



CITY OF BURTON

BURTON ZONING BOARD OF APPEALS MEETING

MAY 17, 2018

AGENDA

Council Chambers

Regular Meeting

5:00 PM

**4303 S. CENTER ROAD
BURTON, MI 48519**

ATTENTION APPLICANT:

In order to prove you are entitled to a variance, you should be prepared to show how your property meets the conditions listed:

1. The difficulty must be unique to your property and not generally shared by others in the same zoning district, and would constitute a hardship.
1. The variance will not adversely affect the public health, safety and welfare, or be contrary to the spirit and intent of the Ordinance.

The burden of demonstrating that the above conditions exist on your property falls on you, the applicant. The Zoning Board of Appeals will not argue or present your case for you.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. STAFF PRESENT

D. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Apr 19, 2018 5:00 PM

E. VARIANCE

1. ZBA #18-10

By: Greg Benjamin
6011 E. Atherton Rd.
Burton, MI 48519

Re: 6011 E. Atherton Rd. Burton, MI 48519
59-24-551-023, C-1 Zoned

For: To conduct an outdoor recreational event September 14th through 23rd, 2018

2. ZBA #18-11

By: Loren Austin Jr.
4356 S. Saginaw St.
Burton, MI 48529

Re: 4356 S. Saginaw St. Burton, MI 48529
59-32-554-003, C-2 Zoned

For: To keep temp signs/banners at this location.

3. ZBA #18-12

By: Nicholas Burnett
6134 Vassar Rd.
Grand Blanc, MI 48439

Re: 1426 Kenneth St. Burton, MI 48529
59-30-578-216, R-1C Zoned

For: To construct a covered deck that will be 10' from the front property line, 20' required.

4. ZBA #18-13

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

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

For: 1. To construct a new building that will be 10' from the rear property line, 25' required. 2. To construct a new building that will be 10' from the side property line, 25' required.

F. AUDIENCE PARTICIPATION

Now is the time set-aside for members of the audience to address the Burton Zoning Board of Appeals. 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.

G. BOARD DISCUSSION

The next regularly scheduled meeting will be held on Thursday, June 21, 2018, at 5:00 p.m.



CITY OF BURTON
BURTON ZONING BOARD OF APPEALS MEETING
APRIL 19, 2018
MINUTES

Council Chambers

Regular Meeting

5:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by Chairman Steve Welch at 5:00 PM.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

me	Title	Status	
ey	Council Representative	Present	
	Commissioner	Present	
r	Commissioner	Excused	
	Vice Chairman	Present	
	Commissioner	Present	
el	Commissioner	Excused	
	Commissioner	Present	
ard-Terry	Commissioner	Present	
	Chairman	Present	

C. STAFF PRESENT

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

D. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Feb 15, 2018 5:00 PM

Motion to accept the February 15, 2018 amended minutes.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Tim Rapacz, Commissioner
SECONDER:	Terry Parker, Vice Chairman
AYES:	Conley, Hynes, Parker, Rapacz, Walton, Ward-Terry, Welch
EXCUSED:	Miller, Standel

E. VARIANCE

1. ZBA #18-06

By: 4086 Davison, LLC.
 6560 Orchard Lake Rd.
 West Bloomfield, MI 48322

Minutes Acceptance: Minutes of Apr 19, 2018 5:00 PM (Approval of Minutes)

Re: 4086 Davison Rd. Burton, MI 48509
59-10-100-034, C-2 Zoned

For: To conduct a medical marijuana facility that will be within 200' of residential houses.

Motion to approve ZBA #18-06 with the following stipulation: demolish all houses within 200 feet of the facility within 45 days of the special use approval.

Mrs. Abbey stated 4086 Davison would require a special use to conduct a medical marijuana facility. The applicant said that they wanted to purchase the two homes next to it and demolish them; however, you cannot apply for a special use as long as the houses exist. This is why he has come to you for a variance. He would have to demolish the houses in order to meet the requirement of the ordinance for special use. He does not want to demolish the houses unless the Planning Commission approves the special use. The administration recommends approval with the stipulation that all houses within 200 feet of the facility be demolished within 45 days of the special use approval.

Ms. Conley said the building has been vacant for quite a while. Will it be fixed and are they planning to replace all the glass with something else.

Mrs. Abbey said they would still have to go through the building approval just like any other business. The building department will inspect it and make sure it is brought up to any standard code that is required.

Chris Hindo of West Bloomfield, Michigan said they would make sure the building is solid. Security is one of the biggest things on our list.

Mr. Hynes asked if there are any other marijuana facilities within three miles of this location.

Mrs. Abbey stated yes, but our ordinance only requires 500 feet.

RESULT:	CARRIED [4 TO 3]
MOVER:	Terry Parker, Vice Chairman
SECONDER:	Michaeline Ward-Terry, Commissioner
AYES:	Parker, Walton, Ward-Terry, Welch
NAYS:	Conley, Hynes, Rapacz
EXCUSED:	Miller, Standel

2. ZBA #18-07

By: Kesha Norman
3214 Shawnee Ave.
Flint, MI 48507

Re: 3268 Cheyenne. Burton, MI 48529

59-29-577-073, R-1C Zoned

For: To conduct a cosmetology school in an R-1C Single Family Residential zone

Motion was approved with the following stipulations: One year approval and reexamined after one year, any traffic and access off Hemphill Road only and no operational hours after 9 p.m.

Robert Braden of Burton said I am opposed to anything that would change the zoning change in our neighborhood. This should be in a commercial area not residential area.

Mr. Welch said this would not change the zoning. This would just be a variance for that zone.

Mrs. Abbey stated one of my concerns is that the property owner does not live there. They are not asking for an in-home business. This would be more of a residential property being used as commercial use. This is on the corner of Hemphill and Cheyenne and their driveway access is off a major road. If this is approved the administration would recommend stipulations that there would be no access to the property off Cheyenne Street with any traffic coming off of Hemphill with approved hard surface parking spaces to accommodate for parking and to revisit this in one year to ensure there are not issues in that neighborhood.

Mr. Rapacz asked how many people would be using this at any given time.

Ms. Norman said I am the owner of this property and there would only be 2 to 3 students there at one time. Teach to Reach is a 501 C-3 nonprofit organization registered through the State of Michigan. We do a lot of community work and many times it is mobile. Therefore, it would not be in this location. Our goal is to expand and if this happens, we would move it to a different location. There would be no real traffic at this location. We have been doing community work for seven years and have never had any problems. The hours of operation would be Tuesday through Saturday 9 a.m. to 5:00 p.m. On occasion, there may be an evening, but no later than 9 p.m.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Michaeline Ward-Terry, Commissioner
SECONDER:	Scott Hynes, Commissioner
AYES:	Conley, Hynes, Parker, Rapacz, Walton, Ward-Terry, Welch
EXCUSED:	Miller, Standel

3. ZBA #18-08

By: NDB Investments / Nicholas Burnett
6134 Vassar Rd.
Grand Blanc, MI 48439

Re: 1339 Connell. Burton, MI 48529
59-30-578-236, R-1C Zoned

For: To conduct an RM- Multi Family use in an R-1C Single Family Residential zon
for a parking lot for overflow parking of the adult foster care facility.

Motion to approve ZBA #18-08 with the stipulation that it meets the 4/17/2018
proposed site plan by Sedgewick & Ferweda Architects.

Ms. Garrison of Burton said I am opposed to this because they are overloaded now.
They do not have enough parking now. They park in the roads, block mailboxes and
they do not obey the laws.

Ms. Deminer of Burton said I am opposed to this. I think it will make my property
value go down. They park wherever they want, across the sidewalks, in the parkway
and on the streets. The employees run the stop signs and there have been accidents
there. This area is not large enough for this business. The staff is very
disrespectful. They have cut across my front yard to go out the driveway on the
west side.

Ms. Southard stated she objects to this and feels it will bring her property value
down.

Mr. Cogdale of Burton said I live across the street from this.

Mr. Burnette stated we would put a 10-foot green belt between the property next
door and this property. This would have a privacy fence, shrubbery and a curb line.
As far as water shed, there is already sanitary sewer behind the existing building
that we would tie into. It would be all one-way directional traffic coming in from
Connell and out on Greenley Street. There is already a current drive on Greenley
Street but we would have to widen it. There would be a privacy fence and shrubbery
along the Kenneth Road side, which will give privacy to the neighbors across the
street. The dumpster would be emptied during the day, not at night.

Mr. Southard of Burton said I do not want that lot changed. It is already bad with
the noise and disrespectful staff.

Mrs. Abbey stated the issue is parking. This plan would take care of the parking
issue. The administration recommends approval based on this plan.

RESULT:	CARRIED [5 TO 2]
MOVER:	Terry Parker, Vice Chairman
SECONDER:	Scott Hynes, Commissioner
AYES:	Hynes, Parker, Rapacz, Ward-Terry, Welch
NAYS:	Conley, Walton
EXCUSED:	Miller, Standel

4. ZBA #18-09

By: Jody Johnsen
9471 Ridge Rd.
Goodrich, MI 48438

Re: 4371 Saginaw St Burton, MI 48529
59-32-552-008, C-2 Zoned

For: To conduct an M-1 Light Industrial Special Use in a C-2 General Business zone for an indoor climate controlled self-storage facility.

Motion to approve ZBA #18-09 with the stipulation that it meets the April 8, 2018 proposed site plan by NIB Architects Inc. that was presented tonight. Also, with the addition of some type of screening to protect the neighbors from lights shining on their homes.

Mr. Richvalsky said I am the next-door neighbor and the listing broker of this property. I am in full support of this proposal. We are not asking for a zoning change but for a specific use.

Greg Fenner stated my business is on Saginaw Street and I am on the DDA Commission. One of our concerns was that we wanted retail business. This would be a storage business but they would also have a retail space in the building. I am in favor of this proposed plan. It will enhance the building and they would be using the back instead of coming in off Saginaw Street. The DDA is in favor of this.

Mrs. Abbey said out of respect for the DDA Commission, the Planning Commission, through their Master Plan process, agreed to take any use variances to the DDA to ask what their recommendation was. They want to make sure it stays within their vision plan. The DDA board was in complete agreement with it. There will be upgrading the building, removing unnecessary curb cuts along Saginaw Street and improving the front of the building. Parking will be in the front as well as an existing access off Shubert. There should also be a screen of type to block the truck lights from shining into the neighbors' homes after dark. The administration recommends approval based on these stipulations.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Terry Parker, Vice Chairman
SECONDER:	Christina Conley, Council Representative
AYES:	Conley, Hynes, Parker, Rapacz, Walton, Ward-Terry, Welch
EXCUSED:	Miller, Standel

F. AUDIENCE PARTICIPATION

Joseph Richvalsky stated the DDA Commission fully intends to work with the City, the Zoning Commission and City Council. As a group we will make this City better.

G. BOARD DISCUSSION

Mr. Hynes spoke regarding properties that need to be demolished.

Minutes Acceptance: Minutes of Apr 19, 2018 5:00 PM (Approval of Minutes)

Mr. Parker asked about the specific variances that the board has given to properties and what happens when they change ownership.

Mrs. Abbey said variances go with the property. This is why the variances need to include very specific allowable use.

Ms. Ward-Terry said she hopes that Mr. Burnette address the problem with his staff being so disrespectful.

Mrs. Abbey said I will ask the Police Department to patrol that area and take care of any problems.

The next regularly scheduled meeting will be held on Thursday, May 17, 2018 at 5:00 p.m.

Meeting was adjourned at 6:22 PM.

Minutes Acceptance: Minutes of Apr 19, 2018 5:00 PM (Approval of Minutes)



Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 3726)

Meeting: 05/17/18 05:00 PM
Department: Department of Public Works
Category: Variance
Prepared By: Amber Abbey
Department Head: Charles Abbey

E.1

DOC ID: 3726

ZBA #18-10

By: Greg Benjamin
6011 E. Atherton Rd.
Burton, MI 48519

Re: 6011 E. Atherton Rd. Burton, MI 48519
59-24-551-023, C-1 Zoned

For: To conduct an outdoor recreational event September 14th through 23rd, 2018

ATTACHMENTS:

- Back up 18-10 (PDF)



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

Date Filed: 3-26-18
 Fee Paid: \$450.00
 Receipt #: _____
 Check #: 1552
 Received by: JB
 Date Mailed: _____

ZBA Case #: 18-10 5 Votes Required

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

PLEASE PRINT

DATE OF ZONING BOARD OF APPEALS HEARING: May 17 AT _____ P.M.

APPLICANTS NAME: Greg Benjamin

APPLICANTS ADDRESS: 6011 E. Atherton Rd

CITY: Burton

APPLICANTS PHONE: 810-938-6955

ADDRESS AND PARCEL OR LOT NUMBER: 6011 Atherton

59-24-551-023 C-1 Zone

NOTE: ZBA meets on the 3rd Thursday of each month. All applications and associated drawings must be on file at least six (6) weeks prior to the meeting. Notification of property within 300' must be postmarked at least 15 days prior to the meeting. Including publication in local newspaper.

VARIANCE REQUESTED: To put up a 30'x60' Tent Sept
14-23rd to conduct an outdoor event

To conduct an outdoor recreational event
on September 14th thru 23rd, 2018

APPLICANTS SIGNATURE: Greg Benjamin

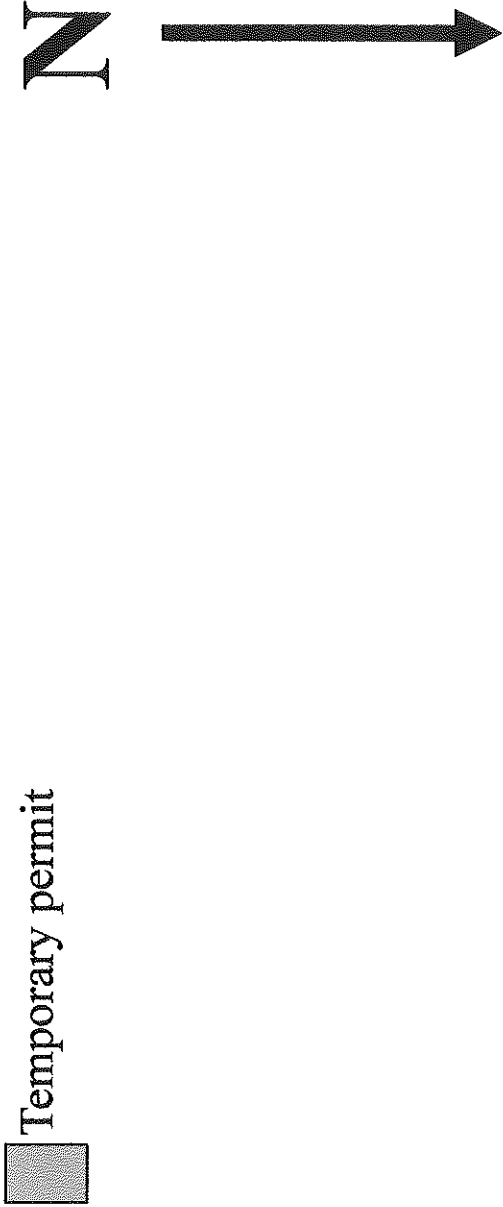
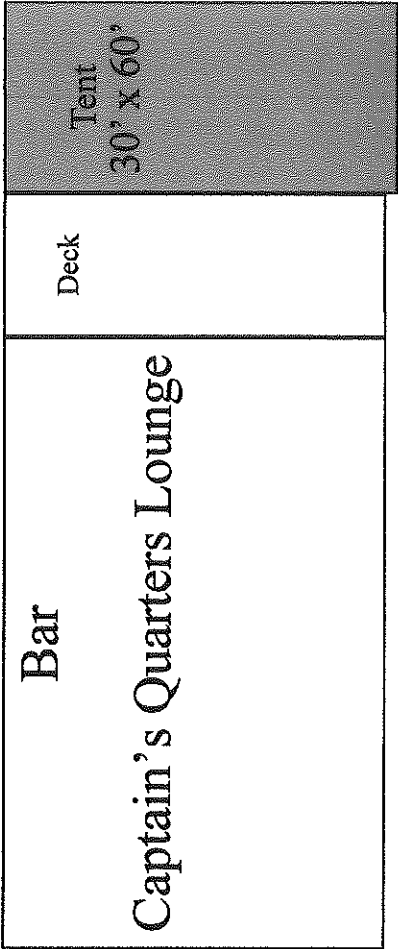
MANDATORY ATTENDANCE AT THE ABOVE MEETING IS ACKNOWLEDGED BY THE APPLICANTS SIGNATURE.

APPLICANT: Please explain your hardship or reason this variance is needed.

Attachment: Back up 18-10 (3726 : ZBA #18-10)

Atherton Rd

Belsay Rd



BURTON



Attachment: Back up 18-10 (3726 : ZBA #18-10)



Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 3727)

Meeting: 05/17/18 05:00 PM
Department: Department of Public Works
Category: Variance
Prepared By: Amber Abbey
Department Head: Charles Abbey

E.2

DOC ID: 3727

ZBA #18-11

By: Loren Austin Jr.
4356 S. Saginaw St.
Burton, MI 48529

Re: 4356 S. Saginaw St. Burton, MI 48529
59-32-554-003, C-2 Zoned

For: To keep temp signs/banners at this location.

ATTACHMENTS:

- Back up 18-11 (PDF)



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

Date Filed: 4-2-18
 Fee Paid: \$200.00
 Receipt #: _____
 Check #: 041603
 Received by: _____
 Date Mailed: _____

ZBA Case #: 18-11 4 Votes Required

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

PLEASE PRINT

DATE OF ZONING BOARD OF APPEALS HEARING: May 17th, 2018 AT 5:00 P.M.

APPLICANTS NAME: LOREN AUSTIN JR

APPLICANTS ADDRESS: G-4350 S. JAGIELLAW ST

CITY: BURTON

APPLICANTS PHONE: 810-743-0210

ADDRESS AND PARCEL OR LOT NUMBER: 59-32-554-003

C-2 Zone.

NOTE: ZBA meets on the 3rd Thursday of each month. All applications and associated drawings must be on file at least six (6) weeks prior to the meeting. Notification of property within 300' must be postmarked at least 15 days prior to the meeting. Including publication in local newspaper.

VARIANCE REQUESTED: TO keep temp signs/banners
at this location.

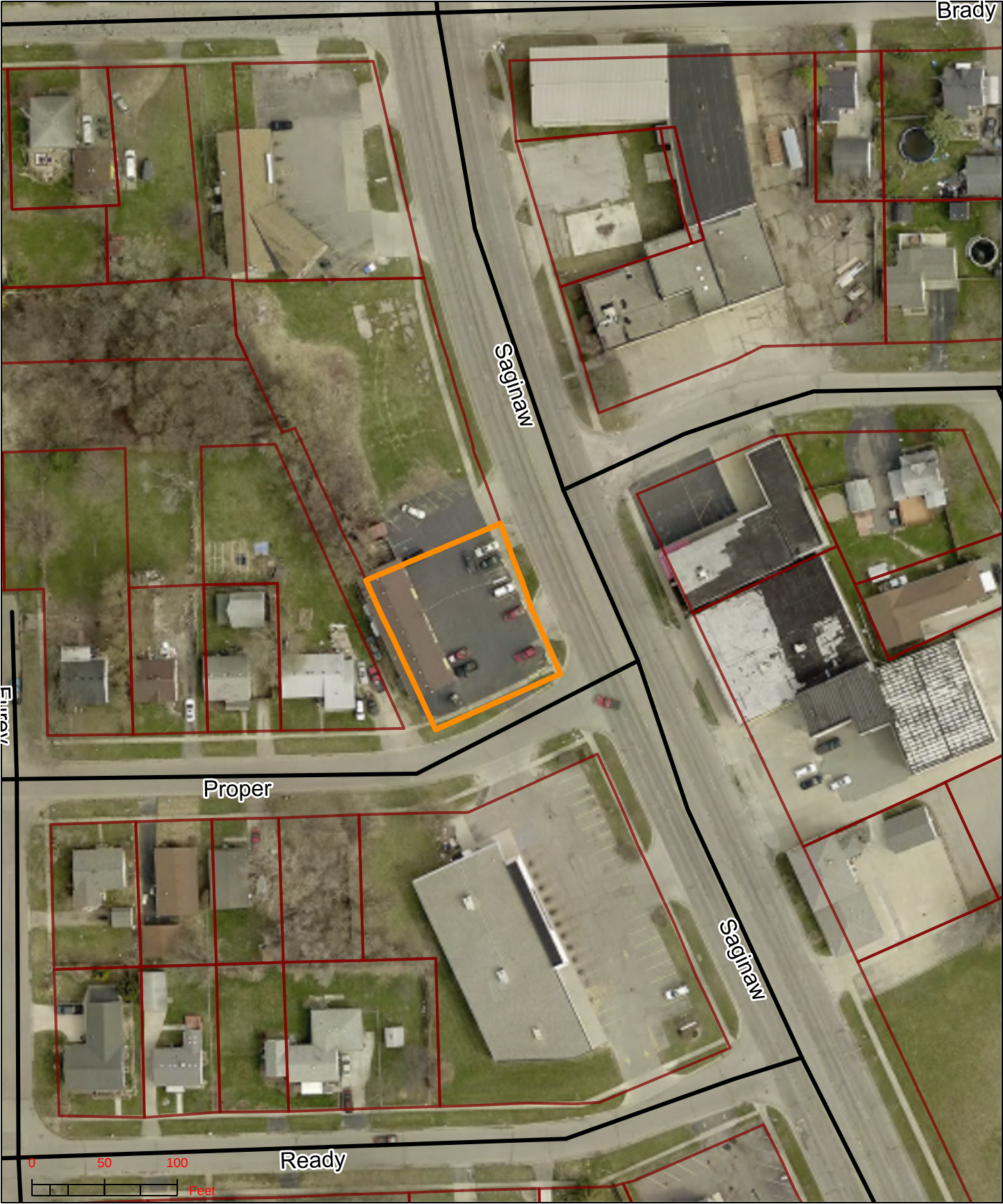
APPLICANTS SIGNATURE: [Signature]

MANDATORY ATTENDANCE AT THE ABOVE MEETING IS ACKNOWLEDGED BY THE APPLICANTS SIGNATURE.

APPLICANT: Please explain your hardship or reason this variance is needed.

Attachment: Back up 18-11 (3727 : ZBA #18-11)

BURTON



Attachment: Back up 18-11 (3727 : ZBA #18-11)



Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 3728)

Meeting: 05/17/18 05:00 PM
Department: Department of Public Works
Category: Variance
Prepared By: Amber Abbey
Department Head: Charles Abbey

E.3

DOC ID: 3728

ZBA #18-12

By: Nicholas Burnett
6134 Vassar Rd.
Grand Blanc, MI 48439

Re: 1426 Kenneth St. Burton, MI 48529
59-30-578-216, R-1C Zoned

For: To construct a covered deck that will be 10' from the front property line, 20' required.

ATTACHMENTS:

- Back up 18-12 (PDF)



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

Date Filed: 4-5-18
 Fee Paid: \$250.00
 Receipt #: Card
 Check #: Card
 Received by: JA
 Date Mailed: _____

ZBA Case #: 18-12 4 Votes Required

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

PLEASE PRINT

DATE OF ZONING BOARD OF APPEALS HEARING: May 17th, 2018 AT 5:00 P.M.

APPLICANTS NAME: Nicholas Burnett

APPLICANTS ADDRESS: 6134 Vassar Rd

CITY: Grand Blanc

APPLICANTS PHONE: 810-964-1430

ADDRESS AND PARCEL OR LOT NUMBER: 1426 Kenneth St. Burton MI
59-30-578-216 R-1C zone

NOTE: ZBA meets on the 3rd Thursday of each month. All applications and associated drawings must be on file at least six (6) weeks prior to the meeting. Notification of property within 300' must be postmarked at least 15 days prior to the meeting. Including publication in local newspaper.

VARIANCE REQUESTED: To construct a covered deck
that will be 10' from the front
property line, 20' required

APPLICANTS SIGNATURE: [Signature]

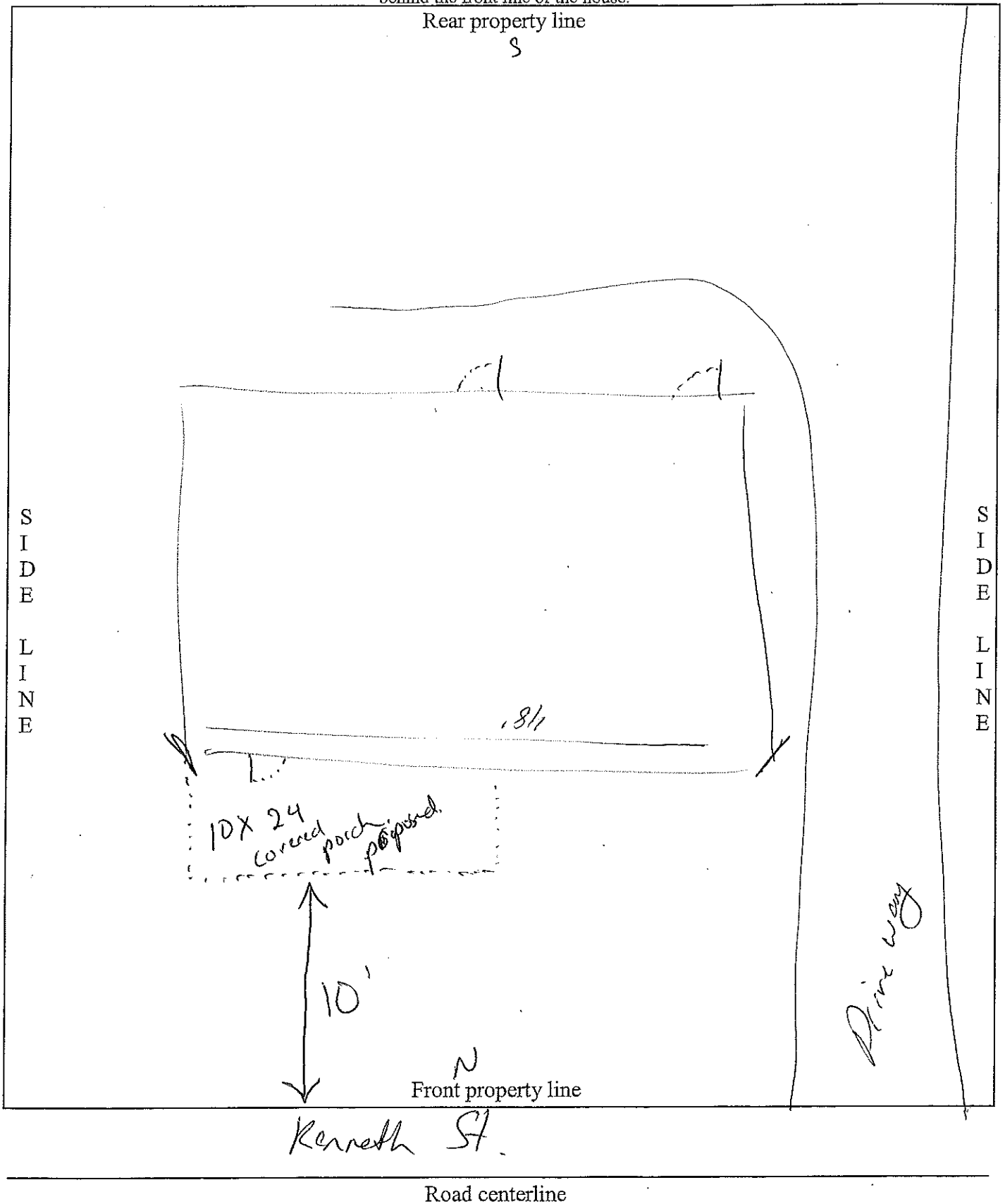
MANDATORY ATTENDANCE AT THE ABOVE MEETING IS ACKNOWLEDGED BY THE APPLICANTS SIGNATURE.

APPLICANT: Please explain your hardship or reason this variance is needed.

Attachment: Back up 18-12 (3728 : ZBA #18-12)

Site or Plot Plan

Include all existing and proposed buildings on the site. Include all dimensions to front, side and rear property lines from buildings. Include dimensions of the property. Any accessory structure must maintain 10-foot separation from the main dwelling and must be behind the front line of the house.



Attachment: Back up 18-12 (3728 : ZBA #18-12)

BURTON



Attachment: Back up 18-12 (3728 : ZBA #18-12)



Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 3729)

Meeting: 05/17/18 05:00 PM
Department: Department of Public Works
Category: Variance
Prepared By: Amber Abbey
Department Head: Charles Abbey

E.4

DOC ID: 3729

ZBA #18-13

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

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

For: 1.To construct a new building that will be 10' from the rear property line, 25'
required. 2. To construct a new building that will be 10' from the side property line,
25' required.

ATTACHMENTS:

- Back up 18-13 (PDF)



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

Date Filed: _____
 Fee Paid: _____
 Receipt #: _____
 Check #: _____
 Received by: _____
 Date Mailed: _____

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

ZBA Case #: _____ Votes Required _____

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

PLEASE PRINT

DATE OF ZONING BOARD OF APPEALS HEARING: May 17, 2018 AT 5:00 P.M.

APPLICANTS NAME: Speedway, LLC Represented by Jonathan Ziegan/Osborn Engineering

APPLICANTS ADDRESS: 500 Speedway Drive

CITY: Enon, OH 45323

APPLICANTS PHONE: Direct Questions to: Jonathan Ziegan at 216-861-2020 x3005

ADDRESS AND PARCEL OR LOT NUMBER: 1001 S. Center Road, Burton, MI 48509

Parcel No. 59-15-100-001

NOTE: ZBA meets on the 3rd Thursday of each month. All applications and associated drawings must be on file at least six (6) weeks prior to the meeting. Notification of property within 300' must be postmarked at least 15 days prior to the meeting. Including publication in local newspaper.

VARIANCE REQUESTED: Section 157.045(E) and Appendix A of the Zoning Ordinance
of the City of Burton require both rear and side setbacks to be 25 feet. The
proposed rear yard is 10 feet. The required rear yard variance is 15 feet. The
proposed side yard is 10 feet. The required side yard variance is 15 feet.

APPLICANTS SIGNATURE: _____

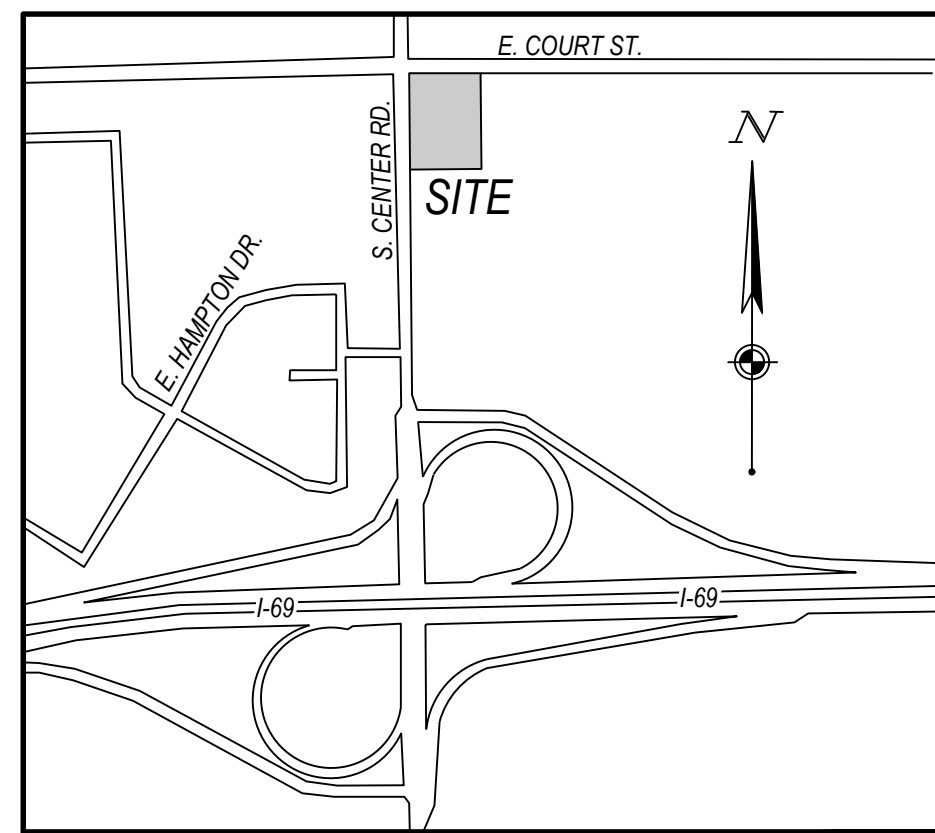
MANDATORY ATTENDANCE AT THE ABOVE MEETING IS ACKNOWLEDGED BY THE
 APPLICANTS SIGNATURE.

APPLICANT: Please explain your hardship or reason this variance is needed.

Setback variances are required due to space and separation requirements for
specific elements of the site plan which are unique to the proposed gas
station use. The gas station use is a permitted use, by right, use under
the current zoning ordinance. Please see the attached explanation.

Attachment: Back up 18-13 (3729 : ZBA #18-13)

Packet Pg. 22



VICINITY MAP:
NOT TO SCALE

SITE LOCATION

LAT -43°01'06" N
LON -83°38'04" W

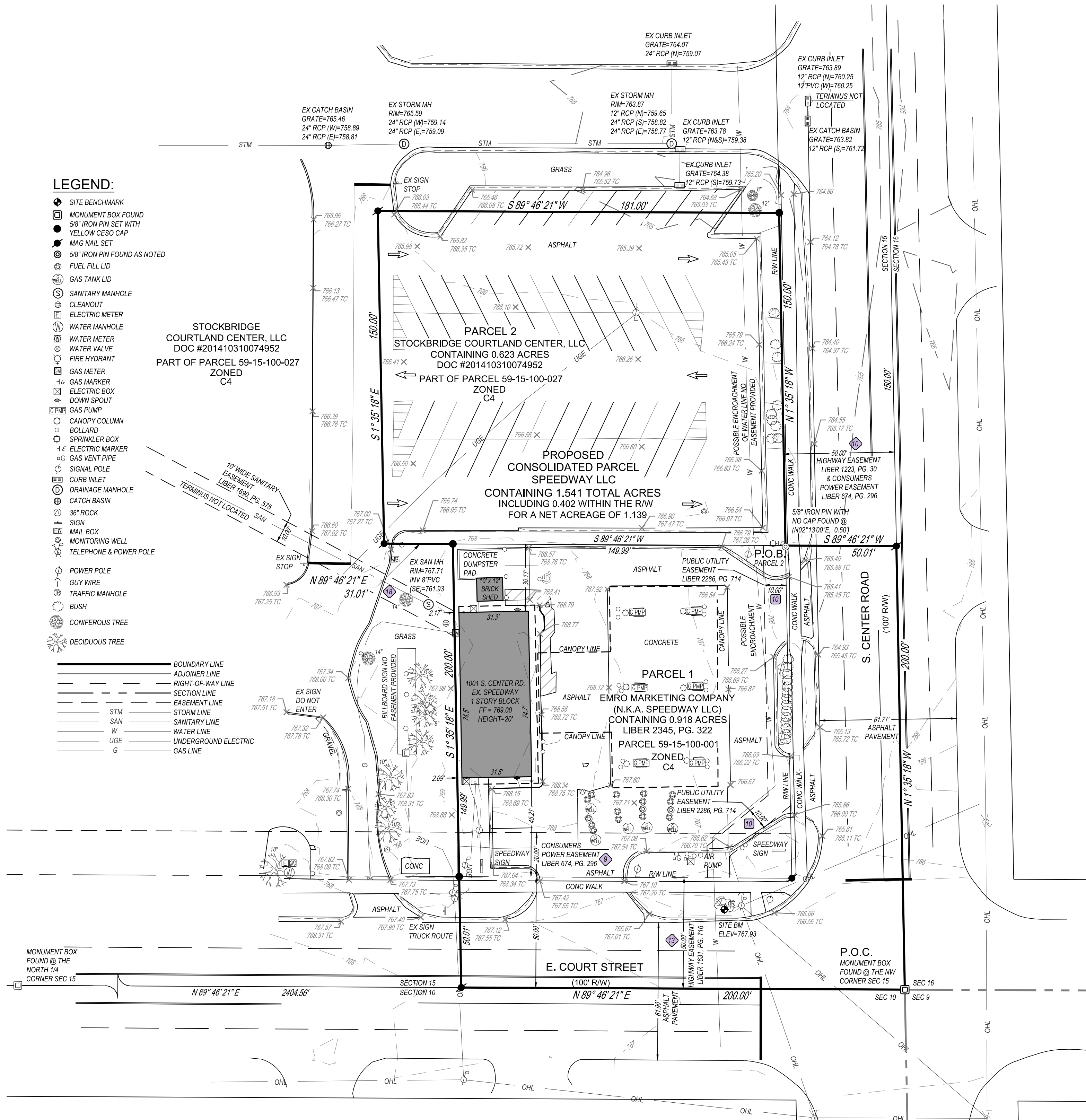
ALTA/NSPS LAND TITLE SURVEY

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

LEGEND:

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

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



FLOOD ZONE STATEMENT

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

SITE BENCHMARK

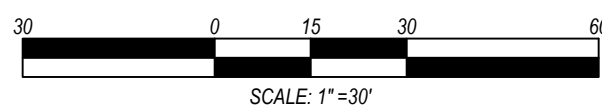
SITE BM
TOP OF BOLT ON THE EAST SIDE OF A TRAFFIC POLE LOCATED ON THE SOUTH SIDE OF E. COURT STREET, LOCATED 4.3 FEET SOUTH OF THE CURB LINE AND 3.8 FEET NORTHWEST OF A FIRE HYDRANT.
ELEV = 767.93 (NAVD 88)

NORTH AND BEARING
SYSTEM BASED UPON THE
MICHIGAN STATE PLANE
SOUTH ZONE (NAD 83)

SURVEY NOTES:

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

GRAPHIC SCALE



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

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



ALTA / NSPS LAND TITLE SURVEY

SPEEDWAY LLC
STORE # 2222

1001 S. CENTER ROAD
CITY OF BURTON

SEC 15, T7N, R7E
GENESEE COUNTY, MICHIGAN

SCALE: 1" = 30'

DATE: 2-6-2018

DESIGN:

N/A

DRAWN:

JKH

CHECKED:

STB

CESO INC.
WWW.CESOINC.COM

JOB NO.:
754873

SHEET NO.:

2 OF 2

NOT FOR
 CONSTRUCTION


 Prepared By:
 Speedway Engineering and Construction Dept.
 Enon, OH 45023

Attachment: Back up 18-13 (3729 : ZBA #18-13)

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

BLDG TYPE & VERSION	C4600-V1.0
PROJECT ID NO.	95727
SCALE	0 10 20 GRAPHIC SCALE IN FEET
DESIGN TEAM	DATE
DGNR. E. GUERRERO	3/22/2018
P.MGR. J. MILLER	03/22/2018
R.VWR. C. WARSHAW	03/22/2018
DRWG. NO.	2222-Z1

A. GENERAL NOTES

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

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

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

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

B. SITE WORK

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

C. BUILDING

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

D. EXTERIOR APPEARANCE & SIGNAGE

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

E. DISPENSERS

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

F. UNDERGROUND STORAGE TANKS

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

G. CANOPY

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

H. YARD

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

I. ZONING, VARIANCE, SETBACK, & PERMITS:

1. ZONING DATA

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

FLOODPLAIN DESIGNATION:

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

2. VARIANCES NEEDED:

- REDUCE SIDE AND REAR BUILDING SETBACKS.

3. SETBACK REQUIREMENTS

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

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

LEGEND

EXISTING

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

PROPOSED

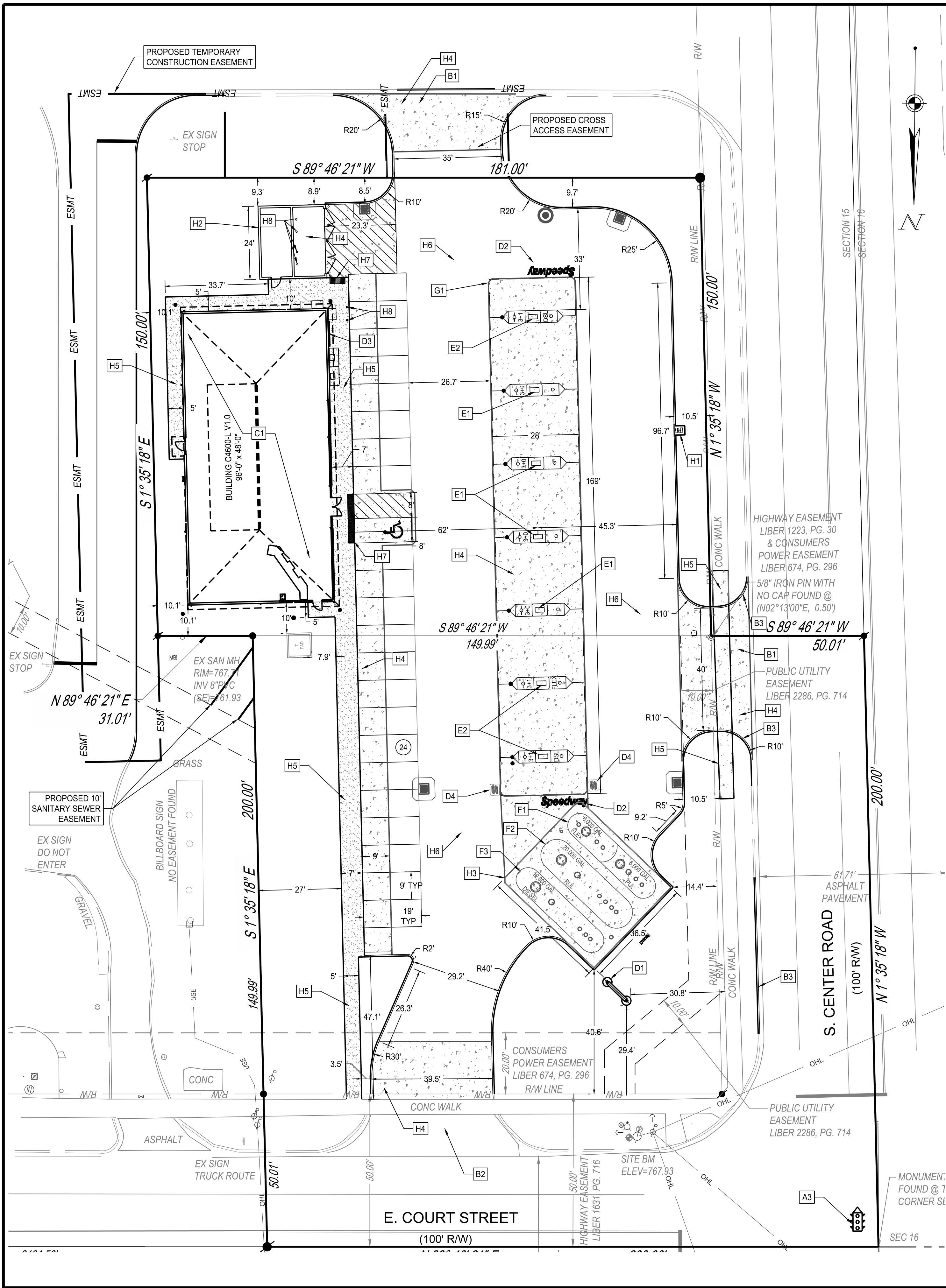
	PROP. LIGHT
	PROP. AIR STATION
	PROP. CONCRETE STOP
	PROP. DETECTABLE STRIP
	PROP. MONUMENT SIGN
	PROP. GAS PUMP

LOCATION MAP
NOT TO SCALE

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


 MONUMEN:
 FOUND @ 1
 CORNER SI

SEC 16



DESIGNER'S PROJECT REVISIONS	
NO.	DATE
0	02/22/2018
1	03/22/2018

REVISIONS	
NO.	DESCRIPTION
0	INITIAL PLAN SUBMITTAL
1	ZONING PLAN SUBMITTAL
-	-
-	-
-	-
-	-
-	-
-	-

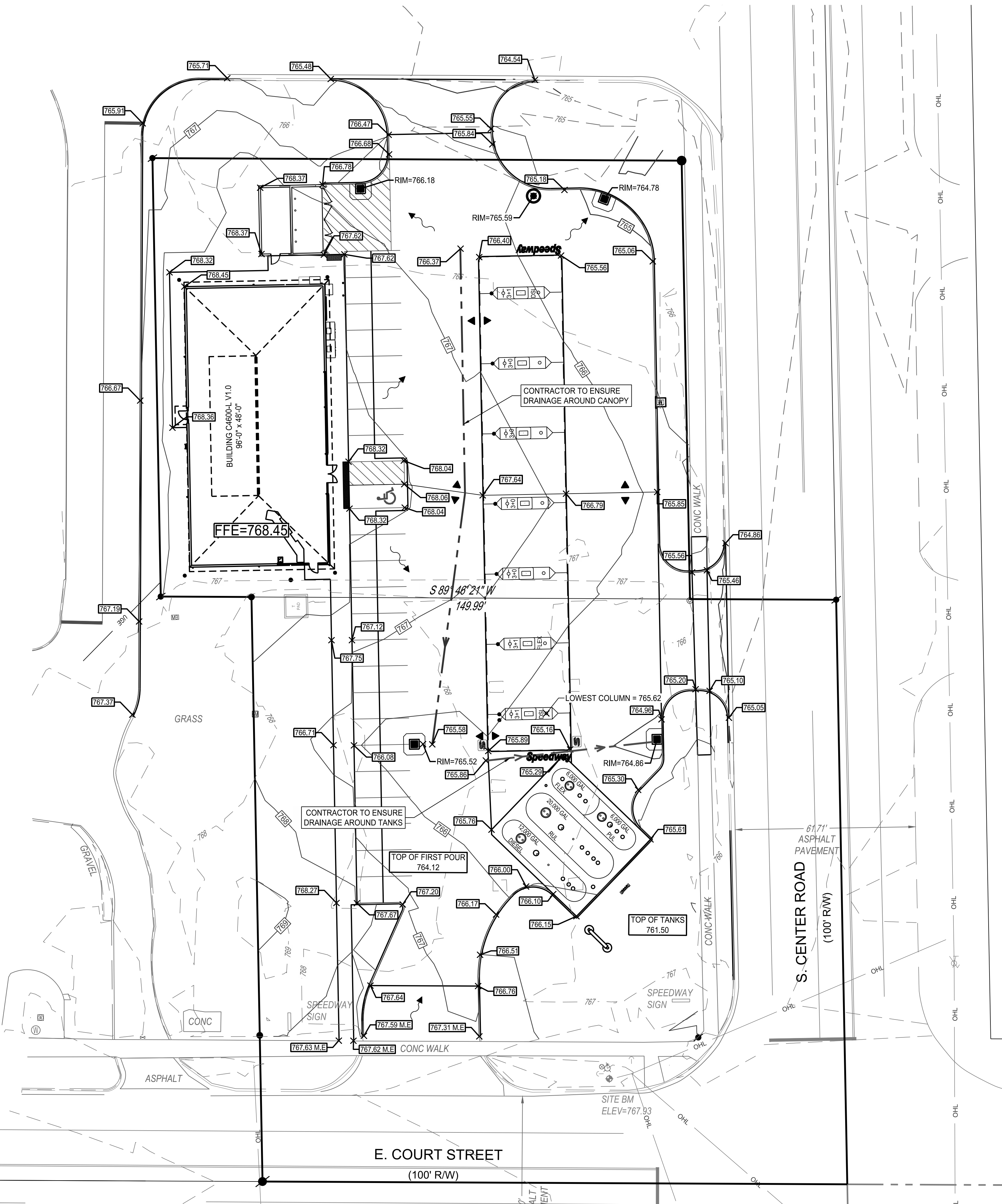
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Attachment: Back up 18-13 (3729 : ZBA #18-13)

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

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

2222-CG



LEGEND

- EXISTING ELEVATION
- EXISTING INTERPOLATED ELEVATION
- NEW PAVEMENT ELEVATION (UNLESS NOTED OTHERWISE)
- EXISTING CONTOUR
- NEW CONTOUR
- NEW GRASS CONTOUR
- PAVEMENT CROWN LINE

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

A. GENERAL NOTES

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

STORM CALCULATIONS

ASSUMPTIONS:

- PER CITY OF BURTON, IF THE C FACTOR OF THE PROPOSED SITE REMAINS AT OR BELOW THE EXISTING C FACTOR, THERE WILL BE NO DETENTION REQUIREMENT.
- STORMWATER CURRENTLY DRAINS THROUGH COURTLAND CENTER AND DISCHARGES APPROXIMATELY 1.350 FEET EAST OF THE EXISTING SPEEDWAY TO THE COURTLAND COUNTY DRAIN. FURTHER INVESTIGATION WILL BE NEEDED TO DETERMINE THE PATH OF THE FLOW, AND TO DETERMINE IF THE EXISTING STORM PIPES CAN HANDLE THE ADDITIONAL FLOW FROM THE SPEEDWAY SITE. IF THE PIPES CANNOT ACCOMMODATE THE ADDITIONAL FLOW, AN UNDERGROUND DETENTION SYSTEM WILL BE REQUIRED TO REDUCE THE DISCHARGE RATE TO THE EXISTING PARKING LOT FLOW RATE. SPEEDWAY IS IN THE PROCESS OF GATHERING ADDITIONAL SURVEY ON THE MALL PARCEL TO CONFIRM EXISTING STORM SYSTEM CAN HANDLE THE FLOW. DETAILED CALCULATIONS WILL BE PROVIDED WITH ENGINEERING SUBMITTAL AT A LATER DATE.

PRE-DEVELOPED DRAINAGE

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

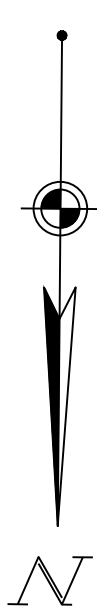
POST-DEVELOPED DRAINAGE

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

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



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



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

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

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

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

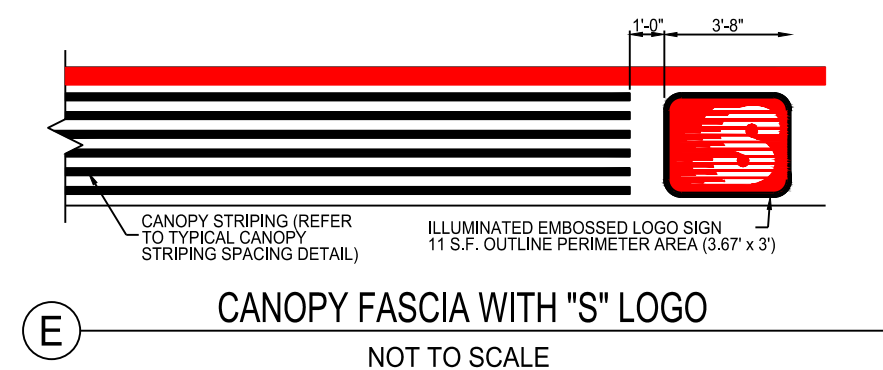
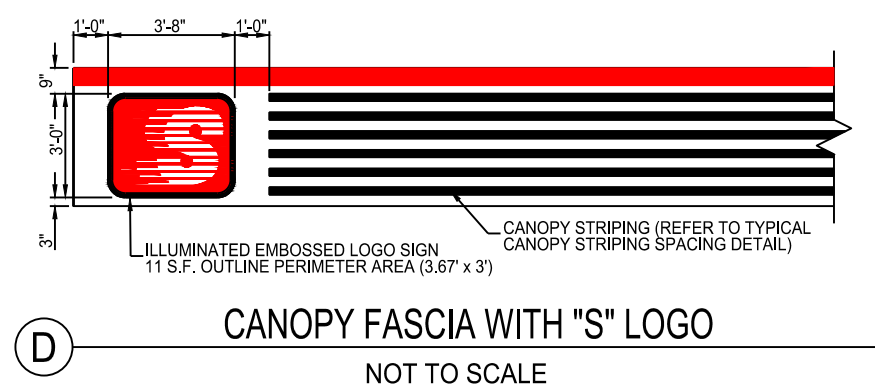
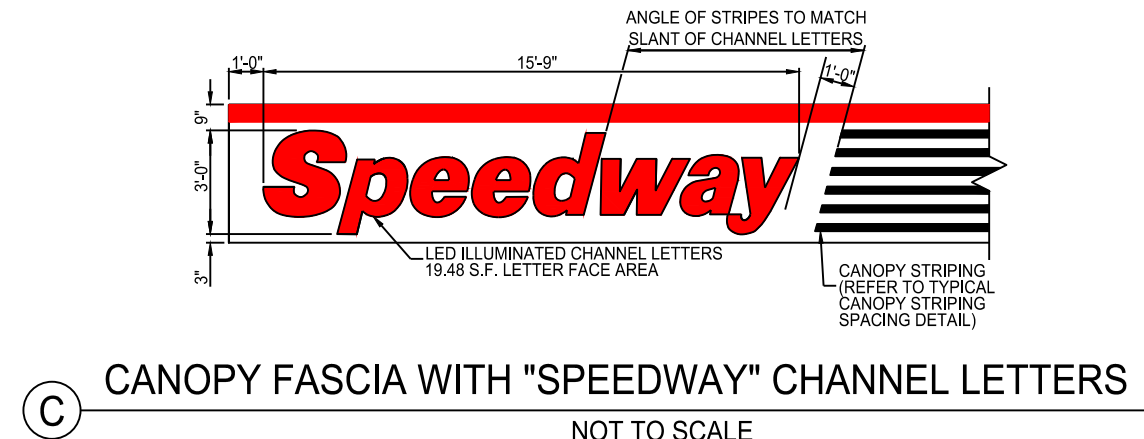
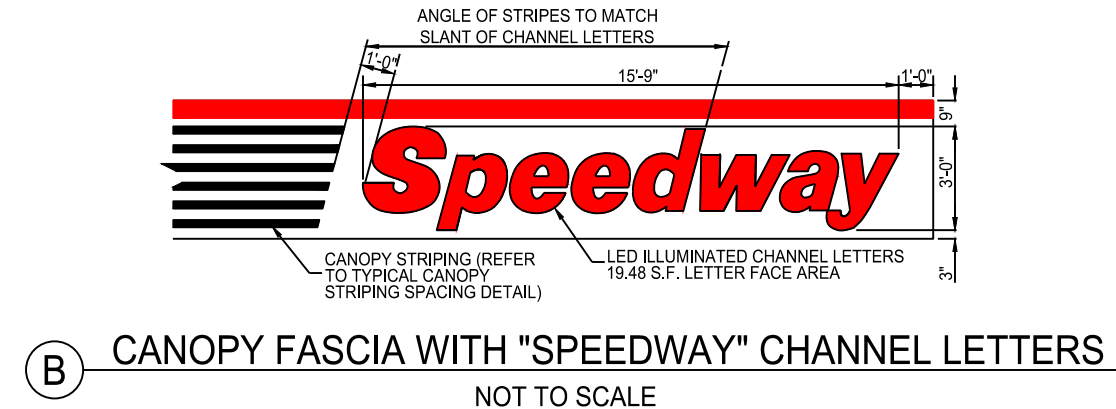
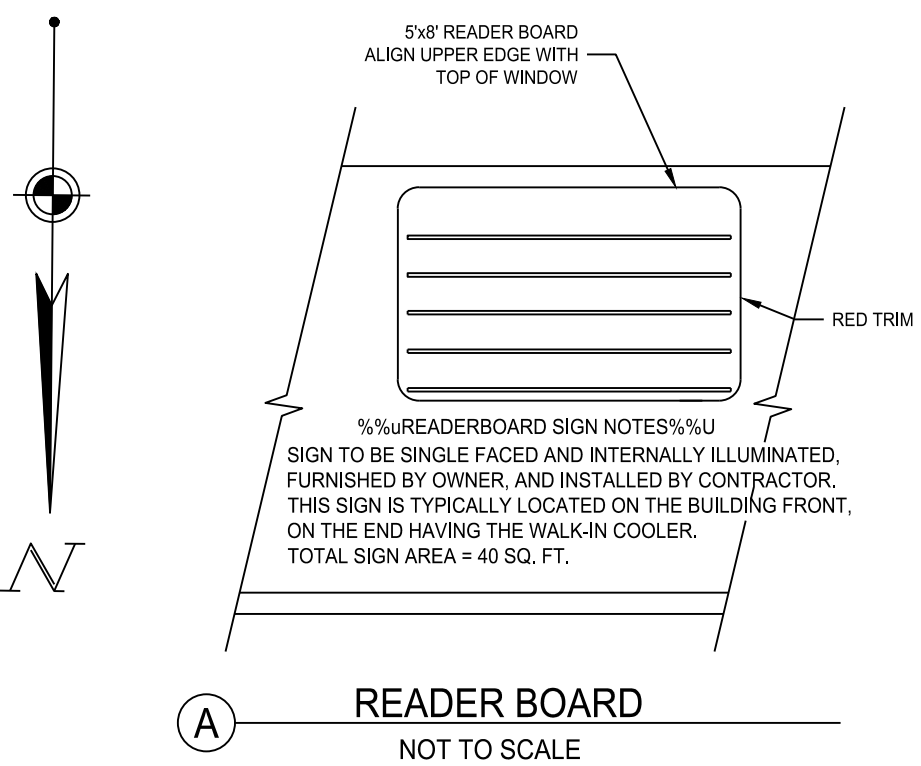
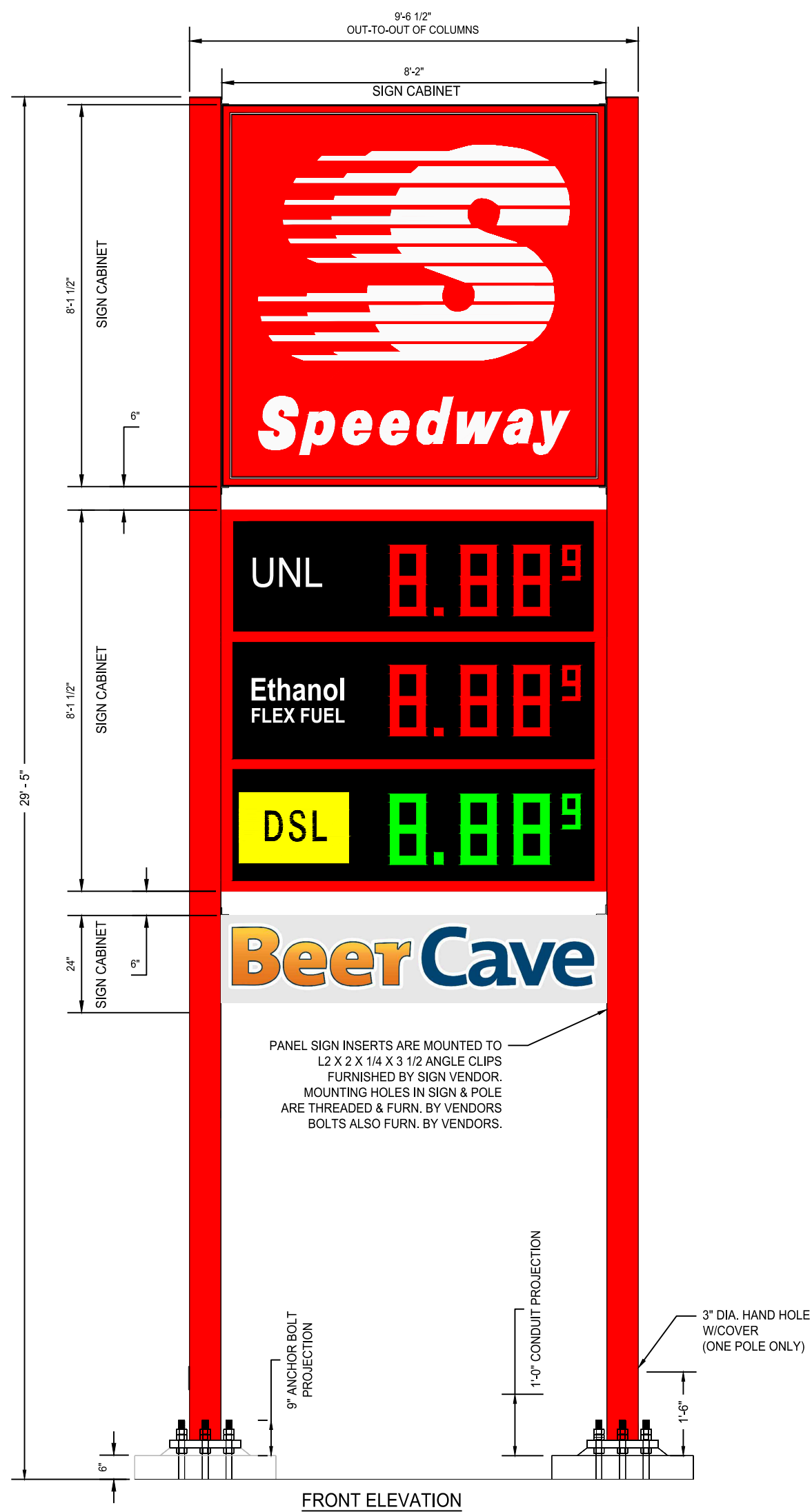
NO.	REVISIONS	DATE	BY	REASON
1	INITIAL PLAT SUBMITTAL	09/08/2018	ASH	
2	REVISION	09/08/2018	ASH	
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79	REVISION	09/08/2018	ASH	
80	REVISION	09/08/2018	ASH	

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

BLDG TYPE & VERSION		C4600-V1.0
PROJECT ID NO.		95727
SCALE		 GRAPHIC SCALE IN FEET
DESIGN TEAM		DATE
DGMR.	E. GUERRERO	3/22/2018
P.MGR.	J. MILLER	3/22/2018
RVWR.	C. WARSHAW	3/22/2018
DRWG. NO.		

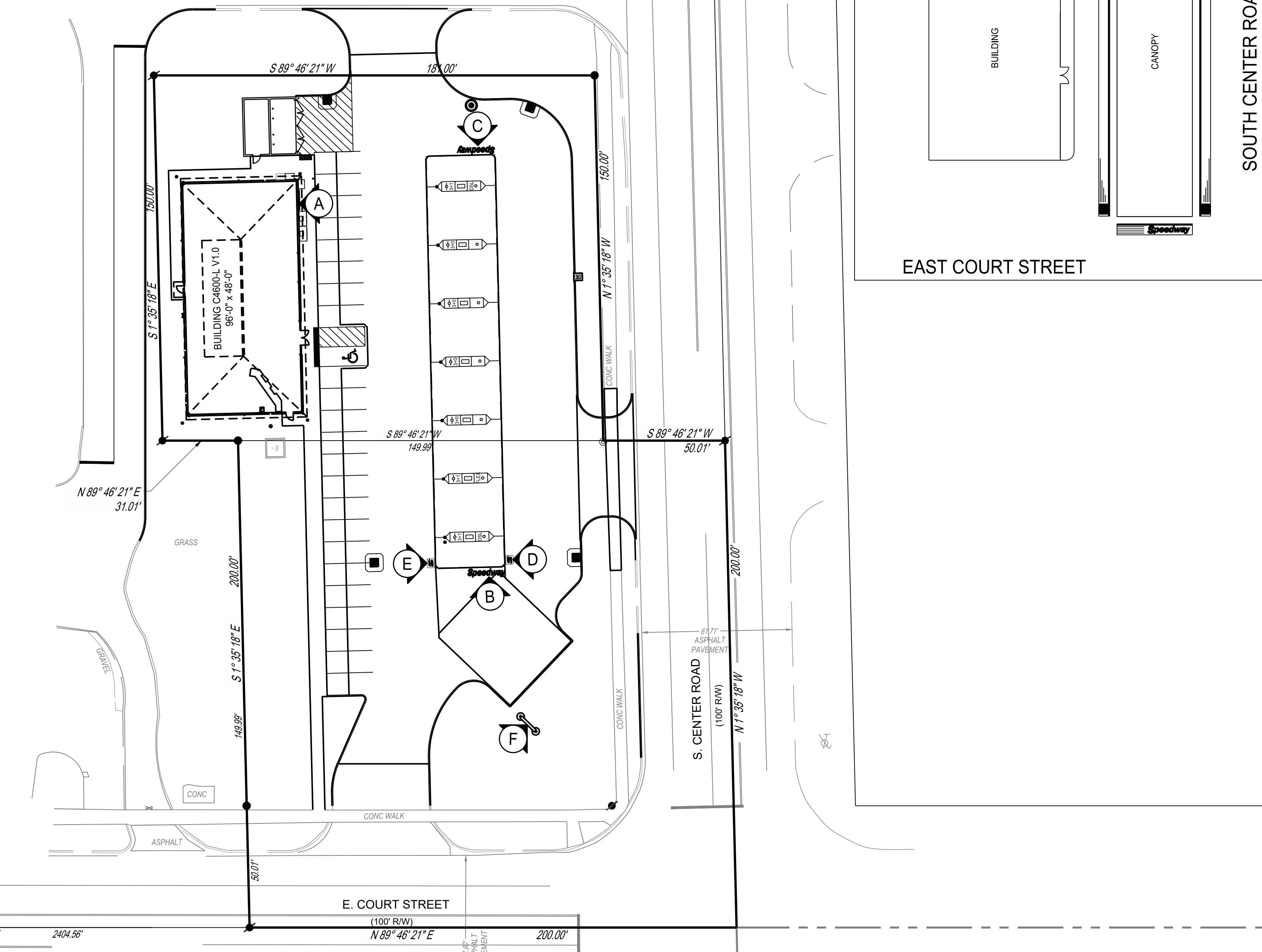
2222-CU



GRAPHICS - INSTALLATION			
ITEM	FURNISHED BY:	INSTALLED BY:	REMARKS
DISPENSER DECALS	V	V	
FIRE MARSHAL SIGN	O	C	SEE SITE EQUIPMENT PLAN
LANE NUMBER PLATES	O	C	SEE SITE EQUIPMENT PLAN
BUILDING READERBOARD	O	V	
CANOPY FASCIA SIGNS	V	V	ELECTRICAL BY CONTRACTOR
BUILDING ADDRESS NUMERALS	O	V	
O - OWNER V - OWNER'S VENDOR C - CONTRACTOR			

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

SIGNAGE						
REF. LET.		LOCATION	MESSAGE	ILLUMINATION	DIMENSION	AREA
BUILDING - SEE GRAPHICS CONTROL DRAWING						
A		BUILDING WALL	READER BOARD	ILLUMINATED	5' x 8'	40.0 SF
BUILDING TOTAL						40.0 SF
CANOPY - SEE GRAPHICS CONTROL DRAWING						
B		SHORT SIDE (N)	SPEEDWAY	ILLUMINATED	LETTER FACING	46.5 SF
C		SHORT SIDE (S)	SPEEDWAY	ILLUMINATED	LETTER FACING	46.5 SF
D		LONG SIDE (W)	MOVING "S" LOGO	ILLUMINATED	3.66 x 3	11.0 SF
E		LONG SIDE (E)	MOVING "S" LOGO	ILLUMINATED	3.66 x 3	11.0 SF
CANOPY TOTAL						115.0 SF
GROUND MOUNT - SEE SIGN DRAWING						
F		(AREA ON SITE)	TRADEMARK/PRICE	ILLUMINATED		150.0 SF
GROUND MOUNT TOTAL						150.0 SF
SITE TOTAL						305.0 SF



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



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

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

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

A. GENERAL NOTES

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

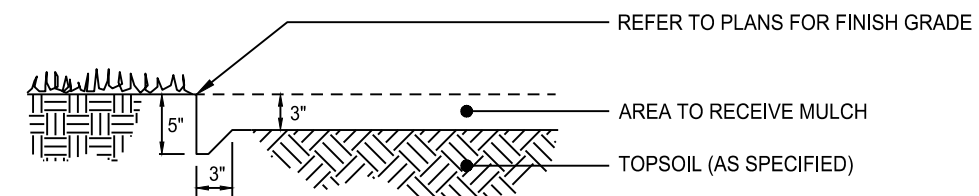
B. IRRIGATION NOTES

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

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

LEGEND

- MULCHED AREA
- SODDED AREA
- SPADE EDGE

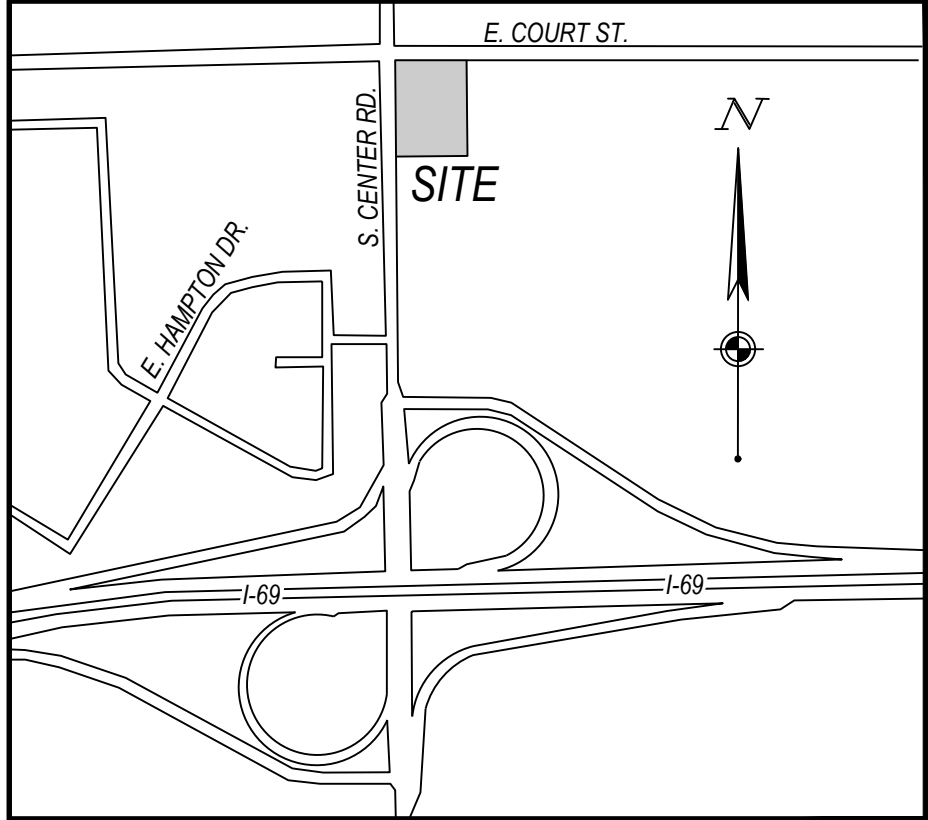


1 SPADE EDGE
NO SCALE

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

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





VICINITY MAP:
NOT TO SCALE

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

ALTA/NSPS LAND TITLE SURVEY

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

COMMITMENT NUMBER: 01-17091868-01T

SCHEDULE B-II:

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

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

SURVEY RELATED EXCEPTIONS:

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

COMMITMENT NUMBER: 01-18002726-01T

SCHEDULE B-II:

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

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

SURVEY RELATED EXCEPTIONS:

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

COMMITMENT NUMBER: 01-17091868-01T

EXHIBIT "A" LEGAL DESCRIPTION
(PARCEL 2 IS PART OF THIS)

SITUATED IN THE COUNTY OF GENESEE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

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

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

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

PARCEL 2 LEGAL DESCRIPTION
AS-SURVEYED

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

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

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

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

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

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

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

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

CONTAINING 0.623 TOTAL ACRES.

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

PROPOSED CONSOLIDATED
LEGAL DESCRIPTION AS SURVEYED

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

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

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

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

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

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

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

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

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

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

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

GOVERNING AGENCIES & UTILITY COMPANIES

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



DEVELOPER:

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

SURVEYOR:

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

SURVEYOR'S CERTIFICATION:

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

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

DATE OF PLAT OR MAP: FEBRUARY 6, 2018

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

DATE

ALTA / NSPS LAND TITLE SURVEY

SPEEDWAY LLC
STORE # 2222

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

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

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

