



**Planning Commission  
Regular Meeting  
June 19, 2018  
7:00p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES

-May 15, 2018 Regular Meeting  
-June 4, 2018 Special Meeting

5. CORRESPONDENCE / BOARD REPORTS

-Mercantile Bank SPR 2018-06

6. APPROVAL OF AGENDA
7. PUBLIC COMMENT: Restricted to (3) minutes regarding issues not on this agenda
9. NEW BUSINESS

**A. SUP 2018-03** Mercantile Bank with drive thru located at 2000 Parkland Dr.  
Owner: Central Development Group LLC (*Hold Public Hearing and Make Recommendation to the Board of Trustees*)

10. OTHER BUSINESS
11. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue
12. FINAL BOARD COMMENT
13. ADJOURNMENT



## Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative			11/20/2020
2-Chair	Phil	Squattrito	2/15/2020
3- Vice Chair	Bryan	Mielke	2/15/2021
4-Secretary	Alex	Fuller	2/15/2020
5 - Vice Secretary	Mike	Darin	2/15/2019
6	Stan	Shingles	2/15/2021
7	Ryan	Buckley	2/15/2019
8	Denise	Webster	2/15/2020
9	Doug	LaBelle II	2/15/2019
Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term			
#	F Name	L Name	Expiration Date
1-Chair	Tim	Warner	12/31/2019
2-PC Rep / Vice Chair	Bryan	Mielke	2/18/2021
3-Vice Secretary	Jake	Hunter	12/31/2019
4	Andy	Theisen	12/31/2019
5	Paul	Gross	12/31/2018
Alt. #1	John	Zerbe	12/31/2019
Alt. #2	Taylor	Sheahan-Stahl	2/15/2021
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Doug	LaBelle II	12/31/2018
2	James	Thering	12/31/2018
3	Bryan	Neyer	12/31/2018
Alt #1	Mary Beth	Orr	1/25/2019
Citizens Task Force on Sustainability (4 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Laura	Coffee	12/31/2018
2	Mike	Lyon	12/31/2018
3	Jay	Kahn	12/31/2018
4	Phil	Mikus	11/20/2020
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Colin	Herron	12/31/2019
2	Richard	Klumpp	12/31/2019
3	Andy	Theisen	12/31/2019
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2018
2	John	Dinse	12/31/2019
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2019
2	Lynn	Laskowsky	12/31/2021



## Board Expiration Dates

EDA Board Members (11 Members) 4 year term			
#	F Name	L Name	Expiration Date
1	Thomas	Kequom	4/14/2019
2	James	Zalud	4/14/2019
3	Richard	Barz	2/13/2021
4	Robert	Bacon	1/13/2019
5	Ben	Gunning	11/20/2020
6	Marty	Figg	6/22/2022
7	Sarvjit	Chowdhary	1/20/2022
8	Cheryl	Hunter	6/22/2019
9	Vance	Johnson	2/13/2021
10	Michael	Smith	2/13/2021
11	David	Coyne	3/26/2022
Mid Michigan Area Cable Consortium (2 Members)			
#	F Name	L Name	Expiration Date
1	Kim	Smith	12/31/2020
2	Vacant		
Cultural and Recreational Commission (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1	Brian	Smith	12/31/2019
Sidewalks and Pathways Prioritization Committee (2 year term)			
#	F Name	L Name	Expiration Date
1 BOT Representative	Phil	Mikus	7/26/2019
2 PC Representative	Denise	Webster	8/15/2018
3 Township Resident	Sherrie	Teall	8/15/2019
4 Township Resident	Jeremy	MacDonald	10/17/2018
5 Member at large	Barbara	Anderson	8/15/2019

**CHARTER TOWNSHIP OF UNION**  
**Planning Commission**  
**Regular Meeting**

A regular meeting of the Charter Township of Union Planning Commission was held on May 15, 2018 at the Township Hall.

**Meeting was called to order at 7:01 p.m.**

**Roll Call**

Present: Buckley, Darin, Fuller, LaBelle II, Mielke, Shingles, Squattrito, & Webster

**Others Present**

Township Planner, Peter Gallinat and Secretary, Jennifer Loveberry

**Approval of Minutes**

**Mielke** moved **Darin** supported the approval of the April 17, 2018 regular meeting minutes as presented. **Vote: Ayes: 8 Nays: 0. Motion carried.**

**Correspondence / Reports**

- ZBA – Updates by Mielke
- Cornerstone Church Site Plan Application

Township Planner stated that the site plan application was received on time; however, there are still missing items and is not ready for review.

**Approval of Agenda**

**Mielke** moved **Buckley** supported approval of the agenda as amended, moving New Business A. Presentation of Adopted Sidewalk Policy and Map after two (2) rezones. **Vote: Ayes: 8 Nays 0. Motion carried.**

**Public Comment**

Open 7:10 p.m.

No comments were offered.

**New Business**

- A. REZ 2018-02 Rezone 477' x 369.92' from OS/R-2 A to OS located at Bellows PID 14-023-20-016-02 Owner: Bellows Messenger LLC**

Introduction by Gallinat

Public Hearing – Open 7:19 p.m.

Nick Mullin, 3265 S. Isabella Rd – Commented on traffic on Isabella Rd.

Public Hearing – Closed 7:20 p.m.

**Fuller** moved **Buckley** supported to recommend approval of REZ 2018-02 to the Board of Trustees, as the Township had approved a rezone change for this property for the same use and that it comports with the Future Land Use Map. **Vote: Ayes: 8 Nays 0. Motion carried.**

**B. REZ 2018-03 Rezone 400' x 250' from AG to B-4 located at 5353 S. Mission Rd. PID 14-035-10-006-03 Owner: DeShano Development Co.**

Introduction by Gallinat, the applicant is requesting a rezone to B-4, expanding the existing Mini Storage in the current split zone parcel.

Public Hearing – Open 7:30 p.m.

Doug Hamilton, Representing Lapham Associates – stated that he was available to answer questions. Planning Commission Chair stated that they will address questions during PC deliberation.

Colin Herren, 4349 E. Wing Rd. – Not in support of rezone.

Written Correspondence read by Township Planner

Martin J. Vondoloski, 4293 E. Millbrook Rd. – Owns property S. Mission, Not in support of rezone.

Adam & Tisa Betz, 4321 E. Wing Rd. – Not in support of rezone.

Public Hearing – Closed 7:41 p.m.

Doug Hamilton, representative of the applicant, answered questions from the Planning Commissioners.

**Webster** moved **Mielke** supported to deny recommendation of rezone REZ 2018-03 to the Board of Trustees, stating that all of the B-4 section of the parcel has not been used. **Vote: Ayes: 8 Nays 0. Motion carried.**

**C. Presentation of Adopted Sidewalk Policy and Map**

Peter Gallinat, Township Planner, presented the adopted Sidewalk Policy and Map that the Sidewalk Committee presented to the Board of Trustees. The Board of Trustees adopted the Sidewalk Relief Policy at the April 25, 2018 meeting as recommended from the Sidewalks and Pathways Prioritization Committee.

Mielke and Buckley both stated that they wish that they would have been part of the process, giving input and feedback to the Committee before it was presented to the Board of Trustees.

Squattrito stated that the Sidewalk Policy and Map presents a good framework for the Planning Commission to work with.

**D. SPR 2018-05 Aldi Store Expansion PID 14-026-40-001-18**

Peter Gallinat, Township Planner, gave a brief introduction stating the applicant proposes to expand existing building by 2,187 square feet. He also mentioned that the site plan meets the zoning as required for a B-5 zone property and that the project has all outside approvals - ICTC, Isabella County Drain office for storm water management, Township utilities, Mt. Pleasant Fire Department, and Isabella County Road Commission.

David Kapusansky, Design Engineers, represented the applicant by explaining their desire to expand the existing Aldi food market.

**Buckley** moved **Shingles** supported to approve site plan review SPR 2018-05 Aldi expansion of existing building by 2,187 square feet. Stating condition that the dumpster shall be screened per Ordinance 12.2H. **Vote: Ayes: 8 Nays 0. Motion carried.**

**E. Discussion of Proposals received for Zoning Ordinance Update and Amendment**

Discussion was held by the Planning Commission. It was decided to schedule a Special Meeting on Monday, June 4, 2018 at 6:30 p.m. to discuss the 4 proposals that were received.

**Other Business**

**Extended Public Comment**

Open 8:54 p.m.

No comments were offered.

**Final Board Comment**

Mielke – Commented on not receiving the packet prior to the meeting.

**Adjournment** – Chairman Squattrito adjourned the meeting at 8:55 p.m.

**APPROVED BY:**

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Alex Fuller - Secretary  
Mike Darin – Vice Secretary

*(Recorded by Jennifer Loveberry)*

DRAFT

**CHARTER TOWNSHIP OF UNION**  
**Planning Commission**  
**Special Meeting**

A special meeting of the Charter Township Planning Commission was held on June 04, 2018 at 6:00 p.m. at Union Township Hall.

**Meeting was called to order at 6:30 p.m.**

**Roll Call**

Buckley, Fuller, Mielke, LaBelle, Squattrito, Darin, Webster, & Shingles

**Others Present**

Mark Stuhldreher Township Manager  
Peter Gallinat Township Planner

**Approval of Agenda**

Mielke moved **Shingles** supported to approve the agenda as presented. **Ayes: all. Motion carried.**

**Public Comment**

No comments offered

**New Business**

**A. Discussion of Proposals received for Zoning Ordinance Update and Amend.**

The Planning Commission carefully reviewed and deliberated on the 4 proposals that were received. After careful consideration **Buckley** moved and **Mielke** supported to recommend the proposal by McKenna to the Board of Trustees for approval. **Ayes: all. Motion carried.**

**EXTENDED PUBLIC COMMENT**

No comments offered

**FINAL BOARD MEMBER COMMENTS**

**ADJOURNMENT**

**Chair** adjourned the meeting at 7:38p.m.

**APPROVED BY:**

\_\_\_\_\_  
**Alex Fuller, Secretary**

*(Recorded by Peter Gallinat)*



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

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TO: Planning Commission  
FROM: Township Planner

**New Business**

**SUBJECT: A) SPR 2018-06 Bank with a drive thru. 2000 Parkland Dr.**

**Applicant:** Mercantile Bank

**Owner:** Central Development Group LLC

**Location:** 2000 Parkland Dr. Central Parkway MT PLEASANT, MI 48858

**Current Zoning:** OS Office District.

**Adjacent Zoning:** OS to the north, and East. MP city to the south.

**Future Land Use/Intent:** Neighborhood Service: Located primarily along corridors adjoining lower intensity land uses, the intent of this district is to limit future retail and focus on small-scale personal service and office uses. This district accommodates shallow lots, providing a good buffer and transition to residential uses and limiting heavy commercial and general retail uses so they can be focused on other areas of the township. Rear yards adjoining residential areas should be well-screened to limit impacts of higher intensity uses. These areas should be accessible and comfortable for the pedestrian and should create a sense of place along the roadway.

**Current Use:** Vacant

**Reason for Request:** Applicant request to construct a Bank with a drive thru.

**History:** Units 7 and 2 are part of a Subdivision Condo Platt that was approved by the Township in 2013. At the time packets were mailed out (Thursday June 14, 2018) the site plan did not contain all outside approvals as required by the necessary agencies. At that time the item was placed on the correspondence section of the agenda. By Monday June 18, 2018 all outside agency approvals have been received. These include the Isabella County Road Commission, the Isabella County Transportation Commission, the Mt. Pleasant Fire Department, the Charter Township of Union Utilities Department, and the Isabella County Drain Office for Storm Water Management.

**Objective of board:** Final site plan was received 14 days (06-05-2018) before our regular scheduled meeting on June 19, 2018. The Planning Commission shall study the site plan and shall, within sixty days of its submittal to the Zoning Official, either approve or disapprove the proposed site plan. If the site plan is disapproved, the reasons for disapproval shall be stated

**Recommend at this time to recommend approval of SPR 2018-06.**

- Site Plan conforms to zoning ordinance requirements and has obtained all required outside agency approvals.

Peter Gallinat  
Twp Planner



## Peter Gallinat

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**From:** Rick Collins [rcollins@ictcbus.com]  
**Sent:** Monday, June 18, 2018 8:25 AM  
**To:** Peter Gallinat  
**Cc:** Torrey, Nathan R.  
**Subject:** RE: Mercantile Bank ROW Permit

I have no issue with the plans for Mercantile.



**Rick Collins | Executive Director**  
2100 E. Transportation Dr | Mt. Pleasant, MI 48858  
Phone 989.773.6766 | Fax 989.773.1873  
[rcollins@ictcbus.com](mailto:rcollins@ictcbus.com)  
Visit our website at [ictcbus.com](http://ictcbus.com)

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**From:** Peter Gallinat [<mailto:pgallinat@uniontownshipmi.com>]  
**Sent:** Thursday, June 14, 2018 12:53 PM  
**To:** Rick Collins <[rcollins@ictcbus.com](mailto:rcollins@ictcbus.com)>  
**Cc:** Torrey, Nathan R. <[nrtorrey@ftch.com](mailto:nrtorrey@ftch.com)>  
**Subject:** FW: Mercantile Bank ROW Permit

Rick,

Attached is a site plan for a Mercantile Bank location in Union Twp.  
Let me know if you have any questions or if the plan is satisfactory.

Thank you,

Peter Gallinat  
Township Planner  
Charter Twp of Union  
2010 S. Lincoln Rd.  
Mt Pleasant, MI 48858  
989-772-4600 x 241  
[pgallinat@uniontownshipmi.com](mailto:pgallinat@uniontownshipmi.com)

## Peter Gallinat

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**From:** Torrey, Nathan R. [nrtorrey@ftch.com]  
**Sent:** Monday, June 18, 2018 3:45 PM  
**To:** Pat Gaffney  
**Cc:** Peter Gallinat  
**Subject:** RE: Mercantile Bank ROW Permit  
**Attachments:** C501180560-C501.pdf; C201180560-C201.pdf

Pat,

The site plan has been updated to include MDOT D2 curb at the driveways, see attached.

We will submit a cost estimate at a later date prior to issuance of the permit.

Thank you  
Nate

Nathan R. Torrey, PE | Senior Civil Engineer | 616.464.3786 | [www.ftch.com](http://www.ftch.com)  
Fishbeck, Thompson, Carr & Huber, Inc. | Engineers, Scientists, Architects, Constructors

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**From:** Pat Gaffney [mailto:[PGaffney@isabellaroads.com](mailto:PGaffney@isabellaroads.com)]  
**Sent:** Friday, June 15, 2018 4:38 PM  
**To:** Peter Gallinat <[pgallinat@uniontownshipmi.com](mailto:pgallinat@uniontownshipmi.com)>  
**Cc:** Torrey, Nathan R. <[nrtorrey@ftch.com](mailto:nrtorrey@ftch.com)>  
**Subject:** RE: Mercantile Bank ROW Permit

Peter,

See attached marked up plan set with comments.

Also, an detailed cost estimate of the work to be done within the ROW for both drives needs to be submitted for review by the ICRC engineer to determine the amount of bond to be required prior to issuing any permit.

See attached bond form.

Bond Form is also available in Word Form upon Request.

Patrick J. Gaffney, P. E.  
Engineer Superintendent  
[pgaffney@isabellaroads.com](mailto:pgaffney@isabellaroads.com)  
989-773-7131 x 115  
989-772-2371 Fax

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**From:** Peter Gallinat [mailto:[pgallinat@uniontownshipmi.com](mailto:pgallinat@uniontownshipmi.com)]  
**Sent:** Thursday, June 14, 2018 12:56 PM  
**To:** Pat Gaffney

**Cc:** Torrey, Nathan R.  
**Subject:** RE: Mercantile Bank ROW Permit

Any comments on the plan Pat?

Peter Gallinat  
Township Planner  
Charter Twp of Union  
2010 S. Lincoln Rd.  
Mt Pleasant, MI 48858  
989-772-4600 x 241  
[pgallinat@uniontownshipmi.com](mailto:pgallinat@uniontownshipmi.com)

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**From:** Torrey, Nathan R. [<mailto:nrtorrey@ftch.com>]  
**Sent:** Wednesday, June 06, 2018 8:50 AM  
**To:** [pgaffney@isabellaroads.com](mailto:pgaffney@isabellaroads.com)  
**Cc:** Peter Gallinat  
**Subject:** Mercantile Bank ROW Permit

Mr. Gaffney,

Attached is the current site plan and right-of-way permit application for two new commercial driveways. This is an updated version of the site plan sent to you on 5/22/18. This site plan, dated 6/4/18, has been submitted to the Township for site plan review. We are aiming for the June 19 Planning Commission meeting.

Please let me know if you require additional information.

Thank you  
Nate

Nathan R. Torrey, PE | Senior Civil Engineer | 616.464.3786 | [www.ftch.com](http://www.ftch.com)  
Fishbeck, Thompson, Carr & Huber, Inc. | Engineers, Scientists, Architects, Constructors

See comments on Plans,  
drive entrances width, radii,  
Curb and Gutter detail need to be MDOT Standard  
Plan Detail R30G  
Detail D2 (Reinforced - Epoxy Coated Bar (Drive  
Entrance (M-Opening & Rad))  
Patrick J. Gaffney P. E. - 06/15/2018

# Mercantile Bank

2000 Parkland Drive  
Mt. Pleasant, Charter Township of Union, MI

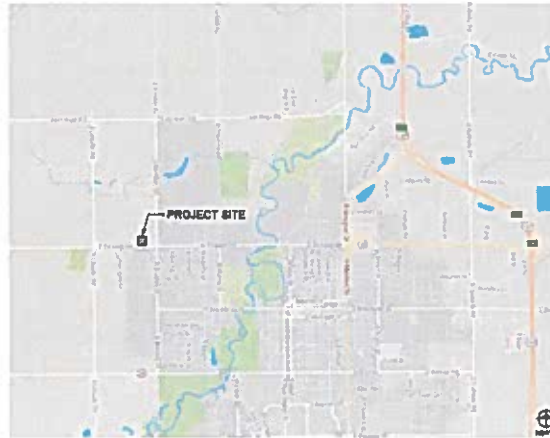
Issued for Site Plan Approval June 4, 2018  
Project Number 180560



**fitch** **Thompson Carr Huber Inc**  
Engineers • Scientists • Architects • Constructors  
1515 Arborum Drive, Grand Rapids, Michigan 49506  
(800) 456-3824 www.fitch.com

- GENERAL**
- G001 COVER
- CIVIL**
- C101 SITE SURVEY PLAN
  - C102 DEMOLITION & BESS PLAN
  - C201 SITE LAYOUT PLAN
  - C301 SITE GRADING PLAN
  - C401 SITE UTILITY PLAN
  - C501 DETAILS
  - C502 DETAILS
- ELECTRICAL**
- E101 SITE LIGHTING PHOTOMETRIC PLAN
- LANDSCAPE**
- L101 LANDSCAPE PLAN

LOCATION MAP



**VICINITY MAP**

**UTILITY INFORMATION**

See Schedule "U" for information on the Project. Information presented herein does not constitute a warranty of accuracy or completeness. It is the responsibility of the client to verify the accuracy and completeness of the information presented herein.

**WATER**

City of Grand Rapids  
1500 1st Avenue SW  
Grand Rapids, MI 49503  
Phone: (616) 973-3200  
Fax: (616) 973-3200

**SEWER**

City of Grand Rapids  
1500 1st Avenue SW  
Grand Rapids, MI 49503  
Phone: (616) 973-3200  
Fax: (616) 973-3200

**STORM**

City of Grand Rapids  
1500 1st Avenue SW  
Grand Rapids, MI 49503  
Phone: (616) 973-3200  
Fax: (616) 973-3200

**POWER**

City of Grand Rapids  
1500 1st Avenue SW  
Grand Rapids, MI 49503  
Phone: (616) 973-3200  
Fax: (616) 973-3200

**TELEPHONE**

City of Grand Rapids  
1500 1st Avenue SW  
Grand Rapids, MI 49503  
Phone: (616) 973-3200  
Fax: (616) 973-3200

**TELEVISION**

City of Grand Rapids  
1500 1st Avenue SW  
Grand Rapids, MI 49503  
Phone: (616) 973-3200  
Fax: (616) 973-3200

**INTERNET**

City of Grand Rapids  
1500 1st Avenue SW  
Grand Rapids, MI 49503  
Phone: (616) 973-3200  
Fax: (616) 973-3200

**TRANSPORTATION**

City of Grand Rapids  
1500 1st Avenue SW  
Grand Rapids, MI 49503  
Phone: (616) 973-3200  
Fax: (616) 973-3200

**RAIL**

City of Grand Rapids  
1500 1st Avenue SW  
Grand Rapids, MI 49503  
Phone: (616) 973-3200  
Fax: (616) 973-3200

**PIPE**

City of Grand Rapids  
1500 1st Avenue SW  
Grand Rapids, MI 49503  
Phone: (616) 973-3200  
Fax: (616) 973-3200

**ARCHITECT**

Thompson Carr Huber Inc  
1515 Arborum Drive, Grand Rapids, MI 49506  
Phone: (800) 456-3824  
www.fitch.com

**CIVIL ENGINEER**

Patrick J. Gaffney  
1515 Arborum Drive, Grand Rapids, MI 49506  
Phone: (800) 456-3824  
www.fitch.com

**LANDSCAPE ARCHITECT**

Thompson Carr Huber Inc  
1515 Arborum Drive, Grand Rapids, MI 49506  
Phone: (800) 456-3824  
www.fitch.com

**SEAL**

**PROJECT INFORMATION**

Project Name: Mercantile Bank  
Project Number: 180560  
Project Location: 2000 Parkland Drive, Mt. Pleasant, MI 49653  
Project Date: June 4, 2018

**SCALE**

AS SHOWN

**NOTES**

1. All work shall be in accordance with the Michigan State Board of Engineers, Architects, and Surveyors (MSB) rules and regulations.

2. The client is responsible for providing all necessary information and permits for this project.

**REVISIONS**

NO.	DATE	DESCRIPTION
1	06/15/2018	ISSUED FOR SITE PLAN APPROVAL

**PROJECT NUMBER**

180560

**PROJECT TITLE**

G001

**PROJECT LOCATION**

2000 Parkland Drive, Mt. Pleasant, MI 49653

**PROJECT DATE**

June 4, 2018

**PROJECT DRAWN BY**

Patrick J. Gaffney

**PROJECT CHECKED BY**

Patrick J. Gaffney

**PROJECT APPROVED BY**

Patrick J. Gaffney

**PROJECT SCALE**

AS SHOWN

**PROJECT SHEET NUMBER**

G001

**PROJECT SHEET TOTAL**

1

**PROJECT CLIENT**

Mercantile Bank

**PROJECT CONTACT**

2000 Parkland Drive, Mt. Pleasant, MI 49653  
Phone: (616) 973-3200  
Fax: (616) 973-3200

**PROJECT WEBSITE**

www.mercantilebank.com

**PROJECT ADDRESS**

2000 Parkland Drive, Mt. Pleasant, MI 49653

**PROJECT CITY**

Mt. Pleasant, MI 49653

**PROJECT STATE**

MI 49653

**PROJECT COUNTY**

Charter Township of Union, MI 49653

**PROJECT ZIP**

49653

**PROJECT ELEVATION**

AS SHOWN

**PROJECT AREA**

AS SHOWN

**PROJECT PERMITS**

AS SHOWN

**PROJECT REGULATIONS**

AS SHOWN

**PROJECT STANDARDS**

AS SHOWN

**PROJECT CODES**

AS SHOWN

**PROJECT REFERENCES**

AS SHOWN

**PROJECT NOTES**

AS SHOWN

**PROJECT DETAILS**

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**PROJECT MATERIALS**

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**PROJECT METHODS**

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**PROJECT EQUIPMENT**

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**PROJECT TOOLS**

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**PROJECT SUPPLIES**

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**PROJECT SERVICES**

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**PROJECT CONTRACTS**

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**PROJECT AGREEMENTS**

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**PROJECT WARRANTIES**

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**PROJECT GUARANTEES**

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**PROJECT RELEASES**

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**PROJECT ASSIGNMENTS**

AS SHOWN

**PROJECT DELEGATIONS**

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**PROJECT SUBCONTRACTS**

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**PROJECT JOINT VENTURES**

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**PROJECT PARTNERSHIPS**

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**PROJECT ASSOCIATIONS**

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**PROJECT AFFILIATIONS**

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**PROJECT MEMBERSHIPS**

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**PROJECT CERTIFICATIONS**

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**PROJECT ACCREDITATIONS**

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**PROJECT REGISTRATIONS**

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**PROJECT SEALS**

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**PROJECT LOGS**

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**PROJECT RECORDS**

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**PROJECT ARCHIVES**

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**PROJECT BACKUPS**

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**PROJECT RESTORES**

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**PROJECT RECOVERIES**

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**PROJECT REPAIRS**

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**PROJECT REPLACEMENTS**

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**PROJECT RECONSTRUCTIONS**

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**PROJECT REINFORCEMENTS**

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**PROJECT REPAIRS**

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**PROJECT REPLACEMENTS**

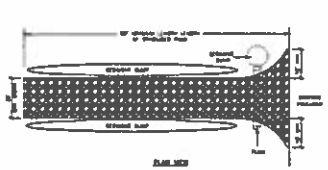
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**PROJECT RECONSTRUCTIONS**

AS SHOWN

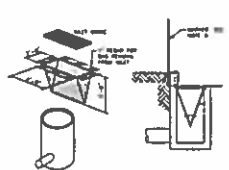
**PROJECT REINFORCEMENTS**

AS SHOWN



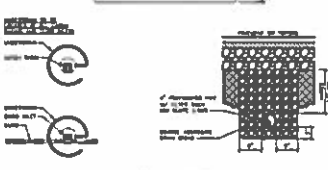
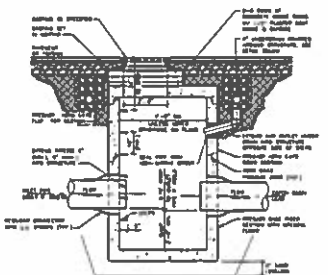
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12. Provide for... (text partially obscured)

**STABILIZED CONCRETE SURFACE**

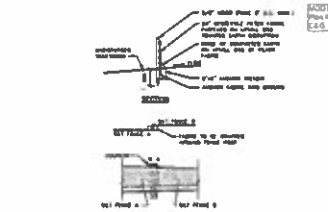


1. Place... (text partially obscured)
2. Apply... (text partially obscured)
3. Apply... (text partially obscured)
4. Apply... (text partially obscured)
5. Apply... (text partially obscured)
6. Apply... (text partially obscured)
7. Apply... (text partially obscured)
8. Apply... (text partially obscured)
9. Apply... (text partially obscured)
10. Apply... (text partially obscured)

**ASBESTOS CEMENT FABRIC COVER**

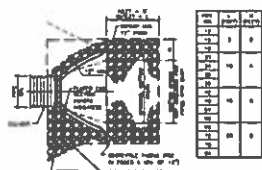


**CATCH BASIN WITH UNDERDRAIN**

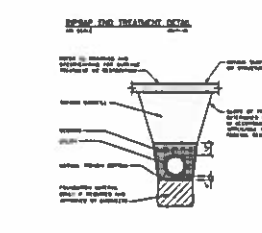


1. Construct... (text partially obscured)
2. Place... (text partially obscured)
3. Apply... (text partially obscured)
4. Apply... (text partially obscured)
5. Apply... (text partially obscured)
6. Apply... (text partially obscured)
7. Apply... (text partially obscured)
8. Apply... (text partially obscured)
9. Apply... (text partially obscured)
10. Apply... (text partially obscured)

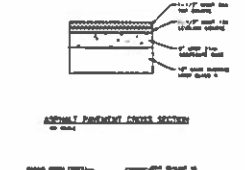
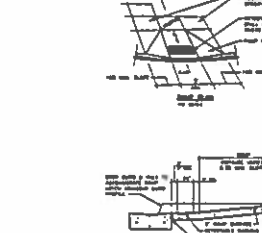
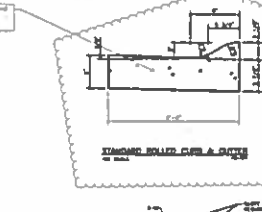
**ASBESTOS CEMENT FABRIC COVER**



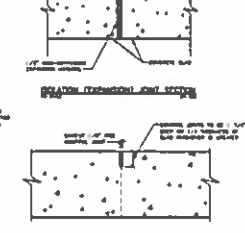
**REPAIR FOR TREATMENT CANALS**



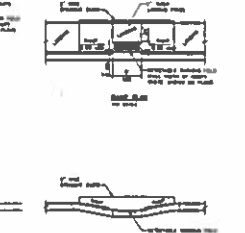
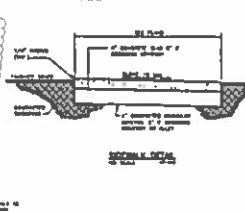
**INTERIOR SURFACE OF STRUCTURE**



**ADJUST PAVEMENT CROSS SECTION**



**CONCRETE TRENCH AND STOPS**



**frch**  
engineers  
scientists  
architects  
constructors

**Mercantile Bank**  
Mount Pleasant, Charter Township of Union, Michigan  
2000 Parkland Drive

180360  
C01





## 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 Tony Barendsen, Mercantile Bank
- III. Applicant Address 4613 Alpine Avenue NW, Comstock Park, MI 49321
- IV. Applicant Phone (616) 299-0307 Owner Phone \_\_\_\_\_
- V. Applicant is (circle) Contractor Architect/Engineer Developer Land Owner (skip V& VI)  
Other
- VI. Land Owner Name Central Development Group, Attn: Darrell Herbruck (989) 621-1491
- VII. Land Owner Address 13610 Big Bend Drive, PO Box 7200, Hudson, FL 34764
- VIII. Project/Business Name Bamber Office Park
- IX. Fill out check list that follows. You must check off that each item has been included in the drawing. If an item is not going to be included in the construction, note that in the comment area. For the first three items, check off if you have made the required submittals to other reviewing agencies.

SUBMITTALS TO OTHER AGENCIES	Off	
Storm water management plan approval prior to application. Reviewed by the County Engineer	✓	Copy of Union Township Storm Water Management Plan available upon request. Submit (2) copies of plan and calculations directly to the Isabella County Engineer, contact Bruce Rohrer at (989) 772 0911, ext. 231. Any review fees are additional.
All curb cuts, acceleration/deceleration lanes, additional drives, and other matters pertaining to roads to be approved by MDOT or Isabella County Road Commission prior to application.	✓	MDOT (M 20, BR 127 sites) at (989) 773 7756. Contact Isabella County Road Commission (all other county roads) at (989) 773 7131. Submit (3) copies.
Mt. Pleasant Fire Dept.	✓	Sgt Randy Keeler (989) 779-5122, (2) copies
Isabella Co Transportation Commission (ICTC)	✓	Rick (989) 773 2913, (2) copies
<b>WELLHEAD PROTECTION REPORTING FORMS (Required for all Site Plans)</b>		
Hazardous Substances Reporting Form Part I and II (Forms included in this packet)	N/A	Kim Smith (989) 772-4600 ext 224 ksmith@uniontownshipmi.com
PERMIT INFORMATION - DEQ Check List	✓	
<b>SITE PLAN REQUIREMENTS</b>	<b>I Of</b>	<b>Comments - (also indicate any features which will not be included in the development or are not applicable)</b>
Name and addresses of Property Owner	✓	
Name and Address of Applicant		
Provide Construction Type (per Mi Building Code) and if sprinkled, (assume Type IVb, un-sprinkled if not provided)	✓	



## Union Township Site Plan Review Application 2015 Revision

<p>The date, north arrow and scale. The scale shall be not less than 1"= 20' for property under three (3) acres and not more than 1"=40' for property greater than three acres.</p>	✓	
<p>All lot and/or property lines are to be shown and dimensioned, including building setback lines</p>	✓	
<p>The location and dimensions of all existing and proposed:          fire hydrants (within 400 feet of building) - - -          drives, -----          sidewalks, (required ) -----          curb openings, -----          acceleration/deceleration lanes, -----          signs, -----          exterior lighting on buildings and parking lots, - -          parking areas (Including handicapped parking spaces, barrier-free building access, unloading areas), -----          recreation areas, -----          common use areas, -----          areas to be conveyed for public use and purpose. -</p>	✓	
<p>Elevation of building front, side, and back. Include Sign size, height, and design. Canopy heights extending over driveways accommodate Public Transportation</p>	✓	
<p>Source of utilities. Public water and sewer approval by Union Township Utility Coordinator prior to application.</p>	✓	<p>Note: Union Township policy is to issue sewer and water permits after application for a building permit. Applicant is advised to contact the utility department for availability prior to site plan review. The township does not coordinate other utility matters. Applicant to assure himself that site is suitable for septic systems, contact Central Michigan District Health Department</p>
<p>All dumpsters shall be screened from public view with an opaque fence or wall no less than six feet in height. Show location. (Note most refuse contractors require concrete pad to place dumpsters upon)</p>	✓	
<p>The location and right-of-way width of all abutting roads, streets, alleys and easements.</p>	✓	
<p>A locational sketch drawn to scale giving the section number and the nearest crossroads.</p>	✓	



**Union Township Site Plan Review Application 2015 Revision**

I submit the site plan and this application as a true representation of existing and proposed conditions. I agree to install all features as shown and to abide by conditions placed upon approval of this plan by the Union Township Planning Commission. False or inaccurate information placed upon this plan may be cause for revocation of any permits issued pursuant to site plan approval and / or removal of work installed. Any changes to the Site Plan now or in the future must be approved by the Union Township Planning Commission or Zoning Administrator. Approval of this plan shall not constitute the right to violate any provisions of the Union Township Zoning Ordinance 1991-5, or other applicable building or state codes and/or laws.

Tony Santoro  
Signature of Applicant

5/29/2018  
Date

\_\_\_\_\_  
Signature of Owner (if other than applicant)

\_\_\_\_\_  
Date

PLEASE PLACE OUR REVIEW ON THE June 19, 2018 (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:

N/A : NO HAZARDOUS OR POLLUTING MATERIALS

Name of business owner(s):

\_\_\_\_\_

Street and mailing address:

\_\_\_\_\_

Telephone:

\_\_\_\_\_

Fax:

\_\_\_\_\_

Email:

\_\_\_\_\_

**I affirm that the information submitted is accurate.**

Owner(s) signature and date:

\_\_\_\_\_

\_\_\_\_\_

Information compiled by:

\_\_\_\_\_

\_\_\_\_\_

## 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
  - 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](http://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
<b>MISCELLANEOUS CONSTRUCTION</b>			
<i>Air Quality Permit to Install:</i> Will your business involve the installation or construction of any process equipment that has the potential to emit air contaminants (e.g. dry sand blasting, boilers, standby generators)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Air Quality Division (AQD), <a href="#">Permit Section</a>
<i>Asbestos Notification:</i> Does the project involve renovating or demolishing all or portions of a building? Notification is required for asbestos removal and required for all demolitions even if the structure never contained asbestos.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	AQD, <a href="#">Asbestos Program</a>
<i>Land and Water Featured Programs (Water Resources Division) - USACE Consolidated Permits:</i> Please consult the <a href="#">Land and Water Management Decision Tree</a> document to evaluate whether your project needs a land and water management permit (i.e., Does the project involve filling, dredging, placement of structures, draining, or use of a wetland?).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Resources Division (WRD), <a href="#">Joint Permit Application</a>
<i>Soil Erosion and Sedimentation Control:</i> Does the project involve an earth change activity (including land balancing, demolition involving soil movement, and construction)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<a href="#">Soil Erosion and Construction Storm Water</a> , or Contact your <a href="#">Local Agency</a>
<i>NPDES Storm Water Discharge from Construction Sites Notice of Coverage:</i> Does the project involve construction which will disturb one or more acres that come into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NPDES <a href="#">Storm Water Permits Program</a> , or appropriate <a href="#">DEQ District Office</a>
<i>Public Swimming Pool Construction (Spas/Hot Tubs) Permits:</i> Will your business involve the construction or modification of a public swimming pool, spa or hot tub?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">Public Swimming Pool Program</a> , or appropriate <a href="#">DEQ District Office</a>
<i>Threatened and Endangered Species:</i> Does the project involve activities that would destroy a protected species of plant or animal or disturb a protected animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Endangered Species Assessment, <a href="#">Threatened and Endangered Species Program</a> , 517-373-1552
Does the project involve <i>construction</i> or alteration of any <i>sewage collection or treatment</i> facility?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appropriate <a href="#">District Office</a> , WRD, Part 41 <a href="#">Construction Permit Program</a>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Office of Waste Management and Radiological Protection (OWMRP), <a href="#">Solid Waste</a> , Appropriate <a href="#">DEQ District Office</a>
Does the project involve the construction of an on-site treatment, storage, or disposal facility for <i>hazardous waste</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	OWMRP, <a href="#">Hazardous Waste Section</a> , <a href="#">Treatment, Storage and Disposal</a>
<b>WATER SUPPLY (More information, see: <a href="http://www.michigan.gov/deqwater">http://www.michigan.gov/deqwater</a>, select "drinking water")</b>			
I am buying water from my community water supply (i.e. city of Detroit or Grand Rapids)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contact your <a href="#">Local Water Utility</a>
I have a private or other water supply well (Type III)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contact your (District or County) <a href="#">Local Health Department</a>
I have a Non-Community Water Supply (Type II)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">Guide</a> , Contact your (District or County) <a href="#">Local Health Department</a>
I am a community water supply (Type I)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">Community Water Supply</a> , <a href="#">DEQ District Office Community Water Supply Program</a>



WASTEWATER MANAGEMENT			
Storm Water Discharge to Wetlands: Will storm water be collected, stored, or treated in a wetland area from a public road, industrial, commercial, or multi-unit residential development?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
Great Lakes: 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>
Inland Lakes and Streams: Does the project involve any dredging, filling, placement of structures, or the operation of a marina within an inland waterbody (e.g. lake, river, stream, drain, creek, ditch, or canal), enlargement of a waterbody, or excavation of a pond within 500 feet of a waterbody?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Joint Permit Application</u>
Storm Water Ponds and Discharges to Inland Lakes/Streams, or Great Lakes: Will storm water from any road or any other part of the development be discharged either directly or ultimately to an inland waterbody, or one of the Great Lakes; or will a storm water pond be constructed within 500 feet of an inland waterbody?	Y <input type="checkbox"/>	N <input checked="" type="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)? ( <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>
<b>CHEMICAL ADDITION PROJECTS</b>			
Are you using chemicals or materials in, or in contact with, drinking water at any point in the water works system?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, Appropriate <u>DEQ District Office, Public Water Supply Program</u>
Are you applying a chemical treatment for the purpose of aquatic nuisance control (pesticide/herbicide etc) in a water body (i.e. lake, pond or river)? (5.	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Aquatic Nuisance Control</u> and Remedial Action Unit
Are you applying materials to a water body for a water resource management project (i.e. mosquito control treatments, dye testing, or fish reclamation projects)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Surface Water Assessment Section</u>
<b>OPERATIONAL PERMITS (SECTOR SPECIFIC)</b>			
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>
<b>PERSONAL LICENSES/CERTIFICATIONS</b>			
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>

<b>Water or Groundwater)?</b>			
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>
<b>OIL, GAS AND MINERALS</b>			
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"/>	OWMRP, <u>Radioactive Protection Programs</u>
<b>STORAGE TANKS (CONSTRUCTION AND OPERATION)</b>			
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>

Central Development Group LLC  
13610 Big Bend Drive  
PO box 7200  
Hudson, Florida 34764

May 15, 2018

Charter Township of Union  
Peter Gallinat, Planner  
2010 S Lincoln Road  
Mt Pleasant, MI 48858

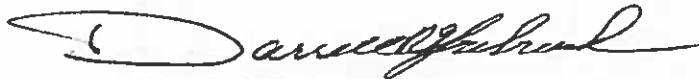
RE: Bamber Office Park site condos, units 3 & 7

Dear Mr. Gallinat,

Mercantile Bank of Michigan is working to develop a project in Bamber Office Park for new offices and facilities. We would like to authorize Mercantile Bank the applicant and their consultants to submit drawings, engineering data etc. to process and secure approvals and permits for their development.

Should you have any questions, do not hesitate to contact me via phone or email

Sincerely,



Darrell Herbruck, Member  
Central Development Group LLC  
[archconinc@gmail.com](mailto:archconinc@gmail.com)  
989-621-1491

**S**am **B**er **E**ngineering

Bruce F. Rohrer, P.E.  
1216 E. Gaylord Street  
Mt. Pleasant, Michigan 48883  
(989) 330-2150

---

June 13, 2018

Peter Galliant  
Charter Township of Union Planner  
2010 S. Lincoln Road  
Mt. Pleasant, MI 48858

RE: Storm Water Management Plan for Proposed Mercantile Bank

Dear Mr. Galliant:

I have reviewed the Storm Water Management Plan prepared by Nathan Torrey, P.E., FTCH for the above captioned project located in part of the SW ¼ of Section 9, Union Township, located at 2000 Parkland Drive. The plan utilizes a portion of an existing detention pond and underground storage in the north parking lot area. The engineer requested a 3-inch orifice to mitigate clogging potential for the underground system. The calculated area of this orifice is 1 ¼ inches. As a compromise I agreed to a 2-inch diameter. Therefore, the proposed plan is consistent with the Union Township Storm Water Ordinance.

If you have any questions or need any further information, please feel free to contact me in my office.

Sincerely,



Bruce E. Rohrer, P.E.  
Consulting Engineer  
Isabella County

BER/taw

cc: Nathan Torrey, P.E., FTCH

## Peter Gallinat

---

**From:** Kim Smith  
**Sent:** Tuesday, June 12, 2018 11:48 AM  
**To:** Peter Gallinat  
**Cc:** Torrey, Nathan R.  
**Subject:** RE: Mercantile Bank site plan development

Peter,

Good morning, I have reviewed the site plan for Mercantile Bank , which was provided to me on May 29, 2018, by FTCH. These comments pertain to site plan approval only.

The parcel has township water available on Parkland Drive. The site plan provided shows water being serviced via existing water leads. Prior to permits being issued for this project full plans and profiles for the water leads will need to be reviewed and approved by the Township Department of Public Works.

Township sewer is also available on Hawthorn Drive. The site plan provided shows sewer being serviced via an existing sewer lead. Prior to permits being issued for this project full plans and profiles for the sewer lead will need to be reviewed and approved by the Township Department of Public Works.

Water and Sewer Design Specification can be found on our website at [www.uniontownshipmi.com/utilities](http://www.uniontownshipmi.com/utilities)

Thank you,

**Kim Smith**



Department of Public Works  
Charter Township of Union  
2010 S. Lincoln Road  
Mt. Pleasant, MI 48858  
Phone (989) 772-4600 ext. 224  
Fax (989) 773-1988  
Visit us on the Web at  
<http://www.uniontownshipmi.com>

"This institution is an equal opportunity provider, and employer."

---

**From:** Kim Smith  
**Sent:** Thursday, May 03, 2018 11:17 AM  
**To:** 'Torrey, Nathan R.'; Peter Gallinat

**Cc:** Jim Ramey  
**Subject:** RE: Mercantile Bank site plan development

Nathan,  
Attached are the water and sewer plans for the site indicated on your attachment. The information in these plans should be field verified.

**Kim Smith**



Department of Public Works  
Charter Township of Union  
2010 S. Lincoln Road  
Mt. Pleasant, MI 48858  
Phone (989) 772-4600 ext. 224  
Fax (989) 773-1988  
Visit us on the Web at  
<http://www.uniontownshipmi.com>

"This institution is an equal opportunity provider, and employer."

---

**From:** Torrey, Nathan R. [<mailto:nrtorrey@ftch.com>]  
**Sent:** Tuesday, May 01, 2018 8:33 AM  
**To:** Peter Gallinat  
**Cc:** Jim Ramey; Kim Smith  
**Subject:** Mercantile Bank site plan development

Good morning Peter,

I'm working on a new site development for Mercantile Bank in Union Charter Township. I believe Jim Ramey with Concept Design has spoken with you about the project. The site is located at 2000 Parkland Drive, at the intersection of Pickard Road and Parkland Drive, Bamber Office Park, Parcels 14-043-00-003-00 and 007-00 (see attached figure).

I would like to request the following information:

- Water and sanitary sewer as-built plans for the Bamber office park and Pickard Road.
- Stormwater analysis/documentation for the existing stormwater detention basin located in the office park. I assume this was designed to accept stormwater runoff from the two parcels. I would like to confirm this.

Thank you, look forward to hearing from you.

Nate

Nathan R. Torrey, PE | Senior Civil Engineer | 616.464.3786 | [www.ftch.com](http://www.ftch.com)  
Fishbeck, Thompson, Carr & Huber, Inc. | Engineers, Scientists, Architects, Constructors



**Mount Pleasant Fire Department**  
**804 E. High Street**  
**Mount Pleasant, Mi 48858**

**Union Township Site Plan Review**

Wednesday May 30, 2018

**Mercantile Bank**

**2000 Parkland DR**  
**Mt. Pleasant, MI 48858**

A Site Plan Review was conducted on Wednesday May 30, 2018 and revealed the following requirements listed below.

ORDER TO COMPLY: Since these conditions are contrary to code, you must correct them upon receipt of this notice. Please provide our department the documentation that verifies compliance with the code.

This list shall not be considered all-inclusive, as other requirements may be necessary, additional requirements are located in Chapter 5 and appendixes B, C, and D of the 2012 Edition of the International Fire Code.

If you have any questions regarding this matter, please feel free to contact me at (989) 779-5122.

---

**Violation Code**

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**1 PROPERTY Identification**

Mercantile Bank  
2000 Parkland Dr.

Proposed 20,400 square ft. 2 story building.  
Type IIB construction

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**ACCESS AND WATER Road and Water Supply**

When fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2 of the 2012 Edition of the International Fire Code.

**ACCESS ROAD 150 FT Buildings within 150ft of Access Road**

All portions of a building are required to be within 150 feet of an approved Fire Department access road, in accordance with Chapter 5, Section 503.1.1 of the 2012 Edition of the International Fire Code.

Site Plan meets requirement listed above.

---



## Union Township Site Plan Review

### ACCESS ROAD LOAD Designed and Maintained to Support the

All fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities in accordance with Chapter 5, Sections 503.2.3 and 503.4 of the 2012 Edition of the International Fire Code.

### BUILDING IDENTIFICATION Buildings Shall Have Address

Provide address identification numbers in accordance with Chapter 5, Sections 505.1 of the 2012 Edition of the International Fire Code or applicable to the City of Mt. Pleasant code of ordinances 150.01 Land Usage.

---

### ACCESS ROAD OBSTRUCTED Dimensions and Clearances

All fire apparatus access roads, including parking lots, shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches in accordance with Chapter 5, Sections 503.2.1, 503.2.2, 503.3 and 503.4 of the 2012 Edition of the International Fire Code. Fire Prevention Ordinance 93.02(D)

Site Plan meets requirement listed above.

### DUMPSTERS Dumpster Locations

Dumpster's and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines in accordance with Chapter 3, Section 304, and 304.3.3 of the 2012 Edition of the International Fire Code.

Site Plan meets requirement listed above.

---

### FDC HORN STROBE Horn Strobe Above FDC

Provide a horn strobe above the Fire Department Connection. Fire Prevention Ordinance 93.12(A)

### FDC LOCATION FDC Location and Distance

Fire Department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as other wise approved by the fire chief. The fire department connection shall be located within 150 feet of a fire hydrant , in accordance with Chapter 9, Section 912.2.1 of the 2012 Edition of the International Fire Code and the Fire Prevention Ordinance 93.12 Provide a 5" Storz Fire Department Connection with a 30 degree downturn.

FDC to be located facing Parkland Dr. on the South East side of the building.  
Horn strobe must be located above FDC.

---

## Union Township Site Plan Review

### FDC MAINTENANCE FDC Maintained and Unobstructed

Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire chief as in accordance with Chapter 9, Section 912.3 of the 2012 Edition of the International Fire Code.

### HYDRANT DISTANCE Hydrant maximum distance from buildings

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m). 2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

Site Plan meets requirement listed above.

---

### KNOX BOX Knox Box Requirements and Location

Provide a Knox Key entry device and install it in approved location by the Fire Code Official, as in accordance with Chapter 5, Section 506.1, 506.1.1 and 506.2 of the 2012 Edition of the International Fire Code. (Go to [Knoxbox.com](http://Knoxbox.com) and search by fire department or zip code - select "Mt. Pleasant Fire Department" and place order for the type of Knox box desired.)

### WATER SUPPLY (GPM) Capable of Supplying the Required Fire

Provide fire hydrants capable of supplying the required fire flow in accordance with Chapter 5, Section 507 of the 2012 Edition of the International Fire Code. The number and spacing of fire hydrants is based on the construction type and square footage of the building in accordance with Appendix B and C and tables B105.1 and C105.1 of the 2012 Edition of the International Fire Code. (Contact Fire Department to verify locations.)

Building construction Type IIB at 20,400 sq. ft. 3,000gpm required. Building is sprinkled - 50% reduction in fire flow = 1,500gpm. Spacing and number of hydrants on site plan meet the requirements above.

**Union Township Site Plan Review**

---

**Keeler, Randy**  
**Lieutenant**  
**Mount Pleasant Fire Department**

# Mercantile Bank

## 2000 Parkland Drive Mt. Pleasant, Charter Township of Union, MI

Issued for Site Plan Approval June 4, 2018  
Project Number 180560



Fishbeck Thompson Carr & Huber Inc.

Engineers • Scientists • Architects • Constructors  
1515 Arboretum Drive, Grand Rapids, Michigan 49546  
800-456-3824 www.ftch.com

### GENERAL

G001 COVER

### CIVIL

- C101 SITE SURVEY PLAN
- C102 DEMOLITION & SESC PLAN
- C201 SITE LAYOUT PLAN
- C301 SITE GRADING PLAN
- C401 SITE UTILITY PLAN
- C501 DETAILS
- C502 DETAILS

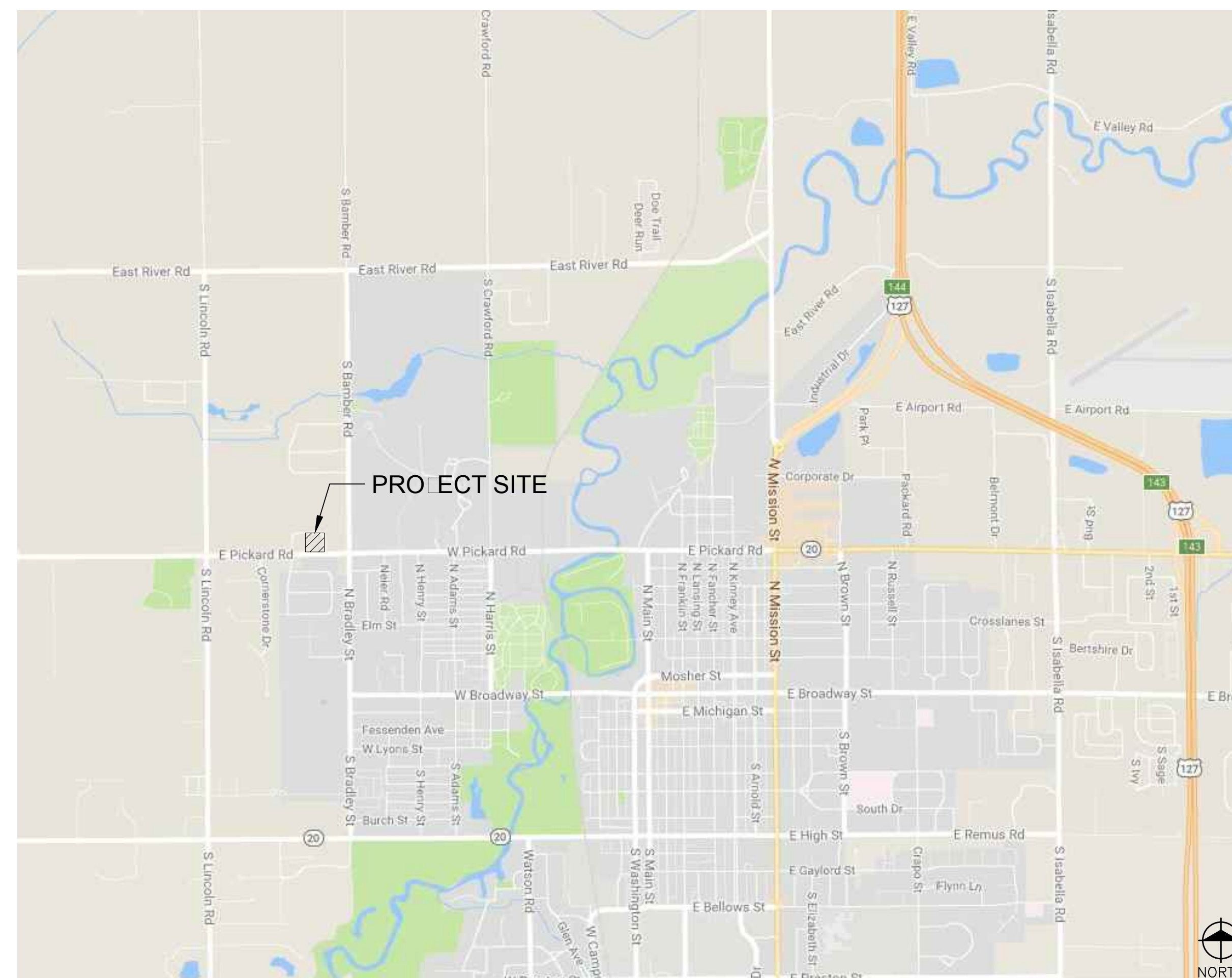
### ELECTRICAL

E101 SITE LIGHTING PHOTOMETRIC PLAN

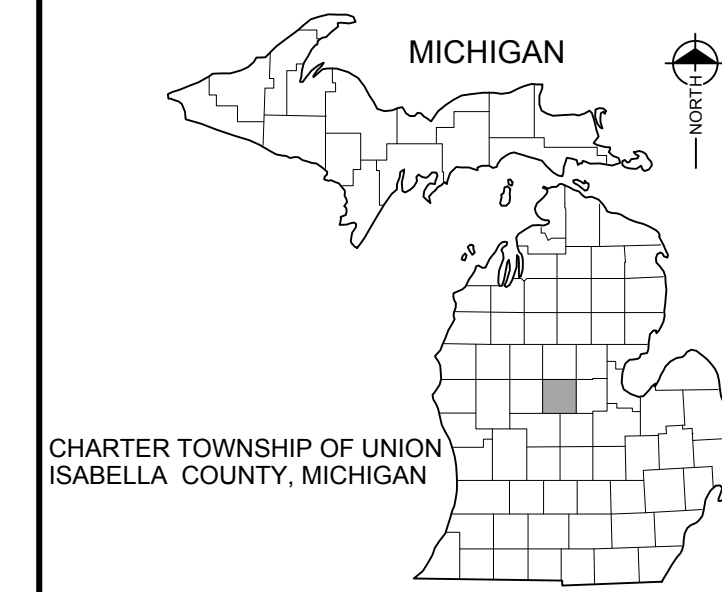
### LANDSCAPE

L101 LANDSCAPE PLAN

### LOCATION MAP



### VICINITY MAP



CHARTER TOWNSHIP OF UNION  
ISABELLA COUNTY, MICHIGAN

### UTILITY INFORMATION

THE EXISTING UTILITIES SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN LOCATED FROM UTILITY RECORD DRAWINGS. ACTUAL UTILITY LOCATIONS MAY VARY FROM WHAT IS SHOWN. ALL UTILITIES TO BE FIELD VERIFIED BY UTILITY OWNER PRIOR TO CONSTRUCTION.

#### ZONING:

Charter Township Of Union  
Mr. Peter Gollinat  
Zoning Administrator  
2010 S. Lincoln Road  
Mt. Pleasant, MI 48858  
Phone: 989.772.4600 Ext.241  
Fax: 989.773.1988  
Email: pgollinat@uniontownshipmi.com

#### BUILDING PERMITS:

Charter Township Of Union  
Mr. Randy Robinson  
Building Official  
2010 S. Lincoln Road  
Mt. Pleasant, MI 48858  
Phone: 989.772.4600 Ext.227  
Fax: 989.773.1988  
Email: rrobinson@uniontownshipmi.com

#### UTILITIES:

Charter Township Of Union  
Kim Smith  
Public Works Coordinator  
2010 S. Lincoln Road  
Mt. Pleasant, MI 48858  
Phone: 989.772.4600 Ext.224  
Fax: 989.773.1988  
Email: ksmith@uniontownshipmi.com

#### STORMWATER:

Isabella County Drain Commissioner  
Mr. Bruce Rohrer, PE  
200 N. Main St. Room 140  
Mt. Pleasant, MI 48858  
Phone: 989.772.0911 Ext. 231  
Fax: 989.773.7431

#### TRANSPORTATION COMMISSION:

Isabella County Transportation Commission  
Mr. Rick Collins  
2100 E. Transportation Dr.  
Mt. Pleasant, MI 48858  
Phone: 989.772.9441

#### ROAD COMMISSION:

Isabella County Road Commission  
2261 E. Remus Road  
Mt. Pleasant, MI 48858  
Phone: 989.773.7131  
Fax: 989.775.6329

#### FIRE:

Mt. Pleasant Fire Department  
Sgt. Randy Keeler  
804 E. High St.  
Mt. Pleasant, MI 48858  
Phone: 989.779.5122  
Fax: 989.773.4020  
Email: rkeeler@mt-pleasant.org

### ARCHITECT:

Ghafari Associates  
89 Monroe Center Street NW, Suite 400  
Grand Rapids, MI 49503  
James Rame: AIA  
Phone: 616.771.0909 Ext. 1.7904  
jrame@ghafari.com

### CIVIL ENGINEER:

FTC&H  
1515 Arboretum Drive SE  
Grand Rapids, MI 49546  
Nathan R. Torre, PE  
Phone: 616.464.3786  
nr torre@ftch.com

### LANDSCAPE ARCHITECT:

Designscapes  
7357 40th Ave.  
Hudsonville, MI 49426  
Doree Weise, PLA, ASLA  
Phone: 616.669.8004  
Fax: 616.437.4867  
weise@comcast.net

### SEAL



engineers  
scientists  
architects  
constructors

Mercantile Bank  
Mt. Pleasant, Charter Township of Union, Michigan  
2000 Parkland Drive

### REVISIONS

DATE	DESCRIPTION
6/04/2018	SITE PLAN APPROVAL
5/22/2018	AGENCY REVIEW

Drawn By:	ADO
Designer:	WMB
Reviewer:	HMB
Manager:	NRT

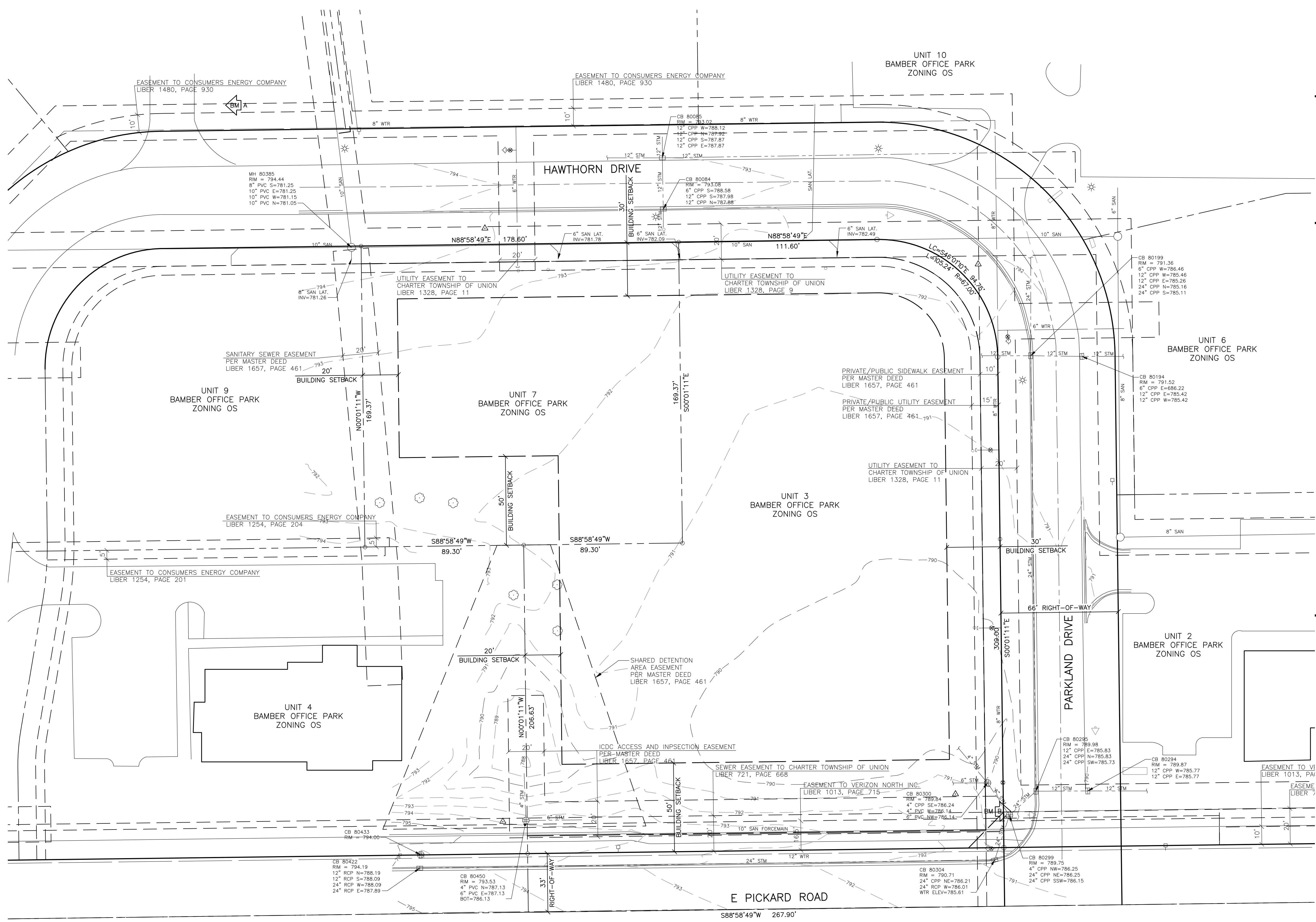
Hard copies intended to be 24" x 36" when plotted. Scale's indicated and graphic shall not be accurate for any other size.

PROJECT NO.  
180560

SHEET NO.

# G001

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**BENCHMARKS**

BENCH MARK A ELEVATION: 794.31  
CHISELED BOX ON TOP OF EAST END OF 21" CONC CULVERT END SECTION, ON THE EAST SIDE OF DRIVE TO DENTIST OFFICE, NORTH SIDE OF HAWTHORNE DR.

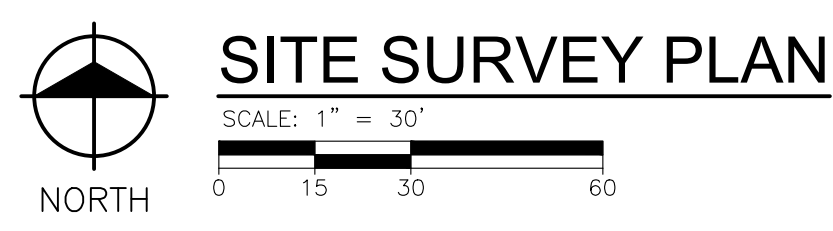
BENCH MARK B ELEVATION: 789.76  
CHISELED BOX ON NORTH SIDE OF 54" CONC LID ON CATCH BASIN STRUCTURE, NW QUAD OF PARKLAND DR. AND PICKARD RD.

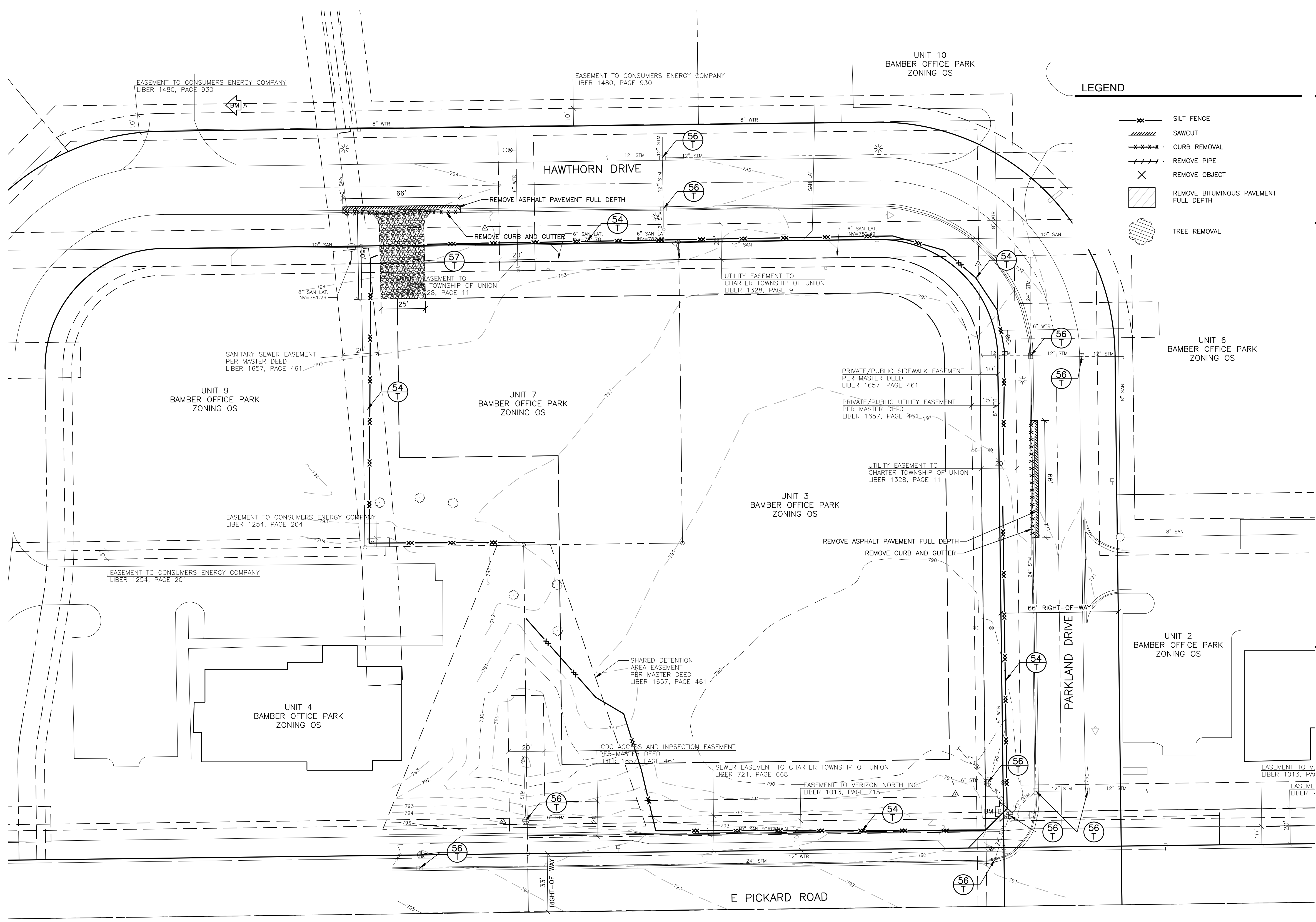
**LEGEND**

- BENCH MARK
- PROPERTY LINE
- ROW LINE
- EASEMENT LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- SOIL BORING
- DECIDUOUS TREE
- LIGHT
- UTILITY POLE
- SIGN
- PAVED SURFACE
- EXISTING CURB & GUTTER
- SANITARY SEWER & MANHOLE
- STORM SEWER & MANHOLE
- CATCH BASIN CURB AND LAWN TYPE
- VALVE
- HYDRANT
- WATER MAIN
- PLUG
- GAS MAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- TELEPHONE PEDESTAL

**NOTES**

- THE HORIZONTAL AND VERTICAL INFORMATION PROVIDED IS BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE, INTERNATIONAL FEET) WITH NAD83 AND NAVD88 DATUM.
- SURVEY COMPLETED IN MARCH 2018 BY FTCH AND REFLECTS CONDITIONS AT THAT TIME. CONTACT ENGINEER WITH ANY DISCREPANCIES AFFECTING THE WORK AREA.
- UNDERGROUND UTILITIES ARE SHOWN BASED ON SURFACE MANHOLE AND VALVE LOCATIONS, RECORD DRAWINGS, AND CONSTRUCTION DRAWINGS AND MAY NOT BE ACCURATE. CONTRACTOR SHALL CONTACT MISS DIG PRIOR TO ANY DIGGING. CONTACT FTCH IF UTILITIES ARE IN DIFFERENT LOCATION/CONDITION THAN SHOWN.





LEGEND

- SILT FENCE
- SAWCUT
- CURB REMOVAL
- REMOVE PIPE
- REMOVE OBJECT
- REMOVE BITUMINOUS PAVEMENT FULL DEPTH
- TREE REMOVAL

BENCHMARKS

- BENCH MARK A ELEVATION: 794.31  
CHISELED BOX ON TOP OF EAST END OF 21" CONC CULVERT END SECTION, ON THE EAST SIDE OF DRIVE TO DENTIST OFFICE, NORTH SIDE OF HAWTHORNE DR.
- BENCH MARK B ELEVATION: 789.76  
CHISELED BOX ON NORTH SIDE OF 54" CONC LID ON CATCH BASIN STRUCTURE, NW QUAD OF PARKLAND DR. AND PICKARD RD.

DEMOLITION NOTES

1. THE EXTENT OF REMOVALS AND DEMOLITION SHALL BE FIELD VERIFIED BY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DEVIATIONS FROM INFORMATION SHOWN.
2. PRIOR TO CONSTRUCTION ALL FENCING, BARRICADES, ENCLOSURES, ETC. MUST BE INSTALLED AND APPROVED BY OWNER OR CONSTRUCTION MANAGER.
3. DISPOSE OF DEMOLITION AND EXCAVATION MATERIALS IN ACCORDANCE WITH CONTRACT DOCUMENTS.
4. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE IN PLACE PRIOR TO STARTING REMOVALS AND DEMOLITION.
5. UNLESS SPECIFICALLY NOTED FOR REMOVAL ON THE PLANS, ALL SIDEWALKS, DRIVES, CULVERTS, DRAINAGE STRUCTURES, AND ABOVE AS WELL AS BELOW GRADE UTILITIES SHALL BE PROTECTED. ALL SUCH ITEMS DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH NEW AT NO ADDITIONAL COST TO THE OWNER.
6. ELECTRICAL, TELEPHONE, CABLE TV, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE CONSTRUCTION LIMITS. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
7. PERFORM CLEARING, GRUBBING, TREE AND STUMP REMOVAL, TOPSOIL REMOVAL AND STOCKPILING IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
8. BEFORE REMOVING OR ABANDONING ANY UTILITY PIPES, VERIFY NEW UTILITY PIPE HAS BEEN INSTALLED, TESTED AND IS OPERATIONAL.
9. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. VERIFY CRITICAL INVERT INFORMATION PRIOR TO BEGINNING CONSTRUCTION.
10. DAMAGE CAUSED TO SURROUNDING AREA PAVEMENT OUTSIDE THE CONSTRUCTION LIMITS SHALL BE SAWCUT AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
11. COORDINATE SEQUENCING AND PHASING OF DEMOLITION WITH CONSTRUCTION MANAGER.

SESC NOTES

1. MAINTAIN AND REPAIR ALL SESC BEST MANAGEMENT PRACTICES BMPs DURING CONSTRUCTION UNTIL ALL VEGETATION IS ESTABLISHED. (ALL DISTURBED SOIL SURFACES ARE UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR AS DEFINED BY PERMIT.)
2. INSTALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE START OF ANY LAND CLEARING OR GRADING ACTIVITIES.
3. APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THE DRAWINGS AND/OR AS REQUIRED BY SESC PERMIT AND IMPLEMENT ADDITIONAL MEASURES AS DICTATED BY SITE CONDITIONS.
4. ENSURE THAT ANY SEDIMENTATION RESULTING FROM WORK ON THIS SITE IS CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS.
5. LEAVE SLOPES IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
6. INSTALL SILT FENCE AROUND THE PERIMETER OF ON-SITE SOIL STOCKPILE AREAS IF RUNOFF CAN IMPACT A STABILIZED PART OF THE SITE, OR LEAVE THE SITE. ADDITIONALLY, INACTIVE PORTIONS OF THE STOCKPILE AREAS ARE TO BE STABILIZED AS REQUIRED BY PERMIT.
7. IMPLEMENT TEMPORARY STABILIZATION MEASURES ON ANY DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES WILL NOT RESUME FOR 14 DAYS OR MORE. IMPLEMENTATION OF TEMPORARY STABILIZATION MEASURES MUST BE INITIATED IMMEDIATELY AND COMPLETED WITHIN SEVEN (7) DAYS FROM WHEN CONSTRUCTION ACTIVITIES TEMPORARILY CEASED ON ANY PORTION OF THE SITE. APPLY 3-5 LBS/1000 SFT. TEMPORARY SEED AND STRAW MULCH OVER DISTURBED AREA.
8. TOPSOIL AND SEED ALL EXPOSED AREAS WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE CONCLUSION OF FINAL GRADING IN THAT AREA.
9. REGULARLY CHECK SEEDING AREAS TO SEE THAT A GOOD STAND OF VEGETATION IS "ESTABLISHED". VEGETATION WILL NOT BE CONSIDERED "ESTABLISHED" UNTIL 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED WITH PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER. FERTILIZE, WATER, RESEED AS MULCH AS NEEDED.
10. MINIMIZE TRACKING OF SOIL AND SEDIMENT ONTO OFF-SITE ROADWAYS THROUGH THE USE OF APPROPRIATE MEASURES. IMMEDIATELY REMOVE ANY SOIL OR SEDIMENT TRACKED ONTO THE ROADWAYS.
11. NO VEHICLES AND EQUIPMENT CLEANING IS ALLOWED AT LOCATIONS WHERE RUNOFF COULD FLOW DIRECTLY INTO A WATER COURSE OR DOWNSTREAM STORM SEWER.

REVISIONS

6/04/2018	SITE PLAN APPROVAL
5/22/2018	AGENCY REVIEW

Drawn By:	ADO
Designer:	WMB
Reviewer:	
Manager:	NRT

Hard copy is intended to be 24" x 36" when plotted. Scale is indicated and graphic shall not be accurate for any other site.

PROJECT NO.  
180560

SHEET NO.

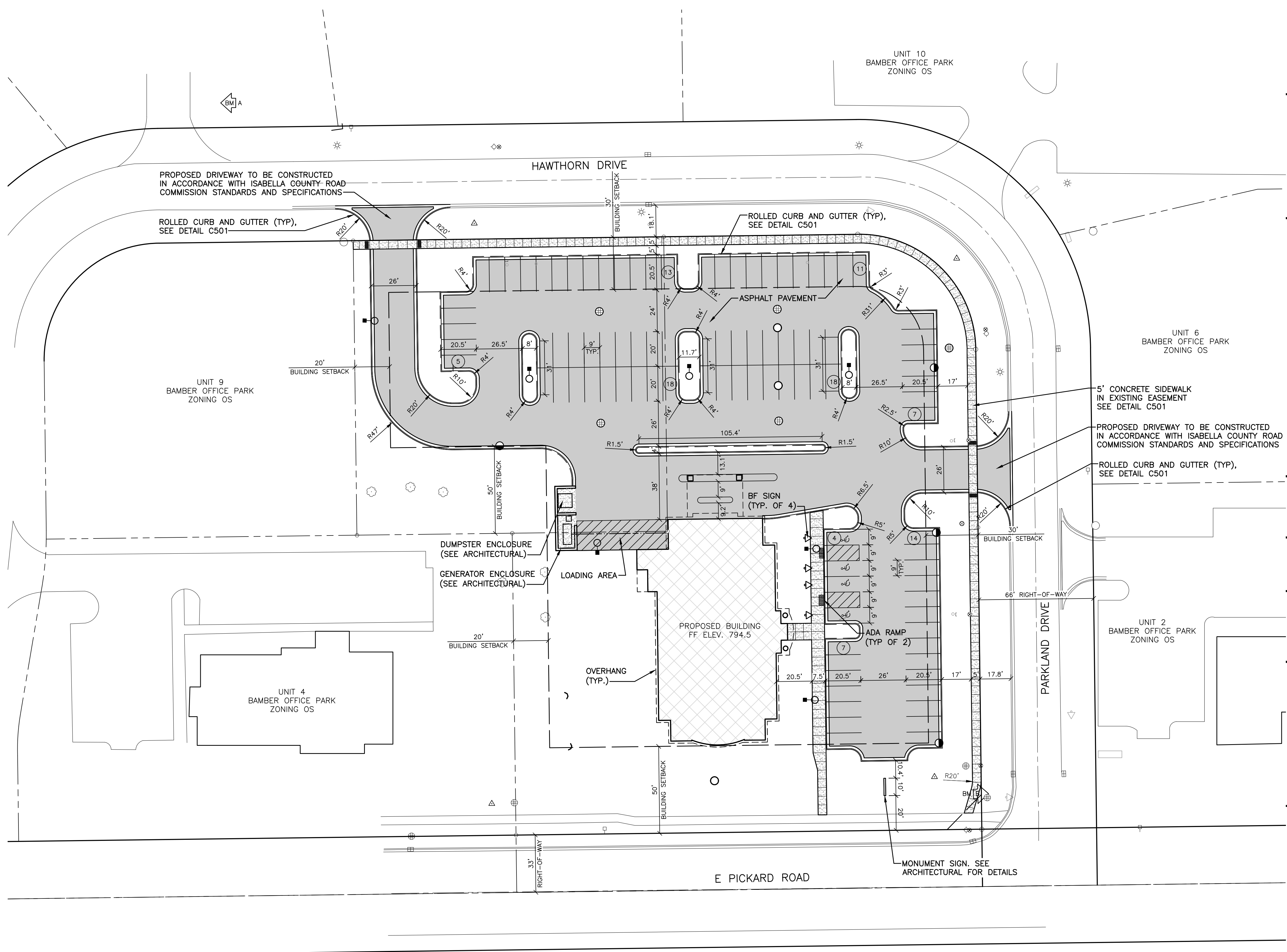
C10

DEMOLITION & SESC PLAN  
SCALE: 1" = 30'

MDE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

KEY	DETAIL	CHARACTERISTICS
54		Use geotextile and posts or poles. May be constructed of prepackaged. Easy to construct and locate as necessary. See detail sheet C501.
56		Manufactured filter bag inserted under casting. Collects sediment at catch basin inlet. See detail sheet C501.
57		Used at every point where construction traffic enters or leaves a construction site. See detail sheet C501.

TEMPORARY MEASURE  
PERMANENT MEASURE



**BENCHMARKS**

BENCH MARK A ELEVATION: 794.31  
CHISELED BOX ON TOP OF EAST END OF  
21" CONC CULVERT END SECTION, ON THE  
EAST SIDE OF DRIVE TO DENTIST OFFICE,  
NORTH SIDE OF HAWTHORNE DR.

BENCH MARK B ELEVATION: 789.76  
CHISELED BOX ON NORTH SIDE OF 54"  
CONC LID ON CATCH BASIN STRUCTURE,  
NW QUAD OF PARKLAND DR. AND PICKARD RD.

**LEGEND**

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 4" THICK CONCRETE SIDEWALK
- STANDARD CURB AND GUTTER
- INVERTED CURB AND GUTTER
- PARKING SPACE COUNT
- ADA PARKING SPACE
- SITE LIGHT POLE (SEE LIGHTING PLAN)
- GROUND LIGHT FIXTURE (SEE LIGHTING PLAN)
- SIGN

**PROJECT DESCRIPTION**

THE PROPOSED PROJECT IS A TWO-STORY BANK AND  
COMMERCIAL OFFICE BUILDING WITH DRIVE THROUGH BANKING.  
BUILDING FOOTPRINT 10,200 SQUARE FEET.

**ZONING**

EXISTING ZONING IS OS OFFICE/SERVICE

**CONSTRUCTION TYPE**

CONSTRUCTION TYPE IS II-B (MICHIGAN BUILDING CODE).  
THE PROPOSED BUILDING WILL HAVE A FIRE PROTECTION  
SPRINKLER SYSTEM.

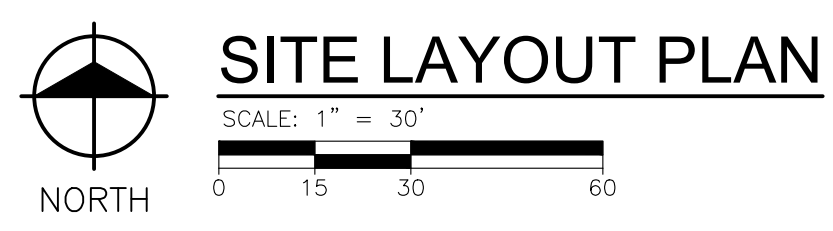
**PARKING QUANTITIES**

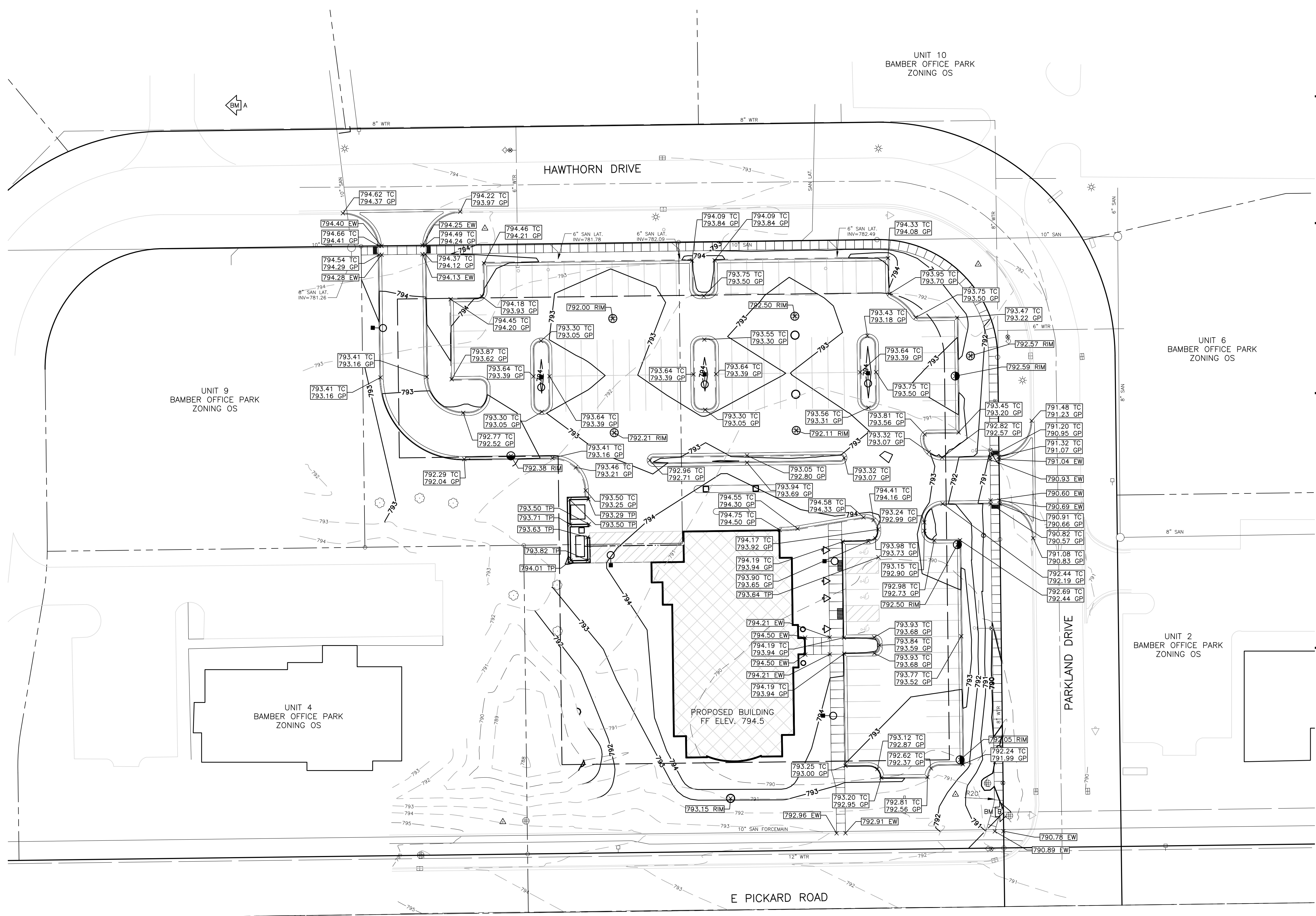
**REQUIRED PARKING:**  
BANK: 2,200 SF @ 1 SPACE PER 100 SF = 22 SPACES  
OFFICE: 14,535 SF @ 1 SPACE PER 200 SF = 73 SPACES  
TOTAL = 95 SPACES

**PROVIDED PARKING:**  
93 STANDARD 9'x20' SPACES  
4 ADA BF VAN ACCESSIBLE SPACES  
97 TOTAL PROVIDED PARKING SPACES

**NOTES**

1. DIMENSIONS ARE TO BACK OF CURB, OUTSIDE FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.





**BENCHMARKS**

BENCH MARK A ELEVATION: 794.31  
CHISELED BOX ON TOP OF EAST END OF 21" CONC CULVERT END SECTION, ON THE EAST SIDE OF DRIVE TO DENTIST OFFICE, NORTH SIDE OF HAWTHORNE DR.

BENCH MARK B ELEVATION: 789.76  
CHISELED BOX ON NORTH SIDE OF 54" CONC LID ON CATCH BASIN STRUCTURE, NW QUAD OF PARKLAND DR. AND PICKARD RD.

**LEGEND**

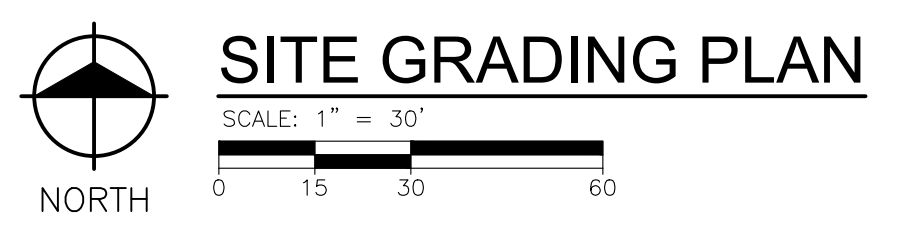
- 725 PROPOSED CONTOUR MAJOR
- 724 PROPOSED CONTOUR MINOR
- 725 EXISTING CONTOUR MAJOR
- 724 EXISTING CONTOUR MINOR

**SPOT ELEVATION LEGEND**

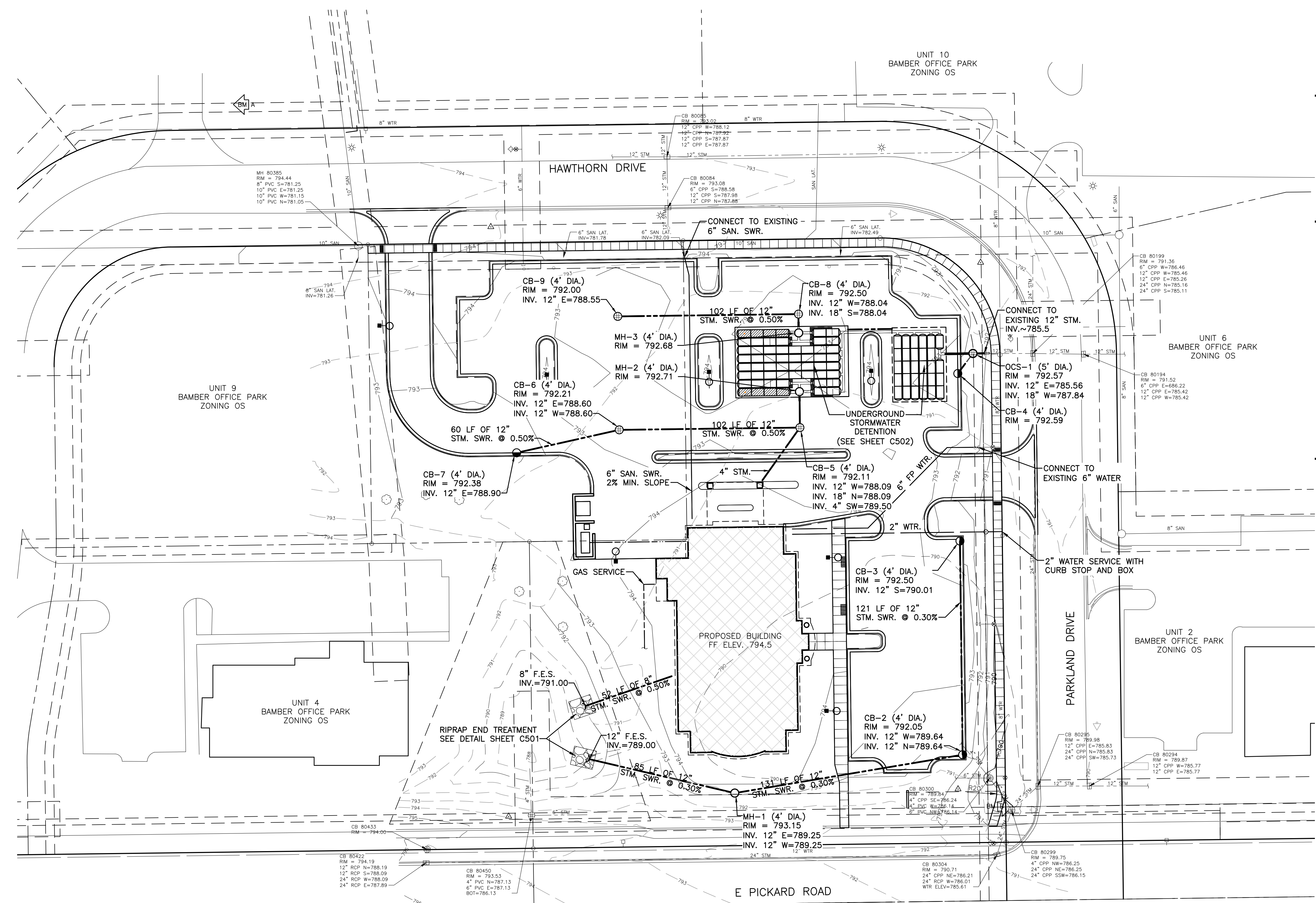
- 604.50 SPOT ELEVATION
- GP GUTTER PAN
- TC TOP OF CURB
- TP TOP OF PAVEMENT
- GR GRADE ELEVATION
- TW TOP OF WALL
- EW EDGE OF WALK
- FF FINISH FLOOR
- EM EDGE OF METAL
- LP LOW POINT
- HP HIGH POINT

**NOTES**

1. FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO MATCH EDGE OF PAVEMENT.
2. STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
3. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
4. GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
5. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
6. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.







**BENCHMARKS**

BENCH MARK A ELEVATION: 794.31  
CHISELED BOX ON TOP OF EAST END OF  
21" CONC CULVERT END SECTION, ON THE  
EAST SIDE OF DRIVE TO DENTIST OFFICE,  
NORTH SIDE OF HAWTHORNE DR.

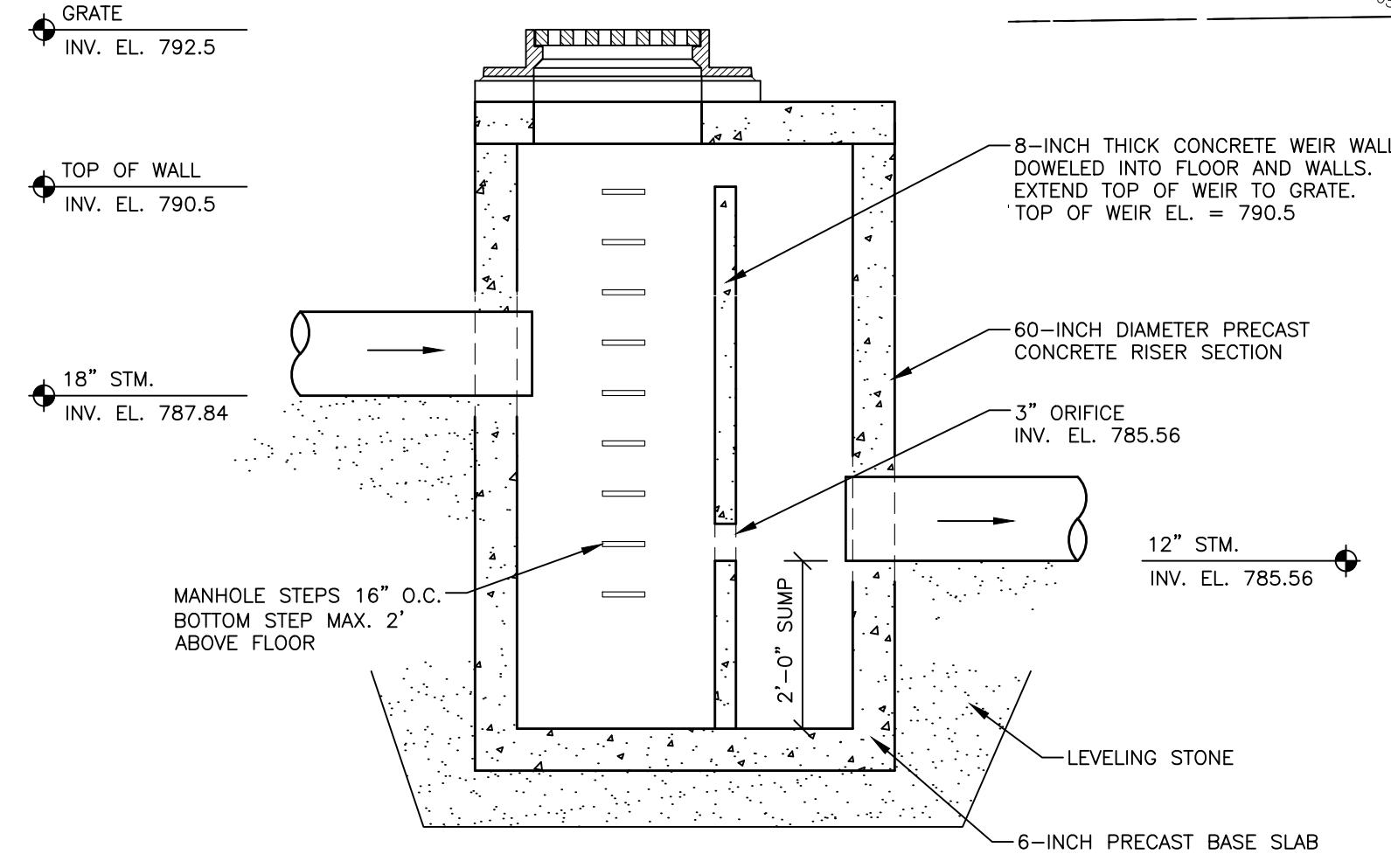
BENCH MARK B ELEVATION: 789.76  
CHISELED BOX ON NORTH SIDE OF 54"  
CONC LID ON CATCH BASIN STRUCTURE,  
NW QUAD OF PARKLAND DR. AND PICKARD RD.

**LEGEND**

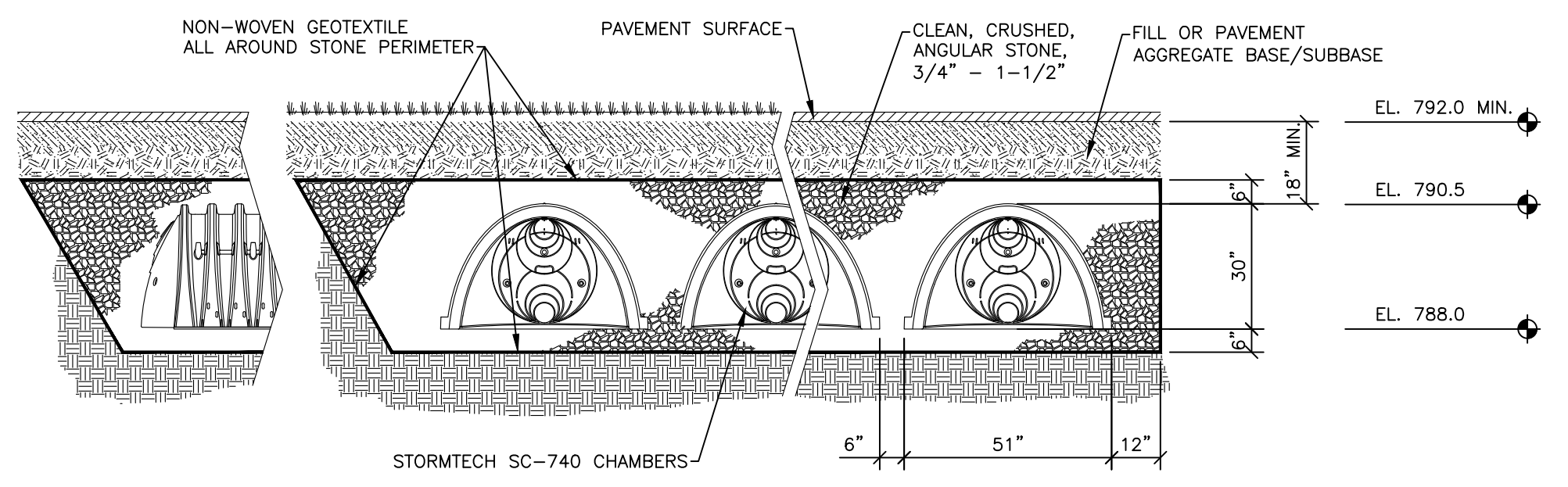
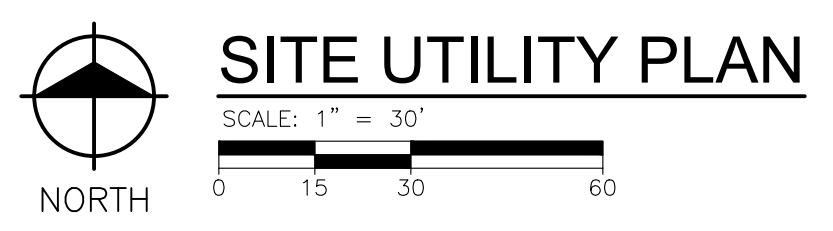
- 12" STM ○ STORM SEWER & MANHOLE
- CATCH BASINS
- 8" SAN ○ SANITARY SEWER & MANHOLE
- SANITARY WYE & LEAD
- 12" WATER — WATER MAIN (DOMESTIC)
- VALVE & BOX
- FP 12" FP — WATER MAIN (FIRE PROTECTION)
- PLUG
- STANDARD FIRE HYDRANT ASSEMBLY
- 4" PAVEMENT UNDERDRAIN

**UTILITY NOTES**

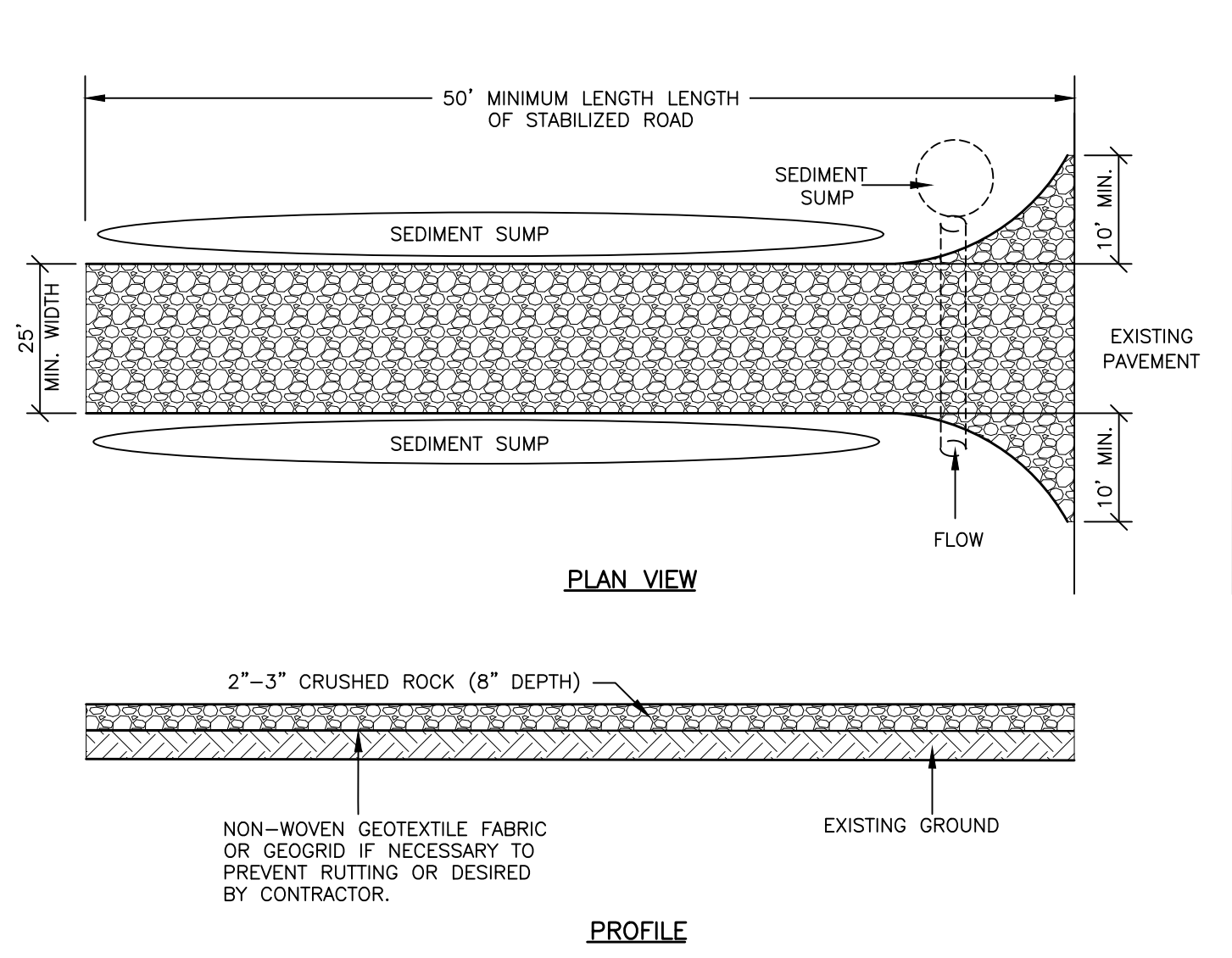
1. EXISTING UTILITIES LOCATIONS SHOWN ARE APPROXIMATE.
2. VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO EXCAVATION WHERE NECESSARY.
3. PROTECT AND MAINTAIN SERVICE OF OTHER UTILITIES AT CROSSINGS.
4. DO NOT CONNECT ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER SERVICES TO THE SANITARY SEWER.
5. END SECTIONS ARE INCLUDED IN PIPE LENGTHS SHOWN.
6. PROVIDE RIPRAP AT ALL END SECTIONS UNLESS OTHERWISE NOTED.
7. PROVIDE AND MAINTAIN INLET FILTERS AT ALL CATCH BASIN INLETS, DURING CONSTRUCTION.
8. WATER MAIN TO HAVE A MINIMUM OF 5.5 FEET OF COVER.
9. ADJUST ALL CASTINGS TO FINISH GRADES.
10. PIPE LENGTHS ARE TO CENTER OF STRUCTURES UNLESS NOTED OTHERWISE. ALL PIPE LENGTHS ARE FOR THE CONVENIENCE OF THE CONTRACTOR.



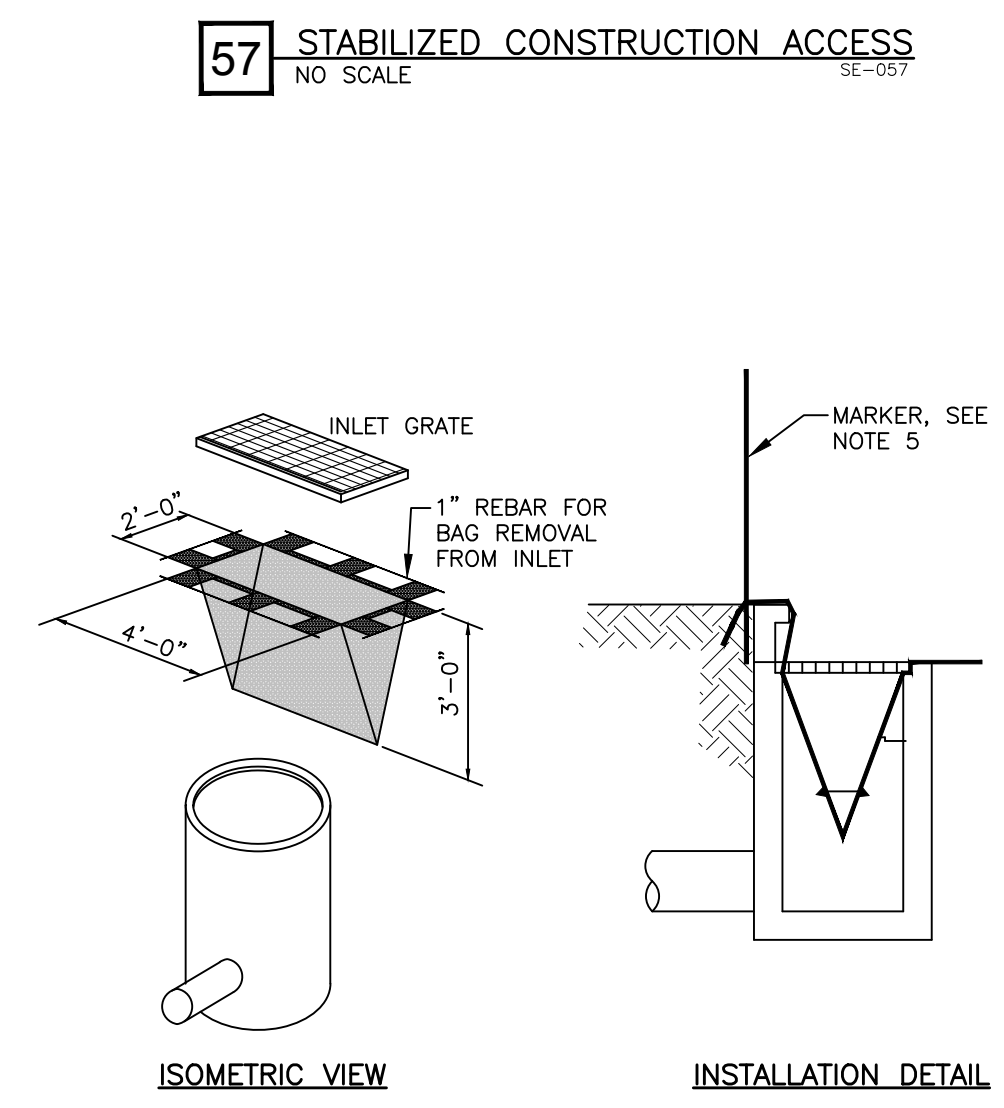
OUTLET CONTROL STRUCTURE OCS-1 DETAIL  
NO SCALE



UNDERGROUND STORMWATER DETENTION SECTION (SEE SHEET C502)  
NO SCALE

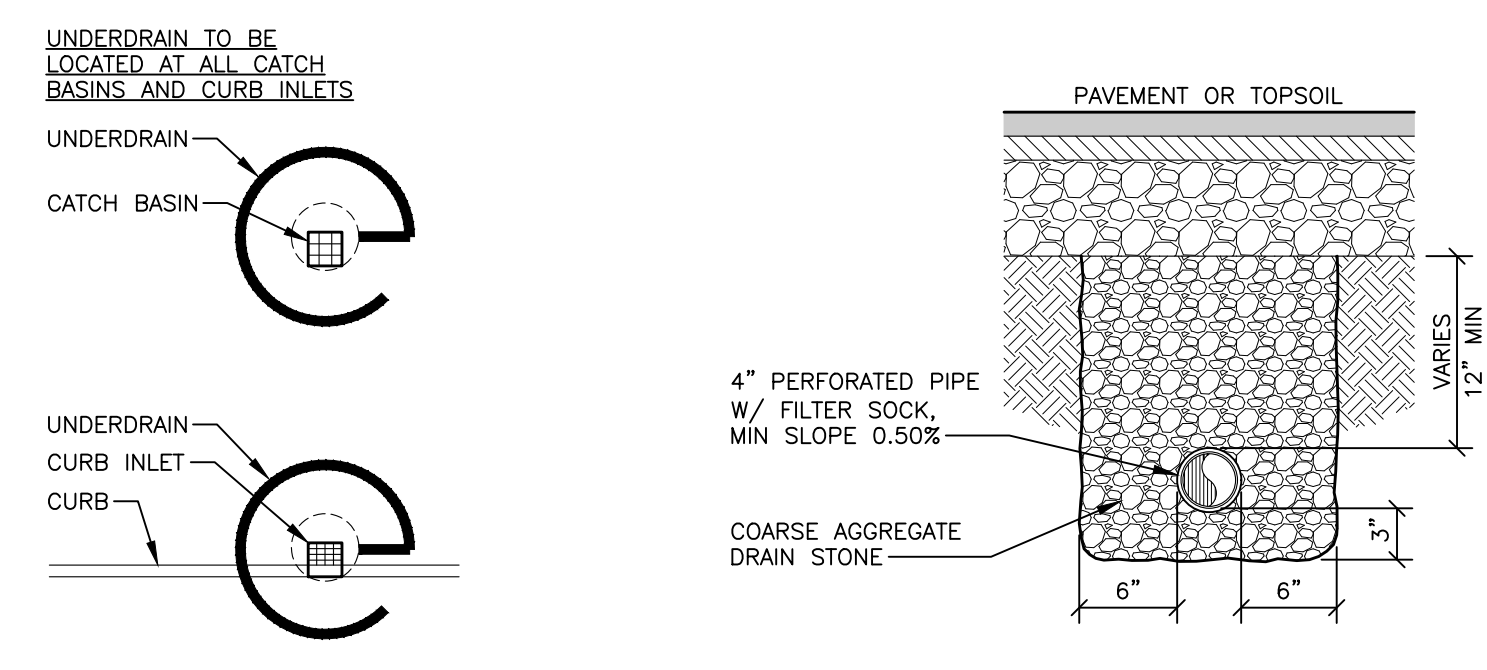
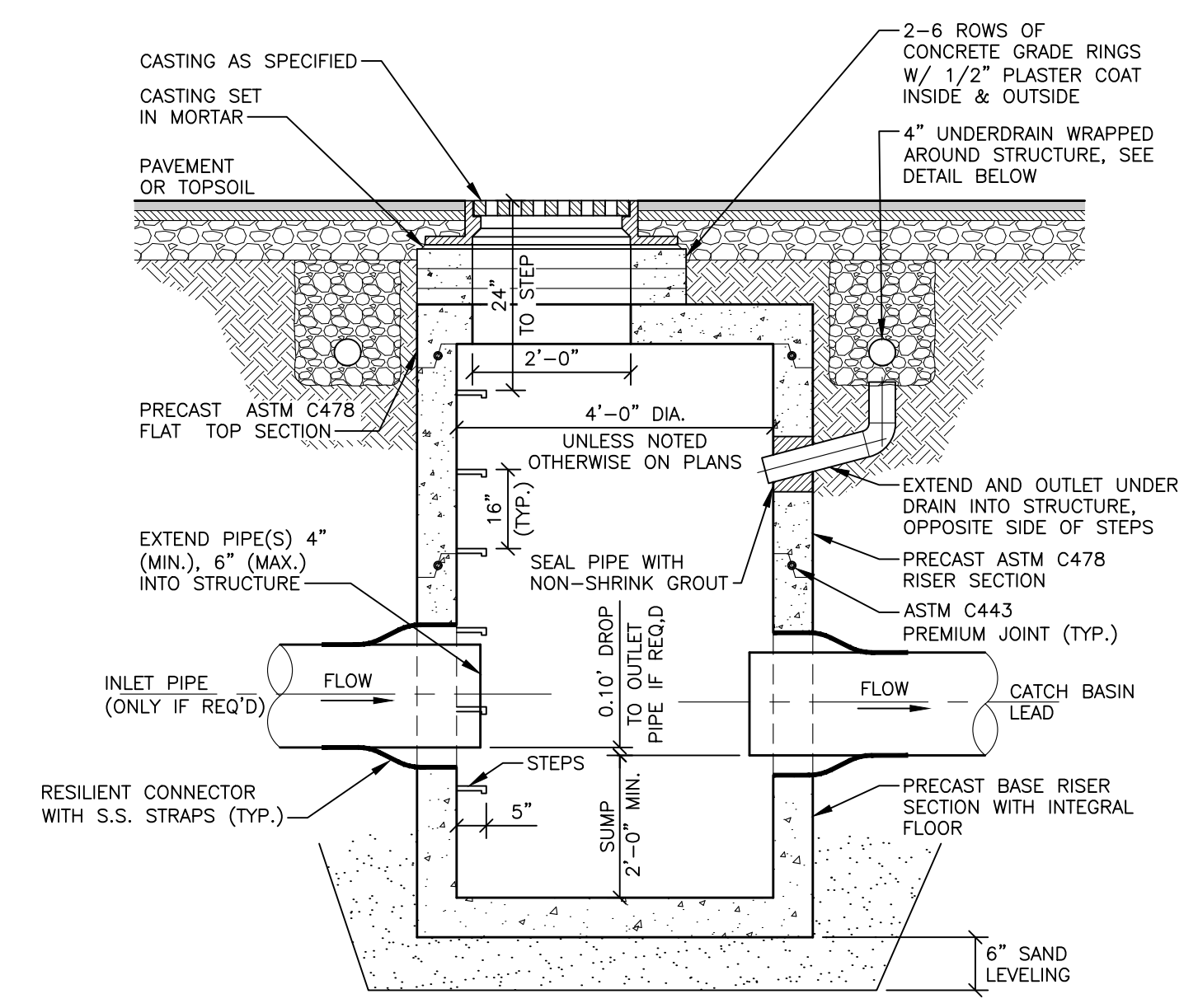


- NOTES:**
1. ESTABLISH STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INITIATION OF SITE CONSTRUCTION ACTIVITIES IN LOCATION SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
  2. REMOVE ALL VEGETATION, TOPSOIL, AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA.
  3. GRADE FOUNDATION AND CROWN FOR POSITIVE DRAINAGE AWAY FROM PUBLIC ROAD IF POSSIBLE. IF THE SLOPE OF THE CONSTRUCTION ENTRANCE IS TOWARD A PUBLIC ROAD AND EXCEEDS TWO PERCENT, CONSTRUCT AN EIGHT INCH HIGH DIVERSION RIDGE WITH A RATIO OF 3--TO--1 SIDE SLOPES ACROSS THE FOUNDATION AREA ABOUT 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE ROAD.
  4. INSTALL A CULVERT PIPE UNDER THE PAD IF NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.
  5. PLACE AGGREGATE TO THE DIMENSIONS AND GRADE SHOWN IN THE CONSTRUCTION PLANS, LEAVING THE SURFACE SMOOTH AND SLOPED FOR DRAINAGE.
  6. DIVERT ALL STORM WATER RUNOFF AND DRAINAGE FROM THE INGRESS/EGRESS PAD TO A SEDIMENT TRAP OR BASIN.
  7. INSPECT DAILY.
  8. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.
  9. TOP DRESS WITH CLEAN AGGREGATE AS NEEDED.
  10. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS.
  11. FLUSHING SHOULD ONLY BE USED IF THE WATER CAN BE CONVEYED INTO A SEDIMENT TRAP OR BASIN.



- NOTES:**
1. PLACE FILTER FABRIC BAG INSIDE THE INLET BENEATH THE GRATE.
  2. REPLACE GRATE, WHICH WILL HOLD BAG IN PLACE.
  3. ANCHOR FILTER BAG SO IT WILL NOT DROP INTO CATCH BASIN.
  4. EXTEND FLAPS OF BAG BEYOND THE BAG. BURY IN SOIL IN EARTH AREAS.
  5. IF CATCH BASIN IS IN A LOW DEPRESSION - MARK CB LOCATION WITH A MARKER TO ASSIST LOCATING CATCH BASIN IF FLOODING OCCURS.
  6. INSPECT DROP INLET FILTERS ROUTINELY AND AFTER EACH RAIN EVENT.
  7. REPLACE DAMAGED FILTER BAGS IMMEDIATELY.
  8. CLEAN AND/OR REPLACE FILTER BAG WHEN 1/2 FULL. REPLACE CLOGGED FABRIC IMMEDIATELY.
  9. VACUUM OUT CATCH BASIN SUMP IF FILTER BAG TEARS.
  10. REMOVE ENTIRE PROTECTIVE MECHANISM WHEN UPGRADE AREAS ARE STABILIZED AND STREETS HAVE BEEN SWEEPED AND/OR DIRECTED BY ENGINEER/OWNER.

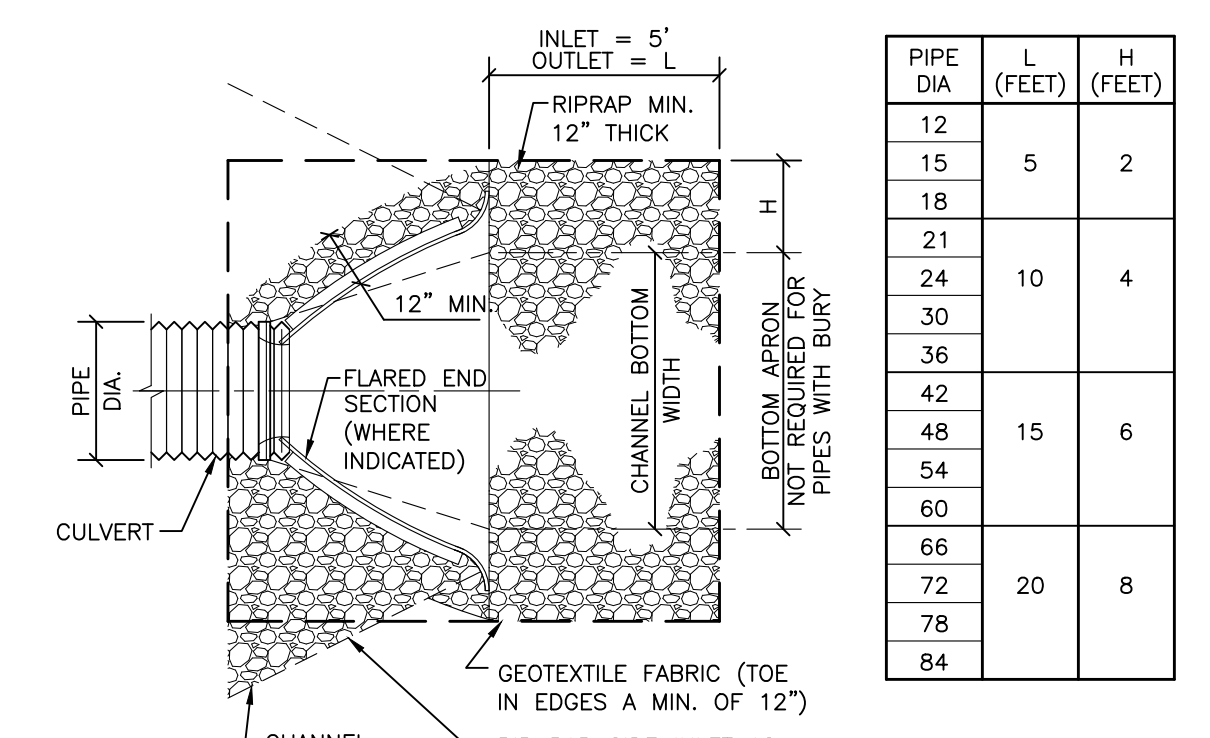
**57 STABILIZED CONSTRUCTION ACCESS**  
NO SCALE SE-057



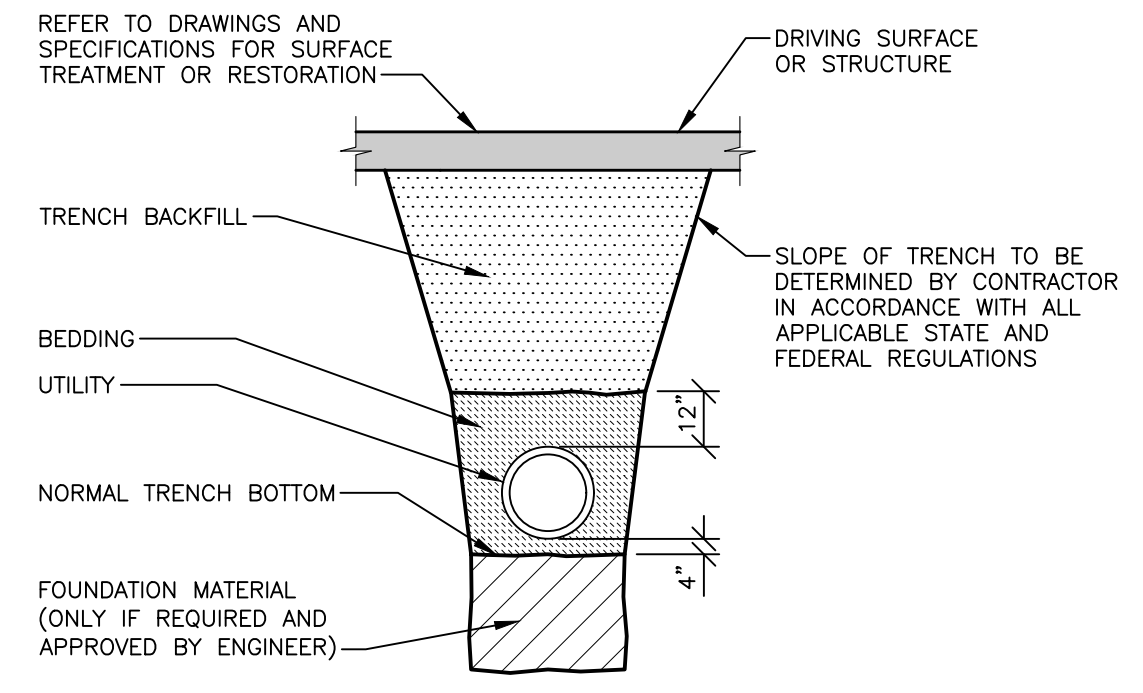
**54 SILT FENCE DETAIL**  
NO SCALE SE-054

- NOTES:**
1. CONSTRUCT SILT FENCE BEFORE UPSLOPE GROUND COVER IS REMOVED. CLEARING, GRUBBING, AND STUMPING CAN OCCUR BEFORE SILT FENCE INSTALLATION IF GROUND COVER IS NOT REMOVED.
  2. PLACE ALL SILT FENCE PARALLEL TO THE SLOPE AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS THAT MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
  3. INSTALL ENDS OF THE SILT FENCES UPSLOPE 12\"/>

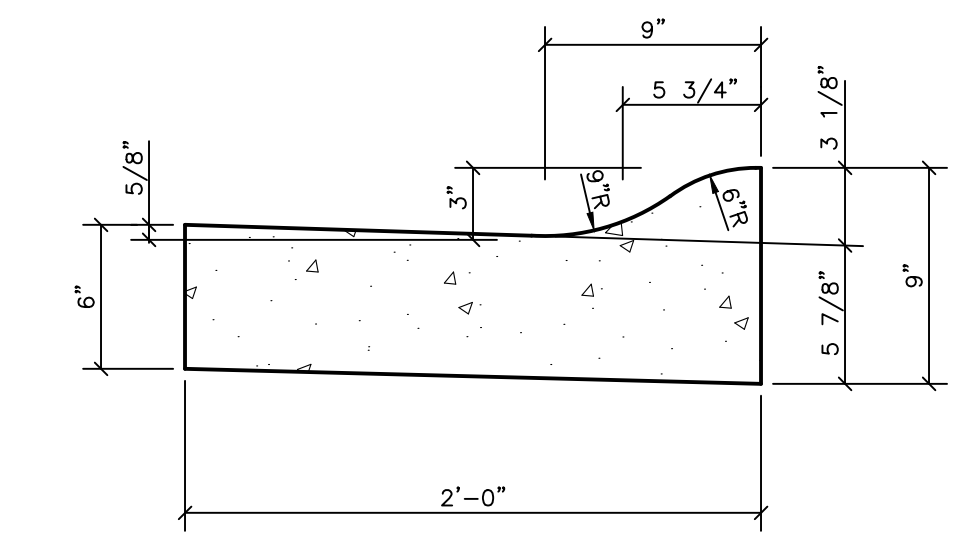
**54 SILT FENCE DETAIL**  
NO SCALE SE-054



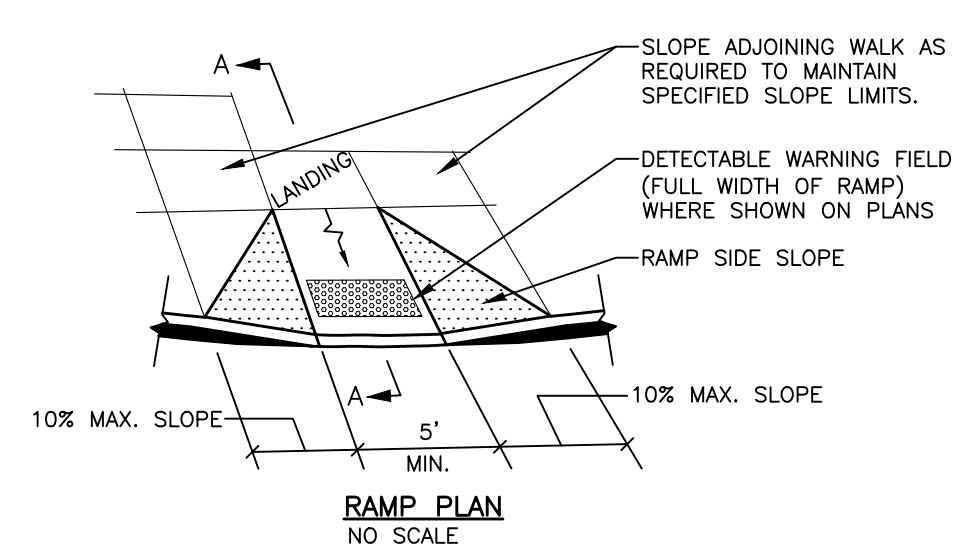
**56 RIPRAP END TREATMENT DETAIL**  
NO SCALE 02271-02



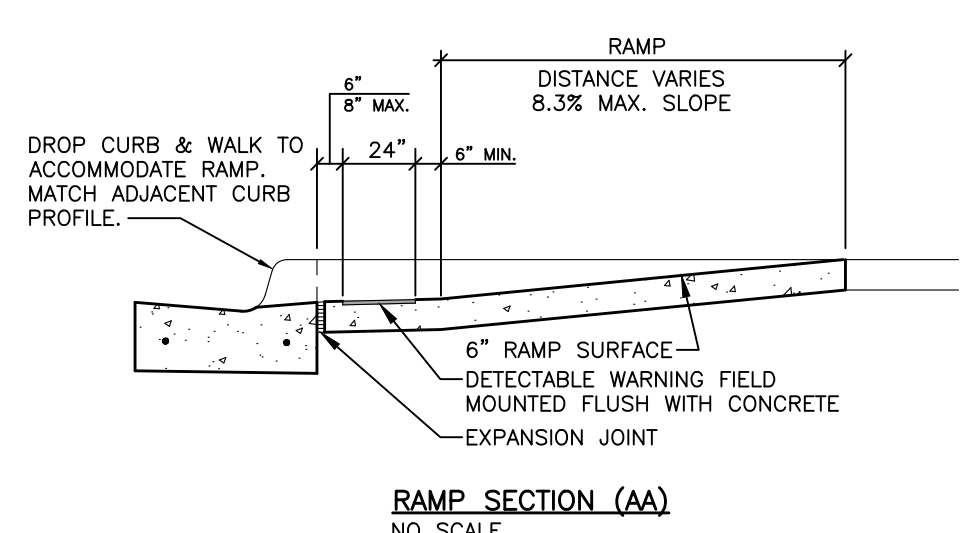
**56 TRENCH BELOW DRIVING SURFACE OR STRUCTURE**  
NO SCALE UT-003



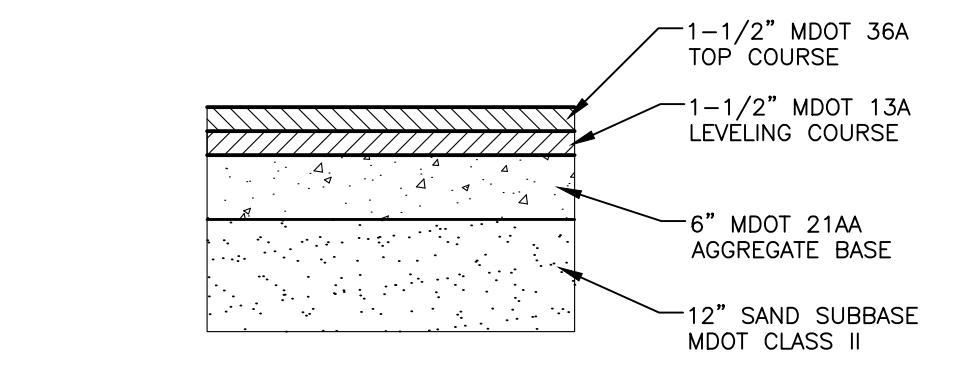
**56 STANDARD ROLLED CURB & GUTTER**  
NO SCALE CG-003



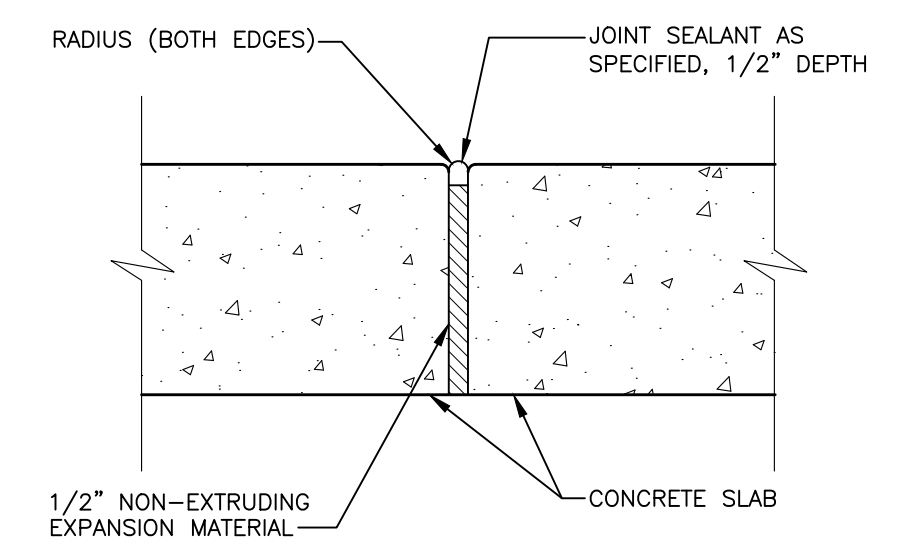
**56 RAMP PLAN**  
NO SCALE



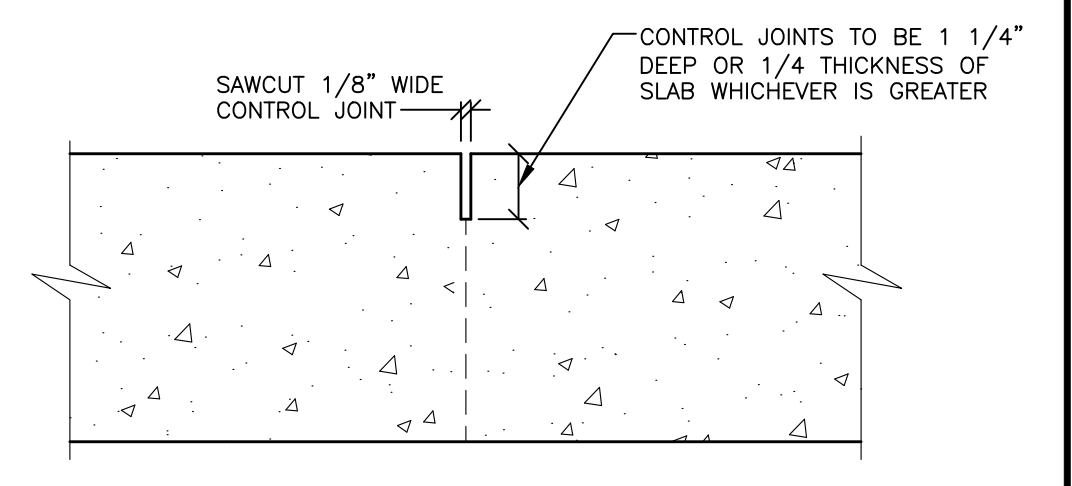
**56 RAMP SECTION (AA)**  
NO SCALE



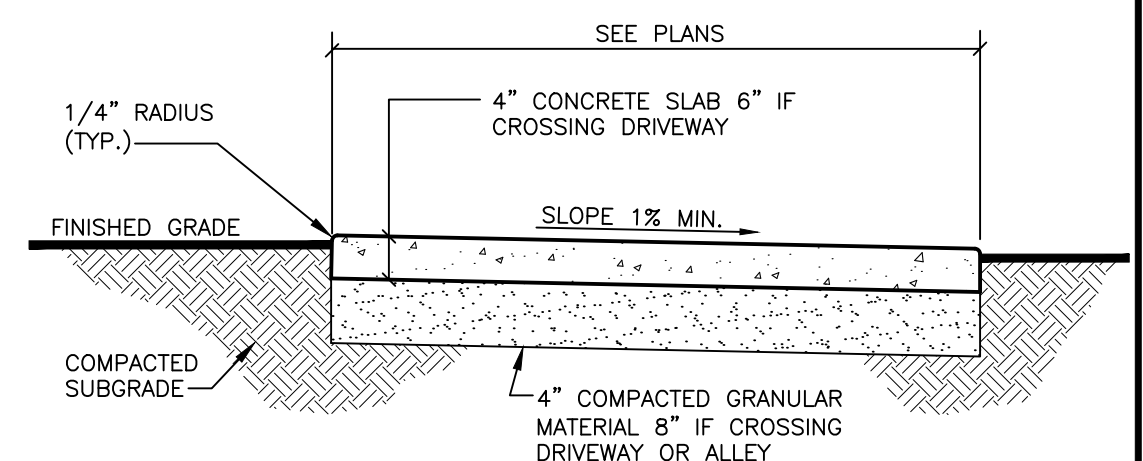
**56 ASPHALT PAVEMENT CROSS SECTION**  
NO SCALE



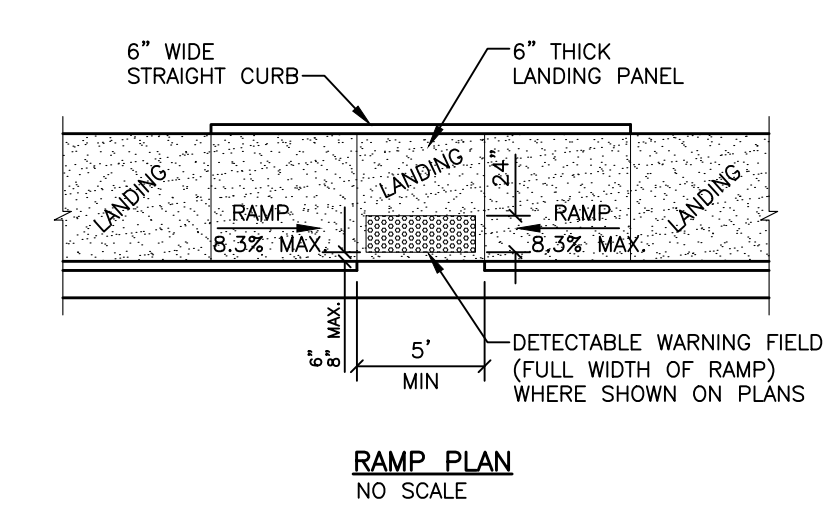
**56 ISOLATION (EXPANSION) JOINT SECTION**  
NO SCALE CP-005



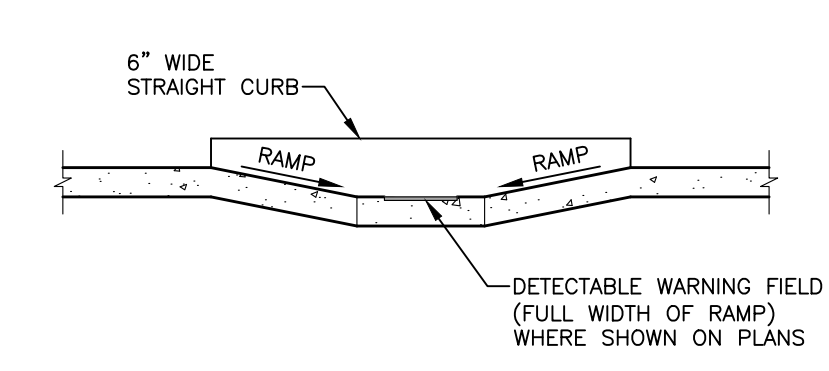
**56 CONTROL JOINT SECTION**  
NO SCALE CP-004



**56 SIDEWALK DETAIL**  
NO SCALE CP-002



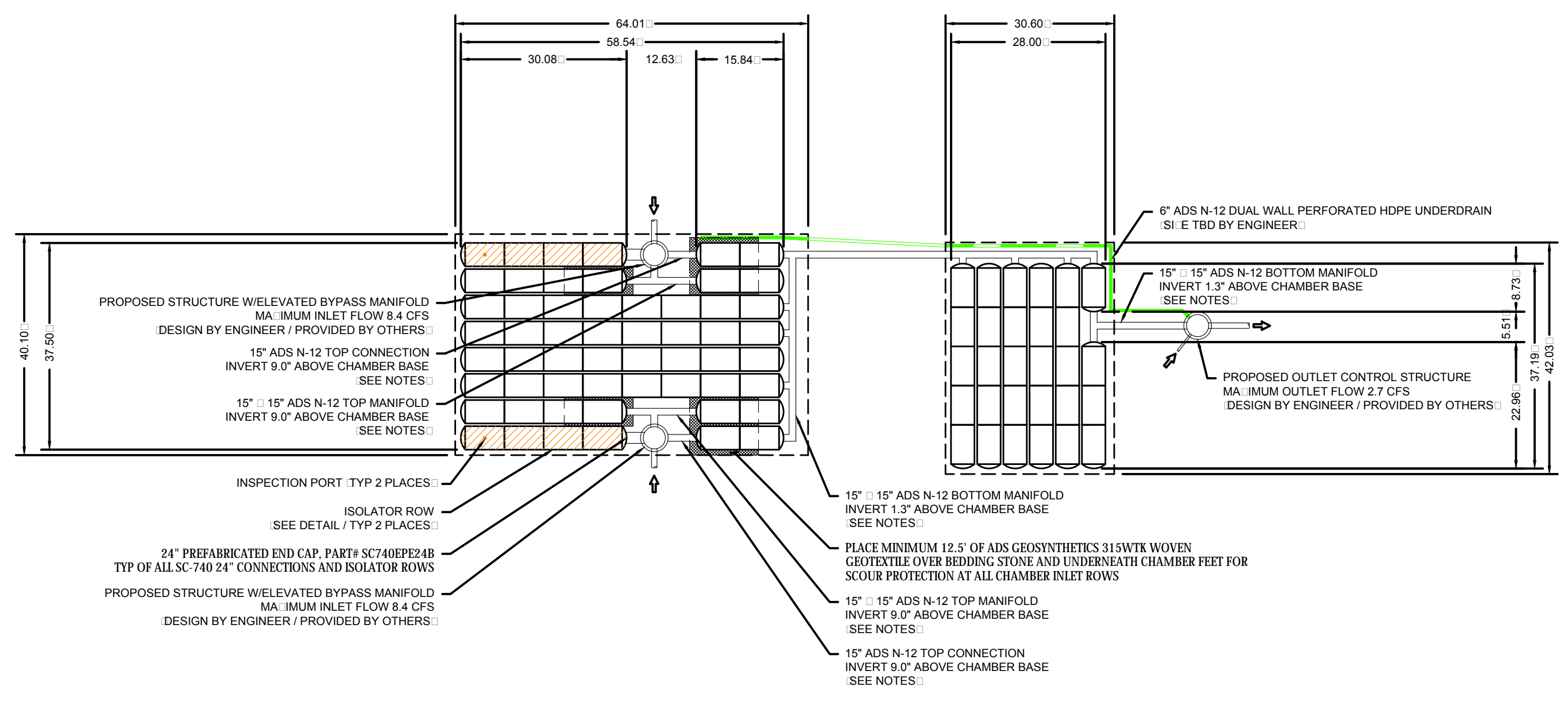
**56 RAMP PLAN**  
NO SCALE



**56 SIDEWALK RAMP DETAIL**  
NO SCALE CP-017

RO	OS	ELE	TI	OS
85	1	STORMTECH SC-740 CHAMBERS		
38	1	STORMTECH SC-740 END CAPS		
6		STONE ABOVE	in	
6		STONE BELOW	in	
40		STONE VOID		
1	1	STALLED SYSTEM	OL	ME
3852		SYSTEM AREA	(ft <sup>2</sup> )	
353		SYSTEM PERIMETER	ft	
798.50		MINIMUM ALLOWABLE GRADE	TOP OF PAVEMENT UNPAVED	
792.50		MINIMUM ALLOWABLE GRADE	UNPAVED WITH TRAFFIC	
792.00		MINIMUM ALLOWABLE GRADE	UNPAVED NO TRAFFIC	
792.00		MINIMUM ALLOWABLE GRADE	BASE OF FLEXIBLE PAVEMENT	
792.00		MINIMUM ALLOWABLE GRADE	TOP OF RIGID PAVEMENT	
791.00		TOP OF STONE		
790.50		TOP OF SC-740 CHAMBER		
788.75		15" TOP MANIFOLD INVERT		
788.11		15" BOTTOM MANIFOLD INVERT		
788.01		24" ISOLATOR ROW CONNECTION INVERT		
788.00		BOTTOM OF SC-740 CHAMBER		
787.50		UNDERDRAIN INVERT		
787.50		BOTTOM OF STONE		

- NOTES**
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH SHEET 17 FOR MANIFOLD SIZING GUIDANCE.
  - DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
  - THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
  - THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
  - NOT FOR CONSTRUCTION** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.



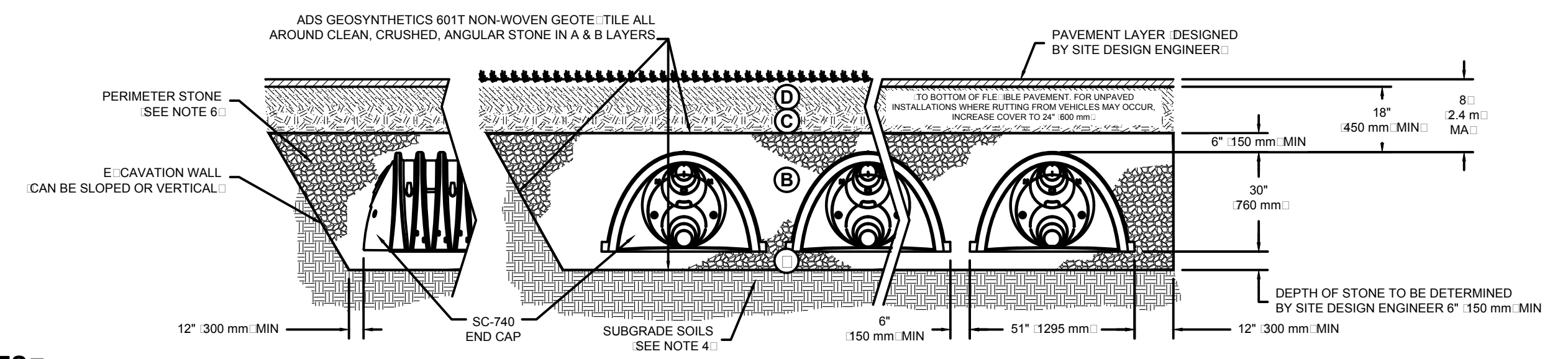
Stormtech  
 4640 TRUEMAN BLVD  
 HILLIARD, OH 43026  
 614-882-2284 | WWW.STORMTECH.COM

DESIGNED BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 DATE: [REDACTED]  
 PROJECT: [REDACTED]  
 DRAWN: [REDACTED]  
 SHEET OF 5

**ACCEPTABLE FILL MATERIALS STORMTECH SC-740 CHAMBER SYSTEMS**

MATERIAL LOCATION	DESCRIPTION	ASHTO MATERIAL CLASSIFICATIONS	COMPACTION REQUIREMENT
D FILL MATERIAL FOR LAYER D STARTS FROM THE TOP OF THE C LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE D LAYER.	ANY SOIL/ROC MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C FILL MATERIAL FOR LAYER C STARTS FROM THE TOP OF THE EMBEDMENT STONE (B LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE C LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MATERIALS, 35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 A-1, A-2.4, A-3 OR AASHTO M43 3, 357, 4, 467, 5, 56, 57, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL-GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B EMBEDMENT STONE FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A) LAYER TO THE C LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A FOUNDATION STONE FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT BOTTOM OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43 STONE).
  - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR A LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
  - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY ROLLING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



**NOTES**

- SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE CAVATION WALL FOR BOTH VERTICAL AND SLOPED CAVATION WALLS.
- ONCE LAYER C IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER D UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER C OR D AT THE SITE DESIGN ENGINEER'S DISCRETION.

Stormtech  
 4640 TRUEMAN BLVD  
 HILLIARD, OH 43026  
 614-882-2284 | WWW.STORMTECH.COM

DESIGNED BY: [REDACTED]  
 CHECKED BY: [REDACTED]  
 DATE: [REDACTED]  
 PROJECT: [REDACTED]  
 DRAWN: [REDACTED]  
 SHEET OF 5

REVISIONS

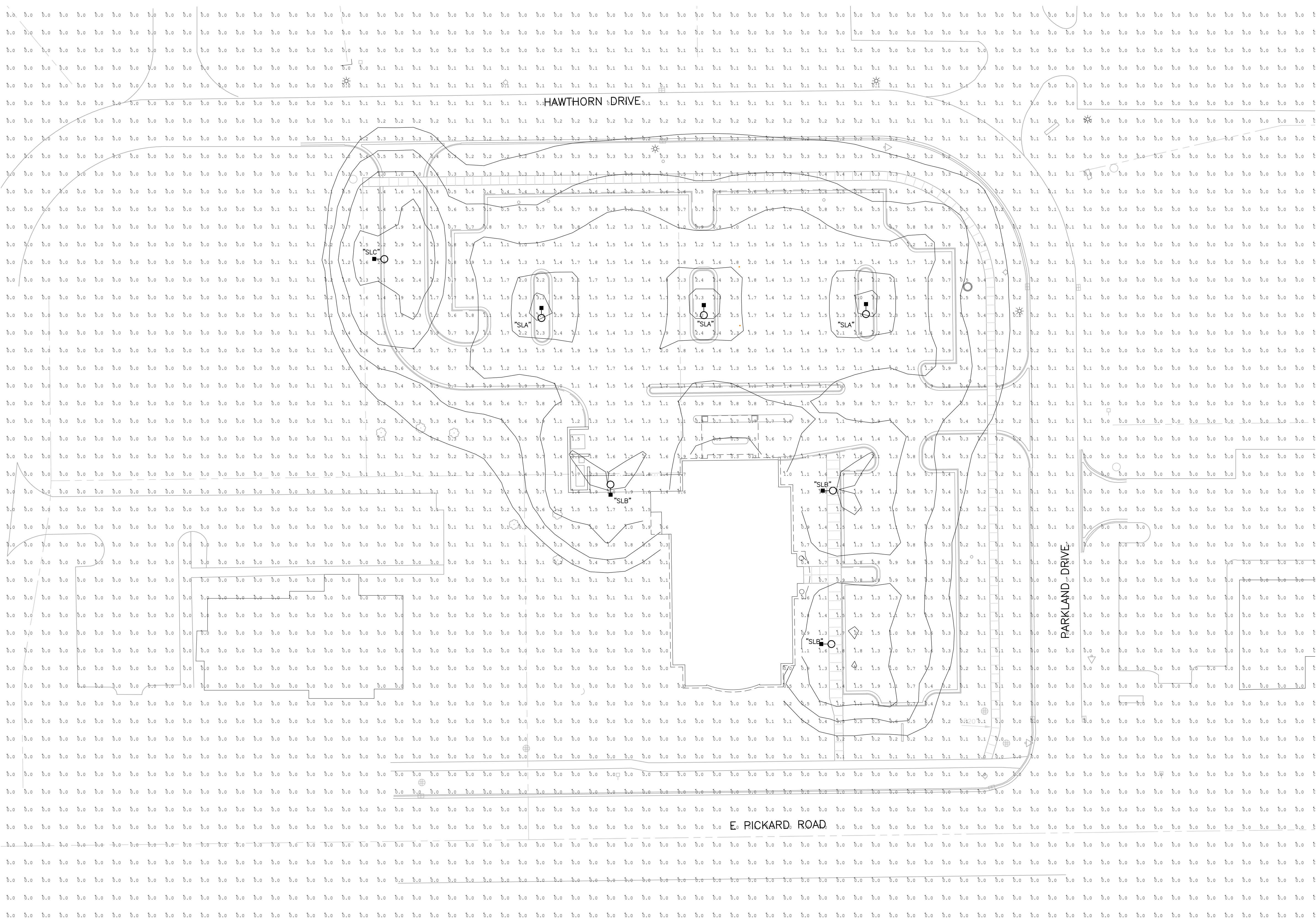
6/04/2018	SITE PLAN APPROVAL
5/22/2018	AGENCY REVIEW

Drawn By: ADO  
 Designer: WMB  
 Reviewer: HMB  
 Manager: NRT

Hard copy is intended to be 24" x 36" when plotted. Scale's indicated and graphic all dimensions not be accurate for any other size.

PROJECT NO.  
**180560**

SHEET NO.



**SITE LIGHTING PHOTOMETRIC PLAN**  
SCALE: 1" = 30'  
NORTH

Label	Qty	Description	LLF	Lum. Watts	Lum. Lumens
SLA	3	OSQ-A-xx-SME-T-40K-ULxxxxx 25' Pole	1.010	166	21469
SLC	1	OSQ-A-xx-2ME-B-57K-ULxxxxx 25' Pole	0.900	86	11648
SLB	3	OSQ-A-xx-4ME-B-30K-ULxxxxx 25' Pole	0.900	85.67	10229

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
StatArea_2	Illuminance	Fc	1.34	3.5	0.2	6.70	17.50

REVISIONS

6/04/2018	SITE PLAN APPROVAL
5/22/2018	AGENCY REVIEW

Drawn By: ACG  
Designer: AR/ACG  
Reviewer:  
Manager: NRT

Hard copies intended to be 24" x 36" when plotted. Scale is indicated and graphic shall not be accurate for any other size.

PROJECT NO.  
**180560**

SHEET NO.

**E101**





EXTERIOR MATERIAL SCHED.				
#	MATERIAL	MANUFACTURER	COLOR/FINISH	REMARKS
FB	FACE BRICK	-	COLOR: TO MATCH EXISTING, SIZE: 4X4X12 UTILITY	-
CS-1A	CAST STONE BULLNOSE	-	COLOR: BUFFSTONE	R1
CS-1B	CAST STONE BULLNOSE	-	COLOR: BUFFSTONE	R1
CS-2	CAST STONE PANEL	-	COLOR: BUFFSTONE	R1
CS-3	CAST STONE MEDALLION	-	COLOR: PEWTER	R1
CS-4	CAST STONE PANELS	-	COLOR: BUFFSTONE	R1
CS-5	CAST STONE SILL	-	COLOR: BUFFSTONE	R1
CS-6	CAST STONE SLOPED SILL	-	COLOR: BUFFSTONE	R1
MP-1	METAL PANEL	-	ANODIZED ALUMINUM	-
MP-2	METAL PANEL	-	COPPER	-
MP-3	METAL PANEL CORNICE	-	CLEAR ANODIZED ALUMINUM	-
MP-4	METAL PANEL COLUMN COVER	-	CLEAR ANODIZED ALUMINUM	-
MP-5	METAL VERTICAL STANDING SEAM	-	WHITE - MATCH EXISTING PROFILE	-
MR	STANDING SEAM METAL ROOF	-	CLEAR ANODIZED ALUMINUM	-
F-1	CURTAIN WALL FRAME	-	CLEAR ANODIZED ALUMINUM	-
F-2	STOREFRONT FRAME	-	CLEAR ANODIZED ALUMINUM	-
IG-1	GLAZING	SOLAR ECLIPSE	REFLECTIVE BRONZE #2 EXTERIOR LOW-E COATING #3 SUNGATE (500) ON CLEAR GLASS INTERIOR	-
IG-2	GLAZING	-	CLEAR GLASS EXTERIOR - LOW-E COATING #3 ON CLEAR GLASS INTERIOR	-
EXPT-1	EXTERIOR PAINT	-	WHITE TO MATCH EXISTING	-
EXPT-2	EXTERIOR PAINT	-	WHITE	-

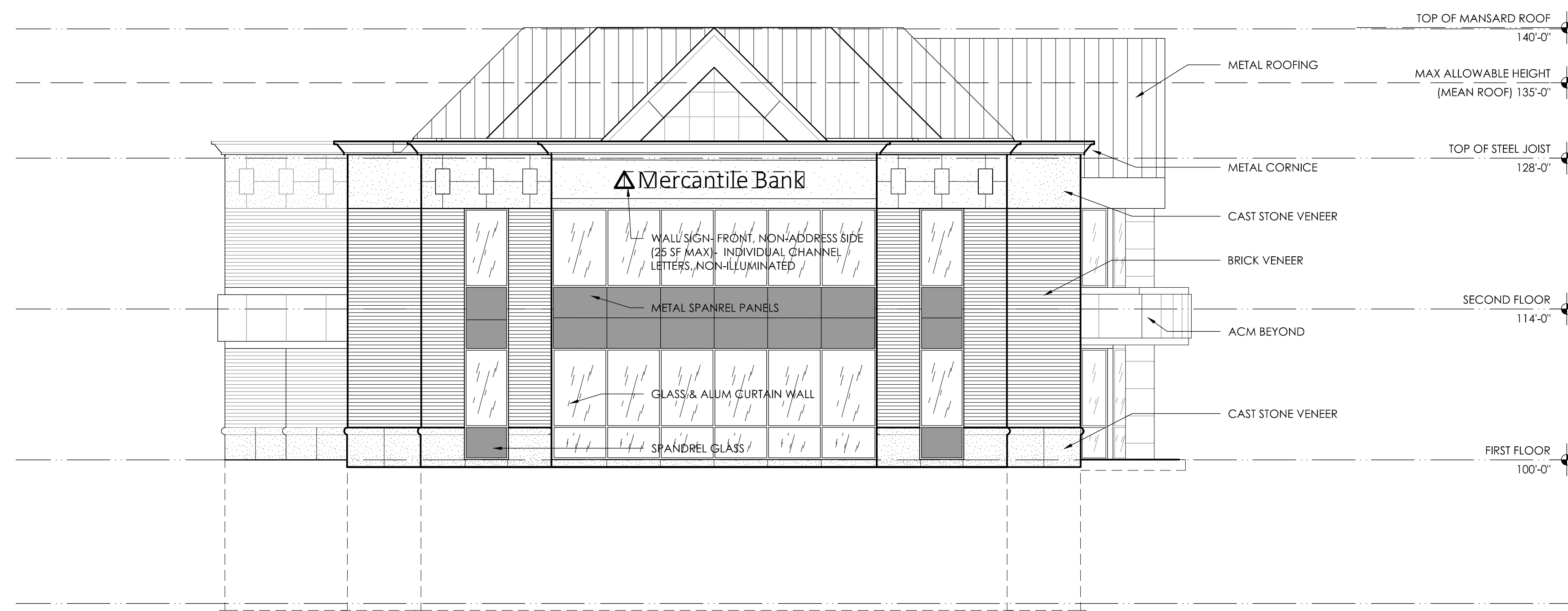
REMARKS:  
R1 - SEE DETAILS ON SHEET AXXX FOR DIMENSIONS OF CAST STONE

\*MWCJ - DENOTES MASONRY WALL CONTROL JOINT

GENERAL NOTES



2 EAST ELEVATION  
1/8"=1'-0"



1 SOUTH ELEVATION  
1/8"=1'-0"

Proposed new branch & office:

**Mercantile Bank**  
2000 Parkland Drive  
Mt. Pleasant, Michigan

ISSUED: 06/04/2018 SPA SUBMITTAL

TITLE: ELEVATIONS

SHEET: **A501**

FILE: 1709-16

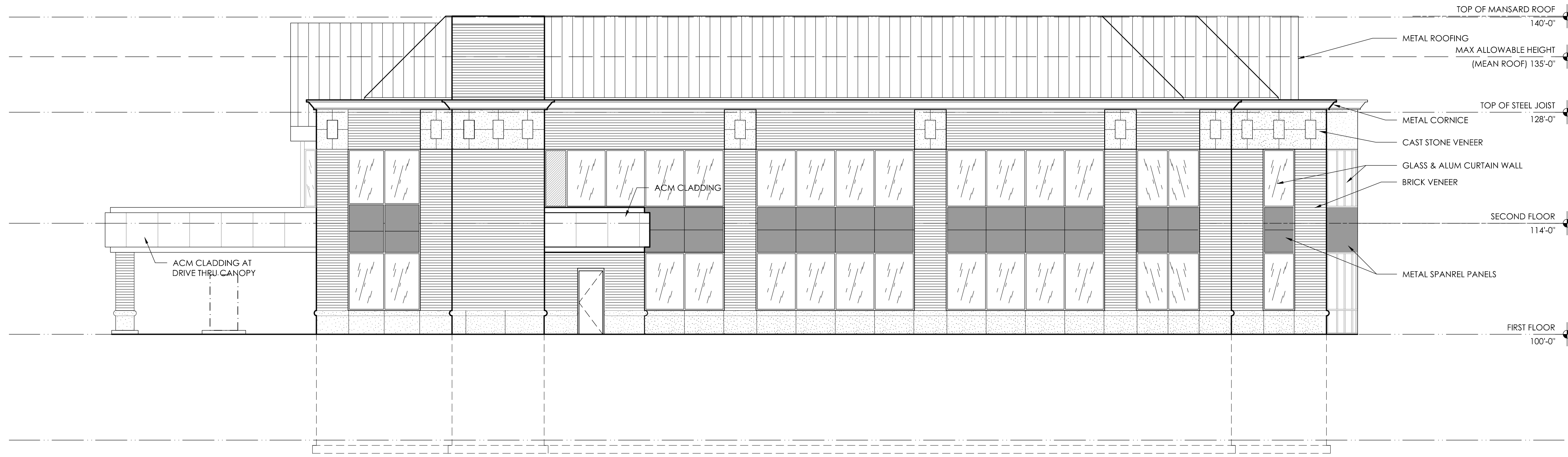
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EXTERIOR MATERIAL SCHED.				
#	MATERIAL	MANUFACTURER	COLOR/FINISH	REMARKS
FB	FACE BRICK	-	COLOR: TO MATCH EXISTING, SIZE: 4X4X12 UTILITY	-
CS-1A	CAST STONE BULLNOSE	-	COLOR: BUFFSTONE	R1
CS-1B	CAST STONE BULLNOSE	-	COLOR: BUFFSTONE	R1
CS-2	CAST STONE PANEL	-	COLOR: BUFFSTONE	R1
CS-3	CAST STONE MEDALLION	-	COLOR: PEWTER	R1
CS-4	CAST STONE PANELS	-	COLOR: BUFFSTONE	R1
CS-5	CAST STONE SILL	-	COLOR: BUFFSTONE	R1
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MP-1	METAL PANEL	-	ANODIZED ALUMINUM	-
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MP-3	METAL PANEL CORNICE	-	CLEAR ANODIZED ALUMINUM	-
MP-4	METAL PANEL COLUMN COVER	-	CLEAR ANODIZED ALUMINUM	-
MP-5	METAL VERTICAL STANDING SEAM	-	WHITE - MATCH EXISTING PROFILE	-
MR	STANDING SEAM METAL ROOF	-	CLEAR ANODIZED ALUMINUM	-
F-1	CURTAIN WALL FRAME	-	CLEAR ANODIZED ALUMINUM	-
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IG-1	GLAZING	SOLAR ECLIPSE	REFLECTIVE BRONZE #2 EXTERIOR LOW-E COATING #3 SUNGATE (500) ON CLEAR GLASS INTERIOR	-
IG-2	GLAZING	-	CLEAR GLASS EXTERIOR - LOW-E COATING #3 ON CLEAR GLASS INTERIOR	-
EXPT-1	EXTERIOR PAINT	-	WHITE TO MATCH EXISTING	-
EXPT-2	EXTERIOR PAINT	-	WHITE	-

REMARKS:  
R1 - SEE DETAILS ON SHEET AXXX FOR DIMENSIONS OF CAST STONE

\*MWCJ - DENOTES MASONRY WALL CONTROL JOINT

GENERAL NOTES



**2 WEST ELEVATION**  
1/8"=1'-0"



**1 NORTH ELEVATION**  
1/8"=1'-0"

Proposed new branch & office:

**Mercantile Bank**  
2000 Parkland Drive  
Mt. Pleasant, Michigan

ISSUED: 06/04/2018 SPA SUBMITTAL

TITLE: ELEVATIONS

SHEET: **A502**

FILE: 1709-16

THIS RECORD DRAWING HAS BEEN PREPARED BY ARCHITECTS, ENGINEERS, PLANNERS AND DESIGNERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE ARCHITECT, ENGINEER, PLANNER AND DESIGNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS RECORD DRAWING OR FOR COORDINATION WITH ANY OTHER RECORD DRAWING. THIS INFORMATION IS PROVIDED AS A CONCEPTUAL DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. CONTACT GHAFARI ASSOCIATES, LLC FOR MORE INFORMATION. P:\1709-16 Mercantile Bank - Mt. Pleasant\102\_CAD\A\_PLOT\_SHEETS\A502.dwg [J] 6/4/2018 2:33 PM







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

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TO: Planning Commission  
FROM: Township Planner

**New Business**

**SUBJECT: A) SUP 2018-03 Bank with a drive thru. 2000 Parkland Dr.**

**Applicant:** Mercantile Bank

**Owner:** Central Development Group LLC

**Location:** 2000 Parkland Dr. Central Parkway MT PLEASANT, MI 48858

**Current Zoning:** OS Office District.

**Adjacent Zoning:** OS to the north, and East. MP city to the south.

**Future Land Use/Intent:** Neighborhood Service: Located primarily along corridors adjoining lower intensity land uses, the intent of this district is to limit future retail and focus on small-scale personal service and office uses. This district accommodates shallow lots, providing a good buffer and transition to residential uses and limiting heavy commercial and general retail uses so they can be focused on other areas of the township. Rear yards adjoining residential areas should be well-screened to limit impacts of higher intensity uses. These areas should be accessible and comfortable for the pedestrian and should create a sense of place along the roadway.

**Current Use:** Vacant

**Reason for Request:** Applicant request to construct a Bank with a drive thru.

**History:** Units 7 and 2 are part of a Subdivision Condo Platt that was approved by the Township in 2013.

**Objective of board:** Within reasonable time following the public hearing, the Planning Commission shall review the application for the special use permit, testimony received at the public hearing, and other materials submitted in relation to the request and make a recommendation to the Township Board. Please refer to section 30.3.A.1-10 before making a recommendation

**Recommend at this time to recommend approval of SUP 2018-03 to the Board of Trustees.**

- Proposed drive thru will be accessory to the bank as the principal use.
- Board may consider conditions dealing with lighting, and hours of operation so that residential homes to the south have a minimal impact
- The proposed special use fits with the proposed permitted use and other permitted uses active located on Central Parkway.

Peter Gallinat  
Twp Planner

APPLICATION FOR A SPECIAL USE PERMIT

I (we) Tony Barendsen, Mercantile Bank OWNERS OF PROPERTY AT 2000 Parkland Drive LEGAL DESCRIPTION AS FOLLOWS:

UNITS 3 AND 7 OF BAMBER OFFICE PARK SITE CONDOMINIUM, ACCORDING TO THE MASTER DEED THEREOF RECORDED IN LIBER 1657, PAGES 461-499 INCLUSIVE, AND DESIGNATED AS SABELLA COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 59, WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN SAID MASTER DEED AND AMENDMENTS AND AS DESIGNATED IN ACT 59 OF THE PUBLIC ACTS OF MICHIGAN OF 1978 AS AMENDED, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

Respectfully request that a determination be made by the Township Board on the following request:

I. Special Use For Bank with drive thru

II. Junk Yard Permit

Note: Use one of the sections below as appropriate. If space provided is inadequate, use a separate sheet.

I. Special Use Permit is requested for Bank with drive thru

Give reason why you feel permit should be granted: Drive thru banking is a significant component of the business and an expectation of the customer.

II. Junk Yard Permit requirements are:

Location of property to be used \_\_\_\_\_

Zoning of the area involved is OS Office/Service

Zoning of the abutting areas OS Office/Service

Fees \$350 Signature of Applicant Tony Barendsen Mercantile Bank

Date 5/29/2018

Central Development Group LLC  
13610 Big Bend Drive  
PO box 7200  
Hudson, Florida 34764

May 15, 2018

Charter Township of Union  
Peter Gallinat, Planner  
2010 S Lincoln Road  
Mt Pleasant, MI 48858

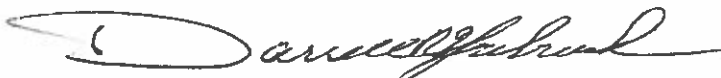
RE: Bamber Office Park site condos, units 3 &7

Dear Mr. Gallinat,

Mercantile Bank of Michigan is working to develop a project in Bamber Office Park for new offices and facilities. We would like to authorize Mercantile Bank the applicant and their consultants to submit drawings, engineering data etc. to process and secure approvals and permits for their development.

Should you have any questions, do not hesitate to contact me via phone or email

Sincerely,



Darrell Herbruck, Member  
Central Development Group LLC  
[archconinc@gmail.com](mailto:archconinc@gmail.com)  
989-621-1491

## UNION TOWNSHIP PUBLIC HEARING NOTICE -SPECIAL USE PERMIT

NOTICE is hereby given that a Public Hearing will be held on Tuesday, June 19, 2018, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Planning Commission for the purpose of hearing any interested persons in the following request for a Special Use Permit, as allowed by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by **Mecantile Bank**, a Special Use Permit in an OS (Office Service District) for a Bank with a drive thru.

Legal Description of property: T14N R4W BAMBER OFFICE PARK SITE CONDOMINIUM UNIT #3. COMBINATION/SPLIT FOR 2014 FROM 009-30-004-02 & 009-30-010-02 & 009-30-010-04 & 009-30-010-06 & 009-30-010-07 & 009-30-010-09 & 009-30-010-10 THEN SPLIT TO 009-30-010-11 & 043-00-001-00 THRU 043-00-012-00

This property is located at: 2000 Parkland Dr. MT PLEASANT, MI 48858  
PID 14-043-00-003-00

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

All materials 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 (989) 772 4600 extension 241.

Peter Gallinat,  
Township Planner



The vacant parcel outlined in RED is the applicant parcel (2000 Parkland Dr). The applicant is Mercantile Bank. Mercantile Bank has requested a special use permit for the use of a bank with a drive thru in an OS (Office Service District). The YELLOW line represents a 300 FT radius around the applicant parcel. The parcels shaded in YELLOW lay within that 300 FT radius.

CENTRAL DEVELOPMENT GROUP LLC  
PO BOX 7200  
HUDSON, FL 34674-7200

MCCRACKEN CATHERINE M  
1990 S BAMBER RD  
MOUNT PLEASANT, MI 48858

LEBLANC KEITH E  
PO BOX 208  
MOUNT PLEASANT, MI 48804-0208

BURKE THOMAS & CHARMAINE  
2490 E PICKARD RD  
MOUNT PLEASANT, MI 48858

~~CENTRAL DEVELOPMENT GROUP LLC  
PO BOX 7200  
HUDSON, FL 34674-7200~~

NATIONAL DJS LOGISTICS LLC  
1985 PARKLAND DR  
MOUNT PLEASANT, MI 48858

~~CENTRAL DEVELOPMENT GROUP LLC  
PO BOX 7200  
HUDSON, FL 34674-7200~~

DDD INVESTMENTS LLC  
1985 ASHLAND DR STE A  
MT PLEASANT, MI 48858

~~CENTRAL DEVELOPMENT GROUP LLC  
PO BOX 7200  
HUDSON, FL 34674-7200~~

~~CENTRAL DEVELOPMENT GROUP LLC  
PO BOX 7200  
HUDSON, FL 34674-7200~~

~~CENTRAL DEVELOPMENT GROUP LLC  
PO BOX 7200  
HUDSON, FL 34674-7200~~

PARKLAND DHS LLC  
PO BOX 7200  
HUDSON, FL 34674-7200

~~CENTRAL DEVELOPMENT GROUP LLC  
PO BOX 7200  
HUDSON, FL 34674-7200~~

CURRAGHVIEW INVESTMENTS LLC  
2325 HAWTHORN DR  
MOUNT PLEASANT, MI 48858

SCHAFFER ALLEN C & DEBORAH S  
1861 W PICKARD ST  
MT PLEASANT, MI 48858

WILLIAMS NICHOLAS & MARNIE  
1851 W PICKARD  
MT PLEASANT, MI 48858

HILL JAMES & CAROLYN  
1841 W PICKARD ST  
MT PLEASANT, MI 48858

OTTEMAN IRENE M TRUST  
PO BOX 631  
MT PLEASANT, MI 48804-0631

MEYER JOSEPH  
1821 W PICKARD ST  
MT PLEASANT, MI 48858

CARBEE JOHN C & JULIE A  
1811 W PICKARD ST  
MT PLEASANT, MI 48858

GERDEMAN KYLE & ANGELA  
1870 BEECH  
MT PLEASANT, MI 48858

GOODRICH JAMES R  
1860 BEECH  
MT PLEASANT, MI 48858

SCOBY PAUL & SARAH  
1850 BEECH  
MT PLEASANT, MI 48858

BENFORD JOHN G & DIANE L  
1840 BEECH  
MT PLEASANT, MI 48858

BULLARD KODY & WILLIAMS MARISA  
1830 BEECH  
MT PLEASANT, MI 48858

SCHAFFER KEVIN & CATHERINE  
1820 BEECH  
MT PLEASANT, MI 48858

COLLINS DONNA E REV TRUST  
1810 BEECH  
MT PLEASANT, MI 48858

Pleasant Equities LLC  
1970 ASHLAND DR.  
MT. Pleasant, MI 48858

## AFFIDAVIT OF PUBLICATION

2125 Butterfield Dr, Suite 102N • Troy MI 48084

CHARTER TOWNSHIP OF UNION  
2010 S Lincoln

Mount Pleasant, MI 48858  
Attention: Peter Gallinat

STATE OF MICHIGAN,  
COUNTY OF ISABELLA

The undersigned Justin Denemy, 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:

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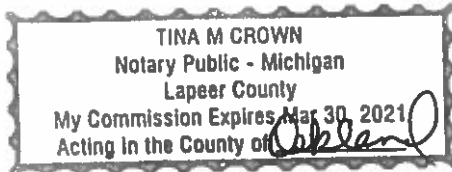
Peter Gallinat,  
Township Planner

Published: June 4, 2018

CHARTER TOWNSHIP OF UNION

Published in the following edition(s):

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morningstarpublishing.com	06/04/18



Sworn to the subscribed before me this 6<sup>th</sup> June 2018

Tina M Crown  
Notary Public, State of Michigan  
Acting in Oakland County

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Ad Id: 1599470

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