CITY OF BURTON

BURTON PLANNING COMMISSION MEETING

JULY 13, 2021

AGENDA

Council Chambers	**Regular Meeting**	**5:00 PM**

4303 S. CENTER ROAD
BURTON, MI 48519

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. STAFF PRESENT

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Jun 8, 2021 5:00 PM

E. SITE PLAN REVIEW

1. SPR #21-32

   By: AMAG LLC 4488 W. Bristol Rd. Suite 200 Flint, MI

   Re: 3085 Joyce St. Burton MI, Parcel 59-28-553-017, Zoned M-2

   For: Pro-Tech Machine Inc., New Building Addition

F. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #21-25

   By: Elisa Gutierrez G3255 S. Dort Hwy. Burton, MI 48529

   Re: G3255 S. Dort Hwy., Suite 3, Burton MI, Parcel 59-28-501-169, Zoned C-2

   For: Blue Auto Group LLC

2. SPR #21-26

   By: Rajeshkumar Khunt 6077 Quartz Lane Grand Blanc, MI 48439

   Re: 2358 N. Center Rd. Burton MI, Parcel 59-03-504-084, Zoned C-1

   For: Bansi LLC

3. SPR #21-27

   By: Rajeshkumar Khunt 6077 Quartz Lane Grand Blanc, MI 48439

Re: 2356 N. Center Rd. Burton MI, Parcel 59-03-504-084, Zoned C-1

For: Bhole LLC

4. SPR #21-28

   By: Todd Merritt 1371 Burton Ct. Burton, MI

   Re: 1371 Burton Ct. Burton MI, Parcel 59-31-529-017, Zoned M-1

   For: Glass City Movers Livonia LLC

5. SPR #21-29

   By: Khaled Elganainy 1501 S. Center Rd. Bldg. A Burton, MI

   Re: 4001 Walli Strasse Blvd. Suite A Burton MI, Parcel 59-15-651-001, Zoned C-2

   For: Renaissance Chiropractic P.C.

6. SPR #21-30

   By: Danny Hogan 1409 Allen St. Burton MI

   Re: 3234 Card Dr. Burton MI, Parcel 59-33-100-012, Zoned M-1

   For: Danny Hogan Auto Sales

7. SPR #21-31

   By: Alexandria Green 310 East 3rd St., Flint MI

   Re: 1071 & 1073 E Bristol Rd. Burton MI, Parcel 59-30-551-118

   For: Alexandria Chrisele Photography

8. SPR #21-33

   By: 3447 Dort Highway LLC 2381 W. Stadium Blvd. Ann Arbor, MI 48103

   Re: G3447 S. Dort Hwy. Burton MI, Parcel 59-28-551-034, Zoned M-2

   For: Change of Ownership

G. AUDIENCE PARTICIPATION

Now is the time set-aside for members of the audience to address the Burton Planning Commission. I would ask each individual to give their name and address for the record and to limit their comments to three (3) minutes and to speak on the topics germane to City business.

H. BOARD DISCUSSION

The next regular scheduled Planning Meeting will be held on August10, 2021@ 5:00 PM.

Agendas and minutes may be found at www.burtonmi.gov

CITY OF BURTON

BURTON PLANNING COMMISSION MEETING

JUNE 8, 2021

MINUTES

Council Chambers | **Regular Meeting** | **5:00 PM**

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by Chairperson Kevin Burge at 5:00 PM.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Duane Haskins	Mayor	Excused	
Vaughn Smith	Councilman	Late	5:06 PM
Kevin Burge	Chairperson	Present	
Tom Gorang	Commissioner	Excused	
Neil Martz	Commissioner	Present	
Don Jones	Vice Chair	Present	
Erica Edgington	Commissioner	Present	
Kenneth Gay	Commissioner	Present	

C. STAFF PRESENT

Duane Haskins, Mayor
Amber Abbey, Deputy DPW Director
Leandra Swayne, DPW Records Tech
Katie Malin, Clerk's Office

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - May 11, 2021 5:00 PM

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Don Jones, Vice Chair
SECONDER:	Neil Martz, Commissioner
AYES:	Smith, Burge, Martz, Jones, Edgington, Gay
EXCUSED:	Haskins, Gorang

E. PUBLIC HEARING

1. SPR 21-24/ZC 328

   City of Burton

   Chapter 157 text amendment

Minutes Acceptance: Minutes of Jun 8, 2021 5:00 PM (Approval of Minutes)

To regulate incinerators, trash containers, and collection/donation containers

Mr. Burge stated he had a question on Section II number two. When it states "screening wall", is that the fencing you see around dumpsters?

Mrs. Abbey stated yes and that did not change. That is the existing ordinance.

Mr. Martz stated he would like to see Section II B read, Outside trash containers or alternative approved collection systems. That way it allows for other types of pick up besides dumpsters.

Mrs. Abbey stated you can certainly add that to it. As for the way it reads now, it does not disallow it. It states "they shall be permitted and have the following requirements."

Mr. Gay stated he likes the way the language reads in the ordinance now. It states what they can have and what they cannot have.

Mrs. Abbey stated that part of the ordinance was not changed. That is the way it has always read.

Mr. Burge asked, if the permit fees are set by City Council.

Mrs. Abbey said, yes.

Mr. Burge asked, what happens if the business does not want to pay the permit fee for the donation container?

Mrs. Abbey stated they will have to have it removed then. The property owner is responsible for all items on the property regardless of how they got there.

Mrs. Edgington suggested on Section II C 2 adding the language "if possible."

Mrs. Abbey stated this is the wording from our City Attorney. I spoke to her about adding that and she said that "and not offensive to a reasonable person." is all she needs as a legal defense.

Mr. Smith stated after looking at the ordinance and speaking to other council members, I think this ordinance is well done.

Mr. Martz suggested limiting the number of donation containers on a single property.

Mr. Burge stated he thinks two would be a good limit.

Mr. Smith made a motion to approve Chapter 157 Ordinance Amendment to regulate incinerators, trash containers, and collection/donation containers with the following changes;157.090 C (3) add wording at no time shall a dumpster for the collection of garbage be allowed in the residential district. Section D 1 (b) add wording limit two permits for any one parcel.

Minutes Acceptance: Minutes of Jun 8, 2021 5:00 PM (Approval of Minutes)

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Kenneth Gay, Commissioner
SECONDER:	Don Jones, Vice Chair
AYES:	Smith, Burge, Martz, Jones, Edgington, Gay
EXCUSED:	Haskins, Gorang

F. SPECIAL USE

1. SPR #21-23

By: Stanley Wright
4481 Brighton Dr. Grand Blanc MI

Re: Vacant Lot,
Parcel ID 59-03-583-002 - Zoned C-2

For: Special use to operate a mobile food trailer longer than approved 10 consecutive days.

Stanley Wright, 4481 Brighton Drive, Grand Blanc, Michigan stated he would like to operate his mobile food truck for longer than 10 days. This is a business venture with family. If approved tonight, other developments will take place on the property. I am asking for three years to generate revenue to build a building for carry-out.

Jo Ann Farrand, 2028 Willmar Street, Burton, Michigan stated she was upset because the letter she received from the City of Burton did not have an address on it, just a parcel ID. She is concerned about where customers will park because there is no parking on Willmar street. The main concern is trash coming into her yard.

Debra Dewar, 2056 Willmar Street, Burton, Michigan stated she is concerned about noise if they use a generator. Another concern is more traffic down Willmar Street.

Michelle Krampe, 2035 Willmar Street, Burton, Michigan stated her main concern is privacy in her yard.

Mrs. Abbey stated she would like to apologize that the notice did not give an address, but there is not a specific address issued to the property. When the notices went out, it did have the parcel ID number, so it was legally notified. I appreciate the call with concerns. Outside of that, Mr. Wright came in back in December in regards to the food truck. He wanted to set it up at 4349 Davison Road, but there was not enough room on that property to set up. Then he came back after he purchased the property we are talking about tonight. I just want to let the residents know that just because something is allowed to happen does not mean they do not have to follow the laws. We have a noise ordinance, trash still needs to be picked up, police tickets can be issued. Those are all laws that have nothing to do with his approval and can always be enforced. Do not feel like if this is approved tonight all that was ignored. If you have an issue with noise, parking or speeding call the police. Davison Road is a commercial zone. There will be a business there at some point. Parking is a concern.

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That has been a concern from the beginning. We would be comfortable with a temporary situation.

Mr. Gay asked Mr. Wright, if the plan is to eventually have a building on the property for his food service?

Mr. Wright said, yes.

Mr. Martz stated he has concerns with lighting, trash, pedestrian movement if it is a walk up service all year round, generator use when there is the option to plug in to power pole and parking.

Mr. Wright stated we do plan to plug in to the power pole, the generator is for when we travel to a location without a plug in option. It is meant to be a walk up service, if approved, there will be a concrete slab. Parking, if approved, I have plans to develop the land and it should give me 12 parking spaces. Trash, I plan to have a dumpster. Trash will never be an issue, we take pride in what we do. We would never see trash from our establishment and not pick it up. We do not want complaints going in to the city that our business has trash all over the place. The last thing we would want to do is cause any disruption to the residential area. I do have site plans and if I get approval, I will move forward with those plans.

Mrs. Abbey stated temporary use does not require site plan review, but the Planning Commission can add that condition if they would like.

Mr. Martz stated he noticed there is no restroom for employees.

Mr. Wright stated if we get approval tonight, we will move forward with a lease agreement with 4349 Davison Road, which allows for shared parking, storage space and access to restrooms for employees.

Mr. Martz asked if working during winter months, how will you heat underneath the truck?

Mr. Wright stated we will have RV heating pads for the pipes underneath that we turn on by a switch.

Mr. Burge asked, if approved what do you plan to do with your waste water?

Mr. Wright stated for a fee, we are able to utilize the sanitary systems at any State Park or RV Park. That is how we plan to dispose of our grey water.

Mr. Burge asked, if approved, would you object to fire inspection annually?

Mr. Wright said, no I would not object.

Mr. Jones asked Mrs. Abbey how the City normally handles these situations for temporary use.

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Mrs. Abbey stated the ordinance is fairly new. This would be the first special use to come before you to ask for an extension on the time frame. Even if it was not new, we take each case by case.

Mr. Smith Suggested parking at 4349 Davison Road for four to six months and letting us see what kind of neighbor you are.

Mrs. Abbey stated that is not an option. The food truck will not fit on that property.

Mr. Smith stated we could give him four to six months to see what kind of neighbor he is and how his business goes.

Mr. Burge asked, how long do you think it will take to know if your business will be successful or not?

Mr. Wright stated we have a social media account and already have a huge following. We have a lot of people throughout Michigan waiting for us to get started.

Mrs. Edgington asked, what is your timeline for the trailer? When would you be able to set up and be operational?

Mr. Wright stated if approved tonight, I am estimating to be up and running mid July.

Mrs. Edgington stated I think one year would be a good amount of time to see if this will work out.

Mr. Smith asked, would you be willing to hook up to the power pole only and not use the generator?

Mr. Wright stated yes, that is what we intend to do. Like I stated before, we would only operate on a generator if we don't have access to plug in.

Mr. Martz stated I don't think you want an electrical plug draped in the parking lot. He would need some kind of receptacle. I think lighting is needed if they will operate until 11:00 PM.

Mrs. Edgington asked if the property at 4349 Davison Road has outdoor lighting.

Mr. Wright stated he does not know if they do.

Mrs. Edgington asked, what about the food truck? Does that have lighting?

Mr. Wright said, yes. If you look at the diagram, there are six or seven lights on the truck. I have thought about additional lighting, I was just waiting to get approval.

Mr. Jones stated I am not sure we have something in place to hold back occupancy if he wants this to be more than temporary.

Mrs. Abbey stated there is an ordinance for mobile food trucks he has to comply with, the only exception is time frame and that is what he is asking for. If most of

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your concerns are about the site plan then you have the option to add that as a condition and require the city to see the site plan before the license is approved.

Mr. Burge asked, how long would it take to develop a site plan?

Mr. Wright stated if I were to utilize Kraft Engineering, he is currently behind 90-120 days.

Mr. Burge stated then that would take the summer.

Mr. Gay stated he would agree to one year. This would be great for the area.

Mrs. Edgington made a motion to approve SPR# 21-23 for a period of 12 months with the stipulation a generator will not be used on the property.

RESULT:	**CARRIED [4 TO 2]**
MOVER:	Erica Edgington, Commissioner
SECONDER:	Vaughn Smith, Councilman
AYES:	Smith, Burge, Edgington, Gay
NAYS:	Martz, Jones
EXCUSED:	Haskins, Gorang

G. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #21-20

   By: Melissa Burt
   1184 S. Belsay Rd Burton MI 48509

   Re: 1184 S. Belsay Rd. Burton MI 48509

   For: New Business- Celebration Nation - Retail

2. SPR #21-21

   By: Saad Backayou

   Re: G-3312 S. Dort Hwy. Burton MI 48529
   Parcel ID 59-29-577-001

   For: Change of ownership- personal storage only – no use approved

Mr. Martz asked, how is there no use approved?

Mrs. Abbey stated it's because they don't establish a use, its a change of ownership. They own the property and will use it for their own storage. It will be inspected by the building official.

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3. SPR #21-22

By: Garan Geror / Garjen Property Management LLC
2339 S. Vassar Rd. Davison MI 48423

Re: 1350 N. Belsay Rd Burton MI
Parcel ID 59-12-502-049

For: Change of Ownership/Use – Garjen Property Management LLC- Office Space

H. AUDIENCE PARTICIPATION

None.

I. BOARD DISCUSSION

None.

The next regular scheduled Planning Meeting will be held on July 13, 2021 @ 5:00 PM.

Agendas and minutes may be found at www.burtonmi.gov

Meeting was adjourned at 6:50 PM.

Minutes Acceptance: Minutes of Jun 8, 2021 5:00 PM (Approval of Minutes)

SPR #21-32

By: AMAG LLC 4488 W. Bristol Rd. Suite 200 Flint, MI

Re: 3085 Joyce St. Burton MI, Parcel 59-28-553-017, Zoned M-2

For: Pro-Tech Machine Inc., New Building Addition

ATTACHMENTS:

- Pro-Tech - SUBMITTAL SET - 6-28-21 (PDF)

City of Burton
Department of Public Works
4093 Manor Drive
Genesee County, Burton, Michigan 48519
(810) 742-9230

5148

APPLICATION FOR SITE PLAN REVIEW

DATE FILED: 6-29-202
FEE: 200

SPR #: 21-32

DATE OF PLANNING COMMISSION MEETING: July 13TH 2021 TIME: 5pm

PLEASE PRINT

APPLICANTS NAME: AMAG, LLC (David McLane)

APPLICANTS ADDRESS: 4488 W. Bristol Rd Suite 200

Flint, MI 48507

APPLICANTS PHONE NO: 810-230-9311

APPLICANTS EMAIL: dmclane@amagarch.com

PROPOSED NAME OF BUSINESS: Pro-Tech Machine, Inc.

SITE ADDRESS: 3085 Joyce Street, Burton MI 48529

SUBDIVISION & LOT # OR PARCEL NUMBER: Lot 46 of Hemphill-Dort Commercial Sites No 2

PARCEL #: 59-28-553-017

RE: NEW BUILDING ADDITION

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections. Further I understand that this is an application and any fees paid will not be refundable regardless of the decision of the Commission. It is to your advantage to attend the above scheduled meeting. The Planning Commission may have questions that directly affect approval, denial, or postponing until these questions can be answered.

APPLICANTS SIGNATURE: [signature] 6/28/21

NOTE: All site plans must be filed at least two (2) weeks prior to the Planning Commission hearing and **MUST** comply with the procedures set forth in Section 157.092 of Codified Ordinance as attached. Must include **twelve (12) sets** of prints and **one (1) electronic** in order to process the application.

Attachment: Pro-Tech - SUBMITTAL SET - 6-28-21 [Revision 1] (5148 : SPR #21-32)

PRO-TECH MACHINE, INC.

3085 JOYCE STREET BURTON, MICHIGAN 48529

PROJECT SCOPE: NEW BUILDING ADDITION

PROJECT TEAM

OWNER
PRO-TECH MACHINE, INC.
3085 Joyce Street
Burton, Michigan 48529
Phone: (810) 743-1854
Contact: Dave Currie
e-mail: dave.currie@protechmachine.net

ARCHITECT
AMAG, LLC
4488 West Bristol Road
Flint, Michigan 48507
Contact: David McLane, AIA, NCARB
Office: (810) 230-9311
Cell: (810) 569-1082
e-mail: dmclane@amagarch.com
Project Manager: Omar Ataya
e-mail: oataya@amagarch.com

CONTRACTOR
B.G. WHITE CONSTRUCTION CO., INC.
5251 Exchange Drive
Flint, Michigan 48507
Phone: (810) 733-7100
Contact: Mike White, President
Cell: (810) 869-1548
e-mail: bgwhitecon@aol.com

white GENERAL CONTRACTORS
5251 EXCHANGE DRIVE, FLINT, MI 48507 · PHONE (810) 733-7100

APPROVAL AGENCIES

ZONING DIVISION / BUILDING DIVISION
CITY OF BURTON
4093 Manor Drive
Burton, Michigan 48519
Phone: (810) 742-9203, ext. 3103
Zoning Official: Amber Abbey
e-mail: a.abbey@burtonmi.gov

SOIL EROSION CONTROL
CITY OF BURTON ENGINEERING DIVISION
4303 S. Center Road
Burton, Michigan 48519
Phone: (810) 742-7311

SITE REVIEW

LOCAL ORDINANCE: . . CITY OF BURTON ZONING ORDINANCE (CHAPTER 157 OF CITY ORDINANCE)
ZONING: . . . . M-2 (GENERAL INDUSTRIAL)
ZONING ADJACENCIES: . NORTH, SOUTH, EAST & WEST: M-2 (GENERAL INDUSTRIAL)
BUILDING AREA: . . . EXISTING BUILDING FOOTPRINT: 13,966 SF
NEW ADDITION BUILDING FOOTPRINT: 3,840 SF
TOTAL BUILDING FOOTPRINT (EXISTING + NEW): 17,806 SF
EXISTING ACCESSORY BUILDING: 1,446 SF
SITE REQUIREMENTS:. MINIMUM LOT AREA (MINIMUM): NONE SPECIFIED. (EXISTING: 57,597 SF (1.32 ACRES))
MINIMUM LOT WIDTH: NONE SPECIFIED. (EXISTING 194.65').
MAXIMUM BUILDING HEIGHT: 35 FEET, 2-1/2 STORIES.
FRONT YARD SETBACK: 50 FEET.
SIDE YARD SETBACK: ONE: 30 FEET; TOTAL 2: 60 FEET.
REAR YARD SETBACK: 50 FEET.
MAXIMUM LOT COVERAGE: 50% (BLDG + PAVING: 17,806SF + 1,446SF + 4,332SF = 23,584SF / 57,597SF = 40.95%)
DESIGN REGULATIONS: . BUILDING FACADE: METAL SIDING.
BUILDING STRUCTURE: PRE-ENGINEERED METAL.
ROOF: METAL STANDING SEAM (NO ROOFTOP EQUIPMENT).
LANDSCAPING: EXISTING CONDITIONS. NO CHANGE.
PARKING LOT: . . . OFF-STREET PARKING (SECTION 157.111): INDUSTRIAL: 5, PLUS 1 FOR EVERY 1.5 EMPLOYEES IN THE LARGEST WORKING SHIFT.
PARKING SPACES PROVIDED: 23.
PARKING SPACE SIZE: 9' x 19' REQUIRED.
MANEUVERING LANE: 25' WIDTH REQUIRED.
PARKING LOT INGRESS/EGRESS: EXISTING CONDITION (NO CHANGE).
IMPERVIOUS SURFACES (CONCRETE PAVING): 3,055 SF + 1,277 SF = 4,332 SF
OFF-STREET LOADING & UNLOADING AREA (SECTION 157.114): ONE SPACE REQUIRED.
MINIMUM SIZE = 10' x 40' w/ 14' HEIGHT CLEARANCE.
SIGNAGE: . . . . . EXISTING CONDITION. NO CHANGE.
STORAGE & REFUSE: . . EXISTING DUMPSTER. NO CHANGE.
SITE LIGHTING:. . . EXISTING SITE LIGHTING. NO CHANGE. NEW EGRESS LIGHTING WALL PACK WILL COMPLY WITH THE LIGHT SHIELDING REQUIREMENTS OF THE ZONING ORDINANCE.

GENERAL CODE REVIEW

BUILDING CODES: . . MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS – 2015
REFERENCED CODES: . BARRIER FREE – ICC/ANSI A117.1 – 2009
MECHANICAL CODE – 2015
PLUMBING CODE – 2015
ELECTRICAL CODE: NEC – 2017 (w/ PART 8 AMENDMENTS)
USE GROUP: . . . . 'F-2' (LOW-HAZARD FACTORY INDUSTRIAL) SECTION 306.3.
CONSTRUCTION TYPE: . VB (SECTION 602.5 & TABLE 601): EXISTING BUILDING.
BUILDING AREA: . . . EXISTING BUILDING FOOTPRINT: 13,966 SF
EXISTING BUILDING INTERIOR (EXCLUDING EXTERIOR WALLS): 13,523 SF
NEW ADDITION BUILDING FOOTPRINT: 3,840 SF
NEW ADDITION INTERIOR (EXCLUDING EXTERIOR WALLS): 3,660 SF
TOTAL BUILDING FOOTPRINT (EXISTING + NEW): 17,806 SF
BUILDING HEIGHT: . . . TABULAR ALLOWED: 40' (TABLE 504.3); 2-STORIES (TABLE 504.4)
EXISTING BUILDING: 20'-3" +/- (EXISTING CONDITION, NO CHANGE).
OCCUPANT LOAD: . . 'F-2' USE: 17,183SF / 500SF/OCCUPANT = 35 OCCUPANTS. (TABLE 1004.1.2)
FIRE PROTECTION: . . NO AUTOMATIC SPRINKLER SYSTEM INSTALLED. NONE REQUIRED. (SECTION 903)
MEANS OF EGRESS: . . MIN. NUMBER REQUIRED (TABLE 1006.3.2(2) & 1006.2.1): TWO MEANS OF EGRESS.
EGRESS WIDTH (SECTION 1005.1): 0.2"/PERSON (20/DOOR*0.2) = 4"/EXIT REQUIRED (36" EXISTING PROVIDED).
LIGHTING/SIGNAGE: EXISTING CONDITIONS. NEW PROVIDED AS REQUIRED.
PANIC HARDWARE (SECTION 1010.1.10): NONE REQUIRED. OCCUPANT LOAD LESS THAN 50.
COMMON PATH EGRESS TRAVEL DIST. (TABLE 1006.3.2(2) & 1006.2.1): 75 FEET MAX.
EXIT ACCESS TRAVEL DIST. (TABLE 1017.2): 200 FEET MAX.
ACCESSIBILITY: . . . PARKING (TABLE 1106.1 & SECTION 1106.5): ONE SPACE REQUIRED FOR EVERY 25 PARKING SPACES PROVIDED. FOR EVERY SIX OR FRACTION OF SIX ACCESSIBLE PARKING SPACES, AT LEAST ONE SHALL BE A VAN-ACCESSIBLE PARKING SPACE.
ENTRANCE (SECTION 1105): AT LEAST 60 PERCENT OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE. (EXISTING PROVIDED).
ROUTE (SECTION 1104): AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED. (EXISTING PROVIDED).
TOILET/SINKS/FIXTURES (SECTION 1109): COMPLIANCE AS REQUIRED.
SIGNAGE (SECTION 1111): COMPLIANCE AS REQUIRED.
PLUMBING FIXTURES: . TOILET (TABLE 403.1): MEN/WOMEN TOILET: 1 PER 100.
LAVATORIES (TABLE 403.1): MEN/WOMEN LAVATORIES: 1 PER 100.
DRINKING FOUNTAINS (TABLE 403.1): 1 PER 400 OCCUPANTS.
SERVICE SINK (TABLE 403.1): ONE REQUIRED.
BARRIER-FREE (SECTION 1109): COMPLIANCE AS REQUIRED. (EXISTING CONDITIONS).
DESIGN CRITERIA: . . EXISTING BUILDING. (DESIGN CRITERIA ASSUMED)
FLOOR LIVE LOAD: EXISTING SLAB ON GRADE.
GROUND SNOW LOAD: 30PSF.
DEAD LOAD: 20PSF.
WIND LOAD: 30PSF (3-SEC GUST (115MPH), RISK CATEGORY II, EXPOSURE 'B').
SOIL BEARING (MIN.): EXISTING CONDITION NOT CONFIRMED (1,500PSF ALLOWED BY CODE WITHOUT SOILS TEST)
STRUCTURAL: . . . . A STRUCTURAL REVIEW OF THE EXISTING BUILDING IS BEYOND THE SCOPE OF THIS CONSTRUCTION DRAWING SET.

CODE REVIEW - REHABILITATION

CHAPTER 3: COMPLIANCE METHODS.
301.1.2: WORK AREA COMPLIANCE METHOD. COMPLIANCE WITH THE APPLICABLE REQUIREMENTS OF CHAPTERS 5 THROUGH 10.
CHAPTER 4: PRESCRIPTIVE COMPLIANCE METHODS.
410: APPLICABLE PER SECTION 806.1.
CHAPTER 5: CLASSIFICATION OF WORK.
501.2: WORK AREA IS DELINEATED ON THE FLOOR PLAN IN THIS SET OF DRAWINGS.
502: REPAIRS TO BE IN COMPLIANCE WITH CHAPTER 6.
503: ALTERATIONS – LEVEL 1: APPLICABLE. COMPLIANCE WITH CHAPTER 7 REQUIRED.
504: ALTERATIONS – LEVEL 2: APPLICABLE. COMPLIANCE WITH CHAPTERS 7 & 8 REQUIRED.
505: ALTERATIONS – LEVEL 3: NOT APPLICABLE. WORK AREA < 50 PERCENT OF BLDG AREA.
506: CHANGE OF OCCUPANCY. NOT APPLICABLE, NO CHANGE.
507: ADDITIONS. APPLICABLE FOR BUILDING ADDITION.
508: HISTORIC BUILDINGS. NOT APPLICABLE. BUILDING IS NOT HISTORIC.
509: RELOCATED BUILDINGS. NOT APPLICABLE. BUILDING NOT RELOCATED.
CHAPTER 6: REPAIRS.
601.2: NEW WORK SHALL NOT MAKE THE BUILDING LESS CONFORMING THAN IT WAS BEFORE THE REPAIR WAS UNDERTAKEN.
602.1: EXISTING COMPLIANT BUILDING MATERIALS SHALL BE PERMITTED TO REMAIN IN USE, WHERE APPLICABLE.
602.2: NEW MATERIALS, AS PERMITTED BY MBC FOR NEW CONSTRUCTION, SHALL BE USED.
602.3: NO REPLACEMENT GLAZING IN HAZARDOUS AREAS.
603.1: REPAIRS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION PROVIDED.
604.1: REPAIRS SHALL BE DONE THAT MAINTAIN THE LEVEL OF PROTECTION FOR MEANS OF EGRESS.
605.1: REPAIRS SHALL BE DONE THAT MAINTAIN THE LEVEL OF ACCESSIBILITY REQUIRED.
606: NO STRUCTURAL REPAIRS OF EXISTING.
607.1: EXISTING ELECTRICAL WIRING & EQUIPMENT REPAIR SHALL COMPLY, IF APPLICABLE.
608.1: EXISTING MECHANICAL SYSTEMS UNDERGOING REPAIR, IF APPLICABLE, SHALL NOT MAKE THE BUILDING LESS CONFORMING THAN BEFORE THE REPAIR.
609.1: PROHIBITED PLUMBING MATERIALS & SUPPLIES SHALL NOT BE USED FOR REPAIRS.

CHAPTER 7: ALTERATIONS - LEVEL 1.
701.1: EXISTING BUILDING, OR PORTION THEREOF, SHALL NOT BE ALTERED SUCH THAT THE BUILDING BECOMES LESS SAFE THAN ITS EXISTING CONDITION.
702.1: NEW INTERIOR WALL AND CEILING FINISHES SHALL COMPLY w/ CHAPTER 8 OF MBC.
702.2: NEW INTERIOR FLOOR FINISHES SHALL COMPLY WITH SECTION 804 OF MBC.
702.3: ALL NEW INTERIOR TRIM SHALL COMPLY WITH SECTION 806 OF MBC.
703.1: ALTERATIONS WILL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION PROVIDED.
704.1: ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION FOR MEANS OF EGRESS.
705.1: ALTERATIONS SHALL BE DONE THAT MAINTAIN THE LEVEL OF ACCESSIBILITY REQ'D.
706: NO REPLACEMENT OR RECOVERING OF EXISTING ROOF.
707.1: NO REPLACEMENT OF EQUIPMENT OR REROOFING.
708.1: ENTIRE BUILDING NOT REQUIRED TO COMPLY WITH ENERGY CODE. ALTERATIONS SHALL COMPLY AS THEY RELATE TO NEW CONSTRUCTION ONLY, IF APPLICABLE.
CHAPTER 8: ALTERATIONS - LEVEL 2.
801.1: NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS & SPACES SHALL COMPLY WITH MBC. NO NEW WINDOWS. NO DEAD END CORRIDORS. CEILINGS GREATER THAN 7'-0".
802: NOT APPLICABLE. NO SPECIAL USE OR OCCUPANCY.
803.2: NOT APPLICABLE. NO NEW VERTICAL OPENINGS.
803.4: INTERIOR FINISHES IN THE WORK AREA SHALL COMPLY w/ REQUIREMENTS OF MBC.
804.2: NO AUTOMATIC SPRINKLER SYSTEM INSTALLED. NONE REQUIRED.
804.4: SMOKE DETECTORS EXISTING. NEW PROVIDED AS APPLICABLE.
805: NO SHARED EXITS OR CORRIDORS BY MORE THAN ONE TENANT IN THE WORK AREA.
805.3: EXISTING NUMBER OF EXITS IN COMPLIANCE.
805.4: EXISTING EGRESS DOORWAYS IN COMPLIANCE.
805.5: OPENINGS IN CORRIDOR WALLS IN COMPLINACE.
805.6: NO DEAD END CORRIDORS.
805.7: MEANS OF EGRESS LIGHTING TO COMPLY WITH THE MBC.

CHAPTER 8: ALTERATIONS - LEVEL 2 (CONT.)
805.8: EXIT SIGNS TO BE PROVIDED WHERE REQUIRED BY MBC.
805.9-805.11: NOT APPLICABLE.
806.1: ACCESSIBILITY SHALL COMPLY WITH SECTION 410.
807: NEW STRUCTURAL ELEMENTS, OR MODIFICATIONS TO EXISTING STRUCTURAL ELEMENTS, IF APPLICABLE, SHALL COMPLY WITH MBC.
808: NEW ELECTRICAL SHALL COMPLY WITH NFPA 70 REQUIREMENTS.
809: RECONFIGURED, CONVERTED, EXTENDED OR ALTERED MECHANICAL COMPONENTS SHALL COMPLY WITH NATURAL OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE MMC.
810: PLUMBING FIXTURES TO COMPLY WITH THE MPC BASED ON NEW OCCUPANT LOAD.
811: ENTIRE BUILDING NOT REQUIRED TO COMPLY WITH ENERGY CODE. ALTERATIONS SHALL COMPLY AS THEY RELATE TO NEW CONSTRUCTION ONLY.
CHAPTER 9: ALTERATIONS - LEVEL 3.
NOT APPLICABLE. WORK AREA LESS THAN 50% OF BUILDING AREA.
CHAPTER 10: CHANGE OF OCCUPANCY.
NOT APPLICABLE. NO CHANGE OF OCCUPANCY OR OCCUPANCY CLASSIFICATION.

CHAPTER 11: ADDITIONS.
1101.1: AN ADDITION TO A BUILDING SHALL COMPLY WITH THE MBC FOR NEW CONSTRUCTION WITHOUT REQUIRING THE EXISTING BUILDING TO COMPLY WITH ANY REQUIREMENTS OF THOSE CODES OR OF THESE PROVISIONS, EXCEPT AS REQUIRED BY THIS CHAPTER.
1101.2: NO CREATION OR CONTINUANCE OF NONCONFORMITY.
1101.3: ANY REPAIR OR ALTERATION WORK WITHIN AN EXISTING BUILDING TO WHICH AN ADDITION IS BEING MADE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR THE WORK AS CLASSIFIED IN CHAPTER 5.
1102.1: NO BUILDING HEIGHT INCREASE BEYOND THAT PERMITTED IN CHAPTER 5 OF THE MBC.
1102.3: NO BUILDING AREA INCREASE BEYOND THAT PERMITTED IN CHAPTER 5 OF THE MBC.
1102.3: ADDITION AREA DOES NOT TRIGGER A CHANGE IN THE EXISTING FIRE PROTECTION SYSTEMS. NO SPRINKLER SYSTEM REQUIRED PER MBC CHAPTER 9.
1103.1: NEW ADDITION SHALL COMPLY WITH THE MBC.
1103.2: NO EXISTING STRUCTURAL ELEMENTS SUPPORTING NEW LOAD CONDITIONS.
1105.1: ACCESSIBILITY PROVISIONS FOR NEW CONSTRUCTION SHALL APPLY TO ADDITIONS.
1106.1: ADDITIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE ENERGY CODE.
CHAPTER 12: HISTORIC BUILDINGS.
NOT APPLICABLE. BUILDING IS NOT HISTORICAL.
CHAPTER 13: RELOCATED OR MOVED BUILDINGS.
NOT APPLICABLE. BUILDING NOT RELOCATED OR MOVED.

AREA MAP

LOCATION MAP
SCALE: NONE

VICINITY MAP
SCALE: NONE

EXISTING BUILDING NOTE

THIS SET OF DRAWINGS WERE GENERATED BASED ON EXISTING BUILDING FIELD OBSERVATIONS AND MEASUREMENTS. ORIGINAL EXISTING BUILDING CONSTRUCTION DRAWINGS WERE NOT AVAILABLE FOR USE IN THE DEVELOPMENT OF THIS SET OF DRAWINGS. ELEMENTS OF THE ORIGINAL CONSTRUCTION THAT ARE NOT VISUALLY VERIFIABLE WOULD REQUIRE VERIFICATION UPON DEMOLITION. THESE WOULD INCLUDE, BUT ARE NOT LIMITED TO, EXISTING ITEMS HIDDEN BEHIND DRYWALL, TRIM, FLOORING, CABINETS, LAY-IN CEILING TILES, AND SIMILAR CAVITY AREAS. NOTIFY ARCHITECT IF FIELD CONDITIONS DIFFER FROM THOSE PRESENTED HERE WITHIN.

SCHEDULE OF DRAWINGS

CVR	COVER SHEET / BUILDING CODE REVIEW
C1.0	SURVEY
C101	SITE PLAN / SESC PLAN
A101	FLOOR PLAN
A201	ELEVATIONS

A: ARCHITECTURAL S: STRUCTURAL C: CIVIL
M: MECHANICAL E: ELECTRICAL P: PLUMBING

MATERIAL SYMBOLS

BRICK, BLOCK, CONCRETE, EARTH, TILE, ROOFING, RIGID INSULATION, BLANKET INSULATION, PLYWOOD, PLASTER, BRICK (ELEVATION), FILL, WOOD BLOCKING, WOOD FINISH, SAND FILL, METAL, GRAVEL, NEW

KEY SYMBOLS

NORTH ARROW, NEW CONTOUR, EXISTING CONTOUR, NEW GRADE (99.4), EXISTING GRADE (88.9), DETAIL NUMBER (1/A1), DOOR NUMBER (G), ROOM NUMBER (100), ELEVATION, WINDOW NUMBER (A), WALL TYPE (D), COLUMN NUMBER (1)

LEGAL DESCRIPTION:
W 20 FT OF LOT 46 HEMPHILL-DORT COMMERCIAL SITES NO 2 & A PARCEL OF LAND BEG AT NW COR OF LOT 46 HEMPHILL-DORT COMMERCIAL SITES NO 2 TH W 174.68 FT TH N 0 DEG 0 MIN 46 SEC W 270 FT TH E 194.68 FT TH S 0 DEG 0 MIN 46 SEC E 270 FT TH W 20 FT TO PL OF BEG SEC 28 T7N R7E OWNED & OCCUPIED AS ONE PARCEL (97) FR 59-28-553-002

PARCEL ID#:
59-28-553-017

UTILITY WARNING
UNDERGROUND UTILITY LOCATIONS, AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FILED LOCATED.

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

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

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Architect:
AMAG
4488 WEST BRISTOL ROAD, SUITE 200, FLINT, MI 48507 PH: (810) 230-9311

Contractor:

PROPOSED PROJECT FOR:
PRO-TECH MACHINE ADDITION

Project Phase:
Design ☐
Permit ■
Construction ☐

Date 06/28/21

Rev.	Description	Revised Last Issue: 06/28/21
	ISSUED FOR SITE PLAN REVIEW	

Project # 2116
Drawn by: OA
Checked by: DM

Sheet
COVER SHEET
CVR

E.1.a

Attachment: Pro-Tech - SUBMITTAL SET - 6-28-21 [Revision 1] (5148 : SPR #21-32)

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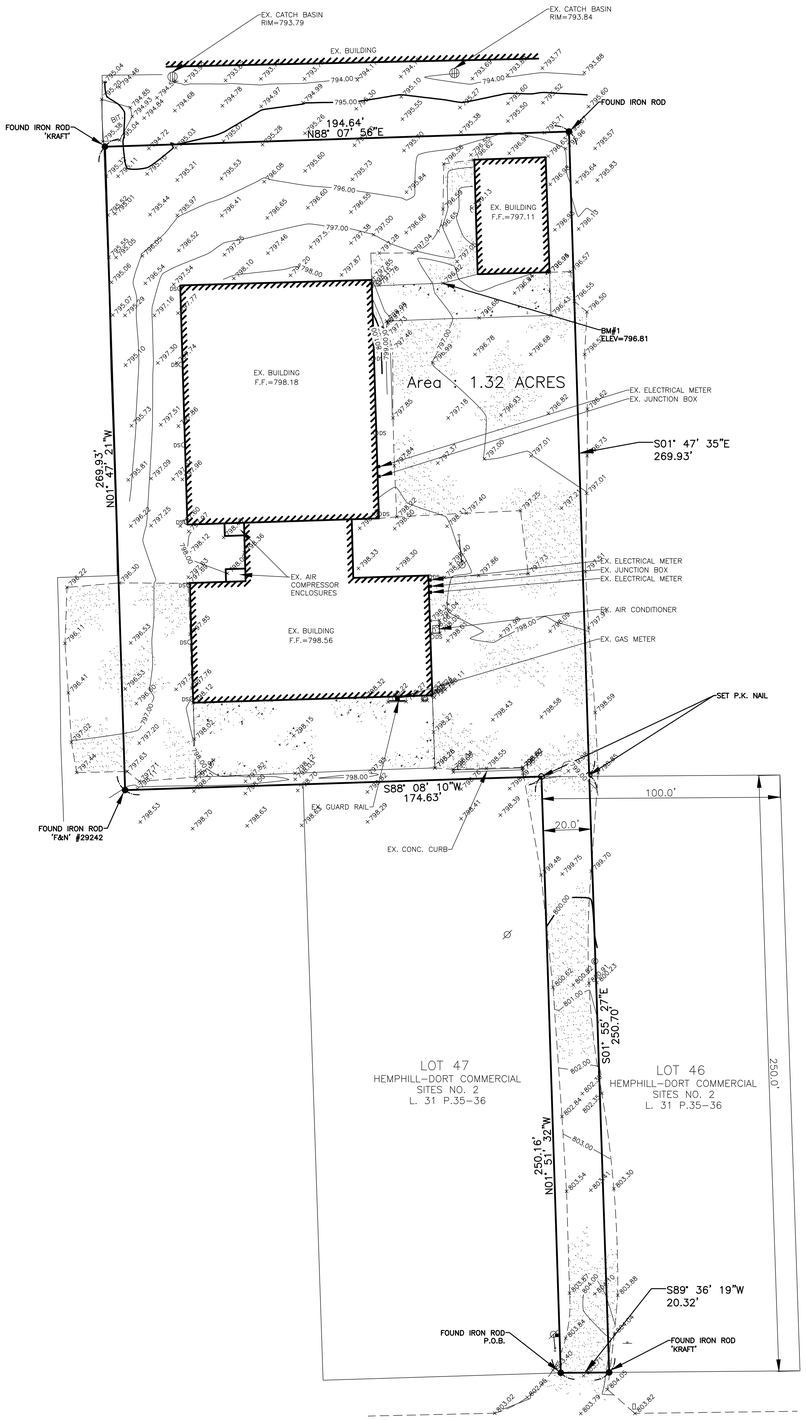
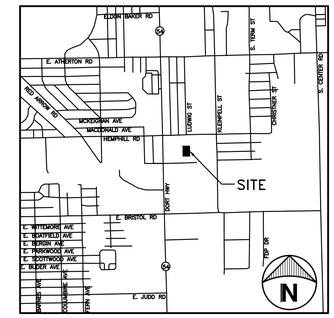




LOCATION MAP

NOT TO SCALE

GRAPHIC SCALE

30 0 15 20 60

(IN FEET)
1 inch = 30 ft.

LEGAL DESCRIPTION PROVIDED BY CLIENT:

THE WEST 20.00 FEET OF LOT 46, OF HEMPHILL-DORT COMMERCIAL SITES NO.2, AS RECORDED IN BOOK 31, ON PAGES 35 AND 36, CITY OF BURTON, GENESEE COUNTY, MICHIGAN, ALSO A PARCEL OF LAND LAYING WITHIN THE SOUTHWEST 1/4 OF SECTION 28, TOWN 7 NORTH, RANGE 7 EAST, CITY OF BURTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 46; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF HEMPHILL-DORT COMMERCIAL SITES NO. 2, A DISTANCE OF 174.68 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 46 SECONDS WEST, 270.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 194.68 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 46 SECONDS EAST, 270.00 FEET TO THE NORTH LINE OF LOT 46; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE, 20.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION AS SURVEYED:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 46 OF HEMPHILL-DORT COMMERCIAL SITES NO.2, BOOK 31 OF PLATS, PAGES 35 AND 36, CITY OF BURTON, GENESEE COUNTY, MICHIGAN; THENCE N01°51'32"W, 250.16 FEET; THENCE S88°08'10"W, 174.63 FEET; THENCE N01°47'21"W 269.93 FEET; THENCE N88°07'56"E, 194.64 FEET; THENCE S01°47'35"E, 269.93 FEET; THENCE S01°55'27"E, 250.70 FEET; THENCE S89°36'19"W, 20.32 FEET TO THE POINT OF BEGINNING, CONTAINING 1.32 ACRES MORE OR LESS, AND SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESERVATIONS, OR RESTRICTIONS OF RECORD.

BASIS OF BEARING

BEARINGS ARE BASED UPON THE MICHIGAN SOUTH ZONE STATE PLANE GRID AZIMUTH

BENCHMARK

NO.1 – CORNER OF NORTHERN SQUARE CONCRETE PAD
ELEVATION = 796.81' (NAVD 88 DATUM)

UTILITY NOTE

THE UTILITY LOCATIONS AS HEREIN SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE SIZE, LOCATION, DEPTH, PRESSURE, OR ANY OTHER CHARACTERISTICS OF UNDERGROUND UTILITIES, TANKS OR SEPTIC FIELDS WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OF COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREIN SHOWN. THE CONTRACTOR SHALL CALL "MISS DIG" AT (811) A MINIMUM OF THREE WORKING DAYS PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THESE LOCATIONS PRIOR TO CONSTRUCTION AND MAKE EVERY EFFORT TO PROTECT AND/OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF DESIGN AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND.

LEGEND

+781.56	EX. SPOT GRADE
SAN	EX. SANITARY SEWER W/MANHOLE
STM	EX. STORM SEWER
WAT	EX. WATERMAIN
ELEC	EX. ELECTRIC LINES
X X	EX. CHAINLINK FENCE
□ □	EX. WOOD FENCE
GAS	EX. GAS LINES
COMM	EX. COMMUNICATION LINES
	EX. OVERHEAD UTILITY WIRES
	EX. SIGN WITH POST
	EX. BUILDINGS
	EX. BITUMINOUS PAVEMENT
3	EX. CONCRETE PAVEMENT (C. OR CONC.)
	EX. GRAVEL PAVEMENT
	EX. STEEL POST
	EX. STORM CURB INLET
	EX. STORM CATCH BASIN/MANHOLE
	EX. HYDRANT
	EX. WATER OR GAS VALVE
	EX. UTILITY POLE
	EX. SEWER CLEANOUT
W	EX. WATER WELL
	EX. LIGHT POLE
	EX. UTILITY RISER
	EX. MAILBOX
DS	EX. DOWNSPOUT

I, Derek R. Hodges, PS do hereby certify that this is a true and accurate copy of the original drawing(s) per Act 193 of Public Acts of 2018.

Signed: _____ Date: 4/29/2021
Derek R Hodges, PS
No. 47954

Know what's below.
Call before you dig.

N

BOUNDARY/TOPOGRAPHIC SURVEY AND EXISTING SITE LAYOUT

SCALE: 1" = 30'

WILLIAM A. KIBBE & ASSOCIATES, INC.
ENGINEERS | ARCHITECTS | SURVEYORS

PRO-TECH MACHINE
#3085 JOYCE STREET, BURTON, MI

WHITE GENERAL CONTRACTORS
#5251 EXCHANGE DRIVE, FLINT, MI 48507

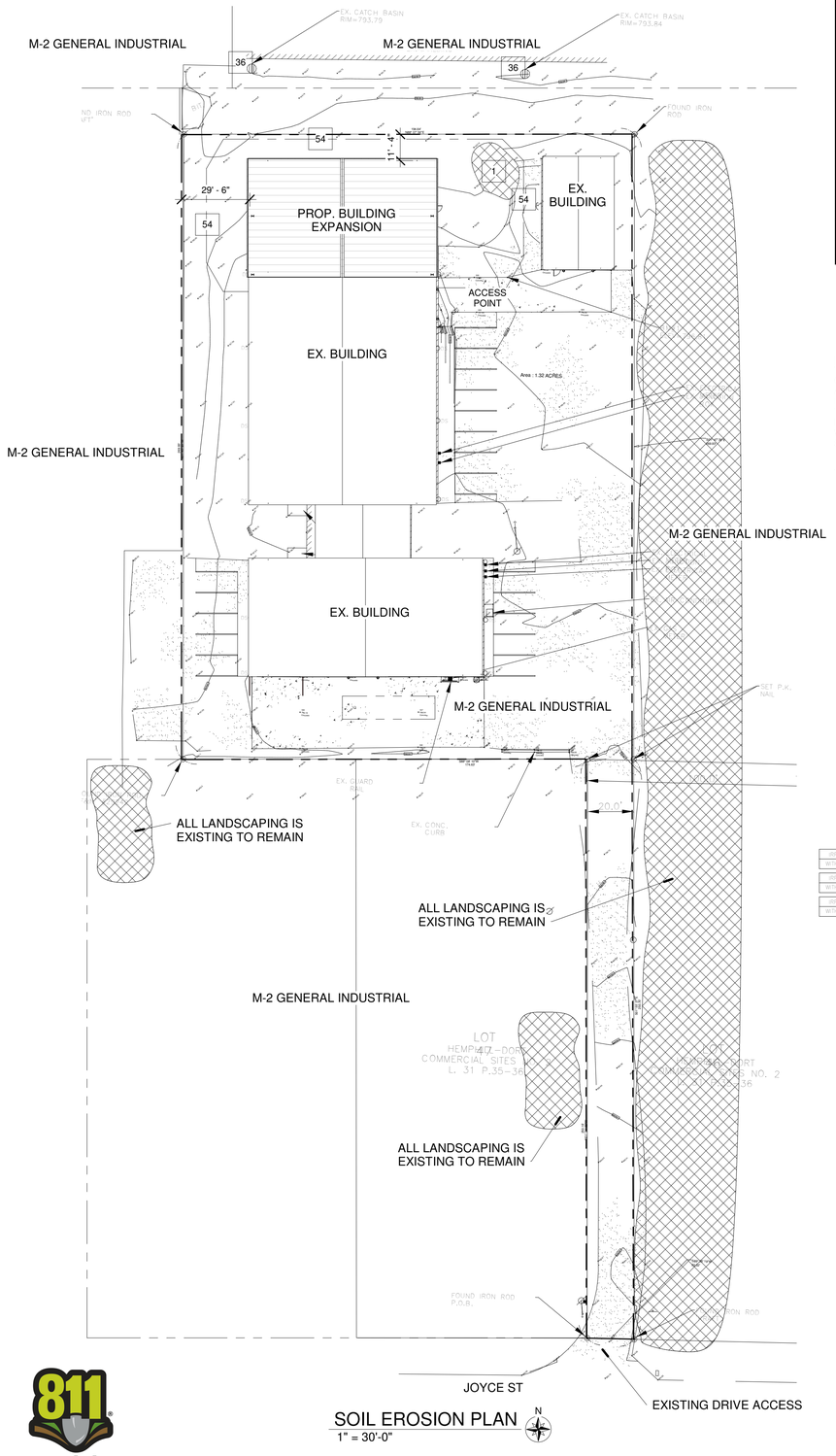
BOUNDARY/ TOPOGRAPHIC SURVEY AND EXISTING SITE LAYOUT

DATE	STATUS / REVISIONS	NO.

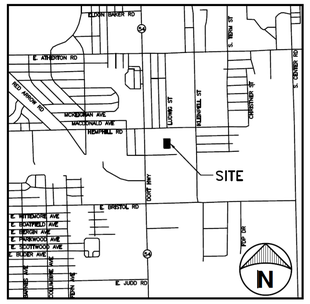
CHK'D BY: DRH
DES'D BY: JCW
DRAWN BY: MNK
PROJ #: 20-2430-0387

SHEET
C1.0

Attachment: Pro-Tech - SUBMITTAL SET - 6-28-21 [Revision 1] (5148 : SPR #21-32)



SOIL EROSION PLAN
1" = 30'-0"

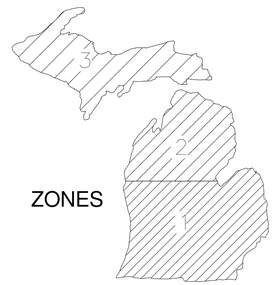


LOCATION MAP
NOT TO SCALE

NOTE:

CONTRACTOR SHALL CHECK AND MAINTAIN ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING INSPECTING SILT FENCE DAILY AND REPAIRING AND RIPS AND TEARS, CHECKING STRAW BAIL FILTERS AND REPLACING IF NECESSARY. ALSO AFTER A HARD RAIN ALL CONTROL MEASURES WILL BE CHECKED AND REPAIRED IF NECESSARY INCLUDING ALL SLOPES ON SITE.

TOTAL AREA DESCRIBED IS 1.32 ACRES (ENTIRE SITE)



ZONES

PERMANENT SEEDING GUIDE

IRRIGATED AND/OR MULCHED	ZONE	1
WITHOUT IRRIGATION OR MULCH		
IRRIGATED AND/OR MULCHED	ZONE	2
WITHOUT IRRIGATION OR MULCH		
IRRIGATED AND/OR MULCHED	ZONE	3
WITHOUT IRRIGATION OR MULCH		

LEGEND

793.56	EX. SPOT GRADE
SAN	EX. SANITARY SEWER W/MANHOLE
STM	EX. STORM SEWER
WAT	EX. WATERMAIN
ELEC	EX. ELECTRIC LINES
X	EX. CHAINLINK FENCE
	EX. WOOD FENCE
GAS	EX. GAS LINES
COMM	EX. COMMUNICATION LINES
	EX. OVERHEAD UTILITY WIRES
	EX. SIGN WITH POST
	EX. BUILDINGS
	EX. BITUMINOUS PAVEMENT
	EX. CONCRETE PAVEMENT (C. OR CONC.)
	EX. GRAVEL PAVEMENT
	EX. STEEL POST
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	EX. STORM CATCH BASIN/MANHOLE
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	EX. WATER OR GAS VALVE
	EX. UTILITY POLE
	EX. SEWER CLEANOUT
	EX. WATER WELL
	EX. LIGHT POLE
	EX. UTILITY RISER
	EX. MAILBOX
DS	EX. DOWNSPOUT
	SURFACE WATER DRAINAGE

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS! ALL NECESSITY DIMENSIONS ARE GIVEN. SHOULD ANY QUESTIONS ARISE REGARDING DIMENSIONS THEY SHOULD BE DIRECTED TO THE ATTENTION OF THE ARCHITECT.

2. ALL SITE INFORMATION WAS TAKEN FROM AN ARCHITECTURAL SURVEY PERFORMED BY WILLIAM A. KIBBIE & ASSOCIATES, INC.

3. ALL WORK TO BE DONE ACCORDING TO ALL APPLICABLE CODES AND ORDINANCES AS WELL AS THE BEST PRACTICE AND STANDARDS OF THE TRADE. ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING PROPER PERMITS AND PAYING ALL APPLICABLE FEES.

4. EROSION CONTROL NOTES: DEVELOPER SHALL SUBMIT A DETAILED EROSION CONTROL PLAN AND OBTAIN A PART 91, ACT 451 PERMIT (IF APPLICABLE) PRIOR TO ANY EARTH CHANGES. THE DEVELOPER SHALL PROTECT ALL EXISTING AND PROPOSED STORM SEWER FACILITIES ON AND ADJACENT TO THE SITE DURING EXCAVATION AND CONSTRUCTION.

MICHIGAN UNIFIED KEYING SYSTEM

1	STRIPPING & STOCKPILING TOPSOIL
15	PAVING
21	FILTER BERM
36	CATCH BASIN DRAIN INLET
54	SILT FENCE

LEGAL DESCRIPTION PROVIDED BY CLIENT:

THE WEST 20.00 FEET OF LOT 46, OF HEMPHILL-DORT COMMERCIAL SITES NO.2, AS RECORDED IN BOOK 31, ON PAGES 35 AND 36, CITY OF BURTON, GENESEE COUNTY, MICHIGAN, ALSO A PARCEL OF LAND LAYING WITHIN THE SOUTHWEST 1/4 OF SECTION 28, TOWN 7 NORTH, RANGE 7 EAST, CITY OF BURTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 46; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF HEMPHILL-DORT COMMERCIAL SITES NO. 2, A DISTANCE OF 174.68 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 46 SECONDS WEST, 270.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 194.68 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 46 SECONDS EAST, 270.00 FEET TO THE NORTH LINE OF LOT 46; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE, 20.00 FEET TO THE POINT OF BEGINNING.

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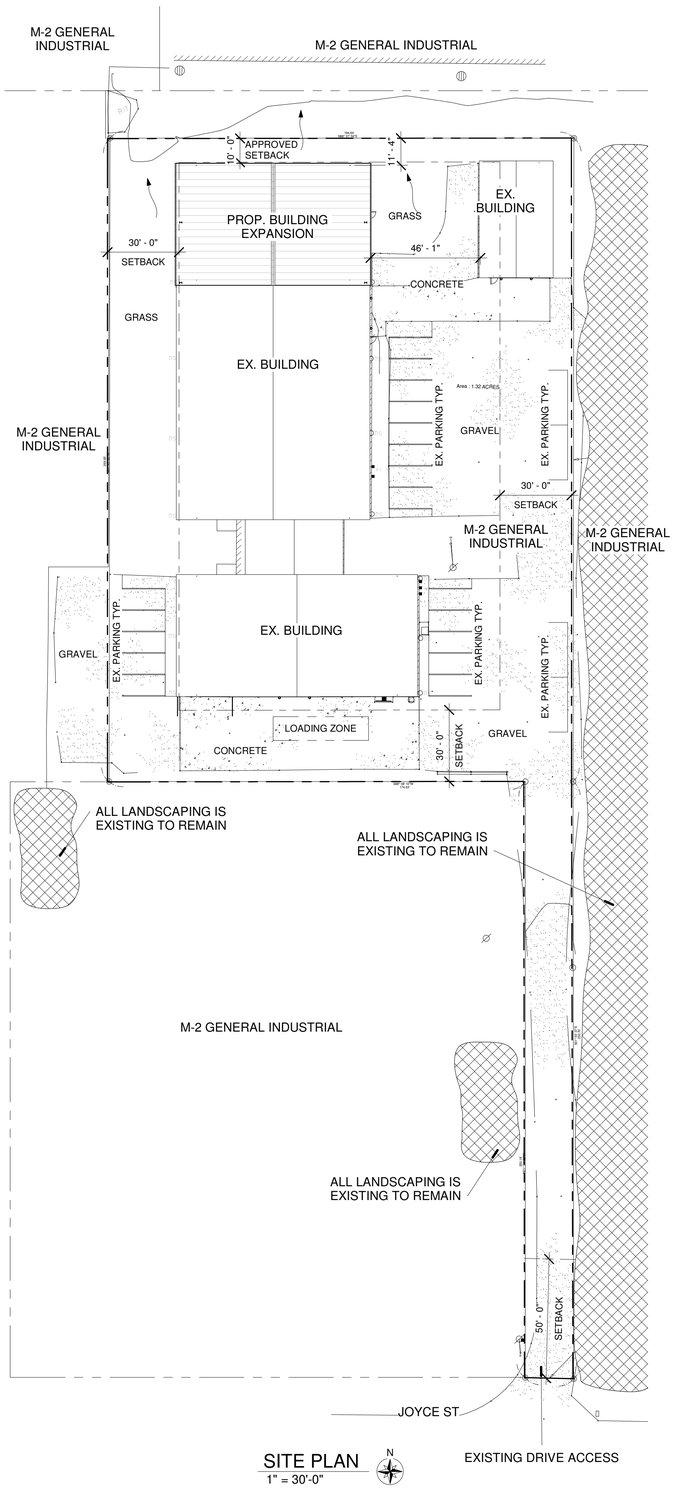


SITE PLAN
1" = 30'-0"

Know what's below. Call before you dig.

D:\AMAG Cloud\2116 - PRO-TECH 3085 Joyce St\Revit Model\Pro-Tech 3085 Joyce St.rvt

Architect:
AMAG
4488 West Bristol Road, Suite 200, Flint, MI 48507 PH: (810) 230-9311

Contractor:
White GENERAL CONTRACTORS
5251 EXCHANGE DRIVE, FLINT, MI 48507 · PHONE (810) 733-7100

PROPOSED ADDITION FOR:

PRO-TECH

3085 JOYCE ST BURTON MI 48509

Attachment: Pro-Tech - SUBMITTAL SET - 6-28-21 [Revision 1] (5148 : SPR #21-32)

Project Phase:
Design
Permit
Construction

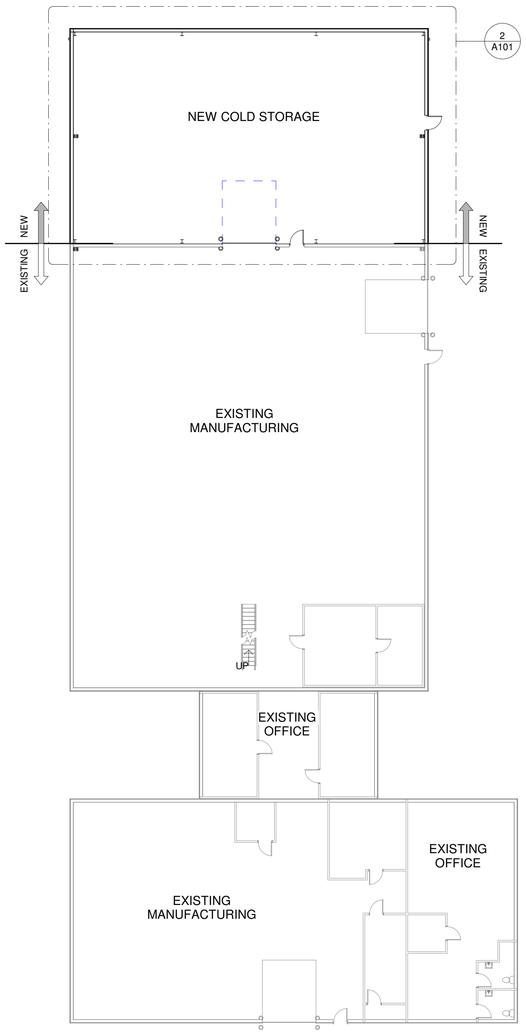
Date 06/28/21

Rev.	Description	Date
1	ISSUED FOR SITE PLAN REVIEW	6/28/2021

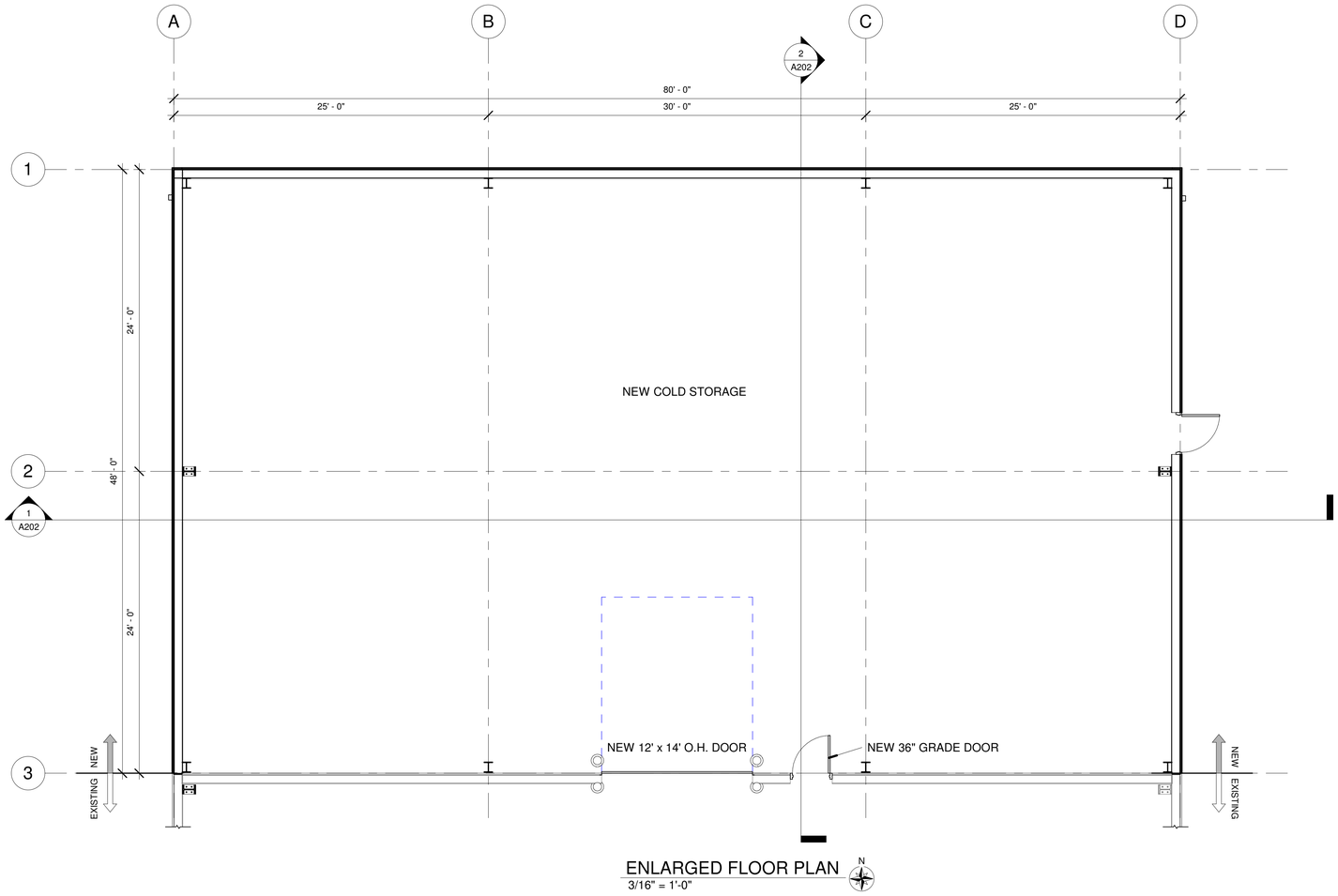
Project # 2116
Drawn by: OA
Checked by: DM

SITE PLAN

Sheet
C101



OVERALL FLOOR PLAN
1/16" = 1'-0"



ENLARGED FLOOR PLAN
3/16" = 1'-0"

Architect:
AMAG
4488 West Bristol Road, Suite 200, Flint, MI 48507 PH: (810) 230-9311

Contractor:
white
GENERAL CONTRACTORS
5251 EXCHANGE DRIVE, FLINT, MI 48507 • PHONE (810) 733-7100

PROPOSED ADDITION FOR:
PRO-TECH
3085 JOYCE ST BURTON MI 48509

Project Phase:
Design
Permit
Construction

Date

Rev. Description

Project # 2116
Drawn by: Author
Checked by: Checker

FLOOR PLAN

Sheet
A101

Attachment: Pro-Tech - SUBMITTAL SET - 6-28-21 [Revision 1] (5148 : SPR #21-32)

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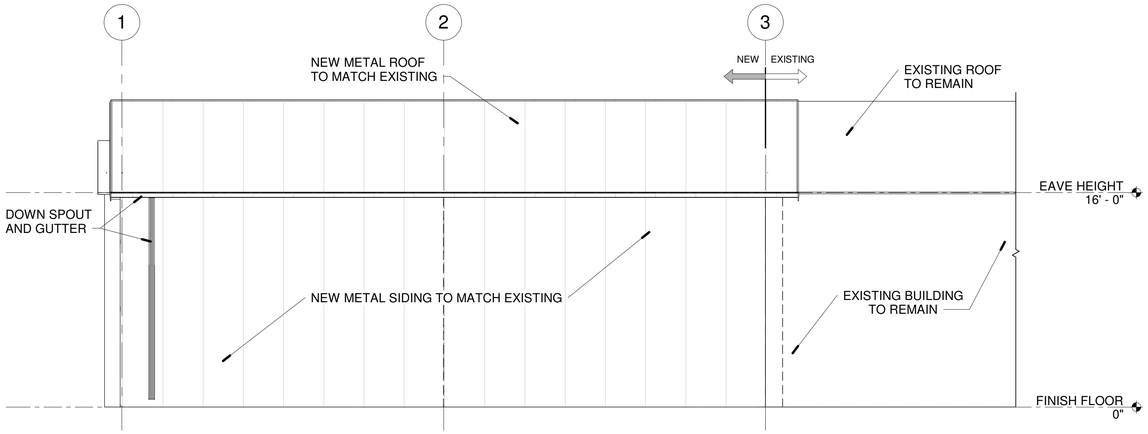
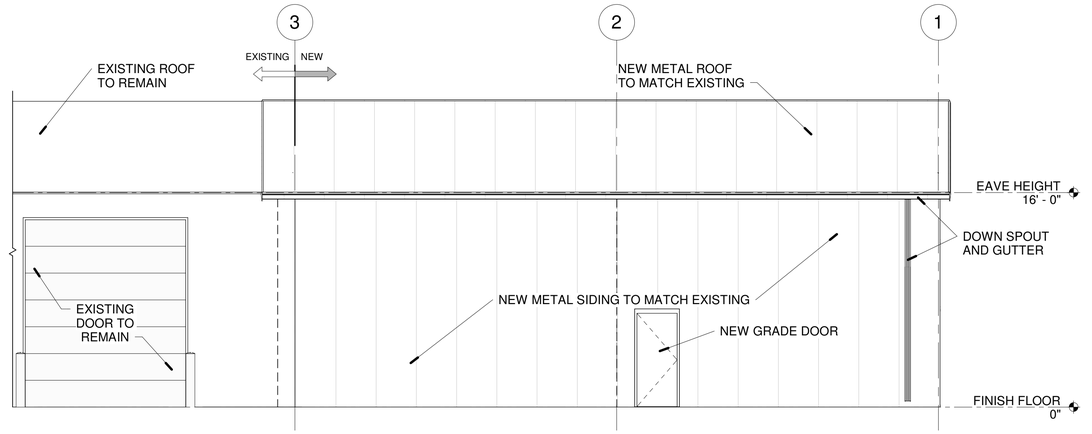
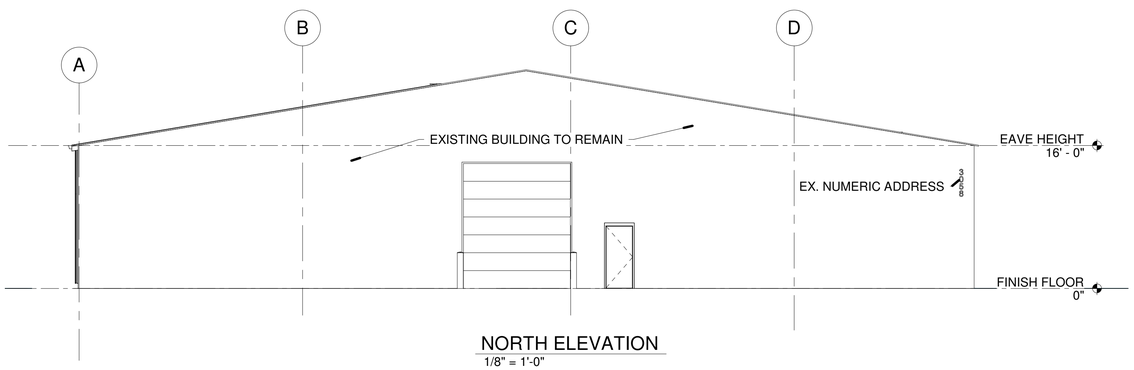


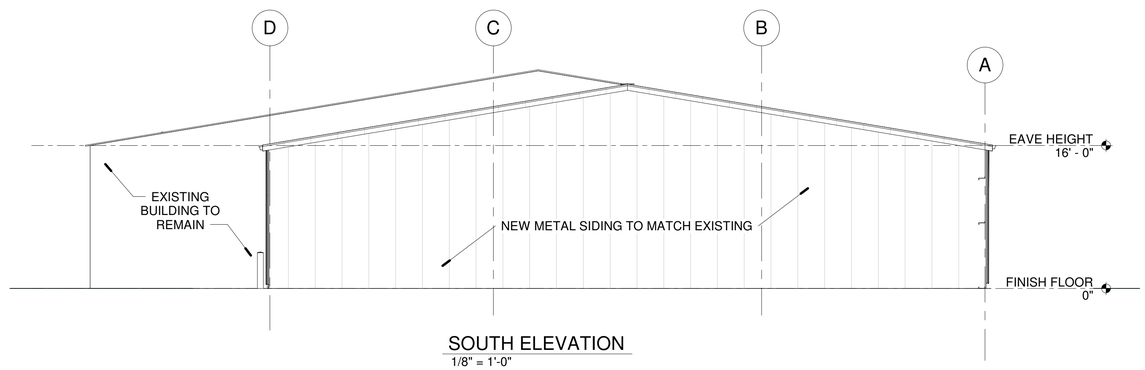
EAST ELEVATION
3/16" = 1'-0"



WEST ELEVATION
3/16" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

E.1.a

Architect: AMAG
4488 West Bristol Road, Suite 200, Flint, MI 48507 PH: (810) 230-9311

Contractor: White General Contractors
5251 Exchange Drive, Flint, MI 48507 · Phone (810) 733-7100

PROPOSED ADDITION FOR:
PRO-TECH
3085 Joyce St, Burton, MI 48509

Project Phase:
Design
Permit
Construction

Date

Rev. Description

Project # 2116
Drawn by: Author
Checked by: Checker

ELEVATIONS

Sheet
A201

Attachment: Pro-Tech - SUBMITTAL SET - 6-28-21 [Revision 1] (5148 : SPR #21-32)

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SPR #21-25

By: Elisa Gutierrez G3255 S. Dort Hwy. Burton, MI 48529

Re: G3255 S. Dort Hwy., Suite 3, Burton MI, Parcel 59-28-501-169, Zoned C-2

For: Blue Auto Group LLC

ATTACHMENTS:

- Backup SPR 21-25 (PDF)

City of Burton
Department of Public Works
4093 Manor Drive
Genesee County, Burton, Michigan 48519
(810) 742-9230

APPLICATION FOR ZONING REVIEW

DATE FILED: 6.11.21

FEE: 75

SPR #: 21-25

PLEASE PRINT

DATE: 6-11-2021

APPLICANTS NAME: Elisa Gutierrez

APPLICANTS ADDRESS: G3255 S Dort Hwy, Burton, MI, 48529

APPLICANTS PHONE NO: 248-736-5307

APPLICANTS EMAIL: blueautogp@gmail.com

PROPOSED NAME OF BUSINESS: blueautogroup LLC

SITE ADDRESS: G 3255 S Dort Hwy Suite 3, Burton, MI, 48529

USE OF STRUCTURE: Use car sales & activities

SQ FOOTAGE OF PROPERTY: 0.596 acres

SQ FOOTAGE OF STRUCTURE: 1248 Sq ft

NUMBER OF EMPLOYEES/SEATS: 1

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections.

APPLICANTS SIGNATURE: Elisa

*** ALSO ATTACH A FLOOR PLAN OF THE EXISTING AND PROPOSED BUSINESS.

Attachment: Backup SPR 21-25 (5140 : SPR #21-25)

SPR #21-26

By: Rajeshkumar Khunt 6077 Quartz Lane Grand Blanc, MI 48439

Re: 2358 N. Center Rd. Burton MI, Parcel 59-03-504-084, Zoned C-1

For: Bansi LLC

ATTACHMENTS:

- Backup SPR 21-26 (PDF)

City of Burton
Department of Public Works
4093 Manor Drive
Genesee County, Burton, Michigan 48519
(810) 742-9230

APPLICATION FOR ZONING REVIEW

DATE FILED: 6.17.2021

FEE: 75

SPR #: 21-26

PLEASE PRINT

DATE: 6/16/21

APPLICANTS NAME: Rajeshkumar Khunt MI 48[illegible]

APPLICANTS ADDRESS: 6077 Quartz Lane, Grand Blan

APPLICANTS PHONE NO: 810-730-0523

APPLICANTS EMAIL: rajeshkhunt@yahoo.com

PROPOSED NAME OF BUSINESS: Bansi LLC

SITE ADDRESS: 2358 N Center Rd, Burton MI 4850[illegible]

USE OF STRUCTURE: Pharmacy

SQ FOOTAGE OF PROPERTY: 800

SQ FOOTAGE OF STRUCTURE: 800

NUMBER OF EMPLOYEES/SEATS: 2

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections.

APPLICANTS SIGNATURE: R Khunt

*** ALSO ATTACH A FLOOR PLAN OF THE EXISTING AND PROPOSED BUSINESS.

Attachment: Backup SPR 21-26 (5141 : SPR #21-26)

SPR #21-27

By: Rajeshkumar Khunt 6077 Quartz Lane Grand Blanc, MI 48439

Re: 2356 N. Center Rd. Burton MI, Parcel 59-03-504-084, Zoned C-1

For: Bhole LLC

ATTACHMENTS:

- Backup SPR 21-27 (PDF)

City of Burton
Department of Public Works
4093 Manor Drive
Genesee County, Burton, Michigan 48519
(810) 742-9230

APPLICATION FOR ZONING REVIEW

DATE FILED: 6.17.21

FEE: 75 paid

SPR #: 21.27

PLEASE PRINT

DATE: 6/16/21

APPLICANTS NAME: Rajeshkumar Khunt MI 48519

APPLICANTS ADDRESS: 6077 Quartz Lane, Grand Blanc

APPLICANTS PHONE NO: 810-730-0523

APPLICANTS EMAIL: rajeshkhunt@yahoo.com

PROPOSED NAME OF BUSINESS: Bhole LLC 48519

SITE ADDRESS: 2356 N Center Rd, Burton MI

USE OF STRUCTURE: Convenient Store

SQ FOOTAGE OF PROPERTY: 2400

SQ FOOTAGE OF STRUCTURE: 2400

NUMBER OF EMPLOYEES/SEATS: 2

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APPLICANTS SIGNATURE: [signature]

*** ALSO ATTACH A FLOOR PLAN OF THE EXISTING AND PROPOSED BUSINESS.

Attachment: Backup SPR 21-27 (5142 : SPR #21-27)

SPR #21-28

By: Todd Merritt 1371 Burton Ct. Burton, MI

Re: 1371 Burton Ct. Burton MI, Parcel 59-31-529-017, Zoned M-1

For: Glass City Movers Livonia LLC

ATTACHMENTS:

- Backup SPR 21-28 (PDF)

City of Burton
Department of Public Works
4093 Manor Drive
Genesee County, Burton, Michigan 48519
(810) 742-9230

APPLICATION FOR ADMINISTRATIVE SITE PLAN REVIEW

DATE FILED: 6-21-2021

FEE: 75

SPR #: 21-28

PLEASE PRINT

DATE: June 21, 2021

APPLICANTS NAME: Danny Hogan

APPLICANTS ADDRESS: 1409 Allen St. Burton. 48529

APPLICANTS PHONE NO: 810-577-8684

APPLICANTS EMAIL: Gary@wwpayday.com

PROPOSED NAME OF BUSINESS: Danny Hogan Auto Sales

SITE ADDRESS: 3234 Card Dr.

PARCEL NUMBER: _____

TYPE: ☒ CHANGE OF OWNERSHIP/USE ☐ CONSTRUCTION LESS THAN 2%

USE OF STRUCTURE: ~~Private~~ Used car's Sale's / auto R

SQ FOOTAGE OF PROPERTY: 6 acre

SQ FOOTAGE OF STRUCTURE: 6,000 sq ft.

NUMBER OF EMPLOYEES/SEATS: 3

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections.

APPLICANTS SIGNATURE: Danny O Hogan

*** ALSO ATTACH A FLOOR PLAN OF THE PROPOSED BUSINESS.

Attachment: Backup SPR 21-28 (5143 : SPR #21-28)

SPR #21-29

By: Khaled Elganainy 1501 S. Center Rd. Bldg. A Burton, MI

Re: 4001 Walli Strasse Blvd. Suite A Burton MI, Parcel 59-15-651-001, Zoned C-2

For: Renaissance Chiropractic P.C.

ATTACHMENTS:

- Backup SPR 21-29 (PDF)

City of Burton
Department of Public Works
4093 Manor Drive
Genesee County, Burton, Michigan 48519
(810) 742-9230

APPLICATION FOR ZONING REVIEW

DATE FILED: 6-24-2021

FEE: 75

SPR #: 21-29

PLEASE PRINT

DATE: 06/24/2021

APPLICANTS NAME: Khaled ELganainy

APPLICANTS ADDRESS: 1501 S. Center Rd. Bldg A, Burton MI 48509

APPLICANTS PHONE NO: 810 449 8000

APPLICANTS EMAIL: renaissancedc@hotmail.com

PROPOSED NAME OF BUSINESS: Renaissance Chiropractic, P.C.

SITE ADDRESS: 4001 Walli Strasse Blvd, Burton, MI 48509 Suite A

USE OF STRUCTURE: Medical / Chiropractic office

SQ FOOTAGE OF PROPERTY: (Suite A) 4800

SQ FOOTAGE OF STRUCTURE: (bldg) 11,699

NUMBER OF EMPLOYEES/SEATS: 10

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections.

APPLICANTS SIGNATURE: K Ell

*** ALSO ATTACH A FLOOR PLAN OF THE EXISTING AND PROPOSED BUSINESS.

Attachment: Backup SPR 21-29 (5144 : SPR #21-29)

SPR #21-30

By: Danny Hogan 1409 Allen St. Burton MI

Re: 3234 Card Dr. Burton MI, Parcel 59-33-100-012, Zoned M-1

For: Danny Hogan Auto Sales

ATTACHMENTS:

- Backup SPR 21-30 (PDF)

City of Burton
Department of Public Works
4093 Manor Drive
Genesee County, Burton, Michigan 48519
(810) 742-9230

APPLICATION FOR ADMINISTRATIVE SITE PLAN REVIEW

DATE FILED: 6-21-2021

FEE: 75

SPR #: 21-30

PLEASE PRINT

DATE: June 21, 2021

APPLICANTS NAME: Danny Hogan

APPLICANTS ADDRESS: 1409 Allen St. Burton. 48529

APPLICANTS PHONE NO: 810-577-8684

APPLICANTS EMAIL: Gary@wwpayday.com

PROPOSED NAME OF BUSINESS: Danny Hogan Auto Sales

SITE ADDRESS: 3234 Card Dr.

PARCEL NUMBER:

TYPE: ☒ CHANGE OF OWNERSHIP/USE ☐ CONSTRUCTION LESS THAN 2%

USE OF STRUCTURE: ~~Private~~ used car's Sale's / auto R

SQ FOOTAGE OF PROPERTY: 6 acre

SQ FOOTAGE OF STRUCTURE: 6,000 sq ft.

NUMBER OF EMPLOYEES/SEATS: 3

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections.

APPLICANTS SIGNATURE: Danny O Hogan

*** ALSO ATTACH A FLOOR PLAN OF THE PROPOSED BUSINESS.

Attachment: Backup SPR 21-30 (5145 : SPR #21-30)

SPR #21-31

By: Alexandria Green 310 East 3rd St., Flint MI

Re: 1071 & 1073 E Bristol Rd. Burton MI, Parcel 59-30-551-118

For: Alexandria Chrisele Photography

ATTACHMENTS:

- Backup SPR 21-31 (PDF)

City of Burton
Department of Public Works
4093 Manor Drive
Genesee County, Burton, Michigan 48519
(810) 742-9230

APPLICATION FOR ZONING REVIEW

DATE FILED: 6.25.2021

FEE: 75

SPR #: 21.31

PLEASE PRINT

DATE: _____

APPLICANTS NAME: Alexandria Green

APPLICANTS ADDRESS: 310 East 3rd Street Apt 218, Flint, MI 48502

APPLICANTS PHONE NO: 810-516-3189

APPLICANTS EMAIL: alexandriachrisele photography@gmail.com

PROPOSED NAME OF BUSINESS: Alexandria Chrisele Photography

SITE ADDRESS: 1071 and 1073 East Bristol Rd, Burton, MI 48529

USE OF STRUCTURE: Photography Studio / Retail

SQ FOOTAGE OF PROPERTY: _____

SQ FOOTAGE OF STRUCTURE: 2400 sq. ft

NUMBER OF EMPLOYEES/SEATS: 2 employee's

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APPLICANTS SIGNATURE: Alexandria

*** ALSO ATTACH A FLOOR PLAN OF THE EXISTING AND PROPOSED BUSINESS.

Attachment: Backup SPR 21-31 (5146 : SPR #21-31)

SPR #21-33

By: 3447 Dort Highway LLC 2381 W. Stadium Blvd. Ann Arbor, MI 48103

Re: G3447 S. Dort Hwy. Burton MI, Parcel 59-28-551-034, Zoned M-2

For: Change of Ownership

ATTACHMENTS:

- Backup SPR 21-33 (PDF)

City of Burton
Department of Public Works
4093 Manor Drive
Genesee County, Burton, Michigan 48519
(810) 742-9230

APPLICATION FOR ADMINISTRATIVE SITE PLAN REVIEW

DATE FILED: 6.30.21

FEE: 75

SPR #: 21-33

PLEASE PRINT

DATE: 5/19/2021

APPLICANTS NAME: 3447 Dort Highway, LLC / Mark Lechard, member

APPLICANTS ADDRESS: 2381 W. Stadium Blvd., Ann Arbor MI 48103

APPLICANTS PHONE NO: 734.645.5828

APPLICANTS EMAIL: lechard@QMGT.net

PROPOSED NAME OF BUSINESS:

SITE ADDRESS: 3447 S. Dort Highway Burton MI 48529

PARCEL NUMBER: 59-28-551-034

TYPE: ☒ CHANGE OF OWNERSHIP/USE ☐ CONSTRUCTION LESS THAN 2%

USE OF STRUCTURE: ~~Storage units~~ office

SQ FOOTAGE OF PROPERTY: .384 acres = 16,727.04 sq. ft.

SQ FOOTAGE OF STRUCTURE: 7,792

NUMBER OF EMPLOYEES/SEATS: 0

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections.

APPLICANTS SIGNATURE:

*** ALSO ATTACH A FLOOR PLAN OF THE PROPOSED BUSINESS.

Attachment: Backup SPR 21-33 (5147 : SPR #21-33)