

**Notice of an Electronically Conducted
Regular Meeting of the Charter Township of Union
Planning Commission**

Notice is hereby given that the Charter Township of Union Planning Commission will conduct a regular meeting electronically on Tuesday, October 20, 2020 at 7:00 p.m., consistent with direction from the Governor and state and county health officials to slow the spread of the COVID-19 virus.

The Township Hall remains closed to the public, so there will be no in-person public attendance in the Township Hall Board Room (2010 S. Lincoln Rd., Mt. Pleasant, MI 48858), although some Planning Commission members and Township staff may choose to participate from this location.

All interested persons may attend and participate. The public may participate in the meeting by computer and smart phone using the following link to the electronic meeting location: <https://us02web.zoom.us/j/89751444718> (Meeting ID: "897 5144 4718" Passcode "038923"). The moderator will open public access to the electronic meeting space at 7:20 p.m.

To participate via telephone conference call, please call (312) 626-6799. Enter "897 5144 4718" and the "#" sign at the "Meeting ID" prompt. Lastly, re-enter the "#" sign again at the "Participant ID" prompt to join the meeting.

The meeting agenda, packet of materials relating to the meeting, and instructions for connecting to the meeting electronically are available on the Township's website under "Minutes and Board Packets" at <http://www.uniontownshipmi.com/>.

Questions and comments will be received during the public comment sections of the meeting. For participants accessing via computer or smartphone to indicate a desire to address the Planning Commission, please use the "Raise Your Hand" button at the bottom center of the screen. To raise your hand for telephone dial-in participants, press "star" and then the number "nine" (*9). The Chair will call on you by the last three digits of your phone number to invite any comment, at which time you will be unmuted by the meeting moderator.

If there are a large number of participants, the Chair may choose to call on individuals by name or telephone number. Please speak clearly and provide your name and address before making your comments. Please note that the meeting moderator will control the muting and unmuting of participants during public comment.

Written comments to the Planning Commission may also be delivered to the drop box at the Township Hall. Comments received prior to 3:00 p.m. on the day of the meeting will be read aloud to the Planning Commission.

Persons with disabilities needing assistance to participate should call the Township office at (989) 772-4600. Persons requiring speech or hearing assistance may contact the Township through the Michigan Relay Center at 711. A minimum of one (1) business day of advance notice will be necessary for accommodation.

**Instructions to Participate in an Electronically Conducted
Regular Meeting of the Charter Township of Union
Planning Commission**

The Charter Township of Union Planning Commission will conduct a regular meeting electronically on Thursday, October 20, 2020 at 7:00 p.m., consistent with direction from the Governor and state and county health officials to slow the spread of the COVID-19 virus.

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The moderator will open public access to the electronic meeting space at 6:55 p.m.

Raise Your Hand for Citizen Participation During the Public Comment Periods

Questions and comments will be received during the public comment sections of the meeting. For participants accessing via computer or smartphone to indicate a desire to address the Planning Commission, please **click on the “Raise Your Hand” icon** near the bottom of your screen.



Click “Lower Hand” to lower it if needed. The host will be notified that you have raised your hand. The Mute/Unmute function will be controlled by the meeting moderator.

To raise your hand for telephone dial-in participants, press “star” and then the number “nine” (*9). The Chair will call on you by the last three digits of your phone number to invite any comment, at which time you will be unmuted by the meeting moderator.

Do I need to download the Zoom app to access the meeting? No. Use of the Zoom app is recommended, but you will have options to “download & run Zoom” or “join from your browser” when you click on the link to join the meeting.

Can I Use Bluetooth Headset? Yes, if the Bluetooth device is compatible with the computer or mobile device that you are using.

Do I have to have a webcam to join on Zoom? While you are not required to have a webcam to join a Zoom Meeting, you will not be able to transmit video of yourself. You will continue to be able to listen and speak during public comment and view the webcam video of other participants.

Leaving the Meeting: Click the “Leave Meeting” link at the bottom right corner of the screen at any time to leave the meeting.



Planning Commission

**Regular Electronic Meeting. Instructions for access will be posted and available on website
(uniontownshipmi.com) home page**

October 20, 2020

7:00 p.m.

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES
- September 15, 2020
5. CORRESPONDENCE / BOARD REPORTS / PRESENTATIONS
 - A. Cody updates from Board of Trustees
 - B. Buckley updates from ZBA
6. APPROVAL OF AGENDA
7. PUBLIC COMMENT: Restricted to (3) minutes regarding items not on this agenda
8. NEW BUSINESS
 - A. **Site Plan Review - PSPR20-11 (3046 Jen's Way) proposed building additions; and
PSPR20-12 (3074 Jen's Way) proposed extension of the Jen's Way private road.**
 - B. **Site Plan Review - PSPR20-08 (2480 Rosewood) proposed building addition; and
PSPR20-09 (Rosewood-vacant, PID 14-014-20-039-05) proposed new parking lot.**
 - C. **Master Plan implementation - discussion**
9. OTHER BUSINESS
10. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue
11. FINAL BOARD COMMENT
12. ADJOURNMENT

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular - Electronic Meeting Minutes

A regular-electric meeting of the Charter Township of Union Planning Commission was held on September 15, 2020 as a virtual meeting through the Zoom meeting platform.

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

Roll Call

Present: Buckley, Clerk Cody (arrived late - 7:27 p.m.), Darin, LaBelle, Shingles, Squattrito, and Thering
Excused: Fuller

Others Present

Rodney Nanney, Community and Economic Development Director; Zoning Administrator, Peter Gallinat, and Administrative Assistant, Jennifer Loveberry

Approval of Minutes

Buckley moved **Thering** supported the approval of the August 18, 2020 regular meeting as amended. **Vote: Ayes: 6 Nays: 0. Motion carried.**

Correspondence / Reports/ Presentations

- A. Cody updates from the Board of Trustees
- B. Buckley no updates to report for the ZBA – lack of Agenda items

Approval of Agenda

Shingles moved **Darin** supported to approve the Agenda as presented. **Vote: Ayes: 6 Nays: 0. Motion Carried.**

Public Comment

Open 7:15 p.m.
No comments were offered.
Closed 7:16 p.m.

New Business

A. Sidewalk and Pathways Prioritization Committee appointments

1. Township resident representative discussion/recruitment

Shingles moved **Thering** supported to appoint Matt Mertz as Township Resident to the Sidewalk and Pathway Prioritization Committee, term expiring 8/15/2021. **Roll Call Vote: Ayes: Buckley, Darin, LaBelle, Shingles, Squattrito, and Thering Nays: 0. Motion carried.**

2. Consideration of re-appointment of Jeremy MacDonald, current term ending 10/17/20

LaBelle moved **Darin** supported to re-appoint Jeremy MacDonald as Township Resident to the Sidewalk and Pathways Prioritization Committee, term expiring 10/17/2022. **Roll Call Vote:**

Ayes: Buckley, Darin, LaBelle, Shingles, Squattrito, and Thering Nays: 0. Motion carried.

(7:27 p.m. Clerk Cody arrived on Zoom)

B. Master Plan implementation – discussion

Nanney, Community and Economic Development Director, provided a list of the following seven topic areas from the August discussion of the Master Plan's implementation section and list of potential action plan items that were highlighted for further consideration by individual planning commissioners:

1. Housing
2. Non-motorized plan
3. Access management plan
4. Water quality
5. Industrial districts
6. Code enforcement
7. Capital improvements program

The commissioners went through and discussed numbers 1-3 and asked to have continued discussion added to the October Planning Commission meeting Agenda. The commissioners also expressed interest in arranging for a presentation on housing development challenges in the region.

Other Business

Community and Economic Development Director, Nanney announced that the Board of Trustees adopted the New Zoning Ordinance 20-06 that will be effective September 21, 2020.

Extended Public Comment

Open –8:37 p.m.

Matt Mertz, Bamber Rd. – Thank you for the appointment to the Sidewalk and Pathways Prioritization Committee. Commented on large parties and frat houses in the Township.

Closed – 8:32 p.m.

Final Board Comment

Squattrito – Commented on Mr. Mertz's final comment stating that the Township has housing regulations in place and enforcement issues are handled by the law enforcement agencies.

Adjournment – Chairman Squattrito adjourned the meeting at 8:45 p.m.

APPROVED BY:

Alex Fuller - Secretary
Mike Darin – Vice Secretary

(Recorded by Jennifer Loveberry)



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	2/15/2023
3-Vice Chair	Ryan	Buckley	2/15/2022
4-Secretary	Alex	Fuller	2/15/2023
5-Vice Secretary	Mike	Darin	2/15/2022
6	Stan	Shingles	2/15/2021
7	vacant seat		2/15/2020
8	James	Thering Jr.	2/15/2021
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- PC Rep	Ryan	Buckley	2/18/2021
2 - Chair	Andy	Theisen	12/31/2022
3 - Vice Chair	Liz	Presnell	12/31/2022
4 - Secretary	Taylor	Sheahan-Stahl	12/31/2021
5 - Vice Secretary	Judy	Lannen	12/31/2022
Alt. #1	Brandon	LaBelle	12/31/2022
Alt. #2	Jim	Engler	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, Jr.	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-BOT Representative	vacant seat		11/20/2020
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Colin	Herron	12/31/2021
2	Richard	Jakubiec	12/31/2021
3	Andy	Theisen	12/31/2021
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2020
2	John	Dinse	12/31/2021
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2023
2	Lynn	Laskowsky	12/31/2021



Board Expiration Dates

EDA Board Members (11 Members) 4 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Ben	Gunning	11/20/2020
2	Thomas	Kequom	4/14/2023
3	James	Zalud	4/14/2023
4	Richard	Barz	2/13/2021
5	Robert	Bacon	1/13/2023
6	Marty	Figg	6/22/2022
7	Sarvjit	Chowdhary	1/20/2022
8	Cheryl	Hunter	6/22/2023
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	Robert	Sommerville	12/31/2022
Sidewalks and Pathways Prioritization Committee (2 year term -PC Appointments)			
#	F Name	L Name	Expiration Date
1 - BOT Representative	Kimberly	Rice	11/20/2020
2 - PC Representative	Mike	Darin	8/15/2022
3 - Township Resident	Matt	Mertz	8/15/2021
4 - Township Resident	Jeremy	MacDonald	10/17/2022
5 - Member at large	Connie	Bills	8/15/2021



SITE PLAN REPORT

TO:	Planning Commission	DATE:	October 1, 2020
FROM:	Peter Gallinat, Zoning Administrator	ZONING:	B-5 Highway Business
PROJECT:	PSPR 20-11, PSPR 20-12 Building additions and proposed private road.		
PARCEL(S):	3074 Jen's Way and 3046 Jen's Way		
OWNER(S):	West Wood Condominium		
LOCATION:	Approximately 37.45 acres on the south side of East Remus Road and west of S. Lincoln Rd in the NE 1/4 of Section 20.		
EXISTING USE:	Office building, private road	ADJACENT ZONING:	B5, R-3A
FUTURE LAND USE DESIGNATION: <i>Commercial / Light Industrial</i> . This district is intended for a blend of medium intensity commercial and small-scale light industrial uses. Light industrial uses include but are not limited to small-scale manufacturing, laboratories, R&D (research and development) firms, information technology firms, or other businesses that might be found in a technology park.			
ACTION REQUESTED: To review and take action to approve, deny or approve with conditions the PSPR 20-11 and PSPR 20-12 site plan for West Wood Development building additions and proposed private road.			

Background Information

The building additions are 4,100 square feet on each leg of the approved (and partially built) West Wood Condominium building for a total of 8,200 square feet. These additions will allow the northeast/northwest corners to match the southeast/southwest corners of the building.

The private road proposed will extend the existing Jen's Way that currently runs from E. Remus Rd. to the Lexie Lane private road all the way out to S. Lincoln Rd. The Jen's Way extension will intersect with S. Lincoln Rd. south of the Arboretum Apartment Homes development.

The PSPR 20-11 and PSPR 20-12 site plan applications were submitted for review prior to the 9/21/2020 effective date of the Township's new Zoning Ordinance No. 20-06. Accordingly, they were accepted for review and action under the site plan requirements of the (now former) Zoning Ordinance No. 1991-5.

All references in this report are to Ord. No. 1991-5.

Review Comments

1. **Section 8.225 (Outdoor Lighting).** These projects comply with lighting requirements.
2. **Section 29. (Setbacks)** These developments meet required setbacks for a principal structure and private road in a B-5 District.
3. **Section 10.2.B (Parking, Commercial Uses).** The PSPR20-11 site plan submitted shows parking calculations for “Office Space B” at 85% of the usable office space. A floor plan has yet to be determined. A parking verification for zoning will be reviewed at the time of a building permit for compliance.
4. **Review Topic (Sidewalks).** The existing public sidewalk along Remus Rd. is shown on the PSP20-11 site plan. Sidewalk connections along the internal private roads are not shown on the site plans but, will be required as new development takes place accessing these roads in the future.

Consistent with the requirements of the Township’s Sidewalk and Pathway Ordinance, a new sidewalk is proposed on the PSPR20-12 site plan for construction across the width of the private road easement at S. Lincoln Rd, and across the remainder of the S. Lincoln Rd. frontage of the subject parcel south to the edge of the Leroy Dr. right-of-way (approximately 406 feet total length). In accordance with notes on the site plan, this new sidewalk improvement will be constructed by the end of the 2021 construction season and in accordance with county Road Commission standards.

Consistent with the Sidewalk and Pathway Ordinance No. 2009-03, applicable federal requirements, and Township Master Plan goals and policies (detailed below), the following sidewalk-related detail remains to be addressed by the applicant:

- a. Staff requested that the applicant provide for a barrier-free sidewalk connection between the existing public sidewalk along Remus Rd. and the building entrances to the commercial/office spaces on the east side of the West Wood Condominium building as part of the site plan for the PSPR 20-11 project. This requested connection is not depicted on the revised site plan, so staff would recommend that it be made a condition of approval for the PSPR 20-11 project.
- b. The purposes of the Sidewalk and Pathway Ordinance are, in part, to “*protect and promote public health, safety, and welfare (and) to provide suitable and safe off-road accommodations for pedestrians.*” The ordinance establishes standards for construction, maintenance, repair, and replacement of sidewalks within and outside of public rights-of-way, including Section 4.02.4 (Barrier-free design), which requires that, “*Sidewalks or pathways shall comply with all state and federal barrier-free requirements*” (which includes the federal Americans with Disabilities Act).
- c. The Township’s Master Plan notes that, “*When sidewalks exist, people walk more frequently which contributes to public health and neighborhood cohesion. In addition, sidewalks provide an alternative mode of transportation. ... Connections between neighborhoods and nearby activity nodes like schools, parks and commercial nodes*

also contribute to the township's quality of life." (page 16)

- d. An important goal of the Master Plan is to establish "*a safe, balanced and coordinated multi-modal transportation system*" that includes a robust network of sidewalks and pathways connections.
 - e. As a policy priority, the Master Plan prioritizes "*sidewalks in areas where there are connectivity gaps first*" (page 7). This would include the connectivity gap between the Remus Rd. public sidewalk and the West Wood Condominium building entrances.
5. **Review Topic (West Wood Acres Condominium Development).** Section 6 of the Master Deed for the West Wood Condominium permits the developer within six years of the recording of the Master deed to increase the number of units with the conversion of any or all common elements into additional Condominium Units or Limited Common Elements appurtenant to units. The building additions can be incorporated into adjacent existing condominium units or established as new units of the condominium.
6. **Review Topic (Dumpster)** On-site dumpster is existing and complies with requirements.
7. **Review Topic (Private Road Standards).** The new private road on the PSPR 20-12 site plan is an extension of the existing Jen's Way private road. The proposed road conforms to the applicable requirements of the Township's Private Road Ordinance, and the "*Standards and Specifications for Plat Development / Site Construction Development and Street Construction*" of the Isabella County Road Commission are specified on the plan.
- A copy of the recorded access easement documentation has been provided to confirm that the applicant can make use of the easement shown on the PSPR 20-12 site plan to re-grade this off-site land and construct the proposed private road and related improvements. A copy of the recorded conservation easement on the subject parcel has been provided to confirm the necessity of the proposed route shown on the site plan.
8. **Review Topic (Municipal Water Service).** In order to maximize water quality and consistency for the Mountain Town Brewing Co. facility, a current business tenant in the West Wood Condominium, staff recommended that the existing dead-end water service on the subject parcels be extended and looped back to the main line as part of these projects. However, the applicant has declined to include this recommended improvement in the proposed scope of work.
9. **Review Topic (Lot Coverage).** This project complies with the maximum lot coverage (30%) permitted for a B-5 parcel.
10. **Review Topic (Building Elevations).** Proposed building elevations of the PSPR 20-11 additions have been provided, which include areas for new wall signs at the corners. The Zoning Ordinance prohibits potential wall signs from extending above the wall of the building. The following architectural detail will need to be addressed by the applicant:
- a. Applicant must demonstrate on a revised site plan that the corners of the office building which appear to go above the roof line are architecturally and structurally

integrated into the building walls, subject to verification by the Zoning Administrator prior to issuance of a building permit for the project.

11. **Outside agency approvals.** I currently have review comments from Mt. Pleasant Fire Department, and Isabella County Drain Office for Storm Water Management, the Isabella County Transportation Commission, and the Isabella County Road Commission. Currently, I do not have review comments from the Township's Public Services Department. If an item remains outstanding when the revised site plans are received, the Planning Commission may consider an approval subject to a condition that the documentation be provided prior to the issuance of any building or grading permit for the projects.
12. **Consistency with the Master Plan.** Provided that the missing sidewalk connection can be addressed by the applicant to the Planning Commission's satisfaction, staff would have no objection to a Planning Commission determination that the PSPPR 20-11 and PSPPR 20-12 site plans are consistent with the adopted Master Plan's goals and policies.
13. **Consistency with Section 12.4 (Standards for Review).** Staff would have no objection to a Planning Commission determination that the site plan conforms to the standards for review listed in Section 12.4 of the Zoning Ordinance.

Objective

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.

Key Findings

1. The missing barrier-free pedestrian connection between the public sidewalk along Remus Rd. and the West Wood Condominium's commercial/office building entrances is required for consistency with applicable Township ordinance standards and policies.
2. Plan meets parking requirements for what is shown. A parking verification before building permits are issued with each unit will need to be done to demonstrate future compliance.
3. Applicant has indicated that no new or expanded water and sewer service connections are planned for these projects. The Public Services Department review is not complete.
4. The site plan conforms to all other applicable Zoning Ordinance requirements, including Section 12.4 (Standards for Review).

Recommendations

Based on the above findings, I would ask that the Planning Commission consider taking action to approve the PSPPR 20-11 and PSPPR 20-12 site plans with the following conditions:

1. A direct barrier-free sidewalk connection shall be provided between the existing public sidewalk along Remus Rd. and the building entrances to the commercial/office

spaces on the east side of the West Wood Condominium building, with details and construction timing notes added to a revised site plan for the PSPR 20-11 project submitted for administrative review and acceptance by the Zoning Administrator.

2. Confirmation of compliance with minimum off-street parking requirements shall be demonstrated by the applicant on the building permit construction plans for interior build-out of each new addition to the West Wood Condominium building, subject to verification by the Zoning Administrator prior to issuance of the building permit.
3. Review and acceptance of the site plan by the Township's Public Services Department shall be required before a building permit or a grading permit is issued for the project.

Please contact me at (989) 772-4600 ext. 241, or via email at pgallinat@uniontownshipmi.com, with any questions about this information.

Respectfully submitted,

Peter Gallinat, Zoning Administrator

Community and Economic Development Department

Union Township Site Plan Review Application 2015 Revision By



FILL OUT THE FOLLOWING

- I. This application is for (circle one) Preliminary Site Plan Review Final Site Plan Review
- II. Applicant Name McGuirk Mini Storage - Chuck McGuirk
- III. Applicant Address P.O. Box 530 Mt Pleasant MI 48804
- IV. Applicant Phone 989 772 1309 Owner Phone 989 621 7540
- V. Applicant is (circle) Contractor Architect/Engineer Developer Land Owner (skip V & VI)
Other
- VI. Land Owner Name McGuirk Mini Storage
- VII. Land Owner Address P.O. Box 530 Mt Pleasant MI 48804
- VIII. Project/Business Name McGuirk Mini Storage
- 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.		

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:

McGuirk Mini Storage

Name of business owner(s):

Chuck McGuirk

Street and mailing address:

P.O. Box 530 Mt Pleasant MI 48804

Telephone:

Fax:

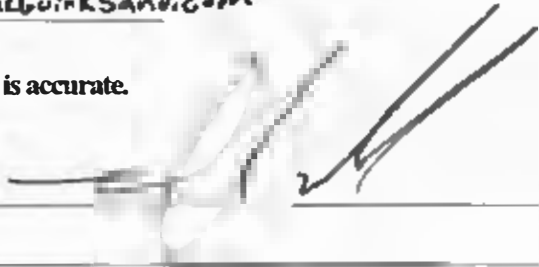
989 773 4393

Email:

kmcguirk@mcguirksand.com

I affirm that the information submitted is accurate.

Owner(s) signature and date:



Information compiled by:

Part II: Types and Quantities of Hazardous Substances and Pol Stored or Generated On-Site

Please list the hazardous substances and polluting materials (including chemicals, hazardous materials, petroleum p and other polluting materials) which are expected to be used, stored or generated on -site. Quantities should reflect hand at any time. Attach additional pages if necessary to list all hazardous substances and polluting materials.

Common Name	CHEMICAL NAME (components)	Form	MAX QUANTITY ON HAND AT ONE TIME
	KEY: UQ. = liquid P.UQ = pressurized liquid S = solids G = gas PG = pressurized gas		

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 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 checked="" type="checkbox"/>	N <input 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 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 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>

12) MINES OR OTHER LARGE ACTIVITIES	<input type="checkbox"/>	<input type="checkbox"/>	<u>None 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>
STORAGE TANKS (CONSTRUCTION AND OPERATION)			
Does the project involve the installation of an aboveground storage tank for a flammable or combustible liquid (under 200 degrees Fahrenheit)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Michigan Department of Licensing and Regulatory Affairs (DLARA) - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a compressed natural gas dispensing station with storage?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a liquefied petroleum gas container filling location or storage location that has a tank with a capacity of more than 2,000 gallons or has two (2) or more tanks with an aggregate capacity of more than 4,000 gallons?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation, removal, or upgrade of an underground storage tank containing a petroleum product or a hazardous substance?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a hydrogen system?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>

Union Township Site Plan Review Application 2015 Revision

Storm Water Management Plan

Submit (2) copies of Storm Water Management Plan directly to county engineer prior to Site Plan Review
Code - Union Township Ord. 1992-9 Storm Water Management

Isabella County Building

Resource Management

ATTN: Bruce Rohrer PE

200 N. Main St.

Mt. Pleasant, MI 48858

(989) 772 0911 Ext. 231 (FAX) 773 7431

Plumbing, Electrical, Mechanical Permits

Isabella County Building

Inspections

ATTN: (SEE FOLLOWING LIST)

200 N. Main St.

Mt. Pleasant, MI 48858

(989) 772 0911 Ext. (SEE FOLLOWING) (FAX) 773 7431

Electrical Inspector

Tim Wardwell - Ext. 230

Plumbing and Mechanical Inspector

Doug Elias - Ext. 228

Fire Department Review

Sgt. Randy Keeler

804 E. High St.

Mt. Pleasant, MI 48858

((989) 779-5122 (FAX) 773 4020

rkeeler@mt-pleasant.org

Addressing

Isabella County Building Official (989) 772 0911, Ext 228

Miscellaneous

Phone - GTE (800) 483 5600, Verizon (800) 483 4000

Gas/Electric - Consumer Energy (800) 572 4788, MichCon (800) 477 4747 Central MI Dist. Health Dept. (989) 773 5921

Miss Dig (800) 482 7171

Union Township Site Plan Review Application 2015 Revision

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

Signature of Applicant

Date

Signature of Owner (if other than applicant)

Date

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



CMS & D

SURVEYING / ENGINEERING

2257 EAST BROOMFIELD ROAD, MT. PLEASANT, MI 48858

PHONE: 989-775-0756 EMAIL: info@cms-d.com

September 23, 2020

Attn: Peter Gallinat
Union Charter Township
2010 South Lincoln Road
Mt. Pleasant, Michigan 48858

Re: Response Letter PSPR20-11 & PSPR20-12

Peter,

The following letter addresses the comment items made in your 9-18-20 Review Letter for PSPR20-11 and PSPR20-12 made on the submitted site plans for the West Wood Development's proposed building expansion and the extension of the private roadway.

- Item 1 - Lighting details and for both the Building Addition's wall packs and the pole mounted private roadway lighting has been included. Additionally, photometrics for the roadway light has been included.
- Item 2 - No action needed.
- Item 3 - The building elevation were included in the original hard copy submittal. We are resubmitting them again in hard copy. The PDF was sent to Rodney Nanny yesterday.
- Item 4 - The new proposed addition is 4100 SF for each wing. As a final floor plain has not been determined and it will not be, until a lease has been signed by a tenant, we took the entire 4100 SF as office space. This be the worst case for the required parking. Please refer to the parking table.
- Item 5 - Sidewalks.
 - The barrier free pedestrian connection has not been added, nor the striping across the existing parking lot. We have reviewed the Township's Sidewalk Ordinance and the Township's Site Plan Review criteria and cannot find where this is a requirement of the Ordinance. *If it can be shown that it is an Ordinance requirement and not just a reviewer's desire for the connection, we would install the sidewalk and crosswalk.*
 - Sidewalks have not been added to the site plan along the existing or the proposed private roadways. As a parcel is developed along Remus and/or Lincoln Road, the developer of that parcel will be responsible to provide the required sidewalks.
 - The sidewalks have been added to the Lincoln Road frontage. They are 5 feet wide and lie just inside of the public road right-of-way. *The installation of the sidewalk must comply with the Isabella County Road Commission's design standards and all outside permit requirements of others. Refer to note on drawing.*
 - There would be no change in the approved 2017 Township Agreement.

Item 6 - The Condominium Documents have been provided. The rights to expand the building were part of the original condo documents. No amendment is required.

Item 7 - No action needed.

Item 8 - Private Road Standards.

- The easement across Mr. Figg's Property has been provided.
- A copy of the conservation easement has been provided.
- The road name has been added.
- No Proposed Public and/or Private Water Main or Sanitary Sewer is being proposed on either SPSR20-11 or SPSR20-12

Item 9 - All outside review agency approvals have been obtained and sent to the Township, except the Township's DWP Director.

If you have any questions regarding the changes made to this drawing set, please call me at my office.

Respectfully,

Central Michigan Surveying & Development Company, Inc.



Timothy Bebee
President

Received
ISABELLA COUNTY, MI
08-01-2019 07:59 am.

201900005754
Filed for Record in
ISABELLA COUNTY, MI
KAREN R. JACKSON
08-01-2019 At 08:10:52 am.
MASTER DEED 30.00
Liber 1856 Page 191 - 256

201900005754
KUNN ROGERS
SASE

WEST WOOD CONDOMINIUM

MASTER DEED

MASTER DEED**WEST WOOD CONDOMINIUM**

This Master Deed is made on this 31st day of July, 2019, by McGuirk Mini Storage, Inc., a Michigan corporation (the "Developer"), whose address is 3046 Jens Way, P.O. Box 530, Mt. Pleasant, Michigan 48804-0530.

WHEREAS, the Developer desires, by recording this Master Deed together with the Condominium By-Laws attached hereto as Exhibit "A" and the Condominium Subdivision Plan attached hereto as Exhibit "B", both of which are hereby incorporated by reference and made a part hereof, to establish the real property described in Section 2 below, subject to all restrictions, easements, reservations of record, and together with the improvements located and to be located thereon and the appurtenances thereto, as a condominium project under the provisions of the Condominium Act of Michigan, also known as Act 59 of the Public Acts of 1978 as amended (the "Act").

NOW, THEREFORE, the Developer does, upon the recording hereof, establish WEST WOOD CONDOMINIUM as a Condominium Project under the Act and does declare that the Condominium shall, after such establishment, be held, conveyed, hypothecated, encumbered, leased, rented, occupied, improved, and in any other manner used, subject to the provisions of the Act, and to covenants, conditions, restrictions, uses, limitations, and affirmative obligations set forth in this Master Deed and the exhibits hereto, all of which shall be deemed to run with the land and shall be a burden and a benefit to the Developer, its heirs, successors and assigns, and to any persons acquiring or owning an interest in the Condominium or said real property upon which it has been established, their grantees, successors, heirs, executors, administrators and assigns.

**SECTION 1
TITLE AND NATURE**

The Condominium shall be known as WEST WOOD CONDOMINIUM, Isabella County Condominium Subdivision Plan # 63. The buildings and Units contained in the Condominium, including the identification numbers, boundaries, dimensions and volume of each Unit therein are set forth completely in the Condominium Subdivision Plan attached as Exhibit "B" hereto. The Condominium is a convertible business condominium. Each Unit is capable of individual use by reason of having its own entrance from and exit to a common element of the Condominium. Each Owner in the Condominium shall have a particular and exclusive property right to his, her, or its Unit and to the limited common elements appurtenant thereto, and shall have an undivided and inseparable right to share with other Owners in the general common elements of the Condominium as provided by this Master Deed.

Owners shall have voting rights in West Wood Condominium Owners Association as set forth herein, in the Condominium By-Laws, Association By-Laws and Articles of Incorporation of such Association.

STATE OF MICHIGAN
COUNTY OF ISABELLA
I HEREBY CERTIFY that there are no tax liens or
other claims held by the state or individuals on the lands
described in the within instrument, and that all
monies due shall be shown by the records of this
office for this year.

Shirley A. Perkins
Treasurer of Isabella County

SECTION 2 LEGAL DESCRIPTION

The land upon which the Condominium is situated, and which is hereby submitted to the Condominium established by this Master Deed, is located in the Township of Union, County of Isabella, Michigan and is more fully described as follows:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, T.14 N.-R.04 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.89°-42'-08"W., ON AND ALONG THE NORTH LINE OF SAID SECTION, 635.56 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.00°-55'-47"E., PARALLEL WITH THE EAST LINE OF SAID SECTION, 700.00 FEET; THENCE S.89°-42'-08"W., PARALLEL WITH SAID NORTH SECTION LINE, 691.53 FEET TO A POINT ON THE EAST 1/8 LINE OF SAID SECTION; THENCE N.00°-15'-24"W., 517.97 FEET; THENCE N.00°-55'-47"W., PARALLEL WITH SAID EAST SECTION LINE, 182.00 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 20; THENCE N.89°-42'-08"E., ON AND ALONG THE NORTH LINE OF SAID SECTION, 685.44 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 11.05 ACRES OF LAND AND SUBJECT TO AND TOGETHER WITH ALL EASEMENTS AND RESTRICTION OF RECORD.

SECTION 3 DEFINITIONS

Certain terms used in this Master Deed and the exhibits hereto, and in the Articles of Incorporation and Association By-Laws of West Wood Condominium Owners Association shall be defined as follows:

(a) The "Act" or "Condominium Act" means Act 59 of the Public Acts of Michigan of 1978, as amended, including the amendments of Act 538 of the Public Acts of 1982 and Act 113 of 1983. If any provision of this Master Deed or its exhibits is found to conflict with any provisions of the Act, or if any provision required by the Act is omitted herefrom, then the provisions of the Act are incorporated herein by reference and shall supersede any conflicting provision hereof.

(b) "Association of Owners" or "Association" means West Wood Condominium Owners Association, a non-profit corporation organized under the laws of Michigan, of which all Owners shall be members, which corporation shall administer, operate, manage and maintain the Condominium. Any action required of or permitted to the Association shall be exercisable by its Board of Directors unless specifically reserved to its members by the Condominium Documents or the laws of the State of Michigan.

(c) "Association By-Laws" means the corporate By-Laws of the Association.

(d) "Common Elements", where used without modification, means the portions of the Condominium other than the Condominium Units, including all general and limited common elements described in Section 4 hereof.

(e) "Condominium" or "Project" means West Wood Condominium, as a condominium established pursuant to the provisions of the Act and includes the land and the improvements thereon, except as otherwise provided herein and all easements, rights and appurtenances belonging to the Condominium.

(f) "Condominium By-Laws" means Exhibit "A" hereto, being the By-Laws setting forth the substantive rights and obligations of the Owners, which form a part of this Master Deed.

(g) "Condominium Documents" means and includes this Master Deed, the Articles of Incorporation and the Association By-Laws, and any other instrument referred to herein which affects the rights and obligations of an Owner in the Condominium.

(h) "Condominium Premises" means the land described in Section 2 above, all improvements located or to be located thereon, except as otherwise provided herein, and all easements, appurtenances and other rights belonging to the Condominium.

(i) "Condominium Subdivision Plan" means Exhibit "B" hereto, being the site, survey and other drawings depicting the real property which forms a part of this recorded instrument.

(j) "Condominium Unit" or "Unit" means a building or space designed and intended for separate ownership and use, as described in this Master Deed. All structures and improvements now or hereafter located within the boundaries of a Unit shall be owned in their entirety by the Owner of the Unit within which they are located and shall not, unless expressly provided in the Condominium Documents, constitute common elements. The Developer does not intend to, and is not obligated to install any structures whatsoever within the Units or their appurtenant limited common elements.

(k) "Owner" or "Owner" means the person, firm, corporation, partnership, association, trust or other legal entity or any combination thereof who or which owns one or more Condominium Units in the Condominium. In the event a Unit is sold on land contract, the purchaser under the land contract, and not the seller, will be deemed the co-owner as to the interest covered by the land contract from and after the date the Association is given written notice of the land contract.

(l) "Developer" means McGuirk Mini Storage, Inc., a Michigan corporation, its successors or assigns, all rights reserved to Developer herein expressly being assignable in writing.

(m) "Development and Sales Period", for purposes of the Condominium Documents and the rights reserved by the Developer and its successors thereunder, shall be deemed to continue for as long as the Developer continues to own any Unit in the Condominium.

(n) "General Common Elements" means those common elements of the Condominium described in Section 4.1 hereof which are for the use and enjoyment of all Owners, subject to such charges as may be assessed to defray the cost of operation thereof.

(o) "Limited Common Elements" means those common elements of the Condominium described in Section 4.2 hereof which are reserved for the exclusive use of the Owners of a specified Unit or Units.

(p) "Master Deed" means this document, which, when recorded, shall establish the Condominium, and to which the Condominium By-Laws and Condominium Subdivision Plan are attached as Exhibits.

(q) "Mortgagee" means the named mortgagee or owner of any mortgage on all or any portion of the Condominium.

(r) "Percentage of Value" means the percentage assigned to each Condominium Unit in Section 5 of this Master Deed. The percentages of value of all Units shall total one hundred (100%) percent. Percentages of value shall be determinative only with respect to those matters to which they are specifically deemed to relate either in the Condominium Documents or in the Act.

(s) "Transitional Control Date" means the date on which a Board of Directors for the Association takes office pursuant to an election in which the votes that may be cast by eligible Owners unaffiliated with the Developer exceed the votes which may be cast by the Developer.

Terms which are not defined in this Section, but are defined in the Act, shall have the meanings given them in the Act unless the context clearly indicates otherwise.

Whenever any reference herein is made to one gender, the same shall include a reference to any and all genders where the same would be appropriate; similarly, whenever a reference is made herein to the singular, a reference shall also be included to the plural where the same would be appropriate.

SECTION 4 COMMON ELEMENTS

The Common Elements of the Condominium described in Exhibit "B" and the respective responsibilities for maintenance, decoration, repair, replacement, restoration or renovation thereof are as follows:

4.1 The General Common Elements are:

(1) The land described in Section 2 hereof not otherwise designated as a Unit or Limited Common Element, as shown on Exhibit "B" as constituting a part of a Condominium Unit, and including easement interests of the Condominium for ingress and egress, roads, sewer service and storm water retention areas;

(2) The building structural members, exterior walls, columns, footings, piers, roofing materials and siding materials of the building containing such Units;

(3) The electrical, telephone and cable television wiring networks throughout the common areas of the Condominium, up to the point of connection for Unit service;

(4) The gas line and water pipe networks throughout the common areas of the Condominium, up to the point of connection for Unit service;

(5) The sprinkler system, if any, and pipe network throughout the common areas of the Condominium up to the point of connection for Unit service;

(6) The parking lot located on the Condominium Premises and identified on the Condominium Subdivision Plan that is for the sole benefit of and appurtenant to all Units;

(7) The beneficial easements described in Section 2 above and on attached Exhibit "B" to the extent of the interest of the Condominium, the Association, or the Owners therein; and

(8) All other Common Elements of the Condominium not herein designated as Limited Common Elements which are not enclosed within the boundaries of a Condominium Unit, and which are intended for common use or are necessary to the existence, upkeep or safety of the Condominium.

Some of the utility systems (including mains and service leads) and equipment may be owned by the local public authority or by one or more utility companies that provide the pertinent service. Accordingly, such utility lines, systems and equipment shall be General Common Elements only to the extent of the interest of the Condominium, the Association, or the Owners therein, if any, and Developer makes no warranty whatsoever with respect to the nature or extent of such interest, or as to the quality or appropriateness of such items as have been installed by such other companies. Each Owner will be responsible for payment of any charges for utilities service provided to his, her, or its unit.

4.2 The Limited Common Elements are:

(1) The pipes, ducts, wiring and conduits supplying electricity, gas, telephone, television and other utility service within a Unit, from the point of lateral connection with a general common element of the Condominium; and

(2) All other Limited Common Elements identified as such on the Condominium Subdivision Plan.

4.3 Responsibility for the cleaning, decoration, maintenance, repair and replacement of the Common Elements will be as follows:

(1) The costs of maintenance, repair, replacement, upkeep and cleaning of the limited common elements described in Section 4.2 (1-2) above shall be the responsibility of the Owner of the Unit or Owners of the Units to which such Limited Common Elements are appurtenant.

(2) Unit owners shall also be responsible for the maintenance, repair and replacement of all structures and improvements erected within the boundaries of the Unit; provided, that the exterior appearance of all structures and yard areas, to the extent visible from any other Unit or common element, shall be subject at all times to the approval of the Association and to such reasonable aesthetic and maintenance standards as may be prescribed pursuant to the Condominium By-Laws or by the Association in duly adopted rules and regulations.

(3) The cost of cleaning, decoration, maintenance, repair and replacement of all common elements other than as described above shall be borne by the Association, except to the extent of repair or replacement due to the act or neglect of an Owner or his agent, invitee, or family member. The Association shall not be responsible, in the first instance, for performing any maintenance, repair or replacement to any building or its appurtenances located within a Condominium Unit. If, however, an Owner fails to perform or pay for any maintenance, cleaning, decorating, repair or replacement for which the Owner is responsible, including, without limitation, painting or other maintenance, lawn mowing, snow removal, and tree trimming, the Association may undertake such exterior maintenance functions with respect to other improvements constructed or installed within any Unit boundary as it may deem appropriate. Nothing contained herein, however, shall compel the Association to undertake such responsibilities. Any responsibilities undertaken by the Association shall be charged to the affected Owner or Owners on a reasonably uniform basis and collected in accordance with the assessment procedures established in the Condominium By-Laws.

4.4 Except as set forth herein, Condominium Units shall not be separate from the Common Elements appurtenant thereto, and shall not be used in any manner inconsistent with the purposes of the Condominium or in any other way which will interfere with or impair the rights of any other Owner in the use and enjoyment of his, her or its Unit or the Common Elements appurtenant thereto.

4.5 An Owner shall not be relieved from his, her, or its obligations under this Master Deed and the Condominium By-Laws by non-use or waiver of the use of the Unit or any of the Common Elements, or by abandonment of the Unit.

4.6 No Owner other than the Developer has the right to alter his, her or its Unit or Common Elements in any manner whatsoever, except as permitted by the Master Deed, the Act or the Condominium By-Laws.

SECTION 5 DESCRIPTION AND PERCENTAGE OF VALUE

5.1 A complete description of each Unit in the Condominium is set forth in the Condominium Subdivision Plan as surveyed by the Project's consulting engineers and surveyors. Each Unit shall include all the space within certain horizontal and vertical planes designated by and as shown on the Condominium Subdivision Plan, together with all appurtenances to the Unit.

5.2 The total value of the Condominium is 100% and the percentage thereof assigned to each Unit is as follows:

<u>Unit Description According to Plan</u>	<u>Percentage For Each Unit</u>
1	6.61%
2	6.86%
3	17.56%
4	19.64%
5	14.12%
6	2.74%
7	4.28%
8	4.14%
9	2.27%
10	Convertible/Reserved
11	Convertible/Reserved
12	10.70%
13	11.08%

5.3 Use of Percentage of Values. The percentages of value set forth above, or as later amended, shall be determinative of (i) the proportionate share and obligation of each Unit as to the general expenses and proceeds, if any, of administration of the Common Elements, (ii) the value of each Owner's vote at meetings of the Association, subject to the applicable provisions of the Condominium By-Laws, and (iii) the undivided interest in Common Elements which is appurtenant to each Unit.

5.4 Method of Allocation. The percentages of value have been assigned to Units on the basis of the expected use by Unit of co-owners of the general common elements so that the costs of administration are equitably shared based on anticipated use. Except as set forth in this Master Deed, such Percentage of Value shall not be changed except in the manner provided in this Master Deed and expressed in an amendment to this Master Deed, duly executed and recorded.

SECTION 6 CONVERTIBLE AREAS

6.1 Conversion Rights. The number of Units in the Project may, at Developer's option, from time to time within a period ending not later than six (6) years after the initial recording of the Master Deed be increased by the conversion of all or any part of the Common Elements into additional Condominium Units or Limited Common Elements appurtenant to Units. Developer may also, in connection with the conversion, readjust Percentages of Value for all Units in the Project in a manner that gives reasonable recognition to the total number of Units, based on the method of original determination of Percentages of Value.

6.2 Conversion Not Mandatory. There is no obligation on the part of the Developer to convert any part of the Convertible Area, to convert portions of the area in any particular order, or to construct particular improvements on any converted Unit. Other than as provided in this section, there are no restrictions or limitations on Developer's right to create additional Units or on the portion or portions of the Convertible Area that may be converted, the time or order of the conversions, or the number of Units or Common Elements that may be converted.

6.3 Amendments to the Master Deed. An increase in the number of Units by exercise of the Developer's conversion rights will be given effect by appropriate amendments to the Master Deed, which will not require the consent or approval of any Owner, mortgagee, or other interested person. Amendments will be prepared by and at the sole discretion of Developer and may proportionately adjust the Percentages of Value assigned by section 5.2 to preserve a total value of 100 percent for the entire Project.

6.4 Redefinition of Common Elements. Conversion amendments to the Master Deed by Developer may contain further definitions and redefinitions of General or Limited Common Elements as Developer determines are necessary or desirable to adequately describe, serve, and provide access to the additional Units being added to the Project. In connection with any amendments, Developer will have the right to change the nature of any Common Element previously included in the Project for any purpose reasonably necessary to achieve the intent of this section.

6.5 Additional Provisions. Any amendments to the Master Deed by Developer for conversion purposes may also contain provisions Developer determines are necessary or desirable (a) to create easements burdening or benefiting portions of the Units being added to the Project and (b) to create or change restrictions or other terms and provisions affecting the additional Units being added to the Project or affecting the balance of the Project as may be reasonably necessary in Developer's judgment to enhance the value or desirability of the Units.

SECTION 7 NON-CONTRACTIBILITY OF CONDOMINIUM

The Project established by this Master Deed is not a contractible project under the Act.

SECTION 8 NON-EXPANDABILITY OF THE CONDOMINIUM

The Project established by this Master Deed is not an expandable project under the Act.

SECTION 9 EASEMENTS

In the event that any portion of a Unit or Common Element encroaches upon another Unit or Common Element due to the shifting, settling or moving of a building, or due to survey errors or construction deviations, reciprocal easements shall exist for the maintenance of such encroachment for so long as such encroachment exists, and for the maintenance thereof after rebuilding in the event of destruction. There shall also be permanent easements in favor of the Association for the maintenance and repair of Common Elements for which the Association may from time to time be responsible, and there shall be easements to, through and over those portions of the land (including the Units) as may be reasonable for the installation, maintenance and repair of all utility services furnished to the Condominium. Public utilities shall have access to the Common Elements and to the Units at such times as may be reasonable for the installation, repair or maintenance of such services.

While it is intended that each Owner will be solely responsible for the performance and costs of the maintenance, repair and replacement of the Unit and all other appurtenances and improvements constructed or otherwise located within a Unit, it is nevertheless a matter of concern that an Owner may fail to properly maintain the exterior of his, her, or its Unit or any Limited Common Element appurtenant thereto in a proper manner and in accordance with the standards set forth by the Association. Therefore, in the event an Owner fails, as required by this Master Deed, the By-Laws or any rules or regulations promulgated by the Association, to properly and adequately maintain, decorate, repair, replace or otherwise keep his, her or its Unit or any improvement or appurtenance located therein or any Limited Common Element appurtenant thereto, the Association (and/or the Developer during the Development and Sale Period), shall have the right and all necessary easements in furtherance thereof (but not the obligation) to take whatever action or actions it deems desirable to so maintain, decorate, repair or replace the Unit, its appurtenances or any of its limited common elements, all at the expense of the Owner(s) of the Unit. Failure of the Association (or the Developer) to take any such action shall not be deemed a waiver of the Association's (or the Developer's) right to take any such action at a future time. All costs incurred by the Association or the Developer in performing any responsibilities which are required in the first instance to be borne by any Owner, shall be assessed against such Owner and shall be due and payable with his, her, or its monthly assessment next falling due. The lien for nonpayment shall attach as in all cases of regular assessments and such assessments may be enforced by the use of all means available to the Association under the Condominium Documents and by law for the collection of regular assessments, including, without limitation, legal action, foreclosure of the lien securing payment and imposition of fines.

The Developer reserves non-exclusive easements for the benefit of itself, its successors and assigns which may be utilized at any time or times without any fee or charge whatsoever other than reasonable cost of work performed, utilities consumed and/or maintenance required as a direct result of such use:

- (a) for the unrestricted use of all roads in the Condominium for the purpose of ingress and egress to and from any land which adjoins the Condominium premises; and
- (b) to utilize, tap, tie into, extend and/or enlarge all utility lines, sewer mains, and roads within the Condominium, public and private, located on the land described in Section 2.

Developer also reserves all easements granted by the Act, without restriction of any kind.

The Condominium premises are subject to the easements contained in this Section 9 and as described in Section 2.

SECTION 10 WATER SYSTEMS

A municipal water supply shall provide potable water for Units in the Condominium. The Association shall be responsible for the maintenance of those portions of the water system which are considered common elements.

SECTION 11 ADMINISTRATION AND COMMON EXPENSES

11.1 The Condominium shall be managed and administered by the Association in accordance with the Act, Association By-Laws, and the Condominium By-Laws. Any action permitted or required to be taken by the Association shall be exercisable by the Board of Directors of the Association unless specifically reserved to its members by the Condominium By-Laws or the laws of the State of Michigan.

11.2 Owners shall be responsible for their proportionate share of the common expenses of the Condominium, based on their respective percentage of value as set forth in this Master Deed; and the Association shall have the authority to levy and collect assessments from Owners as provided in the Condominium By-Laws.

SECTION 12 AMENDMENT AND TERMINATION

12.1 If there is no Owner other than the Developer, the Developer may unilaterally amend the Condominium Documents or, with the consent of any interested mortgagee, unilaterally terminate the Condominium. All documents reflecting such amendment or termination shall be recorded in the public records of Isabella County, Michigan.

12.2 If there is an Owner other than the Developer, the Condominium Documents may be amended for a proper purpose only as follows:

(1) Amendments may be made and recorded by Developer or by the Association without the consent of Owners or mortgagees if the amendment does not materially alter or change the rights of an Owner or mortgagee and is for one or more of the purposes stated in Section 12.2(3) hereof. Any amendment made by the Association must be approved by the owners of a simple majority of the number of Units in the Condominium (unless a greater majority is specified in the Condominium By-Laws). The Association may make no amendment without the written consent of the Developer as long as the Developer owns any Units in the Condominium.

(2) Except as otherwise provided herein, the Master Deed, By-Laws and Condominium Subdivision Plan may be amended by the Developer or the Association, even if the amendment will materially alter or change the rights of the Owners or mortgagees, with the consent of not less than two-thirds (2/3) of the votes of the Owners and mortgagees (unless a greater majority is specified in the Condominium By-Laws). A mortgagee shall have one vote for each mortgage held. The Association may make no amendment without the written consent of the Developer as long as the Developer owns any Units in the Condominium.

(3) Notwithstanding any contrary provision of this Master Deed or the Condominium By-Laws or Association By-Laws (but subject to the limitation of Section 12.2(4), Developer reserves the right to amend materially this Master Deed or any of its exhibits for any of the following purposes:

(a) To modify the types and sizes of unsold Condominium Units and their appurtenant limited common elements and/or percentages of value and to modify the general common elements as permitted in this Master Deed;

(b) To amend the Condominium By-Laws, subject to any restrictions or amendments stated therein;

(c) To correct arithmetic errors, typographical errors, survey or plan errors, deviations in construction or any similar errors in the Master Deed, Plan or Condominium By-Laws or to correct errors in the boundaries or locations of improvements;

(d) To clarify or explain the provisions of the Master Deed or its exhibits;

(e) To comply with the Act or rules promulgated thereunder or with any requirements of any governmental or quasi-governmental agency or any financing institution providing mortgages on Units in the Condominium premises;

(f) To make, define or limit easements affecting the Condominium premises;

(g) To record an "as built" Condominium Subdivision Plan and/or consolidating Master Deed and/or to designate any improvements shown on the Plan as "must be built" subject to any limitations or obligations imposed by the Act;

(h) To terminate or eliminate reference to any right/or eliminate reference to any right which Developer has reserved to itself herein including, without limitation, the right to convert, expand or contract the Condominium; and

(i) To effect any rights reserved to Developer under the Condominium Documents, or such amendment as permitted under the Act without the consent of the Owners.

The foregoing amendments may be made without the consent of Owners or mortgagees. The rights reserved to Developer in this Master Deed may not be amended except by or with the consent of the Developer.

(4) Notwithstanding any other provision of this Section 12, the method or formula used to determine the percentages of value of Units in the Condominium, as described in Section 5 hereof, and any provisions relating to the ability or terms under which a Unit may be rented, may not be modified without the consent of the Developer, each affected Owner and mortgagee. An Owner's Condominium Unit dimensions or appurtenant limited common elements may not be modified without the Owner's consent.

(5) No amendment to the Condominium Documents will be effective until it has been recorded with the Register of Deeds for Isabella County. In the case of an amendment made by the Developer without the consent of Owners, it will be sufficient if the amendment is executed and recorded by the Developer alone. In the case of an amendment adopted with the consent or approval of Owners, the amendment, if proposed by the Developer, may be executed and recorded by the Developer alone as long as it includes a statement under oath that any required consents and approvals were obtained, and if proposed by an Owner or the Association, it shall be executed for

the Association by one or more of its officers and shall similarly include a statement under oath that any required consents and approvals were obtained.

(6) All Owners and mortgagees of record shall be notified in writing of proposed amendments not less than ten (10) days before the same are recorded, which notice will be sufficient when deposited in the U.S. Mail, first class, postage prepaid, addressed to such persons at their last known addresses as shown in the records of the Association.

(7) After an amendment has been recorded, a copy of the recorded amendment shall be provided to each Owner and mortgagee.

(8) A person causing or requesting an amendment to the Condominium Documents shall be responsible for the costs and expenses of the amendment, except amendments based upon the Association's decision, in which case such costs and expenses shall be deemed expenses of administration.

12.3 If there is an Owner other than the Developer, the Condominium may be terminated only with consent of the Developer and not less than 75% of the Owners and mortgagees, as follows:

(1) Agreement of the required number of Owners and mortgagees to termination of the Condominium shall be evidenced by their execution of the termination agreement or of ratifications thereof, and the termination shall become effective only when the agreement is so evidenced of record.

(2) Upon recordation of an instrument terminating the Condominium, the property constituting the Condominium shall be owned by the Owners as tenants in common in proportion to their respective undivided interests in the common elements immediately before recordation. As long as the tenancy in common lasts, each Owner or the heirs, successors, or assigns thereof shall have an exclusive right of occupancy of that portion of the property which formerly constituted the Condominium Unit.

(3) Upon recordation of an instrument terminating the Condominium, any rights the Owners may have to the assets of the Association shall be in proportion to their respective undivided interests in the common elements immediately before recordation, except that common profits shall be distributed in accordance with the Condominium Documents and the Act.

(4) Notification of termination by first class mail shall be made to all parties interested in the Condominium, including escrow agents, land contract vendors, creditors, lien holders, and prospective purchasers who deposited funds. Proof of dissolution must be submitted to the administrator.

SECTION 13 MISCELLANEOUS

A. The meaning, interpretation, construction, and enforcement of this Master Deed and the other Condominium Documents shall be governed by Michigan law.

B. The provisions of the Condominium Documents shall supplement any applicable provisions of the Condominium Act and other applicable laws, except that if any provision hereof

clearly supplants the Condominium Act or other applicable law, such provision shall supersede and supplant the Act or other law to the extent the same is legally permitted. If there is a conflict between the Act and any provision of the Condominium Documents, the Act shall govern.

C. The invalidity or unenforceability of any provision of the Condominium Documents in whole or in part shall not affect the validity or enforceability of any other provision, or any valid and enforceable part of a provision.

D. The captions and headings in the Condominium Documents are intended for convenience, and they shall not be considered in the interpretation or construction of any provision.

IN WITNESS WHEREOF, the Developer has caused this Master Deed to be executed the day and year first above written.

McGuirk Mini Storage, Inc., a Michigan corporation

By: 

Leroy J. McGuirk


Its: President

STATE OF MICHIGAN)

)ss

COUNTY OF ISABELLA)

The foregoing instrument was acknowledged before me this ____ day of July, 2019, by Leroy J. McGuirk, President of McGuirk Mini Storage, Inc., a Michigan corporation.


 Danielle Leigh McBride, Notary Public
 Isabella County, Michigan
 My commission expires: 6-13-22
 Acting in the County of Isabella

Instrument drafted by:
 Gregory J. Donahue, Esq.
 Kuhn Rogers PLC
 412 South Union Street
 Traverse City, Michigan 49684
 (231) 947-7900

WEST WOOD CONDOMINIUM

CONDOMINIUM BY-LAWS

(Exhibit A to Master Deed)

**WEST WOOD CONDOMINIUM
CONDOMINIUM BY-LAWS**

SECTION 1

ASSOCIATION

1.1 General Purposes and Powers. West Wood Condominium, a business condominium project located in the Township of Union, Isabella County, Michigan (the "Condominium") is being established as a convertible business condominium. Upon recording the Master Deed, the Condominium shall be administered by West Wood Condominium Owners Association, a Michigan non-profit corporation (the "Association"), which shall generally be responsible for the management, administration, and maintenance of the assets, property, common elements, easements, appurtenances, and affairs of the Condominium in accordance with the Master Deed, these By-Laws, the Corporate By-Laws and duly adopted rules and regulations of the Association. It shall have all the powers permitted by law and necessary or convenient to carry out its purpose, and shall be subject to the provisions set forth in the Articles of Incorporation. In its capacity as administrator of the Condominium, the Association's actions may affect the interests of Owners; and any action it lawfully takes, including the benefits and burdens thereof, shall be binding on all Owners.

1.2 Membership. Membership in the Association is governed by the following:

(a) Each Owner shall automatically become a member at the time he, she, or it becomes an Owner, and no other person or entity may be a member.

(b) Upon becoming a member, an Owner shall provide the Association with written notice, satisfactory to the Association, which (i) states the name and address of each person, firm, corporation, partnership, association, trust or other entity which is the Owner and designates the interest of the Owner by Unit, and the date acquired, and (ii) designates a person, and address, to receive all notices and other communications from the Association and to vote on behalf of the Owner as to all matters which may be voted on by Owners. This notice must be signed and dated by the Owner. The person designated to receive notices and vote on behalf of the Owner pursuant to this paragraph may be changed from time to time by written notice to the Association.

(c) Upon becoming a member of the Association, each Owner shall receive a copy of these By-Laws, the Corporate By-Laws, and rules and regulations adopted by the Association, and all other Condominium Documents.

(d) Neither membership in the Association nor the share or interest of any member or Owner in the funds, assets, property, and common elements of the Condominium can be assigned, pledged, or otherwise transferred or encumbered except as an appurtenance to the Unit to which it appertains.

1.3 Voting By Members. Voting by members on Condominium and Association matters shall be governed by the following:

(a) Except as limited in these By-Laws, each Owner shall be entitled to one vote for each Unit owned when voting by number and one vote, the value of which shall equal the total of the percentages allocated to the Units owned by such Owner as set forth in the Master Deed, when voting by value. Voting shall be by number except in those instances when voting is specifically required to be both in value and in number or in value only. In the case of any Unit owned jointly by more than one Owner, the voting rights appurtenant to that Unit shall be exercised jointly as a single vote.

(b) If a whole Unit is owned by more than one person, the votes appurtenant to the Unit shall be cast only once, only by the person designated to do so under Section 1.2(b), and only as a single, rather than a, split vote. At a meeting of members, the acting chairperson of the meeting may waive the requirement that only the written designee of a Unit may cast its vote, for good reason.

(c) The presence in person or by proxy of fifty (50%) percent in number and in value of the Owners qualified to vote shall constitute a quorum for holding a meeting of the members of the Association, except for voting on questions specifically required herein to require a greater quorum. The written vote of any person furnished at or prior to any duly called meeting at which meeting said person is not otherwise present in person or by proxy shall be counted in determining the presence of a quorum with respect to the question upon which the vote is cast.

(d) Except in matters where a greater majority is required by the Condominium Documents or the Act, a majority of the votes present in person or by proxy at a meeting of members will be sufficient to approve proposed actions.

(e) Votes may be cast in person or by proxy, or by a writing signed by a designated voting representative who is not present in person or by proxy. Proxies and any written votes must be filed with the Secretary of the Association at or before the meeting.

(f) There is no cumulative voting for directors.

(g) Any action required or permitted to be taken at an annual or special meeting of members may be taken without a meeting, without a vote as such, and without notice, if a consent in writing, setting forth the action taken, is signed by members having not less than the minimum number of votes that would be necessary to authorize or take the action at a meeting at which all members entitled to vote thereon were present and voted. Prompt notice of the taking of such action shall be given to all members who have not consented in writing.

1.4 Meetings of Members.

(a) The first annual meeting of the members of the Association may be convened only by the Developer and may be called, in the Developer's discretion, at any time on or before the earlier of the dates provided for the first annual meeting in Section 1.6 below. The date, time and place of such first annual meeting shall be set by the Board of Directors, and at

least ten (10) days' written notice thereof shall be given to each Owner. Thereafter, an annual meeting shall be held each year on such date as is specified in the Association By-Laws.

(b) Other meetings of members, and the requirements for notice to members will be as provided in the Association By-Laws.

1.5 Advisory Committee. An advisory committee of non-developer Owners shall be established not later than 120 days after conveyance of legal or equitable title to non-developer Owners of the lesser of one-third (1/3) of the Units that may be created, or one-third (1/3) of the votes that may be cast by all Owners, or one (1) year after the initial conveyance of legal or equitable title to a non-developer Owner of a Unit, whichever occurs first. The advisory committee shall consist of up to three (3) non-developer Owners chosen by all non-developer Owners at the time the committee is established, and it shall meet with the Association Board of Directors for the purpose of facilitating communications and aiding the transition of control to non-developer Owners. The advisory committee shall cease to exist when a majority of the Board of Directors of the Association is elected by the non-developer Owners.

1.6 Transitional Voting Rights for Directors. The following provisions shall apply regardless of whether or not the first annual meeting of members has been called or held.

(a) Not later than 120 days after conveyance of legal or equitable title to non-developer Owners of the lesser of twenty-five percent (25%) of the Units that may be created, or 25% of the votes that may be cast by all Owners, at least one (1) director and not less than twenty-five percent (25%) of the Board of Directors of the Association shall be elected by non-developer Owners. Not later than 120 days after conveyance of legal or equitable title to non-developer Owners of the lesser of fifty percent (50%) of the Units that may be created, or fifty percent (50%) of the votes that may be cast by all Owners, not less than thirty-three and one-third percent (33-1/3%) of the Board of Directors shall be elected by non-developer Owners. Not later than 120 days after conveyance of legal or equitable title to non-developer Owners of the lesser of seventy-five percent (75%) of the Units that may be created, or seventy-five percent (75%) of the votes that may be cast by all Owners, and before conveyance of the lesser of ninety percent (90%) of such Units, or ninety percent (90%) of the votes that may be cast by all Owners, the first annual meeting shall be called; and the non-developer Owners shall elect all directors on the Board, except that the Developer shall have the right to designate at least one (1) director as long as the Developer owns and offers for sale at least ten percent (10%) of the Units or Units which would have ten percent (10%) or more of all votes that may be cast by all Owners in the project or as long as ten percent (10%) of the Units remain that may be created.

(b) Notwithstanding the formula provided in Section 1.6(a) above, fifty-four (54) months after the first conveyance of legal or equitable title to a non-developer Owner of a Unit in the project, if title to less than seventy-five percent (75%) of the Units that may be created has been conveyed, or if title to less than seventy-five percent (75%) of all votes that may be cast by Owners has been transferred as a result of conveyances, the first annual meeting shall be called; and the non-developer Owners have the right to elect, as provided in the Condominium documents, a number of members of the Board of Directors equal to the greater of the percentage of whole Units they hold, or the percentage of votes they are entitled to cast, and the Developer has the right to elect the remaining directors. This election may increase, but shall not reduce,

the minimum election and designation rights otherwise established in Section 1.6(a) above. Application of this paragraph does not require a change in the size of the Board.

(c) If the calculation of the percentage of members of the Board that the non-developer Owners have the right to elect under Section 1.6(a) or Section 1.6(b) results in a fractional number of members of the Board, then if the fraction is 0.50 or greater, it shall be rounded up to the nearest whole number, and if less than 0.50, it shall be rounded down. Application of this paragraph shall not eliminate the right of the Developer under Section 1.6(a), to designate at least one (1) director.

1.7 Board of Directors. The Association shall be managed and governed by a Board of Directors, all of whom shall serve without compensation. With the exception of the first Board of Directors and any directors appointed by the Developer before the first annual meeting of members, all directors must be members of the Association, provided that if a partnership, corporation, or trust is a member, any partner, officer, or trustee, as the case may be, of such member, may be a director.

1.8 Powers of Board. The Board shall have and exercise all the authority, power, and responsibility of the Association, including the following:

(a) Generally, to manage, administer, and maintain the assets, property, common elements, easements, appurtenances, and affairs of the Condominium and the Association;

(b) To levy and collect assessments from the members of the Association, and to use the proceeds thereof for the purposes of the Association, with power to enforce and collect assessments by lien, foreclosure, and other proceedings;

(c) To maintain insurance coverage with respect to the Condominium and its affairs, and to collect and apply the proceeds of any such insurance;

(d) To restore, repair, maintain, and rebuild all or any part of the property and common elements of the Condominium;

(e) To negotiate, settle, compromise, and adjust any threatened or actual taking by eminent domain of all or any part of the assets, property, and common elements of the Condominium;

(f) To negotiate, compromise, settle, sue for, defend, and adjust any and all claims by or against the Association or the assets, property, and common elements of the Condominium;

(g) To own, maintain, improve, buy, sell, lease, exchange, convey, assign, grant or acquire easements, and otherwise acquire or grant interests in any real or personal property for the benefit of the Association, its members, or the Condominium, including, without limitation, the acquisition and sale of individual Units in the Condominium, and the granting or approval of easements of any and all kinds over, under, and across the Condominium Premises;

(h) To make reasonable rules and regulations governing the use and enjoyment of the Condominium property and Units by members and their tenants, guests, employees, agents, invitees, and families; and to enforce such rules and regulations by all lawful means, including, without limitation, the imposition of fines, late charges, eviction proceedings, damage actions, and other proceedings;

(i) To engage, employ, and contract with other persons and firms to assist with the management, operation, maintenance, and administration of the Condominium;

(j) To borrow money and give a promissory note, notes, or other evidence of such indebtedness, for any purpose consistent with the purpose or purposes of the Association, with or without security, and with the power to secure repayment of the principal, interest, and other costs associated with such borrowing by mortgage of real estate, pledge, security agreement, assignment of rents or assessments to be received, or by other security devices and instruments;

(k) To arrange for and hire or provide management and administrative services for the owners of Units in the Condominium;

(l) To enforce the terms, conditions, and other provisions of the Master Deed and Condominium By-Laws of the Condominium, and any other covenants and restrictions that affect the Condominium, its property, the common elements, or the Units included in the Condominium;

(m) To become a party to any maintenance agreements formed with adjoining property owners regarding maintenance of roadways and other easements;

(n) To do anything required or permitted the Association as administrator of the Condominium under the Master Deed, the Condominium By-Laws, or The Condominium Act, as amended (Act 59 of 1978, as amended); and

(o) To exercise all the powers permitted non-profit corporations by the applicable laws of the State of Michigan, including statutory and common; to exercise all the powers necessary, appropriate, or convenient to carry out the purposes of the Association; and to generally do anything, including, but not limited to, the entry into and performance of contracts of all kinds, in furtherance of the purposes of the Association.

1.9 Management Agent. The Board of Directors may employ for the Association, a professional management agent which may be an affiliate of the Developer, at reasonable compensation and reimbursement for its services, established by the Board, to perform such duties and services as the Board shall authorize, including but not limited to, the duties listed in Section 1.8. In no event may the Board enter a management agreement which has a term greater than three (3) years except an agreement which permits the Association to cancel, with or without cause, at any time after said three (3) years, by sixty (60) days written notice. In addition, any management agreement between the Association and the Developer or any affiliate of the Developer will be cancelable by the Association on the Transitional Control Date, and for

ninety (90) days thereafter, with or without cause, and on thirty (30) days written notice at any time thereafter for cause. To the extent that any such management agreement extends beyond one (1) year after the Transitional Control Date, the Board may cancel it by notice to the management agent at least thirty (30) days before the expiration of the one (1) year.

1.10 Validity of First Board Actions. All of the actions of the first Board of Directors of the Association and any successors thereto appointed before the first annual meeting of members, including, without limitation, the adoption of these By-Laws and any rules and regulations for the Association, and any undertakings or contracts entered into with others on behalf of the Association, shall be binding upon the Association in the same manner as though such actions had been authorized by a Board of Directors duly elected by the members of the Association at the first or any subsequent annual meeting of members, provided that such actions are consistent with the powers and duties of the Board of Directors described in these Condominium By-Laws, the Association By-Laws, the Articles of Incorporation, the Master Deed, and any other document establishing the Condominium.

The Association By-Laws shall provide for the designation, number, terms of office, qualifications, manner of election, duties, manner of removal and replacement of the officers of the Association and may contain other provisions pertinent to the officers of the Association.

1.11 Books of Account and Records. The Board shall provide for the following:

(a) Detailed books of account shall be established and maintained as a permanent record, in which all receipts, expenditures, and other financial transactions of the Association shall be regularly and promptly recorded in a manner that readily identifies the date, source, amount, and purpose of all receipts, and the date, payee, amount, and purpose of all expenses and payments. Such books and records shall be kept in accordance with good and generally accepted accounting principles and practices for organizations of this type and size.

(b) Files shall be maintained in an orderly manner of all bank statements, invoices, bills, and other records which support the financial records or which otherwise affect the affairs of the Association.

(c) At least once annually, within 90 days after the end of the fiscal year, a financial statement for the fiscal year shall be prepared and provided to all Owners, showing such detail as the Board may consider appropriate, and showing at least the funds on hand at the beginning of the year, all receipts by type, all expenditures by type, the balance on hand at year-end, any uncollected accounts or assessments receivable, and any unpaid bills owed by the Association.

(d) Each holder of record with the Association of a first mortgage against a Unit in the Condominium shall also be entitled to a copy of the financial report.

(e) The Board may engage an independent certified public accountant to either audit or review, as the Board considers advisable, the financial statements and books of the Association, and the expense thereof shall be considered a common expense.

(f) Any Owner and any holder of a first mortgage will be entitled to review, examine, and make copies of the books and records of the Association, on reasonable advance notice and at reasonable times.

(g) The Association, under the supervision of the Board, shall at all times maintain in its files at least one (1) complete set of the Condominium Documents, including all Amendments through the then current date.

SECTION 2

ASSESSMENTS

2.1 Personal Property Taxes. The Association shall be assessed as the person or entity in possession of any tangible personal property of the Condominium owned or possessed in common by the Owners, and personal property taxes based thereon shall be treated as expenses of administration.

2.2 Expenses of Administration. Expenditures affecting administration of the Condominium shall include all costs incurred in satisfaction of any liability arising within, caused by, or connected with the common elements or the administration of the Condominium. Receipts affecting administration of the Condominium shall include, but not be limited to, all sums received by the Association as proceeds of, or pursuant to, a policy of insurance securing the interests of the Owners against liabilities or losses arising within, caused by, or connected with the common elements or the operation or administration of the Condominium.

2.3 Assessments. Assessments shall be determined in accordance with the following provisions:

(a) The Board of Directors of the Association shall establish an annual budget in advance for each fiscal year, and such budget shall estimate all expenses for the forthcoming year which may be required for the proper operation, management and maintenance of the Condominium, including a reasonable allowance for working capital, contingencies, and reserves, including reserves for maintenance, repairs, and replacement of those common elements that must be replaced on a periodic basis, and any personalty owned by the Association, and for such other purposes as the Board of Directors considers appropriate. Upon adoption of an annual budget by the Board of Directors, copies of the budget shall be delivered to each Owner, and the assessment for the year shall be established based upon said budget. The Board of Directors of the Association may increase the assessment if it finds that the revenues of the Association are insufficient to pay the costs of operation and management, or that it under-budgeted for anticipated expenses, or to meet emergency needs.

(b) Based on the approved budget and the Board's determination of the revenues needed to cover budgeted expenditures, the Board shall determine the amount of the assessment for the ensuing year. The assessment so determined, together with a statement of each member's undivided assessment based thereon, shall be delivered to each Owner with the budget.

(c) In addition to the assessments provided for above, the Board may levy special assessments if it considers the same necessary to meet the obligations of the Association.

(d) Generally, all general and special assessments shall be apportioned among all the Owners, pro rata, in proportion to the respective percentages of value assigned to their Units.

(e) In connection with the budget and general or special assessments, the Board shall observe the following limitations:

(i) The annual addition to the reserve for maintenance, repair and replacement of common elements shall be equal to at least ten percent (10%) of the total budget for the current year, excluding only that portion of the budget allocated to this particular reserve, unless a lesser percentage has been approved by 60% or more of the votes of the Owners.;

(ii) Neither the budget for capital expenditures nor the actual capital expenditures for any one year, exclusive of capital expenditures made out of reserves for maintenance, repair, and replacement, and exclusive of expenditures required to be made in an emergency as determined by the Board, may exceed \$10,000 unless the same has been approved by 60% or more of the votes of the Owners. In this regard, the \$10,000 limitation shall automatically increase as of the end of each calendar year beginning with 2016, by that percent which equals the percentage increase in the Consumer Price Index during such year;

(iii) Common expenses associated with the maintenance, repair, renovation, restoration, or replacement of limited common elements for which the Association is responsible under the Master Deed shall be assessed to all Owners as common expenses;

(iv) Any unusual common expense which benefits less than all the Units, and any expense incurred as a result of the conduct of less than all the Owners or their guests, invitees or licensees, may be specially assessed against the Unit, Units, or Owners involved, as the case may be, in an equitable manner to be determined by the Board of Directors; and

(v) Assessments payable by the Developer with respect to unsold, unoccupied Units shall be reduced so as to exclude therefrom any contribution to the refurbishing reserve or the contingency fund referenced in this Section 2.3(e), provided that Developer shall otherwise be responsible for its proportionate share of all actual maintenance, utility, administrative and other common expenses incurred by the Association. Notwithstanding the foregoing, after the first annual meeting of members, the Developer shall pay the full amount of all assessments levied for periods after the date of such first meeting.

2.4 Payment of Assessments/Lien Rights. Annual assessments shall be payable by Owners twice a year, in 2 equal installments, on the 15th day of January and the 15th day of

June. The payment of an assessment shall be in default if such assessment or any part thereof is not paid to the Association in full on or before the due date for such payment. Assessments in default shall bear interest at the rate of seven (7%) percent per annum until paid in full, and a \$50.00 late fee shall be added to each assessment not paid in full on or before the due date. Each Owner (whether one or more persons) shall be personally liable for the payment of all assessments levied against the Unit. An Owner selling a Unit shall not be entitled to any refund whatsoever from the Association with respect to any reserve account or other asset of the Association. Assessments which are unpaid constitute a lien upon the Unit and all improvements thereon, owned by the Owner at the time of the assessment before other liens except tax liens in favor of any state or federal taxing authority and sums unpaid on a first mortgage of record; except that past due assessments which are evidenced by a notice of lien and recorded as provided hereafter, have priority over a mortgage recorded subsequent to the recording of the notice of lien. The lien on a Unit shall be in the amount assessed, plus a proportionate share of the total of all other unpaid assessments attributable to Condominium Units no longer owned by the Owner but which became due while the Owner had title to the Units. The lien may be foreclosed by an action or by advertisement by the Association in the name of the Condominium on behalf of the other Owners.

2.5 Non-Use and Abandonment. No Owner shall be exempt from liability for contribution toward the expenses of administration by waiver of the use or enjoyment of any of the common elements or by the abandonment of a Condominium Unit.

2.6 Collection Power. The Association may enforce collection of delinquent assessments by a suit at law for a money judgment or by foreclosure of the lien that secures payment of assessments. Each Owner, and every other person who from time to time has any interest in the Condominium, shall be deemed to have granted to the Association the unqualified right to elect to foreclose such lien either by judicial action or by advertisement. The provisions of Michigan law pertaining to foreclosure of mortgages by judicial action and by advertisement, as the same may be amended from time to time, are incorporated herein by reference for the purposes of establishing the alternative procedures to be followed in lien foreclosure actions and the rights and obligations of the parties to such actions. Further, each Owner and every other person who from time to time has any interest in the Condominium, shall be deemed to have authorized and empowered the Association to sell or to cause to be sold the Unit with respect to which the assessment(s) is or are delinquent and to receive, hold and distribute the proceeds of such sale in accordance with the priorities established by Michigan law. The Association, acting on behalf of all Owners, may bid in at the foreclosure sale and acquire, hold, lease, mortgage, or convey the Unit. The expenses incurred in collecting unpaid assessments, including interest, costs, actual attorneys' fees (not limited to statutory fees) and advances for taxes or other liens paid by the Association to protect its lien, plus any late charges, shall be chargeable to the Owner in default and shall be secured by the lien on the Unit. In the event of default by any Owner in the payment of any installment of the annual assessment, the Association shall have the right to declare all unpaid installments of the annual assessment for the pertinent fiscal year immediately due and payable. The Association may also discontinue the furnishing of any utilities or other services to an Owner in default upon seven (7) days' written notice to such Owner of its intention to do so. An Owner in default shall not be entitled to use any of the general common elements of the Condominium and shall not be entitled to vote at any meeting of the Association so long as such default continues. In a judicial foreclosure action, a receiver may be appointed to take

possession of the Unit if the Unit is not occupied by the Owner and to lease the Condominium Unit and collect and apply the rental therefrom.

2.7 Mortgage Foreclosure. Notwithstanding any other provision of the Master Deed, these By-Laws, the Association By-Laws or the Articles of Incorporation of the Association, if the mortgagee of a first mortgage of record or other purchaser of a Condominium Unit obtains title to the Condominium Unit as a result of foreclosure of the first mortgage, such person, its successors and assigns, is not liable for the assessments by the Association chargeable to the Unit which became due prior to the acquisition of title to the Unit by such person and the expiration of the period of redemption from such foreclosure. The unpaid assessments are deemed to be common expenses collectible from all of the Owners, including such persons, and their successors and assigns.

2.8 Notice of Lien. The Association may not commence proceedings to foreclose a lien for unpaid assessments without recording and serving a notice of lien in the following manner:

(a) The notice of lien shall set forth the legal description of the Unit or Units, to which the lien attaches, the name of the Owner of record thereof, the amount due the Association as of the date of the notice, exclusive of interest, costs, attorneys' fees and future assessments.

(b) The notice of lien shall be in recordable form, executed by an authorized representative of the Association, and may contain such other information as the Association deems appropriate.

(c) The notice of lien shall be recorded in the office of the Register of Deeds in the county in which the Condominium is situated and shall be served upon the delinquent Owner by first class mail, postage prepaid, addressed to the last known address of the Owner at least ten (10) days in advance of the commencement of the foreclosure proceedings.

2.9 Sale of a Unit. Upon the sale or conveyance of a Unit, all unpaid assessments against the Unit, shall be paid out of the sale price, or by the purchaser, in preference over any other assessments or charges of whatever nature except: a) amounts due the State of Michigan or any subdivision thereof for taxes or special assessments due and unpaid on the Unit, and b) payments due under first mortgages having priority thereto. If the assessments are not paid, the Association may assert its lien rights against the Unit and hold the purchaser liable for any unpaid assessments. A purchaser of a Unit is entitled to a written statement from the Association setting forth the amount of unpaid assessments outstanding against the Unit, and the purchaser is not liable for any unpaid assessment in excess of the amount set forth in such written statement, nor shall the Unit be subject to any lien for any amounts in excess of the amount set forth in the written statement. Any purchaser or grantee who fails to request a written statement from the Association as provided herein at least five (5) days before the sale, shall be liable for any unpaid assessments against the Unit, together with interest, costs and attorneys' fees incurred in connection with the collection thereof.

SECTION 3

INSURANCE

3.1 Coverage. The Association shall carry fire and extended coverage, vandalism and malicious mischief and liability insurance, and workmen's compensation insurance, if applicable, pertinent to the ownership, use and maintenance of the general common elements of the Condominium, and such other insurance as the Board of Directors deems advisable; and all such insurance shall be carried and administered in accordance with the following provisions:

(a) All such insurance shall be purchased by the Association for the benefit of the Association, the Owners and their mortgagees, as their interests may appear; and provision shall be made for the issuance of certificates of mortgagee endorsements to the mortgagees of Owners.

(b) Each Owner shall be responsible for obtaining insurance coverage at his own expense with respect to the building and all other improvements constructed or to be constructed within the perimeter of his Condominium Unit, and it shall be each Owner's responsibility to obtain insurance coverage for the personal property located within his Unit or elsewhere in the Condominium, for personal liability for occurrences within his Unit or upon limited common elements appurtenant to his Unit, and for business interruption insurance in the event of fire or other casualty causing temporary loss of the Unit. The Association and all Owners shall use their best efforts to see that all property and liability insurance carried by the Association or any Owner shall contain appropriate provisions whereby the insurer waives its right of subrogation as to any claims against any Owner or the Association. The Association and the Developer shall be included as additional insured parties on any such policies.

(c) The general common elements of the Condominium shall be insured against fire and other perils covered by a standard extended coverage endorsement, to the extent applicable and appropriate, in an amount to be determined annually by the Board of Directors of the Association. The Association shall not be responsible in any way for maintaining insurance with respect to the limited common elements, the Units or any improvements constructed therein.

(d) The Board of Directors is hereby irrevocably appointed the agent for each Owner, each mortgagee, other named insureds and their beneficiaries and any other holder of a lien or other interest in the Condominium, to adjust and settle all claims arising under insurance policies purchased by the Board and to execute and deliver releases upon the payment of claims.

(e) Each individual Owner shall indemnify and hold harmless every other Owner, the Developer and the Association for all damages and costs, including attorney's fees, which any indemnified party may suffer as a result of defending claims arising out of an occurrence on or within such individual Owner's Unit or appurtenant limited common elements. This provision shall not be construed to give any insurer any subrogation right or other right or claim against an individual Owner.

(f) All premiums for insurance purchased by the Association pursuant to these By-Laws shall be expenses of administration.

(g) Proceeds of all insurance policies owned by the Association shall be received by the Association, held in a separate account and distributed to the Association, the Owners and their mortgagees as their interests may appear; provided, however, whenever repair or reconstruction of the Condominium shall be required as provided in Section 4 of these By-Laws, the proceeds of any insurance received by the Association as a result of any loss requiring repair or reconstruction shall be applied for such repair or reconstruction; and in no event shall hazard insurance proceeds be used for any purpose other than for repair, replacement or reconstruction of the Condominium unless all of the institutional holders of first mortgages on Units in the Condominium have given their prior written approval.

SECTION 4

RECONSTRUCTION AND REPAIR

4.1 Decision to Repair. If any part of the Condominium is partially or completely destroyed, the determination of whether or not it shall be reconstructed or repaired shall be made in the following manner:

(a) If the damaged property is a general common element or main service road, the damaged property shall be repaired or rebuilt unless all of the Owners and all of the institutional holders of mortgages on any Unit in the Condominium unanimously agree to the contrary.

(b) If the damaged property is a limited common element, a Unit or any improvement constructed therein, the Owner of such Unit alone shall determine whether to rebuild or repair the damaged property, subject to the rights of any mortgagee or other person having an interest in such property, and such Owner shall be responsible for the cost of any reconstruction or repair that he elects to make. The Owner shall in any event remove all debris and restore his Unit and the improvements thereon to a clean and sightly condition satisfactory to the Association within a reasonable period of time following the occurrence of the damage.

(c) Any reconstruction or repair shall be substantially in accordance with the Master Deed and the original plans and specifications for any damaged improvements located within the Unit unless prior written approval for a change is obtained from the Association or its Architectural Design Board.

(d) Immediately after the occurrence of a casualty causing damage to property which, under the provisions of this section, is to be reconstructed or repaired, the responsible party shall obtain reliable and detailed estimates of the cost to place the damaged property in a condition as good as that existing before the damage. If the proceeds of insurance are not sufficient to defray the estimated cost of reconstruction or repair required to be performed by the Association, or if at any time during such reconstruction or repair the funds for the payment of the cost thereof are insufficient, assessment shall be made against all Owners for the cost of

reconstruction or repair of the damaged property in sufficient amounts to provide funds to pay the estimated or actual costs thereof. This provision shall not be construed to require replacement of mature trees and vegetation with equivalent trees or vegetation.

SECTION 5

CONDEMNATION

The following provisions shall apply upon any taking by eminent domain of any part of the Condominium:

5.1 If any portion of the common elements is taken by eminent domain, the award therefore shall be allocated to the Owners in proportion to their respective undivided interests in the common elements. The Association, acting through its Board of Directors, may negotiate on behalf of all Owners for any taking of common elements; and any negotiated settlement approved by more than two-thirds (2/3) of the votes of all Owners, based upon assigned voting rights, shall be binding on all Owners.

(a) In the event of any taking of all or any portion of the general common elements, the condemnation proceeds relative to such taking shall be paid to the Owners and the mortgagees in proportion to their respective interests in the common elements and the affirmative vote of more than 50% of the Owners in value shall determine whether to rebuild, repair or replace the portion so taken or to take such other action as they deem appropriate.

5.2 In the event of any taking of all or any portion of a Unit or any improvement constructed within the perimeters thereof, the award for such taking shall be paid to the Owner of the Unit and the mortgagee thereof, as their interests may appear. If an Owner's Unit is taken by eminent domain, such Owner and his mortgagee shall, after acceptance of the condemnation award therefore, be divested of all interest in the Condominium Project.

(a) If a Condominium Unit is taken by eminent domain, the undivided interest in the common elements appertaining to the Condominium Unit shall thenceforth appertain to the remaining Condominium Units, being allocated to them in proportion to their respective undivided interests in the common elements. The court shall enter a decree reflecting the reallocation of undivided interests produced thereby; and the award shall include, without limitation, just compensation to the Owner of the Condominium Unit taken for the Owner's undivided interest in the common elements as well as for the Condominium Unit.

5.3 In the event the Condominium Project continues after taking by eminent domain, then the remaining portion of the Condominium shall be resurveyed and the Master Deed amended accordingly and, if any Unit shall have been taken, Section 5 of the Master Deed shall also be amended to reflect such taking and to proportionately readjust the Percentages of Value of the remaining Owners based upon the continuing value of the Condominium of 100%. Such amendment may be affected by an officer of the Association duly authorized by the Board of Directors without the necessity of execution or specific approval thereof by any Owner.

5.4 In the event any Unit in the Condominium or any portion thereof, or the common elements or any portion thereof, is made the subject matter of any condemnation or eminent domain proceeding or is otherwise sought to be acquired by a condemning authority, the Association promptly shall notify each institutional holder of a first mortgage lien on any of the Units in the Condominium.

5.5 To the extent not inconsistent with the foregoing provisions, Section 233 of the Act shall control upon any taking by eminent domain.

5.6 Votes in the Association of Owners and liability for future expenses of administration appertaining to a Condominium Unit taken by eminent domain shall thenceforth appertain to the remaining Condominium Units, being allocated to them in proportion to their relative voting rights in the Association.

SECTION 6

USE AND OCCUPANCY RESTRICTIONS

6.1 Commercial Use. Condominium Units shall be used exclusively for commercial occupancy for such purposes as may be allowed by the zoning ordinance of the Township of Union.

6.2 Common Areas. The common elements shall be used only by the Owners of Units in the Condominium and by their agents, tenants, employees, invitees and licensees for access, ingress to and egress from the respective Units and for other purposes incidental to use of the Units. The use, maintenance and operation of the common elements shall not be obstructed, damaged or unreasonably interfered with by any Owner, and shall be subject to any lease, concession or easement, presently in existence or entered into by the Board at some future time, affecting any part or all of said common elements.

6.3 Specific Prohibitions. Without limiting the generality of the foregoing provisions, use of the Condominium and all common elements by any Owner shall be subject to the following restrictions:

(a) No Owner shall make any additions, alterations or modifications to any of the common elements, nor make changes to the exterior appearance of the Unit without prior approval of the Association. No Owner shall in any way restrict access to any utility line or other element that must be accessible to service the common elements or any element which effects an Association responsibility in any way.

(b) No nuisances shall be permitted on the Condominium property nor shall any use or practice be permitted which is a source of annoyance to its occupants, or which interferes with the peaceful possession or proper use of the Condominium by its occupants.

(c) No immoral, improper, dangerous, offensive or unlawful conduct or behavior of any Owner or their agents, tenants, employees, invitees, and licensees shall be

permitted and no immoral, improper, dangerous, offense or unlawful use shall be made of the Condominium property or any part thereof, and nothing shall be done or kept in any Unit or on the Common Elements which will increase the rate of insurance for the Condominium without the prior written consent of the Board. No Owner shall permit anything to be done or kept in his Unit or on the Common Elements which will result in the cancellation of insurance on any Unit, or any part of the common elements, or which would be in violation of any law. No Unit of the Condominium shall be used for an adult business as defined by the Township of Union Zoning Ordinance.

(d) No signs or other advertising devices shall be displayed which are visible from the exterior of any Unit or upon the common elements, without written permission from the Association or Managing Agent, if any, provided that "for sale" signs will be allowed, provided their size, design and location must be approved by the Board.

(e) The common elements shall not be used for the storage of supplies or personal property (except for such short periods of time as may be reasonably necessary to permit periodic collection of trash). In general, no activity shall be carried on nor condition maintained by any Owner either in his Unit or upon the Common Elements which have a negative impact on the appearance of the Condominium.

(f) Absent an election to arbitrate pursuant to Section 10 of these By-Laws, a dispute or question as to whether a violation of any specific regulation or restriction contained in this Section has occurred, shall be submitted to the Board of Directors of the Association which shall conduct a hearing and render a decision thereon in writing, which decision shall be binding upon all owners and other parties having an interest in the Condominium Project.

6.4 Rules of Conduct. Reasonable rules and regulations concerning the use of Condominium Units and Common Elements, limited and general, may be promulgated and amended by the Board. Copies of such rules and regulations shall be furnished by the Board to each Owner at least 10 days prior to their effective date, and may be revoked any time by the affirmative vote of more than 66% of all Owners in number and in value.

6.5 Remedies on Breach. A default by an Owner shall entitle the Association to the following relief:

(a) Failure to comply with any restriction on use and occupancy contained herein or of any other term or provision of the Condominium Documents shall be grounds for relief, which may include an action to recover sums due for damages, injunctive relief, foreclosure of lien or any other remedy which in the sole discretion of the Board of Directors is appropriate to the nature of the breach as may be set forth in the Condominium Documents including, without limitation, the discontinuance of services upon 7 days notice, the levying of fines against Owners after notice and hearing thereon and the imposition of late charges for non-payment of assessments. All such remedies shall be deemed to be cumulative and shall not be considered as an election of remedies.

(b) In a proceeding arising because of an alleged default by an Owner, the Association, if successful, shall be entitled to recover the cost of the proceeding and such actual attorneys' fees as may be determined by the Court.

(c) The failure of the Association to enforce any right, provision, covenant or condition which is granted by the Condominium Documents shall not constitute a waiver of the right of the Association to enforce such right, provision, covenant or condition in the future.

(d) An aggrieved Owner shall also be entitled to compel enforcement of the Condominium Documents by action for injunctive relief and/or damages against the Association, its officers or another Owner in the Project.

SECTION 7

MORTGAGES

7.1 Mortgage of Condominium Units. Any Owner who mortgages a Condominium Unit shall notify the Association of the name and address of the mortgagee, and the Association shall maintain such information in a book entitled "Mortgagees of Units". At the written request of a mortgagee of any such Unit, the mortgagee shall be entitled to: (a) inspect the books and records relating to the Association during normal business hours, upon reasonable notice; (b) receive a copy of the annual financial statement of the Association which is prepared for the Association and distributed to the Owners; and (c) receive written notice of all meetings of the Association and be permitted to designate a representative to attend all such meetings. Failure, however, of the Association to provide any of the foregoing to a mortgagee who has so requested the same shall not affect the validity of any action or decision which is related thereto.

7.2 Notice of Insurance. The Association shall notify each mortgagee appearing in said book of the name of each company insuring the Condominium against fire, perils covered by extended coverage, and vandalism and malicious mischief and the amounts of such coverage.

7.3 Rights of Mortgagee. Notwithstanding any other provision of the Condominium Documents, except as otherwise required by mandatory law or regulation, with respect to any first mortgage of record of a Condominium Unit:

(a) The holder of the mortgage is entitled, upon written request, to notification from the Association of any default by the mortgagor of such Condominium Unit in the performance of such mortgagor's obligations under the Condominium Documents which is not cured within thirty (30) days.

(b) The holder of any first mortgage which comes into possession of a Condominium Unit pursuant to the remedies provided in the mortgage or deed (or assignment) in lieu of foreclosure, shall be exempt from any option, "right of first refusal" or other restriction on the sale or rental of the mortgaged Unit, including but not limited to, restrictions on the posting of signs pertaining to the sale or rental of the Unit.

(c) The holder of any first mortgage which comes into possession of a Condominium Unit pursuant to the remedies provided in the mortgage, or by deed (or assignment) in lieu of foreclosure, shall take the property free of any claims for unpaid assessments or charges against the mortgaged Unit which accrue prior to the time such holder comes into possession thereof (except for claims for a pro rata share of such assessments or charges resulting from a pro rata re-allocation of such assessments charged to all Units including the mortgaged Unit).

7.4 Additional Notification. When notice is to be given to a Mortgagee, the Board of Directors shall also give such notice to the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Veterans Administration, the Federal Housing Administration, the Farmer's Home Administration, the Government National Mortgage Association and any other public or private secondary mortgage market entity participating in purchasing or guarantying mortgages of Units in the Condominium if the Board of Directors has notice of such participation.

SECTION 8

LEASES

8.1 Lease of Units. The Developer and Owners may lease their Units for a minimum period of twelve (12) months, provided, however, that during the Development and Sales Period the Developer shall be permitted to lease its Unit(s) for any lesser term, including month-to-month.

8.2 Terms of Lease. Tenants or non-Owner occupants shall comply with all the conditions of the Condominium Documents and all lease and rental agreements shall so state.

8.3 Remedies. If the Association determines that any tenant or non-Owner occupant has failed to comply with the conditions of the Condominium Documents, the Association may take the following action:

(a) The Association shall notify the Owner by certified mail advising of the alleged violation by the tenant.

(b) The Owner shall have 15 days after receipt of said notice to investigate and correct the alleged breach by the tenant or advise the Association that a violation has not occurred.

(c) If, after 15 days the Association believes that the alleged breach has not been cured or may be repeated, it may institute an action for eviction against the tenant or Owner occupant and a simultaneous action for money damages (in the same or in a separate action) against the Owner and tenant or non-Owner occupant for breach of the conditions of the Condominium Documents. The relief set forth in this section may be by summary proceedings. The Association may hold both the tenant and the Owner liable for any damages to the General Common Elements caused by the Owner or tenant in connection with the Unit or Condominium.

8.4 Assessments. When an Owner is in arrearage to the Association for assessments, the Association may give written notice of the arrearage to a tenant occupying a Owner's Unit under a lease or rental agreement and the tenant, after receiving such notice, shall deduct from rental payments due the Owner the full arrearage and future assessments as they fall due and shall pay them to the Association. Such deductions shall not be a breach of the rental agreement or lease by the tenant.

SECTION 9

ARBITRATION

9.1 Right to Arbitration. Disputes, claims or grievances arising out of or relating to the interpretation or the application of the Master Deed, these By-Laws, the Association By-Laws, Articles of Incorporation, or any rule or regulation of the Association, or any disputes, claims or grievances arising among or between Owners and the Association shall, upon the election and written consent of the parties to any such disputes, claims or grievances and written notice to the Association, be submitted to arbitration; and the parties thereto shall accept the arbitrator's decision as final and binding and judgment on that decision may be entered by any party by a court of competent jurisdiction. The Commercial Arbitration Rules of the American Arbitration Association, as amended and in effect from time to time hereafter, shall be applicable to any such arbitration, provided, however, that unless all parties to an arbitration proceeding agree beforehand in writing, the American Arbitration Association shall not provide any administration or other services with respect to such arbitration proceeding.

9.2 Disputes Involving the Developer. A contract to settle by arbitration may also be executed by the Developer and any claimant with respect to any claim against the Developer that might be the subject of a civil action, provided that:

(a) At the exclusive option of a Purchaser or Owner, a contract to settle by arbitration shall be executed by the Developer with respect to any claim that might be the subject of a civil action against the Developer, which claim involves an amount less than \$2,500 and arises out of or relates to a purchase agreement, Condominium Unit or the Condominium development.

(b) At the exclusive option of the Association of Owners, a contract to settle by arbitration shall be executed by the Developer with respect to any claim that might be the subject of a civil action against the Developer, which claim arises out of or relates to the Common Elements of the Condominium, if the amount of the claim is \$10,000 or less.

9.3 Non-Exclusivity. No Owner or the Association shall be precluded from petitioning the courts to resolve any such disputes, claims or grievances.

9.4 Election. Election by Owners or the Association to submit any such dispute, claim or grievance to arbitration shall preclude such parties from litigating such dispute, claim or grievances in the courts.

9.5 Approval of Litigation. Any civil action proposed by the Board of Directors on behalf of the Association, other than for the collection of delinquent assessments, shall be subject to prior approval of a majority of the votes of Owners. After the first annual meeting of the members of the Association, the foregoing percentage of votes requirement shall be determined without regard to any Units which may be owned by the Developer.

SECTION 10

AMENDMENT

These By-Laws may be amended by the Association or by the Developer in the manner provided in the Master Deed. Any amendment to these By-Laws (but not the Association By-Laws) shall become effective upon recordation in the office of the Register of Deeds for Isabella County. A copy of each amendment to these By-Laws shall be made available to every member of the Association after adoption; provided, however, that any amendment that is adopted in accordance with this Section shall be binding upon all persons who have an interest in the Condominium, regardless of whether or not such persons actually receive a copy of the amendment. These By-Laws may not be amended in any manner to eliminate or conflict with any mandatory provision of the Act or any applicable law or any provision of the Master Deed, nor may they be amended to materially reduce or eliminate the rights of any first mortgagees without the consent of the mortgagees affected.

SECTION 11

INDEMNIFICATION

11.1 Indemnification. All directors and officers of the Association shall be entitled to indemnification against costs and expenses incurred as a result of actions (other than willful or wanton misconduct or gross negligence) taken or failed to be taken on behalf of the Association upon 10 days' notice to all Owners, in the manner and to the extent provided by the Association By-Laws. In the event that no judicial determination as to indemnification has been made, an opinion of independent counsel as to the propriety of indemnification shall be obtained if a majority of Owners vote to procure such an opinion.

SECTION 12

RIGHT OF FIRST REFUSAL

Should an Owner elect to sell or convey any Unit, Developer shall have the right of first refusal on the terms and conditions as set forth herein. If at any time an Owner receives a bona fide written offer from a third party to purchase any Unit and that offer is acceptable to Owner, and Owner accepts said offer in writing subject to Developer's right set forth herein, Owner shall give notice to Developer of the terms of the accepted offer with a copy of said accepted offer. Developer shall then have twenty-one (21) days to accept in writing the terms of the accepted offer to purchase the Unit on the terms specified in the accepted offer. If Developer elects to purchase the Unit, Developer shall be bound by all of the terms of the accepted offer and shall close on the terms of the offer except as hereafter provided. If Developer fails to elect to make

the purchase within twenty-one (21) business days, Owner may then sell the Unit to the first offeror, provided the sale is on the identical terms and conditions disclosed to Developer. If Owner does not close the transaction with the first offeror after Developer's failure to elect to make the purchase, the right of first refusal shall be reinstated.

SECTION 13

MISCELLANEOUS

13.1 Non-Waiver. The failure of the Association or of any Owner to enforce any right, provision, covenant or condition which may be granted by the Master Deed, these By-Laws, the Association By-Laws, the Articles of Incorporation or regulations of the Association shall not constitute a waiver of the right of the Association or of any such Owner to enforce such right, provision, covenant or condition in the future. All rights, remedies and privileges granted to the Association or any Owner or Owners pursuant to any terms, provisions, covenants or conditions of the aforesaid Master Deed, By-Laws, Articles of Incorporation or regulations shall be deemed to be cumulative; and the exercise of any one or more shall not be deemed to constitute an election of remedies, nor shall it preclude the party thus exercising the same from exercising such other and additional rights, remedies or privileges as may be available to such party at law or in equity.

13.2 Severability. In the event that any of the terms, provisions, or covenants of the Master Deed, these By-Laws, the Association By-Laws, the Articles of Incorporation or regulations of the Association are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holding shall not affect, alter, modify or impair in any manner whatsoever any of the other terms, provisions or covenants of such Master Deed, By-Laws or Articles or the remaining portions of any terms, provisions or covenants held to be partially invalid or unenforceable.

13.3 Binding Effect. The Association of Owners and all present or future co-owners, tenants, future tenants, or any other persons acquiring an interest in or using the facilities of the Condominium in any manner are subject to and shall comply with the provisions of the Act, Master Deed, these By-Laws, the Association By-Laws, the Articles of Incorporation of the Association, and the rules and regulations of the Condominium. In the event such Master Deed, By-Laws or Articles of Incorporation conflict with the provisions of any statute, the statute shall govern. If any provision of these By-Laws or the Association By-Laws conflicts with any provision of the Master Deed, the Master Deed shall govern. If any provision of the Association By-Laws conflicts with any provision of these By-Laws, these By-Laws shall govern.

EXHIBIT "B"
Condominium Subdivision Plan

ISABELLA COUNTY CONDOMINIUM SUBDIVISION PLAN NO. _____ EXHIBIT "B" TO MASTER DEED OF WEST WOOD CONDOMINIUM CHARTER TOWNSHIP OF UNION ISABELLA COUNTY, MICHIGAN



SURVEYOR:

TIMOTHY E. BEBEE, P.S.
CENTRAL MICHIGAN SURVEYING &
DEVELOPMENT CO., INC.
2257 EAST BROOMFIELD ROAD
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756

ARCHITECTURALS

JBS CONTRACTING, INC.
1680 GOVER PARKWAY
MT. PLEASANT, MI 48858
PHONE: (989) 773-0770

DEVELOPER/OWNER:

MCGUIRK MINI-STORAGE, INC.
3046 JENS WAY
MT. PLEASANT, MI 48858
PHONE: (989) 772-9290

NOTE::

THIS CONDOMINIUM SUBDIVISION PLAN IS NOT REQUIRED TO CONTAIN DETAILED PROJECT DESIGN PLANS PREPARED BY THE APPROPRIATE LICENSED DESIGN PROFESSIONAL(S). SUCH PROJECT DESIGN PLANS ARE FILED, AS PART OF THE CONSTRUCTION PERMIT APPLICATION(S), WITH THE ENFORCING AGENCY(S) FOR THE STATE CONSTRUCTION CODE IN THE RELEVANT GOVERNMENTAL SUBDIVISION. THE ENFORCING AGENCY(S) MAY BE A LOCAL BUILDING DEPARTMENT OR THE STATE DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS.

CONDOMINIUM BOUNDARY DESCRIPTION:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, T.14 N.-R.04 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.89°-42'-08"W., ON AND ALONG THE NORTH LINE OF SAID SECTION, 635.56 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.00°-55'-47"E., PARALLEL WITH THE EAST LINE OF SAID SECTION, 700.00 FEET; THENCE S.89°-42'-08"W., PARALLEL WITH SAID NORTH SECTION LINE, 691.53 FEET TO A POINT ON THE EAST 1/8 LINE OF SAID SECTION; THENCE N.00°-15'-24"W., 517.97 FEET; THENCE N.00°-55'-47"W., PARALLEL WITH SAID EAST SECTION LINE, 182.00 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 20; THENCE N.89°-42'-08"E., ON AND ALONG THE NORTH LINE OF SAID SECTION, 685.44 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 11.05 ACRES OF LAND AND SUBJECT TO AND TOGETHER WITH ALL EASEMENTS AND RESTRICTION OF RECORD.



ATTENTION COUNTY REGISTER OF DEEDS

THE CONDOMINIUM SUBDIVISION PLAN NUMBER _____ MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN ASSIGNED TO THIS PROJECT, IT MUST BE PROPERLY SHOWN IN THE TITLE SHEET 1, AND THE SURVEYORS CERTIFICATE, SHEET 03.

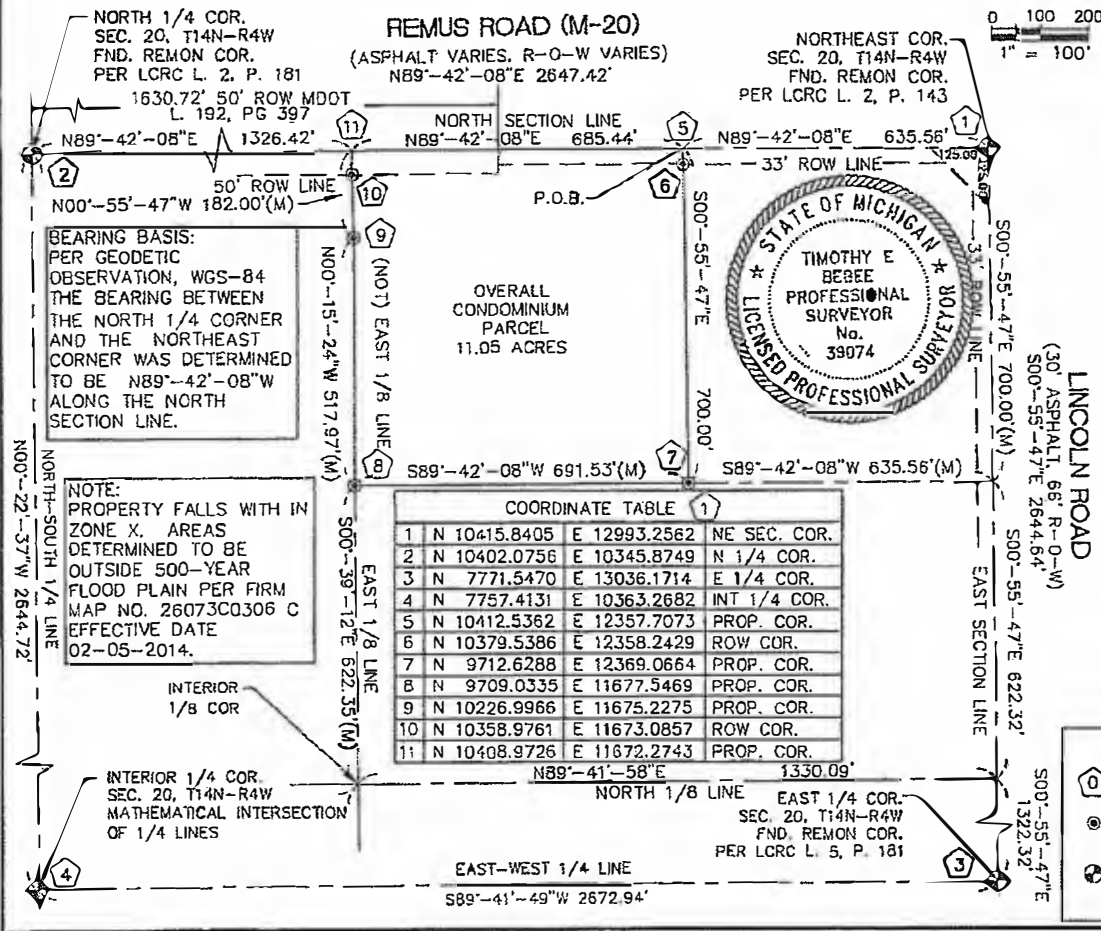
SHEET INDEX:

- 1.....COVER SHEET (CMS&D)
- 2.....SURVEY SHEET (CMS&D)
- 3.....EASEMENT SHEET 1 (CMS&D)
- 4.....EASEMENT SHEET 2 (CMS&D)
- 5.....EASEMENT SHEET 3 (CMS&D)
- 6.....OVERALL SITE PLAN (CMS&D)
- 7.....ENLARGED SITE PLAN (CMS&D)
- 8.....COMMON ELEMENT DEFINITION (CMS&D)
- 9.....OVERALL UTILITY PLAN (CMS&D)
- 10.....ENLARGED UTILITY PLAN (CMS&D)
- 11.....AD NOTES AND KEYS (JBS)
- 12.....A1 FIRST FLOOR OVERALL CONDOMINIUM PLAN (JBS)
- 13.....A2 FIRST FLOOR LAYOUT PLAN (JBS)
- 14.....A3 SECOND LAYOUT PLAN (JBS)
- 15.....A4 FIRST FLOOR UTILITY PLAN (JBS)
- 16.....A5 SECOND FLOOR UTILITY PLAN (JBS)
- 17.....A6 FIRST FLOOR ENLARGEMENT AREA 1 (JBS)
- 18.....A7 FIRST FLOOR ENLARGEMENT AREA 2 (JBS)
- 19.....A8 FIRST FLOOR ENLARGEMENT AREA 3 (JBS)
- 20.....A9 FIRST FLOOR ENLARGEMENT AREA 4 (JBS)
- 21.....A10 FIRST FLOOR ENLARGEMENT AREA 5 (JBS)
- 22.....A11 SECOND FLOOR ENLARGEMENT AREA 6 (JBS)
- 23.....A12 SECOND FLOOR ENLARGEMENT AREA 7 (JBS)
- 24.....A13 SECOND FLOOR ENLARGEMENT AREA 8 (JBS)
- 25.....A14 BUILDING SECTIONS A, B, C, D & E (JBS)
- 26.....A15 BUILDING SECTIONS F, G, & H (JBS)
- 27.....A16 BUILDING SECTIONS J, K, L, M & N (JBS)
- 28.....A17 BUILDING SECTIONS O, P, Q, & R (JBS)
- 29.....A18 BUILDING SECTIONS S & T (JBS)
- 30.....A19 ENLARGED FIRE PIT AREA (JBS)

CMS & D SURVEYING/ENGINEERING 1000 N. JENSON AVE. MT. PLEASANT, MI 48858 PHONE: (989) 772-9290 FAX: (989) 772-9290			
COVER SHEET WEST WOOD CONDOMINIUM MCGUIRK MINI-STORAGE, LLC PART OF THE NORTHEAST 1/4 SECTION 20, T.14 N., R.04 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN			
SHEET NO. 03	TOTAL SHEETS 30	DATE 08/02/201	SCALE 1" = 30'

WEST WOOD CONDOMINIUM

PART OF THE NORTHEAST 1/4 OF SECTION 20, T.14 N.- R.04 W.,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



SURVEYOR'S CERTIFICATE

I, TIMOTHY E. BEBEE, REGISTERED LAND SURVEYOR (PROFESSIONAL SURVEYOR) OF THE STATE OF MICHIGAN, HEREBY CERTIFY: THAT THE SUBDIVISION PLAN KNOW AS WEST WOOD CONDOMINIUM, PLAN NO. _____ AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED, WHICH ARE NOT ADDRESSED ON THE DRAWING OR WITHIN RECORDED LEGAL AGREEMENTS BETWEEN ADJACENT PARCELS.

THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF THE ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978.

THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978.

THAT THE BEARING AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978.

TIMOTHY E. BEBEE
REGISTERED LAND SURVEYOR
(PROFESSIONAL SURVEYOR)
REGISTRATION NO. 39074
CENTRAL MICHIGAN SURVEYING &
DEVELOPMENT CO., INC. (CMS&D)
2257 EAST BROOMFIELD ROAD
MT. PLEASANT, MICHIGAN 48858

DATE

CMS & D
SURVEYING & ENGINEERING
11111 11111 11111 11111 11111
11111 11111 11111 11111 11111
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11111 11111 11111 11111 11111



PROPOSED PARCEL DIVISIONS
ACQUICK MINI-STORAGE, INC.
PART OF THE NORTHEAST 1/4
SECTION 20, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

NO.	DATE	BY	SCALE	REVISION
1	08/02/2019	Timothy E. Bebee	AS SHOWN	
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				

WEST WOOD CONDOMINIUM

PART OF THE NORTHEAST 1/4 OF SECTION 20, T.14 N.- R.04 W.,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

SCHEDULE B - SECTION 2 EXCEPTIONS TITLE COMMITMENT 463955 DATED 7-10-19 8:00 AM.

NOT LISTED NOTICE OF COMMENCEMENTS FOR
IMPROVEMENTS TO CAPTIONED LAND ARE RECORDED,
L. 1808, PG 669-571.
AFFECTS ENTIRE PARCEL

11. MEMORANDUM OF LEASE (PETERBILT/JX TRUCK
CENTER), DATED 11-12-18, RECORDED 1-11-19, L.
1835, PG 516-518A & L. 1835, PG 519-523
ISABELLA COUNTY RECORDS.
AFFECTS OVERALL PARCEL & SPECIFIC TO UNIT 3.

12. NOTICE OF COMMENCEMENTS FOR IMPROVEMENTS
TO CAPTIONED LAND ARE RECORDED, L. 1829, PG
370-371.
AFFECTS ENTIRE PARCEL

13. PERMANENT EASEMENT FOR STORM SEWER AS
SET FORTH IN UBER 1489, PAGE 341, ISABELLA
COUNTY RECORDS.
DOES NOT AFFECT PROPERTY. NOT SHOWN.

14. 16.5 FT VERIZON EASEMENT FOR RIGHT-OF-WAY
AS SET FORTH IN L. 1012, PG. 441-442, ISABELLA
COUNTY RECORDS.
AS SHOWN ON SURVEY.

15. EASEMENT FOR CONSTRUCTION AND
MAINTENANCE OF SEWERS AS SET FORTH IN L. 722,
PG 367-368, ISABELLA COUNTY RECORDS.
AS SHOWN ON SURVEY.

16. HIGHWAY EASEMENT RELEASE GRANTED TO THE
STATE OF MICHIGAN FOR HIGHWAY PURPOSES, AS
SET FORTH IN L. 192, PG. 397, ISABELLA COUNTY
RECORDS.
AS SHOWN ON SURVEY.

17. 66 FT WIDE ACCESS EASEMENT ACROSS
ADJACENT PROPERTY BENEFITTING SUBJECT PARCEL,
L. 1779, PG 254-270.
AS SHOWN ON SURVEY.

SCHEDULE B - SECTION 2 EXCEPTIONS TITLE COMMITMENT 463955 DATED 7-10-19 8:00 AM.

18. 30 FT WIDE AND 12 FT WIDE CONSUMERS
ENERGY EASEMENT FOR ELECTRIC FACILITIES, L.
1795, PG 393-396, ISABELLA COUNTY
RECORDS.
AS SHOWN ON SURVEY.

19. 30 FT WIDE AND 12 FT WIDE CONSUMERS
ENERGY EASEMENT FOR ELECTRIC FACILITIES, L.
1795, PG 397-403, ISABELLA COUNTY
RECORDS.
AS SHOWN ON SURVEY.

20. 20 FT WIDE SANITARY SEWER EASEMENT
TO CHARTER TWP OF UNION, L.1797, PG.
634-636, ISABELLA COUNTY RECORDS.
AS SHOWN ON SURVEY.

21. 20 FT WIDE WATER MAIN EASEMENT TO
CHARTER TWP OF UNION, L.1797, PG. 637-639,
ISABELLA COUNTY RECORDS.
AS SHOWN ON SURVEY.

22. 12 FT WIDE CONSUMERS ENERGY
EASEMENT FOR ELECTRIC FACILITIES, L. 1846,
PG 733-736, ISABELLA COUNTY RECORDS.
DOES NOT AFFECT PARCEL. NOT SHOWN

23A. CONSUMERS ENERGY EASEMENT FOR
ELECTRIC FACILITIES, L. 238, PG 639-640,
ISABELLA COUNTY RECORDS.
EASEMENT RELEASED/MODIFIED. DOES NOT
AFFECT.

23A. CONSUMERS ENERGY EASEMENT FOR
ELECTRIC FACILITIES, L. 238, PG 639-640,
ISABELLA COUNTY RECORDS.
EASEMENT RELEASED/MODIFIED. DOES NOT
AFFECT.

23B. 80 FT WIDE CONSUMERS ENERGY
EASEMENT FOR ELECTRIC FACILITIES, L. 1844,
PG 431-434, ISABELLA COUNTY RECORDS.
DOES NOT AFFECT PARCEL

23C. CONDITIONAL CONSENT OF EASEMENT
HOLDER RELATED TO L. 1844, PG 431-434,
RECORDED L. 1844, PG. 435-442.
DOES NOT AFFECT PARCEL

PRIVATE ROAD EASEMENT DESCRIPTION:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, T.14 N.- R.04 W.,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX
THE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION
20; THENCE S.00°-55'-47"E., ON AND ALONG THE EAST LINE OF SAID SECTION,
549.86 FEET; THENCE S.88°-55'-18"W., 33.00 FEET TO THE POINT OF BEGINNING OF
THIS DESCRIPTION; THENCE S.00°-55'-47"E., PARALLEL WITH AND 33.00 FEET,
MEASURED AT RIGHT ANGLES, WEST OF SAID EAST SECTION LINE, BEING ON AND
ALONG THE WEST RIGHT-OF-WAY LINE OF LINCOLN ROAD, 149.69 FEET; THENCE
S.89°-42'-08"W., PARALLEL WITH SAID NORTH SECTION LINE, 602.56 FEET; THENCE
S.01°-03'-59"E., ON AND ALONG A PREVIOUSLY SURVEYED AND DESCRIBED LINE,
66.01 FEET; THENCE S.89°-42'-08"W., PARALLEL WITH THE NORTH LINE OF SAID
SECTION, 692.00 FEET TO A POINT ON THE EAST 1/8 LINE OF SAID SECTION;
THENCE N.00°-39'-12"W., ON AND ALONG SAID EAST 1/8 LINE, 66.00 FEET; THENCE
N.89°-42'-08"E., PARALLEL WITH SAID NORTH SECTION LINE, 625.52 FEET; THENCE
N.00°-55'-47"W., PARALLEL WITH SAID EAST SECTION LINE, 77.74 FEET; THENCE
N.02°-08'-23"E., 187.12 FEET; THENCE N.00°-55'-47"W., 285.73 FEET; THENCE
S.89°-42'-08"W., PARALLEL WITH SAID NORTH SECTION LINE, 10.00 FEET; THENCE
N.00°-55'-47"W., PARALLEL WITH SAID EAST SECTION LINE, 86.98 FEET; THENCE
N.45°-36'-55"W., 42.51 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF
REMUS ROAD; THENCE N.89°-42'-08"E., PARALLEL WITH AND 33.00 FEET, MEASURED
AT RIGHT ANGLES, SOUTH OF SAID NORTH SECTION LINE AND ALONG THE SOUTH
RIGHT-OF-WAY LINE OF REMUS ROAD, 145.78 FEET; THENCE S.44°-23'-05"W.,
42.03 FEET; THENCE S.00°-55'-47"E., PARALLEL WITH SAID EAST SECTION LINE,
86.99 FEET; THENCE S.89°-42'-08"W., 10.00 FEET; THENCE S.00°-55'-47"E.,
PARALLEL WITH SAID EAST SECTION LINE, 287.31 FEET THENCE N.89°-42'-08"E.,
PARALLEL WITH THE NORTH LINE OF SAID SECTION, 378.34 FEET; THENCE
N.62°-18'-14"E., 155.77 FEET; THENCE N.89°-42'-08"E., PARALLEL WITH SAID
NORTH SECTION LINE, 85.01 FEET BACK TO THE POINT OF BEGINNING, CONTAINING
3.47 ACRES OF LAND AND SUBJECT TO AND TOGETHER WITH ANY EASEMENTS
AND/OR RESTRICTIONS OF RECORD.

CMS & D
SURVEYING/ENGINEERING
200 JAWILL ROAD
PO BOX 111111
ANN ARBOR MI 48106-1111



EASEMENT SHEET 1
MCDUNK MINN-STORAGE, INC.
PART OF THE NORTHEAST 1/4
SECTION 20, T.14 N.- R.04 W.,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

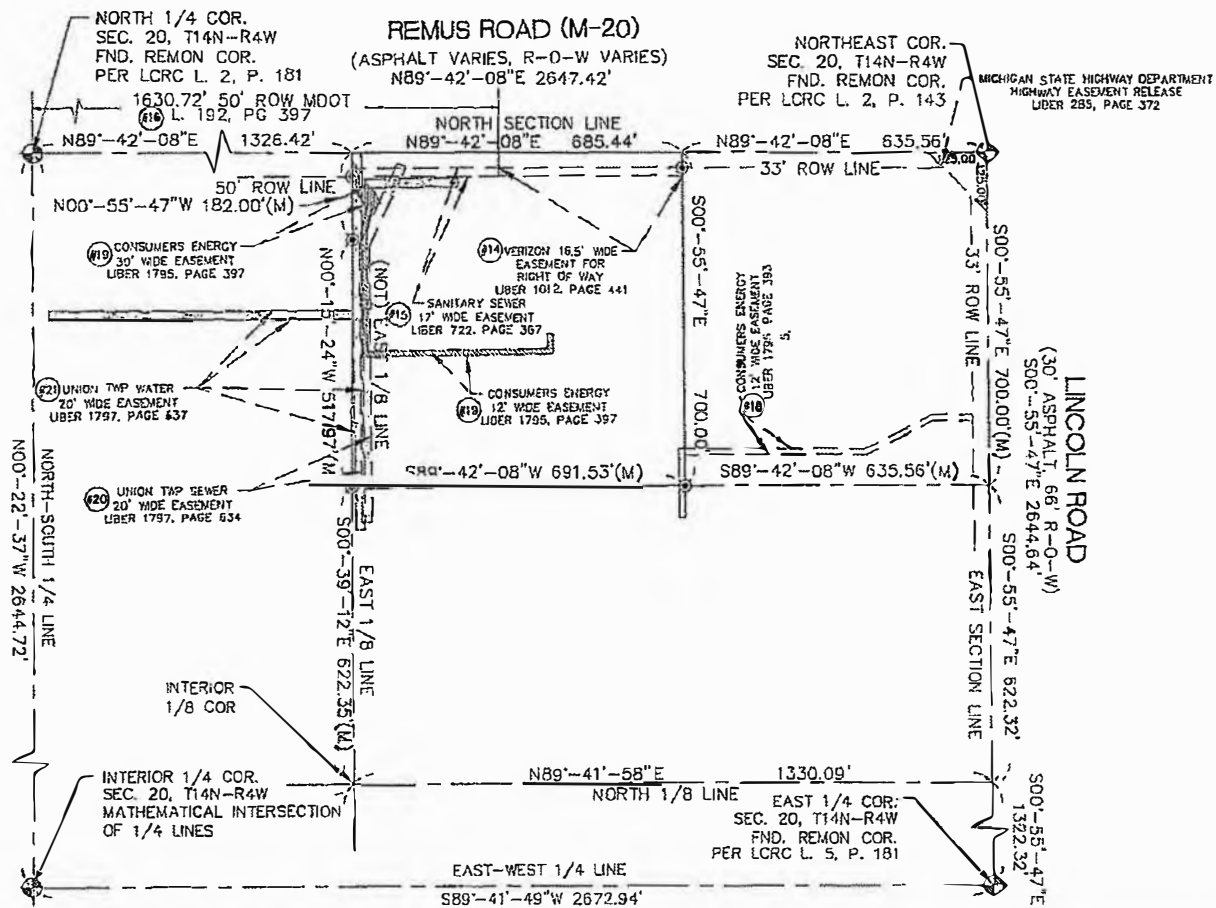
DATE	10/25/2019	SCALE	1" = 100'
BY	JDH/DM	DATE	10/25/2019
CHECKED	JDH/DM	DATE	10/25/2019
APPROVED	JDH/DM	DATE	10/25/2019

OR LIB 1856 PG 229

Requested By: jdm 10/25/2019

WEST WOOD CONDOMINIUM

PART OF THE NORTHEAST 1/4 OF SECTION 20, T.14 N.- R.04 W.,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



CMS & D
SURVEYING/ENGINEERING
1111 ALUMINUM ROAD
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN 48750-1000
PH: 517-255-1111
FAX: 517-255-1112
WWW.CMSANDD.COM

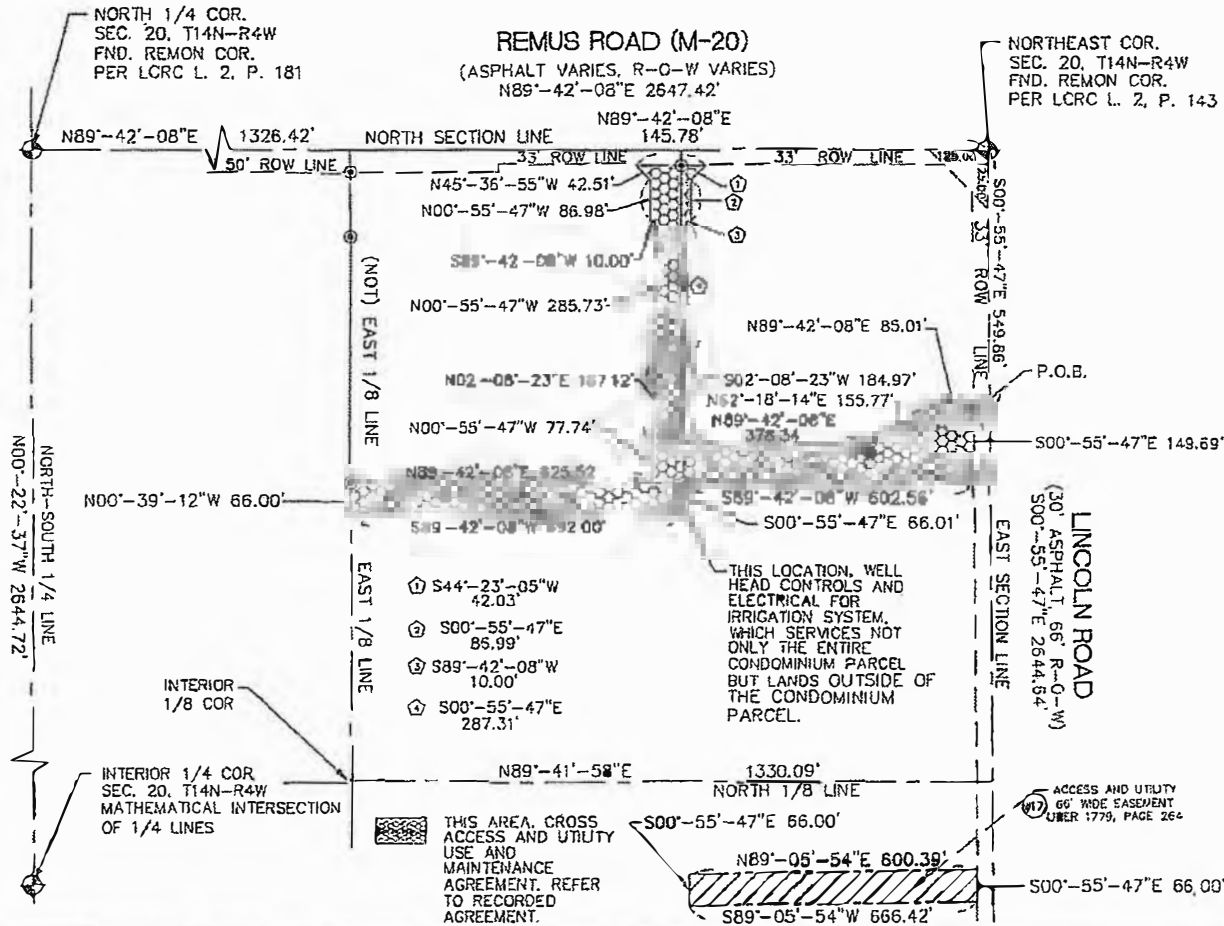


EASEMENT SHEET 2
ACQUIRING: LINCOLN STORAGE, INC.
PARTIAL EASEMENT FOR 1/4 SECTION 20, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

DATE	BY	REVISION	DESCRIPTION
09/02/2019	idm	1	INITIAL DRAFT
09/02/2019	idm	2	REVISION TO DRAFT FOR RECORDING PURPOSES
09/02/2019	idm	3	FINAL DRAFT FOR RECORDING
09/02/2019	idm	4	FINAL DRAFT FOR RECORDING

WEST WOOD CONDOMINIUM

PART OF THE NORTHEAST 1/4 OF SECTION 20, T.14N.-R.04 W.,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



CMS & D
SURVEYING/ENGINEERING
215 LOST SPRING ROAD
UNION TOWNSHIP, MICHIGAN 48754



EASEMENT SHEET 3
MCQUEEN MARI-STORAGE, INC.
PART OF THE NORTHEAST 1/4
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

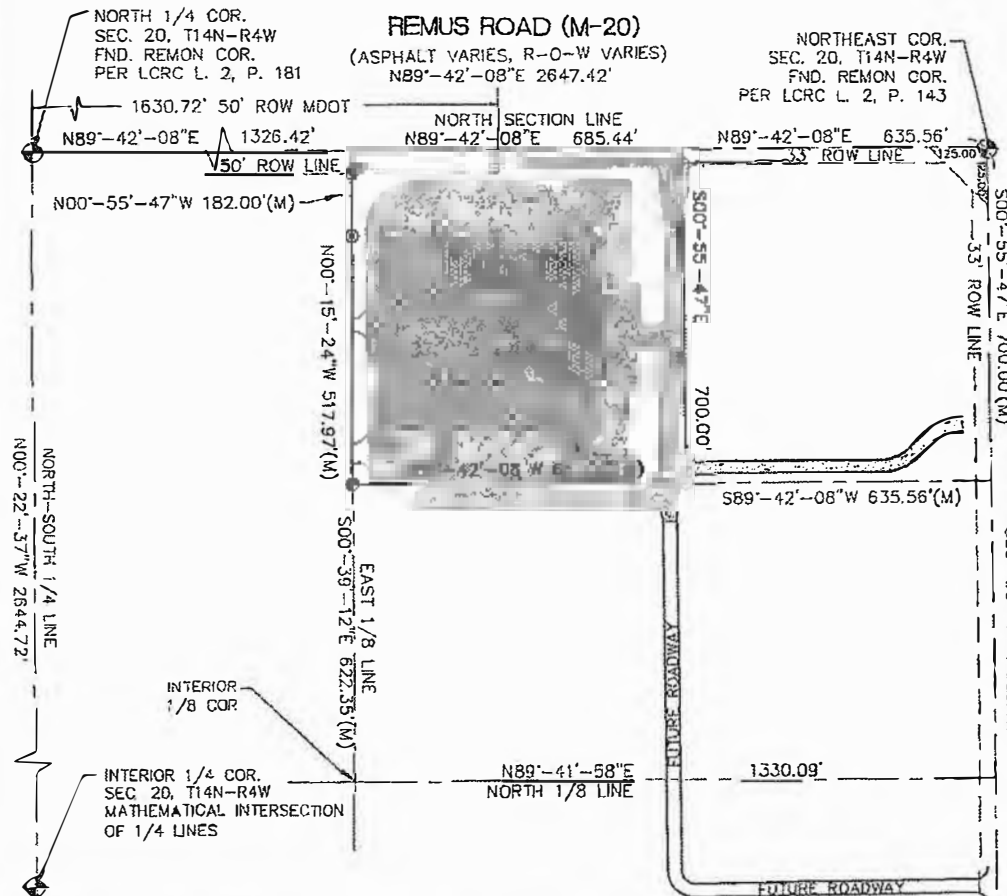
DATE	BY	REVISION	DESCRIPTION
01/11/19	MC	1	INITIAL
01/11/19	MC	2	REVISION
01/11/19	MC	3	REVISION
01/11/19	MC	4	REVISION
01/11/19	MC	5	REVISION
01/11/19	MC	6	REVISION
01/11/19	MC	7	REVISION
01/11/19	MC	8	REVISION
01/11/19	MC	9	REVISION
01/11/19	MC	10	REVISION

OR L18 1856 PG 231

Requested By: dlm 08/02/2019

WEST WOOD CONDOMINIUM

PART OF THE NORTHEAST 1/4 OF SECTION 20, T.14 N.- R.04 W.,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

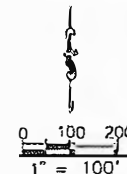


LINCOLN ROAD
(30' ASPHALT, 66' R-O-W)
S00°-55'-47"E 2644.64'
EAST SECTION LINE

COORDINATE TABLE ①

	N	E	COV. AREA
1	N 10216.5275	E 11741.1719	COV. AREA/MDOT
2	N 10217.1793	E 11668.1702	MMB
3	N 10218.6425	E 12140.7484	COV. AREA
4	N 10066.1315	E 11741.9538	MMB
5	N 10115.7807	E 11000.0930	MMB
6	N 10117.8701	E 12075.5909	NNBB
7	N 10067.8674	E 12075.8517	NNBB
8	N 9969.7238	E 12076.4135	NNBB
9	N 9967.9809	E 11741.1788	COV. AREA
10	N 9919.7231	E 12076.6743	MMB
11	N 9918.6315	E 11866.4371	COV. AREA/NNBB
12	N 9817.9829	E 11741.9587	COV. AREA
13	N 9816.6328	E 11866.9570	COV. AREA/NNBB
14	N 9820.0915	E 12147.5332	NNBB

MMB
NNBB
COV. AREA
MUST BE BUILT
NEED NOT BE BUILT
COVERTIBLE AREA
PARKING/PRIVATE ROADS/DRIVES



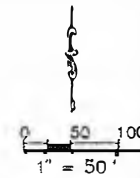
OVERALL SITE PLAN
MICQUEL MINI-STORAGE, INC.
PART OF THE NORTHEAST 1/4
SECTION 20, T.14 N.- R.04 W.,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

DATE	BY	REVISION
08/02/2019	dlm	1
08/02/2019	dlm	2
08/02/2019	dlm	3
08/02/2019	dlm	4
08/02/2019	dlm	5
08/02/2019	dlm	6
08/02/2019	dlm	7
08/02/2019	dlm	8
08/02/2019	dlm	9
08/02/2019	dlm	10
08/02/2019	dlm	11
08/02/2019	dlm	12
08/02/2019	dlm	13
08/02/2019	dlm	14
08/02/2019	dlm	15
08/02/2019	dlm	16
08/02/2019	dlm	17
08/02/2019	dlm	18
08/02/2019	dlm	19
08/02/2019	dlm	20
08/02/2019	dlm	21
08/02/2019	dlm	22
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08/02/2019	dlm	25
08/02/2019	dlm	26
08/02/2019	dlm	27
08/02/2019	dlm	28
08/02/2019	dlm	29
08/02/2019	dlm	30

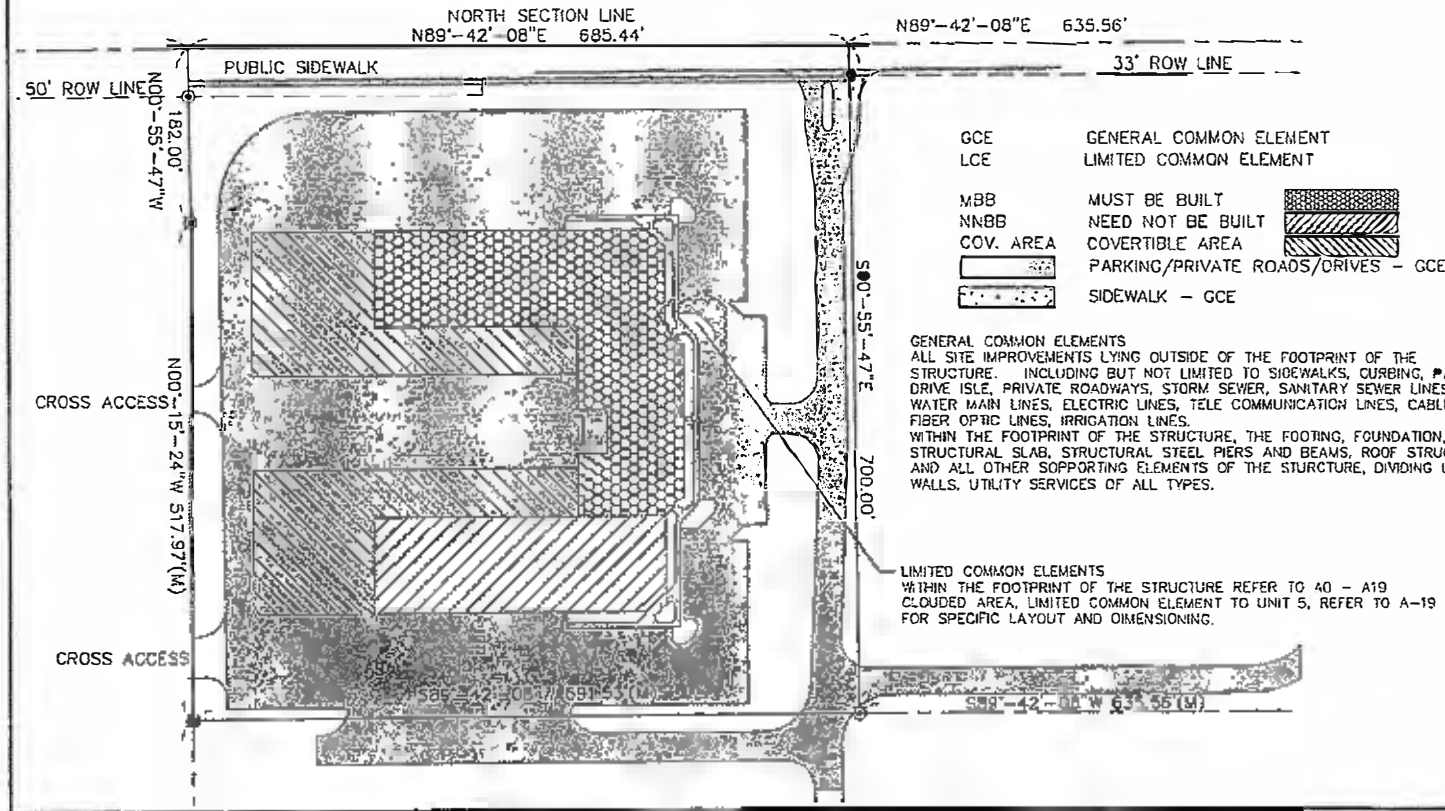
WEST WOOD CONDOMINIUM

PART OF THE NORTHEAST 1/4 OF SECTION 20, T.14 N.- R.04 W.,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REMUS ROAD (M-20)
(ASPHALT VARIES, R-O-W VARIES)
N89°-42'-08"E 2647.42'

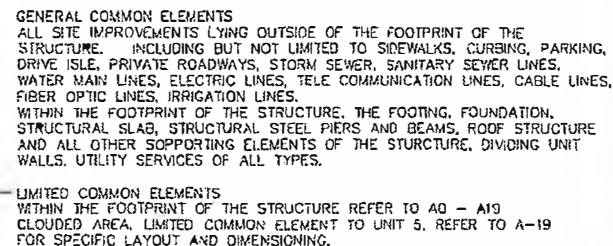


ENLARGED SITE PLAN
MCCLURG NURS-STORAGE, INC.
PART OF THE NORTHEAST 1/4
SECTION 20, T.14-N-R.04-W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN



DATE	BY	REVISION	DESCRIPTION
10-25-03	JD	1	INITIAL DESIGN
10-25-03	JD	2	REVISION TO DESIGN
10-25-03	JD	3	REVISION TO DESIGN
10-25-03	JD	4	REVISION TO DESIGN
10-25-03	JD	5	REVISION TO DESIGN
10-25-03	JD	6	REVISION TO DESIGN
10-25-03	JD	7	REVISION TO DESIGN
10-25-03	JD	8	REVISION TO DESIGN
10-25-03	JD	9	REVISION TO DESIGN
10-25-03	JD	10	REVISION TO DESIGN

REMUS ROAD (M-20)
(ASPHALT VARIES, R-O-W VARIES)
N89°-42'-08"E 2647.42'

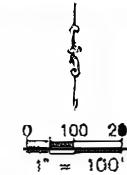


COMMON ELEMENT DEFINITION
MACQUIRK MINI-STORAGE, INC.,
PART OF THE NORTHEAST 1/4
SECTION 20, T14N-R1W
RANGE 20P, ILLINOIS COUNTY, ILLINOIS

[illegible]

2019-2020

Requested By: dlm 03/02/2019



NOTE:
THERE IS NO AS-BUILT INFORMATION ON
THE COMMUNICATION, FIBER OPTIC AND
GAS MAIN LINES WITHIN THE CONDOMINIUM
BOUNDARY OR THE ADJACENT
PROPERTIES. LINE MAY CROSS BACK AND
FORTH ACROSS THE BOUNDRIES OF
PARCELS.

CMS & D
SURVEYING / ENGINEERING
2157 EAST WYOMING ROAD
UT PLAZA, MIDVALLEY AREA
PH 2047 (204) 723-2156
FAX (204) 723-2812
EMAIL: info@cms-d.com



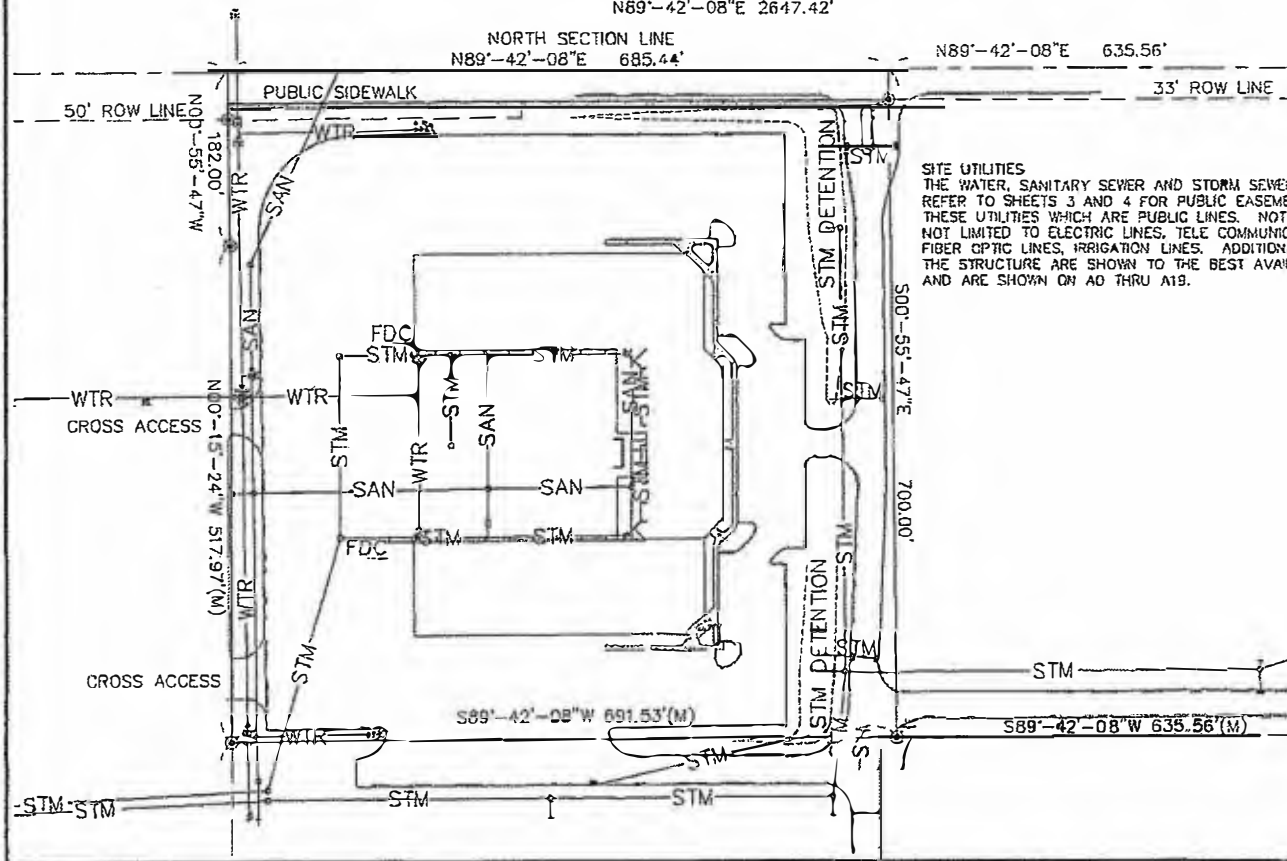
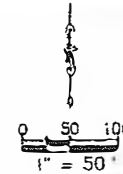
OVERALL UTILITY PLAN
MCCURRIE MINI-STORAGE, INC.
PART OF THE NORTHEAST 1/4
SECTION 20, T14S-R9W
UNDER TOWNSHIP, ISABELLA COUNTY, MICHIGAN

FILE	CON NUMBER	INVESTIG	DATE
1" = 100'	1105-053	WORTHINGTON, TO CLINT FOR APPROVAL 7-1-19	
	JOHN W.		
	1105/001	PLANNING TO REPLY FOR APPROVAL 7-1-19	
	1105/002		
	1105/003		
	1105/004		
	1105/005		
	1105/006		
	1105/007		
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	1105/023		
	1105/024		
	1105/025		
	1105/026		
	1105/027		
	1105/028		
	1105/029		
	1105/030		

WEST WOOD CONDOMINIUM

PART OF THE NORTHEAST 1/4 OF SECTION 20, T.14 N.- R.04 W.,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REMUS ROAD (M-20)
(ASPHALT VARIES, R-O-W VARIES)
N89°-42'-08"E 2647.42'



SITE UTILITIES
THE WATER, SANITARY SEWER AND STORM SEWER SYSTEMS ARE AS SHOWN. REFER TO SHEETS 3 AND 4 FOR PUBLIC EASEMENTS FOR THOSE PORTIONS OF THESE UTILITIES WHICH ARE PUBLIC LINES. NOT SHOWN ARE INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, TELE COMMUNICATION LINES, CABLE LINES, FIBER OPTIC LINES, IRRIGATION LINES. ADDITIONALLY, LINES RUNNING WITHIN THE STRUCTURE ARE SHOWN TO THE BEST AVAILABLE AS-BUILT INFORMATION AND ARE SHOWN ON A0 THRU A19.



ENLARGED UTILITY PLAN
MODARK MINI-STORAGE, INC.
PART OF THE NORTHEAST 1/4
SECTION 20, T.14 N.-R.04 W.
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

DATE	11/11/15
BY	JIM
CHECKED BY	JIM
APPROVED BY	JIM
SCALE	1" = 50'
DATE	10 or 30

WEST WOOD CONDOMINIUM MCGUIRK MINI-STORAGE, INC.

3046 JEN'S WAY
MT. PLEASANT, MI 48858















REFERENCE NOTES

*ALL DIMENSION FOR UNITS ARE TAKEN FROM FACE OF DRYWALL TO FACE OF DRYWALL. EXCEPTION WITH UNITS 1,2,3 & 11 WHERE DIMENSIONS ARE TAKEN FROM STEEL LINER PANELS

*WALL THICKNESS NOT INCLUDED IN SQUARE FOOTAGE.

*ALL DIMENSIONS TAKEN FROM BEST AVAILABLE AS-BUILT DRAWINGS. ORIGINAL DRAWINGS DID NOT INCLUDE DRYWALL OR LINER PANELS. ALTHOUGH DIMENSION SHOWN ARE A FRACTION OF AN INCH, THEY ARE SUBJECT TO +/-.

KEY REFERENCE FOR PAGES A1-A19

HEATER UNIT FOR UNIT @	HU-1
LIMITED COMMON ELEMENT	T3
TRANSFORMER FOR UNIT 3 & 4	T2
TRANSFORMER FOR UNIT 1 & 2	MAU
MAKE-UP AIR UNIT	RTU
ROOF TOP UNIT	LCE
LCE	LIMITED COMMON ELEMENT
GCE	GENERAL COMMON ELEMENT
FURNACE	
GAS LINE	
WATER LINE	
SANITARY LINE	
UNIT BOUNDARIES	
SPRINKLER LINE	
INDICATES THERMOSTAT FOR F2 HEATING UNIT ON SECOND FLOOR. SUPPLIES UNITS 4 & PORTIONS OF 3.	①
LIMITED COMMON ELEMENT TO UNITS 9,7,12 & 13	
LIMITED COMMON ELEMENT TO UNITS 12 & 13	
LIMITED COMMON ELEMENT TO UNITS 4 & 5	
LIMITED COMMON ELEMENT TO UNIT 12. EMERGENCY ACCESS FOR UNIT 13	
LIMITED COMMON ELEMENT TO UNIT 13. EMERGENCY ACCESS FOR UNIT 12	
CONVERTIBLE AREA	
LIMITED COMMON ELEMENT TO UNITS 3 & 4	
LIMITED COMMON ELEMENT TO UNIT 5	

WEST WOOD CONDOMINIUM
MCGUIRK MINI-STORAGE, INC.
MT. PLEASANT, MI 48858

COMMERCIAL/INDUSTRIAL
CONSTRUCTION

JBS Contracting Inc.
1800 COASTWAY
MT. PLEASANT, MI 48858
PH: 888.888.4444

SCALE:
1/8" = 1'-0"

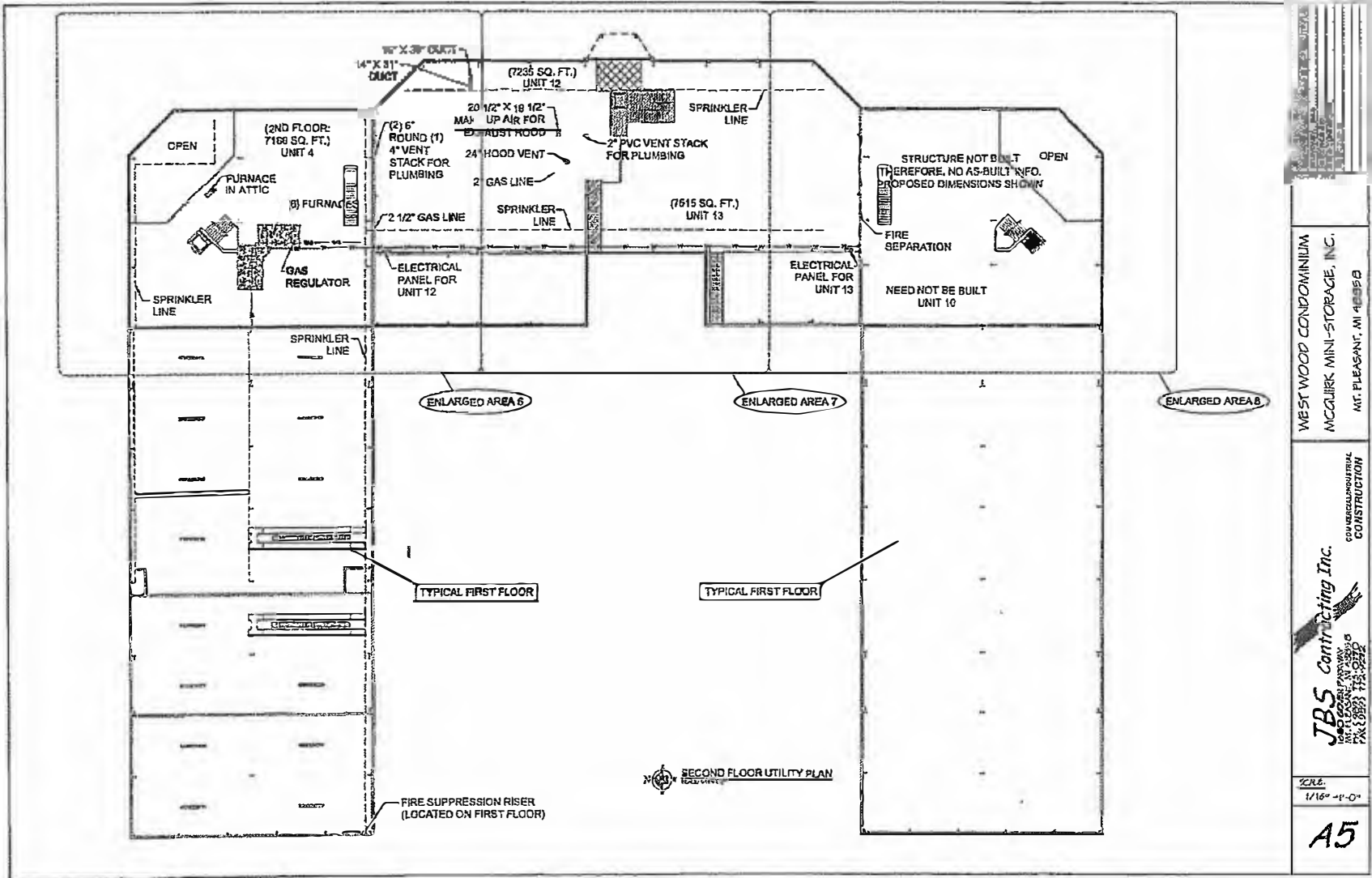
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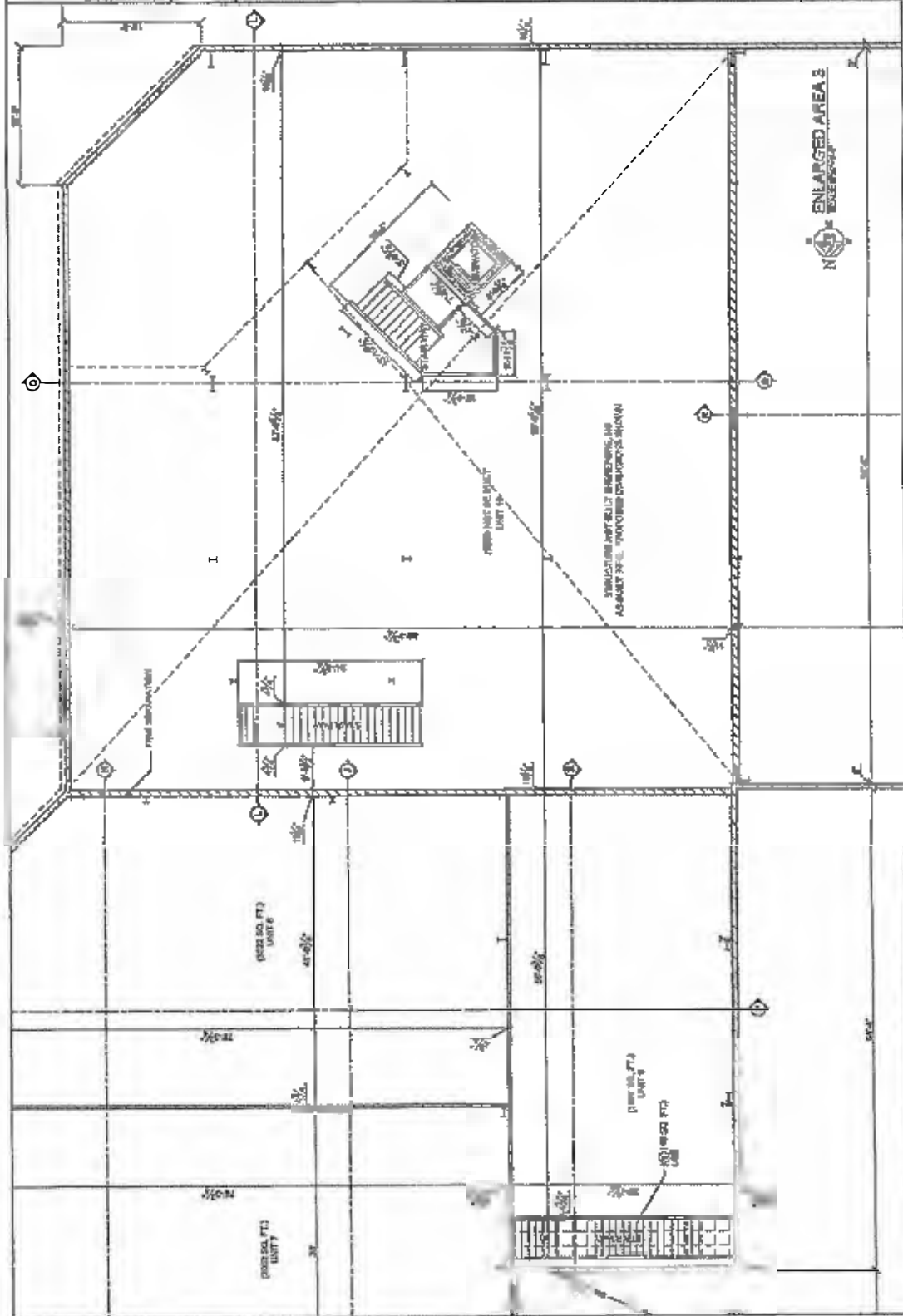


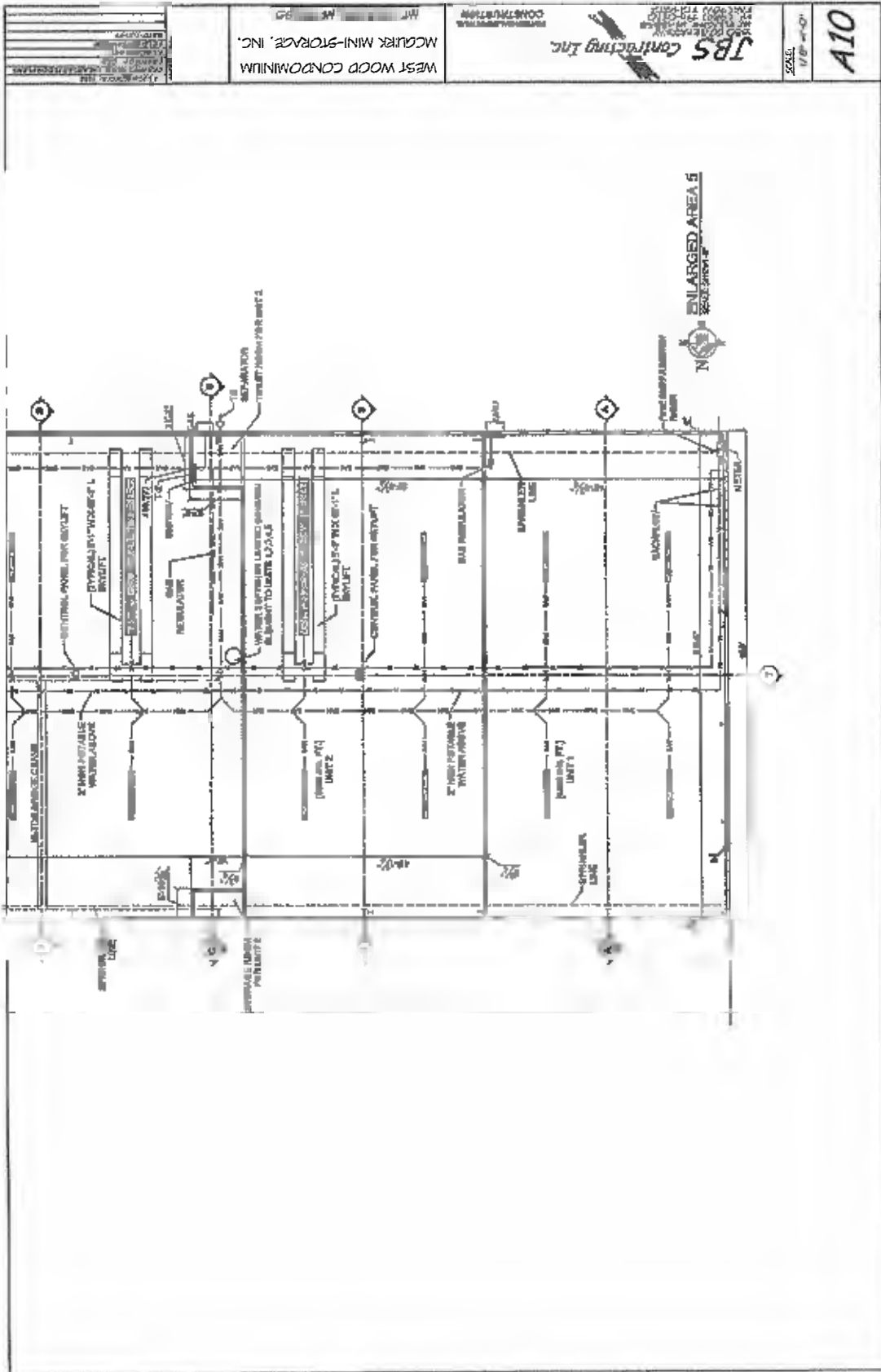


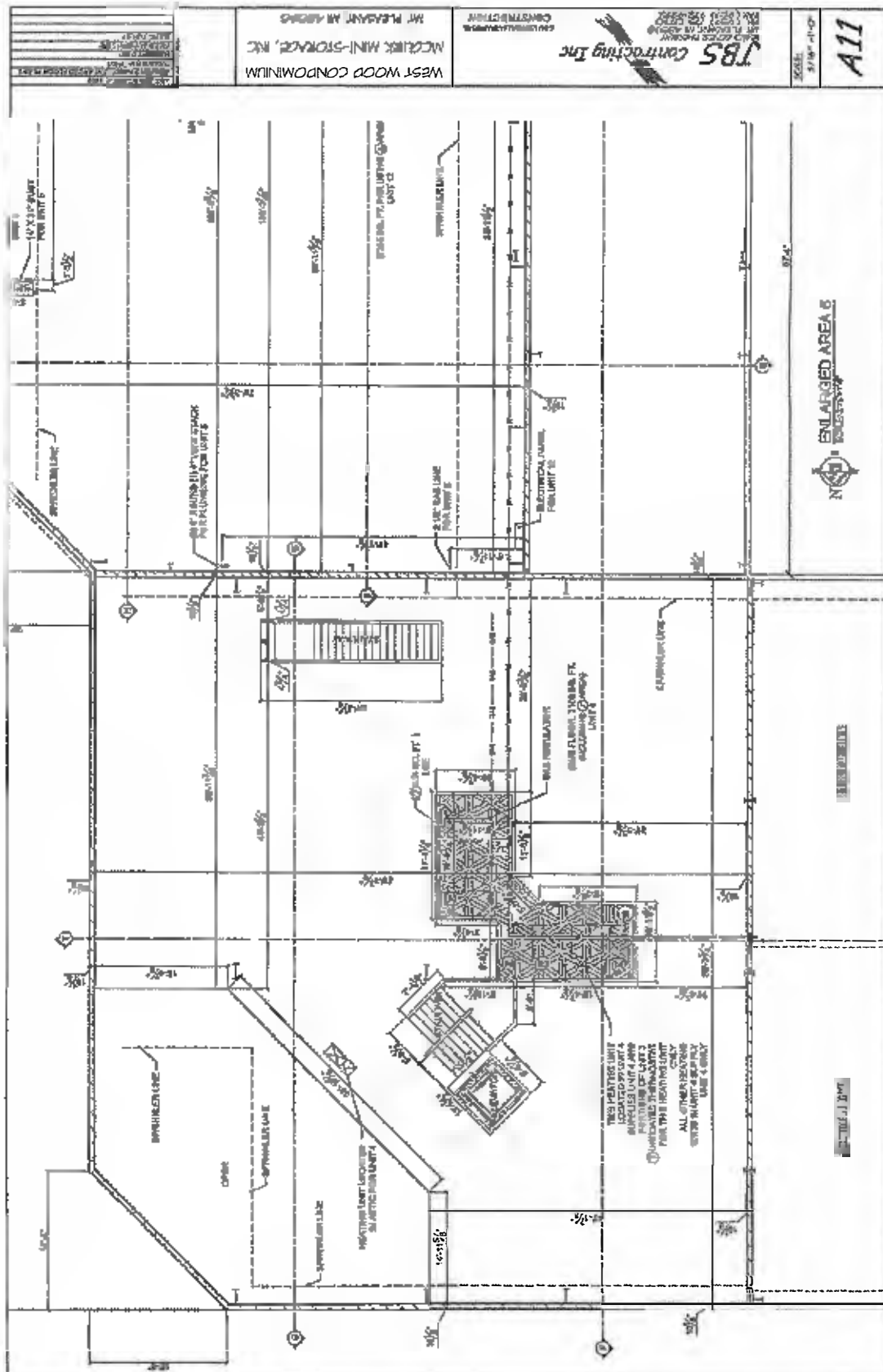






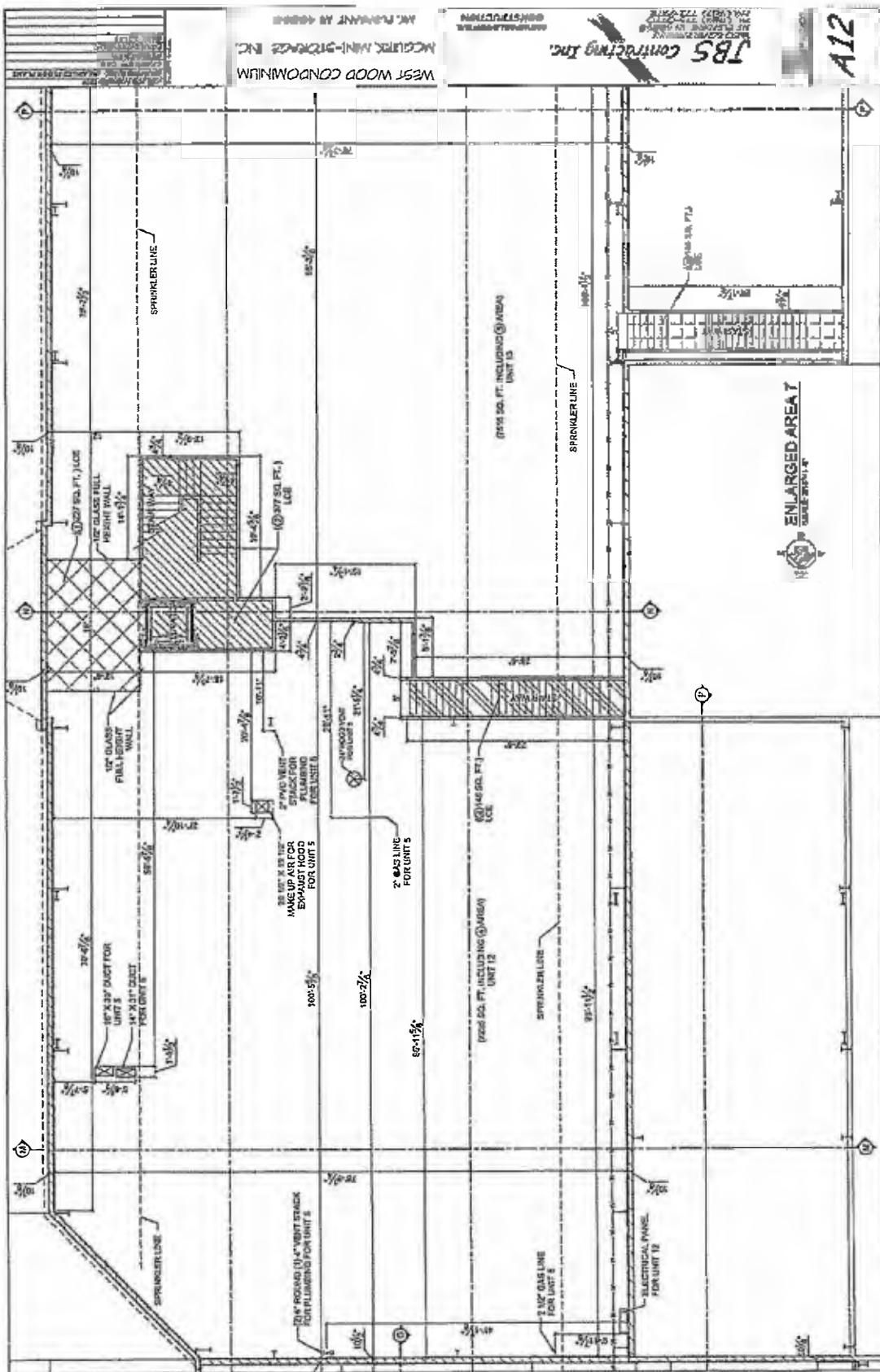


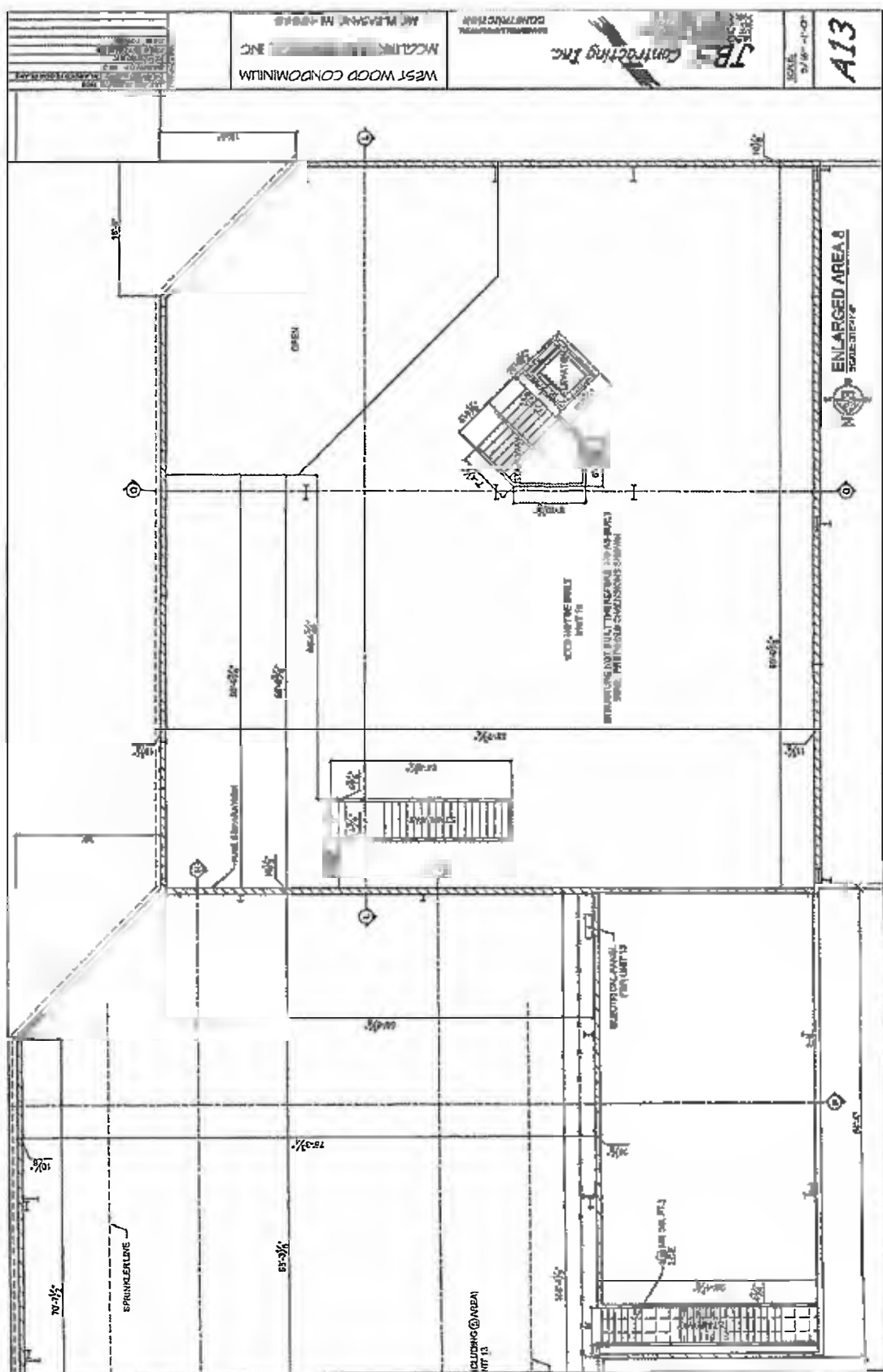


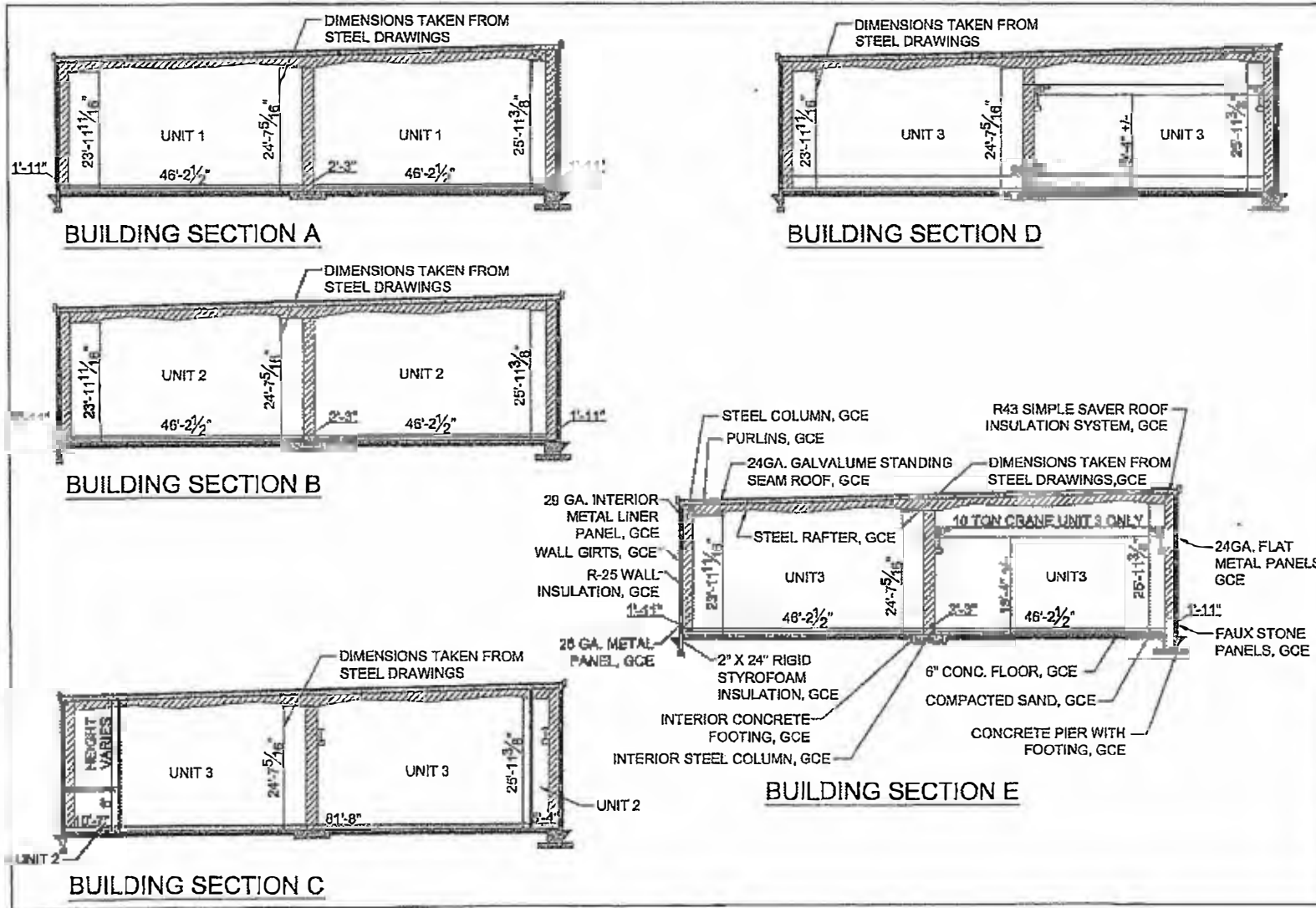


JBS Contracting Inc.

WEST WOOD CONDOMINIUM
ACQUISITION, INC.
IN PLANNET IN 1984







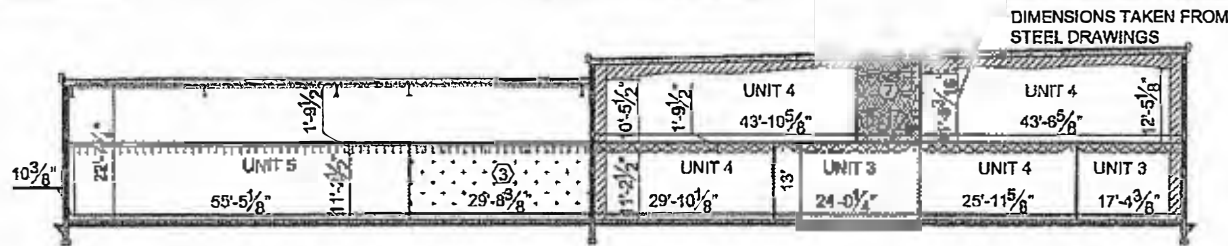
WEST WOOD CONDOMINIUM
 MCCLURE MINI-STORAGE, INC.
 MT. PLEASANT, MI 48058

CONSTRUCTION

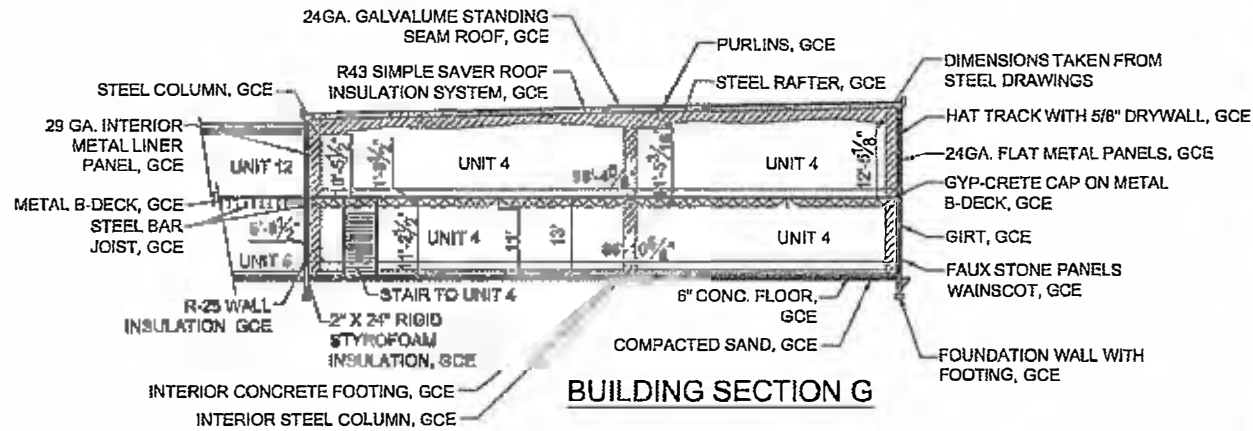
JBS Contracting Inc.
 1400 CONCORD AVENUE
 MT. PLEASANT, MI 48058
 FAX (313) 773-0218

SCALE:
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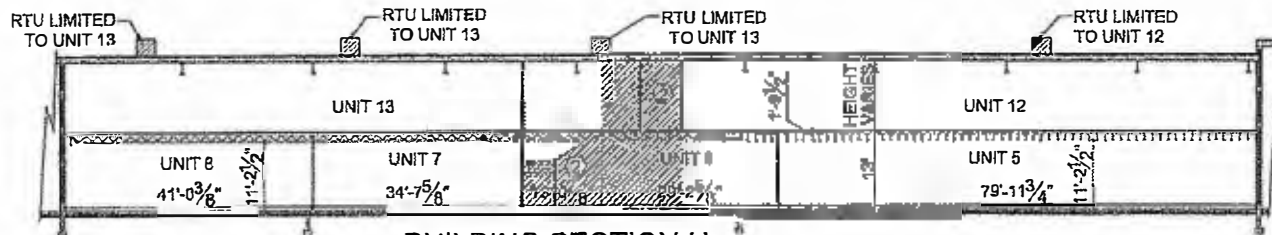
A14



BUILDING SECTION F



BUILDING SECTION G



BUILDING SECTION H

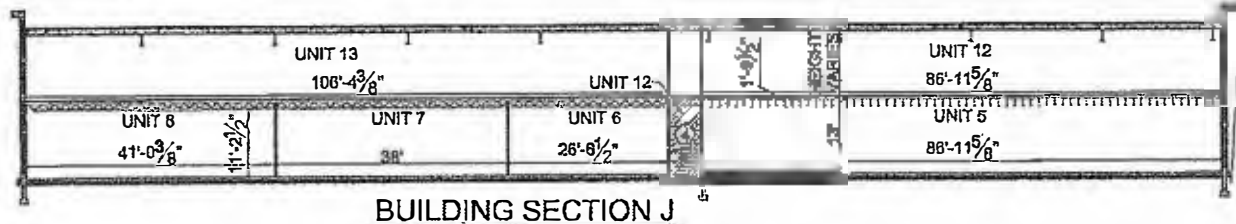
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MCQUEEN MINI-STORAGE, INC.
MT. PLEASANT, MI 48058

CONSTRUCTION

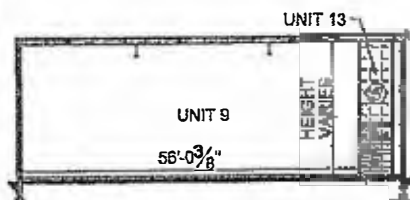
JBS Contracting Inc.
115 PLEASANT AVE. SUITE 200
MT. PLEASANT, MI 48058
PH (313) 773-9719

SCALE:
1/8" = 1'-0"

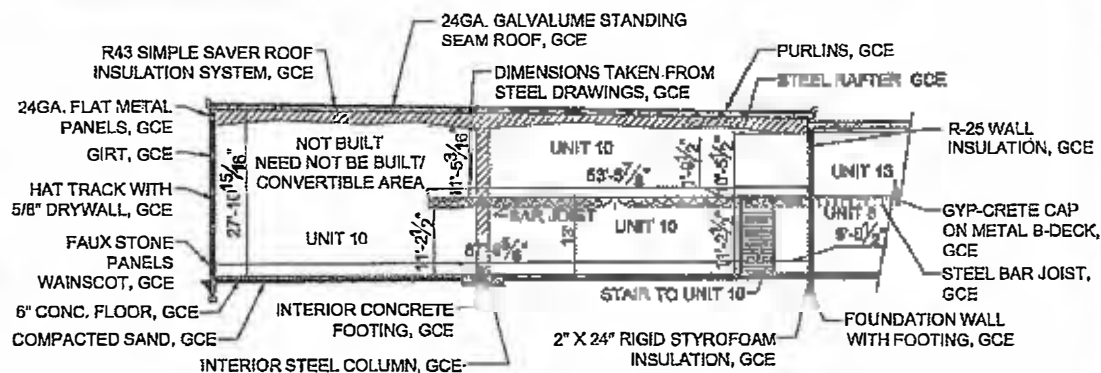
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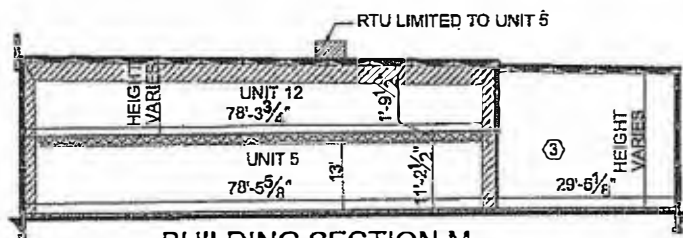
BUILDING SECTION J



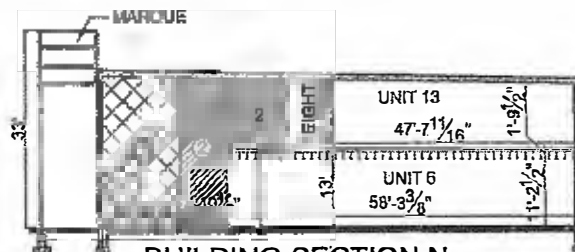
BUILDING SECTION K



BUILDING SECTION L



BUILDING SECTION M



BUILDING SECTION N

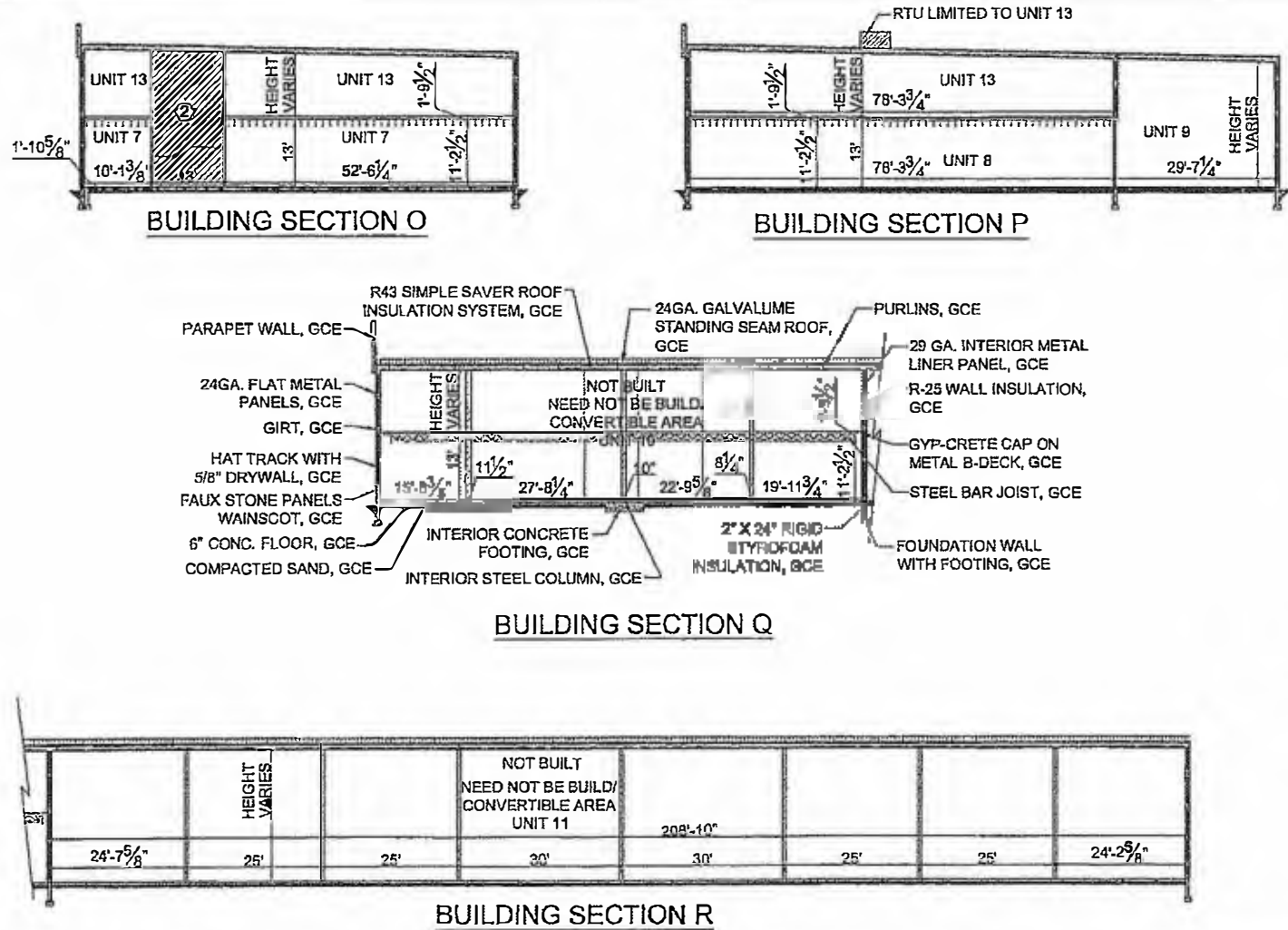
WEST WOOD CONDOMINIUM
MCGUIRE MINI-STORAGE, INC.
MT. PLEASANT, MI 48058

CONCRETE CONSTRUCTION

JBS Contracting Inc.
16600 COVERPARKWAY
SUITE 100, FARMINGTON, CT 06030
TEL: (203) 271-0770
FAX: (203) 271-0770

SCALE:
1/8" = 1'-0"

A16

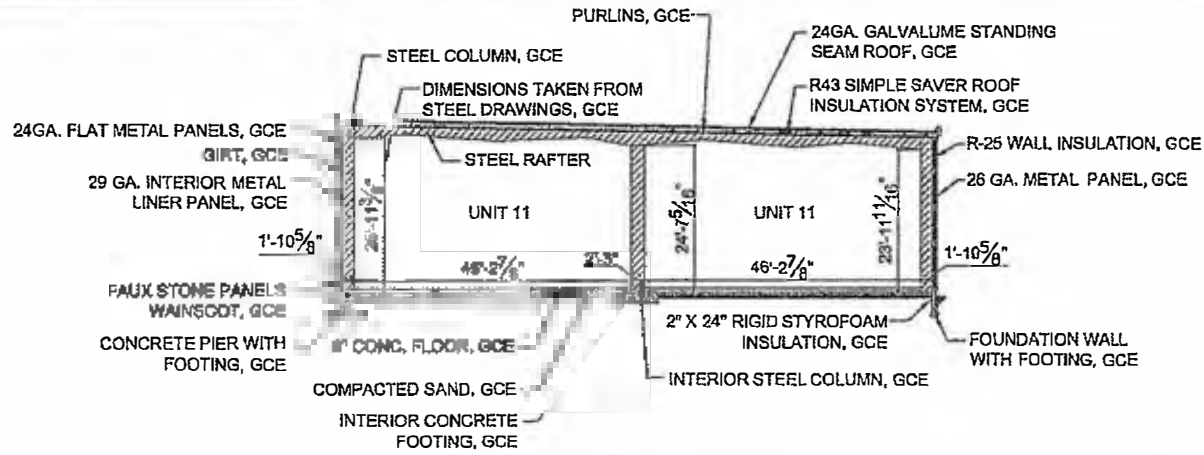


WEST WOOD CONDOMINIUM
MCCORMICK MINI-STORAGE, INC.
MT. PLEASANT, MI 48058

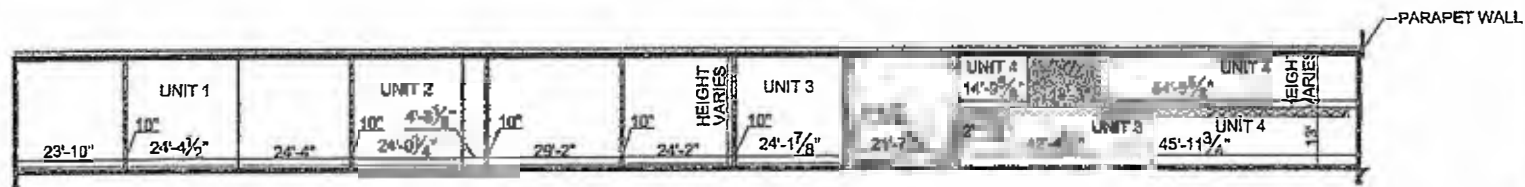
JBS Contracting Inc.
1000 PLEASANT AVE. SUITE 200
MT. PLEASANT, MI 48058
PH 313.743.5110

SCALE
1/8" = 1'-0"

A17



BUILDING SECTION S



BUILDING SECTION T

WEST WOOD CONDOMINIUM
MCCLURE MINI-STORAGE, INC.
MT. PLEASANT, MI 48058

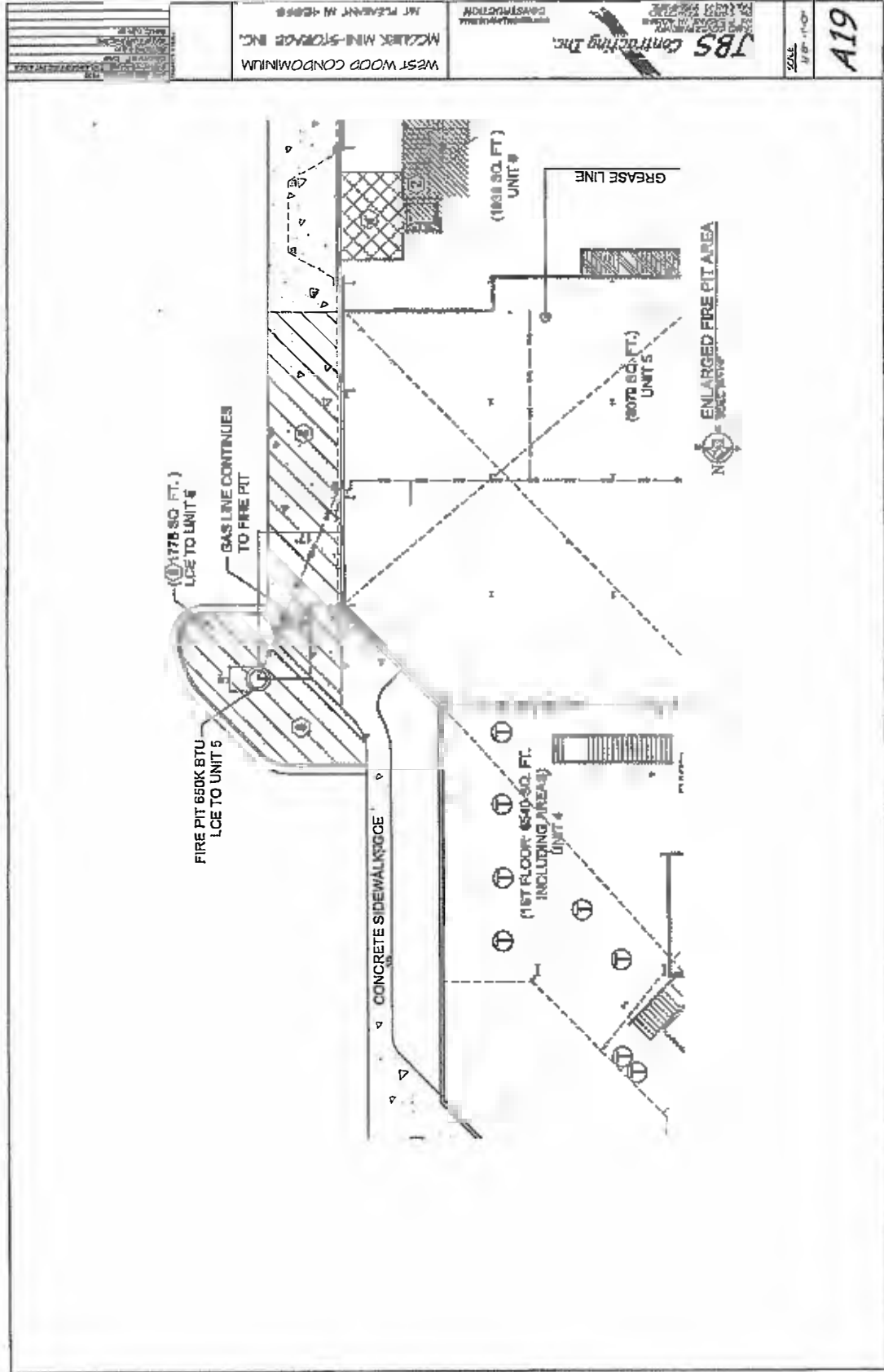
JBS Contracting Inc.
10000 JBS DRIVE
MT. PLEASANT, MI 48058
TEL: 313-255-2111

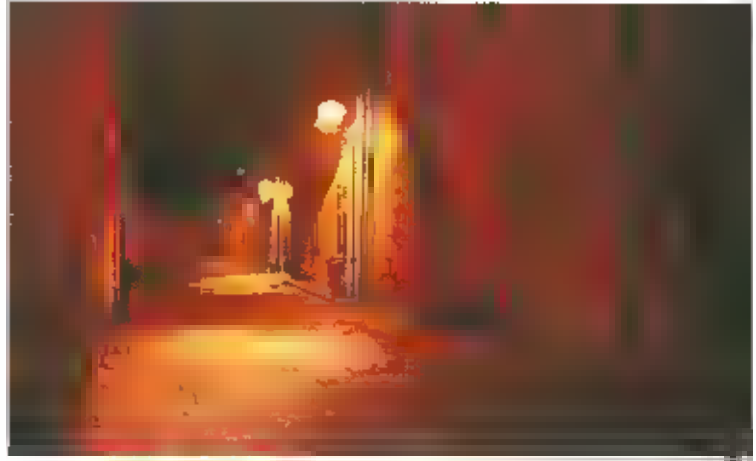
SCALE
VARIES

A18

JBS Contracting Inc.

WEST WOOD CONDO ASSN
MCALISTER MINI-STORAGE INC.
JAT PLANTER IN 4200 S





NAME: LED Wall Pack Light

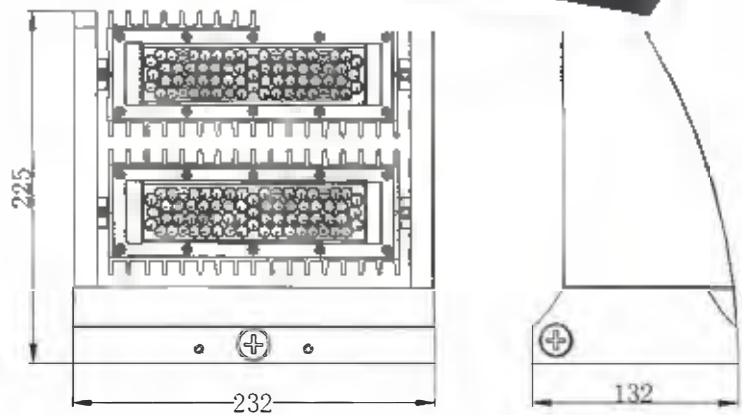
P/N : RG-RWP02-120WAT1NA1

Advantage:

- UL cUL DLC certificate
- IP65 Internal driver
Input voltage 100-277VAC
- No UV or IR in the beam
- Easy to install and operate
- Energy saving, long lifespan
- Instant start, NO humming
- Green and eco-friendly without mercury

Application:

- ◆ entrance lighting, courtyard lighting
- ◆ Industrial lighting, Outdoor landscape lighting
- ◆ Building lighting, hotel lighting
- ◆ Wall lighting area and so on



Product Specifications

Product name	LED Wall Pack Light
Part No	RG-RWP02-120WAT1NA1-aaK
Dimension	232 x 132 x 225 mm

Technical Characteristic

Color temperature	4000K、5000K、5700K
CRI	>70
Lumen	14400-15600LM
Lumen Efficacy	120-130LM/W
Input Power	120W
Viewing Angle	60°
Input Voltage	100-277VAC 50/60Hz
Driver model	Rugged Grade Brand
PF	>0.9
Waterproof Rating	IP65

Materials

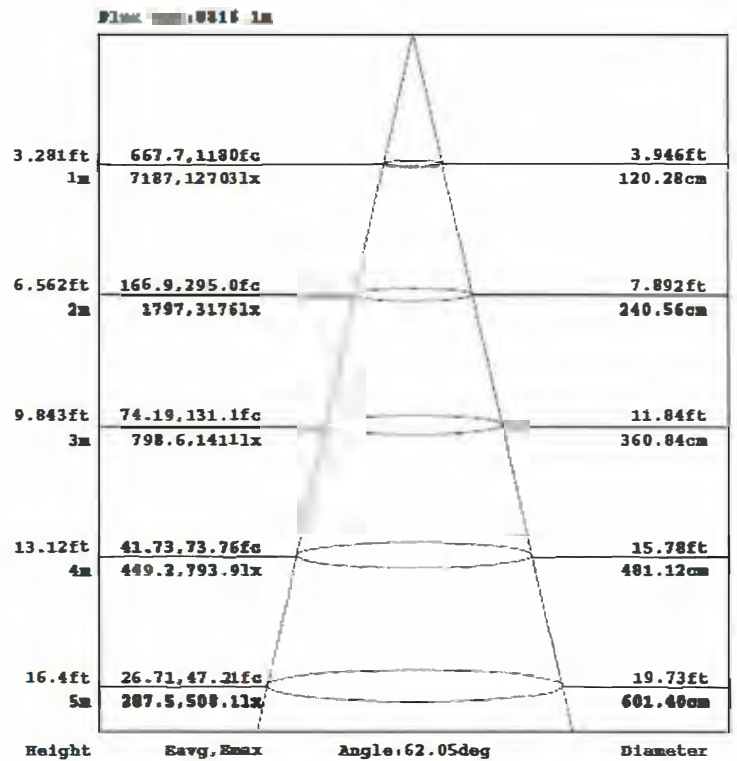
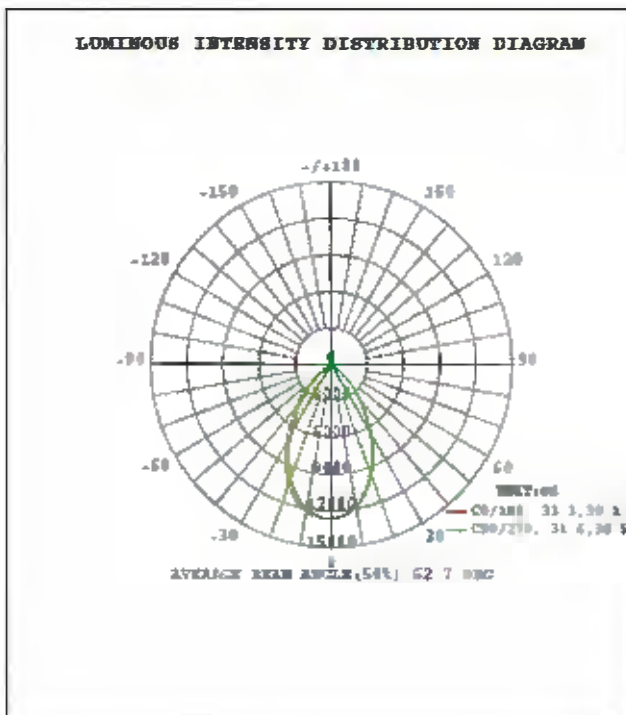
LED Brand	PHILIPS LUMILEDS
LED Type	LUXEON 3030 2D
LED QTY	126 PCS
Housing	Aluminum
Housing color	Black

Others

Operating Temperature	-20℃ TO 45℃
Operating Humidity	20%-90% RH
Storage Temperature	-30℃ TO 80℃
Storage Humidity	10%-95%
Application	Indoor / Outdoor
Safety Certification	UL、cUL、DLC
Warranty Time	5 Years

Light Distribution Testing Parameters

DATA OF LAMP		PHOTOMETRIC DATA Eff: 124.38 lm/W			
MODEL		I _{max} (cd)	12699	S/MH(C0/180)	0.97
NOMINAL POWER(W)	120	LOR(%)	100.0	S/MH(C90/270)	0.93
RATED VOLTAGE(V)	120	TOTAL FLUX(lm)	14533	η UP,DN(C0-180)	0.1,48.4
NOMINAL FLUX(lm)	14532.7	CIE CLASS	DIRECT	η UP,DN(C180-360)	0.1,51.4
LAMPS INSIDE	1	η up(%)	0.2	CIBSE SHR NOM	0.75
TEST VOLTAGE(V)	120.0	η down(%)	99.8	CIBSE SHR MAX	0.95

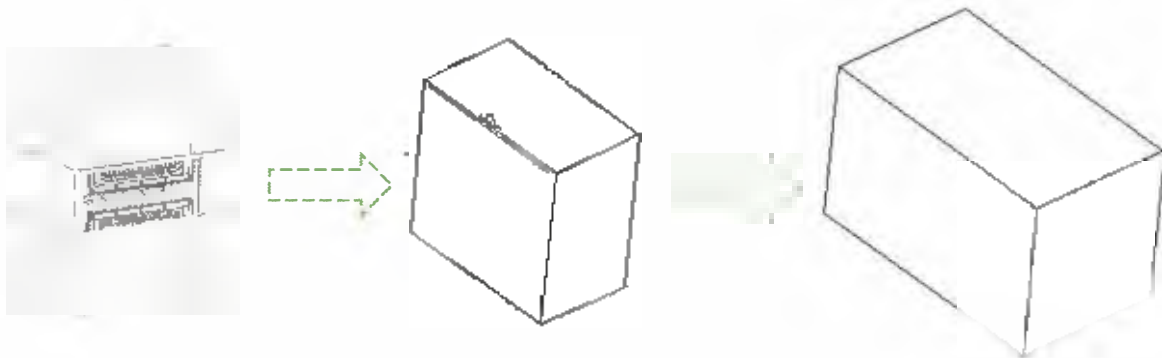


Note: The Curves indicate the illuminated area and the average illumination when the luminaire is at different distance.

Package

Lamps Net Weight: 3.38kg / pcs

	Size	Qty/Carton	Weight/Carton
Outer box	390*300*290mm	2	8.4 kg



Notice For User

- ◆ Please turn off power before install or change assembly parts.
- ◆ The input voltage and lamps should be matched, after connecting the power line, Please make sure the wiring section is insulated.
- ◆ No-professionals, must not install and disassemble the lamps.

Trouble Shootings

Troubles	Check points
Flickering of the light	Turn off the power and turn on again in 3 minutes. If same phenomena occur, then call agencies
Out of working	Please check the connection

Sidewalk and Pathways Prioritization Committee recommends all site plans, within the boundaries of Union Township, will require sidewalks to be shown on the site plan. The Sidewalk and Pathways Prioritization Committee recommends to the Township Board and Planning Commission the following as it relates to the construction of sidewalks on parcels requiring a site plan.

I. Identification of Designated Streets for Sidewalk Construction

The Planning Commission will NOT grant a developer/owner of a parcel, with frontage along the designated streets, relief from the construction of a sidewalk as shown on the site plan. The goal is to develop sidewalks on both sides of the designated street.

- The designated streets were identified to complete sidewalks, to fill gaps with existing sidewalks to connect with city, and CMU property; to connect schools, parks, bus stops, activity centers, employment centers, retail, business, health care facilities, senior living centers, religious institutions, civic buildings, community services within the township.

Designated Streets (Identified on the Sidewalk map as developed by the Sidewalk and Pathways Prioritization Committee, March 2018.)

- North
 - **Pickard Road** from Lincoln to Township Boundary
 - Township parcels: Along **Crawford Road** North from Pickard to Mission Creek Park
- East
 - **Isabella Road** South from Pickard Road to Blue Grass
 - **Remus Road** (from Isabella Road east to 127)
 - **Remus Road** (from Isabella Road west to city limits)
- South
 - Township parcels:
 - **Broomfield Road** (east) - Gover Parkway to city line
 - **Broomfield Road** (west) - city line to Lincoln
 - Townships parcels: Crawford Road Broomfield to Deerfield
 - **Blue Grass** Isabella to Mission
- West
 - **Lincoln Road** north from Broomfield to Pickard
 - **Remus Road** (from Lincoln Road east to city limits)

II. Criteria for Granting Relief of Sidewalk Construction

Parcels not identified on a designated street may be granted provisional relief of sidewalk construction if any of the following conditions apply:

1. The development is located on a property zoned industrial.
2. The development is located on an unimproved road.
3. The development is located on property with road frontage where no car-pedestrian injury or fatality, due to the need of the pedestrian to walk in the roadway, has occurred for a distance of 1 mile in either direction of the development. A car-pedestrian accident within 1 mile of area provided relief from building the sidewalk will required sidewalk construction within 1 year.
4. Less than 50% of the surveyed sections of the township along the road fronting the proposed development has sidewalks. If on a corner lot, the mile will extend in both directions along the frontage roads. Once the threshold has been meet all parcels will be required to construct sidewalks within 1 year.
5. If the cost of the sidewalk construction exceeds more than 50% of the total cost of the project.

III. The Sidewalk and Pathways Prioritization Committee recommends to the Township Board

1. Property owners previously granted relief (waivers) to construct sidewalks that have road frontage along the designated streets, as identified by the committee on March 12, 2018, need to be contacted and a plan be developed for the sidewalk to be constructed with 2 years.
2. The designated streets, accompanying map, and the Criteria for Granting Relief should be reviewed yearly by the Sidewalk and Pathways Prioritization Committee and adjusted as conditions and growth occur with the township.

IV. Definitions

- a. Designated Street: A public way or road within The Charter Township of Union, Isabella County Michigan.
- b. Provisional: Provided for the time being; grant of relief is subject to later alteration.
- c. Relief: To eliminate the required construction of a sidewalk as shown on the site plan.
- d. Sidewalk: A paved path, usually concrete, located in a road right-a-way but away from the actual road surface and designed, constructed and designated for pedestrian travel. While Michigan law (MCL 257.660c and 257.660d) allows for travel on sidewalks or pathways by bicycle, provided they yield to pedestrians and do not impede traffic by pedestrians, adult cyclists are encouraged to use roadways or pathways as safer options.



CATALOG NUMBER: SSS25411BZ

JOB NAME:

CUSTOMER NAME:

NOTES:

TYPE:

DATE:

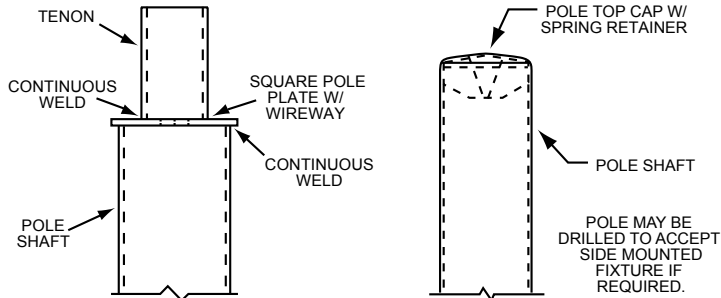
FEATURES AND SPECIFICATIONS

AREA LIGHTING

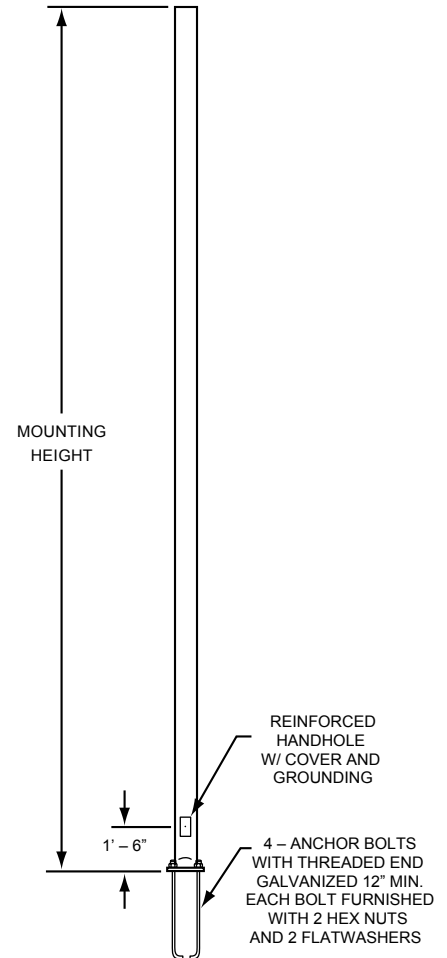
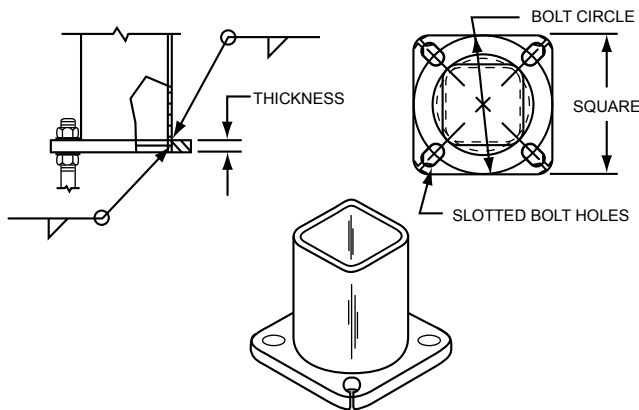
POLES

SQUARE STRAIGHT STEEL POLES

POLE TIP DETAILS



POLE BASE DETAILS



ORDERING INFORMATION

Nominal Mounting Height (ft)	Catalog Number	Shaft			Pole Base			Maximum Loading			
								90MPH	100MPH	110MPH	120MPH
		Base O.D. (in)	Wall Thk. (ga)	Gross Weight (lbs)	Bolt Circle Range*	Plate Width (in)	Plate Thk. (in)	EPA (ft²)	EPA (ft²)	EPA (ft²)	EPA (ft²)
12	SSS12411BZ	4.00	11	90	8 to 11	8.0	0.75	23.0	18.2	14.6	11.7
14	SSS14411BZ	4.00	11	105	8 to 11	8.0	0.75	18.7	14.5	11.5	9.1
16	SSS16411BZ	4.00	11	120	8 to 11	8.0	0.75	15.1	11.5	8.9	6.9
18	SSS18411BZ	4.00	11	135	8 to 11	8.0	0.75	12.2	9.1	6.8	5.1
20	SSS20411BZ	4.00	11	150	8 to 11	8.0	0.75	9.5	6.9	4.9	3.4
20	SSS20507BZ	5.00	7	250	9 to 11	11.0	1.00	30.5	23.7	18.6	14.7
20	SSS20511BZ	5.00	11	180	9 to 11	11.0	0.75	20.0	14.9	11.5	8.8

*-Consult Factory for Specific Bolt Circle Measurements.

Continued →

Actual performance can vary depending on operating conditions. Specifications are subject to change without notice.

ATLAS LIGHTING PRODUCTS, INC.

PO BOX 2348 | BURLINGTON, NC 27216

800-849-8485 | FAX: 336-227-0110 | www.atlaslightingproducts.com



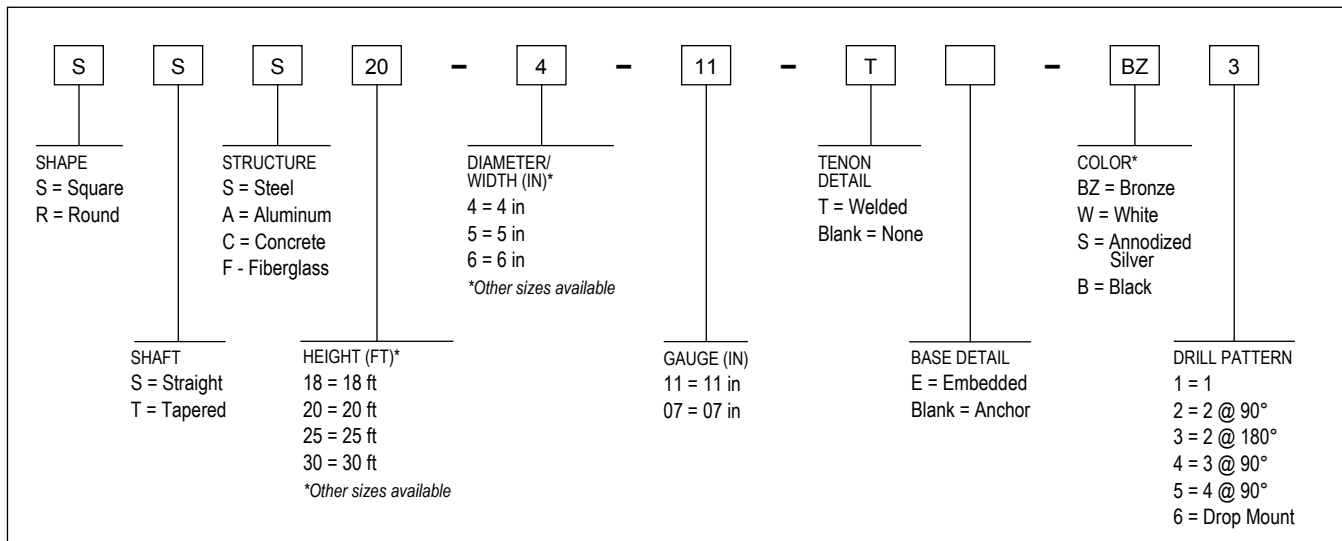
AREA LIGHTING POLES SQUARE STRAIGHT STEEL POLES

ORDERING INFORMATION CONTINUED

Nominal Mounting Height (ft)	Catalog Number	Shaft			Pole Base			Maximum Loading			
								90MPH	100MPH	110MPH	120MPH
		Base O.D. (in)	Wall Thk. (ga)	Gross Weight (lbs)	Bolt Circle Range*	Plate Width (in)	Plate Thk. (in)	EPA (ft²)	EPA (ft²)	EPA (ft²)	EPA (ft²)
25	SSS25411BZ	4.00	11	188	8 to 11	8.0	0.75	9.3	6.4	4.3	2.6
25	SSS25407BZ	4.00	7	250	8 to 11	8.0	0.75	11.2	8.0	5.5	3.7
25	SSS25511BZ	5.00	11	225	9 to 11	11.0	0.75	16.0	11.4	8.0	5.6
25	SSS25507BZ	5.00	7	313	9 to 11	11.0	1.00	34.0	26.2	20.0	15.9
30	SSS30407BZ	4.00	7	300	8 to 11	8.25	0.75	6.5	3.7	1.8	0.3
30	SSS30507BZ	5.00	7	375	9 to 11	11.0	1.00	24.1	17.5	13.0	9.4
30	SSS30607BZ	6.00	7	462	12	12.5	1.00	34.3	25.8	19.4	14.6
35	SSS35607BZ	6.00	7	539	12	12.5	1.00	24.8	17.7	12.2	8.4

*-Consult Factory for Specific Bolt Circle Measurements.

ORDERING INFORMATION



Actual performance can vary depending on operating conditions. Specifications are subject to change without notice.

ATLAS LIGHTING PRODUCTS, INC.

PO BOX 2348 | BURLINGTON, NC 27216
800-849-8485 | FAX: 336-227-0110 | www.atlaslightingproducts.com



Eagle Series

2nd Generation LED Site Lighter



3000K or warmer
CCTs only

SPECIFICATIONS:

Construction:

Designed for commercial and industrial applications, providing cooler operating temperatures, brighter light and longer LED life. The die cast aluminum housing utilizes external airflow fins allow for greater heat dissipation. The easy access driver compartment is a thermally independent compartment, separate from LED generated heat, for cooler operation and longer driver life.

Optics:

Atlas Site Lighter Pro fixtures utilize precision engineered individual lenses for maximum light intensity. The lens is made of optical grade polycarbonate. Advanced one piece optic board engineered for maximum light intensity. Types II, III, V and Forward Throw distributions are available. Types II, III and Forward Throw optics are rotatable allowing for optimal placement of the fixtures on the perimeter of any layout.

Mounting:

The easy mount bracket makes installation to any style pole quick and easy. Tenon and other mounting accessories also available. For round poles **500-SLPMRPA** is required.

Thermal Management:

Atlas Site Lighter Pro fixtures are designed as a complete system to optimize LED life and light output. The thermal stacking heat removal technology extracts heat from within the housing moving it away from LEDs and components. The lower temperatures result in long LED life (200,000+ hrs¹) and component life and also allows for higher light output.

Listings:

Luminaire is certified to UL/cUL Standards for Wet Locations

²The following qualify for DesignLights Consortium Premium:

SLPM6L (All colors/options), SLPM9L (All colors/options), SLPM12L (All colors/options), SLPM18L (All colors/options), SLPM24L (All colors/options), all other luminaires are DesignLights Consortium qualified. All are eligible for rebates from DLC member utilities.

AC Input:

120/208/240/277/347/480 V

Driver:

Constant current, 120-277 VAC, 50-60 Hz

High Efficiency – min. 88%

Off-State Power: 0 Watts

0-10 V Dimming

LEDs:

Available in 3000K, 4000K, 4500K and 5000K, CCT
Epoxy Guard™ protective conformal coated boards

Reduced Glare:

Positioning of the LED modules within the housing result in light directed to desired locations and reduces offensive light.

Testing:

Atlas LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 & LM-80.

Warranty: Five-year limited warranty

Project Information

Job Name

Fixture Type Eagle Series

Catalog Number SLPM

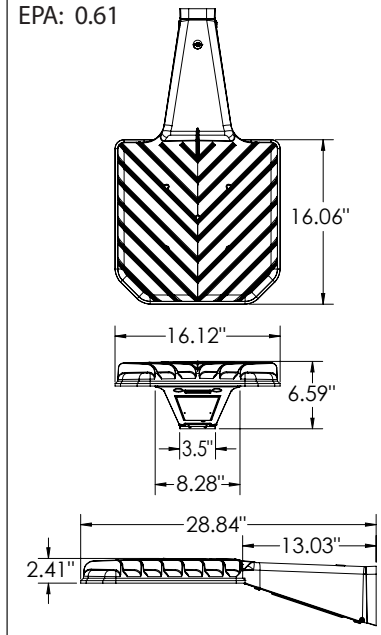
Approved by



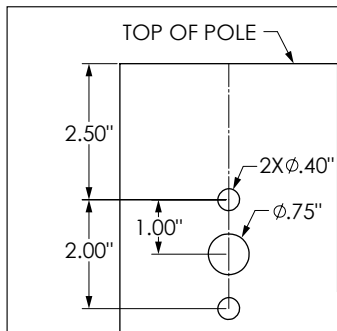
DIMENSIONS:

Weight: 21 lbs.

EPA: 0.61



DRILL PATTERN:



For round poles **500-SLPMRPA** is required.

**Rebates and Incentives are available in many areas.
Contact an Atlas Representative for more information.**

¹LED Life Span Based Upon LM-80 Test Results

ATLAS LIGHTING PRODUCTS, INC.

PO BOX 2348 | BURLINGTON, NC 27216

800-849-8485 | FAX: 1-855-847-2794 | www.atlasled.com

*The majority of Atlas Lighting Products are assembled in USA facilities by an American Workforce utilizing both Domestic and Foreign components. Meets Buy American requirements within the ARRA.



Eagle Series

2nd Generation LED Site Lighter

ORDERING INFORMATION

SLPM	9L	T3	4K					
PRODUCT SERIES SLPM = 2nd Generation Site Lighter Pro			COLOR TEMP. 3K = 3000K 4K = 4000K 45K = 4500K 5K = 5000K		DIMMING Blank = 0-10vdc		FIXTURE COLOR Blank = Bronze BK = Black SL = Silver WT = White	
LUMEN PACKAGE 6L = 6,000 Lumens 9L = 9,000 Lumens 12L = 12,000 Lumens 18L = 18,000 Lumens 24L = 24,000 Lumens 30L = 30,000 Lumens 36L = 36,000 Lumens 43L = 43,000 Lumens	DISTRIBUTION T2 = Type 2 T3 = Type 3 T5 = Type 5 FT = Forward Throw T2L = Type 2 Rotated Left T3L = Type 3 Rotated Left FTL = Forward Throw Rotated Left T2R = Type 2 Rotated Right T3R = Type 3 Rotated Right FTR = Forward Throw Rotated Right	VOLTAGE Blank = 120-277 4 = 347/480	COLOR RENDERING Blank = 70CRI	OPTIONS PR = 7 Pin Photocell Receptacle SP = Surge Protection IC = Integrated Motion Control BTM = Bluetooth Microwave Motion Control <i>includes photocontrol</i>				

LUMEN PACKAGE	DISTRIBUTION	CRI	3000K CCT		4000K CCT		4500K CCT		5000K CCT		WATTAGE
			DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	
6L	T2	70	5908	153	6067	158	6093	159	6152	160	39
	T3	70	5824	151	5981	155	6006	155	6065	157	
	FT	70	5712	148	5866	152	5891	153	5948	154	
	T5	70	5848	152	6005	156	6031	156	6090	158	
9L	T2	70	9155	159	9401	163	9442	164	9533	166	58
	T3	70	9082	158	9326	162	9366	163	9457	164	
	FT	70	8866	154	9104	158	9144	159	9232	160	
	T5	70	9086	158	9330	162	9370	163	9461	164	
12L	T2	70	12030	160	12354	164	12407	165	12527	167	75
	T3	70	11900	159	12220	163	12272	164	12391	165	
	FT	70	11670	156	11984	160	12035	160	12152	162	
	T5	70	11950	159	12271	164	12324	164	12444	166	
18L	T2	70	17840	155	18320	159	18398	160	18577	162	115
	T3	70	17810	155	18289	159	18367	160	18546	161	
	FT	70	17340	151	17806	155	17883	156	18056	157	
	T5	70	17820	155	18299	159	18378	160	18556	161	
24L	T2	70	23640	148	24276	152	24380	153	24616	154	160
	T3	70	23620	148	24255	152	24359	153	24596	154	
	FT	70	23030	144	23650	148	23751	149	23981	150	
	T5	70	23660	148	24296	152	24401	153	24637	154	
30L	T2	70	29450	140	30242	144	30372	145	30666	146	210
	T3	70	29440	140	30232	144	30361	145	30656	146	
	FT	70	28750	137	29523	141	29650	141	29937	143	
	T5	70	29470	141	30263	144	30392	145	30687	146	
36L	T2	70	35260	133	36208	137	36364	137	36716	139	265
	T3	70	35220	133	36167	137	36322	137	36675	139	
	FT	70	34490	131	35418	134	35570	135	35914	136	
	T5	70	35200	133	36147	137	36302	137	36654	139	
43L	T2	70	42200	121	43335	124	43521	125	43943	126	348
	T3	70	41940	120	43068	124	43253	124	43672	125	
	FT	70	41300	118	42411	122	42593	122	43006	123	
	T5	70	41970	120	43099	124	43284	124	43703	125	

ATLAS LIGHTING PRODUCTS, INC.

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800-849-8485 | FAX: 1-855-847-2794 | www.atlasled.com

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MT. PLEASANT FIRE DEPARTMENT

INSPECTION REPORT

BLDG MCGUIRK SAND & GRAVEL, 3046 JENS WAY RD, MT. PLEASANT MI 48858



DETAILS

Inspection Date: 09/16/2020 | Inspection Type: PLAN REVIEW UNION TOWNSHIP - Site | Inspection Number: 1801 |
Shift: Lieutenant | Station: Mt. Pleasant Fire Department | Unit: N/A | Lead Inspector: RANDY KEELER | Other Inspectors: N/A

STATUS	CODE	DESCRIPTION
FAIL	1 PROPERTY - Identification	<p>No Code Description</p> <p>Inspector: RANDY KEELER - Comments: McGuirk Sand & Gravel Site Plan review for modification to existing building site plan. West end extension proposed to north and south end of building.</p>
FAIL	FDC HORN STROBE - Horn Strobe Above FDC	<p>Provide a horn strobe above the Fire Department Connection. Fire Prevention Ordinance 93.12(A)</p> <p>Inspector: RANDY KEELER - Comments: Relocate Horn strobe to new location of FDC</p>
FAIL	FDC LOCATION - FDC Location and Distance	<p>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.</p> <p>Inspector: RANDY KEELER - Comments: FDC showing relocated to west end of proposed building extension</p>
FAIL	FDC MAINTENANCE - FDC Maintained and Unobstructed	<p>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.</p> <p>Inspector: RANDY KEELER - Comments: Maintain clearance to FDC</p>

STATUS	CODE	DESCRIPTION
FAIL	WATER SUPPLY (GPM) - Capable of Supplying the Required Fire Flow	<p>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.)</p> <p>Inspector: RANDY KEELER - Comments: Existing hydrants meet water flow requirements</p>

GENERAL NOTES

RANDY KEELER - 09/16/2020 @ 15:01 Recommending site plan approval

NEXT INSPECTION DATE

No Inspection Scheduled

CONTACT SIGNATURE

Kory Mindel Contact Refused
Refusal Reason: Not required

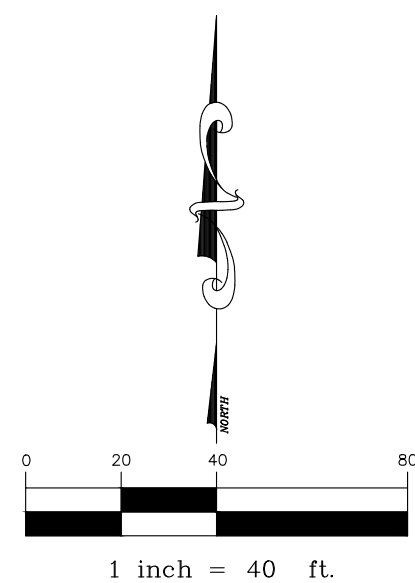
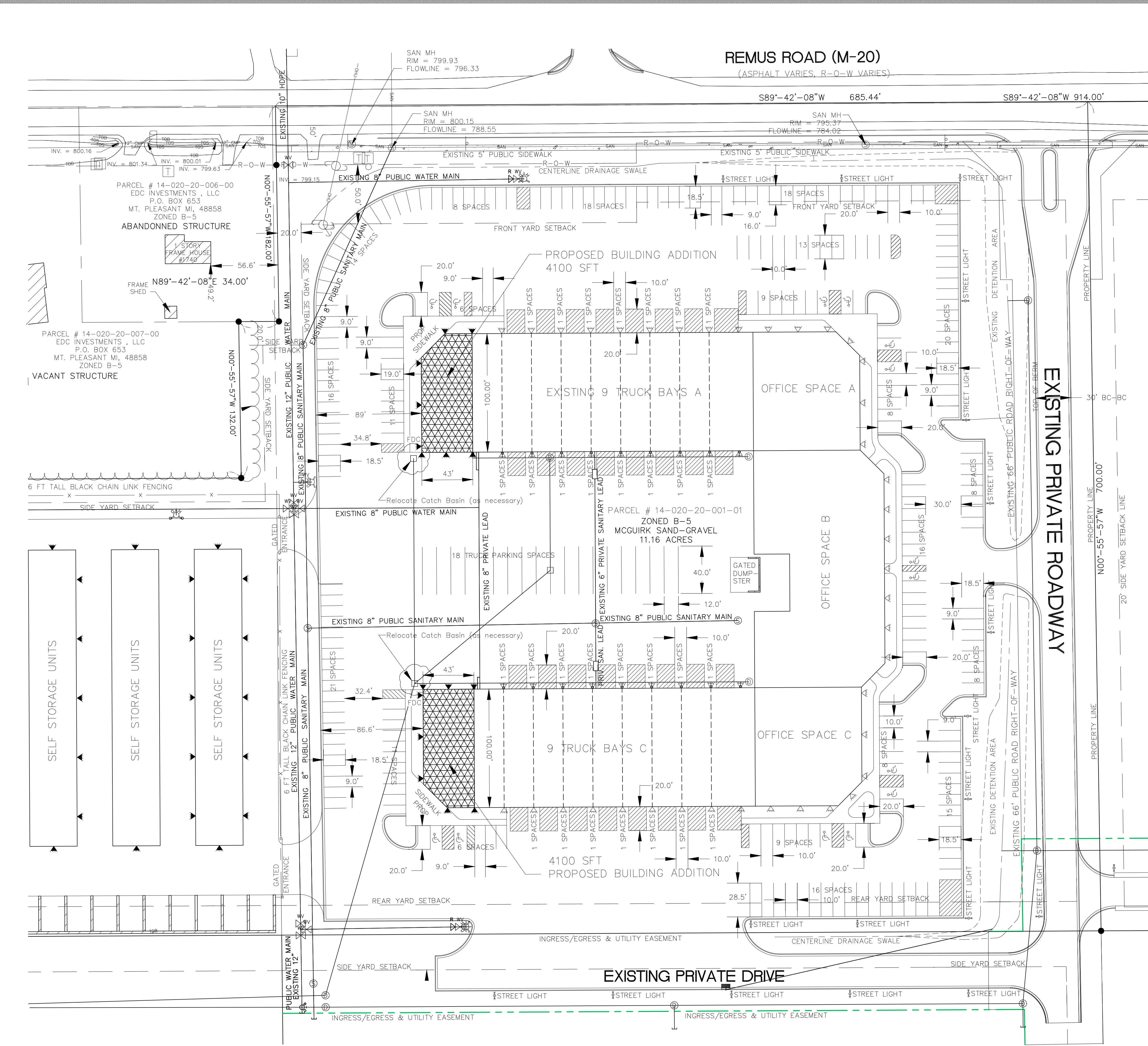
INSPECTOR SIGNATURE

RANDY KEELER
Signed on: 09/16/2020 @ 15:02

LT

QUESTIONS ABOUT YOUR INSPECTION?

RANDY KEELER
rkeeler@mt-pleasant.org
9897795122



FIRE DEPARTMENT CONNECTION

FDC SHALL BE RELOCATED TO THE WEST WALL OF THE PROPOSED BLDG ADDITIONS, PER THE MT. PLEASANT FIRE DEPARTMENT REQUIREMENTS.

SIDEWALKS

5' WIDE PUBLIC SIDEWALK HAS ALREADY BEEN CONSTRUCTED ALONG M-20 PER ORIGINAL SITE PLAN APPROVAL.

SITE DUMPSTER

THE COMMERCIAL OFFICE AND SERVICE BUILDING IS SERVICED BY A COMMON DUMPSTER LOCATION AT THE REAR OF THE STRUCTURE. THE DUMPSTER IS ENCLOSED BY 6 FOOT WALLS AND GATED.

NO NEW DUMPSTER ENCLOSURE PROPOSED.

SITE AND ROADWAY LIGHTING

THE EXISTING COMMERCIAL OFFICE AND SERVICE BUILDING HAVE DOWN SHIELDED WALL PACKS PLACE AROUND ITS PERIMETER AT A SPACING OF 25 FEET. THE ENTRY WAYS ALSO HAVE RECESSED LIGHTING IN THE CANOPY.

PROPOSED LIGHTING SHALL MATCH EXISTING BUILDING (DOWN SHIELDED), AS SHOWN ON SITE PLAN.

THE EXISTING PARKING AND STREET LIGHTING IS PROVIDE USING 25 FOOT TALL POLES WITH BOX STYLE FIXTURES.

NO NEW PARKING LOT LIGHTING PROPOSED.

PARKING REQUIREMENTS AND BUILDING USE TABLE

GENERAL PARKING COUNT BY USE

SEMI SERVICE BAY = 1 SPACE / 1 BAY
RELATED OFFICE SPACE = 1 SPACE / 200 USABLE SQ. FT.
RELATED STORAGE SPACE = 1 SPACE / 500 SQ. FT.
STAND ALONE OFFICE = 1 SPACE / 200 USABLE SQ. FT.
RESTAURANT SPACE = 1 SPACE / 3 SEATS

REQUIRED PARKING FOR RELATED OFFICE SPACE & TRUCK SERVICE A & C

TOTAL BUILDING AREA = 32,500 SQ. FT.
RELATED OFFICE USABLE: 7,000 SQ. FT. / 200 SQ. FT. = 35 SPACES
RELATED STORAGE: 1,500 SQ. FT. / 500 SQ. FT. = 3 SPACES
COMMON AREAS (UNUSABLE): 1,500 SQ. FT. = NO SPACES REQUIRED
TRUCK SERVICE AREA (9 BAYS): 22,500 SQ. FT. = 9 SEMI TRUCK SPACES
PROPOSED OFFICE ADDITION: 4100 SQ. FT. / 200 SQ. FT. = 21 SPACES
TOTAL STANDARD REQUIRED PARKING: 59 SPACES EACH A & C
TOTAL SEMI TRUCK AND TRAILER REQUIRED PARKING: 9 SPACES EACH A & C

REQUIRED PARKING FOR OFFICE SPACE B

TOTAL BUILDING AREA = 35,730 SQ. FT.
RESTAURANT TOTAL SPACE = 9000 SQ. FT. W/ 96 SEATS @ 1 SPACE / 3 SEATS
RESTAURANT = 32 SPACES
OFFICE SPACE = 35,730 SQ. FT. - 9000 SQ. FT. = 26,730 SQ. FT.
OFFICE USABLE = 26,730 SQ. FT. X 85% = 22,721 SQ. FT.
OFFICE PARKING REQUIRED: 22,721 SQ. FT. = 114 SPACES
TOTAL REQUIRED PARKING: 146 SPACES FOR OFFICE SPACE B

TOTAL REQUIRED STANDARD PARKING SPACES REQUIRED = 264
TOTAL STANDARD PARKING SPACES PROVIDED = 289
ADA PARKING SPACES REQUIRED (BLDG A = 3, BLDG B = 5, BLDG C = 3) = 11
ADA PARKING SPACES PROVIDED = 12
TOTAL SEMI TRUCK SPACES REQUIRED = 18
TOTAL SEMI TRUCK SPACES PROVIDED = 18

UTILITY NOTE:

THE PROPOSED PLAN SET IS FOR THE PROPOSED EXPANSION OF THE PREVIOUSLY APPROVED WEST WOOD DEVELOPMENT STRUCTURE. PUBLIC AND PRIVATE WATER AND SEWER LINES WERE EXTENDED DURING THE INITIAL PROJECT DEVELOPMENT. WATER AND SEWER SERVICE FOR THE PROPOSED BUILDING EXPANSION WILL BE INTERNAL EXTENSIONS INSIDE OF THE BUILDING. NO PROPOSED PRIVATE AND/OR PUBLIC WATER AND SEWER ROUTES, EXTENSIONS OR SERVICES ARE BEING PROPOSED OR REQUESTED.



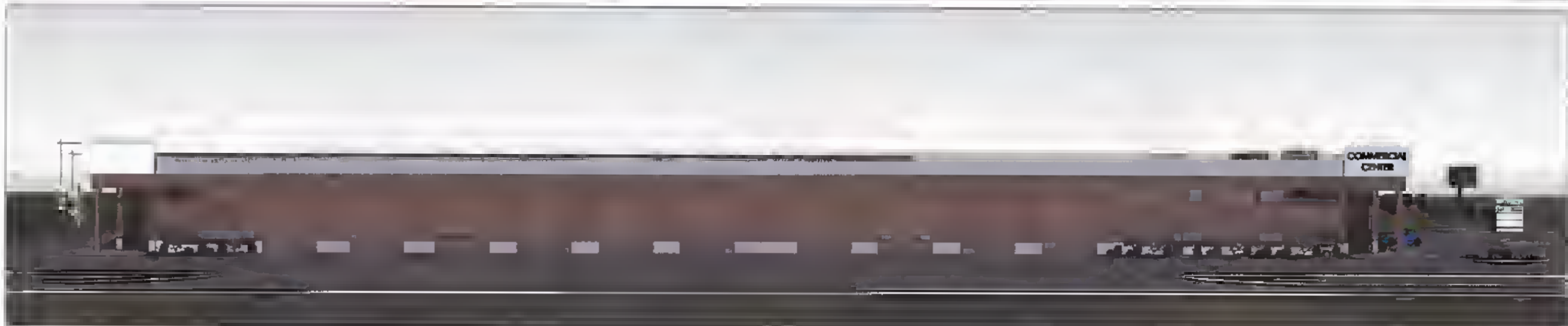
PROPOSED 43' X 100' BLDG ADDITIONS
MT. PLEASANT INVESTMENT PROPERTIES, LLC
PART OF THE NORTHEAST 1/4
SECTION 20, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:
REVISIONS BASED ON TWP. REVIEW, DATED 9-18-20

SUBMITTALS:
SUBMIT TO TOWNSHIP FOR APPROVAL 9-15-20
RE-SUBMITTAL TO TWP PLANNING COM 9-23-20

JOB NUMBER: **1704-062 (B)**
DRAWN BY: **LJM**
DESIGNED BY: **N/A**
CHECKED BY:

SCALE: **1" = 40'**
SHEET NUMBER: **3** OF **3**



SCHEMATIC 30 VARIO



SCHEMATIC 3D VIEW 2



McGuirk
SAND & GRAVEL

PROOF

3046 Jen's Way - Mount Pleasant, MI 48858
989-772-1309

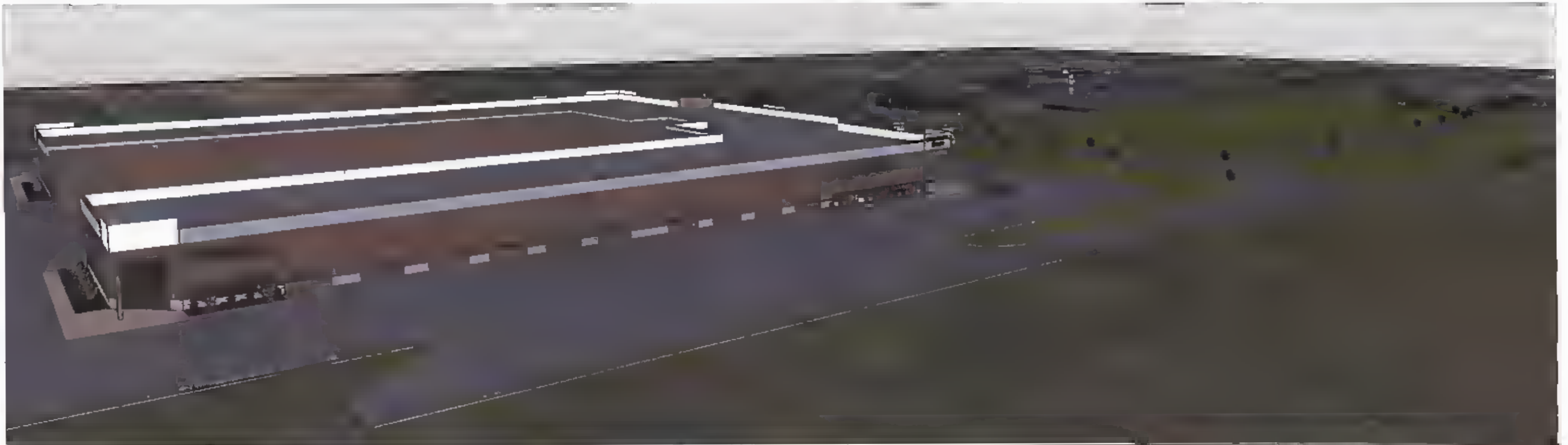
Drawings and documents are to be used for informational purposes only.

McGuirk Sand - Gravel
Lakeshore Dealership
Montague, MI 49437

page number 2
September 15, 2020



SCHEMATIC 3D VIEWS



SCHEMATIC 3D VIEWS



McGuirk
SAND & GRAVEL
3046 Jen's Way - Mount Pleasant, MI 48858
989-772-1309

PROOF

McGuirk Sand - Gravel
Lakeshore Dealership
Montague, MI 49437

page number
September 15, 2020

Sam **B**er **E**ngineering

Bruce E. Rohrer, P.E.
1216 E Gaylord St.
Mt. Pleasant, Michigan 48858
(989) 330-2150

September 16, 2020

Peter Galliant
Charter Township of Union
2010 South Lincoln Road
Mt. Pleasant, Michigan 48858

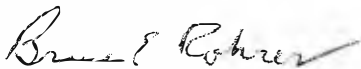
Re: Storm Water Management Plan for West Wood Private Road
Location, Union Charter Township

Mr. Galliant:

I reviewed the plan set, dated September 15, 2020 by CMS&D for the proposed extension of the private road system for the West Wood Development at the Southwest Corner of Lincoln Road and Remus Road in Section 20 of Union Township. The plan design directs the storm water from the proposed roadway away from the neighboring properties and discharges into two different wetland areas. Based on the Storm Water Letter by CMS&D the volume of water discharges to the wetland will not negatively impact the wetland and the wetland areas have more than enough natural detention to handle the runoff and store the storm water runoff in accordance with the Township's Storm Water Ordinance. The proposed plan is consistent with the Union Township Storm Water Ordinance.

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

Sincerely,



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

BER/taw

cc: Tim Bebee, CMS&D

Sam **B**er **E**ngineering

Bruce E. Rohrer, P.E.
1216 E Gaylord St.
Mt. Pleasant, Michigan 48858
(989) 330-2150

September 16, 2020

Peter Galliant
Charter Township of Union
2010 South Lincoln Road
Mt. Pleasant, Michigan 48858

Re: Storm Water Management Plan for West Wood Proposed Building Expansion;
Location, Union Charter Township

Mr. Galliant:

I reviewed the plan, dated September 15, 2020 by McGuirk Sand-Gravel for the proposed Expansion of their buildings. The two expansions of approximately 4,100 sf are being placed in an area that currently is paved. The total volume of storm water runoff will not change. The development has previously been reviewed and approved for storm water detention. As there will be no increase in storm water runoff, there will be no change in storm water detention. Minor adjustments will need to be made on the interior storm water collection system but these will not affect the required and provided storm water detention area. Based on there being no net change to the storm water runoff and storm water detention previously reviewed and approved, the proposed plan is consistent with the Union Township Storm Water Ordinance.

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

Sincerely,



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

BER/taw

cc: Tim Bebee, CMS&D

From: info@cms-d.com
To: [Peter Gallinat](#)
Cc: [Kory Mindel](#); [Chuck McGuirk](#); tbebee@cms-d.com
Subject: FW: Union Twp Review - McGuirk Proposed Building Additions Lincoln and E. Remus
Date: Tuesday, September 22, 2020 11:45:57 AM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)

Peter,

Rick Collins approval for the Building Additions.



From: Rick Collins <rcollins@ictcbus.com>
Sent: Tuesday, September 22, 2020 11:40 AM
To: info@cms-d.com
Subject: Re: Union Twp Review - McGuirk Proposed Building Additions Lincoln and E. Remus

I have no concerns with the McGuirk plans.

Thanks.
Rick

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: info@cms-d.com <info@cms-d.com>
Sent: Tuesday, September 22, 2020 9:37:36 AM
To: Rick Collins <rcollins@ictcbus.com>
Subject: FW: Union Twp Review - McGuirk Proposed Building Additions Lincoln and E. Remus

Rick,

This is the other one I am following up on.



From: info@cms-d.com <info@cms-d.com>

Sent: Thursday, September 17, 2020 12:33 PM

To: Rick Collins (rcollins@ictcbus.com) <rcollins@ictcbus.com>

Cc: 'tbebee@cms-d.com' <tbebee@cms-d.com>

Subject: Union Twp Review - McGuirk Proposed Building Additions Lincoln and E. Remus

Importance: High

Rick,

Per Union Township requirements, we are submitting this for your review.

Let us know if you have any questions or comments.

Thank you



Charter Township of Union
Isabella county
2010 S. Lincoln Rd
Mt. Pleasant, MI 48858

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 MCGUIRK MINI STORAGE INC
- III. Applicant Address P.O. BOX 530, MT. PLEASANT, MI 48858
- IV. Applicant Phone 989-772-1309 Owner Phone 989-772-1309
- 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 ROAD PLAN FOR WEST WOOD DEVELOPMENT LINCOLN RD. & E. REMUS RD (M-20)
- IX. Fill out check list that follows. You must check off that each item has been included in the drawing. If an item is not going to be included in the construction, note that in the comment area. For the first three items, check off if you have made the required submittals to other reviewing agencies.

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

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.	Y	
All lot and/or property lines are to be shown and dimensioned, including building setback lines	Y	
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. -	NA K NA NA NA ← AS Required By I.C.E.C. NA NA NA NA NA NA	
Elevation of building front, side, and back. Include Sign size, height, and design. Canopy heights extending over driveways accommodate Public Transportation	N/A	PRIVATE ROAD PLANS
Source of utilities. Public water and sewer approval by Union Township Utility Coordinator prior to application.	NA	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)	N/A	PRIVATE ROAD PLANS
The location and right-of-way width of all abutting roads, streets, alleys and easements.	X	
A locational sketch drawn to scale giving the section number and the nearest crossroads.	X	

Union Township Site Plan Review Application 2015 Revision

The zoning of the subject property and the abutting properties.	X	
The location, height and type of fences and walls.	NA	
The location and detailed description of landscaping.	NA	
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.	NA	
The location of all existing and proposed structures on and within one hundred feet of the subject property's boundary.	NA	
For apartments, provide a count of bedrooms per building and total count of bedrooms for the project.	NA	

APPLICANT COMMENTS

APPLICATION FOR PRIVATE ROAD ONLY.

Union Township Site Plan Review Application 2015 Revision

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

Signature of Applicant

Date

Signature of Owner (if other than applicant)

Date

PLEASE PLACE OUR REVIEW ON THE _____ (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:

NO BUSINESS - PRIVATE ROAD PLANS

Name of business owner(s):

Street and mailing address:

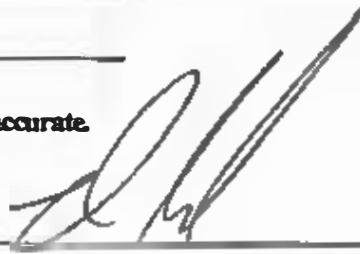
Telephone:

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 ☒ 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 ☒ ~~Will any hazardous substances or polluting materials be stored on-site?~~
on-site?
3. Y ☒ _ 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 ☒ 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 ☒ 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 ☒ _ 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 ☒ Will hazardous substances or polluting materials be stored, used, or handled out-of doors near storm drains which discharge to lakes, streams, or wetlands? If yes, describe the type of catch basin or spill containment facilities which will be used (use an attached sheet with diagram if appropriate).

cc: Charter Township of Union Department of Public Works

Part II: Types and Quantities of Hazardous Substances and Polluting Materials Used, Stored or Generated On-Site

Please list the hazardous substances and polluting materials (including chemicals, hazardous materials, petroleum products, hazardous wastes and other polluting materials) which are expected to be used, stored or generated on-site. Quantities should reflect the maximum volumes on hand at any time. Attach additional pages if necessary to list all hazardous substances and polluting materials.

Common Name	CHEMICAL NAME (components)	Form	MAX QUANTITY ON HAND AT ONE TIME	TYPE OF STORAGE CONTAINERS
	KEY: LQ = liquid P.LQ = pressurized liquid S = solids G = gas PG = pressurized gas			KEY: AGT = above ground tank DM = drums UGT = underground tank Cy = cylinders CM = metal cylinders OW = wooden or composition container TP = portable tank



PERMIT INFORMATION

www.michigan.gov/deqpermits

The Department of Environmental Quality (DEQ) has prepared a list of key questions to help identify what DEQ permits, licenses, or approvals of a permit-like nature may be needed. By contacting the appropriate offices indicated, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the construction process. While this list covers the existence of permits and approvals required from the DEQ, it is not a comprehensive list of all legal responsibilities. A useful way to learn whether other requirements will apply is to go through the Self-Environmental Assessment in the Michigan Guide to Environmental, Health, and Safety Regulations, online at: <http://www.michigan.gov/ehscode>. Please call the Environmental Assistance Center at 800-862-9278 to talk with any of the DEQ programs noted below.

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

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?	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	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?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	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?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	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?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	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?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	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?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	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?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	WRD, <u>Shoreland Management</u>
Does the project propose any development, construction, silvicultural activities or contour alterations within a designated critical dune area?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	WRD, <u>Sand Dune Management</u>
Does the project involve construction of a dam, weir or other structure to impound flow?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	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?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	Office of Drinking Water & Municipal Assistance (ODWMA)
Does the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	ODWMA
Does the project involve the construction or modification of a campground?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	ODWMA, <u>Campgrounds program</u>
Does the project involve the construction or modification of a public swimming pool?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	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?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	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?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	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?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	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)?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	WRD, <u>Groundwater Permits Program</u>
Does the project involve the drilling or deepening of wells for waste disposal?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	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?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	OWMRP or Appropriate <u>DEQ District Office</u>

Does the project involve the on-site treatment, storage, or disposal of hazardous waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Hazardous and Liquid Waste</u>
Does the project require a site identification number (EPA number) for regulated waste activities (used oil, liquid waste, hazardous waste, universal waste, PCBs)? (Web Site)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, Appropriate <u>DEQ District Office</u>
Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of radioactive material in any form?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Radioactive Material and Standards Unit</u>
Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP <u>Radioactive Material and Standards Unit</u>
Do you desire to develop a withdrawal of over 2,000,000 gallons of water per day from any source other than the Great Lakes and their connecting waterways? Or, do you desire to develop a withdrawal of over 5,000,000 gallons of water per day from the Great Lakes or their connecting waterways?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, DWEHS, <u>Source Water Protection Unit</u>
CHEMICAL ADDITION PROJECTS			
Are you using chemicals or materials in, or in contact with, drinking water at any point in the water works system?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, Appropriate <u>DEQ District Office, Public Water Supply Program</u>
Are you applying a chemical treatment for the purpose of aquatic nuisance control (pesticide/herbicide etc) in a water body (i.e. lake, pond or river)? (5.	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Aquatic Nuisance Control and Remedial Action Unit</u>
Are you applying materials to a water body for a water resource management project (i.e. mosquito control treatments, dye testing, or fish reclamation projects)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Surface Water Assessment Section</u>
OPERATIONAL PERMITS (SECTOR SPECIFIC)			
Does the project involve the transport of some other facility's non-hazardous liquid waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Transporter Program</u>
Does the project involve the transport hazardous waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Transporter Program</u>
Does your facility have an electric generating unit that sells electricity to the grid and burns a fossil fuel?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	AQD, <u>Acid Rain Permit Program</u>
Is the project a dry cleaning establishment utilizing perchloroethylene or a flammable solvent in the cleaning process?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DEQ, AQD, <u>Dry Cleaning Program</u>
Does your laboratory test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DEQ, <u>Laboratory Services Certifications</u>
Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Medical Waste Regulatory Program</u>
Does the project involve transport of septic tank, cesspool, or dry well contents or the discharge of septage or sewage sludge into or onto the ground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Septage Program</u>
Do you store, haul, shred or process scrap tires?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Scrap Tire Program</u>
Does the project involve the operation of a public swimming pool?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Public Swimming Pools Program</u>
Does the project involve the operation of a campground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Campgrounds</u>
Do you engage in the business of hauling bulk water for drinking or household purposes (except for your own household use)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Water Hauler Information</u>
PERSONAL LICENSES/CERTIFICATIONS			
Are you designated by your facility to be the Certified Operator to fulfill the requirements of a wastewater discharge permit (NPDES including Storm	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	WRD, <u>Operator Training, Storm Water Program</u>

Water or Groundwater?		
Are you a drinking water operator in charge of a water treatment or water distribution system, back-up operator, or shift operator?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WRD, <u>Operator Training</u>
Are you a water-well drilling contractor, pump installer, dewatering well contractor or dewatering well pump installer?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WRD, <u>Well Construction Unit</u>
OIL, GAS AND MINERALS		
Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Petroleum Geology and Production Unit</u>
Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, Minerals and Mapping Unit, <u>Sand Dune Mining Program</u>
Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the surface or open-pit mining of metallic mineral deposits?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve mining coal?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Do you want to change the status of an oil or gas well (i.e. plug the well)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve drilling of oil, gas, brine disposal, secondary recovery, or hydrocarbon storage wells?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve plugging or deepening of an oil or gas well, or conveying rights in the well as an owner to another person?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve changing the status or plugging of a mineral well?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OWMRP, <u>Radioactive Protection Programs</u>
STORAGE TANKS (CONSTRUCTION AND OPERATION)		
Does the project involve the installation of an aboveground storage tank for a flammable or combustible liquid (under 200 degrees Fahrenheit)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Michigan Department of Licensing and Regulatory Affairs (DLARA) - <u>Storage Tank Unit</u> 517-335-7211
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</u> 517-335-7211
Does the project involve the installation of a liquefied petroleum gas container filling location or storage location that has a tank with a capacity of more than 2,000 gallons or has two (2) or more tanks with an aggregate capacity of more than 4,000 gallons?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit</u> 517-335-7211
Does the project involve the installation, removal, or upgrade of an underground storage tank containing a petroleum product or a hazardous substance?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit</u> 517-335-7211
Does the project involve the installation of a hydrogen system?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit</u> 517-335-7211



CMS & D

SURVEYING / ENGINEERING

2257 EAST BROOMFIELD ROAD, MT. PLEASANT, MI 48858

PHONE: 989-775-0756 EMAIL: info@cms-d.com

September 23, 2020

Attn: Peter Gallinat
Union Charter Township
2010 South Lincoln Road
Mt. Pleasant, Michigan 48858

Re: Response Letter PSPR20-11 & PSPR20-12

Peter,

The following letter addresses the comment items made in your 9-18-20 Review Letter for PSPR20-11 and PSPR20-12 made on the submitted site plans for the West Wood Development's proposed building expansion and the extension of the private roadway.

- Item 1 - Lighting details and for both the Building Addition's wall packs and the pole mounted private roadway lighting has been included. Additionally, photometrics for the roadway light has been included.
- Item 2 - No action needed.
- Item 3 - The building elevation were included in the original hard copy submittal. We are resubmitting them again in hard copy. The PDF was sent to Rodney Nanny yesterday.
- Item 4 - The new proposed addition is 4100 SF for each wing. As a final floor plain has not been determined and it will not be, until a lease has been signed by a tenant, we took the entire 4100 SF as office space. This be the worst case for the required parking. Please refer to the parking table.
- Item 5 - Sidewalks.
 - The barrier free pedestrian connection has not been added, nor the striping across the existing parking lot. We have reviewed the Township's Sidewalk Ordinance and the Township's Site Plan Review criteria and cannot find where this is a requirement of the Ordinance. *If it can be shown that it is an Ordinance requirement and not just a reviewer's desire for the connection, we would install the sidewalk and crosswalk.*
 - Sidewalks have not been added to the site plan along the existing or the proposed private roadways. As a parcel is developed along Remus and/or Lincoln Road, the developer of that parcel will be responsible to provide the required sidewalks.
 - The sidewalks have been added to the Lincoln Road frontage. They are 5 feet wide and lie just inside of the public road right-of-way. *The installation of the sidewalk must comply with the Isabella County Road Commission's design standards and all outside permit requirements of others. Refer to note on drawing.*
 - There would be no change in the approved 2017 Township Agreement.

Item 6 - The Condominium Documents have been provided. The rights to expand the building were part of the original condo documents. No amendment is required.

Item 7 - No action needed.

Item 8 - Private Road Standards.

- The easement across Mr. Figg's Property has been provided.
- A copy of the conservation easement has been provided.
- The road name has been added.
- No Proposed Public and/or Private Water Main or Sanitary Sewer is being proposed on either SPSR20-11 or SPSR20-12

Item 9 - All outside review agency approvals have been obtained and sent to the Township, except the Township's DWP Director.

If you have any questions regarding the changes made to this drawing set, please call me at my office.

Respectfully,

Central Michigan Surveying & Development Company, Inc.



Timothy Bebee
President

EXHIBIT A

BURDENED PREMISES

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.00°-55'-47"E., ON AND ALONG THE EAST LINE OF SAID SECTION, 1102.88 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S.00°-55'-47"E., ON AND ALONG SAID EAST SECTION LINE, 472.16 FEET; THENCE S.89°-05' 54"W. 633.42 FEET; THENCE N.01°-03'-50"W 673.14 FEET; THENCE S.16°-51'-17"E., 209.03 FEET (RECORDED AS N.15°-57'-11"W., 209.03 FEET); THENCE N.89°-05'-54"E., 577.64 FEET (RECORDED AS WEST, 577.48 FEET) BACK TO THE POINT OF BEGINNING, CONTAINING 7.00 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE EASTERLY 33.00 FEET THEREOF AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OF RIGHTS OF WAY OF RECORD.

EXHIBIT B

BENEFITTED PREMISES

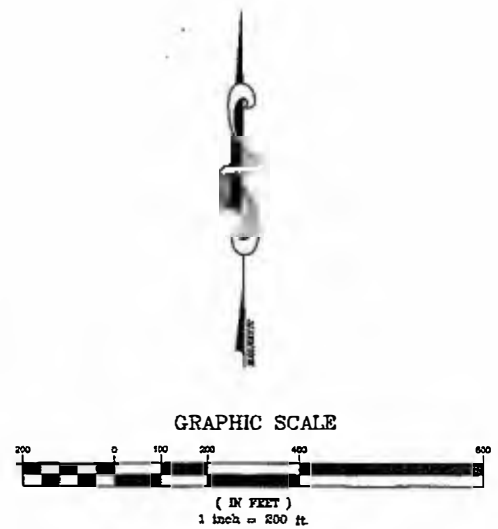
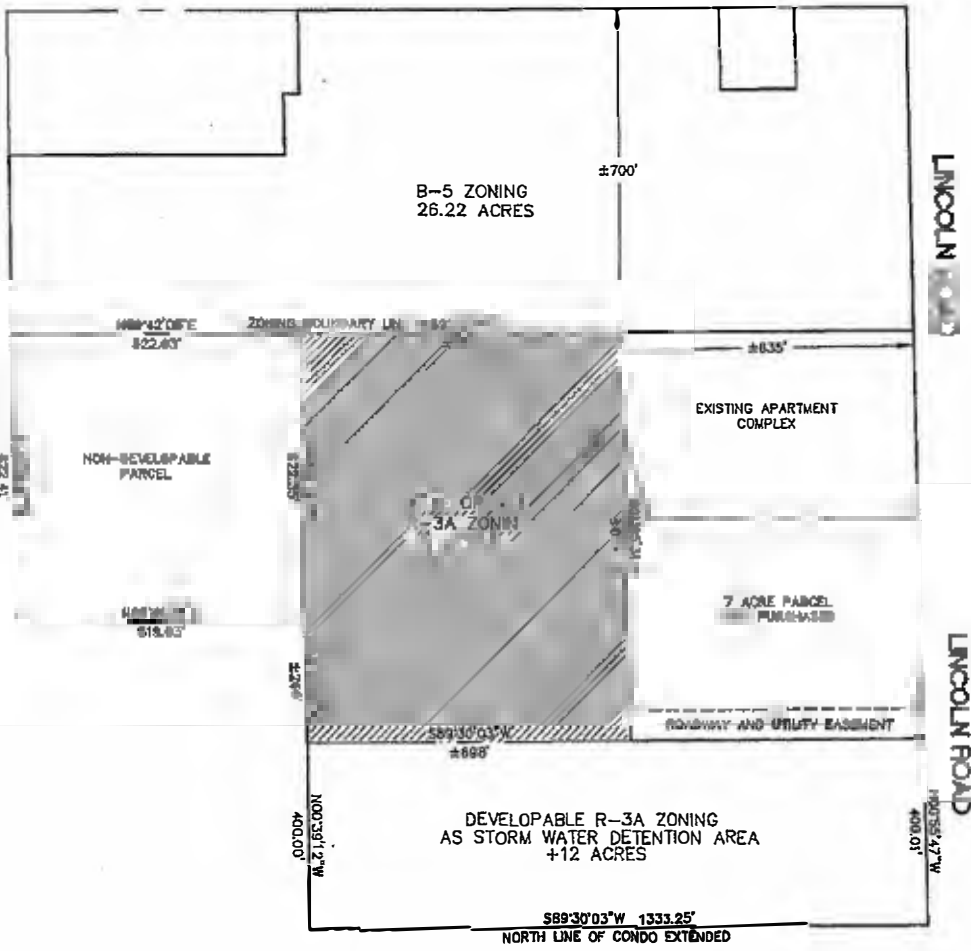
A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.89°-42'-08"W., ON AND ALONG THE NORTH LINE OF SAID SECTION, 242.00 FEET (RECORDED AS S.89°-37'-58"W., 242.00 FEET); THENCE S.00°-55'-47"E., PARALLEL WITH THE EAST LINE OF SAID SECTION, 178.00 FEET (RECORDED AS S01°-00'-07"E., 178.00 FEET); THENCE S.89°-42'-08"W., PARALLEL WITH SAID NORTH SECTION LINE, 165.00 FEET (RECORDED AS S.89°-37'-58"W., 165.00 FEET); THENCE N.00°-55'-47"W., PARALLEL WITH SAID EAST SECTION LINE, 178.00 FEET (RECORDED AS N.01°-00'-07"W., 178.00 FEET); THENCE S89°-42'-08"W., ON AND ALONG SAID NORTH SECTION LINE, 914.00 FEET (RECORDED AS S.89°-37'-58"W., 914.00 FEET); THENCE S.00°-55'-47"E., PARALLEL WITH SAID EAST SECTION LINE, 182.00 FEET (RECORDED AS N.01°-00'-07"W., 182.00 FEET); THENCE S.89°-42'-08"W., PARALLEL WITH SAID NORTH SECTION LINE, 34.00 FEET (RECORDED AS S.89°-37'-58"W., 34.00 FEET); THENCE S.00°-55'-47"E., PARALLEL WITH SAID EAST SECTION LINE, 132.00 FEET (RECORDED AS N.01°-00'-07"W., 132.00 FEET); THENCE S.89°-42'-08"W., PARALLEL WITH SAID NORTH SECTION LINE, 594.12 FEET (RECORDED AS S.89°-37'-58"W., 594.00 FEET); THENCE S.00°-55'-47"E., PARALLEL WITH SAID EAST SECTION LINE, 386.00 FEET (RECORDED AS N.01°-00'-07"W., 386.00 FEET); THENCE N.89°-42'-08"E., PARALLEL WITH SAID NORTH SECTION LINE, 1949.12 FEET (RECORDED AS N.89°-37'-58"E., 1949.00 FEET); THENCE N.00°-55'-47"E., ON AND ALONG SAID EAST SECTION LINE, 700.00 FEET (RECORDED AS N.01°-00'-07"W., 700.00 FEET) BACK TO THE POINT OF BEGINNING, CONTAINING 26.23 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE EASTERLY AND NORTHERLY 33.00 FEET THEREOF AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY OF RECORD.

AND

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.00°-55'-47"E., ON AND ALONG THE EAST LINE OF SAID SECTION, 1575.04 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.89°-05'-54"W., 633.42 FEET; THENCE N.01°-03'-50"W., 881.74 FEET; THENCE S.89°-42'-08"W., PARALLEL WITH THE NORTH LINE OF SAID SECTION, 1313.60 FEET (RECORDED AS S.89°-21'-46"W., 1313.49 FEET); THENCE S.00°-55'-47"E., PARALLEL WITH SAID EAST SECTION LINE, 622.41 FEET (RECORDED AS SOUTH, 640.00 FEET; THENCE N.89°-41'-58"E., ON AND ALONG THE NORTH 1/8 LINE OF SAID SECTION, 619.03 FEET (RECORDED AS EAST, 610.12 FEET; THENCE S.00°-39'-12"E., ON AND ALONG THE EAST 1/8 LINE OF SAID SECTION, 658.67 FEET (RECORDED AS SOUTH, 660.00 FEET); THENCE N.89°-30'-03"E., ON AND ALONG THE NORTH LINE OF

GINGERSWAY SITE CONDOMINIUM, 1333.25 FEET (RECORDED AS EAST, 1338.88 FEET); THENCE N.00°-55'-47"W., 406.35 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 35.27 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE EASTERLY 33.00 FEET THEREOF, LYING ALONG AND ADJACENT TO THE EAST LINE OF SAID SECTION, FOR HIGHWAY USE AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OF RIGHTS OF WAY OF RECORD.

REMUS ROAD (M-20)



Sam **B**er **E**ngineering

Bruce E. Rohrer, P.E.
1216 E Gaylord St.
Mt. Pleasant, Michigan 48858
(989) 330-2150

September 16, 2020

Peter Galliant
Charter Township of Union
2010 South Lincoln Road
Mt. Pleasant, Michigan 48858

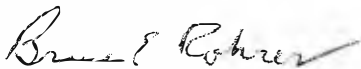
Re: Storm Water Management Plan for West Wood Private Road
Location, Union Charter Township

Mr. Galliant:

I reviewed the plan set, dated September 15, 2020 by CMS&D for the proposed extension of the private road system for the West Wood Development at the Southwest Corner of Lincoln Road and Remus Road in Section 20 of Union Township. The plan design directs the storm water from the proposed roadway away from the neighboring properties and discharges into two different wetland areas. Based on the Storm Water Letter by CMS&D the volume of water discharges to the wetland will not negatively impact the wetland and the wetland areas have more than enough natural detention to handle the runoff and store the storm water runoff in accordance with the Township's Storm Water Ordinance. The proposed plan is consistent with the Union Township Storm Water Ordinance.

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

Sincerely,



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

BER/taw

cc: Tim Bebee, CMS&D

Sam **B**er **E**ngineering

Bruce E. Rohrer, P.E.
1216 E Gaylord St.
Mt. Pleasant, Michigan 48858
(989) 330-2150

September 16, 2020

Peter Galliant
Charter Township of Union
2010 South Lincoln Road
Mt. Pleasant, Michigan 48858

Re: Storm Water Management Plan for West Wood Proposed Building Expansion;
Location, Union Charter Township

Mr. Galliant:

I reviewed the plan, dated September 15, 2020 by McGuirk Sand-Gravel for the proposed Expansion of their buildings. The two expansions of approximately 4,100 sf are being placed in an area that currently is paved. The total volume of storm water runoff will not change. The development has previously been reviewed and approved for storm water detention. As there will be no increase in storm water runoff, there will be no change in storm water detention. Minor adjustments will need to be made on the interior storm water collection system but these will not affect the required and provided storm water detention area. Based on there being no net change to the storm water runoff and storm water detention previously reviewed and approved, the proposed plan is consistent with the Union Township Storm Water Ordinance.

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

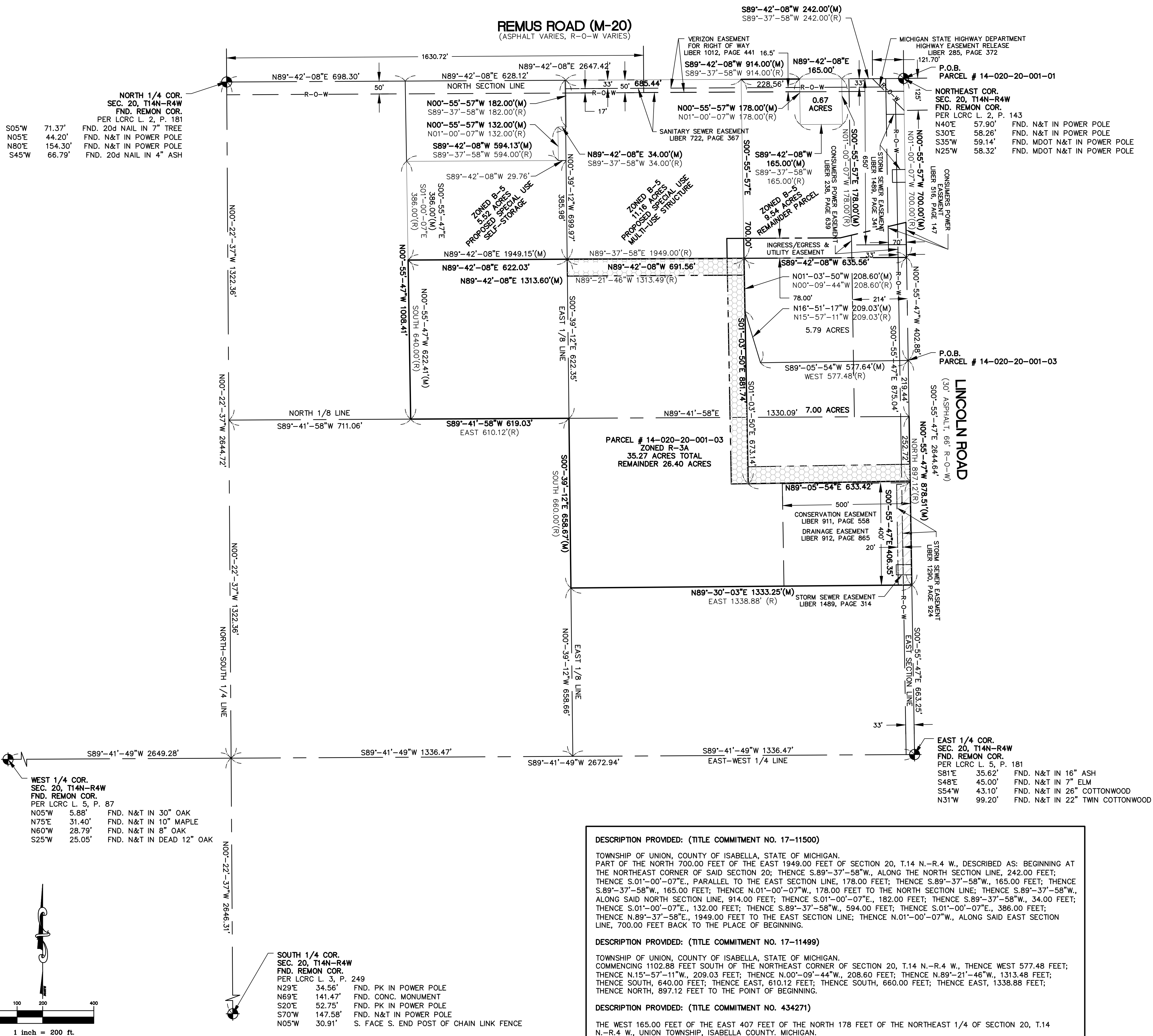
Sincerely,



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

BER/taw

cc: Tim Bebee, CMS&D



SCHEDULE B - SECTION 2 EXCEPTIONS TITLE COMMITMENT 17-11499(a) & 17-11500(b) & 434271(c):			
13(a)	EASEMENT AS SET FORTH IN LIBER 1298, PAGE 924, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.		
13(b)	PERMANENT EASEMENT AS SET FORTH IN LIBER 1489, PAGE 341, ISABELLA COUNTY RECORDS AS SHOWN ON SURVEY.		
13(c)	RIGHT OF WAY FOR CONSUMERS POWER COMPANY OVER PART OF CAPTION ED LAND DATED MAY 2, 1949 AND RECORDED DECEMBER 21, 1949 IN LIBER 238, PAGE 639. AS SHOWN ON SURVEY.		
14(a)	PERMANENT EASEMENT AS SET FORTH IN LIBER 1489, PAGE 314, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.		
14(b)	EASEMENT FOR TIGHT-OF-WAY AS SET FORTH IN LIBER 1012, PAGE 441, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.		
14(c)	EASEMENT GRANTED TO THE STATE OF MICHIGAN OVER PART OF CAPTIONED LAND DATED AUGUST 9, 1944 AND RECORDED AUGUST 29, 1944 IN LIBER 265, PAGE 372. AS SHOWN ON SURVEY		
15(a)	RECIPROCAL USE AGREEMENT A SET FORTH IN LIBER 912, PAGE 870 ISABELLA COUNTY RECORDS. NOT SHOWN ON SURVEY, DOES NOT AFFECT THE SUBJECT PROPERTY.		
15(b)	EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SEWERS AS SET FORTH IN LIBER 722, PAGE 367, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.		
16(a)	EASEMENT AS SET FORTH IN LIBER 912, PAGE 865, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.		
16(b)	EASEMENT AND RIGHT OF WAY IN FAVOR OF CONSUMERS ENERGY, AS SET FORTH IN LIBER 870, PAGE 953, RELEASE OF EASEMENT NOT SHOWN ON SURVEY. IN LIBER 862, PAGE 264, RELEASE OF EASEMENT NOT SHOWN ON SURVEY. IN LIBER 516, PAGE 147, AS SHOWN ON SURVEY. IN LIBER 238, PAGE 639, AS SHOWN ON SURVEY. AND IN LIBER 185, PAGE 396, EASEMENT RELEASED IN DOCUMENTS RECORDED IN LIBER 870, PAGE 953 AND LIBER 862, PAGE 264, NOT SHOWN ON SURVEY.		
17(a)	CONSERVATION EASEMENT AS SET FORTH IN LIBER 911, PAGE 558, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.		
17(b)	HIGHWAY EASEMENT RELEASE GRANTED TO THE STATE OF MICHIGAN FOR HIGHWAY PURPOSES, AS SET FORTH IN LIBER 265, PAGE 372. AS SHOWN ON SURVEY.		
18(a)	EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN LIBER 909, PAGE 332, ISABELLA COUNTY RECORDS. NOT SHOWN ON SURVEY, DOES NOT AFFECT SUBJECT PROPERTY		
19(A)	EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SEWERS AS SET FORTH IN LIBER 722, PAGE 367, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.		
20(a)	EASEMENT AND RIGHT OF WAY IN FAVOR OF CONSUMERS ENERGY, AS SET FORTH IN LIBER 870, PAGE 953, RELEASE OF EASEMENT NOT SHOWN ON SURVEY. IN LIBER 862, PAGE 264, RELEASE OF EASEMENT NOT SHOWN ON SURVEY. IN LIBER 516, PAGE 147, AS SHOWN ON SURVEY. IN LIBER 238, PAGE 639, AS SHOWN ON SURVEY. AND IN LIBER 185, PAGE 396, EASEMENT RELEASED IN DOCUMENTS RECORDED IN LIBER 870, PAGE 953 AND LIBER 862, PAGE 264, NOT SHOWN ON SURVEY.		
21(a)	HIGHWAY EASEMENT RELEASE GRANTED TO THE STATE OF MICHIGAN FOR HIGHWAY PURPOSES, AS SET FORTH IN LIBER 265, PAGE 372. AS SHOWN ON SURVEY.		

CMS & D

SURVEYING / ENGINEERING

2257 EAST BROOMFIELD ROAD
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0736
FAX: (989) 775-3012
EMAIL: info@cms-d.com

BOUNDARY

PRIVATE ROAD EXTENSION WEST WOOD DEV.

MCGUIRK MINI STORAGE INC.

PART OF THE NORTHEAST 1/4
SECTION 20, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:

REVISIONS BASED ON TWP. REVIEW, DATED 9-18-20

SUBMITTALS:

SUBMITTAL TO UNION TOWNSHIP 9-15-20

RE-SUBMITTAL TO TWP PLANNING COM 9-23-20

JOB NUMBER:

1808-081

WRE/TELB/USE

DESIGNED BY:

NA

CHECKED BY:

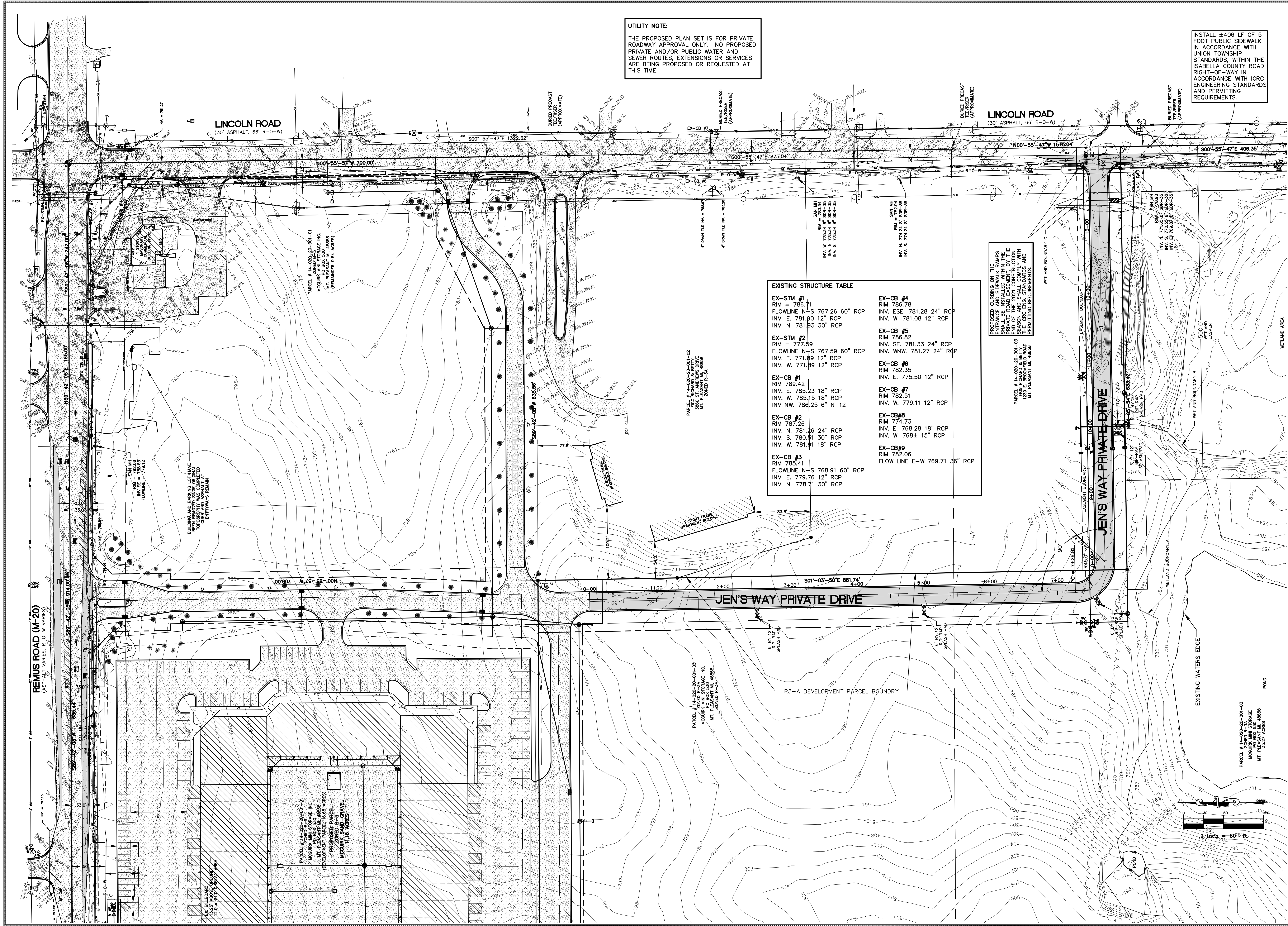
TELB

SCALE

1" = 200'

SHEET NUMBER

2 of 4



UTILITY NOTE:
THE PROPOSED PLAN SET IS FOR PRIVATE ROADWAY APPROVAL ONLY. NO PROPOSED PRIVATE AND/OR PUBLIC WATER AND SEWER ROUTES, EXTENSIONS OR SERVICES ARE BEING PROPOSED OR REQUESTED AT THIS TIME.

INSTALL ±406 LF OF 5 FOOT PUBLIC SIDEWALK IN ACCORDANCE WITH UNION TOWNSHIP STANDARDS, WITHIN THE ISABELLA COUNTY ROAD RIGHT-OF-WAY IN ACCORDANCE WITH ICRC ENGINEERING STANDARDS AND PERMITTING REQUIREMENTS.

EXISTING STRUCTURE TABLE	
EX-STM #1 RIM = 786.71 FLOWLINE N-S 767.26 60" RCP INV. E. 781.90 12" RCP INV. N. 781.93 30" RCP	EX-CB #4 RIM 786.78 INV. ESE. 781.28 24" RCP INV. W. 781.08 12" RCP
EX-STM #2 RIM = 777.99 FLOWLINE N-S 767.59 60" RCP INV. E. 771.89 12" RCP INV. W. 771.89 12" RCP	EX-CB #5 RIM 786.82 INV. SE. 781.33 24" RCP INV. WNW. 781.27 24" RCP
EX-CB #1 RIM 789.42 INV. E. 785.23 18" RCP INV. W. 785.15 18" RCP INV. NW. 786.25 6" N-12	EX-CB #6 RIM 782.35 INV. E. 775.50 12" RCP
EX-CB #2 RIM 787.26 INV. N. 781.26 24" RCP INV. S. 780.51 30" RCP INV. W. 781.91 18" RCP	EX-CB #7 RIM 782.51 INV. W. 779.11 12" RCP
EX-CB #3 RIM 785.41 FLOWLINE N-S 768.91 60" RCP INV. E. 779.76 12" RCP INV. N. 778.71 30" RCP	EX-CB #8 RIM 774.73 INV. E. 768.28 18" RCP INV. W. 768± 15" RCP
	EX-CB #9 RIM 782.06 FLOW LINE E-W 769.71 36" RCP

PROPOSED CURBING ON THE ENTRANCE AND SIDEWALK RAMPS TO THE PROPOSED MINI STORAGE BUILDING. THE CURBING SHALL BE CONSTRUCTED BY THE PRIVATE ROAD EASEMENT, BY THE END OF THE 2021 CONSTRUCTION PERIOD. THE CURBING SHALL BE CONSTRUCTED TO THE ICRC ENG. STANDARDS AND PERMITTING REQUIREMENTS.

PARCEL # 14-020-20-001-03
MCGUIRK MINI STORAGE
MT. PLEASANT MI. 48858

PARCEL # 14-020-20-001-02
MCGUIRK MINI STORAGE
MT. PLEASANT MI. 48858

PARCEL # 14-020-20-001-03
MCGUIRK MINI STORAGE
MT. PLEASANT MI. 48858

PARCEL # 14-020-20-001-03
MCGUIRK MINI STORAGE
MT. PLEASANT MI. 48858

SCALE
1" = 60'

JOB NUMBER:
1808-081

DRAWN BY:
WRE/TELB/JSE

SHEET NUMBER
3 OF 4

SUBMITTALS:
SUBMITTAL TO UNION TOWNSHIP 9-15-20

RE-SUBMITTAL TO TWP PLANNING COM 9-23-20

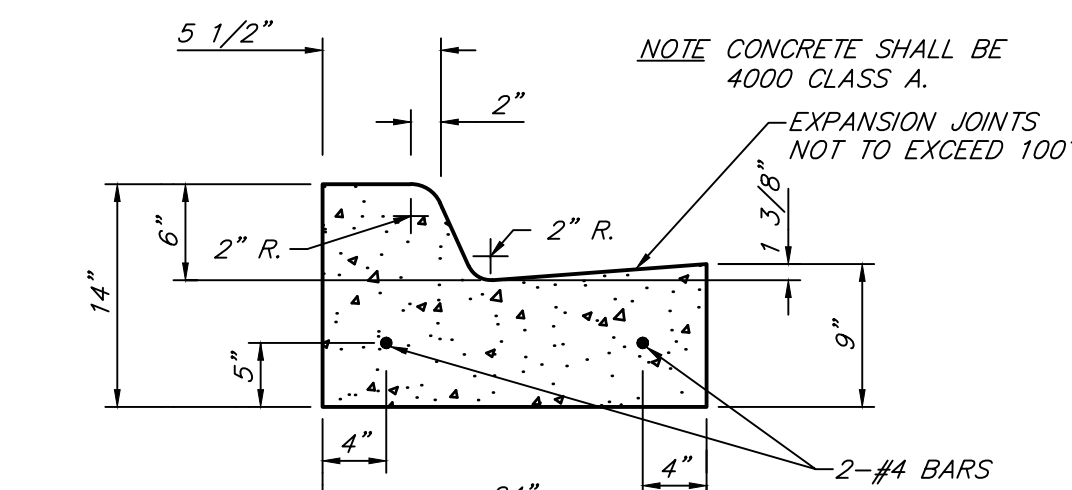
DESIGNED BY:
NA

CHECKED BY:
TELB

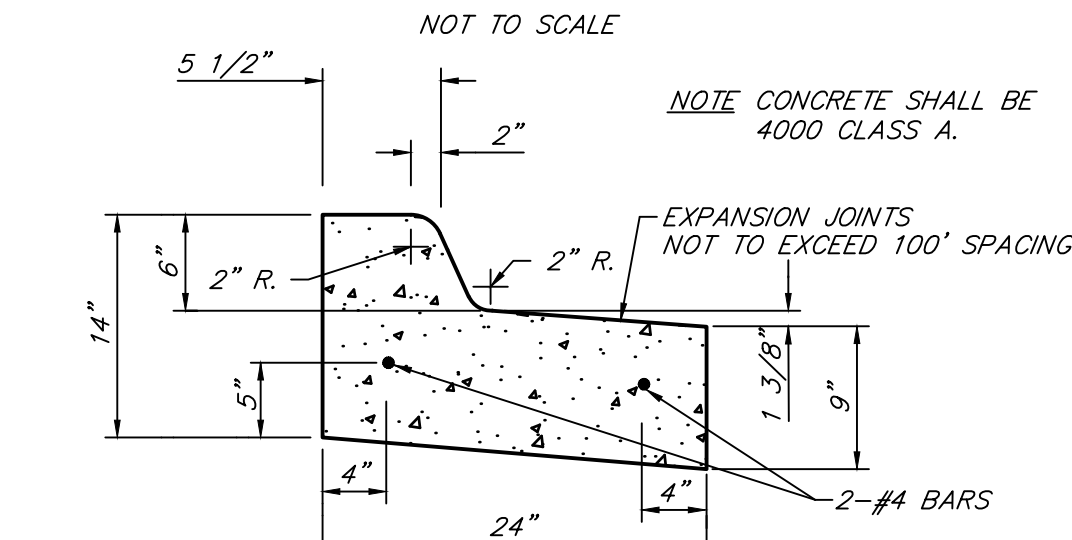
REVISIONS:
REVISIONS BASED ON TWP. REVIEW, DATED 9-18-20

TOPOGRAPHIC SURVEY SHEET
PRIVATE ROAD EXTENSION WEST WOOD DEV.
MCGUIRK MINI STORAGE INC.
PART OF THE NORTHEAST 1/4
SECTION 20, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

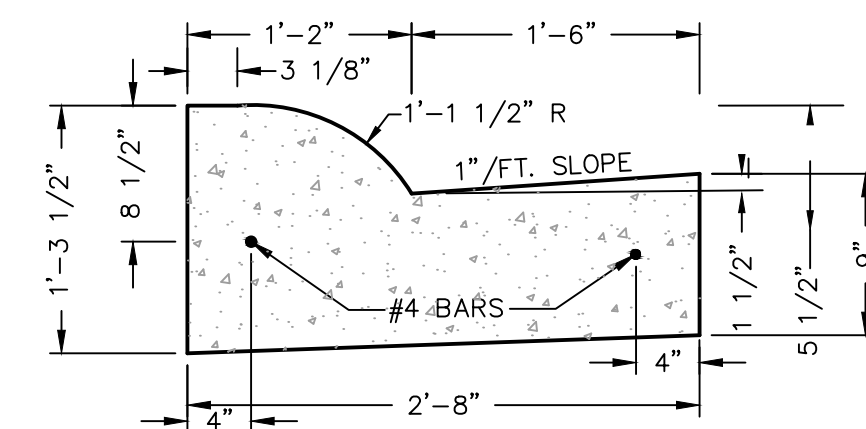
CMS & D
SURVEYING / ENGINEERING
2257 EAST BROOMFIELD ROAD
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com



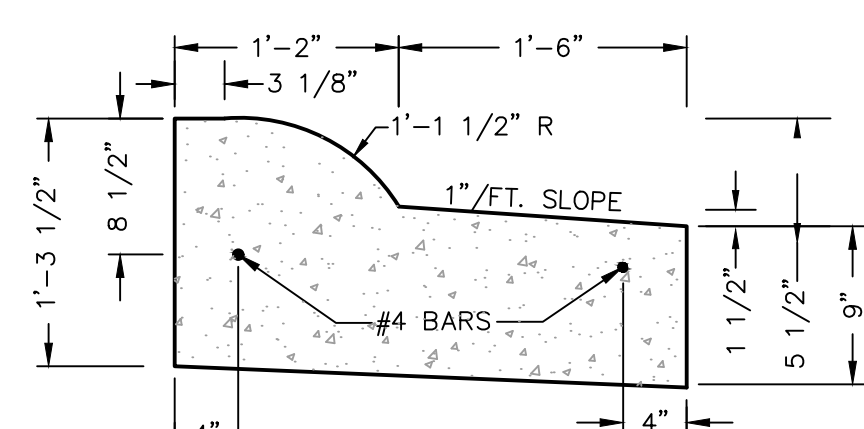
CONCRETE F4 CURB AND GUTTER DETAIL
REGULAR PAN



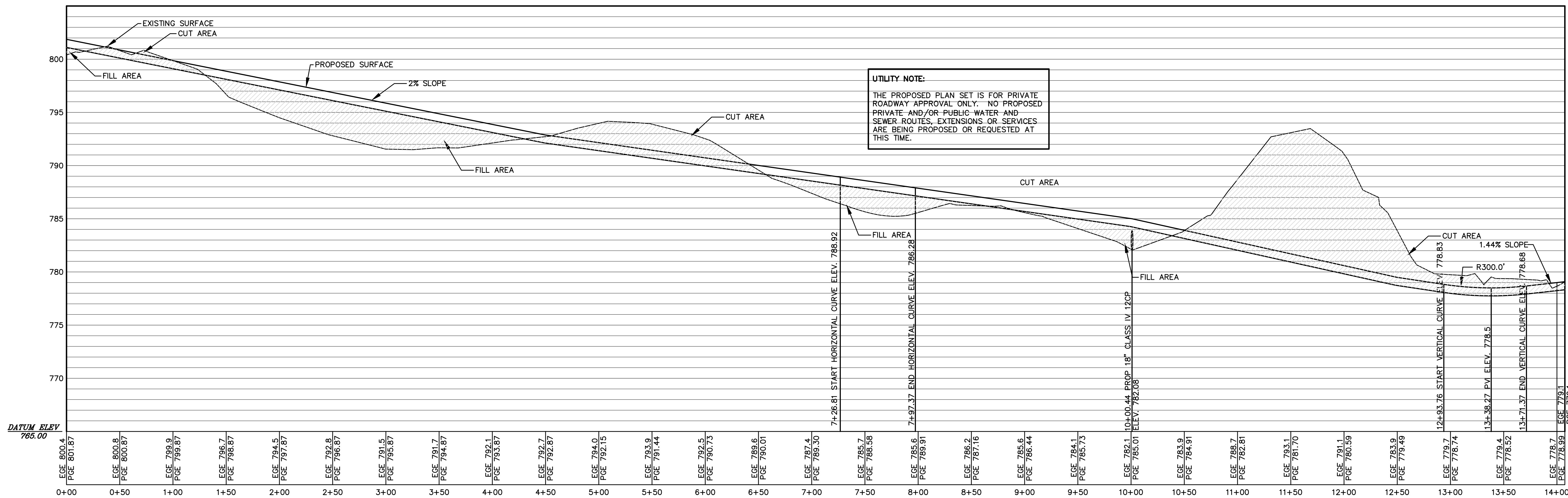
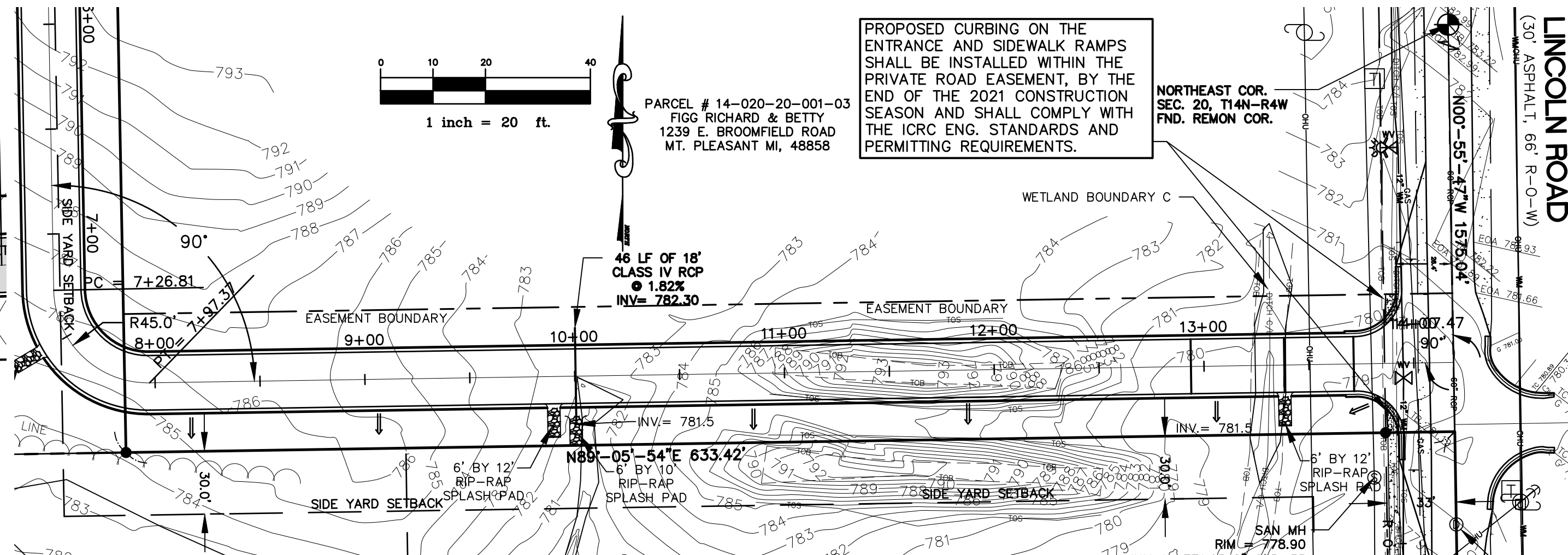
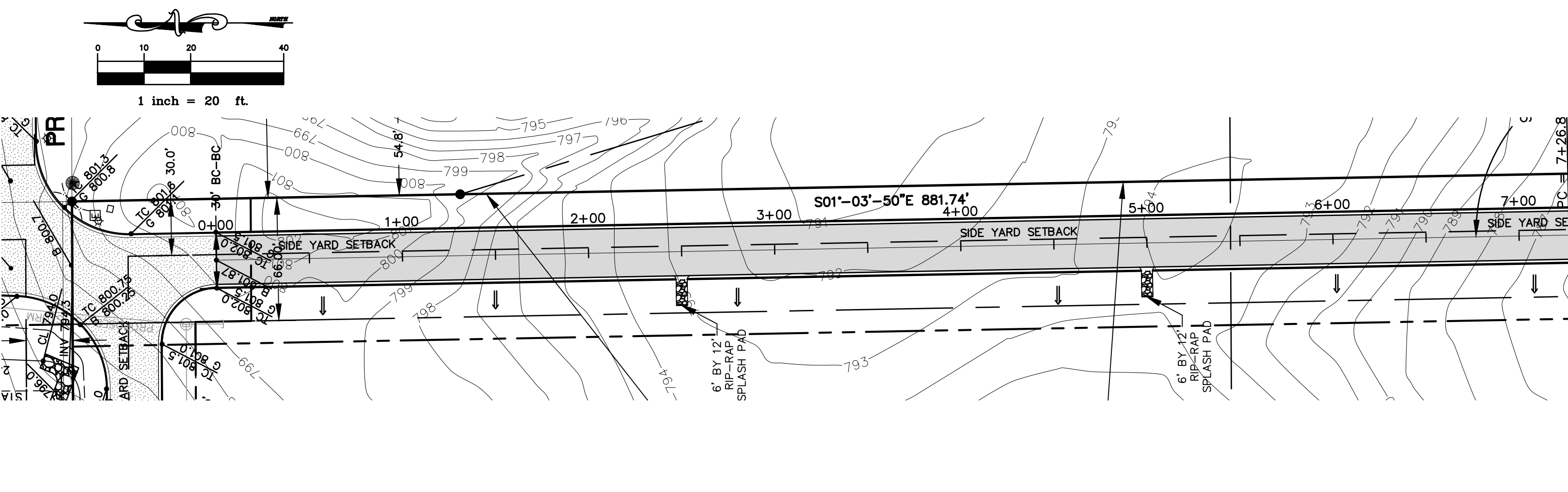
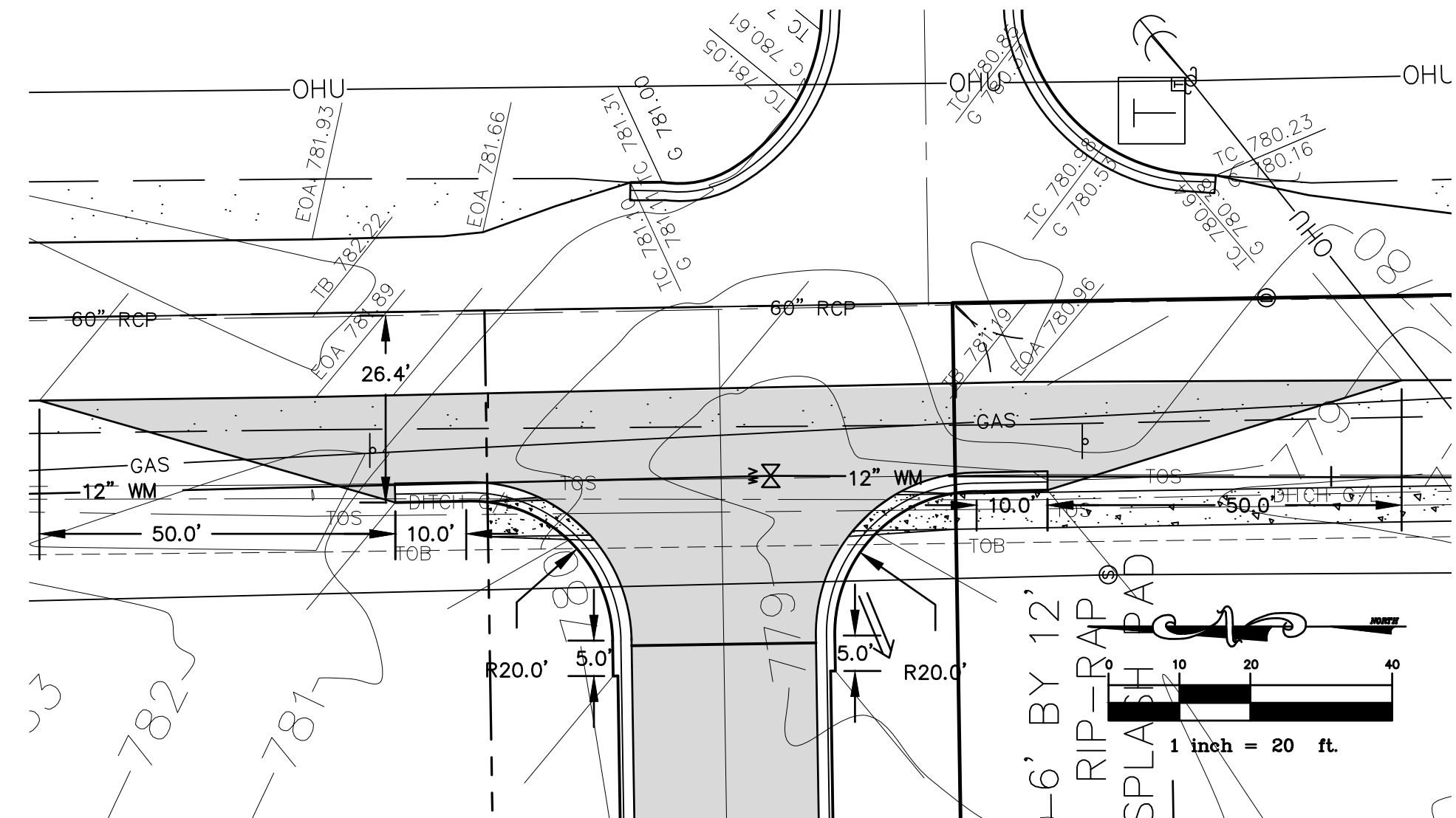
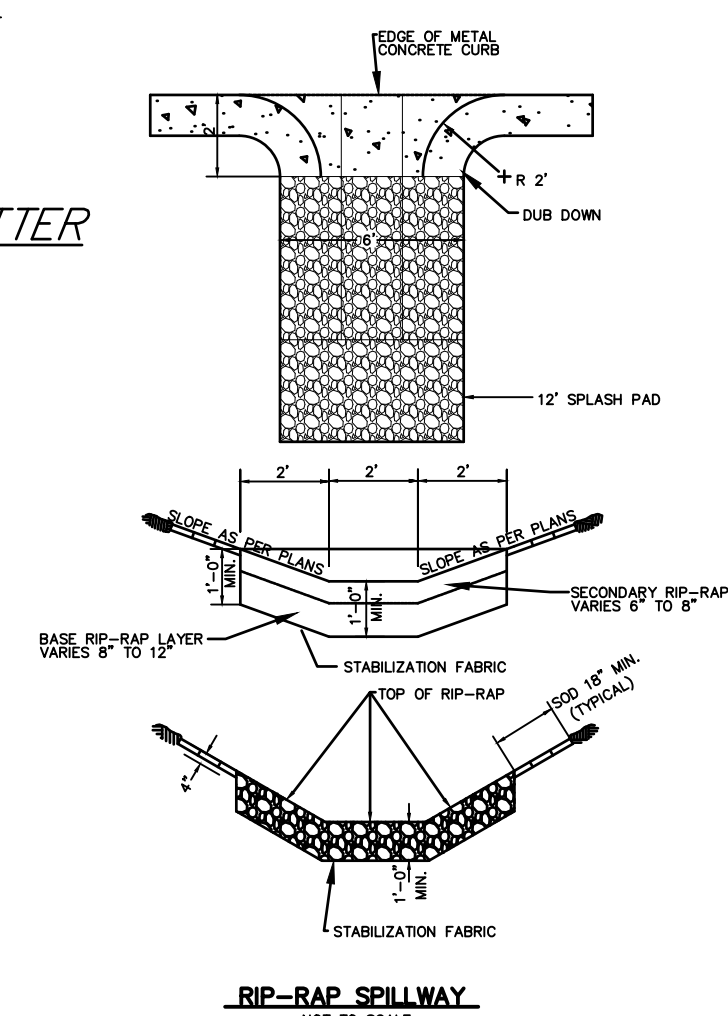
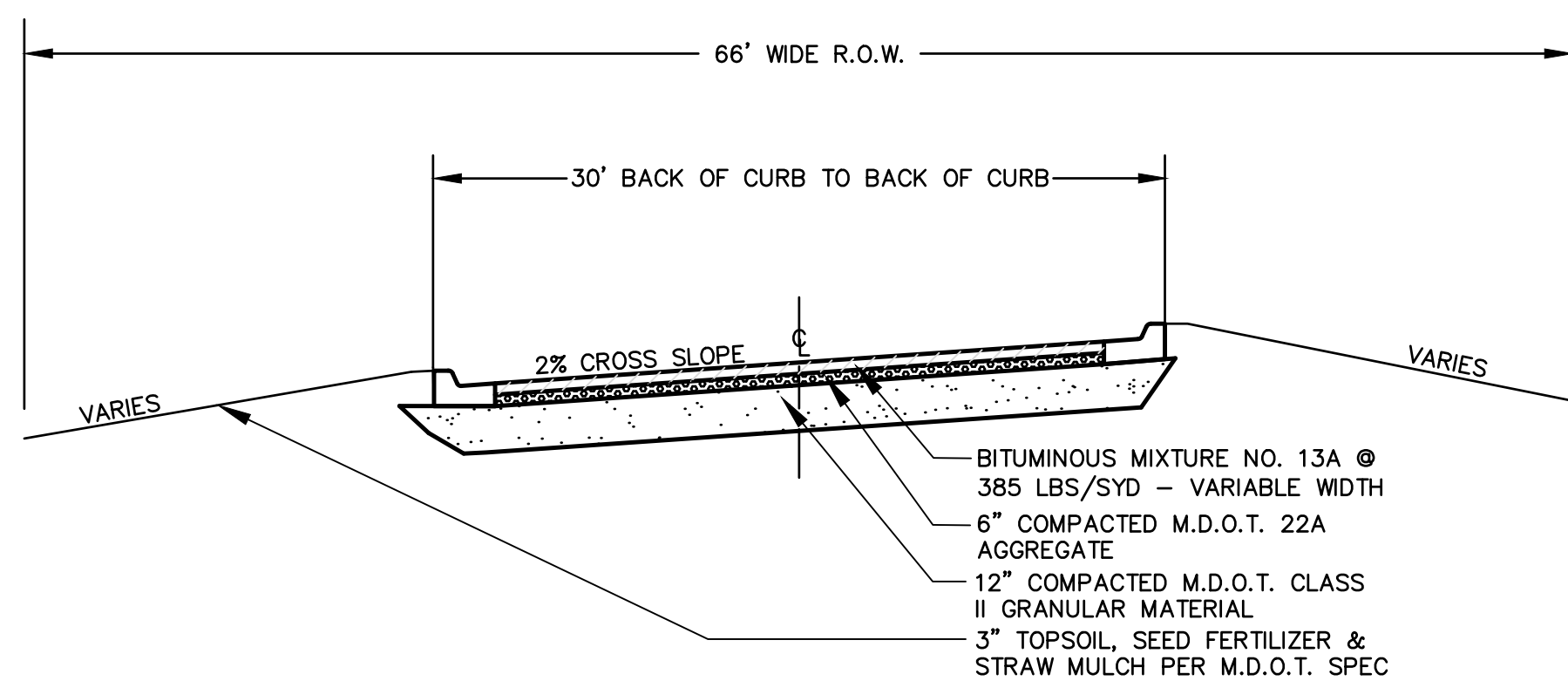
F4 CONCRETE CURB AND GUTTER DETAIL
REVERSE PAN



M.D.O.T. B-2
REGULAR PAN CONCRETE CURB & GUTTER



M.D.O.T. B-2
REVERSE PAN CONCRETE CURB & GUTTER



UTILITY NOTE:
THE PROPOSED PLAN SET IS FOR PRIVATE ROADWAY APPROVAL ONLY. NO PROPOSED PRIVATE AND/OR PUBLIC WATER AND SEWER ROUTES, EXTENSIONS OR SERVICES ARE BEING PROPOSED OR REQUESTED AT THIS TIME.

CMS & D
SURVEYING / ENGINEERING
2257 EAST BROOMFIELD ROAD
MOUNTAIN VIEW, MI 48058
PHONE: (989) 775-0750
FAX: (989) 775-5012
EMAIL: info@cms-d.com



ROAD PLAN & PROFILE
PRIVATE ROAD EXTENSION WEST WOOD DEV.
MCGUIRK MINI STORAGE INC.
PART OF THE NORTHEAST 1/4
SECTION 20, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

SUBMITTALS:		REVISIONS:	
SUBMITTAL TO UNION TOWNSHIP 9-15-20		REVISIONS BASED ON TWP. REVIEW, DATED 9-18-20	
JOB NUMBER: 1808-081	DESIGNED BY: WRE/TELB/JSE		
DRAWN BY: JSE	CHECKED BY: TELB		
RE-SUBMITTAL TO TWP PLANNING COM 9-23-20			
SCALE 1" = 50'			
SHEET NUMBER 4 OF 4			



Site Lighter Pro

SLP1675LED 75 Watt LED Site Lighter Pro



SPECIFICATIONS:

	Type III	Type IV	Type V	Forward Throw	Combo
Lumens:	8,680	7,981	8,181	8664	8,188
Watts:	71.58	71.53	71.55	68.65	71.86
Lumens/Watt:	121.3	111.6	114.3	126.21	113.9
CRI:	71.2	71.3	71.2	71	71.4
CCT:	4467	4478	4462	4638	4466
DLC Prod. ID:	P8SM6BEE	P23VSTZ4	PTR9188X	PBXKCP9W	PAHYWKW1

Construction:

Designed for commercial and industrial applications, providing cooler operating temperatures, brighter light and longer LED life. The housing is made of 100% aluminum and utilizes external airflow fins to allow for greater heat dissipation. The easy access driver compartment is a thermally independent compartment, separate from LED generated heat, for cooler operation and longer driver life.

Optics:

Atlas Site Lighter Pro fixtures utilize precision engineered individual lenses for maximum light intensity. These lenses are made of optical grade polycarbonate. Types III, IV, V, Forward Throw and SLX Combo distributions are available. Types III, IV, Forward Throw and SLX Combo optics are rotatable allowing for optimal placement of the fixtures on the perimeter of any layout.

Mounting:

The easy mount bracket makes installation to any style pole quick and easy. Tenon and other mounting accessories also available.

Thermal Management:

Atlas Site Lighter Pro fixtures are designed as a complete system to optimize LED life and light output. The thermal stacking heat removal technology extracts heat from within the housing moving it away from LEDs and components. The lower temperatures result in long LED life (200,000+ hrs) and component life and also allows for higher light output.

Listings:

Luminaire is certified to UL/cUL Standards for Wet Locations
Lighting Facts Certified

²All luminaires qualify for DesignLights Consortium Premium with the exception of the SLP1675LEDT44KU (All colors/options) which is DesignLights Consortium Standard. All are eligible for rebates from DLC member utilities.

AC Input:

120/208/240/277 V

Driver:

Constant current, Class 2, 120-277 VAC, 50-60 Hz
High Efficiency – min. 88%
Off-State Power: 0 Watts
0-10 V Dimming

LEDs:

4500K CCT
Epoxy Guard™ protective conformal coated boards

Reduced Glare:

Positioning of the LED modules within the housing result in light directed to desired locations and reduces offensive light.

Testing:

Atlas LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 & LM-80, and have received the Department of Energy "Lighting Facts" label.

Warranty: Five-year limited warranty

480 Volt: For 480V add suffix 4 to part number.

¹LED Life Span Based Upon LM-80 Test Results

Project Information

Job Name

Fixture Type 75 Watt LED Site Lighter Pro

Catalog Number SLP1675LED

Approved by

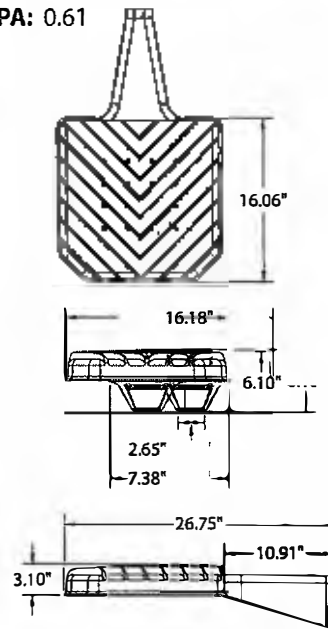


**Design is Protected
by US Patent D754,385**

DIMENSIONS:

Weight: 20 lbs.

EPA: 0.61



**Rebates and Incentives are available in many areas.
Contact an Atlas Representative for more information.**

ATLAS LIGHTING PRODUCTS, INC.

PO BOX 2348 | BURLINGTON, NC 27216

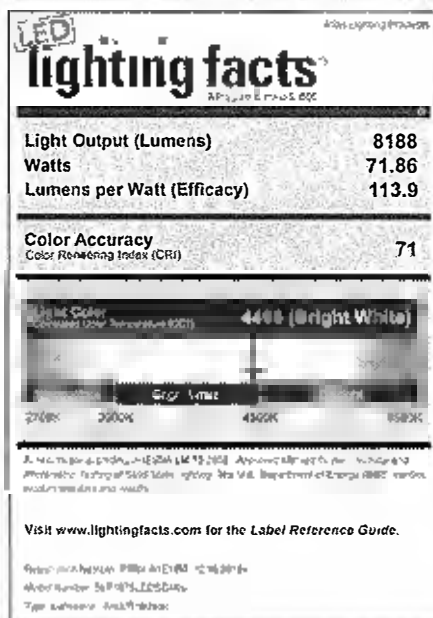
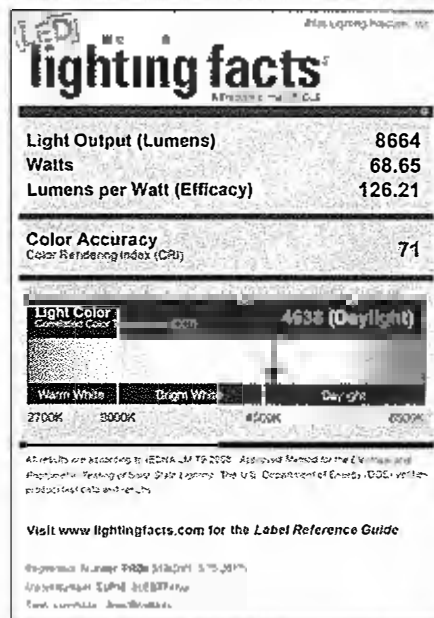
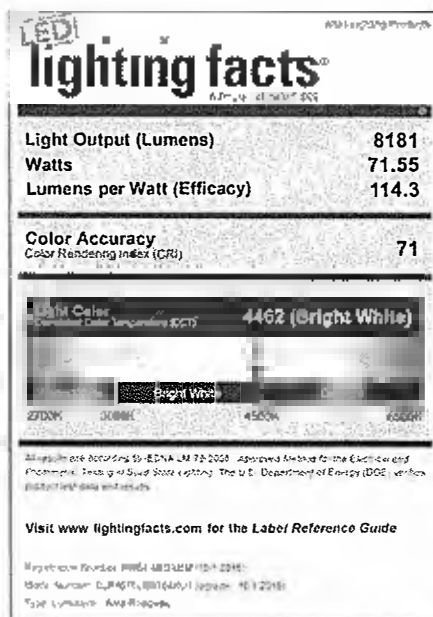
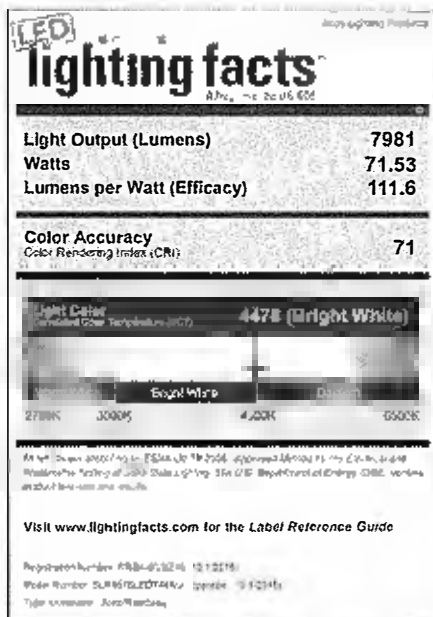
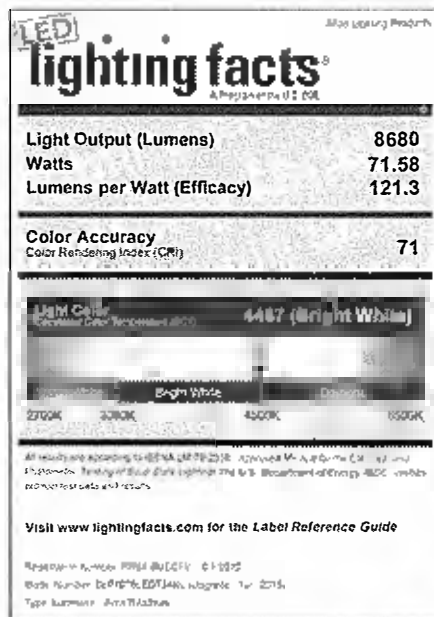
800-849-8485 | FAX: 336-227-0110 | www.atlasled.com

*The majority of Atlas Lighting Products are assembled in USA facilities by an American Workforce utilizing both Domestic and Foreign components. Meets Buy American requirements within the ARRA.

ORDERING INFORMATION

SLP16	75LED		T3	4K		U		
PRODUCT SERIES SLP16 = Site Lighter Pro 16"		FIXTURE BRACKET blank = Square Pole RP = Round Pole		COLOR TEMPERATURE 4K = 4500K		VOLTAGE U = 120-277 4 = 480		OPTIONS PR = PC Receptacle SP = Surge Protection
WATTAGE 75LED = 75 System Watts		OPTIC T3 = Type III T4 = Type IV T5 = Type V TF = Forward Throw SC = SLX Combo		CONTROLS Blank = Dimming B = Bi-Level Switching M = Motion		COLOR Blank = Bronze S = Anodized Silver B = Black W = White		

Rotatable Optics: Add R for Right Facing; Add L for Left Facing





CATALOG NUMBER: SSS25411BZ

JOB NAME:

CUSTOMER NAME:

NOTES:

TYPE:

DATE:

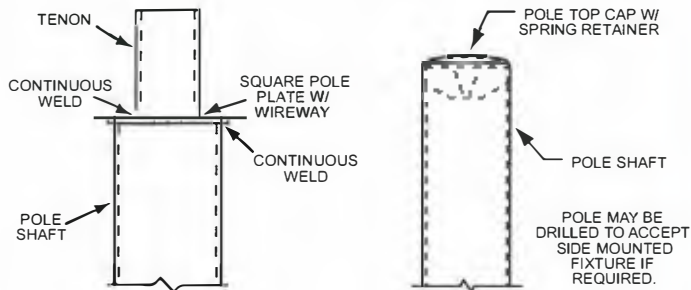
FEATURES AND SPECIFICATIONS

AREA LIGHTING

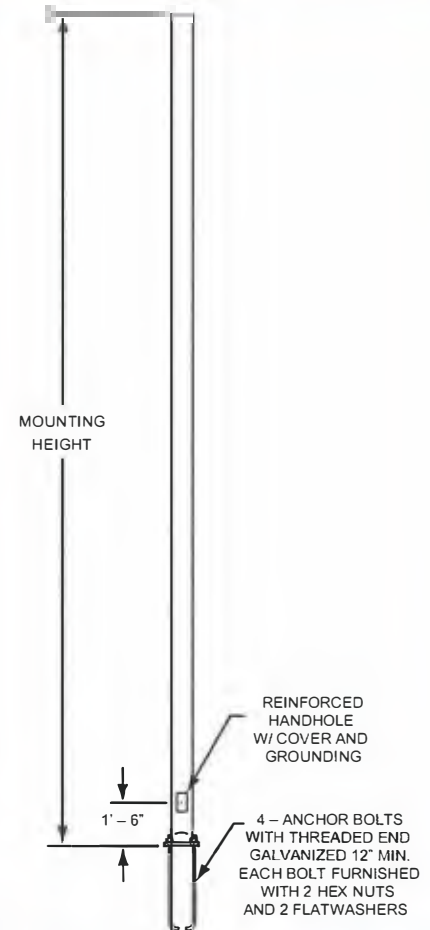
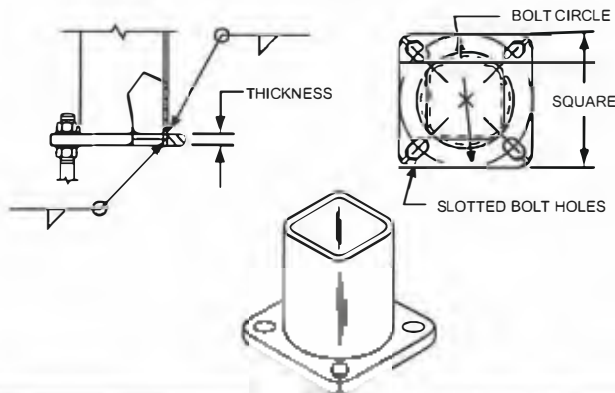
POLES

SQUARE STRAIGHT STEEL POLES

POLE TIP DETAILS



POLE BASE DETAILS



ORDERING INFORMATION

Nominal Mounting Height (ft)	Catalog Number	Shaft			Pole Base			Maximum Loading			
								90MPH	100MPH	110MPH	120MPH
		Base O.D. (in)	Wall Thk. (ga)	Gross Weight (lbs)	Bolt Circle Range*	Plate Width (in)	Plate Thk. (in)	EPA (ft²)	EPA (ft²)	EPA (ft²)	EPA (ft²)
12	SSS12411BZ	4.00	11	90	8 to 11	8.0	0.75	23.0	18.2	14.6	11.7
14	SSS14411BZ	4.00	11	105	8 to 11	8.0	0.75	18.7	14.5	11.5	9.1
16	SSS16411BZ	4.00	11	120	8 to 11	8.0	0.75	15.1	11.5	8.9	6.9
18	SSS18411BZ	4.00	11	135	8 to 11	8.0	0.75	12.2	9.1	6.8	5.1
20	SSS20411BZ	4.00	11	150	8 to 11	8.0	0.75	9.5	6.9	4.9	3.4
20	SSS20507BZ	5.00	7	250	9 to 11	11.0	1.00	30.5	23.7	18.6	14.7
20	SSS20511BZ	5.00	11	180	9 to 11	11.0	0.75	20.0	14.9	11.5	8.8

*-Consult Factory for Specific Bolt Circle Measurements.

Continued →

Actual performance can vary depending on operating conditions. Specifications are subject to change without notice.

ATLAS LIGHTING PRODUCTS, INC.

PO BOX 2348 | BURLINGTON, NC 27216

800-849-8485 | FAX: 336-227-0110 | www.atlaslightingproducts.com



AREA LIGHTING POLES SQUARE STRAIGHT STEEL POLES

ORDERING INFORMATION CONTINUED

Nominal Mounting Height (ft)	Catalog Number	Shaft			Pole Base			Maximum Loading			
		Base O.D. (in)	Wall Thk. (ga)	Gross Weight (lbs)	Bolt Circle Range*	Plate Width (in)	Plate Thk. (in)	90MPH	100MPH	110MPH	120MPH
25	SSS25411BZ	4.00	11	188	8 to 11	8.0	0.75	9.3	6.4	4.3	2.6
25	SSS25407BZ	4.00	7	250	8 to 11	8.0	0.75	11.2	8.0	5.5	3.7
25	SSS25511BZ	5.00	11	225	9 to 11	11.0	0.75	16.0	11.4	8.0	5.6
25	SSS25507BZ	5.00	7	313	9 to 11	11.0	1.00	34.0	26.2	20.0	15.9
30	SSS30407BZ	4.00	7	300	8 to 11	8.25	0.75	6.5	3.7	1.8	0.3
30	SSS30507BZ	5.00	7	375	9 to 11	11.0	1.00	24.1	17.5	13.0	9.4
30	SSS30607BZ	6.00	7	462	12	12.5	1.00	34.3	25.8	19.4	14.6
35	SSS35607BZ	6.00	7	539	12	12.5	1.00	24.8	17.7	12.2	8.4

*-Consult Factory for Specific Bolt Circle Measurements.

ORDERING INFORMATION

<div>\$</div>	<div>\$</div>	<div>S</div>	<div>20</div>	-	<div>4</div>	-	<div>11</div>	-	<div>T</div>	<div></div>	-	<div>BZ</div>	<div>3</div>
SHAPE S = Square R = Round		STRUCTURE S = Steel A = Aluminum C = Concrete F - Fiberglass			DIAMETER/ WIDTH (IN)* 4 = 4 in 5 = 5 in 6 = 6 in <i>*Other sizes available</i>				TENON DETAIL T = Welded Blank = None			COLOR* BZ = Bronze W = White S = Anodized Silver B = Black	
	SHAFT S = Straight T = Tapered		HEIGHT (FT)* 18 = 18 ft 20 = 20 ft 25 = 25 ft 30 = 30 ft <i>*Other sizes available</i>				GAUGE (IN) 11 = 11 in 07 = 07 in			BASE DETAIL E = Embedded Blank = Anchor			DRILL PATTERN 1 = 1 2 = 2 @ 90° 3 = 2 @ 180° 4 = 3 @ 90° 5 = 4 @ 90° 6 = Drop Mount

Actual performance can vary depending on operating conditions. Specifications are subject to change without notice.

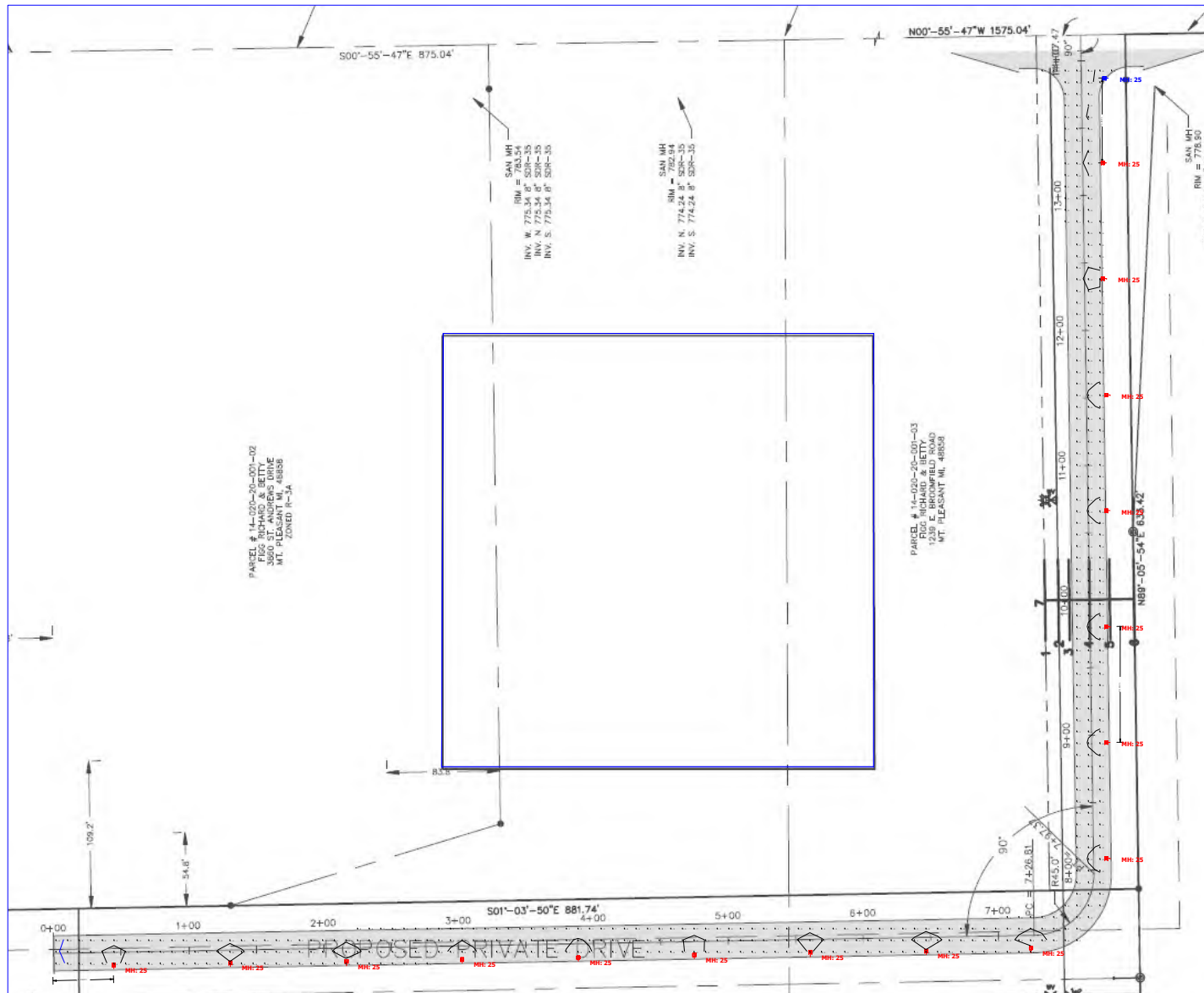
ATLAS LIGHTING PRODUCTS, INC.

PO BOX 2348 | BURLINGTON, NC 27216
800-849-8485 | FAX: 336-227-0110 | www.atlaslightingproducts.com

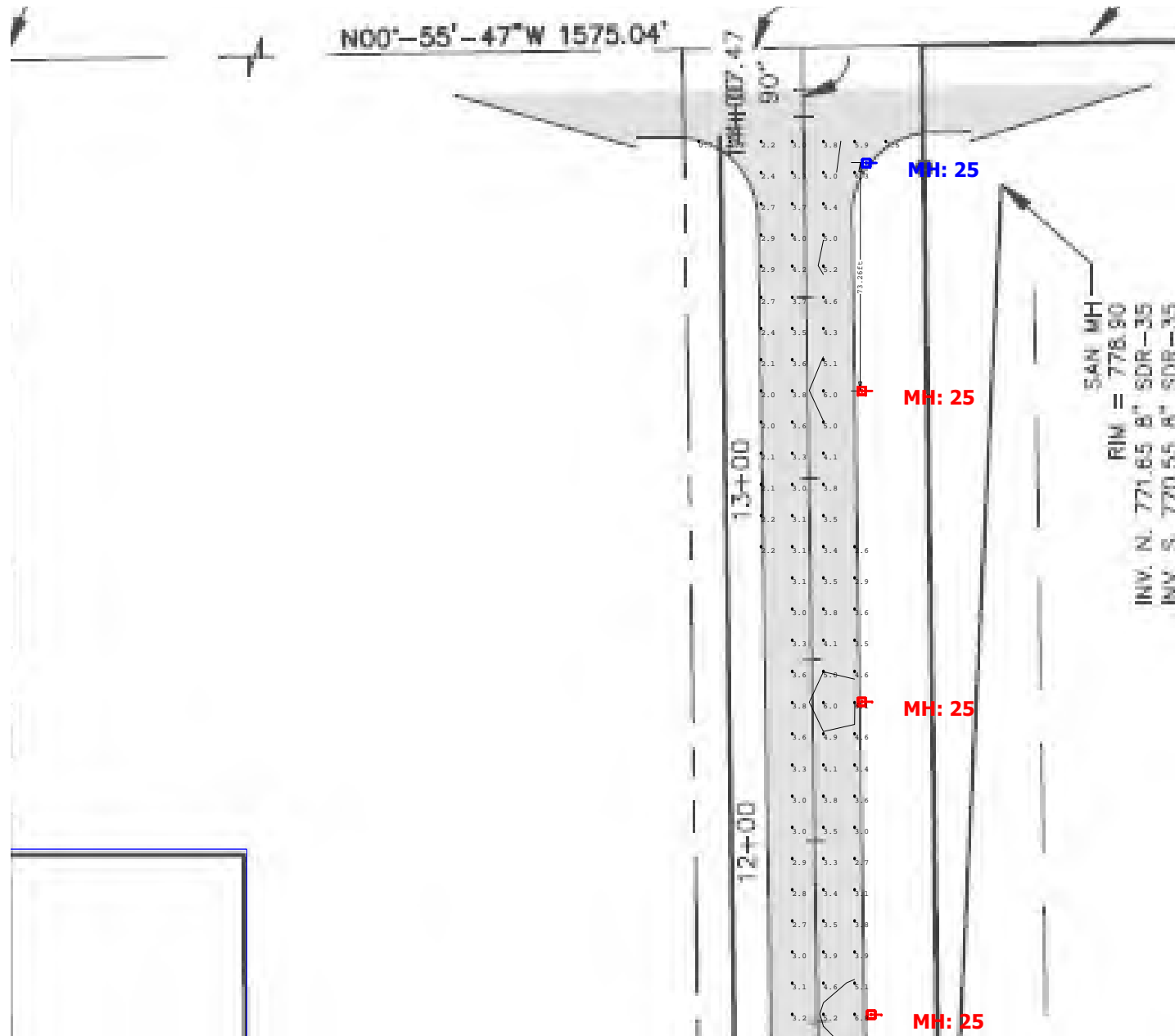


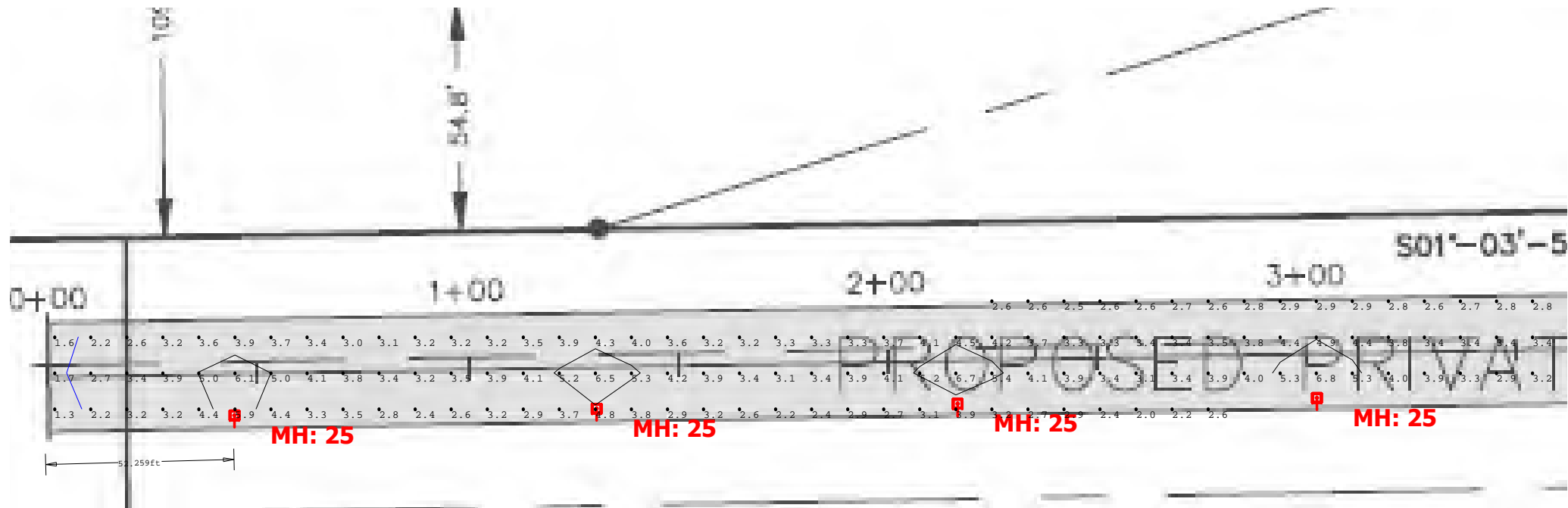
Fixture Summary			
Symbol	Label	Qty	Part #
	A1	16	SLPM18LT345K
	A2	1	SLPM18LFT45K

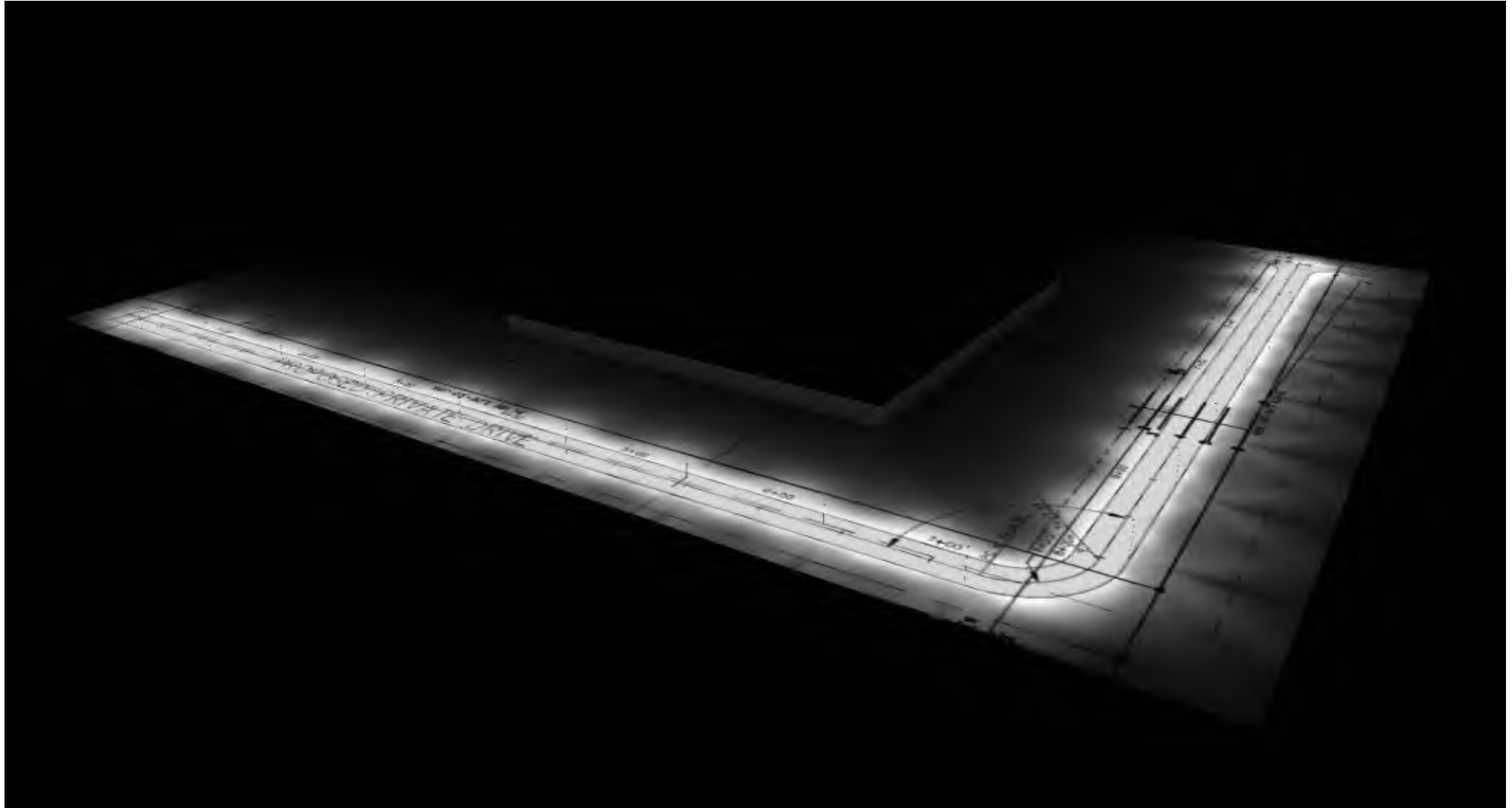
Calculation Summary				
Label	Avg	Max	Min	Height
Roadway	3.65	6.9	0.7	0



Note: Layout is based on information provided and should not be used as an as-built construction document. A Professional Architect, Engineer, or Contractor must determine if layout will work with current or future site conditions. Illumination levels can vary due to unforeseen site conditions such as major light obstructions (i.e.- Trees, Indoor racking, etc.) Part #'s shown on this layout are standard and may not include additional options (i.e - voltage, color, photocell, etc.) or mounting bracketry, those items should be addressed via quote before a order is placed.







MT. PLEASANT FIRE DEPARTMENT

INSPECTION REPORT

3046 JENS WAY RD, MT. PLEASANT MI 48858



DETAILS

Inspection Date: 09/16/2020 | Inspection Type: PLAN REVIEW UNION TOWNSHIP - Site | Inspection Number: 1802 |
Shift: Lieutenant | Station: Mt. Pleasant Fire Department | Unit: N/A | Lead Inspector: RANDY KEELER | Other Inspectors: N/A

STATUS

CODE

DESCRIPTION

FAIL

1 PROPERTY - Identification

No Code Description

Inspector: RANDY KEELER - Comments: Proposed development of roadway

FAIL

ACCESS ROAD LOAD -
Designed and Maintained to
Support the Load

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.

Inspector: RANDY KEELER - Comments:

FAIL

ACCESS ROAD W/HYDRANT -
Width of Road with a Fire
Hydrant

Where a fire hydrant is located on a fire department apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders as in accordance with Appendix D, Section D103.1 of the 2012 Edition of the International Fire Code.

Inspector: RANDY KEELER - Comments: Site plan meets requirements

GENERAL NOTES

RANDY KEELER - 09/16/2020 @ 15:19

Recommending Approval

NEXT INSPECTION DATE

No Inspection Scheduled

CONTACT SIGNATURE


Kory Mindel

Contact Refused

Refusal Reason: Not required

INSPECTOR SIGNATURE

RANDY KEELER
Signed on: 09/16/2020 @ 15:19

A handwritten signature consisting of a stylized 'L' followed by a vertical line with a crossbar, resembling a 'T' or a simple 'R'.**QUESTIONS ABOUT YOUR INSPECTION?**

RANDY KEELER
rkeeler@mt-pleasant.org
9897795122

ROAD PLAN FOR COMMERICAL PROPERTY

LINCOLN RD. & E. REMUS RD. (M-20)

R-3A ZONE	
MINIMUM FRONT YARD SETBACK	35 FT
MINIMUM SIDE YARD SETBACK	30 FT
MINIMUM REAR YARD SETBACK	25 FT
MAXIMUM BUILDING HEIGHT	35 FT (F)
MINIMUM LOT AREA (TWO FAM.)	(G)
MINIMUM LOT AREA (SING. FAM.)	(G)
MINIMUM FLOOR AREA (SING. FAM.)	500 SQ. FT

B. MINIMUM FLOOR AREA EXCLUDES PORCHES, GARAGES, BASEMENTS, OR UTILITY AREAS. FOR EACH ADDITIONAL BEDROOM ADD ONE HUNDRED (100) SQUARE FEET.

F. NO BUILDING OR STRUCTURE SHALL EXCEED A HEIGHT OF THIRTY-FIVE (35) FEET, EXCEPT APARTMENTS MAY BE INCREASED NOT TO EXCEED A MAXIMUM HEIGHT OF SEVENTY (70) FEET, PROVIDED THAT ANY REQUIRED YARD SHALL BE INCREASED BY ONE (1) FOOT FOR EACH IN HEIGHT THE STRUCTURE EXCEEDS THIRTY-FIVE (35) FEET.

G. MULTI-FAMILY

REQUIRED GROUND PER UNIT, NO. UNITS	R-3A
MINIMUM FRONT YARD SETBACK	4,000 SQ FT
MINIMUM SIDE YARD SETBACK	3,600 SQ FT
MINIMUM REAR YARD SETBACK	3,200 SQ FT
MAXIMUM BUILDING HEIGHT	2,900 SQ FT

MISS DIG.

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

UTILITY NOTE.

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

LEGEND

SYMBOLS

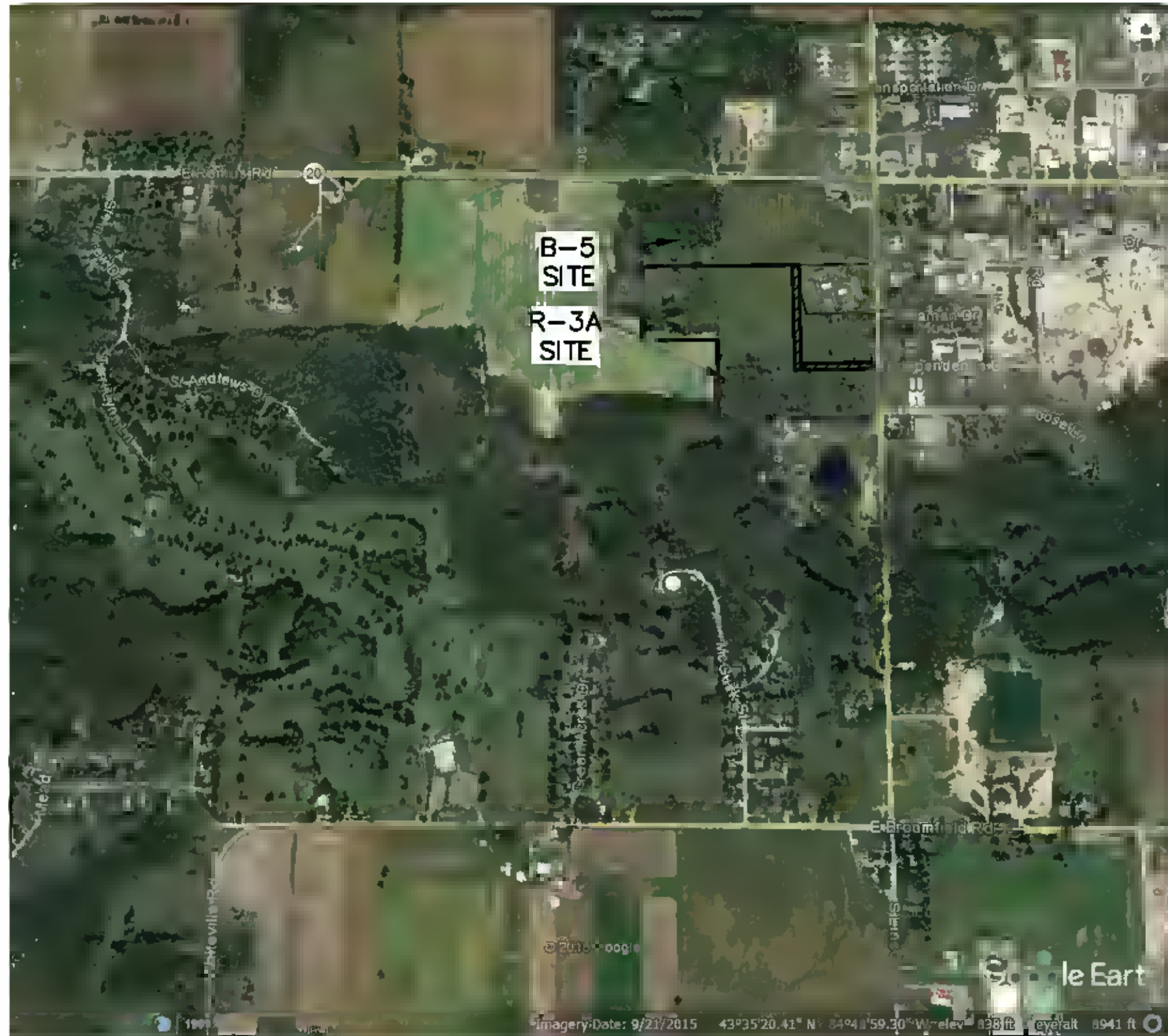
○ BOLLARD	⊠ GAS RISER	⊠ SOIL BORING
▤ CATCH BASIN (CURB INLET)	⊠ GUY ANCHOR	⊠ STORM SEWER MANHOLE
⊠ CATCH BASIN (ROUND)	⊠ HYDRANT - EXISTING	⊠ TELEPHONE RISER
⊠ CATCH BASIN (SQUARE)	⊠ HYDRANT - PROPOSED	⊠ TREE - CONIFEROUS
⊠ CLEAN OUT	⊠ LIGHT POLE	⊠ TREE - DECIDUOUS
→ DRAINAGE FLOW	⊠ MAILBOX	⊠ UTILITY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

LINETYPES

— ELEC —	BURIED ELECTRICAL CABLE
— PHONE —	BURIED TELEPHONE CABLE
— DITCH — CL —	CENTERLINE OF DITCH
— FM —	FORCE MAIN
— GAS —	GAS MAIN
— RD — CL —	ROAD CENTERLINE
— 8" SAN —	SANITARY SEWER
— 12" SS —	STORM SEWER
— EX-105 —	TOE OF SLOPE
— EX-108 —	TOP OF BANK
— OHE —	UTILITIES - OVERHEAD
— UTL —	UTILITIES - UNDERGROUND
— 12" WM —	WATER MAIN

HATCH PATTERNS

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



PART OF THE NORTHEAST 1/4, SECTION 20, T14N-R4W,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN
LOCATION MAP
NOT TO SCALE

R-3A PARCEL AS SURVEYED DESCRIPTION:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.00°-55'-47"E., ON AND ALONG THE EAST LINE OF SAID SECTION, 1575.04 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.89°-05'-54"W., 633.42 FEET; THENCE N.01°-03'-50"W., 881.74 FEET; THENCE S.89°-42'-08"W., PARALLEL WITH THE NORTH LINE OF SAID SECTION, 1313.60 FEET (RECORDED AS S.89°-21'-46"W., 1313.49 FEET); THENCE S.00°-55'-47"E., PARALLEL WITH SAID EAST SECTION LINE, 622.41 FEET (RECORDED AS SOUTH, 640.00 FEET; THENCE N.89°-41'-58"E., ON AND ALONG THE NORTH 1/8 LINE OF SAID SECTION, 619.03 FEET (RECORDED AS EAST, 610.12 FEET; THENCE S.00°-39'-12"E., ON AND ALONG THE EAST 1/8 LINE OF SAID SECTION, 658.67 FEET (RECORDED AS SOUTH, 660.00 FEET); THENCE N.89°-30'-03"E., ON AND ALONG THE NORTH LINE OF GINGERSWAY SITE CONDOMINIUM, 1333.25 FEET (RECORDED AS EAST, 1338.88 FEET); THENCE N.00°-55'-47"W., 406.35 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 35.27 ACRES OF LAND AND BEING SUBJECT TO HIGHWAY USE OF THE EASTERLY 33.00 FEET THEREOF, LYING ALONG AND ADJACENT TO THE EAST LINE OF SAID SECTION, FOR HIGHWAY USE AND ALSO BEING SUBJECT TO AND TOGETHER WITH ANY OTHER EASEMENTS, RESTRICTIONS OF RIGHTS OF WAY OF RECORD.

See attached comment about drive entrance onto Lincoln Road.

Driveway permit require, Estimate of Cost of work in the ROW. Performance Bond in that amount after it is reviewed by ICRC Engineer.

Final Grading to match proposed Lincoln Road future widening.

PJ Gaffney, 2020-09-22 Review

SHEET INDEX

1	COVER SHEET
2	BOUNDARY
3	TOPOGRAPHY SURVEY SHEET
4	ROAD PLAN AND PROFILE

FLOOD ZONE CERTIFICATION:

A PORTION OF SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF A BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT. ON FLOOD INSURANCE RATE MAP NO. 26073003050 WITH AN EFFECTIVE DATE OF FEBRUARY 5, 2014 FOR ISABELLA COUNTY, MICHIGAN COMMUNITY NO. 260812 IN UNION CHARTER TOWNSHIP, ISABELLA COUNTY, STATE OF MICHIGAN WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

BENCHMARKS:

BENCHMARK #1: FOUND AN ALUMINUM MICHIGAN DEPARTMENT OF TRANSPORTATION HEIGHT MODERNIZATION 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 (M-20) INTERSECTION. ELEVATION 786.62

BEARING BASIS:

PER GEODETIC OBSERVATION WGS-84 THE BEARING BETWEEN THE NORTHEAST CORNER AND THE NORTH 1/4 CORNER OF SECTION 20, T14N-R4W WAS DETERMINED TO BE S89°-42'-08"W.

SITE:

SOUTH LINCOLN RD 3000 MILE
MT. PLEASANT, MI 48858

CLIENT:

MCGUIRK MINI STORAGE INC
PO BOX 530
MT. PLEASANT, MI 48858
CONTACT PERSON: CHUCK MCGUIRK
PHONE: 989-772-1309

CONSULTANT:

CENTRAL MICHIGAN SURVEYING & DEVELOPMENT CO., INC.
510 W. PICKARD STREET - SUITE C
MT. PLEASANT, MI 48858
CONTACT PERSON: TIMOTHY E BEBEE
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com

CHARTER COMMUNICATIONS

915 E. BROOMFIELD ROAD
MT. PLEASANT, MI 48858
(989) 621-4932
RANDY BUNKER
rbunker@chartercom.com

CONSUMERS ENERGY

1325 WRIGHT AVENUE
ALMA, MI 48801
(989) 466-4282
KIM STUDDT
kimberly.studdt@cmsenergy.com

FRONTIER

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

DTE ENERGY

4420 44TH ST., S.E., SUITE B
KENTWOOD, MI 49512
(616) 954-4623
MARY JO MCKERSIE
mckersiem@dteenergy.com

MT. PLEASANT FIRE DEPARTMENT

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

CHARTER TOWNSHIP OF UNION

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

CHARTER TOWNSHIP OF UNION

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

DRAIN COMMISSIONERS OFFICE

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

ISABELLA COUNTY ROAD COMMISSION

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

CMS & D

SURVEYING / ENGINEERING
510 W. PICKARD STREET - SUITE C
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com



COVER SHEET
MCGUIRK MINI STORAGE INC.

PART OF THE NORTHEAST 1/4
SECTION 20, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:

SUBMITTALS:
SUBMITTAL TO XXXX XX-XX-XX

JOB NUMBER:
1808-081

DRAWN BY:
WRE/TELB/JSE

DESIGNED BY:
TELB/JSE

CHECKED BY:
TELB

SCALE
N/A

SHEET NUMBER
1 OF 4

NORTH 1/4 COR.
SEC. 20, T14N-R4W
FND. REMON COR.
PER LCRC L. 2, P. 181
S05°W71.37°FND. 20d NAIL IN 7" TREE
N05°E44.20°FND. N&T IN POWER POLE
N80°E154.30°FND. N&T IN POWER POLE
S45°W66.79°FND. 20d NAIL IN 4" ASH

WEST 1/4 COR.
SEC. 20, T14N-R4W
FND. REMON COR.
PER LCRC L. 5, P. 87
N05°W5.88°FND. N&T IN 30" OAK
N75°E31.40°FND. N&T IN 10" MAPLE
N60°W28.79°FND. N&T IN 8" OAK
S25°W25.05°FND. N&T IN DEAD 12" OAK

SOUTH 1/4 COR.
SEC. 20, T14N-R4W
FND. REMON COR.
PER LCRC L. 3, P. 249
N29°E34.56°FND. PK IN POWER POLE
N69°E141.47°FND. CONC. MONUMENT
S20°E52.75°FND. PK IN POWER POLE
S70°W147.58°FND. N&T IN POWER POLE
N05°W30.91°S. FACE S. END POST OF CHAIN LINK FENCE

REMUS ROAD (M-20)

(ASPHALT VARIES, R-O-W VARIES)

DESCRIPTION PROVIDED: (TITLE COMMITMENT NO. 17-11500)

TOWNSHIP OF UNION, COUNTY OF ISABELLA, STATE OF MICHIGAN.
PART OF THE NORTH 700.00 FEET OF THE EAST 1949.00 FEET OF SECTION 20, T.14 N.-R.4 W., DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.89°-37'-58"W, ALONG THE NORTH SECTION LINE, 242.00 FEET; THENCE S.01°-00'-07"E, PARALLEL TO THE EAST SECTION LINE, 178.00 FEET; THENCE S.89°-37'-58"W, 165.00 FEET; THENCE N.01°-00'-07"W, 178.00 FEET TO THE NORTH SECTION LINE; THENCE S.89°-37'-58"W, ALONG SAID NORTH SECTION LINE, 914.00 FEET; THENCE S.01°-00'-07"E, 182.00 FEET; THENCE S.89°-37'-58"W, 34.00 FEET; THENCE S.01°-00'-07"E, 132.00 FEET; THENCE S.89°-37'-58"W, 594.00 FEET; THENCE S.01°-00'-07"E, 386.00 FEET; THENCE N.89°-37'-58"E, 1949.00 FEET TO THE EAST SECTION LINE; THENCE N.01°-00'-07"W, ALONG SAID EAST SECTION LINE, 700.00 FEET BACK TO THE PLACE OF BEGINNING.

DESCRIPTION PROVIDED: (TITLE COMMITMENT NO. 17-11499)

TOWNSHIP OF UNION, COUNTY OF ISABELLA, STATE OF MICHIGAN.
COMMENCING 1102.88 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 20, T.14 N.-R.4 W., THENCE WEST 577.48 FEET; THENCE N.00°-09'-44"W, 208.60 FEET; THENCE N.89°-21'-46"W, 1313.48 FEET; THENCE SOUTH, 640.00 FEET; THENCE EAST, 610.12 FEET; THENCE SOUTH, 660.00 FEET; THENCE EAST, 1338.88 FEET; THENCE NORTH, 897.12 FEET TO THE POINT OF BEGINNING.

DESCRIPTION PROVIDED: (TITLE COMMITMENT NO. 434271)

THE WEST 165.00 FEET OF THE EAST 407 FEET OF THE NORTH 178 FEET OF THE NORTHEAST 1/4 OF SECTION 20, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.
AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 20, T.14 N.-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S.89°-37'-58"W, ON AND ALONG THE NORTH LINE OF SAID SECTION, 242.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S.01°-00'-07"E, PARALLEL WITH THE EAST LINE OF SAID SECTION, 178.00 FEET; THENCE S.89°-37'-58"W, PARALLEL WITH SAID NORTH SECTION LINE, 165.00 FEET; THENCE N.01°-00'-07"W, PARALLEL WITH SAID EAST SECTION LINE, 165.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 0.674 ACRES OF LAND.

NOTE:
BEARING BASIS PER GEODETIC
OBSERVATION WGS-84 THE BEARING
BETWEEN THE NORTH 1/4 CORNER AND
THE NORTHEAST CORNER WAS
DETERMINED TO BE N89°-42'-08"E

SCHEDULE B - SECTION 2 EXCEPTIONS TITLE COMMITMENT 17-11499(a) & 17-11500(b) & 434271(g):

- 13(a) EASEMENT AS SET FORTH IN LIBER 1298, PAGE 924, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
- 13(b) PERMANENT EASEMENT AS SET FORTH IN LIBER 1489, PAGE 341, ISABELLA COUNTY RECORDS AS SHOWN ON SURVEY.
- 13(c) RIGHT OF WAY FOR CONSUMERS POWER COMPANY OVER PART OF CAPTIONED LAND DATED MAY 2, 1949 AND RECORDED DECEMBER 21, 1949 IN LIBER 238, PAGE 639. AS SHOWN ON SURVEY.
- 14(a) PERMANENT EASEMENT AS SET FORTH IN LIBER 1489, PAGE 314, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
- 14(b) EASEMENT FOR TIGHT-OF-WAY AS SET FORTH IN LIBER 1012, PAGE 441, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
- 14(c) EASEMENT GRANTED TO THE STATE OF MICHIGAN OVER PART OF CAPTIONED LAND DATED AUGUST 9, 1944 AND RECORDED AUGUST 29, 1944 IN LIBER 265, PAGE 372. AS SHOWN ON SURVEY.
- 15(a) RECIPROCAL USE AGREEMENT A SET FORTH IN LIBER 912, PAGE 870 ISABELLA COUNTY RECORDS. NOT SHOWN ON SURVEY, DOES NOT AFFECT THE SUBJECT PROPERTY.
- 15(b) EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SEWERS AS SET FORTH IN LIBER 722, PAGE 367, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
- 16(a) EASEMENT AS SET FORTH IN LIBER 912, PAGE 865, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
- 16(b) EASEMENT AND RIGHT OF WAY IN FAVOR OF CONSUMERS ENERGY, AS SET FORTH IN LIBER 870, PAGE 953, RELEASE OF EASEMENT NOT SHOWN ON SURVEY. IN LIBER 862, PAGE 264, RELEASE OF EASEMENT NOT SHOWN ON SURVEY. IN LIBER 516, PAGE 147, AS SHOWN ON SURVEY. IN LIBER 238, PAGE 639, AS SHOWN ON SURVEY. AND IN LIBER 185, PAGE 396, EASEMENT RELEASED IN DOCUMENTS RECORDED IN LIBER 870, PAGE 953 AND LIBER 862, PAGE 264, NOT SHOWN ON SURVEY.
- 17(a) CONSERVATION EASEMENT AS SET FORTH IN LIBER 911, PAGE 558, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
- 17(b) HIGHWAY EASEMENT RELEASE GRANTED TO THE STATE OF MICHIGAN FOR HIGHWAY PURPOSES, AS SET FORTH IN LIBER 265, PAGE 372. AS SHOWN ON SURVEY.
- 18(a) EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN LIBER 909, PAGE 332, ISABELLA COUNTY RECORDS. NOT SHOWN ON SURVEY, DOES NOT AFFECT SUBJECT PROPERTY.
- 19(A) EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SEWERS AS SET FORTH IN LIBER 722, PAGE 367, ISABELLA COUNTY RECORDS. AS SHOWN ON SURVEY.
- 20(a) EASEMENT AND RIGHT OF WAY IN FAVOR OF CONSUMERS ENERGY, AS SET FORTH IN LIBER 870, PAGE 953, RELEASE OF EASEMENT NOT SHOWN ON SURVEY. IN LIBER 862, PAGE 264, RELEASE OF EASEMENT NOT SHOWN ON SURVEY. IN LIBER 516, PAGE 147, AS SHOWN ON SURVEY. IN LIBER 238, PAGE 639, AS SHOWN ON SURVEY. AND IN LIBER 185, PAGE 396, EASEMENT RELEASED IN DOCUMENTS RECORDED IN LIBER 870, PAGE 953 AND LIBER 862, PAGE 264, NOT SHOWN ON SURVEY.
- 21(a) HIGHWAY EASEMENT RELEASE GRANTED TO THE STATE OF MICHIGAN FOR HIGHWAY PURPOSES, AS SET FORTH IN LIBER 265, PAGE 372. AS SHOWN ON SURVEY.

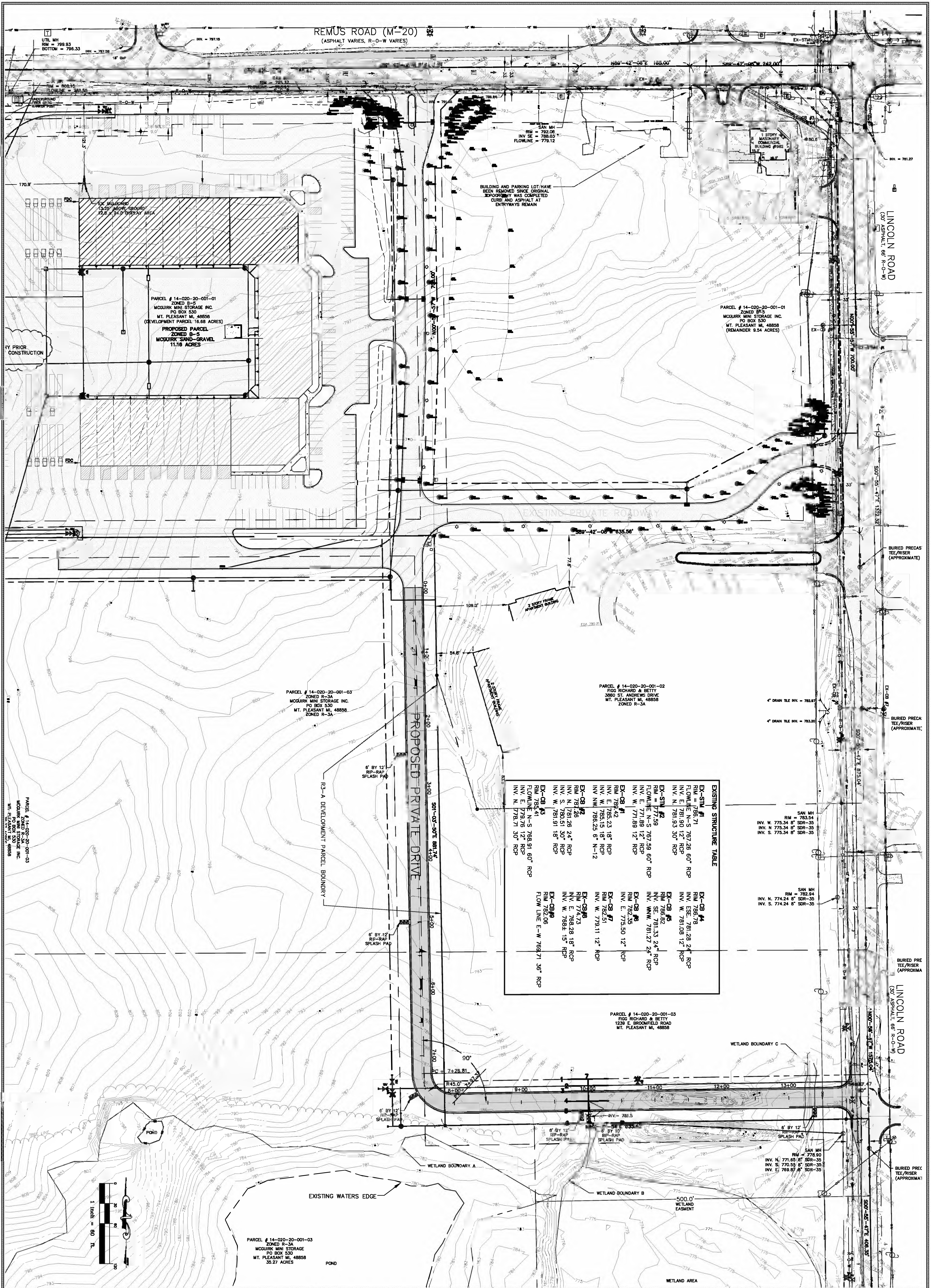


REVISIONS:

SUBMITTALS:
SUBMITTAL TO TWP PLANNING COM. 5-30-17

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1808-081
DRAWN BY:
WRE/TELB/USE
DESIGNED BY:
NA
CHECKED BY:
TELB

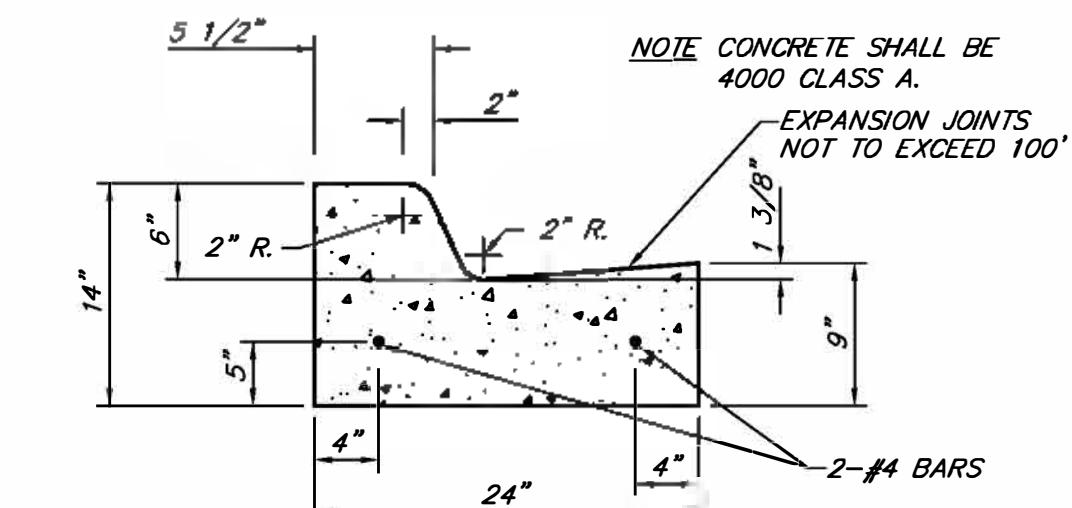
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1" = 200'
SHEET NUMBER
2 of 4



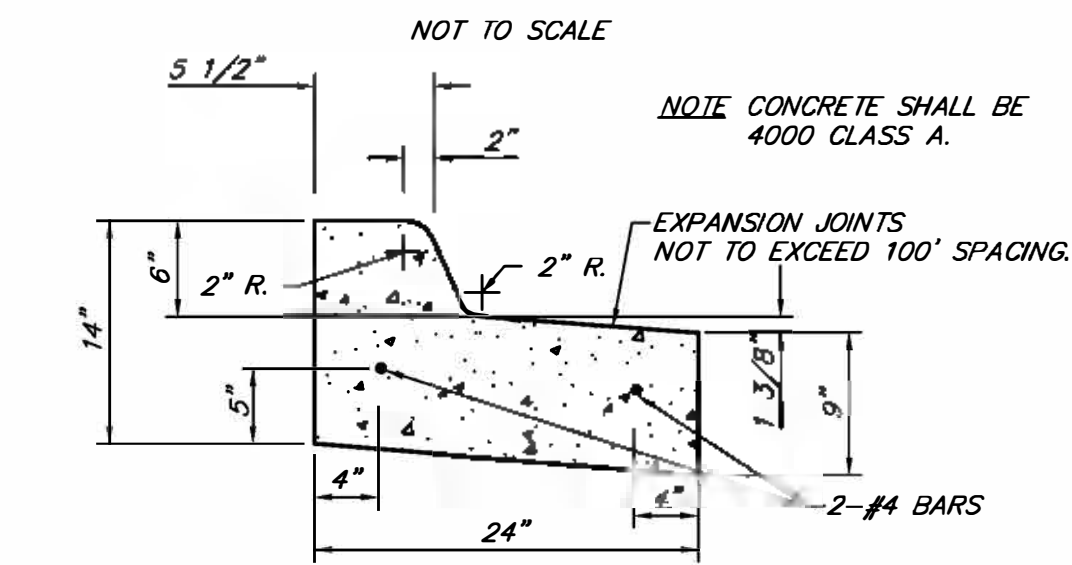
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SHEET NUMBER 3 OF 4	DRAWN BY: WRE/TELB/JSE		
	DESIGNED BY: NA		
	CHECKED BY: TELB		

TOPOGRAPHIC SURVEY SHEET
MCGUIRK MINI STORAGE INC.
PART OF THE NORTHEAST 1/4
SECTION 20, T14N-R4W
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

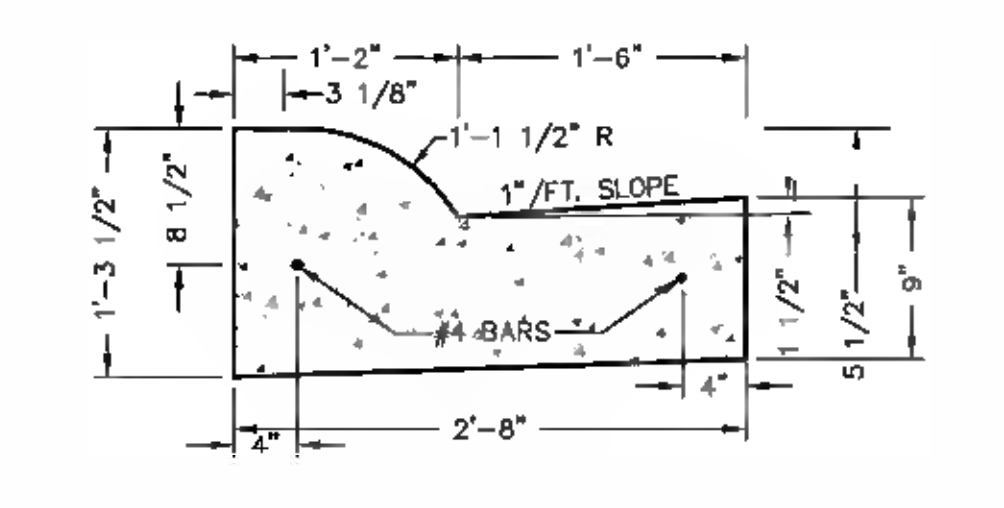
CMS & D
SURVEYING / ENGINEERING
510 W. PICKARD STREET - SUITE C
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com



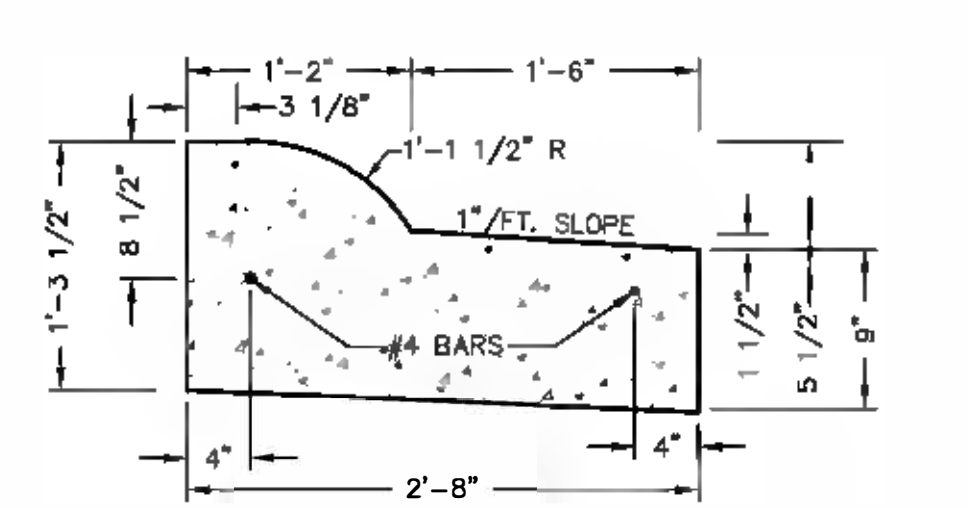
CONCRETE F4 CURB AND GUTTER DETAIL
REGULAR PAN



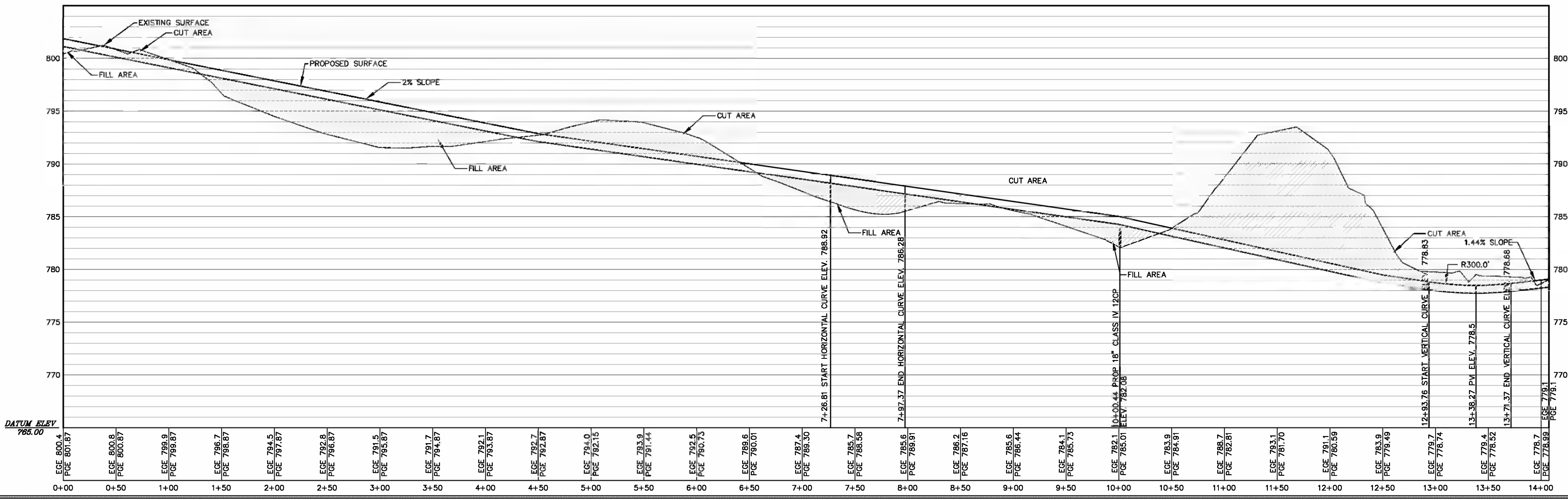
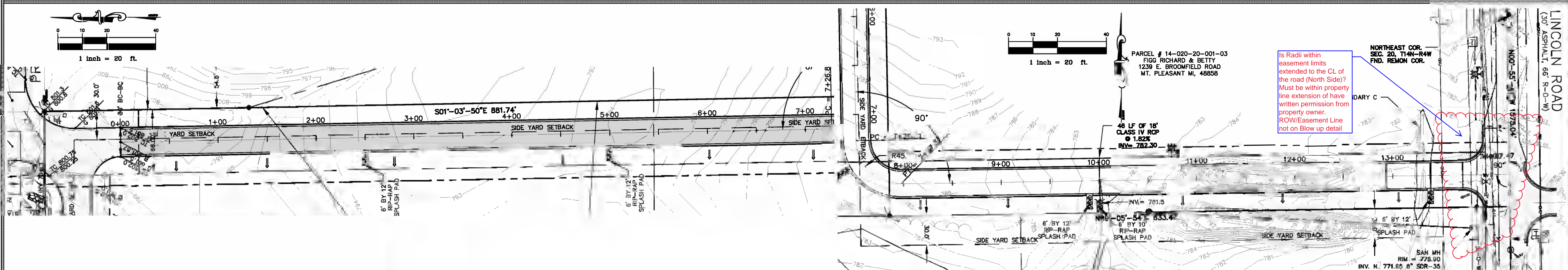
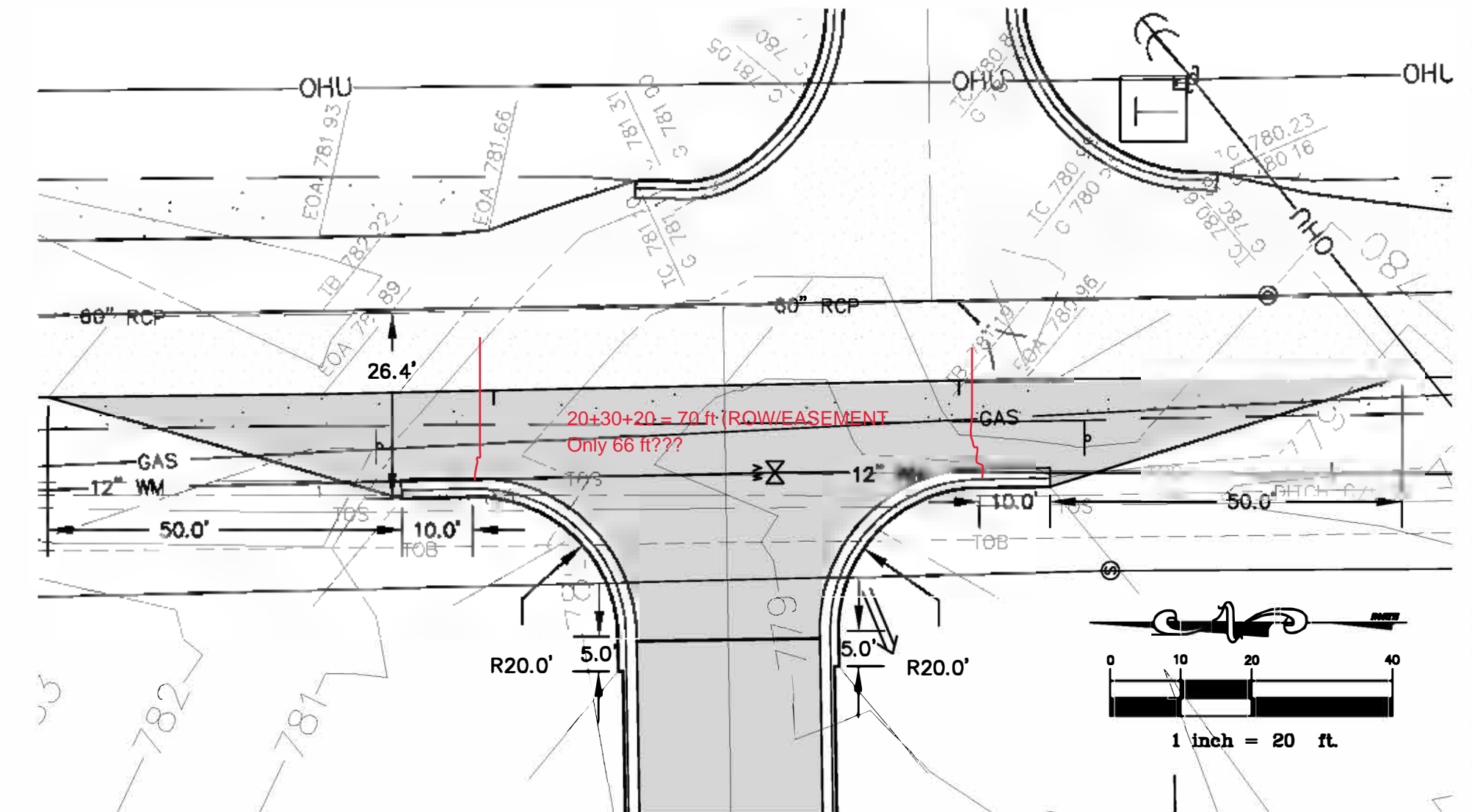
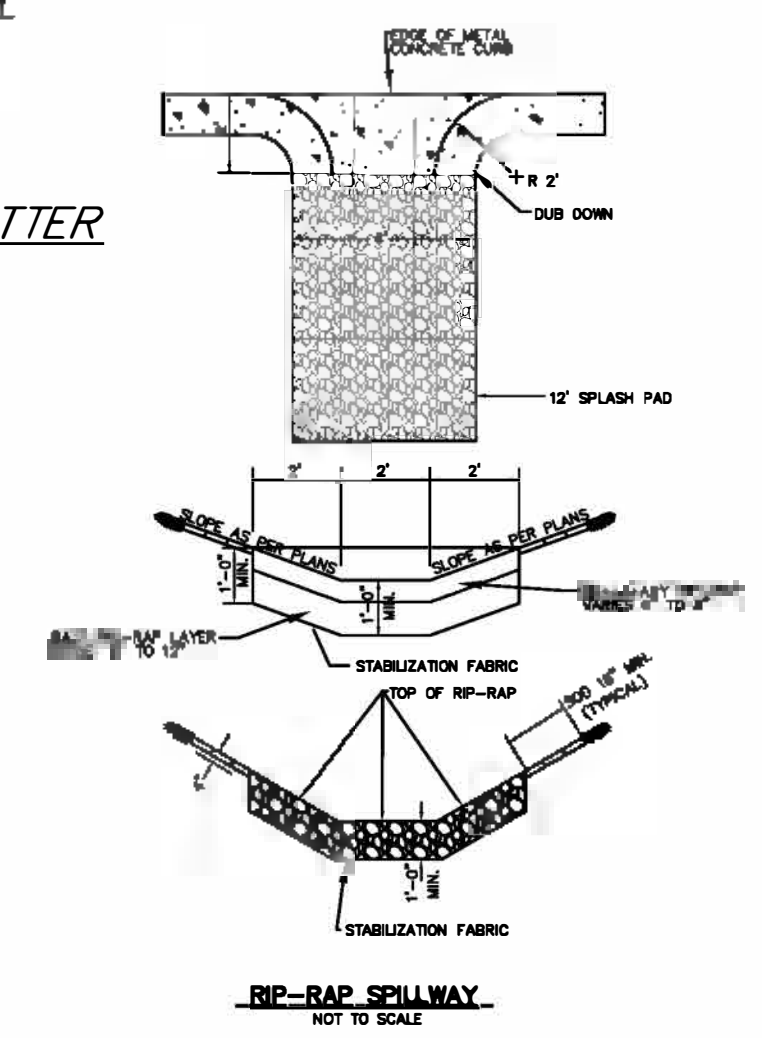
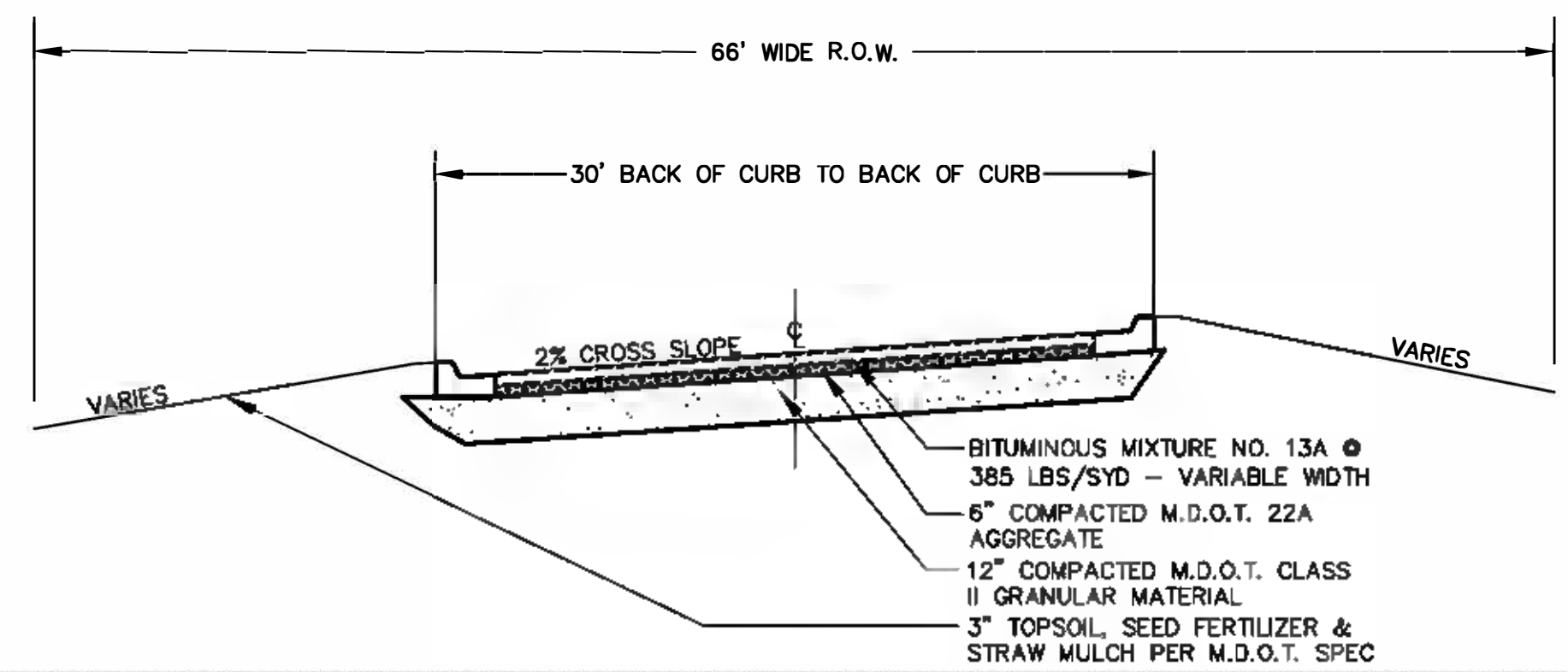
F4 CONCRETE CURB AND GUTTER DETAIL
REVERSE PAN
NOT TO SCALE



M.D.O.T. B-2
REGULAR PAN CONCRETE CURB & GUTTER
NOT TO SCALE



M.D.O.T. B-2
REVERSE PAN CONCRETE CURB & GUTTER
NOT TO SCALE



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

ROAD PLAN AND PROFILE

MCGUIRK MINI STORAGE INC.

PART OF THE NORTHEAST 1/4

SECTION 20, T14N-R4W

UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN

REVISIONS:

JOB NUMBER: 1808-081

DRAWN BY: WRE/TELB/USE

DESIGNED BY: USE

CHECKED BY: TELB

SUBMITTAL TO TWP PLANNING COM. 5-30-17

SCALE: 1" = 50'

SHEET NUMBER: 4 OF 4

From: info@cms-d.com
To: [Peter Gallinat](#)
Cc: [Kory Mindel](#); [Chuck McGuirk](#); tbebee@cms-d.com
Subject: FW: West Wood Private Road
Date: Tuesday, September 22, 2020 11:45:09 AM
Attachments: [image003.jpg](#)
[image001.jpg](#)
[image002.jpg](#)

Peter,

Rick Collins approval of the plans for the Private Road.



From: Rick Collins <rcollins@ictcbus.com>
Sent: Tuesday, September 22, 2020 11:39 AM
To: info@cms-d.com
Subject: Re: West Wood Private Road

I have no concerns with the West Wood plans.

Thanks.
Rick

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: info@cms-d.com <info@cms-d.com>
Sent: Tuesday, September 22, 2020 9:36:01 AM
To: Rick Collins <rcollins@ictcbus.com>
Subject: FW: West Wood Private Road

Rick,

Doing a follow up on the attached drawing to see if you approve.



From: info@cms-d.com <info@cms-d.com>

Sent: Wednesday, September 16, 2020 11:23 AM

To: Rick Collins (rcollins@ictcbus.com) <rcollins@ictcbus.com>

Subject: West Wood Private Road

Rick,

Per Union Township site plan requirements, attached are the private road plan for the West Wood Development on Lincoln and Remus.

Let us know if you have any questions.

Thank you



Draft Motions: Site Plan Review Application

MOTION TO APPROVE:

Motion by _____, supported by _____, to approve the PSPR 20-11 and PSPR 20-12 site plans for the West Wood Condominium building additions and new private road on approximately 11 acres of land on the south side of East Remus Road in the northeast quarter of Section 20 and in the B-5 (Highway Business) District, finding that both site plans fully comply with all applicable Zoning Ordinance requirements, including Section 12.4 (Standards for Review).

MOTION TO APPROVE WITH CONDITIONS:

Motion by _____, supported by _____, to approve the PSPR 20-11 and PSPR 20-12 site plans for the West Wood Condominium building additions and new private road on approximately 11 acres of land on the south side of East Remus Road in the northeast quarter of Section 20 and in the B-5 (Highway Business) District, finding that both site plans can comply with applicable Zoning Ordinance requirements, including Section 12.4 (Standards for Review), subject to the following condition(s):

1. A direct barrier-free sidewalk connection shall be provided between the existing public sidewalk along Remus Rd. and the building entrances to the commercial/office spaces on the east side of the West Wood Condominium building, with details and construction timing notes added to a revised site plan for the PSPR 20-11 project submitted for administrative review and acceptance by the Zoning Administrator.
2. Confirmation of compliance with minimum off-street parking requirements shall be demonstrated by the applicant on the building permit construction plans for interior build-out of each new addition to the West Wood Condominium building, subject to verification by the Zoning Administrator prior to issuance of the building permit.
3. Review and acceptance of the site plan by the Township's Public Services Department shall be required before a building permit or a grading permit is issued for the project.

MOTION TO DENY:

Motion by _____, supported by _____, to deny the PSPR 20-11 and PSPR 20-12 site plans for the West Wood Condominium building additions and new private road on approximately 11 acres of land on the south side of East Remus Road in the northeast quarter of Section 20 and in the B-5 (Highway Business) District, finding that the site plans do not comply with applicable Zoning Ordinance requirements, including Section 12.4 (Standards for Review), for the following reasons:

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the PSPR 20-11 and PSPR 20-12 site plans for the West Wood Condominium building additions and new private road until _____ for the following reasons:

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 SAJAT BROADWAY LLC
- III. Applicant Address 906 BENTGRASS, MT. PLEASANT, MI 48858
- IV. Applicant Phone 989-775-3823 Owner Phone SAME
- 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 SAME AS ABOVE
- VIII. Project/Business Name DR. MOHAN BLDG. EXPANSION 2480 ROSEWOOD DRIVE
- IX. Fill out check list that follows. You must check off that each item has been included in the drawing. If an item is not going to be included in the construction, note that in the comment area. For the first three items, check off if you have made the required submittals to other reviewing agencies.

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

Union Township Site Plan Review Application 2015 Revision

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

Union Township Site Plan Review Application 2015 Revision

The zoning of the subject property and the abutting properties.	X	
The location, height and type of fences and walls.	X	
The location and detailed description of landscaping.	X	
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.	N/A	
The location of all existing and proposed structures on and within one hundred feet of the subject property's boundary.	X	
For apartments, provide a count of bedrooms per building and total count of bedrooms for the project.	N/A	

APPLICANT COMMENTS

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is a vertical margin line on the left side, creating a narrow left margin. The paper appears to be from a notebook or a standard ruled document.

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.

James M. ...
Signature of Applicant

6/23/2020
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>	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: ROSEWOOD HEALTH CARE & MEDICAL SPA

Name of business owner(s): DR. ANNU MOHAN

Street and mailing address: 2480 ROSEWOOD DR, MT. PLEASANT, MI 48858

Telephone: 989-775-3823

Fax: 989-773-5061

Email: _____

I affirm that the information submitted is accurate.

Owner(s) signature and date:

Annu Mohan 6/23/2021

Information compiled by:

SHANEE THAYER, OFFICE MANAGER

CENTRAL MI SURVEYING & DEVELOPMENT CO, INC.

Part 1: Management of Hazardous Substances and Polluting Materials

1. Y ☒ N Will the proposed facility store, use or generate hazardous substances or polluting materials (including petroleum-based products) now or in the future? If yes, please complete this form and submit with your site plan. A catalogue and map of natural resources on and near the site, including an assessment of groundwater vulnerability is required to be submitted with your plan.
2. Y ☒ N Will the hazardous substances or polluting materials be reused or recycle on-site??
3. Y ☒ N _ Will any hazardous substances or polluting materials be stored on-site? If yes, identify the storage location on the site plan. Describe the size and type of secondary containment structure here or on an attached page. Submit a map and/or diagram of facilities on the site related to groundwater protection, including secondary containment structures, loading/unloading areas, drinking water wells, septic systems, underground storage tanks and storm drain inlets.
4. Y ☒ N Will the new underground storage tanks be located less than 2000 feet from a drinking water well serving more than a single household?
5. Y ☒ N Are existing underground storage tanks on-site less than 200 feet from a drinking water well serving more than a single household?
- If the answer to questions 4 or 5 are yes, you may be in violation of the State of Michigan underground storage tank regulations . For specific requirements, please contact the MDEQ Underground Storage Tank Division. District Office Telephone: 989-894-6200 (Saginaw Bay District Office)
6. Y ☒ N _ Will the interior of the facility have general purpose floor drains? (general purpose floor drains should not be connected to a sanitary sewer system, stormwater drainage system, dry well or septic system). If yes, will the floor drain connect to: (circle one)
- a. on-site holding tank
b. on-site system
- The on-site system must be approved by the MDEQ.
Contact: MDEQ Waste Management Division.
District Office telephone: 989-894-6200 (Saginaw Bay District Office)
7. Y ☒ N Will hazardous substances or polluting materials be stored, used, or handled out-of doors near storm drains which discharge to lakes, streams, or wetlands? If yes, describe the type of catch basin or spill containment facilities which will be used (use an attached sheet with diagram if appropriate).

cc: Charter Township of Union Department of Public Works

Part II: Types and Quantities of Hazardous Substances and Polluting Materials Used, Stored or Generated On-Site

Please list the hazardous substances and polluting materials (including chemicals, hazardous materials, petroleum products, hazardous wastes and other polluting materials) which are expected to be used, stored or generated on-site. Quantities should reflect the maximum volumes on hand at any time. Attach additional pages if necessary to list all hazardous substances and polluting materials.

Common Name	CHEMICAL NAME (components)	Form	MAX QUANTITY ON HAND AT ONE TIME	TYPE OF STORAGE CONTAINERS
	KEY: LQ. = liquid P.LQ = pressurized liquid S = solids G = gas PG = pressurized gas			KEY: AGT = above ground tank = drums UGT = underground tank Cy = cylinders CM = metal cylinders CW = wooden or composition container TP = portable tank



PERMIT INFORMATION

www.michigan.gov/deqpermits

The Department of Environmental Quality (DEQ) has prepared a list of key questions to help identify what DEQ permits, licenses, or approvals of a permit-like nature may be needed. By contacting the appropriate offices indicated, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the construction process. While this list covers the existence of permits and approvals required from the DEQ, it is not a comprehensive list of all legal responsibilities. A useful way to learn whether other requirements will apply is to go through the Self-Environmental Assessment in the Michigan Guide to Environmental, Health, and Safety Regulations, online at: <http://www.michigan.gov/ehsguide>. Please call the Environmental Assistance Center at 800-662-9278 to talk with any of the DEQ programs noted below.

KEY QUESTIONS:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	PROGRAM WEBPAGE AND CONTACTS
MISCELLANEOUS CONSTRUCTION			
<i>Air Quality Permit to Install:</i> Will your business involve the installation or construction of any process equipment that has the potential to emit air contaminants (e.g. dry sand blasting, boilers, standby generators)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Air Quality Division (AQD), Permit Section
<i>Asbestos Notification:</i> Does the project involve renovating or demolishing all or portions of a building? Notification is required for asbestos removal and required for all demolitions even if the structure never contained asbestos.	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	AQD, Asbestos Program
<i>Land and Water Featured Programs (Water Resources Division) - USACE Consolidated Permits:</i> Please consult the Land and Water Management Decision Tree document to evaluate whether your project needs a land and water management permit (i.e., Does the project involve filling, dredging, placement of structures, draining, or use of a wetland?).	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Water Resources Division (WRD), Joint Permit Application
<i>Soil Erosion and Sedimentation Control:</i> Does the project involve an earth change activity (including land balancing, demolition involving soil movement, and construction)?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Soil Erosion and Construction Storm Water , or Contact your Local Agency
<i>NPDES Storm Water Discharge from Construction Sites Notice of Coverage:</i> Does the project involve construction which will disturb one or more acres that come into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	NPDES Storm Water Permits Program , or appropriate DEQ District Office
<i>Public Swimming Pool Construction (Spas/Hot Tubs) Permits:</i> Will your business involve the construction or modification of a public swimming pool, spa or hot tub?	Y <input type="checkbox"/>	N <input type="checkbox"/>	Public Swimming Pool Program , or appropriate DEQ District Office
<i>Threatened and Endangered Species:</i> Does the project involve activities that would destroy a protected species of plant or animal or disturb a protected animal species?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Endangered Species Assessment, Threatened and Endangered Species Program , 517-373-1552
Does the project involve construction or alteration of any sewage collection or treatment facility?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Appropriate District Office , WRD, Part 41 Construction Permit Program
Does the project involve construction of a facility that landfills, transfers, or processes of any type of solid non-hazardous waste on-site, or places industrial residuals/sludge into or onto the ground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Office of Waste Management and Radiological Protection (OWMRP), Solid Waste , Appropriate DEQ District Office
Does the project involve the construction of an on-site treatment, storage, or disposal facility for hazardous waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, Hazardous Waste Section, Treatment, Storage and Disposal
WATER SUPPLY (More information, see: http://www.michigan.gov/deqwater, select "drinking water")			
I am buying water from my community water supply (i.e. city of Detroit or Grand Rapids)	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Contact your Local Water Utility
I have a private or other water supply well (Type III)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Contact your (District or County) Local Health Department
I have a Non-Community Water Supply (Type II)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Guide , Contact your (District or County) Local Health Department
I am a community water supply (Type I)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Community Water Supply , DEQ District Office Community Water Supply Program

WASTEWATER MANAGEMENT		
<i>Storm Water Discharge to Wetlands:</i> Will storm water be collected, stored, or treated in a wetland area from a public road, industrial, commercial, or multi-unit residential development?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/> WRD, <u>Joint Permit Application</u>
<i>Great Lakes:</i> Does the project involve construction, filling, or dredging below the Ordinary High Water Mark of one of the Great Lakes?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/> WRD, <u>Joint Permit Application</u>
<i>Inland Lakes and Streams:</i> Does the project involve any dredging, filling, placement of structures, or the operation of a marina within an inland waterbody (e.g. lake, river, stream, drain, creek, ditch, or canal), enlargement of a waterbody, or excavation of a pond within 500 feet of a waterbody?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/> WRD, <u>Joint Permit Application</u>
<i>Storm Water Ponds and Discharges to Inland Lakes/Streams, or Great Lakes:</i> Will storm water from any road or any other part of the development be discharged either directly or ultimately to an inland waterbody, or one of the Great Lakes, or will a storm water pond be constructed within 500 feet of an inland waterbody?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/> WRD, <u>Joint Permit Application</u>
Does the project involve placement of fill, earth moving, or placement of structures within the 100-year <i>floodplain</i> 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 <i>high risk erosion area</i> ?	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 <i>environmental area</i> ?	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 <i>critical dune area</i> ?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/> WRD, <u>Sand Dune Management</u>
Does the project involve construction of a <i>dam</i> , 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"/> OWMRP 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>
CHEMICAL ADDITION PROJECTS			
Are you using chemicals or materials in, or in contact with, drinking water at any point in the water works system?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, Appropriate <u>DEQ District Office, Public Water Supply Program</u>
Are you applying a chemical treatment for the purpose of aquatic nuisance control (pesticide/herbicide etc) in a water body (i.e. lake, pond or river)? (5.	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Aquatic Nuisance Control and Remedial Action Unit</u>
Are you applying materials to a water body for a water resource management project (i.e. mosquito control treatments, dye testing, or fish reclamation projects)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Surface Water Assessment Section</u>
OPERATIONAL PERMITS (SECTOR SPECIFIC)			
Does the project involve the transport of some other facility's non-hazardous liquid waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Transporter Program</u>
Does the project involve the transport hazardous waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Transporter Program</u>
Does your facility have an electric generating unit that sells electricity to the grid and burns a fossil fuel?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	AQD, <u>Acid Rain Permit Program</u>
Is the project a dry cleaning establishment utilizing perchloroethylene or a flammable solvent in the cleaning process?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DEQ, AQD, <u>Dry Cleaning Program</u>
Does your laboratory test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DEQ, <u>Laboratory Services Certifications</u>
Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Medical Waste Regulatory Program</u>
Does the project involve transport of septic tank, cesspool, or dry well contents or the discharge of septage or sewage sludge into or onto the ground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Septage Program</u>
Do you store, haul, shred or process scrap tires?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Scrap Tire Program</u>
Does the project involve the operation of a public swimming pool?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Public Swimming Pools Program</u>
Does the project involve the operation of a campground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Campgrounds</u>
Do you engage in the business of hauling bulk water for drinking or household purposes (except for your own household use)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Water Hauler Information</u>
PERSONAL LICENSES/CERTIFICATIONS			
Are you designated by your facility to be the Certified Operator to fulfill the requirements of a wastewater discharge permit (NPDES including Storm	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Operator Training, Storm Water Program</u>

Water or Groundwater)?		
Are you a drinking water operator in charge of a water treatment or water distribution system, back-up operator, or shift operator?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WRD, <u>Operator Training</u>
Are you a water-well drilling contractor, pump installer, dewatering well contractor or dewatering well pump installer?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WRD, <u>Well Construction Unit</u>
OIL, GAS AND MINERALS		
Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Petroleum Geology and Production Unit</u>
Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, Minerals and Mapping Unit, <u>Sand Dune Mining Program</u>
Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the surface or open-pit mining of metallic mineral deposits?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve mining coal?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Do you want to change the status of an oil or gas well (i.e. plug the well)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve drilling of oil, gas, brine disposal, secondary recovery, or hydrocarbon storage wells?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve plugging or deepening of an oil or gas well, or conveying rights in the well as an owner to another person?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve changing the status or plugging of a mineral well?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OWMRP, <u>Radioactive Protection Programs</u>
STORAGE TANKS (CONSTRUCTION AND OPERATION)		
Does the project involve the installation of an aboveground storage tank for a flammable or combustible liquid (under 200 degrees Fahrenheit)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Michigan Department of Licensing and Regulatory Affairs (DLARA) - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a compressed natural gas dispensing station with storage?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a liquefied petroleum gas container filling location or storage location that has a tank with a capacity of more than 2,000 gallons or has two (2) or more tanks with an aggregate capacity of more than 4,000 gallons?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation, removal, or upgrade of an underground storage tank containing a petroleum product or a hazardous substance?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a hydrogen system?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>



CMS & D

SURVEYING/ENGINEERING

2257 EAST BROOMFIELD ROAD, MT. PLEASANT, MI 48858

PHONE: 989-775-0756 EMAIL: info@cms-d.com

September 1, 2020

Peter Gallinat, Zoning Administrator
Rodney Nanney, AICP, Comm. & Economic Dev. Director
2010 S. Lincoln
Mt. Pleasant, MI 48858

Re: Dr Mohan Building Expansion and Parking Facility Submittal to Planning Commission

Mr. Gallinat & Mr. Nanney

Our office is submitting Dr. Mohan Building Expansion and Dr. Mohan Parking Facility for Site Plan approval to the Union Township Planning Commission.

In regard to agency approvals:

- Storm Water approval has been received and was emailed to your office and ours on August 20, 2020 for both projects.
- We have met with the Fire Department and they will be sending their letter by end of the day Wednesday.
- ICTC will be sending their approvals by mid-week
- We have delivered hard copies and emailed a pdf to the DPW Director for review. Neither project has any new storm lines, water lines or sewer lines.
- We have submitted to Isabella County Road Commission. The proposed projects do not require any additional opening on the public road as openings are already available.

Should you have any questions or comments please contact our office.

Sincerely,

Shantee Thayer
Office Manager
CMS&D

SITE PLAN REPORT

TO:	Planning Commission	DATE:	October 1, 2020
FROM:	Peter Gallinat, Zoning Administrator	ZONING:	OS Office Service
PROJECT:	PSPR20-08, PSPR 20-09 Building expansion and proposed parking lot.		
PARCEL(S):	Rosewood Dr and 2480 Rosewood Dr.		
OWNER(S):	Mohan Annu MD PLLC		
LOCATION:	Approximately 1.2 total acres on the north side of East Broadway Road on the east and west side of Rosewood Dr in the NE 1/4 of Section 14.		
EXISTING USE:	Medical office, vacant lot	ADJACENT ZONING:	OS, R-3A, R-2A
FUTURE LAND USE DESIGNATION: <i>Residential / Residential - Attached.</i> After agriculture, this category is the township's predominant land use, and is meant to promote single-family homes on a variety of lot sizes. With new development, subdivision design should protect open space and natural features and limit single driveways onto corridors. This land use category covers a variety of attached dwelling units and includes areas planned for both medium- and high-density residential development including duplexes, attached condominiums, townhomes, and flats.			
ACTION REQUESTED: To review and take action to approve, deny or approve with conditions the PSPR 20-08 and PSPR 20-09 site plan for West Wood Development building additions and proposed private road.			

Background Information

The proposed building addition is 2,127 square feet to the north side of an existing building at 2480 Rosewood Dr. The addition is to be used for needed medical office space. The addition reduces the number of available parking stalls on the subject parcel required for the expanded use. The additional required parking stalls are planned to be provided in a new off-street parking lot proposed for construction on a vacant lot on the east side of Rosewood Dr.

The new parking lot will be located on a proposed parcel of land that is 0.45 acres in gross lot area, which was rezoned in 2019 from R-3A to OS based on a legal description, but was not actually divided off from the existing parent parcel (PID 14-014-20-038-05). The parking lot will be developed in two (2) separate phases: Phase I contains 16 parking stalls and phase II an additional 10 for a total of 26.

Approval of a land division application will be required to establish a separate parcel for the proposed parking lot. The Township Assessor offered the following comments in response to a question about the status of this land area and the previous rezoning approval: *"We do not create separate parcels based on zoning. This (the parent parcel) is a 9.25 Acre Parcel with 3 different zoning designations. If they want to split out the 0.45 Acre parcel to be a parcel of its own, then*

they would have to apply for that and it would depend on if they have divisions allowed and if it meets all the requirements to be a separate parcel.”

The PSPR 20-08 and PSPR 20-09 site plan applications were submitted for review prior to the 9/21/2020 effective date of the Township’s new Zoning Ordinance No. 20-06. Accordingly, they were accepted for review and action under the site plan requirements of the (now former) Zoning Ordinance No. 1991-5. All references in this report are to Ord. No. 1991-5.

Review Comments

1. **Section 8.225 (Outdoor Lighting).** These projects comply with lighting requirements.
2. **Section 29 and 10 (Setbacks).** These projects comply with required setbacks for a principal building and parking lot area in the OS District.
3. **Section 10.2.B (Parking, Commercial Uses).** 20 of the required 32 parking stalls are located at 2480 Rosewood Dr. The other 12 required will be on the parking lot area. The parking lot area will have 16 parking stalls in phase I. A total of 26 parking stalls will be created when phase II is complete. A note on the cover page of both site plans confirms that an easement will be recorded on the parcels to ensure that all future occupants of the 2480 Rosewood Dr. building will continue to have access to the new parking lot across the street on a separate parcel. The following parking-related detail will need to be addressed by the applicant:
 - a. A copy of the as-recorded easement documents must be provided to the Zoning Administrator prior to issuance of a new certificate of occupancy for the expanded building.
4. **Review Topic (Sidewalks).** An existing sidewalk along the Rosewood Dr. and E. Broadway St. frontages and pedestrian connection to the 2480 Rosewood Dr. building entrance is shown on the PSPR 20-08 site plan, which satisfies Township ordinance and policy requirements. Dedicated pedestrian access has been provided on the PSPR 20-09 site plan from the new parking lot across the street to the 2480 Rosewood Dr. building, which includes a striped pedestrian aisle within the parking lot, barrier-free ramps, and a sidewalk connection to a new public sidewalk along the Rosewood Dr. frontage of this proposed parcel. Proposed pedestrian crosswalk striping on the Rosewood Dr. pavement is subject to authorization from the county Road Commission.
5. **Review Topic. (Landscaping and Screening).** There is existing screening for the existing medical office. Three (3) new six-foot tall evergreen trees will replace three trees that have died near the southwest corner of the site. A second row of evergreen trees have been proposed to the north and east sides of the proposed parking lot. As required per Section 8.4 (Required Conditions), the new trees will be six (6) feet in height and spaced not more than 10 feet apart on-center to provide solid screening within three years. To verify compliance with Section 8.31 (Screening Requirements), the following detail will need to be addressed by the applicant on a revised site plan:

- a. Add the specific species of “evergreen tree” plantings to the note on sheet 5 of 5 for the PSPR 20-09 site plan.
6. **Review (Land Division/Boundary Adjustment).** The proposed parking lot parcel has not yet been split off from its parent parcel to create a separate parcel. Land division approval must be obtained before a building or grading permit is issued. Staff recommends that this action be made a condition of site plan approval for these projects.
7. **Review Topic (Dumpster).** On-site dumpster is labeled on plan with details of an eight (8) foot tall masonry wall and opaque gates enclosing the dumpster, consistent with ordinance requirements.
8. **Review Topic (Lot Coverage).** These projects comply with the maximum lot coverage (30%) allowed for land in the OS District.
9. **Outside agency approvals.** I currently have review comments from Mt. Pleasant Fire Department, and Isabella County Drain Office for Storm Water Management, the Isabella County Transportation Commission, the Isabella County Road Commission, and the Township’s Public Services Department.
10. **Consistency with the Master Plan.** The medical office use is not consistent with the Master Plan designation for future residential/residential attached land uses but, is fully consistent with the current zoning of the parcels. The PSPR20-09 parking lot project is consistent with pedestrian crossing improvements goal in the Master Plan (Section 3, Transportation).
11. **Consistency with Section 12.4 (Standards for Review).** Staff would have no objection to a Planning Commission determination that the site plan conforms to the standards for review listed in Section 12.4 of the Zoning Ordinance.

Objective

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.

Key Findings

1. The site plan conforms to all other applicable Zoning Ordinance requirements, including Section 12.4 (Standards for Review).

Recommendations

Based on the above findings, I would ask that the Planning Commission consider taking action to approve the PSPR 20-08 and PSPR 20-09 site plans, subject to the following conditions:

1. Add the specific species of evergreen tree plantings to a revised PSPR 20-09 site plan,

which shall be subject to administrative review and acceptance by the Zoning Administrator before a building or grading permit is issued.

2. Township approval of a land division application to establish the proposed parking lot parcel shall be required before a building or grading permit is issued.
3. Provide an as-recorded copy of the easement documents to the Zoning Administrator prior to issuance of a new certificate of occupancy for the expanded building.

Please contact me at (989) 772-4600 ext. 241, or via email at pgallinat@uniontownshipmi.com, with any questions about this information.

Respectfully submitted,

Peter Gallinat, Zoning Administrator

Community and Economic Development Department

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 ANNU MOHAN MD PLLC
- III. Applicant Address 906 BENTGRASS, MT. PLEASANT, MI 48858
- IV. Applicant Phone 989-775-3823 Owner Phone SAME
- 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 SAME AS ABOVE
- VIII. Project/Business Name _____
- IX. Fill out check list that follows. You must check off that each item has been included in the drawing. If an item is not going to be included in the construction, note that in the comment area. For the first three items, check off if you have made the required submittals to other reviewing agencies.

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

Union Township Site Plan Review Application 2015 Revision

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

Union Township Site Plan Review Application 2015 Revision

The zoning of the subject property and the abutting properties.	X	
The location, height and type of fences and walls.	X	
The location and detailed description of landscaping.	X	
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.	N/A	
The location of all existing and proposed structures on and within one hundred feet of the subject property's boundary.	X	
For apartments, provide a count of bedrooms per building and total count of bedrooms for the project.	N/A	

APPLICANT COMMENTS

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is a vertical margin line on the left side, creating a narrow left margin. The paper appears to be from a notebook or a standard ruled document.

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

06/25/2010
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>	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: ROSEWOOD HEALTH CARE & MEDICAL SPA

Name of business owner(s): DR. ANNU MOHAN

Street and mailing address: 2480 ROSEWOOD DR., MT. PLEASANT, MI 48858

Telephone: 989-775-3823

Fax: 989-773-5061

Email: _____

I affirm that the information submitted is accurate.

Owner(s) signature and date:

Annu Mohan MD 6/25/2020

Information compiled by:

SHANEE THAYER, OFFICE MANAGER
CENTRAL MI SURVEYING & DEVELOPMENT CO. INC.

Part 1: Management of Hazardous Substances and Polluting Materials

1. Y ☒ N

Will the proposed facility store, use or generate hazardous substances or polluting materials (including petroleum-based products) now or in the future? If yes, please complete this form and submit with your site plan. A catalogue and map of natural resources on and near the site, including an assessment of groundwater vulnerability is required to be submitted with your plan.

2. Y ☒ N

Will the hazardous substances or polluting materials be reused or recycle on-site??

3. Y ☒ N

Will any hazardous substances or polluting materials be stored on-site? If yes, identify the storage location on the site plan. Describe the size and type of secondary containment structure here or on an attached page. Submit a map and/or diagram of facilities on the site related to groundwater protection, including secondary containment structures, loading/unloading areas, drinking water wells, septic systems, underground storage tanks and storm drain inlets.

4. Y ☒ N

Will the new underground storage tanks be located less than 2000 feet from a drinking water well serving more than a single household?

5. Y ☒ N

Are existing underground storage tanks on-site less than 200 feet from a drinking water well serving more than a single household?

If the answer to questions 4 or 5 are yes, you may be in violation of the State of Michigan underground storage tank regulations. For specific requirements, please contact the MDEQ Underground Storage Tank Division. District Office Telephone: 989-894-6200 (Saginaw Bay District Office)

6. Y ☒ N

Will the interior of the facility have general purpose floor drains? (general purpose floor drains should not be connected to a sanitary sewer system, stormwater drainage system, dry well or septic system). If yes, will the floor drain connect to: (circle one)

- a. on-site holding tank
- b. on-site system

The on-site system must be approved by the MDEQ.
Contact: MDEQ Waste Management Division.
District Office telephone: 989-894-6200 (Saginaw Bay District Office)

7. Y ☒ N

Will hazardous substances or polluting materials be stored, used, or handled out-of doors near storm drains which discharge to lakes, streams, or wetlands? If yes, describe the type of catch basin or spill containment facilities which will be used (use an attached sheet with diagram if appropriate).

cc: Charter Township of Union Department of Public Works

Part II: Types and Quantities of Hazardous Substances and Polluting Materials Used, Stored or Generated On-Site

Please list the hazardous substances and polluting materials (including chemicals, hazardous materials, petroleum products, hazardous wastes and other polluting materials) which are expected to be used, stored or generated on-site. Quantities should reflect the maximum volumes on hand at any time. Attach additional pages if necessary to list all hazardous substances and polluting materials.

Common Name	CHEMICAL NAME (components)	Form	MAX QUANTITY ON HAND AT ONE TIME	TYPE OF STORAGE CONTAINERS
	KEY: LQ. = liquid P.LQ. = pressurized liquid S = solids G = gas PG = pressurized gas			KEY: AGT = above ground tank = drums UGT = underground tank Cy = cylinders CM = metal cylinders CW = wooden or composition container TP = portable tank



PERMIT INFORMATION

www.michigan.gov/deqpermits

The Department of Environmental Quality (DEQ) has prepared a list of key questions to help identify what DEQ permits, licenses, or approvals of a permit-like nature may be needed. By contacting the appropriate offices indicated, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the construction process. While this list covers the existence of permits and approvals required from the DEQ, it is not a comprehensive list of all legal responsibilities. A useful way to learn whether other requirements will apply is to go through the Self-Environmental Assessment in the Michigan Guide to Environmental, Health, and Safety Regulations, online at: <http://www.michigan.gov/ehsguide>. Please call the Environmental Assistance Center at 800-662-9278 to talk with any of the DEQ programs noted below.

KEY QUESTIONS:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	PROGRAM WEBPAGE AND CONTACTS
MISCELLANEOUS CONSTRUCTION			
<i>Air Quality Permit to Install:</i> Will your business involve the installation or construction of any process equipment that has the potential to emit air contaminants (e.g. dry sand blasting, boilers, standby generators)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Air Quality Division (AQD), <u>Permit Section</u>
<i>Asbestos Notification:</i> Does the project involve renovating or demolishing all or portions of a building? Notification is required for asbestos removal and required for all demolitions even if the structure never contained asbestos.	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	AQD, <u>Asbestos Program</u>
<i>Land and Water Featured Programs (Water Resources Division) - USACE Consolidated Permits:</i> Please consult the <u>Land and Water Management Decision Tree</u> document to evaluate whether your project needs a land and water management permit (i.e., Does the project involve filling, dredging, placement of structures, draining, or use of a wetland?).	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Water Resources Division (WRD), <u>Joint Permit Application</u>
<i>Soil Erosion and Sedimentation Control:</i> Does the project involve an earth change activity (including land balancing, demolition involving soil movement, and construction)?	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	<u>Soil Erosion and Construction Storm Water</u> , or Contact your <u>Local Agency</u>
<i>NPDES Storm Water Discharge from Construction Sites Notice of Coverage:</i> Does the project involve construction which will disturb one or more acres that come into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	NPDES <u>Storm Water Permits Program</u> , or appropriate <u>DEQ District Office</u>
<i>Public Swimming Pool Construction (Spas/Hot Tubs) Permits:</i> Will your business involve the construction or modification of a public swimming pool, spa or hot tub?	Y <input type="checkbox"/>	N <input type="checkbox"/>	<u>Public Swimming Pool Program</u> , or appropriate <u>DEQ District Office</u>
<i>Threatened and Endangered Species:</i> Does the project involve activities that would destroy a protected species of plant or animal or disturb a protected animal species?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Endangered Species Assessment, <u>Threatened and Endangered Species Program</u> , 517-373-1552
Does the project involve construction or alteration of any sewage collection or treatment facility?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Appropriate <u>District Office</u> , WRD, Part 41 Construction Permit Program
Does the project involve construction of a facility that landfills, transfers, or processes of any type of solid non-hazardous waste on-site, or places industrial residuals/sludge into or onto the ground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Office of Waste Management and Radiological Protection (OWMRP), <u>Solid Waste</u> , Appropriate <u>DEQ District Office</u>
Does the project involve the construction of an on-site treatment, storage, or disposal facility for hazardous waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, Hazardous Waste Section, <u>Treatment, Storage and Disposal</u>
WATER SUPPLY (More information, see: http://www.michigan.gov/deqwater, select "drinking water")			
I am buying water from my community water supply (i.e. city of Detroit or Grand Rapids)	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Contact your <u>Local Water Utility</u>
I have a private or other water supply well (Type III)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Contact your (District or County) <u>Local Health Department</u>
I have a Non-Community Water Supply (Type II)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>Guide</u> , Contact your (District or County) <u>Local Health Department</u>
I am a community water supply (Type I)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	<u>Community Water Supply</u> , <u>DEQ District Office Community Water Supply Program</u>

WASTEWATER MANAGEMENT			
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>
CHEMICAL ADDITION PROJECTS			
Are you using chemicals or materials in, or in contact with, drinking water at any point in the water works system?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, Appropriate <u>DEQ District Office, Public Water Supply Program</u>
Are you applying a chemical treatment for the purpose of aquatic nuisance control (pesticide/herbicide etc) in a water body (i.e. lake, pond or river)? (5.	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Aquatic Nuisance Control and Remedial Action Unit</u>
Are you applying materials to a water body for a water resource management project (i.e. mosquito control treatments, dye testing, or fish reclamation projects)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Surface Water Assessment Section</u>
OPERATIONAL PERMITS (SECTOR SPECIFIC)			
Does the project involve the transport of some other facility's non-hazardous liquid waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Transporter Program</u>
Does the project involve the transport hazardous waste?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Transporter Program</u>
Does your facility have an electric generating unit that sells electricity to the grid and burns a fossil fuel?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	AQD, <u>Acid Rain Permit Program</u>
Is the project a dry cleaning establishment utilizing perchloroethylene or a flammable solvent in the cleaning process?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DEQ, AQD, <u>Dry Cleaning Program</u>
Does your laboratory test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	DEQ, <u>Laboratory Services Certifications</u>
Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Medical Waste Regulatory Program</u>
Does the project involve transport of septic tank, cesspool, or dry well contents or the discharge of septage or sewage sludge into or onto the ground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Septage Program</u>
Do you store, haul, shred or process scrap tires?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	OWMRP, <u>Scrap Tire Program</u>
Does the project involve the operation of a public swimming pool?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Public Swimming Pools Program</u>
Does the project involve the operation of a campground?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Campgrounds</u>
Do you engage in the business of hauling bulk water for drinking or household purposes (except for your own household use)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	ODWMA, <u>Water Hauler Information</u>
PERSONAL LICENSES/CERTIFICATIONS			
Are you designated by your facility to be the Certified Operator to fulfill the requirements of a wastewater discharge permit (NPDES including Storm	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	WRD, <u>Operator Training, Storm Water Program</u>

Water or Groundwater)?		
Are you a drinking water operator in charge of a water treatment or water distribution system, back-up operator, or shift operator?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WRD, <u>Operator Training</u>
Are you a water-well drilling contractor, pump installer, dewatering well contractor or dewatering well pump installer?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WRD, <u>Well Construction Unit</u>
OIL, GAS AND MINERALS		
Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Petroleum Geology and Production Unit</u>
Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, Minerals and Mapping Unit, <u>Sand Dune Mining Program</u>
Does the project involve the diversion and control of water for the mining and processing of low-grade Iron ore?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the surface or open-pit mining of metallic mineral deposits?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve mining coal?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Do you want to change the status of an oil or gas well (i.e. plug the well)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve drilling of oil, gas, brine disposal, secondary recovery, or hydrocarbon storage wells?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve plugging or deepening of an oil or gas well, or conveying rights in the well as an owner to another person?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Permits and Bonding Unit</u>
Does the project involve changing the status or plugging of a mineral well?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OOGM, <u>Minerals and Mapping</u>
Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	OWMRP, <u>Radioactive Protection Programs</u>
STORAGE TANKS (CONSTRUCTION AND OPERATION)		
Does the project involve the installation of an aboveground storage tank for a flammable or combustible liquid (under 200 degrees Fahrenheit)?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Michigan Department of Licensing and Regulatory Affairs (DLARA) - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a compressed natural gas dispensing station with storage?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a liquefied petroleum gas container filling location or storage location that has a tank with a capacity of more than 2,000 gallons or has two (2) or more tanks with an aggregate capacity of more than 4,000 gallons?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation, removal, or upgrade of an underground storage tank containing a petroleum product or a hazardous substance?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>
Does the project involve the installation of a hydrogen system?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	DLARA - <u>Storage Tank Unit, 517-335-7211</u>



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2257 EAST BROOMFIELD ROAD, MT. PLEASANT, MI 48858

PHONE: 989-775-0756 EMAIL: info@cms-d.com

September 1, 2020

Peter Gallinat, Zoning Administrator
Rodney Nanney, AICP, Comm. & Economic Dev. Director
2010 S. Lincoln
Mt. Pleasant, MI 48858

Re: Dr Mohan Building Expansion and Parking Facility Submittal to Planning Commission

Mr. Gallinat & Mr. Nanney

Our office is submitting Dr. Mohan Building Expansion and Dr. Mohan Parking Facility for Site Plan approval to the Union Township Planning Commission.

In regard to agency approvals:

- Storm Water approval has been received and was emailed to your office and ours on August 20, 2020 for both projects.
- We have met with the Fire Department and they will be sending their letter by end of the day Wednesday.
- ICTC will be sending their approvals by mid-week
- We have delivered hard copies and emailed a pdf to the DPW Director for review. Neither project has any new storm lines, water lines or sewer lines.
- We have submitted to Isabella County Road Commission. The proposed projects do not require any additional opening on the public road as openings are already available.

Should you have any questions or comments please contact our office.

Sincerely,

Shanee Thayer
Office Manager
CMS&D



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2257 EAST BROOMFIELD ROAD, MT. PLEASANT, MI 48858

PHONE: 989-775-0756 EMAIL: info@cms-d.com



September 18, 2020

Attn: Peter Gallinat
Union Charter Township
2010 South Lincoln Road
Mt. Pleasant, Michigan 48858

Re: Response Letter Dr. Mohan Parking Area.

Peter,

The following letter addresses the 6 comments made on the submitted site plan for Dr. Mohan's additional parking area on the East side of Rosewood North.

- Item 1 - Lighting Contours have been added to the drawing. The proposed parking lot lights will be a 16 foot pole atop a 2-3 foot concrete base. The total height of the pole and base not to exceed 20 feet.
- Item 2 - The parking area is not within 5 feet of the right-of-way line. A dimension has been added to the drawing at the closest point to the right-of way.
- Item 3 - The Parking Counts meet the requirements of the Ordinance & A.D.A. There will be an easement granted across this parcel to the building parcel for parking.
- Item 4 - A cross connection and cross walk has been shown. It should be noted that the I.C.R.C. has made comments in their review about the placement of the cross walk.
- Item 5 - Screening of the parking lot has been shown. Screening will be placed to allow for the phase 2 expansion of the parking lot.
- Item 6 - It is our understanding that all outside agency approvals have been submitted.

If you have any questions regarding the changes made to this drawing set, please call me at my office.

Respectfully,

Central Michigan Surveying & Development Company, Inc.


Timothy Bebec
President

EXISTING STORM STRUCTURES

EX-CB#1
RIM= 692.63

EX-CB#2
RIM= 693.20
NE INV= 687.20 4" SDR-35
W INV= 686.40 12" RCP

EX-CB#3
RIM= 693.25

EX-CB#4
RIM= 693.84

EX-CB#5
RIM= 692.53
E INV= 690.15 8" HDPE
S INV= 690.05 12" RCP

EX-CB#6
RIM= 693.13
N INV= 690.63 12" RCP

ZONED: R-3A
14-014-20-038-05
MOHAN ANNU MD PLLC
906 BENTGRASS, MT. PLEASANT

ZONED: OS
14-014-20-038-05
MOHAN ANNU MD PLLC
906 BENTGRASS, MT. PLEASANT

0.45 ACRES

R = 302.00'
L = 79.51'
CH = 79.28'
CB = N07°-55'-46"E

ROSEWOOD DRIVE
(ASPHALT, 66' R-O-W)

BROADWAY STREET
(ASPHALT, 66' R-O-W)

NOTE:
THE ONLY EXTERIOR LIGHTING
PROVIDED IS UNDER EAVE CAN LIGHTING.

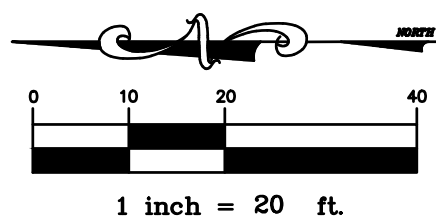
P-1 - SEE ATTACHED NUMBERED PHOTOS

ZONED: R-3A
14-014-20-038-05
ROSEWOOD NORTH CONDOMINIUM
MT. PLEASANT

ZONED: OS
14-014-20-038-03
SAI AT BROADWAY LLC
906 BENTGRASS, MT. PLEASANT

ZONED: R-2A
14-014-20-038-02
WOLTERS LYNN E & VALERIE J
4795 E BROADWAY, MT. PLEASANT

14 EXISTING ARBORVITAE
SCREEN INSTALLED AS PART
OF ORIGINAL SITE PLAN
APPROVAL 3 OF WHICH ARE
DEAD AND WILL BE REPLACED
AS PART OF THE
CONSTRUCTION.



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MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com



EXISTING TOPOGRAPHY
DR. MOHAN
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T.14 N-R.4 W.,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

REVISIONS:
PER TOWNSHIP COMMENTS DATED 9-4-20

SUBMITTALS:
SUBMITTAL TO UNION TOWNSHIP, 8-14-20
SUBMITTAL TO UNION TOWNSHIP, 9-17-20

JOB NUMBER:
1902-010

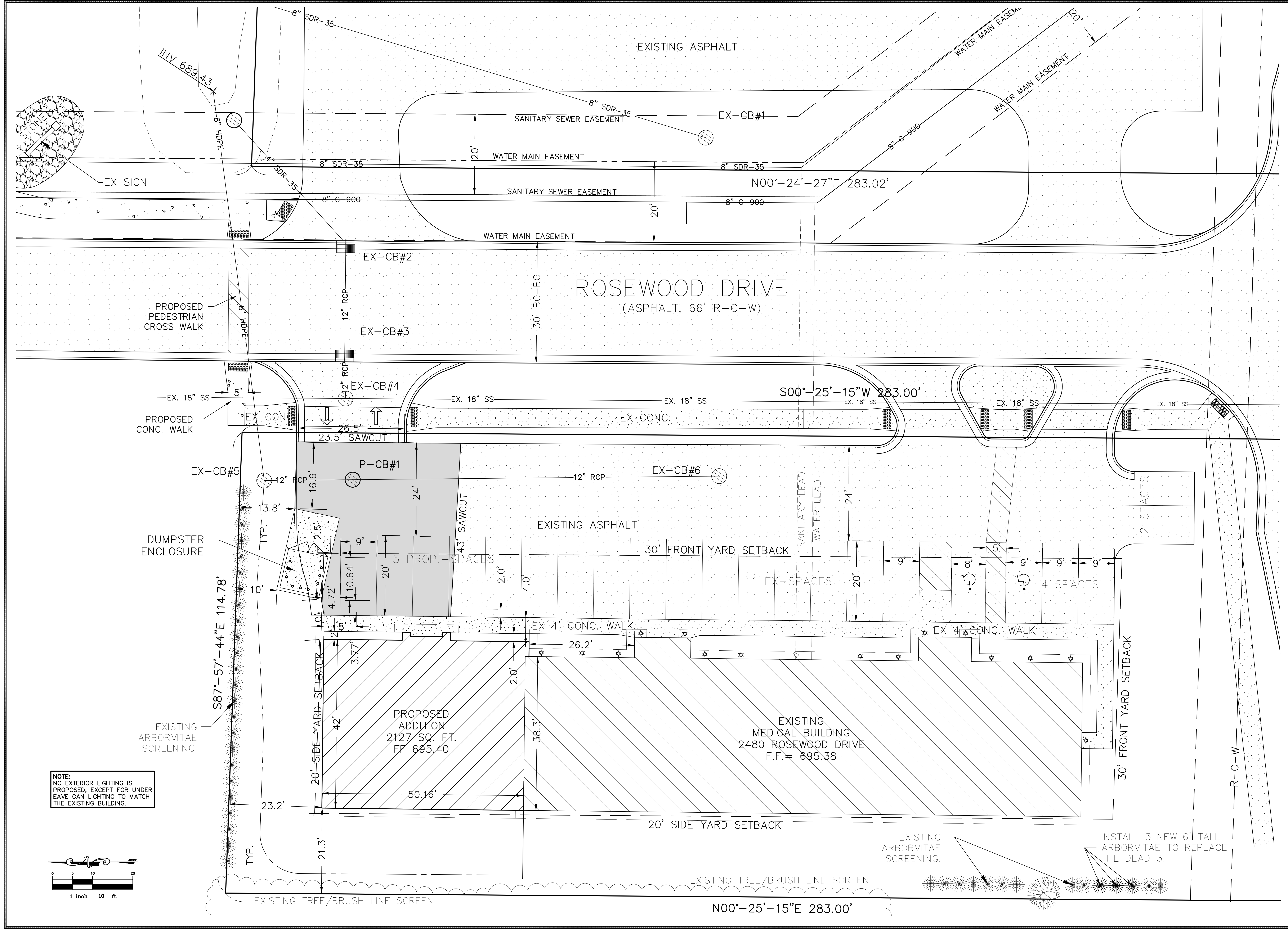
SCALE
1" = 20'

DRAWN BY:
BTM

SHEET NUMBER
2 OF 5

DESIGNED BY:
N/A

CHECKED BY:
TELB



SCALE

1" = 10'

JOB NUMBER:

1902-010

DRAWN BY:

BTM

DESIGNED BY:

TELB

CHECKED BY:

TELB

SUBMITTALS:

SUBMITTAL TO UNION TOWNSHIP, 8-14-20

SUBMITTAL TO UNION TOWNSHIP, 9-17-20

REVISIONS:

PER TOWNSHIP COMMENTS DATED 9-4-20

HORIZONTAL SITE PLAN

DR. MOHAN

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4

OF SECTION 14, T.14 N-R.4 W,

UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

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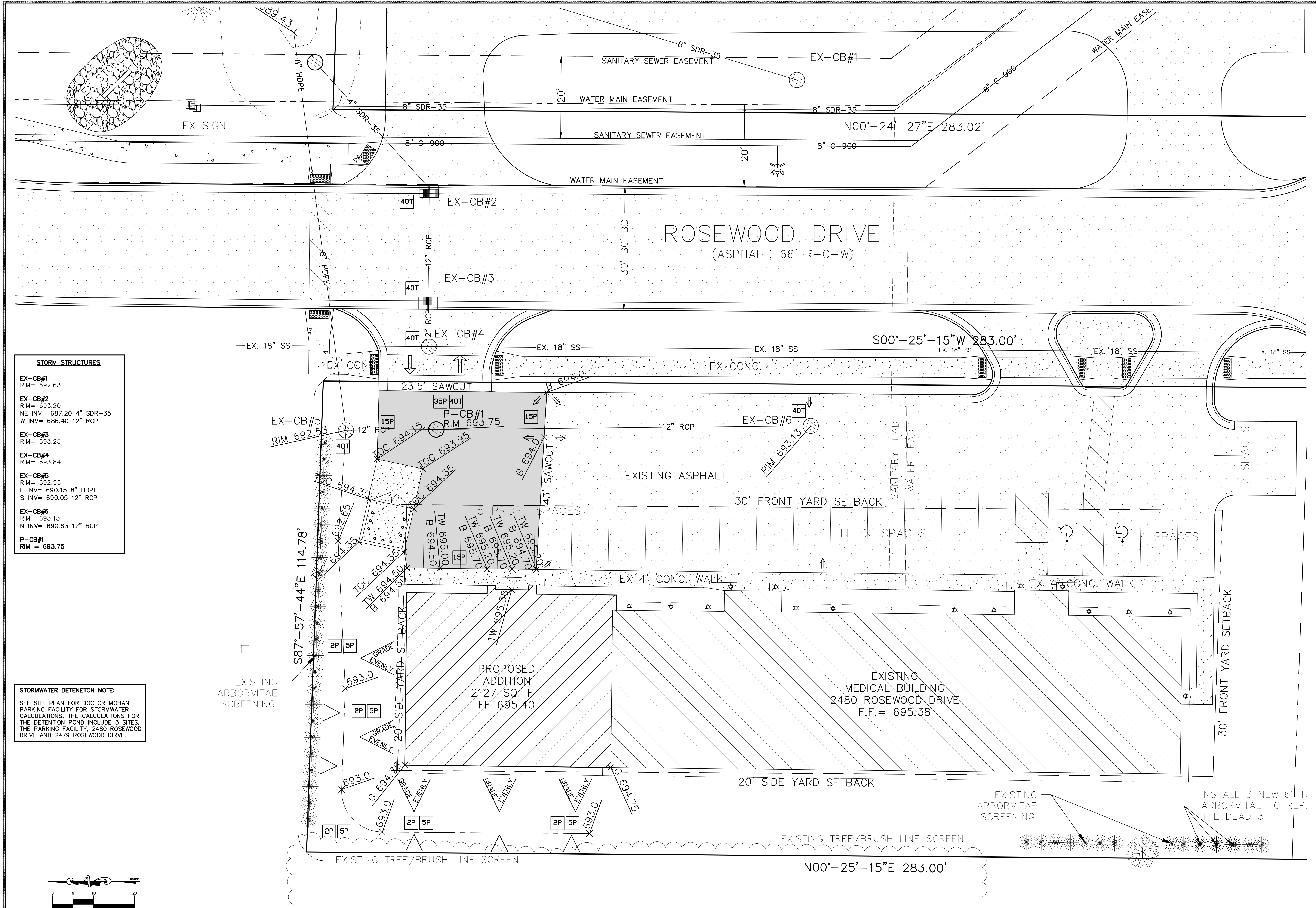
2227 E BROOMFIELD ROAD

MT. PLEASANT, MICHIGAN 48655

MT. PHONE: (989) 775-0736

FAX: (989) 775-5012

EMAIL: info@cms-d.com



STORM STRUCTURES	
EX-CB#1	RIM= 692.63
EX-CB#2	RIM= 693.20 NE INV= 687.20 4" SDR-35 W INV= 686.40 12" RCP
EX-CB#3	RIM= 693.25
EX-CB#4	RIM= 693.84
EX-CB#5	RIM= 692.53 E INV= 690.15 8" HDPE S INV= 690.05 12" RCP
EX-CB#6	RIM= 693.13 N INV= 690.63 12" RCP
P-CB#1	RIM = 693.75

STORMWATER DETENETON NOTE:
SEE SITE PLAN FOR DOCTOR MOHAN PARKING FACILITY FOR STORMWATER CALCULATIONS. THE CALCULATIONS FOR THE DETENTION POND INCLUDE 3 SITES, THE PARKING FACILITY, 2480 ROSEWOOD DRIVE AND 2479 ROSEWOOD DIRVE.

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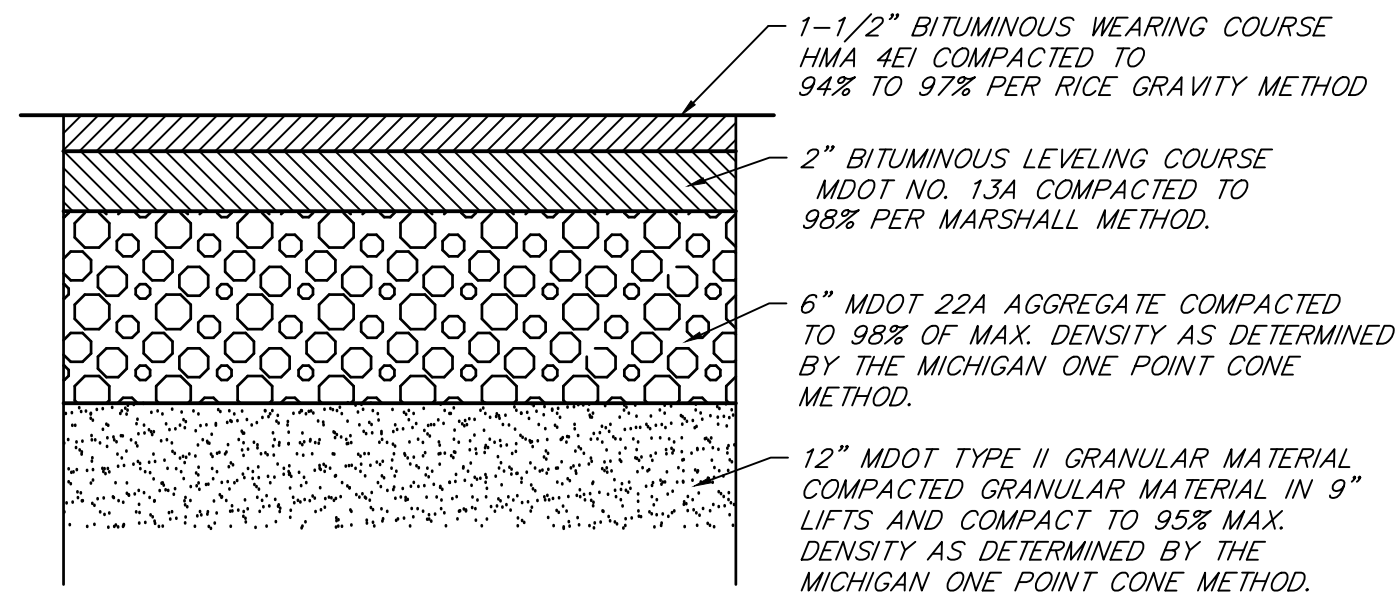
2937 E BROOKFIELD ROAD
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com

GRADING & SOIL EROSION PLAN

DR. MOHAN

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T.14 N-R.4 W.,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

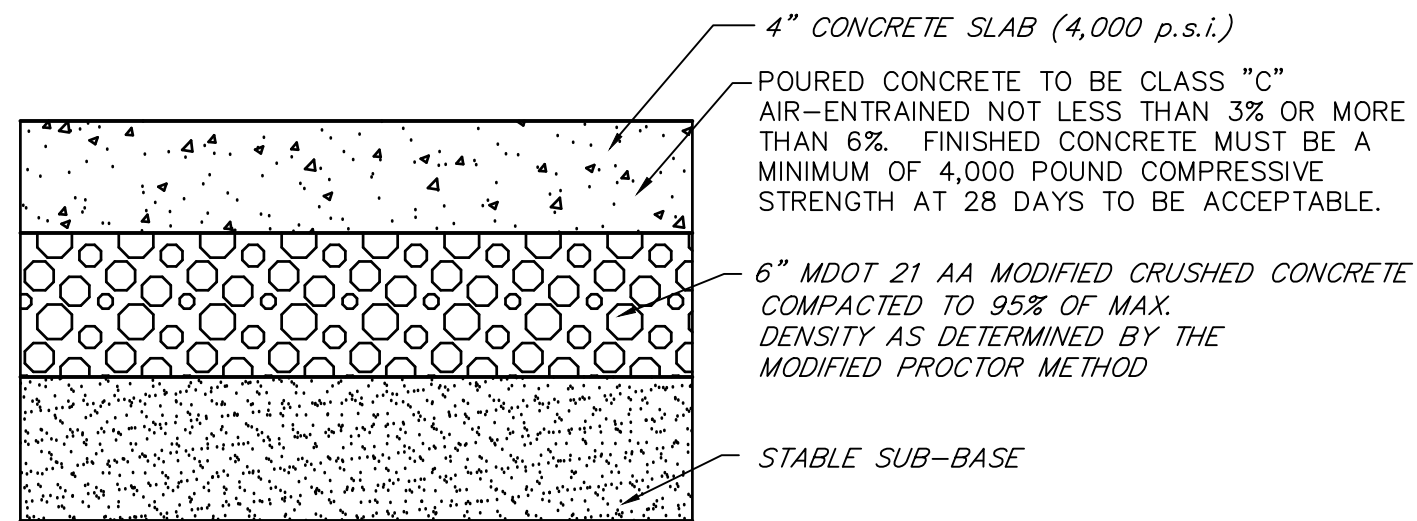
REVISIONS:	PER TOWNSHIP COMMENTS DATED 9-4-20
SUBMITTALS:	SUBMITTAL TO UNION TOWNSHIP, 8-14-20
	SUBMITTAL TO UNION TOWNSHIP, 9-17-20
JOB NUMBER:	1902-010
DRAWN BY:	BTM
DESIGNED BY:	TEL
CHECKED BY:	TEL
SCALE	1" = 10'
SHEET NUMBER	4 of 5



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

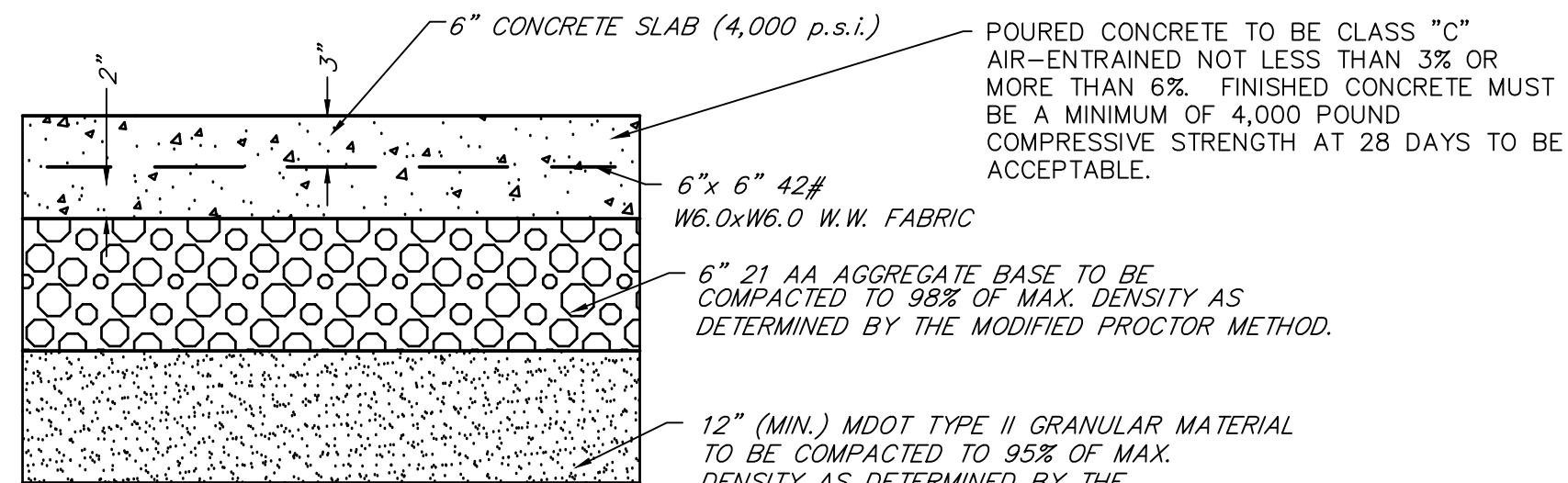
ASPHALT PAVEMENT CROSS-SECTION

NOT TO SCALE



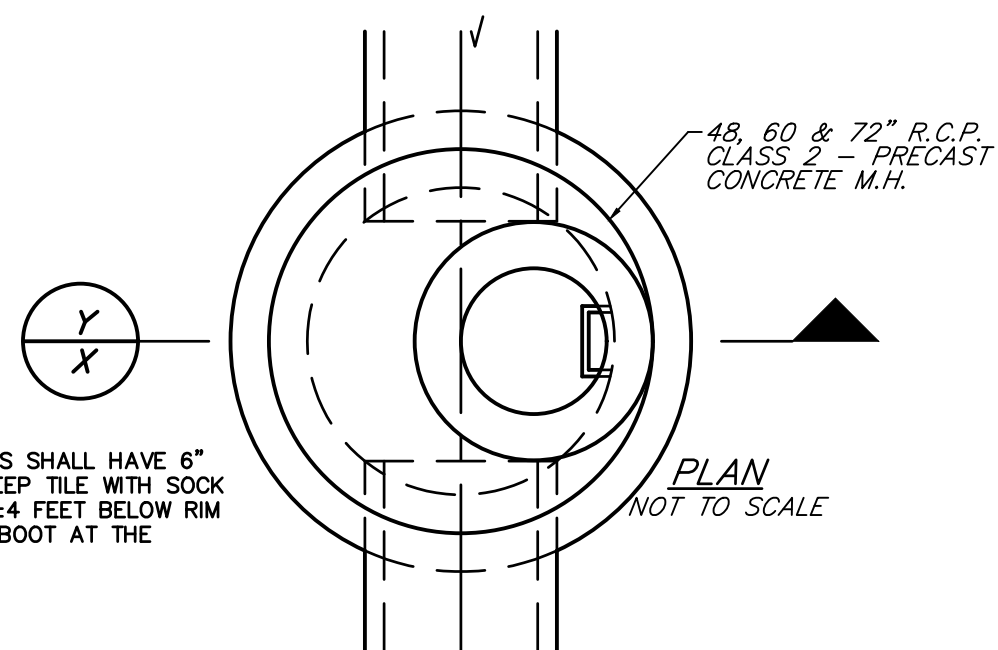
CONCRETE SIDEWALK CROSS-SECTION

NOT TO SCALE



CONCRETE PAD CROSS-SECTION

NOT TO SCALE



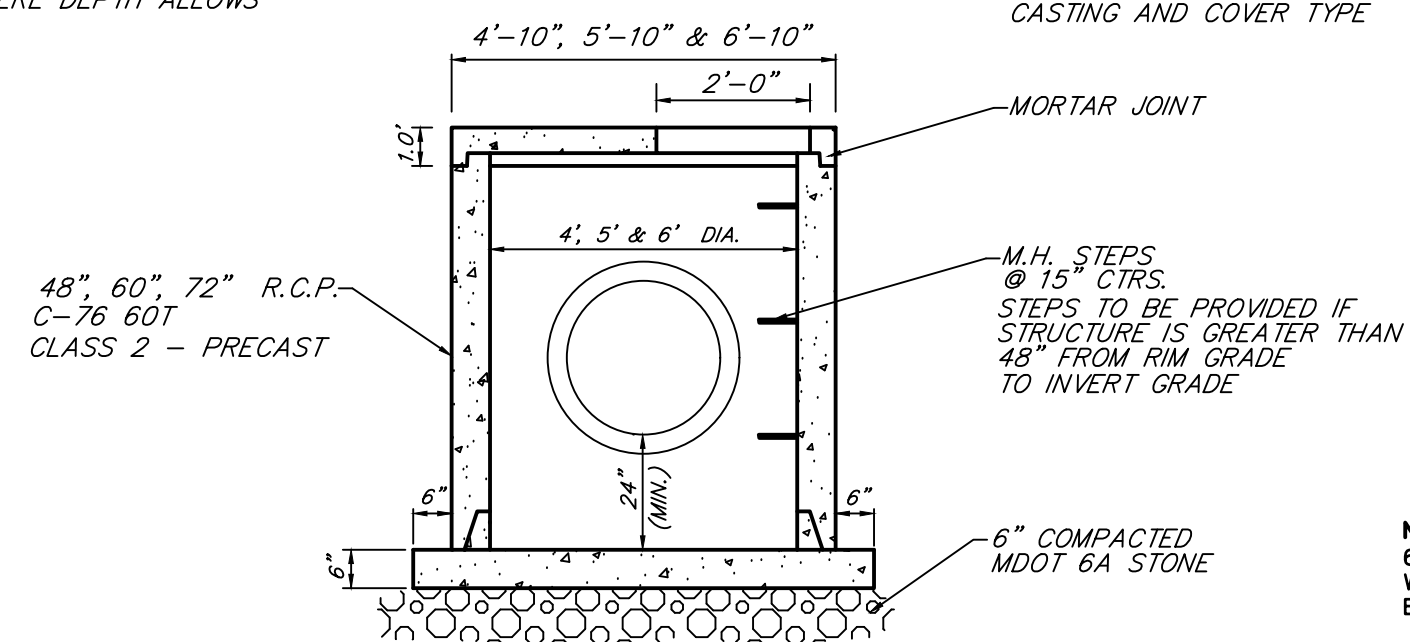
NOTE: ALL STRUCTURES SHALL HAVE 6\"/>

PLAN

NOT TO SCALE

NOTE: CONE SECTIONS MAY BE SUBSTITUTED WHERE DEPTH ALLOWS

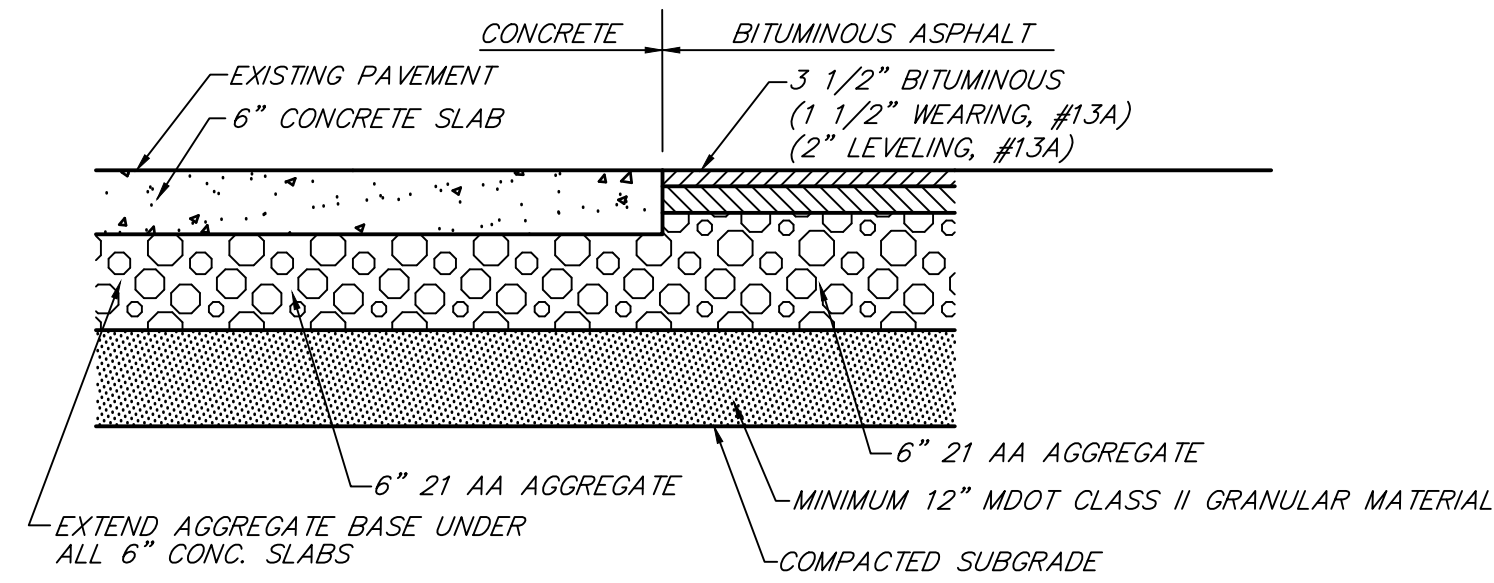
NOTE: REFER TO SITE PLAN FOR CASTING AND COVER TYPE



SECTION

NOT TO SCALE

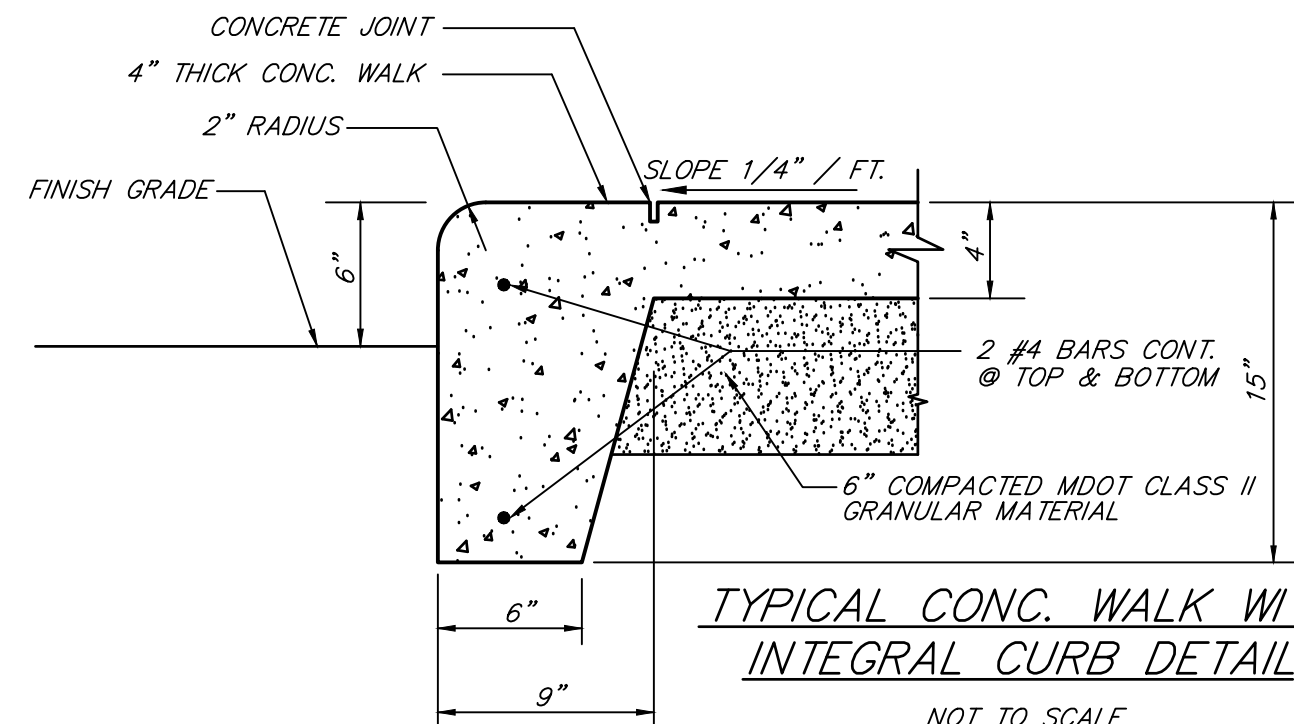
4', 5' & 6' DIA. COMBINATION M.H.-C.B.



NOTE: ALL 6\"/>

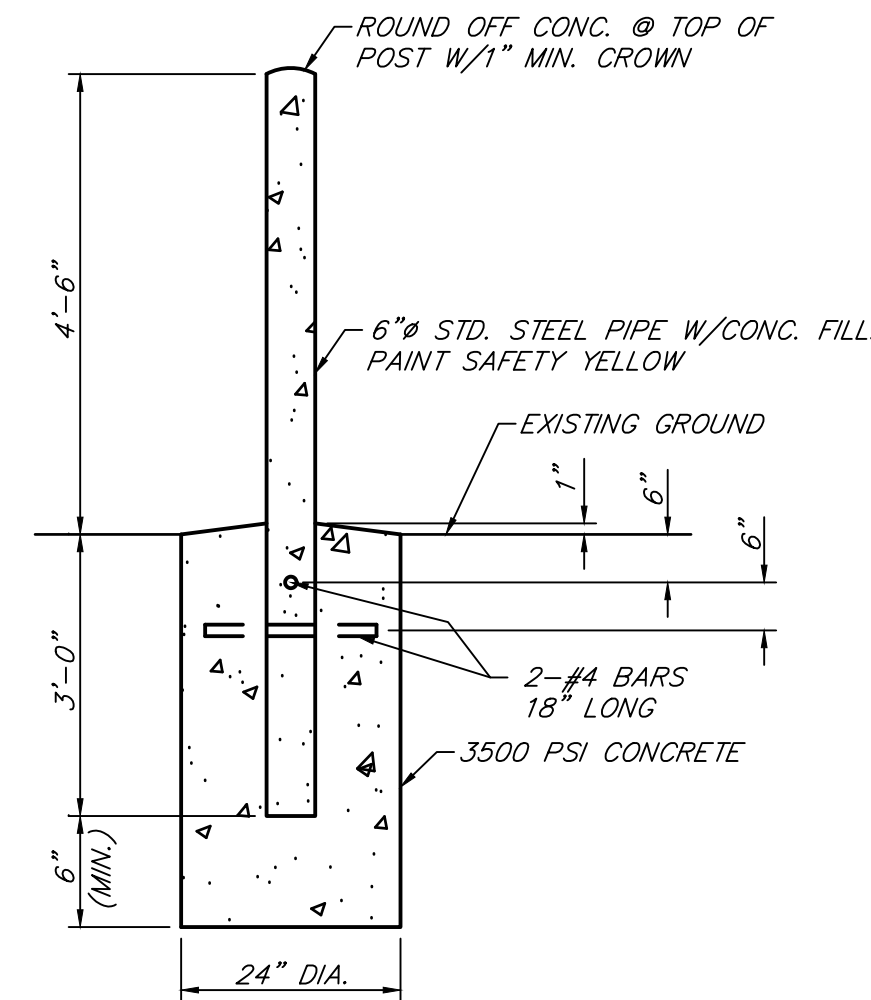
TYPICAL 6" CONCRETE SLAB CROSS-SECTION

NOT TO SCALE



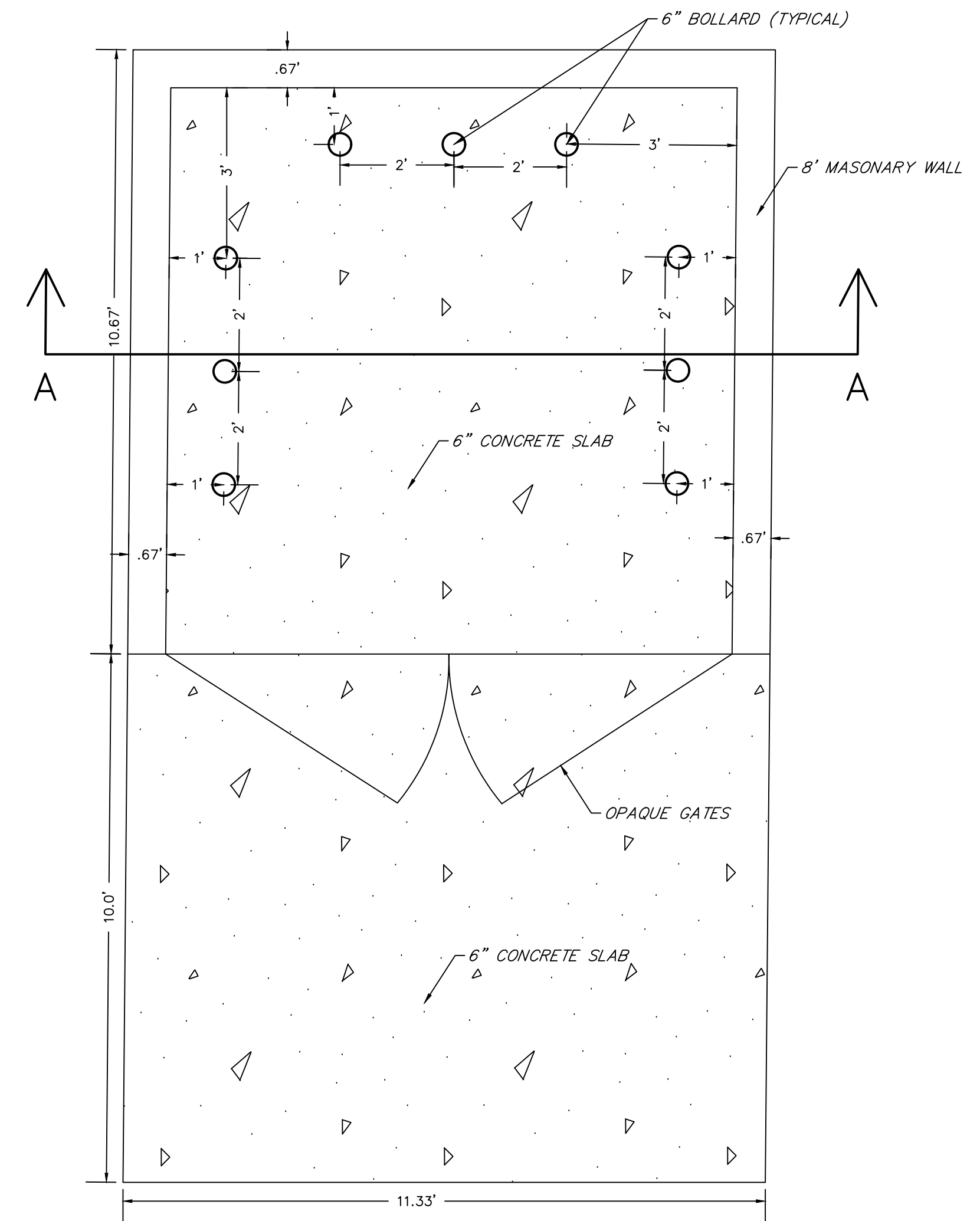
TYPICAL CONC. WALK WITH INTEGRAL CURB DETAIL

NOT TO SCALE



BOLLARD DETAIL

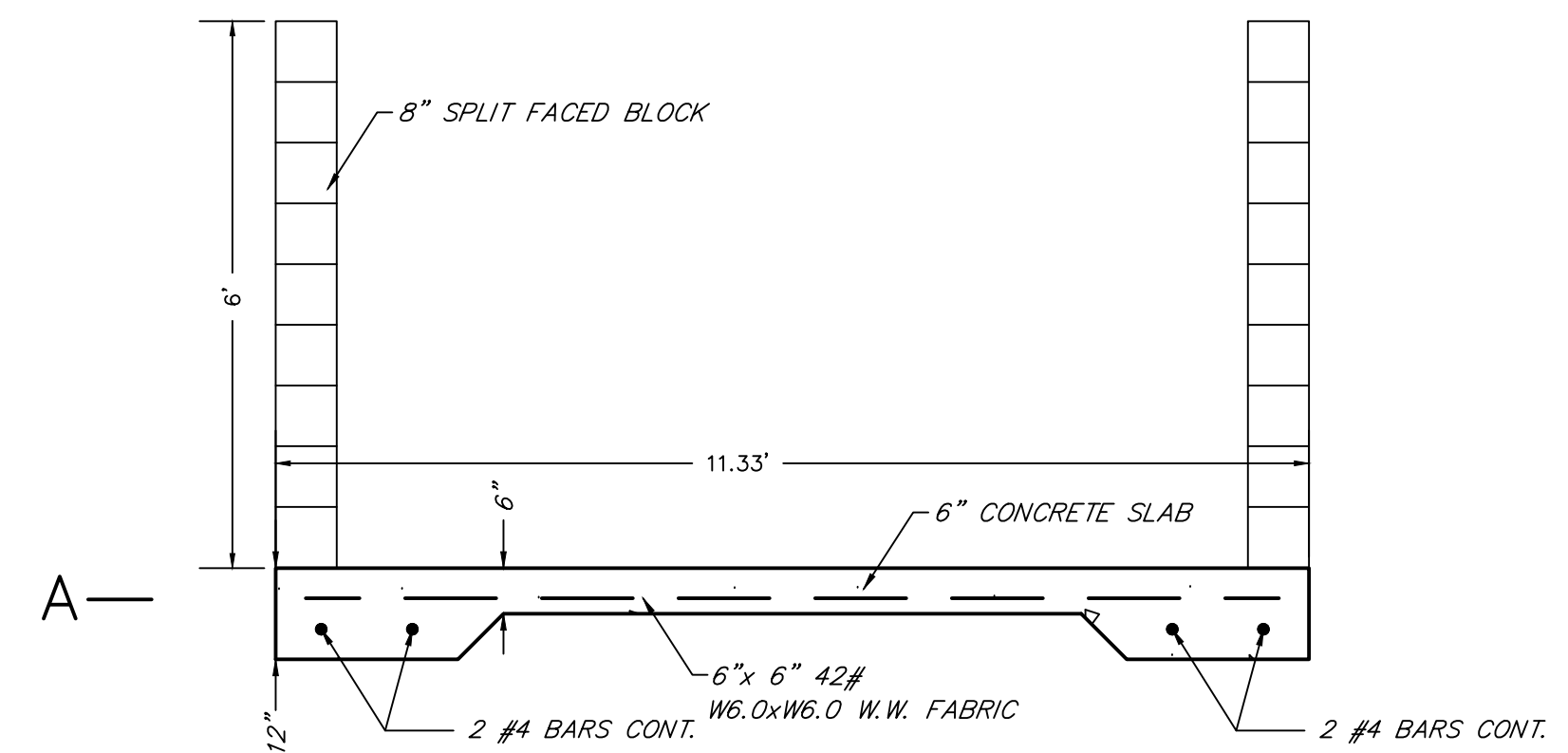
NOT TO SCALE



MICHIGAN UNIFIED KEYING SYSTEM
SOIL EROSION & SEDIMENTATION CONTROL MEASURES
P = PERMANENT T = TEMPORARY

MICHIGAN UNIFIED KEYING SYSTEM
SOIL EROSION & SEDIMENTATION CONTROL MEASURES

2	Selective Grading & Shaping	Water can be diverted to minimize erosion. Flatter slopes cause erosion problems.
5	Seeding	Inexpensive and very effective. Stabilizes soil, thus minimizing erosion. Permits runoff to infiltrate soil, reducing runoff volume. Should include prepared topsoil bed.
15	Paving	Protects areas which cannot otherwise be protected, but increases runoff volume and velocity. Irregular surface will help slow velocity.
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.
40	Inlet Sediment Trap	Easy to shape. ALL STRUCTURES ARE TO HAVE FILTER BAGS. Collects sediment. AND BE MAINTAINED AS NEEDED. May be cleaned and expanded as needed.
55	Geotextile Silt Fence	Controls and Contains sediment from sheet flow conditions. Fabric must be "toed" into the soil 6" or more to prevent underflow. Must be constructed of adequate strength filter fabric and stakes.



DUMPSTER DETAIL

NOT TO SCALE

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CONSTRUCTION DETAILS
DR. MOHAN
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T.14 N-R.4 W,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

REVISIONS:
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SUBMITTAL TO UNION TOWNSHIP, 9-17-20

JOB NUMBER:
1902-010
DRAWN BY:
BTM
DESIGNED BY:
N/A
CHECKED BY:
TELB

SCALE
N/A

SHEET NUMBER
5 of 5

EXISTING STORM STRUCTURES

EX-CB#1
RIM= 692.63

EX-CB#2
RIM= 693.20
NE INV= 687.20 4" SDR-35
W INV= 686.40 12" RCP

EX-CB#3
RIM= 693.25

EX-CB#4
RIM= 693.84

EX-CB#5
RIM= 692.53
E INV= 690.15 8" HDPE
S INV= 690.05 12" RCP

EX-CB#6
RIM= 693.13
N INV= 690.63 12" RCP

ZONED: R-3A
14-014-20-038-05
MOHAN ANNU MD PLLC
906 BENTGRASS, MT. PLEASANT

ROSEWOOD DRIVE
(ASPH., 66' R-O-W)

ZONED: R-3A
14-014-20-038-05
ROSEWOOD NORTH CONDOMINIUM
MT. PLEASANT

ZONED: R-3A
14-014-20-038-05
MOHAN ANNU MD PLLC
906 BENTGRASS, MT. PLEASANT

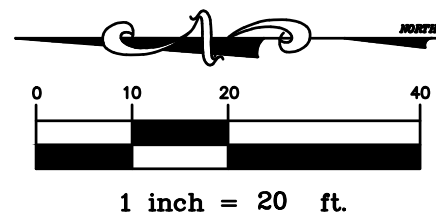
0.45 ACRES

R = 302.00'
L = 79.51'
CH = 79.28'
CB = N07°-55'-46"E

ZONED: OS
4-014-20-038-04
CMHT LAND HOLDINGS LLC
2479 ROSEWOOD DR STE A,
MT. PLEASANT

ZONED: OS
14-014-20-038-03
SAI AT BROADWAY LLC
906 BENTGRASS, MT. PLEASANT

ZONED: R-2A
14-014-20-038-02
WOLTERS LYNN E & VALERIE J
4795 E BROADWAY, MT. PLEASANT



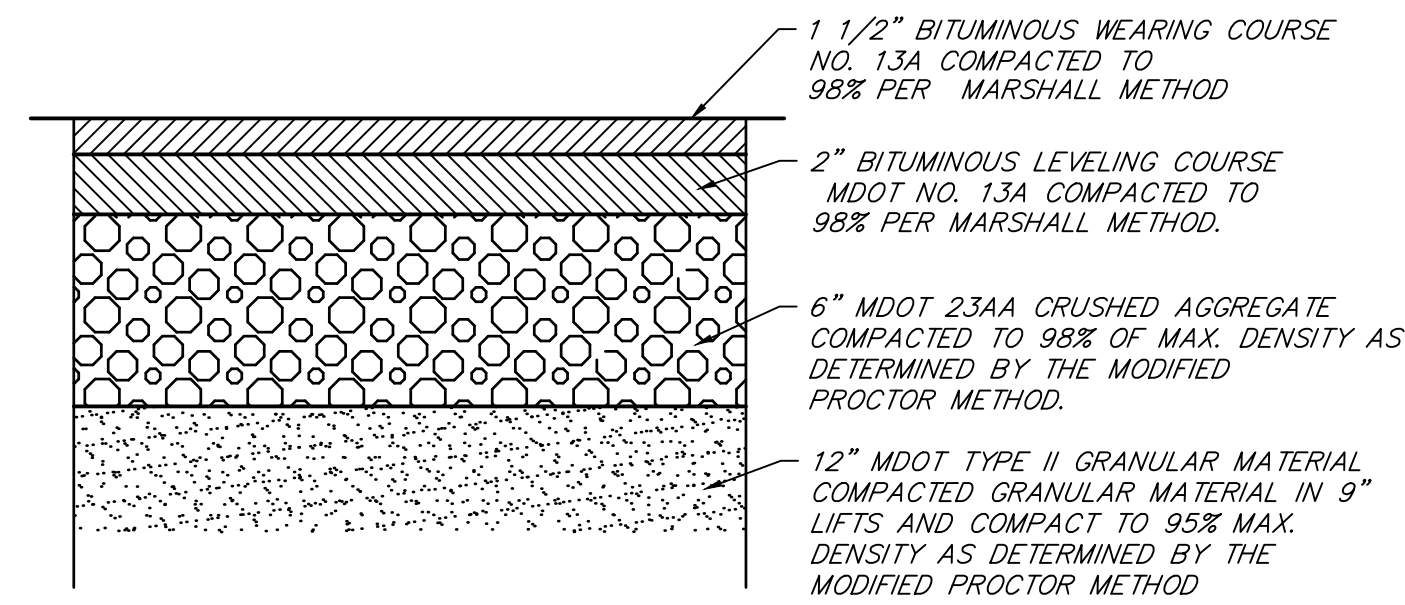
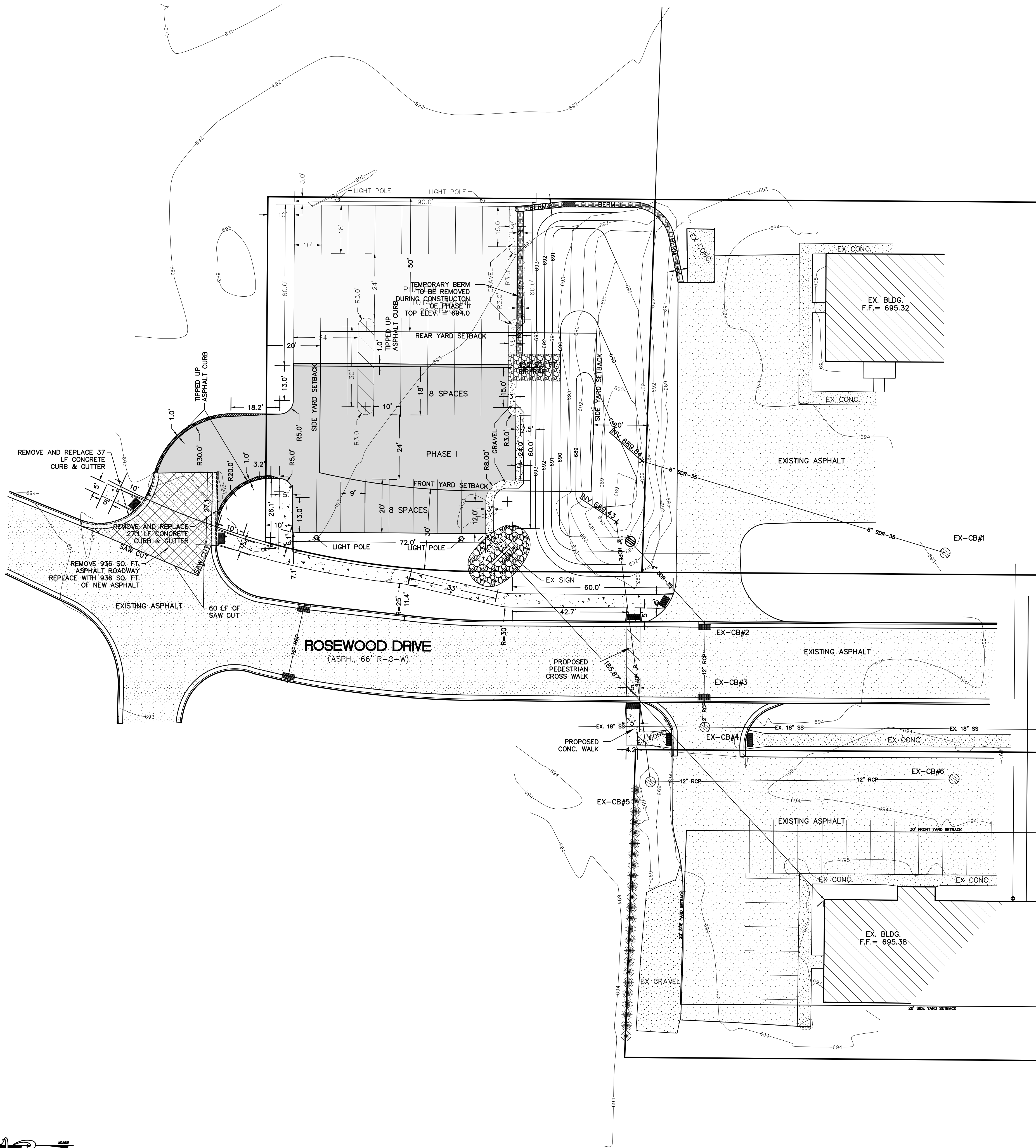
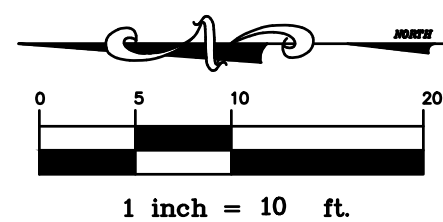
EXISTING TOPOGRAPHY
DR. MOHAN PARKING FACILITY
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T.14 N-R.4 W.
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

REVISIONS:
PER TOWNSHIP COMMENTS DATED 9-4-20

SUBMITTALS:
SUBMITTAL TO UNION TOWNSHIP 8-14-20
SUBMITTAL TO UNION TOWNSHIP 9-17-20

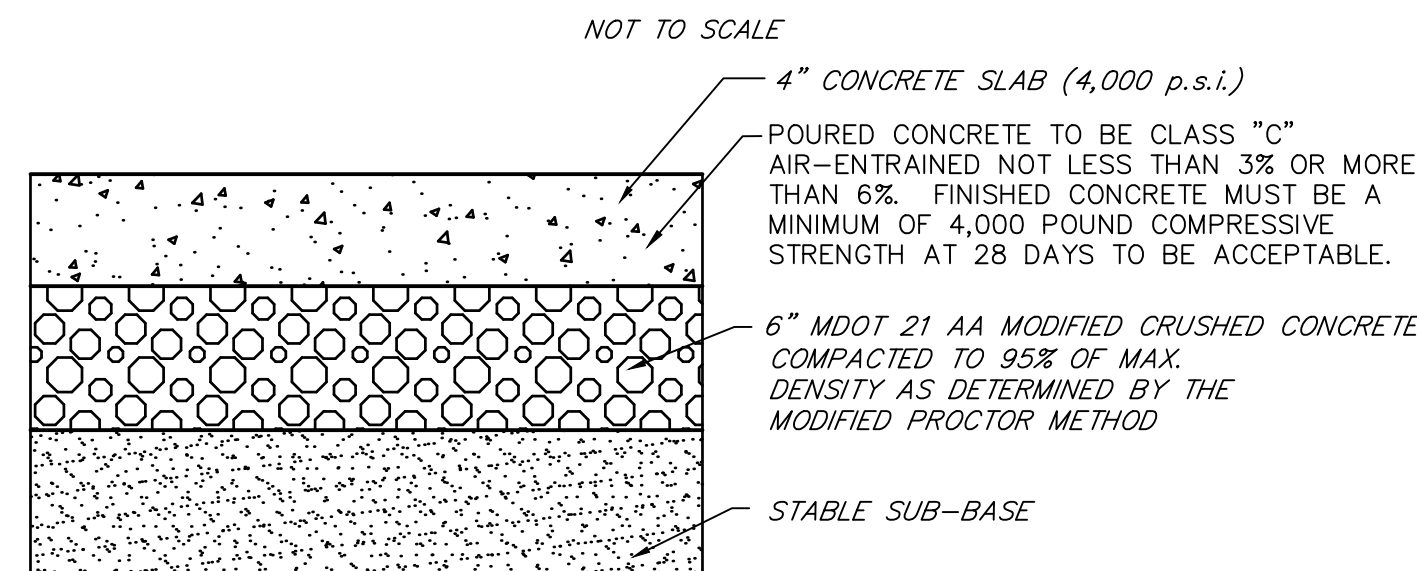
JOB NUMBER:
2001-013
DRAWN BY:
BTM
DESIGNED BY:
N/A
CHECKED BY:
TELB

SCALE
1" = 20'
SHEET NUMBER
2 OF 5

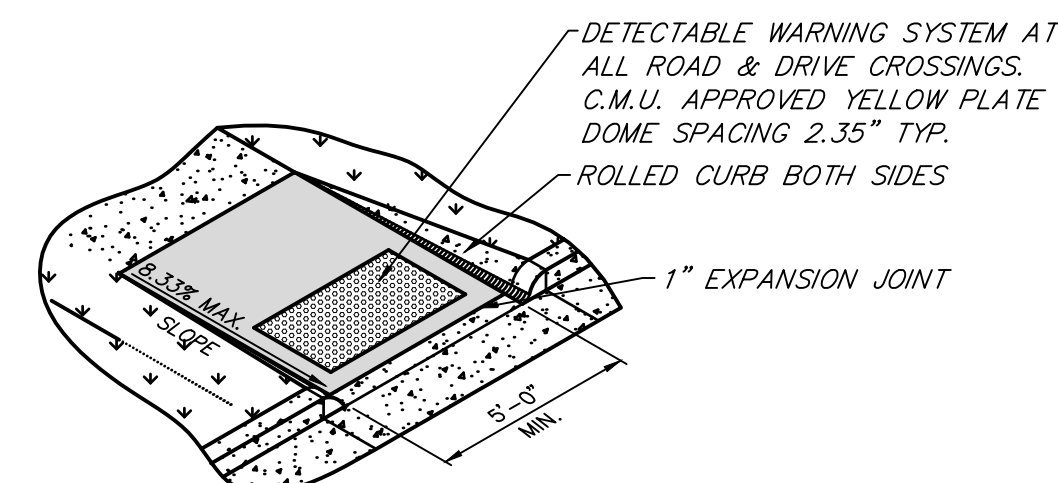


NOTE: COMPACTION TESTS ARE REQUIRED.
RESULTS SHALL BE SUBMITTED TO OWNER PRIOR TO FINAL
ACCEPTANCE OF SUB-BASE, BASE AND ASPHALT MATERIALS.

ASPHALT PAVEMENT CROSS-SECTION



CONCRETE SIDEWALK CROSS-SECTION



SIDEWALK RAMP - MDOT TYPE I R-28



HORIZONTAL SITE PLAN

DR. MOHAN PARKING FACILITY
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T.14 N-R.4 W.
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

REVISIONS:
PER TOWNSHIP COMMENTS DATED 9-4-20

SUBMITTALS:
SUBMITTAL TO UNION TOWNSHIP 8-14-20
SUBMITTAL TO UNION TOWNSHIP 9-17-20

JOB NUMBER:
2001-013

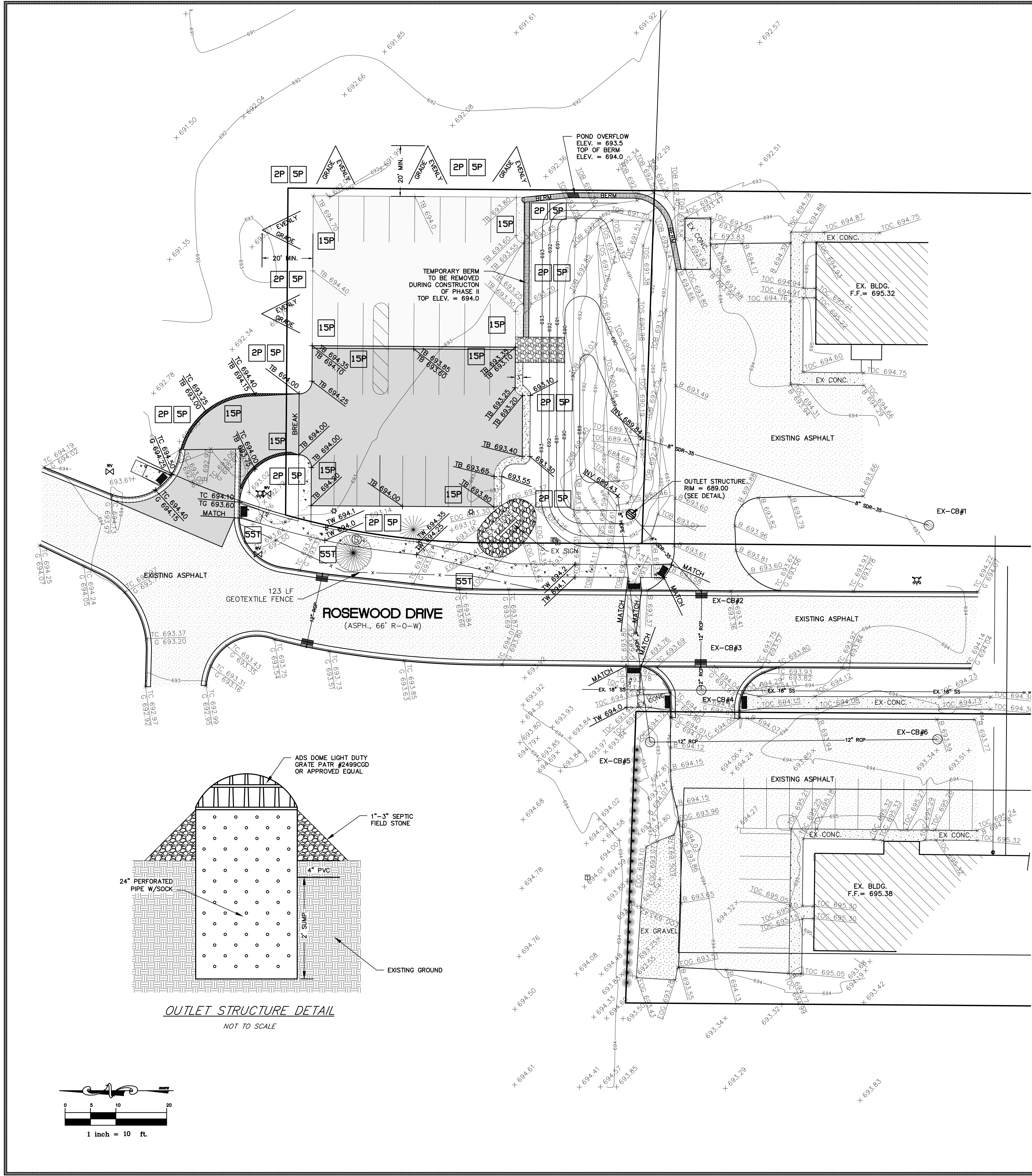
SCALE
1" = 20'

DRAWN BY:
BTM

SHEET NUMBER
3 OF 5

DESIGNED BY:
TELB

CHECKED BY:
TELB



MICHIGAN UNIFIED KEYING SYSTEM
SOIL EROSION & SEDIMENTATION CONTROL MEASURES
P = PERMANENT T = TEMPORARY

MICHIGAN UNIFIED KEYING SYSTEM
SOIL EROSION & SEDIMENTATION CONTROL MEASURES

2	Selective Grading & Shaping	Water can be diverted to minimize erosion Flatter slopes ease erosion problems
5	Seeding	Inexpensive and very effective Stabilizes soil, thus minimizing erosion Permits runoff to infiltrate soil, reducing runoff volume Should include prepared topsoil bed
15	Paving	Protects areas which cannot otherwise be protected, but increases runoff volume and velocity Irregular surface will help slow velocity
55	Geotextile Silt Fence	Controls and contains sediment from sheet flow conditions. Fabric must be "tied" into the soil 6" or more to prevent underflow. Must be constructed of adequate strength filter fabric and stakes.

STORM WATER CALCULATIONS

PROVIDED STORM WATER DETENTION VOLUME

SITE INFORMATION:

- PROPOSED PARKING AREA
TOTAL SITE AREA = 0.45 ACRES
IMPERVIOUS AREA = 0.28 ACRES
SEMI-IMPERVIOUS AREA = 0.08 ACRES
PERVIOUS AREA = 0.09 ACRES
- REVISED 2480 ROSEWOOD
TOTAL SITE AREA = 0.75 ACRES
IMPERVIOUS AREA = 0.25 ACRES
SEMI-IMPERVIOUS AREA = 0.00 ACRES
PERVIOUS AREA = 0.50 ACRES
- EXISTING SITE 2479 ROSEWOOD
TOTAL SITE AREA = 0.90 ACRES
IMPERVIOUS AREA = 0.36 ACRES
SEMI-IMPERVIOUS AREA = 0.02 ACRES
PERVIOUS AREA = 0.52 ACRES
- TOTAL COMBINE SITES
TOTAL SITE AREA = 2.10 ACRES
IMPERVIOUS AREA = 0.89 ACRES
SEMI-IMPERVIOUS AREA = 0.10 ACRES
PERVIOUS AREA = 1.11 ACRES

CONTOUR AREAS

INVERT 688.5	
CONTOUR 689 = 772 SF	VOLUME AT CONTOUR 689 = 115 CF
CONTOUR 690 = 2135 SF	VOLUME AT CONTOUR 690 = 1,454 CF
CONTOUR 691 = 3,862 SF	VOLUME AT CONTOUR 691 = 2,998 CF
CONTOUR 692 = 5,208 SF	VOLUME AT CONTOUR 692 = 4,535 CF
CONTOUR 693 = 6,388 SF	VOLUME AT CONTOUR 693 = 5,798 CF

VOLUME AT CONTOUR 692 = 9,102 CF
VOLUME AT CONTOUR 693 (OVERFLOW) = 14,900

TOTAL 25 YR VOLUME REQUIRED = 10,054 CUFT (REFER TO STANDARD SPRED SHEET ATTACHED)
TOTAL 100 YR VOLUME REQUIRED = 13,431 CUFT (REFER TO STANDARD SPRED SHEET ATTACHED)

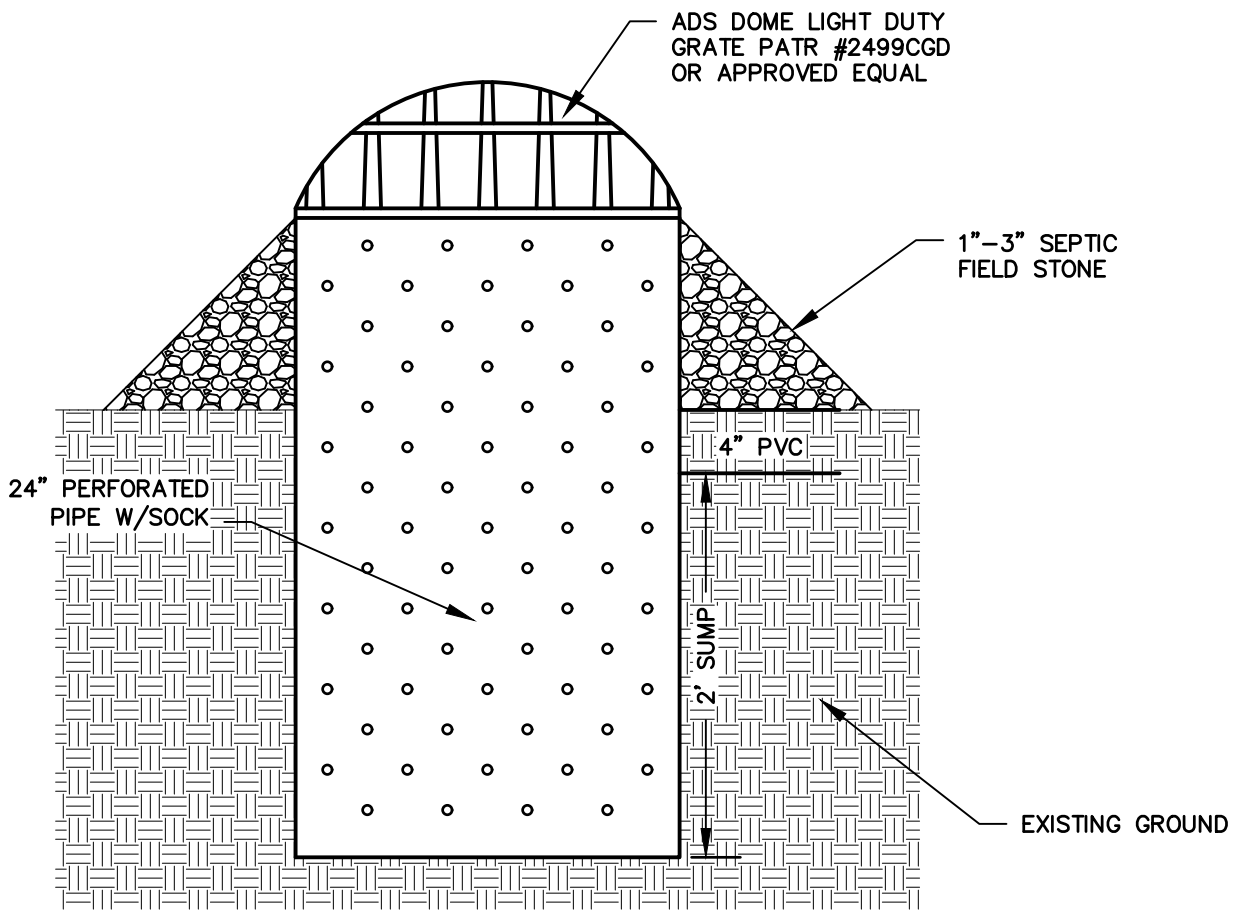
STORM WATER OUTFLOW

ALLOWABLE STORM WATER OUTFLOW THROUGH PER UNION TOWNSHIP ORDINANCE IS 0.10 CFS/ACRES.

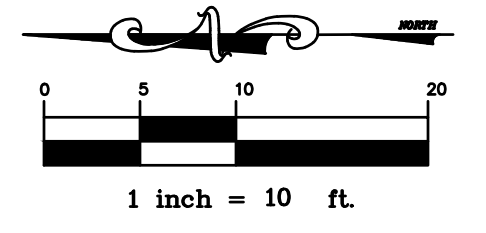
2.1 ACRES * 0.10 CFS/ACRE = 0.21 CFS.

THE MAX PONDING ELEVATION = 692.15 = TOP OF WEIR WALL
THE OUTFLET ELEVATION = 688.5; THEREFORE THE TOTAL HEAD PRESSURE = 3.65 FT
AVERAGE TOTAL HEAD USED TO COMPUTE OUTFLOW IS 2/3 OF THE TOTAL HEAD = 2.43 FT

ALLOWABLE OUTFLOW FOR PIPE FLOW = $1.49 \cdot A \cdot (R)^{2/3} \cdot (S)^{1/2} / N$
AREA 4" PIPE = 0.087 SF R = HYDRAULIC RADIUS = 0.19076
S = HYDRAULIC SLOPE = 0.01 N = ROUGHNESS = 0.01
Q = FLOW = 0.25 CFS FOR EXISTING 4" OUTFLET



OUTLET STRUCTURE DETAIL
NOT TO SCALE

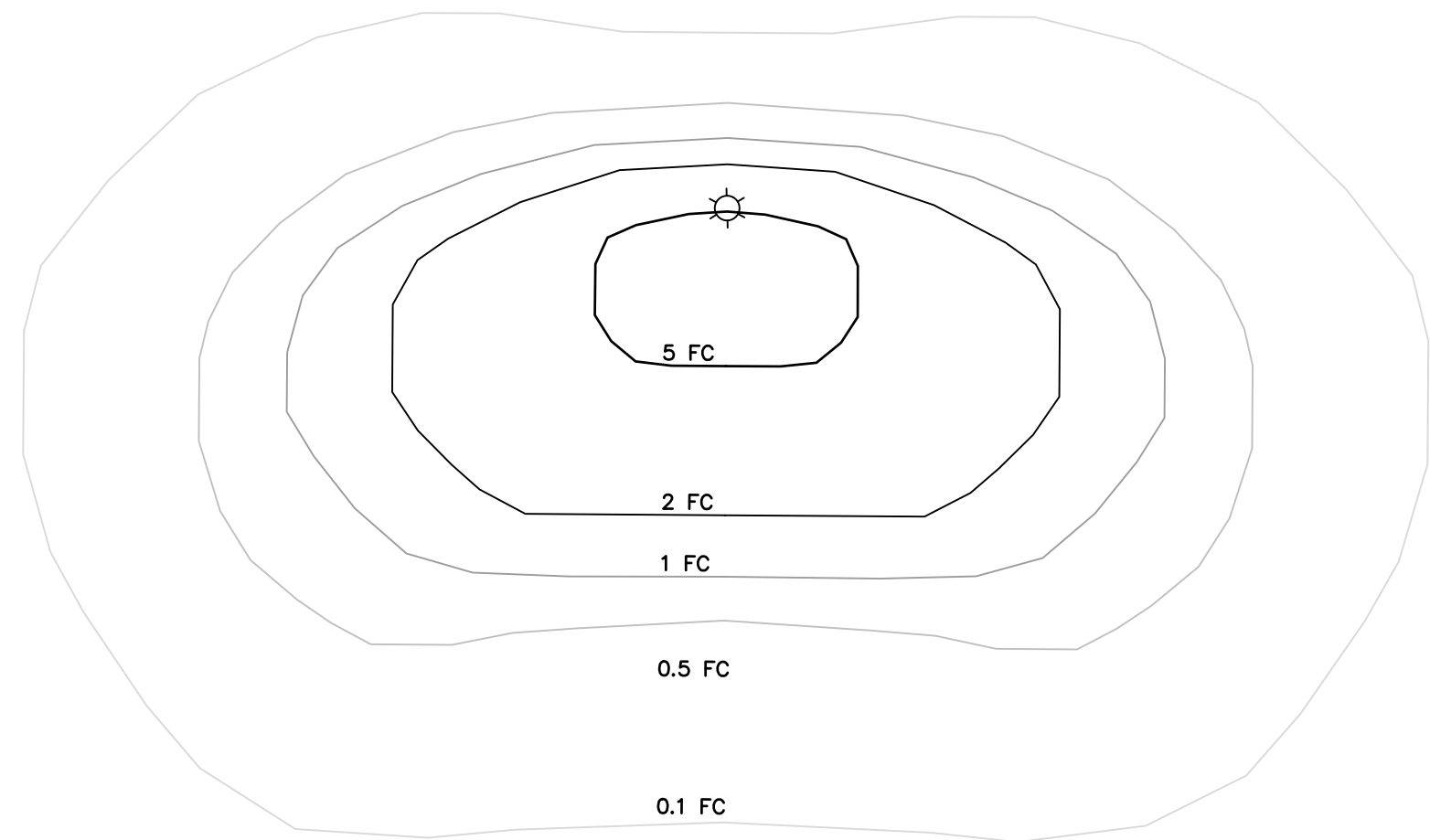


CMS & D
SURVEYING / ENGINEERING
2257 E BROOMFIELD ROAD
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-5006
FAX: (989) 775-5012
EMAIL: info@cms-d.com

GRADING & SOIL EROSION PLAN
DR. MOHAN PARKING FACILITY
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T.14 N-R.4 W.,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

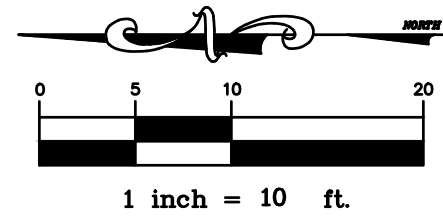
SCALE	JOB NUMBER: 2001-013	SUBMITTALS: SUBMITTAL TO UNION TOWNSHIP 8-14-20	REVISIONS: PER TOWNSHIP COMMENTS DATED 9-4-20
SHEET NUMBER 4 of 5	DRAWN BY: BTM	SUBMITTAL TO UNION TOWNSHIP 9-17-20	
	DESIGNED BY: TELB		
	CHECKED BY: TELB		

— PROPOSED 6' TALL
EVERGREEN SCREENING.
41 TOTAL PLANTINGS.

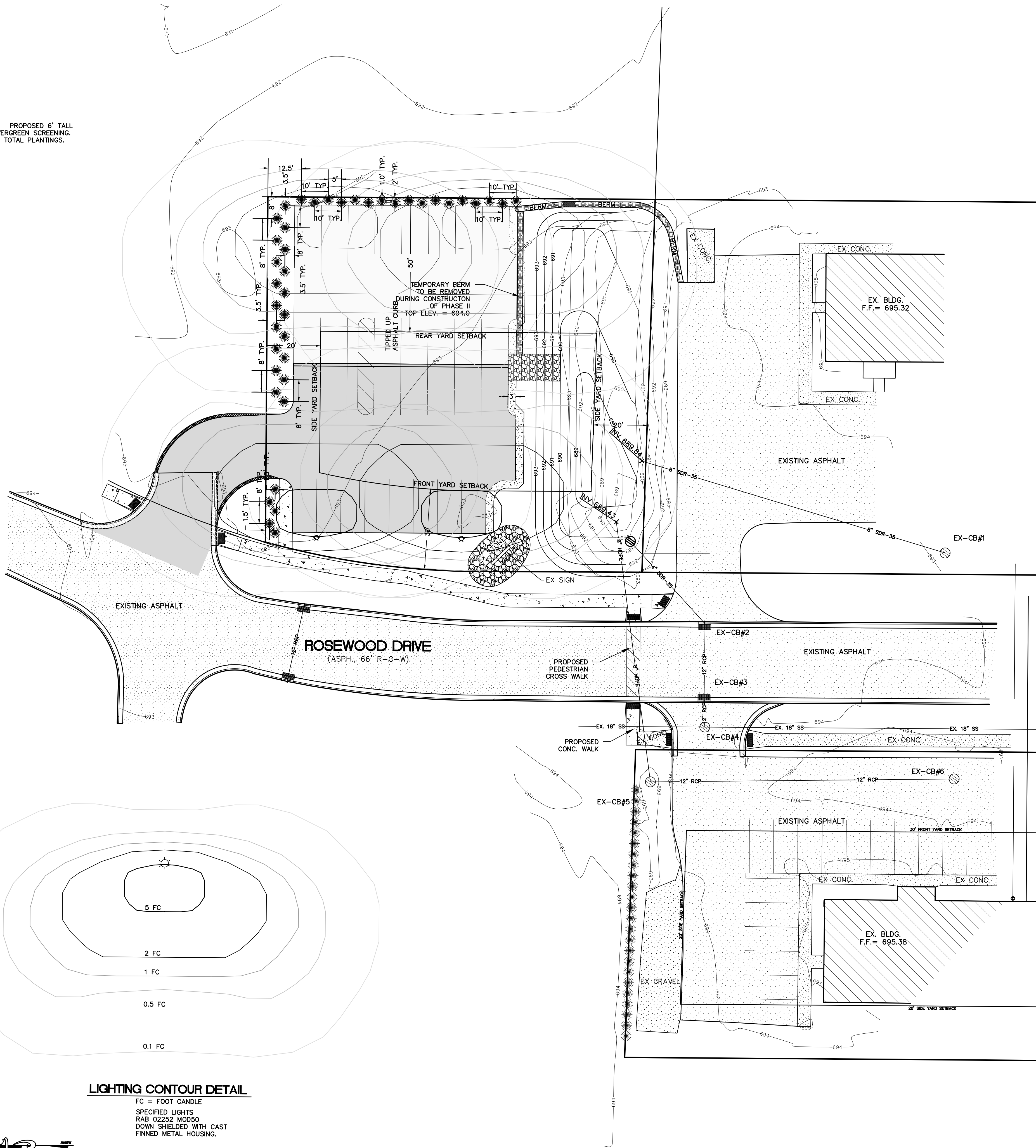


LIGHTING CONTOUR DETAIL

FC = FOOT CANDLE
SPECIFIED LIGHTS
RAB 02252 MOD50
DOWN SHIELDED WITH CAST
FINNED METAL HOUSING.



1 inch = 10 ft.



LIGHTING AND LANDSCAPING PLAN
DR. MOHAN PARKING FACILITY
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T.14 N-R.4 W.
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

SCALE	JOB NUMBER: 2001-013	SUBMITTALS: SUBMITTAL TO UNION TOWNSHIP 8-14-20	REVISIONS: PER TOWNSHIP COMMENTS DATED 9-4-20
	1" = 20'		
SHEET NUMBER	DRAWN BY: BTM	SUBMITTALS: SUBMITTAL TO UNION TOWNSHIP 9-17-20	
	5 OF 5		
	DESIGNED BY: TELB		
	CHECKED BY: TELB		

From: [Rick Collins](#)
To: info@cms-d.com
Cc: [Peter Gallinat](#)
Subject: RE: Mohan - Parking Facility and Office Expansion
Date: Friday, September 4, 2020 9:28:43 AM
Attachments: [image001.jpg](#)
[image002.jpg](#)

Good morning,

I have reviewed the plans for the Dr Mohan expansions and have no issues.

Thanks.



Rick Collins | Executive Director

2100 E. Transportation Dr | Mt. Pleasant, MI 48858
Phone 989.773.6766 | Fax 989.773.1873
rcollins@ictcbus.com

Visit our website at ictcbus.com

From: info@cms-d.com <info@cms-d.com>
Sent: Friday, September 4, 2020 7:32 AM
To: Rick Collins <rcollins@ictcbus.com>
Subject: FW: Mohan - Parking Facility and Office Expansion
Importance: High

Rick,

Doing a follow up on the below email to see if you have had a chance to review.



From: info@cms-d.com <info@cms-d.com>
Sent: Tuesday, September 1, 2020 9:10 AM
To: Rick Collins (rcollins@ictcbus.com) <rcollins@ictcbus.com>

Subject: Mohan - Parking Facility and Office Expansion

Rick,

Attached is 2 site plans for review for Union Township. One is a parking lot and the other an expansion on a office building.

Let me know if you have any questions.



Sam **B**er **E**ngineering

Bruce Rohrer, P.E.
1216 E. Gaylord St.
Mt. Pleasant, Michigan 48858
(989) 330-2150

August 20, 2020

Peter Galliant
Union Township Zoning Administrator
2010 S. Lincoln Road
Mt. Pleasant, MI 48858

RE: Storm Water Management Plan for ANNU MOHAN, MD - New Parking Lot

Dear Mr. Galliant:

I have reviewed the revised Storm Water Management Plan dated 08-14-20, prepared by Tim Bebee, P.E., of Central Michigan Survey & Development, for the above captioned project located in part of the SE ¼ of the NE ¼ Section 14, Union Township, on Rosewood Drive.

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: Tim Bebee, PE; CMS&D, Surveying/Engineering

MT. PLEASANT FIRE DEPARTMENT

INSPECTION REPORT

14-014-20-038-05 ROSEWOOD DRIVE RD, MT. PLEASANT MI 48858



DETAILS

Inspection Date: 09/01/2020 | Inspection Type: PLAN REVIEW UNION TOWNSHIP - Site | Inspection Number: 1778 |
Shift: Lieutenant | Station: Mt. Pleasant Fire Department | Unit: N/A | Lead Inspector: RANDY KEELER | Other Inspectors: N/A

STATUS

CODE

DESCRIPTION

FAIL

1 PROPERTY - Identification

No Code Description

Inspector: RANDY KEELER - Comments: Dr. Mohan's Proposed Parking Lot on Rosewood Drive

FAIL

503.2.1 - Dimensions.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

Inspector: RANDY KEELER - Comments: Site Plan Meets above requirements

FAIL

503.2.3 - Surface.

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.

Inspector: RANDY KEELER - Comments:

GENERAL NOTES

RANDY KEELER - 09/01/2020 @ 10:44

Recommending approval for the proposed parking lot

NEXT INSPECTION DATE

No Inspection Scheduled

CONTACT SIGNATURE

Tim Bebee

Contact Refused
Refusal Reason: Not required

INSPECTOR SIGNATURE

RANDY KEELER
Signed on: 09/01/2020 @ 10:44

A handwritten signature consisting of a stylized 'L' followed by a '+' sign, positioned above a horizontal line.**QUESTIONS ABOUT YOUR INSPECTION?**

RANDY KEELER
rkeeler@mt-pleasant.org
9897795122

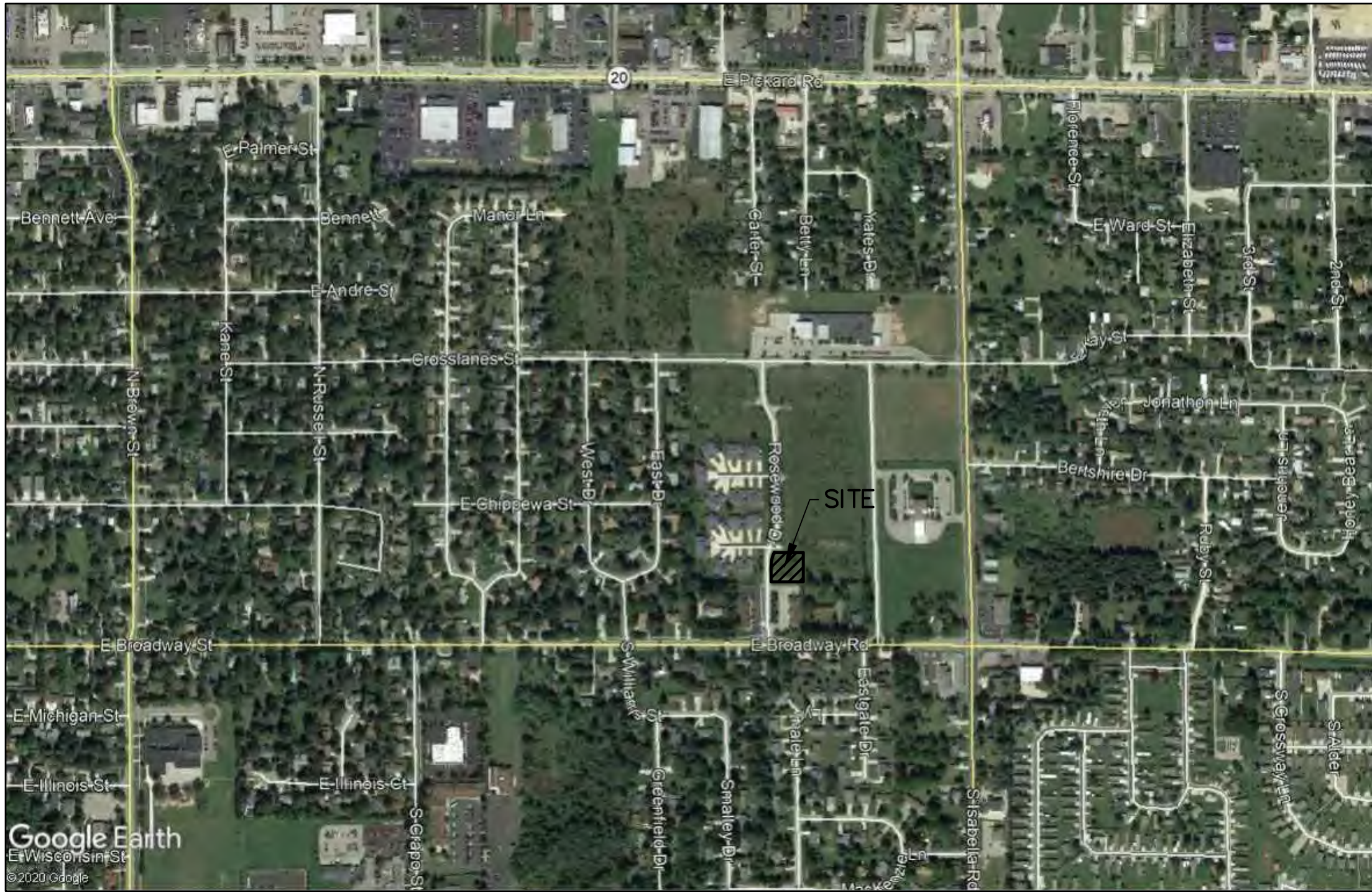
DR. MOHAN PARKING FACILITY

ROSEWOOD DRIVE

APPROVED

By Patrick J. Gaffney, PE at 1:02 pm, Sep 22, 2020

Approved as noted
crosswalks at intersections
not in middle of block.
PJ Gaffney 2020-09-22



LOCATION MAP
NOT TO SCALE

OS— OFFICE/SERVICE	
MINIMUM FRONT YARD SETBACK	30 FT
MINIMUM SINGLE SIDE SETBACK	20 FT
TOTAL TWO SIDES SETBACK	NONE
MINIMUM REAR YARD SETBACK	50 FT
MINIMUM LOT FRONTAGE	100 FT
MINIMUM LOT AREA	15,000 SQ. FT.
MAXIMUM BUILDING HEIGHT	35 FT
MAXIMUM LOT COVERAGE (%)	30%

MISS DIG:

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

UTILITY NOTE:

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

LEGEND

SYMBOLS

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

LINETYPES

—ELEC—	BURIED ELECTRICAL CABLE
—PHONE—	BURIED TELEPHONE CABLE
—DITCH—CL—	CENTERLINE OF DITCH
—FM—	FORCE MAIN
—GAS—	GAS MAIN
—RD—CL—	ROAD CENTERLINE
—8" SAN—	SANITARY SEWER
—12" SS—	STORM SEWER
—EX-TOS—	TOE OF SLOPE
—EX-TOB—	TOP OF BANK
—OHE—	UTILITIES — OVERHEAD
—UTL—	UTILITIES — UNDERGROUND
—12" WM—	WATER MAIN

HATCH PATTERNS

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

NOTE:
AND EASEMENT FOR PARKING AND STORM WATER DETENTION WILL BE GRANTED BETWEEN THIS PARCEL #14-014-20-038-02 WHICH IS SUBJECT TO SAID EASEMENT AND PARCEL # 14-014-20-038-02 WHICH BENEFITS FROM AND IS TOGETHER WITH SAID EASEMENT.

SITE NOTES:

NO PUBLIC WATER OR PUBLIC SEWER EXTENSIONS ARE PROPOSED FOR THE SITE ONLY LEAD EXTENSIONS.

PARKING AS SHOWN HAS 16 PARKING SPACES IN PHASE I AND A TOTAL OF 26 SPACES WITH THE LATER CONSTRUCTION OF PHASE II.

SITE LIGHTING WILL BE FROM 2 LIGHT POLES AS SHOWN ON THE SITE PLAN FOR PHASE I AND AN ADDITIONAL 2 LIGHT POLES TO BE INSTALLED WITH THE CONSTRUCTION OF PHASE II.

THE SITE WILL BE ONLY HAVE AN AUXILIARY PARKING LOT CONSTRUCTED AND THEREFORE WILL NOT NEED A DUMPSTER.

DESCRIPTION PROVIDED:

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, T.14 N-R.4 W., UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE N.87°-57'-53"W., ON AND ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION, 934.22 FEET; THENCE N.00°-23'-13"E., 283.02 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N.00°-23'-13"E., 61.75 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 302.00 FEET, THENCE NORTHEASTERLY ALONG SAID ARC, 79.51 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING N.07°-55'-46"E., 79.28 FEET TO SAID POINT; THENCE S.89°-35'-01"E., 128.69 FEET; THENCE S.00°-24'-27"W., 144.30 FEET; THENCE N.87°-57'-53"W., PARALLEL WITH SAID EAST AND WEST 1/4 LINE, 139.10 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 0.45 ACRES OF LAND, SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, RIGHTS OF WAY, OR RESTRICTIONS OF RECORD.

SHEET INDEX

1	COVER SHEET
2	EXISTING TOPOGRAPHY
3	HORIZONTAL SITE PLAN
4	GRADING PLAN
5	LIGHTING AND LANDSCAPING PLAN

BENCHMARKS:
SOUTHWEST BOLT TOP FLANGE OF FIRE HYDRANT. ±435' NORTH OF THE CENTERLINE OF BROADWAY ROAD AT THE SOUTHEAST CORNER OF AN INTERSECTION. **ELEVATION = 694.62**

BEARING BASIS:
PER GEODETIC OBSERVATION WGS-84 THE BEARING BETWEEN THE EAST 1/4 CORNER AND THE INTERIOR 1/4 CORNER OF SECTION 14, T14N-R04W WAS DETERMINED TO BE N87°-57'-53"W

SITE:	ROSEWOOD DRIVE MT. PLEASANT, MI 48858
CLIENT:	ANNU MOHAN MD PLLC 906 BENTGRASS LANE MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-3823
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

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

CONSUMERS ENERGY
1325 WRIGHT AVENUE
ALMA, MI 48801
(989) 466-4282
KIM STUDDT
kimberly.studdt@cmsenergy.com

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

DTE ENERGY
4420 44TH ST., S.E., SUITE B
KENTWOOD, MI 49512
(616) 954-4623
MARY JO MCKERSIE
mckersiem@dteenergy.com

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

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

CHARTER TOWNSHIP OF UNION
PLANNING & ZONING
2010 NORTH LINCOLN ROAD
MT. PLEASANT, MI 48858
(989) 772-7131 EXT 241
PETER GALLINAT
pgallinat@uniontownshipmi.com

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

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

CMS & D
SURVEYING / ENGINEERING
2257 E BROOMFIELD ROAD
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com



COVER SHEET
DR. MOHAN PARKING FACILITY
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T.14 N-R.4 W.,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

REVISIONS:
PER TOWNSHIP COMMENTS DATED 9-4-20

SUBMITTALS:
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SUBMITTAL TO UNION TOWNSHIP 9-17-20

JOB NUMBER:
2001-013

DRAWN BY:
BTM

DESIGNED BY:
N/A

CHECKED BY:
TELB

SCALE
N/A

SHEET NUMBER
1 of 5

EXISTING STORM STRUCTURES

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S INV= 690.05 12" RCP

EX-CB#6
RIM= 693.13
N INV= 690.63 12" RCP

ZONED: R-3A
14-014-20-038-05
MOHAN ANNU MD PLLC
906 BENTGRASS, MT. PLEASANT

ZONED: R-3A
14-014-20-038-05
MOHAN ANNU MD PLLC
906 BENTGRASS, MT. PLEASANT

0.45 ACRES

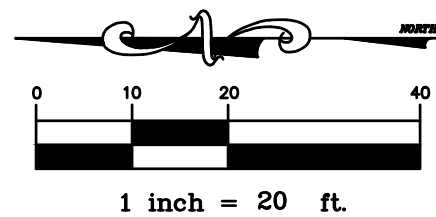
ROSEWOOD DRIVE
(ASPH., 66' R-O-W)

ZONED: R-3A
14-014-20-038-05
ROSEWOOD NORTH CONDOMINIUM
MT. PLEASANT

ZONED: OS
4-014-20-038-04
CMHT LAND HOLDINGS LLC
2479 ROSEWOOD DR STE A,
MT. PLEASANT

ZONED: OS
14-014-20-038-03
SAI AT BROADWAY LLC
906 BENTGRASS, MT. PLEASANT

ZONED: R-2A
14-014-20-038-02
WOLTERS LYNN E & VALERIE J
4795 E BROADWAY, MT. PLEASANT



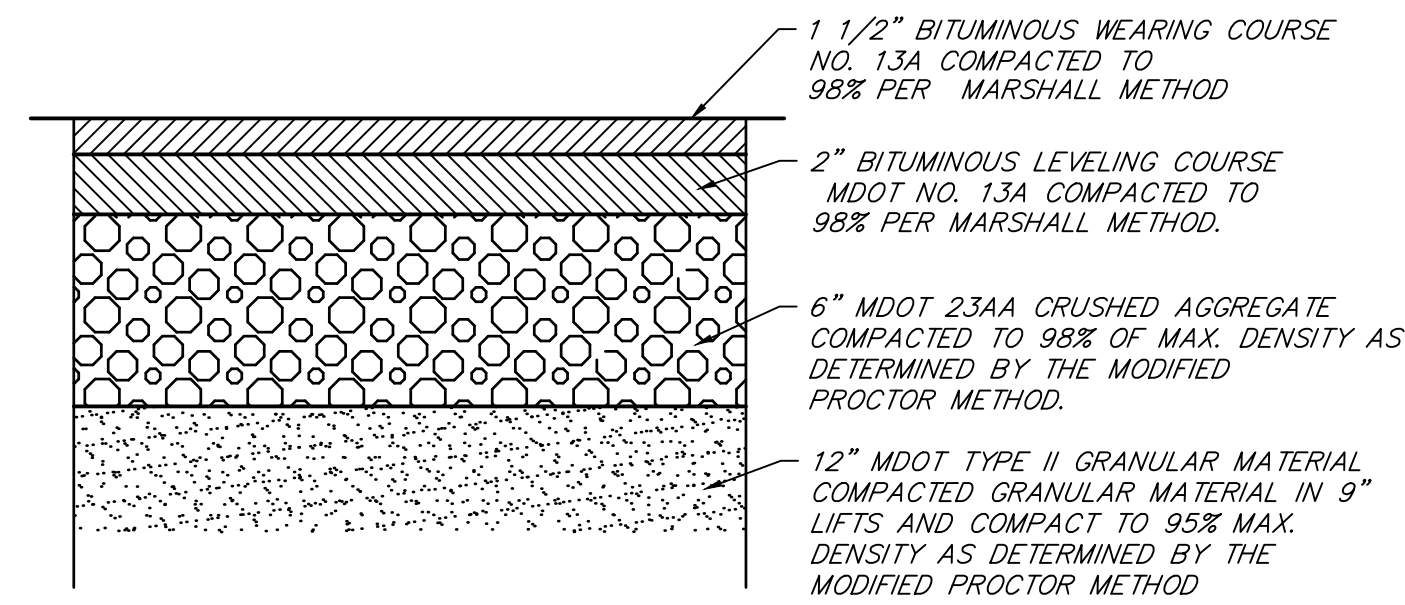
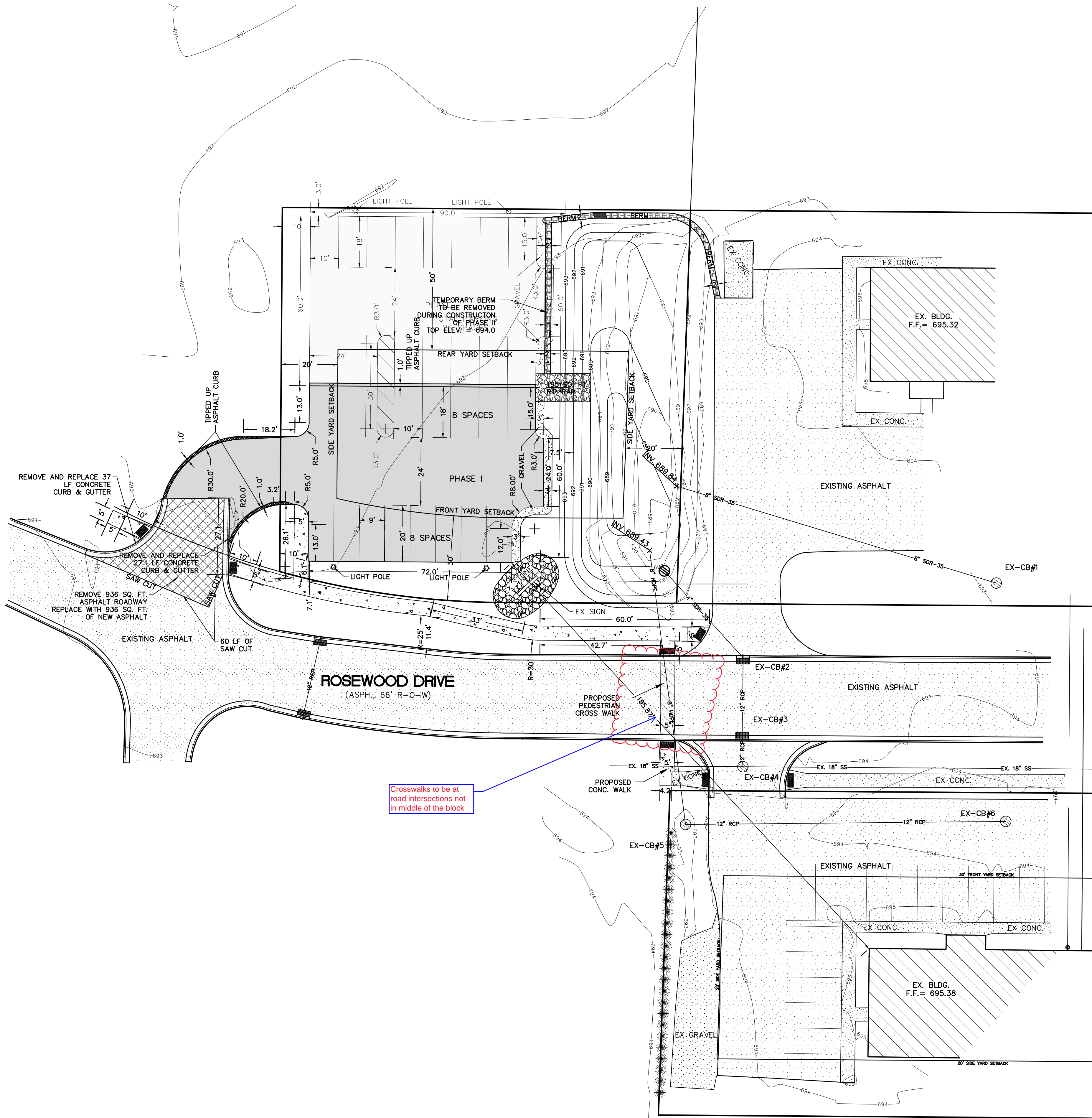
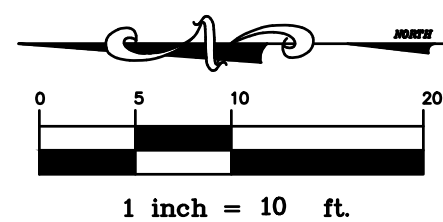
EXISTING TOPOGRAPHY
DR. MOHAN PARKING FACILITY
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T.14 N-R.4 W.
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

REVISIONS:
PER TOWNSHIP COMMENTS DATED 9-4-20

SUBMITTALS:
SUBMITTAL TO UNION TOWNSHIP 8-14-20
SUBMITTAL TO UNION TOWNSHIP 9-17-20

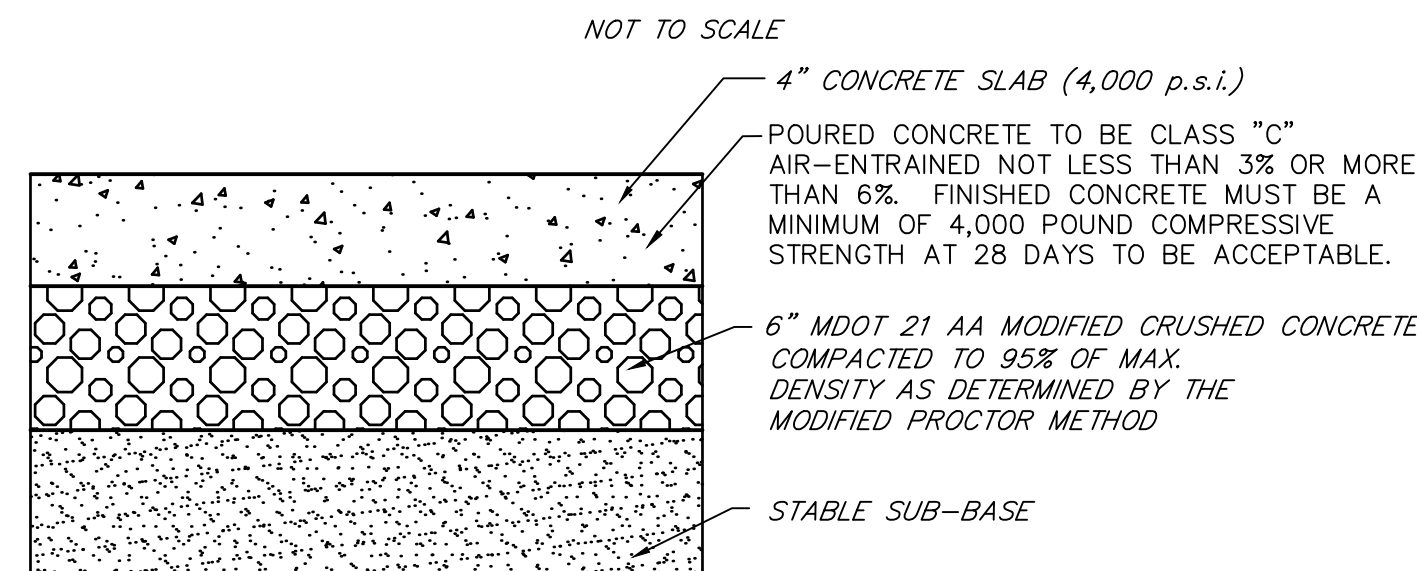
JOB NUMBER:
2001-013
DRAWN BY:
BTM
DESIGNED BY:
N/A
CHECKED BY:
TELB

SCALE
1" = 20'
SHEET NUMBER
2 OF 5

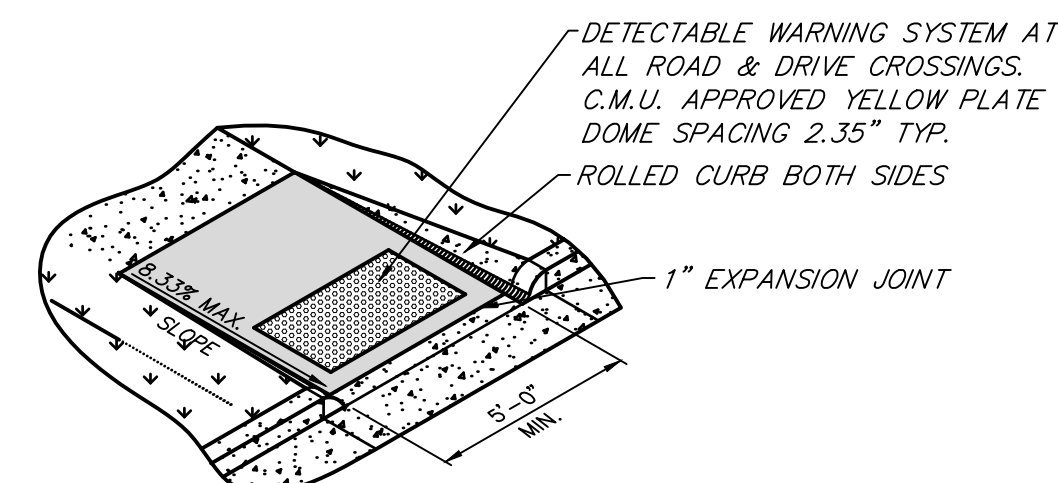


NOTE: COMPACTION TESTS ARE REQUIRED.
RESULTS SHALL BE SUBMITTED TO OWNER PRIOR TO FINAL
ACCEPTANCE OF SUB-BASE, BASE AND ASPHALT MATERIALS.

ASPHALT PAVEMENT CROSS-SECTION



CONCRETE SIDEWALK CROSS-SECTION



SIDEWALK RAMP - MDOT TYPE I R-28



HORIZONTAL SITE PLAN
DR. MOHAN PARKING FACILITY
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T.14 N-R.4 W.
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

REVISIONS:
PER TOWNSHIP COMMENTS DATED 9-4-20

SUBMITTALS:
SUBMITTAL TO UNION TOWNSHIP 8-14-20
SUBMITTAL TO UNION TOWNSHIP 9-17-20

JOB NUMBER:
2001-013

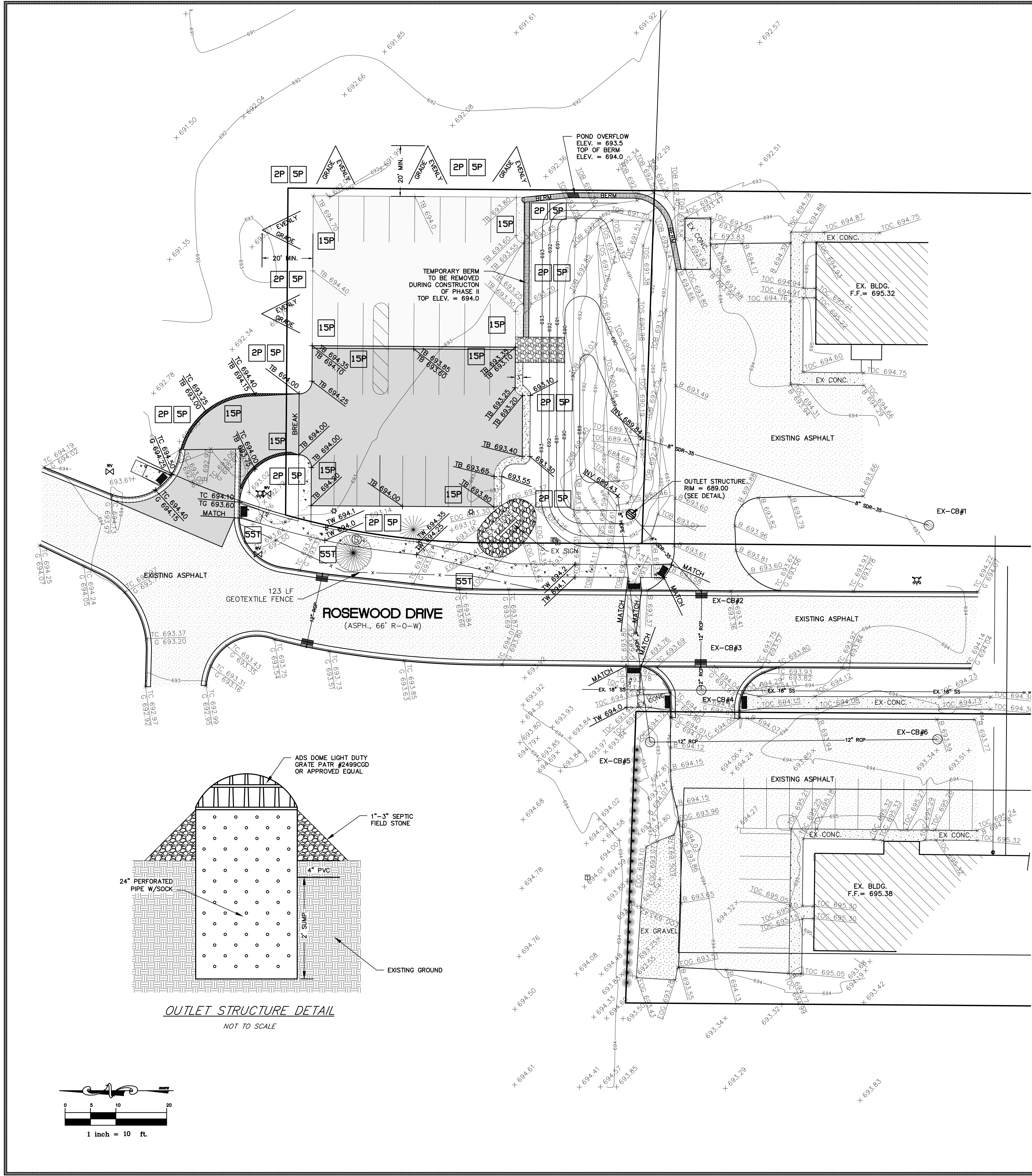
SCALE
1" = 20'

DRAWN BY:
BTM

SHEET NUMBER
3 OF 5

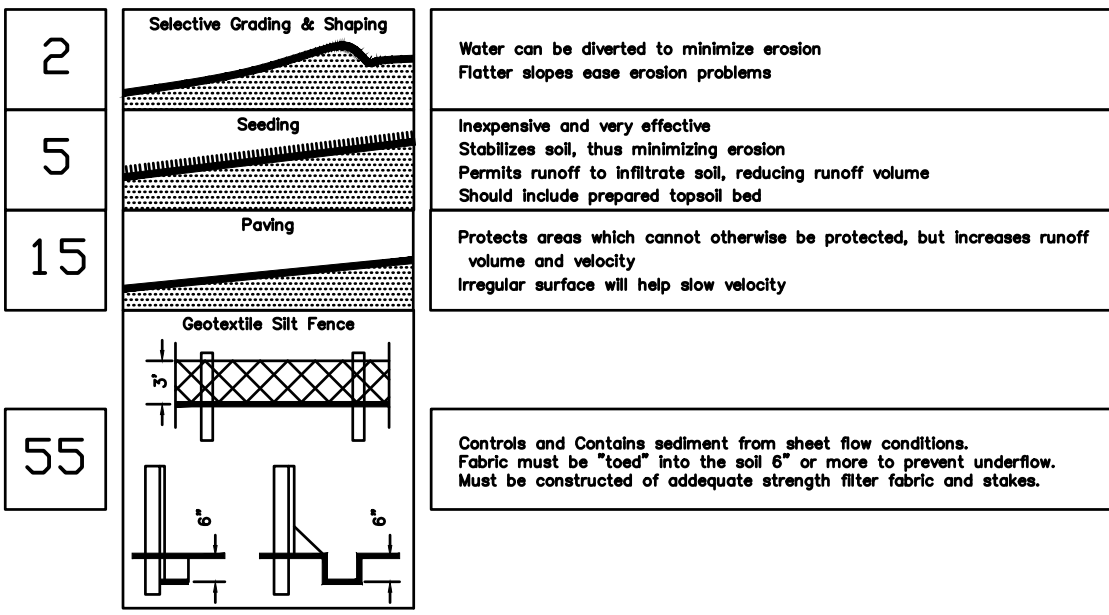
DESIGNED BY:
TELB

CHECKED BY:
TELB



MICHIGAN UNIFIED KEYING SYSTEM
SOIL EROSION & SEDIMENTATION CONTROL MEASURES
P = PERMANENT T = TEMPORARY

MICHIGAN UNIFIED KEYING SYSTEM
SOIL EROSION & SEDIMENTATION CONTROL MEASURES



STORM WATER CALCULATIONS

PROVIDED STORM WATER DETENTION VOLUME

SITE INFORMATION:

- PROPOSED PARKING AREA
 - TOTAL SITE AREA = 0.45 ACRES
 - IMPERVIOUS AREA = 0.28 ACRES
 - SEMI-IMPERVIOUS AREA = 0.08 ACRES
 - PERVIOUS AREA = 0.09 ACRES
- REVISED 2480 ROSEWOOD
 - TOTAL SITE AREA = 0.75 ACRES
 - IMPERVIOUS AREA = 0.25 ACRES
 - SEMI-IMPERVIOUS AREA = 0.00 ACRES
 - PERVIOUS AREA = 0.50 ACRES
- EXISTING SITE 2479 ROSEWOOD
 - TOTAL SITE AREA = 0.90 ACRES
 - IMPERVIOUS AREA = 0.36 ACRES
 - SEMI-IMPERVIOUS AREA = 0.02 ACRES
 - PERVIOUS AREA = 0.52 ACRES
- TOTAL COMBINE SITES
 - TOTAL SITE AREA = 2.10 ACRES
 - IMPERVIOUS AREA = 0.89 ACRES
 - SEMI-IMPERVIOUS AREA = 0.10 ACRES
 - PERVIOUS AREA = 1.11 ACRES

CONTOUR AREAS	
INVERT 688.5	
CONTOUR 689 = 772 SF	VOLUME AT CONTOUR 689 = 115 CF
CONTOUR 690 = 2135 SF	VOLUME AT CONTOUR 690 = 1,454 CF
CONTOUR 691 = 3,862 SF	VOLUME AT CONTOUR 691 = 2,998 CF
CONTOUR 692 = 5,208 SF	VOLUME AT CONTOUR 692 = 4,535 CF
CONTOUR 693 = 6,388 SF	VOLUME AT CONTOUR 693 = 5,798 CF

VOLUME AT CONTOUR 692 = 9,102 CF
VOLUME AT CONTOUR 693 (OVERFLOW) = 14,900

TOTAL 25 YR VOLUME REQUIRED = 10,054 CUFT (REFER TO STANDARD SPRED SHEET ATTACHED)
TOTAL 100 YR VOLUME REQUIRED = 13,431 CUFT (REFER TO STANDARD SPRED SHEET ATTACHED)

STORM WATER OUTFLOW

ALLOWABLE STORM WATER OUTFLOW THROUGH PER UNION TOWNSHIP ORDINANCE IS 0.10 CFS/ACRES.

2.1 ACRES * 0.10 CFS/ACRE = 0.21 CFS.

THE MAX PONDING ELEVATION = 692.15 = TOP OF WEIR WALL
THE OUTFLET ELEVATION = 688.5; THEREFORE THE TOTAL HEAD PRESSURE = 3.65 FT
AVERAGE TOTAL HEAD USED TO COMPUTE OUTFLOW IS 2/3 OF THE TOTAL HEAD = 2.43 FT

ALLOWABLE OUTFLOW FOR PIPE FLOW = $1.49 \cdot A \cdot (R)^{2/3} \cdot (S)^{1/2} / N$
AREA 4" PIPE = 0.087 SF R = HYDRAULIC RADIUS = 0.19076
S = HYDRAULIC SLOPE = 0.01 N = ROUGHNESS = 0.01
Q = FLOW = 0.25 CFS FOR EXISTING 4" OUTFLET

CMS & D
SURVEYING / ENGINEERING
2257 E BROOMFIELD ROAD
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-5006
FAX: (989) 775-5012
EMAIL: info@cms-d.com

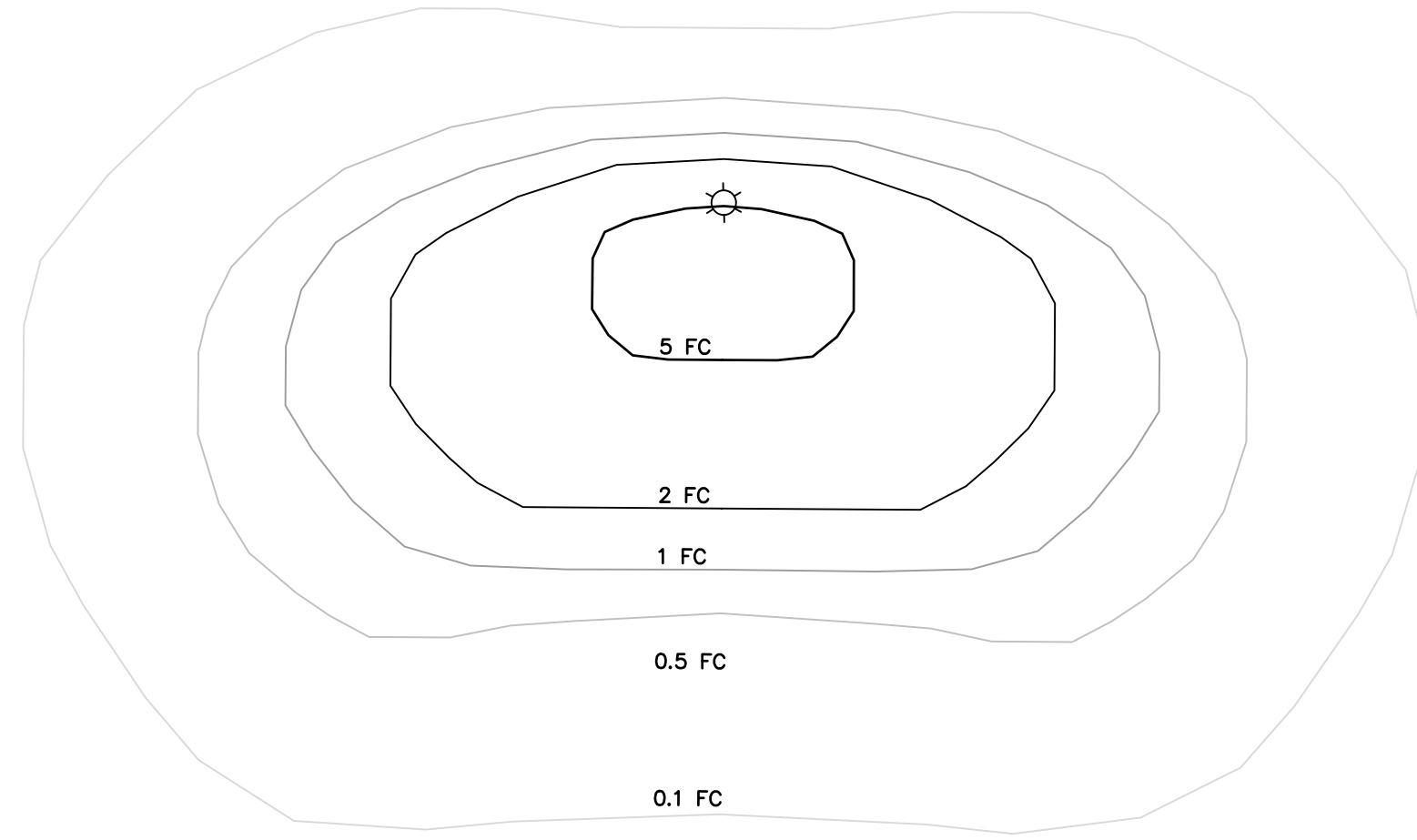
GRADING & SOIL EROSION PLAN
DR. MOHAN PARKING FACILITY
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T.14 N-R.4 W,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

REVISIONS:	PER TOWNSHIP COMMENTS DATED 9-4-20
SUBMITTALS:	SUBMITTAL TO UNION TOWNSHIP 8-14-20
	SUBMITTAL TO UNION TOWNSHIP 9-17-20

JOB NUMBER:	2001-013
DRAWN BY:	BTM
DESIGNED BY:	TELB
CHECKED BY:	TELB

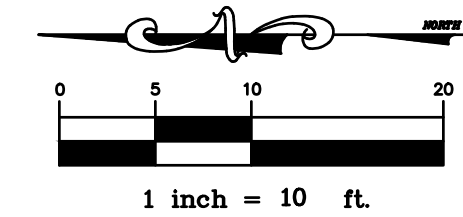
SCALE	1" = 20'
SHEET NUMBER	4 of 5

— PROPOSED 6' TALL
EVERGREEN SCREENING.
41 TOTAL PLANTINGS.

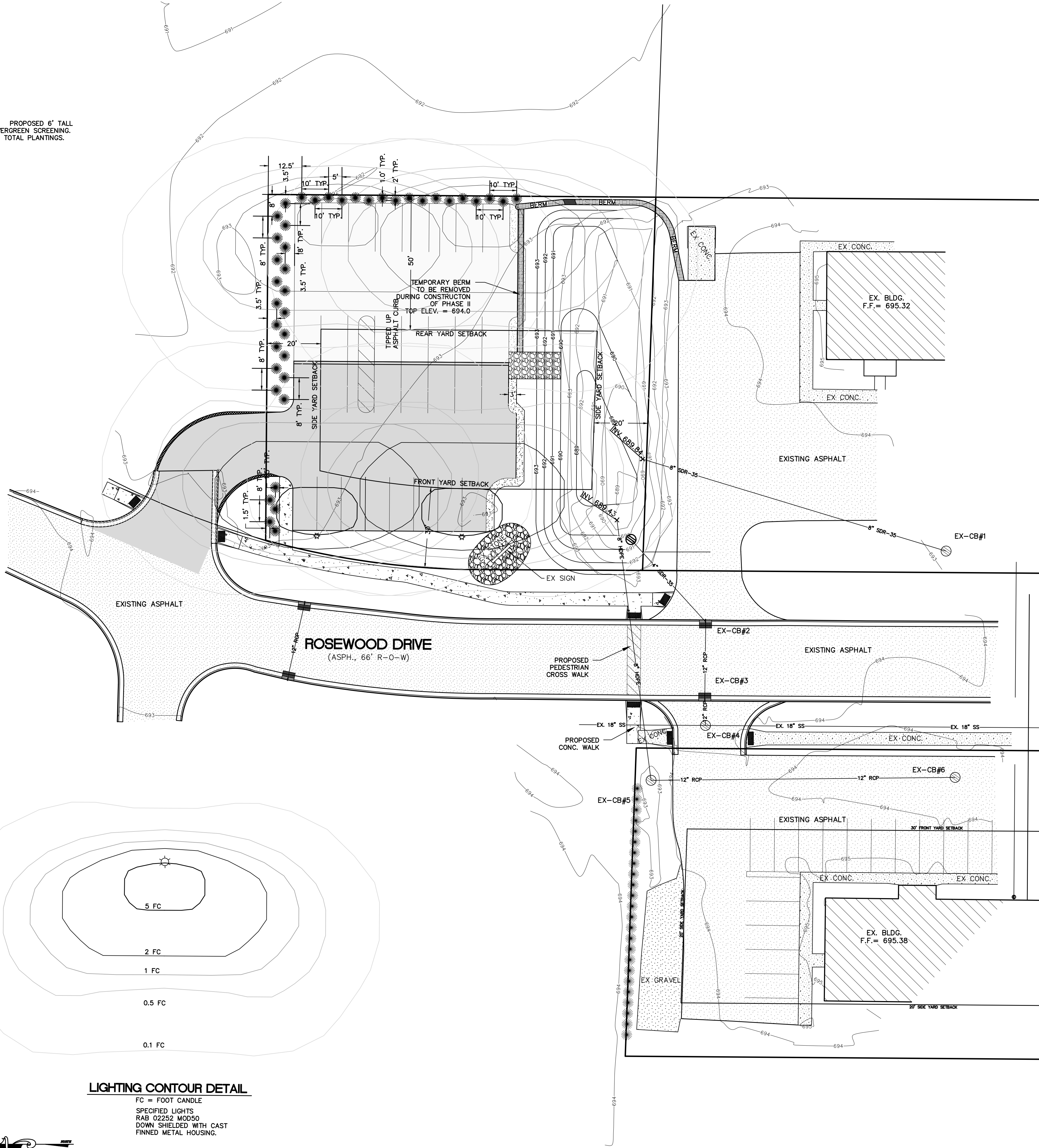


LIGHTING CONTOUR DETAIL

FC = FOOT CANDLE
SPECIFIED LIGHTS
RAB 02252 MOD50
DOWN SHIELDED WITH CAST
FINNED METAL HOUSING.



1 inch = 10 ft.



CMS & D

SURVEYING / ENGINEERING

2257 E BROOMFIELD ROAD
MT. PLEASANT, MICHIGAN 48858
PHONE: (989) 775-0756
FAX: (989) 775-5012
EMAIL: info@cms-d.com



LIGHTING AND LANDSCAPING PLAN
DR. MOHAN PARKING FACILITY
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 14, T.14 N-R 4 W,
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

SCALE	JOB NUMBER: 2001-013	SUBMITTALS: SUBMITTAL TO UNION TOWNSHIP 8-14-20	REVISIONS: PER TOWNSHIP COMMENTS DATED 9-4-20
	1" = 20'		
SHEET NUMBER	DRAWN BY: BTM	SUBMITTALS: SUBMITTAL TO UNION TOWNSHIP 9-17-20	
	5 OF 5		
	DESIGNED BY: TELB		
	CHECKED BY: TELB		

Draft Motions: Site Plan Review Application

MOTION TO APPROVE:

Motion by _____, supported by _____, to approve the PSPR 20-08 and PSPR 20-09 site plans for Mohan Annu MD PLLC on approximately 1.2 acres of land on the east and west side of Rosewood Drive in the northeast quarter of Section 14 and in the OS (Office Service) District, finding that both site plans fully comply with all applicable Zoning Ordinance requirements, including Section 12.4 (Standards for Review).

MOTION TO APPROVE WITH CONDITIONS:

Motion by _____, supported by _____, to approve the PSPR 20-08 and PSPR 20-09 site plans for Mohan Annu MD PLLC on approximately 1.2 acres of land on the east and west side of Rosewood Drive in the northeast quarter of Section 14 and in the OS (Office Service) District, finding that both site plans can comply with applicable Zoning Ordinance requirements, including Section 12.4 (Standards for Review), subject to the following condition(s):

1. Add the specific species of evergreen tree plantings to a revised PSPR 20-09 site plan, which shall be subject to administrative review and acceptance by the Zoning Administrator before a building or grading permit is issued.
 2. Township approval of a land division application to establish the proposed parking lot parcel shall be required before a building or grading permit is issued.
 3. Provide an as-recorded copy of the easement documents to the Zoning Administrator prior to issuance of a new certificate of occupancy for the expanded building.
-
-

MOTION TO DENY:

Motion by _____, supported by _____, to deny the PSPR 20-08 and PSPR 20-09 site plans for Mohan Annu MD PLLC on approximately 1.2 acres of land on the east and west side of Rosewood Drive in the northeast quarter of Section 14 and in the OS (Office Service) District, finding that the site plans do not comply with applicable Zoning Ordinance requirements, including Section 12.4 (Standards for Review), for the following reasons:

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the PSPR 20-08 and PSPR 20-09 site plans for Mohan Annu MD PLLC until _____ for the following reasons: _____
