CITY OF BURTON

BURTON PLANNING COMMISSION MEETING

MAY 10, 2016

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 - Apr 12, 2016 5:00 PM

E. NOMINATIONS

1. Approve and Authorize_____ for Planning Commission Vice Chairperson for May 2016 - December 2016 term.

F. MASTER PLAN

A. Master Plan Presentation

ROWE Professional Services- Doug Piggott

G. SITE PLAN REVIEW

1. SPR #16-25

By: New Testament Church
3484 S. Belsay Rd.
Burton, MI 48519

Re: 3484 S. Belsay Rd. Burton, MI 48519
59-26-400-018

For: Building Addition

2. SPR #16-26

By: Robert Denam
4510 S. Dort Hwy.
Burton, MI 48529

Re: 4510 S. Dort Hwy. Burton, MI 48529

59-32-400-038

For: 40' x 80' Pole Barn

H. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #16-22

   By: Andy Douglas
   3140 Kleinpell
   Burton, MI 48529

   Re: 3140 Kleinpell Burton, MI 48529

   For: Construction less than 2%- Cold Storage Pole Barn

2. SPR #16-23

   By: Tina & Rick Potts
   5515 Davison Rd. Ste 9
   Burton, MI 48509

   Re: 5515 Davison Rd. Suite 9 Burton, MI 48509

   For: Internet arcade

3. SPR #16-24

   By: Maria Sanson-Reyes
   6471 Brian Circle Ln.
   Burton, MI 48509

   Re: 2452 S. Center Rd. Burton, MI 48519

   For: Salon

I. 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 five (5) minutes and to speak on the topics germane to City business.

J. BOARD DISCUSSION

The next regularly scheduled meeting will be held on Tuesday, June 14, 2016 at 5:00 p.m.

CITY OF BURTON

BURTON PLANNING COMMISSION MEETING

APRIL 12, 2016

MINUTES

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

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by Chairman Deb Walton at 5:00 PM.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Ellen Ellenburg	Councilwoman	Present	
Kevin Burge	Commissioner	Present	
Mary Ann White	Commissioner	Excused	
Robert Johnson	Commissioner	Present	
Tom Gorang	Commissioner	Present	
Deb Walton	Chairman	Present	
John Benthall	Commissioner	Present	

1. Mr. Walls Resignation

   Mrs. Abbey announced that Mr. Walls has resigned from the Planning Board as of April 5, 2016. Mrs. Walton will take his place as Chairperson until December when we have an election. At next month's meeting, when we have a new appointee, we will vote for a new Vice-Chair.

C. STAFF PRESENT

Amber Abbey, Planning/Zoning
Racheal Boggs, Clerk's Office

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Mar 15, 2016 5:00 PM

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Robert Johnson, Commissioner
SECONDER:	Ellen Ellenburg, Councilwoman
AYES:	Ellenburg, Burge, Johnson, Gorang, Walton, Benthall
EXCUSED:	White

E. SPECIAL USE

1. SPR #16-16

By: South Flint Tabernacle
P.O. Box 7008
Flint, MI 48507

Re: 1291 E. Maple Ave. Burton, MI 48529
59-31-400-103, R-1C / HRM Zoned

For: Special use to construct a new building for a church in R-1C and HRM zones

2. Motion to Approve Special use to construct a new building for a church in R-1C and HRM zones.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Kevin Burge, Commissioner
SECONDER:	Ellen Ellenburg, Councilwoman
AYES:	Ellenburg, Burge, Johnson, Gorang, Walton, Benthall
EXCUSED:	White

F. SITE PLAN REVIEW

1. SPR #16-17

By: South Flint Tabernacle
P.O. Box 7008
Flint, MI 48507

Re: 1291 E. Maple Ave Burton, MI 48529
59-31-400-103

For: Construction of a New Church Facility

Lisa Easterwood stated there are currently several buildings on the site that are used for church functions including an auditorium, classrooms, daycare and a ball field. The proposed area for the new building is about 7 acres of lawn area. The proposed building is 69,000 square feet. There will be a vehicle parking area as well as bus parking. As far as utilities, there are two water main lines on the North side of Maple Avenue, a storm sewer that collects storm water from Maple Avenue, sanitary water and County storm drain that runs through Friel Street. There are no wetlands or flood plains on the site. There is a strip of wooded area that is about 200 feet wide at the North of the property. The building sits back more than 200 feet from the right of way. The main parking area is in the back of the site and will accommodate 345 spaces and will be made of asphalt. The building height is 51.7 feet in the front and 29.4 feet in the back, There will be a trash enclosure on the North end of the parking lot next to the maintenance building. There are two water main lines on the North side of Maple Avenue, we are proposing a 6 inch water service to the back of the building on the East side that will be fire suppression and domestic line. We are installing a fire hydrant per the Fire Chief's recommendation. The design of the storm system will be per Genesee County Drain Commission standards. Lighting will be

Minutes Acceptance: Minutes of Apr 12, 2016 5:00 PM (Approval of Minutes)

LED fixtures, landscaping will be a mixture of trees, shrubs and ornamental grasses. There will be an underground irrigation system. Bus parking will be fenced and gated for security purposes.

Mr. Benthall suggested they contact the FAA in regards to the height of the steeple to make sure it is within their guidelines.

Mrs. Ellenburg asked if Mr. Wallace's concerns were addressed.

Mr. Wallace stated his concern is the time frame because of transients in the area. He feels the fence needs to be replaced immediately.

Mr. Gorang asked if it is possible to put up a temporary fence until construction of the permanent fence can be completed.

Mrs. Abbey suggested putting the fence back behind the residential house to replace what was removed as soon as possible. She thinks this is reasonable for everyone. She would also like to add a contingency that the 6 foot vinyl fence extends from the North property line of the residential home to the tree line within 45 days. Also, no construction traffic should come down Greenly Street. There is no ordinance regarding steeple height however it should be approved through the FAA prior to construction.

Mr. Gorang asked what the plans are for the current building.

Melissa Hudson of Swartz Creek stated she is the Business Manager for the Church and they intend to sell the current church building.

Mr. Burge asked if it is necessary for the city to put up no construction traffic signs.

Mrs. Abbey stated adding it as a contingency to the site plan that will make it enforceable on a violation type basis.

Mr. Burge would like a tree line on the East near the bus parking lot and light deflectors on parking lot lighting as to not disrupt the neighboring residential property.

Jim Hines of Church Builders stated these particular lights will shine straight down and not shed light onto the residential property.

Mrs. Ellenburg asked what the time frame for completion will be.

Mr. Jim Hines stated it will take about 8 weeks for prep, the outside will take 6-8 months and the interior will be completed in about one year.

2. Motion to Approve contruction of a new church facility with the contingency of the following:6 foot vinyl fence to extend from the north property line of the residential home to the tree line and be completed within 45 days , no construction vehicle traffic on Greenly Street, and steeple height to be approved through FAA prior to construction.

Minutes Acceptance: Minutes of Apr 12, 2016 5:00 PM (Approval of Minutes)

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Robert Johnson, Commissioner
SECONDER:	Tom Gorang, Commissioner
AYES:	Ellenburg, Burge, Johnson, Gorang, Walton, Benthall
EXCUSED:	White

G. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #16-14

By: John Chams
48 Birchmount Walk
London, On

Re: 3211 S. Dort Hwy Burton, MI 48529

For: Used Vehicle Sales

2. SPR #16-15

By: Riad Osman
817 Byron Hills Drive
London, On

Re: 3201 S. Dort Hwy. Burton, MI 48529

For: Office Space

3. SPR #16-18

By: Commercial Graphics of MI Inc.
1453 Walli Strasse
Burton, MI 48509

Re: 1453 Walli Strasse Burton, MI 48509

For: Printing Company

4. SPR #16-19

By: Big Coop's Trucking, LLC.
3066 Misty Creek
Swartz Creek, MI 48473

Minutes Acceptance: Minutes of Apr 12, 2016 5:00 PM (Approval of Minutes)

Re: 3481 S. Dort Hwy. Burton, MI 48529

For: Trucking Company

5. SPR #16-20

By: Gregory Butler
1911 Miles Rd.
Lapeer, MI 48446

Re: 4355 S. Saginaw St. Burton, MI 48529

For: Retail / Storage

6. SPR #16-21

By: Allen Automotive
2447 Judd Rd.
Burton, MI 48529

Re: 2447 Judd Rd. Burton, MI 48529

For: Used Vehicles Sales

H. AUDIENCE PARTICIPATION

None.

I. BOARD DISCUSSION

Mrs. Abbey provided an update on the master plan. The contract is signed and Mr. Piggot is working on the Facebook page and website. If there are questions, I can forward them to him. He will have an update at our next meeting.

Mr. Gorang asked if the board can have Mr. Piggot's information prior to the meeting.

Mrs. Abbey stated it will be in your meeting agenda packet.

Mr. Gorang would like to thank Mr. Walls for his service to the Planning Commission for the past several years. He has done a great job and will be missed.

Ms. Boggs gave the board members information regarding a free Emerging Issues seminar at the Rowe Building on May 4th from 7:00 PM to 9:00 PM. Anyone interested in attending may register or call the Clerk's office.

Mrs. Abbey stated Mr. Slattery would like to have a Robert's Rules of Order class for the Planning Commission. It would take about an hour and we could hold it before a meeting. I will set it up with Mr. Slattery and let everyone know.

Minutes Acceptance: Minutes of Apr 12, 2016 5:00 PM (Approval of Minutes)

The next regularly scheduled meeting will be held on Tuesday, May 10, 2016 at 5:00 p.m.

Meeting was adjourned at 6:05 PM.

Minutes Acceptance: Minutes of Apr 12, 2016 5:00 PM (Approval of Minutes)

Approve and Authorize_____ for Planning Commission Vice Chairperson for May 2016 - December 2016 term.

Master Plan Presentation

ROWE Professional Services- Doug Piggott

ATTACHMENTS:

- May Planning Meeting Back up (PDF)

ROWE PROFESSIONAL SERVICES COMPANY

Large Firm Resources. Personal Attention. sm

MEMORANDUM

TO: City of Burton Planning Commission Members
Amber Abbey, Deputy Planning Official

FROM: Doug Piggott, AICP
Senior Planner

SUBJECT: City of Burton Master Plan – First Meeting

DATE: May 3, 2016

Attached is material for your review in preparation for next week's Planning Commission meeting. We hope to go over five items at the meeting.

Community Engagement – We will be presenting a report on the status of the various community engagement activities that are part of the scope of the Master Plan and a schedule for them moving forward.

Existing Land Use – We have completed an existing land use inventory of the Township. Attached is a preliminary report on the findings as well as a copy of the existing land use map.

LandUse/USA – Sharon Woods from LandUse/USA will attend and present an overview of the work she will be conducting as part of the Master Plan including the Target Market Analysis (TMA).

Preliminary Census Review – Attached is an analysis of census data for the City of Burton that we will review. This preliminary analysis will be supplanted in the coming months by more in-depth analysis by LandUse/USA as part of their TMA.

Surrounding Community Plans – Attached is an analysis of the master plans of surrounding municipalities. We will review the potential impact of those plans recommendations in areas that border the City of Burton.

If you have any questions, please contact me at (810) 341-7500.

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City of Burton Master Plan – Master Plans in Adjacent Communities

City of Flint

The City of Flint adopted a new master plan in 2013, the first new master plan in 53 years. The plan's overarching goal is "The City of Flint will be a community made up of distinct and desirable places by integrating a wide range of land uses into a city patter that is vibrant, sustainable, livable, and healthy"

The plan uses "place typology" rather than the tradition land use classifications in expressing the future land use of the city. These consist of a combination of primary and complimentary land uses, development scales and character to provide a "development palette for each area of the city.

The City of Flint borders the City of Burton on its western border starting on Center Road, south to Lippincott Blvd, the south along a line west of Term St, then west along Atherton Road, south on Dort Highway, west along Hemphill Road ending at Fenton Road.

The area is a mix of five of the twelve place types in the city's master plan. They are:

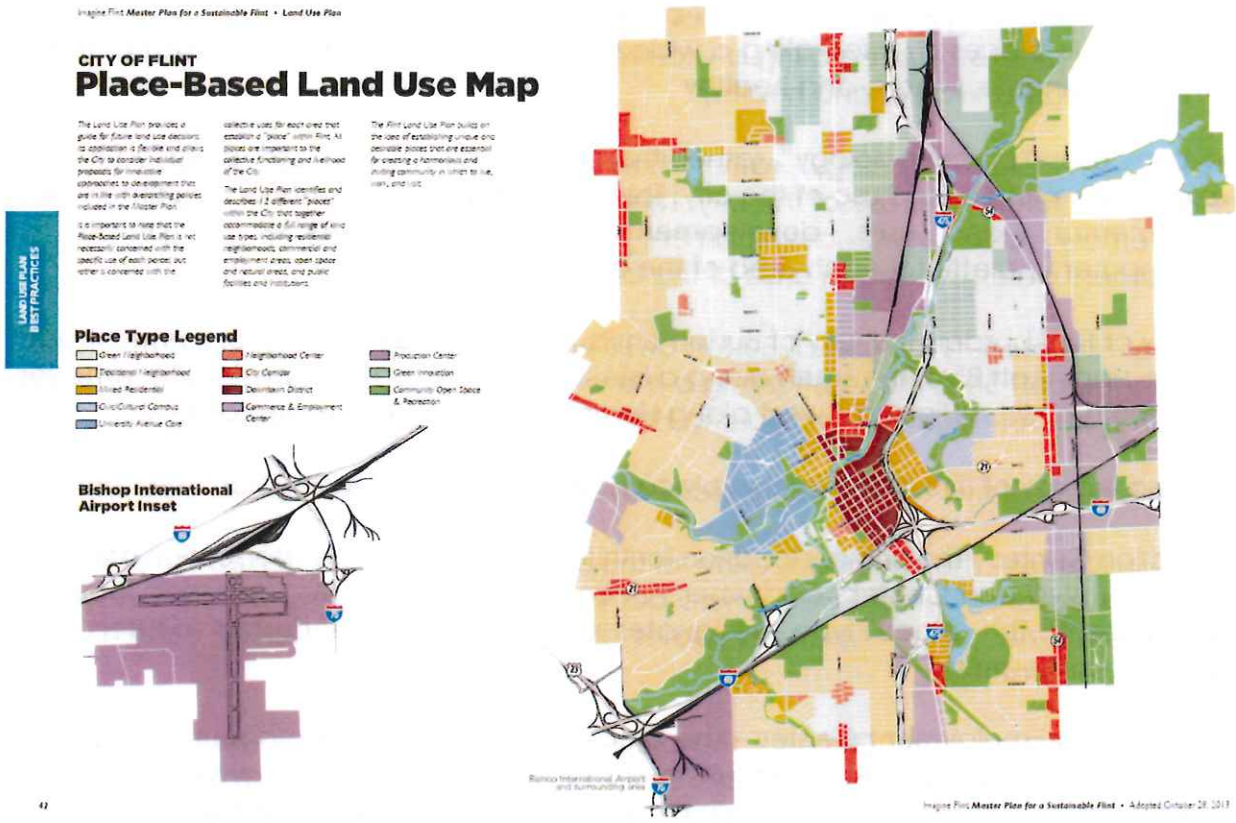
Production Center – The primary location for this place type is at the intersection of Robert T Longway Blvd and Center Road where access to railroads have supported industrial development. The place type designates the city's major industrial centers and economic generators.

Commerce & Employment Center – The areas with this designation is south of Robert T Longway Blvd, at the Center Road/I-69 interchange and along Saginaw Street north of Hemphill. This area is characterized by development patterns focused around a community anchor such as a large employer and/or regional commercial center or a cluster of small employment-related uses. Housing may be located in the area but as a complementary use such as workforce housing.

Community Open Space and Recreation - This place type is scatters throughout the border are, including abandoned railroad right-of-way and some residential neighborhoods with high rates of abandonment. This is an area planned for parks, open space and environmental features such as greenways, and large wooded areas

City Corridor – This place type is located along Dort Highway where it enters the City of Burton. City Corridors are designed to accommodate a wide range of commercial and institutional uses fronting on major roadways. They are auto-oriented in nature but with amenities such as sidewalks, benches, pedestrian-scale lighting and landscaping to make easy for pedestrians to walk along the corridor.

Traditional Neighborhood – This place type covers the remaining border area consisting of existing residential neighborhoods. This area is planned to remain primarily single-family detached residences, with townhouses, duplexes and small multi-family buildings located along busy corridors and areas of special interest



Flint Township

The Charter Township of Flint adopted a Master Plan in 2009, replacing a plan adopted in 1994.

Flint Township borders the City of Burton from just south of Hemphill Road to Maple Avenue along Fenton Road.

The border area contains three future land use categories:

High Density Single Family Residential – This designation covers land fronting on Fenton Road from Hemphill to Bristol and areas behind the commercial land fronting the remainder of Fenton Road. The High Density Single Family Residential classification corresponds with the township's R-1D zoning district, which allows single family residences on 7,200 sq. ft. lots. It is intended to identify existing single family residential neighborhoods where density corresponds with the R-1D zoning district. The classification is also available for spot infill developments to promote affordable housing and address difficult to develop sites. This area would also allow for increased flexibility in the range of home occupations allowed

Public – This classification designates land adjacent to Fenton and Bristol Road. The Public classification has no corresponding township zoning classification. Land in this classification is zoned based on the intensity and impact of the use and as mapped represent existing public uses or vacant land that is publicly owned.

Commercial – The Commercial classification covers land fronting on Fenton Road from Bristol Road to Maple Avenue. It corresponds with the township's C-1, C-2 and C-3 zoning districts. The three districts vary in the range of services allowed, from office and neighborhood commercial, drive thru restaurants, car dealerships and regional commercial centers. The focus of the Township plan is development of a proposed Town Center area and not on expansion of its existing commercial corridor such as along Fenton Road

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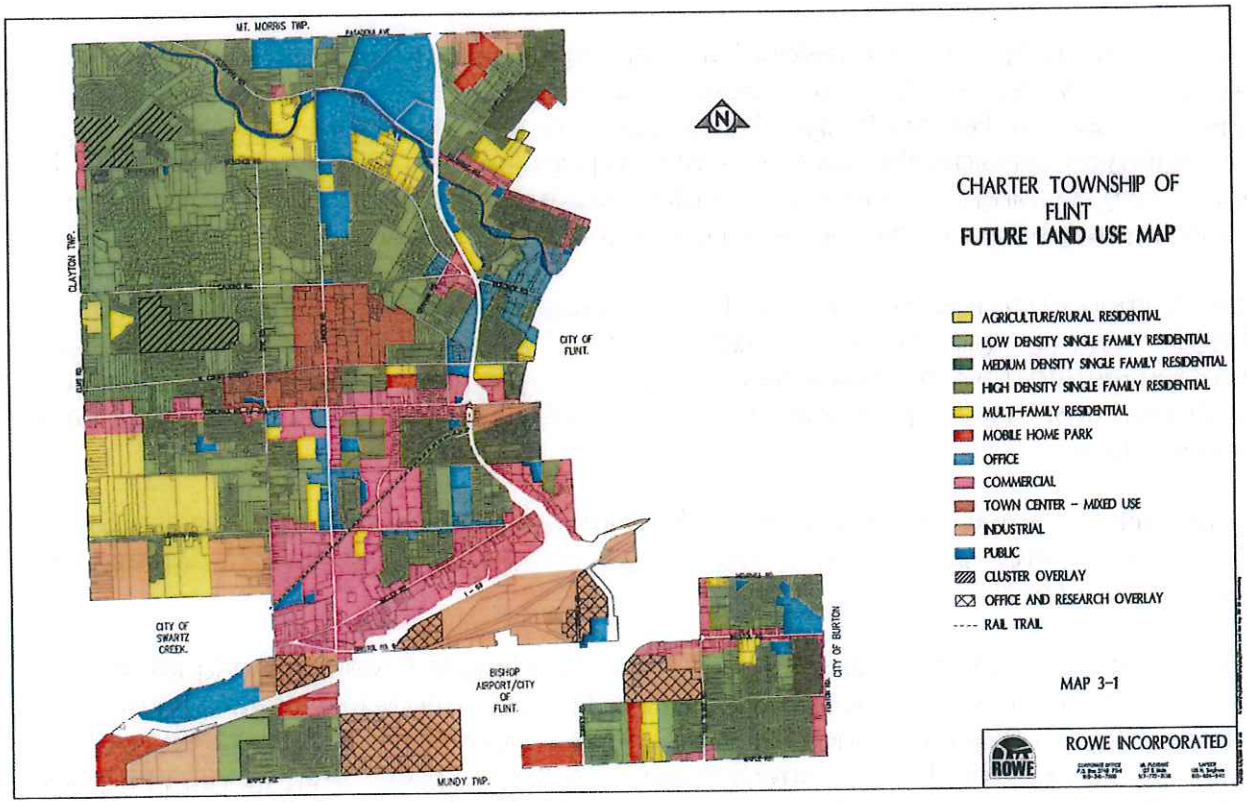


Grand Blanc Township

The Grand Blanc Community Master Plan was adopted in 2010, replacing a plan adopted in 2003. The township borders the City of Burton along its southern boundary of Maple Avenue

Generally, the western half of that area is a mix of single family and multiple family residences, light industrial and commercial land uses, while the eastern half is almost completely low density single family residences. There are eight future land use categories identified in the area long Maple Avenue

Low Density Single Family Residential. – As noted, this designation covers over half of the border area and is designed to provide for single family development with densities ranging from 1.7 to three (3) dwelling units per acre to accommodate suburban subdivision style development.

Medium Density Single Family Residential. This designation includes a few existing residential developments fronting on Maple Avenue. It provides for smaller lot single family subdivisions with densities ranging from 3.1 to 4 dwelling units per acre are anticipated within this land use category.

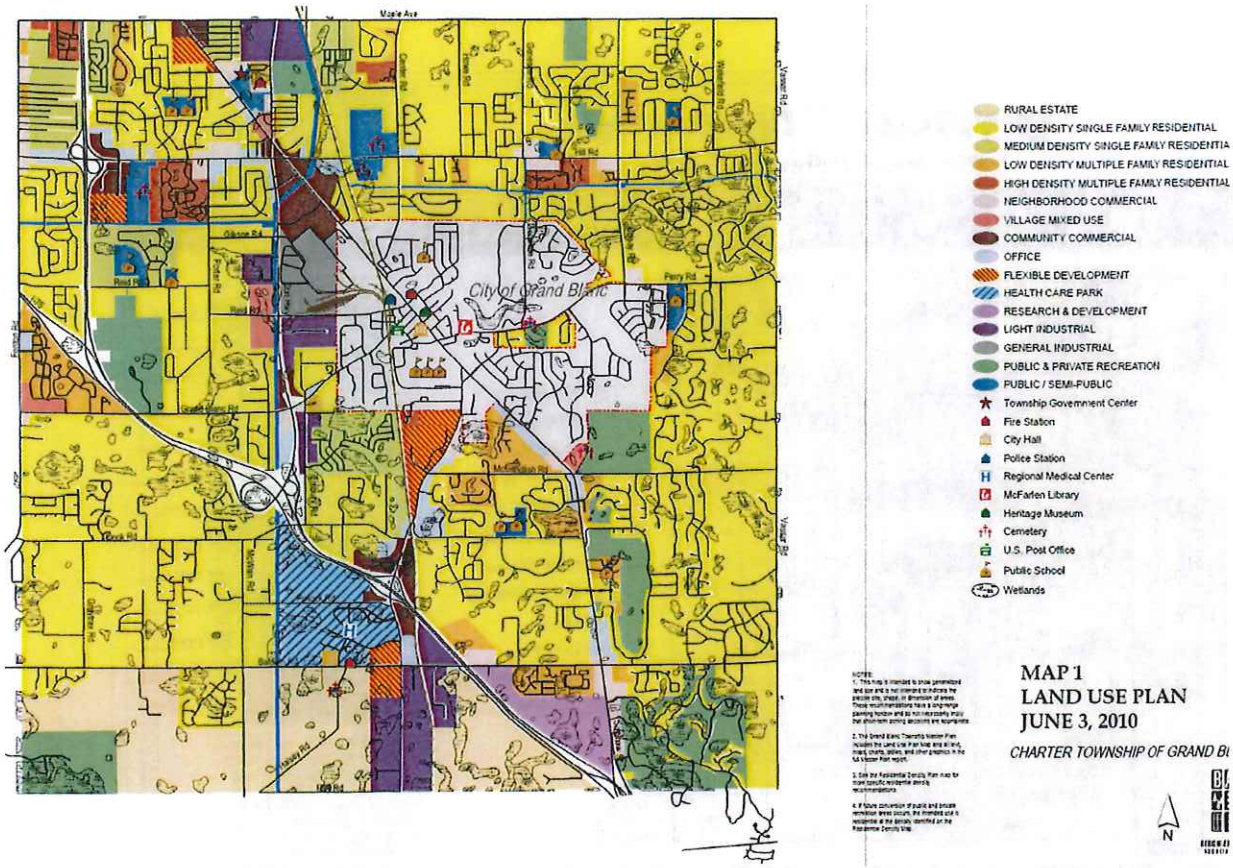
Low Density Multiple Family Residential. This future land use designation covers one development with frontage on Maple Avenue. It provides for multiple Family development at densities of 4 to 10 dwelling units per acre include townhomes, courtyard apartments and attached condos.

High Density Multiple Family Residential. There are to areas identified as High Density Multiple Family Residential in the border area, one adjacent to Center Road and the other just east of Fenton Road. This category is the Township plan's most intense concentration of residential development with permitted densities ranging from 10.1 to twenty (20) dwelling units per acre. Rental apartments and attached condominiums would represent typical development types within these areas.

Neighborhood Commercial. This land use category is located at the intersection of Maple Avenue and Fenton Road and is intended to encompasses small commercial/retail uses that serve the convenience consumer needs of nearby residential neighborhoods. Uses may include drug stores, florists, beauty salons, and modest-sized grocery stores.

Community Commercial. Land at the intersection of Maple Avenue and Saginaw Street is covered by this designation. It covers larger, community commercial centers and highway-oriented businesses

Light Industrial. The intersection of Dort Highway and Maple Avenue is designated Light Industrial. This land use classification is intended to accommodate office, light industrial, warehousing, and research and development uses. Development is expected to occur within an integrated planned environment with no outdoor storage permitted and adequate buffering of adjacent residential uses.



Davison Township

The Davison Township Master Plan was adopted in 2003, replacing a plan adopted in in 1988. The township is adjacent to the city's eastern border of Vassar Road.

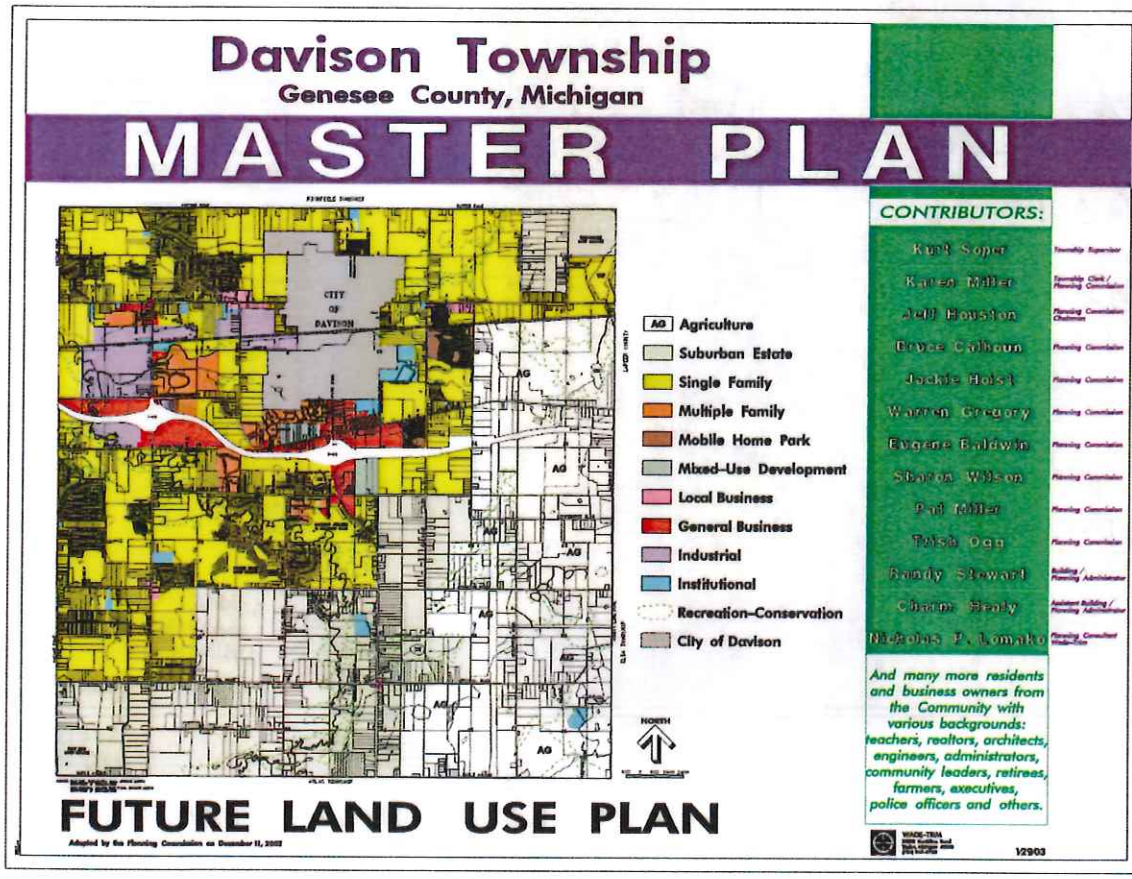
The townships Future Land Use Plan shows four land use categories within the border area:

Single Family – This classification covers the vast majority of the land adjacent to Vassar Road. It covers both existing proposed single family residential development at subdivision level densities

Suburban Estate – This classification covers the southernmost mile of the border area. The existing and proposed development is single family residential at very low densities with some provision for agricultural and ancillary uses.

General Business – The general business category is located on land adjacent to the I-69/Irish Road interchange and is intended to provide appropriate locations for highway service and "big box" retail establishments

Industrial – The industrial future land use classification includes property north and south of the -69/Irish Road interchange and is intended to prove appropriate locations for industrial uses, particularly those that may take advantage of railroad access.

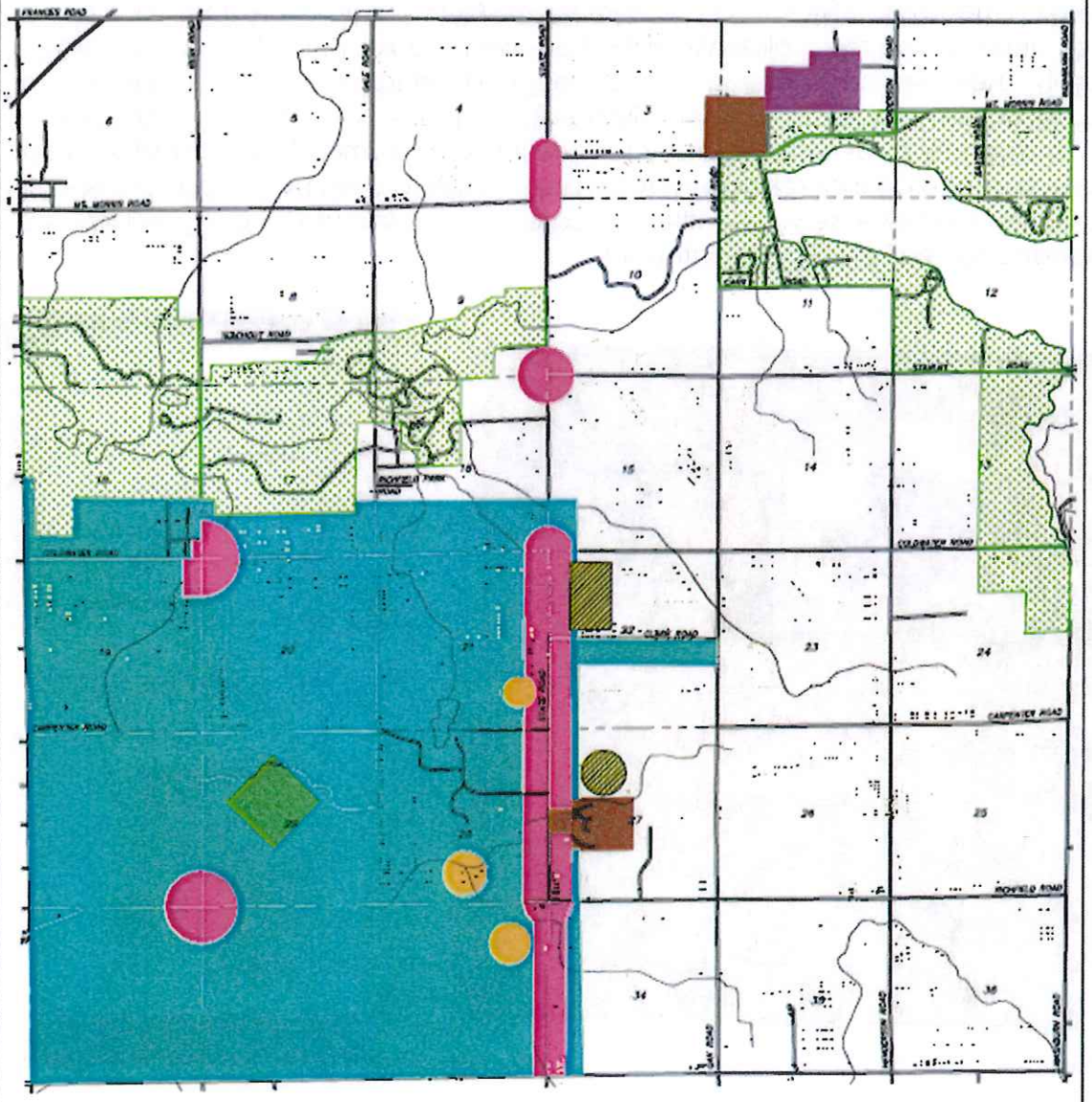


Richfield Twp.

The Richfield Township Master Plan was adopted in 2005, updating a previous plan adopted in 1995. The township is located "kitty-corner" from the city at the intersection of Vassar and Potter Roads. The land in Section 31 of the township is designated as Suburban Residential/Agricultural.

Suburban Residential/Agriculture – This future land use classification is defined by the township's sewer service area and is intended to accommodate most of the new residential development that will occur in the township for the foreseeable future. The minimum single-family lot size in the suburban residential area is intended to be 12,000 square feet, but it is anticipated that some residential development will occur on acreage parcels. Although the suburban residential area is intended to provide primarily for single-family homes, certain sites within this general area are suitable for multiple-family residential development. It is also anticipated that "temporary" nonresidential uses will continue within the suburban residential area over the next two decades. Such uses include agricultural and extractive activities.

RICHFIELD TOWNSHIP
FUTURE LAND USE PLAN
JANUARY, 2005



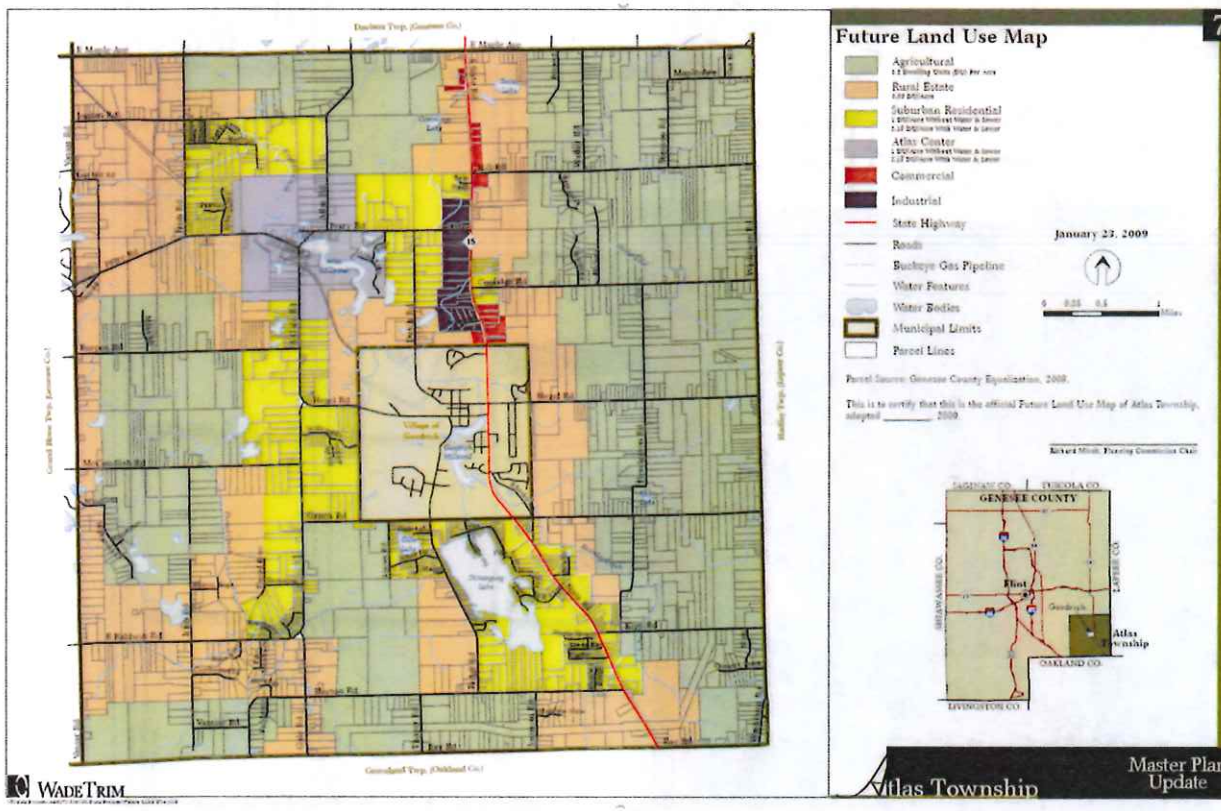
RURAL RESIDENTIAL/AGRICULTURE
SUBURBAN RESIDENTIAL/AGRICULTURE
MULTIPLE–FAMILY RESIDENTIAL
MOBILE–HOME RESIDENTIAL
RETAIL COMMERCIAL/OFFICE
RECREATION COMMERCIAL
INDUSTRIAL
LAND FILL
PUBLIC RECREATION AND OPEN SPACE

PREPARED BY
ROWE INCORPORATED.
CORPORATE 6311 TAYLOR DR. 810-341-7000
LAPEER 136 N. STATE ST. 810-664-9411
MT. PLEASANT 117 S. MAIN ST. 989-772-2130

Atlas Twp.

The Atlas Township Master Plan was adopted in 2009, replacing a previous plan adopted in 1991. The township is located "kitty-corner" from the city at the intersection of Vassar Road and Maple Avenue. The land in Section 6 of the township is designated as Rural Estate.

Rural Estate – The Rural Estate land use is intended to maintain a predominantly rural character, and exclude the proliferation of residential subdivisions and suburban sprawl. Single-family uses are encouraged to be designed using clustering techniques to preserve agricultural lands, environmentally significant lands and other open spaces. In addition to agricultural and single-family residential uses, a limited amount of support services, such as churches or schools, may be appropriate but will be limited by the lack of public water and sewer services within the category. A minimum lot area of 3 acres is recommended for the Rural Estate category



Mundy Twp.

The Mundy Township Master Plan was adopted in 2011, replacing a previous plan adopted in 1997. The township is located "kitty-corner" from the city at the intersection of Vassar Road and Maple Avenue. The land in Section 1 of the township is designated as a mix of four land use classifications.

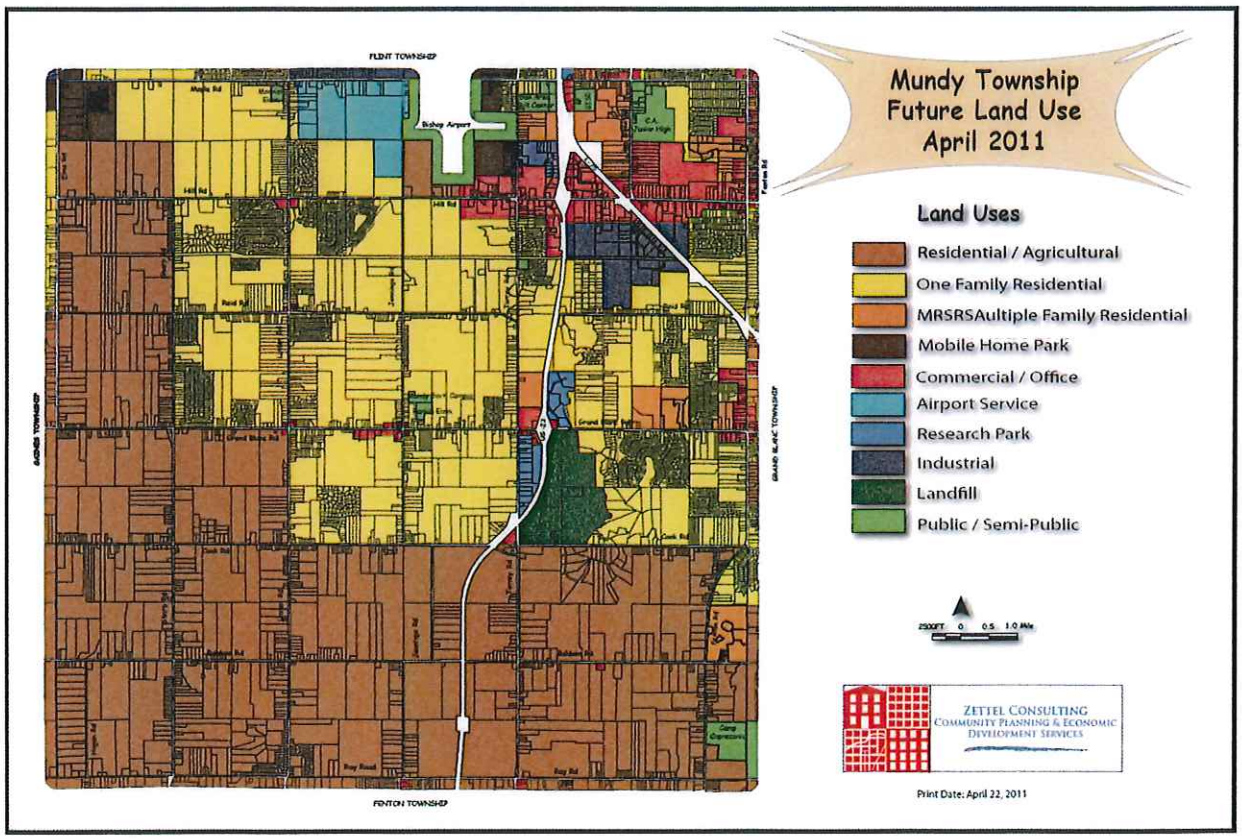
One Family Residential – This designation covers approximately a quarter of the section. It is intended to provide areas for suburban style, one-family residential development and

other types of uses that provide services which will complement the principal uses such as golf courses, athletic fields, churches, day-care facilities, and small scale elderly housing. Lot sizes vary from ½ acre to 2 acres.

Multiple Family Residential – The multiple-family residential classification covers an existing multi-family development off Fenton Road. The classification is intended to provide opportunities for affordable
housing and alternatives to traditional subdivision development.

Commercial/Office – The commercial/office classification cover the full range of commercial and office uses allowed in the township although the current uses include a drive-in theatre and grocery store.

Public/Semi-Public – This category generally reflects the existing public and semi-public land uses in the Township and designates an existing Carman Ainsworth school.



City of Burton Master Plan – Preliminary Existing Land Use Inventory

A. Existing Trends

The City of Burton grew as a first-ring suburb stemming from the City of Flint. As the City of Flint grew and job became available in the area people moved to Burton and other adjacent communities. As the population information has shown, the City of Burton's population has grown and decreased with no particular constant trend. As the once Burton Township became the City of Burton in 1972, which prevented further annexation from the City of Flint, more regulations and zoning to regulate the city's growth were adopted. As property was divided and developed the zoning became apparent in the land use.

B. Commercial Uses

Commercial uses are most prevalent along the City's main north-south thoroughfares but those uses lessen as you move east to Davison Township boundary. The most intense commercial uses are located along Dort Highway (M-54) and along the Saginaw corridor. On Dort Highway the continuous commercial uses are broken up by a large faction of industrial uses or vacant land that was once industrial. This is most prevalent near the intersection of Bristol Road and Dort Highway. This trend is mostly due to the proximity to an existing and an abandoned railway intersecting in that area. In contrast when compared to the Saginaw Road corridor, while the lots are smaller the commercial use of property is quite continuous with very few residential and public properties fronting Saginaw Road.

The Center Road corridor (though north of Lippincott, the west side is in the City of Flint) remains a solid commercial area. Due to Interstate 69 access large commercials centers have been devolved of the past 50 years. While the economic downturn and recession of the 2000's have increased vacancies at these developments, the overall use has not changed and are still utilized as the area continues to recover from the recession. Another area with this designation of use is on Center Road in an area mostly occupied by Meijer. These two Community Shopping areas make up a total of 114.3 acres, separate from the general commercial uses.

There remains to be nodes of commercial uses at intersections of most the major mile roads within the City limits. This trend remains to be much less prevalent the further east and south in the City and being nonexistent at every Vassar Road intersection at the eastern border of the City. The general commercial uses (not including "community shopping") make up 527.4 acres within the city.

C. Industrial Uses

Industrial uses (as mentioned above) are concentrated mostly at the Bristol Road and Dort Highway intersection amongst commercial uses. This trend moves east from that intersection along Bristol Road and into industrial parks or large parcels fronting Bristol. There is some industrial along the east side of Center Road from the Robert T. Longway Boulevard intersection area north and almost to the Davison Road intersection. Other industrial uses are quite sporadic being far and few between the concentrated area mentioned herein. The total industrial land uses within the city total 329 acres which does not include property that was industrial and is now vacant.

D. Residential Uses

Residential uses continue to dominate the City. High density levels of housing tapers off in the east part of the City making Center Road a threshold to the verifying housing density. A majority of the newer residential subdivisions within the City are located primarily east of Genesee Road with many of them having halted. Nonetheless, single family residential uses take up the majority of the property within the city with 5,699.5 acres. Other residential uses, such as multi-family (128.3 acres) and mobile home parks (271.1 acres) are much smaller in comparison.

E. Public & Quasi-Public

The use of property as public or quasi-public lands within the City is second highest use behind single family residential. The amount of property being used as public and quasi-public property covers 1,202.6 acres and is spread generously throughout the city.

CITY OF BURTON

EXISTING LAND USE MAP - 2016

GRAPHIC SCALE

- SINGLE FAMILY RESIDENTIAL
- MULTIPLE FAMILY RESIDENTIAL
- MOBILE HOME PARK
- GENERAL COMMERCIAL
- COMMUNITY SHOPPING
- INDUSTRIAL
- PUBLIC & QUASI–PUBLIC
- UTILITIES
- AGRICULTURAL & VACANT

PAULA ZELENKO, MAYOR

CITY COUNCIL

STEVEN HEFFNER, PRESIDENT
DUANE HASKINS, VICE PRESIDENT
ELLEN ELLENBURG
STEVEN HATFIELD
THOMAS MARTINBIANCO
DENNIS O'KEEFE
VAUGHN SMITH

BASE MAP PROVIDED BY GENESEE COUNTY DEPARTMENT OF EQUALIZATION

ROWE PROFESSIONAL SERVICES COMPANY

CORPORATE OFFICE 540 S. SAGINAW FLINT 810-341-7500
MT. PLEASANT 127 S. MAIN 517-772-2138
LAPEER 128 N. SAGINAW 810-664-9411
GRAYLING 403 HURON 989-348-4036
TRI-CITIES 419 N. MADISON BAY CITY 989-894-4011
FARMINGTON HILLS 27300 HAGGERTY 248-675-1056
MYRTLE BEACH 511 BROADWAY 843-444-1020

City of Burton Master Plan – Preliminary Population Analysis

A. Population Analysis

Population information is important to review when trying to understand a community. When considering population for a city, it must be kept in mind that residents of a city in Michigan are also residents of the township in which the city is located. This is reflected in the census data.

The City of Burton's census population has declined peaked and then increased over 30 years before holding relatively steady over the period 2000 – 2010. This compares with surrounding jurisdictions that have decreased (City of Flint and Davison Township) and increased Grand Blanc and Davison Township. The population change is very consistent with both Genesee County and the State of Michigan as a whole.

TABLE 1
POPULATION CHANGES

1970 - 2010	City of Burton		City of Flint		Grand Blanc Twp		Davison Twp		Genesee Twp		Genesee County		STATE of MICHIGAN	
Year	Pop.	Chng.	Pop.	Chng.	Pop.	Chng.	Pop.	Chng.	Pop.	Chng.	Pop.	Chng.	Pop.	Chng.
1970	32,540		193,317		19,229		8,260		25,589		444,341		8,875,083	
1980	29,976	-8%	159,611	-17%	24,413	27%	13,708	66%	25,065	-2%	450,449	1%	9,262,078	4%
1990	27,617	-8%	140,761	-12%	25,392	4%	14,671	7%	24,093	-4%	430,459	-4%	9,295,297	0%
2000	30,308	10%	124,943	-11%	31,450*	24%	17,722	21%	22,837*	-5%	436,141	1%	9,938,444	7%
2010	29,999	-1%	102,434	-18%	37,508	19%	19,575	10%	21,581	-5%	425,790	-2%	9,883,640	-1%

Note: Burton Township in 1970 turned into City of Burton by 1980

Table 2 identifies the population by age group and compares the various age cohorts with the county and the state. The data shows that in 2010 the population in the city had a higher percentage of young to middle aged adults from 25-54. This is a higher percentage in both the household formation and the working years.

TABLE 2 POPULATION AGE DISTRIBUTION 2010						
	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Total population	29,999	100%	425,790	100%	9,883,640	100%
Under 5 years	1,840	6.1%	27,319	6.4%	596,286	6.0%
5 to 9 years	1,948	6.5%	29,062	6.8%	637,784	6.5%
10 to 14 years	2,088	7.0%	30,560	7.2%	675,216	6.8%
15 to 19 years	2,198	7.3%	32,030	7.5%	739,599	7.5%
20 to 24 years	1,779	5.9%	25,689	6.0%	669,072	6.8%
25 to 29 years	1,807	6.0%	24,779	5.8%	589,583	6.0%
30 to 34 years	1,899	6.3%	25,445	6.0%	574,566	5.8%
35 to 39 years	2,016	6.7%	26,913	6.3%	612,493	6.2%
40 to 44 years	2,069	6.9%	28,147	6.6%	665,481	6.7%
45 to 49 years	2,356	7.9%	31,624	7.4%	744,581	7.5%
50 to 54 years	2,394	8.0%	33,357	7.8%	765,452	7.7%
55 to 59 years	2,048	6.8%	28,434	6.7%	683,186	6.9%
60 to 64 years	1,596	5.3%	24,242	5.7%	568,811	5.8%
65 to 69 years	1,120	3.7%	17,523	4.1%	418,625	4.2%
70 to 74 years	983	3.3%	13,415	3.2%	306,084	3.1%
75 to 79 years	834	2.8%	11,289	2.7%	244,085	2.5%
80 to 84 years	546	1.8%	8,503	2.0%	200,855	2.0%
85 years and over	478	1.6%	7,459	1.8%	191,881	1.9%

The median age in the City of Burton is generally in line with the county and state. It shows the general increase in age caused by the aging "baby-boom" generation. This trend is expected to continue unless the city is able to attract a number of younger persons into the community.

TABLE 3 MEDIAN AGE 1990 – 2010			
Year	City of Burton	Genesee County	State of Michigan
1990	32.7	32	32.6
2000	34.6	35.25	35.5
2010	38.6	38.5	38.9

Note: The colored box is an estimated number value.

Tables 4 and 5 shows that the city of is more homogeneous racially than Genesee County or the State of Michigan as a whole. National and state-wide trends would predict that the city will become more racially diverse over the next two decades

TABLE 4 RACE 2010	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
White	26,442	88.1%	317,393	74.5%	7,803,120	78.9%
Black or African American	2,203	7.3%	88,127	20.7%	1,400,362	14.2%
American Indian and Alaska Native	192	0.6%	2,252	0.5%	62,007	0.6%
Asian	177	0.6%	3,879	0.9%	238,199	2.4%
Native Hawaiian and Other Pacific Islander	7	0.0%	79	0.0%	2,604	0.0%
Some other race	219	0.7%	3,044	0.7%	147,029	1.5%
Two or more races	759	2.5%	11,016	2.6%	230,319	2.3%

TABLE 5 HISPANIC OR LATINO HERITAGE 2010	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Hispanic or Latino (of any race)	930	3.1%	12,983	18.4%	436,358	4.4%

TABLE 6 HOUSEHOLD TYPES 2010	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Total households	11,964	100.0%	169,202	100.0%	3,872,508	100.0%
Family households (families)	8,041	67.2%	111,620	66.0%	2,554,073	66.0%
With own children under 18 years	3,500	29.3%	49,511	29.3%	1,106,735	28.6%
Married-couple family	5,411	45.2%	73,337	43.3%	1,857,127	48.0%
With own children under 18 years	2,054	17.2%	27,794	16.4%	730,892	18.9%
Female householder, no husband present	1,950	16.3%	29,048	17.2%	511,583	13.2%
With own children under 18 years	1,085	9.1%	16,987	10.0%	284,562	7.3%
Male householder, no husband present	680	5.7%	9,235	5.5%	185,363	4.8%
With own children under 18 years	361	3.0%	4,730	2.8%	91,281	2.4%
Nonfamily households	3,923	32.8%	57,582	34.0%	1,318,435	34.0%
Householder living alone	3,229	27.0%	48,117	28.4%	1,079,678	27.9%
Householder 65 years and over	2,975	24.9%	17,296	10.2%	985,333	25.4%

Census 2010.

Table 6 shows the breakdown of households by types. A household is one or more persons functioning as a household unit. It is different from a family by the fact that it includes individuals living alone and two or more unrelated people living together. The household composition in the city is similar to the county and state.

AVERAGE HOUSEHOLD SIZE 2000 – 2010			
Year	City of Burton	Genesee County	State of Michigan
2000	2.58	2.54	2.56
2010	2.5	2.48	2.49
Census Data			

The average household size for the city, county, and state is similar as shown in table 7. Comparison with 2000 data shows a drop in household size. This is a national trend due to the aging population. As nuclear families age, single households split into several as the children reach adulthood and form new households. Increases in the rate of divorce over the past 50 years have also increased the number of households and caused a reduction in average household. A significant impact of this trend is that a population that does not increase may still require additional housing units. It also impacts the demand for smaller dwelling units.

TABLE 8 EDUCATIONAL ATTAINMENT 2014*						
	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Population 25 years and over	20,178	100%	38,166	100%	6,619,834	100%
Less than 9th grade	484	2.4%	1,030	2.7%	218,455	3.3%
9th to 12th grade, no diploma	1,776	8.8%	3,168	8.3%	489,868	7.4%
High school graduate (includes equivalency)	7,526	37.3%	12,633	33.1%	1,999,190	30.2%
Some college, no degree	5,428	26.9%	10,305	27.0%	1,582,140	23.9%
Associate degree	1,937	9.6%	3,702	9.7%	582,545	8.8%
Bachelor's degree	2,078	10.3%	4,580	12.0%	1,065,793	16.1%
Graduate or professional degree	969	4.8%	2,748	7.2%	681,843	10.3%
**Estimates based on 2014 information*						

The city has a lower percentage of adults with bachelor or higher college degrees than the county or the city. It has about the same percentage of adults without a high school degree or equivalency, but a higher proportion of adults with a high school degree but no college.

B. Housing Analysis

The characteristics measured by the census include information regarding the residents (tenure and affordability) as well as information about the structures themselves (age, value, type of structure, etc.)

TABLE 9 NUMBER OF OCCUPIED DWELLING UNITS 1990 - 2010						
Total Housing Units*	City of Burton		Genesee County		State of Michigan	
	#	% Change	#	% Change	#	% Change
1990	9,869		128,402		3,419,331	
2000	12,348	25.1%	169,825	32.3%	3,785,661	10.7%
2010	11,964	-3.1%	169,202	-0.4%	3,872,508	2.3%

Table 9 shows the change in the number of occupied dwelling units. It showed a decrease of 3.1% in the number of occupied dwellings. This compares with a more modest decrease in the county as a whole and a small increase for the state.

TABLE 10 HOUSING TENURE 2010						
Housing Units	City of Burton		Genesee County		State of Michigan	
	13075	%	#	%	#	%
Occupied	11,964	100.0%	169,202	100.0%	3,872,508	100.0%
Owner-occupied	8,935	74.7%	118,945	70.3%	2,793,342	72.1%
Renter-occupied	3,029	25.3%	50,257	29.7%	1,079,166	27.9%

Table 10 identifies the breakdown of renters vs. homeowners in the city. It is not unusual for an urban area to have a higher percentage of renters than mostly rural areas. However, the City of Burton has only a slightly greater number of owner occupied residences. This despite the fact, as shown in Table 11, it has a much higher proportion of single family detached homes at 81.5% vs 73.1% for the county and 72% for the State of Michigan.

TABLE 11 UNITS IN STRUCTURE* 2014**						
	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Total housing units	12,951	100.0%	191,447	100.0%	4,532,719	100.0%
1-unit, detached	10,550	81.5%	139,869	73.1%	3,262,082	72.0%
1-unit, attached	134	1.0%	8,316	4.3%	211,262	4.7%
2 units	107	0.8%	3,241	1.7%	116,964	2.6%
3 or 4 units	180	1.4%	4,541	2.4%	116,039	2.6%
5 to 9 units	213	1.6%	7,512	3.9%	190,503	4.2%
10 or 19 units	265	2.0%	8,079	4.2%	163,537	3.6%
20 or more units	753	5.8%	9,082	4.7%	225,494	5.0%
Mobile home	749	5.8%	10,799	5.6%	245,882	5.4%
Boat, RV, van, etc	0	0.0%	8	0.0%	956	0.0%
**Occupied Housing Units. **Estimates based on 2009 - 2014 information.*						

Table 12 compares housing value in the city versus the county and state. It shows that the median value of an owner occupies home in the city is approximately 58% of the that of state as a whole and 75% of the county

TABLE 12 HOUSE VALUE 2014*						
	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Specified owner-occupied units	8,527	100.0%	115,167	100.0%	2,738,012	100.0%
Less than $50,000	2,724	31.9%	30,466	26.5%	431,825	15.8%
$50,000 to $99,999	3,442	40.4%	34,666	30.1%	681,414	24.9%
$100,000 to $149,999	1,503	17.6%	24,122	20.9%	551,567	20.1%
$150,000 to $199,999	662	7.8%	13,390	11.6%	439,220	16.0%
$200,000 to $299,999	157	1.8%	8,447	7.3%	371,874	13.6%
$300,000 to $499,999	27	0.3%	2,641	2.3%	188,963	6.9%
$500,000 to $999,999	12	0.1%	909	0.8%	57,303	2.1%
$1,000,000 or more	0	0.0%	526	0.5%	15,846	0.6%
Median (dollars)	$69,500		$88,300		$120,200	
**Estimated based on 2009 - 2014 information*						

Table 13 shows that the disparity has grown over the past 30 years, and particularly since 2010.

TABLE 13 MEDIAN HOUSE VALUES 1990 - 2014*						
Total Housing Units	City of Burton		Genesee County		State of Michigan	
	$	% Change	$	% Change	$	% Change
1990	$44,400		$42,700		$ 60,600	
2000	$84,500	90.3%	$95,000	122.5%	$ 115,600	90.8%
2010	$100,600	19.1%	$118,000	24.2%	$144,200	24.7%
2014*	$69,500	-30.9%	$88,300	-25.2%	$120,200	-16.6%
**Estimates based on 2009 - 2014 information.*						

Median rents on the other were higher than county medians and only 3% less than the state median income. Table 15 shows that the median rents increased 90% from 1990 to 2014 while the median value of an owner occupied home increased by only 57%. Most of this disparity occurred since 2014 when the median value of homes dropped and the median rent increased by 9.5%

TABLE 14 GROSS RENT 2014*						
	City of Burton		Genesse County		State of Michigan	
	#	%	#	%	#	%
Specified renter-occupied units	2,901	100.0%	47,823	100.0%	1,028,835	100.0%
Less than $200	0	0.0%	853	1.8%	19,182	1.9%
$200 to $299	226	7.8%	1,748	3.7%	39,926	3.9%
$300 to $499	338	11.7%	6,216	13.0%	95,876	9.3%
$500 to $749	850	29.3%	17,528	36.7%	316,871	30.8%
$750 to $999	908	31.3%	13,433	28.1%	288,644	28.1%
$1,000 to $1,499	464	16.0%	6,611	13.8%	207,491	20.2%
$1,500 or more	115	4.0%	1,434	3.0%	60,845	5.9%
No rent paid	215	7.4%	2,972	6.2%	61,033	5.9%
Median (dollars)	$759		$718		$780	
**Estimates based on 2009 - 2014 information.*						

TABLE 15 MEDIAN RENT VALUES 1990 - 2014*						
Total Housing Units	City of Burton		Genesse County		State of Michigan	
	$	% Change	$	% Change	$	% Change
1990	$399		$406		$ 341	
2000**	$476	19.3%	$507	24.9%	$ 546	60.1%
2010	$693	45.6%	$662	30.6%	$ 723	32.4%
2014*	$759	9.5%	$718	8.5%	$ 780	7.9%

**Estimates based on 2009 - 2014 information.*
*** Information not available - estimated value*

Table 16 shows the last significant increase in housing construction occurred in the city from 2000 to 2009. Over 11% of the housing stock as of 2014 was built over that period of time, a proportion equivalent to the county and the state. However, the table also shows that 47.7% of the homes were built before 1960 and so are over 50 years old. This compares with 38.7% for the county and 38.8% for the county.

TABLE 16 YEAR STRUCTURE BUILT* 2014**						
	City of Burton		Genesse County		State of Michigan	
	#	%	#	%	#	%
Total housing units	12,951	100.0%	191,447	100.0%	4,532,719	100.0%
2010 or Later	0	0.0%	205	0.1%	19,090	0.4%
2000 to 2009	1,498	11.6%	19,861	10.4%	466,547	10.3%
1980 to 1999	2,128	16.4%	21,574	11.3%	1,035,464	22.8%
1960 to 1979	3,329	25.7%	61,412	32.1%	1,253,932	27.7%
1940 to 1959	5,153	39.8%	51,315	26.8%	1,065,539	23.5%
1939 or earlier	1,025	7.9%	22,766	11.9%	692,147	15.3%

**Occupied Housing Units. **Estimates based on 2014 information.*

Tables 16 and 17 identify the affordability of housing in a community by comparing housing costs with income. For owner-occupied homes, "selected monthly owner costs" include payments for mortgages or similar debts on the property (including payments for second mortgages, home equity loans, and other junior mortgages); real estate taxes; insurance on the property; utilities (electricity, gas, and water and sewer); and fuels. Where appropriate, it also includes the monthly condominium fees or mobile home costs. The "gross rent" calculated for non-homeowners includes the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels, if these are paid for by the renter.

TABLE 17 SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME 2014*						
	City of Burton		Genesse County		State of Michigan	
	#	%	#	%	#	%
Housing Units with a mortgage	5,158	100.0%	69,683	100.0%	1,733,752	10000.0%
Less than 20.0 percent	1,967	38.1%	27,196	39.0%	717,379	41.4%
20.0 to 24.9 percent	746	14.5%	11,046	15.9%	284,678	16.4%
25.0 to 29.9 percent	597	11.6%	7,520	10.8%	194,544	11.2%
30.0 to 34.9 percent	471	9.1%	5,413	7.8%	129,789	7.5%
35.0 percent or more	1,377	26.7%	18,508	26.6%	407,362	23.5%
**Estimates based on 2014 information.*						

A general rule of thumb is that a household should not pay more than one-third of its income on these housing costs. Table 16 shows that almost two thirds of homeowners (64.2%) pay less than 30% of their income for housing costs, although the county (65.7%) and the state (69.0%) do slightly better. Given the greater increase in gross rents, it is not surprising that a higher percentage of renters are paying more than 30% of their income on rent. Only 42.9% of the renters were paying less than 30% of their income compared with 40.8% for the county and 46.0% for the state.

TABLE 18 GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME 2014*						
	City of Burton		Genesse County		State of Michigan	
	#	%	#	%	#	%
Occupied units paying rent	2,770	100.0%	46,358	100.0%	999,986	100.0%
Less than 15.0 percent	205	7.4%	4,628	10.0%	115,550	11.6%
15.0 to 19.9 percent	399	14.4%	4,958	10.7%	115,597	11.6%
20.0 to 24.9 percent	247	8.9%	4,741	10.2%	117,432	11.7%
25.0 to 29.9 percent	347	12.5%	4,577	9.9%	111,533	11.2%
30.0 to 34.9 percent	260	9.4%	4,083	8.8%	86,686	8.7%
35.0 percent or more	1312	47.4%	23,371	50.4%	453,188	45.3%
**Estimates based on 2014 information.*						

C. Economic Analysis

TABLE 19 OCCUPATION 2014*						
OCCUPATION	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Employed civilian population 16 years and over	11,856	100.0%	157,974	100.0%	4,293,574	100.0%
Management, professional, and related occupations	2,967	25.0%	47,740	30.2%	1,490,512	34.7%
Service occupations	2,598	21.9%	32,171	20.4%	789,547	18.4%
Sales and office occupations	2,976	25.1%	39,889	25.3%	1,033,226	24.1%
Natural resources, construction, and maintenance occupations	960	8.1%	12,439	7.9%	332,116	7.7%
Production, transportation, and material moving occupations	2,335	19.7%	25,735	16.3%	648,173	15.1%

**Estimates based on 2014 information.*

The six occupations listed in Table 18 are generalization of 509 specific occupational categories for employed people arranged into 23 major occupational groups by the Bureau of the Census. The table shows that the percentage of each occupation varies between the county, township, and city. It does not include persons in the military or under 16 years of age. It shows that the city has a lower percentage of persons employed in management, professional and related occupations and a slightly higher percentage in the other 5 categories.

TABLE 20 INDUSTRY 2014*						
INDUSTRY	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Employed civilian population 16 years and over	11,856	100.0%	157,974	100.0%	4,293,574	100.0%
Agriculture, forestry, fishing and hunting, and mining	41	0.3%	837	0.5%	56,755	1.3%
Construction	476	4.0%	7,774	4.9%	204,227	4.8%
Manufacturing	1,820	15.4%	23,770	15.0%	746,413	17.4%
Wholesale trade	451	3.8%	3,895	2.5%	105,437	2.5%
Retail trade	1,719	14.5%	21,411	13.6%	491,344	11.4%
Transportation and warehousing, and utilities	515	4.3%	6,871	4.3%	176,791	4.1%
Information	57	0.5%	2,221	1.4%	68,697	1.6%
Finance, insurance, real estate, and rental and leasing	470	4.0%	7,560	4.8%	236,416	5.5%
Professional, scientific, management, administrative, and waste management services	926	7.8%	12,887	8.2%	398,271	9.3%
Educational, health and social services	2,684	22.6%	41,598	26.3%	1,036,163	24.1%
Arts, entertainment, recreation, accommodation and food services	1,420	12.0%	15,119	9.6%	406,413	9.5%
Other services (except public administration)	907	7.7%	8,180	5.2%	206,631	4.8%
Public administration	370	3.1%	5,851	3.7%	160,016	3.7%

**Estimates based on 2014 information.*

The industry classification system used during Census 2000 was developed for the census and consists of 265 categories for employed people, classified into 14 major industry groups. Table 20 shows estimated numbers from 2014 based on data gathered from 2010 to 2014. From 1940 through 1990, the industrial classification has been based on the Standard Industrial Classification (SIC) Manual. The 2000 Census classification was developed from the 1997 North American Industry Classification System (NAICS) published by the Office of Management and Budget. This change in classification system makes comparison of data prior to 2000 with date since 2000 difficult.

The primary industries that the residents of the city were engaged in the year 2014 were Education. Health and Social Services; Manufacturing and Retail Trade. These are the same for the county and the state although the portion they make of the total labor force in the city Is slightly less than the county or state.

TABLE 21 CLASS OF WORKER 2014*						
CLASS OF WORKER	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Employed civilian population 16 years and over	11,856	100.0%	157,974	100.0%	4,293,574	100.0%
Private wage and salary workers	10,108	85.3%	130,563	82.6%	3,568,870	83.1%
Government workers	1,129	9.5%	19,664	12.4%	497,231	11.6%
Self-employed workers in own not incorporated business	585	4.9%	7,525	4.8%	220,195	5.1%
Unpaid family workers	34	0.3%	222	0.1%	7,278	0.2%

**Estimates based on 2014 information.*

The data in Table 21 shows the breakdown of workers based on the ownership of the employing organization. It shows that in 2014, the percentage of persons employed by the government was lower than the county or state as a whole.

TABLE 22 INCOME 2014**						
INCOME IN 2014*	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Households	11,643	100.0%	165,962	100.0%	3,827,880	100.0%
Less than $10,000	1,056	9.1%	17,344	10.5%	308,023	8.0%
$10,000 to $14,999	863	7.4%	10,745	6.5%	211,941	5.5%
$15,000 to $24,999	1,440	12.4%	21,164	12.8%	446,084	11.7%
$25,000 to $34,999	1,445	12.4%	20,791	12.5%	424,007	11.1%
$35,000 to $49,999	2,026	17.4%	25,465	15.3%	553,748	14.5%
$50,000 to $74,999	2,389	20.5%	30,202	18.2%	707,412	18.5%
$75,000 to $99,999	1,098	9.4%	17,515	10.6%	456,176	11.9%
$100,000 to $149,999	1,000	8.6%	15,220	9.2%	445,647	11.6%
$150,000 to $199,999	163	1.4%	4,682	2.8%	150,246	3.9%
$200,000 or more	163	1.4%	2,834	1.7%	124,596	3.3%
Median household income (dollars)	$42,002.00		$ 41,879.00		$49,087.00	

** Includes benefits (in 2014 inflation-adjusted dollars) **Estimates based on 2014 information.*

Tables 22 and 23 deal with annual household income estimated in 2014. Table 22 shows that the median income in city is actually higher than the county as a whole, but 86% of the state median. Table 23 shows that 69.3% of the households have income from earnings, compared with 66.8% for the county and 73.6% for the state. The table shows that the percentage of Burton's residents that have non-earnings types of income such as retirement and social security are slightly lower than the county and slightly higher than the state.

TABLE 23 INCOME SOURCE 2014*						
INCOME SOURCE IN 2009	City of Burton		Genesse County		State of Michigan	
	#	%	#	%	#	%
Households	11,643	100.0%	165,962	100.0%	3,827,880	100.0%
With earnings	8,067	69.3%	110,882	66.8%	2,815,773	73.6%
Mean earnings (dollars)	$52,733.00		$57,151.00		$67,764.00	
With Social Security income	4,126	35.4%	59,110	35.6%	1,264,143	33.0%
Mean Social Security income (dollars)	$17,960.00		$18,526.00		$18,606.00	
With Supplemental Security Income	853	7.3%	13,165	7.9%	231,867	6.1%
Mean Supplemental Security Income (dollars)	$9,786.00		$9,705.00		$9,704.00	
With public assistance income	590	5.1%	9,586	5.8%	141,242	3.7%
Mean public assistance income (dollars)	$2,924.00		$3,453.00		$3,227.00	
With retirement income	3,033	26.0%	47,678	28.7%	871,667	22.8%
Mean retirement income (dollars)	$24,274.00		$22,905.00		$21,940.00	
**Estimates based on 2014 information.*						

Data in Table 24 shows the poverty status of families and individuals in the city, county and state. It follows the same pattern as the data on income and income source. The city's poverty rate is slightly lower than the county and slightly higher than the state. The exception is for families with minor children, where the city's rate is slightly higher than both the county and state.

TABLE 24 POVERTY STATUS 2014*						
POVERTY STATUS IN 2014 (below poverty level)	City of Burton		Genesee County		State of Michigan	
	#	%	#	%	#	%
Families	8041		111620		2554073	
Percent below poverty level	1270	15.8%	18864	16.9%	309043	12.1%
With related children under 18 years	3500		49511		1106735	
Percent below poverty level	942	26.9%	13913	28.1%	222454	20.1%
With related children under 5 years	N/A		N/A			
Percent below poverty level		33.8%		33.6%	0	23.6%
Families with female householder, no husband presen	1950		29048		511583	
Percent below poverty level	741	38.0%	11735	40.4%	174961	34.2%
With related children under 18 years	1085		16987		284562	
Percent below poverty level	601	55.4%	8935	52.6%	128907	45.3%
With related children under 5 years	NA		NA		NA	
Percent below poverty level		73.6%		64.9%		54.2%
All people as individuals	29999		425790		9883640	
Percent below poverty level	5970	19.9%	90267	21.2%	1670335	16.9%
18 years and over	22799		319211		7539572	
Percent below poverty level	3990	17.5%	56820	17.8%	1115857	14.8%
65 years and over	3961		58189		1361530	
Percent below poverty level	384	9.7%	4190	7.2%	110284	8.1%
Related children under 18 years	7200		106579		2344068	
Percent below poverty level	2059	28.6%	33786	31.7%	555544	23.7%
Related children 5 to 17 years	NA		NA		NA	
Percent below poverty level		26.9%		29.3%		21.7%
Unrelated individuals 15 years and over	NA		NA		NA	
Percent below poverty level		33.9%		31.6%		29.6%
**Estimates based on 2009 - 2014 information.*						

TABLE 26 VEHICLES AVAILABLE 2014*						
VEHICLES AVAILABLE	City of Burton		Genesse County		State of Michigan	
	#	%	#	%	#	%
Households	11,643		165,962		3,834,574	
None	877	7.5%	15,115	9.1%	310,705	8.1%
1	3,839	33.0%	63,433	38.2%	1,329,503	34.7%
2	4,857	41.7%	59,880	36.1%	1,470,115	38.3%
3 or more	2,070	17.8%	27,534	16.6%	724,251	18.9%

**Estimates based on 2014 information.*

Table 25 shows that 7.5% of city residents do not have access to a vehicle. This is a lower percentage than the state and county. While some portions of the city are served by the Mass Transit Authority's fixed routes and other areas are served by the "My Ride" system, The lack of access to a vehicle can limit the ability of residents to maintain a job and get access to necessary health services.

SPR #16-25

By: New Testament Church
3484 S. Belsay Rd.
Burton, MI 48519

Re: 3484 S. Belsay Rd. Burton, MI 48519
59-26-400-018

For: Building Addition

ATTACHMENTS:

- 16-25 (PDF)

City of Burton

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

APPLICATION FOR SITE PLAN REVIEW

DATE FILED: 3-31-16
FEE: 200.00
RECEIPT NO: _____
CHECK NO: 8046

SPR #: 16-25

PLEASE PRINT

DATE OF PLANNING COMMISSION MEETING: May 10th, 2016 TIME: 5:00 pm

APPLICANTS NAME: NEW TESTAMENT CHURCH

APPLICANTS ADDRESS: 3484 S BELSAY RD.
BURTON MI

APPLICANTS PHONE NO: (810) 577-6603

PROPOSED NAME OF BUSINESS: NEW TESTAMENT

SITE ADDRESS: 3484 S BELSAY RD

SUBDIVISION & LOT # OR PARCEL NUMBER: _____

RE: Building addition

APPLICANT: 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: _____

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 in order to process the application.

Attachment: 16-25 (2340 : SPR #16-25)

PROJECT:

ADDITION FOR:

NEW TESTAMENT BAPTIST CHURCH

3484 BELSAY ROAD BURTON MICHIGAN 48519

LEGAL DESCRIPTION:
A PARCEL OF LAND BEG W 350 FT FROM SE COR OF SEC TH W 93.98 FT TH N 0 DEG 40 MIN 43 SEC FT TH W 455 FT TH N 0 DEG 40 MIN 43 SEC E 600 FT TH E 839.11 FT TH S 0 DEG 40 MIN 43 SEC W 600 FT TH W 350 FT TH S 0 DEG 40 MIN 43 SEC W 250 FT TO PL OF BEG SEC 26 T1N R1E (91) FR 59-26-400-015

ARCHITECT:

ROARK GALT ARCHITECTS/LLC
A MICHIGAN CORPORATION
10166 N. LINDEN RD. CLIO MICHIGAN 48420
(231) 557-3304

ABBREVIATIONS

∠	ANGLE	CEM	CEMENT	DO	DITTO/DOOR OPENING	FOM	FACE OF MASONRY	HWH	HOT WATER HEATER	MEZZ	MEZZANINE	PSF	POUNDS PER SQUARE FOOT
@	AT	CER	CERAMIC	DP	DEMOUNTABLE PARTITION	FOS	FACE OF STUD			MDL	MODEL/MIDDLE	PSI	POUNDS PER SQUARE INCH
%	PERCENT	CFCI	CONTRACTOR FURNISHED, OWNER INSTALLED	DR	DOOR	FOU	FACE OF WALL	ID	INSIDE DIAMETER	MFG	MANUFACTURING	PLYWD	PLYWOOD
				DS	DOWN SPOUT	FPRF	FIREPROOF	IE	INVERT ELEVATION	MFR	MANUFACTURER	PROPF	PROPERTY
AB	ANCHOR BOLT	CG	CORNER GUARD	DT	DRAPERY TRACK	FR	FIRE RETARDANT	IF	INSIDE FACE	MH	MANHOLE	PS℄	POLE AND SHELF
AC	ACOUSTICAL/ALTERNATING CURRENT	CI	CAST IRON	DTL	DETAIL	FRPG	FRAMING	IMP	INSULATED METAL PANEL	MHI	MISHPUT	PT	POINT/PAINT
		CJ	CONTROL JOINT	DWG	DRAWING	FRP	FIBERGLASS REINFORCED POLYESTER	IN	INCHES	MIR	MIRROR	PTD	PAPER TOWEL DISPENSER
ACP	ACOUSTICAL PANEL	℄	CENTER LINE	DWL	DOWEL			INCL	INCLUDE	MISC	MISCELLANEOUS	PTDR	PAPER TOWEL DISPENSER AND RECEPTACLE
ACT	ACOUSTICAL TILE	CLG	CEILING	DWR	DRAWER	FS	FULL SIZE/FULL SCALE	INSUL	INSULATION	MK	MARK		
ADD	ADDITION	CLR	CLEARANCE	DVTL	DOVETAIL	FT	FOOT/FEET	INT	INTERIOR	ML	MOLDING, LATH	PTN	PARTITION
ADJ	ADJUSTABLE	CLOS	CLOSET			FTF	FLOOR TO FLOOR	INV	INVERT	MLDG	MOLDING	PVC	POLYVINYL CHLORIDE
ADH	ADHESIVE	CMU	CONCRETE MASONRY UNIT	EA	EACH	FTG	FOOTING	IRMA	INVERTED ROOF MEMBRANE ASSEMBLY	MLWK	MILLWORK		
AFF	ABOVE FINISH FLOOR	CMPST	COMPOSITE	EC	ELECTRICAL CONTRACTOR	FURN	FURNISHED/ED			MO	MASONRY OPENING	QT	QUARRY TILE
AGGR	AGGREGATE	CO	CASED OPENING/CLEANOUT	EF	EACH FACE	FURR'G	FURRING			MRTR	MORTAR		
AL	ALUMINUM	COL	COLUMN	EFF	EFFICIENCY/EFFECTIVE	FUT	FUTURE	JAN	JANITOR	MTD	MOUNTED	R	RISER
ALT	ALTERNATE	COMB	COMBINATION	EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	FVC	FIRE VALVE CABINET	JB	JANITOR BOX	MTG	MOUNTING	RA	RETURN AIR
ANOD	ANODIZED	COMPT	COMPARTMENT					JC	JANITOR'S CLOSET	MTL	METAL	RAD	RADIUS
AP	ACCESS PANEL	CONC	CONCRETE	EJ	EXPANSION JOINT	GA	GAGE	JST	JOIST	MTR	MOTOR	RBB	RUBBER BASE
APPROX	APPROXIMATELY	CONC	CONCRETE	EL	ELEVATION	GAL	GALLON	JT	JOINT	MUP	METAL WALL PANEL	RDB	RUBBER
AR	ACID RESISTING	CONF	CONFERENCE	ELEC	ELECTRICAL	GALV	GALVANIZED					RC	REINFORCED CONCRETE
ARCH	ARCHITECTURAL)	CONN	CONNECTION)	ELEV	ELEVATOR	GB	GRAB BAR	KD	KILN DRIED/KNOCKED DOWN	NIC	NOT IN CONTRACT	RCP	REFLECTED CEILING PLAN
ASB	ASBESTOS	CONT	CONTINUOUS	ENCL	ENCLOSURE	GC	GENERAL CONTRACTOR	K OR K#	ONE THOUSAND POUNDS	NO	NUMBER	RD	ROOF DRAIN
ASPH	ASPHALT	CONTR	CONTRACTOR	ENGR	ENGINEER	GEN	GENERAL	KSF	ONE THOUSAND POUNDS PER SQUARE FOOT	NOM	NOMINAL	REC	RECESSED
AVE	AVENUE	CONTR	CONTRACTOR	ENT	ENTRANCE	GI	GALVANIZED IRON			NPS	NOMINAL PIPE SIZE	RECPT	RECEPTACLE
		COR	CORNER	EPDM	ETHYLENE PROPYLENE DIENE	GL	GLASS	KO	KNOCK OUT	NS	NON-SHRINK	REF	REFERENCE/REFER
BB	BULLETIN BOARD	CORR	CORRIDOR/CORRUGATED			GLZ	GLAZING			NTS	NOT TO SCALE	REFL	REFLECTED(IVE)/(EXIONS)
B℄B	BALLED AND BURLAPPED	COV	COVER	EQ	EQUAL	GM	GAS METER	LAB	LABORATORY			REFR	REFRIGERATOR
BD	BOARD/BEAD	CP	CONTROL PANEL	EQUIP	EQUIPMENT	GPU	GYPSUM MASONRY UNIT	LAD	LADDER	CC	ON CENTER	REINF	REINFORCED(EXING/CEMENT)
BF	BOTH FACES	CPT	CARPET	ETR	EXISTING TO REMAIN	GPL	GYPSUM LATH	LAM	LAMINATED	OD	OUTSIDE DIAMETER	REL	RELOCATE
BG	BUMPER GUARD	CR	CHAIR RAIL/COAT RACK/COLD			GR	GRADE	LAV	LAVATORY	OF	OUTSIDE FACE	REQD	REQUIRED
BLK	BLOCKING		ROLLER	EW	EACH WAY	GRND	GROUND	LB	POUND	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED	RES	RESILIENT
BL	BURNOUGED LITE	CSG	CASEWORK	EXC	EXCAVATE	GSKT	GASKET	LBS	POUNDS			RET	RETURN
BLDG	BUILDING	CSWK	CASEWORK	EXH	EXHAUST	GWB	GYPSUM WALL BOARD	LD	LOAD	OFOI	OWNER FURNISHED, OWNER INSTALLED	REV	REVISED/REVISION
BLK	BLOCK	CT	CERAMIC TILE	EXIST	EXISTING	GYT	GYTHARPH	LDG	LANDING			RF	RESILIOUS FLOORING
BLKG	BLOCKING	CTR	CENTER/COUNTER	EXP	EXPANSION	GYP	GYPSUM	LIN	LINEAR	OPP	OPPOSITE	RFG	ROOFING
BLKT	BLANKET	CTSK	COUNTERSUNK	EXPO	EXPOSED			LIQ	LIQUID	OH	OVERHEAD	RGH	ROUGH
BM	BEAM/BENCH MARK	CU	CUBIC	EXT	EXTERIOR/EXTERIOR	H	HIGH	LKR	LOCKER	OPNG	OPENING	RH	RIGHT HOOK
BO	BY OWNER	CW	COLD WATER			HB	HOSE BIBB	LL	LIVE LOAD	OPP	OPPOSITE	RI	ROUGH IN
BOS	BOTTOM OF STEEL	CYL	CYLINDER			HC	HOLLOW CORE	LLV	LONG LEG VERTICAL	OZ	OUNCE	RIH	RIGHT
BPCW	BOTTLE			FA	FIRE ALARM/FORCED AIR/FRESH AIR	HCP	HANDICAPPED/HEAD	LMBR	LUMBER			RO	ROUGH OPENING
BRG	BEARING	D	PENNY			HDBD	HARDBOARD			PARK	PARKING	RT	RUBBER TILE
BRK	BRICK	DBL	DOUBLE	FB	FACE BRICK	HDR	HEADER	LNTL	LINTEL	PC	PRECAST		
BS	BACK SPLASH	DC	DIRECT CURRENT	FD	FLOOR DRAIN/FIRE DOOR	HDW	HARDWARE	LP	LOW POINT	PCF	POUNDS PER CUBIC FOOT	S	SINK
BSBD	BASEBOARD	DEPT	DEPARTMENT	FDN	FOUNDATION	HDWD	HARDWOOD	LSV	LONG SPAN JOIST	PERF	PERFORATED	S4S	SURFACED FOUR SIDES
BSMT	BASEMENT	DF	DRINKING FOUNTAIN	FE	FIRE EXTINGUISHER	HM	HOLLOW METAL	LT	LIGHT	PL	PLATE/PROPERTY LINE	SAN	SANITARY
BTM	BOTTOM	DH	DOUBLE HUNG	FEC	FIRE EXTINGUISHER CABINET	HOR	HORIZONTAL	LVR	LOUVER	PLAM	PLASTIC LAMINATE	SB	SOIL BORING
BTU	BRITISH THERMAL UNIT	DIA OR	DIAMETER	FF	FINISHED FLOOR	HP	HIGH POINT	LWC	LIGHTWEIGHT CONCRETE	PLAS	PLASTER/PLASTIC	SC	SOLID CORE
BTWN	BETWEEN	DIAG	DIAGONAL	FGL	FIBERGLASS	HR	HOURHAND RAIL			PLBG	PLUMBING	SCT	STRUCTURAL CLAY TILE
BUR	BUILT-UP ROOF	DIM	DIMENSION	FIN	FINISH	HT	HEIGHT	MACH	MACHINE	PNL	PANEL	SCHED	SCHEDULE
		DISC	DISCONNECT	FIX	FIXTURE	HTG	HEATING	HMR	MARBLE	PNLG	PANELING	SD	SOAP DISPENSER
C	CHANNEL/CONDUIT	DIV	DIVISION	FL	FLOOR	HTR	HEATER	MASY	MASONRY	PNT	PAINT	SECT	SECTION
CAB	CABINET	DIV	DIVISION	FLCK	FLOOR CLOCK	HVAC	HEATING, VENTILATING & AIR CONDITIONING	MAT	MATERIAL	PP	POLISHED PLATE	SEL	SELECT
CAP	CAPACITY	DK	DECK	FLG	FLASHING			MAX	MAXIMUM	PR	PAIR	SEU	SEWER
CAV	CAVITY	DKG	DECKING	FLR	FLOOR			MBH	1,000 BTU/HR	PREFAB	PREFABRICATED	SGL	SINGLE
CB	CATCH BASIN/CHALKBOARD/ CORNER BEAD	DL	DEAD LOAD	FLT	FLOAT	HVC	HEATING & VENTILATING CONTRACTOR	MBM	MASONRY BEARING WALL	PREFIN	PREFINISHED	SGT	STRUCTURAL GLAZED TILE
		DMPPRG	DAMP PROOFING	FLUOR	FLUORESCENT	HW	HOT WATER	MC	MEDICINE CABINET	PRELIM	PRELIMINARY	SH	SHELF/SINGLE HUNG
C/C	CENTER TO CENTER	DN	DOWN	FOC	FACE OF CONCRETE	HWC	HEAVYWEIGHT CONCRETE	MECH	MECHANICAL	PRESS	PRESSURE	SHR	SHOWER
								MEMB	MEMBRANE				

SHT	SHEET		
SHTHG	SHEATHING		
SIM	SIMILAR		
SJ	SLIP JOINT		
SM	SHEET METAL/SMOOTH/SMALL		
SND	SANITARY NAPKIN DISPENSER		
SNR	SANITARY NAPKIN RECEPTACLE		
STL JST	STEEL JOIST		
SLV	SHORT LEG VERTICAL		
SMT	SOIL MAT GRADE		
SPEC	SPECIFICATION		
SQ	SQUARE		
SR	SERVICE RECEPTOR/SHOULER ROD		
SS	SERVICE SINK/STAINLESS STEEL		
STA	STATION		
STC	SOUND TRANSMISSION CLASS		
STD	STANDARD		
STL	STEEL		
STM	STORM		
STO	STORAGE		
STRUC	STRUCTURAL/STRUCTURE		
SUSPD	SUSPENDED		
SV	STAIN AND VARNISH		
SW	SWITCH		
SYM	SYMMETRICAL		
T	TEE/TREAD		
TB	TACK BOARD/TUNEL BAR		
TBB	TOP AND BOTTOM		
TEL	TELEPHONE		
TEMP	TEMPERATURE/TEMPERED/TEMPORARY		
TERR	TERRAZZO		
TG	TONGUE AND GROOVE		
THK	THICKNESS		
THRSH	THRESHOLD		
TOB	TOP OF BEAM		
TOC	TOP OF CONCRETE/TOP OF CURB		
TOD	TOP OF DECK		
TOF	TOP OF FOOTING		
TOM	TOP OF MASONRY		
TOP	TOP OF PAVEMENT		
TOS	TOP OF SLAB/TOP OF STEEL		
TOW	TOP OF WALL		
TPG	TOPPING		
TPH	TOILET PAPER HOLDER		
TPSL	TOPSOIL		
TRAN	TRANSOM		
TRD	TREAD		
TRANS	TRANSPARENT/TRANSFORMER		
TT	DOUBLE TEE		
TYP	TYPICAL/TYPICALLY		
UL	UNDERWRITERS LABORATORIES		
UNO	UNLESS NOTED OTHERWISE		
UNEX	UNEXCAVATED		
UPH	UPHOLSTERED		
UR	URINAL		

SITE / BUILDING INFORMATION:

APPLICABLE CODES:

SITE DESIGN:	CITY OF BURTON ZONING ORDINANCE
BUILDING:	2012 MICHIGAN BUILDING CODE
MECHANICAL:	2012 MICHIGAN MECHANICAL CODE
ELECTRICAL:	2011 NATIONAL ELECTRICAL CODE
PLUMBING:	2012 MICHIGAN PLUMBING CODE
ACCESSIBILITY:	1966 P.A. 1, MCL 125.1351 TO 125.1356., THIS CODE, AND ICC/ANSI A 117.1, EXCEPT SECTIONS 611 AND 707

SETBACKS:

FRONT: 50'
REAR: 50'
SIDES 20'

ZONED: SE (SUBURBAN ESTATES)

TYPE OF CONSTRUCTION: 5B

EXISTING CHURCH

USE GROUP: A3 ASSEMBLY

OCCUPANCY: EXISTING CHURCH - 298 SEATS

OCCUPANCY: 298

NOTE: PER SECTION 1004.1.2 - EXCEPTION, OF THE 2012 MICHIGAN BUILDING CODE, THE ACTUAL NUMBER OF OCCUPANTS FOR THIS BUILDING WILL BE EQUAL TO THE PARTY BUILDING OF 298 MAXIMUM.

TOTAL SITE ACREAGE 12.92 ACRES

COMMUNITY AREA ADDITION

USE GROUP: A3 ASSEMBLY

OCCUPANCY: ASSEMBLY UNCONCENTRATED TABLES AND CHAIRS

1 PERSON PER 15 NET S.F. OF AREA
NET AREA = 2,208 S.F.
2,208 / 15 = 147

FIRE RESISTANCE RATINGS:

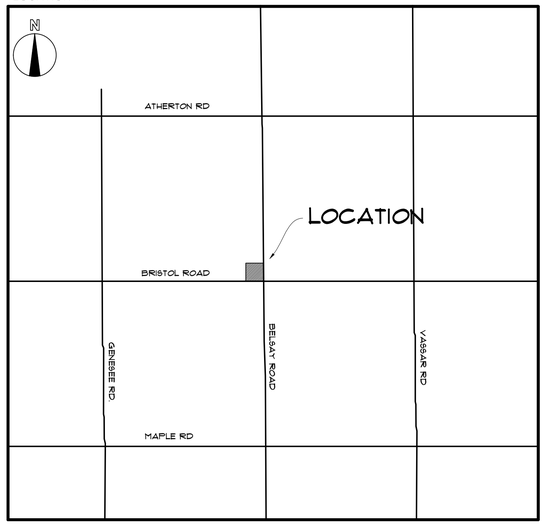
STRUCTURAL FRAME	0 HOUR
BEARING WALLS:	
EXTERIOR:	0 HOUR
INTERIOR:	0 HOUR
NON BEARING PARTITION:	0 HOUR
FLOOR CONSTRUCTION:	0 HOUR
ROOF CONSTRUCTION:	0 HOUR

REQUIRED PLUMBING FIXTURES -:

TOTAL OCCUPANT LOAD = 147
OCCUPANT LOAD = 74 MEN
- (1) WATER CLOSET REQ'D PER 125 MEN
- REQUIRED 1
- PROVIDED 1
- (1) LAVATORY REQ'D PER 200 MEN
- REQUIRED 1
- PROVIDED 1

OCCUPANT LOAD = 74 WOMEN
- WATER CLOSET REQ'D PER 75 WOMEN
- REQUIRED 1
- PROVIDED 1
- (1) LAVATORY REQ'D PER 200 WOMEN
- REQUIRED 1
- PROVIDED 1

LOCATION MAP



INDEX OF DRAWINGS

COVER SHEET
S-1 SITE PLAN
S-2 EXISTING SITE DETENTION (BY OTHERS)
A-4 NEW FLOOR PLAN
A-5 ELEVATIONS

ISSUED FOR	DATE
PRELIM	2.5.16
PERMITS	2.16.16

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ROARK GALT ARCHITECTS/LLC
A MICHIGAN CORPORATION
10166 N. LINDEN RD. CLIO MICHIGAN 48420
(231) 557-3304

ARCHITECT SIGNATURE:

PROJECT:
SITE
NEW TESTAMENT BAPTIST CHURCH
ADDRESS:
3484 BELSAY ROAD
BURTON MICHIGAN

DRAWN BY: DJM
CHECKED: DJM
SCALE: NONE
DATE: 2.16.15
JOB NUMBER: 20160003
TITLE: COVER SHEET

SHEET NUMBER
COVER
OF
SHEET

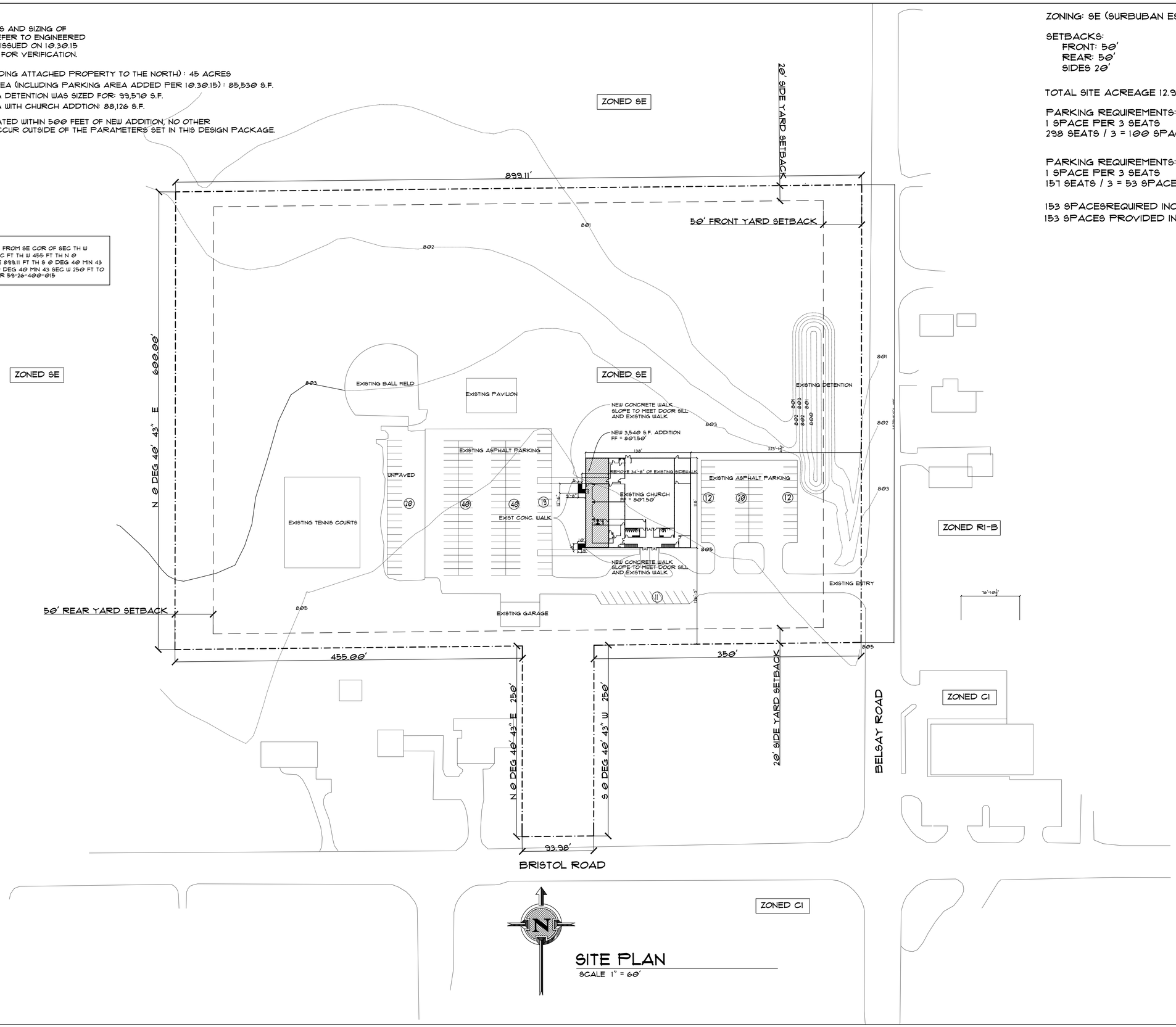
Attachment: 16-25 (2340 : SPR #16-25)

NOTE: FOR ALL CALCULATIONS AND SIZING OF DETENTION POND PLEASE REFER TO ENGINEERED DRAWINGS APPROVED AND ISSUED ON 10.30.15 AND ATTACHED TO THIS SET FOR VERIFICATION.

TOTAL PARCEL AREA (INCLUDING ATTACHED PROPERTY TO THE NORTH) : 45 ACRES
EXISTING HARD SURFACE AREA (INCLUDING PARKING AREA ADDED PER 10.30.15) : 85,530 S.F.
TOTAL HARD SURFACE AREA DETENTION WAS SIZED FOR: 99,570 S.F.
TOTAL HARD SURFACE AREA WITH CHURCH ADDTION: 88,126 S.F.

NOTE: NO WATERWAY IS LOCATED WITHIN 500 FEET OF NEW ADDITION, NO OTHER LAND DISTURBANCE IS TO OCCUR OUTSIDE OF THE PARAMETERS SET IN THIS DESIGN PACKAGE.

LEGAL DESCRIPTION:
A PARCEL OF LAND BEG W 350 FT FROM SE COR OF SEC TH W 93.98 FT TH N 0 DEG 40 MIN 43 SEC FT TH W 455 FT TH N 0 DEG 40 MIN 43 SEC E 600 FT TH E 899.11 FT TH S 0 DEG 40 MIN 43 SEC W 600 FT TH W 350 FT TH S 0 DEG 40 MIN 43 SEC W 250 FT TO PL OF BEG SEC 26 T1N R7E (31) FR 53-26-400-015



SITE PLAN
SCALE 1" = 60'

ZONING: SE (SURBUBAN ESTATE RESIDENTIAL)

SETBACKS:
FRONT: 50'
REAR: 50'
SIDES 20'

TOTAL SITE ACREAGE 12.92 ACRES

PARKING REQUIREMENTS: A3 CHURCH AREA
1 SPACE PER 3 SEATS
298 SEATS / 3 = 100 SPACES REQUIRED

PARKING REQUIREMENTS: A3 COMMUNITY AREA
1 SPACE PER 3 SEATS
157 SEATS / 3 = 53 SPACES REQUIRED

153 SPACESREQUIRED INCL (4) PH SPACES
153 SPACES PROVIDED INCL (4) PH SPACES

ISSUED FOR	DATE
PERMITS	2.15.16

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ROARK GALT ARCHITECTS/LLC
A MICHIGAN CORPORATION
1208 N. CLINTON ST. LANSING, MICHIGAN 48906
(517) 371-3264

ARCHITECT SIGNATURE:

PROJECT:
ADDITION FOR:
NEW TESTAMENT BAPTIST CHURCH
ADDRESS:
3484 S BELSAY ROAD
BURTON, MICHIGAN

DRAWN BY: DJM
CHECKED: DJM
SCALE: 1" = 60'
DATE: 2.15.16
JOB NUMBER: 20160003
TITLE: SITE PLAN
SHEET NUMBER
S1
OF
2

Attachment: 16-25 (2340 : SPR #16-25)

GENERAL NOTES

1 THREE (3) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL TELEPHONE MISS DIG (800-482-7171) FOR THE LOCATION OF UNDERGROUND GAS AND CABLE FACILITIES AND SHALL NOTIFY REPRESENTATIVES OF OTHER UTILITIES LOCATED IN THE VICINITY OF THE WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES THAT AFFECT THIS JOB.

2 CHMP, INC SHALL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION, NOR THE SAFETY ON THE JOB SITE, NOR SHALL CHMP, INC. BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THESE DOCUMENTS.

3 THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, ENGINEER, CITY OF BURTON, GENESEE COUNTY, AND THE STATE OF MICHIGAN FROM ALL LIABILITIES FOR INJURY TO PERSONS, OR DAMAGE TO OR LOSS OF PROPERTY, OR ANY OTHER LOSS, COST OR EXPENSE, AS A RESULT OF THE ACTIONS OF THE CONTRACTOR, HIS EMPLOYEES, AGENTS, OR SUBCONTRACTORS.

4 THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. FURTHER, THE CONTRACTOR AGREES 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.

5 THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY OF BURTON FOR ALL WORK PERFORMED WITHIN THE PUBLIC ROAD RIGHT-OF-WAY, INCLUDING APPLICATION, FEES, BONDS, AND INSURANCE.

6 THE CONTRACTOR SHALL NOTIFY THE PERMIT ISSUING AGENCIES THREE (3) DAYS PRIOR TO CONSTRUCTION FOR REQUIRED INSPECTIONS. THE CONTRACTOR SHALL PAY FOR ALL NECESSARY PERMITS, BONDS, AND INSURANCE.

7 ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE CITY OF BURTON, GENESEE COUNTY DRAIN COMMISSION, AND MICHIGAN DEPARTMENT OF TRANSPORTATION. WORKMANSHIP AND MATERIALS FOR ALL BITUMINOUS PAVING SHALL BE IN ACCORDANCE WITH MDOT STANDARD SPECIFICATIONS, 2012 EDITION.

8 PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH MDOT SPECIFICATION, SECTION 811.

9 CONTRACTOR SHALL KEEP ALL PHASES OF CONSTRUCTION CLEAN OF CONSTRUCTION MATERIALS, STOCKPILES, AND DEBRIS.

10 THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF ACT 451 OF 1994 SOIL EROSION AND SEDIMENTATION, AND WILL BE RESPONSIBLE FOR ALL MAINTENANCE UNTIL THE FINAL ACCEPTANCE OF THE PROJECT.

11 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE PREMISES, AND UPON COMPLETION OF THE PROJECT, LEAVE THE SITE IN AN ACCEPTABLE CONDITION AS DETERMINED BY THE LOCAL MUNICIPALITY.

12 EXISTING SURFACE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES.

SOIL EROSION/SEDIMENT CONTROL NOTES

1. CONSTRUCTION OPERATION SHALL BE SCHEDULED AND PERFORMED SO THAT PREVENTATIVE SOIL EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO EXCAVATION IN CRITICAL AREAS AND TEMPORARY STABILIZATION MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING BACKFILLING OPERATIONS.

2. SPECIAL PRECAUTIONS SHALL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.

3. CLEANUP SHALL BE DONE IN A MANNER TO ENSURE THAT EROSION CONTROL MEASURES ARE NOT DISTURBED.

4. THE PROJECT SHALL CONTINUALLY BE INSPECTED FOR SOIL EROSION AND SEDIMENT CONTROL COMPLIANCE. DEFICIENCIES SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 24 HOURS.

5. PERMANENT STABILIZATION SHALL BE COMPLETED WITHIN 5 DAYS OF FINAL GRADE. IF PERMANENT STABILIZATION CANNOT BE COMPLETED WITHIN 5 DAYS, TEMPORARY SOIL EROSION CONTROL MEASURES MUST REMAIN IN PLACE AND BE MAINTAINED UNTIL PERMANENT STABILIZATION IS ACHIEVED.

6. THE CONTRACTOR SHALL CONFORM TO PART 91 OF ACT 451 OF THE PUBLIC ACTS OF 1994 OF THE MICHIGAN COMPILED LAWS ENTITLED "THE SOIL EROSION AND SEDIMENT CONTROL ACT" DURING CONSTRUCTION AND CURRENT LOCAL ORDINANCES FOR EROSION AND SEDIMENTATION CONTROL.

7. SILT FENCE LOCATION IS ALSO THE PHYSICAL LIMITS OF THE PROPOSED EARTH CHANGE.

8. BURLAP IS NOT ALLOWED AND STRAW BALES CAN ONLY BE USED TO BACKUP SILT FENCES.

9. THE GROSS ACREAGE OF THE SITE IS 1.188 ACRES. THE GROSS ACREAGE DISTURBED IS 1.0 ACRES.

10. THE CONTRACTOR SHALL PAY A FEE AND A BOND IS REQUIRED PRIOR TO ISSUANCE OF THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT.

11. THE BOND RELEASE CONDITIONS FOR VEGETATIVE STABILIZATION ARE 97% COVER AND ONE INCH IN GROWTH. THE BOND SHALL NOT BE RELEASED UNTIL THE SITE IS PERMANENTLY STABILIZED.

12. ON ALL SIDE SLOPES OF THE DETENTION BASIN AND THE RE-ROUTED SWALE PLACE STRAW BLANKET MULCH 0.5 LBS/ SY WITH A PHOTODEGRADABLE NETTING ON TOP SIDE SEWN ON 2 INCH CENTERS. FOR SLOPES EXCEEDING 3:1 USE A STRAW BLANKET WITH NETTING ON BOTH SIDES SEWN ON 2 INCH CENTERS.

13. ALL PROPOSED AND EXISTING CATCH BASINS SHALL BE PROTECTED.

SOIL EROSION CONTROL SEQUENCE

1. INSTALL ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES.

2. EXCAVATE SITE TO REMOVE ORGANIC MATERIALS.

3. INSTALL STORM DRAINAGE SYSTEM, INCLUDING PARKING LOT INLET FILTERS.

4. MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES, AS REQUIRED.

5. BACKFILL SITE WITH ENGINEERED FILL.

6. BRING PAVEMENT AREAS TO SUB-BASE GRADE AND INSTALL CONCRETE CURB AND GUTTER.

7. INSTALL PAVEMENT COMPLETE, REPAIR OR REPLACE INLET FILTER AS REQUIRED.

8. FINISH GRADE, DISTRIBUTE TOP SOIL, SEED AND MULCH ALL DISTURBED AREAS (PERMANENT STABILIZATION) WITHIN 5 DAYS OF FINAL GRADE.

9. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.

SOIL EROSION/SEDIMENT CONTROL MAINTENANCE

1. CONTRACTOR SHALL INSPECT THE SOIL EROSION/SEDIMENT CONTROL DEVICES ONCE EACH WEEK AND/OR WITHIN 24 HOURS OF A PRECIPITATION EVENT WHICH RESULTS IN A STORM DISCHARGE FROM THE SITE. THE FOLLOWING STEPS SHALL BE IMPLEMENTED IF ANY DAMAGE HAS RESULTED FROM CONSTRUCTION OR WEAR.

2. SEEDING SHALL BE PREPARED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR/INSPECTOR SHALL INSPECT THE AREA AFTER SEEDING IS COMPLETED. AREAS THAT ARE BARE OR NOT MULCHED PROPERLY SHALL BE SPOT SEEDED AND/OR RE-MULCHED.

3. SILT FENCE SHALL BE TRENCHED IN, BACK-FILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT WHEN THE SEDIMENT ACCUMULATES TO 1/3 THE HEIGHT OF THE FENCE. CONTRACTOR SHALL REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. CONTRACTOR SHALL RE-INSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.

4. STOCK PILES SHALL BE SEEDED AND MULCHED AND RESEEDED IF SEEDING DOES NOT TAKE.

5. ACCESS ROADS SHALL BE MAINTAINED AS NECESSARY. TO KEEP THEM EFFECTIVE, NEW LAYERS OF STONE SHALL BE ADDED AS OLD LAYERS BECOME COMPACTED. STEPS SHALL BE TAKEN TO REPAIR IF RUTS OR POOLING WATER APPEAR.

6. INLET FILTERS SHALL BE INSPECTED FOR BUILD-UP OF SILT AND OTHER DEBRIS. THIS IS EVIDENT IF GEOTEXTILE/STONE STRUCTURE IS CAUSING FLOODING. MAINTENANCE SHALL CONSIST OF REMOVING OF SEDIMENTS WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL. IF INLET FILTER IS BEYOND THIS LEVEL OF REPAIR, CONTRACTOR SHALL REPLACE BOTH THE STONE AND GEOTEXTILE FILTER.

7. ANY TRACKING OF MUD OR DIRT ONTO PUBLIC OR PRIVATE ROADS SHALL BE REMOVED PROMPTLY.

8. IF DUST BECOMES A PROBLEM, SPECIAL WATERING TECHNIQUES SHALL BE USED TO CONTROL DUST.

9. A TEMPORARY RISER PIPE SHALL BE PLACED AT THE OUTLET OF ALL SEDIMENT BASINS DURING CONSTRUCTION. PRIOR TO THE COMPLETION OF THE PROJECT, THE STONE AROUND THE STAND PIPE STRUCTURE SHALL BE REFRESHED WITH CLEAN STONE.

DRAINAGE CALCULATIONS

TOTAL PARCEL AREA = 45 ACRES
EXISTING HARD SURFACE AREA = 67,500 SF
PROPOSED HARD SURFACE INCREASE = 18,030 SF (27% INCREASE)
FUTURE HARD SURFACE INCREASE =14,040

GCDC Detention Basin Calculations - 100-Year Storm Event

100-Year Storm Event

Tributary Area (A) =	0.74	Acres
Runoff Coefficient (C) =	0.9	
Outflow Rate (.2 cfs/acre) =	0.148	cfs

Duration (Minutes)	Intensity 100 Year Storm (In/Hr)	On-Site Inflow Rate (cfs)	On-Site Outflow Rate (cfs)	Total Storage Volume (Cu. Ft.)
10	5.77	3.84	0.148	2,217
20	4.60	3.06	0.148	3,499
30	3.90	2.60	0.148	4,409
40	3.40	2.26	0.148	5,079
50	3.00	2.00	0.148	5,550
60	2.70	1.80	0.148	5,941
70	2.50	1.67	0.148	6,371
80	2.30	1.53	0.148	6,642
90	2.10	1.40	0.148	6,753
100	1.90	1.27	0.148	6,704
110	1.80	1.20	0.148	6,935
120	1.70	1.13	0.148	7,086
130	1.60	1.07	0.148	7,157
140	1.50	1.00	0.148	7,148
150	1.45	0.97	0.148	7,359
160	1.40	0.93	0.148	7,530
170	1.30	0.87	0.148	7,322
180	1.25	0.83	0.148	7,393
190	1.20	0.80	0.148	7,424
200	1.15	0.77	0.148	7,415
210	1.10	0.73	0.148	7,366

Maximum Required Storage Volume = 7,530

DRAINAGE CALCULATIONS

Volume Provided

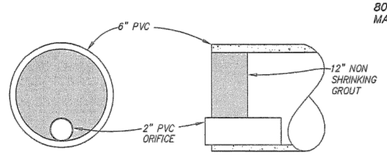
Elevation	Area (sf)	Volume (cft)	Accumulated Volume (cft)
800	1,324		
801	3,822	2,573	2,573
802	6,545	5,184	7,757

Orifice Control Calculations

Allowable discharge = 0.15 cfs
Flow (Q) = CA (2gh)0.5
C = 0.6
Orifice Cross Section Area (A)
gravity (g) = 32.2 feet/sec2
h = distance from highwater to center of pipe
d = depth of pond = 2.0 feet

Orifice Diameter (D) (inches)	Area (A) (ft2)	h (ft)	Flow (Q) (cfs)
2	*0.02*	*1.92*	*0.15*
3	0.05	1.88	0.32
4	0.09	1.83	0.57

Use 2" Orifice



ORIFICE CONTROL
NOT TO SCALE

BENCHMARK

BENCHMARK #1 - SET MAG NAIL IN WEST FACE OF POWER POLE
ELEVATION = 800.31 NAVD88

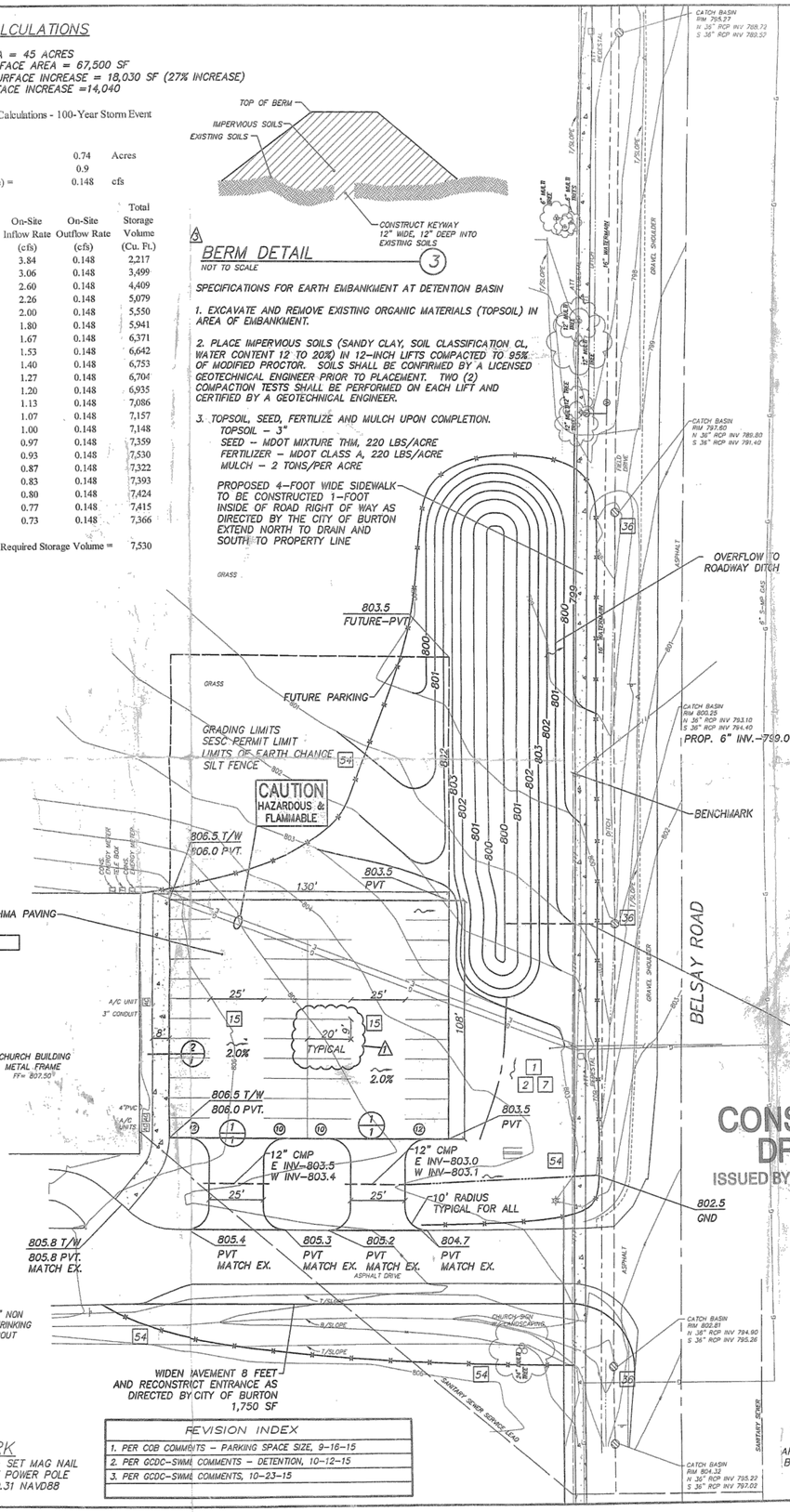
BERM DETAIL 3
NOT TO SCALE

SPECIFICATIONS FOR EARTH EMBANKMENT AT DETENTION BASIN

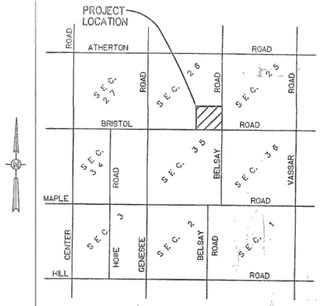
1. EXCAVATE AND REMOVE EXISTING ORGANIC MATERIALS (TOPSOIL) IN AREA OF EMBANKMENT.

2. PLACE IMPERVIOUS SOILS (SANDY CLAY, SOIL CLASSIFICATION CL, WATER CONTENT 12 TO 20%) IN 12-INCH LIFTS COMPACTED TO 95% OF MODIFIED PROCTOR. SOILS SHALL BE CONFIRMED BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. TWO (2) COMPACTION TESTS SHALL BE PERFORMED ON EACH LIFT AND CERTIFIED BY A GEOTECHNICAL ENGINEER.

3. TOPSOIL, SEED, FERTILIZE AND MULCH UPON COMPLETION.
TOPSOIL - 3"
SEED - MDOT MIXTURE THM, 220 LBS/ACRE
FERTILIZER - MDOT CLASS A, 220 LBS/ACRE
MULCH - 2 TONS/PER ACRE



REVISION INDEX
1. PER COB COMMENTS - PARKING SPACE SIZE, 9-16-15
2. PER GCDC-SWMC COMMENTS - DETENTION, 10-12-15
3. PER GCDC-SWMC COMMENTS, 10-23-15

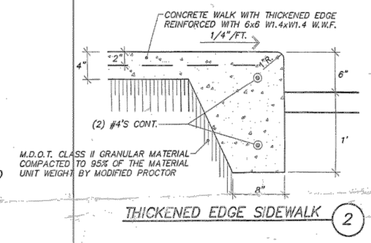


SITE LOCATION MAP
NOT TO SCALE

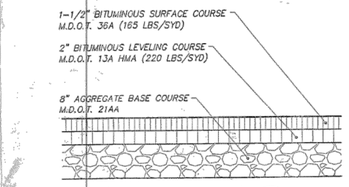
SOIL EROSION AND SEDIMENTATION CONTROL

MICHIGAN UNIFIED KEYING SYSTEM

KEY	DETAIL	CHARACTERISTICS
1	Silt Fence & Stakes	TOPSOIL MAY BE STOCKPILED ASIDE, MINIMUM AREAS TO ACT AS A DIVERSION. TOGETHER, SHALLOW BE TEMPORARILY SEEDED.
2	Straw Bale Barrier	BALES CAN BE SUBJECT TO MINIMAL EROSION. TRAPPED SEDIMENT EVEN UNDER PROBLEMS
7	Inlet Protection	EFFECTIVE ON LARGE AREAS. FABRIC CAN BE FOUND USED TO PROVIDE SUBSTANTIAL PORTRATION. UNTIL REPAIRED IS REQUIRED. SPREAD PREVENTS PREPARED TOPSOIL ZONE
15	Fabric	PROTECTS AREAS WHERE GRADIENT STRONGER BE PROTECTED. PROTECTED AREAS MUST BE STABILIZED. PREVENTS SEDIMENT WILL MEET RUN OFF.
36	Fabric Drop, Drain Inlet	COLLECTS WITH MEDIUM DRAINAGEWATER SUMMIT AND USE FILTER QUICKLY DROP INLET
54	Fabric	USED EXISTING FABRIC AND PARTS OR PIECES COSTS TO CONSTRUCT AND CREATE AS NECESSARY



THICKENED EDGE SIDEWALK 2



HMA PAVING SECTION 1
NOT TO SCALE
SN=2.63

PLACE 36 L.F. OF 6" DIAMETER STORM SEWER AT 2.8% WITH 2" ORIFICE (SEE DETAIL) SCHEDULE 40 PVC
W INV. - 800.0
E INV. - 799.0, CONSTRUCT OUTSIDE DROP AS DIRECTED BY GCDC AND/OR CITY OF BURTON

CONSTRUCTION DRAWINGS
ISSUED BY KC 10-30-15 DATE

STATE OF MICHIGAN KEVIN E. COOK REGISTERED 43274 PROFESSIONAL ENGINEER

GRAPHIC SCALE
0 15 60 120
(IN FEET)
1" = 30' HORIZONTAL

Know what's below. Call before you dig.

LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE. ALL LOCATIONS MUST BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

LEGEND
STORM SEWER & MANHOLE
SANITARY SEWER & MANHOLE
WATERMAIN, HYDRANT, & VALVE
GAS MAIN & VALVE
BURIED TELEPHONE & MANHOLE
UNDER GROUND ELECTRIC & MANHOLE
OVERHEAD ELECTRIC, POLE, & GUY WIRE
CATCH BASIN (CURB & ROUND)
WATER MANHOLE
785 CONTOUR LINE
FENCE
GUARD RAIL
LIGHT POLE
SIGN
STREET SIGN
MAILBOX
MONITOR WELL

CHMP INC.
5199 TERRITORIAL ROAD
GRAND BLANC, MI 48439
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ARCHITECTURE
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LANDSCAPE ARCHITECTURE
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NEW TESTAMENT CHURCH - PARKING LOT EXPANSION
3484 BELSAY ROAD
BURTON, MICHIGAN 48519
SECTION 26, T7N, R7E, CITY OF BURTON, GENESEE COUNTY

PREPARED FOR
JIM RAYBURN
6044 McCANDLISH ROAD
GRAND BLANC, MICHIGAN 48439
(810) 397-9357

PROJECT NO.	15002400
DATE DRAWN:	9-15-15
DATE REVISED:	10-29-15
AS-BUILT DATE:	

SHEET NUMBER
1

S:\Projects\15002400 New Testament Church\15002400 - Site.dwg, 10/30/2015 8:54:46 AM, Xerox 6650A Wide Format with FreeFlow Access

Attachment: 16-25 (2340 : SPR #16-25)

DOOR SCHEDULE

	Door Opening	Door Information: Size	Door Information: Material	Frame Information: Material	Fire Rating	Hardware and Accessories Information	Additional Remarks
1							
2	REUSE EXISTING STAINLAY DOOR						
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							REMOVE EXISTING DOOR AND PROVIDE NEW 'B' LABEL, DOOR AND HARDWARE
18							

ROOM FINISH SCHEDULE

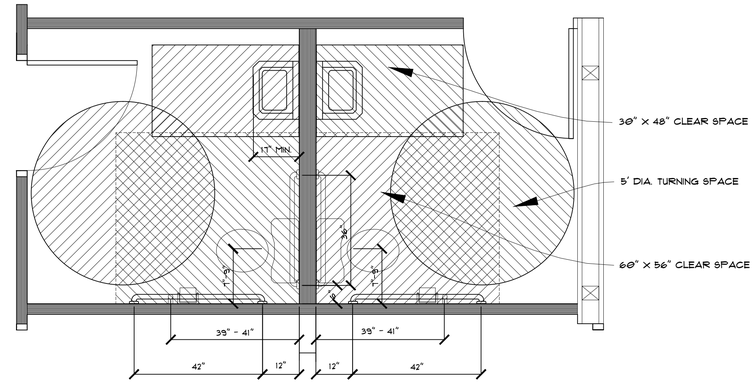
ROOM NAME	FLOORING*	BASE	WALLS MATERIAL	WALLS FINISH	CEILINGS MATERIAL	CEILINGS FINISH	REMARKS
NARTHEX 01	CARPET	VINYL	PAINTED DRYWALL	S.E.	SUSPENDED	P.F.	
NURSERY 02	CARPET	VINYL	PAINTED DRYWALL	S.E.	SUSPENDED	P.F.	
UNISEX 03	VINYL TILE	VINYL	H.R. PAINTED DRYWALL	S.E.	SUSPENDED	P.F.	
UNISEX 04	VINYL TILE	VINYL	H.R. PAINTED DRYWALL	S.E.	SUSPENDED	P.F.	
FELLOWSHIP 05	CARPET	VINYL	PAINTED DRYWALL	S.E.	SUSPENDED	P.F.	
FELLOWSHIP 06	CARPET	VINYL	PAINTED DRYWALL	S.E.	SUSPENDED	P.F.	
CORRIDOR 07	CARPET	VINYL	PAINTED DRYWALL	S.E.	SUSPENDED	P.F.	
MULTIPURPOSE 08	CARPET	VINYL	PAINTED DRYWALL	S.E.	SUSPENDED	P.F.	
CLOSET 09	CARPET	VINYL	PAINTED DRYWALL	S.E.	SUSPENDED	P.F.	

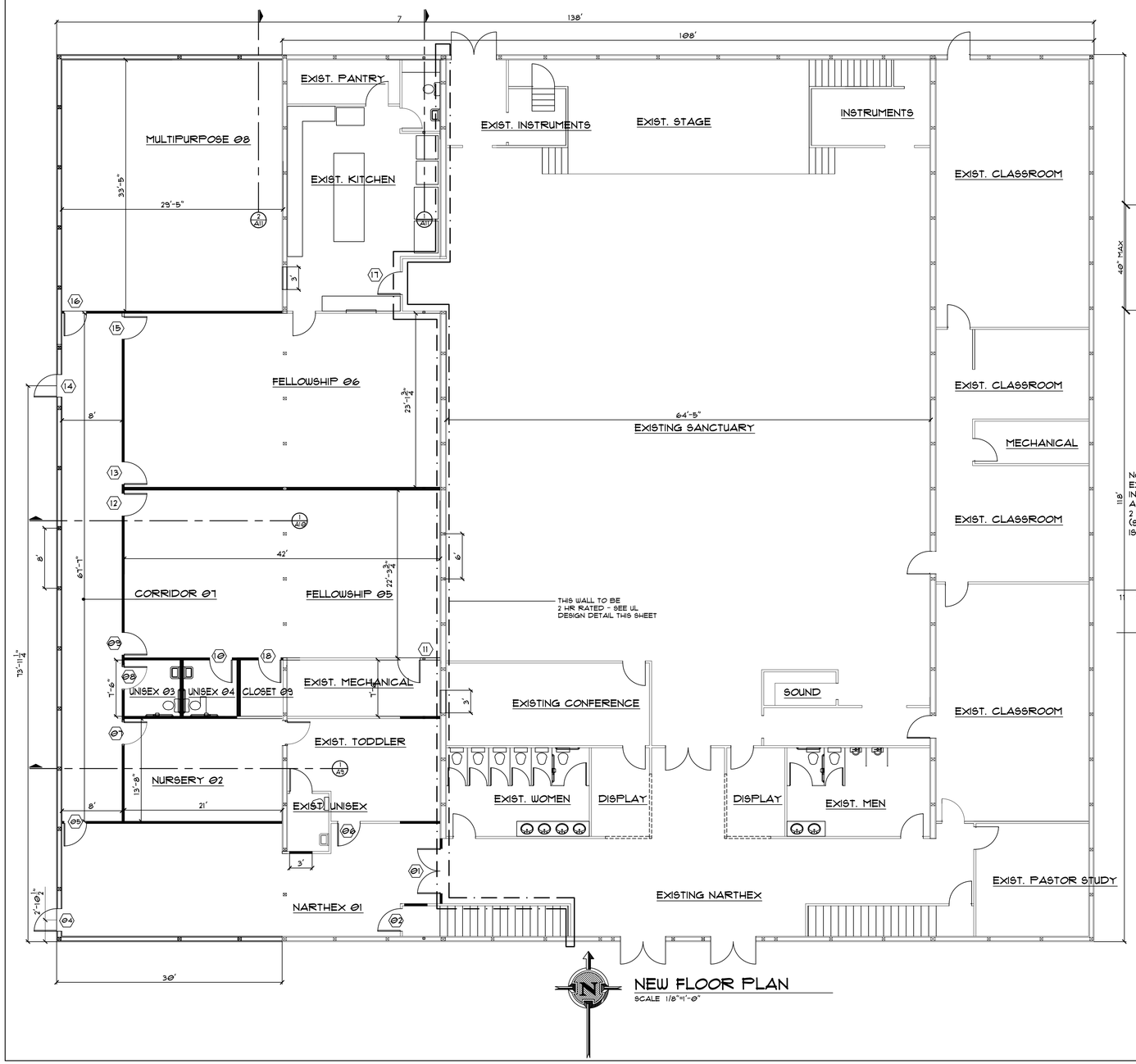
NOTE: ALL COLORS AND TEXTURES BY OWNER

NOTE: ALL TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBANT SURFACE EXTENDING 4IN. 8" UPWARD ONTO THE WALLS. WALLS WITHIN 2' OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBANT SURFACE TO 4' ABOVE THE FLOOR

S.E. - SATIN ENAMEL
P.F. - PRE FINISHED

* NOTE: ALL FLOORING MUST BE NON-SLIP.

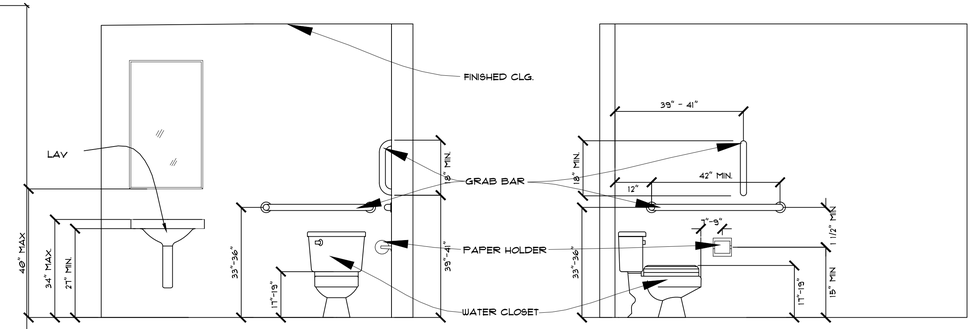




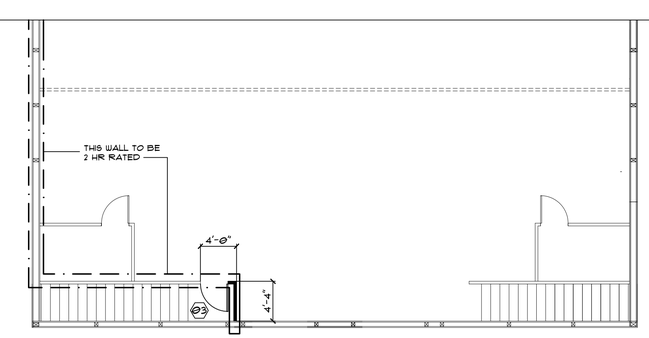
NOTE: BUILDING IS DIVIDED INTO (2) FIRE AREAS. AREA 'A' INCLUDES EXISTING CHURCH AND TOTALS 10,255 S.F. AREA 'B' INCLUDES COMMUNITY AREA (5,085 S.F.). PER 2012 MICHIGAN BUILDING CODE, FIRE AREAS FOR USE GROUP 'A' MUST HAVE A FIRE SEPARATION RATING OF 2 HOURS (TABLE 707.3.10). MAXIMUM FIRE AREA ALLOWED IS 10,500 S.F (SEE COVER SHEET). FIRE SEPARATION CONSISTS OF 8" CMU WALL AND IS TO MATCH ANSI/UL DESIGN NO. U305 (SEE DETAIL THIS SHEET).

				or glass fiber in cavity.		
11	2hr.	UL U301 GA Based on MF 4135	Two layers 5/8"(15.9 mm)Fire-Shield Gypsum Wallboard nail applied to 2 x 4 (38 mm x 89 mm) wood studs spaced 16"o.c. (406 mm). Boards may be applied horizontally or vertically with all joints staggered.	40	NGC 2363	

NEW FLOOR PLAN
SCALE 1/8"=1'-0"



PH TOILET DETAILS
NO SCALE



NEW MEZZANINE PLAN
SCALE 1/8"= 1'-0"

ISSUED FOR	DATE
BLDG PERMITS	2.15.16

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A MICHIGAN CORPORATION
1580 W. LIBERTY ST. SUITE 1 ANN ARBOR, MI 48103
(313) 369-3284

ARCHITECT SIGNATURE:

PROJECT:
ADDITION FOR:
NEW TESTAMENT BAPTIST CHURCH
ADDRESS:
3484 S BELSAY ROAD
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DRAWN BY: DJM
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SCALE: 1/8" = 1'-0"
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TITLE: FLOOR PLANS

SHEET NUMBER
A4
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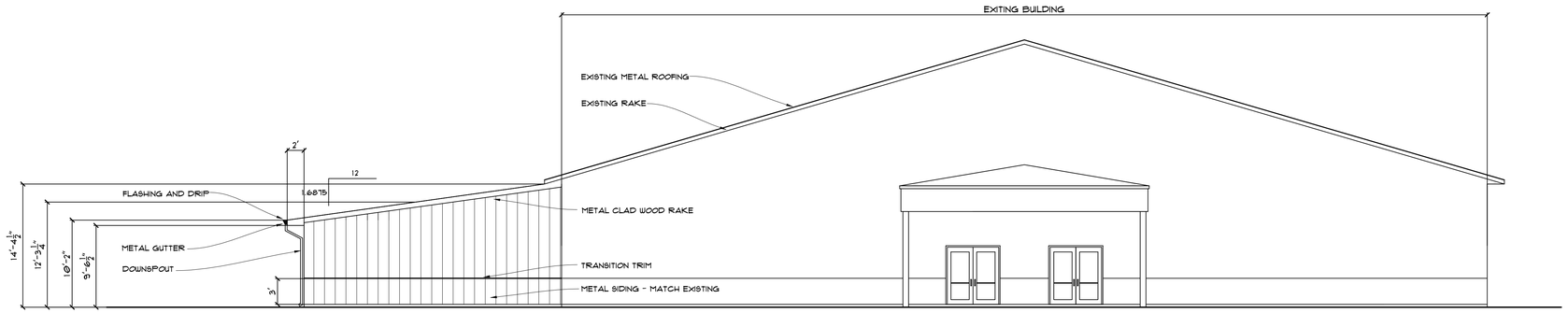
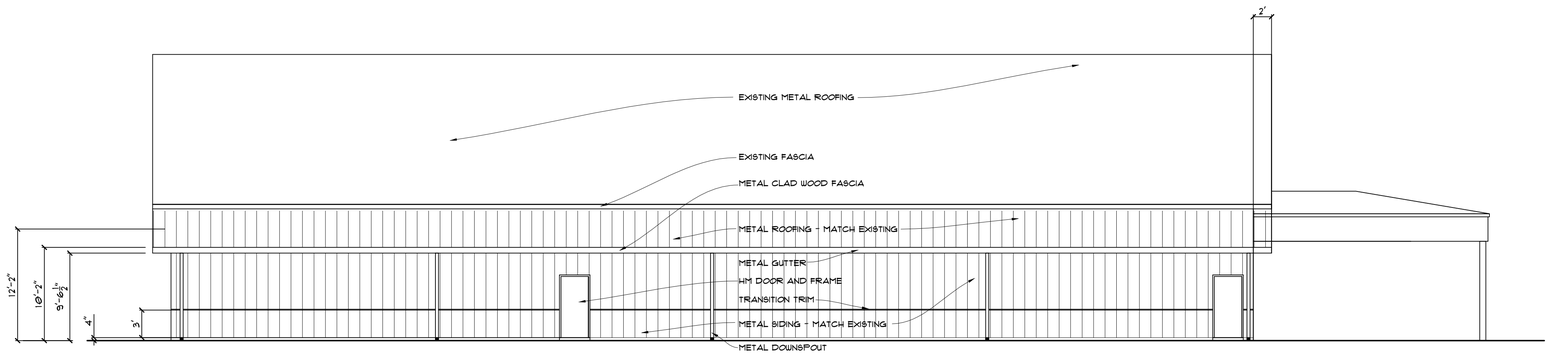
11

Attachment: 16-25 (2340 : SPR #16-25)



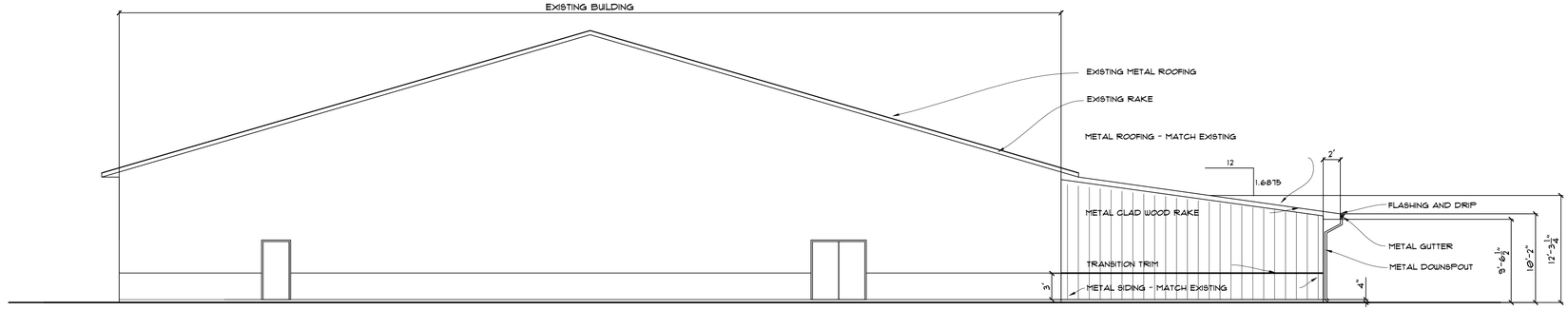
SOUTH ELEVATION

SCALE 1/8"=1'-0"



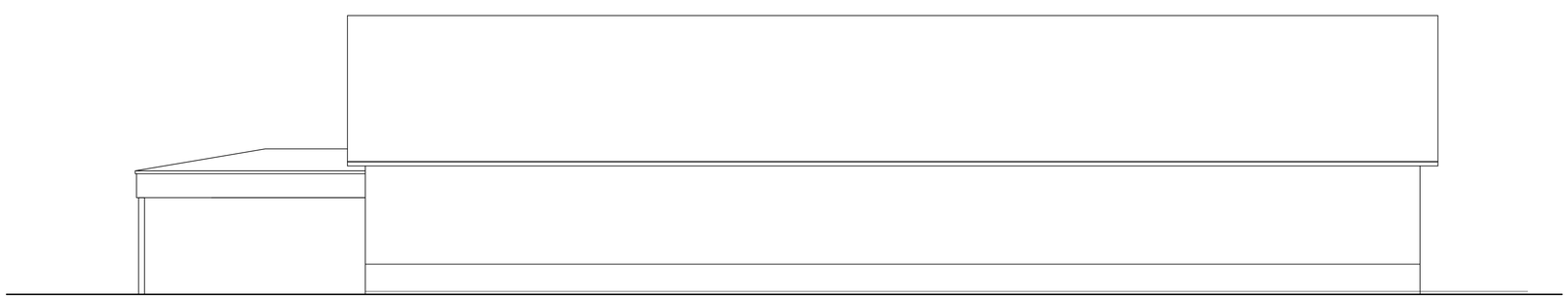
WEST ELEVATION

SCALE 1/8"=1'-0"



NORTH ELEVATION

SCALE 1/8"=1'-0"



EAST ELEVATION

SCALE 1/8"=1'-0"

ISSUED FOR	DATE
BLDG PERMITS	2.15.16

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ROARK GALT ARCHITECTS, LLC
A MICHIGAN CORPORATION
1258 W. GRAND RIVER, STE. 2 HOWELL, MICHIGAN 48843-8
(517) 545-3324

ARCHITECT SIGNATURE:

PROJECT:
ADDITION FOR:
NEW TESTAMENT BAPTIST CHURCH

ADDRESS:
3484 S BELSAY ROAD
BURTON, MICHIGAN

DRAWN BY: DJM

CHECKED: DJM

SCALE: 1/8" = 1'-0"

DATE: 2.15.16

JOB NUMBER: 20160003

TITLE: ELEVATIONS

SHEET NUMBER

A5

OF

11

Attachment: 16-25 (2340 : SPR #16-25)

SPR #16-26

By: Robert Denam
4510 S. Dort Hwy.
Burton, MI 48529

Re: 4510 S. Dort Hwy. Burton, MI 48529
59-32-400-038

For: 40’ x 80’ Pole Barn

ATTACHMENTS:

- 16-26 (PDF)

Due by April 26th

City of Burton

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

APPLICATION FOR SITE PLAN REVIEW

DATE FILED: 4-27-16
FEE: $200.00
RECEIPT NO: _____
CHECK NO: 13005

SPR #: 16-26

PLEASE PRINT

DATE OF PLANNING COMMISSION MEETING: May 10th, 2016 TIME: 5:00

APPLICANTS NAME: Robert Deram

APPLICANTS ADDRESS: G4510 S. Dort Hwy / 5196 Green Meadow
Burton, Mi. 48529 / Grand Blanc, Mi 484

APPLICANTS PHONE NO: 810 577 2837

PROPOSED NAME OF BUSINESS: Deram Auto

SITE ADDRESS: G4510 S. Dort Hwy Burton, Mi. 48529

SUBDIVISION & LOT # OR PARCEL NUMBER: _____

RE: 40' x 80' Pole Barn

APPLICANT: 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: _____

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 in order to process the application.

Attachment: 16-26 (2361 : SPR #16-26)

GENERAL NOTES

1. THREE (3) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL TELEPHONE MISS DIG (800-482-7171) FOR THE LOCATION OF UNDERGROUND GAS AND CABLE FACILITIES AND SHALL NOTIFY REPRESENTATIVES OF OTHER UTILITIES LOCATED IN THE VICINITY OF THE WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES THAT AFFECT THIS JOB.

2. CHMP, INC SHALL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION, NOR THE SAFETY ON THE JOB SITE, NOR SHALL CHMP, INC. BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THESE DOCUMENTS.

3. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, ENGINEER, CITY OF BURTON, GENESEE COUNTY, AND THE STATE OF MICHIGAN FROM ALL LIABILITIES FOR INJURY TO PERSONS, OR DAMAGE TO OR LOSS OF PROPERTY, OR ANY OTHER LOSS, COST OR EXPENSE, AS A RESULT OF THE ACTIONS OF THE CONTRACTOR, HIS EMPLOYEES, AGENTS, OR SUBCONTRACTORS.

4. THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. FURTHER, THE CONTRACTOR AGREES 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.

5. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY OF BURTON FOR ALL WORK PERFORMED WITHIN THE PUBLIC ROAD RIGHT-OF-WAY, INCLUDING APPLICATION, FEES, BONDS, AND INSURANCE.

6. THE CONTRACTOR SHALL NOTIFY THE PERMIT ISSUING AGENCIES THREE (3) DAYS PRIOR TO CONSTRUCTION FOR REQUIRED INSPECTIONS. THE CONTRACTOR SHALL PAY FOR ALL NECESSARY PERMITS, BONDS, AND INSURANCE.

7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE CITY OF BURTON, GENESEE COUNTY DRAIN COMMISSION, AND MICHIGAN DEPARTMENT OF TRANSPORTATION. WORKMANSHIP AND MATERIALS FOR ALL BITUMINOUS PAVING SHALL BE IN ACCORDANCE WITH MDOT STANDARD SPECIFICATIONS, 2012 EDITION.

8. CONTRACTOR SHALL KEEP ALL PHASES OF CONSTRUCTION CLEAN OF CONSTRUCTION MATERIALS, STOCKPILES, AND DEBRIS.

9. THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF ACT 451 OF 1994 SOIL EROSION AND SEDIMENTATION, AND WILL BE RESPONSIBLE FOR ALL MAINTENANCE UNTIL THE FINAL ACCEPTANCE OF THE PROJECT.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE PREMISES, AND UPON COMPLETION OF THE PROJECT, LEAVE THE SITE IN AN ACCEPTABLE CONDITION AS DETERMINED BY THE LOCAL MUNICIPALITY.

11. EXISTING SURFACE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES.

SOIL EROSION/SEDIMENT CONTROL NOTES

1. CONSTRUCTION OPERATION SHALL BE SCHEDULED AND PERFORMED SO THAT PREVENTATIVE SOIL EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO EXCAVATION IN CRITICAL AREAS AND TEMPORARY STABILIZATION MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING BACKFILLING OPERATIONS.

2. SPECIAL PRECAUTIONS SHALL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.

3. CLEANUP SHALL BE DONE IN A MANNER TO ENSURE THAT EROSION CONTROL MEASURES ARE NOT DISTURBED.

4. THE PROJECT SHALL CONTINUALLY RE INSPECTED FOR SOIL EROSION AND SEDIMENT CONTROL COMPLIANCE. DEFICIENCIES SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 24 HOURS.

5. PERMANENT STABILIZATION SHALL BE COMPLETED WITHIN 5 DAYS OF FINAL GRADE. IF PERMANENT STABILIZATION CANNOT BE COMPLETED WITHIN 5 DAYS, TEMPORARY SOIL EROSION CONTROL MEASURES MUST REMAIN IN PLACE AND BE MAINTAINED UNTIL PERMANENT STABILIZATION IS ACHIEVED.

6. THE CONTRACTOR SHALL CONFORM TO PART 91 OF ACT 451 OF THE 1994 OF THE MICHIGAN COMPILED LAWS ENTITLED "THE SOIL EROSION AND SEDIMENT CONTROL ACT" DURING CONSTRUCTION AND CURRENT LOCAL ORDINANCES FOR EROSION AND SEDIMENTATION CONTROL.

7. SILT FENCE LOCATION IS ALSO THE PHYSICAL LIMITS OF THE PROPOSED EARTH CHANGE.

8. BURLAP IS NOT ALLOWED AND STRAW BALES CAN ONLY BE USED TO BACKUP SILT FENCES.

9. THE GROSS ACREAGE OF THE SITE IS 1.89 ACRES. THE GROSS ACREAGE DISTURBED IS 0.75 ACRES.

10. THE CONTRACTOR SHALL PAY A FEE AND A BOND IS REQUIRED PRIOR TO ISSUANCE OF THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT.

11. THE BOND RELEASE CONDITIONS FOR VEGETATIVE STABILIZATION ARE 97% COVER AND ONE INCH IN GROWTH. THE BOND SHALL NOT BE RELEASED UNTIL THE SITE IS PERMANENTLY STABILIZED.

12. ON ALL SIDE SLOPES OF THE DETENTION BASIN AND THE RE-ROUTED SWALE PLACE STRAW BLANKET MULCH 0.5 LBS/ SY WITH A PHOTODEGRADABLE NETTING ON TOP SIDE SEWN ON 2 INCH CENTERS. FOR SLOPES EXCEEDING 3:1 USE A STRAW BLANKET WITH NETTING ON BOTH SIDES SEWN ON 2 INCH CENTERS.

13. ALL PROPOSED AND EXISTING CATCH BASINS SHALL BE PROTECTED.

SOIL EROSION CONTROL SEQUENCE

1. INSTALL ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES.
2. EXCAVATE SITE TO REMOVE ORGANIC MATERIALS.
3. INSTALL STORM DRAINAGE SYSTEM, INCLUDING PARKING LOT INLET FILTERS.
4. MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES, AS REQUIRED.
5. BACKFILL SITE WITH ENGINEERED FILL.
6. BRING PAVEMENT AREAS TO SUB-BASE GRADE AND INSTALL CONCRETE CURB AND GUTTER.
7. INSTALL PAVEMENT COMPLETE, REPAIR OR REPLACE INLET FILTER AS REQUIRED.
8. FINISH GRADE, DISTRIBUTE TOP SOIL, SEED AND MULCH ALL DISTURBED AREAS (PERMANENT STABILIZATION) WITHIN 5 DAYS OF FINAL GRADE.
9. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.

SOIL EROSION/SEDIMENT CONTROL MAINTENANCE

1. CONTRACTOR SHALL INSPECT THE SOIL EROSION/SEDIMENT CONTROL DEVICES ONCE EACH WEEK AND/OR WITHIN 24 HOURS OF A PRECIPITATION EVENT WHICH RESULTS IN A STORM DISCHARGE FROM THE SITE. THE FOLLOWING STEPS SHALL BE IMPLEMENTED IF ANY DAMAGE HAS RESULTED FROM CONSTRUCTION OR WEAR.

2. SEEDING SHALL BE PREPARED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR/INSPECTOR SHALL INSPECT THE AREA AFTER SEEDING IS COMPLETED. AREAS THAT ARE BARE OR NOT MULCHED PROPERLY SHALL BE SPOT SEEDED AND/OR RE-MULCHED.

3. SILT FENCE SHALL BE TRENCHED IN, BACK-FILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT WHEN THE SEDIMENT ACCUMULATES TO 1/3 THE HEIGHT OF THE FENCE. CONTRACTOR SHALL REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. CONTRACTOR SHALL RE-INSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.

4. STOCK PILES SHALL BE SEEDED AND MULCHED AND RESEEDED IF SEEDING DOES NOT TAKE.

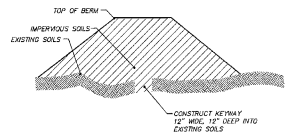
5. ACCESS ROADS SHALL BE MAINTAINED AS NECESSARY. TO KEEP THEM EFFECTIVE, NEW LAYERS OF STONE SHALL BE ADDED AS OLD LAYERS BECOME COMPACTED. STEPS SHALL BE TAKEN TO REPAIR IF RUTS OR POOLING WATER APPEAR.

6. INLET FILTERS SHALL BE INSPECTED FOR BUILD-UP OF SILT AND OTHER DEBRIS. THIS IS EVIDENT IF GEOTEXTILE/STONE STRUCTURE IS CAUSING FLOODING. MAINTENANCE SHALL CONSIST OF REMOVING OF SEDIMENTS WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL. IF INLET FILTER IS BEYOND THIS LEVEL OF REPAIR, CONTRACTOR SHALL REPLACE BOTH THE STONE AND GEOTEXTILE FILTER.

7. ANY TRACKING OF MUD OR DIRT ONTO PUBLIC OR PRIVATE ROADS SHALL BE REMOVED PROMPTLY.

8. IF DUST BECOMES A PROBLEM, SPECIAL WATERING TECHNIQUES SHALL BE USED TO CONTROL DUST.

9. A TEMPORARY RISER PIPE SHALL BE PLACED AT THE OUTLET OF ALL SEDIMENT BASINS DURING CONSTRUCTION. PRIOR TO THE COMPLETION OF THE PROJECT, THE STONE AROUND THE STAND PIPE STRUCTURE SHALL BE REFRESHED WITH CLEAN STONE.



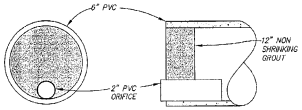
EMBANKMENT DETAIL

NOT TO SCALE

1. EXCAVATE AND REMOVE EXISTING ORGANIC MATERIALS (TOPSOIL) IN AREA OF EMBANKMENT.

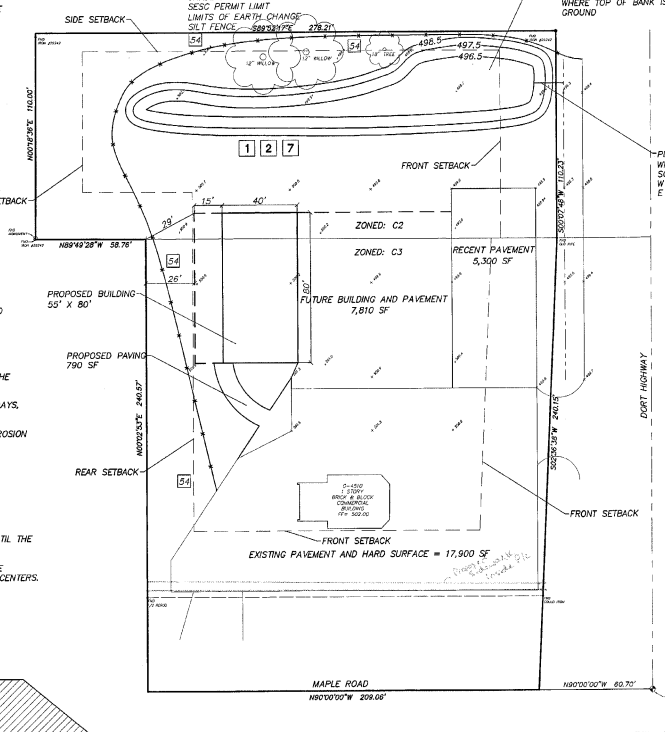
2. PLACE IMPERVIOUS SOILS (SANDY CLAY, SOIL CLASSIFICATION CL, WATER CONTENT 12 TO 20%) IN 12-INCH LIFTS COMPACTED TO 95% OF MODIFIED PROCTOR. SOILS SHALL BE CONFIRMED BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. TWO (2) COMPACTION TESTS SHALL BE PERFORMED ON EACH LIFT AND CERTIFIED BY A GEOTECHNICAL ENGINEER.

3. TOPSOIL, SEED, FERTILIZE AND MULCH UPON COMPLETION.
   TOPSOIL – 3"
   SEED – MDOT MIXTURE THM, 220 LBS/ACRE
   FERTILIZER – MDOT CLASS A, 220 LBS/ACRE
   MULCH – 2 TONS/PER ACRE



ORIFICE CONTROL

NOT TO SCALE



SOIL EROSION AND SEDIMENTATION CONTROL

MICHIGAN UNIFIED KEYING SYSTEM

KEY	DETAIL	CHARACTERISTICS
1	SILTATION FENCE	DESIGN MAY BE TRIANGULAR LIGHT WEIGHT FABRIC OR 32" HIGH STANDARD WIRE REINFORCED SUPPORT FENCE
2	INSTALL STONE INLET FILTER	USE AT CATCH BASIN(S) IN PAVING STREETS. FILTER MATERIAL SHALL BE 1" STONE
7	INSTALL INLET FILTER	FABRICATE FILTER UNITS IN MESH MATERIAL REINFORCED WITH HARDWARE CLOTH. USE 1" STONE. FOLLOW MANUFACTURER INSTALL.
54	SILTATION FENCE	USE SILTATION FENCE AND STONE ON PAVED STREETS. FOLLOW MANUFACTURER INSTALL.

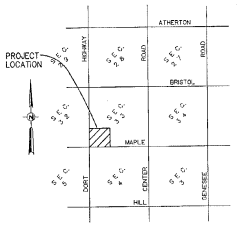
SETBACKS

C2 ZONING
FRONT = 30'
SIDE = 10'
REAR = 25'
C3 ZONING
FRONT = 35'
SIDE = 20'/40' COMBINED
REAR = 25'

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

PLAN WAS DEVELOPED WITHOUT BENEFIT OF SURVEY. CONTRACTOR SHALL FIELD LOCATION ALL UTILITIES PRIOR TO CONSTRUCTION.

REVISION INDEX
1. PER CITY OF BURTON COMMENTS, APRIL 2016



SITE LOCATION MAP

NOT TO SCALE

DRAINAGE CALCULATIONS

EXISTING HARD SURFACE AREA = 17,900 SF
RECENT HARD SURFACE INCREASE = 5,300 SF
PROPOSED HARD SURFACE INCREASE = 5,190 SF
FUTURE HARD SURFACE INCREASE = 7,810 SF
NET HARD SURFACE INCREASE = 18,300 SF (102%)

GCDC Detention Basin Calculations - 100-Year Storm Event

100-Year Storm Event

Tributary Area (A) =	18,300	Square Feet
Tributary Area (A) =	0.42	Acres
Runoff Coefficient (C) =	0.9	
Outflow Rate (.2 cfs/acre) =	0.08	cfs

Duration (Minutes)	Intensity 100 Year Storm (In/Hr)	On-Site Inflow Rate (cfs)	On-Site Outflow Rate (cfs)	Total Storage Volume (Cu. Ft.)
10	5.77	2.18	0.08	1,259
20	4.60	1.74	0.08	1,988
30	3.90	1.47	0.08	2,503
40	3.40	1.29	0.08	2,884
50	3.00	1.13	0.08	3,151
60	2.70	1.02	0.08	3,373
70	2.50	0.95	0.08	3,617
80	2.30	0.87	0.08	3,771
90	2.10	0.79	0.08	3,834
100	1.90	0.72	0.08	3,806
110	1.80	0.68	0.08	3,937
120	1.70	0.64	0.08	4,023
130	1.60	0.60	0.08	4,063
140	1.50	0.57	0.08	4,058
150	1.45	0.55	0.08	4,178
160	1.40	0.53	0.08	4,275
170	1.30	0.49	0.08	4,157
180	1.25	0.47	0.08	4,197
190	1.25	0.45	0.08	4,215
200	1.15	0.43	0.08	4,210
210	1.10	0.42	0.08	4,182
		Maximum Required Storage Volume =		4,275

Volume Provided

Elevation	Area (sf)	Volume (cff)	Accumulated Volume (cff)
496.5	2,936		
497.5	5,964	4,450	4,450

Orifice Control Calculations

Allowable discharge = 0.08 cfs
Flow (Q) = CA (2gh)0.5
C = 0.6
Orifice Cross Section Area (A)
gravity (g) = 32.2 ft/sec2
h = distance from highwater to center of pipe
d = depth of pond = 1.0 feet

Orifice Diameter (D) (inches)	Area (A) (ft2)	h (ft)	Flow (Q) (cfs)
1	0.01	0.96	0.03
2	0.02	0.92	0.10
3	0.05	0.88	0.22

Use 2" Orifice

STATE OF MICHIGAN
KEVIN E. COOK
ENGINEER
43274
LICENSED PROFESSIONAL ENGINEER

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1" = 30' HORIZONTAL

LEGEND

STORM SEWER & MANHOLE
SANITARY SEWER & MANHOLE
WATERMAIN, HYDRANT, & VALVE
GAS MAIN & VALVE
BURIED TELEPHONE & MANHOLE
UNDER GROUND ELECTRIC & MANHOLE
OVERHEAD ELECTRIC POLE & GUY WIRE
CATCH BASIN (TURN & ROUND)
MUDD MANHOLE
785 CONTOUR LINE
FENCE
GUARD RAIL
LIGHT POLE
SIGN
STREET SIGN
MAILBOX
MONITOR WELL

SITE PLAN

CHMP INC.
6198 TERRITORIAL ROAD
GRAND BLANC, MI 48439
TELEPHONE 810/695-5910
ARCHITECTURE ENGINEERING LANDSCAPE ARCHITECTURE SURVEYING

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577-2837

DENAM AUTO BROKERS

G4510 S DORT HIGHWAY
FLINT, MICHIGAN 48507
SECTION 33, T7N, R7E, CITY OF BURTON, GENESEE COUNTY

PREPARED FOR
GROM, LLC
418 WOODBRIDGE DRIVE
GRAND BLANC, MICHIGAN 48439
(810) 701-0055

PROJECT NO.	15003100
DATE DRAWN:	11-18-15
DATE REVISED:	4-18-16
AS-BUILT DATE:	
SHEET NUMBER	1

SPR #16-22

By: Andy Douglas
3140 Kleinpell
Burton, MI 48529

Re: 3140 Kleinpell Burton, MI 48529

For: Construction less than 2%- Cold Storage Pole Barn

ATTACHMENTS:

- 16-22 (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: 4-5-16

FEE: **$75.00**

RECEIPT NO: _____

CHECK NO: 11079

SPR #: 16-22

PLEASE PRINT

DATE: 3-31-16

APPLICANTS NAME: Andy Douglass

APPLICANTS ADDRESS: 3140 Kleinpell st.

APPLICANTS PHONE NO: 810-577-2992

PROPOSED NAME OF BUSINESS: Andy's Roofing

SITE ADDRESS: 3140 Kleinpell st.

SUBDIVISION & LOT # OR PARCEL NUMBER: 59-28-502-093

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

USE OF STRUCTURE: Storage

SQ FOOTAGE OF PROPERTY: _____

SQ FOOTAGE OF STRUCTURE: 3000 SQ. Ft.

NUMBER OF EMPLOYEES/SEATS: _____

APPLICANTS SIGNATURE: Andy Doug

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

Attachment: 16-22 (2337 : SPR #16-22)

SPR #16-23

By: Tina & Rick Potts
5515 Davison Rd. Ste 9
Burton, MI 48509

Re: 5515 Davison Rd. Suite 9 Burton, MI 48509

For: Internet arcade

ATTACHMENTS:

- 16-23 (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: 4-6-16

FEE: **$40.00**

RECEIPT NO:

CHECK NO: Cash

SPR #: 16-23

PLEASE PRINT

DATE: 4-6-16

APPLICANTS NAME: Frank Rick Potts / Jackpotts II

APPLICANTS ADDRESS: 5515 Davison Suite #9

APPLICANTS PHONE NO: 239-839-0257

PROPOSED NAME OF BUSINESS: Jackpotts II

PROPOSED TYPE OF BUSINESS: Internet Arcade

SITE ADDRESS: 5515 Davison Suite #9, Burton, Mi

USE OF STRUCTURE: Retail

SQ FOOTAGE OF PROPERTY:

SQ FOOTAGE OF STRUCTURE: 1200 ft

NUMBER OF EMPLOYEES/SEATS: 26

APPLICANTS SIGNATURE:

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

Attachment: 16-23 (2338 : SPR #16-23)

SPR #16-24

By: Maria Sanson-Reyes
6471 Brian Circle Ln.
Burton, MI 48509

Re: 2452 S. Center Rd. Burton, MI 48519

For: Salon

ATTACHMENTS:

- 16-24 (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: 4-12-16

FEE: **$40.00**

RECEIPT NO: _____

CHECK NO: Cash

SPR #: 16-24

PLEASE PRINT

DATE: 4-12-16

APPLICANTS NAME: Maria Irma Sanson-Reyes

APPLICANTS ADDRESS: 6471 Brian Circle Ln Burton MI 48509

APPLICANTS PHONE NO: 810 7014165

PROPOSED NAME OF BUSINESS: Karisma Hair Care LLC

PROPOSED TYPE OF BUSINESS: Beauty Salon

SITE ADDRESS: 2452 S. Center Rd Burton MI 48519

USE OF STRUCTURE: Salon

SQ FOOTAGE OF PROPERTY: _____

SQ FOOTAGE OF STRUCTURE: _____

NUMBER OF EMPLOYEES/SEATS: employees 4-5 / Seats 7

APPLICANTS SIGNATURE: [signature]

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

Attachment: 16-24 (2339 : SPR #16-24)