



CITY OF BURTON

ZONING BOARD OF APPEALS

FEBRUARY 18, 2021

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.
2. 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. MEETING INFORMATION

Zoning Board of Appeals
Hosted by Racheal Boggs

<https://cityofburton.my.webex.com/cityofburton.my/j.php?MTID=mf688f1f537959915a872cec4c4ab5820>

Thursday, Feb 18, 2021 5:00 pm | 2 hours | (UTC-05:00) Eastern Time (US & Canada)

Meeting number: 126 085 9522

Password: mfP3He2P4XF (63734327 from phones and video systems)

Join by video system

Dial 1260859522@webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Join by phone

+1-415-655-0001 US Toll

Access code: 126 085 9522

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. STAFF PRESENT

E. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jan 21, 2021 5:00 PM

F. APPROVAL OF CORRECTED MINUTES

1. Zoning Board of Appeals - Regular Meeting - Corrected Minutes - Sept. 17, 2020 5:00 PM

G. VARIANCE

1. ZBA #21-02
By: Genesee County Drain Commissioner- Division of Water and Waste Services
G-4610 Beecher Rd., Flint MI 48532

Re: 3063 S. Center Rd. Burton Mi, Parcel 59-27-100-003

For: To Construct a fence that exceeds 5 feet in height. Requested height of 8 feet
(7 feet of fence and 1foot of barbed wire)
2. ZBA #21-03
By: Trex 1 Corp / ABRD LLC
3245 Card Dr. Burton MI

Re: 3265 Card Dr. Parcel 59-33-501-020
M-2 Zone

For: To expand an existing marijuana facility that will be within 200 feet of a
residential home.

H. AUDIENCE PARTICIPATION

Now is the time set-aside for members of the audience to address the 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.

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

I. BOARD DISCUSSION

The next regularly scheduled meeting will be held on Thursday, March 18, 2021, at 5:00 p.m.



CITY OF BURTON

ZONING BOARD OF APPEALS

JANUARY 21, 2021

Council Chambers

Regular Meeting

5:00 PM

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

This meeting was opened by Chairman Steve Welch at 5:01 PM.

A. MEETING INFORMATION

Zoning Board of Appeals
Hosted by Racheal Boggs

<https://cityofburton.my.webex.com/cityofburton.my/j.php?MTID=m3666470e73820cc3847ca491683745bf>

Thursday, Jan 21, 2021 5:00 pm | 2 hours | (UTC-05:00) Eastern Time (US & Canada)

Meeting number: 126 586 6171

Password: Z7vc2PXVNA3 (97822798 from phones and video systems)

d31bfe1170c84702b7140a4d1bf8a099

Join by video system

Dial 1265866171@webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Join by phone

+1-415-655-0001 US Toll

Access code: 126 586 6171

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

Attendee Name	Title	Status	Arrived
Kevin Burge	Planning Representative	Remote	
Gary Kautz	Alt. Commissioner	Excused	
Christina Conley	Council Representative	Remote	
Scott Hynes	Commissioner	Remote	
Tim Rapacz	Commissioner	Remote	
Michaeline Ward-Terry	Vice Chairperson	Remote	
Steve Welch	Chairman	Remote	
Joey Richvalsky	Alt. Commissioner	Excused	
Rick Fuhst	Commissioner	Remote	

D. STAFF PRESENT

Amber Abbey, Deputy DPW Director
Lindsey Bice, Record Tech

E. APPROVAL OF MINUTES

Minutes Acceptance: Minutes of Jan 21, 2021 5:00 PM (Approval of Minutes)

1. Zoning Board of Appeals - Regular Meeting - Dec 17, 2020 5:00 PM

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Michaeline Ward-Terry, Vice Chairperson
SECONDER: Tim Rapacz, Commissioner
AYES: Burge, Conley, Hynes, Rapacz, Ward-Terry, Welch, Fuhst
EXCUSED: Kautz, Richvalsky

F. NOMINATIONS

1. Approve and Authorize Steve Welch for Zoning Board of Appeals Chairperson from January 2021 - December 2021.

RESULT: **CARRIED [UNANIMOUS]**
MOVER: Christina Conley, Council Representative
SECONDER: Michaeline Ward-Terry, Vice Chairperson
AYES: Burge, Conley, Hynes, Rapacz, Ward-Terry, Welch, Fuhst
EXCUSED: Kautz, Richvalsky

2. Approve and Authorize Michaeline Ward-Terry for Zoning Board of Appeals Vice Chairperson from January 2021 - December 2021.

RESULT: **CARRIED [5 TO 1]**
MOVER: Christina Conley, Council Representative
AYES: Burge, Conley, Hynes, Welch, Fuhst
NAYS: Rapacz
ABSTAIN: Ward-Terry
EXCUSED: Kautz, Richvalsky

G. VARIANCE

1. ZBA #20-13

By: Sign Direct c/o Karl Rehschuh
 2259 Wicklow S. Dr. Davison MI, 48423

Re: 1056 S. Belsay Rd. Burton MI 48509
 Parcel 59-14-526-037

For: To Construct an addition to the existing free-standing sign that will exceed the allowable square footage, 50 square foot requested.

Karl Rehschuh at 2259 Wicklow S. Drive in Davison stated his intention as stated in his application is correct, except they have not made up their minds as to the exact size of the sign yet. There is an existing sign structure on their property that belongs to the restaurant and they would like to add their sign to that. That was an overlook when the property got split. We are stuck with one structure and would like to have permission to add a cabinet sign to the existing sign.

Mr. Welch read public comment into the record submitted by David Horton at 5410 Raymond Avenue and Michelle Roberts at Raymond Avenue, against the variance.

Mrs. Abbey read public comment into the record submitted by Dustin Schmitt at 5409 Raymond Avenue, against the variance.

Mr. Welch asked what size the applicant was planning on making the sign.

Mr. Rehschuh stated they discussed increasing the width of the sign to match the Elwood's sign for esthetics purposes.

Mrs. Abbey stated he cannot change the size that he requested at this point. He requested a 5x10 and that is what it has to stay.

Mr. Rapacz asked if the existing sign is bigger than the one they are proposing?

Mrs. Abbey stated when Bubba's went in years ago, they put the sign up on what was technically not their property however, it was owned by the same people. In 2009, Tom Strausser issued a permit to remove the top part of the sign and replace it with the LED sign, which was smaller than the previous sign. In both these cases, the sign was larger than what the property frontage is. In the packet I gave you it shows their frontage is 60 feet. They would only be allowed 30 square feet of signage. The existing sign already exceeds what they would already be allowed. They are put in a hardship by the fact that this sign is there. They have nowhere to put a sign for their business without making the restaurant remove their sign. The added square footage they want does not make that much of a difference. It is not right next to the residential areas that you hear in the e-mails.

Mr. Rapacz stated this a business being put in a situation of being between a rock and a hard place.

Mrs. Abbey stated yes, he would have some choices to make that could lead him into legal battles with the restaurant owner.

Mr. Welch asked for clarification on the fence issued raised in public comment.

Mrs. Abbey stated I will reach out to her and address that. The site plan for the storage unit does require a privacy fence. They will be required to put it in. They are still under construction but prior to occupancy they will be required to have that privacy fence up. We recommend approval.

Mr. Burge made a motion to approve ZBA Case #20-13 with the measurements as 10x5 foot.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Kevin Burge, Planning Representative
SECONDER:	Scott Hynes, Commissioner
AYES:	Burge, Conley, Hynes, Rapacz, Ward-Terry, Welch, Fuhst
EXCUSED:	Kautz, Richvalsky

2. ZBA #21-01

By: State Building Co. Inc / Julian Fecher
3494 N. State Rd. Davison MI

Re: 5382 E. Court St South Burton MI, Parcel 59-14-527-103

For: To Construct an addition to home that will exceed setback requirement, set

back is 30' from rear property line and requesting 19' from property rear lot line.

Julian Fecher with State Building Company 3494 N. State Road in Davison stated Todd Hooper owns an assisted living facility two doors down from where he lives. Part of the agreement for the residents at that facility is they can use the pool he has in his back yard. A lot of them have trouble walking so they are brought down in a van and he parks in the driveway. There is a removable cover so the pool is able to be used year round. In the inclement weather, it is a lot of work to get some of them out of the van and down to the pool so they do not want to go. We are asking for the variance to put a building up that would enclose it from the front of the house to the pool. They also do not have a bathroom except in the main house. If someone is down there and needs a restroom who uses a walker or wheelchair, it is not a handicap accessible building.

Mrs. Abbey stated given the dimensions of this property, it is longer rather than deeper. Any addition to this property would require a variance. There is still plenty of distance between the addition and the next property line, we recommend approval.

Mrs. Ward-Terry made a motion to approve ZBA case #21-01.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Michaeline Ward-Terry, Vice Chairperson
SECONDER:	Christina Conley, Council Representative
AYES:	Burge, Conley, Hynes, Rapacz, Ward-Terry, Welch, Fuhst
EXCUSED:	Kautz, Richvalsky

H. AUDIENCE PARTICIPATION

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

No audience participation.

I. BOARD DISCUSSION

No board discussion.

The next regularly scheduled meeting will be held on Thursday, February 18, 2021, at 5:00 p.m.

Minutes Acceptance: Minutes of Jan 21, 2021 5:00 PM (Approval of Minutes)

**Burton Zoning Board of Appeals**

4303 S. Center Road
Burton, MI 48519

SCHEDULED**MOTION (ID # 4996)**

Meeting: 02/18/21 05:00 PM
Department: Clerk's Office
Category: Minutes
Prepared By: Lindsey Bice
Initiator: Racheal Boggs
Sponsors:
DOC ID: 4996

Zoning Board of Appeals - Regular Meeting - Corrected Minutes - Sept. 17, 2020 5:00 PM



CITY OF BURTON

ZONING BOARD OF APPEALS

SEPTEMBER 17, 2020

Virtual Meeting

Regular Meeting

5:00 PM

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

This meeting was opened by Chairman Steve Welch at 5:12 PM.

A. MEETING INFORMATION

Zoning Board of Appeals
Hosted by Racheal Boggs

Thursday, Sep 17, 2020 5:00 pm | 2 hours | (UTC-04:00) Eastern Time (US & Canada)

Meeting number: 126 991 5080

Password: gWRPg3kEU32 (49774353 from phones and video systems)

<https://cityofburton.my.webex.com/cityofburton.my/j.php?MTID=m981af7e8de1cc1b2283ae8ca11b821c0>

Join by video system

Dial 1269915080@webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Join by phone

+1-415-655-0001 US Toll

Access code: 126 991 5080

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

Attendee Name	Title	Status	Arrived
Gary Kautz	Alt. Commissioner	Excused	
Christina Conley	Council Representative	Excused	
Scott Hynes	Commissioner	Present	
Tim Rapacz	Commissioner	Present	
Michaeline Ward-Terry	Vice Chairperson	Remote	
Steve Welch	Chairman	Present	
Joey Richvalsky	Alt. Commissioner	Present	
Rick Fuhst	Commissioner	Present	
Kevin Burge	Planning Representative	Present	

D. STAFF PRESENT

Racheal Boggs, City Clerk
Amber Abbey, Deputy DPW Director
Lindsey Bice, Record Tech

E. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jul 16, 2020 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Scott Hynes, Commissioner
SECONDER:	Tim Rapacz, Commissioner
AYES:	Hynes, Rapacz, Ward-Terry, Welch, Richvalsky, Fuhst
EXCUSED:	Kautz, Conley

F. VARIANCE

1. ZBA #20-06

By: Matt Ovadek
1352 S. Oak Rd Davison MI 48423

Re: To be combined 59-29-551-028, 59-29-551-022, 59-29551-004, 59-29-551-006

For: 1. To conduct a marijuana use within 500 feet of an existing facility 2. To allow two marijuana licenses on one parcel of land.

Christopher Ebbott 221 W. Fifth Street, Attorney for Matt Ovadek who is the applicant. They are applying for a variance on Associates Drive. The property is currently Zoned M-1. There are no residents in the area. Mr. Ovadek owns 6 parcels, there is also one that is a parking lot at the south end. The one across the street is actually the next case. We are seeking a variance, however, this is a unique situation because it is a variance against himself. Mr. Ovadek owns those parcels and there is a tenant in place, and the tenant has a marijuana license already. The parcels have already received a variance to allow that but the Syko Gardens LLC would like to use their own license so that is what we are requesting a variance for. There are plans that have been approved by the City of Burton to start construction on those parcels once they are combined for a new structure and to improve the existing structures, creating approximately 75,000 to 80,000 square feet of new building that will be 35 feet high. They need this variance to allow them to conduct business. They already have their state license for the marijuana. It's a unique situation but like I said, the property itself has already received a variance to allow the marijuana grow pursuant to your local rules. This is not on Dort Highway or Center Road. It is not somewhere where there will be a restaurant next door, other retail shops or much traffic. It is a dead end road on both sides of Associates Drive. There is a Consumers Power sub station and there is green space. It is not going to increase any traffic or bother any residents, there is nothing but it being within 500 feet of the existing licensee, who is the tenant of the LLC. That is what we are seeking a variance here for is to allow them to utilize the property to make those improvements to build and conduct that business. I know that the City of Burton took advantage of the state allowing recreational marijuana and there has been numerous businesses open. It is a new change from the old way of thinking about marijuana and there are people who you wouldn't think would be involved in that type of business but they are now that it is legal, so you have to view it in a different way. Mr. Ovadek has been in Burton for about 15 years. At the 3302 there was his pet food and treat business. I think the board has some overviews that show the properties and explain what we are asking for here regarding these variances. We would ask that you approve the variance and allow them to have the license there so then they can improve all of that property and conduct business.

Ms. Boggs read from the Webex chat that Scott Smith has sent a letter for public

comment. She responded to Mr. Smith that we have received his letter and we will read his letter into the record after the audience participation. Ricky Mahl sent a Webex chat that he also sent a letter and we will be reading your letter into the record as well. Is there anyone from the call in feature that would like to add anything to this case. Ricky did you want to Speak?

Ricky Maul 3297 Associates Drive, stated yes I do. We forgot to include in our letter that when Brink's drives there trucks into our parking lot, they have a guard that comes out and draws a weapon, he canvases the parking lot. At that time, he will radio for the guard inside to open the door, that armed guard will come out into the parking lot and they drive inside then close the door. That is why we would like the fence put up. There are only six parking spots in that parking lot next to us. We have seen the business that the marijuana facilities bring in and I do not think he is going to have parking.

Mr. Welch read into the record for public comment letters submitted from Scott A. Smith against the variance and Mr. and Mrs. Ricky Maul stating concerns for their tenant and request a fence be put up between properties.

Mrs. Abbey stated I know that this case is a little confusing for everybody because there are a lot of parcels involved and some information that was given to you. I did provide everyone a map to show exactly what parcels are being asked for. I think this gives a good idea of the overall picture of what you are looking at. The four parcels in black are the four parcels that I would say we would have to make them combined if they move forward with this application. That would absolutely be a stipulation of the approval that you give. I ask that you combine those four parcels. The other part to this is, you have another case tonight which is the 20-07, the parcel across the street. They would also be too close to that parcel. When they put it on the application, I put it as just too close to a marijuana facility within 500 feet. Tonight if the approval goes through on the First one, it does not effect the second one. The other part to is, the applicant mentioned they were getting a variance against their self, that is not exactly true. They are actually getting a variance for 3365 which is an existing licensing facility and has been since 2011. They are requesting a variance because they are within 500 feet of two facilities. One being potentially themselves across the street and the other being 3365 Associates Drive. Mr. Smith did talk about that in his letter. I do not know the exacts of why they were shut down, so I cannot say if it was a FANG raid or not, but in 2011, a previous owner had a license and did get shut down. It has changed three times since 2011 and now has a new owner with a new license which has nothing to do with what happened in 2011. The license has continued to move forward with the property. In 2018, the new law came about and a new license was issued. In 2020, the new owners took over. That business has been open and has occupancy. The other thing the applicant said was that the building has already been approved, that is not exactly true. In 2017, they asked to do an addition to the building at 3323, so it was just to add onto that building, which is the northern most parcel of land. That is the only building site that has been approved, nothing to do with the other parcels at all. I don't want anyone to be confused by that, no one gave them a building permit to build on other parcels.

Mr. Richvalsky asked is that the parcel that ends in 017?

Mrs. Abbey responded no that is the next applicant, the next case. It is the one in the black circle.

Mr. Rapacz stated it ends in 028, correct?

Mrs. Abbey stated, yes. So it would be parcel 59-29-551-028. They had proposed in 2017 an addition between the black building and the white building which would create almost an L shape. That is the plan he is referring to. Now we will go to that northern most parcel because that is the second part of this license. The existing facility, the white building on that parcel has an approved license for a grow facility. It was originally approved in 2015 and got an actual license in 2017, when the new law came in. He does not have occupancy to the building at this time because he does not have a suppression system so, there should not be any growing happening at this time. He does have a license, he has paid for it every year, since 2017. He has renewed it and that is the tenant they are talking about now that is in the existing white building. The other building on there, the little standing small office building, the one that is right next to the Maul's property, That property has pulled a permit to become a dispensary, however, they still have not applied for a license to be a dispensary because they will be a separate license holder. That is the second part of the variance. The way our ordinance works is you can collocate a dispensary with a grow but you must be the same person or entity. That is the second part of the variance. I would ask that you keep both of them separate as they are two completely different requests. One of them is to be too close to an existing facility the other is to have two separate licenses on the parcel of land. If I haven't confused everyone more by now, the biggest concern that we have is that this is the first request that has been made regarding two licenses held at a property. This comes up all the time, everyone wants to lease a property and then still run their facility. This one is a little bit different, they have a lease holder that has been there for about 10 years or has a 15 year lease. This is new to me as far as how we would handle this so, I do not have much of a recommendation for you all. Understand that you are approving a tenant to be in there along with an existing license that could take up the whole parcel. If he wants to build a building and move his business anywhere else he could do that. We are not going to limit that part of it. I do not know what their intention is with the other buildings on the parcel at this point because we have no commitment to a demo or any build. That might be something you want to talk to the applicant about to see if you are more comfortable with one building or with a specific use. Such as being okay with the dispensary but not okay with the grow or processing. Those are things that you are going to have to ask yourself and whether or not you would want that. But understand that they could take up the whole parcel and that would be the four parcels combined.

Mr. Welch stated that would be because it is one parcel if we voted on combining it to one parcel of land. We are voting on having it combined to become one parcel first, right?

Mrs. Abbey stated right, if their request goes through you can approve it as all of the parcels get combined use and say you are good with all of them except this other parcel. That part is up to you. You can put the stipulations on them anyway you see fit.

Mr. Welch stated my point is though, if we vote on combining it all and now it is just one parcel.

Mrs. Abbey stated yes then it is just one parcel and they can demo it or make the business as large as they see fit on the property.

Mr. Welch stated then the 500 foot doesn't apply because they are all together as one.

Mrs. Abbey stated yes, the 500 foot is basically zero to the business to the south. And the 500 foot, if approved tonight is about 63 feet from the parcel across the street.

Mr. Richvalsky asked does the relationship between the landlord or the lesser and lessee have any bearing on this overall use? It seems as if they are almost one of the same and they are in a way asking us to make them partners.

Mrs. Abbey stated well, no. They are asking not to be partners. That is the point. If you allow both licenses to exist on the facility they wouldn't have to be partners.

Mr. Richvalsky asked does that mean one of them would have to bow out? The existing guy would have to make his license null and void?

Mrs. Abbey stated if it was denied, his license would still exist as far as the city is concerned. How he is legally allowed to be there until he kicks him out, that is between the two of them. Until I receive something in writing stating the current tenant no longer exists or is no longer allowed to be there through legal purposes then at that point, his license would be void and a new license could be applied.

Mr. Richvalsky stated it would almost be an automatic because there is an existing license there and the other applicant would step into their shoes, so to speak.

Mrs. Abbey stated basically, yes. One would leave and the other would come in if you denied it tonight. Or they allow him to exist, I am not sure, I guess that is up to them.

Mr. Rapacz stated but they couldn't have two licenses on the same property correct?

Mrs. Abbey stated correct. Or they may partner together, and then they could have both of the licenses in there. But I don't believe that is what they want to do. We are not forcing them to partner.

Mr. Rapacz asked if we accept this, the area in black becomes their entire property to use, correct?

Mrs. Abbey stated, correct.

Mr. Richvalsky stated I think it is their property now isn't it?

Mrs. Abbey stated, yes but it is not one parcel of land.

Mr. Richvalsky stated I understand. They want to combine it into one parcel, they want to have all the building on one parcel.

Mrs. Abbey said that is correct.

Mr. Hynes asked how many feet is that after the combination of parcels?

Mrs. Abbey stated I did not get that number and asked to Mr. Ebbott if he had that number.

Mr. Ovadek estimated it might be about 400 to 450 feet.

Mrs. Abbey stated that is a reasonable estimate. I did not measure the sizes of the

parcels.

Mr. Welch asked about the current tenant, how many years are you into that 15 year lease?

Mr. Ovadek stated they are 3 and a half years into that lease with the tenant.

Mr. Burge asked are any of the other building occupied at this time?

Mr. Ovadek stated all other buildings are vacant. We just bought the plumber building out so, they would be in succession with each other and he is moving out of there. Other than that, they are all vacant.

Mr. Hynes stated I share the concern of Mr. Smith. I am concerned that with another marijuana facilities going through, that Brinks will leave. Sooner or later they will not renew next to a marijuana facility, I would assume. So we may end up having a vacant building there, that is an assumption. I am just really concerned with what Mr. Smith talks about; the diversification that is happening in that community. Especially on Dort Highway and those business environments. I will probably be voting no.

Mr. Richvalsky stated I think Dort Highway looks a lot better now since it has been an advant of these things. There has been a lot of buildings between Hemphill Road and Maple Road that have been approved over the years. Delducas by fire and other buildings that have run into the cannabis business.

Mr. Hynes stated my concern is that we are locking into one type of business all the time with these every time we come in here. What is enough? I get the four lots into one and so forth, my concern is diversification and what is enough. That is just the way I stand.

Mr. Rapacz asked how many dispensaries are in the city at this time?

Mrs. Abbey stated there are 12 provisioning centers. Some of them collocate with their grow facilities.

Mr. Rapacz asked if we approve this then we are ignoring the variance we have set up for this law, correct?

Mr. Welch stated we are discussing number one right now.

Mr. Rapacz stated I know but if you approve that then you will definitely be 500 feet of the existing star at the south.

Mrs. Abbey stated yes, that is what the request is.

Mr. Rapacz stated I am trying not to violate the spirit of the ordinance. I know you are not going to answer this because you said you could only guide us in so many questions, but voting for this would basically violate the spirit of the ordinance, because it would allow three on one street. If everything went through tonight, it would allow three different types of marijuana facilities to exist within 500 feet of each other.

Mrs. Abbey stated if both cases get approved, yes. There would be three on the same street. I wouldn't necessarily look at it as the same street, I would look at it as

approving it as being within 500 feet of each other. Because you can have three of them on Dort Highway.

Mr. Rapacz stated but this isn't like Dort Highway, this is a side road of Dort Highway. It is not the same.

Mrs. Abbey stated that is what I am saying, we want to make sure the 500 feet is the point you are looking at.

Mr. Richvalsky stated I have sat in on the discussions where we have talked about how we are going to take the measurements between the buildings and even changing that. The spirit of the 500 feet has been upheld many times over. I think this is a unique situation with this particular one, with the combination of the lots. Also, the situation between the tenant and the landlord creates a little bit of a concern that we have not seen before. Like I said in my statement before, it seem as if we are setting up a partnership of some sort. Whether they like each other or not, they have to co-exist on the same property.

Mr. Rapacz stated it depends on how iron clad that 15 year deal actually is if you are setting up a partnership or not.

Mr. Richvalsky stated you can evict people for whatever you want to evict them for also.

Mr. Hynes stated our rules are not for a partnership though.

Mr. Welch stated we are going to consider these one at a time, if you vote in favor of number one, the combination of all the parcels into one, that doesn't necessarily mean it is a done deal. My question is, if we vote yes on this, and the second part doesn't go through do they have to go through with this? Are they stuck with having it all one parcel?

Mrs. Abbey stated no, they can choose not to do a license at all. The contingency for the combination would be when they apply for the license. If they choose to never do a license, then that's on them.

Mr. Welch stated my point is, if we vote yes on the first then vote no on the second, are they obligated to make that one parcel or could they say we don't want to do that now?

Mrs. Abbey stated no, they can make the choice not to. They are asking to have the facility, if they don't ever have the facility then they don't have to move forward. The stipulation would be on having the facility, the combination would not be required.

Mrs. Ward-Terry asked what type of license is it for? Do they want to have a grow, processing and a provisioning center all in the same area? If they do, does that create a monopoly?

Mrs. Abbey stated that would be a question for the applicant as to whether or not they are pursuing all of them.

Mr. Ovadek stated if we had all three, it does not create a monopoly. There are other businesses that already have all three there. The properties that are right here that already have a variance and are already licensed, all of those things can already take place on the one property, 3323, because that is already licensed for marijuana. We

are just asking to use Syko LLC license with all those properties combined. It would not be a monopoly, no.

Mrs. Abbey stated for Mrs. Ward-Terry the next part to her question was, what type of license is it for? I will answer this one because unless you all have a strong feel one way or the other, I wouldn't necessarily limit them to which one it is because we allow for collocation. I don't want to pigeon hole one use unless you have strong reasons towards that. If you say you aren't comfortable with a certain one of the uses, I can understand that but, I wouldn't limit today's license based on one type of use. Let's say we do allow for all three or four if they want to use secure transport with the other licenses or a research facility, a testing facility, etc. So that is why it is very vague to use a marijuana facility. Unless you have strong convictions to a type that you are not okay with, I would stay with that.

Mrs. Ward Terry stated through the Webex chat and read by Mrs. Abbey, it sounded like the public did not care for the idea of the distribution center.

Mrs. Abbey stated when she says distribution center she means provisioning center, so everybody is clear.

Mr. Burge stated if all these vacant buildings that are here now get so much on tax rates, if they are all cleared out of there and tore down without commitment for anything else coming, the tax base is going to go way down. You would have an open parking lot that is considerably less compared to the buildings. We don't have a commitment to put a big building in there, I don't believe we can get a commitment.

Mrs. Abbey stated absolutely, you can. You can make it a stipulation of the approval.

Mr. Hynes stated that is my concern, the diversification part. If we go ahead and do this then Brinks probably leaves, now you are perpetuating. I understand what you are saying, you have four vacant properties. The thought process is just the domino effect.

Mr. Richvalsky stated I do not think GM is going to build another million and one hundred square thousand foot facility somewhere close to that.

Mr. Hynes stated it is not just GM, but I get your point, just diversity in general. I will respect everybody and I always have, but we are now at 12. What is the number?

Mr. Rapacz stated leave the numbers at whatever the market can handle.

Mrs. Abbey stated if the license is approved, that does not mean that facilities open there.

Mr. Hynes stated I wouldn't apply for a license and not open a facility.

Mrs. Abbey stated there are several. I have a gentleman who has been approved for three years and has never opened a facility. I have several out there that have approved licenses that have not opened.

Mr. Hynes asked how many licenses do we have then?

Mrs. Abbey stated 12 is the number of licenses.

Mr. Burge stated one positive thing is that it is on a road that goes nowhere.

Mr. Welch asked do you propose to develop on the four parcels and if so, what is the time frame and size?

Mr. Ovadek stated if we get the approval we are going to start on the first piece where that 3309 is. In the back building we have all the blueprints done and approved so we will start on that piece immediately then move through as quick as we possibly can. We are ready to go immediately.

Mr. Welch asked has it been approved for the one building?

Mrs. Abbey stated the original part was approved through site plan, yes. Mr. Welch had furthered the question, I think you may have missed that part, he asked to what extent the development for the parcels occur, not just the main parcel.

Mr. Ovadek stated as fast as we can get people to work and get the buildings up. It won't be held up because of us or because of money. We want to be moving immediately and keep moving right through the entire parcel.

Mr. Richvalsky stated when are you going to be built out?

Mrs. Abbey asked is it one building, multiple buildings and when will it be built out?

Mr. Ovadek stated the first one will be that back building, then the addition that goes on that. Then we will go on the other side where the plumber is and take that piece along with the parking lot. We will put up there what is allowable by the city. It will be two buildings and the front building that will be the dispensary.

Mr. Hynes asked the plumber will exit then?

Mrs. Abbey stated for the applicant that the plumber is currently moving out.

Mr. Burge asked how many employees do you intend to have.

Mr. Ovadek stated 50 plus.

Mr. Richvalsky asked if they have enough parking spaces to accommodate 50 employees along with the buildings that you intend to put up?

Mr. Ovadek stated when we do the drawings, we will abide by the city's ratio and we will make it work.

Mrs. Abbey stated he will have to go through any site plan review before any construction can happen which will check the number of parking spaces.

Mr. Hynes asked about the Southmoor facility, is that pretty much dead? Remember the big facility that was supposed to go into Southmoor.

Mrs. Abbey stated no, there was never a big facility. There was a zoning case for the Southmoor Golf Course, it did get re-zoned and they do have a license for a provisioning center. They are not actively open or even attempted to open. They do have a license to have marijuana there.

Mr. Hynes stated so another facility could go in there.

Mr. Richvalsky asked about the zoning of the Southmoor facility, a portion of the property that fronts on Dort Highway gets split off from the balance of it. Is there some sort of split or division there with the 500 foot or 1,000 foot rule?

Mrs. Abbey explained yes, it is only the front parcel. The back part of it is C-2.

Discussion ensued regarding the Southmoor facility.

Mr. Welch stated he would like to address the concerns of Mr. and Mrs. Mahl regarding their request for a four foot privacy fence. Which motion would we add this fence request, the first or the second?

Mrs. Abbey stated I would put that on the first motion.

Mr. Welch stated to the maker of the motion, I recommend that you add to the first motion they will need to add a five foot privacy fence.

Mrs. Abbey stated you can put that recommendation on there but it is in the front yard. I would recommend that it stays at four feet. Their concern is people walking through, not necessarily being able to see.

Mr. Welch asked do you have any concern with why I should vote yes on this? The 500 foot is fairly new. You probably won't answer this but I am trying to figure out why we should do this.

Mrs. Abbey stated that is up to the applicant to convince you, it is not on me to explain to you why you should or should not vote for something.

Mr. Welch stated in view of the two comments, if we didn't have those, it would be a lot easier. We also try to keep balance and try to protect the current businesses there.

Mr. Richvalsky stated that new life on that street would not hurt. We would like diversity but new life is new life. Dreams are dreams and reality is reality. Doing something positive now can take us further. The only constant is change. Give these guys a shot, if they fail, it's their money.

Mr. Hynes stated sometimes there are costs that we do not always see, extra police force, etc. There are a lot of variables we have to think about beyond just this facility. What kind of clientele come in.

Mr. Richvalsky stated well if they don't have some sort of security then they would be fools.

Mrs. Abbey stated the license does require for security measures to be in place.

Mr. Richvalsky asked what type of security? Cameras or security guards?

Mrs. Abbey stated you don't necessarily have to have a person there. The state does have some licensing requirements as well as far as security goes.

Mr. Hynes asked to the applicant what type of security they will have in those facilities.

Mr. Ovadek stated we will have whatever the state recommends, all the cameras that the state requires, we will have a 24/7 security guard there as well as a fence.

Mr. Rapacz made a motion to vote on ZBA Case #20-06 with the additional amendment to add a four foot fence running from the front of the property to cut down on foot traffic.

Mrs. Abbey asked to Mr. Rapacz, are we going to go from the front of the building to the front property line? Is that the requirement? I would like to make sure I am clear.

Mr. Rapacz stated I believe that is correct.

Mrs. Abbey stated the building is very close to the property line.

Mr. Richvalsky asked, is this the northern most building we are talking about?

Mrs. Abbey stated yes. Where the provisioning center is intended to go.

Mr. Richvalsky stated from that building to the lot line on the west.

Mr. Burge asked if we can add to the motion that construction or destruction happens within six months? That would give more than enough time for permits to go before site plan.

Mrs. Abbey stated I would ask for enforcement purposes you state exactly what you mean. This would need to be very specific. You are leaving this up to me to enforce and I would need to know exactly what your expectations are.

Discussion ensued regarding enforcement of and expectations of demolition and use of buildings on applicants properties.

Mr. Welch stated we have a motion on the floor to approve ZBA case #20-06 number one, to conduct a marijuana use within 500 feet of an existing facility with the provision of adding a four foot fence. I think the maker of the motion needs to specify what type of fence.

Mr. Richvalsky stated didn't the letter state a screened fenced?

Mr. Welch stated that is what they requested, but they also requested for it to be approved.

Discussion ensued regarding type of fence.

Mr. Rapacz stated I will repeat my motion to approve ZBA case #20-06, to combine the properties listed, to conduct a marijuana use within 500 feet of an existing facility, and to require a four foot fence to be added to the front property line. What type of fence do we want?

Mrs. Abbey stated do you prefer wood, vinyl, chain link. It doesn't matter.

Mr. Rapacz stated I would say chain link at the very least, that would solve the problem of what they are asking for.

Mr. Burge suggested adding the privacy slats to the chain link fence.

Mrs. Abbey stated so they can add the slats or wood would be sufficient. You guys are okay with either of those. You do not care what kind it is, as long as it is privacy, got it.

Mr. Rapacz stated it would be with those two conditions and that is it for item number one, correct?

Mr. Welch asked what are the conditions of the fence?

Mr. Rapacz stated a four foot high privacy fence. They are not specific on what type it was as long as it is a four foot privacy fence.

Mrs. Ward-Terry asked that Mrs. Abbey re-read the motion as stated by Mr. Rapacz for clarification to those attending the virtual meeting. She asked if it is a perimeter fence?

Mrs. Abbey stated no, it is not. I will clarify the motion for those attending virtually. She stated the motion is to approve ZBA case #20-06 with the condition that they combine all four parcels listed in the case and they place a 4 foot high privacy fence on the north property line running from the building to the west property line which is the road frontage.

Mr. Welch stated to make it clear to everybody here, what we are voting on is to conduct a marijuana use within 500 feet of an existing facility.

Mrs. Abbey said, yes. That is item #1.

RESULT:	FAILED [2 TO 5]
MOVER:	Tim Rapacz, Commissioner
SECONDER:	Kevin Burge, Planning Representative
AYES:	Richvalsky, Burge
NAYS:	Hynes, Rapacz, Ward-Terry, Welch, Fuhst
EXCUSED:	Kautz, Conley

2. ZBA #20-06 Part 2

Mrs. Abbey stated that property is still one parcel so they probably still want to have that request be acted on as the properties exist. In this particular case the license would be for parcel number 59-29-551-028. To have two licenses on that parcel of land.

Discussion ensued regarding making the motion to approve this case and clarification of what the second part of this case is for.

Mrs. Abbey clarified to the applicant that the first part of this was that they need a variance to be within 500 feet of an existing facility, the board denied that 2-5. I assumed you still wanted to allow two licenses on one parcel of land on the 028. If you don't want that, we can withdraw this. I assumed because you wanted to have your dispensary and your grow facility on that same parcel of land that you need your two licenses approved, correct?

Mr. Ovadek stated that is correct. The other parcels were going to be a big part of the operation.

Mrs. Abbey asked so you don't wish to have item number two be voted on?

Mr. Ovadek stated he does want them to vote on it.

Mrs. Abbey stated that is what they are doing right now. They are voting on item number two with the exception that it would be parcel number 59-29-551-028 only. You may continue.

Motion to approve ZBA case #20-06 Part 2 to allow parcel number 59-29-551-028 to allow two marijuana licenses on one parcel of land.

RESULT:	CARRIED [4 TO 3]
MOVER:	Tim Rapacz, Commissioner
SECONDER:	Scott Hynes, Commissioner
AYES:	Hynes, Welch, Richvalsky, Burge
NAYS:	Rapacz, Ward-Terry, Fuhst
EXCUSED:	Kautz, Conley

3. ZBA #20-07

By: Matt Ovadek
1352 S Oak Rd Davison MI 48423

Re: 3302 Associates Dr. Burton MI
Parcel ID 59-29-551-017

For: To conduct a marijuana use within 500 feet of an existing facility

Mr. Ebbott stated 3302 Associates was going to be the same license but would need the variance because of the license across the street. That would be mainly the grow operation to the dispensary. It wouldn't be commercial traffic. We need the variance because of the distance but it would be under the same license and would be the same operation.

Mrs. Mahul expressed they do not understand what is going on.

Mrs. Abbey explained to the Maul's that the first variance was denied. The second part, for the existing facilities that are already there did get approved. We have now moved onto the one that is across the street at 3302. This facility, as shown on the map is across the street. Now he is actually asking for a variance for himself. But keep in mind, the ownership should not be in consideration because you do not want to make that a condition of it. If you do that then we have to monitor who bought it if they try to sell it and I don't want to do that. The ownership shouldn't matter because the licensing is still the same so take out the fact that it is against himself. Just look at the facilities and whether or not you care if they are across the street from each other. The existing license is there. The one at 3323 is not going anywhere and the dispensary at 3309 will open, I assume. Now they are talking grow facility. I know that in the past we have said we will allow this but not to allow a provisioning center because you do not want too many of those on the same street. So keep in mind that might be something you would want to do. If they want to do a grow facility and you are okay with that, or they want to do a processing center and you are okay with that but you don't want provisioning centers on the same street, then make sure you put that requirement in there. I would also ask that you go a little bit further and think about the future for recreational marijuana and

put in if you want a provisioning center or a retailer. That is the way the state decided to make those licenses with a little bit different wording. A provisioning center is a medical dispensary and a retailer is a recreational dispensary. I would ask that you include both of those requirements if you are not comfortable with allowing that on the street.

Mr. Richvalsky asked if you can hold both licenses at once?

Mrs. Abbey said you can.

Mr. Richvalsky stated so it is similar to a SDD and SDM package liquor and beer and wine.

Mrs. Abbey stated the way we look at it is if you are comfortable with the medical use, at least with what the city has brought in and allowed, then you have to be comfortable with the recreational use of it as well. So unless you are specific, you don't want one or the other or all, please put that stipulation in there.

Mr. Welch stated the applicant mentioned a dispensary, is that what his intention is?

Mrs. Abbey stated the applicant did mention grow facility. However, the request is for marijuana use. So unless there is a specific requirement set on by you, it would be any of the uses. They say they intend to do grow, so if that is the only thing you want to allow them to do then add that. But if you don't add that then they can put any type of marijuana use there.

Mr. Hynes stated I would have concerns with retail.

Mr. Rapacz asked would a growing facility and processing center meet your needs for what you are trying to do there? Because I am not comfortable with another retail shop.

Mrs. Abbey reiterated the question to applicant asking if they have any intention of making this facility into a retailer, provisioning center or a dispensary?

Mr. Ovadek stated no. That is what we are doing across the street.

Mr. Rapacz stated the way I am processing this, if you are going to allow a grow facility, you might as well allow them to process it. But selling it, that is what they have the business across the street for. It allows them to have their entire business within close proximity within each other. Not necessarily on four parcels of land but still there.

Mr. Burge stated I will be voting yes because of the location and possible tax base.

Mr. Richvalsky made a motion to approve ZBA case #20-07 to conduct a marijuana use within 500 feet of an existing facility, and will exclude being a retail and provisioning center.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Joey Richvalsky, Alt. Commissioner
SECONDER:	Rick Fuhst, Commissioner
AYES:	Hynes, Rapacz, Ward-Terry, Welch, Richvalsky, Fuhst, Burge
EXCUSED:	Kautz, Conley

G. AUDIENCE PARTICIPATION

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

Mr. Maul asked what type of dispensary is next to us, recreational or medical?

Mrs. Abbey stated the only facility that is next to them at this time is a grow facility. There is a provisioning center proposed by the applicant that has not applied for a license yet.

H. BOARD DISCUSSION

Mr. Burge stated he spoke with Mr. Smith regarding the Census. Today we are at 76% and we are up 1.8% from ten years ago. The deadline is September 30th and they are still down in the south end. Please reach out to friends or relatives you may have who live in that area and let them know time is running out.

The next regularly scheduled meeting will be held on Thursday, October 15, 2020, at 5:00 p.m.



Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 4993)

Meeting: 02/18/21 05:00 PM

Department: Department of Public Works

Category: Variance

Prepared By: Leandra Swayne

Department Head: Charles Abbey

G.1

DOC ID: 4993

ZBA #21-02

By: Genesee County Drain Commissioner- Division of Water and Waste Services
G-4610 Beecher Rd., Flint MI 48532

Re: 3063 S. Center Rd. Burton Mi, Parcel 59-27-100-003

For: To Construct a fence that exceeds 5 feet in height. Requested height of 8 feet (7 feet of fence and 1foot of barbed wire)

ATTACHMENTS:

- Backup 21-02 (PDF)



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

Date Filed: 1/12/2021
 Fee Paid: 450
 Receipt #: 3021
 Check #: 104813
 Received by: SSurupre
 Date Mailed: _____

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

ZBA Case #: 21-02 4 Votes Required

DATE OF ZONING BOARD OF APPEALS HEARING: FEB. 18, 2021 AT 5 P.M.

PLEASE PRINT

APPLICANTS NAME: Genesee County Drain Commissioner - Division of Water and Waste Services

APPLICANTS ADDRESS: G-4610 Beecher Road, Flint, Michigan 48532

CITY: _____

APPLICANTS PHONE: (810) 732-7870

APPLICANTS EMAIL: MraySina@cdc.wvs.com

ADDRESS AND PARCEL OR LOT NUMBER: 3063 S. Center Road / 59-27-100-003

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: fence height increase from a permitted height of 5 feet to a requested height of 8 feet (7 feet of fence and 1 foot of barbed wire).

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections. Further I understand that this is an application and any fees paid will not be refundable regardless of the decision of the Commission. Mandatory attendance at the above meeting is acknowledged.

APPLICANTS SIGNATURE: 

Attachment: Backup 21-02 (4993 : ZBA #21-02)

APPLICANT:

Please explain your hardship or reason this variance is needed and attach to the application. Any information provided to the board will be public information and will be given to the board approximately 2 weeks prior to the meeting.

Provide additional security to municipal water supply system. Requested fence height is standard protocol for water supply systems.

Attachment: Backup 21-02 (4993 : ZBA #21-02)

OWNER ACKNOWLEDGMENT:

I, Matt Raysin (Owners Representative) am the owner of property
 known as: 3063 S. Center Rd located in the City of Burton. I give permission
 to (Wade Trim) Kevin Cook to make an application to the Zoning Board of
 Appeals on behalf of my property. I understand unless specified by the Zoning Board of Appeals, any action
 taken by the board is permanently associated with this property in accordance with the State of Michigan
 Zoning Enabling Act.

If I need to be contacted for any reason please contact me at:

Owner Name: Genesee County Drain Commissioners Office - Division of

Address: 4610 Beecher Rd

City: Flint 48532

Phone: 810 - 732 - 7870

Email: Mray.singadk@us.com

SIGNATURE: 

DATE: 1-11-21

Attachment: Backup 21-02 (4993 : ZBA #21-02)



GENESEE COUNTY DRAIN COMMISSIONER'S OFFICE

- DIVISION OF -

WATER & WASTE SERVICES

G-4610 BEECHER ROAD - FLINT, MICHIGAN 48532-2617
PHONE (810) 732-7870 - FAX (810) 732-9773

JEFFREY WRIGHT
COMMISSIONER

January 12, 2021

City of Burton
Department of Public Works
4093 Manor Drive
Burton, Michigan 48519

Re: *Center Road*
Application for Zoning Board of Appeals

Dear Madam/Sir:

Enclosed please find an Application for Zoning Board of Appeals, 12 sets of 11x17 drawings, and the requisite \$450 fee, relative to the above matter.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in blue ink, appearing to be "M. Raysin", with a long horizontal flourish extending to the right.

Matthew T. Raysin, PE
Assistant Director of Engineering
Division of Water & Waste Services

MTR/JMW

Enclosures

cc: John F. O'Brien, PE, BCEE, Director
Joseph Workman, PE, Project Engineer III

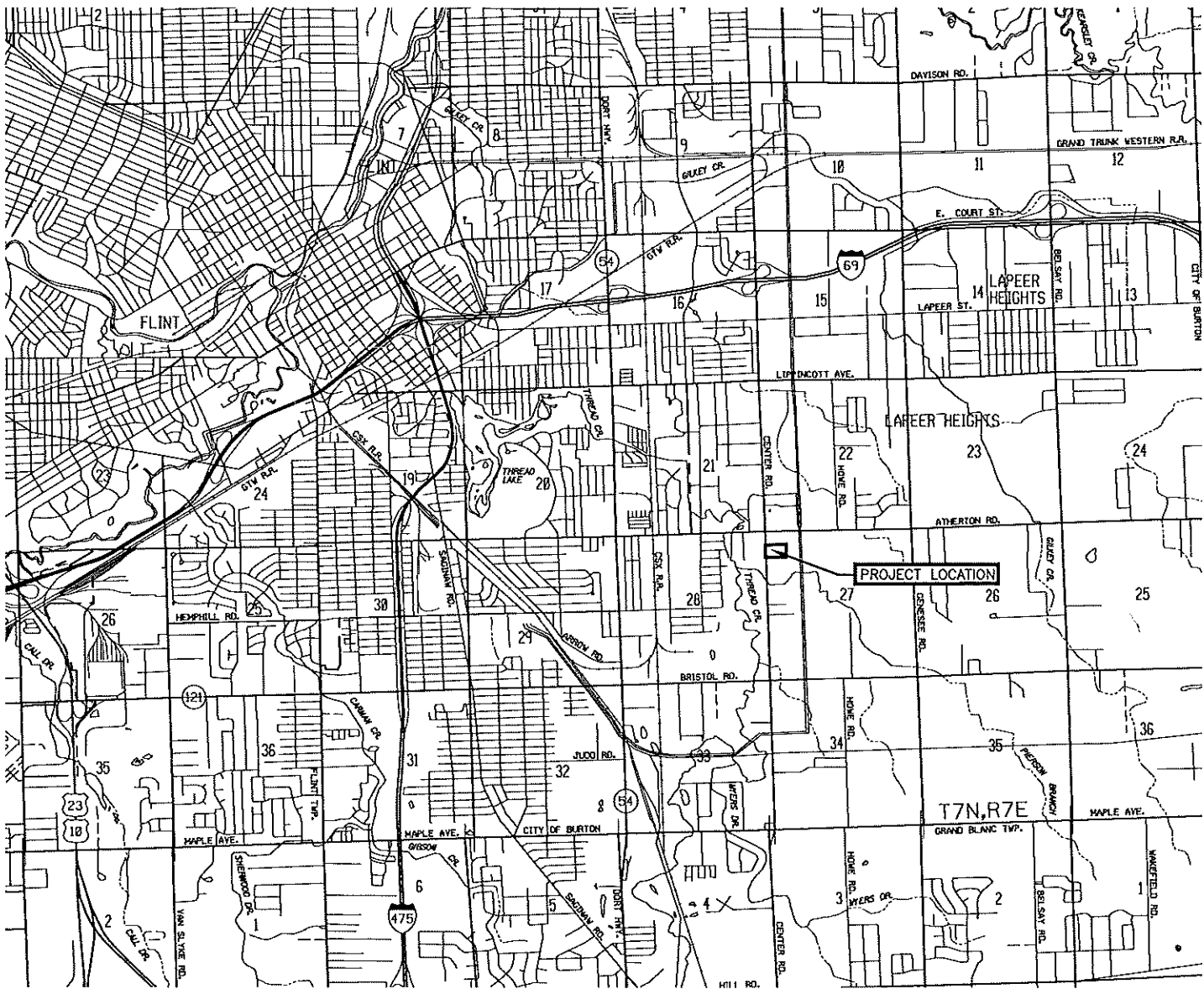
Attachment: Backup 21-02 (4993 : ZBA #21-02)

CONSTRUCTION PLANS
FOR
ELEVATED WATER STORAGE TANK
GENESEE COUNTY DRAIN COMMISSIONER
WATER & WASTE SERVICES
LOCATION: 3063 CENTER ROAD, BURTON, MICHIGAN



KEY MAP
NOT TO SCALE

TELEPHONE AT&T ENGINEERING 54 NORTH MILL STREET, P.O. BOX 32 PONTIAC, MICHIGAN 48342 CONTACT: TAMARA HARDIN PHONE: 248.456.0865
CABLE TV COMCAST CABLEVISION 6095 WALL STREET STERLING HEIGHTS, MI 48312 CONTACT: CHRIS CYR PHONE: 586.883.3486
ELECTRIC CONSUMERS ENERGY - ELECTRIC 3201 EAST COURT STREET FLINT, MICHIGAN 48501 CONTACT: TRACY MAHR PHONE: 989.729.3250
GAS CONSUMERS ENERGY 3201 EAST COURT STREET FLINT, MICHIGAN 48501 CONTACT: TONNA WILCOX PHONE: 810.760.3486
SOIL EROSION & SEDIMENTATION CONTROL CITY OF BURTON 4093 MANOR DR. BURTON, MI 48519 CONTACT: PETER WINGBLAD PHONE: 810.742.9230 Ext. 3108
WATER GENESEE COUNTY DRAIN COMMISSIONER DIVISION OF WATER & WASTE SERVICES G-4610 BEECHER RD. FLINT, MI 48532 CONTACT: MARK STEPHENS PHONE: 810.732.7870
SANITARY SEWER CITY OF BURTON 4093 MANOR DR. BURTON, MI 48519 CONTACT: PETER WINGBLAD PHONE: 810.742.9230 Ext. 3108
STORM SEWER CITY OF BURTON 4093 MANOR DR. BURTON, MI 48519 CONTACT: PETER WINGBLAD PHONE: 810.742.9230 Ext. 3108



SHEET INDEX	
GENERAL SHEETS	SHEET NO.
COVER SHEET	1
NOTE SHEET	2
LEGEND	3
DETAIL SHEETS	4-8
EXISTING TOPOGRAPHY AND SITE DEMOLITION	9
PROPOSED SITE AND UTILITY PLAN	10
UTILITY PROFILES AND MISCELLANEOUS CROSS SECTIONS	11
GRADING AND SESC PLAN	12
STRUCTURAL SHEETS*	
ELEVATION - ELEVATED WATER STORAGE TANK	S1
GENERAL PLAN - ELEVATED WATER STORAGE TANK	S2
DETAILS - ELEVATED WATER STORAGE TANK	S3
PROCESS SHEETS*	
ALTITUDE VALVE ROOM PIPING PLAN	P1
ELECTRICAL SHEETS*	
ELECTRICAL SITE PLAN	E1
ELEVATED WATER STORAGE TANK LIGHTING PLAN	E2

* Sheets not included in plan set at this time.

LOCATION MAP
NO SCALE
CITY OF BURTON
GENESEE COUNTY, MI

ISSUED FOR 90% REVIEW
12/28/2020



JOB NO.
GDC2058.01F

SHEET
1

555 S. Saginaw Street, Suite 201
Flint, MI 48502
810.235.2555
www.wadetrim.com

PREPARED UNDER THE SUPERVISION OF:

DESCRIPTION

DATE

REV#



GCDC DIVISION OF WATER AND WASTE
G-4610 BEECHER ROAD
FLINT, MI 48632
3083 S CENTER ELEVATED WATER STORAGE TANK
NOTE SHEET

ISSUED FOR: DATE: BY:

JOB NO.
GDC2058.01F

SHEET

ELEVATED WATER STORAGE TANK

PRESSURE PIPE CONSTRUCTION NOTES

1. ALL MATERIAL AND WORK SHALL COMPLY WITH THE LATEST GCDC-VVS SPECIFICATIONS AND STANDARD DETAILS.
2. ALL PUBLIC PRESSURE PIPE SHALL BE DUCTILE IRON. THE PIPE SHALL BE BELL AND SPIGOT OR BELL-ENDED JOINT FITTINGS FITTED WITH A RUBBER GASKET. FITTINGS MAY BE GRAY IRON OR DUCTILE IRON MEETING CLASS 350 PSI RATING. FOR 3" OR SMALLER SANITARY SEWER FORCEMAIN, SDR-21 PVC MAY BE UTILIZED.
3. ALL PIPES, VALVES, AND FITTINGS SHALL BE POLYWRAPPED, EXCEPT IN MANHOLES. CONCURRENCE VENTS OF MANUFACTURER RECOMMENDED TAP SHALL BE PLACED AT NO GREATER THAN 4' INTERVALS ALONG THE BARREL OF THE PIPE, WITH THE EXCESS FILLED OVER THE TOP TO TAKE OUT EXCESS FLACK, HELPING TO MINIMIZE THE SPACE BETWEEN THE POLYETHYLENE AND THE PIPE. COMPLETE THE INSTALLATION BY OVERLAPPING THE POLYETHYLENE TUBE WRAP AT EACH END AND SEAL ENDS PER THE MOST CURRENT VERSION OF AVMA CDS/AEIS STANDARD. WRAPPING PVC PIPE IS NOT REQUIRED.
4. WHERE SANITARY SERVICE LEADS OR OTHER UTILITIES ARE ENCOUNTERED, THE CONTRACTOR SHALL HAVE ADJUSTMENTS TO PROVIDE CONTINUOUS SERVICE TO PROPERTIES ALONG THE ROUTE OF CONSTRUCTION. ALL WORK, INCLUDING THE REBORING OF SANITARY SEWER SERVICE RISERS TO ACCOMMODATE CONSTRUCTION, OR ADJUSTING PRESSURE PIPE INSTALLATION TO CLEAR EXISTING SERVICES, SHALL BE INCLUSIVE TO CONSTRUCTION.
5. ALL PRESSURE PIPES SHALL HAVE A MINIMUM COVER OVER THE TOP OF THE PIPE OF 5' FROM FINISHED GRADE, 3' CLEARANCE UNDER BRIDS, 3' CLEARANCE BELOW EXISTING BRIDGES, AND/OR A MINIMUM 2' BELOW THE EXISTING ROAD. THE STANDARD LAYING CONDITIONS FOR PRESSURE PIPE SHALL BE A 30" TRENCH WIDTH OR PIPE DIAMETER PLUS 10". THE PIPE SHALL BE LAID ON KNOT CLASS II SAND (AS) A MINIMUM OF 4" WITH RECESSES TO ACCOMMODATE PIPE BELLS OR AS SHOWN ON THE PLANS.
6. ALL TRENCH EXCAVATION, UNDER OR WITHIN THE ONE-TWENTY-FOUR INCH INFLUENCE OF THE EXISTING OR PROPOSED PAVEMENT, SHALL BE BACK FILLED WITH COMPACTED KNOT CLASS II SAND (AS).
7. THE CONTRACTOR SHALL RESTRAIN ALL THRUST IN THE SYSTEM BY THE USE OF GCDC-VVS APPROVED RESTRAINTS. ALL WORK, INCLUDING THE REBORING OF SANITARY SEWER SERVICE RISERS TO ACCOMMODATE CONSTRUCTION, OR ADJUSTING PRESSURE PIPE INSTALLATION TO CLEAR EXISTING SERVICES, SHALL BE INCLUSIVE TO CONSTRUCTION.
8. THE CONTRACTOR SHALL ENSURE THE PRESSURE PIPE IN CONCRETE WHERE THE VERTICAL SEPARATION BETWEEN THE SANITARY SEWER OR STORM SEWER AND THE WATERMAIN IS LESS THAN 18" DICHES.
9. GATE VALVES SHALL BE RESILIENT SEATED CONFORMING TO THE MOST CURRENT VERSION OF AVMA C509 OR C510 STANDARD. VALVES SHALL HAVE A VERTICAL, NON-RISEING STEM, AND OPEN AND CLOSE SHALL BE AS SPECIFIED BY LOCAL MUNICIPALITY HAVING JURISDICTION.
10. FIRE HYDRANTS SHALL CONFORM TO THE MOST CURRENT VERSION OF AVMA C502 STANDARD. ALL HYDRANTS SHALL BE TAPPED TO THE MAIN BY BREAKAWAY FLANGES, AND SHALL HAVE THE BRAIN HELIX FACTORY PLUGGED. ALL THE FIRE HYDRANT ASSEMBLIES FROM THE TEE THROUGH THE HYDRANT SHALL BE RESTRAINTED BY GCDC-VVS APPROVED METHOD. FIRE HYDRANTS SHALL BE PLACED AT PROPERTY CORNERS AND WITHIN THE RIGHT-OF-WAY WHEN POSSIBLE AND SHALL BE PAINTED WITH RED OR RED-BROWN COLOR IN ACCORDANCE WITH THE STANDARD DETAIL. FINAL ELEVATIONS AND ADJUSTMENTS TO GRADE, USING EXTENSION PIPES IF REQUIRED, SHALL BE ACCOMPLISHED BY THE CONTRACTOR AT THE CONTRACTOR'S SOLE EXPENSE. FIRE HYDRANTS SHALL HAVE A 5/4" VALVE OPERATOR. FIRE HYDRANTS SHALL BE EAST JORDAN SDR 250, AMERICAN FLOW CONTROL, WATERLOO PAFER VM67-250, OR A GCDC-VVS APPROVED ALTERNATE.
11. PRESSURE TAPS TO EXISTING WATERMAIN AND CONNECTIONS TO EXISTING VALVES, SHALL BE MADE ONLY UNDER GCDC-VVS OR THE LOCAL MUNICIPALITY HAVING JURISDICTION. ALL VALVE OPENING AND CLOSING SHALL BE BY THE OPERATIONAL AUTHORITY. ONLY A GCDC-VVS APPROVED TAPPING SLEEVE IS ALLOWED FOR ALL PRESSURE TAPS. A CONCRETE MANHOLE SHALL BE REQUIRED AROUND ALL PRESSURE TAPS.
12. THE CONTRACTOR SHALL HAVE THE OPTION OF PRESSURE TESTING THE WATERMAIN AGAINST THE EXISTING VALVE AT THE POINT OF RECORDING OF THE PROJECT OR PLACING A CAP WITHIN 10' OF THE EXISTING VALVE AND STUB. IF TESTING AGAINST THE EXISTING VALVE AND IT LEAKS, THE CONTRACTOR SHALL MAKE REPAIRS AND REPEAT THE PRESSURE TEST AGAINST THE EXISTING VALVE. AT THE CONTRACTOR'S SOLE EXPENSE. IF A CAP HAS BEEN PLACED, THEN THE CONTRACTOR SHALL PERFORM THE SYSTEM TEST, AND IF THE TESTS ARE SATISFACTORY TO GCDC-VVS, THEN THE FINAL CONNECTION SHALL BE MADE.
13. WATERMAIN SHALL BE TESTED IN ACCORDANCE WITH MOST CURRENT VERSION OF AVMA C600 STANDARD AND CALIBRATED IN ACCORDANCE WITH THE LATEST GENESSEE COUNTY STANDARD SPECIFICATIONS. WATERMAIN SHALL BE TESTED TO 150 PSI AS MEASURED AT THE HIGH POINT IN THE WATER LINE. WATERMAIN CALIBRATION SHALL BE OBSERVED AND MONITORED BY GCDC-VVS OR THE LOCAL MUNICIPALITY HAVING JURISDICTION. CALIBRATION AND TESTING SHALL BE AT THE CONTRACTOR'S SOLE EXPENSE. A LETTER OF APPROVAL FROM THE AGENCY HAVING AUTHORITY SHALL BE ISSUED PRIOR TO THE WATER BEING USED FOR HUMAN CONSUMPTION.
14. WHEN SPECIFIED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SUPPLY ALL WATER SERVICE LEADS. THESE LEADS SHALL BE 1/2" COPPER AND SHALL BE A MINIMUM OF 3/4" IN DIAMETER. THEY SHALL BE INSTALLED IN ACCORDANCE WITH THE WATERMAIN STANDARD DETAIL. ALL CORPORATIONS SHALL BE INCHARGE, ALL APPURTENANCES THAT COME IN CONTACT WITH PORTABLE WATER SHALL BE LEAD FREE ACCORDING TO NSF/ANSI STANDARD 372.
15. THE CONTRACTOR SHALL INSTALL, AS A MINIMUM, BY CORPORATIONS IN THE PRESSURE PIPE FOR PRESSURE TESTING, CHLORINE ADDITION, AND FIBER BLOW-OFF PURPOSES, THE CORPORATIONS SHALL HAVE COPPER PIPE EXTENDING TO THE GROUND SURFACE. THE CONTRACTOR SHALL REMOVE THE CORPORATIONS AND COPPER LINES AFTER A SATISFACTORY TEST AND INSTALL BRONZE PLUGS PRIOR TO FINAL ACCEPTANCE.
16. PRIOR TO REQUESTING ANY FINAL PRESSURE TESTING AND GATHERING THE REQUIRED BACTERIA SAMPLES (FOR WATERMAIN ONLY), THE CONTRACTOR SHALL PERFORM THE FOLLOWING ITEMS:
- A. PROVIDE A PRELIMINARY PRESSURE TEST ON THE SYSTEM.
- B. PROVIDE THE RESULTS FROM THE PRELIMINARY TESTS ON THE SYSTEM.
- C. PROVIDE PROPER CAP COLOR ON THE FIRE HYDRANTS (FOR WATERMAIN ONLY).
17. PRIOR TO FINAL APPROVAL, THE FOLLOWING ITEMS SHALL BE COMPLETED BY THE CONTRACTOR:
- A. FURNISH A COMPLETED TWO-YEAR MAINTENANCE & GUARANTEE BOND.
- B. PROVIDE MATERIAL CERTIFICATES.
- C. COMPLETE FINAL ADJUSTMENTS OF FIRE HYDRANTS (FOR WATERMAIN ONLY), VALVES, AND MANHOLES.
- D. PROVIDE RESULTS FROM PRESSURE CHECKS ON COMPACTED SAND BACKFILL FROM A CERTIFIED TESTING AGENCY.
- E. PROVIDE RECORDED COPIES OF ALL EASEMENTS FOR THE MASTER DEED REFLECTING FINAL PROJECT RECORD DOCUMENT LOCATIONS.

SANITARY CONSTRUCTION NOTES

1. ALL MATERIAL AND WORK SHALL COMPLY WITH THE LATEST GCDC-VVS SPECIFICATIONS AND STANDARD DETAILS.
2. NO CONNECTION TO AN EXISTING SANITARY SEWER SHALL BE MADE WITHOUT THE PRIOR APPROVAL OF GCDC-VVS. GCDC-VVS SHALL HAVE FINAL INSPECTION AUTHORITY AND APPROVAL FOR UNDERGROUND SANITARY SEWER FACILITIES.
3. THE MATERIAL FOR THE SANITARY SEWER SHALL BE SPECIFIED ON THE CONSTRUCTION DRAWINGS. THE FOLLOWING MATERIALS ARE ACCEPTABLE TO GCDC-VVS:
- A. 8" TO 15" PVC WITH A MINIMUM SDR OF 35 CONFORMING TO ASTM D-3034-00 GASKETED SEWER PIPE.
- B. LARGER THAN 15" REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-74-03.
- C. JOINTS SHALL BE MODIFIED TONGUE & GROOVE TYPE WITH SOLID RUBBER GASKETS CONFORMING TO ASTM C-443-02. KNOCKHAM TYPE SHALL BE CLASS III, WALL B AS RECOMMENDED BY THE ENGINEER.
4. ALL SANITARY SEWER SERVICE RISERS SHALL BE 6" INTERNAL DIAMETER SDR-25 PVC OR LARGER CONFORMING TO ASTM D-3034-00. JOINTS SHALL BE RUBBER GASKET JOINTS OR SOLVENT WELD BELL JOINTS. RISERS SHALL BE LEFT AT 8-10" DEEP AT THE RIGHT-OF-WAY OR EASEMENT LINE, OR AS DEEP TO SERVICE BASEMENTS. SERVICE RISERS WITHIN EASEMENTS SHALL BE EXTENDED A MINIMUM OF THE PIPE LENGTH FROM THE MAINLINE SEWER OR TO THE EDGE OF THE EASEMENT, WHICH EVER IS LONGER. VEEB TIE, PERIMETER BRIDS, DOWN SPOUTS, OR ANY OTHER SOURCE OF WATER, SHALL NOT BE CONNECTED TO THE SANITARY SEWER.
5. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C-479-93 WITH RUBBER JOINTS CONFORMING TO ASTM C-443-02. ALL FINAL ELEVATIONS OF MANHOLE CASTINGS SHALL BE DETERMINED BY GCDC-VVS. MANHOLE FRAMES AND COVERS SHALL BE 18"-18" VATERITION EAST JORDAN 1540 ZPT, KNOCKHAM FLOORMAT COMPANY R-15167, OR GCDC-VVS APPROVED ALTERNATE. STEPS SHALL BE RA INDUSTRIES PS-1-PT, AMERICAN STEP CO. M-10, OR A GCDC-VVS APPROVED ALTERNATE.
6. ALL SANITARY SEWERS SHALL BE INSTALLED PURSUANT TO THE SANITARY SEWER STANDARD DETAILS. REEFER SEWERS, EXCESSIVE TRENCH WIDTH AND WHERE NOTED, THE CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS SPECIFIED.
7. WHERE MANHOLE ADJUSTMENT IS REQUIRED, THE MAXIMUM AMOUNT OF ADJUSTMENT BETWEEN THE CASTING AND THE COKE SHALL BE 2". A MAXIMUM OF TWO ADJUSTMENT RINGS ARE ALLOWED. ONLY 2", 4", OR 6" CONCRETE ADJUSTMENT RINGS SHALL BE USED. THE MANHOLE SHALL BE WRAPPED PER SD-3 OF THE SANITARY SEWER DETAILS.
8. ALL SANITARY SEWERS 8" THROUGH 24" DIAMETER, INCLUDING SERVICE LEADS, CONTRACTOR AS PART OF WORK, SHALL UNDERGO A LOW-PRESSURE AIR TEST AND AN INFILTRATION TEST, IN CONFORMANCE WITH ASTM C-924-02 OR C-949-02, PRIOR TO FINAL ACCEPTANCE. SANITARY SEWER SYSTEMS LARGER THAN 24" SHALL UNDERGO AN INFILTRATION TEST. THE MAXIMUM ALLOWABLE INFILTRATION FOR PVC SYSTEMS SHALL BE 5 GALLONS PER INCH DIAMETER, PER HOLE PER 24 HOURS, AND CONCRETE SYSTEMS SHALL BE 10 GALLONS PER INCH DIAMETER, PER HOLE, PER 24 HOURS.
9. ALL PUBLIC SANITARY SEWERS 8" OR LARGER SHALL BE INTERNALLY TELEVIEWED (PAVILITY) BY THE CONTRACTOR. THE TELEVIEWED REPORT, INCLUDING THE DVD, SHALL BE GIVEN TO GCDC-VVS PRIOR TO A REQUEST FOR FINAL INSPECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING LAY/WAY THE LINE AND ASSURE ALL DIRT AND DEBRIS HAS BEEN REMOVED PRIOR TO TELEVIEWING. PRIOR TO TELEVIEWING THE LINE, WATER SHALL BE PLACED IN THE MAIN FROM THE UPSTREAM MANHOLE UNTIL IT COMES OUT OF THE DOWNSTREAM MANHOLE. THE TELEVIEWED REPORT SHALL LIST THE DISTANCE A HOUSE LEAD IS LOCATED FROM A MANHOLE, ALL SHEAR BREAKS IN THE MAIN OR SERVICE LEADS, ALL LUNATONAL CRACKS, BROKEN PIPE, JOBS, OR HIGH POINTS IN THE LINE, ETC. THE CONTRACTOR SHALL REPAIR DAMAGED PIPE BY EXCAVATING THE PIPE AND REPLACING THE LENGTH OF PIPE IN AN APPROVED METHOD. LEAKING JOINTS SHALL BE REPAIRED BY THE CONTRACTOR BY GROUTING. A LEAKING JOINT IS DEFINED AS HAVING SUFFICIENT INFILTRATION TO VET THE INTERIOR OF THE JOINT. GCDC-VVS SHALL BE NOTIFIED WHEN THE LINE IS TO BE TELEVIEWED AND SHALL BE PRESENT TO INSPECT REPAIRS.
10. SANITARY MANHOLES SHALL BE PLACED CLOSEST TO PROPERTY CORNERS WHEN FEASIBLE.
11. PRIOR TO PERFORMING ANY TESTING, THE CONTRACTOR SHALL BE REQUIRED TO DO THE FOLLOWING:
- A. CONDUCT PRELIMINARY TESTS ON THE SYSTEM.
- B. PROVIDE THE RESULTS FROM THE PRELIMINARY TESTS ON THE SYSTEM.
- C. PROVIDE RESULTS OF DENSITY CHECKS ON COMPACTED SAND BACKFILL FROM A CERTIFIED TESTING AGENCY.
- D. FURNISH A COMPLETED TWO-YEAR MAINTENANCE & GUARANTEE BOND.
- E. COMPLETE FINAL ADJUSTMENTS ON ANY SANITARY SEWER STRUCTURES.
12. PRIOR TO FINAL APPROVAL, THE FOLLOWING ITEMS MUST BE COMPLETED BY THE CONTRACTOR:
- A. THE FINAL TESTING SHALL CONSIST OF VISUAL INSPECTION OF MANHOLES, TELEVIEWING OF SANITARY MAIN, LOW PRESSURE AIR TEST, AND/OR INFILTRATION TEST DEPENDENT ON THE SIZE OF THE SANITARY MAIN (SEE 80 ABOVE), AND PASSING AN APPROPRIATE SIZED MANHOLE 30 DAYS AFTER THE MAIN HAS BEEN INSTALLED.
- B. PROVIDE MATERIAL CERTIFICATES.
- C. PROVIDE RECORDED COPIES OF ALL EASEMENTS FOR THE MASTER DEED REFLECTING FINAL PROJECT RECORD DOCUMENT LOCATIONS.

GENERAL CONSTRUCTION NOTES

1. STANDARD SPECIFICATIONS & DETAILS
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE LATEST GENESSEE COUNTY STANDARD SPECIFICATIONS AND STANDARD DETAILS FOR SANITARY SEWER, PRESSURE PIPE, AND PUMP STATION CONSTRUCTION. ANY DEVIATIONS FROM THE GCDC-VVS APPROVED PLANS WILL NOT BE PERMITTED. IF IT BECOMES NECESSARY TO REVISE THE PLAN, THEY SHALL BE RESUBMITTED TO GCDC-VVS FOR APPROVAL.
2. PRE-CONSTRUCTION MEETING
- A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE GCDC-VVS OFFICE PRIOR TO BEGINNING THE WORK. NO PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO OBTAINING THE STATE CONSTRUCTION PERMITS. THE MEETING'S TIME, PLACE, AND ATTENDEES SHALL BE ARRANGED BY THE ENGINEER FOR THE PROJECT. GCDC-VVS, GCDC-VVS, THE MUNICIPALITY, THE AGENCY HAVING AUTHORITY OVER THE ROADWAYS, PROJECT OWNER, CONTRACTOR, AND ANY AFFECTED UTILITIES SHALL BE INVITED, AS A MINIMUM, TO THE PRE-CONSTRUCTION MEETING.
3. MISS DIG 911 UTILITY ALERT
- THREE (3) WORKING DAYS PRIOR TO BEGINNING THE WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT MISS DIG 911 UTILITY PROTECTION SERVICE (1-800-462-7171) OR 810 TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY REPAIRED IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS.
4. FIELD LOCATION OF UTILITIES
- PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL BE REQUIRED TO EXPOSE ALL EXISTING UTILITIES THAT CROSS THE PROPOSED CONSTRUCTION, SO THE ENGINEER MAY DETERMINE IF A VERTICAL CONFLICT EXISTS BETWEEN AN EXISTING UTILITY AND THE PROPOSED WORK. ALL LABOR REQUIRED TO UNCOVER THE EXISTING UTILITY SHALL BE CONSIDERED INCLUDED IN THE UNIT PRICE OF PRESSURE PIPE OR SANITARY SEWER PIPE INSTALLATION. THE CONTRACTOR SHALL VERIFY THE DEPTH AND HORIZONTAL LOCATIONS OF ALL UTILITIES IN SUFFICIENT TIME SUCH THAT ANY CONFLICTS CAN BE RESOLVED BEFORE WORK IS STARTED IN THAT PORTION OF THE PROJECT. THE CONTRACTOR SHALL ADVISE, FOR THE VARIOUS UTILITY OWNERS TO LOCATE, REMOVE AND REPLACE, OR RELOCATE THEIR FACILITIES. ALL COSTS FOR THIS SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE PROJECT.
5. SUBSURFACE SOIL CONDITIONS
- PRIOR TO BEGINNING THE WORK, THE CONTRACTOR AND SUBCONTRACTORS SHALL MAKE A PERSONAL INVESTIGATION OF THE SITE, EXISTING CONDITIONS, AND SUBSURFACE CONDITIONS. THE CONTRACTOR SHALL ADVISE ITSELF WITH CONDITIONS OF THE WORK AREA. THE CONTRACTOR IS ADVISED TO DETERMINE THE SUBSURFACE SOIL AND GROUND WATER CONDITIONS. DEVIATIONS, IF DETERMINED NECESSARY BY THE CONTRACTOR AND IF NOT SPECIFICALLY REQUIRED BY THE CONTRACT DOCUMENTS, WILL BE INCIDENTAL TO THE COST OF INSTALLATION.
6. PERMITS AND FEES
- THE CONTRACTOR/DEVELOPER SHALL OBTAIN ALL PERMITS, INCLUDING THE PAYMENT OF ANY FEES OR BONDS REQUIRED BY ANY STATE, COUNTY, LOCAL, OR PRIVATE ORGANIZATIONS PRIOR TO COMMENCING WORK.
7. GCDC-VVS INSPECTION FEES
- THE DEVELOPER SHALL PAY FOR ALL SANITARY SEWER AND PRESSURE PIPE INSPECTION FEES AND WATER USAGE FEES PRIOR TO THE PRE-CONSTRUCTION MEETING.
8. SOIL EROSION CONTROL, PART 91 OF P.A. 451 OF 1994
- THE CONTRACTOR/DEVELOPER SHALL COMPLY WITH ALL PROVISIONS OF PART 91, ACT 91 OF P.A. 1994 FOR SOIL EROSION AND SEDIMENTATION CONTROL, AND SHALL BE RESPONSIBLE FOR ALL MAINTENANCE UNTIL THE FINAL ACCEPTANCE OF THE PERMANENT CONTROL MEASURES BY GCDC-VVS. THE CONTRACTOR/DEVELOPER IS REQUIRED BY GCDC-VVS TO PREPARE AND SUBMIT A SOIL EROSION AND SEDIMENTATION CONTROL PLAN IN ORDER TO OBTAIN THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT AND TO PAY ANY APPLICATION FEES AND BOND FEES NECESSARY TO OBTAIN THE PERMIT.
9. STATE CONSTRUCTIONS PERMITS
- THE CONSTRUCTION OF PUBLIC SANITARY SEWERS OR PRESSURE PIPES SHALL NOT BEGIN UNTIL THE REQUIRED STATE CONSTRUCTION PERMITS HAVE BEEN OBTAINED. NOTED SOIL EROSION AND CONSTRUCTION PLAN APPROVAL ARE SEPARATE APPROVALS AT GCDC-VVS.
10. ROADWAY PERMITS
- A PERMIT FROM THE AGENCY HAVING AUTHORITY OVER THE ROADWAYS IS REQUIRED FOR ALL CONSTRUCTION WITHIN ANY ROAD RIGHT-OF-WAY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL NECESSARY PERMITS, POST ALL NECESSARY SIGNS, PAY ALL FEES, AND OBTAIN ANY REQUIRED INSURANCES IN CONNECTION THERE WITH.
11. WORK OBSERVATION
- ALL WORK SHALL BE PERFORMED UNDER THE OBSERVATION OF A CONSTRUCTION SUPERVISOR FROM GCDC-VVS OR LOCAL MUNICIPALITY HAVING JURISDICTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OBSERVING AGENCIES THREE (3) WORKING DAYS OR 72 HOURS PRIOR TO STARTING CONSTRUCTION TO ARRANGE FOR ON-SITE OBSERVATION AND TESTING. CUT SHEETS FOR ALL PIPE INSTALLATION AND REBORING SHALL BE PROVIDED TO THE GCDC-VVS CONSTRUCTION OPERATIONS SUPERVISOR A MINIMUM OF 24 HOURS PRIOR TO STARTING THE WORK WITH RESPECT TO THAT UTILITY. GCDC-VVS OR THE LOCAL MUNICIPALITY HAVING JURISDICTION SHALL BE NOTIFIED FOR A FINAL INSPECTION.
12. CONTRACTOR'S MINIMUM WAGE & USE OF IN-COUNTY LABOR
- THE CONTRACTOR SHALL EMPLOY COMPETENT AND SKILLED WORKERS THROUGHOUT THE COURSE OF THE PROJECT. THE CONTRACTOR SHALL STRIVE TO USE GENESSEE COUNTY RESIDENTS WHEN FEASIBLE. THE CONTRACTOR SHALL BE REQUIRED TO PAY THE PREVAILING WAGE RATES AS ESTABLISHED BY THE BUILDING AND CONSTRUCTION TRADES DEPARTMENT OF THE AMERICAN FEDERATION OF LABOR WHICH APPLIES TO THE COUNTY OF GENESSEE. THESE RATES CAN BE OBTAINED BY CONTACTING THE MICHIGAN DEPARTMENT OF CONSUMER AND INDUSTRIAL SERVICES.
13. MICHIGAN SAFETY REQUIREMENTS
- ALL WORK, WORK PRACTICE, AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL SAFETY GUIDELINES, OCCUPATION, HEALTH AND ENVIRONMENTAL REGULATIONS, AND ALSO NFPA AND ANSI CODES AS APPLICABLE. ALL WORK INSIDE A CONFINED SPACE, SUCH AS MANHOLES OR OTHER UNDERGROUND STRUCTURES, SHALL BE COORDINATED WITH THE UTILITY OWNER, AND ALL WORKER SAFETY REQUIREMENTS STRICTLY ENFORCED. THE CONTRACTOR SHALL HAVE ITS SAFETY PLAN ON FILE WITH GCDC-VVS AND ONE COPY ON SITE AT ALL TIMES.
14. ROADWAY REQUIREMENTS FOR UTILITY CONSTRUCTION
- THE CONTRACTOR SHALL COMPLY WITH ALL OF THE REQUIREMENTS OF THE GCDC OR LOCAL MUNICIPALITY REGARDING THE CONSTRUCTION OF PRESSURE PIPE AND SEWER MAINS, MAINTAINING TRAFFIC, BARRICADING WORK, BACKFILLING AND RESTORATION WITHIN THE ROAD RIGHT-OF-WAY.
15. OPEN CUTTING OF COUNTY/LOCAL ROADS
- WHEN OPEN CUTTING OF GRAVEL OR HARD SURFACE ROADS ARE INCORPORATED INTO THE PROJECT, THE CONTRACTOR SHALL OBTAIN THE APPROVAL AND COMPLY WITH ALL OF THE REQUIREMENTS OF THE AGENCY HAVING AUTHORITY OVER THE ROADWAYS, AND BY THE SPECIFICATIONS OF THE GCDC-VVS.
16. GRAVEL ROAD CONTAMINATION BY THE WORK
- IF IT IS DETERMINED BY THE AGENCY HAVING AUTHORITY OVER THE ROADWAYS THAT GRAVEL ROADS HAVE BEEN CONTAMINATED BY THE WORK, THE CONTRACTOR SHALL RE-GRAVEL PER THE AGENCY HAVING AUTHORITY OVER THE ROADWAYS. ALL WORK AND MATERIALS SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS OF THE AGENCY HAVING AUTHORITY OVER THE ROADWAYS.
17. RESTORATION OF GRAVEL SHOULDER
- IF IT IS DETERMINED BY THE AGENCY HAVING AUTHORITY OVER THE ROADWAYS THAT GRAVEL SHOULDER HAVE BEEN CONTAMINATED BY THE WORK, THE CONTRACTOR SHALL RE-GRAVEL PER THE AGENCY HAVING AUTHORITY OVER THE ROADWAYS. ALL WORK AND MATERIALS SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS OF THE AGENCY HAVING AUTHORITY OVER THE ROADWAYS.
18. COMPACTED GRANULAR BACKFILL FOR ROADWAYS, DRIVES, ETC.
- ALL TRENCH EXCAVATION WITHIN A ONE-TWENTY-FOUR INCH INFLUENCE OF A ROADWAY, DRIVEWAY, PARKING LOT, OR AS OTHERWISE NOTED ON THE PLANS, SHALL BE BACKFILLED WITH COMPACTED SAND KNOT CLASS II (AS) FOR THE SCHEDULE OF BACKFILLING, FILLING IN THE SPECIFICATIONS. IN ADDITION, SEE THE SPECIFICATIONS FOR THE REQUIREMENTS FOR THE EXCAVATION PLAN. THIS STANDARD ALSO INCLUDES SERVICE LEADS UNLESS NOTED.
19. SURFACE RESTORATION
- ALL DISTURBED AREAS SHALL BE COMPLETELY RESTORED IN STRICT COMPLIANCE WITH THE SOIL EROSION AND SEDIMENTATION SPECIFICATIONS AND TO THE SATISFACTION OF GCDC-VVS, GCDC-VVS, GCDC-VVS, KNOT, THE LOCAL MUNICIPALITY, AND THE PROPERTY OWNER. ALL COSTS FOR THE CLEANUP, RESTORATION WORK, AND OTHER INTERMEDIATE OPERATIONS INCLUDING BUT NOT LIMITED TO CONSTRUCTION SIGNAGE, STREET REPAIRS, AND MAINTENANCE OF EXISTING UTILITIES, SHALL BE CONSIDERED INCLUSIVE AND AT NO ADDITIONAL COST TO GCDC-VVS. AREAS DISTURBED DURING THE WORK SHALL RECEIVE A 4" APPLICATION OF SCREENED TOPSOIL, FERTILIZED AND SEEDS. ALL EXCESS MATERIAL AND SIMILAR ITEMS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF IN ACCORDANCE WITH THE LAW. ALL GROUND SURFACES SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER PRIOR TO FINAL APPROVAL.
20. TRAFFIC CONTROL
- THE CONTRACTOR SHALL EXECUTE THE WORK IN A MANNER SUCH THAT TRAFFIC IS MAINTAINED ON THE SITE AND ADJACENT AREAS IS PROVIDED TO ALL RESIDENCES, BUSINESSES, AND COMMERCIAL ESTABLISHMENTS. TRAFFIC SHALL BE MAINTAINED IN ACCORDANCE WITH THE TRAFFIC CONTROL PLANS AND THE LATEST EDITION OF THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, PART 6, AND THE REQUIREMENTS OF THE AGENCY HAVING AUTHORITY OVER THE ROADWAYS, OR AS DIRECTED BY THE ENGINEER.
21. SIGNING AND BARRICADING
- SIGNING AND BARRICADING SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE DETAILS ON THE PLANS, THE LATEST EDITION OF THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, PART 6, AND THE REQUIREMENTS OF THE AGENCY HAVING AUTHORITY OVER THE ROADWAYS. SIGNS AND BARRICADES LEFT IN PLACE AFTER DARK SHALL BE LIGHTED.
22. PROTECTION OF HAZARDOUS AREAS
- EXCAVATION AND HAZARDOUS AREAS SHALL BE PROTECTED BY BARRICADES, SIGN FENCES, OR OTHER APPROPRIATE MEANS. BARRICADES LEFT IN PLACE AFTER DARK SHALL BE LIGHTED.
23. STORM WATER DRAINAGE DURING THE WORK
- THE CONTRACTOR/DEVELOPER SHALL OBTAIN THE SERVICES OF A CERTIFIED STORM WATER OPERATOR AND COMPLY WITH THE PROVISIONS OF THE APDES AND SECC PERMITS. THE CONTRACTOR SHALL MAINTAIN DITCH DRAINAGE DURING CONSTRUCTION AND SHALL NOT DISRUPT STORM PUMP LEADS DISCHARGING INTO THE DITCH. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL STORM SEWER FACILITIES, SUCH AS CATCH BASINS AND OVERFLOWS, DURING THE WORK. COLLECTORS AND CATCH BASINS CONTAMINATED DURING THE WORK SHALL BE CLEANED.
24. UTILITY INFORMATION
- UTILITY INFORMATION IS DELINEATED IN ACCORDANCE WITH THE LOCATIONS PROVIDED BY UTILITY OWNERS. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OR THE LOCATION AT WHICH THE SERVICES EXIST. DIFFERING FIELD CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER, AND GCDC-VVS.
25. EXISTING UTILITIES
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SANITARY SEWER, PRESSURE PIPE, OR STORM SEWER CONNECTIONS IN SERVICE THROUGHOUT THE WORK. THE CONTRACTOR SHALL PROVIDE OR ARRANGE FOR THE TEMPORARY SUPPORT OF GAS MAIN, TELEPHONE, FIBER OPTIC, CABLE, PRESSURE PIPE, SANITARY SEWER, STORM SEWER, AND UTILITY PIPES WHERE NEEDED. ALL STORM SEWERS DAMAGED OR REMOVED, OR RELOCATED BY THE CONTRACTOR, SHALL BE REPLACED WITH THE SAME SIZE AND QUALITY PIPE BY THE CONTRACTOR AT CONTRACTOR'S SOLE EXPENSE. ALL UTILITIES UNDERMINED BY THE EXCAVATION SHALL HAVE COMPACTED SAND BACKFILL PLACED UNDER THEM. UNLESS NOTED OTHERWISE, LIVING AND OR KNOT 20A GRAVEL AND IS SHOWN ON THE CONSTRUCTION PLANS. ALL WORK, INCLUDING THE REBORING OF SANITARY SEWER SERVICE LEADS AND WATERMAIN LEADS TO ACCOMMODATE CONSTRUCTION TO CLEAR EXISTING SERVICES, SHALL BE INCLUSIVE TO THE PROJECT.
26. SHOP DRAWINGS
- PRIOR TO THE START OF THE WORK, THE CONTRACTOR SHALL FURNISH TO GCDC-VVS SHOP DRAWINGS AND/OR CATALOG CUTS FOR ALL MATERIALS AND EQUIPMENT ITEMS PER THE STANDARD SPECIFICATIONS.
27. MATERIAL CERTIFICATIONS
- PRIOR TO THE START OF THE WORK, THE CONTRACTOR SHALL FURNISH TO GCDC-VVS MATERIALS CERTIFICATES FOR ALL MATERIALS USED DURING THE WORK.
28. NON-STOPPAGE CLAUSE
- THE CONTRACTOR SHALL BE REQUIRED TO COMPLETE ALL WORK IN AN EXPEDITIOUS MANNER AND SHALL NOT STOP THE WORK FOR EXTENDED PERIODS UNLESS THE WORK HAS BEGUN WITHOUT WRITTEN APPROVAL OF GCDC-VVS.
29. DISPOSAL OF EXCESS EXCAVATED MATERIAL
- ALL EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR, WITH ALL PERMITS, PERMISSIONS, AND LOCATIONS PROVIDED BY THE CONTRACTOR. ADJACENT PROPERTY OWNERS SHALL BE GIVEN PREFERENCE FOR DISPOSAL SITES. WRITTEN PERMISSION FOR DISPOSAL ON ADJACENT PROPERTY OWNERS SHALL BE PROVIDED TO GCDC-VVS.
30. CONSTRUCTION STAKING
- THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, PROVIDE A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF MICHIGAN, TO PROVIDE ALIGNMENT AND GRADE STAKES, AND CUT SHEETS. THE SURVEYOR SHALL PROVIDE GRADE STAKES AND CUT SHEETS AT ALL STRUCTURES AND AT A MAXIMUM OF 50' INTERVALS BETWEEN STRUCTURES.
31. FINAL ELEVATIONS OF SURFACE UTILITIES
- ALL FINAL ELEVATIONS OF MANHOLE CASTINGS, HYDRANTS, VALVES, AND VALVE BOXES SHALL BE APPROVED BY THE GCDC-VVS REPRESENTATIVE. IN THE FIELD, ANY ADJUSTMENTS THAT ARE MADE SHALL BE AT THE CONTRACTOR'S SOLE EXPENSE.
32. PROJECT RECORD DOCUMENTS
- UPON COMPLETION OF THE WORK AND PRIOR TO FINAL APPROVAL FROM GCDC-VVS, THE OWNER/DEVELOPER SHALL FURNISH GCDC-VVS WITH ONE COMPLETE SET OF PROJECT RECORD DOCUMENTS. THESE PROJECT RECORD DOCUMENTS ARE COMPRISED OF DRAWINGS ON MYLAR AND AN ELECTRONIC DATA SET.
- THE MYLAR PROJECT RECORD DOCUMENTS SHALL BE SUBMITTED TO GCDC-VVS ON 4 MIL MYLAR FOR THE REVIEW AND APPROVAL OF GCDC-VVS. THE MYLAR PROJECT RECORD DOCUMENTS SHALL INCLUDE BUT NOT BE LIMITED TO: INVENT OF PIPES, LOCATION OF MANHOLES, PIPE LENGTHS, SLOPES OF PIPES, LOCATION OF SERVICE LEADS, LOCATION OF MAINLINE VALVES, LOCATION OF BIDS, TEES, CROSSES, AND LOCATION OF CURB BOXES. THIS INFORMATION SHALL BE GATHERED BY THE OWNER/DEVELOPER AT ITS SOLE EXPENSE. THESE PROJECT RECORD DOCUMENTS SHALL ALSO INCLUDE ANY ADDITIONAL INFORMATION COLLECTED BY THE GCDC-VVS OR MUNICIPAL CONSTRUCTION SUPERVISOR.

STANDARD CONSTRUCTION NOTES

STANDARD DETAILS

For the Construction of Sanitary Sewers & Watermain in Genessee County

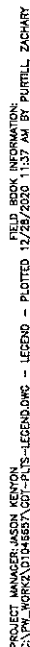
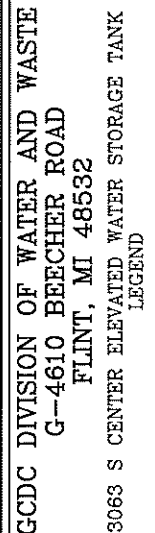


NO.	DATE	DESCRIPTION
1	2020	EIGHTH EDITION

	DIVISION OF
	WATER & WASTE SERVICES

2

GCDC DIVISION OF WATER AND WASTE
G-4610 BEECHER ROAD
FLINT, MI 48532
3063 S CENTER ELEVATED WATER STORAGE TANK
LEGEND

Packet P

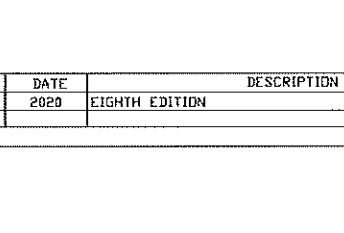
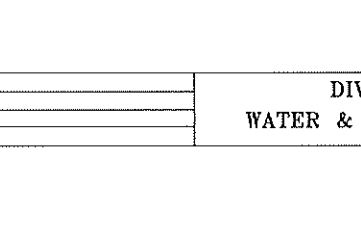
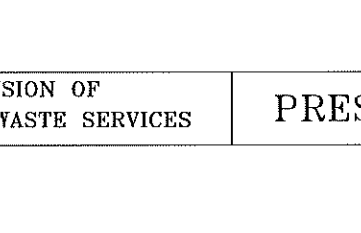
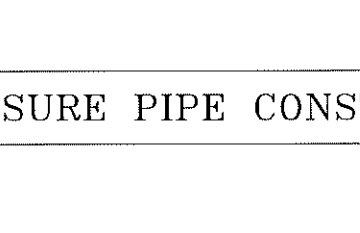
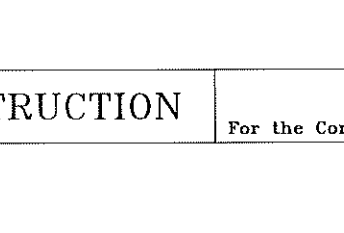
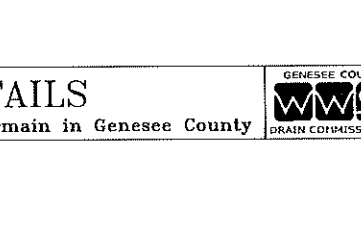
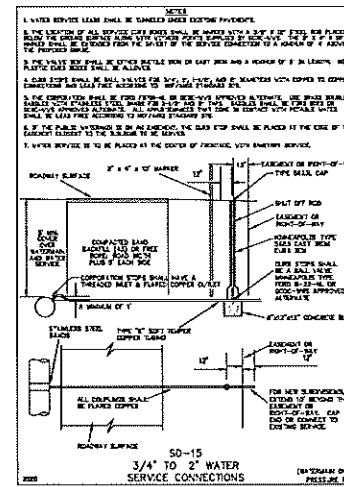
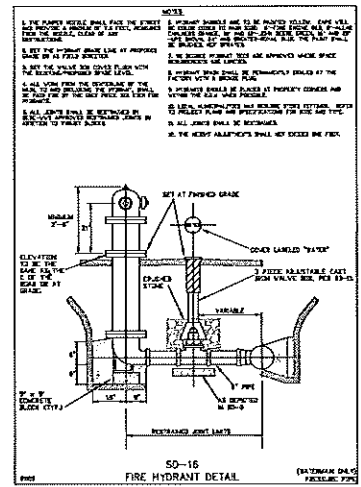
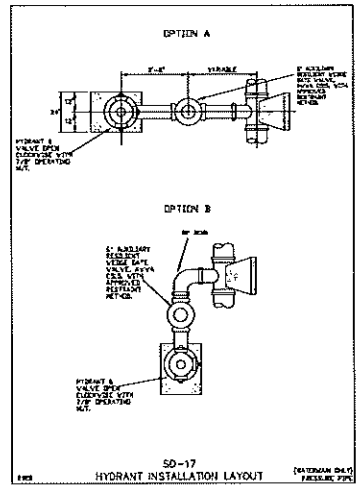
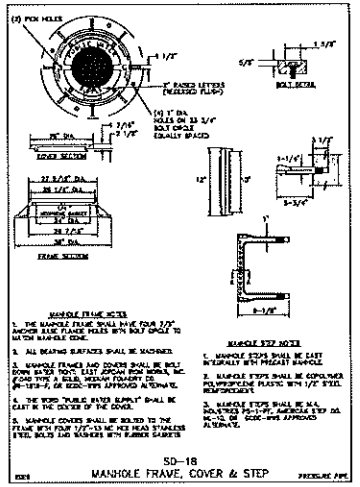
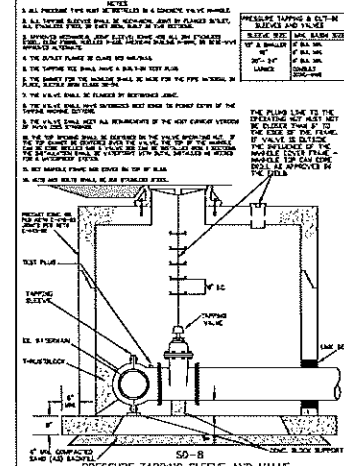
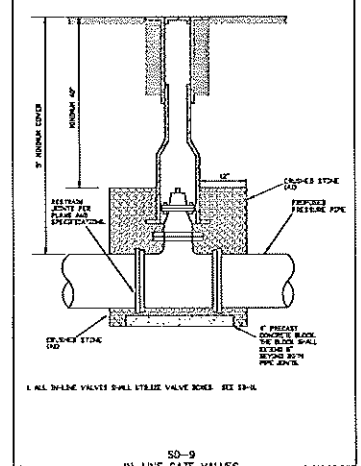
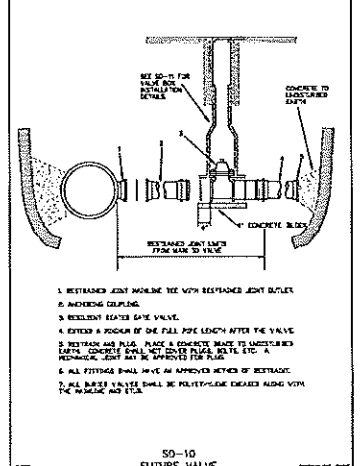
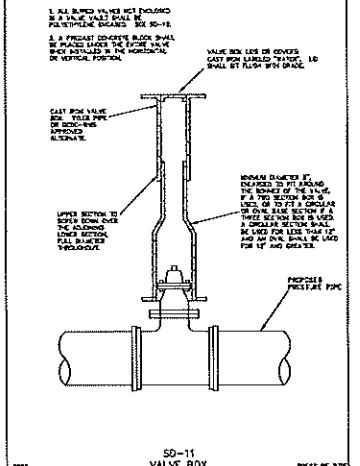
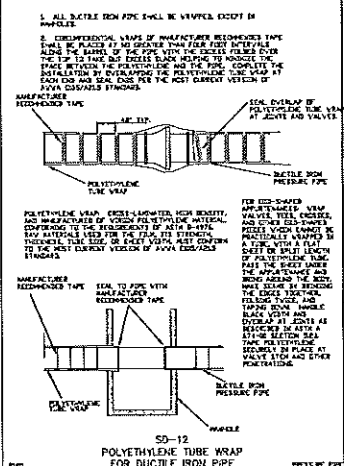
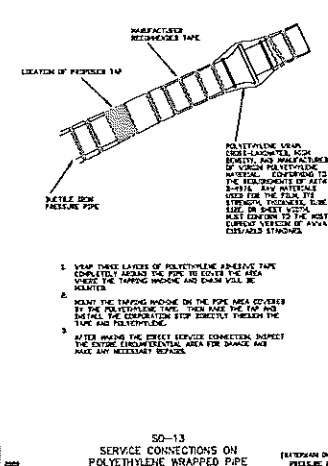
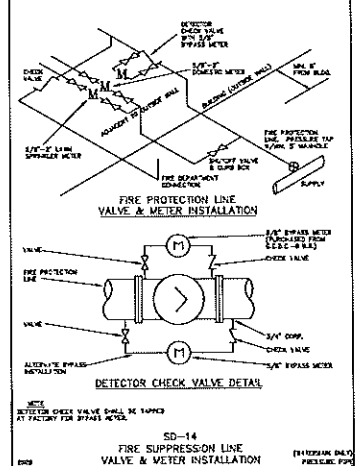
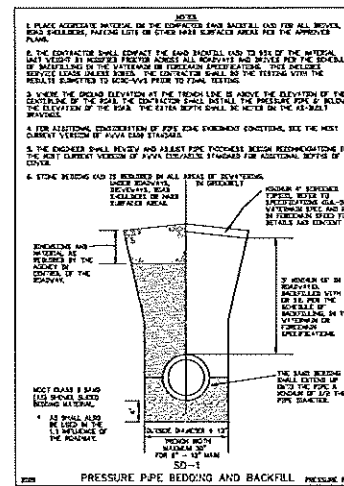
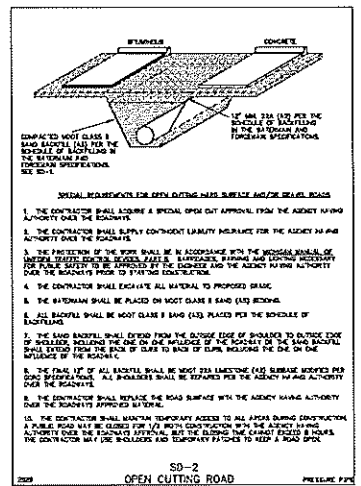
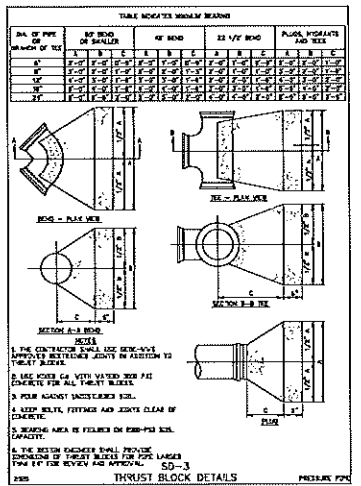
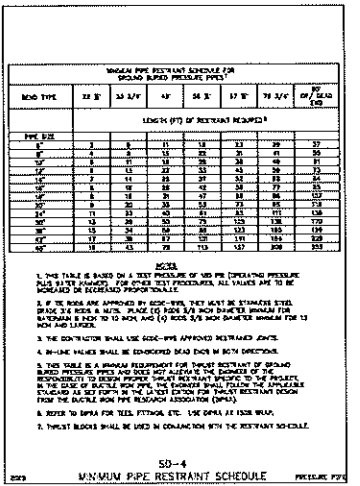
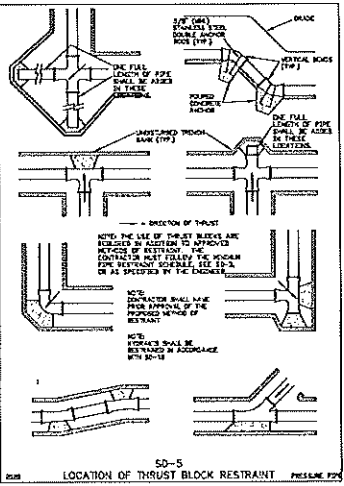
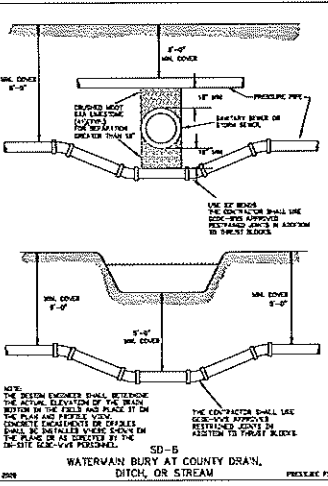
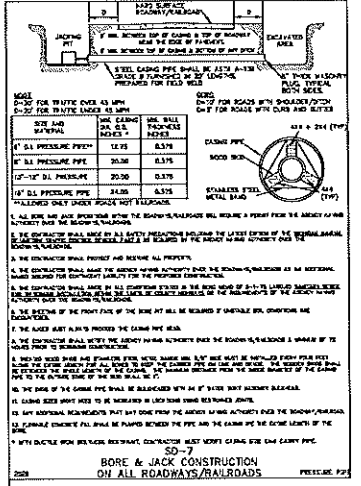


GCDC DIVISION OF WATER AND WASTE
G-4610 BEECHER ROAD
FLINT, MI 48532
3063 S CENTER ELEVATED WATER STORAGE TANK
DETAIL SHEET 1

ISSUED FOR: DATE: BY:
JOB NO.
GDC2058.01F
SHEET
4

ELEVATED WATER STORAGE TANK

Attachment: Backup 21-02 (4993 : ZBA #21-02)



GENESEE COUNTY
WWS
DRAIN COMMISSIONER

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

PRESSURE PIPE CONSTRUCTION

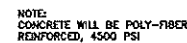
DIVISION OF
WATER & WASTE SERVICES

NO.	DATE	DESCRIPTION
1	2020	EIGHTH EDITION

PROJECT: MANAGER-KENNY
C:\P\WORK\2010-2011\DET-1 - PLOTTED 12/25/2020 11:37 AM BY PURLLE, ZACHARY



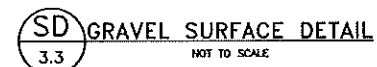
PLAN VIEW
NOT TO SCALE



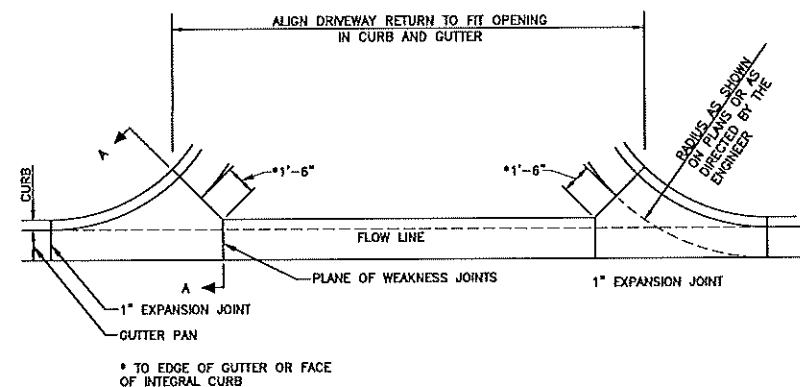
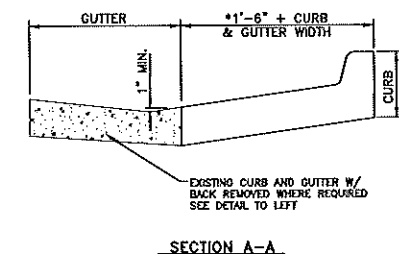
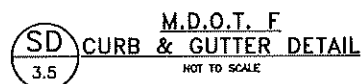
SECTION A
NOT TO SCALE



SD CONCRETE SIDEWALK
3.0 NOT TO SCALE

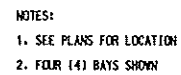


NOTE:
MODIFIED CURB & GUTTER SHALL BE
THE SAME DETAIL BUT THE GUTTER
SHALL SLOPE AWAY FROM THE CURB
FACE @ 1"/FT.



SD M.D.O.T. CONCRETE DRIVEWAY OPENING
3.2 DETAIL M





NOTES:
1. CENTER UPRIGHT REQUIRED ON GATE LEAVES 8'-0" & WIDER. CENTER RAIL REQUIRED ON GATE LEAVES 10'-0" & TALLER.

NOTE:
1. SEE PLANS FOR LOCATIONS

The drawing consists of two views: a **PLAN** view on the left and a **SECTION** view on the right.

PLAN View: Shows a circular bollard with a diameter of 2'-0". The center is marked with a crosshair. A label "C" OF BOLLARD points to the center.

SECTION View: Shows a vertical cross-section of the bollard. The bollard is 6'-0" high. It features a yellow plastic bollard cover with a cap on top. Below the cap is a truck bollard, 6" extra strong steel pipe filled with concrete. The bollard is mounted on a concrete foundation. The foundation is 4'-0" wide and 6" high. The bollard is secured with 4 - NO. 3/8 TIES and 6 - NO. 3/8 VERTICAL EQUALLY SPACED ties. A pre-molded joint filler is shown at the base of the bollard. The face of the building or item being protected is indicated.

Labels and Dimensions:

- 2'-0"
- C" OF BOLLARD
- YELLOW PLASTIC BOLLARD COVER WITH CAP
- TRUCK BOLLARD 6" EXTRA STRONG STEEL PIPE FILLED WITH CONCRETE
- PREMOLDED JOINT FILLER
- FACE OF BUILDING OR ITEM BEING PROTECTED
- PLAN
- 4 - NO. 3/8 TIES
- 6 - NO. 3/8 VERTICAL EQUALLY SPACED
- CONCRETE FOUNDATION
- SECTION
- 6'-0"
- 6"

SD
 4.5
 TYPICAL BOLLARD DETAIL
 NOT TO SCALE

TEMPORARY SEEDING APPLICATIONS

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

DESIGN

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

PERMANENT SEEDING APPLICATIONS

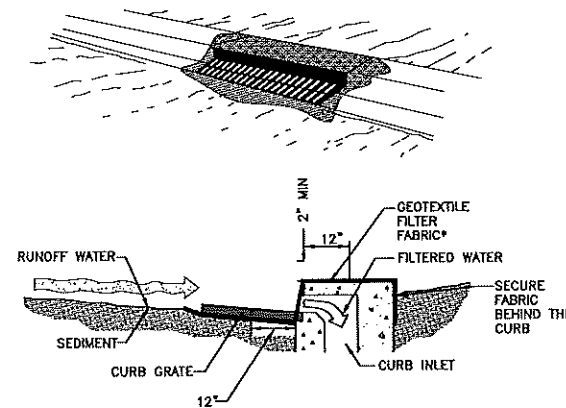
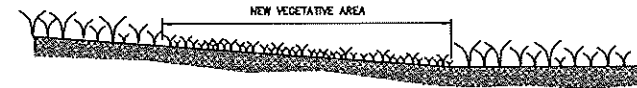
- 1. TO FINALIZE STABILIZATION OF TEMPORARY SEEDING AREAS OR WHEN AN AREA NEEDS PERMANENT STABILIZATION FOLLOWING COMPLETION OF CONSTRUCTION. ALSO USED WHEN VEGETATIVE ESTABLISHMENT CAN CORRECT EXISTING SOIL EROSION OR SEDIMENTATION PROBLEM.
- 2. TO STABILIZE SOIL AND PREVENT OR REDUCE SOIL EROSION/SEDIMENTATION PROBLEMS FROM DEVELOPING.
- 3. USED ON CONSTRUCTION AND EARTH CHANGE SITES WHICH REQUIRE PERMANENT VEGETATIVE STABILIZATION.

DESIGN

- 1. REVIEW SESC PLAN AND CONSTRUCTION PHASING TO IDENTIFY AREAS IN NEED OF PERMANENT VEGETATIVE STABILIZATION.
- 2. SELECT PERENNIAL GRASS AND GROUND COVER FOR PERMANENT COVER.
- 3. SEED MIXES MAY VARY BUT SHOULD BE SELECTED THROUGH CONSULTATION WITH A CERTIFIED SEED PROVIDER AND WITH CONSIDERATION OF SOIL TYPE, LIGHT, MOISTURE, USE APPLICATIONS, AND NATIVE SPECIES CONTENT.

VEGETATIVE STABILIZATION [4]

NOT TO SCALE



APPLICATION

- 1. INLETS AT CURB OPENINGS.

* NOTE *

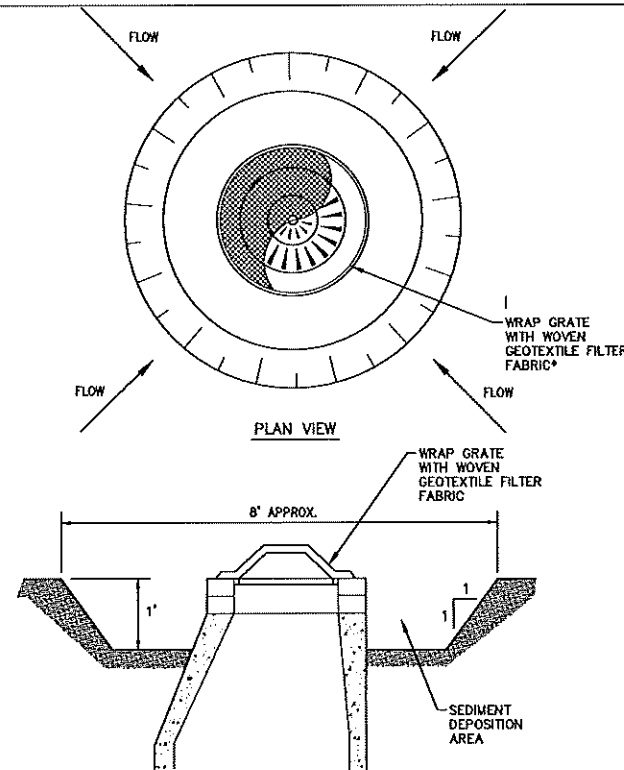
DO NOT USE SILT FENCE IN LIEU OF FILTER FABRIC FOR THIS APPLICATION.

DESIGN

- 1. WARNING! THIS DEVICE MAY CAUSE FLOODING OF ADJACENT PROPERTIES.
- 2. SERVICE CLEAN AND REPAIR AFTER EACH STORM EVENT.

FABRIC FILTER CURB INLET PROTECTION [39]

NOT TO SCALE

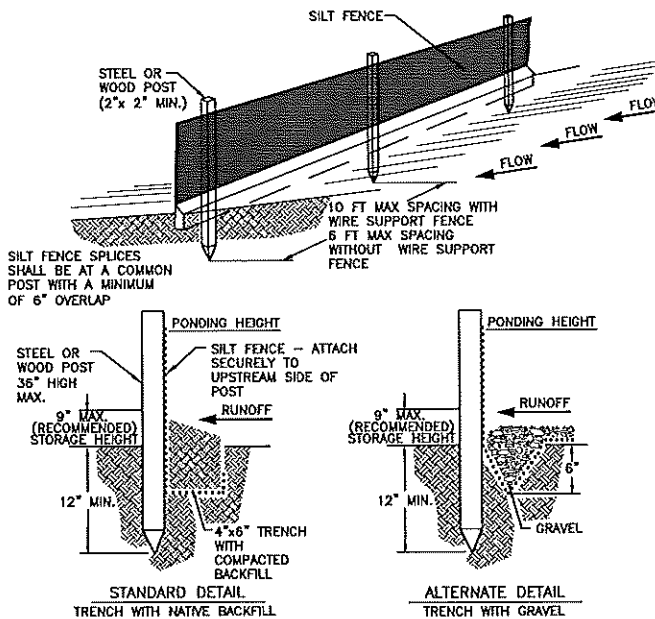


* NOTE *

DO NOT USE SILT OR ANY NON-WOVEN MATERIAL FENCE IN LIEU OF FILTER FABRIC FOR THIS APPLICATION.

INLET SEDIMENT TRAP [40]

NOT TO SCALE



APPLICATIONS

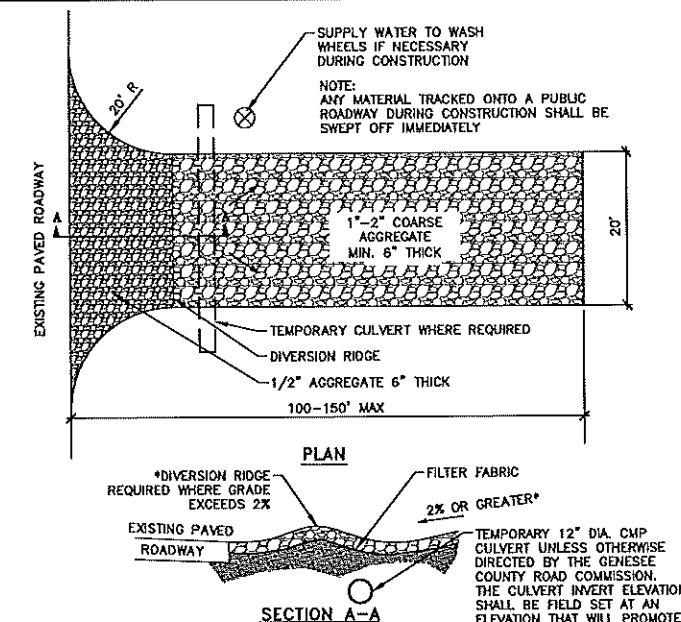
- 1. INSTALLED TO REDUCE SEDIMENT LADEN SURFACE RUNOFF FROM LEAVING THE PROPERTY OF A CONSTRUCTION SITE INVOLVING DISTURBED EARTH.
- 2. DIVERSIONARY STRUCTURE.

DESIGN

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

SILT FENCE [54]

NOT TO SCALE



APPLICATIONS

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

DESIGN

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

DESIGN (CONT)

DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

- 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ON PUBLIC RIGHTS-OF-WAY.

- 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

GRAVEL CONSTRUCTION ENTRANCE [60]

NOT TO SCALE

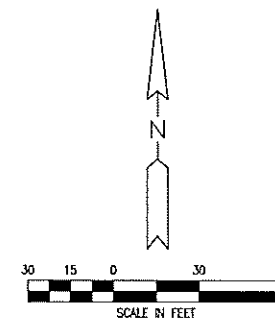
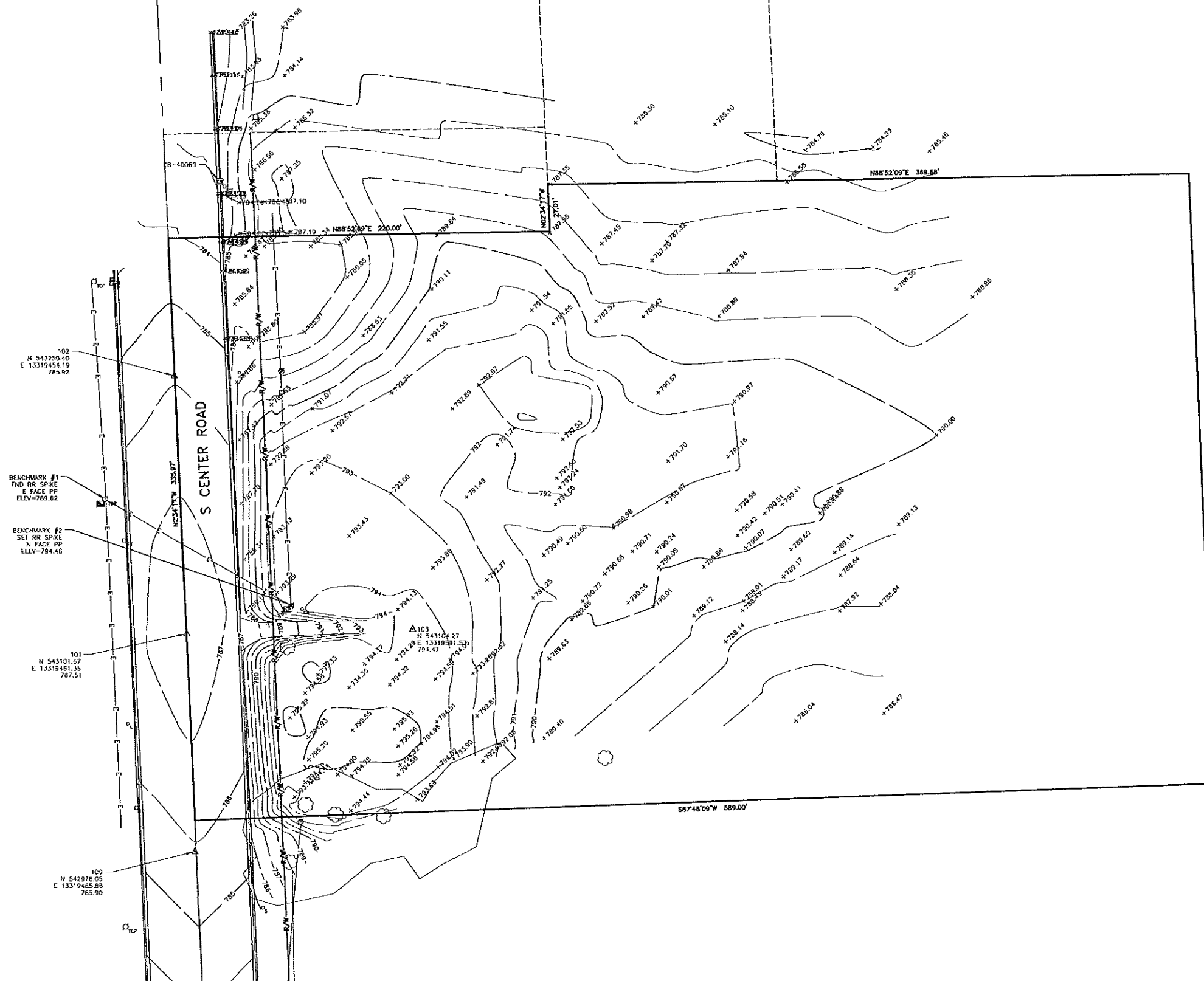


GCDC DIVISION OF WATER AND WASTE
G-4610 BEECHER ROAD
FLINT, MI 48532
3063 S CENTER ELEVATED WATER STORAGE TANK
DETAIL SHEET 5

ISSUED FOR: DATE: BY:

JOB NO. GDC2058.01F

SHEET

[illegible]

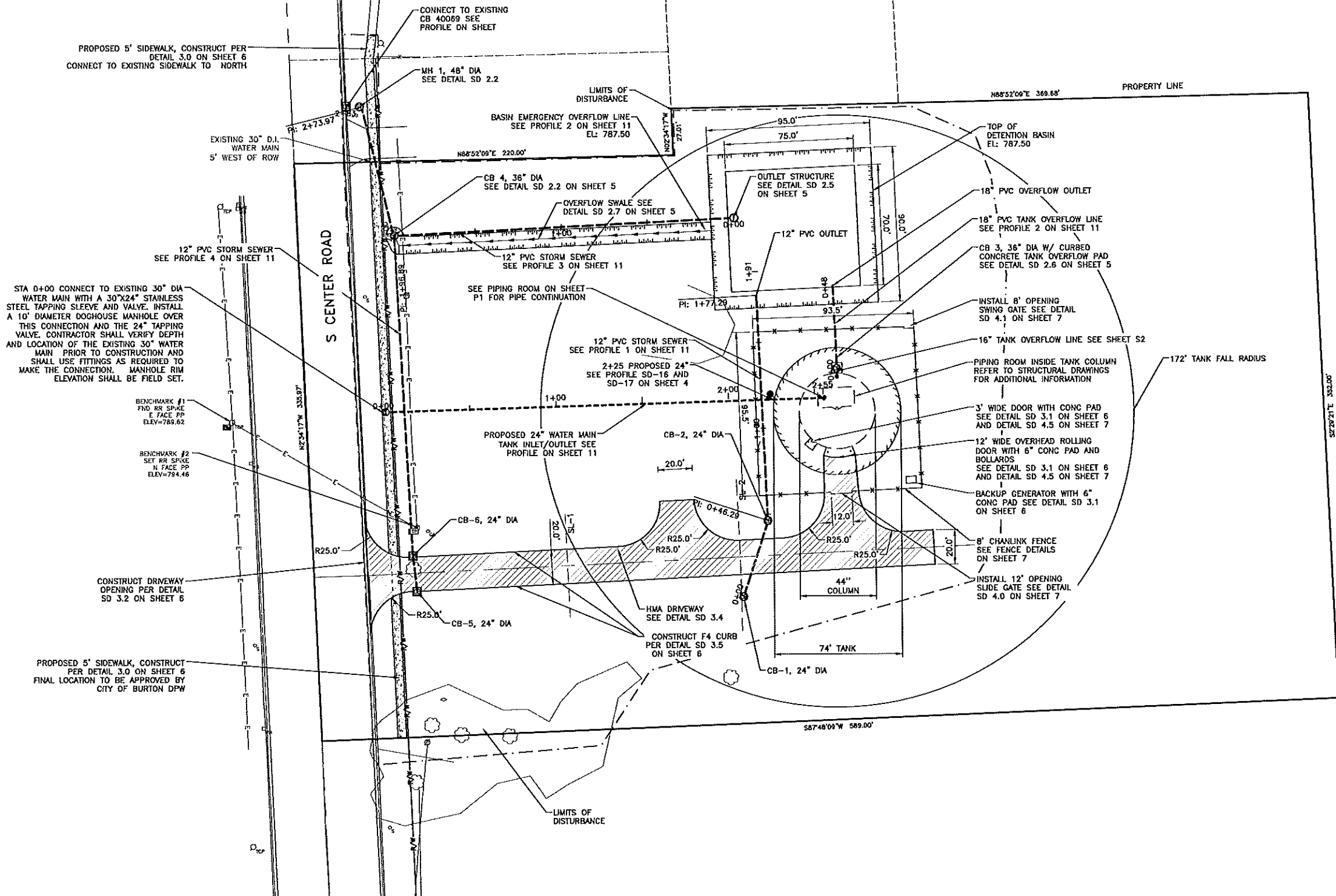
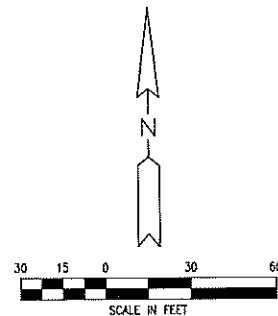
GCDC DIVISION OF WATER AND WASTE
G-4610 BEECHER ROAD
FLINT, MI 48532
3063 S CENTER ELEVATED WATER STORAGE TANK
EXISTING TOPOGRAPHY AND SITE DEMOLITION

ELEVATED WATER STORAGE TANK

ISSUED FOR: DATE: BY:

JOB NO.
GDC2058 01F

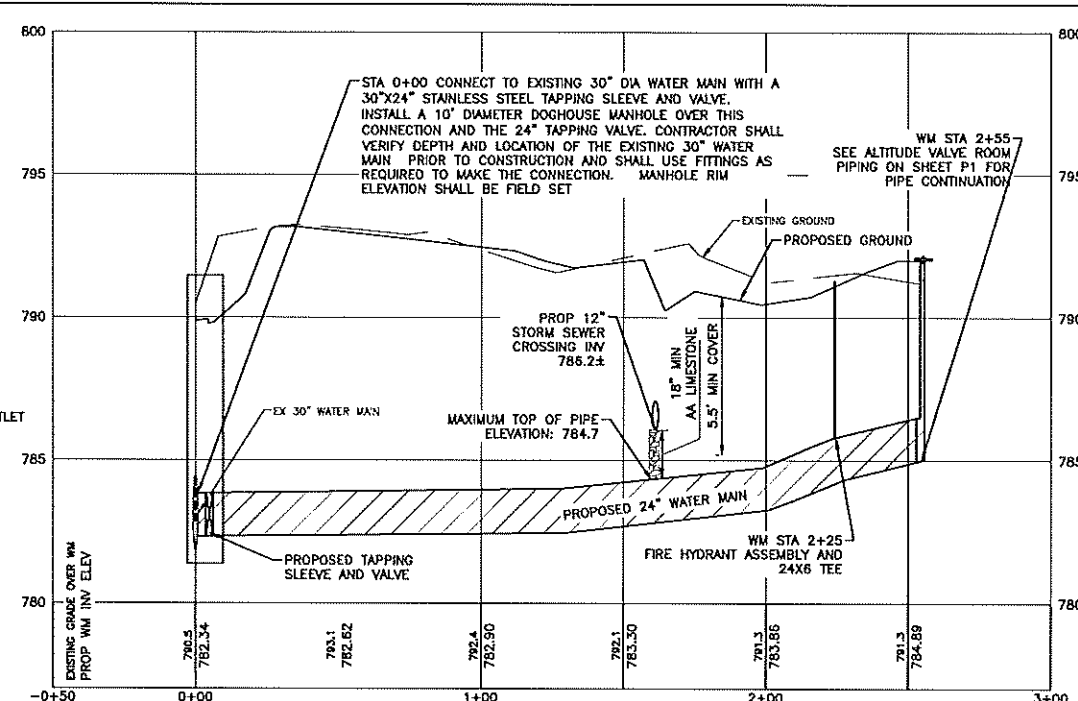
CASE NO.



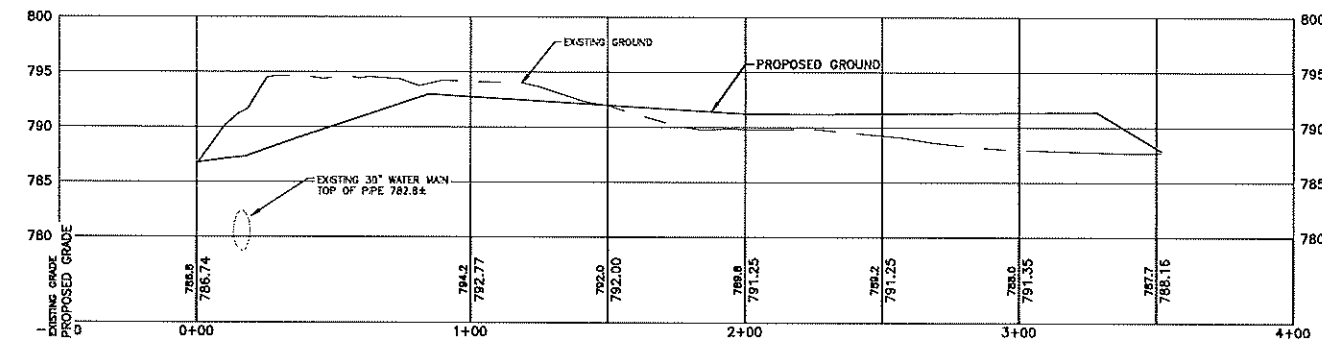
GCDC DIVISION OF WATER AND WASTE
G-4610 BEECHER ROAD
FLINT, MI 48532
3063 S CENTER ELEVATED WATER STORAGE TANK
PROPOSED SITE AND UTILITY PLAN

ISSUED FOR:	DATE:	BY:
JOB NO.	GDC2058.01F	
SHEET	10	

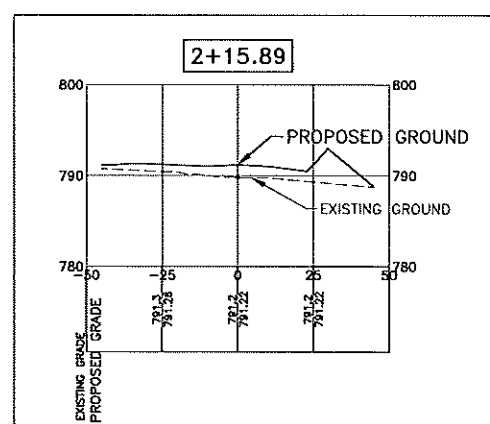
Attachment: Backup 21-02 (4993 : ZBA #21-02)



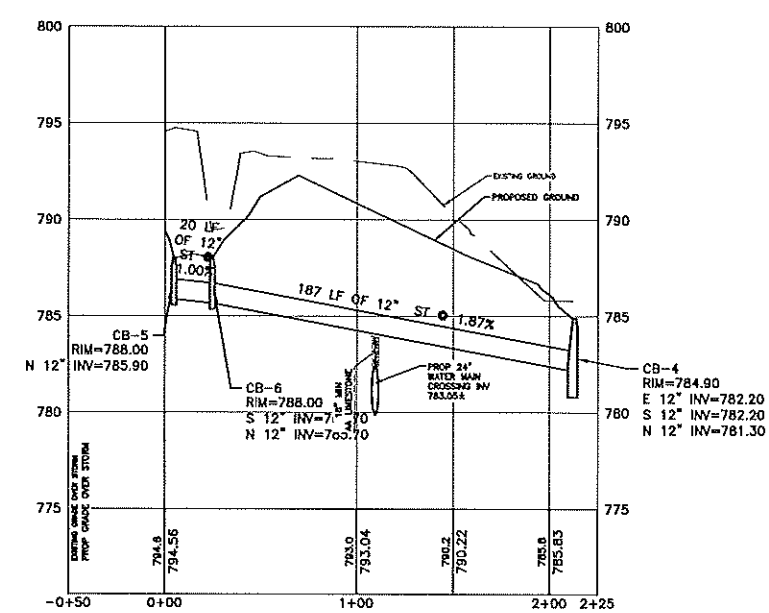
WATER MAIN PROFILE



DRIVEWAY CENTERLINE PROFILE



DRIVE CROSS SECTION 2

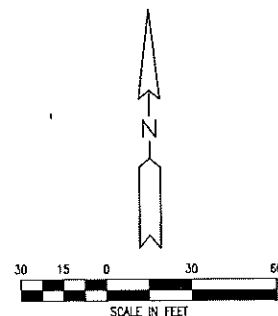


STORM SEWER PROFILE 4

ISSUED FOR: DATE: BY:

JOB NO.
GDC2058.01F

SHEET



FOR MORE INFORMATION SEE ENLARGED DETAILS IN PLAN SET

1. 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.
2. SPECIAL PRECAUTIONS WILL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.
3. CLEANUP WILL BE DONE IN A MANNER TO INSURE THAT EROSION CONTROL MEASURES ARE NOT DISTURBED.
4. THE PROJECT WILL CONTINUALLY BE INSPECTED FOR SOIL EROSION AND SEDIMENT CONTROL COMPLIANCE. DEFICIENCIES WILL BE CORRECTED BY THE CONTRACTOR WITHIN 24 HOURS.
5. TEMPORARY EROSION CONTROL MEASURES SHALL BE COMPLETELY REMOVED BY THE CONTRACTOR UPON ESTABLISHMENT OF PERMANENT CONTROL MEASURES.

☒ ATTACHED
☐ PLANTING SEARCH

<u>ZONE</u>	<u>TYPE OF IRRIGATION</u>	<u>APRIL</u>	<u>MAY</u>	<u>JUNE</u>	<u>JULY</u>	<u>AUG.</u>	<u>SEPT.</u>	<u>OCT.</u>
<u>ZONE 1</u>	<u>IRRIGATED and/or MULCHED</u> <u>W/OUT IRRIGATION or MULCH</u>							
<u>ZONE 2</u>	<u>IRRIGATED and/or MULCHED</u> <u>W/OUT IRRIGATION or MULCH</u>							
<u>ZONE 3</u>	<u>IRRIGATED and/or MULCHED</u> <u>W/OUT IRRIGATION or MULCH</u>							





Burton Zoning Board of Appeals

4303 S. Center Road
Burton, MI 48519

SCHEDULED

AGENDA ITEM (ID # 4994)

Meeting: 02/18/21 05:00 PM
Department: Department of Public Works
Category: Variance
Prepared By: Leandra Swayne
Department Head: Charles Abbey

G.2

DOC ID: 4994

ZBA #21-03

By: Trex 1 Corp / ABRD LLC
3245 Card Dr. Burton MI

Re: 3265 Card Dr. Parcel 59-33-501-020
M-2 Zone

For: To expand an existing marijuana facility that will be within 200 feet of a
residential home.

ATTACHMENTS:

- Backup 21-03 (PDF)



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

Date Filed: 1/13/2021
 Fee Paid: 450.00
 Receipt #: 3024
 Check #: 2300
 Received by: J. Swamyne
 Date Mailed: _____

APPLICATION FOR ZONING BOARD OF APPEALS HEARING:

ZBA Case #: 21-03 4 Votes Required
 DATE OF ZONING BOARD OF APPEALS HEARING: DECEMBER 17, 2020 AT 5:00 P.M.
FEBRUARY 18, 2021

PLEASE PRINT

APPLICANTS NAME: TREX I Corp. / ABRD LLC
 APPLICANTS ADDRESS: 3245 CARD DRIVE
 CITY: BURTON
 APPLICANTS PHONE: 910 732-8500
 APPLICANTS EMAIL: dfraser@stg-law.net
 ADDRESS AND PARCEL OR LOT NUMBER: 3265 CARD DRIVE ; 59-33-501-1
M-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: SEE ATTACHED LETTER

I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent. I agree the statements made on the attached application are true, and if found not to be true, any permit that may be issued may be void. Further, I agree to give permission to officials of the City of Burton to enter the property subject to this permit application for the purposes of inspections. Further I understand that this is an application and any fees paid will not be refundable regardless of the decision of the Commission. Mandatory attendance at the above meeting is acknowledged.

APPLICANTS SIGNATURE: 
DAMIAN FRASER, ATTORNEY FOR AND
AUTHORIZED REPRESENTATIVE OF
TREX I Corp.

Attachment: Backup 21-03 (4994 : ZBA #21-03)

APPLICANT:

Please explain your hardship or reason this variance is needed and attach to the application. Any information provided to the board will be public information and will be given to the board approximately 2 weeks prior to the meeting.

SEE ATTACHED

Attachment: Backup 21-03 (4994 : ZBA #21-03)

OWNER ACKNOWLEDGMENT:

I, ABRD, LLC am the owner of property
 known as: 3265 CARO DRIVE located in the City of Burton. I give permission
 to T Rex 1 Corp to make an application to the Zoning Board of
 Appeals on behalf of my property. I understand unless specified by the Zoning Board of Appeals, any action
 taken by the board is permanently associated with this property in accordance with the State of Michigan
 Zoning Enabling Act.

If I need to be contacted for any reason please contact me at:

Owner Name: ABRD LLC
 Address: 111 E. COURT ST, Suite 203
 City: FLINT, MI 48502
 Phone: 810 732 8500
 Email: dfrasien@sfglaw.net

SIGNATURE:  DATE: 12/7/20
Damion Frasien, ATTORNEY for
and AUTHORIZED REPRESENTATIVE
OF ABRD LLC

Attachment: Backup 21-03 (4994 : ZBA #21-03)

SHEDD-FRASIER PLC

Attorneys and Counselors at Law
111 E. Court St., Suite 2C3
Flint, MI 48502
Telephone: 810-732-8500
Facsimile: 810-732-8830

Damion Frasier, Esq.

Email: dfrasier@sfglaw.net

December 24, 2020

Hand Delivered

City of Burton

Zoning Board of Appeals

Attn.: Amber Abbey, Deputy DPW Director

4093 Manor Drive

Burton, MI 48519

Re: 3265 Card Drive, Burton, MI; Parcel 59-33-501-020

Dear Ms. Abbey:

Enclosed is a completed Application for Zoning Board of Appeals Hearing regarding 3265 Card Drive, Burton, MI, Parcel 59-33-501-020 ("new parcel"). ABRD LLC, which owns the adjacent parcel, 3245 Card Drive, Burton, MI, Parcel 59-33-501-027 ("original parcel"), and leases the property to T Rex 1 Corp. (ABRD LLC and T Rex 1 Corp. are referred to herein jointly as "Applicant") which operates a marijuana grow and processing facility, has expanded to the maximum extent possible on the original parcel and in order to accommodate the demand for its products needs to build additional facilities. Applicant acquired the new parcel with the goal of building an approximate 30,000 square foot facility to expand its growing capacity. Without the new parcel Applicant would be forced to move its facilities to another municipality in order to have a facility large enough to meet the demands of its business.

Applicant is in the second year of operations from the existing parcel, employing in excess of 35 employees and has been a good neighbor to adjoining property owners. The Applicant's building is one of the nicer facilities in the Card Drive area and the City of Burton. The extension of the variance for the existing parcel to the new parcel would not add any burden to the City of Burton and not result in any change the area; in fact, allowing Applicant to expand its use to the new parcel would help alleviate the nuisance created by the previous owner who operated a landscape business where debris and equipment was stored outside and visible to the public.

Applicant does not operate a dispensary, which is the primary reason behind the zoning ordinance's language limiting marijuana facilities within 200 feet of a residential dwelling. In addition, as indicated in the previous variance hearing, while the building that is across the street from the Applicant is deemed a residence by the City of Burton, the owner stated that it is used as an office and that no one has lived in the building for

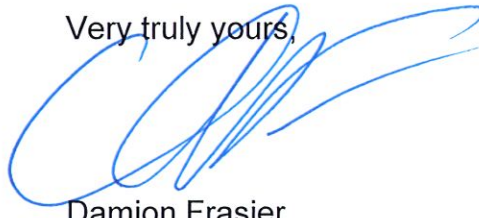
Attachment: Backup 21-03 (4994 : ZBA #21-03)

City of Burton
Zoning Board of Appeals
Attn.: Amber Abbey, Deputy DPW Director
December 24, 2020
Page 2

a lengthy period of time.

Based on the foregoing, Applicant requests that the City of Burton Zoning Board of Appeals grant the variance as requested. If you have any questions, please feel free to contact me.

Very truly yours,



Damion Frasier

DF/td

Enc.

CC: Robert Dodge and Amy Beauchamp (via email only)

Attachment: Backup 21-03 (4994 : ZBA #21-03)

SHEDD-FRASIER PLC

Attorneys and Counselors at Law
111 E. Court St., Suite 2C3
Flint, MI 48502
Telephone: 810-732-8500
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Damion Frasier, Esq.

Email: dfrasier@sfglaw.net

January 6, 2021

City of Burton
Zoning Board of Appeals
Attn.: Amber Abbey, Deputy DPW Director
4093 Manor Drive
Burton, MI 48519

Re: 3265 Card Drive, Burton, MI; Parcel 59-33-501-020

Dear Ms. Abbey:

Enclosed is a check in the amount of \$450.00 to go along with the Application for Zoning Board of Appeals Hearing dated December 7, 2020 regarding the above referenced property.

If you have any questions please feel free to contact me.

Very truly yours,



Tracy Denryter
Paralegal to Damion Frasier

/td
Enc.

Attachment: Backup 21-03 (4994 : ZBA #21-03)



Attachment: Backup 21-03 (4994 : ZBA #21-03)