



# Memo

FROM THE DESK OF THE ZONING ADMINISTRATOR

To: Planning Commission

Date: March 15, 2013

Re: March 19<sup>th</sup> Meeting

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Don't forget we begin our Tuesday evenings this month.

File # SUP 1659 – Special Use for apartments of 4 or more units. We have one item on the agenda, the Special Use Permit for Campus Crest. The other project we reviewed for rezoning last month has not submitted yet. The applicant has submitted the site plan and elevations. They will return for final Site Plan Review with any comments incorporated from this meeting. The purposes of the Special Use hearing is take public input and determine any conditions that might be needed to reduce impacts identified at the special use hearing. The plan is well done. I have a few comments; extend the sidewalk on the east side of the emergency entrance to the property line, and accept the “set aside” parking areas which give the parking a 1:1 ratio of spaces to bedrooms. The engineer for the applicant has also mentioned that they may want to move the existing detention pond to allow parking areas closer to the units, as well as sharing it with the commercial property to the east they have left in B5 zoning.

I suggest a motion to “recommend approval of Special Use Permit # 1659 to the Board of Trustees, pending final approval of the zoning change for Apartments.”

**CHARTER TOWNSHIP OF UNION**  
**Planning Commission**  
**Regular Meeting Agenda**

**Date: March 19, 2013**

**Time: 7:00 p.m.**

**Place: Union Township Hall**

**Pledge of Allegiance**

**Roll Call**

**Minutes of February 20, 2013 regular meeting**

**Correspondence**

**Approval of Agenda**

**Public Comment: restricted to three (3) minutes regarding issues not on this agenda**

**NEW BUSINESS**

- 1.) SUP - 1659: Special Use Permit for Multi-family Apartments in Section 26 east of 4300 S Collegiate Way. Owner Collegiate Way LLC**

**OTHER BUSINESS**

**None**

**Extended Public Comment**

**Adjournment**

**CHARTER TOWNSHIP OF UNION**  
**Planning Commission**  
**Regular Meeting**

A regular meeting of the Charter Township of Union Planning Commission was held on February 20, 2013.

**Meeting was called to order at 7:07 p.m.**

**Roll Call**

**Squattrito, Jankens, Henley, Shingles, Fuller, McGuirk** present. **Wagner, Mielke** excused absent. **Primeau** absent.

**Others Present**

Woody Woodruff

**Approval of Minutes**

**Fuller** moved and **Henley** supported to approve the January 16, 2013 meeting minutes with the correction of a typographical error in the minutes. **Ayes: All. Motion carried.**

**Correspondence**

Isabella Planning Commission announced the adoption of their new master plan. Union Township has a digital copy.

**Approval of Agenda**

**New Grass LLC** asked to be moved to the number one spot on the agenda. There was no opposition to the request.

**Fuller** moved and **Shingles** supported to approve the amended agenda. **Ayes: All. Motion carried.**

**Public Comment**

No Public Comment was offered.

**NEW BUSINESS**

- 1.) **REZ - 1652: Rezoning of Property in Section 26 south of 4085 E Sweeney from B5 to R3A. Owner: New Grass LLC**

Tim Cospereilli, the representative of the complex presented their request for rezoning from commercial to multi-family dwelling so they can build high end, multi unit apartments which will support 700 to 750 new residents. The projected tenants will be primarily for students.

**Public Comment**

Lea Hansmann, the representative of Bluegrass LLC (Village at Bluegrass) commented that they were concerned with the possibility of oversaturation and potential blight with the older properties in the area.

- 2.) **REZ - 1651: Rezoning of Property in Section 26 of 4300 S Collegiate Way from B5 to R3A. Owner: Collegiate Way LLC**

Tim Bebe, the representative of the property explained how the owner of this property has the opportunity to sell his commercial property to a developer who is interested in

building a high end, residential apartments focused primarily for student housing. It will be on 15 acres and will provide safe and secure housing for 500 to 600 residents. Alex Euissen, a National student housing developer proposed building high end student housing for this property and is confident the market and demands of the area will support this project.

**Public Comment**

Lea Hansmann reiterated her concern of oversaturation of student housing for this area.

Gordon Blume stated the developer should have the same opportunity that existing multi unit complexes have.

William McClinic, who is the prospective buyer for the property on Sweeney asked if this property was harmonious and compliant to the master plan and if so, than the rezoning should be granted.

**Jankens** motioned and **Fuller** supported the recommendation to the board for approval of rezoning REZ-1652 from B5 to R3A. **Ayes: All. Motion carried.**

**Henley** motioned and **Jankens** supported the recommendation to the board for approval of rezoning REZ-1651 from B5 to R3A. **Ayes: All. Motion carried.**

3.) **SPA – 1653: Site Plan review for Phase III, 180’ x 204’, three story addition. Owner: Mid Michigan Community College.**

Stacie Tewari, the Sr. Project Engineer with Rowe Professional Services Company presented the site plan review for the addition of a three story building to Mid Michigan Community College at Summerton and Broadway.

Martin Ruitter Jr., of Hobbs & Black Architects talked about how this will be a LED certifiable building that will hold up to 3900 students and is meant to consolidate with the Pickard branch (which is projected to close).

**McGuirk** moved to approve pending the Fire Department, Storm and road commission approvals. **Shingles** supported. **Ayes: All. Motion carried.**

**Other Business**

**1.) BCP- 1653: Board of Commission Policy.**

The Planning Commission will move their regular monthly meetings to the Third Tuesday of each month beginning on March 19, 2013.

**Extended Public Comment**

Woody Woodruff wanted to welcome **Rick McGuirk** to the Planning Commission. He was formerly part of the Planning Commission and is part of McGuirk Construction. He is a valuable asset to the Planning Commission team.

**Adjournment**

**The Chair adjourned the meeting at 8:57 p.m.**

**APPROVED BY:**

\_\_\_\_\_  
**Alex Fuller, Secretary**

*(Recorded by Kathy Lee)*

APPLICATION FOR A SPECIAL USE PERMIT

I (we) Campus Crest Development LLC OWNERS OF PROPERTY AT S. Collegiate Way Mt Pleasant LEGAL DESCRIPTION AS FOLLOWS:

See Attached Drawing

Respectfully request that a determination be made by the Township Board on the following request:

- I. Special Use For Multiple family dwellings of five or more units with the potential of more than three (3) unrelated persons
- II. Junk Yard Permit

Note: Use one of the sections below as appropriate. If space provided is inadequate, use a separate sheet.

I. Special Use Permit is requested for a 216 unit student apartment complex being 2 to 3 bedroom units with a total of 584 beds

Give reason why you feel permit should be granted: see attached sheet

II. Junk Yard Permit requirements are:

Location of property to be used \_\_\_\_\_

Zoning of the area involved is currently B-5 Highway Business is being rezoned to R3A Apartment and Condominiums

Zoning of the abutting areas To West R3A, To North B5 and B4, To East and South B5

Fees \_\_\_\_\_ Signature of Applicant [Signature]

Date 2/27/13

Give reason why you feel permit should be granted:

The Special Use request is consistent with the surrounding community. The parcel immediately adjacent to the West is Zoned R3A Apartment and Condominiums and used as student apartments. The parcel to the East, within a few hundred feet from subject parcel, is also Zoned R3A Apartment and Condominiums and used as student apartments. The request is consistent with the original development scheme of the complex as it was to be a mix of multi-family, office and commercial parcels. The clients have done a market analysis of the area and found that there is a need for high end student housing.

Board set March 9, at 8:30 a.m. for budget workshop at Township Hall.

Heard presentation from Equity Assessments, Inc. on software update proposal.

Confirmed Board of Review dates of Monday, March 11 3-9 p.m. and Wednesday, March 13 9 a.m. to 3 p.m. **Opened for public comment.**

County Commissioner John Haupt reported on Isabella County activities

Meeting adjourned at 8:12 p.m.

Tim Murphy  
Deerfield Township Supervisor

**ADVERTISEMENT FOR BIDS  
LIFT STATION/WELL HOUSE GENERATOR  
CITY OF ALMA**

Sealed Proposals on forms prepared by the Engineer will be received by CITY OF ALMA at 525 E. SUPERIOR STREET, ALMA, MI 48801 until 3:00 p.m. (local time) on March 19, 2013 for the construction of PERMANENT GENERATOR in accordance with Drawings, Specifications and other Contract Documents prepared by ROWE PROFESSIONAL SERVICES COMPANY. Proposals will be publicly opened and read immediately after the time established above.

Principal items of work include but is not limited to:

1. Permanent Generator
2. Automatic Transfer Switches
3. Concrete Foundation
4. Related Electrical Work

Drawings, Specifications, and other Contract Documents may be examined at the following locations:

1. ROWE PROFESSIONAL SERVICES COMPANY; Mt. Pleasant, Michigan
2. Central MI Plan Room; Mt. Pleasant, Michigan
3. Construction Association of Michigan (CAM); Bloomfield Hills, Michigan
4. Tri City Builders Exchange; Saginaw, Michigan
5. Builders Exchange of Grand Rapids; Grand Rapids, Michigan
6. Lansing Builders Exchange; Lansing, Michigan

Drawings, Specifications and other Contract documents may be obtained upon application at the office of ROWE PROFESSIONAL SERVICES COMPANY, upon the payment of \$40.00 per set plus \$5.00 per set if mailed. Plans and specifications will not be mailed until payment is received. The non-refundable fee shall be in check form and shall be drawn payable to ROWE PROFESSIONAL SERVICES COMPANY. The Engineer's address is ROWE PROFESSIONAL SERVICES COMPANY, 127 S. Main St., Mt. Pleasant, MI 48858 and the telephone number is 989-772-2138.

Each proposal shall be accompanied by an acceptable form of Proposal Guaranty in an amount equal to at least five per cent (5%) of the amount of the Proposal payable to CITY OF ALMA as a guaranty that if the Proposal is accepted, the Bidder will execute the Contract and file acceptable Performance, Labor and Material Payment and Maintenance and Guarantee Bonds within ten (10) days after, and as a condition precedent to the award of

**UNION TOWNSHIP PUBLIC HEARING NOTICE  
SPECIAL USE PERMIT**

NOTICE is hereby given that a Public Hearing will be held on Tuesday, March 19, 2013, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Planning Commission for the purpose of hearing any interested persons in the following request for a Special Use Permit, as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by Campus Crest Development LLC, a Special Use Permit in a R3A zone for Multiple Family Dwellings of five or more units.

Legal Description of property: A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 26, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS; TO FIX THE POINT OF BEGINNING, COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 26; THENCE N.00°-20'-05"W., ON AND ALONG SAID EAST SECTION LINE, 1277.71 FEET; THENCE S.89°-39'-51"W., ON THE NORTHERLY RIGHT-OF-WAY LINE OF CHANDLER DRIVE AND ITS EASTERLY EXTENSION THEREOF, 132.76 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 166.00 FEET; THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE AND SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, 44.98 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING S.81°-54'-05"W., 44.84 FEET TO SAID POINT OF TANGENCY; THENCE S74°-08'-18"W., CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, 127.46 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S74°-08'-18"W., ON SAID NORTHERLY RIGHT-OF-WAY LINE, 624.18 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF CHANDLER DRIVE AND THE EASTERLY RIGHT-OF-WAY LINE OF COLLEGIATE WAY AND TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 566.00 FEET; THENCE NORTHWESTERLY, ON SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, 153.92 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING N.21°-07'-26"W., 153.45 FEET TO SAID POINT OF TANGENCY; THENCE N.28°-54'-50"W., CONTINUING ON SAID EASTERLY RIGHT-OF-WAY LINE, 473.68 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY CONTINUING ON SAID EASTERLY RIGHT-OF-WAY LINE AND ON THE ARC OF SAID CURVE 250.04 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING N.14°-35'-16"W., 247.44 FEET TO SAID POINT OF TANGENCY; THENCE N.00°-15'-58"W., CONTINUING ON SAID EASTERLY RIGHT-OF-WAY LINE, 304.71 FEET; THENCE N.00°-20'-05"W., PARALLEL WITH SAID EAST SECTION LINE AND CONTINUING ON SAID EASTERLY RIGHT-OF-WAY LINE, 8.43 FEET; THENCE N.89°-39'-36"E., PARALLEL WITH THE NORTH LINE OF SAID SECTION, 337.01 FEET; THENCE S.00°-20'-05"E., PARALLEL WITH SAID EAST SECTION LINE, 313.20 FEET; THENCE N.89°-39'-36"E., PARALLEL WITH SAID NORTH SECTION LINE, 606.00 FEET; THENCE S.00°-20'-05"E., PARALLEL WITH AND 300.00 FEET, MEASURED AT RIGHT ANGLES, WEST OF THE EAST LINE OF SAID SECTION, 632.23 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 15.76 ACRES OF LAND AND BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

This property is located at Vacant Unaddressed property East of 4300 S COLLEGIATE WAY

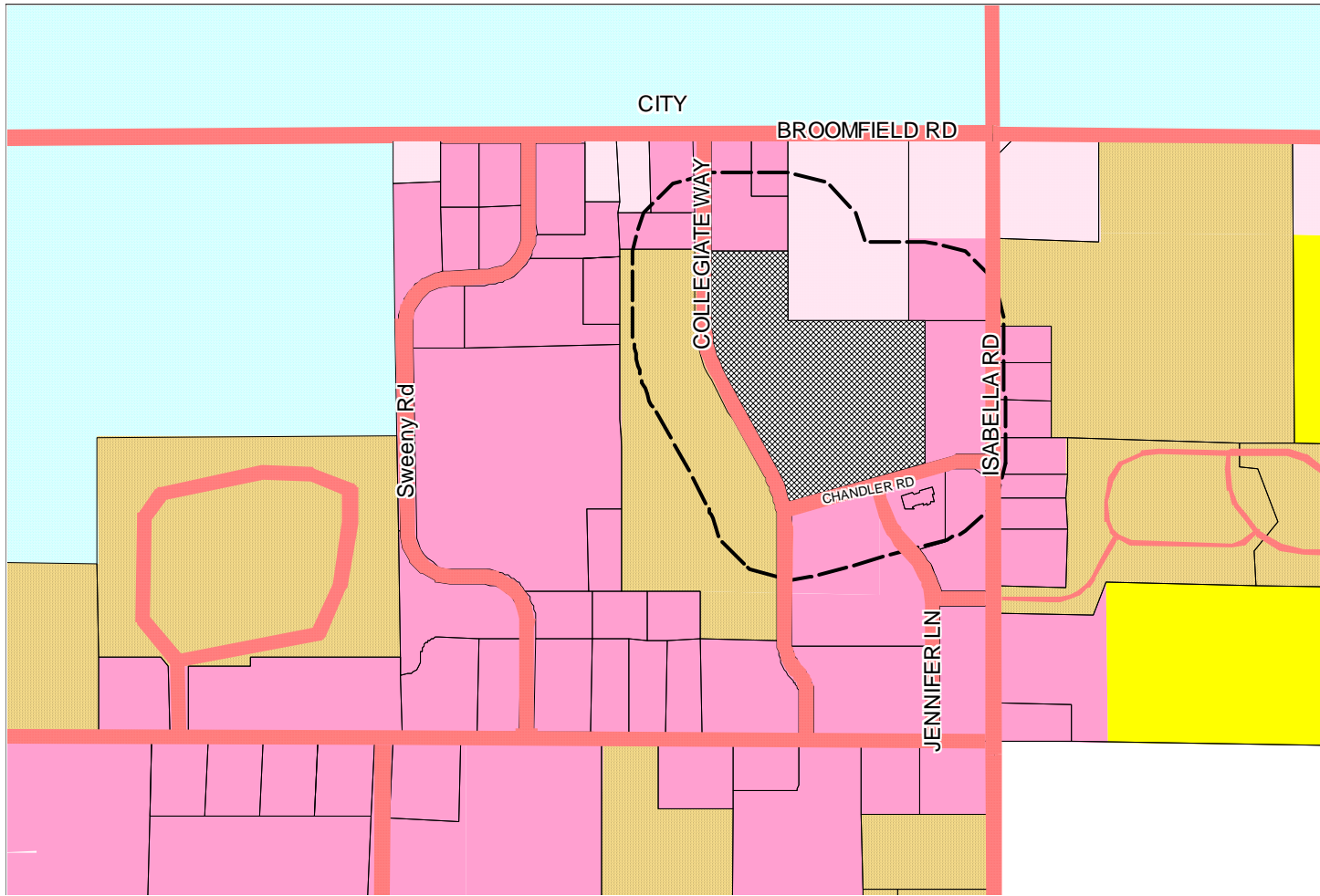
All interested persons may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing.

All materials concerning this request may be seen at the Union

3/3

«PID»  
«Owner»  
«OwnerAddr01»  
«OwnerCity», «OwnerState» «OwnerZip»

PROPERTY BEING CONSIDERED IS CROSS HATCHED (see notice on reverse side)





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This property is located at. Vacant Unaddressed property East of 4300 S COLLEGIATE WAY

All interested persons may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing.

All materials concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt. Pleasant, Michigan, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Phone (989) 772 4600 extension 241.

William Woodruff,  
Zoning Administrator

PID	PropertyAddress	Owner	Owner_Line_2	;	OwnerAddr01	OwnerCity	OwnerZip
14-026-20-001-02	4822 E BROOMFIELD RD	NEW GRASS LLC		B5	405 S MISSION	MOUNT PLEASANT	MI 48858
14-026-20-001-03	4884 E BROOMFIELD RD	J4L PROPERTY LLC		B4	4650 E PICKARD RD	MOUNT PLEASANT	MI 48858-0000
14-026-20-001-05	4820 E BROOMFIELD RD	PERCHA EDWARD		B5	4820 E BROOMFIELD RD	MOUNT PLEASANT	MI 48858-0000
14-026-20-001-06	S ISABELLA RD	MCGARRY ROBERT E & MOTZ JAMES		B4	210 FIRST ST	SHEPHERD	MI 48883
14-026-20-005-07	S COLLEGIATE WAY	COLLEGIATE WAY LLC	ATLANTIS ASSET MGMT, LTD	B5	4060 SPRINGER WAY, UNIT 717	EAST LANSING	MI 48823
14-026-20-005-08	E BROOMFIELD RD	AKM HOLDINGS LLC		B5	1451 EAST POINT DR	MOUNT PLEASANT	MI 48858
14-026-20-005-10	4300 S COLLEGIATE WAY	GFII/BLUEGRASS LLC	C/O PIERCE EDUCATION PROPER	R3/	8880 RIO SAN DIEGO DR	SAN DIEGO	CA 92108
14-026-20-005-15	S COLLEGIATE WAY	COLLEGIATE WAY LLC	ATLANTIS ASSET MGMT, LTD	B5	4060 SPRINGER WAY, UNIT 717	EAST LANSING	MI 48823
14-101-00-010-00	4595 S JENNIFER LN	KALSOOM INVESTMENTS LLC		B5	4305 S JENNIFER LN SUITE B	MOUNT PLEASANT	MI 48858
14-026-20-005-13	4305 S JENNIFER LN	PRISM REAL ESTATE INV LLC		B5	4595 JENNIFER LANE, SUITE B	MOUNT PLEASANT	MI 48858
14-026-20-001-01	4710 E BROOMFIELD RD	SANKRIS ESTATES LLC		B4	1412 MORNING MIST COURT	MOUNT PLEASANT	MI 48858
14-026-20-005-09	E BROOMFIELD RD	VEDULA RAMESH & VANDANA		B5	1821 WOODS WAY	MOUNT PLEASANT	MI 48858

Mailed 3/4/13

# SITE LAYOUT PLAN

**CMS & D**  
 SURVEYING / ENGINEERING  
 1985 PARKLAND DRIVE - SUITE B  
 MT. PLEASANT, MICHIGAN 48858  
 PHONE: (989) 775-0756  
 FAX: (989) 775-5012  
 EMAIL: info@cms-d.com



**COVER SHEET**  
 COLLEGIATE WAY, LLC  
 PART OF THE NORTHEAST 1/4  
 SECTION 26, T14N-R4W  
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

CURRENT ZONING: B-5		PROPOSED ZONING: R3A	
MINIMUM FRONT YARD SETBACK	50 FT (A,B)	MINIMUM FRONT YARD SETBACK	35 FT
MINIMUM SIDE YARD SETBACK	20 FT (B)	MINIMUM SIDE YARD SETBACK	30 FT
MINIMUM REAR YARD SETBACK	25 FT (A,B)	MINIMUM REAR YARD SETBACK	25 FT
MAXIMUM BUILDING HEIGHT	35 FT	MAXIMUM BUILDING HEIGHT	35 FT (F)
MINIMUM LOT AREA	12,000 SFT	MINIMUM LOT AREA	(G)
MINIMUM LOT WIDTH	100 FT	MINIMUM LOT WIDTH	-
MINIMUM LOT COVERAGE (%)	30%	MINIMUM LOT COVERAGE (%)	-

A. Off-street parking shall be permitted to occupy a portion of the required front yard, provided that there shall be maintained a minimum unobstructed and landscaped setback of ten (10) feet between the nearest point of the off street parking areas, exclusive of access driveways and the nearest right of way line as indicated on the Major Thoroughfare Plan.

F. No building or structure shall exceed a height of thirty-five (35) feet, except apartments may be increased not to exceed a maximum height of seventy (70) feet; provided that any required yard shall be increased by one (1) foot for each in height the structure exceeds thirty-five (35) feet.

B. A lot in the B-4 and B-5 District will provide a side and rear yard of at least forty (40) feet when abutting a residential District.

G. Multi Family

Required Ground Area (SF) Per Unit, Multi-Family No. of Units	R3A	R3B
3 and 4	4,000	9,400
5 and 6	3,600	9,000
7 to 24	3,200	8,600
25 or more	2,900	8,300



LOCATION SKETCH  
 NOT TO SCALE

**MISS DIG:**  
 FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL "MISS DIG" 1-800-482-7171 A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY EXCAVATION. ALL "MISS DIG" PARTICIPATING MEMBERS WILL BE APPROPRIATELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

**UTILITY NOTE:**  
 THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY COMPANY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE LOCATION AND DEPTH OF UNDERGROUND UTILITIES WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL "MISS DIG" (1-800-282-7171) PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL 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. UNDERGROUND SERVICE LEADS FOR GAS, ELECTRIC, TELEPHONE AND CABLE MAY BE ACROSS PROPERTY, NO INFORMATION AVAILABLE PLEASE CALL MISS DIG.

**LEGEND**

**SYMBOLS**

○ BOLLARD	☐ GAS RISER	⊕ SOIL BORING
☐ CATCH BASIN (CURB INLET)	⚡ GUY ANCHOR	⊕ STORM SEWER MANHOLE
⊙ CATCH BASIN (ROUND)	⚡ HYDRANT - EXISTING	☐ TELEPHONE RISER
☐ CATCH BASIN (SQUARE)	⚡ HYDRANT - PROPOSED	☐ TREE - CONIFEROUS
⊙ CLEAN OUT	☐ LIGHT POLE	☐ TREE - DECIDUOUS
→ DRAINAGE FLOW	☐ MAILBOX	☐ UTILITY POLE
☐ ELECTRICAL BOX	☐ MONITORING WELL	☐ WATER MAIN VALVE
☐ FOUND CONC. MONUMENT	☐ SANITARY SEWER MANHOLE	☐ WATER SHUT-OFF
○ FOUND IRON	● SET IRON	☐ FLOOD LIGHT
☐ GAS MAIN VALVE	☐ SIGN	☐ GAS METER

**LINETYPES**

—ELEC—	BURIED ELECTRICAL CABLE
—PHONE—	BURIED TELEPHONE CABLE
—DITCH-CL—	CENTERLINE OF DITCH
—FM—	FORCE MAIN
—GAS—	GAS MAIN
—RD-CL—	ROAD CENTERLINE
—8" SAN—	SANITARY SEWER
—12" SS—	STORM SEWER
—EX-105—	TOE OF SLOPE
—EX-108—	TOP OF BANK
—OHE—	UTILITIES - OVERHEAD
—UTIL—	UTILITIES - UNDERGROUND
—12" WM—	WATER MAIN

**HATCH PATTERNS**

ASPHALT - EXISTING
ASPHALT - PROPOSED
CONCRETE
GRAVEL
LANDSCAPING
RIP-RAP
EXISTING BUILDING

**PROPOSED COMMERCIAL ZONING (B-5)**

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 26, T14 N.- R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 26; THENCE N.00°-20'-05"W., ON AND ALONG SAID EAST SECTION LINE, 1277.71 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.89°-39'-51"W., ON THE NORTHERLY RIGHT-OF-WAY LINE OF CHANDLER DRIVE AND ITS EASTERLY EXTENSION THEREOF, 132.76 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 166.00 FEET; THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE AND SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, 44.98 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING S.81°-54'-05"W., 44.84 FEET TO SAID POINT OF TANGENCY; THENCE S.74°-08'-18"W., CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, 127.46 FEET; THENCE N.00°-20'-05"W., PARALLEL WITH AND 300.00 FEET, MEASURED AT RIGHT ANGLES, WEST OF THE EAST LINE OF SAID SECTION, 632.23 FEET; THENCE N.89°-39'-36"E., PARALLEL WITH THE NORTH LINE OF SAID SECTION 26, 300.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION; THENCE S.00°-20'-05"E., ON AND ALONG SAID EAST SECTION LINE, 589.47 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 4.14 ACRES OF LAND AND SUBJECT TO HIGHWAY USE OF THE EAST 33.00 FEET THEREOF AND ALSO SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS AND/OR RESTRICTIONS OF RECORD.

**PROPOSED MULTIPLE FAMILY ZONING (R-3A)**

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 26, T14 N.- R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 26; THENCE N.00°-20'-05"W., ON AND ALONG SAID EAST SECTION LINE, 1277.71 FEET; THENCE S.89°-39'-51"W., ON THE NORTHERLY RIGHT-OF-WAY LINE OF CHANDLER DRIVE AND ITS EASTERLY EXTENSION THEREOF, 132.76 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 166.00 FEET; THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE AND SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, 44.98 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING S.81°-54'-05"W., 44.84 FEET TO SAID POINT OF TANGENCY; THENCE S.74°-08'-18"W., CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, 127.46 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S.74°-08'-18"W., ON SAID NORTHERLY RIGHT-OF-WAY LINE, 624.18 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF CHANDLER DRIVE AND THE EASTERLY RIGHT-OF-WAY LINE OF COLLEGIATE WAY AND TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 566.00 FEET; THENCE NORTHWESTERLY, ON SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, 153.92 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING N.21°-07'-26"W., 153.45 FEET TO SAID POINT OF TANGENCY; THENCE N.28°-54'-50"W., CONTINUING ON SAID EASTERLY RIGHT-OF-WAY LINE, 473.68 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY CONTINUING ON SAID EASTERLY RIGHT-OF-WAY LINE AND ON THE ARC OF SAID CURVE, 250.04 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING N.14°-35'-16"W., 247.44 FEET TO SAID POINT OF TANGENCY; THENCE N.00°-15'-58"W., CONTINUING ON SAID EASTERLY RIGHT-OF-WAY LINE, 304.71 FEET; THENCE N.00°-20'-05"W., PARALLEL WITH SAID EAST SECTION LINE AND CONTINUING ON SAID EASTERLY RIGHT-OF-WAY LINE, 8.43 FEET; THENCE N.89°-39'-36"E., PARALLEL WITH THE NORTH LINE OF SAID SECTION, 337.01 FEET; THENCE S.00°-20'-05"E., PARALLEL WITH SAID EAST SECTION LINE, 313.20 FEET; THENCE N.89°-39'-36"E., PARALLEL WITH SAID NORTH SECTION LINE, 606.00 FEET; THENCE S.00°-20'-05"E., PARALLEL WITH AND 300.00 FEET, MEASURED AT RIGHT ANGLES, WEST OF THE EAST LINE OF SAID SECTION, 632.23 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 15.76 ACRES OF LAND AND BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

**SHEET INDEX**

SHEET 1.....COVER SHEET
SHEET 2.....SITE LAYOUT PLAN

**BEARING BASIS:**  
 PER GEODETIC OBSERVATION WGS 84 THE BEARING BETWEEN THE NORTHEAST CORNER AND THE NORTH 1/4 CORNER WAS DETERMINED TO BE N89°-39'-36"E.

**BENCHMARK:**  
 BM #1 - TOP OF "I" IRON AT NORTHWEST PROPERTY CORNER  
 ELEVATION = 736.98  
 BM #2 - TOP OF CAPPED IRON AT SOUTHWEST PROPERTY CORNER  
 ELEVATION = 748.11

**OWNER:** CAMPUS CREST DEVELOPMENT  
 2100 REXFORD ROAD #414  
 CHARLOTTE, NC 28211  
 CONTACT: CHRIS BROOKSHIRE  
 PHONE: (704) 496-2500  
 FAX: (704) 973-9565  
 EMAIL: chris.brookshire@campuscrest.com

**CONSULTANT:** CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.  
 1985 PARKLAND DRIVE, SUITE B  
 MT. PLEASANT, MI 48858  
 CONTACT: TIMOTHY E BEBEE  
 PHONE: (989) 775-0756  
 FAX: (989) 775-5012  
 EMAIL: info@cms-d.com

**CHARTER COMMUNICATIONS**  
 915 E. BROOMFIELD ROAD  
 MT. PLEASANT, MI 48858  
 (989) 775-6846  
 RICK LESPERANCE  
 rlesperance@chartercom.com

**CONSUMERS ENERGY**  
 1325 WRIGHT AVENUE  
 ALMA, MI 48801  
 (989) 466-4247  
 TIM VOSS

**VERIZON**  
 345 PINE STREET  
 ALMA, MI 48801  
 (989) 463-0392  
 JEFFERY JAMES

**DTE ENERGY**  
 4420 44TH ST., S.E., SUITE B  
 KENTWOOD, MI 49512  
 616-954-4521  
 SURESH C. BHARGAVA

**CHARTER TOWNSHIP OF UNION**  
 PUBLIC WATER/PUBLIC SEWER  
 2010 N. LINCOLN ROAD  
 MT. PLEASANT, MI 48858  
 (989) 772-4600 EXT 24  
 KIM SMITH

**DRAIN COMMISSIONERS OFFICE**  
 ISABELLA COUNTY BUILDING  
 200 NORTH MAIN STREET ROOM 140  
 MT. PLEASANT, MI 48857  
 (989) 772-0911 EXT 247  
 BRUCE ROHRER

**ISABELLA COUNTY ROAD COMMISSION**  
 2261 EAST REMUS ROAD  
 MT. PLEASANT, MI 48858  
 (989) 773-7131 EXT 115  
 PATRICK GAFFNEY

**CHARTER TOWNSHIP OF UNION**  
 PLANNING/ZONING  
 2010 NORTH LINCOLN ROAD  
 MT. PLEASANT, MI 48858  
 (989) 772-4600 EXT 41  
 WILLIAM WOODRUFF

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	2-26-13	SUBMITTAL TO CLIENT
2	2-27-13	SUBMITTAL TO CLIENT
3	2-27-13	SUBMITTAL TO UNION TWP.

**SCALE:** 1" = 60'

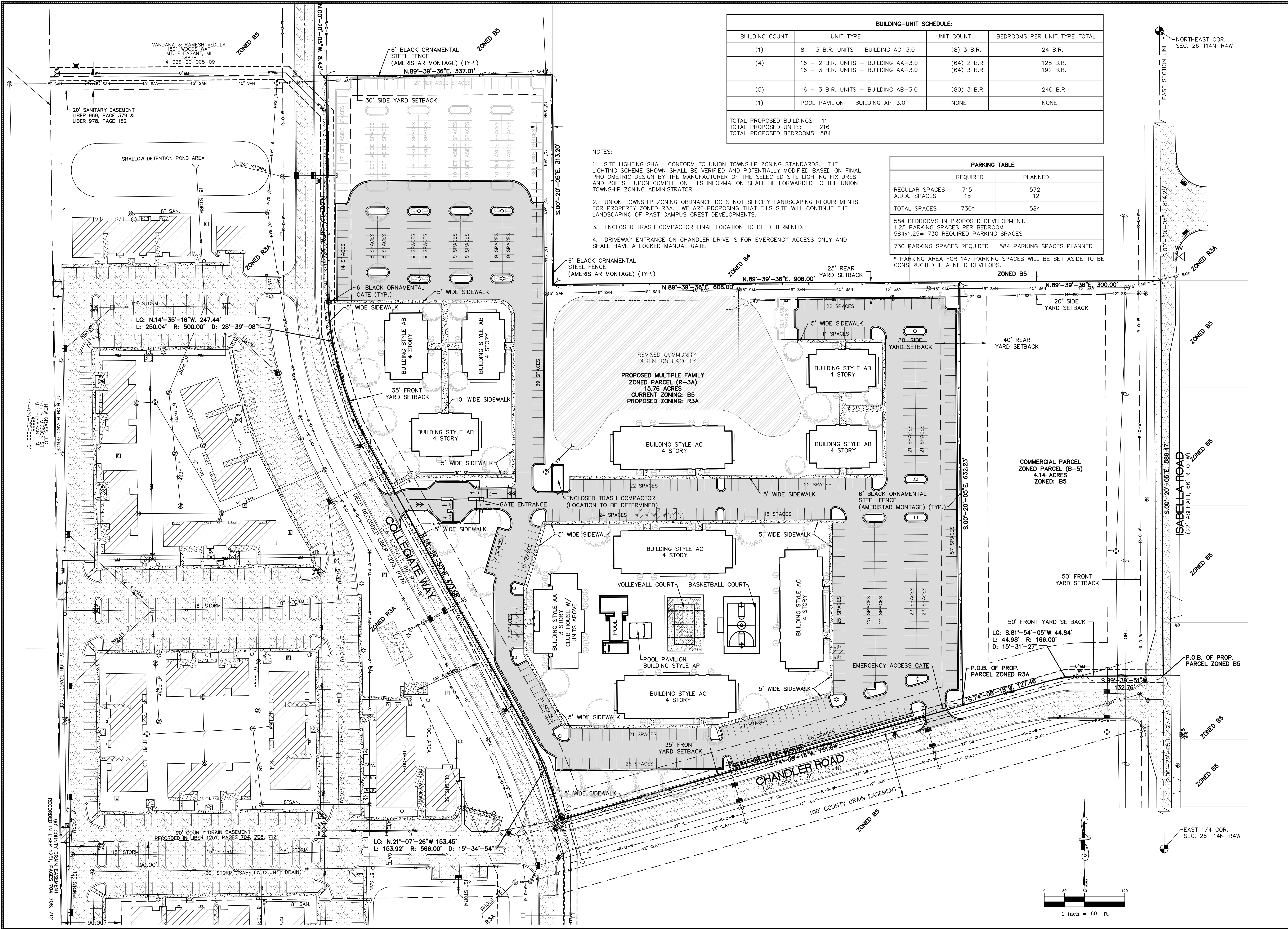
**SHEET NUMBER:** 1 OF 2

**JOB NUMBER:** 1211-115

**DRAWN BY:** RLL

**DESIGNED BY:** TELB

**CHECKED BY:** TELB



**BUILDING-UNIT SCHEDULE:**

BUILDING COUNT	UNIT TYPE	UNIT COUNT	BEDROOMS PER UNIT TYPE TOTAL
(1)	8 - 3 B.R. UNITS - BUILDING AC-3.0	(8) 3 B.R.	24 B.R.
(4)	16 - 2 B.R. UNITS - BUILDING AA-3.0 16 - 3 B.R. UNITS - BUILDING AA-3.0	(64) 2 B.R. (64) 3 B.R.	128 B.R. 192 B.R.
(5)	16 - 3 B.R. UNITS - BUILDING AB-3.0	(80) 3 B.R.	240 B.R.
(1)	POOL PAVILION - BUILDING AP-3.0	NONE	NONE

TOTAL PROPOSED BUILDINGS: 11  
 TOTAL PROPOSED UNITS: 216  
 TOTAL PROPOSED BEDROOMS: 584

**PARKING TABLE**

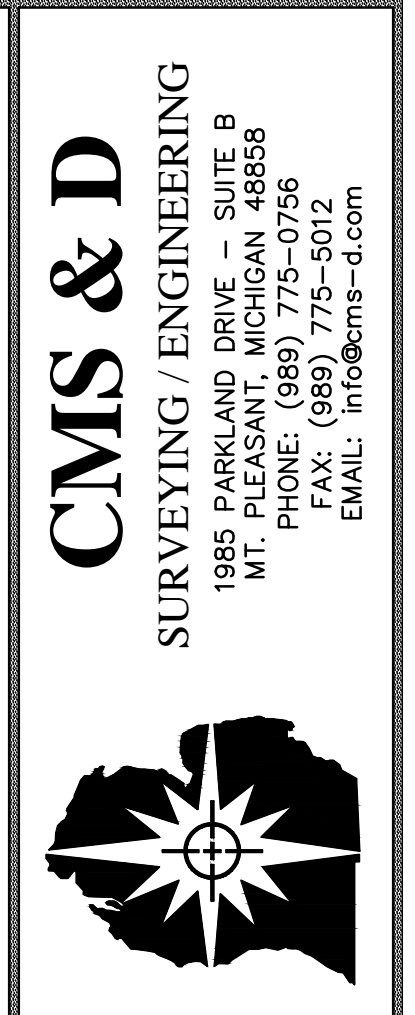
	REQUIRED	PLANNED
REGULAR SPACES	715	572
A.D.A. SPACES	15	12
TOTAL SPACES	730*	584

584 BEDROOMS IN PROPOSED DEVELOPMENT.  
 1.25 PARKING SPACES PER BEDROOM.  
 584x1.25= 730 REQUIRED PARKING SPACES

730 PARKING SPACES REQUIRED 584 PARKING SPACES PLANNED

\* PARKING AREA FOR 147 PARKING SPACES WILL BE SET ASIDE TO BE CONSTRUCTED IF A NEED DEVELOPS.

- NOTES:**
1. SITE LIGHTING SHALL CONFORM TO UNION TOWNSHIP ZONING STANDARDS. THE LIGHTING SCHEME SHOWN SHALL BE VERIFIED AND POTENTIALLY MODIFIED BASED ON FINAL PHOTOMETRIC DESIGN BY THE MANUFACTURER OF THE SELECTED SITE LIGHTING FIXTURES AND POLES. UPON COMPLETION THIS INFORMATION SHALL BE FORWARDED TO THE UNION TOWNSHIP ZONING ADMINISTRATOR.
  2. UNION TOWNSHIP ZONING ORDINANCE DOES NOT SPECIFY LANDSCAPING REQUIREMENTS FOR PROPERTY ZONED R3A. WE ARE PROPOSING THAT THIS SITE WILL CONTINUE THE LANDSCAPING OF PAST CAMPUS CREST DEVELOPMENTS.
  3. ENCLOSED TRASH COMPACTOR FINAL LOCATION TO BE DETERMINED.
  4. DRIVEWAY ENTRANCE ON CHANDLER DRIVE IS FOR EMERGENCY ACCESS ONLY AND SHALL HAVE A LOCKED MANUAL GATE.



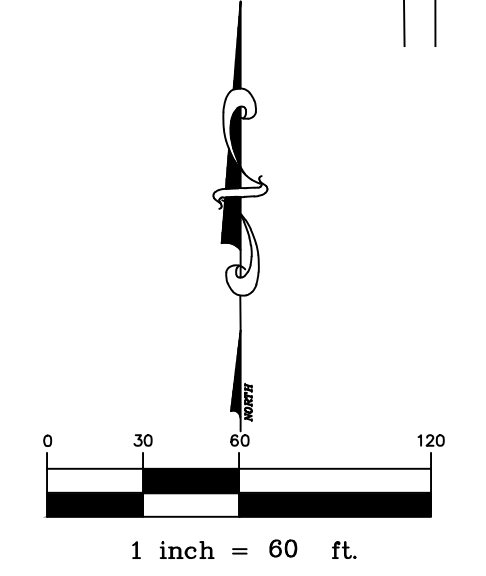
**SITE LAYOUT PLAN**  
 COLLEGIATE WAY, LLC  
 PART OF THE NORTHEAST 1/4  
 SECTION 26, T14N-R4W  
 UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

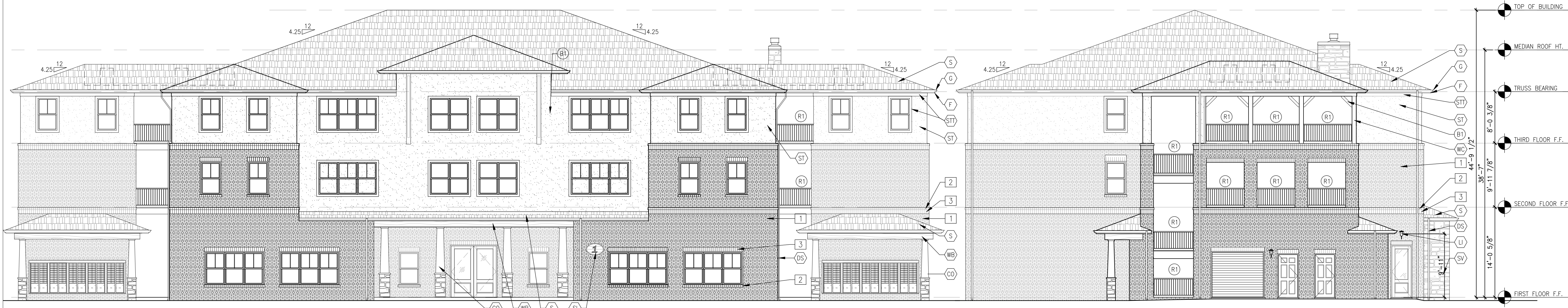
**REVISIONS:**

NO.	DATE	DESCRIPTION
1	2-26-13	SUBMITTAL TO CLIENT
2	2-27-13	SUBMITTAL TO CLIENT
3	2-27-13	SUBMITTAL TO UNION TWP.

**JOB NUMBER:** 1211-115  
**DRAWN BY:** RLL  
**DESIGNED BY:** ---  
**CHECKED BY:** TELB

**SCALE:** 1" = 60'  
**SHEET NUMBER:** 2 OF 2





1 FRONT ELEVATION  
AA-3.0 1/8" = 1'-0"


2 RIGHT SIDE ELEVATION  
AA-3.0 1/8" = 1'-0"

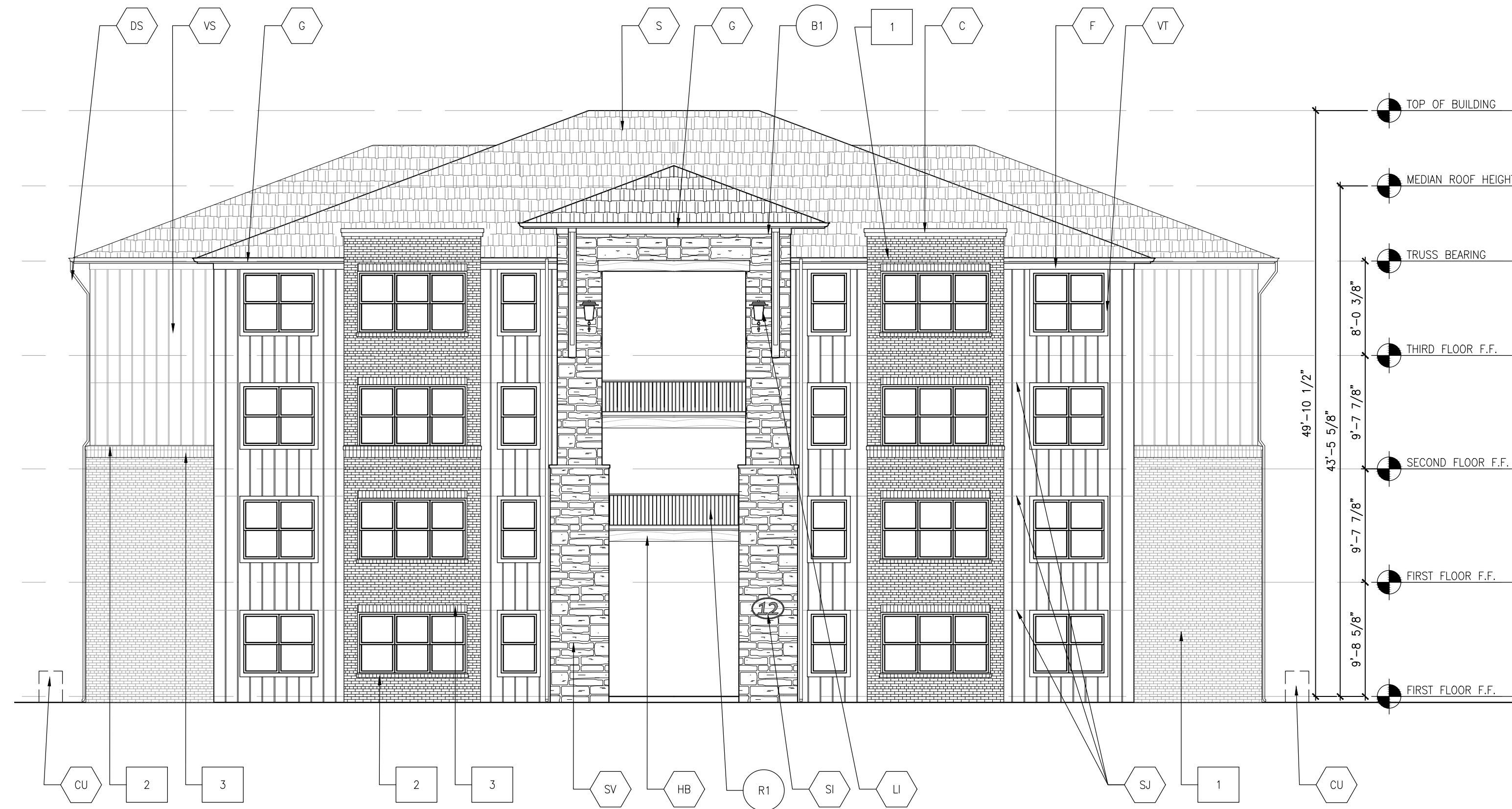


3 REAR ELEVATION  
AA-3.0 1/8" = 1'-0"

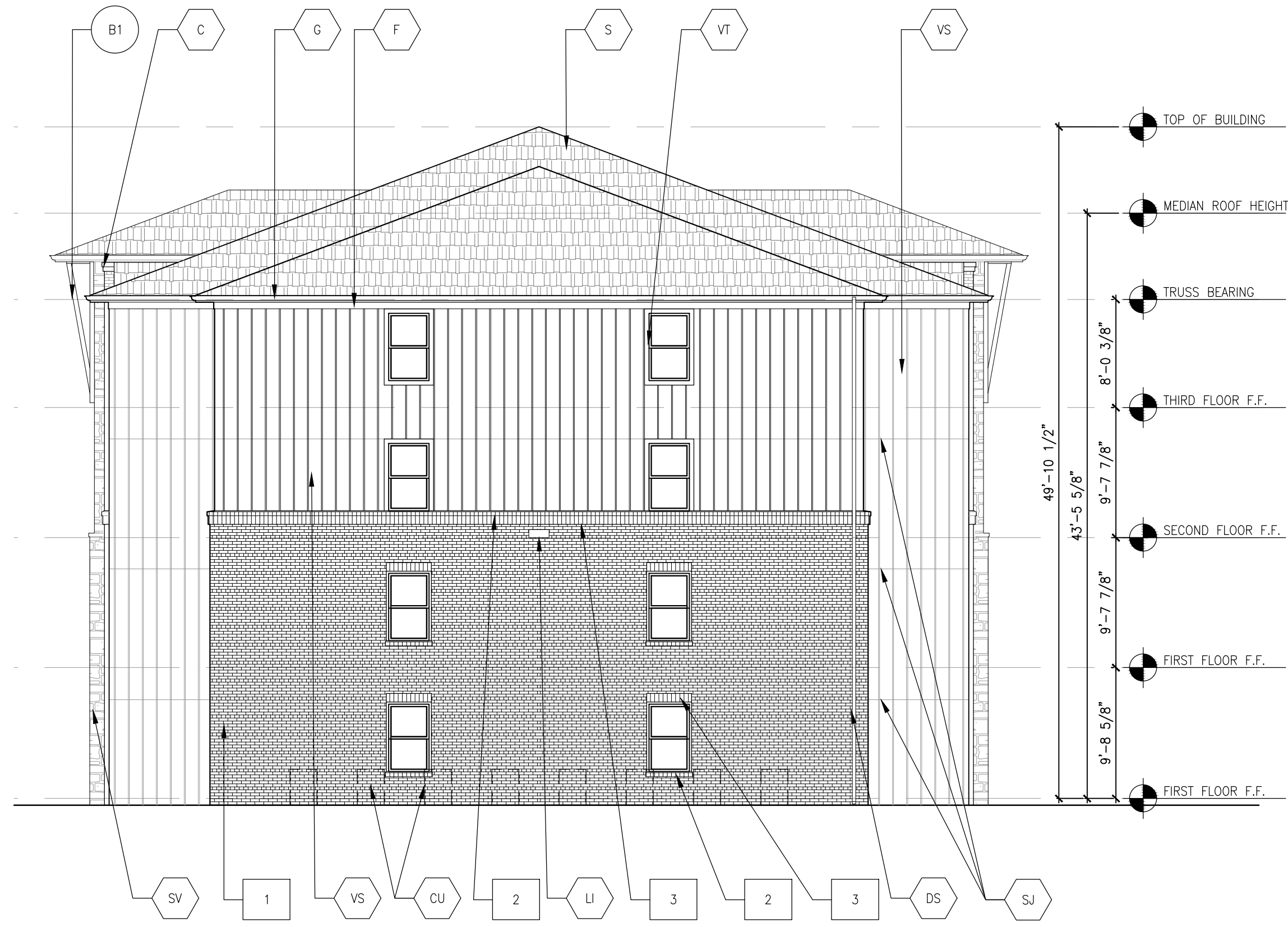
4 LEFT SIDE ELEVATION  
AA-3.0 1/8" = 1'-0"

ELEVATION LEGEND																
(SV) → STONE VENEER BY ENVIRONMENTAL STONERWORKS - LEDGESTONE	(ST) → STUCCO	(CD) → ROLL UP COILING DOOR	(CU) → CONDENSER UNIT	(CH) → STONE VENEER CHIMNEY												
(DS) → 4X5 ALUMINUM PREFINISH DOWNSPOUT	(CO) → WOOD COLUMN WITH STONE BASE	(G) → ALUMINUM GUTTER	(SJ) → SIDING JOINT													
(S) → ARCHITECTURAL SHINGLES	(F) → 6" VINYL FASCIA	(ST) → STUCCO TRIM	(SI) → BUILDING SIGN													
(FR) → FIRE RATED WINDOW	(WC) → WOOD POSTS, 8x8 MIN. MEMBER SIZE - STAINED	(WB) → WOOD BEAMS	(L) → LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS													
<table border="1"> <thead> <tr> <th>BRICK</th> <th>RAILINGS</th> <th>BRACKET</th> </tr> </thead> <tbody> <tr> <td>(1) → RUNNING BOND VENEER</td> <td>(R1) → 42" PREFINISHED STEEL GUARDRAIL</td> <td>(B) → LUMBER BRACKET WRAPPED IN WOOD VENEER - STAINED</td> </tr> <tr> <td>(2) → ROWLOCK COURSE</td> <td></td> <td></td> </tr> <tr> <td>(3) → SOLDIER COURSE</td> <td></td> <td></td> </tr> </tbody> </table>					BRICK	RAILINGS	BRACKET	(1) → RUNNING BOND VENEER	(R1) → 42" PREFINISHED STEEL GUARDRAIL	(B) → LUMBER BRACKET WRAPPED IN WOOD VENEER - STAINED	(2) → ROWLOCK COURSE			(3) → SOLDIER COURSE		
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DATE	
ISSUE	
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date:	FEBRUARY 26, 2013
commission #	2013-10
drawn by:	C. SHARPE
checked by:	G. COURSEY
<p><b>CAMPUS CREST - THE GROVE</b> MOUNT PLEASANT, MICHIGAN</p>  <p>SCHEMATIC DESIGN</p>	
<p><b>BUILDING 'A' ELEVATIONS</b></p>	
<p>SHEET <b>AA-3.0</b></p>	



**1**  
FRONT/REAR ELEVATION  
AB-3.0  
1/8" = 1'-0"



**2**  
SIDE ELEVATION  
AB-3.0  
1/8" = 1'-0"

ELEVATION LEGEND

BRICK

- 1 → RUNNING BOND VENEER
- 2 → ROWLOCK COURSE
- 3 → SOLDIER COURSE

- SV → STONE VENEER BY ENVIRONMENTAL STONWORKS - LEDGESTONE
- DS → 4X5 ALUMINUM PREFINISH DOWNSPOUT
- S → ARCHITECTURAL SHINGLES

- VS → VERTICAL VINYL BOARD AND BATTEN SIDING
- HB → (2) LAYERS 1"x11.25" CEMENT FIBER TRIM
- F → 6" VINYL FASCIA

- CD → ROLL UP COILING DOOR
- G → ALUMINUM GUTTER
- VT → 1"x5.5" CEMENT FIBER TRIM

- CU → CONDENSER UNIT
- SJ → SIDING JOINT
- WB → BEAM WRAPPED IN WOOD VENEER

- SI → BUILDING SIGN
- LI → LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS

RAILINGS

- R1 → 42" PREFINISHED ALUMINUM GUARDRAIL

BRACKET

- B1 → STAINED OR PAINTED WOOD

**BUILDING 'B'  
ELEVATIONS**

**SHEET  
AB-3.0**

**CAMPUS CREST - THE GROVE**  
MOUNT PLEASANT, MICHIGAN

**gove**  
gogrove.com

SCHEMATIC DESIGN

date: FEBRUARY 26, 2013  
commission # 2013-10  
drawn by: C. SHARPE  
checked by: G. COURSEY

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DATE

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