

PROPERTY DESCRIPTION

PARCEL NUMBER 18-33-200-010, 4121 W DODGE ROAD
 QUIT CLAIM DEED INSTR # 201509140069766
 LAND IN THE TOWNSHIP OF VIENNA, COUNTY OF GENESSEE, STATE OF MICHIGAN, DESCRIBED AS:
 PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 9 NORTH, RANGE 6 EAST, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 33 THAT IS WEST 1160.50 FEET FROM THE NORTHEAST CORNER OF SECTION 33; THENCE WEST 70 FEET ALONG THE NORTH LINE OF SECTION 33; THENCE SOUTH 0 DEGREES 13 MINUTES 13 SECONDS WEST 307.00 FEET; THENCE WEST 647.00 FEET; THENCE SOUTH 0 DEGREES 13 MINUTES 00 SECONDS WEST 396.60 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 267.75 FEET; THENCE SOUTH 0 DEGREES 13 MINUTES 00 SECONDS WEST 618.00 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 28 SECONDS EAST 984.81 FEET; THENCE NORTH 0 DEGREES 13 MINUTES 00 SECONDS EAST 1314.72 FEET TO THE POINT OF BEGINNING. RESERVING THEREFROM THE NORTH 50 FEET USED, TAKEN OR DEEDED FOR DODGE ROAD, SO CALLED.

CAMPGROUND SITE NOTES:

CAMPGROUND LICENSE REQUIRED; APPLICATION; CONTENTS:
 (1) A PERSON SHALL NOT OPERATE A CAMPGROUND WITHOUT A CAMPGROUND LICENSE ISSUED BY THE DEPARTMENT, ITS AGENT OR REPRESENTATIVE, OR A REPRESENTATIVE OF A DESIGNATED LOCAL HEALTH DEPARTMENT. AN APPLICATION FOR A CAMPGROUND LICENSE SHALL BE SUBMITTED TO THE DEPARTMENT, ITS AGENT OR REPRESENTATIVE, OR A REPRESENTATIVE OF A DESIGNATED LOCAL HEALTH DEPARTMENT ALONG WITH THE LICENSE FEE AS PRESCRIBED IN SECTION 12506A.
 (2) THE APPLICATION SHALL CONTAIN THE FOLLOWING:
 (A) THE NAME AND ADDRESS OF THE APPLICANT. (SEE BOTTOM BORDER, LEFT SIDE)
 (B) THE LOCATION OF THE CAMPGROUND.
 (C) INFORMATION REGARDING PHYSICAL FACILITIES. (TOP CENTER OF DRAWING)
 (3) THE CAMPGROUND LICENSE SHALL EXPIRE ON DECEMBER 31 OF EVERY THIRD YEAR IF THE ANNUAL RENEWAL FEE IS PAID OR AS STIPULATED ON THE LICENSE, WHICHEVER IS SOONER.

CAMPGROUND FACILITIES TO MEET REQUIREMENTS OF THE LOCAL HEALTH DEPARTMENT
 BEFORE AN APPLICATION FOR A CAMPGROUND LICENSE IS APPROVED, THE DEPARTMENT, ITS AGENT OR REPRESENTATIVE, OR A REPRESENTATIVE OF A DESIGNATED LOCAL HEALTH DEPARTMENT SHALL DETERMINE THAT THE CAMPGROUND CONTAINS FACILITIES WHICH MEET THE REQUIREMENTS PRESCRIBED IN RULES PROMULGATED UNDER SECTION 12511. PROPOSED SEASON CAMPGROUND SITE ONLY.

CAMPGROUND LOCATION
 RULE 2. (1) A CAMPGROUND OWNER SHALL NOT LOCATE A CAMPGROUND WHERE IT MAY BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE. (SITE IS MORE THAN 500 FEET TO THE NEAREST RESIDENTIAL STRUCTURE)
 (2) A CAMPGROUND OWNER SHALL NOT LOCATE A CAMPGROUND ON TOP OF A COMPLETED TYPE II SANITARY LANDFILL OR ON A COMPLETED WASTE DISPOSAL FACILITY.
 (3) A CAMPGROUND OWNER SHALL LOCATE ALL OUTLETS TO THE WATER DISTRIBUTION SYSTEM ABOVE THE ELEVATION DEFINING THE 100-YEAR FLOODPLAIN. THE OWNER SHALL LOCATE THE TOP OF SITE SEWER CONNECTIONS ABOVE THE ELEVATION DEFINING THE 100-YEAR FLOODPLAIN. THIS SUBRULE DOES NOT APPLY TO WATER OUTLETS AND SEWER RISERS CONSTRUCTED BEFORE THE EFFECTIVE DATE OF THIS RULE. THIS SITE SHALL NOT HAVE RUNNING WATER. PLASTIC BOTTLED WATER SHALL ONLY BE USED, UNLESS EMERGENCIES WHERE FIRE DEPARTMENT WILL HAVE ACCESS)

TEMPORARY PRIMITIVE CAMPGROUNDS; PRIVIES
 RULE 5A. IN A TEMPORARY PRIMITIVE CAMPGROUND, THE CAMPGROUND OWNER OR OPERATOR SHALL PROVIDE 1 PRIVY FOR EACH SEX FOR EVERY 25 SITES OR FRACTION OF 25 SITES, OR 2 UNSEXED PRIVIES FOR EACH 30 SITES, OR FRACTION OF 30 SITES. THE OWNER MAY SUBSTITUTE 1 PORTABLE PRIVY WITH A CONTRACT FOR DAILY SERVING FOR EACH PRIVY OR MAY SUBSTITUTE 2 PORTABLE PRIVIES WITH CONTRACTS FOR LESS THAN DAILY SERVING FOR EACH PRIVY. (PROVIDED 12 PRIVIES, 6 MALE AND 6 FEMALE)

CAMPGROUND SITES, SIZE AND ARRANGEMENT; IDENTIFICATION AND LOCATION; LOCATION OF OTHER STRUCTURES; CONSTRUCTION VERIFICATION; MARKING; DRAINAGE; OCCUPANCY
 RULE 6. (1) A SITE IN A CAMPGROUND, UNLESS DESIGNATED ON AN APPROVED PLAN AS A WALK-IN SITE, SHALL ABUT ON A ROADWAY, SHALL BE OF SUCH SIZE AND SO ARRANGED TO PROVIDE SPACE FOR A RECREATIONAL UNIT AND VEHICLE PARKING, AND SHALL HAVE NOT LESS THAN 10 FEET OF ROAD OR PATH FRONTAGE WIDTH AND 400 SQUARE FEET OF AREA.
 (2) A CAMPGROUND OWNER SHALL LOCATE AND IDENTIFY ALL SITES AND OTHER FACILITIES AS SHOWN ON THE PLANS APPROVED UNDER THE MOST RECENT CONSTRUCTION PERMIT ISSUED BY THE DEPARTMENT. CAMPGROUND SITES WILL BE MARKED WITH A FIBERGLASS POST SHOWING NUMBER OF SITES
 (3) BEFORE THE INITIAL LICENSURE OF CAMPGROUND SITES OR OTHER FACILITIES, AN APPLICANT SHALL SUBMIT WRITTEN VERIFICATION THAT THE CONSTRUCTION WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS SPECIFIED IN SUBRULE (2) OF THIS RULE. IF PLANS PREPARED BY A LICENSED ENGINEER WERE REQUIRED, THEN A LICENSED ENGINEER SHALL PROVIDE WRITTEN VERIFICATION. AN APPLICANT SHALL SUBMIT INSPECTION APPROVAL FROM THE ELECTRICAL AUTHORITY HAVING JURISDICTION AND INSPECTION APPROVAL FROM THE PLUMBING AUTHORITY HAVING JURISDICTION BEFORE SUCH UTILITIES ARE INITIALLY PLACED INTO SERVICE. (NOT APPLICABLE)
 (4) A CAMPGROUND OWNER SHALL LOCATE RECREATIONAL UNITS OR OTHER STRUCTURES, SUCH AS SHEDS AND AWNINGS, TO PROVIDE AN UNOBSTRUCTED PATH WHICH IS NOT LESS THAN 4 FEET WIDE AND WHICH EXTENDS COMPLETELY AROUND THE RECREATIONAL UNIT. A CAMPGROUND OWNER SHALL ENSURE THAT A PERMANENT STRUCTURE REQUIRING FOOTINGS IS NOT LOCATED ON A CAMPSITE. (NOT APPLICABLE)
 (5) A CAMPGROUND OWNER SHALL MARK OR ARRANGE A SITE IN A CAMPGROUND SO THAT A CAMPER CAN READILY IDENTIFY AND LOCATE THE SITE. (FIBERGLASS MARKERS WILL BE USED TO MARK ALL CAMP SITES)
 (6) A CAMPGROUND OWNER SHALL ENSURE THAT A SITE IS WELL DRAINED.
 (7) A CAMPGROUND OWNER SHALL ENSURE THAT A SITE IS OCCUPIED BY NOT MORE THAN 4 PERSONS AND NOT MORE THAN 1 TENT.
 (8) A CAMPGROUND OWNER SHALL ENSURE THAT THE NUMBER OF SITES IN A CAMPGROUND IS NOT MORE THAN THE NUMBER AUTHORIZED BY THE LICENSE. (A TOTAL OF 111 CAMP SITES ARE PROPOSED FOR THIS DEVELOPMENT)

ROADS AND VEHICLES
 RULE 8. (1) A CAMPGROUND OWNER SHALL PROVIDE A ROAD RIGHT-OF-WAY THAT IS NOT LESS THAN 20 FEET WIDE. A CAMPGROUND OWNER SHALL ENSURE THAT THE RIGHT-OF-WAY IS FREE OF OBSTRUCTIONS AND PROVIDES FREE AND EASY ACCESS TO ADJUTING SITES. A CAMPGROUND OWNER SHALL MAINTAIN THE TRAVELED PORTION OF THE RIGHT-OF-WAY IN A PASSABLE AND RELATIVELY DUST-FREE CONDITION WHEN THE CAMPGROUND IS IN OPERATION. (PROPOSED 20 PAVED ROADS SHALL BE PROVIDED)
 (2) A CAMPGROUND OWNER SHALL ENSURE THAT VEHICLES DO NOT PARK IN THE STRIP OF LAND SET ASIDE FOR A ROAD. A CAMPGROUND OWNER SHALL PROVIDE SPACE FOR VEHICLE PARKING EQUAL TO A MINIMUM OF 1.5 THE NUMBER OF SITES IN A CAMPGROUND. THE PARKING SPACE SHALL BE EITHER ON THE SITES OR IN A SEPARATE PARKING AREA. (THERE ARE 111 CAMPSITES MULTIPLIED BY 1.5 IS EQUAL TO 167 REQUIRED PARKING SPACES. THERE ARE A TOTAL OF 197 PARKING SPACES PROVIDED)

GARBAGE AND REFUSE DISPOSAL; INSECT CONTROL
 RULE 31. (1) DISPOSAL OF GARBAGE AND REFUSE SHALL BE IN ACCORDANCE WITH STATE AND LOCAL LAW, ORDINANCES, AND RULES. A SUFFICIENT NUMBER OF CONTAINERS SHALL BE PROVIDED FOR THE STORAGE OF GARBAGE AND OTHER REFUSE. GARBAGE AND REFUSE SHALL BE COLLECTED AND DISPOSED OF AS OFTEN AS NECESSARY TO PREVENT OVERFLOW, NUISANCE OR ODOR, BUT NOT LESS THAN ONCE EACH WEEK. CONTAINERS SHALL BE MAINTAINED IN A CLEAN AND SANITARY CONDITION. TOTAL NO. OF TRASH CONTAINERS = 14
 (2) MEASURES SHALL BE TAKEN TO REDUCE POPULATIONS OF MOSQUITOES AND OTHER INSECTS OF PUBLIC HEALTH IMPORTANCE IN A CAMPGROUND. (THERE ARE A TOTAL OF 14 TRASH CONTAINERS PROPOSED)

NATURAL FEATURES IMPACTS:
FLOOD PLAIN NOTE:
 PART OF THIS PROPERTY IS IN ZONE "A" (AREAS WITHIN THE 100 YEAR FLOOD PLAIN), AND IN ZONE X (AREAS OUTSIDE OF THE 100 YEAR FLOOD PLAIN) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 26049C0045D WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 25, 2009, AND IS IN A SPECIAL FLOOD HAZARD AREA.

TREE NOTE:
 ALL EXISTING TREES IN THE WAY OF CONSTRUCTION WILL BE REMOVED, ALL OTHER TREES SHALL REMAIN.

POLLUTION/CONTAMINATION ON SITE:
 THERE ARE NO KNOWN POLLUTION OR CONTAMINATES ON THE SUBJECT SITE.

PROJECT MANAGEMENT:
TRAFFIC IMPACT:
 NO TRAFFIC STUDY WAS COMPLETED BY FENTON LAND SURVEYING & ENGINEERING, INC

DRIVES AND DRIVEWAYS:
 A PROPOSED IMPROVED COMMERCIAL DRIVEWAY IS PROPOSED FOR THE SUBJECT SITE. IF THE CONTRACTOR DOES DAMAGE ANY OF THE EXISTING ROADS, DRIVES, OR DRIVEWAYS, THEY SHALL BE REPAIRED, IN KIND, AT THE CONTRACTORS EXPENSE.

UTILITY NOTE:
 PER OBSERVATION, THIS SITE IS EITHER CURRENTLY SUPPLIED BY OR HAS ACCESS TO THE FOLLOWING PUBLIC UTILITIES: PUBLIC WATER, PUBLIC SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, AND TELEPHONE. EITHER LOCATED ADJACENT TO THE SUBJECT SITE OR WITHIN PUBLIC ROAD RIGHT-OF-WAY.

PROJECT NARRATIVE:
 IT IS NOT ANTICIPATED THAT THERE WILL BE ANY SUBSTANTIAL INCREASE IN DUST, ODOR, SMOKE, FUMES, NOISE, OR LIGHTS. THE CONTRACTOR WILL BE REQUIRED TO COMPLY WITH ANY APPLICABLE ZONING ORDINANCE REQUIREMENTS REGARDING THESE ITEMS. THE ON-SITE CONSTRUCTION ACTIVITIES WILL INCLUDE THE USE OF EQUIPMENT SUCH AS A BACK HOE, DOZER, TRUCKS, CONCRETE MIXER, GENERATORS, COMPRESSORS, POWER SAWS, AND ELECTRIC DRILLS, ETC. THE AVERAGE SOUND LEVEL WILL BE LESS THAN THE OSHA (AT WORKERS EAR) LEVEL OF 70.

PROPOSED OVERALL SITE PLAN LAYOUT FOR:
THE SHIRE OUTDOOR MUSIC VENUE
 4121 W DODGE ROAD, CLIO, MI 48420

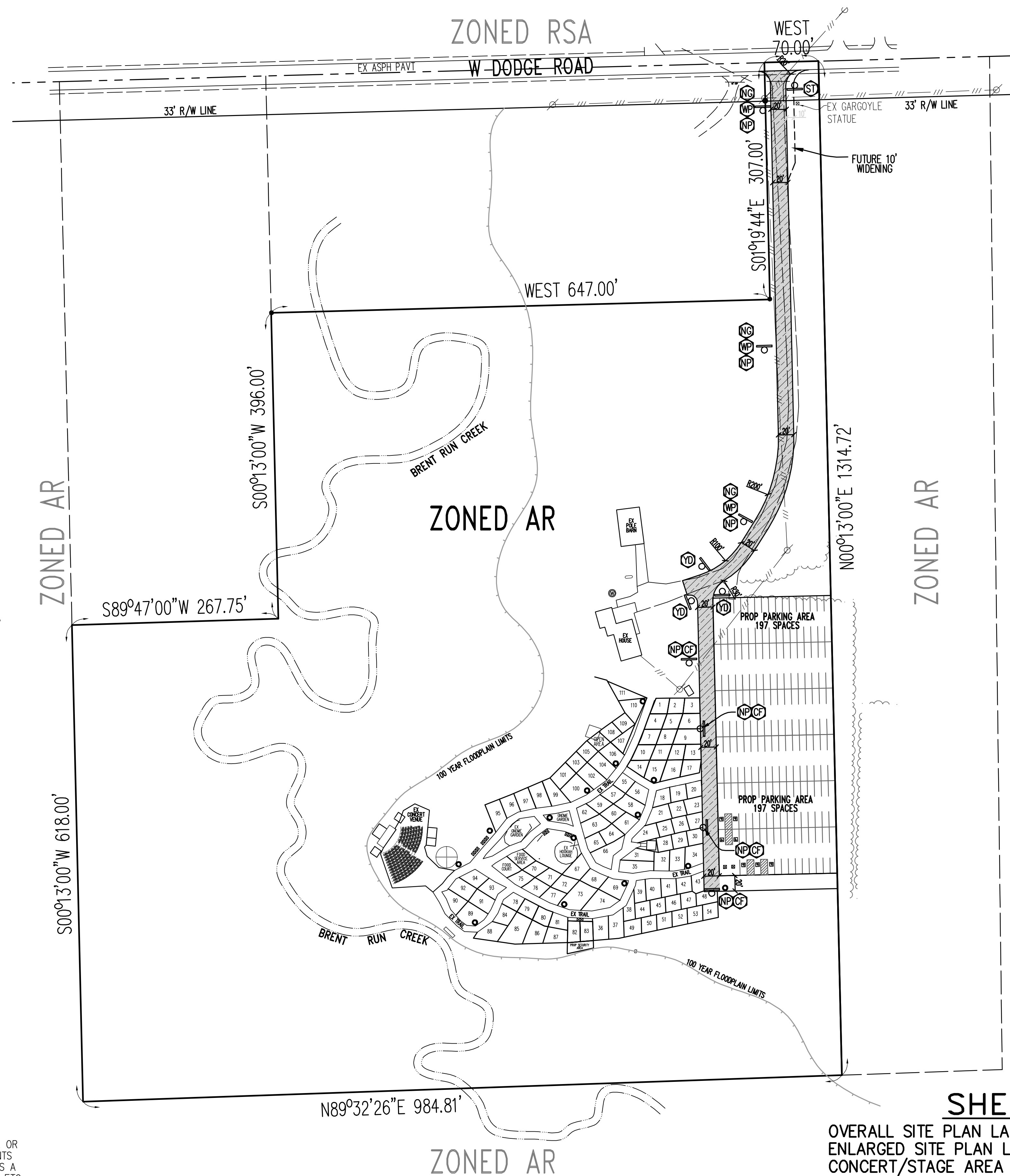
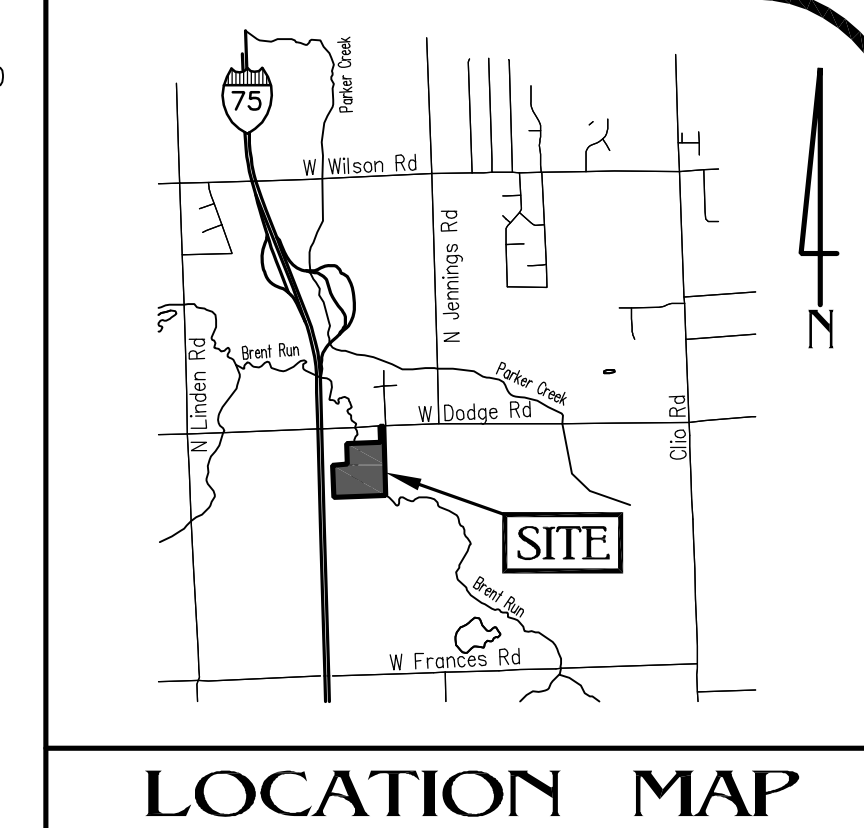
HOURS OF OPERATION:
 FRIDAYS FROM 5:00PM TILL MIDNIGHT - ARRIVE AND UNLOAD
 SATURDAY FROM 2:00PM TILL 10:00PM (LIVE MUSIC)
 SUNDAY FROM 8:00AM TILL 12:00 NOON CLEANUP AND VACATE

NORTH

GRAPHIC SCALE
 100 0 40 80
 (IN FEET)
 1 inch = 80 ft.

LEGEND

- SET IRON #55012
- FOUND IRON
- EX UTILITY POLE
- EX OVERHEAD POWERLINES
- EX PORTABLE RESTROOM
- EX WATER WELL
- CONCRETE
- ASPHALT
- EXISTING
- RIGHT OF WAY
- EX BUILDING AREA
- PROP ASPH MILLING SURFACE
- TRASH RECEPTABLE
- CAMPSITE NO. FIBERGLASS MARKER



PROJECT DESCRIPTION:

SITE WORK AS IT RELATES TO THE PROPOSED CAMPGROUND AND CONCERT VENUE
 THE WORK ON THE SUBJECT SITE INCLUDES THE PLACING OF ASPHALT MILLINGS THROUGHOUT THE CAMPGROUND SITE OVER THE EXISTING DIRT TRAILS, ALONG WITH PLACING THE ASPHALT MILLINGS ALONG THE ENTRANCE FROM DODGE ROAD SOUTHERLY THROUGH THE PARKING LOT. INSTALLING REGULATORY SIGN, FIBERGLASS MARKERS, TRASH BINS, AND PLACING THE PRIVIES AS SHOWN ON THESE PLANS, OR AS SPECIFIED BY THE STATE OF MICHIGAN, CAMPGROUND RULES AND REGULATIONS. ALL PROPOSED CONSTRUCTION SHALL MEET AND COMPLY WITH THE GENESSEE COUNTY ROAD COMMISSION, GENESSEE COUNTY DRAIN COMMISSION, VIENNA TOWNSHIP STANDARDS, SPECIFICATIONS, AND ORDINANCES, AS REQUIRED.

EXISTING ZONING INFORMATION:
 ACCORDING TO THE CURRENT TOWNSHIP OF VIENNA ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED AR (AGRICULTURAL RESIDENTIAL DISTRICT), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) MINIMUM LOT AREA = 2 ACRES
- 2) MINIMUM LOT FRONTAGE = NONE SPECIFIED
- 3) FRONT SETBACK = 75 FEET
- 4) SIDE SETBACK = 25 FEET (1 SIDE), 50 FEET (2 SIDES)
- 5) REAR SETBACK = 75 FEET
- 6) MAXIMUM BUILDING HEIGHT = 45 FEET
- 7) MAXIMUM LOT COVERAGE = 35 PERCENT

SURVEYOR NOTES:
 1. DATE OF LAST FIELD WORK: MAY 26, 2023.
 2. THE BEARINGS ARE RELATIVE TO THE DESCRIPTION, AS PROVIDED BY CLIENT.
 3. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).

SITE DATA:

- 1) SITE ZONING = AR (AGRICULTURAL RESIDENTIAL DISTRICT)
- 2) ADJACENT ZONING = RSA (NORTH), AR (EAST, SOUTH, WEST)
- 3) TOTAL GROSS AREA = 911,396 SFT or 20.92 ACRES
- 4) TOTAL NUMBER OF CAMPSITES = 111
 TOTAL NUMBER OF VENUE SEATS = 211
- 5) MAXIMUM CAPACITY ALLOWED = 350 PERSONS
- 6) PARKING SPACE & LANE SIZE REQUIREMENTS
 a) REGULAR PARKING SPACE = 9' x 20'
 b) BARRIER FREE SPACE = 9' x 20' W/9' AISLE
 c) DRIVE AISLE (TWO WAY) = 20' MIN
- 7) PARKING REQUIRED (CAMPSITES * 1.5):
 = 111 CAMPSITES * 1.5 = 167 SPACES
- 8) SITE PARKING PROVIDED:
 TOTAL SITE PARKING PROVIDED = 197 SPACES
- 9) BARRIER FREE PARKING REQUIRED = 6
 BARRIER FREE SPACES PROVIDED = 7
- 10) BAND PARKING SPACES PROVIDED = 7 SPACES
- 11) EXISTING LAND USE = RESIDENTIAL
- 12) PROPOSED LAND USE = CAMPGROUND SITE
- 13) SITE ADDRESS = 4121 W DODGE ROAD

REGULATORY SIGN LEGEND:

- ST STOP SIGN (24"x24")
- YD YIELD SIGN (24"x24")
- BF BARRIER FREE PARKING (12"x18")
- CF CAMPFIRE SIGN (12"x18")
- NG NO GLASS SIGN (20"x14")
- WP WEAPONS PROHIBITED SIGN (18"x12")
- NP NO PARKING FIRE LANE SIGN (12"x18")
- VA VAN ACCESSIBLE SIGN (12"x18")

SHEET INDEX

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

ELSE_JOBS/23-194/080 MUSIC/OVERALL SITE - C-1

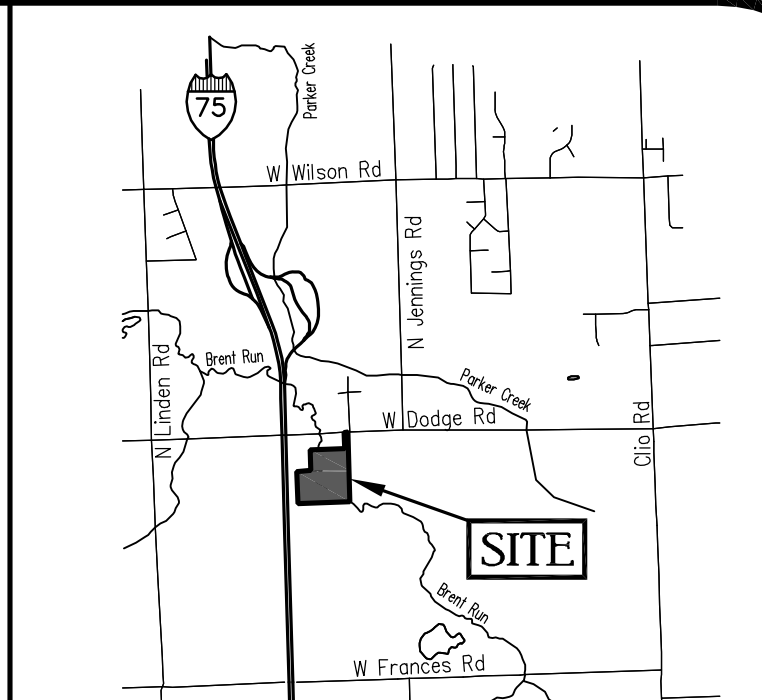
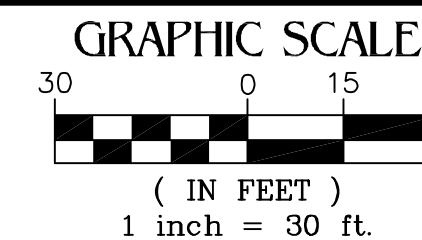
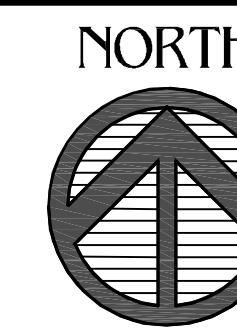
SCALE: 1"=80'	OWNER/DEVELOPER: C/O J AND B MUSIC ENTERPRISE, LLC 4121 W DODGE ROAD CLIO, MI 48420	PART OF THE NORTHEAST 1/4, SECTION 33, T9N-R6E VIENNA TWP, GENESSEE CO, MI	F&E Fenton Land Surveying & Engineering, Inc 14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430 PHONE: 810.354.8115 EMAIL: INFO@FENTONLSE.COM	PROPOSED OVERALL SITE PLAN LAYOUT FOR: THE SHIRE OUTDOOR MUSIC VENUE 4121 W DODGE ROAD, CLIO, MI 48420	REVISIONS	DRN. BY: J.E.S. 07.26.2023	SHEET NO: C-1
JOB NO. 23-194					DSN BY: J.E.S.		
					CHK'D BY: J.P.W.		
					APPR BY: J.P.W.		

PROPERTY DESCRIPTION

PARCEL NUMBER 18-13-200-010, 4121 W DODGE ROAD
QUIT CLAIM DEED INSTR # 201509140069766
LAND IN THE TOWNSHIP OF VIENNA, COUNTY OF GENESSE, STATE OF MICHIGAN, DESCRIBED AS:

PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 9 NORTH, RANGE 6 EAST, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 33 THAT IS WEST 1160.50 FEET FROM THE NORTHEAST CORNER OF SECTION 33; THENCE WEST 70 FEET ALONG THE NORTH LINE OF SECTION 33; THENCE SOUTH 0 DEGREES 13 MINUTES 00 SECONDS WEST 307.00 FEET; THENCE WEST 647.00 FEET; THENCE SOUTH 0 DEGREES 13 MINUTES 00 SECONDS WEST 396.60 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 287.75 FEET; THENCE SOUTH 0 DEGREES 13 MINUTES 00 SECONDS WEST 618.00 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 26 SECONDS EAST 984.81 FEET; THENCE NORTH 0 DEGREES 13 MINUTES 00 SECONDS EAST 1374.72 FEET TO THE POINT OF BEGINNING, RESERVING THEREFROM THE NORTH 50 FEET USED, TAKEN OR DEEDED FOR DODGE ROAD, SO CALLED.

**ENLARGED SITE PLAN LAYOUT FOR:
THE SHIRE OUTDOOR MUSIC VENUE
4121 W DODGE ROAD, CLIO, MI 48420**



LOCATION MAP

LEGEND

- SET IRON #55012
- FOUND IRON
- EX UTILITY POLE
- EX OVERHEAD POWERLINES
- ⊠ EX PORTABLE RESTROOM
- ⊞ EX WATER WELL
- CONC
- ASPH
- EX EXISTING
- R/W RIGHT OF WAY
- EX BUILDING AREA
- PROP ASPH MILLING SURFACE
- TRASH RECEPTABLE
- △ CAMPSITE NO. FIBERGLASS MARKER

EXISTING ZONING INFORMATION:

ACCORDING TO THE CURRENT TOWNSHIP OF VIENNA ZONING ORDINANCE THIS PROPERTY IS CURRENTLY ZONED AR (AGRICULTURAL RESIDENTIAL DISTRICT), AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

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- 2) MINIMUM LOT FRONTAGE = NONE SPECIFIED
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- 6) MAXIMUM BUILDING HEIGHT = 45 FEET
- 7) MAXIMUM LOT COVERAGE = 35 PERCENT

FLOOD PLAIN NOTE:

PART OF THE PROPERTY IS IN ZONE "A" (AREAS WITHIN THE 100 YEAR FLOOD PLAIN) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 26049C00450 WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 25, 2009, AND IS IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR NOTES:

1. DATE OF LAST FIELD WORK: MAY 26, 2023.
2. THE BEARINGS ARE RELATIVE TO THE DESCRIPTION, AS PROVIDED BY CLIENT.
3. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).

SITE DATA:

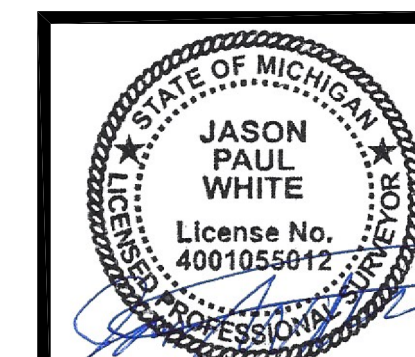
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TOTAL SITE PARKING PROVIDED = 197 SPACES
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UTILITY STATEMENT

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

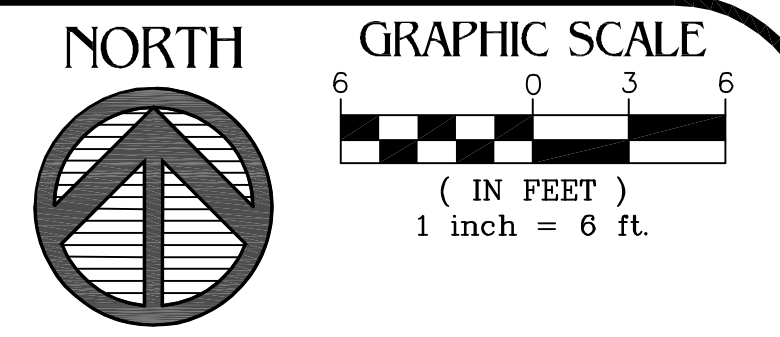


SEE SHEET C-3 FOR DETAILS

ELSE: LDBS/23-194/ABB MUSIC/ENLARGED SITE - C-2

SCALE: 1" = 30'	OWNER/DEVELOPER: C/O J AND B MUSIC ENTERPRISE, LLC 4121 W DODGE ROAD CLIO, MI 48420	PART OF THE NORTHEAST 1/4, SECTION 33, T9N-R6E VIENNA TWP, GENESSE CO, MI	F&E Fenton Land Surveying & Engineering, Inc 14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430 PHONE: 810.354.8115 EMAIL: INFO@FENTONLSE.COM	ENLARGED SITE PLAN LAYOUT FOR: THE SHIRE OUTDOOR MUSIC VENUE 4121 W DODGE ROAD, CLIO, MI 48420	REVISIONS	DRN. BY: J.E.S. 07.26.2023	SHEET NO: C-2
JOB NO. 23-194					DSN BY: J.E.S.		
					CHK'D BY: J.P.W.		
					APPR BY: J.P.W.		

CONCERT/STAGE AREA PLAN FOR:
THE SHIRE OUTDOOR MUSIC VENUE
 4121 W DODGE ROAD, CLIO, MI 48420



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 TOTAL NUMBER OF VENUE SEATS = 211
- 5) MAXIMUM CAPACITY ALLOWED = 350 PERSONS
- 6) PARKING SPACE & LANE SIZE REQUIREMENTS
 - a) REGULAR PARKING SPACE = 9' x 20'
 - b) BARRIER FREE SPACE = 9' x 20' W/9' AISLE
 - c) DRIVE AISLE (TWO WAY) = 20' MIN
- 7) PARKING REQUIRED (CAMPSITES * 1.5):
 = 111 CAMPSITES * 1.5 = 167 SPACES
- 8) SITE PARKING PROVIDED:
 TOTAL SITE PARKING PROVIDED = 197 SPACES
- 9) BARRIER FREE PARKING REQUIRED = 6
 BARRIER FREE SPACES PROVIDED = 7
- 10) BAND PARKING SPACES PROVIDED = 7 SPACES
- 11) EXISTING LAND USE = RESIDENTIAL
- 12) PROPOSED LAND USE = CAMPGROUND SITE
- 13) SITE ADDRESS = 4121 W DODGE ROAD

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



Know what's below.
 Call before you dig.



SEATING COUNT
 2 TABLES W/UMBRELLA
 (SEATS 8)
 6 ROUND TABLES
 (SEATS 6)
 6 HIGH TABLES
 (SEATS 4)
 135 LAWN CHAIRS

LAWN CHAIR/COOLER (TYP)

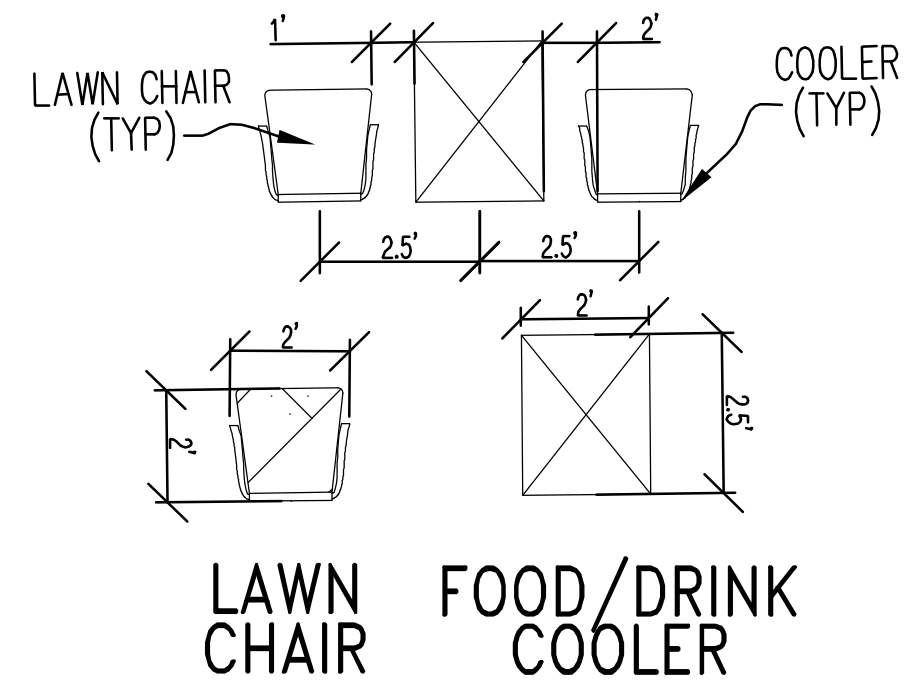
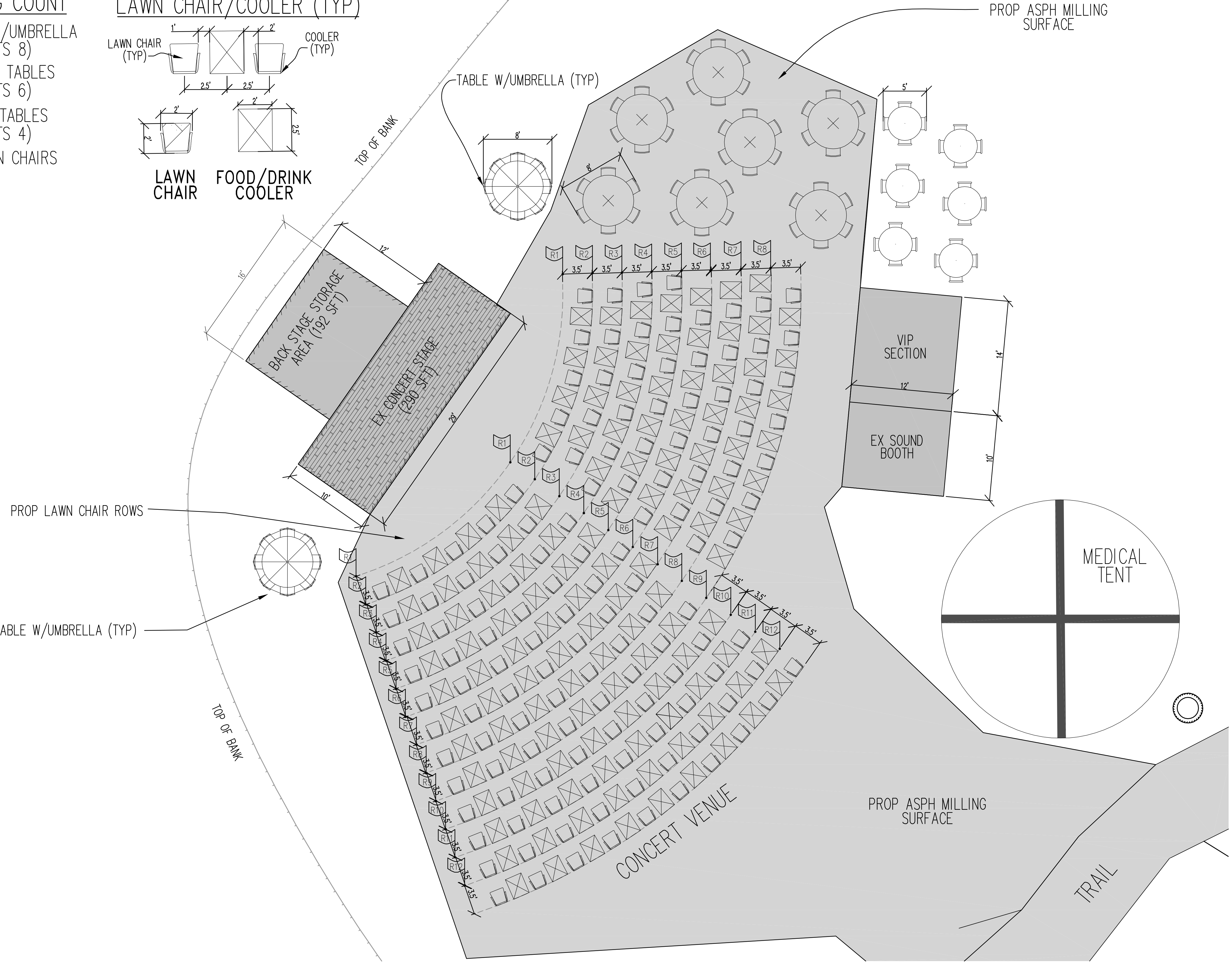
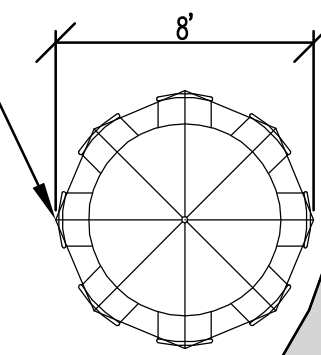


TABLE W/UMBRELLA (TYP)



ELSE: LOTS 23-194/188 MUSIC/CONCERT/STAGE - C-3

SCALE: 1"=6'	OWNER/DEVELOPER: C/O J AND B MUSIC ENTERPRISE, LLC 4121 W DODGE ROAD CLIO, MI 48420	PART OF THE NORTHEAST 1/4, SECTION 33, T9N-R6E VIENNA TWP, GENESSE CO, MI		Fenton Land Surveying & Engineering, Inc 14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430 PHONE: 810.354.8115 EMAIL: INFO@FENTONLSE.COM	CONCERT/STAGE AREA FOR: THE SHIRE OUTDOOR MUSIC VENUE 4121 W DODGE ROAD, CLIO, MI 48420	REVISIONS DRN. BY: J.E.S. 07.28.2023 DSN BY: J.E.S. CHK'D BY: J.P.W. APPR BY: J.P.W.	SHEET NO: C-3
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GENERAL CONSTRUCTION NOTES:

1. ALL SITE CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS THE 2020 MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE LATEST MDOT STANDARD ROAD PLANS, AND THE LATEST VIENNA TOWNSHIP ZONING ORDINANCE AND ENGINEERING DESIGN STANDARDS. COPIES OF ALL MDOT DOCUMENTS MAY BE OBTAINED FROM THEIR WEBSITE (WWW.MICHIGAN.GOV/MDOT)

2. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO GRADE THE SITE TO THE GRADES SHOWN ON THE PLANS OR SPECIFIED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, EMBANKMENT, AND THE FURNISHING AND PLACING OF ALL BORROW MATERIAL REQUIRED TO OBTAIN THE SPECIFIED GRADES.

3. SUBGRADE PREPARATION: REMOVE ALL ROCKS, DEBRIS, VEGETATION AND TOPSOIL FROM THE AREA TO BE PAVED. SHAPE THE SUBGRADE TO PROPER ELEVATIONS FOR PLACEMENT OF THE PAVEMENT. COMPACT SUBGRADE TO NOT LESS THAN 95% OF MAXIMUM UNIT WEIGHT IN 9 INCH LIFTS IN ACCORDANCE WITH THE MODIFIED PROCTOR T-180 METHOD. THE CONTRACTOR SHALL UNDERCUT ANY UNSUITABLE SUBGRADE MATERIAL AND REPLACE IT WITH SUITABLE MATERIAL COMPACTED TO MINIMUM 95% OF MAX UNIT WEIGHT.

4. ALL WORK NECESSARY TO COMPLETE THIS PROJECT SHALL CONFORM TO ALL RELATED VIENNA TOWNSHIP & GENESSEE COUNTY CODES AND ORDINANCES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSURANCE AND BONDS PRIOR TO CONSTRUCTION INCLUDING THE PAYMENT OF ANY FEES, REQUIRED BY ANY FEDERAL, STATE, LOCAL, OR PRIVATE ORGANIZATIONS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF SURPLUS OR WASTE MATERIAL.

7. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE EMPLOYED IN ACCORDANCE WITH THE SOIL EROSION CONTROL PLAN, AND SHALL MEET THE APPROVAL OF THE GDC-SESC AND/OR FLINT TOWNSHIP SOIL EROSION CONTROL DEPARTMENT. CONTRACTOR SHALL OBTAIN SOIL EROSION CONTROL PERMIT FROM GDC-SESC DEPARTMENT.

8. ALL LAWN OR TURF AREAS SHALL BE ESTABLISHED WITH TOPSOIL AND APPLICATION OF FERTILIZER, SEED AND MULCH IN ACCORDANCE WITH THE FOLLOWING RATES:

- TOPSOIL SURFACE = MINIMUM 4 INCHES
- CHEMICAL FERTILIZER NUTRIENT = 240 LBS/ACRE
- CLASS A SEEDING = 120 LBS/ACRE
- MULCH = 2 TONS/ACRE
- ALL LANDSCAPE BEDS SHALL HAVE 18" OF TOPSOIL.

ALL MATERIAL SHALL COMPLY WITH MDOT STANDARD SPECIFICATIONS.

9. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES PRIOR TO PERFORMING WORK, AND SHALL OBTAIN ANY REQUIRED PERMITS OR APPROVALS PRIOR TO PERFORMING WORK.

10. THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT MISS DIG UTILITY PROTECTION SERVICE (1-800-482-7171) TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH THE UTILITY OWNERS REQUIREMENTS AT THE CONTRACTORS EXPENSE.

11. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO EXPOSE ALL EXISTING UTILITIES THAT CROSS THE PROPOSED CONSTRUCTION IN ORDER TO DETERMINE IF A VERTICAL CONFLICT EXISTS BETWEEN THE EXISTING UTILITY AND THE PROPOSED CONSTRUCTION. ALL LABOR REQUIRED TO UNCOVER THE EXISTING UTILITY SHALL BE CONSIDERED AS BEING INCLUDED IN THE COST OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE DEPTH AND HORIZONTAL LOCATIONS OF ALL UTILITIES IN SUFFICIENT TIME SUCH THAT ANY CONFLICTS CAN BE RESOLVED BEFORE WORK IS STARTED IN THAT PORTION OF THE PROJECT. THE CONTRACTOR SHALL ARRANGE FOR THE VARIOUS UTILITY OWNERS TO LOCATE, REMOVE AND REPLACE, OR RELOCATE THEIR FACILITIES. ALL COST FOR THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

12. PRIOR TO BIDDING THE CONTRACTOR AND SUBCONTRACTORS SHALL MAKE A PERSONAL INVESTIGATION OF THE SITE AND EXISTING SURFACE AND SUBSURFACE CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO ACQUAINT THEMSELVES WITH CONDITIONS OF THE WORK AREA. THE CONTRACTOR IS ADVISED TO DETERMINE THE SUBSURFACE SOIL AND GROUND WATER CONDITIONS. DEWATERING, IF DETERMINED NECESSARY BY THE CONTRACTOR, WILL BE INCIDENTAL TO THE COST OF CONSTRUCTION.

13. ALL FILL ON THE PROPERTY SHALL BE ADEQUATELY COMPACTED BY ROLLING TO PRODUCE A SURFACE SATISFACTORY FOR THE PROPER INSTALLATION OF THE PROPOSED WORK. BEFORE COMMENCING PAVING WORK, THE PAVING CONTRACTOR MUST MAKE CERTAIN THAT THE SURFACES TO BE COVERED ARE IN PROPER CONDITION. SURFACES NOT ACCEPTABLE SHALL BE REPORTED TO THE OWNER IMMEDIATELY. THE APPLICATION OF PAVING MATERIALS SHALL BE HELD TO BE AN ACCEPTANCE OF THE SURFACES AND WORKING CONDITIONS BY THE PAVING CONTRACTOR WHO WILL BE HELD RESPONSIBLE FOR THE RESULTS. ANY UNSTABLE LIMESTONE BASE OR ASPHALT PAVEMENT MUST BE REMOVED AND REPLACED BY THE CONTRACTOR AT THEIR COST AS REQUIRED BY THE OWNER AND/OR ENGINEER.

14. CONTRACTOR SHALL REMOVE ALL EXISTING STRUCTURES, TREES, BRUSH, FENCES, SLABS, DRIVEWAYS AND/OR SIDEWALKS THAT ARE AFFECTED BY THE PROPOSED WORK. VISIT SITE TO DETERMINE EXTENT OF REMOVAL WORK WHICH MAY OR MAY NOT BE SHOWN ON PLANS.

15. THE FOLLOWING LATEST MDOT STANDARD ROAD PLANS SHALL APPLY TO THIS PROJECT UNLESS THEY ARE SUPERSEDED BY VIENNA TOWNSHIP & GDC STANDARD DETAILS:

PLAN NO.	TITLE
R-29-I	DRIVEWAY OPENINGS & APPROACHES AND CONCRETE SIDEWALKS
R-30-G	CONCRETE CURB AND CONCRETE CURB & GUTTER
R-74-D	BUMPER & PARKING RAILS, AND MISC WOOD POSTS

THE CONTRACTOR SHALL OBTAIN COPIES OF THESE MDOT STANDARD PLANS AT THE MDOT WEBSITE (WWW.MICHIGAN.GOV/MDOT) AND MUST COMPLY WITH ALL REQUIREMENTS

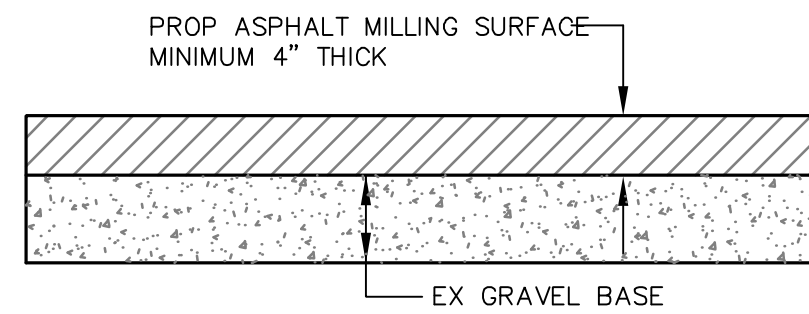
16. THE CONTRACTOR MUST PROVIDE ALL MEASURES REQUIRED FOR TRAFFIC CONTROL DURING CONSTRUCTION AS REQUIRED BY VIENNA TOWNSHIP AND IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE 2011 EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AS AMENDED, AND SECTION 812 OF THE 2020 MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE CONTRACTOR MUST PLACE PLASTIC DRUMS, TEMPORARY SIGNING, LIGHTED ARROWS, YELLOW CONSTRUCTION WARNING TAPE, AND ANY OTHER MEASURES REQUIRED TO PROTECT THE PUBLIC DURING CONSTRUCTION.

17. ALL PARKING SPACE LINES, CROSSWALKS, STOP BARS, & PAINTED ISLANDS SHALL BE MARKED WITH 4" WHITE REFLECTIVE PAINT. ALL HANDICAP PARKING SPACE LINES SHALL BE MARKED WITH 4" BLUE REFLECTIVE PAINT. HANDICAP SYMBOLS SHALL BE BLUE REFLECTIVE PAINT. ALL MATERIALS SHALL COMPLY WITH SECTION 811 OF THE 2020 MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.

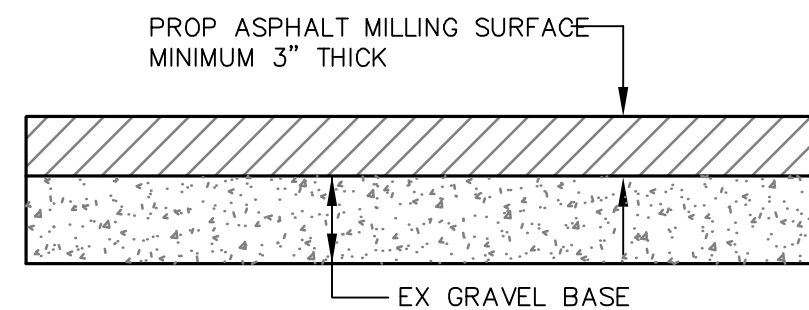
18. ALL TRAFFIC SIGNS SHALL CONFORM WITH THE REQUIREMENTS OF THE 2011 EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AS AMENDED, AND SECTION 810 OF THE 2020 MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.

19. THE CONTRACTOR SHALL CONTROL NOISE. CARRY OUT A PROGRAM OF DUST CONTROL AND SHALL ALLOW NO ON-SITE BURNING, WITHOUT APPROVAL FROM LOCAL FIRE DEPARTMENT.

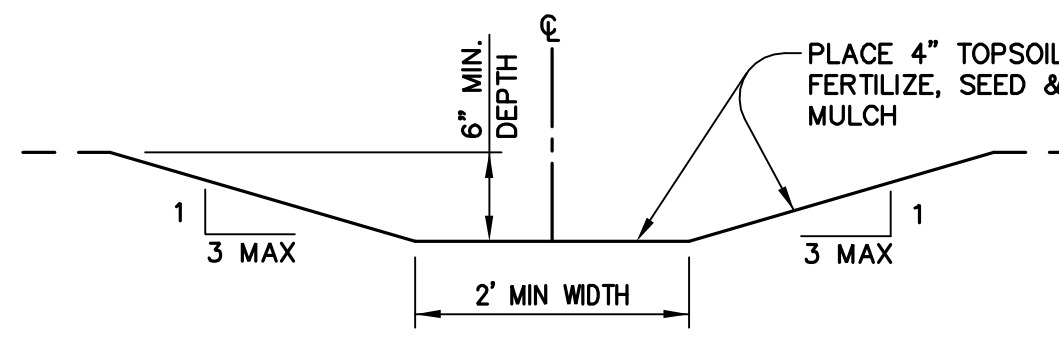
20. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVEMENT. THE CONTRACTOR MUST PROPERLY REPAIR ANY DAMAGE CAUSED BY THEIR OPERATIONS AT THEIR COST AS REQUIRED BY THE CITY, COUNTY, OWNER AND/OR ENGINEER.



PROPOSED STANDARD ASPHALT MILLING PAVEMENT X-SECTION

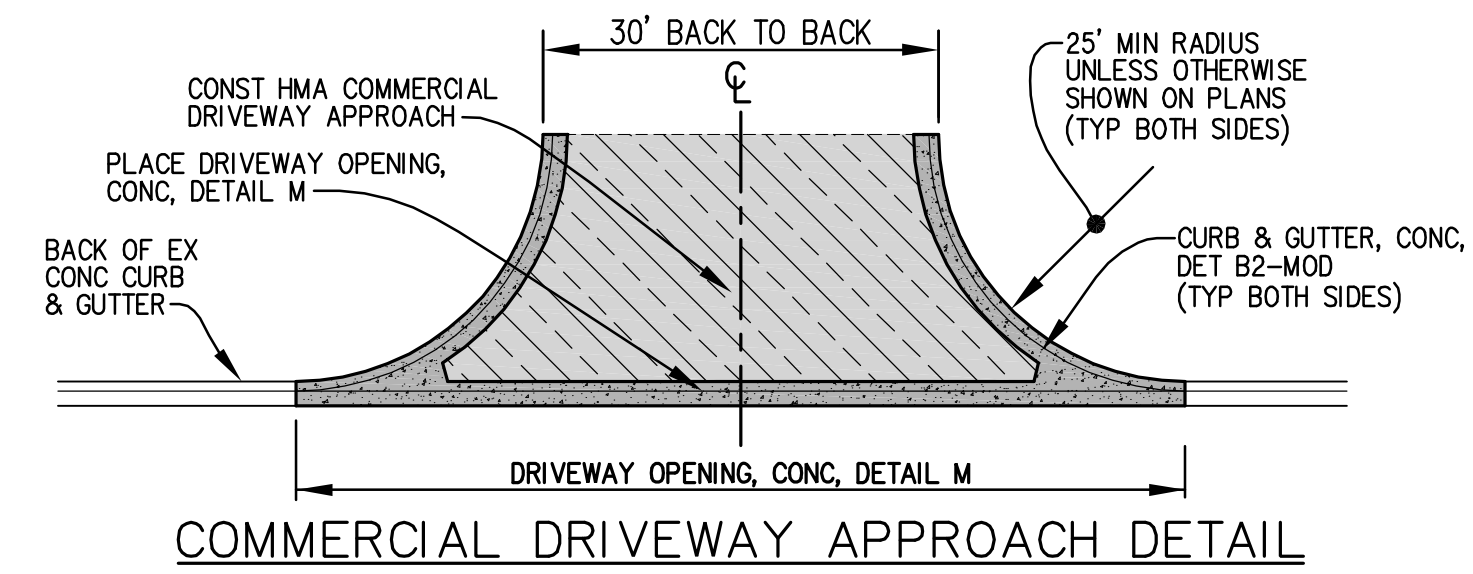


PROPOSED STANDARD ASPHALT PATH/TRAIL X-SECTION

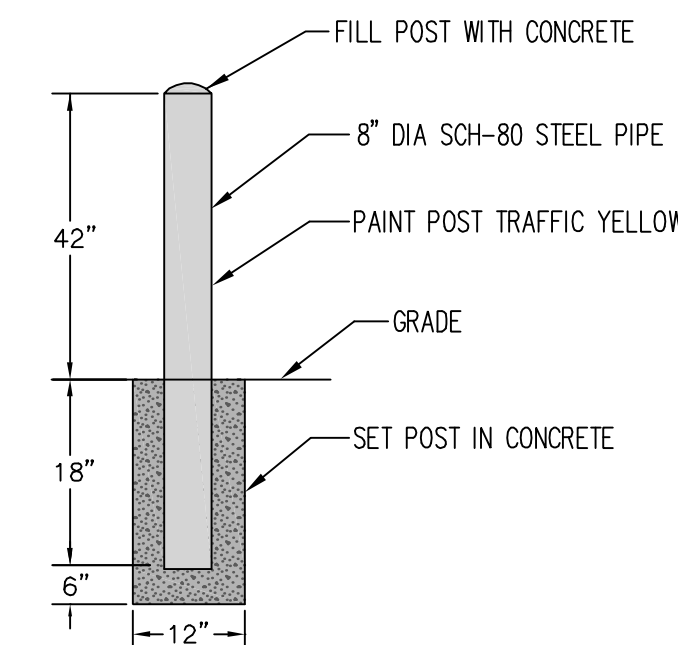


DRAINAGE DITCH/SWALE X-SECTION

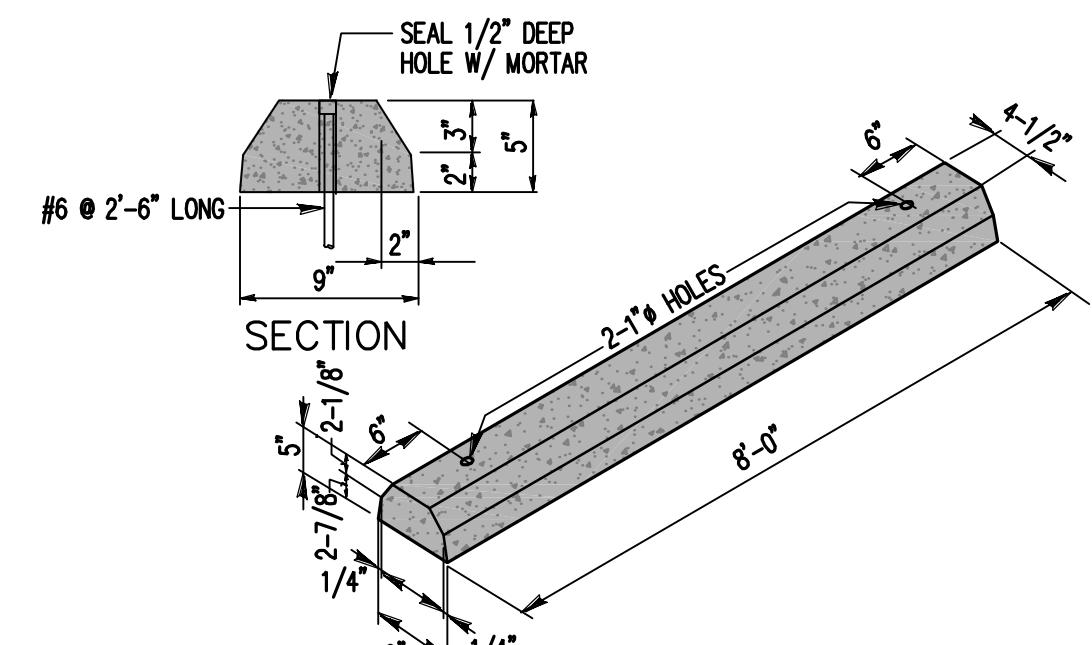
CONSTRUCT AT 0.50% MIN. SLOPE AT LOCATIONS SHOWN OR AS REQUIRED



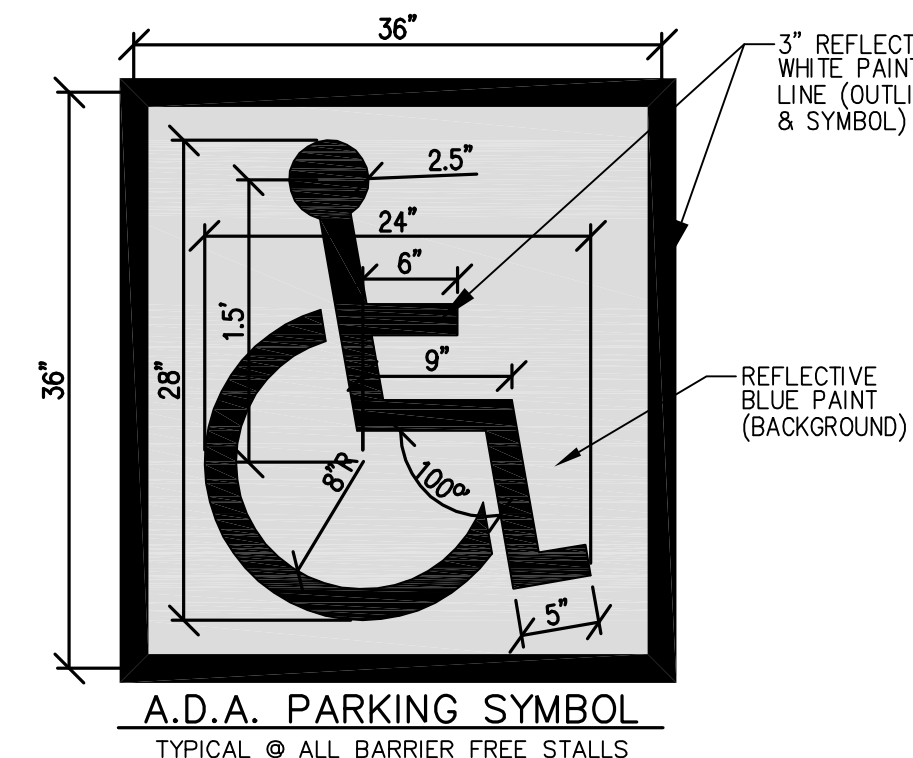
COMMERCIAL DRIVEWAY APPROACH DETAIL



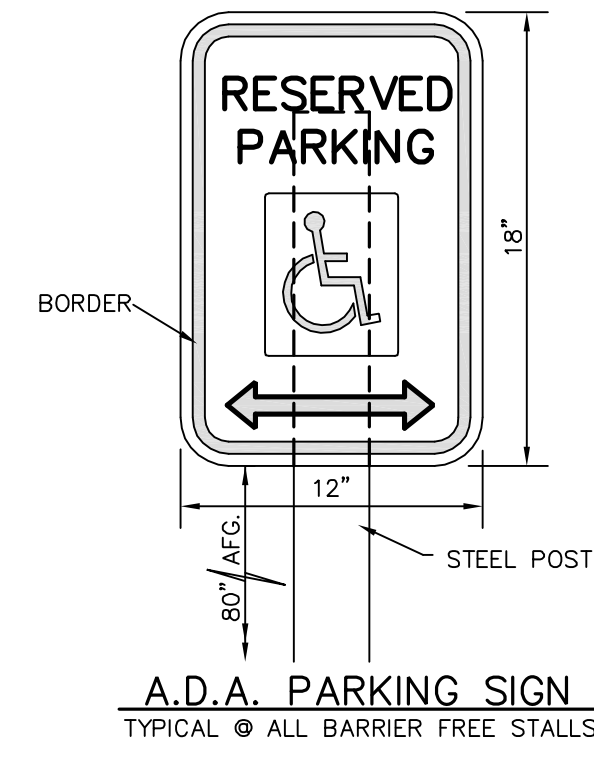
TYPICAL BOLLARD DETAIL (NO SCALE)



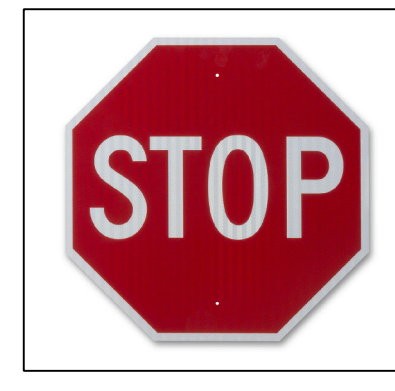
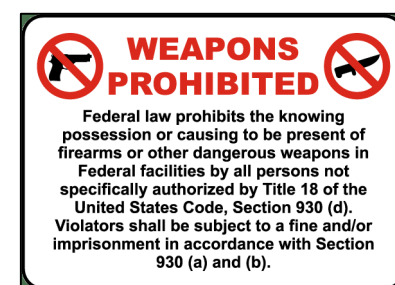
PRECAST CONCRETE WHEEL STOP (WHERE REQUIRED)



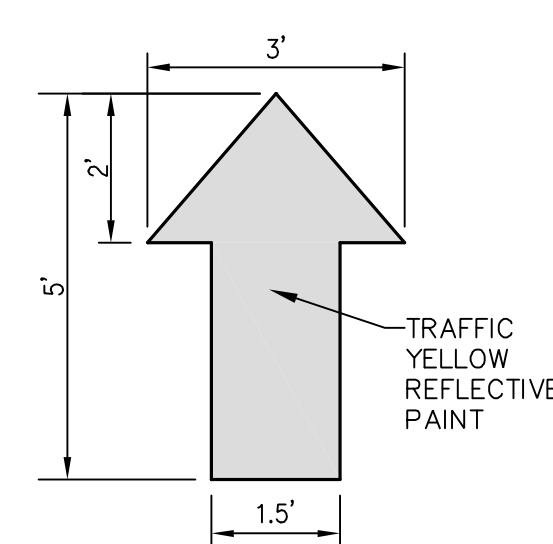
A.D.A. PARKING SYMBOL TYPICAL @ ALL BARRIER FREE STALLS



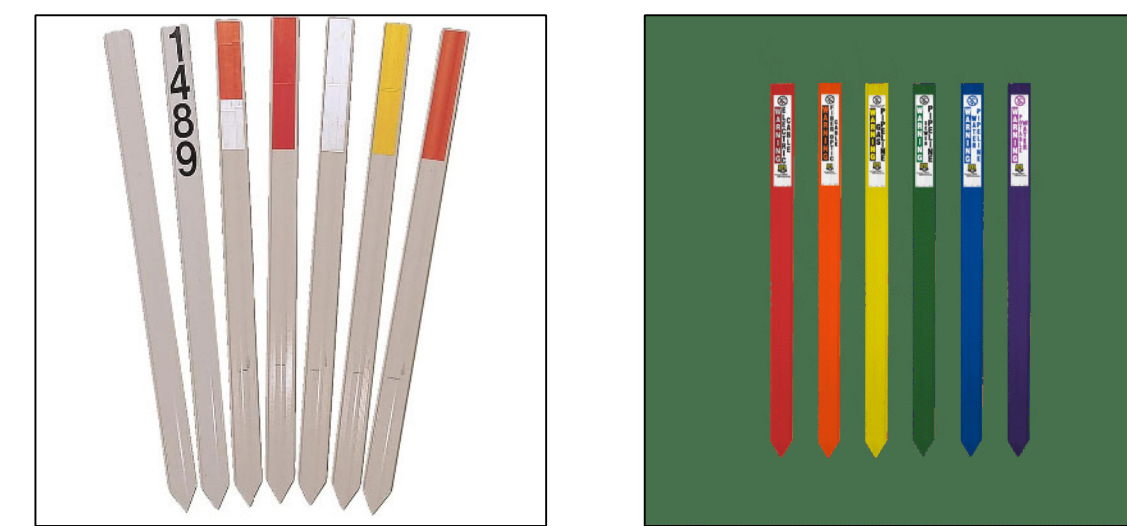
A.D.A. PARKING SIGN TYPICAL @ ALL BARRIER FREE STALLS



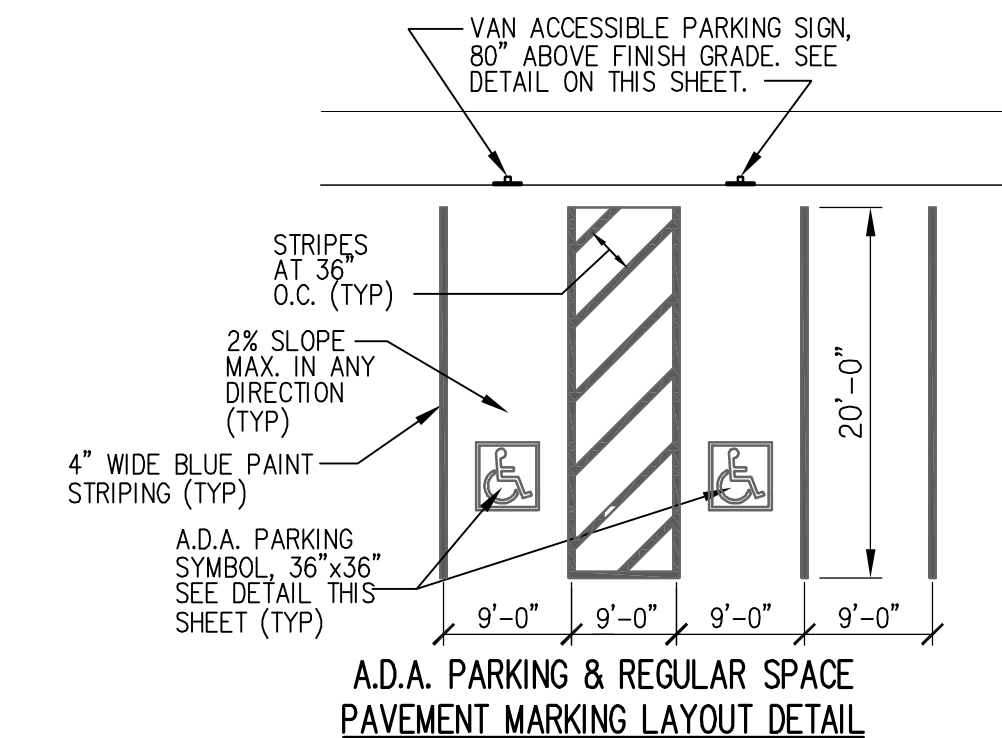
PROPOSED REGULATORY SIGNS



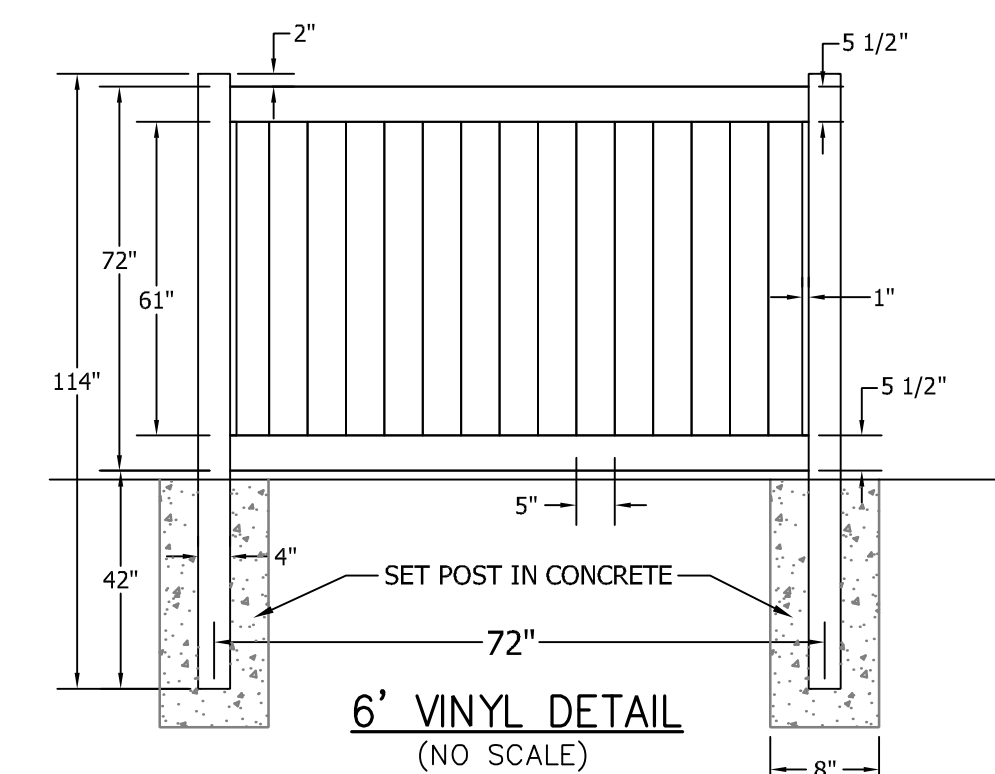
TRAFFIC FLOW ARROW DETAIL



PROPOSED FIBERGLASS MARKER POSTS



A.D.A. PARKING & REGULAR SPACE PAVEMENT MARKING LAYOUT DETAIL



6" VINYL DETAIL (NO SCALE)

ELSE: L085/23-194/AB8 MUSIC/CONST DETL - C-4

SCALE: NONE	OWNER/DEVELOPER: C/O J AND B MUSIC ENTERPRISE, LLC
JOB NO. 23-194	4121 W DODGE ROAD CLIO, MI 48420

PART OF THE NORTHEAST 1/4,
SECTION 33, T9N-R6E
VIENNA TWP, GENESSEE CO, MI



Fenton Land Surveying & Engineering, Inc
14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430
PHONE: 810.354.8115 EMAIL: INFO@FENTONLSE.COM

STANDARD CONSTRUCTION DETAILS & NOTES FOR:
THE SHIRE OUTDOOR MUSIC VENUE
4121 W DODGE ROAD, CLIO, MI 48420

REVISIONS	DRN. BY:	J.E.S.	07.28.2023	SHEET NO:
	DSN BY:	J.E.S.	"	C-4
	CHK'D BY:	J.P.W.	"	
	APPR BY:	J.P.W.	"	