



DAVISON ROAD INDUSTRIAL LAND

Davison Road and Donegal Street
Burton, MI 48509

Neighboring Communities

CLIO

OTISVILLE

*Vienna
Township*

*Thetford
Township*

Forest Township

**MOUNT
MORRIS**

*Mt. Morris
Township*

**BEECHER
CDP**

*Genesee
Township*

*Richfield
Township*

***RACER Trust
Land***

FLINT

DAVISON

*Flint
Township*

*Davison
Township*

BURTON

*Mundy
Township*

**GRAND
BLANC**

*Atlas
Township*

GOODRICH

*Grand Blanc
Township*



0 1.5 3 Miles

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Transportation Infrastructure



Richfield Rd

N Belsay Rd

***RACER Trust
Land***

Davison Rd



Lapeer Rd

S Center Rd



0 2,000 4,000 Feet

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Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Parcel Map

Davison Rd

Donegal St

0.59+/- Acres



0 200 400 Feet

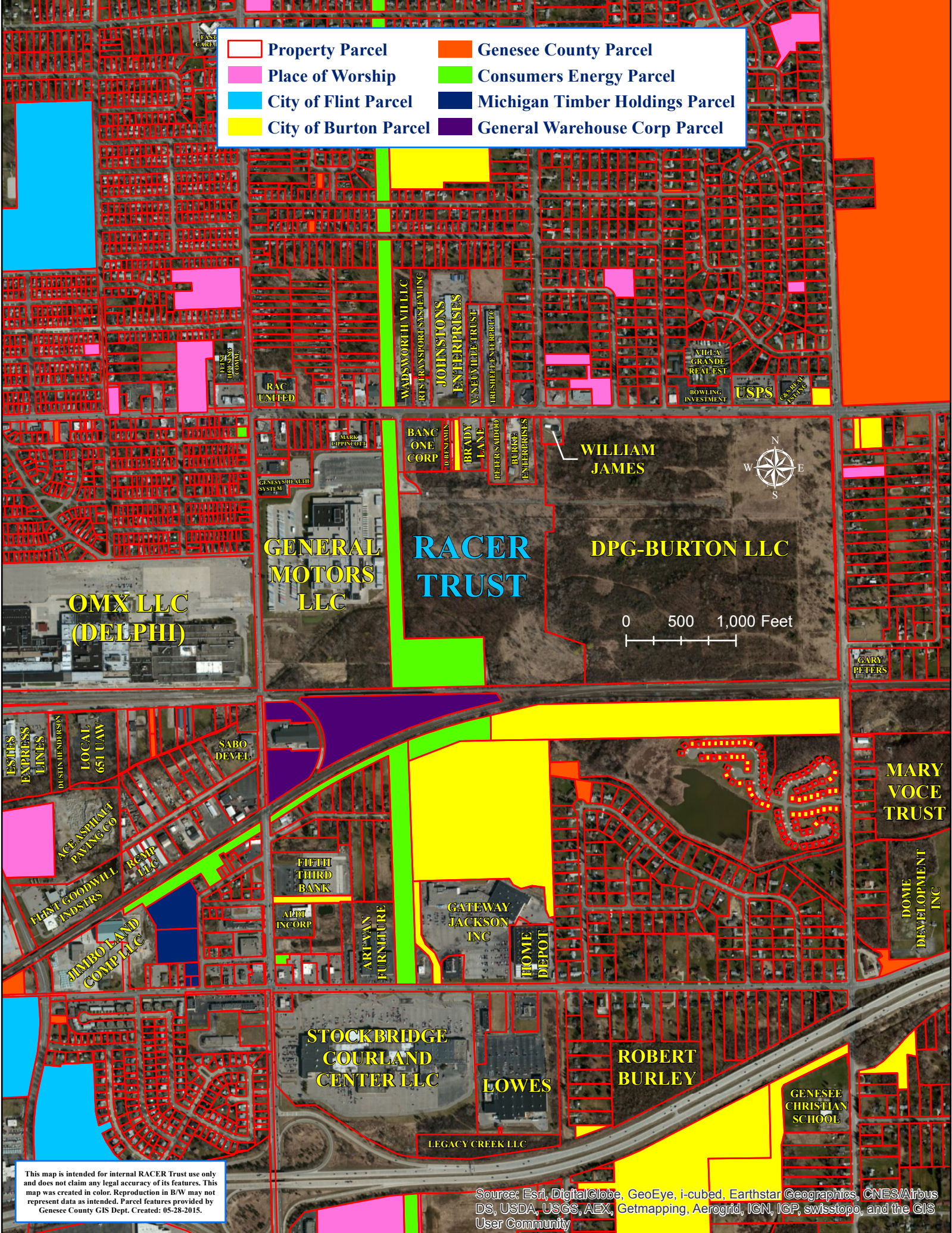
55.62+/- Acres



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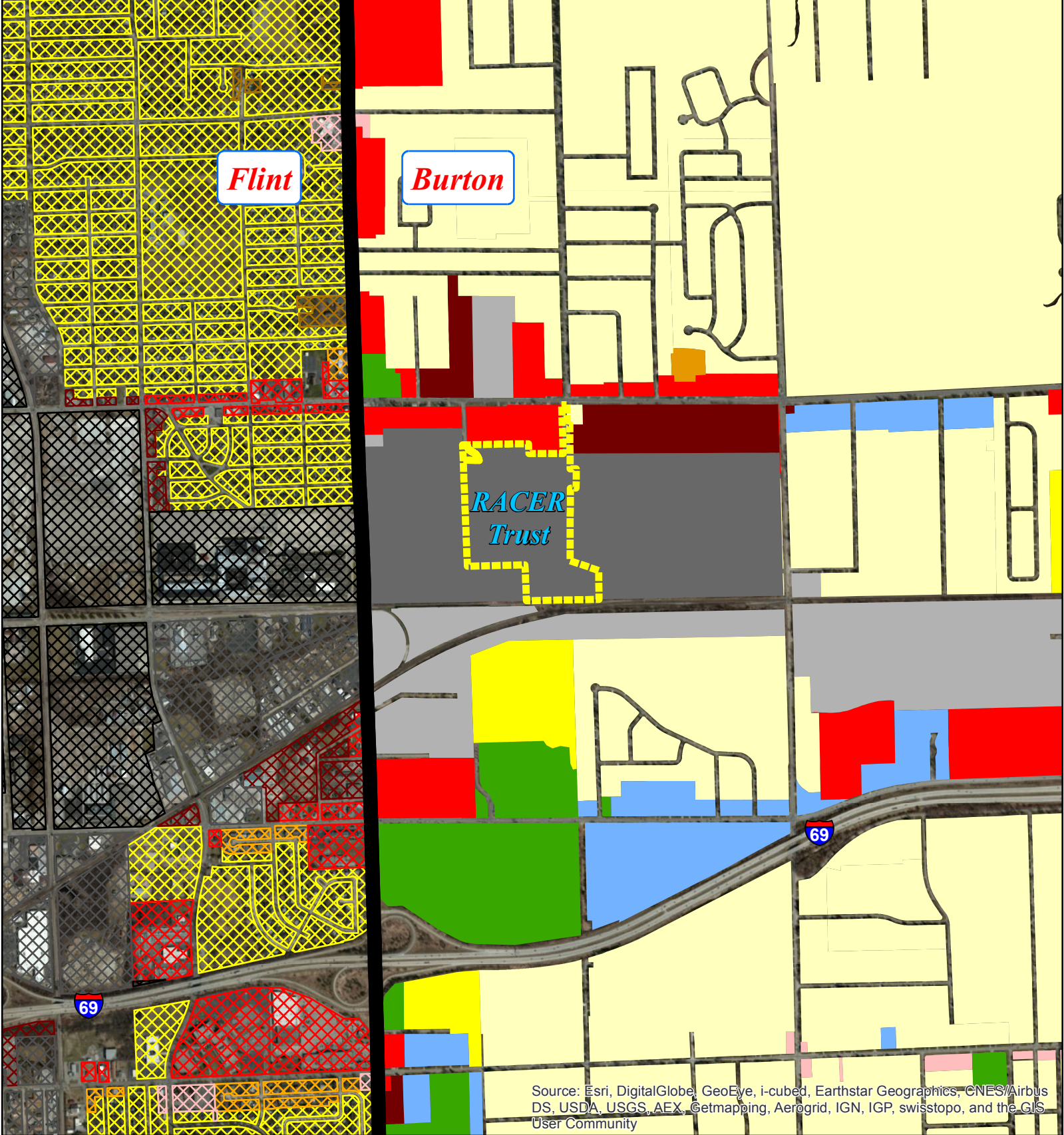
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- | | |
|---|---|
|  Property Parcel |  Genesee County Parcel |
|  Place of Worship |  Consumers Energy Parcel |
|  City of Flint Parcel |  Michigan Timber Holdings Parcel |
|  City of Burton Parcel |  General Warehouse Corp Parcel |



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Zoning Map

City of Burton Zoning Districts:

- Single-Family Residential
- Multiple-Family Residential
- Mobile Home Park
- Restricted Office
- Local Business
- General Business
- Highway-Oriented Business
- Planned Shopping Center
- Light Industrial
- General Industrial

City of Flint Zoning Districts:

- Single-Family Medium Density
- Multi-Family/Walk-Up Apartment
- Multi-Family High Density Apartment
- Neighborhood Business
- Community Business
- General and Highway Commercial
- Parking
- Intermediate Manufacturing
- Heavy Manufacturing

0 750 1,500 Feet

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Utility Providers:

Consumers Energy

Count on Us



City Of
Burton, Michigan



Genesee County
Drain Commissioner
Water & Waste Services

Davison Road Industrial Land – Existing Facilities



Existing 46 kV
Facilities

Existing 138 kV
Facilities

Gas Distribution

Gas Transmission

Gas Site Benefits

- ☐ Six-inch high-capacity gas main
- ☐ Medium pressure available
- ☐ Competitive delivery rates and minimal upfront costs

Electric Site Benefits

- ☐ Close proximity to both 138kV and 46kV systems:
 - Predicted reliability of 99.999% for 138kV system and 99.997% for 46kV system. The predicted reliability percentage represents the estimated amount of time the facility is in service.
 - Able to serve a wide range of possible electric demands with appropriate substation and minimal line construction.
- ☐ Close proximity to bulk power substation:
 - Provides for increased reliability, energy capacity and easier redundancy options from either the 138kV or 46kV systems.

WORKING TO DELIVER THE ENERGY YOU NEED, WHENEVER YOU NEED IT. **THAT'S OUR PROMISE TO MICHIGAN!**



Sanitary Sewer Infrastructure

Davison Rd

Donegal St



0 200 400 Feet

- 8" Sanitary Sewer
- 10" Sanitary Sewer
- 33" Sanitary Sewer
- RACER Trust Property

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Stormwater Infrastructure

Davison Rd

Donegal St

Under-ground Pipe

30" Under-ground Pipe



0 200 400 Feet

-  Ketzler Branch
-  Granger Drain
-  Gilkey Creek
-  RACER Trust Property



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Potable Water Infrastructure

Davison Rd

Donegal St

16" City Water Main



0 200 400 Feet



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Topographic Map

Site Topography:
747' to 767'
Above Mean Sea Level

Davison Rd

Donegal St



0 200 400 Feet

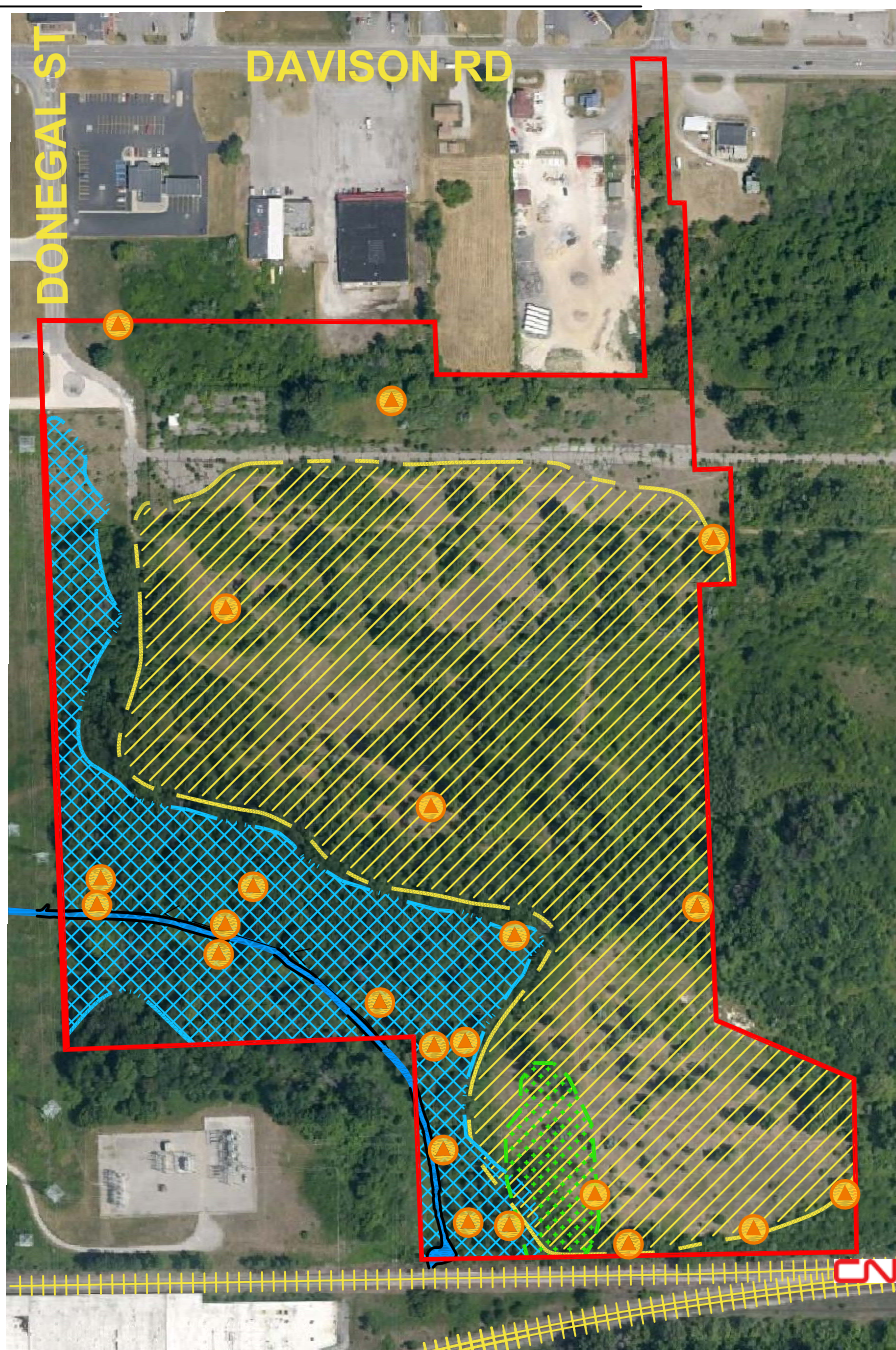
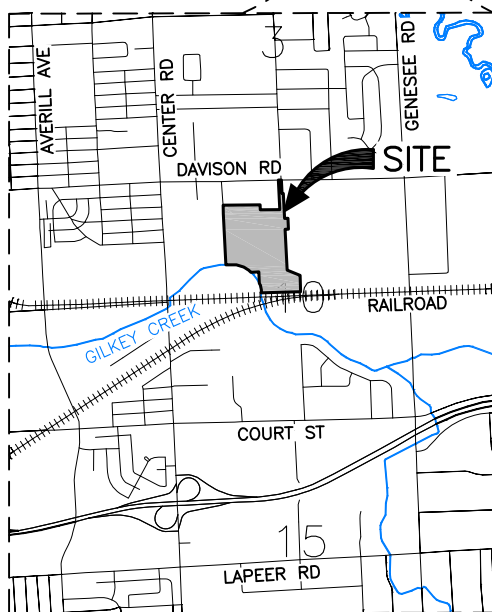
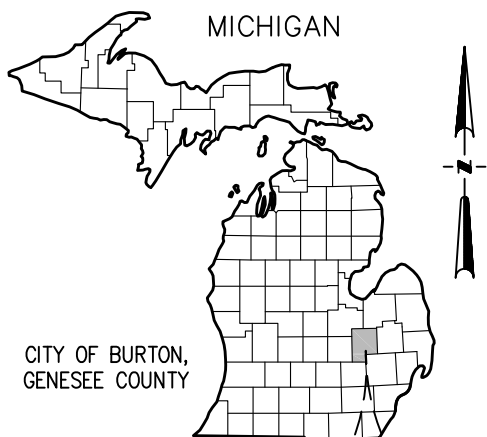


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ENVIRONMENTAL FEATURES

LOCATION MAP



LEGEND



AREA OF FILL



FLOOD PLAIN



MONITORING WELL



FRESHWATER EMERGENT WETLAND
(NAT'L WETLANDS INVENTORY)

RECORDED SITE-WIDE DEED RESTRICTIONS (SUBJECT TO CHANGE)

- NON-RESIDENTIAL LAND USE ONLY
- CONTAMINATED SOIL MANAGEMENT
- GROUNDWATER USE PROHIBITED
- VAPOR INTRUSION EVALUATION FOR STRUCTURES



Environmental Resources Group

28003 Center Oaks Court • Suite 106 • Wixom, MI • 48393
Phone: 248-773-7986 • Fax: 248-924-3108

RACER

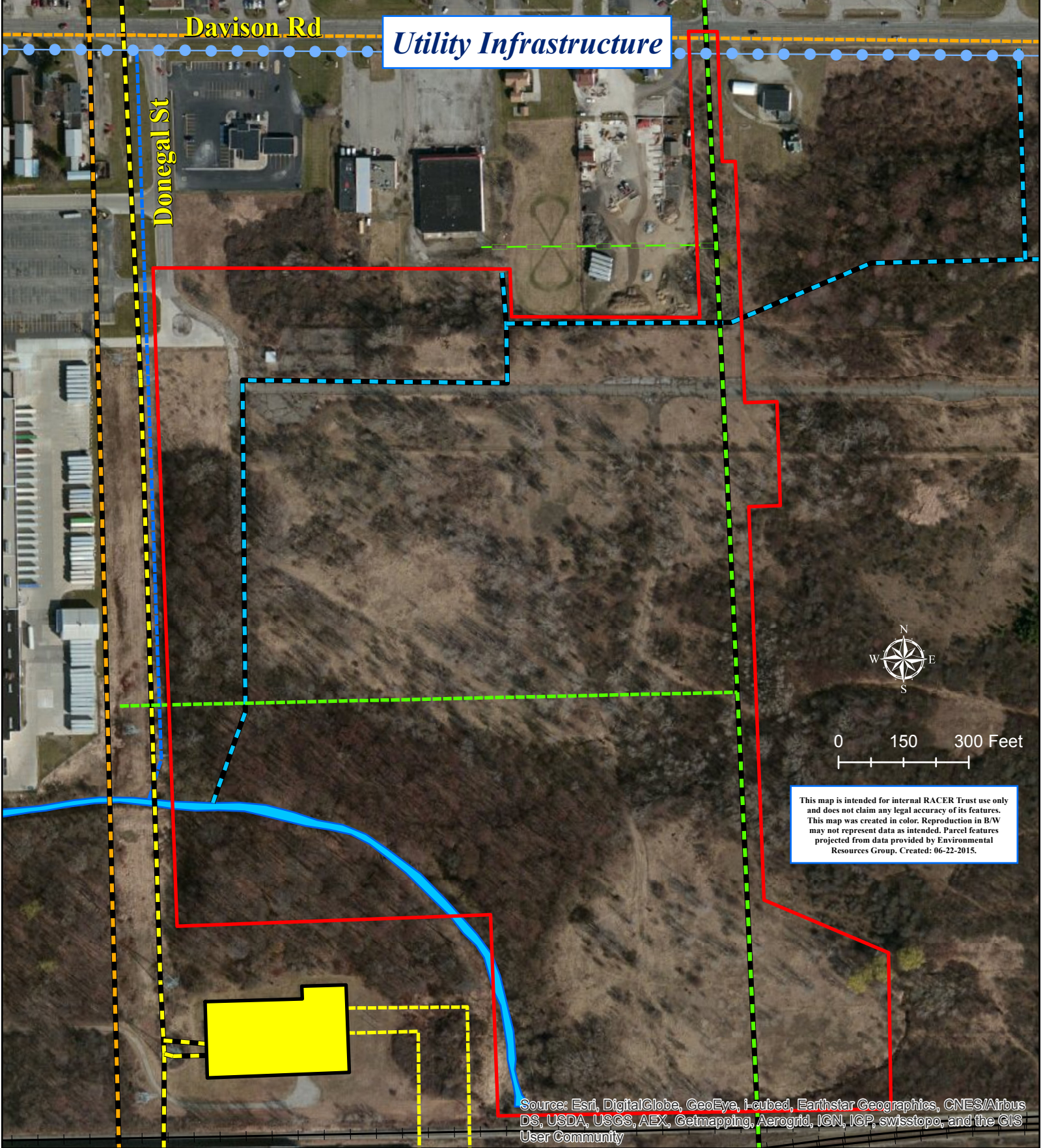
DAVISON ROAD INDUSTRIAL LAND, CITY OF BURTON, GENESEE CO.

DRAWN BY: MA

DATE: 6/10/2015

FILE: 12-068_AERIAL & ENVIROMENTAL FEATURES-8.5X11.DWG

SCALE: 1" = 400'



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|----------------------|--------------------------|---------------------------|------------------------|
| RACER Trust Property | 10" Sanitary Sewer | Consumers Substation | Granger Drain (30" UG) |
| CN Track | 33" Sanitary Sewer | Existing 46kV Facilities | Gilkey Creek |
| 16" Water Main | 6" Gas Distribution Line | Existing 138kV Facilities | |
| 8" Sanitary Sewer | Gas Transmission Line | Ketzler Branch (UG) | |