



CITY OF BURTON
BURTON PLANNING COMMISSION MEETING
MAY 8, 2018
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 - Special Meeting - Apr 2, 2018 6:30 PM
2. Planning Commission - Regular Meeting - Apr 10, 2018 5:00 PM

E. SITE PLAN REVIEW

1. SPR #18-24

By: Speedway, LLC.
500 Speedway Dr.
Enon, OH 45323

Re: 1001 S. Center Rd. Burton, MI 48509
59-15-100-001 / C-4 Zoned

For: Demolish and Reconstruction of a New Gas Station

2. SPR #18-26

By: WM Property Management, LLC.
P.O. Box 76
Flint, MI 48501

Re: 1396 Rizzo Ct. Burton, MI 48529
59-31-529-009 / M-1 Zoned

For: New Construction Warehouse/Storage/Office

F. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #18-23

By: Green Leaf Logistics
3108 E. Bristol Rd.
Burton, MI 48529

Re: 3108 E. Bristol Rd. Burton, MI 48529

For: Medical Marijuana Facility – Secure Transporter

2. SPR #18-25

By: Bilal Chaar
5398 Territorial Rd.
Grand Blanc, MI 48439

Re: 4545 E. Court St. Burton, MI 48509

For: Cell-phone repair and retail

G. AUDIENCE PARTICIPATION

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

H. MASTER PLAN UPDATE

I. BOARD DISCUSSION

1. By Law Revision



CITY OF BURTON
BURTON PLANNING COMMISSION MEETING
APRIL 2, 2018
MINUTES

Community Room

Special Meeting

6:30 PM

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by Chair Deb Walton at 6:30 PM.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

ame	Title	Status	A
h	Councilman	Present	
	Vice Chair	Present	
	Commissioner	Present	
	Chair	Present	
l	Commissioner	Present	
	Commissioner	Absent	
on	Commissioner	Present	
ite	Commissioner	Present	

C. STAFF PRESENT

Amber Abbey, Planning/Zoning
 Marcy Kimball, Clerk's Office

D. PUBLIC HEARING

1. SPR #18-15 / ZC# 321

By: City of Burton
 4303 S. Center Rd.
 Burton, MI 48519

Re: SW corner of Davison & Genesee
 59-10-200-003

For: Change of zoning from M-2, General Industrial / C-3 Highway Oriented
 Business to M-2, General Industrial

Mrs. Abbey stated this is not a use approval and this is not a site plan approval. The Site Plan Approval is April 10, 2018 at 5:00 p.m. and I invite everyone here to attend that meeting.

Tonight is a zoning change case. Let me start with telling a brief history of the zoning of this particular property located at the SW corner of Davison and Genesee.

Prior to 1998 the entire parcel was zoned M-2 (all 140 acres).

Minutes Acceptance: Minutes of Apr 2, 2018 6:30 PM (Approval of Minutes)

1998 - A rezoning case was brought before the board to change from M-2 to R-1A, RMH (Mobile Home Park) and C-2). This request was denied.

1999 - A rezoning request was made again and this was to only rezone the frontage of Davison Road to C-3 Highway Oriented Business. This request was approved.

2004 - Another request was made for the rezoning from M-2 and C-3 to C-2, RM, and R-1B for a huge residential development. This request was approved. No development happened.

Housing market crashed and existing subdivisions remained vacant.

2013 - A rezoning request was made by the property owner in cooperation with the City of Burton. At the time, the City of Burton was involved in the I-69 Corridor. I made a certain number of Industrial properties eligible for renaissance zoning. Through this agreement the I-69 corridor group would then help market the property and possibly spark interest for development of the property. This rezoning request was approved to have the property convert back to the 1999 zoning. This was M-2 (106.65 acres) for most of the property and a C-3 (39.23 acres) portion along Davison rd. This was approved.

The request today is for the entire parcel be zoned back to M-2, which is the original zone prior to 1998.

Throughout the years, we have had several potential residential developments come along and none have followed through. Here we are today just barely recovering from the housing market crash and starting to rebuild our half-built subdivisions. The reality is this property will never be developed residential and we have a real potential development now. The difference between then and now is the City of Burton owns the property and we can decide who and when we sell it. We strongly believe this zoning change will bring development that the City desperately needs.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Kevin Burge, Vice Chair
SECONDER:	Tom Gorang, Commissioner
AYES:	Smith, Burge, Gorang, Walton, Benthall, Johnson, White
ABSENT:	Johns

E. AUDIENCE PARTICIPATION

Gary Kautz of Burton said there is no point in discussing this now until we have a site plan, which will be April 10th. That's when we should be here so that we get an idea what's going on.

F. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #18-13

By: Sam Askar

2470 S. Center Rd.
Burton, MI 48519

Re: 2470 S. Center Rd. Burton, MI 48519

For: Cricket Wireless store in a tenant space

2. SPR #18-14

By: Michael Cardinal
10926 Walker St.
Grand Blanc, MI 48439

Re: 3411 Saginaw St. Burton, MI 48529

For: Resale shop

G. BOARD DISCUSSION

Mr. Johnson said I just wanted to clarify that we are making no changes to anything. We are just here today to change the zoning from C-3 to M-2.

Mrs. Abbey said the City Council meeting at 7:00 PM tonight would be the final acting committee on this rezoning case. The Planning Commission is the recommending committee.

Meeting was adjourned at 6:39 PM.

Minutes Acceptance: Minutes of Apr 2, 2018 6:30 PM (Approval of Minutes)



CITY OF BURTON
BURTON PLANNING COMMISSION MEETING
APRIL 10, 2018
MINUTES

Council Chambers

Regular Meeting

5:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

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

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

ame	Title	Status	A
h	Councilman	Present	
	Vice Chair	Present	
White	Commissioner	Present	
	Commissioner	Present	
	Chairperson	Present	
l	Commissioner	Present	
	Commissioner	Present	
on	Commissioner	Present	

C. STAFF PRESENT

Bette Bigsby, Acting Clerk
 Amber Abbey, Deputy Planning Official
 Rik Hayman, Chief of Staff
 Bob Slattery, DPW Director
 Charles Abbey, Deputy DPW Director

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Mar 13, 2018 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Robert Johnson, Commissioner
SECONDER:	Kevin Burge, Vice Chair
AYES:	Smith, Burge, White, Gorang, Walton, Benthall, Johns, Johnson

E. SPECIAL USE

1. SPR #18-17

By: Heather Miller
 6422 Wagner Ave.
 Grand Blanc, MI 48439

Minutes Acceptance: Minutes of Apr 10, 2018 5:00 PM (Approval of Minutes)

Re: 6422 Wagner Ave. Grand Blanc, MI 48439
59-36-576-027, SE Zoned

For: Special use to conduct an in home daycare of up to 12 children.

Motion to approve SPR#18-17 with the following stipulations: Six-foot privacy fence installed around the children's play area, and hard surface parking for six vehicles and a review in one year.

Heather Miller said as of now have I have daycare for up to six kids. I am licensed with the State of Michigan and I have passed all of the State reviews. My property is big enough to meet the State of Michigan qualifications to bump up to 12 kids.

Mr. Dewitt of Wagner Street said we moved onto a dead street for a reason. We feel, with up to 12 children that will create more traffic on the street of this residential area. The yard is full of debris now. It is not conducive of a Day Care Center. There should be a fenced in area. This is a safety issue.

Kandy Dewitt of Wagner Street stated we moved here for the peace and tranquility. Now I have a safety concern. There are toys scattered everywhere, a ladder propped up against the garage, a boat on the side of house, no fenced in yard, extra traffic on the road and noise.

Amy Armstrong of Wagner Street said I live right next door to this day care. I do not have a problem with the day care being here, but it does need to be fenced in and the debris around the yard needs to be taken care of. I am also concerned with parking and traffic.

Dan Berlin of Wagner Street stated Wagner is a two way, no parking street. The driveway at this day care cannot handle many more cars. There will be parking on the street so that they are not hemmed in and the street is not big enough for parking. I am concerned about children running out into the street. It used to be a quiet dead end street. I think everyone on the street should have received a notice of this meeting because this does involve everyone on the street. The yard does need to be cleaned. I am not in favor of this day care being here the way it is right now; it is just not the best place for it.

Mrs. Walton said we have received a letter from Russell Hobson of Wagner St. regarding this special use permit for Heather Miller. This letter states they do not approve of this day care. The reasons listed are: the outside of the home is untidy with toys and other items, the bus pickup is right at the corner of their location where parents are dropping off and picking up kids. This is a traffic issue and inconvenience for other residents leaving for work and returning home, as well as safety issues for the children getting on and off the bus. This is a quiet, dead end street with minimal commotion, which is the reason I moved here. I do not feel the day care is in the best interest of Wagner and Pratt Ave. If this permit is approved, I ask that you require a six-foot privacy fence around the day care area.

Mrs. Abbey said the applicant already has a day care there. A few years ago, the State changed the law that you cannot restrict less than six children in a home for zoning purposes. So therefore, the day care does exist. Now she is asking for more, which is why we are here tonight. My concern was the extra traffic and people parking on the road because she has a small driveway. My recommendation would be to add parking spaces on the property. She has plenty of room for this. A six-foot privacy fence around the backyard and in the area in which children are playing

would be a strong stipulation. They also need to keep the toys and other items in that area as well. The commission could add a stipulation to review this in one year.

Mr. Burge asked if these extra parking spaces were added, would they need to go before Zoning to get a variance and have there been any other complaints to the City previously regarding the debris around the yard.

Mrs. Abbey said this is on residential property so they would not go before Zoning. The stipulation would be made for this boards special use approval. This would be a parking stipulation for the day care use.

Mr. Johns asked Kandy Dewitt if they have voiced their safety concerns to a licensed regulatory agency.

Kandy Dewitt said I have not because I wanted to express our concern at this meeting.

Mr. Johnson asked if there have been any complaints made against this property with the code enforcement.

Mrs. Abbey stated there have not.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Kevin Burge, Vice Chair
SECONDER:	Robert Johnson, Commissioner
AYES:	Smith, Burge, White, Gorang, Walton, Benthall, Johns, Johnson

F. SITE PLAN REVIEW

1. SPR #18-22

By: PEA, Inc. (James Butler, PE.)
2430 Rochester Ct.
Troy, MI 48083

Re: 4420 Davison Rd. Burton, MI 48509
59-10-200-003

For: Construction of a new industrial facility

Motion to approve SPR #18-22 By PEA, Inc. regarding 4420 Davison Rd. Burton, MI. Parcel #59-10-200-003 for construction of a new industrial facility with a traffic study recommended by the City of Burton.

Brent Miles from Northpoint Development stated our company is based out of Kansas City we own about 45 million square feet of industrial projects across the country. We are in 12 states and are one of the top two largest industrial privately held landlords in the country. We own between 125-150 buildings. If approved, this warehouse will be used for distribution. This would not be related to marijuana at all. The building would be about 1.1 million square feet and about a \$45 million investment. This 141-acre property is owned by the City. We are only interested in purchasing the City property, not the property next door that is owned by Racer Trust. We have done an environmental report and received a clean bill of health on

this property. This would be a Class A building. There would be a 900-foot setback and a 10 feet tall landscaped berm facing Genesee Road. There will also be a traffic study done. This project has been named Project Fusion.

Gary Peters said I own land on Genesee Road. I do not agree with an entrance coming onto Way Street.

Gary Kautz of Burton said I am concerned with the entrance that would be coming off the back of the facility and onto Way Street. A traffic light would be good to have there. I am concerned about backed up traffic and noise from the warehouse trucks.

Donna Glann from Burton said the presentation is very nice. It will be nice to have a good facility go in there however, this land will be covered with a very large structure. Will there be a retention pond for the rainwater? Will our existing old storm drainage system be able to handle whatever comes its way or will we have to update the storms. I live about 400 feet away from the intersection and just do not want our house to flood. We have well water and just put in a new well last year. We are concerned about rainwater pollution, parking lot lighting being too bright, noise and the destruction of the pavement.

Joann Farrin from Burton said I am concerned about the traffic, noise and the pavement being torn up by semi-trucks. I would also like to know how many jobs this would employ.

Alicia Petrosky from Burton said Genesee Road should be widened between Court and Davison Road to accommodate the excessive traffic. There needs to be a turning lane or if possible have them come in another way, possible Covert Road.

Hal Lindsay from Burton said I am with the Cross Creek Subdivision Home Owners Association and I think there should also be a berm along the back of this property. We have a lot of construction going on in our subdivision. This was approved by the Planning Commission a couple of years ago. We have waited a long time for this and I do not want this to hinder our project. I am also concerned with the exit onto Genesee Road. Genesee Road is nothing but potholes now. It cannot handle this traffic. I would like to see the entrance off Davison Road and it stipulated that their trucks use Center and Davison Road.

Deb Dueler is concerned about air pollution from the warehouse and from the trucks, and traffic and trucks tearing up Davison Road.

Laura Deal of Burton said I am concerned about rainwater and what it will do to my well, traffic, noise, the effect it will have on our home values around this site and the hours of operation.

Mrs. Abbey said this property is zoned M-2 General Industrial. Throughout the years, there have been several residential, commercial, and industrial projects proposed. Every single use that would be proposed on 130 acres will cause traffic congestion in one way or another. That is a major concern for the City and something that we do look to address in this particular case. The uses on this property would be an office, warehouse and distribution center. The parking lot is 895 feet away from Genesee Road, making it over 900 feet from the nearest

residential home. Included in this 900 feet there will be a tree buffer, a ten-foot high berm, a detention pond and a 8 foot high vinyl coated fence that you're probably not even going to see because of the berm. The trucks would come off I-69 to Center Road, turn East onto Davison Road and turn right into the facility through a deceleration lane. They would go around the building and come out onto Davison, also with an acceleration lane, and head east to Belsay Road where they would get back on I-69. All of these roads are a Class A all season roads. There would be no reason for them to use any other roads than these because they can use them all year round. They are designed and built to hold truck traffic. Even though the parking lots appear to be next to each other, you can't get from the truck parking lot to the Genesee Road employee parking lot and they cannot exit out that area. We cannot say there will never be a truck that goes down Genesee Road. Genesee Road is not an all season road; it is a tandem route so the use would be sporadic if that.

There are however a couple of notes that I would like to make. These are a few things that we have already passed along to the engineer and they have agreed to the following:

1. The fence will need a variance to stay at 8' high ordinance allows only a 6'. This is not an unusual request for industrial properties.
2. The sidewalk is not shown on the Site Plan, however it is shown on the rendering today because I called them and had them add it.
3. The engineering division has requested the applicant get a traffic engineer to do a study, to review the egress and ingress for left turn treatments or the restriction of left turns.

There would be no need for additional right of way or ditching. The shoulder itself is wide enough if need be. As far as the noise concern, we believe the buffers, berms and trees will take of any noise issues. With the traffic study, what they will look at is the location of the entrance on Genesee Road and whether or not a bypass lane is necessary. I have been assured by our engineering division, if that is necessary, there is plenty of room for it. There will be detention ponds around the property. The storm drain will be relocated and upgraded so there should not be an issue with water runoff. In fact, it should be better than it is now. Our ordinance states that any lighting be directed toward the property. With the berms and trees, you should not see that at all. The traffic study will tell us if a traffic light is warranted. There should be around 425 employees on the day shift and 350 to 375 on second shift. I have spoken to the Assistant Fire Chief and he thinks there will be no issue with their ability to get in and out. There is not enough room to put a berm on the back of the building. Regarding the question about a Center Road Drive, this property does not go to Center Road so this would not be possible. As far as home values being effected, the assessors assured me that property values are not necessarily effected by developments.

The administration is excited to see development in Burton, and more so a development of this magnitude. I hope that everyone can see past his or her personal feelings of wanting to leave this property vacant and do what is best for the City as a whole.

We recommend approval with the contingency of the completion of the traffic engineers study and the recommendations of said report be accepted by the City of

Burton engineer/road division for the ingress and ingress and egress on Davison and Genesee Roads.

Brent Miles with Northpoint Development stated this would be a two-shift operation that runs Monday through Friday with the last shift ending between 10-11 PM. There will be improvements on Genesee and Davison Road. As far as the storm water question, this is a regulatory issue that will be regulated and reviewed by the County as part of this plan.

BOARD DISCUSSION:

Mr. Burge asked about rerouting the drain and the shields around the lights.

Mrs. Abbey stated Genesee County has an easement through there and they will be rerouting that drain.

Mr. Miles said there would be a shield around the lights to direct the light down.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	John Benthall, Commissioner
SECONDER:	Vaughn Smith, Councilman
AYES:	Smith, Burge, White, Gorang, Walton, Benthall, Johns, Johnson

G. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #18-16

By: Community Disposal, Inc.
P.O. Box 250
Holly, MI 48442

Re: 2323 Bristol Rd. Burton, MI 48529

For: Dispatch, office, & truck repair for garbage hauling

2. SPR #18-18

By: Dena Craine
P.O. Box 90865
Burton, MI 48509

Re: 5502 Lapeer Rd. Burton, MI 48509

For: Office for building maintenance contractor

3. SPR #18-19

By: Emil Abuita
3147 S. Dort Hwy.
Burton, MI 48529

Re: 3147 S. Dort Hwy. Burton, MI 48529

For: Retail smoke shop

4. SPR #18-20

By: JRJ Ventures I, LLC.
17195 Silver Pkwy. #215
Fenton, MI 48430

Re: 2512 E. Bristol Rd.
Burton, MI 48529

For: Medical Marijuana Provisioning Center

5. SPR #18-21

By: JRJ Ventures II, LLC.
17195 Silver Pkwy. #215
Fenton, MI 48430

Re: 2512 Bristol Rd. Ste B Burton, MI 48529

For: Medical Marijuana Grow Facility

H. BOARD DISCUSSION

None.

I. AUDIENCE PARTICIPATION

Duane Burnash of Burton said with this new business, please take into consideration that pulling out of Covert Road onto Davison Road is bad now and that projects always seem to happen toward the end of the year.

J. MASTER PLAN UPDATE

Mrs. Abbey said I went to the DDA meeting last month and asked what they would like to see in the DDA district. Many things they want to see are the same as what the Planning Commission would like. I think we are all on the same page as far as moving forward with developing that ordinance.

Mr. Burge said I received a copy of the land use that is in the Master Plan book. I would like a copy of the land use separate from the Master Plan book and a copy of the Planning Bylaws so that we can review this.

Mrs. Abbey I will bring this to the next meeting.

Mrs. Walton said we need to set up a date for the training meeting at the next meeting.

Meeting was adjourned at 6:30 PM.



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



APPLICATION FOR SITE PLAN REVIEW

 NOTE TO PLANNING DIVISION:
 PLEASE DIRECT ALL
 CORRESPONDENCE TO:
 OSBORN ENGINEERING COMPANY
 1100 SUPERIOR AVE, STE. 300
 CLEVELAND, OH 44114
 ATTN: JONATHAN ZIEGAN

DATE FILED: _____
 FEE: _____
 RECEIPT NO: _____
 CHECK NO: _____

SPR #: _____

PLEASE PRINT

DATE OF PLANNING COMMISSION MEETING: May 8, 2018

APPLICANTS NAME: Speedway LLC

APPLICANTS ADDRESS: 500 Speedway Drive, Enon, OH 45323

APPLICANTS PHONE NO: Please contact Jonathan Ziegan: (216) 861-2020 x3005

PROPOSED NAME OF BUSINESS: Speedway #2222

SITE ADDRESS: 1001 South Center Road

SUBDIVISION & LOT # OR PARCEL NUMBER: Parcel #59-15-100-001

RE: Site Plan Review for redevelopment of Speedway C-Store in C-4 district

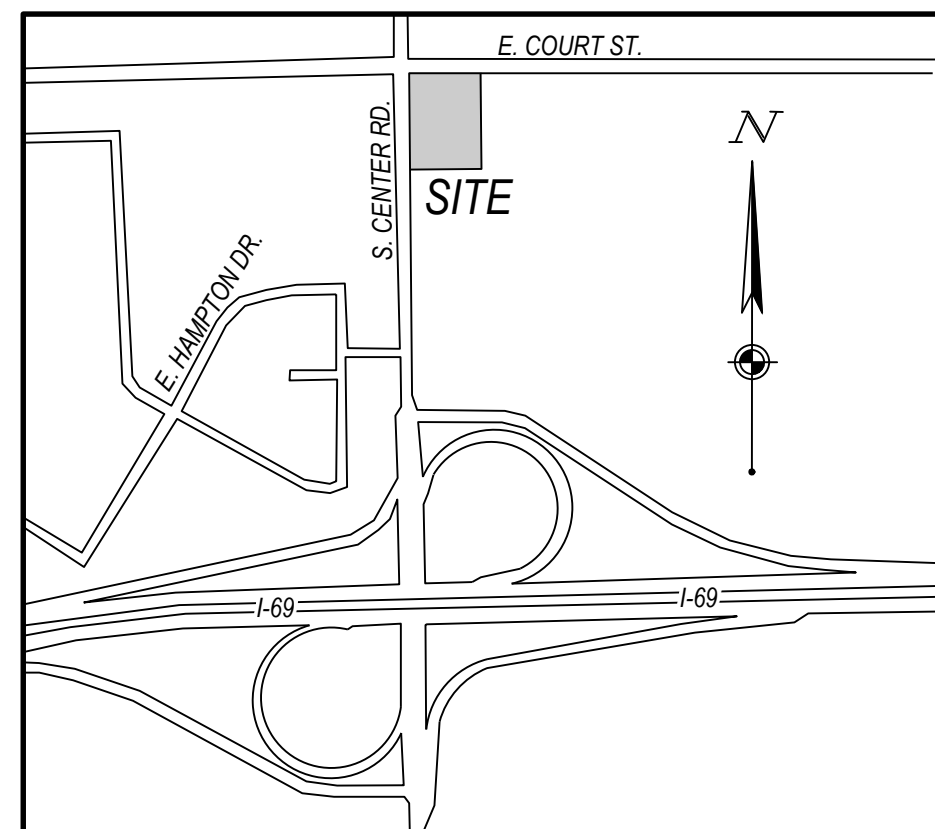
APPLICANT: IT IS TO YOUR ADVANTAGE TO ATTEND THE ABOVE SCHEDULED MEETING.
 THE PLANNING COMMISSION MAY HAVE QUESTIONS THAT DIRECTLY AFFECT APPROVAL,
 DENIAL, OR POSTPONING UNTIL THESE QUESTIONS CAN BE ANSWERED.

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: Back up 18-24 (3720 : SPR #18-24)

Packet Pg. 15



VICINITY MAP:
NOT TO SCALE

SITE LOCATION
LAT -43°01'06" N
LON -83°38'04" W

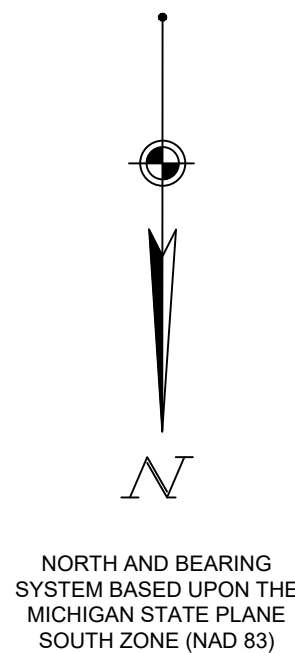
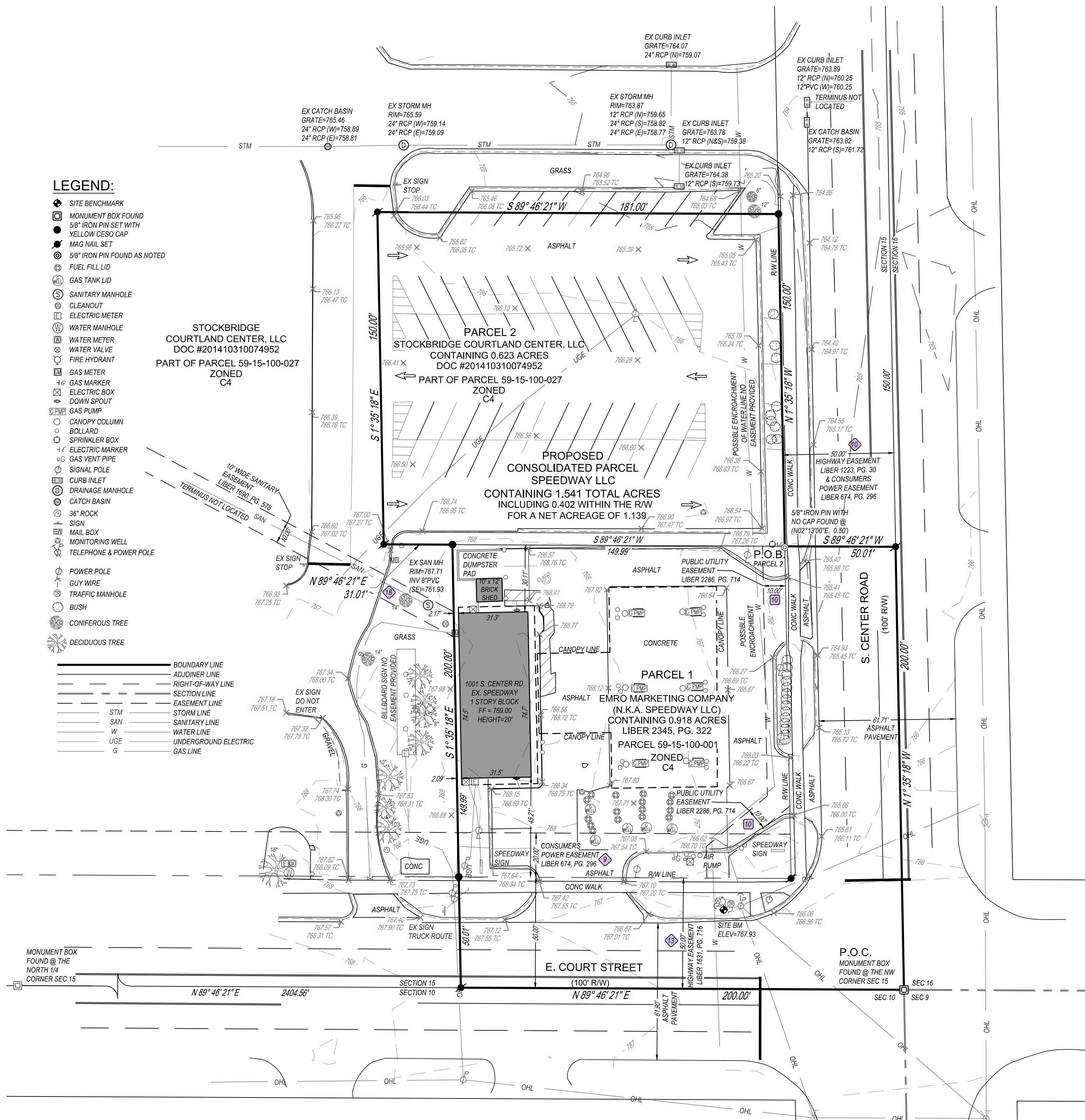
ALTA/NSPS LAND TITLE SURVEY

1001 SOUTH CENTER ROAD
SECTION 15, TOWNSHIP 7 NORTH, RANGE 7 EAST
CITY OF BURTON, GENESEE COUNTY, MICHIGAN

LEGEND:

- ◆ SITE BENCHMARK
- MONUMENT BOX FOUND
- 5/8" IRON PIN SET WITH YELLOW CESO CAP
- MAG NAIL SET
- 5/8" IRON PIN FOUND AS NOTED
- FUEL FILL LID
- GAS TANK LID
- SANITARY MANHOLE
- CLEANOUT
- ELECTRIC METER
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- GAS METER
- GAS MARKER
- ELECTRIC BOX
- DOWN SPOUT
- GAS PUMP
- CANOPY COLUMN
- BOLLARD
- SPRINKLER BOX
- ELECTRIC MARKER
- GAS VENT PIPE
- SIGNAL POLE
- CURB INLET
- DRAINAGE MANHOLE
- CATCH BASIN
- 36" ROCK
- SIGN
- MAIL BOX
- MONITORING WELL
- TELEPHONE & POWER POLE
- POWER POLE
- GUY WIRE
- TRAFFIC MANHOLE
- BUSH
- CONIFEROUS TREE
- DECIDUOUS TREE

- BOUNDARY LINE
- ADJOINER LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT LINE
- STORM LINE
- SANITARY LINE
- WATER LINE
- UNDERGROUND ELECTRIC
- GAS LINE



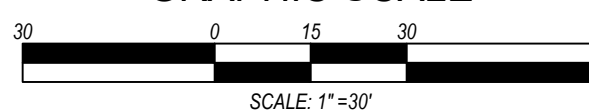
SURVEY NOTES:

- NORTH AND BEARING SYSTEM BASED ON MICHIGAN STATE PLANE - SOUTH, NAD 83 AND UPON GPS OBSERVATIONS TAKEN BY CESO INC IN JANUARY OF 2018. VERTICAL DATUM BASED ON NAVD 88.
- ALL UNDERGROUND UTILITIES HEREON ARE SHOWN TO THE BEST OF OUR KNOWLEDGE AND ARE BASED ON LOCATIONS TAKEN FROM OBSERVED EVIDENCE AND LOCATIONS TAKEN FROM A PREVIOUS SITE PLAN FOR THE EXISTING SPEEDWAY PERFORMED BY BUILDING DESIGN ASSOCIATES INC., DATED 5-30-96. NO CERTIFICATION IS MADE OR IMPLIED THAT THE UTILITIES SHOWN HEREON ARE CORRECT OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN.
- ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE GENESEE COUNTY REGISTER OF DEEDS OFFICE LOCATED IN FLINT, MICHIGAN, UNLESS NOTED OTHERWISE.
- SURVEY PREPARED FROM FIELDWORK PERFORMED IN JANUARY 2018. ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE PARCEL SHOWN HEREON WE OBTAINED THROUGH A CERTIFIED TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 01-17091868-01T, DATED DECEMBER 01, 2017 AND COMMITMENT NUMBER 01-18002726-01T, DATED JANUARY 01, 2018.
- ACCESS TO THE SUBJECT PROPERTY IS AVAILABLE VIA E. COURT STREET & S. CENTER ROAD.
- UTILITIES IN THE FORM OF GAS, ELECTRIC, SANITARY SEWER, STORM SEWER AND WATER ARE ALL LOCATED EITHER ON THE SUBJECT OR WITHIN THE PUBLIC RIGHT-OF-WAY ADJOINING SAID PARCEL.
- CURRENT ZONING ON THE PARCEL AS EVIDENCED BY THE CITY OF BURTON ZONING DEPARTMENT IS C-4 (PLANNED SHOPPING CENTER).
- MINIMUM LOT SIZE = 15,000 S.F. MINIMUM FRONT SETBACK = 40 FEET MINIMUM SIDE SET BACK = 25 FEET MINIMUM REAR SET BACK = 25 FEET
- NO EVIDENCE OF CURRENT OR RECENT EXCAVATION OR CONSTRUCTION ON THE PROPOSED SPEEDWAY PARCEL.
- NO EVIDENCE OF DELINEATED WETLANDS AT THE TIME OF SURVEY.
- THE SURVEY IS NOT A RECORDABLE DOCUMENT FOR TRANSFER OF TITLE.
- THE CURRENT SPEEDWAY PARCEL 1 CURRENTLY HAS 6 REGULAR PARKING SPACES AND 1 HANDICAP SPACE. THE PURCHASE PARCEL 2 CURRENTLY HAS 52 REGULAR PARKING SPACES.
- THE SURVEYOR WAS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY AND THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION AT THE TIME OF SURVEY.
- ENCROACHMENTS AS SHOWN HEREON.

FLOOD ZONE STATEMENT

PARCEL IS LOCATED WITHIN "ZONE X" AN AREA OF MINIMAL FLOOD HAZARD, AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 26049C0194D, EFFECTIVE DATE: SEPTEMBER 25, 2009; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

GRAPHIC SCALE



SITE BENCHMARK

SITE BM
TOP OF BOLT ON THE EAST SIDE OF A TRAFFIC POLE LOCATED ON THE SOUTH SIDE OF E. COURT STREET, LOCATED 4.3 FEET SOUTH OF THE CURB LINE AND 3.8 FEET NORTHWEST OF A FIRE HYDRANT.
ELEV = 767.93 (NAVD 88)

DEVELOPER:
SPEEDWAY LLC
500 SPEEDWAY DR.
EVON, OHIO 45323
1-800-643-1948

SURVEYOR:
CESO INC.
8534 YANKEE STREET
DAYTON, OHIO 45440
937-435-8984



ALTA / NSPS LAND TITLE SURVEY

SPEEDWAY LLC
STORE # 2222

1001 S. CENTER ROAD
CITY OF BURTON

SEC 15, T7N, R7E
GENESEE COUNTY, MICHIGAN

SCALE: 1" = 30'

DATE: 2-6-2018

DESIGN:

N/A

DRAWN:

JKH

CHECKED:

STB

CESO
WWW.CESOINC.COM

JOB NO.:
754873

SHEET NO.:

2 OF 2

A. GENERAL NOTES

- GENERAL SCOPE OF WORK INCLUDES: BUILDING, CANOPY, FUEL TANKS, PIPING AND DISPENSERS AND PARKING.
- REQUIRED PARKING:
1 SPACE FOR EACH 200 SF OF GFA PLUS 1 SPACE PER EMPLOYEE
4,608 SF / 200 SF = 24 + 8 EMPLOYEES = 32
SPACE AT THE PUMPS CAN BE INCLUDED IN PARKING COUNT.

PROVIDED PARKING: (PARKING DIMENSIONS: 9'W X 19'L)

- (1) ADA PARKING SPACES
- (14) DISPENSER SPACES
- (23) STANDARD PARKING SPACES
- (38) TOTAL PARKING SPACES

- THE ADJACENT INTERSECTION OF EAST COURT STREET AND SOUTH CENTER ROAD IS SIGNALIZED.

B. SITE WORK

- PROPOSED DRIVE APPROACH
- EXISTING DRIVE APPROACH
- PROPOSED CURBING IN ROW.

C. BUILDING

- STANDARD #4600-L V1.0 BUILDING (96'-0" X 48'-0") WITH SIDE DOOR AND BULLETPROOF GLASS OPTIONS

D. EXTERIOR APPEARANCE & SIGNAGE

- NEW 150 SQ.FT. GROUND MOUNT SIGN
- CANOPY SIGNAGE: EMBOSSED LOGO SIGN
- READER BOARD SIGN
- "S" LOGO CANOPY SIGN

E. DISPENSERS

- (4) 3+0 DISPENSERS, SUMPS, AND ISLANDS
- (3) 3+1 DISPENSERS, SUMPS, AND ISLANDS

F. UNDERGROUND STORAGE TANKS

- (1) 12,000 GALLON, DUAL COMPARTMENT TANK FOR PREMIUM & ETHANOL FLEX FUEL
- (2) 20,000 GALLON TANK FOR UNLEADED
- (1) 12,000 GALLON TANK FOR DIESEL

G. CANOPY

- 28' X 169' (7) CAR ISLAND CANOPY PER CURRENT STANDARDS.

H. YARD

- AIR ISLAND
- TRASH ENCLOSURE W/ ATTACHED RECYCLE SHED
- CONCRETE TANK SLAB
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- ADA RAMP AND DETECTABLE WARNING STRIP
- BOLLARDS

I. ZONING, VARIANCE, SETBACK, & PERMITS:

1. ZONING DATA

A.	PARCEL ID:	59-15-100-001
B.	ADDRESS:	1001 SOUTH CENTER ROAD, BURTON, MI 48509
C.	PROPERTY AREA:	EXISTING SPEEDWAY 0.918± ACRES (39,989 ± S.F.) PROPOSED SPEEDWAY 1.713± ACRES (74,631 ± S.F.)
D.	ZONING	C-4 PLANNED SHOPPING CENTER DISTRICT (CURRENT SPEEDWAY) C-4 PLANNED SHOPPING CENTER DISTRICT (CURRENT PURCHASE PROPERTY) C-4 PLANNED SHOPPING CENTER DISTRICT (PROPOSED)
E.	ADJACENT ZONING	NORTH PROPERTY: C-2 GENERAL BUSINESS DISTRICT EAST PROPERTY: C-4 PLANNED SHOPPING CENTER DISTRICT SOUTH PROPERTY: C-4 PLANNED SHOPPING CENTER DISTRICT WEST PROPERTY: D-3 CITY OF FLINT COMMUNITY BUSINESS DISTRICT
F.	IMPERVIOUS AREA	36,511 ± S.F. (% 73.56 OF PROPERTY)
G.	OPEN SPACE AREA	13,121 ± S.F. (% 26.44 OF PROPERTY)

FLOODPLAIN DESIGNATION:
PARCEL IS LOCATED WITHIN "ZONE X" AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 26049C0194D, EFFECTIVE DATE: SEPTEMBER 25, 2009; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

2. VARIANCES NEEDED:

- REDUCE SIDE AND REAR BUILDING SETBACKS.

3. SETBACK REQUIREMENTS

	REQUIRED			PROVIDED		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
BUILDING	40'	25'	25'	126'	10.1'	10.1'
CANOPY	40'	25'	25'	42.7'	29.7'	78.9'
DUMPSTER ENCLOSURE	NO CLOSER THAN FRONT OF BUILDING	5'	5'	126'	8.9'	32.9'
SIGNS	20'	25'	25'	30'	262.8'	112.8'
TANKS	3'	3'	3'	30.2'	218.4'	74.2'
DISPENSERS	15'	15'	15'	55.5'	41.7'	91.4'
VENT LINES	10'	10'	10'	22.6'	233.8'	123.8'
PARKING	10'	2'	-	10'	8.5'	-

CONTRACTOR SHALL REVIEW THE COMPLETE DRAWING SET AND NOTIFY THE DESIGN PROFESSIONAL IN WRITING PRIOR TO CONSTRUCTION, IF ANY DISCREPANCIES ARE FOUND WITHIN THE DRAWINGS OR WITH ACTUAL FIELD CONDITIONS.

LEGEND

EXISTING

	EX. DRAINAGE MANHOLE
	EX. CURB INLET
	EX. CATCH BASIN
	EX. FIRE HYDRANT
	EX. WATER VALVE
	EX. WATER MANHOLE
	EX. WATER METER
	EX. POWER POLE
	EX. TELEPHONE POLE
	EX. GAS VALVE
	EX. SIGN
	EX. BOLLARD
	EX. MAILBOX
	EX. SAN SEWER
	EX. WATER LINE
	EX. GAS LINE
	EX. OVERHEAD ELECTRIC
	EX. FENCE
	EX. CONTOUR (MAJOR)
	EX. CONTOUR (MINOR)
	EX. TELECOMMUNICATION
	EX. STORM SEWER

PROPOSED

	PROP. LIGHT
	PROP. AIR STATION
	PROP. CONCRETE STOP
	PROP. DETECTABLE STRIP
	PROP. MONUMENT SIGN
	PROP. GAS PUMP



LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER:

SPEEDWAY, LLC
500 SPEEDWAY DRIVE
ENON, OHIO, 45323
PHONE: (937) 864 3000

ENGINEER:

CESO INC.
8164 EXECUTIVE COURT
SUITE B
LANSING, MI, 48917
PHONE: (517) 212-4185

NOTE: AS AN AID TO THE CONTRACTOR VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLANS AND PROFILES IS TAKEN FROM FIELD TOPO AND/OR AVAILABLE RECORDS, BUT THE OWNER AND ENGINEER DOES NOT GUARANTEE THEIR LOCATION/ELEVATION, OR THAT ADDITIONAL UNDERGROUND STRUCTURES OR UTILITIES MAY NOT BE ENCOUNTERED. IF THE CONTRACTOR DOES ENCOUNTER A PREVIOUSLY UNIDENTIFIED UTILITY AND/OR STRUCTURE, OR DETERMINES THAT ONE OF THE UTILITIES/STRUCTURES SHOWN ON THESE PLANS IS INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. NOTIFY "MISS DIG" AT 1-800-482-7171, 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.



MONUMEN:
FOUND @ 1
CORNER SI

SEC 16

NO.	DATE	REVISIONS
0	02/22/2018	INITIAL PLAN SUBMITTAL
1	02/22/2018	ZONING PLAN SUBMITTAL

Attachment: Back up 18-24 (3720 : SPR #18-24)

GRADING PLAN
REBUILD
1001 SOUTH CENTER ROAD
GENESSEE COUNTY
BURTON, MI

BLDG TYPE & VERSION	C4600-V1.0
PROJECT ID NO.	95727
SCALE	0 10 20 GRAPHIC SCALE IN FEET
DESIGN TEAM	DATE
DGNR. E. GUERRERO	03/22/2018
P.MGR. J. MILLER	03/22/2018
R.VWR. C. WARSHAW	03/22/2018
DRWG. NO.	

2222-CG

LEGEND

XXXXXX	EXISTING ELEVATION
XXXX.XX	EXISTING INTERPOLATED ELEVATION
XXXX.XX	NEW PAVEMENT ELEVATION (UNLESS NOTED OTHERWISE)
XXX	EXISTING CONTOUR
XXX.X	NEW CONTOUR
XXX	NEW GRASS CONTOUR
▲	PAVEMENT CROWN LINE

CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF EXISTING ELEVATIONS AT CRITICAL POINTS SUCH AS APPROACHES, DRAINAGE STRUCTURES, CURBING, ETC. VERIFICATION SHALL BE PERFORMED DURING LAYOUT STAGES AND SIGNIFICANT DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.

A. GENERAL NOTES

- CONTRACTOR TO USE EXTREME CAUTION WHEN GRADING IN AND AROUND EXISTING UTILITIES. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH PRIOR TO START OF CONSTRUCTION.
- EXCAVATE SOILS AS NECESSARY TO COMPLETE PROPOSED CONSTRUCTION. UNLESS OTHERWISE DIRECTED (REFER TO GEOTECHNICAL REPORT), USE ALL EXCAVATED SOILS AS FILL ON SITE. ANY SOILS THAT CANNOT BE UTILIZED ON SITE SHALL BE LOADED DIRECTLY ONTO TRANSPORT TRUCKS AND HAULED TO OWNER'S APPROVED LOCATION. ANY IMPACTED SOILS ENCOUNTERED SHALL BE LOADED SEPARATELY AND SHALL NOT BE COMINGLED WITH CLEAN SOILS. ANY EXCAVATED SOIL OR MATERIALS THAT LEAVE THE SITE MUST GO TO AN APPROVED LANDFILL LOCATION OR BE ACCOMPANIED BY AN APPROVED BILL OF SALE.
- BID AS ALTERNATE A: IMPACTED SOILS SHALL BE PLACED ON MINIMUM 6 MIL. VISQUEEN AND COVERED WITH 40' X 100' SHEETS OF 4 MIL. VISQUEEN. A SAND BERM SHALL BE CONSTRUCTED AROUND ENTIRE PILE OF SOIL TO HOLD THE VISQUEEN DOWN. ALL SEAMS OR OVERLAP (6" MINIMUM) IN THE VISQUEEN COVERING SHALL BE SECURED WITH WEIGHTED MATERIAL.
- BID AS ALTERNATE B: PROVIDE DEWATERING NECESSARY FOR ANY EXCAVATIONS AND TO PREVENT TANKS FROM FLOATING WHILE THE TANKS ARE NOT COVERED BY PROPER OVERBURDEN. DEWATERING SHALL CONSIST OF SUPPLYING EQUIPMENT AND LABOR TO MAINTAIN PUMPING ACTIVITIES AS NECESSARY. COORDINATE WITH OWNER'S REPRESENTATIVE TO DETERMINE WHERE WATER CAN BE PUMPED. IDENTIFY THIS COST AS A SPECIFIC LINE ITEM IN THE BID. DISPOSAL OF CONTAMINATED WATER SHALL BE THE OWNER'S RESPONSIBILITY.
- THE ENVIRONMENTAL CONSULTANT AND THE CONTRACTOR SHALL USE THE "SOILS WORKSHEET" TO ACCOUNT FOR ALL EXCAVATED SOILS.
- A REPORT OF THE SUBSURFACE INVESTIGATION IS MADE AVAILABLE TO THE CONTRACTOR AT TIME OF BIDDING. THE BASE BID SHALL INCLUDE LAND BALANCING ACTIVITIES BASED ON THE ASSUMPTION THAT EXCAVATED SOIL CAN BE REUSED AS NECESSARY FOR CONSTRUCTION. UPON REVIEWING THE SUBSURFACE INVESTIGATION, CONTRACTOR SHALL INCLUDE THE FOLLOWING AS ALTERNATE:
 - OVER-EXCAVATE AREAS OF UNSUITABLE SOILS AND STABILIZE AREAS PER THE SUBSURFACE INVESTIGATION. ESTIMATE QUANTITY OF OVER-EXCAVATED AREAS AND REPLACEMENT BACKFILL IN EACH AREA, ALONG WITH THE TYPE OF BACKFILL. ACTUAL QUANTITIES WILL BE VERIFIED DURING CONSTRUCTION PER THE DIRECTION OF THE GEOTECH CONSULTANT AND OWNER'S REPRESENTATIVE, WITH DETAILED CHANGE ORDERS SUBMITTED TO OWNER.
 - ANY DISCREPANCIES BETWEEN ELEVATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND THE DESIGN ENGINEER.

STORM CALCULATIONS

ASSUMPTIONS:

- PER CITY OF BURTON, IF THE C FACTOR OF THE PROPOSED SITE REMAINS AT OR BELOW THE EXISTING C FACTOR, THERE WILL BE NO DETENTION REQUIREMENT.
- STORMWATER CURRENTLY DRAINS THROUGH COURTLAND CENTER AND DISCHARGES APPROXIMATELY 1,350 FEET EAST OF THE EXISTING SPEEDWAY TO THE COURTLAND COUNTY DRAIN. FURTHER INVESTIGATION WILL BE NEEDED TO DETERMINE THE PATH OF THE FLOW, AND TO DETERMINE IF THE EXISTING STORM PIPES CAN HANDLE THE ADDITIONAL FLOW FROM THE SPEEDWAY SITE. IF THE PIPES CANNOT ACCOMMODATE THE ADDITIONAL FLOW, AN UNDERGROUND DETENTION SYSTEM WILL BE REQUIRED TO REDUCE THE DISCHARGE RATE TO THE EXISTING PARKING LOT FLOW RATE. SPEEDWAY IS IN THE PROCESS OF GATHERING ADDITIONAL SURVEY ON THE MALL PARCEL TO CONFIRM EXISTING STORM SYSTEM CAN HANDLE THE FLOW. DETAILED CALCULATIONS WILL BE PROVIDED WITH ENGINEERING SUBMITTAL AT A LATER DATE.

PRE-DEVELOPED DRAINAGE

DETERMINATION OF RUNOFF COEFFICIENT			
DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)	RUNOFF COEFFICIENT
PERVIOUS SITE AREA	5,650	0.129	0.35
IMPERVIOUS SITE AREA	43,982	1.010	0.95
TOTAL SITE AREA	49,632	1.139	
COMPOSITE RUNOFF COEFFICIENT FOR DEVELOPED SITE			
$0.129(0.35)+1.010(0.95) = 1.005/1.139 = 0.88$			

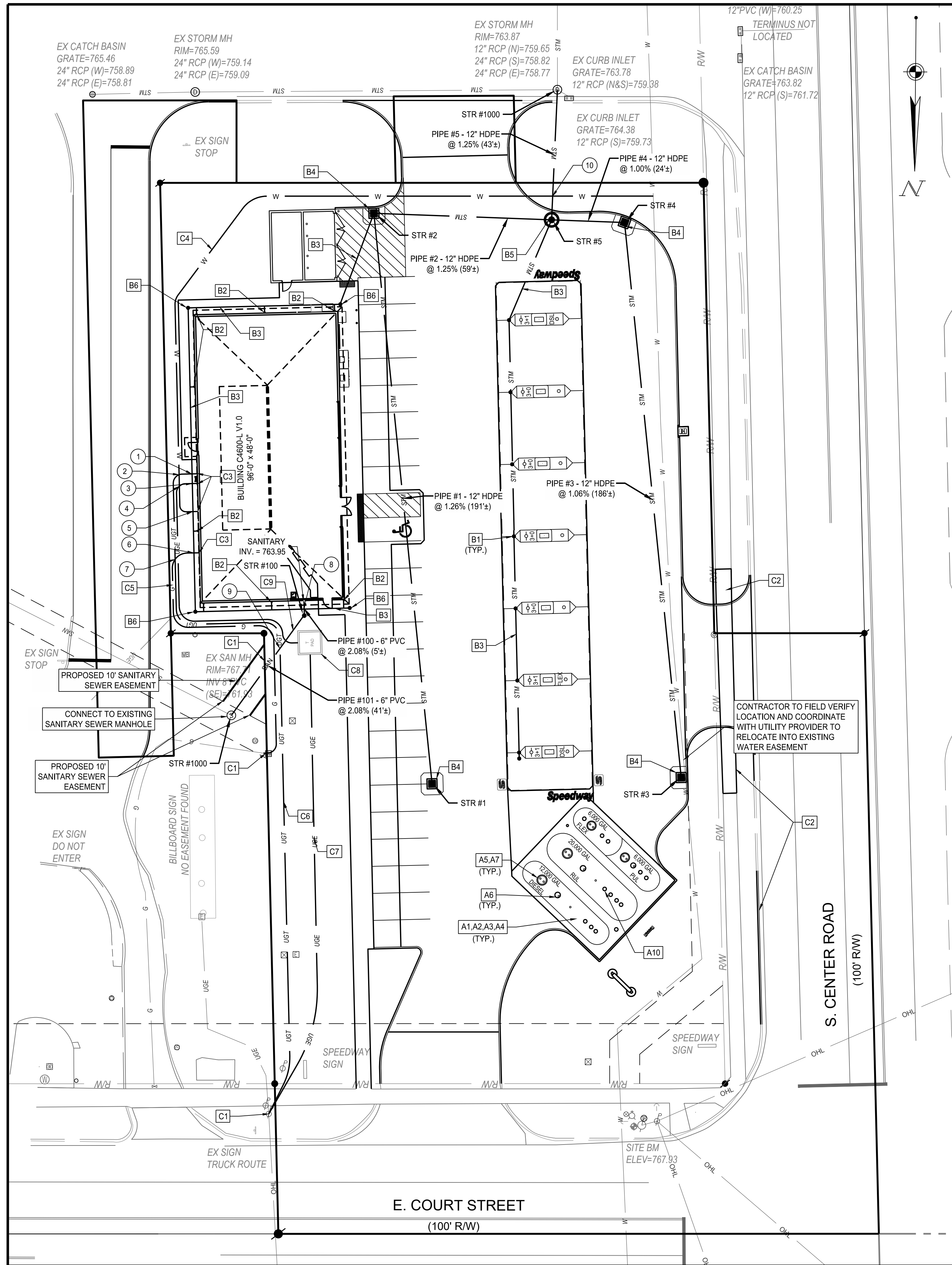
POST-DEVELOPED DRAINAGE

DETERMINATION OF RUNOFF COEFFICIENT			
DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)	RUNOFF COEFFICIENT
PERVIOUS SITE AREA	13,121	0.301	0.35
IMPERVIOUS SITE AREA	36,511	0.838	0.95
TOTAL SITE AREA	49,632	1.139	
COMPOSITE RUNOFF COEFFICIENT FOR DEVELOPED SITE			
$0.301(0.35)+0.838(0.95) = 0.901/1.139 = 0.79$			

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CONTRACTOR SHALL REVIEW THE COMPLETE DRAWING SET AND NOTIFY THE DESIGN PROFESSIONAL IN WRITING PRIOR TO CONSTRUCTION, IF ANY DISCREPANCIES ARE FOUND WITHIN THE DRAWINGS OR WITH ACTUAL FIELD CONDITIONS.



A. TANKS AND PRODUCT PIPING DETAILS

- CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIAL AS INDICATED ON STD-PQ SERIES DRAWINGS.
- ALL NEW INSTALLATIONS AND MODIFICATIONS TO THE UNDERGROUND STORAGE TANK SYSTEM SHALL COMPLY WITH PEI RP100-05, PEI RP300-09, API RP1615 AND ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
- TANKS SHALL BE ANCHORED PER STANDARD DRAWING STD-PQ-5.
- BALLAST TANKS TO 90% FULL WITH CLEAN WATER. AFTER THE TANKS HAVE BEEN PROPERLY COVERED BY OVERBURDEN AND BEFORE PRODUCT IS DELIVERED, THE CONTRACTOR SHALL REMOVE ALL WATER. COORDINATE WITH OWNER'S REPRESENTATIVE FOR DELIVERY OF PRODUCT. ANY WATER REMAINING IN TANKS AFTER PRODUCT DELIVERY SHALL BE REMOVED AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
- INSTALL TANK CONDUIT FROM TANK TO DISPENSER ELECTRICAL EQUIPMENT INSIDE BUILDING PER STD-PQ SERIES DRAWINGS AND MANUFACTURER'S INSTRUCTIONS.
- INSTALL VEEDER ROOT LINE LEAK DETECTION AND ATG SYSTEM, RELATED MANHOLES, CONDUITS, AND JUNCTION BOXES PER DRAWING STD-EVR-450 AND MANUFACTURER'S INSTRUCTIONS. INSTALL TANK INTERSTITIAL SENSORS FURNISHED BY OWNER.
- INSTALL TANK SUMP SENSORS FURNISHED BY OWNER.
- PRODUCT PIPING LINE-UP AND FRONT SIDE "A" (F.S. "A") OF DISPENSERS SHALL BE AS SHOWN. PIPING AND CONDUIT LOCATION AND SPACING UNDER DISPENSERS SHALL BE PER STD-PQ SERIES DRAWINGS.
- INSTALL 2" COAXIAL FLEXIBLE PRODUCT PIPING (UPP FLEX LOOP SYSTEM) WITHIN 4" ACCESS/CONTAINMENT PIPE PER MANUFACTURER'S RECOMMENDATIONS AND SERIES STD-PQ DRAWINGS. THE PIPE, APPURTENANCES (INCLUDING BULKHEAD ENTRY FITTINGS), AND MISC. MATERIALS NECESSARY TO ASSEMBLE SYSTEM SHALL BE OWNER SUPPLIED.
- INSTALL A SECOND FILL PIPE ON 20,000 GALLON TANKS PER DETAILS ON THE STD-PQ SERIES DRAWINGS.
- SUPPLY AND INSTALL 2" SINGLEWALL FIBERGLASS VENT LINES AND RELATED EQUIPMENT. CONTRACTOR TO LOCATE VENT STACKS A MINIMUM OF 10' AWAY FROM ELECTRICAL EQUIPMENT AND EXISTING BUILDING STRUCTURES.

B. STORM PIPING

- A CLEANOUT SHALL BE INCLUDED AT EVERY CANOPY COLUMN WITH A DOWNSPOUT THAT IS CONNECTED TO THE STORM DRAINAGE SYSTEM.
- BUILDING DOWNSPOUTS SHALL BE CONNECTED TO STORM DRAINAGE SYSTEM AS INDICATED.
- SUPPLY AND INSTALL STORM DRAINAGE PIPING AS SHOWN.
- SUPPLY AND INSTALL (4) STANDARD DUTY CATCH BASINS, WITH SPIDER DRAINS, INCLUDING CONCRETE COLLAR IF IN ASPHALT PAVEMENT.
- SUPPLY AND INSTALL (1) STANDARD DUTY MANHOLES, INCLUDING CONCRETE COLLAR IF IN ASPHALT PAVEMENT.
- SUPPLY AND INSTALL CLEAN OUTS AT LOCATIONS SHOWN.

STORM CHART			
#	STRUCTURE	RIM ELEV.	PIPE INV.
1	2X2 CB	765.46	762.46 (12") S
2	3X3 CB	766.18	760.05 (12") N 760.05 (12") W
3	2X2 CB	764.86	761.53 (12") S
4	3X3 CB	764.78	759.56 (12") N 759.56 (12") E
5	48" MH	765.59	759.31 (12") E 759.31 (12") W 759.31 (12") S
1000	EX. MH	760.32	758.77 (12") N 759.65 (12") NW 758.82 (24") S 758.77 (24") E

SANITARY CHART			
#	STRUCTURE	RIM ELEV.	PIPE INV.
100	CLEANOUT	768.34	763.85 (6") S 763.85 (6") NE
1000	EX. MH	767.71	762.99 (6") SW 761.93 (8") SE

C. UTILITIES

- VERIFY ALL SERVICE UTILITY ROUTINGS WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. VERIFY ALL UTILITY CLEARANCES ARE MAINTAINED PER LOCAL CODE.
- ALL WORK WITHIN RIGHT-OF-WAY SHALL CONFORM TO GOVERNING STATE AND/OR LOCAL SPECIFICATIONS.
- SITE CONTRACTOR TO BRING UTILITIES WITHIN 5' OF BUILDING AT LOCATIONS SHOWN. COORDINATE ALL BUILDING UTILITY CONNECTIONS WITH BUILDING DRAWINGS.
- CONTRACTOR SHALL FURNISH AND INSTALL 2" COPPER WATER LINE FROM METER TO NEW 1.5" TAP. CONTRACTOR SHALL INSTALL THE WATER LINE FROM THE METER TO THE BUILDING SERVICE PER THE BUILDING DRAWINGS. CONTRACTOR SHALL COORDINATE INSTALLATION WITH WATER COMPANY.
- CONTRACTOR SHALL FURNISH AND INSTALL 1.25" GAS LINE FROM METER TO NEW TAP. THE CONTRACTOR SHALL INSTALL THE GAS LINE FROM THE METER TO THE BUILDING SERVICE PER THE BUILDING DRAWINGS. CONTRACTOR SHALL COORDINATE INSTALLATION WITH GAS COMPANY.
- CONTRACTOR SHALL FURNISH AND INSTALL (1) 2" PVC CONDUIT WITH PULL STRING FROM TELEPHONE SERVICE CONNECTION TO BUILDING.
- NEW UNDERGROUND 120/208V THREE PHASE ELECTRIC SERVICE SHALL BE INSTALLED PER BUILDING DRAWINGS. CONTRACTOR SHALL INSTALL CONDUITS AND CONDUCTORS FROM PAD MOUNTED TRANSFORMER TO BUILDING. CONTRACTOR SHALL SUPPLY AND INSTALL CONDUITS FOR PRIMARY POWER AS SPECIFIED BY LOCAL POWER COMPANY FROM POWER POLE TO TRANSFORMER. PRIMARY POWER CONDUCTORS SUPPLIED AND INSTALLED BY LOCAL POWER COMPANY.
- INSTALL CONCRETE TRANSFORMER PAD AT LOCATION INDICATED PER REQUIREMENTS OF LOCAL POWER COMPANY, INCLUDING ANY REQUIRED BOLLARDS.
- INSTALL 6" PVC SANITARY SEWER LINE FROM BUILDING TO APPROPRIATE SERVICE LATERAL PER FIELD CONDITIONS. MINIMUM SLOPE SHALL BE 1.0%. INSTALL CLEAN-OUTS EVERY 100' ALONG SEWER LINE.

UTILITY CROSSING SCHEDULE			
NO.	UTILITY	ELEVATION	CLEARANCE
1	PR. 6" STORM	B/PIPE = 765.09	1.5'
	PR. TELEPHONE	T/PIPE = 763.59	
2	PR. TELEPHONE	B/PIPE = 763.5	1.5'
	PR. WATER	T/PIPE = 762.00	
3	PR. 6" STORM	B/PIPE = 765.13	1.5'
	PR. ELECTRIC	T/PIPE = 763.63	
4	PR. ELECTRIC	B/PIPE = 763.54	1.54'
	PR. WATER	T/PIPE = 762.00	
5	PR. 6" STORM	B/PIPE = 765.22	3.2'
	PR. WATER	T/PIPE = 762.00	
6	PR. 6" STORM	B/PIPE = 765.36	1.5'
	PR. GAS	T/PIPE = 763.86	
7	PR. GAS	B/PIPE = 765.28	1.5'
	PR. ELECTRIC PR. TELEPHONE	T/PIPE = 763.78 T/PIPE = 763.78	
8	PR. 6" STORM	B/PIPE = 765.92	1.5'
	PR. 6" SAN	T/PIPE = 764.42	
9	PR. ELECTRIC PR. TELEPHONE PR. GAS	B/PIPE = 765.65 T/PIPE = 764.15	1.5'
	PR. 6" SAN	T/PIPE = 764.15	
10	PR. 12" STORM	B/PIPE = 759.21	1.5'
	PR. WATER	T/PIPE = 757.71	

CONTRACTOR SHALL VERIFY INVERT ELEVATIONS AND OTHER CRITICAL DIMENSIONS LISTED ON THESE DRAWINGS WHERE UTILITY TIE-INS ARE TO BE MADE. VERIFICATION SHALL BE COMPLETED PRIOR TO INSTALLATION OF NEW UTILITIES. ANY SIGNIFICANT DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

CONTRACTOR SHALL REVIEW THE COMPLETE DRAWING SET AND NOTIFY THE DESIGN PROFESSIONAL IN WRITING PRIOR TO CONSTRUCTION, IF ANY DISCREPANCIES ARE FOUND WITHIN THE DRAWINGS OR WITH ACTUAL FIELD CONDITIONS.

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NO.	DATE	REVISIONS	DESCRIPTION
0	02/22/2018		INITIAL PLAN SUBMITTAL
1	02/22/2018		ZONING PLAN SUBMITTAL

PIPING AND UTILITIES
PLAN
REBUILD
1001 SOUTH CENTER ROAD
GENESEE COUNTY
BURTON, MI

BUILD TYPE & VERSION	C4600-V1.0
PROJECT ID NO.	95727
SCALE	0 10 20 GRAPHIC SCALE IN FEET
DESIGN TEAM	DATE
DGNR. E. GUERRERO	3/22/2018
P.MGR. J. MILLER	3/22/2018
R.VWR. C. WARSHAW	3/22/2018
DRWG. NO.	

2222-CU

NO.	DATE	REVISIONS	DESIGNER/PLANNER/REVIEWER
0	03/22/2018		
1	03/22/2018		

LANDSCAPING PLAN
REBUILD
1001 SOUTH CENTER ROAD
GENESSEE COUNTY
BURTON, MI

BLDG TYPE & VERSION	C4600-V1.0
PROJECT ID NO.	95727
SCALE	0 10 20 GRAPHIC SCALE IN FEET
DESIGN TEAM	DATE
DGNR. E. GUERRERO	03/22/2018
P.MGR. J. MILLER	03/22/2018
RWWR. C. WARSHAW	03/22/2018
DRWG. NO.	
2222-LP	

A. GENERAL NOTES

- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT. ALL MATERIAL SHALL ALSO CONFORM TO THE SPEEDWAY SPECIFICATIONS SECTION 329200 - TURN & GRASSES AND SECTION 329300 - PLANTS. FOR ANY SPECIFICATION CONFLICTS, THE AMERICAN STANDARD FOR NURSERY STOCK IS THE CONTROLLING SPECIFICATION.
- IF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST ARE FOUND, CONTACT THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR LANDSCAPE PORTION OF WORK.
- ALL NEW LANDSCAPE PLANTING SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY OWNER'S REPRESENTATIVE. AT THE END OF THIS PERIOD, PLANT MATERIAL DEEMED AS DEAD OR UNSATISFACTORY BY OWNER'S REPRESENTATIVE SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT THEY FEEL MAY NOT SURVIVE IN LOCATIONS NOTED. RECOMMEND HARDIER AND SALT TOLERANT VEGETATION FOR COLD WEATHER REGIONS.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS OR GET DAMAGED.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS SHOWN ARE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION SHOWING GENUS, SPECIES, AND VARIETY AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEIOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY. AFTER REMOVAL OF NOTED ITEMS, AMEND SOIL WITH ONE PART COMMERCIAL GRADE 'POTTING SOIL', 5 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. A FULL 4 INCH LAYER OF APPROVED SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
- ALL PLANTS, INCLUDING TREES, SHRUBS, GROUND COVER, AND FLOWERS, SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- GROUND COVER AND FLOWERS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO ORIGINAL GRADE BEFORE DIGGING. TREES AND SHRUBS SHALL HAVE A FINISH GRADE OF +1 INCH MAXIMUM TO ORIGINAL GRADE.
- SIZE OF VEGETATION DEPICTED ON DRAWING IS A MATURE SIZED REPRESENTATION AND IS NOT INDICATIVE OF SIZE OF ITEM AT PLANTING.
- REFER TO PLAN CALLOUTS FOR ALL LANDSCAPE AREAS REQUIRING MULCH BEDDING. GRAVEL MULCH SHALL BE USED IN NARROW AREAS FOR LANDSCAPING BETWEEN THE BUILDING AND THE SIDEWALK, OR IN ANY MULCH BEDS ALONG SIDEWALKS OR PARKING SPACES. USE DARK BROWN, SHREDDED, HARDWOOD MULCH IN ALL OTHER LOCATIONS (UNLESS OTHERWISE DENOTED ON THE PLAN AND/OR REQUIRED BY LOCAL AUTHORITY HAVING JURISDICTION).
- TREES ARE TO BE A MINIMUM OF 3 FEET AWAY FROM ANY HARDSCAPE FEATURE SUCH AS CURBS, WALKS, ETC. TREES SHALL HAVE A ROOT BARRIER SYSTEM IF WITHIN 3-5 FEET OF ANY HARDSCAPE FEATURE.
- MAINTAIN 3 FEET MINIMUM FROM THE NEAREST DRIPLINE/ROOT BALL EDGE OF PLANTED TREES TO THE NEAREST EDGE OF ANY UTILITY LINES. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCING WORK AND PROVIDE A ROOT BARRIER SYSTEM FOR TREES WITHIN 3-5 FEET OF UTILITY LINES.
- ALL AREAS NOTED "GRADE AND SEED" AND "MULCHED PLANT BED" WILL RECEIVE TOP SOIL AS INDICATED IN SPEEDWAY SPECIFICATIONS. FOR NON-IRRIGATION SITES, WATER LAWN FOR 30 DAYS POST TURNOVER DATE.
- ALL VEGETATION AND LANDSCAPING PROPOSED WITHIN THE RIGHT-OF-WAY IS ONLY ALLOWED IF REQUIRED BY LOCAL JURISDICTION AGENCY.
- ALL PLANTS SHALL BE SPRAYED WITH AN ANTIDESSICANT AND WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING.
- AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
- ALL STORM WATER DETENTION BASINS SHALL HAVE GRASS COVERAGE UNLESS LOCAL CODE DICTATES OTHER TYPE OF VEGETATION TREATMENT OR AS CALLED OUT ON THE LANDSCAPING PLAN.

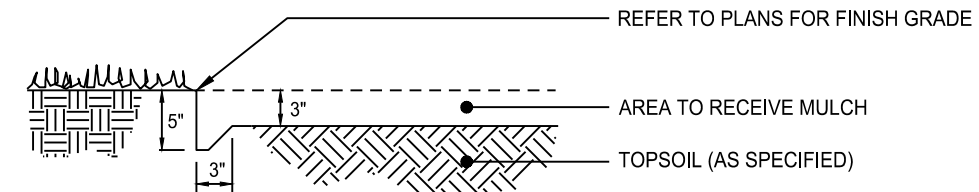
B. IRRIGATION NOTES

- CONTRACTOR SHALL DESIGN, SUPPLY, AND INSTALL IRRIGATION SYSTEM FOR ALL SODDED AND PLANTER AREAS AS SHOWN THIS SHEET. DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- THE IRRIGATION SYSTEM SHALL CONFORM TO SPEEDWAY SPECIFICATIONS SECTION 328400 - "PLANTING IRRIGATION".
- PROVIDE HYDRAULIC ANALYSIS OF CRITICAL FLOW RATE (GPM) AND STATIC PRESSURE REQUIRED FOR SYSTEM TO FUNCTION AS DESIGNED.
- CONFIRM EXISTING WATER SOURCE AVAILABLE FLOW RATE (GPM), STATIC PRESSURE AT POINT OF CONNECTION AND SERVICE LINE SIZE AT POINT OF CONNECTION. CONTRACTOR NOTE: NOTIFY SPEEDWAY IF WATER SOURCE DOES NOT COMPLY WITH HYDRAULIC ANALYSIS REQUIREMENTS.
- LOCATE AND IDENTIFY TYPE / SIZE OF DEDICATED WATER METER AND BACKFLOW PREVENTER ON PLANS.
- DESIGN SEPARATE ZONES FOR TURF AND MIXED LANDSCAPE (TREES, SHRUBS, PERENNIALS OR GROUND COVER).
- SHRUBS, GROUND COVER AND TREES SHOULD BE IRRIGATED WITH DRIP IRRIGATION.
- PROVIDE DRIP PLANT IRRIGATION. WITH A FLOW METER, FOR LANDSCAPED AREAS WHERE TYPICAL SPRAY IRRIGATION LINES CANNOT BE UTILIZED.
- TURF SHALL BE IRRIGATED WITH 6 INCH POP-UP SPRINKLERS.
- LIST OF SPRINKLER NOZZLES THAT ARE ACCEPTABLE TO SPEEDWAY: HUNTER MPROTATOR, RAIN BIRD HE-VAN SPRAY NOZZLE, AND TORO PRECISION SPRAY NOZZLE.
- PROVIDE A DETAIL SHEET OR MANUFACTURERS SPECIFICATIONS FOR CONTROLLER, VALVES, DRIPLINE, HEADS, AND PIPES.
- MINIMUM 2 YEAR MANUFACTURER WARRANTEE ON IRRIGATION PRODUCTS.
- CONTROLLER TYPE, SIZE AND LOCATION SHALL BE IDENTIFIED ON PLANS ALONG WITH POWER REQUIREMENTS AND CONNECTIONS.
- LOCATE ALL SLEEVING ON PLANS FOR HARD SURFACE CROSSINGS. SLEEVES SHOULD BE CALLED OUT 2 TIMES PIPE SIZE.
- ALL PIPE SHALL BE SIZED ON THE PLAN AND OR A STATEMENT OF WHAT SIZE THE UN-SIZED PIPE SHOULD BE ON THE PLAN.
- SHOW ALL CONTROL VALVES, PRESSURE REDUCERS, QUICK COUPLERS AND IRRIGATION HEADS.
- PROVIDE FLOW SENSOR ON EACH SYSTEM THAT WILL SHUT DOWN A ZONE OR MAINLINE IF A LEAK IS DETECTED.
- PROVIDE SMART CONTROL SYSTEM THAT EMPLOYS EITHER A CLIMATE SENSOR OR MOISTURE SENSOR TO AUTOMATICALLY ADJUST THE IRRIGATION OPERATIONAL PROGRAM TO MEET THE ACTUAL PLANT WATER REQUIREMENTS.
- PROVIDE A DETAIL AND OR NOTES THAT DEFINE PIPE DEPTHS, MAINLINE, LATERALS AND SLEEVES AND PIPE LOCATION RELATIVE TO CURBS AND HARDSCAPES.
- NO IRRIGATION HEADS, VALVES OR LINES TO BE WITHIN 36 INCHES FROM BACK OF CURB TO PROTECT SYSTEM FROM VEHICULAR DAMAGE. PUT THE IRRIGATION HEADS, VALVES OR LINES AT THE BACK OF NARROW LANDSCAPED AREAS. CONTRACTOR TO ADJUST SPRINKLER HEADS TO ACCOMMODATE 36 INCH (MIN.) STRIP OF GRASS BEHIND THE CURB. INSTALL IRRIGATION LINES WITH 12" MIN. COVER.
- INSTALL A 3 INCH PVC PIPE WITH 18" MIN. COVER UNDER APPROACHES/PAVEMENT AND CAPPED ENDS AT 3' BEYOND BACK OF CURB. PIPE WILL BE UTILIZED FOR IRRIGATION LINES GOING UNDER PAVEMENT BETWEEN PLANTING BEDS.
- PREVENT EXCESSIVE WATER SPRAY OVER SIDEWALKS OR DRIVES.

CONTRACTOR SHALL REVIEW THE COMPLETE DRAWING SET AND NOTIFY THE DESIGN PROFESSIONAL IN WRITING PRIOR TO CONSTRUCTION, IF ANY DISCREPANCIES ARE FOUND WITHIN THE DRAWINGS OR WITH ACTUAL FIELD CONDITIONS.

LEGEND

- MULCHED AREA
- SODDED AREA
- SPADE EDGE

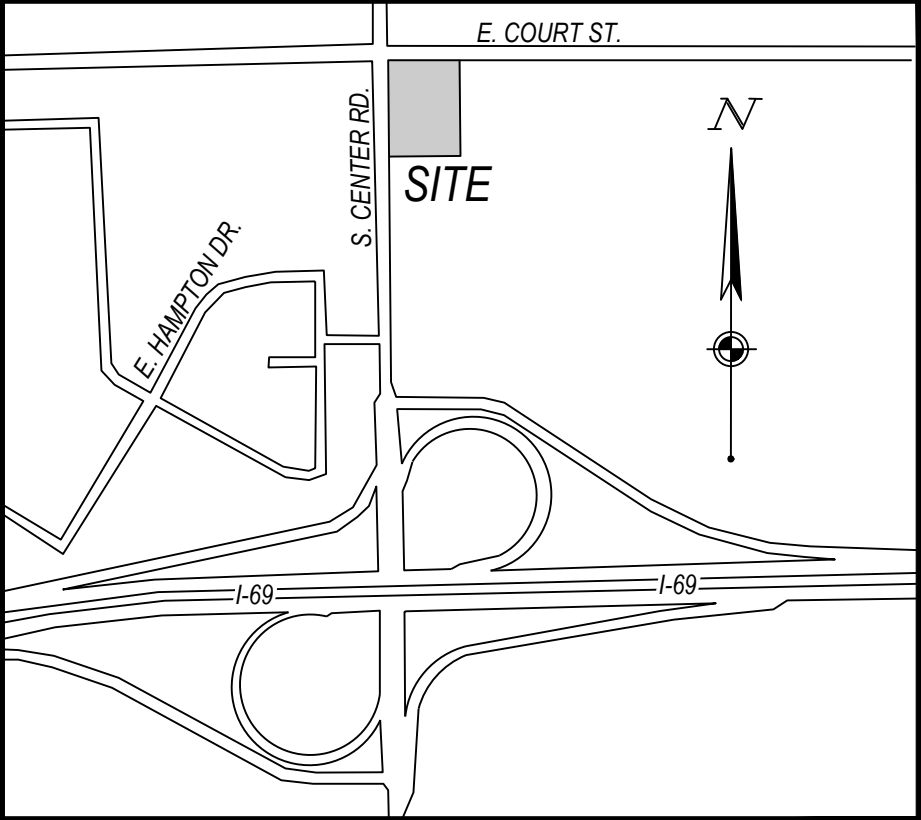


1 SPADE EDGE
NO SCALE

NOTE: ALIGN SPADE EDGE SO AS TO MINIMIZE LARGE OPEN AREAS WITHOUT PLANT MATERIAL.

NOTE: AS AN AID TO THE CONTRACTOR VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLANS AND PROFILES IS TAKEN FROM FIELD TOPO AND/OR AVAILABLE RECORDS, BUT THE OWNER AND ENGINEER DOES NOT GUARANTEE THEIR LOCATION/ELEVATION, OR THAT ADDITIONAL UNDERGROUND STRUCTURES OR UTILITIES MAY NOT BE ENCOUNTERED. IF THE CONTRACTOR DOES ENCOUNTER A PREVIOUSLY UNIDENTIFIED UTILITY AND/OR STRUCTURE, OR DETERMINES THAT ONE OF THE UTILITIES/STRUCTURES SHOWN ON THESE PLANS IS INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. NOTIFY "MISS DIG" AT 1-800-482-7171, 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.





VICINITY MAP:
NOT TO SCALE

SITE LOCATION
LAT -43°01'06" N
LON -83°38'04" W

ALTA/NSPS LAND TITLE SURVEY

1001 SOUTH CENTER ROAD
SECTION 15, TOWNSHIP 7 NORTH, RANGE 7 EAST
CITY OF BURTON, GENESEE COUNTY, MICHIGAN

COMMITMENT NUMBER: 01-17091868-01T

SCHEDULE B-II:

THIS ALTA/NSPS SURVEY IS EXECUTED HERON PER TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FOR THE PROPOSED INSURED SPEEDWAY LLC.
COMMITMENT NUMBER: 01-17091868-01T
DATED: 12-01-2017

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

SURVEY RELATED EXCEPTIONS:

- ITEM 9. RIGHT OF WAY IN FAVOR OF CONSUMERS POWER COMPANY, RECORDED 03/11/1937 IN BOOK 674, PAGE 296 OF GENESEE COUNTY RECORDS. (SUBJECT TO AS SHOWN HEREON)
- ITEM 10. EASEMENT FOR HIGHWAY PURPOSES IN FAVOR OF COUNTY OF GENESEE, RECORDED 12/16/1954 IN BOOK 1223, PAGE 30 OF GENESEE COUNTY RECORDS. (SUBJECT TO AS SHOWN HEREON)
- ITEM 11. GRANT OF RIGHT-OF-WAY AND MODIFICATION OF AGREEMENT FOR RIGHT-OF-WAY, RECORDED 12/01/1966 IN BOOK 1623, PAGE 744 OF GENESEE COUNTY RECORDS. (NOT SUBJECT TO THE PROPOSED SPEEDWAY PARCEL)
NOTE: AFFIDAVIT AND NOTICE OF LOCATION, RECORDED 08/14/1992, IN BOOK 2470, PAGE 104 OF THE GENESEE COUNTY RECORDS.
- ITEM 12. RIGHT OF WAY IN FAVOR OF CONSUMERS POWER COMPANY, RECORDED 01/22/1967 IN BOOK 1642, PAGE 446 OF GENESEE COUNTY RECORDS. (NOT SUBJECT TO AS SHOWN HEREON)
- ITEM 13. EASEMENT FOR HIGHWAY PURPOSES, RECORDED 03/07/1967, IN BOOK 1631, PAGE 716 OF THE GENESEE COUNTY RECORDS. (SUBJECT TO AS SHOWN HEREON)
- ITEM 14. EASEMENT AND COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN THE LEASE BY AND BETWEEN CONSUMERS POWER COMPANY, LESSOR(S) AND JACK SHIFRIN AND PAUL LIPMAN, TRUSTEES UNDER A TRUST AGREEMENT DATED JUNE 1, 1965, LESSEE(S), RECORDED 10/12/1967 AS BOOK 1654, PAGE 281 OF THE GENESEE COUNTY RECORDS. (NOT SUBJECT TO THE PROPOSED SPEEDWAY PARCEL)
NOTE: AFFIDAVIT AND NOTICE OF LOCATION, RECORDED 08/14/1992, IN BOOK 2470, PAGE 104 OF THE GENESEE COUNTY RECORDS.
- ITEM 15. RIGHT OF WAY IN FAVOR OF CONSUMERS POWER COMPANY, RECORDED 10/25/1967 IN BOOK 1655, PAGE 530 OF GENESEE COUNTY RECORDS. (SUBJECT TO EASEMENT APPEARS TO BE BLANKET IN NATURE)
- ITEM 16. RIGHT OF WAY IN FAVOR OF CONSUMERS POWER COMPANY, RECORDED 10/25/1967 IN BOOK 1655, PAGE 546 OF GENESEE COUNTY RECORDS. (SUBJECT TO EASEMENT APPEARS TO BE BLANKET IN NATURE)
- ITEM 17. DRAINAGE EASEMENT AND RIGHT OF WAY GRANTED TO THE COUNTY OF GENESEE, RECORDED 05/16/1968, IN BOOK 1677, PAGE 555 OF THE GENESEE COUNTY RECORDS. (NOT SUBJECT TO THE PROPOSED SPEEDWAY PARCEL)
NOTE: CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE AFFIDAVIT AS TO REAL PROPERTY, RECORDED 07/25/1979, IN BOOK 2052, PAGE 578 OF THE GENESEE COUNTY RECORDS.
- ITEM 18. SEWER EASEMENT IN FAVOR OF MARATHON OIL COMPANY, RECORDED 09/10/1968, AS BOOK 1690, PAGE 575 OF THE GENESEE COUNTY RECORDS. (SUBJECT TO AS SHOWN HEREON)
- ITEM 21. EASEMENT FOR HIGHWAY PURPOSES IN FAVOR OF CITY OF BURTON, RECORDED 10/17/1983 IN BOOK 2175, PAGE 147 OF GENESEE COUNTY RECORDS. (NOT SUBJECT TO THE PROPOSED SPEEDWAY PARCEL)
- ITEM 22. GENERAL EASEMENT AND RIGHT OF WAY GRANT FOR MUNICIPAL PUBLIC UTILITES, CONSTRUCTION AND MAINTENANCE IN FAVOR OF THE CITY OF BURTON, RECORDED 10/17/1983, IN BOOK 2175, PAGE 148 OF THE GENESEE COUNTY RECORDS. (CANNOT PLOT BECAUSE THE DEED IS MISSING PAGES)
- ITEM 23. GENERAL EASEMENT AND RIGHT OF WAY GRANT FOR MUNICIPAL PUBLIC UTILITES, CONSTRUCTION AND MAINTENANCE IN FAVOR OF THE CITY OF BURTON, RECORDED 10/17/1983, IN BOOK 2175, PAGE 154 OF THE GENESEE COUNTY RECORDS. (NOT SUBJECT TO THE PROPOSED SPEEDWAY PARCEL)
- ITEM 24. GENERAL EASEMENT AND RIGHT OF WAY GRANT FOR MUNICIPAL PUBLIC UTILITES, CONSTRUCTION OR MAINTENANCE IN FAVOR OF THE CITY OF BURTON, RECORDED 10/17/1983, IN BOOK 2175, PAGE 157 OF THE GENESEE COUNTY RECORDS. (CANNOT PLOT BECAUSE THE DEED IS MISSING PAGES)
- ITEM 25. EASEMENT FOR GAS PIPELINE IN FAVOR OF CONSUMERS POWER COMPANY, RECORDED 12/06/1989, AS BOOK 2377, PAGE 477 OF THE GENESEE COUNTY RECORDS. (NOT SUBJECT TO THE PROPOSED SPEEDWAY PARCEL)
- ITEM 26. EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND, RECORDED 06/11/1993, IN BOOK 2499, PAGE 467 OF THE GENESEE COUNTY RECORDS. (SUBJECT TO ALL OF PARCEL 2 AS SHOWN HEREON)
NOTE: FIRST AMENDMENT AND RESTATEMENT OF EASEMENTS WITH COVENANTS AND RESTRICTIONS, RECORDED 03/22/1999, IN BOOK 4106, PAGE 43 OF THE GENESEE COUNTY RECORDS.
- ITEM 28. CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DEED RECORDED 01/10/2001 AS DOCUMENT NO. 200101100002300 OF THE GENESEE COUNTY RECORDS. (NOT SUBJECT TO THE PROPOSED SPEEDWAY PARCEL)
- ITEM 29. AMENDED AND RESTATED EASEMENT AGREEMENT, BY AND BETWEEN CONSUMERS ENERGY COMPANY, AND MICHIGAN ELECTRIC TRANSMISSION COMPANY, RECORDED 05/03/2002, IN DOCUMENT NO. 200205030054913 OF THE GENESEE COUNTY RECORDS. (NOT SUBJECT TO THE PROPOSED SPEEDWAY PARCEL)
NOTE: SUPPLEMENT NO. 1 TO AMENDED AND RESTATED EASEMENT AGREEMENT, RECORDED 05/03/2002, IN DOCUMENT NO. 200205030054914 OF THE GENESEE COUNTY RECORDS.
- ITEM 30. CONDITIONS, RESTRICTIONS, RIGHTS AND RESERVATIONS AS SET FORTH IN THE DEED RECORDED 01/02/2003 AS DOCUMENT NO. 200301020003536 OF THE GENESEE COUNTY RECORDS. (NOT SUBJECT TO THE PROPOSED SPEEDWAY PARCEL)

COMMITMENT NUMBER: 01-18002726-01T

SCHEDULE B-II:

THIS ALTA/NSPS SURVEY IS EXECUTED HERON PER TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FOR THE PROPOSED INSURED SPEEDWAY LLC.
COMMITMENT NUMBER: 01-18002726-01T
DATED: 01-11-2018

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

SURVEY RELATED EXCEPTIONS:

- ITEM 9. SUBJECT TO DECLARATION OF RESTRICTIONS AS CONTAINED IN DEED, RECORDED 08/25/1967, IN BOOK 1649, PAGE 151 OF THE GENESEE COUNTY RECORDS. (RESTRICTIONS APPEAR TO BE EXPIRED)
- ITEM 10. GENERAL EASEMENT AND RIGHT OF WAY FOR MUNICIPAL PUBLIC UTILITIES CONSTRUCTION AND MAINTENANCE IN FAVOR OF CITY OF BURTON, RECORDED 03/03/1967, AS BOOK 2286, PAGE 714 OF THE GENESEE COUNTY RECORDS. (SUBJECT TO AS SHOWN HEREON)
- ITEM 11. DECLARATION OF RESTRICTIVE COVENANT RECORDED 09/01/2016 IN INSTRUMENT NO. 201609010062377 OF THE GENESEE COUNTY RECORDS. (SUBJECT TO THE ENTIRE SPEEDWAY PARCEL)

COMMITMENT NUMBER: 01-17091868-01T
EXHIBIT "A" LEGAL DESCRIPTION
(PARCEL 2 IS PART OF THIS)

SITUATED IN THE COUNTY OF GENESEE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:
PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 7 EAST, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE SECTION 15, THAT IS SOUTH 89 DEGREES 45 MINUTES 15 SECONDS EAST 200.00 FEET FROM THE NORTHWEST CORNER OF SECTION 15; THENCE SOUTH 01 DEGREES 06 MINUTES 54 SECONDS EAST 200.00 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 15 SECONDS WEST 150.00 FEET TO THE EAST LINE OF CENTER ROAD; THENCE SOUTH 01 DEGREES 06 MINUTES 54 SECONDS EAST 691.06 FEET TO NORTH LIMITED ACCESS RIGHT OF WAY LINE OF HIGHWAY M-78 (NOW KNOWN AS I-69 FREEWAY); THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 42 DEGREES 32 MINUTES 19 SECONDS EAST 181.60 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 48 SECONDS EAST 79.80 FEET;
THENCE SOUTH 01 DEGREES 06 MINUTES 54 SECONDS EAST 31.80 FEET; THENCE NORTH 88 DEGREES 53 MINUTES 06 SECONDS EAST 135.08 FEET AND SOUTH 56 DEGREES 14 MINUTES 58 SECONDS EAST 223.70 FEET ALONG THE NORTH LIMITED ACCESS RIGHT OF WAY LINE OF HIGHWAY M-78 (NOW KNOWN AS I-69 FREEWAY); THENCE NORTH 89 DEGREES 20 MINUTES 32 SECONDS EAST 558.96 FEET; THENCE NORTH 82 DEGREES 49 MINUTES 52 SECONDS EAST 32.27 FEET TO WEST LINE OF CONSUMERS POWER COMPANY (NOW KNOWN AS CONSUMERS ENERGY) PROPERTY; THENCE NORTH 01 DEGREES 00 MINUTES WEST 1163.58 FEET (MEASURED 1164.96) TO THE NORTH LINE OF SECTION 15; THENCE NORTH 89 DEGREES 45 MINUTES 15 SECONDS WEST 962.23 FEET ALONG NORTH LINE OF SECTION 15 TO POINT OF BEGINNING.

PART OF TAX ID: 59-15-100-027

BEING PARCEL 1 OF THE PROPERTY CONVEYED TO STOCKBRIDGE COURTLAND CENTER, LLC A MICHIGAN LIMITED LIABILITY COMPANY, GRANTEE, FROM SMA COURTLAND OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, GRANTOR, BY DEED RECORDED 09/12/2014, AS INSTRUMENT # 201410310074952 OF THE COUNTY RECORDS.

PARCEL 2 LEGAL DESCRIPTION
AS-SURVEYED

SITUATED IN SECTION 15, TOWN 7 NORTH, RANGE 7 EAST, IN THE CITY OF BURTON, GENESEE COUNTY MICHIGAN, AND BEING PART OF THE LANDS OF STOCKBRIDGE COURTLAND CENTER, LLC, AS RECORDED IN DOCUMENT #201410310074952, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MONUMENT BOX AT THE NORTHWEST CORNER OF SECTION 15, AT THE INTERSECTION OF THE CENTERLINE OF S. CENTER ROAD AND THE CENTERLINE OF E. COURT STREET, AND ON THE NORTHWEST CORNER OF THE LANDS OF EMRO MARKETING COMPANY (N.K.A. SPEEDWAY LLC), AS RECORDED IN LIBER 2345, PAGE 322;

THENCE ALONG THE WEST LINE OF SAID SECTION 15, AND THE CENTERLINE OF S. CENTER ROAD, AND THE WEST LINE OF SAID EMRO MARKETING COMPANY, SOUTH 01°35'18" EAST, A DISTANCE OF 200.00 FEET TO A SET **MAG SPIKE** ON THE SOUTHWEST CORNER OF SAID EMRO MARKETING COMPANY;

THENCE ALONG THE SOUTH LINE OF SAID EMRO MARKETING COMPANY, NORTH 89°46'21" EAST, A DISTANCE OF 50.01 FEET TO A POINT (REFERENCED BY A FOUND 5/8" IRON PIN WITH NO CAP AT N02°13'00"E, 0.50 FEET) ON THE EASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED S. CENTER ROAD AND BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID EMRO MARKETING COMPANY AND IN PART ALONG A LINE THROUGH THE AFOREMENTIONED LANDS OF STOCKBRIDGE COURTLAND CENTER, LLC, **NORTH 89°46'21" EAST, A DISTANCE OF 181.00 FEET TO A SET MAG SPIKE** (PASSING THE SOUTHEAST CORNER OF SAID EMRO MARKETING COMPANY AT 149.99 FEET, REFERENCED BY A SET 5/8" IRON PIN WITH A CESO INC. CAP);

THENCE CONTINUING ALONG A LINE THROUGH SAID STOCKBRIDGE COURTLAND CENTER, LLC, THE FOLLOWING TWO (2) COURSES:

- 1. **SOUTH 01°35'18" EAST, A DISTANCE OF 150.00 FEET TO A SET MAG SPIKE;**
- 2. **SOUTH 89°46'21" WEST, A DISTANCE OF 181.00 FEET TO A SET 5/8" IRON PIN WITH A CESO INC. CAP ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF S. CENTER ROAD;**

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF S. CENTER ROAD, **NORTH 01°35'18" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.**

CONTAINING 0.623 TOTAL ACRES.

BEING PART OF THE SAME LANDS AS DESCRIBED IN TITLE COMMITMENT NO. 01-17091868-01T

PROPOSED CONSOLIDATED
LEGAL DESCRIPTION AS SURVEYED

SITUATED IN SECTION 15, TOWN 7 NORTH, RANGE 7 EAST, IN THE CITY OF BURTON, GENESEE COUNTY MICHIGAN, AND BEING PART OF THE LANDS OF STOCKBRIDGE COURTLAND CENTER, LLC, AS RECORDED IN DOCUMENT #201410310074952, AND ALL OF THE LANDS OF EMRO MARKETING COMPANY (N.K.A. SPEEDWAY LLC), AS RECORDED IN LIBER 2345, PAGE 322, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND MONUMENT BOX AT THE NORTHWEST CORNER OF SECTION 15, AT THE INTERSECTION OF THE CENTERLINE OF S. CENTER ROAD AND THE CENTERLINE OF E. COURT STREET;

THENCE ALONG THE NORTH LINE OF SAID SECTION 15, AND THE CENTERLINE OF E. COURT STREET, **NORTH 89°46'21" EAST, A DISTANCE OF 200.00 FEET TO A SET MAG SPIKE** ON THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED LANDS OF STOCKBRIDGE COURTLAND CENTER, LLC;

THENCE CONTINUING ALONG THE LINE OF SAID STOCKBRIDGE COURTLAND CENTER, LLC, **SOUTH 01°35'18" EAST, A DISTANCE OF 200.00 FEET TO A SET 5/8" IRON PIN WITH A CESO INC. CAP** (PASSING THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED E. COURT STREET AT 50.01 FEET, REFERENCED BY A SET 5/8" IRON PIN WITH A CESO INC. CAP);

THENCE CONTINUING ALONG A LINE THROUGH SAID STOCKBRIDGE COURTLAND CENTER, LLC, THE FOLLOWING THREE (3) COURSES;

- 1. **NORTH 89°46'21" EAST, A DISTANCE OF 31.01 FEET TO A SET MAG SPIKE;**
- 2. **SOUTH 01°35'18" EAST, A DISTANCE OF 150.00 FEET TO A SET MAG SPIKE;**
- 3. **SOUTH 89°46'21" WEST, A DISTANCE OF 181.00 FEET TO A SET 5/8" IRON PIN WITH A CESO INC. CAP ON THE EASTERLY RIGHT-OF-WAY LINE OF S. CENTER ROAD;**

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF S. CENTER ROAD, **NORTH 01°35'18" WEST, A DISTANCE OF 150.00 FEET TO A SET 5/8" IRON PIN WITH A CESO INC. CAP ON THE SOUTHERLY LINE OF THE AFOREMENTIONED LANDS OF EMRO MARKETING COMPANY (N.K.A. SPEEDWAY LLC)**

THENCE ALONG SAID SOUTHERLY LINER OF EMRO MARKETING COMPANY (N.K.A. SPEEDWAY LLC), **SOUTH 89°46'21" WEST, A DISTANCE OF 50.01 FEET TO A SET MAG SPIKE** ON THE WEST LINE OF SECTION 15 AND ON THE CENTERLINE OF THE AFOREMENTIONED S. CENTER ROAD;

THENCE ALONG SAID WEST LINE OF SECTION 15 AND THE CENTERLINE OF S. CENTER ROAD, **NORTH 01°35'18" WEST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.**

CONTAINING 1.541 TOTAL ACRES (INCLUDING 0.402 ACRES WITHIN THE RIGHT-OF-WAY FOR A NET ACREAGE OF 1.139)

BEING PART OF THE SAME LANDS AS DESCRIBED IN TITLE COMMITMENT NO. 01-17091868-01T AND ALL OF THE LANDS AS DESCRIBED IN TITLE COMMITMENT NO. 01-18002726-01T.

GOVERNING AGENCIES & UTILITY COMPANIES

ZONING CITY OF BURTON ZONING DIVISION CITY HALL 4303 SOUTH CENTER RD. BURTON, MI 48529	STREETS CITY OF BURTON ROAD DIVISION CITY HALL 4303 SOUTH CENTER RD. BURTON, MI 48529	SANITARY & WATER CITY OF BURTON UTILITIES DIVISION CITY HALL 4303 SOUTH CENTER RD. BURTON, MI 48529
STORM SEWER CITY OF BURTON CITY HALL 4303 SOUTH CENTER RD. BURTON, MI 48529	GAS & ELECTRIC CONSUMER ENERGY FLINT CUSTOMER SERVICE CENTER 3201 E. COURT ST. FLINT, MI 48906 800-477-5050	TELEPHONE AT&T



DEVELOPER:

SPEEDWAY LLC
500 SPEEDWAY DR.
EVON, OHIO 45323
1-800-643-1948

SURVEYOR:

CESO INC.
8534 YANKEE STREET
DAYTON, OHIO 45440
937-435-8084

SURVEYOR'S CERTIFICATION:

TO SPEEDWAY LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
IT'S SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTEREST MAY APPEAR.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6a, 7a, 7b, 8-11, 13-14, 16-19 and 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DECEMBER 2017.

DATE OF PLAT OR MAP: FEBRUARY 6, 2018

SIGNED
ROBERT E. MATKO, P.E., P.S.
MICHIGAN PROFESSIONAL SURVEYOR NO. 4001054055
matko@cesoinc.com

DATE

ALTA / NSPS LAND TITLE SURVEY

SPEEDWAY LLC
STORE # 2222

1001 S. CENTER ROAD
CITY OF BURTON
GENESEE COUNTY, MICHIGAN

SCALE: N/A
DATE: 2-6-2018

DESIGN: N/A	JOB NO.: 754873
DRAWN: JKH	SHEET NO.: 1 OF 2
CHECKED: STB	





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: 4-19-18
FEE: 400.00
RECEIPT NO: _____
CHECK NO: 1004

SPR #: 18-26

PLEASE PRINT

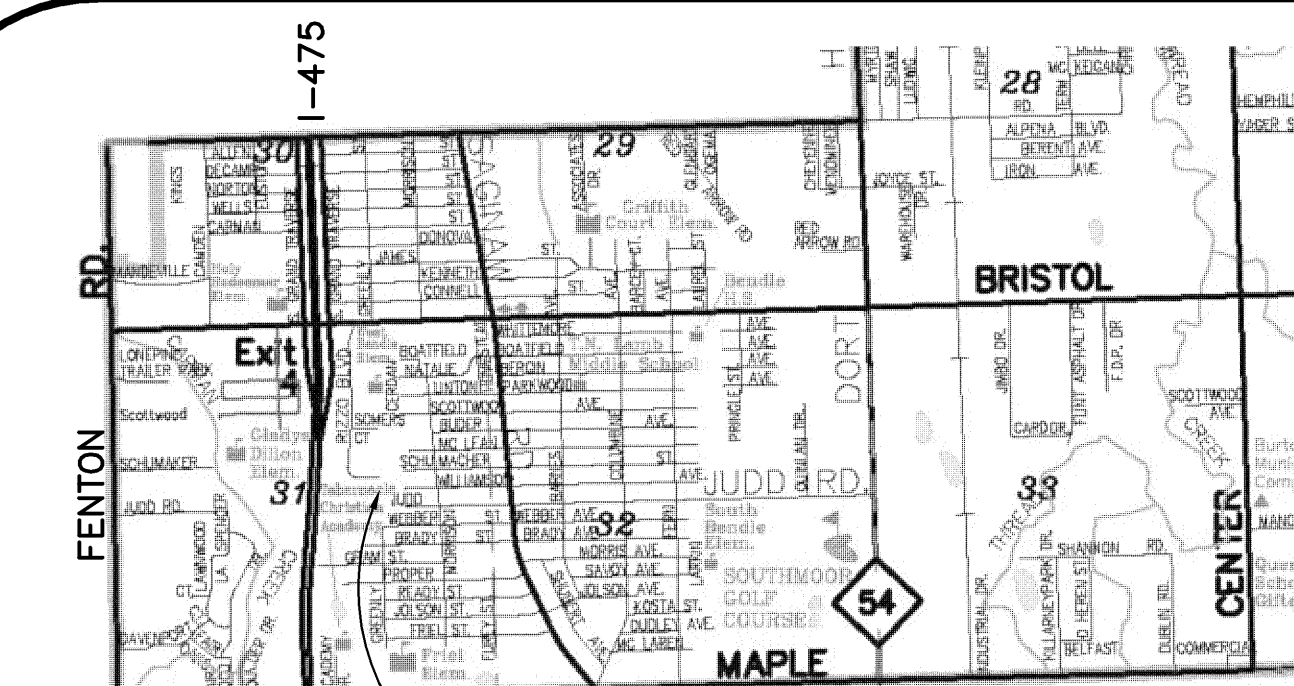
DATE OF PLANNING COMMISSION MEETING: MAY 8, 2018 @ 5:00pm
APPLICANTS NAME: WM PROPERTY MANAGEMENT, LLC
APPLICANTS ADDRESS: PO BOX 76, FLINT, MI, 48501
APPLICANTS PHONE NO: 810-238-0729
PROPOSED NAME OF BUSINESS: _____
SITE ADDRESS: TBD SOMERS DRIVE 1396 Rizzo Ct.
SUBDIVISION & LOT # OR PARCEL NUMBER: LOT 9 RIZZO INDUSTRIAL COMPLEX
59-31-529-009
RE: WAREHOUSE / STORAGE / OFFICE SITE

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: W. L. R. [Signature]

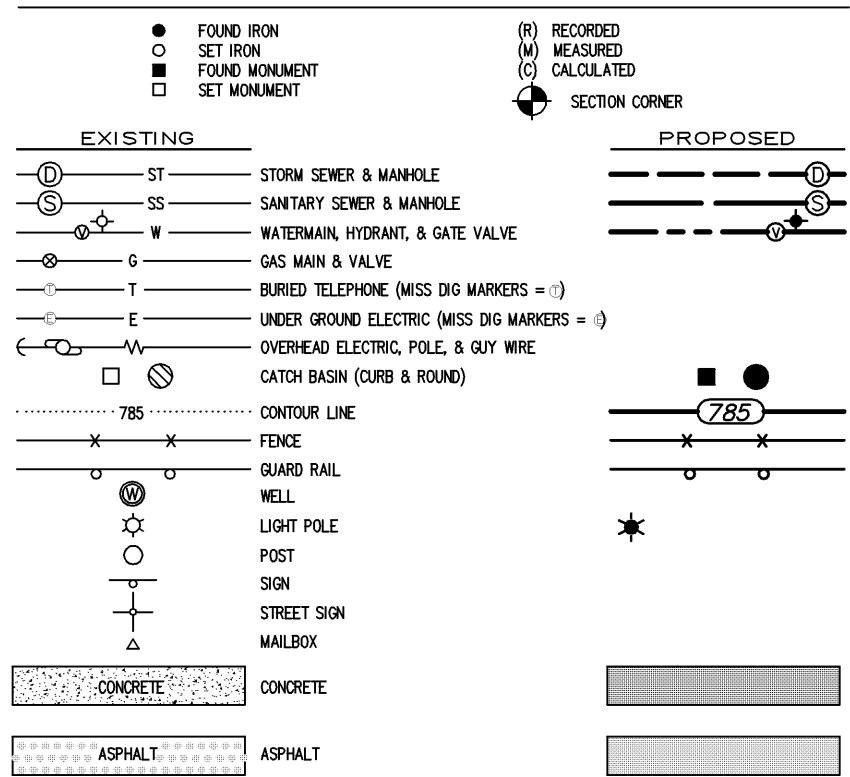
NOTE: All site plans must be filed at least two (2) weeks prior to the Planning Commission hearing and **MUST** comply with the procedures set forth in Section 157.092 of Codified Ordinance as attached. Must include **twelve (12) sets** of prints in order to process the application.

Attachment: Back up 18-26 (3722 : SPR #18-26)



LOCATION MAP
NO SCALE

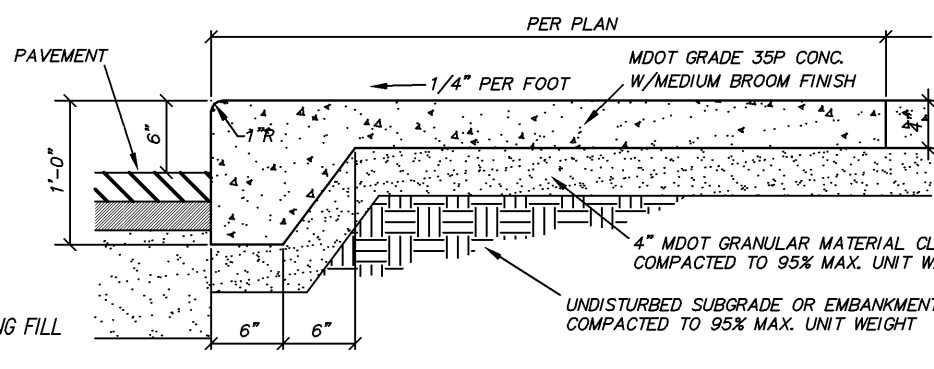
LEGEND



PROJECT INFORMATION

ITEM	REQUIRED	PROVIDED
ZONING	M-1	M-1
FRONT BLDG SETBACK	35' (FROM ROW)	100.7' & 133.3' (TO SETBACK)
SIDE BLDG SETBACK	20' EACH	43.7' & 69.5'
REAR BLDG SETBACK	35' (OR 50' TO R-1C)	169.8' & 77.0'
BUILDING COVERAGE	50% MAX	10.5% (15322 SF OR 0.3% AC/3.33 AC)
PARKING SPACES*	25	25

*PARKING CALCULATION FOR INDUSTRIAL (WHOLESALE ESTABLISHMENT)
GREATER OF
5 PLUS 1 FOR EVERY EMPLOYEE IN LARGEST SHIFT = 5 + 20 = 25
OR 1 SPACE PER 2000 GROSS SF GFA = 15322/2000 = 7.6 = 8
SO 25 SPACES REQUIRED WITH 25 PROVIDED (1 HCAP REQ'D UP TO 25).

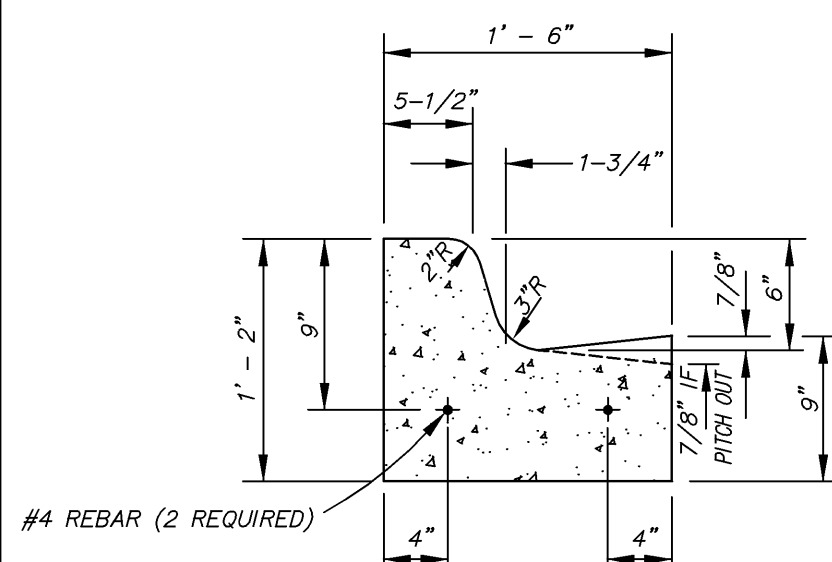


SIDEWALK DETAIL

NO SCALE
SEE CURRENT M.D.O.T. DETAIL FOR ADA CURB DROPS & DETECTABLE WARNINGS AS REQUIRED

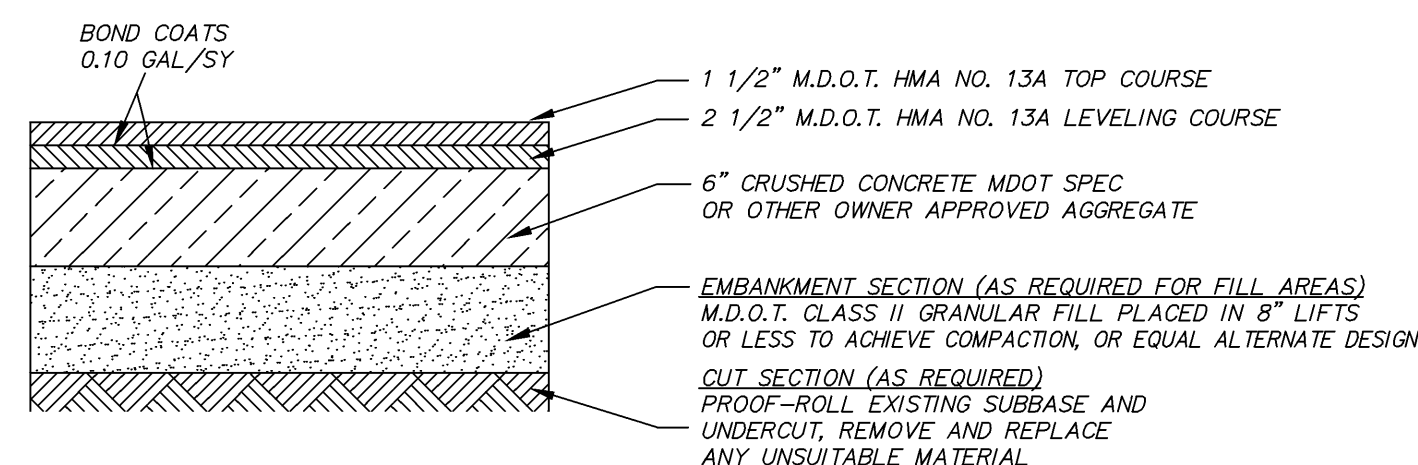
INTEGRAL WALK & CURB DETAIL

NO SCALE



MDOT F-2 CURB DETAIL

ON-SITE CURBED AREAS
NO SCALE (PITCH OUT AS REQUIRED)



PAVEMENT DETAIL

NO SCALE - VERIFY WITH LOCAL REQUIREMENTS

CONTRACTOR ALERT STATEMENT

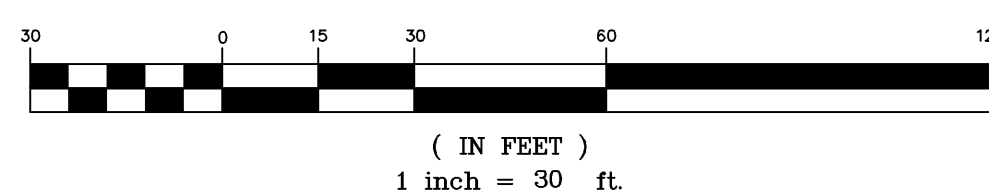
THIS PROJECT HAS BEEN DESIGNED IMPLEMENTING THE LATEST CITY AND/OR GDCD-WWS DESIGN SPECIFICATIONS. CAREFULLY REVIEW THE NOTES, DETAILS, AND DESIGN PRIOR TO SUBMITTING A BID. FULL COMPLIANCE WITH THE NEW STANDARDS WILL BE REQUIRED.

PLAN DISTRIBUTION

CONTACTING AGENCY	CONTACT PERSON	DATE SUBMITTED	DATE APPROVED
GENESEE COUNTY BOARD OF COMMISSIONERS	WHS - LYNNETTE MEYER	4-19-18	
DIVISION OF WATER & WASTE SERVICES	IPP - LISA MILTON	4-19-18	
STORM WATER MANAGEMENT DIVISION	SWM - TOM JONES	4-19-18	
GENESEE COUNTY ROAD COMMISSION	N/A		
CITY OF BURTON	AMBER ABBEY	4-19-18	
SOIL EROSION CITY OF BURTON	SESC DEPARTMENT	4-19-18	
GAS & ELECTRIC COMPANY (CONSUMERS ENERGY)	TBD		
TELEPHONE COMPANY	TBD		
CABLE COMPANY	TBD		
WREX - GEOLOGICAL & LAND MANAGEMENT DIVISION (METLANDS & FLOODPLAIN)	N/A		
MDOT	N/A		
RAILROAD OR PIPELINES	N/A		

LEGAL DESCRIPTION

Lot 9 of RIZZO INDUSTRIAL COMPLEX, according to the recorded Plat thereof as recorded in Liber 78 of Plats on Pages 16-18, Genesee County, Michigan Records. All being part of Section 31, T7N-R7E, City of Burton, Genesee County, Michigan.



SHEET INDEX

- C1. OVERALL SITE PLAN W/DETAILS
- C2. EXISTING SURVEY AND DEMOLITION PLAN
- C3. PROPOSED UTILITY, GRADING & SOIL EROSION PLAN
- D1. SOIL EROSION DETAILS
- D2. GENESEE CO. STANDARD CONST. NOTES
- D3. GENESEE CO. STANDARD SANITARY SEWER DETAILS
- D4. GENESEE CO. STANDARD PRESSURE PIPE DETAILS
- A1.0 FLOOR PLAN (BY OTHERS)
- A2.0 BUILDING ELEVATIONS (BY OTHERS)
- L1.0 LANDSCAPE PLAN (BY OTHERS)
- P1. LIGHTING PHOTOMETRIC PLAN (BY OTHERS)

DAVISON
DAVISON LAND SURVEYING, INC.

1063 South State Street, Suite 9
Davison, MI 48423
Office (810) 653-5969 Fax (810) 658-9388



REVISIONS

No.	Description	Date	By
1	REVISION	4/19/18	

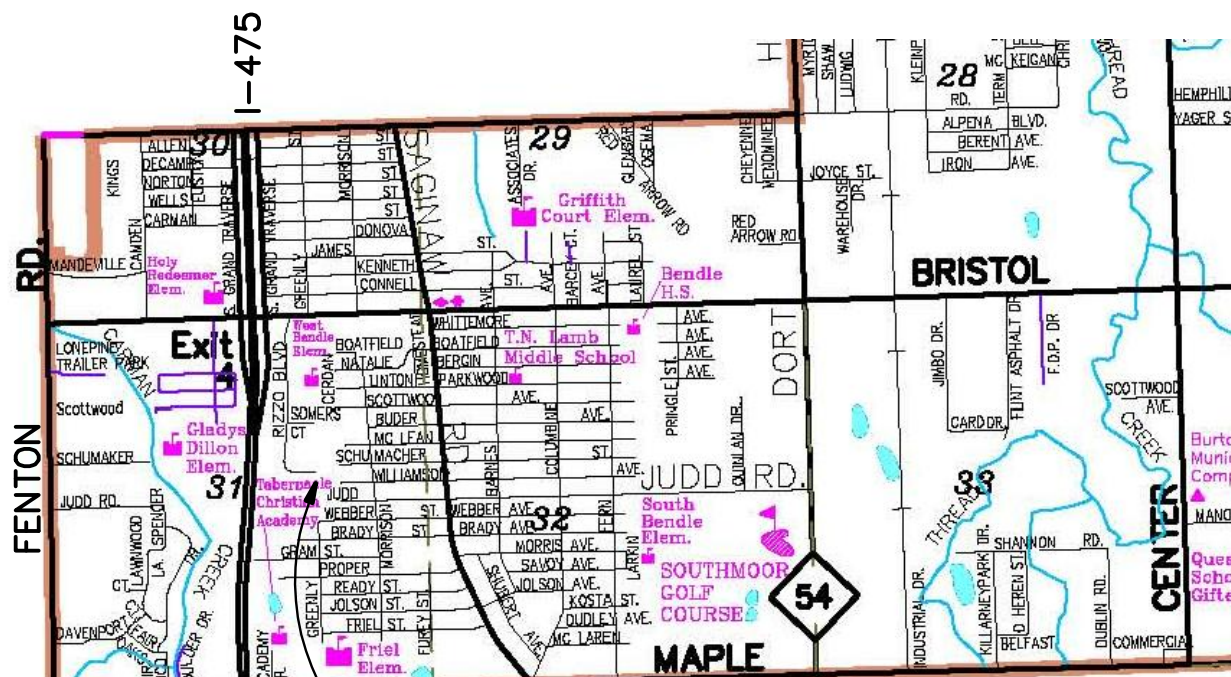
SURVEYOR:

Drawn by: R.A.V. Field: C.L., R.V.
Designed by: R.A.V. Checked by: W.P.M., R.J.V.
Date: 04/16/18 Date Revised:

OVERALL SITE PLAN W/DETAILS
BENNING'S PAINTING
SOMERS DRIVE - LOT 9, RIZZO INDUSTRIAL COMPLEX
WM PROPERTY MGMT., LLC - TAX ID 59-31-529-009
PART OF NE 1/4 OF SECTION 31, T7N-R7E
CITY OF BURTON, GENESEE COUNTY, MI

18-024A
SHEET NO.
C1 3

18-024A
SHEET NO.
C1 3



LOCATION MAP
NO SCALE

LEGEND	
● FOUND IRON	(R) RECORDED
○ SET IRON	(M) MEASURED
□ FOUND MONUMENT	(C) CALCULATED
□ SET MONUMENT	⊕ SECTION CORNER
EXISTING	
ST STORM SEWER & MANHOLE	
SS SANITARY SEWER & MANHOLE	
W WATERMAIN, HYDRANT, & GATE VALVE	
G GAS MAIN & VALVE	
T BURIED TELEPHONE (MISS DIG MARKERS = (C))	
E UNDER GROUND ELECTRIC (MISS DIG MARKERS = (C))	
W OVERHEAD ELECTRIC, POLE, & GUY WIRE	
CATCH BASIN (CURB & ROUND)	
CONTOUR LINE	
FENCE	
WELL	
POST	
SIGN	
STREET SIGN	
MAILBOX	
CONCRETE	
ASPHALT	
TREES	

UTILITY WARNING

UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLANS WERE OBTAINED FROM UTILITY OWNERS, AND WERE NOT FIELD LOCATED. A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY "MISS DIG" (1-800-482-7171) AND HAVE ALL UNDERGROUND UTILITIES STAKED BEFORE ANY WORK MAY BEGIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION. THREE (3) WORKING DAYS BEFORE YOU DIG - CALL MISS DIG (1-800-482-7171).

UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF FACILITIES ONLY, AS DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANY'S RECORDS. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

PRIOR TO CONSTRUCTION, ALL LOCATION AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN FIELD. DURING CONSTRUCTION, CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR OVERHEAD AND/OR BURIED UTILITIES.



GIS AERIAL IMAGE FOR REFERENCE ONLY
NO SCALE

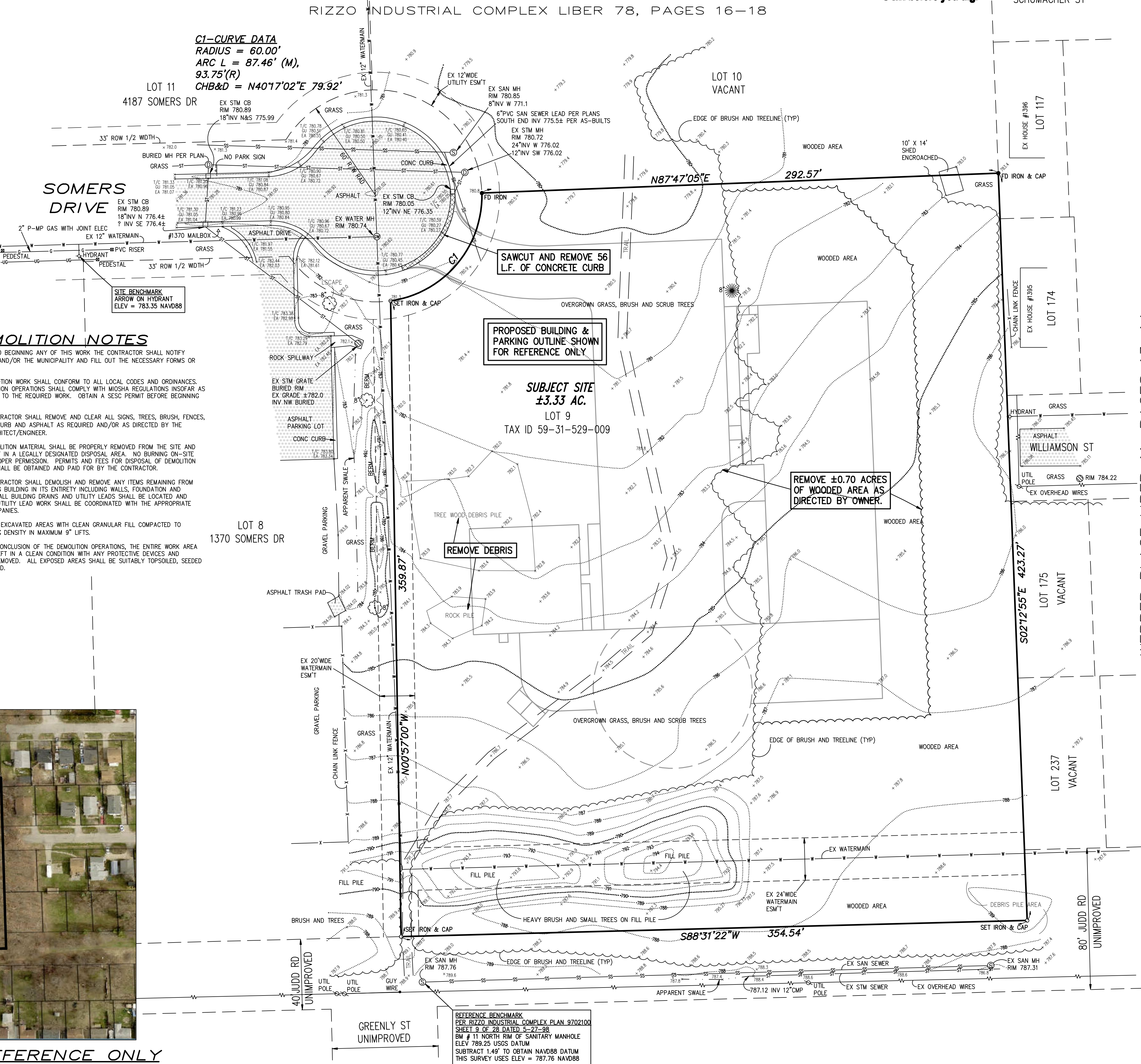
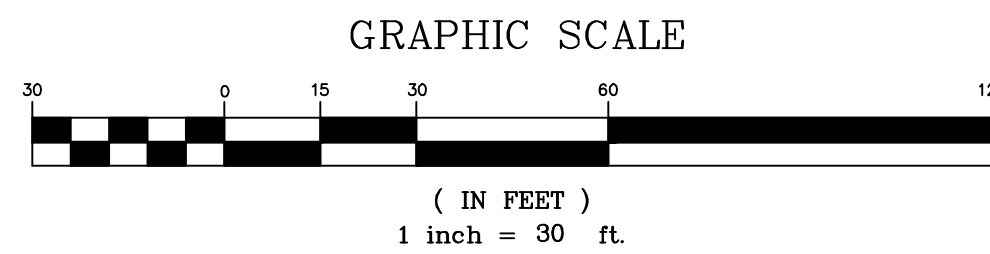
LEGAL DESCRIPTION

Lot 9 of RIZZO INDUSTRIAL COMPLEX, according to the recorded Plat thereof as recorded in Liber 78 of Plats on Pages 16-18, Genesee County, Michigan Records. All being part of Section 31, T7N-R7E, City of Burton, Genesee County, Michigan.

C1-CURVE DATA
RADIUS = 60.00'
ARC L = 87.46' (M),
93.75'(R)
CHB&D = N40°17'02"E 79.92'

DEMOLITION NOTES

1. PRIOR TO BEGINNING ANY OF THIS WORK THE CONTRACTOR SHALL NOTIFY GDC-WMS AND/OR THE MUNICIPALITY AND FILL OUT THE NECESSARY FORMS OR PERMITS.
2. ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES. ALL DEMOLITION OPERATIONS SHALL COMPLY WITH MIOSHA REGULATIONS INSOFAR AS THEY APPLY TO THE REQUIRED WORK. OBTAIN A SESC PERMIT BEFORE BEGINNING WORK.
3. THE CONTRACTOR SHALL REMOVE AND CLEAR ALL SIGNS, TREES, BRUSH, FENCES, BUILDINGS, CURB AND ASPHALT AS REQUIRED AND/OR AS DIRECTED BY THE OWNER/ARCHITECT/ENGINEER.
4. ALL DEMOLITION MATERIAL SHALL BE PROPERLY REMOVED FROM THE SITE AND DISPOSED OF IN A LEGALLY DESIGNATED DISPOSAL AREA. NO BURNING ON-SITE WITHOUT PROPER PERMISSION. PERMITS AND FEES FOR DISPOSAL OF DEMOLITION MATERIAL SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
5. THE CONTRACTOR SHALL DEMOLISH AND REMOVE ANY ITEMS REMAINING FROM THE EXISTING BUILDING IN ITS ENTIRETY INCLUDING WALLS, FOUNDATION AND FOOTINGS. ALL BUILDING DRAINS AND UTILITY LEADS SHALL BE LOCATED AND PLUGGED. UTILITY LEAD WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES.
6. BACKFILL EXCAVATED AREAS WITH CLEAN GRANULAR FILL COMPACTED TO ACHIEVE 95% DENSITY IN MAXIMUM 9" LIFTS.
7. AT THE CONCLUSION OF THE DEMOLITION OPERATIONS, THE ENTIRE WORK AREA SHALL BE LEFT IN A CLEAN CONDITION WITH ANY PROTECTIVE DEVICES AND BARRIERS REMOVED. ALL EXPOSED AREAS SHALL BE SUITABLY TOPSOILED, SEEDED AND MULCHED.



WEBBER PLACE LIBER 11, PAGES 13-14

Davison Land Surveying, Inc.

1063 South State Street, Suite 9
Davison, MI 48423

Office (810)653-5969 Fax (810)658-9388



REVISIONS

No.	Description	Date	By

SURVEYOR:

Drawn by: R.J.V.	Field: C.L., R.V.
Designed by: R.J.V.	Checked by: W.P.M., R.J.V.
Date: 04/16/18	Date Revised:

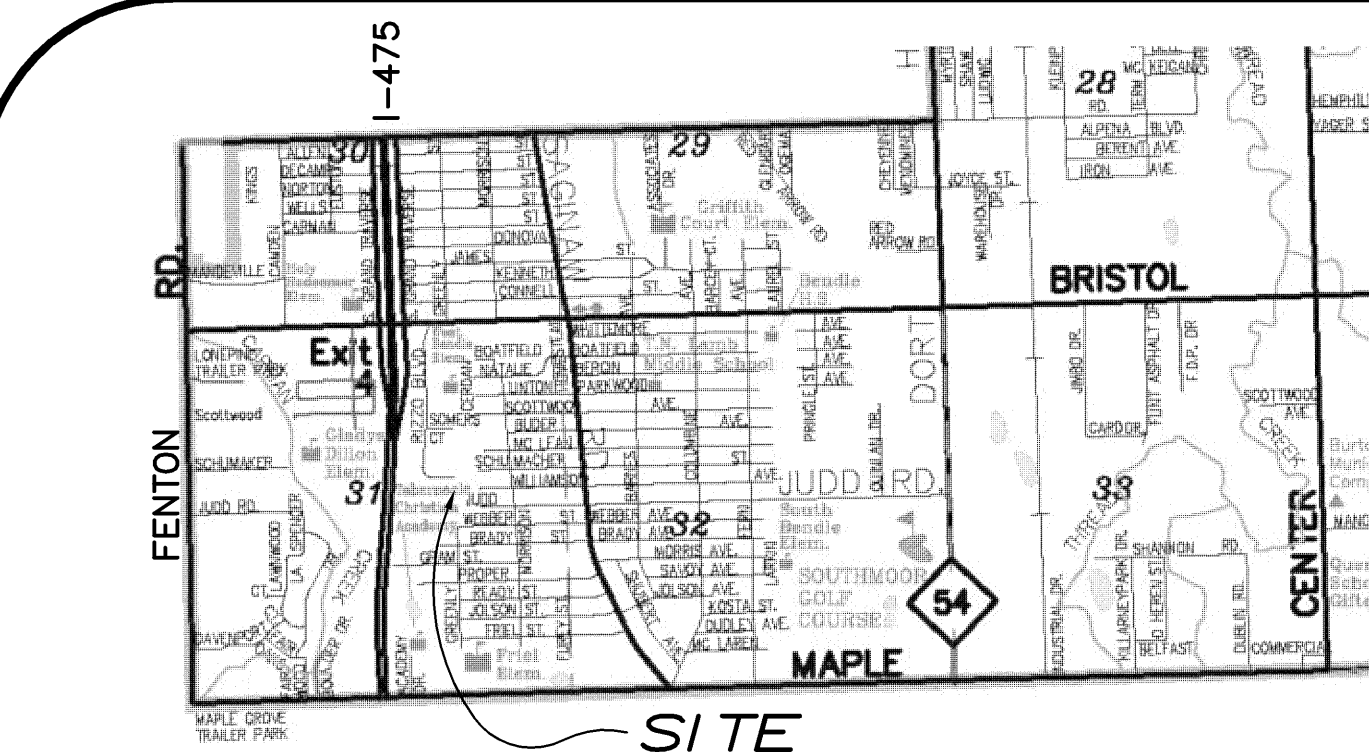
Charles T. Lillieberg P.S. No. 40162
JOB No. 18-024A

EXISTING SURVEY AND DEMOLITION PLAN

BENNINGS PAINTING
SOMERS DRIVE - LOT 9, RIZZO INDUSTRIAL COMPLEX
WM PROPERTY MGMT., LLC - TAX ID 59-31-529-009
PART OF NE 1/4 OF SECTION 31, T7N-R7E
CITY OF BURTON, GENESSEE COUNTY, MI

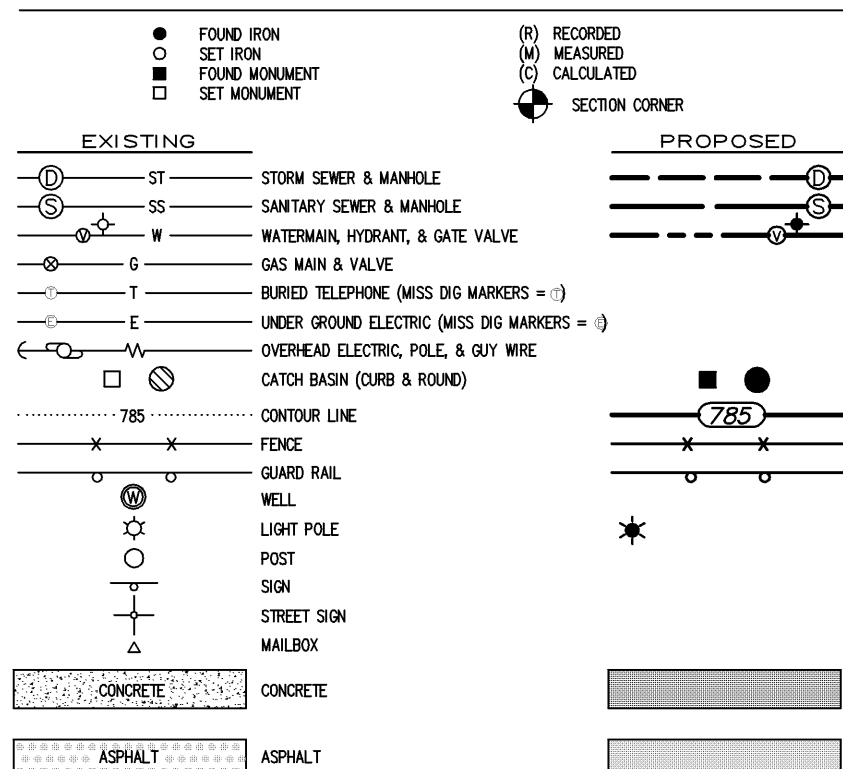
18-024A

SHEET NO.
2 OF 3



LOCATION MAP
NO SCALE

LEGEND



KEY	DETAIL
1	Shipping & Stockpiling Layout
2	Selective Grading & Shipping
4	Vegetative Stabilization
6	Seeding with Mulch and/or Netting
8	Seeding
9	Vegetative Buffer Strip
13	Riprap, Rubble, Gabions
14	Aggregate Cover
15	Paving
16	Curb & Gutter
24	Grassed Waterway
33	Subsidence Trap
35	Storm Sewer
36	Catch Basin, Drop Inlet
40	Inlet Sediment Trap
54	Off Road

SOIL EROSION & SEDIMENTATION CONTROL

- Developer/property owner shall submit a detailed erosion control plan and obtain a Soil Erosion & Sedimentation Control Permit prior to any earth changes.
- Construction operations shall be scheduled and performed so that preventative erosion control measures are in place prior to excavation and temporary stabilization measures are in place immediately following backfilling and/or grading operations.
- Borrow and fill disposal areas will be selected and approved at time of plan review.
- Special precautions will be taken in the use of construction equipment to prevent situations that promote erosion.
- Cleanup will be done in a manner to insure that erosion control measures are not disturbed.
- The project will continually be inspected for soil erosion and sediment control compliance. Deficiencies will be corrected by the developer within 24 hours.
- Temporary erosion control measures shall be completely removed by the developer upon establishment of permanent control measures.

N.P.D.E.S. STATEMENT

THERE WILL BE ± 2.5 ACRES (LESS THAN 5 ACRES) DISTURBED IN THIS PROJECT. AN NPDES PERMIT IS NOT REQUIRED.

CONSTRUCTION SEQUENCE

- Excavation and stockpiling of soil.
- Implementation of temporary erosion control measures, selective grading, diversions as required in field, protection of storm sewer facilities.
- Periodic maintenance of affected erosion control measures.
- Permanent measures, final grading, seeding and mulching.

SEE UNIFIED KEYING SYSTEM FOR EROSION CONTROL KEY NUMBERS SHEET 01

CONSTRUCTION NOTES

ALL TOPSOIL IS TO BE REMOVED FROM ALL AREAS BENEATH THE PROPOSED ROADWAY/BUILDING PRIOR TO PLACING EMBANKMENT (FILL).

EMBANKMENT (FILL) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT M.D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION. EMBANKMENT MATERIAL SHALL CONSIST OF SOUND EARTH AND STONES. NO CONCRETE, ASPHALT, OR ORGANIC MATERIAL OR STONES LARGER THAN 6" DIAMETER SHALL BE USED FOR OR INCLUDED IN THE EMBANKMENT. ALL EMBANKMENT IS TO BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM UNIT WEIGHT (MODIFIED PROCTOR).

TOPSOIL, 4" MINIMUM, SHALL BE PLACED ON ALL DITCH SLOPES AND BOTTOMS, ROADSIDE SLOPES AND SHOULDERS, AND ALL OTHER DISTURBED AREAS. ALL DITCH SLOPES AND BOTTOMS, ROADSIDE SLOPES AND SHOULDERS, SHALL BE SEEDING & MULCHED; OR IF UNABLE TO STABILIZE (AND DIRECTED BY OWNER AS ADDITIONAL PAY ITEM) FERTILIZED AND COVERED WITH A MULCH BLANKET IN ACCORDANCE WITH THE CURRENT M.D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION.

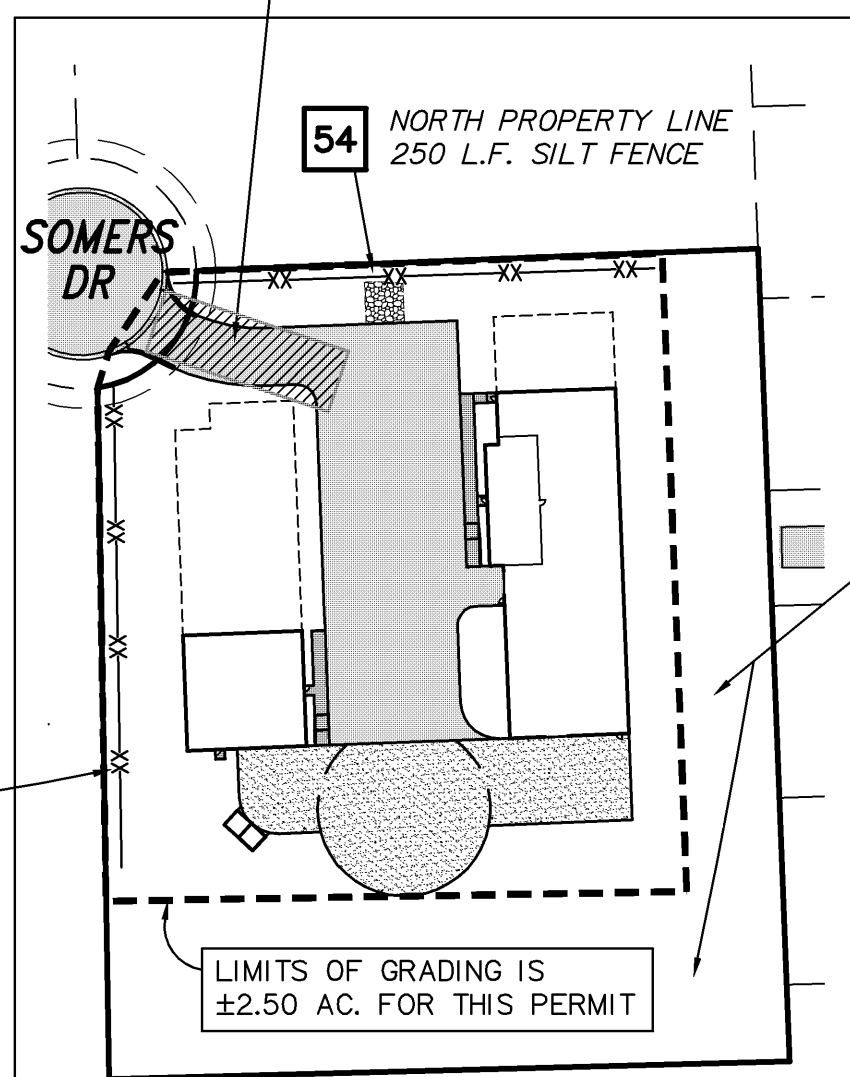
ALL WORK IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE COUNTY, STATE OR LOCAL STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE AGENCY(S) FOR PERMITS, FEES AND INSPECTION PRIOR TO STARTING CONSTRUCTION.

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO STARTING CONSTRUCTION.

TRENCH BACKFILL NOTE

TRENCH BACKFILL SHALL BE MDOT APPROVED CLASS II GRANULAR MATERIAL UNDER ALL PROPOSED AND EXISTING PAVED AREAS, ROADS, STREETS, DRIVES, PATHWAYS AND SIDEWALKS OR WITHIN THE ONE-ON-ONE (1-ON-1) INFLUENCE OF LOT 11: THE ROAD, OR AS DIRECTED BY THE ENGINEER. MATERIAL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR.

C1-CURVE DATA
RADIUS = 60.00'
ARC L = 87.46' (M), 93.75' (R)
CHB&D = N40°17'02"E 79.92'

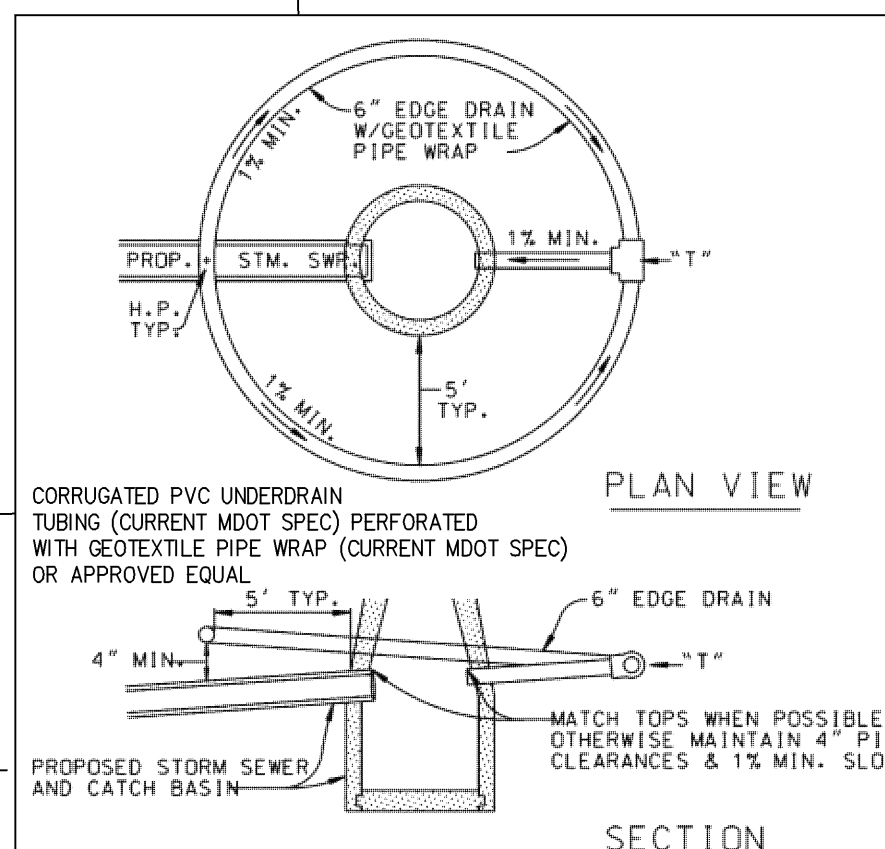


GRADING LIMITS DETAIL

SCALE 1" = 100'

NOTE
FOLLOW GEOTECHNICAL
RECOMMENDATION FOR
UNDERCUTS OF BUILDING
PAD AND PARKING LOT
IF NECESSARY

NOTE
PROPER COMPACTION
AND/OR REMOVAL OF
UN-SUITABLE SOILS SHALL
OCCUR FOR THE BUILDING
PAD AND PARKING AREAS;
CONTRACTOR SHALL
PROVIDE ALL REQUIRED
TESTS TO OWNER.



INLET UNDERDRAIN DETAIL

NO SCALE

NOTE: STORM SEWER OUTLET DRAINS TO REGIONAL DETENTION BASIN

W1
CONNECT TO EXISTING SANITARY SEWER LEAD END. CONTRACTOR TO VERIFY ELEVATION AND LOCATION. CONNECTION PER GDCG-WWS & CITY REQUIREMENTS. PLACE SERVICE BOX INSIDE ROW. PLACE 250 L.F. 1" K COPPER SERVICE LEAD TO BUILDING LINE (5' DEPTH MIN) WITH REQUIRED METERS, CHECK VALVES, ETC. AS DETERMINED BY THE CITY. VERIFY METER LOCATION WITH MECHANICAL AND PLUMBING PLAN.

W2
CONNECT TO EXISTING WATERMAIN PER PRESSURE PIPE SD-15. CONTRACTOR TO VERIFY ELEVATION AND LOCATION. CONNECTION PER GDCG-WWS & CITY REQUIREMENTS. PLACE SERVICE BOX INSIDE EXISTING EASEMENT. PLACE 46 L.F. 1" K COPPER SERVICE LEAD TO BUILDING LINE (5' DEPTH MIN) WITH REQUIRED METERS, CHECK VALVES, ETC. AS DETERMINED BY THE CITY. VERIFY METER LOCATION WITH MECHANICAL AND PLUMBING PLAN.

1
CONSTRUCT MDOT SPEC PRECAST 4" DIA STM SEWER CB (2' SUMP) LOW HEAD (PRECAST FLAT TOP) W/MDOT COVER "E" (BEEHIVE) OR EQUAL AS OWNER APPROVED) RIM = 780.90
PROP 18" INV NW = 776.30
PROP 12" INV SW = 776.90
PLACE UNDERDRAIN PER DETAIL

2
CONSTRUCT MDOT SPEC PRECAST 4" DIA STM SEWER CB (2' SUMP) LOW HEAD (PRECAST FLAT TOP) W/MDOT COVER "E" (BEEHIVE) OR EQUAL AS OWNER APPROVED) RIM = 780.90
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PROP 12" INV SW = 776.90
PLACE UNDERDRAIN PER DETAIL

13
CONSTRUCT COBBLESTONE RIP-RAP SPILLWAY 20'x20'; SEE DETAIL.

16
CONC. CURB

36
MEET 8" DIA STM SEWER CB (2' SUMP) LOW HEAD (PRECAST FLAT TOP) W/MDOT COVER "E" (BEEHIVE) OR EQUAL AS OWNER APPROVED) RIM = 780.90
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PROP 12" INV SW = 776.90
PLACE UNDERDRAIN PER DETAIL

24
33
CONSTRUCT 0.60% SLOPE SWALE WITH 1:3 SIDE SLOPES OR FLATTER.

292.57'

2
4
6
8
CONSTRUCT 1X SLOPE SWALE WITH 1:3 SIDE SLOPES OR FLATTER.

15
CONSTRUCT 1X SLOPE SWALE WITH 1:3 SIDE SLOPES OR FLATTER.

14
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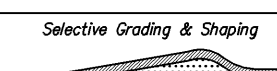
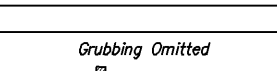
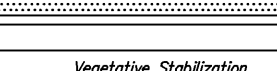
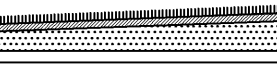
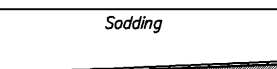
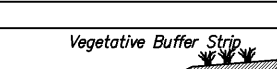
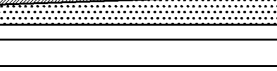
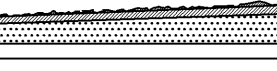
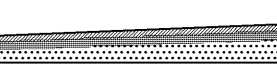
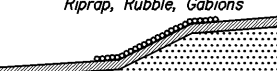
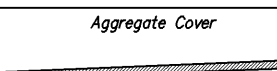
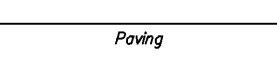
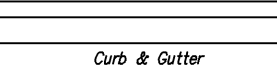
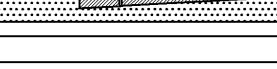
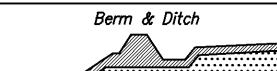
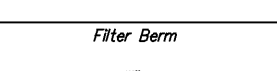
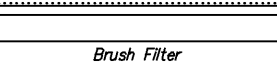
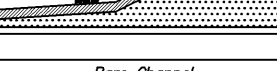
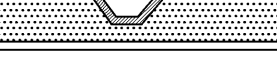
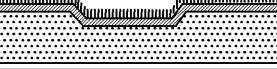
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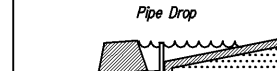
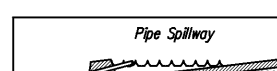
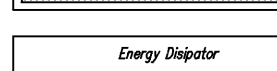
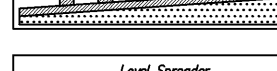
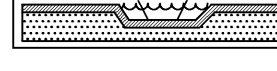
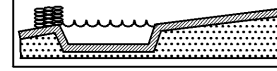
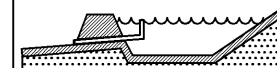
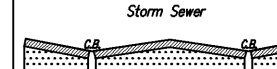
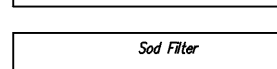
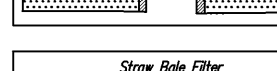
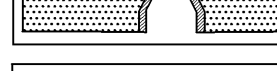
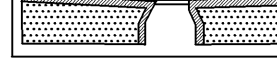
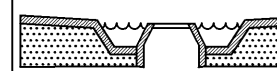
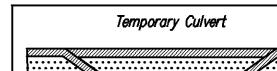
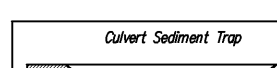
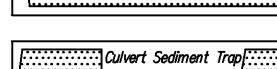
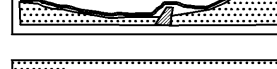
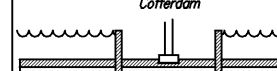
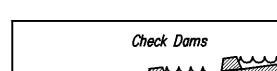
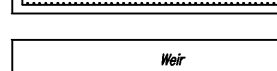
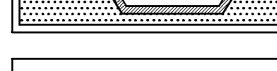
292.57'

2
4
6
8
CONSTRUCT 1X SLOPE SWALE WITH 1:3 SIDE SLOPES OR FLATTER.

15
CONSTRUCT 1X SLOPE SWALE WITH 1:3 SIDE SLOPES OR FLATTER.

14
CONSTRUCT 1X SLO

KEY	DETAIL	CHARACTERISTICS
1		Topsoil may be stockpiled above borrow areas to act as a diversion. Stockpile should be temporarily seeded.
2		Water can be diverted to minimize erosion. Flatter slopes ease erosion problems.
3		Saves cost of grubbing, provides new sprouts. Retains existing root mat system, reduces wind fall at new forest edge. Discourages equipment entrance.
4		May utilize a variety of plant material. Stabilizes soil. Slows runoff velocity. Filters sediment from runoff.
5		Inexpensive and very effective. Stabilizes soil, thus minimizing erosion. Permits runoff to infiltrate soil, reducing runoff volume. Can be cleared and expanded as needed.
6		Facilitates establishment of vegetative cover. Effective for drainages with low velocity. Easily placed in small quantities by inexperienced personnel. Should include prepared topsoil bed.
7		Effective on large areas. Mulch holding agent used to provide immediate protection until grass is rooted. Should include prepared topsoil bed.
8		Provides immediate protection. Can be used on steep slopes where seed may be difficult to establish. Easy to place; may be repaired if damaged. Should include prepared topsoil bed.
9		Slows runoff velocity. Filters sediment from runoff. Reduces volume of runoff on slopes.
10		Used alone to protect exposed areas for short periods. Protects soil from impact of falling rain. Preserves soil moisture and protects germinating seed from temperature extremes.
11		Reduces velocity and increases infiltration rates. Collects sediment. Holds water, seed, and mulch better than smooth surfaces.
12		Helps hold soil in place, making exposed areas less vulnerable to erosion.
13		Used where vegetation is not easily established. Effective for high velocities or high concentrations. Permits runoff to infiltrate soil. Dissipates energy flow at system outlets.
14		Stabilizes soil surface, thus minimizing erosion. Permits construction traffic in adverse weather. May be used as part of permanent base construction of paved areas.
15		Protects areas which cannot otherwise be protected, but increases runoff volume and velocity. Regular surface will help slow velocity.
16		Keeps high velocity runoff on paved areas from leaving paved surface. Collects and conducts runoff to enclosed drainage system or prepared drainage.
17		Reduces runoff velocity by reducing effective slope length. Collects sediment. Provides access to slopes for seeding, mulching and maintenance.
18		Diverts water from vulnerable areas. Collects and directs water to prepared drainageway. May be placed as part of normal construction operation.
19		Collects and diverts water to reduce erosion potential. May be incorporated in permanent project drainage systems.
20		Diverts water to a prepared drainageway. May be used at intervals across slope face to reduce effective slope length.
21		Constructed of gravel or stone. Intercepts and diverts runoff to stabilize areas or prepared drainage systems. Slows runoff and collects sediment.
22		Uses slash and logs from clearing operations. Can be covered and seeded rather than removed. Eliminates need for burning or removal of material from site.
23		Least expensive form of drainageway. May be used only where gradient is very low and with soils of minimum erosion potential.
24		Much more stable form of drainageway than bare channel. Grass tends to slow runoff and filter out sediment. Used where bare channel would be eroded.
25		Prevents erosion on slopes when runoff cannot be diverted to edge of slope area. Usually permanent. Can be constructed or extended as grading progresses.
26		Prevents erosion on slopes when runoff cannot be diverted to edge of slope area. Usually permanent. Can be constructed or extended as grading progresses.
27		Prevents erosion on slopes when runoff cannot be diverted to edge of slope area. Usually permanent. Can be constructed as grading progresses.
28		Slows velocity of flow, reducing erosive capacity.

KEY	DETAIL	CHARACTERISTICS
29		Reduces runoff velocity. Removes sediment and turbidity. Can be designed to handle large volumes of flow.
30		Removes sediment and turbidity from runoff. May be part of permanent erosion control plan.
31		Slows runoff velocity to non-erosive level. Permits sediment collection from runoff.
32		Converts collected channel or pipe flow back to sheet flow. Avoids channel encroachments and construction off project site. Simple to construct.
33		May be constructed of a variety of materials. Traps sediment and reduces velocity of flow. Can be cleared and expanded as needed.
34		Traps sediment. Releases runoff at non-erosive rates. Controls runoff at system outlets. Can be cleared and expanded as needed.
35		System removes collected runoff from site, particularly from paved areas. Can accept large concentrations of runoff. Conducts runoff to municipal sewer system or stabilized outfall location. Use catch basins to collect sediment.
36		Collects high velocity concentrated runoff. May use filter cloth over inlet.
37		Inexpensive and easy to construct. Provides immediate protection. Protects areas around inlets from erosion.
38		Inexpensive and easy to construct. Can be located as necessary to collect sediment. May be used in conjunction with snow fence for added stability.
39		Can utilize material found on site. Easy to construct. Filters sediment from runoff.
40		Easy to shape. Collects sediment. May be cleared and expanded as needed.
41		May be rock or clean rubble. Minimizes stream turbulence. May also serve as ditch check or sediment trap.
42		Eliminates stream turbulence and turbidity. Provides unobstructed passage for fish and other water life. Capacity for normal flow can be provided with storm water flowing over roadway.
43		Easy to install of inlet. Keeps culvert clean and free flowing. May be constructed of lumber or logs.
44		Deflects currents away from streambank areas.
45		New channel keeps normal flows away from construction. Repairs state permit.
46		Protects erodible bank areas from stream currents during construction. Minimal disruption when removed.
47		Work can be continued during most anticipated stream conditions. Clear water can be pumped directly back into stream.
48		Permits work to continue during normal stream stages. Controlled flooding can be accomplished during periods of inactivity.
49		Reduces flow velocity. Catches sediment. Can be constructed of logs, straw, hay rock, lumber, masonry, or sand bags.
50		Controls sedimentation in large streams. Causes minimal turbidity.
51		Reduces gradient where slopes are extremely steep. Permits retention of existing vegetation, keeping soil stable in critical areas. Minimizes maintenance.
52		Prevents piping and soil slippage on cut slopes.
53		Minimizes wind erosion. May be snow fence.
54		Uses geotextile fabric and posts or poles. Easy to construct and locate as necessary.

CONSTRUCTION SEQUENCE

- Excavation and stockpiling of soil.
- Implementation of temporary erosion control measures, selective grading, diversions as required in field, protection of storm sewer facilities.
- Periodic maintenance of affected erosion control measures.
- Permanent measures, final grading, seeding and mulching.

SEE UNIFIED KEYING SYSTEM FOR EROSION CONTROL KEY NUMBERS

MICHIGAN UNIFIED KEYING SYSTEM SOIL EROSION SEDIMENTATION CONTROL MEASURES

KEY	A	B	C	D	E	F	G
1	*				*	*	
2	*				*	*	*
3	*				*	*	*
4	*	*	*	*	*	*	*
5	*	*	*	*	*	*	*
6	*	*	*	*	*	*	*
7	*	*	*	*	*	*	*
8	*	*	*	*	*	*	*
9	*	*	*	*	*	*	*
10	*	*	*	*	*	*	*
11	*	*	*	*	*	*	*
12	*	*	*	*	*	*	*
13	*	*	*	*	*	*	*
14					*	*	*
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36					*	*	*
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47	*	*	*	*	*	*	*
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49	*	*	*	*	*	*	*
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51	*	*	*	*	*	*	*
52	*	*	*	*	*	*	*
53				*	*	*	*
54		*	*	*	*	*	*
60			*	*	*	*	*

* Indicates applicability of a specific control measure to one or more of the seven problem areas

Table 4. Example Seeding Mixtures for Introduced Species

Mix #	Common Name	Natural Drainage Class Suitability	Suitable Uses	Rate lbs./acre
1	Creeping red fescue	WD, MWD	A, C/F, WW	40
2	Creeping red fescue White clover, red clover, or alfalfa	WD, MWD	C/F	30 4
3	Smooth bromegrass Creeping red fescue White clover, red clover, or alfalfa	WD, MWD	C/F	15 15 4
4	Smooth bromegrass alfalfa	WD, MWD	C/F, WW	30 4
5	Smooth bromegrass Creeping red fescue	WD, MWD	C/F, WW	20 20
6	Kentucky bluegrass Creeping red fescue	MWD	A, C/F	20 20
7	Creeping red fescue Tall fescue	MWD	C/F, WW	20 20
8	Creeping red fescue Creeping bentgrass	MWD, SPD	A, C/F	20 1
9	Smooth bromegrass Tall fescue	MWD, SPD	C/F, WW	20 20
10	Smooth bromegrass Timothy	MWD, SPD	C/F, WW	15 4
11	Smooth bromegrass Creeping red fescue Kentucky bluegrass Birdfoot trefoil	MWD, SPD	C/F, WW	10 10 10 4
12	Tall fescue Creeping bentgrass	SPD, PD	C/F, WW	40 1
13	Tall fescue Alfalfa clover or birdfoot trefoil	SPD, PD	C/F, WW	40 4
14	Redtop Timothy Alfalfa clover or birdfoot trefoil	SPD, PD	C/F	2 5 2
15	Tall fescue Smooth bromegrass Creeping bentgrass Birdfoot trefoil	SPD, PD	C/F, WW	12 12 12 12
16	Tall fescue Redtop	SPD, PD, VPD	C/F, WW	20 2
17	Redtop Alfalfa clover or birdfoot trefoil	PD, VPD	C/F	4 2
18	Creeping red fescue Kentucky bluegrass Redtop Timothy Alfalfa clover	See Note #1	C/F	8 8 1 2 3
19	Creeping red fescue Redtop Tall fescue Smooth Bromegrass Alfalfa clover or birdfoot trefoil White clover, red clover, or alfalfa	See Note #1	C/F, WW	6 1 6 6 3 3

Five pounds of annual or perennial ryegrass may be added to any mixture if quick cover is desired.

1. These mixtures are suitable for large or linear projects where several soil types may be encountered, but a single seed mixture is desired for the entire project.

Table 6. Seed Selection Guide for some Commonly Available Native Grasses

Common Name	Scientific Name	Seeding Rate lbs./acre	Drainage Class Suitability	Notes
American beachgrass	<i>Ammophila breviflora</i>		Dunes, WD, SDS	3
"Toga" Deer tongue	<i>Panicum clandestinum</i>	15	WD, MWD	2, 3
Little bluestem	<i>Schizachyrium scoparium</i>	12	WD, MWD	2
Big bluestem	<i>Andropogon gerardii</i>	15	WD, MWD, SPD	2
Switchgrass	<i>Panicum virgatum</i>	10	WD, MWD, SPD	2
Indian grass	<i>Sorghastrum nutans</i>	10	WD, MWD, SPD	2

Notes:

- Beachgrass is planted vegetatively; see text.
- Warm season grasses.
- Suitable for sand and gravel pit and mine reclamation.

A great variety of native species are available; consult suppliers for cultural information.

KEY FOR Information in Tables 4, 5, 6, and 7

Abbreviations for Soil Natural Drainage Classes

WD = Well Drained
MWD = Moderately Well Drained
SPD = Somewhat Poorly Drained
VPD = Poorly Drained
F = Very Poorly Drained

Abbreviations for Suitable Uses (Table 4)

A = Cut and fill slopes, ditch banks

C/F = Cut and fill slopes, ditch banks

WW = Areas subject to periodic storm water flow such as grassed waterways, ditch bottoms, diversions

Species shown in bold face may be invasive and should not be planted where they can escape into sensitive natural areas.

Table 7. Selected Trees and Shrubs for Erosion Control

Common Name	Scientific Name	Drainage Class Suitability	Notes
Evergreen Trees			
Jack Pine	<i>Pinus banksiana</i>	WD, MWD, SPD	
Red Pine	<i>Pinus resinosa</i>	WD, MWD	
White Pine	<i>Pinus strobus</i>	MWD, SPD	
Norway Spruce	<i>Picea abies</i>	WD, MWD	1
Deciduous Trees			
Quaking aspen	<i>Populus tremuloides</i>	WD, MWD, SPD	
Bigtooth aspen	<i>Populus grandidentata</i>	WD, MWD	
Hybrid poplar	<i>Populus spp.</i>	WD, MWD, SPD	1
Red maple	<i>Acer rubrum</i>	ADAPTABLE	
Silver maple	<i>Acer saccharinum</i>	MWD, SPD, PD	
Crawford poplar	<i>Populus spp.</i>	varies by species	3
Black willow	<i>Salix nigra</i>	SPD, PD, VPD	
With the exception of hawthorn, the trees listed above are fast growing and selected for their potential use in windbreaks.			
Shrubs			
Northern bayberry	<i>Myrica pensylvanica</i>	WD, MWD	1, 2
Fragrant sumac	<i>Rhus aromatica</i>	WD, MWD	2
Staghorn sumac	<i>Rhus typhina</i>	WD, MWD	
Gray dogwood	<i>Cornus foenicula</i>	WD, MWD, SPD	
Red-outer dogwood	<i>Cornus stolonifera</i>	SPD, PD, VPD	
Cranberry-bush viburnum	<i>Viburnum opulus</i>	SPD, PD, VPD	
Scrub willows	<i>Salix spp.</i>	SPD, PD, VPD	
Blackberry/raspberry	<i>Rubus spp.</i>	varies by species	3
The shrubs listed above are selected for vigorous and extensive root growth. Willows are particularly useful for stream bank stabilization; they will sprout from cuttings or branch bundles if moisture is adequate.			
Notes -			
1 - These species are not native to Michigan (bayberry is native, but very rare).			
2 - These species may not be cold hardy in the Northern Lower or Upper Peninsula.			
3 - Thorny species are useful for excluding humans where foot traffic may create erosion sites.			

SOIL EROSION & SEDIMENTATION CONTROL

- Developer/property owner shall submit a detailed erosion control plan and obtain a Soil Erosion & Sedimentation Control Permit prior to any earth changes.
- Construction operations shall be scheduled and performed so that preventative erosion control measures are in place prior to excavation and temporary stabilization measures are in place immediately following backfilling and/or grading operations.
- Borrow and fill disposal areas will be selected and approved at time of plan review.
- Special precautions will be taken in the use of construction equipment to prevent situations that promote erosion.
- Cleanup will be done in a manner to insure that erosion control measures are not disturbed.
- The project will continually be inspected for soil erosion and sediment control compliance. Deficiencies will be corrected by the developer within 24 hours.
- Temporary erosion control measures shall be completely removed by the developer upon establishment of permanent control measures.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

Construction Specifications

The aggregate size for construction of the pad shall be 2-to-3-inch stone. Place the gravel to the specific grade and dimensions shown on the plans, and smooth it.

The thickness of the pad shall not be less than 6 inches. Use geotextile fabric, if necessary, to improve stability of the foundation in locations subject to seepage or high water table.

The width of the pad shall not be less than the full width of all points of ingress or egress and in any case shall not be less than 30 feet wide.

The length of the pad shall be as required, but not less than 100 feet.

Locate construction entrances and exits to limit sediment leaving the site and to provide for maximum utility by all construction vehicles. Avoid entrances which have steep grades and entrances at curves in public roads.

The entrance shall be maintained in a condition that will prevent tracking or flowing of sediment onto public rights of way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or cleanup of any measures used to trap sediment.

All sediment spilled, dropped, washed or tracked onto public rights-of-way shall be removed immediately. Provide drainage to carry water to a sediment trap or other suitable outlet.

When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.

All sediment shall be prevented from entering any storm drain, ditch or watercourse through use of sand bags, gravel, straw bales, or other approved methods.

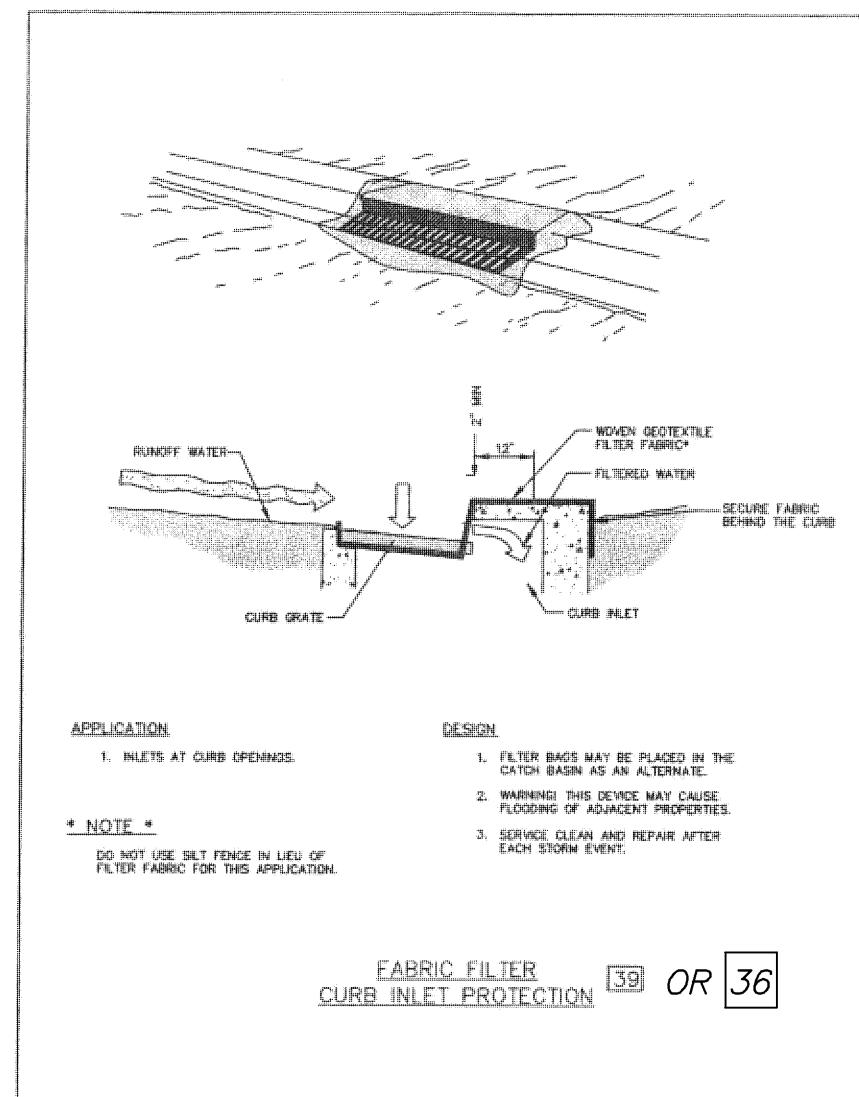
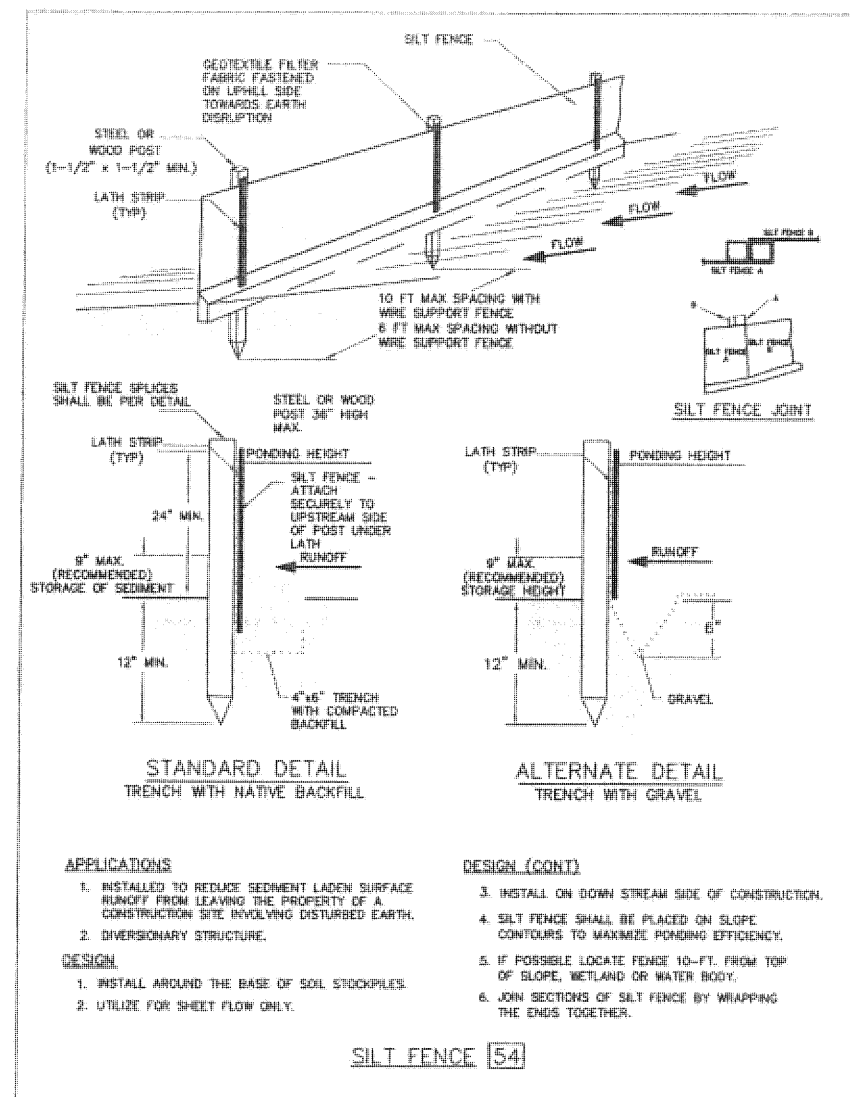
Maintenance

Maintain the gravel pad in a condition to prevent mud or sediment from leaving the construction site.

Replace gravel material when surface voids are visible.

After each rainfall, inspect any structure used to trap sediment and clean it out as necessary.

Immediately remove all objectionable materials spilled, washed, or tracked onto public roadways. Remove all sediment deposited on paved roadways within 24 hours.



PERMANENT SEEDING GUIDE

	APRIL	MAY	JUNE	JULY
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GENERAL CONSTRUCTION NOTES

1. STANDARD SPECIFICATIONS & DETAILS

ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE LATEST GENESSEE COUNTY STANDARD SPECIFICATIONS AND STANDARD DETAILS FOR SANITARY SEWER, PRESSURE PIPE, AND PUMP STATION CONSTRUCTION. ANY DEVIATIONS FROM THE GDCD-WWS APPROVED PLANS WILL NOT BE PERMITTED. IF IT BECOMES NECESSARY TO REVISE THE PLAN, THEY SHALL BE RESUBMITTED TO GDCD-WWS FOR APPROVAL.

2. PRE-CONSTRUCTION MEETING

A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE GDCD-WWS OFFICE PRIOR TO BEGINNING THE WORK. NO PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO OBTAINING THE STATE CONSTRUCTION PERMITS. THE MEETING'S TIME, PLACE, AND ATTENDEES SHALL BE ARRANGED BY THE ENGINEER FOR THE PROJECT. GDCD-WWS, GDCD-SWM, THE MUNICIPALITY, THE AGENCY HAVING AUTHORITY OVER THE ROADWAYS, PROJECT OWNER, CONTRACTOR, AND ANY AFFECTED UTILITIES SHALL BE INVITED, AS A MINIMUM, TO THE PRE-CONSTRUCTION MEETING.

3. MISS DIG UTILITY ALERT

THREE (3) WORKING DAYS PRIOR TO BEGINNING THE WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT MISS DIG UTILITY PROTECTION SERVICE (1-800-482-7171) TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY REPAIRED IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS.

4. FIELD LOCATION OF UTILITIES

PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL BE REQUIRED TO EXPOSE ALL EXISTING UTILITIES THAT CROSS THE PROPOSED CONSTRUCTION, SO THE ENGINEER MAY DETERMINE IF A VERTICAL CONFLICT EXISTS BETWEEN AN EXISTING UTILITY AND THE PROPOSED WORK. ALL LABOR REQUIRED TO UNCOVER THE EXISTING UTILITY SHALL BE CONSIDERED INCLUDED IN THE LINEAL FEET OF PRESSURE PIPE OR SANITARY SEWER PIPE INSTALLED. THE CONTRACTOR SHALL VERIFY THE DEPTH AND HORIZONTAL LOCATIONS OF ALL UTILITIES IN SUFFICIENT TIME SUCH THAT ANY CONFLICTS CAN BE RESOLVED BEFORE WORK IS STARTED IN THAT PORTION OF THE PROJECT. THE CONTRACTOR SHALL ARRANGE FOR THE VARIOUS UTILITY OWNERS TO LOCATE, REMOVE, AND REPLACE, OR RELOCATE THEIR FACILITIES. ALL COSTS FOR THIS SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE PROJECT.

5. SUBSURFACE SOIL CONDITIONS

PRIOR TO BIDDING, THE CONTRACTOR AND SUBCONTRACTORS SHALL MAKE A PERSONAL INVESTIGATION OF THE SITE AND EXISTING SURFACE AND SUBSURFACE CONDITIONS. THE CONTRACTOR SHALL ACQUAINT ITSELF WITH CONDITIONS OF THE WORK AREA. THE CONTRACTOR IS ADVISED TO DETERMINE THE SUBSURFACE SOIL AND GROUND WATER CONDITIONS. DEWATERING, IF DETERMINED NECESSARY BY THE CONTRACTOR AND IF NOT SPECIFICALLY REQUIRED BY THE CONTRACT DOCUMENTS, WILL BE INCIDENTAL TO THE COST OF INSTALLATION.

6. PERMITS AND FEES

THE CONTRACTOR/DEVELOPER SHALL OBTAIN ALL PERMITS, INCLUDING THE PAYMENT OF ANY FEES OR BONDS, REQUIRED BY ANY FEDERAL, STATE, COUNTY, LOCAL, OR PRIVATE ORGANIZATIONS PRIOR TO COMMENCING WORK.

7. GDCD-WWS INSPECTION FEES

THE DEVELOPER SHALL PAY FOR ALL SANITARY SEWER AND PRESSURE PIPE INSPECTION FEES AND WATER USAGE FEES PRIOR TO THE PRE-CONSTRUCTION MEETING.

8. SOIL EROSION CONTROL, PART 91 OF P.A. 451 OF 1994

THE CONTRACTOR/DEVELOPER SHALL COMPLY WITH ALL PROVISIONS OF PART 91, ACT 451 OF P.A. 1994 FOR SOIL EROSION AND SEDIMENTATION CONTROL AND WILL BE RESPONSIBLE FOR ALL MAINTENANCE UNTIL THE FINAL ACCEPTANCE OF THE PERMANENT CONTROL MEASURES BY GDCD-WWS. THE CONTRACTOR/DEVELOPER IS REQUIRED BY GDCD-WWS TO PREPARE AND SUBMIT A SOIL EROSION AND SEDIMENTATION CONTROL PLAN IN ORDER TO OBTAIN THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT AND TO PAY ANY APPLICATION FEES AND BOND FEES NECESSARY TO OBTAIN THE PERMIT.

9. STATE CONSTRUCTIONS PERMITS

THE CONSTRUCTION OF PUBLIC SANITARY SEWERS OR PRESSURE PIPES SHALL NOT BEGIN UNTIL THE REQUIRED STATE CONSTRUCTION PERMITS HAVE BEEN OBTAINED. NOTE: SOIL EROSION AND CONSTRUCTION PLAN APPROVAL ARE SEPARATE APPROVALS AT GDCD-WWS.

10. ROADWAY PERMITS

A PERMIT FROM THE AGENCY HAVING AUTHORITY OVER THE ROADWAYS IS REQUIRED FOR ALL CONSTRUCTION WITHIN ANY ROAD RIGHT-OF-WAY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL NECESSARY PERMITS, POST ALL NECESSARY BONDS, PAY ALL FEES, AND OBTAIN ANY REQUIRED INSURANCES IN CONNECTION THERE WITH.

11. WORK OBSERVATION

ALL WORK SHALL BE PERFORMED UNDER THE OBSERVATION OF A CONSTRUCTION OBSERVER FROM GDCD-WWS OR LOCAL MUNICIPALITY HAVING JURISDICTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OBSERVING AGENCIES THREE (3) WORKING DAYS OR 72 HOURS PRIOR TO STARTING CONSTRUCTION TO ARRANGE FOR ON-SITE OBSERVATION AND TESTING. CUT SHEETS FOR ALL PIPE INSTALLATION AND REDITCHING SHALL BE PROVIDED TO THE GDCD-WWS CONSTRUCTION OPERATION'S SUPERVISOR A MINIMUM OF 24 HOURS PRIOR TO STARTING THE WORK WITH RESPECT TO THAT UTILITY. GDCD-WWS OR THE LOCAL MUNICIPALITY HAVING JURISDICTION SHALL BE NOTIFIED FOR A FINAL INSPECTION.

12. CONTRACTOR'S MINIMUM WAGE & USE OF IN-COUNTY LABOR

THE CONTRACTOR SHALL EMPLOY COMPETENT AND SKILLED WORKERS THROUGHOUT THE COURSE OF THE PROJECT. THE CONTRACTOR SHALL STRIVE TO USE GENESSEE COUNTY RESIDENTS WHEN FEASIBLE. THE CONTRACTOR SHALL BE REQUIRED TO PAY THE PREVAILING WAGE RATES AS ESTABLISHED BY THE BUILDING AND CONSTRUCTION TRADES DEPARTMENT OF THE AMERICAN FEDERATION OF LABOR WHICH APPLIES TO THE COUNTY OF GENESSEE. THESE RATES CAN BE OBTAINED BY CONTACTING THE MICHIGAN DEPARTMENT OF CONSUMER AND INDUSTRIAL SERVICES.

13. MIOSHA SAFETY REQUIREMENTS

ALL WORK, WORK PRACTICE, AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL SAFETY GUIDELINES, OCCUPATION, HEALTH AND ENVIRONMENTAL REGULATIONS, AND ALSO NFPA AND ANSI CODES AS APPLICABLE. ALL WORK INSIDE A CONFINED SPACE, SUCH AS MANHOLES OR OTHER UNDERGROUND STRUCTURES, SHALL BE COORDINATED WITH THE UTILITY OWNER, AND ALL WORKER SAFETY REQUIREMENTS STRICTLY ENFORCED. THE CONTRACTOR SHALL HAVE ITS SAFETY PLAN ON FILE WITH GDCD-WWS AND ONE COPY ON SITE AT ALL TIMES.

14. ROADWAY REQUIREMENTS FOR UTILITY CONSTRUCTION

THE CONTRACTOR SHALL COMPLY WITH ALL OF THE REQUIREMENTS OF THE GCRC OR LOCAL MUNICIPALITY REGARDING THE CONSTRUCTION OF PRESSURE PIPE AND SEWER MAINS, MAINTAINING TRAFFIC, BARRICADING, BORING, BACKFILLING AND RESTORATION WITHIN THE ROAD RIGHT-OF-WAY.

15. OPEN CUTTING OF COUNTY/LOCAL ROADS

WHEN OPEN CUTTING OF GRAVEL OR HARD SURFACED ROADS ARE INCORPORATED INTO THE PROJECT, THE CONTRACTOR SHALL OBTAIN THE APPROVAL AND COMPLY WITH ALL OF THE REQUIREMENTS OF THE AGENCY HAVING AUTHORITY OVER THE ROADWAYS, AND BY THE SPECIFICATIONS OF GDCD-WWS.

16. GRAVEL ROAD CONTAMINATION BY THE WORK

IF IT IS DETERMINED BY THE AGENCY HAVING AUTHORITY OVER THE ROADWAYS THAT GRAVEL ROADS HAVE BECOME CONTAMINATED DURING THE WORK, THE ROAD MUST BE REPAIRED PER THE AGENCY HAVING AUTHORITY OVER THE ROADWAYS. WHERE THE EXISTING ROAD GRAVEL IS REMOVED BECAUSE OF THE WORK, ALL WORK AND MATERIALS SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS OF THE AGENCY HAVING AUTHORITY OVER THE ROADWAYS.

17. RESTORATION OF GRAVEL SHOULDERS

IF IT IS DETERMINED BY THE AGENCY HAVING AUTHORITY OVER THE ROADWAYS THAT GRAVEL SHOULDERS HAVE BEEN CONTAMINATED BY THE WORK, THE CONTRACTOR SHALL RE-GRAVEL PER THE AGENCY HAVING AUTHORITY OVER THE ROADWAYS. ALL WORK AND MATERIALS SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS OF THE AGENCY HAVING AUTHORITY OVER THE ROADWAYS.

18. COMPACTED GRANULAR BACKFILL FOR ROADWAYS, DRIVES, ETC.

ALL TRENCH EXCAVATION WITHIN A ONE-ON-ONE INFLUENCE OF A ROADWAY, DRIVEWAY, CROSSINGS, PARKING LOTS, OR AS OTHERWISE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH COMPACTED SAND MDOOT CLASS II (A5) PER THE SCHEDULE OF BACKFILLING, FOUND IN THE SPECIFICATIONS. IN ADDITION, SEE THE SPECIFICATIONS FOR THE REQUIREMENTS FOR THE COMPACTION PLAN. THIS STANDARD ALSO INCLUDES SERVICE LEADS UNLESS BORED.

19. SURFACE RESTORATION

ALL DISTURBED AREAS SHALL BE COMPLETELY RESTORED IN STRICT COMPLIANCE WITH THE SOIL EROSION AND SEDIMENTATION SPECIFICATIONS AND TO THE SATISFACTION OF GDCD-WWS, GDCD-SWM, GCRC, MDOOT, THE LOCAL MUNICIPALITY, AND THE PROPERTY OWNER. ALL COSTS FOR THE CLEANUP, RESTORATION WORK, AND OTHER INTERMEDIATE OPERATIONS INCLUDING BUT NOT LIMITED TO, CONSTRUCTION SIGNAGE, STREET SWEEPING, AND MAINTAINING EXISTING UTILITIES, SHALL BE CONSIDERED INCLUSIVE AND AT NO ADDITIONAL COST TO GDCD-WWS. AREAS DISTURBED DURING THE WORK SHALL RECEIVE A 4" APPLICATION OF SCREENED TOPSOIL, FERTILIZED AND SEEDED. ALL EXCESS MATERIALS, DEBRIS, AND SIMILAR ITEMS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF IN ACCORDANCE WITH THE LAW. ALL GROUND SURFACES SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER PRIOR TO FINAL APPROVAL.

20. TRAFFIC CONTROL

THE CONTRACTOR SHALL EXECUTE THE WORK IN A MANNER SUCH THAT TRAFFIC IS MAINTAINED AND ACCESS IS PROVIDED TO ALL RESIDENCES, BUSINESSES, AND COMMERCIAL ESTABLISHMENTS. TRAFFIC SHALL BE MAINTAINED IN ACCORDANCE WITH THE TRAFFIC CONTROL PLANS AND THE LATEST EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, PART 6, AND THE REQUIREMENTS OF THE AGENCY HAVING AUTHORITY OVER THE ROADWAYS, OR AS DIRECTED BY THE ENGINEER.

21. SIGNING AND BARRICADING

SIGNING AND BARRICADING SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE DETAILS ON THE PLANS, THE LATEST EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, PART 6, AND THE REQUIREMENTS OF THE AGENCY HAVING AUTHORITY OVER THE ROADWAYS. SIGNS AND BARRICADES LEFT IN PLACE AFTER DARK SHALL BE LIGHTED.

22. PROTECTION OF HAZARDOUS AREAS

EXCAVATION AND HAZARDOUS AREAS SHALL BE PROTECTED BY BARRICADES, SNOW FENCE, OR OTHER APPROPRIATE MEANS. BARRICADES LEFT IN PLACE AFTER DARK SHALL BE LIGHTED.

23. STORM WATER DRAINAGE DURING THE WORK

THE CONTRACTOR/DEVELOPER SHALL OBTAIN THE SERVICES OF A CERTIFIED STORM WATER OPERATOR AND COMPLY WITH THE PROVISIONS OF THE NPDES AND SESC PERMITS. THE CONTRACTOR SHALL MAINTAIN DITCH DRAINAGE DURING CONSTRUCTION AND SHALL NOT OBSTRUCT SUMP PUMP LEADS DISCHARGING INTO THE DITCH. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL STORM SEWER FACILITIES, SUCH AS CATCH BASINS AND CULVERTS, DURING THE WORK. CULVERTS AND CATCH BASINS CONTAMINATED DURING THE WORK SHALL BE CLEANED.

24. UTILITY INFORMATION

UTILITY INFORMATION IS OBTAINED IN ACCORDANCE WITH THE LOCATIONS PROVIDED BY UTILITY OWNERS. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OR THE LOCATION AT WHICH THESE SERVICES EXIST. DIFFERING FIELD CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND GDCD-WWS.

25. EXISTING UTILITIES

THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SANITARY SEWER, PRESSURE PIPE, OR STORM SEWER CONNECTIONS IN SERVICE THROUGHOUT THE WORK. THE CONTRACTOR SHALL PROVIDE OR ARRANGE FOR THE TEMPORARY SUPPORT OF GAS MAIN, TELEPHONE, FIBER OPTIC, CABLE, PRESSURE PIPE, SANITARY SEWER, STORM SEWER, AND UTILITY POLES WHERE NEEDED. ALL STORM SEWERS DAMAGED OR REMOVED, OR RELOCATED BY THE CONTRACTOR, SHALL BE REPLACED WITH THE SAME SIZE AND QUALITY PIPE BY THE CONTRACTOR AT CONTRACTOR'S SOLE EXPENSE. ALL UTILITIES UNDERMINED BY THE EXCAVATION SHALL HAVE COMPACTED SAND BACKFILL PLACED UNDER THEM, UNLESS MDOOT 6A, CRUSHED LIMESTONE (A1) OR MDOOT 22A GRAVEL (A2) IS SHOWN ON THE CONSTRUCTION PLANS. ALL WORK, INCLUDING THE REBORING OF SANITARY SEWER SERVICE LEADS AND WATERMAIN LEADS TO ACCOMMODATE CONSTRUCTION TO CLEAR EXISTING SERVICES, SHALL BE INCLUSIVE TO THE PROJECT.

26. SHOP DRAWINGS

PRIOR TO THE START OF THE WORK, THE CONTRACTOR SHALL FURNISH TO GDCD-WWS SHOP DRAWINGS AND/OR CATALOG CUTS FOR ALL MATERIALS AND EQUIPMENT ITEMS PER THE STANDARD SPECIFICATIONS.

27. MATERIAL CERTIFICATIONS

PRIOR TO THE START OF THE WORK, THE CONTRACTOR SHALL FURNISH TO GDCD-WWS MATERIALS CERTIFICATES FOR ALL MATERIALS USED DURING THE WORK.

28. NON-STOPPAGE CLAUSE

THE CONTRACTOR SHALL BE REQUIRED TO COMPLETE ALL WORK IN AN EXPEDITIOUS MANNER AND SHALL NOT STOP THE WORK FOR EXTENDED PERIODS ONCE THE WORK HAS BEGUN WITHOUT WRITTEN APPROVAL OF GDCD-WWS.

29. DISPOSAL OF EXCESS EXCAVATED MATERIAL

ALL EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR, WITH ALL PERMITS, PERMISSIONS, AND LOCATIONS PROVIDED BY THE CONTRACTOR. ADJACENT PROPERTY OWNERS SHALL BE GIVEN PREFERENCE FOR DISPOSAL SITES. WRITTEN PERMISSION FOR DISPOSAL ON ADJACENT PROPERTY OWNERS SHALL BE PROVIDED TO GDCD-WWS.

30. CONSTRUCTION STAKING

THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, PROVIDE A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF MICHIGAN, TO PROVIDE ALIGNMENT AND GRADE STAKES, AND CUT SHEETS. THE SURVEYOR SHALL PROVIDE GRADE STAKES AND CUT SHEETS AT ALL STRUCTURES AND AT A MAXIMUM OF 50' INTERVALS BETWEEN STRUCTURES.

31. FINAL ELEVATIONS OF SURFACE UTILITIES

ALL FINAL ELEVATIONS OF MANHOLE CASTINGS, HYDRANTS, VALVES, AND VALVE BOXES SHALL BE APPROVED BY THE GDCD-WWS REPRESENTATIVE IN THE FIELD. ANY ADJUSTMENTS THAT ARE MADE SHALL BE AT THE CONTRACTOR'S SOLE EXPENSE.

32. AS-BUILT INFORMATION

UPON COMPLETION OF THE WORK AND PRIOR TO FINAL APPROVAL FROM GDCD-WWS, THE OWNER/DEVELOPER SHALL FURNISH GDCD-WWS WITH ONE COMPLETE SET OF AS-BUILTS. THESE AS-BUILTS ARE COMPRISED OF DRAWINGS ON MYLAR AND AN ELECTRONIC DATA SET.

THE MYLAR AS-BUILTS SHALL BE SUBMITTED TO GDCD-WWS ON 4 MIL MYLAR FOR THE REVIEW AND APPROVAL OF GDCD-WWS. THE MYLAR AS-BUILTS SHALL INCLUDE BUT NOT BE LIMITED TO: INVERT OF PIPES, LOCATION OF MANHOLES, PIPE LENGTHS, SLOPES OF PIPE, LOCATION OF SERVICE LEADS, LOCATION OF MAINLINE VALVES, LOCATION OF BENDS, TEES, CROSSSES, AND LOCATION OF CURB BOXES. THIS INFORMATION SHALL BE GATHERED BY THE OWNER/DEVELOPER AT ITS SOLE EXPENSE. THESE AS-BUILTS SHALL ALSO INCLUDE ANY ADDITIONAL INFORMATION COLLECTED BY THE GDCD-WWS OR MUNICIPAL CONSTRUCTION OBSERVER.

IN ADDITION TO THE AS-BUILT MYLARS, THE OWNER/DEVELOPER SHALL PROVIDE TO GDCD-WWS AN ELECTRONIC DATA SET IN A MICROSOFT EXCEL SPREADSHEET DETAILING THE FOLLOWING ITEMS IN THEIR AS-BUILT LOCATIONS DEPICTED IN MICHIGAN STATE PLANE SOUTH COORDINATES (NAD83) AND ELEVATIONS (USGS/NGVD): ALL MANHOLES (WATER AND SANITARY), ALL HYDRANTS, ALL VALVES, AND ALL SERVICE RISERS (WATER AND SANITARY) AT THEIR TERMINUS, ALL METER PITS, AND ALL PUMP STATIONS.

33. 2-YEAR MAINTENANCE AND GUARANTEE BOND

UPON COMPLETION OF THE WORK AND PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL FURNISH THE GDCD-WWS WITH A 2-YEAR MAINTENANCE AND GUARANTEE BOND.

34. SOIL EROSION AND SEDIMENTATION CONTROL RELEASE

PRIOR TO FINAL ACCEPTANCE BY GDCD-WWS, THE CONTRACTOR SHALL REQUEST A FINAL INSPECTION OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND RECEIVE WRITTEN APPROVAL FROM GDCD-WWS. THE SOIL EROSION AND SEDIMENTATION CONTROL BOND WILL BE RELEASED UPON GDCD-WWS FINAL APPROVAL.

35. ORDER OF PRECEDENCE

IN RESOLVING INCONSISTENCIES BETWEEN TWO OR MORE SECTIONS OF THE CONTRACT DOCUMENTS, PRECEDENCE SHALL BE GIVEN IN THE FOLLOWING ORDER FROM (A) THROUGH (G):

- A. AGREEMENT AND ANY CONTRACT MODIFICATIONS (WITH GDCD-WWS)
- B. BID
- C. SUPPLEMENTARY CONDITIONS
- D. INSTRUCTION TO BIDDERS
- E. GENERAL CONDITIONS OF THE CONTRACT
- F. SPECIFICATIONS
- G. DRAWINGS

SANITARY CONSTRUCTION NOTES

1. ALL MATERIAL AND WORK SHALL COMPLY WITH THE LATEST GDCD-WWS SPECIFICATIONS AND STANDARD DETAILS.

2. NO CONNECTION TO AN EXISTING SANITARY SEWER SHALL BE MADE WITHOUT THE PRIOR APPROVAL OF GDCD-WWS. GDCD-WWS SHALL HAVE FINAL INSPECTION AUTHORITY AND APPROVAL FOR UNDERGROUND SANITARY SEWER FACILITIES.

3. THE MATERIAL FOR THE SANITARY SEWER SHALL BE SPECIFIED ON THE CONSTRUCTION DRAWINGS. THE FOLLOWING MATERIALS ARE ACCEPTABLE TO GDCD-WWS:
A. 8" TO 15", PVC WITH A MINIMUM SDR OF 26 CONFORMING TO ASTM D-3034-00 GASKETED SEWER PIPE.
B. LARGER THAN 15", REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76-03. JOINTS SHALL BE MODIFIED TONGUE & GROOVE TYPE WITH SOLID RUBBER GASKETS CONFORMING TO ASTM C-443-02. MINIMUM SIZE SHALL BE CLASS III, WALL B AS RECOMMENDED BY THE ENGINEER.

4. ALL SANITARY SEWER SERVICE RISERS SHALL BE 6" INTERNAL DIAMETER SDR-26 PVC OR LOWER CONFORMING TO ASTM D-3034-00. JOINTS SHALL BE RUBBER GASKET JOINTS OR SOLVENT WELD BELL JOINTS. RISERS SHALL BE LEFT AT 8-10' DEEP AT THE RIGHT-OF-WAY OR EASEMENT LINE, OR AS DEEP TO SERVICE BASEMENTS. SERVICE RISERS WITHIN EASEMENTS SHALL BE EXTENDED A MINIMUM OF ONE PIPE LENGTH FROM THE MAINLINE SEWER OR TO THE EDGE OF THE EASEMENT, WHICHEVER IS LONGER. WEEP TILE, PERIMETER DRAINS, DOWN SPOUTS, OR ANY OTHER SOURCE OF WATER, SHALL NOT BE CONNECTED TO THE SANITARY SEWER.

5. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C-478-03 WITH RUBBER JOINTS CONFORMING TO ASTM C-443-02. ALL FINAL ELEVATIONS OF MANHOLE CASTINGS SHALL BE DETERMINED BY GDCD-WWS. MANHOLE FRAMES AND COVERS SHALL BE BOLT-DOWN, WATERTIGHT EAST JORDAN 1040 ZPT, NEEHAH FOUNDRY COMPANY R-1916F, OR GDCD-WWS APPROVED ALTERNATE. STEPS SHALL BE M.A. INDUSTRIES PS-1-PF, AMERICAN STEP CO. ML-10, OR A GDCD-WWS APPROVED ALTERNATE.

6. ALL SANITARY SEWERS SHALL BE INSTALLED PURSUANT TO THE SANITARY SEWER STANDARD DETAILS. DEEPER SEWERS, EXCESSIVE TRENCH WIDTH, AND WHERE NOTED, THE CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS SPECIFIED.

7. WHERE MANHOLE ADJUSTMENT IS REQUIRED, THE MAXIMUM AMOUNT OF ADJUSTMENT BETWEEN THE CASTING AND THE CONE SHALL BE 9". A MAXIMUM OF TWO ADJUSTMENT RINGS ARE ALLOWED. ONLY 3", 4", OR 6" CONCRETE ADJUSTMENT RINGS SHALL BE USED. THE MANHOLE SHALL BE WRAPPED PER 30-5 OF THE SANITARY SEWER DETAILS.

8. ALL SANITARY SEWERS 8" THROUGH 21" DIAMETER, INCLUDING SERVICE LEADS CONSTRUCTED AS PART OF WORK, SHALL UNDERGO A LOW PRESSURE AIR TEST AND AN INFILTRATION TEST, IN CONFORMANCE WITH ASTM C-924-02 OR C-989-02, PRIOR TO FINAL ACCEPTANCE. SANITARY SEWER SYSTEMS LARGER THAN 21" SHALL UNDERGO AN INFILTRATION TEST. THE MAXIMUM ALLOWABLE INFILTRATION FOR PVC SYSTEMS SHALL BE 0 GALLONS PER INCH DIAMETER, PER MILE, PER 24 HOURS, AND CONCRETE SYSTEMS SHALL BE 100 GALLONS PER INCH DIAMETER, PER MILE.

9. ALL PUBLIC SANITARY SEWERS 8" OR LARGER SHALL BE INTERNALLY TELEVIEWED (PAN/TILT) BY THE CONTRACTOR. THE TELEVIEWED REPORT, INCLUDING THE DVD, SHALL BE GIVEN TO GDCD-WWS PRIOR TO A REQUEST FOR FINAL INSPECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING (JET/VAC) THE LINE AND ASSURING ALL DIRT AND DEBRIS HAS BEEN REMOVED PRIOR TO TELEVIEWING. PRIOR TO TELEVIEWING THE LINE, WATER SHALL BE PLACED IN THE MAIN FROM THE UPSTREAM MANHOLE UNTIL IT COMES OUT OF THE DOWNSTREAM MANHOLE. THE TELEVIEWED REPORT SHALL LIST THE DISTANCE A HOUSE LEAD IS LOCATED FROM A MANHOLE, ALL SHEAR BREAKS IN THE MAIN OR SERVICE LEADS, ALL LONGITUDINAL CRACKS, BROKEN PIPE, DIPS, OR HIGH POINTS IN THE LINE, ETC. THE CONTRACTOR SHALL REPAIR DAMAGED PIPE BY EXCAVATING THE PIPE AND REPLACING THE LENGTH OF PIPE IN AN APPROVED METHOD. LEAKING JOINTS SHALL BE REPAIRED BY THE CONTRACTOR BY GROUTING. A LEAKING JOINT IS DEFINED AS HAVING SUFFICIENT INFILTRATION TO WET THE INTERIOR OF THE JOINT. GDCD-WWS SHALL BE NOTIFIED WHEN THE LINE IS TO BE TELEVIEWED AND SHALL BE PRESENT TO INSPECT REPAIRS.

10. SANITARY MANHOLES SHALL BE PLACED CLOSEST TO PROPERTY CORNERS WHEN FEASIBLE.

11. PRIOR TO PERFORMING ANY TESTING, THE CONTRACTOR SHALL BE REQUIRED TO DO THE FOLLOWING:
A. CONDUCT PRELIMINARY TESTS ON THE SYSTEM.
B. PROVIDE THE RESULTS FROM THE PRELIMINARY TESTS ON THE SYSTEM.
C. PROVIDE RESULTS OF DENSITY CHECKS ON COMPACTED SAND BACKFILL FROM A CERTIFIED TESTING AGENCY.
D. FURNISH A COMPLETED TWO-YEAR MAINTENANCE & GUARANTEE BOND.
E. COMPLETE FINAL ADJUSTMENTS ON ANY SANITARY SEWER STRUCTURES.

12. PRIOR TO FINAL APPROVAL, THE FOLLOWING ITEMS MUST BE COMPLETED BY THE CONTRACTOR:
A. THE FINAL TESTING SHALL CONSIST OF VISUAL INSPECTION OF MANHOLES, TELEVIEWING OF SANITARY MAIN, LOW PRESSURE AIR TEST, AND/OR INFILTRATION TEST DEPENDENT ON THE SIZE OF THE SANITARY MAIN (SEE #8 ABOVE), AND PASSING AN APPROPRIATE SIZED MANDREL 30 DAYS AFTER THE MAIN HAS BEEN INSTALLED.
B. PROVIDE MATERIAL CERTIFICATES.
C. PROVIDE RECORDED COPIES OF ALL EASEMENTS FOR THE MASTER DEED REFLECTING FINAL AS-BUILT LOCATIONS.

PRESSURE PIPE CONSTRUCTION NOTES

1. ALL MATERIAL AND WORK SHALL COMPLY WITH THE LATEST GDCD-WWS SPECIFICATIONS AND STANDARD DETAILS.

2. ALL PUBLIC PRESSURE PIPE SHALL BE DUCTILE IRON. PRESSURE PIPES 10" AND SMALLER SHALL BE DUCTILE IRON CLASS 53, AS A MINIMUM. PRESSURE PIPES 12" AND LARGER SHALL BE DUCTILE IRON CLASS 54, AS A MINIMUM. THE PIPE SHALL BE BELL AND SPIGOT OR RESTRAINED JOINT FITTINGS FITTED WITH A RUBBER GASKET. FITTINGS MAY BE GRAY IRON OR DUCTILE IRON MEETING CLASS 350 PSI RATING. FOR 3" OR SMALLER SANITARY SEWER FORCEMAIN, SDR-21 PVC MAY BE UTILIZED.

3. ALL PIPES, VALVES, AND FITTINGS SHALL BE POLYWRAPPED, EXCEPT IN MANHOLES. CIRCUMFERENTIAL WRAPS OF MANUFACTURER RECOMMENDED TAPE SHALL BE PLACED AT NO GREATER THAN 4' INTERVALS ALONG THE BARREL OF THE PIPE, WITH THE EXCESS FOLDED OVER THE TOP TO TAKE OUT EXCESS SLACK, HELPING TO MINIMIZE THE SPACE BETWEEN THE POLYETHYLENE AND THE PIPE. COMPLETE THE INSTALLATION BY OVERLAPPING THE POLYETHYLENE TUBE WRAP AT EACH END AND SEAL ENDS PER AWWA C105/A21.5-99. WRAPPING PVC PIPE IS NOT REQUIRED.

4. WHERE SANITARY SERVICE LEADS OR OTHER UTILITIES ARE ENCOUNTERED, THE CONTRACTOR SHALL MAKE ADJUSTMENTS TO PROVIDE CONTINUOUS SERVICE TO PROPERTIES ALONG THE ROUTE OF CONSTRUCTION. ALL WORK, INCLUDING THE REBORING OF SANITARY SEWER SERVICE RISERS TO ACCOMMODATE CONSTRUCTION, OR ADJUSTING PRESSURE PIPE INSTALLATION TO CLEAR EXISTING SERVICES, SHALL BE INCLUSIVE TO CONSTRUCTION.

5. ALL PRESSURE PIPES SHALL HAVE A MINIMUM COVER OVER THE TOP OF THE PIPE OF 5' FROM FINISHED GRADE, 5' CLEARANCE UNDER DRAINS, 5' CLEARANCE BELOW EXISTING DITCHES, AND/OR A MINIMUM 5' BELOW THE EXISTING ROAD. THE STANDARD LAYING CONDITIONS FOR PRESSURE PIPE SHALL BE A 30" TRENCH WIDTH, OR PIPE DIAMETER PLUS 12". THE PIPE SHALL BE LAID ON MDOOT CLASS II SAND (A5) A MINIMUM OF 4" WITH RECESSES TO ACCOMMODATE PIPE BELLS OR AS SHOWN ON THE PLANS.

6. ALL TRENCH EXCAVATION, UNDER OR WITHIN THE ONE-ON-ONE INFLUENCE OF THE EXISTING OR PROPOSED PAVING, SHALL BE BACK FILLED WITH COMPACTED MDOOT CLASS II SAND (A5).

7. THE CONTRACTOR SHALL RESTRAIN ALL THRUST IN THE SYSTEM BY THE USE OF GDCD-WWS APPROVED RESTRAINED JOINTS AND THRUST BLOCKS. DURING THE INSTALLATION OF WATERMAIN, ALL HYDRANTS, TEES, VERTICAL OR HORIZONTAL BENDS AND FUTURE VALVE CONNECTIONS SHALL BE RESTRAINED. THE RESTRAINT SYSTEM AND LOCATION IN THE FIELD SHALL BE DESIGNATED ON THE PLANS.

8. THE CONTRACTOR SHALL ENCASE THE PRESSURE PIPE IN CONCRETE WHERE THE VERTICAL SEPARATION BETWEEN THE SANITARY SEWER OR STORM SEWER AND THE WATERMAIN IS LESS THAN 18" INCHES.

9. GATE VALVES SHALL BE RESILIENT SEATED CONFORMING TO AWWA C509-01 OR C515-01. VALVES SHALL HAVE A VERTICAL, NON-RISING STEM, AND OPEN CLOCKWISE, OR AS SPECIFIED BY LOCAL MUNICIPALITY HAVING JURISDICTION.

10. FIRE HYDRANTS SHALL CONFORM TO AWWA C502-94. ALL HYDRANTS SHALL BE TRAFFIC MODELS WITH BREAKAWAY FLANGES, AND SHALL HAVE THE DRAIN HOLES FACTORY PLUGGED. ALL THE FIRE HYDRANT ASSEMBLIES FROM THE TEE THROUGH THE HYDRANT, SHALL BE RESTRAINED BY A GDCD-WWS APPROVED METHOD. FIRE HYDRANTS SHALL BE PLACED AT PROPERTY CORNERS AND WITHIN THE RIGHT-OF-WAY WHEN POSSIBLE AND SHALL BE PAINTED YELLOW WITH THE CAP COLOR CODED IN ACCORDANCE WITH THE STANDARD DETAILS. FINAL ELEVATIONS AND ADJUSTMENTS TO GRADE, USING EXTENSION PIECES IF REQUIRED, SHALL BE ACCOMPLISHED BY THE CONTRACTOR AT THE CONTRACTOR'S SOLE EXPENSE. FIRE HYDRANTS SHALL HAVE A 5 1/4" VALVE OPENING. FIRE HYDRANTS SHALL BE EAST JORDAN 58R ZER, AMERICAN FLOW CONTROL WATEROUS PACER MB67-250, OR A GDCD-WWS APPROVED ALTERNATE.

11. PRESSURE TAPS TO EXISTING WATERMAIN, AND CONNECTIONS TO EXISTING VALVES, SHALL BE MADE ONLY UNDER GDCD-WWS OR THE LOCAL MUNICIPALITY HAVING JURISDICTION. ALL VALVE OPENING AND CLOSING SHALL BE BY THE OPERATIONAL AUTHORITY. (ONLY A GDCD-WWS APPROVED TAPPING SLEEVE IS ALLOWED FOR ALL PRESSURE TAPS.) A CONCRETE MANHOLE SHALL BE REQUIRED AROUND ALL PRESSURE TAPS. SEE PRESSURE PIPE DETAILS.

12. THE CONTRACTOR SHALL HAVE THE OPTION OF PRESSURE TESTING THE WATERMAIN AGAINST THE EXISTING VALVE AT THE POINT OF BEGINNING OF THE PROJECT OR PLACING A CAP WITHIN 10' OF THE EXISTING VALVE AND STUB. IF TESTING AGAINST THE EXISTING VALVE AND IT LEAKS, THE CONTRACTOR SHALL MAKE REPAIRS AND REPEAT THE PRESSURE TEST AGAINST THE EXISTING VALVE. AT THE CONTRACTOR'S SOLE EXPENSE. IF A CAP HAS BEEN PLACED, THEN THE CONTRACTOR SHALL PERFORM THE SYSTEM TEST, AND IF THE TESTS ARE SATISFACTORY TO GDCD-WWS, THEN THE FINAL CONNECTION SHALL BE MADE.

13. WATERMAIN SHALL BE TESTED IN ACCORDANCE WITH AWWA C600-99, AND CHLORINATED IN ACCORDANCE WITH THE LATEST GENESSEE COUNTY STANDARD SPECIFICATIONS. WATERMAIN SHALL BE TESTED TO 150 PSI AS MEASURED AT THE HIGH POINT IN THE WATER LINE. WATERMAIN CHLORINATION SHALL BE OBSERVED AND MONITORED BY GDCD-WWS OR THE LOCAL MUNICIPALITY HAVING JURISDICTION. CHLORINATION AND TESTING SHALL BE AT THE CONTRACTOR'S SOLE EXPENSE. A LETTER OF APPROVAL FROM THE AGENCY HAVING AUTHORITY SHALL BE ISSUED PRIOR TO THE WATER BEING USED FOR HUMAN CONSUMPTION.

14. WHEN SPECIFIED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SUPPLY ALL WATER SERVICE LEADS. THESE LEADS SHALL BE "K" COPPER AND SHALL BE A MINIMUM OF 3/4" IN DIAMETER. THEY SHALL BE INSTALLED IN ACCORDANCE WITH THE WATERMAIN STANDARD DETAIL. ALL CORPORATIONS SHALL BE BRONZE.

15. THE CONTRACTOR SHALL INSTALL, AS A MINIMUM, 2" CORPORATIONS ON THE PRESSURE PIPE FOR PRESSURE TESTING, CHLORINE ADDITION, AND FOR BLOW-OFF PURPOSES. THE CORPORATIONS SHALL HAVE COPPER PIPE EXTENDING TO THE GROUND SURFACE. THE CONTRACTOR SHALL REMOVE THE CORPORATIONS AND COPPER LINES UPON A SATISFACTORY TEST AND INSTALL BRONZE PLUGS PRIOR TO FINAL ACCEPTANCE.

16. PRIOR TO REQUESTING ANY FINAL PRESSURE TESTING AND GATHERING THE REQUIRED BACTERIA SAMPLES (FOR WATERMAIN ONLY), THE CONTRACTOR SHALL PERFORM THE FOLLOWING ITEMS:
A. CONDUCT A PRELIMINARY PRESSURE TEST ON THE SYSTEM.
B. PROVIDE THE RESULTS FROM THE PRELIMINARY TESTS ON THE SYSTEM.
C. PROVIDE PROPER CAP COLOR ON THE FIRE HYDRANTS (FOR WATERMAIN ONLY).

17. PRIOR TO FINAL APPROVAL, THE FOLLOWING ITEMS SHALL BE COMPLETED BY THE CONTRACTOR:
A. FURNISH A COMPLETED TWO-YEAR MAINTENANCE & GUARANTEE BOND.
B. PROVIDE MATERIAL CERTIFICATES.
C. COMPLETE FINAL ADJUSTMENTS OF FIRE HYDRANTS (FOR WATERMAIN ONLY), VALVES, AND MANHOLES.
D. PROVIDE RESULTS OF DENSITY CHECKS ON COMPACTED SAND BACKFILL FROM A CERTIFIED TESTING AGENCY.
E. PROVIDE RECORDED COPIES OF ALL EASEMENTS FOR THE MASTER DEED REFLECTING FINAL AS-BUILT LOCATIONS.

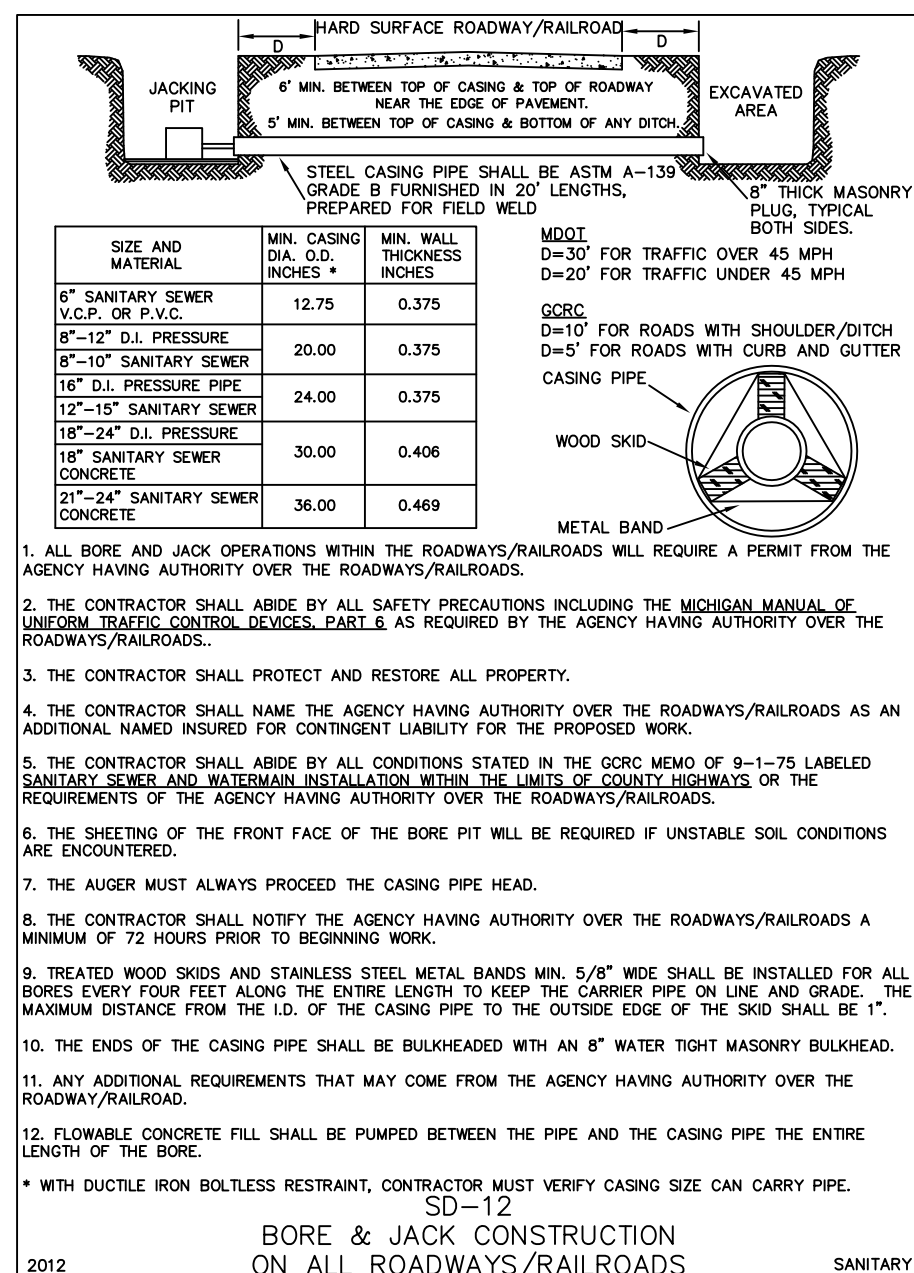
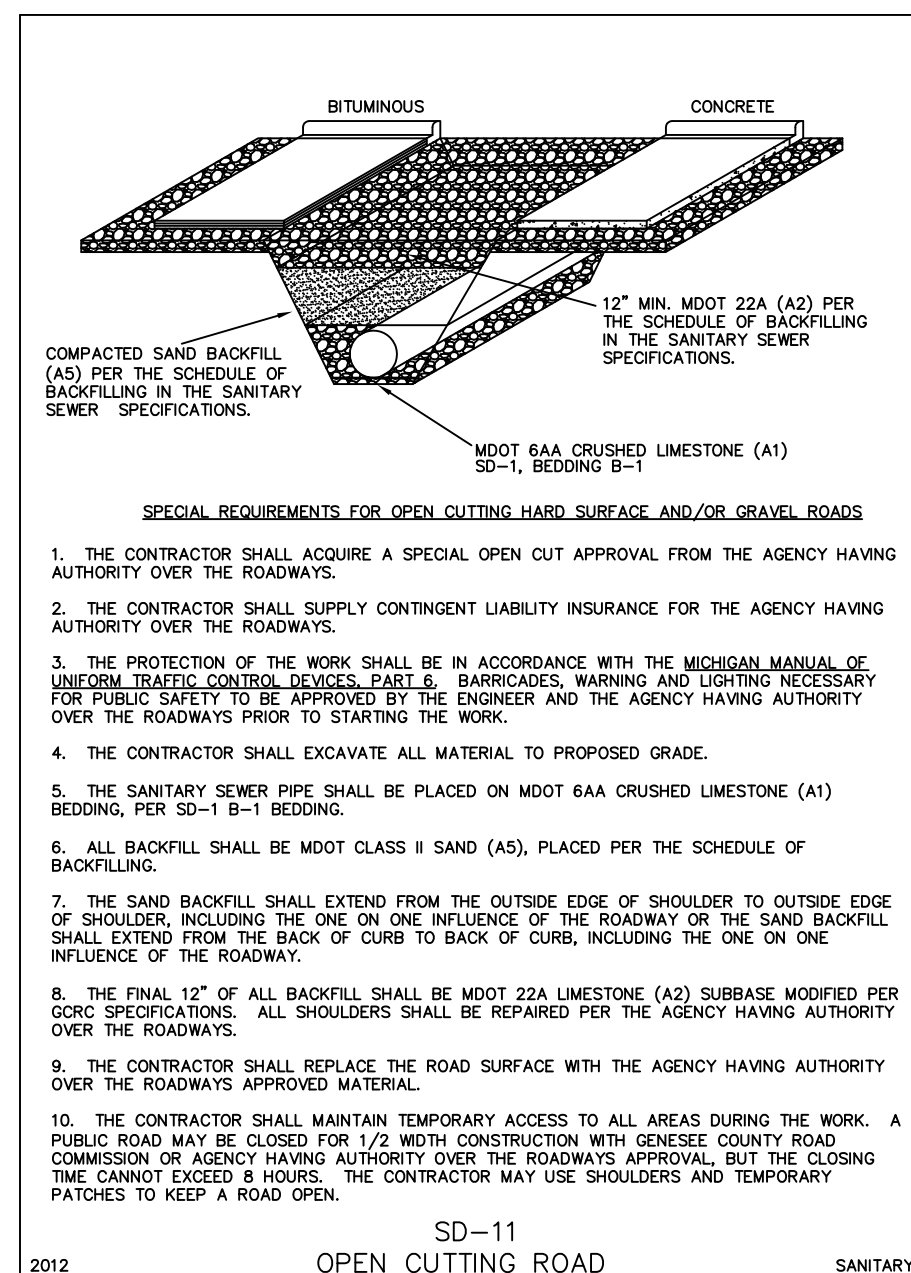
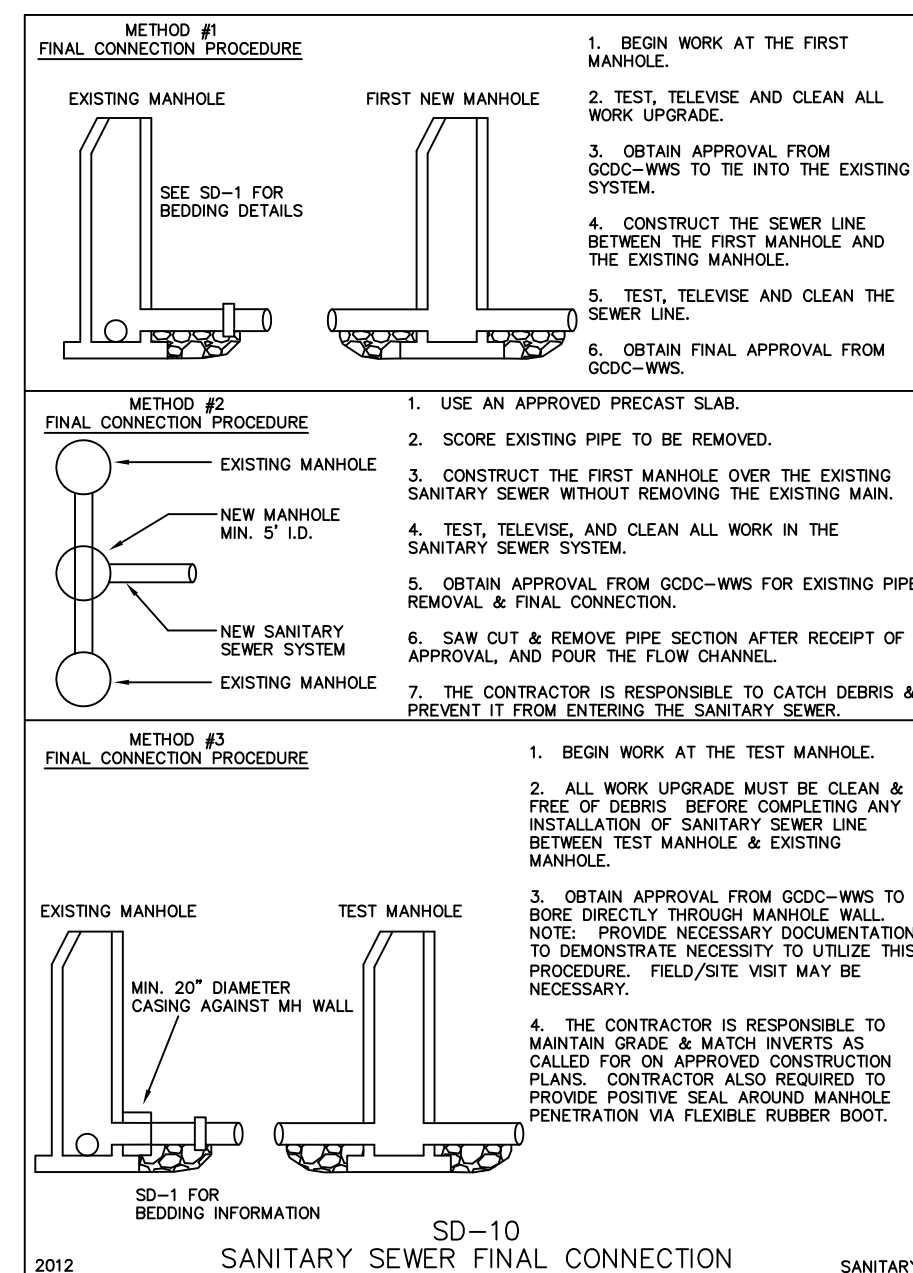
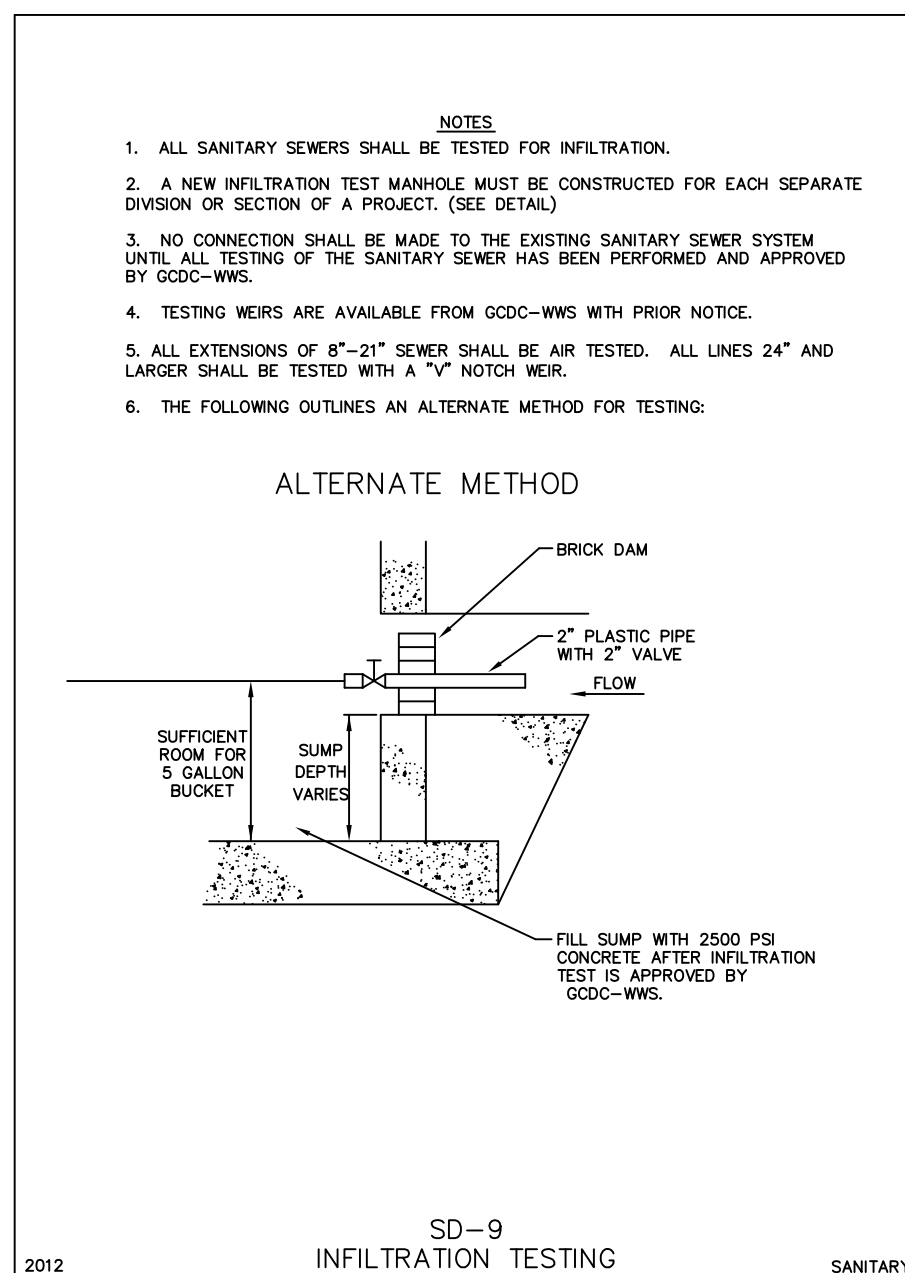
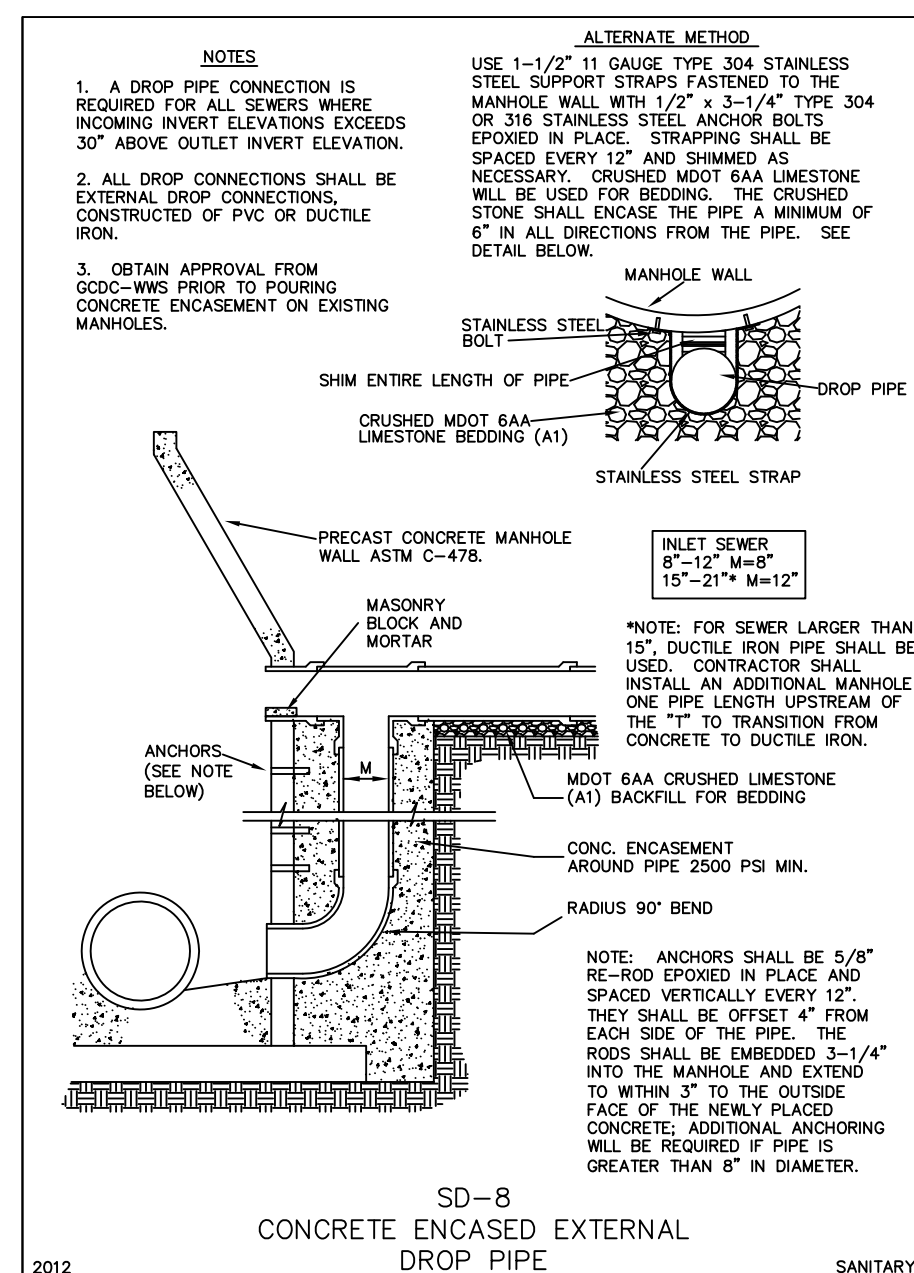
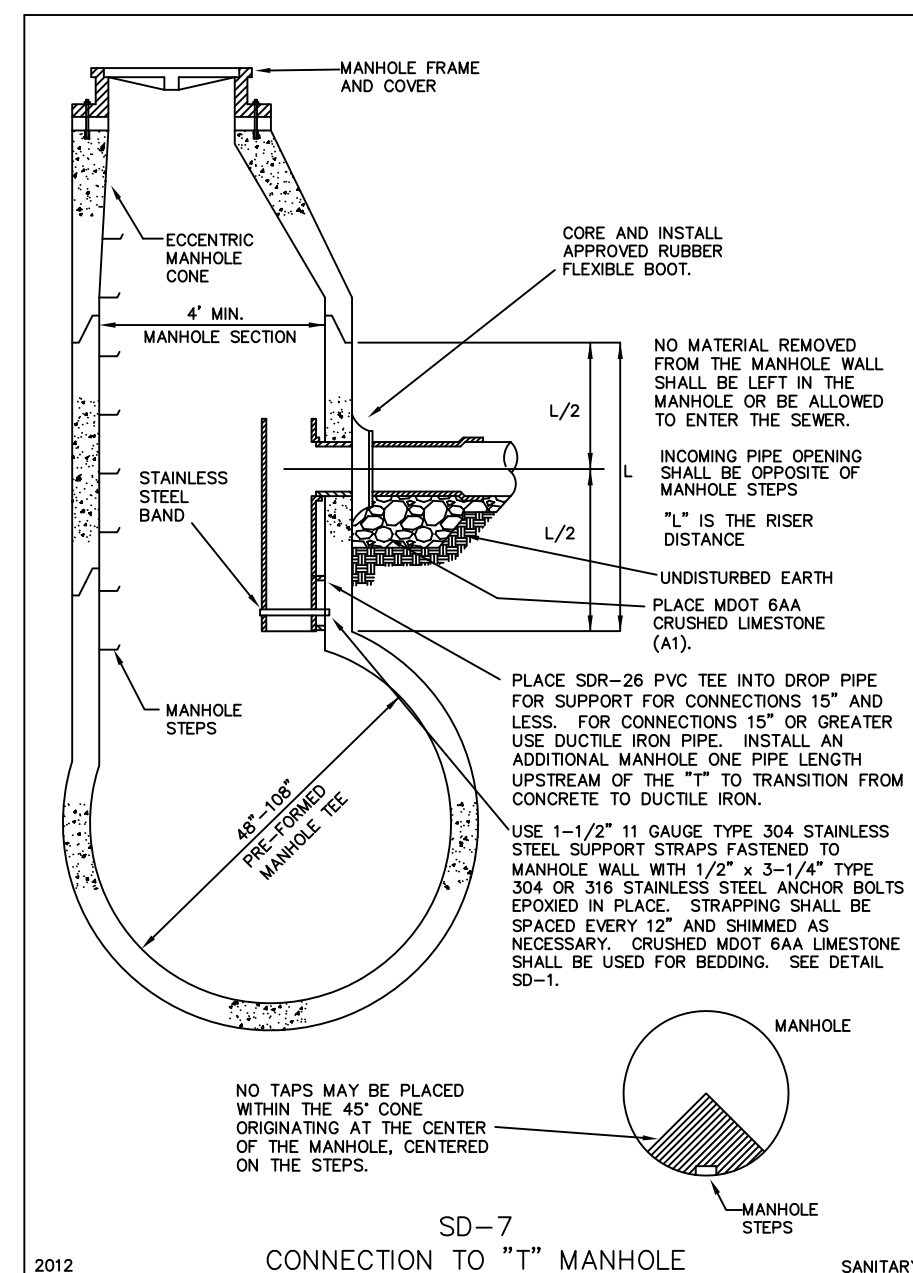
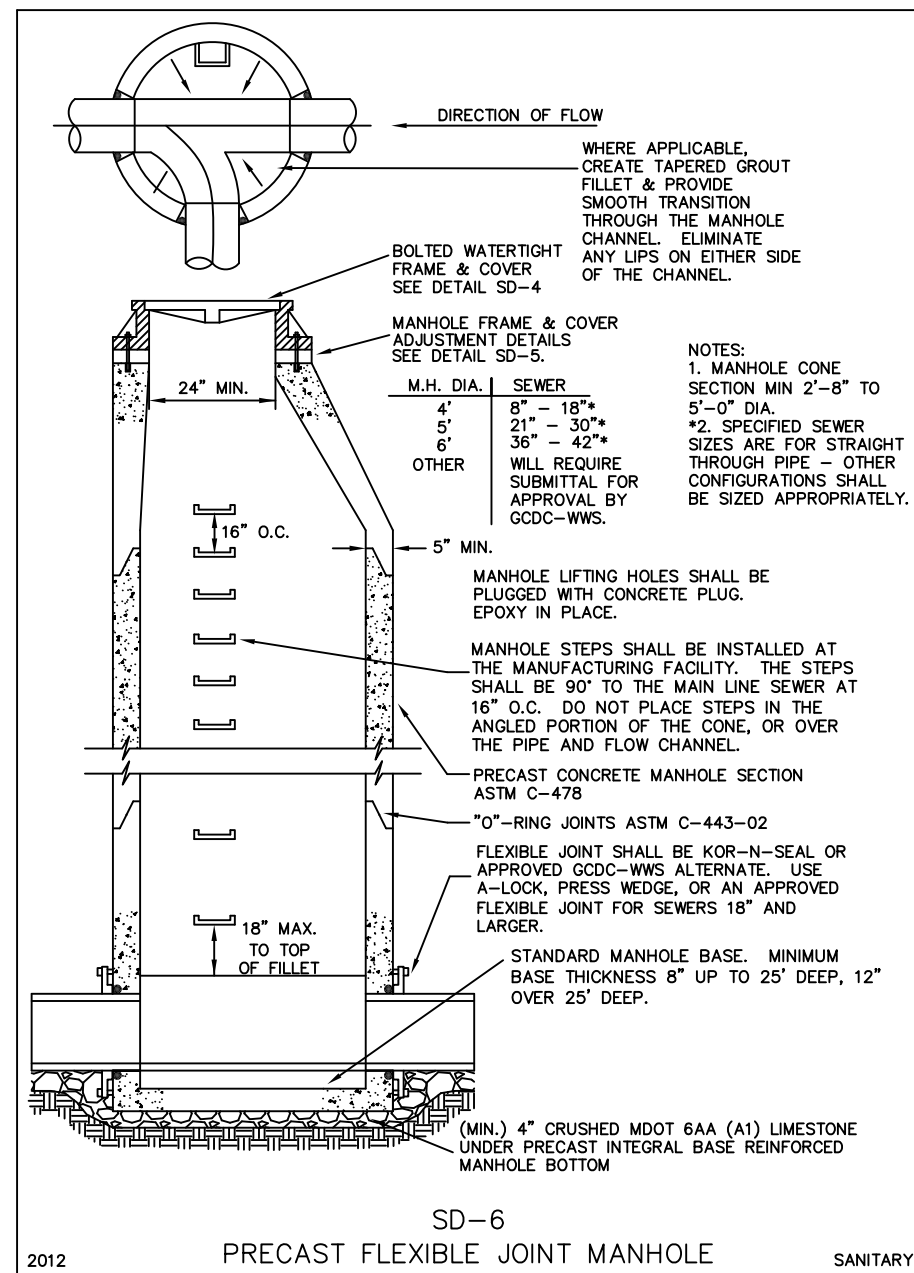
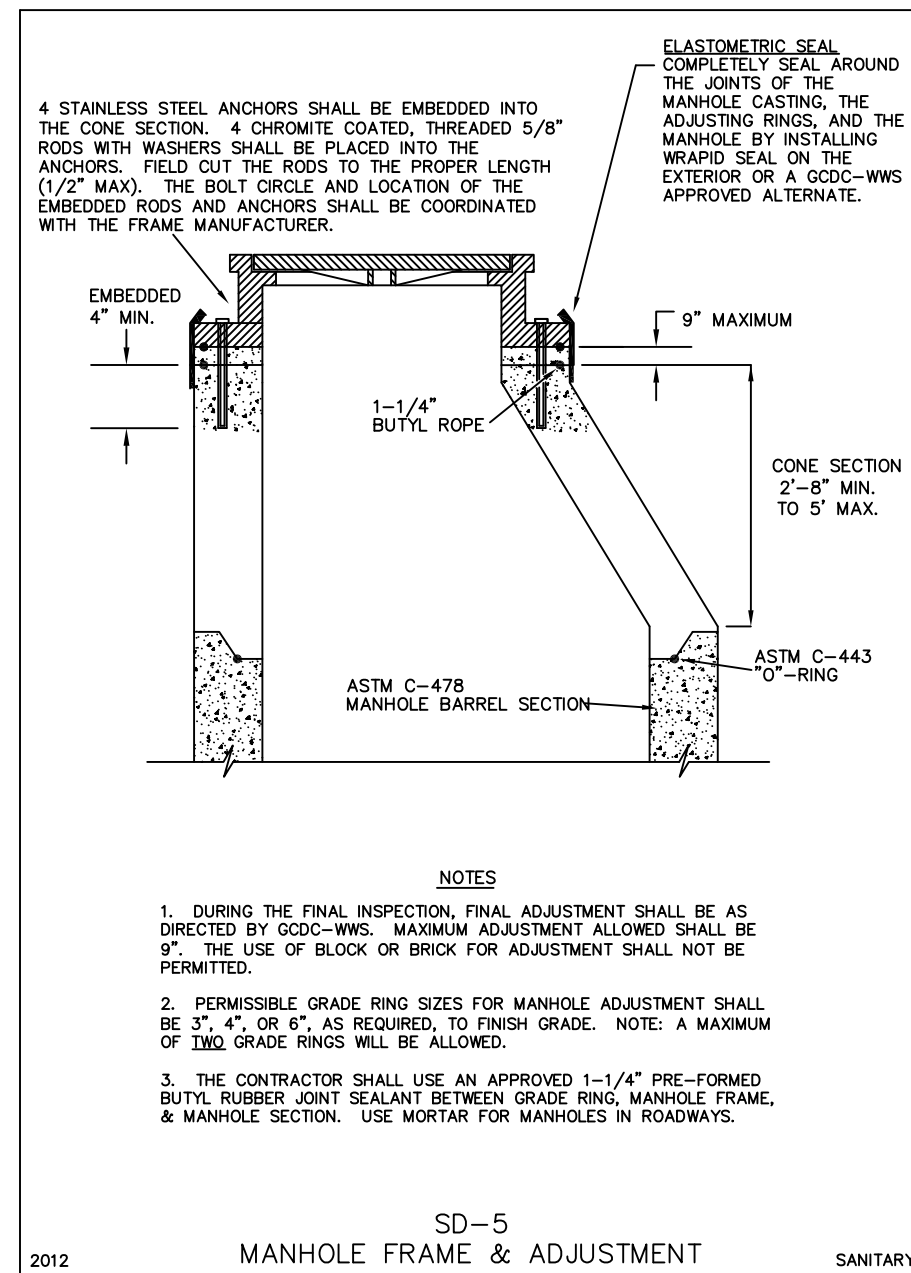
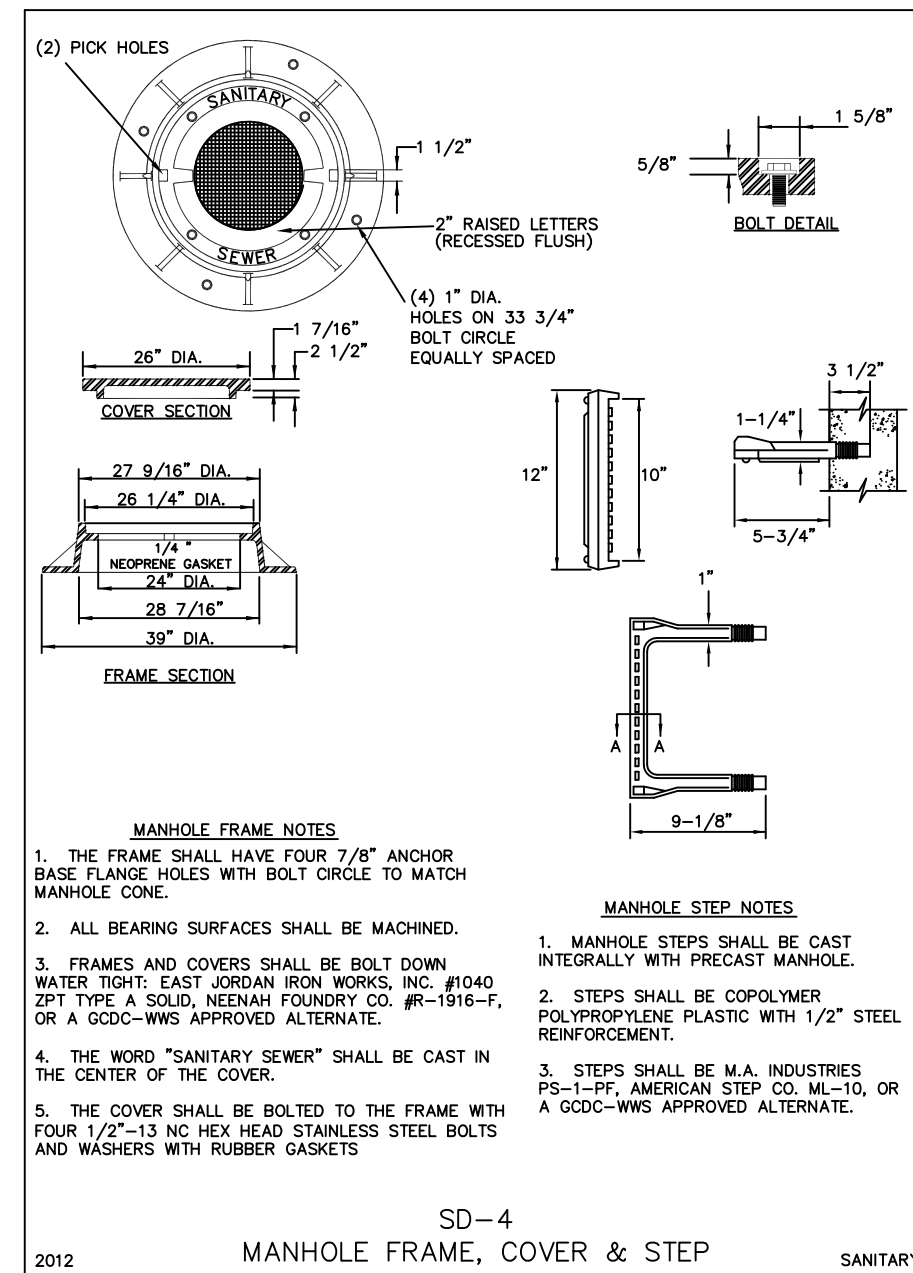
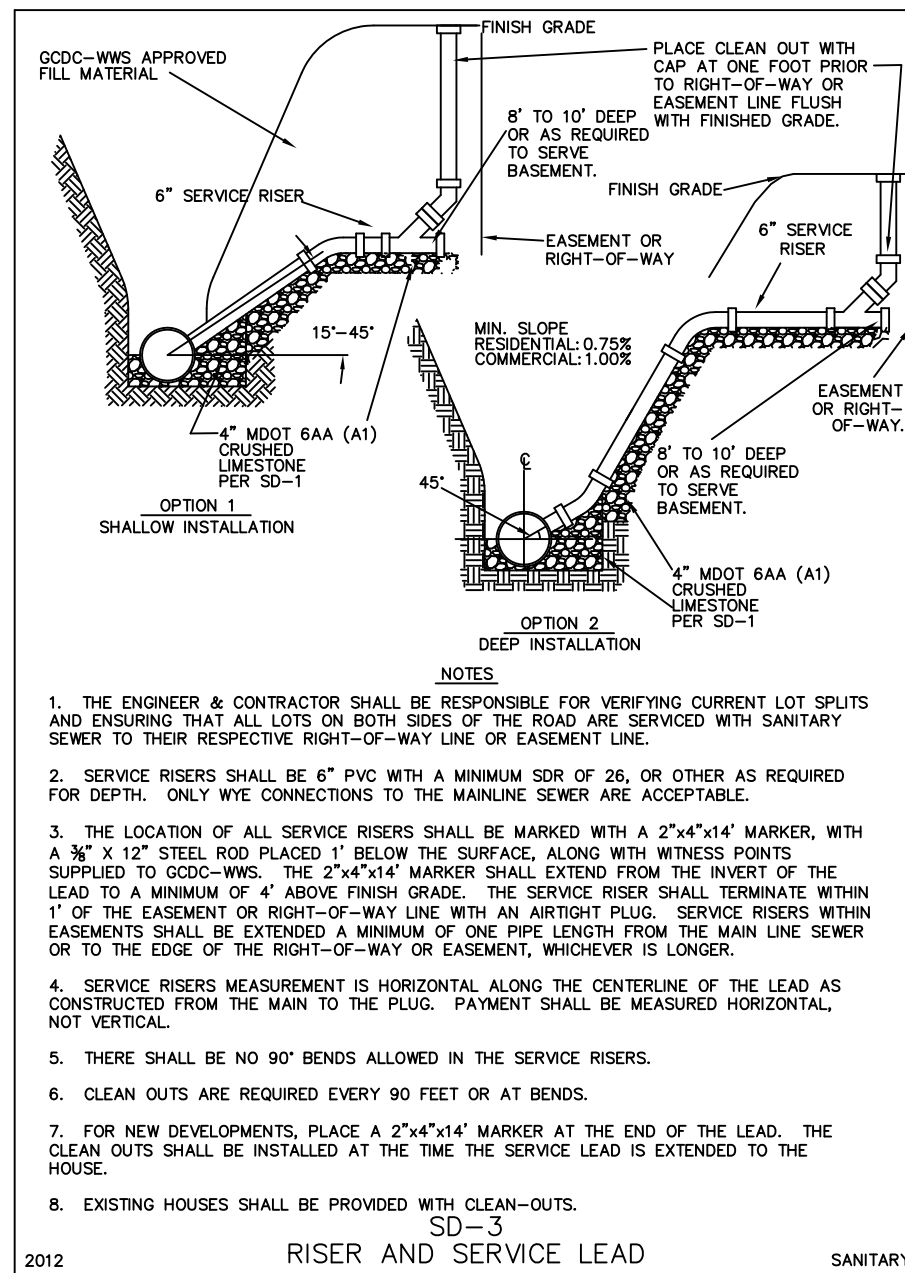
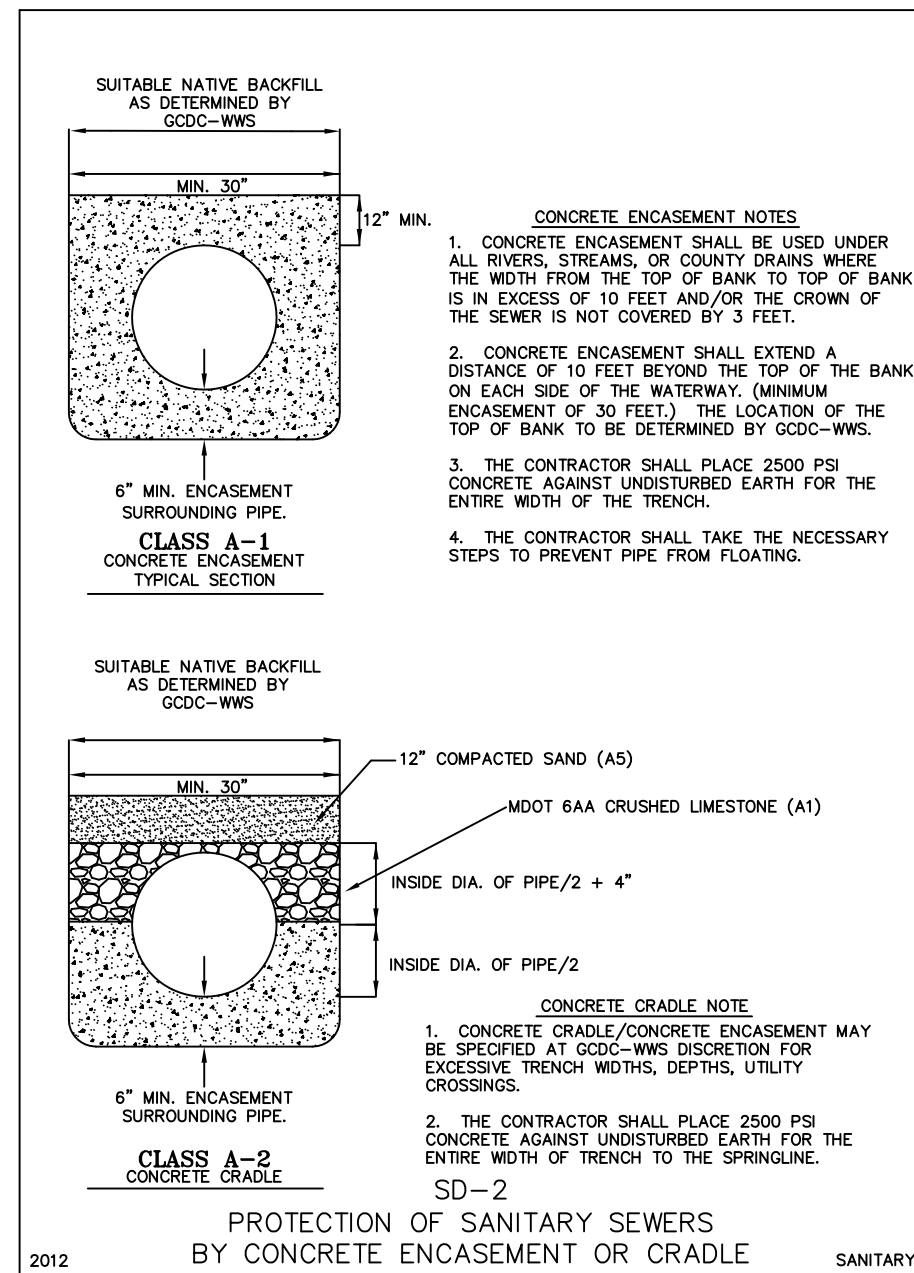
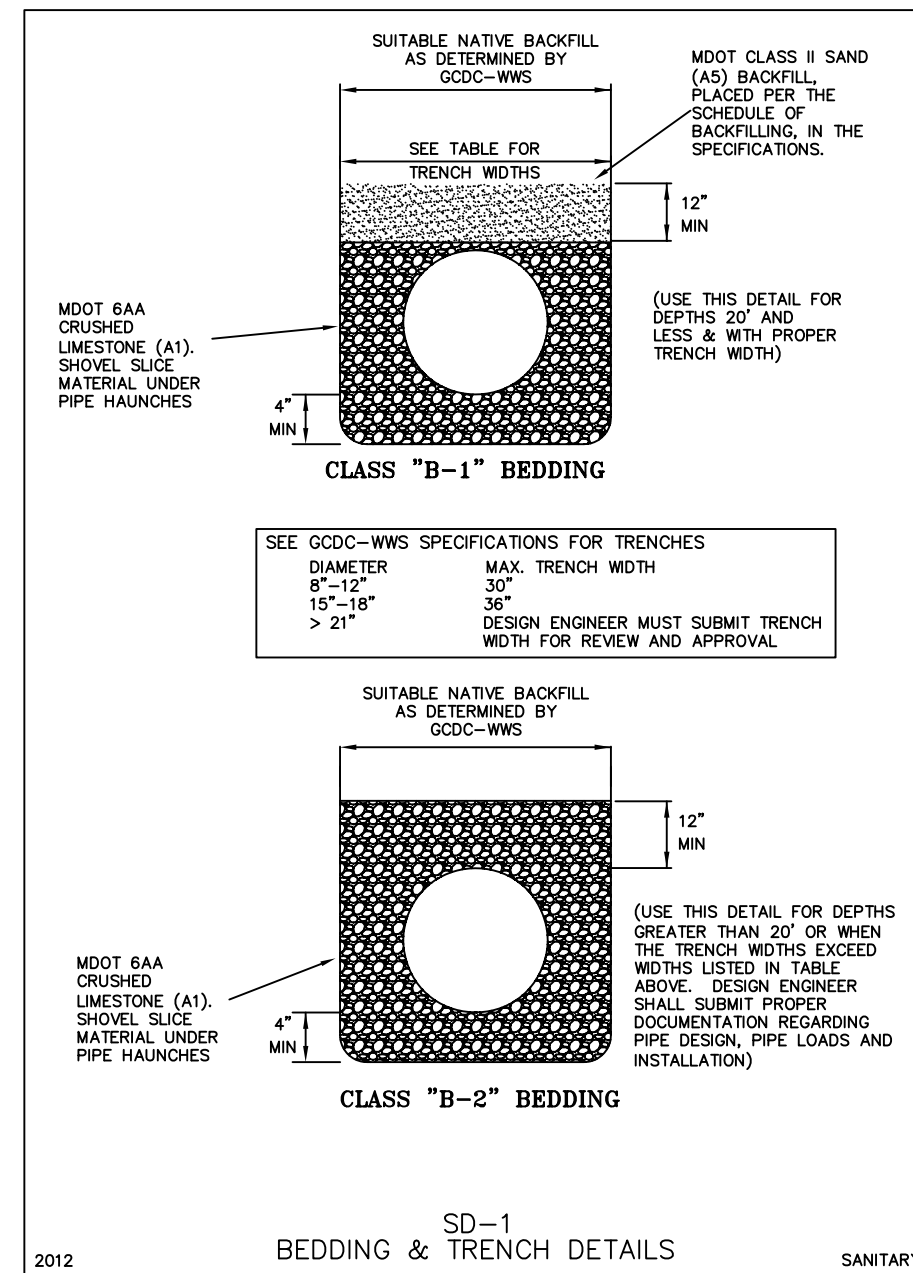
NO.	DATE	DESCRIPTION
1	2012	SIXTH EDITION

DIVISION OF
WATER & WASTE SERVICES

STANDARD CONSTRUCTION NOTES

STANDARD DETAILS
For the Construction of Sanitary Sewers & Watermain in Genesee County





GENERAL NOTES FOR SANITARY SEWER CONSTRUCTION

1. ALL SANITARY SEWERS SHALL BE TELEVIEWED AND RECORDED WITH REPORTS SUBMITTED TO GDCG-WWS.
2. ALL PVC MAINLINE PIPE IS TO BE MANOEUVRED BY A 9-SIDED MANDREL MEETING GDCG-WWS SPECIFICATIONS. THE MAXIMUM ALLOWABLE DEFLECTION IS 5%.
3. EACH 6" SERVICE CONNECTION SHALL BE TAKEN, WITH AN INVERT ELEVATION, BY THE ENGINEER.
4. THE REPAIR OF SDR-26 PVC PIPE IS TO BE DONE WITH SDR-26 REPAIR COUPLINGS. FLEXIBLE BOOT CONNECTORS ARE NOT ALLOWED.
5. ALL PROJECTS SHALL HAVE A MANDATORY PRE-CONSTRUCTION MEETING WITH GDCG-WWS.

NO.	DATE	DESCRIPTION
1	2012	SIXTH EDITION

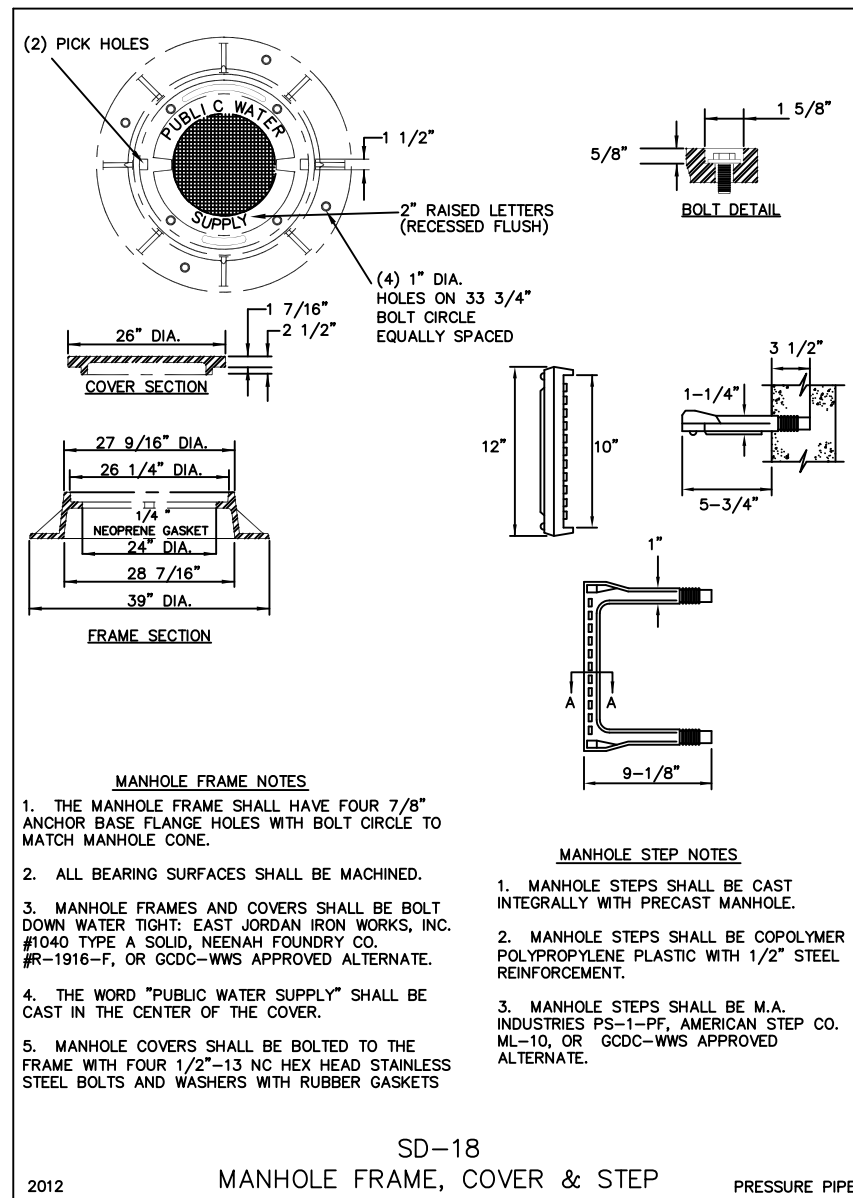
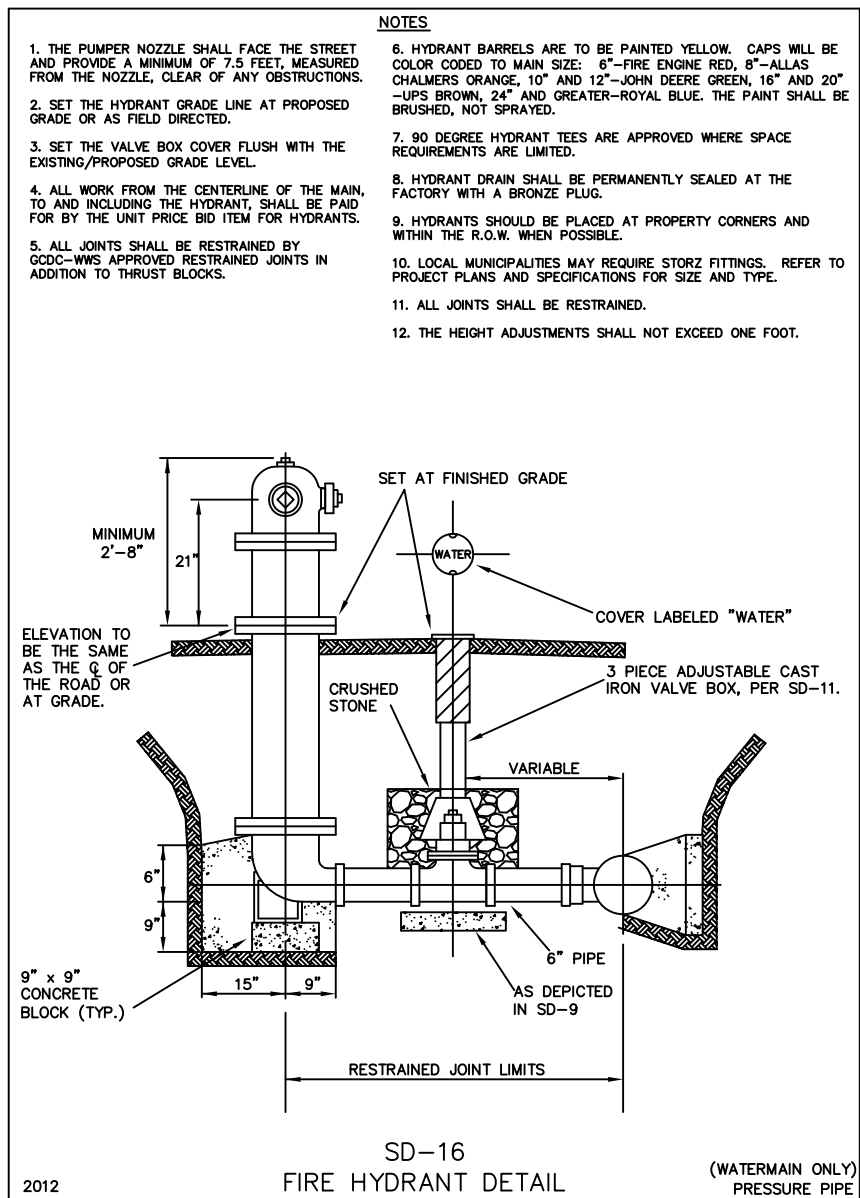
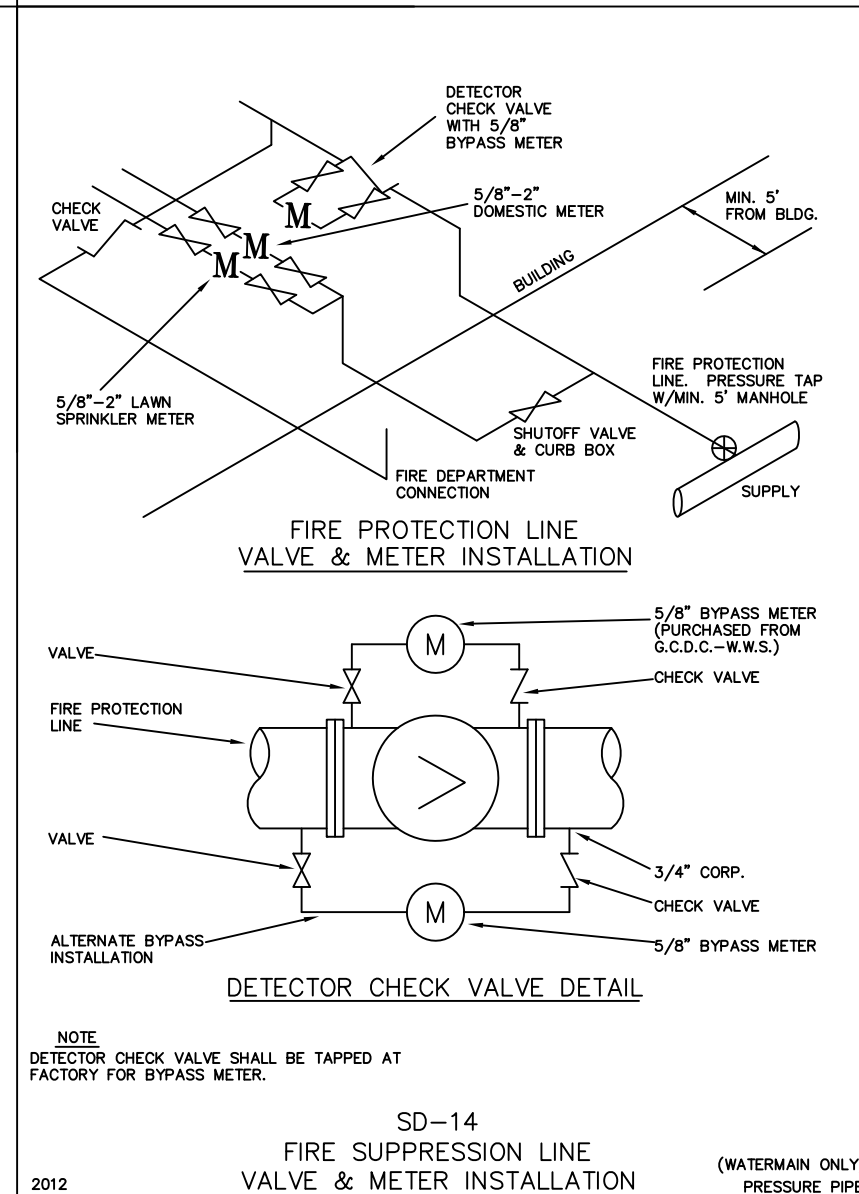
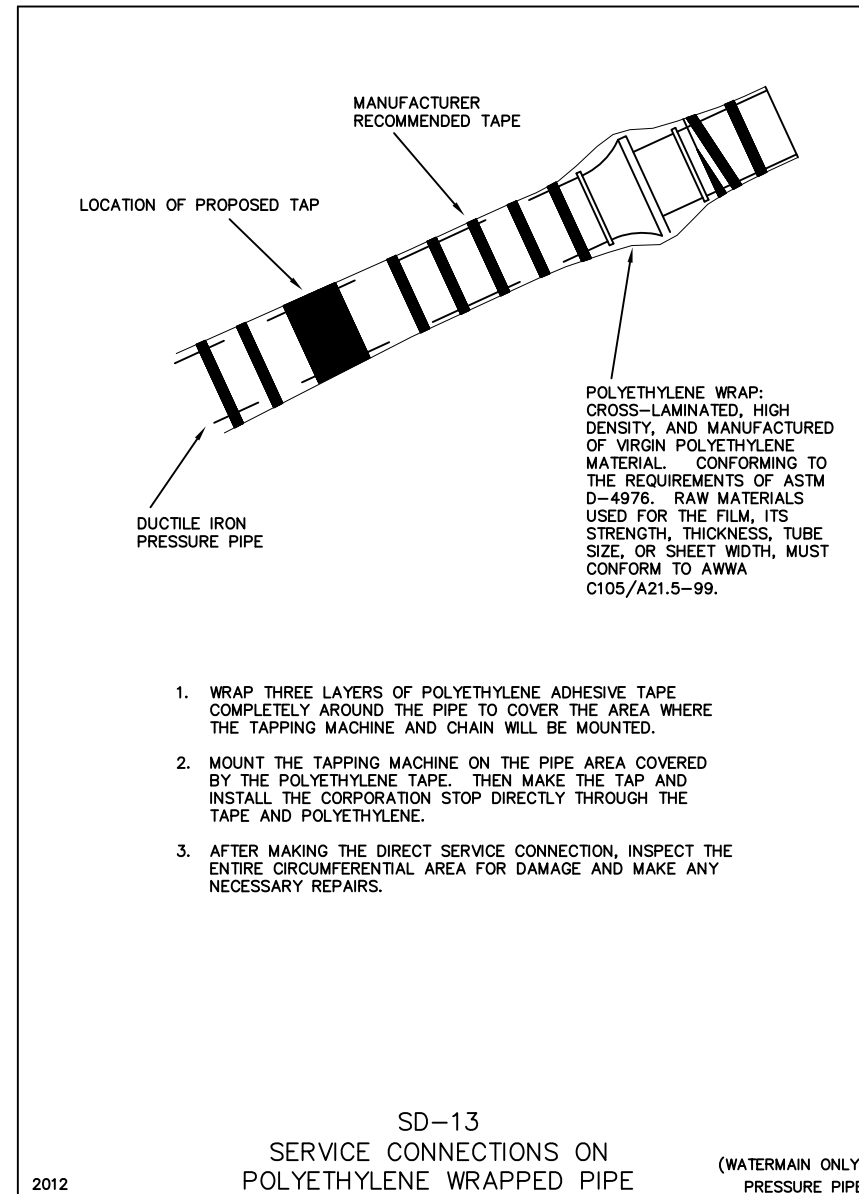
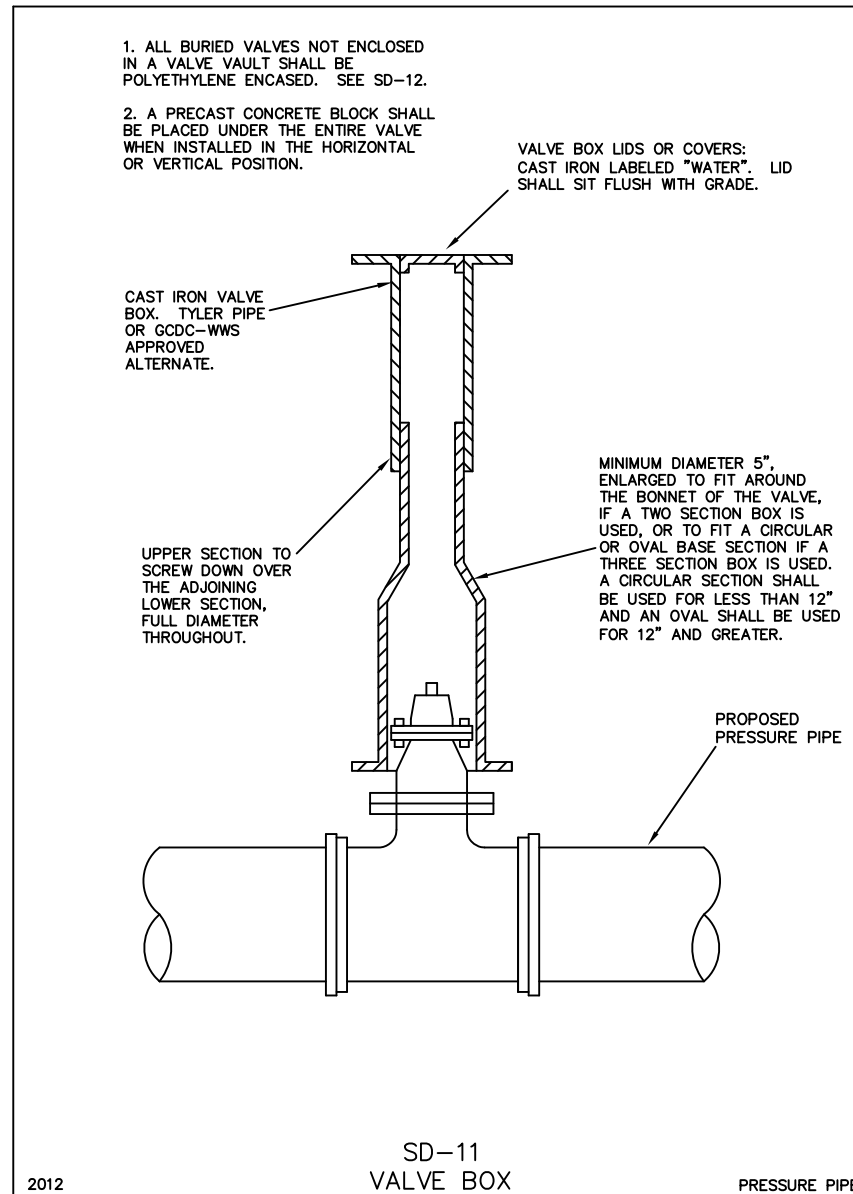
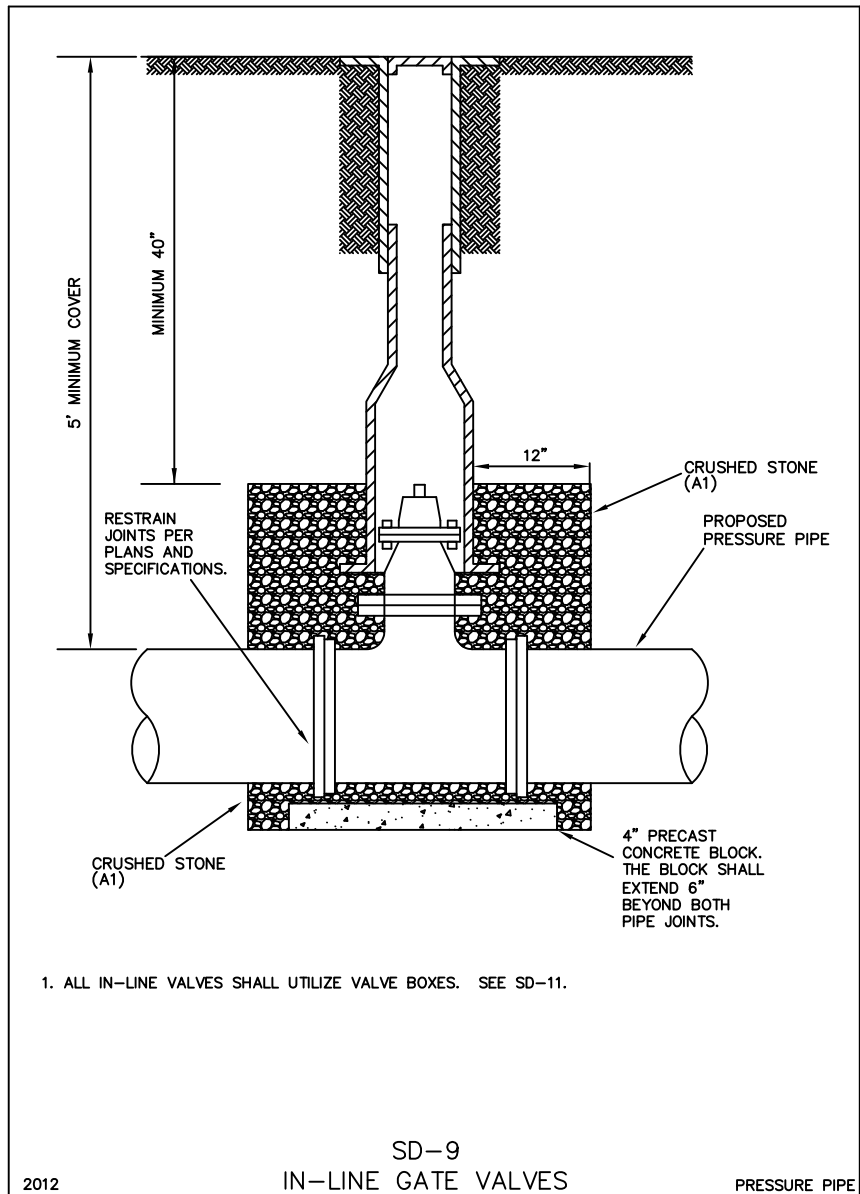
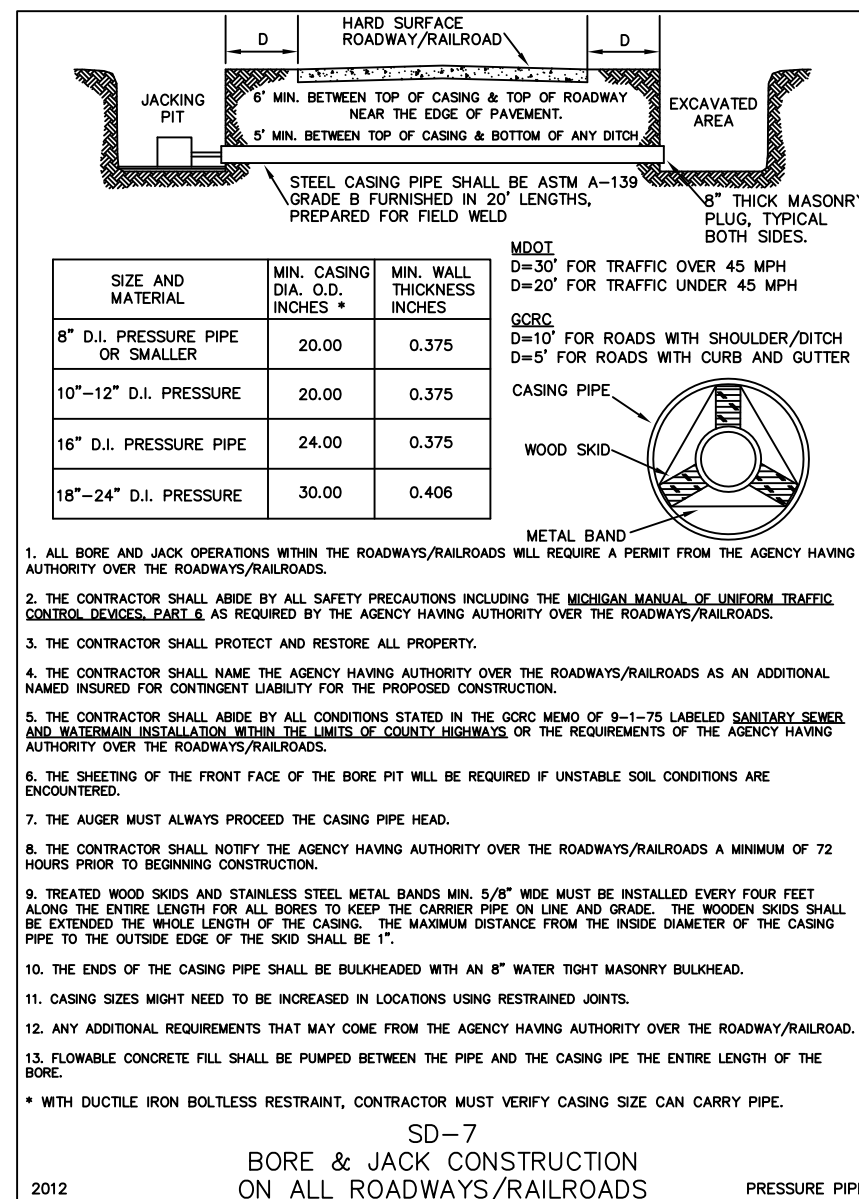
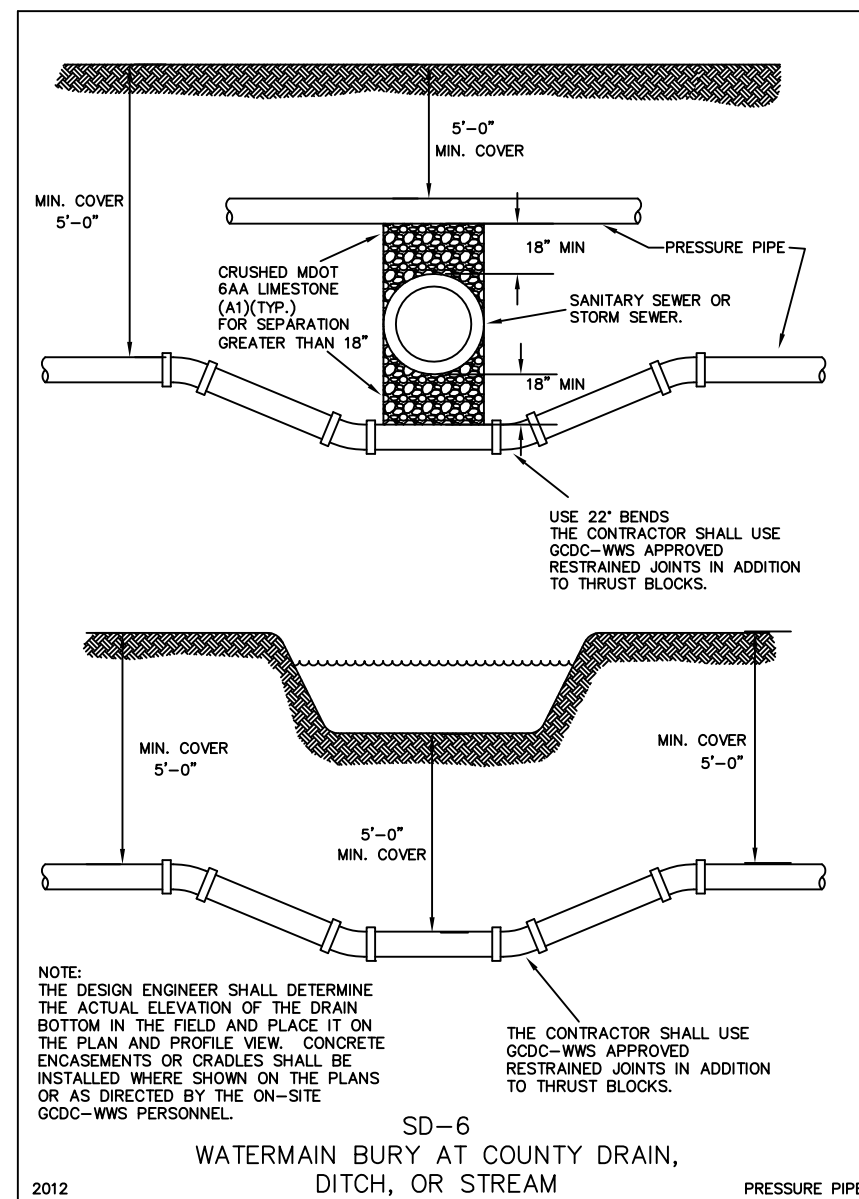
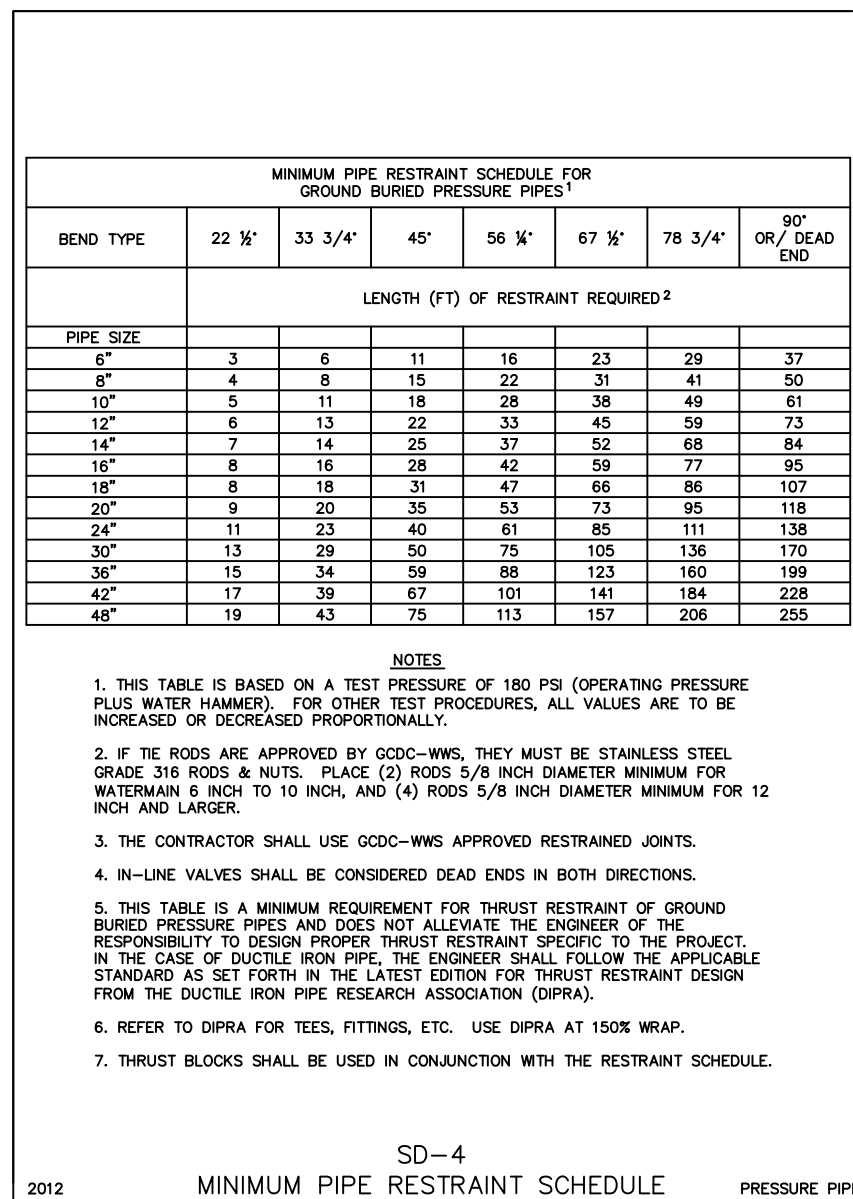
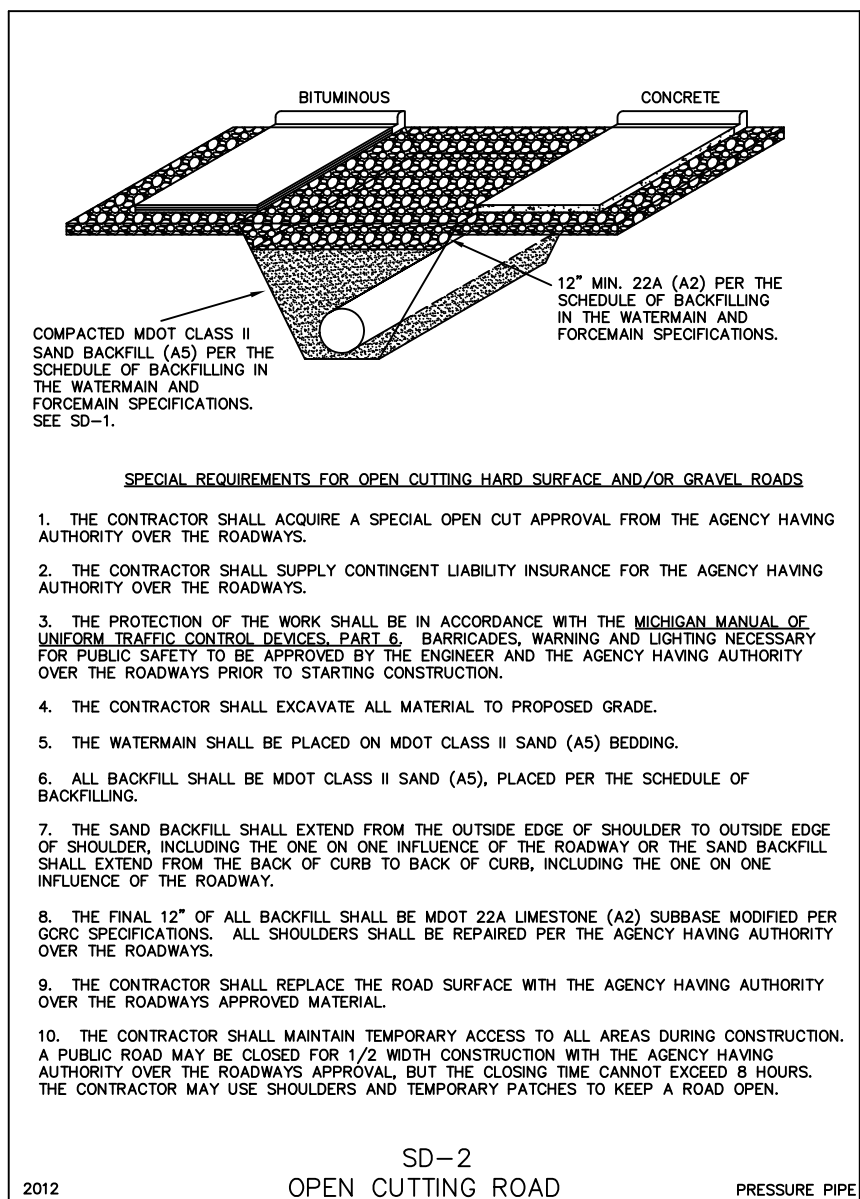
DIVISION OF
WATER & WASTE SERVICES

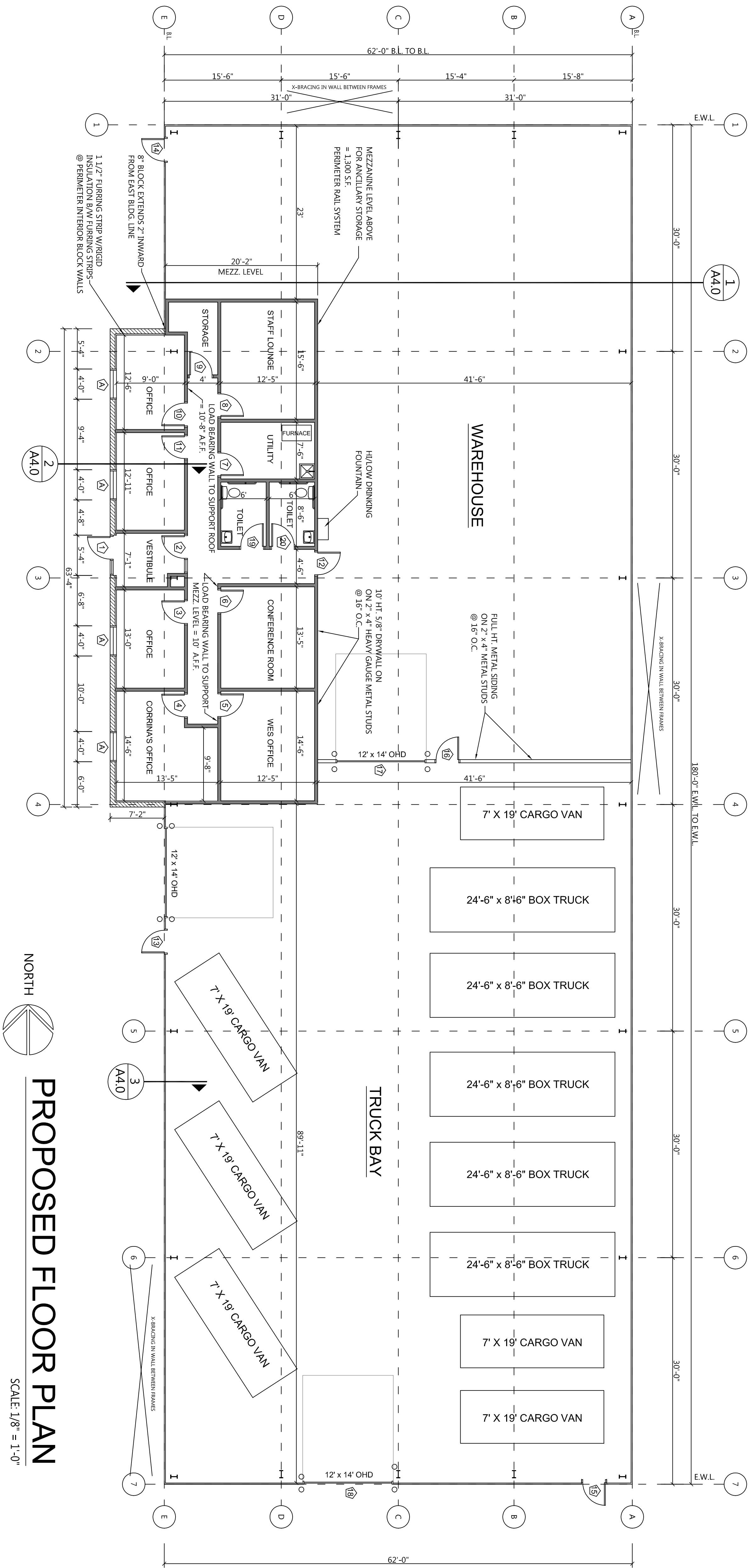
SANITARY SEWER CONSTRUCTION

STANDARD DETAILS

For the Construction of Sanitary Sewers & Watermain in Genesee County







NOTES:
SEE SHEET A3.0 FOR TYPICAL A.D.A. HANDICAP ELEVATIONS, DIMENSIONS
8" = 8" CMU BLOCK - GROUT CORES @ 4' O.C. WITH #4 VERTICAL R-BAR /FOAM FILLED CORES
5" = 3 5/8" METAL STUD WALL 8' HT. WITH 5/8" DRYWALL EACH SIDE
SOUND INSULATION BETWEEN WALLS

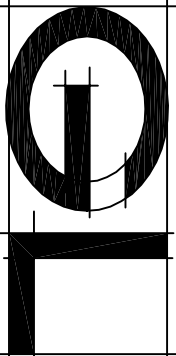
SQUARE FOOTAGE	
TRUCK BAY AREA	5,810
WAREHOUSE AREA	3,990
OFFICE AREA	1,800
TOTAL:	11,600

PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

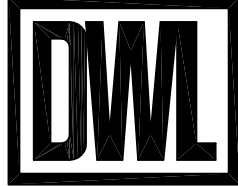
A1.0

COMMISSION
1810

NEW DEVELOPMENT FOR
BENNINGS PAINTING
BURTON, MI

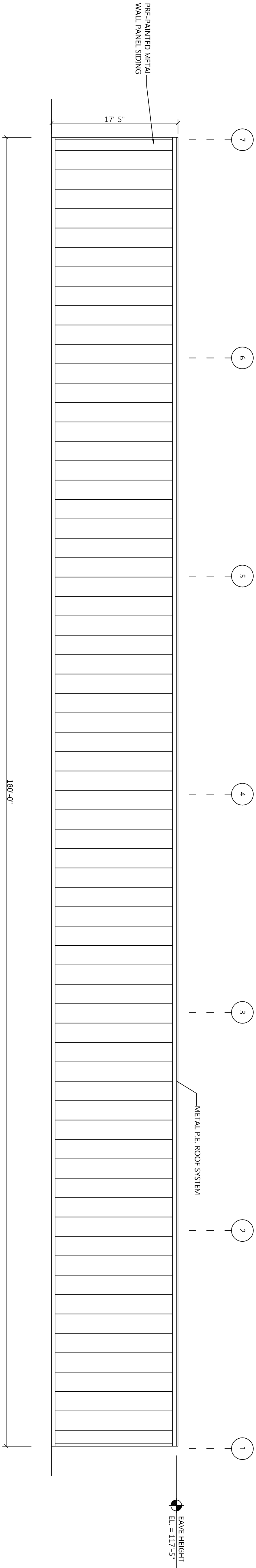


GAZALL, LEWIS & ASSOCIATES ARCHITECTS, INC.
MOTT FOUNDATION BUILDING
503 SOUTH SAGINAW STREET SUITE 100
FLINT, MICHIGAN 48502
• PHONE (810) 239-4691
• FAX (810) 239-5191
• GAZALL-LEWIS.COM

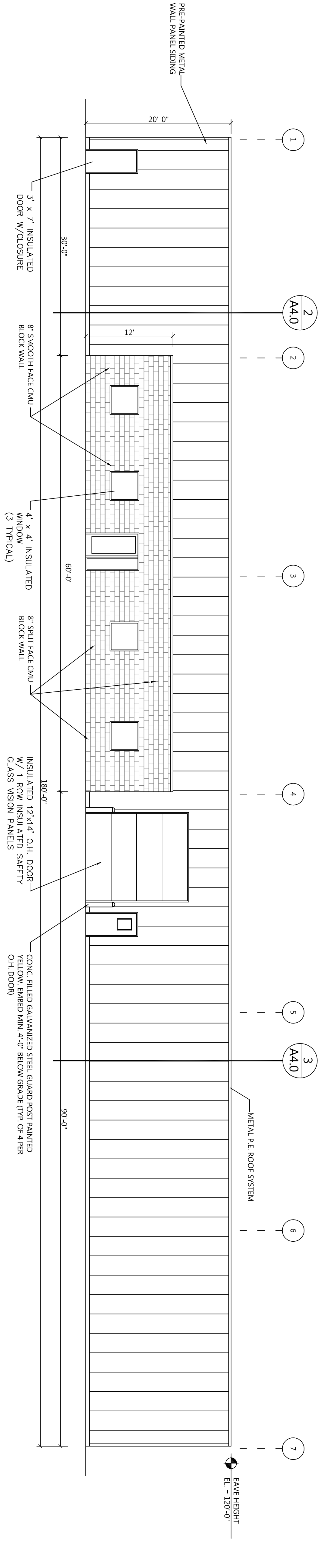


DWLURVEY CONSTRUCTION
CONSTRUCTION MANAGER + PROGRAM MANAGEMENT

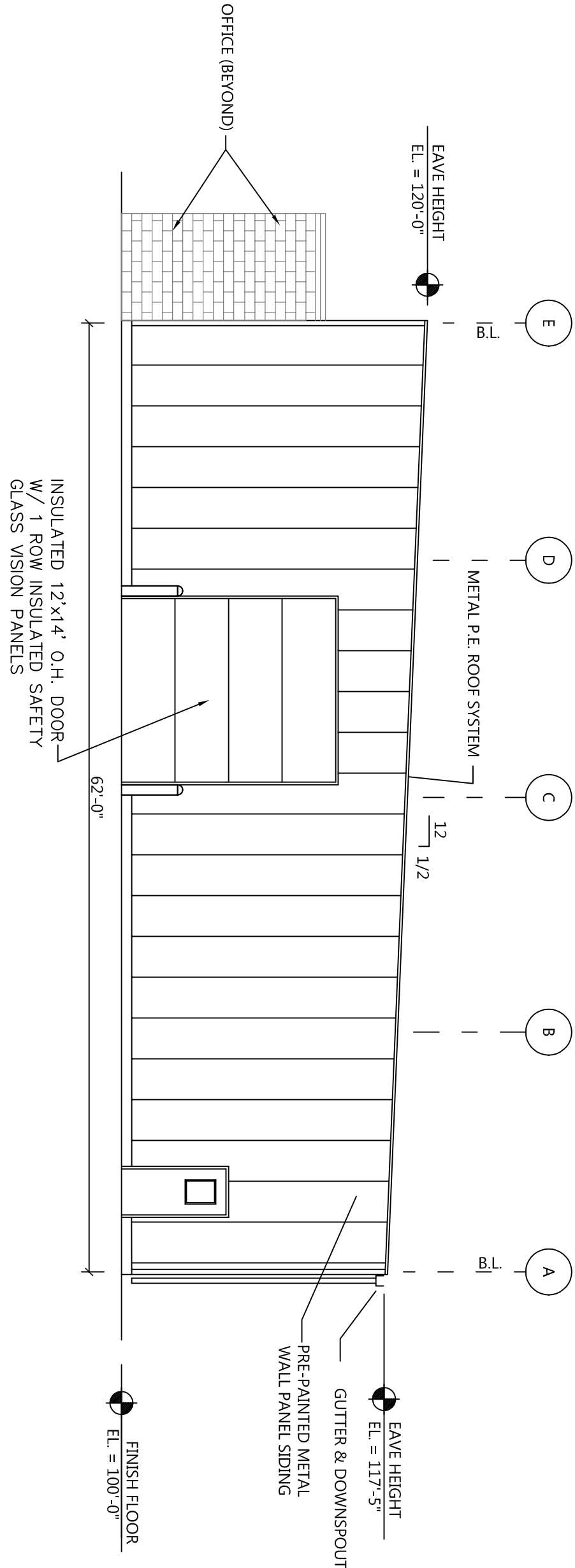
REVISIONS	DRAWN J.G.
	CHECKED
	REVISED DATE
	DATE 4/9/18



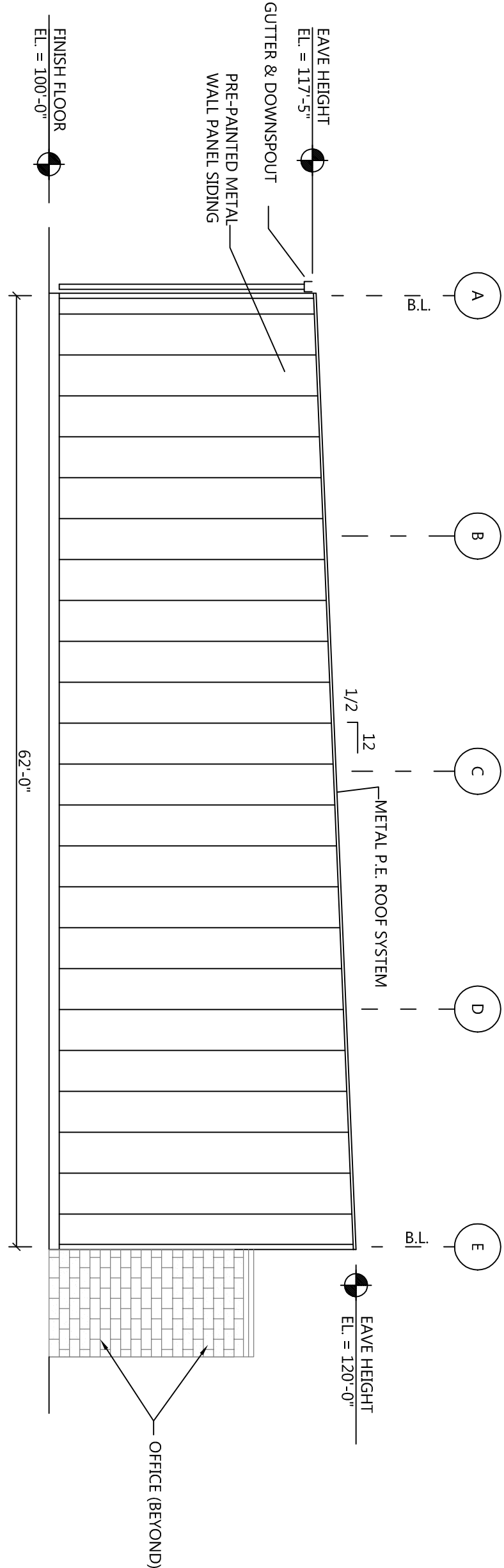
PROPOSED EAST (BACK) ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED WEST (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"

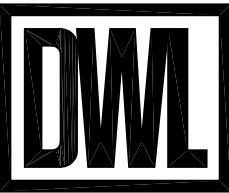


PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

	DRAWN J.G.
	CHECKED
	REVISED DATE
	DATE 4/9/18
REVISIONS	



DWLURVEY CONSTRUCTION
CONSTRUCTION MANAGER + PROGRAM MANAGEMENT

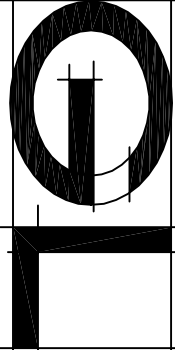
GAZALL, LEWIS & ASSOCIATES ARCHITECTS, INC.

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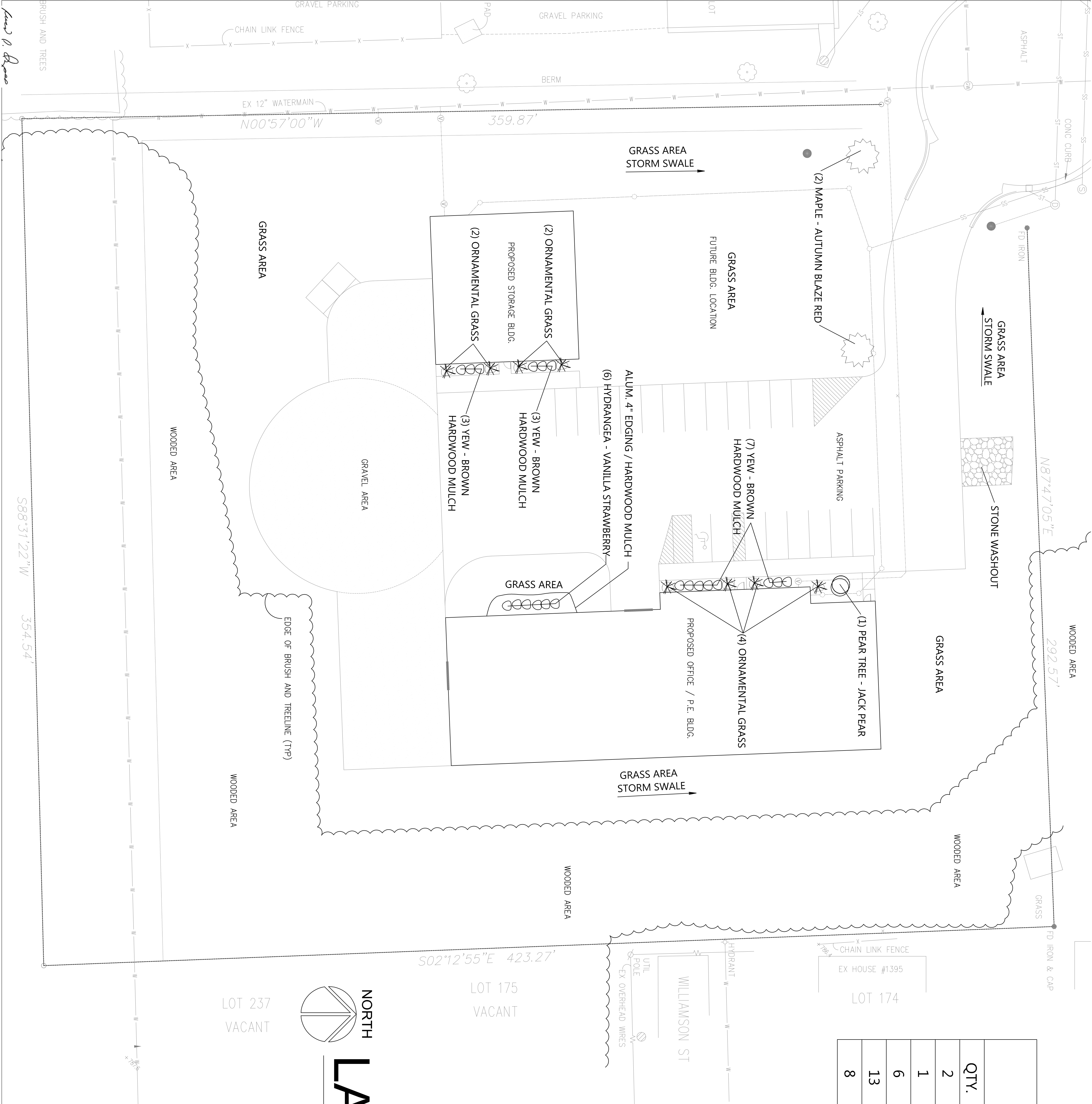
• GAZALL-LEWIS.COM



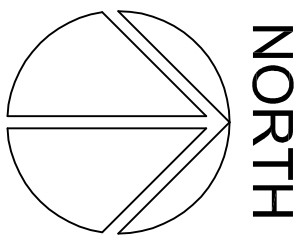
NEW DEVELOPMENT FOR
BENNINGS PAINTING
BURTON, MI

COMMISSION
1810

SHEET
A2.0



PLANT SCHEDULE	
QTY.	DESCRIPTION
2	MAPLE - AUTUMN BLAZE RED
1	PEAR - JACK PEAR
6	HYDRANGEA - VANILLA STRAWBERRY
13	YEW - BROWN
8	ORNAMENTAL GRASSES



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

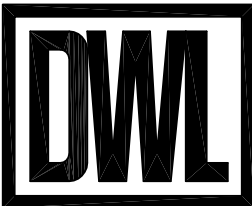
LOT 237
VACANT

LOT 175
VACANT

LOT 174

[6]-18-#18-26 (3722 : SPR 18-26 Attachment: Back up 18-26

REVISIONS	DRAWN J.G.
	CHECKED
	REVISED DATE
	DATE 4/9/18

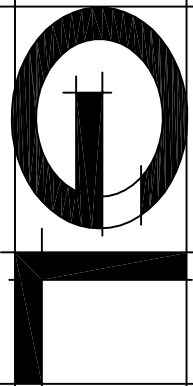


DWLURVEY CONSTRUCTION
CONSTRUCTION MANAGER + PROGRAM MANAGEMENT

GAZALL, LEWIS & ASSOCIATES ARCHITECTS, INC.

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503 SOUTH SAGINAW STREET SUITE 100
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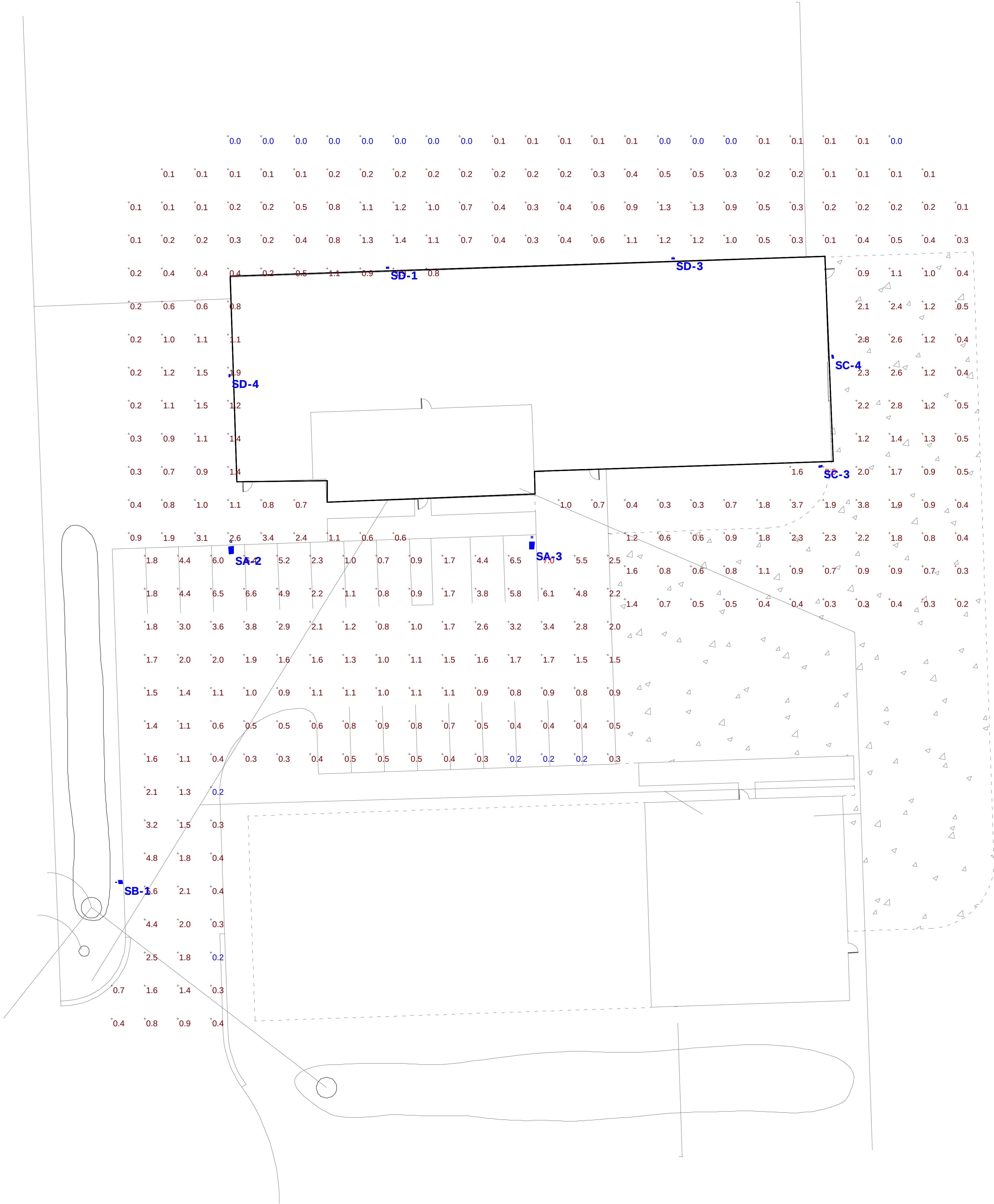


NEW DEVELOPMENT FOR
BENNINGS PAINTING
BURTON, MI

COMMISSION
1810

SHEET

L1.0



Plan View
Scale - 1" = 16ft

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	2	Hubbell Outdoor	ASL-24L-4K-140-4	181w LED Area Light Type 4	14472	0.95	114
	SB	1	Hubbell Outdoor	ASL-16L-4K-140-2	123w LED Area Light Type 2	7492	0.95	55.8
	SC	2	HUBBELL OUTDOOR	LNC3-24L4K-075-4-U	Medium LNC3 Litepak	5739	0.95	59.9
	SD	3	HUBBELL OUTDOOR	LNC2-12LU-5K-3	29w LED Wall Pack	2420.066	0.95	28.6

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building Site	+	0.8 fc	8.5 fc	0.0 fc	N/A	N/A
Parking Lot	+	1.9 fc	7.0 fc	0.2 fc	35.0:1	9.5:1



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: 4/12/18

FEE: \$75.00

RECEIPT NO: Cash

CHECK NO: _____

SPR #: 18-23

PLEASE PRINT

DATE: 4/12/18

APPLICANTS NAME: GREEN LEAF LOGISTICS

APPLICANTS ADDRESS: 3108 E. BRISTOL RD.

APPLICANTS PHONE NO: (810) 955-8813

PROPOSED NAME OF BUSINESS: GREEN LEAF LOGISTICS

SITE ADDRESS: 3108 E. BRISTOL RD.

SUBDIVISION & LOT # OR PARCEL NUMBER: _____

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

USE OF STRUCTURE: SECURED TRANSPORT

SQ FOOTAGE OF PROPERTY: _____

SQ FOOTAGE OF STRUCTURE: 6,000 SQ FT.

NUMBER OF EMPLOYEES/SEATS: TBD

APPLICANTS SIGNATURE: [Signature]

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

Attachment: Back up 18-23 (3719 : SPR #18-23)



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



APPLICATION FOR ZONING REVIEW

DATE FILED: 4-19-18

FEE: \$40.00

RECEIPT NO: Cash

CHECK NO: _____

SPR #: 18-25

PLEASE PRINT

DATE: 4/17/18

APPLICANTS NAME: Bilal Chaar

APPLICANTS ADDRESS: ~~4545 E. Court Street~~ 5398 Territt Road

APPLICANTS PHONE NO: 810-962-4794

PROPOSED NAME OF BUSINESS: MobileTeks

PROPOSED TYPE OF BUSINESS: Cell-phone repair AND RETAIL

SITE ADDRESS: 4545 E Court Street

USE OF STRUCTURE: _____

SQ FOOTAGE OF PROPERTY: 6600 sq/ft

SQ FOOTAGE OF STRUCTURE: 1200 Sq. feet

NUMBER OF EMPLOYEES/SEATS: 1

APPLICANTS SIGNATURE: [Signature]

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

Attachment: Back up 18-25 (3721 : SPR #18-25)

CITY OF BURTON PLANNING COMMISSION BYLAWS AND RULES OF PROCEDURES

1. AUTHORITY

These rules of procedures are adopted by the City of Burton Planning Commission (herein referred to as the Commission), pursuant to Public Act 33 of 2008, as amended, the Michigan Planning Enabling Act (Public Act 110 of 2006, as amended, the Michigan Zoning Enabling Act) and Public Act 267 of 1976, as amended, the Open Meetings Act.

2. OFFICERS

2.1 Selection. At the January meeting the Commission shall select from its membership a chairperson and vice-chairperson who shall serve for a twelve month period and who shall be eligible for reelection. The City Clerk will choose board Secretary.

2.2 Duties. A chairperson shall preside at all meetings and shall conduct all meetings in accordance with the rules provided herein. The vice-chairperson shall act in the capacity of the chairperson in the event of a vacancy in that office, in which case the Commission shall select a successor to the office of vice-chairperson at the earliest practicable time. The secretary shall be responsible for signing the official minutes of the meeting. The Secretary will be the designated employee from the City of Burton Clerk's office, and shall be responsible for the preparation of minutes, keeping of pertinent public records, delivering communications, petitions, reports, and related items of business of the Commission, issuing notices of public hearings, and performing related administrative duties to assure efficient and informed Commission operations.

2.3 Tenure. The officers shall take office at the meeting at which they are elected. They shall hold their office for a term of one year from January to December, or until their successors are elected and assume office.

3. MEETINGS

3.1 Meeting Notices. All meetings shall be posted at the Burton City Hall according to the Open Meetings Act. The notice shall include the date and time of the meeting.

3.2 Regular Meeting. Regular meetings of the Commission shall be held monthly the second Tuesday of each month. The dates and times shall be posted at the City of Burton and a notice should be published in accordance with the Open Meetings Act. Any changes in the date or time of the regular meetings shall be posted within 3 days after the meeting at which the change is made. When a regular meeting date falls on or near a legal holiday, the Commission shall select suitable dates in the same month, in accordance with the Open Meetings Act.

MEETINGS (continued)

3.3 Special Meetings. A special meeting may be called by two members of the Planning Commission upon written request to the Secretary or by the Chairperson. The business which the Planning Commission may perform shall be conducted at a public meeting of the Planning Commission held in compliance with the Open Meetings Act. Public notice of the time, date, and place of the special meeting shall be posted at least 18 hours before the meeting and the Secretary shall ensure that written notice of a special meeting is provided to Commission members not less than 48 hours in advance of the meeting.

3.4 Quorum. In order for the Planning Commission to conduct business or take any official action, a quorum consisting of the majority of the members of the Commission shall be present. When a quorum is not present, no official action, except for closing of the meeting may take place. The members of the Commission may discuss matters of interest, but can take no action until the next regular or special meeting. All public hearings without a quorum shall *be* scheduled for the next regular or special meeting and no additional public notice is required provided the date, time and place is announced at the meeting.

3.5 Hearings. Hearings shall be scheduled and due notice given in accordance with the provisions of the acts and ordinances cited in Section 1. Public hearings conducted by the Planning Commission shall be run in an orderly and timely fashion. This shall be accomplished by the following procedures:

- A. The public hearing will be opened.
- B. Presentation by applicant.
- C. The public shall be invited to speak on the matter. Each speaker will be asked to give their name and address for the record. Each speaker shall be limited to 5 minutes.
- D. Following the public comment, the Planning Commission will close the public hearing portion of the meeting. Staff reports if any shall be presented and or a recommendation made to approve or deny the applicant request.
- E. The Commission members will discuss the matter, and may ask questions of the staff, applicant or members of the public and take whatever action is appropriate.

3.6 Motions. Motions shall be restated by the Chairperson before a vote is taken. The name of the maker and supporters of the motions shall be recorded.

MEETINGS (continued)

3.7 Voting. An affirmative vote of the majority of those Commission members present for the conduct of business shall be required for the approval of any requested action or motion placed before the Commission. Voting shall ordinarily be voice vote for such items as approval of the minutes and approval of the agenda, however, roll call votes will be required for all votes related to a decision on a site plan, Special Use Permit, the City of Burton Land Use/Master Plan or a zoning amendment. Furthermore, a roll call can also be required if requested by any Commission member or directed by the Chairperson. All members of the Commission including the Chairperson shall vote on all matters. A member may be excused from voting only if that person has a bona fide conflict of interest as recognized by the majority of the remaining members of the Commission. A member may request to be excused from voting. That request shall be made before the consideration of the matter. The member shall reveal the basis for the potential conflict and the remainder of the Commission shall vote to find that is, or is not a conflict. A member may also request that the Planning Commission find by majority vote that another member has a conflict of interest and should be prohibited from voting. (The Planning Commission representative on the ZBA may not participate in a public hearing on, or a vote on a matter that the member voted on as a member of the Commission. However the member could vote on other unrelated matters involving the same property.) Any member abstaining from a vote shall not participate in the discussion of that item and shall leave the room while the issue is being discussed and voted on.

3.8 Order of Business. A written agenda for all regular meetings shall be prepared as follows:

- A. Call to Order
- B. Pledge of Allegiance
- C. Approval of Minutes
- D. Public Hearings
- E. Unfinished Business
- F. New Business
- G. Public Comments and Communications Concerning Items Not on the Agenda. Each Speaker Will Be Limited To 5 Minutes.
- H. Any other Business / on-going business

A written agenda for special meetings shall be prepared and followed, however, the form as enumerated above shall not be necessary.

MEETINGS (continued)

3.9 Rules of Order. All meetings of the Commission shall be conducted in accordance with general accepted parliamentary procedure, as governed by "Robert's Rules of Order",

4. MINUTES

4.1 Planning Commission minutes shall be prepared by the Recording Secretary of the Clerk's office or designee. The minutes shall contain a brief synopsis of the meeting, including a complete restatement of all motions and recording of votes; complete statement of the conditions or recommendations made on any action; and recording of attendance. The minutes of a public hearing shall include an identification of each member of the public who spoke and a summary of their comments. All communications, actions, and resolutions shall be attached to the minutes. The official records shall be deposited with the City Clerk when they become available

5. OPEN MEETINGS AND FREEDOM OF INFORMATION PROVISIONS

5.1 All meetings of the Commission shall be opened to the public and held in a place available to the general public.

5.2 All deliberations and decisions of the Commission shall be made at a meeting open to the public.

5.3 A person shall be permitted to address a hearing of the Commission under the rules established in subsection 3.5, and to address the Commission concerning non-hearing matters under the rules established in Section 3.8 to the extent that they are applicable

5.4 A person shall not be excluded from a meeting of the Commission except for breach of the peace, committed at the meeting.

5.5 All records, files, publications, correspondence, and other materials are available to the public for reading, copying, and other purposes as governed by the Freedom of Information Act.

6. AMENDMENTS

These rules may be amended by the Commission by a concurring vote pursuant to subsection 3.7, during any regular meeting, provided that all members have received an advanced copy of the proposed amendments at least 3 days prior to the meeting at which such amendments are to be considered.

7. DUTIES OF PLANNING COMMISSION

- 7.1 Act on all action items or requests brought before this Commission.
- 7.2 Attend training sessions, conferences or meetings as needed to fulfill one's duties and for which there is approved funds available.
- 7.3 Generation and adoption of a Master Plan which must be reviewed and updated every 5 years.
- 7.4 Preparation of an annual report to Mayor and City Council.
- 7.5 Members of the Planning Commission may conduct site visits in order to evaluate application requests. Site visits shall be conducted individually.

8. ABSENCES, REMOVALS, RESIGNATIONS, AND VACANCIES

- 8.1 In order to be excused from a scheduled meeting, members of the Planning Commission shall notify the Chairperson, or Clerk's office when they intend to be absent from that meeting. Failure to make this notification prior to the meeting shall result in an unexcused absence.
- 8.2 Members of the Planning Commission may be removed by the Mayor with approval of City Council after written charges have been prepared and a hearing conducted, for nonperformance of duty, misconduct in office. Or upon failure to declare a conflict of interest for purposes of this Section, nonperformance of duty shall mean three (3) or more consecutive, unexcused absences.
- 8.3 A member may resign from the Planning Commission by sending a letter of resignation to the Chairperson of the Council, or Mayor.
- 8.4 Vacancies shall be filled by the Mayor with City Council approval within one (1) month of resignation or removal of a member of the Planning Commission. Successors shall serve out of unexpired term of the member being replaced.

THESE BY-LAWS AND RULES OF PROCEDURES ARE ADOPTED ON THIS

(Date)