

FOR SALE 3.52 Acres



29171 Smith Road Romulus, MI 48174

\$795,000

Cash or Terms
Acceptable to Seller

Cleared Heavy Industrial Zoned
(MT) land for sale.

Conditionally approved site plan
for a 10,400 square foot building
with parking for up to 65
truck spots.

Frontage on the I-94 exit ramp

Lot Size	3.52 Acres	Location	Middlebelt Road and I-94
Zoning	(M-T) Heavy Industrial	Electrical	DTE Energy
Sewer	15" North Side of Smith	Neighbors	Industrial
Gas	DTE Energy	Water	12" South Side of Smith
Frontage	276 Feet on I-94 Exit Ramp	Taxes	\$9,735.35 (2020)

Burger

& COMPANY

38345 West 10 Mile Road, Suite 100,
Farmington Hills, MI 48335

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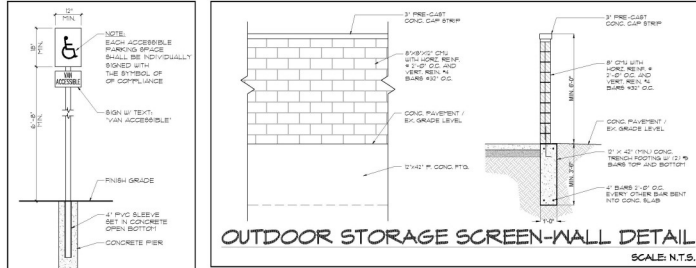
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PROPOSED SITE PLAN

IMPORTANT NOTES:

1. UNPAVED OR UNGRADED AREAS THAT ARE NOT TO BE REPAIRED SHALL NOT BE STORMED ON THE SITE.
2. ALL OUTDOOR STORAGE OF VEHICLES, TRUCKS OR TRAILERS TO BE REPAIRED SHALL MEET THE REQUIREMENTS OF SECTION 101.1(B).
3. ALL REPAIRS MUST BE PERFORMED IN A COMPLETELY ENCLOSED BUILDING.
4. THE REPAIRED FRONT YARD AREA SHALL BE RECONSTRUCTED ACCORDING TO THE REQUIREMENTS OF SECTION 101.1(C) UNLESS THE FRONT YARD IS USED FOR LOADING OR UNLOADING OR STORAGE OF UNPAVED AREAS OR STORAGE OF VEHICLES OR PLANT MATERIALS OR EQUIPMENT.
5. THE FRONT YARD OF ANY BUILDING OR STRUCTURE THAT IS WITHIN ONE HUNDRED AND FIFTY (150) FEET OF A PUBLIC RIGHT-OF-WAY MUST BE CONSTRUCTED TO A DESIGNATED TERRACE.
6. THE PLANNING COMMISSION THAT RESOLVES THE SUBMISSION OF A POLLUTION INCIDENT PREVENTION PLAN (PIPP) SHALL DESCRIBE REPAIRS TO PREVENT AND CONTROL CONTAMINATION CAUSED BY ACCIDENTS, SUCH AS SPILLS OR LEAKAGE, SUCH AS INITIAL CHECKS, VISUAL SPILL CHECKS, CLEAN-UP, SPILL REPORTS AND AUTOMATIC SHUT-OFF VALVES.
7. SIGNS SHALL BE NO OUTDOOR STORAGE OR DISPLAY OF VEHICLE COMPONENTS, PARTS, SUPPLIES, EQUIPMENT OR MERCHANDISE EXCEPT WITHIN AN AREA SPECIFIED ON THE SITE PLAN APPROVED BY THE PLANNING COMMISSION ON JUNE 1, 2015.
8. STORAGE STORAGE AREAS FOR TRUCKS, TRAILERS, AND REPAIRS SHALL BE PROVIDED WITH THE FOLLOWING:
 - a. THE STORAGE SHALL BE ON THE BASIS OF HANDS, TRUCKS, TRAILERS AND ANY OTHER VEHICLES ON THE PREMISES SHALL BE CONSIDERED A REPAIRABLE USE AND SUBJECT TO THE STANDARDS OF SECTION 101.1(A).
 - b. THE STORAGE OF VEHICLES, TRUCKS, TRAILERS OR ANY OTHER AUTOMOBILE PARTS, SUPPLIES OR MERCHANDISE SHALL BE CONSIDERED A REPAIRABLE USE AND SUBJECT TO THE STANDARDS OF SECTION 101.1(A).
 - c. ALL STORAGE AREAS SHALL BE TURNED TO INSURE THAT ANY RESULTING DUST, FUMES, VAPOR, NOISE, ODOR, VIBRATION OR OTHER POLLUTANT DOES NOT CREATE A CONDITION MORE DETRIMENTAL TO THE SURROUNDING AREA THAN WOULD RESULT FROM OTHER PERMITTED USES.
9. ACCESS FOR A VEHICLE OR TRUCK REPAIR FACILITY FROM THE STATE OF MICHIGAN SHALL BE PROVIDED PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT.
10. OUTDOOR STORAGE SHALL NOT BE STORMED OR STORMED SO AS TO EXCEED TWENTY (20) FEET INCLUDING VEHICLES OR CONSTRUCTION EQUIPMENT, UNLESS OTHERWISE AS DETERMINED BY THE PLANNING COMMISSION ON JUNE 1, 2015.
11. NON-OPERABLE AND UNREPAIRED TRUCKS, TRAILERS AND EQUIPMENT SHALL BE PROHIBITED. ALL STORED PRODUCTS, MATERIALS, SUPPLIES AND OTHER INVENTORY MUST BE SECURE AND RELATED TO THE BUSINESS.
12. STORAGE SHALL NOT BE PERMITTED TO OCCUPY REQUIRED PARKING LOTS.
13. ALL ABOVE GROUND BUILDING AND ROOM-ENCLOSED MECHANICAL EQUIPMENT AND UTILITIES SHALL BE SCREENED WHERE PRACTICAL. IF LOCATIONS ARE CONSIDERED, LOCATIONS AND LANDSCAPE SCREENING SHALL BE REVIEWED AND APPROVED BY BOTH THE BUILDING AND PLANNING DEPARTMENTS PRIOR TO CONSTRUCTION.
14. NO SIGNAGE APPROVED AS PART OF THIS SITE PLAN APPROVAL AND PRIOR TO ERECTING A SIGN AN APPLICATION AND APPROPRIATE SUBMISSIONS SHALL BE MADE TO THE BUILDING DEPARTMENT FOR REVIEW, APPROVAL, AND ISSUANCE OF A SIGN PERMIT.
15. CHAIN SIGNAGE SHALL BE NO MORE THAN 10 FEET HIGH AND SHALL BE REVIEWED BY THE DEVELOPER.
16. DUE TO THE PREVALENCE OF CERTAIN METEOROLOGICAL CONDITIONS, PRIOR TO CONSTRUCTION, A NOTICE OF PROPOSED CONSTRUCTION (PAC) FORM MUST BE FILED WITH THE CITY OF ROMULUS.
17. OPERATING HOURS MUST BE LIMITED TO 10:00 PM TO 6:00 AM.
18. ALL ACCESS ROADS AND DRIVE LINES REQUIRE THAT THERE ARE NO HORIZONTAL OBSTRUCTIONS THAT INTERFERE WITH THE WIDTH OF THE DRIVE LINE AND ALL VERTICAL CURVES CONFORMATIONS SHALL NOT BE BELOW 3'-0".



OUTDOOR STORAGE SCREEN-WALL DETAIL
SCALE: N.T.S.



B.F. PARKING SIGN
SCALE: N.T.S.

WAIVERS REQUIRED:
- A WAIVER TO SECTION 14.06 OF THE CITY ZONING ORDINANCE WILL BE REQUIRED FOR THE PROPOSED DRIVEWAY LOCATION.
- A WAIVER TO SECTION 8.04(B)(4), FROM PLANNING COMMISSION IS REQUIRED.



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

THE PART OF THE WEST 10 OF THE SOUTHWEST 1/4 OF SECTION 12 DESCRIBED AS BEGINNING AT A POINT ON THE EAST AND WEST 1/4 CORNER OF SAID SECTION (DISTANCE SOUTH 80 DEGREES 30 MINUTES 30 SECONDS EAST 850.00 FEET FROM THE WEST 1/4 CORNER OF SECTION 12 AND PROCEEDING THENCE SOUTH 89 DEGREES 30 MINUTES 30 SECONDS EAST ALONG SAID LINE 284.00 FEET THENCE SOUTH 11 DEGREES 10 MINUTES 30 SECONDS WEST 85.00 FEET THENCE NORTH 89 DEGREES 30 MINUTES 30 SECONDS EAST 284.00 FEET THENCE SOUTH 11 DEGREES 10 MINUTES 30 SECONDS WEST 85.00 FEET THENCE NORTH 89 DEGREES 30 MINUTES 30 SECONDS WEST 85.00 FEET TO THE 1/4 CORNER. EXCEPT THAT PART THEREOF OF THE SOUTH 1/4 CORNER OF SAID SECTION 12 DESCRIBED AS FOLLOWS: BEGINNING NORTH 10 DEGREES 30 MINUTES 30 SECONDS WEST 1.24 44 FEET AND NORTH 11 DEGREES 38 MINUTES 30 SECONDS EAST 1.38 45 FEET AND NORTH 11 DEGREES 38 MINUTES 30 SECONDS WEST 31.87 FEET FROM THE SOUTHWEST CORNER OF SECTION 12 THENCE NORTH 10 DEGREES 30 MINUTES 30 SECONDS WEST 308.34 FEET THENCE NORTH 89 DEGREES 14 MINUTES 10 SECONDS WEST 400.00 FEET TO THE POINT OF END 3.41 ACRES MORE OR LESS.

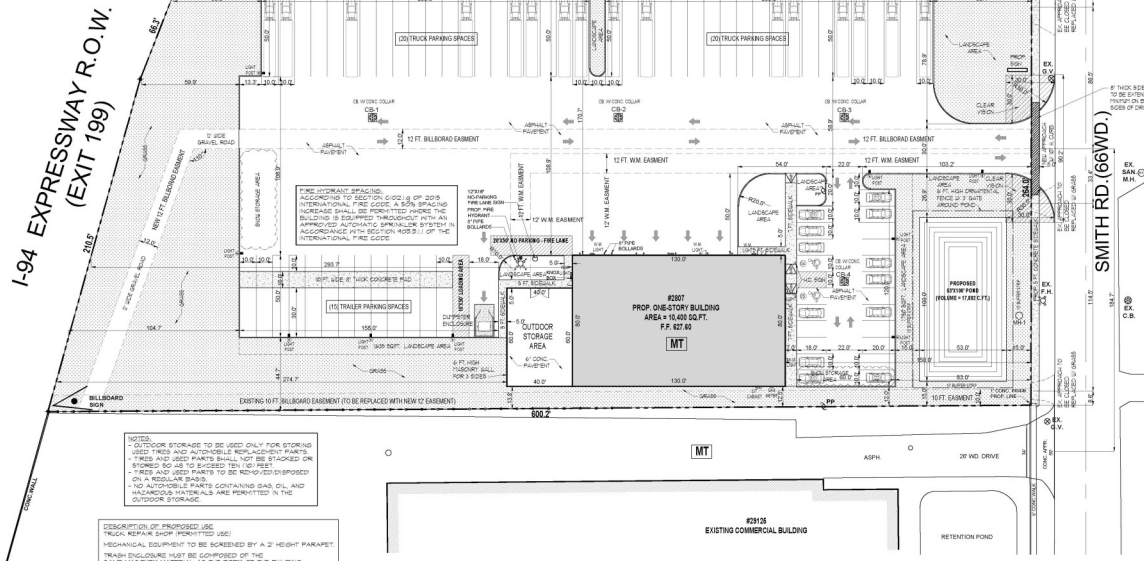
GOVERNING CODE: MICHIGAN BUILDING CODE 2015 AND CITY OF ROMULUS ZONING ORDINANCE CODE	
USE GROUP:	B (BUSINESS) & S1 (MODERATE HAZARD STORAGE)
PROPOSED USE:	TRUCK REPAIR & MAINTENANCE FACILITY (MTRD)
AREA OF THE PROPERTY (0.0 W/LINES):	= 148,288 SQ. FT. 1.341 ACRES
ZONING:	MT (INDUSTRIAL TRANSPORTATION)
BUILDING DATA:	
PROP. BUILDING AREA:	1ST FLOOR = 10,400 SQ. FT. 2ND FLOOR = 2,320 SQ. FT.
PROP. BUILDING HEIGHT:	= 27 FT.
LOT COVERAGE	
REQUIRED = 30%	PROPOSED = 6.69%
SETBACK REQUIREMENTS	
REQUIRED:	PROPOSED:
FRONT:	40 FT.
REAR:	10 FT.
LEFT:	10 FT.
RIGHT:	10 FT.
PARKING REQUIREMENTS	
REQUIRED PARKING SPACES: 1 FOR 1.2 EMPLOYEES + 1.2X(8 EMPLOYEES) = 7 PARKING SPACES REQUIRED	
PROVIDED PARKING SPACES: 22 PARKING SPACES INCLUDING 2 H.C.	
HOURS OF OPERATION MON - FRI 7:00 AM - 6:00 PM	
LANDSCAPE REQUIREMENTS	
LANDSCAPE CALCULATIONS: REQUIRED: 100 S.F. FOR EACH 10 CAR PARKING SPACES = 220 S.F. FOR 22 CAR PARKING SPACES PROVIDED: TOTAL OF 1,790 S.F. OF LANDSCAPED AREA = 100 S.F. FOR EACH 5 TRUCKS AND TRAILER PARKING SPACES + 1,100 S.F. FOR (40-15) TRUCK PARKING SPACES PROVIDED: TOTAL OF 5,095+1,635 S.F. OF LANDSCAPED AREAS	
IMPERVIOUS SURFACE COVERAGE:	
TOTAL IMPERVIOUS SURFACE AREA, INCL. BUILDING AND SIDEWALKS = 92,456 S.F. TOTAL GREEN AND LANDSCAPED AREA = 56,130 S.F. = 56,130/148,288 = 37.77%	
CODES CURRENTLY IN EFFECT - 2015 MICHIGAN BUILDING CODE, MBC 2015 - 2015 MICHIGAN MECHANICAL CODE, MMC 2015 - 2015 MICHIGAN PLUMBING CODE, MPC 2015 - 2017 NATIONAL ELECTRICAL CODE, W. STATE AMENDMENTS, NEC 2017 - ACCESSIBILITY, MICHIGAN BARRIER FREE DESIGN LAW, P.A. 1996 AS AMENDED AND THE 2009 ICC/ANSI A117.1 STANDARD AS REFERENCED FROM CHAPTER 11 OF THE 2015 MICHIGAN BUILDING CODE.	

FLOOD DATA:
THIS PROPERTY IS LOCATED IN ZONE X, MINIMAL FLOOD HAZARD AREA, OF THE FLOOD HAZARD MAPS, MAP NO. 28183C007E, WHICH HAS AN EFFECTIVE DATE OF 12/03/2013 AND THAT THIS PROPERTY IS NOT LOCATED IN A DANGER FLOOD HAZARD AREA.

WETLAND:
NO REGULATED OR UNREGULATED WETLAND IS ON THE PROPERTY.

NOTE:
THE PORTION OF PROPERTY IN THE SMITH ROAD RIGHT-OF-WAY SHALL BE OBTAINED TO THE CITY OF ROMULUS.

NOTE:
THE SLOPES AND CROSS SLOPES FOR ACCESSIBLE PARKING SHALL COMPLY WITH CHAPTER 6 OF ICC/ANSI A117.1-2008



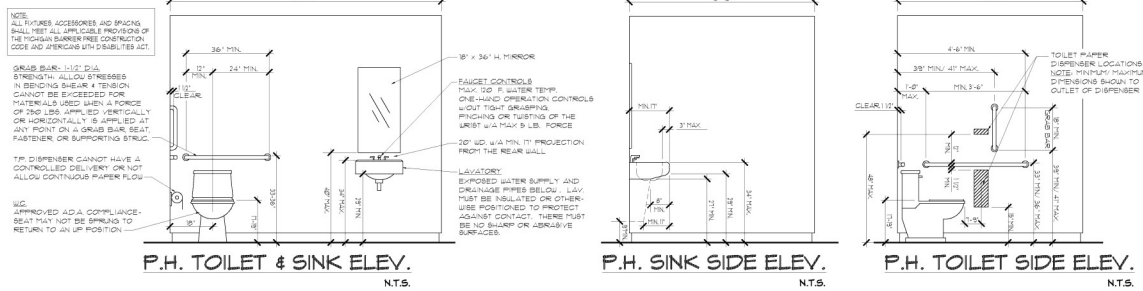
PROPOSED SITE PLAN
SCALE: 1" = 80'-0"

EXISTING EASEMENT FOR BILLBOARD SIGN:
THE EASEMENT RECORDED ON MARCH 27, 2007, IN THE OFFICE OF THE REGISTER OF DEEDS OF WAYNE COUNTY, MICHIGAN, IN LIBER 46114, PAGES 147-154.

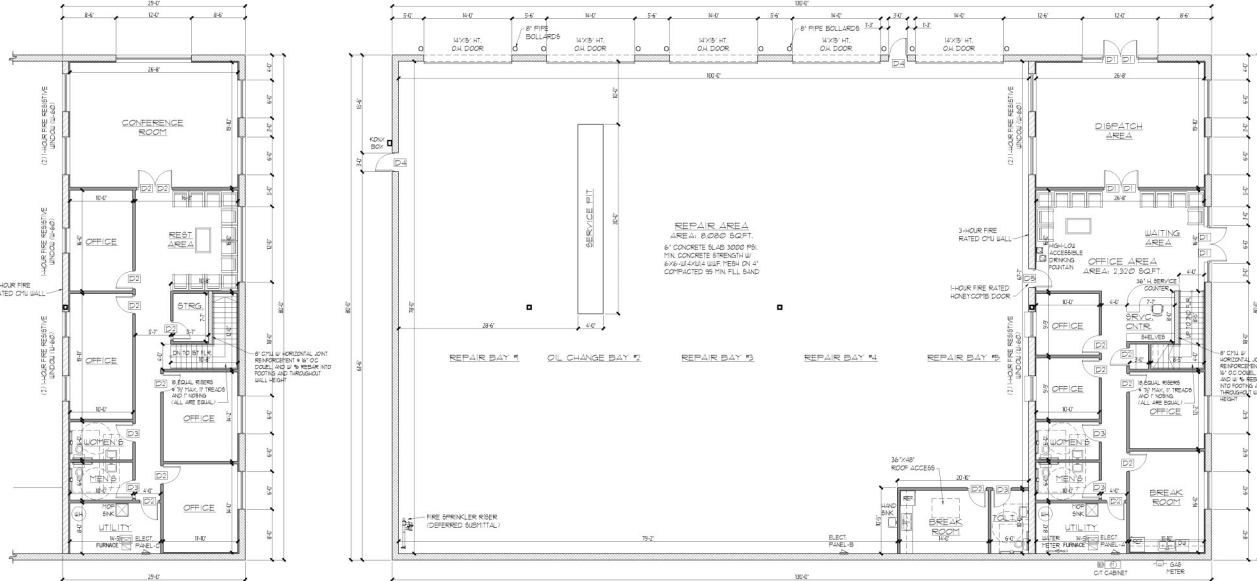
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PROPOSED FLOOR PLAN

BUILDING DATA-MBC 2015	
USE GROUP	B (BUSINESS) & B1 (MODERATE-HAZARD STORAGE)
CONSTRUCTION TYPE	II-B
BUILDING AREA	10,400 SQ.FT.
OFFICE AREA FOR 81 2ND FLOOR: 1 PER 100 SQ. FT. OF GROSS AREA	
GROSS AREA + 2300 SQ.FT. EACH FLOOR	
TOTAL OCCUPANTS FOR OFFICE AREA: 13301-45 OCCUPANTS	
OFFICE AREA: 1 PER 300 SQ. FT. OF GROSS AREA	
GROSS AREA + 5090 SQ.FT.	
TOTAL OCCUPANT LOAD: 46-271, 23 OCCUPANTS	
SPRINKLER SYSTEM	REQUIRED (WILL BE PROVIDED BY OTHER)
TRAVEL DISTANCE	MAX. REQUIRED = 100 FT. MAX. PROVIDED = 100 FT.
EGRESS REQUIRED	REQUIRED EGRESS EXIT: 2 EGRESS EXIT PROVIDED EGRESS EXIT: 3 EGRESS EXIT



- GENERAL NOTES:**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES INCLUDING JOB MICHIGAN BUILDING CODE, NFPA 101 & MICHIGAN BARBER FREE DESIGN.
 - CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. SUBSTITUTION OF A BID SIGNIFIES THE ACCEPTANCE OF SUCH CONDITIONS.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY BRACING AND SHORING OF STRUCTURES DURING DEMOLITION AND CONSTRUCTION, AS REQUIRED.
 - CONTRACTOR SHALL REMOVE OR CAP ALL EXISTING ELECTRICAL LINES THAT WILL NOT BE USED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF DEBRIS FROM THE JOB SITE AND SHALL KEEP THE JOB SITE IN A CLEAN AND ORDERLY MANNER AT ALL TIMES.
 - CONTRACTOR SHALL VERIFY ANY ADDITIONAL OWNER REQUIREMENTS NOT NOTED ON DRAWINGS PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL INCLUDE THE COST OF ALL REQUIRED PERMITS IN HIS BID AND SHALL SECURE SAME.
 - ALL DIMENSIONS ARE TO FINISH UNLESS NOTED OTHERWISE UNDO.
 - DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
 - INSTALL SOLID WOOD BLOCKING AS REQUIRED FOR FOOTING OF GRAB BARS, HOOKERS, SHELVES, COUNTERS, ETC.



WALL LEGEND

- EXTERIOR WALLS: 8" CMU WITH HORIZONTAL JOINT REINFORCEMENT # 3 @ 16" OC, DOUBLE AND 1/2" REBAR INTO ROOFING AND THROUGHOUT WALL HEIGHT.
- 3-HOUR FIRE RATED 1" CMU WALL (UL DESIGN U914): 1/2" SHEETROCK FINESSE TYPE C GYPSUM PANELS, 1/2" DEEP METAL FURRING CHANNEL, 4" OC, 2" CONCRETE BLOCK (UL CLASSIFIED).
- INTERIOR PARTITIONS: 5/8" PARTIAL ON 3/4"-30 GA. METAL STUDS @ 16" OC.

DEFERRED SUBMITTALS:

- FIRE ALARM SYSTEM PLANS INCLUDING FIRE SUPPRESSION, AND FIRE ALARM SYSTEM PLAN TO BE PROVIDED BY OTHER.

DOOR SCHEDULE			
DOOR NO.	DIMENSIONS	DESCRIPTION	FRAME
D1	3'-0" x 7'-0" x 1 1/2"	7' TYPED INSULATED GLASS DOOR w/ KEY LOCK AND BELT CLOSING DEVICE	METAL FRAME
D2	3'-0" x 7'-0" x 1 1/2"	SOLID CORE WOOD-STAINED OAK VENEER DOOR w/ KEY LOCK AND BELT CLOSING DEVICE	METAL FRAME
D3	3'-0" x 7'-0" x 1 1/2"	SOLID CORE WOOD-STAINED OAK VENEER DOOR w/ BELT CLOSING DEVICE, PRIVACY LOCK & KICK-PLATE HANDLE & MESH	METAL FRAME
D4	3'-4" x 7'-0" x 1 1/2"	HOLLOW METAL DOOR w/ BELT CLOSING DEVICE, PANIC BAR & DEAD BOLT LOCK	METAL FRAME
D5	3'-4" x 7'-0" x 1 1/2"	1 HOUR SMOKE/STAINLESS STEEL DOOR w/ BELT CLOSING DEVICE, PANIC BAR & DEAD BOLT LOCK	METAL FRAME

NOTE:

- ALL HARDWARE SETS TO BE SELECTED BY OWNER.
- ALL LOCKS SHALL BE READILY OPENED FROM INSIDE AND FROM WITHOUT THE USE OF A KEY.
- ALL REAR OR EGRESS DOORS ARE READILY OPENABLE FROM INSIDE AND WITHOUT THE USE OF A KEY.
- SPECIAL KNOWLEDGE OR SPECIAL EPK'S:

Nicolo Burger, CCIM

Vice President

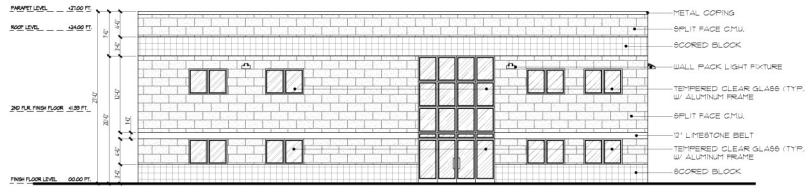
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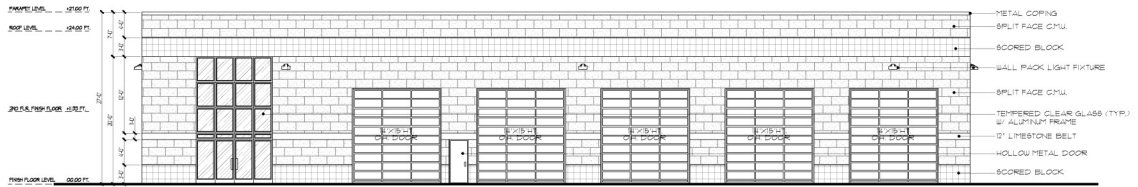
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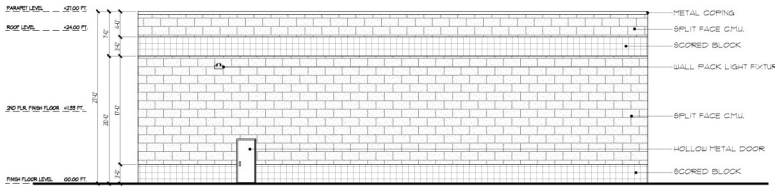
PROPOSED ELEVATIONS



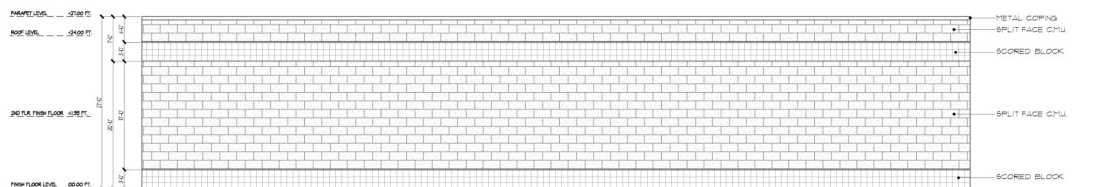
PROP. FRONT (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"



PROP. RIGHT (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



PROP. BACK (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"



PROP. LEFT (EAST) ELEVATION
SCALE: 1/8" = 1'-0"

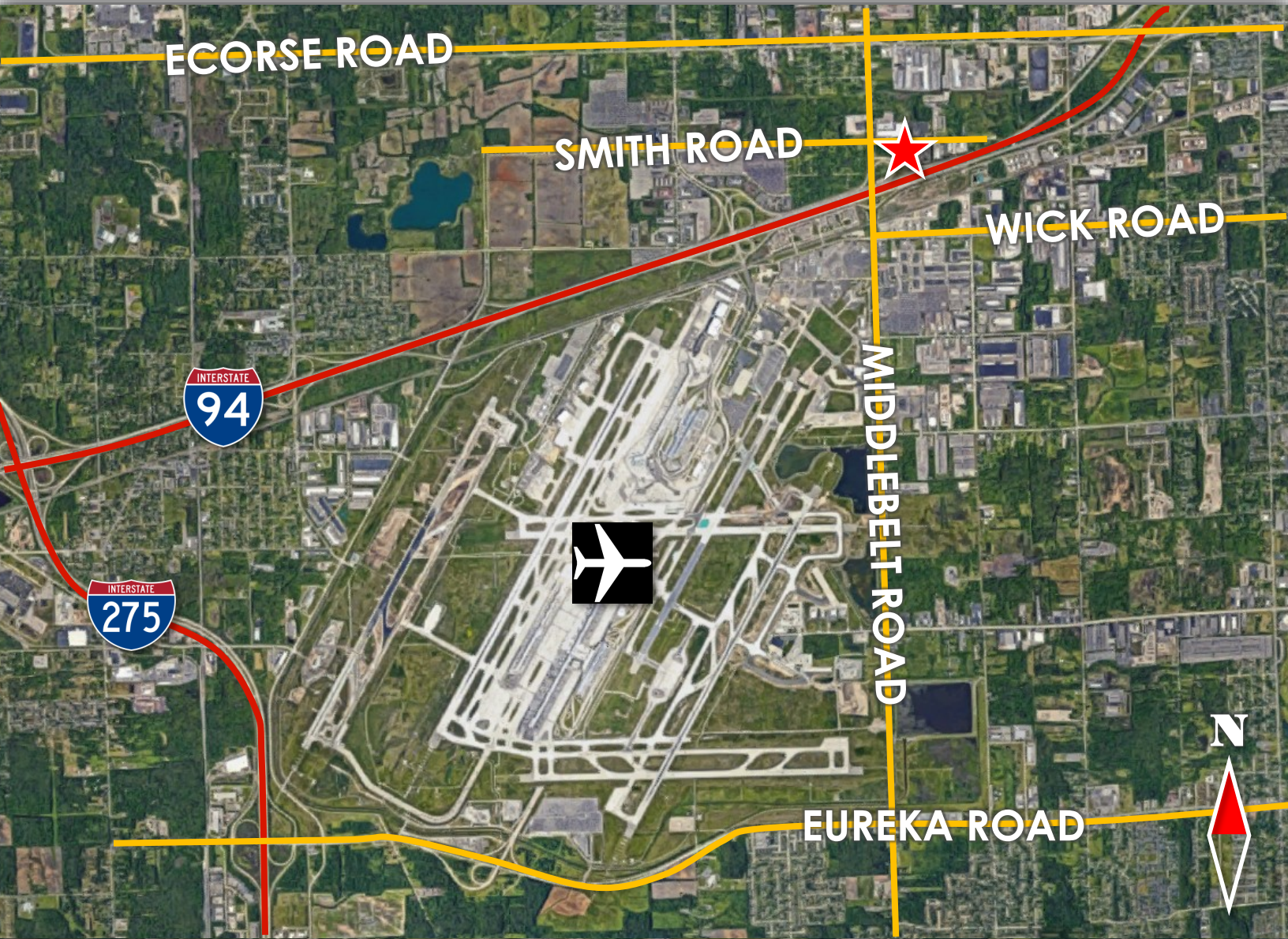
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AERIAL VIEWS



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