36.37
14	GRAVEL	12	CU YD	1.50	18.19
15	GRAVEL	6	CU YD	1.50	9.09
16	GRAVEL	3	CU YD	1.50	4.55
17	GRAVEL	1	CU YD	1.50	1.52
18	GRAVEL	0.5	CU YD	1.50	0.76
19	GRAVEL	0.25	CU YD	1.50	0.38
20	GRAVEL	0.125	CU YD	1.50	0.19

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WAL-MART STORES, INC.

DESIGN: [Signature]
DATE: MAY 20, 2014
DRAWN: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

THIS DOCUMENT IS THE PROPERTY OF WAL-MART STORES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WAL-MART STORES, INC.



**EXECUTIVE SUMMARY
OF OUTLOT DEVELOPMENT CRITERIA
WAL-MART SUPERCENTER OUTLOT
EUREKA TOWNSHIP, MICHIGAN
STORE NO. 3328-00**

May 27, 2004

INTRODUCTION

This document contains both written information and a series of graphic exhibits that portray the development issues associated with the residual property at the Wal-Mart in Eureka Township, Montcalm County, Michigan. The following is a list of graphic exhibits included in *Appendix A*:

- ◆ Cover Sheet (Vicinity Map)
- ◆ Site Plan
- ◆ Grading and Drainage Plan
- ◆ Utility Plan
- ◆ Landscape Plan

OUTLOT LOCATION

There are two (2) outlots (potentially three (3) but variance required due to inadequate width for area located east of Wal-Mart Driveway) located along the south end of the proposed Wal-Mart Supercenter site next to M-57 and two (2) outlots located along the west side of the proposed Wal-Mart Supercenter site next to Satterlee Road. There is no direct access to the outlots from M-57 or Satterlee Road. All access to the outlots will be made through the Wal-Mart parking field.

OUTLOT AREA

Outlot #1 = 2.23± acres
Outlot #2 = 2.23± acres
Outlot #3 = 3.15± acres
Outlot #4 = 2.81± acres

JURISDICTION

The residual property falls under the jurisdiction of Eureka Charter Township. The residual property owner will have to submit for site plan approval with Eureka Charter Township. Contact information:

Eureka Charter Township
Building, Zoning & Planning
813 Alexander St.
Greenville, MI 48838
(616) 754-6688
Attn: Gary Stump

**1700 Lyons Road
Dayton, OH 45458**

**Phone: (937) 435-8584
Fax: (937) 435-3307**

**e-mail: ceso@cesoinc.com
website: www.cesoinc.com**

ZONING

The site is zoned OSC-1

PERMITTED USES

See attached zoning code, Section 7.3 (page 67-70) for OSC-1 permitted uses.

ACCESS

All traffic must enter/exit through the Wal-Mart parking lot. These access points must be negotiated with Wal-Mart.

CONCURRENCY

See attached layout plan for location of all current and approved easements.

ROADWAY IMPROVEMENTS

Off-site improvements shall consist of widening M-57 (Carson City Road) on the north and south side for construction of a center left-turn lane along the Wal-Mart frontage and taper back to existing pavement west of Satterlee Road. Construction of a traffic signal at the M-57 (Carson City Road) and Satterlee Road intersection, and widening of Satterlee Road on the east and west side for construction of a center left-turn lane along the Wal-Mart frontage and taper back to existing pavement north of the Wal-Mart North Driveway.

UTILITIES AVAILABLE

The following is a list of utilities, availability, and contact information:

Water:

Water service will be via a private well system located in the northeast corner of the site. A 4" line will be extended from the well system to the entry point at the rear of the building. Fire suppression will be via an existing sixteen (16) inch well located between outlots #1 and #2. The waterline will service the Wal-Mart building only. Each outlot will need to have a private well system installed.

Contact:

MONTCALM COUNTY HEALTH DEPARTMENT
615 n. State Road, Suite 1
Stanton, MI 48888
(989) 831-5237
Attn: Dan Sandahl, R.S.

Sanitary Sewer:

Sanitary service will be via a private waste water treatment plant (WWTP) located in the northwest corner of the site. Sanitary sewer will service the Wal-Mart building only by extending an 8" line to the entry point at the rear of the building.

Contact:

MDEQ
Groundwater Section
Constitution Hall, N. Tower, 2nd Fl, NW
525 W. Allegan Street
Lansing, MI 48909
(517) 241-1346
Attn: J.B. Beauboeuf, P.E.

Telephone:

Telephone service is available along Satterlee Road and M-57 (Carson City Road).

Contact:

SBC
955 36th Street Room 5
Grand Rapids, MI 49503
(616) 246-7341
Attn: John Driscoll

Electric:

Electric service is available along Satterlee Road and M-57 (Carson City Road).

Contact:

CONSUMERS ENERGY
1100 E. Washington
Greenville, MI 48838
(616) 754-2005
Attn: Nancy Wilson

Natural Gas:

Gas service will be run from the existing gas line on west side of Satterlee Road at the Ford Dealership North Driveway continuing along the west side of Satterlee Road, across Satterlee Road to the entry point at the rear of the building. Additionally, gas service will be extended under M-57 (Carson City Road) along the east side of the Wal-Mart Driveway to service outlot development.

Contact:

DTE ENERGY - MICHCON
710 East Blvd.
Kingsford, MI 49802
(906) 774-2849
Attn: Deb Hanes

PAVING, GRADING AND DRAINAGE CONDITIONS

The residual parcels are currently vacant fallow field. This area will be converted to a grassed outlot.

STORM SEWER

Under Phase II EPA regulation, federal and state law requires authorization for storm water discharges associated with construction activity for construction disturbing one or more acres or construction regardless of disturbed area, which is a part of a larger common plan of development or sale. (This would apply if outparcel construction occurs at the same time as the Wal-Mart Store construction).

Wal-Mart will require implementation of Best Management Practices in conjunction with this construction project. Owners and/or contractors will also be required to obtain coverage under applicable General Permit as required by governing regulations and authority.

PARKING REQUIREMENTS

See attached zoning code, Section 11.9 (Page 107-112)

LANDSCAPING

No irrigation was required for the Wal-Mart site. Irrigation on the residual property will be at the discretion of the developer.

SETBACKS

	<u>Building</u>	<u>Parking</u>
Front	75'	0'
Sides	25'	0'
Rear	25'	0'

SIGN ORDINANCE

See attached zoning code, Section 12.8 (Page 121) for permitted signage.

EASEMENTS

No current easements on the residual outlot.

PERMITS/APPROVALS

Developer will be responsible for their own on-site permits and approvals.

SUMMARY OF PLATTING

To create a new parcel(s) a Land Division Application is required to be filed with Eureka Charter Township (see attached application). The application must include a survey map and descriptions of the subject property. The survey map must show the parent parcel plus the parcel(s) to be created. The descriptions provided must include an original description for the parent parcel, a description for the parcel(s) to be created, and a description for the remainder of the parent parcel.

Once received the township has 45 days to review the application and approve or deny the request to create the new parcel(s). The approval, once issued is valid for 180 days. Within the 180 days a document conveying the newly created parcel(s) or a survey accurately showing and describing the parcel(s) must be recorded with the Montcalm County Register of Deeds Office. Without either of these actions taking place the approval is automatically revoked and of no further effect.

The application fee base fee is \$60 for review plus \$30 for each new parcel created.

PROJECT SUMMARY

The subject area is located near the southwest corner of the parking lot of the Wal-Mart Super Center #3328.

Wal-Mart intends to keep this subject area as a lease lot. To subdivide this lot, a plat must be submitted 20 days prior to the Planning Commission, which meets every 2nd and 4th Thursdays of the month. During those 20 days, there are informational meetings along with staff review meetings to review and address any comments during that time. After the Planning Commission gives their approval, the plat can then be recorded.

Building permits are issued by the County. To gain approval, six sets of plans, two of them sealed, must be brought to the Greenville Building Department where they are then submitted to the County and reviewed by their inspectors. After the approval is given, a building permit can be issued. Approval takes about 3-4 weeks.

The Michigan Department of Environmental Quality has jurisdiction over vapor recovery systems and underground storage tanks. Currently Stage I and Stage II vapor recovery standards are not required in Montcalm County. For UST's, Form 3820 "Notice of Proposed UST Installation" must be submitted to DEQ 45 days before installation and a completed UST Registration Form 3821 prior to bringing the UST system into use.

ZONING INFORMATION

The site is zoned C-2, General Commercial District. The district is intended to provide a wide range of goods and services to residents of Greenville as well as surrounding areas. These uses will generally be more intensive and less compatible with residential uses. These uses will have appropriate signs, adequate lighting levels, attractive landscaping, and convenient parking areas. Special attention will be given to the location of access points and other traffic and pedestrian conditions to ensure that such business are operated in a safe and efficient manner. Where possible, access points, parking areas, and other common features will be combined to service more than one business.

PERMITTED USES

- Office buildings for any of the following occupations; executive, governmental, administrative, professional, designers, accounting, drafting, other similar professional activities, medical, optical, dental, and veterinary office and clinics.
- Banks, credit unions, savings and loan associations, and other similar uses, including those with drive through facilities.
- Personal service establishments conducting services on the premises, such as barber, beauty shops, shoe repair, tailoring and dry cleaning, fitness centers, travel agencies, and other similar uses.
- Restaurants, excluding those with drive through facilities.
- Coin operated laundries.
- Retail businesses of less than two hundred and fifty thousand square feet gross floor area conducting business entirely within an enclosed building
- Commercial schools
- Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.
- Buildings, structures, and uses accessory to the Permitted and Special Land Uses.

SPECIAL USES (REQUIRES PLANNING COMMISSION APPROVAL)

- Open Air Businesses, including building materials, supplies and similar uses.
 - Restaurants with drive through and/or takeout facilities.
 - Indoor theaters and commercial recreational centers.
 - Automobile service and repair facilities.
 - Hotels and motels.
 - Vehicle wash establishments.
 - Kennels.
 - Retail businesses of greater than two hundred and fifty thousand square feet gross floor area within an enclosed building.
 - Towers in excess of fifty feet in height for commercial wireless telecommunication services.
 - Churches, lodges, and private clubs.
 - Nursing or convalescent homes.
 - Mini-ware house and self storage facilities.
-

GREENVILLE, MI #3328

Site Address: 10772 West Carson City Road

City: Greenville County: Montcalm

State: Michigan Zip Code: 48838

GENERAL DESCRIPTION:

1. **Zoning:** C-2, General Commercial District
2. **Current Use:** Undeveloped, grassy area.

3. Required Setbacks:	Building	Canopy	Parking	Landscape
Front:	25'	25'	N/A	*
Side:	10'	10'	N/A	*
Rear:	25'	25'	N/A	*

Height: 35' maximum**Minimum Lot Area:** 20,000 square feet**Minimum Lot Width:** 100 feet**Maximum Lot Coverage:** 40%

* See Landscaping Requirements for setback information.

4. **Parking Requirements:** The parking requirement is dependant on the proposed use. For general retail, one space is required for every 150 square feet of useable floor area for the first 10,000 square feet plus one space for every 200 square feet of useable floor area after 10,000 square feet
5. **Landscaping Requirements:** The landscaping requirements depend on the amount of developments being done to the area. Consult the Greenville City Ordinance for the specific requirements, which can be found at www.ci.greenville.mi.us under the Planning and Zoning Department hyperlink.
6. **Signage Allowed:** Varies depending on type of use. The City allows one ground sign per lot with a maximum area of 48 square feet. The City also allows one wall sign with a maximum area of no greater than 20% of the wall area to which the sign is affixed. Banner signs may be used as part of the wall sign area.
7. **Utilities:** Gas, Water, and Telephone exist either on the property lines or near the property. Sanitary sewer will have to be brought to the site along with electric. Storm sewer facilities do not exist in the area.
8. **Drainage:** The site drains to the southeast currently. The future plans of this site may include a storm sewer but for the time being the area sheds its storm water by sheet flow.

Contact List

Greenville, MI

PLANNING & ZONING

City of Greenville
411 South Lafayette
Greenville, MI 48838
Laurel Christensen, Assessor
616-754-5645

ASSESSORS OFFICE

City of Greenville
Assessor's Office
411 South Lafayette
Greenville, MI 48838
Laurel Christensen, Assessor
616-754-5645

BUILDING DEPARTMENT

City of Greenville
Assessor's Office
411 South Lafayette
Greenville, MI 48838
Laurel Christensen, Assessor
616-754-5645

FIRE DEPARTMENT

Greenville Fire Department
415 S Lafayette St
Greenville, MI 48838
616-754-9161

UNDERGROUND STORAGE TANKS

Michigan Department of Environmental Quality
Waste and Hazardous Materials Division
Storage Tank and Solid Waste Section
P. O. Box 30157
Lansing, MI 48909-7657
Marcia Poxson
517-373-3290

UTILITY ONE-CALL NUMBER

Miss Dig
1-800-482-7171

UTILITIES

ELECTRIC

Consumer Energy
1-800-477-5050
1-800-805-0490

WATER

Greenville Water Department
411 S Lafayette
Greenville, MI 48838
616-754-5645

STORM and SANITARY SEWER

Greenville Water Department
411 S Lafayette
Greenville, MI 48838
616-754-5645

GAS

DTE
1-800-477-4747

NPDES CONSTRUCTION STORM WATER

Michigan Department of Environmental Quality
Water Bureau
Saginaw Bay District Office
503 N. Euclid Ave, Suite 1
Bay City, MI 48706-2965
989-686-8025