

CHARTER TOWNSHIP OF FLUSHING

6524 N. Seymour Road, Flushing, MI 48433

P (810) 659-0800 F (810) 659-4212

www.flushingtowship.com

PLANNING COMMISSION AGENDA

DATE: APRIL 10, 2023 TIME: 7:00 P.M.

MEMBERS OF PLANNING COMMISSION

Chair – Vicki Bachakes

Vice Chair – n/a

Secretary – William Mills

Board of Trustees Representative – Terry A. Peck

Makenzie Dearlove, Recording Secretary

Amy Bolin

Craig Davis

Timothy Lloyd

Michael Moon

I. CALL THE MEETING TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA

III. APPROVAL OF PREVIOUS MINUTES

1. November 14, 2022 Meeting
2. Corrected September 12, 2022 Meeting

IV. PUBLIC COMMENTS FOR AGENDA ITEMS ONLY

Each speaker limited to three minutes

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

1. Election of officers
2. Approval of 2023 Planning Commission meeting dates
3. Discussion and possible motion regarding the Site Plan for Flushing Bibi Villas
4. Introduction to proposed Short-Term Rental Ordinance

VII. PUBLIC COMMENTS

Each speaker limited to three minutes

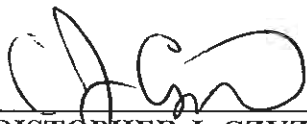
VIII. ZONING ADMINISTRATOR COMMENTS

IX. COMMISSION COMMENTS

X. NEXT REGULAR SCHEDULED MEETING

MONDAY, MAY 8, 2023 AT 7:00 P.M.

XI. ADJOURNMENT



CHRISTOPHER J. CZYZIO, Zoning Administrator

DRAFT
CHARTER TOWNSHIP OF FLUSHING
6524 N. SEYMOUR ROAD
FLUSHING, MICHIGAN 48433

810-659-0800 **FAX: 810-659-4212**

MINUTES OF THE PLANNING COMMISSION MEETING

DATE: NOVEMBER 14, 2022 **TIME: 7:00 P.M.**

WEB ADDRESS <http://www.flushingtowship.com>

MEMBERS OF PLANNING COMMISSION

Chair – Vicki Bachakes	Ronald Voigt
Vice Chair -	Craig Davis
Secretary - William Mills	Amy Bolin
Terry A. Peck, Board of Trustees Representative	
Mandy Hemingway, Recording Secretary	

PRESENT: Ronald Voigt, Amy Bolin, Vicki Bachakes, Craig Davis and Terry Peck

ABSENT: William Mills

OTHERS PRESENT: Eleven (11) other individuals were present.

I. MEETING CALLED TO ORDER at 7:00 P.M. by Planning Commission Chairperson Bachakes with Roll Call and Pledge to the American Flag.

II. APPROVAL OF AGENDA:

COMMISSIONER PECK MOVED, supported by Commissioner Davis to approve the agenda as presented.

THE MOTION CARRIED.

III. APPROVAL OF PREVIOUS MINUTES:

COMMISSIONER PECK MOVED, supported by Commissioner Voigt to approve the minutes of the October 11, 2022 meeting.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Bolin, Bachakes, Davis, Peck and Voigt

NAYS: None

ABSENT: Mills

THE MOTION CARRIED.

IV. PUBLIC COMMENTS

OPEN FOR PUBLIC COMMENTS 7:01 P.M.

No comments made.

CLOSED FOR PUBLIC COMMENTS 7:02 P.M.

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

1. Public Hearing to rezone Parcel No. 08-12-200-014, southwest corner of Elms and Mt. Morris Roads from C-2 General Commercial District to RU-2 Residential Urban Medium-Density District.

PUBLIC HEARING OPENED AT 7:03 P.M.

- Gerald Demick of 7059 W. Mt. Morris Rd commented he has concerns about the type of housing being proposed; has concerns about losing property value, rise in crime, and potential for low-income housing. Feels hesitant about project coming in.
- Jeff King of 7049 W. Mt. Morris Rd commented that he shares the same concerns of Mr. Demick. Questions if this is something that is needed and can there be a guarantee that this will NOT be low-income housing; apprehensive and quite opposed to it.
- Delores Vlahon of 7481 N. Elms Rd, who is right next door, shares the same concerns of both Mr. Demick and Mr. King; needs more information, not for or against at this point.

PUBLIC HEARING CLOSED AT 7:07 P.M.

2. Consideration of request to rezone Parcel No. 08-12-200-014, southwest corner of Elms and Mt. Morris Roads from C-2 General Commercial District to RU-2 Residential Urban Medium-Density District.

The applicant, Terry Potter, was present and gave a brief overview of his plans for the property to be rezoned. After reviewing the application and support material and a short discussion the following motion was made.

COMMISSIONER PECK MOVED, supported by Commissioner Voigt to send this to the Board of Trustees with the recommendation to change the zoning to RU-2 from C-2 General Commercial District.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Bachakes, Davis, Peck, Voigt and Bolin

NAYS: None

ABSENT: Mills

THE MOTION CARRIED.

VI. PUBLIC COMMENTS

OPEN FOR COMMENTS: 7:30 P.M.

Three comments were made.

CLOSED FOR COMMENTS: 7:35 P.M.

VII. COMMISSION COMMENTS

Chairperson Bachakes thanked Deputy Mandy Hemingway for doing such a good job taking the minutes for the Planning Commission. Tonight will be her last meeting.

Commissioner Peck addressed the residents, stating that the planning commission shares the same concerns about the proposed project and all want the best for Flushing Township.

Commissioner Voigt announced his resignation from the Planning Commission, stating tonight will be his last meeting. It has been an enjoyable experience.

Commissioner Davis assured the residents that the planning commission would make sure the new development looks nice and is upscale.

Commissioner Bolin commented that the planning commission members respect and appreciate the integrity of our community and don't want to jeopardize it in any way. They take their responsibility seriously as planning commissioners and hear the concerns of the residents.

**VIII. NEXT REGULAR SCHEDULED MEETING IS MONDAY,
DECEMBER 12, 2022 AT 7:00 P.M.**

IX. ADJOURNMENT

With no further business, the meeting adjourned at 7:39 P.M.

VICKI BACHAKES, Chairperson

WILLIAM MILLS, Secretary

Date of Approval

Mandy Hemingway, Recording Secretary

CHARTER TOWNSHIP OF FLUSHING

6524 N. SEYMOUR ROAD

FLUSHING, MICHIGAN 48433

810-659-0800

FAX: 810-659-4212

MINUTES OF THE PLANNING COMMISSION MEETING

DATE: SEPTEMBER 12, 2022

TIME: 7:00 P.M.

WEB ADDRESS <http://www.flushingtowship.com>

MEMBERS OF PLANNING COMMISSION

Chair – Vicki Bachakes

Ronald Voigt

Vice Chair -Christopher Czyzio

Craig Davis

Secretary - William Mills

Amy Bolin

Terry A. Peck, Board of Trustees Representative

Mandy Hemingway, Recording Secretary

PRESENT: Amy Bolin, Vicki Bachakes, Christopher Czyzio, Craig Davis and Terry Peck

ABSENT: Ronald Voigt and William Mills

OTHERS PRESENT: Forty-five (45) other individuals were present.

I. MEETING CALLED TO ORDER at 7:02 P.M. by Planning Commission Chairperson Bachakes with Roll Call and Pledge to the American Flag.

II. APPROVAL OF AGENDA:

COMMISSIONER PECK MOVED, supported by Commissioner Bolin to approve the agenda as presented.

THE MOTION CARRIED.

III. APPROVAL OF PREVIOUS MINUTES:

COMMISSIONER CZYZIO MOVED, supported by Commissioner Peck to approve the minutes of the August 25, 2022 special meeting.

THE MOTION CARRIED.

IV. PUBLIC COMMENTS

OPEN FOR PUBLIC COMMENTS 7:04 P.M.

One comment was made.

CLOSED FOR PUBLIC COMMENTS 7:06 P.M.

V. UNFINISHED BUSINESS

1. Discussion and possible motion regarding Zoning Ordinance Article 18, Special Use Permits Article: Section 20-1804 Requirements for Permitted Special Land Uses (OO) Commercial Solar Energy Collector System (b)(2)
The total area of ground-mounted solar energy collections shall be included in calculations to determine lot coverage and shall not exceed a maximum lot coverage of 25 percent regardless of the residing zoning district.

At this time, Chairperson Bachakes deferred to Jason Ball of Rowe Engineering to discuss the suggested revisions as attached. The commissioners went page by page and discussed several changes. Referenced changes are highlighted and attached to these minutes.

After a lengthy discussion the following motion was made.

COMMISSIONER PECK MOVED, supported by Commissioner Bolin to move this item to Unfinished Business on the October 11, 2022 agenda.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Bolin, Bachakes, Czyzio, Davis and Peck

NAYS: None

ABSENT: Mills and Voigt

THE MOTION CARRIED.

Jason Ball from Rowe Engineering directed by the Planning Commission will construct an updated draft ordinance with the suggested revisions for the next regular scheduled Planning Commission meeting on October 11, 2022.

VI. NEW BUSINESS

1. Consideration of request to rezone Parcel No. ~~08-12-000-008~~ 08-10-200-008 from C-2 General Commercial District/RU-3 Residential Urban High-Density District to RU-2 Residential Urban Medium-Density District. The property address is 7533 N. McKinley Road, Flushing, MI 48433.

Dan Brennan, a planning consultant, and Jenna Zyla, a project manager, were in attendance and gave a brief overview of the purpose for the rezoning request. The proposed project would consist of a privately funded 76-unit gated community of garden apartments. After reviewing the application and support material and a short discussion the following motion was made.

COMMISSIONER PECK MOVED, supported by Commissioner Czyzio to hold a Public Hearing.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Bachakes, Czyzio, Davis, Peck and Bolin

NAYS: None

ABSENT: Mills and Voigt

THE MOTION CARRIED.

PUBLIC HEARING OPENED AT 8:22 P.M.

No comments were made.

PUBLIC HEARING CLOSED AT 8:23 P.M.

After reviewing the application and support material and a short discussion the following motion was made.

COMMISSIONER PECK MOVED, supported by Commissioner Davis to approve the request to rezone Parcel No. ~~08-12-000-008~~ 08-10-200-008 from C-2 General Commercial District/RU-3 Residential Urban High-Density District to RU-2 Residential Urban Medium-Density District to go to the Board of Trustees for final approval.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Peck, Bolin, Bachakes, Czyzio and Davis

NAYS: None

ABSENT: Mills and Voigt

THE MOTION CARRIED.

This item will be brought to the Board of Trustees at the October 13, 2022 Board of Trustees regular meeting.

2. Consideration of a request for a Special Use Permit for the purpose of a seasonal haunted hayride pursuant to Article XVIII Sec. 20-1804 (d) Agricultural Tourism Facilities at Parcel No. 08-11-100-006, property address 7462 N. McKinley Road, Flushing, MI 48433.

The applicant, Alberto Dimatteo, along with Attorney Michael Gildner and professional engineer Matt Germain were in attendance. An extensive overview of the haunted hayride and other attractions was given by Mr. Dimatteo and Attorney Gildner. After an extremely lengthy discussion, the following motion was made.

COMMISSIONER PECK MOVED, supported by Commissioner Davis to hold a Public Hearing.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Bachakes, Czyzio, Davis, Peck and Bolin

NAYS: None

ABSENT: Mills and Voigt

THE MOTION CARRIED.

PUBLIC HEARING OPENED AT 9:10 P.M.

- Debbie Lawrence, owner of Marcella's Bakery, reported she will be providing all the food and drinks for this attraction. She stated this will be nice for our community; a good, fun thing for the community.
- Karen Fras, of 8246 W. Mt. Morris Road, commented that their Whispering Pines business encounters a lot of traffic coming in and out and there are no issues.

- Gregory Weirauch, of 7428 N. McKinley Road, commented that he is a neighbor and welcomes this seasonal event as long as noise and mess is controlled; respects what applicant is trying to do.
- Lazarus Jones, of 8335 W. Mt. Morris Road, commented he can hear Whispering Pines more than he can hear the hayride rehearsals.
- Annabella, an employee of Michigan's Haunted Musical, commented that there is nothing quite like this, it is a place where people can have fun and will be good for the community.
- Jodi Ellsworth, of 7307 Johnson Road, commented she is employed as a tour guide at Michigan's Haunted Musical and it is going to be a fun, different experience. They are working out quirks and making sure all passengers on wagons are safe, everything goes smooth and everyone has a good time.
- Ginetta Dimatteo, mother of the applicant, commented it is difficult to sell tickets when postponing opening date.

PUBLIC HEARING CLOSED AT 9:17 P.M.

COMMISSIONER PECK MOVED, supported by Commissioner Davis to approve the request for a Special Use Permit with the following conditions:

- The permit is conditional and for this year only; it will require an annual approval from the Planning Commission.
- The hours of operation on Friday and Saturday will have last event ticket to be sold for 10:00 P.M. and on Sunday last event ticket will be sold for 9:00 P.M.
- This permit is for the months of September and October ONLY.
- If required, a driveway permit approval from the Genesee County Road Commission be provided to the township, consistent with *Special Land Use Section 20-1802*.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Davis, Peck and Bachakes

NAYS: Czyzio and Bolin

ABSENT: Mills and Voigt

THE MOTION CARRIED.

At this time, the planning commissioners moved onto reviewing the site plan submitted by the applicant. There was a very lengthy discussion on parking, safety, signage, lighting and inspections.

Jason Ball, of Rowe Engineering provided insight on requirements the site plan submitted by the applicant lacked. He referenced a letter he had previously submitted to Clerk Meinburg, dated August 25, 2022, which highlighted the areas of concern that need to be addressed to be compliant with the Flushing Township Zoning Ordinance.

After further discussion, the following motion was made.

COMMISSIONER CZYZIO MOVED, supported by Commissioner Peck to approve the site plan as submitted with no conditions.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Peck

NAYS: Davis, Bolin, Bachakes and Czyzio

ABSENT: Mills and Voigt

THE MOTION FAILED.

COMMISSIONER DAVIS MOVED to approve the site plan with conditions that were reflected in the letter offered by Rowe Engineering dated 8/25/22; building inspector be able to inspect the structures, signage approved by building inspector. There was no second on the motion and **THE MOTION FAILED.**

After further discussion, the following motion was made.

COMMISSIONER PECK MOVED, supported by Commissioner Davis to move this item to Unfinished Business for the next Planning Commission meeting.

ACTION ON THE MOTION

ROLL CALL VOTE:

AYES: Peck, Bolin, Bachakes, Czyzio and Davis

NAYS: None

ABSENT: Mills and Voigt
THE MOTION CARRIED.

VI. PUBLIC COMMENTS

OPEN FOR COMMENTS: 10:16 P.M.

No comments were made.

CLOSED FOR COMMENTS: 10:17 P.M.

VII. COMMISSION COMMENTS

Commissioner Bolin thanked Jason Ball from Rowe Engineering for his help, insight and direction.

**VIII. NEXT REGULAR SCHEDULED MEETING IS TUESDAY,
OCTOBER 11, 2022 AT 7:00 P.M.**

IX. ADJOURNMENT

With no further business, the meeting adjourned at 10:18 P.M.

VICKI BACHAKES, Chairperson

WILLIAM MILLS, Secretary

Date of Approval

Mandy Hemingway, Recording Secretary

*Typographical error is highlighted in red and has been corrected. Correction was approved at the April 10, 2023 Planning Commission regular meeting. Motion made by _____ and seconded by _____. The motion passed.

New Planning Commission Members

Michael Moon

Michael is currently a *Legislative Aide*, and works in *Constituent Services*, for Representative Mike Mueller for the 51st District. Michel has previous work experience as a Senator's Campaign Manager and a Senior Project Manager. He is a resident of the Township, and has been an active member of several organizations at the state level, and is now looking to give back to his community.

Timothy Lloyd

Timothy has been a resident of the Township for a long time and has been an active member of the community. Most recently serving on Zoning Board of Appeals, his experience will be a great asset to the Planning Commission.

CHARTER TOWNSHIP OF FLUSHING

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FLUSHING, MICHIGAN 48433
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2023 MEETING DATES

***Indicates dates changed due to Election or Holiday**

BOARD OF TRUSTEES

2ND THURSDAY OF THE MONTH - 7:00 P.M.

January 12, 2023	July 13, 2023
February 9, 2023	August 10, 2023
March 9, 2023	September 14, 2023
April 13, 2023	October 12, 2023
May 11, 2023	November 9, 2023
June 8, 2023	December 14, 2023

ZONING BOARD OF APPEALS

1ST TUESDAY OF EACH QUARTER - 7:00 P.M.

January 3, 2023 -- May 2, 2023 -- September 5, 2023 -- December 5, 2023 -- January 2, 2024

PLANNING COMMISSION

2ND MONDAY OF THE MONTH - 7:00 P.M.

January 9, 2023	July 10, 2023
February 13, 2023	August 14, 2023
March 13, 2023	September 11, 2023
April 10, 2023	October 10, 2023* (Tues)
May 8, 2023	November 13, 2023
June 12, 2023	December 11, 2023

PARKS AND RECREATION COMMITTEE

3RD WEDNESDAY OF THE MONTH - 5:00 P.M.

FLUSHING TOWNSHIP NATURE PARK (WEATHER PERMITTING) OR AT THE FLUSHING TOWNSHIP HALL

BOARD OF REVIEW

MEETING DATES AND TIME ARE SET BY THE ASSESSOR

WATER AND SEWER COMMITTEE

WILL MEET AS NEEDED, ONE HALF HOUR PRIOR TO THE REGULAR BOARD MEETING


WENDY D. MEINBURG, Clerk

Meeting Dates Approved 12/8/22

FLUSHING BIBI VILLAS SITE PLANS

FLUSHING TOWNSHIP, GENESEE COUNTY, MICHIGAN

OWNER/APPLICANT

INVESTORS LAND HOLDINGS OF FLUSHING, LLC
7560 RIVER ROAD
FLUSHING, MI 48433
PHONE: (734) 673-3130

ARCHITECT

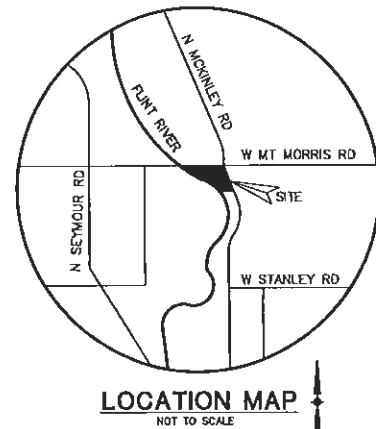
SEIDELL ARCHITECTS
115 SOUTH ARCADE ST., PO BOX 414
GLADWIN, MI 48624
PHONE: (989) 731-0372

LANDSCAPE ARCHITECT

LAP + CREATIVE
809 CENTER STREET, SUITE 1
LANSING, MI 48906
PHONE: (517) 485-5500

CIVIL

D&M SITE, INC.
401 BALSAM STREET, PO BOX 159
CARROLLTON, MI 48724
PHONE: (989) 752-8500



LOCATION MAP
NOT TO SCALE

PLAN DISTRIBUTION

- FLUSHING TOWNSHIP
03/09/23 SITE PLAN APPROVAL
- GENESEE COUNTY-SWM
SITE PLAN APPROVAL (TOM JONES)
- CONSUMERS ENERGY AND SBC
SITE PLAN APPROVAL
- GENESEE COUNTY ROAD COMMISSION
SITE PLAN APPROVAL
- GENESEE COUNTY - WWS
SESC (DONALD CAMP, P.E.)
WATER & SEWER (LYNNETTE MEINZ, PE)

DRAWING INDEX

- C1.0 COVER SHEET
- C1.1 GCDC NOTES
- C2.0 SURVEY PLAN
- C3.0 OVERALL SITE PLAN
- C3.1 ENLARGED SITE PLAN
- C3.2 ENTRANCE PLANS
- C3.3 SITE PHOTOMETRIC PLAN
- C4.0 OVERALL GRADING PLAN
- C4.1 ENLARGED GRADING PLAN
- C4.2 ENLARGED ENTRANCE GRADING
- C5.0 OVERALL UTILITY PLAN
- C6.0 SITE DETAILS

LAP + CREATIVE (BY OTHERS)

- L-1 OVERALL LANDSCAPE PLAN
- L-2 LANDSCAPE ENLARGEMENT 1
- L-3 LANDSCAPE ENLARGEMENT 2
- L-4 LANDSCAPE ENLARGEMENT 3
- L-5 DETAILS

SEIDELL ARCHITECTS (BY OTHERS)

- A1 FOUR UNIT FLOOR PLAN
- A4 FOUR UNIT ELEVATIONS
- A1 SIX UNIT FLOOR PLAN
- A4 SIX UNIT ELEVATIONS
- A1 EIGHT UNIT FLOOR PLAN
- A4 EIGHT UNIT ELEVATIONS
- A1 TEN UNIT FLOOR PLAN
- A4 TEN UNIT ELEVATIONS

BENCHMARKS	
B.M. #1 - NAIL W/ RIBBON IN S. FACE OF P.P. AT NE CORNER OF PROPERTY AT SW QUAD OF MT. MORRIS RD AND MCKINLEY RD.	ELEV. 694.98 NAVD 88
B.M. #2 - ARROW ON HYD. AT SE COR. OF PROPERTY ON EAST SIDE OF MCKINLEY RD.	ELEV. 694.49 NAVD 88
B.M. #3 - ARROW ON HYD. AT S SIDE OF MT. MORRIS RD. ACROSS FROM 9112 MARLBOR.	ELEV. 688.66 NAVD 88

LEGAL DESCRIPTION	
THAT PART OF THE NE 1/4 LYNG E OF FLINT RIVER SEC 10 AND THAT PART OF THE NORTH 1/4 OF DOYD LOT 2 LYNG WEST OF MC KALEY RD SEC 10 & 11 TBN RSE 20 A (88/99) FR 0890072001	

UTILITY CONTACTS	
TELEPHONE T-MOBILE 4144 MILLER ROAD FLINT, MICHIGAN 48507 (810) 659-5774	GAS AND ELECTRIC CONSUMERS ENERGY 3201 E COURT ST. FLINT, MICHIGAN 48506 (800) 477-5050
ZONING TOWNSHIP OF FLUSHING BUILDING AND ZONING 6524 N SEYMOUR ROAD FLUSHING, MICHIGAN (810) 659-0800	WATER/SEWER TOWNSHIP OF FLUSHING ATM WATER DEPARTMENT 6524 N SEYMOUR ROAD FLUSHING, MICHIGAN (810) 659-0800

ZONING INFORMATION	
ZONED- RL-3	
REAR YARD: 60'	
FRONT YARD: 60'	
SIDE YARD: 60'	

UTILITY NOTE	
THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE SIZE, LOCATION, DEPTH, PRESSURE OR ANY OTHER CHARACTERISTICS OF UNDERGROUND UTILITIES, TANKS OR SEPTIC FIELDS WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OF COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL MESS D.O. (1-800-462-7171) A MAXIMUM OF THREE WORKING DAYS PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE EVERY EFFORT TO PROTECT AND/OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND.	

FLOODPLAIN INFORMATION	
FLUSHING GENESEE COUNTY, MICHIGAN MAP NUMBER: 26049C01510 EFFECTIVE DATE: 09/25/2009 FLOOD ZONE: AE & X THE FLOOD PLAN ELEVATION FOR THIS AREA IS 646	

SOIL EROSION CONTROL
DISTURBED AREA = 10.5± ACRES
NPDES N.O.C. PERMIT IS REQUIRED
AFTER RECEIPT OF SESC PERMIT FROM GCDC

GCDC-WWS UTILITY STATEMENT
EXISTING UTILITIES WERE NOT EXPOSED FOR VERIFICATION OF LOCATION AND ELEVATION DURING INITIAL FIELD INVESTIGATION. CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ALL FINDINGS TO THE ENGINEER.

GCDC-WWS UTILITY LOCATION NOTE
THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. EXISTING UTILITIES WERE NOT EXPOSED FOR VERIFICATION OF LOCATION AND ELEVATIONS. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

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

EASEMENT STATEMENT
ALL PUBLIC SANITARY SEWERS AND PUBLIC WATERMAINS SHALL HAVE AN EASEMENT GRANTED TO GCDC-WWS AND/OR LOCAL MUNICIPALITY FOR MAINTENANCE, REPAIR AND/OR REPLACEMENT. FOR CONDOMINIUMS, THE EASEMENTS SHALL BE RECORDED ON THE MASTER DEED DOCUMENT AND FOR A SUBDIVISION, THE EASEMENT SHALL BE NOTED ON THE FINAL RECORDED PLAT. ALL OTHERS SHALL BE RECORDED ON THE NEW STANDARD GCDC-WWS EASEMENT FORM.

STANDARD LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING	[Symbol]	[Symbol]
STORM SEWER	[Symbol]	[Symbol]
SANITARY SEWER	[Symbol]	[Symbol]
WATER	[Symbol]	[Symbol]
GAS LINE	[Symbol]	[Symbol]
ELECTRIC LINE	[Symbol]	[Symbol]
TELEPHONE LINE	[Symbol]	[Symbol]
MANHOLE	[Symbol]	[Symbol]
CATCH BASIN	[Symbol]	[Symbol]
ENDSECTION	[Symbol]	[Symbol]
FIRE HYDRANT	[Symbol]	[Symbol]
GATE VALVE & WELL	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
UTILITY RISER	[Symbol]	[Symbol]
SIGN	[Symbol]	[Symbol]
LIGHT POLE	[Symbol]	[Symbol]
CURB & GUTTER	[Symbol]	[Symbol]
FENCE	[Symbol]	[Symbol]
SILT FENCE	[Symbol]	[Symbol]
TREE - DECIDUOUS	AS NOTED ON PLANS	[Symbol]
BUSH	AS NOTED ON PLANS	[Symbol]
TREE LINE	[Symbol]	[Symbol]
SPOT ELEVATION	+ 100.00	[Symbol]
CONTOUR LINE	100	[Symbol]
SECTION CORNER	[Symbol]	[Symbol]
FOUND PROPERTY IRON	[Symbol]	[Symbol]
SET PROPERTY IRON	[Symbol]	[Symbol]
GAS METER	[Symbol]	[Symbol]
ELECTRICAL METER	[Symbol]	[Symbol]
TELEPHONE RISER	[Symbol]	[Symbol]
MAILBOX	[Symbol]	[Symbol]
SOIL BORING LOCATION	[Symbol]	[Symbol]

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.



PREPARED UNDER THE SUPERVISION OF:

FILE:	PROJECT LOG	DATE	DESCRIPTION
2022-189	03/09/23		
DESIGNED BY:			
DRAWN BY:			
CHECKED BY:			
SCALE:	NONE		
SHEET:			

INVESTORS LAND HOLDINGS OF FLUSHING, LLC
7560 RIVER ROAD
FLUSHING, MICHIGAN 48433

FLUSHING BIBI VILLAGES
7533 N MCKINLEY RD.
SECTION 10, TOWNSHIP OF FLUSHING
FLUSHING TOWNSHIP
GENESEE COUNTY, MICHIGAN

COVER SHEET

D&M SITE, INC.
Surveying • Inspection • Testing • Engineering
401 BALSAM STREET PO BOX 159, CARROLLTON, MICHIGAN 48724
PHONE (989) 752-8500 • FAX (989) 752-8600

C1.0

2022.189

NOT FOR CONSTRUCTION. ALL RIGHTS RESERVED. D AND M SITE

GCDC SANITARY AND WATER NOTES

- A. SANITARY SEWER SADDLE TAPS SHALL BE MADE BY GCDC-WWS PERSONNEL. THE DEVELOPER SHALL OBTAIN THE REQUIRED MUNICIPALITY SANITARY SEWER PERMIT OR THE S CONSTRUCTION PERMIT AND PAY GCDC-WWS THE REQUIRED FEE FOR A SADDLE TAP.
- B. THE CONTRACTOR SHALL VERIFY THE SANITARY SEWER DEPTH AND BE RESPONSIBLE FOR PROVIDING ADEQUATE SLOPE OF SEWER TOWARD THE MAINLINE SEWER BY STRICT ACCORDANCE WITH GCDC-WWS STANDARD DETAILS AND SPECIFICATIONS.
- C. SANITARY SERVICE LEADS SHALL BE EXCAVED IN 6" DIA CRUSHED Limestone (A1) BY ACCORDANCE WITH GCDC-WWS STANDARD DETAILS AND SPECIFICATIONS.
- D. WATER SERVICE CONNECTION AND CURB BOX SHALL BE INSTALLED IN ACCORDANCE WITH GCDC-WWS STANDARD DETAIL AND SPECIFICATIONS.
- E. ALL WATER SERVICE LEADS SHALL BE "C" COPPER. THE MINIMUM SIZE SHALL BE 1/2".
- F. ALL WATERMAIN PRESSURE TAPS AND CUT IN VALVES 4" AND LARGER SHALL BE CONSTRUCTED WITH CAST IRON TAPPING SLEEVES WITH A MAINLINE STRUCTURE PER GCDC-WWS STANDARD DETAILS AND SPECIFICATIONS.
- G. SAND FILL UNDER ANY FLOOR SLAB, WALKS, PAVED AREAS, ETC. SHALL BE MINIMUM #57 CLASS II SAND BACKFILL (AS). FILL SAND SHALL NOT HAVE A MOISTURE CONTENT GREATER THAN 15%. THE SAND SHALL BE COMPACTED TO 95% OF MATERIAL UNIT WEIGHT BY MOISTURE PROCTOR.
- H. ALL EXISTING UTILITIES SERVING THE PROPERTY SHALL BE PROPERLY TERMINATED BY COMPLIANCE WITH LOCAL AND/OR COUNTY REGULATIONS. REMOVE ALL TREES, INCLUDING ROOT STRUCTURES, EXCEPT THOSE SPECIFICALLY NOTED TO REMAIN AND THOSE ON PROPERTY LINES. DO NOT CLEAR SITE PRIOR TO COORDINATING WITH OWNER AND THE LANDSCAPING PLAN TO DETERMINE ALL TREES TO REMAIN.
- I. FOR ANY DEMOLITION WORK, PLEASE SEE DEMOLITION NOTES ATTACHED HERewith.
- J. VERIFY EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- K. CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUT VALVE BOXES, MANHOLES, CATCH BASINS, DRETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FOR ADJUSTMENT AT THE CONTRACTOR'S EXPENSE.
- L. THE WATER SUPPLY FOR ALL COMMERCIAL AND INDUSTRIAL BUILDINGS SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION DEVICE IN ACCORDANCE WITH BUILDING CODES. AN APPROVAL OF METHODS MUST BE ACQUIRED FROM GCDC-WWS.
- M. ALL ON-SITE WATER SERVICE SHALL MEET THE REQUIREMENTS OF GCDC-WWS STANDARD DETAILS AND SPECIFICATIONS.
- N. THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-422-7171) THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WITH POWER EQUIPMENT.
- O. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, COUNTY, AND STATE REGULATIONS FOR ALL WORK THAT TAKES PLACE ON THE SITE.
- P. THE CONTRACTOR/DEVELOPER SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED BY FEDERAL, STATE, LOCAL, OR PRIVATE AGENCIES AND PAY ALL CHARGES FOR INSPECTION AND TESTING.
- Q. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION LINES AND GRADE FOR THEIR WORK.
- R. THE CONTRACTOR SHALL CONTROL NOISE, CARRY OUT A PROGRAM OF DUST CONTROL AND SHALL ALLOW NO ON-SITE BURNING WITHOUT PROPER PERMITS.
- S. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE PREMISES AND UPON COMPLETION OF THE PROJECT, LEAVE THE SITE IN AN ACCEPTABLE CONDITION AS DETERMINED BY THE ENGINEER OR OWNER.
- T. COMMERCIAL BUILDINGS SHALL USE A 6" SANITARY RISER FROM THE MAIN TO THE STRUCTURE. THE SERVICE RISER SHALL CONNECT TO THE MAINLINE AND NOT AT A MANHOLE.
- U. FOR COMMERCIAL ESTABLISHMENTS THAT GENERATE GRT OR GREASE, AN EXTERNAL GREASE TRAP SHALL BE PROVIDED. SHOW THE DETAIL ON THE PLANS WITH APPROPRIATE NOTES. THE DOMESTIC SEWAGE SHALL BE DESIGNED TO BYPASS THE GREASE/GRT TRAP.
- V. THE MINIMUM SLOPE FOR A COMMERCIAL LEAD IS 1" OF FALL PER 100 FEET OF PIPE. SHOW THE INVERT AT THE STRUCTURE AND THE SLOPE TO THE PROPERTY LINE.
- W. ALL SANITARY SEWER RISERS SHALL BE 80R-20 PVC.
- X. EACH PARCEL OF LAND SHALL HAVE AN INDIVIDUAL RISER.

GCDC 10 STANDARD SITE PLAN NOTES

- A. EXTENSION OF PUBLIC UTILITIES. ALL PUBLIC SANITARY SEWER AND/OR WATERMAIN SHALL BE EXTENDED TO THE FURTHEST LIMITS OF THE PROPERTY, I.E. CORNER CORNER LOTS, WITH THE PIPE SIZE AND MATERIAL APPROVED BY GCDC-WWS. THIS IS NECESSARY FOR PLAN APPROVAL. FOR WATER SERVICE OF 1" OR LESS ON A BUILDING ON A CORNER LOT, THE REQUIREMENTS TO EXTEND THE PUBLIC WATERMAIN AND/OR SANITARY SEWER ALONG BOTH PROPERTY LINES WILL BE REVIEWED. FINAL DETERMINATION SHALL BE MADE BY GCDC-WWS.
- B. WATERMAIN LOOPINGS. ALL PUBLIC WATERMAINS SHALL BE LOOPED WHENEVER POSSIBLE. THE PIPE SIZE REQUIREMENTS SHALL BE APPROVED BY GCDC-WWS.
- C. INDUSTRIAL PRETREATMENT PROGRAM (IPP). THIS PERMIT IS REQUIRED FOR ALL COMMERCIAL (NON-RESIDENTIAL) AND INDUSTRIAL DISCHARGES. THE OWNER SHALL OBTAIN AN INDUSTRIAL PRETREATMENT DISCHARGE PERMIT PRIOR TO THE ISSUANCE OF A SEWER CONNECTION PERMIT. INDUSTRIAL DISCHARGE PERMITS ARE NON-TRANSFERABLE. CHANGES IN FACILITY USE WILL REQUIRE A NEW INDUSTRIAL DISCHARGE PERMIT. FOR MORE INFORMATION CALL THE AUTHORITY REGIONAL TREATMENT PLANT AT (810) 232-7662.
- D. SOIL EROSION. THE DEVELOPER SHALL SUBMIT A DETAILED SOIL EROSION AND SEDIMENTATION CONTROL PLAN AND OBTAIN AN ACT 451 PART 91, SOIL EROSION AND SEDIMENTATION CONTROL PERMIT. THIS INCLUDES THE PAYMENT OF FEES AND THE PAYMENT OF NECESSARY BONDS. NO EARTH CHANGES OR EXCAVATION SHALL BE STARTED PRIOR TO THE ISSUANCE OF THIS PERMIT. THE DEVELOPER SHALL PROTECT ALL EXISTING AND PROPOSED STORM SEWER FACILITIES ON AND ADJACENT TO THE SITE DURING EXCAVATION AND CONSTRUCTION. ALL SEDIMENT SHALL BE CONTAINED ON-SITE. ANY SIX (6) COUNTY DRAIN, STORM SEWER, CULVERTS, ETC. AS A RESULT OF THIS PROJECT, SHALL BE REMOVED BY THE DEVELOPER AT THE COST OF THE DEVELOPER.
- E. FLOOD PLAN OR VETINAID CONSTRUCTION. THE DEVELOPER SHALL APPLY TO THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY FOR A PERMIT FOR THE ALTERATION AND/OR OCCUPATION OF A FLOOD PLAIN OR FLOODWAY, AS REQUIRED BY 5 SITE PLAN STANDARDS UNDER PA 451. EVIDENCE OF THIS PERMIT MAY BE REQUIRED PRIOR TO PLAN APPROVAL BY GCDC-WWS.
- F. NPDES STORM WATER DISCHARGE PERMIT. THE OWNER OF THE PROPERTY SHALL OBTAIN A NPDES STORM WATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES FROM IDEAS AS REQUIRED UNDER PUBLIC ACT 451. THE NOTICE OF COVERAGE FORM SHALL BE SUBMITTED THROUGH GCDC-WWS WITH THE SOIL EROSION CONTROL PERMIT APPLICATION. ALL IDEAS FEES SHALL ACCOMPANY THE NOTICE OF COVERAGE. EVIDENCE OF THIS PERMIT MAY BE REQUIRED PRIOR TO PLAN APPROVAL BY GCDC-WWS.
- G. GENEESE COUNTY PERMIT TO CONSTRUCT A PUBLIC UTILITY. AFTER THE APPROVAL OF THIS PRELIMINARY PLAN OR SITE PLAN, THE DEVELOPER SHALL SUBMIT A DETAILED PLAN FOR CONSTRUCTION OF ALL PUBLIC SANITARY SEWER AND WATERMAIN. THE PLANS MUST HAVE GCDC-WWS APPROVAL, A PERMIT ISSUED, AND APPROVAL FROM THE IDEAS PRIOR TO BEGINNING CONSTRUCTION.
- H. GENEESE COUNTY ROAD COMMISSION PERMIT. THE DEVELOPER SHALL OBTAIN A PERMIT FROM THE GENEESE COUNTY ROAD COMMISSION TO PERFORM WORK WITHIN THE GENEESE COUNTY ROAD COMMISSION RIGHT-OF-WAY. ALL FEES FOR THE PERMIT, BONDS AND INSURANCE ARE THE RESPONSIBILITY OF THE DEVELOPER.
- I. MUNICIPALITY SANITARY SEWER AND WATER PERMIT. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT BY THE LOCAL MUNICIPALITY, THE DEVELOPER SHALL BE REQUIRED TO OBTAIN A SANITARY SEWER AND/OR WATER TAP-IN PERMIT FROM THE LOCAL MUNICIPALITY, IF AUTHORIZED, OR GCDC-WWS.
- J. STATE CONSTRUCTION PERMITS. THE SANITARY SEWER AND WATERMAIN CONSTRUCTION PERMITS FROM THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY SHALL BE SUBMITTED TO THE IDEAS AFTER APPROVAL OF GCDC-WWS. CONSTRUCTION SHALL NOT BEGIN UNTIL THESE STATE PERMITS ARE ISSUED.

GCDC DEMOLITION NOTES

- A. PRIOR TO BEGINNING ANY OF THIS WORK THE CONTRACTOR SHALL NOTIFY GCDC-WWS AT (810) 232-7670 AND FILL OUT THE NECESSARY FORMS OR PERMITS. THE CONTRACTOR SHALL CUT AND SEAL THE EXISTING SANITARY LEAD AT THE PROPERTY LINE AND SHALL DISCONNECT THE EXISTING WATER SERVICE LEAD AT THE CURB BOX SHUT-OFF VALVE ON THE HOUSE SIDE OF THE VALVE.
- B. ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES. ALL DEMOLITION OPERATIONS SHALL COMPLY WITH MISHA REGULATIONS INsofar AS THEY APPLY TO THE REQUIRED WORK. A SOIL EROSION AND SEDIMENTATION CONTROL PERMIT WILL BE REQUIRED PRIOR TO DEMOLITION.
- C. THE CONTRACTOR SHALL REMOVE AND CLEAR ALL TREES, BRUSH, FENCES, BUILDINGS, CURB AND ASPHALT AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
- D. ALL DEMOLITION MATERIAL SHALL BE PROPERLY REMOVED FROM THE SITE AND DISPOSED OF IN A LEGALLY DESIGNATED DISPOSAL AREA. NO ON-SITE BURNING WILL BE ALLOWED WITHOUT PROPER PERMISSION. PERMITS AND FEES FOR DISPOSAL OF DEMOLITION MATERIAL SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
- E. THE CONTRACTOR SHALL DEMOLISH AND REMOVE ANY ITEMS REMAINING FROM THE EXISTING BUILDING, PARTIALLY, INCLUDING WALLS, FOUNDATIONS AND FOOTINGS. ALL BUILDING DRAINS AND UTILITY LEADS SHALL BE LOCATED AND PROPERLY FULGDED. UTILITY LEAD WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
- F. BACKFILL EXCAVATED AREAS WITH CLEAN GRANULAR FILL COMPACTED TO 95% OF THE MATERIAL UNIT WEIGHT BY MOISTURE PROCTOR.
- G. AT THE CONCLUSION OF THE DEMOLITION OPERATIONS, THE ENTIRE WORK AREA SHALL BE LEFT IN A CLEAN CONDITION. ALL PROTECTIVE DEVICES AND BARRIERS SHALL BE REMOVED.

GCDC-WWS UTILITY STATEMENT

EXISTING UTILITIES WERE NOT EXPOSED FOR VERIFICATION OF LOCATION AND ELEVATION DURING INITIAL FIELD INVESTIGATION. CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ALL FINDINGS TO THE ENGINEER.

GCDC-WWS UTILITY LOCATION NOTE


THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. EXISTING UTILITIES WERE NOT EXPOSED FOR VERIFICATION OF LOCATION AND ELEVATIONS. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

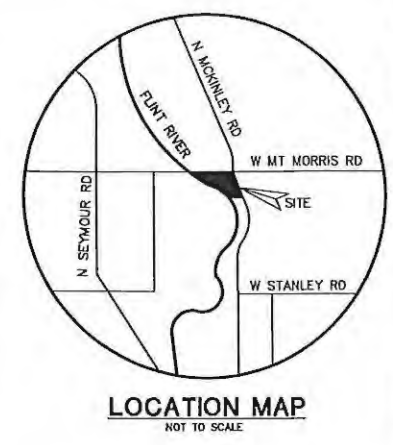
GCDC-WWS NOTE

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

EASEMENT STATEMENT

ALL PUBLIC SANITARY SEWERS AND PUBLIC WATERMAINS SHALL HAVE AN EASEMENT GRANTED TO GCDC-WWS AND/OR LOCAL MUNICIPALITY FOR MAINTENANCE, REPAIR AND/OR REPLACEMENT. FOR CONDOMINIUMS, THE EASEMENTS SHALL BE RECORDED ON THE MASTER DEED DOCUMENT AND FOR A SUBDIVISION, THE EASEMENT SHALL BE NOTED ON THE FINAL RECORDED PLAT. ALL OTHERS SHALL BE RECORDED ON THE NEW STANDARD GCDC-WWS EASEMENT FORM.

PREPARED UNDER THE SUPERVISION OF:				
PROJECT NO: 2022-189 PROJECT NAME: FLUSHING BIBI VILLAGES DESIGNED BY: DRAWN BY: CHECKED BY: SCALE: NONE SHEET: OF	PROJECT LOC:	SITE PLAN APPROVAL:	DATE: 07/27/23	PROJECT NO: 2022-189 PROJECT NAME: FLUSHING BIBI VILLAGES DESIGNED BY: DRAWN BY: CHECKED BY: SCALE: NONE SHEET: OF
INVESTORS LAND HOLDINGS OF FLUSHING, LLC 7640 RIVER ROAD FLUSHING, MICHIGAN 48433				
FLUSHING BIBI VILLAGES 7633 N MCCINLEY RD. SECTION 10, T4N-R10E GENEESE COUNTY, MICHIGAN				
GCDC NOTES				
 D&M SITE INC. Surveying • Inspection • Testing • Engineering 401 BALSAM STREET, PO BOX 199, CARROLLTON, MICHIGAN 48724 PHONE: (989) 735-3850 • FAX: (989) 735-3852				
C1.1				
2022.189				



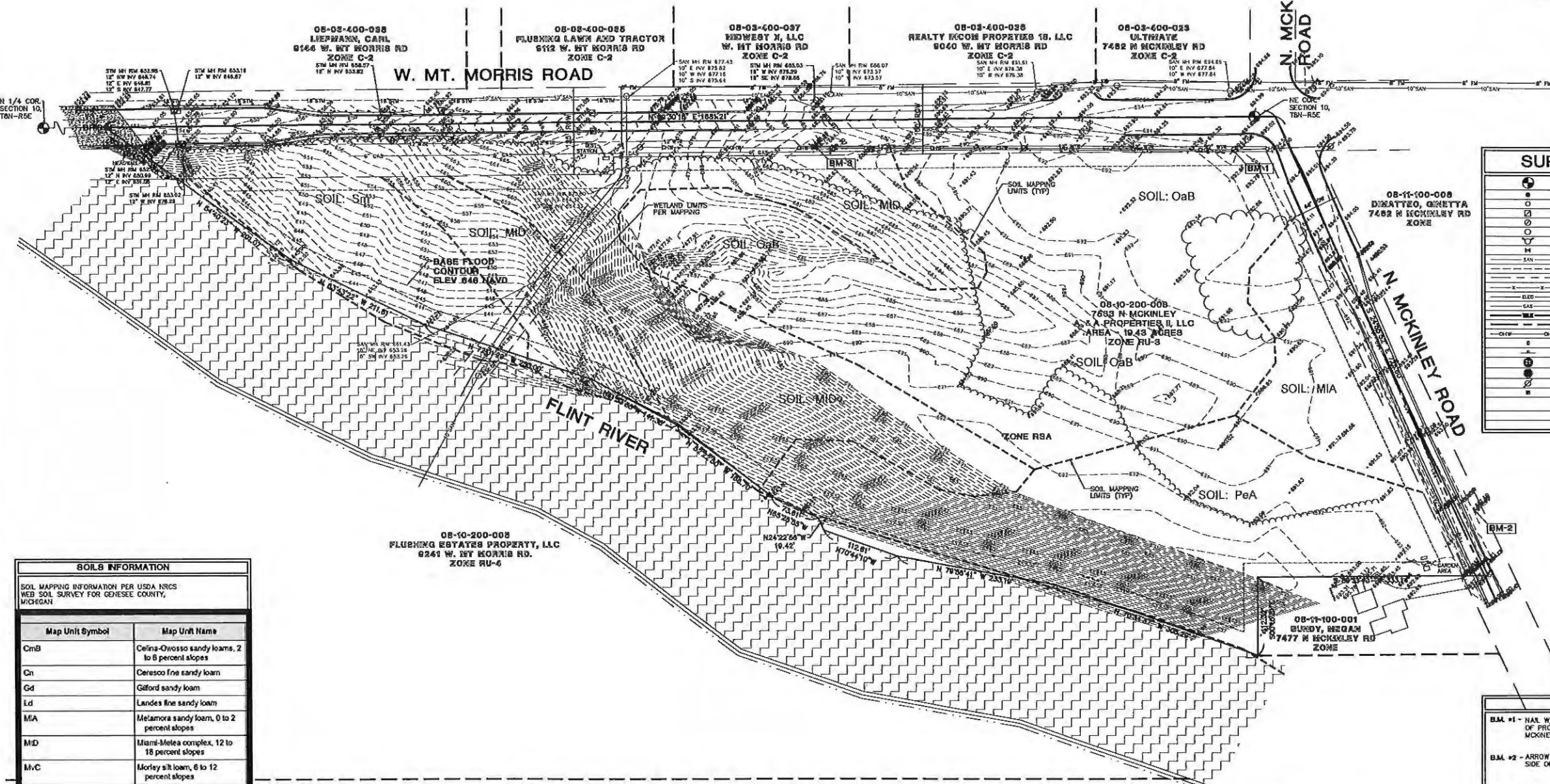
PROJECT LOC
FILE: 2022-189
PROJECT MGR:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:
SHEET: OF

MR. IMRAN SHAHID
 BUILD SENIOR LIVING, LLC
 6276 CONESTOGA DR
 FLUSHING, MICHIGAN 48433

7633 N. MCKINLEY ROAD
 SECTION 10, T8N-8E
 FLUSHING TOWNSHIP
 GENESEE COUNTY, MICHIGAN
 TOPOGRAPHIC SURVEY

D & M SITE INC.
 Surveying - Inspection - Testing - Engineering
 401 BALSAM STREET, PO BOX 156, CARROLLTON, MICHIGAN 48724
 PHONE: (989) 752-8800 FAX: (989) 752-8800

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 2022.189



SURVEY LEGEND	
⊙	MONUMENT / SECTION CORNER
⊙	FOUND PROPERTY IRON
⊙	SET PROPERTY IRON
⊙	EXISTING CATCHBASIN
⊙	EXISTING MANHOLE/CATCHBASIN
⊙	EXISTING MANHOLE
⊙	EXISTING HYDRANT
⊙	EXISTING VALVE
⊙	EXISTING SANITARY SEWER
⊙	EXISTING STORM SEWER
⊙	EXISTING WATERMAIN
⊙	EXISTING FENCE LINE
⊙	EXISTING UNDERGROUND ELECTRIC LINE
⊙	EXISTING UNDERGROUND GAS LINE
⊙	EXISTING UNDERGROUND TELEPHONE LINE
⊙	EXISTING CENTERLINE
⊙	EXISTING OVERHEAD ELECTRICAL WIRES
⊙	EXISTING MAILBOX / NEWSPAPER BOX
⊙	EXISTING SIGN
⊙	EXISTING DEODOROUS TREES
⊙	EXISTING CONIFEROUS TREES
⊙	EXISTING UTILITY POWER POLE
⊙	EXISTING TELEPHONE RISER

BENCHMARKS	
B.M. #1 - NAIL W/ RIBBON IN S. FACE OF P.P. AT NE CORNER OF PROPERTY AT SW CORNER OF MT. MORRIS RD AND MCKINLEY RD.	ELEV. 694.98 HAVD 88
B.M. #2 - ARROW ON HYD. AT SE COR. OF PROPERTY ON EAST SIDE OF MCKINLEY RD.	ELEV. 694.49 HAVD 88
B.M. #3 - ARROW ON HYD. AT S SIDE OF MT. MORRIS RD. ACROSS FROM 8112 MAILBOX	ELEV. 688.66 HAVD 88

UTILITY CONTACTS	
TELEPHONE T-MOBILE 4144 MILLER ROAD FLUSHING, MICHIGAN 48507 (810) 893-5774	GAS AND ELECTRIC CONSUMERS ENERGY 3201 E COURT ST. FLUSHING, MICHIGAN 48506 (800) 477-5050
ZONING TOWNSHIP OF FLUSHING BUILDING AND ZONING 6524 N SEYMOUR ROAD FLUSHING, MICHIGAN (810) 659-0800	WATER/SEWER TOWNSHIP OF FLUSHING ATIN WATER DEPARTMENT 6524 N. SEYMOUR ROAD FLUSHING, MICHIGAN (810) 659-0800

SOILS INFORMATION	
SOIL MAPPING INFORMATION PER USDA NRCS WEB SOIL SURVEY FOR GENESEE COUNTY, MICHIGAN	
Map Unit Symbol	Map Unit Name
CmB	Celina-Owosso sandy loams, 2 to 6 percent slopes
Ch	Ceresco fine sandy loam
Gd	Gifford sandy loam
Ld	Landes fine sandy loam
MIA	Melamora sandy loam, 0 to 2 percent slopes
MD	Miami-Melea complex, 12 to 18 percent slopes
M.C	Morley silt loam, 6 to 12 percent slopes
OaB	Oakville fine sand, 0 to 6 percent slopes
OKB	Oakville fine sand, loamy substratum, 0 to 8 percent slopes
PeA	Perin loamy sand, 0 to 2 percent slopes
Sm	Sloan silt loam
W	Water
WeA	Wasopi sandy loam, 0 to 2 percent slopes
WpA	Wasopi sandy loam, loamy substratum, 0 to 2 percent slopes

811
 Know what's below.
 Call before you dig.

WETLAND INFORMATION
 EBLE WETLANDS MAP VIEWER INDICATES THE PRESENCE OF WETLANDS AS IDENTIFIED ON NHD AND MDS MAPS WITHIN THE GENERAL AREA OF THE FLINT RIVER.

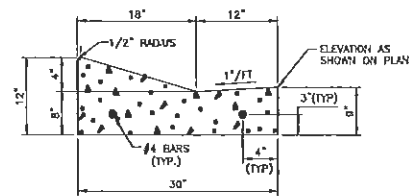
CERTIFICATION
 I, BRIAN D. FERGUSON A PROFESSIONAL SURVEYOR, BEING DULY LICENSED BY THE STATE OF MICHIGAN, DO HEREBY CERTIFY THAT I HAVE CAUSED THE PROPERTY HEREON SHOWN TO BE SURVEYED AND MAPPED IN ACCORDANCE WITH ALL LOCAL AND STATE ACCEPTED PRACTICES FOR THE ACCURACY OF A SURVEY OF THIS TYPE. I ALSO CERTIFY THAT THE EXISTING CONDITIONS OF THE PROPERTY ARE AS SHOWN HEREON.
 Brian D. Ferguson
 03/08/2023
 DATE

LEGAL DESCRIPTION
 THAT PART OF THE NE 1/4 LYING E OF FLINT RIVER SEC. 10 AND THAT PART OF THE NORTH 1/4 OF QDVT LOT 2 LYING WEST OF MC KINLEY RD SEC 10 & 11 T8N R2E A (88/89) FR 0600012001

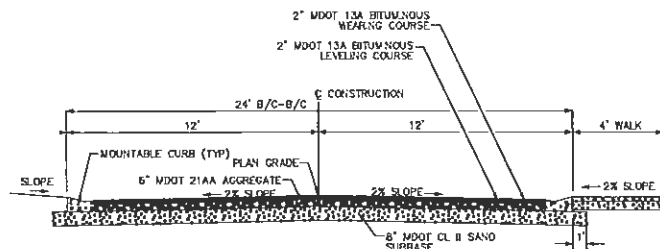
FLOODPLAIN INFORMATION
 FLUSHING GENESEE COUNTY, MICHIGAN
 MAP NUMBER: 2604001510
 EFFECTIVE DATE: 09/25/2009
 FLOOD ZONE: AE & X
 THE FLOOD PLAIN ELEVATION FOR THIS AREA IS 646

UTILITY NOTE
 THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE SIZE, LOCATION, DEPTH, PRESSURE, OR ANY OTHER CHARACTERISTICS OF UNDERGROUND UTILITIES, TANKS OR SEPTIC FIELDS WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OF COMPLETENESS OF THE BUREAU INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL MISS DIG (1-800-482-7171) A MINIMUM OF THREE WORKING DAYS PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE EVERY EFFORT TO PROTECT AND/OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND.

ZONING INFORMATION
 ZONED- RU-3
 SETBACKS:
 FRONT: - 80'
 REAR: - 80'
 SIDE: - 80'



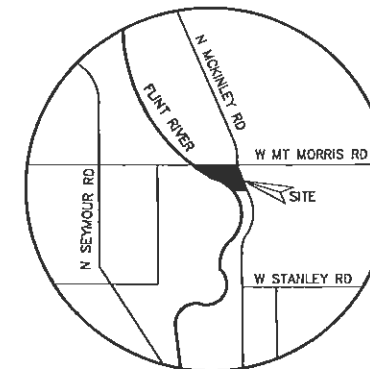
MOUNTABLE CURB
NO SCALE



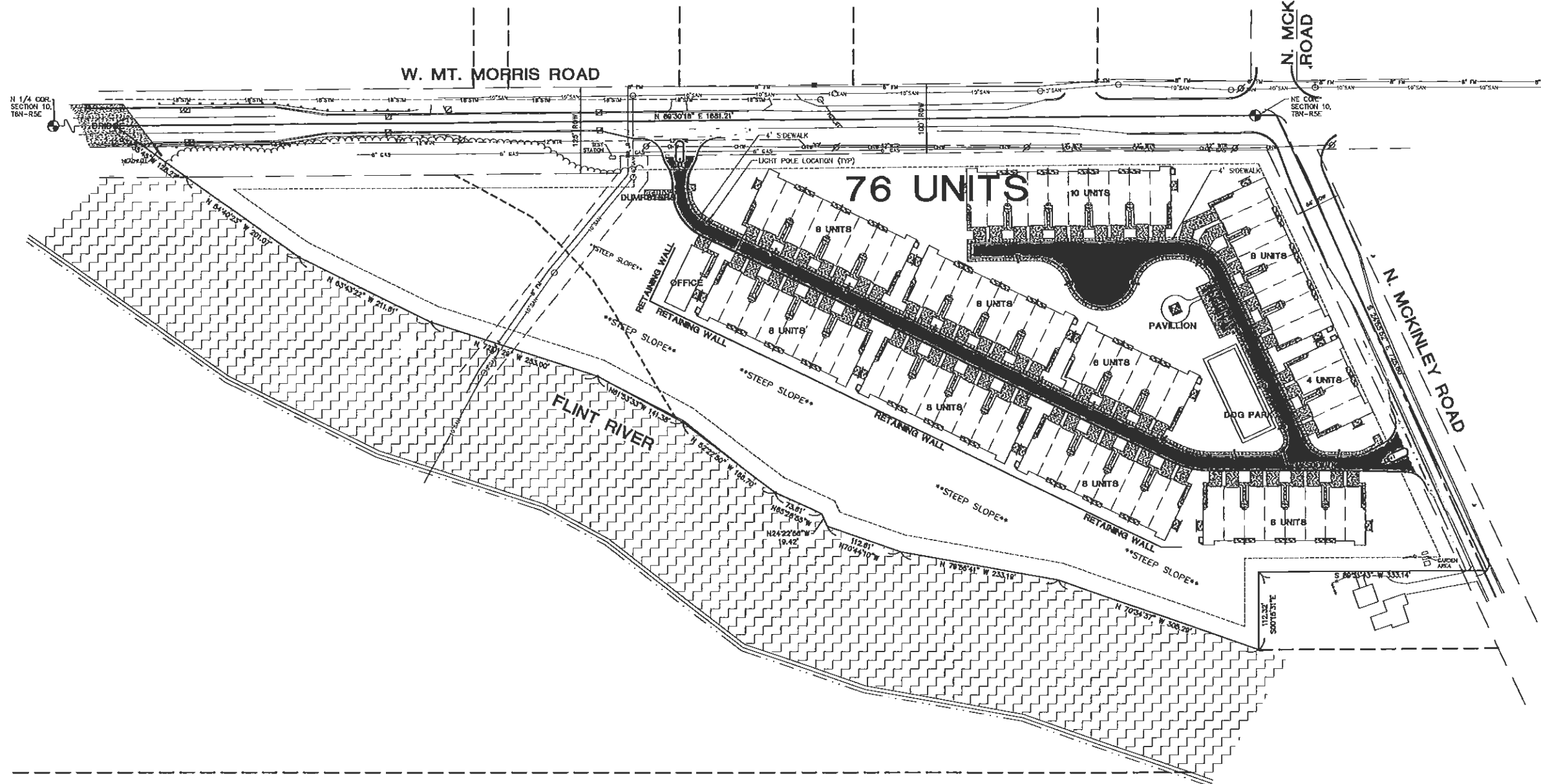
TYPICAL PROPOSED DRIVE SECTION
NO SCALE

GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND POST ALL BONDS PRIOR TO CONSTRUCTION. OR ENSURE THAT ALL REQUIRED PERMITS AND BONDS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING MISS-DIG AT 1-800-482-7171 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.
- THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH LIKE MATERIAL. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE LOCATED BY HAND DIGGING.
- DIMENSIONS ARE TO BACK OF CURB, OUTSIDE FACE OF BUILDING, EDGE OF PAVEMENT, CENTER OF STRUCTURE OR OTHERWISE INDICATED.
- ALL PAVING MATERIALS AND OPERATIONS SHALL BE IN CONFORMANCE WITH THE FLUSHING TOWNSHIP AND GENESSEE COUNTY ROAD COMMISSION (OCRC) STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- ALL WORK WITHIN THE RIGHT OF WAY OF SHALL BE CONSTRUCTED IN ACCORDANCE OCRC STANDARDS AND SPECIFICATIONS. A PERMIT SHALL BE REQUIRED FROM OCRC.



LOCATION MAP
NOT TO SCALE



PROJECT LOG	DATE	DESCRIPTION
FILE: 2022-188	10/28/22	PROJECT LOG
PROJECT MGR:		
DESIGNED BY:		
DRAWN BY:		
CHECKED BY:		
SCALE:	1"=50'	
SHEET:	01	

INVESTORS LAND HOLDINGS
OF FLUSHING, LLC
7560 RIVER ROAD
FLUSHING, MICHIGAN 48433

FLUSHING BIBI VILLAGES
7533 N MCKINLEY RD.
SECTION 10, T8H-8E
FLUSHING TOWNSHIP
GENESSEE COUNTY, MICHIGAN

OVERALL SITE PLAN

D & M SITE INC.
Surveying • Inspection • Testing • Engineering
401 BALSAM STREET PO BOX 194, CARROLLTON, MICHIGAN 48724
PHONE: (517) 762-8800 • FAX: (517) 762-8800

SITE INFORMATION
PROPERTY INFORMATION
PARCEL ID: 06-10-200-006
ADDRESS: 7533 N. MCKINLEY ROAD
GROSS AREA: 19.43 ACRES
NET AREA: 16.84 ACRES
ZONING: R1-3
BUILDING INFORMATION
UNITS: 76 UNITS
GROSS DENSITY: 76 / 19.43 = 3.9 UNITS / ACRE
NET DENSITY: 76 / 16.84 = 4.6 UNITS / ACRE

PAVEMENT INFORMATION
BITUMINOUS PAVEMENT
BITUMINOUS PAVEMENT RIGHT-OF-WAY
CONCRETE PAVEMENT

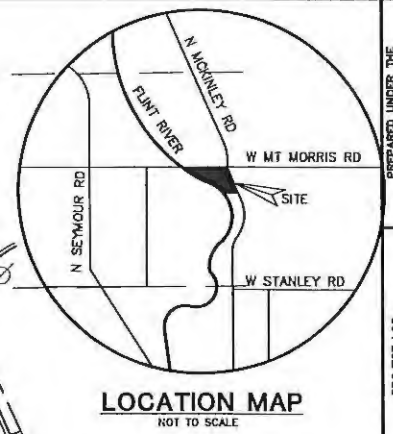
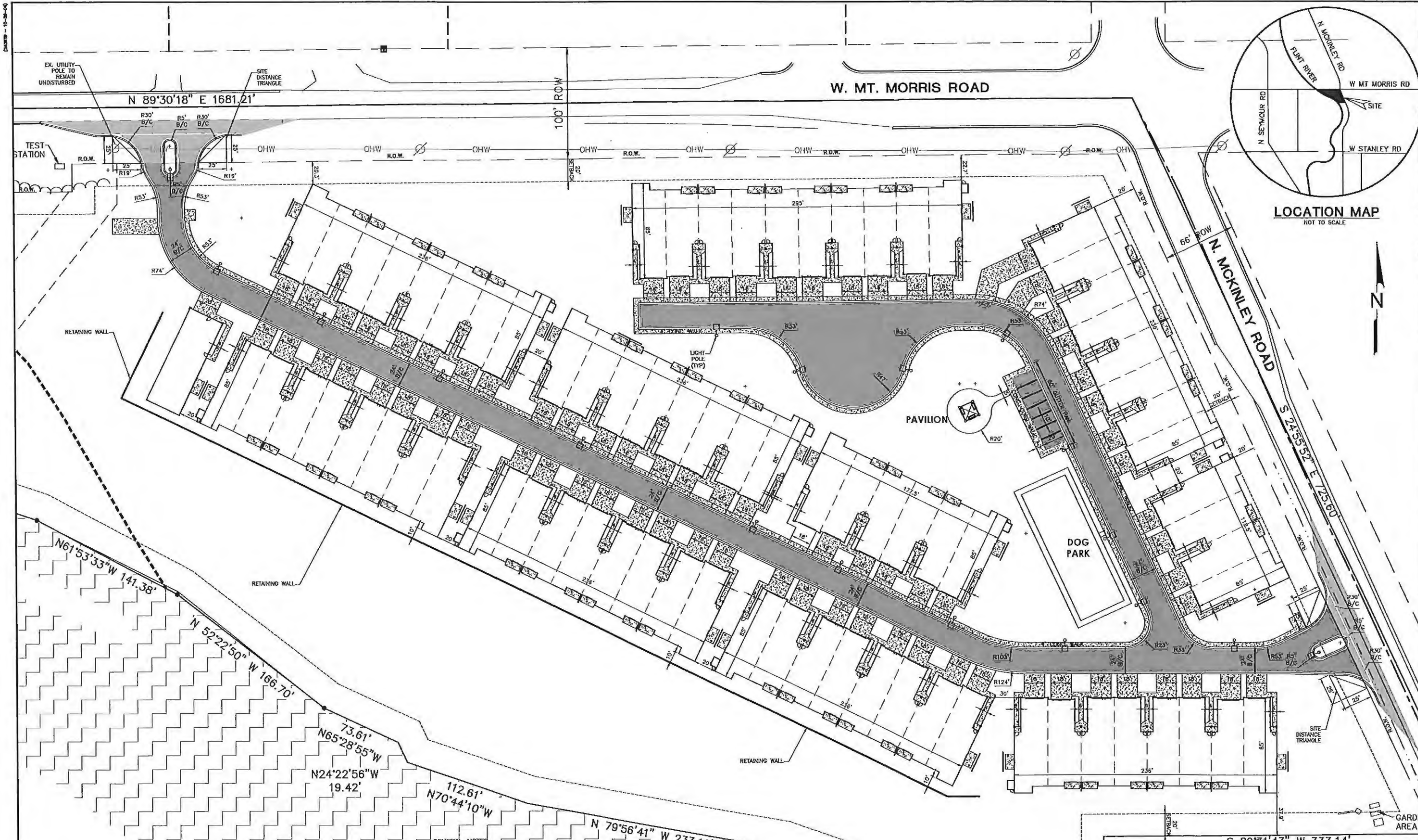
ZONING INFORMATION
ZONED: R1-3
SETBACKS:
FRONT: - 80'
REAR: - 80'
SIDE: - 50'

UTILITY NOTE
THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE SIZE, LOCATION, DEPTH, PRESSURE OR ANY OTHER CHARACTERISTICS OF UNDERGROUND UTILITIES, TANKS OR SEPTIC FIELDS WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OF COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL MISS DIG (1-800-482-7171) A MAXIMUM OF THREE WORKING DAYS PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE EVERY EFFORT TO PROTECT AND/OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND.

UTILITY CONTACTS
TELEPHONE
T-MOBILE
4144 WELLS ROAD
FLINT, MICHIGAN 48507
(810) 893-5774
GAS AND ELECTRIC
CONSUMERS ENERGY
3701 E COURT ST.
FLINT, MICHIGAN 48506
(800) 477-8000
WATER/SEWER
TOWNSHIP OF FLUSHING
BUILDING AND ZONING
6524 N SEYMOUR ROAD
FLUSHING, MICHIGAN
(810) 659-0800

811
Know what's below.
Call before you dig.
0' 80' 160' 240'
SCALE: 1" = 80'

C3.0
2022.189



PREPARED UNDER THE SUPERVISION OF:

PROJECT LOG	DATE: 10/22/23
FILE: 2022-189	DATE: 10/22/23
PROJECT MGR:	DESIGNED BY:
DRAWN BY:	CHECKED BY:
SCALE: 1"=40'	SHEET: 01

INVESTORS LAND HOLDINGS OF FLUSHING, LLC
 7680 RIVER ROAD
 FLUSHING, MICHIGAN 48433

FLUSHING BIBI VILLAGES
 7533 N MCCINLEY RD.
 SECTION 10, TOWNSHIP
 FLUSHING TOWNSHIP
 GENESEE COUNTY, MICHIGAN

ENLARGED SITE PLAN

D&M SITE INC.
 Surveying, Inspection, Testing, Engineering
 421 BALSAM STREET PO BOX 150, CARROLLTON, MICHIGAN 48724
 PHONE: (989) 765-8800 FAX: (989) 765-8800

C3.1
 2022.189

NOT FOR CONSTRUCTION. ALL RIGHTS RESERVED. D AND M SITE

- GENERAL NOTES**
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND POST ALL BONDS PRIOR TO CONSTRUCTION, OR ENSURE THAT ALL REQUIRED PERMITS AND BONDS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING MISS-DIG AT 1-800-482-7171 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.
 - THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH LIKE MATERIAL. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE LOCATED BY HAND DIGGING.
 - DIMENSIONS ARE TO BACK OF CURB, OUTSIDE FACE OF BUILDING, EDGE OF PAVEMENT, CENTER OF STRUCTURE OR OTHERWISE INDICATED.
 - ALL PAVING MATERIALS AND OPERATIONS SHALL BE IN CONFORMANCE WITH THE FLUSHING TOWNSHIP AND GENESEE COUNTY ROAD COMMISSION (GCRC) STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - ALL WORK WITHIN THE RIGHT OF WAY OF SHALL BE CONSTRUCTED IN ACCORDANCE GCRC STANDARDS AND SPECIFICATIONS. A PERMIT SHALL BE REQUIRED FROM GCRC.

PAVEMENT INFORMATION

	BITUMINOUS PAVEMENT
	BITUMINOUS PAVEMENT RIGHT-OF-WAY
	CONCRETE PAVEMENT

ZONING INFORMATION

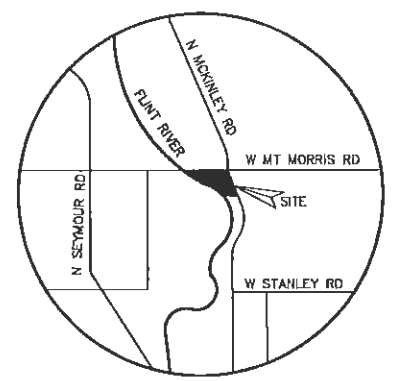
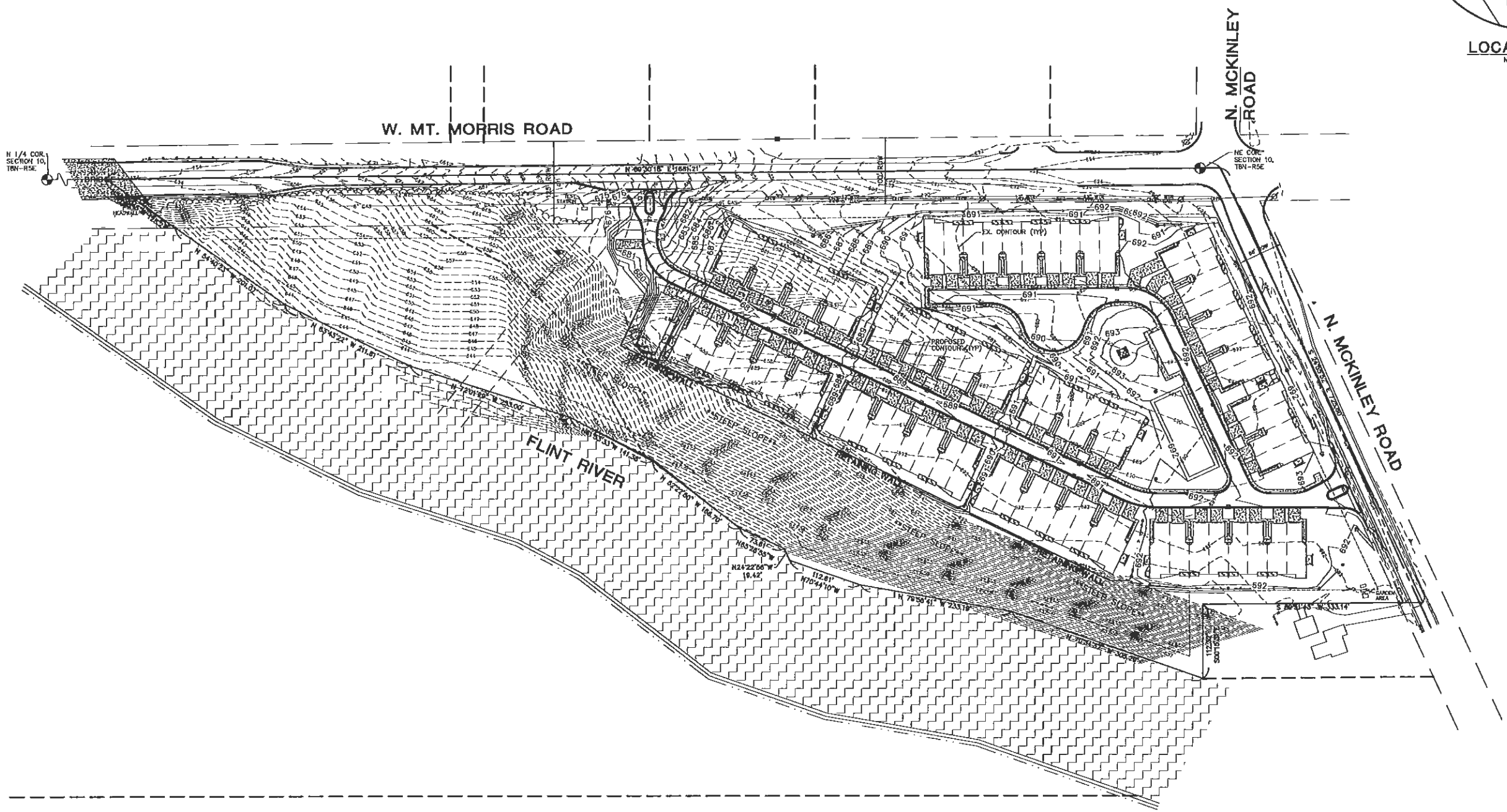
ZONED - RU-3	
SETBACKS - FRONT: - 60'	REAR: - 60'
SIDE: - 60'	

811
 Know what's below.
 Call before you dig.

SCALE: 1" = 40'

DATE: 10-26-00

D. AND M. SITE



LOCATION MAP
NOT TO SCALE

N 1/4 COR. SECTION 10, T8N-R5E

N. MCKINLEY ROAD

W. MT. MORRIS ROAD

N. MCKINLEY ROAD

FLINT RIVER

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISUAL EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

UTILITY CONTACTS	
TELEPHONE	GAS AND ELECTRIC
T-MORRIS 4144 MALLER ROAD FLINT, MICHIGAN 48507 (810) 893-5774	CONSUMERS ENERGY 3201 E. COURT ST. FLINT, MICHIGAN 48506 (800) 477-3050
ZONING	WATER/SEWER
TOWNSHIP OF FLUSHING BUILDING AND ZONING 6524 N SEYMOUR ROAD FLUSHING, MICHIGAN (810) 855-0800	TOWNSHIP OF FLUSHING ATTN WATER DEPARTMENT 6524 N SEYMOUR ROAD FLUSHING, MICHIGAN (810) 855-0800

811
Know what's below.
Call before you dig.

SCALE: 1" = 80'

PREPARED UNDER THE SUPERVISION OF:

PROJECT LOG
DATE: 10/26/00
FILE: 2022-189
PROJECT NAME:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE: 1"=80'
SHEET: 01

INVESTORS LAND HOLDINGS OF FLUSHING, LLC
7560 RIVER ROAD
FLUSHING, MICHIGAN 48433

FLUSHING BIBI VILLAGES
7633 N MCKINLEY RD.
SECTION 10, T8N-R5E
GENEEVE COUNTY, MICHIGAN

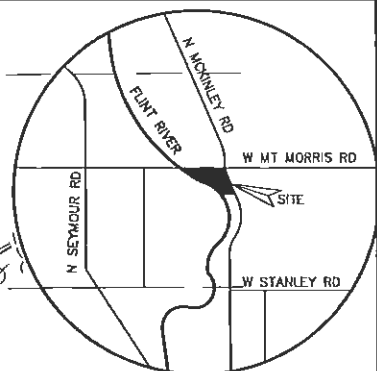
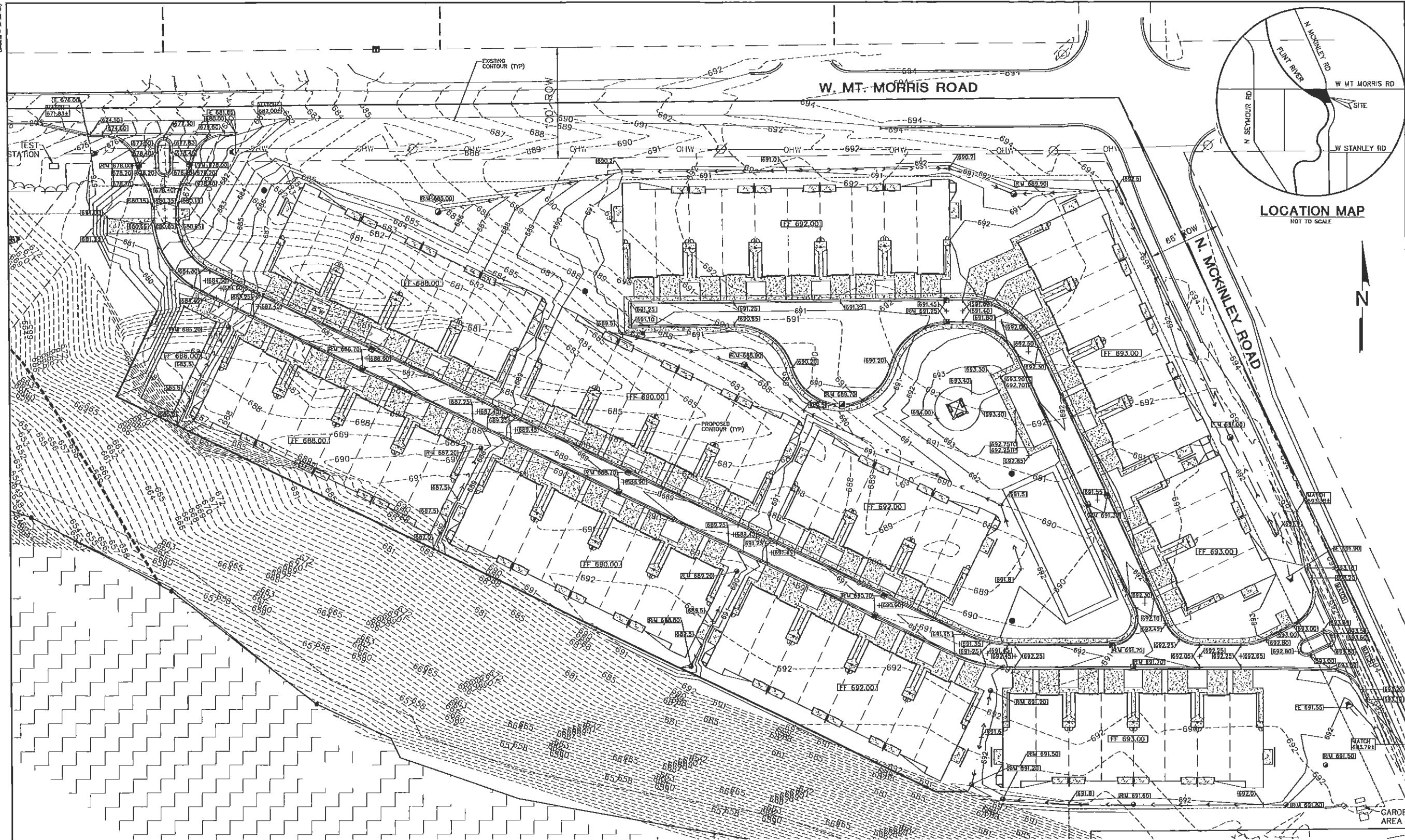
OVERALL GRADING PLAN

D&M SITE INC.
Surveying-Inspection-Testing-Engineering
401 DALHAM STREET PO BOX 199, CARROLLTON, MICHIGAN 48724
Phone (989) 742-6669 Fax (989) 742-6668

C4.0
2022.189

DATE: 10-28-20

D AND M SITE



LOCATION MAP
NOT TO SCALE



PROJECT NO.	2022-189
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
SCALE:	1"=40'
SHEET:	OF

INVESTORS LAND HOLDINGS
OF FLUSHING, LLC
7530 RIVER ROAD
FLUSHING, MICHIGAN 48433

FLUSHING BIBI VILLAGES
7533 N MCKINLEY RD.
SECTION 10, TOWNSHIP
FLUSHING TOWNSHIP
GENESSEE COUNTY, MICHIGAN

ENLARGED GRADING PLAN

D & M SITE INC.
Surveying • Inspection • Testing • Engineering
401 BALSAM STREET PO BOX 158, CARROLLTON, MICHIGAN 48724
PHONE: (508) 752-8800 • FAX: (508) 752-8800

GRADING NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FORTON TOWNSHIP AND MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- SPOT ELEVATIONS INDICATE CUTTER GRADE UNLESS OTHERWISE INDICATED. REFER TO CONCRETE CURBS & GUTTER DETAIL ON SHEET 05.0.
- CURB AND GUTTER LEGEND
 - (S) - STANDARD CURB AND GUTTER
 - (R) - REVERSE SLOPE CURB AND GUTTER
 - (T) - 5' TRANSITION FROM STANDARD TO REVERSE
 - (E) - CURB END TRANSITION
 - (G) - GUTTER PAN
- RETAINING WALL
TW = TOP OF WALL FINISHED GRADE
BW = TOP OF WALL FINISHED GRADE

BENCHMARKS	
B.M. #1 - NAIL W/ RIBBON IN S. FACE OF P.P. AT THE CORNER OF PROPERTY AT SW QUAD OF MT. MORRIS RD AND MCKINLEY RD.	ELEV. 694.98 NAVD 88
B.M. #2 - ARROW ON HYD. AT SE COR. OF PROPERTY ON EAST SIDE OF MCKINLEY RD.	ELEV. 694.48 NAVD 88
B.M. #3 - ARROW ON HYD. AT S. SIDE OF MT. MORRIS RD, ADDRESS FROM 9112 MALBOK.	ELEV. 688.66 NAVD 88

UTILITY CONTACTS	
TELEPHONE T-MOBILE 4144 WALLER ROAD FLINT, MICHIGAN 48507 (810) 893-5774	GAS AND ELECTRIC CONSUMERS ENERGY 3321 E COURT ST. FLINT, MICHIGAN 48506 (800) 477-5050
ZONING TOWNSHIP OF FLUSHING BUILDING AND ZONING 6524 N SEYMOUR ROAD FLUSHING, MICHIGAN (810) 656-0800	WATER/SEWER TOWNSHIP OF FLUSHING ATTN: WATER DEPARTMENT 6524 N SEYMOUR ROAD FLUSHING, MICHIGAN (810) 656-0800

811
Know what's below.
Call before you dig.

SCALE: 1" = 40'

C4.1
2022.189

GCDC-WWS UTILITY WARNING

Utility Warning - Underground utility locations as shown on the plans were obtained from utility owners, and were not field located. A minimum of three (3) working days prior to beginning construction, the contractor shall notify WSS D&M (800-482-7171) and have all underground utilities staked before any work may begin. The contractor shall be responsible for the protection and/or relocation of all utilities that may interfere with construction. Three (3) Working Days Before You Dig - Call WSS D&M (1-800-482-7171).

SANITARY CLEANOUT NOTE

SANITARY SEWER CLEANOUT ASSEMBLIES SHALL HAVE TRAFFIC BEARING BOX (REFER TO DETAIL ON SHEET C6.0) THAT PROVIDE WATER-TIGHT CONNECTION ON THE RISER.

GCDC-WWS SANITARY CONNECTION NOTE

GCDC-WWS SHALL PERFORM THE SADDLE TAP FOR THE SANITARY SEWER SERVICE LEAD.

GCDC-WWS UTILITY BACKFILL NOTE

SAND BACKFILL SHALL BE USED WITH ALL UTILITIES WITHIN THE PAVEMENT LIMIT.

GCDC TO STANDARD SITE PLAN NOTES

a. EXTENSION OF PUBLIC UTILITIES: All public sanitary sewer and/or watermain shall be extended to the furthest limits of the property, including corner lots, with the pipe size and material approved by GCDC-WWS. This is necessary for plan approval. For water service of 1" or less on a building on a corner lot, the requirements to extend the public watermain and/or sanitary sewer along both property lines will be relaxed. Final determination shall be made by GCDC-WWS.

b. WATERMAIN LOOPING: All public watermains shall be looped whenever possible. The pipe size requirements shall be approved by GCDC-WWS.

c. INDUSTRIAL PRETREATMENT PROGRAM (IPP): This permit is required for all commercial (non-residential) and industrial discharges. The DANGER shall obtain an Industrial Pretreatment Discharge Permit prior to the issuance of a Sewer Connection Permit. Industrial Discharge Permits are non-transferable. Changes in facility use will require a new Industrial Discharge Permit. For more information call the Anthony Response Treatment Plant at (616) 232-7662.

d. SOIL EROSION: The DEVELOPER shall submit a detailed Soil Erosion and Sedimentation Control plan and obtain an Act 451 Part 91, Soil Erosion and Sedimentation Control permit. This includes the payment of fees and the posting of necessary bonds. No earth changes or excavation shall be started prior to the issuance of this permit. The DEVELOPER shall protect all existing and proposed storm sewer facilities on and adjacent to the site during excavation and construction. All sediment shall be contained on site. Any silt in county drains, storm sewer, culverts, etc. as a result of this project, shall be removed by the DEVELOPER at the cost of the DEVELOPER.

e. FLOOD PLAN OR WETLAND CONSTRUCTION: The DEVELOPER shall apply to the Michigan Department of Environmental Quality for a permit for the alteration and/or occupation of a flood plain or floodway, as required by SITE PLAN STANDARDS under PA 451. Evidence of this permit may be required prior to plan approval by GCDC-WWS.

f. NPDES STORM WATER DISCHARGE PERMIT: The owner of the property shall obtain a NPDES Storm Water Discharge permit for construction activities from MDEQ as required under Public Act 451. The notice of coverage form shall be submitted through GCDC-WWS with the Soil Erosion Control permit application. All MDEQ fees shall accompany the Notice of Coverage. Evidence of this permit may be required prior to plan approval by GCDC-WWS.

g. GENESSEE COUNTY PERMIT TO CONSTRUCT A PUBLIC UTILITY: After the approval of this preliminary plan or site plan, the DEVELOPER shall submit a detailed plan for construction of all public sanitary sewer and watermain. The plans must have GCDC-WWS approval, a S-permit issued, and approval from the MDEQ prior to beginning construction.

h. GENESSEE COUNTY ROAD COMMISSION PERMIT: The DEVELOPER shall obtain a permit from the Genessee County Road Commission to perform work within the Genessee County Road Commission Right-of-Way. All fees for the permit, bonds and insurances are the responsibility of the developer.

i. MUNICIPALITY SANITARY SEWER AND WATER PERMIT: Prior to the issuance of a building permit by the local municipality, the developer shall be required to obtain a sanitary sewer and/or water tap-in permit from the local municipality, if authorized, or GCDC-WWS.

j. STATE CONSTRUCTION PERMITS: The sanitary sewer and watermain construction permits from the Michigan Department of Environmental Quality shall be submitted to the MDEQ after approval of GCDC-WWS. Construction shall not begin until these state permits are issued.

UTILITY NOTE

THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE SIZE, LOCATION, DEPTH, PRESSURE, OR ANY OTHER CHARACTERISTICS OF UNDERGROUND UTILITIES, TANKS OR SEPTIC FIELDS WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL MISS DIG (1-800-482-7171) A MINIMUM OF THREE WORKING DAYS PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE EVERY EFFORT TO PROTECT AND/OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND.

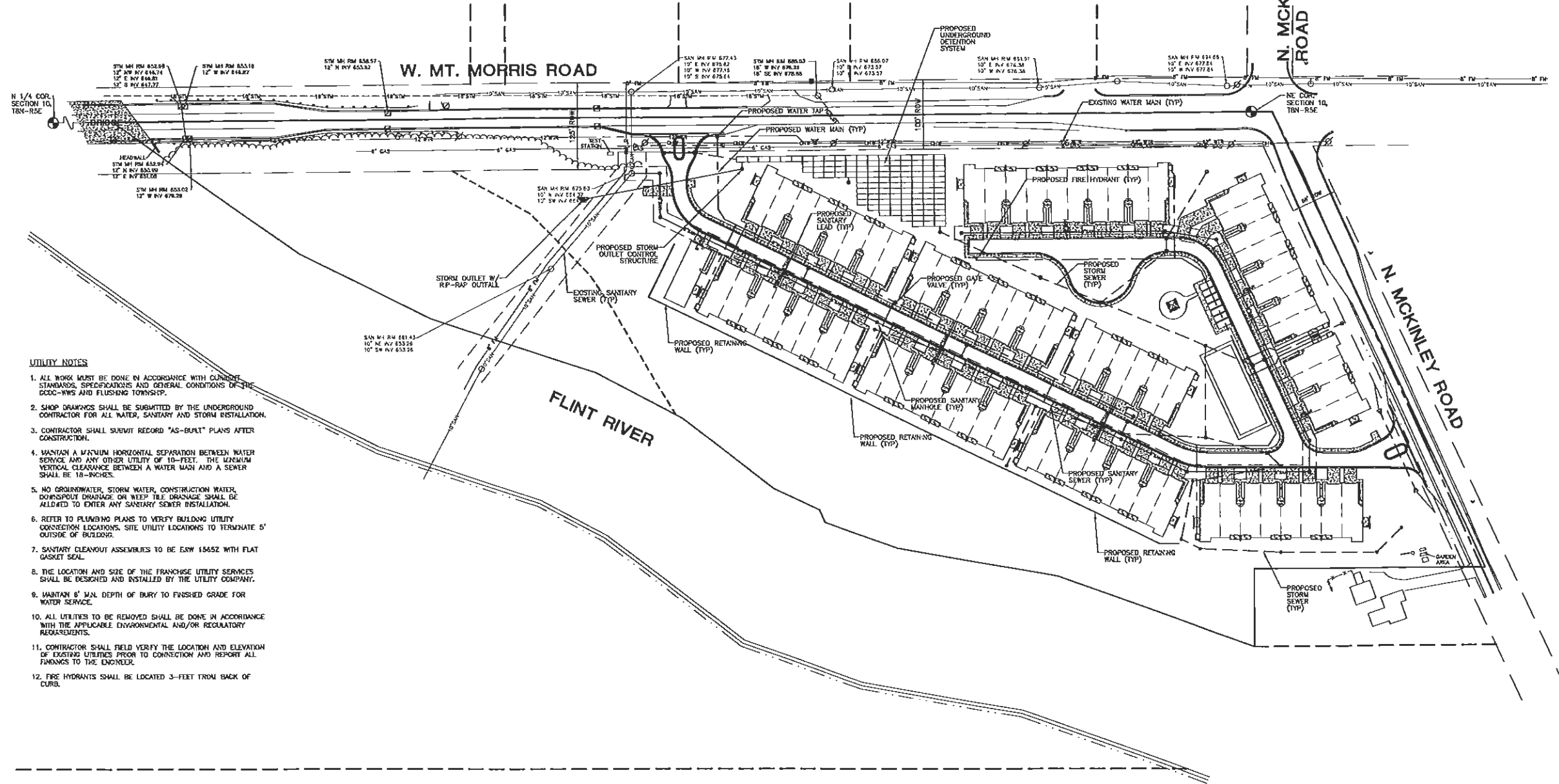
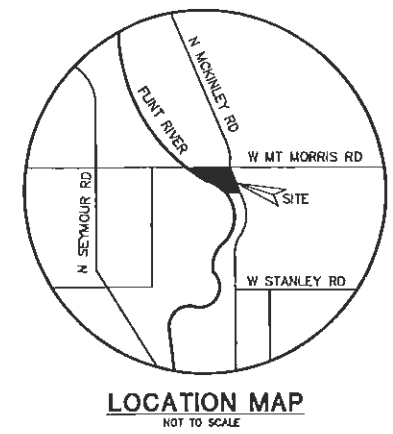
UTILITY CONTACTS

TELEPHONE
T-MOBILE
4144 MILLER ROAD
FLINT, MICHIGAN 48507
(810) 893-5774

GAS AND ELECTRIC
CONSUMERS ENERGY
3201 E COURT ST
FLINT, MICHIGAN 48506
(800) 477-5050

ZONING
TOWNSHIP OF FLUSHING
BUILDING AND ZONING
6524 N SEYMOUR ROAD
FLUSHING, MICHIGAN
(810) 659-0800

WATER/SEWER
TOWNSHIP OF FLUSHING
AT&N WATER DEPARTMENT
6524 N SEYMOUR ROAD
FLUSHING, MICHIGAN
(810) 659-0800



- UTILITY NOTES**
- ALL WORK MUST BE DONE IN ACCORDANCE WITH CURRENT STANDARDS, SPECIFICATIONS AND GENERAL CONDITIONS OF THE GCDC-WWS AND FLUSHING TOWNSHIP.
 - SHOP DRAWINGS SHALL BE SUBMITTED BY THE UNDERGROUND CONTRACTOR FOR ALL WATER, SANITARY AND STORM REINSTALLATION.
 - CONTRACTOR SHALL SUBMIT RECORD "AS-BUILT" PLANS AFTER CONSTRUCTION.
 - MAINTAIN A MINIMUM HORIZONTAL SEPARATION BETWEEN WATER SERVICE AND ANY OTHER UTILITY OF 10- FEET. THE MINIMUM VERTICAL CLEARANCE BETWEEN A WATER MAIN AND A SEWER SHALL BE 18-INCHES.
 - NO GROUNDWATER, STORM WATER, CONSTRUCTION WATER, DOWNSPOUT DRAINAGE OR WEEP TIE DRAINAGE SHALL BE ALLOWED TO ENTER ANY SANITARY SEWER REINSTALLATION.
 - REFER TO PLUMBING PLANS TO VERIFY BUILDING UTILITY CONNECTION LOCATIONS. SITE UTILITY LOCATIONS TO TERMINATE 5' OUTSIDE OF BUILDING.
 - SANITARY CLEANOUT ASSEMBLIES TO BE ERM 18652 WITH FLAT GASKET SEAL.
 - THE LOCATION AND SIZE OF THE FRANCHISE UTILITY SERVICES SHALL BE DESIGNED AND INSTALLED BY THE UTILITY COMPANY.
 - MAINTAIN 6" MIN. DEPTH OF BURY TO FINISHED GRADE FOR WATER SERVICE.
 - ALL UTILITIES TO BE REMOVED SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE ENVIRONMENTAL AND/OR REGULATORY REQUIREMENTS.
 - CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONNECTION AND REPORT ALL FINDINGS TO THE ENGINEER.
 - FIRE HYDRANTS SHALL BE LOCATED 3- FEET TYPICAL BACK OF CURB.

GCDC-WWS UTILITY LOCATION NOTE

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. EXISTING UTILITIES WERE NOT EXPOSED FOR VERIFICATION OF LOCATION AND ELEVATIONS. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

EASEMENT STATEMENT

ALL PUBLIC SANITARY SEWERS AND PUBLIC WATERMAINS SHALL HAVE AN EASEMENT GRANTED TO GCDC-WWS AND/OR LOCAL MUNICIPALITY FOR MAINTENANCE, REPAIR AND/OR REPLACEMENT. FOR CONDOMINIUMS, THE EASEMENTS SHALL BE RECORDED ON THE MASTER DEED DOCUMENT AND FOR A SUBDIVISION, THE EASEMENT SHALL BE NOTED ON THE FINAL RECORDED PLAT. ALL OTHERS SHALL BE RECORDED ON THE NEW STANDARD GCDC-WWS EASEMENT FORM.

GCDC-WWS NOTE

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

GCDC-WWS UTILITY STATEMENT

EXISTING UTILITIES WERE NOT EXPOSED FOR VERIFICATION OF LOCATION AND ELEVATION DURING INITIAL FIELD INVESTIGATION. CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ALL FINDINGS TO THE ENGINEER.

811
Know what's below.
Call before you dig.

0' 60' 180' 240'
SCALE: 1" = 80'

PREPARED UNDER THE SUPERVISION OF:

FILE:	2022-188
PROJECT NO.:	8102/23
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
SCALE:	1"=80'
SHEET:	OF

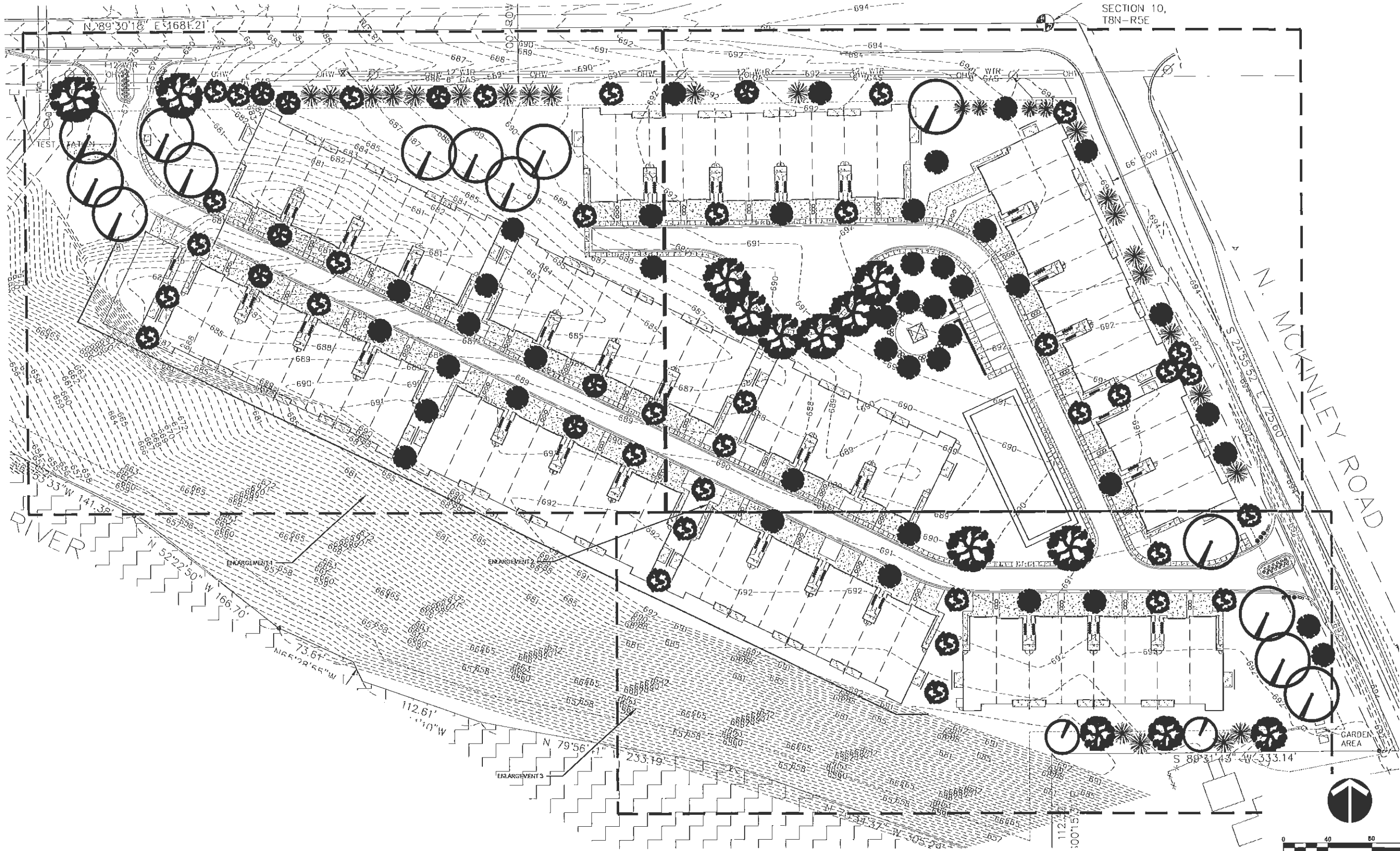
INVESTORS LAND HOLDINGS OF FLUSHING, LLC
7580 RIVER ROAD
FLUSHING, MICHIGAN 48433

FLUSHING BIBI VILLAGES
7533 N MCKINLEY RD.
SECTION 10, TOWNSHIP OF FLUSHING
FLUSHING TOWNSHIP
GENESSEE COUNTY, MICHIGAN

D&M SITE, INC.
Surveying, Inspection, Testing, Engineering
401 BALSAM STREET PO BOX 159, CARROLLTON, MICHIGAN 48724
PHONE: (810) 732-8800 FAX: (810) 732-8800

C5.0
2022.189

OVERALL UTILITY PLAN



SECTION 10,
TBN-R5E

N. MCKINLEY ROAD
S 21°55'57" E 1750.00'



Know what's below.
Call before you dig.



LAP + CREATIVE
Landscape Architects and Planners

OAKLAND CENTER
809 CENTER STREET
SUITE ONE
LAUREL, NJ 08006 P. (517)
465-5500
F. (517) 465-5616
lvc@lapnc.net

REVISIONS	DATE	COMMENTS
INITIALS	DATE	COMMENTS

LAP INC.

OAKLAND CENTER
809 CENTER STREET
LAUREL, NJ 08006
P. (517) 465-5616 F. (517) 465-5617

22031.01-SJ-FLUSHING - LANDSCAPE PLAN

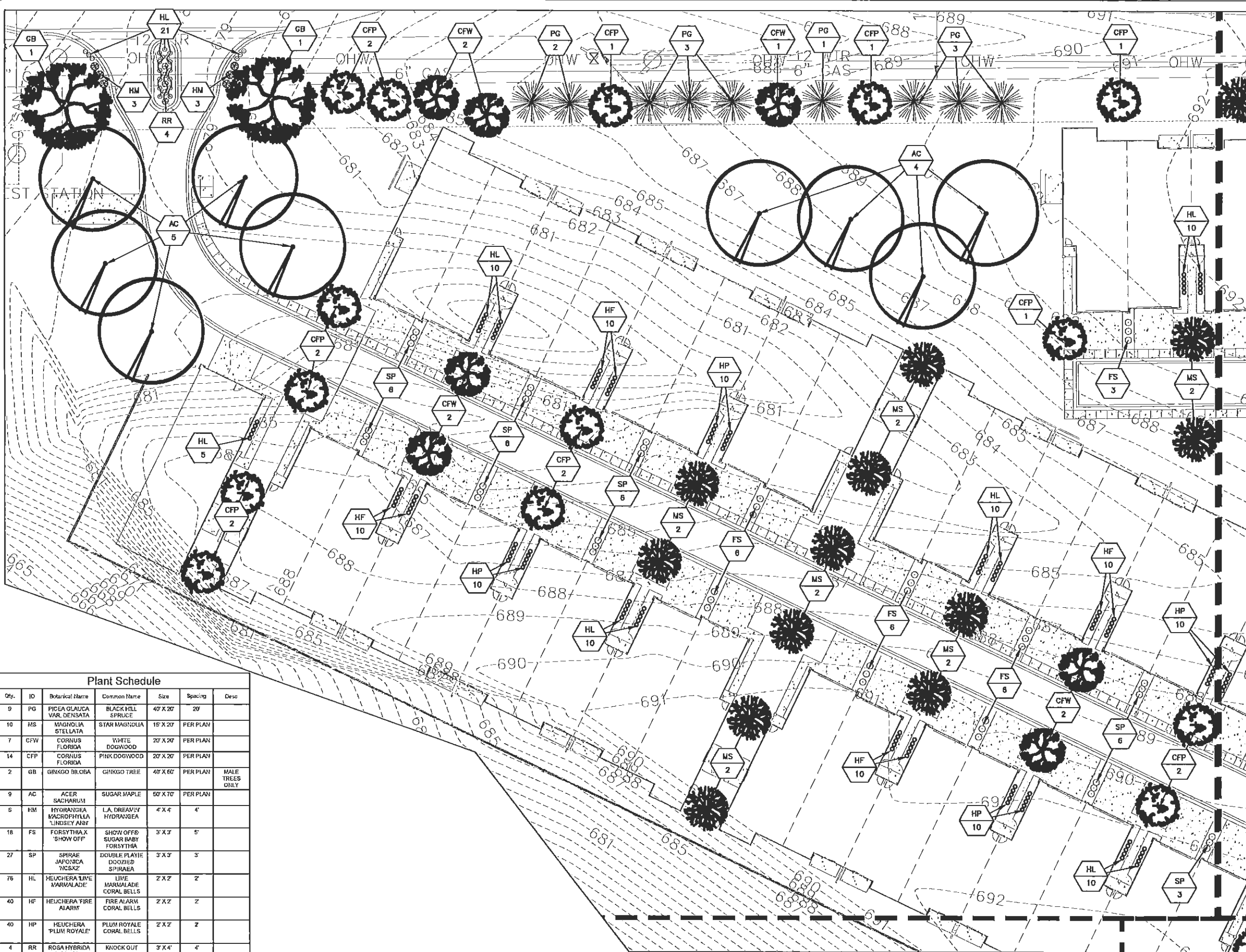
OVERALL LANDSCAPE PLAN

NORTHEAST CORNER OF MT. MORRIS AND MCKINLEY

DATE: 3/2/2023
DESIGNED BY: TM
CHECKED BY: RE
DRAWN BY: DG
PROJECT NO: 22031.01
SCALE: N/A
SHEET: 00A

SHEET
L-1

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Qty.	ID	Botanical Name	Common Name	Size	Spacing	Desc
9	PG	PICEA CLAUCA VAR. DENSATA	BLACK HILL SPRUCE	40' X 20'	20'	
10	MS	MAGNOLIA STELLATA	STAR MAGNOLIA	15' X 20'	PER PLAN	
7	CFW	CORNUS FLORIDA	WHITE DOGWOOD	20' X 20'	PER PLAN	
14	CFP	CORNUS FLORIDA	PINK DOGWOOD	20' X 20'	PER PLAN	
2	GB	GINKGO BILOBA	GINKGO TREE	40' X 60'	PER PLAN	MALE TREES ONLY
9	AC	ACER SACHARUM	SUGAR MAPLE	50' X 70'	PER PLAN	
5	HM	HYDRANGEA MACROPHYLLA 'LINDSEY ANN'	LA. DREAMY HYDRANGEA	4' X 4'	4'	
18	FS	FORSYTHIA X 'SHOW OFF'	SHOW OFF® SUGAR BABY FORSYTHIA	3' X 3'	5'	
27	SP	SPRAE JAPONICA 'NICKSZ'	DOUBLE PLAY® DOUBLED SPRAEA	3' X 3'	3'	
76	HL	HEUCHERA TIME 'MARVALADE'	LIVE MARVALADE CORAL BELLS	2' X 2'	2'	
40	HF	HEUCHERA 'FIRE ALARM'	FIRE ALARM CORAL BELLS	2' X 2'	2'	
40	HP	HEUCHERA 'PLUM ROYALE'	PLUM ROYALE CORAL BELLS	2' X 2'	2'	
4	RR	ROSA HYBRIDA 'RADANZZ'	KNOCK OUT ROSES	3' X 4'	4'	

F:\PROJECTS\PROJECTS 2020\2023\01_S1_PROPERTIES FLUSHING ASSISTED LIVING LANDSCAPE PLAN\7 GRAPHICSAUTOCAD\RESOURCES\MODEL\LANDSCAPE PLAN MODEL.DWG



LAP + CREATIVE
Landscape Architects and Planners, Inc.
OAKLAND CENTER
809 CENTER STREET
SUITE 0300
LANSING, MI 48206 P: (517) 485-5500
F: (517) 485-5516
info@lapcreative.com

REVISIONS	INITIALS	DATE	COMMENTS
1			
2			
3			
4			
5			
6			
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8			
9			
10			

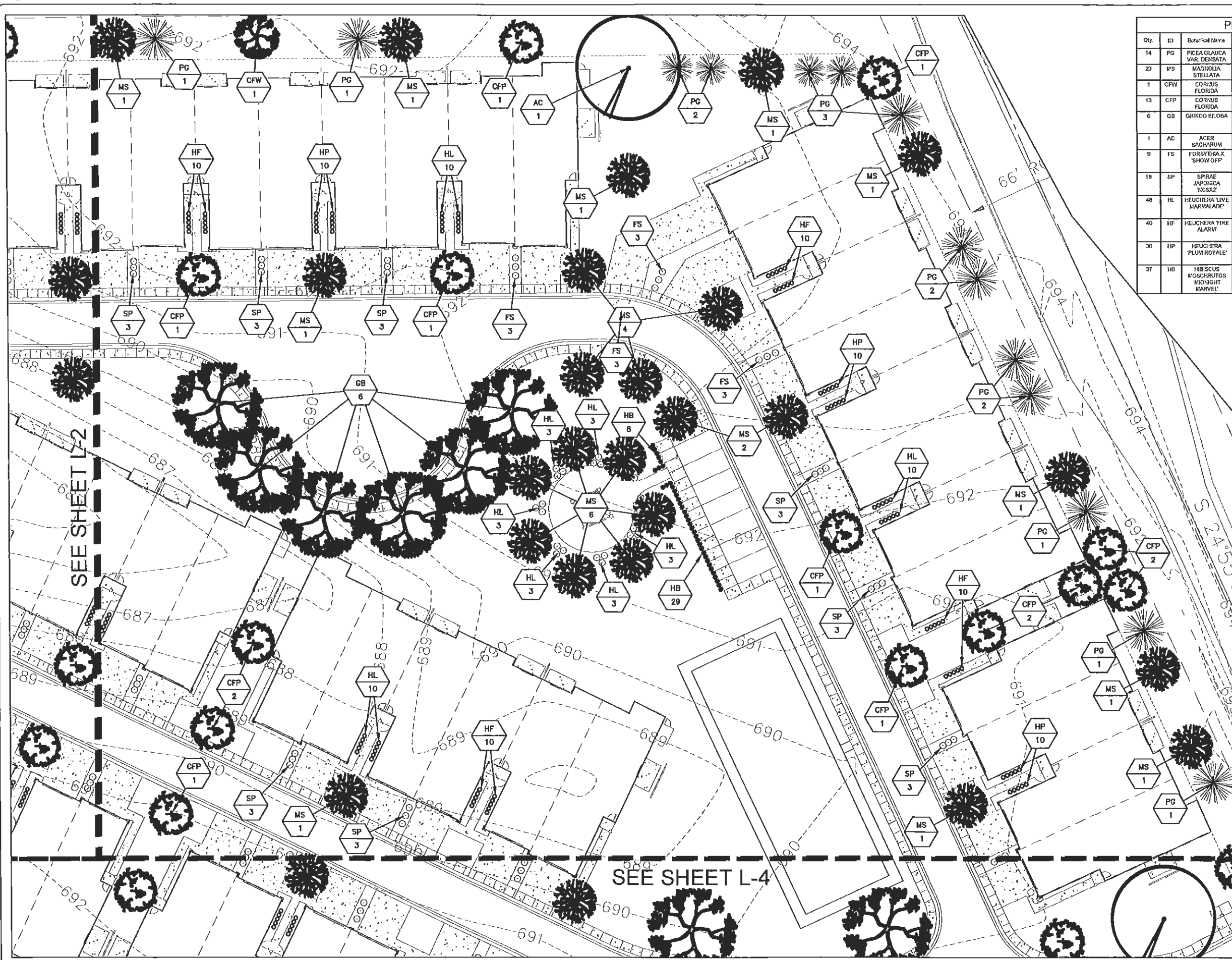
LAP INC.
OAKLAND CENTER
809 CENTER STREET
LANSING, MI 48206
P: (517) 484-4576 F: (517) 483-4575

22031.01-S1 FLUSHING - LANDSCAPE PLAN
LANDSCAPE ENLARGMENT 1
NORTHEAST CORNER OF WT. MORRIS AND MCCOY



Know what's below.
Call before you dig.

DATE: 3/2/2023
DESIGNED BY: JMW
CHECKED BY: JWF
DRAWN BY: JDC
PROJECT NO: 22031.01
SCALE: N/A
VERT: N/A



Qty.	ID	Botanical Name	Common Name	Size	Spacing	Desc
14	PG	PICEA GLAUCA VAR. DENSATA	BLACK HILL SPRUCE	40' X 20'	20'	
23	MS	MAGNOLIA STELLATA	STAR MAGNOLIA	15' X 20'	PER PLAN	
1	CFW	CORNUS FLORIDA	WHITE DOGWOOD	20' X 20'	PER PLAN	
13	CFP	CORNUS FLORIDA	PEIX DOGWOOD	20' X 20'	PER PLAN	
6	GB	GINKGO BILOBA	GINKGO TREE	40' X 60'	PER PLAN	MALE TREES ONLY
1	AC	ACER SACHARUM	SUGAR MAPLE	50' X 70'	PER PLAN	
9	FS	FORSYTHIA X 'SHOW OFF'	SHOW OFF® SUGAR BABY FORSYTHIA	3' X 3'	5'	
18	SP	SPIRAE JAPONICA 'NCSXZ'	DOUBLE PLAY® DOZZIES® SPIRAEA	3' X 3'	3'	
48	HL	HEUCHERA 'LIVE MARVALADE'	LIVE MARVALADE CORAL BELLS	2' X 2'	2'	
40	HF	HEUCHERA 'FIRE ALARM'	FIRE ALARM CORAL BELLS	2' X 2'	2'	
30	HP	HEUCHERA 'PLUM ROYALE'	PLUM ROYALE CORAL BELLS	2' X 2'	2'	
37	HB	IBISCUS 'MIDNIGHT MARVEL'	MIDNIGHT MARVEL HARDY IBISCUS	4' X 5'	2'	

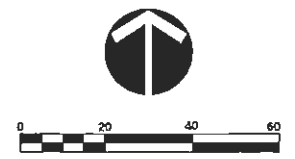


LAP + CREATIVE
Landscape Architects and Planners
OAKLAND CENTER
609 CENTER STREET
SUITE 01E
LANSING, MI 48206 P. (517) 465-5600
F. (517) 465-5676
info@lapinc.net

REVISIONS	DATE	COMMENTS
INITIALS		
1	11/16/22	ISSUE
2	11/16/22	REVISED
3	11/16/22	REVISED
4	11/16/22	REVISED
5	11/16/22	REVISED
6	11/16/22	REVISED
7	11/16/22	REVISED
8	11/16/22	REVISED
9	11/16/22	REVISED
10	11/16/22	REVISED

SEE SHEET L-2

SEE SHEET L-4



Know what's below.
Call before you dig.

LAP INC.
OAKLAND CENTER
609 CENTER STREET
SUITE 01E
LANSING, MI 48206 P. (517) 465-5600

22031.01-SI FLUSHING - LANDSCAPE PLAN
LANDSCAPE ENLARGMENT 2
NORTHEAST CORNER OF W. MORRIS AND MCKINLEY

DATE: 10/20/22
DESIGNED BY: TM
CHECKED BY: RF
DRAWN BY: DO
PROJECT NO: 22031.01
SCALE:
LORIT: N/A
SHEET: N/A

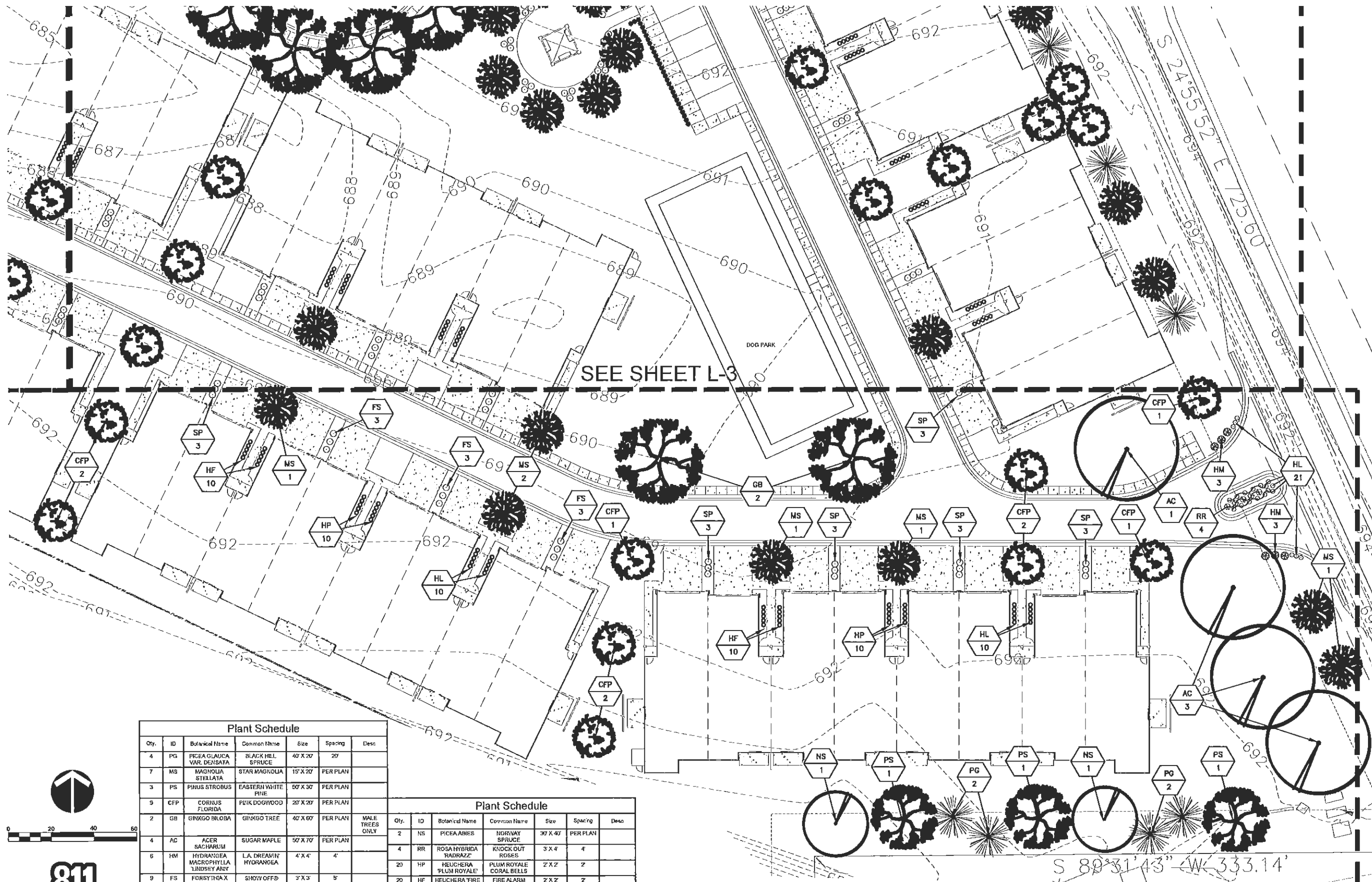
SHEET
L-3

F:\PROJECTS\PROJECTS 2022\22031.01 SI PROPERTIES FLUSHING ASSISTED LIVING LANDSCAPE PLAN 07 GRAPHICSAUTOCADRESOURCES\MODEL\LANDSCAPE PLAN MODEL.DWG

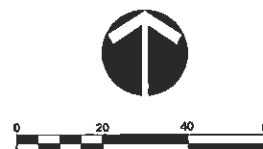


LAP + CREATIVE
Landscape Architects and Planners
OAKLAND CENTER
809 CENTER STREET
SUITE ONE
LANSING, MI 48206 P. (517) 485-5776
F. (517) 485-5776
info@lapnc.net

REVISIONS	INITIALS	DATE	COMMENTS



SEE SHEET L-3



Know what's below.
Call before you dig.

Qty.	ID	Botanical Name	Common Name	Size	Spacing	Desc
4	PG	PICEA GLAUCA VAR. DENSATA	BLACK HILL SPRUCE	40' X 20'	20'	
7	MS	MAGNOLIA STELLATA	STAR MAGNOLIA	15' X 20'	PER PLAN	
3	PS	PINUS STROBUS	EASTERN WHITE PINE	60' X 30'	PER PLAN	
9	CFP	CORNUS FLORIDA	PIHK DOGWOOD	20' X 20'	PER PLAN	
2	GB	GINKGO BILOBA	GINKGO TREE	40' X 60'	PER PLAN	MALE TREES ONLY
4	AC	ACER SACHARUM	SUGAR MAPLE	50' X 70'	PER PLAN	
6	HM	HYDRANGEA MACROPHYLLA 'LINDSEY AUNT'	L.A. DREAMIN' HYDRANGEA	4' X 4'	4'	
9	FS	FORSYTHIA 'SHOW OFF'	SNOW OFF® SUGAR BABY FORSYTHIA	3' X 3'	5'	
16	SP	SPIRAE JAPONICA 'NCSXZ'	DOUBLE PLAYIE DOZIE® SPIRAEA	3' X 3'	3'	

Qty.	ID	Botanical Name	Common Name	Size	Spacing	Desc
2	NS	PICEA ABIES	NORWAY SPRUCE	30' X 40'	PER PLAN	
4	RR	ROSA HYBRIDA 'RADRAZZ'	KNOCK OUT ROSES	3' X 4'	4'	
20	HP	HEUCHERA 'PLUM ROYALE'	PLUM ROYALE CORAL BELLS	2' X 2'	2'	
20	HF	HEUCHERA 'FIRE ALARM'	FIRE ALARM CORAL BELLS	2' X 2'	2'	
41	HL	HEUCHERA 'LIVE MARMALADE'	LIVE MARMALADE CORAL BELLS	2' X 2'	2'	

S 89°31'43" W 333.14'

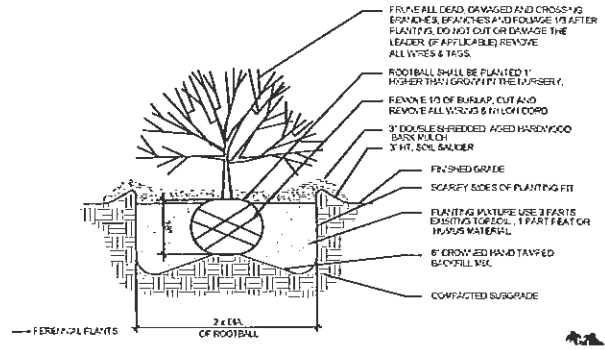
LAP INC.
OAKLAND CENTER
809 CENTER STREET
LANSING, MI 48206
P: (517) 485-5776 F: (517) 485-5776

22031.01-SI FLUSHING - LANDSCAPE PLAN
LANDSCAPE ENLARGMENT 3
NORTHEAST CORNER OF MT. MORRIS AND WOKLEY

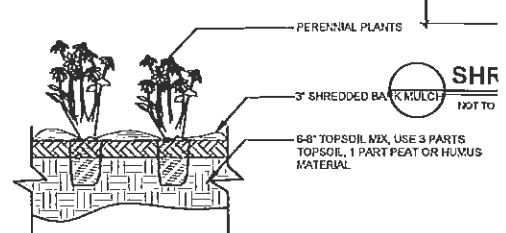
DATE: 02/20/23
DESIGNED BY: TM
CHECKED BY: BF
DRAWN BY: DO
REQUEST NO: 22031.01
SCALE: 1/8" = 1'-0"
USER: N/A
VERIFY: N/A

LANDSCAPE NOTES:

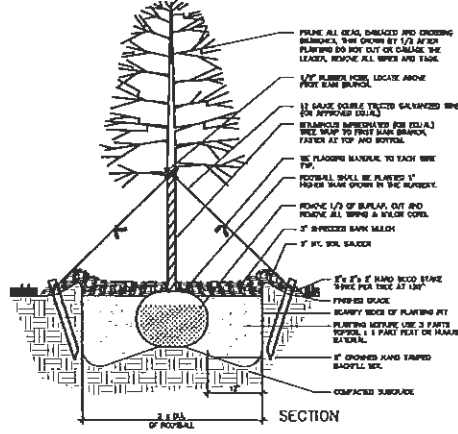
- INSTALL 3" X 12 GA. EDGING TO SEPARATE LAWN FROM PLANTING BED, (AROUND SHRUBS ONLY)
- INSTALL 3" DEEP SHREDDED BARK MULCH TO ALL PLANTING AREAS / BEDS / WETLAND AREAS.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES, AS WELL AS THE LOCATION OF EXISTING TREES AND VEGETATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE/REMOVAL OF SAID ELEMENTS.
- ANY DISCREPANCIES BETWEEN PLANS, NOTES, DETAILS AND EXISTING CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR REVIEW AND DECISION. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING MATERIALS/IMPROVEMENTS, DAMAGED DURING CONSTRUCTION.
- SITE BOUNDARY, TOPOGRAPHY, UTILITIES AND OTHER BASE INFORMATION PROVIDED BY OTHERS.
- CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT SCHEDULES AND THOSE INDICATED ON PLANS. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF QUANTITIES DRAWN.
- CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO PLANT MATERIAL LOCATIONS IN FIELD, AS NECESSARY. THE LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL PLANT MATERIAL SHALL BE OF THE SIZES CALLED FOR BY THE PLANT SCHEDULES. ANY PLANT MATERIAL NOT MEETING THE SIZE AND/OR QUALITY AS CALLED FOR SHALL BE REMOVED FROM SITE. ALL TREES SHALL BE INSPECTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR SHALL DETERMINE APPROPRIATE PLANTING BACKFILL MIXES (BASED ON SOIL/SUBSURFACE CONDITIONS) AND REVIEW ALTERNATIVES WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
- CONTRACTOR TO INCLUDE COST OF ALL MULCH IN THE COST OF THE PLANT MATERIAL.



1 Shrub Planting Detail
SCALE: NOT TO SCALE



2 Perennial Planting Detail
SCALE: NOT TO SCALE



3 TREE PLANTING DETAIL
SCALE: NOT TO SCALE

ORDINANCE REQUIREMENTS

- FRONT YARD BUFFER
W MT. MORRIS
FRONTAGE = 547
REQUIRED = 32 CANOPY/EVERGREEN/ORNAMENTAL TREES (<50% CONIFEROUS TREES)
PROPOSED = 33 CANOPY/EVERGREEN/ORNAMENTAL TREES
CANOPY TREES = 17
EVERGREEN TREES = 15
- 1.1. N. MCKINLEY ROAD
FRONTAGE = 645
REQUIRED = 22 CANOPY/EVERGREEN/ORNAMENTAL TREES (<50% CONIFEROUS TREES)
PROPOSED = 22 CANOPY/EVERGREEN/ORNAMENTAL TREES
CANOPY TREES = 14
EVERGREEN TREES = 8
- 10% OF SITE IS LANDSCAPED
SITE SIZE = 724,306 SQ. FT
REQUIRED GREEN SPACE = 72,431 SQ. FT
DEVELOPED SITE HARD SCAPE = 269,272 SQ. FT
DEVELOPED SITE'S GREEN SPACE = 455,074 SQ. FT

F:\PROJECTS\PROJECTS 2022\22031.01 - 811 PROPERTIES FLUSHING ASSISTED LIVING LANDSCAPE PLAN\07 GRAPHICS\AUTOCAD\SOURCE\MODELS\LANDSCAPE PLAN MODEL.DWG



Know what's below.
Call before you dig.



LAP + CREATIVE
Landscape Architects and Planners

OAKLAND CENTER
809 CENTER STREET
SUITE 201E
LANSING, MI 48206 P. (517)
485-6500
F. (517) 465-5576
info@lapinc.net

INITIALS	DATE	COMMENTS

LAP INC.

OAKLAND CENTER
809 CENTER STREET
LANSING, MI 48206
P: (517) 465-5576

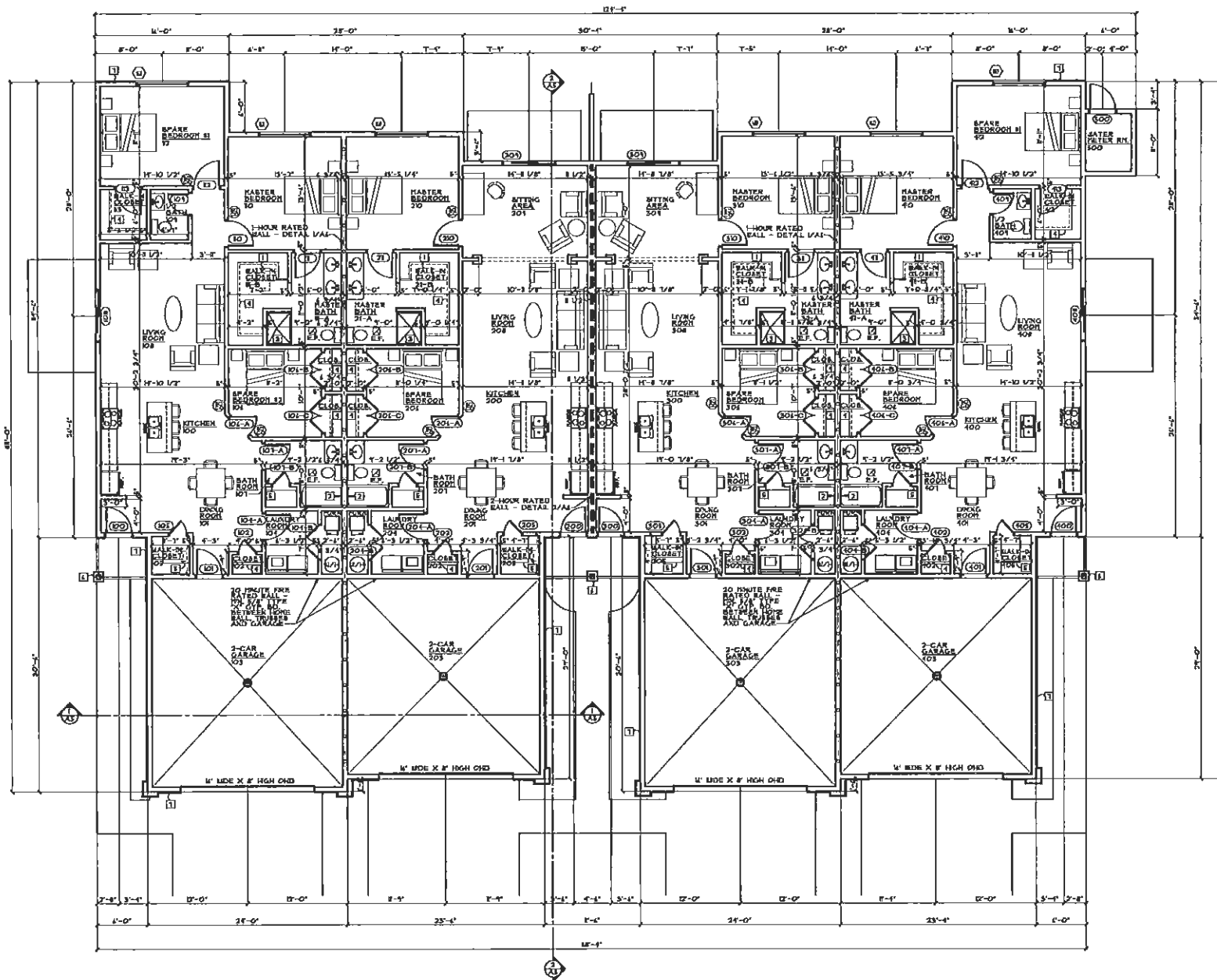
22031.01-SI FLUSHING - LANDSCAPE PLAN

DETAILS

NORTHEAST CORNER OF W.T. MORRIS AND MCKINLEY

DATE: 3/2/2023
DESIGNED BY: TM
CHECKED BY: BE
DRAWN BY: LDC
PROJECT NO: 22031.01
SCALE: HORIZ. N/A
VERT. N/A

SHEET
L-5




FOUR UNIT APARTMENT LAYOUT

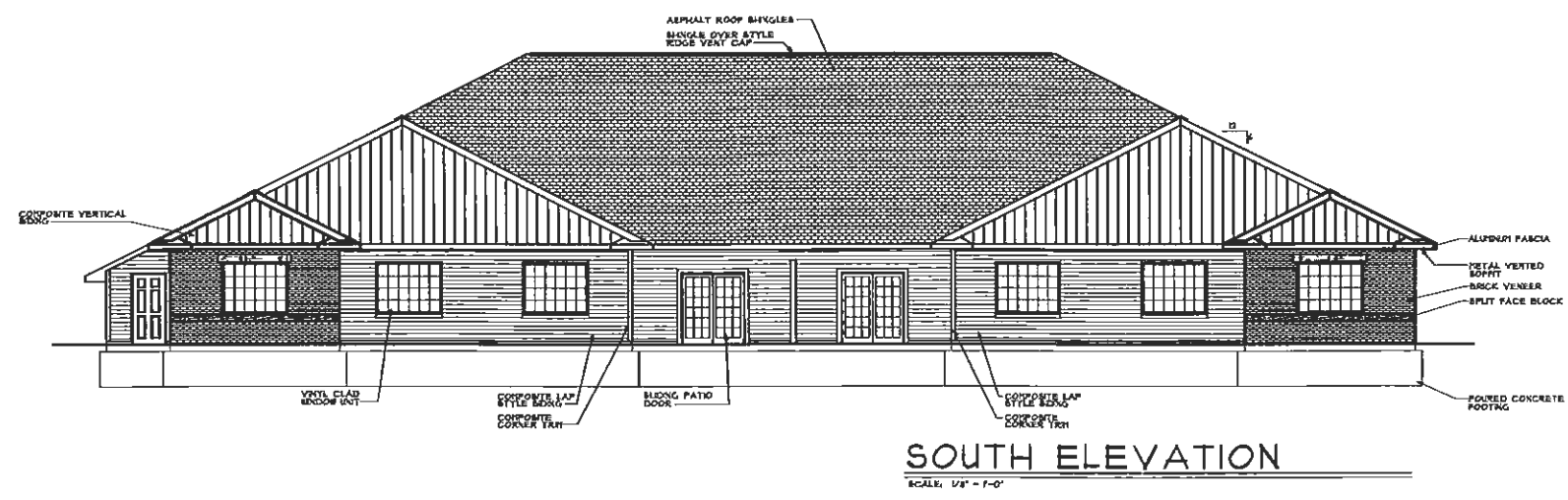
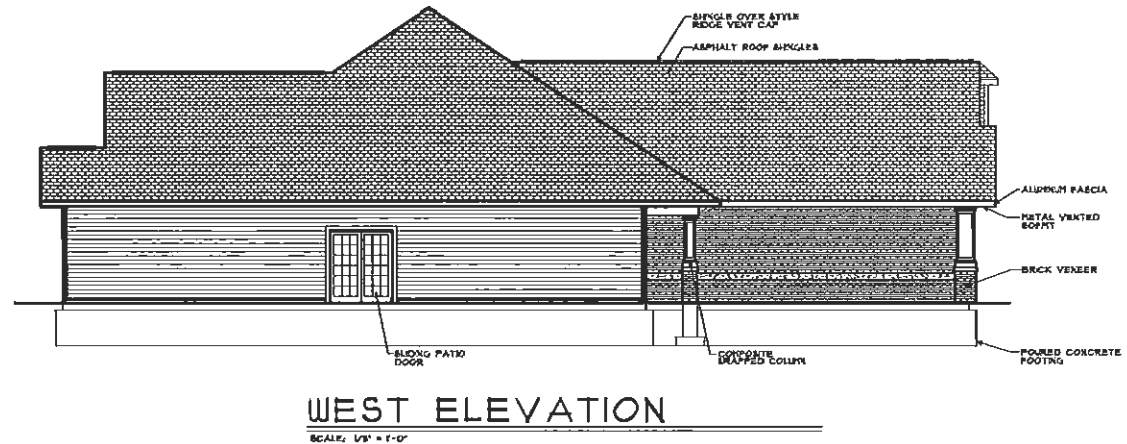
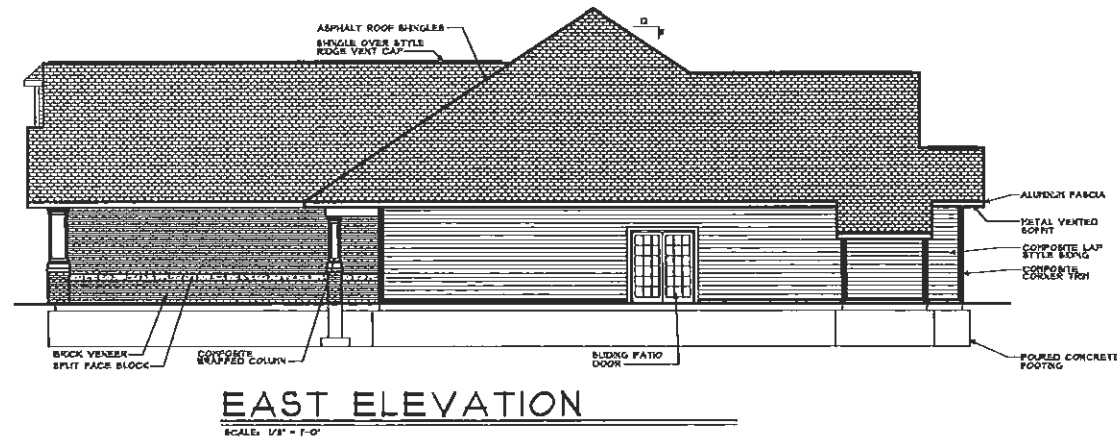
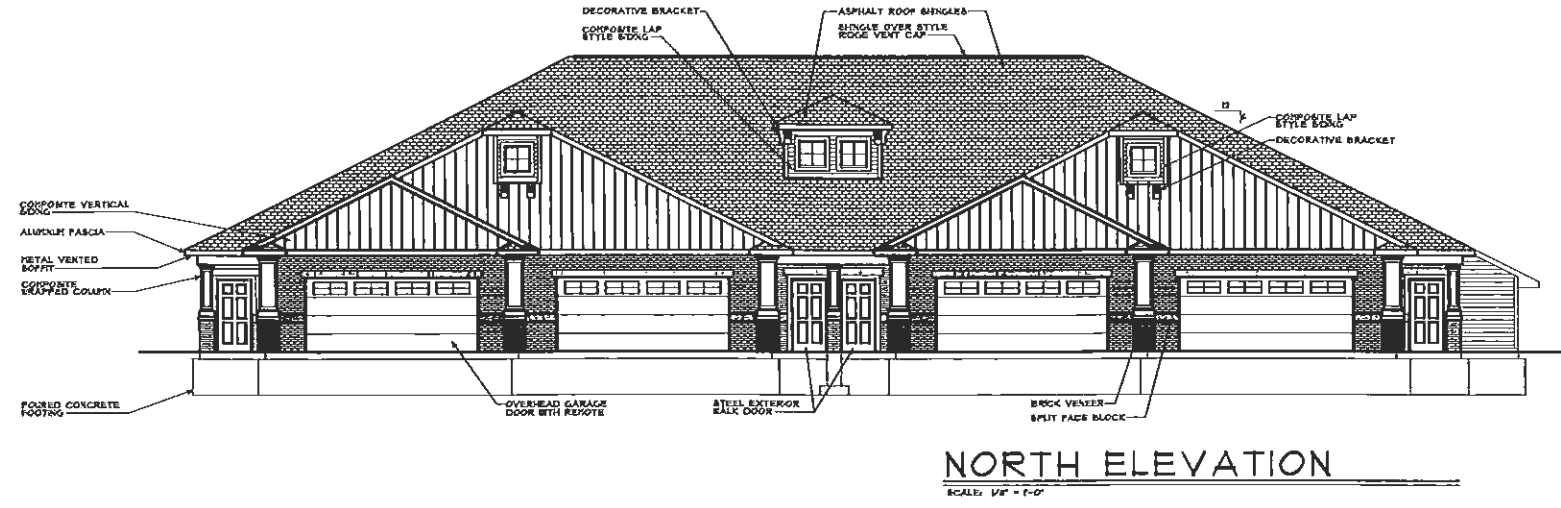
SCALE: 1/8" = 1'-0"
 TYPICAL 2-BED UNIT = 1,411 SQUARE FEET, GARAGE = 510 SQ. FT.
 TYPICAL 3-BED UNIT = 1,610 SQUARE FEET, GARAGE = 405 SQ. FT.

WINDOW SCHEDULE	
(1)	4'-0" X 6'-0" SLIDING VINYL LOW E WINDOW UNIT

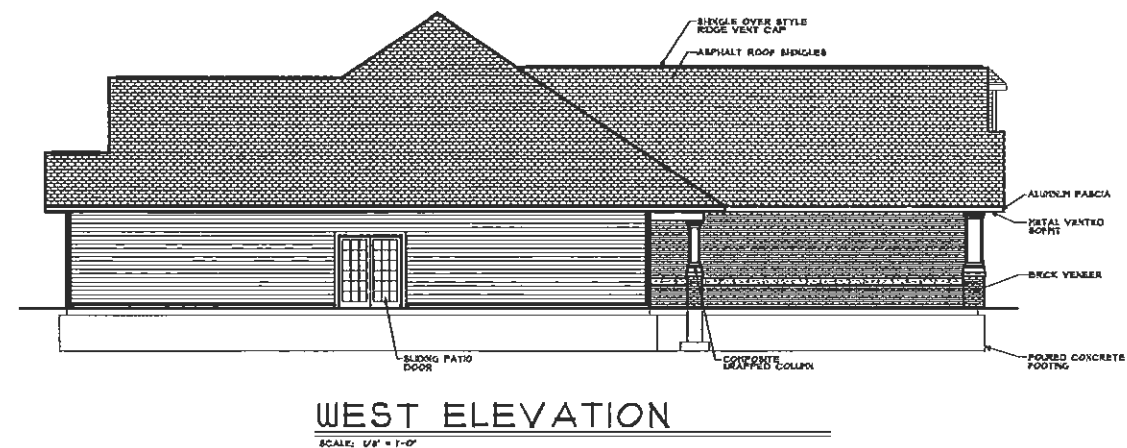
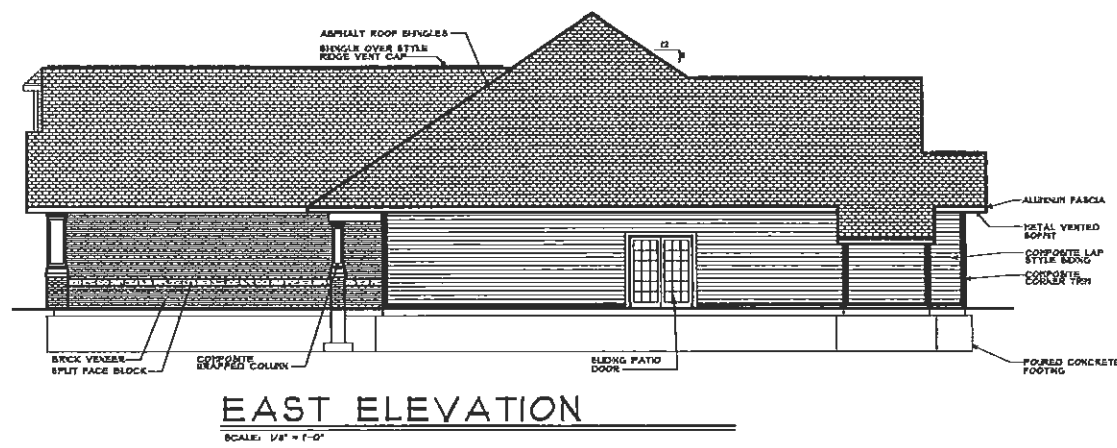
CONSTRUCTION NOTES	
KEY	DESCRIPTION
(1)	1-HOUR FIRE RATED ATTIC ACCESS
(2)	TUB/SHOWER
(3)	WALK-IN SHOWER
(4)	SHARP AND ROD
(5)	OPEN SHELVING SYSTEM
(6)	1X4 BOSS POST DRAPPED IN COMPOSITE TRIM
(7)	BRICK VENEER, REFER TO EXT. ELEV.
(8)	

Handwritten signature and date: 1/21/23

PROJECT	FLUSHING SENIOR LIVING	PROJECT NO.	20-174	DATE	1/21/23
DRAWN BY	D.P.G.	OWNER REVIEW		DATE	1/21/2023
CHECKED	T.L.S.	APPROVED BY	T.L.S.	DATE	1/21/2023
				PRINT DATE	
 SEIDELLS ARCHITECTS		COMMERCIAL RESIDENTIAL INDUSTRIAL 114 N. COURT AVE., STE. 201 POST OFFICE BOX 289 GAYLORD, MICHIGAN 49734 PHONE (688) 731-0272 FAX (688) 731-8852			
PROJECT NO. 20-174 1433 N. HICKINLEY ROAD FLUSHING, MICHIGAN 48433		SHEET <div style="font-size: 2em; font-weight: bold; text-align: center;">A1</div>			



DATE	
ISSUED	
DATE	1/27/23
OWNER REVIEW	
DATE	1/27/2023
PRINT DATE	
DRAWN BY	D.F.G.
CHECKED	T.L.S.
APPROVED BY	T.L.S.
PROJECT NO.	20-174
PROJECT	FLUSHING SENIOR LIVING
PROJECT NO.	20-174
PROJECT	A4
PROJECT	FLUSHING, MICHIGAN 48433
PROJECT	1233 N. HICKINLEY ROAD
PROJECT	INDUSTRIAL
PROJECT	RESIDENTIAL
PROJECT	114 N. COURT AVE. STE. 201 PO BOX 289 CALHOUN, MICHIGAN 49734
PROJECT	PHONE (616) 731-8272 FAX (616) 731-8233
PROJECT	SEIDELLS ARCHITECTS

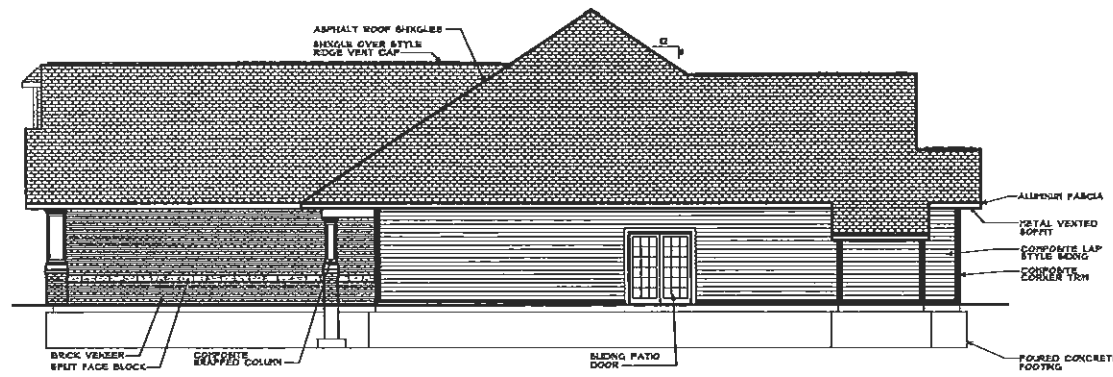


DATE	
ISSUED	
DATE	1/21/23
OWNER REVIEW	
DATE	1/21/2023
PRINT DATE	
DRAWN BY	D.P.G.
CHECKED	T.L.S.
APPROVED BY	T.L.S.
PROJECT	FLUSHING SENIOR LIVING
INDUSTRIAL	
RESIDENTIAL	
COMMERCIAL	
114 N. COURT AVE. STE. 201 FLUSHING, MICHIGAN 48334	PHONE (988) 731-8372 FAX (988) 731-8822
1433 N. HICKINLEY ROAD	FLUSHING, MICHIGAN 48333
PROJECT NO.	20-114
SHEET	A4



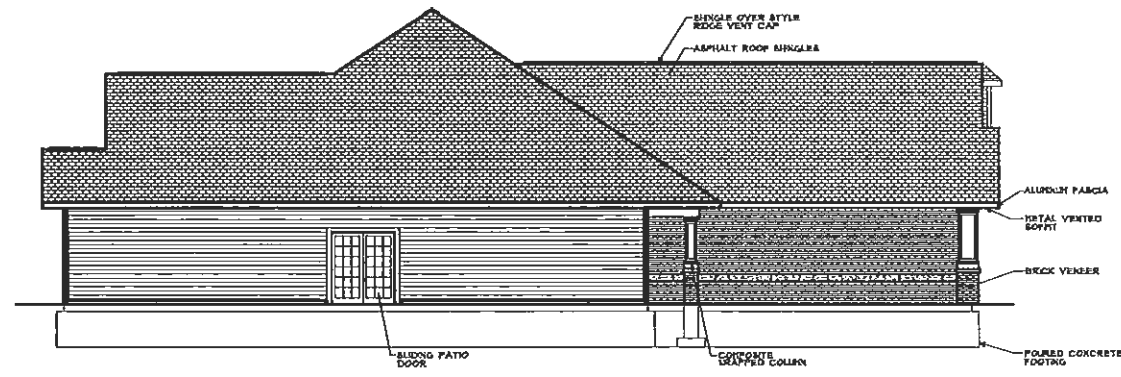
NORTH ELEVATION

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



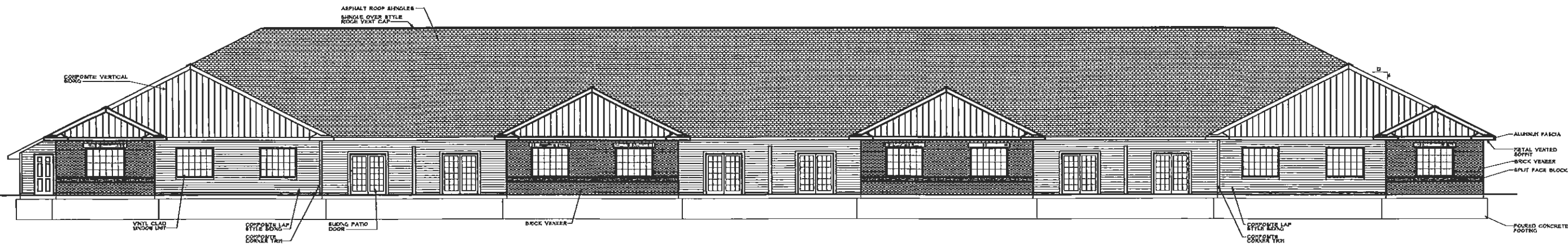
EAST ELEVATION

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



WEST ELEVATION

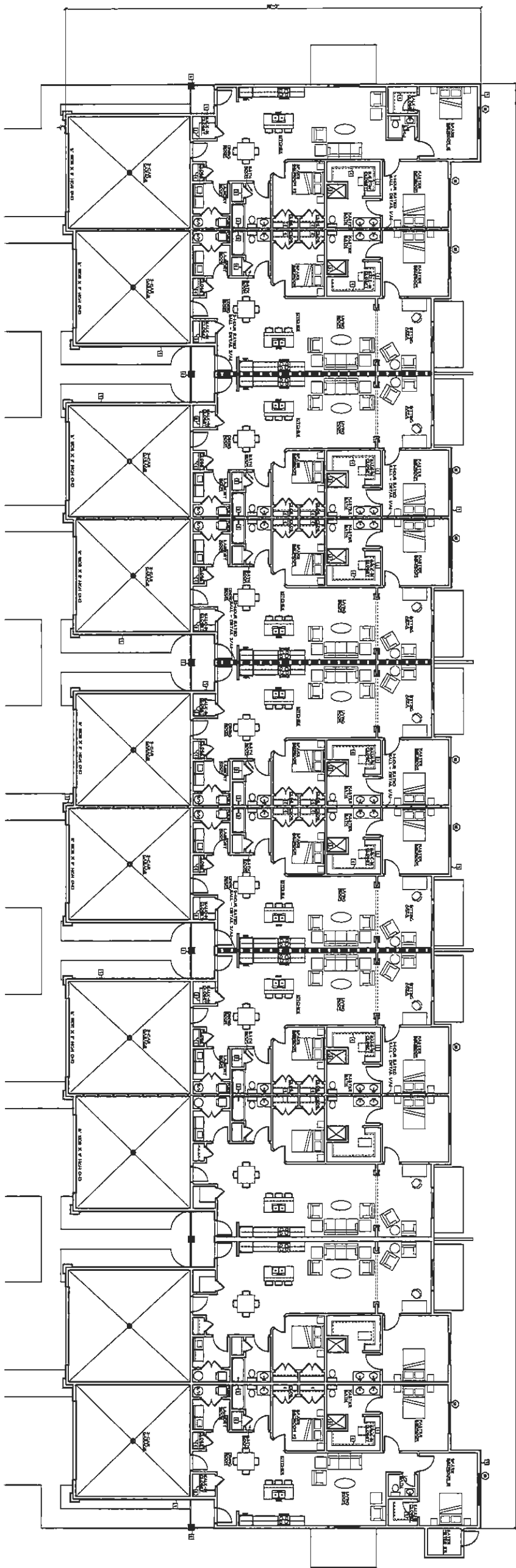
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION


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

DATE	
ISSUED	
DATE	1/21/23
OWNER REVIEW	
DATE	1/21/2023
PRINT DATE	
DRAWN BY	D.J.G.
CHECKED	T.L.S.
APPROVED BY	T.L.S.
INDUSTRIAL	INDUSTRIAL
COMMERCIAL	COMMERCIAL
RESIDENTIAL	RESIDENTIAL
164 N. CROFT AVE. STE. 201	PHONE (888) 731-8372
PO BOX 389	FAX (888) 731-8832
FLUSHING, MICHIGAN 48334	
PROJECT	FLUSHING SENIOR LIVING
PROJECT NO.	20-174
SHEET	A4



TEN UNIT APARTMENT LAYOUT
 SCALE: 3/32" = 1'-0"
 TYPICAL 3-BED UNIT - 1471 SQUARE FEET, GARAGE - 110 SQ. FT.
 TYPICAL 3-BED UNIT - 1470 SQUARE FEET, GARAGE - 105 SQ. FT.



A1 <small>SHEET</small>	<small>PROJECT</small> FLUSHING SENIOR LIVING	 SEIDELL ARCHITECTS <small>COMMERCIAL RESIDENTIAL INDUSTRIAL</small> 114 N. COURT AVE., STE. 201 POST OFFICE BOX 2188 GAYLORD, MICHIGAN 49734 PHONE (689) 731-0372 FAX (689) 731-0332	<small>DRAWN BY</small> D.P.G.	<small>ISSUED</small> OWNER REVIEW	<small>DATE</small> 1/21/23	<small>TRACKED BY</small> 	<small>DATE</small>
	<small>PROJECT NO.</small> 20-174		<small>APPROVED BY</small> T.L.S.	<small>DATE</small> 1/21/2023	<small>PRINT DATE</small> 		
7433 N. MCKINLEY ROAD	FLUSHING, MICHIGAN 48433						

This Form and any required site plan MUST be completed in full and turned into Flushing Township **30 DAYS BEFORE THE SCHEDULED** Planning Commission meeting date to insure all Commission members have the necessary information:

Date of Next Meeting: 4/10/23

Fee Due : 3/9/23

Date Paid: 3/9/23

Amount Paid: 3950.00

Receipt #: 40269

Paperwork Due By: 3/9/23



COMMERCIAL SITE PLAN REVIEW CHECKLIST

Name of Applicant: Investors Land Holdings of Flushing, LLC

Mailing Address: 7560 River Road, Flushing, MI 48433

Property Address: 7533 N. McKinley Road, Flushing, MI

Parcel Number: 08-10-200-008

Proposed Use: Residential

Existing Zoning: RU-2

Section 36-1902 Site Plan Review Requirements:

Before any Permit shall be issued, a site plan drawn to a scale of one (1) inch equals twenty (20) feet, and at least two (2) copies of this site plan shall be submitted to the township clerk. **Such site plan drawing shall contain ALL of the following information:**

PLEASE PLACE AN ANSWER IN EVERY BOX UNDER PROPOSED.

COMMISSIONERS	DETERMINATION OF ORDINANCE	PROPOSED
(a) Statistical data including: number of dwelling units, size of dwelling units (e.g., one-bedroom, two-bedrooms, and three-bedrooms), if any, and total gross acreage involved. In all other cases, the location, type, horsepower, fuel, dimensions, and other data of all machinery to be used on the proposed site.		C3.0
(b) The location of principal and accessory buildings on the lot and the relationship of each structure to the other.		C3.0
(c) Vehicular traffic and pedestrian circulation features within and without the site.		C3.0
(d) The location and dimensions of all off-street parking areas including maneuvering lanes, service lanes, off-street loading spaces and other service areas within the development.		C3.0
(e) The location, dimensions and proposed use of all on-site recreation areas, if any.		C3.0
(f) The location of all proposed landscaping, fences or walls.		Landscape Plans
(g) The height and dimensions of all structures.		Arch. Plans
(h) Front, rear and side elevations of any typical structure proposed for development.		Arch. Plans
(i) The location and capacity of private or public water and sanitary services and solid waste disposal facilities servicing the site.		C5.0 Utility Plan

Site Plan Review Checklist

(j) The locations, dimensions and lighting of all signs.		C3.1
(k) The location, intensity and orientation of all lighting.		C3.1
(l) A location map indicating the relationship of the site to the surrounding land use for an area of not less than one (1) square mile.		C1.0, C2.0, C3.0
(m) A physiographic map showing the natural topography, the soil types, and suitability for intended use, natural features such as wood lots, lakes, drains, streams, and ditches, and surface coverage data (such as paved areas and structures) related to storm water runoff characteristics.		C2.0
(n) The site plan shall be sealed by a professional engineer, architect, landscape architect or community planner.		YES
(o) Location and size of interior and exterior areas and structures to be used for storage use, loading/unloading, recycling, or disposal of hazardous substances.		C3.0 No Hazardous
(p) Location of all underground and above ground storage tanks for such uses as fuel storage, waste oil holding tanks, chemical storage, hazardous waste storage, collection of contaminated storm water or wash water, and all similar uses.		N/A
(q) Location of exterior drains, dry wells, catch basins, retention/detention areas, sumps and other facilities designed to collect, store to transport storm water or waste water. The point of discharge for all drains and pipes shall be specified on the site plan.		C5.0 Utility Plan
(r) Delineation of areas on the site which are known or suspected to be contaminated, together with a		N/A

Site Plan Review Checklist

report on the status of site cleanup.		
(s) Submission of the "Hazardous Substances Reporting Form for Site Plan Review."		No Hazardous Substances
(t) Submission of the "State/County Environmental Permits Checklist."		Outside agency permits being sought
(u) 100 year floodplain.		C2.0
(v) Topographic lines at 1' intervals.		C2.0, C4.0
(w) Proposed and existing utilities including water, sewer, storm water and lighting.		C3.1 Lighting C5.0 Utilities
(x) Driveway location.		C3.0
(y) Current zoning of parcel and if the proposed use is not permitted in the district the parcel is zoned, an indication as to the proposed zoning. (Amended by adoption July 25, 2002).		Permitted Use within RU-2
(z) Statement on the plan as to whether wetlands exist on the site. (Added by adoption July 25, 2002).		C2.0
(aa) Easements impacting property.		C2.0
(bb) Underground utilities present on property.		C2.0



March 16, 2023

Ms. Wendy Meinberg, Flushing Township Clerk
6524 N. Seymour Road
Flushing, MI 48433

RE: Site Plan Review – 7533 N McKinley Road – Flushing Villas

Dear Ms. Meinberg:

ROWE Professional Services Company is in receipt of a site plan for a proposed 76-unit garden apartment development located at 7533 N McKinley Road. The township received the site plan set on March 7, 2023. The subject property is zoned RU-2 Residential Urban Medium Density District.

Planning Comments:

- The subject property was granted a rezoning in 2022, previously the parcel was split zoned between RU-3 Residential Urban High District and C-2 Commercial General District. The property was rezoned to RU-2 Residential Urban Medium Density District.

Information Requirements

The following items from the list of informational requirements for a site plan in Section 20-1902 of the Flushing Township Zoning Ordinance were not included. The letter at the beginning of each item references where the information requirement is in the Section.

- (d) The location and dimensions of all off-street parking areas including maneuvering lanes, service lanes, off-street loading spaces and other service areas within the development. – **The maneuvering lanes widths were not provided.**
- (e) The location, dimensions, and proposed use of all on-site recreation areas, if any. – **The dimensions of the proposed pavilion and dog park were not provided. Please provide additional information regarding the proposed use of the dog park and pavilion, and whether they will be open to the public or restricted to residents or guests of residents only.**
- (n) The site plan shall be sealed by a professional engineer, architect, landscape architect or community planner. – **Only sheet C2.0 is sealed by a professional surveyor. No other sheets are sealed.**
- (t) **Submission of the “State/County Environmental Permits Checklist”. – Not provided.**
- (u) **100-year floodplain. – no indication of 100-year floodplain.**
- (y) **Current zoning of parcel and if the proposed use is not permitted in the district the parcel is zoned, and indication as to the proposed zoning. – Site plan states zoning is RU-3 on sheet C2.0. The property was rezoned in 2022 to RU-2.**

SINCE 1962

Zoning Compliance

The following items were identified as potential zoning ordinance compliance issues.

- Sec. 20-310 Non-Conforming Structure – **The proposed garden apartments do not meet the setbacks under 20-702.**
- Sec. 20-400 Accessory Structures – **It is unclear the dimensions of the proposed pavilion. Dimensions of the proposed pavilion are needed.**
- Sec. 20-404 One Family Dwelling Regulations – **It appears the apartment units are one story, but the height is not clearly shown on the site plan. Please confirm whether all building types will be the same height. Also, if the buildings are multiple stories, please indicate the ground floor square footage.**
- Sec. 20-406 Curb Cuts and Driveways – **Applicant to confirm they will obtain a Genesee County Road Commission driveway permit for proposed driveways along Mt. Morris Road and McKinley Road.**
- Sec. 20-408 Fences, Walls, and Other Protective Barriers – **The proposed setbacks for the retaining wall are unclear, but they seem to comply.**
- Sec. 20-501 Off-Street Parking Requirements – **It is unclear the number of parking spaces provided. Dwelling units are required to have two parking spaces each.**
- Sec. 20-702 Table of District Regulations – **Minimum setbacks from both front yards and the rear yards were not provided. The minimum setback for garden apartments and townhouses in RU-2 is 40 feet. The site plan currently shows a 20-foot setback.**

In addition to these comments, we have attached checklists which contain additional information for your use. Based on the list of outstanding items, please provide a set of revised site plans addressing as many of these compliance issues as possible. If you send revised plans back to ROWE by no later than Monday March 27th, ROWE will provide an additional review letter based on the revised plans for the Planning Commission's consideration at the April 10, 2023, meeting.

Regulatory and other governmental agencies with jurisdiction may have additional comments or requirements. The developer and designer remain responsible for the design, construction, and any resulting impacts of the project. If you have any questions or require additional information, please contact me at jball@rowepsc.com or (810) 341-7500.

Sincerely,
ROWE Professional Services Company

Jason Ball, AICP
Senior Planner

Attachment



April 4, 2023

Ms. Wendy Meinberg, Flushing Township Clerk
6524 N. Seymour Road
Flushing, MI 48433

RE: Site Plan Review – 7533 N. McKinley Road – Flushing Villas

Dear Ms. Meinberg:

ROWE Professional Services Company is in receipt of a site plan for a proposed 76-unit garden apartment development located at 7533 N. McKinley Road. The township received the site plan set on March 7, 2023. The subject property is zoned RU-2 Residential Urban Medium Density District.

Engineering Comments

1. Genesee County Drain Commission – Division of Water and Waste Services (GCDC-WWS) standard detail sheets for sanitary sewer and water main as well as standard notes sheet are not provided in the plans.
2. No detail is provided for the dumpster pad and/or dumpster enclosure.
3. No information in plan to indicate where the electrical line will be installed for the proposed lighting and where power will connect in the public right-of-way.
4. No proposed storm sewer calculations provided with plan set to verify that proposed system and underground detention meets county requirements. Storm sewer shall be designed to meet a 10-year storm event and onsite detention shall be designed to meet a 100-year storm event.
5. All increased runoff from proposed development within the site shall go to the onsite detention storage. It appears there are catch basins needed along retaining wall at the end of the proposed ditch between the office building and eight-unit apartment building to the east and between the before-mentioned eight-unit apartment building and the eight-unit apartment building to the east of that.
6. Roof drain outlet connections should be shown and/or detailed on the plans and shall connect to onsite detention system.
7. Information should be provided on the plan set to indicate how units will be metered for water usage (i.e., individual meters on each unit, overall site meter pit, etc.).
8. There should be a gate valve added at the proposed water tap at W. Mt. Morris Road.
9. It appears that only one proposed hydrant is shown for new development. Hydrants should be placed a minimum of 500-foot spacing and shall be located so adequate fire protection is provided for all units. As the plans currently stand, there is a lack of protection along the main road through the proposed units. Plans shall be reviewed by the Flushing Fire Department.

10. It does not appear that there is a public water main along N. McKinley Road. Developer shall extend water to extents of property limits. The water main within the site shall be looped.
11. No proposed rim or invert information for sanitary sewer or storm sewer is provided on the plans. No profiles provided for any proposed utilities.
12. There are not enough top of wall grades given to be able to determine the height of the retaining wall. Developer shall verify that retaining wall has been reviewed by a licensed structural engineer.
13. Proposed easements for proposed water main and proposed sanitary sewer shall be shown in the plans and developer shall verify that easements are granted to the public agency that will be maintaining these utilities.
14. The developer shall obtain all permits through Michigan Department of Environment, Great Lakes, and Energy (EGLE), Genesee County Road Commission (GCRC), and GCDC-WWS as necessary to complete the proposed work shown.
15. Plans shall be reviewed by the GCDC-WWS for approval on the proposed water main and proposed sanitary sewer.
16. Plans shall be reviewed by the Genesee County Drain Commission – Surface Water Management (GCDC-SWM) for surface water management and onsite detention.
17. All water main and sanitary sewer shall be tested and/or disinfected in accordance with GCDC-WWS standards.

Regulatory and other governmental agencies with jurisdiction may have additional comments or requirements. The developer and designer remain responsible for the design, construction, and any resulting impacts of the project. If you have any questions or require additional information, please contact me at jwestbrook@rowepsc.com or (810) 341-7500.

Sincerely,
ROWE Professional Services Company

Justin A. Westbrook, PE
Senior Project Engineer

**Charter Township of Flushing
Genesee County, Michigan
Ordinance 23-01**

THIS ORDINANCE SHALL BE KNOWN AS THE SHORT-TERM RENTAL ORDINANCE.

The Township of Flushing Ordains:

Section 1: Purpose

The Flushing Township Board finds and declares as follows:

- A. The township wishes to preserve and retain the residential community character of the Township.
- B. These standards are intended to ensure compatibility with the other permitted uses and the residential character of the neighborhoods in which rentals are located. All rentals shall meet the standards contained herein and shall be so located and constructed that the average neighbor, under normal circumstances, will not be aware of its existence. These standards are also to provide for and protect the welfare of full-time residents and to discourage the purchasing of property for vacation rental uses.
- C. It is the intent of the Flushing Township Short Term Rental Ordinance to make the Short-Term Rental activity permitted by this ordinance resemble the existing and traditional residential uses made by resident owners and lessees.
- D. The transitory nature of occupants of Short-Term Rentals makes continued enforcement against the occupants difficult.
- E. The provisions of this ordinance are necessary to prevent any burden placed upon county and township services and any impact on residential neighborhoods posed by Short Term Rental homes.

Section 2: Applicability and Exceptions

All requirements, regulations and standards imposed by this Ordinance are intended to apply in addition to any other applicable requirements, regulations and standards imposed elsewhere in other ordinances of the Township, including the Flushing Township Code of Ordinances.

Further, this Ordinance does not affect additional requirements placed on use of property (or a portion thereof) imposed by deeds, restrictive covenants, association rules, regulations or bylaws, or rental agreements.

The following circumstances do not constitute a rental:

- A. Family occupancy. Any member of a family, as well as that family member's guests, may occupy a dwelling as long as that family member's family or an entity in which the family

member has an ownership or control interest owns the dwelling and the occupancy is without remuneration to the owner. Family occupancy also exempts guest houses or similarly separate dwellings legally located on the same premises as the owner's domicile, when occupied by family guests, exchange students, visitors, medical caregivers, and child caregivers, without remuneration to the owner.

- B. House sitting. During the temporary absence of the owner and the owner's family, the owner may permit non-owner occupancy without remuneration to the owner.
- C. Dwelling sales. Occupancy of up to 90 days by a prior owner after the sale of a dwelling under a rental agreement following closing permitted.
- D. Estate representative. Occupancy by a personal representative, trustee, or guardian (including family members) of the estate, with or without remuneration is permitted. The estate shall notify the township of the owner's name, date of death, and name of the person occupying the premises.

Section 3: Definitions

Unless otherwise specified herein, the terms used in this ordinance shall be defined as follows:

Dwelling Unit. A group of rooms located within a building and forming a single habitable unit having facilities which are used or intended to be used for sleeping, cooking, eating, and bathing purposes.

Local contact person. A local property manager, owner, or agent of the owner, who is available to respond to tenant and neighborhood questions or concerns, or any agent of the owner authorized by the owner to take remedial action and respond to any violation of this ordinance.

Managing agency or agent. A person, firm, or agency representing the owner of the property (or portion thereof) used as a Short-Term Rental.

Operator. The person who is proprietor of a property (or portion thereof) used for a Short-Term Rental whether in the capacity of owner, lessee, mortgagee in possession, licensee, or any other capacity. Where the operator performs his functions through a managing agent of any type or character, other than an employee, or where the operator performs his functions through a rental agent, the managing agent or the rental agent has the same duties as his principal. Compliance with the provisions of this ordinance by either the principal or the managing agent or the rental agent is considered to be compliance by both.

Owner. The person or entity that holds legal or equitable title to the property (or portion thereof) used as a Short-Term Rental.

Parking space. An onsite designated parking area legally available to the dwelling unit for overnight parking of a motorized vehicle or trailer.

Person. An individual, a group of individuals, or an association, firm, partnership, corporation, or other private entity, public or private.

Short term rental. The commercial use of renting a dwelling unit for a period of time less than fourteen (14) consecutive calendar days. Short term rental does not include a bed and breakfast permitted and operated in accordance with the Flushing Township Zoning Ordinance. (36-1804) K

Section 4: Short Term Rental Standards

All short-term rentals must meet the following standards:

- A. Only one (1) dwelling unit per parcel shall be leased, subleased, rented or sub-rented at any given time. All lodging is to be exclusively within the dwelling unit and not in a recreational vehicle, camper, or tent.
- B. A separate permit is required for each Short-Term Rental property.
- C. Flushing Township will limit the number of Short-Term Rental Permits to fifty (50) per calendar year. There are no restrictions on the number units operated by a single individual.
- D. Local Contact Person:
 1. Each owner of a Short-Term Rental must designate a local contact person who has access and authority to assume management of the unit and take remedial measures.
 2. The local contact person must be available twenty-four (24) hours a day during the rental period and be within thirty (30) minutes travel time of the property (or portion thereof) used for a short-term rental.
 3. The Township will provide the phone number of the local contact to all the neighbors within three hundred (300) foot radius of the subject property boundaries.
 4. An owner meeting the requirements of subsections (1) through (3) above may designate themselves as the local contact person.
- E. This ordinance applies to all Permitted Zoning Districts.
- F. All parking associated with the Short-Term Rental shall be out of the roadway and entirely on-site, in the garage, driveway or other improved area. No parking will be allowed on grass.
- G. Special events, outdoor events, lawn parties, weddings, or similar activities are not allowed on the site for more than the number of permitted occupants.

- H. Chapter 8 of the Flushing Township Code of Ordinances shall have authority over pets. Pets shall be secured on the Property or on a leash at all times. Dogs shall not be allowed to whine, yelp, bark, or howl for a period of ten minutes or longer.
- I. Fireworks of any kind are not allowed on rental property except in accordance with the Flushing Township Code of Ordinances Chapter 20 Article 3.
- J. No person shall start or maintain a fire except within provided devices or locations. Fires shall not be left unattended and must be fully extinguished. Only clean, dry wood may be burned. Subject of Flushing Township Code of Ordinances Chapter 5 Article 1.
- K. Provisions for trash disposal must be provided. Trash must be contained in properly sealed receptacles. There must be no overflow that will be attractive to vermin.
- L. The owner shall maintain a septic system or sewer connection that is in substantial compliance with the Genesee County Health Department standards.
- M. Noise during quiet hours must be limited to that which does not disturb the quiet, comfort or repose of a reasonable person of normal sensitivities. Quiet hours shall be from 10:00 PM to 8:00 AM. The Flushing Township Code of Ordinances Section 18-80 shall also apply.
- N. The allowance length of stay is capped at fourteen (14) days for any guest(s).
- O. The owner shall require these standards be met by renters as part of all rental agreements.
- P. When a short-term rental property is sold, the permit will expire at sale and is not transferable; permit will revert to Flushing Township after expiration, sale, revocation or twelve (12) months of non-activity and will be redistributed according to this ordinance.
- Q. Prior to the issuance of a permit, Flushing Township Building Official or designee shall conduct an inspection of the proposed short term rental to determine compliance with the standards herein and all applicable zoning, building, health and safety codes. A permit shall not be issued without a satisfactory determination by the Building Official. A request for a renewal permit shall also require a satisfactory inspection by the Building Official.
- R. After Inspection by the Building Official, and upon determination that a short-term rental applicant has met all requirements of this ordinance, a permit shall be issued by the Zoning Administrator.

Section 5: Owner Responsibilities

- A. The owner must ensure all required standards are met.
- B. The owner must use best efforts to assure that the occupants or guests of the Short Term Rental do not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this ordinance or any other local or state law pertaining to noise or disorderly conduct when notified that occupants are violating laws regarding

Short Term Rentals and taking appropriate action to abate the violative conduct when notified that occupants are violating laws regarding their occupancy. It is not intended that the owner, local agent or contact person act as a peace officer or place themselves in harm's way.

Section 6: Short Term Rental Permit

- A. Any dwelling rented during a calendar year requires a permit be issued pursuant to this Ordinance.
- B. A separate permit is required for each Short-Term rental property.
- C. The following application elements are required prior to receipt of a Short-Term Rental Permit or permit renewal.
 - 1. A fully completed and signed Short Term Rental Permit Application form provided by Flushing Township including all the required supplemental documents.
 - 2. A local contact available by phone twenty-four (24) hours a day, seven (7) days a week whenever the unit is utilized as a Short-Term Rental.
 - 3. A copy of the recorded deed or land contract and a copy of any deed restrictions on the property.
 - 4. The owner will certify the presence of working smoke and carbon monoxide detectors located per manufacturers recommendations and any local governmental code or standard.
 - 5. The owner will consent to inspections and making the unit available for inspections upon request.
- D. A Short-Term Rental Permit shall be issued by calendar year. All Permits shall expire at the end of the calendar year and must be renewed each year. If the current owner has not violated the Ordinance, renewal for the following year is guaranteed if reapplication is applied for as provided for in the Short-Term Rental Application Policy. A fee shall be charged as per the Charter Township of Flushing's User Fees.

Section 7: Violation and Administrative Penalties

- A. Any of the following conduct is a violation of the Short-Term Rental ordinance:
 - 1. Any advertising or leasing of a short-term rental without first having obtained a short-term rental permit.
 - 2. The permit holder has failed to comply with the standard conditions specified in the Short-Term Rental Standards section of this ordinance.
 - 3. The permit holder has violated any of the provisions of this ordinance.
 - 4. Any false or misleading information was supplied in the application process.

- B. The penalties for violations specified in subsection (A) above are as follows:
1. For a first violation within a calendar year, the penalty is a warning notice of violation which may be verbal and/or written.
 2. A second violation within the same calendar year shall be subject to a municipal civil infraction punishable by a fine of not less than two hundred fifty (250) dollars nor more than five hundred (500) dollars. All owners, regardless of their interest in the property, may be responsible for the civil infraction. The township Zoning Administrator and other officials designated by the Township Board are hereby designated as the authorized officials to issue municipal civil infraction citations directing alleged violators of this ordinance to appear in court. Each day the violation remains may be a separate offense.
 3. A third violation within the same calendar year shall be subject to a municipal civil infraction punishable by a fine of not less than twice the amount of any previous fine but not more than five hundred (500) dollars, and the permit shall be revoked. An owner may reapply for a permit no sooner than twelve (12) months after revocation of a permit.
 4. If there are one or more violations each year during three (3) consecutive year period, the permit may be revoked. An owner may appeal a decision to revoke a permit to the Flushing Township Board.
- C. A violation of this ordinance shall be a nuisance per se. The Township shall have the right to commence a civil action to enforce compliance with this ordinance.
- D. The Flushing Township Zoning Administrator is authorized to issue all permits under this Ordinance and is also authorized to issue civil infraction violation notices and/or civil infraction citations for violations of this Ordinance.
- E. It shall be unlawful for any person to operate a short-term rental while the license is suspended or revoked.

Section 8: Severability

If any section, clause, or provision of this ordinance is declared unconstitutional or otherwise invalid by a court of competent jurisdiction, said declaration shall not affect the validity of the remainder of the Ordinance as a whole or any part thereof, other than the part so declared to be unconstitutional or invalid.

**Charter Township of Flushing
Short-term Rental Permit Application**

Property Owner

Name: _____

Mailing Address: _____

City, State, Zip: _____

Phone Number: _____ Email: _____

Agent Name (if applicable)

Name: _____

Mailing Address: _____

City, State, Zip: _____

Phone Number: _____ Email: _____

24-Hour Contact Person

Name: _____

Mailing Address: _____

City, State, Zip: _____

Phone Number: _____ Email: _____

Property Information

Street Address: _____

Development Name (if applicable): _____

Property Tax ID #: _____

Maximum # of occupancy: _____ Parking capacity # of vehicles: _____

The Property Owner is hereby notified that the Michigan Personal Residence Exemption status on this property may be affected by signing this Application.

It is the Property Owner's responsibility to protect themselves with the home owner's insurance coverage for short term rental activity.

It is the responsibility of the Property Owner to be aware and comply with the rules of the U.S. Internal Revenue Service with regard to Residential Rental Property.

The Township may provide the assessor and the IRS with this information.

The Short-Term Rental Permit is not transferable upon sale or transfer of the property.

The Short-Term Rental Permit may be revoked for failure to comply with the Short-Term Rental Ordinance. If revoked, reapplication for a new Short Term Rental Permit may be applied for, but no sooner than one year from the date of revocation.

With granting of a Short-Term Rental permit it is agreed that the operation will conform with the Charter Township of Flushing Short Term Rental Ordinance and that the Township shall not be held liable for any damages resulting therefrom.

The Property Owner will certify the presence of working smoke and carbon monoxide detectors located per manufacturers recommendations and any local governmental code or standard.

The Property Owner will consent to inspections and making the unit available for inspections upon request.

I have read the Flushing Charter Township Short Term Rental Ordinance and the information on this application and acknowledge and state that it is accurate to the best of my knowledge. If any information that I have provided as actual and truthful is indeed false and untrue I understand that this permit may be revoked, and that I may not reapply for a Short-Term Rental Permit for a one-year period.

Print name of Owner/Agent

Signature of Owner/Agent

Date: _____

Office Use

Renewal: Yes _____ No _____

Date of Application: _____ Date Issued: _____

Date of Completion: _____ Permit No.: _____

Required Attachments:

- Photocopy of recorded deed or land contract.
- Deed restrictions/home owner association documents (if applicable).
- Site plan of property (may be hand-drawn and must include measured dimensions) indicating property lines, building's driveway, parking area, drain field location and docks (if applicable).

Short Term Rental Requirements

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- E. This ordinance applies to all Permitted Zoning Districts.
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- G. Special events, outdoor events, lawn parties, weddings or similar activities are not allowed on the site for more than the number of permitted occupants.
- H. Chapter 8 of the Flushing Township Code of Ordinances shall have authority over pets. Pets shall be secured on the property or on the leash at all times. Dogs shall not be allowed to whine, yelp, bark, or howl for a period of ten minutes or longer.
- I. Fireworks of any kind are not allowed on rental property except in accordance with the Flushing Township Code of Ordinances Chapter 20 Article 3: Consumer Fireworks Ordinance.
- J. No person shall start or maintain a fire except within provided devices or locations. Fire shall not be left unattended and must be fully extinguished. Only clean, dry wood may be burned. Subject to Flushing Township Code of Ordinances Chapter 5 Article 1.
- K. Provisions for trash disposal must be provided. Trash must be contained in properly sealed receptacles. There must be no overflow that will be attractive to vermin.
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