

Charter Township of Union



**Planning Commission
Regular Meeting
February 16, 2016
7:00 p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF JANUARY 19, 2015 MINUTES
5. CORRESPONDENCE / BOARD REPORTS
 - Board of Trustees Summary Reports
 - ZBA Summary Reports
6. APPROVAL OF AGENDA
7. Public Comment: Restricted to (3) minutes regarding issues not on this agenda
8. New Business
 - A. Mary Senter / CMU Township Survey Discussion
 - B. Roger Hammer Lighting Ordinance Discussion
 - C. HOP 2016-01 Home Occupation Permit
Location: 3446 S. Lincoln Rd.
 - D. SPR 2016-01 Lux Funeral Home
Location: 2300 S. Lincoln Rd.
 - E. SPR 2016-02: Malley Construction
Location: 1565 S. Park
 - F. Rosewood North I Condominium Amendment #3
Location: 2479 Rosewood Dr.
9. Old Business
10. Other Business
11. Extended Public Comment
12. ADJOURNMENT



Peter Gallinat, Township Planner
pgallinat@uniontownshipmi.com
2010 South Lincoln
Mt. Pleasant, MI 48858
Phone 989-772-4600 Ext. 241
Fax 989-773-1988

February 12, 2016

Memo for the February 12, 2016 Planning Commission meeting.

Presentations: Mary Senter will discuss with the Planning commission about the upcoming 2016 survey for the Township. Roger Hammer will give a brief talk about a possible new lighting ordinance

HOP 2016-01: This item was postponed from the last meeting. The owner will be present for questions and concerns the board had from the last meeting.

SPR 2016-01: This is the site plan for the expansion of the Lux funeral home. Earlier in the year an expanded special use was approved for the addition. The addition will be used as a reception hall. I would recommend approval

SPR 2016-02: This site plan shows a proposed addition to the principle building, a concrete slab for a fuel tank and dumpster. I would recommend approval

Rosewood North I Condominium Amendment #3: This is an amendment change from the original plan. Both the number of condo's has been reduced as well as the layout of the condo's I would recommend approval for the board of Trustees..

Township Planner

Peter Gallinat

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on January 19, 2016 at the Township Hall.

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

Roll Call

Present: Squattrito, Fuller, Mielke, Strachan, Zerbe, McGuirk, LaBelle, Robinette

Excused: Woerle

Others Present

Peter Gallinat, Township Planner; Margie Henry, Jennifer Loveberry

Approval of Minutes

McGuirk moved **Strachan** supported the approval of the December 15, 2015 meeting minutes as presented. **Vote: Ayes: 8 Nays: 0. Motion carried.**

Correspondence / Reports

Chair Squattrito informed the Planning Commission of upcoming workshops and training by the Michigan Township Association

Approval of Agenda

Fuller moved **Robinette** supported approval of the agenda moving letter C. first on the Agenda. **Vote: Ayes: 8 Nays 0. Motion carried.**

Public Comment – None

New Business –

A. **SUP 2016-01: Lux Family Properties (Expansion)**

Location: 2300 S. Lincoln Rd.

John Jenson, Architect representing Lux Family Properties, presented SUP 2016-01: Special Use Permit, Location: 2300 S. Lincoln Rd.

Public Hearing open 7:08 p.m. - none.

Discussion was held by the Planning Commissioners.

McGuirk motioned **Mielke** supported to recommend approval of SUP 2016-01 to the Board of Trustees. **Vote: Ayes: 8 Nays 0. Motioned carried.**

B. **TXT AMENDMENT 2016-01A; Amend Ordinance 2012-09 sections 1 & 5**

Don Schuster, Director of Listening Ear Crisis Center presented TXT Amendment 2016-01: Text Amendment changing the title and service from 2012-09 Tax Exemption Ordinance for Northwinds Apartments.

Public Hearing open 7:32 p.m. - none.

Discussion was held by the Planning Commissioners.

Robinette motioned **LaBelle** supported to recommend approval of TXT Amendment 2016-01 to the Board of Trustees. **Vote: Ayes: 8 Nays 0. Motioned carried.**

Union Township Site Plan Review Application 2015 Revision

FILL OUT THE FOLLOWING

- I. This application is for (circle one) Preliminary Site Plan Review Final Site Plan Review
- II. Applicant Name Charles R. Lux
- III. Applicant Address 2300 S. Lincoln Rd., Mt. Pleasant, MI, 48858
- IV. Applicant Phone (989) 773-5616 Owner Phone (989) 773-5616
- V. Applicant is (circle) Contractor Architect/Engineer Developer Land Owner (skip V & VI)
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 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 Utilizing existing detention basin - calculations to be submitted for approval	√	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. (Existing drive - plans submitted to ICRC for expansion)
Mt. Pleasant Fire Dept. (In process - plan submitted to fire department)	√	Sgt Randy Keeler (989) 779-5122, (2) copies
Isabella Co Transportation Commission (ICTC) (In process - plan submitted to ICTC)	√	Rick (989) 773 2913, (2) copies
WELLHEAD PROTECTION REPORTING FORMS (Required for all Site Plans)		
Hazardous Substances Reporting Form Part I and II (Forms included in this packet)	√	Kim Smith (989) 772-4600 ext 224 ksmith@uniontownshipmi.com
PERMIT INFORMATION - DEQ Check List		
SITE PLAN REQUIREMENTS		
	I Of	Comments - (also indicate any features which will not be included in the development or are not applicable)
Name and addresses of Property Owner Name and Address of Applicant	√	(Shown on Plan)
Provide Construction Type (per Mi Building Code) and if sprinkled, (assume Type IVb, un-sprinkled if not provided)	√	(Sprinkled, Type 5)

Union Township Site Plan Review Application 2015 Revision

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. Union Township Well Head Protection documents are a part of Site Plan Review and required with your Site Plan submission.
 - 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 Tuesday 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 maybe approved by the zoning administrator. Consult with the township before implementing any changes to the approved site plan.
-

Union Township Site Plan Review Application 2015 Revision

<p>The date, north arrow and scale. 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.</p>	√	(Shown)
<p>All lot and/or property lines are to be shown and dimensioned, including building setback lines</p>	√	(Shown)
<p>The location and dimensions of all existing and proposed: fire hydrants (within 400 feet of building) - - - drives, ----- sidewalks, (required) ----- curb openings, ----- acceleration/deceleration lanes, ----- signs, ----- exterior lighting on buildings and parking lots, - - parking areas (Including handicapped parking spaces, barrier-free building access, unloading areas), ----- recreation areas, ----- common use areas, ----- areas to be conveyed for public use and purpose. -</p>	√	(Shown)
<p>Elevation of building front, side, and back. Include Sign size, height, and design. Canopy heights extending over driveways accommodate Public Transportation</p>	√	(Elevations included - no signs on building)
<p>Source of utilities. Public water and sewer approval by Union Township Utility Coordinator prior to application. (Project is a proposed building expansion - utility services installed in phase 1 will be utilized)</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</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>	√	(Shown)
<p>The location and right-of-way width of all abutting roads, streets, alleys and easements.</p>	√	(33' right of way for Lincoln Road is shown)
<p>A locational sketch drawn to scale giving the section number and the nearest crossroads.</p>	√	(Location map on C1)

Union Township Site Plan Review Application 2015 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.

Charles R. Ruy

Signature of Applicant

2-1-2016

Date

Signature of Owner (if other than applicant)

Date

PLEASE PLACE OUR REVIEW ON THE February 16, 2016 (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 2015 Revision

<u>Township use</u>	Review Comments
File # <u>2016-01</u>	_____
Fee Paid initial <u>Yes</u>	_____
Receipt # <u>69450</u>	_____
Date received <u>2-1-16</u>	_____
Date review completed by Zoning Administrator <u>2-2-16</u>	
Place on the <u>2-16-16</u> 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: Charles R. Lux Family Funeral Home

Name of business owner(s): Charles R. Lux

Street and mailing address: 2300 S. Lincoln Road, Mt. Pleasant, MI 48858

Telephone: (989) 773-5616

Fax: (989) 773-4641

Email: clux@charlesrlux.com

I affirm that the information submitted is accurate.

Owner(s) signature and date: Charles R. Lux 2-1-2016

Information compiled by: Pete Lorenz, P.E., P.S.
Lorenz Surveying & Engineering, Inc.
3229 W. Beal City Road, Weidman, MI 48893

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)

- 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).

cc: Charter Township of Union Department of Public Works

Part II: Types and Quantities of Hazardous Substances and Polluting Materials Used, Stored or Generated On-Site

Please list the hazardous substances and polluting materials (including chemicals, hazardous materials, petroleum products, hazardous wastes and other polluting materials) which are expected to be used, stored or generated on-site. Quantities should reflect the maximum volumes 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	TYPE OF STORAGE CONTAINERS
	KEY: LiQ. = liquid P.LIQ = pressurized liquid S = solids G = gas PG = pressurized gas			KEY: AGT = above ground tank DM = drums UGT = underground tank Cy = cylinders CM = metal cylinders CW = wooden or composition container TP = portable tank



PERMIT INFORMATION

www.michigan.gov/deqpermits

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
MISCELLANEOUS CONSTRUCTION			
<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), Permit Section
<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, Asbestos Program
<i>Land and Water Featured Programs (Water Resources Division) - USACE Consolidated Permits:</i> Please consult the Land and Water Management Decision Tree 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), Joint Permit Application
<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 checked="" type="checkbox"/>	N <input type="checkbox"/>	Soil Erosion and Construction Storm Water , or Contact your Local Agency
<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 checked="" type="checkbox"/>	N <input type="checkbox"/>	NPDES Storm Water Permits Program , or appropriate DEQ District Office
<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"/>	Public Swimming Pool Program , or appropriate DEQ District Office
<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, Threatened and Endangered Species Program , 517-373-1552
Does the project involve <i>construction</i> or alteration of any <i>sewage collection or treatment</i> facility?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Appropriate District Office , WRD, Part 41 Construction Permit Program
Does the project involve construction of a facility that landfills, transfers, or processes of any type of <i>solid non-hazardous waste</i> on-site, or places <i>industrial residuals/sludge</i> into or onto the ground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Office of Waste Management and Radiological Protection (OWMRP), Solid Waste , Appropriate DEQ District Office
Does the project involve the construction of an on-site treatment, storage, or disposal facility for <i>hazardous waste</i> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, Hazardous Waste Section, Treatment, Storage and Disposal
WATER SUPPLY (More information, see: http://www.michigan.gov/deqwater, 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 Local Water Utility
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) Local Health Department
I have a Non-Community Water Supply (Type II)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Guide , Contact your (District or County) Local Health Department
I am a community water supply (Type I)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Community Water Supply , DEQ District Office Community Water Supply Program

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 manufactured housing project?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Office of Drinking Water & Municipal Assistance (ODWMA)
Does the project involve a subdivision or site condominium 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 campground ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Campgrounds program</u>
Does the project involve the construction or modification of a public swimming pool ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Swimming pools program</u>
OPERATIONAL PERMITS			
Renewable Operating Permit: Does your facility have the potential to emit 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>
NPDES: Does the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, or other surface water ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, Appropriate DEQ District Office, or <u>National Pollutant Discharge Elimination (NPDES) Permit Program</u>
Does the facility have industrial activity that comes 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"/>	WRD, <u>Permits Section</u> , or appropriate <u>DEQ District Office</u>
Does the project involve the discharge of wastewaters into or onto the ground (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 wells for waste disposal ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Office of Oil, Gas and Minerals (OOGM)
Does the project involve landfilling, transferring, or processing of any type of solid non-hazardous waste on-site, or placing industrial residuals/sludge 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 hazardous waste ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Hazardous and Liquid Waste</u>
Does the project require a site identification number (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 radioactive material 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 radioactive levels 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 withdrawal 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>
CHEMICAL ADDITION PROJECTS			
Are you using chemicals or materials in, or in contact with, drinking water at any point in the water works system ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, Appropriate <u>DEQ District Office, Public Water Supply Program</u>
Are you applying a chemical treatment for the purpose of aquatic nuisance control (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 Remedial Action Unit
Are you applying materials to a water body for a water resource management project (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>
OPERATIONAL PERMITS (SECTOR SPECIFIC)			
Does the project involve the transport of some other facility's non-hazardous liquid waste ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Transporter Program</u>
Does the project involve the transport hazardous waste ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Transporter Program</u>
Does your facility have an electric generating unit 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 dry cleaning establishment 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 laboratory test potable water 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 medical waste 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 septage 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 scrap tires ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Scrap Tire Program</u>
Does the project involve the operation of a public swimming pool ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Public Swimming Pools Program</u>
Does the project involve the operation of a campground ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Campgrounds</u>
Do you engage in the business of hauling bulk water 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>
PERSONAL LICENSES/CERTIFICATIONS			
Are you designated by your facility to be the Certified Operator to fulfill the requirements of a wastewater discharge permit (NPDES including Storm	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Operator Training, Storm Water Program</u>

Water or Groundwater)?		
Are you a drinking water operator 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"/>
Are you a water-well drilling contractor, pump installer, dewatering well contractor or dewatering well pump installer?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
OIL, GAS AND MINERALS		
Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Does the project involve the surface or open-pit mining of metallic mineral deposits?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Does the project involve mining coal?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Do you want to change the status of an oil or gas well (i.e. plug the well)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Does the project involve drilling of oil, gas, brine disposal, secondary recovery, or hydrocarbon storage wells?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Does the project involve plugging or deepening of an oil or gas well , or conveying rights in the well as an owner to another person?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Does the project involve changing the status or plugging of a mineral well?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
STORAGE TANKS (CONSTRUCTION AND OPERATION)		
Does the project involve the installation of an aboveground storage tank for a flammable or combustible liquid (under 200 degrees Fahrenheit)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Does the project involve the installation of a compressed natural gas dispensing station with storage?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Does the project involve the installation of a liquefied petroleum gas 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"/>
Does the project involve the installation, removal, or upgrade of an underground storage tank containing a petroleum product or a hazardous substance?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Does the project involve the installation of a hydrogen system?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>

Union Township Site Plan Review Application 2015 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 Official

Randy Robinson - Ext. 227

rrobinson@uniontownshipmi.com

Zoning Administrator

Peter Gallinat - Ext. 241

pgallinat@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

ICTC

2100 E Transportation Dr

Mt. Pleasant, MI 48858

(989)772-9441

Union Township Site Plan Review Application 2015 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. Randy Keeler
804 E. High St.
Mt. Pleasant, MI 48858
(989) 779-5122 (FAX) 773 4020
rkeeler@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

Union Township Site Plan Review Application 2015 Revision

FILL OUT THE FOLLOWING

- I. This application is for (circle one) Preliminary Site Plan Review Final Site Plan Review
- II. Applicant Name Brad Malley
- III. Applicant Address 1531 N. Lincoln Rd.
- IV. Applicant Phone 989 772 2765 Owner Phone 989 621 1248
- V. Applicant is (circle) Contractor Architect Engineer Developer Land Owner (skip V& VI)
Other
- VI. Land Owner Name Brad Malley
- VII. Land Owner Address 1531 N. Lincoln Rd. Mt Pleasant mi
- VIII. Project/Business Name Malley Construction, Inc
- 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 the first three items, check off if you have made the required submittals to other reviewing agencies.

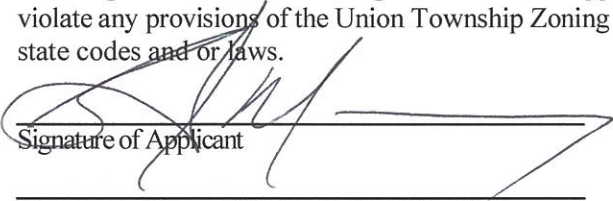
SUBMITTALS TO OTHER AGENCIES	Off	
Storm water management plan approval prior to application. Reviewed by the County Engineer	<input type="checkbox"/>	Copy of Union Township Storm Water Management Plan available upon request. Submit (2) copies of plan and calculations directly to the Isabella County Engineer, 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.	<input type="checkbox"/>	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.	<input type="checkbox"/>	Sgt Randy Keeler (989) 779-5122, (2) copies
Isabella Co Transportation Commission (ICTC)	<input type="checkbox"/>	Rick (989) 773 2913, (2) copies
WELLHEAD PROTECTION REPORTING FORMS (Required for all Site Plans)		
Hazardous Substances Reporting Form Part I and II (Forms included in this packet)	<input type="checkbox"/>	Kim Smith (989) 772-4600 ext 224 ksmith@uniontownshipmi.com
PERMIT INFORMATION - DEQ Check List	<input type="checkbox"/>	
SITE PLAN REQUIREMENTS	I Of	Comments - (also indicate any features which will not be included in the development or are not applicable)
Name and addresses of Property Owner	<input type="checkbox"/>	<u>Brad Malley 1531 N. Lincoln Rd.</u>
Name and Address of Applicant	<input type="checkbox"/>	
Provide Construction Type (per Mi Building Code) and if sprinkled, (assume Type IVb, un-sprinkled if not provided)	<input type="checkbox"/>	

Union Township Site Plan Review Application 2015 Revision

<p>The date, north arrow and scale. 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.</p>	✓	
<p>All lot and/or property lines are to be shown and dimensioned, including building setback lines</p>	✓	
<p>The location and dimensions of all existing and proposed: fire hydrants (within 400 feet of building) - - - drives, ----- sidewalks, (required) ----- curb openings, ----- acceleration/deceleration lanes, ----- signs, ----- exterior lighting on buildings and parking lots, - - parking areas (Including handicapped parking spaces, barrier-free building access, unloading areas), ----- recreation areas, ----- common use areas, ----- areas to be conveyed for public use and purpose. -</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</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>	✓	

Union Township Site Plan Review Application 2015 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

2-1-16

Date

Signature of Owner (if other than applicant)

Date

PLEASE PLACE OUR REVIEW ON THE _____ (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 2015 Revision

<u>Township use</u>	Review Comments
File # <u>2016-02</u>	_____
Fee Paid initial <u>YCS</u>	_____
Receipt # <u>69451</u>	_____
Date received <u>2-1-16</u>	_____
Date review completed by Zoning Administrator <u>2-2-16</u>	
Place on the <u>2-16-16</u> Planning Commission Agenda	
Planning Commission Decision _____	

CHARTER TOWNSHIP OF UNION

SITE PLAN REVIEW

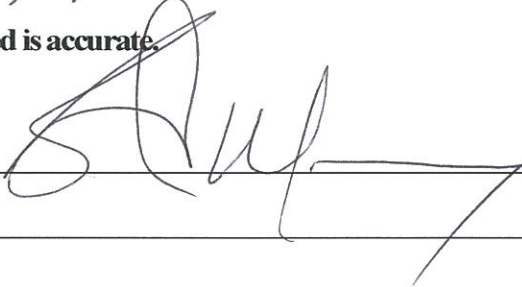
HAZARDOUS SUBSTANCES REPORTING FORM

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: Malley Construction, Inc.
Name of business owner(s): Brad Malley
Street and mailing address: 1531 N. Lincoln Rd. Mt Pleasant, MI
48858
Telephone: 989 772 2765
Fax: 989 546 4488
Email: bmc@malley.com

I affirm that the information submitted is accurate.

Owner(s) signature and date:

 2-1-2016

Information compiled by:

Part 1: Management of Hazardous Substances and Polluting Materials

1. 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. N ~~Will the facility~~
on-site?
3. 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 *N/A* 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 *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. 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)
- a. on-site holding tank
b. on-site system
Approved and administered by MDEQ
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).

cc: Charter Township of Union Department of Public Works



PERMIT INFORMATION

www.michigan.gov/deq/permits

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/deq/permits>. Please call the Environmental Assistance Center at 800-662-9278 to talk with any of the DEQ programs noted below.

KEY QUESTIONS:	Y	S	No	PROGRAM WEBPAGE AND CONTACTS
MISCELLANEOUS CONSTRUCTION				
<i>Air Quality Permit to instal:</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)?			<input checked="" type="radio"/> N	Air Quality Division (AQD), Permit Section
<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 checked="" type="radio"/> N	AQD Asbestos Program
<i>Land and Water Featured Programs (Water Resources Division) - USACE Consolidated Permits:</i> Please consult the Land and Water Management Decision 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 checked="" type="radio"/> N	Water Resources Division (WRD), Joint Permit Application
<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 checked="" type="radio"/> N	Soil Erosion and Construction Storm Water, or Contact your Local Agency
<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 checked="" type="radio"/> N	NPDES Storm Water Permits Program, or appropriate DEQ District Office
<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 checked="" type="radio"/> N	Public Swimming Pool Program, or appropriate DEQ District Office
<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?			<input checked="" type="radio"/> N	Endangered Species Assessment, Threatened and Endangered Species Program, 517-373-1552
Does the project involve <i>construction</i> or alteration of any <i>sewage collection or treatment facility</i> ?	Y		<input checked="" type="radio"/> N	Appropriate District Office, WRD, Part 41 Construction Permit Program
Does the project involve construction of a facility that landfills, transfers, or processes of any type of <i>solid non-hazardous waste</i> on-site, or places <i>industrial residuals/sludge</i> into or onto the ground?	Y		<input checked="" type="radio"/> N	Office of Waste Management and Radiological Protection (OWMRP), Solid Waste, Appropriate DEQ District Office
Does the project involve the construction of an on-site treatment, storage, or disposal facility for <i>hazardous waste</i> ?	Y		<input checked="" type="radio"/> N	OWMRP, Hazardous Waste Section, Treatment, Storage and Disposal
WATER SUPPLY (More information, see: http://www.michigan.gov/deq/water , select drinking water)				
I am buying water from my community water supply (i.e. city of Detroit or Grand Rapids)	<input checked="" type="radio"/> Y		<input checked="" type="radio"/> N	Contact your Local Water Utility
I have a private or other water supply well (Type III)	Y		<input checked="" type="radio"/> N	Contact your (District or County) Local Health Department
I have a Non-Community Water Supply (Type II)	Y		<input checked="" type="radio"/> N	Guide, Contact your (District or County) Local Health Department
I am a community water supply (Type I)	Y		<input checked="" type="radio"/> N	Community Water Supply DEQ District Office Community Water Supply Program

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 checked="" type="radio"/> N WRD, Joint Permit Application
<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 checked="" type="radio"/> N WRD, Joint Permit Application
<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 tbdy?	Y U	<input checked="" type="radio"/> N WRD, Joint Permit Application
<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 NI	<input checked="" type="radio"/> N WRD, Joint Permit Application
Does the project involve placement of fill, earth moving, or placement of structures within the 100-year <i>floodplain</i> of a watercourse?	Y U	<input checked="" type="radio"/> N WRD, Joint Permit Application
Does the project involve construction of a building or septic system in a designated Great Lakes <i>high risk erosion area</i> ?	Y U	<input checked="" type="radio"/> N WRD, Shoreland Management
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 checked="" type="radio"/> N WRD Shoreland Management
Does the project propose any development, construction, silvicultural activities or contour alterations within a designated <i>critical dune</i> area?	Y ●	<input checked="" type="radio"/> N WRD, Sand Dune Management
Does the project involve construction of a <i>dam</i> , weir or other structure to impound flow?	Y ●	<input checked="" type="radio"/> N WRD, Dam Safety Program
CONSTRUCTION PERMITS (SECTOR SPECIFIC)		
Does the project involve the construction or alteration of a water supply system or sewage disposal system for a manufactured housing project?	Y U	<input checked="" type="radio"/> N Office of Drinking Water & Municipal Assistance (ODWMA)
Does the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells?	Y U	<input checked="" type="radio"/> N ODWMA
Does the project involve the construction or modification of a campground ?	Y O	<input checked="" type="radio"/> N ODWMA, Campgrounds program
Does the project involve the construction or modification of a public swimming pool ?	Y U	<input checked="" type="radio"/> N ODWMA, Swimming pools program
OPERATIONAL PERMITS		
Renewable Operating Permit: Does your facility have the potential to emit 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 U	<input checked="" type="radio"/> N AQD, Permit Section
NPDES: Does the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, or other surface water ?	<input checked="" type="radio"/> Y U	<input checked="" type="radio"/> N WRD, Appropriate DEQ District Office, or National Pollutant Discharge Elimination NPDES Permit Program
Does the facility have industrial activity that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water?	<input checked="" type="radio"/> Y U	<input checked="" type="radio"/> N WRD, Permits Section, or appropriate DEQ District Office
Does the project involve the discharge of wastewaters into or onto the ground (e.g. subsurface disposal or irrigation)?	Y ●	<input checked="" type="radio"/> N WRD, Groundwater Permits Program
Does the project involve the drilling or deepening of wells for waste disposal ?	Y ●	<input checked="" type="radio"/> N Office of Oil Gas and Minerals (OOGM)
Does the project involve landfilling, transferring, or processing of any type of solid non-hazardous waste on-site, or placing industrial residuals/sludge into or onto the ground?	Y ●	<input checked="" type="radio"/> N OWMRP or Appropriate DEQ District Office

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

Water or Groundwater)?		
Are you a drinking water operator in charge of a water treatment or water distribution system, back-up operator, or shift operator?	Y E] <input checked="" type="radio"/> N	WRD, Operator Training
Are you a waterwell drilling contractor, pump installer, dewatering well contractor or dewatering well pump installer?	<input checked="" type="radio"/> Y <input type="radio"/> N	WRD, Well Construction Unit <i>BRAD MALEY well Drilling</i>
OIL, GAS AND MINERALS		
Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	00GM Petroleum Geology and Production Unit
Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline?	Y <input checked="" type="radio"/> N	00GM, Minerals and Mapping Unit, Sand Dune Mining Program
Does the project involve the diversion and control of water for the mining and processing of lowgrade iron ore ?	Y E] <input checked="" type="radio"/> N	00GM, Minerals and Mapping
Does the project involve the surface or open-pit mining of metallic mineral deposits ?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	00GM, Minerals and Mapping
Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	00GM, Minerals and Mapping
Does the project involve mining coal ?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	00GM, Minerals and Mapping
Do you want to change the status of an oil or gas well (i.e. plug the well)?	Y <input checked="" type="radio"/> N	00GM, Permits and Bonding Unit
Does the project involve drilling of oil, gas, brine disposal, secondary recovery, or hydrocarbon storage wells ?	Y E] <input checked="" type="radio"/> N	00GM, Permits and Bonding Unit
Does the project involve plugging or deepening of an oil or gas well , or conveying rights in the well as an owner to another person?	V • <input checked="" type="radio"/> N	00GM, Permits and Bonding Unit
Does the project involve changing the status or plugging of a mineral well ?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	00GM, Minerals and Mapping
Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells ?	Y • <input checked="" type="radio"/> N	00GM, Minerals and Mapping
Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background?	Y - <input checked="" type="radio"/> N	OWMRP, Radioactive Protection Programs
STORAGE TANKS (CONSTRUCTION AND OPERATION)		
Does the project involve the installation of an aboveground storage tank for a flammable or combustible liquid (under 200 degrees Fahrenheit)?	<input checked="" type="radio"/> Y <input type="radio"/> N	Michigan Department of Licensing and Regulatory Affairs (DLARA) - Storage Tank Unit 517-335-7211
Does the project involve the installation of a compressed natural gas dispensing station with storage?	Y • <input checked="" type="radio"/> N	DLARA Storage Tank Unit, 517-335-7211
Does the project involve the installation of a liquefied petroleum gas 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"/> <input checked="" type="checkbox"/> N	DLARA Storage Tank Unit, 517-335-7211
Does the project involve the installation, removal, or upgrade of an underground storage tank containing a petroleum product or a hazardous substance?	Y • <input checked="" type="radio"/> N	DLARA Storage Tank Unit, 517-335-7211
Does the project involve the installation of a hydrogen system ?	Y E] <input checked="" type="radio"/> N	DLARA Storage Tank Unit, 517-335-7211

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 Official
Randy Robinson - Ext. 227
rrobinson@uniontownshipmi.com

Zoning Administrator
Peter Gallinat - Ext. 241
pgallinat@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

ICTC
2100 E Transportation Dr
Mt. Pleasant, MI 48858
(989)772-9441

Union Township Site Plan Review Application 2015 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. Randy Keeler

804 E. High St.

Mt. Pleasant, MI 48858

((989) 779-5122 (FAX) 773 4020

rkeeler@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

SUBDIVISION / SITE CONDO CHECKLIST
CHARTER TOWNSHIP OF UNION
 Authority: Ordinance 1994-06, Subdivision of Land
 Zoning Ordinance 1991-05

File # 2015 Amendment #3, Subdivision Name Rosewood North I Condominium

Engineering / Surveying Firm CMS&D, Phone # 989-775-0756
 Contact Name Timothy Bebee
 Address 510 West Pickard, Suite C, Mt. Pleasant, MI 48858
 Email tbebee@cms-d.com FAX 989-775-5012

Property owner / developer Rosewood Development Co. LLC., Phone # 989-773-5804
 Address P.O. Box 982, Mt. Pleasant, MI 48858
 Email rosewoodwel@journey.com FAX 9-773-7805

Zoning District R3A, MINIMUMS: Lot Width -, Lot Area --
 Side Yard 30, Front Yard 35, Rear Yard 25

Development options (cluster / open space, private roads, PUD, Site Condo / plat, etc.)
Site Condo 3rd Amendment

x	Preliminary Review	\$ 200.00	Receipt #
	Final Review	\$ 200.00	Receipt #

The following section outlines the submittal sequence and preliminary review considerations for subdivisions and site condominiums.

√	Section	Description	Comment
	201.003	Preliminary Plat	
	3.01	File Preliminary plan with Clerk	Submit to Zoning Administrator who will give plan to Clerk
	3.01.A	Scale < 200' / Inch	
	3.01.B	Show platted / Dedicated streets in area	
	3.01.C	North Arrow and Date, Revisions	
	3.01.D	Dimension Lots, Out lots and parks	
	3.01.E	Location, Size, Inverts for Sewer, Storm and Water, Existing and proposed	
	3.01.F	Lot Numbers- Sequential, no gaps or duplicates	
	3.01.G	No Block numbers or letters	
	3.01.H	Road Plan (see also Private Road Ordinance)	
	3.01.I	Written statement of Intent for installation of Roads and Utilities	
	3.01.J	Show any future phases	

√	Section	Description	Comment
	201.302	Preliminary approval by Planning Commission and Board	
	3.02.A	Planning Commission Review	List Conditions, Changes and Comments
	3.02.B	Township Board accepts review	List Conditions, Changes and Comments
	201.303	Final Plat Specs The developer shall revise the preliminary plan and Submit to Clerk	Note: Submission to clerk made through the township Zoning Administrator
	3.03.A	Statement by twp engineer that proposed water, sanitary and stormwater on preliminary are feasible and adequate.	Note: Submit through Townships Utility Coordinator. Maybe submitted concurrently with preliminary plan review by Planning Commission.
	3.03.B&C	Financial assurance for Water and Sewer	Cash Deposit, Letter of Credit, Bond or other such assurance
	3.03.D	Plat Restrictions, if any.	Note: Township does not enforce these
	201.004	Final Plat Approval	
	4.01.A	Final Platt has been submitted	
	4.01.B	Engineer has checked and approved plans	
	4.01.C	Subdivider has installed all improvements, or provided assurances per ordinance.	
	4.02	Planning Commission Reviews and makes approval with any final changes or restrictions.	
	4.03	Action by Township Board	
	4.03.A	Disapproval	
		a. Note all reasons to Planning Commission and Developer in writing	
		b. Resubmit\with changes addressing disapprovals to Planning Commission.	
	4.03.B	Approval, upon approval of final plat, Clerk to forward plat and restrictions to County Clerk	

The following section details specific requirements of a Platted Subdivision or Site Condominium.

√	Section #	Description	Comments
	201.005	General Specifications and Design Standards	
	5.01	Streets and Alleys	
	5.01.A.	Location and Arraignment	
	a	Continue existing streets into Plat	
	b	Take new streets to edge for future	
	c	Show contours	
	d	Where ½ street is dedicated on adjoining plat, other ½ must be platted	
	5.01.B	Right of Way widths shown	For Public road, see Isabella County Road Commission Standards, For private see Union Township Private Road Ordinance.
	a	Roads – 66ft	
	b	Alleys and Service Drives – 40 ft	
	c	Walkways – 10 ft	
	d	Cul-de-Sacs	Meet requirements of ICRC Standards.
	5.01.C	Alleys not acceptable unless specifically required by Planning Commission	
	5.01.D	Street Names are Unique in Isabella County and have been approved by Isabella County. Apply directly to Isabella County (989) 772-0911, ext 227.	Applicant is advised to check with both County Road Commission and County Inspections, Union Twp does not assign road names and assumes the developer has properly named roads prior to final approval.
	5.02	Blocks	
	5.02.A	Length – 1320 Ft Max	
	5.02.B	Easements- Blocks >559 Ft may require utility easements mid-way	
	5.02.C	Intersection of subdivision and major streets held to minimum.	
	5.03	Lots	
	5.03.A	Accessible to Public Street	
	5.03.B	Side lot lines perpendicular or radial to street	
	5.03.C	Corporate Boundaries – May not go through a lot, Maybe lot line of Center line of street or alley	
	5.03.D	Conform to zone district for width and area.	
	5.03.E	Corner Lots shall be given front yard setbacks towards all roads, adequate	
	5.03.F	Restrict Lots from accessing from Arterial streets by covenant	
	5.03.G	Splits - Not applicable to new plat	Requires conformance to Ord 1991-11

√	Section	Description	Comment
	5.04	General Requirements	
	5.04.A	Variations granted by Planning Commission	May grant dimensional, improvement or open space variances due to unusual physical conditions or new planning techniques.
State variance and reasons:			
	5.04.B	Dedicated Ingress and Egress	Provide MDOT or ICRC letter of approval for entrance design.
	5.04.C	Adequate water or sewer disposal	If non twp, requires Central Mich Health Dept approval
	5.04.D	Other stipulations	To conform to Subdivision Control act or specifications of the Board.
	201.006	Road and Street Improvements	
	6.01	Installation	
	6.01.A	Conformance to ICRC or Union Twp Private Road Standards	
	6.01.B	Culverts and Bridges	All to be developer installed
	6.01.C	Sanitary sewer lines	Installed by developer by way of easement
	6.01.D	Water lines	Installed by developer by way of easement
	6.01.E	Storm sewer	Approved by Drain Commissioner per Union Township Stormwater Management Ordinance.
	6.01.F	Utility Easement, 10' per lot	
	6.01.G	Rear lot Storm drainage	
	6.01.H	Sidewalks, optional, meet ADA, developer installed, easements and maintenance by association required	
	6.01.I	Replacement of all monuments disturbed by developer req w/ permission	
	6.02	Financing	
	6.02.A	Water and Sewer Mains	
	a	Deposit for Water Mains	
	b	Deposit for Sanitary Sewer	
	c	Added Costs – If design requires larger than 8” water or sewer, additional cost by twp	
	d	Utilities begun after deposit	
	e	Final accounting of funds	
	f	Assessment district maybe petitioned for.	
	6.02.B	Pavements and storm drains	
	a	Under Jurisdiction of County	Per ICRC and Drain Commissioner
	b	Under Township jurisdiction	Similar arraignments as for sewers and water mains.

The following applies only to Site Condominiums
See Union Township Zoning Ordinance 1991-05


√	Section #	Description	Comments
	8.33.A.1	Site plan per Sect 66 of Condo Act	
	8.33.A.3	Documents of review from ICRC, County Drain Commissioner, Health Department if private septic or water, MDNR (MDEQ)	
	8.33.B	Conforms to zoning district lots	
	8.33.D	Submit copy of recorded master deed to Twp Clerk, review for:	
		• Township not responsible for maintenance	
		• Snow removal provided for	
		• Access and turn around for Emergency vehicles	
		• Storm water maintenance	
		• Drain easements & Maintenance	
		• Lawn maintenance	
		• General maintenance of common areas	
	8.33.E	Provide township clerk with (2) "as-build" drawings	
		Township Engineer to review for compliance prior to issuance of any Building Permit	
	12.1.F	Site Condominiums subject to site plan review requirements of section 12 in addition to other requirements.	Only items not addressed above are included here in
	12.2.B	Corner lots to have building setback lines shown	
	12.2.C	Location of all and existing:	
		• Drives	
		• Signs, location and elevation plan	
		• Exterior Lighting	
		• Parking areas, including handicapped	
	12.2.E	Stormwater Management Plan Approval	
	12.2.H	If Dumpsters provided, screened	
	12.2.I	Location and right of way widths of all abutting roads, streets, alleys and easements	
	12.2.K	Location sketch, include section number and nearest cross streets	
	12.2.L	Zoning of all abutting properties	
	12.2.M	Location height and type of fences and walls	
	12.2..M	Location and description of landscaping	

IV.

In all other respects the Master Deed of Rosewood North I Condominium dated August 2, 2004, as amended, is hereby ratified and affirmed.


This Second Amendment to Master Deed for Rosewood North I Condominium is exempt from State and County Transfer tax as the consideration is less One Hundred and no/100 Dollars (\$100.00). MCLA 207.505(a); MCLA 207.526(a).

ROSEWOOD DEVELOPMENT COMPANY, L.L.C.,
a Michigan Limited Liability Company
12479 Rosewood Drive
Mt. Pleasant, Michigan 48858


By: David A. Brant, Trustee of the David A.
Brant Living Trust dated June 29, 1995
Its: Member

STATE OF MICHIGAN)
)ss:
COUNTY OF ISABELLA)

On the 20th day of September, 2006, before me, a Notary Public, in and for said County, personally appeared David A. Brant, Trustee of the David A. Brant Living Trust dated June 29, 1995, a Member of Rosewood Development Company, L.L.C., to me known to be the same person described in and who executed the within instrument, who acknowledged the same on behalf of the Company.

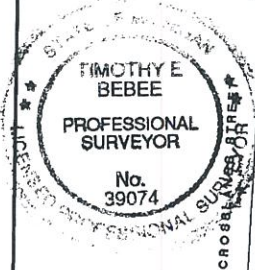
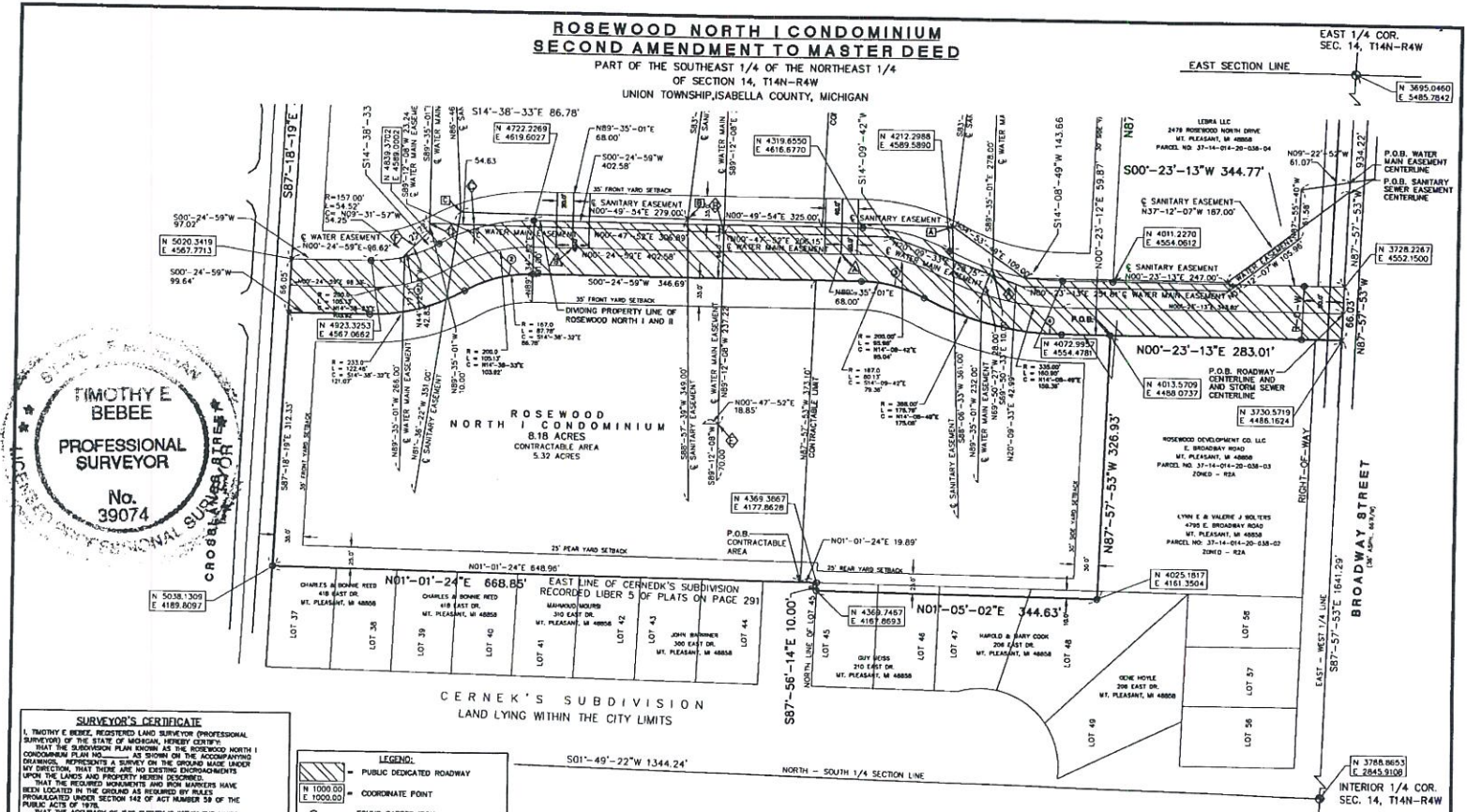

Debra L. Riehle, Notary Public
State of Michigan, County of Clare
My Commission Expires 09/04/2007
Acting in Isabella County, Michigan

Prepared by:
STEVEN W. MARTINEAU (P17165)
Lynch, Gallagher, Lynch, Martineau & Hackett
555 N. Main Street, P.O. Box 446
Mt. Pleasant, MI 48804-0446
Phone: (989) 773-9961
Fax: (989) 773-2107

LIBR 1371 PG 0005

**ROSEWOOD NORTH I CONDOMINIUM
SECOND AMENDMENT TO MASTER DEED**
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

EAST 1/4 COR.
SEC. 14, T14N-R4W
EAST SECTION LINE
N 3695.0460
E 5485.7842



SURVEYOR'S CERTIFICATE
I, TIMOTHY E. BEBEE, REGISTERED LAND SURVEYOR (PROFESSIONAL SURVEYOR) OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN AS THE ROSEWOOD NORTH I CONDOMINIUM PLAN NO. 123456789 IS AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY OF THE GROUND MADE UNDER MY SUPERVISION, THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED, THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978, THAT THE BEARINGS AS SHOWN ARE NOTED ON SURVEY PLAN AS REQUIRED BY THE RULES PROULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978.

Timothy E. Bebee 9-8-06
DATE
TIMOTHY E. BEBEE
REGISTERED LAND SURVEYOR
(PROFESSIONAL SURVEYOR)
REGISTRATION NO. 39074
CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.
8114 EAST PICKARD STREET
MT. PLEASANT, MICHIGAN 48858

LEGEND

- PUBLIC DEDICATED ROADWAY
- COORDINATE POINT
- FOUND CAPPED IRON
- 1/2 INCH STEEL ROD 36" IN LENGTH COMPLETELY ENCASED IN CONCRETE
- 18 INCHES IN LENGTH
- CHORD DISTANCE & BEARING
- LENGTH
- PROPOSED WATER MAIN
- PROPOSED SANITARY LINE
- WATER MAIN REFERENCE POINTS
- STORM SEWER REFERENCE POINTS
- SANITARY SEWER REFERENCE POINTS

CURVE DATA

RADIUS	233.00'	167.00'	167.00'	368.00'
ARC LENGTH	122.48'	87.78'	80.13'	178.78'
CHORD LENGTH	121.07'	86.78'	79.36'	175.09'
CHORD BEARING	S14'-38'-32"E	N14'-36'-32"W	N14'-09'-42"E	S14'-08'-49"W

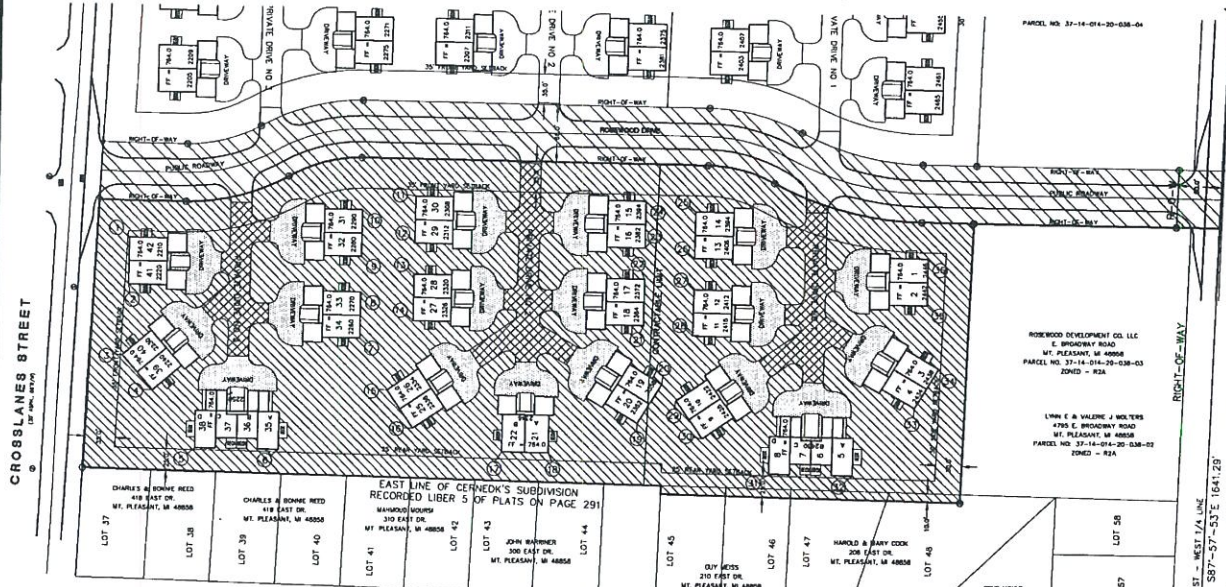
SURVEY SHEET			CMS & D	
ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 2)			SURVEYING / ENGINEERING	
SUBMITTAL: 09-2006		DRAWN BY: WRE	SCALE: 1" = 50'	JOB NUMBER: 0608-191
				SHEET NUMBER: 3 OF 11

8114 EAST PICKARD ROAD
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0758
FAX: (989) 775-5012
EMAIL: info@cma-d.com

**ROSEWOOD NORTH I CONDOMINIUM
SECOND AMENDMENT TO MASTER DEED**

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

EAST 1/4 COR.
SEC. 14, T14N-R4W

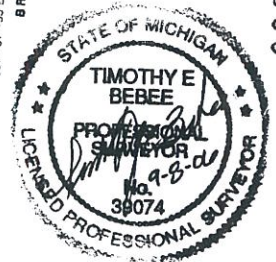


LEGEND

- 12 - UNIT NUMBER
- 62 - COORDINATE LOCATION AND NUMBER
- [Hatched Pattern] - GENERAL COMMON ELEMENT
- [Cross-hatched Pattern] - LIMITED COMMON ELEMENT
- [Dotted Pattern] - LIMITED COMMON ELEMENT
- [Diagonal Line Pattern] - PUBLIC ROADWAY

UNITS 1 THROUGH 14 MUST BE BUILT

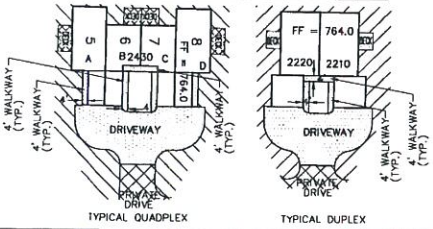
NOTE:
UNITS 23 AND 24
HAVE BEEN DELETED



NOTE: AS BUILDING DIMENSIONS MAY VARY AS SHOWN ON THE BUILDING PLAN, THE COORDINATES SHOWN BELOW MAY NOT FIT THE FINAL BUILDING SIZE.

#	COORDINATE	#	COORDINATE	#	COORDINATE	#	COORDINATE
1	N 4904.4278	11	N 4658.8754	21	N 4372.2090	31	N 4245.2848
2	E 4450.0453	12	E 4510.8537	22	E 4362.0551	32	E 4192.5256
3	N 4998.8167	13	N 4659.3216	23	N 4391.8934	33	N 4148.2286
4	E 4469.0467	14	E 4456.8552	24	E 4418.7059	34	E 4168.4293
5	N 4994.8278	15	N 4658.8306	25	N 4392.0368	35	N 4272.0050
6	E 4332.9267	16	E 4453.8595	26	E 4454.7037	36	E 4271.3528
7	N 4956.8191	17	N 4660.0264	27	N 4391.8431	37	N 4261.5348
8	E 4281.9773	18	E 4368.8260	28	E 4508.7025	38	E 4377.8434
9	N 4912.2416	19	N 4669.2170	29	N 4334.0566	39	N 4266.0531
10	E 4214.5378	20	E 4252.4428	30	E 4497.5356	40	E 4201.7683
11	N 4814.2230	21	N 4658.8773	31	N 4334.4627	41	N 4085.6590
12	E 4214.0398	22	E 4241.0269	32	E 4443.4040	42	E 4445.8966
13	N 4722.1411	23	N 4504.0683	33	N 4334.7716		
14	E 4345.3077	24	E 4214.4413	34	N 4338.1072		
15	N 4721.7450	25	N 4500.0790	35	E 4352.1443		
16	E 4395.3263	26	E 4214.1811	36	N 4353.1337		
17	N 4721.4442	27	N 4398.0493	37	E 4277.5274		
18	E 4440.3252	28	E 4250.0752	38	N 4322.7116		
19	N 4721.0481	29	N 4370.0414	39	E 4233.1275		
20	E 4494.3037	30	E 4296.2783				

NOTE: DRIVEWAYS, DECKS AND 4 FT. WALKWAYS ARE LIMITED COMMON ELEMENTS THAT BENEFIT THE UNIT THAT THEY ARE ADJOINED TO.



SITE PLAN SHEET		 CMS & D SURVEYING / ENGINEERING 8114 EAST PICKARD ROAD MT. PLEASANT, MICHIGAN 48864 PHONE: (800) 775-0758 FAX: (800) 775-2012 EMAIL: MICHIGAN@CMS-D.COM				
ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 2)		SUBMITTAL: 09-2006	DRAWN BY: WRC	SCALE: 1" = 50'	JOB NUMBER: 0608-191	SHEET NUMBER: 4 OF 11

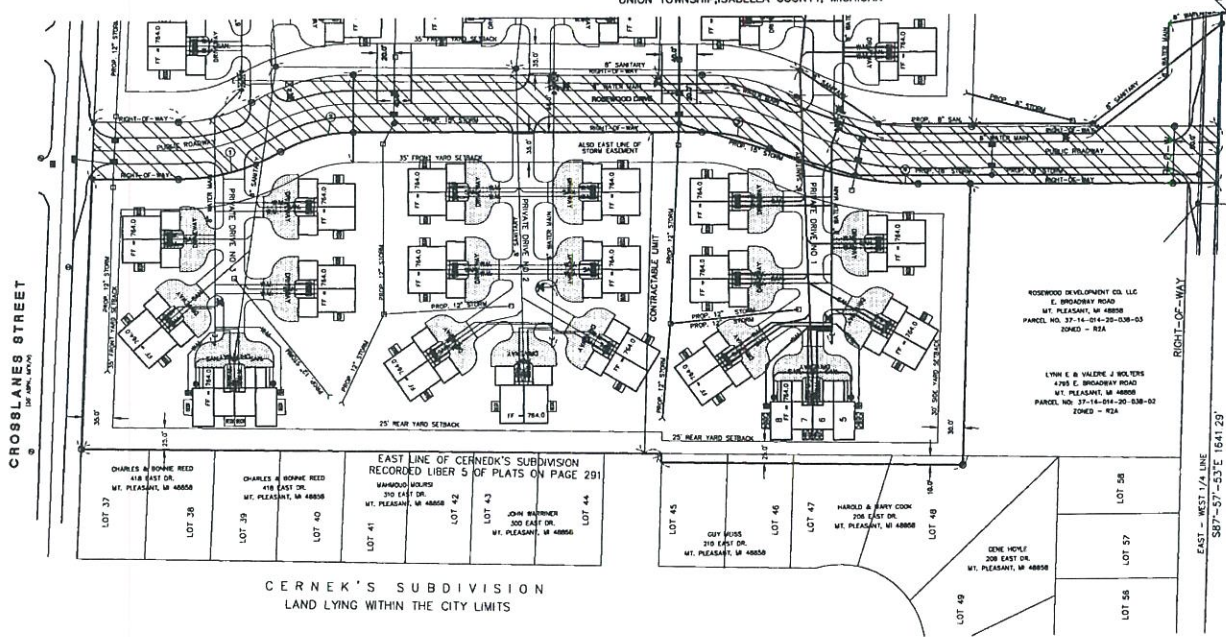
LBR 1371PG0006

**ROSEWOOD NORTH I CONDOMINIUM
SECOND AMENDMENT TO MASTER DEED**

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

EAST 1/4 COR.
SEC. 14, T14N-R4W

EAST SECTION LINE



- STORM CATCH BASIN
- SANITARY MANHOLE
- STORM CATCH BASIN
- WATER VALVE
- STORM MANHOLE
- FIRE HYDRANT
- SANITARY SEWER
- WATER MAIN
- WATER MAIN
- MUST BE BUILT UTILITIES

ROSEWOOD DEVELOPMENT CO. LLC
E. BROADWAY ROAD
MT. PLEASANT, MI 48868
PARCEL NO. 37-14-014-20-038-03
ZONED - R2A

LYNNE & VALERE J. WOLTERS
4265 E. BROADWAY ROAD
MT. PLEASANT, MI 48868
PARCEL NO. 37-14-014-20-038-02
ZONED - R2A

PRIVATE DRIVE NO 1 AND UTILITIES UNDER
PRIVATE DRIVE NO 1 MUST BE BUILT
ALL UNITS WILL BE SERVICED WITH
ELECTRIC, GAS, CABLE, AND TELEPHONE

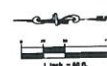
NOTE:
THE PUBLIC ROADWAY WITHIN THE 66 FOOT
ROAD RIGHT-OF-WAY WILL BE DEDICATED
TO THE PUBLIC
THE ROADWAY DRAINAGE SYSTEM WILL BE
DEDICATED TO THE PUBLIC
WATER AND SANITARY SEWER MAINS WILL
BE DEDICATED TO THE PUBLIC.

CROSSLANES STREET
120' WIDE, 14' WIDE

BROADWAY STREET
120' WIDE, 14' WIDE

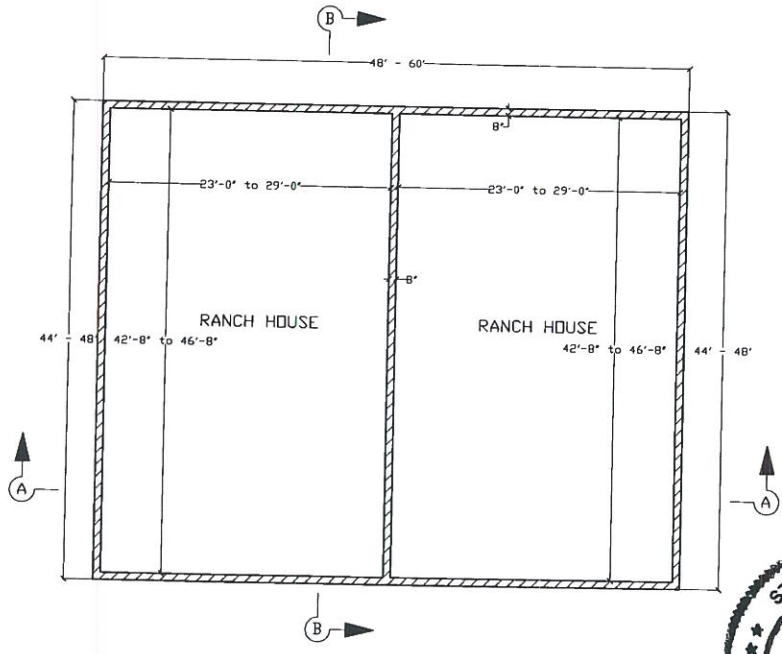
CERNEK'S SUBDIVISION
LAND LYING WITHIN THE CITY LIMITS

LOT 37 CHARLES & BONNIE REED 418 EAST DR. MT. PLEASANT, MI 48868
LOT 38 CHARLES & BONNIE REED 418 EAST DR. MT. PLEASANT, MI 48868
LOT 39 CHARLES & BONNIE REED 418 EAST DR. MT. PLEASANT, MI 48868
LOT 40 CHARLES & BONNIE REED 418 EAST DR. MT. PLEASANT, MI 48868
LOT 41 EAST LINE OF CERNEK'S SUBDIVISION RECORDED LIBER 5 OF PLATS ON PAGE 291 WAINWOD WOLTERS 310 EAST DR. MT. PLEASANT, MI 48868
LOT 42 EAST LINE OF CERNEK'S SUBDIVISION RECORDED LIBER 5 OF PLATS ON PAGE 291 WAINWOD WOLTERS 310 EAST DR. MT. PLEASANT, MI 48868
LOT 43 JOHN BURNER 300 EAST DR. MT. PLEASANT, MI 48868
LOT 44 JOHN BURNER 300 EAST DR. MT. PLEASANT, MI 48868
LOT 45 CITY HOUSE 310 EAST DR. MT. PLEASANT, MI 48868
LOT 46 CITY HOUSE 310 EAST DR. MT. PLEASANT, MI 48868
LOT 47 HAROLD & BRY COOK 206 EAST DR. MT. PLEASANT, MI 48868
LOT 48 HAROLD & BRY COOK 206 EAST DR. MT. PLEASANT, MI 48868
LOT 49 GENE HOLY 208 EAST DR. MT. PLEASANT, MI 48868





UTILITY SHEET		CMS & D SURVEYING/ENGINEERING 8114 EAST POKANAD ROAD MT. PLEASANT, MICHIGAN 48868 PHONE: (800) 775-0756 FAX: (800) 775-5012 EMAIL: info@cms-d.com		
ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 2)				
SUBMITTAL: 09-2006	DRAWN BY: WRE	SCALE: 1" = 50'	JOB NUMBER: 0608-191	SHEET NUMBER: 5 OF 11

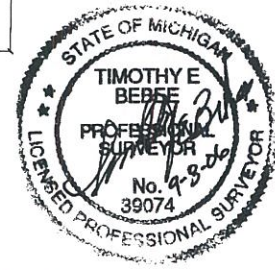
**ROSEWOOD NORTH I CONDOMINIUM
SECOND AMENDMENT TO MASTER DEED**
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN




BASEMENT FLOOR PLAN

NOTE:
ALL WALLS ARE 8" UNLESS OTHERWISE NOTED.
ALL WALLS ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.
ADDITIONALLY ALL INTERIOR WALL CONSTRUCTED BY DEVELOPER AT THE TIME OF THE INITIAL CONSTRUCTION ARE GENERAL COMMON ELEMENTS.

 GENERAL COMMON ELEMENT
 LIMITS OF OWNERSHIP

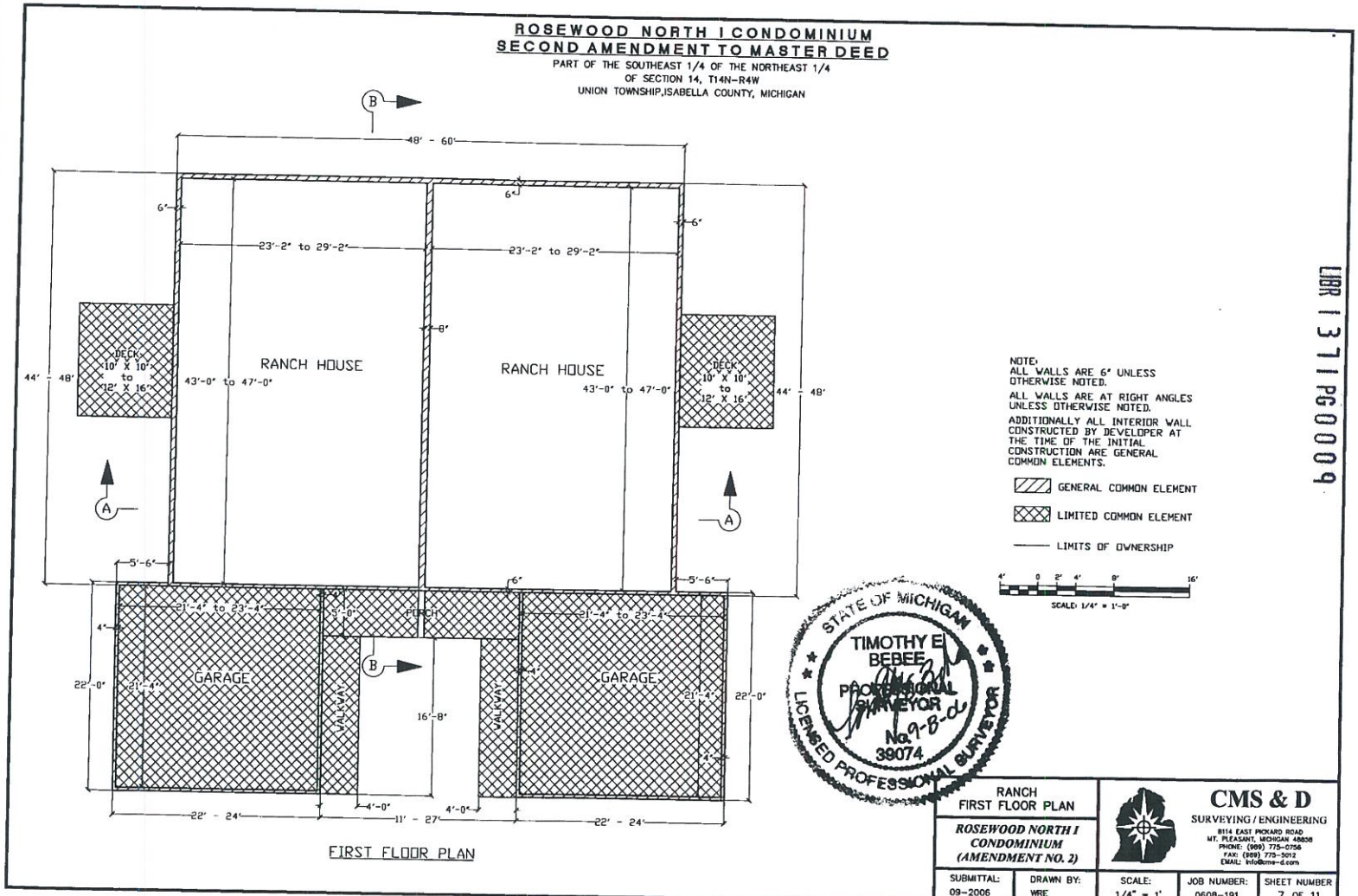


RANCH BASEMENT FLOOR PLAN			CMS & D SURVEYING / ENGINEERING	
ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 2)			8114 EAST PICKARD ROAD MT. PLEASANT, MICHIGAN 48868 PHONE: (989) 775-0706 FAX: (989) 775-5012 EMAIL: info@cms-d.com	
SUBMITTAL: 09-2006	DRAWN BY: WRE	SCALE: 1/4" = 1'	JOB NUMBER: 0608-191	SHEET NUMBER: 6 OF 11




LIBR 1371 PG0008

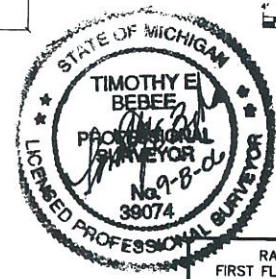
**ROSEWOOD NORTH I CONDOMINIUM
SECOND AMENDMENT TO MASTER DEED**


PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



NOTE:
ALL WALLS ARE 6" UNLESS OTHERWISE NOTED.
ALL WALLS ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.
ADDITIONALLY ALL INTERIOR WALL CONSTRUCTION BY DEVELOPER AT THE TIME OF THE INITIAL CONSTRUCTION ARE GENERAL COMMON ELEMENTS.

-  GENERAL COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  LIMITS OF OWNERSHIP

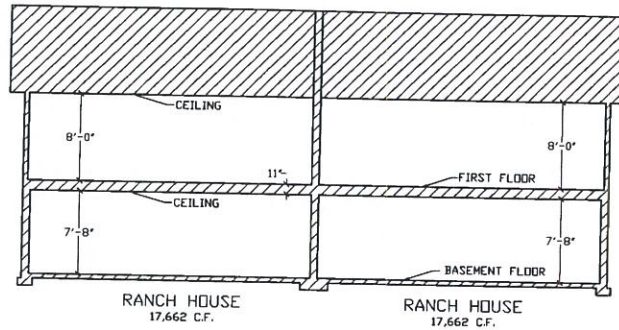


RANCH FIRST FLOOR PLAN			CMS & D SURVEYING / ENGINEERING	
ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 2)			8114 EAST PICKARD ROAD MT. PLEASANT, MICHIGAN 48868 PHONE: (989) 775-0756 FAX: (989) 775-2012 EMAIL: info@cms-d.com	
SUBMITTAL: 09-2006	DRAWN BY: WRE	SCALE: 1/4" = 1'	JOB NUMBER: 0608-191	SHEET NUMBER 7 OF 11

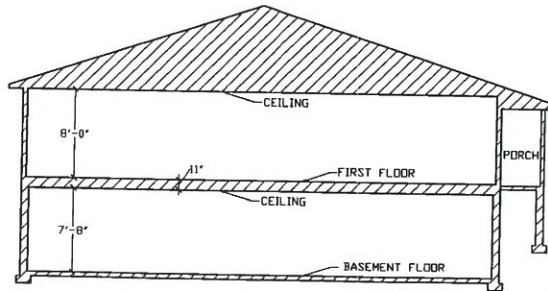
LIBR 1371PG0009

**ROSEWOOD NORTH I CONDOMINIUM
SECOND AMENDMENT TO MASTER DEED**

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN





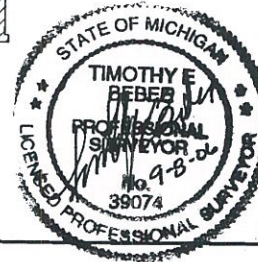
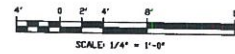
SECTION A




SECTION B
BUILDING SECTIONS

ALL WALLS ARE AT RIGHT ANGLES
UNLESS OTHERWISE NOTED.
ADDITIONALLY ALL INTERIOR WALL
CONSTRUCTED BY DEVELOPER AT
THE TIME OF THE INITIAL
CONSTRUCTION ARE GENERAL
COMMON ELEMENTS.

 GENERAL COMMON ELEMENT
 LIMITS OF OWNERSHIP



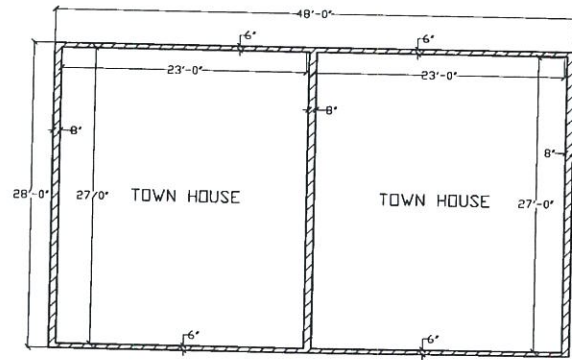
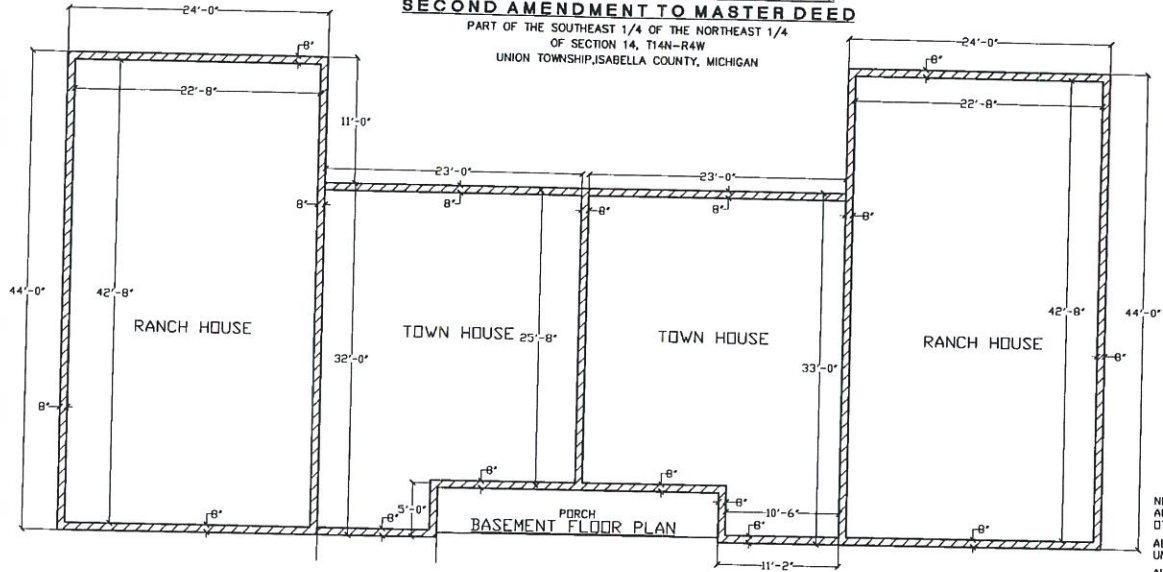
RANCH BUILDING SECTIONS			CMS & D	
ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 2)			SURVEYING / ENGINEERING 8114 EAST PICHARD ROAD MT. PLEASANT, MICHIGAN 48858 PHONE: (810) 775-0750 FAX: (810) 775-5012 EMAIL: info@cms-d.com	
SUBMITTAL: 09-2006	DRAWN BY: WRE	SCALE: 1/4" = 1'	JOB NUMBER: 0608-191	SHEET NUMBER: 8 OF 11

LIBR 1371PG0101

LBR 1371PG0011

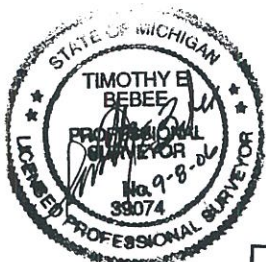
**ROSEWOOD NORTH I CONDOMINIUM
SECOND AMENDMENT TO MASTER DEED**

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



NOTE:
ALL WALLS ARE 6" UNLESS OTHERWISE NOTED.
ALL WALLS ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.
ALL BASEMENT WALLS ARE 8" THICK.
ADDITIONALLY ALL INTERIOR WALL CONSTRUCTED BY DEVELOPER AT THE TIME OF THE INITIAL CONSTRUCTION ARE GENERAL COMMON ELEMENTS.

GENERAL COMMON ELEMENT
 LIMITS OF OWNERSHIP



TOWN HOUSE BASEMENT AND SECOND FLOOR PLAN			CMS & D	
ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 2)			SURVEYING/ENGINEERING	
SUBMITTAL: 08-2006	DRAWN BY: WRE	SCALE: 1/4" = 1'	JOB NUMBER: 0608-191	SHEET NUMBER: 9 OF 11

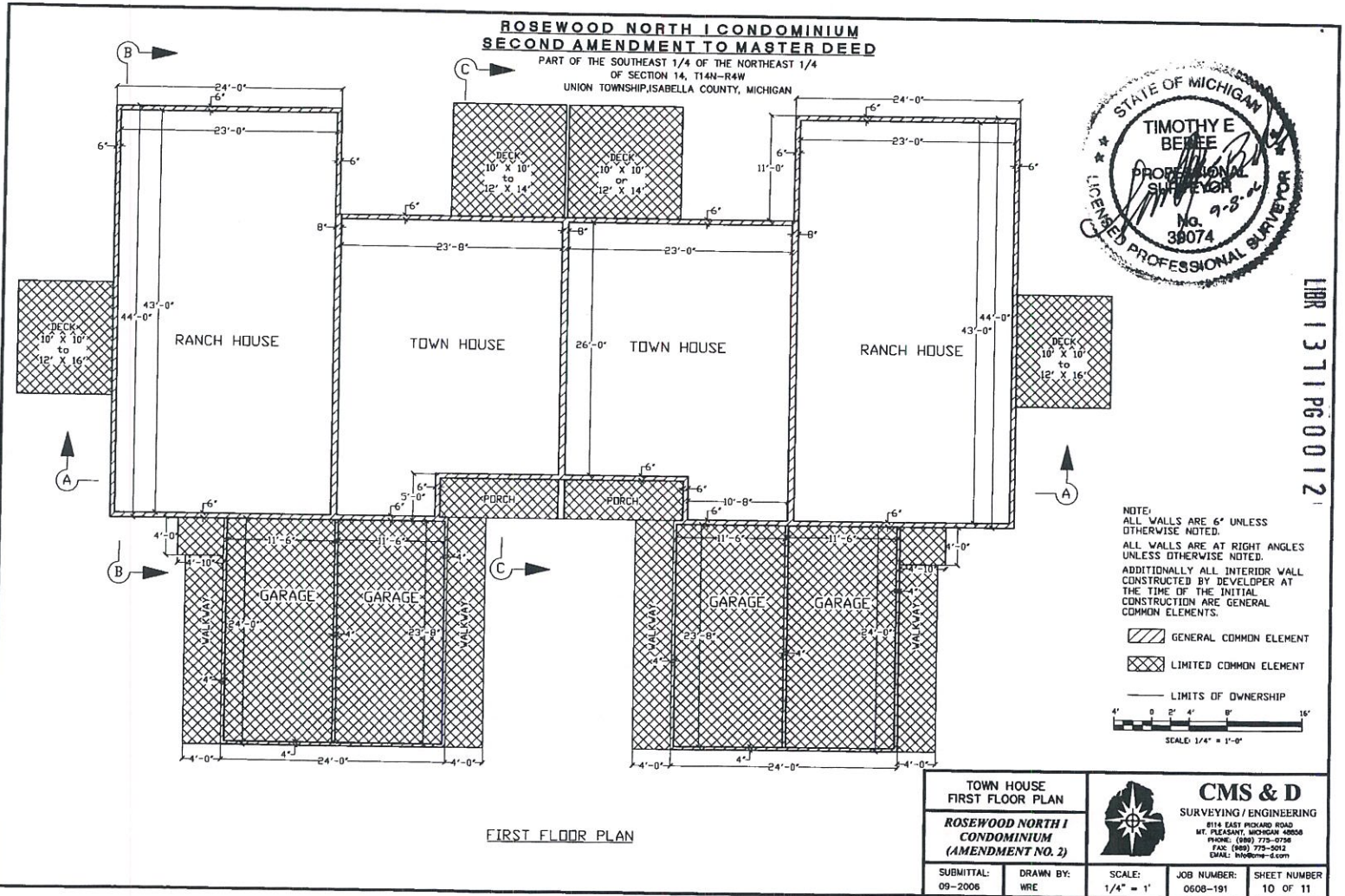
8114 EAST POKIAD ROAD
MT. PLEASANT, MICHIGAN 48856
PHONE: (588) 773-0758
FAX: (588) 773-5012
EMAIL: info@cms-and.com

**ROSEWOOD NORTH I CONDOMINIUM
SECOND AMENDMENT TO MASTER DEED**

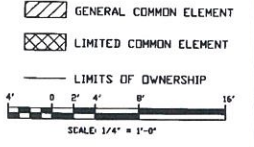
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



LIBR 1311PG0012



NOTE:
ALL WALLS ARE 6" UNLESS OTHERWISE NOTED.
ALL WALLS ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.
ADDITIONALLY ALL INTERIOR WALL CONSTRUCTED BY DEVELOPER AT THE TIME OF THE INITIAL CONSTRUCTION ARE GENERAL COMMON ELEMENTS.



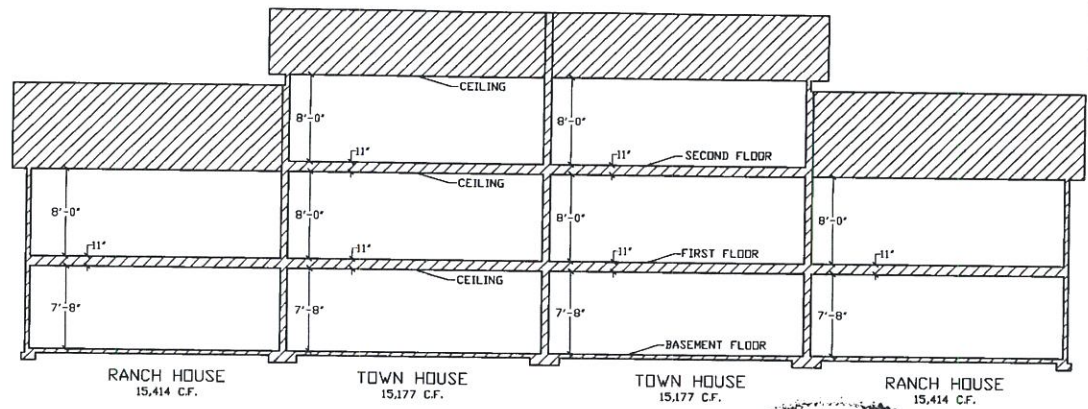
FIRST FLOOR PLAN

TOWN HOUSE FIRST FLOOR PLAN			CMS & D	
ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 2)			SURVEYING / ENGINEERING	
SUBMITTAL: 09-2008	DRAWN BY: WRE	SCALE: 1/4" = 1'	JOB NUMBER: 0608-191	SHEET NUMBER: 10 OF 11

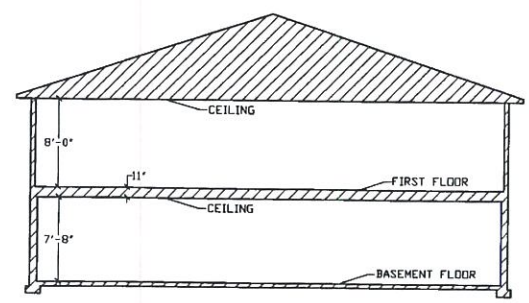
RECEIVED
JAN 11 2006

LIBR 1371PG0013

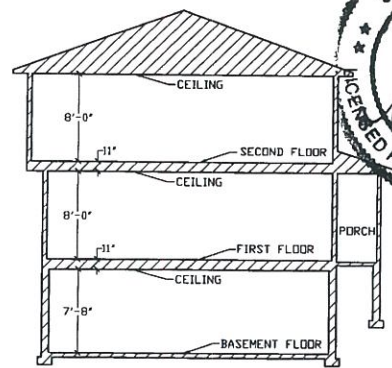
**ROSEWOOD NORTH I CONDOMINIUM
SECOND AMENDMENT TO MASTER DEED**
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



SECTION A

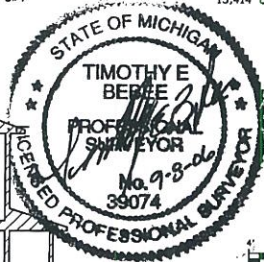


SECTION B



SECTION C

BUILDING SECTIONS



ALL WALLS ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.
ADDITIONALLY ALL INTERIOR WALL CONSTRUCTION BY DEVELOPER AT THE TIME OF THE INITIAL CONSTRUCTION ARE GENERAL COMMON ELEMENTS.

GENERAL COMMON ELEMENT
 LIMITS OF OWNERSHIP



TOWN HOUSE BUILDING SECTIONS			CMS & D		
ROSEWOOD NORTH I CONDOMINIUM (AMENDMENT NO. 2)			SURVEYING / ENGINEERING		
SUBMITTAL: 09-2006		DRAWN BY: WRE	SCALE: 1/4" = 1'	JOB NUMBER: 0608-191	SHEET NUMBER: 11 OF 11

814 EAST POKOMO ROAD
MT. PLEASANT, MICHIGAN 48868
PHONE: (688) 775-0756
FAX: (688) 775-5012
EMAIL: info@cms-d.com

ACCESSIBILITY

law enforcement vehicles or vehicular impound and motor pools where lots accessed by the public are provided with an *accessible* passenger loading zone.

1106.2 Groups R-2 and R-3. At least 2 percent, but not less than one, of each type of parking space provided for occupancies in Groups R-2 and R-3, which are required to have *Accessible, Type A or Type B dwelling or sleeping units*, shall be *accessible*. Where parking is provided within or beneath a building, *accessible* parking spaces shall also be provided within or beneath the building.

**TABLE 1106.1
ACCESSIBLE PARKING SPACES**

TOTAL PARKING SPACES PROVIDED	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1,001 and over	20, plus one for each 100, or fraction thereof, over 1,000

1106.3 Hospital outpatient facilities. At least 10 percent, but not less than one, of care recipient and visitor parking spaces provided to serve hospital outpatient facilities shall be *accessible*.

1106.4 Rehabilitation facilities and outpatient physical therapy facilities. At least 20 percent, but not less than one, of the portion of care recipient and visitor parking spaces serving rehabilitation facilities specializing in treating conditions that affect mobility and outpatient physical therapy facilities shall be *accessible*.

1106.5 Van spaces. For every six or fraction of six *accessible* parking spaces, at least one shall be a van-accessible parking space.

Exception: In Group R-2 and R-3 occupancies, van-accessible spaces located within private garages shall be permitted to have vehicular routes, entrances, parking spaces and access aisles with a minimum vertical clearance of 7 feet (2 134 mm).

1106.6 Location. *Accessible* parking spaces shall be located on the shortest *accessible* route of travel from adjacent parking to an *accessible* building entrance. In parking facilities that do not serve a particular building, *accessible* parking spaces shall be located on the shortest route to an *accessible* pedestrian entrance to the parking facility. Where buildings have multiple *accessible* entrances with adjacent parking,

accessible parking spaces shall be dispersed and located near the *accessible* entrances.

Exceptions:

1. In multilevel parking structures, van-accessible parking spaces are permitted on one level.
2. *Accessible* parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an *accessible* entrance or entrances, parking fee and user convenience.

1106.7 Passenger loading zones. Passenger loading zones shall be *accessible*.

1106.7.1 Continuous loading zones. Where passenger loading zones are provided, one passenger loading zone in every continuous 100 linear feet (30.4 m) maximum of loading zone space shall be *accessible*.

1106.7.2 Medical facilities. A passenger loading zone shall be provided at an *accessible* entrance to licensed medical and long-term care facilities where people receive physical or medical treatment or care and where the period of stay exceeds 24 hours.

1106.7.3 Valet parking. A passenger loading zone shall be provided at valet parking services.

1106.7.4 Mechanical access parking garages. Mechanical access parking garages shall provide at least one passenger loading zone at vehicle drop-off and vehicle pick-up areas.

SECTION 1107 DWELLING UNITS AND SLEEPING UNITS

1107.1 General. In addition to the other requirements of this chapter, occupancies having *dwelling units* or *sleeping units* shall be provided with *accessible* features in accordance with this section.

1107.2 Design. *Dwelling units* and *sleeping units* that are required to be *Accessible units, Type A units* and *Type B units* shall comply with the applicable portions of Chapter 10 of ICC A117.1. Units required to be *Type A units* are permitted to be designed and constructed as *Accessible units*. Units required to be *Type B units* are permitted to be designed and constructed as *Accessible units* or as *Type A units*.

1107.3 Accessible spaces. Rooms and spaces available to the general public or available for use by residents and serving *Accessible units, Type A units* or *Type B units* shall be *accessible*. *Accessible* spaces shall include toilet and bathing rooms, kitchen, living and dining areas and any exterior spaces, including patios, terraces and balconies.

Exceptions:

1. Recreational facilities in accordance with Section 1109.15.
2. In Group I-2 facilities, doors to *sleeping units* shall be exempted from the requirements for maneuvering