



CITY OF BURTON
BURTON PLANNING COMMISSION MEETING
NOVEMBER 13, 2018
AGENDA

Council Chambers

Regular Meeting

5:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. STAFF PRESENT

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Oct 9, 2018 5:00 PM

E. SITE PLAN REVIEW

1. SPR #18-50

By: First Response Restoration, LLC. (Amber Taylor, PM
4268 N. Linden Rd.
Flint, MI 48504

Re: 1270 S. Belsay Rd. Burton, MI 48509
59-14-526-015 / C-2 General Business

For: Addition to the building

2. SPR #18-51

By: Titan Properties, LLC.
9572 Shelby Dr.
White Lake, MI 48386

Re: 4086 S. Dort Hwy. Burton, MI 48529
59-32-530-057 / M-1 Zoned

For: Expansion of existing facility with two new buildings

F. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #18-48

By: Chester Harvey
5186 Fern Ave.
Grand Blanc, MI 48439

Re: 3048 E. Hemphill Rd. Burton, MI 48529

59-28-300-009 M-1 Zone

For: Air Compressor Sales

2. SPR #18-49

By: Prestige Promotions, LLC.
4288 S. Saginaw St.
Burton, MI 48529

Re: 4288 S. Saginaw St. Burton, MI 48529

For: Business Office

G. AUDIENCE PARTICIPATION

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

H. BOARD DISCUSSION

1. Master Plan Update

**THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON TUESDAY,
DECEMBER 11, 2018 AT 5:00 PM.**



CITY OF BURTON
BURTON PLANNING COMMISSION MEETING
OCTOBER 9, 2018
MINUTES

Council Chambers

Regular Meeting

5:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

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

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Vaughn Smith	Councilman	Present	
Kevin Burge	Vice Chair	Present	
Mary Ann White	Commissioner	Present	
Tom Gorang	Commissioner	Present	
Deb Walton	Chairperson	Present	
John Benthall	Commissioner	Excused	
Kris Johns	Commissioner	Late	5:05 PM
Robert Johnson	Commissioner	Present	

C. STAFF PRESENT

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

D. APPROVAL OF MINUTES

1. Planning Commission - Regular Meeting - Aug 14, 2018 5:00 PM

Minutes were approved with the following corrections: Ms. White abstained from voting on the approval of the minutes and she voted yes on SPR#18-40 / ZC#323.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Robert Johnson, Commissioner
SECONDER:	Mary Ann White, Commissioner
AYES:	Smith, Burge, White, Gorang, Walton, Johns, Johnson
EXCUSED:	Benthall

E. PUBLIC HEARING

None.

F. SITE PLAN REVIEW

1. SPR #18-47

By: Andrew Johnson

5053 E. Court St.
Burton, MI 48509

Re: 5053 E. Court St. Burton, MI 48509
59-11-300-006 / C-2 General Business Zone

For: Construction of a New 40' x 80' Building

Mr. Swihart from Creekwood Architecture stated there is an existing building located on the site now that is in bad shape. If this is approved, the building will be taken down. This would be replacing what is there now. There is ample parking on the site for this building.

Ms. White asked if the height will be within what is allowed in the ordinance.

Mr. Swihart stated this will be a two story building around 25 ft. high.

Mrs. Abbey said the maximum height allowed is 35 feet. The administration recommends approval.

RESULT:	CARRIED [6 TO 0]
MOVER:	Tom Gorang, Commissioner
SECONDER:	Robert Johnson, Commissioner
AYES:	Smith, Burge, Gorang, Walton, Johns, Johnson
EXCUSED:	Benthall
RECUSED:	White

G. ADMINISTRATIVE SITE PLAN REVIEW

1. SPR #18-43

By: Bassam Youssef
9209 N. Island Ct.
Flushing, MI 48433

Re: 2480 S. Center Rd. Burton, MI 48519
59-14-578-042

For: Objibwa Health Store

Ms. Abbey said this is for a change of ownership.

2. SPR #18-44

By: Jeffrey Story
625 MacDonald Ave.
Flint, MI 48507

Re: 5006 Lapeer Rd. Unit 2

Burton, MI 48509

For: Thai Nation Bistro

3. SPR #18-45

By: Starlite Burger and Coney Shop
8516 Woodridge Dr.
Davison, MI 48423

Re: 4125 E. Court St. Burton, MI 48509

For: Restaurant

Mr. Burge asked if this was still going to happen.

Ms. Abbey said yes it is. They went for a variance for the size of the sign and they have applied for a building permit. They are not closing the present facility, so they will have two restaurants.

4. SPR #18-46

By: Stephanie Henry
3920 Parkforest Dr.
Flint, MI 48507

Re: 1423 Bristol Rd. Burton, MI 48529

For: LaBella Salon and Day Spa

H. AUDIENCE PARTICIPATION

None.

I. BOARD DISCUSSION

1. Master Plan Update

Mrs. Abbey stated on October 15, 2018 at 7 PM, the council will see the Central Business District Ordinance for the first reading. This is the first step to accomplishing one part of the implementation. We are well on our way of going in the right direction.

Mr. Smith said it would be helpful if the Planning Commission members could make it to the meeting in case there are any questions from the council members.

Minutes Acceptance: Minutes of Oct 9, 2018 5:00 PM (Approval of Minutes)

Mr. Burge stated it was brought up in front of council to raise the stipend for the Planning Commission chairperson. I have not heard if they approved this.

Mrs. Abbey said she would ask the administration about this. I have distributed to each of you a copy of the By-Laws. As soon as the Zoning ordinances are all updated, I will give everyone a copy.

Mrs. Walton asked if the Planning Commission could attend the Zoning class. She said it will be very helpful to have a refresher course once a year.

Mrs. Abbey said if anyone wants to attend they can, however I think it is going to be geared just to the Zoning Board of Appeals.

Mr. Johnson stated there is a piece of property on Forest Avenue that is for sale through the city. The neighbor keeps taking the sign down and mowing the grass. If anyone drives by this property they would have no idea it is for sale. Someone should let her know that they are not allowed to take the signs down. This is city property.

Mrs. Abbey said out of 80 properties that were bid on, the total bid amounts equal around \$295,000. General Motors is currently working on the finalization of the bypass lane on Genesee and Davison Road. This should be finalized any day now and you will see what that is at the November meeting.

Mr. Smith stated I have heard that GM has brought in over 1,000 jobs with this project.

Ms. White asked about the railroad company updating the Belsay, Genesee and Center Road railroad tracks.

Mrs. Abbey said she has only heard about Center Road being done the next couple of weeks.

**THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON TUESDAY,
NOVEMBER 13, 2018 AT 5:00 PM.**

Meeting was adjourned at 5:36 PM.

Minutes Acceptance: Minutes of Oct 9, 2018 5:00 PM (Approval of Minutes)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 4089)

Meeting: 11/13/18 05:00 PM

Department: Department of Public Works

Category: Site Plan Review

Prepared By: Amber Abbey

Department Head: Charles Abbey

E.1

DOC ID: 4089

SPR #18-50

By: First Response Restoration, LLC. (Amber Taylor, PM
4268 N. Linden Rd.
Flint, MI 48504

Re: 1270 S. Belsay Rd. Burton, MI 48509
59-14-526-015 / C-2 General Business

For: Addition to the building

ATTACHMENTS:

- Back up 18-50 (PDF)



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



APPLICATION FOR SITE PLAN REVIEW

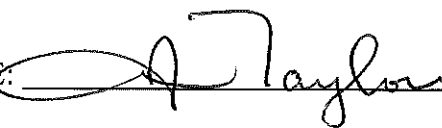
DATE FILED: 10-29-18
FEE: \$ 200.00
RECEIPT NO: _____
CHECK NO: 4215

SPR #: 18-50

PLEASE PRINT

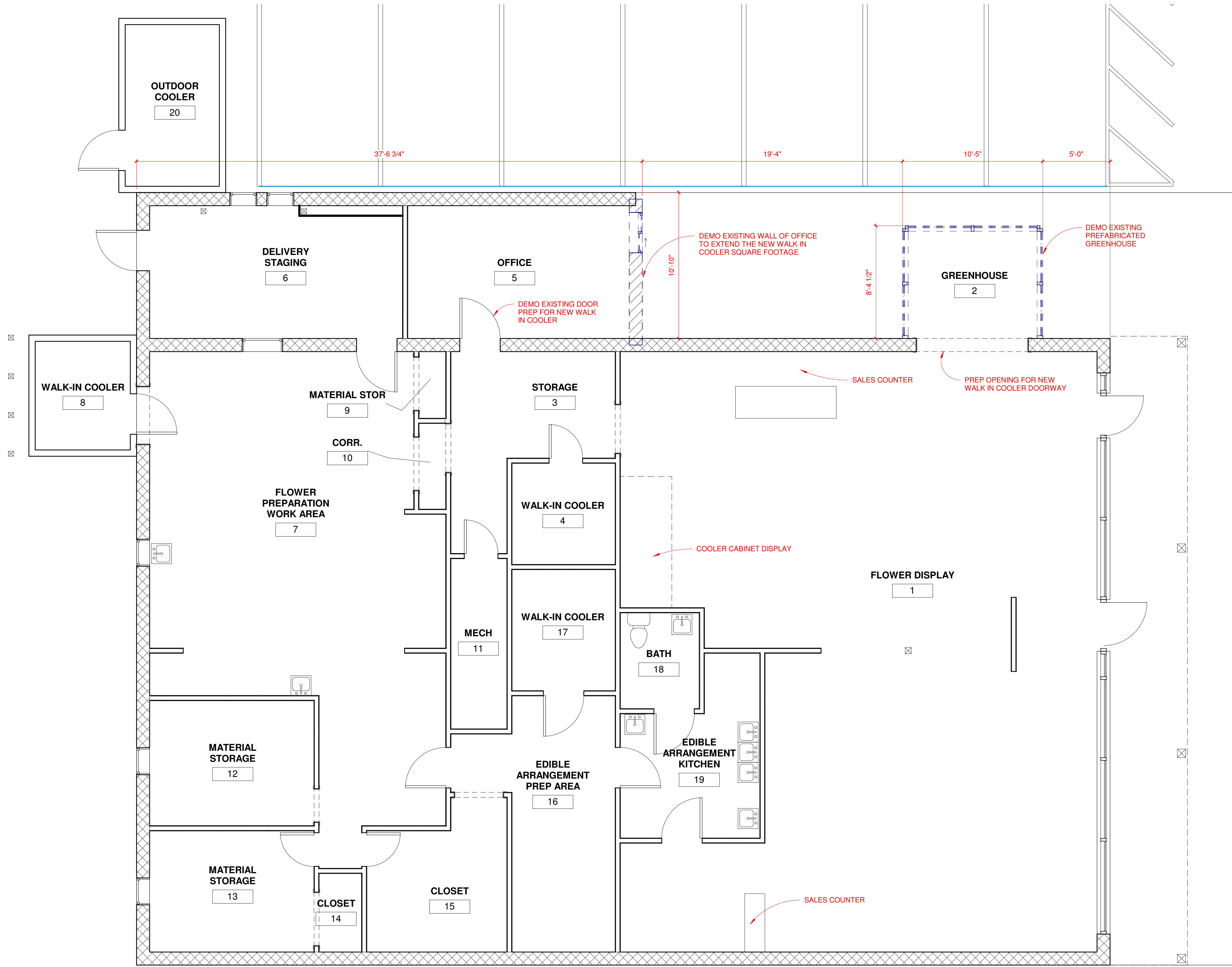
DATE OF PLANNING COMMISSION MEETING: Nov 13, 2018 TIME: 5PM
APPLICANTS NAME: FIRST RESPONSE RESTORATION, LLC (AMBER TAYLOR, PI)
APPLICANTS ADDRESS: 4268 N. LINDEN RD
FLINT MI 48504
APPLICANTS PHONE NO: (810) 877 8383 cell (810) 484 2989 OFFICE
PROPOSED NAME OF BUSINESS: BENTLEY FLORIST & GIFTS
SITE ADDRESS: 1270 BELSAY RD. BURTON. MI 48509
SUBDIVISION & LOT # OR PARCEL NUMBER: 59-14-526-015 (BOVAN PROPERTY)
RE: ~~59-80-010-494 (BENTLEY FLORIST)~~ 1270 N. Belsay
Addition to Building

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

APPLICANTS SIGNATURE: 

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

Attachment: Back up 18-50 (4089 : SPR #18-50)



1 Existing / Demolition Floor Plan
A0/A1 1/4" = 1'-0"

Project

Bentley Florist Cooler Addition

Drawing

Existing / Demo Floor Plan

DRAWN BY: Author
CHECKED BY: Checker

PROJECT NUMBER 18-0XX
DATE 01/01/18
SCALE 1/4" = 1'-0"
SHEET NUMBER

A1

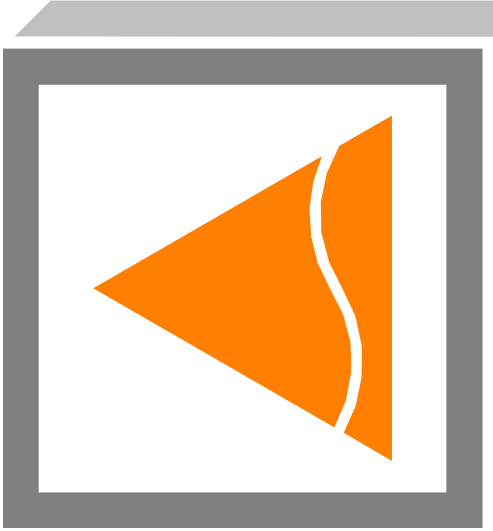
Packet Pg. 10

ARCHITECT

SEDGEWICK + FERWEDA ARCHITECTS

410 East Court Street Flint, MI 48503
TEL: 810-238-9647 | FAX: 810-238-4900
www.starch.us

Good clients + Good design + Great architecture



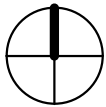
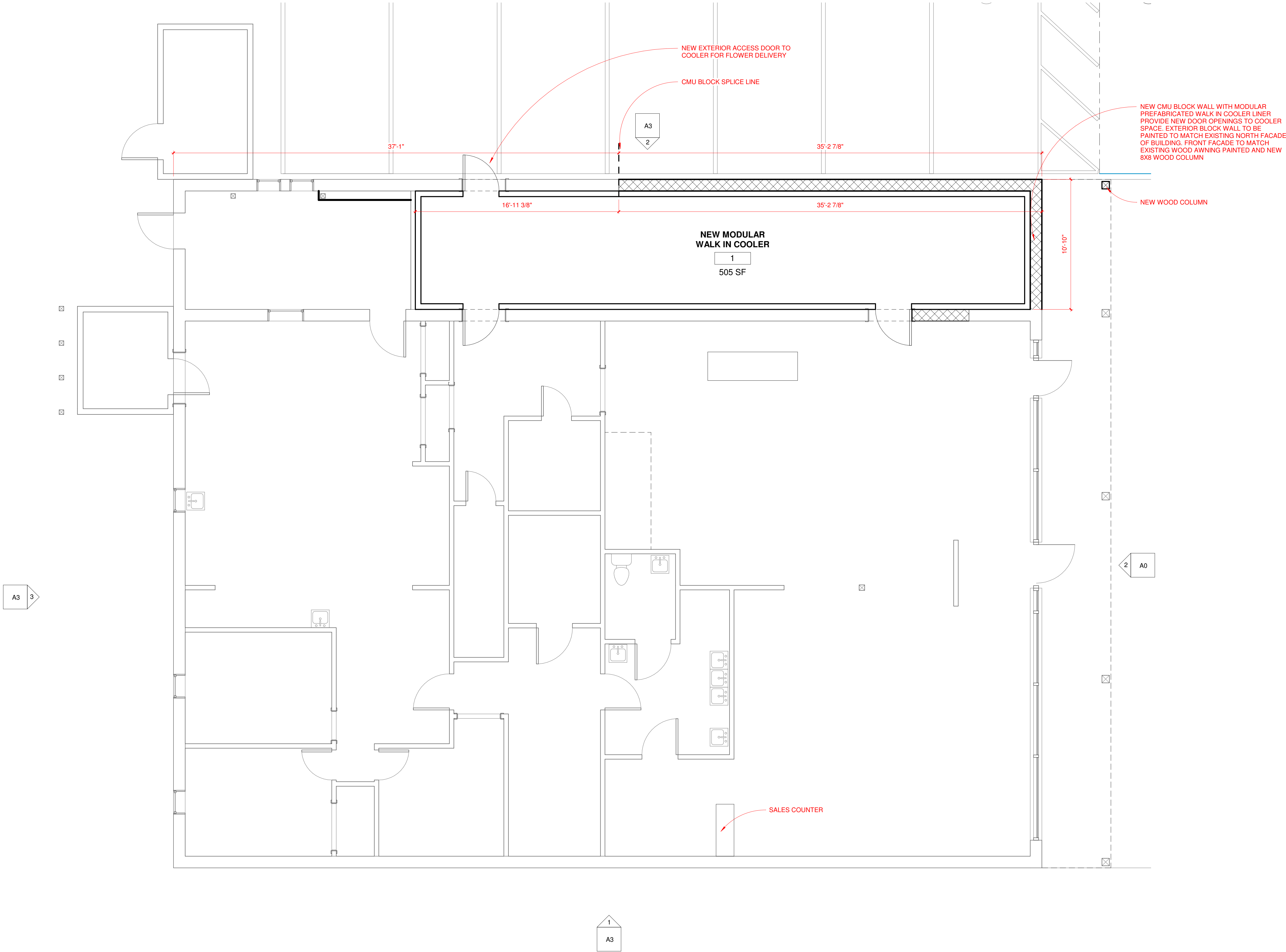
REVISIONS

Date	Description
10/29/18	Site Plan Review

Attachment: Back up 18-50 (4089 : SPR #18-50)

SEAL OF ARCHITECT

E.1.a



1
A0/A2
First Floor Plan
1/4" = 1'-0"

Project

Bentley Florist Cooler Addition

Drawing

Proposed Floor Plan

DRAWN BY: Author
CHECKED BY: Checker

PROJECT NUMBER **18-0XX**
DATE **01/01/18**
SCALE **1/4" = 1'-0"**
SHEET NUMBER

A2

Packet Pg. 11

ARCHITECT

SEDGEWICK + FERWEDA ARCHITECTS

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TEL: 810-238-9647 | FAX: 810-238-4900
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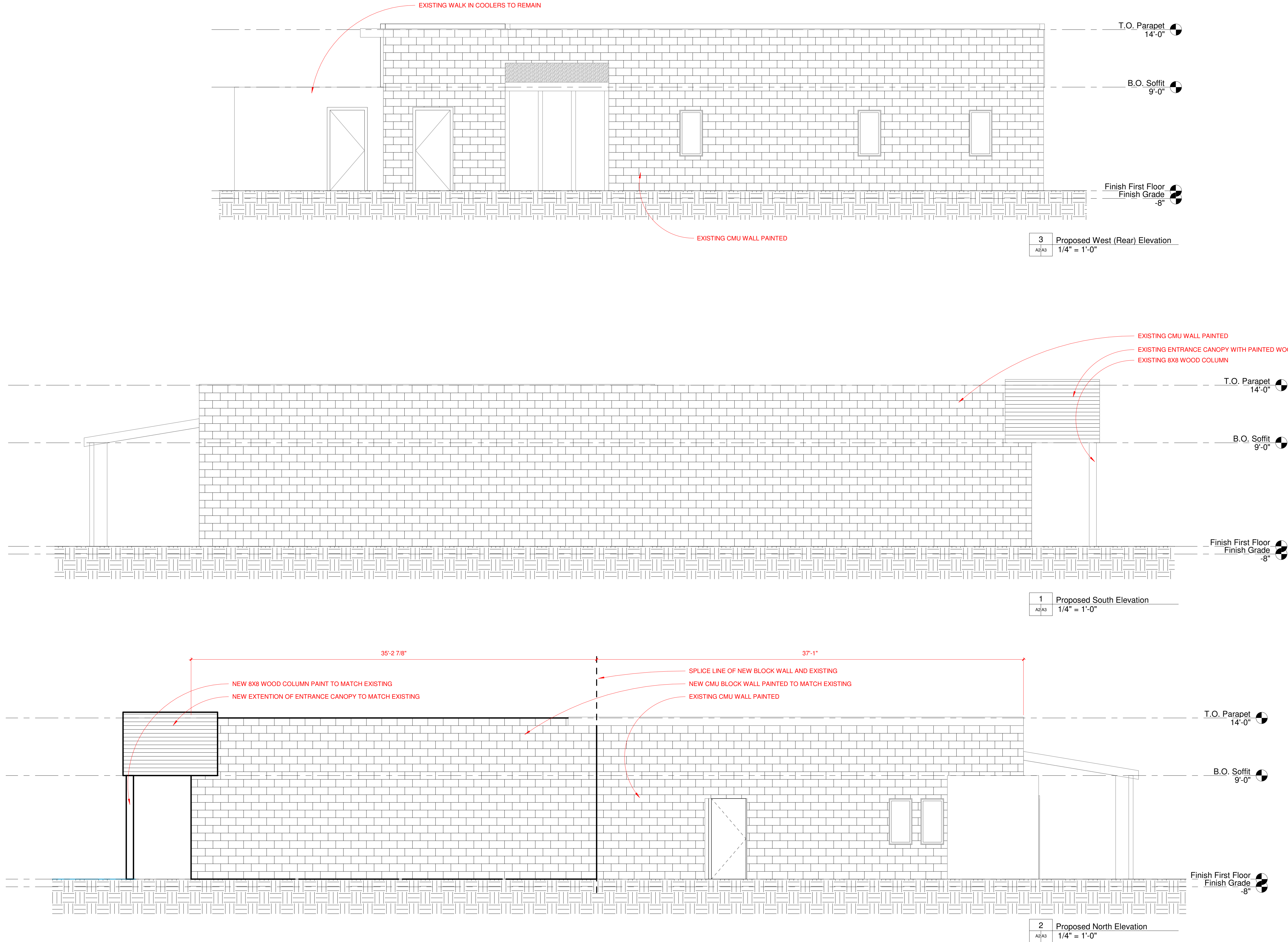


REVISIONS	
10/29/18	Site Plan Review
Date	Description

Attachment: Back up 18-50 (4088 : SPR #18-50)

SEAL OF ARCHITECT

E.1.a



Project

Bentley Florist Cooler Addition

Drawing

ARCHITECT

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SEAL OF ARCHITECT

E.1.a

REVISIONS	
10/29/18	Site Plan Review
Date	Description

DRAWN BY: Author

CHECKED BY: Checker

PROJECT NUMBER 18-0XX

DATE 01/01/18

SCALE 1/4" = 1'-0"

SHEET NUMBER

A3

Packet Pg. 12

Attachment: Back up 18-50 (4089 : SPR #18-50)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 4090)

Meeting: 11/13/18 05:00 PM

Department: Department of Public Works

Category: Site Plan Review

Prepared By: Amber Abbey

Department Head: Charles Abbey

E.2

DOC ID: 4090

SPR #18-51

By: Titan Properties, LLC.
9572 Shelby Dr.
White Lake, MI 48386

Re: 4086 S. Dort Hwy. Burton, MI 48529
59-32-530-057 / M-1 Zoned

For: Expansion of existing facility with two new buildings

ATTACHMENTS:

- Back up 18-51 (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: 10-30-18
 FEE: \$200.00
 RECEIPT NO: _____
 CHECK NO: _____

SPR #: 18-51

PLEASE PRINT

DATE OF PLANNING COMMISSION MEETING: 11/13/2018 @ 5:00PM.
 APPLICANTS NAME: Titan Properties LLC / Steven Goff
 APPLICANTS ADDRESS: 9572 Shelby Dr, White Lake, MI 483
 APPLICANTS PHONE NO: 248-672-7794
 PROPOSED NAME OF BUSINESS: Titan Properties
 SITE ADDRESS: 64086 S. Dort Hwy, Burton, MI 48529
 SUBDIVISION & LOT # OR PARCEL NUMBER: 59-32-530-057
 RE: Expansion of Development

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

APPLICANTS SIGNATURE: *Stu Goff*

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

Attachment: Back up 18-51 (4090 : SPR #18-51)

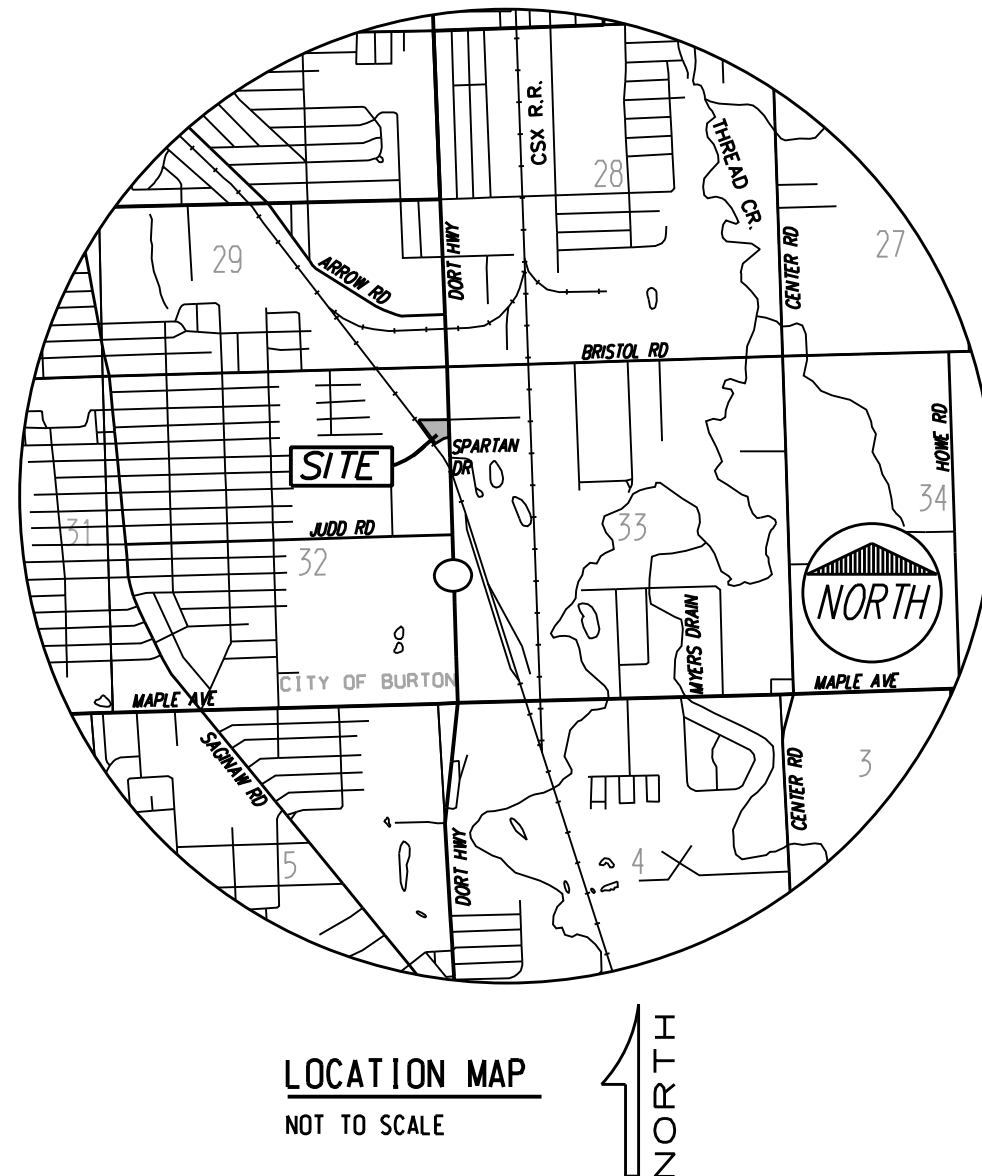
4086 S. DORT HIGHWAY
BURTON, MI 48529

PART OF THE NORTHEAST 1/4 OF SECTION 32
TOWNSHIP 7 NORTH, RANGE 7 EAST
CITY OF BURTON, COUNTY OF GENESEE, STATE OF MICHIGAN

OWNER: STEVE GOFF
TITAN PROPERTIES
9572 SHELBY DRIVE
WHITE LAKE, MI 48386
PHONE: (248) 672-7794
EMAIL: TITANPROPERTIES40@GMAIL.COM

ARCHITECT: JOHN GAZALL, AIA
GAZALL, LEWIS & ASSOCIATES ARCHITECTS
MOTT FOUNDATION BLDG.
502 S. SAGINAW ST., SUITE 100
PHONE: (810)239-4691
EMAIL: JGAZALL@GAZALL-LEWIS.COM

ENGINEER: RUDY QUADERER, PE
GRIGGS QUADERER, INC.
8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
PHONE: (810) 695-0154
EMAIL: RQUADERER@GOINCORP.COM



STANDARD LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING		
STORM SEWER		
SANITARY SEWER		
WATER		
GAS LINE		
ELECTRIC LINE		
TELEPHONE LINE		
MANHOLE		
CATCH BASIN		
FIRE HYDRANT		
GATE VALVE & WELL		
POWER POLE		
LIGHT POLE		
CURB & GUTTER		
FENCE		
DECIDUOUS TREE		
EVERGREEN TREE		
EASEMENT		
WETLAND BOUNDARY		
SIGN		
ASPHALT SURFACE		
CONCRETE SURFACE		
SOIL BORING		
SPOT ELEVATION		
CONTOUR LINE		

AGENCY CONTACT INFORMATION					
AGENCY	SUBMITTAL DATE	STATUS	AGENCY	SUBMITTAL DATE	STATUS
AMBER ABBEY DEPUTY PLANNING OFFICIAL CITY OF BURTON 4093 MAJOR DR. BURTON, MI 48519 PH: 810-742-9230 EXT.3103	10-30-2018	UNDER REVIEW	SOIL EROSION CONTROL GCDC-WWS MARK STEPHENS G-4610 BECHER RD. FLINT, MI 48532 PH: 810-732-7870	-	-
SANITARY GCDC-WWS LYNNETTE MEINZ, PE 4610 BECHER RD. FLINT, MI 48532 PH: 810-732-7870	-	-	GAS/ELEC - CONSUMER'S MARTY FREEMAN PO BOX 408 3201 E. COBUR ST. FLINT, MI 48501 PH: 810-760-3547	-	-
STORM MDOOT DAVISON TSC STEVEN GASSER 9495 E. POTTER RD. DAVISON, MI 48423 PH: 810-653-7470	-	-	ROAD MDOOT DAVISON TSC STEVEN J. GASSER 9495 E. POTTER RD. DAVISON, MI 48423 PH: 810-653-7470	-	-

PROPERTY DESCRIPTION:

LEGAL DESCRIPTION (PARCEL A):
PART OF LOTS 33, 34 AND 35 OF "SUPERVISOR'S PLAT NO. 25", RECORDED IN LIBER 17, PAGE 29 OF PLATS, GENESEE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT 33; THENCE S 04°46'22" E, 217.40 FEET; THENCE S 75°43'44" W, 67.99 FEET; THENCE S 58°10'14" W, 118.84 FEET; THENCE ALONG THE EASTERLY LINE OF LOT 33, 366'18" W, 161.12 FEET; THENCE N 01°05'14" E, 143 FEET; THENCE ALONG THE NORTHERLY LINE OF LOT 33 N 89°12'30" E, 263.44 FEET TO THE POINT OF BEGINNING, CONTAINING 1.45 ACRES OF LAND AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

LEGAL DESCRIPTION (PARCEL B):
 PART OF DITS 33 AND OF SUPERVISOR'S PLAT NO. 25, RECORDED IN LIBER 17, PAGE 247, OF DAVIS COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:
 COMMENCING AT THE NORTHEAST CORNER OF LOT 33; THENCE ALONG THE NORTH LINE OF LOT 33, S 89°12'30" W, 263.44 FEET TO THE POINT OF BEGINNING; THENCE S 01°18'05" E, 162.43 FEET; THENCE ALONG THE EASTERLY LINE OF LOT 24, N 36°13'18" W, 181.33 FEET; THENCE N 00°06'59" W, 14.67 FEET TO THE NORTHWEST CORNER OF LOT 33; THENCE N 89°12'30" E, 103.59 FEET ALONG THE NORTH LINE OF LOT 33 TO THE POINT OF BEGINNING, CONTAINING 0.21 ACRES OF LAND AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

LEGAL DESCRIPTION (PROPOSED 25 FOOT EASEMENT FOR INGRESS/EGRESS):
PART OF LOTS 34 AND 35 OF "SUPERVISOR'S PLAT NO. 25," RECORDED IN LIBER 17, PAGE
29 OF PLATS; BEING COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 33 THENCE S 00°46'22" E .077-40 FEET
TO THE POINT OF BEGINNING; OR CONTINUOUSLY THENCE S 86°13'18" W .20.28
FEET TO THE POINT OF BEGINNING; OR CONTINUOUSLY THENCE S 86°13'18" W .118.84 FEET
THENCE ALONG THE EASTERN LINE OF LOT 24 N 36°13'18" W .162.12 FEET; THENCE N
01°18'05" W .43.67 FEET; THENCE S 36°13'18" E .174.71 FEET; THENCE N 58°10'14"
W .118.84 FEET; THENCE S 86°13'18" W .162.12 FEET; THENCE S 86°13'18" W .20.28
FEET; THENCE N 89°12'30" E .25.00 FEET TO THE POINT OF BEGINNING.

DRAWING INDEX:

●	10-30-2018	C000 – COVER SHEET
●	10-30-2018	C100 – TOPOGRAPHIC SURVEY PLAN
○		C101 – SITE REMOVAL PLAN
○		C200 – SITE LAYOUT PLAN
●	10-30-2018	C300 – SITE GRADING & SOIL EROSION PLAN
●	10-30-2018	C301 – PROPOSED DRAINAGE AREA MAP & STORM WATER CALCULATIONS
●	10-30-2018	C400 – SITE UTILITY PLAN
●	10-30-2018	C500 – SITE LANDSCAPE PLAN
●	10-30-2018	C600 – SITE DETAILS
●	10-30-2018	A1.0 – PRIMARY BUILDING – FIRST FLOOR PLAN
●	10-30-2018	A2.0 – PRIMARY BUILDING – SECOND FLOOR PLAN
●	10-30-2018	A3.0 – PRIMARY BUILDING – EAST & WEST ELEVATIONS
●	10-30-2018	A4.0 – PRIMARY BUILDING – NORTH & SOUTH ELEVATIONS
●	10-30-2018	A5.0 – SECONDARY BUILDING – FLOOR PLANS & ELEVATIONS
○		– SANITARY SEWER DETAILS (COUNTY)
○		– PRESSURE PIPE DETAILS (COUNTY)
○		– GENERAL CONSTRUCTION NOTES (COUNTY)



BENCHMARKS (DATUM: NAVD88)

BM#1: RAIL ROAD SPIKE LOCATED IN SOUTHEAST FACE OF POWER POLE LOCATED AT NORTHEAST
CORNER OF PROPERTY.
ELEVATION: 789.421

GCDC-WWS CONTRACTOR ALERT STATEMENT:

THIS PROJECT HAS BEEN DESIGNED IMPLEMENTING THE LATEST GCDC-WWS DESIGN SPECIFICATIONS (7TH EDITION). CAREFULLY REVIEW THE NOTES, DETAILS, AND DESIGN PRIOR TO SUBMITTING A BID. FULL COMPLIANCE WITH THE STANDARDS WILL BE REQUIRED.

NPDES STATEMENT:

THE OWNER WILL NOT NEED TO OBTAIN AN NPDES STORM WATER DISCHARGE PERMIT FROM THE MDEQ. TOTAL DISTURBED AREA: 1.81 ACRES

TOPOGRAPHIC SURVEY STATEMENT:

THE EXISTING FEATURES SHOWN ON THESE PLANS ARE FROM A TOPOGRAPHIC SURVEY PERFORMED BY MERIDIAN LAND SURVEYING IN JUNE OF 2018.

A circular professional engineer seal for the State of Michigan. The outer ring contains the text "STATE OF MICHIGAN" at the top and "REGISTERED PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The center of the seal contains the text "RUDY J. QUADERER", "ENGINEER", "NO. 38770", and "REGISTERED". A signature is written across the seal, and the word "SEAL" is printed vertically to the right.

[illegible]

DRAWN	DESIGNED	BRZEZINSKI
CHECKED	QUADERER	
FIELD CREW		

GP40 CAMPUS

4086 S. DORT HIGHWAY
CITY OF BURTON, COUNTY OF GENESEE, STATE OF MICHIGAN

COVER SHEET

Griggs Quaderer, Inc.

33308 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
WWW.GQINCORP.COM
PH: (810) 695-0154
FX: (810) 695-0158

**CIVIL ENGINEERING · LAND SURVEYING
SITE PLANNING**



Griggs Quaderer Inc.
Established 2004

JOB NO.: 180905 PHASE: SPA

0000

ALL OF LOT 33 AND PART OF LOTS 34 & 35 OF
SUPERVISORS PLATY NO. 25
CITY OF BURTON, BURTON, MICHIGAN

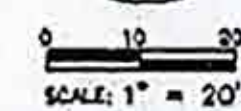


ALTA / ACSM LAND TITLE SURVEY
PROPOSED COMMERCIAL MARJUANA FACILITY
ALL OF LOT 33 AND PART OF LOT 34 + 35 OF
SUPERIMPOSERS PLAT NO. 25
CITY OF BURTON, BURTON, MICHIGAN

MERIDIAN
LAND SURVEYING

(810) 339-6605
www.meridianls.com

300 E FIRST STREET • SUITE 200
CITY OF FLINT • MICHIGAN • 48502



DES M. MARLE
PROPOSITION 3.5.10.20. 4.517

(M) - MEASURED (O) - FROM RECORD
(R) - RECORDED (B) - FROM FOUND
(P) - PLATTED (W) - WORKMENT SET
(C) - SEC. CORNER FOUND (S) - WORKMENT FOUND

 ASPHALT SURFACE
 CONCRETE SURFACE
 GRAVEL SURFACE

~~Rim of Catch Basin East of site in middle of property.
ELEV. = 587.22' (NAVD88)~~

The subject property lies within flood zone "X" as plotted on the Flood Insurance Rate Map, Community Panel No. 26049C 03070, which bears an effective date of September 25, 2009 and, based thereon, except as specifically noted on the survey, no part of the subject property lies within any area designated as "flood prone area," "special flood hazard area" or 100-year flood plain by the Federal Emergency Management Agency.

Zone X - Areas determined to be outside of the 0.2% annual chance floodplain.

2. Surveyor does not guarantee that all utilities are shown or their locations. It is the responsibility of the contractor and developer to contact Miss Dig and any other involved agencies to locate all utilities prior to construction. Removal, relocation and/or replacement is the responsibility of the contractor.

LEGAL DESCRIPTION (PARCEL A):
Part of Lots 33, 34 and 35 of "SUPERVISOR'S PLAT NO. 25",
recorded in Liber 17, Page 29 of plats, Genesee County Records,
being more particularly described as: BEGINNING at the Northeast
corner of Lot 33; thence S 00°46'22" E, 217.40 feet; thence S
75°43'54" W, 67.99 feet; thence S 58°10'14" W, 118.84 feet; thence
along the easterly line of Lot 34, N 36°13'18" W, 162.12 feet; then
N 16°24'05" W, 162.43 feet; thence along the north line of Lot 33 N
89°12'30" E, 263.44 feet to the POINT OF BEGINNING. Containing 1.45
acres of land and subject to easements and restrictions of record, if
any.

LEGAL DESCRIPTION (PARCEL B):
Part of Lots 33 and 34 of "SUPERVISOR'S PLAT NO. 25", recorded in
Liber 17, Page 23 of plats, Genesee County Records, being more
particularly described as: Commencing at the Northeast corner of
Lot 33; thence along the North line of Lot 33, S 89°12'30" W,
263.44 feet to the POINT OF BEGINNING; thence S 01°18'05" E,
162.43 feet; thence along the easterly line of Lot 24, N 83°13'18" W,
162.43 feet; thence S 02°01'00" E, 16.67 feet to the Northeast
corner of Lot 34; thence N 89°12'30" E, 103.50 feet along the north
line of Lot 33 to the POINT OF BEGINNING. Containing 0.21 acres of
land and subject to easements and restrictions of record, if any.

LEGAL DESCRIPTION (PROPOSED 25 FOOT EASEMENT FOR INGRESS/EGRESS):
Part of Lots 34 and 35 of "SUPERVISOR'S PLAT NO. 25", recorded in Liber 17, Page 29 of plats, Genesee County Records, being more particularly described as: COMMENCING at the Northeast corner of Lot 33; thence S 00°46'22" E, 177.40 feet to the POINT OF BEGINNING; thence continuing along said line, S 00°46'22" E, 40.00 feet; thence S 75°43'54" W, 67.99 feet; thence S 58°10'14" W, 118.84 feet; thence along the easterly line of Lot 24 N 36°13'18" W, 162.12 feet; thence N 01°18'05" W, 43.67 feet; thence S 36°13'18" W, 174.77 feet; thence N 58°10'14" E, 99.55 feet; thence N 75°43'54" E, 52.14 feet; thence N 00°46'22" W, 20.28 feet; thence N 69°12'30" E, 25.00 feet to the POINT OF BEGINNING.

PARCEL IS ZONED "M-1" (LIGHT INDUSTRIAL DISTRICT)

"M-1" (LIGHT INDUSTRIAL DISTRICT)
FRONT SETBACK- 35 FEET

FROM: San Francisco

19. In all residential, office through industrial districts, the required front yard setback shall not be used for off-street parking, loading, or unloading, and shall remain open space unoccupied and unobstructed from the ground upward except for landscaping, plant materials, or vehicle access drives, as directed by the Planning Commission. Steps and wooden handicapped ramps shall also be permitted to intrude into required front yard setback space.

SIDE SETBACK- 20 FEET
2 SIDES - 40 FEET
REAR SETBACK - 35 FEET

MINIMUM LOT AREA - N/A
MINIMUM LOT WIDTH - N/A
MAXIMUM BUILDING HEIGHT - 2.5 STORIES (35')
MAXIMUM LOT COVERAGE - 50%

3 WORKING DAYS!
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE)

Surveyor does not guarantee that all utilities are shown or their locations. It is the responsibility of the contractor and developer to contact Miss Dig and any other involved agencies to locate all utilities prior to construction. Removal, relocation and/or replacement is the responsibility of the contractor.

SITE LAYOUT NOTES:

- COORDINATES AND/OR DIMENSIONS SHOWN ON THIS DOCUMENT ARE TO BACK OF CURB, OUTSIDE FACE OF BUILDING FOUNDATIONS, EDGE OF PAVEMENT, CENTER OF STRUCTURE, CENTERLINE OF STRIPING UNLESS NOTED OTHERWISE.
- NO DIMENSIONS SHALL BE SCALED OFF THE DOCUMENTS. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.
- PROVIDE ADEQUATE BARRICADES AT DRIVES, ENTRANCES, EXCAVATIONS AND OTHER OPENINGS TO KEEP OUT UNAUTHORIZED PERSONS AND FOR PUBLIC SAFETY AND TRAFFIC CONTROL. SAFETY PROVISIONS OF APPLICABLE LAWS SHALL BE OBSERVED AT ALL TIMES. BARRICADES LEFT IN PLACE AT NIGHT SHALL BE LIGHTED.
- NO EQUIPMENT OR MATERIAL STORAGE IS PERMITTED WITHIN THE ROAD RIGHT-OF-WAY.
- CONTRACTOR'S MANNER AND METHOD OF INGRESS AND EGRESS WITH RESPECT TO THE PROJECT AREA SHALL IN NO WAY PROHIBIT OR DISTURB NORMAL PEDESTRIAN OR VEHICULAR TRAFFIC IN THE VICINITY AND IS SUBJECT TO REGULATION AND WRITTEN APPROVAL OF APPROPRIATE GOVERNING AGENCIES.
- RESTORE ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES, AND OTHER PUBLIC OR PRIVATE STRUCTURES THAT ARE DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS AND TO THE SATISFACTION OF THOSE HAVING JURISDICTION.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, SLAB AND UNDERBED THICKNESS.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL CONSTRUCTION LAYOUT AND GRADE ELEVATIONS FOR THEIR WORK IN ACCORDANCE WITH DATA SHOWN ON DOCUMENTS.
- VERIFY EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- EXCAVATED AREAS WITHIN PROPOSED BUILDING AND PAVEMENT AREAS SHALL BE BACKFILLED TO FINISHED SUBGRADE ELEVATION WITH STRUCTURAL FILL (MOOT CLASS II SAND). THE SAND SHALL BE COMPACTED IN CONTINUOUS LAYERS NOT EXCEEDING 8 INCH LOOSE LIFTS, COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ANSI/ASTM D 1557 MODIFIED PROCTOR.

LAND USE INFORMATION:

CURRENT ZONING:	M-1 (LIGHT INDUSTRIAL)
PROPOSED ZONING:	M-1 (LIGHT INDUSTRIAL)
CURRENT USE:	COMMERCIAL
PROPOSED USE:	WAREHOUSE/RETAIL
TOTAL SITE AREA:	72,554 SF
TOTAL BUILDING AREA:	19,331 SF
LOT COVERAGE BY BLDG:	26.6%

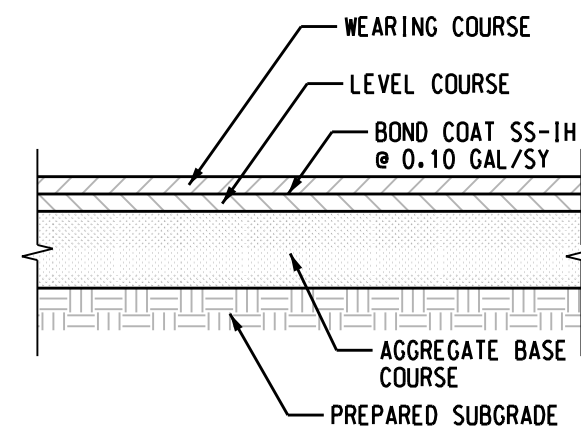
YARD SETBACKS:	BUILDING
FRONT YARD	35LF
SIDE YARD	20LF
REAR YARD	35LF (VARIANCE REQUEST)

MARKING / SIGNAGE LEGEND:

- STOP SIGN (R1-1)
 - 4" SINGLE SOLID LINE, YELLOW
 - 24" WIDE STOP LINE, WHITE
 - ACCESSIBLE SIGN (R7-8)
 - ACCESSIBLE SIGN W/ VAN ACCESSIBLE (R7-8 & R7-8A)
 - NO PARKING - LOADING ZONE (R7-6)
 - NO PARKING - FIRE LANE
- NO PARKING / NO DRIVING AREAS
4" WIDE WHITE PAINT STRIPING
2" ON CENTER @ 45° - REFER TO PAVEMENT MARKING NOTE #2 FOR BARRIER FREE PARKING

PAVEMENT MARKING & SIGNAGE NOTES:

- PARKING STALL WIDTH DIMENSIONS ARE TO CENTERLINE OF STRIPING.
- ALL PAVEMENT MARKINGS SHALL BE 4" WIDE WHITE PAINT STRIPING UNLESS OTHERWISE INDICATED. ALL BARRIER FREE STRIPING SHALL BE COLORED BLUE AND IN ACCORDANCE WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN.
- CONTRACTOR SHALL NOT APPLY TRAFFIC MARKING PAINT ON NEW ASPHALT UNTIL PAVEMENT HAS CURED A MINIMUM OF SEVEN (7) DAYS.
- PAINT SHALL BE APPLIED WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. APPLY IN TWO COATS AT MANUFACTURER'S RECOMMENDED RATES TO PROVIDE MINIMUM 10.0 TO 15.0 MILS NET THICKNESS.
- ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH ALL REQUIREMENTS AS STIPULATED IN THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- NUMBER OF PARKING SPACES (FOR INFORMATION ONLY)



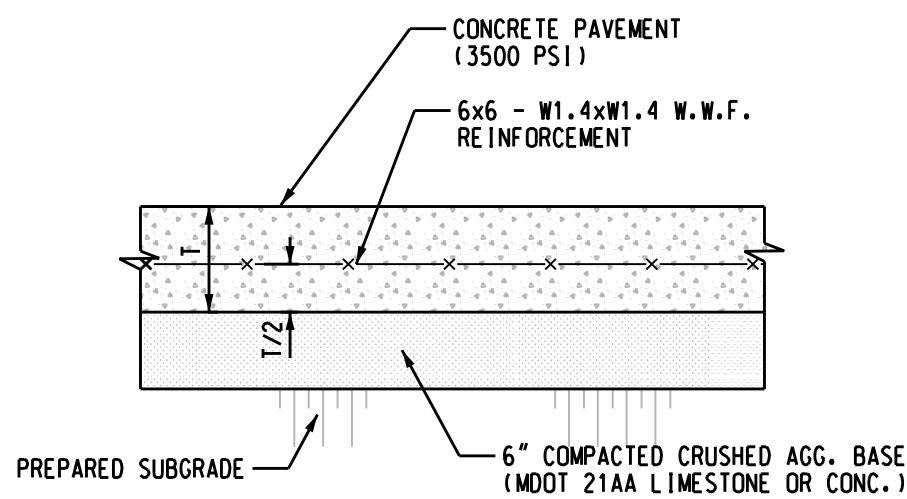
ON-SITE PAVEMENT SECTION

WEARING COURSE - 1.5" MOOT 13A
LEVEL COURSE - 3" MOOT 3C
AGGREGATE BASE - 8" MOOT 21AA CRUSHED LIMESTONE

ROAD R/W PAVEMENT SECTION

WEARING COURSE - 1.5" MOOT 13A
LEVEL COURSE - 1.5" MOOT 13A
ASPH. BASE COURSE - 3" MOOT 11A
AGGREGATE BASE - 6" MOOT 22A
SAND SUB-BASE - 6" MOOT CLASS II

NOTE: AS AN ALTERNATE, CONTRACTOR IS ALLOWED TO SUBSTITUTE MOOT 21AA CRUSHED CONCRETE FOR THE AGGREGATE BASE FOR ON-SITE PAVEMENT SECTION.

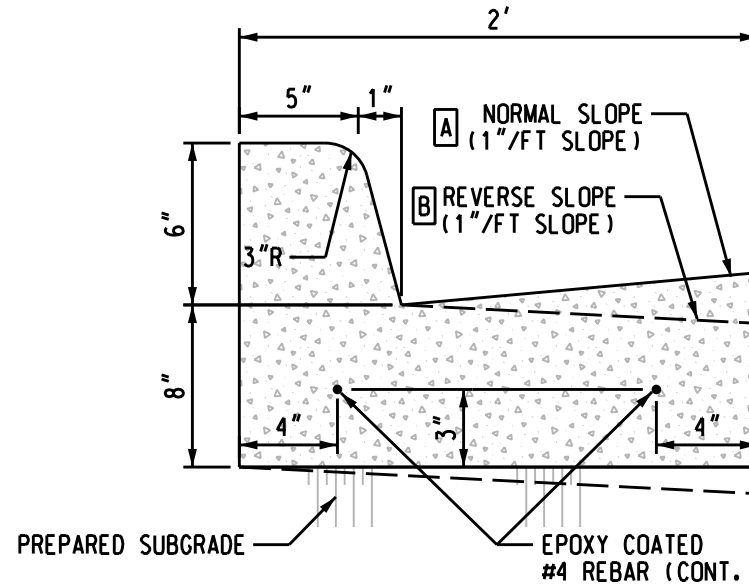


PAVEMENT THICKNESSES (T1):

PAVEMENT 8"
TRASH ENCLOSURE 8"
SIDEWALK 4"

CONCRETE PAVEMENT SECTION

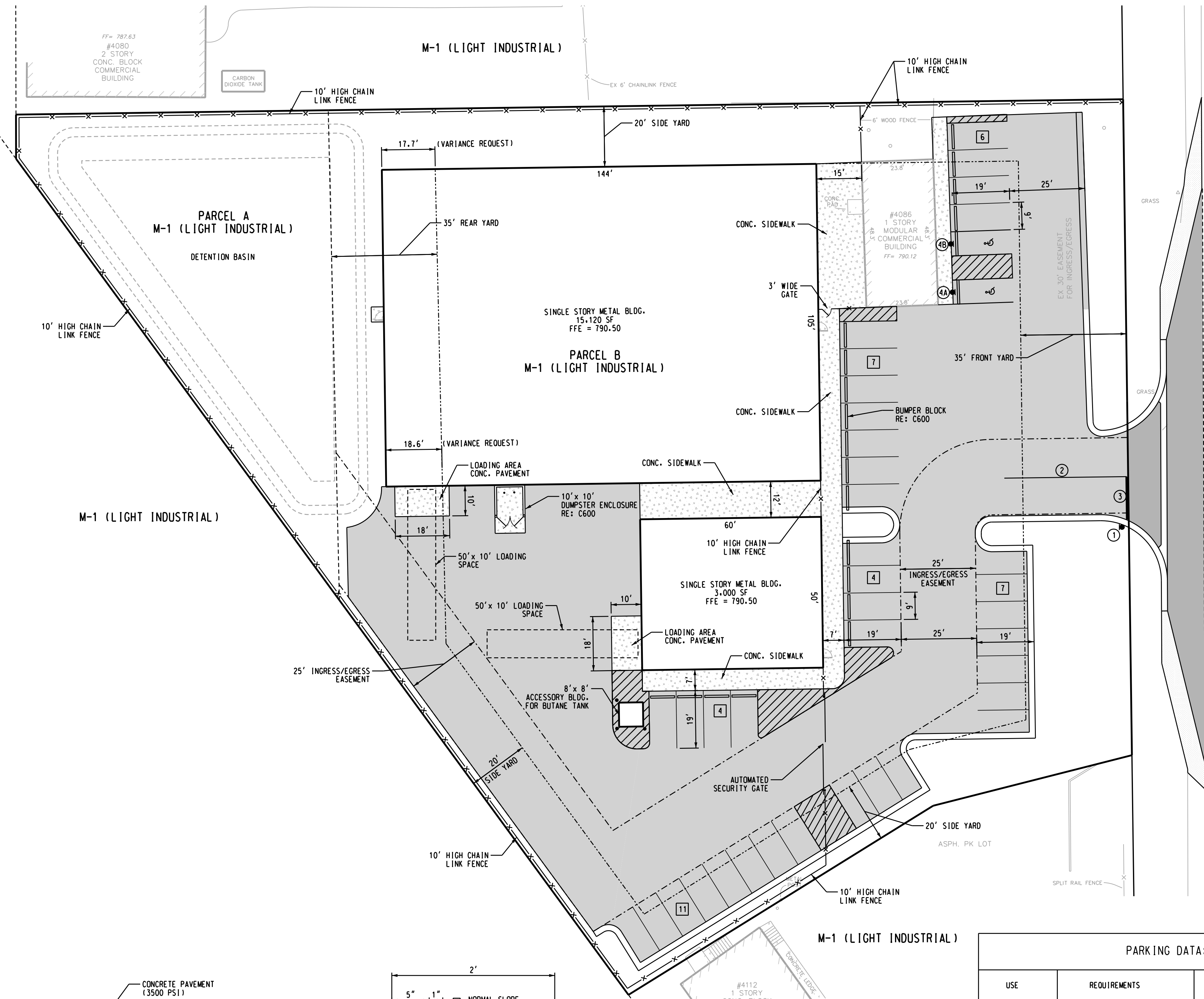
NO SCALE



PROVIDE CONTROL JOINTS AT 10 FEET MAXIMUM SPACING AND DOWELED EXPANSION JOINTS AT 100 FEET MAXIMUM INTERVALS AND AT RADIUS POINTS

CURB & GUTTER DETAIL

NO SCALE ON-SITE ONLY

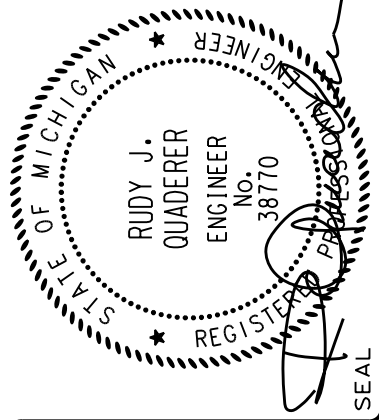
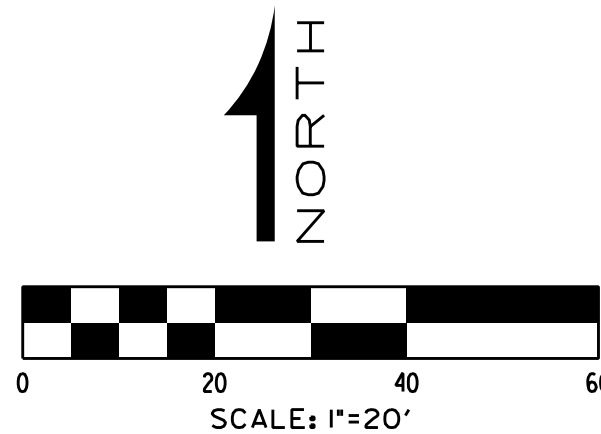


PARKING DATA:

USE	REQUIREMENTS	PARKING REQUIRED	PARKING PROVIDED
RETAIL STORE	1 SPACE/200 SF OF GFA 1,152 SF/200 =	6 SPACES	6 SPACES
WAREHOUSE	5 PLUS 1 SPACE/EMPLOYEE 5 + 20 EMPL. =	25 SPACES	33 SPACES
BARRIER FREE	25 - 50 SPACES	2 SPACES	2 SPACES
TOTAL		31 SPACES	39 SPACES

LEGEND:

- ASPHALT PAVEMENT (ON-SITE RE: C200)
- ASPHALT PAVEMENT (WITHIN ROAD R/W RE: C200)
- CONCRETE PAVEMENT (RE: C200)
- AGGREGATE SHOULDER



NO.	DATE	SUBJECT
10-30-18		TO CITY - SITE PLAN APPROVAL
REVISION OR ISSUE		

DRAWN	DESIGNED	CHECKED	FIELD CREW
	BRZEZINSKI	QUADERER	

GP40 CAMPUS

4086 S. DORT HIGHWAY
CITY OF BURTON, COUNTY OF GENESEE, STATE OF MICHIGAN

SITE LAYOUT PLAN

Griggs Quaderer, Inc.

8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
PH: (810) 695-0154
FX: (810) 695-0158

CIVIL ENGINEERING - LAND SURVEYING
SITE PLANNING

Griggs Quaderer Inc.
Established 2004

PHASE: SPA

JOB NO.: 180905

C200

GRADING NOTES:

- ALL PROPOSED SPOT ELEVATIONS IN PAVED AREAS ARE TO TOP OF PAVEMENT UNLESS NOTED OTHERWISE.
TS = TOP OF SIDEWALK
TP = TOP OF PAVEMENT
- CONTOURS SHOWN ARE FOR REFERENCE ONLY. BASE CONSTRUCTION EFFORTS ON PROPOSED SPOT ELEVATIONS ONLY.
- "BARRIER FREE" PARKING AND SIDEWALK RAMPS SHALL CONFORM IN ALL RESPECTS TO THE MICHIGAN ADA (AMERICANS WITH DISABILITIES ACT) REQUIREMENTS.
- CONTRACTOR SHALL ADJUST ANY UTILITY ELEMENT/STRUCTURE MEANT TO BE FLUSH WITH GRADE (CLEAN OUT, VALVE BOXES, MANHOLES, CATCH BASINS, INLETS, ETC.) WHICH ARE AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT. NO ADDITIONAL COSTS FOR THIS WORK WILL BE ACCEPTED. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FOR ADJUSTMENT AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR CUT AND FILL QUANTITIES. ADDITIONAL COMPENSATION WILL NOT BE ACCEPTED FOR HAULING OF EXCESS AND BORROW MATERIAL TO AND FROM SITE AS WELL AS LABOR COSTS FOR PLACEMENT AND/OR REMOVAL. OFF-SITE BORROW MATERIAL MUST BE CLEAN COMPACTIBLE STRUCTURAL FILL MATERIAL (NO ORGANIC MATERIAL) WHICH WILL BE INSPECTED PRIOR TO USE FOR ON-SITE FILL MATERIAL.
- SITE CONTRACTOR IS RESPONSIBLE TO PROVIDE A STABLE SUBGRADE AT DESIGN ELEVATIONS. ALL PAVED AREAS INCLUDING BUILDING PAD SHALL BE PRODFOLLORED & COMPACTED TO MEET 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ANSI/ASTM D1557.
- CONTRACTOR SHALL STORE SUFFICIENT TOPSOIL MATERIAL ON-SITE FOR RE-USE IN ALL DISTURBED GREEN AREAS AND NEW LANDSCAPE AREAS.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES TO ENSURE NO STANDING WATER. MAINTAIN A MINIMUM SLOPE OF 1.00% IN ALL NEW BITUMINOUS AREAS.

SOIL EROSION CONTROL NOTES:

- THE DEVELOPER IS NOT REQUIRED TO OBTAIN A NPDES STORM WATER DISCHARGE PERMIT THROUGH THE GENESEE COUNTY DRAIN COMMISSIONER, DIVISION OF WATER AND WASTE SERVICES PRIOR TO ANY CONSTRUCTION ACTIVITIES.

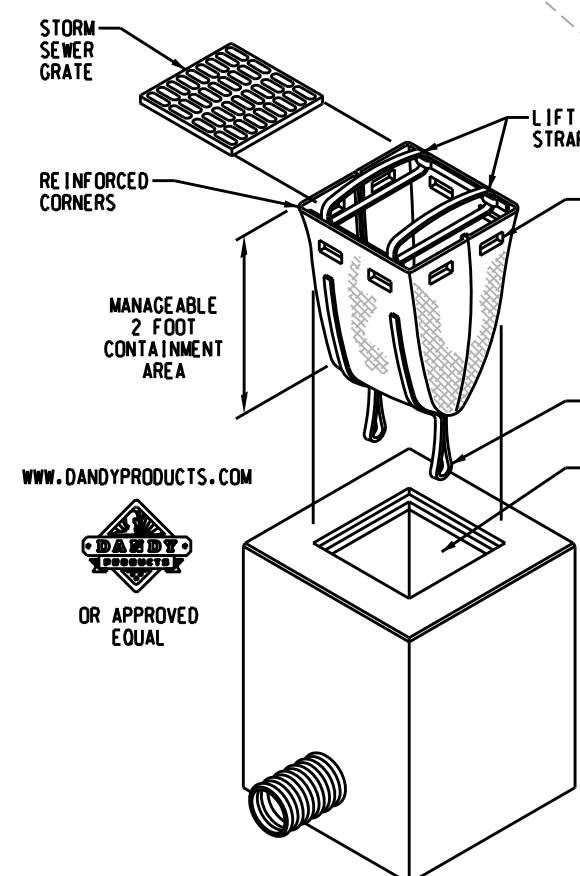
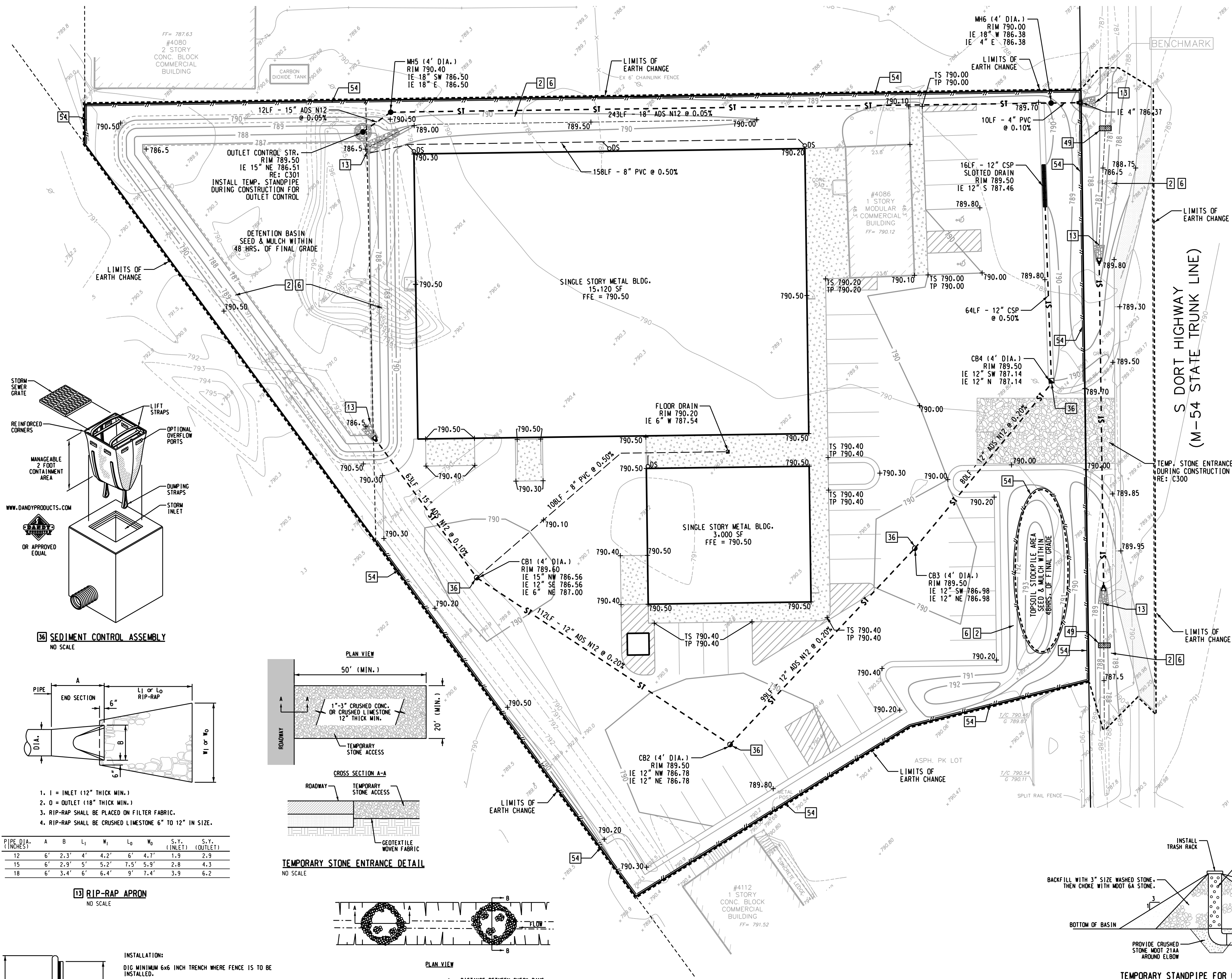
THE DEVELOPER SHALL SUBMIT A DETAILED EROSION CONTROL PLAN AND OBTAIN AND ACT 451 PERMIT INCLUDING PAYMENT OF FEES AND PROVIDING THE NECESSARY BONDS FROM THE GENESEE COUNTY DRAIN COMMISSIONER, DIVISION OF WATER AND WASTE SERVICES, PRIOR TO ANY EARTH CHANGES.
- CONSTRUCTION OPERATIONS SHALL BE SCHEDULED AND PERFORMED SO THAT PREVENTATIVE EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO EXCAVATION AND TEMPORARY STABILIZATION MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING BACKFILLING AND/OR GRADING OPERATIONS.
- THE CONTRACTOR SHALL USE SPECIAL PRECAUTIONS WHEN USING CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.
- SITE CLEANUP WILL BE ACCOMPLISHED IN A MANNER TO INSURE THAT TEMPORARY EROSION CONTROL MEASURES ARE NOT DISTURBED.
- THE PROJECT WILL CONTINUALLY BE INSPECTED FOR SOIL EROSION AND SEDIMENT CONTROL COMPLIANCE. DEFICIENCIES SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 24 HOURS OF NOTIFICATION.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE THROUGH SWALES OR OVERLAND SHEET FLOW OF THE ENTIRE SITE. SOIL SEDIMENT SHALL BE INTERCEPTED AND REMOVED PRIOR TO STORM WATER DISCHARGING FROM LIMITS OF CONSTRUCTION. NO STANDING WATER SHALL BE PERMITTED ONSITE.
- ALL GREEN AREAS DISTURBED SHALL BE PERMANENTLY STABILIZED (TOPSOIL, SEED & MULCH) IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION TO MINIMIZE SOIL EROSION AND THE POTENTIAL OF SEDIMENT LEAVING SITE.

SESC MAINTENANCE SCHEDULE NOTES:

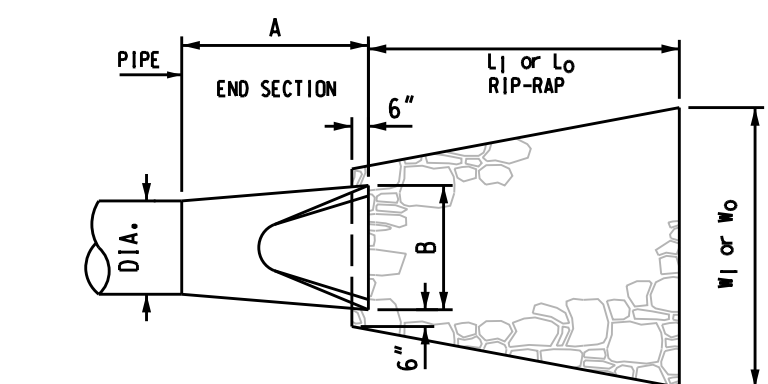
- A CONTRACTOR/INSPECTOR SHALL INSPECT THE SOIL EROSION AND SEDIMENT CONTROL DEVICES ONCE A WEEK AND WITHIN TWENTY-FOUR (24) HOURS OF A PRECIPITATION EVENT WHICH RESULTS IN A STORM WATER DISCHARGE FROM THE SITE. A LOG OF INSPECTION REPORTS SHALL BE MAINTAINED AND ACCESSIBLE IN ACCORDANCE WITH NPDES REQUIREMENTS. IMPLEMENT THE FOLLOWING STEPS IF ANY DAMAGE HAS RESULTED FROM CONSTRUCTION OR PRECIPITATION.
- CONSTRUCTION ACCESS ROADS (CLEAN STONE EXITS) MUST BE MAINTAINED AS NECESSARY. ADD ADDITIONAL STONE WHEN ACCESS ROAD BECOMES INEFFECTIVE DUE TO LOSS OF STONE OR WHEN COVERED WITH MUD.
- SILTATION CONTROL FENCE SHOULD BE TRENCHED IN, BACKFILLED, STAPLED AND STAKED IN ACCORDANCE WITH DETAIL SHOWN ON DOCUMENT AND PER MANUFACTURER'S RECOMMENDATIONS. MAINTENANCE INCLUDES THE REMOVAL OF BUILD-UP SEDIMENT WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE. CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. THE SILT FENCE SHALL ALSO BE REPLACED WITH NEW IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
- INSPECT INLET FILTERS FOR BUILD-UP OF SILT AND OTHER DEBRIS. EXCESSIVE BUILD-UP IS EVIDENT IF GEOTEXTILE/STONE FILTER SYSTEM IS CAUSING FLOODING. MAINTENANCE CONSISTS OF REMOVING ALL SEDIMENT WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL. IF INLET FILTER IS BEYOND THIS LEVEL OF REPAIR, IT MAY BE NECESSARY TO REPLACE BOTH THE STONE AND GEOTEXTILE FILTER FABRIC.
- PREPARE EROSION CONTROL SEEDING ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR/INSPECTOR SHALL INSPECT THE AREA AFTER SEEDING IS COMPLETED. REPAIR AREAS THAT ARE BARE OR NOT MULCHED PROPERLY BY SPOT SEEDING AND/OR RE-MULCHING.
- MAINTAIN DUST CONTROL AT ALL TIMES DURING CONSTRUCTION. SPRINKLING TANK TRUCKS SHALL BE AVAILABLE AT ALL TIMES AND USED ON HAUL ROADS, ON-SITE DISTURBED AREAS, OR OTHER PLACES WHERE DUST BECOMES A PROBLEM AS A RESULT OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL PROMPTLY REMOVE ALL MUD, DIRT AND DEBRIS TRACKED ONTO EXISTING ROADS FROM TRUCK TRAFFIC LEAVING THIS SITE.
- REMOVE SILT DEPOSITS FROM TEMPORARY SEDIMENT TRAPS WHEN TRAP IS HALF FULL. CHECKDAMS (IF APPLICABLE) SHALL BE INSPECTED AFTER EVERY PRECIPITATION EVENT AND CLEANED IF STANDING WATER BEHIND DAMS IS EVIDENT.

SOIL EROSION CONTROL MEASURES:

2	SELECTIVE GRADING & SHAPING	WATER CAN BE DIVERTED TO MINIMIZE EROSION. FLATTER SLOPES EASE EROSION PROBLEMS.
6	SEEDING WITH MULCH AND/OR MATTING	FACILITATES ESTABLISHMENT OF VEGETATIVE COVER. EFFECTIVE FOR DRAINAGEWAYS WITH LOW VELOCITY. EASILY PLACED IN SMALL QUANTITIES BY EXPERIENCED PERSONNEL. SHOULD INCLUDE PREPARED TOPSOIL BED.
13	RIP-RAP/RUBBLE CATCH BASINS	USED WHERE VEGETATION IS NOT EASILY ESTABLISHED. EFFECTIVE FOR HIGH VELOCITIES OR HIGH CONCENTRATIONS. PERMITS RUNOFF TO INFILTRATE SOIL. DISSIPATES ENERGY FLOW AT SYSTEM OUTLETS.
36	CATCH BASIN/DRAIN INLET	COLLECTS HIGH VELOCITY CONCENTRATED RUNOFF. USE FILTER SACK IN INLET.
49	CHECK DAMS	REDUCES FLOW VELOCITY. CATCHES SEDIMENT. CAN BE CONSTRUCTED OF LOGS, STRAW, HAY, ROCK, LUMBER, MASONRY, OR SAND BAGS.
54	SILT FENCE	USES GEOTEXTILE FABRIC AND POSTS OR POLES. EASY TO CONSTRUCT AND LOCATE AS NECESSARY.

**SEDIMENT CONTROL ASSEMBLY**

NO SCALE

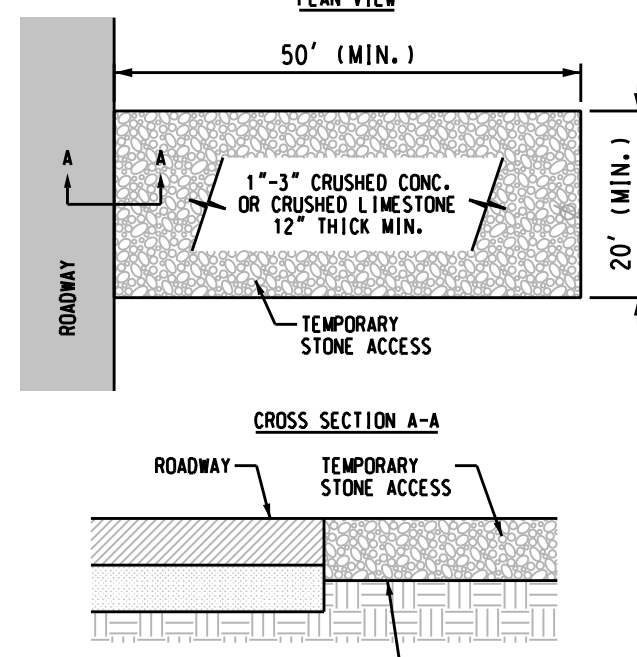


1. I = INLET (12" THICK MIN.)
2. O = OUTLET (18" THICK MIN.)
3. RIP-RAP SHALL BE PLACED ON FILTER FABRIC.
4. RIP-RAP SHALL BE CRUSHED Limestone 6" TO 12" IN SIZE.

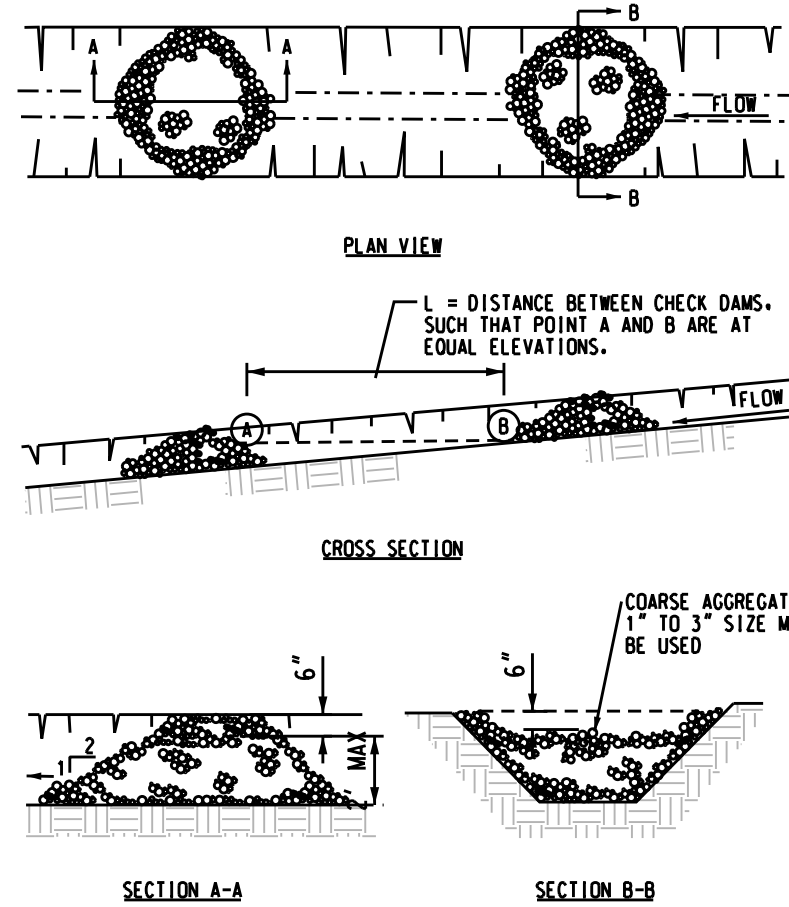
PIPE DIA. (INCHES)	A	B	L ₁	W ₁	L ₂	W ₂	S:1 (INLET)	S:1 (OUTLET)
12	6"	2.3'	4'	4.2'	6'	4.7'	1:9	2:9
15	6"	2.9'	5'	5.2'	7.5'	5.9'	2:8	4:3
18	6"	3.4'	6'	6.4'	9'	7.4'	3:9	6:2

RIP-RAP APRON

NO SCALE

**TEMPORARY STONE ENTRANCE DETAIL**

NO SCALE

**SILTATION CONTROL FENCE**

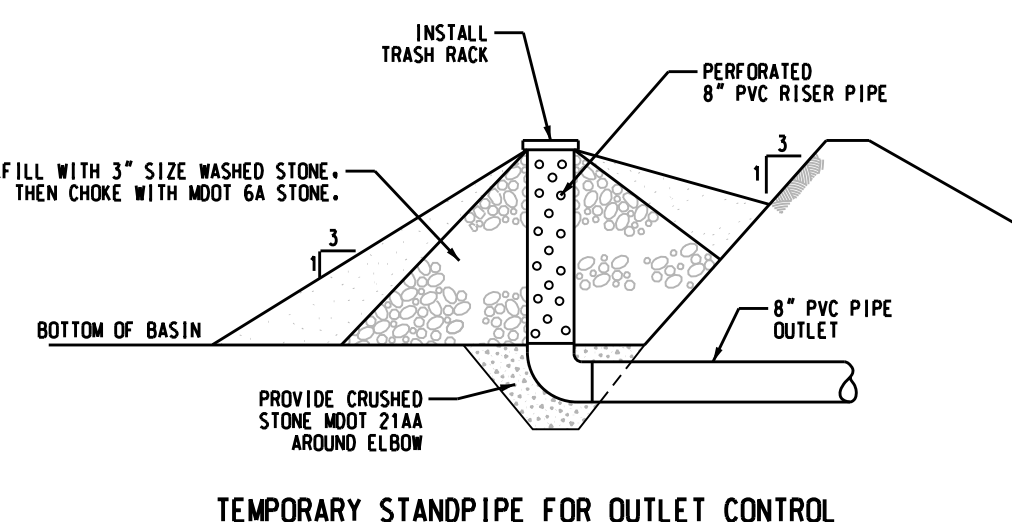
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CHECK DAMS

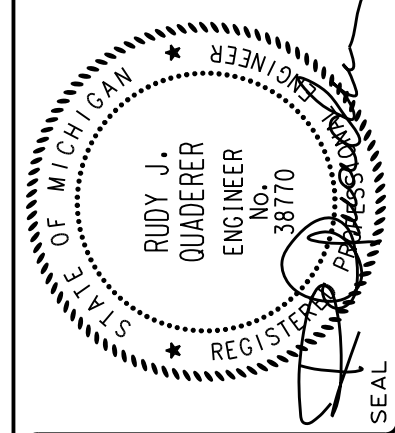
NO SCALE

STORM SEWER NOTES:

- ALL MATERIALS SHALL COMPLY WITH MDOT STANDARD SPECIFICATIONS AND/OR LOCAL GOVERNING AGENCIES.
- STORM SEWER CONVEYANCE:
STORM SEWER PIPE 12" AND LARGER SHALL ADS HP STORM PIPE AND SHALL MEET ASTM F2881. ALL JOINTS SHALL BE BELL & SPIGOT AND SHALL MEET ASTM F288A.
STORM SEWER PIPE 10" AND SMALLER SHALL BE PVC SDR 26 OR AS REQUIRED BY LOCAL GOVERNING AGENCY.
- STORM SEWER STRUCTURES:
REINFORCED CONCRETE IN CONFORMANCE WITH ASTM C478. DEPTH AS INDICATED ON DOCUMENTS. IF MASONRY STRUCTURES ARE ALLOWED, CONCRETE BLOCKS SHALL BE STANDARD 6"x 8"x 12" CURVED UNITS FOLLOWING ASTM C139. CONCRETE BRICK UNITS SHALL BE 2"x 4"x 8" AND FOLLOW ANSI/ASTM C55, GRADE N, TYPE 1.
- FRAME & COVERS:
ALL CATCH BASINS & MANHOLES FRAME & COVERS SHALL BE MANUFACTURED BY EAST JORDAN IRON WORKS (UNLESS ALTERNATE IS APPROVED BY ENGINEER). REFER TO DETAIL SHEET (C600) FOR FRAME & COVER TYPES.
- SAND BACKFILL (MDOT CL-11) COMPACTED TO 95% DENSITY

**TEMPORARY STANDPIPE FOR OUTLET CONTROL**

NO SCALE

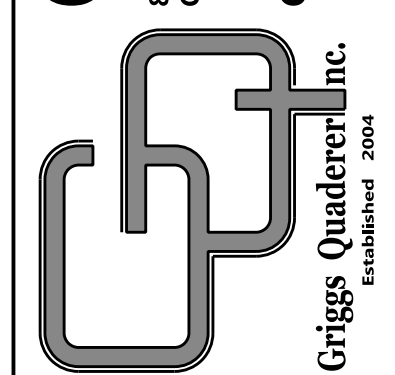


NO.	DATE	REVISION OR ISSUE
10-30-18		TO CITY - SITE PLAN APPROVAL
		SUBJECT

DRAWN	DESIGNED	CHECKED	FIELD CREW
	BRZEZINSKI	QUADERER	

GP40 CAMPUS	
4086 S DORT HIGHWAY	
CITY OF BURTON, COUNTY OF GENESEE, STATE OF MICHIGAN	
SITE GRADING & SOIL EROSION CONTROL PLAN	

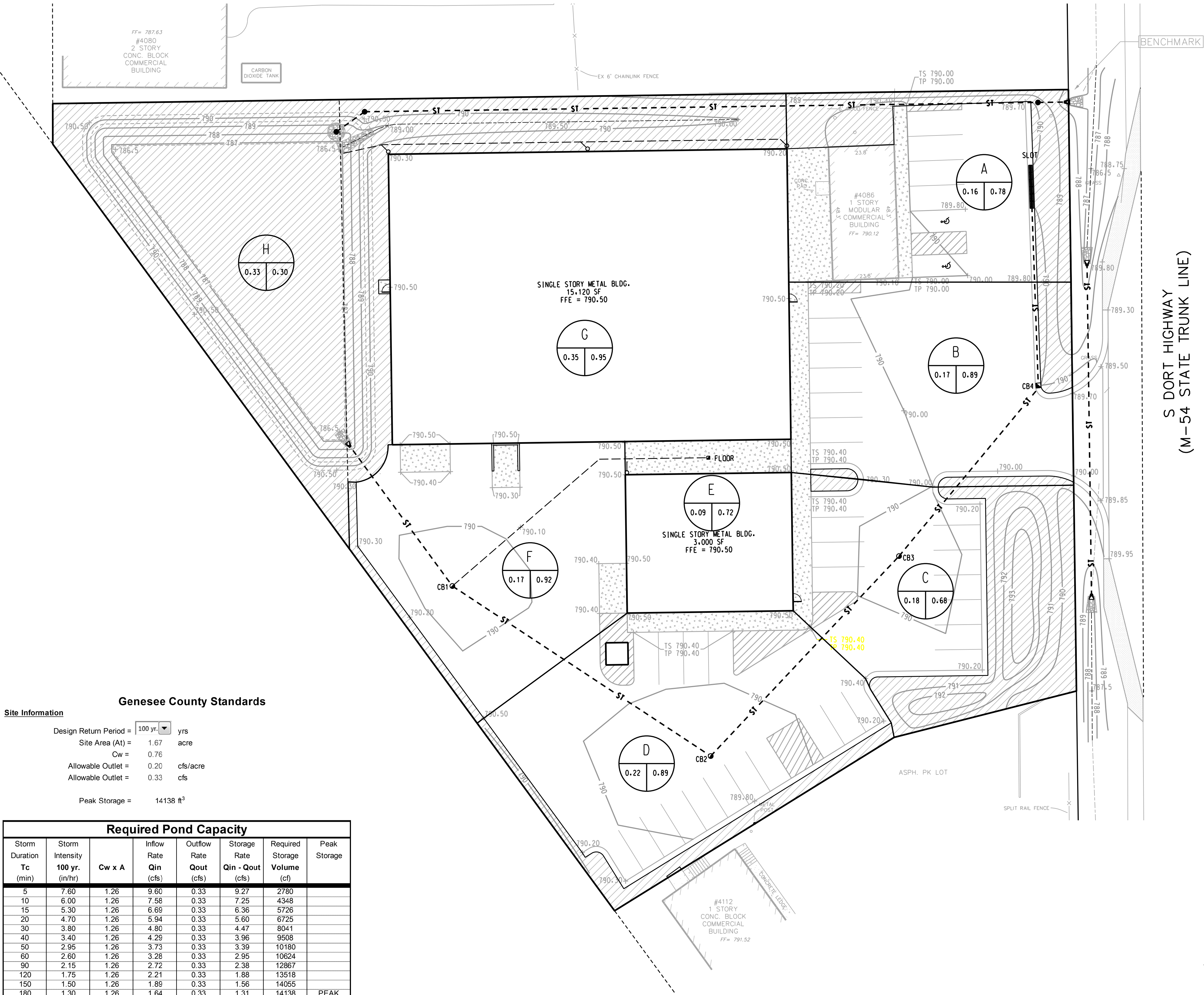
Griggs Quaderer, Inc.
8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48499
PH: (810) 695-0154
FX: (810) 695-0158
WWW.GQINCORP.COM



PHASE:	SPA
JOB NO.:	180905
	C300

Detention Capacity			
Average End Method			
Contour	Area (ft ²)	Volume (ft ³)	Total Volume (ft ³)
786.5	0.0		0
Average	2531.5	1266	
787	5062.9		1266
Average	5575.2	5575	
788	6087.5		6641
Average	6628.1	6628	
789	7168.6		13469
Average	7737.5	7737	
790	8306.3		21206
Average	8601.4	4301	
790.5	8896.4		25507
Total Detention Capacity			25507
Volume @ First Flsuh			2,293
Elevation @ First Flsuh			787.18
Volume @ 10-YR Storm			9,797
Elevation @ 10-YR Storm			788.45
Volume @ 100-YR Storm			14,138
Elevation @ 100-YR Storm			789.09

Site Information		Genesee County Standards	
Design Return Period =	10 yr.		ys
Site Area (At) =	1.67	acre	
Cw =	0.76		
Allowable Outlet =	0.20	cfs/acre	
Allowable Outlet =	0.33	cfs	
Peak Storage =	9797	ft ³	



Site Information		Genesee County Standards	
Design Return Period =	100 yr.		ys
Site Area (At) =	1.67	acre	
Cw =	0.76		
Allowable Outlet =	0.20	cfs/acre	
Allowable Outlet =	0.33	cfs	
Peak Storage =	14138	ft ³	

Required Pond Capacity							
Storm Duration Tc (min)	Storm Intensity 10 yr. (in/hr)	Cw x A	Inflow Rate Qin (cfs)	Outflow Rate Qout (cfs)	Storage Rate Qin - Qout (cfs)	Required Storage Volume (cf)	Peak Storage
5	6.25	1.26	7.89	0.33	7.56	2269	
10	4.75	1.26	6.00	0.33	5.67	3400	
15	4.25	1.26	5.37	0.33	5.04	4532	
20	3.70	1.26	4.67	0.33	4.34	5209	
30	3.05	1.26	3.85	0.33	3.52	6335	
40	2.60	1.26	3.28	0.33	2.95	7083	
50	2.25	1.26	2.84	0.33	2.51	7527	
60	1.95	1.26	2.46	0.33	2.13	7668	
90	1.70	1.26	2.15	0.33	1.81	9797	PEAK
120	1.20	1.26	1.52	0.33	1.18	8516	
150	0.95	1.26	1.20	0.33	0.87	7802	
180	0.80	1.26	1.01	0.33	0.68	7316	
240	0.63	1.26	0.80	0.33	0.46	6663	
300	0.52	1.26	0.66	0.33	0.32	5828	
360	0.44	1.26	0.56	0.33	0.22	4810	
480	0.30	1.26	0.38	0.33	0.05	1320	
600	0.27	1.26	0.34	0.33	0.01	286	
720	0.22	1.26	0.28	0.33	-0.06	-2385	

Required Pond Capacity							
Storm Duration Tc (min)	Storm Intensity 100 yr. (in/hr)	Cw x A	Inflow Rate Qin (cfs)	Outflow Rate Qout (cfs)	Storage Rate Qin - Qout (cfs)	Required Storage Volume (cf)	Peak Storage
5	7.60	1.26	9.60	0.33	9.27	2780	
10	6.00	1.26	7.58	0.33	7.25	4348	
15	5.30	1.26	6.69	0.33	6.36	5726	
20	4.70	1.26	5.94	0.33	5.60	6725	
30	3.80	1.26	4.80	0.33	4.47	8041	
40	3.40	1.26	4.29	0.33	3.96	9508	
50	2.95	1.26	3.73	0.33	3.39	10180	
60	2.60	1.26	3.28	0.33	2.95	10624	
90	2.15	1.26	2.72	0.33	2.38	12867	
120	1.75	1.26	2.21	0.33	1.88	13518	
150	1.50	1.26	1.89	0.33	1.56	14055	
180	1.30	1.26	1.64	0.33	1.31	14138	PEAK
240	0.94	1.26	1.19	0.33	0.85	12302	
300	0.72	1.26	0.91	0.33	0.58	10375	
360	0.63	1.26	0.80	0.33	0.46	9994	
480	0.50	1.26	0.63	0.33	0.30	8596	
600	0.43	1.26	0.54	0.33	0.21	7562	
720	0.35	1.26	0.44	0.33	0.11	4709	

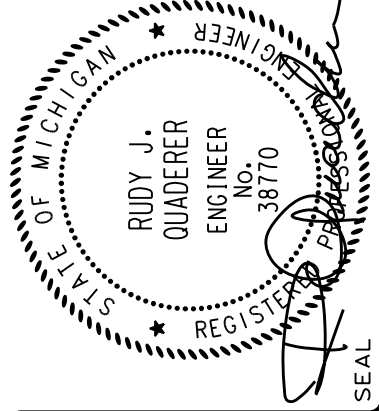
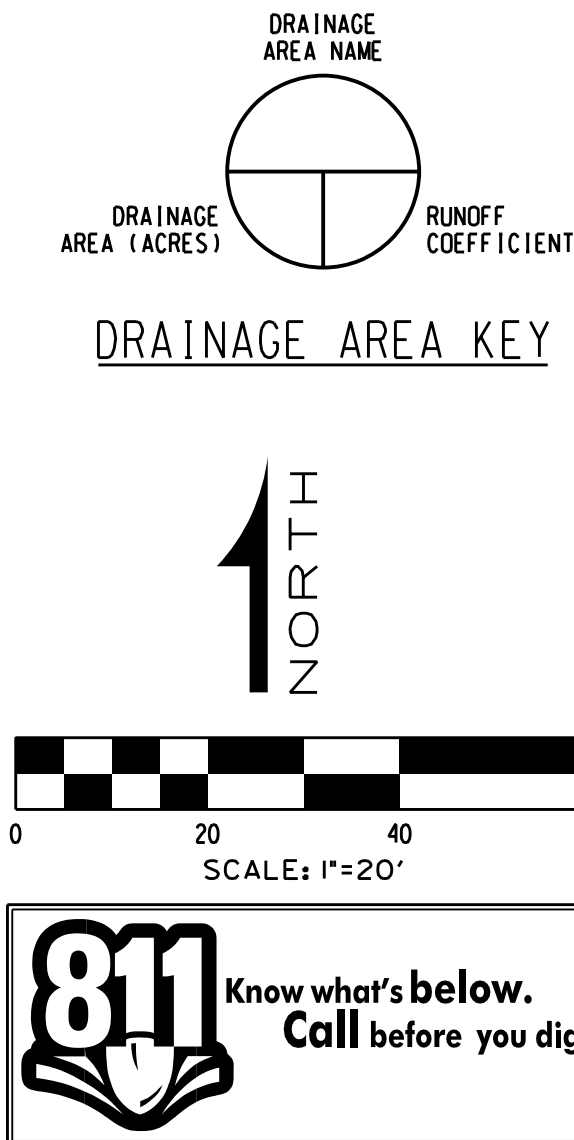
Runoff Coefficient Calculations													
Drainage Area	Pervious			Impervious			Roof Top			Runoff			Drainage Area
	Area (ft²)	Area (Acre)	C	Area (ft²)	Area (Acre)	C	Area (ft²)	Area (Acre)	C	Area (ft²)	Area (Acre)	C	
A	1881.7	0.04	0.30	3998.4	0.09	0.95	1147.0	0.03	0.95	7027.1	0.16	0.78	A
B	668.4	0.02	0.30	6732.0	0.15	0.95	0.0	0.00	0.95	7400.4	0.17	0.89	B
C	3272.2	0.08	0.30	4563.4	0.10	0.95	0.0	0.00	0.95	7835.6	0.18	0.68	C
D	915.0	0.02	0.30	8751.2	0.20	0.95	0.0	0.00	0.95	9666.2	0.22	0.89	D
E	0.0	0.00	0.30	720.4	0.02	0.95	3000.0	0.07	0.95	3720.4	0.09	0.95	E
F	302.0	0.01	0.30	7136.9	0.16	0.95	0.0	0.00	0.95	7438.9	0.17	0.92	F
G	0.0	0.00	0.30	0.0	0.00	0.95	15119.1	0.35	0.95	15119.1	0.35	0.95	G
H	14343.6	0.33	0.30	0.0	0.00	0.95	0.0	0.00	0.95	14343.6	0.33	0.30	H
Total	21382.9	0.49	0.30	31902.3	0.73	0.95	19266.1	0.44	0.95	72551.3	1.67	0.76	Total

First Flush Storage

First flush volume is defined as the first 1/2 inch of runoff from the site

Site Information

Site Area (A) = 1.67 acre
Cw = 0.76
First Flush Height (H_{ff}) = 0.50 inch
First Flush Volume (V_{ff}) = 2293 ft³
 $V_{ff} = A \cdot H_{ff} \cdot C_w$



DESIGNED	BRZEZINSKI	NO.	10-30-18	TO CITY - SITE PLAN APPROVAL
CHECKED	QUADERER	DATE		SUBJECT
FIELD CREW		REVISION OR ISSUE		

DRAWN	
DESIGNED	BRZEZINSKI
CHECKED	QUADERER
FIELD CREW	

GP40 CAMPUS

4086 S DORT HIGHWAY
CITY OF BURTON, COUNTY OF GENESEE, STATE OF MICHIGAN

DRAINAGE AREA MAP & STORM SEWER CALCULATIONS

Griggs Quaderer, Inc.
8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
PH: (810) 695-0154
FX: (810) 695-0158
WWW.GQINCORP.COM

CIVIL ENGINEERING - LAND SURVEYING
SITE PLANNING

JOB NO.: 180905

PHASE: SPA

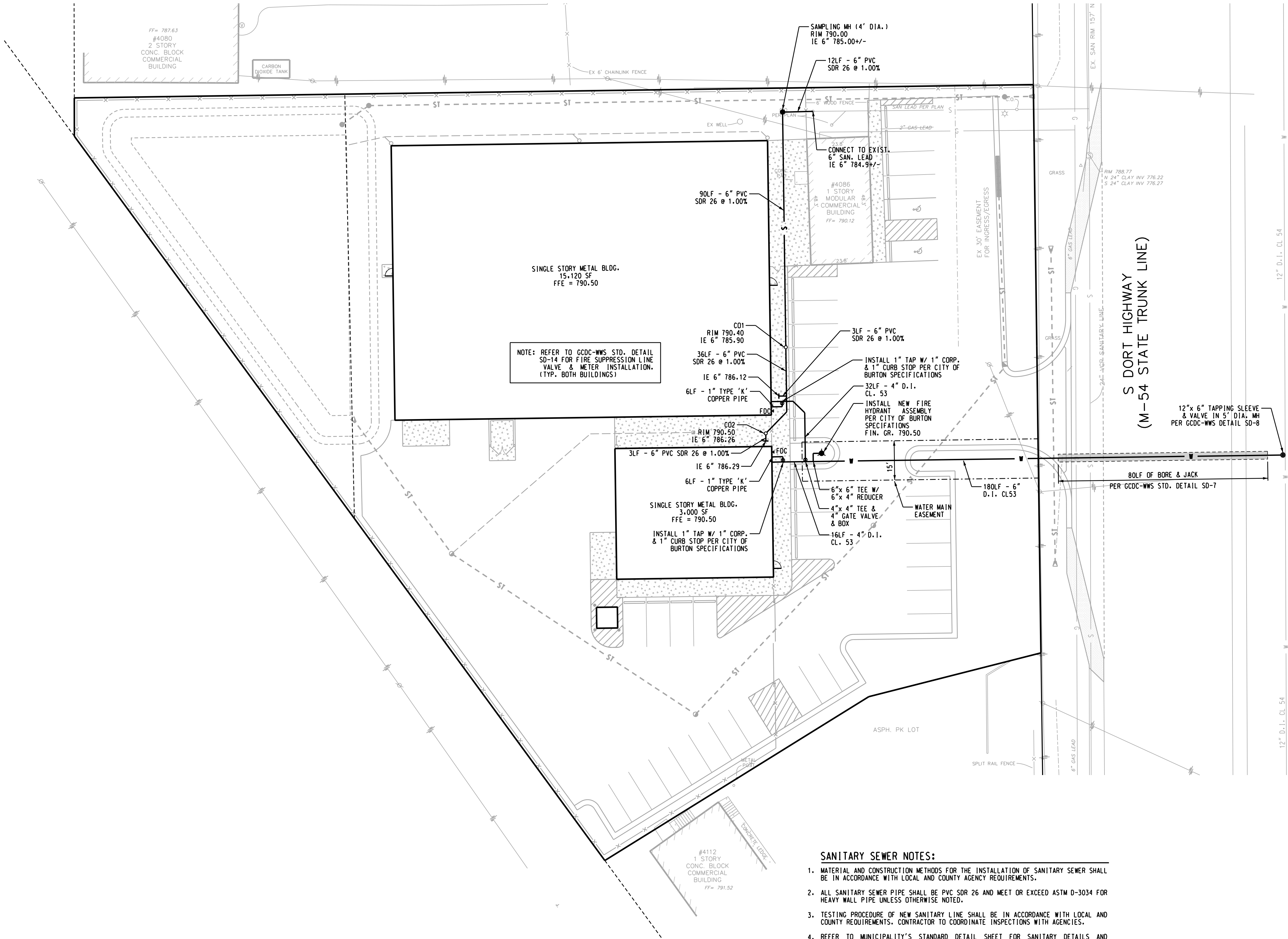
C301

10 STANDARD NOTES (7th EDITION):

- 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.
- WATERMAIN LOOPING: ALL PUBLIC WATERMANS SHALL BE LOOPED WHENEVER POSSIBLE. THE PIPE SIZING SHALL BE APPROVED BY GCDC-WWS.
- 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.
- 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.
- 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 OR FLOODWAY, AS REQUIRED UNDER PA 451. EVIDENCE OF THIS PERMIT MAY BE REQUIRED PRIOR TO PLAN APPROVAL BY GCDC-WWS.
- 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.
- GENESSEE 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, AN S-PERMIT ISSUED, AND APPROVAL FROM THE MDEQ PRIOR TO BEGINNING OF CONSTRUCTION.
- GENESSEE COUNTY ROAD COMMISSION PERMIT: THE DEVELOPER SHALL OBTAIN A PERMIT FROM THE GENESSEE COUNTY ROAD COMMISSION TO PERFORM WORK WITHIN THE GENESSEE COUNTY ROAD COMMISSION RIGHT-OF-WAY. ALL FEES FOR THE PERMIT, BONDS AND INSURANCES ARE THE RESPONSIBILITY OF THE DEVELOPER.
- 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.
- STATE CONSTRUCTION PERMITS: THE SANITARY SEWER AND WATERMAIN CONSTRUCTION PERMIT APPLICATION FROM THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ) SHALL BE SUBMITTED TO THE MDEQ AFTER RECEIVING APPROVAL FROM GCDC-WWS. CONSTRUCTION SHALL NOT BEGIN UNTIL THESE STATE PERMITS ARE ISSUED.

GENERAL UTILITY NOTES:

- ALL WORKMANSHIP AND MATERIALS FOR WATER MAIN, SANITARY, AND STORM SEWER SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF ALL LOCAL GOVERNING AGENCIES HAVING JURISDICTION. IN CASE OF DISCREPANCIES, THE CONTRACTOR SHALL COORDINATE WITH THE AGENCIES TO RESOLVE THESE ISSUES.
- CONTRACTOR SHALL CONTACT "MISS DIG" (811) FOR LOCATION OF EXISTING UTILITIES WITHIN THE WORK AREA THREE (3) WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND STABILIZING (IF REQUIRED) ALL TRENCH EXCAVATIONS ON PLANS AND TO ACHIEVE REQUIRED COMPACTION OPERATIONS AS INDICATED IN THE PROJECT SPECIFICATIONS OR ON THESE DOCUMENTS. DEWATERING, IF DETERMINED NECESSARY BY THE CONTRACTOR, WILL BE CONSIDERED INCIDENTAL TO THE INSTALLATION COST OF UTILITIES OR STRUCTURES.
- UTILITY SERVICE LEADS SHALL END 5 FEET FROM THE BUILDING UNLESS NOTED OTHERWISE. COORDINATE WITH BUILDING CONTRACTOR (IF NECESSARY).
- PROTECT AND MAINTAIN 18 INCH CLEARANCE AT ALL UTILITY CROSSINGS.
- REFER TO TRENCH DETAIL(S) SHOWN ON THESE DOCUMENTS FOR BEDDING AND BACKFILL MATERIAL REQUIREMENTS.
- TRENCH EXCAVATIONS SHALL BE COMPACTED IN CONTINUOUS LAYERS NOT EXCEEDING 8 INCH LOOSE LIFTS, COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ANSI/ASTM D 1557 MODIFIED PROCTOR.
- ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS, ELECTRIC, AND TELEPHONE WITH THE APPROPRIATE UTILITY COMPANIES.
- TESTING PROCEDURES FOR SANITARY AND WATER MAIN SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH ALL GOVERNING AGENCIES AND HAVE INSPECTORS PRESENT DURING THE TESTING PROCEDURES. ALL TESTING MUST BE APPROVED BY ALL GOVERNING AGENCIES PRIOR TO CONNECTION INTO EXISTING UTILITIES.
- CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER.
- CONTRACTOR SHALL ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH NEW GRADE (CLEAN OUT, VALVE BOXES, MANHOLES, CATCH BASINS, INLETS, ETC.) THAT ARE AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FOR ADJUSTMENT AT THE CONTRACTOR'S EXPENSE (IF APPLICABLE).
- THE CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED BY FEDERAL, STATE, LOCAL, OR PRIVATE AGENCIES AND PAY ALL CHARGES FOR INSPECTION AND TESTING.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL CONSTRUCTION LAYOUT AND GRADE ELEVATIONS FOR THEIR WORK IN ACCORDANCE WITH DATA SHOWN ON THESE DOCUMENTS.
- THE CONTRACTOR SHALL CONTROL NOISE AND LIMIT WORKING HOURS TO TIMES AS ESTABLISHED BY THE LOCAL MUNICIPALITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN-UP OF WORK AREA AT COMPLETION OF THE PROJECT AND LEAVE THE SITE IN AN ACCEPTABLE CONDITION AS DETERMINED BY THE ENGINEER/INSPECTOR AND/OR OWNER.

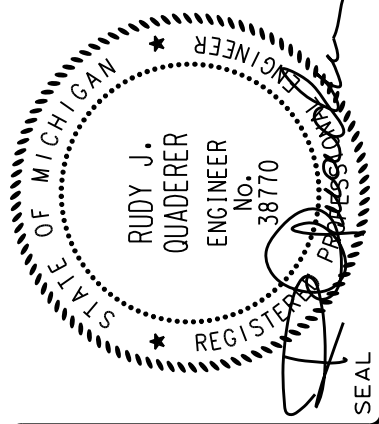
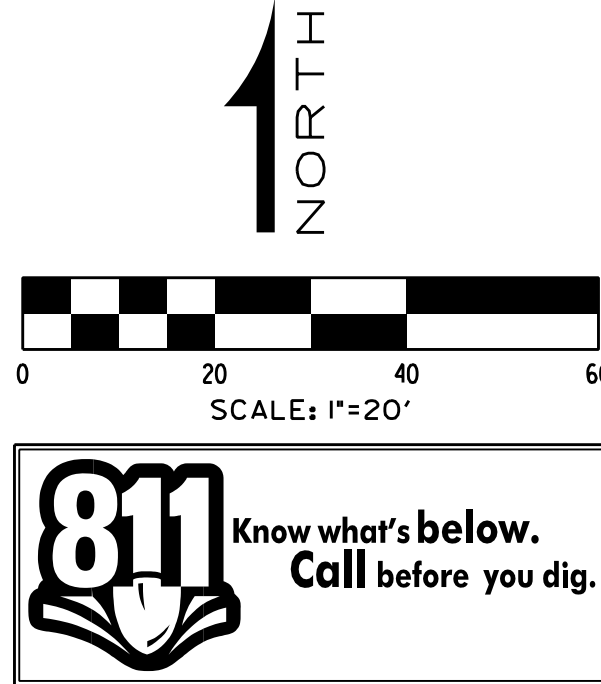


SANITARY SEWER NOTES:

- MATERIAL AND CONSTRUCTION METHODS FOR THE INSTALLATION OF SANITARY SEWER SHALL BE IN ACCORDANCE WITH LOCAL AND COUNTY AGENCY REQUIREMENTS.
- ALL SANITARY SEWER PIPE SHALL BE PVC SDR 26 AND MEET OR EXCEED ASTM D-3034 FOR HEAVY WALL PIPE UNLESS OTHERWISE NOTED.
- TESTING PROCEDURE OF NEW SANITARY LINE SHALL BE IN ACCORDANCE WITH LOCAL AND COUNTY REQUIREMENTS. CONTRACTOR TO COORDINATE INSPECTIONS WITH AGENCIES.
- REFER TO MUNICIPALITY'S STANDARD DETAIL SHEET FOR SANITARY DETAILS AND STANDARD NOTES.

WATER MAIN NOTES:

- INSTALL WATER MAIN WITH A MINIMUM OF 5.5' OF COVER.
- PROVIDE A MINIMUM OF 18" OF VERTICAL SEPARATION AND 10' OF HORIZONTAL SEPARATION BETWEEN WATERMAIN AND ALL SANITARY AND STORM SEWERS.
- PROVIDE THRUST BLOCKS AT ALL WATER MAIN BENDS, PLUGS, AND TEES PER GENESSEE COUNTY WWS STANDARDS.
- ALL WATER MAIN MATERIALS SHALL CONFORM TO GENESSEE COUNTY WWS STANDARD SPECIFICATIONS. NO SECOND HAND OR SALVAGED MATERIALS SHALL BE PERMITTED. - 12" AND LARGER WATER MAIN PIPE SHALL BE DUCTILE IRON CLASS 54 CONFORMING TO ANSI/AWWA A21.51 / C151 - 4" TO 10" WATER MAIN PIPE SHALL BE DUCTILE IRON CLASS 53 CONFORMING TO ANSI/AWWA A21.51 / C151 - 2" AND SMALLER WATER LEAD PIPE SHALL BE TYPE 'K' COPPER.
- THE WATER MAIN SHALL BE TESTED IN ACCORDANCE WITH LOCAL AND/OR COUNTY REQUIREMENTS. THE INSPECTOR OF THE MUNICIPALITY SHALL BE PRESENT DURING THE TESTING PROCEDURE. CONTRACTOR SHALL COORDINATE INSPECTIONS WITH AGENCIES.



DESIGNED	BREZINSKI	CHECKED	QUADERER	FIELD CREW
NO.	DATE	10-30-18	TO CITY - SITE PLAN APPROVAL	SUBJECT
REVISION OR ISSUE				

DRAWN	BREZINSKI
DESIGNED	BREZINSKI
CHECKED	QUADERER
FIELD CREW	

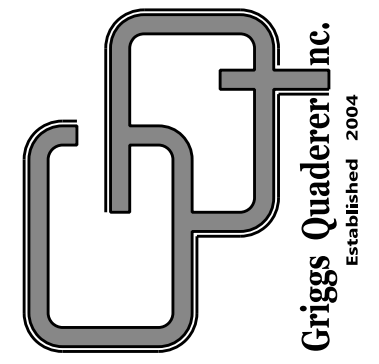
GP40 CAMPUS

4086 S DORT HIGHWAY
CITY OF BURTON, COUNTY OF GENESSEE, STATE OF MICHIGAN

SITE UTILITY PLAN

Griggs Quaderer, Inc.

8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48409
PH: (810) 695-0154
FX: (810) 695-0158



JOB NO.: 180905

PHASE: SPA

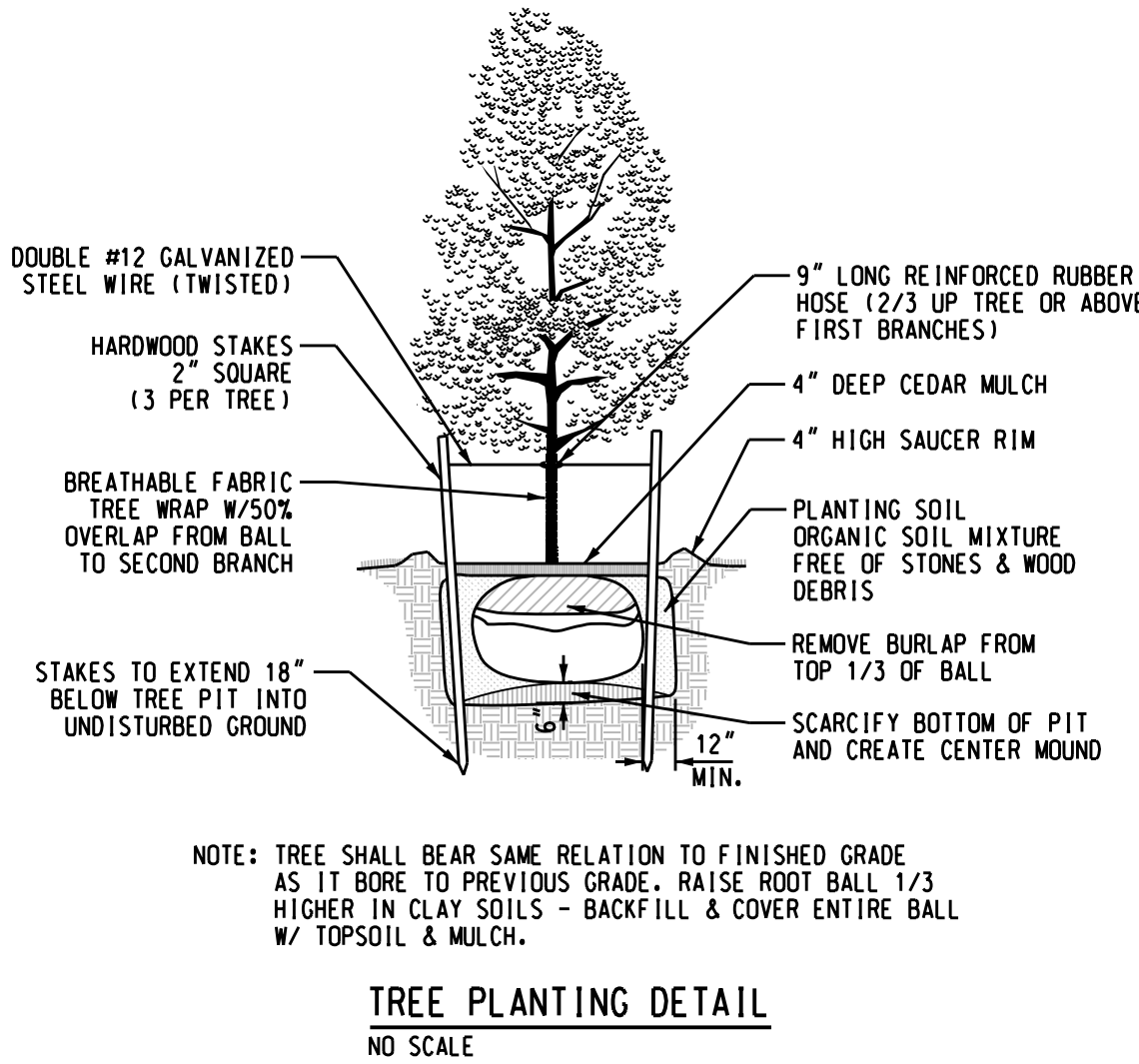
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LANDSCAPING NOTES:

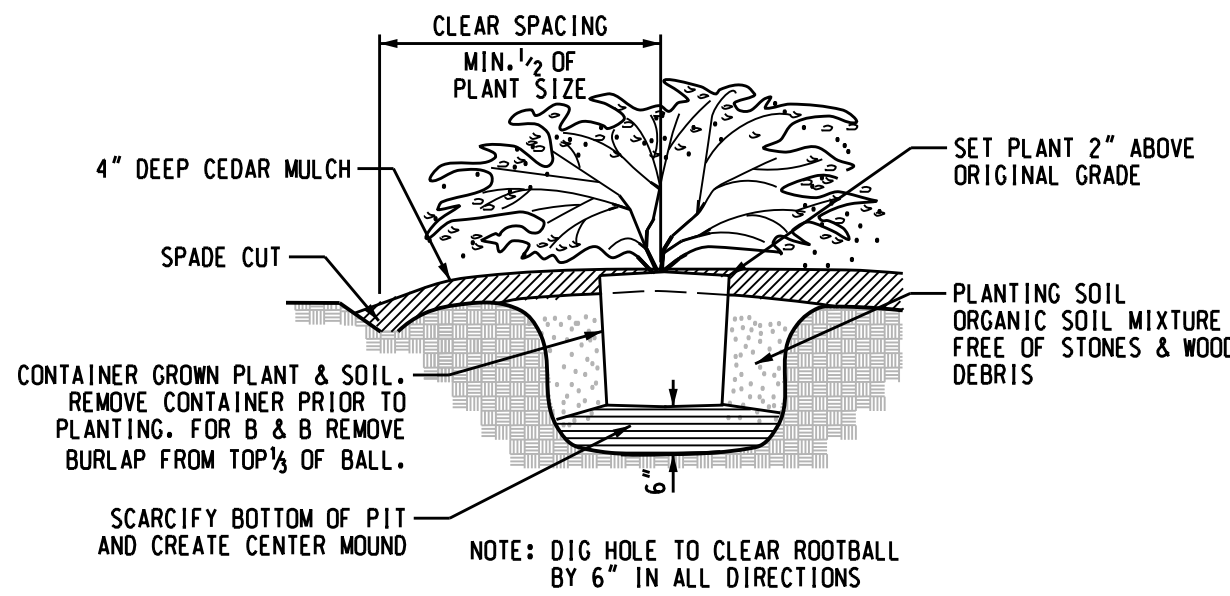
1. INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS LATEST EDITION.
2. PRIOR TO BEGIN OF LANDSCAPE WORK, CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES. CONTRACTOR SHALL CONTACT MISS DIG (811) FOR LOCATIONS OF ALL PRIVATE UTILITIES. ANY DAMAGE OR INTERRUPTIONS OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE WORK CONDITIONS TO OWNER PRIOR TO COMMENCING WORK.
3. NUMERICAL VALUE OF PLANT MATERIAL SHOWN SHALL TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY AND REPORT ANY DISCREPANCIES WITH LANDSCAPE ARCHITECT.
4. SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY THE MUNICIPALITY AND/OR GOVERNING AGENCY PRIOR TO COMMENCING.
5. NEW LANDSCAPE BEDS WITHIN PREVIOUS BUILDING AND PAVEMENT AREAS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS TO A MINIMUM DEPTH OF 24" AND BACKFILLED WITH GOOD MEDIUM TEXTURED ORGANIC PLANTING SOIL FREE OF ROCKS LARGER THAN 1".
6. PROTECT EXISTING TREES TO REMAIN WITH TEMPORARY FENCING PLACED AT THE DRIP LINE. NO GROUND DISTURBANCE OR STORAGE OF MATERIAL SHALL OCCUR WITHIN THE DRIP LINE LIMITS.
7. COORDINATE PLACEMENT OF PLANTS WITH UNDERGROUND UTILITY LOCATIONS. MAKE ADJUSTMENTS AS REQUIRED TO AVOID PLANTING OVER THE UTILITIES. DO NOT PLANT SHADE OR EVERGREEN TREES BELOW OVERHEAD WIRES. IF CONFLICT OCCURS, CONTACT LANDSCAPE ARCHITECT TO ADJUST LOCATION OF TREES.
8. BACKFILL ISLANDS FROM SUBGRADE TO THE TOP OF CURB WITH ON-SITE TOPSOIL UNLESS OTHERWISE NOTED ON PLAN. FINISHED GRADE IN CENTER OF ISLAND SHALL BE 4" TO 6" HIGHER THAN TOP OF CURB TO PROVIDE POSITIVE DRAINAGE TO PERIMETER OF CURB ISLAND.
9. PLACE 4" THICK BY 4' DIAMETER SHREDDED CEDAR OR CYPRESS BARK MULCH RING AT THE BASE OF ALL NEW TREES IN LAWN AREA. CUT LAWN AREA IN A SMOOTH UNIFORM CIRCULAR LINE.
10. ALL GREEN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WITH SIDE SLOPES 3:1 AND LESS, SHALL BE GRADED AND TOPPED WITH MINIMUM 4" DEEP TOPSOIL AND SEEDED & MULCHED. REFER TO PLAN FOR SEED MIXTURE AND APPLICATION RATE.
11. ALL EXISTING TREES AND SHRUBS NOTED TO REMAIN SHALL BE PROPERLY PRUNED, TRIMMED, THINNED AND SHAPED BY A QUALIFIED NURSERYMAN OR ARBORIST. ALL DEAD LIMBS AND BRANCHES SHALL BE REMOVED FROM SITE.
12. UNLESS NOTED OTHERWISE, LANDSCAPE BEDS ADJACENT TO LAWN AREAS SHALL RECEIVE LANDSCAPE EDGING AS DETAILED ON PLAN.
13. ALL LANDSCAPING SHALL BE COMPLETED WITHIN 6 MONTHS OF COMPLETION OF BUILDING.
14. ALL STAKING MATERIALS AND WRAPPING SHALL BE REMOVED OFF SITE WITHIN ONE YEAR AFTER INSTALLATION.
15. LANDSCAPING ITEMS SHALL NOT INTERFERE WITH THE CLEAR VISION AREAS. TREES WITHIN PARKING LOT ISLANDS SHALL HAVE A CLEAR VIEW OF 4'-6" MINIMUM TO THE FIRST BRANCH AT MATURITY.
16. ALL PLANT MATERIALS INCLUDING LAWN AREAS SHALL BE WATERED, FERTILIZED, TRIMMED, MOWED AND GENERALLY MAINTAINED BY THE CONTRACTOR IN A HEALTHY GROWING CONDITION FOR A PERIOD OF 30 DAYS AFTER FINAL COMPLETION AND AFTER LAWN IS CUT FOR FIRST TIME. CONTRACTOR SHALL SUBMIT A ONE (1) YEAR WARRANTY FROM COMPLETION DATE AND BE RESPONSIBLE TO REPLACE ANY DISEASED OR DEAD PLANT MATERIAL WITHIN THAT PERIOD OF TIME WITHOUT ANY COST TO THE OWNER.
17.  CEDAR MULCH - REFER TO DETAILS BELOW

TREE SCHEDULE				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
AJ	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2.5" CAL	2
AS	ACER SACCHARUM 'COMMEMORATION'	COMMEMORATION SUGAR MAPLE	2.5" CAL	2
CA	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5" CAL	2
PG	PICEA GLAUCA	WHITE SPRUCE	6'-8" HT	3
PP	PICEA PUNGENS	COLORADO SPRUCE	6'-8" HT	4
PR	PYRUS CALLARYANA 'REDSPIRE'	REDSPIRE PEAR	2.5" CAL	2

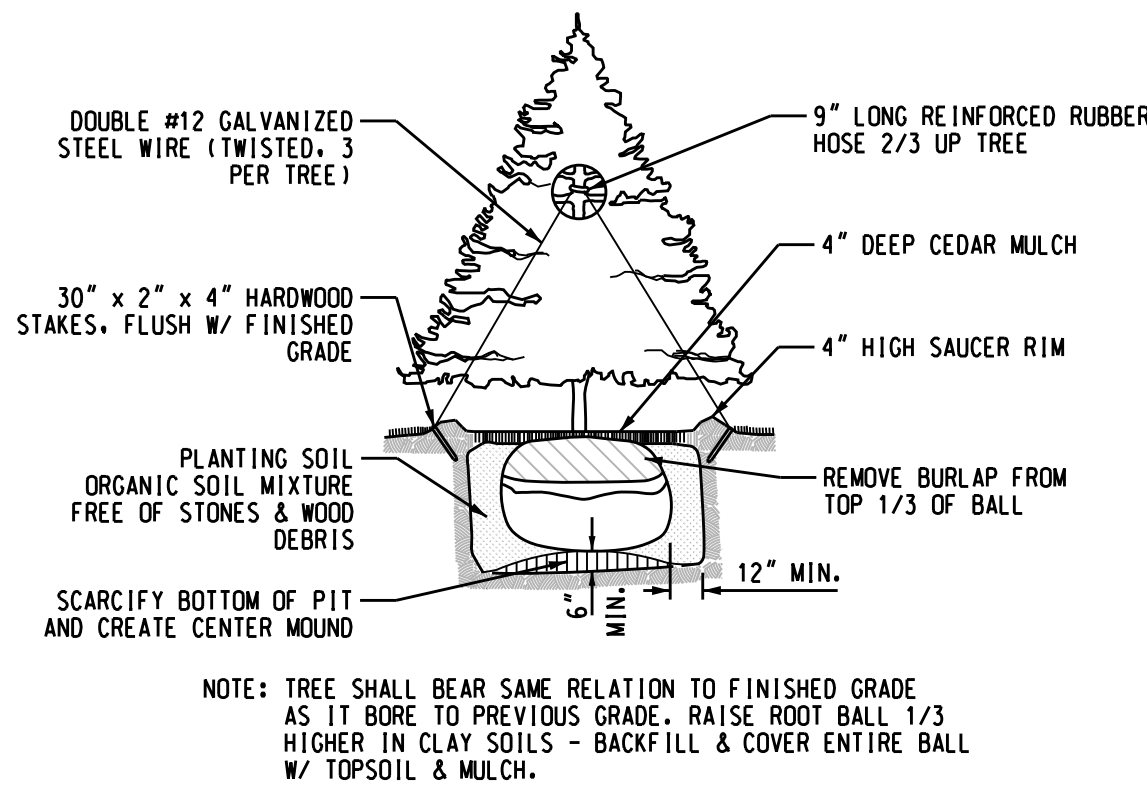
SHRUB SCHEDULE				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
PB	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	NO. 3 CONT	3
SF	SPIREA JAPONICA 'GOLDMOUND'	GOLD MOUND SPIREA	NO. 3 CONT	5
SL	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	NO. 3 CONT	4
TE	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN ARBORVITAE	5' HT	10



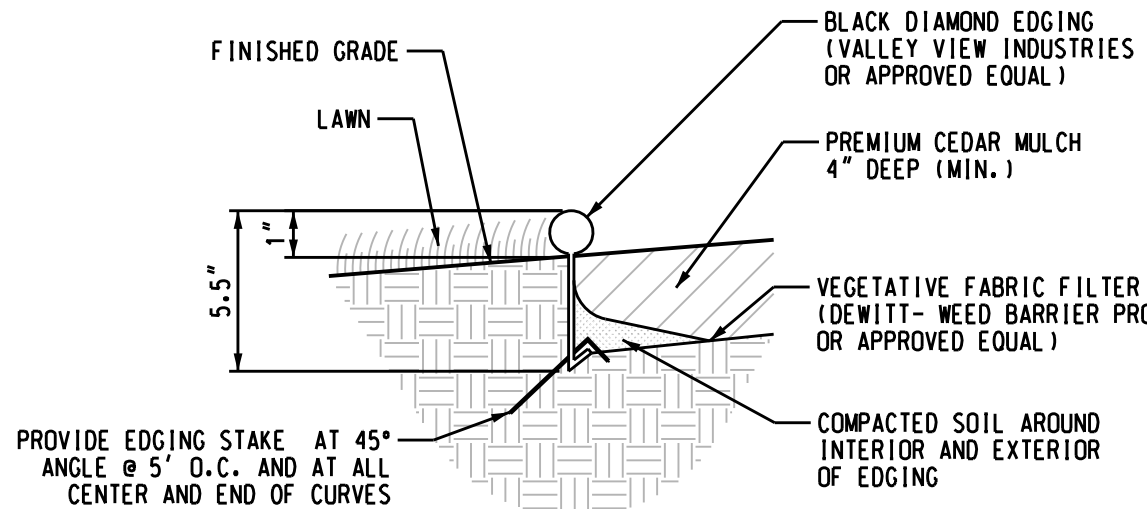
TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

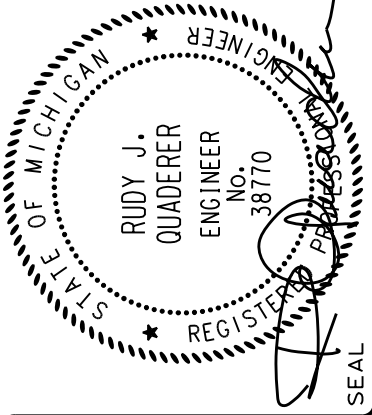
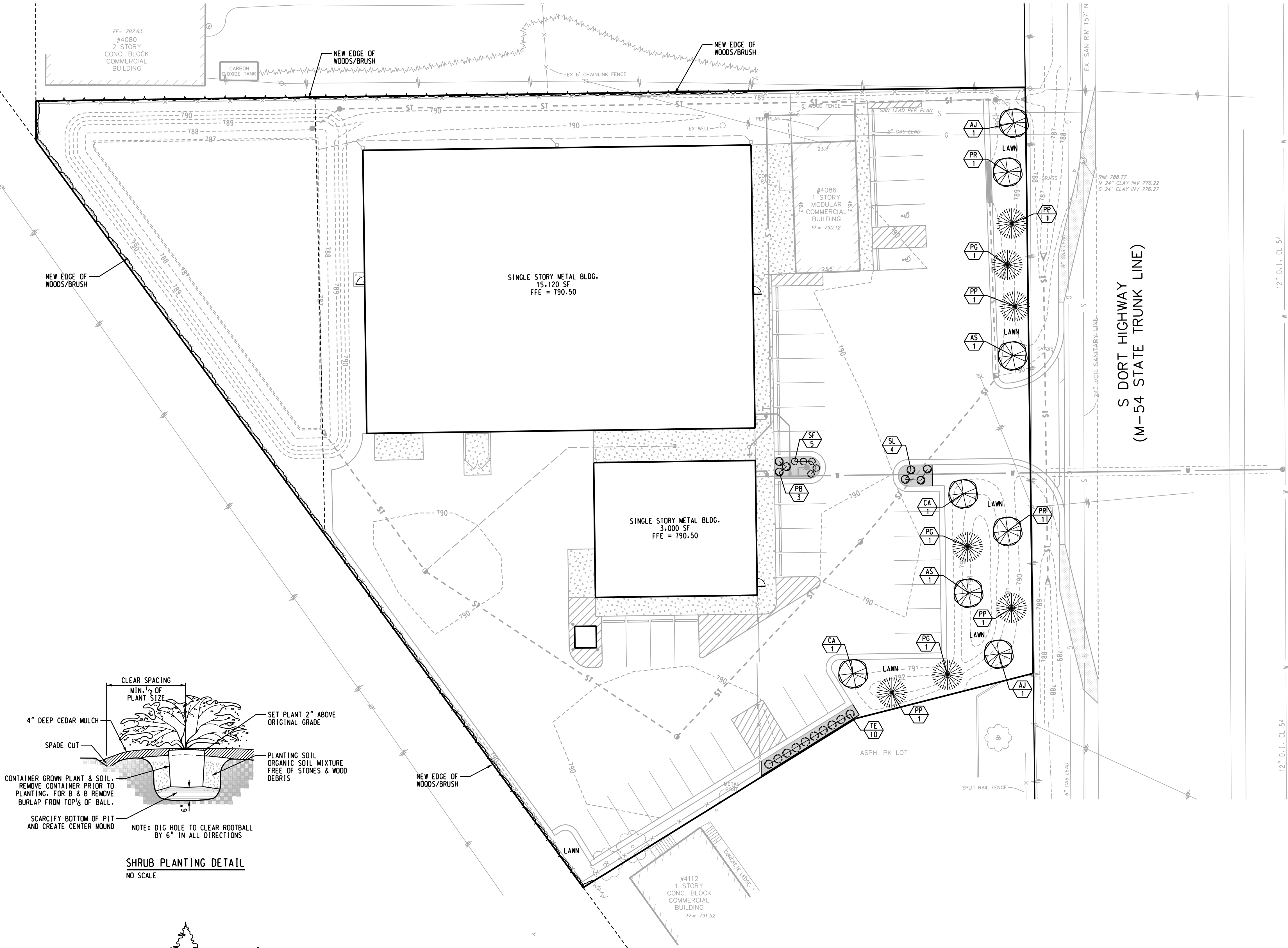
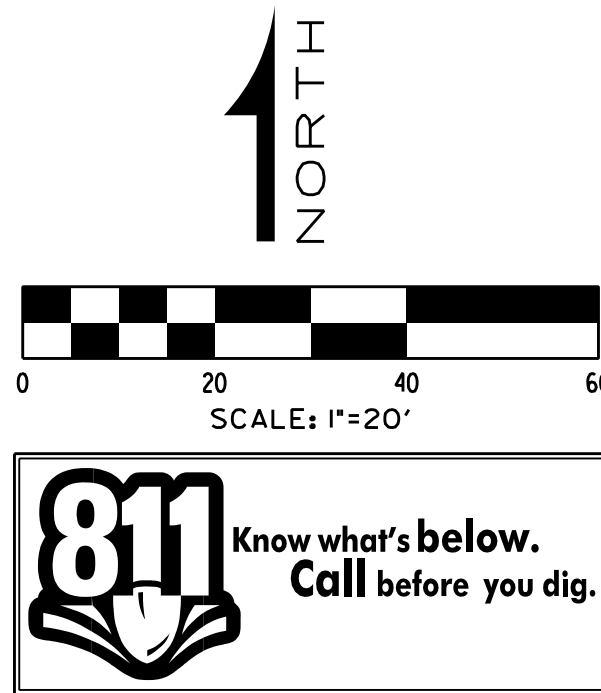


EVERGREEN TREE DETAIL
NO SCALE



CEDAR MULCH AND EDGING DETAIL
NO SCALE

SEED MIXTURE			
COMMON NAME	PROPT BY WGT.	PERCENT OF PURITY	PERCENT GERMINATION
KENTUCKY BLUE GRASS	20%	97%	80%
RED FESCUE	60%	97%	80%
PERENNIAL RYE GRASS	20%	97%	80%
TOTAL SEEDING RATE:	100%	8 LBS./1000 SQ. FT.	



NO.	DATE	SUBJECT
10-30-18	TO CITY - SITE PLAN APPROVAL	

DRAWN	DESIGNED	CHECKED	FIELD CREW
	BRZEZINSKI	QUADERER	

GP40 CAMPUS

4086 S DORT HIGHWAY
CITY OF BURTON, COUNTY OF GENESEE, STATE OF MICHIGAN

SITE LANDSCAPE PLAN

Griggs Quaderer, Inc.

8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48439

PH: (810) 695-0154
FX: (810) 695-0158

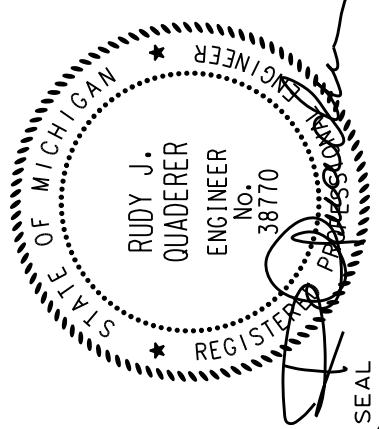
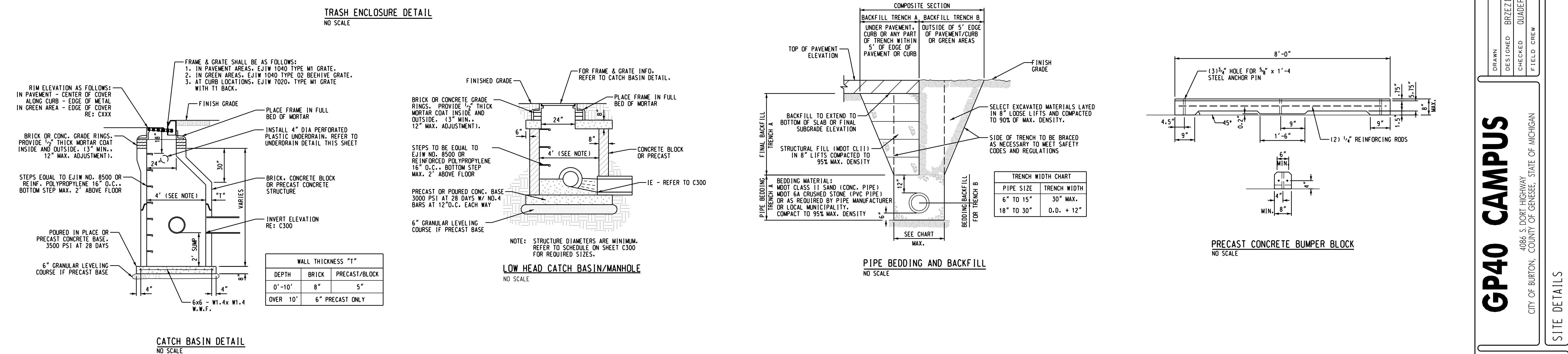
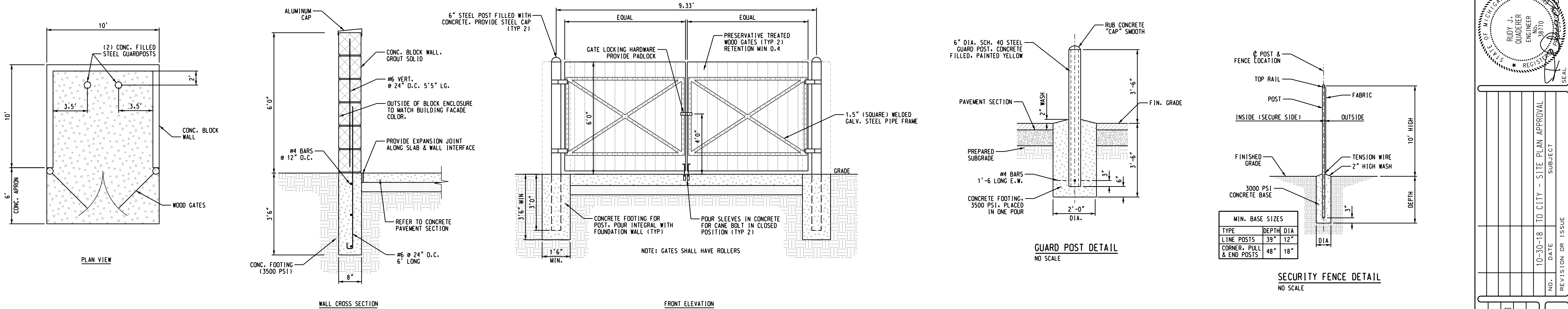
**CIVIL ENGINEERING - LAND SURVEYING
SITE PLANNING**

Griggs Quaderer Inc.
Established 2004

PHASE: SPA

JOB NO.: 180905

C500



NO.	DATE	SUBJECT
10-30-18	TO CITY - SITE PLAN APPROVAL	
REVISION OR ISSUE		

DRAWN	DESIGNED	CHECKED	FIELD CREW
	BRZEZINSKI	QUADERER	

GP40 CAMPUS

4086 S. DORT HIGHWAY
CITY OF BURTON, COUNTY OF GENESEE, STATE OF MICHIGAN

SITE DETAILS

Griggs Quaderer, Inc.

8308 OFFICE PARK DRIVE
GRAND BLANC, MI 48439
PH: (810) 695-0154
FX: (810) 695-0158
WWW.GQINCORP.COM

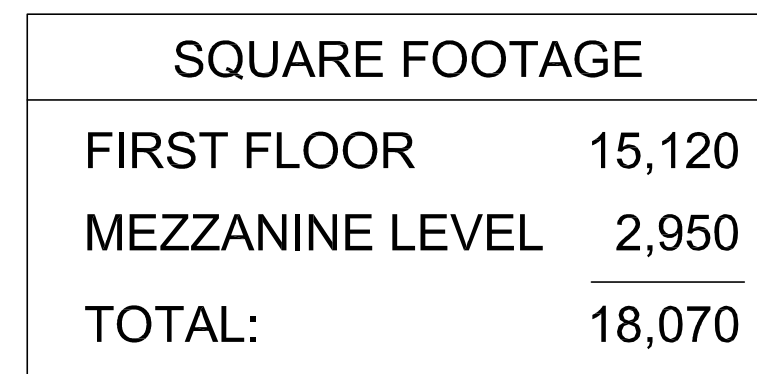
CIVIL ENGINEERING - LAND SURVEYING

SITE PLANNING

JOB NO.: 180905

PHASE: SPA

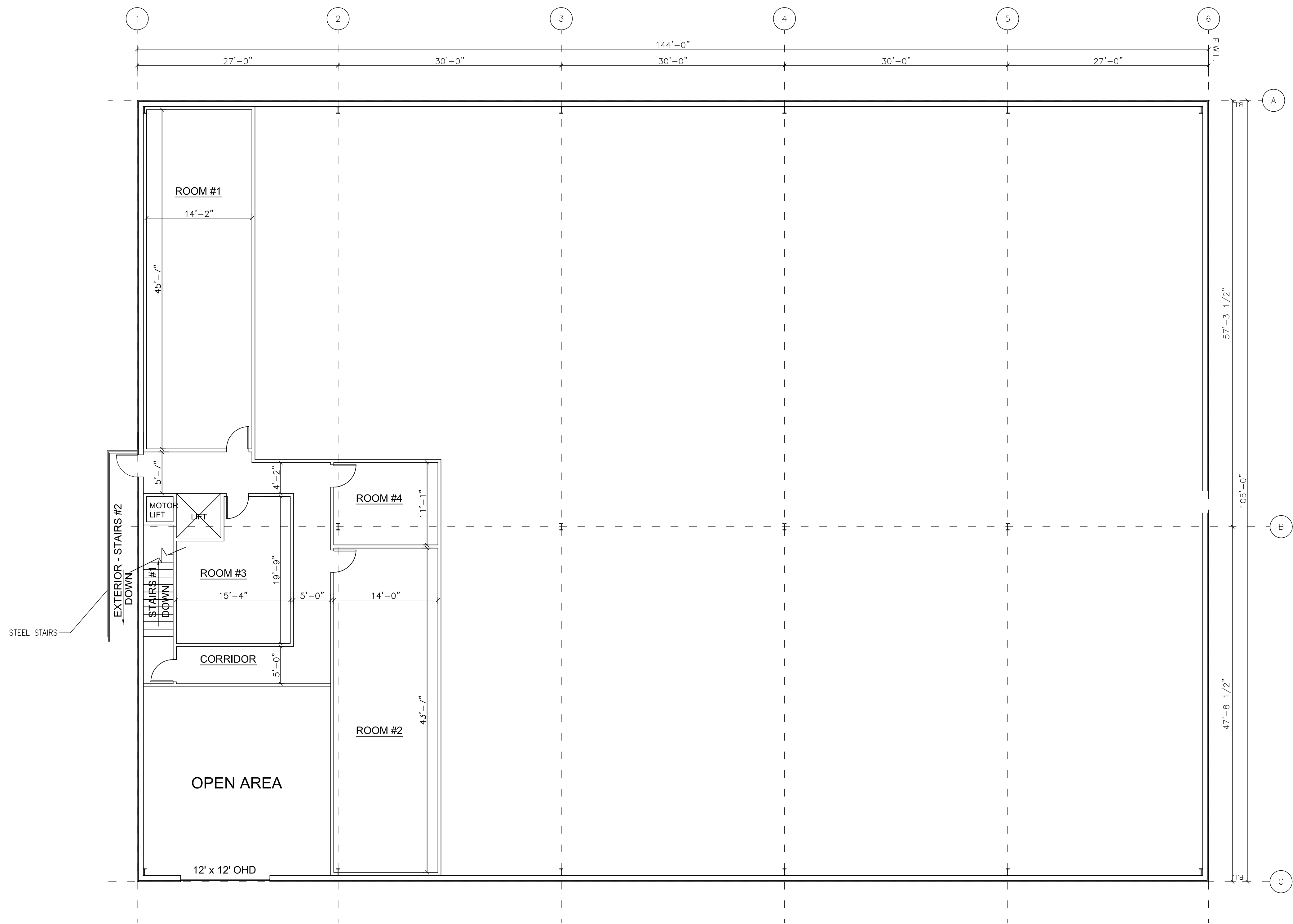
C600



REVISIONS		DRAWN
▲		CHECKED
▲		REVISED DATE
▲		DATE
▲		10/17/18
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COMMISSION
1815

A1.0

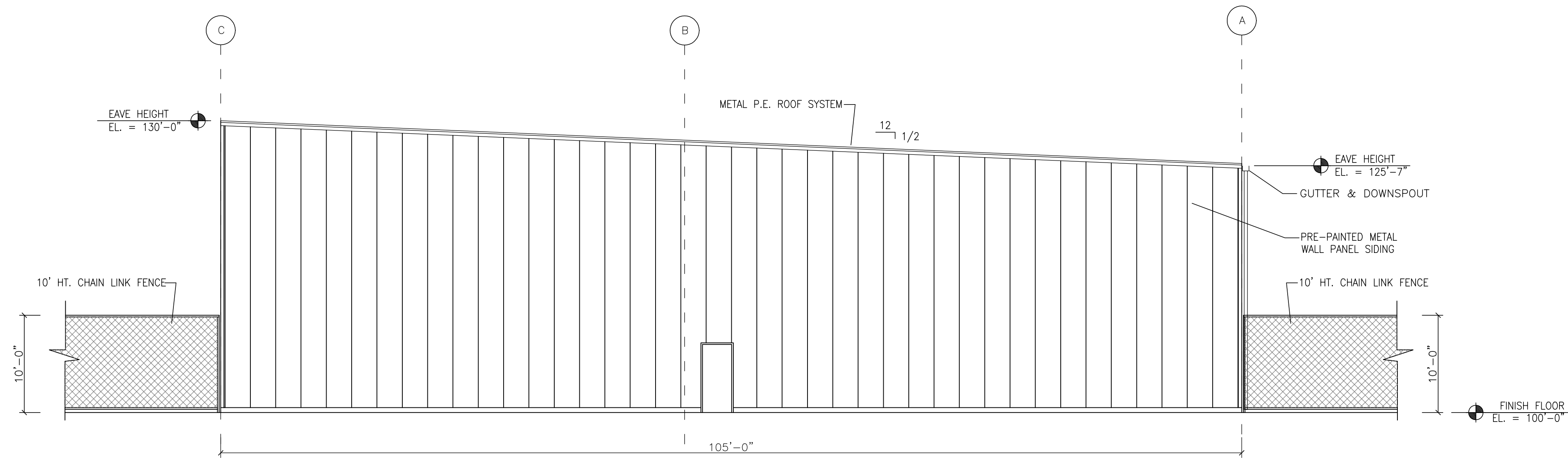


PRIMARY BUILDING PROPOSED SECOND FLOOR PLAN

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

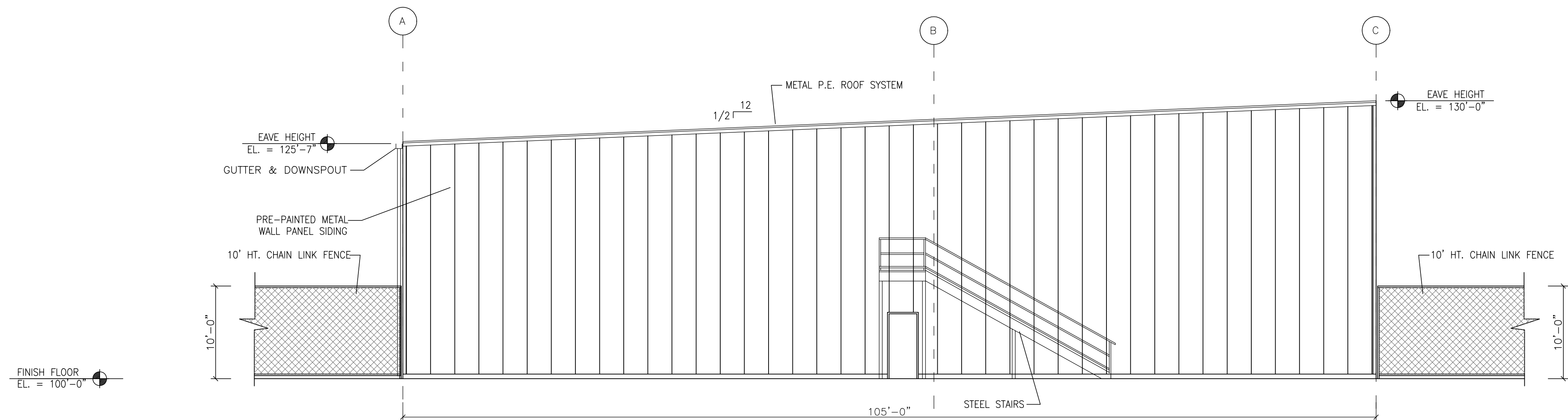
Handwritten signature/initials

DRAWN CHECKED REVISED DATE DATE 10/17/18	REVISIONS	
GAZALL, LEWIS & ASSOCIATES ARCHITECTS, INC. MOTT FOUNDATION BUILDING 503 SOUTH SAGINAW STREET SUITE 100 FLINT, MICHIGAN 48502 • PHONE (810) 238-4681 • FAX (810) 238-5191 • GAZALL-LEWIS.COM		
		
NEW DEVELOPMENT FOR TITAN PROPERTIES 4086 S. DORT HWY, CITY OF BURTON, MI		
COMMISSION 1815		
SHEET A2.0		



PRIMARY BUILDING
PROPOSED EAST (FRONT) ELEVATION

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



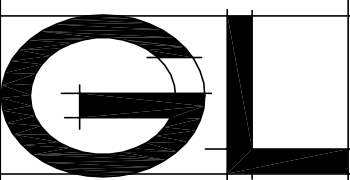
PRIMARY BUILDING
PROPOSED WEST (BACK) ELEVATION

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

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			10/17/18
REVISIONS			
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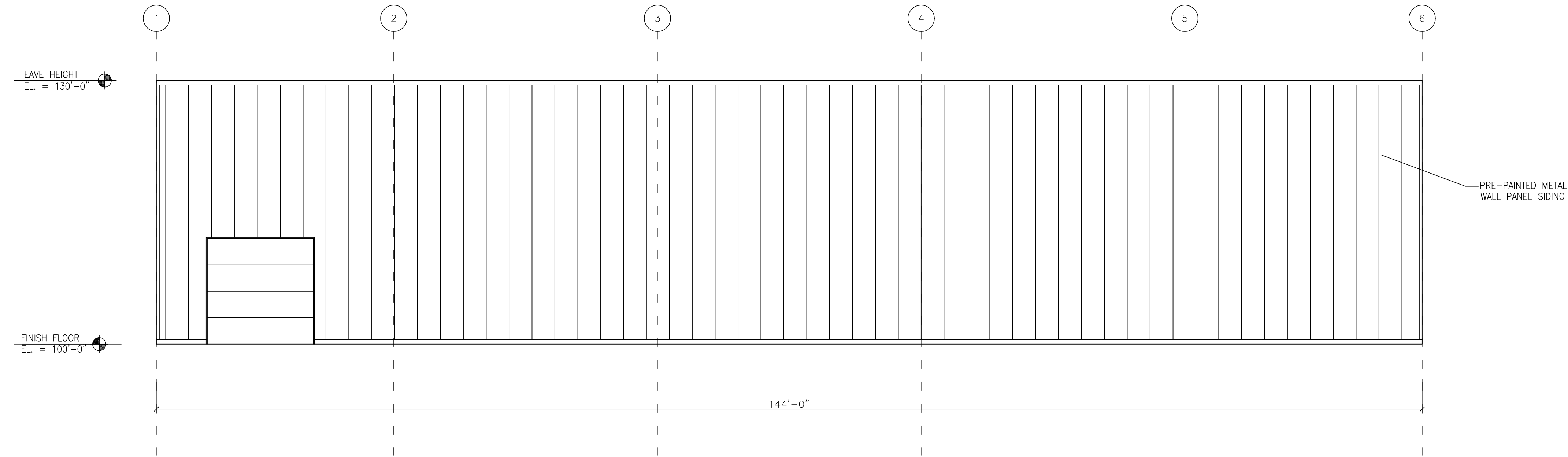
GAZALL, LEWIS & ASSOCIATES ARCHITECTS, INC.
MOTT FOUNDATION BUILDING
503 SOUTH SAGINAW STREET SUITE 100
FLINT, MICHIGAN 48502
• PHONE (810) 238-4681
• FAX (810) 238-5191
• GAZALL-LEWIS.COM



NEW DEVELOPMENT FOR
TITAN PROPERTIES
4086 S. DORT HWY, CITY OF BURTON, MI

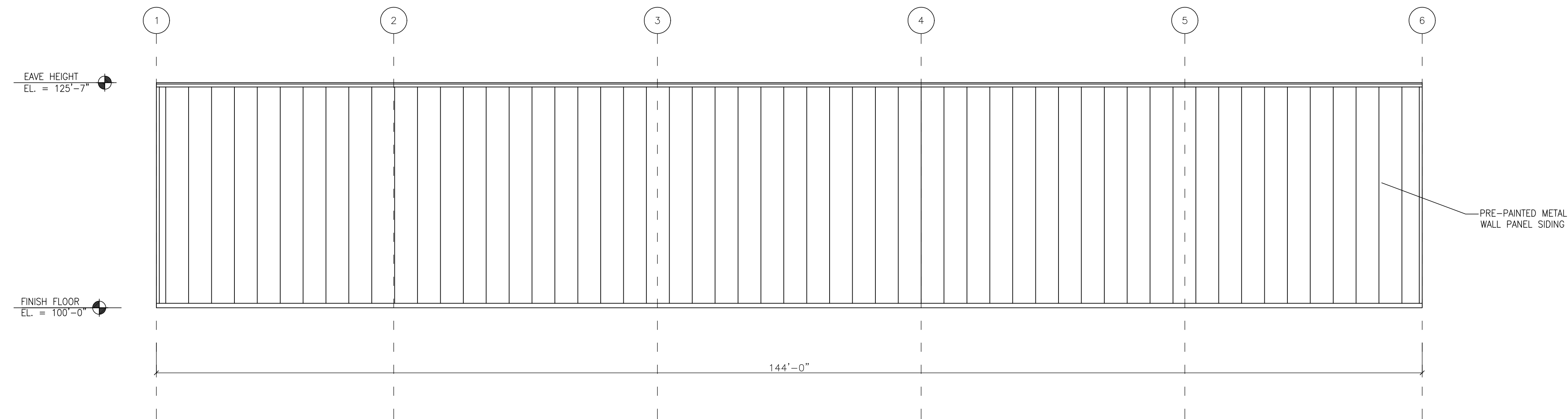
COMMISSION
1815

SHEET
A3.0



PRIMARY BUILDING
PROPOSED SOUTH ELEVATION

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

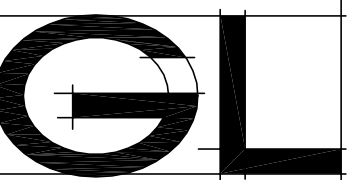


PRIMARY BUILDING
PROPOSED NORTH ELEVATION

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

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			10/17/18
REVISIONS			
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GAZALL, LEWIS & ASSOCIATES ARCHITECTS, INC.
MOTT FOUNDATION BUILDING
503 SOUTH SAGINAW STREET SUITE 100
FLINT, MICHIGAN 48502
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NEW DEVELOPMENT FOR
TITAN PROPERTIES
4086 S. DORT HWY, CITY OF BURTON, MI

COMMISSION
1815

SHEET

A4.0

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SECONDARY BUILDING

PROPOSED FIRST FLOOR PLAN

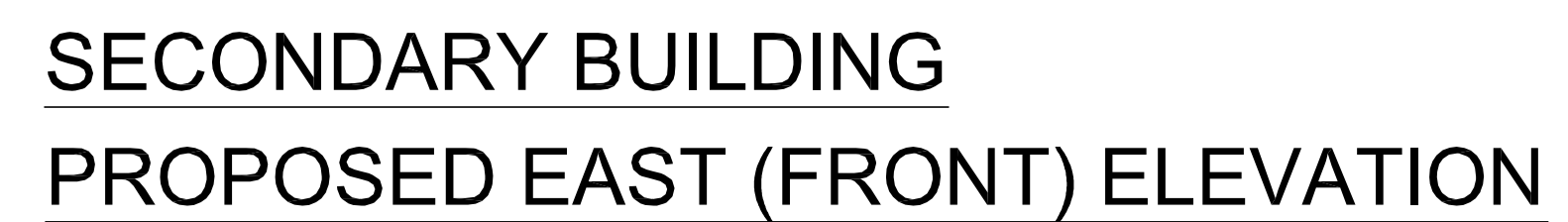
SCALE: 1/8" = 1'-0"



SECONDARY BUILDING

PROPOSED SECOND FLOOR PLAN

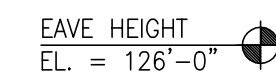
SCALE: $1/8" = 1'-0"$



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

SQUARE FOOTAGE	
FIRST FLOOR	3,000
SECOND FLOOR	2,000
TOTAL:	<u>5,000</u>

GENERAL INFORMATION	
CONSTRUCTION TYPE:	TYPE 2B / NON COMBUSTIBLE / PRE-ENGINEERED STEEL BUILDING
FIRE PROTECTION:	100% FIRE SUPPRESSION PROVIDE THROUGH OUT BOTH FLOOR AREAS
USE GROUP:	STORAGE AREA = "S-1" MODERATE HAZARD STORAGE

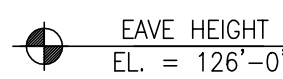


PRE-PAINTED METAL-
WALL PANEL SIDING

FINISH FLOOR
EL. = 100'-0" 

SECONDARY BUILDING
PROPOSED SOUTH ELEVATION

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



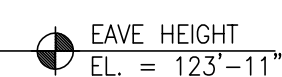
— PRE-PAINTED METAL
WALL PANEL SIDING



FINISH FLOOR
EL. = 100'-0"

SECONDARY BUILDING
PROPOSED NORTH ELEVATION

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



PRE-PAINTED METAL

FINISH FLOOR
... = 100'-0"

SECONDARY BUILDING
PROPOSED WEST (BACK) ELEVATION

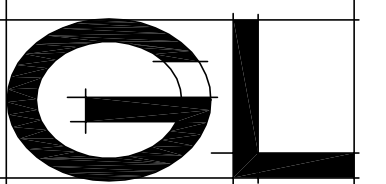
SCALE: 1/8" = 1'-0"

DRAWN	
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DATE 10/17/18	
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GAZALL, LEWIS & ASSOCIATES ARCHITECTS, INC.

MOTT FOUNDATION BUILDING
503 SOUTH SAGINAW STREET SUITE 100
FLINT, MICHIGAN 48502

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• FAX (810) 239-5191
• GAZALL-LEWIS.COM



NEW DEVELOPMENT FOR
TITAN PROPERTIES
4086 S. DORT HWY, CITY OF BURTON, MI

COMMISSION
1815

SHEET

A5.0



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 4087)

Meeting: 11/13/18 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Charles Abbey

F.1

DOC ID: 4087

SPR #18-48

By: Chester Harvey
5186 Fern Ave.
Grand Blanc, MI 48439

Re: 3048 E. Hemphill Rd. Burton, MI 48529
59-28-300-009 M-1 Zone

For: Air Compressor Sales

ATTACHMENTS:

- Back up 18-48 (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: 10-16-18

FEE: \$75.00

RECEIPT NO: _____

CHECK NO: 8835

SPR #: 18-48

PLEASE PRINT

DATE: 10-16-18

APPLICANTS NAME: Chester F. Harvey

APPLICANTS ADDRESS: 5186 Fern Ave, Grand Blanc, MI 48439

APPLICANTS PHONE NO: 810-730-7213

PROPOSED NAME OF BUSINESS: CTB Air Compressors

SITE ADDRESS: 3048 E. Hemphill

SUBDIVISION & LOT # OR PARCEL NUMBER: _____

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

USE OF STRUCTURE: Air Compressor Sales, Parts + Repairs

SQ FOOTAGE OF PROPERTY: ~~5200~~

SQ FOOTAGE OF STRUCTURE: 5200 Sq Ft

NUMBER OF EMPLOYEES/SEATS: 4

APPLICANTS SIGNATURE: Chester F. Harvey

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

Attachment: Back up 18-48 (4087 : SPR #18-48)



Burton Planning Commission

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 4088)

Meeting: 11/13/18 05:00 PM

Department: Department of Public Works

Category: Administrative Site Plan Review

Prepared By: Amber Abbey

Department Head: Charles Abbey

F.2

DOC ID: 4088

SPR #18-49

By: Prestige Promotions, LLC.
4288 S. Saginaw St.
Burton, MI 48529

Re: 4288 S. Saginaw St. Burton, MI 48529

For: Business Office

ATTACHMENTS:

- Back up 18-49 (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: 10-22-18

FEE: \$75.00

RECEIPT NO: _____

CHECK NO: _____

SPR #: 18-49

PLEASE PRINT

DATE: 10/22/18

APPLICANTS NAME: Prestige Promotions, LLC

APPLICANTS ADDRESS: G 4288 S. Saginaw St., Burton, MI 48529

APPLICANTS PHONE NO: (810) 953-0782

PROPOSED NAME OF BUSINESS: Prestige Promotions powered by Proforma

SITE ADDRESS: G 4288 S. Saginaw St., Burton, MI 48529

SUBDIVISION & LOT # OR PARCEL NUMBER: _____

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

USE OF STRUCTURE: Business Office

SQ FOOTAGE OF PROPERTY: 1800 sq. ft. + surrounding area(?)

SQ FOOTAGE OF STRUCTURE: 1800 sq. ft.

NUMBER OF EMPLOYEES/SEATS: 4

APPLICANTS SIGNATURE: Janet C. Kelly

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

Attachment: Back up 18-49 (4088 : SPR #18-49)



Burton Planning Commission
4303 S. Center Road
Burton, MI 48519

Meeting: 11/13/18 05:00 PM
Department: Clerk's Office
Category: Events
Prepared By: Marcy Kimball
Department Head: Bette Bigsby

H.1

SCHEDULED

AGENDA ITEM (ID # 3771)

DOC ID: 3771

Master Plan Update