



ZONING BOARD OF APPEALS
Regular Meeting
April 3, 2019
7:00p.m.

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES
 - March 6, 2018 Regular ZBA Meeting
5. CORRESPONDENCE / BOARD REPORTS
 - Boards and Commissions Expiration Dates
6. APPROVAL OF AGENDA
7. PUBLIC COMMENT: Restricted to (3) minutes regarding issues not on this agenda
8. NEW BUSINESS
 - A. VAR 2019-03** – 5316 E. Pickard., Mt Pleasant, MI 48858 Owner: SOS Holding Company LLC: A variance from section 24.4.1 for parking area setback requirement
9. OTHER BUISINESS
10. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue
11. FINAL BOARD COMMENT
12. ADJOURNMENT



Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Lisa	Cody	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	2/15/2022
6	Stan	Shingles	2/15/2021
7	Ryan	Buckley	2/15/2022
8	Denise	Webster	2/15/2020
9	Doug	LaBelle II	2/15/2022
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-Secretary	Jake	Hunter	12/31/2019
4- Vice Secretary	Andy	Theisen	12/31/2019
5	Taylor	Sheahan-Stahl	12/31/2021
Alt. #1	John	Zerbe	12/31/2019
Alt. #2	vacant seat		2/15/2021
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Doug	LaBelle II	12/31/2020
2	James	Thering	12/31/2020
3	Bryan	Neyer	12/31/2020
Alt #1	Randy	Golden	1/25/2021
Citizens Task Force on Sustainability (4 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Don	Long	12/31/2020
2	Mike	Lyon	12/31/2020
3	vacant seat		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	Jakubiec	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	12/31/2020
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	4/14/2023
2	James	Zalud	4/14/2023
3	Richard	Barz	2/13/2021
4	Robert	Bacon	1/13/2023
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	8/15/2020
3 Township Resident	Sherrie	Teall	8/15/2019
4 Township Resident	Jeremy	MacDonald	10/17/2020
5 Member at large	Connie	Bills	8/15/2019

CHARTER TOWNSHIP OF UNION
Zoning Board of Appeals
Regular Meeting

A regular meeting of the Charter Township of Zoning Board of Appeals was held on March 6, 2019 at 7:00 p.m. at Union Township Hall.

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

Roll Call

Present: Bryan Mielke, Taylor Sheahan-Stahl, Andy Theisen, and Tim Warner

Excused: Jake Hunter

Others Present

Peter Gallinat and Jennifer Loveberry

Approval of Minutes

Sheahan-Stahl moved **Mielke** supported the approval of the February 6, 2019 minutes as presented. **Vote: Ayes: 4 Nays 0. Motion carried.**

Correspondence / Board Reports

Mielke updates from the Planning Commission

Approval of Agenda

Mielke moved **Sheahan-Stahl** supported to approve the agenda as amended. Add election of 2019 Officers, per ZBA bylaws. **Vote: Ayes: 4 Nays 0. Motion carried.**

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

Open – 7:04 p.m.

No comments were offered.

New Business

- A. VAR 2019-02 - 4101 E. Bluegrass Rd., Mt Pleasant, MI 48858 Owner: Bluegrass Retail Management LLC: A variance from section 11.11.a, 128.7 SF for wall signage**

Township Planner, Gallinat read the Public Hearing Notice for Variance 2019-02, a variance from section 11.11.a, requesting 128.7 square feet for wall signage. Background history was given, stating that the applicant currently has an approved permit for a free-standing elevated sign near the road which meets zoning code standards.

Public Hearing

Public Hearing – open 7:07 p.m.

No Comments were offered.

Public Hearing – closed 7:07 p.m.

Applicant Sean Affrica, representative of Bill Carr Signs/Chandler Signs, stated the desire to use 3 wall signs on the Aspen Dental Building, asking for a variance for the square footage exceeding the maximum permitted.

Discussion was held by the ZBA board.

Theisen moved **Sheahan-Stahl** supported denial of VAR 2019-02 for additional wall signage, based on the criteria from section 5.8.C.a-e of the Board of Appeals powers and duties section, outlining the reasons for denial of variance. **Vote: Ayes: 4 Nays 0. Motion carried.**

Township Planner, Gallinat stated that there would be a 21-day appeal period before the decision is final. Starting after the minutes are approved at the next scheduled meeting in April 2019.

B. 2019 ZBA Election of Officers

Theisen moved **Sheahan-Stahl** supported to re-elect the current officers (Chair Warner, Vice Chair Mielke, Secretary Hunter, Vice Secretary Theisen) for consecutive terms of the same office per the ZBA Rules of Procedure. **Vote: Ayes: 4 Nays 0. Motion carried.**

Other Business

Extended Public Comment

Open 7:37 p.m.

No comments were offered.

Final Board Comment

Adjournment

Chair Warner adjourned the meeting at 7:37 p.m.

APPROVED BY:

Jake Hunter –Secretary
Andy Theisen – Vice Secretary

(Recorded by Jennifer Loveberry)

NOTICE OF APPEAL
Charter Township of Union

ZONING BOARD OF APPEALS

DATE: 2-28-19

I (we) SOS HOLDING COMPANY LLC P.O. BOX 845, ALMA, MI 48801
Name Address

owners of property at 5316 EAST PICKARD ROAD, MT. PLEASANT, MI 48858,

the legal description is: _____

T14N R4W SEC 13 GARDEN GROVE #1 LOTS 1 AND 2 BLK 3

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

- X I. Variance
- II. Interpretation of Text or Map
- III. Administrative Review

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

--

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

RECEIVED
MAR - 5 2019
BY: _____

a. Provision of the Zoning Ordinance from which a variance is sought 24.4.1

DESCRIPTION	REQUIRED	DESIRED (I can only provide X)	VARIANCE (= Required – Desired)
Example – Side Yard	10 feet	8 feet	2 feet
Parking area setback	20 feet	10 feet	10 feet

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

- f. Attach plot plan, showing lot lines, location of existing building, proposed buildings and any additions to existing buildings, plus distance from property lines.
- g. Date property was acquired 2-14-17

II. Appeal for Interpretation

Relating to enforcement of the Zoning Ordinance

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

b. Describe if interpretation of district map

III. Administrative Review

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

Fees _____ Joseph Jackson Signature of Applicant

FOR ZONING BOARD OF APPEALS USE ONLY

Appeals received, date: _____

Public Notice published, date: _____

Public Notice mailed, date: _____

Hearing held, date: _____

Decision of Board of Appeals: _____

Reasons: _____

UNION TOWNSHIP OFFICE TO COMPLETE THIS SHEET FOR VARIANCE ONLY



Peter Gallinat, Township Planner

pgallinat@uniontownshipmi.com
2010
South Lincoln

Mt. Pleasant, MI 48858
Phone 989-772-4600 Ext. 241
Fax 989-773-1988

TO: Zoning Board of Appeals

Meeting 04/03/2019

FROM: Township Planner

NEW BUSINESS

SUBJECT: A) VAR 2019-03 Variance from sections 24.4.1.A 10ft variance from parking area setback from the ROW located at 5316 E. Pickard Rd. Mt. Pleasant, MI 48858 Owner: SOS Holding Company LLC

Location: 5316 E. Pickard Rd. Mt Pleasant MI, 48858

Current Zoning: B-7 (Retail and Service Highway Business District)

Adjacent Zoning: B-7

Future Land Use/Intent: *Retail Service:* This district is intended for the widest variety of retail and service businesses. They could range from apparel shops, auto service, and restaurants through small commercial strip centers and office buildings. This district is not intended for heavy commercial/light industrial uses like landscaping or contractor yards, heavy auto repair, or similar uses that may require some form of outside storage. Locations for this district are based on arterial road frontage and the need for high traffic volumes with convenient, well-managed access. *(Please note that FLU is more for rezoning and not to be used to weigh heavily into Variances.)*

Reason for Request: Applicant's desires a 10ft variance from the 20ft requirement for parking area setback from the ROW (Right-of-way)

History: This property is currently vacant. The Planning Commission approved SPR 2019-03 at the March PC meeting for a medical office. A condition of that approval was that the applicant be granted a variance for parking area setbacks.

Objective of board: Review section 24.4.A.1 Determine from section 5.8.C.1.a-e if a variance should be granted or denied with reason.

I would recommend approval of what the applicant has requested. Minimum lot width required for a B-7 parcel is 130'. The minimum lot size requirement is 20,000SF. This parcel is 131.92 x 173.51 (22,889.44SF). Being just over the minimum dimensional requirements does put a limit on which permitted uses would work for this parcel.

Twp Planner
Peter Gallinat

DR. JOSEPH YACISEN, D.O.

SITE PLAN



LOCATION SKETCH
NOT TO SCALE

ZONED B-7 RETAIL AND SERVICE HIGHWAY BUSINESS DISTRICT	
MINIMUM LOT AREA	20,000 SQ. FT.
MINIMUM LOT WIDTH	130 FT
MAXIMUM STRUCTURE HEIGHT	35 FT (D)
MINIMUM FRONT YARD SETBACK	15 FT (E)
MINIMUM SIDE YARD SETBACK	10 FT (E)
MINIMUM REAR YARD SETBACK	10 FT (E)
MAXIMUM LOT COVERAGE	30% (D)

(D) SEE SECTION 24.4, E OF UNION TOWNSHIP ZONING ORDINANCE
(E) SEE SECTION 24.4, B OF UNION TOWNSHIP ZONING ORDINANCE

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

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

LEGEND

SYMBOLS

<ul style="list-style-type: none"> BOLLARD CATCH BASIN (CURB INLET) CATCH BASIN (ROUND) CATCH BASIN (SQUARE) CLEAN OUT DRAINAGE FLOW ELECTRICAL BOX FOUND CONC. MONUMENT FOUND IRON GAS MAIN VALVE 	<ul style="list-style-type: none"> GAS RISER GUY ANCHOR HYDRANT - EXISTING HYDRANT - PROPOSED LIGHT POLE MAILBOX MONITORING WELL SANITARY SEWER MANHOLE SET IRON SIGN 	<ul style="list-style-type: none"> SOIL BORING STORM SEWER MANHOLE STORM SEWER RISER TELEPHONE RISER TREE - CONIFEROUS TREE - DECIDUOUS UTILITY POLE WATER MAIN VALVE WATER SHUT-OFF GAS METER
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<p>LINE TYPES</p> <ul style="list-style-type: none"> BURIED ELECTRICAL CABLE BURIED TELEPHONE CABLE CENTERLINE OF DITCH FORCE MAIN GAS MAIN ROAD CENTERLINE SANITARY SEWER STORM SEWER TOE OF SLOPE TOP OF BANK UTILITIES - OVERHEAD UTILITIES - UNDERGROUND WATER MAIN 	<p>HATCH PATTERNS</p> <ul style="list-style-type: none"> ASPHALT - EXISTING ASPHALT - PROPOSED CONCRETE GRAVEL LANDSCAPING RIP-RAP EXISTING BUILDING
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PROPERTY DESCRIPTION
LOTS 1 AND 2, BLOCK 3 OF THE MAP OF GARDEN GROVE AND THE NORTH 1/2 OF THE VACATED ALLEY.

SHEET INDEX	
1	COVER SHEET
2	EXISTING TOPOGRAPHY/DEMOLITION PLAN
3	SITE/LANDSCAPE PLAN
4	SITE HORIZONTAL PLAN
5	GRADING PLAN
6	STORM SEWER/SOIL EROSION PLAN
7	DETAIL SHEET 1
8	DETAIL SHEET 2

BENCHMARK:
BM #1 - SET RAILROAD SPIKE IN POWER POLE ±139 FEET SOUTH OF THE CENTERLINE OF PICKIARD ROAD (M-20) AND ±26 FEET EAST OF THE CENTERLINE OF SECOND STREET.

BEARING BASIS:
PER GEODETIC OBSERVATION WGS-84 THE BEARING ALONG THE NORTH LINE OF BLOCK 3 WAS DETERMINED TO S88°-37'-28"E

SITE:	5316 E PICKARD ROAD MT. PLEASANT, MI 48858
CLIENT:	DR. JOSEPH YACISEN, D.O. 1750 EAST BELLOWS STREET MT. PLEASANT, MI 48858 CONTACT: DR. JOSEPH YACISEN, D.O. PHONE: (989) 350-6098
CONSULTANT:	CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC. 2257 EAST BROOMFIELD ROAD MT. PLEASANT, MI 48858 CONTACT PERSON: TIMOTHY E BEBEE PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com

<p>CHARTER COMMUNICATIONS 915 E. BROOMFIELD ROAD MT. PLEASANT, MI 48858 (989) 621-4932 RANDY BUNKER rbunker@chartercom.com</p> <p>CONSUMERS ENERGY 1325 WRIGHT AVENUE ALMA, MI 48801 (989) 466-4282 KIM STUDDT kimberly.studdt@cmsenergy.com</p> <p>FRONTIER 345 PINE STREET ALMA, MI 48801 (989) 463-0392 MARK A. MARSHALL Mark.Marshall@fr.com</p> <p>DTE ENERGY 4420 44TH ST., S.E., SUITE B KENTWOOD, MI 49512 (213) 347-1653 ERNESTINA MORENO ernestina.moreno@dteenergy.com</p> <p>MT. PLEASANT FIRE DEPARTMENT 804 EAST HIGH STREET MT. PLEASANT, MI 48858 (989) 779-5100 EXT 5122 SGT. RANDY KEELER rkeeler@mt-pleasant.org</p>	<p>CHARTER TOWNSHIP OF UNION PUBLIC WATER/PUBLIC SEWER 2010 N. LINCOLN ROAD MT. PLEASANT, MI 48858 (989) 772-4600 EXT 24 KIM SMITH ksmith@uniontownshipmi.com</p> <p>CHARTER TOWNSHIP OF UNION PLANNING & ZONING 200 NORTH LINCOLN ROAD MT. PLEASANT, MI 48858 (989) 772-4600 EXT 241 PETER GALLINAT pgallinat@uniontownshipmi.com</p> <p>DRAIN COMMISSIONERS OFFICE ISABELLA COUNTY BUILDING 200 NORTH MAIN STREET ROOM 140 MT. PLEASANT, MI 48857 (989) 772-0911 ROBERT WILLOUGHBY drain@isabellacounty.org</p> <p>ISABELLA COUNTY ROAD COMMISSION 2261 EAST REMUS ROAD MT. PLEASANT, MI 48858 (989) 773-7131 EXT 115 PATRICK GAFFNEY Pgaiffney@isabellacounty.com</p>
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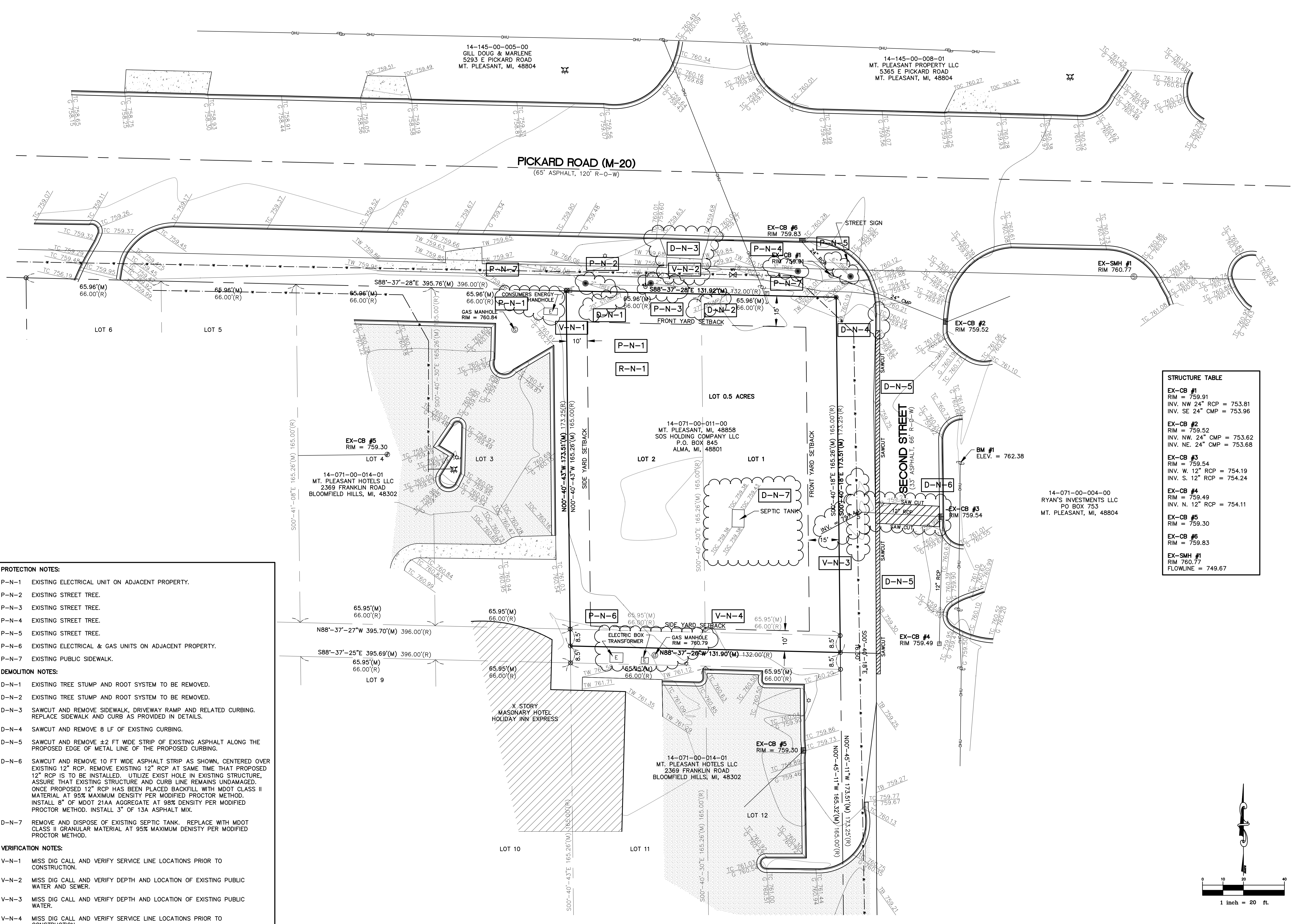
CMS & D
SURVEYING / ENGINEERING
2257 E. BROOMFIELD RD.
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com

COVER SHEET
DR. JOSEPH YACISEN, D.O.
SECTION 13, T14N-R4W
LOTS 1 AND 2, BLK 3 MAP OF GARDEN GROVE
CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN

REVISIONS:	
SUBMITTALS:	SUBMITTAL TO TWP. PLANNING 3-4-19
JOB NUMBER:	1804-023
DRAWN BY:	WRE
DESIGNED BY:	TELB
CHECKED BY:	TELB
SCALE:	N/A
SHEET NUMBER:	1 OF 8



EXISTING TOPOGRAPHY/DEMOLITION PLAN
 DR. JOSEPH YACISEN, D.O.
 SECTION 13 T14N-R14W
 LOTS 1 AND 2, BLK 3 MAP OF GARDEN GROVE
 CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN



STRUCTURE TABLE	
EX-CB #1	RIM = 759.91 INV. NW 24" RCP = 753.81 INV. SE 24" CMP = 753.96
EX-CB #2	RIM = 759.52 INV. NW 24" CMP = 753.62 INV. NE 24" CMP = 753.68
EX-CB #3	RIM = 759.54 INV. W 12" RCP = 754.19 INV. S 12" RCP = 754.24
EX-CB #4	RIM = 759.49 INV. N 12" RCP = 754.11
EX-CB #5	RIM = 759.30
EX-CB #6	RIM = 759.83
EX-SMH #1	RIM 760.77 FLOWLINE = 749.67

- PROTECTION NOTES:**
- P-N-1 EXISTING ELECTRICAL UNIT ON ADJACENT PROPERTY.
 - P-N-2 EXISTING STREET TREE.
 - P-N-3 EXISTING STREET TREE.
 - P-N-4 EXISTING STREET TREE.
 - P-N-5 EXISTING STREET TREE.
 - P-N-6 EXISTING ELECTRICAL & GAS UNITS ON ADJACENT PROPERTY.
 - P-N-7 EXISTING PUBLIC SIDEWALK.
- DEMOLITION NOTES:**
- D-N-1 EXISTING TREE STUMP AND ROOT SYSTEM TO BE REMOVED.
 - D-N-2 EXISTING TREE STUMP AND ROOT SYSTEM TO BE REMOVED.
 - D-N-3 SAWCUT AND REMOVE SIDEWALK, DRIVEWAY RAMP AND RELATED CURBING. REPLACE SIDEWALK AND CURB AS PROVIDED IN DETAILS.
 - D-N-4 SAWCUT AND REMOVE 8 LF OF EXISTING CURBING.
 - D-N-5 SAWCUT AND REMOVE ±2 FT WIDE STRIP OF EXISTING ASPHALT ALONG THE PROPOSED EDGE OF METAL LINE OF THE PROPOSED CURBING.
 - D-N-6 SAWCUT AND REMOVE 10 FT WIDE ASPHALT STRIP AS SHOWN, CENTERED OVER EXISTING 12" RCP. REMOVE EXISTING 12" RCP AT SAME TIME THAT PROPOSED 12" RCP IS TO BE INSTALLED. UTILIZE EXIST HOLE IN EXISTING STRUCTURE. ASSURE THAT EXISTING STRUCTURE AND CURB LINE REMAINS UNDAMAGED. ONCE PROPOSED 12" RCP HAS BEEN PLACED BACKFILL WITH MDOT CLASS II MATERIAL AT 95% MAXIMUM DENSITY PER MODIFIED PROCTOR METHOD. INSTALL 8" OF MDOT 21AA AGGREGATE AT 98% DENSITY PER MODIFIED PROCTOR METHOD. INSTALL 3" OF 13A ASPHALT MIX.
 - D-N-7 REMOVE AND DISPOSE OF EXISTING SEPTIC TANK. REPLACE WITH MDOT CLASS II GRANULAR MATERIAL AT 95% MAXIMUM DENSITY PER MODIFIED PROCTOR METHOD.
- VERIFICATION NOTES:**
- V-N-1 MISS DIG CALL AND VERIFY SERVICE LINE LOCATIONS PRIOR TO CONSTRUCTION.
 - V-N-2 MISS DIG CALL AND VERIFY DEPTH AND LOCATION OF EXISTING PUBLIC WATER AND SEWER.
 - V-N-3 MISS DIG CALL AND VERIFY DEPTH AND LOCATION OF EXISTING PUBLIC WATER.
 - V-N-4 MISS DIG CALL AND VERIFY SERVICE LINE LOCATIONS PRIOR TO CONSTRUCTION.

REVISIONS:

JOB NUMBER:	DESIGNED BY:	CHECKED BY:
1804-023	WRE	TELB

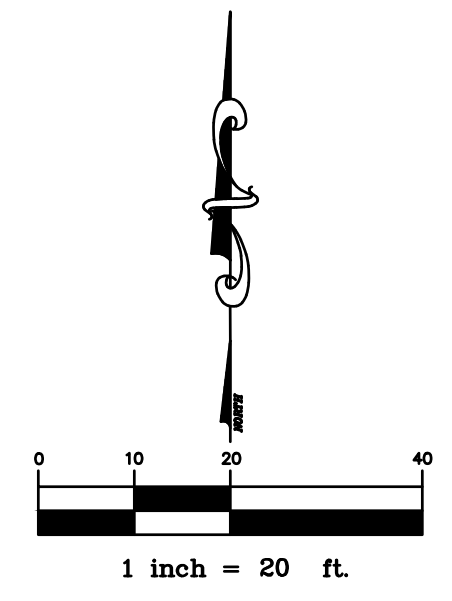
SCALE: 1" = 20'

SHEET NUMBER: 2 of 8

DATE: 3-4-19

DESIGNED BY: TELB

CHECKED BY: TELB





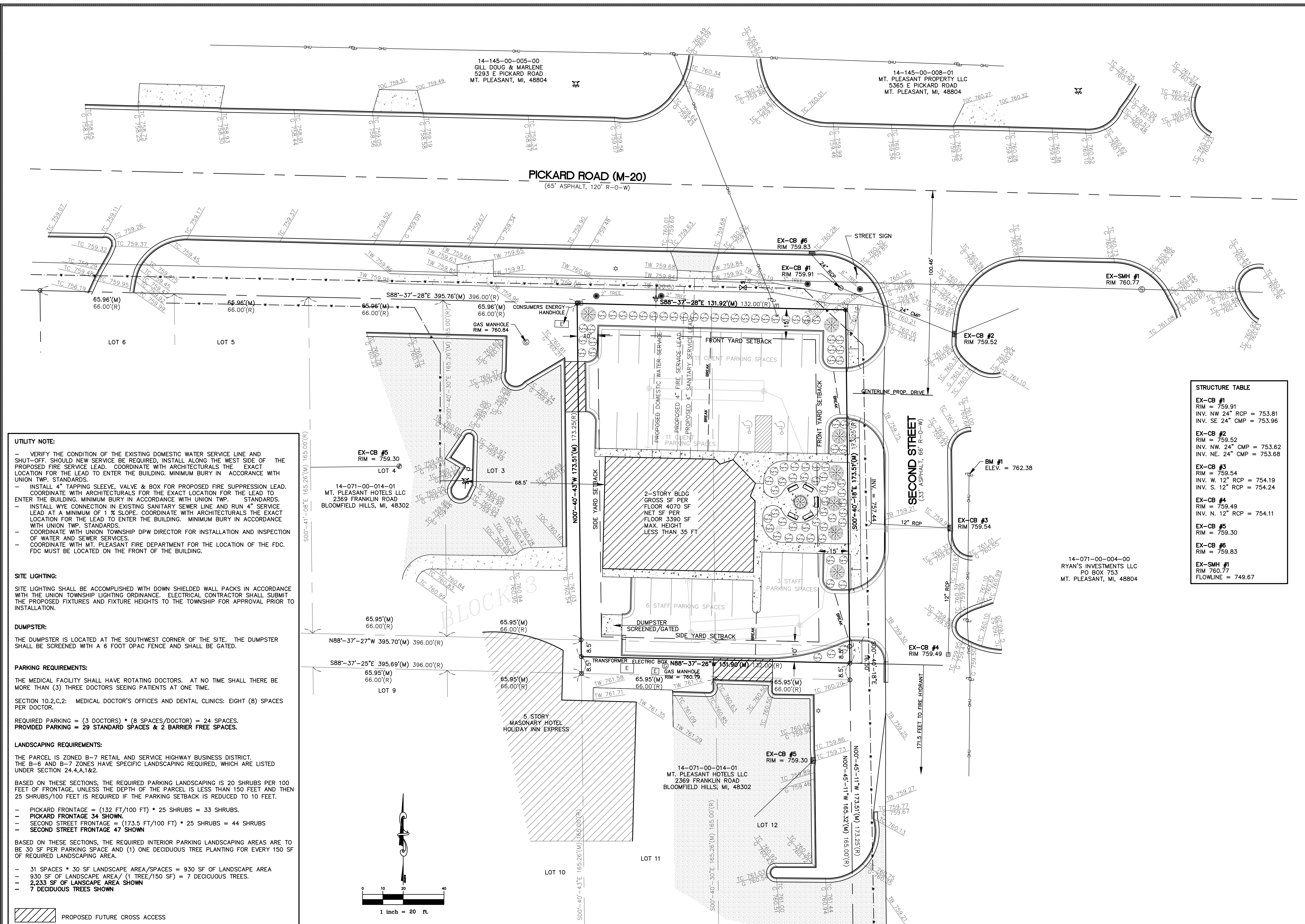
REVISIONS:

SUBMITTALS:
 SUBMITTAL TO TWP. PLANNING 3-4-19

JOB NUMBER:
 1804-023
 DRAWN BY:
 TELB

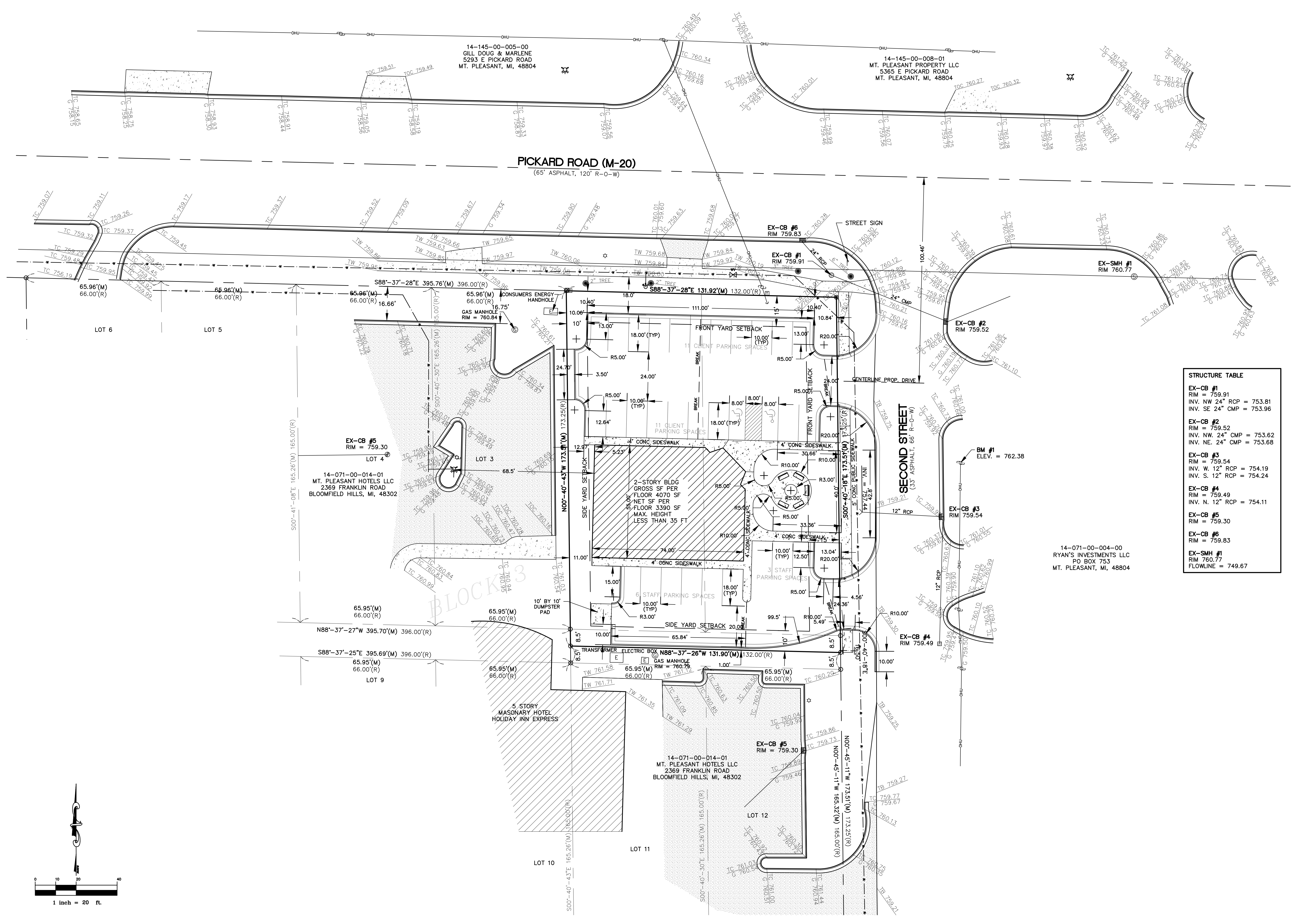
DESIGNED BY:
 TELB
 CHECKED BY:
 TELB

SCALE:
 1" = 20'
 SHEET NUMBER:
 3 OF 8



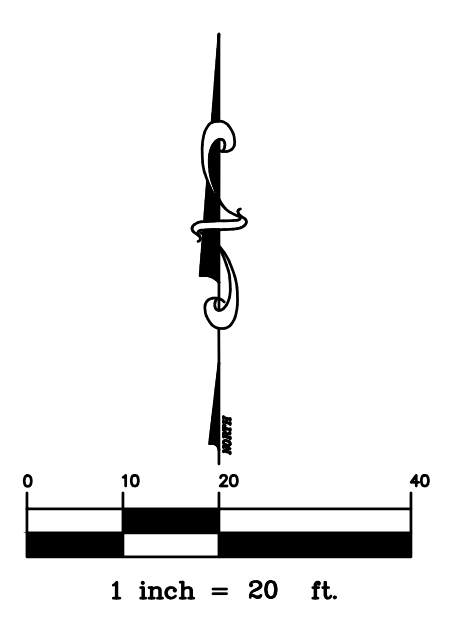
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14-071-00-004-00
 RYAN'S INVESTMENTS LLC
 PO BOX 753
 MT. PLEASANT, MI, 48804

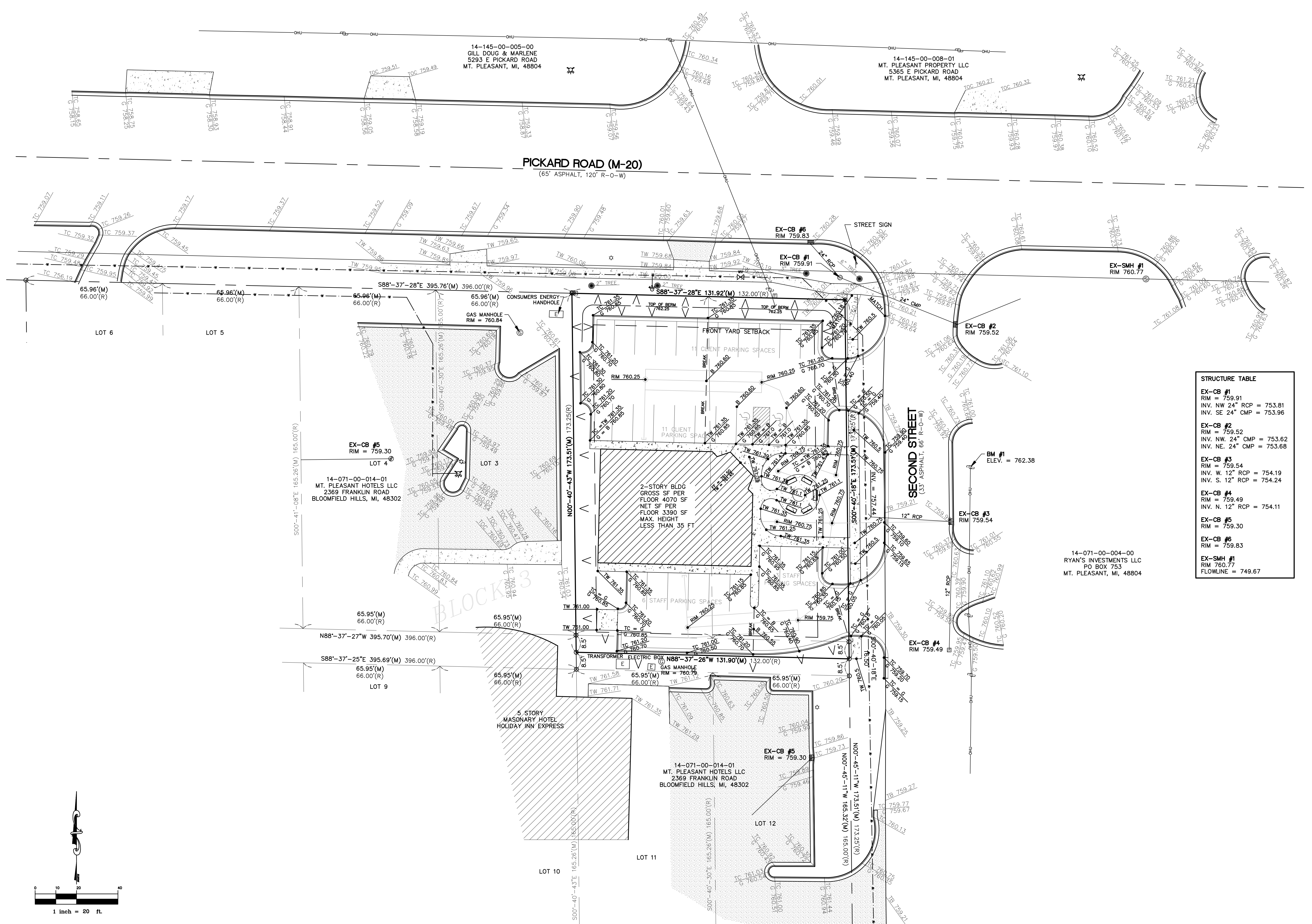


REVISIONS:

SUBMITTALS:
 SUBMITTAL TO TWP. PLANNING 3-4-19

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 TELB
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 TELB
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 TELB

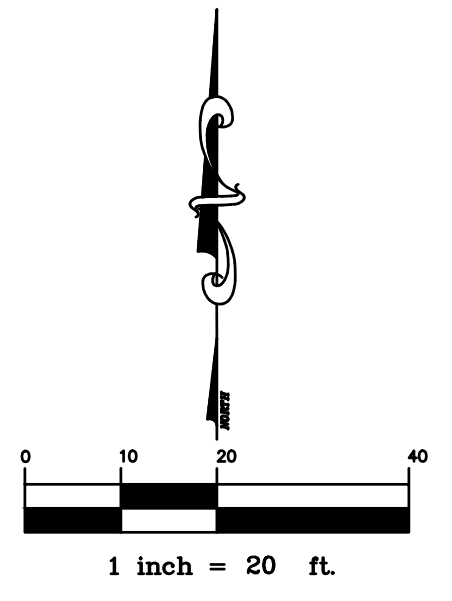
SCALE
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	INV. NW 24" CMP = 753.62
	INV. NE 24" CMP = 753.68
EX-CB #3	RIM = 759.54
	INV. W 12" RCP = 754.19
	INV. S 12" RCP = 754.24
EX-CB #4	RIM = 759.49
	INV. N 12" RCP = 754.11
EX-CB #5	RIM = 759.30
EX-CB #6	RIM = 759.83
EX-SMH #1	RIM 760.77
	FLOWLINE = 749.67

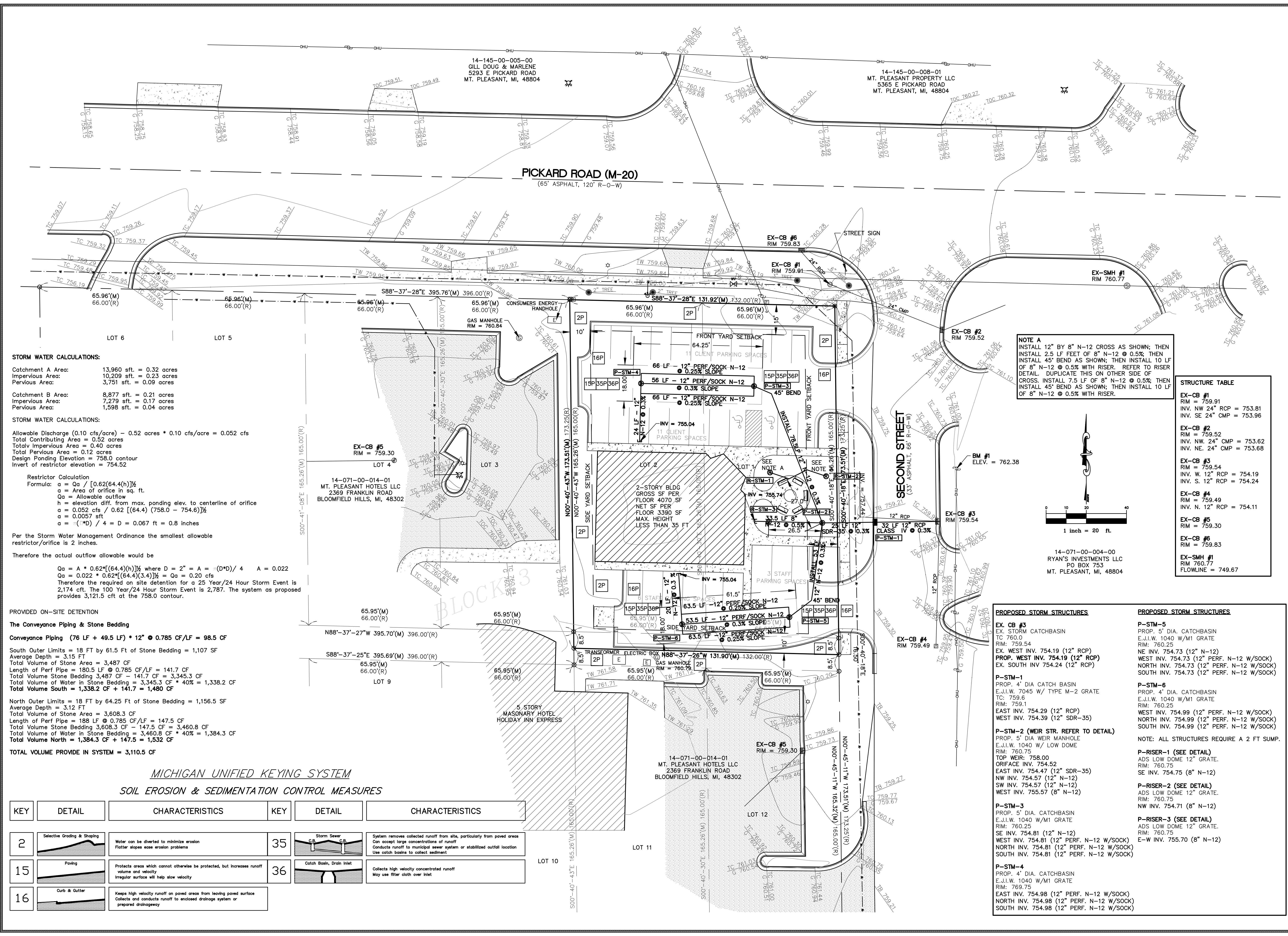
14-071-00-004-00
 RYAN'S INVESTMENTS LLC
 PO BOX 753
 MT. PLEASANT, MI, 48804



REVISIONS:

SUBMITTALS:
 SUBMITTAL TO TWP, PLANNING 3-4-19

JOB NUMBER:	1804-023
DRAWN BY:	WRE
DESIGNED BY:	TELB
CHECKED BY:	TELB
SCALE:	N/A
SHEET NUMBER:	5 of 8



STORM WATER CALCULATIONS:
 Catchment A Area: 13,960 sft. = 0.32 acres
 Impervious Area = 10,209 sft. = 0.23 acres
 Pervious Area: 3,751 sft. = 0.09 acres

Catchment B Area: 8,877 sft. = 0.21 acres
 Impervious Area: 7,279 sft. = 0.17 acres
 Pervious Area: 1,598 sft. = 0.04 acres

STORM WATER CALCULATIONS:

Allowable Discharge (0.10 cfs/acre) - 0.52 acres * 0.10 cfs/acre = 0.052 cfs
 Total Contributing Area = 0.52 acres
 Total Impervious Area = 0.40 acres
 Total Pervious Area = 0.12 acres
 Design Ponding Elevation = 758.0 contour
 Invert of restrictor elevation = 754.52

Restrictor Calculation
 Formula: $a = Qa / [0.62(64.4(h))^{1/2}]$
 a = Area of orifice in sq. ft.
 Qa = Allowable outflow
 h = elevation diff. from max. ponding elev. to centerline of orifice
 a = 0.052 cfs / 0.62 [(64.4)(758.0 - 754.6)]^{1/2}
 a = 0.0057 sft
 a = (*D) / 4 = D = 0.067 ft = 0.8 inches

Per the Storm Water Management Ordinance the smallest allowable restrictor/orifice is 2 inches.

Therefore the actual outflow would be

$Qa = A * 0.62 * [(64.4)(h)]^{1/2}$ where $D = 2" = A = (D^2) / 4$ A = 0.022
 $Qa = 0.022 * 0.62 * [(64.4)(3.4)]^{1/2} = Qa = 0.20$ cfs
 Therefore the required on site detention for a 25 Year/24 Hour Storm Event is 2,174 cft. The 100 Year/24 Hour Storm Event is 2,787. The system as proposed provides 3,121.5 cft at the 758.0 contour.

PROVIDED ON-SITE DETENTION

The Conveyance Piping & Stone Bedding

Conveyance Piping (76 LF + 49.5 LF) * 12" * 0.785 CF/LF = 98.5 CF

South Outer Limits = 18 FT by 61.5 Ft of Stone Bedding = 1,107 SF
 Average Depth = 3.15 FT
 Total Volume of Stone Area = 3,487 CF
 Length of Perf Pipe = 180.5 LF @ 0.785 CF/LF = 141.7 CF
 Total Volume Stone Bedding 3,487 CF - 141.7 CF = 3,345.3 CF
 Total Volume of Water in Stone Bedding = 3,345.3 CF * 40% = 1,338.2 CF
 Total Volume South = 1,338.2 CF + 141.7 = 1,480 CF

North Outer Limits = 18 FT by 64.25 Ft of Stone Bedding = 1,156.5 SF
 Average Depth = 3.12 FT
 Total Volume of Stone Area = 3,608.3 CF
 Length of Perf Pipe = 188 LF @ 0.785 CF/LF = 147.5 CF
 Total Volume Stone Bedding 3,608.3 CF - 147.5 CF = 3,460.8 CF
 Total Volume of Water in Stone Bedding = 3,460.8 CF * 40% = 1,384.3 CF
 Total Volume North = 1,384.3 CF + 147.5 = 1,532 CF

TOTAL VOLUME PROVIDE IN SYSTEM = 3,110.5 CF

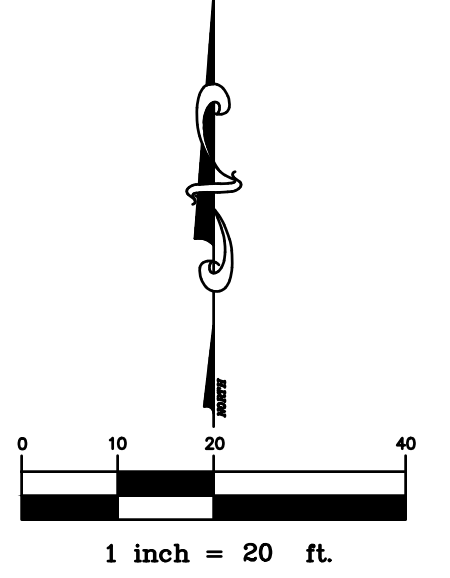
MICHIGAN UNIFIED KEYING SYSTEM
SOIL EROSION & SEDIMENTATION CONTROL MEASURES

KEY	DETAIL	CHARACTERISTICS	KEY	DETAIL	CHARACTERISTICS
2	Selective Grading & Shaping	Water can be diverted to minimize erosion Flatter slopes ease erosion problems	35	Storm Sewer	System removes collected runoff from site, particularly from paved areas Can accept large concentrations of runoff Conducts runoff to municipal sewer system or stabilized outfall location Use catch basins to collect sediment
15	Paving	Protects areas which cannot otherwise be protected, but increases runoff volume and velocity Irregular surface will help slow velocity	36	Catch Basin, Drain Inlet	Collects high velocity concentrated runoff May use filter cloth over inlet
16	Curb & Outter	Keeps high velocity runoff on paved areas from leaving paved surface Collects and conducts runoff to enclosed drainage system or prepared driveway			

NOTE A
 INSTALL 12" BY 8" N-12 CROSS AS SHOWN; THEN
 INSTALL 2.5 LF FEET OF 8" N-12 @ 0.5%; THEN
 INSTALL 45" BEND AS SHOWN; THEN INSTALL 10 LF
 OF 8" N-12 @ 0.5% WITH RISER. REFER TO RISER
 DETAIL. DUPLICATE THIS ON OTHER SIDE OF
 CROSS. INSTALL 7.5 LF OF 8" N-12 @ 0.5%; THEN
 INSTALL 45" BEND AS SHOWN; THEN INSTALL 10 LF
 OF 8" N-12 @ 0.5% WITH RISER.

STRUCTURE TABLE

EX-CB #1	RIM = 759.91	INV. NW 24" RCP = 753.81	INV. SE 24" CMP = 753.96
EX-CB #2	RIM = 759.52	INV. NW 24" CMP = 753.62	INV. NE 24" CMP = 753.68
EX-CB #3	RIM = 759.54	INV. W. 12" RCP = 754.19	INV. S. 12" RCP = 754.24
EX-CB #4	RIM = 759.49	INV. N. 12" RCP = 754.11	
EX-CB #5	RIM = 759.30		
EX-CB #6	RIM = 759.83		
EX-SMH #1	RIM 760.77	FLOWLINE = 749.67	



PROPOSED STORM STRUCTURES

- EX-CB #3**
 EX. STORM CATCHBASIN
 E.J.I.W. 7045 W/ TYPE M-2 GRATE
 RIM: 759.54
 EX. WEST INV. 754.19 (12" RCP)
PROP. WEST INV. 754.19 (12" RCP)
 EX. SOUTH INV. 754.24 (12" RCP)
- P-STW-1**
 PROP. 4' DIA CATCH BASIN
 E.J.I.W. 7045 W/ TYPE M-2 GRATE
 TC: 759.6
 RIM: 759.1
 EAST INV. 754.29 (12" RCP)
 WEST INV. 754.39 (12" SDR-35)
- P-STW-2 (WEIR STR. REFER TO DETAIL)**
 PROP. 5' DIA WEIR MANHOLE
 E.J.I.W. 1040 W/ LOW DOME
 RIM: 760.75
 TOP WEIR: 758.00
 ORIFACE INV. 754.52
 EAST INV. 754.47 (12" SDR-35)
 NW INV. 754.57 (12" N-12)
 SW INV. 754.57 (12" N-12)
 WEST INV. 755.57 (8" N-12)
- P-STW-3**
 PROP. 5' DIA. CATCHBASIN
 E.J.I.W. 1040 W/M1 GRATE
 RIM: 760.25
 SE INV. 754.81 (12" N-12)
 WEST INV. 754.81 (12" PERF. N-12 W/SOCK)
 NORTH INV. 754.81 (12" PERF. N-12 W/SOCK)
 SOUTH INV. 754.81 (12" PERF. N-12 W/SOCK)
- P-STW-4**
 PROP. 4' DIA. CATCHBASIN
 E.J.I.W. 1040 W/M1 GRATE
 RIM: 769.75
 EAST INV. 754.98 (12" PERF. N-12 W/SOCK)
 NORTH INV. 754.98 (12" PERF. N-12 W/SOCK)
 SOUTH INV. 754.98 (12" PERF. N-12 W/SOCK)

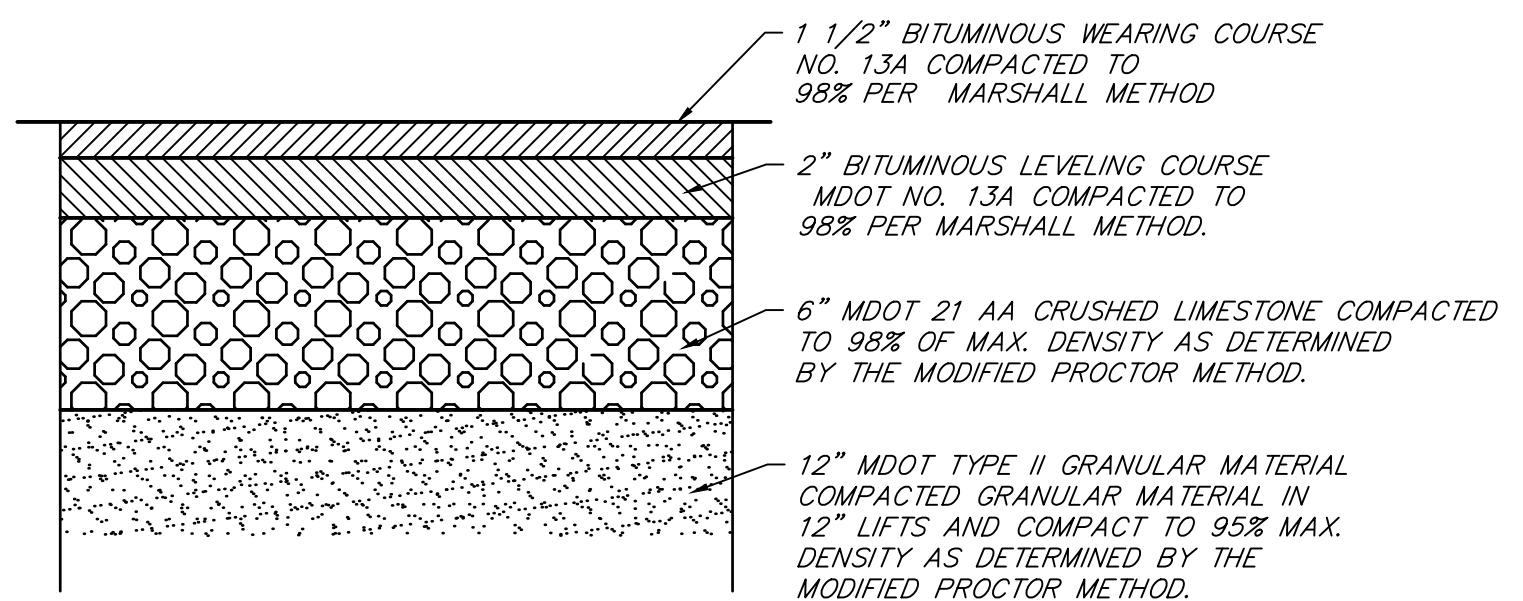
PROPOSED STORM STRUCTURES

- P-STW-5**
 PROP. 5' DIA. CATCHBASIN
 E.J.I.W. 1040 W/M1 GRATE
 RIM: 760.25
 NE INV. 754.73 (12" N-12)
 WEST INV. 754.73 (12" PERF. N-12 W/SOCK)
 NORTH INV. 754.73 (12" PERF. N-12 W/SOCK)
 SOUTH INV. 754.73 (12" PERF. N-12 W/SOCK)
- P-STW-6**
 PROP. 4' DIA. CATCHBASIN
 E.J.I.W. 1040 W/M1 GRATE
 RIM: 760.25
 WEST INV. 754.99 (12" PERF. N-12 W/SOCK)
 NORTH INV. 754.99 (12" PERF. N-12 W/SOCK)
 SOUTH INV. 754.99 (12" PERF. N-12 W/SOCK)
- NOTE: ALL STRUCTURES REQUIRE A 2 FT SUMP.**
- P-RISER-1 (SEE DETAIL)**
 ADS LOW DOME 12" GRATE.
 RIM: 760.75
 SE INV. 754.75 (8" N-12)
- P-RISER-2 (SEE DETAIL)**
 ADS LOW DOME 12" GRATE.
 RIM: 760.75
 NW INV. 754.71 (8" N-12)
- P-RISER-3 (SEE DETAIL)**
 ADS LOW DOME 12" GRATE.
 RIM: 760.75
 E-W INV. 755.70 (8" N-12)

REVISIONS:

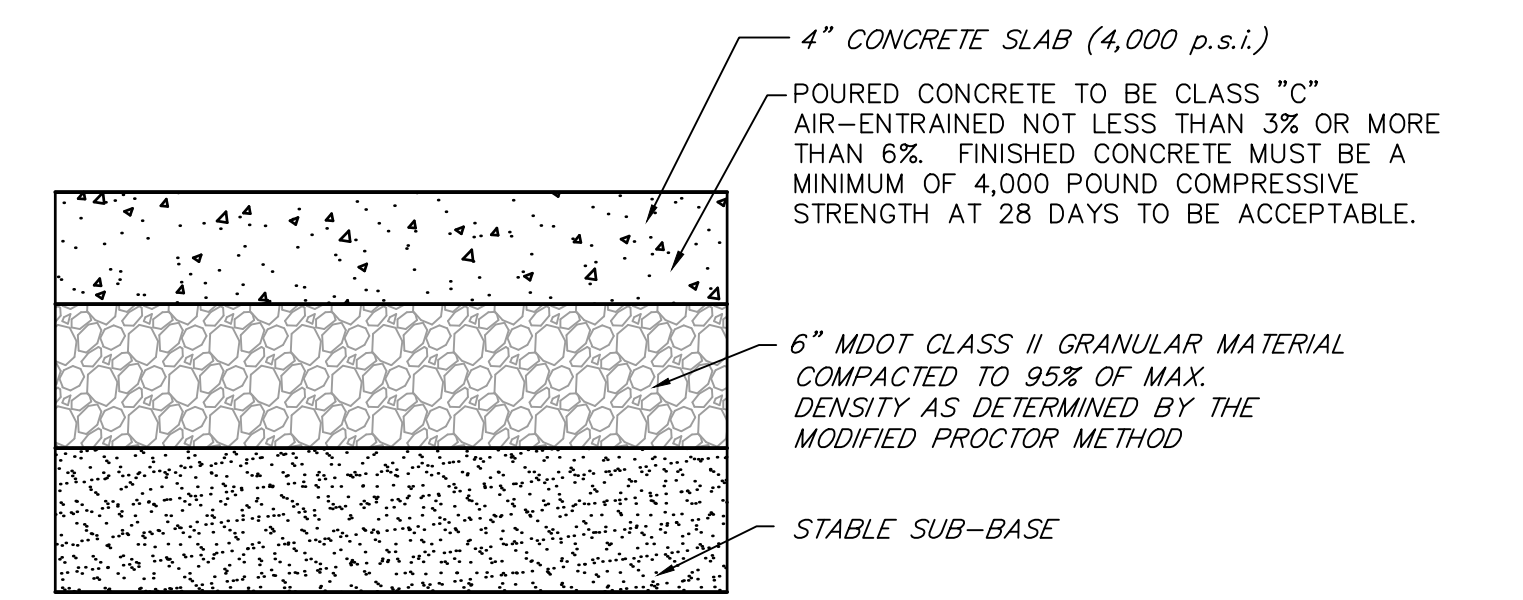
NO.	DATE	DESCRIPTION
1	1804-023	PLANNING 3-4-19
2		
3		
4		
5		
6		
7		
8		

SCALE: N/A
 SHEET NUMBER: 6 OF 8

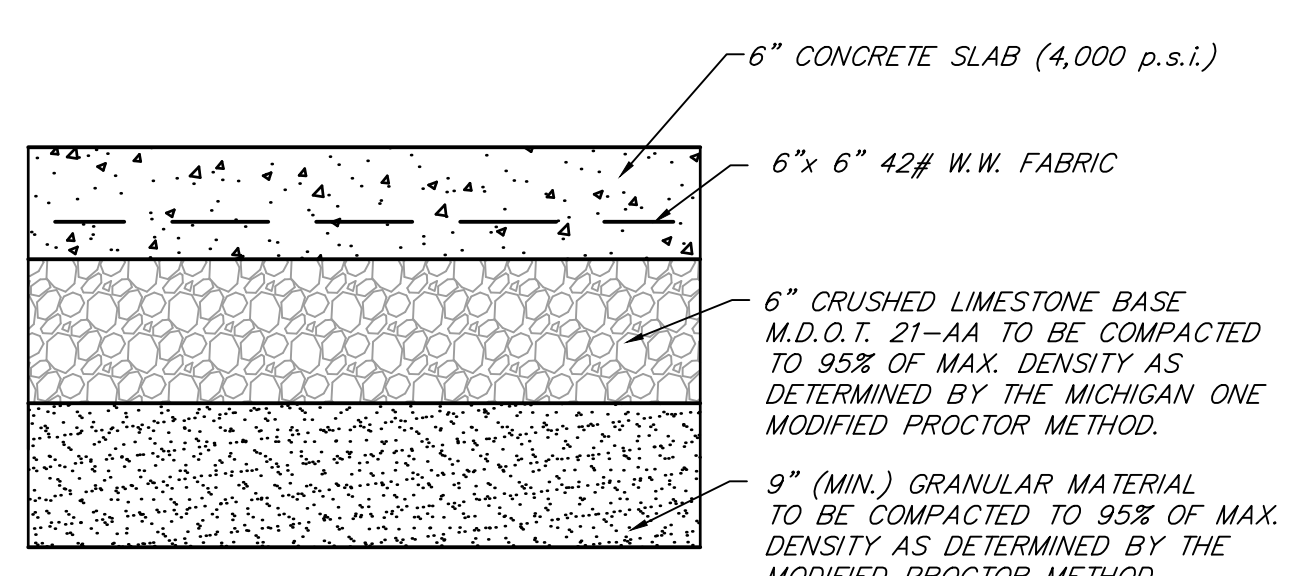


NOTE: COMPACTION TESTS ARE REQUIRED. RESULTS SHALL BE SUBMITTED TO OWNER PRIOR TO FINAL ACCEPTANCE OF SUB-BASE, BASE AND ASPHALT MATERIALS.

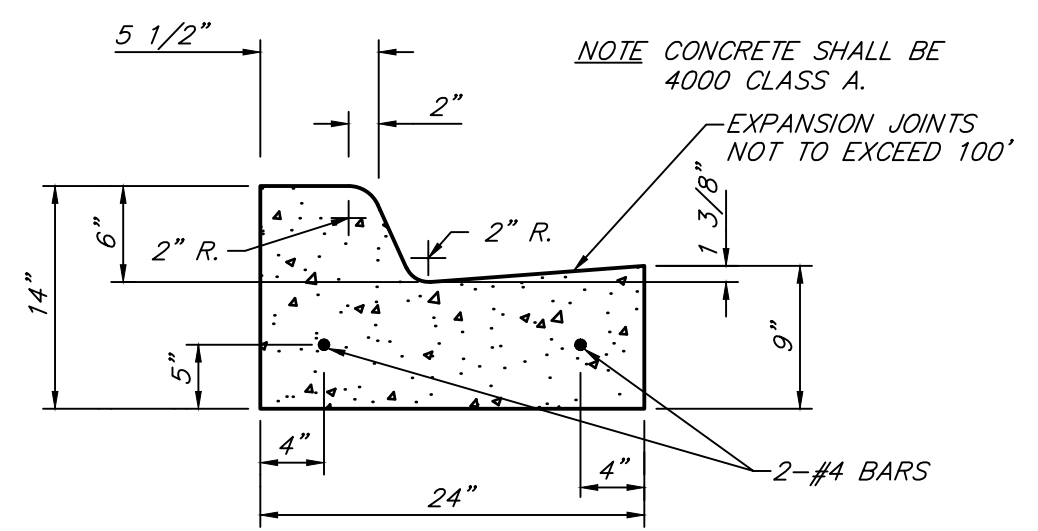
PARKING LOT ASPHALT PAVEMENT CROSS-SECTION
NOT TO SCALE



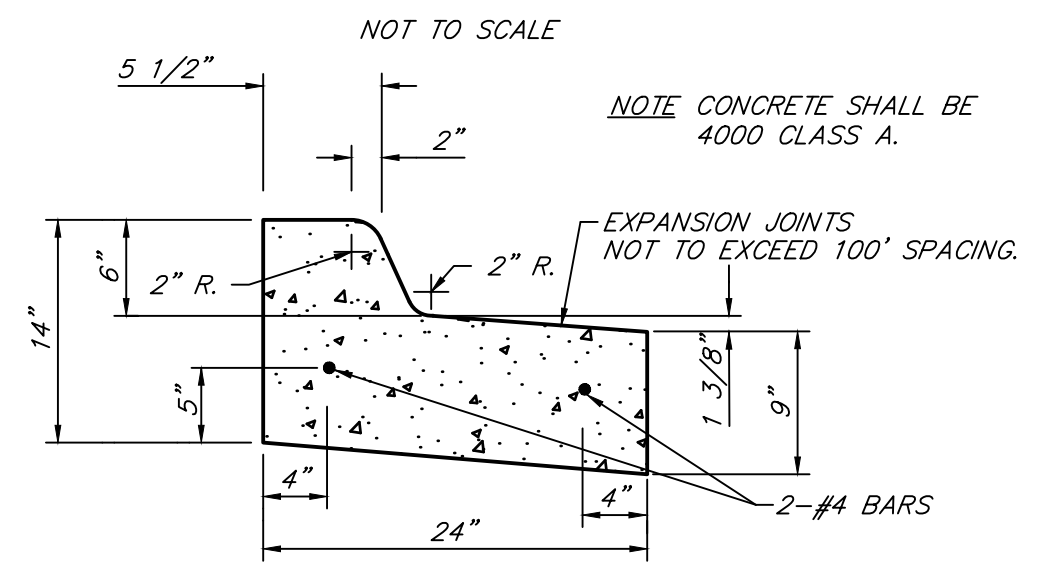
CONCRETE SIDEWALK CROSS-SECTION
NOT TO SCALE



CONCRETE PAD CROSS-SECTION DRIVEWAY & SIDEWALK CROSSING
NOT TO SCALE

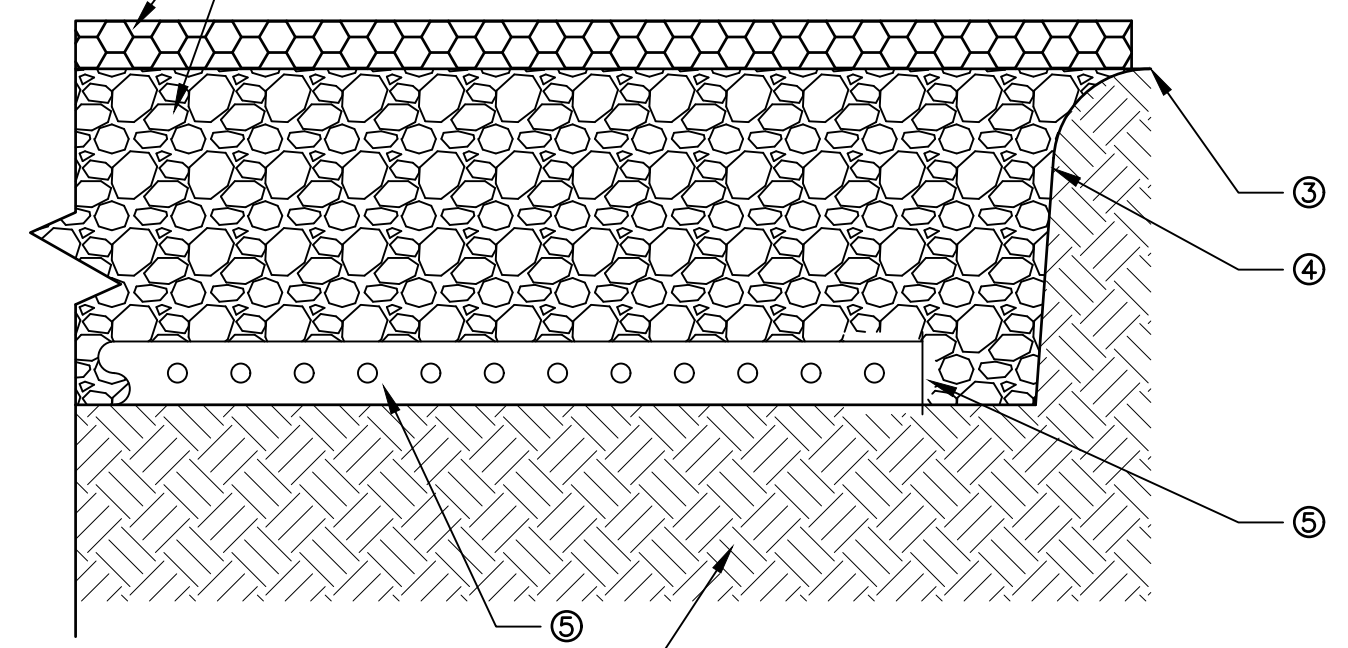


F4 CONCRETE CURB AND GUTTER DETAIL REGULAR PAN
NOT TO SCALE

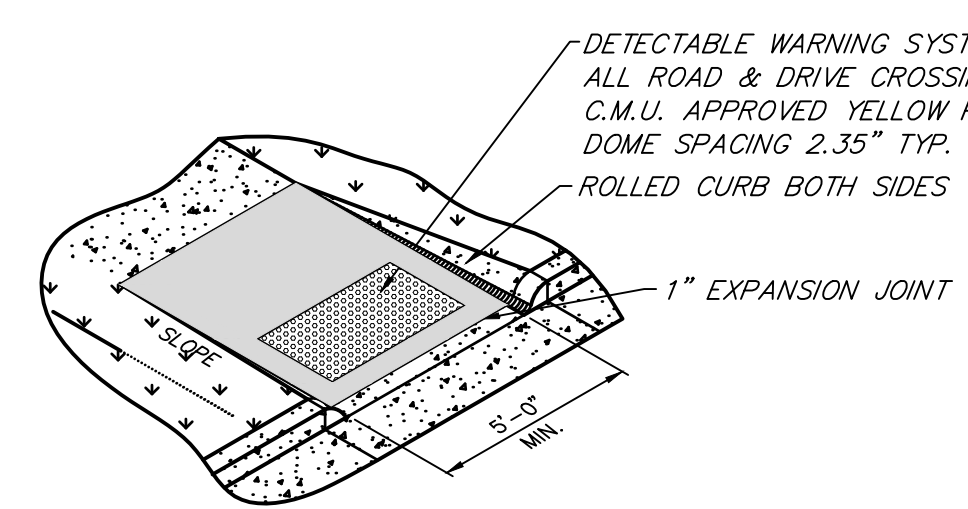


F4 CONCRETE CURB AND GUTTER DETAIL REVERSE PAN
NOT TO SCALE

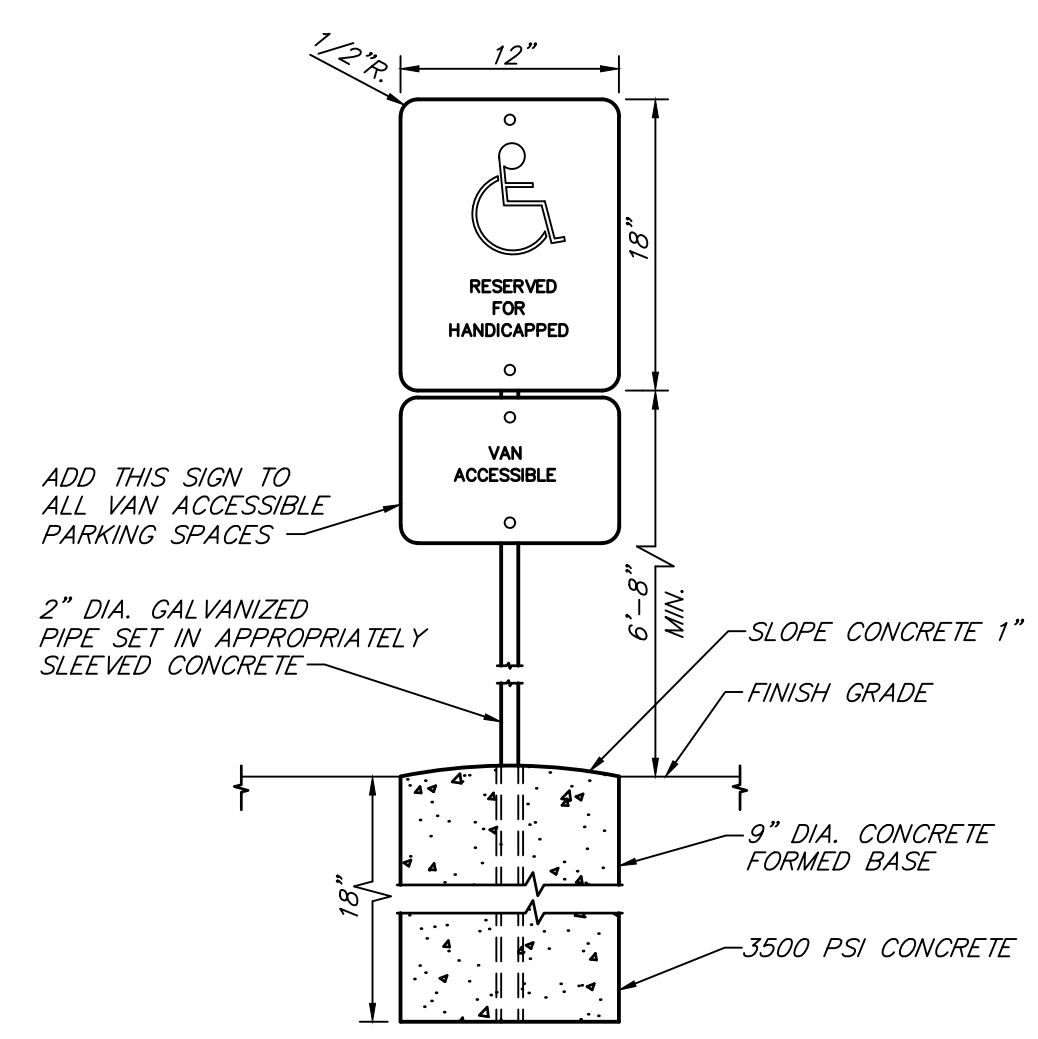
- ASPHALT AND AGGREGATE PAVING SURFACE (REFER TO DETAIL)
- RESERVOIR COURSE - VARYING DEPTH (MIN. 3.75') OF 3/4" (MIN) TO 2" CLEAN WASHED STONE (MIN. 90% CRUSHED)
- STABILIZATION FABRIC IS REQUIRED BETWEEN PAVEMENT CROSS SECTION AND RESERVOIR COURSE. (REFER TO PAVING DETAIL)
- WOVEN GEOTEXTILE STABILIZATION FABRIC
- 12" PERFORATED W/SOCK UNDERDRAIN WHERE INDICATED ON PLANS. SLOPE AS SHOWN ON PLAN.
- SUBGRADE - SHAPE SUBGRADE TO SAME SLOPES AS SHOWN ON GRADING AND DRAINAGE PLAN.



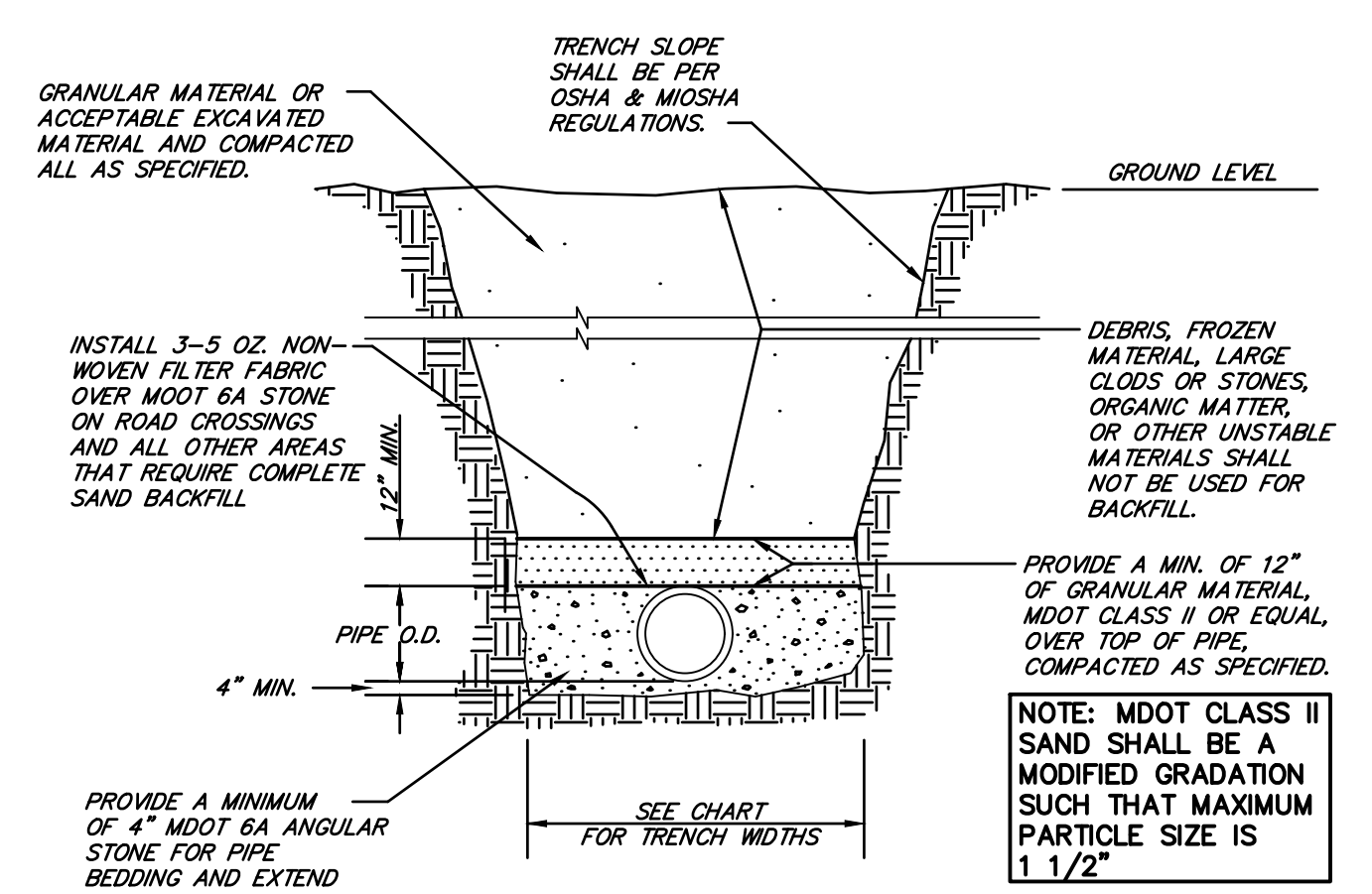
INFILTRATION AREA CROSS-SECTION
NOT TO SCALE



SIDEWALK RAMP - MDOT TYPE I R-28
NOT TO SCALE



TYP. BARRIER FREE PARKING SIGN
NOT TO SCALE

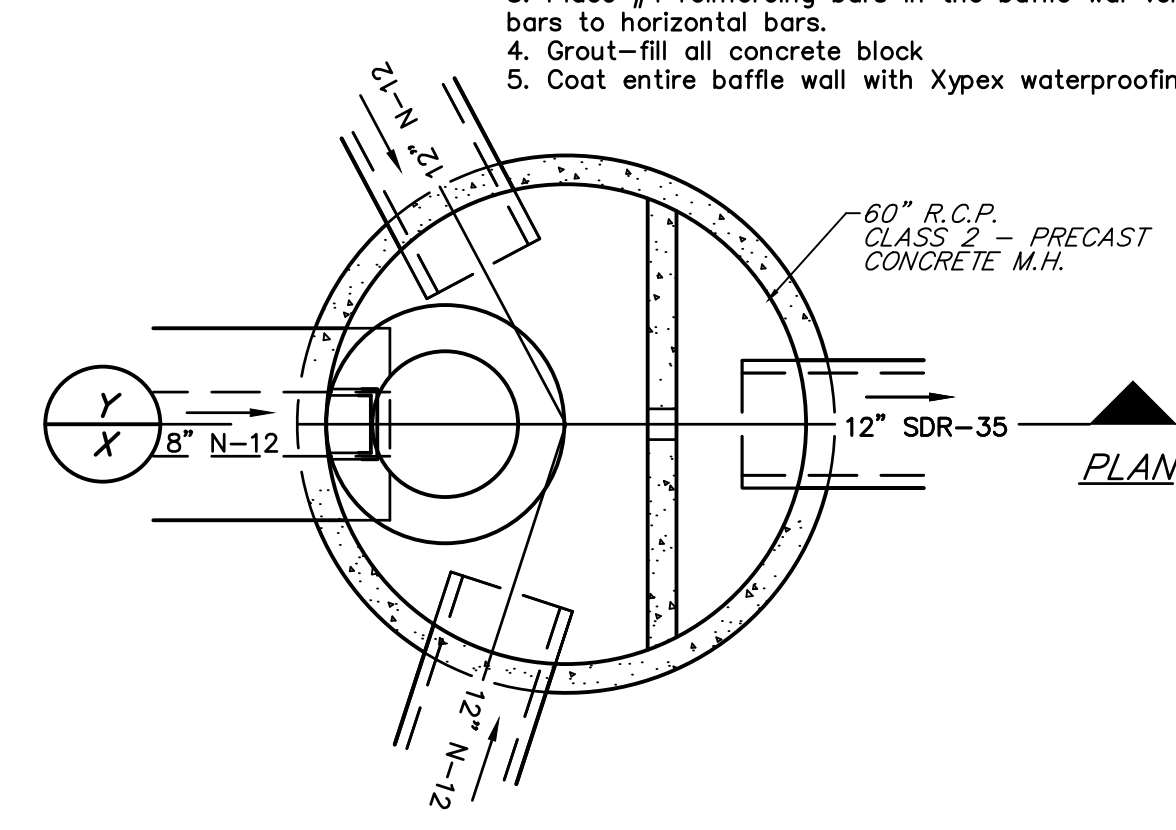


P.V.C. PIPE TRENCH DETAIL
NOT TO SCALE

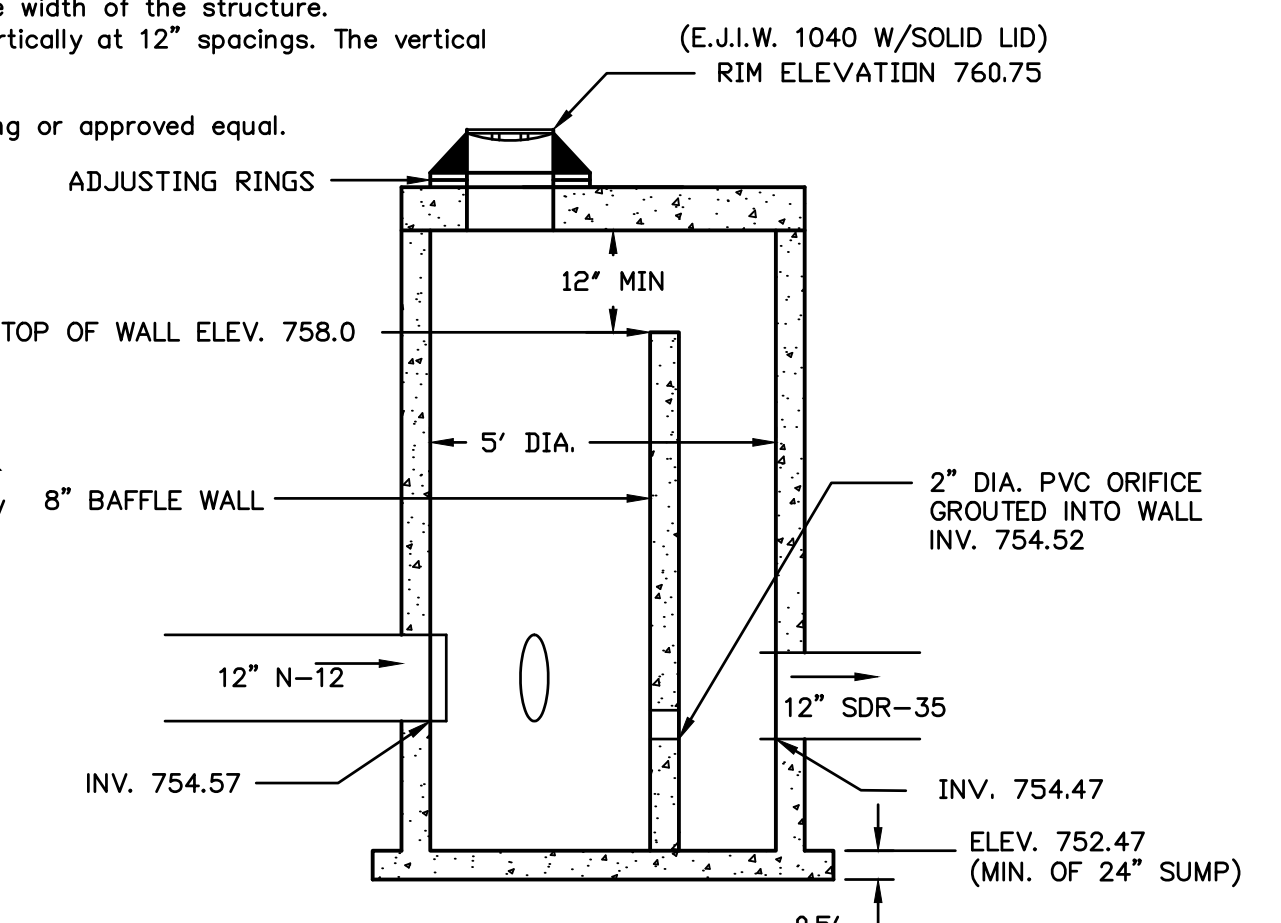
PIPE SIZE	MINIMUM	MAXIMUM
8" & 10"	24"	30"
12" & 15"	30"	36"
18"	36"	42"
21"	38"	42"
24"	42"	46"
27"	45"	49"
30"	49"	53"
36"	56"	60"
LARGER THAN 36"	I.D. +20"	I.D. +24"

BAFFLE WALL CONSTRUCTION NOTES

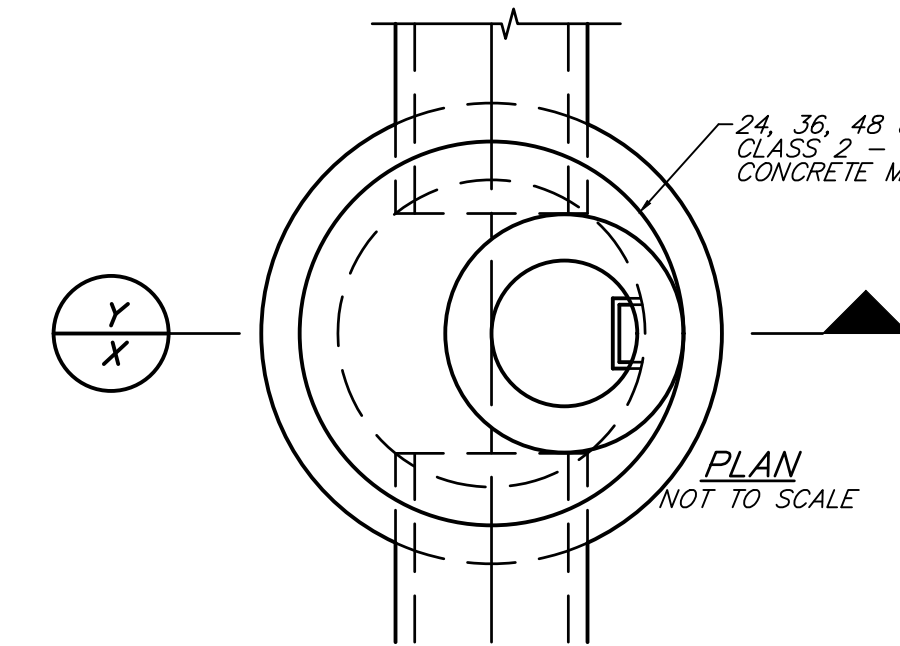
- Baffle wall to be constructed of 8" concrete block with smooth-raked joints.
- Epoxy #4 reinforcing bars into the sidewalls and base of the precast structure at 8" spacing. Bars are to extend across the entire width of the structure.
- Place #4 reinforcing bars in the baffle wall vertically at 12" spacings. The vertical bars to horizontal bars.
- Grout-fill all concrete block
- Coat entire baffle wall with Xypex waterproofing or approved equal.



5' DIA. STORM WATER OVERFLOW STRUCTURE
NOT TO SCALE

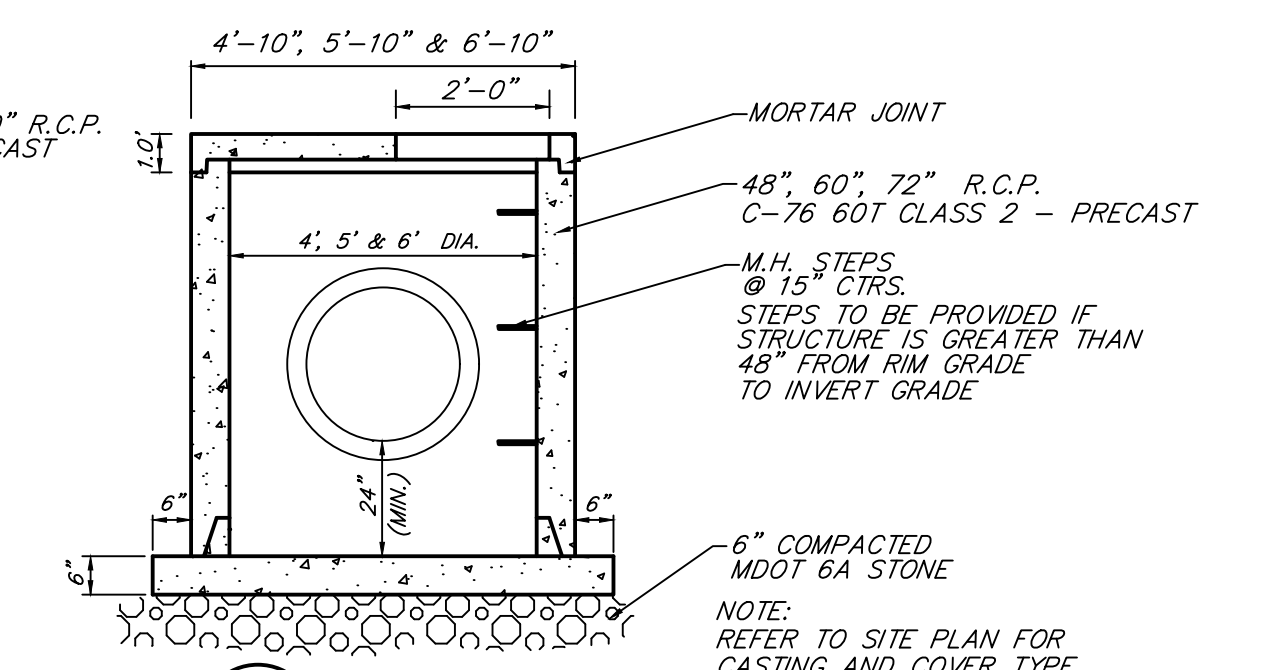


5' DIA. STORM WATER OVERFLOW STRUCTURE
NOT TO SCALE

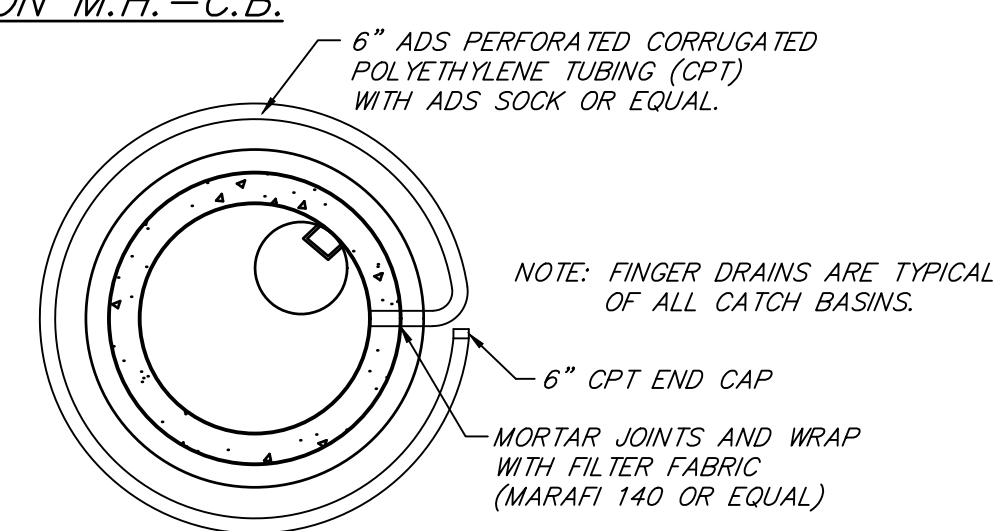


NOTE: ALL STRUCTURES SHALL HAVE 6" PERFORATED WEEP TILE WITH SOCK FINGER DRAIN ± 4 FEET BELOW RIM GRADE WITH A BOOT AT THE STRUCTURE.

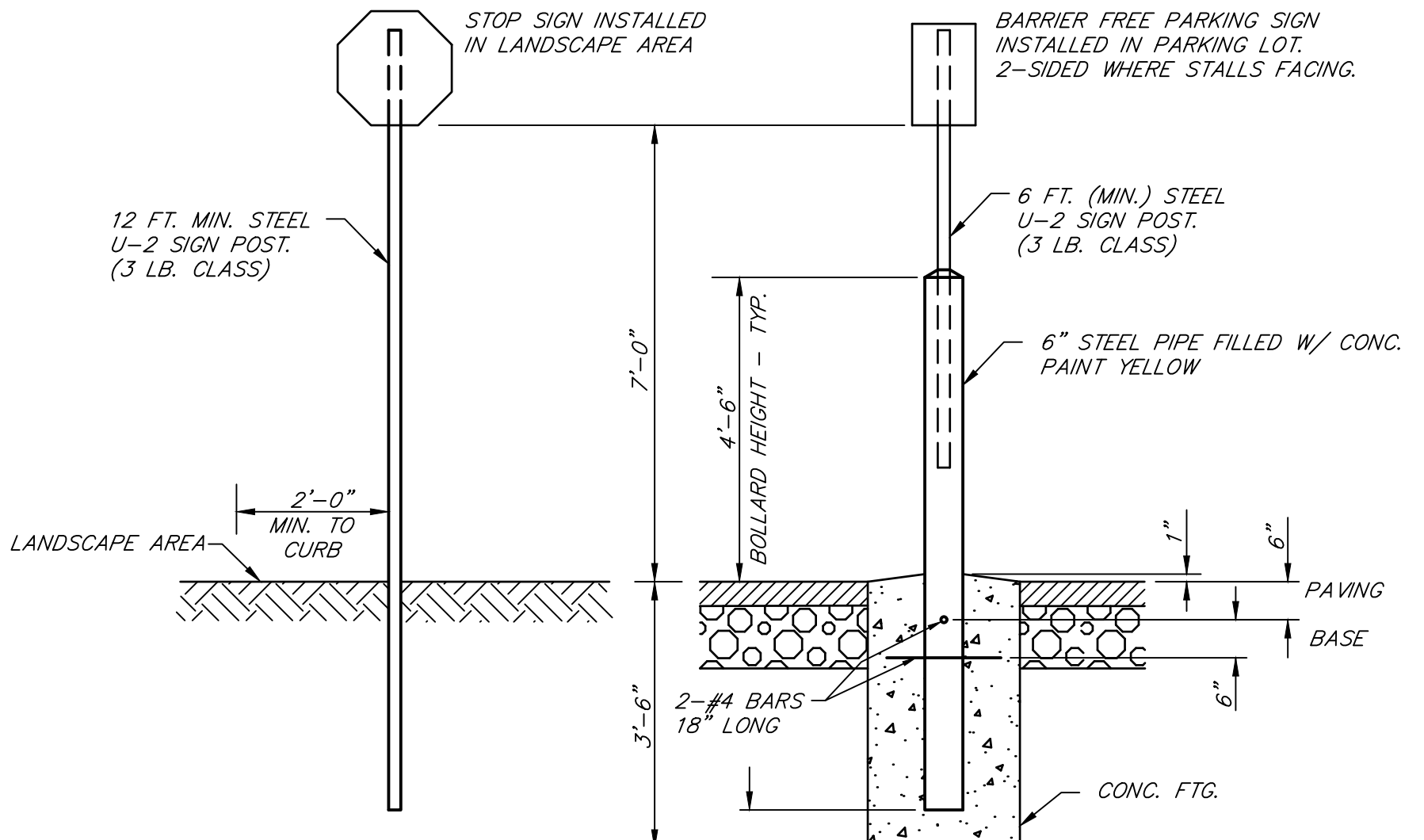
4', 5' & 6' DIA. COMBINATION M.H. - C.B.
NOT TO SCALE



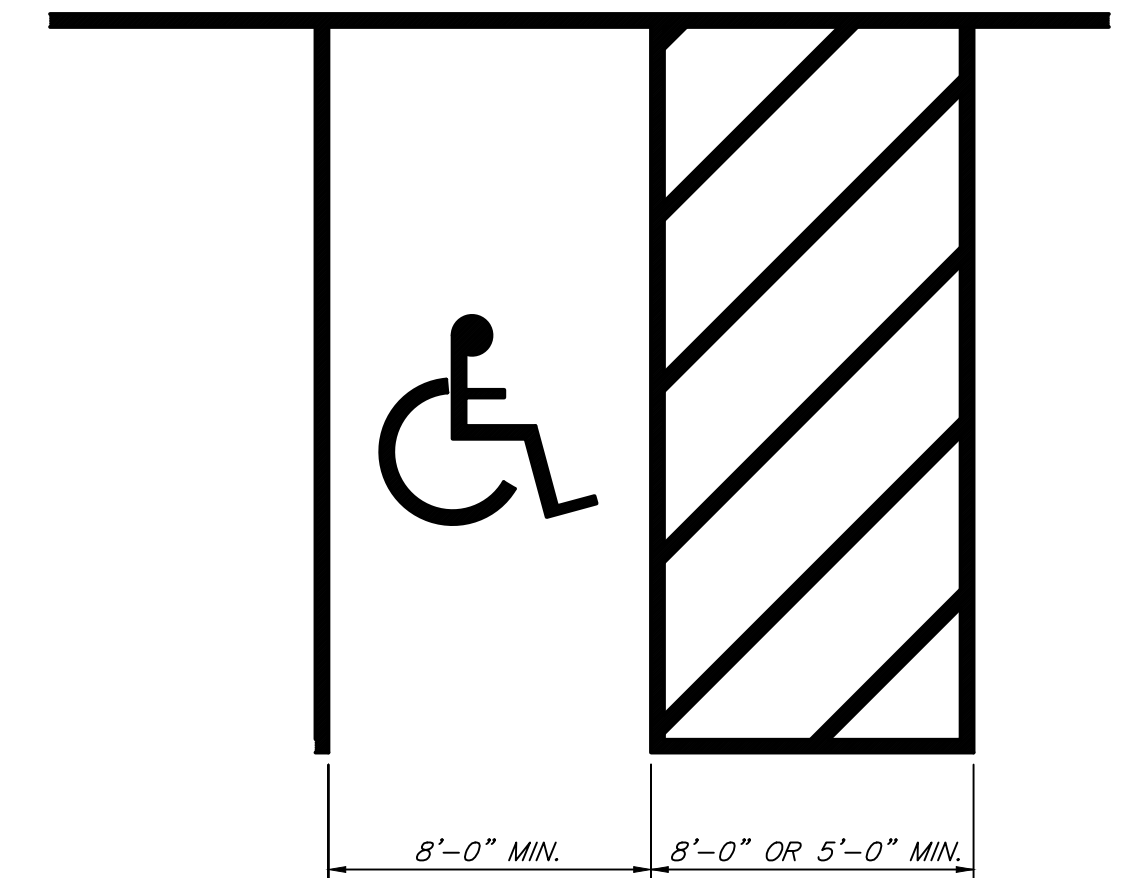
NOTE: REFER TO SITE PLAN FOR CASTING AND COVER TYPE. NOTE: CONE SECTIONS MAY BE SUBSTITUTED WHERE DEPTH ALLOWS.



NOTE: 6" PERFORATED WEEP TILE WITH SOCK AT ± 4 FEET BELOW RIM GRADE.



PARKING LOT SIGN POST DETAILS
NOT TO SCALE



BARRIER FREE PARKING SPACES
NOT TO SCALE

REVISIONS:

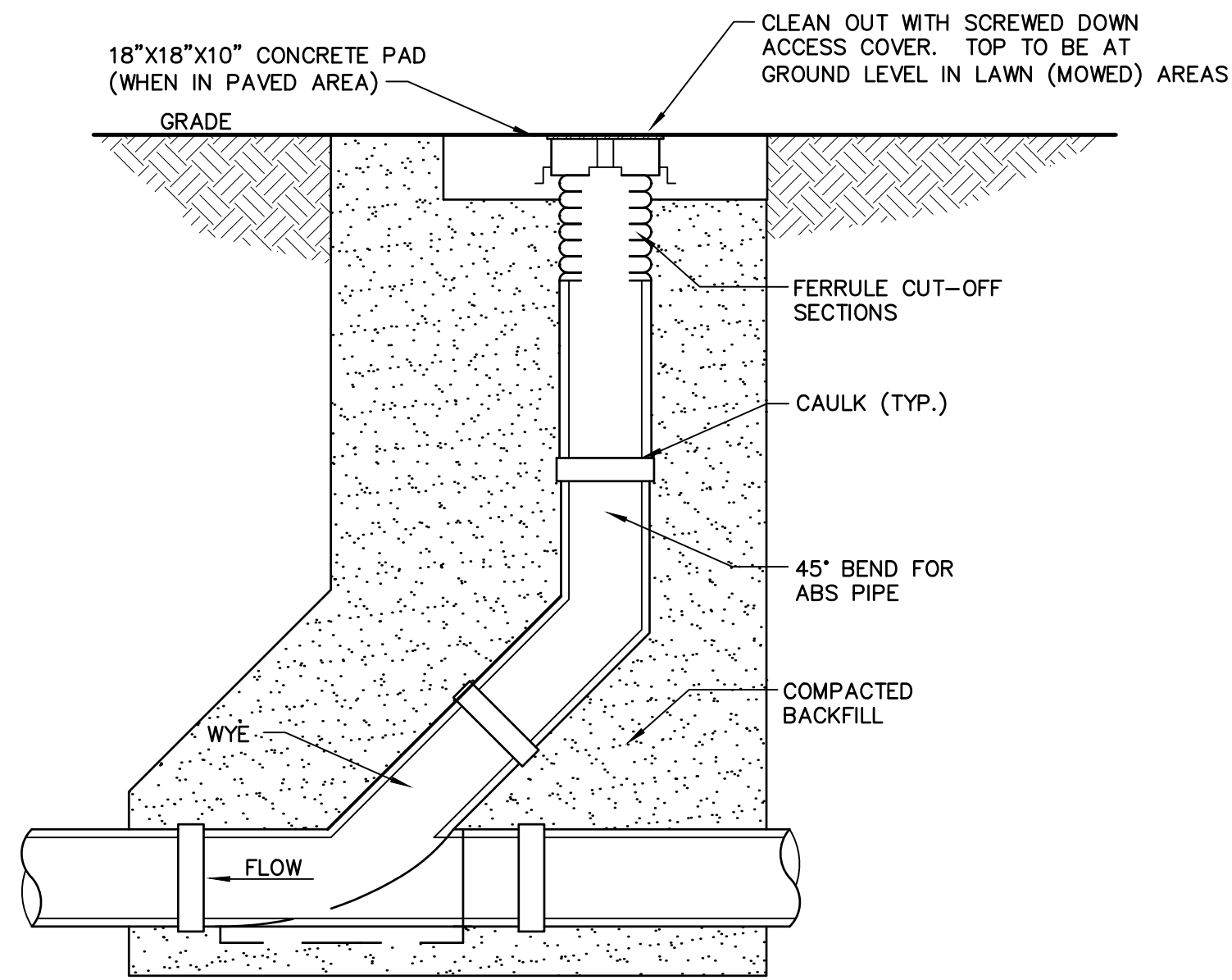
NO.	DESCRIPTION

SUBMITTALS:

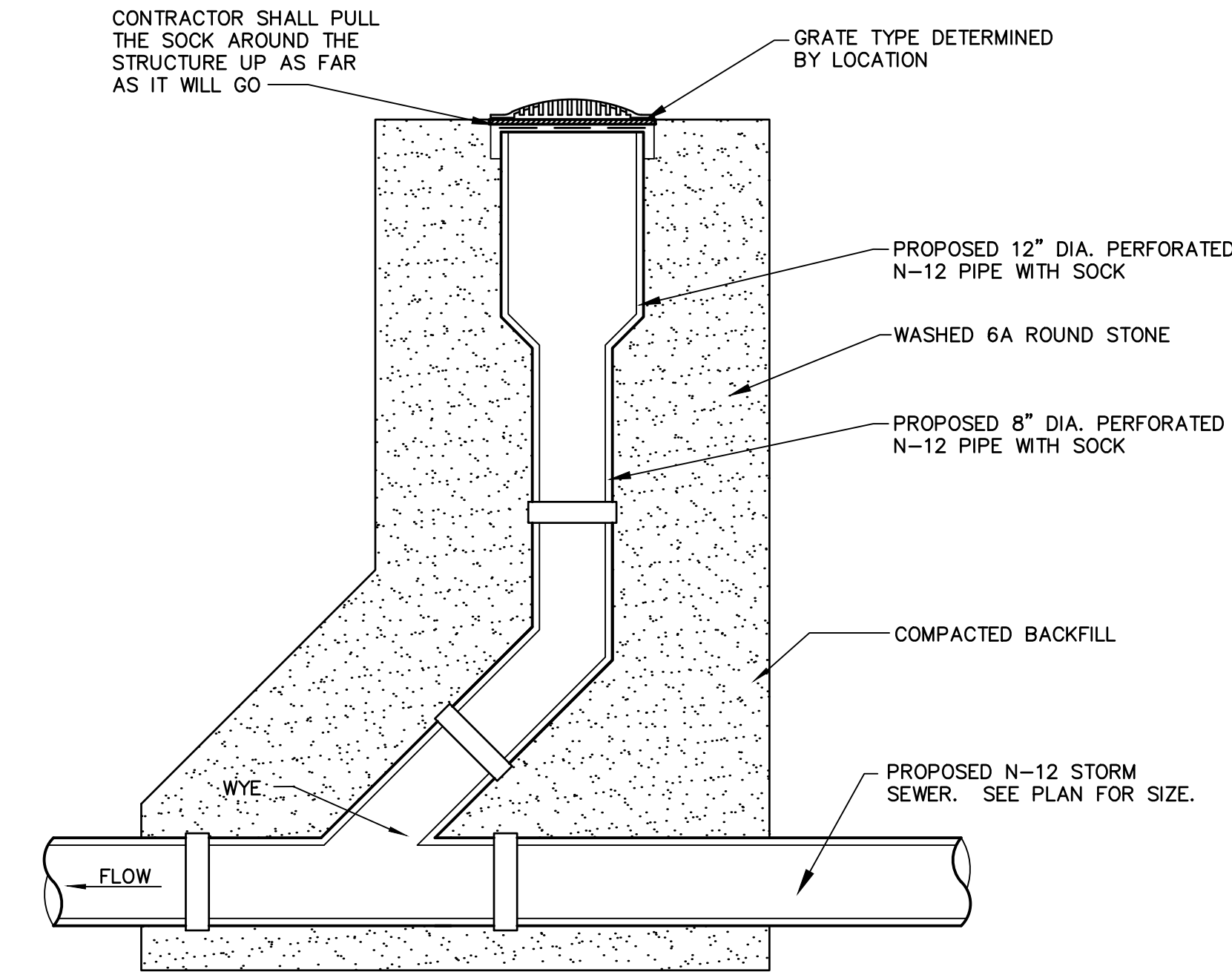
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SCALE: N/A

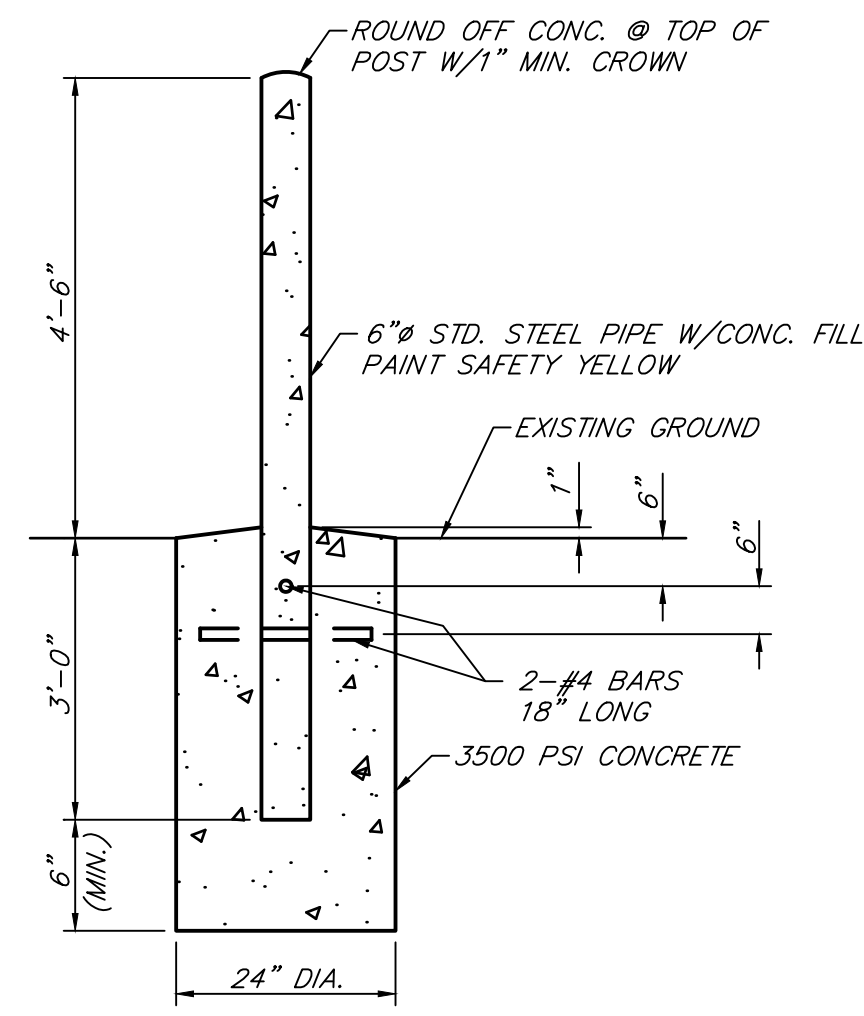
JOB NUMBER:	1804-023
DRAWN BY:	WRE
DESIGNED BY:	TELB
CHECKED BY:	TELB
SHEET NUMBER:	7 OF 8



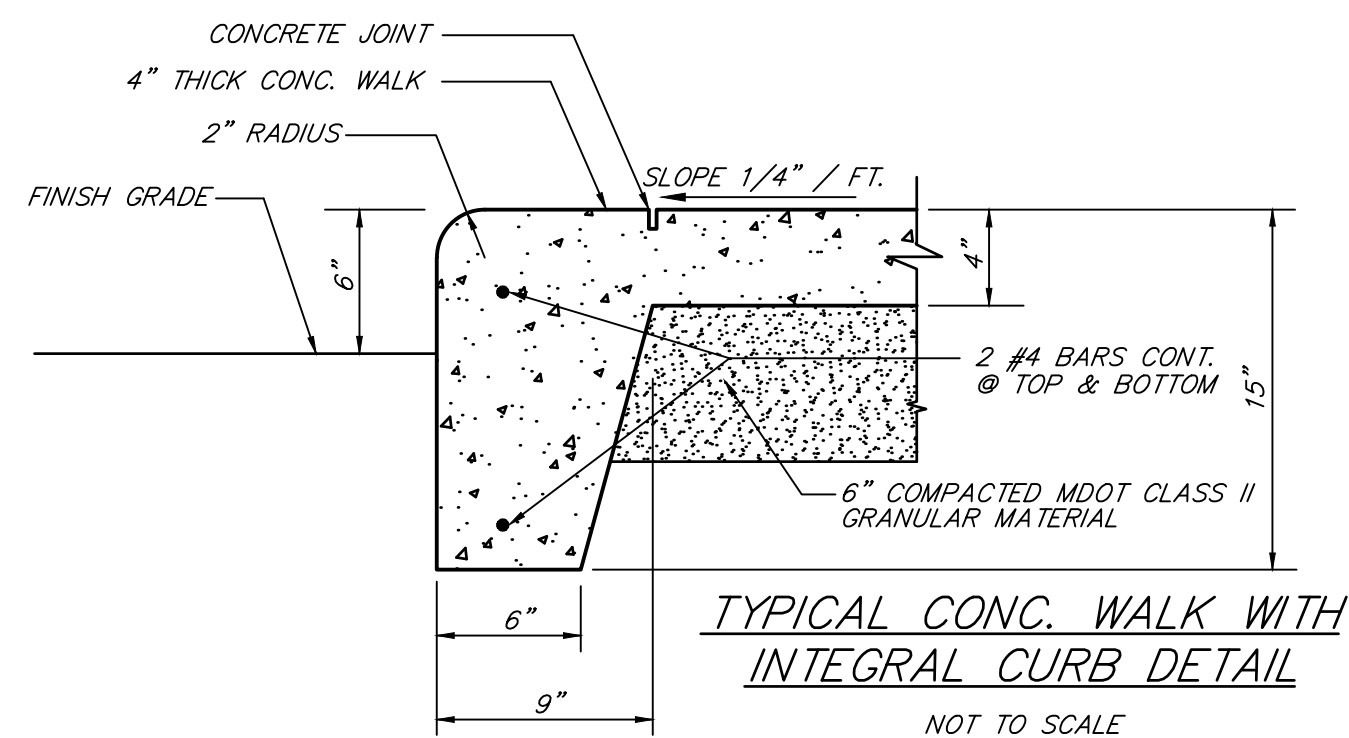
CLEAN OUT DETAIL
NOT TO SCALE



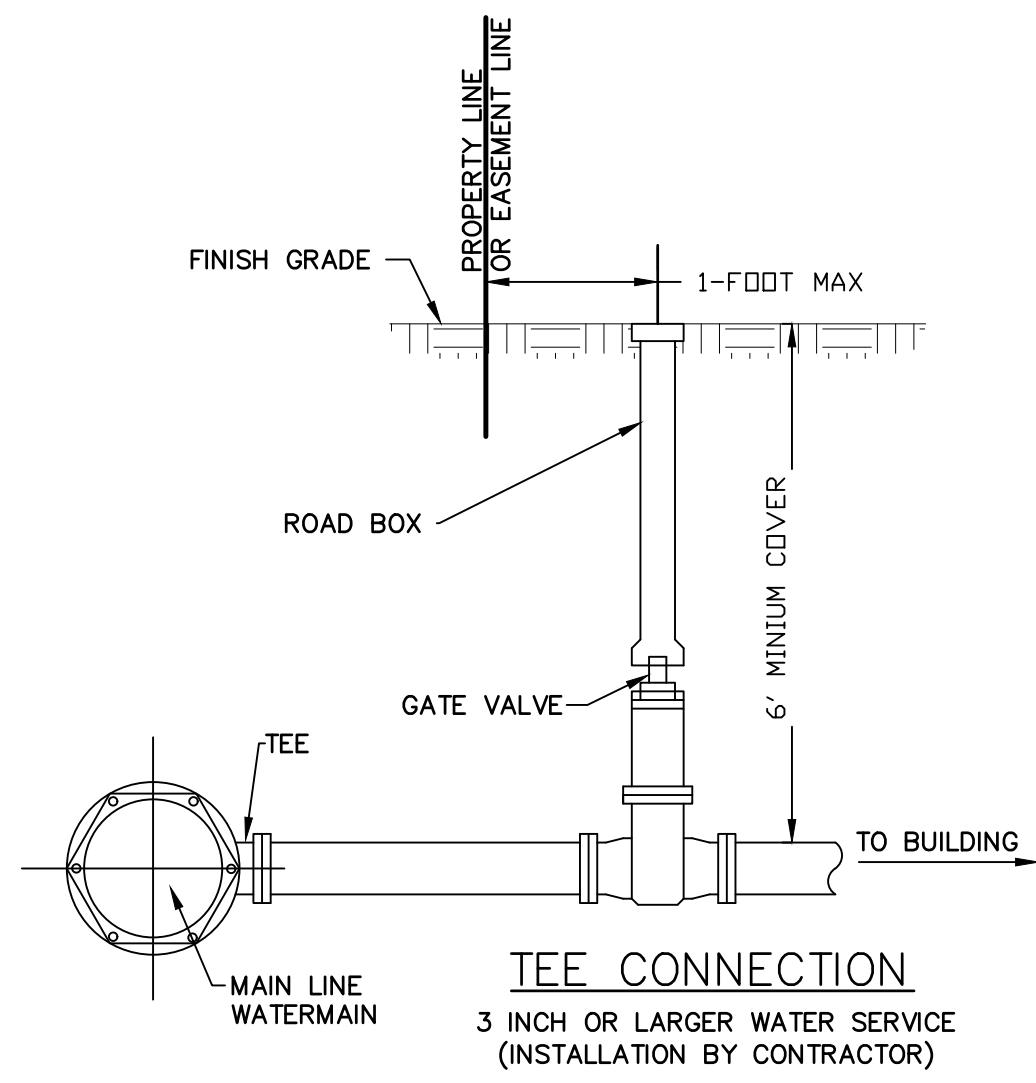
DRAINAGE RISER DETAIL
NOT TO SCALE



BOLLARD DETAIL
NOT TO SCALE



TYPICAL CONC. WALK WITH INTEGRAL CURB DETAIL
NOT TO SCALE



TEE CONNECTION
3 INCH OR LARGER WATER SERVICE (INSTALLATION BY CONTRACTOR)

GENERAL NOTES:

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

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

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

THE CONTRACTOR SHALL CONFORM TO SOIL EROSION AND SEDIMENTATION CONTROL ACT PART 91 OF PUBLIC ACT 451 OF 1994, AS AMENDED. GEOTEXTILE FILTER BAGS SHALL BE USED AT ALL CATCH BASINS FOR SOIL AND SEDIMENTATION CONTROL. ALL CATCH BASINS SHALL BE CLEANED UPON COMPLETION OF THE PROPOSED PROJECT. COST FOR CLEANING THE CATCH BASINS SHALL BE INCLUDED IN THE COSTS FOR THE DRAINAGE STRUCTURES.

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

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

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

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

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

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

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

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

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

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

GENERAL NOTES:

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

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

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

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

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

ROOF WATER FROM THE BUILDING SHALL BE DIRECTED TO DRAIN TO THE PROVIDED LEADS.

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

ALL DRIVEWAY APPROACHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ISABELLA COUNTY ROAD COMMISSION STANDARDS.

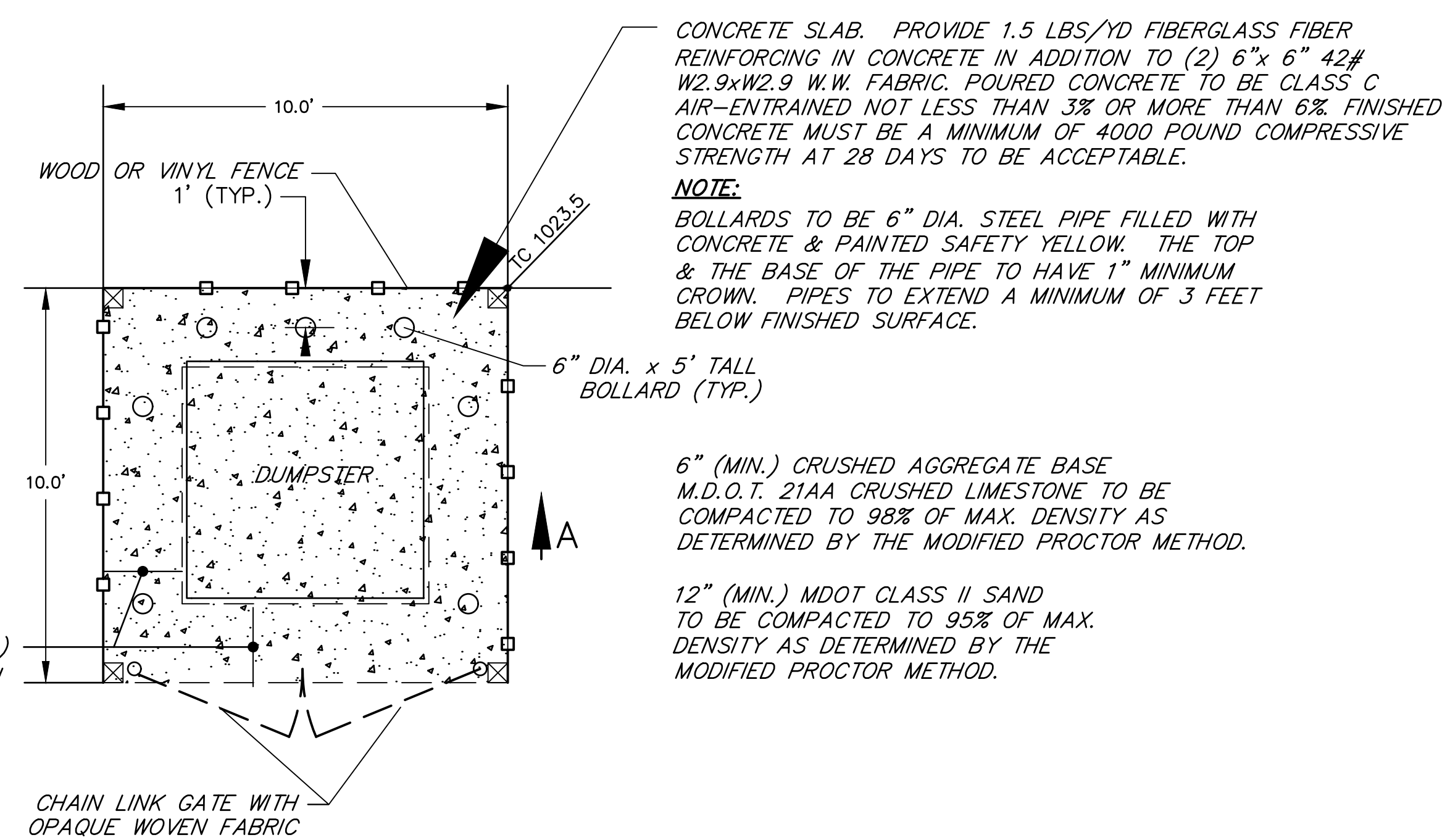
CONSTRUCTION PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF THE STATE OF MICHIGAN, COUNTY OF ISABELLA AND UNION TOWNSHIP.

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

STANDARD PARKING SPACES SHALL BE 10 FEET BY 18 FEET. THE SPACES ARE TO BE INDICATED BY 4 INCH WIDE WHITE LINES. THE PAINT LINES ON THE SITE, EXCEPT NEAR THE BUILDING, SHALL CONFORM TO THE ENGINEER'S PLAN.

CONCRETE CURBING SHALL BE 4000 PSI CONCRETE.

ALL ABANDONED CURB STOP BOXES SHALL BE REMOVED AND SALVAGED FOR THE UNION TOWNSHIP DEPARTMENT OF PUBLIC WORKS.



DUMPSTER PAD ENCLOSURE
NOT TO SCALE

CONCRETE SLAB. PROVIDE 1.5 LBS./YD FIBERGLASS FIBER REINFORCING IN CONCRETE IN ADDITION TO (2) 6"x 6" 42# W2.9xW2.9 W.W. FABRIC. Poured concrete to be CLASS C AIR-ENTRAINED NOT LESS THAN 3% OR MORE THAN 6% FINISHED CONCRETE MUST BE A MINIMUM OF 4000 POUND COMPRESSIVE STRENGTH AT 28 DAYS TO BE ACCEPTABLE.

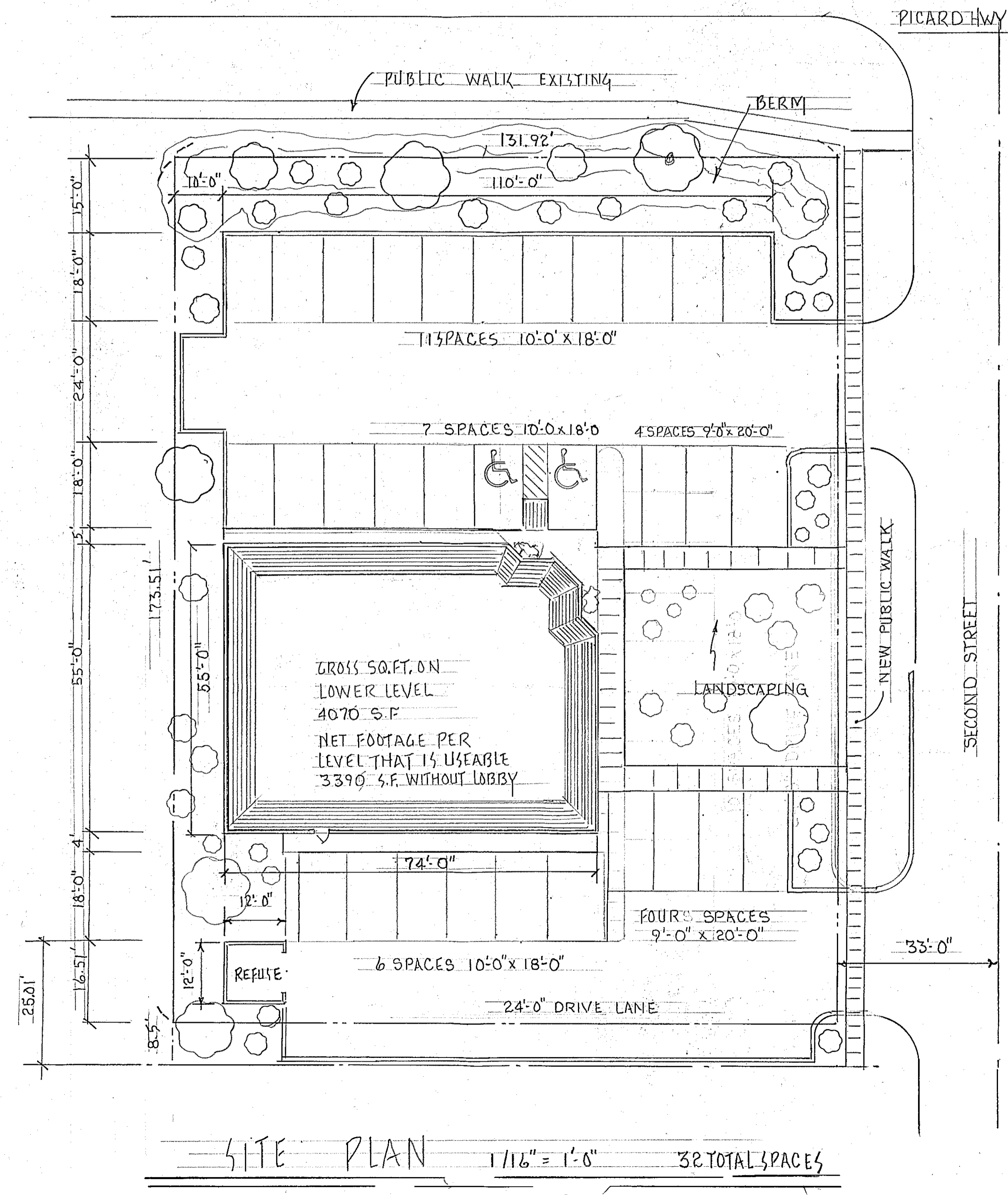
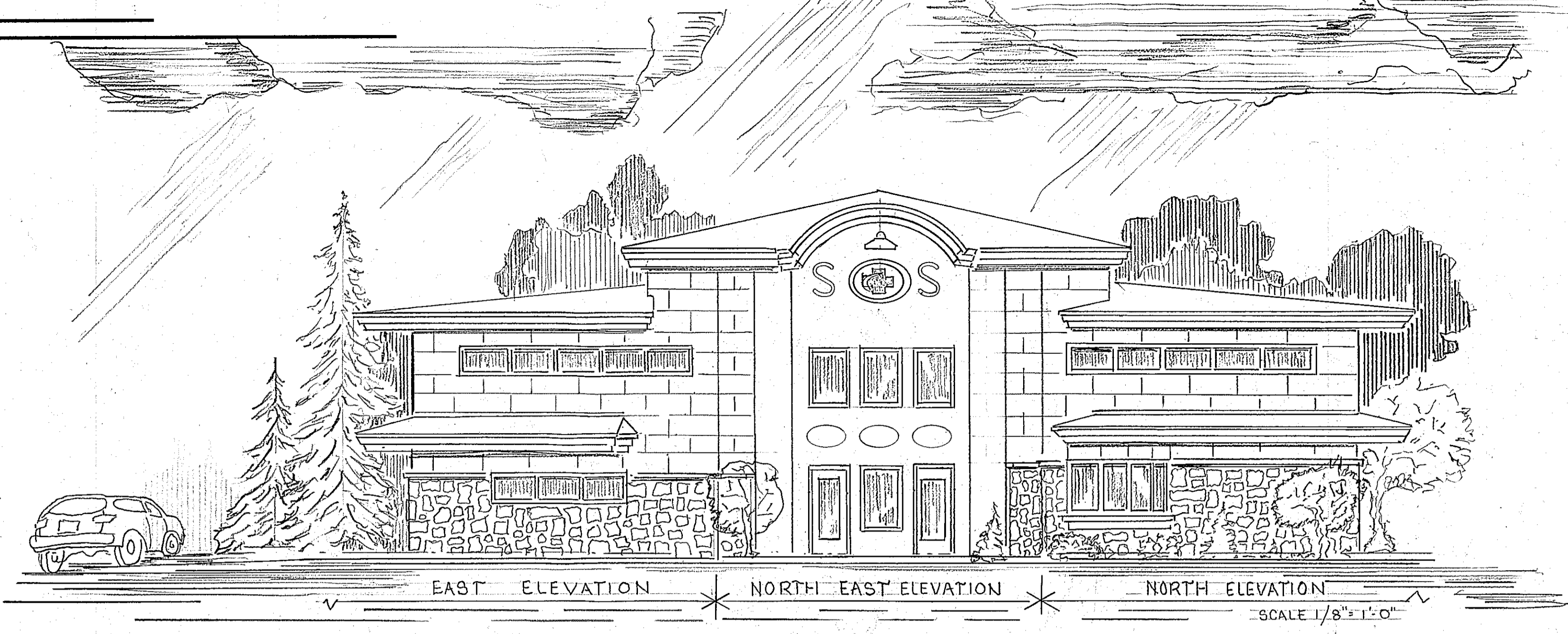
NOTE:
BOLLARDS TO BE 6" DIA. STEEL PIPE FILLED WITH CONCRETE & PAINTED SAFETY YELLOW. THE TOP & THE BASE OF THE PIPE TO HAVE 1" MINIMUM CROWN. PIPES TO EXTEND A MINIMUM OF 3 FEET BELOW FINISHED SURFACE.

6" (MIN.) CRUSHED AGGREGATE BASE
M.D.O.T. 21AA CRUSHED LIMESTONE TO BE COMPACTED TO 98% OF MAX. DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHOD.

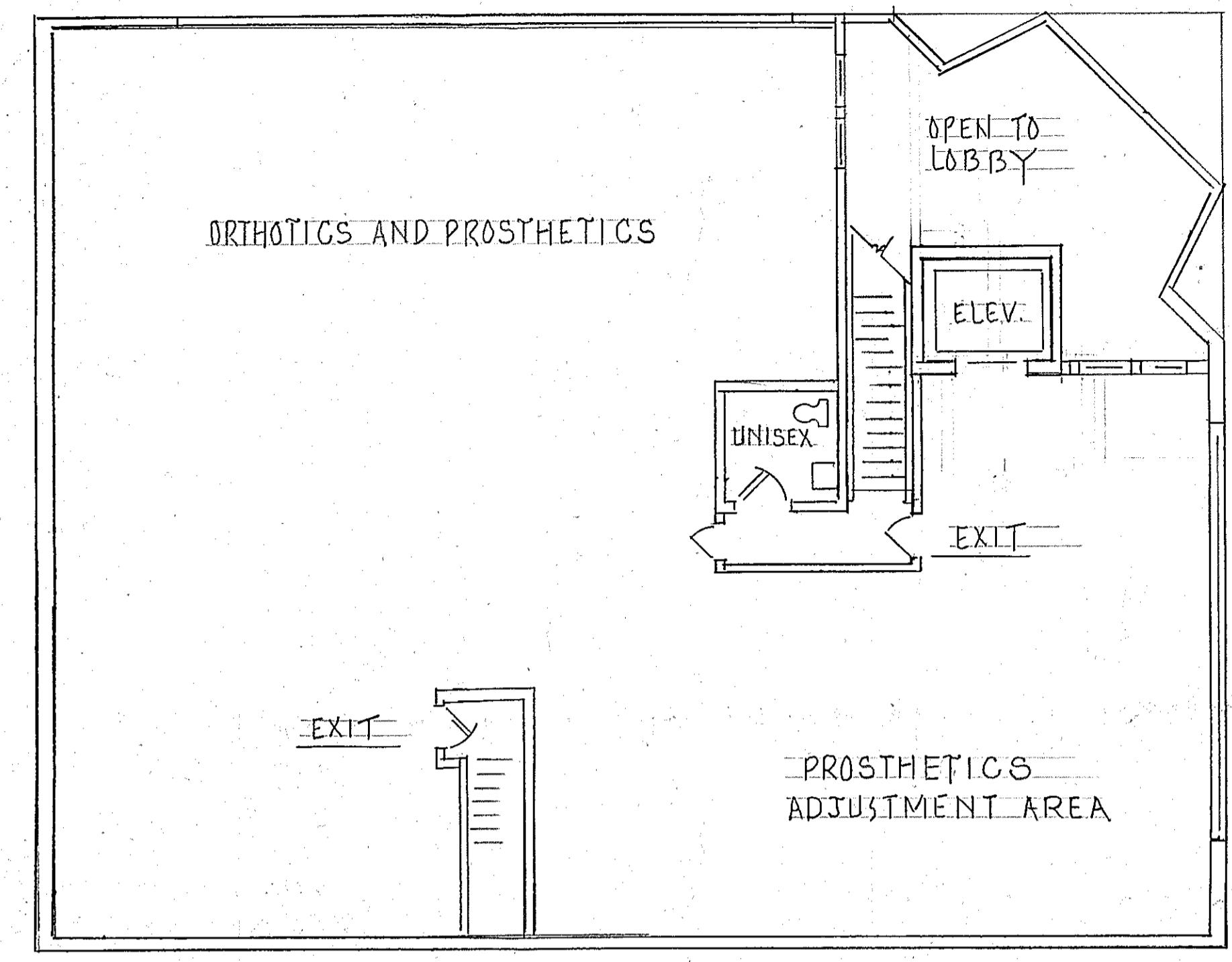
12" (MIN.) MDOT CLASS II SAND TO BE COMPACTED TO 95% OF MAX. DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHOD.



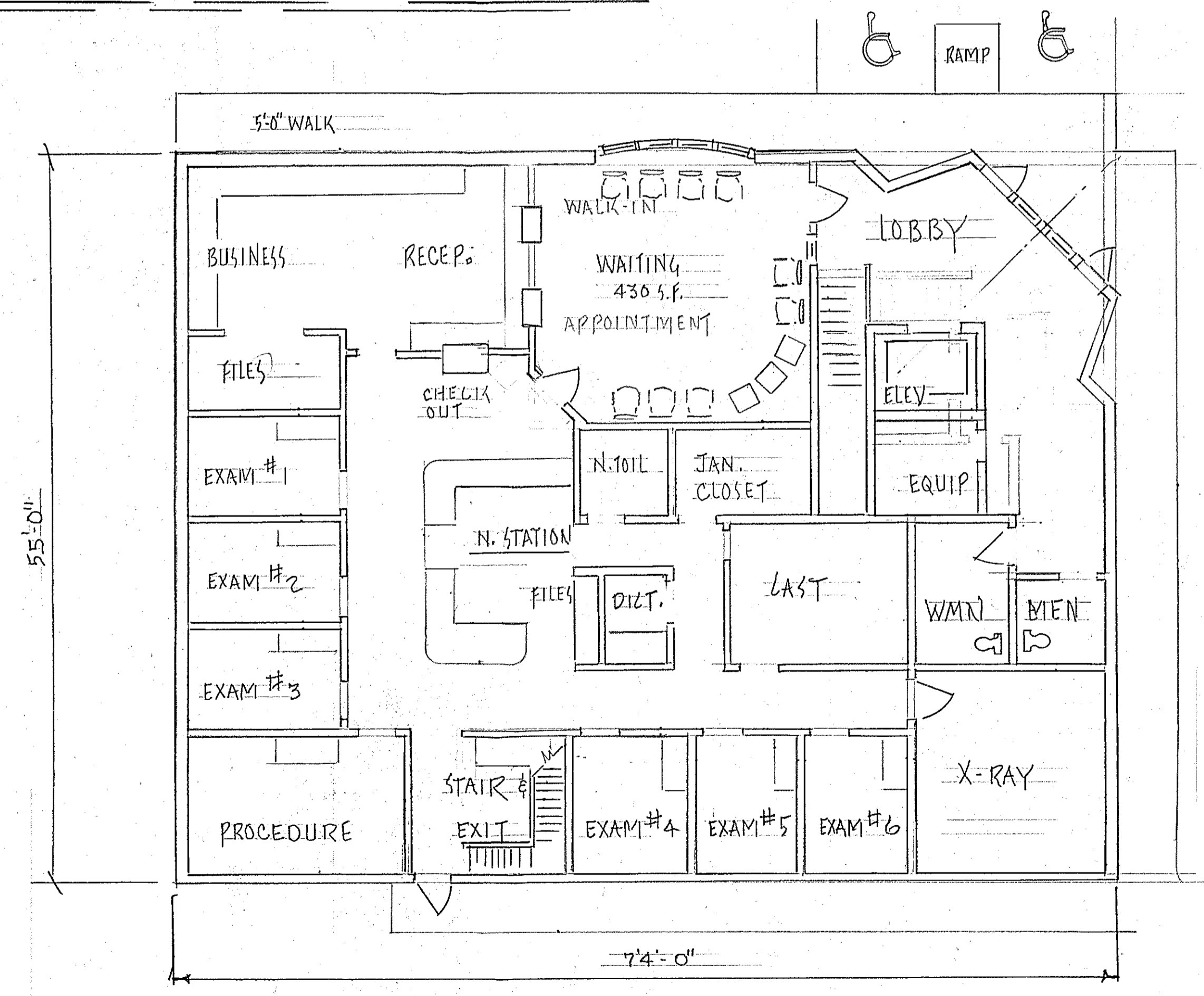
SCALE	N/A	JOB NUMBER:	1804-023
SHEET NUMBER	8 OF 8	SUBMITTAL TO TWP. PLANNING	3-4-19
DESIGNED BY:	TELB	DRAWN BY:	WRE
CHECKED BY:	TELB	REVISIONS:	



CONCEPT
XYZ REV. 12/20/18
FEB. 7, 2019



SECOND LEVEL



FIRST LEVEL SCALE 1/8" = 1'-0"

Gerald G. Bergman Architect
515 N. Woodbridge Street Saginaw MI 48602
P: 989.754.6545 F: 989.754.5775
Office@GeraldBergman.com

A NEW MEDICAL FACILITY for:
SOS HOLDING COMPANY LLC
GARDEN GROVE SUBDIVISION, UNION TOWNSHIP, ISABELLA COUNTY, MI

FINAL APPROVAL: 2/6/2019
REV: 2/7/2019

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MICHIGAN GROUP

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

Union Township Public Hearing Notice - Variance

NOTICE is hereby given that a Public Hearing will be held on Wednesday, April 3, 2019, at 7:00 p.m. at the Union Township Hall located at 2010 South Lincoln Road, Mt. Pleasant, Michigan, before the Union Township Zoning Board of Appeals for hearing any interested persons in the following request for a Variance from Sections 24.4.1 as required by the Union Township Zoning Ordinance 1991-5 as amended.

Requested by: SOS Holding Company LLC: A variance of 10 feet from section 24.4.1 for parking area setback requirement.

Legal Description of property: T14N R4W SEC 13 GARDEN GROVE LOTS 1 AND 2 BLK 3

This property is located at 5316 E. Pickard St. Mt. Pleasant, MI 48858

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 number (989) 772-4600 Ext. 241.

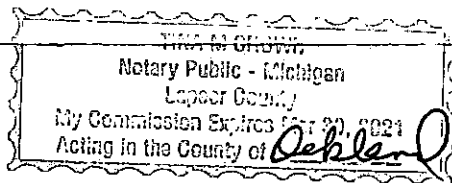
Peter Gallinat, Union Twp. Planner

Published: March 19, 2019

CHARTER TOWNSHIP OF UNION

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morningstarpublishing.com 03/19/19



Sworn to the subscribed before me this 22nd March 2019

Tina M. Cronin

Notary Public, State of Michigan
Acting in Oakland County

Advertisement Information

Client Id: 531226

Ad Id: 1771191

PO:

Sales Person: 200301

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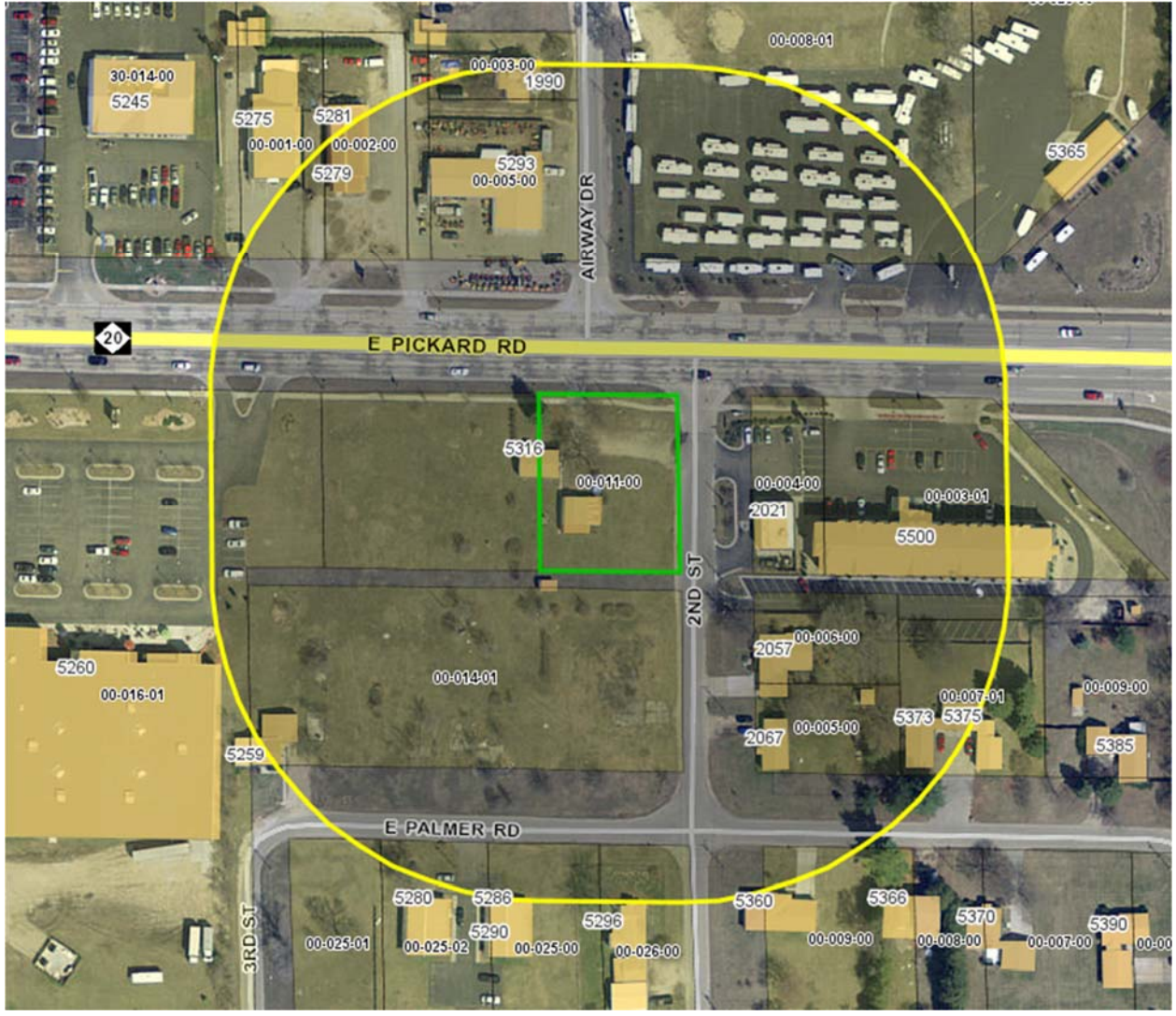
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Peter Gallinat, Union Twp. Planner



The parcel outlined in **GREEN** is the subject property of 5316 E. Pickard Rd. The owner is requesting a variance of 10ft for a parking area setback requirement in a B-7 district. (Retail and Service Highway Business District) The **YELLOW LINE** border surrounding the subject property reflects a 300ft radius. Anyone within this radius is sent notice of the public hearing for the variance request.

MPIS INC
1010 BEACON BLVD
GRAND HAVEN, MI 49417

RYAN'S INVESTMENTS LLC
PO BOX 753
MOUNT PLEASANT, MI 48804-0753

PUNG CODY
2067 SECOND ST
MT PLEASANT, MI 48858

HENDERSHOT KATHLEEN REV TRUST
2057 SECOND ST
MT PLEASANT, MI 48858

RA EST LLC & RP EAST LLC
1028 S MISSION ST
MOUNT PLEASANT, MI 48858

SOS HOLDING COMPANY LLC
PO BOX 845
ALMA, MI 48801

MOUNT PLEASANT HOTELS LLC
2369 FRANKLIN RD
BLOOMFIELD HILLS, MI 48302

DECKER RUTH
5360 PALMER ST
MT PLEASANT, MI 48858

SCHAFFER JOSEPH P
4830 NATIONAL DR
MT PLEASANT, MI 48858

MOUNT PLEASANT HOTELS LLC
2369 FRANKLIN RD
BLOOMFIELD HILLS, MI 48302

SCHAFFER JOSEPH P
4830 NATIONAL DR
MT PLEASANT, MI 48858

WHITE MICHAEL & THERESA
5296 PALMER ST
MOUNT PLEASANT, MI 48858

DSJB IV LLC
3636 BIRCH ST SUITE 260
NEW PORT BEACH, CA 92660

B & M MT PLEASANT PROPERTY LLC
5365 E PICKARD RD
MT PLEASANT, MI 48858

OLSAFSKY REAL ESTATE INVESTMEN
5275 E PICKARD
MOUNT PLEASANT, MI 48858

DALE KEITH & MARCIA
2223 N JOHNSON RD
WEIDMAN, MI 48893

DALE KEITH & MARCIA
2223 N JOHNSON RD
WEIDMAN, MI 48893

GILL DOUG & MARLENE
5293 E PICKARD RD
MT PLEASANT, MI 48858

B & M MT PLEASANT PROPERTY LLC
5365 E PICKARD RD
MT PLEASANT, MI 48858

GBC HOLDINGS LLC
1970 AIRWAY DR
MOUNT PLEASANT, MI 48858

LEE DAVID A & LISA M
5260 E PICKARD
MOUNT PLEASANT, MI 48858

I certify that Public Notices for
file # VAR 2019-03 were
mailed on 3-17-19 to all persons listed on
this page. D. M. (signature)