



# Memo

FROM THE DESK OF THE ZONING ADMINISTRATOR

To: Planning Commission

Date: 5/13/14

Re: 5/20 Meeting Notes

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SUP 1763 Special Use for up to 4 unrelated occupants in a single family dwelling at 4997 S Crawford Rd. The structure has the necessary bathrooms and bedrooms to support the extra occupant. The surrounding property is all CMU's vacant Office Park. I do not see any conflicts with the surrounding uses and recommend approval.

SPR 1765 Welding Building at Biggard & Hubbard. The use is permitted in the Industrial Zoning of the property. Approval is conditioned on the applicant filing an affidavit with the assessor asking to combine the properties so that the building will meet setbacks. I recommend approval contingent on outside approval from Mt Pleasant Fire Dept and Storm Management Approval. This is the first site plan with documentation required by our new Well Head Protection Plan. The Utility Department review must be complete and approved prior to a Building Permit.

Woody

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

**Date: May 20, 2014**

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

**Place: Union Township Hall**

**Pledge of Allegiance**

**Roll Call**

**Approval of Minutes for the April 15, 2014 Regular Meeting**

**Correspondence**

**Approval of Agenda**

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

**NEW BUSINESS**

- 1. SUP 1763: Special Use Permit: Increase Occupancy of Unrelated People from 3 to 4 Occupants in a Single Family Home**

**Owner: Hauck Neal and Kay, Roger W**

**Location: 4997 S. Crawford Rd.**

- 2. SPR 1765: Site Plan Review: Industrial Welding Shop**

**Owner: Pleasant Plaza No 1 LLC**

**Location: 5580 Venture Way**

**OLD BUSINESS**

- 1. FPR - 1751: Final Platt Review for a Site Condominium Subdivision, Ginger's Way on Lake Leroy #2.**

**Owner: SRC Land Development, LLC**

**Location: 3430 S. Lincoln**

**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 April 15, 2014 at the Township Hall.

**Meeting was called to order at 7:03 p.m.**

**Roll Call**

**Present:** Squattrito, Jankens, Henley, McGuirk, LaBelle, Mielke

Excused: Fuller, Shingles, Primeau

**Others Present**

Woody Woodruff, Zoning Administrator; Margie Henry, Twp. Clerk

**Approval of Minutes**

**Henley** moved and **McGuirk** supported the approval of the March 18, 2014 meeting minutes.

**Ayes: All. Motion carried.**

**Correspondence** – None

**Approval of Agenda**

**Jankens** moved and **Mielke** supported approval of the agenda as presented. **Ayes: All. Motions Carried.**

**Public Comment** – None

**NEW BUSINESS**

**HOM – 1757: Home Occupation Permit for the Emil Madison Publishing Company**

Ms. Siedlecki explained plans for opening up a custom framing business in her residence and answered questions from the Commissioners.

Discussion was held on what is and is not allowed with a Home Occupation Permit.

Chairman Squattrito confirmed that the neighbors had been notified of the hearing, and opened up the floor for public comment on the issue.

**Public Comment** – None.

The Commissioners developed the following stipulations:

- Retail Sales are not allowed
- Professional Services including framing, matting, etc. are permitted
- Gallery Art is for display purposes only; any sale of these items ('As is') will be sold off premises, online, etc.
- The Business will operate "By Appointment Only"

**Henley** moved and **Mielke** supported approval of HOM – 1757 with the above mentioned stipulations. **Ayes: All. Motion Carried.**

Commissioner McGuirk excused himself from the meeting.

**OLD BUSINESS**

**FPR – 1751: Final Platt Review for Site Condominium Subdivision, Ginger’s Way on Lake Leroy #2**

Mr. Bebee of Central Michigan Surveying and Development summarized changes/updates, stated that it was his intent for this to be a Preliminary Platt Review as he still owes the Commission documents including Master Deed and By-laws, which he will present in May. He also stated that he was still waiting for guidance from the Trustees on sidewalk and easement issues.

Discussion was held on driveway/road access for the site, including required improvements for units 13, 14 and 15: widen, re-asphalt and extend. Final sidewalk language to be presented at May meeting.

Chairman Squattrito opened the floor for public comment on the issue.

**Public Comment** – Mr. and Mrs. Friday of 3500 S. Lincoln presented questions, concerns and asked for copies of the plans to review.

Commissioner Henley excused herself from the meeting, resulting in a loss of quorum. Additional discussion was informational only.

Further discussion was held regarding the size of the building envelopes, language in legal description for Unit #10 to be consistent with legal for exception parcel between units 10 and 11.

Commissioner McGuirk rejoined the meeting.

**OTHER BUSINESS**

Mr. Woodruff distributed information from Rowe, the contractors conducting the sign ordinance review. The results will be discussed further at another meeting.

**Extended Public Comment** – Margie Henry, Twp Clerk introduced herself, stated that she was in attendance to learn more about the Planning Commission activities, projects, etc., and that she would not be charging the Township for her meeting attendance.

**Adjournment**

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

**PPROVED BY:**

\_\_\_\_\_  
**Alex Fuller - Secretary**

*(Recorded by Angela Schofield)*

APPLICATION FOR SPECIAL USE PERMIT

I (We) Roger & Neal Hauck OWNERS OF PROPERTY  
AT 4997 Crawford Rd. LEGAL DESCRIPTION AS FOLLOWS:

T14N R4W SEC 27, W 264 FT OF S 165 FT OF W 1/2 OF SW  
1/4

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

- I. Special Use For Rental Property
- 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 change a 3 person unit to a 4 person unit

Give reason why you feel permit should be granted: The rental unit has 4 bedrooms, 1.5 baths, parking for 4, and surrounded by cmu's industrial park.

II. Junk Yard Permit requirements are:  
Location of property to be used \_\_\_\_\_

Zoning of the area involved is light industrial / residential

Zoning of the abutting areas industrial park

\*\*\*\*\*

Fees 4200 Signature of Applicant [Signature]

OFFICE USE ONLY

Appeals received, Date: \_\_\_\_\_

Public Notice published, Date: \_\_\_\_\_

Public Notice mailed, Date: \_\_\_\_\_

Hearing Held, Date: \_\_\_\_\_

Decision of Board: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reasons: 1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_

Restrictions of Board: 1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_

Master Bedroom  
11 x 13

Bedroom 2  
11 x 13

1/2 Bath

Full Bath

Bedroom 4  
13 x 10

Kitchen  
11 x 24

Door to Garage  
↓

Bedroom 3  
10 x 10

Living room  
20 x 18 1/2

Front Porch

R2A

CMU

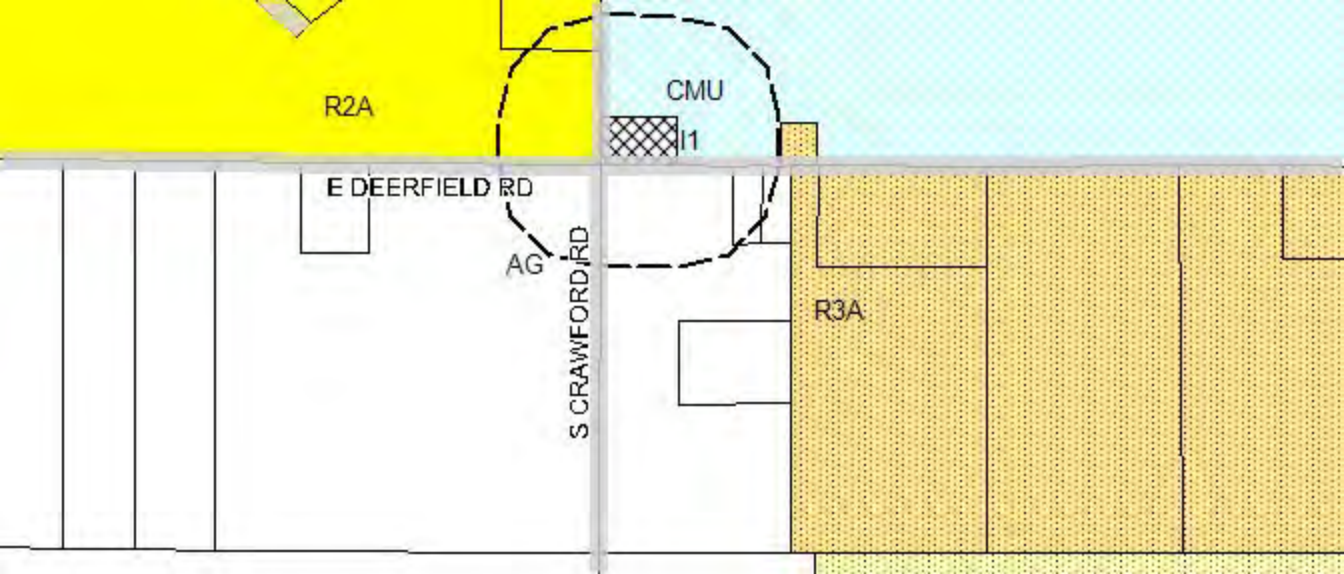
I1

E DEERFIELD RD

AG

S CRAWFORD RD

R3A





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

NOTICE is hereby given that a Public Hearing will be held on Tuesday, May 19, 2014, 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 Neil and Rodger Hauck, a Special Use Permit in a I1 zone for Four (4) Occupants in a Single Family Home.

Legal Description of property: T14N R4W SEC 27, W 264 FT OF S 165 FT OF W 1/2 OF SW 1/4

This property is located at. 4997 S CRAWFORD RD

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	ZoningCode	Owner	OwnerAddr01	OwnerCity	OwnerS	OwnerZip
14-027-30-003-00	3155 E DEERFIELD RD	R3A	SIMPSON PHILLIP	3155 E DEERFIELD RD	MOUNT PLEASANT	MI	48858-0000
14-033-20-001-00	S CRAWFORD RD	AG	SPONSELLER WINIFRED	5175 S CRAWFORD RD	MOUNT PLEASANT	MI	48858
14-034-10-008-01	3092 E DEERFIELD RD	AG	OLIVIERI MANAGEMENT INC	1933 CHURCHILL	MOUNT PLEASANT	MI	48858
14-034-10-008-02	3128 E DEERFIELD RD	AG	OLIVIERI MANAGEMENT INC	1933 CHURCHILL	MOUNT PLEASANT	MI	48858-0000
14-028-40-002-02	4934 S CRAWFORD RD	R2A	ABSOLUTE INVESTMENT SOLUTIONS, LLC	151 S CASTOR RD	SHEPHERD	MI	48883
14-034-10-008-03	5175 S CRAWFORD RD	AG	SPONSELLER WINIFRED A LIVING TRUST	5175 S CRAWFORD RD	MOUNT PLEASANT	MI	48858
14-028-40-002-01	S CRAWFORD RD	R2A	TG DEVELOPMENT LLC	7001 ORCHARD LK RD ST 312	WEST BLOOMFIELD	MI	48322

I certify the above listed properties were mailed a Notice of Public Hearing for SUP 1763 on 4/17/14.

04/19/2014

Mr. William Woodruff,

RE: Public Hearing May 19<sup>th</sup>, 2014, 7:00 p.m.

Neil And Rodger Hauck Special Use Permit in I1 zone for Four(4) Occupants in a single Family Home located at 4997 S CRAWFORD RD Mt. Pleasant, MI 48858.

I Shawn H. Reim (Member) Absolute Investment Solutions, LLC., Owner of said parcel 14-028-40-002-02 AKA 4930 S. Crawford Rd, hereby SUPPORTS the grant of the Special Use permit submitted on behalf of Mr. Neil and Roger Hauck as outlined.

Respectfully,

Shawn H. Reim

## Union Township Site Plan Review Application 2014 Revision

FILL OUT THE FOLLOWING

- I. This application is for (circle one) Preliminary Site Plan Review Final Site Plan Review
- II. Applicant Name Pleasant Plaza #1 LLC
- III. Applicant Address 5580 Venture Way
- IV. Applicant Phone 989-775-6608 Owner Steve Bigard
- V. Applicant is (circle) Contractor Architect/Engineer Developer Land Owner(skip 5& 6)  
Other
- VI. Land Owner Name \_\_\_\_\_
- VII. Land Owner Address \_\_\_\_\_
- VIII. Project/Business Name \_\_\_\_\_
- IX. Fill out check list that follows. You must check off that each item has been included in the drawing. If an item is not going to be included in the construction, note that in the comment area (for example, under sidewalks write "none" in the comment area if you are not installing any sidewalks). For the first three items, check off if you have made the required submittals to other reviewing agencies.

SUBMITTALS TO OTHER AGENCIES	√ Off	
<b>Storm water management plan approval prior to application. Reviewed by the County Engineer</b>		Copy of Union Township Storm Water Management Plan available upon request. Submit (2) copies of plan and calculations directly to the Isabella County Engineer, contact Bruce Rohrer at (989) 772 0911, ext. 231. Any review fees are additional.
<b>All curb cuts, acceleration/deceleration lanes, additional drives, and other matters pertaining to roads to be approved by MDOT or Isabella County Road Commission prior to application.</b>		MDOT (M 20, BR 127 sites) at (989) 773 7756. Contact Isabella County Road Commission (all other county roads) at (989) 773 7131. Submit (3) copies.
<b>Mt. Pleasant Fire Dept.</b>		Sgt Rick Beltnick (989) 779-5122, (2) copies
<b>Isabella Co Transportation Commission (ICTC)</b>		Denny Adams (989) 773 2913 Ext 106, (2) copies
SITE PLAN REQUIREMENTS	√ Off	Comments - (also indicate any features which will not be included in the development or are not applicable)
Name and addresses of <u>Property Owner</u> Name and Address of <u>Applicant</u>	✓	
Provide Construction Type (per Mi Building Code) and if sprinkled, (assume Type IVb, un-sprinkled if not provided)	✓	
The <u>date</u> , <u>north arrow</u> and <u>scale</u> . The scale shall be not less than 1"=20' for property under three (3) acres and not more than 1"=40' for property greater than three acres.	✓	

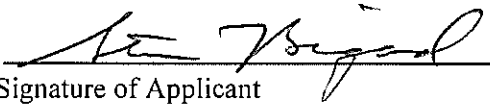
## Union Township Site Plan Review Application 2014 Revision

<p>All lot and/or <u>property lines</u> are to be shown and dimensioned, including building <u>setback lines</u></p>	✓	
<p>The <b>location and dimensions</b> of all existing and proposed:  <u>fire hydrants</u> (within 400 feet of building) - - - -  <u>drives</u>, - - - - -  <u>sidewalks</u>, (required ) - - - - -  <u>curb openings</u>, - - - - -  <u>acceleration/deceleration lanes</u>, - - - - -  <u>signs</u>, - - - - -  <u>exterior lighting</u> on buildings and parking lots, - -  <u>parking areas</u> (Including handicapped parking spaces, barrier-free building access, unloading areas), - - - - -  <u>recreation areas</u>, - - - - -  <u>common use areas</u>, - - - - -          areas to be conveyed for <u>public use and purpose</u>. -</p>	✓	
<p>Elevation of building front, side, and back. Include Sign size, height, and design. Canopy heights extending over driveways accommodate Public Transportation</p>	✓	
<p>Source of utilities. Public water and sewer approval by Union Township Utility Coordinator prior to application.</p>	✓	<p>Note: Union Township policy is to issue sewer and water permits after application for a building permit. Applicant is advised to contact the utility department for availability prior to site plan review. The township does not coordinate other utility matters. Applicant to assure himself that site is suitable for septic systems, contact Central Michigan District Health Department (773 5921)</p>
<p>All dumpsters shall be screened from public view with an opaque fence or wall no less than six feet in height. Show location. (Note most refuse contractors require concrete pad to place dumpsters upon)</p>		<p><i>No Dumpster proposed</i></p>
<p>The location and right-of-way width of all abutting roads, streets, alleys and easements.</p>		
<p>A locational sketch drawn to scale giving the section number and the nearest crossroads.</p>	✓	
<p>The zoning of the subject property and the abutting properties.</p>	✓	
<p>The location, height and type of fences and walls.</p>	✓	



## Union Township Site Plan Review Application 2014 Revision

I submit the site plan and this application as a true representation of existing and proposed conditions. I agree to install all features as shown and to abide by conditions placed upon approval of this plan by the Union Township Planning Commission. False or inaccurate information placed upon this plan may be cause for revocation of any permits issued pursuant to site plan approval and / or removal of work installed. Any changes to the Site Plan now or in the future must be approved by the Union Township Planning Commission or Zoning Administrator. Approval of this plan shall not constitute the right to violate any provisions of the Union Township Zoning Ordinance 1991-5, or other applicable building or state codes and or laws.

  
\_\_\_\_\_  
Signature of Applicant

5/5/14  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner (if other than applicant)

\_\_\_\_\_  
Date

PLEASE PLACE OUR REVIEW ON THE 5/20/14 (INSERT DATE)  
PLANNING COMMISSION MEETING. An owners representative WILL / ~~WILL NOT~~ attend. You  
will not receive a reminder of the scheduled meeting.



**Union Township Site Plan Review Application** 2014 Revision

<u>Township use</u>	Review Comments _____
File # _____	_____
Fee Paid initial _____	_____
Receipt # _____	_____
Date received _____	_____
Date review completed by Zoning Administrator _____	
Place on the _____ Planning Commission Agenda	
Planning Commission Decision _____	
_____	

# CHARTER TOWNSHIP OF UNION

## SITE PLAN REVIEW HAZARDOUS SUBSTANCES REPORTING FORM

This form must be completed and submitted as part of the site plan for facilities which may use, store, or generate hazardous substances or polluting materials (including petroleum-based products)

Name of business: BIGARD + HULLGARD DRILLING CO. INC.

Name of business owner(s): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Street and mailing address: 5580 VENTURE WAY  
MT. PLEASANT MI. 48858

Telephone: 989-775-6608

Fax: 989-775-6909

Email: \_\_\_\_\_

**I affirm that the information submitted is accurate.**

Owner(s) signature and date: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Information compiled by: MARK SCHULTZ - Mark Schultz  
\_\_\_\_\_  
\_\_\_\_\_

## Part 1: Management of Hazardous Substances and Polluting Materials

1.  Y  N Will the proposed facility store, use or generate hazardous substances or polluting materials (including petroleum-based products) now or in the future? **If yes**, please complete this form and submit with your site plan. **A catalogue and map of natural resources on and near the site, including an assessment of groundwater vulnerability is required to be submitted with your plan.**
2.  Y  N Will the hazardous substances or polluting materials be reused or recycle on-site?
3.  Y  N Will any hazardous substances or polluting materials be stored on-site? **If yes**, identify the storage location on the site plan. Describe the size and type of secondary containment structure here or on an attached page. Submit a map and/or diagram of facilities on the site related to groundwater protection, including secondary containment structures, loading/unloading areas, drinking water wells, septic systems, underground storage tanks and storm drain inlets.
4.  Y  N Will the new underground storage tanks be located less than 2000 feet from a drinking water well serving more than a single household?
5.  Y  N Are existing underground storage tanks on-site less than 200 feet from a drinking water well serving more than a single household?

If the answer to questions 4 or 5 are yes, you may be in violation of the State of Michigan underground storage tank regulations. For specific requirements, please contact the MDEQ Underground Storage Tank Division. District Office Telephone: 989-894-6200 (Saginaw Bay District Office)

6.  Y  N Will the interior of the facility have general purpose floor drains? (general purpose floor drains should not be connected to a sanitary sewer system, stormwater drainage system, dry well or septic system). If yes, will the floor drain connect to: (circle one)

*EXISTING BUILDING FOR SERVICE HAS FLOOR DRAINS WITH 6 TANK CONTAINMENT AND CLEANING SYSTEM. NEW BUILDING HAS NO FLOOR DRAINS.*

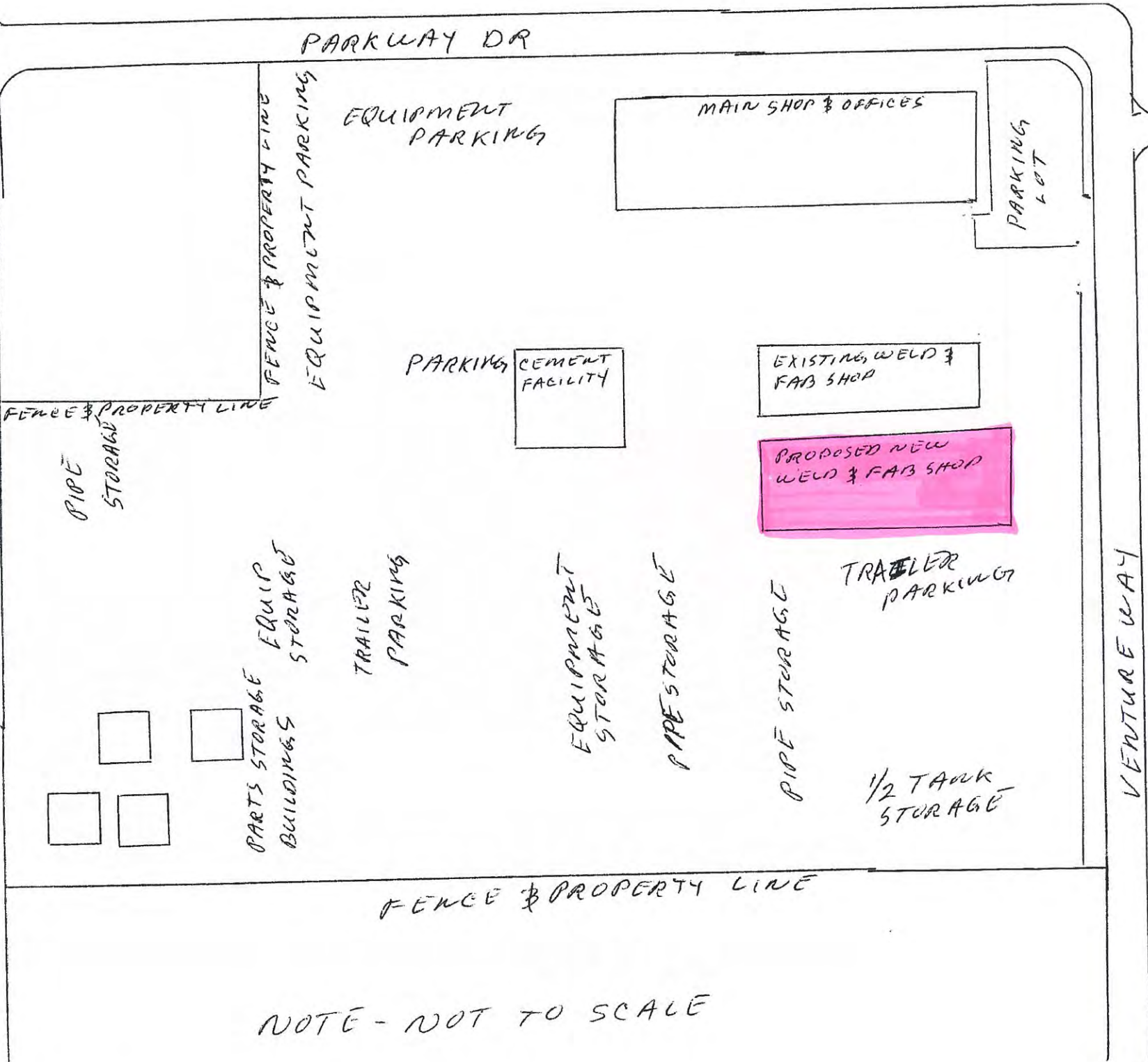
- a. on-site holding tank
- b. on-site system

The on-site system must be approved by the MDEQ.  
Contact: MDEQ Waste Management Division.  
District Office telephone: 989-894-6200 (Saginaw Bay District Office)

7.  Y  N Will hazardous substances or polluting materials be stored, used, or handled out-of doors near storm drains which discharge to lakes, streams, or wetlands? If yes, describe the type of catch basin or spill containment facilities which will be used (use an attached sheet with diagram if appropriate).

B & H FACILITY MAP  
5580 VENTURE WAY  
MT. PLEASANT, MI 48858

E. BROADWAY RD



FENCE & PROPERTY LINE

NOTE - NOT TO SCALE



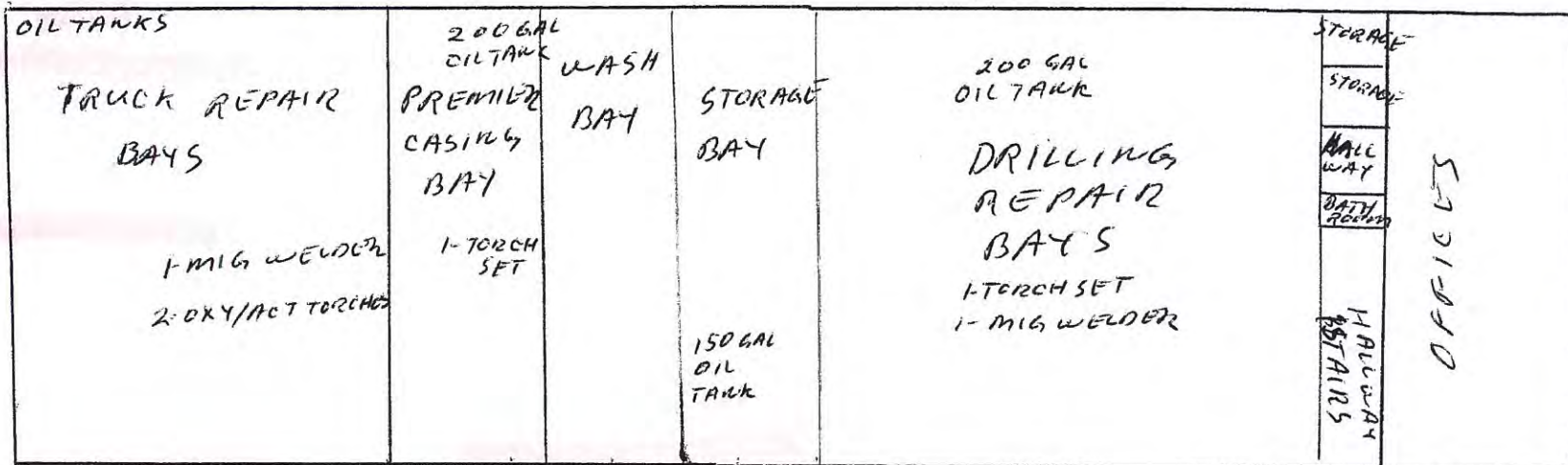
## Part II: Types and Quantities of Hazardous Substances and Polluting Material or Generated On-Site

Please list the hazardous substances and polluting materials (including chemicals, hazardous materials, petroleum products, and other polluting materials) which are expected to be used, stored or generated on-site. Quantities should reflect the maximum amount on hand at any time. Attach additional pages if necessary to list all hazardous substances and polluting materials.

Common Name	CHEMICAL NAME (components)	Form	MAX QUANTITY ON HAND AT ONE TIME
FLY ASH (COAL ASH)		DRY POWDER	1200 CU. FT.
CKD (CEMENT KILN DUST)		DRY POWDER	1200 CU. FT.
MYGELL (BENTONITE POWDER)		DRY POWDER	1200 CU. FT.
CLASS A CEMENT		DRY POWDER	1200 CU. FT.
CALCIUM CHLORIDE		DRY FLAKE	990 SACKS @ 50 LBS
ENGINE OIL		LIQUID	250 GAL.
GEAR OIL		LIQUID	250 GAL
HYD OIL		LIQUID	150 GAL X 2
WASTE OIL		LIQUID	200 GAL X 4
TRANSMISSION OIL		LIQUID	150 GAL
ACETYLENE PG		PG	140 CU. FT X 5 IN STORAGE
"		"	140 CU. FT X 6 IN USE
	KEY:		
	LIQ. = liquid		
	P.LIQ = pressurized liquid		
	S = solids		
	G = gas		
	PG = pressurized gas		



DRAIN WATER PURIFICATION SYSTEM



TRUCK BAY - 200 GAL WASTE OIL TANK AND RECYCLE SYSTEM TO BURN WASTE OIL. PLUS BULK STORAGE FOR NEW ENGINE OIL 250 GAL  
 GEAR LUBE 250 GAL  
 HYD. OIL 150 GAL  
 PROUD TRACKS 150 GAL

PREMIER CASING HAS WASTE OIL TANK TO BURN OIL. 200 GAL.

DRILLING HAS WASTE OIL TANK FOR FURNACE 200 GAL  
 NOTE - MIG WELDERS HAVE INERT GAS  
 1. TRUCK BAYS HAVE TWO ACT. TORCH SETS ON CARTS.  
 2. PREMIER CASING HAS ONE TORCH SET ON A CART.  
 3. DRILLING HAS ONE TORCH SET ON A CART.

NOTE: PRESSURIZED GASES STORED IN WELDING BUILDING.

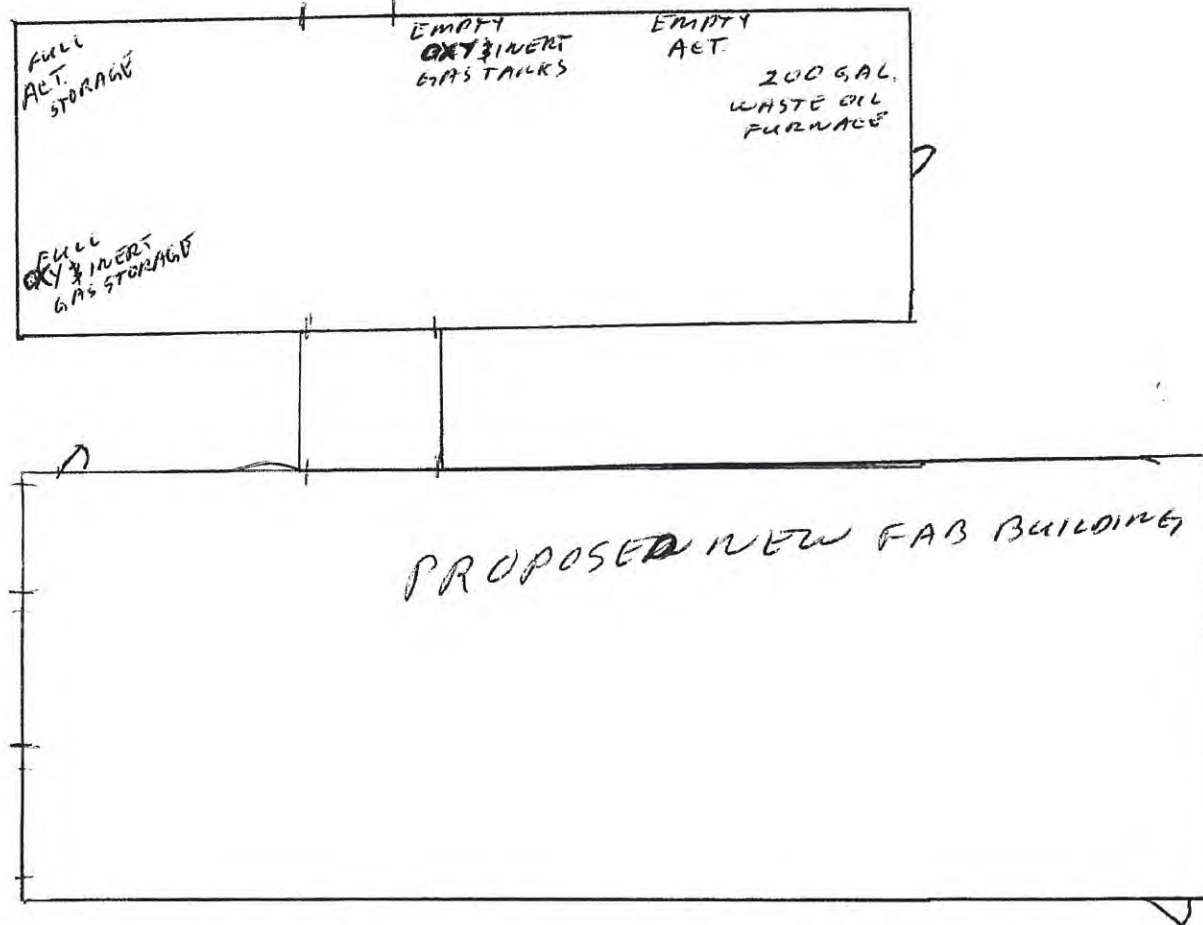
MAIN SHOP AND OFFICES



# WELDING SHOP & PROPOSED NEW BUILDING

STORAGE WHEN  
FULL HAS 5 ACT.  
TANKS

STORAGE FOR OXY.  
AND INERT GASES  
HAVE 6 OXY AND 3  
INERT GAS TANKS



WELDING SHOP HAS 1. TWO TORCH SETS ON CARTS ACT/OXY  
2. 4-WELDERLS WITH INERT GASES





## PERMIT INFORMATION

[www.michigan.gov/deqpermits](http://www.michigan.gov/deqpermits)

*NEW PROJECT: BUILD 7,500 SRAFT  
WELDING FABRICATION SHOP NEXT  
TO EXISTING BUILDING*

The Department of Environmental Quality (DEQ) has prepared a list of key questions to help identify what DEQ permits, licenses, or approvals of a permit-like nature may be needed. By contacting the appropriate offices indicated, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the construction process. While this list covers the existence of permits and approvals required from the DEQ, it is not a comprehensive list of all legal responsibilities. A useful way to learn whether other requirements will apply is to go through the Self-Environmental Assessment in the Michigan Guide to Environmental, Health, and Safety Regulations, online at: <http://www.michigan.gov/ehsguide>. Please call the Environmental Assistance Center at 800-662-9278 to talk with any of the DEQ programs noted below.

KEY QUESTIONS	Yes <input type="checkbox"/>	No <input type="checkbox"/>	PROGRAM, WEBPAGE AND CONTACTS
<b>MISCELLANEOUS CONSTRUCTION</b>			
<i>Air Quality Permit to Install:</i> Will your business involve the installation or construction of any process equipment that has the potential to emit air contaminants (e.g. dry sand blasting, boilers, standby generators)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Air Quality Division (AQD), <a href="#">Permit Section</a>
<i>Asbestos Notification:</i> Does the project involve renovating or demolishing all or portions of a building? Notification is required for asbestos removal and required for all demolitions even if the structure never contained asbestos.	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	AQD, <a href="#">Asbestos Program</a>
<i>Land and Water Featured Programs (Water Resources Division) - USACE Consolidated Permits:</i> Please consult the <a href="#">Land and Water Management Decision Tree</a> document to evaluate whether your project needs a land and water management permit (i.e., Does the project involve filling, dredging, placement of structures, draining, or use of a wetland?).	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Water Resources Division (WRD), <a href="#">Joint Permit Application</a>
<i>Soil Erosion and Sedimentation Control:</i> Does the project involve an earth change activity (including land balancing, demolition involving soil movement, and construction)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<a href="#">Soil Erosion and Construction Storm Water</a> , or Contact your <a href="#">Local Agency</a>
<i>NPDES Storm Water Discharge from Construction Sites Notice of Coverage:</i> Does the project involve construction which will disturb one or more acres that come into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	NPDES <a href="#">Storm Water Permits Program</a> , or appropriate <a href="#">DEQ District Office</a>
<i>Public Swimming Pool Construction (Spas/Hot Tubs) Permits:</i> Will your business involve the construction or modification of a public swimming pool, spa or hot tub?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<a href="#">Public Swimming Pool Program</a> , or appropriate <a href="#">DEQ District Office</a>
<i>Threatened and Endangered Species:</i> Does the project involve activities that would destroy a protected species of plant or animal or disturb a protected animal species?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Endangered Species Assessment, <a href="#">Threatened and Endangered Species Program</a> , 517-373-1552
Does the project involve construction or alteration of any sewage collection or treatment facility?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Appropriate <a href="#">District Office</a> , WRD, Part 41 Construction Permit Program
Does the project involve construction of a facility that landfills, transfers, or processes of any type of solid non-hazardous waste on-site, or places industrial residuals/sludge into or onto the ground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Office of Waste Management and Radiological Protection (OWMRP), <a href="#">Solid Waste</a> , Appropriate <a href="#">DEQ District Office</a>
Does the project involve the construction of an on-site treatment, storage, or disposal facility for hazardous waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, Hazardous Waste Section, <a href="#">Treatment, Storage and Disposal</a>
<b>WATER SUPPLY</b> (More information, see: <a href="http://www.michigan.gov/deqwater">http://www.michigan.gov/deqwater</a> , select "drinking water")			
I am buying water from my community water supply (i.e. city of Detroit or Grand Rapids)	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Contact your <a href="#">Local Water Utility</a>
I have a private or other water supply well (Type III)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Contact your (District or County) <a href="#">Local Health Department</a>
I have a Non-Community Water Supply (Type II)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<a href="#">Guide</a> , Contact your (District or County) <a href="#">Local Health Department</a>
I am a community water supply (Type I)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<a href="#">Community Water Supply</a> , <a href="#">DEQ District Office Community Water Supply Program</a>



WASTEWATER MANAGEMENT			
<i>Storm Water Discharge to Wetlands:</i> Will storm water be collected, stored, or treated in a wetland area from a public road, industrial, commercial, or multi-unit residential development?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
<i>Great Lakes:</i> Does the project involve construction, filling, or dredging below the Ordinary High Water Mark of one of the Great Lakes?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
<i>Inland Lakes and Streams:</i> Does the project involve any dredging, filling, placement of structures, or the operation of a marina within an inland waterbody (e.g. lake, river, stream, drain, creek, ditch, or canal), enlargement of a waterbody, or excavation of a pond within 500 feet of a waterbody?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
<i>Storm Water Ponds and Discharges to Inland Lakes/Streams, or Great Lakes:</i> Will storm water from any road or any other part of the development be discharged either directly or ultimately to an inland waterbody, or one of the Great Lakes; or will a storm water pond be constructed within 500 feet of an inland waterbody?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
Does the project involve placement of fill, earth moving, or placement of structures within the 100-year <i>floodplain</i> of a watercourse?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
Does the project involve construction of a building or septic system in a designated Great Lakes <i>high risk erosion area</i> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Shoreland Management</u>
Does the project involve dredging, filling, grading, or other alteration of the soil, vegetation, or natural drainage, or placement of permanent structures in a designated <i>environmental area</i> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Shoreland Management</u>
Does the project propose any development, construction, silvicultural activities or contour alterations within a designated <i>critical dune area</i> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Sand Dune Management</u>
Does the project involve construction of a <i>dam</i> , weir or other structure to impound flow?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Dam Safety Program</u>
CONSTRUCTION PERMITS (SECTOR SPECIFIC)			
Does the project involve the construction or alteration of a water supply system or sewage disposal system for a <b>manufactured housing project</b> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Office of Drinking Water & Municipal Assistance (ODWMA)
Does the project involve a <b>subdivision or site condominium</b> project utilizing individual on-site subsurface disposal systems or individual wells?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA
Does the project involve the construction or modification of a <b>campground</b> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Campgrounds program</u>
Does the project involve the construction or modification of a <b>public swimming pool</b> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Swimming pools program</u>
OPERATIONAL PERMITS			
<b>Renewable Operating Permit:</b> Does your facility have the potential to <b>emit</b> any of the following: 100 tons per year or more of any criteria pollutant; 10 tons per year or more of any hazardous air pollutant; or 25 tons per year or more of any combination of hazardous air pollutants?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	AQD, <u>Permit Section</u>
<b>NPDES:</b> Does the project involve the <b>discharge of any type of wastewater</b> to a storm sewer, drain, lake, stream, or other <b>surface water</b> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, Appropriate <u>DEQ District Office</u> , or <u>National Pollutant Discharge Elimination (NPDES) Permit Program</u>
Does the facility have <b>industrial activity</b> that comes into contact with <b>storm water</b> that enters a storm sewer, drain, lake, stream, or other <b>surface water</b> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Permits Section</u> , or appropriate <u>DEQ District Office</u>
Does the project involve the <b>discharge of wastewaters</b> into or onto the <b>ground</b> (e.g. subsurface disposal or irrigation)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Groundwater Permits Program</u>
Does the project involve the drilling or deepening of <b>wells for waste disposal</b> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>Office of Oil, Gas and Minerals (OOGM)</u>
Does the project involve <b>landfilling, transferring, or processing of any type of solid non-hazardous waste on-site, or placing industrial residuals/sludge</b> into or onto the ground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>OWMRP</u> or Appropriate <u>DEQ District Office</u>



Does the project involve the on-site treatment, storage, or disposal of <b>hazardous waste</b> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Hazardous and Liquid Waste</u>
Does the project require a <b>site identification number</b> (EPA number) for regulated waste activities (used oil, liquid waste, hazardous waste, universal waste, PCBs)? ( <u>Web Site</u> )	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, Appropriate <u>DEQ District Office</u>
Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of <b>radioactive material</b> in any form?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Radioactive Material and Standards Unit</u>
Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have <b>radioactive levels</b> above background?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP <u>Radioactive Material and Standards Unit</u>
Do you desire to develop a <b>withdrawal</b> of over 2,000,000 gallons of water per day from any source other than the Great Lakes and their connecting waterways? Or, do you desire to develop a withdrawal of over 5,000,000 gallons of water per day from the Great Lakes or their connecting waterways?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, DWEHS, <u>Source Water Protection Unit</u>
<b>CHEMICAL ADDITION PROJECTS</b>			
Are you using <b>chemicals</b> or materials in, or in contact with, <b>drinking water</b> at any point in the <b>water works system</b> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, Appropriate <u>DEQ District Office</u> , <u>Public Water Supply Program</u>
Are you applying a chemical treatment for the purpose of <b>aquatic nuisance control</b> (pesticide/herbicide etc) in a water body (i.e. lake, pond or river)? (5.	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Aquatic Nuisance Control</u> and <u>Remedial Action Unit</u>
Are you applying materials to a water body for a <b>water resource management project</b> (i.e. mosquito control treatments, dye testing, or fish reclamation projects)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Surface Water Assessment Section</u>
<b>OPERATIONAL PERMITS (SECTOR SPECIFIC)</b>			
Does the project involve the <b>transport</b> of some other facility's non-hazardous <b>liquid waste</b> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Transporter Program</u>
Does the project involve the <b>transport hazardous waste</b> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Transporter Program</u>
Does your facility have an <b>electric generating unit</b> that sells electricity to the grid and burns a fossil fuel?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	AQD, <u>Acid Rain Permit Program</u>
Is the project a <b>dry cleaning establishment</b> utilizing perchloroethylene or a flammable solvent in the cleaning process?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DEQ, AQD, <u>Dry Cleaning Program</u>
Does your <b>laboratory test potable water</b> as required for compliance and monitoring purposes of the Safe Drinking Water Act?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DEQ, <u>Laboratory Services Certifications</u>
Does the project involve the generation of <b>medical waste</b> or a facility that treats medical waste prior to its disposal?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Medical Waste Regulatory Program</u>
Does the project involve transport of septic tank, cesspool, or dry well contents or the discharge of <b>septage</b> or sewage sludge into or onto the ground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Septage Program</u>
Do you store, haul, shred or process <b>scrap tires</b> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Scrap Tire Program</u>
Does the project involve the operation of a <b>public swimming pool</b> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Public Swimming Pools Program</u>
Does the project involve the operation of a <b>campground</b> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Campgrounds</u>
Do you engage in the business of <b>hauling bulk water</b> for drinking or household purposes (except for your own household use)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Water Hauler Information</u>
<b>PERSONAL LICENSES/CERTIFICATIONS</b>			
Are you designated by your facility to be the <b>Certified Operator</b> to fulfill the requirements of a wastewater discharge permit ( <b>NPDES including Storm</b>	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Operator Training, Storm Water Program</u>



<b>Water or Groundwater)?</b>		
Are you a <b>drinking water operator</b> in charge of a water treatment or water distribution system, back-up operator, or shift operator?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WRD, <u>Operator Training</u>
Are you a <b>water-well drilling contractor, pump installer, dewatering well contractor or dewatering well pump installer?</b>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WRD, <u>Well Construction Unit</u>
<b>OIL, GAS AND MINERALS</b>		
Do you want to operate a <b>central production facility</b> (applies to oil and gas production facilities where products of diverse ownership are commingled)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Petroleum Geology and Production Unit</u>
Does the project involve the removal of sand from a <b>sand dune area</b> within two (2) miles of a Great Lakes shoreline?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, Minerals and Mapping Unit, <u>Sand Dune Mining Program</u>
Does the project involve the diversion and control of water for the mining and processing of <b>low-grade iron ore</b> ?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the surface or open-pit mining of <b>metallic mineral deposits</b> ?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the mining of <b>nonferrous mineral deposits</b> at the surface or in underground mines?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve mining <b>coal</b> ?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Do you want to change the status of an <b>oil or gas well</b> (i.e. plug the well)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve drilling of <b>oil, gas, brine disposal, secondary recovery, or hydrocarbon storage wells</b> ?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve plugging or deepening of an <b>oil or gas well</b> , or conveying rights in the well as an owner to another person?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve changing the status or plugging of a <b>mineral well</b> ?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the drilling or deepening of <b>wells for brine production, solution mining, storage, or as test wells</b> ?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have <b>radioactive levels</b> above background?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OWMRP, <u>Radioactive Protection Programs</u>
<b>STORAGE TANKS (CONSTRUCTION AND OPERATION)</b>		
Does the project involve the installation of an <b>aboveground storage tank</b> for a flammable or combustible liquid (under 200 degrees Fahrenheit)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Michigan Department of Licensing and Regulatory Affairs (DLARA) - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a <b>compressed natural gas dispensing station</b> with storage?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a <b>liquefied petroleum gas</b> container filling location or storage location that has a tank with a capacity of more than 2,000 gallons or has two (2) or more tanks with an aggregate capacity of more than 4,000 gallons?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation, removal, or upgrade of an <b>underground storage tank</b> containing a petroleum product or a hazardous substance?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a <b>hydrogen system</b> ?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>

# Union Township Site Plan Review Application 2014 Revision

## UNION TOWNSHIP CONSTRUCTION CONTACTS

**Building & Zoning Permits**  
**Sign Permit**  
**Water and Sewer review**  
**Site Plan Review**

Charter Township of Union  
2010 S. Lincoln Rd  
Mt. Pleasant, MI 48858

(989) 772 4600 (switchboard)  
(989) 773 1988 (FAX)

Building inspector  
Randy Robinson - Ext. 227  
rrobinson@uniontownshipmi.com

Zoning Administrator  
Woody Woodruff - Ext. 241  
wwoodruff@uniontownshipmi.com

Public Works Coordinator  
Kim Smith - Ext. 224  
ksmith@uniontownshipmi.com

**Road Permits**

(submit (2) copies of site plan directly to proper authority prior to Site Plan Review)

State Highways M 20 and US 127 (portions of E. Pickard Rd, E Remus Rd, and Mission Rd)

MDOT  
1212 Corporate Drive  
Mt. Pleasant, MI 48858  
(989) 773-7756 FAX 775 6329

All other roads

Isabella County Road Commission  
2261 E. Remus Rd  
Mt. Pleasant, MI 48858  
(989) 773 7131 (FAX) 772 2371

## Union Township Site Plan Review Application 2014 Revision

### Storm Water Management Plan

Submit (2) copies of Storm Water Management Plan directly to county engineer prior to Site Plan Review Code - Union Township Ord. 1992-9 Storm Water Management

Isabella County Building

Resource Management  
ATTN: Bruce Rohrer PE  
200 N. Main St.  
Mt. Pleasant, MI 48858

(989) 772 0911 Ext. 231 (FAX) 773 7431

### Plumbing, Electrical, Mechanical Permits

Isabella County Building  
Inspections  
ATTN: (SEE FOLLOWING LIST)  
200 N. Main St.  
Mt. Pleasant, MI 48858  
(989) 772 0911 Ext. (SEE FOLLOWING) (FAX) 773 7431

Electrical Inspector  
Tim Wardwell - Ext. 230

Plumbing and Mechanical Inspector  
Doug Elias - Ext. 228

### Fire Department Review

Sgt. Rick Beltnick  
804 E. High St.  
Mt. Pleasant, MI 48858  
(989) 779-5122 (FAX) 773 4020  
rbeltin@mt-pleasant.org

### Addressing

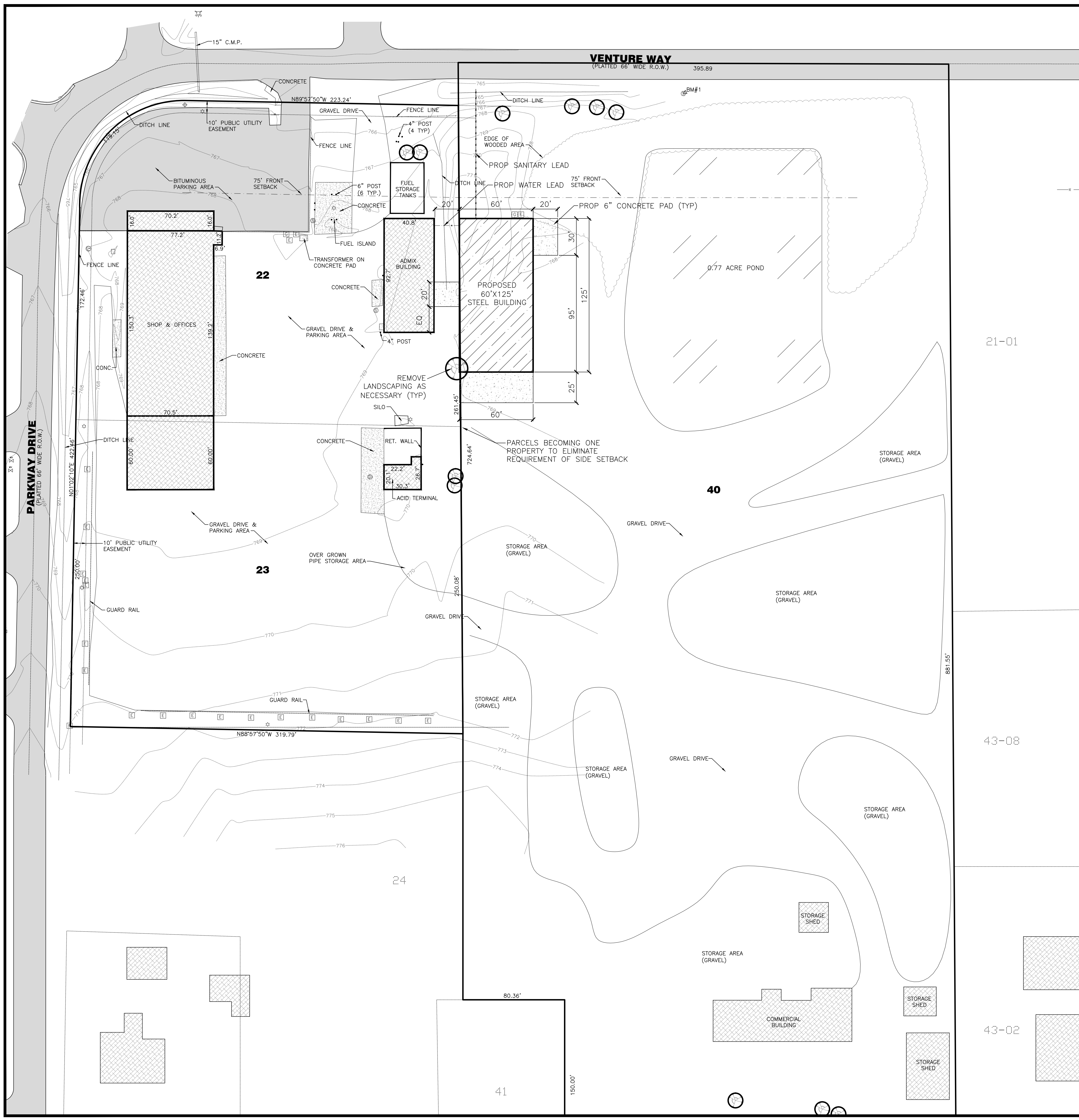
Isabella County Building Official (989) 772 0911, Ext 228

### Miscellaneous

Phone - GTE (800) 483 5600, Verizon (800) 483 4000  
Gas/Electric - Consumer Energy (800) 572 4788, MichCon (800) 477 4747 Central MI Dist. Health Dept. (989) 773 5921  
Miss Dig (800) 482 7171



# SITE PLAN



## DESCRIPTION:

UNION TOWNSHIP, ISABELLA COUNTY MI  
 PARCEL ID: #14-013-20-040-00  
 DESC: T14N R4W, SEC 13; COM 1343.50 FT.W OF E 1/4 COR TH W 319.48 FT., TH N 150 FT. TH W 80.36 FT., TH N 724.64 FT., TH E 395.89 FT., TH S 881.55 FT. TO POB

## LEGEND:

- FENCE LINE
- ⊙ CATCH BASIN
- ⊙ SANITARY MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ LIGHT POLE
- SIGN
- ⊙ GAS METER
- ⊙ ELECTRIC SERVICE BOX
- ⊙ SATELLITE DISH

## GENERAL NOTES:

- 1.) UNDERGROUND UTILITY LINES SHOWN REFLECT INFORMATION COLLECTED FROM UTILITY OWNERS AND VISIBLE MARKERS FOUND AT THE TIME OF SURVEY. SHOWN LOCATIONS ARE NOT INTENDED TO BE EXACT AND CONTRACTOR MUST VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION.
- 2.) DRAWING GENERATED BY AUTOCAD RELEASE 2015, COPYING OR REPRODUCTION MAY DISTORT SCALE. DO NOT SCALE FOR LAYOUT OR CONSTRUCTION.
- 3.) ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION OR ANY OTHERS ON EXTENSIONS OF THIS PROJECT OR FOR ANY USE ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE SURVEYOR OR ENGINEER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE SURVEYOR OR ENGINEER.
- 4.) BENCHMARKS: SANITARY SEWER MANHOLE RIM 5 FEET NORTH AND 115 FEET WEST OF OF NE CORNER OF LOT 22, ELEV. 7635.23
- 5.) CONTOURS SHOWN WERE CREATED USING TOPOGRAPHICAL INFORMATION FROM 2007. A MORE RECENT TOPOGRAPHICAL SURVEY OF THE EXISTING SITE HAS NOT BEEN COMPLETED.
- 6.) THESE DRAWINGS ARE TO BE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION. FOR PLANNING PURPOSES ONLY.

## UTILITY INFORMATION:

**ELECTRIC POWER**  
 Consumer Energy  
 1325 Wright Avenue  
 Alma, Michigan 48801  
 Phone: (888) 466-4265  
 Phone: (800) 482-7171 (Miss Dig)

**NATURAL GAS**  
 Consumers Energy  
 2400 Weiss Street  
 Saginaw, MI 48602  
 Phone: (989) 791-5885

**TELEPHONE/COMMUNICATIONS**  
 Verizon  
 345 N. Pine Avenue  
 Alma, MI 48901  
 Phone: (989) 463-0459  
 Phone: (800) 482-7171 (Miss Dig)

**CABLE TELEVISION**  
 Charter Communications  
 915 E. Broomfield  
 Mt. Pleasant, MI 48858  
 Phone: (989) 775-6846

**DEPARTMENT OF PUBLIC WORKS**  
 City of Mt. Pleasant D.P.W.  
 1303 N. Franklin Street  
 Mt. Pleasant, MI 48858  
 Phone: (989) 779-5401

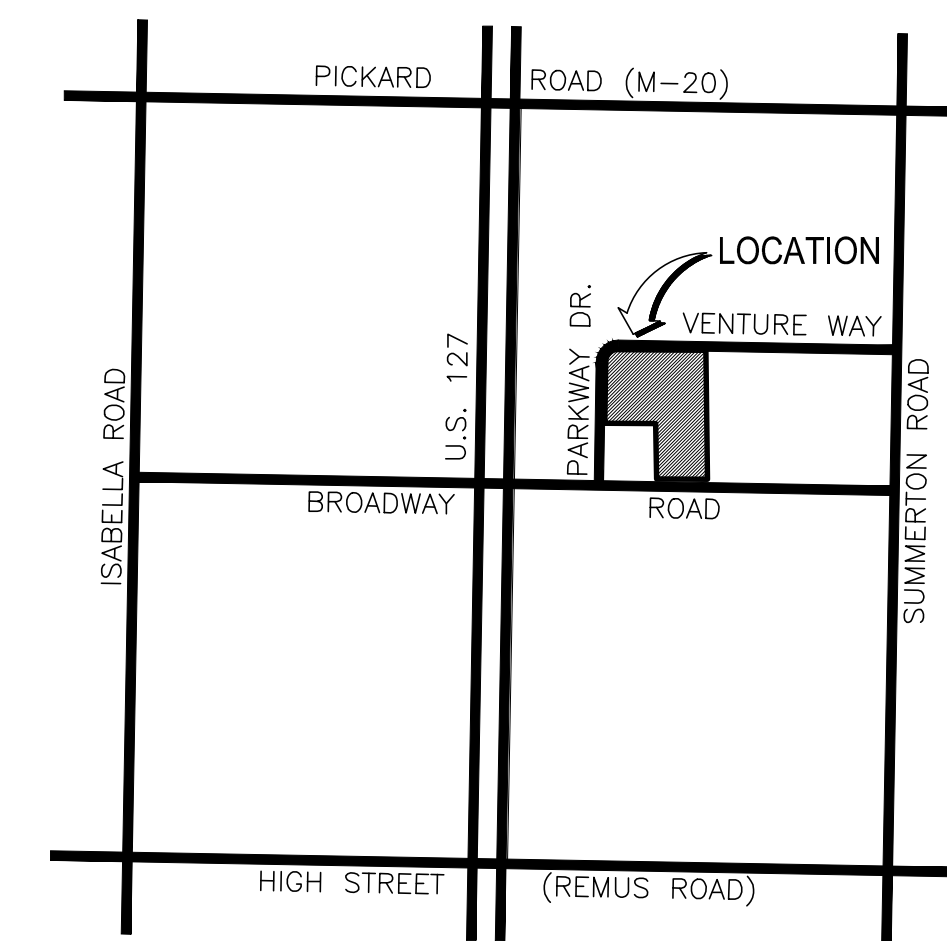
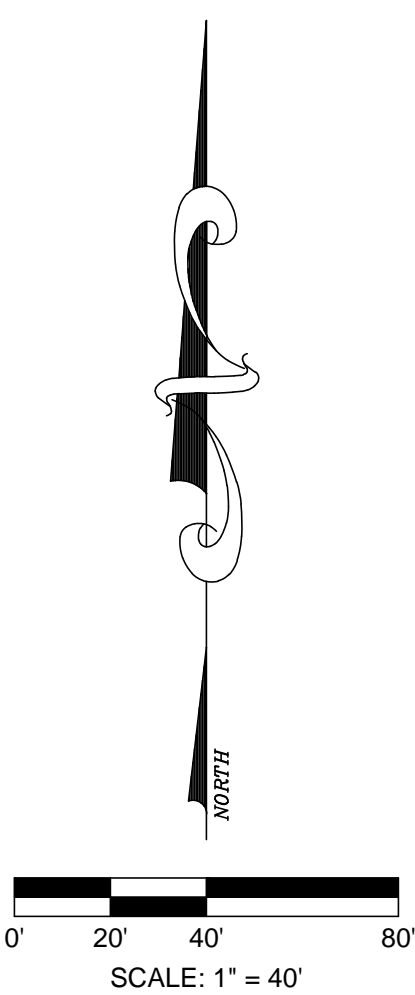
**ISABELLA COUNTY DRAIN COMMISSION**  
 200 N. Main Street  
 Mt. Pleasant, Michigan 48858  
 Phone: (989) 772-0911

## ZONING INFORMATION:

ZONED: I-2 (GENERAL INDUSTRIAL DISTRICT)

**SETBACK REQUIREMENTS:**  
 FRONT YARD: 75 FEET  
 SIDE YARD: 20 FEET  
 REAR YARD: 50 FEET

MAX. BUILDING HEIGHT: 35 FEET



SECTION 13, T.14N.-R.4W., UNION TOWNSHIP,  
 ISABELLA COUNTY, MICHIGAN

## LOCATION MAP

(NO SCALE)

SCALE: 1" = 40'
SHEET 1 OF 2
DRAWN BY: JAG
DATE: MAY 6, 2014
PROJECT NUMBER: E-140114
ENGINEER: TIMOTHY L. LAPHAM P.E.

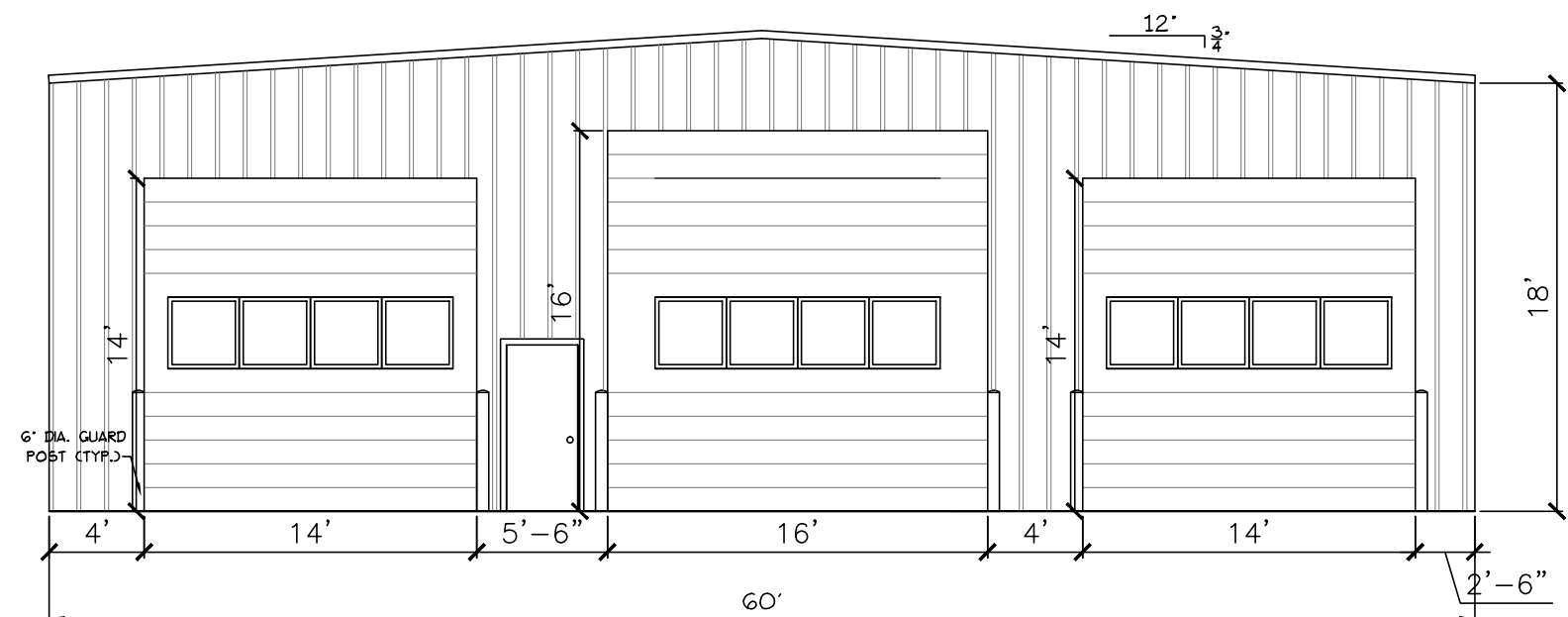
**PLANS FOR:**  
**PLEASANT PLAZA, LLC**  
 5580 VENTURE WAY  
 MT. PLEASANT, MI 48858

**LAPHAM ASSOCIATES SURVEYING**  
 ENVIRONMENTAL PLANNING ENGINEERING  
 515 East Fifth Street  
 Clare, Michigan 48617  
 Ph. (989) 386-7774  
 Fx. (989) 386-7152  
 www.laphamassoc.com  
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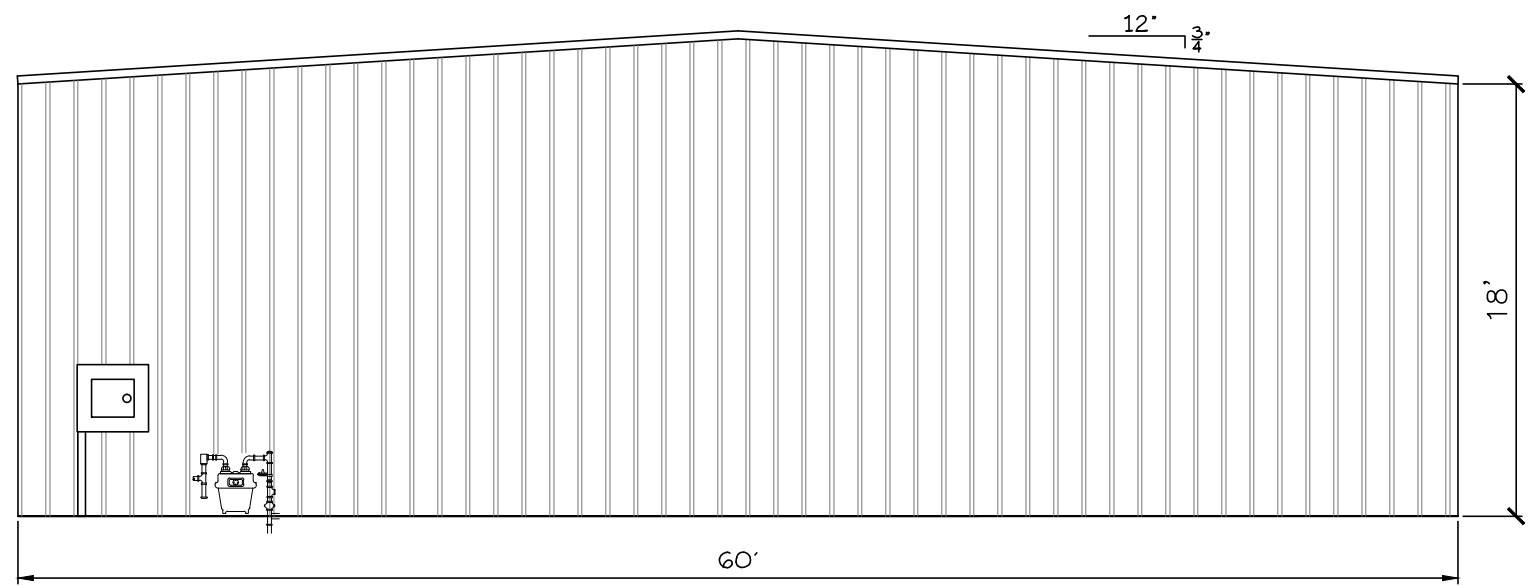
- APPROVED USE FOR:
- PRELIMINARY
  - PERMIT/BID
  - CONSTRUCTION
  - FINAL RECORD

**C-1**

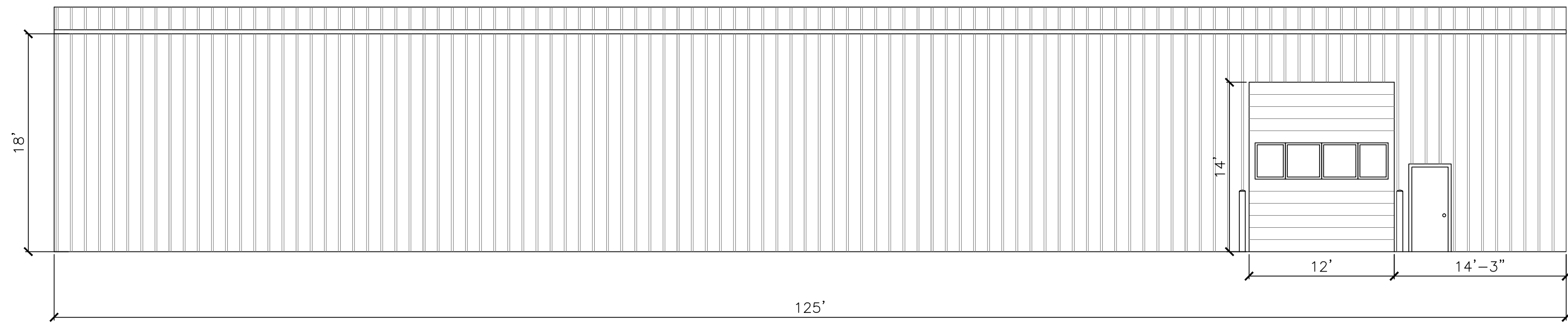
# PROPOSED BUILDING ELEVATIONS



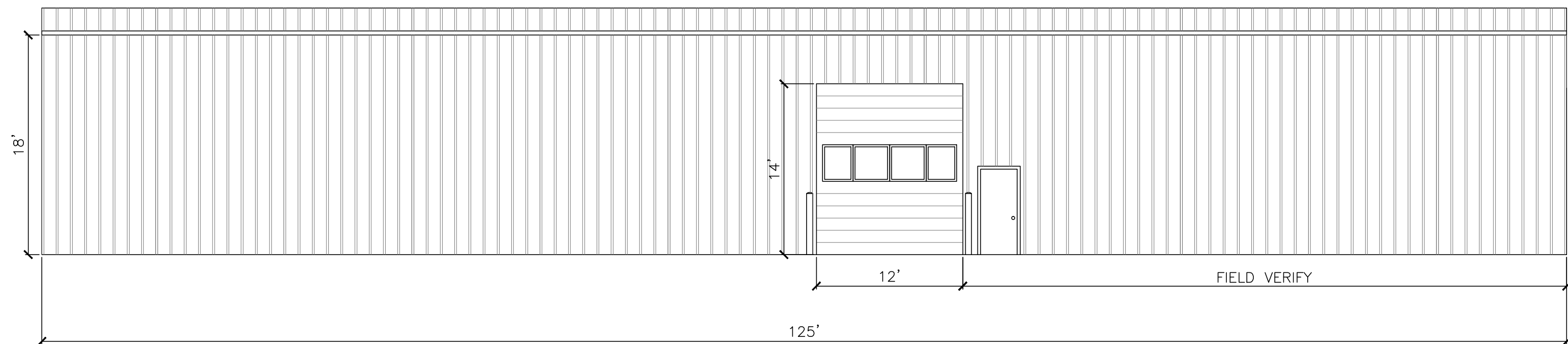
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

CODE COMPLIANCE	
MICHIGAN BUILDING CODE 2009	
BUILDING USE GROUP	F2, FACTORY
TYPE OF CONSTRUCTION	2B NON-COMBUSTIBLE, UNPROTECTED
ALLOWABLE AREA	23,000 S.F.
ACTUAL BUILDING AREA	7,500 S.F.

PROJECT NUMBER: E-140114	DRAWN BY: JAG	SCALE: 1" = 40'
ENGINEER: TIMOTHY L. LAPHAM P.E.	DATE: MAY 6, 2014	SHEET 2 OF 2

**PLANS FOR:**  
**PLEASANT PLAZA, LLC**  
5580 VENTURE WAY  
MT. PLEASANT, MI 48858

**LAPHAM ASSOCIATES**  
ENGINEERING  
PLANNING  
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 FINAL RECORD

J:\ENGINEER\EL0114 Pleasant Plaza, Enterprise Park, Civil Plans\dwg\EL0114\_proposed.dwg, 5/5/2014 1:30:44 PM, ARCH full bleed D (36.00, 24.00 inches)