



CITY OF BURTON

BURTON PLANNING COMMISSION MEETING

NOVEMBER 10, 2020

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

Meeting Minutes for the October 13th, 2020 meeting will be available for approval at the next scheduled Planning meeting.

E. PUBLIC HEARING

F. SITE PLAN REVIEW

1. SPR #20-48

By: John Graham
3513 Pointe Shore Dr.
Brighton MI 48114

Re: 3344 E. Bristol Rd. Burton MI 48529 (parent) Parcel 59-33-526-029 to
3376 E. Bristol Rd. Burton MI 48529

For: Great Lake Leaf LLC

2. SPR #20-49

By: Cherry Atherton Properties LLC, Attention: Mark Cherry
5904 Dixie Hwy.
Clarkston MI 48346

Re: 3218 E. Atherton Rd. Burton MI 48529

For: Proposed Storage Building (80' x 120' = 9,600 sqft) for Country Oaks
Landscape Supply

G. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #20-40

By: Noble Appliance Center / Jason Lee
48150 W 9 Mile Rd
Novi, MI 48374

Re: 1399 S. Center Rd Burton MI 48509
Parcel ID 59-15-300-004

For: Change of ownership/Use – Retail/Appliance Sales

2. SPR #20-41

By: PDMG
5520 Atherton Rd
Burton MI 48519

Re: 5520 Atherton Rd. Burton MI

For: Popcorn Hulless, Coffee Roasting, Retail

3. SPR #20-42

By: Diane Rhines
2091 N. Baxter Rd.
Davison MI 48423

Re: 5518 E Atherton Rd. Burton MI

For: Sweet Shoppe / Bakery

4. SPR #20-43

By: Jason Kopec
8940 S New Lorthrop Rd.
Durand MI 48429

Re: 1460 Hemphill Rd. Burton MI 48529

For: Change of Ownership- Office space for Kopec Properties

5. SPR #20-44

By: G. Shukairy
1501 S Center Rd Bldg. A
Burton MI 48509

Re: 1481 S Center Rd Burton MI 48509

For: Change of ownership- Medical Urgent Care

6. SPR #20-45

By: George Wallace
8200 N. Jennings Rd.

Re: 1234 N. Center Rd. Burton MI 48509

For: Storage of Hemp

7. SPR #20-46

By: Loves Furniture Inc.
6500 E. 14 Mile Rd
Warren MI 48092

Re: 4095 E. Court St. Burton MI 48509

For: Retail Furniture, mattresses, appliances and accessories

8. SPR #20-47

By: Ronald L. Bowen II
2058 Friel St.
Burton MI 48529

Re: 3312 S. Dort Hwy. Burton MI 48529

For: Change of Ownership- Resale furniture shop

H. 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.

Public comment may be sent to: publiccomment@burtonmi.gov. Comments received prior to the meeting will be read into the record.

I. BOARD DISCUSSION

The next regular scheduled Planning Meeting will be held on December 8, 2020 @ 5:00 PM.

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



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 4923)

Meeting: 11/10/20 05:00 PM
Department: Department of Public Works
Category: Site Plan Review
Prepared By: Leandra Swayne
Department Head: Charles Abbey

F.1

DOC ID: 4923

SPR #20-48

By: John Graham
3513 Pointe Shore Dr.
Brighton MI 48114

Re: 3344 E. Bristol Rd. Burton MI 48529 (parent) Parcel 59-33-526-029 to
3376 E. Bristol Rd. Burton MI 48529

For: Great Lake Leaf LLC

ATTACHMENTS:

- Back up SPR #20-48 (PDF)



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



APPLICATION FOR SITE PLAN REVIEW

SPR #: 20-48

DATE FILED: 10/23
FEE: 400 ✓ 5392

DATE OF PLANNING COMMISSION MEETING: NOVEMBER 10th, 2020 TIME: 5:00pm

PLEASE PRINT

APPLICANTS NAME: JOHN GRAHAM

APPLICANTS ADDRESS: 3513 POINTE SHORE DR., BRIGHTON, MI 48114

APPLICANTS PHONE NO: 989 737-4333

APPLICANTS EMAIL: JR.GRAHAM01@GMAIL.COM

PROPOSED NAME OF BUSINESS: GREAT LAKE LEAF L.L.C.

SITE ADDRESS: 3344 E. BRISTOL RD, BURTON, MI 48529 (PARENT) 3376 E. BRISTOL RD

SUBDIVISION & LOT # OR PARCEL NUMBER: 59-33-526-029 (PARENT) NEW PARCEL

RE: _____

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

APPLICANTS SIGNATURE: John R. Graham

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



3121 E. Grand River Ave. Howell, MI 48843
(517) 546-4836 Fax: (517) 548-1670 E-mail: be@bosseng.com

LETTER OF TRANSMITTAL

F.1.a

TO
Ms. Amber Abbey
City of Burton Planning Commission
4093 Manor Drive
Burton, MI 48519

DATE	10/23/20	JOB NO.	20-311
ATTENTION Ms. Amber Abbey			
RE: Great Lake Leaf Site/Construction Plans			

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- | | | | | |
|---|---------------------------------------|--------------------------------|----------------------------------|---|
| ☐ Shop drawings | ☐ Prints | ☐ Plans | ☐ Samples | ☐ Specifications |
| ☐ Copy of letter | ☐ Change order | ☐ _____ | | |

COPIES	DATE	NO.	DESCRIPTION
12			Great Lake Leaf Site/Construction Plans
1			Check in the amount of \$400.00 for site plan application
1			Site Plan Application
12			Project Narrative
1			CD containing Great Lake Leaf site/construction plans

THESE ARE TRANSMITTED as checked below:

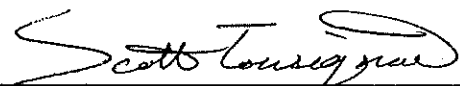
- | | | |
|---|---|---|
| ☒ For approval | ☐ Approved as submitted | ☐ Resubmit _____ copies for approval |
| ☐ For your use | ☐ Approved as noted | ☐ Submit _____ copies for distribution |
| ☐ As requested | ☐ Returned for corrections | ☐ Return _____ corrected prints |
| ☐ For review and comment | ☐ _____ | |
| ☐ FOR BIDS DUE _____ 20_____ ☐ PRINTS RETURNED AFTER LOAN TO US | | |

REMARKS

Please contact me with any questions
Scott Tousignant
Scottt@bosseng.com
517-546-4836

COPY TO _____

SIGNED:


Scott Tousignant

If enclosures are not as noted, kindly notify us at once.

Packet Pg. 6

Attachment: Back up SPR #20-48 (4923 : SPR #20-48)

**City of Burton
Planning Commission
Site/Construction Plan Review
Great Lake Leaf LLC
October 23, 2020**

Great Lake Leaf, LLC is proposing to open a medical marijuana grow facility at 3376 E. Bristol Rd, Burton, Michigan. This will be a family owned and operated small business which has been the dream of three of our four children, all of whom had their lives and employment affected by Covid-19. The goal is to cultivate the highest quality marijuana by pursuing a hospital level of cleanliness, environmental control and state of the art operating procedures.

The proposed facility is 50' X 70' for 3,500 square feet in a pre-engineered steel building with a height of 32 feet. The facility will be supported by 7 parking spaces including a handicap access space and a pedestrian walkway connecting the parking area to the building entrance. This facility will be supported by 2 or 3 employees on a daily basis.

The entrance has an integrated loading zone that will accommodate the infrequent deliveries of grow materials and the pickup of product by a medical marijuana secured transporter which will only be every few weeks. There will not be semi-trucks received at this facility.

There will be a paved non parking-area for 24-hour/7 day per week access by the fire department. This is adjacent to the Fire Department Connection (FDC) and contiguous to a proposed fire hydrant.

The total site is 0.70 acres and the disturbed acres will be 0.61 acres which includes area within the Bristol Road Right-Of-Way and minimal grading activity along the property line on the adjacent parcel to the west.

The challenge in managing stormwater runoff is related to the contours of the site. A topographical survey was completed and it shows the high point on the parcel at 801.1 feet of elevation located less than 100 feet from the southern boundary of the parcel. The low point is at 792.7 feet located at the northern boundary. This natural decline of 8.4 feet from the back to the front precludes a feasible location of a water mitigation area behind the facility.

The proposed site development is guided by the Michigan Low Impact Development Manual (LID Manual) which is referenced by the Genesee County Drain Commissioner for best management practices (BMP's). The project goals are to minimize the impervious surface on the site and mitigate the stormwater runoff from impervious surfaces.

Attachment: Back up SPR #20-48 (4923 : SPR #20-48)

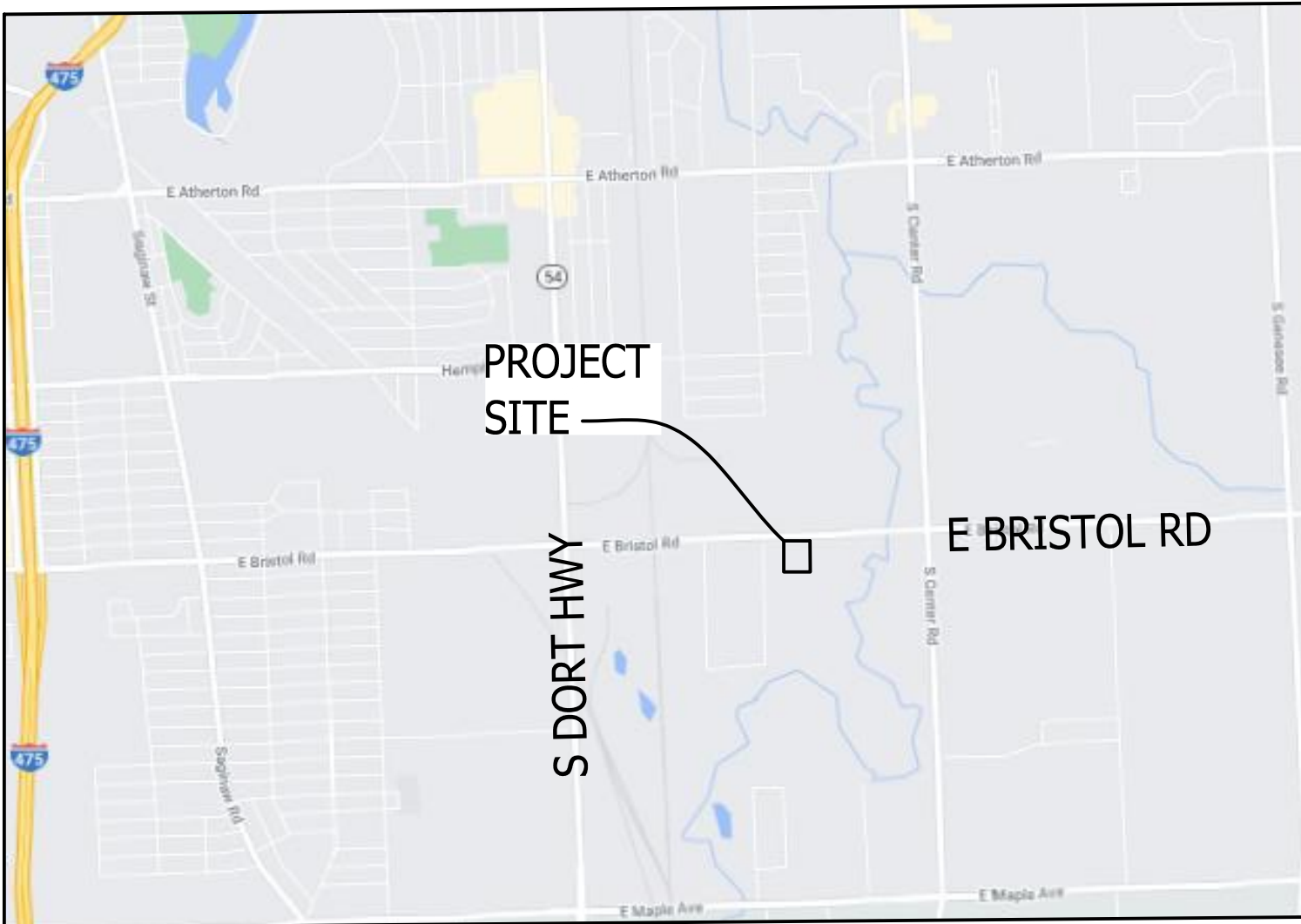
There will be two impervious surfaces following development. The first is the 50' X 70' facility with a 3,500 square foot roof. The proposed facility will have a single slope roof with a gutter system to be connected to a 10' x 17' (10,000 gallon) rainwater collection tank. This rainwater will be filtered and used for watering the plants in the grow facility and/or irrigation of the lawn. This rainwater collection tank will be designed per GCDC SWM standards and be equipped with an overflow pipe.

The second impervious surface is the driveway, parking area and pedestrian walkways. A vegetated swale (or bioswale) is a best management practice being proposed to mitigate the stormwater runoff from these areas. "A vegetated swale (or bioswale) is a shallow stormwater channel that is densely planted with a variety of grasses shrubs, and/or trees designed to slow, filter, and infiltrate stormwater runoff... Water is filtered through the soil to under drains and the swale is quickly dewatered, preventing standing water... Key design features include handling the 10-year storm event with some freeboard and so that two-year storm flows do not cause erosion", according to the Michigan LID Manual. The bioswale proposed as a part of this development goes beyond the Michigan LID Manual sizing and provides volume of that of a 100-year storm event.

The conditions of the soil on the site include substantial native sand that is conducive to a vegetated swale to promote infiltration and thus reduce runoff from this development. It is designed with a wide bottom to maximize the contact area of the swale, which aids the trapping of pollutants and silt. The surface height at the top of the swale will be 792.5 feet and the bottom of the swale will be at 790.0 feet with a slope of 4 feet of width for every 1 foot of depth. The entire swale will only have a maximum depth of 2.5 feet with a maximum water depth of 2 feet. The overflow structure is designed for a 100-year storm.

This swale is proposed rather than a detention basin since it can be landscaped as the focal point feature on the front of the property. It will be maintained per the guidelines of the Michigan LID Manual.

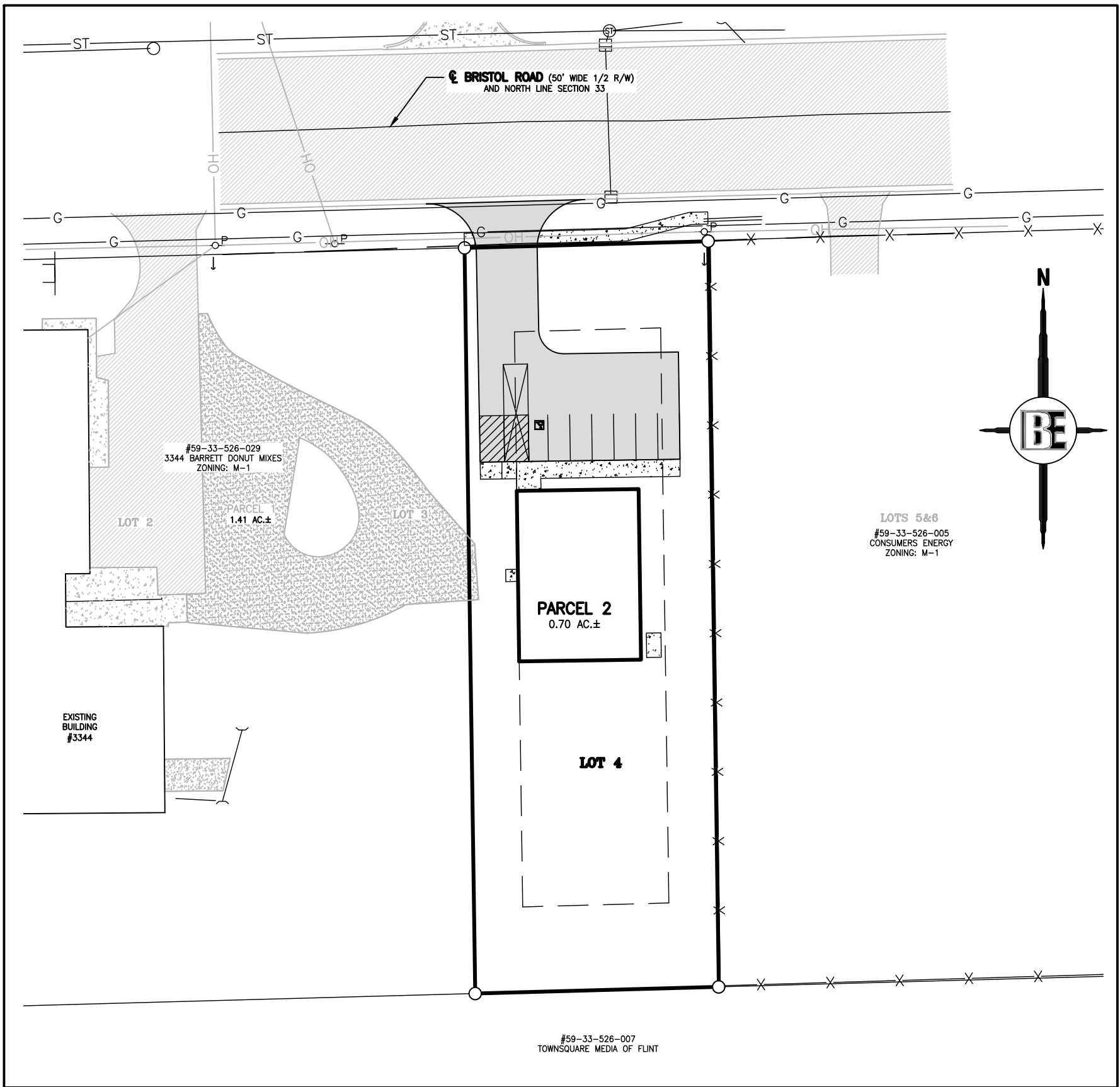
SITE PLAN/CONSTRUCTION PLANS FOR
GREAT LAKE LEAF
PART OF THE NE 1/4 OF SECTION 33,
CITY OF BURTON, GENESEE COUNTY, MICHIGAN



LOCATION MAP
NO SCALE

GCDC-WWS 10 STANDARD NOTES

- 3) THE EXTENSION OF PUBLIC UTILITIES: A PUBLIC SANITARY SEWER AND/OR WATERMAIN SHALL BE EXTENDED TO THE FURTHEST LIMITS OF THE PROPERTY, INCLUDING CORNER LOTS, WITH THE PIPE SIZE AND MATERIAL APPROVED BY GDCG--WWS. THIS IS NECESSARY FOR WATER SERVICE ALONG THE PROPERTY, OR LESS OR A BUILDING ON A CORNER LOT, THE REQUIREMENTS TO EXTEND THE PUBLIC WATERMAIN AND/OR SANITARY SEWER ALONG BOTH PROPERTY LINES WILL BE REVIEWED. FINAL DETERMINATION SHALL BE MADE BY GDCG--WWS.
THERE IS NO PROPOSED PUBLIC SANITARY SEWER AS A PART OF THIS PROJECT. THE EXISTING WATERMAIN EXTENDS PAST THE PROPERTY ALONG BRISTOL ROAD.
- 2) WATERMAIN LOOPING: ALL PUBLIC WATERMAINS SHALL BE LOOPED WHENEVER POSSIBLE. THE PIPE SIZE REQUIREMENTS SHALL BE APPROVED BY GDCG--WWS.
THE PROPOSED PUBLIC WATERMAIN IS SOLELY FOR A HYDRANT ON THE PROPERTY, NOT REQUIRING LOOPING.
- 3) INDUSTRIAL PRETREATMENT PROGRAM (IPP): THIS PERMIT IS REQUIRED FOR ALL COMMERCIAL (NON-RESIDENTIAL) AND INDUSTRIAL DISCHARGES. THE OWNER SHALL OBTAIN AN INDUSTRIAL PRETREATMENT DISCHARGE PERMIT PRIOR TO THE ISSUANCE OF A SEWER CONNECTION PERMIT. INDUSTRIAL DISCHARGE PERMITS ARE NON-TRANSFERABLE. CHANGES IN FACILITY USE WILL REQUIRE A NEW INDUSTRIAL DISCHARGE PERMIT. FOR MORE INFORMATION CALL THE ANTHONY RAGNONE TREATMENT PLANT AT (810) 232-7662.
ACKNOWLEDGED, AN IPP PERMIT APPLICATION WILL BE SUBMITTED.
- 4) SOIL EROSION: THE DEVELOPER AND/OR OWNER SHALL SUBMIT A DETAILED SOIL EROSION AND SEDIMENTATION CONTROL PLAN AND OBTAIN AN ACT 451 PART 91, SOIL EROSION AND SEDIMENTATION CONTROL PERMIT. THIS INCLUDES THE PAYMENT OF FEES AND THE PROVIDING OF NECESSARY BONDS. NO EARTH CHANGES OR EXCAVATION SHALL BE STARTED PRIOR TO THE ISSUANCE OF THIS PERMIT. THE DEVELOPER AND/OR OWNER SHALL PROTECT ALL EXISTING AND PROPOSED STORM SEWER FACILITIES ADJACENT TO THE SITE DURING EXCAVATION AND CONSTRUCTION. ALL SEDIMENT SHALL BE CONTAINED ON SITE. ANY SILT IN COUNTY DRAINS, STORM SEWER, CULVERTS, ETC. AS A RESULT OF THIS PROJECT, SHALL BE REMOVED BY THE DEVELOPER AND/OR OWNER AT THE COST OF THE DEVELOPER AND/OR OWNER.
ACKNOWLEDGED, AN SESC PERMIT APPLICATION WILL BE SUBMITTED.
- 5) FLOOD PLAN OR WETLAND CONSTRUCTION: THE DEVELOPER AND/OR OWNER SHALL APPLY TO THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY FOR A PERMIT FOR THE ALTERATION AND/OR OCCUPATION OF A FLOOD PLAIN OR FLOODWAY, AS REQUIRED UNDER PA 451. EVIDENCE OF THIS PERMIT MAY BE REQUIRED PRIOR TO PLAN APPROVAL BY GDCG--WWS.
THE AREA OF DISTURBANCE FOR THIS SITE IS NOT WITHIN A FLOOD PLAIN. FEMA MAP PANEL # 26049C03070
- 6) NPDES STORM WATER DISCHARGE PERMIT: THE OWNER OF THE PROPERTY SHALL OBTAIN A NPDES STORM WATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES FROM MDEQ AS REQUIRED UNDER PUBLIC ACT 451. THE NOTICE OF COVERAGE FORM SHALL BE SUBMITTED THROUGH GDCG--WWS WITH THE SOIL EROSION CONTROL PERMIT APPLICATION. ALL MDEQ FEES SHALL ACCOMPANY THE NOTICE OF COVERAGE. EVIDENCE OF THIS PERMIT MAY BE REQUIRED PRIOR TO PLAN APPROVAL BY GDCG--WWS.
THE EXISTING DISTURBANCE IS LESS THAN 5 ACRES, THEREFORE AN NPDES PERMIT IS NOT REQUIRED.
- 7) GENESEE COUNTY PERMIT TO CONSTRUCT A PUBLIC UTILITY: AFTER THE APPROVAL OF THIS PRELIMINARY PLAT OR SITE PLAN, THE DEVELOPER SHALL SUBMIT A DETAILED PLAN FOR CONSTRUCTION OF ALL PUBLIC SANITARY SEWER AND WATERMAIN. THE PLANS MUST HAVE GDCG--WWS APPROVAL, A S-PERMIT ISSUED, AND APPROVAL FROM THE MDEQ PRIOR TO BEGINNING CONSTRUCTION.
ACKNOWLEDGED, DETAILED PLANS FOR CONSTRUCTION OF THE PUBLIC WATERMAIN WILL BE PROVIDED, WITH THE PROPER APPROVALS.
- 8) GENESEE COUNTY ROAD COMMISSION PERMIT: THE DEVELOPER SHALL OBTAIN A PERMIT FROM THE GENESEE COUNTY ROAD COMMISSION TO PERFORM WORK WITHIN THE GENESEE COUNTY ROAD COMMISSION RIGHT-OF-WAY. ALL FEES FOR THE PERMIT, BONDS AND INSURANCES ARE THE RESPONSIBILITY OF THE DEVELOPER.
THERE IS NO PROPOSED WORK WITHIN GORC RIGHT-OF-WAY. BRISTOL RD IS A CITY STREET.
- 9) MUNICIPALITY SANITARY SEWER AND WATER PERMIT: PRIOR TO THE ISSUANCE OF A BUILDING PERMIT BY THE LOCAL MUNICIPALITY, THE DEVELOPER SHALL BE REQUIRED TO OBTAIN A SANITARY SEWER AND/OR WATER TAP-IN PERMIT FROM THE LOCAL MUNICIPALITY, IF AUTHORIZED, OR GDCG--WWS.
ACKNOWLEDGED.
- 10) STATE EARTHQUAKE PERMITS: THE SANITARY SEWER AND WATERMAIN CONSTRUCTION PERMITS FROM THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY SHALL BE SUBMITTED TO THE MDEQ AFTER APPROVAL OF GDCG--WWS. CONSTRUCTION SHALL NOT BEGIN UNTIL THESE STATE PERMITS ARE ISSUED.
ACKNOWLEDGED, A PERMIT WILL BE SUBMITTED TO MDEQ/AFTER APPROVAL OF GDCG--WWS FOR THE PUBLIC WATERMAIN.



OVERALL SITE MAP
NO SCALE

ELECTRIC
CONSUMERS ENERGY
877-607-0737

 3 WORKING DAYS
BEFORE YOU
CALL MISS
1-800-482-7171
(TOLL FREE)
FOR THE LOCATION OF UNDERGROUND FACILITIES

THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE

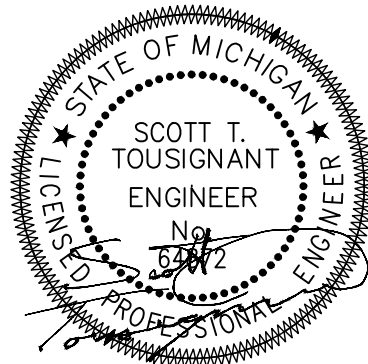
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	SITE PLAN
4	GRADING, SECS, & UTILITY PLAN
5	LANDSCAPE PLAN
6	CONSTRUCTION DETAILS
7	GCDC CONSTRUCTION NOTES
8	GCDC SOIL EROSION & SEDIMENTATION CONTROL DETAILS
9	GCDC SANITARY SEWER DETAILS
10	GCDC WATERMAIN DETAILS
FROM OTHERS	
1	PHOTOMETRIC SITE PLAN
A3.1	ARCHITECTURAL ELEVATIONS

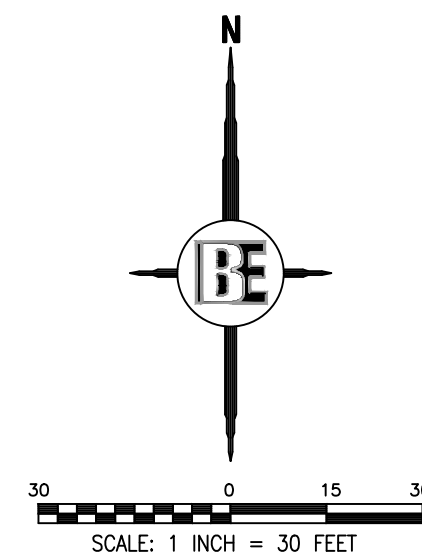
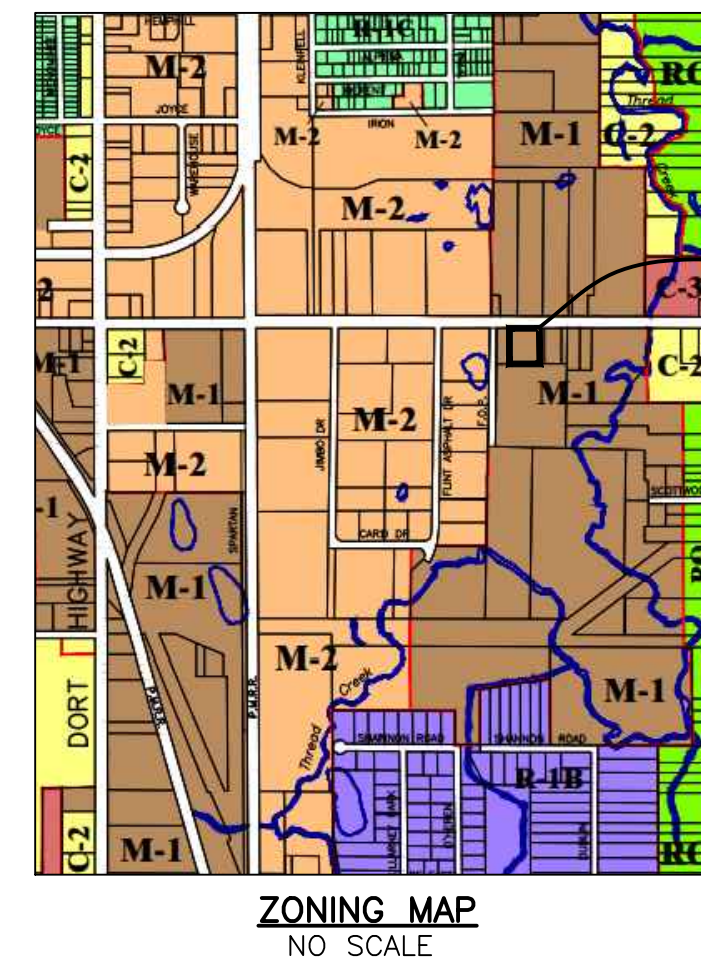
GREAT LAKE LEAF LLC
3376 E. BRISTOL RD
BURTON, MI 48529
CONTACT: MR. JOHN R. GRAHAM
TELEPHONE: 989-737-4333
PARENT PARCEL # 59-33-526-029
PARENT ADDRESS: 3344 E. BRISTOL RD

CADARET ARCHITECTURE, LLC
2428 GALPIN AVE
ROYAL OAK, MI 48073
248-506-7966

BE BOSS
Engineering
Engineers Surveyors Planners Landscape Architects

3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670
CONTACT: SCOTT TOUSIGNANT

[illegible]



LEGEND

- | | |
|----------|----------------------------|
| — 900 — | EXISTING CONTOUR |
| • 922.00 | EXISTING STORM ELEVATION |
| —P— | POWER POLE |
| ↓ | GUY WIRE |
| ⊥ | HYDRANT |
| ○ | MANHOLE |
| ≡ | STORM CATCH BASIN (SQUARE) |
| ≡ | STORM INVERT |
| ⊠ | U.G. GAS MARKER |
| ✉ | MAILBOX |
| ⊥ | SIGN |
| ○ | STEEL ROD SET |
| ● | STEEL ROD OR PIPE FOUND |
| —SN— | SANITARY SEWER |
| —WM— | WATER MAIN |
| —ST— | STORM SEWER |
| —G— | GAS MAIN |
| —OH— | OVERHEAD WIRES |
| —X— | FENCE |

GENERAL SURVEY NOTES:

1. MEASURED BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. RECREED WERE ESTABLISHED FROM SUPERVISOR'S PLANT NO. 41"; AS RECORDED IN LIBER 3, PAGE 3, GENESSEE COUNTY RECORDS.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
4. ELEVATIONS WERE ESTABLISHED WITH GPS USING OPUS GPS POST-PROCESSING: (NAVD83 DATUM).
5. CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
6. THE LOCATIONS OF STORM SEWER, SANITARY SEWER & WATERMAIN, AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LOCATIONS ARE BASED ON PHYSICAL FIELD LOCATIONS OF STRUCTURES.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
8. ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.

CURRENT ZONING: M-1 (LIGHT INDUSTRIAL)
MINIMUM SETBACK REQUIREMENTS:
FRONT = 35 FEET
SIDES = 20 FEET
REAR = 35 FEET
MINIMUM LOT AREA = NONE
MINIMUM LOT WIDTH = NONE
MAXIMUM LOT COVERAGE = 50%

SITE BENCHMARKS (NAVD88 DATUM):

- BM #200 = BOSS NAIL/TAG NW/S OF P. POLE 2'± NW OF THE NE PROPERTY CORNER. ELEV.=792.69
- BM #201 = BOSS NAIL/TAG NE/S OF P. POLE 53'± WEST OF THE NW PROPERTY CORNER. ELEV.=794.90

BEBOSS
Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517 546 4836 FAX 517 548 1670

PROJECT	GREAT LAKE LEAF
PREPARED FOR	GREAT LAKE LEAF LLC 3376 E. BRISTOL RD BURTON, MI 48529 (989) 737-4335
TITLE	EXISTING CONDITIONS & DEMOLITION PLAN

[illegible]



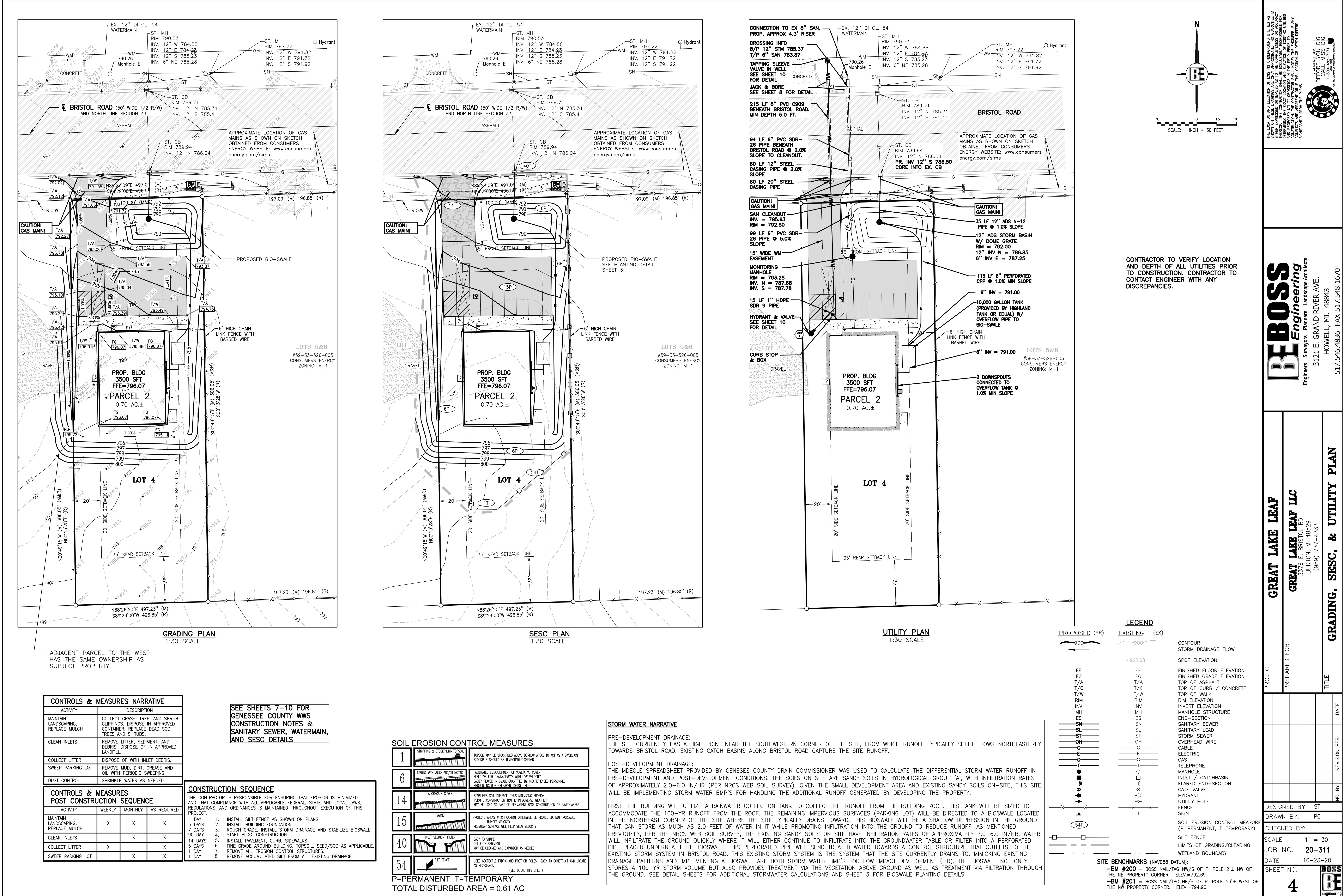
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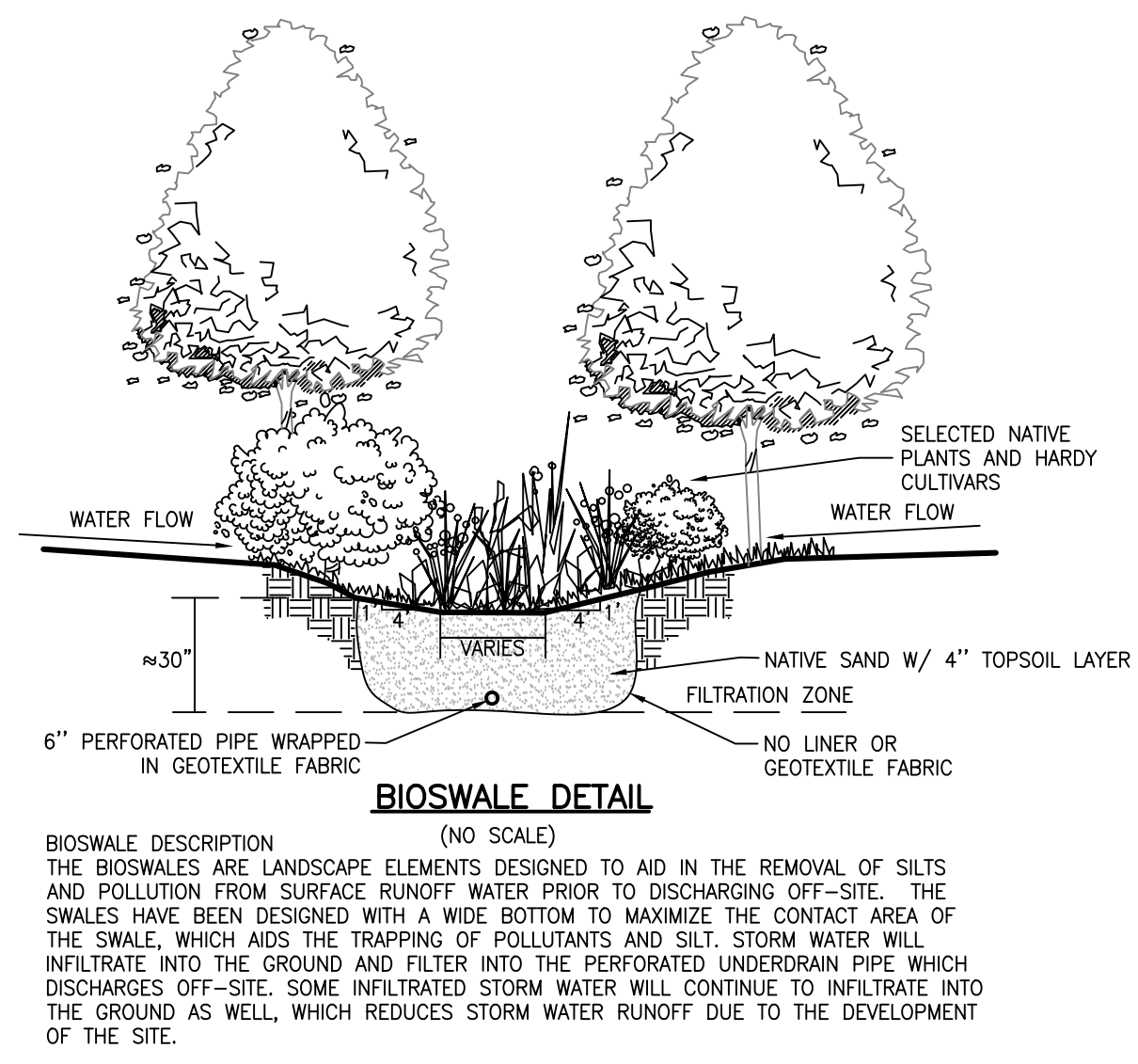
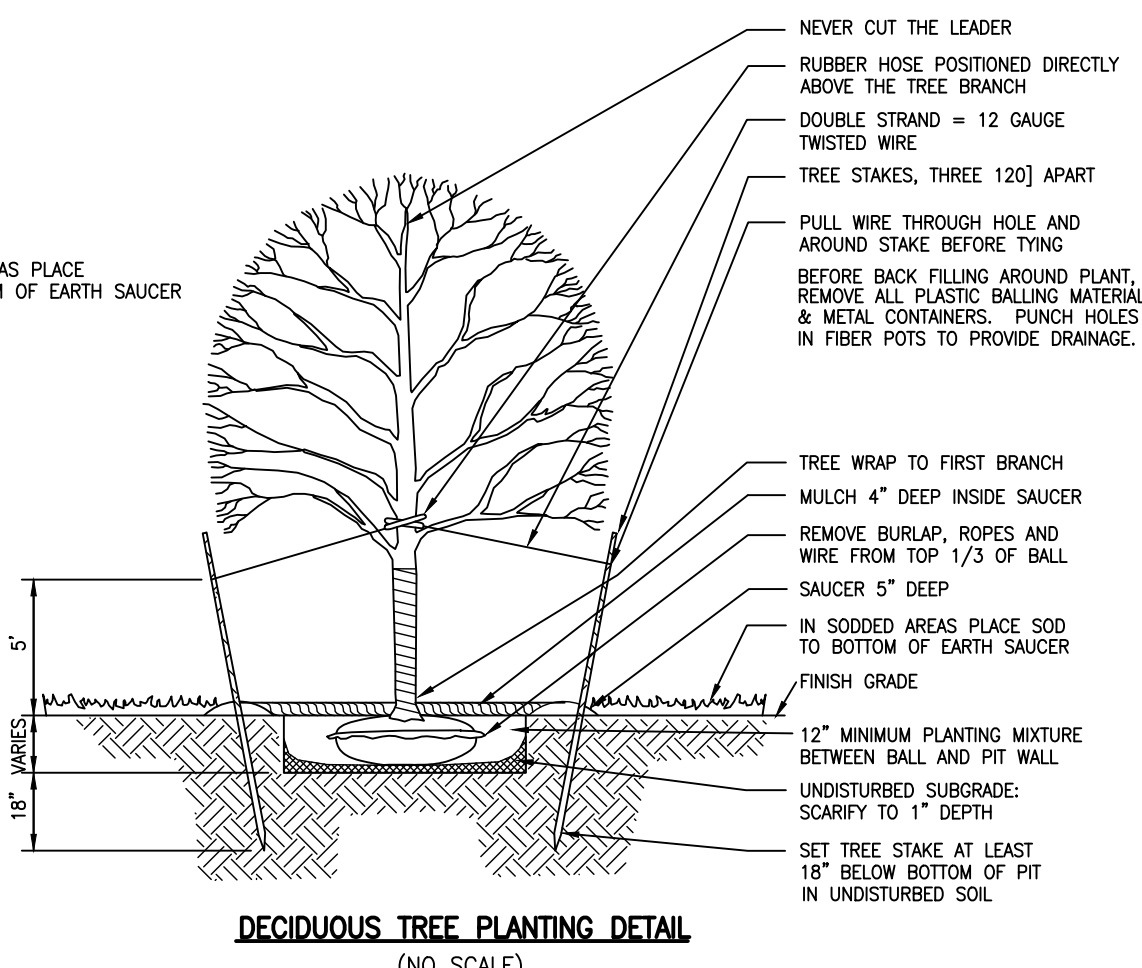
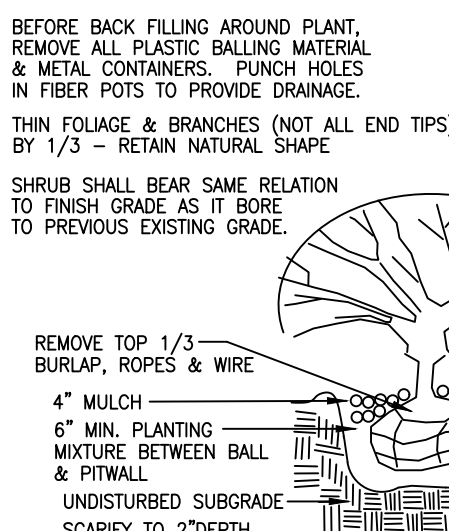
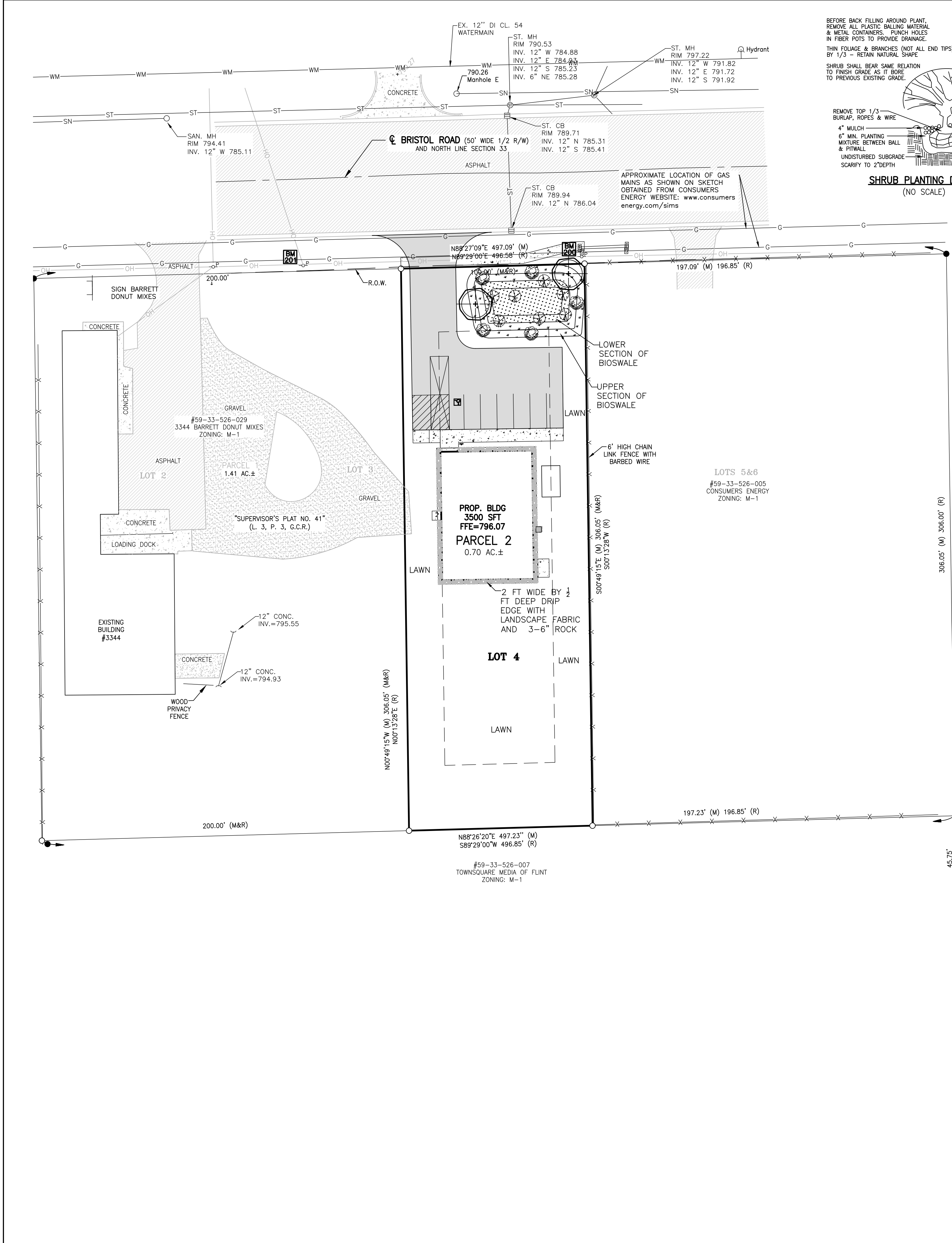


CURRENT ZONING: M-1 (LIGHT INDUSTRIAL)
MINIMUM SETBACK REQUIREMENTS:
FRONT = 35 FEET
SIDES = 20 FEET
REAR = 35 FEET
MINIMUM LOT AREA = NONE
MINIMUM LOT WIDTH = NONE
MAXIMUM LOT COVERAGE = 50%

LOADING ZONE: 1 SPACE 1FT X 40FT

PARKING: 5 PLUS 1/2000SQFT GROSS FLOOR AREA
= 5 + 2 = 7(INCLUDES 1 ADA SPACE)



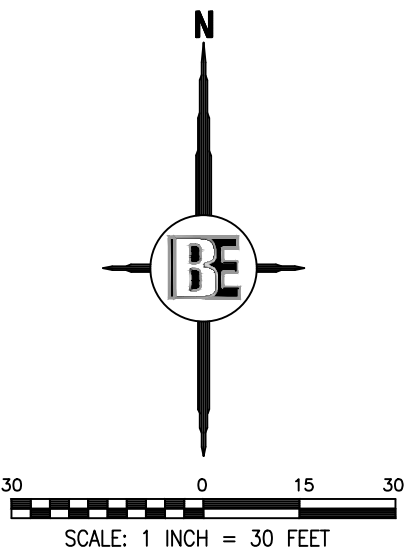


BIOSWALE CONSTRUCTION

- PREPARING THE BIOSWALE BED –
- STEP 1: GRADE THE BIOSWALE TO INTERIM ELEVATIONS
- INTERIM ELEVATIONS ARE 3 TO 6 INCHES BELOW THE FINAL ELEVATIONS FOR THE BIOSWALE.
- STEP 2: ADD TOPSOIL/WETLAND MULCH AMENDMENTS
- THE IMPORTANCE OF SOIL AMENDMENTS IN EXCAVATED BIOSWALES CANNOT BE OVERSTRESSED; POOR SURVIVAL AND FUTURE BIOSWALE COVERAGE ARE UNLIKELY IF THESE SOILS ARE NOT ADDED.
- FERTILIZERS AND OTHER SOIL AMENDMENTS ARE NOT NEEDED IF TOPSOIL OR WETLAND MULCH IS USED.
- STEP 3: GRADE THE BIOSWALE TO FINAL ELEVATIONS
- AFTER TOPSOIL OR WETLAND MULCH HAS BEEN ADDED TO THE STORM WATER BIOSWALE, IT CAN BE GRADED TO ITS FINAL ELEVATIONS. THIS IS NORMALLY DONE BY "ROUGH UP" THE INTERIM PLANTING DEPTHS OF THE PLANTING ZONE. AT THIS TIME, IT MAY BE NECESSARY TO MODIFY THE PLANTING PLAN TO REFLECT ALTERED DEPTHS OR THE AVAILABILITY OF PLANT STOCK. SURVEYED PLANTING ZONES SHOULD BE MARKED ON THE AS-BUILT OR DESIGN PLAN, AND ALSO LOCATED IN THE FIELD USING STAKES.
- STEP 4: PLANTING TECHNIQUES
- BROADCAST 'DETENTION BASIN – BIOSWALE' SEED MIX (ACROSS THE WHOLE BASIN). FOLLOW PLANTING INSTRUCTIONS PROVIDED WITH PRODUCT.
 - INSTALL STRAW MAT TO PROTECT SEED MIX.
 - PLANT PLUGS THROUGH STRAW MAT, 4 FOOT ON CENTER.
- NO MORE THAN HALF THE BIOSWALE SURFACE AREA NEEDS TO BE PLANTED (WHICH IS WHY RECOMMENDED PLANTING IS 4' O.C.). IF THE APPROPRIATE PLANTING DEPTHS ARE ACHIEVED, THE BIOSWALE SHOULD BE COLONIZED WITHIN THREE YEARS.
- POST NURSERY CARE OF BIOSWALE PLANTS IS IMPORTANT DURING THE INTERVAL BETWEEN DELIVERY OF THE PLANTS AND SUBSEQUENT PLANTING, AS THEY ARE PRONE TO DESICCATION. STOCK SHOULD BE FREQUENTLY WATERED AND SHADED WHILE ON-SITE.
- AFTER THE SECOND GROWING SEASON, REINFORCEMENT PLANTINGS MAY BE NEEDED TO EXPAND THE SPATIAL COVERAGE OF THE BIOSWALE.

GENERAL LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE GOVERNING MUNICIPALITY AND SHALL BE NURSERY GROWN. ALL SIZES AND MEASUREMENTS SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL PLANT MATERIAL SHALL BE OF SELECTED SPECIMEN QUALITY AND HAVE A NORMAL HABIT OF GROWTH. ALL PLANT MATERIAL IS SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT.
 - ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED STOCK OR CONTAINER STOCK. NO BARE ROOT STOCK IS PERMITTED. ALL PLANT BALLS SHALL BE FIRM, INTACT AND SECURELY WRAPPED AND BOUND.
 - ALL PLANT BEDS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND OTHER EXTRANEOUS OBJECTS AND POOR SOILS TO A MINIMUM DEPTH OF 12 INCHES AND BACKFILLED TO GRADE WITH PLANTING MIX (SEE BELOW).
 - PLANTING MIXTURE SHALL CONSIST OF 4 PARTS TOPSOIL FROM ON SITE, 1 PART PEAT, AND 5 POUNDS OF SUPERPHOSPHATE PER CUBIC YARD OF MIX. INGREDIENTS SHALL BE THOROUGHLY BLENDED TO A UNIFORM CONSISTENCY.
 - ALL PLANT BEDS AND INDIVIDUAL PLANTS SHALL BE MULCHED WITH A 4 INCH LAYER OF SHREDDED BARK MULCH.
 - ALL PLANTS AND PLANT BEDS SHALL BE THOROUGHLY WATERED UPON COMPLETION OF PLANTING AND STAKING OPERATIONS.
 - THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF 1 YEAR FROM THE DATE THE WORK IS ACCEPTED, IN WRITING BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, WITHIN A SPECIFIED PERIOD OF TIME ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT STOCK SHALL CONFORM TO THE ORIGINAL REQUIREMENTS.
 - EDGING, WHERE NOTED ON THE PLANS, SHALL BE BLACK ALUMINUM EDGING, 3/16 INCHES BY 4 INCHES. INSTALL PER MANUFACTURER'S INSTRUCTIONS. ALL EDGING SHALL BE INSTALLED IN STRAIGHT LINES OR SMOOTH CURVES WITHOUT IRREGULARITIES.
 - SOD SHALL BE DENSE, WELL ROOTED TURF, FREE OF WEEDS. IT SHALL BE COMPRISED OF A BLEND OF AT LEAST TWO KENTUCKY BLUEGRASSES AND ONE FESCUE. IT SHALL HAVE A UNIFORM THICKNESS OF 3/4 INCH, AND CUT IN UNIFORM STRIPS NOT LESS THAN 10 INCHES BY 18 INCHES. SOD SHALL BE KEPT MOIST AND LAID WITHIN 36 HOURS AFTER CUTTING.
 - ALL AREAS OF THE SITE THAT BECOME DISTURBED DURING CONSTRUCTION AND ARE NOT TO BE PAVE, STONED, LANDSCAPED, OR SODDED SHALL BE SEEDED AND MULCHED.
- SEED MIXTURE SHALL BE AS FOLLOWS:
- | | |
|---|-----|
| KENTUCKY BLUEGRASS | |
| (CHOOSE 3 VARIETIES: ADELPHI, RUGBY, GLADE OR PARADE) | 30% |
| RUBY RED OR DAWSON RED FINE FESCUE | 30% |
| ATLANTA RED FESCUE | 20% |
| PENNFINE PERENNIAL RYE | 20% |
- THE ABOVE SEED MIXTURE SHALL BE SOWN AT A RATE OF 250 POUNDS PER ACRE. PRIOR TO SEEDING, THE TOPSOIL LAYER SHALL BE FERTILIZED WITH A COMMERCIAL FERTILIZER WITH A 10-20-10 ANALYSIS:
- 10% NITROGEN: A MINIMUM OF 25% FROM A UREA/FORMALDEHYDE SOURCE
20% PHOSPHATE
10% POTASH: SOURCE TO BE POTASSIUM SULFATE OR POTASSIUM NITRATE.
- THE FIRST FERTILIZER APPLICATION SHALL BE AT A RATE OF 10 POUNDS OF BULK FERTILIZER PER 1000 SQUARE FEET.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ANY PART OF THE AREA THAT FAILS TO SHOW A UNIFORM GERMINATION SHALL BE RESEEDED AND SUCH RESEEDING SHALL CONTINUE UNTIL A DENSE LAWN IS ESTABLISHED. DAMAGE TO SEEDED AREAS RESULTING FROM EROSION SHALL BE REPAIRED BY THE CONTRACTOR.
- ALL AREAS OF THE SITE SCHEDULED FOR SEEDING OR SODDING SHALL FIRST RECEIVE A 4 INCH LAYER OF CLEAN, FRABLE TOPSOIL. THIS SOIL SHALL BE DISCED AND SHALL BE GRADED IN CONFORMANCE WITH THE GRADING PLAN.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES AND TO INFORM THE LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCING LANDSCAPING.
 - ALL PLANT MATERIALS SHALL BE FREE OF WEEDS, INSECTS AND DISEASE.



PROPOSED (PR)	EXISTING (EX)	
FF	FF	CONTOUR
FG	FG	STORM DRAINAGE FLOW
T/A	T/A	SPOT ELEVATION
T/C	T/C	FINISHED FLOOR ELEVATION
T/W	T/W	FINISHED GRADE ELEVATION
RIM	RIM	TOP OF ASPHALT
INV	INV	TOP OF CURB / CONCRETE
MH	MH	TOP OF WALK
ES	ES	RIM ELEVATION
SN	SN	INVERT ELEVATION
SL	SL	MANHOLE STRUCTURE
ST	ST	END-SECTION
OH	OH	SANITARY SEWER
C	C	SANITARY LEAD
E	E	STORM SEWER
G	G	OVERHEAD WIRE
T	T	CABLE
O	O	ELECTRIC
+	+	GAS
+	+	TELEPHONE
+	+	MANHOLE
+	+	INLET / CATCHBASIN
+	+	FLARED END-SECTION
+	+	GATE VALVE
+	+	HYDRANT
+	+	UTILITY POLE
+	+	FENCE
+	+	SIGN
+	+	SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)
+	+	SILT FENCE
+	+	LIMITS OF GRADING/CLEARING
+	+	WETLAND BOUNDARY

THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF 1 YEAR FROM THE DATE THE WORK IS ACCEPTED, IN WRITING BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, WITHIN A SPECIFIED PERIOD OF TIME ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT STOCK SHALL CONFORM TO THE ORIGINAL REQUIREMENTS.

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ALL AREAS OF THE SITE THAT BECOME DISTURBED DURING CONSTRUCTION AND ARE NOT TO BE PAVE, STONED, LANDSCAPED, OR SODDED SHALL BE SEEDED AND MULCHED.

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GREAT LAKE LEAF
GREAT LAKE LEAF LLC
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BURTON, MI 48529
(989) 737-4333

PROJECT: LANDSCAPE PLAN
PREPARED FOR: GREAT LAKE LEAF LLC
TITLE: LANDSCAPE PLAN
DESIGNED BY: ST
DRAWN BY: PG
CHECKED BY:
SCALE: 1" = 30'
JOB NO.: 20-311
DATE: 10-23-20
SHEET NO.: 5

NO BY: REVISION PER: DATE

RUNOFF CALCULATIONS WITH BUILDING ROOF RUNOFF

Calculations for Stormwater Runoff Volume Control

SITE NAME: GREAT LAKE LEAF

Total Site Disturbed Area: 0.61 acres

100-Year, 24-Hour Rainfall: 4.36 in (See Rainfall Tab for regional rainfall value or site specific rainfall event may be substituted with DNRE approval)

Pre-Development Conditions

Cover Type	Soil Type	Area (sf)	Area (ac)	CN (from TR-55)	S	Q Runoff ¹ (in)	Runoff Volume ² (ft ³)
					$\frac{1000}{CN} - 10$	$\frac{(P - 0.25)^2}{(P + 0.85)}$	$Q \times 1/12 \times A$
Woods / Meadow	A	0		30	23.3	0.00408415	0
Open Space	A	26571.6	0.61	39	15.6	0.08992679	199.1248936
Woods	B	0		55	8.2	0.68022795	0
Meadow	B	0		58	7.2	0.83502916	0
Open Space	B	0		61	6.4	1.00208199	0
Woods	C	0		70	4.3	1.57538623	0
Meadow	C	0		71	4.1	1.64580449	0
Open Space	C	0		74	3.5	1.86531536	0
Woods	D	0		77	3.0	2.09747502	0
Meadow	D	0		78	2.8	2.17774243	0
Open Space	D	0		80	2.5	2.3427044	0
Impervious	N/A	0		98	0.20	4.12430984	0
Other:		0				NA	NA
TOTAL:	N/A	26571.6	0.6	N/A	N/A	N/A	199

Post-Development Conditions

Cover Type	Soil Type	Area (sf)	Area (ac)	CN*	S	Q Runoff ¹ (in)	Runoff Volume ² (ft ³)
						$\frac{Q}{1000} \times 12 \times A$	
Impervious	N/A	8712	0.20	98	0.2	4.12430984	2994.248943
Open Space	A	17859.6	0.41	39	15.6	0.08992679	133.8380433
		0			0.0	0	0
		0			0.0	0	0
TOTAL:	N/A		0.6	N/A	N/A	N/A	3,128

Runoff Volume Increase (ft³): 2,929

Runoff Volume Increase = (Post-Dev. Runoff Volume) MINUS (Pre-Dev. Runoff Volume)

1. Runoff (in) = $Q = \frac{(P - 0.25)^2}{(P + 0.85)}$ Where: P = 2-Year, 24-Hour Rainfall (in)
la = 0.25 therefore; S = 1000 / CN - 10
Runoff (in) = $Q = \frac{(P - 0.25)^2}{(P + 0.85)}$ CN = Curve Number
Q = Runoff (in)
2. Runoff Volume (ft³) = $Q \times 1/12 \times \text{Area}$ Area = Area of specific land cover (ft²)

100-YEAR, 24-HOUR PRECIPITATION FOR SECTION 10 OF MICHIGAN (PER "RAINFALL FREQUENCY ATLAS OF THE MIDWEST, BULLETIN 71, MIDWESTERN CLIMATE CENTER, 1992")

IMPERVIOUS AREA INCLUDES THE DRIVE, SIDEWALK, AND BUILDING ROOF.

OVERALL RUNOFF VOLUME INCREASE FOR THE SITE, WHICH WILL BE CONTAINED USING THE BIOSWALE AND RAINWATER COLLECTION TANK.

BIO-SWALE STORAGE PROVIDED	ELEV.	AREA (FT ²)	DEPTH (FT)	VOLUME (FT ³)	TOTAL VOLUME (FT ³)
	792.5	2320	0.5	987	3,110
	792	1627	1	1,330	2,124
	791	1032	1	794	794
	790	556			

FREEBOARD ELEVATION DESIGN HIGHWATER ELEVATION

BIOSWALE ADEQUATELY SIZED TO CONTAIN THE RUNOFF VOLUME INCREASE FROM THE DRIVE AND SIDEWALK (1,731 CFT). SHOULD THE RAINWATER COLLECTION TANK OVERFLOW, THE BIOSWALE WILL CONTAIN THE OVERALL RUNOFF VOLUME INCREASE USING THE FREEBOARD.

RUNOFF CALCULATIONS WITHOUT BUILDING ROOF RUNOFF

Calculations for Stormwater Runoff Volume Control

SITE NAME: GREAT LAKE LEAF

Total Site Disturbed Area: 0.61 acres

100-Year, 24-Hour Rainfall: 4.36 in (See Rainfall Tab for regional rainfall value or site specific rainfall event may be substituted with DNRE approval)

Pre-Development Conditions

Cover Type	Soil Type	Area (sf)	Area (ac)	CN (from TR-55)	S	Q Runoff ¹ (in)	Runoff Volume ² (ft ³)
					$\frac{1000}{CN} - 10$	$\frac{(P - 0.25)^2}{(P + 0.85)}$	$Q \times 1/12 \times A$
Woods / Meadow	A	0		30	23.3	0.00408415	0
Open Space	A	26571.6	0.61	39	15.6	0.08992679	199.1248936
Woods	B	0		55	8.2	0.68022795	0
Meadow	B	0		58	7.2	0.83502916	0
Open Space	B	0		61	6.4	1.00208199	0
Woods	C	0		70	4.3	1.57538623	0
Meadow	C	0		71	4.1	1.64580449	0
Open Space	C	0		74	3.5	1.86531536	0
Woods	D	0		77	3.0	2.09747502	0
Meadow	D	0		78	2.8	2.17774243	0
Open Space	D	0		80	2.5	2.3427044	0
Impervious	N/A	0		98	0.20	4.12430984	0
Other:		0				NA	NA
TOTAL:	N/A	26571.6	0.6	N/A	N/A	N/A	199

Post-Development Conditions

Cover Type	Soil Type	Area (sf)	Area (ac)	CN*	S	Q Runoff ¹ (in)	Runoff Volume ² (ft ³)
						$\frac{Q}{1000} \times 12 \times A$	
Impervious	N/A	5227.2	0.12	98	0.2	4.12430984	1796.549366
Open Space	A	17859.6	0.41	39	15.6	0.08992679	133.8380433
		0			0.0	0	0
		0			0.0	0	0
TOTAL:	N/A		0.5	N/A	N/A	N/A	1,930

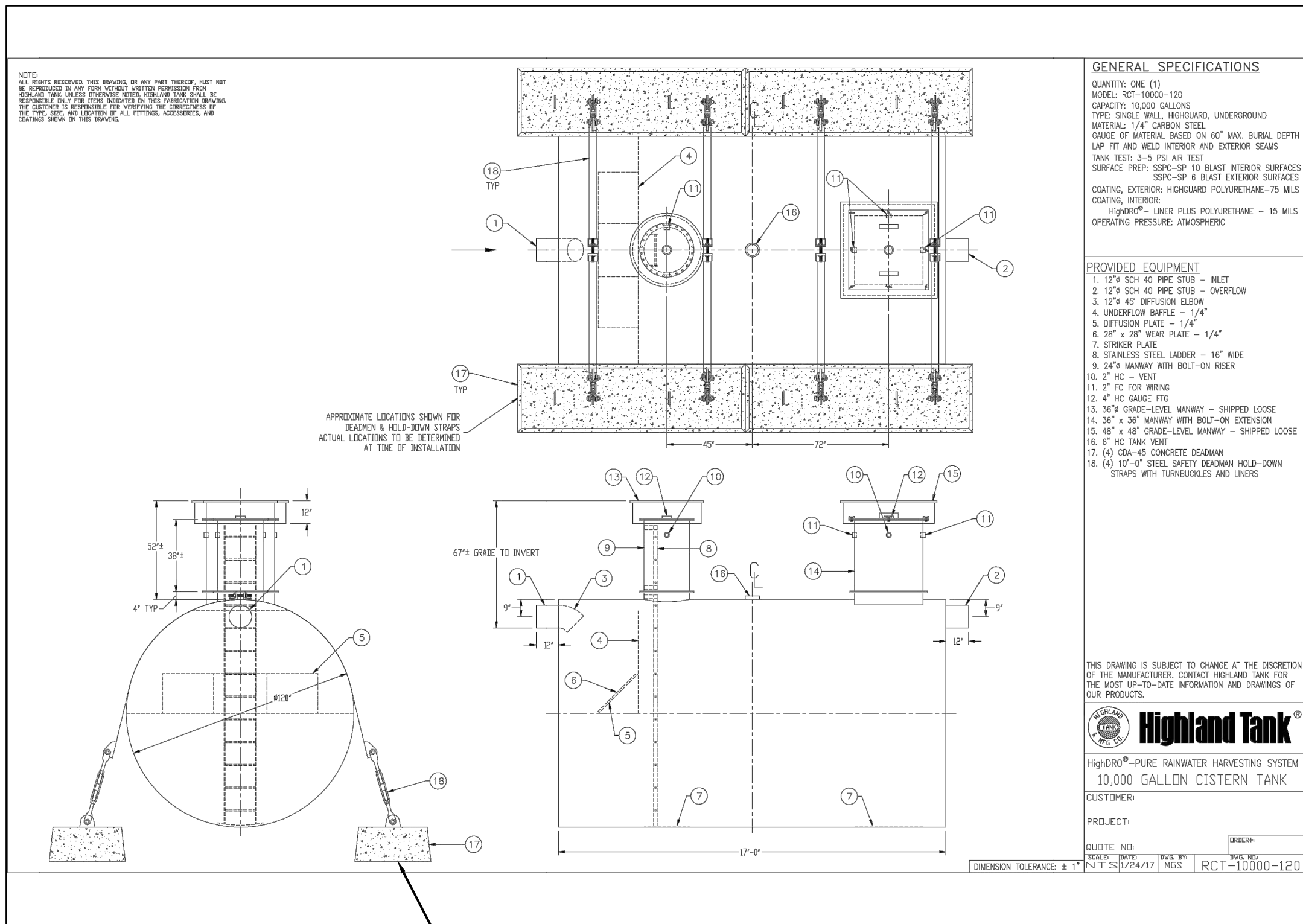
Runoff Volume Increase (ft³): 1,731

Runoff Volume Increase = (Post-Dev. Runoff Volume) MINUS (Pre-Dev. Runoff Volume)

1. Runoff (in) = $Q = \frac{(P - 0.25)^2}{(P + 0.85)}$ Where: P = 2-Year, 24-Hour Rainfall (in)
la = 0.25 therefore; S = 1000 / CN - 10
Runoff (in) = $Q = \frac{(P - 0.25)^2}{(P + 0.85)}$ CN = Curve Number
Q = Runoff (in)
2. Runoff Volume (ft³) = $Q \times 1/12 \times \text{Area}$ Area = Area of specific land cover (ft²)

IMPERVIOUS AREA INCLUDES THE DRIVE AND SIDEWALK. THE BUILDING WILL HARVEST RAINWATER USING A RAINWATER COLLECTION TANK. THE BUILDING ACCOUNTS FOR 0.08 AC OF IMPERVIOUS AREA.

RUNOFF VOLUME INCREASE WHEN THE RAINWATER COLLECTION TANK IS UTILIZED. THIS IS THE VOLUME BEING CONTAINED BY THE BIOSWALE.



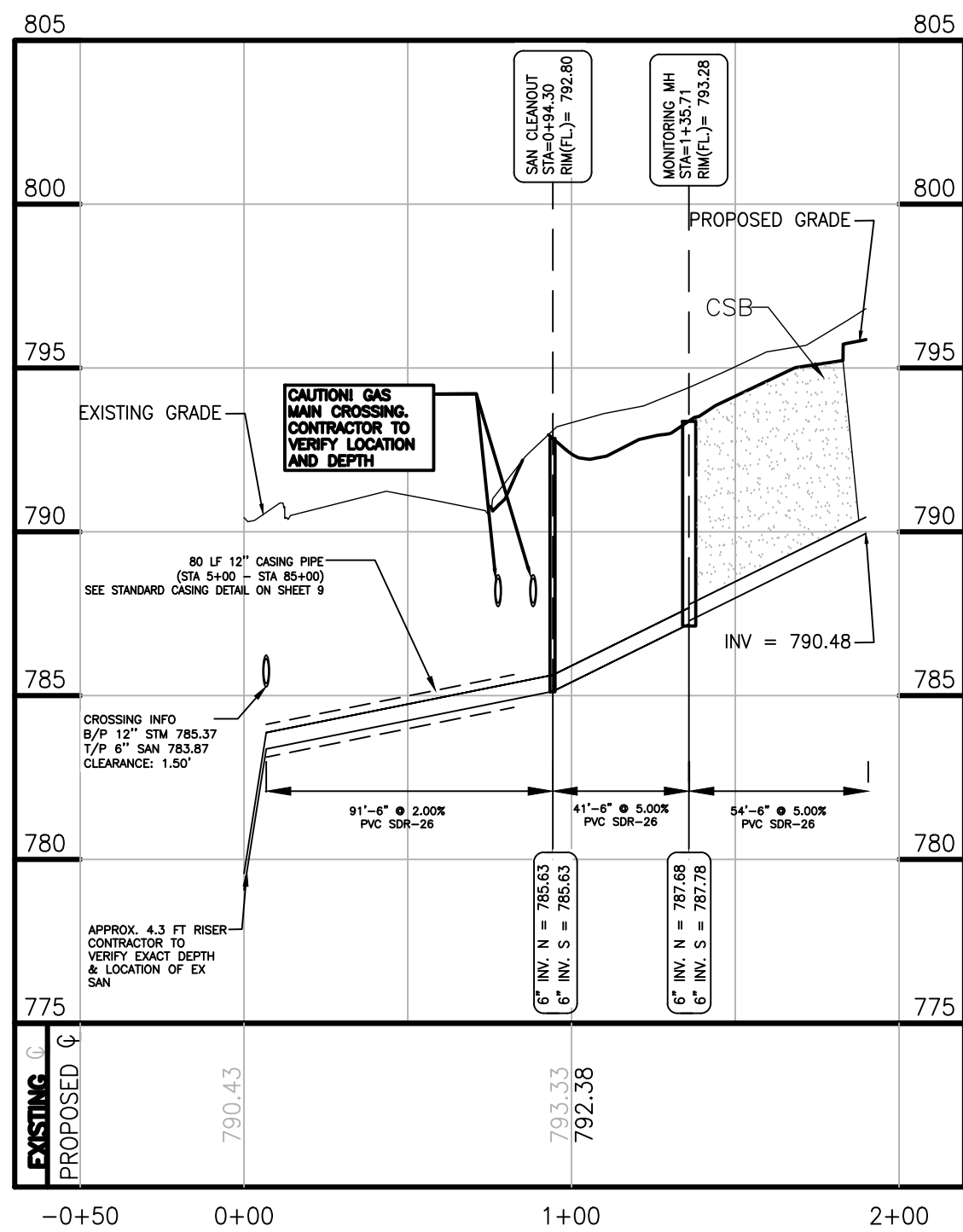
RAINWATER COLLECTION TANK SIZING: THE RAINWATER COLLECTION TANK WILL CAPTURE ALL RUNOFF FROM THE ROOF. THIS ACCOUNTS FOR 0.08 AC OF IMPERVIOUS AREA. THE SIZING OF THE TANK IS AS FOLLOWS:

RUNOFF VOLUME INCREASE INCLUDING THE ROOF IMPERVIOUS AREA: 2,929 CFT.
RUNOFF VOLUME INCREASE NOT INCLUDING THE ROOF IMPERVIOUS AREA: 1,731 CFT.

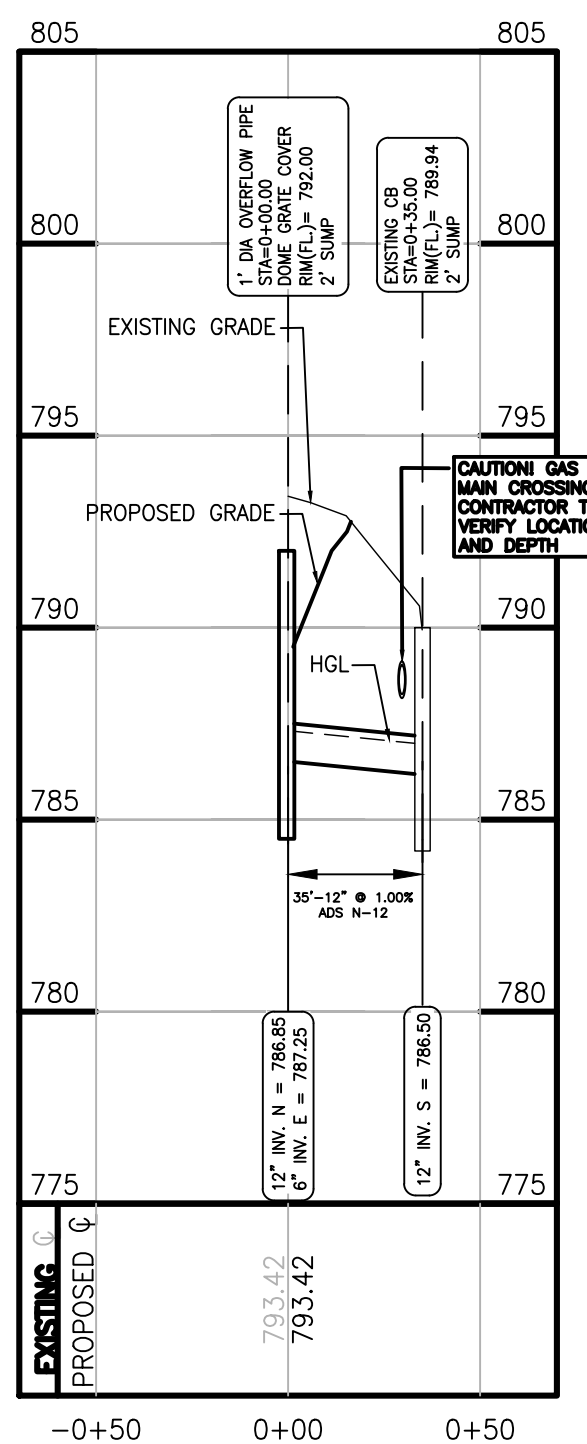
DIFFERENCE IN RUNOFF VOLUME INCREASE: 2,929-1,731=1,198 CFT OR 8,962 GALLONS

AN APPROPRIATELY SIZED TANK WILL BE USED TO STORE 8,962 GALLONS, WHICH WILL CONTAIN THE RUNOFF FROM THE ROOF GIVEN A 100-YEAR, 24-HOUR STORM.

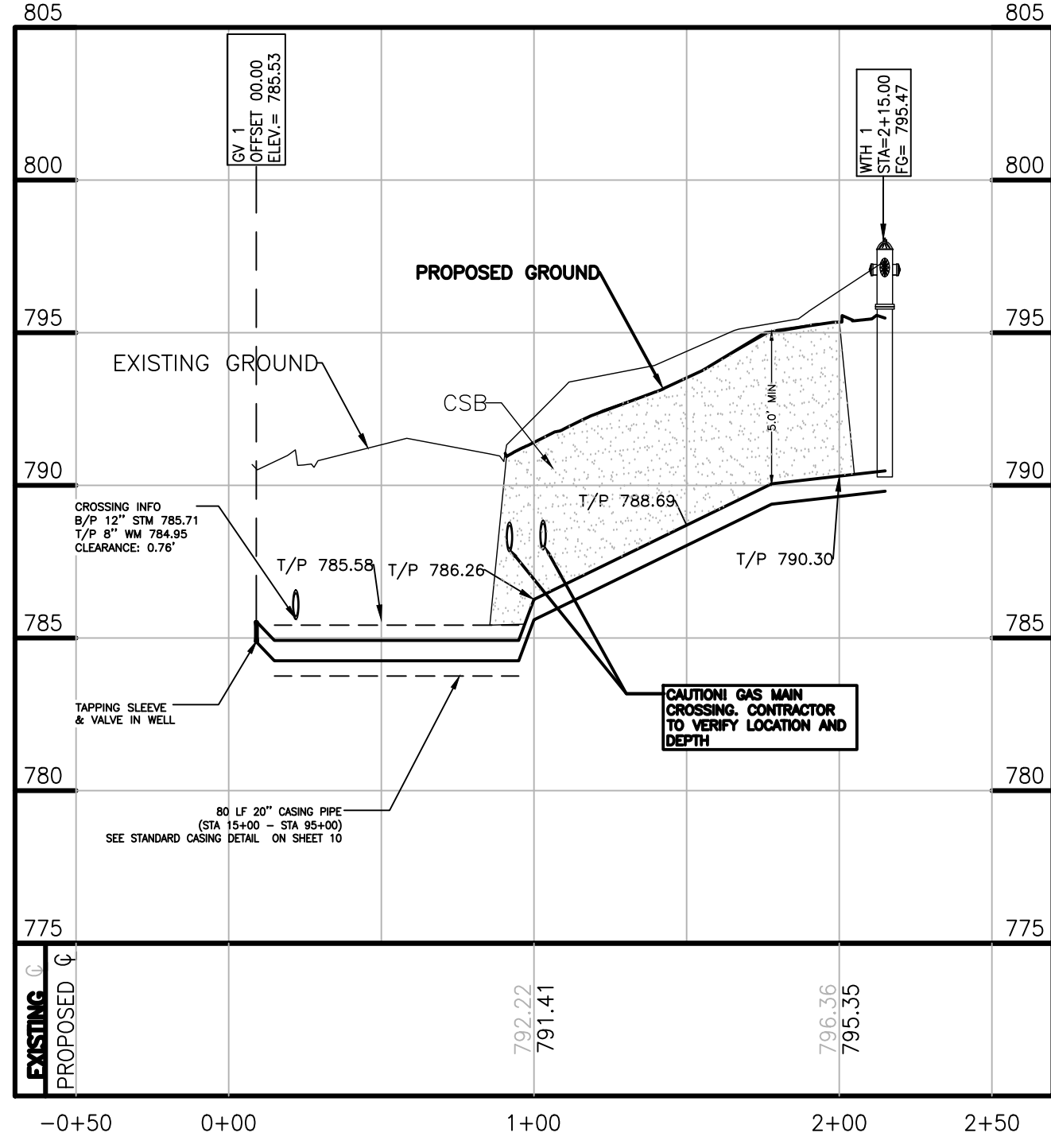
SAN LEAD PROFILE



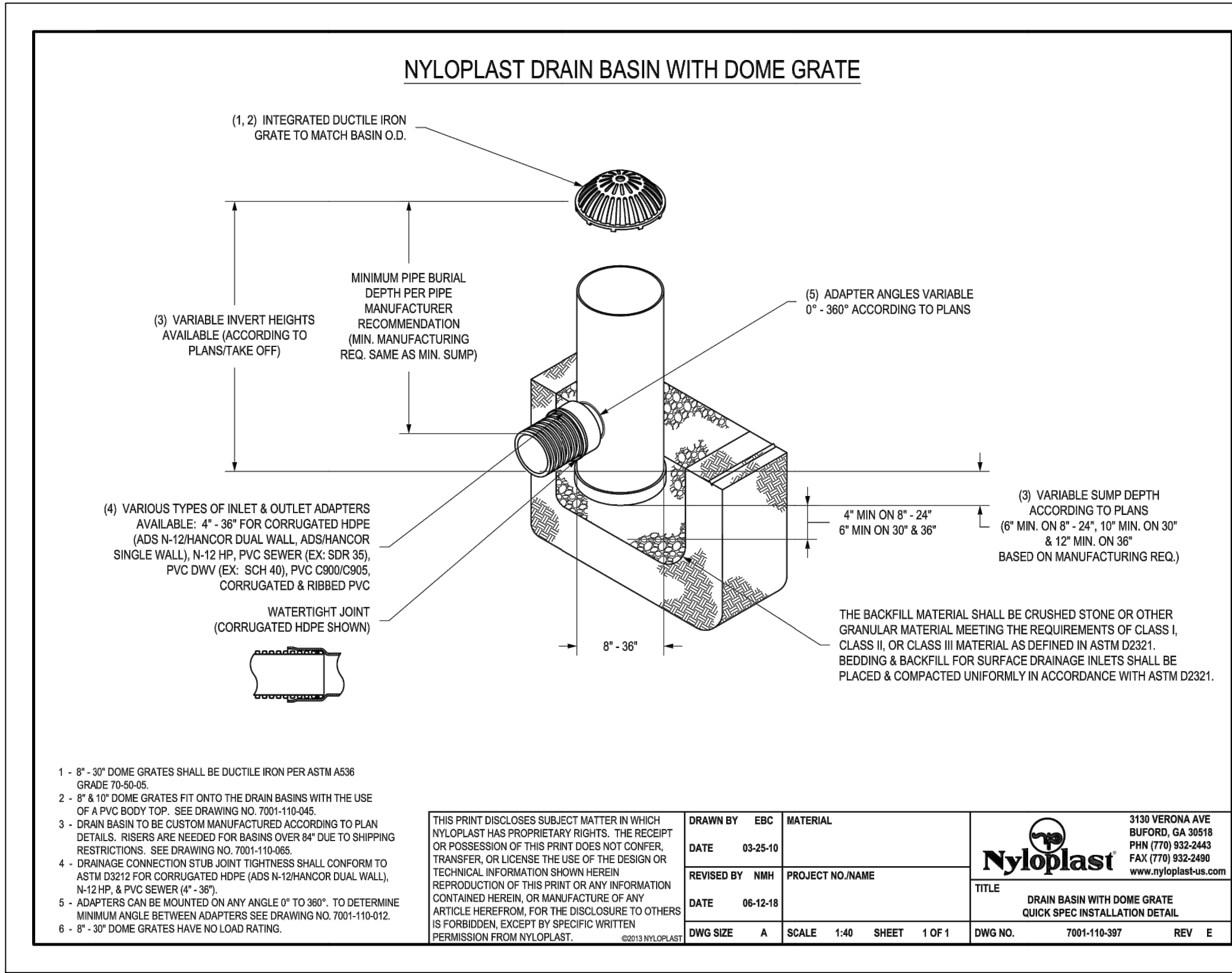
OVERFLOW PIPE TO EXISTING CB



WATERMAIN PROFILE



NYLOPLAST DRAIN BASIN WITH DOME GRATE



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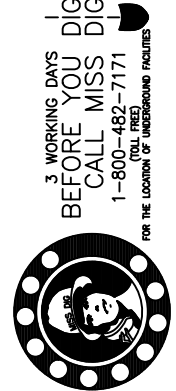
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DATE: 03-25-19
REVISD BY: NMM
DATE: 06-12-18
DWG SIZE: A
SCALE: 1/40
SHEET: 1 OF 1
TITLE: DRAIN BASIN WITH DOME GRATE
QUICK SPEC INSTALLATION DETAIL
DWG NO.: 7801-110-307
REV: E

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PROJECT	PREPARED FOR	TITLE	DATE
DESIGNED BY: ST	DRAWN BY: PG	CHECKED BY:	
SCALE: 1" = 30'	JOB NO. 20-311	DATE: 10-23-20	
SHEET NO. 6			

THE DESIGN AND CONSTRUCTION OF EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE EROSION CONTROL MANUAL, 1996 EDITION, AS AMENDED. THE DESIGNER SHALL BE RESPONSIBLE FOR THE COMPLETENESS OF THE DESIGN AND THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER SHALL BE RESPONSIBLE FOR THE COMPLETENESS OF THE DESIGN AND THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER SHALL BE RESPONSIBLE FOR THE COMPLETENESS OF THE DESIGN AND THE ACCURACY OF THE INFORMATION PROVIDED.



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PROJECT
PREPARED FOR
TITLE
DATE

NO	BY	REVISION	PER	DATE

DESIGNED BY: ST
DRAWN BY: PG
CHECKED BY:
SCALE
JOB NO. 20-311
DATE 10-23-20
SHEET NO. 8



NO DRAWING DETAIL PROVIDED

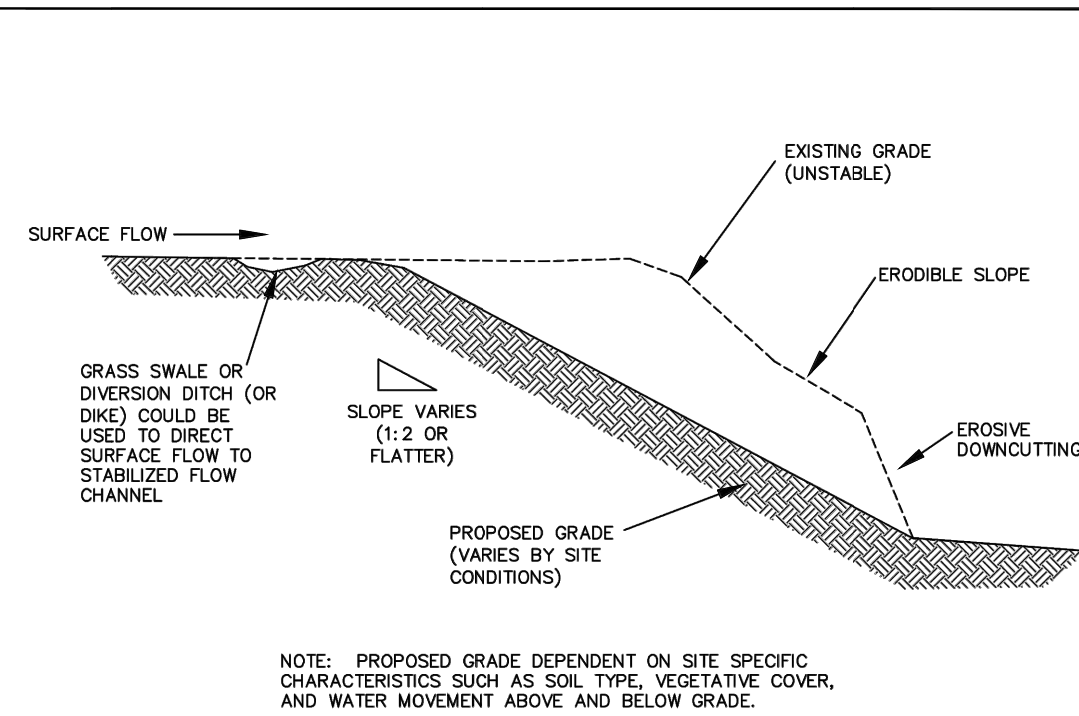
APPLICATIONS

- ON CONSTRUCTION SITES DURING PERIODS OF LOW PRECIPITATION, LOW HUMIDITY, AND HIGH TEMPERATURE OR HIGH WINDS.
- USE ON UNPAVED ROADWAYS, CONSTRUCTION SITES WITH VEHICLE TRAFFIC, SOIL STOCKPILE AREAS AND GENERAL AREAS WITH UNSTABILIZED OR FINE SOILS.

DESIGN

- DUST CONTROL APPLICATIONS CAN INCLUDE WATERING, CHEMICAL DUST SUPPRESSION, GRAVEL OR ASPHALT SURFACING, TEMPORARY AGGREGATE COVER AND HAUL TRUCK COVERS.
- FOLLOW MANUFACTURER'S INSTRUCTIONS REGARDING APPLICATION OF ANY DUST PALLIATIVE AND MIXING DETAILS.
- APPLY DUST SUPPRESSANT TO SURFACES USING A PRESSURE TYPE WATER DISTRIBUTOR TRUCK EQUIPPED WITH A SPRAY SYSTEM.
- LIMIT VEHICULAR TRAFFIC TO 15 MILES PER HOUR.
- IMMEDIATELY CLEAN-UP SEDIMENT TRACKED ONTO PAVED ROADS. KEEP CONSTRUCTION TRAFFIC DIRECTED TO STABILIZED SITE ROADWAYS WHEN POSSIBLE.
- DUST CONTROL APPLICATION NEEDS TO BE APPLIED ON A REGULAR SCHEDULE TO MAINTAIN EFFECTIVENESS.

DUST CONTROL



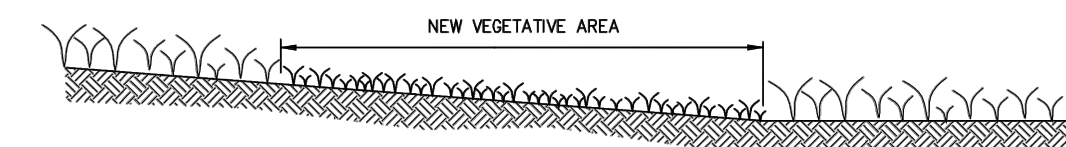
APPLICATIONS

- WHENEVER EXISTING SLOPES OR CONSTRUCTION ACTIVITIES RESULT IN GRADES WHICH MAY BE SUBJECT TO EROSION, FLOW VELOCITIES CAPABLE OF DOWNCUTTING OR EROSION RESULTING IN OFF-SITE SEDIMENTATION.
- WHERE EXISTING NATURAL OR CREATED GRADES ARE SUBJECT TO SURFACE FLOWS CAPABLE OF CREATING GULLIES, RILLS, OR OTHER SURFACE EROSION PROBLEMS.

DESIGN

- ESTABLISH SLOPES APPROPRIATE FOR INTENDED USE. SLOPES, IN GENERAL, SHOULD BE FLATTER THAN 1:2. SLOPES CONSISTING OF TOPSOIL, SHOULD BE NO STEEPER THAN 1:3.
- AVOID SENSITIVE AREAS (WATERCOURSES, WETLANDS, VEGETATIVE BUFFERS) WITH GRADING/SHAPING.
- DIVERT SURFACE FLOWS TO AREAS APPROPRIATELY STABILIZED TO HANDLE EXPECTED VOLUMES AND VELOCITIES.
- LOCATE SPILL AREAS AWAY FROM SENSITIVE AREAS OR FLOW PATHS AND STABILIZE WITH SEED.
- EXPOSED AREAS SHOULD BE STABILIZED WITH VEGETATION OR OTHER GROUND COVER AS SOON AS WORK IS COMPLETED OR INTERRUPTED FOR 2 NORMAL WORK WEEKS.

SELECTIVE GRADING AND SHAPING



TEMPORARY SEEDING APPLICATIONS

- WHEN AN AREA NEEDS STABILIZATION DURING A BREAK IN CONSTRUCTION.
- TO STABILIZE SOIL AND PREVENT OR REDUCE SOIL EROSION/SEDIMENTATION PROBLEMS FROM DEVELOPING.
- USED ON CONSTRUCTION AND EARTH CHANGE SITES WHICH REQUIRE TEMPORARY VEGETATIVE STABILIZATION.

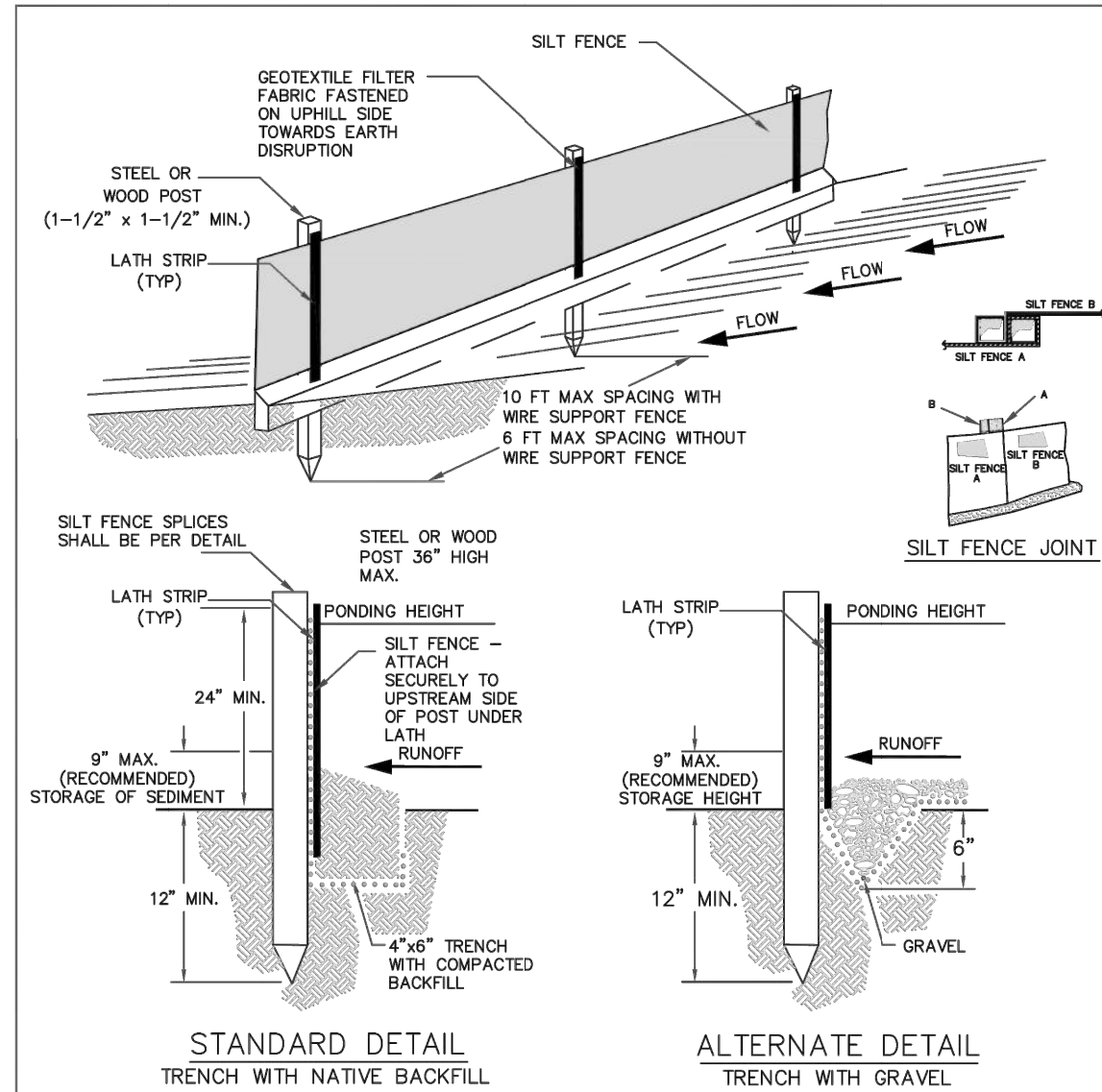
DESIGN

- REVIEW SESC PLAN AND CONSTRUCTION PHASING TO IDENTIFY AREAS IN NEED OF TEMPORARY VEGETATIVE STABILIZATION.
- SELECT ANNUAL GRASS SEED FOR TEMPORARY COVER AREAS.
- SEED MIXES MAY VARY, SHOULD ONLY CONTAIN ANNUAL, NON-AGGRESSIVE SPECIES, AND GENERALLY INCLUDE RYE, WHEAT OR OAT SPECIES. SEED MIXES SHOULD OBTAINED THROUGH CONSULTATION WITH A CERTIFIED SEED PROVIDER AND WITH CONSIDERATION OF SOIL TYPE, LIGHT, MOISTURE AND USE APPLICATION.
- PREPARE SEEDBED BY REMOVAL OF CONSTRUCTION AND WOODY DEBRIS. THEN SCARIFY OR RAKE SEEDBED.
- SLOPES STEEPER THAN 1:3 SHOULD BE ROUGHENED.
- APPLY SEED AS SOON AS POSSIBLE AFTER SEEDBED PREPARATION. MULCH IMMEDIATELY AFTER SEEDING ALL SLOPES, UNSTABLE SOILS, HEAVY CLAY SOILS AND ALL AREAS ADJACENT TO WETLANDS, WATERCOURSES, OR SENSITIVE AREAS.
- PROTECT SEEDBED AREAS FROM PEDESTRIAN OR VEHICULAR TRAFFIC.
- DIVERT CONCENTRATED FLOWS AWAY FROM THE SEEDBED AREA UNTIL VEGETATION IS ESTABLISHED.
- INSPECT TEMPORARY SEEDBED AREAS WEEKLY AND FOLLOWING EACH RAIN EVENT UNTIL FINAL GRADING AND STABILIZATION ARE COMPLETED.
- TEMPORARY SEEDING MUST BE FOLLOWED BY PERMANENT SEEDING.

PERMANENT SEEDING APPLICATIONS

- TO FINALIZE STABILIZATION OF TEMPORARY SEEDING AREAS OR WHEN AN AREA NEEDS PERMANENT STABILIZATION FOLLOWING COMPLETION OF CONSTRUCTION. ALSO USED WHEN VEGETATIVE ESTABLISHMENT CAN CORRECT EXISTING SOIL EROSION OR SEDIMENTATION PROBLEM.
 - TO STABILIZE SOIL AND PREVENT OR REDUCE SOIL EROSION/SEDIMENTATION PROBLEMS FROM DEVELOPING.
 - USED ON CONSTRUCTION AND EARTH CHANGE SITES WHICH REQUIRE PERMANENT VEGETATIVE STABILIZATION.
- DESIGN
- REVIEW SESC PLAN AND CONSTRUCTION PHASING TO IDENTIFY AREAS IN NEED OF PERMANENT VEGETATIVE STABILIZATION.
 - SELECT PERENNIAL GRASS AND GROUND COVER FOR PERMANENT COVER.
 - SEED MIXES MAY VARY BUT SHOULD BE SELECTED THROUGH CONSULTATION WITH A CERTIFIED SEED PROVIDER AND WITH CONSIDERATION OF SOIL TYPE, LIGHT, MOISTURE, USE APPLICATIONS, AND NATIVE SPECIES CONTENT.
 - SOIL TESTS SHOULD BE PERFORMED TO DETERMINE THE NUTRIENT AND PH LEVELS IN THE SOIL. THE PH MAY NEED TO BE ADJUSTED TO BETWEEN 6.5 AND 7.0.
 - PREPARE A 3-6" DEEP SEEDBED, WITH THE TOP 3-4" CONSISTING OF TOPSOIL.
 - SLOPES STEEPER THAN 1:3 SHOULD BE ROUGHENED.
 - APPLY SEED AS SOON AS POSSIBLE AFTER SEEDBED PREPARATION. SEED MAY BE BROADCAST BY HAND, HYDROSEEDING, OR BY USING MECHANICAL DRILLS.
 - DORMANT SEED MIXES ARE FOR USE AFTER THE GROWING SEASON, USING SEED WHICH LIES DORMANT IN THE WINTER AND BEGINS GROWING AS SOON AS SITE CONDITIONS BECOME FAVORABLE.
 - MULCH IMMEDIATELY AFTER SEEDING.
 - PROTECT SEEDBED AREAS FROM PEDESTRIAN OR VEHICULAR TRAFFIC.
 - DIVERT CONCENTRATED FLOWS AWAY FROM THE SEEDBED AREA UNTIL VEGETATION IS ESTABLISHED.

VEGETATIVE STABILIZATION



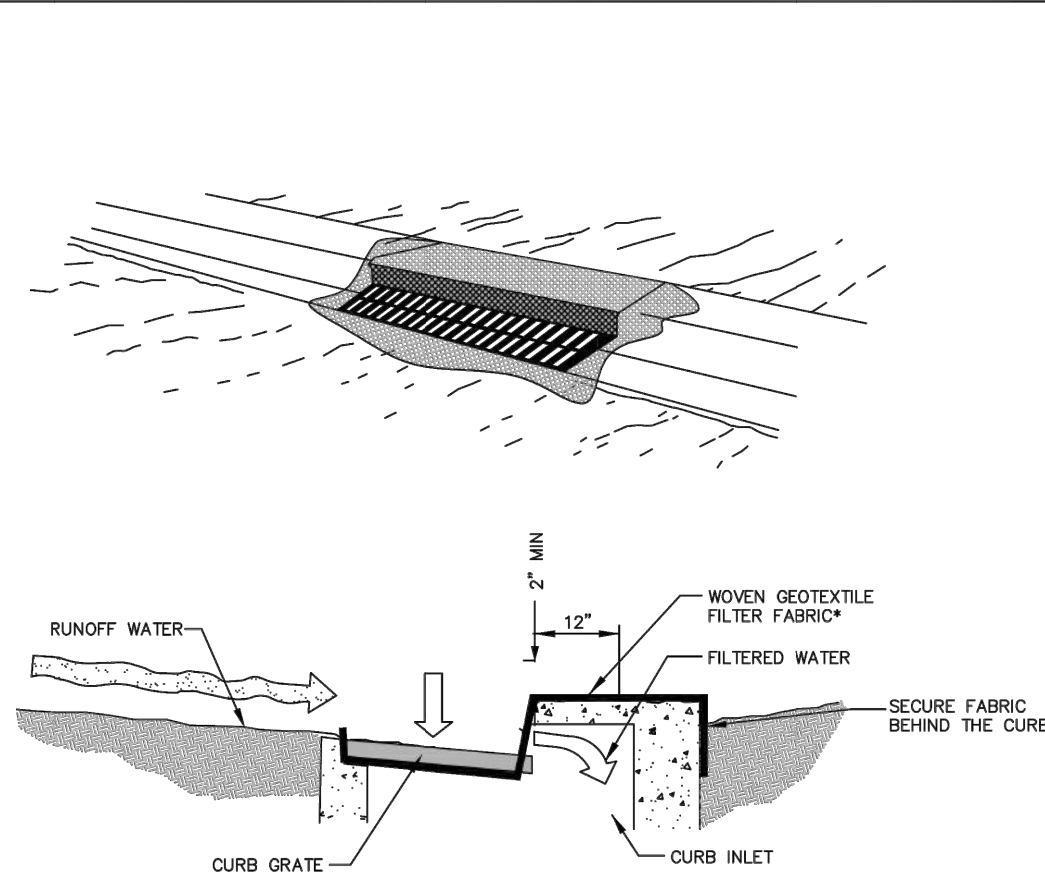
APPLICATIONS

- INSTALLED TO REDUCE SEDIMENT LADEN SURFACE RUNOFF FROM LEAVING THE PROPERTY OF A CONSTRUCTION SITE INVOLVING DISTURBED EARTH.
- DIVERSIONARY STRUCTURE.

DESIGN

- INSTALL AROUND THE BASE OF SOIL STOCKPILES.
- UTILIZE FOR SHEET FLOW ONLY.

SILT FENCE



APPLICATION

- INLETS AT CURB OPENINGS.

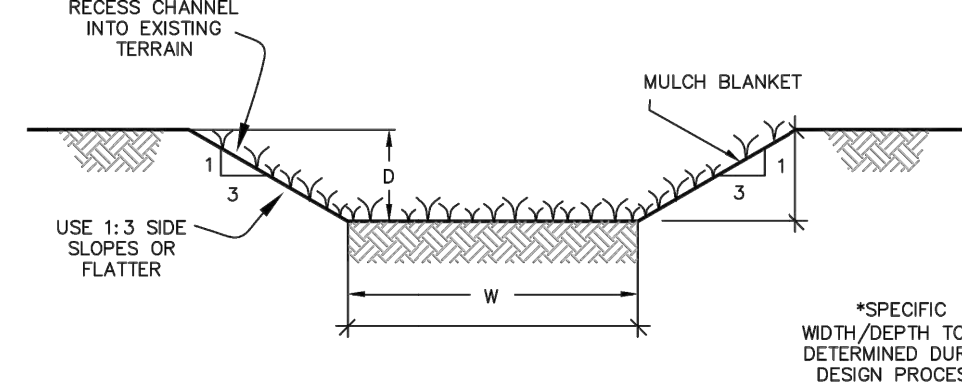
NOTE

DO NOT USE SILT FENCE IN LIEU OF FILTER FABRIC FOR THIS APPLICATION.

DESIGN

- FILTER BAGS MAY BE PLACED IN THE CATCH BASIN AS AN ALTERNATE.
- WARNING: THIS DEVICE MAY CAUSE FLOODING OF ADJACENT PROPERTIES.
- SERVICE CLEAN AND REPAIR AFTER EACH STORM EVENT.

FABRIC FILTER CURB INLET PROTECTION



CHANNEL CROSS-SECTION

APPLICATIONS

- WHEN SURFACE FLOW VELOCITIES WITHIN A CREATED STORMWATER CHANNEL HAVE THE POTENTIAL TO CAUSE EROSION.
- TO SLOW WATER VELOCITY AND REDUCE EROSION AND SEDIMENT LOADING IN THE STORMWATER CHANNEL.
- FOR USE IN CONSTRUCTED DRAINAGEWAYS WHERE RUN-OFF MAY CAUSE EROSION.

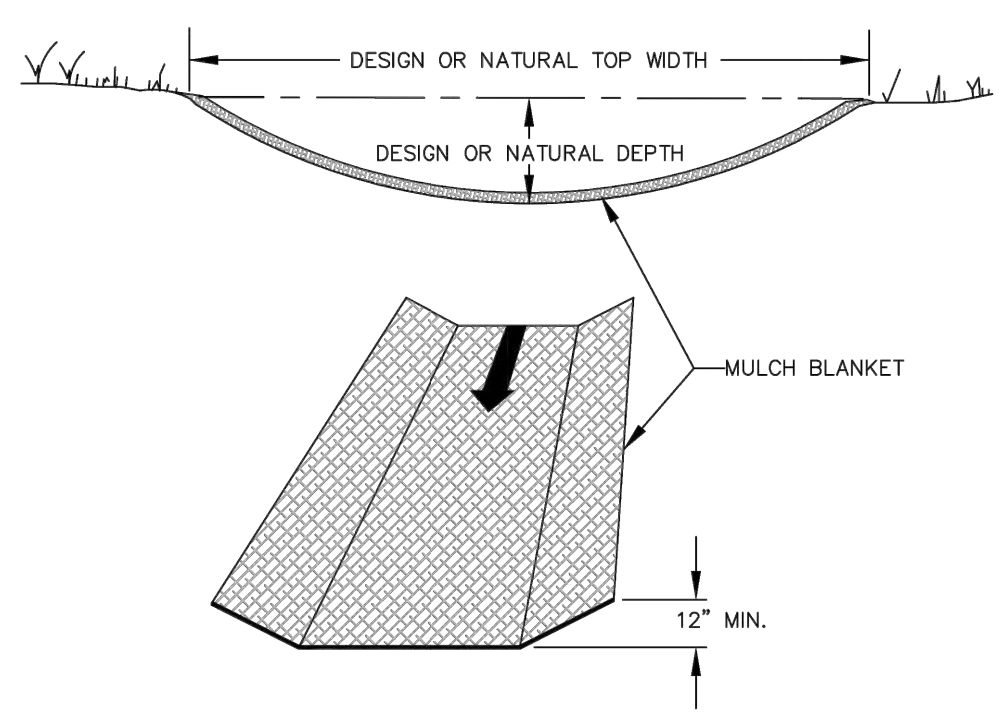
DESIGN

- REVIEW SUBJECT SITE TO IDENTIFY CHANNEL AREAS POTENTIALLY SUSCEPTIBLE TO HIGH FLOWS, EROSION VELOCITIES OR FLOODING.
- CONSULT A PROFESSIONAL LANDSCAPE ARCHITECT, PROFESSIONAL ENGINEER OR OPEC REGARDING CONSIDERATIONS OF CHANNEL DESIGN BASED ON WATER VELOCITY, CHANNEL SLOPE, DISCHARGE VOLUME AND SOIL TYPE.
- GENERAL CAPACITY REQUIREMENTS SHOULD ALLOW FOR CONVEYANCE OF A 10-YEAR, 24-HOUR RAIN EVENT AT A MINIMUM.
- CHANNEL SHAPE SHOULD EITHER BE PARABOLIC OR TRAPEZOIDAL. V-SHAPED CHANNELS ARE NOT RECOMMENDED AS THEY FORM GULLIES AND INCREASE THE EROSION POTENTIAL.
- ALL VEGETATED CHANNELS SHOULD HAVE A DEPTH OF ONE FOOT OR MORE.

DESIGN (CONT)

- EXCAVATE OR GRADE CHANNEL SURFACE ACCORDING TO DESIGN. LOCATE CHANNELS IN NATURAL TOPOGRAPHIC DEPRESSIONS WHERE POSSIBLE. RECESS CHANNEL INTO EXISTING GRADE SO THAT CHANNEL TOP IS FLUSH WITH ADJACENT GRADE.
- DETERMINE VEGETATIVE SPECIES BASED ON THE DEPTH TO WATER TABLE, CLIMATE, ANTICIPATED FLOW VELOCITIES, AND FINAL MANAGED LENGTH OF VEGETATION. UTILIZE NATIVE SPECIES FOR VEGETATION PURPOSES.
- IN CHANNELS TO BE SEED, PREPARE SEEDBED, APPLY SEED, AND INSTALL MULCH BLANKET/TRM.
- IN CHANNELS PLANTED WITH VEGETATIVE PLUGS OR SEEDLINGS, PREPARE CHANNEL AND INSTALL MULCH BLANKET/TRM.
- NOT RECOMMENDED TO USE DORMANT SEEDINGS DUE TO HIGH FAILURE RATE.
- ESTABLISH VEGETATED CHANNEL PRIOR TO PERIODS OF HIGH RUN-OFF.
- PRIOR TO CONSTRUCTION WORK IN AREA SURROUNDING CHANNEL, ALLOW VEGETATION IN CHANNEL TO ESTABLISH.
- CHECK DAMS OR VELOCITY DISPERSERS MAY BE NEEDED UNTIL VEGETATION IS ESTABLISHED.

GRASSED WATERWAY



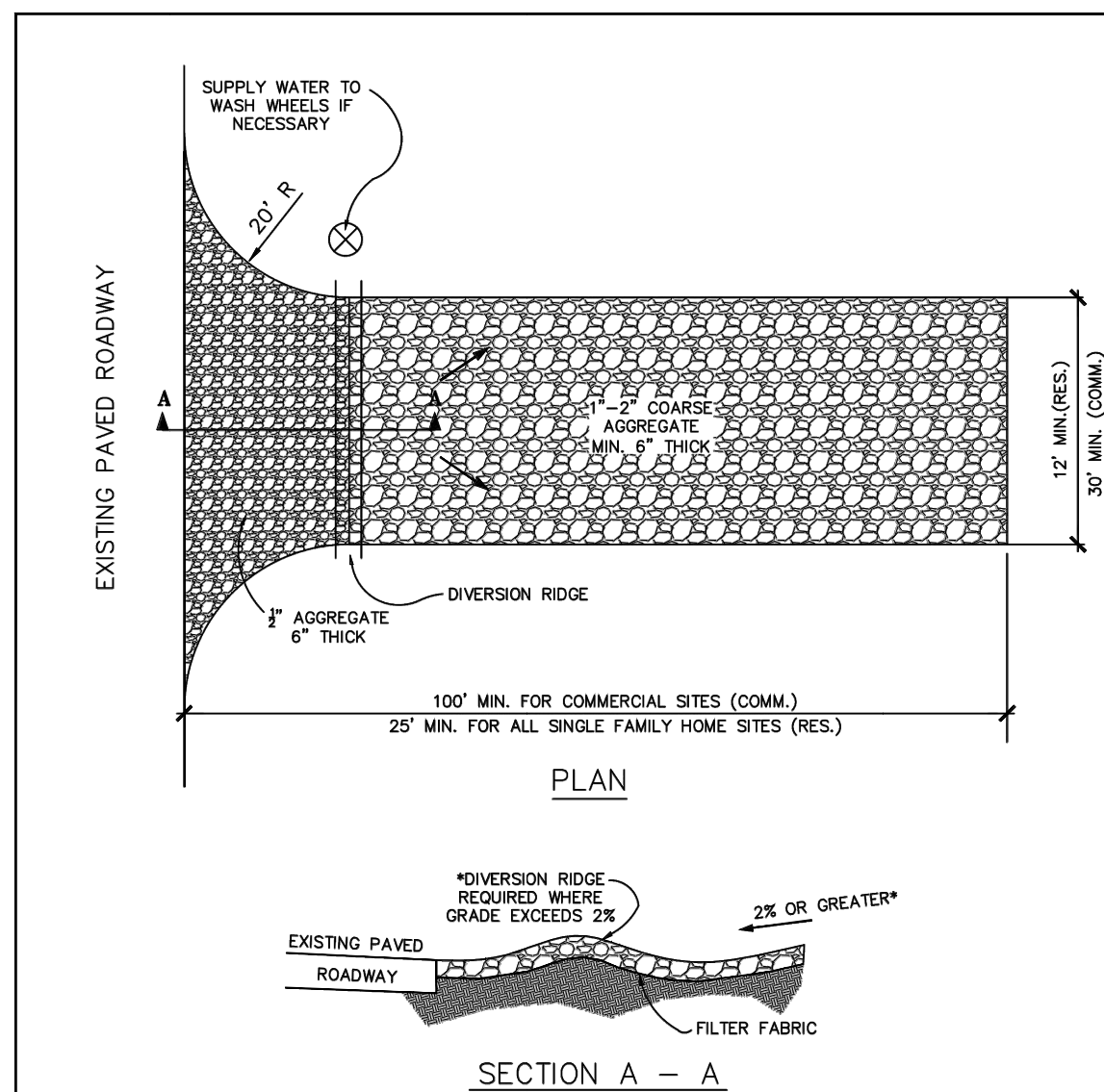
APPLICATIONS

- STEEP SLOPES.
- CHANNEL AND ROADSIDE DITCH BOTTOMS.
- USE SEED AND HIGH VELOCITY MULCH BLANKETS TO STABILIZE THE GRASSED LINED CHANNEL IMMEDIATELY AFTER GRADING (ONE DAY MAX).
- MUST NOT BE PLACED ON FROZEN SOIL. MUST REMAIN IN CONTACT WITH SEED AND SOIL.
- MUST BE USED DURING THE NON-GROWING SEASON TO MINIMIZE EROSION UNTIL VEGETATION IS ESTABLISHED.

DESIGN

- FOR DITCHES AND CHANNELS ROLL HIGH VELOCITY MULCH BLANKETS IN THE DIRECTION OF FLOW. DO NOT STRETCH.
- FASTEN OR PEG MULCH BLANKET PER MANUFACTURER'S INSTRUCTIONS.
- ON BACKSLOPES, BLANKETS SHALL BE PLACED AT RIGHT ANGLES TO ROADBED OR PIPE LINE.
- OVERLAY ENDS BY 18" AND EDGES BY 4".
- AT ALL BLANKET EDGES, BURY 6"-10" OF BLANKET IN 3-4" DEEP TRENCH AND COMPACT TRENCH WITH NATIVE SOIL BACKFILL OR MDOT 6AA STONE.

SEEDING WITH MULCH BLANKET AND/OR MATTING



APPLICATIONS

- ASSISTS IN REMOVING SOIL FROM THE TIRES OF CONSTRUCTION EQUIPMENT/VEHICLES WHEN EXITING THE CONSTRUCTION SITE. THIS REDUCES TRACKING EXCESSIVE SEDIMENT/SOIL ONTO THE ADJACENT ROAD.

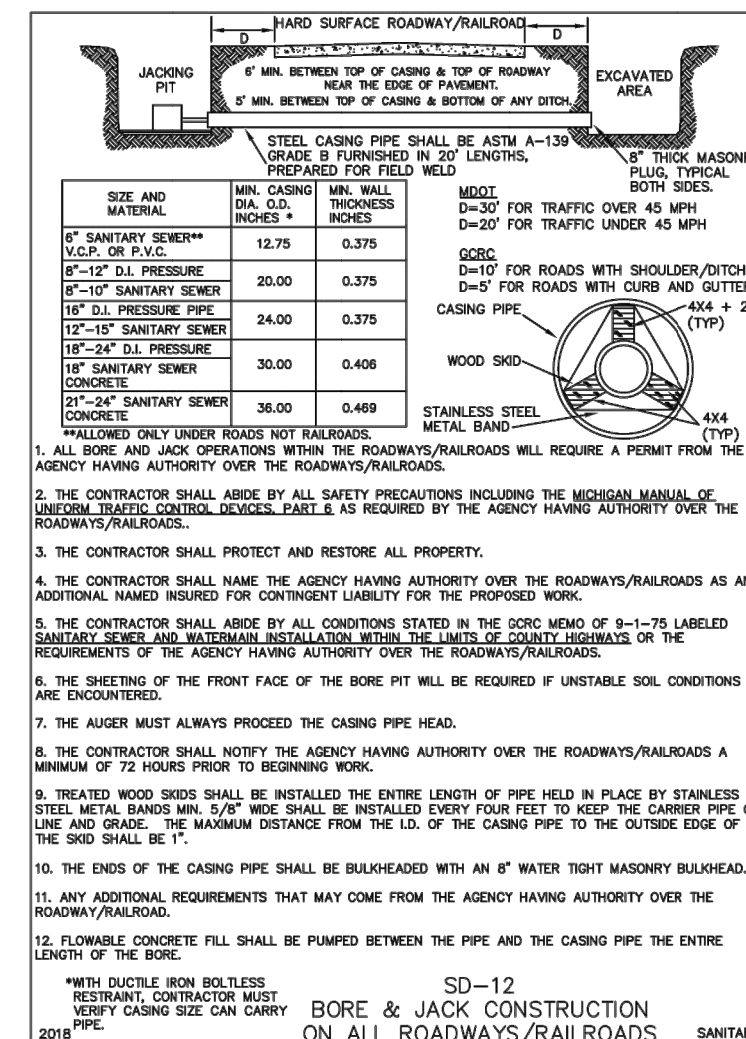
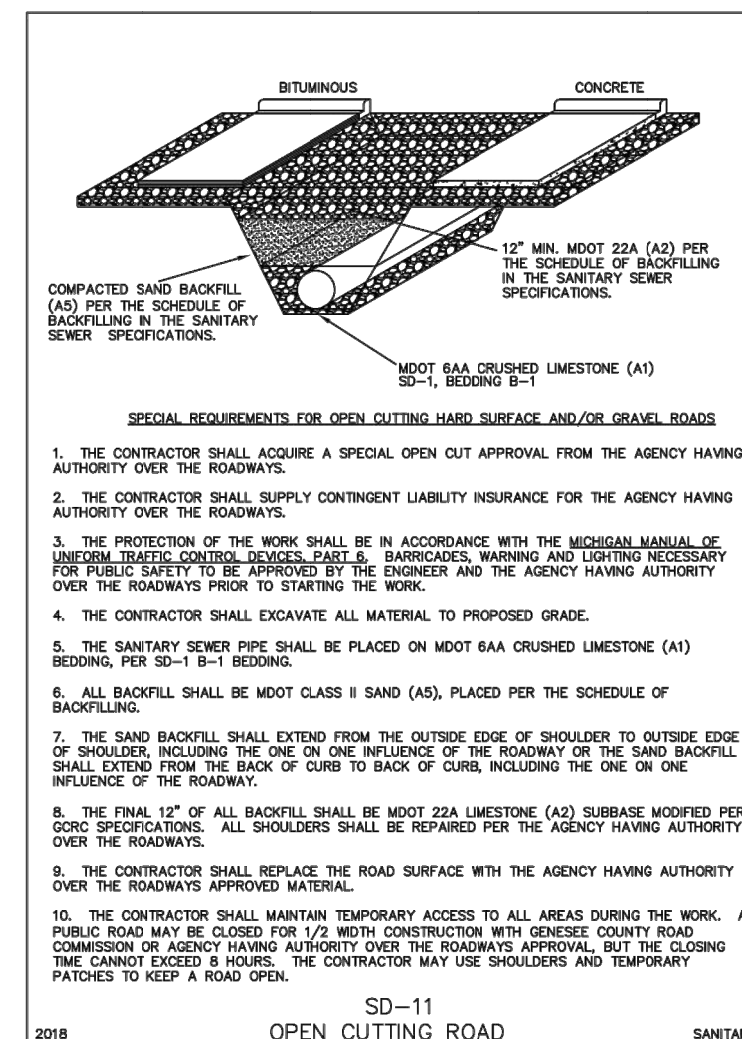
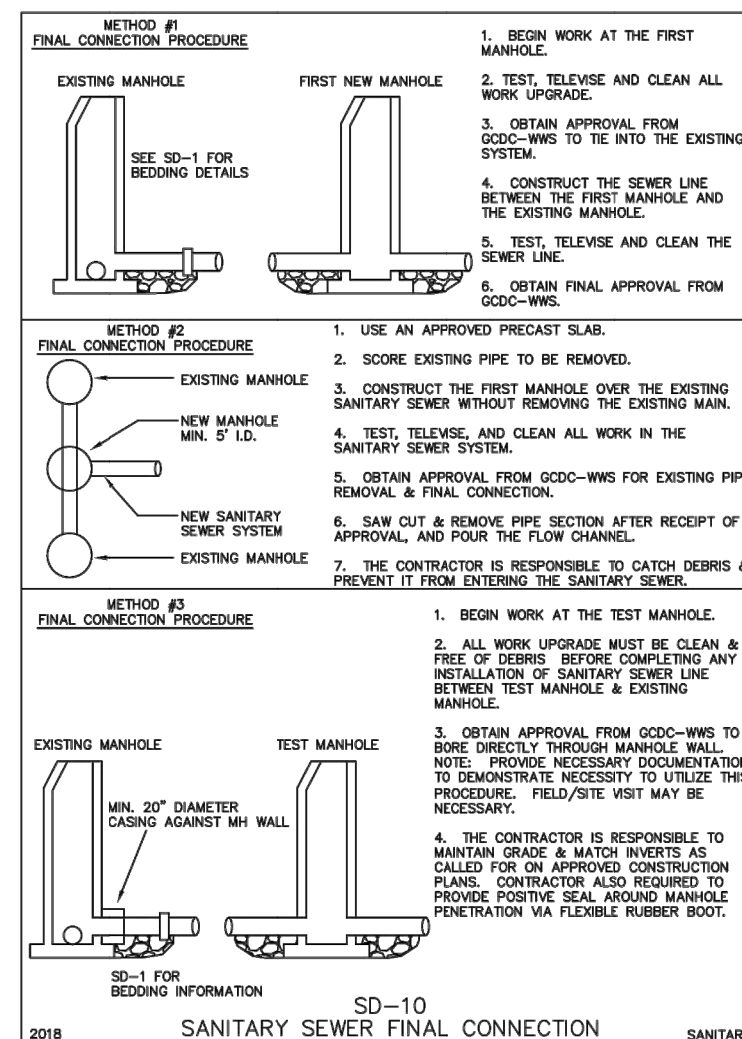
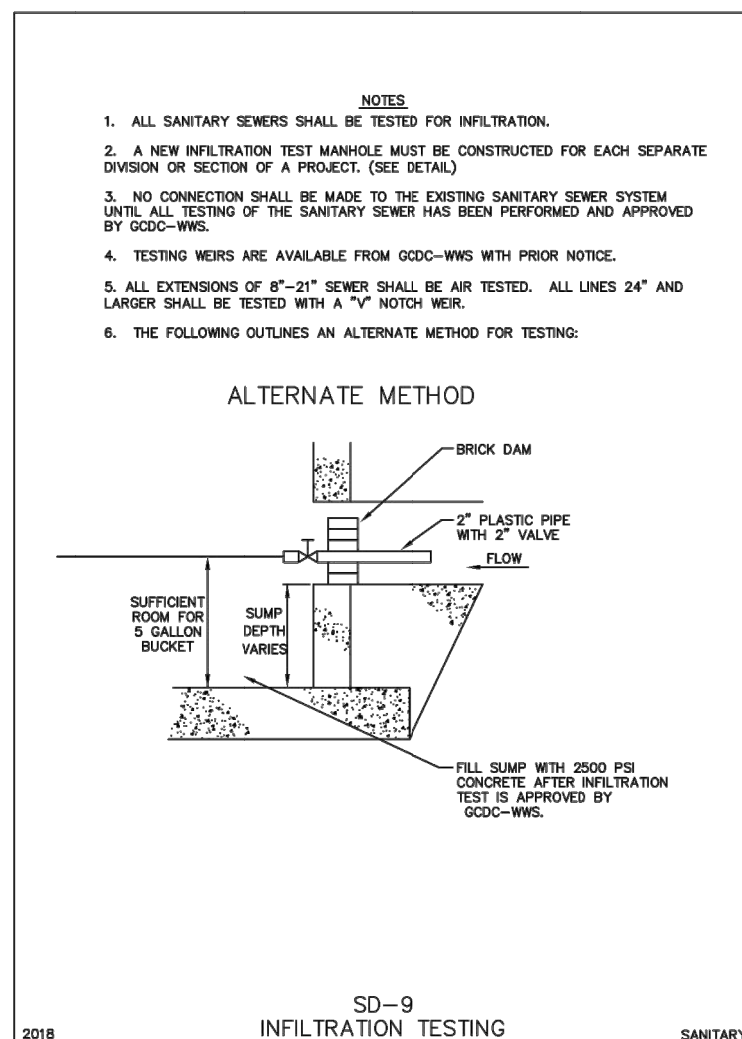
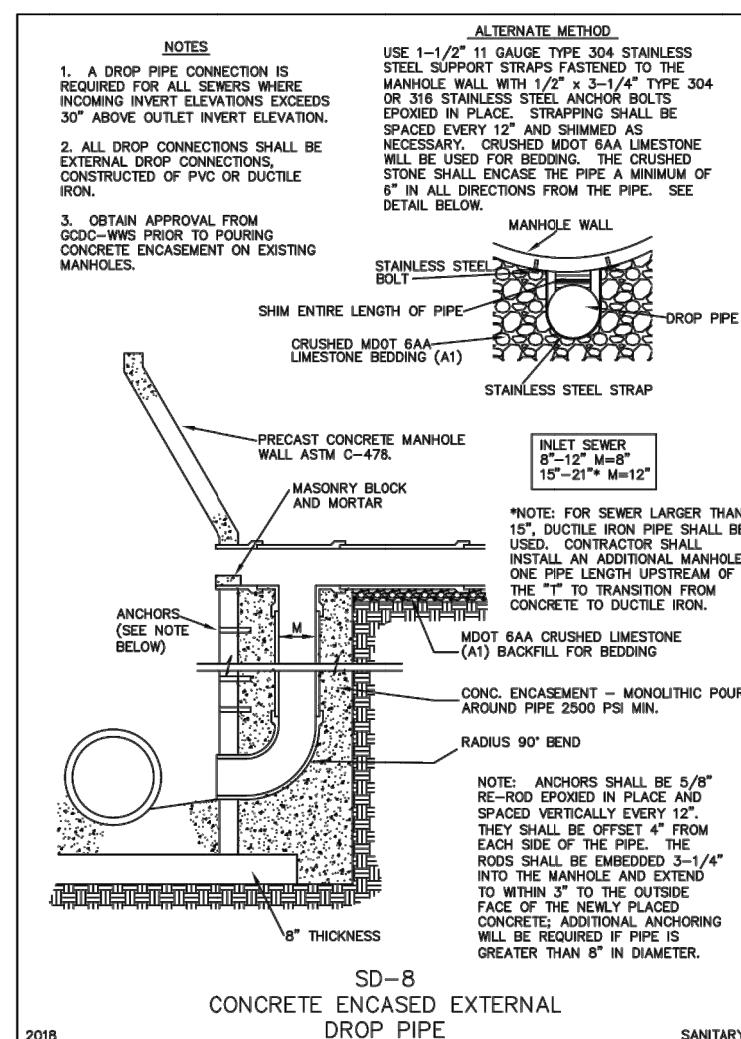
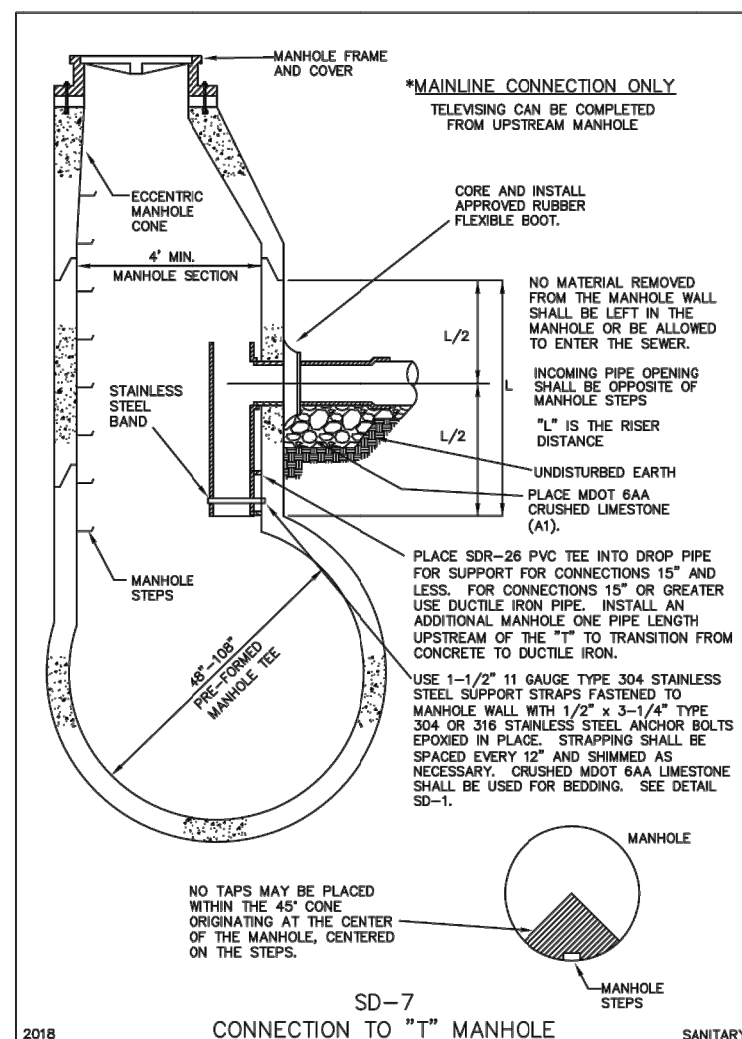
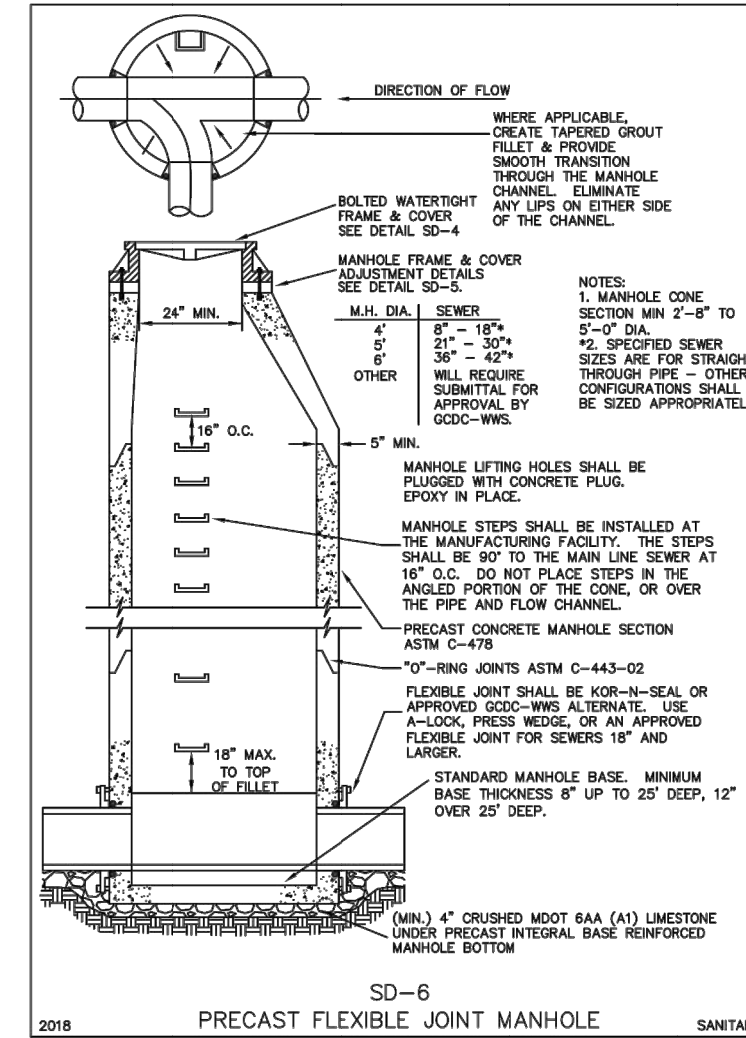
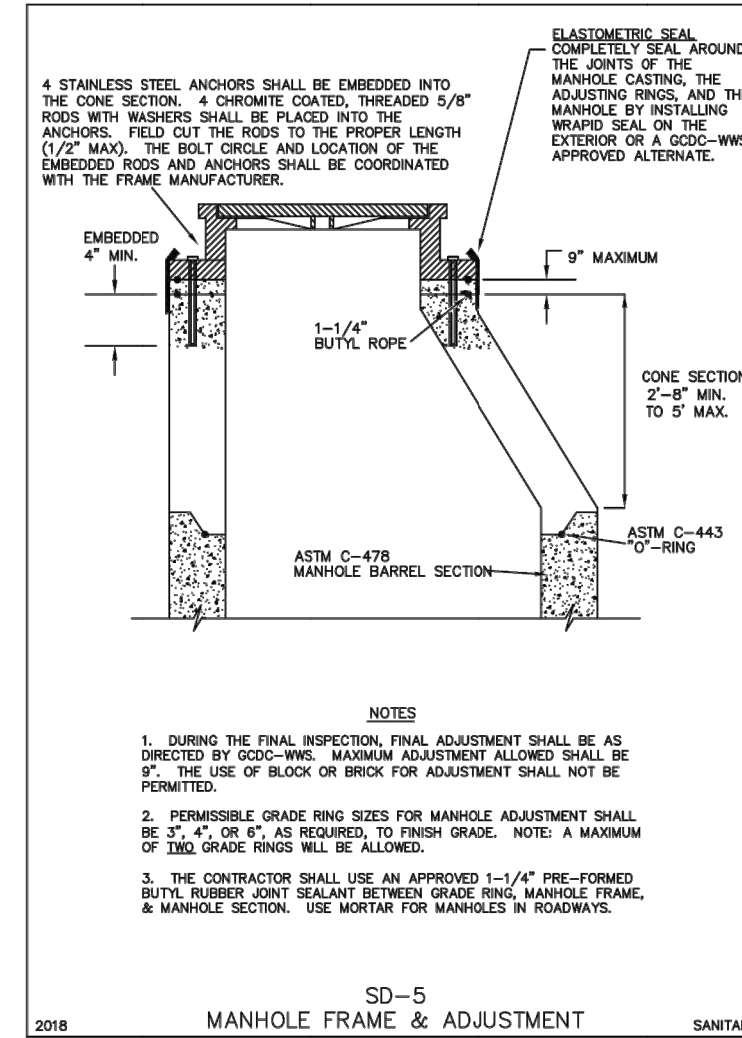
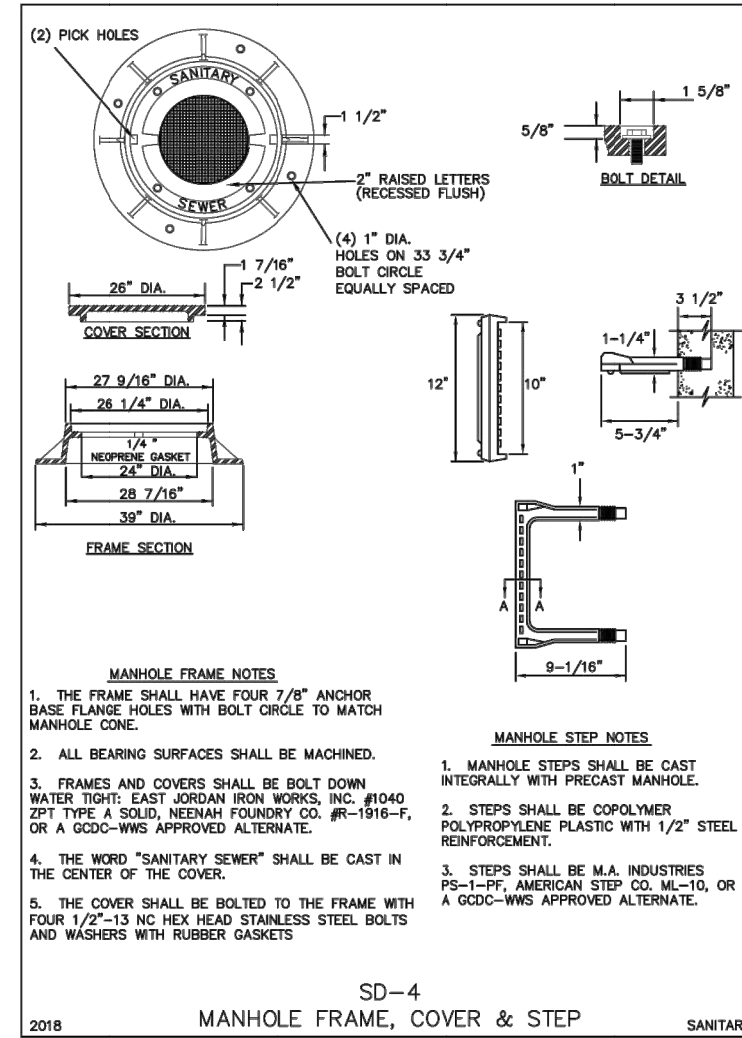
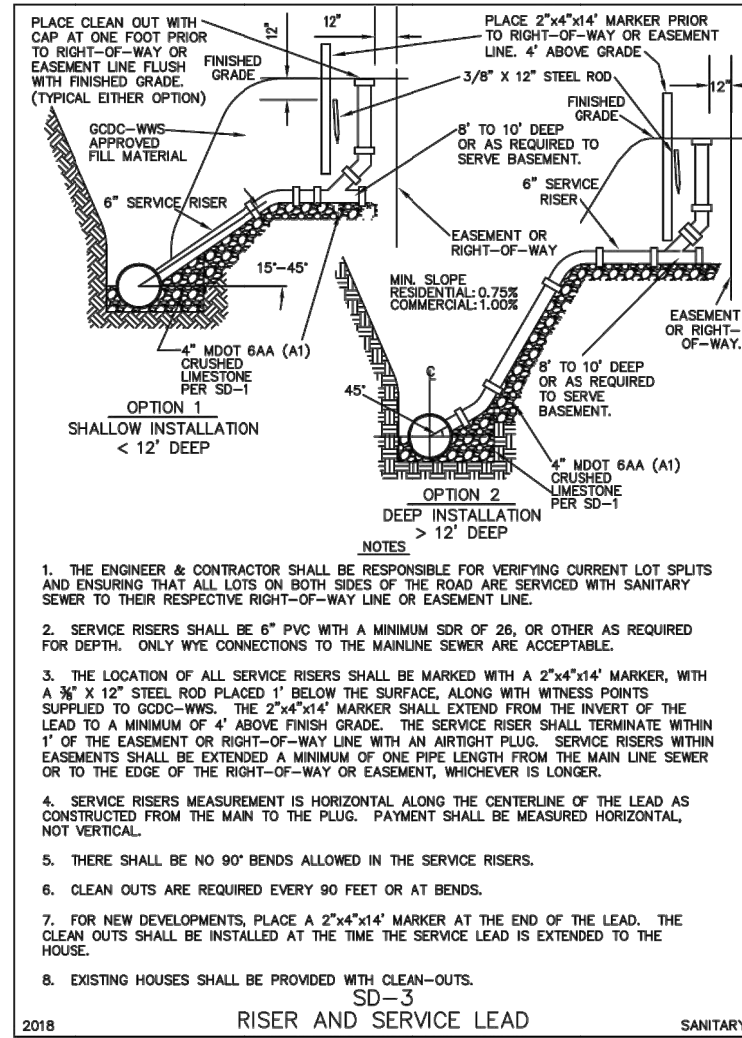
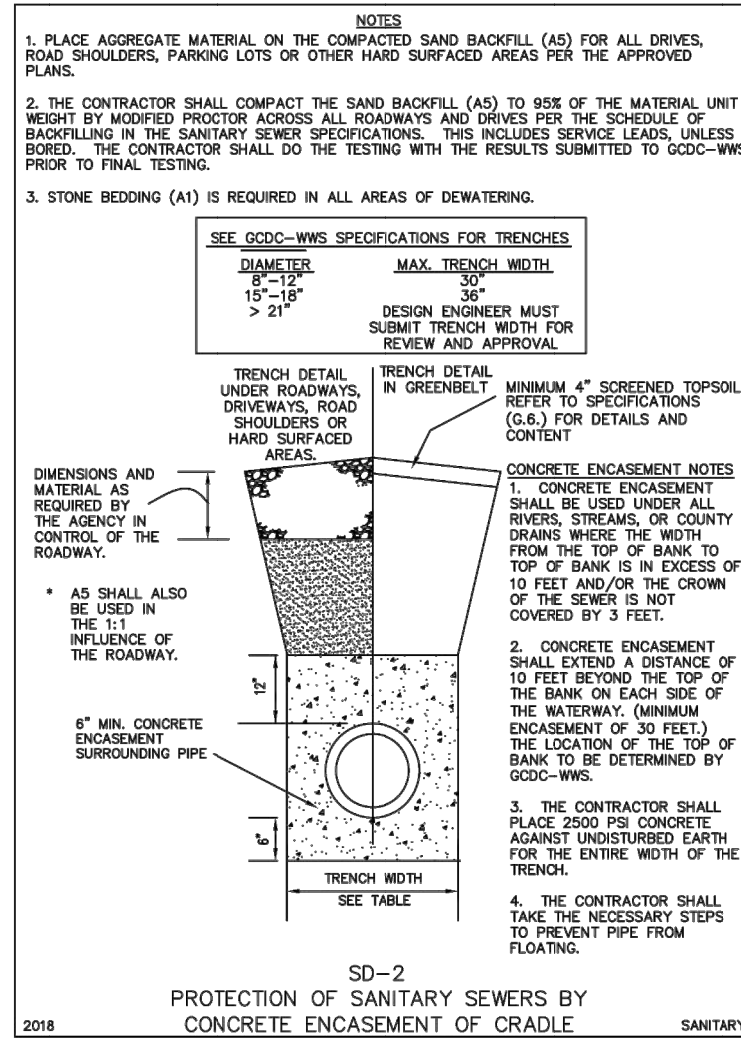
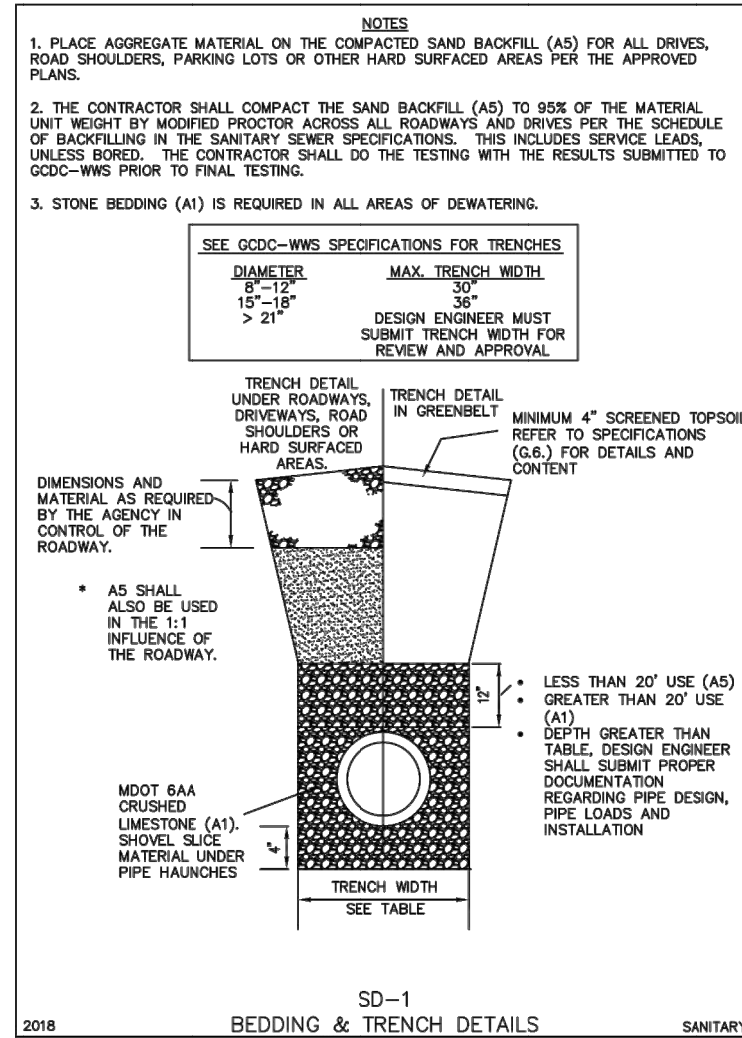
DESIGN

- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP

DESIGN (CONT)

- DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ON PUBLIC RIGHTS-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH GRASS OR STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



GENERAL NOTES FOR SANITARY SEWER CONSTRUCTION

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

REBOSS
Engineering
Engineers Surveyors Planners Landscape Architects

3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517-546-4836 FAX 517-548-1670

GREAT LAKE LEAF
GREAT LAKE LEAF LLC
3376 E. BRISTOL RD
BURTON, MI 48529
(989) 737-4333

GCDC SANITARY SEWER DETAILS

NO.	DATE	DESCRIPTION
1	2018	SEVENTH EDITION

DIVISION OF
WATER & WASTE SERVICES

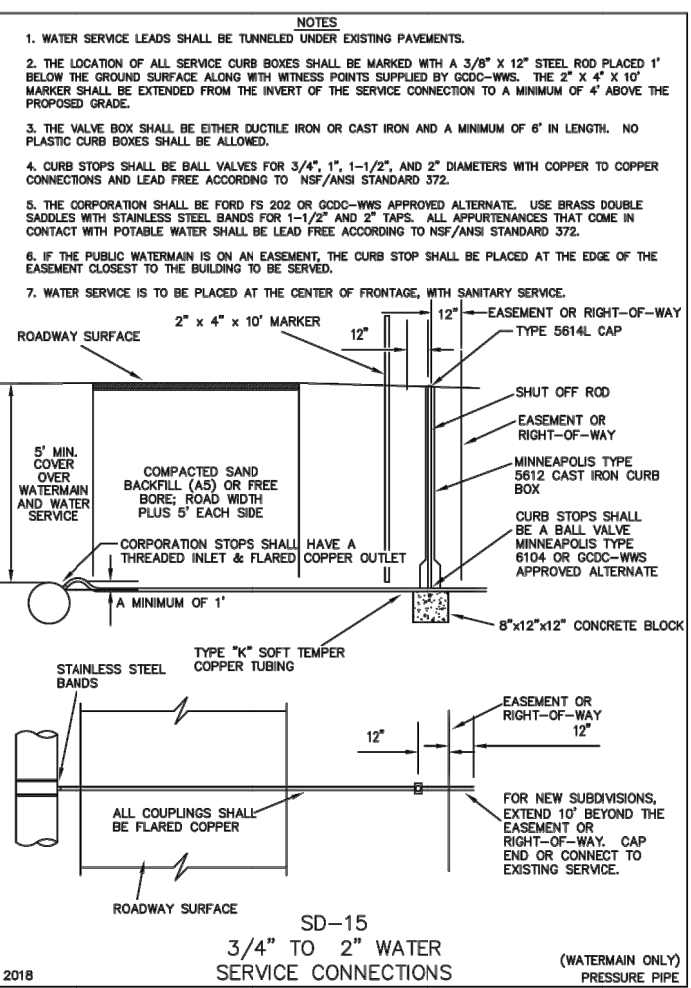
SANITARY SEWER CONSTRUCTION

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

GENESEE COUNTY
DRAIN COMMISSIONER

PROJECT	DATE
PREPARED FOR	
CHECKED BY:	
SCALE	
JOB NO.	20-311
DATE	10-23-20
SHEET NO.	9

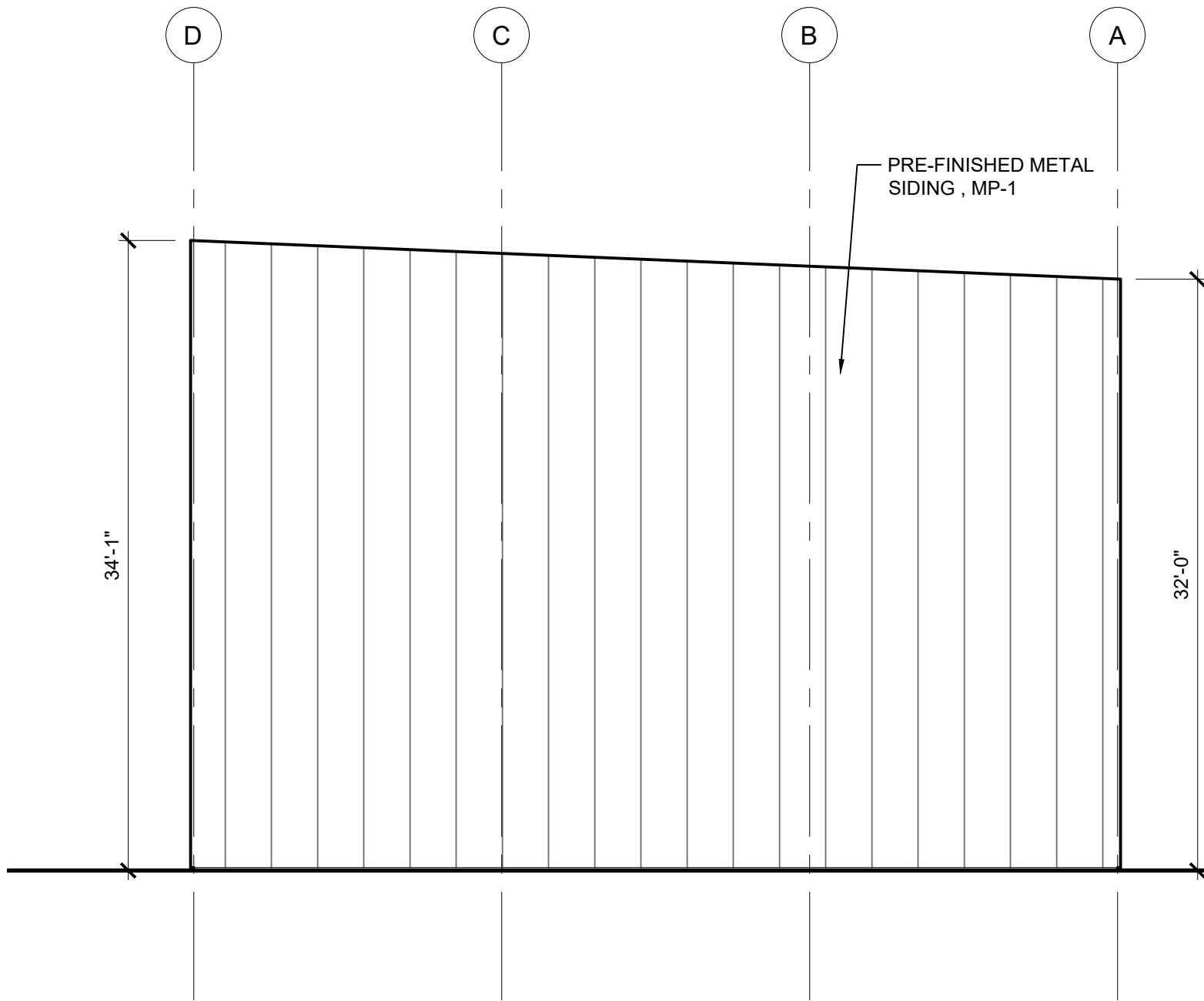
BE
Engineering

PROJECT
PREPARED FOR

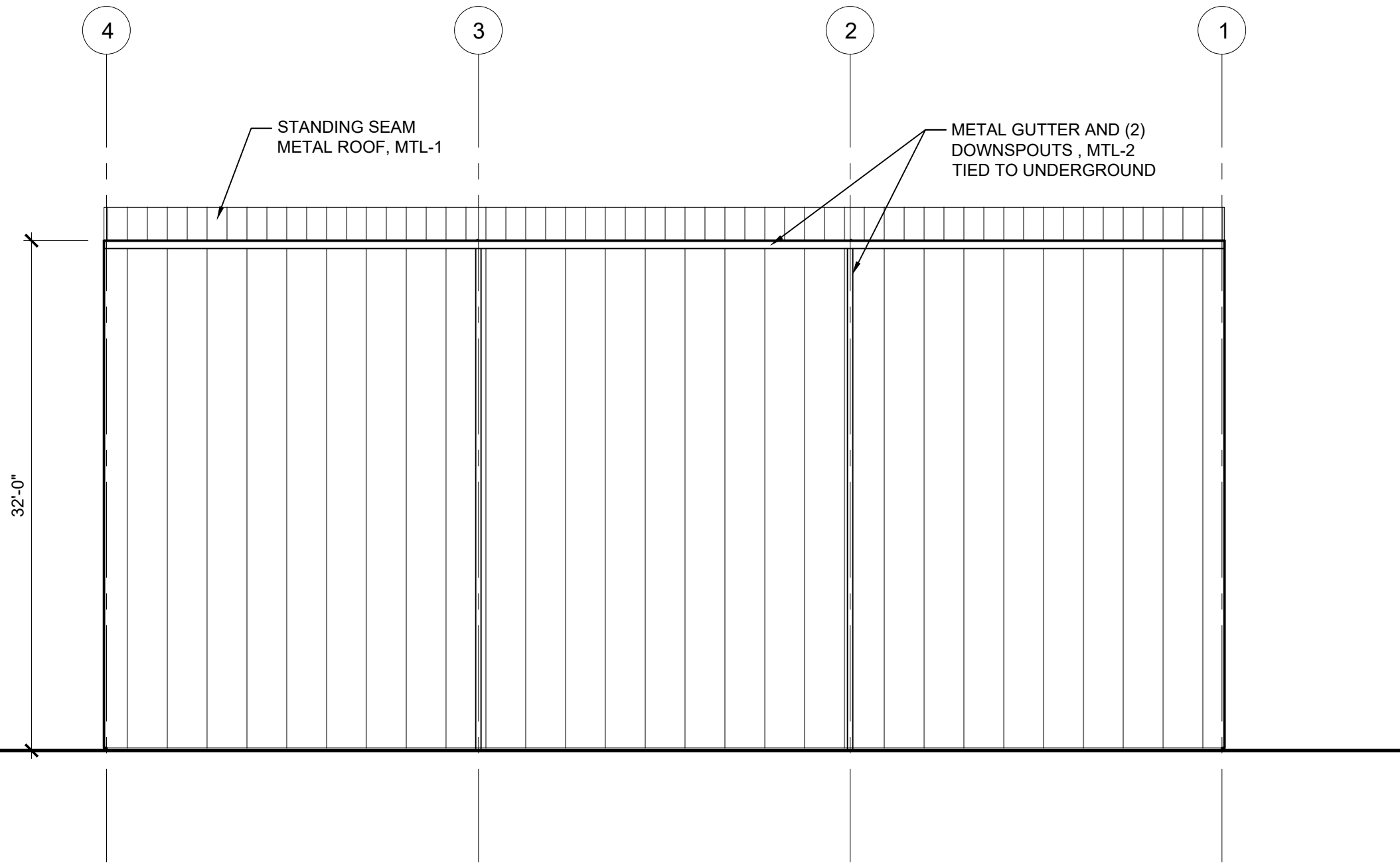
GENESEE COUNTY
WWS
DRAIN COMMISSIONER

BOSS
B
Engineering

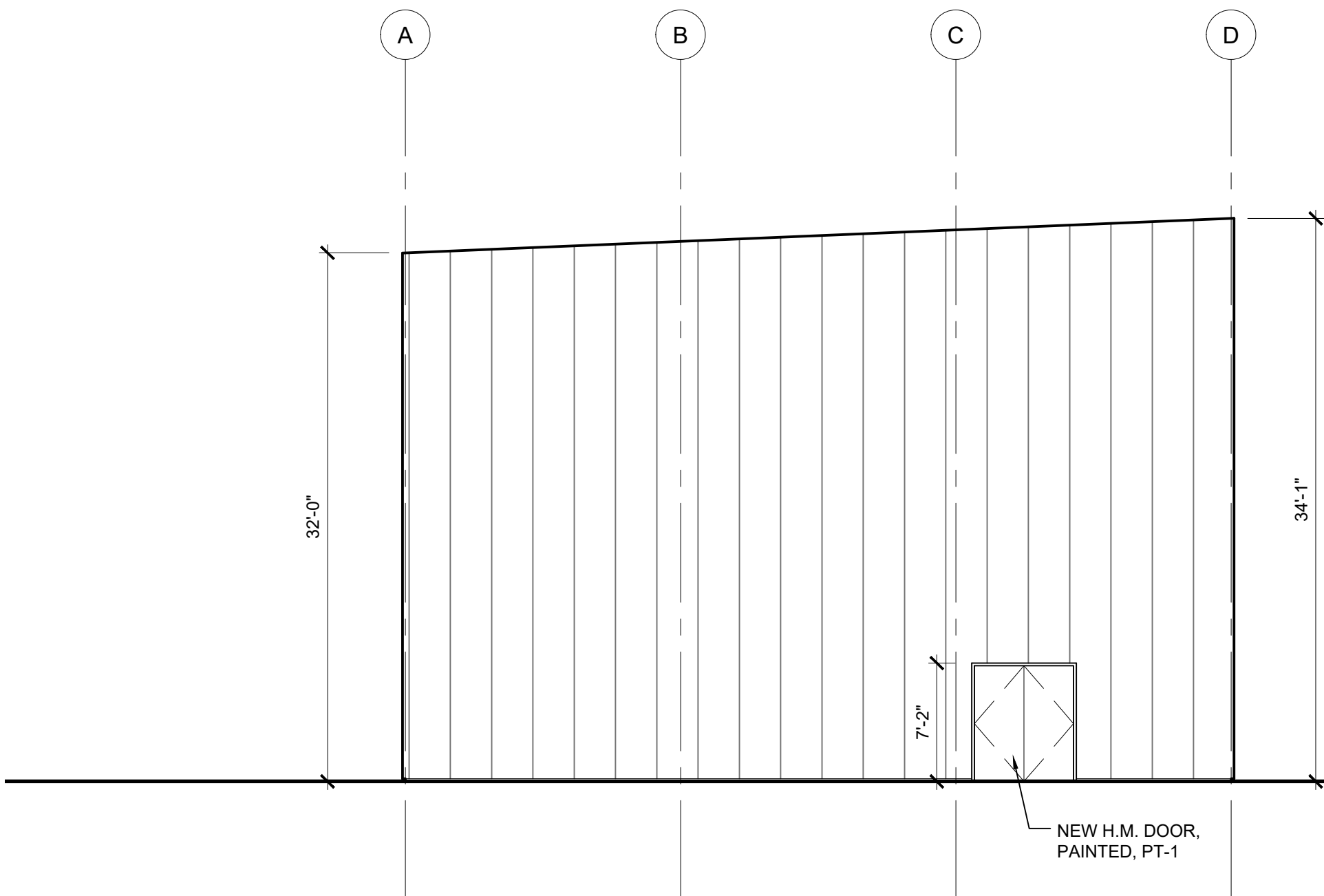
EXTERIOR FINISH SCHEDULE		
METAL	MP-1	VERTICAL SEAM TO BE SELECTED BY ARCHITECT MFG: TBD COLOR: ASH GRAY
	MTL-1	STANDING SEAM METAL ROOF MFG: TBD COLOR: ASH GRAY
	MTL-2	GUTTERS AND DOWNSPOUTS MFG: TBD COLOR: TO MATCH ASH GRAY
PAINT	PT-1	METAL DOORS AND FRAMES MFG: TBD COLOR: TO MATCH SW 7069 UNUSUAL GRAY



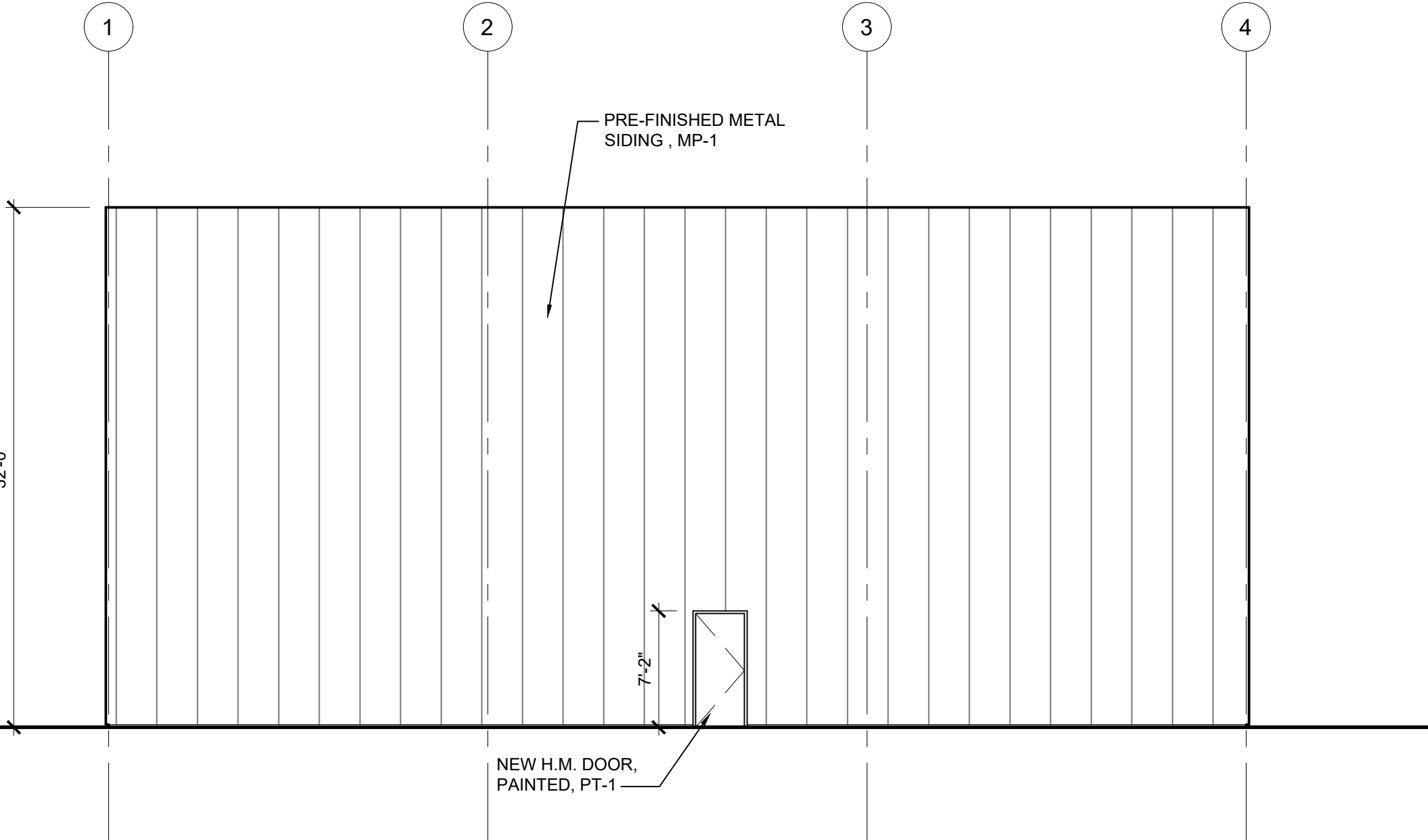
4 SOUTH ELEVATION
A1 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
A1 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
A1 SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
A1 SCALE: 1/8" = 1'-0"

SEAL:

PROJECT:

GREAT LAKE LEAF, LLC
CULTIVATION CENTER
3376 E. BRISTOL
BURTON, MI

ISSUE:
SITE PLAN REVIEW
10.23.2020

NOT FOR CONSTRUCTION

SHEET TITLE:

ARCHITECTURAL
ELEVATIONS

SHEET NUMBER:

A3.1



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 4924)

Meeting: 11/10/20 05:00 PM
Department: Department of Public Works
Category: Site Plan Review
Prepared By: Leandra Swayne
Department Head: Charles Abbey

F.2

DOC ID: 4924

SPR #20-49

By: Cherry Atherton Properties LLC, Attention: Mark Cherry
5904 Dixie Hwy.
Clarkston MI 48346

Re: 3218 E. Atherton Rd. Burton MI 48529

For: Proposed Storage Building (80' x 120' = 9,600 sqft) for Country Oaks Landscape Supply

ATTACHMENTS:

- Back up SPR #20-49 (PDF)



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



APPLICATION FOR SITE PLAN REVIEW

DATE FILED: 10/28/2020
FEE: 200

SPR #: 20-49

DATE OF PLANNING COMMISSION MEETING: NOVEMBER 10, 2020 TIME: 5:00 pm

PLEASE PRINT

APPLICANTS NAME: Cherry Atherton Properties, LLC, Attention: Mark Cherry

APPLICANTS ADDRESS: 5904 Dixie Highway
Clarkston, MI 48346

APPLICANTS PHONE NO: (248) 521-0720

APPLICANTS EMAIL: mcherry5150@yahoo.com

PROPOSED NAME OF BUSINESS: Country Oaks Landscape Supply

SITE ADDRESS: 3218 E. Atherton Road, Burton, MI 48529

SUBDIVISION & LOT # OR PARCEL NUMBER: Parcel No. 59-28-100-005

RE: Proposed Storage Building (80' x 120' = 9,600 sft) for Country Oaks Landscape Supply

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

APPLICANTS SIGNATURE: Mark Cherry

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

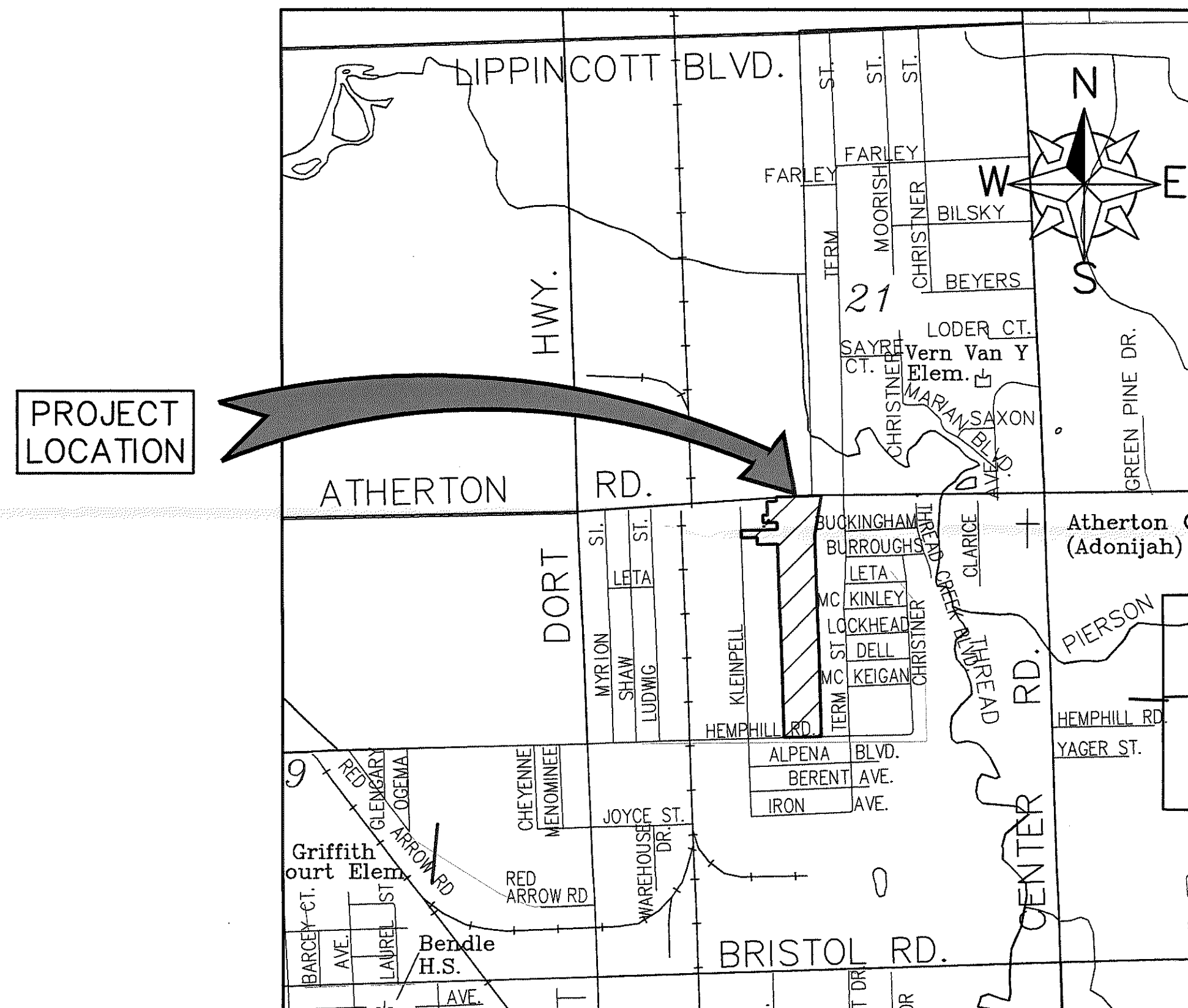
Attachment: Back up SPR #20-49 (4924 : SPR #20-49)

SITE PLANS AND CONSTRUCTION PLANS FOR: PROPOSED STORAGE BUILDING FOR COUNTRY OAKS LANDSCAPE SUPPLY

3218 E ATHERTON ROAD, BURTON, MI 48529
PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4, SECTION 28,
T7N-R7E, CITY OF BURTON, GENESEE COUNTY, MI

SITE DATA:

- PRESENT SITE ZONING/LAND USE:
M-2 (GENERAL INDUSTRIAL DISTRICT)
- MINIMUM LOT AREA: NONE SPECIFIED
- MINIMUM LOT WIDTH: NONE SPECIFIED
- BUILDING SETBACKS:
FRONT YARD: 50 FEET
SIDE YARD: 30 FEET (60' TOTAL)
REAR YARD: 50 FEET
- ADJACENT ZONING:
WEST: M-2 (GENERAL INDUSTRIAL DISTRICT)
EAST & SOUTH: R-1C (SINGLE FAMILY RESIDENTIAL)
NORTH: CITY OF FLINT
- TOTAL GROSS SITE AREA (INCLUDING ROAD RIGHT-OF-WAY)
= 1,181,357 SFT = 27.12 ACRES
TOTAL NET SITE AREA (NOT INCLUDING ROAD RIGHT-OF-WAY)
= 1,140,370 SFT = 26.18 ACRES
- BUILDING AREAS:
EXISTING BUILDING = 3,519 SFT
PROPOSED BUILDING = 9,600 SFT
TOTAL GROSS BUILDING FLOOR AREA = 13,119 SFT
- MAX BUILDING COVERAGE OF LOT ALLOWED = 50 PERCENT
EXISTING & PROPOSED BUILDING COVERAGE OF LOT = 1.2 PERCENT
- TAX ID #: 59-28-100-005
- MAXIMUM BUILDING HEIGHT ALLOWED
= 2.5 STORIES OR 35 FEET
- EXISTING BUILDING USE = LANDSCAPE SUPPLY OFFICE
PROPOSED BUILDING USE = STORAGE
- PARKING REQUIREMENTS:
REGULAR SPACE SIZE = MINIMUM 9' X 19'
DRIVE AISLE WIDTH = MINIMUM 25'
BARRIER FREE SPACE SIZE = 8' MINIMUM WIDTH WITH 8' AISLE WIDTH (VAN ACCESSIBLE)
OR WITH 5' AISLE WIDTH (NON-VAN ACCESSIBLE)
- NUMBER OF PARKING SPACES REQUIRED:
= 5 PLUS 1 FOR EVERY 1 EMPLOYEE IN THE LARGEST WORKING SHIFT,
OR 1 FOR EVERY 2,000 SFT OF GROSS FLOOR AREA, WHICHEVER IS GREATER
= 5 + 7 EMPLOYEES = 12 SPACES REQUIRED
- PARKING PROVIDED:
REGULAR SPACES = 11 SPACES
BARRIER FREE SPACES = 1 SPACES
TOTAL PARKING SPACES = 12 SPACES

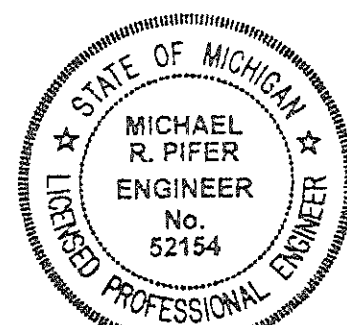


LOCATION MAP

NO SCALE

GCDC-WWS NOTES:

- THIS PROJECT HAS BEEN DESIGNED IMPLEMENTING THE LATEST GCDC-WWS DESIGN SPECIFICATIONS. CAREFULLY REVIEW THE NOTES, DETAILS, AND DESIGN PRIOR TO SUBMITTING A BID. FULL COMPLIANCE WITH THE NEW STANDARDS WILL BE REQUIRED.
- APPROXIMATELY 1.60 ACRES WILL BE DISTURBED BY CONSTRUCTION OF THE PROPOSED PROJECT. AN NPDES STORM WATER PERMIT IS NOT REQUIRED.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE ENGINEER/SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER/SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE ENGINEER/SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- A MINIMUM OF (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL CONTACT "MISS DIG" (800-482-7171) OR (811) 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.
- THERE ARE NO KNOWN FRANCHISING AGREEMENTS, NO COMMUNITY BOUNDARY CROSSING RESTRICTIONS AND NO MUNICIPAL AGREEMENTS RESTRICTING SANITARY SEWER AND WATER CONNECTIONS THAT WE ARE AWARE OF.



Michael R. Pifer

UTILITIES & MUNICIPALITIES

THE EXISTING UTILITIES LISTED BELOW AND SHOWN ON THESE PLANS REPRESENT THE BEST INFORMATION AVAILABLE AS OBTAINED FROM OUR SURVEYS AND EXISTING RECORDS. THIS INFORMATION DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO BE SATISFIED AS TO ITS ACCURACY AND THE LOCATION OF EXISTING UTILITIES. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND EXISTENCE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION, AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.

NAME AND ADDRESS OF OWNER	TYPE	CONTACT
AT&T MICHIGAN 54 N. MILL STREET, BOX 32 PONTIAC, MI 48342	TELEPHONE	JEFF HEATH (248) 975-4588
COMCAST 6095 WALL STREET STERLING HEIGHTS, MI 48312	CABLE TV & COMMUNICATIONS	WANDA WEISS (586) 883-7254
CONSUMERS ENERGY DIVISION OF GAS AND ELECTRIC 3201 EAST COURT STREET FLINT, MICHIGAN 48506	GAS	TONNA WILCOX (810) 760-3486
	ELECTRIC	TRACY MAHAR (989) 729-3250
CITY OF BURTON DPW 4093 MANOR DRIVE BURTON, MICHIGAN 48519	CITY SANITARY SEWER & WATER MAIN	DAVID MARSHKE (810) 742-9230
CITY OF BURTON DPW 4093 MANOR DRIVE BURTON, MICHIGAN 48519	SOIL EROSION & SEDIMENTATION CONTROL, & CITY ROADS	PETE WINGBLAD (810) 742-9230
GENESEE COUNTY DRAIN COMMISSIONER DIVISION OF SURFACE WATER MGMT. G-4608 BEECHER ROAD FLINT, MICHIGAN 48532	COUNTY STORM DRAINS	THOMAS JONES, P.E. (810) 732-1590
GENESEE COUNTY DRAIN COMMISSIONER DIVISION OF WATER & WASTE SERVICES G-4610 BEECHER ROAD FLINT, MICHIGAN 48532	COUNTY SANITARY SEWER & WATER MAIN	MATTHEW RAYSIN, P.E. (810) 732-7870

SHEET INDEX

SHEET NO.	SHEET TITLE
C-1	COVER SHEET
C-2	SURVEY OF EXISTING CONDITIONS
C-3	SITE PLAN
C-4	GRADING & DRAINAGE PLAN, SANITARY SEWER SERVICE LEAD PLAN, AND WATER SERVICE LEAD PLAN
C-5	PROJECT CONSTRUCTION NOTES AND DETAILS

REVIEW COPY ONLY
NOT FOR CONSTRUCTION
PURPOSES

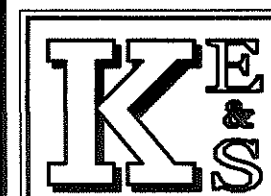
KES JOB NO: 2020-22

SCALE:

APPLICANT/CLIENT:
CHERRY ATHERTON PROPERTIES, LLC
ATTN: MARK CHERRY
5904 DIXIE HWY, CLARKSTON, MI 48346
PHONE: (248) 521-0720
EMAIL: MCHERRY5150@YAHOO.COM



Three full working days
before you dig, call the
MISS DIG System at
1-800-482-7171



PREPARED BY:
KRAFT ENGINEERING & SURVEYING, INC.
engineers - surveyors - planners
409 WEST SEVENTH STREET FLINT, MICHIGAN 48503
PHONE: 810.234.2694 or 810.234.2695 FAX: 810.234.2696
E-MAIL: MAIL@KRAFTENGINEERING.COM

PROPOSED STORAGE BUILDING FOR
COUNTRY OAKS LANDSCAPE SUPPLY
3218 E ATHERTON ROAD, BURTON, MI 48529
PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4, SECTION 28,
T7N-R7E, CITY OF BURTON, GENESEE COUNTY, MI

COVER SHEET

REVISIONS	DRN. BY:	N.L.R.	10.26.2020	SHEET NO:
	DSGN. BY:	M.R.P.	"	C-1
	CHKD. BY:	M.R.P.	"	
	APPR. BY:	M.R.P.	"	

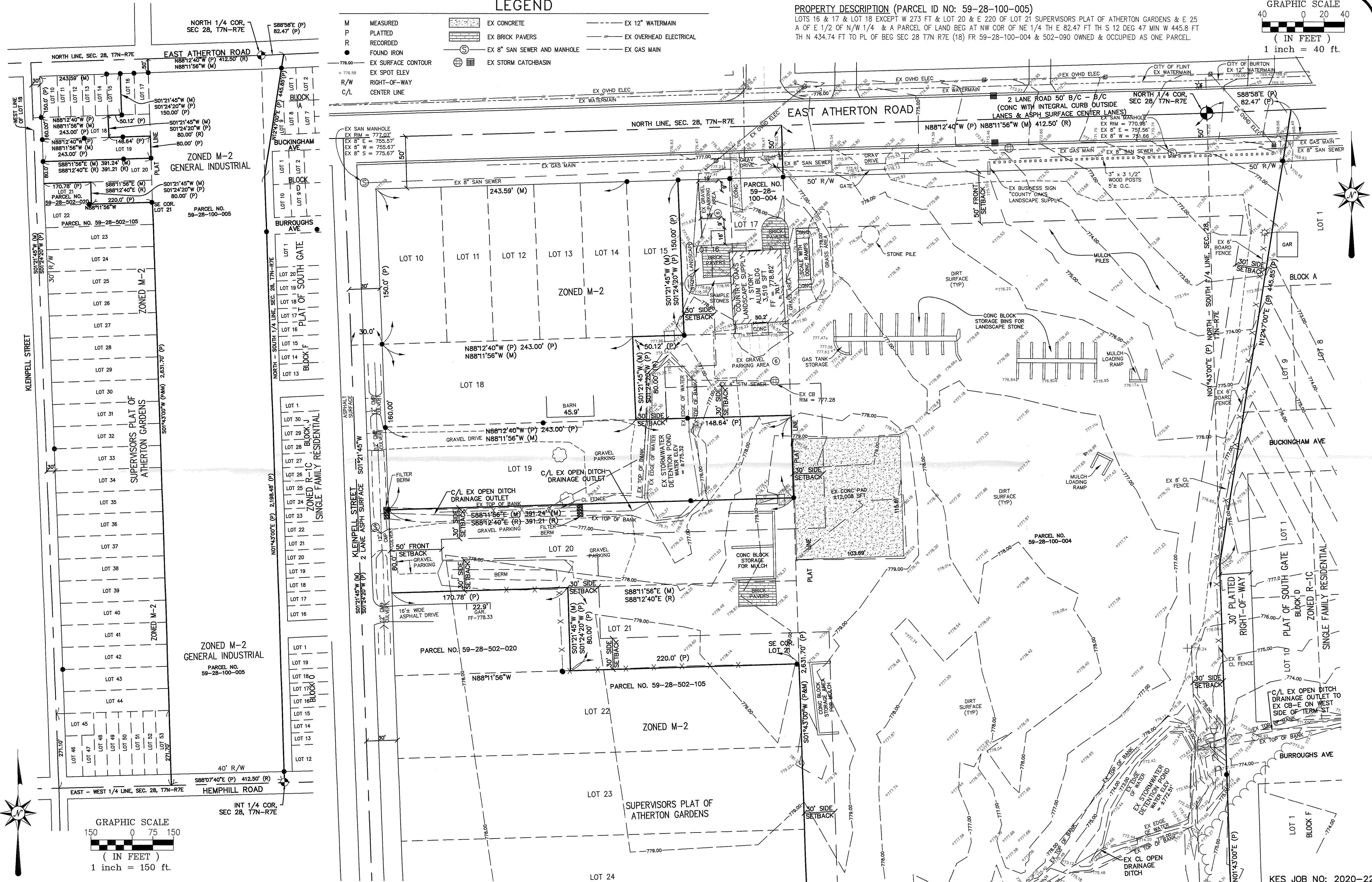
LEGEND

M	MEASURED	EX CONCRETE	EX 12" WATERMAIN
P	PLATTED	EX BRICK PAVERS	EX OVERHEAD ELECTRICAL
R	RECORDED	EX 8" SAN SEWER AND MANHOLE	EX GAS MAIN
●	FOUND IRON	EX STORM CATCHBASIN	
—	EX SURFACE CONTOUR		
EX SPOT ELEV			
R/W	RIGHT-OF-WAY		
C/L	CENTER LINE		

PROPERTY DESCRIPTION (PARCEL ID NO: 59-28-100-005)

LOTS 16 & 17 & LOT 18 EXCEPT W 273 FT & LOT 20 & E 220 OF LOT 21 SUPERVISORS PLAT OF ATHERTON GARDENS & E 25 A OF E 1/2 OF N/W 1/4 & A PARCEL OF LAND BEG AT NW COR OF NE 1/4 TH E 82.47 FT TH S 12 DEG 47 MIN W 445.8 FT TH N 434.74 FT TO PL OF BEG SEC 28 T7N R7E (18) FR 59-28-100-004 & 502-090 OWNED & OCCUPIED AS ONE PARCEL.

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.



SCALE:
1"=40'
&
1"=150'

APPLICANT/CLIENT:
CHERRY ATHERTON PROPERTIES, LLC
ATTN: MARK CHERRY
5904 DIXIE HWY
CLARKSTON, MI 48346
PHONE: (248) 521-0720
EMAIL: MCHERRY1510@YAHOO.COM



Three full working days
before you dig, call the
MISS Dig System at
1-800-482-7171



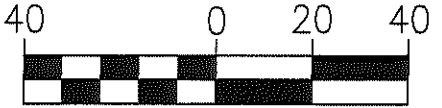
PREPARED BY:
KRAFT ENGINEERING & SURVEYING, INC.
engineers - surveyors - planners
409 WEST SEVENTH STREET FLINT, MICHIGAN 48503
PHONE: 810.234.2694 or 810.234.2695 FAX: 810.234.2696
E-MAIL: MAIL@KRAFTENGINEERING.COM

**PROPOSED STORAGE BUILDING FOR
COUNTRY OAKS LANDSCAPE SUPPLY**
3218 E ATHERTON ROAD, BURTON, MI 48529
PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4, SECTION 28,
T7N-R7E, CITY OF BURTON, GENESEE COUNTY, MI

**SURVEY OF EXISTING
CONDITIONS**

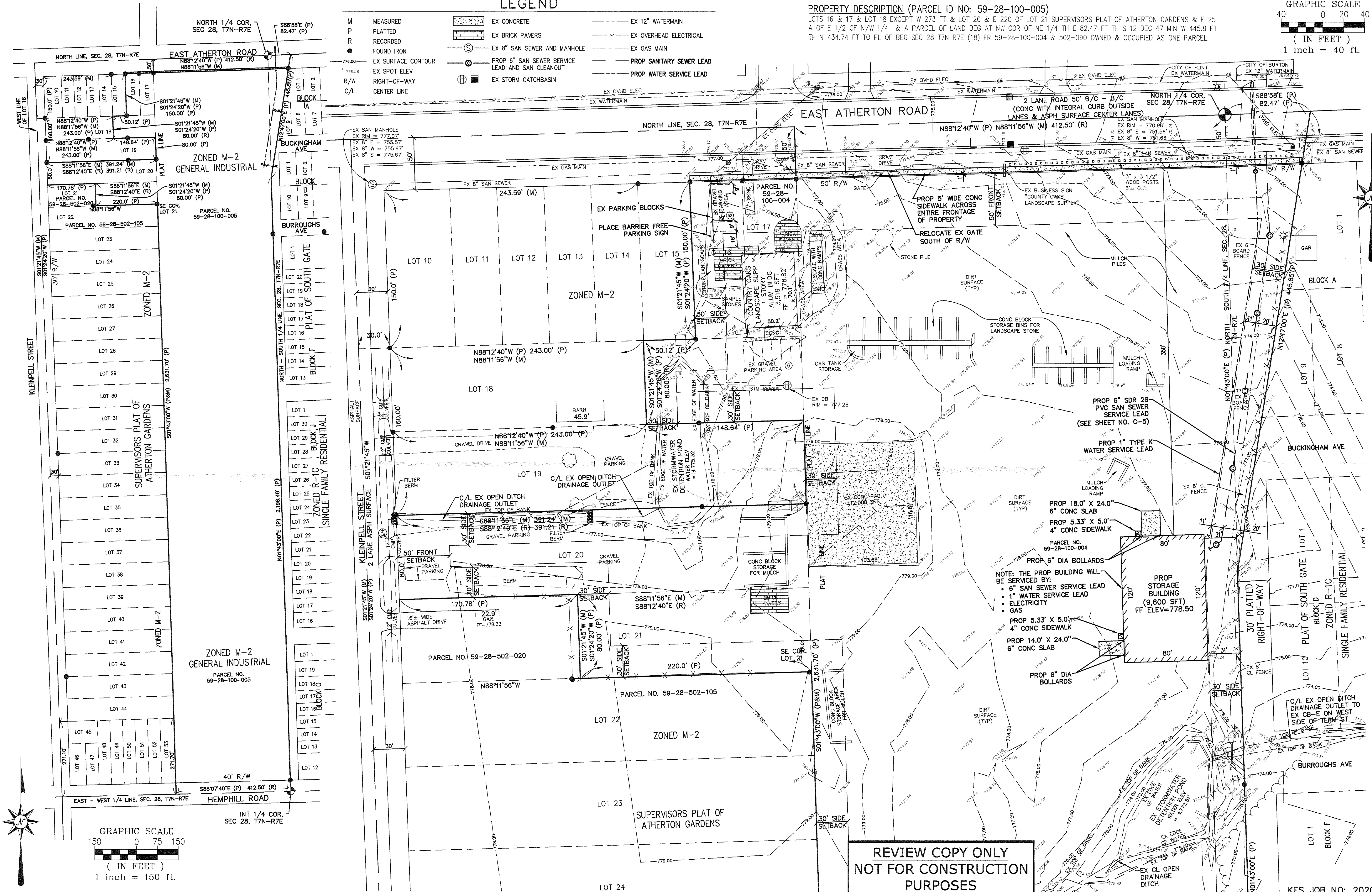
REVISIONS	DRN. BY:	N.L.R.	10.26.2020
	DSGN. BY:	M.R.P	"
	CHKD. BY:	M.R.P	"
	APPR. BY:	M.R.P	"

KES JOB NO: 2020-22



(IN FEET)
1 inch = 40 ft.

PROPERTY DESCRIPTION (PARCEL ID NO: 59-28-100-005)
 LOTS 16 & 17 & LOT 18 EXCEPT W 273 FT & LOT 20 & E 220 FT OF LOT 21 SUPERVISORS PLAT OF ATHONTON GARDENS & E 25 A OF E 1/2 OF N/W 1/4 & A PARCEL OF LAND BEG AT NW COR OF NE 1/4 TH E 82.47 FT TH S 12 DEG 47 MIN W 445.8 FT TH N 434.74 FT TO P/L OF BEG SEC 28 T7N R7E (18) FR 59-28-100-004 & 502-090 OWNED & OCCUPIED AS ONE PARCEL.



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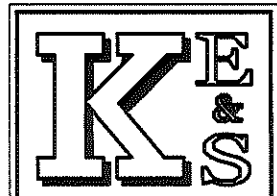
KES JOB NO: 2020-22

SCALE:
1"=40'
&
1"=150'

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T7N-R7E, CITY OF BURTON, GENESEE COUNTY, MI

SITE PLAN

REVISIONS	DRN. BY:	N.L.R.	10.26.2020
	DSGN. BY:	M.R.P	"
	CHKD. BY:	M.R.P	"
	APPR. BY:	M.R.P	"

SHEET NO:

C-3



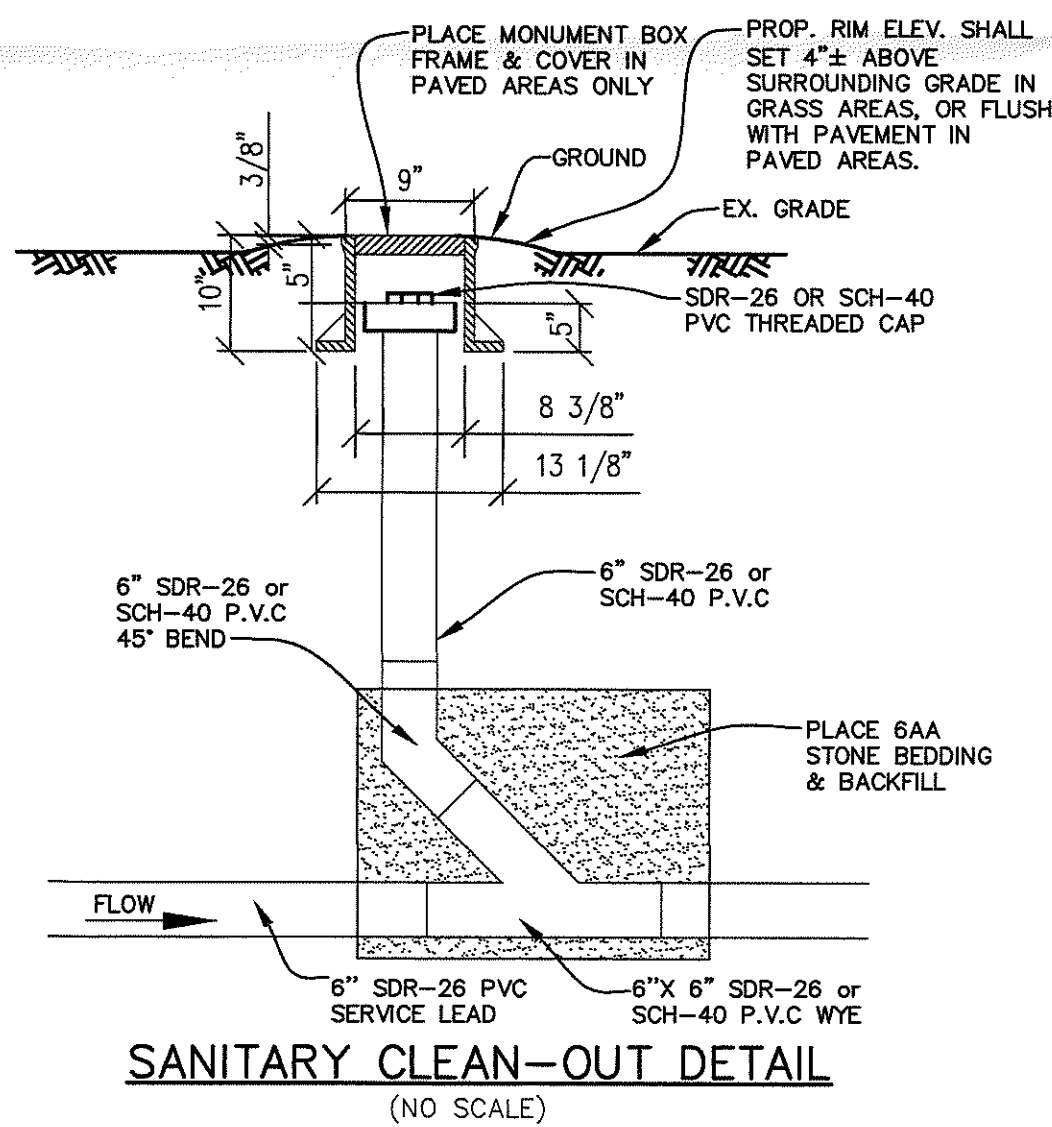
M	MEASURED
P	PLATTED
R	RECORDED
●	FOUND IRON
— 776.00 —	EX SURFACE CONTOUR
+ 776.58	EX SPOT ELEV
R/W	RIGHT-OF-WAY
C/L	CENTER LINE
	EX CONCRETE
	EX BRICK PAVERS
— (S) —	EX 8" SAN SEWER AND MANHOLE
— (6") —	PROP 6" SAN SEWER SERVICE LEAD AND SAN CLEANOUT
	EX STORM CATCHBASIN
— — — — —	EX 12" WATERMAIN
— — — — —	EX OVERHEAD ELECTRICAL
— — — — —	EX GAS MAIN
— — — — —	PROP SANITARY SEWER LEAD
— — — — —	PROP SANITARY SEWER LEAD
— — — — —	PROP SPOT SERVICE LEAD
776.00	PROP SPOT ELEVATION
— — — — — x — — — — —	SILT FENCE
[24]	SECS CONTROL MEASURE KEY NO
	DRAINAGE FLOW DIRECTION

1. ALL SANITARY SERVICE LEAD, AND WATER SERVICE LEAD CONSTRUCTION, AND ALL WORK FOR CONNECTING TO EXISTING SANITARY SEWER AND WATERMAIN SHALL CONFORM WITH THE LATEST GENESSEE COUNTY DRAIN COMMISSIONER - DIVISION OF WATER AND WASTE SERVICES (GDCC-WWS) AND/OR THE CITY OF BURTON DPW STANDARD SPECIFICATIONS AND STANDARD DETAILS.
2. THE 1" DOMESTIC WATER LEAD SHALL BE TYPE K COPPER, AND SHALL BE CONSTRUCTED WITH 5.5" MIN. COVER FROM FINISH GRADE.
3. ALL SANITARY SEWER AND WATER LEADS UNDER PROPOSED PAVEMENT SHALL BE BACKFILLED WITH MDOT CLASS II SAND FOR THE FULL DEPTH OF THE TRENCH COMPACTED TO MINIMUM 90% OF THE MATERIAL MAXIMUM UTILITY WEIGHT.
4. SANITARY CLEANSOUTS SHALL HAVE FABRICATED WATERIGHT END CAPS. END CAPS SHALL BE GALVANIZED OR STAINLESS STEEL WHEN LOCATED IN PAVED AREAS.
5. ALL SANITARY SEWER SERVICE LEAD PIPE SHALL BE 6" SDR-26 PVC WITH STONE BEDDING TO TOP OF PIPE AND BACKFILL PER SD-1 AND SD-3. SANITARY LEAD SHALL BE INSTALLED AT A MIN. SLOPE OF 1.00%.
6. CONTRACTOR SHALL PLACE COMPACTED MDOT 6 CRUSHED LIMESTONE BACKFILL AT ALL UTILITY CROSSINGS BETWEEN THE BOTTOM OF THE LOWER UTILITY AND THE BOTTOM OF THE HIGHER UTILITY. (PLACE STONE TO TOP OF LOWER UTILITY INSTEAD OF BOTTOM ONLY WHEN IT IS AN EXISTING UTILITY), UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
7. CONTRACTOR SHALL NOT CONNECT TO THE EXISTING SANITARY SEWER OR WATERMAIN UNTIL APPROVAL HAS BEEN RECEIVED FROM THE GDCC-WWS AND/OR CITY OF BURTON. THE CONTRACTOR MUST COORDINATE ALL WORK WITH THE GDCC-WWS AND/OR CITY OF BURTON PER THEIR REQUIREMENTS.
8. NO SANITARY SEWER OR WATER SERVICE LEAD WORK SHALL BEGIN UNTIL APPROVAL HAS BEEN RECEIVED FROM THE GDCC-WWS, AND/OR CITY OF BURTON, AND UNTIL THE REQUIRED PERMITS HAVE BEEN OBTAINED.

CO-1: CONST SANITARY CLEANOUT PROP RIM = 772.25 PROP 6" INV N & SW-767.00	CO-4: CONST SANITARY CLEANOUT PROP RIM = 775.25 PROP 6" INV SW & NE-771.50
CO-2: CONST SANITARY CLEANOUT PROP RIM = 773.75 PROP 6" INV SW & NE-768.50	CO-5: CONST SANITARY CLEANOUT PROP RIM = 778.00 PROP 6" INV SW & NE-773.00
CO-3: CONST SANITARY CLEANOUT PROP RIM = 775.50 PROP 6" INV SW & NE-770.00	

NOTE: PROP CLEANOUTS 1-5 ARE 75' O.C.

KEY	DETAIL	CHARACTERISTICS
6	SEEDING WITH MULCH AND/OR MATING 	FACILITATES ESTABLISHMENT OF VEGETATIVE COVER EFFECTIVE FOR DRAINAGeways WITH LOW VELOCITY EASILY PLACED IN SMALL QUANTITIES BY INEXPERIENCED PERSONNEL SHOULD INCLUDE PREPARED TOPSOIL BED
24	GRASSED WATERWAY 	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
54	SILT FENCE 	USES GEOTEXTILE FABRIC AND POSTS OR POLES EASY TO CONSTRUCT AND LOCATE AS NECESSARY



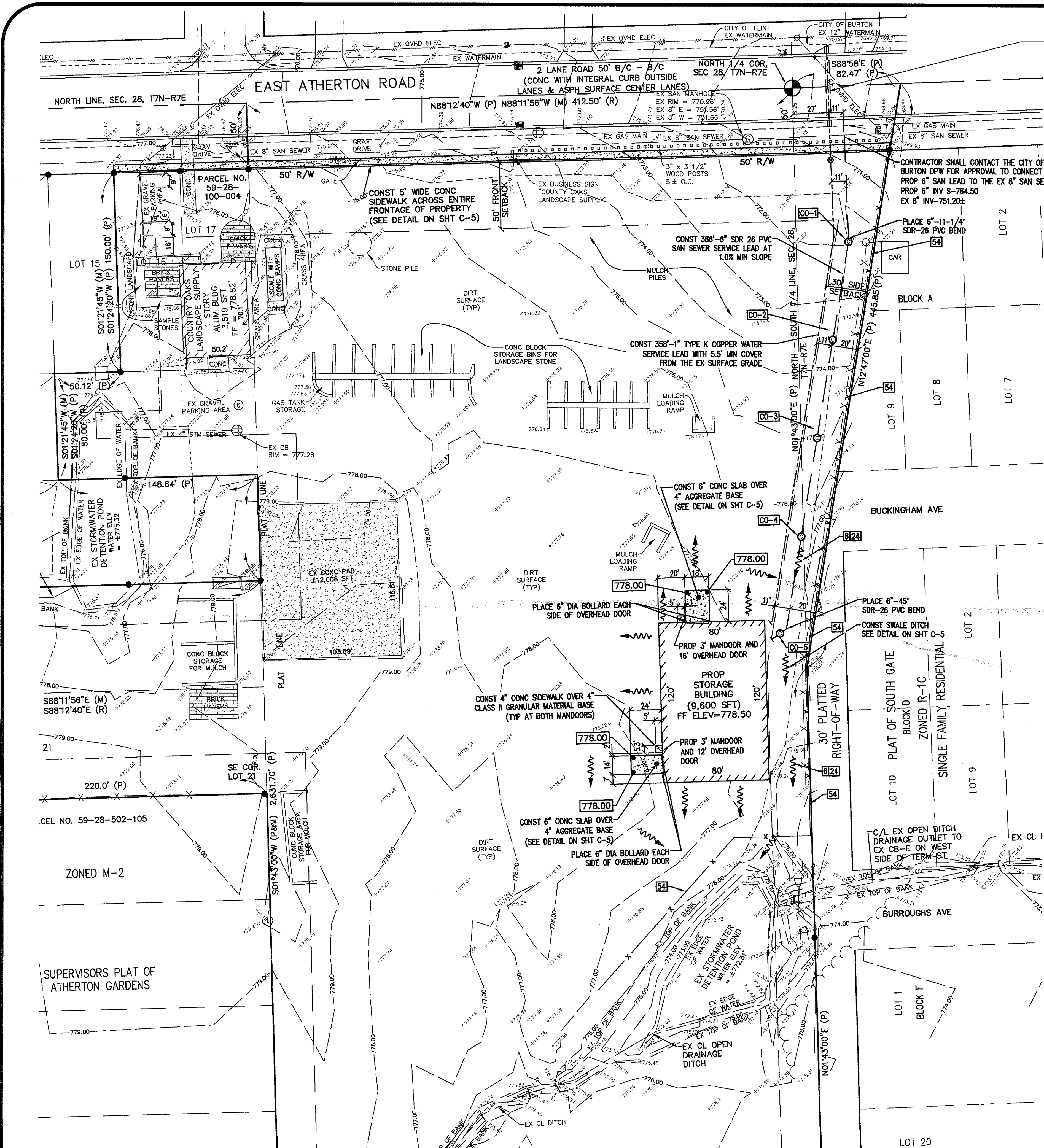
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR/ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR/ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR/ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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KES JOB NO: 2020-22

C-4

Packet Pg. 26



SCALE:
1" = 40'

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**PROPOSED STORAGE BUILDING FOR
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PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4, SECTION 28,
T7N-R7E, CITY OF BURTON, GENESEE COUNTY, MI

GRADING & DRAINAGE PLAN,
SANITARY SEWER SERVICE LEAD
PLAN, AND WATER SERVICE
LEAD PLAN

REVISIONS	DRN. BY:	N.L.R.	10.26.2020
	DSGN. BY:	M.R.P	"
	CHKD. BY:	M.R.P	"
	APPR. BY:	M.R.P	"

SESC MAINTENANCE NOTES

- 1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING ANY PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- 2. IF THE FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE, AND THE BARRIER IS STILL REQUIRED, THE FABRIC SHALL BE REPLACED PROMPTLY.
- 3. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED AS REQUIRED SUCH THAT THE MEASURES ARE EFFECTIVE AND IN PROPER WORKING ORDER AT ALL TIMES.
- 4. ALL MUD/DIRT TRACKED ONTO ROADS OR THE PARKING LOT ON THE SITE DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
- 5. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, BOTH PERMANENT AND TEMPORARY, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

SESC CONSTRUCTION SEQUENCE

- 1. PLACE ALL TEMPORARY SOIL EROSION CONTROL MEASURES AS PER THE SESC PLAN ON SHEET C-4.
- 2. PERFORM ALL REMOVAL WORK AS SHOWN ON SHEET C-2.
- 3. STRIP AND STOCKPILE EXISTING TOPSOIL AT LOCATION SHOWN ON THE SESC PLAN.
- 4. CONSTRUCT ALL PROPOSED IMPROVEMENTS AND ANY RELATED WORK IN ACCORDANCE WITH THESE CIVIL SITE CONSTRUCTION PLANS.
- 5. PLACE TOPSOIL, FERILITIZER, SEED, AND MULCH TO RESTORE ALL DISTURBED OR PROPOSED TURF AREAS.
- 6. REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES AFTER ALL SITE CONSTRUCTION HAS BEEN COMPLETED, AND ALL NEW TURF AREAS HAVE BECOME FULLY ESTABLISHED.
- 7. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT CLEAN AT ALL TIMES, AND PREVENT DUST POLLUTION AS MAY BE REQUIRED.

SOIL EROSION & SEDIMENTATION CONTROL NOTES

- 1. THE CONTRACTOR SHALL SUBMIT A DETAILED SOIL EROSION AND SEDIMENTATION CONTROL PLAN AND OBTAIN AN ACT 451 PART 91, SOIL EROSION AND SEDIMENTATION CONTROL PERMIT. THIS INCLUDES THE PAYMENT OF FEES AND THE PROVIDING OF NECESSARY BONDS. NO EARTH CHANGES OR EXCAVATION SHALL BE STARTED PRIOR TO THE ISSUANCE OF THIS PERMIT. THE CONTRACTOR SHALL PROTECT ALL EXISTING AND PROPOSED STORM SEWER FACILITIES ON AND ADJACENT TO THE SITE DURING EXCAVATION AND CONSTRUCTION. ALL SEDIMENT SHALL BE CONTAINED ON SITE. ANY SILT IN COUNTY DRAINS, STORM SEWER, CULVERTS, ETC. AS A RESULT OF THIS PROJECT, SHALL BE REMOVED BY THE CONTRACTOR AT THE COST OF THE CONTRACTOR.
- 2. ALL SOIL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF THE CITY OF BURTON. THE CONTRACTOR SHALL OBTAIN A SOIL EROSION AND SEDIMENTATION CONTROL PERMIT FROM THE CITY OF BURTON PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS.
- 3. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.
- 4. CONTRACTOR SHALL PLACE AND MAINTAIN ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY THE THE CITY OF BURTON, AND AS SHOWN ON THESE PLANS. CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS ALL PERMANENT EROSION CONTROL MEASURES HAVE BEEN COMPLETED AND APPROVED BY THE CITY OF BURTON.
- 5. EROSION AND ANY SEDIMENT CREATED FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN ANY DRAINAGE FACILITIES. DRAINAGE FACILITIES INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, AND PONDS.
- 6. ALL MUD, DIRT, AND DEBRIS TRACKED ONTO EXISTING ROADS FROM THIS SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR. ALL MUD, DIRT, AND DEBRIS TRACKED OR SPILLED ONTO PAVED SURFACES WITHIN THIS SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR AS REQUIRED BY THE CITY OF BURTON.
- 7. CONTRACTOR MUST IMPLEMENT APPROPRIATE MEASURES AS REQUIRED TO CONTROL DUST AT ALL TIMES, AS APPROVED BY THE CITY OF BURTON.
- 8. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
- 9. FAILURE TO COMPLY WITH ALL APPLICABLE SOIL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS MAY RESULT IN WORK STOPPAGE BY THE CITY OF BURTON.
- 10. CONTRACTOR MUST IMMEDIATELY HAUL AWAY ALL EXCAVATED DIRT TO AN APPROVED OFF SITE LOCATION, OR TEMPORARILY STORE THE MATERIAL ON THE SITE AS APPROVED BY THE CITY OF BURTON. ALL STORED MATERIAL MUST BE PROTECTED TO PREVENT EROSION.
- 11. THE CONTRACTOR MUST PROVIDE A WRITTEN SCHEDULE INDICATING THE TIMING AND SEQUENCING OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND CONSTRUCTION ITEMS, INCLUDING THE INSTALLATION OF ALL PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
- 12. A MAXIMUM OF APPROXIMATELY 1.60 ACRES WILL BE DISTURBED BY CONSTRUCTION OF THIS PROJECT, THEREFORE A NPDES STORM WATER DISCHARGE PERMIT WILL NOT BE REQUIRED.

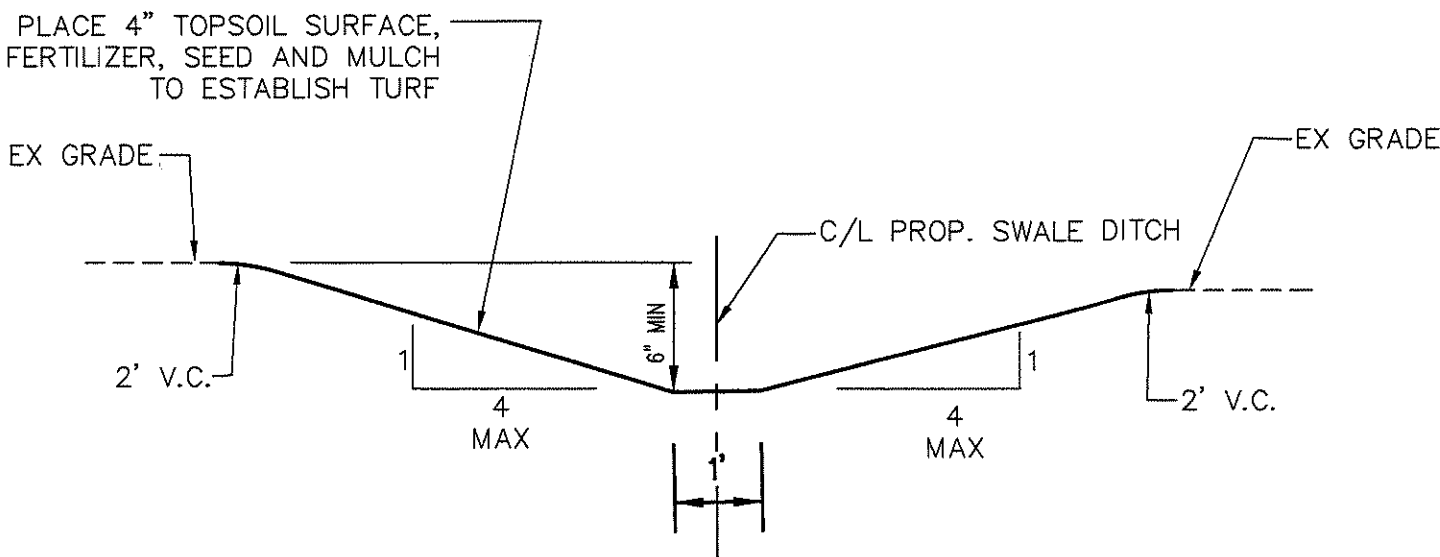
GCDC-WWS 10 STANDARD NOTES FOR SITE PLANS:

- *1. EXTENSION OF PUBLIC UTILITIES: ALL PUBLIC SANITARY SEWER AND/OR WATERMAIN SHALL BE EXTENDED TO THE FURTHEST LIMITS OF THE PROPERTY, INCLUDING CORNER LOTS, WITH THE PIPE SIZE AND MATERIAL APPROVED BY GCDC-WWS. THIS IS NECESSARY FOR PLAN APPROVAL. FOR WATER SERVICE OF 1" OR LESS OR A BUILDING ON A CORNER LOT, THE REQUIREMENTS TO EXTEND THE PUBLIC WATERMAIN AND/OR SANITARY SEWER ALONG BOTH PROPERTY LINES WILL BE REVIEWED. FINAL DETERMINATION SHALL BE MADE BY GCDC-WWS.
- *2. WATERMAIN LOOPING: ALL PUBLIC WATERMAINS SHALL BE LOOPED WHENEVER POSSIBLE. THE PIPE SIZING SHALL BE APPROVED BY GCDC-WWS.
- 3. INDUSTRIAL PRETREATMENT PROGRAM (IPP): THIS PERMIT IS REQUIRED FOR ALL COMMERCIAL AND INDUSTRIAL DISCHARGES. THE OWNER SHALL OBTAIN AN INDUSTRIAL PRETREATMENT DISCHARGE PERMIT PRIOR TO THE ISSUANCE OF A SEWER CONNECTION PERMIT. INDUSTRIAL DISCHARGE PERMITS ARE NON-TRANSFERABLE. CHANGES IN FACILITY USE WILL REQUIRE A NEW INDUSTRIAL DISCHARGE PERMIT.
- 4. SOIL EROSION: THE DEVELOPER SHALL SUBMIT A DETAILED SOIL EROSION AND SEDIMENTATION CONTROL PLAN AND OBTAIN AN ACT 451 PART 91, SOIL EROSION AND SEDIMENTATION CONTROL PERMIT. THIS INCLUDES THE PAYMENT OF FEES AND THE PROVIDING OF NECESSARY BONDS. NO EARTH CHANGES OR EXCAVATION SHALL BE STARTED PRIOR TO THE ISSUANCE OF THIS PERMIT. THE DEVELOPER SHALL PROTECT ALL EXISTING AND PROPOSED STORM SEWER FACILITIES ON AND ADJACENT TO THE SITE DURING EXCAVATION AND CONSTRUCTION. ALL SEDIMENT SHALL BE CONTAINED ON SITE. ANY SILT IN COUNTY DRAINS, STORM SEWER, CULVERTS, ETC. AS A RESULT OF THIS PROJECT, SHALL BE REMOVED BY THE DEVELOPER AT THE COST OF THE DEVELOPER.
- *5. FLOOD PLAIN OR WETLAND CONSTRUCTION: THE DEVELOPER SHALL APPLY TO THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY FOR A PERMIT FOR THE ALTERATION AND/OR OCCUPATION OF A FLOOD PLAIN, FLOODWAY, OR A WETLAND AS REQUIRED UNDER PA 451. EVIDENCE OF THIS PERMIT MAY BE REQUIRED PRIOR TO PLAN APPROVAL BY GCDC-WWS.
- *6. NPDES STORM WATER DISCHARGE PERMIT: THE OWNER OF THE PROPERTY SHALL OBTAIN A NPDES STORM WATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES FROM MDEQ AS REQUIRED UNDER PUBLIC ACT 451. THE NOTICE OF COVERAGE FORM SHALL BE SUBMITTED THROUGH GCDC-WWS WITH THE SOIL EROSION CONTROL PERMIT APPLICATION. ALL MDEQ FEES SHALL ACCOMPANY THE NOTICE OF COVERAGE. EVIDENCE OF THIS PERMIT MAY BE REQUIRED PRIOR TO PLAN APPROVAL BY GCDC-WWS.
- *7. GENESEE COUNTY PERMIT TO CONSTRUCT A PUBLIC UTILITY: AFTER THE APPROVAL OF THIS PRELIMINARY PLAT OR SITE PLAN, THE DEVELOPER SHALL SUBMIT A DETAILED PLAN FOR CONSTRUCTION OF ALL PUBLIC SANITARY SEWER AND WATERMAIN. THE PLANS MUST HAVE GCDC-WWS APPROVAL, A S-PERMIT ISSUED, AND APPROVAL FROM THE MDEGLE PRIOR TO BEGINNING CONSTRUCTION.
- **8. GENESEE COUNTY ROAD COMMISSION PERMIT: THE DEVELOPER SHALL OBTAIN A PERMIT FROM THE GENESEE COUNTY ROAD COMMISSION TO PERFORM WORK WITHIN THE GENESEE COUNTY ROAD COMMISSION RIGHT-OF-WAY. ALL FEES FOR THE PERMIT, BONDS AND INSURANCES ARE THE RESPONSIBILITY OF THE DEVELOPER.
- 9. MUNICIPALITY SANITARY SEWER AND WATER PERMIT: PRIOR TO THE ISSUANCE OF A BUILDING PERMIT BY THE LOCAL MUNICIPALITY, THE DEVELOPER SHALL BE REQUIRED TO OBTAIN A SANITARY SEWER AND/OR WATER TAP-IN PERMIT FROM THE LOCAL MUNICIPALITY, IF AUTHORIZED, OR GCDC-WWS.
- *10. STATE CONSTRUCTION PERMITS: THE SANITARY SEWER AND WATERMAIN CONSTRUCTION PERMIT APPLICATION FROM THE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY (MDEGLE) SHALL BE SUBMITTED TO THE MDEGLE AFTER RECEIVING APPROVAL FROM GCDC-WWS. CONSTRUCTION SHALL NOT BEGIN UNTIL THESE STATE PERMITS ARE ISSUED.
- * NOT APPLICABLE THIS PROJECT
- ** CONTRACTOR MUST OBTAIN A PERMIT FROM THE CITY OF BURTON DPW FOR THIS PROJECT INSTEAD OF THE GENESEE COUNTY ROAD COMMISSION.

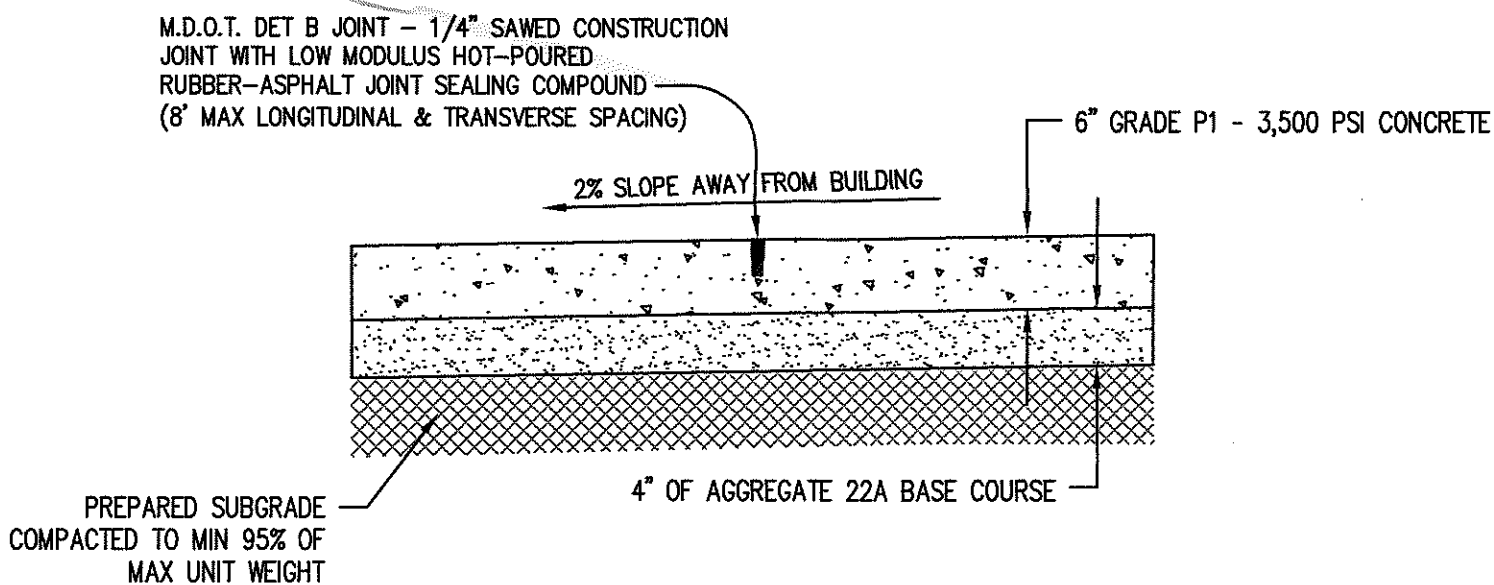
GENERAL CONSTRUCTION NOTES:

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE LATEST MDOT STANDARD ROAD PLANS, THE LATEST APPLICABLE MDOT SPECIAL PROVISIONS AND SUPPLEMENTAL SPECIFICATIONS, AND THE LATEST CITY OF BURTON ZONING ORDINANCE.
- 2. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO GRADE THE SITE TO THE GRADES SHOWN ON THE PLANS OR SPECIFIED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, EMBANKMENT, AND THE FURNISHING AND PLACING OF ALL BORROW MATERIAL REQUIRED TO OBTAIN THE SPECIFIED GRADES.
- 3. SUBGRADE PREPARATION: REMOVE ALL ROCKS, DEBRIS, VEGETATION AND TOPSOIL FROM THE AREA TO BE PAVED. SHAPE THE SUBGRADE TO PROPER ELEVATIONS FOR PLACEMENT OF THE PAVEMENT. COMPACT SUBGRADE TO NOT LESS THAN 95% OF MAXIMUM UNIT WEIGHT IN 9 INCH LIFTS IN ACCORDANCE WITH THE MODIFIED PROCTOR T-180 METHOD. THE CONTRACTOR SHALL UNDERCUT ANY UNSUITABLE SUBGRADE MATERIAL AND REPLACE IT WITH SUITABLE MATERIAL COMPACTED TO MIN 95% DENSITY.
- 4. ALL WORK NECESSARY TO COMPLETE THIS PROJECT SHALL CONFORM TO ALL RELATED CITY OF BURTON CODES AND ORDINANCES.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSURANCE AND BONDS PRIOR TO CONSTRUCTION, INCLUDING A PERMIT FROM THE GENESEE COUNTY ROAD COMMISSION OR THE MICHIGAN DEPARTMENT OF TRANSPORTATION AS APPLICABLE.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF SURPLUS OR WASTE MATERIAL.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, INSTALLING, AND MAINTAINING ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE SOIL EROSION CONTROL PLAN, AND SHALL MEET THE APPROVAL OF CITY OF BURTON. CONTRACTOR SHALL OBTAIN SOIL EROSION CONTROL PERMIT FROM CITY OF BURTON.
- 8. ALL LAWN OR TURF AREAS SHALL BE ESTABLISHED WITH 4" OF TOPSOIL AND AN APPLICATION OF TOPSOIL, FERTILIZER, SEED AND MULCH IN ACCORDANCE WITH THE FOLLOWING RATES:

TOPSOIL SURFACE-----4 INCHES
CLASS A CHEMICAL FERTILIZER NUTRIENT-----240 LBS/ACRE
THM SEEDING-----120 LBS/ACRE
MULCH-----2 TONS/ACRE
MATERIAL SHALL COMPLY WITH MDOT STANDARD SPECIFICATIONS.
- 9. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES PRIOR TO PERFORMING WORK, AND SHALL OBTAIN ANY REQUIRED PERMITS OR APPROVALS PRIOR TO PERFORMING WORK.
- 10. THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, 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 REPAIRED IN ACCORDANCE WITH THE UTILITY OWNERS REQUIREMENTS.
- 11. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO EXPOSE ALL EXISTING UTILITIES THAT CROSS THE PROPOSED CONSTRUCTION IN ORDER TO DETERMINE IF A VERTICAL CONFLICT EXISTS BETWEEN THE EXISTING UTILITY AND THE PROPOSED CONSTRUCTION. ALL LABOR REQUIRED TO UNCOVER THE EXISTING UTILITY SHALL BE CONSIDERED AS BEING INCLUDED IN THE COST OF CONSTRUCTION. 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 COST FOR THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 12. PRIOR TO BIDDING THE CONTRACTOR AND SUBCONTRACTORS SHALL MAKE A PERSONAL INVESTIGATION OF THE SITE AND EXISTING SURFACE AND SUBSURFACE CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO ACQUAINT THEMSELVES 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, WILL BE INCIDENTAL TO THE COST OF CONSTRUCTION.
- 13. 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 CONSTRUCTION.
- 14. ALL FILL ON THE PROPERTY SHALL BE ADEQUATELY COMPACTED BY ROLLING TO PRODUCE A SURFACE SATISFACTORY FOR THE PROPER INSTALLATION OF THE PROPOSED WORK. BEFORE COMMENCING PAVING WORK THE PAVING CONTRACTOR MUST MAKE CERTAIN THAT THE SURFACES TO BE COVERED ARE IN PROPER CONDITION. SURFACES NOT ACCEPTABLE SHALL BE REPORTED TO THE OWNER IMMEDIATELY. THE APPLICATION OF PAVING MATERIALS SHALL BE HELD TO BE AN ACCEPTANCE OF THE SURFACES AND WORKING CONDITIONS BY THE PAVING CONTRACTOR WHO WILL BE HELD RESPONSIBLE FOR THE RESULTS.
- 15. CONTRACTOR SHALL REMOVE ALL EXISTING STRUCTURES, TREES, BRUSH, FENCES, SLABS, DRIVEWAYS AND/OR SIDEWALKS THAT ARE AFFECTED BY THE PROPOSED WORK. VISIT SITE TO DETERMINE EXTENT OF REMOVAL WORK WHICH MAY OR MAY NOT BE SHOWN ON PLANS.
- 16. THE CONTRACTOR MUST PROVIDE ALL MEASURES REQUIRED FOR TRAFFIC CONTROL DURING CONSTRUCTION AS REQUIRED BY OWNER AND IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE 2011 EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AS AMENDED AND SECTION 812 OF THE 2012 M.D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE CONTRACTOR MUST PLACE PLASTIC DRUMS, TEMPORARY SIGNING, LIGHTED ARROWS, YELLOW CONSTRUCTION WARNING TAPE, AND ANY OTHER MEASURES REQUIRED TO PROTECT THE PUBLIC DURING CONSTRUCTION.
- 17. CONTRACTOR SHALL COORDINATE LOCATION OF EXISTING UTILITIES AND CONNECTIONS TO PROPOSED UTILITIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO PERFORMING WORK.
- 18. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES PRIOR TO PERFORMING WORK, AND SHALL OBTAIN ANY REQUIRED PERMITS OR APPROVALS PRIOR TO PERFORMING WORK.
- 19. THE CONTRACTOR SHALL CONTROL NOISE, CARRY OUT A PROGRAM OF DUST CONTROL AND SHALL ALLOW NO ON-SITE BURNING, WITHOUT APPROVAL FROM LOCAL FIRE DEPARTMENT.

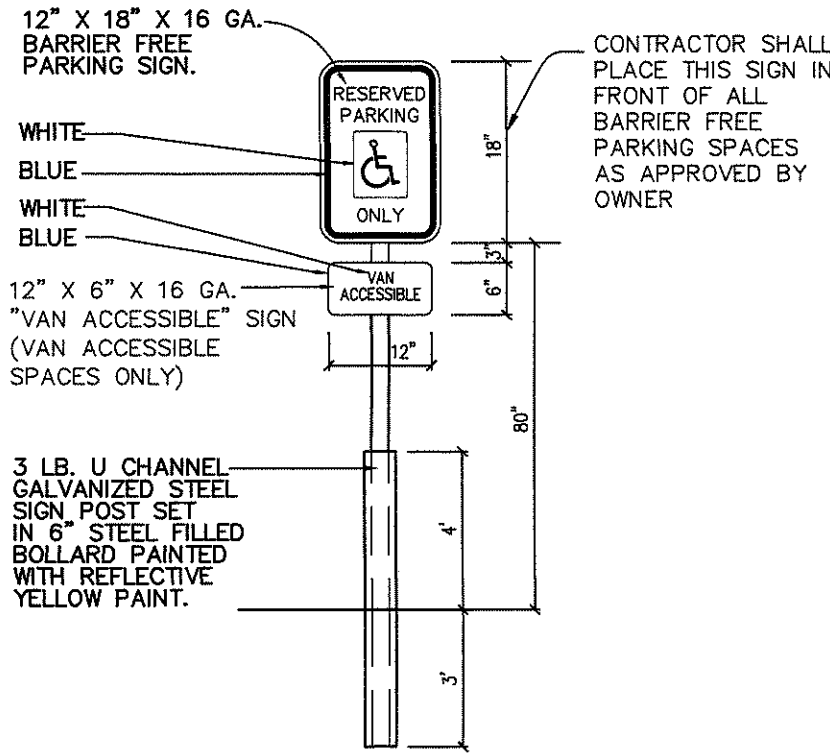


SWALE DITCH DETAIL

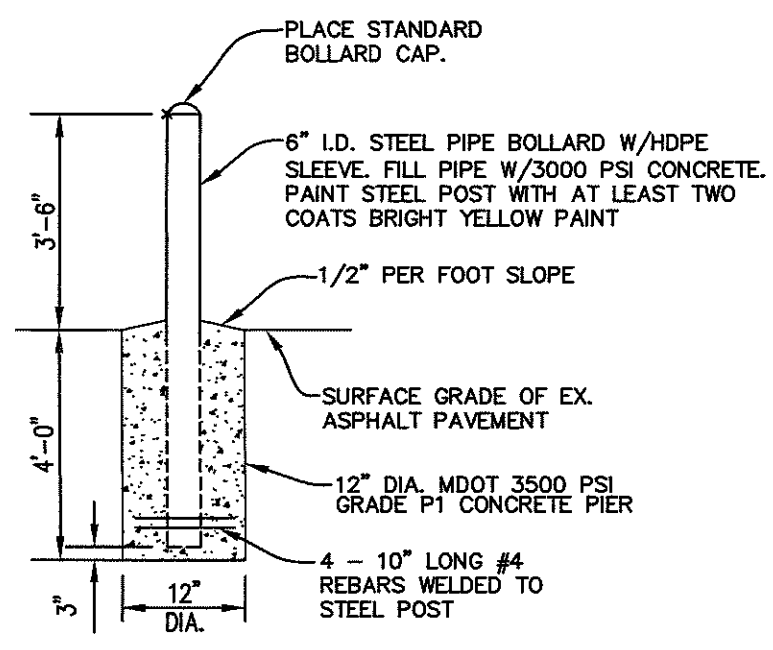


CONCRETE PAVEMENT DETAIL

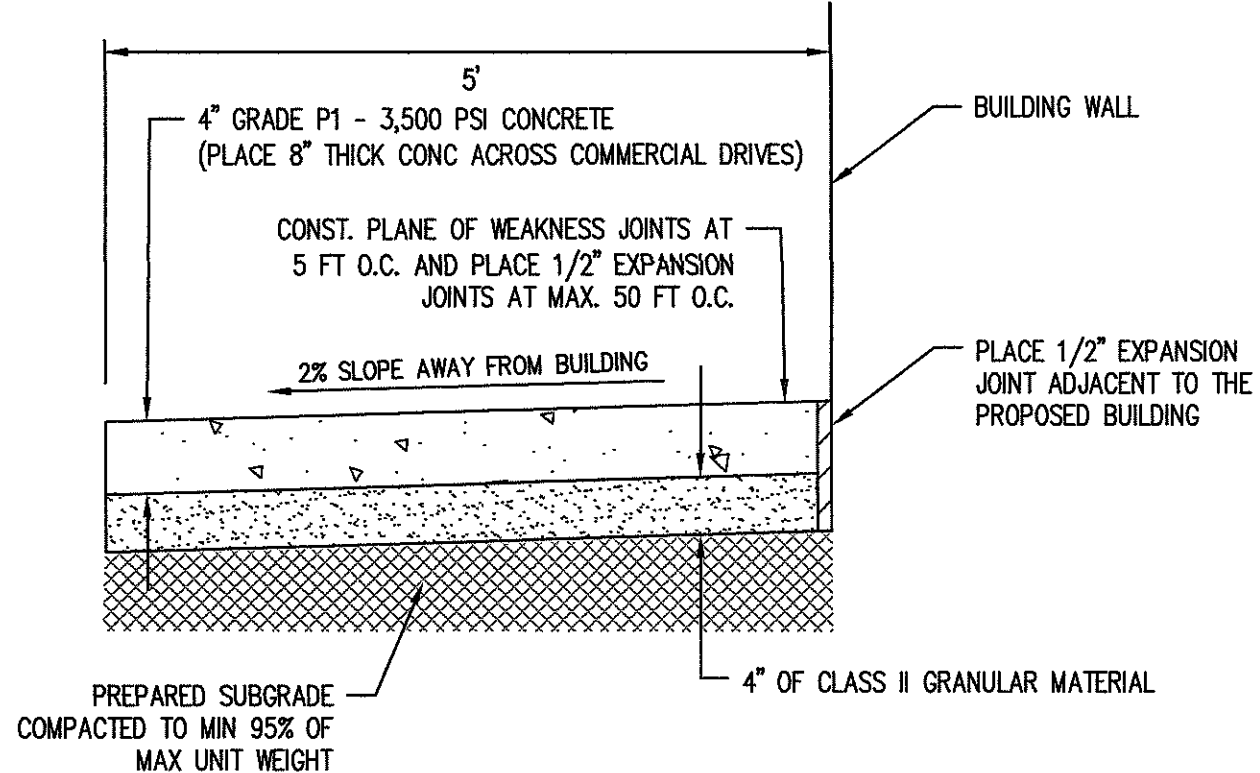
NOTE: PLACE 1/2\"/>



BARRIER FREE
ACCESSIBLE PARKING SIGN
(STANDARD R7-8 SIGN)
(NO SCALE)



GUARDPOST
BOLLARD DETAIL
PLACE BOLLARDS AT BUILDING CORNERS &
AS DIRECTED BY THE OWNER



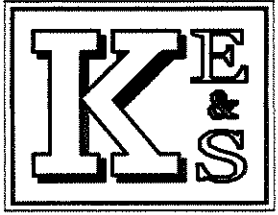
CONCRETE SIDEWALK DETAIL

NOTE: PLACE 1/2\"/>

KES JOB NO: 2020-22

SCALE: NONE
APPLICANT/CLIENT: CHERRY ATHERTON PROPERTIES, LLC
ATTN: MARK CHERRY
5904 DIXIE HWY, CLARKSTON, MI 48346
PHONE: (248) 521-0720
EMAIL: MCHERRY5150@YAHOO.COM

Three full working days before you dig, call the MISS DIG System at 1-800-482-7171

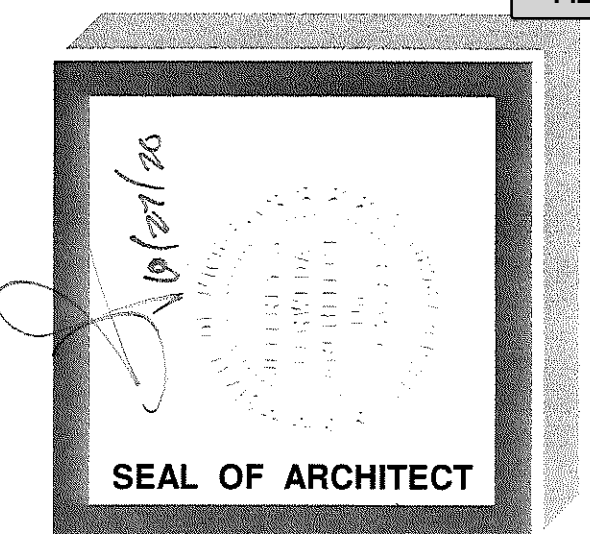


PREPARED BY: KRAFT ENGINEERING & SURVEYING, INC.
engineers - surveyors - planners
409 WEST SEVENTH STREET FLINT, MICHIGAN 48503
PHONE: 810.234.2694 or 810.234.2695 FAX: 810.234.2696
E-MAIL: MAIL@KRAFTENGINEERING.COM

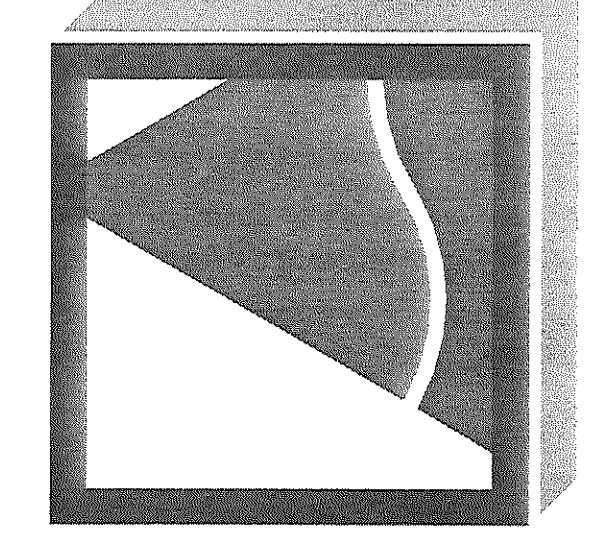
PROPOSED STORAGE BUILDING FOR COUNTRY OAKS LANDSCAPE SUPPLY
3218 E ATHERTON ROAD, BURTON, MI 48529
PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4, SECTION 28, T7N-R7E, CITY OF BURTON, GENESEE COUNTY, MI

PROJECT CONSTRUCTION
NOTES AND DETAILS

REVISIONS	DRN. BY:	N.L.R.	10.26.2020	SHEET NO:
	DSGN. BY:	M.R.P	"	C-5
	CHKD. BY:	M.R.P	"	
	APPR. BY:	M.R.P	"	



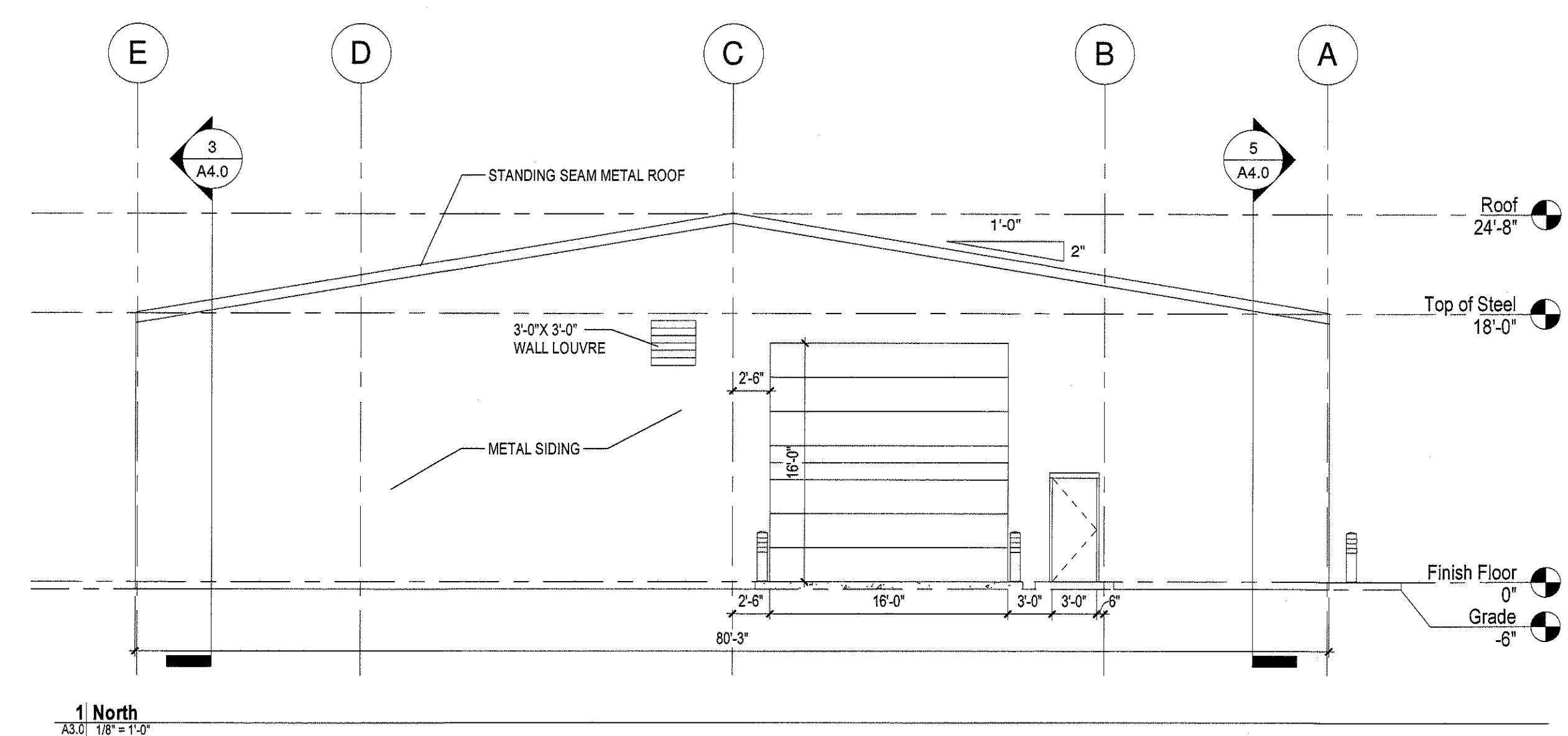
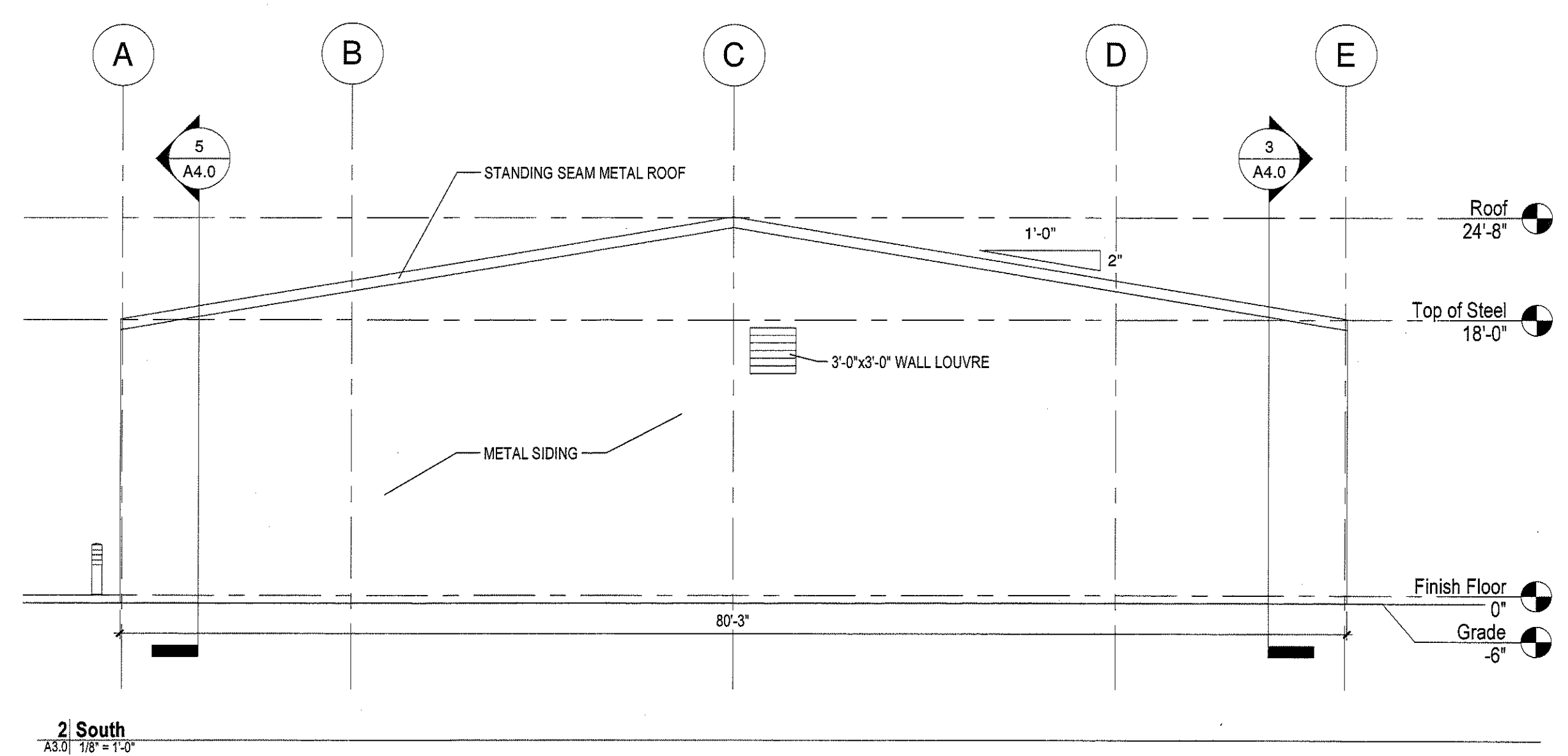
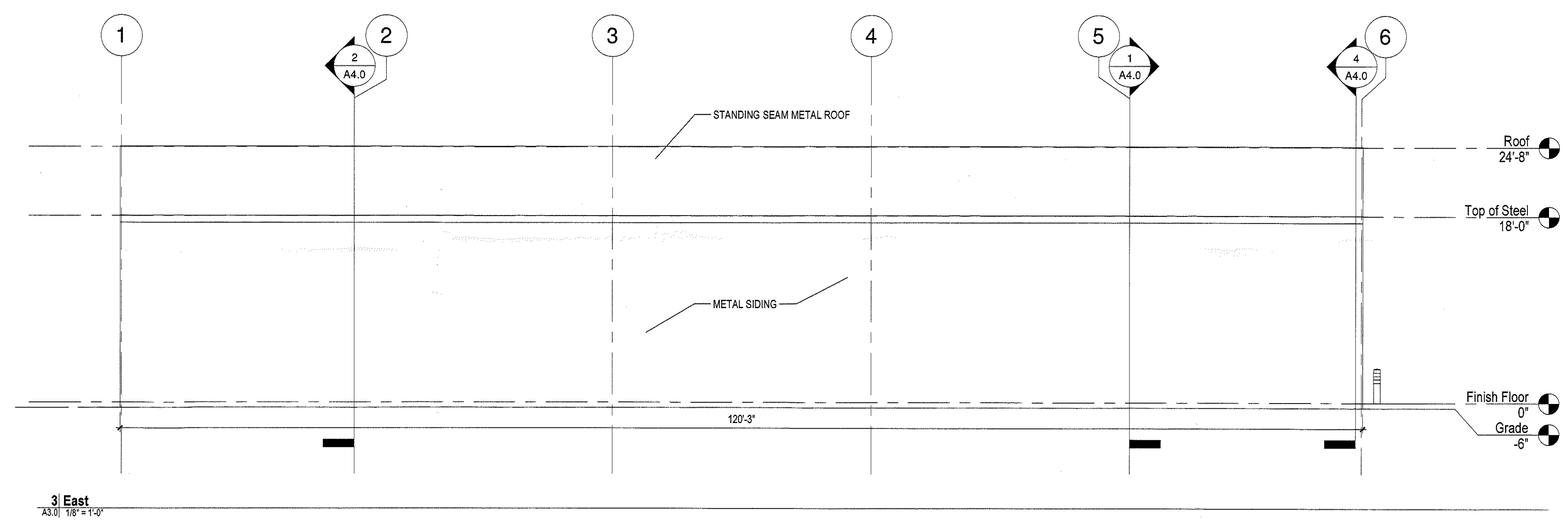
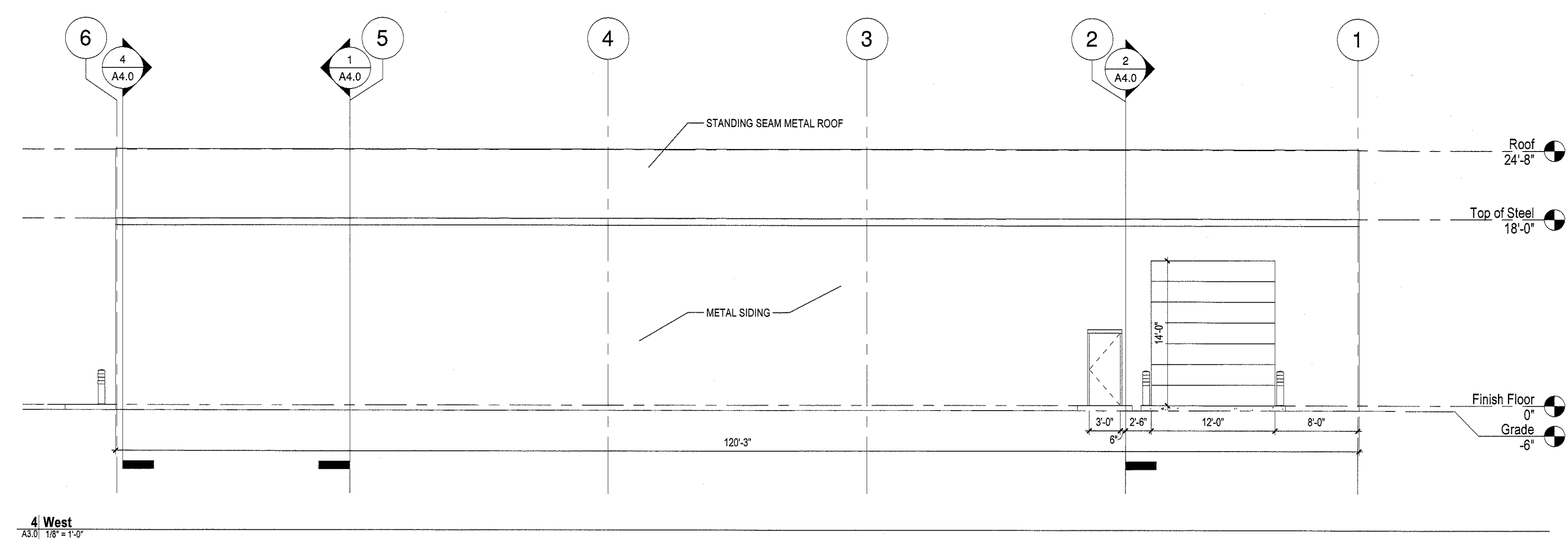
ARCHITECT
SEDGEWICK + FERWEDA ARCHITECTS
410 East Court Street Flint, MI 48503
TEL: 810-238-9647 | FAX: 810-238-4900
www.sfarch.us
Good clients + Good design + Great architecture



REVISIONS	
Date	Description

Project
COUNTRY OAKS STORAGE
3318 EAST ATHERTON RD
BURTON, MI 48529
Drawing
Exterior Elevations

DRAWN BY: LJK	CHECKED BY: JSF
PROJECT NUMBER	20-058
DATE	10/27/2020
SCALE	1/8" = 1'-0"
SHEET NUMBER	A3.0





Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 4915)

Meeting: 11/10/20 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Leandra Swayne

Department Head: Charles Abbey

G.1

DOC ID: 4915

SPR #20-40

By: Noble Appliance Center / Jason Lee
48150 W 9 Mile Rd
Novi, MI 48374

Re: 1399 S. Center Rd Burton MI 48509
Parcel ID 59-15-300-004

For: Change of ownership/Use – Retail/Appliance Sales

ATTACHMENTS:

- Back Up SPR #20-40 (PDF)



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



APPLICATION FOR ADMINISTRATIVE SITE PLAN REVIEW

DATE FILED: 10-1-2020

FEE: 75.00

SPR #: 20-40

PLEASE PRINT

DATE: 9/30/2020

APPLICANTS NAME: Noble Appliance Center / Jason Lee

APPLICANTS ADDRESS: 48150 W 9 mile Rd, Novi MI 48374

APPLICANTS PHONE NO: 248 - 915 - 1382

APPLICANTS EMAIL: Jason.nac@nobleappliance.com

PROPOSED NAME OF BUSINESS: Noble Appliance

SITE ADDRESS: 1399 S. Center Rd, Burton, MI 48509

PARCEL NUMBER: 59-15-300-004

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

USE OF STRUCTURE: Retail / Appliance Sales

SQ FOOTAGE OF PROPERTY: _____

SQ FOOTAGE OF STRUCTURE: 13,000

NUMBER OF EMPLOYEES/SEATS: 2

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

APPLICANTS SIGNATURE: _____

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

Attachment: Back Up SPR #20-40 (4915 : SPR #20-40)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 4916)

Meeting: 11/10/20 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Leandra Swayne

Department Head: Charles Abbey

G.2

DOC ID: 4916

SPR #20-41

By: PDMG
5520 Atherton Rd
Burton MI 48519

Re: 5520 Atherton Rd. Burton MI

For: Popcorn Hulless, Coffee Roasting, Retail

ATTACHMENTS:

- Back Up SPR #20-41 (PDF)



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



APPLICATION FOR ZONING REVIEW

DATE FILED: 10-2-20

FEE: 75

SPR #: 20-41

PLEASE PRINT

DATE: 9-29-20

APPLICANTS NAME: PDmc

APPLICANTS ADDRESS: 5520 ATHERTON, BURTON, MI 48519

APPLICANTS PHONE NO: 810-728-5079

APPLICANTS EMAIL: Todd@MYWETOWN.COM

PROPOSED NAME OF BUSINESS: ~~CORW PUFFS~~ PDmc

SITE ADDRESS: 5520 ATHERTON, BURTON, MI 48519

USE OF STRUCTURE: POP HUBS, CORW ~~PUFFS~~, COFFEE ROASTING, RETAIL

SQ FOOTAGE OF PROPERTY: _____

SQ FOOTAGE OF STRUCTURE: 9,100

NUMBER OF EMPLOYEES/SEATS: 3 PARTNERS

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

APPLICANTS SIGNATURE: Todd L. Tankner

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

Attachment: Back Up SPR #20-41 (4916 : SPR #20-41)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 4917)

Meeting: 11/10/20 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Leandra Swayne

Department Head: Charles Abbey

G.3

DOC ID: 4917

SPR #20-42

By: Diane Rhines
2091 N. Baxter Rd.
Davison MI 48423

Re: 5518 E Atherton Rd. Burton MI

For: Sweet Shoppe / Bakery

ATTACHMENTS:

- Back Up SPR #20-42 (PDF)



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



APPLICATION FOR ZONING REVIEW

DATE FILED: 10-2-20

SPR #: 20-42

FEE: 75

PLEASE PRINT

DATE: 10-2-20

APPLICANTS NAME: Diane Rhines

APPLICANTS ADDRESS: 2091 N. Baxter Rd. Danison MI 48423

APPLICANTS PHONE NO: 810-877-1017

APPLICANTS EMAIL: sweetafterthoughts@chef.rut

PROPOSED NAME OF BUSINESS: Sweet Afterthoughts

SITE ADDRESS: 5518 E. Atherton Rd.

USE OF STRUCTURE: Sweet Shoppe / Bakery

SQ FOOTAGE OF PROPERTY: ☒ 2,100 sq ft

SQ FOOTAGE OF STRUCTURE: ☒ 10,000 " " (Whole Bldg)

NUMBER OF EMPLOYEES/SEATS: 4-7 (?)

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

APPLICANTS SIGNATURE: Diane Rhines

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

Attachment: Back Up SPR #20-42 (4917 : SPR #20-42)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 4918)

Meeting: 11/10/20 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Leandra Swayne

Department Head: Charles Abbey

G.4

DOC ID: 4918

SPR #20-43

By: Jason Kopec
8940 S New Lorthrop Rd.
Durand MI 48429

Re: 1460 Hemphill Rd. Burton MI 48529

For: Change of Ownership- Office space for Kopec Properties

ATTACHMENTS:

- Back Up SPR #20-43 (PDF)



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



APPLICATION FOR ADMINISTRATIVE SITE PLAN REVIEW

DATE FILED: 10/6/2020

SPR #: 20-43

FEE: 75 paid ☒ 26

PLEASE PRINT

DATE: 9-20-20

APPLICANTS NAME: Jason Kopeck

APPLICANTS ADDRESS: 8940 S. New Lothrop Rd. Durand, MI 48429

APPLICANTS PHONE NO: 810-845-4696

APPLICANTS EMAIL: Kopeck63@gmail.com

PROPOSED NAME OF BUSINESS: Kopeck Properties

SITE ADDRESS: 1460 Hemphill Rd. Burton, MI 48529

PARCEL NUMBER: _____

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

USE OF STRUCTURE: office

SQ FOOTAGE OF PROPERTY: 11400

SQ FOOTAGE OF STRUCTURE: 11400

NUMBER OF EMPLOYEES/SEATS: 2-9

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

APPLICANTS SIGNATURE: Jason Kopeck

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

Attachment: Back Up SPR #20-43 (4918 : SPR #20-43)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 4919)

Meeting: 11/10/20 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Leandra Swayne

Department Head: Charles Abbey

G.5

DOC ID: 4919

SPR #20-44

By: G. Shukairy
1501 S Center Rd Bldg. A
Burton MI 48509

Re: 1481 S Center Rd Burton MI 48509

For: Change of ownership- Medical Urgent Care

ATTACHMENTS:

- Back Up SPR #20-44 (PDF)



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



APPLICATION FOR ADMINISTRATIVE SITE PLAN REVIEW

DATE FILED: 10/6/2020

FEE: 75

SPR #: 20-44

PLEASE PRINT

DATE: 10-5-20

APPLICANTS NAME: Glen Shukairy

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

APPLICANTS PHONE NO: 810 875 3713

APPLICANTS EMAIL: gshukairy@gmail.com

PROPOSED NAME OF BUSINESS: Burton Urgent Care

SITE ADDRESS: 1481 S. Center Rd Burton MI 48509

PARCEL NUMBER: _____

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

USE OF STRUCTURE: Medical - Urgent Care

SQ FOOTAGE OF PROPERTY: 3000

SQ FOOTAGE OF STRUCTURE: 6000

NUMBER OF EMPLOYEES/SEATS: 6

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

APPLICANTS SIGNATURE: [Signature]

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

Attachment: Back Up SPR #20-44 (4919 : SPR #20-44)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 4920)

Meeting: 11/10/20 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Leandra Swayne

Department Head: Charles Abbey

G.6

DOC ID: 4920

SPR #20-45

By: George Wallace
8200 N. Jennings Rd.

Re: 1234 N. Center Rd. Burton MI 48509

For: Storage of Hemp

ATTACHMENTS:

- Back Up SPR #20-45 (PDF)



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



APPLICATION FOR ZONING REVIEW

DATE FILED: 10-16-20

FEE: 40.00 *pd w/c*

SPR #: 20-45

PLEASE PRINT

DATE: 10-16-2020

APPLICANTS NAME: George Wallace

APPLICANTS ADDRESS: 8200 N. Jennings Rd

APPLICANTS PHONE NO: 810 813 0000

APPLICANTS EMAIL: GCWallace1@msn.com

PROPOSED NAME OF BUSINESS: Wallace Tree Farms

SITE ADDRESS: 1234 N. Carter

USE OF STRUCTURE: Storage of Hemp.

SQ FOOTAGE OF PROPERTY: 7500 sq.

SQ FOOTAGE OF STRUCTURE: _____

NUMBER OF EMPLOYEES/SEATS: 2

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

APPLICANTS SIGNATURE: George Wallace

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

Attachment: Back Up SPR #20-45 (4920 : SPR #20-45)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 4921)

Meeting: 11/10/20 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Leandra Swayne

Department Head: Charles Abbey

G.7

DOC ID: 4921

SPR #20-46

By: Loves Furniture Inc.
6500 E. 14 Mile Rd
Warren MI 48092

Re: 4095 E. Court St. Burton MI 48509

For: Retail Furniture, mattresses, appliances and accessories

ATTACHMENTS:

- Back Up SPR #20-46 (PDF)



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



Admin
APPLICATION FOR ZONING REVIEW

DATE FILED: 10-19-20

SPR #: 20-46

FEE: 75.00

PLEASE PRINT

DATE: October 13, 2020

APPLICANTS NAME: Loves Furniture, Inc

APPLICANTS ADDRESS: 6500 E. 14 Mile Rd. Warren, MI 48092

APPLICANTS PHONE NO: (888) 477-3141

APPLICANTS EMAIL: cathrine.wenger@lovesfurniture.com

PROPOSED NAME OF BUSINESS: Loves Furniture and Mattresses

SITE ADDRESS: 4095 E. Court Street

USE OF STRUCTURE: retail furniture, mattresses, appliances & accessories

SQ FOOTAGE OF PROPERTY: 6.45 acres

SQ FOOTAGE OF STRUCTURE: 72,615

NUMBER OF EMPLOYEES/SEATS: a 35

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

APPLICANTS SIGNATURE: Cathy Wenger

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

Attachment: Back Up SPR #20-46 (4921 : SPR #20-46)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 4922)

Meeting: 11/10/20 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Leandra Swayne

Department Head: Charles Abbey

G.8

DOC ID: 4922

SPR #20-47

By: Ronald L. Bowen II
2058 Friel St.
Burton MI 48529

Re: 3312 S. Dort Hwy. Burton MI 48529

For: Change of Ownership- Resale furniture shop

ATTACHMENTS:

- Back Up SPR #20-47 (PDF)



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



APPLICATION FOR ADMINISTRATIVE SITE PLAN REVIEW

DATE FILED: 10-23-2020

FEE: 75.00

SPR #: 20-47

PLEASE PRINT

DATE: 10-23-2020

APPLICANTS NAME: Ronald L. Bowen II

APPLICANTS ADDRESS: 2058 Friel St. Burton Mich. 48529

APPLICANTS PHONE NO: 810 931-8494

APPLICANTS EMAIL: - Ron's Resale Shop@gmail.com

PROPOSED NAME OF BUSINESS: Ron's Resale Shop

SITE ADDRESS: 3312 S. Dort. Hwy.

PARCEL NUMBER: Cont Fined

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

USE OF STRUCTURE: Resale Shop of Furniture

SQ FOOTAGE OF PROPERTY: 1000 sq. ft. Setting

SQ FOOTAGE OF STRUCTURE:

NUMBER OF EMPLOYEES/SEATS: 0

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

APPLICANTS SIGNATURE: Ronald Bowen II

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

Attachment: Back Up SPR #20-47 (4922 : SPR #20-47)