



**Planning Commission
Regular Meeting
April 19, 2016
7:00 p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF APRIL 5, 2016 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. Site Plan Development (parking & storm sewer management) / Pleasant Optics
2865 S. Lincoln Rd.
9. Old Business
10. Other Business
11. Extended Public Comment
12. ADJOURNMENT

CHARTER TOWNSHIP OF UNION
Planning Commission
Special Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on April 5, 2016 at the Township Hall.

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

Roll Call

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

Others Present

Peter Gallinat, Township Planner & Jennifer Loveberry

Approval of Minutes

McGuirk moved **Strachan** supported the approval of the March 15, 2016 meeting minutes as presented.
Vote: Ayes: 9 Nays: 0. Motion carried.

Correspondence / Reports

No Comments

Approval of Agenda

McGuirk moved **Mielke** supported approval of the agenda as presented. **Vote: Ayes: 9 Nays 0. Motion carried.**

Public Comment – No comments

New Business –

A. SPR 2016-04: Central Concrete

Location: 900 S. Bradley St.

Tim Beebe, CMS & D, representing Central Concrete presented SPR 2016-04: Site Plan Review, Location: 900 S. Bradley St. proposed rebuilding Central Concrete Products New Batching and Office.

Discussion was held by the Planning Commissioners.

McGuirk moved **Mielke** supported to recommend approval of SPR 2016-04 with the following conditions of approval/review from all county and local units including Storm water management from the County Engineer, County Road Commission, Mt. Pleasant Fire Department, ICTC, Wellhead protection with Township Utilities, all new site lighting shall be down shielded.

Additional conditions: waive sidewalk requirements. **Vote: Ayes: 9 Nays 0. Motion carried.**

Old Business

Gallinat updated the Planning Commissioners on what he found from past minutes regarding down shield lighting, add Down Shield Lighting to April Agenda.

Gallinat to update Planning Commissioners on Master Plan review guidelines and procedures.

Other Business

Extended Public Comment –open 7:59 p.m.

No comments

Adjournment – Chairman Squatrito adjourned the meeting at 7:59 p.m.

APPROVED BY:

Alex Fuller - Secretary

(Recorded by Jennifer Loveberry)



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

Applicant: Ted Bartz

Property Owner: Ted Bartz

Business Name: Pleasant Optics

Location: 2865 S. Lincoln Rd.

Request: Site plan for Parking and Storm water management plan for Eye Doctor Office

Site Acres: 3.07

Zoning District: B-5 (Highway Business District)

North: R-3A (Apartment and Condominiums District)

South: B-5 (Highway Business District)

East: B-5 (Highway Business District)

West: B-5 (Highway Business District)

Future land Use: Commercial

Issues/Comments

- Storm Water Management plan is shown and the applicant has applied with the county for their approval with the plan.
- Building Dept review is still pending with the fire dept.
- Sidewalks are not shown on the plans. The applicant feels that they would be better served on the West side of Lincoln rd.
- I count 50 parking spots which is adequate parking per Section 10.2.C.2
- The spots appear to be 9ft wide which is needed longer perhaps it is a typo but spots must be at least 180 sqft and it appears that some are 173.7 and others are 182.7
- Minor changes were made to the building. The reason for the site plan review was due to increased pavement for parking which also called for a storm water management plan

Union Township Site Plan Review Application 8/2015 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 your 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.
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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 Tad Bartz
- III. Applicant Address 2865 S. Lincoln Road, Mt. Pleasant MI 48858
- IV. Applicant Phone _____ Owner Phone _____
- 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 Pleasant Optics
- 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.

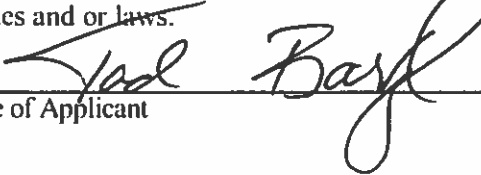
SUBMITTALS TO OTHER AGENCIES	[Off	
Storm water management plan approval prior to application. Reviewed by the County Engineer		Copy of Union Township Storm Water Management Plan available upon request. Submit (2) copies of plan and calculations directly to the Isabella County Engineer, contact Bruce 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.	N/A	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.		Sgt Randy Keeler (989) 779-5122, (2) copies
Isabella Co Transportation Commission (ICTC)		Rick (989) 773 2913, (2) copies
WELLHEAD PROTECTION REPORTING FORMS (Required for all Site Plans)		
Hazardous Substances Reporting Form Part I and II		
PERMIT INFORMATION - DEQ Check List		
SITE PLAN REQUIREMENTS	I Off	Comments - (also indicate any features which will not be included in the development or are not applicable)
Name and addresses of Property Owner	X	Pleasant Optics 2865 S. Lincoln Road Mt. Pleasant MI. 48858
Name and Address of Applicant		
Provide Construction Type (per Mi Building Code) and if sprinkled, (assume Type IVb, un-sprinkled if not provided)	X	Renovation of existing building

Union Township Site Plan Review Application 2015 Revision

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.	X	
All lot and/or property lines are to be shown and dimensioned, including building setback lines	X	
The location and dimensions of all existing and proposed: fire hydrants (within 400 feet of building) - - - -	X	
drives, -----	X	
sidewalks, (required) -----	X	
curb openings, -----	X	
acceleration/deceleration lanes, -----	X	
signs, -----	X	
exterior lighting on buildings and parking lots, - -	X	
parking areas (Including handicapped parking spaces, barrier-free building access, unloading areas), -----	X	
recreation areas, -----	X	
common use areas, -----	X	
areas to be conveyed for public use and purpose. -	X	
Elevation of building front, side, and back. Include Sign size, height, and design. Canopy heights extending over driveways accommodate Public Transportation	X	
Source of utilities. Public water and sewer approval by Union Township Utility Coordinator prior to application.	N/A	Note: Union Township policy is to issue sewer and water permits after application for a building permit. Applicant is advised to contact the utility department for availability prior to site plan review. The township does not coordinate other utility matters. Applicant to assure himself that site is suitable for septic systems, contact Central Michigan District Health Department (773 5921)
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)	X	Dumpster is located on a concrete pad and screened from public view.
The location and right-of-way width of all abutting roads, streets, alleys and easements.	X	
A locational sketch drawn to scale giving the section number and the nearest crossroads.	X	Location map on cover sheet of site plan.

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

12/3/15

Date

Signature of Owner (if other than applicant)

Date

PLEASE PLACE OUR REVIEW ON THE December 15, 2015 (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>2016-05</u>	_____
Fee Paid initial <u>yes \$225</u>	_____
Receipt # <u>225 67240</u>	_____
Date received <u>12-7-15</u>	_____
Date review completed by Zoning Administrator _____	
Place on the <u>4-19-16</u> Planning Commission Agenda <u>1-14-15 Postponed</u>	
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: Pleasant Optics

Name of business owner(s):
Tad Bartz

Street and mailing address:
2865 S. Lincoln Road, Mt. Pleasant MI 48858

Telephone: _____

Fax: _____

Email: _____

I affirm that the information submitted is accurate.

Owner(s) signature and date:
Tad Bartz 12/3/15

Information compiled by:
CHRIS SCHAFER
Chris Schaffer 12/3/15

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



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/ehs/guide>. 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 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)?			<input checked="" type="radio"/> No	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.	<input type="radio"/> 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 Design Use 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?).	<input type="radio"/> 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)?	<input checked="" type="radio"/> Y		<input 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?	<input type="radio"/> 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?	<input type="radio"/> 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 construction or alteration of any sewage collection or treatment facility?	<input type="radio"/> 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 solid non-hazardous waste on-site, or places industrial residuals/sludge into or onto the ground?	<input type="radio"/> 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 hazardous waste?	<input type="radio"/> Y		<input checked="" type="radio"/> N	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)	<input checked="" type="radio"/> Y		<input type="radio"/> N	Contact your Local Water Utility
I have a private or other water supply well (Type III)	<input type="radio"/> Y		<input checked="" type="radio"/> N	Contact your (District or County) Local Health Department
I have a Non-Community Water Supply (Type II)	<input type="radio"/> Y		<input checked="" type="radio"/> N	Guide, Contact your (District or County) Local Health Department
I am a community water supply (Type I)	<input type="radio"/> Y		<input checked="" type="radio"/> N	Community Water Supply DEQ District Office Community Water Supply Program

WASTEWATER MANAGEMENT		
Storm Water Discharge to Wetlands: 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 <input type="radio"/>	WRD, Joint Permit Application
Great Lakes: 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 <input type="radio"/>	WRD, Joint Permit Application
Inland Lakes and Streams: 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	Y <input type="checkbox"/> N <input checked="" type="radio"/>	WRD, Joint Permit Application
Storm Water Ponds and Discharges to Inland Lakes/Streams. or Great Lakes: 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="radio"/>	WRD, Joint Permit Application
Does the project involve placement of fill, earth moving, or placement of structures within the 100-year floodplain of a watercourse?	Y <input type="checkbox"/> N <input checked="" type="radio"/>	WRD, Joint Permit Application
Does the project involve construction of a building or septic system in a designated Great Lakes high risk erosion area?	Y <input type="checkbox"/> N <input checked="" type="radio"/>	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 environmental area?	Y <input checked="" type="radio"/> N <input type="radio"/>	WRD Shoreland Management
Does the project propose any development, construction, silvicultural activities or contour alterations within a designated critical dune area?	Y <input type="checkbox"/> N <input checked="" type="radio"/>	WRD, Sand Dune Management
Does the project involve construction of a dam, weir or other structure to impound flow?	Y <input type="checkbox"/> N <input checked="" type="radio"/>	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 <input type="checkbox"/> N <input checked="" type="radio"/>	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?	YN <input type="checkbox"/> <input checked="" type="radio"/>	ODWMA
Does the project involve the construction or modification of a campground?	Y <input type="checkbox"/> N <input checked="" type="radio"/>	ODWMA, Campgrounds program
Does the project involve the construction or modification of a public swimming pool?	Y <input type="checkbox"/> N <input checked="" type="radio"/>	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 <input type="checkbox"/> N <input checked="" type="radio"/>	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?	Y <input type="checkbox"/> N <input checked="" type="radio"/>	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	Y <input type="checkbox"/> N <input checked="" type="radio"/>	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 type="checkbox"/> N <input checked="" type="radio"/>	WRD, Groundwater Permits Program
Does the project involve the drilling or deepening of wells for waste disposal?	Y <input type="checkbox"/> N <input checked="" type="radio"/>	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="radio"/>	OWMRP or Appropriate DEQ District Office

Does the project involve the on-site treatment, storage, or disposal of hazardous waste?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	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 type="checkbox"/> N <input checked="" type="checkbox"/>	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?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	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?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	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	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	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?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	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.	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	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)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WRD, Surface Water Assessment Section
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, Transporter Program
Does the project involve the transport hazardous waste?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OWMRP, Transporter Program
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, Acid Rain Permit Program
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, Dry Cleaning Program
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, Laboratory Services Certifications
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, 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?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	ODWMA, Septage Program
Do you store, haul, shred or process scrap tires?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OWMRP, Scrap Tire Program
Does the project involve the operation of a public swimming pool?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	ODWMA, Public Swimming Pools Program
Does the project involve the operation of a campground?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	ODWMA Campgrounds
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, 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	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	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 <input type="radio"/> E]	WRD, Operator Training
Are you a waterwell drilling contractor, pump installer, dewatering well contractor or dewatering well pump installer?	Y] <input checked="" type="radio"/> N <input type="radio"/>	WRD, Well Construction Unit
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	Y <input type="radio"/> <input checked="" type="radio"/> N <input type="radio"/>	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 <input type="radio"/>	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 <input type="radio"/>	00GM, Minerals and Mapping
Does the project involve the surface or open-pit mining of metallic mineral deposits ?	Y] <input checked="" type="radio"/> N <input type="radio"/>	00GM, Minerals and Mapping
Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?	Y <input type="radio"/> <input checked="" type="radio"/> N <input type="radio"/>	00GM, Minerals and Mapping
Does the project involve mining coal ?	Y] <input checked="" type="radio"/> N <input type="radio"/>	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 <input type="radio"/>	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 <input type="radio"/>	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?	Y] <input checked="" type="radio"/> N <input type="radio"/>	00GM, Permits and Bonding Unit
Does the project involve changing the status or plugging of a mineral well ?	Y <input type="radio"/> <input checked="" type="radio"/> N <input type="radio"/>	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 <input type="radio"/>	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 <input type="radio"/>	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)?	Y] <input checked="" type="radio"/> N <input type="radio"/>	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 <input type="radio"/>	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="radio"/> <input checked="" type="radio"/> N <input type="radio"/>	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 <input type="radio"/>	DLARA Storage Tank Unit, 517-335-7211
Does the project involve the installation of a hydrogen system ?	Y E] <input checked="" type="radio"/> N <input type="radio"/>	DLARA Storage Tank Unit, 517-335-7211

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

03-Dec-15

Project: Pleasant Optics, Union Township, MI

Subject: Stormwater Detention Basin Sizing

**Determination of Required Detention
Rational Method**

Design Information:

Area of Site = 3.07 acres
 Release Rate, 0.10 cfs/acre 0.307 cfs

Impervious area (32565 sft) 0.9
 Pervious / lawn area (101164 sft) 0.2
 Composite Runoff Coefficient 0.37

(A)		(B)	(C)	(D)	(E)	(F)
Storm Duration		Intensity For 25-year Storm	Inflow Rate	Release Rate	Stored Rate	Storage
(Hours)	(Minutes)	(in/hr)				(inch)
0.08	5	5.88	2.18	0.31	1.87	0.15
0.17	10	5.16	1.91	0.31	1.60	0.27
0.25	15	4.40	1.63	0.31	1.32	0.33
0.33	20	3.72	1.38	0.31	1.07	0.36
0.5	30	3.02	1.12	0.31	0.81	0.41
0.67	40	2.48	0.92	0.31	0.61	0.41
0.83	50	2.15	0.80	0.31	0.49	0.41
1	60	1.92	0.71	0.31	0.40	0.40
1.5	90	1.43	0.53	0.31	0.22	0.33
2	120	1.19	0.44	0.31	0.13	0.27
3	180	0.87	0.32	0.31	0.02	0.05
6	360	0.51	0.19	0.31	-0.12	-0.71
12	720	0.30	0.11	0.31	-0.20	-2.35
18	1080	0.21	0.08	0.31	-0.23	-4.13
24	1440	0.17	0.06	0.31	-0.24	-5.86

Required Storage =	0.41 inches
=	0.10 acre-feet
=	4,543 cubic feet

Existing on site storage	=	2,005 cubic feet
--------------------------	---	------------------

Proposed Swale

Top of Swale	794.5	2144 sft
Bottom of Swale	793	1351 sft
Average Area		1747.5 sft
Storage Volume		2621.25 cubic feet

TOTAL VOLUME	4626.25 cubic feet
---------------------	---------------------------

Storage provided > Storage required

ISABELLA COUNTY STORMWATER APPROVAL APPLICATION

Review Number
Approval Date
Disapproved <input type="checkbox"/>
Modification Requested <input type="checkbox"/> Yes
Check <input type="checkbox"/> No. Cash <input type="checkbox"/>

1. APPLICANT (Please check if applicant is the landowner or designated agent*)

Name CHRIS SCHAFFER Landowner Designated Agent

Address 2520 S. UNIVERSITY PARK DR. SUITE D200

City MT PLEASANT State MI Zip Code 48858 Area Code/Telephone Number 989-560-0642

2. PROJECT LOCATION

Address 2865 S. LINCOLN ROAD City/Village MT PLEASANT Tax ID Number 14-016-30-002-0

Township UNION Section 16 Subdivision N/A Lot No. N/A

3. PROPOSED PROJECT Project Type: Small Add/Garage Service Facilities Industrial Residential
 Describe Project: Subdivision Commercial

ADDITION TO EXISTING BUILDING AND PARKING LOT
RESURFACING / EXPANSION

Size of Development:
 Area:
 Acres 3.07
 Sq. Ft. _____
 Length:
 Miles _____
 Feet _____

Name of and Distance (feet) to Drainage Outlet	Date Project to Start	Date Project Completed
<u>OUTLETS TO DITCH ALONG LINCOLN</u>	<u>7/2015</u>	<u>TBD</u>

4. STORMWATER CONTROL PLAN

Two complete sets of plans and calculations must be attached.
 Plan Preparer's Name and Telephone Number CHRIS SCHAFFER (989) 560-0642

5. PARTIES RESPONSIBLE FOR PROJECT

(a.) Name of Landowner (if not provided in Box No. 1 above) Address Area Code/Telephone Number
TAD BARTZ 2865 S LINCOLN RD 989-773-7747

City MT PLEASANT State MI Zip 48858

(b.) Name of Individual "On Site" Responsible for Project & Company Name

SEE ABOVE

Address City State Zip Area Code/Telephone Number

6. PERFORMANCE DEPOSIT (If required by the approval agency) OFFICE USE ONLY
 Amount Required \$ _____ Cash Certified Check Irrevocable letter of Credit Surety Bond

I (we) affirm that the above information is accurate and that I (we) will conduct the above project in accordance with the Natural Resource and Environmental Protection Act, 1994 PA 451, as amended, applicable state and local ordinances, and the documents accompanying this application. I hereby authorize the reviewing agency to inspect this project site for conformance. I understand that payment of the fee does not guarantee an approval will be issued.

Landowner's Signature <u>Tad Bartz</u>	Print Name <u>TAD BARTZ</u>	Date <u>12/3/15</u>
Designated Agent's Signature* <u>Chris Schaffer</u>	Print Name <u>CHRIS SCHAFFER</u>	Date <u>12/2/15</u>

*Designated agent must have a written statement from landowner authorizing him/her to secure a stormwater plan approval in the landowner's name. No work can be done until approval is received. Return completed application and plans to: Office of the Drain Commissioner

UNION CHARTER TOWNSHIP
ISABELLA COUNTY, MICHIGAN

PLEASANT OPTICS
SITE PLAN DEVELOPMENT
2865 S. LINCOLN ROAD

UNION TOWNSHIP
BOARD OF TRUSTEES

RUSS ALWOOD
• SUPERVISOR •

MARGIE HENRY
• CLERK •

KIMBERLY RICE
• TREASURER •

ROGER HAUCK

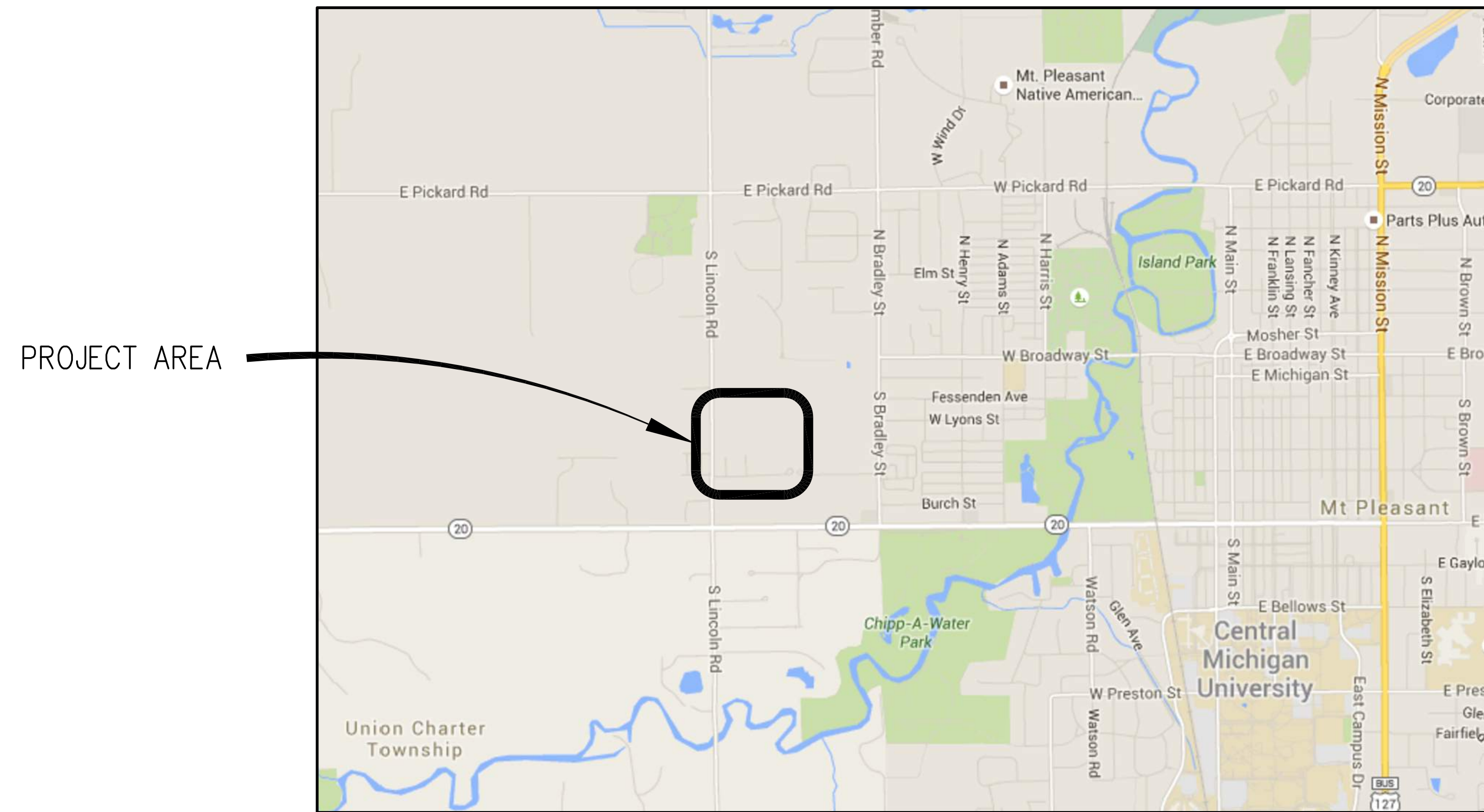
TIM LANNEN

BRYAN MIELKE

PHIL MIKUS
• TRUSTEES •

BRIAN SMITH
• TOWNSHIP MANAGER •

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	STORM WATER MANAGEMENT PLAN
4	SITE PICTURES / DETAILS



LOCATION MAP
N.T.S.

PROJECT DESCRIPTION:
RENOVATION OF EXISTING BUILDING INCLUDING AN ADDITION AND PARKING LOT
RESURFACING / EXPANSION



Advancing Communities

34000 Plymouth Road | Livonia, MI 48150
p. (734) 522-6711 | f. (734) 522-6427

PREPARED UNDER THE SUPERVISION OF:



CHRISTOPHER J. SCHAFER

61382
Registration No.

12-15-2015

REVISIONS

PROJECT NO. 5034-15-0010	SHEET NO. 1 OF 4
-----------------------------	---------------------

JOB BENCHMARK #612
TOP OF CONC BASE OF LIGHT POLE
ELEV 796.39

TRAVERSE POINT #101
N 764976.45
E 13006764.62 ELEV 796.32

TRAVERSE POINT #102
N 765204.36
E 13006591.88 ELEV 795.77

SYMBOL LEGEND:

- ST STORM MANHOLE
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- PIPE END
- S SANITARY MANHOLE
- CLEANOUT
- FIRE HYDRANT
- METER PIT
- W WATER STOP BOX
- GW GATE VALVE & WELL
- SPRINKLER HEAD
- IRRIGATION CONTROL VALVE
- MONITORING WELL
- U UTILITY POLE
- OVERHEAD ELECTRIC AND TELEPHONE
- LIGHT POLE
- LAMP POLE
- GUY WIRE
- GP GUY POLE
- TELEPHONE RISER
- UNDERGROUND MARKER
- UTILITY RISER
- GAS MAIN
- GAS RISER
- SIGN
- △ TP TRAVERSE POINT
- BM BENCHMARK
- FOUND IRON ROD
- FENCE
- SB# SOIL BORING
- DRAINAGE FLOW ARROW

APPLICANT INFORMATION

OWNER / APPLICANT:
TAD BARTZ
PLEASANT OPTICS
2865 S. LINCOLN ROAD
MT. PLEASANT, MI 48858

ZONING INFORMATION
ZONED: B5-HIGHWAY BUSINESS
MIN. FRONT YARD: 50'
MIN. SIDE YARD: 20'
MIN. REAR YARD: 25'

UTILITY CONTACTS

TELEPHONE:
FRONTIER
345 PINE STREET
ALMA, MI 48801
(989) 463-0220

ELECTRIC
CONSUMERS ENERGY
108 E. THIRD STREET
CLARE, MI 48617
(989) 386-4711

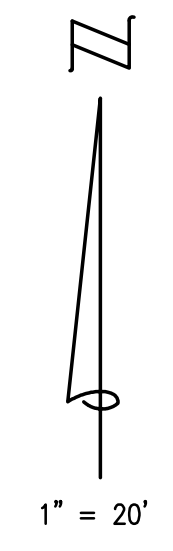
GAS
MICHCON
2230 W. US-10
LUDINGTON, MI 49431
(231) 757-3731

WATER / SEWER
UNION CHARTER TOWNSHIP
DEPT. OF PUBLIC WORKS
2010 S. LINCOLN ROAD
MT. PLEASANT, MI 48858
(989) 772-4600

LEGAL DESCRIPTIONS

14-016-30-002-05
T14N R4W, SEC 16; COMM N OD 1M OS W 422.6 FT
OF SW COR OF SEC 16; THENCE N OD 1M OS W
335 FT; THENCE N 89D 59M OS E 399.19 FT;
THENCE S OD 1M OS E 335 FT; THENCE S 89D 59M
OS W 399.19 FT TO POB. CONTAINING 3.07 ACRES

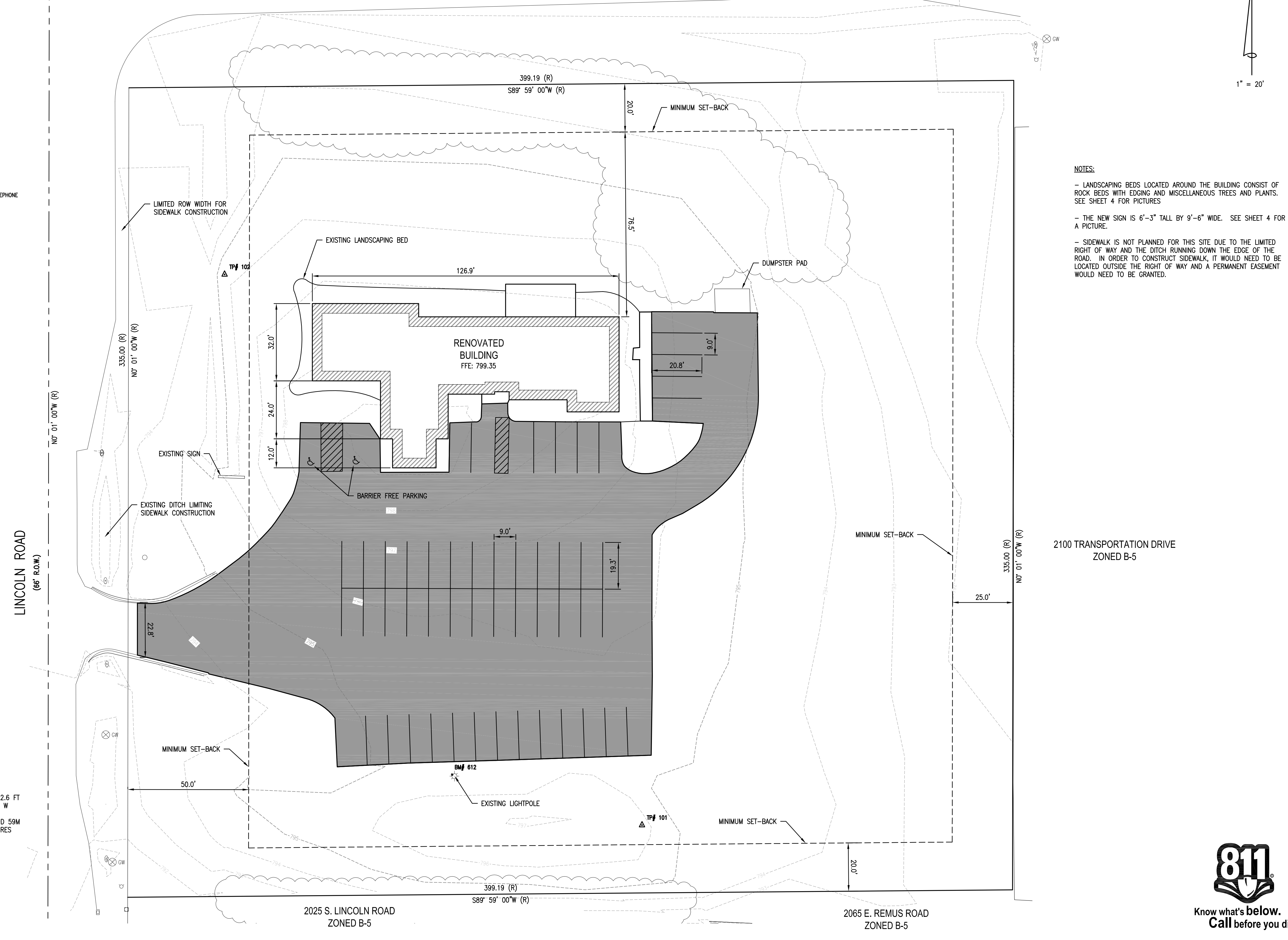
TRANSPORTATION DRIVE
(80' R.O.W.)



OHM
ARCHITECTS ENGINEERS PLANNERS
2520 S. University Park Drive
Mt. Pleasant, MI 48858
P (989) 956-2020 | F (734) 522-6427
OHM-ADVISORS.COM

NOTES:

- LANDSCAPING BEDS LOCATED AROUND THE BUILDING CONSIST OF ROCK BEDS WITH EDGING AND MISCELLANEOUS TREES AND PLANTS. SEE SHEET 4 FOR PICTURES
- THE NEW SIGN IS 6'-3" TALL BY 9'-6" WIDE. SEE SHEET 4 FOR A PICTURE.
- SIDEWALK IS NOT PLANNED FOR THIS SITE DUE TO THE LIMITED RIGHT OF WAY AND THE DITCH RUNNING DOWN THE EDGE OF THE ROAD. IN ORDER TO CONSTRUCT SIDEWALK, IT WOULD NEED TO BE LOCATED OUTSIDE THE RIGHT OF WAY AND A PERMANENT EASEMENT WOULD NEED TO BE GRANTED.



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UNION CHARTER TOWNSHIP
IBABELLA
ALL
GDT
CIS
2024-15-0010
PLEASANT OPTICS
SITE PLAN



Know what's below.
Call before you dig.

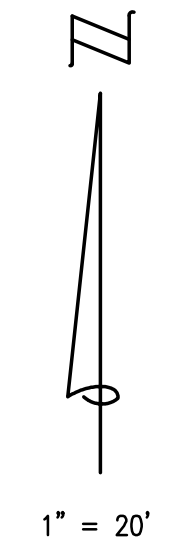
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JOB BENCHMARK #612
TOP OF CONC BASE OF LIGHT POLE
ELEV 796.39

TRAVERSE POINT #101
N 764976.45
E 13006764.62 ELEV 796.32

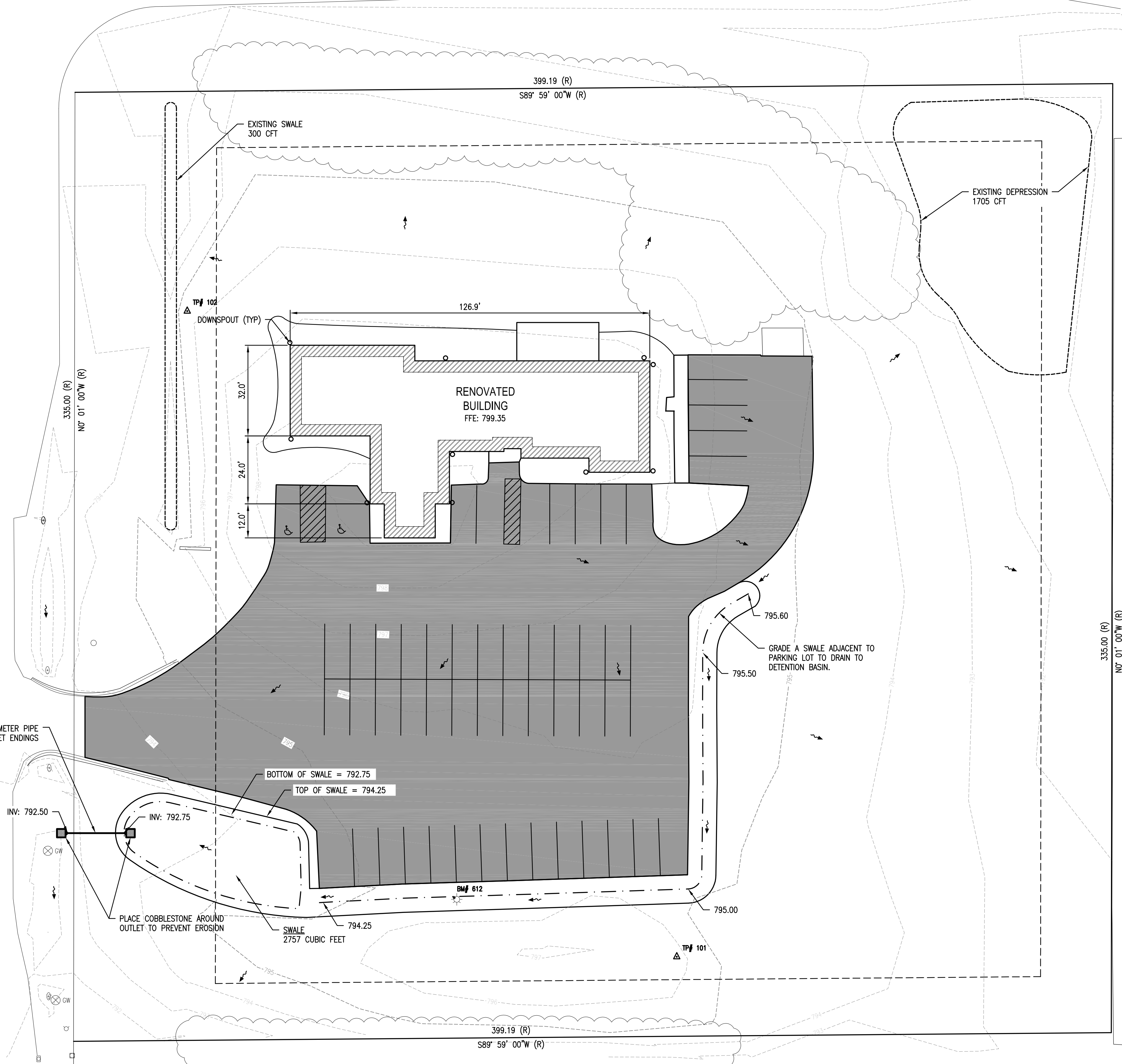
TRAVERSE POINT #102
N 765204.36
E 13006591.88 ELEV 795.77

TRANSPORTATION DRIVE
(80' R.O.W.)



LINCOLN ROAD
(66' R.O.W.)

20" OF 3" DIAMETER PIPE WITH OUTLET ENDINGS



Design Information:

Area of Site = 3.07 acres
Release Rate, 0.10 cfs/acre 0.307 cfs

Impervious area (32565 sft) 0.9
Pervious / lawn area (101164 sft) 0.2
Composite Runoff Coefficient 0.37

(A) Storm Duration (Hours) (Minutes)	(B) Intensity For 25-year Storm (in/hr)	(C) Inflow Rate	(D) Release Rate	(E) Stored Rate	(F) Storage (incht)
0.08 5	5.88	2.18	0.31	1.87	0.15
0.17 10	5.16	1.91	0.31	1.60	0.27
0.25 15	4.40	1.63	0.31	1.32	0.33
0.33 20	3.72	1.38	0.31	1.07	0.36
0.5 30	3.02	1.12	0.31	0.81	0.41
0.67 40	2.48	0.92	0.31	0.61	0.41
0.83 50	2.15	0.80	0.31	0.49	0.41
1 60	1.92	0.71	0.31	0.40	0.40
1.5 90	1.43	0.53	0.31	0.22	0.33
2 120	1.19	0.44	0.31	0.13	0.27
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12 720	0.30	0.11	0.31	-0.20	-2.35
18 1080	0.21	0.08	0.31	-0.23	-4.13
24 1440	0.17	0.06	0.31	-0.24	-5.86

Required Storage = 0.41 inches
= 0.10 acre-feet
= 4,543 cubic feet

Existing on site storage = 2,005 cubic feet

Proposed Swale
Top of Swale 794.25 2101 sft
Bottom of Swale 792.75 1575 sft
Average Area 1838 sft
Storage Volume 2757.00 cubic feet

TOTAL VOLUME 4762.00 cubic feet
Storage provided > Storage required

Outlet Orifice Calculations

Max Q	0.307	cfs
C	0.92	
h	32.2	ft/m ²
h	1.5	ft

Q=CA²SQRT(2gh)

Solve for Area	0.0504	sft
Max Opening	3.0392	inch (diameter)
Actual Opening	3.0000	inch (diameter)
Opening Area	0.0491	sft

Total Discharge
Q = 0.30 cfs



Know what's below.
Call before you dig.

DRAWING PATH: P:\5000_5489\5034\5010_Pleasant_Optics_sls_pdm\Drawings\Civil\Plans_Constr\15010CON.dwg Mar 29, 2016 - 12:42pm

SHEET 3 OF 4
804-15-0015 CIS GDT ALL BARBELLA LINDEN CHARTER TOWNSHIP IL 1°00' V 1°4' W083-NSPCS SOUTH ZONE

PLEASANT OPTICS
STORM WATER MANAGEMENT PLAN

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BEFORE CONSTRUCTION



LANDSCAPING BED



LANDSCAPING BED



AFTER CONSTRUCTION



BARRIER FREE PARKING SPACES



EXISTING LIGHT POLE FIXTURE



NEW SIGN (6'-3" WIDE BY 9'-6" WIDE)



EXISTING LIGHT POLE BASE



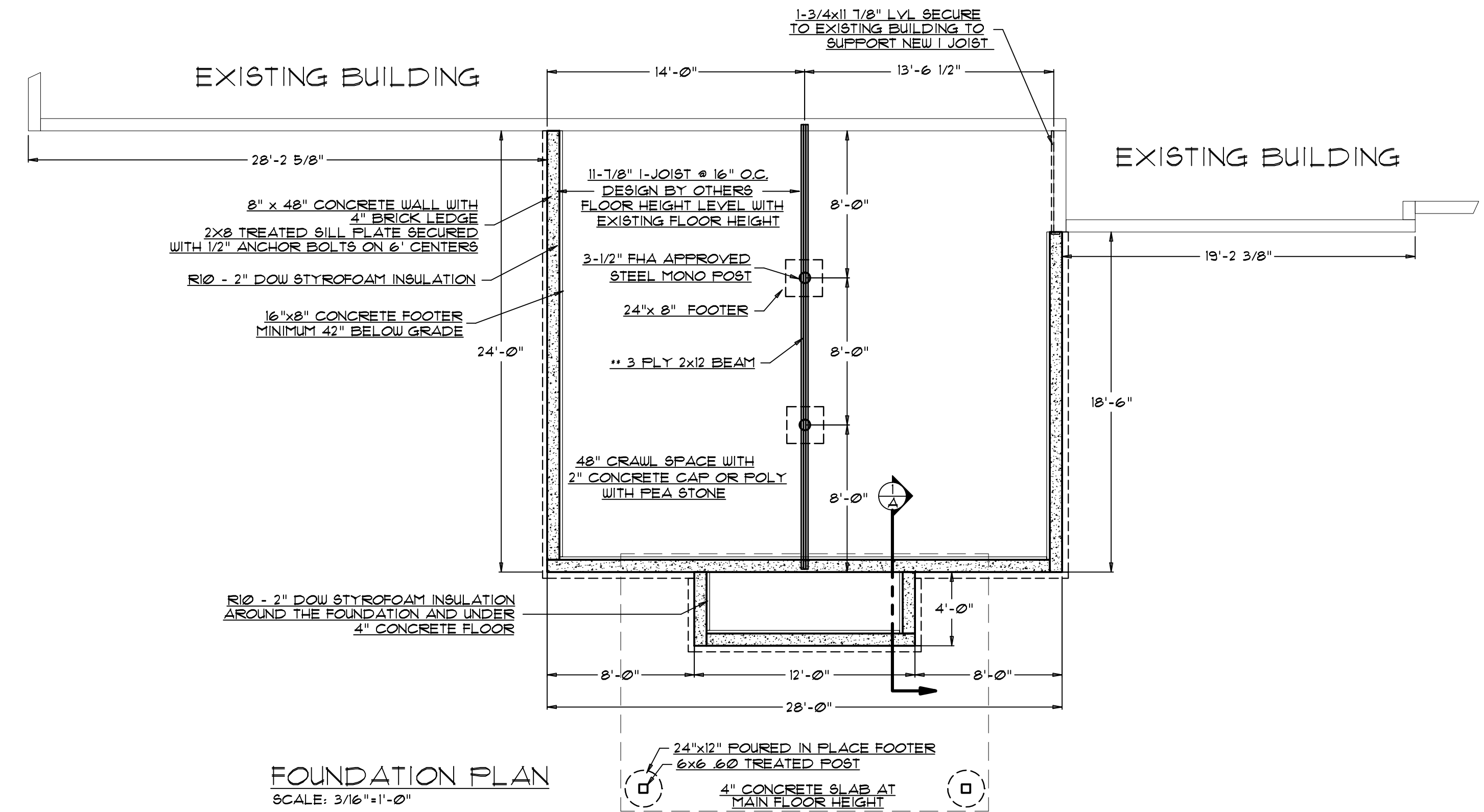
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Call before you dig.

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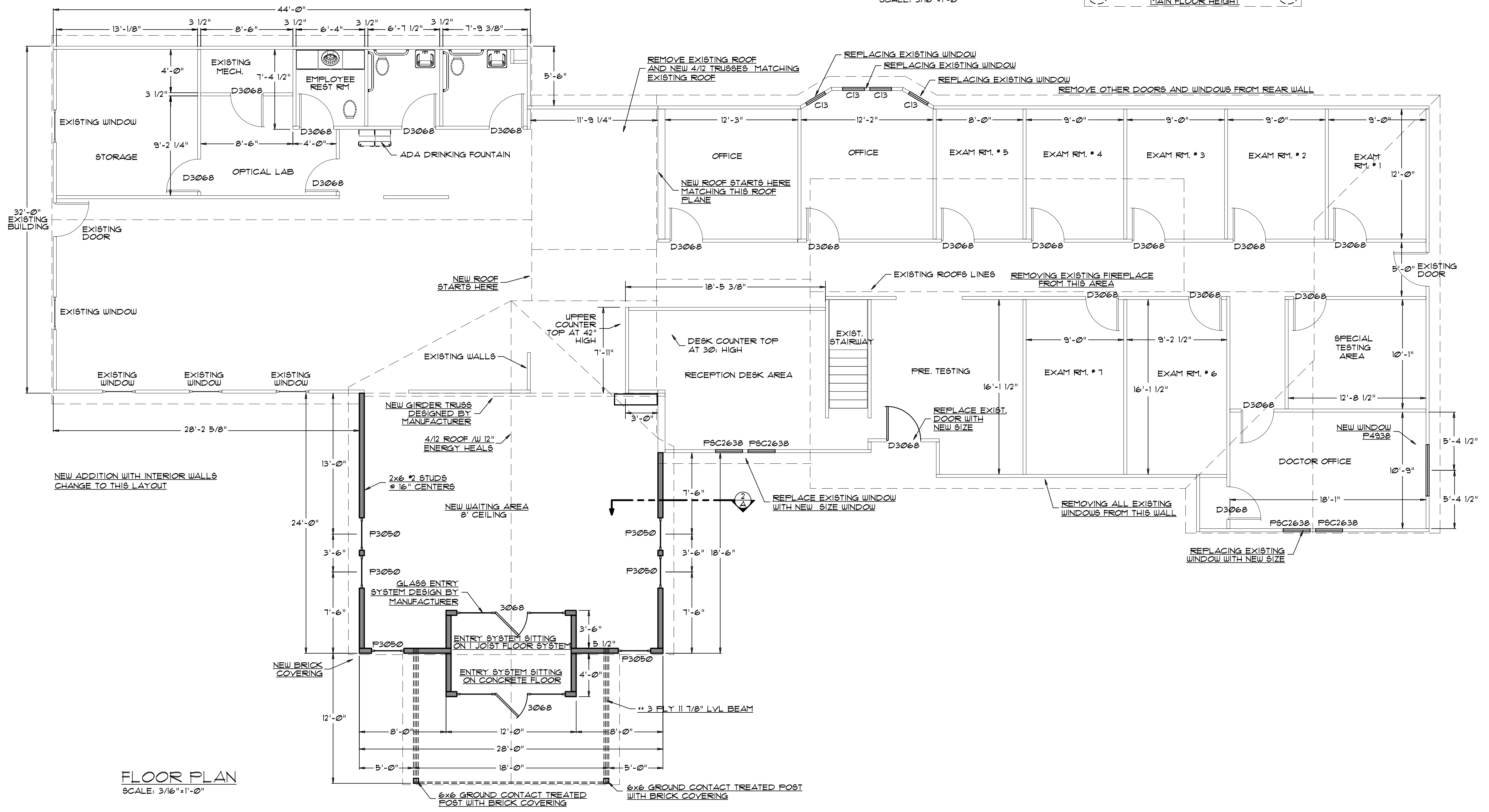
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CONTRACTOR NOTES:

1. IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE-2012 SECTION 1013.4: THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE IS LEROY E. AUSTIN RA, LICENSE #302019416. (EXPIRATION DATE: 10/31/2015)
2. PER SECTION 906 AND NFPA-10 PROVIDE 2-A FIRE EXTINGUISHERS AT 75 FOOT MAXIMUM TRAVEL DISTANCE THROUGHOUT BUILDING. EXTINGUISHERS SHALL BE POSITIONED IN FIELD AS NECESSARY.
3. IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE-2012 SECTION 803: WALL AND CEILING FINISHES. ALL WORK SHALL STRICTLY COMPLY WITH THIS SECTION, AND ASTM-E 84 OR UL 723.
4. IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE-2012 SECTION 1006: MEANS OF EGRESS ILLUMINATION. ALL WORK SHALL STRICTLY COMPLY WITH THIS SECTION.
5. IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE-2012 SECTION 1001: EXIT SIGNS. ALL WORK SHALL STRICTLY COMPLY WITH THIS SECTION.
6. IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE-2012 SECTION 1001: AISLES. ALL WORK SHALL STRICTLY COMPLY WITH THIS SECTION.
7. IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE-2012 SECTION 1004: ACCESSIBLE ROUTES. ALL WORK SHALL STRICTLY COMPLY WITH THIS SECTION, AND ANSI A-117.1 - 2003.
8. IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE-2012 SECTION 1210: TOILET AND BATHROOM REQUIREMENTS. ALL WORK SHALL STRICTLY COMPLY WITH THIS SECTION.
9. IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE-2012 SECTION 1804: EXCAVATION, GRADING AND FILL. ALL WORK SHALL STRICTLY COMPLY WITH THIS SECTION.
10. IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE-2012 SECTION 1901.2: PLAN AND REINFORCED CONCRETE. ALL WORK SHALL STRICTLY COMPLY WITH THIS SECTION, AND ACI-308.
11. IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE-2012 SECTION 2304: GENERAL REQUIREMENTS. ALL WORK SHALL STRICTLY COMPLY WITH THIS SECTION, AND PENDING ROUGH-IN APPROVALS.
12. IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE-2012 SECTION 2403: GENERAL REQUIREMENTS FOR GLASS. ALL WORK SHALL STRICTLY COMPLY WITH THIS SECTION, THE MICHIGAN UNIFORM ENERGY CODE AND SECTION 2406: HAZARDOUS LOCATIONS.
13. IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE-2012 SECTION 2500: GYPSUM CONSTRUCTION. ALL WORK SHALL STRICTLY COMPLY WITH THIS SECTION.
14. ALL ELECTRICAL, MECHANICAL AND PLUMBING PLAN REVIEWS AND INSPECTIONS WILL BE CONDUCTED BY ISABELLA COUNTY. THEY CAN BE REACHED AT (989) 712-0911 X 221.
15. THE MT. PLEASANT FIRE DEPARTMENT WILL REVIEW ALL FIRE RELATED ISSUES. THEY CAN BE REACHED AT (989) 719-9122. POINT OF CONTACT IS LT. RICK BELTINCK.
16. IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE - 2012, CHAPTER 33: SAFEGUARDS DURING CONSTRUCTION. ALL WORK SHALL STRICTLY COMPLY WITH THIS CHAPTER. PROTECT THE STRUCTURE AT ALL TIMES.



FOUNDATION PLAN
SCALE: 3/16"=1'-0"



FLOOR PLAN
SCALE: 3/16"=1'-0"

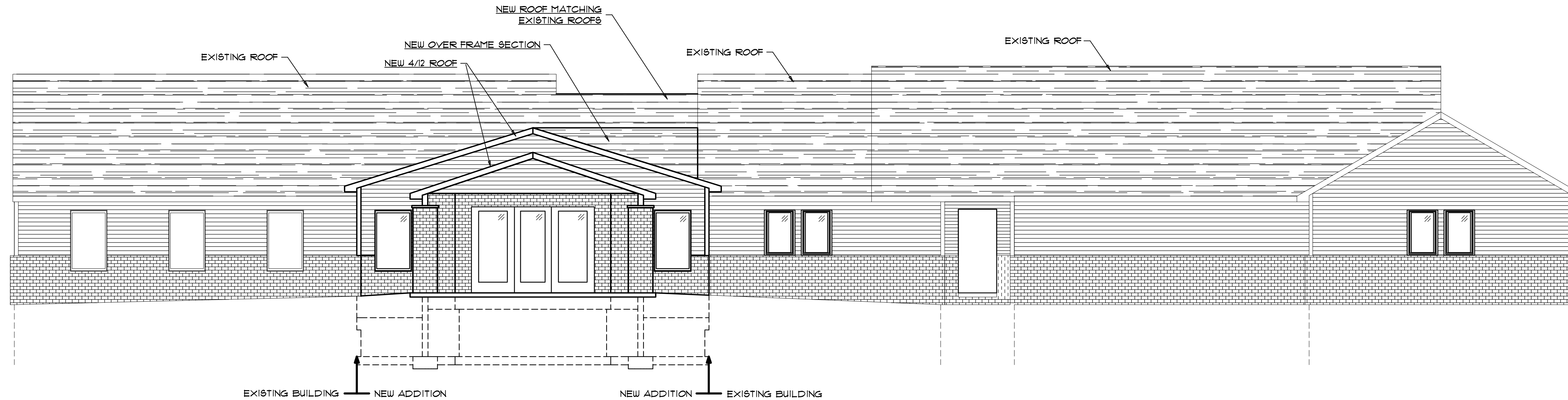
DATE	REVISION / RELEASE	DATE	REVISION / RELEASE
03/23/2015	BID/PERMIT RELEASE		
04/24/2015	PLAN REVIEW REVISION		

DATE: 03/23/2015
SCALE: 3/16"=1'-0"
DRAWN: JAB
JOB #: 201509

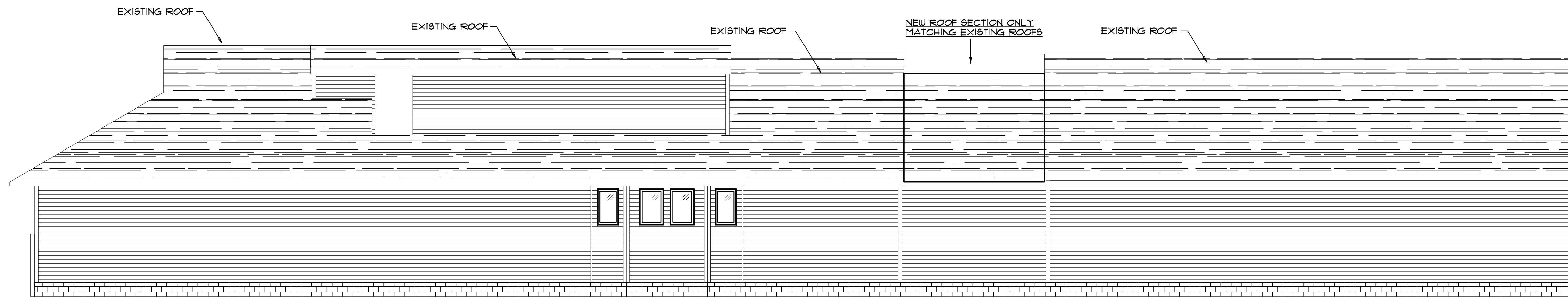
AUSTIN AND ASSOCIATES
ARCHITECTS AND PLANNERS
LEE AUSTIN
3085 BAY ROAD SUITE 5
SAGINAW, MICHIGAN 48603
PHONE: (989) 795-1565

NEW ADDITION FOR:
MT PLEASANT OPTICS
2865 SOUTH LINCOLN RD.
MT. PLEASANT, MI 48858

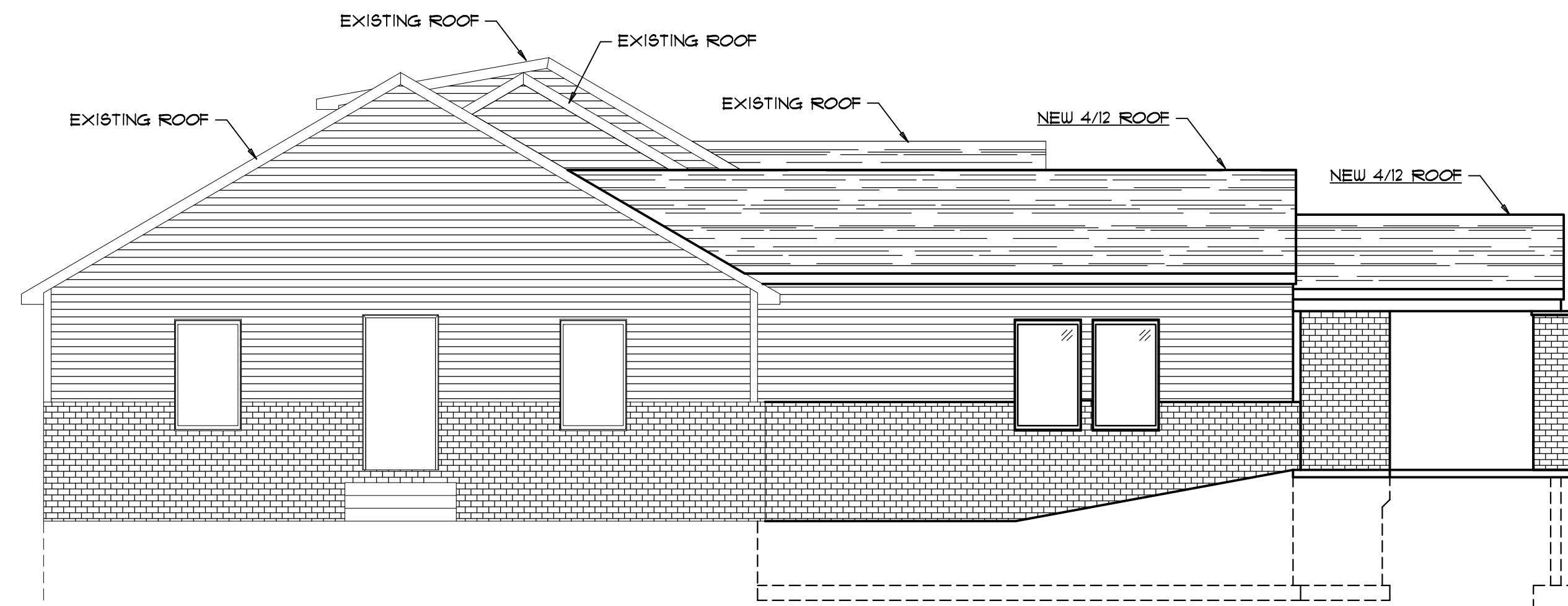
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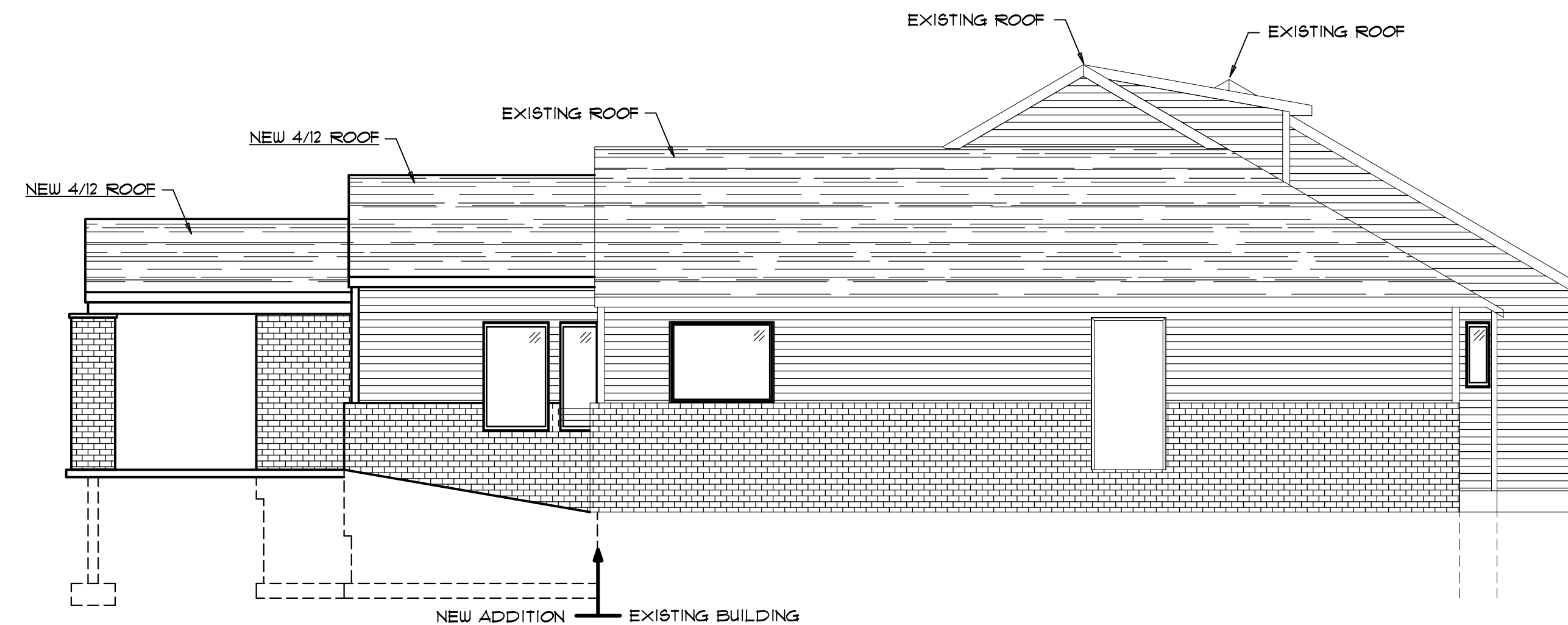
FRONT ELEVATION
SCALE: 3/16"=1'-0"



REAR ELEVATION
SCALE: 3/16"=1'-0"



LEFT ELEVATION
SCALE: 3/16"=1'-0"

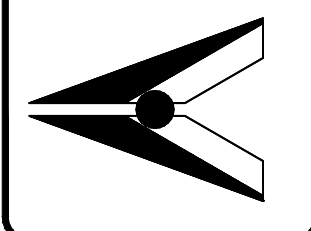


RIGHT ELEVATION
SCALE: 3/16"=1'-0"

DATE	REVISION / RELEASE	DATE	REVISION / RELEASE
03/23/2015	BID/PERMIT RELEASE		

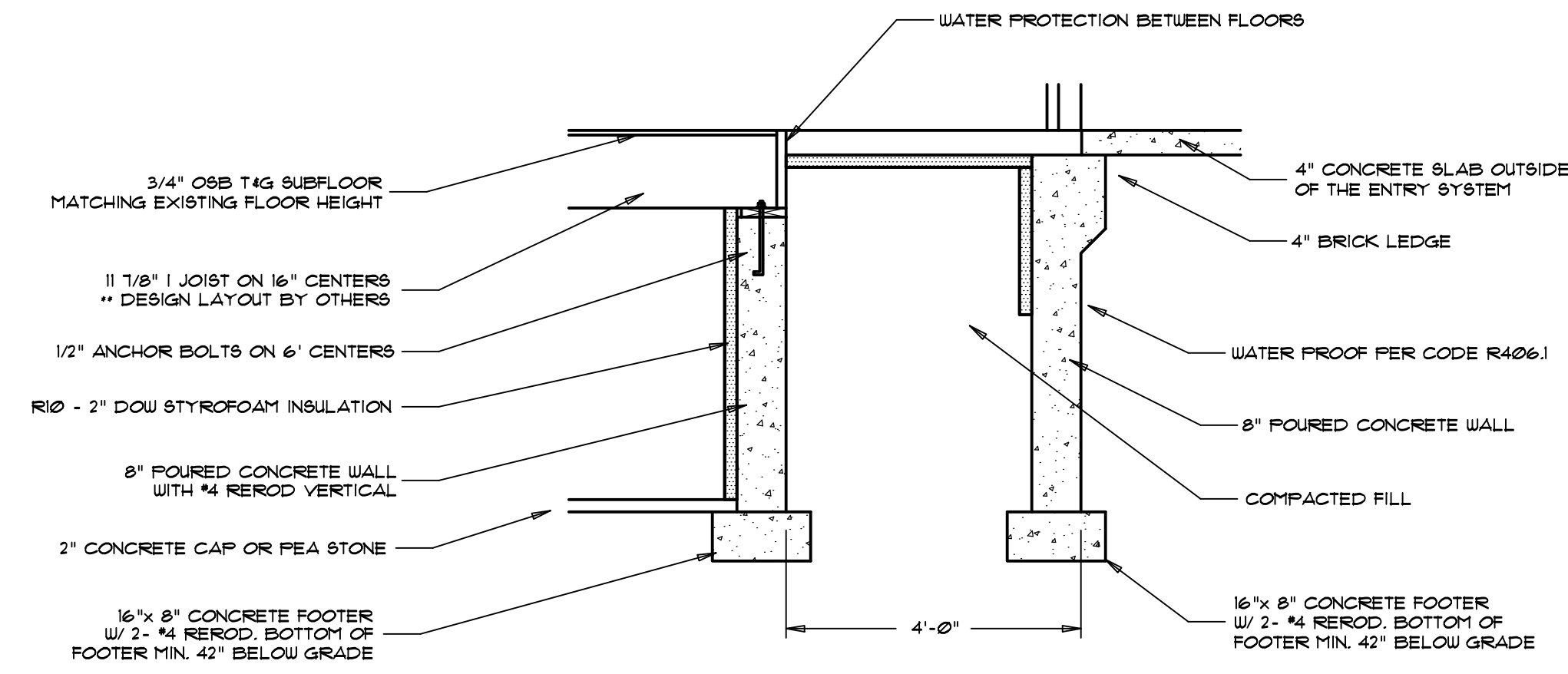
DATE: 03/20/2015
SCALE: 3/16"=1'-0"
DRAWN: JAB
JOB #: 201509

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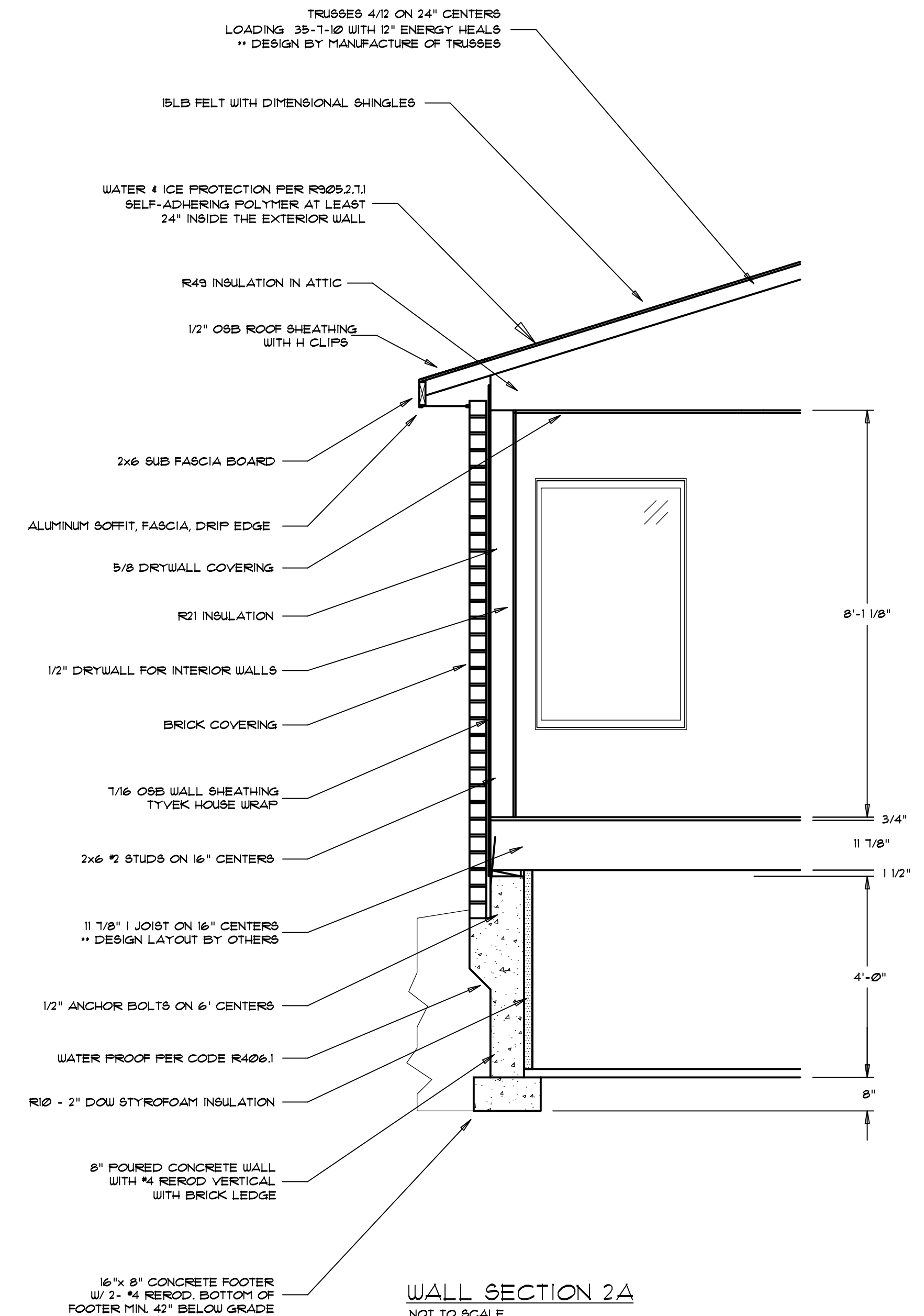


NEW ADDITION FOR:
MT PLEASANT OPTICS
2865 SOUTH LINCOLN RD.
MT. PLEASANT, MI 48858

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WALL SECTION 1A
NOT TO SCALE

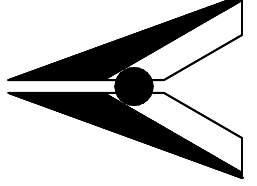


WALL SECTION 2A
NOT TO SCALE

DATE	REVISION / RELEASE	DATE	REVISION / RELEASE
03/23/2015	BID/PERMIT RELEASE		

DATE: 03/20/2015
SCALE: AS SHOWN
DRAWN: JAB
JOB #: 201509

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DRAWING
A-3
3 OF 3

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