



**ZONING BOARD OF APPEALS
Regular Meeting
September 7, 2016
7:00p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES JUNE 1, 2016
5. CORRESPONDENCE / BOARD REPORTS
6. APPROVAL OF AGENDA
7. BOARD AGENDA
 - A. VARIANCE 2016-01 Lockey USA
Location: 4245 S. Lincoln Rd.
8. PUBLIC COMMENT: Restricted to (3) minutes regarding issues not on this agenda
9. EXISTING BUISINESS
10. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue
11. ADJOURNMENT

CHARTER TOWNSHIP OF UNION
Zoning Board of Appeals
Regular Meeting

A special meeting of the Charter Township of Zoning Board of Appeals was held on June 1, 2016 at 7:00 p.m. at Union Township Hall.

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

Roll Call

Present: Hauck, Hunter, McCracken, Warner, and Woerle

Excused: Darin

Absent: Gross

Others Present

Peter Gallinat & Jennifer Loveberry

Approval of Minutes

Hauck moved **Woerle** supported the approval of the December 2, 2015 minutes as presented.

Ayes: 5 Nays 0. Motion carried.

Correspondence / Board Reports

Woerle gave updates from the Planning Commission.

Approval of Agenda

McCracken moved **Hauck** supported to approve the agenda as presented. Ayes: 5 Nays 0.

Motion carried.

Public Comment: Restricted to (3) minutes regarding issues not on this Agenda

Open 7:09 p.m. - No comments

EXTENDED PUBLIC COMMENT

Open 7:11 p.m. – No comments

ADJOURNMENT

Chair Warner adjourned the meeting at 7:11 p.m.

APPROVED BY:

Bill McCracken –Secretary

(Recorded by Jennifer Loveberry)



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

TO: Zoning Board of Appeals
FROM: Township Planner
SUBJECT: Variance 2016-01 Lockey USA

Location: 4245 S. Lincoln Rd. Mt Pleasant, MI 48858

Current Zoning: R-1 One Family Residential District

Adjacent Zoning: R-1 to the north, R-1 to the south, R-1 to the west, AG (agriculture) to the east across the road.

Future Land Use/Intent: Agriculture A-3/ Buffer existing agricultural or undeveloped land from new development. Desired uses in this area follow the existing zoning.

Current Use: non-conforming (distribution center, corporate office and warehousing)

Reason for Request: Section 9.2 change of use.

History: 11 years ago the use of the existing building on the existing parcel was for a banquet hall. The ZBA held a variance hearing to change the use from the non-conforming banquet hall to the non-conforming use of a fitness center. The board granted the variance on December 7, 2005 finding the new non-conforming use would markedly decrease the degree of non conformance and would enhance the desirability of adjacent conforming uses. In 2012 the building use changed to the new non-conforming use of a corporate office and distribution center. I could find no record where the ZBA held a public hearing and found that this new non-conforming use would markedly decrease the degree of non conformance and would enhance the desirability of adjacent conforming uses.

Objective of board: First to determine if the new non-conforming use (Corporate office distribution warehouse) would markedly decrease the degree of nonconformance and would enhance the desirability of adjacent conforming uses. The second is to determine if the building improvements would not increase or enlarge the degree or manner of nonconformance.

Recommendation: When moving from one non-conforming use to another the board determines if the new use would markedly decrease the degree of non conformance and would enhance the desirability of adjacent conforming uses. The reason behind this is to gradually bring the use into conformance with what would be a permitted use for the district. As stated in Section 14.1 "This District is intended for rural residential homes and customary farming activities. The intent of this District is to maintain the rural residential atmosphere of the community with large lots and low-density uses. It is designed for a mix of low-density residential uses and agricultural areas" With a fitness center/gym you have a business open to the public which creates customers coming and going. What Lockey USA proposes is a business with no retail sales on the premise which eliminates customers coming and going. I would recommend approval of this new non-conforming use. I find this to be a markedly decrease in the degree of nonconformance and would enhance the desirability of adjacent conforming uses. On the question of building improvements I would not recommend approval. The building

improvements call for the addition of 2,151.3 square feet for office space. These changes would also allow existing office space for needed warehouse space as the business has grown the last 4 years. This is an increase of nonconformance. We have to remember that the use as a corporate office with distribution and warehousing is not permitted in an R-1 District. Therefore any type increase or expansion of this use is an increase of nonconformance. Some may find this increase to be small but the size of the increase is not the issue. The issue is that there is an increase and it is an increase for a non-conforming use. I would vote to allow the new non-conforming use without any increase or enlargement.

Peter Gallinat

Twp Planner

NOTICE OF APPEAL
Charter Township of Union

ZONING BOARD OF APPEALS

DATE: _____

I (we) LOCKEY USA 4245 SOUTH LINCOLN RD, MT. PLEASANT, MI 48858
Name Address

owners of property at 4245 SOUTH LINCOLN RD, MT. PLEASANT, MI 48858,

the legal description is: T14N - R4W, SEC 28 COM. 1225.22 FT NORTH OF THE WEST

1/4 CORNER OF SEC 28, THENCE NORTH 260 FT., THENCE S89D48M EAST 660 FT.,

THENCE SOUTH 260 FT., THENCE N89D48M WEST 660 FT TO POB. PARCEL #14-028-10-004-00

respectfully request that a determination be made by the Zoning Board of Appeals on the following appeal or application which was denied by the Zoning Inspector because, in the opinion of said inspector, does not comply with the Union Township Zoning Ordinance and therefore must come before the Zoning Board of Appeals:

- I. Variance - non-conforming use
- II. Interpretation of Text or Map
- III. Administrative Review

NOTE: Use one section below as appropriate. If space provided is inadequate, use a separate sheet.

—

- I. Written application for a zone variance as provided by the Zoning Ordinance Section 5 (c)

a. Provision of the Zoning Ordinance from which a variance is sought see attachment

DESCRIPTION	REQUIRED	DESIRED (I can only provide X)	VARIANCE (= Required – Desired)
Example – Side Yard	10 feet	8 feet	2 feet

b. What are the special conditions and/or circumstances peculiar to this land, structure, or building which are not found belonging to similar properties in the same zoning district in other parts of Union Township?

see attachment

c. Which is any of the above (b) special conditions or circumstances are the direct result from actions taken by the applicant for this variance?

see attachment

d. If the Zoning Ordinance were to be strictly enforced in your particular case, what would be the nature and extent of unnecessary hardships or particular difficulties?

see attachment

- e. If your request for the variance was granted, do you feel that you would have been given any special privileges that others in the same zoning district would not have? _____ If yes, please explain:

see attachment

- f. Attach plot plan, showing lot lines, location of existing building, proposed buildings and any additions to existing buildings, plus distance from property lines.

- g. Date property was acquired June 26, 2012
-

II. Appeal for Interpretation

Relating to enforcement of the Zoning Ordinance

a. Article, section, subsection, or paragraph in question

b. Describe if interpretation of district map

III. Administrative Review

a. Article, section, subsection, or paragraph in question

Fees 150 
Signature of Applicant

FOR ZONING BOARD OF APPEALS USE ONLY

Appeals received, date: 8-10-16

Public Notice published, date: 8-22-16

Public Notice mailed, date: 8-18-16

Hearing held, date: 9-7-16

Decision of Board of Appeals: _____

Reasons: _____

UNION TOWNSHIP OFFICE TO COMPLETE THIS SHEET FOR VARIANCE ONLY

digitalfirst M E D I A


MICHIGAN GROUP

AFFIDAVIT OF PUBLICATION 48 West Huron Street • Pontiac, MI 48342

CHARTER TOWNSHIP OF UNION
2010 S Lincoln

Mount Pleasant, MI 48858
Attention: Jennifer Loveberry

STATE OF MICHIGAN,
COUNTY OF ISABELLA

The undersigned , being duly sworn the he/she is the principal clerk of Morning Sun, morningstarpublishing.com, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

UNION TOWNSHIP PUBLIC HEARING NOTICE VARIANCE

NOTICE is hereby given that a Public Hearing will be held on Wednesday, September 07, 2016, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Zoning Board of Appeals for the purpose of hearing any interested persons in the following request for a Change of Non-Conforming Use with structural improvements from Section 9.2 of the Union Township Zoning Ordinance 1991-5 as amended.

Requested by: Lockey USA, a change of use from Fitness Center to warehouse/storage and related office space.

Legal description of property: T14N R4W, SEC 28, COM 1225.22 FT N OF W 1/4 COR OF SEC 28, TH N 260 FT, TH S 89D48M E 660 FT, TH S 260 FT, TH N89D48M W 660 FT TO POB. EZMT L857/P129

This property is located at 4245 S LINCOLN

All interested person may submit their views in person, in writing, or by signed proxy prior to the public hearing or at the public hearing.

All material concerning this request may be seen at the Union Township Hall, located at 2010 S. Lincoln Road, Mt. Pleasant, Michigan between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. Phone number (989)772-4600 extension 241.

Peter Gallinat, Union Twp Planner

Publish August 20, 2016

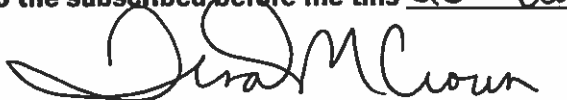
CHARTER TOWNSHIP OF UNION

Published in the following edition(s):

Morning Sun	08/20/16
morningstarpublishing.com	08/20/16

TINA M CROWN
Notary Public - Michigan
Lapeer County
My Commission Expires Mar 30, 2021
Acting in the County of Oakland

Sworn to the subscribed before me this 23rd August 2016



Notary Public, State of Michigan
Acting in County of Isabella

Advertisement Information

Client Id: 531226

Ad Id: 1101348

PO:

Sales Person: 200313

Union Township Public Hearing Notice – Variance

NOTICE is hereby given that a Public Hearing will be held on Wednesday, September 07, 2016, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Zoning Board of Appeals for the purpose of hearing any interested persons in the following request for a Change of Non-Conforming Use with structural improvements from Section 9.2 of the Union Township Zoning Ordinance 1991-5 as amended.

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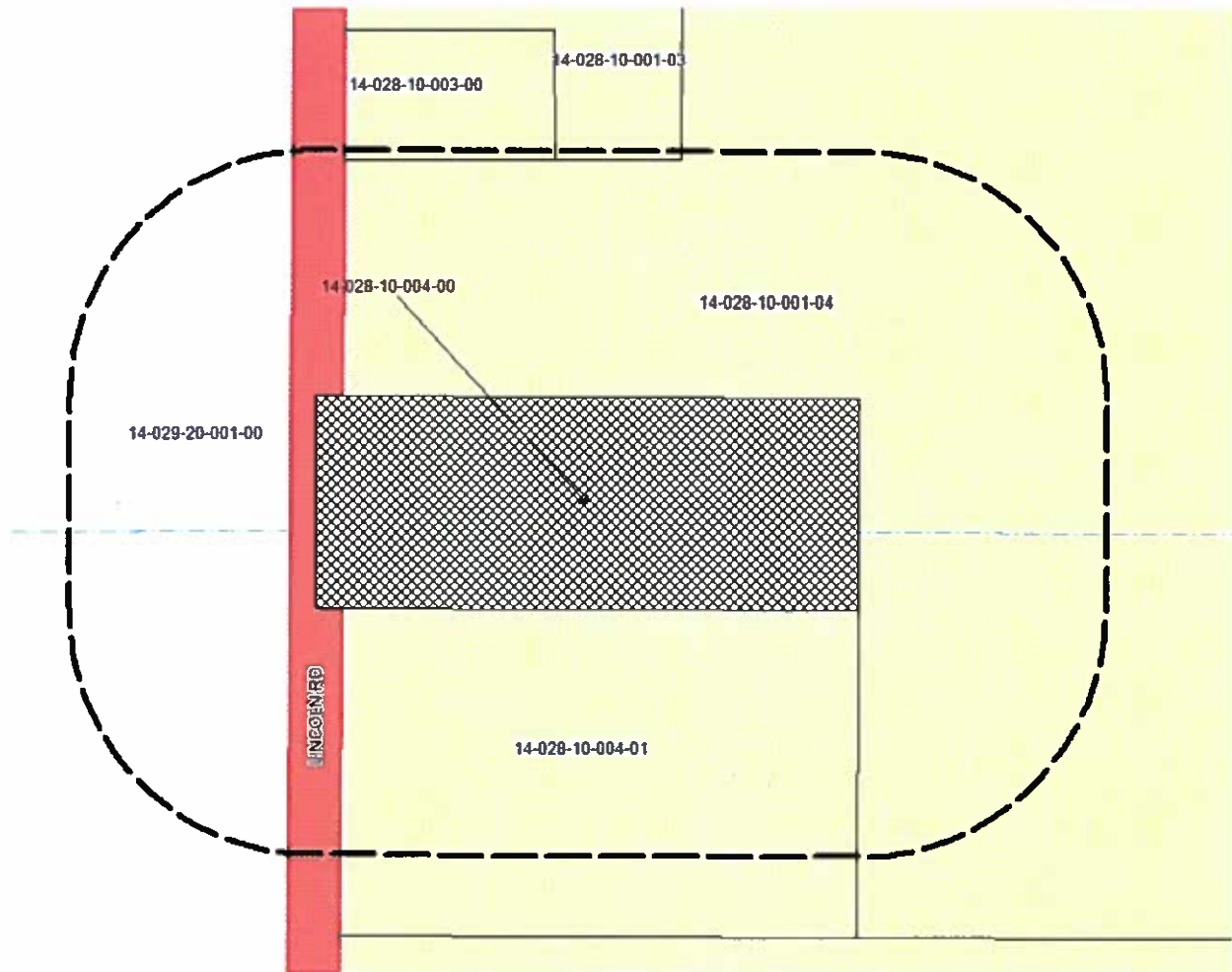
Legal Description of property: T14N R4W, SEC 28, COM 1225.22 FT N OF W 1/4 COR OF SEC 28, TH N 260 FT, TH S 89D48M E 660 FT, TH S 260 FT, TH N89D48M W 660 FT TO POB. EZMT L857/P129

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Peter Gallinat, Union Twp Planner



The white property to the left is zoned AG Agriculture District. The surrounding properties including the one checkered are zoned R-1 One-Family Residential District. The checkered property (4245 S. Lincoln Rd) is the one seeking a variance from the ZBA from one non-conforming use to a new non-conforming use with structural improvements to the building.

D & P INVESTMENTS LLC
PO BOX 543
MT PLEASANT, MI 48858

LOCKEY USA
4245 S. LINCOLN RD
MOUNT PLEASANT, MI 48858

CITY OF MT PLEASANT
320 W BROADWAY ST
MT PLEASANT, MI 48858

CATHOLIC DIOCESE OF SAGINAW
5800 WEISS ST
SAGINAW, MI 48603

LEY MICHAEL B
4024 S LINCOLN RD
MOUNT PLEASANT, MI 48858

HARTUPEE JOHN J SR TRUST
4141 S LINCOLN RD
MOUNT PLEASANT, MI 48858

KULLMAN MARCUS
4101 S LINCOLN RD
MOUNT PLEASANT, MI 48858

I certify that Public Notices for
file # 2016-01 were
mailed on 8-18-16 to all persons listed on
this page. P.D.

ATTACHMENT

Lockey USA of 4245 South Lincoln Road, Mt. Pleasant, Michigan purchased the approximately 4 acre site in June of 2012 and they have been running their Commercial Business from this location since.

The structure is and always has been a commercial business. Prior to 2005, a banquet hall was operated at the site. From 2005 to 2012, a fitness center was operated. The structure is not a residential dwelling that has been converted. It is a steel structure, built specifically for commercial activities. At the time the structure was built, the zoning classification was either Agricultural or Residential. The current zoning classification is R-1 (Single Family Residential). At no time has this property or structure been used as a residential dwelling.

The Lockey parcel is bounded on the North and East by the City of Mt. Pleasant, water treatment plant and lagoons. It is bounded on the South by Sacred Heart's Athletic fields, parking lot, stands and concisions. On the West boundary is Lincoln Road and an open farm field. The nearest residential use to the South is approximately 1000 feet away. The nearest residential use to the North is approximately 400 feet away. The residential use to the North (4141 South Lincoln) is bounded on the North, East and South by Commercial Use properties. Although the entire 55 acres that lies in the most Northwesterly corner of Section 28 is zoned as residential, 41.5 acres or 75 percent of this land has a form of commercial use on it.

There was no information available from Township Staff on the approvals given at the time of construction. However in 2005, a request was made to the ZBA to change the non-conforming banquet hall to a lesser non-conforming use as a fitness center. Based on Staff's research, there was no application made in 2012 for the less intensive use of a warehouse/storage and related office space.

This request is being made for the following reasons:

- 1) To correct an oversight of change in use in 2012 from a fitness center to warehouse and supporting office space.
- 2) To allow for improvements to the existing structure. To allow new office space to be added, giving the street side of the building a face lift and converting existing interior office space into needed warehouse space.

The proposed improvements would allow Lockey USA to meet the needs of their clients.

Thus, we are submitting to the Zoning Board of Appeals for a determination of reduction in non-conformity of 4245 South Lincoln Road from a Commercial Fitness Center to a Warehouse/Storage and Related Office Space, with the proposed building improvements.

The Application Form which is used to apply to the Zoning Board of Appeals does not work well for this type of request. The form is set up for variance requests and/or text-map interpretations. For this reason, we have noted in each of the 7 areas of the application, to refer to this "Attachment".

We have attached the existing site survey and the proposed building improvements for your reference. It is our belief that the Fitness Center, which was run, brought people and traffic to this location all through out the early morning, day and evening. The traffic and impact associated with a fitness center is far more intense than that of the Current Lockey USA facility. We believe that the proposed face lift to the building will be a welcomed improvement to the front view of the site and that this reduction in overall impact to the neighboring area from a Fitness Center will be a welcomed reduction.

Granting this reduction in overall impact will not grant any special privileges to the site. It will further restrict the property from its currently allowed use to a lesser impact use. If this application were to be denied and a strict enforcement of the ordinance were to be taken, the business, which has now operated for 4 years, would no longer be allowed and proposed facial improvements would not be allowed to be made.

As to special conditions and/or circumstances that are particular to this land and structure that are different from other lands and structures is that this is not a converted property from residential to commercial use. The location was originally built as commercial and has never been used as residential.

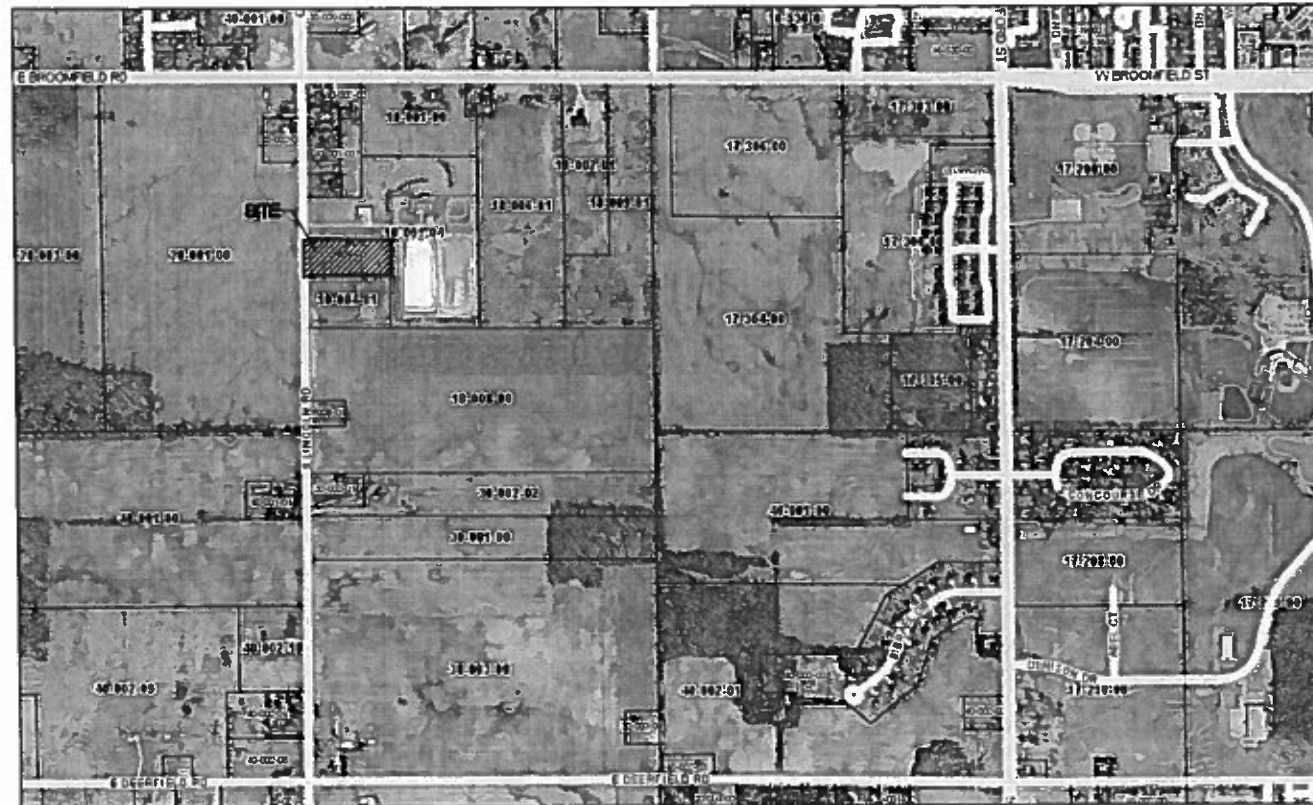
We hope that this "Attachment" has provided sufficient information for your discussion and determination of our request and we look forward to the opportunity to discuss this with you.

Respectfully Submitted,

On Behalf of Lockey, USA
By Central Michigan Surveying & Development Co., Inc.

Timothy Bebee
President

LOCKEY SITE PLAN



LOCATION MAP
SCALE: NONE

ZONED R-1 ONE FAMILY RESIDENTIAL	
MINIMUM LOT AREA	43,560 SQ. FT.
MINIMUM LOT WIDTH	150 FT
MAXIMUM STRUCTURE HEIGHT	35 FT
MINIMUM FRONT YARD SETBACK	50 FT
MINIMUM SIDE YARD SETBACK	(D)
MINIMUM REAR YARD SETBACK	50 FT

(D) For one-family dwellings there shall be two (2) side yards. No side yard shall be less than ten (10) percent of the required lot width. For all other uses there shall be two (2) side yards with no side yard less than thirty (30) feet

MISS DIG:
FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL "MISS DIG" 1-800-482-7171 A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY EXCAVATION. ALL "MISS DIG" PARTICIPATING MEMBERS WILL BE APPROPRIATELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

UTILITY NOTE:
THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY COMPANY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE LOCATION AND DEPTH OF UNDERGROUND UTILITIES WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL "MISS DIG" (1-800-282-7171) PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL MAKE EVERY EFFORT TO PROTECT AND OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND. UNDERGROUND SERVICE LEADS FOR GAS, ELECTRIC, TELEPHONE AND CABLE MAY BE ACROSS PROPERTY, NO INFORMATION AVAILABLE PLEASE CALL MISS DIG.

LEGEND

SYMBOLS

○ BOLLARD	⊠ GAS RISER	⊙ SOIL BORING
▣ CATCH BASIN (CURB INLET)	⊠ GUY ANCHOR	⊙ STORM SEWER MANHOLE
⊙ CATCH BASIN (ROUND)	⊠ HYDRANT - EXISTING	⊙ TELEPHONE RISER
⊠ CATCH BASIN (SQUARE)	⊠ HYDRANT - PROPOSED	● TREE - CONIFEROUS
○ CLEAN OUT	⊠ LIGHT POLE	● TREE - DECIDUOUS
→ DRAINAGE FLOW	⊠ MAILBOX	⊙ UTILITY POLE
⊠ ELECTRICAL BOX	⊙ MONITORING WELL	⊠ WATER MAIN VALVE
⊙ FOUND CONC. MONUMENT	⊙ SANITARY SEWER MANHOLE	⊠ WATER SHUT-OFF
○ FOUND IRON	⊙ SET IRON	⊙ FLOOD LIGHT
⊠ GAS MAIN VALVE	⊠ SIGN	⊙ GAS METER

LINE TYPES

—●—●—	BURIED ELECTRICAL CABLE
—●—●—	BURIED TELEPHONE CABLE
—○—○—	CENTERLINE OF DITCH
—●—●—	FORCE MAIN
—●—●—	GAS MAIN
—●—●—	ROAD CENTERLINE
—●—●—	SANITARY SEWER
—●—●—	STORM SEWER
—●—●—	TOE OF SLOPE
—●—●—	TOP OF BANK
—●—●—	UTILITIES - OVERHEAD
—●—●—	UTILITIES - UNDERGROUND
—●—●—	WATER MAIN

HATCH PATTERNS

[Hatch Pattern]	ASPHALT - EXISTING
[Hatch Pattern]	ASPHALT - PROPOSED
[Hatch Pattern]	CONCRETE
[Hatch Pattern]	GRAVEL
[Hatch Pattern]	LANDSCAPING
[Hatch Pattern]	RIP-RAP
[Hatch Pattern]	EXISTING BUILDING

SHEET INDEX	
1	COVER SHEET
2	TOPOGRAPHIC SURVEY
3	GRADING, HORIZONTAL AND SITE PLAN

BENCHMARK:
BENCHMARK MARKER ON POWER POLE ON EAST SIDE OF S. LINCOLN ROAD, BENCHMARK ELEVATION 809.44

BEARING BASIS:
THE WEST SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE WEST 1/4 CORNER WAS TAKEN AS S00°39'28"E FROM CMS-D PROJECT NO. 1501-010, DATED 2/13/15.

SITE: LOCKEY
4245 SOUTH LINCOLN ROAD
MT. PLEASANT, MI 48858

DEVELOPER: KDMHNSO CONSTRUCTION
1900 GOVER PARKWAY
MT. PLEASANT, MI 48858
CONTACT PERSON: JOE FLEMING
PHONE: (989) 773-2908
FAX: (989) 773-8661
EMAIL: info@kdmhnsocn.com

CONSULTANT: CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.
510 W. PICKARD STREET - SUITE C
MT. PLEASANT, MI 48858
CONTACT PERSON: TIMOTHY E BOBEE
PHONE: (989) 775-0758
FAX: (989) 775-5012
EMAIL: info@cms-d.com

CHARTER COMMUNICATIONS
915 E. BROOKFIELD ROAD
MT. PLEASANT, MI 48858
(989) 621-4932
RANDY BUNKER
rbunker@charter.com

CONSUMERS ENERGY
1325 WRIGHT AVENUE
ALMA, MI 48801
(989) 468-4282
KIM STUDD
kimberly.studd@cmsenergy.com

FRONTIER
345 PINE STREET
ALMA, MI 48801
(989) 463-0392
MARK A. MARSHALL
Mark.Marshall@tr.com

DTE ENERGY
4420 44TH ST., S.E., SUITE B
KENTWOOD, MI 49512
(818) 954-4623
MARY JO MCKERSE
mckersem@dteenergy.com

MT. PLEASANT FIRE DEPARTMENT
804 EAST HIGH STREET
MT. PLEASANT, MI 48858
(989) 779-5100 EXT 5122
SGT. RANDY KEELER
rkeeler@mt-pleasant.org

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

**CHARTER TOWNSHIP OF UNION
PLANNING & ZONING**
2010 NORTH LINCOLN ROAD
MT. PLEASANT, MI 48858
(989) 772-4600 EXT 241
PETER GALLINAT
pgallinat@uniontownshipmi.com

DRAIN COMMISSIONERS OFFICE
ISABELLA COUNTY BUILDING
200 NORTH MAIN STREET ROOM 140
MT. PLEASANT, MI 48857
(989) 772-0911
RICK JAKUBEC
drain@isabellacounty.org

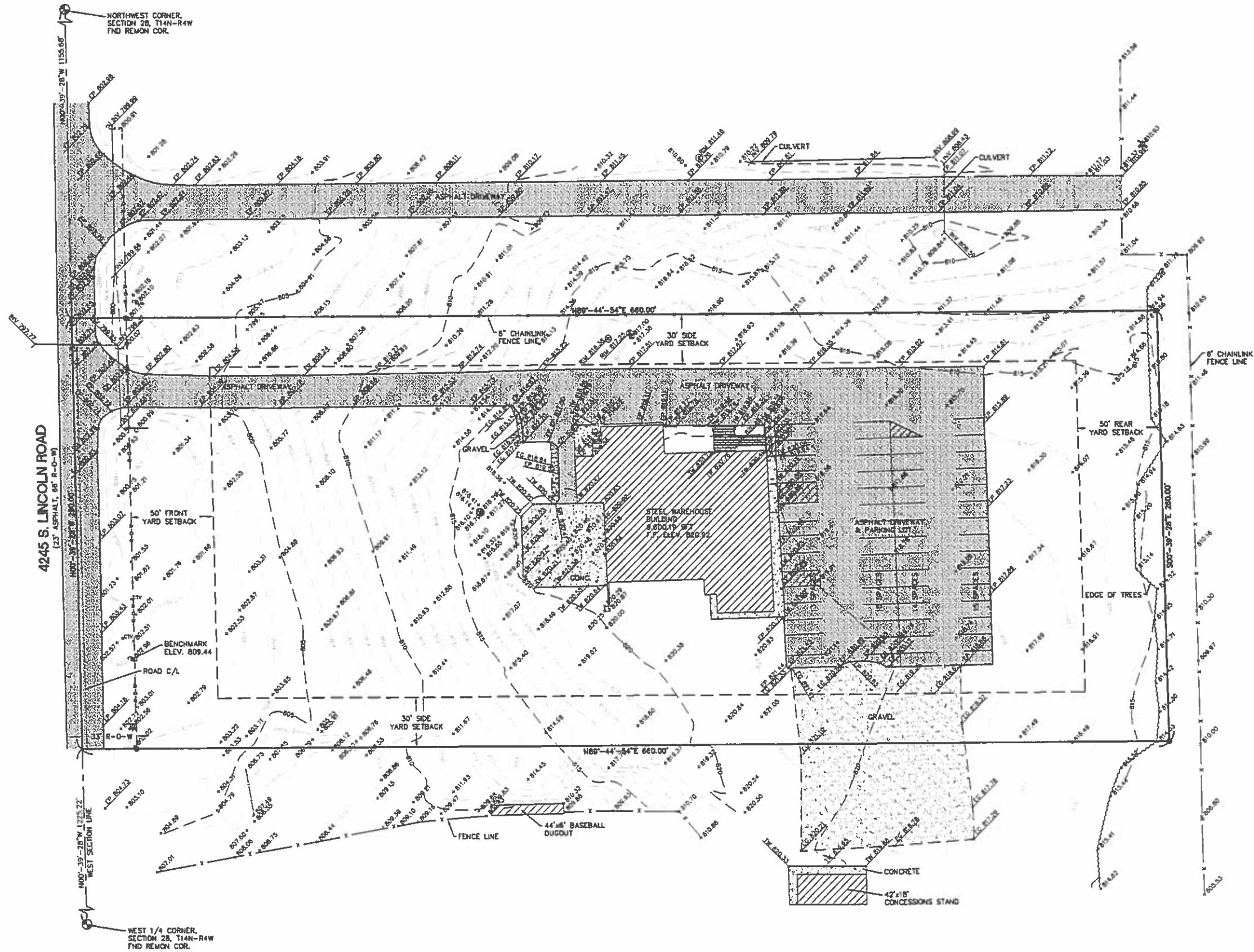
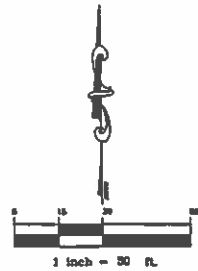
ISABELLA COUNTY ROAD COMMISSION
2261 EAST REMUS ROAD
MT. PLEASANT, MI 48858
(989) 773-7131 EXT 115
PATRICK GAFFNEY
PGaffney@isabellaroads.com

CMS & D
SURVEYING / ENGINEERING
510 W. PICKARD STREET - SUITE C
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0758
FAX: (989) 775-5012
EMAIL: info@cms-d.com



COVER SHEET
LOCKEY
PART OF THE NORTHWEST 1/4 OF SECTION 28,
T14N-R4W, UNION TOWNSHIP,
ISABELLA COUNTY, MICHIGAN

REVISIONS:			
DATE:			
BY:			
DESCRIPTION:			
SCALE:	1" = 30'		
JOB NUMBER:	1607-097		
DRAWN BY:	RL		
DESIGNED BY:	TELB		
CHECKED BY:	TELB		
SHEET NUMBER:	17	OF	3

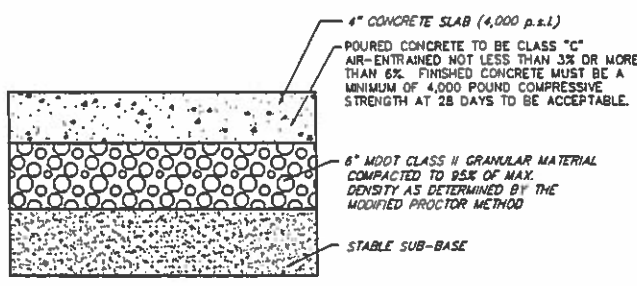
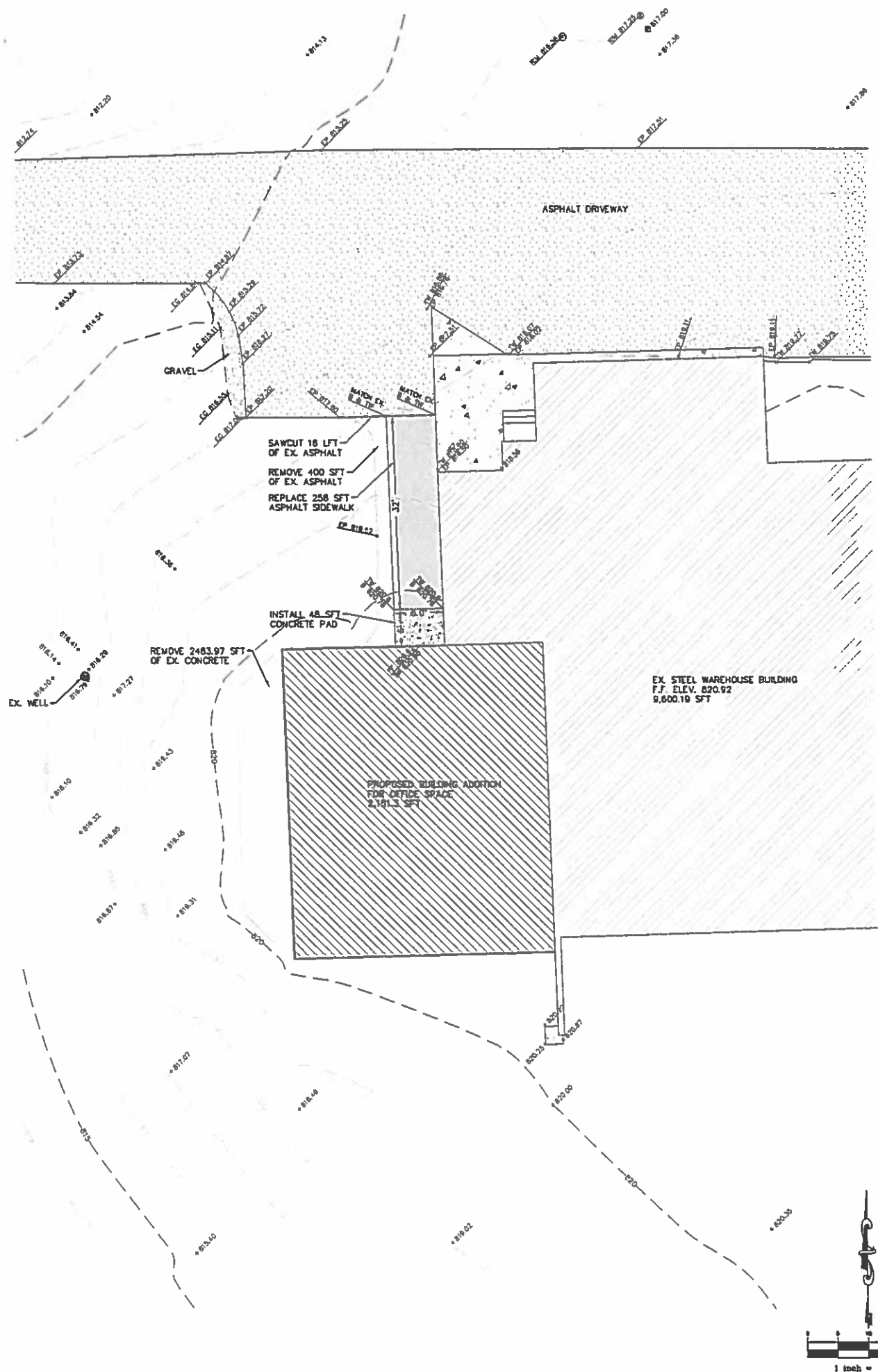


CMS & D
 SURVEYING / ENGINEERING
 510 W. PICKARD STREET - SUITE C
 MT. PLEASANT, MICHIGAN 48858
 PHONE: (989) 775-0750
 FAX: (989) 775-3012
 EMAIL: info@cms-d.com

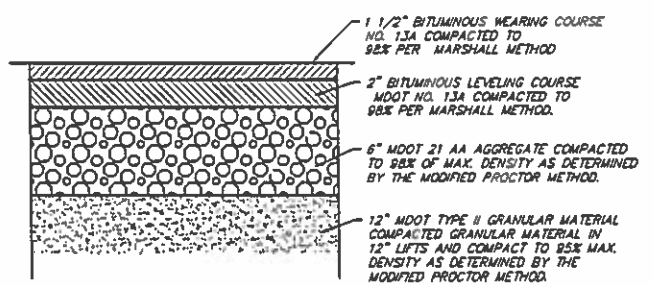


TOPOGRAPHIC SURVEY
 LOCKEY
 PART OF THE NORTHWEST 1/4 OF SECTION 28,
 T14N-R4W, UNION TOWNSHIP,
 ISABELLA COUNTY, MICHIGAN

SCALE	1" = 30'
SHEET NUMBER	02 of 3
JOB NUMBER:	1507-097
DRAWN BY:	RLB
DESIGNED BY:	TELB
CHECKED BY:	TELB
REVISIONS	
SUBMITTALS:	SUBMITTAL TO S.C.I.T. 7-31-16



CONCRETE SIDEWALK CROSS-SECTION
NOT TO SCALE



PARKING LOT ASPHALT PAVEMENT CROSS-SECTION
NOT TO SCALE

PARKING CALCULATIONS:
EXISTING WAREHOUSE
ORD. 10.2.B.18
1 SPACE FOR EVERY 500 SFT
9,600.19 SFT / 500 SFT = 19.2 = 20 SPACES

PROPOSED ADDITION
ORD. 10.2.C.1
1 SPACE FOR EVERY 200 SFT
2,148.25 SFT / 200 SFT = 10.73 = 11 SPACES

31 SPACES ARE REQUIRED FOR EXISTING AND PROPOSED
57 SPACES EXIST ON THE SITE.
SEE TOPOGRAPHIC SURVEY FOR LOCATION.

GENERAL NOTES:

THE SANITARY SEWER AND WATERMAIN MUST CONFORM TO THE UNION TOWNSHIP STANDARDS AND SPECIFICATIONS. SHOULD THERE BE A CONFLICT BETWEEN THE PLANS, NOTES, DETAILS AND SPECIFICATIONS, THE UNION TOWNSHIP STANDARDS SHALL GOVERN. THE CONTRACTOR WILL NOTIFY THE ENGINEER AS SOON AS A CONFLICT IS FOUND. INSTALLATION OF THESE UTILITIES SHALL BE COORDINATED BY THE CONTRACTOR WITH THE UNION TOWNSHIP DEPARTMENT OF PUBLIC WORKS.

ELECTRIC SERVICES TO THE BUILDING AND PARKING LOT LIGHTING SHALL BE UNDERGROUND. SITE CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL CONTRACTOR IN REGARDS TO CONDUIT SLEEVES.

ALL SERVICE LINES ARE SHOWN FOR REFERENCE ONLY. THE EXACT LOCATIONS TO BE DETERMINED BY THE OWNER AND/OR UTILITY COMPANY.

INSTALLATION OF GAS, ELECTRIC AND TELEPHONE SERVICES (INCLUDING TRANSFORMER PAD LOCATIONS) SHALL BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE UTILITY COMPANIES AND THE ARCHITECT/ENGINEER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS REQUIRED FOR WORKING WITHIN THE ROAD RIGHT-OF-WAY PRIOR TO COMMENCING CONSTRUCTION, WITHIN THESE AREAS.

ROOF WATER FROM THE PROPOSED BUILDING SHALL BE COLLECTED AND CONNECTED TO THE PROPOSED HEADERS AND/OR LEADS ALONG THE BUILDING. COORDINATION WITH THE BUILDING CONTRACTOR PRIOR TO INSTALLATION OF THE HEADERS AND/OR LEADS IS REQUIRED.

THE PROPOSED ELEVATIONS SHOWN ARE TOP OF WALK, TOP OF CURB, FINISHED ASPHALT SURFACE AND GUTTER PAN ELEVATIONS, UNLESS OTHERWISE NOTED.

ALL DRIVEWAY APPROACHES SHALL BE CONSTRUCTED IN ACCORDANCE UNION TOWNSHIP STANDARDS.

CONSTRUCTION PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF THE STATE OF MICHIGAN, COUNTY OF ISABELLA AND UNION TOWNSHIP.

SITE CONCRETE PADS SHALL BE 4000 PSI AND REINFORCED WITH 6X6 W2.9 X W2.9. THICKNESS OF CONCRETE SHALL CONFORM TO THE PLANS. THE CONCRETE PADS ADJACENT TO THE BUILDING SHALL BE TAKEN OFF FROM THE ARCHITECTURAL PLANS AND THE CONSTRUCTION OF THE PADS SHALL BE COORDINATED WITH THE BUILDING CONTRACTOR.

DIMENSIONS SHOWN ON THE PLANS ARE GIVEN TO THE BACK OF CURB, FACE OR BACK OF WALK OR THE BUILDING OUTSIDE LINES.

STANDARD PARKING SPACES SHALL BE 10 FEET BY 20 FEET. THE SPACES ARE TO BE INDICATED BY 4 INCH WIDE WHITE LINES. THE PAINT LINES ON THE SITE, EXCEPT NEAR THE BUILDING, SHALL CONFORM TO THE ENGINEER'S PLAN.

CONCRETE CURBING SHALL BE 4000 PSI CONCRETE.

ALL ABANDONED CURB STOP BOXES SHALL BE REMOVED AND SALVAGED.

GENERAL NOTES:

THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY COMPANY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE LOCATION AND DEPTH OF UNDERGROUND UTILITIES WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL "MISS DIG" (1-800-482-7171) A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY CONSTRUCTION OR PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL MAKE EVERY EFFORT TO PROTECT AND OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR WHERE POSSIBLE CONFLICTS EXIST PRIOR TO BEGINNING CONSTRUCTION.

THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY GROUND CONDITIONS, EXISTING UTILITIES, LOT AND BUILDING DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THE PLANS. ARRANGE TO HAVE UTILITIES IDENTIFIED AND FLAGGED BEFORE STARTING CONSTRUCTION. THE OWNER ASSUMES NO LIABILITY FOR THE LOCATION OF UTILITIES. ALL DAMAGES MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL CONSTRUCTION UNDER EXISTING OR PROPOSED PAVEMENT, EXISTING OR PROPOSED UTILITIES (INCLUDING LEADS), SHALL BE COMPLETELY BACKFILLED WITH SAND IN 12" LAYERS, AND COMPACTED TO NOT LESS THAN 95% OF ITS MAXIMUM UNIT WEIGHT, AS DETERMINED BY THE MODIFIED PROCTOR METHOD. THE COST IS TO BE INCLUDED IN THE UNIT PRICE BID FOR EACH ITEM.

THE CONTRACTOR SHALL CONFORM TO SOIL EROSION AND SEDIMENTATION CONTROL ACT PART 91 OF PUBLIC ACT 451 OF 1994, AS AMENDED.

GEOTEXTILE FILTER BAGS SHALL BE USED AT ALL CATCH BASINS FOR SOIL AND SEDIMENTATION CONTROL. ALL CATCH BASINS SHALL BE CLEANED UPON COMPLETION OF THE PROPOSED PROJECT. COST FOR CLEANING THE CATCH BASINS SHALL BE INCLUDED IN THE COSTS FOR THE DRAINAGE STRUCTURES.

TOPSOIL SHALL BE STOCKPILED ON THE SITE AND USED AS TOPSOIL SURFACES AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. TOPSOIL WILL NEED TO BE SPREAD IN THE BASIN AREA TO A MINIMUM DEPTH OF 6 INCHES. THE BERMS SHOWN ON THE PLANS WILL NEED TO BE TOPSOIL OR TO HAVE A MINIMUM OF 6 INCHES ON TOPSOIL SPREAD OVER THEM. THE CURB ISLANDS WILL BE FILLED AS SPECIFIED WITH TOPSOIL. THE INTENT IS FOR THE CONTRACTOR AND THE LANDSCAPER TO USE THE EXISTING TOPSOIL TO COMPLETE THE PROJECT PRIOR TO HAULING ANY TOPSOIL ONTO THE SITE. UNSUITABLE TOPSOILS MUST BE DISPOSED OF DURING THE CLEANUP, ANY REMAINING STOCKPILES WILL NEED TO BE REMOVED. SOIL EROSION MEASURES MUST BE TAKEN TO ASSURE THAT THESE STOCKPILES ARE STABILIZED.

THE CONTRACTOR SHALL SEED AND FERTILIZE DITCH BANKS, SOILS PILES OR BANKS AND ANY OTHER DISTURBED AREAS AS SHOWN ON THE PLANS AND/OR DESCRIBED IN THE SPECIFICATIONS.

THE CONTRACTOR SHALL BACKFILL, COMPACT AND FINE GRADE ALL AREAS BETWEEN THE CURBS AND PAVEMENT AND THE PROPERTY LINES WITH TOPSOIL SUITABLE FOR LANDSCAPING. THE GRADES IN THESE AREAS WILL BE AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

THE UNPAVED AREAS SHALL BE SMOOTHLY GRADED AND THE SURFACE STABILIZED BY SEEDING AS STATED ON THE PLANS. THE MAXIMUM DESIRABLE SLOPE IS 3 HORIZONTAL TO 1 VERTICAL, UNLESS OTHERWISE STATED.

THE CONTRACTOR SHALL FURNISH AND INSTALL PLAIN RIP-RAP BANK PROTECTION IN AREAS WHERE BANK EROSION WILL MOST LIKELY OCCUR OR AS DIRECTED BY THE ENGINEER.

BROKEN CONCRETE AND DEBRIS SHALL BE CONSIDERED WASTE TO BE DISPOSED OF BY THE CONTRACTOR.

ALL DEWATERING REQUIRED FOR CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE BID.

ALL JOINTS AT INTERSECTION APPROACHES AND DRIVEWAYS SHALL BE SAWCUT WITH BUTT-JOINTS. THE COST SHALL BE INCLUDED WITH THE PAYMENT FOR EXCAVATION.

THE CONTRACTOR SHALL MAINTAIN LOCAL TRAFFIC AT ALL TIMES ON THE PROJECT. THE COST IS TO BE INCLUDED IN THE LUMP SUM FEE.

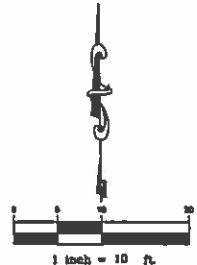
ALL WATER VALVE BOXES, ELECTRICAL BOXES, GAS VALVES AND ANY OTHER EXISTING UTILITY STRUCTURES ON THE SITE SHALL BE ADJUSTED TO FINISHED GRADE. THE COST SHALL BE INCLUDED IN THE LUMP SUM FEE.

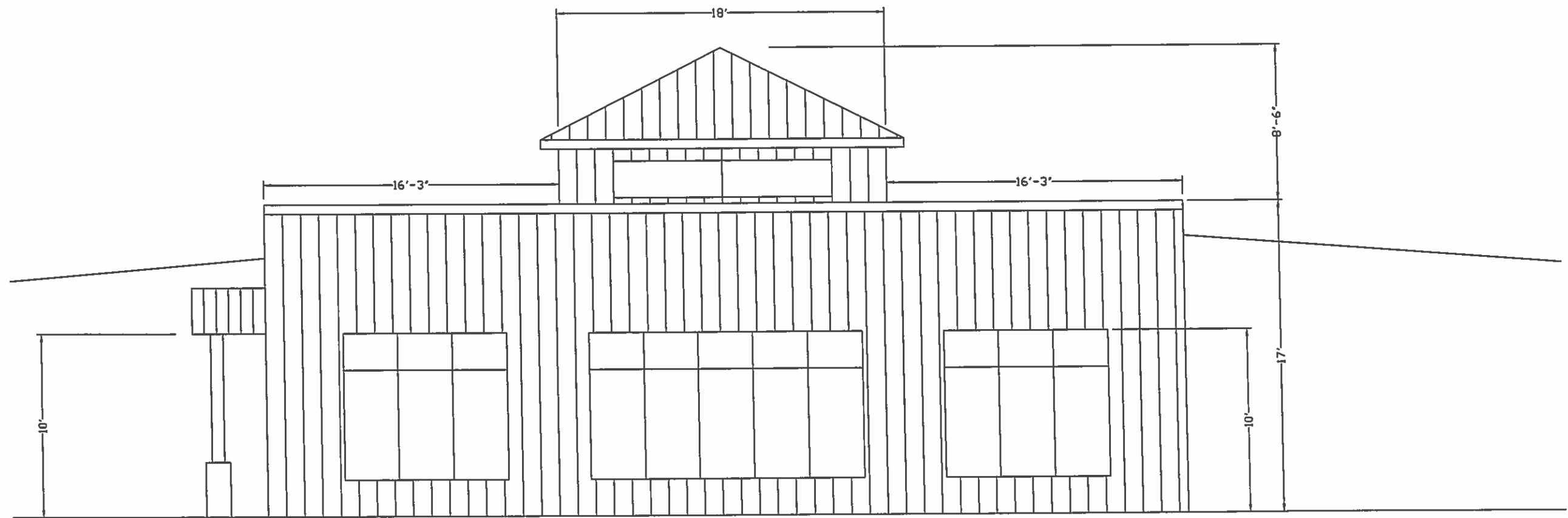
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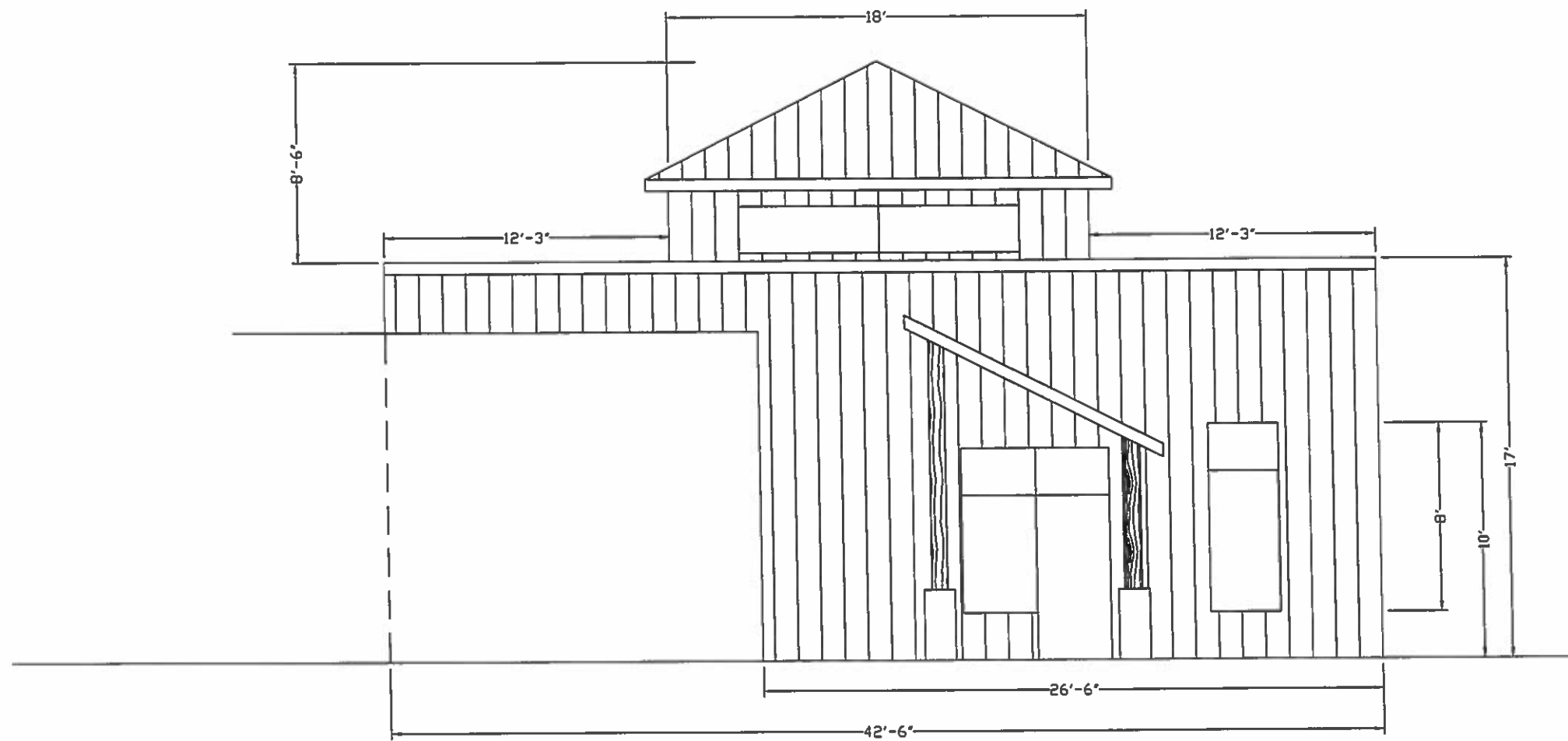
GRADING, HORIZONTAL AND SITE PLAN
LOCKEY
PART OF THE NORTHWEST 1/4 OF SECTION 28,
T14N-R14W, UNION TOWNSHIP,
ISABELLA COUNTY, MICHIGAN

REVISIONS:			
SUBMITTALS:	DATE	DESCRIPTION	
	7-31-18	SUBMITTAL TO S.C.T.	
JOB NUMBER:	1607-057	SCALE:	1" = 10'
DRAWN BY:	RLM	SHEET NUMBER:	3 of 3
DESIGNED BY:	TELB		
CHECKED BY:	TELB		





PRELIMINARY WEST ELEVATION SCALE: 1/8" = 1'



PRELIMINARY NORTH ELEVATION SCALE: 1/8" = 1'