



**Planning Commission
Special Meeting
April 5, 2016
7:00 p.m.**

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MARCH 15, 2016 MINUTES
5. CORRESPONDENCE / BOARD REPORTS
6. APPROVAL OF AGENDA
7. Public Comment: Restricted to (3) minutes regarding issues not on this agenda
8. New Business
 - A. SPR 2016-04
900 S. Bradley
9. Old Business
10. Other Business
11. Extended Public Comment
12. ADJOURNMENT

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting

A regular meeting of the Charter Township of Union Planning Commission was held on March 15, 2016 at the Township Hall.

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

Roll Call

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

Excused: Woerle and LaBelle

Others Present

Peter Gallinat, Township Planner & Jennifer Loveberry

Approval of Minutes

Robinette moved **McGuirk** supported the approval of the February 16, 2016 meeting minutes as presented. **Vote: Ayes: 7 Nays: 0. Motion carried.**

Correspondence / Reports

No Comments

Approval of Agenda

McGuirk moved **Mielke** supported approval of the agenda amending to add: Old Business B) Delivery and Format of Packets. **Vote: Ayes: 7 Nays 0. Motion carried.**

Public Comment – No comments

New Business –

A. SPR 2016-03: McGuirk Mini Storage, Inc
Location: 2420-2430 Broomfield Rd.

Recusal -McGuirk and Fuller removed themselves from participation in the decision so as to avoid a conflict of interest.

Tim Beebe, CMS & D, representing McGuirk Mini Storage presented SPR 2016-03: Site Plan Review, Location: 2420-2430 Broomfield Rd. a re-submittal and review of site plan requested by Zoning Administrator to assure that the entire development plan has been granted site plan approval. The complete construction plan set that was completed for the entire Broomfield Road Project for McGuirk Mini Storage includes 2420 existing “red”, 2420 existing “grey”, and the proposed buildings 2424, 2426, 2428 and 2430 Broomfield Rd.

Discussion was held by the Planning Commissioners.

Zerbe moved **Strachan** supported to recommend approval of SPR 2016-03 with the following conditions of approval/review from all county and local units including Storm water management from the County Engineer, County Road Commission, Mt. Pleasant Fire Department, ICTC, Wellhead protection with Township Utilities, screening requirements and any others that may be pertinent. Additional conditions: sidewalks waived until the Township shows a need for sidewalks on this project. **Vote: Ayes: 5 Nays 0. Motion carried.**

B. Lighting Ordinance Proposal

Discussion by the Planning Commissioners.

Old Business

A. RFP Master Plan and Zoning

Peter Gallinat presented a draft RFP for Master Plan and Zoning to the Planning Commissioners. The Commissioners made changes and requested an updated draft be emailed to all Commissioners for review.

B. Delivery and Format of Packets

The Planning Commissioners have agreed to receive their packets both electronic form and mailed using the USPS. The packet shall include the following: Agenda, minutes, staff summary and recommendations of Agenda items by the Zoning Administrator. All plans shall be included in the packets in the form of 11x17 scaled plans; two regular size plan sets will be at the Township for viewing.

Tim Beebe addressed the Planning Commissioners regarding the template that the City of Mt. Pleasant and Isabella County Zoning Administrators use to assess site plans.

Other Business

Extended Public Comment –open 9:01 p.m.

No comments

Adjournment – Chairman Squattrito adjourned the meeting at 9:02 p.m.

APPROVED BY:

Alex Fuller - Secretary

(Recorded by Jennifer Loveberry)

Union Township Site Plan Review Application 2015 Revision

FILL OUT THE FOLLOWING

- I. This application is for (circle one) Preliminary Site Plan Review **Final Site Plan Review**
- II. Applicant Name CENTRAL CONCRETE
- III. Applicant Address 900 SOUTH BRADLEY STREET, MT. PLEASANT MI 48858
- IV. Applicant Phone 989-772-3695 Owner Phone _____
- V. Applicant is (circle) Contractor Architect/Engineer Developer **Land Owner** (skip V& VI)
Other
- VI. Land Owner Name SAME AS ABOVE
- VII. Land Owner Address _____
- VIII. Project/Business Name CENTRAL CONCRETE
- 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
WELLHEAD PROTECTION REPORTING FORMS (Required for all Site Plans)		
Hazardous Substances Reporting Form Part I and II (Forms included in this packet)		Kim Smith (989) 772-4600 ext 224 ksmith@uniontownshipmi.com
PERMIT INFORMATION - DEQ Check List		
SITE PLAN REQUIREMENTS	I Of	Comments - (also indicate any features which will not be included in the development or are not applicable)
Name and addresses of Property Owner	✓	
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

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.	✓	
All lot and/or property lines are to be shown and dimensioned, including building setback lines	✓	
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. -	✓ ✓ ✓ ✓ ✓ ✓ ✓	
Elevation of building front, side, and back. Include Sign size, height, and design. Canopy heights extending over driveways accommodate Public Transportation	✓	
Source of utilities. Public water and sewer approval by Union Township Utility Coordinator prior to application.	✓	Note: Union Township policy is to issue sewer and water permits after application for a building permit. Applicant is advised to contact the utility department for availability prior to site plan review. The township does not coordinate other utility matters. Applicant to assure himself that site is suitable for septic systems, contact Central Michigan District Health Department
All dumpsters shall be screened from public view with an opaque fence or wall no less than six feet in height. Show location. (Note most refuse contractors require concrete pad to place dumpsters upon)	✓	
The location and right-of-way width of all abutting roads, streets, alleys and easements.	✓	
A locational sketch drawn to scale giving the section number and the nearest crossroads.	✓	

Union Township Site Plan Review Application 2015 Revision

The zoning of the subject property and the abutting properties.	✓	
The location, height and type of fences and walls.	✓	
The location and detailed description of landscaping.	✓	
For multiple family and mobile home parks, contour intervals shall be shown (two foot intervals for average slopes ten percent and under and five foot intervals for slopes over ten percent). Topography, however, is encouraged to be shown on all site plans.		
The location of all existing and proposed structures on and within one hundred feet of the subject property's boundary.	✓	
For apartments, provide a count of bedrooms per building and total count of bedrooms for the project.		

APPLICANT COMMENTS

[illegible]

Union Township Site Plan Review Application 2015 Revision

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



Signature of Applicant

3-21-16

Date

Signature of Owner (if other than applicant)

Date

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

Union Township Site Plan Review Application 2015 Revision

<u>Township use</u>	<u>Review Comments</u>
File # <u>2016-04600</u>	_____
Fee Paid initial <u>YES \$225</u>	_____
Receipt # <u>70589 & 70592</u>	_____
Date received <u>3-21-16</u>	_____
Date review completed by Zoning Administrator <u>3-24-16</u>	_____
Place on the <u>Special 4-5-16</u> Planning Commission Agenda	
Planning Commission Decision _____	

CENTRAL CONCRETE PRODUCTS

SITE DEVELOPMENT PLAN

ZONED 1-2 COMM. INDUSTRIAL	
MINIMUM LOT AREA	50,000 SQ. FT.
MINIMUM LOT WIDTH	100 FT.
MINIMUM STRUCTURE HEIGHT	35 FT.
MINIMUM FRONT YARD SETBACK	75 FT. (A)
MINIMUM SIDE YARD SETBACK	20 FT. (C)
MINIMUM REAR YARD SETBACK	50 FT. (C)
MINIMUM LOT COVERAGE	---

(A) Off-street parking shall be provided to occupy a portion of the required front yard, provided that there shall be a minimum unobstructed and landscaped setback of ten (10) feet between the nearest point of the off street parking area, exclusive of access driveways and the nearest right-of-way line as indicated on the Map of Township Plots.

(C) A lot in the 1-1 or 1-2 District will provide a side and rear yard of least sixty (60) feet in depth when abutting a residential use or District.

Site Access Alternatives: If one (1) of the following site access alternatives is provided, the minimum lot frontage requirement shall be reduced to one hundred (100) linear feet and the minimum percent of lot area permitted to be covered by buildings shall be increased to fifty (50) percent:

1. A service road paralleling R-20 is provided across the entire parcel and primary ingress and egress to the parcel is via such service road.
2. Alternative ingress and egress to the parcel is a vehicle such as a new access road or access to a street intersecting R-20.
3. Ingress and egress to the parcel from R-20 is via common driveway(s) shared with adjoining property(ies).
4. Ingress and egress to the parcel is through blue-connected parking areas with shared property(ies) if approved by the Planning Commission in consideration of safe and efficient vehicle and pedestrian circulation.

Setback and Landscaping Requirements:

The District and Landscaping requirements for the B-6 District are as follows: The minimum setbacks and landscaping requirements are included in this section. The following setback distances for the principal structure shall be required along with the appropriate number of plant units. One (1) plant unit shall be the equivalent of one (1) evergreen or deciduous tree, or three (3) shrubs. The setback area shall be grass covered or shall utilize other appropriate vegetative cover. Other landscaping features such as wood chips, brick, stones and boulders may be used in conjunction with the grass cover but shall not exceed twenty (20) percent of the total setback area. The principal building shall not be located closer than fifteen (15) feet to the road right-of-way or twenty (20) feet to a residential District.

Front Yard	No. of Plant Units Per 100 Linear Feet
15 to 24 feet	5
25 to 34 feet	4
35 to 49 feet	3
50+ feet	2
Side and Rear Yards	No. of Plant Units Per 100 Linear Feet
10 to 14 feet	5
15 to 19 feet	4
20 to 24 feet	3
25+ feet	0

1) Plant Unit = 1 Tree or 3 Shrubs.

MASS DIG:

FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL "MASS DIG" 1-800-482-7171 A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY EXCAVATION. ALL "MASS 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 "MASS DIG" ALERT SYSTEM.

LEGEND

SYMBOLS

<input type="checkbox"/> BOLLARD	<input checked="" type="checkbox"/> GAS RISER	<input checked="" type="checkbox"/> SOIL BORING
<input checked="" type="checkbox"/> CATCH BASIN (CUB INLET)	<input checked="" type="checkbox"/> GUY ANCHOR	<input checked="" type="checkbox"/> STORM SEWER MANHOLE
<input checked="" type="checkbox"/> CATCH BASIN (ROUND)	<input checked="" type="checkbox"/> HYDRANT - EXISTING	<input checked="" type="checkbox"/> TELEPHONE RISER
<input type="checkbox"/> CATCH BASIN (SQUARE)	<input checked="" type="checkbox"/> HYDRANT - PROPOSED	<input checked="" type="checkbox"/> TREE - CONIFEROUS
<input checked="" type="checkbox"/> CLEAN OUT	<input checked="" type="checkbox"/> LIGHT POLE	<input checked="" type="checkbox"/> TREE - DECIDUOUS
<input checked="" type="checkbox"/> DRAINAGE FLOW	<input checked="" type="checkbox"/> MAILBOX	<input checked="" type="checkbox"/> UTILITY POLE
<input checked="" type="checkbox"/> ELECTRICAL BOX	<input checked="" type="checkbox"/> MONITORING WELL	<input checked="" type="checkbox"/> WATER MAIN VALVE
<input checked="" type="checkbox"/> FOUND CONC. MONUMENT	<input checked="" type="checkbox"/> SANITARY SEWER MANHOLE	<input checked="" type="checkbox"/> WATER SHUT-OFF
<input checked="" type="checkbox"/> FOUND IRON	<input checked="" type="checkbox"/> SET IRON	<input checked="" type="checkbox"/> FLOOD LIGHT
<input checked="" type="checkbox"/> GAS MAIN VALVE	<input checked="" type="checkbox"/> SIGN	<input checked="" type="checkbox"/> GAS METER

LINE TYPES

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

HATCH PATTERNS

	ASPHALT - EXISTING
	ASPHALT - PROPOSED
	CONCRETE
	GRAVEL
	LANDSCAPING
	RIP-RAP
	EXISTING BUILDING



LOCATION MAP
SCALE: NONE

SHEET INDEX
1 COVER SHEET
2 TOPOGRAPHIC SURVEY
3 SITE PLAN
4 GRADING PLAN

BENCHMARKS:

BENCHMARK #1: FOUND AN ALUMINUM MICHIGAN DEPARTMENT OF TRANSPORTATION HEIGHT INDICATORATION MARK DISK SET IN THE TOP OF A 12 INCH DIAMETER CONCRETE POST. LOCATION IS AT THE SOUTH EAST CORNER OF THE LINCOLN ROAD AND REMUS ROAD (R-20) INTERSECTION. ELEVATION 766.62

BENCHMARK #2: FOUND CAPPED IRON AT THE NORTHWEST CORNER OF ROGERS ROAD AND INDEPENDENCE DRIVE. ELEVATION 774.19

BEARING BASE:

THE WEST SECTION LINE BETWEEN THE WEST 1/4 CORNER AND THE SOUTHWEST CORNER WAS TAKEN AS 500'-50"-28"E FROM A PREVIOUS CHASED SURVEY, JOB NO. 0309-169.

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 INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL BE 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. TELEPHONE AND CABLE MAY BE UNDERGROUND SERVICE LEADS FOR GAS, ELECTRIC, TELEPHONE AND CABLE MAY BE ACROSS PROPERTY, NO INFORMATION AVAILABLE PLEASE CALL MASS DIG.

SITE:

900 S. BRADLEY STREET
MT. PLEASANT, MI 48858

OWNER:

CENTRAL CONCRETE
800 S. BRADLEY STREET
MT. PLEASANT, MI 48858
CONTACT: ANDREW WHITE
EMAIL: andrew@centralconcrete.net
CONTACT: KYLE WHITE
EMAIL: kyle@centralconcrete.net
PHONE: (989) 772-5095

CONSULTANT:
CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.
510 W. PICKARD STREET - SUITE C
MT. PLEASANT, MI 48858
PHONE: (989) 772-0724
FAX: (989) 772-5072
EMAIL: info@cms-d.com

CHARTER COMMUNICATIONS

115 E. BROADFIELD ROAD
MT. PLEASANT, MI 48858
(989) 821-4932
RANDY BLANKER
rblanker@chartercom.com
chartercom.com

COMMUNIS ENERGY
12000 WOODBURN AVENUE
ALMA, MI 48801
(989) 466-4282
RIM STUDIO
LibertyStudio@comcast.net

REPORTER

345 PINE STREET
ALMA, MI 48801
(989) 483-0352
MARK A. MARSHALL
marka@marshallm.com

DTE ENERGY

4400 44TH ST., S.E., SUITE B
KENTWOOD, MI 49522
(616) 954-4923
MARY JO WICKERSEE
maryjo@dwenergy.com

MT. PLEASANT FIRE DEPARTMENT

804 EAST HIGH STREET
MT. PLEASANT, MI 48856
(989) 772-5100 EXT 5122
SCOT RANDY KEELER
randy@mt-pleasant.org

CHARTER TOWNSHIP OF UNION

PUBLIC WATER/PUBLIC SINKER
115 E. BROADFIELD ROAD
MT. PLEASANT, MI 48858
(989) 821-4932
RIM STUDIO
LibertyStudio@comcast.net

CHARTER TOWNSHIP OF UNION
PLANNING & ZONING
2000 NORTH LINCOLN ROAD
MT. PLEASANT, MI 48858
(989) 772-4600 EXT 241
PETER GALLINAT
pgallinat@uniontownshipmi.com

DRAIN COMMISSIONERS OFFICE

ISABELLA COUNTY BUILDING
200 NORTH MAIN STREET ROOM 140
MT. PLEASANT, MI 48857
(989) 772-0971
BOB JANDRICH
bjandr@isabellacounty.org

ISABELLA COUNTY ROAD COMMISSION

2261 EAST REBUS ROAD
MT. PLEASANT, MI 48856
(989) 772-7733 EXT 115
PETER GALLINAT
pgallinat@isabellacounty.org

CMS & D
SURVEYING / ENGINEERING
510 W. PICKARD STREET - SUITE C
MT. PLEASANT, MICHIGAN 48856
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com



COVER SHEET
CENTRAL CONCRETE PRODUCTS
PART OF THE NORTHWEST 1/4 OF
SECTION 21, T14N-R4W, UNION TOWNSHIP,
ISABELLA COUNTY, MICHIGAN


REVISIONS:

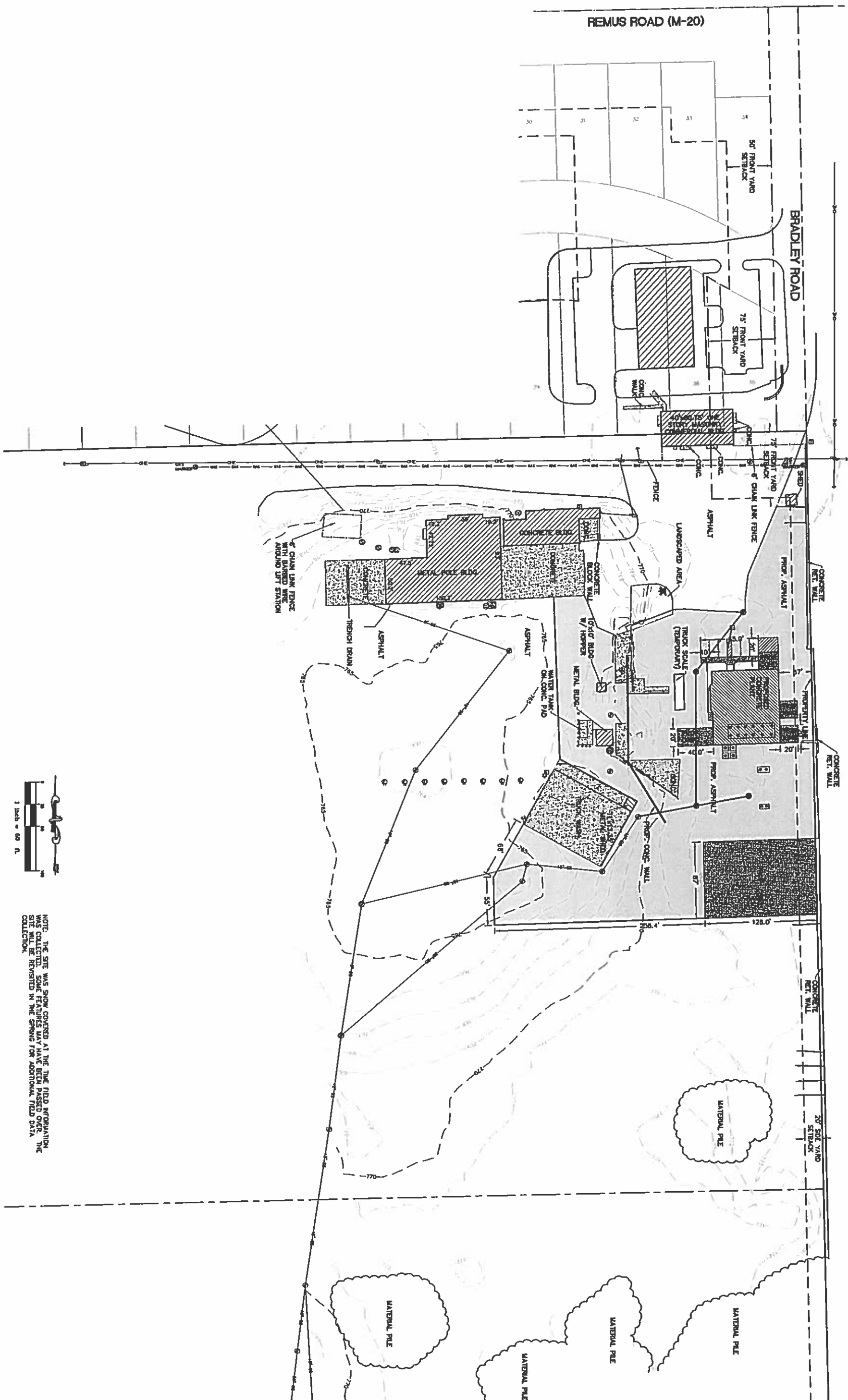
SUBMITTALS:
2-16-16 SUBMITTAL TO CLIENT FOR REVIEW

JOB NUMBER:
1601-013
DRAWN BY:
RLL
DESIGNED BY:
TELB
CHECKED BY:
TELB


SCALE
1" = 100'
SHEET NUMBER
1 OF 4

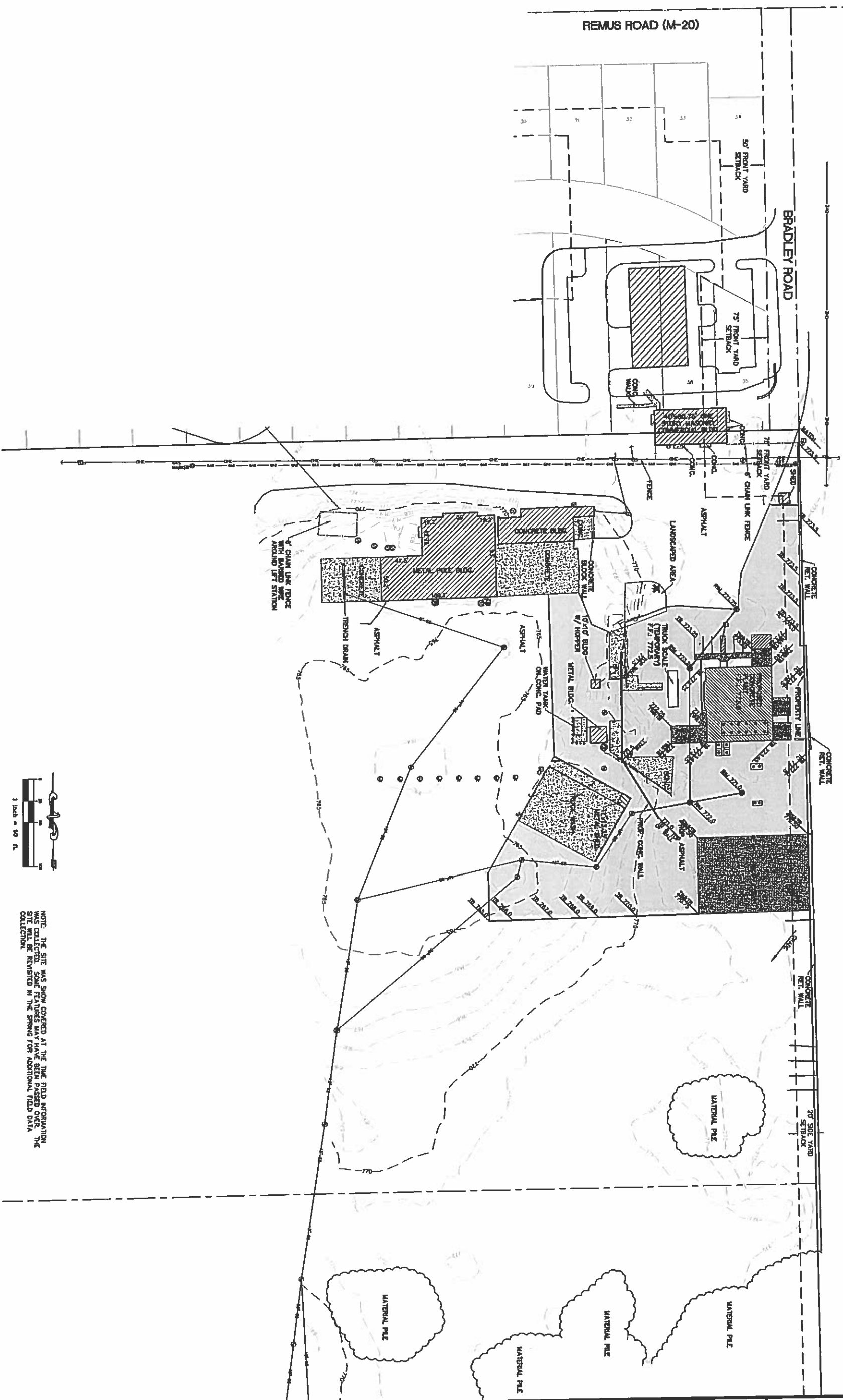


SCALE 1" = 100'	JOB NUMBER: 1601-013	SUBMITTALS: 2-16-16 SUBMITTAL TO CLIENT FOR REVIEW	REVISIONS:	<p align="center">TOPOGRAPHIC SURVEY CENTRAL CONCRETE PRODUCTS PART OF THE NORTHWEST 1/4 OF SECTION 21, T14N-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN</p>	 <p align="center">CMS & D SURVEYING / ENGINEERING 510 W. PICKARD STREET - SUITE C MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0758 FAX: (989) 775-5012 EMAIL: info@cms-d.com</p>
SHEET NUMBER 2 of 4	DRAWN BY: RLI				
	DESIGNED BY: TELB				
	CHECKED BY: TELB				



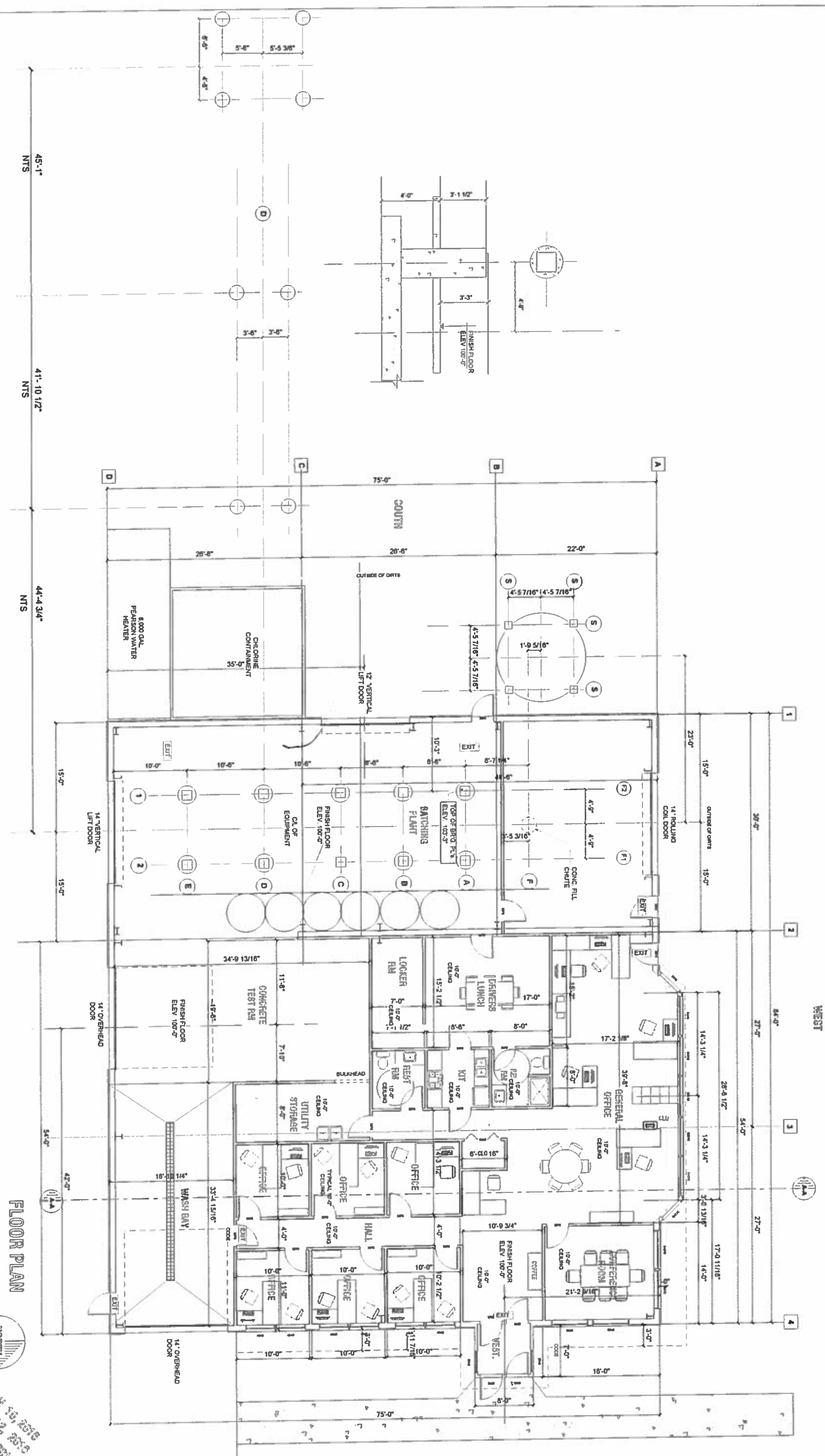
NOTE: THE SITE WAS SNOW COVERED AT THE TIME FIELD INFORMATION WAS COLLECTED. SOME FEATURES MAY HAVE BEEN PASSED OVER. THE SITE WILL BE REVISITED IN THE SPRING FOR ADDITIONAL FIELD DATA COLLECTION.

SCALE 1" = 50'	JOB NUMBER: 1601-013 DRAWN BY: RLL DESIGNED BY: TELB CHECKED BY: TELB	SUBMITTALS: 2-16-16 SUBMITTAL TO CLIENT FOR REVIEW	REVISIONS:	SITE & HORIZONTAL PLAN CENTRAL CONCRETE PRODUCTS PART OF THE NORTHWEST 1/4 OF SECTION 21, T14N-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN	 CMS & D SURVEYING / ENGINEERING 510 W. PICKARD STREET - SUITE C MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0758 FAX: (989) 775-5012 EMAIL: info@cms-d.com
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NOTE: THE SITE WAS SHOWN COVERED AT THE TIME FIELD INFORMATION WAS COLLECTED. THEREFORE, ANY MATERIAL PILES SHOWN ON THIS SITE WILL BE REMOVED IN THE SPRING FOR ADDITIONAL FIELD DATA COLLECTION.

SCALE 1" = 50'	JOB NUMBER: 1601-013 DRAWN BY: RLI DESIGNED BY: TELB CHECKED BY: TELB	SUBMITTALS: 2-16-16 SUBMITTAL TO CLIENT FOR REVIEW	REVISIONS:	GRADING PLAN CENTRAL CONCRETE PRODUCTS PART OF THE NORTHWEST 1/4 OF SECTION 21, T14N-R4W, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN	 CMS & D SURVEYING / ENGINEERING 510 W. PICKARD STREET - SUITE C MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: info@cms-d.com
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FLOOR PLAN



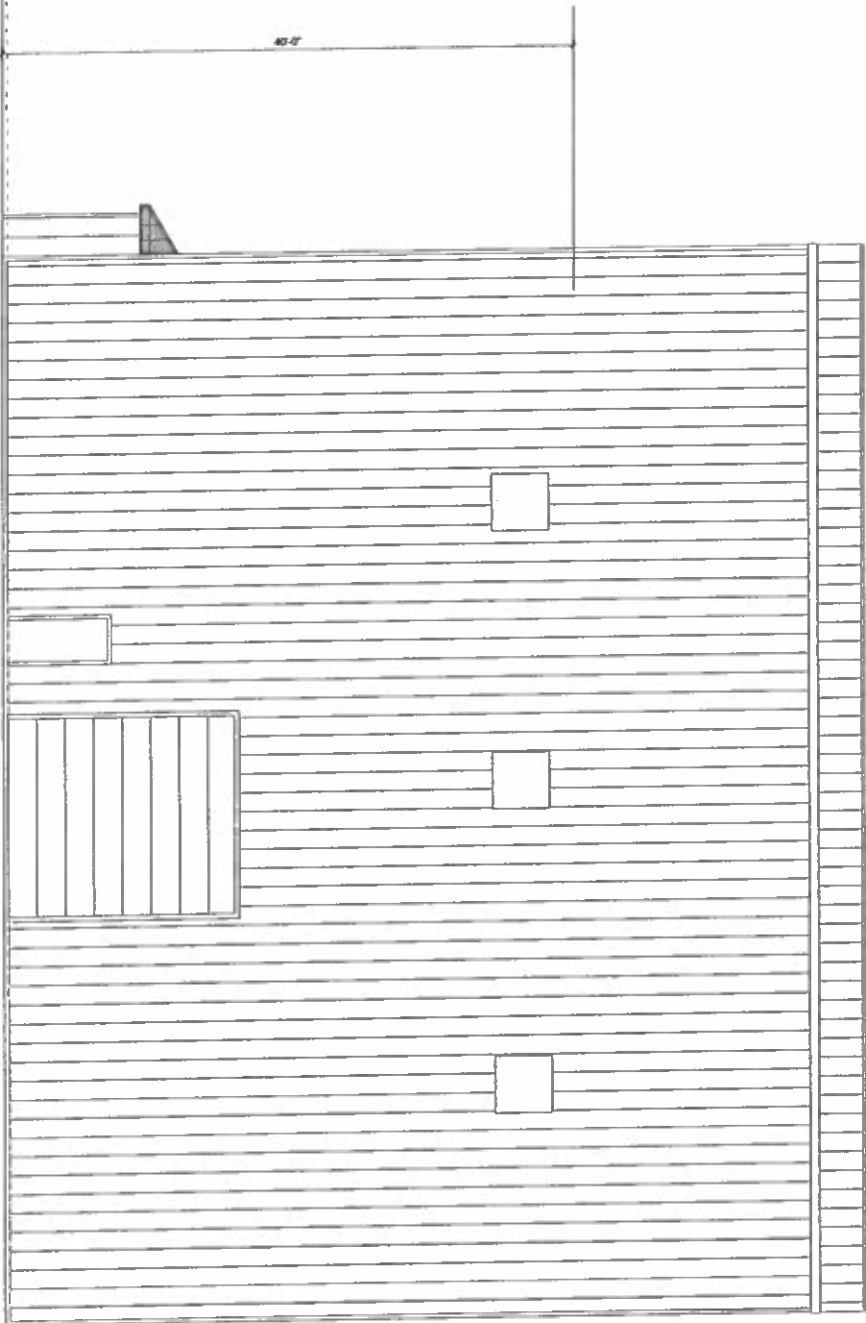
MARCH 10, 2016
MARCH 12, 2016
MARCH 14, 2016
MARCH 16, 2016

A1

JAMES R. DUFFY ARCHITECT
1040 CIRCLE DRIVE
LAKE ISABELLA, MICHIGAN 48893
Phone 909-644-5767 email: jrd@jrdarc@aol.com

CENTRAL CONCRETE PRODUCTS NEW BATCHING PLANT & OFFICE
HIGH STREET M-20 WEST
MT. PLEASANT, MICHIGAN 48858

SOUTH ELEVATION



EAST ELEVATION

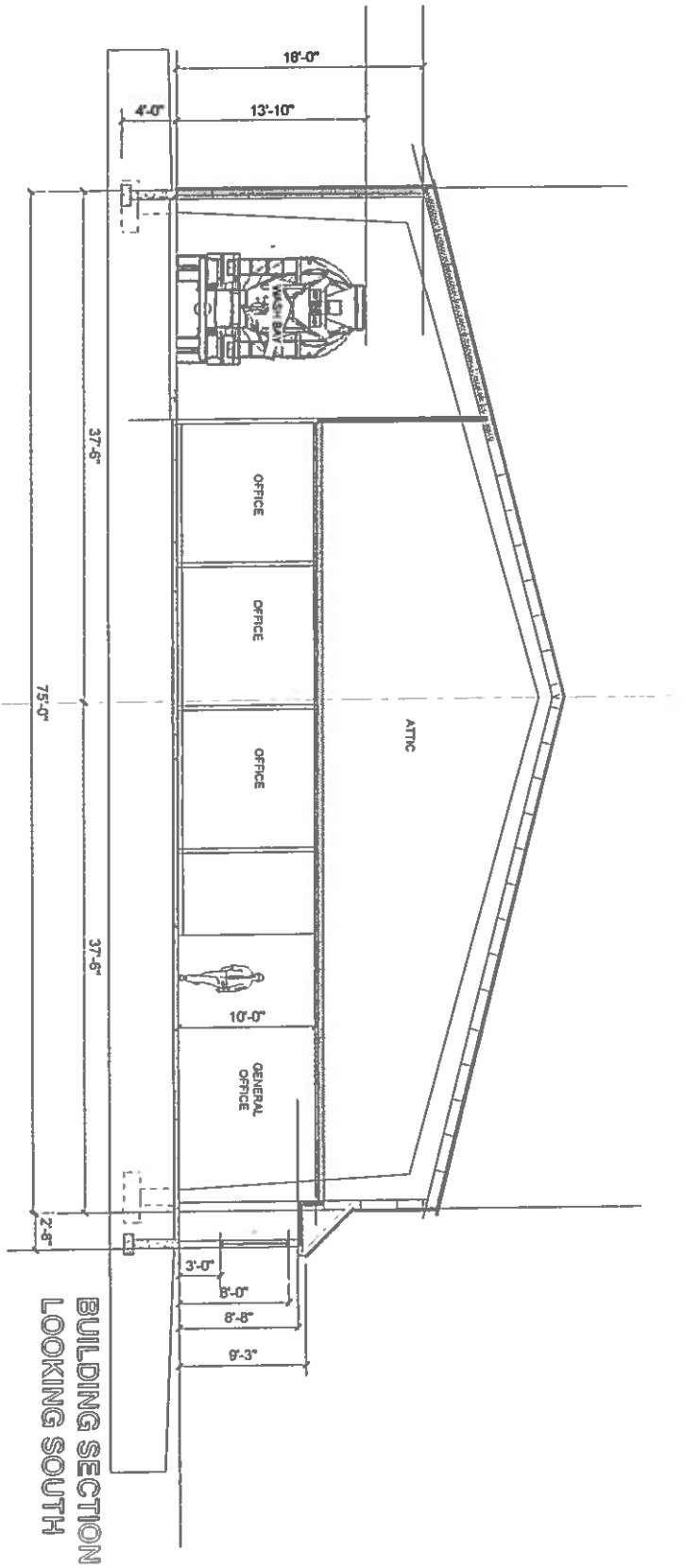


MARCH 12, 2016
MARCH 18, 2016

A3

JAMES R. DUFTY ARCHITECT
1040 CIRCLE DRIVE
LAKE ISABELLA, MICHIGAN 48893
Phone 989-644-5757 email: jrdufarc@aol.com

CENTRAL CONCRETE PRODUCTS NEW BATCHING PLANT & OFFICE
HIGH STREET W-20 WEST
MT. PLEASANT, MICHIGAN 48858



MARCH 19, 2018

A4

JAMES R. DUFTY ARCHITECT
1040 CIRCLE DRIVE
LAKE ISABELLA, MICHIGAN 48893
Phone 909-644-5767 email: jrd@jrdarc@aol.com

CENTRAL CONCRETE PRODUCTS NEW BATCHING PLANT & OFFICE
HIGH STREET M-20 WEST
MT. PLEASANT, MICHIGAN 48858