

Memo

FROM THE DESK OF THE ZONING ADMINISTRATOR

To: Planning Commission

Date: 11/11/2011

Re: November 16 Meeting Notes

SPR 1550 - This a new building for Dr Vashista. It is proposed in two phases. The use is of right in the B6 zone. Mt Pleasant Fire has made some required changes that will show up at the meeting. The problem is with the distance the fire hose must be carried is over 150'. There will be need for at least one additional hydrant, as well as creating separation between the buildings to meet these requirements. The applicant is re drafting the changes. In any case, the approval must be followed and I can ensure it meets MPFD requirements prior to issuance of a building permit. While there are not concerns about the stormwater plan, the letter is not yet on file and should also be a condition of approval. MDOT has been notified, however the entrance is existing and will not be a contingency for approval. I recommend approval contingent on plans meeting MPFD approval, and the Storm Plan approval prior to issuance of any township permits. Neither this project nor the next abuts residential property.

SPR 1551 – This is for a 6,000 SF addition to an existing industrial use as a welding and fabrication shop. The Fire Dept review has not been received as of this writing. The site has an existing storm plan and approved driveway. The plan meets all requirements and I recommend approval pending MPFD conditions being met.

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Agenda

Date: November 16, 2011

Time: 7:00 p.m.

Place: Union Township Hall

Pledge of Allegiance

Roll Call

Minutes of October 19, 2011 regular meeting

Correspondence

Approval of Agenda

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

NEW BUSINESS

- 1.) SPR 1550 – A Two phase new medical office building with 8,250sf each phase**
- 2.) SPA 1551 – A 6,000sf addition for Burch Tank Welding and Fabrication**

Other Business

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 October 19, 2011.

Meeting was called to order at 7:00 p.m.

Roll Call

Dinse, Henley, Primeau, Wagner, Squattrito, Jankens, Fuller, Mielke were present.
Shingles was absent.

Others Present

Woody Woodruff

Approval of Minutes

Mielke moved **Jankens** supported to approve the September 21, 2011 meeting minutes. **Ayes: all. Motion carried.**

Correspondence

No correspondence was offered

Approval of Agenda

Dinse moved **Primeau** supported to approve the agenda. **Ayes: All. Motion carried.**

Public Comment

No comments were offered

NEW BUSINESS

- 1.) **HOM 1536 – Home Occupation Permit for a Machine Shop at 1141 E River Rd**
Home Occupation Permit was continued from last month. Environmental questions answered by **Woodruff**.

Public Comment

David Simbauch of 1030 E River Rd expressed concern regarding the high water table being contaminated by hazardous waste.

Fuller motioned to approve the Home Occupation Permit with a contingency on the Building Official's approval of hazardous material storage. **Mielke** supported. **Ayes: All. Motion carried.**

- 2.) **REZ 1527 – Re-zoning of property from R2A (One and Two Family Residential) to R3A (Multi-Family High Density) to allow for a Fraternity House**

Kyle DeMars, president of Phi Sigma Phi, provided packets and information regarding the need for re-zoning for a fraternity house to be built at 4930 S Crawford Rd.

Public Comment

No Public Comment

Dinse motioned to recommend the re-zoning from R2A to R3A at 4930 S Crawford Rd. **Wagner** supported. **Ayes: Dinse, Henley, Primeau, Wagner, Squattrito, Fuller, Mielke. Naye: Jankens. Motion carried.**

OTHER BUSINESS

None

Adjournment

The Chair adjourned the meeting at 8:30 p.m.

APPROVED BY:

Alex Fuller, Secretary

(Recorded by Kathy Lee)

FILL OUT THE FOLLOWING

- I. This application is for (circle one) Preliminary Site Plan Review Final Site Plan Review
- II. Applicant Name FED CORPORATION
- III. Applicant Address 777 WEST CEDAR AVE - STE. 203, RIVER WALK PLACE, GLADWIN, MI
- IV. Applicant is (circle) Contractor Architect/Engineer Developer Land Owner (skip 5& 6)
Other
- V. Land Owner Name _____
- VI. Land Owner Address _____
- VII. Project/Business Name Dr. Vashista Medical Office
- VIII. 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.

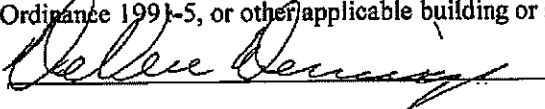
SUBMITTALS TO OTHER AGENCIES	Off	
Storm water management plan approval prior to application. Reviewed by the County Engineer	✓	Copy of Union Township Storm Water Management Plan available upon request. Submit (2) copies of plan and calculations directly to the Isabella County Engineer, contact Bruce Rohrer at (989) 772 0911, ext. 231. Any review fees are additional.
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.	✓	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.
Mt. Pleasant Fire Dept. <u>Need letter</u>	✓	Lt. Steve Martin (989) 773 0808, (2) copies
Isabella Co Transportation Commission (ICTC)	✓	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>	✓	OK
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.	✓	OK
All lot and/or <u>property lines</u> are to be shown and dimensioned, including building <u>setback lines</u>	✓	OK

<p>The location and dimensions of all existing and proposed:</p> <p><u>drives</u>, - - - - -</p> <p><u>sidewalks</u>, - - - - -</p> <p>-</p> <p><u>curb openings</u>, - - - - -</p> <p><u>acceleration/deceleration lanes</u>, - - - - -</p> <p>-</p> <p><u>signs</u>, - - - - -</p> <p><u>exterior lighting</u> on buildings and parking lots, - -</p> <p><u>parking areas</u> (Including handicapped parking spaces, barrier-free building access, unloading areas), - - - - -</p> <p>-</p> <p><u>recreation areas</u>, - - - - -</p> <p>-</p> <p><u>common use areas</u>, - - - - -</p> <p>-</p> <p>areas to be conveyed for <u>public use and purpose</u>.</p> <p>-</p>	<p>✓</p> <p>N/A</p> <p>✓</p> <p>✓</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>	<p>Existing</p> <p>OK</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>✓</p>	<p>OK</p>
<p>Source of utilities. Public water and sewer approval by Union Township Utility Committee prior to application.</p> <p>OK</p>	<p>✓</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>✓</p>	<p>OK</p>
<p>The location and right-of-way width of all abutting roads, streets, alleys and easements.</p>	<p>✓</p>	<p>OK</p>
<p>A locational sketch drawn to scale giving the section number and the nearest crossroads.</p>	<p>✓</p>	<p>OK</p>
<p>The zoning of the subject property and the abutting properties.</p>	<p>✓</p>	<p>OK BG</p>
<p>The location, height and type of fences and walls.</p>	<p>✓</p>	<p>OK</p>
<p>The location and detailed description of landscaping.</p>	<p>✓</p>	<p>OK</p>

For multiple family and mobile home parks, contour intervals shall be shown (two foot intervals for average slopes ten percent and under and five foot intervals for slopes over ten percent). Topography, however, is encouraged to be shown on all site plans.	N/A	
The location of all existing and proposed structures on and within one hundred feet of the subject property's boundary.	N/A	
For apartments, provide a count of bedrooms per building and total count of bedrooms for the project.	N/A	

COMMENTS

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.



10-1-2011

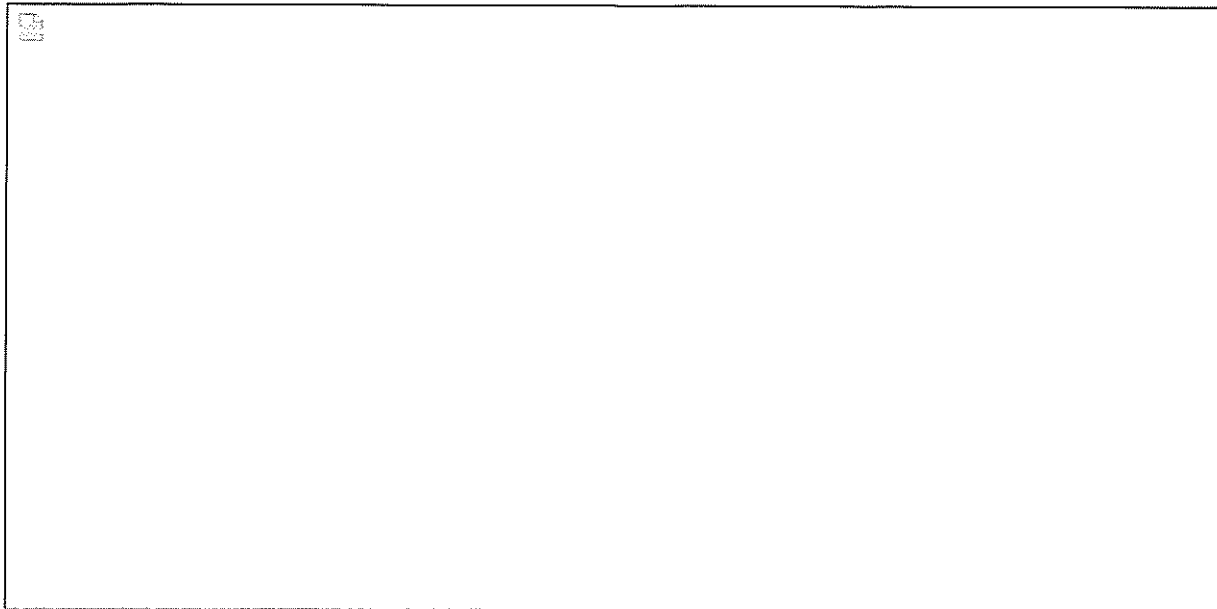
Signature of Applicant

Date

Signature of Owner (if other than applicant) _____

Date _____

PLEASE PLACE OUR REVIEW ON THE _____ (INSERT DATE) PLANNING COMMISSION MEETING. You will not receive a reminder of the scheduled meeting.



Township use

Comments ICTC can maneuver site.

File # _____

MPFD has concerns with Hydrants &

Fee Paid initial WJ

hose lay distance.

Receipt # _____

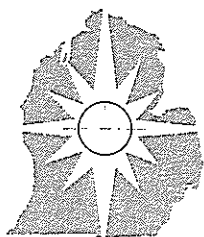
Storm looks good but letter needed

Date received 11/2

Date review completed by Zoning Administrator 11/10/11

Place on the 11/16 Planning Commission Agenda

Planning Commission Decision _____



CENTRAL MICHIGAN SURVEYING & DEVELOPMENT COMPANY, INC.
1985 PARKLAND DRIVE • SUITE B • MT. PLEASANT, MI 48858 • PHONE: (989) 775-0756 • FAX: (989) 775-5012

November 2, 2011

Attn: Ben Burrows
Michigan Department of Transportation
Mt. Pleasant Office
1212 Corporate Drive
Mount Pleasant MI 48858

Re: FED Corporation – Medical Office Site Plan Review

Ben,

As per Union Township Planning Commission requirements, we have enclosed two (3) copies of the site plans submitted to the Township for site plan review of the above mentioned project. Please note that no work is being done in the MDOT right of way. The Developer is not altering the existing entrance to the property and we are utilizing the existing storm water drainage pipe that was installed for the previous project on the property.

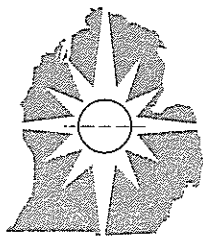
This submittal is to only meet Union Township Site Plan Review requirements.

The Planning Commission meeting will be held on November 16, 2011.

If you have any questions please do not hesitate to call us at the office on (989) 775-0756.

Sincerely,
Central Michigan Surveying & Development Company Inc.

Shanee Thayer
Office Manager



CENTRAL MICHIGAN SURVEYING & DEVELOPMENT COMPANY, INC.
1985 PARKLAND DRIVE • SUITE B • MT. PLEASANT, MI 48858 • PHONE: (989) 775-0756 • FAX: (989) 775-5012

November 2, 2011

Attn: Lieutenant Rick Beltinck
Mt. Pleasant Fire Department
804 E. High Street
Mount Pleasant MI 48858

Re: FED Corporation – Medical Office Site Plan Review

Lt. Beltinck,

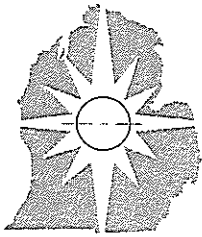
As per Union Township Planning Commission requirements, we have enclosed two (2) copies of the site plans submitted to the Township for site plan review of the above mentioned project. Please review the drawings and provide comments as needed.

The Planning Commission meeting will be held on November 16, 2011.

If you have any questions please do not hesitate to call us at the office on (989) 775-0756.

Sincerely,
Central Michigan Surveying & Development Company Inc.

Shanee Thayer
Office Manager



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1985 PARKLAND DRIVE • SUITE B • MT. PLEASANT, MI 48858 • PHONE: (989) 775-0756 • FAX: (989) 775-5012

November 2, 2011

Attn: Denny Adams
Isabella County Transportation Commission
2100 E. Transportation Drive
Mount Pleasant MI 48858

Re: FED Corporation – Medical Office Site Plan Review

Denny,

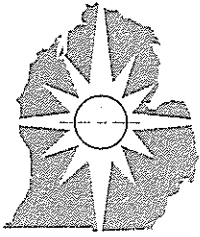
As per Union Township Planning Commission requirements, we have enclosed two (2) copies of the site plans submitted to the Township for site plan review of the above mentioned project. Please review the drawings and provide comments as needed.

The Planning Commission meeting will be held on November 16, 2011.

If you have any questions please do not hesitate to call us at the office on (989) 775-0756.

Sincerely,
Central Michigan Surveying & Development Company Inc.

Shanee Thayer
Office Manager



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1985 PARKLAND DRIVE • SUITE B • MT. PLEASANT, MI 48858 • PHONE: (989) 775-0756 • FAX: (989) 775-5012

November 2, 2011

Attn: Rick Jakubiec
Isabella County Drain Commission
200 North Main
Mount Pleasant MI 48858

Re: FED Corporation – Medical Office

Rick,

As per Union Township Planning Commission requirements, we have enclosed two (2) copies of the site plans submitted to the Township for site plan review of the abovementioned project. We have also enclosed copies of the calculation sheets used for the sizing of the detention and Storm Water Approval Application..

The Planning Commission meeting will be held on November 16, 2011. If you have any questions, please do not hesitate to call at the office on (989) 775-0756.

Sincerely,
Central Michigan Surveying & Development Company Inc.

Shanee Thayer
Office Manager

MEDICAL BUILDING

FED CORPORATION



LOCATION SKETCH

NOT TO SCALE

B-6 ZONE	
MINIMUM FRONT YARD SETBACK	15 FT
MINIMUM SIDE YARD SETBACK	10 FT
MINIMUM SIDE YARD SETBACK	10 FT
MAXIMUM BUILDING HEIGHT	35 FT
MINIMUM LOT AREA	20,000 SFT
MINIMUM LOT WIDTH	130 FT
MINIMUM LOT COVERAGE (%)	30%

BEARING BASIS WAS ASSUMED TO BE N86°-38'-00"W ALONG PICKARD ROAD.

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" (1-800-482-7171) 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	Ⓢ GAS MARKER	⌵ UTILITY POLE
⊠ ELECTRICAL BOX	Ⓢ FIBER OPTIC CABLE	⛔ WATER MAIN VALVE
● FOUND CONC. MONUMENT	Ⓢ SANITARY SEWER MANHOLE	⛔ WATER SHUT-OFF
○ FOUND IRON	● SET IRON	⊕ WATER WELL
⛔ GAS MAIN VALVE	Ⓢ SIGN	⊠ TRAFFIC LIGHT POLE

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-TOS—	TOE OF SLOPE
—EX-TOB—	TOP OF BANK
—OHE—OHE—	UTILITIES - OVERHEAD
—UTIL—	UTILITIES - UNDERGROUND
—12" WM—	WATER MAIN

HATCH PATTERNS

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

DESCRIPTION PROVIDED:

THE SOUTH 657.5 FEET OF A PARCEL DESCRIBED AS COMMENCING 30 RODS, 1.5 FEET EAST OF THE SOUTH ONE QUARTER CORNER OF SECTION 11, TOWN 14 NORTH, RANGE 4 WEST, THENCE NORTH 1315 FEET, THENCE EAST 132.5 FEET, THENCE SOUTH 1,315 FEET TO A POINT 132.9 FEET EAST OF THE POINT OF BEGINNING, THENCE WEST 132.9 FEET TO THE POINT OF BEGINNING, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN. CONTAINING 2.00 ACRES.

SHEET INDEX

SHEET 1.....COVER SHEET
SHEET 2.....EXISTING TOPOGRAPHY SURVEY
SHEET 3.....SITE & HORIZONTAL PLAN
SHEET 4.....GRADING, DRAINAGE & SOIL EROSION PLAN
SHEET 5.....UTILITY PLAN
SHEET 6.....CONSTRUCTION DETAILS #1
SHEET 7.....CONSTRUCTION DETAILS #2
SHEET 8.....CONSTRUCTION DETAILS #3

FLOOD PLAIN NOTE:

THIS PROPERTY IS LOCATED IN ZONE X WHICH ARE AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD-PLAIN AS INDICATED BY FIRM MAP PANEL 260812 307 C EFFECTIVE DATE JANUARY 7, 1998

BENCHMARK:

BENCH MARK
"X" CUT ON NORTHEASTERLY BOLT TOP FLANGE OF FIRE HYDRANT ASSEMBLY.
ELEV. = 750.87

DEVELOPER: FED CORPORATION
777 WEST CEDAR AVE. - SUITE 203 RIVERWALK PLACE
GLADWIN, MICHIGAN 48624
PHONE: (800) 737-3100
FAX: (989) 246-9133
e-mail ddennings@fedcorp.com

CONSULTANT: CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.
1985 PARKLAND DRIVE, SUITE B
MT. PLEASANT, MICHIGAN 48858
CONTACT PERSON: TIMOTHY E BEBEE
PHONE: (989) 775-0756
FAX: (989) 775-5012
e-mail 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) 463-0392
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

MT. PLEASANT FIRE DEPARTMENT
804 EAST HIGH STREET
MT. PLEASANT, MI 48858
(989) 779-5100 EXT 5152
GREGORY L. WALTERHOUSE

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

DRAIN COMMISSIONER'S 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

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



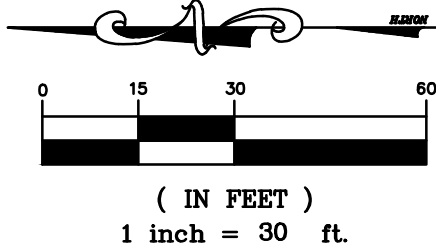
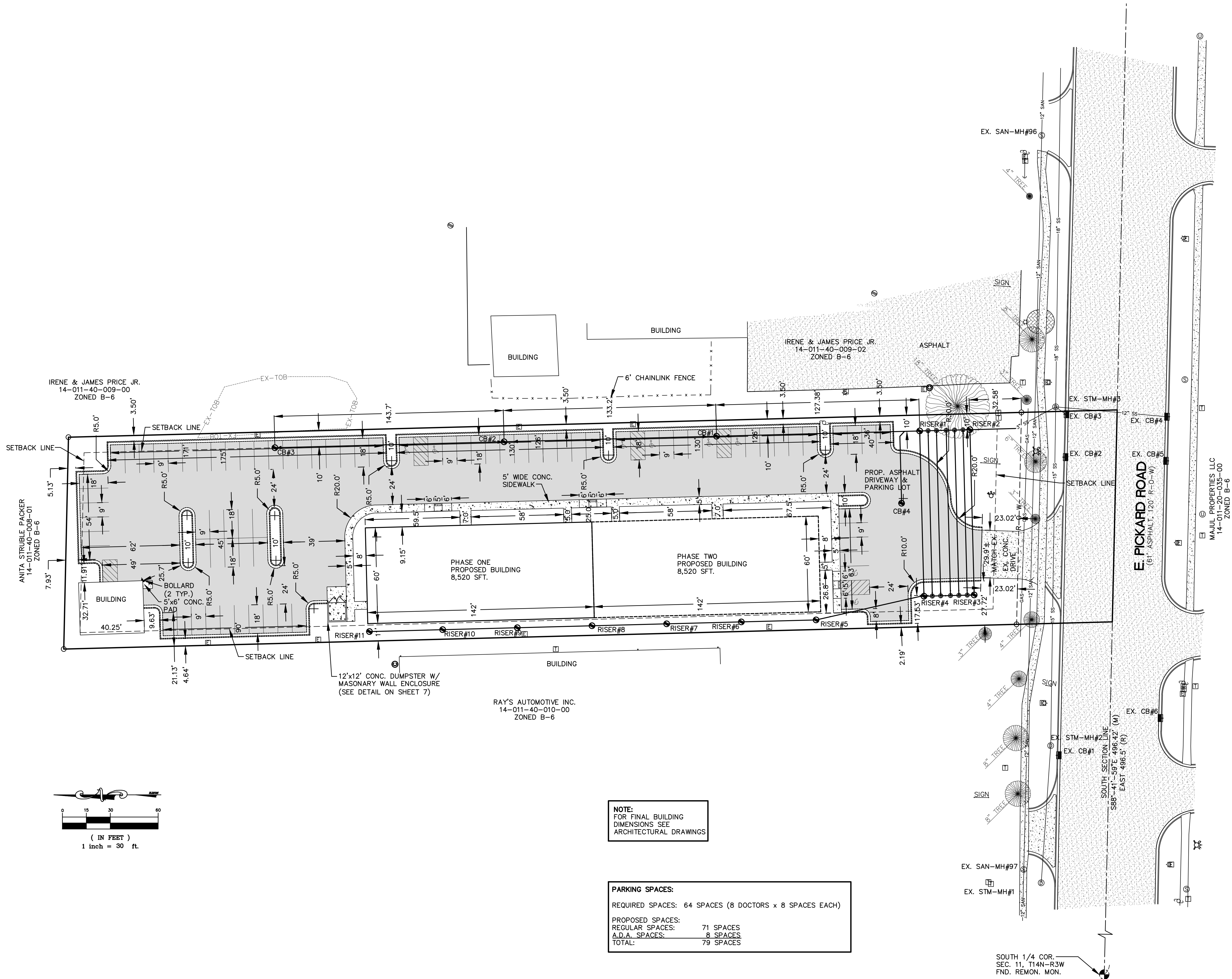
COVER
FED CORPORATION
MEDICAL BUILDING
PART OF THE SOUTHWEST 1/4 OF
SECTION 11, T14N-R4W,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:

SUBMITTALS:
10-27-11 CLIENT REVIEW 90% COMPLETE
11-2-11 SUBMIT UNION TWP. SITE PLAN REVIEW

JOB NUMBER:
1110-121
DRAWN BY:
RLL
DESIGNED BY:
TELB
CHECKED BY:
TELB

SCALE
NONE
SHEET NUMBER
1 OF 8



NOTE:
FOR FINAL BUILDING
DIMENSIONS SEE
ARCHITECTURAL DRAWINGS

PARKING SPACES:
REQUIRED SPACES: 64 SPACES (8 DOCTORS x 8 SPACES EACH)
PROPOSED SPACES:
REGULAR SPACES: 71 SPACES
A.D.A. SPACES: 8 SPACES
TOTAL: 79 SPACES



SITE & HORIZONTAL PLAN
FED CORPORATION
MEDICAL BUILDING
PART OF THE SOUTHWEST 1/4 OF
SECTION 11, T14N-R3W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:

SUBMITTALS:
10-27-11 CLIENT REVIEW 90% COMPLETE
11-2-11 SUBMIT UNION TWP. SITE PLAN REVIEW

JOB NUMBER:
1110-121

DRAWN BY:
RLL

DESIGNED BY:
TELB

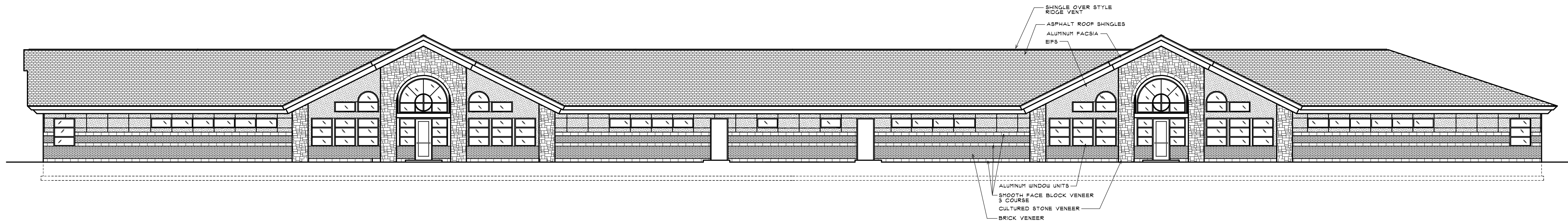
CHECKED BY:
TELB

SCALE

1" = 30'

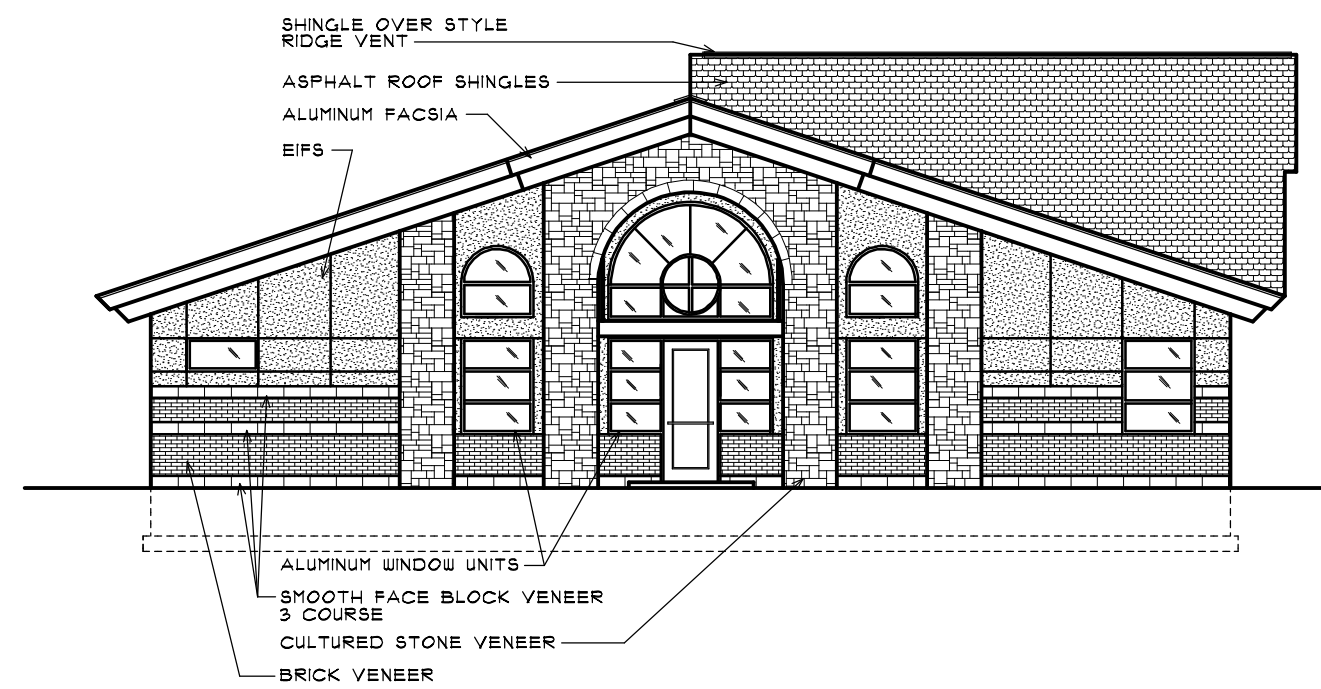
SHEET NUMBER

3 OF 8



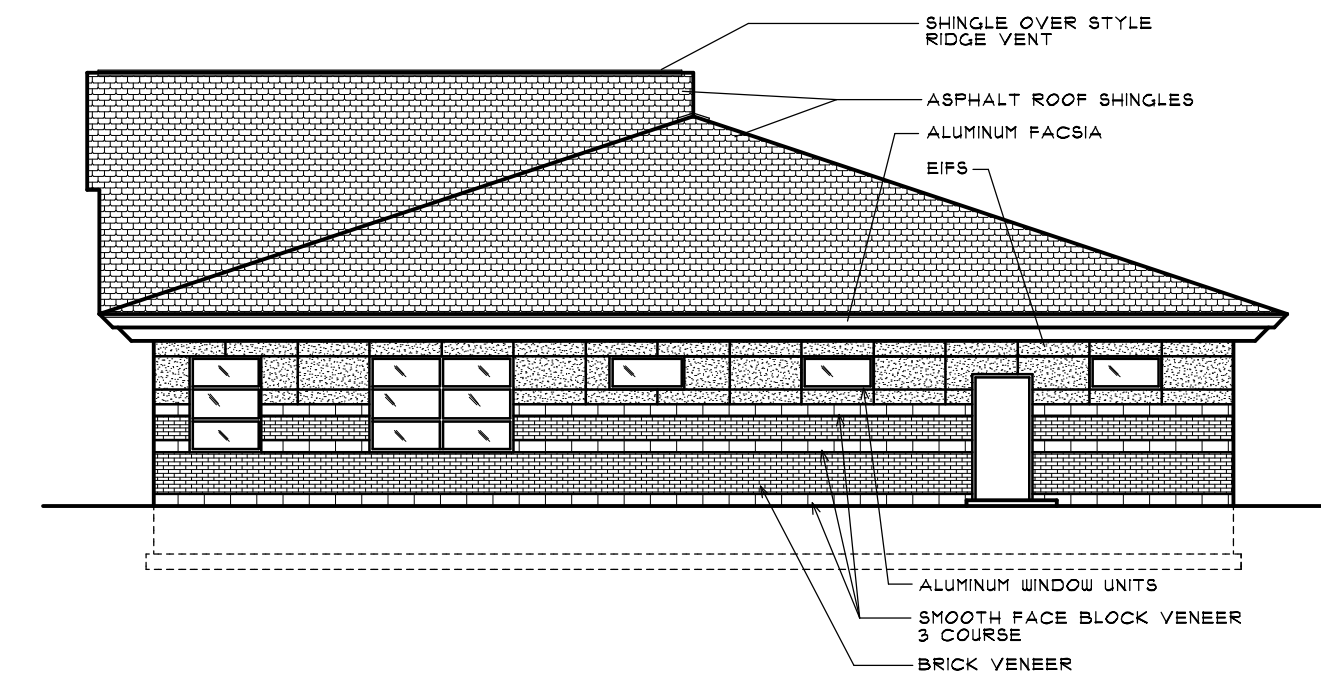
EAST ELEVATION

SCALE: 3/32" = 1'-0"



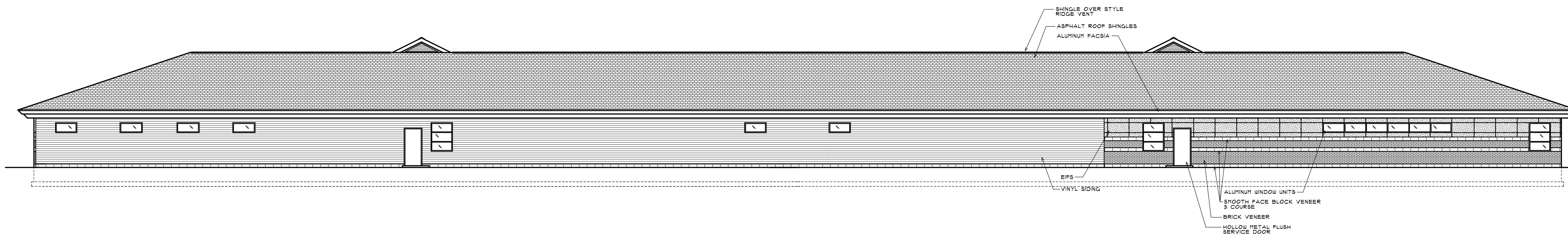
SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



NORTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"

PROJECT	PICKARD STREET OFFICE	REVISIONS	DATE	BY
SEIDELL ARCHITECTS	COMMERCIAL 114 N. COURT AVE., STE. 201 GADSDEN, ALABAMA 36034 PHONE (889) 731-9332 FAX (889) 731-9332	T.L.S.	T.L.S.	T.L.S.
CORPORATION	777 WEST CEDAR AVE. - SUITE 203 RIVERWALK PLACE GLADWIN, MICHIGAN 49824 PHONE (800) 737-3900 FAX (889) 246-9833	T.L.S.	T.L.S.	T.L.S.
SHEET	A2	T.L.S.	T.L.S.	T.L.S.
PROJECT	PICKARD STREET OFFICE	T.L.S.	T.L.S.	T.L.S.
NEW MEDICAL BUILDING	MT. PLEASANT, MICHIGAN	T.L.S.	T.L.S.	T.L.S.
DATE	9/28/11	T.L.S.	T.L.S.	T.L.S.
PROJECT NUMBER		T.L.S.	T.L.S.	T.L.S.

FILL OUT THE FOLLOWING

- I. This application is for (circle one) Preliminary Site Plan Review Final Site Plan Review
- II. Applicant Name JBS CONTRACTING - Tim Woodbury
- III. Applicant Address 1680 GOVER PARKWAY MT. PLEASANT, MI 48858
- IV. Applicant is (circle) Contractor Architect/Engineer Developer Land Owner (skip 5 & 6)
Other
- V. Land Owner Name BURCH WELDING & TANK INC.
- VI. Land Owner Address 2253 ENTERPRISE DR. MT. PLEASANT, MI 48858
- VII. Project/Business Name BURCH WELDING & TANK INC.
- VIII. 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	Ö Off	
Storm water management plan approval prior to application. Reviewed by the County Engineer		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.
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.		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.
Mt. Pleasant Fire Dept.		Lt. Steve Martin (989) 773 0808, (2) copies
Isabella Co Transportation Commission (ICTC)		Denny Adams (989) 773 2913 Ext 106, (2) copies
SITE PLAN REQUIREMENTS	Ö 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>	✓	
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.	✓	
All lot and/or <u>property lines</u> are to be shown and dimensioned, including building <u>setback lines</u>	✓	

<p>The location and dimensions of all existing and proposed:</p> <p><u>drives</u>, - - - - -</p> <p>-</p> <p><u>sidewalks</u>, - - - - -</p> <p>-</p> <p><u>curb openings</u>, - - - - -</p> <p>-</p> <p><u>acceleration/deceleration lanes</u>, - - - - -</p> <p>-</p> <p><u>signs</u>, - - - - -</p> <p>-</p> <p><u>exterior lighting</u> on buildings and parking lots, -</p> <p>-</p> <p><u>parking areas</u> (Including handicapped parking spaces, barrier-free building access, unloading areas), - - - - -</p> <p>-</p> <p><u>recreation areas</u>, - - - - -</p> <p>-</p> <p><u>common use areas</u>, - - - - -</p> <p>-</p> <p>areas to be conveyed for <u>public use and purpose</u>.</p> <p>-</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 Committee 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>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>	✓	

The location, height and type of fences and walls.	✓	
The location and detailed description of landscaping.		
For multiple family and mobile home parks, contour intervals shall be shown (two foot intervals for average slopes ten percent and under and five foot intervals for slopes over ten percent). Topography, however, is encouraged to be shown on all site plans.	X	
The location of all existing and proposed structures on and within one hundred feet of the subject property's boundary.	✓	
For apartments, provide a count of bedrooms per building and total count of bedrooms for the project.	X	

COMMENTS

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.

Tom Warkentin

Signature of Applicant

11/2/2011

Date

Signature of Owner (if other than applicant) _____

Date _____

PLEASE PLACE OUR REVIEW ON THE 11/16/2011 (INSERT DATE) PLANNING COMMISSION MEETING. You will not receive a reminder of the scheduled meeting.

[illegible]

Township use	Comments

File # _____

Fee Paid initial_____

Receipt # _____

Date received _____

Date review completed by Zoning Administrator_____

Place on the _____ Planning Commission Agenda

Planning Commission Decision_____

INSTRUCTIONS

- All items in this list must be included in the drawing unless exempted by ordinance or specifically noted as not included. Incomplete submissions may not be forwarded to the Planning Commission for review. All features of the plan must conform to the Union Township Zoning Ordinance 1991-5 and other state and local ordinances and laws as applicable.
- To expedite this process you should make Storm Water Management and Road Permit Applications as soon as possible, and submit a copy of the site plan to the Mt. Pleasant Fire Department. Site plans received prior to these outside approvals may be reviewed as Preliminary Site Plan Reviews and may require a Final Site Plan Review submission after receiving outside agency approvals. You may elect to receive a Preliminary Review by the Planning Commission prior to other submittals. Contact the appropriate agency for their submission requirements and any required forms.
- **Special Use Permits:** Uses requiring a Special Use Permit have both a special use permit approval process and a site plan review. The fee* for a Special Use Permit is in addition to the site plan review fee*. This form and a Special Use Permit Application must accompany application for a Special Use Permit. The Planning Commission will make a recommendation to the Charter Township of Union Board who has approval authority, thus requiring two meetings, one of the commission and one of the board. If desired, the applicant may elect to have the Public hearing with a preliminary plan showing sufficient detail to determine the impact on the surrounding properties, and address other issues of concern, and then proceed to final Site Plan Review. In this approach the commission will make its finding subject to final site plan approval at the first meeting, and the applicant will return with a detailed drawing meeting all the elements of site plan review, including submission to outside agencies.
- **SUBMISSION DEADLINE:** Ten copies of the site plan and this completed check list must be submitted no less than 14 days prior to the Planning Commission meeting. The Planning Commission meets at 7:00 PM on the third Wednesday of each month. A Site Plan Review fee* must accompany each submission. You will not receive any notification prior to your scheduled meeting; it is your responsibility to show up at the meeting. If you are uncertain, call the Zoning administrator at (989) 772 4600 ext 41
- Applicants may submit a single copy of the plan and check list prior to the submission deadline to the zoning administrator for review and comment.
- Land Owner (or his / her agent) is responsible to apply for all permits, including Building, Grading and Zoning permit, Sign Permit, Water and Sewer, and Land Divisions (if applicable) AFTER Planning Commission review and approval. The proposed use shall be constructed per the submitted plan including any conditions of approval. Minor revisions may be approved by the zoning administrator. Consult with the township before implementing any changes to the approved site plan.

LOT 11

LOT 10

LOT 9

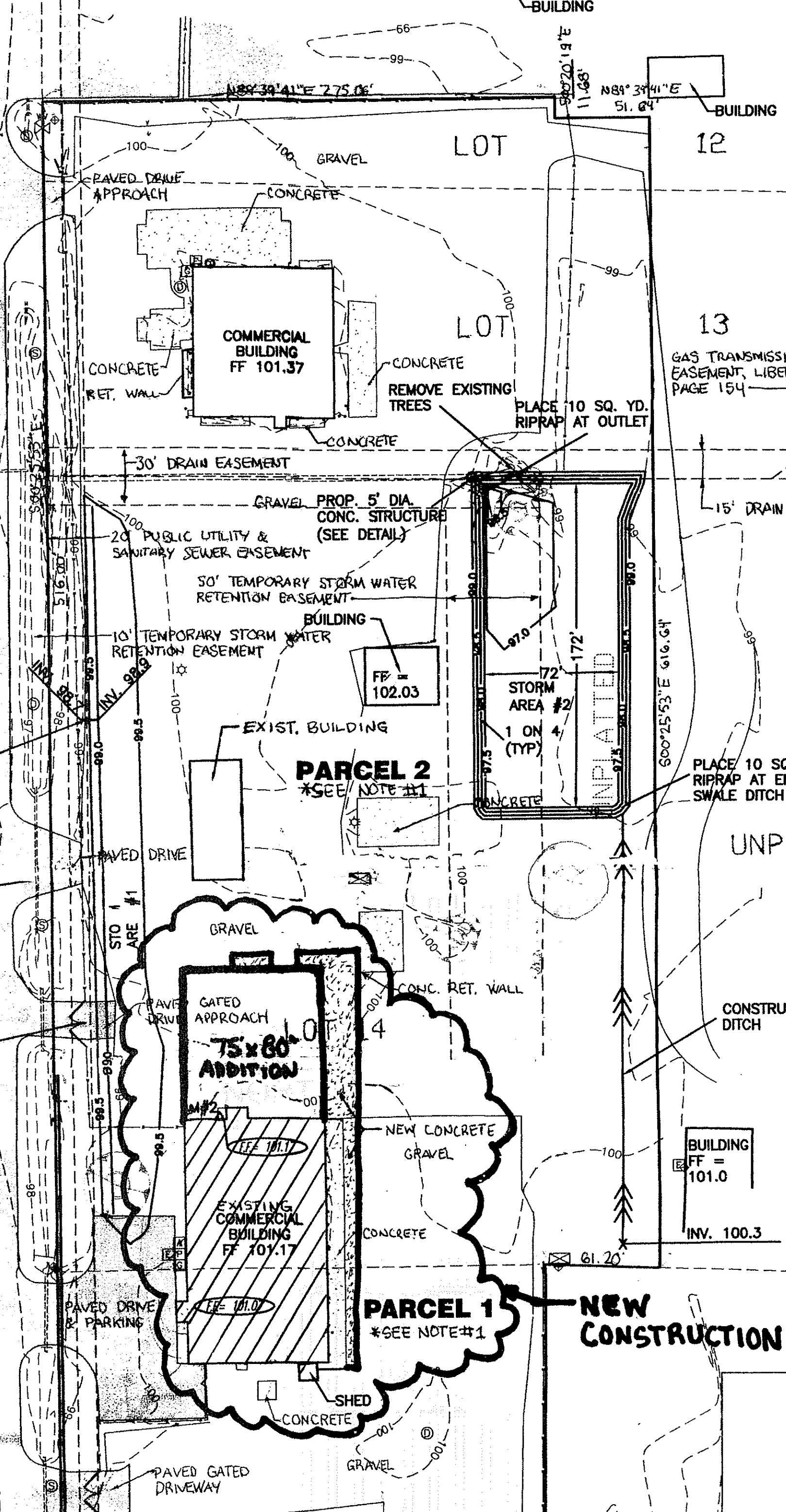
TERPRISE DRIVE
PLATTED 66' PUBLIC R.O.W.)

ENTERPRISE PARK
LIBER 10, PAGE 589

10 LFT 4" SMOOTH
BORE CORRUGATED
PLASTIC PIPE
(PLACE RIPRAP AT
BOTH ENDS OF
METERING LINE)

CONSTRUCT 0.5'
HIGH TO ELEV.
99.5.
1 ON 3 SIDE
SLOPE, AND 1'
WIDE TOP.

EXISTING DRIVE TO
BE USED FOR
WIER OVERFLOW



PARCEL 2
*SEE NOTE #1

PARCEL 1
*SEE NOTE #1

NEW CONSTRUCTION

JOB NUMBER:
DRAWING: ELEVATIONS
DRAWN BY: TJW
REVIEWED BY:
FIELD SUPERVISOR:

ENGINEER'S SEAL

21120514 WFL DING

ATION

