



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

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF JUNE 21, 2016 MINUTES
5. CORRESPONDENCE / BOARD REPORTS
6. APPROVAL OF AGENDA
7. Public Comment: Restricted to (3) minutes regarding issues not on this agenda
8. **New Business**
 - A. SPR-08: Messenger
Location: S. Isabella
 - B. SPR 2016-09 Menards
Location: 4615 Encore
 - C. SPR-10: Lexington Ridge
Location: 2700 E. Deerfield Rd.
 - D. Master Plan Bids
 - E. Proposed Lighting Ordinance
9. Old Business
10. Other Business
11. Extended Public Comment
12. ADJOURNMENT

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on June 21, 2016 at the Township Hall.

Meeting was called to order at 7:02 p.m.

Roll Call

Present: LaBelle, Mielke, Robinette, Squattrito, Zerbe

Excused: Fuller, McGuirk, Strachan, Woerle

Others Present

Peter Gallinat, Township Planner & Jennifer Loveberry

Approval of Minutes

In the absence of the Secretary, **Mielke** moved **Zerbe** supported to appoint Robinette as Secretary Pro Tem. **Vote: Ayes: 5 Nays: 0. Motion carried.**

Mielke moved **LaBelle** supported the approval of the May 31, 2016 meeting minutes with corrections. **Vote: Ayes: 5 Nays: 0. Motion carried.**

Correspondence / Reports

No Comments.

Approval of Agenda

Robinette moved **LaBelle** supported approval of the agenda as presented. **Vote: Ayes: 5 Nays: 0. Motion carried.**

Public Comment – No comments

New Business –

A. **2016 Summary of Key Findings: Township Resident Survey / Mary Senter - CMU**

Mary Senter presented the 2016 Summary of Key Findings: Township Resident Survey to the Planning Commissioners, hard copy to follow.

Old Business

A. **RFP Update for Master Plan and Zoning**

Gallinat reported that the RFP had been published in the Morning Sun and online on the Township Website, proposals due on July 6, 2016. He has received inquiries from six consulting firms.

B. **Lighting Ordinance Discussion**

Gallinat reported that he had discussed the City's Lighting Ordinance with Jacob and that they have not had any issues or complaints. The Commissioners asked that the Township attorney also review the City's Lighting Ordinance and compare the Townships vs. the City's and give feedback. They would like to have a lighting

ordinance draft from Gallinat added to the July 19, 2016 Agenda for their review.

Other Business

Extended Public Comment –open 8:25 p.m.

No comments

Adjournment – Chairman Squattrito adjourned the meeting at 8:26 p.m.

APPROVED BY:

Alex Fuller - Secretary

(Recorded by Jennifer Loveberry)

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 Gregory Messenger
- III. Applicant Address 1515 Lake Lansing Rd, Suite A, Lansing, MI 48912
- IV. Applicant Phone 517-487-0128 Owner Phone Same as Applicant
- V. Applicant is (circle) Contractor Architect/Engineer Developer Land Owner (skip V& VI)
Other
- VI. Land Owner Name Same As Above
- VII. Land Owner Address _____
- VIII. Project/Business Name Dr. Messenger Office
- 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	X	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.	X	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.	X	Sgt Randy Keeler (989) 779-5122, (2) copies
Isabella Co Transportation Commission (ICTC)	X	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)	X	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	X	
Name and Address of Applicant	X	
Provide Construction Type (per Mi Building Code) and if sprinkled, (assume Type IVb, un-sprinkled if not provided)	X	

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:	X	
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.	X	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
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	
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	

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

Date

Signature of Owner (if other than applicant)

Date

PLEASE PLACE OUR REVIEW ON THE May 31, 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 # _____	_____
Fee Paid initial _____	_____
Receipt # _____	_____
Date received _____	_____
Date review completed by Zoning Administrator _____	
Place on the _____ Planning Commission Agenda	
Planning Commission Decision _____	_____

CHARTER TOWNSHIP OF UNION

SITE PLAN REVIEW HAZARDOUS SUBSTANCES REPORTING FORM

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

Name of business: Dr. Messenger Office

Name of business owner(s): Gregory Messenger

Street and mailing address: 1515 Lake Lansing Rd., Suite A, Lansing, MI 48912

Telephone: 517-487-0128

Fax: 517-487-2639

Email: ggm@messengerdermatology.com

I affirm that the information submitted is accurate.

Owner(s) signature and date:

Gregory F. Messenger, MD
5/12/16

Information compiled by:

Gregory F. Messenger, MD

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 any hazardous substances or polluting materials be stored on-site?~~
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
None				
	KEY: LIQ. = liquid P.LIQ = pressurized liquid S = solids G = gas PG = pressurized gas			KEY: AGT = above ground tank = 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), <u>Permit Section</u>
<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, <u>Asbestos Program</u>
<i>Land and Water Featured Programs (Water Resources Division) - USACE Consolidated Permits:</i> Please consult the <u>Land and Water Management Decision Tree</u> 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), <u>Joint Permit Application</u>
<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"/>	<u>Soil Erosion and Construction Storm Water</u> , or Contact your <u>Local Agency</u>
<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 <u>Storm Water Permits Program</u> , or appropriate <u>DEQ District Office</u>
<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"/>	<u>Public Swimming Pool Program</u> , or appropriate <u>DEQ District Office</u>
<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, <u>Threatened and Endangered Species Program</u> , 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 <u>District Office</u> , WRD, Part 41 <u>Construction Permit Program</u>
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), <u>Solid Waste</u> , Appropriate <u>DEQ District Office</u>
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, <u>Treatment, Storage and Disposal</u>
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 <u>Local Water Utility</u>
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) <u>Local Health Department</u>
I have a Non-Community Water Supply (Type II)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>Guide</u> , Contact your (District or County) <u>Local Health Department</u>
I am a community water supply (Type I)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>Community Water Supply</u> , <u>DEQ District Office Community Water Supply Program</u>

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 floodplain 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 high risk erosion area?	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 environmental area?	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 critical dune area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Sand Dune Management</u>
Does the project involve construction of a dam, 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, <u>Appropriate DEQ District Office, or 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, or appropriate 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 <u>Appropriate 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 and Remedial Action Unit</u>
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 checked="" type="checkbox"/>	N <input 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"/>	WRD, <u>Operator Training</u>
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"/>	WRD, <u>Well Construction Unit</u>
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"/>	OOGM, <u>Petroleum Geology and Production Unit</u>
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"/>	OOGM, Minerals and Mapping Unit, <u>Sand Dune Mining Program</u>
Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the surface or open-pit mining of metallic mineral deposits?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
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"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve mining coal?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
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"/>	OOGM, <u>Permits and Bonding Unit</u>
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"/>	OOGM, <u>Permits and Bonding Unit</u>
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"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve changing the status or plugging of a mineral well?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
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"/>	OOGM, <u>Minerals and Mapping</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"/>	OOWMRP, <u>Radioactive Protection Programs</u>
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"/>	Michigan Department of Licensing and Regulatory Affairs (DLARA) - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a compressed natural gas dispensing station with storage?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a 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"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
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"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a hydrogen system?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>

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.

[Handwritten Signature]
Signature of Applicant

5/13/16
Date

Signature of Owner (if other than applicant)

Date

PLEASE PLACE OUR REVIEW ON THE May 31, 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

FILL OUT THE FOLLOWING

- I. This application is for (circle one) Preliminary Site Plan Review ~~Final Site Plan Review~~
- II. Applicant Name Menard, Inc - Tyler Edwards
- III. Applicant Address 5101 Menard Drive Eau Claire, WI 54703
- IV. Applicant Phone 715-876-2143 Owner Phone 715-876-2143
- V. Applicant is (circle) Contractor Architect/Engineer Developer Land Owner (skip V& VI)
Other
- VI. Land Owner Name Menard, Inc
- VII. Land Owner Address 5101 Menard Drive Eau Claire, WI 54703
- VIII. Project/Business Name Menards Warehouse Expansion
- 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		
SITE PLAN REQUIREMENTS	1 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"/>	
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

INSTRUCTIONS

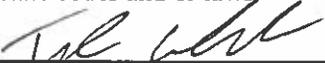
- All items in this list must be included in the drawing unless exempted by ordinance or specifically noted as not included. Incomplete submissions may not be forwarded to the Planning Commission for review. All features of the plan must conform to the Union Township Zoning Ordinance 1991-5 and other 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.
-

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

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Signature of Applicant *Real Estate Rep*

5-10-16

Date

MCAG, Inc.

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 # _____	_____
Fee Paid initial _____	_____
Receipt # _____	_____
Date received _____	_____
Date review completed by Zoning Administrator _____	
Place on the _____ Planning Commission Agenda	
Planning Commission Decision _____	

CHARTER TOWNSHIP OF UNION

SITE PLAN REVIEW HAZARDOUS SUBSTANCES REPORTING FORM

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

Name of business: Menards

Name of business owner(s): Menard, Inc.

Street and mailing address: 5101 Menard Dr Fall Claire
WI 54703

Telephone:

Fax: 715-876-2143

Email: tedwards@menard-inc.com

I affirm that the information submitted is accurate.

Owner(s) signature and date: TJC Webb 5-10-16
Real Estate Rep Menard, Inc.

Information compiled by: Tyler Edwards Real Estate Rep
Menard, Inc.

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 facility~~
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
 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 QW = 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/ehs>. 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)?	.		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		N	AQD Asbestos Program
<i>Land and Water Featured Programs (Water Resources Division) - USACE Consolidated Permits:</i> Please consult the Land and Water Management Department 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		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		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		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		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?			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?	Y		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?	Y		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?	Y		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)	Y		N	Contact your Local Water Utility
I have a private or other water supply well (Type III)	Y		N	Contact your (District or County) Local Health Department
I have a Non-Community Water Supply (Type II)	Y		N	Guide, Contact your (District or County) Local Health Department
I am a community water supply (Type I)	Y		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 <input type="radio"/>	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 type="radio"/> N <input checked="" type="radio"/>	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 <input type="radio"/> U <input checked="" type="radio"/> N <input type="radio"/>	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 <input type="radio"/> NI <input checked="" type="radio"/> N <input type="radio"/>	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 <input type="radio"/> U <input checked="" type="radio"/> N <input type="radio"/>	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 <input type="radio"/> U <input checked="" type="radio"/> N <input 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 <i>environmental area</i> ?	Y <input type="radio"/> N <input checked="" type="radio"/>	WRD Shoreland Management
Does the project propose any development, construction, silvicultural activities or contour alterations within a designated <i>critical dune area</i> ?	Y <input type="radio"/> N <input checked="" type="radio"/> U <input type="radio"/>	WRD, Sand Dune Management
Does the project involve construction of a <i>dam</i> , weir or other structure to impound flow?	Y <input type="radio"/> N <input checked="" type="radio"/> U <input 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="radio"/> U <input checked="" type="radio"/> N <input 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?	<input checked="" type="radio"/> N <input type="radio"/> U	ODWMA
Does the project involve the construction or modification of a campground ?	Y <input type="radio"/> O <input checked="" type="radio"/> N <input type="radio"/>	ODWMA, Campgrounds program
Does the project involve the construction or modification of a public swimming pool ?	Y <input type="radio"/> U <input checked="" type="radio"/> N <input 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="radio"/> U <input checked="" type="radio"/> N <input 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="radio"/> U <input checked="" type="radio"/> N <input 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 water?	Y <input type="radio"/> U <input checked="" type="radio"/> N <input 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="radio"/> 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="radio"/> N <input checked="" type="radio"/> U <input type="radio"/>	Office of Oil Gas and Minerals (OOGM)
Does the project involve landfilling, transferring, or processing of any type of solid nonhazardous waste on-site, or placing industrial residuals/sludge into or onto the ground?	Y <input type="radio"/> 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"/>	<input checked="" 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 type="checkbox"/>	<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?	Y <input checked="" type="checkbox"/>	<input checked="" 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?	Y <input type="checkbox"/>	<input checked="" 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?	Y <input type="checkbox"/>	<input checked="" 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?	Y <input checked="" type="checkbox"/>	<input checked="" 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.	Y <input type="checkbox"/>	<input checked="" 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)?	Y <input type="checkbox"/>	<input checked="" 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?	Y <input checked="" type="checkbox"/>	<input checked="" type="radio"/> N	OWMRP, Transporter Program
Does the project involve the transport hazardous waste?	Y <input type="checkbox"/>	<input checked="" 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?	Y <input type="checkbox"/>	<input checked="" 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?	Y <input type="checkbox"/>	<input checked="" 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?	Y <input checked="" type="checkbox"/>	<input checked="" 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?	Y <input type="checkbox"/>	<input checked="" 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?	Y <input checked="" type="checkbox"/>	<input checked="" type="radio"/> N	ODWMA, Septage Program
Do you store, haul, shred or process scrap tires?	Y <input checked="" type="checkbox"/>	<input checked="" type="radio"/> N	OWMRP, Scrap Tire Program
Does the project involve the operation of a public swimming pool?	Y <input type="checkbox"/>	<input checked="" type="radio"/> N	ODWMA, Public Swimming Pools Program
Does the project involve the operation of a campground?	Y <input type="checkbox"/>	<input checked="" 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)?	Y <input type="checkbox"/>	<input checked="" 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	Y <input checked="" type="checkbox"/>	<input checked="" 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 C I	WRD, Operator Training
Are you a waterwell drilling contractor, pump installer, dewatering well contractor or dewatering well pump installer?	Y <input type="checkbox"/> <input checked="" type="radio"/> N	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 commingled)?	Y <input type="checkbox"/> <input checked="" type="radio"/> 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"/> <input 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 low grade iron ore?	Y <input type="checkbox"/> <input checked="" type="radio"/> N E I	00GM, Minerals and Mapping
Does the project involve the surface or open-pit mining of metallic mineral deposits?	Y <input type="checkbox"/> <input checked="" type="radio"/> N	00GM, Minerals and Mapping
Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?	Y <input type="checkbox"/> <input checked="" type="radio"/> N	00GM, Minerals and Mapping
Does the project involve mining coal?	Y <input type="checkbox"/> <input checked="" type="radio"/> N R	00GM, Minerals and Mapping
Do you want to change the status of an oil or gas well (i.e. plug the well)?	Y <input type="checkbox"/> <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 <input type="checkbox"/> <input checked="" type="radio"/> N E I	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"/> <input type="radio"/> N C	00GM, Permits and Bonding Unit
Does the project involve changing the status or plugging of a mineral well?	Y <input type="checkbox"/> <input checked="" type="radio"/> 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"/> <input type="radio"/> N M	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 type="checkbox"/> <input checked="" type="radio"/> N E I	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"/> <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"/> <input 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="radio"/> 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"/> <input type="radio"/> N 1	DLARA Storage Tank Unit, 517-335-7211
Does the project involve the installation of a hydrogen system?	Y <input checked="" type="checkbox"/> <input type="radio"/> N E I	DLARA Storage Tank Unit, 517-335-7211

Fee 225

Union Township Site Plan Review Application 2015 Revision

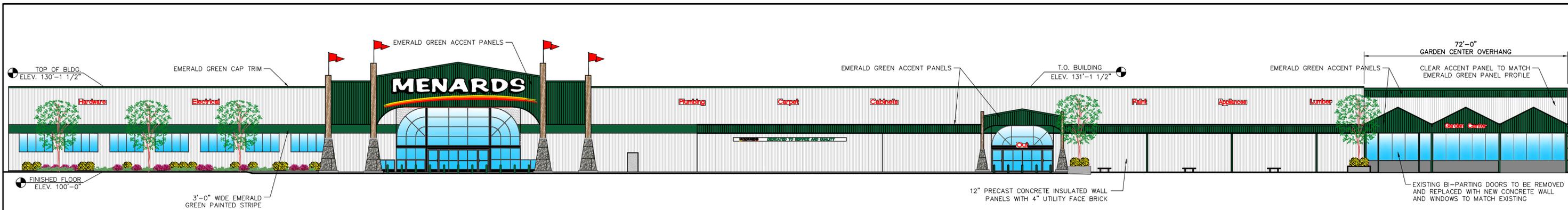
FILL OUT THE FOLLOWING

- I. This application is for (circle one) Preliminary Site Plan Review Final Site Plan Review
- II. Applicant Name Dave Lapham as member D & D Real Estate Investm
- III. Applicant Address 5770 Carriage Lane Mt Pleasant e.t.c.
- IV. Applicant Phone 989-305-4122 Owner Phone _____
- V. Applicant is (circle) Contractor Architect/Engineer Developer Land Owner (skip V& VI)
Other
- VI. Land Owner Name same
- VII. Land Owner Address _____
- VIII. Project/Business Name Lexington Ridge
- 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.

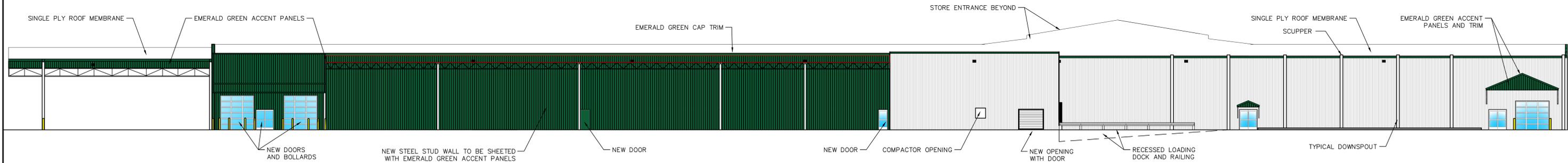
SUBMITTALS TO OTHER AGENCIES	Off	
Storm water management plan approval prior to application. Reviewed by the County Engineer	<input type="checkbox"/>	Copy of Union Township Storm Water Management Plan available upon request. Submit (2) copies of plan and calculations directly to the Isabella County Engineer, contact Bruce Rohrer at (989) 772 0911, ext. 231. <u>Any review fees are additional.</u>
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"/>	<u>No additional drives proposed</u> 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		
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 checked="" type="checkbox"/>	
Name and Address of Applicant	<input checked="" type="checkbox"/>	
Provide Construction Type (per Mi Building Code) and if sprinkled, (assume Type IVb, un-sprinkled if not provided)	<input checked="" type="checkbox"/>	

Union Township Site Plan Review Application 2015 Revision

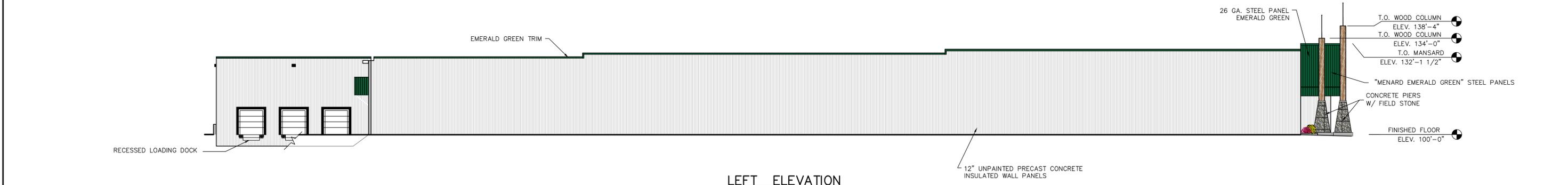
<p>The date, north arrow and scale. The scale shall be not less than 1"= 20' for property under three (3) acres and not more than 1"=40' for property greater than three acres.</p>	✓	
<p>All lot and/or property lines are to be shown and dimensioned, including building setback lines</p>	✓	
<p>The location 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>	✓	



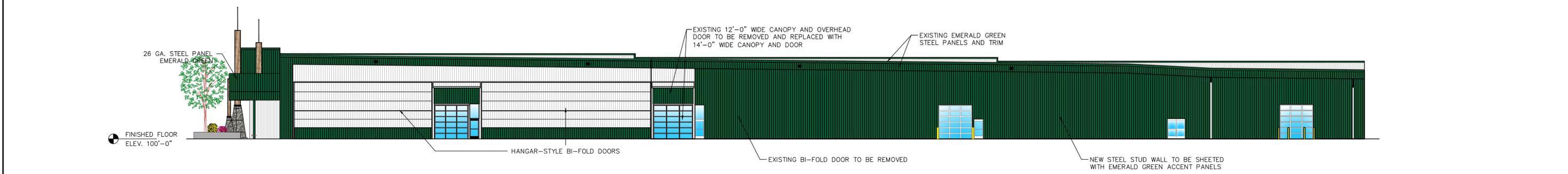
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

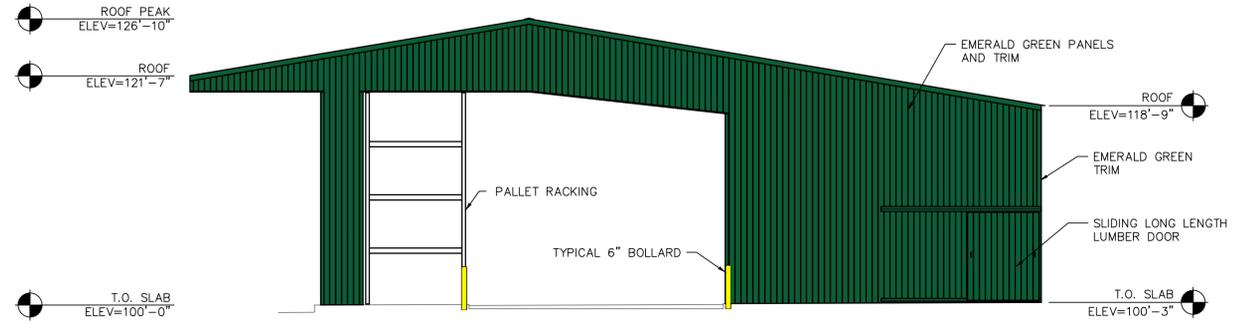
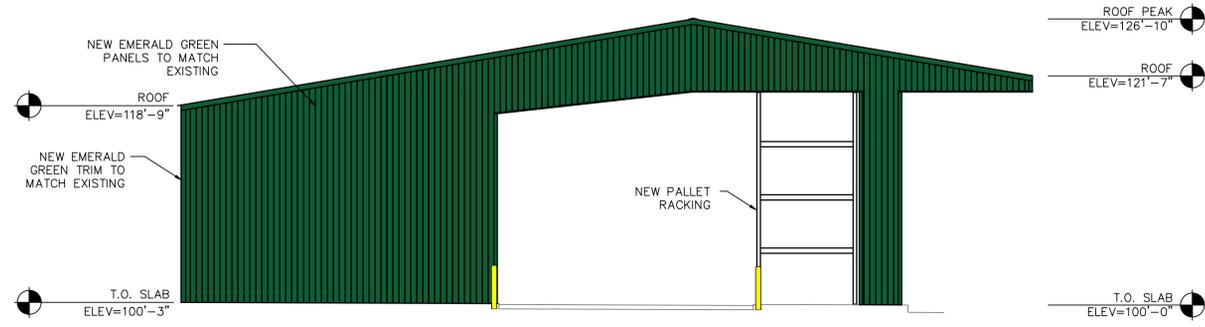
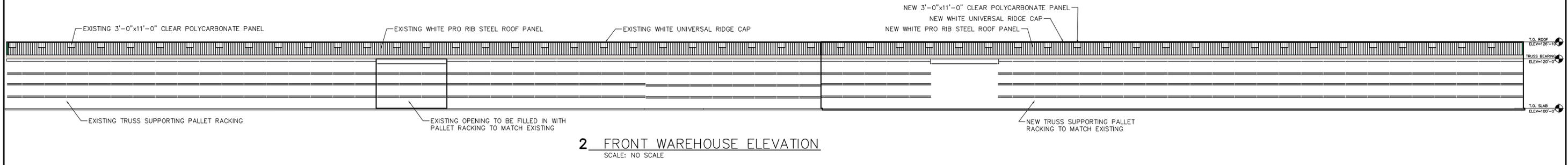
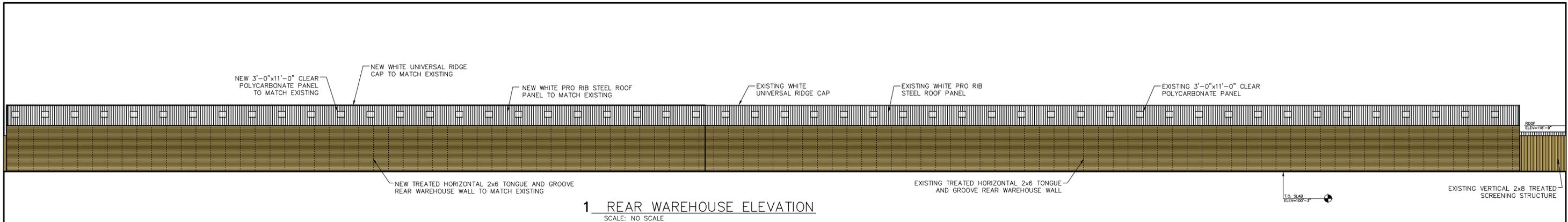


RIGHT ELEVATION



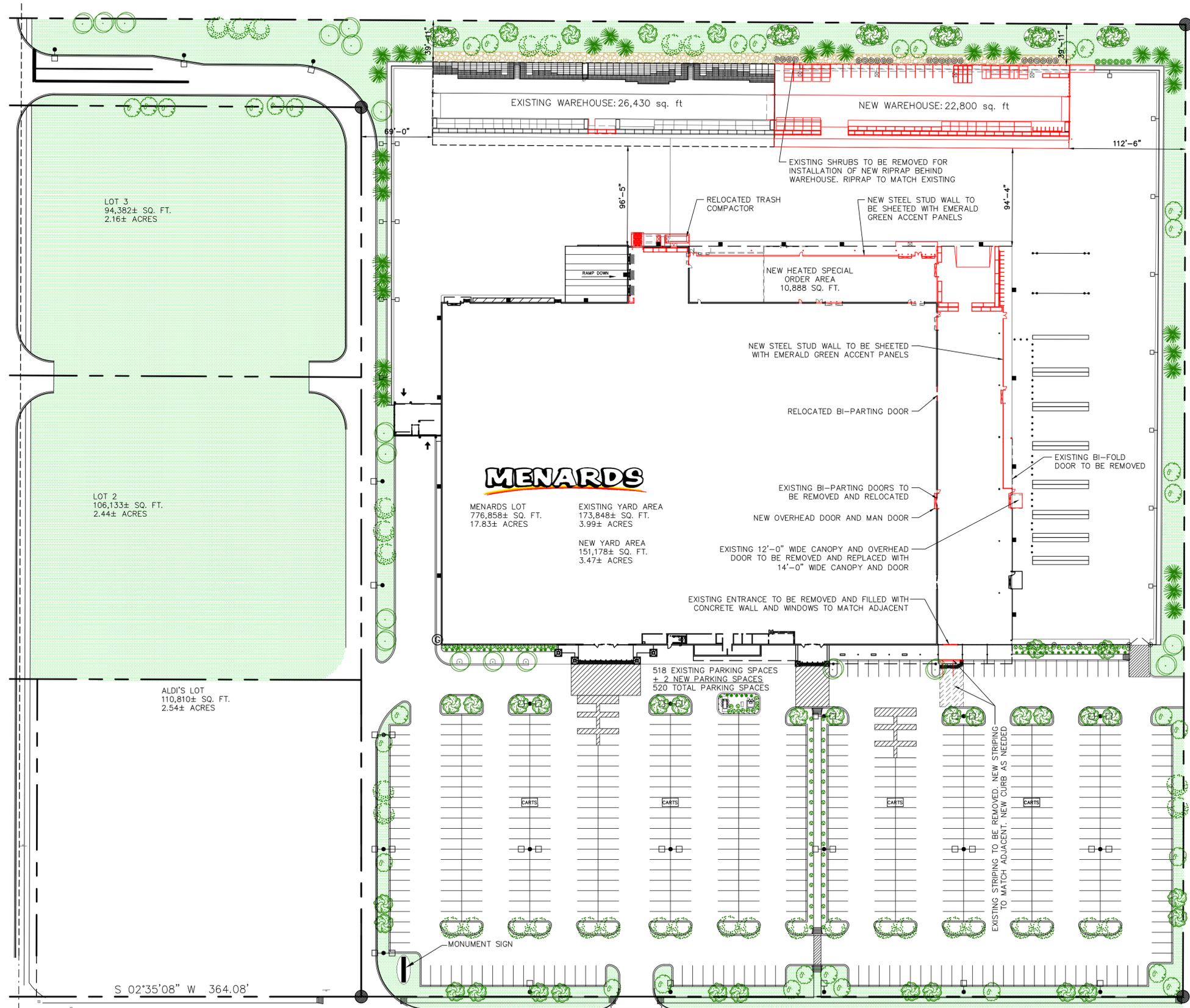
Tyler Edwards
 Real Estate Representative
 Menard, Inc.
 5101 Menard Drive
 Eau Claire, Wisconsin 54703

Mount Pleasant, Michigan
 Building Elevations
 April 2, 2016
 Scale: 1/16" = 1'-0"



Tyler Edwards
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, Wisconsin 54703

Mount Pleasant, Michigan
Warehouse Elevations
April 2, 2016
Scale: 1/16" = 1'-0"



ELECTRICAL LEGEND		
□-○-□	13	(2) 400W 277V M.H. PARKING LOT LIGHTING ON 30'-0" TALL POLES
●-□	10	(1) 400W 277V M.H. PARKING LOT LIGHTING ON 30'-0" TALL POLES
■	17	EXISTING 400W 277V M.H. CUTOFF LUMINAIRE TO REMAIN
□	1	EXISTING 400W 277V M.H. CUTOFF LUMINAIRE TO BE REMOVED
□	15	EXISTING 400W 277V M.H. CUTOFF LUMINAIRE YARD LIGHTS TO REMAIN
□	4	EXISTING 400W 277V M.H. CUTOFF LUMINAIRE YARD LIGHTS TO BE REMOVED
●	6	277V M.H. DECORATIVE LAMP

LANDSCAPE LEGEND		
SYMBOL	SCIENTIFIC, COMMON NAME	QUANTITY
🌳	ACER SACCHARUM, SUGAR MAPLE	33
🌳	MALUS X HYBRID 'SNOWDRIFT', 'SNOWDRIFT' FLOWERING CRAB	40
🌳	GLEDITSIA TRIACANTHOS INERMIS, SKYLINE HONEYLOCUST	34
🌲	PICEA PUNGENS, COLORADO SPRUCE	32
🌳	ACER PLATANOIDES, NORWAY MAPLE	18
🌳	SPIRAEA JAPONICA 'LITTLE PRINCESS', LITTLE PRINCESS SPIREA	93
🌳	POTENTILLA FRUTICOSA 'ABBOTTWOOD', 'ABBOTTWOOD' POTENTILLA	97
🌲	JUNIPERUS HORIZONTALIS 'BAR HARBOR', 'BAR HARBOR' JUNIPER	41
🌳	BERBERIS THUNBERGII 'ROSE GLOW', 'ROSE GLOW' JAPANESE BARBERRY	51
🌳	EXISTING SYRINGA VULGARIS, COMMON PURPLE LILAC TO REMAIN	6
🌳	EXISTING SYRINGA VULGARIS, COMMON PURPLE LILAC TO BE REMOVED	22

Tyler Edwards
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, Wisconsin 54703



Mount Pleasant, Michigan
Menards Site Plan
April 2, 2016
Scale: 1" = 50'-0"

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.

David L. [Signature] MEMBER
Signature of Applicant

6/30/16
Date

Signature of Owner (if other than applicant)

Date

PLEASE PLACE OUR REVIEW ON THE 7/19/16 (INSERT DATE)
PLANNING COMMISSION MEETING. An owners representative WILL WILL NOT attend. You
will not receive a reminder of the scheduled meeting.

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: Lexington Ridge
Name of business owner(s): D&D Real Estate Investments LLC
David Lapham, member
Street and mailing address: 5770 Carriage Lane
Mt. Pleasant MI
Telephone: 989-205-4122
Fax: NA
Email: slapham@charter.net

I affirm that the information submitted is accurate.

Owner(s) signature and date:

David Lapham MEMBER

Information compiled by:

Lapham Associates

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 facility~~ be stored 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 NA 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/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 checked="" 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 construction or alteration of any sewage collection or treatment 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 solid non-hazardous waste on-site, or places industrial residuals/sludge into or onto the ground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Office of Waste Management and Radiological Protection (OWMRP), Solid Waste , Appropriate DEQ District Office
Does the project involve the construction of an on-site treatment, storage, or disposal facility for hazardous waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, Hazardous Waste Section, 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 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 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 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 floodplain 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 high risk erosion area?	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 environmental area?	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 critical dune area?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Sand Dune Management</u>
Does the project involve construction of a dam, 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 <u>DEQ District Office</u> , 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)? (Web Site)	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 and Remedial Action Unit</u>
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"/>	WRD, <u>Operator Training</u>
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"/>	WRD, <u>Well Construction Unit</u>
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"/>	OOGM, <u>Petroleum Geology and Production Unit</u>
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"/>	OOGM, Minerals and Mapping Unit, <u>Sand Dune Mining Program</u>
Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the surface or open-pit mining of metallic mineral deposits?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
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"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve mining coal?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
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"/>	OOGM, <u>Permits and Bonding Unit</u>
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"/>	OOGM, <u>Permits and Bonding Unit</u>
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"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve changing the status or plugging of a mineral well?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
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"/>	OOGM, <u>Minerals and Mapping</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"/>	OOWMRP, <u>Radioactive Protection Programs</u>
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"/>	Michigan Department of Licensing and Regulatory Affairs (DLARA) - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a compressed natural gas dispensing station with storage?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a 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"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
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"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a hydrogen system?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>

LETTER OF TRANSMITTAL

**TO: Charter Township of Union
Attn: Peter Gallinat
2010 S. Lincoln
Mt. Pleasant, MI 48858**

Date:	June 30, 2016
From:	Alan Craighead, PE
Subject:	Site Plans – Lexington Ridge

We are sending you:

- Shop Drawings
 Plans
 Specifications
 Samples
 Copy of Letter
 Subcontract Document
 Other: _____

COPIES	DATE	DESCRIPTION
10	6/28/16	Site Plans for a proposed development to Lexington Ridge

These are transmitted as follows:

- For Approval
 Approved as Submitted
 Resubmit ___ Copies for Approval
 For Your Use
 Approved as Noted
 Return ___ Corrected Prints
 As Requested
 For Review & Comment
 Other: Submit to Planning Commission

Remarks:

Please include this project on the agenda for the Planning Commission meeting of July 19, 2016 and have questions or comments to our office prior to this meeting.

Please feel free to contact us at 989-386-7774

Thank you.

LETTER OF TRANSMITTAL

**TO: Isabella County Building
 Resource Management
 Attn: Bruce Rohrer, PE
 200 N. Main St.
 Mt. Pleasant, MI 48858**

Date:	June 30, 2016
From:	Alan Craighead, PE
Subject:	Site Plans – Lexington Ridge

We are sending you:

- Shop Drawings
 Plans
 Specifications
 Samples
 Copy of Letter
 Subcontract Document
 Other: _____

COPIES	DATE	DESCRIPTION
2	6/28/16	Site Plans for a proposed development to Lexington Ridge

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 Approved as Submitted
 Resubmit ___ Copies for Approval
 For Your Use
 Approved as Noted
 Return ___ Corrected Prints
 As Requested
 For Review & Comment
 Other: Submit to Planning Commission

Remarks:

This project is being submitted to the agenda for the Planning Commission meeting of July 19, 2016. Please return questions and comments to our office and to the Planning Commission prior to this date.

Please feel free to contact us at 989-386-7774

Thank you.

Copy

LETTER OF TRANSMITTAL

**TO: Mt. Pleasant Fire Department
 Sgt. Randy Keeler
 804 E. High St.
 Mt. Pleasant, MI 48858**

Date:	June 30, 2016
From:	Alan Craighead, PE
Subject:	Site Plans – Lexington Ridge

We are sending you:

- Shop Drawings
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 Samples
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 Other: _____

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Remarks:

This project is being submitted to the agenda for the Planning Commission meeting of July 19, 2016. Please return questions and comments to our office and to the Planning Commission prior to this date.

Please feel free to contact us at 989-386-7774

Thank you.

COPT

LETTER OF TRANSMITTAL

TO: ICTC
2100 E Transportation Dr
Mt. Pleasant, MI 48858

Date:	June 30, 2016
From:	Alan Craighead, PE
Subject:	Site Plans – Lexington Ridge

We are sending you:

- Shop Drawings
 Plans
 Specifications
 Samples
 Copy of Letter
 Subcontract Document
 Other: _____

COPIES	DATE	DESCRIPTION
2	6/28/16	Site Plans for a proposed development to Lexington Ridge

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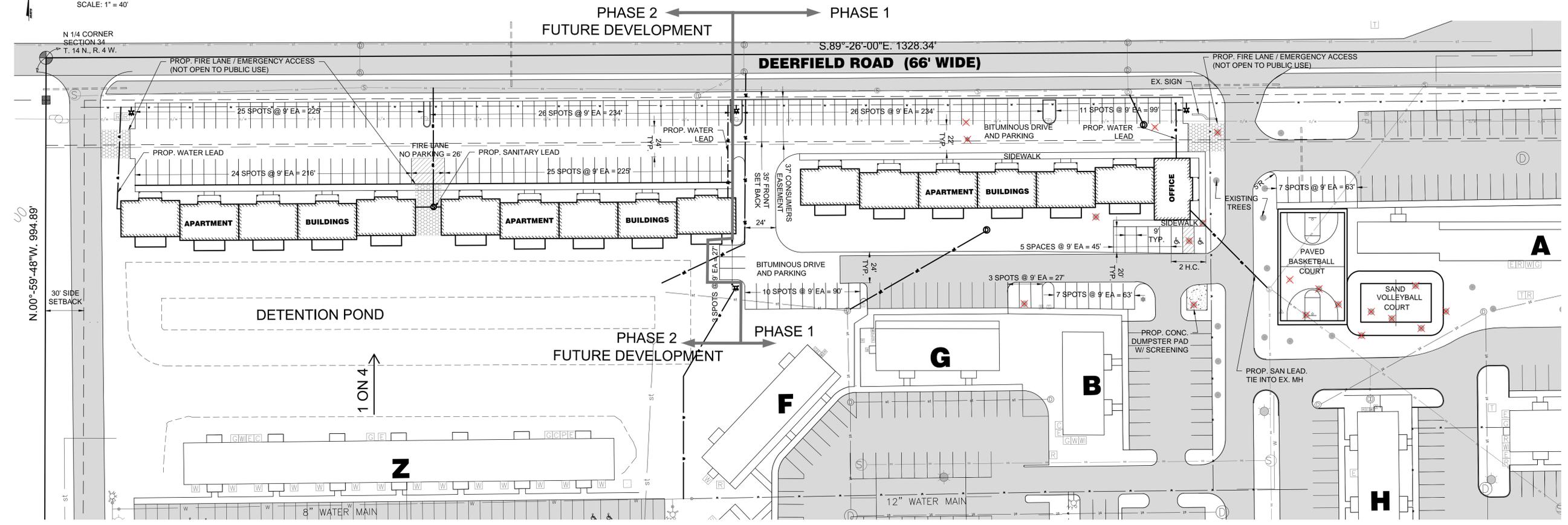
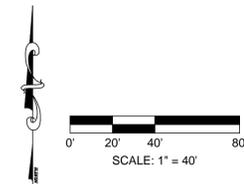
Remarks:

This project is being submitted to the agenda for the Planning Commission meeting of July 19, 2016. Please return questions and comments to our office and to the Planning Commission prior to this date.

Please feel free to contact us at 989-386-7774

Thank you.

Copy



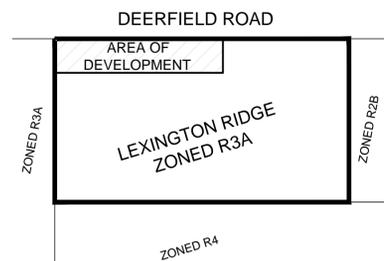
DESCRIPTION:

Part of the Northwest One-quarter of the Northeast One-quarter of Section 34, T14N, R4W, Union Township, Isabella County, State of Michigan, described as: Beginning at the North One-quarter Corner of said Section 34; thence S.89°-26'-00"E., along the North Section line, 1328.34 feet to the West Plat line of SILVERBERRY ESTATES, as recorded in Liber 643 of Plats on Page 68; thence S.00°-45'-24"W., along said West Plat line of SILVERBERRY ESTATES, 995.70 feet; thence N.89°-23'-51"W., 1332.51 feet to the North-South One-quarter line; thence N.00°-50'-48"W., along said North-South One-quarter line, 994.89 feet back to the place of beginning. This property is subject to an easement for the installation and maintenance of public utilities within the right-of-way of Deerfield Road. Containing 29.3 acres and being subject to restrictions, reservations, easements, rights-of-way, zoning, governmental regulations, and matters visible, if any, upon or affecting said lands.

ZONING INFORMATION:

ZONED: R-3A (MULTIPLE-FAMILY RESIDENTIAL DISTRICT)
SETBACK REQUIREMENTS:
 FRONT YARD: 35 FT.*
 SIDE YARD: 30 FT.*
 REAR YARD: 25 FT.*
PARCEL REQUIREMENTS (UNION TWP. ZONING SEC. 21):
 MIN. GROUND AREA PER UNIT: 2,900 SFT.
 EXISTING LOT SIZE: 29.7 A 1,293,732 SFT.
 MAX. UNITS ALLOWED: 446 UNITS
 EXISTING UNITS: 301 UNITS
 PROPOSED UNITS: 54 UNITS
 TOTAL UNITS: 355 UNITS
DWELLING REQUIREMENTS (UNION TWP. ZONING SEC. 21):
 MIN. DWELLING UNIT AREA: 500 SFT.
 MAX. BUILDING HEIGHT: 35 FT.*
 MUNICIPAL SEWER IS REQUIRED
 *MAXIMUM BUILDING HEIGHT FOR APARTMENTS MAY BE INCREASED NOT TO EXCEED A MAXIMUM HEIGHT OF 70 FEET; PROVIDED THAT ANY REQUIRED YARD SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT IN HEIGHT THE STRUCTURE EXCEEDS 35 FEET.

SEE BELOW FOR ZONING OF ABUTTING PROPERTIES:



**PROPOSED PARKING INFORMATION:
FINAL PHASE DEVELOPMENT**

REQUIRED PER SECTION 10.2 A,
 APARTMENTS = 1.25 SPACES PER BEDROOM
 32 UNITS x 4 BEDROOMS PER UNIT x 1.25
 REQUIRED FOR APARTMENTS = 160
 OFFICE BUILDING = 1 FOR EVERY 200 SQ. FT. USABLE FLOOR SPACE
 46 x 28 = 1288 SQ. FT.
 REQUIRED FOR OFFICE = 7
TOTAL REQUIRED = 167
 PROPOSED REGULAR PARKING SPACES: 172
 PROPOSED HANDICAP PARKING SPACES: 2
TOTAL PROPOSED 174

FINAL BEDROOMS:

4 BEDROOMS PER UNIT
 2 UNITS PER BUILDING
 16 PROP. BUILDINGS
 TOTAL BEDROOMS = 128

LEGEND:

- X — FENCE LINE
- SS — SANITARY SEWER LINE
- W — WATER MAIN
- ST — EX. STORM SEWER LINE
- ST — PROP. STORM SEWER LINE
- O/V — OVERHEAD UTILITY LINE
- GAS — GAS LINE
- ⊙ STORM MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ UTILITY POLE
- ⊙ PROP. FIRE LANE/EMER. ACCESS (PERMEABLE PAVER GRID) (NOT OPEN TO PUBLIC USE)
- ⊙ EXISTING TREE
- LIGHT POLE
- ⊙ WATER VALVE
- ⊙ TRANSFORMER
- ⊙ RISER
- ⊙ ELECTRICITY METER
- ⊙ TELEPHONE SERVICE
- ⊙ GAS METER
- ⊙ MECHANICAL ENCLOSURE
- ⊙ GAS MARKER
- ⊙ CABLE TELEVISION
- ⊙ FOUND CONCRETE MONUMENT
- ▲ FOUND FOUND PK NAIL
- ✗ EXISTING UTILITY STRUCTURE OR TREE THAT IS TO BE REMOVED

UTILITY INFORMATION:

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

NATURAL GAS
 DTE Energy
 One Energy Plaza
 Detroit, MI 48226
 Phone: (800)477-4747

TELEPHONE/COMMUNICATIONS
 Verizon/Frontier
 345 N. Pine Avenue
 Alma, MI 48801
 Phone: (989) 463-0329
 Phone: (800) 482-7171 (Miss Dig)

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

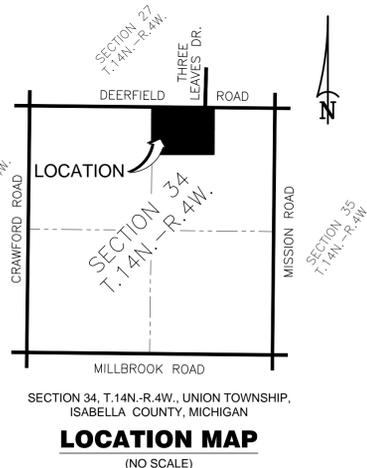
DEPARTMENT OF PUBLIC WORKS (WATER & SANITARY)
 Charter Township of Union
 2010 S. Lincoln Rd.
 Mt. Pleasant, MI 48858
 Phone: (989)-772-4600

ISABELLA COUNTY DRAIN COMMISSION
 200 N. Main Street
 Mt. Pleasant, Michigan 48858
 Phone: (989) 772-9111

ISABELLA COUNTY ROAD COMMISSION
 2261 E. Remus Rd.
 Mt. Pleasant, MI 48858
 Phone: (989) 773-7131



Know what's below.
Call before you dig.

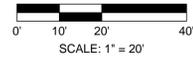


PROJECT NUMBER: E160135
 ENGINEER: ALAN JAMES CRAIGHEAD, P.E. #619541
 DRAWN BY: AJC
 DATE: 6/28/16
 SCALE: 1" = 40'
 SHEET:

**LEXINGTON RIDGE
FINAL DEVELOPMENT
SECTION 34, T14N-R4W, UNION TOWNSHIP,
ISABELLA COUNTY, MICHIGAN**

LAPHAM ASSOCIATES
 ENGINEERING
 PLANNING
 ENVIRONMENTAL
 SURVEYING
 515 East Fifth Street
 Clare, Michigan 48817
 Ph. (989) 386-7774
 Fax. (989) 386-7152
 www.laphamassoc.com
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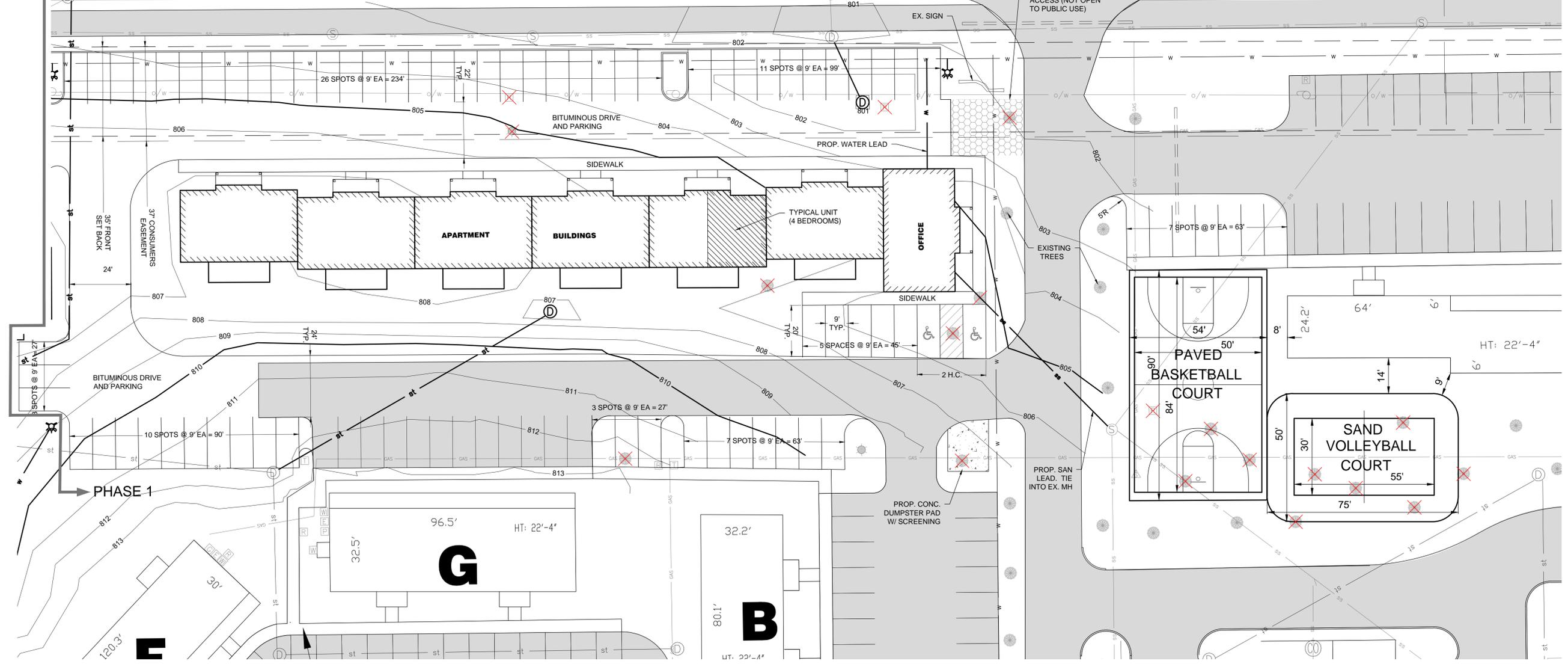
APPROVED USE FOR:
 ● PRELIMINARY
 ○ PERMIT/BID
 ○ CONSTRUCTION
 ○ FINAL RECORD
S-1



PHASE 1

S.89°-26'-00"E. 1328.34'

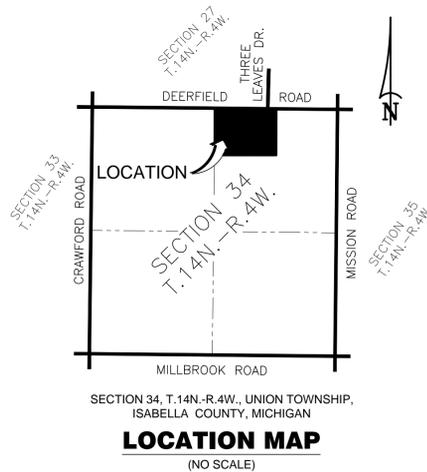
DEERFIELD ROAD (66' WIDE)



PHASE 1



Know what's below.
Call before you dig.



PROPOSED PARKING INFORMATION: PHASE 1

REQUIRED PER SECTION 10.2 A,	
APARTMENTS =	1.25 SPACES PER BEDROOM
12 UNITS x 4 BEDROOMS PER UNIT x 1.25	
REQUIRED FOR APARTMENTS =	60
OFFICE BUILDING =	1 FOR EVERY 200 SQ. FT USABLE FLOOR SPACE
46 x 28 = 1288 SQ. FT	
REQUIRED FOR OFFICE =	7
TOTAL REQUIRED =	67
PROPOSED REGULAR PARKING SPACES:	72
PROPOSED HANDICAP PARKING SPACES:	2
TOTAL PROPOSED	74

PHASE 1 BEDROOMS:

4 BEDROOMS PER UNIT
2 UNITS PER BUILDING
6 PROP. BUILDINGS
TOTAL BEDROOMS = 48

LEGEND:

- X FENCE LINE
- SS SANITARY SEWER LINE
- W WATER MAIN
- st EX. STORM SEWER LINE
- st PROP. STORM SEWER LINE
- o/w OVERHEAD UTILITY LINE
- GAS GAS LINE
- D STORM MANHOLE
- S SANITARY MANHOLE
- FH FIRE HYDRANT
- UP UTILITY POLE
- PROP. FIRE LANE/EMER. ACCESS (PERMEABLE PAVR GRID) (NOT OPEN TO PUBLIC USE)
- EXISTING TREE
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- ⊞ GAS METER
- ⊞ MECHANICAL ENCLOSURE
- △ GAS MARKER
- ⊞ CABLE TELEVISION
- FOUND CONCRETE MONUMENT
- ▲ FOUND FOUND PK NAIL
- ✗ EXISTING UTILITY STRUCTURE OR TREE THAT IS TO BE REMOVED

STORM WATER MANAGEMENT PLAN

Total Drainage Area for Phase 1 = 1.13 Acres
Area Draining to the Existing Pond = 0.68 Acres
Detention for the parking lot between the Phase 1 buildings and Deerfield Road = 0.45 Acres

WEIGHTED COEFFICIENT

IMPERVIOUS	COEFFICIENT	AREA	COEFF/AREA
PERVIOUS	0.25	0.04	0.01
TOTAL	0.45		0.38
WEIGHTED COEFFICIENT			0.84

DETERMINATION OF REQUIRED DETENTION - 25 YEAR STORM RATIONAL METHOD

DRAINAGE AREA 0.45 ACRES
ALLOWABLE RELEASE RATE 0.068 CFS
COMPOSITE RUNOFF COEFFICIENT 0.84

STORM DURATION (HOURS)	(MINUTES)	INTENSITY FOR 25-YEAR STORM (IN/HR)	INFLOW RATE ONSITE (CFS)	RELEASE RATE (CFS)	STORED RATE (CFS)	RESERVOIR SIZE (ACRE-FEET)	RESERVOIR SIZE (CU FT)
2.00	120	1.22	0.47	0.07	0.40	0.0659	2871
2.17	130	1.14	0.44	0.07	0.37	0.0659	2872
2.33	140	1.08	0.41	0.07	0.35	0.0666	2900
2.50	150	1.02	0.39	0.07	0.32	0.0666	2901
2.67	160	0.97	0.37	0.07	0.30	0.0666	2911
2.83	170	0.93	0.36	0.07	0.29	0.0674	2937
3.00	180	0.89	0.34	0.07	0.27	0.0676	2944
3.17	190	0.85	0.32	0.07	0.26	0.0673	2934
3.33	200	0.82	0.31	0.07	0.25	0.0677	2950
3.50	210	0.79	0.30	0.07	0.23	0.0678	2954
3.67	220	0.76	0.29	0.07	0.22	0.0676	2943
3.83	230	0.73	0.28	0.07	0.21	0.0670	2918
4.00	240	0.71	0.27	0.07	0.20	0.0674	2935

NOTE: Area within the 803 Contour constitutes as the storage area, with a volume of 2900 cft. The remaining 54 cft is stored within the 4' Dia. 5' Deep Catch Basin.

PROJECT NUMBER: E160135
DRAWN BY: AJC
ENGINEER: ALAN JAMES CRAIGHEAD, P.E. #61954
DATE: 6/28/16
SHEET:

LEXINGTON RIDGE PHASE 1

SECTION 34, T14N-R4W, UNION TOWNSHIP,
ISABELLA COUNTY, MICHIGAN

ENGINEERING PLANNING ENVIRONMENTAL SURVEYING
LAPHAM ASSOCIATES
515 East Fifth Street
Clare, Michigan 48617
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Fax. (989) 386-7152
www.laphamassoc.com
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