



**Planning Commission
Regular Meeting
May 21, 2024
7:00 p.m.**

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

-April 16, 2024 Regular Meeting

6. CORRESPONDENCE / BOARD REPORTS / PRESENTATIONS
 - A. Thering updates from Board of Trustees
 - B. Buckley updates from ZBA
 - C. Community and Economic Development Monthly Report
 - D. Other Reports
 - E. Rural Bikeways and Sidewalks webinar information presentation by the Zoning Administrator
 - F. Letter to the Planning Commission from Ben Gunning
 - G. Letter to the Planning Commission from David Kerr
7. PUBLIC COMMENT: Restricted to (3) minutes regarding items not on this agenda
8. NEW BUSINESS
 - A. PFINALSPR24-02 Final Site Plan Review Application for the new Valvoline Instant Oil Change at 4448 E. Bluegrass Road.**
 - a. Introduction by staff
 - b. Updates from the applicant
 - c. Commission review of the site plan
 - d. Commission deliberation and action (approval, denial, approval with conditions, or postpone action)
 - B. PSPR22-19 Prestige Center Assisted Living and Memory Care Expansion at 5785 E. Broadway Road – Request for Extension of the Final Site Plan approval.**
 - a. Introduction by staff

- b. Updates from the applicant
- c. Commission deliberation and action (approval, denial, or postpone action)

C. PMINORSPR24-08 Minor Site Plan for the Prestige Center Assisted Living and Memory Care Expansion at 5785 E. Broadway Road – Planning Commission review and action on the modified sidewalk location and landscaping modifications

- a. Introduction by staff
- b. Updates from the applicant
- c. Commission deliberation and action (approval, denial, or postpone action)

D. Review of the Proposed Sidewalk and Pathway Ordinance

- a. Introduction by staff
- b. Commission discussion and questions
- c. Commission deliberation and action (recommendation to the Board of Trustees for adoption, adoption with additional recommended changes, or rejection)

9. OTHER BUSINESS

A. Review of the proposed Private Road Ordinance for recommendations to the Board of Trustees

- a. Introduction by staff
- b. Commission discussion and questions
- c. Commission deliberation and action (recommendation to the Board of Trustees for adoption, adoption with additional recommended changes, or rejection)

10. EXTENDED PUBLIC COMMENT: Restricted to (5) minutes regarding any issue

11. FINAL BOARD COMMENT

12. ADJOURNMENT

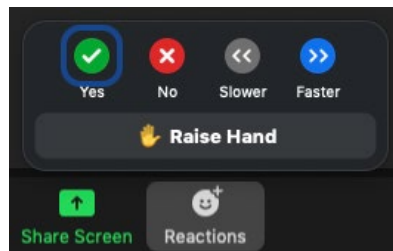
Hybrid Meeting Instructions for the Charter Township of Union Planning Commission

The public can view all Union Township meetings live by clicking on our [YouTube Channel](#). For those who would like to participate, you can do so via Zoom.

[Click here](#) to participate in the Zoom Meeting via computer or smart phone. (Meeting ID Enter “839 8031 3172” Password enter “240465”). Access to the electronic meeting will open at 6:50 p.m. and meeting will begin at 7:00 p.m.

Telephone conference call, dial (312-626-6799). Enter “839 8031 3172” and the “#” sign at the “Meeting ID” prompt, and then enter “240465” at the “Password” prompt. Lastly, re-enter the “#” sign again at the “Participant ID” prompt to join the meeting.

- All public comments for items on the agenda will be taken at the Public Comment and any issue not on the agenda will be taken at the Extended Public Comment section of the Agenda.
- Computer/tablet/smartphone audience: To indicate you wish to make a public comment, please use the “Reactions” icon. **Next, click on the “Raise Hand” icon** near the bottom right corner of the screen.



- **To raise your hand for telephone dial-in participants, press *9.** You will be called on by the last three digits of your phone number for comments, at which time you will be unmuted by the meeting moderator.
- Please state your name and address for the minutes and keep public comments concise.

You will be called upon once all in-person comments have been made, at which time you will be unmuted by the meeting moderator.

Persons with disabilities needing assistance should call the Township office at (989) 772-4600. Persons requiring speech or hearing assistance can 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.

CHARTER TOWNSHIP OF UNION
Planning Commission
Regular Meeting Minutes

A regular meeting of the Charter Township of Union Planning Commission was held on April 16, 2024, at 7:03 p.m. at the Union Township Hall.

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

Roll Call

Present: Gross, LaBelle, Lapp, Olver, Squattrito, and Thering

Excused: McDonald and Shingles

Absent: Buckley

Others Present

Rodney Nanney, Community and Economic Development Director; Peter Gallinat, Zoning Administrator; Tera Green, Administrative Assistant

Approval of Agenda

Thering moved **Gross** supported to approve the agenda as presented. **Vote: Ayes: 6. Nays: 0. Motion Carried**

Approval of Minutes

Thering moved **Olver** supported to approve the March 19, 2024 regular meeting minutes as presented. **Vote: Ayes: 6. Nays: 0. Motion carried.**

Correspondence / Reports/ Presentations

- A. Board of Trustees updates by Thering – Gave updates on the Board of Trustees Meeting.
- B. ZBA updates by Buckley – No updates were given.
- C. Community and Economic Development Monthly Report
- D. Memo from the Director re: Sidewalk and Pathway Ordinance Policy Discussion
- E. Other Reports

Public Comment

Open 8:15 p.m.

No comments were offered.

Closed 8:15 p.m.

New Business

- A. **PMINORSPR24-04 Self Storage Warehouses (5252 S. Mission Rd.) – amendments to the approved final site plan for a modified entrance, gate, and interior circulation design**
 - a. Introduction of staff
 - b. Updates from the applicant
 - c. Commission review of the site plan
 - d. Commission deliberation and action (approval, rejection, approval with conditions, or postpone action)

Nanney introduced the PMINORSPR24-04 Minor Site Plan for the CRE Capital Group, LLC Self-Storage buildings located at 5252 S. Mission Road. Typically, minor site plans fall under administrative approval. This project received Final Site Plan approval under the ownership of Dar Blanshan. The property was

then sold to new owner, CRE Capital Group. The new owners found that the plan needed some changes to the entrance, security, and circulation design for the self-storage development. The main reason it is before the Planning Commission is the site entrance changes are substantial enough to require Planning Commission action. From the staff's perspective, the plan is in good order and is recommended for approval as presented.

Tim Bebee, Central Michigan Survey & Development at 2257 E. Broomfield Rd., spoke of the proposed changes to the property. Mr. Bebee was available for question. The commissioners held discussion.

Lapp moved **Gross** supported to approve the proposed amendments to the entrance, security, and circulation design for the self-storage buildings development project located at 5252 S. Mission Road in the northeast quarter of Section 34 and in the B-4 (General Business) District, as depicted on the PMINORSPR24-04 minor site plan dated March 6, 2024. **Roll Call Vote: Ayes: Gross, LaBelle, Lapp, Olver, Squattrito, and Thering. Nays: 0. Motion carried.**

Other Business

A. Proposed Private Road Ordinance

- a. Introduction by staff
- b. Commission discussion and questions
- c. Deliberation and action (recommend to the Board of Trustees for adoption, adoption with additional recommended changes, or rejection; or to postpone action)

Nanney reviewed the updated proposed new Private Road Ordinance report dated April 9th that includes key elements for clear private road permit approval process, public safety-related minimum standards for road maintenance, standards and approval process for road names, updated road design standards, etc. The report also addresses responses to questions raised during the review process at the March 19th meeting.

During the Commissions deliberation and questions, LaBelle inquired if this ordinance was to go into effect, how many current private roads are there that will now be considered nonconforming and what is the protocol at that point? Does that mean they will be in violation and will the township cite the property owners? Mr. Nanney responded to confirm that he had reviewed existing private roads and had not identified any concern.

Lapp sought clarification on Section 14.3.b, Additional specification for private roads serving nine (9) or more lots, highlighting that we have public roads that do not meet the guidelines that are proposed in this section. Gross commented on section 14 Private Road Standards that shall fully conform with the Isabella County Road Standards emphasizing that he believes those standards to be pretty significant. Mr. Nanney reminded the commissioners that the current Private Road Ordinance requires compliance with these same Road Commission standards, and observed that county road commissions generally do not want to accept additional local streets into their public road network without adequate funding for maintenance.

Squattrito solicited thoughts from our audience member Tim Bebee on the proposed Road Ordinance. Bebee pointed out the differences between the Isabella County Road Commission standards compared to the Townships proposed standards.

Gross commented that he agrees with the new ordinance in principle, but because of unintended consequences he is not comfortable with recommending it. Nanney encouraged open discussion of

the potential concerns.

LaBelle moved **Gross** supported to postpone action to gather further knowledge and to speak with resident experts. **Roll Call Vote: Ayes: Gross, LaBelle, Squattrito, and Thering. Nays: Lapp.**

Abstained: Olver. Motion carried.

B. Discussion of accomplishments, projects, desired outcomes, and other topics of discussion to share with the Board of Trustees during the 4/17/2024 Annual Joint Meeting

The commissioners held discussion.

C. Discussion of the Final Report of Findings for the 2023 Township Survey of Residents for the Master Plan and Parks & Recreation Plan Update Project

- a. Introduction by staff
- b. Planning Commission Discussion

Nanney revisited the Final Report of Findings for the 2023 Township Survey of Residents for the Master Plan and Parks & Recreation Plan Update Project giving the commissioners an opportunity to discuss what their thoughts were on the report.

The commissioners held discussion.

Extended Public Comments

Open: 9:12 p.m.

Tim Bebee, 2257 E Broomfield Rd., thanked the Commissioners for allowing him to speak during the Private Road Ordinance board discussion.

Closed 9:14 p.m.

Final Board Comment

Gross – Commented positively on the Planning Essentials online training held March 26th and 27th.

LaBelle – Welcomed newly appointed Tom Olver to the Planning Commission.

Adjournment – Chair Squattrito adjourned the meeting at 9:16 p.m.

APPROVED BY:

(Recorded by Tera Green)

Doug LaBelle – Secretary
Jessica Lapp – Vice Secretary

Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	James	Thering	11/20/2024
2-Chair	Phil	Squattrito	2/15/2026
3-Vice Chair	Ryan	Buckley	2/15/2025
4-Secretary	Doug	LaBelle II	2/15/2025
5 - Vice Secretary	Jessica	Lapp	2/15/2026
6	Stan	Shingles	2/15/2027
7	Paul	Gross	2/15/2025
8	Nivia	McDonald	2/15/2026
9	Thomas	Olver	2/15/2027
Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term			
#	F Name	L Name	Expiration Date
1-Chair	Liz	Presnell	12/31/2025
2 -Vice Chair	Richard	Barz	12/31/2025
3- PC Rep	Ryan	Buckley	2/15/2025
4 -	Lori	Rogers	12/31/2026
5 -	Eric	Loose	12/31/2024
Alt. #1	David	Coyne	12/31/2024
Alt #2	Brian	Clark	12/31/2026
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Doug	LaBelle II	12/31/2024
2	Sarvjit	Chowdhary	12/31/2024
3	Bryan	Neyer	12/31/2024
Alt #1	Randy	Golden	12/31/2024
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Joseph	Schafer	12/31/2025
2	Andy	Theisen	12/31/2025
3	William	Gallaher	12/31/2025
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2024
2	John	Dinse	12/31/2025
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2027
2	Lynn	Laskowsky	12/31/2025



Board Expiration Dates

EDA Board Members (9 Members) 4 year term			
#	F Name	L Name	Expiration Date
1-Chair	Thomas	Kequom	4/14/2027
2-VC/BOT Rep	Bryan	Mielke	11/20/2024
3	James	Zalud	4/14/2027
4	Richard	Barz	2/13/2025
5	Robert	Bacon	1/13/2027
6	Marty	Figg	6/22/2026
7	Sarvjit	Chowdhary	6/22/2027
8	Jeff	Sweet	2/13/2025
9	David	Coyne	3/26/2026
Mid Michigan Area Cable Consortium (2 Members)			
#	F Name	L Name	Expiration Date
1	Kim	Smith	12/31/2025
2	vacant seat		
Cultural and Recreational Commission (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1	Robert	Sommerville	12/31/2025
Mt. Pleasant Airport Joint Operations and Mgmt Board (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1 - Union Township	Rodney	Nanney	12/31/2026
Mid Michigan Aquatic Recreational Authority (2 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1-City of Mt. Pleasant	John	Zang	12/31/2023
2-City of Mt. Pleasant	Judith	Wagley	12/31/2025
1-Union Township	Stan	Shingles	12/31/2026
2-Union Township	Allison	Chiodini	12/31/2025
1-Mt. Pleasant Schools	Lisa	Diaz	12/31/2024
1-Member at Large	Mark	Stansberry	2/14/2025
2- Member at Large	Michael	Huenemann	2/14/2025



Department Monthly Report

Department: **Community and Economic Development**

Month/Year: **May 2024**

Global Ends

- 1.1 Community well-being and the common good
- 1.2 Prosperity through economic diversity, cultural diversity, and social diversity
- 1.3 Health and Safety
- 1.4 Natural environment
- 1.5 Commerce

Prior Month Activities

Economic Development Activities (1.1, 1.2, 1.3, 1.5):

- The Community and Economic Development Director served as Chair for the April meeting of the Mt. Pleasant Airport Joint Operations and Management Board.
- The Community and Economic Development Director and Township Engineer at Gourdie-Fraser Associates are continuing work on evaluation and prioritization of infrastructure improvements for potential new industrial/research/business park development along the US-127 corridor per the state Rural Readiness Grant awarded to the Township for our Master Plan update project.
- The Community and Economic Development Director and Township Manager met with representatives from the Chamber of Commerce, Convention and Visitors Bureau and City of Mt. Pleasant to discuss potential options for using Placer AI data services for local economic development purposes.
- The Building Services Clerk supported the Community and Economic Development Director and EDA Board and served as contact person for East DDA District service contractors.
- The Building Services Clerk prepared a Request for Qualifications (RFQ) for appraisal services under the direction of the Community and Economic Development Director, and then compiled a list of vendors, posted, and distributed the RFQ. (1.5)
- The Building Services Clerk worked with the East DDA District's irrigation contractor to coordinate irrigation repair work around the US-127 interchange, and with the Township's landscaping/planting contractors to set up completion of soil fill for the reinstalled planters along E. Pickard Rd. in the East DDA District prior to planting of new flowers (1.1, 1.5)
- The Community and Economic Development Director and Building Services Clerk met with Green Scene Landscaping, Inc. to prioritize planting improvements and coordinate work with associated irrigation repairs around the US-127 interchange in the East DDA District (1.1, 1.5)
- The Building Services Clerk coordinated timing of the grant award ceremony at Mid Valley Structures and created and distributed a press release announcing the event (1.1, 1.5)

Economic Development Authority (EDA) Board Activities (1.1, 1.2, 1.3, 1.4, 1.5):

- During their April 16, 2024 meeting the EDA Board:
 - Approved a new 3-year holiday decorations contract with Hometown Decorations.

- Approved a bid for landscaping improvements in the East DDA District from Green Scene Landscaping, Inc.
- Completed discussion of accomplishments, projects, desired outcomes, and other topics of discussion to share with the Board of Trustees during the 4/17/2024 Annual Joint Meeting.
- Made a determination that potential purchase of the Petro Plaza parcel located at 2250-2284 Enterprise Drive (PID 14-152-00-008-00) in the Enterprise Industrial Park can be consistent with the economic development priorities for the East DDA District and Enterprise Industrial Park, and authorizes the Community and Economic Development Director to secure an independent appraisal of the property along with rough estimates of the cost to demolish existing buildings (including an asbestos survey) and what the vacant land would be worth after demolition.

Building Services (1.1, 1.2, 1.3, 1.5):

- The Building Official provided the following services during the month:
 - 65 Building Inspections (1.3)
 - 28 Permits issued (1.3)
 - 8 Certificates of Occupancy issued, including for the new Isabella Citizens for Health building expansion (1.3, 1.5)
 - 2 FOIA requests (1.2, 1.5)
 - Issued Walmart addition permit. (1.3, 1.5)
 - Continued progress on Isabella County Jail (1.3)
 - Continued progress on Krist Mini Mart Project (1.3, 1.5)
 - Follow up phone calls
- The Building Official attended the three-day Code Officials Conference of Michigan (COCM) event in Midland for professional development. (1.3)
- The Building Official met with multiple residents/contractors to answer potential project questions.
- The Building Services Clerk participated in a Freedom of Information Act coordinator training webinar for professional development (1.1, 1.2)
- The Building Services Clerk provided the following services during the month:
 - Served as a second Township Hall contact person for the public and helped process payments at counter and through mail.
 - Assisted homeowners and contractors with building permit applications and coordinated with the Building Official, Zoning Administrator, Assessor, and Public Services Department as needed to facilitate timely reviews of permit applications.
 - Administrative support for Rental Inspector
 - Prepared monthly Census and HBA reports for building permits

Rental Inspection Services (1.1, 1.2, 1.3):

- The Rental Inspector is continuing to distribute copies of a flyer he designed to answer questions about common issues that can become rental violations, which has been well-received and appreciated by managers of the various apartment complexes.
- The Rental Inspector is now scheduling both the initial and follow up inspections at the same time for units in large apartment complexes to improve response time and increase efficiencies for all concerned related to completion of any corrective actions. Multiple apartment complex managers have responded that this change has been helpful for them.
- The Rental Inspector attended the first day of the Code Officials Conference of Michigan (COCM) event in Midland for professional development. Topics included: Key relationships in the Workplace, Post & Beam Construction, Inspection Method, and Problems & Corrective Measures.

- Site visits with inspections or re-inspections at residential complexes, hotels, various single-family units, and other regulated premises (approx. 361 units).
- Inspections on apartment complexes & hotels (fire alarm and sprinkle report reviews).
- Expired certificate scheduling.
- Fielding questions about the rental program in the Township from the community, potential/current landlords, and tenants.
- Informing various departments of items that may be of concern or of note that have been observed throughout the Township (tall grass, construction without permits, site plan verifications, etc.).
- Contacts with local inspectors, enforcement, and fire personnel.
- Working through tenant complaints, working with both parties to get relief.
- Sharing with contacts about our updated Rental Housing Information webpage, as well as sharing the need to contact the office for items that may need other department insight or approvals.

Zoning Administration Activities (1.1, 1.2, 1.3, 1.4, 1.5):

- The Zoning Administrator provided the following services:
 - (7) Zoning review approval letters for building permit applications.
 - Fence permit for Charter Township of Union Jameson Park and McDonald Park.
- The Community and Economic Development Director and Zoning Administrator met with the owner and contractor to share updates and options for the proposed Dog Town Museum project at 981 Craig Hill Road.
- The Community and Economic Development Director and Zoning Administrator met with the owners of land and a cut flower business on S. Grant Rd. about requirements for a roadside stand and future expansion of this agricultural business operation.
- The Community and Economic Development Director and Zoning Administrator met with the new owner of 4356 E. Valley Road to answer questions about a planned warehouse/distribution center.
- The Community and Economic Development Director and Zoning Administrator met with owners of 2075 S. Isabella Road to review conceptual plans for their proposed microbrewery business.
- The Community and Economic Development Director and Zoning Administrator met with the principal owner of West Wood Condominium development regarding façade changes to the existing condominium building.
- The Community and Economic Development Director and Township Manager met with county staff to discuss next steps for the proposed expansion of the Isabella County Materials Recovery Facility.
- The Zoning Administrator participated in a Michigan Department of Transportation webinar on rural bikeway design for professional development.
- The Zoning Administrator participated in a webinar covering Government Employees and Social Media liability involving recent Supreme Court ruling for professional development, and shared a follow up presentation during a weekly departmental staff meeting.

Ordinance Enforcement Activities (1.1, 1.3):

- 5401 S. Lincoln Rd. – An 1,800 square-foot detached accessory building constructed without a building permit and in violation of applicable maximum height and maximum 1,500 square-foot floor area requirements. The owner applied for and was granted a height variance in May 2023 contingent upon completion of alterations to reduce the building floor area by 300 square-feet. The owner's contractor subsequently secured a building permit for the work, which expired on 1/17/2024 with no activity. Three (3) civil infraction tickets have been issued to the contractor and owner for violation of the conditions of the approved height variance and failure to correct the Zoning Ordinance violation related to maximum floor area for this accessory building. The contractor has withdrawn from the project and the owner has failed to take any action to resolve

the violations beyond paying the fines for the first two tickets. This matter will be turned over to the Township Attorney for legal action to enforce the adopted variance conditions.

- 907 Mulberry St. – Existing rental dwelling without a valid certificate. This violation was identified in conjunction with the owner coming forward regarding an appeal of his water bill. The owner has been cooperative and is seeking the required rental certification. The Rental Inspector found multiple violations on initial inspection. Windows will have to be changed to meet current code. Corrections are in process.
- Airport Rd. – Complaint about chickens at a legal non-conforming residence on a small lot in an Industrial zoning district. Letter to be sent and owner contacted about the violation with a request for removal of the chickens.
- 2514 S. Isabella Road. (Liquor Central) - Complaint about removal of required barrier free parking and signage. The owner responded to an initial notice of violation by reinstalling the signage and has hired Bidwell Painting Inc. to stripe the ADA parking spot. This work is anticipated to be completed before 6/30/2024.
- 386 Bluegrass Road. - Junk in the yard. The owner was notified of the violations and is working with Township staff to complete the removal of junk from the premises.
- 4941 E Valley Rd. – Dilapidated and potentially unsafe dwelling. The owner confirmed that he wants the roof completed but does not have the funds. A contractor is looking into options to help the owner resolve the violations.
- Indian Hills Shopping Center - Owner and contractor were notified of a possible violation related to the approved minor site plan for sidewalk, pedestrian access, and parking lot improvements to the Indian Hills Shopping Center property. A reminder notice will be sent to the owner detailing remaining site plan items to be completed and the timeline for completion established by the owner on the approved site plan.
- Northeast corner of S. Lincoln Rd. and E. Broomfield Rd. – unlawful contractor’s storage yard and unlawful grading/fill activities without a grading permit. The owner claimed a “grandfathered” status as a legal nonconforming use. This matter remains under review by the Township Attorney with additional follow up anticipated.

Planning Commission Activities (1.1, 1.2, 1.3, 1.4, 1.5):

- During their regular April 16, 2024 meeting the Planning Commission:
 - Approved the PMINORSR24-04 Self-Storage Warehouses (5252 S. Mission Rd.) – amendments to the approved final site plan for a modified entrance, gate, and interior circulation design.
 - Continued their review of the proposed new Private Road Ordinance but postponed action again for any recommendations to the Board of Trustees.
 - Wrapped up discussion of accomplishments, projects, desired outcomes, and other topics to share with the Board of Trustees during the 4/17/2024 Annual Joint Meeting.
 - Held a follow up discussion of the final Report of Findings for the 2023 Township survey of residents for the Master Plan and Parks & Recreation Plan update projects.

Zoning Board of Appeals Activities (1.1):

- There was no Board of Appeals meeting scheduled for April, but most of the Board of Appeals members did participate in the 4/17/2024 Annual Joint Meeting.

Sidewalks, Pathways, and Parks & Recreation Plan/Program Activities (1.1, 1.2, 1.3, 1.4):

- The Community and Economic Development Director attended the quarterly meeting of the Cultural and Recreational Commission (CRC) for Isabella County held at the Isabella Sportsplex.

- The 2023 Township Survey Report of Findings, which included several parks and recreation-related questions, is under review by the Community and Economic Development Director for development of updated draft Parks & Recreation Plan elements. (1.1, 1.4)

Other Activities:

- The Community and Economic Development Director participated in a Michigan Department of the Environment, Great Lakes, and Energy (EGLE) webinar on Michigan geology and geomorphology for professional development.
- The Director meets weekly with the Community and Economic Development Department staff as a group and regularly on an individual basis to provide guidance, coordinate provision of services, ensure good intra- and inter-departmental communication, and identify and resolve issues. (1.1)

Current Month Anticipated Activities

Economic Development Activities (1.1, 1.5):

- The Community and Economic Development Director will serve as Chair for the May meeting of the Mt. Pleasant Airport Joint Operations and Management Board.
- The Community and Economic Development Director plans to attend the annual Building Michigan Communities Conference hosted by the Michigan State Housing Development Authority (MSHDA) in Lansing on 5/14-15/2024 for professional development.
- The Community and Economic Development Director also plans to attend the Michigan Downtowns Association Summer Workshop in Harbor Springs on 5/30-31/2024 for professional development.
- The Community and Economic Development Director will continue business retention contacts.
- Per the Community and Economic Developer's direction, the Rental Inspector is using his graphic design and Adobe Illustrator skills to create an up-to-date graphic element for a replacement Union Township gateway banner intended to be posted at the US-127/M-20 interchange. This is part of a set of four (4) "permanent" display banners that are worn and have become faded. This project is a collaboration of the Mt. Pleasant Area Convention and Visitors Bureau, the Middle Michigan Development Corporation, and the Township.

Economic Development Authority (EDA) Board Activities (1.1, 1.2, 1.3, 1.4, 1.5):

- The regular May 21, 2024 EDA Board meeting agenda is anticipated to include:
 - Annual election of officers.
 - Discussion of the Petro Plaza property.

Building Services (1.1, 1.3, 1.5):

- Inspections and follow up as needed for the new Isabella County Jail project. (1.1, 1.3)
- Issuance of a building permit for the Walmart addition.
- Follow up phone calls.
- Continue to do site visits, inspections, issue permits, plan reviews.
- Continued work on expired permit list.

Rental Inspection Services (1.1, 1.2, 1.3):

- The Rental Inspector will:
 - Investigate and follow up on any rental complaints as needed.
 - Continue to collaborate with the Fire Department on hotel rental inspections.
 - Schedule complexes, hotels, as well as duplex and single-family units for inspections.
 - Conduct follow-up inspections to verify correction of violations.

- Work on expired certificate scheduling as needed.
- Arrange for site visits as needed for compliance or informational.

Zoning Administration Activities (1.1, 1.2, 1.3, 1.4, 1.5):

- Community and Economic Development Director and Zoning Administrator review of site plan, special use, and other development applications and preparation of staff reports for the Planning Commission regarding Zoning Ordinance compliance.
- Zoning Administrator review of site plan applications eligible for administrative approval.
- Zoning Administrator review of building permits for zoning compliance.
- Zoning compliance letters
- Sign permits
- Continued use of MissDig notifications to catch activity in the Township needing zoning approval.
- Enforcement follow ups
- Yard sales
- Tall weeds and grass enforcement
- The Community and Economic Development Director and Zoning Administrator regularly hold informal pre-application development meetings with developers and business/property owners.

Ordinance Enforcement Activities (1.1, 1.3):

- Ordinance enforcement follow up on current matters and investigation of any new complaints.

Planning Commission Activities (1.1, 1.2, 1.3, 1.4, 1.5):

- The regular May 21, 2024 Planning Commission meeting is anticipated to include:
 - Rural Bikeways and Sidewalks webinar information presentation by the Zoning Administrator
 - Continued review of the proposed Private Road Ordinance for recommendation to the Board of Trustees.
 - PFINALSPR24-02 Final Site Plan Review Application for the new Valvoline Instant Oil Change at 4448 E. Bluegrass Road.
 - PSPR22-19 Prestige Center Assisted Living and Memory Care Expansion Final Site Plan approval extension request.
 - PMINOR24-08 updated Minor Site Plan for the Prestige Center Assisted Living and Memory Care Expansion at 5785 E. Broadway Road - Planning Commission review and action on the modified sidewalk location and landscaping modifications.

Zoning Board of Appeals Activities (1.1):

- The regular Board of Appeals meeting for May was canceled due to a lack of agenda items.

Sidewalks, Pathways, and Parks & Recreation Plan/Program Activities (1.1, 1.2, 1.3, 1.4):

- The Township's engineering consultant at Gourdie-Fraser is moving forward with final plans and a request for bids for construction of a new sidewalk along the east side of Bud St. north from E. Pickard Rd. to connect to Jameson Park. The request for bids has been advertised with a bid opening planned for 5/21/2024.
- The Community and Economic Development Director and the Township's engineering consultant at Gourdie-Fraser are proceeding with attempting to secure easements needed for new sidewalk projects along the:
 - north side of Pickard Rd. east from S. Lincoln Rd. to the existing sidewalk near Ashland Dr.;
 - east side of S. Isabella Rd. from E. Kay St. south to E. Broadway Rd.;

- west side of Bradley St. from E. Remus Rd. (M-20) north to connect to the Mt. Pleasant Middle School at the City-Township boundary; and
- The Township's engineering consultant at Gourdie-Fraser has begun work for planning construction of a new sidewalk along the south side of E. Bluegrass Rd. from S. Mission Rd. east across the frontage of the Red Lobster parcel to complete a connection to the Indian Pines Shopping Center.
- The Community and Economic Development Director will work with the Township Engineer and Township Attorney to prepare an updated Sidewalk and Pathway Ordinance for Board of Trustees consideration. (1.1, 1.3)

Other Activities:

- The Community and Economic Development Director and the Mt. Pleasant City Planner met on 5/3/2024 to discuss coordination of City/Township projects of mutual interest.
- Under the Community and Economic Development Director's direction, the Building Services Clerk will continue to coordinate with the file scanning contractor Graphic Sciences to transfer historical documents and files from the basement for scanning. (1.1)
- The Rental Inspector is using his photography skills to capture scenes from around the Township for the purpose of updating the Township website's photo gallery.

Future Board of Trustee Meeting Agenda Items

- Consideration of an updated Private Road Ordinance for adoption. (1.1, 1.3)
- Consideration of an updated Sidewalk and Pathway Ordinance for adoption. (1.1, 1.3, 1.4)

Significant Items of Interest Longer Term

- Economic Development – The Community and Economic Development Director will complete and distribute a request for qualifications from sign contractors with the capability to design and install a new gateway sign for the East DDA District to be located at the corner of M-20 and S. Summerton Rd. in cooperation with Mid-Michigan College and Consumers Energy, and to design and install new Enterprise Industrial Park signage at the corner of M-20 and Enterprise Dr.
- Other Activities – The Community and Economic Development Director will begin work to prepare a proposed scope of work and request for proposals from qualified consulting firms to prepare a detailed evaluation of housing needs and priorities in accordance with the approved MSHDA Housing Readiness Incentive Grant to expand the Township's Master Plan update project.
- Zoning Administration – The Community and Economic Development Director and Zoning Administrator will review the current Zoning Board of Appeals bylaws to coordinate with recent updates to relevant sections of Zoning Ordinance 20-06. (1.1)
- Other Activities - The Community and Economic Development Director and the Township Assessor will be working on developing policy proposals for Board of Trustees consideration to establish updated guidelines for consideration of requests for new or amended Industrial Development Districts and Industrial Facility Tax Exemption (IFTE) applications under Michigan Public Act 198 of 1973, as amended. (1.5)
- Economic Development - The Community and Economic Development Director will expand information on the Township's website related to development approval processes and pre-application meeting options to further assist the development community. (1.2, 1.5)
- Economic Development – The Community and Economic Development Director will prepare an updated summary document for the website outlining economic development programs and incentives available from the State of Michigan and our DDA Districts for various types of projects. (1.2, 1.5)

- Zoning Administration - The Community and Economic Development Director and Zoning Administrator plan to propose some additional updates to the sign regulations of Zoning Ordinance 20-06 to improve consistency in application and to minimize regulatory conflicts. (1.1)
- Other Activities - Consideration of a new 2023 - 2027 Parks and Recreation Master Plan for adoption, following a recommendation from the Planning Commission and a public hearing. (1.1, 1.2, 1.3, 1.4)
- Building Services - When the county's office situation stabilizes, the Community and Economic Development Director will resume working with the county Community Development Dept. Director to develop a draft reciprocal intergovernmental agreement proposal for Isabella County to provide for residential and commercial building inspection services during vacations. (1.3, 1.5)
- Economic Development - Possible future airport-related Zoning Ordinance changes to create a separate zoning district for the Mt. Pleasant Airport to expand options for airport-related business activities beyond the scope allowed under the current the AG (Agricultural) district. (1.1, 1.5)
- Building Services – The Building Official continues to work in close coordination with the County's plumbing, mechanical, and electrical inspectors on building projects to minimize delays and to ensure that construction meets the applicable health and safety standards. (1.1, 1.3, 1.5)
- PILOT Housing Projects - The Community and Economic Development Director will continue to oversee the administration of the Tax Exemption Ordinance and adopted PILOT resolutions in coordination with the Finance Director and Twp. Assessor to verify continuing compliance by the sponsors of the eligible housing projects. (1.1, 1.2)
- Other Activities – Consideration of new International Fire Code Ordinance for adoption, which would replace Ordinance No. 2014-05 and would reference the updated fire code to be enforced by the Mt. Pleasant Fire Department in both the City and the Township. (1.1, 1.3)
- Other Activities - Consider repeal of the outdated and unenforceable Ordinance 2011-4 for marihuana dispensaries and growing operations (1.1)
- Other Activities - The Community and Economic Development Director will work with the Township Attorney to prepare an updated Noxious Weeds Ordinance for Board of Trustees consideration that improves consistency in applicable regulations of tall grass and weeds. (1.1, 1.3, 1.4)
- Other Activities - The Community and Economic Development Director will work with the Township Attorney and Township Assessor to prepare an updated Land Division Ordinance for Board of Trustees consideration that clarifies application requirements and the division, combination, and boundary adjustment approval process. (1.1, 1.5)
- Other Activities – The Community and Economic Development Director will work with the Township Attorney and Public Services Director to prepare updates to the Township's ordinance establishing rules for our parks. (1.1, 1.3)
- Other Activities – Consider updates to the Township's ordinance on open burning. (1.1, 1.3)
- Other Activities - Consider updates to the Subdivision of Land Ordinance No. 1994-6 for consistency with updates to the state's subdivision plat approval requirements. (1.1, 1.3, 1.5)
- Other Activities – Consider ways to maximize the usefulness, readability, and functionality of the Township website's Announcements, Public Notices, and News features. (1.1, 1.2)
- Other Activities – When the county's office situation stabilizes, the Community and Economic Development Director, the County's Community Development Director, and the City Planner will resume work on creating a unified "regional planning/zoning" theme on the County's FetchGIS website where County, City, and Township zoning district and future land use maps could be displayed together with other relevant data.

From: [Squattrito, Philip John](#)
To: [Rodney Nanney](#); [Squattrito, Philip John](#); [james thering](#); [Ryan Buckley](#); [Jessica Lapp](#); [Nivia McDonald](#); [Paul Gross](#); [Shingles, Stan L](#); [Thomas Olver](#); [Doug LaBelle](#)
Cc: [Bryan Mielke](#); [Peter Gallinat](#); [Tera Green](#)
Subject: Re: [External] Planning Commission Packet May 21, 2024
Date: Thursday, May 16, 2024 11:55:43 AM

I suggest adding this to the packet under communications.

From: Benjamin Gunning <ben@thegolfcentermp.com>
Date: Thursday, May 16, 2024 at 12:39 AM
To: Squattrito, Philip John <squat1pj@mail.cmich.edu>, james thering <jamesthering@yahoo.com>, Ryan Buckley <buckl1rm@gmail.com>, Jessica Lapp <jlapp500@yahoo.com>, Nivia McDonald <niviamcdonald95@gmail.com>, Paul Gross <grossp93@yahoo.com>, Shingles, Stan L <shing1sl@cmich.edu>, Thomas Olver <thomas.olver@gmail.com>, Doug LaBelle <doug@labellerealty.net>
Cc: Bryan Mielke <bmielke@uniontownshipmi.com>
Subject: [External] Planning Commission Packet May 21, 2024

Good Morning,

Last evening I opened the Planning Commission Packet for your upcoming May 21st meeting. I have been anxiously awaiting this board packet since the March Planning Commission meeting where during public comment I discussed my angst towards the current sidewalk policy and its demands on small businesses. It is my belief that the Township should be encouraging small businesses to improve themselves and have programs available for that very purpose. When local businesses are healthy and thriving it helps bring prosperity to the community. This township is currently taking the opposite approach and making it difficult for local businesses to build, improve and thrive.

To refresh your memories the comments that I provided were based on my experience of trying to build a small garage on my property to park and store equipment. It was my hope that you, members of the Planning Commission, would take the issue (Sidewalk Policy) up, discuss it and hopefully make some sensible, logical suggestions that would take the burden of building public infrastructure off the small business owner. The location and age of my business would make it logistically impossible to build a conforming sidewalk. My business The Golf Center was built in 1973 when the location was rural on a narrow two lane road. It was never built with the necessary setback to build a 5' sidewalk 1' off the road commission right of way. There are no connecting sidewalks on either side of our property, nor will there ever be in my lifetime. This didn't stop the Zoning/Planning Director from requiring the construction of a sidewalk if I built anything bigger than a 10'x10' shed. I therefore determined that I didn't want to deal with the township anymore and built two 96sq.ft. structures, 10' apart, as the ordinance allows. The Planning Commission Packet that I have been waiting on for two months left me confused, disturbed and dismayed. In your packet on Page 79 shows an action item dated November 9, 2021 and a Proposed Sidewalk Ordinance that has been rewritten, I think. In this "Proposed" Ordinance it states that if there are no sidewalks attaching to either side of the property then a

cash deposit equal to cost of sidewalk construction would be put into an escrow account.
So...if I wished to build anything bigger than 100sq.ft. then I would have to give Union Township \$80,000 in perpetuity until they can force a sidewalk to be built at their discretion. This is so wrong on so many levels and is contrary to any type of so called Economic Development. It is my hope that this body of township citizens can look at this policy and ordinance and make logical recommendations that the Board of Trustees will see fit to approve.
Local Small Business owners are your neighbors, we work long hours, we create jobs and we help create local economic prosperity. We deserve better!

Thank You!

Ben Gunning

The Golf Center

2280 E Broomfield Rd

Sent from my iPad

J. David Kerr
2485 East Broomfield Road
Mount Pleasant, Michigan 48858
May 16, 2024

Dear Members of the Union Township Planning Commission:

I do not represent anyone in this matter, and no one has asked me to address you on this matter. I just see the ordinance creating problems for township residents, where no problems seem to exist without this ordinance.

Enclosed are four diagrams, which I will refer to in this letter. I have been a resident of Union Township since 1968, a little over 55 years.

Proposed Private Road Ordinance

My focus is on the private roadways created before the adoption of the ordinance.

What is my concern?

I would like you to think about the impact on the township residents rather than rules created by "experts". I would like you to think not about the township getting sued, but rather how the ordinance impacts actual residence of the township, particularly in rural areas. Why should township residents have to sue the township to prevent harm to them, when citizen residents of the township make the rules?

The governing body – Trustees – appointed boards – such as the Planning Commission have maintained voting oversight of township matters. That has resulted in a reasonable balance of interests, growth of the township and stable government. The proposed Private Drive Ordinance and the process used to get it passed is inconsistent with the past.

Adjoining Property

There are circumstances where passageways (easements created by use or plat) which adjoin the land of another or go through the land of another. The adjoining landowner or the landowner who is subject to passageway may not use or uses very little, but the ordinance may make that adjoining landowner responsible for maintenance of the passageway unless the users of the passageway and the

landowner reach an agreement. This unnecessarily creates a conflict among neighbors, just because of the adoption of the ordinance.

Request

At this time, make the ordinance prospective only, applying it to private roads created after adoption of the ordinance, by removing Section 4.0.

Diagrams

I am enclosing four diagrams which illustrate the problems created by the ordinance from potential existing rights of way, potentially making adjoining landowners responsible for maintenance of the rights of way running through or beside their property.

I intend to be present for the hearing on the ordinance and will respond to questions.

Sincerely,

A handwritten signature in cursive script, reading "J. David Kerr". The signature is written in black ink and is positioned above the printed name.

J. David Kerr

1

PUBLIC ROAD

owns land over which road runs.

Uses road 3 or 4 times per year for Tractor because it is easier

Does NOT own any land under road. Does not use road

USER OF ROAD

3

2



Does NOT own any land under road. Does not use road

Easement to land behind house

PUBLIC ROAD

4

PUBLIC ROAD

owns land over which road runs.

Uses road 3 or 4 times per year for Tractor because it is easier

owns land over which road runs.

Uses road 3 or 4 times per year for Tractor because it is easier

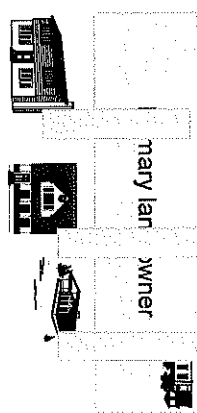
USER OF ROAD

PUBLIC ROAD

Land owned by neighbor

Passage over Primary Land Owner

many land owner



Charter Township of Union

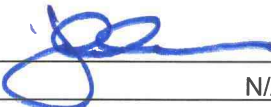

APPLICATION FOR SITE PLAN REVIEW

☐ Minor Site Plan☐ Preliminary Site Plan☒ Final Site Plan

A Completed Application will contain all the information required per the Zoning Ordinance, Section 14.2 (Site Plan Review).

Name of Proposed Development/Project	Vavoline		
Common Description of Property & Address (if issued)	Encore Blvd. Mount Pleasant, Isabella county		
Applicant's Name(s)	Robin Peck		
Phone/Fax numbers	937-507-1820	Email	Robin.Peck@valvoline.com
Address	100 Vavoline Way	City:	Lexington , KY Zip: 40509

Legal Description:	<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Included on Site Plan	Tax Parcel ID Number(s):	14-026-30-001-19
Existing Zoning:	B-5	Land Acreage:	6.25	Existing Use(s): Vacant Land
<input type="checkbox"/> ATTACHED: Letter describing the project and how it conforms to Section 14.2.S. (Standards for Site Plan Approval)				

Firm(s) or Individuals(s) who prepared site plan(s)	1. Name:	WT Group	Phone:	224-293-6423	Email:	agarcia@wtgroup.com
	2. Address:	2675 Pratum Ave				
	City:	Hoffman Estates	State:	IL	Zip:	60192
	Contact Person:	Angelica Garcia	Phone:	847-542-6727		
Legal Owner(s) of Property. All persons having legal interest in the property must sign this application. Attach a separate sheet if more space is needed.	1. Name:	Mount Pleasant Holdings LLC	Phone:			
	Address:	211 E Water St. STE 201				
	City:	Kalamazoo	State:	MI	Zip:	49007
	Signature:		Interest in Property:	Manager		
	2. Name:	N/A	Phone:			
	Address:					
	City:		State:		Zip:	
Signature:		Interest in Property:	prospective lessee			

I do hereby affirm that all the statements, signatures, descriptions, exhibits submitted on or with this application are true and accurate to the best of my knowledge and that I am authorized to file this application and act on behalf of all the owners of the property. 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. Approval of this plan shall not constitute the right to violate any provisions of the Zoning Ordinance or other applicable codes and ordinances.



Signature of Applicant

3/25/2024

Date

Office Use Only

Application Received By: _____ Fee Paid: \$ _____

Date Received: _____ Escrow Deposit Paid: \$ _____

Preliminary Site Plan Review Procedure

Each preliminary site plan application shall be made by filing one (1) completed and signed copy of the required application form, the required fee and any required escrow deposit, one (1) large (up to 24-inch by 36-inch maximum) printed site plan set, and eleven (11) paper copies and one (1) digital copy in .PDF format of the complete set of application materials and reduced 11-inch by 17-inch site plan sets at the Township Hall.

Effect of Preliminary Site Plan Approval

Approval of a preliminary site plan by the Planning Commission shall indicate its general acceptance of the proposed layout of buildings, streets, drives, parking areas, and other facilities and areas in accordance with the standards for preliminary site plan approval specified in subsection 14.2(S). The Planning Commission may, at its discretion and with appropriate conditions attached, authorize limited work to begin for soils exploration, incidental site clearing, and other preliminary site work as specified in the authorization.

Outside Agency Approvals

The applicant shall be responsible for obtaining all necessary permits or approvals from applicable outside agencies, prior to final site plan approval.

Final Site Plan Review Procedure

Each final site plan application shall be made by filing one (1) completed and signed copy of the required application form, the required fee and any required escrow deposit, one (1) large (up to 24-inch by 36-inch maximum) printed site plan set, and eleven (11) paper copies and one (1) digital copy in .PDF format of the complete set of application materials and reduced 11-inch by 17-inch site plan sets at the Township Hall.

Effect of Final Site Plan Approval

Approval of a final site plan by the Planning Commission constitutes the final zoning approval for the project and allows for issuance of a building permit to begin site work or construction, provided all other construction and engineering requirements have been met.

Minor Site Plan Review Procedure

A minor site plan application shall be made by filing one (1) completed and signed copy of the required application form, the required fee, and two (2) paper copies and one (1) digital copy in .PDF format of the complete set of application materials and site plans, at a maximum sheet size of 11 inches by 17 inches, at the Township Hall. The Zoning Administrator shall review the application materials and site plan for completeness, accuracy, and compliance with all applicable requirements and standards of this Ordinance and other Township ordinances.

The minor site plan shall be approved by the Zoning Administrator upon determination that all required information for the type of site plan has been provided per subsection 14.2(P), the site plan satisfies the applicable standards for site plan approval per subsection 14.2(S); and the site plan conforms to all other applicable requirements and standards of this Ordinance and other Township ordinances.

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: Valvoline

Name of business owner(s): Vakvoline

Street and mailing address: 100 Valvoline Way Lexington, KY 40509

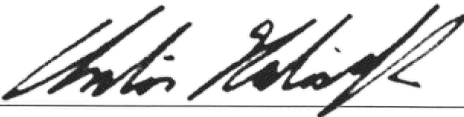
Telephone: _____

Fax: 937-507-1820

Email: ROBIN.PECK@VALVOLUME.COM

I affirm that the information submitted is accurate.

Owner(s) signature and date:



12/14/2023

Information compiled by:

WT Group / Angelica Garcia

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
MOTOR OIL		LIQ	500 GAL	AGT, DRUMS
				FIXED TANKS
<div> <div></div> <div>NONE</div> </div>	<div> <div>KEY:</div> <div>LIQ. = liquid</div> <div>P.LIQ = pressurized liquid</div> <div>S = solids</div> <div>G = gas</div> <div>PG = pressurized gas</div> </div>			<div> <div>KEY:</div> <div>AGT = above ground tank</div> <div>DM = drums</div> <div>UGT = underground tank</div> <div>Cy = cylinders</div> <div>CM = metal cylinders</div> <div>QW = wooden or composition container</div> <div>TP = portable tank</div> </div>

Section 14.2 Site Plan Review (excerpts)

A. Purpose and Scope.

The purposes of this Section are to establish uniform requirements of procedure for review of site plans for new development in the Township; to confirm compliance with this Ordinance and other Township ordinances prior to the start of construction; and to ensure that development in the Township is consistent with the adopted policies of the Township's Master Plan.

B. Authority.

Flexible standards have been established to ensure that the type of review and amount of required information is proportional to the project's scale and intensity. The Planning Commission shall have the authority to review and take action on preliminary site plan and final site plan applications and the Zoning Administrator shall have authority to review and take action on minor site plan applications, all in accordance with this Section and Ordinance.

1. Preliminary site plan. Requirements for a preliminary site plan are intended to allow for review of the general character of the proposed use(s), general site layout, and location of structures and other site improvements; and to confirm that the overall development can conform to Ordinance requirements.
2. Final site plan. A final site plan is a set of engineering, architectural, and/or landscape design drawings that satisfy all applicable requirements of this Ordinance and outside agencies with jurisdiction, which are prepared by registered design professionals based on an approved preliminary site plan and depict all planned building, pedestrian access, parking, grading, drainage, infrastructure, exterior lighting, and other site improvement details for a given lot and development project.
3. Minor site plan. The reduced information requirements for a minor site plan submittal, as specified in Section 14.2(P) (Required Site Plan Information), are intended to allow for administrative review of a limited range of low intensity projects that do not include significant engineering or design details.

C. Site Plan Approval Required.

No permits shall be issued, no construction of or addition to any structure shall take place, and no land use for which site plan approval is required shall be established or expanded until all required site plans have been approved in accordance with this Section and Ordinance. Except as permitted in accordance with this Section, no grading, grubbing, cutting of trees or other vegetation, excavation, landfilling, or construction of improvements shall commence for any development for which site plan approval is required until all required site plans have been approved in accordance with the following:

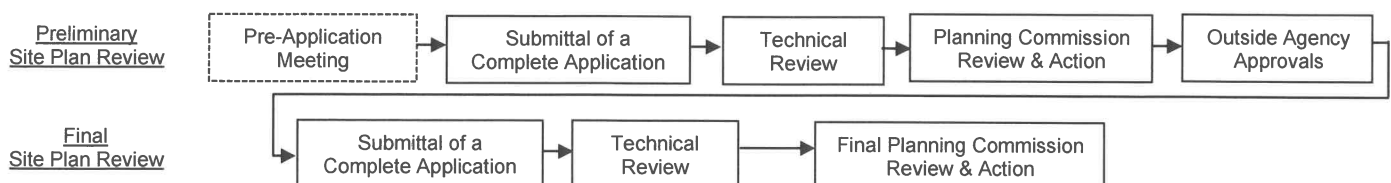
Site Plan Approval Required	Type of Approval Required			
	Preliminary Site Plan	Final Site Plan	Minor Site Plan	Exempt
Adult foster care large group homes, group child day care homes, and home-based limited businesses subject to special use permit approval in the zoning district per Section 3.			✓	
All other land uses subject to special use permit approval in the zoning district, and all land uses for which site plan approval is otherwise required by provisions of this Ordinance.	✓	✓		
Farm-based tourism and entertainment activities (agri-tourism), public stables, permanent auction facilities, and religious institutions as allowed in the Agricultural (AG) District per Section 3.	✓	✓		
Private off-road courses as allowed in the Agricultural (AG) District per Section 3.			✓	
Customary agricultural operations, private stables, and greenhouses as allowed in the Agricultural (AG) and Rural Residential (R-1) zoning districts per Section 3, provided that the structures and improvements shall conform to all applicable Ordinance standards.				✓
Construction, relocation or alteration of a two family (duplex) dwelling, detached single family dwelling or customary accessory structures on a single lot, provided that the structures and improvements shall conform to all applicable Ordinance standards.				✓

Site Plan Approval Required	Type of Approval Required			
	Preliminary Site Plan	Final Site Plan	Minor Site Plan	Exempt
Home occupations that conform to the requirements of Section 6.19.				✓
Family day care homes, adult foster care family homes and small group homes, and child foster family homes and family group homes, as licensed by the State of Michigan.				✓
Multiple-family residential buildings and uses, independent or dependent senior housing, assisted living facilities, nursing homes; homes for the aged, and religious institutions as allowed in the Residential Districts per Section 3.	✓	✓		
All land uses allowed in the Business Districts and Industrial Districts per Section 3.	✓	✓		
All planned unit development (PUD) projects, as approved by the Township Board in accordance with Section 3.18.	✓	✓		
Construction or expansion of buildings, equipment storage yards, and associated above-ground site improvements occupied by or intended for occupancy by essential services in any zoning district.	✓	✓		
The improvement, expansion, extension or abandonment of public or private overhead or underground utility lines or easements.				✓
Any development which would, if approved, provide for the establishment of more than one principal use or building on a lot.	✓	✓		
Establishment or alteration of a condominium subdivision of an existing building into separate units in accordance with the Condominium Act and Section 5.1 of this Ordinance provided that no new construction or alteration of existing buildings or site improvements are proposed or required, and compliance with the requirements and standards of this Ordinance will not be affected.			✓	
Establishment or alteration of any other condominium subdivision in accordance with the Condominium Act and Section 5.1.	✓	✓		
A change in use for an existing multiple-family, mixed use or non-residential building where the Zoning Administrator has determined that no new construction or alteration of the building or site improvements are required and compliance with the requirements and standards of this Ordinance will not be affected.			✓	
Any other change in use for an existing multiple-family, mixed use or non-residential building.	✓	✓		
Expansion of an existing multiple-family, mixed use or non-residential principal building of up to ten percent (10%) of the gross floor area, and any alterations that affect the exterior appearance, pedestrian access or function of the building without a floor area increase.			✓	
Expansion of an existing multiple-family, mixed use or non-residential principal building exceeding ten percent (10%) of the gross floor area.	✓	✓		
Relocation of a multiple-family, mixed use or non-residential building.	✓	✓		
Establishment or alteration of a multiple-family, mixed use or non-residential accessory use or structure where the Zoning Administrator has determined that compliance with the requirements and standards of this Ordinance will not be affected.			✓	
Any other establishment or alteration of any other multiple-family, mixed use or non-residential accessory use or structure,	✓	✓		
Expansion of any multiple-family, mixed use or non-residential off-street parking facility by up to 2,750 square feet.			✓	

Site Plan Approval Required	Type of Approval Required			
	Preliminary Site Plan	Final Site Plan	Minor Site Plan	Exempt
Expansion of any multiple-family, mixed use or non-residential off-street parking facility exceeding 2,750 square feet.	✓	✓		
Construction, extension or alteration of a private road, as authorized by Ord. No. 2009-09, that is located outside of a subdivision plat.	✓	✓		
Incidental changes during construction due to unanticipated site constraints or outside agency requirements, and minor landscaping changes or species substitutions, consistent with an approved final site plan.			✓	
Incidental building modifications that do not significantly alter the facade, height or floor area of a multiple-family, mixed use or non-residential building.			✓	
Changes to a site required to comply with State Construction Code requirements.			✓	
Sidewalk or pedestrian pathway construction, or barrier-free improvements.			✓	
Construction of fences, exterior lighting improvements, or installation of screening around a waste receptacle, mechanical unit or similar equipment for a multiple-family, mixed use or non-residential use.			✓	
Re-occupancy of an existing multiple-family, mixed use or non-residential building that has been vacant for more than 365 calendar days, provided that no variances to the requirements of this Ordinance are required and the proposed use will be conducted within a completely enclosed building, and will not require access changes or other substantial modifications to the existing site.			✓	

1. Extraction operations. For extraction operations as authorized under the Township's Extraction Ordinance No. 20-01, Planning Commission approval of an Extraction Permit and associated mining and reclamation plans shall also constitute site plan approval for the use under this Ordinance.
2. Mobile home parks. Construction, expansion or alteration of a mobile housing park shall be subject to preliminary plan approval in accordance with Section 3.12 and the procedures and standards established under Section 11 of the Mobile Home Commission Act (Public Act 96 of 1987, as amended), as summarized below:
 - a. The preliminary plan shall include the location, layout, general design, and general description of the project. The preliminary plan shall not include detailed construction plans.
 - b. In preparing the preliminary plan and when reviewing the plan, the developer and Planning Commission shall generally follow the review procedure outlined in this Section for preliminary site plan approval, where applicable, except where pre-empted by requirements of the Mobile Home Commission Act or Manufactured Housing Rules.
 - c. Pursuant to Section 11 of the Mobile Home Commission Act, the Planning Commission shall take action on the preliminary plan within 60 days after the Township officially receives the plan.

D. Summary of the Site Plan Review Processes.



NOTE: Applicant may combine preliminary and Final Site Plan Review, per Section 14.2(M)

P. Required Site Plan Information.

The following minimum information shall be included with any application for site plan approval, except where the Township Planner, Zoning Administrator or Planning Commission determines that an item of information is not applicable or necessary for review of the site plan:

Minimum Site Plan Information	Minor Site Plan	Preliminary Site Plan	Final Site Plan
SITE PLAN DESCRIPTIVE INFORMATION			
Name, address, and other contact information for the applicant and property owners, along with proof of ownership and signed consent if applicant is not the owner.	●	●	●
Name, address, and other contact information of the firm or individual preparing the site plan. Site plans prepared by an architect, community planner, engineer, landscape architect or land surveyor shall bear the individual's professional seal.	●	●	●
A final site plan shall be prepared and sealed by an architect, engineer, landscape architect or land surveyor registered in the State of Michigan.			●
Location, address(es), and tax identification number(s) of subject parcel(s); dimensions of the site, and the gross and net land area.	●	●	●
Legal description(s) of the subject parcel(s).		●	●
Legal description of the proposed development site and any non-contiguous open space area(s), if different from the subject parcel(s), with lot line angles or bearings indicated on the plan. Dimensions, angles, and bearings shall be based upon a boundary survey prepared by a registered surveyor.		●	●
Details of existing and proposed covenants or other restrictions imposed upon land or buildings, including bylaws, deed restrictions, and articles of incorporation for a cooperative, condominium, or homeowners' association.			●
Description of applicant's intentions regarding selling or leasing of all or portions of land, dwelling units or building spaces.		●	●
Residential projects: Gross and net dwelling unit density, lot area per dwelling unit, and a schedule of the number, sizes (bedrooms, floor areas), and types of dwellings.		●	●
A detailed use statement describing proposed use(s); including land or building areas for each use, number of units, number of anticipated employees, or other applicable information to verify Ordinance compliance.	●	●	●
SITE PLAN DATA AND NOTES			
Minor site plans shall be drawn to a scale appropriate for the sheet size and of such accuracy that the Zoning Administrator can readily interpret the plan.	●		
Preliminary and final site plans shall be drawn to an engineer's scale not greater than 1:50 and legible at the required sheet size. For a large development shown in sections on multiple sheets, one overall composite sheet shall be provided for clarity.		●	●
Vicinity map showing the general location of the site, map scale, north arrow, initial plan date, and any revision date(s).	●	●	●
Existing zoning classification(s) for the subject parcel(s) and surrounding parcels (including across road rights-of-way).		●	●
Owners' names, existing uses, and location of structures, drives, and improvements on surrounding parcels (including across rights-of-way).		●	●
Identification of all adjacent property in which the applicant(s), developer(s), or owner(s) have an ownership interest.		●	●
Dimensions of all property boundaries and interior lot lines.	●	●	●
Calculations for parking, lot coverage, total ground floor area, and other applicable Ordinance requirements.	●	●	●

Minimum Site Plan Information	Minor Site Plan	Preliminary Site Plan	Final Site Plan
EXISTING CONDITIONS			
Location of existing structures, fences, and driveways on the subject property, with notes regarding their preservation or alteration.	●	●	●
Location of existing walls, signs, utility poles and towers, pipelines, excavations, bridges, culverts, and other site features on the subject property, with notes regarding their preservation or alteration.		●	●
SITE PLAN DETAILS			
Delineation of required yards, and other setback areas and open space.	●	●	●
Identification of general location(s) and area(s) of each development phase; and the planned construction program and schedule for each development phase.		●	●
Location, width, purpose, and description of all existing and proposed easements and rights-of-way on or adjacent to the site.	●	●	●
Location, type, area, height, and lighting specifications of proposed signs.	●		●
An exterior lighting plan with all existing and proposed lighting locations, heights from grade, specifications, lamps types, and methods of shielding.	●		●
Location, area, and dimensions of any outdoor sales, display or storage areas.	●	●	●
Location of proposed outdoor waste receptacle enclosures; with size, elevation, and vertical cross-section showing materials and dimensions; indication how recycling will be implemented.		●	●
BUILDING DESIGN AND ORIENTATION			
Location, outline, ground floor area, and height of proposed structures; and of existing structures to remain on-site.	●	●	●
Dimensions, number of floors, and gross and net floor area of proposed principal buildings; and of existing principal buildings to remain on-site.		●	●
Separation distances between adjacent buildings, and between buildings and adjacent lot boundaries.		●	●
Detailed exterior building façade elevation drawings for all proposed dwellings, principal buildings, and additions, drawn to an appropriate scale and indicating types, colors, and dimensions of finished wall materials.		●	●
Finished floor elevations and contact grade elevations for proposed principal buildings and existing principal buildings to remain on-site, referenced to a common datum acceptable to the Township Engineer.			●
ACCESS AND CIRCULATION			
Locations, layout, surface type, centerlines, road pavement and right-of-way widths, and indication of public or private road status for all existing and proposed roads and access drives serving the site.		●	●
Conceptual locations, layout, and surface type for all parking lots, sidewalks, and pedestrian pathways within and accessing the site.	●	●	●
Locations and dimensions of vehicle access points, and distances between adjacent or opposing driveways and road intersections.	●	●	●
Details of the location, width, and paving of proposed sidewalks and pedestrian ways, including alignment, cross section, connections to existing or planned off-site facilities, and easement or right-of-way dedications.	●		●
Parking space dimensions, pavement markings, and traffic control signage.	●	●	●

Minimum Site Plan Information	Minor Site Plan	Preliminary Site Plan	Final Site Plan
Parking space angles; maneuvering aisle, island, and median dimensions; surface type; fire lanes; drainage patterns; location of loading areas; and typical cross-section showing surface, base, and sub-base materials.		●	●
Identification of proposed names for new public or private roads serving the site.		●	●
Spot elevations for existing roads on and adjacent to the subject parcel(s), including surface elevations at intersections with the internal roads and drives serving the proposed development; curve-radii and road grades; location and details of curbs, and turning lanes; and typical road cross sections showing surface, base, and sub-base materials and dimensions.			●
NATURAL FEATURES AND OPEN SPACE AREAS			
A general description and preliminary delineation of existing natural features on and abutting the site.		●	●
Details of all existing natural features on the site; indications of features to be preserved, removed, or altered; and any mitigation measures as may be required by Township ordinance or state statute.			●
Outdoor open space and recreation areas; location, area, and dimensions.		●	●
Description of the organization that will own and maintain open space and recreation areas, and a long-term maintenance plan for such areas.			●
SCREENING AND LANDSCAPING			
General layout of proposed landscaping and screening improvements; including plantings, topographic changes, and similar features.	●	●	●
A detailed landscape plan, including location, size, quantity and type of proposed plant materials and any existing plant materials to be preserved.			●
Planting list for all landscape materials, with the method of installation, botanical and common name, quantity, size, and height at planting.			●
Landscape maintenance plan, including notes regarding replacement of dead or diseased plant materials.			●
Proposed fences, walls, and other screening devices, including typical cross section, materials, and height above grade.	●	●	●
Screening methods for any waste receptacle areas, ground-mounted generators, transformers, mechanical (HVAC) units, and similar devices.	●	●	●
UTILITIES, STORMWATER MANAGEMENT, AND GRADING			
General layout of existing and proposed water supply systems, sanitary sewerage or septic systems, and stormwater management facilities.		●	●
Details of the location, layout, and size or capacity of the existing and proposed potable water supply and sewage treatment and disposal facilities serving the site, including line sizes, inverts, hydrants, flow patterns, manholes, and catch basins.			●
Location, size, and slope of proposed detention or retention ponds; and location and size of underground tanks and drain lines where applicable.			●
Calculations for capacity of stormwater management and drainage facilities.			●
Location and size of existing and proposed telephone, gas, electric, and similar utility lines and surface-mounted equipment.			●
General areas of intended filling or cutting.		●	●
Directional arrows showing existing and proposed drainage patterns on the lot.	●		●

Minimum Site Plan Information	Minor Site Plan	Preliminary Site Plan	Final Site Plan
A detailed grading plan, with details of proposed filling or cutting, existing and proposed topography at a minimum of two (2) foot contour levels, stormwater runoff drainage patterns, and a general description of grades within 100 feet of the site. All finished contour lines are to be connected to existing contour lines within the site or at the parcel boundaries.			●
Locations, dimensions, and materials of proposed retaining walls, with fill materials and typical vertical sections.		●	●
Description of measures to control soil erosion and sedimentation during construction operations, and until permanent groundcover is established.			●
Other information as requested by the Township Planner, Zoning Administrator or Planning Commission to verify compliance with the standards and conditions imposed by this Ordinance, the policies of the Township Master Plan, and other applicable Township ordinances or state statutes.	●	●	●

Q. Expiration and Extension of Site Plan Approval.

Site plan approvals shall expire and may be extended in accordance with the following:

1. Expiration of preliminary site plan approval. Approval of a preliminary site plan shall be valid for a period of 545 calendar days from the date of approval and shall expire and be of no effect unless an application for final site plan approval for all or part of the area included in the approved preliminary site plan is filed with the Township Clerk within that time period.
2. Expiration of final site plan approval. A final site plan shall expire and be of no effect unless construction has begun on the property and is diligently pursued in conformance with the approved final site plan within 545 calendar days of the final site plan approval.
3. Extension of preliminary or final site plan approval. The Planning Commission may, at its discretion and upon written request and showing of good cause by the applicant, grant an extension of a preliminary or final site plan approval for up to 365 calendar days, provided that site conditions have not changed in a way that would affect the character, design or use of the site, and that the approved site plan remains in conformance with applicable provisions of this Ordinance.
4. Expiration of Minor Site Plan Approval. A minor site plan shall expire and be of no effect unless, within 365 calendar days of approval, appropriate permits have been approved, construction has begun on the property, and such work is diligently pursued in conformance with the approved minor site plan. No extensions of minor site plan approval shall be granted by the Zoning Administrator.

R. Phasing of Development.

The applicant may divide the development into two (2) or more phases. Phasing shall be subject to the following requirements:

1. In the case of a phased development, the preliminary site plan shall cover the entire property involved and shall clearly indicate the location, size, and character of each phase.
2. In the case of a phased development, a final site plan shall be submitted for review and approval for each phase.
3. A phase shall not be dependent upon subsequent phases for safe and convenient vehicular and pedestrian access, adequate utility services, or open spaces and recreation facilities, and shall be capable of substantial occupancy, operation, and maintenance upon completion of construction and development.
4. The Township Planner or Planning Commission may require the applicant to post an acceptable performance guarantee to ensure that vehicular and pedestrian ways, utility services, open space and recreation facilities, and other amenities and infrastructure planned for later phases of the development are completed in a timely fashion.

S. Standards for Site Plan Approval.

In reviewing a minor, preliminary or final site plan, the Zoning Administrator or Planning Commission shall determine that the following standards are met, as applicable to the type of site plan:

Standards for Site Plan Approval	Minor Site Plan	Preliminary Site Plan	Final Site Plan
The applicant is legally authorized to apply for site plan approval, and all required information has been provided.	●	●	●
The proposed development conforms to the applicable standards and conditions imposed by this Ordinance and other applicable Township ordinances.	●	●	●
The final site plan is consistent with the policies of the Master Plan and other adopted Township planning documents, and with the approved preliminary site plan.			●
The proposed development will be harmonious with and not harmful, injurious, or objectionable to the environment or land uses in surrounding area.	●	●	●
The proposed development respects natural topography, floodways, and floodplains; and minimizes the amount and extent of cutting and filling.		●	●
Organic, wet, or other soils that are not suitable for development will be undisturbed or modified in such fashion as to make development feasible.		●	●
The movement of the vehicular and pedestrian traffic within the site and in relation to access streets and sidewalks will be safe and convenient.	●	●	●
The proposed development is adequately coordinated with improvements serving the area, and with other existing or planned development in the vicinity.		●	●
Satisfactory and harmonious relationships will exist between the proposed development and the existing and planned development of contiguous lands and the surrounding area, including provisions for proper extensions of public roads and sidewalks through the development in accordance with the Township ordinances.		●	●
Development phases are in logical sequence so that any phase will not depend upon a subsequent phase for access, utilities, drainage or erosion control.		●	●
The plan, including all engineering drawings, meets Township standards for fire and police protection, water supply, sewage disposal or treatment, storm drainage, and other public facilities and services.			●
The drainage plan conforms to applicable drainage and stormwater management standards, and any proposed improvements are adequate to handle anticipated stormwater runoff and accommodate upstream drainage without causing undue runoff on to neighboring property or overloading of area watercourses.			●
Proposed screening, buffering, and landscaping improvements are adequate for the location and intended purpose and conform to the standards of this Ordinance.	●		●
Exterior lighting conforms to Ordinance requirements and standards, and will not adversely affect adjacent or neighboring properties or traffic on adjacent roads.	●		●
The parking layout and vehicular circulation patterns and access points to the site are adequate to serve the proposed uses and will not adversely affect the flow of traffic on adjacent roads or create pedestrian-vehicle conflicts.	●		●
Grading or filling will not destroy or adversely affect the character of the property, adjacent properties or the surrounding area.			●
Erosion will be controlled during and after construction and will not adversely affect adjacent or neighboring property or public facilities or services.			●
The plan meets applicable standards of governmental agencies with jurisdiction, and necessary outside agency approvals have been obtained or are assured.	●		●

PERMIT INFORMATION CHECKLIST FOR FINAL SITE PLANS

Michigan.gov/EGLEpermits

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) has prepared a list of key questions to help identify what EGLE 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 EGLE, 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: Michigan.gov/EHSGuide. Please call the Environmental Assistance Center at 800-662-9278 to talk with any of the EGLE programs noted below. [insertions and edits by Union Township]

How Do I Know that I Need a State of Michigan, County or Local Permit or Approval?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
1) 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)? Air Quality Permit to Install, Air Quality Division (AQD), Permit Section	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
2) 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. Asbestos Notification, AQD, Asbestos Program , 517-284-6777	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
3) Please consult the Permitting at the Land and Water Interface 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?). Land and Water Featured Programs (Water Resources Division - WRD) - Joint Permit Application , 517-284-5567:		
a. 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"/>
b. 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"/>
c. 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"/>
d. Does the project involve construction of a dam, weir or other structure to impound flow?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
4) Does the project involve an earth change activity (including land balancing, demolition involving soil movement, and construction) or 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? Union Township and Isabella County	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
5) Does the project involve the construction or alteration of a water supply system? Union Township Public Services Department and Drinking Water & Environmental Health Division (DWEHD), 517-284-6524	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
6) Does the project involve construction or alteration of any sewage collection or treatment facility? Union Township Public Services Department and WRD, Part 41 Construction Permit Program (staff) , 906-228-4527, or EGLE District Office	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
7) 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? Union Township and Public Swimming Pool Program , 517-284-6541, or EGLE District Office	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
8) Does the project involve the construction or modification of a campground? Union Township and DWEHD,Campgrounds program , 517-284-6529	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>

9) 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? Materials Management Division (MMD), Solid Waste , 517-284-6588, or EGLE District Office	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
10) Does the project involve the construction of an on-site treatment, storage, or disposal facility for hazardous waste? MMD, Hazardous Waste Section, Treatment, Storage and Disposal , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Who Regulates My Drinking (Potable) Water Supply?		
11) I am buying water from the municipal water supply system Contact the Union Township Public Services Dept.	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
12) I have a Non-Community Water Supply (Type II) Guide , Contact (District or County) Local Health Department , 517-485-0660	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
13) I am a community water supply (Type I) Community Water Supply, DWEHD District Office Community Water Supply Program , 517-284-6512	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
14) Do you desire to develop a withdrawal of over 2,000,000 gallons of water per day from any source including groundwater, inland surface water, or the Great Lakes and their connecting waterways? WRD, Great Lakes Shorelands Unit, Water Use Program, 517-284-5563	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Who Regulates My Wastewater Discharge System?		
15) NPDES: Does the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, or other surface water? WRD, EGLE District Office , or National Pollutant Discharge Elimination (NPDES) Permit Program , 517-284-5568	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
16) 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? WRD, Permits Section , or EGLE District Office , 517-284-5588	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
17) Does the project involve the discharge of wastewaters into or onto the ground (e.g. subsurface disposal or irrigation)? WRD, Groundwater Permits Program , 517-290-2570	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
18) Does the project involve the drilling or deepening of wells for waste disposal? Oil, Gas and Minerals Division (OGMD), 517-284-6841	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
What Operational Permits Are Relevant to My Operation and Air Emissions?		
19) 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? AQD, Permit Section , 517-284-6634	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
20) Does your facility have an electric generating unit that sells electricity to the grid and burns a fossil fuel? AQD, Acid Rain Permit Program , 517-780-7843	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
What Operational Permits Are Relevant to My Waste Management?		
21) 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? MMD , 517-284-6588 or EGLE District Office	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
22) Does the project involve the on-site treatment, storage, or disposal of hazardous waste? MMD, Hazardous and Liquid Waste , 517-284-6562	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
23) Does the project require a site identification number (EPA number) for regulated waste activities (used oil, liquid waste, hazardous waste, universal waste, PCBs)? (Hazardous Waste Program Forms & License Applications) MMD, EGLE District Office , 517-284-6562	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>

24) Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of radioactive material in any form? MMD, Radioactive Material and Standards Unit , 517-284-6581	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
25) Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background? MMD Radioactive Material and Standards Unit , 517-284-6581	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
26) Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal? MMD, Medical Waste Regulatory Program , 517-284-6594	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
What Sector-Specific Permits May be Relevant to My Business?		
Transporters	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
27) Does the project involve the <i>transport</i> of some other facility's non-hazardous liquid waste? MMD, Transporter Program , 517-284-6562	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
28) Does the project involve the <i>transport</i> of hazardous waste? MMD, Transporter Program , 517-284-6562	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
29) Do you engage in the business of transporting bulk water for drinking or household purposes (except for your own household use)? DWEHD, Water Hauler Information , 517-284-6527	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
30) Does the project involve <i>transport</i> of septic tank, cesspool, or dry well contents or the discharge of septage or sewage sludge into or onto the ground? DWEHD, Septage Program , 517-284-6535	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
31) Do you store, haul, shred or process <i>scrap tires</i> ? MMD, Scrap Tire Program , 517-284-6586	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Sectors	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
32) Is the project a <i>dry cleaning</i> establishment utilizing perchloroethylene or a flammable solvent in the cleaning process? AQD, Dry Cleaning Program , 517-284-6780	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
33) Does your <i>laboratory</i> test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act? Laboratory Services Certifications , 517-284-5424	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
34) Does the project involve the operation of a <i>public swimming pool</i> ? DWEHD, Public Swimming Pools Program , 517-284-6529	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
35) Does the project involve the operation of a <i>campground</i> ? Union Township and DWEHD, Campgrounds , 517-284-6529	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
What Permits Do I Need to Add Chemicals to Lakes and Streams?		
36) 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)? WRD, Aquatic Nuisance Control , 517-284-5593	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
37) 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)? WRD, Surface Water Assessment Section , 517-331-5228	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>

Why would I be subject to Oil, Gas and Mineral Permitting?

38) Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)? OGMD, Petroleum Geology and Production Unit , 517-284-6826	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
39) Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline? OGMD, Minerals and Mapping Unit, Sand Dune Mining Program , 517-284-6826	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
40) Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background? MMD, Radioactive Protection Programs , 517-284-6581	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
Petroleum & Mining , OGMD, 517-284-6826		
41) 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"/>
42) Does the project involve the surface or open-pit mining of metallic mineral deposits?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
43) 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"/>
44) Does the project involve mining coal?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
45) Does the project involve changing the status or plugging of a mineral well?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>
46) 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"/>

Contact **Union Township** and [EGLE Permits & Bonding](#), OGMD, 517-284-6841



Site Plan Review Process:

Contact Information for Outside Agencies

Required Agency Contact Information

Mt. Pleasant Fire Department

Lt. Brad Doecker
804 E. High St.
Mt. Pleasant, MI 48858
Office: 989-779-5122
Cell Phone: 989-506-1442.
Email: bdoecker@mt-pleasant.org

Gourdie-Fraser Associates – Stormwater Management

Jennifer Graham, PE
123 W. Front Street
Traverse City, MI 49684
(231) 946-5874 (office)
(231) 946-3703 (fax)
(231) 313-4861 (cell)
Email: jennifer@gfa.tc

Charter Township of Union Department of Public Services

Kim Smith, Public Works Department Director
5228 South Isabella Road
Mt. Pleasant, MI 48858
Phone (989) 772-4600 ext. 224
Fax (989) 773-1988
ksmith@uniontownshipmi.com

Isabella County Road Commission

Patrick J. Gaffney, PE, Engineer Superintendent
2261 E. Remus Rd.
Mt. Pleasant, MI 48858
989-773-7131 x115
989-772-2371 fax
pgaffney@isabellaroads.com

Isabella County Transportation Commission

Rick Collins, Executive Director
2100 E. Transportation Dr.
Mt. Pleasant, MI 48858
Phone 989-773-6766
Fax 989-773-1873
rcollins@ictcbus.com

Optional Agency Contact Information

Michigan Transportation Department (Only required when work done in M-20 ROW) *

Ben Burrows
Mt. Pleasant TSC
1212 Corporate Drive
Mount Pleasant, MI 48858
989-775-6104 ext. 305
burrowsb@michigan.gov

City of Mt. Pleasant - Division of Public Works (Only required for Mt Pleasant city water/sewer) *

Stacie Tewari, P.E., LEED® AP
City Engineer
1303 N. Franklin Avenue
Mt. Pleasant, MI 48858
Phone: 989.779.5404
Fax: 989.772.6250
stewari@mt-pleasant.org

Isabella County Soil Erosion & Sedimentation Control

200 N. Main St.
Mt. Pleasant, MI 48858
989-317-4061

Central Michigan District Health Department

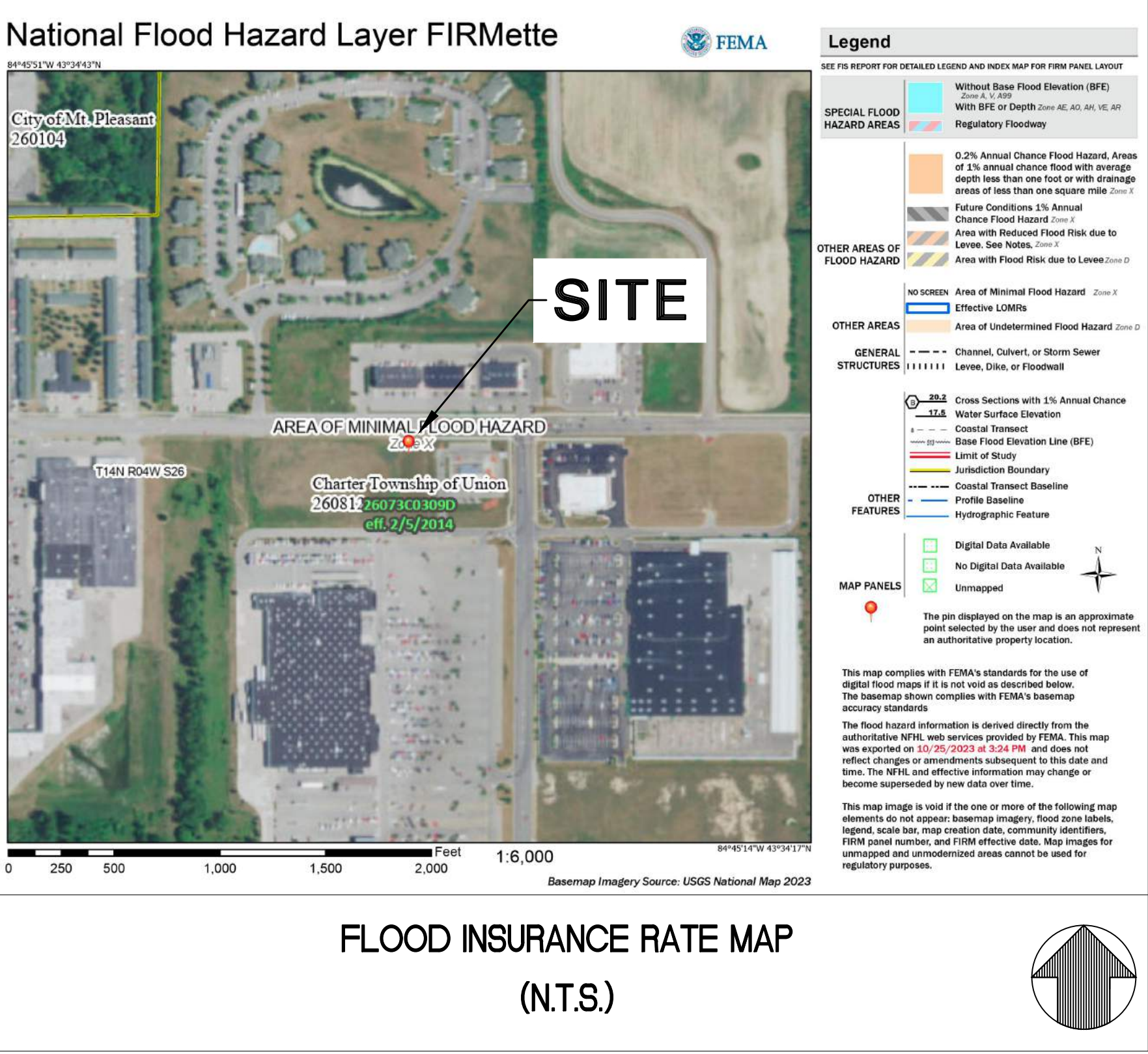
2012 E. Preston
Mt. Pleasant, MI 48858
989-773-5921

DTE

111 E. Pickard St.
Mt Pleasant, MI 48858
989-772-9061

Miss Dig

1-800-482-7171



DRAWING INDEX AND ISSUANCE LOG

SHEET #	SHEET NAME	DATE	ISSUE
C-0.0	COVER SHEET	12/08/2023	OWNER REVIEW SET
A-1.0	ARCHITECTURAL SITE PLAN	12/15/2023	SITE PLAN REVIEW
A-3.0	EXTERIOR ELEVATIONS	03/25/2024	FINAL ZONING SUBMITTAL
A-10.1	DUMPSTER ENCLOSURE	04/29/2024	REV 2 CITY COMMENTS
C-1.0	SITE PLAN	MMDDYYYY	REVISION 4
C-3.0	GRADING PLAN	MMDDYYYY	REVISION 5
C-4.2	DRAINAGE PLAN	MMDDYYYY	REVISION 6
C-6.0	UTILITY PLAN	MMDDYYYY	REVISION 7
PH-1	PHOTOMETRIC PLAN	MMDDYYYY	REVISION 8
LP-1	LANDSCAPE PLAN		
LP-2	LANDSCAPE DETAILS AND SPECIFICATIONS		
LP-3	LANDSCAPE DETAILS AND SPECIFICATIONS		
ATTACHMENT	ALTA SURVEY (AS-1 & AS-2)		

THIS SET OF DRAWINGS IS BASED ON THE 2023 Q4 DESIGN STANDARDS

NOTE

1. WHEN IN CONFLICT, CITY DETAILS AND/OR SPECIFICATIONS TO PREVAIL.
2. REFER TO THE ALTA SURVEY FOR BENCHMARK INFORMATION.

SURVEYOR

ALTA/ACSM LAND TITLE SURVEY

CESO INC.

3601 RIGBY RD., SUITE 300

MIAMISBURG, OHIO 45342

(937) 435-8584

PROJECT NO. 762842

GEOTECHNICAL ENGINEER:

GILES ENGINEERING ASSOCIATES

N8 W22350 JOHNSON DRIVE, SUITE A1

WAUKESHA, WI 53186

(262) 544-0118

PROJECT NO. 1G-2307002, AUGUST 23, 2023

CIVIL ENGINEER:

WT Group

Engineering • Design • Consulting

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P: 224.293.6333 | F: 224.293.6444

wengineering.com

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Development Department
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DRAINAGE & STORMWATER

MANAGEMENT
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Consultant
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GAS SERVICE

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Shannon
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Jackson, MI 49201
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Email: BusinessCenter@cmsenergy.com



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DATE	ISSUE
12/08/2023	OWNER REVIEW SET
12/15/2023	SITE PLAN REVIEW
03/25/2024	FINAL ZONING SUBMITTAL

PROFESSIONAL SEAL



4448 E. BLUE GRASS RD

MT. PLEASANT, MI 48858

PROJECT NUMBER
D2300111

SHEET NAME
COVER SHEET

SHEET #
C-0.0

LEGAL DESCRIPTION

EXHIBIT "A" LEGAL DESCRIPTION

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF ISABELLA, TOWNSHIP OF UNION.

A PARCEL OF LAND TO BE DETERMINED FROM THE FOLLOWING:

PART OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWN 14 NORTH, RANGE 4 WEST, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING SOUTH 87 DEG. 14' 35" EAST, ALONG THE EAST-WEST 1/4 LINE, 1568.51 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 26; THENCE CONTINUING SOUTH 87 DEG. 14' 35" EAST, ALONG SAID EAST-WEST 1/4 LINE, 1062.06 FEET; THENCE SOUTH 02 DEG. 35' 08" WEST, 1158.58 FEET; THENCE SOUTH 87 DEG. 15' 30" EAST, PARALLEL WITH SAID EAST-WEST 1/4 LINE, 935.88 FEET; THENCE SOUTH 02 DEG. 54' 01" WEST, 353.63 FEET; THENCE NORTH 87 DEG. 15' 30" WEST, 576.12 FEET; THENCE SOUTH 02 DEG. 54' 01" WEST, PARALLEL TO THE NORTH-SOUTH 1/4 LINE, 1156.25 FEET TO THE SOUTH SECTION LINE; THENCE NORTH 87 DEG. 01' 00" WEST, ALONG SAID SOUTH SECTION LINE, 326.65 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 26; THENCE NORTH 87 DEG. 04' 43" WEST, ALONG SAID SOUTH SECTION LINE, 804.49 FEET TO THE NORTH RIGHT OF WAY LINE OF US-127 B.R.; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF US-127 B.R., 333.76 FEET ALONG A 3684.72 FOOT RADIUS CURVE TO THE RIGHT, HAVING A LONG CHORD BEARING OF NORTH 52 DEG. 52' 41" WEST, 333.64 FEET; THENCE NORTH 02 DEG. 24' 38" EAST, 2476.47 FEET BACK TO THE PLACE OF BEGINNING.

EXCEPT THE FOLLOWING PARCELS:

1.PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 14 NORTH, RANGE 4 WEST, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS:

BEGINNING SOUTH 87 DEG. 14' 35" EAST ALONG THE EAST-WEST 1/4 LINE, 1568.51 FEET AND SOUTH 02 DEG. 24' 38" WEST 351.25 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 26; THENCE CONTINUING SOUTH 02 DEG. 24' 38" WEST 921.02 FEET; THENCE SOUTH 87 DEG. 24' 52" EAST 978.18 FEET; THENCE NORTH 02 DEG. 35' 08" EAST 921.00 FEET; THENCE NORTH 87 DEG. 24' 52" WEST 980.99 FEET BACK TO THE PLACE OF BEGINNING.

2.PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 14 NORTH, RANGE 4 WEST, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS:

BEGINNING SOUTH 87 DEG. 14' 35" EAST ALONG THE EAST-WEST 1/4 LINE, 1568.51 FEET AND SOUTH 02 DEG. 24' 38" WEST 1272.26 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 26; THENCE CONTINUING SOUTH 02 DEG. 24' 38" WEST 757.49 FEET; THENCE SOUTH 87 DEG. 24' 51" EAST 843.61 FEET; THENCE 274.87 FEET ALONG A 260.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A LONG CHORD BEARING OF NORTH 32 DEG. 52' 18" EAST 262.25 FEET; THENCE NORTH 02 DEG. 35' 08" EAST 531.04 FEET; THENCE NORTH 87 DEG. 24' 52" WEST 978.18 FEET BACK TO THE PLACE OF BEGINNING.

3. PARCEL A: PART OF THE WEST 20 ACRES OF THE SOUTHEAST 1/4 AND THAT PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 14 NORTH, RANGE 4 WEST, UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS:

BEGINNING SOUTH 87 DEG. 14' 35" EAST, ALONG THE EAST-WEST 1/4 LINE, 2630.59 FEET AND SOUTH 02 DEG. 35' 08" WEST, 1539.79 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 26; THENCE CONTINUING SOUTH 02 DEG. 35' 08" WEST, 260.33 FEET; THENCE 163.23 FEET ALONG A 340.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A LONG CHORD BEARING OF SOUTH 16 DEG. 20' 21" WEST, 161.67 FEET; THENCE 51.20 FEET ALONG A 38.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A LONG CHORD BEARING OF SOUTH 08 DEG. 30' 15" EAST, 47.41 FEET; THENCE SOUTH 47 DEG. 06' 04" EAST, 79.22 FEET; THENCE NORTH 02 DEG. 24' 38" EAST, 27.49 FEET; THENCE SOUTH 87 DEG. 35' 22" EAST 89.50 FEET; THENCE SOUTH 02 DEG. 24' 38" WEST, 103.89 FEET; THENCE SOUTH 47 DEG. 06' 04" EAST, 41.29 FEET; THENCE 226.75 FEET ALONG A 460.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A LONG CHORD BEARING OF SOUTH 61 DEG. 13' 23" EAST 224.46 FEET TO THE EAST LINE OF THE WEST 20 ACRES OF THE SOUTHEAST 1/4; THENCE NORTH 02 DEG. 54' 01" EAST, ALONG SAID EAST LINE OF THE WEST 20 ACRES OF THE SOUTHEAST 1/4, 717.08 FEET; THENCE NORTH 87 DEG. 24' 52" WEST, 357.67 FEET BACK TO THE PLACE OF BEGINNING.

4.PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 14 NORTH, RANGE 4 WEST,

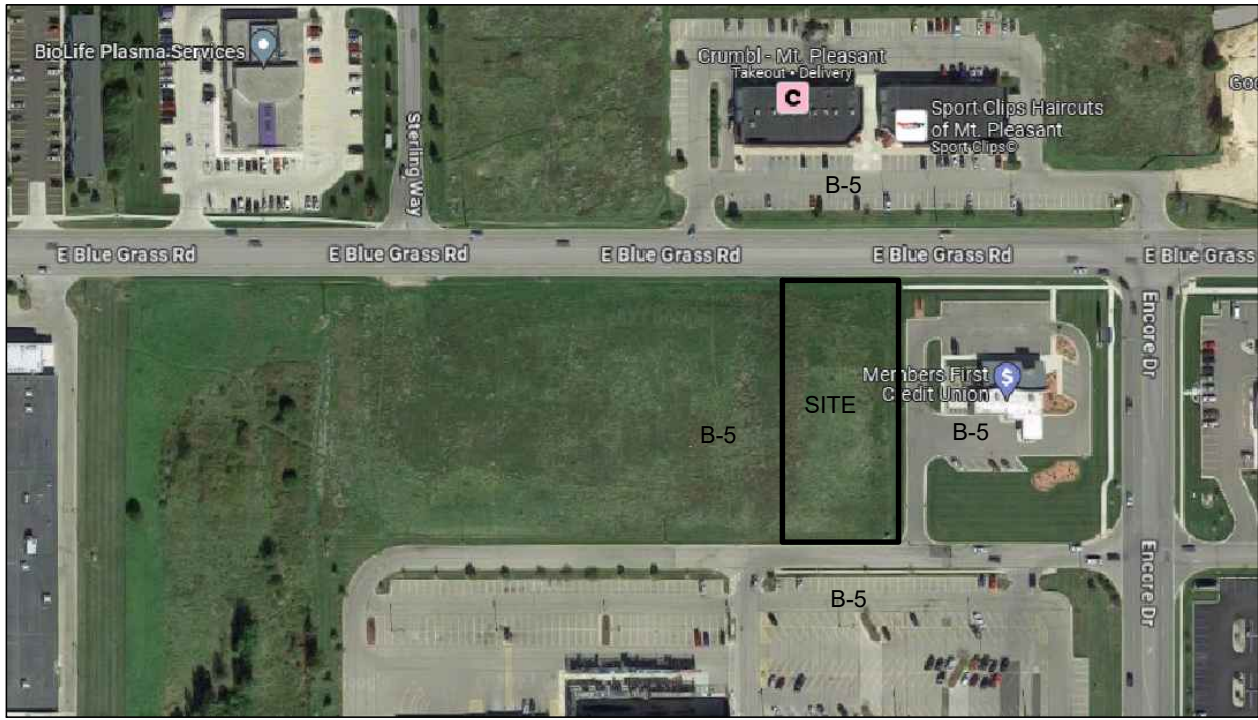
UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 26, TOWN 14 NORTH, RANGE 4 WEST; THENCE SOUTH 87 DEG. 14' 35" EAST ALONG THE EAST-WEST 1/4 LINE, 2550.58 FEET TO THE WEST RIGHT OF WAY LINE OF ENCORE BLVD.; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF ENCORE BLVD. ON THE FOLLOWING TWO COURSES: THENCE SOUTH 02 DEG. 35' 08" WEST, 1800.32 FEET; THENCE 234.74 FEET ALONG A 260.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A LONG CHORD BEARING OF SOUTH 28 DEG. 27' 00" WEST, 226.85 FEET TO THE TRUE PLACE OF BEGINNING OF THE FOLLOWING DESCRIBED RIGHT OF WAY; THENCE 72.65 FEET ALONG A 260.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A LONG CHORD BEARING OF SOUTH 82 DEG. 19' 11" WEST, 72.42 FEET; THENCE 162.31 FEET ALONG A 463.50 FOOT RADIUS CURVE TO THE RIGHT, HAVING A LONG CHORD BEARING OF SOUTH 82 DEG. 33' 13" WEST, 161.49 FEET; THENCE NORTH 87 DEG. 24' 51" WEST, 152.13 FEET; THENCE 374.25 FEET ALONG A 390.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A LONG CHORD BEARING OF SOUTH 65 DEG. 05' 43" WEST, 360.05 FEET; THENCE SOUTH 37 DEG. 36' 16" WEST, 300.23 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. 127 B.R.; THENCE 80.02 FEET ALONG A 3684.72 FOOT RADIUS CURVE TO THE LEFT, HAVING A LONG CHORD BEARING OF SOUTH 51 DEG. 06' 12" EAST, 80.02 FEET; THENCE NORTH 37 DEG. 36' 16" EAST, 302.04 FEET; THENCE 297.48 FEET ALONG A 310.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A LONG CHORD BEARING OF NORTH 65 DEG. 05' 43" EAST, 286.19 FEET; THENCE SOUTH 87 DEG. 24' 51" EAST, 152.13 FEET; THENCE 191.82 FEET ALONG A 543.50 FOOT RADIUS CURVE TO THE LEFT, HAVING A LONG CHORD OF NORTH, 82 DEG. 28' 30" EAST, 190.83 FEET; THENCE 95.63 FEET ALONG A 340.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A LONG CHORD BEARING OF NORTH 62 DEG. 31' 58" EAST, 95.31 FEET; THENCE NORTH 35 DEG. 00' 12" WEST, 80.00 FEET BACK TO THE PLACE OF BEGINNING.

5.PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 14 NORTH, RANGE 4 WEST,

UNION TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 26, TOWN 14 NORTH, RANGE 4 WEST; THENCE SOUTH 87 DEG. 14' 35" EAST ALONG THE EAST-WEST 1/4 LINE, 2550.58 FEET TO THE WEST RIGHT OF WAY LINE OF ENCORE BLVD.; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF ENCORE BLVD. ON THE FOLLOWING TWO COURSES: THENCE SOUTH 02 DEG. 35' 08" WEST, 1800.32 FEET; THENCE 234.74 FEET ALONG A 260.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A LONG CHORD BEARING OF SOUTH 28 DEG. 27' 00" WEST, 226.85 FEET; THENCE ALONG THE NORTHERLY RIGHT OF WAY OF A PROPOSED PERMANENT 80 FOOT WIDE RIGHT OF WAY ON THE FOLLOWING FIVE COURSES: 72.65 FEET ALONG A 260.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A LONG CHORD BEARING SOUTH 82 DEG. 19' 11" WEST, 72.42 FEET; THENCE 162.31 FEET ALONG A 463.50 FOOT RADIUS CURVE TO THE RIGHT, HAVING A LONG CHORD BEARING OF SOUTH 82 DEG. 33' 13" WEST, 161.49 FEET; THENCE NORTH 87 DEG. 24' 51" WEST, 152.13 FEET; THENCE 374.25 FEET ALONG A 390.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A LONG CHORD BEARING OF SOUTH 65 DEG. 05' 43" WEST, 360.05 FEET; THENCE SOUTH 37 DEG. 36' 16" WEST, 300.23 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. 127 B.R.; THENCE 80.02 FEET ALONG A 3684.72 FOOT RADIUS CURVE TO THE LEFT, HAVING A LONG CHORD BEARING OF SOUTH 51 DEG. 06' 12" EAST, 80.02 FEET TO THE TRUE PLACE OF BEGINNING OF THE FOLLOWING DESCRIBED CLEAR VISION RIGHT OF WAY; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF U.S. 127 B.R. 200.62 FEET ALONG A 3684.72 FOOT RADIUS CURVE TO THE LEFT, HAVING A LONG CHORD BEARING OF SOUTH 53 DEG. 17' 07" EAST, 200.60 FEET; THENCE NORTH 07 DEG. 40' 11" WEST, 282.31 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF A PROPOSED PERMANENT 80 FOOT WIDE RIGHT OF WAY; THENCE SOUTH 37 DEG. 36' 16" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 201.78 FEET BACK TO THE PLACE OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 14 NORTH, RANGE 4 WEST, UNION TOWNSHIP, ISABELLA COUNTY, STATE OF MICHIGAN, DESCRIBED AS: BEGINNING SOUTH 87 DEG. 14' 35" EAST ALONG THE EAST-WEST 1/4 LINE, 2288.73 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 26; THENCE CONTINUING SOUTH 87 DEG. 14' 35" EAST, ALONG SAID EAST-WEST 1/4 LINE, 261.85 FEET TO THE WEST RIGHT OF WAY LINE OF ENCORE DRIVE; THENCE SOUTH 02 DEG. 35' 08" WEST, ALONG SAID WEST RIGHT OF WAY LINE OF ENCORE DRIVE, 348.33 FEET; THENCE NORTH 87 DEG. 24' 52" WEST, 261.85 FEET; THENCE NORTH 02 DEG. 35' 08" EAST, PARALLEL TO SAID WEST RIGHT OF WAY LINE OF SAID ENCORE DRIVE, 349.11 FEET BACK TO THE PLACE OF BEGINNING, AS DEEDED IN LIBER 1525, PAGE 430, AND CORRECTED IN LIBER 1526, PAGE 837, ISABELLA COUNTY RECORDS.



1

KEY PLAN

Scale: N.T.S.

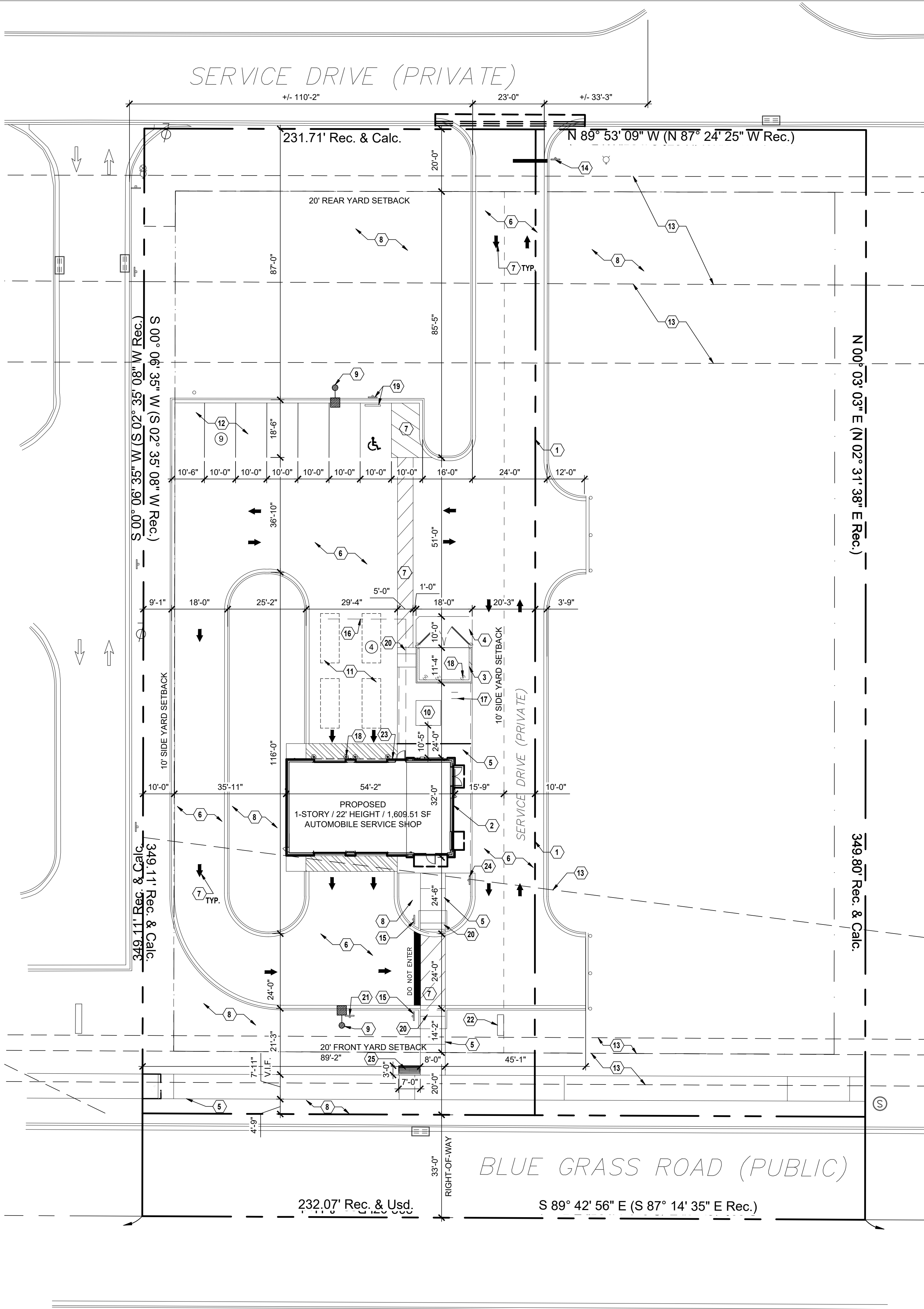


NORTH

2

ARCHITECTURAL SITE PLAN

Scale: 1" = 20'-0"



NORTH

CONTACTS

PROPERTY OWNER:
MOUNT PLEASANT HOLDINGS, LLC
200 W. MICHIGAN AVE. SUITE 201
KALAMAZOO, MI 49007
CONTACT: CONNOR SAMPSON
PHONE: (269) 383-5775

APPLICANT / TENANT:
VALVOLINE INSTANT OIL CHANGE
100 VALVOLINE WAY
LEXINGTON, KY 40509
CONTACT: ROBIN PECK
PHONE: (937) 507-1820

LEASE AGREEMENT

APPLICANT WILL BE LEASING A PORTION OF THE PROPERTY FROM THE OWNER TO CONSTRUCT A 1-STORY COMMERCIAL RETAIL AUTOMOBILE REPAIR SHOP. TENANT HAS NO INTENTION TO DIVIDE THE LOT AND NO INTENTION TO SUB-LEASE REMAINING AREAS OF THE PROPERTY OR SUB-LEASE PORTIONS OF THEIR BUILDING.

PROPERTY INFORMATION

LOCATION:
1 LOT WEST OF ENCORE DR. ON BLUEGRASS RD.
CHARTER TOWNSHIP OF UNION, MICHIGAN 48858

BUILDING ADDRESS:
4448 E. BLUEGRASS RD.
MT. PLEASANT, MI 48858

PARCEL NUMBER 14-026-30-001-19
SITE DIMENSIONS 349'-9" x 231'-8"
LOT AREA +/- 73,334.79 S.F.
LEASED AREA +/- 39,783.12 S.F.

PROPOSED LANDSCAPING: 25,092 S.F. (34%)
PROPOSED HARDSCAPING: 47,877 S.F. (66%)

EXISTING ZONING: B-5, HIGHWAY BUSINESS DISTRICT
PROPOSED ZONING: B-5 HIGHWAY BUSINESS DISTRICT
ADJACENT ZONING: B-5, ALL SIDES
PERMITTED USED: AUTOMOBILE REPAIR SHOP / GARAGE; ALL OPERATIONS WITHIN BUILDING

SETBACKS:
FRONT YARD SETBACK = 20 FEET
SIDE YARD SETBACK = 10 FEET
REAR YARD SETBACK = 20 FEET

F.A.R.: 3,224 S.F. / 72,969 S.F. = 0.044

BUILDING INFORMATION

USE STATEMENT: THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY. APPLICANT INTENDS TO CONSTRUCT A NEW COMMERCIAL RETAIL AUTOMOBILE REPAIR BUILDING ON THE PROPERTY WITH AN ADJOINING PAVED LOT FOR OFF-STREET PARKING. TENANT'S PRIMARY RETAIL SERVICE IS AUTOMOBILE OIL CHANGES. TENANT INTENDS TO COMPLETE THEIR DEVELOPMENT AS 1 PHASE. DEVELOPMENT TO INCLUDE A MASONRY DUMPSTER ENCLOSURE LOCATED IN THE REAR OF THE PROPERTY.

HEIGHT: 22'-0", 1-STORY WITH FULL BASEMENT
WIDTH: 53'-9"
DEPTH: 32'-1"
GROSS AREA: 3,224 S.F.
BASEMENT: 1,607 S.F.
GROUND FLOOR: 1,617 S.F.

NO. SERVICE BAYS: 2
NO. EMPLOYEES: 6 (3 EMPLOYEES PER SERVICE BAY)

PARKING CALCULATIONS

REQUIRED PARKING:
3.5 STALLS PER BAY
X 2 BAYS
7 STALLS
1 STALL PER EMPLOYEE
X 6 EMPLOYEES
6 STALLS
TOTAL: 13 STALLS

PROVIDED PARKING:
(7) PARKING STALLS (10' x 18'-6")
(4) STACKING STALLS
(2) PARKING IN BUILDING
TOTAL: 13 STALLS

SITE KEYNOTES

- LEASE LINE
- PROPOSED 1-STORY COMMERCIAL RETAIL BUILDING, SEE SHEET A-3.0
- MASONRY DUMPSTER ENCLOSURE W/ CONCRETE PAD, SEE SHEET A-10.1
- CONCRETE PAD IN FRONT OF DUMPSTER ENCLOSURE
- CONCRETE WALK
- ASPHALT PAVING
- PAVEMENT STRIPING & NAVIGATION SYMBOLS
- LANDSCAPING, PER LANDSCAPE ARCHITECT
- POLE MOUNTED SITE LIGHTING, SEE PHOTOMETRIC PLAN
- ELECTRICAL TRANSFORMER
- STACKING PARKING FOR SERVICE BAYS
- OFF-STREET PARKING FOR PATRONS AND EMPLOYEES
- UTILITY EASEMENTS, SEE SURVEY
- STOP SIGN & STOP BAR
- DO NOT ENTER SIGN
- SERVICE BELL HOSE
- BIKE RACK
- PIPE BOLLARD, REFER TO DETAIL 6/A-10.1
- HANDICAPPED PARKING SIGN AND BUMPER STOP
- ADA DETECTABLE WARNING PAD
- ONE-WAY SIGN
- MONUMENT SIGN
- KNOX BOX MOUNTED @ 6'-0" ABOVE GRADE. VERIFY LOCATION & MOUNTING HEIGHT WITH FIRE DEPARTMENT.
- "NO PARKING - FIRE LANE" SIGN. REFER TO CIVIL DRAWINGS FOR DETAILS
- 72" COURTYARD STYLE BENCH ON NEW CONCRETE SLAB

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Engineering • Design • Consulting
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2875 Palum Avenue | Hoffman Estates, IL 60192
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DATE	ISSUE
12/08/2023	OWNER REVIEW SET
12/15/2023	SITE PLAN REVIEW
01/26/2024	OWNER REVIEW SET
02/12/2024	PERMIT SET
03/12/2024	FIRE COMMENTS
03/25/2024	FINAL SITE PLAN

PROFESSIONAL SEAL



PROFESSIONAL LICENSE NO.:

180035862

CERTIFICATE OF AUTHORIZATION NO.:

N/A

PROFESSIONAL IN CHARGE

CHRISTIAN KALISCHEWSKI

PROJECT MANAGER

AMG

QUALITY CONTROL

JMO

DRAWN BY

MK, JL, JG

PROJECT NAME



**VALVOLINE
INSTANT
OIL CHANGE**

**4448 E. BLUE GRASS RD
MT. PLEASANT, MI 48858**

PROJECT NUMBER
D2300111

SHEET NAME

**ARCHITECTURAL -
SITE PLAN**

SHEET #

A-1.0

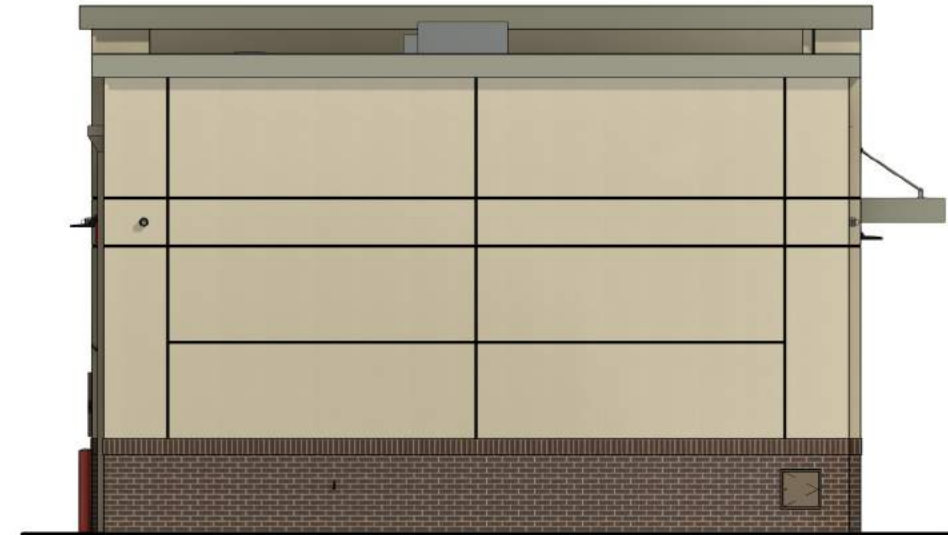
12/13/2023 2:35:04 PM \\192.168.100.22\CDDG\2023 PROJECTS\ID2300111 - Valvoline - Mt. Pleasant, MI\100 CURRENT (2BRH-AZ-EXTwR)\2BRH-AZ Arch.rvt



2 OVERALL RIGHT SIDE
EXTERIOR ELEVATION (RIGHT)
Scale: 1/8" = 1'-0"



1 OVERALL BACK
EXTERIOR ELEVATION
Scale: 1/8" = 1'-0"



4 OVERALL LEFT SIDE
EXTERIOR ELEVATION (LEFT)
Scale: 1/8" = 1'-0"



3 OVERALL FRONT
EXTERIOR ELEVATION
Scale: 1/8" = 1'-0"



5 OVERALL FRONT & SIDE
TRASH ENCLOSURE ELEVATIONS
Scale: 1/8" = 1'-0"

EXTERIOR FINISHES - BRICK / EIFS

EXTERIOR INSULATED FINISH SYSTEM:	DRYVIT (SANDBLE FINE) COLOR: E.I.F.S. 1 = #113 AMARILLO WHITE	METAL CANOPY:	AWNEX CANOPY SYSTEM - COLOR TO MATCH PAC-CLAD "SILVER"	STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/ 1" INSULATED GLAZING.
FACE BRICK: (WAINSCOT)	BELDEN - "MODULAR MIDLAND BLEND"	COPING, SOFFIT & TRIM:	PAC-CLAD SNAP EDGE EXTENDED FASCIA (12-1/2") AND VENTED SOFFIT AND TRIM - COLOR TO MATCH PAC-CLAD "SILVER"	H.M. DOORS & FRAMES:	FIELD PAINT W/ SHERWIN-WILLIAMS B66-1300 PRO-CYRL PRIMER FOLLOWED BY (2) FINISH COATS OF B66-300 SHER-CYRL HPA. COLOR SHALL BE SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR W/ OWNER
PRECAST CAP:	CUSTOM CAST STONE - "LIGHT BUFF"	ROOF SCUPPERS & DOWNSPOUTS:	DIMENSIONAL METALS, INC. - "BEIGE"	O.H. DOOR FINISH:	CLEAR ANODIZED ALUMINUM
MORTAR:	LEHIGH STANDARD KIT - "BEIGE"			ACCESS PANEL:	STAINLESS STEEL
MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER.				

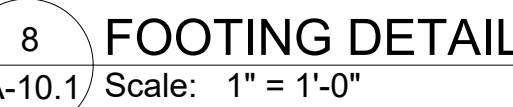
DATE	ISSUE RECORD								
12/15/23	SITE PLAN REVIEW								
03/25/24	FINAL SITE PLAN								

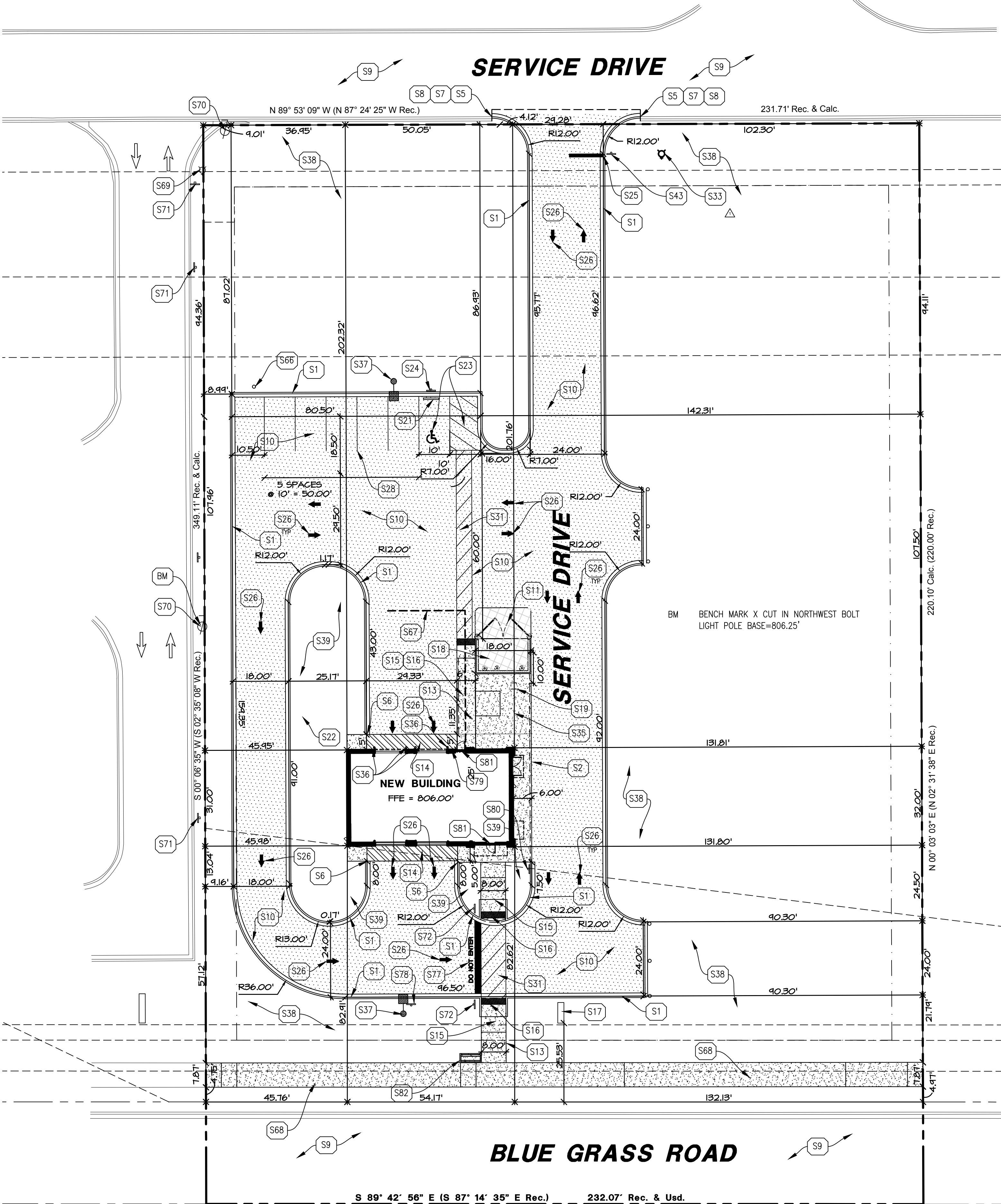
4448 E. BLUEGRASS RD.
MT. PLEASANT, MI 48858



A-3.0

036
Project No: D2300111





S82 PROVIDE 3' X 7' FOOT CONCRETE SLAB UNDER PROPOSED BENCH. SEE ARCHITECTURAL PLANS FOR MOUNTING REQUIREMENTS AND BENCH DETAILS

GENERAL SITE NOTES:

- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
- NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
- ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE, DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
- STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY GILES ENGINEERING ASSOCIATES, DATED AUGUST 23, 2023
- ALL CURB RADI SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.
- LOWER-LEVEL EXCAVATION REQUIRED TO BE COMPLETED BY CONTRACTOR.

SITE KEY NOTES

- S1 CURB AND GUTTER. REFER TO DETAIL ON C-7.0
S2 INTEGRAL CURB AND SIDEWALK. REFER TO DETAIL ON C-7.0
S5 TAPER CURB TO MATCH EXISTING. REFER TO DETAIL ON C-7.0
S6 TAPER CURB FROM 6" TO 0" OVER 10'.
S7 LIMITS OF SAWCUT.
S8 MATCH EXISTING PAVEMENT ELEVATION.
S9 EXISTING ASPHALT PAVEMENT TO REMAIN.
S10 STANDARD DUTY ASPHALT/CONCRETE PAVING (PER PAVING PLAN)
S11 HEAVY DUTY CONCRETE PAVING (PER PAVING PLAN)
S13 CONCRETE SIDEWALK. REFER TO DETAIL ON C-7.0
S14 BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS.
S15 SIDEWALK RAMP @ 8.33% MAX. REFER TO DETAIL ON C-7.0
S16 DETECTABLE WARNINGS PER ADA REQUIREMENTS. REFER TO DETAIL ON C-7.0
S17 MONUMENT SIGN (PER ARCH. PLANS)
S18 DUMPSTER ENCLOSURE (PER ARCH. PLANS)
S19 BICYCLE RACK. REFER TO DETAIL ON C-7.0 (2)
S21 CONCRETE WHEEL STOP. REFER TO DETAIL ON C-7.0 (1)
S22 CONCRETE PAD (PER LOCAL CODES)
S23 ADA ACCESSIBLE PARKING SPACE AND AISLE STRIPING & SYMBOL OF ACCESSIBILITY (TYPICAL-PER ADA AND LOCAL REQUIREMENTS) OR REFER TO DETAIL ON C-7.3
S24 ACCESSIBLE PARKING SIGN (TYPICAL PER ADA AND LOCAL REQUIREMENTS)
VAN ACCESSIBLE PARKING SIGN (TYPICAL-PER ADA AND LOCAL REQUIREMENTS) REFER TO DETAIL ON C-7.0
S25 STOP BAR (PER LOCAL CODES) REFER TO DETAIL ON C-7.0
S26 DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES) REFER TO DETAIL ON C-7.0
S28 PARKING STALL STRIPING (PER LOCAL CODES)
S31 PEDESTRIAN CROSSWALK STRIPING. (PER LOCAL CODES) OR REFER TO DETAIL ON C-7.0
S33 PROPOSED FIRE HYDRANT PER LOCAL DETAILS
S35 PROPOSED TRANSFORMER PAD (SEE UTILITY PLAN FOR DETAILS)
S36 BOLLARD (4) REFER TO DETAIL ON C-7.0
S37 LIGHT POLE (TYPICAL-PER LIGHTING PLAN)
S38 LANDSCAPE AREA (PER LANDSCAPE PLAN)
S39 LANDSCAPE ISLAND (PER LANDSCAPE PLAN)
S43 "STOP" SIGN. REFER TO DETAIL ON C-7.0
S66 CONSTRUCTION CAMERA POST REFER TO DETAIL ON C-7.0
S67 SERVICE BELL HOSE. (PER ARCH PLANS)
S68 PROPOSED CONCRETE PUBLIC SIDEWALK. ACCESS SIDEWALK CONSTRUCTION WORK FROM SOUTH IF POSSIBLE. PREPARE AND SUBMIT A TEMPORARY TRAFFIC CONTROL PLAN TO THE COUNTY ROAD COMMISSIONER IF ROAD LANE CLOSURE IS REQUIRED. REFER TO DETAIL ON C-7.2
S69 EXISTING FIRE HYDRANT TO REMAIN
S70 EXISTING LIGHT POLE TO REMAIN. PROTECT DURING CONSTRUCTION
S71 EXISTING SIGN TO REMAIN
S72 "DO NOT ENTER" SIGN. REFER TO DETAIL ON C-7.0
S77 "DO NOT ENTER" PAVEMENT STENCIL. REFER TO DETAIL ON C-7.0
S78 "ONE-WAY ONLY" SIGN. REFER TO DETAIL ON C-7.0
S79 KNOX BOX 6' MIN ABOVE GRADE, SEE ARCHITECTURAL PLANS
S80 "NO PARKING - FIRE LANE" SIGN. REFER TO DETAIL ON C-7.0.
S81 PROVIDE "4448" STREET ADDRESS SIGNAGE. SEE ARCHITECTURAL PLANS FOR HEIGHT, FONT, AND COLOR OF SIGNAGE. VERIFY LOCATION OF SIGNAGE WITH ARCHITECTURAL PLANS.

SITE DATA SUMMARY:	
VALVOLINE TOTAL SITE AREA:	1.68 ACRES/ 73,369 SF
VALVOLINE LEASE AREA:	0.913 ACRES/ 39,784 SF
ZONING	B-5
BUILDING	1,836 SF FOOT PRINT (3672 SF)
FAR:	3672 SF:73369 SF 0.05
LOT COVERAGE:	0.05 (3672 SF)
PARKING REQUIRED:	13 (1 ACCESS, 12 PARKING SPACES)
PARKING PROVIDED:	13 (1 ACCESS, 6 PARKING SPACES, 6 STACKING SPACES)
PERVIOUS COVER:	48,536 SF
IMPERVIOUS COVER:	24,833 SF
REQUIRED BICYCLE PARKING	2
PROVIDED BICYCLE PARKING	2
BUILDING CONST. TYPE	5B



LOCATION MAP (N.T.S)

EXISTING LEGEND:

- EXISTING LIGHT POLE
EXISTING FIRE HYDRANT

PROPOSED LEGEND:

- PROPOSED FIRE HYDRANT
PROPERTY LINE/LEASE LINE
PROPOSED CURB
PROPOSED CURB & GUTTER
PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
PROPOSED PARKING SPACES
EASEMENT LINE
PROPOSED SAW CUT
PROPOSED STANDARD DUTY ASPHALT PAVEMENT. REFER TO PAVING PLAN.
PROPOSED STANDARD DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.
PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO PAVING PLAN.
PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.
PROPOSED BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS.

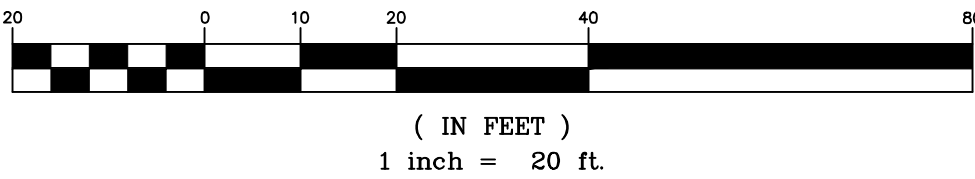
MINIMUM SITE PLAN INFORMATION

- APPLICANTS INTENTIONS REGARDING THE PROPERTY - THE APPLICANT INTENDS TO ENTER INTO A LONG TERM LEASE WITH THE PROPERTY OWNER.
- PLANS DRAWN TO SCALE - ALL OF THE PLANS SUBMITTED ARE DRAWN TO A SCALE OF 1 INCH TO 20 FEET OR OTHER SUITABLE SCALE
- THE APPLICANT HAS SHOWN THE OWNERS NAMES ON OTHER DOCUMENTS. THE OWNERSHIP OF THE PROPERTY IS CURRENTLY IN A TRANSITION PHASE.
 - THE PROPERTY IS CURRENTLY VACANT.
 - THE PROPERTY DOES NOT CURRENT HAVE ANY IMPROVEMENTS CONSTRUCTED WITHIN THE BOUNDARIES.
 - THE PROPERTY TO THE WEST IS A CREDIT UNION.
 - THE PROPERTY TO THE SOUTH IS A SERVICE DRIVE AND PARKING LOT.
 - THE PROPERTY TO THE NORTH IS THE EAST BLUEGRASS ROW AND A RETAIL DEVELOPMENT ON THE OTHER SIDE OF THE ROW.
- OWNERSHIP OF ADJACENT PROPERTY - THE PREVIOUS OWNER HAS INTREST IN THE ADJACENT PROPERTIES.
- THE EAST HALF OF THE PROPERTY IS BEING DEVELOPED AT THIS TIME. THE DEVELOPMENT OF THE WEST HALF OF THE PROPERTY IS NOT PLANNED AT THIS TIME. A SERVICE DRIVE IS PLANNED FOR THE 24' WIDE STRIP BETWEEN THE TWO HALVES.
- EXISTING NATURAL FEATURES - NO NATURAL FEATURES (CREEKS, RAVINES, SINK HOLES, OR ESCARPMENTS) ARE PRESENT ON THE PROPERTY OR ADJACENT PROPERTY.
- MODIFICATION OF NATURAL FEATURES ARE NOT PLANNED OR REQUIRED.
- THE PROPERTY OWNER WILL MAINTAIN AND PROVIDE ALL MAINTENANCE TO ANY PROPOSED OPEN SPACE AND RECREATION FEATURES PROPOSED (PARK BENCH).
- THE MINIMUM HEIGHT AT PLANTING IS SPECIFIED ON THE LANDSCAPE PLANS AS REQUIRED IN THE ORDINANCE.

PARKING CALCULATION

PARKING REQUIRED:
3.5 SPACES PER BAY
1 SPACE PER EMPLOYEE PER SHIFT
EMPLOYEES PER SHIFT: 6 MAX
3.5 SPACES X 2 BAYS: 7
TOTAL STANDARD SPACES REQUIRED: 13
NUMBER OF ADA SPACES: 1
STACKING SPACES: 6
NUMBER OF STANDARD PARKING SPACES: 6
TOTAL SPACES PROVIDED: 13

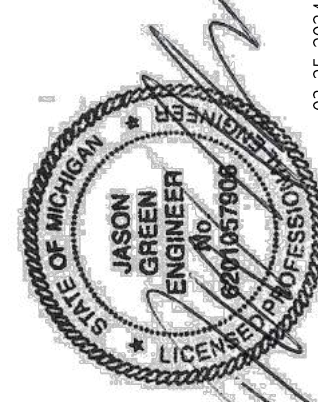
GRAPHIC SCALE



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03/25/2024	FINAL SITE PLAN

PROFESSIONAL SEAL



PROFESSIONAL LICENSE NO.: 6201657906
CERTIFICATE OF AUTHORIZATION NO.: E90617

PROFESSIONAL IN CHARGE
JASON GREEN, PE

PROJECT MANAGER
RES

QUALITY CONTROL
TOA

DRAWN BY
TJW, TP

PROJECT NAME



**VALVOLINE
INSTANT
OIL CHANGE**

**4448 E. BLUE GRASS RD
MT. PLEASANT, MI 48858**

PROJECT NUMBER
D2300111

SHEET NAME

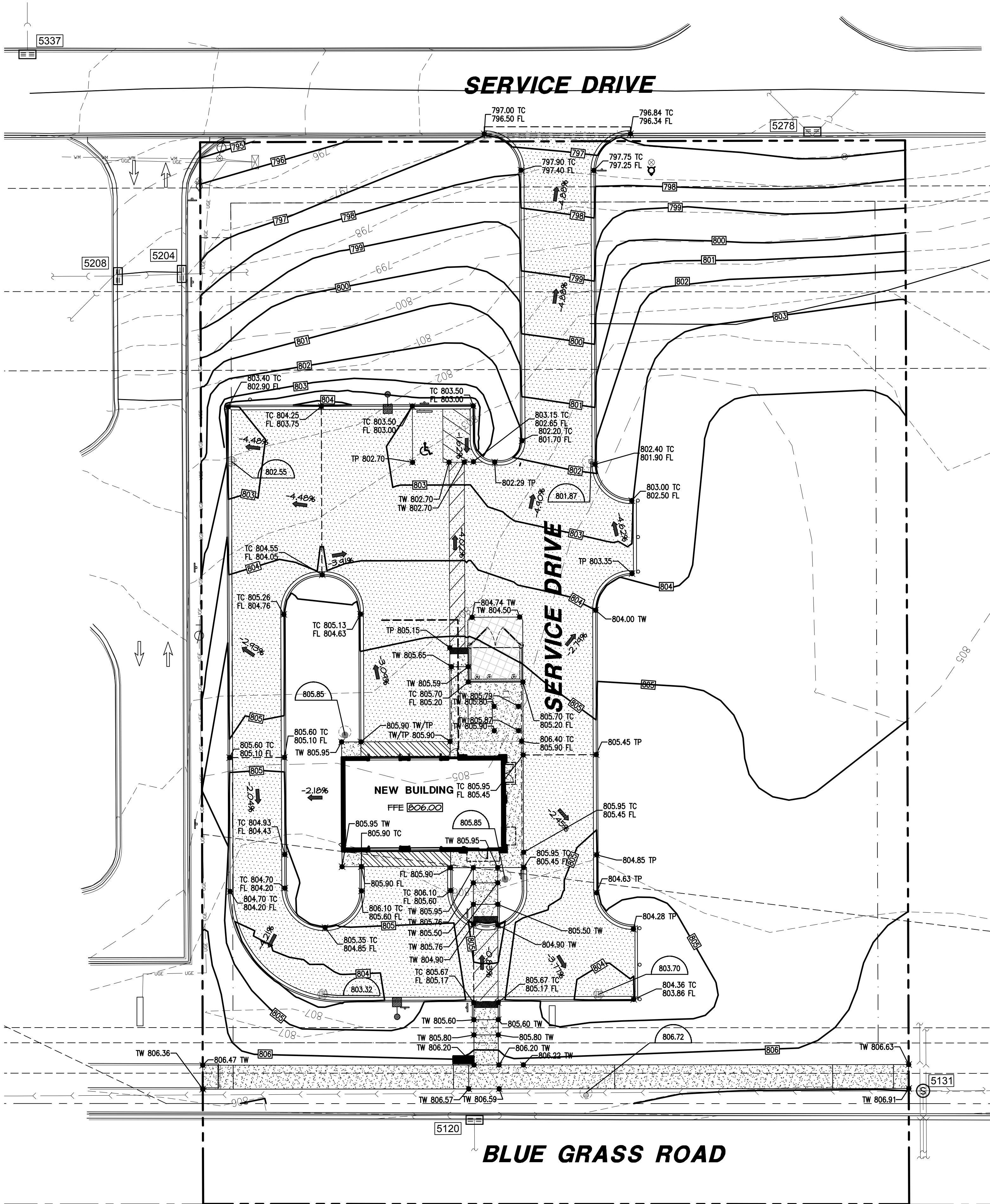
SITE PLAN

SHEET #

C-1.0



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GENERAL GRADING/DRAINAGE NOTES:

- ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE CITY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
- ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
- FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
- LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
- INSTALL SILT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
- INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO GRADING.
- CUT AND FILL SLOPES SHALL HAVE A MAXIMUM SLOPE OF 2:1.
- ALL EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTION FILLS, AND THE FINAL SHAPING AND TRIMMING TO THE LINES AND GRADES SHOWN ON THE PLANS.
- ALL TREES, BRUSH, AND ORGANIC TOPSOIL AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED, UNLESS OTHERWISE SPECIFIED, AND DISPOSED OF AT AN OFF-SITE LOCATION, WITH THE EXCEPTION THAT ENOUGH TOPSOIL SHALL BE RETAINED FOR RESPREAD AND GENERAL LANDSCAPING. AREAS WHICH ARE TO BE FILLED SHALL BE COMPACTED TO A MAXIMUM DENSITY OF 95% AS DETERMINED BY THE MODIFIED AASHTO COMPACTION TEST IN THE PAVED AREAS AND 85% IN THE OTHER AREAS.
- STRIP AND STOCKPILE TOPSOIL. SPREAD FOUR (4) INCHES MINIMUM OF TOPSOIL ON LANDSCAPE AREAS AND REMOVE EXCESS TOPSOIL FROM SITE. PREPARE SUB-GRADE FOR PAVEMENT AND CURBS AND BACKFILL CURBS AFTER CURB CONSTRUCTION.
- PROVIDE SUPPLY OF TOPSOIL FOR LANDSCAPE CONTRACTOR FOR INSTALLATION IN ALL LANDSCAPE ISLANDS.
- ALL EARTHWORK AND BASE COURSE FOR THE PARKING AREA SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED LABORATORY DENSITY. CERTIFICATION SAID COMPACTION SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER, OR HIS/HER REPRESENTATIVE, PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. BOTH PROOF ROLLING AND COMPACTION TESTING MUST BE APPROVED AND WITNESSED BY THE ENGINEER OR OWNER REPRESENTATIVE.
- THE PAVEMENT SUBGRADE AND BASE COURSE MATERIAL SHALL BE INSPECTED AND APPROVED BY THE ENGINEER OR OWNER REPRESENTATIVE PRIOR TO CONSTRUCTING THE BASE AND SURFACE COURSES THEREON.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO ALL INLETS AND CATCH BASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REGRADING OR REPAIR TO MATCH ORIGINAL EXISTING CONDITIONS.
- SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.
- STRUCTURES FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES, THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
- CONFIRM INVERTS OF ALL EXISTING STORM INLETS AND SANITARY SEWER MANHOLES BEFORE COMMENCING CONSTRUCTION.
- ALL STORM SEWER LINES 18"-54" DIAMETER ARE TO BE REINFORCED CONCRETE PIPE ACCORDING TO ASTM C-76 TYPE III, UNLESS OTHERWISE SPECIFIED ON PLANS.
- A GEOTEXTILE MATTING (LANDLOCK TRM 450 OR EQUIVALENT) SHALL BE USED FOR EROSION CONTROL ON ALL SLOPES GREATER THAN 3H:1V.
- DRAINAGE STRUCTURES AND DETENTION POND SHALL BE MAINTAINED BY PROPERTY OWNERS.
- CONTRACTOR SHALL ADHERE TO PROPOSED GRADES ALONG CREEKS, ESPECIALLY IN THE AREA OF THE PROPOSED DETENTION POND, IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY PENALTIES INCURRED.
- ALL PROPOSED SPOT ELEVATIONS SHOWN INDICATE FINISHED GRADED ELEVATIONS AT EDGE OF PAVEMENT AND/OR GRADE BREAKS, UNLESS OTHERWISE NOTED.
- SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.

SITE GRADING NOTES:

- EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE ALTA/NSPS LAND TITLE SURVEY LAST DATED 10-9-2023, PREPARED BY CESO, INC. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR SHALL CONTACT 811 OR 1-800-482-7171 AND PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
- CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE END OF EACH WORKING DAY DURING CONSTRUCTION OPERATIONS. FAILURE TO PROVIDE ADEQUATE DRAINAGE WILL PRECLUDE THE CONTRACTOR FROM ANY POSSIBLE COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT.
- CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- CONTRACTOR TO UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- ALL HANDICAP ACCESSIBLE ROUTES (SIDEWALKS, WALKWAYS, PAVEMENTS, ETC.) SHALL MAINTAIN A MAXIMUM GROSS SLOPE OF 2.00% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00%. ACCESSIBLE PARKING STALLS SHALL MAINTAIN A MAXIMUM SLOPE OF 2.00% IN ALL DIRECTIONS.
- VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDING, PAVEMENT, OR WALK OR WITHIN 24" THEREOF SHALL BE BACKFILLED WITH ENGINEERED FILL ACCORDING TO THE GEOTECHNICAL REPORT.
- ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
- CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT TRACKING OF MUD OR SOIL ONTO PUBLIC THOROUGHFARES. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
- ALL EXISTING SUBGRADE TO BE SCARIFIED (DISKED) TO A DEPTH OF 12" AND RE-COMPACTED, AND THEN TESTED USING A DYNAMIC CONE PENETROMETER. SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
- ALL EXCESS SOILS THAT CANNOT BE USED AS SUITABLE FILL SHALL BE HAULED FROM THE SITE AND LEGALLY DISPOSED OF.
- PREPARE SUBGRADE AS SPECIFIED WITHIN THE GEOTECHNICAL REPORT DATED FEBRUARY 20TH, 2023 PREPARED BY GILES ENGINEERING ASSOCIATES, INC.
- ALL TOPSOIL BENEATH PROPOSED STRUCTURES AND PAVEMENT SHALL BE REMOVED. REFER TO THE GEOTECHNICAL REPORT DATED AUGUST 23RD, 2023 PREPARED BY GILES ENGINEERING ASSOCIATES, INC. FOR EXISTING TOPSOIL DEPTHS.
- EXISTING PAVEMENT AGGREGATE BASE COURSE SHALL NOT BE RE-USED AS AGGREGATE BASE COURSE FOR THE NEW PAVEMENT SECTION.

EXISTING LEGEND:

- EXISTING SPOT GRADE
- EXISTING CONTOUR LINE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE
- EXISTING CURB INLET

PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED CURB WITH REVERSE GUTTER PITCH
- PROPOSED RIDGE LINE
- PROPOSED CONTOUR LINE
- PROPOSED SPOT GRADE
- INTERPOLATED SPOT GRADE
- DRAINAGE SLOPE AND DIRECTION
- PROPOSED RIM ELEVATION
- PROPOSED INLET
- PROPOSED CLOSED LID MANHOLE
- PROPOSED CATCH BASIN
- TOP OF PAVEMENT ELEVATION
- TOP OF SIDEWALK ELEVATION
- FINISHED GRADE ELEVATION
- FINISHED FLOOR ELEVATION
- TOP OF CURB ELEVATION
- FLOW LINE ELEVATION
- ADJUST EXISTING RIM ELEVATION
- TOP OF FOUNDATION ELEVATION
- PROPOSED FIRE HYDRANT

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PROFESSIONAL SEAL



PROFESSIONAL LICENSE NO:
6201057906
CERTIFICATE OF AUTHORIZATION NO:
E90617

PROFESSIONAL IN CHARGE
JASON GREEN, PE
PROJECT MANAGER
RES
QUALITY CONTROL
TOA
DRAWN BY
TJW, TP
PROJECT NAME



**VALVOLINE
INSTANT
OIL CHANGE**

4448 E. BLUE GRASS RD
MT. PLEASANT, MI 48858

PROJECT NUMBER
D2300111

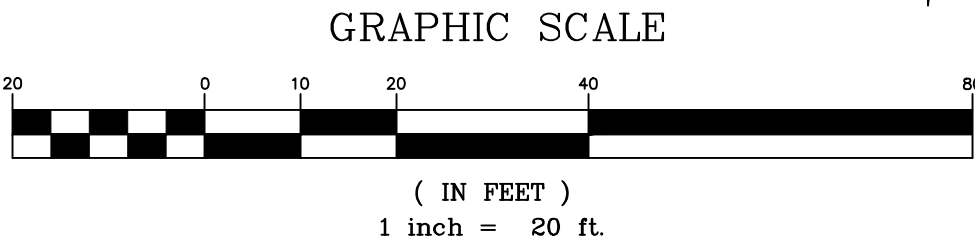
SHEET NAME
GRADING PLAN

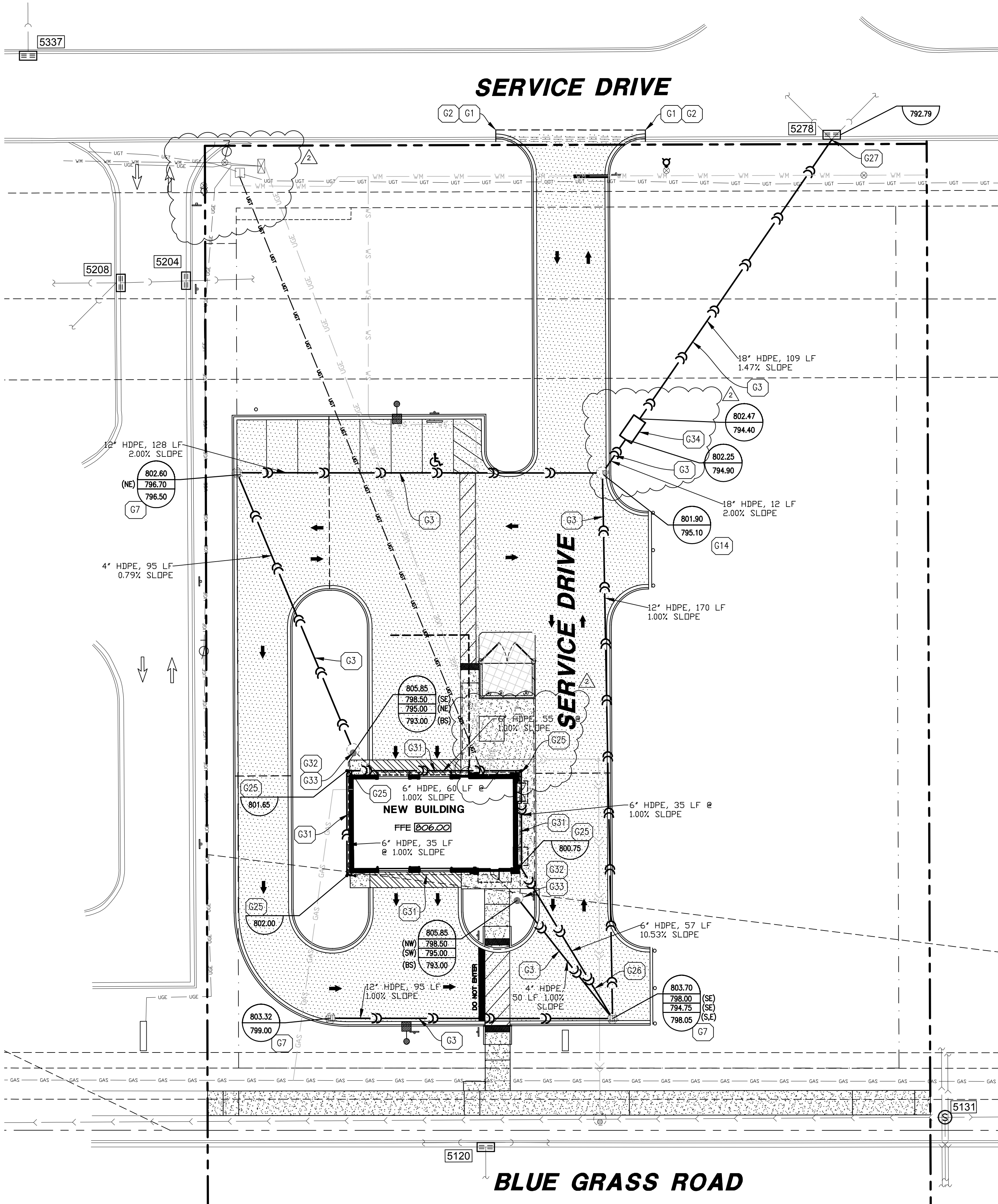
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GRADING KEY NOTES

- G1 MATCH EXISTING PAVEMENT ELEVATION.
- G2 LIMITS OF SAWCUT AND PAVEMENT REMOVAL
- G3 STORM SEWER (SEE NOTE FOR TYPE, SIZE AND SLOPE)
- G4 STORM SEWER MANHOLE. REFER TO DETAIL ON C-7.2.
- G7 CATCH BASIN. REFER TO DETAIL ON C-7.2.
- G10 GRATE INLET. SEE NOTE FOR GRATE TYPE. REFER TO DETAIL ON C-7.2.
- G14 JUNCTION BOX. REFER TO DETAIL ON C-7.2.
- G25 DOWN SPOUTS - PER ARCH. PLANS (SEE NOTE FOR NUMBER AND SIZE)
- G26 CONNECT DOWN SPOUTS UNDERGROUND TO STORM PIPE (SEE NOTE FOR NUMBER AND SIZE)
- G27 CONNECT TO EXISTING STORM DRAIN PIPE, MANHOLE, STUB-OUT, OR INLET. (CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION)
- G31 REFER TO PLUMBING PLAN FOR FOUNDATION DRAIN DESIGN
- G32 REFER TO PLUMBING AND ELECTRICAL PLANS FOR SUMP PUMP, POWER AND LOW VOLTAGE DESIGN.
- G33 FOUNDATION SUMP PUMP MANHOLE STRUCTURE PER DETAIL ON C-7.2.
- G34 OIL/ WATER SEPARATOR. SEE DETAILS ON THE UTILITY PLAN AND ON DETAIL SHEET C-7.2. TOP OF SEPARATOR SET AT ELEVATION 796.90 RIMS OF ACCESS MANHOLES SET AT 803.00

EXISTING UTILITY DATA

STORM STRUCTURES

- 5120 - CURB INLET WITH GRATE
RIM = 806.18
FL 18" RCP W & E = 797.5'
FL 12" RCP N = 797.6'
- 5204 - CURB INLET WITH GRATE
RIM = 796.41
FL 24" RCP W & E = 789.9'
- 5208 - CURB INLET WITH GRATE
RIM = 795.92
FL 24" RCP W & E = 790.0'
FL 12" HDPE NE = 792.3'
- 5278 - CURB INLET WITH GRATE
RIM = 795.73
FL 24" RCP SE = 786.1'
FL 18" RCP SW = 786.2'
- 5337 - CURB INLET WITH GRATE
RIM = 792.10
FL 18" RCP S = 786.1'

SANITARY STRUCTURES

- 5105 - SANITARY MANHOLE
RIM = 804.97
FL 10" PVC N,S,W,E = 788.3'
FL 8" PVC N = 794.3'
FL 8" PVC S = 794.3'
FL 6" PVC SSW = 794.8'
- 5131 - SANITARY MANHOLE
RIM = 807.29
FL 10" PVC N,S,W,E = 789.4'
FL 8" PVC N = 795.3'
FL 8" PVC N & S = 795.4'

EXISTING LEGEND:

- PROPERTY LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING ELECTRIC LINE
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM CURB INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CATCH BASIN (CIRCULAR GRATE)
- EXISTING CATCH BASIN (RECTANGULAR GRATE)
- EXISTING UTILITY POLE
- EXISTING GUY WIRE

PROPOSED LEGEND:

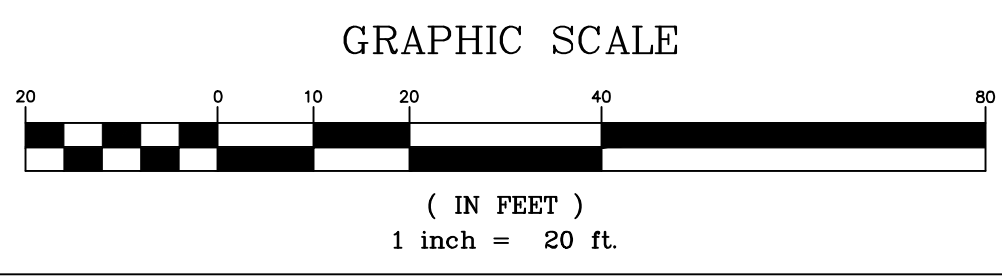
- PROPOSED CURB & GUTTER
- PROPOSED STORM SEWER
- PROPOSED FOUNDATION PIPING
- PROPOSED SANITARY SEWER
- PROPOSED FORCEMAIN
- PROPOSED WATER SERVICE
- PROPOSED UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND TELEPHONE
- PROPOSED GAS LINE
- DRAINAGE SLOPE AND DIRECTION
- PROPOSED RIM ELEVATION
- PROPOSED INVERT ELEVATION
- VERIFY IN FIELD
- PROPOSED INLET
- PROPOSED CLOSED LID MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED B-BOX
- INTERPOLATED



Area Designation	INLET/ M.H. From	INLET/ M.H. To	Length Feet	Area acres	Sum of Area acres	C Value	C'A	CUM. C'A	Intensity I10 (in/hr)	Sum of Flows (cfs)	Intensity I60 (in/hr)	Sum of Flows (cfs)	Intensity I100 (in/hr)	Sum of Flows (cfs)	DIA PIPE (INCHES)	DESIGN VELOCITY (FPS)	CULVERT CAPACITY CFS	FULL PIPE >1= NO OR <1= YES	UP STATION PIPE ELEV	DOWN STATION PIPE ELEV
1	A1	A2	95	0.11	0.28	0.90	0.10	0.25	4.26	0.42	5.37	1.35	5.82	1.46	12	4.58	3.60	2.46	99.00	98.05
3	A2	A4	170	0.10	0.38	0.90	0.09	0.34	4.26	0.38	5.37	1.83	5.82	1.99	12	6.03	4.74	2.38	98.05	95.10
2	A3	A4	128	0.08	0.46	0.90	0.07	0.41	4.26	0.31	5.37	2.22	5.82	2.41	12	4.79	3.76	1.56	96.50	95.10
4	A4	OWS	12	0.28	0.74	0.90	0.25	0.67	4.26	1.07	5.37	3.57	5.82	3.87	12	5.91	4.64	1.20	95.10	94.90
5	OWS	OUTFALL	109	0.00	0.74	0.90	0.00	0.67	4.26	0.00	5.37	3.57	5.82	3.87	18	7.27	12.85	3.32	94.40	92.79

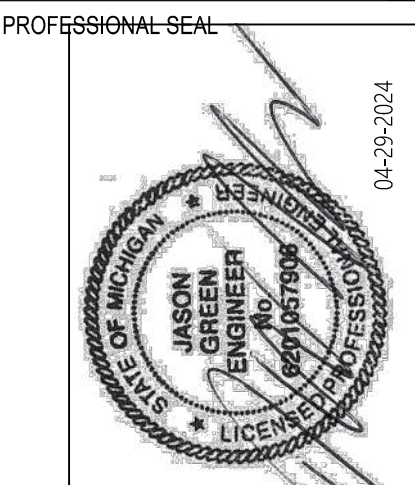
NE CORNER
NW CORNER
SE CORNER

MIDDLE WEST PROP INLET
OWS TO EXIST INLET



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DATE	ISSUE
01/26/2024	INITIAL SUBMITTAL
02/14/2024	PERMIT SET
03/25/2024	FINAL SITE PLAN SUBMITTAL
04/18/2024	REV 1
04/29/2024	REV 2 CITY COMMENTS



PROFESSIONAL LICENSE NO.: 869167608
CERTIFICATE OF AUTHORIZATION NO.: E90617

PROFESSIONAL IN CHARGE
JASON GREEN, PE
PROJECT MANAGER
RES
QUALITY CONTROL
TOA
DRAWN BY
TJW, TP
PROJECT NAME

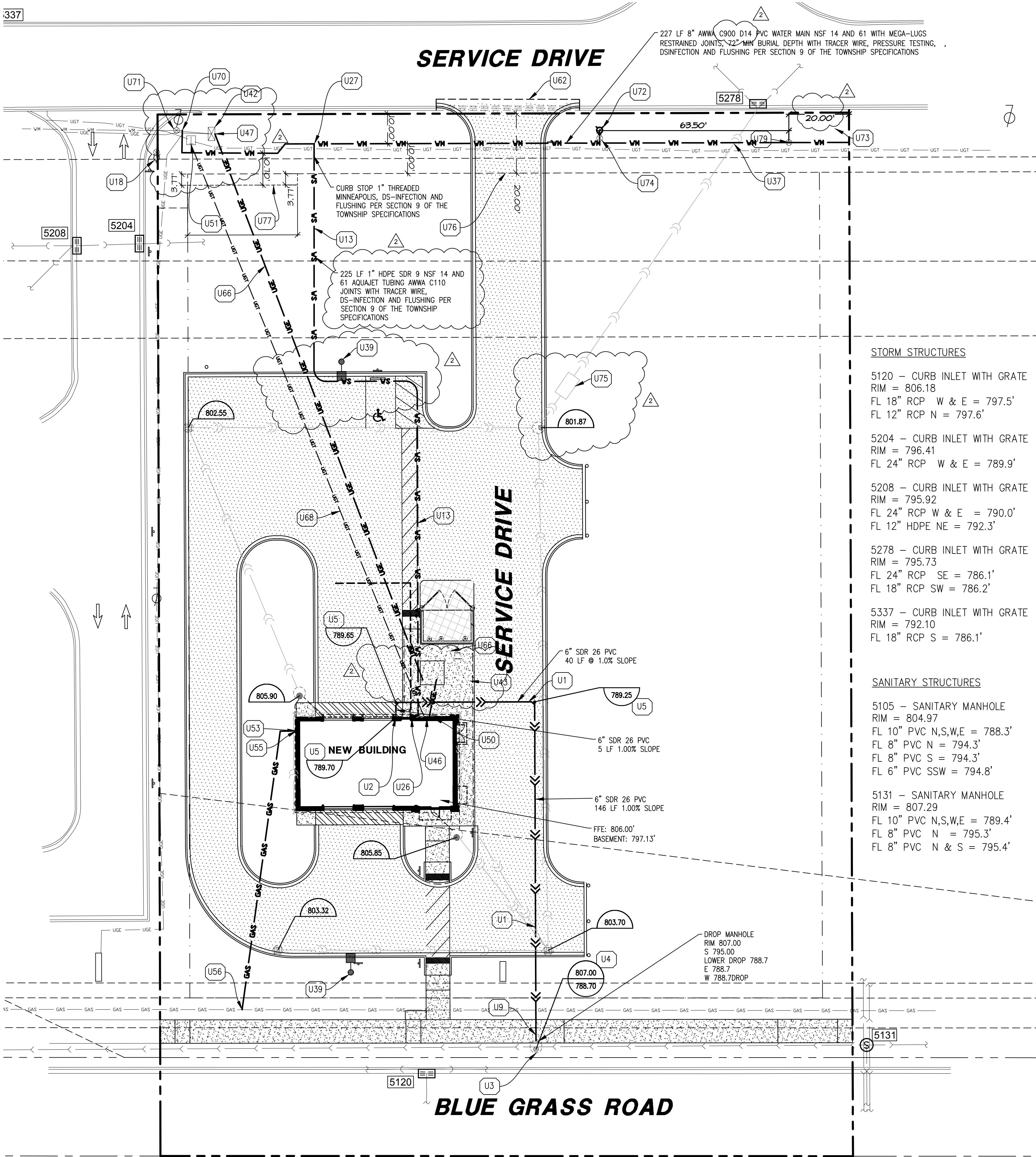


**VALVOLINE
INSTANT
OIL CHANGE**

**4448 E. BLUE GRASS RD
MT. PLEASANT, MI 48858**

PROJECT NUMBER
D2300111
SHEET NAME
DRAINAGE PLAN

SHEET #
C-4.2



STORM STRUCTURES

5120 - CURB INLET WITH GRATE
RIM = 806.18
FL 18" RCP W & E = 797.5'
FL 12" RCP N = 797.6'

5204 - CURB INLET WITH GRATE
RIM = 796.41
FL 24" RCP W & E = 789.9'

5208 - CURB INLET WITH GRATE
RIM = 795.92
FL 24" RCP W & E = 790.0'
FL 12" HDPE NE = 792.3'

5278 - CURB INLET WITH GRATE
RIM = 795.73
FL 24" RCP SE = 786.1'
FL 18" RCP SW = 786.2'

5337 - CURB INLET WITH GRATE
RIM = 792.10
FL 18" RCP S = 786.1'

SANITARY STRUCTURES

5105 - SANITARY MANHOLE
RIM = 804.97
FL 10" PVC N,S,W,E = 788.3'
FL 8" PVC N = 794.3'
FL 8" PVC S = 794.3'
FL 6" PVC SSW = 794.8'

5131 - SANITARY MANHOLE
RIM = 807.29
FL 10" PVC N,S,W,E = 789.4'
FL 8" PVC N = 795.3'
FL 8" PVC N & S = 795.4'

GENERAL UTILITY NOTES:

- CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ENSURE NO CONFLICTS EXIST WITH PROPOSED IMPROVEMENTS. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
- CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE REMOVAL OF INDICATED UTILITIES ON SITE (SEE DEMOLITION PLAN). CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED FOR DEMOLITION AND HAUL OFF FROM THE APPROPRIATE AUTHORITIES.
- AUTHORIZATION MUST BE OBTAINED FROM THE CHARTER TOWNSHIP OF UNION AUTHORITY TO CONSTRUCT, ALTER OR MODIFY A WATER OR SEWER LINE. CONSTRUCTION OF WATER AND SEWER INFRASTRUCTURE WILL BE AUTHORIZED BY THE WATER SYSTEM UPON:
 - APPROVAL OF SUBMITTED PLANS.
 - NOTIFICATION OF THE WATER SYSTEM AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION.
- AT THE COMPLETION OF THE WATER AND/OR SEWER CONSTRUCTION AND PRIOR TO RECORDING THE FINAL PLAN, THE CONTRACTOR WILL FURNISH THE WATER SYSTEM INSPECTOR RECORD DRAWINGS OF THE PROJECT.
- BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE GAS COMPANY FOR THE CONSTRUCTION OF THE GAS LINE BETWEEN METER AND MAIN.
- BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE POWER COMPANY FOR THE CONSTRUCTION OF ELECTRICAL CONDUIT TO PROVIDE SERVICE TO THE TRANSFORMER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING, PRIOR TO CONSTRUCTION, ALL EXISTING LOCATIONS AND INVERT ELEVATIONS OF SANITARY SEWERS, STORM DRAINAGE, AND WATER MAINS. IF ANY INVERT ELEVATION VARIES MORE THAN 0.1 FT. FROM RECORD ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. WORK SHALL NOT PROCEED UNTIL THE CONTRACTOR IS NOTIFIED BY THE ENGINEER.
- CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES.
- COORDINATE WITH BUILDING PLANS TO ASSURE ACCURACY OF UTILITY CONNECTIONS AND COMPLIANCE WITH LOCAL CODES.
- ALL SEWERS TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING CLEANING OF ANY SILT OR DEBRIS ACCUMULATED IN STRUCTURES.
- ALL SURPLUS EXCAVATED MATERIAL FROM THE TRENCH SHALL BE DISPOSED OFF THE SITE BY CONTRACTOR.
- COORDINATE EXACT TRENCHING, ROUTING, AND POINT OF TERMINATION WITH ALL UTILITY COMPANIES.
- ALL WATER LINES SHALL HAVE AT LEAST FOUR AND ONE HALF (4.5) FEET ABOVE GROUND COVER FROM THE TOP OF THE PIPE TO THE FINISHED GROUND SURFACE.
- ALL WATER LINES 2" OR SMALLER SHALL BE TYPE K-COPPER.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING UTILITY LOCATES.

UTILITY KEY NOTES (#)

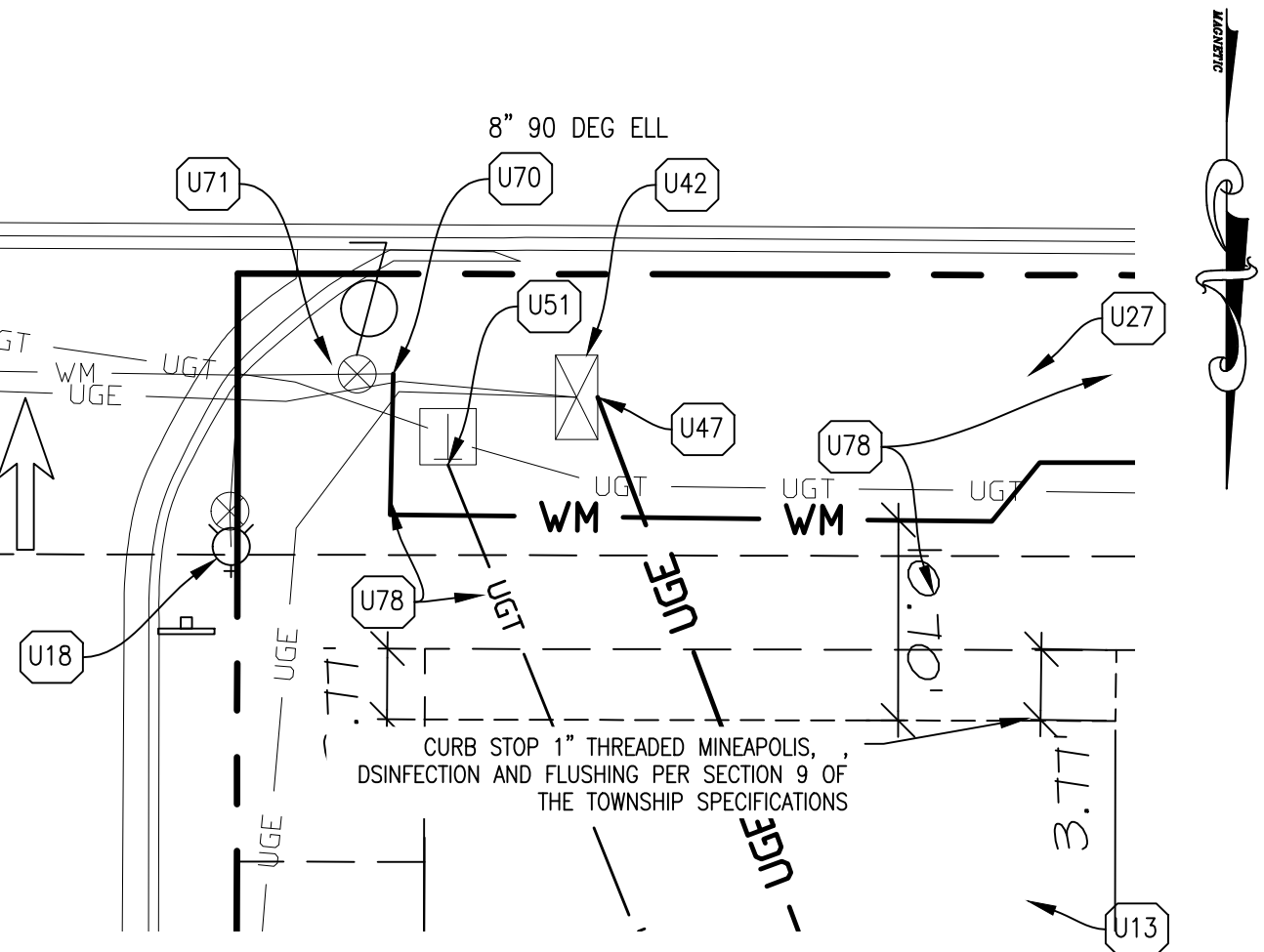
- U1 SANITARY SEWER (SEE NOTE FOR TYPE, SIZE AND SLOPE)
- U2 SANITARY SEWER POINT OF ENTRY (PER MEP PLANS)
- U3 SANITARY SEWER POINT OF CONNECTION
- U4 SANITARY SEWER MANHOLE, REFER TO DETAIL ON C-7.2
- U5 SANITARY SEWER CLEAN-OUT, REFER TO DETAIL ON C-7.1
- U9 CONNECT TO EXISTING SANITARY SEWER, MANHOLE STUB-OUT OR CLEAN-OUT. (CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION)
- U13 DOMESTIC WATER LINE (SEE NOTE FOR TYPE AND SIZE)
- U18 EXISTING FIRE HYDRANT
- U26 WATER LINE POINT OF ENTRY (PER MEP PLANS)
- U27 WATER LINE POINT OF CONNECTION, CORPORATION STOP, MUELLER BRASS
- U28 CONTRACTOR SHALL COORDINATE WITH WATER DEPARTMENT TO ENSURE THAT SERVICE IS NOT INTERRUPTED AT ANY TIME.
- U37 MAINTAIN MIN. 24" VERTICAL SEPARATION BETWEEN STORM SEWER AND WATER MAIN
- U39 LIGHT POLE LOCATIONS (SEE LIGHTING PLAN FOR DETAILS)
- U42 EXISTING ELECTRIC TRANSFORMER
- U43 PROPOSED ELECTRIC TRANSFORMER (REQUIRED IF EXISTING TRANSFORMER IS NOT USABLE) TRANSFORMER DOORS TO BE PLACED ON EAST-WEST SIDE OF ENCLOSURE FOR ACCESS
- U46 ELECTRIC SERVICE POINT OF ENTRY (PER MEP PLANS)
- U47 ELECTRIC SERVICE POINT OF CONNECTION
- U48 UNDERGROUND TELEPHONE SERVICE (INSTALL TWO 2" CONDUITS)
- U50 TELEPHONE SERVICE POINT OF ENTRY (PER MEP PLANS)
- U51 TELEPHONE SERVICE POINT OF CONNECTION
- U52 GAS SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR THE INSTALLATION OF THE GAS SERVICE LINE.
- U53 GAS METER
- U55 GAS LINE POINT OF ENTRY (PER MEP PLANS)
- U56 GAS LINE POINT OF CONNECTION
- U62 LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL.
- U66 PRIMARY ELECTRIC SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH ELECTRIC COMPANY PRIOR TO ANY EXCAVATION OR INSTALLATION OF CONDUITS. NO OTHER UTILITIES ALLOWED IN ELECTRIC DITCH. CONTRACTOR SHALL INSTALL TWO (2) - 4" SECONDARY CONDUITS FROM THE TRANSFORMER TO THE BUILDING PER DETAIL ON C-7.4. (SEE MEP PLANS).
- U68 TELEPHONE SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY PRIOR TO ANY EXCAVATION OR INSTALLATION OF CONDUITS.
- U70 WET CONNECTION TO EXIST 8" WATER MAIN, REMOVE EXISTING STUB AND CAP AND INSTALL DUCTILE IRON AWWA C135/ C111 RESTRAINED JOINT OR FLANGED 90 DEGREE LONG RADIUS ELL. ALIGNMENT OF EXISTING WATER MAIN APPEARS TO CONFLICT WITH THE EXISTING ELECTRICAL POWER TRANSFORMER. ROUTE PROPOSED WATER LINE FROM CONNECTION WITH THE EXISTING FIRE HYDRANT TO THE NORTH OF THE TRANSFORMER INSTALLATION USING 90 DEGREE AND 45 DEGREE RESTRAINED JOINT ELLS AND 5" MINIMUM LONG JOINTS OF 8" DIA. AWWA C900 D14 PVC WATER MAIN. ALL WATER MAIN DEPTH TO MATCH EXISTING MAIN DEPTHS. 5' MINIMUM DEPTH. EXCAVATION OF EXISTING DRIVEWAY APPROACH NOT AUTHORIZED BY THIS SET OF PLANS
- U71 EXISTING GATE VALVE, FIELD VERIFY EAST CONNECTION.
- U72 INSTALL NEW FIRE HYDRANT AND GATE VALVE PER DETAIL ON C-7.2
- U73 INSTALL 8" AWWA C900 PVC D14 20' STUB AND RESTRAINED JOINT CAP
- U74 INSTALL 6" RESTRAINED JOINT CL 150 AWWA 501 GATE VALVE
- U75 PARK USA 500 GALLON CAPACITY GREASE INTERCEPTOR SERIES GT OR APPROVED EQUAL WITH MODIFICATIONS SHOWN ON SHEET C7.2 TO ADAPT TO AN 18" DIAMETER STORM SEWER INLET AND OUTLET AND RETAIN FLOATING OILS AND SOLIDS COLLECTED FROM THE STORMWATER FLOW.
- U76 EXISTING WATER LINE EASEMENT
- U77 PROPOSED WATER LINE EASEMENT BY SEPARATE INSTRUMENT 12' X 44.60' LOCATED ON SUBJECT PROPERTY
- U78 PROPOSED 8" AWWA C135/C111 DUCTILE IRON 45 DEGREE ELL RESTRAINED MECHANICAL JOINT
- U79 PROPOSED 8" AWWA C500 DUCTILE IRON RESTRAINED MECHANICAL JOINT GATE VALVE

EXISTING LEGEND:

- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT

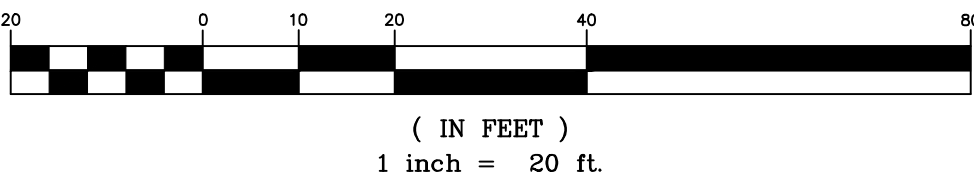
PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED EASEMENT LINE
- GAS LINES
- TELEPHONE LINES
- SANITARY SEWER LINES
- WATER LINES
- WATER MAIN
- STORM SEWER LINES
- UNDERGROUND ELECTRIC LINES
- OVER HEAD ELECTRIC LINES
- CLEAN OUT
- PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- SEWER MANHOLE
- LIGHT POLES
- GATE VALVE
- PROPOSED FIRE HYDRANT



WATER CONNECTION DETAIL
SCALE: 1"=10'

GRAPHIC SCALE



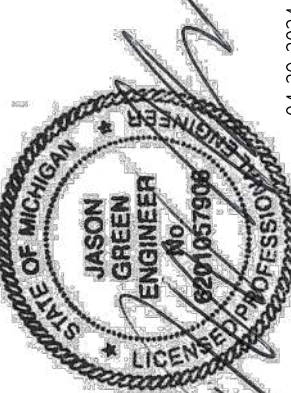
Know what's below.
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04/29/2024	REV 2 CITY COMMENTS

PROFESSIONAL SEAL



PROFESSIONAL LICENSE NO.: 601767008
CERTIFICATE OF AUTHORIZATION NO.: E90617

PROFESSIONAL IN CHARGE
JASON GREEN, PE

PROJECT MANAGER
RES

QUALITY CONTROL
TOA

DRAWN BY
TJW, TP

PROJECT NAME



**VALVOLINE
INSTANT
OIL CHANGE**

4448 E. BLUE GRASS RD
MT. PLEASANT, MI 48858

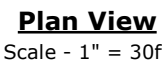
PROJECT NUMBER
D2300111

SHEET NAME

UTILITY PLAN

SHEET #

C-6.0



This application design is not a professional engineering drawing, and the design, including reported data and calculated results, is provided for informational purposes only, without any warranty as to accuracy, completeness, safety or otherwise. The design is the result of calculations made using Visual[®] lighting application software, photometric/radiometric data measured in a laboratory, and certain computational and modeling assumptions. Far-field photometric/radiometric data may have been used to perform one or more calculations. Photometric/radiometric data is typically collected under far-field measurement conditions; far-field data is not generally representative of near-field geometric conditions. When using far-field photometric/radiometric data, the Visual software applies certain generalizing assumptions to approximate near-field performance. These approximations may result in significant inaccuracies in individual calculated luminous and/or radiant power quantities in areas where the source is in close proximity to a particular surface or point. The modeling of radiant flux exchange used in the Visual software requires a uniform exitance across each reflecting surface. The Visual software approximates the uniform surface exitance condition by adaptively subdividing surfaces with non-uniform exitances into subsurfaces with sufficiently uniform exitance gradients. Practical restrictions, due to computer hardware limitations, may prevent the subdivision procedure from subdividing surfaces with high exitance gradients into subsurfaces with sufficiently uniform exitance gradients, introducing potential discretization error into calculated values. Calculations performed by the Visual software assume that all reflected flux is reflected in a perfectly diffuse (Lambertian) and spectrally uniform manner across the spectral range being analyzed. If actual reflectance characteristics differ from these assumptions, observed luminous and/or radiant power quantities may differ from predicted quantities. In addition, the computational limitations and simplifying modeling assumptions described above, and/or variations in actual product performance from tested product samples, the accuracy of calculated output values identifying expected radiometric quantities and any resulting derived radiation dose calculations may be adversely affected. In addition, the accuracy of the application design may be adversely affected if information about the physical space provided to Acuity Brands Lighting is incomplete, inaccurate, outdated or not in the required format (including but not limited to floor plans, space layout, reflected ceiling plans, physical structures, electrical design or specifications), if incorrect assumptions are made because of such deficiencies in the information provided, or if typical assumptions made about the depicted physical space are not appropriate for the space. Furthermore, actual field performance may differ from performance calculated using laboratory measurements as the result of miscalculations related to deficiencies in the information provided about the physical space, degradation factors in the end-user environment (including but not limited to dirt accumulation, dust, humidity, etc.) or other factors. Finally, the Visual software uses a simplified model of light loss factors to estimate performance over time that differs from performance calculated using a new lamp. Light loss factors may have been used in the application design to estimate such depreciation, but flaws in these estimates may also result in performance over time that differs from calculated performance. It is the obligation of the end-user to consult with appropriately qualified Professional Engineer(s) to determine whether this application design meets the applicable requirements for performance, code compliance, safety, suitability and effectiveness for use in a particular application. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this application design.

 One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com Lithonia RSX1 Area LED
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COMMERCIAL OUTDOOR Page 1 of 1



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GENERAL-EXTERIORS

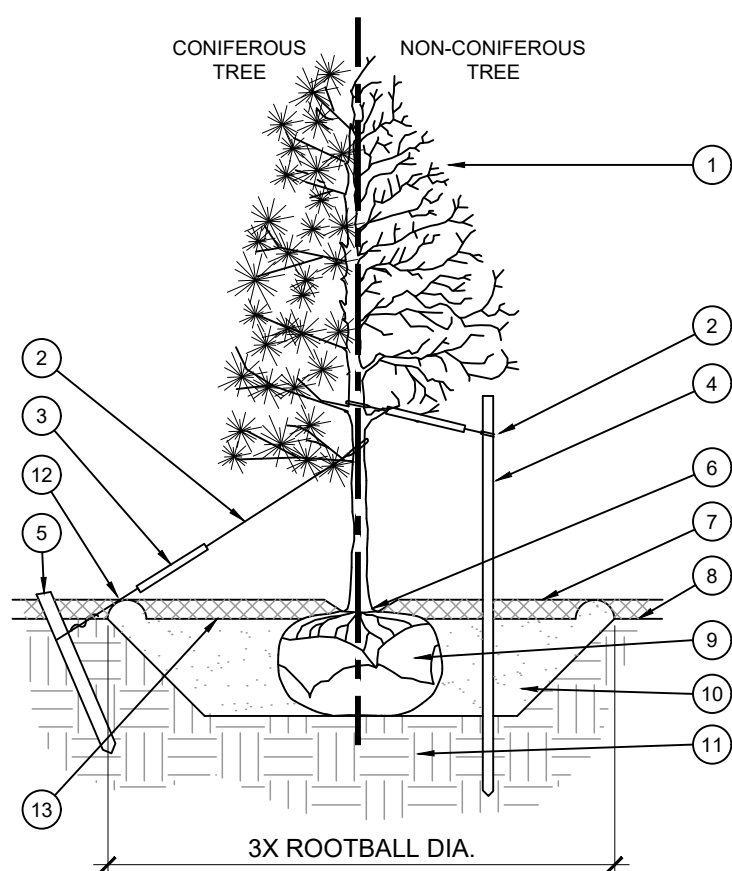
1. Readings shown are based on a total LLF of 0.85 and 0.90 as shown at grade, Total LLF = 0.765 (0.77). Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per IESNA TM-21-11).
2. Please refer to the fixture labels for product type and mounting height.
3. Product information can be obtained at <https://www.acuitybrands.com/> or through your local agency.
4. Note pole and wall pack locations are based on approximations using google earth.
5. Calculations do not account for topography and possible obstructions such as old growth trees or other foliage.
6. Grid spacing is 10' x 10' on center.

Luminaire Locations							
No.	Label	X	Location				Orientation
			Y	Z	MH		
1	A	37.25	-119.07	22.00	22.00	360.00	
2	WP	18.46	0.24	10.33	10.33	180.00	
3	WP	2.22	6.00	13.00	13.00	270.00	
4	WP	55.16	29.48	13.00	13.00	90.00	
5	WP	9.26	30.74	13.00	13.00	360.00	
6	A	37.30	85.50	22.00	22.00	180.00	

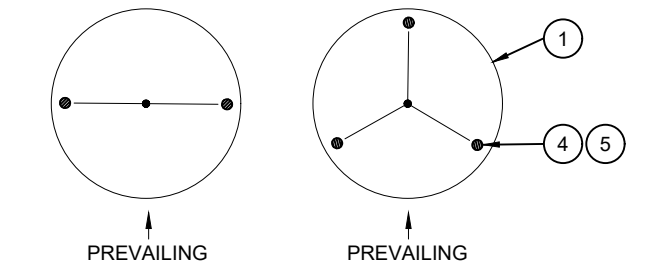
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	✕	0.1 fc	0.9 fc	0.0 fc	N/A	N/A
SITE CALCULATIONS	+	0.6 fc	8.7 fc	0.0 fc	N/A	N/A
DRIVEWAY CALCULATIONS	✕	1.8 fc	8.7 fc	0.1 fc	87.0:1	18.0:1
LOWER BAY CALCULATIONS	✕	1.3 fc	4.4 fc	0.2 fc	22.0:1	6.5:1
PARKING CALCULATIONS	✕	3.0 fc	5.8 fc	0.7 fc	8.3:1	4.3:1
UPPER BAY CALCULATIONS	✕	2.9 fc	3.6 fc	1.8 fc	2.0:1	1.6:1

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	A	2	Lithonia Lighting	RSX1 LED P4 40K R3	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R3 Distribution	1	16359	0.97	133.14
	WP	4	Lithonia Lighting	DSXW1 LED 20C 1000 40K TETM MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TETM OPTIC, 4000K, @ 1000mA.	1	7711	0.97	73.2





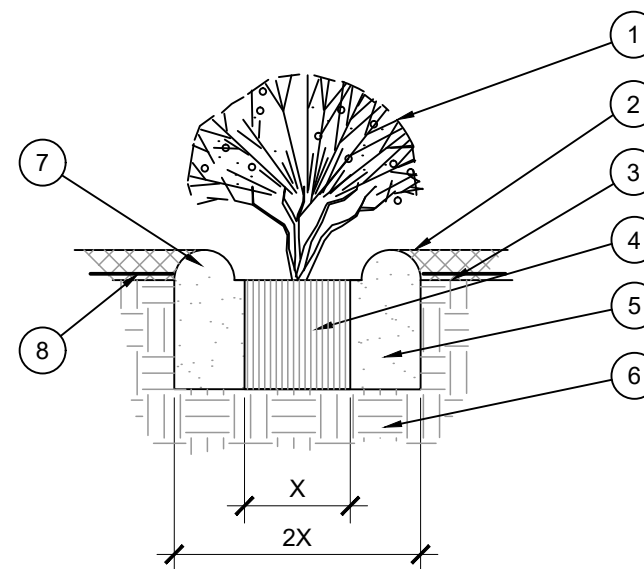
STAKING EXAMPLES (PLAN VIEW)



A TREE PLANTING
SCALE: NOT TO SCALE

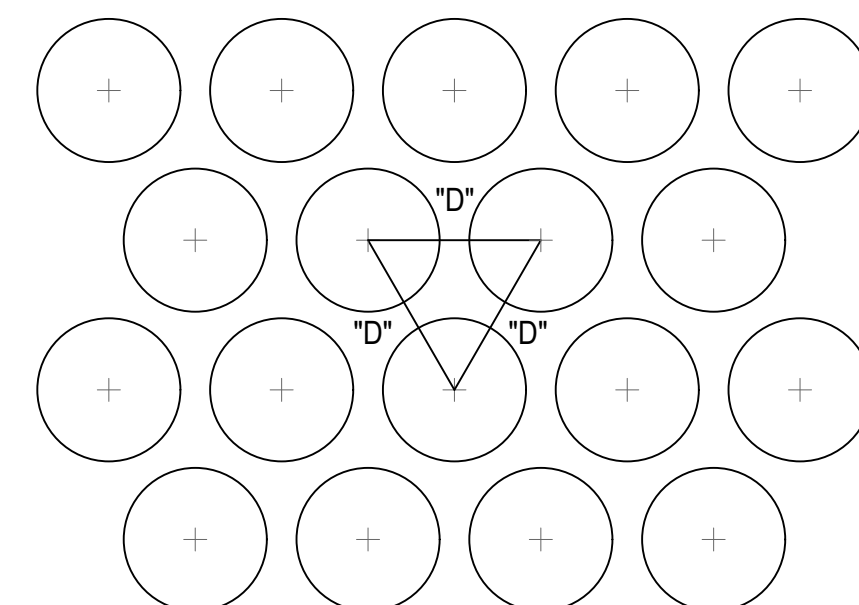
- 1 TREE CANOPY.
- 2 CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 3 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- 4 GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- 5 PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- 6 TRUNK FLARE.
- 7 MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- 8 FINISH GRADE.
- 9 ROOT BALL.
- 10 BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 11 UNDISTURBED NATIVE SOIL.
- 12 4" HIGH EARTHEN WATERING BASIN.
- 13 FINISH GRADE.

- NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
 3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
 5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
 6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.



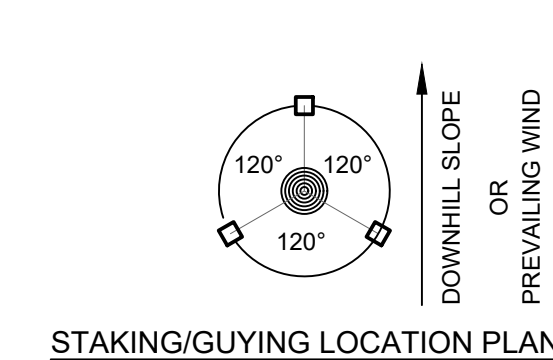
B SHRUB AND GROUNDCOVER PLANTING
SCALE: NTS

- 1 SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
- 2 MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
- 3 FINISH GRADE.
- 4 ROOT BALL.
- 5 BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 6 UNDISTURBED NATIVE SOIL.
- 7 3" HIGH EARTHEN WATERING BASIN.
- 8 WEED FABRIC UNDER MULCH.

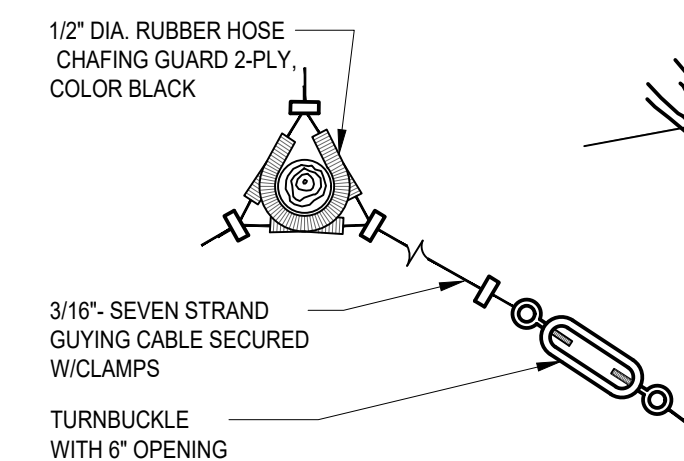


D=DIMENSION OF PLANT SPACING (SHRUB, GROUNDCOVER OR PERENNIAL) AS INDICATED ON PLANS.

C TYPICAL PLANT SPACING
SCALE: NTS

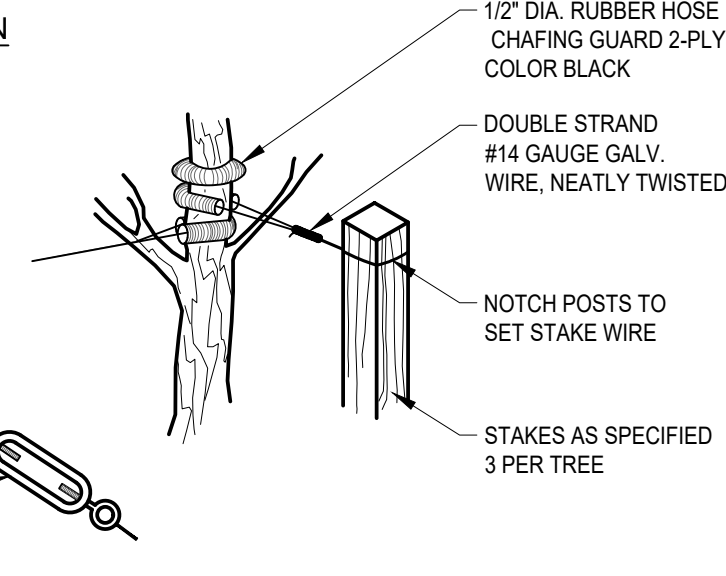


STAKING/GUYING LOCATION PLAN

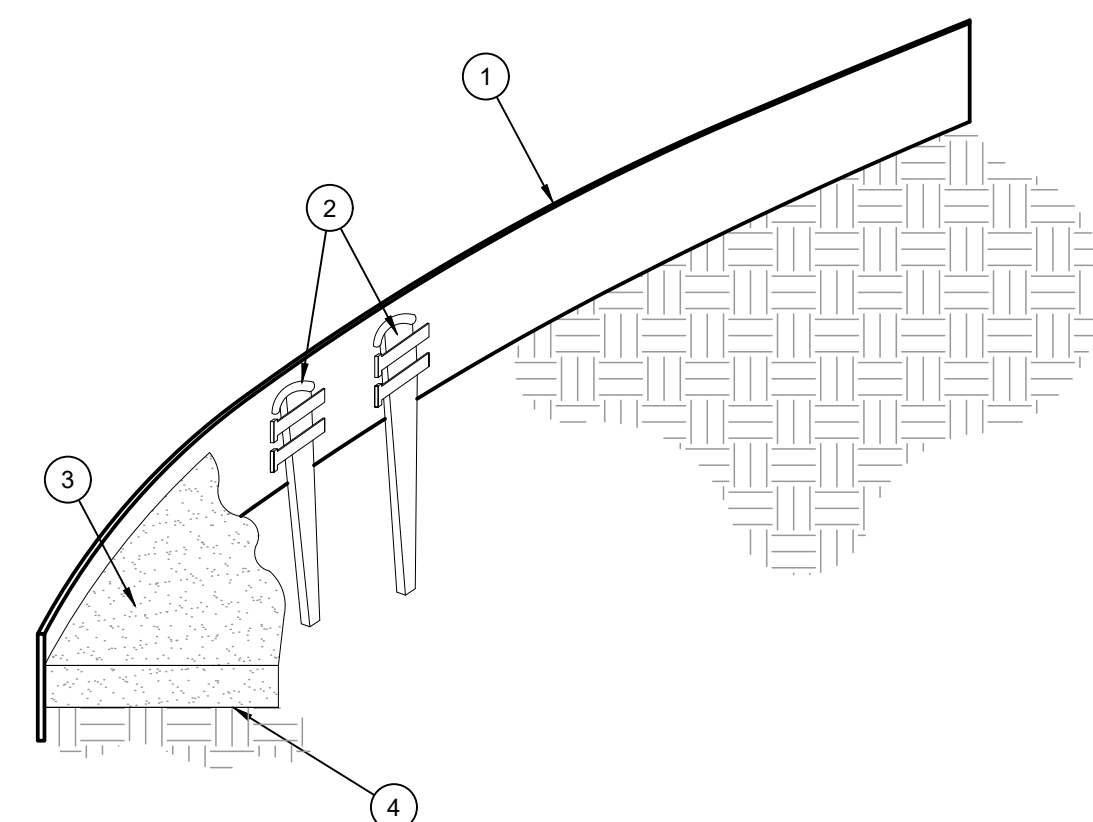


GUYING CABLE DETAIL PLAN

- NOTES:
1. ORIENT STAKING/GUYING TO PREVAILING WINDS AND SLOPES, EXCEPT ON SLOPES GREATER THAN 3:1 ORIENT TO SLOPE.
 2. USE SAME STAKING/GUYING ORIENTATION FOR ALL PLANTS WITHIN EACH GROUPING OR AREA.



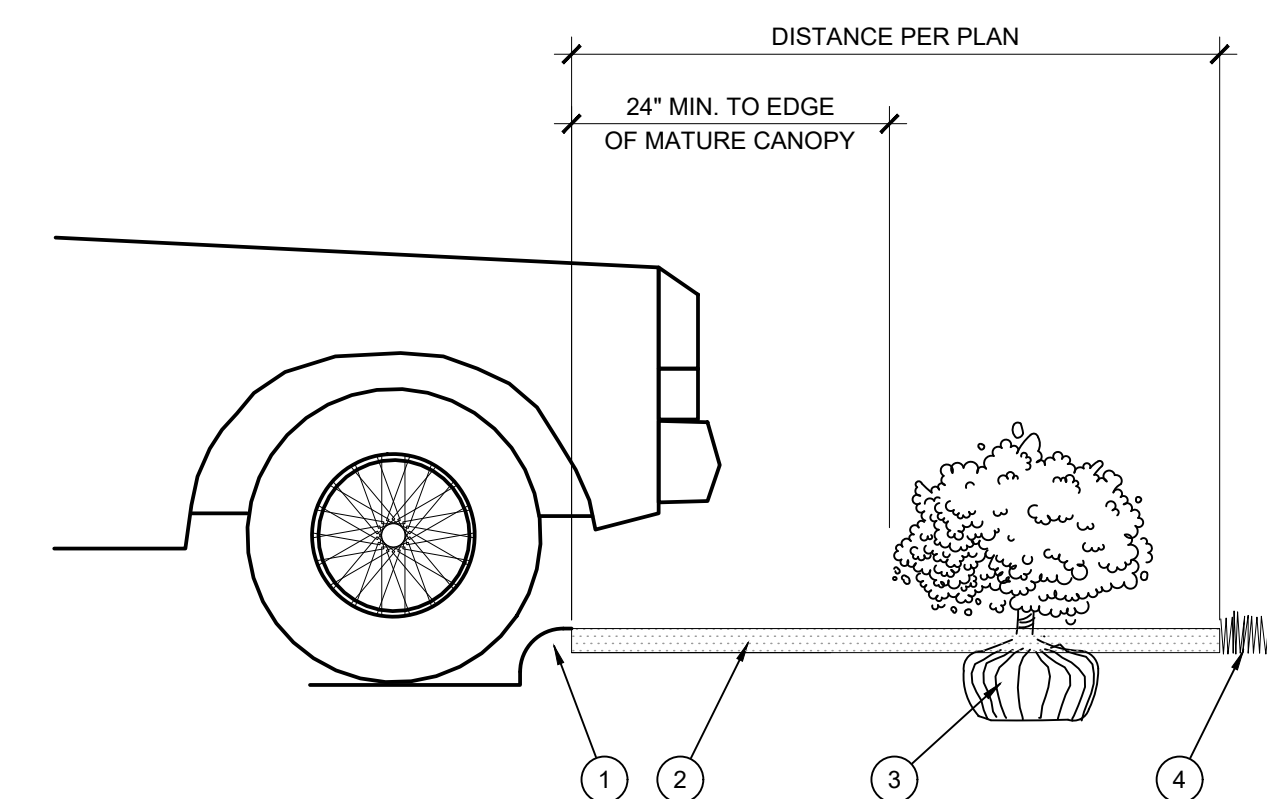
STAKING DETAIL



- 1 ROLLED-TOP STEEL EDGING PER PLANS.
- 2 TAPERED STEEL STAKES.
- 3 MULCH, TYPE AND DEPTH PER PLANS.
- 4 FINISH GRADE.

- NOTES:
1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

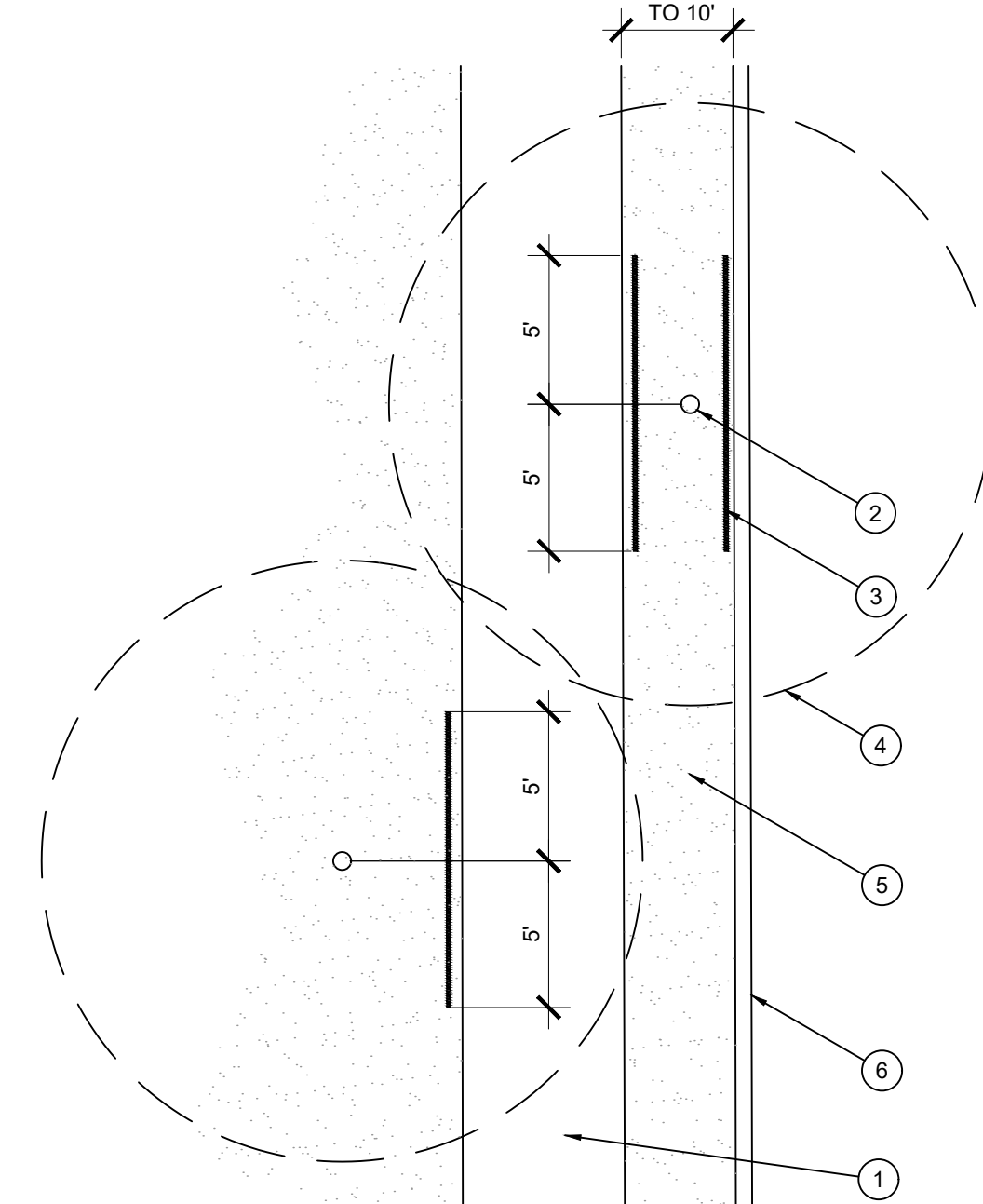
E STEEL EDGING
SCALE: NOT TO SCALE



- 1 CURB.
- 2 MULCH LAYER.
- 3 PLANT.
- 4 TURF (WHERE SHOWN ON PLAN).

F PLANTING AT PARKING AREA
SCALE: NOT TO SCALE

OPEN LANDSCAPE
PARKWAY OR ISLAND



- 1 TYPICAL WALKWAY OR PAVING
- 2 TREE TRUNK
- 3 LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 4 TREE CANOPY
- 5 TYPICAL PLANTING AREA
- 6 TYPICAL CURB AND GUTTER

- NOTES:
1. INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
 2. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

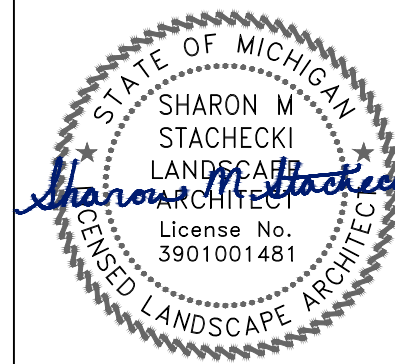
G ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE

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03/25/2024

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RM/SS

DRAWN BY
SS/AM

PROJECT NAME



**VALVOLINE
INSTANT
OIL CHANGE**

4448 E. BLUEGRASS RD
MT. PLEASANT, MI 48858

PROJECT NUMBER
D2300111

SHEET NAME

LANDSCAPE
DETAILS

SHEET #

LP-2

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER EVALUATION MEASURES.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

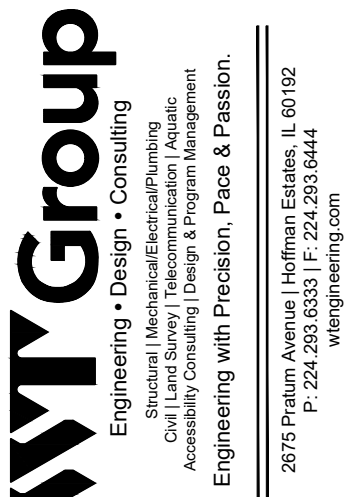
PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM EN CIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 5. TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED: PROVIDE CERTIFIED BLUEGRASS/FESCUE/PERENNIAL RYE SEED MIX, APPLIED AT THE RATE OF 7 LBS/1000 SF, PLS.
1. SEED SHALL BE FRESH, CLEAN, DRY, NEW-CROP SEED COMPLYING WITH AOSA'S "RULES FOR TESTING SEEDS" FOR PURITY AND GERMINATION TOLERANCES.
 2. DELIVER SEED IN ORIGINAL, UNOPENED CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, NAME, AND ADDRESS OF PRODUCER. STORE IN A DRY, ENCLOSED LOCATION.
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMS/CM; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- I. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
 2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 3. STRAP CHAFING GARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.
- K. MAINTENANCE EDGE AGGREGATE: ANGULAR TO SUB-ANGULAR BASALT, 3/4-INCH DIAMETER, WASHED, OR APPROVED EQUAL.
- L. FILTER FABRIC: SYNTHETIC, NON-WOVEN GEOTEXTILE FABRIC, WEIGHING 2 TO 4 OUNCES PER SQUARE YARD WITH A MINIMUM GRAB TENSILE STRENGTH OF 35 POUNDS AND PERMEABILITY OF 0.03 CM/SEC.

METHODS

- SOIL PREPARATION**
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN $\pm 0.1'$ OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING:
- a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
- b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
- c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
- d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL, ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
- a. TREES: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
- i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
- ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
- iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
- iv. IRON SULPHATE - 2 LBS. PER CU. YD.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
- a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN $\pm 0.1'$ OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES. AT THE END OF THE REPORT PERIOD ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.
- B. SUBMITTALS**
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING**
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCING NEAR EXISTING TREES:
- a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
- b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
- c. AFTER ALIGNING A PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER, WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
- d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOOD PAINTS.

1. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY CIRCLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
- | | |
|--------------------------|---|
| a. 1"-2" TREES | TWO STAKES PER TREE |
| b. 2-1/2"-4" TREES | THREE STAKES PER TREE |
| c. TREES OVER 4" CALIPER | GUY AS NEEDED |
| d. MULTI-TRUNK TREES | THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE |
7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
- E. SODDING
1. SOD VARIETY TO AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- F. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- G. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. LEGALLY DISPOSE ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- H. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- I. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
2. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
- | | |
|----|---|
| a. | THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE. |
| b. | ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE. |
| c. | SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2" INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDDed OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED. |
- J. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- K. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDAs, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.
- 3.



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PROFESSIONAL IN CHARGE

PROJECT MANAGER

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PROJECT NAME _____



**VALVOLINE
INSTANT
OIL CHANGE**

4448 E. BLUEGRASS RD
MT. PLEASANT, MI 48858

PROJECT NUMBER
D2300111

SHEET NAME

LANDSCAPE SPECIFICATIONS

SHEET #

LP-3

W:\PROJECTS\VALVOLINE\762842 - E Blue Grass Rd - Mt Pleasant MI\04-SURVEY\Drawg\762842_VIOC-Mt Pleasant_MI_surv.dwg - 2/22/2024 - Aubrey Wagner

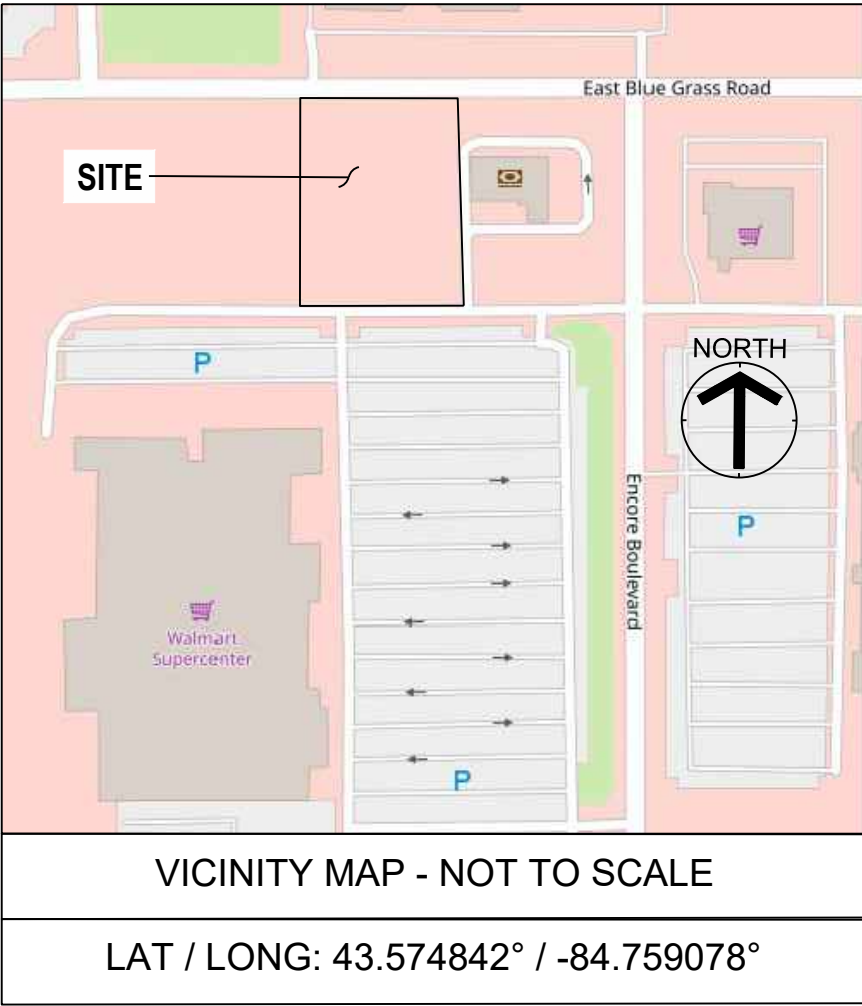


EXHIBIT "A" LEGAL DESCRIPTION

Land Situated in the State of Michigan, County of Isabella, Township of Union.

A Parcel of land to be determined from the following:

Part of the Southwest 1/4 and part of the Southeast 1/4 of Section 26, Town 14 North, Range 4 West, Union Township, Isabella County, Michigan, described as: Beginning South 87 deg. 14' 35" East, along the East-West 1/4 line, 1568.51 feet from the West 1/4 corner of said Section 26; thence continuing South 87 deg. 14' 35" East, along said East-West 1/4 line, 1062.06 feet; thence South 02 deg. 35' 08" West, 1158.58 feet; thence South 87 deg. 15' 30" East, parallel with said East-West 1/4 line, 935.88 feet; thence South 02 deg. 54' 01" West, 353.63 feet; thence North 87 deg. 15' 30" West, 576.12 feet; thence South 02 deg. 54' 01" West, parallel to the North-South 1/4 line, 1156.25 feet to the South Section line; thence North 87 deg. 01' 00" West, along said South Section line, 326.65 feet to the South 1/4 corner of said Section 26, thence North 87 deg. 04' 43" West, along said South section line, 804.49 feet to the North right of way line of US-127 B.R.; thence along said North right of way line of US-127 B.R., 333.76 feet along a 3684.72 foot radius curve to the right, having a long chord bearing of North 52 deg. 52' 41" West, 333.64 feet; thence North 02 deg. 24' 38" East, 2476.47 feet back to the Place of beginning.

Except the following parcels:

1. Part of the Southwest 1/4 of Section 26, Town 14 North, Range 4 West, Union Township, Isabella County, Michigan, described as:

Beginning South 87 deg. 14' 35" East along the East-West 1/4 line, 1568.51 feet and South 02 deg. 24' 38" West 351.25 feet from the West 1/4 corner of said Section 26; thence continuing South 02 deg. 24' 38" West 921.02 feet; thence South 87 deg. 24' 52" East 978.18 feet; thence North 02 deg. 35' 08" East 921.00 feet; thence North 87 deg. 24' 52" West 980.99 feet back to the place of beginning.

2. Part of the Southwest 1/4 of Section 26, Town 14 North, Range 4 West, Union Township, Isabella County, Michigan, described as:

Beginning South 87 deg. 14' 35" East along the East-West 1/4 line, 1568.51 feet and South 02 deg. 24' 38" West 1272.26 feet from the West 1/4 corner of said Section 26; thence continuing South 02 deg. 24' 38" West 757.49 feet; thence South 87 deg. 24' 51" East 843.61 feet; thence 274.87 feet along a 260.00 foot radius curve to the left, having a long chord bearing of North 32 deg. 52' 18" East 262.25 feet; thence North 02 deg. 35' 08" East 531.04 feet; thence North 87 deg. 24' 52" West 978.18 feet back to the Place of Beginning.

3. Parcel A: Part of the West 20 acres of the Southeast 1/4 and that part of the Southwest 1/4 of Section 26, Town 14 North, Range 4 West, Union Township, Isabella County, Michigan, described as:

Beginning South 87 deg. 14' 35" East, along the East-West 1/4 line, 2630.59 feet and South 02 deg. 35' 08" West, 1539.79 feet from the West 1/4 corner of said Section 26; thence continuing South 02 deg. 35' 08" West, 260.33 feet; thence 163.23 feet along a 340.00 foot radius curve to the right, having a long chord bearing of South 16 deg. 20' 21" West, 161.67 feet; thence 51.20 feet along a 38.00 foot radius curve to the left, having a long chord bearing of South 08 deg. 30' 15" East, 47.41 feet; thence South 47 deg. 06' 04" East, 79.22 feet; thence North 02 deg. 24' 38" East, 27.49 feet; thence South 87 deg. 35' 22" East 89.50 feet; thence South 02 deg. 24' 38" West, 103.89 feet; thence South 47 deg. 06' 04" East, 41.29 feet; thence 226.75 feet along a 460.00 foot radius curve to the left, having a long chord bearing of South 61 deg. 13' 23" East 224.46 feet to the East line of the West 20 acres of the Southeast 1/4; thence North 02 deg. 54' 01" East, along said East line of the West 20 acres of the Southeast 1/4, 717.08 feet; thence North 87 deg. 24' 52" West, 357.67 feet back to the place of beginning.

4. Part of the Southwest 1/4 of Section 26, Town 14 North, Range 4 West, Union Township, Isabella County, Michigan, described as: Commencing at the West 1/4 corner of Section 26, Town 14 North, Range 4 West; thence South 87 deg. 14' 35" East along the East-West 1/4 line, 2550.58 feet to the West right of way line of Encore Blvd.; thence along said West right of way line of Encore Blvd. on the following two courses: thence South 02 deg. 35' 08" West, 1800.32 feet; thence 234.74 feet along a 260.00 foot radius curve to the right, having a long chord bearing of South 28 deg. 27' 00" West, 226.85 feet to the true place of beginning of the following described right of way; thence 72.65 feet along a 260.00 foot radius curve to the right, having a long chord bearing of South 62 deg. 19' 11" West, 72.42 feet; thence 162.31 feet along a 463.50 foot radius curve to the right, having a long chord bearing of South 82 deg. 33' 13" West, 161.49 feet; thence North 87 deg. 24' 51" West, 152.13 feet; thence 374.25 feet along a 390.00 foot radius curve to the left, having a long chord bearing of South 65 deg. 05' 43" West, 360.05 feet; thence South 37 deg. 36' 16" West, 300.23 feet to the Northerly right of way line of U.S. 127 B.R.; thence 80.02 feet along a 3684.72 foot radius curve to the left, having a long chord bearing of South 51 deg. 06' 12" East, 80.02 feet; thence North 37 deg. 36' 16" East, 302.04 feet; thence 297.48 feet along a 310.00 foot radius curve to the right, having a long chord bearing of North 65 deg. 05' 43" East, 286.19 feet; thence South 87 deg. 24' 51" East, 152.13 feet; thence 191.82 feet along a 543.50 foot radius curve to the left, having a long chord of North, 82 deg. 28' 30" East, 190.83 feet; thence 95.63 feet along a 340.00 foot radius curve to the left, having a long chord bearing of North 62 deg. 31' 58" East, 95.31 feet; thence North 35 deg. 00' 12" West, 80.00 feet back to the Place of Beginning.

5. Part of the Southwest 1/4 of Section 26, Town 14 North, Range 4 West, Union Township, Isabella County, Michigan, described as: Commencing at the West 1/4 corner of Section 26, Town 14 North, Range 4 West; thence South 87 deg. 14' 35" East along the East-West 1/4 line, 2550.58 feet to the West right of way line of Encore Blvd.; thence along said West right of way line of Encore Blvd. on the following two courses: thence South 02 deg. 35' 08" West, 1800.32 feet; thence 234.74 feet along a 260.00 foot radius curve to the right, having a long chord bearing of South 28 deg. 27' 00" West, 226.85 feet; thence along the Northerly right of way of a proposed permanent 80 foot wide right of way on the following five courses: 72.65 feet along a 260.00 foot radius cure to the right, having a long chord bearing South 62 deg. 19' 11" West, 72.42 feet; thence 162.31 feet along a 463.50 foot radius curve to the right, having a long chord bearing of South 82 deg. 33' 13" West, 161.49 feet; thence North 87 deg. 24' 51" West, 152.13 feet; thence 374.25 feet along a 390.00 foot radius curve to the left, having a long chord bearing of South 65 deg. 05' 43" West, 360.05 feet; thence South 37 deg. 36' 16" West, 300.23 feet to the Northerly right of way line of U.S. 127 B.R.; thence 80.02 feet along a 3684.72 foot radius curve to the left, having a long chord bearing of South 51 deg. 06' 12" East, 80.02 feet to the true Place of Beginning of the following described clear vision right of way; thence continuing along said Northerly right of way line of U.S. 127 B.R. 200.62 feet along a 3684.72 foot radius curve to the left, having a long chord bearing of South 53 deg. 17' 07" East, 200.60 feet; thence North 07 deg. 40' 11" West, 282.31 feet to the Southerly right of way line of a proposed permanent 80 foot wide right of way; thence South 37 deg. 36' 16" West, along said Southerly right of way line, 201.78 feet back to the place of beginning.

Also excepting therefrom the following described parcel:

Part of the Northeast 1/4 of the Southwest 1/4 of Section 26, Town 14 North, Range 4 West, Union Township, Isabella County, State of Michigan, described as: Beginning South 87 deg. 14' 35" East along the East-West 1/4 line, 2288.73 feet from the West 1/4 corner of said Section 26; thence continuing South 87 deg. 14' 35" East, along said East-West 1/4 line, 261.85 feet to the West right of way line of Encore Drive; thence South 02 deg. 35' 08" West, along said West right of way line of Encore Drive, 348.33 feet; thence North 87 deg. 24' 52" West, 261.85 feet; thence North 02 deg. 35' 08" East, parallel to said West right of way line of said Encore Drive, 349.11 feet back to the place of beginning, as deeded in Liber 1525, Page 430, and corrected in Liber 1526, Page 837, Isabella County Records.

AS-SURVEYED

Situated in the County of Isabella, State of Michigan, Township 14 North, Range 4 West, part of the northeast quarter of the southwest quarter of Section 26, Outlot 2, and being part of a parcel conveyed to Mount Pleasant Holdings Inc. (Liber 1520, Page 221) and being more fully described as follows:

COMMENCING at the west quarter corner of Section 26 and a 3" disc in a monument box found in the centerline of E. Blue Grass Road (public) (66");

Thence South 89°42'56" East, along the east and west quarter Section line and said centerline of E. Blue Grass Road, a distance of 2056.66 feet to the TRUE PLACE OF BEGINNING;

Thence South 89°42'56" East, continuing along the east and west quarter Section line and said centerline of E. Blue Grass Road, a distance of 232.07 feet to the northwesterly corner of a parcel conveyed to Members First Credit Union;

Thence South 00°06'35" West, along the westerly line of said Members First Credit Union parcel, a distance of 349.11 feet to the southwesterly corner of said Members First Credit Union parcel, a point on the northerly line of a parcel conveyed to Wal-Mart Real Estate Business and a mad nail found, passing a 1/2" rebar with a "PS 27595" cap found at 33.04 feet;

Thence North 89°53'09" West, along said northerly line of said Wal-Mart Real Estate Business parcel, a distance of 231.71 feet to a 1/2" rebar with a "PS 27595" cap found;

Thence North 00°03'03" East, through said Mount Pleasant Holdings Inc. parcel, a distance of 349.80 feet, passing a 1/2" rebar with a "PS 27595" cap found at 316.74 feet, to the TRUE PLACE OF BEGINNING and containing 1.8603 acres, more or less, as surveyed by Steven W. Clutter, PS 7655, for and on behalf of CESO, Inc. in July 2023.

All deed references are from the Isabella County Recorder's records.

The basis of bearings for this description is Michigan State Plane South Zone (NAD 83, 2011) derived from GPS Observations.

SCHEDULE B - SECTION II

Items 1 - 9
- NOT A MATTER OF SURVEY

10. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document: Granted to: Consumers Power Company (now known as Consumers Energy) Recording No: Liber 171, Page 523
- LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.
EASEMENT IS BASED ON THE LOCATION OF THE SOUTHWESTERLY LINE OF THE ANN ARBOR RAILROAD RIGHT-OF-WAY. LOCATION OF THE ANN ARBOR RAILROAD CANNOT BE DETERMINED.

11. Intentionally Deleted

12. Right(s) of Way and/or Easement(s) and rights incidental thereto as set forth in a document: In favor of: Union Township
Recording No: Liber 642, Page 503
- NOT ON SURVEYED PROPERTY

13. Right(s) of Way and/or Easement(s) and rights incidental thereto as set forth in a document: In favor of: Charter Township of Union
Recording No: Liber 1083, Page 165
- PLOTTED AND SHOWN ON SURVEYED PROPERTY

14. Easements with Covenants and Restriction Affecting Land
Recording Date: December 16, 2005
Recording No.: Liber 1327, Page 250
- BLANKET IN NATURE

First Amendment to Easements with Covenants and Restriction Affecting Land
Recording Date: April 24, 2006
Recording No.: Liber 1344, Page 297
- BLANKET IN NATURE

Second Amendment to Easements with Covenants and Restrictions Affecting Land
Recording Date: June 14, 2022
Recording No.: Liber 1895, Page 4878
- BLANKET IN NATURE

15. Reciprocal Easement Agreement Executed by: Kohl's Michigan, L.P. and Bluegrass Investment Group, LLC Recording Date: April 24, 2006
Recording No.: Liber 1344, Page 312
- NOT ON SURVEYED PROPERTY

16. Michcon Distribution Easement
Recording Date: July 24, 2006
Recording No.: Liber 1356, Page 971
- PLOTTED AND SHOWN ON SURVEYED PROPERTY

17. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
Recording No: Liber 1525, Page 406
- PLOTTED AND SHOWN ON SURVEYED PROPERTY

18. Agreement Regarding Utility Extensions and Access Drive
Executed by: Mount Pleasant Holdings, LLC, a Michigan limited liability company and Members First Credit Union, a Michigan state chartered credit union
Recording Date: August 10, 2010
Recording No.: Liber 1525, Page 434
- BLANKET IN NATURE

19. Right(s) of Way and/or Easement(s) and rights incidental thereto as set forth in a document:
In favor of: Charter Township of Union
Recording No: Liber 1561, Page 291
- PLOTTED AND SHOWN ON SURVEYED PROPERTY

SURVEYOR NOTES:

- This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitment conducted by Fidelity National Title Insurance Company, Commitment Number OH NCS No. GLW2300475, Local File No. GLT2300199 and bearing an effective date of April 3, 2023 at 8:00 a.m.
- Indirect access to the surveyed property is available to E. Blue Grass Road and Encore Boulevard via Liber 1327, Page 250, Liber 1525, Page 406 & Liber 1525, Page 434.
- No roadway improvement plans were disclosed to CESO during the survey.
- The utilities shown are located from field survey information, Underground Detective Utility Locate Scan and/or existing drawings supplied by client (MISSDIG 811 Ticket # 2023070500236). The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available.
- Parcel is located within Zone "X" (Area of Minimal Flood Hazard) as indicated by the Flood Insurance Rate Map (FIRM) Map Number 26073C0309D, effective date: 2/5/2014 published by the Federal Emergency Management Agency.
- There are 0 regular sparking spaces & and 0 handicap spaces on the subject parcel.
- The closest intersection is E. Blue Grass Rd. & Encore Blvd. located approximately 320 feet East of the site.
- There was no observed evidence of current earth moving work, building construction or building additions at the time of this surveying.
- No proposed changes in street right of way lines were provided to the surveyor. No evidence of street or sidewalk construction or repairs observed at time of survey.

ZONING REPORT

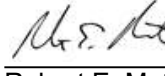
- Zoning report provided by: NDDS National Due Diligence Services
Project No: 2318440-45627
- Dated: April 28, 2023
- Zoning District
-B-5: Highway Business
- Adjacent Property Zoning
-North: ROW: E Blue Grass Rd
-South: B-5: Highway Business
-East: B-5: Highway Business
-West: B-5: Highway Business
- Building Setback Requirements
Min. Front from Street: 20'
Min. Corner Side: 20'
Min. Interior Side: 10'
Min. Rear: 20'
NOTE: 15' planting area width required adjacent to roads, per § 10.1. See § 10.2.B. for planting requirements adjacent to roads.
- Height Restrictions
Maximum Height (measured in feet) 45 feet
Maximum (number of stories) None stated
- Area Requirements
Minimum Lot Area: 16,000 sq.ft.
Minimum Lot Width (at building line): 100 feet
Minimum Lot Frontage (at right-of-way): None stated
- Density Requirements
Maximum Floor Area Ratio: Required: None stated
Maximum Dwelling units per Acre: None stated
Maximum Lot Coverage (for building): Required: 50%
Minimum Lot Coverage (impervious): Required: None Stated
- Parking
Parking Use Category: Automobile Repair Shop or Garage, if all operations are conducted in an enclosed building
Parking Space Formula: 1 space/employees based on the largest daily work shift, plus adequate off-street parking for visitors and for vehicles awaiting service or pick-up, based on anticipated use.

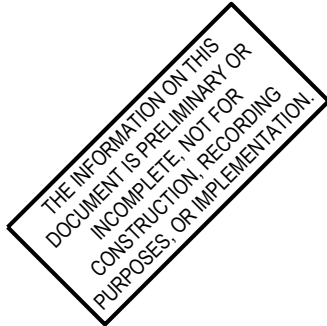
SURVEYOR'S CERTIFICATION:

TO: Valvoline LLC, a Delaware limited liability company, and Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 5, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 11(a)(b), 13, 14, 16, 17, 18, & 20 of Table A thereof. The fieldwork was completed on July 18, 2023

Date of Plat or Map October 9, 2023

 02-23-2024
Robert E. Matko PS No. 54055 Date
matko@cesoinc.com
13060 South US Highway 27
Suite D
Dewitt, Michigan 18820
(517)622-3000



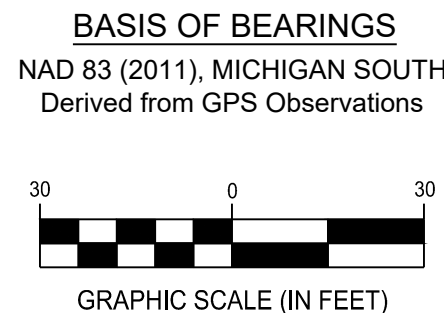
Valvoline LLC

ALTA / NSPS LAND TITLE SURVEY
Northeast One-quarter of the Southwest One-quarter Sec. 26, T-14N, and R-4W
Outlot 2, County of Isabella, State of Michigan

Revisions / Submissions		
ID	Description	Date
Project Number: 762842		
Scale: 1" = 30'		
Drawn By: MSD		
Checked By: SWC		
Date: February 22, 2024		
Issue:		
Drawing Title:		

AS-1

W:\PROJECTS\VALVOLINE\762842 - E Blue Grass Rd - Mt Pleasant.MXD\SURVEY\Drawings\762842 VIOC-Mt Pleasant.ML_surv.dwg - 2/22/2024 - Aubrey Wagner



BENCHMARK	
Vertical Datum: NAVD88 derived from GPS Observations	
BM "A":	"X" Cut in to Light Pole Base Approximately 348' South of centerline of E. Blue Grass Rd. and 589' West from the centerline of Encore Blvd. Elevation = 800.18'
BM "B":	Top Nut of Hydrant Approximately 335' South the centerline of E. Blue Grass Rd. and 295' West from the centerline of Encore Blvd. Elevation = 797.89'
BM "C":	"X" Cut in Northwest Bolt of Light Pole Approximately 187' South of the centerline of E. Blue Grass Rd. and 300' West of the centerline of Encore Blvd. Elevation = 806.26'

STORM STRUCTURES

5120 - CURB INLET WITH GRATE
RIM = 806.18
FL 18" RCP W & E = 797.5'
FL 12" RCP N = 797.6'

5204 - CURB INLET WITH GRATE
RIM = 796.41
FL 24" RCP W & E = 789.9'

5208 - CURB INLET WITH GRATE
RIM = 795.92
FL 24" RCP W & E = 790.0'
FL 12" HDPE NE = 792.3'

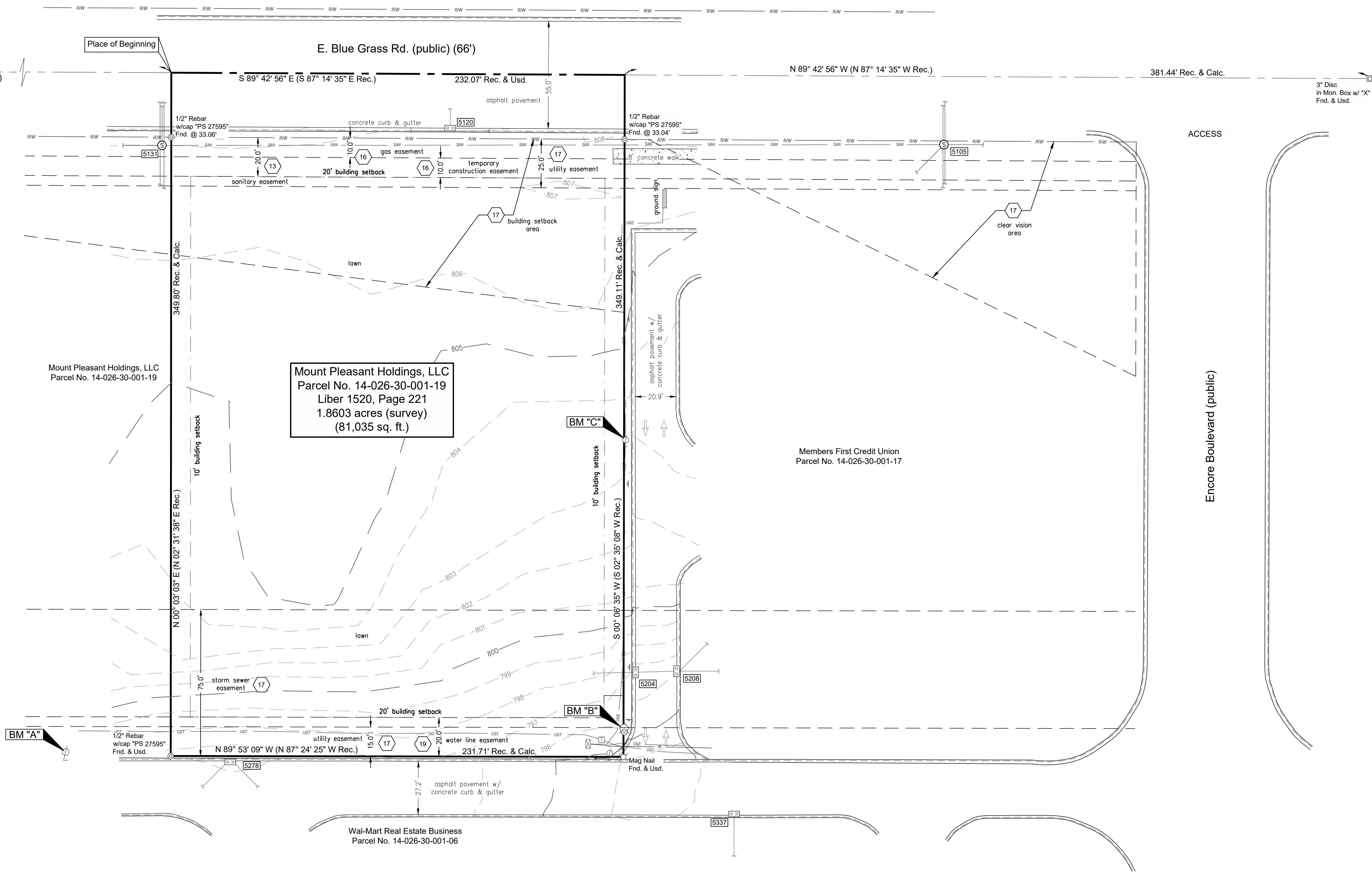
5278 - CURB INLET WITH GRATE
RIM = 795.73
FL 24" RCP SE = 786.1'
FL 18" RCP SW = 786.2'

5337 - CURB INLET WITH GRATE
RIM = 792.10
FL 18" RCP S = 786.1'

SANITARY STRUCTURES

5105 - SANITARY MANHOLE
RIM = 804.97
FL 10" PVC N,S,W,E = 788.3'
FL 8" PVC N = 794.3'
FL 8" PVC S = 794.3'
FL 6" PVC SSW = 794.8'

5131 - SANITARY MANHOLE
RIM = 807.29
FL 10" PVC N,S,W,E = 789.4'
FL 8" PVC N = 795.3'
FL 8" PVC N & S = 795.4'



SURVEY LEGEND

⊙ - Iron Pin Found as Described	Fnd. (F) - Found
⊙ - PK Nail/Mag Nail Found	Usd. (U) - Used
⊙ - Monument Found as Described	Rec. (R) - Deed

TOPOGRAPHIC LEGEND

⊙ Light Pole	☒ Telephone Box
⊙ Electric Transformer	☒ Fire Hydrant
☒ Curb Inlet	⊙ Water Valve
⊙ Sanitary Manhole	⊙ Sign
### Structure Number	
— G —	Gas Line
— W —	Water Line
— UGE —	Underground Electric (Per Plan)
— UGT —	Underground Communications
— STM —	Storm Sewer
— SAN —	Sanitary Sewer

Valvoline LLC

ALTA / NSPS LAND TITLE SURVEY
Northeast One-quarter of the Southwest One-quarter Sec. 26, T-14N, and R-4W
Outlot 2, County of Isabella, State of Michigan

Revisions / Submissions

ID	Description	Date
----	-------------	------

Project Number: 762842
Scale: 1" = 30'
Drawn By: MSD
Checked By: SWC
Date: February 22, 2024
Issue:

Drawing Title:

AS-2

FINAL SITE PLAN REPORT

TO:	Planning Commission	DATE:	May 10, 2024
FROM:	Peter Gallinat Zoning Administrator	ZONING:	B-5, Highway Business District
PROJECT:	PFINAL24-02 Final Site Plan approval – Proposed Valvoline Instant Oil Change facility. A 3,224-square-foot building with two bays.		
PARCEL(S):	PID 14-026-30-001-19		
OWNER(S):	Mount Pleasant Holdings LLC (Buyer: Lormax Stern Dev. Co.)		
LOCATION:	Approx. 1.86 acres located at E. Bluegrass Road. in the SW 1/4 of Section 23.		
EXISTING USE:	Vacant lot	ADJACENT ZONING:	B-5
FUTURE LAND USE DESIGNATION: <i>Commercial/Light Industrial:</i> While currently more auto-centric, [the Bluegrass Center] area has the potential to transition into a more walkable, vibrant center. Future uses should be integrated to include multi-story, mixed-use buildings; first floor retail and office uses; public use and spaces; entertainment and restaurant venues; and additional attached housing types such as townhouses. Both vehicular and pedestrian cross connections should be promoted between sites, providing for future connections through easements, and should collectively promote a vibrant, livable center to the neighboring university population.			
ACTION: To approve the PFINAL24-02 site plan dated 3/25/2024 for a 3,334 square-foot Valvoline Instant Oil Change facility with two bays on the south side of E. Bluegrass Rd. west of Encore Blvd. in the SW 1/4 of Section 26 and in the B-5(Highway Business) District.			

Site Plan Approval Process

Per Section 14.2.C. of the Zoning Ordinance, both preliminary site plan approval and final site plan approval are required for this project. Per Section 14.2.J., approval of a preliminary site plan by the Planning Commission *“shall indicate its general acceptance of the proposed layout of buildings, streets, drives, parking areas, and other facilities and areas.”* Planning Commission approval of a final site plan *“constitutes the final zoning approval for the project and allows for issuance of a building permit to begin site work or construction, provided all other construction and engineering requirements have been met”* (Section 14.2.L.). Documentation of applicable outside agency permits and approvals will be required as part of a final site plan application.

Background Information

This site was originally planned as part of the larger Union Commons development, and is served by the regional private stormwater management system created for Union Commons and still managed by the developer. Four (4) development parcels were planned along the E. Bluegrass Rd. frontage but not divided until much later when one (1) outlot was created for what is now the Members First Credit Union site on the southwest corner of E. Bluegrass Rd. and Encore Blvd.

The Planning Commission approved the PSPRE23-03 preliminary site plan for this project in January of 2024.

Final Site Plan Review Comments

The following comments are based on the standards for preliminary site plan approval and specific elements of the proposed site plan:

1. **Section 14.2.P. (Required Site Plan Information).** The site plan conforms to the minimum Section 14.2.P. information requirements for a final site plan. **CONFORMS**
2. **Section 8 (Environmental Performance Standards).** The hazardous substance reporting form and EGLE permit checklist form are included in the application materials. Both have been completed. **CONFORMS**
3. **Section 4 (Building Location and the E. Bluegrass Rd. frontage).** To make the most efficient use of the lot, the proposed building location has been adjusted forward on the lot to abut the private “building setback” easement line (which appears to be designed to protect views of the Union Commons sign at Encore Blvd.). The applicant has also added a pedestrian amenity within this easement area. **CONFORMS**
4. **Section 9 (Off-Street Parking, Loading Requirements).** An instant oil change shop requires 3.5 parking spaces per service bay (including the service bay space), plus (1) space per employee based on the largest daily work shift. The applicant has fully addressed on the final site plan all of the parking and loading-related deficiencies and corrections noted during the preliminary site plan review. **CONFORMS**
5. **Section 9.6.C (Access Management, Service Drive).** The site will be utilizing two service drives to and from the site in accordance with Section 9.6.C. **CONFORMS**
6. **Section 7.10 (Sidewalks and Pathways).** The plan provides for an 8-foot-wide sidewalk connection from E. Bluegrass Road to the business and a new public sidewalk to be constructed along the entire parcel that matches the sidewalk to the west at Members First Credit Union, with dimensions and details noted on the final site plan. **CONFORMS**
7. **Section 7.14 (Trash Removal and Collection).** A 10-foot, 8-inch by 17-foot dumpster enclosure is proposed in the rear yard south of the building. There is a 10-foot by 10-foot concrete pad proposed in front of the dumpster enclosure. Both a dumpster and recycle bin are proposed inside the enclosure. The enclosure will match the proposed building brick, stone and mortar. The Enclosure will be seven (7)-feet in height. **CONFORMS**
8. **Section 10 (Landscaping and Screening).** Detailed landscape changes have been made for the final site plan, as follows:
 - ✓ Added one (1) more shade tree. The plan notes one (1) shade tree required per five (5) spaces, with two (2) trees shown on the plan. Car stacking and service bay spaces

are considered part of the required parking, so a minimum of three (3) shade trees are required for 13 spaces. **CONFORMS**

- ✓ Forty-five shrubs are proposed as required for the entire lineal frontage of the parcel. Six deciduous trees and three ornamental trees as required have been provided to meet the lineal frontage of the entire parcel. **CONFORMS**
- ✓ Corrected the term “street tree” to deciduous trees to differentiate with the ornamental trees required. **CONFORMS**
- ✓ Off-street parking areas containing greater than ten (10) spaces shall incorporate at least thirty (30) square feet of interior landscaping per parking space. Interior parking lot landscaping shall include the following: Internal islands and medians, Landscaped areas surrounded on three sides by a parking area (i.e., peninsulas or fingers), Landscaped areas at the corners of a parking area and bordered by parking on at least two sides. The current plan will require 450-square-feet for interior landscaping. The plan provides 1,260 square-feet of internal landscaping. **CONFORMS**
- ✓ Location of trees have been moved so not to block the view of existing signage and proposed signage. The location of landscaping does not interfere with vehicle or pedestrian traffic. **CONFORMS**

9. **Section 8.2 (Exterior Lighting).** The plan provides for a lighting plan on page PH-1, which fully conforms to Section 8.2 standards. **CONFORMS**

10. **Outside agency approvals.** The applicant is responsible for obtaining all necessary outside agencies permits or approvals prior to submittal of a final site plan application. At this time the applicant has received approvals from Gourdie Fraser for Storm Water Management, Isabella County Transportation Commission, Isabella County Road Commission, and the Mt. Pleasant Fire Department. **CONFORMS**

In response to the applicant’s initial plan submittal, the Township Public Services Department requested some revisions and additional information. The applicant has responded on the current site plan submittal with the corrections as requested by Public Services, which is currently under review by the department. **CAN CONFORM**

Objective

The Planning Commission shall review the application materials and site plan, together with any reports and recommendations. The Planning Commission shall identify and evaluate all relevant factors and shall then take action by motion to approve the site plan, to approve the site plan with conditions, to deny the site plan application, or to postpone further consideration of the site plan to a date certain in accordance with Section 14.2.H. of the Zoning Ordinance.

Key Findings

1. The final site plan meets the requirements of Section 14.2.P. (Required Site Plan Information)
2. The final site design fully conforms to all applicable site development standards of the Zoning Ordinance.
3. The final site plan application can conform to the Section 14.2.S. (Standards for Site Plan Approval), subject to a final confirmation of approval from the Public Services Department.

Recommendations

Based on the above findings, I recommend approval of the PFINAL24-02 site plan dated 3/25/2024 for the Valvoline Instant Oil Change facility, subject to the condition that documentation of final approval from the Township's Public Services Department shall be received by the Zoning Administrator prior to issuance of a building permit for the start of construction.

Please note that this Public Services Department approval is only for the site plan and will not constitute any further review required at the time of a building permit application.

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

Draft Motions: PFINAL 24-02 Final Site Plan Review Application
Valvoline Instant Oil Change

MOTION TO APPROVE THE FINAL SITE PLAN AS PRESENTED:

Motion by _____, supported by _____, to approve the PFINAL 24-02 final site plan dated March 25, 2024 for a 3,334 square-foot Valvoline Instant Oil Change facility on the south side of East Bluegrass Road west of Encore Boulevard in the southwest quarter of Section 26 and in the B-5 (Highway Business) zoning district, finding that the site plan fully complies with the applicable Zoning Ordinance requirements for final site plan approval, including Sections 14.2.P. (Required Site Plan Information) and 14.2.S. (Standards for Site Plan Approval).

MOTION TO APPROVE THE FINAL SITE PLAN WITH CONDITIONS:

Motion by _____, supported by _____, to approve the PFINAL 24-02 final site plan dated March 25, 2024 for a 3,334 square-foot Valvoline Instant Oil Change facility on the south side of East Bluegrass Road west of Encore Boulevard in the southwest quarter of Section 26 and in the B-5 (Highway Business) zoning district, finding that the site plan can comply with the applicable Zoning Ordinance requirements for final site plan approval, including Sections 14.2.P. (Required Site Plan Information) and 14.2.S. (Standards for Site Plan Approval), subject to the following condition(s):

1. Documentation of final approval from the Public Services Department shall be received by the Zoning Administrator prior to issuance of a building permit for the start of construction.
2. _____

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the PFINAL 24-02 final site plan dated March 25, 2024 for a 3,334 square-foot Valvoline Instant Oil Change facility on the south side of East Bluegrass Road west of Encore Boulevard in the southwest quarter of Section 26 and in the B-5 (Highway Business) zoning district until _____, 2024 for the following reasons:

MOTION TO DENY:

Motion by _____, supported by _____, to deny the PFINAL 24-02 final site plan dated March 25, 2024 for a 3,334 square-foot Valvoline Instant Oil Change facility on the south side of East Bluegrass Road west of Encore Boulevard in the southwest quarter of Section 26 and in the B-5 (Highway Business) zoning district, finding that the site plan does not comply with applicable Zoning Ordinance requirements, including Sections 14.2.P. (Required Site Plan Information) and 14.2.S. (Standards for Site Plan Approval), for the following reasons:

February 15, 2024

Mr. Peter Gallinat
Zoning Administrator
Charter Township of Union
2010 S. Lincoln Road
Mt. Pleasant, Michigan 48858

Re: Prestige Centre, 5785 East Broadway Road, Mt. Pleasant, Michigan
PID 14-013-20-043-02 & -043-08
Project PSPR22-19

Mr. Gallinat,

I am writing on behalf of MCAP MT PLEASANT PROPCO LLC (aka, Prestige Centre) to request a one (1) year extension of the referenced site plan dated November 16, 2022, which was approved by the Township Planning Commission on December 20, 2022 (see attached).

Based on our correspondence, the approval is currently set to expire on June 17, 2024 (545 days from the date of approval).

Market conditions, initially with respect to construction costs and subsequently the commercial lending environment, have been largely unfavorable to our plans to expand Prestige Centre. However, we continue to believe that, with future corrections in these markets, the planned expansion would be beneficial, both from a financial perspective and from the perspective of providing needed services to the Mt. Pleasant community.

With this in mind, we hereby respectfully request an extension of the site plan approval to June 17, 2025, so that we may continue to pursue financing to enable the expansion of the subject property.

Please let me know if you should have any questions or need any additional information in order for the Planning Commission to formally consider our request.

Sincerely,



Kevin W. Willis
MCAP, SVP – Development

cc: Richard G. Corey, MCAP Advisers II LLC
Richard J. Brewer, MCAP Advisers II LLC

Charter Township of Union

APPLICATION FOR SITE PLAN REVIEW



Minor Site Plan



Preliminary Site Plan




Final Site Plan

A Completed Application will contain all the information required per the Zoning Ordinance, Section 14.2 (Site Plan Review).

Name of Proposed Development/Project	Prestige Centre		
Common Description of Property & Address (if issued)	5785 E. Broadway Road		
Applicant's Name(s)	MCAP Mt. Pleasant Propco LLC		
Phone/Fax numbers	(434) 963-4917	Email	kwillis@mcapfunds.com
Address	915 E High Street, #301	City:	Charlottesville, VA Zip: 22902

Legal Description:	<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Included on Site Plan	Tax Parcel ID Number(s):	14-013-20-043-02 & -08	
Existing Zoning:	PUD	Land Acreage:	7.22 acres	Existing Use(s):	Assisted Living Facility
<input checked="" type="checkbox"/> ATTACHED: Letter describing the project and how it conforms to Section 14.2.S. (Standards for Site Plan Approval)					

Firm(s) or Individuals(s) who prepared site plan(s)	1. Name:	Moore & Bruggink, Inc.	Phone:	(616) 363-9800	Email:	jlong@mbce.com
	2. Address:	2020 Monroe Avenue NW				
	City:	Grand Rapids	State:		Zip:	49505
	Contact Person:	Justin Lonstreth	Phone:	(616) 299-0654		
Legal Owner(s) of Property. All persons having legal interest in the property must sign this application. Attach a separate sheet if more space is needed.	1. Name:	Same as applicant above		Phone:		
	Address:					
	City:		State:		Zip:	
	Signature:			Interest in Property:		
	2. Name:			Phone:		
	Address:					
City:		State:		Zip:		
Signature:			Interest in Property:			

I do hereby affirm that all the statements, signatures, descriptions, exhibits submitted on or with this application are true and accurate to the best of my knowledge and that I am authorized to file this application and act on behalf of all the owners of the property. 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. Approval of this plan shall not constitute the right to violate any provisions of the Zoning Ordinance or other applicable codes and ordinances.



Signature of Applicant

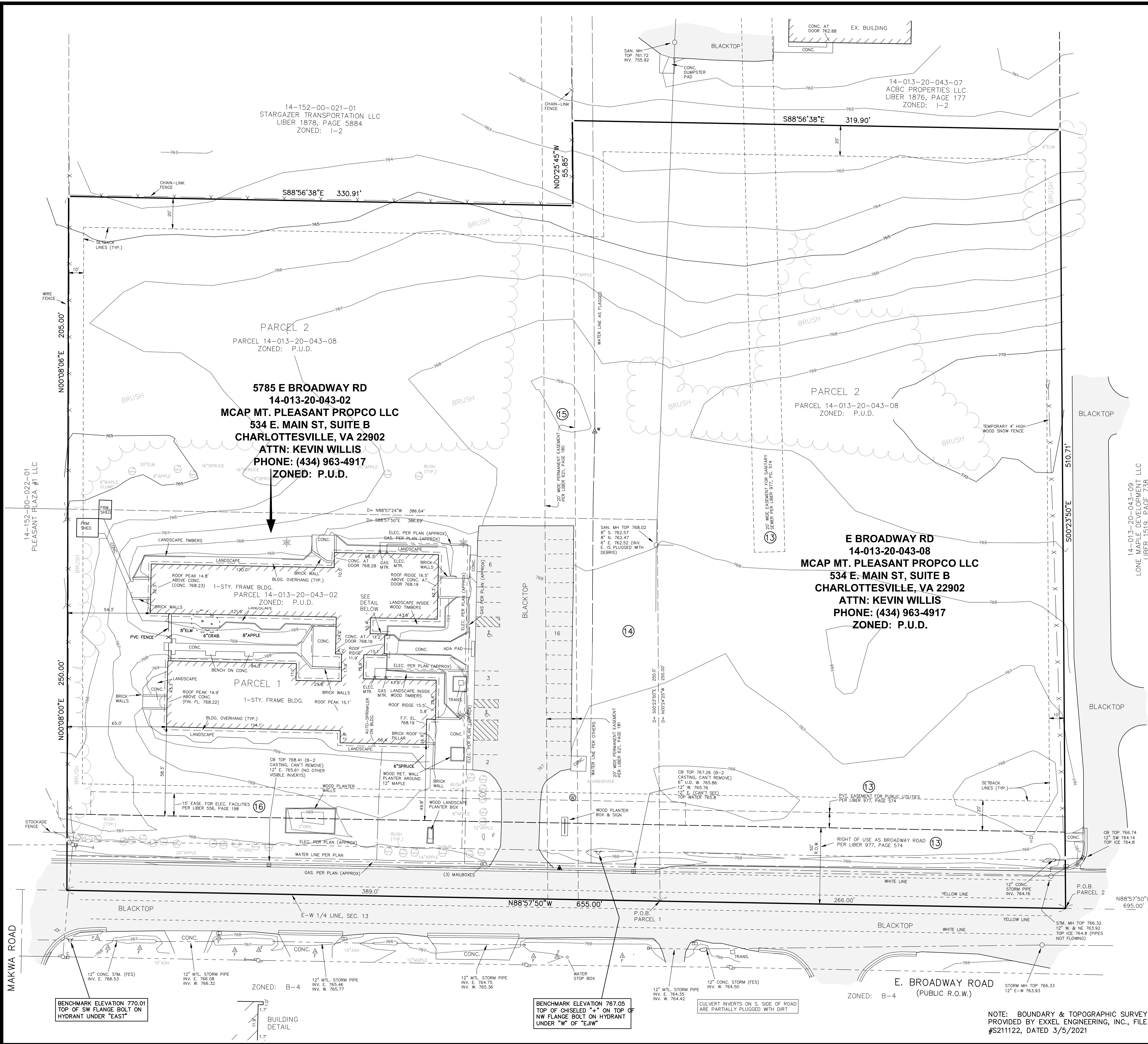
4/20/20

Date

Office Use Only

Application Received By: _____ Fee Paid: \$ _____

Date Received: _____ Escrow Deposit Paid: \$ _____



Property Description (from Commitment No.: 1900071447):

Land Situated in the Township of Union, County of Isabella, State of Michigan:

Parcel 1:
Part of the South 1/2 of the Northeast 1/4 of Section 13, Town 14 North, Range 4 West, Union Township, Isabella County, Michigan, described as: Beginning at a point on the East and West 1/4 line which is North 88 degrees 57 minutes 50 seconds West 961.0 feet from the East 1/4 corner of said Section 13; thence North 88 degrees 57 minutes 50 seconds West 389.0 feet; thence North 0 degrees 08 minutes East 250.0 feet; thence South 88 degrees 57 minutes 50 seconds East 386.69 feet; thence South 0 degrees 23 minutes 50 seconds East 250.0 feet to the point of beginning.
Tax Parcel No: 14-013-20-043-02 and

Parcel 2:
Part of the Northeast 1/4 of Section 13, Town 14 North, Range 4 West, Township of Union, Isabella County, Michigan, more particularly described as: Beginning at a point on the East-West 1/4 line of said Section 13 which is North 88 degrees 57 minutes 50 seconds West, 695.00 feet from the East 1/4 corner of said Section 13; thence continuing along said 1/4 line, North 88 degrees 57 minutes 50 seconds West 266.00 feet; thence North 00 degrees 24 minutes 25 seconds West 250.00 feet; thence North 88 degrees 57 minutes 24 seconds West 386.64 feet (previously North 88 degrees 57 minutes 50 seconds West 386.69 feet); thence North 00 degrees 08 minutes 06 seconds East 205.00 feet; thence South 88 degrees 56 minutes 38 seconds East 330.91 feet; thence North 00 degrees 25 minutes 45 seconds West 55.85 feet; thence South 88 degrees 56 minutes 38 seconds East 319.90 feet; thence South 00 degrees 23 minutes 50 seconds East 510.71 feet to the point of beginning.
Tax Parcel No: 14-013-20-043-08

- Notes:
- Description of record and recorded easement information shown hereon is based on Stewart Title Guaranty Company, Commitment No. 19000071447, Revision Number 5, with a commitment date of February 18, 2020.
 - The bearings shown hereon are based on South line of the NE 1/4 of Section 13 as N88°57'50"W per furnished description. Distances shown hereon are ground distances, Michigan State Plane Coordinates for the East 1/4 Corner of Section 13 = 767060.85 N, 13027746.9 E. Bearings shown hereon can be rotated 00°13'50" clockwise to arrive at the Michigan State Plane bearing base.
 - This property contains 7.23 acres.
 - There were 29 striped parking spaces observed in the surveyed area, which includes 27 regular spaces and 2 disabled spaces.
 - No portion of this property lies within a Special Flood Hazard Area, as identified by the Federal Insurance Administration, Department of Homeland Security. This property lies within Zone X - Unshaded (areas determined to be outside of the 0.2% annual chance floodplain) as identified on Flood Insurance Rate Map, Panel 330 of 500, Map No. 2807300303D, Map Revised February 5, 2014, published by the Federal Emergency Management Agency.
 - The dimensions of the structures shown hereon are based on exterior building measurements at ground level. Building heights shown hereon are relative to the finish floor of the building which the peak height was observed.
 - Utility structures visible on the ground surface have been located and shown per actual measurements. Underground utility lines have been shown per available records and should not be interpreted as the exact location or the only utilities in this area. Lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted.
 - This property is accessed by Broadway Road which is a public right of way.
 - A zoning report or letter has not been provided to the surveyor. Zoning setbacks shown hereon are based on a previous survey furnished by client. Previous survey was prepared by American Surveying & Mapping, Inc., drawing name: 1909667-24676 MT PLEASANT MLDWG
 - On the date of this survey there was no visible evidence of earth moving, building construction or building additions within recent months, changes in street R.O.W. lines or recent street or sidewalk construction.
 - To our knowledge, a field delineation of wetlands was not conducted by a qualified specialist. On the date of survey, no wetland flag markers were observed.
 - This site was covered with significant amounts of snow and ice on the day of this survey.

Notes regarding Schedule B - Section II Exceptions
(see Note 1 for title commitment information):
(Numbers correspond to specific exceptions listed)

- Exception 13 Terms, Conditions, Easements, Right of Ways and Provisions as set forth in the Warranty Deed recorded March 21, 2000 in Liber 977, Page 574. (shown hereon)
- Exception 14 Easement No. 21 between Accord Properties, a Partnership and Union Township, a Municipal Corporation, for the purposes therein contained, including the terms, conditions and provisions as set forth in said instrument as recorded in Liber 621, Page 181. (shown hereon)
- Exception 15 Easement No. 20 between Roger R. Card, a single man and Union Township, a Municipal Corporation, for the purposes therein contained, including the terms, conditions and provisions as set forth in said instrument as recorded in Liber 621, Page 180. (shown hereon)
- Exception 16 Easement for Electrical Facilities in favor of Consumers Power Company, for the purposes therein contained, including the terms, conditions and provisions as set forth in said instrument as recorded in Liber 556, Page 198. (shown hereon)

Utility Easement set forth in Right of Way in favor of the Consumers Power Company, a Maine Corporation, for the purposes therein contained, including the terms, conditions and provisions as set forth in said instrument as recorded May 23, 1947 in Liber 225, Page 125. (permits a route "in a Northwesterly and Southeasterly direction" in the SE 1/4 of the NE 1/4 of Section 13 - route not observed on date of survey, possibly on a parcel adjacent to surveyed property)

LEGEND

- = IRON STAKE FOUND
- = UTILITY POLE & GUY WIRE
- ★ = LIGHT POLE
- = SIGN
- = HYDRANT
- = WATERMAIN VALVE
- ⊙ = WELL
- = CATCH BASIN
- = MANHOLE
- = MAILBOX
- = TELEPHONE BOX
- = CABLE TV BOX
- = BURIED FIBER OPTIC MARKER
- = BURIED WATERMAIN MARKER
- = FENCE LINE
- = OVERHEAD WIRES

SHEET SCHEDULE	
1	EXISTING SURVEY
2	SOIL SURVEY PLAN
3	REMOVAL PLAN
4	SITE PLAN
5	GRADING & SOIL EROSION CONTROL
6	UTILITY PLAN
7	LANDSCAPE PLAN
8	CONSTRUCTION DETAILS

NOTE: BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY EXCEL ENGINEERING, INC., FILE #S211122, DATED 3/5/2021

0 15 30
PLAN SCALE: 1" = 30'

Know what's below.
Call before you dig.

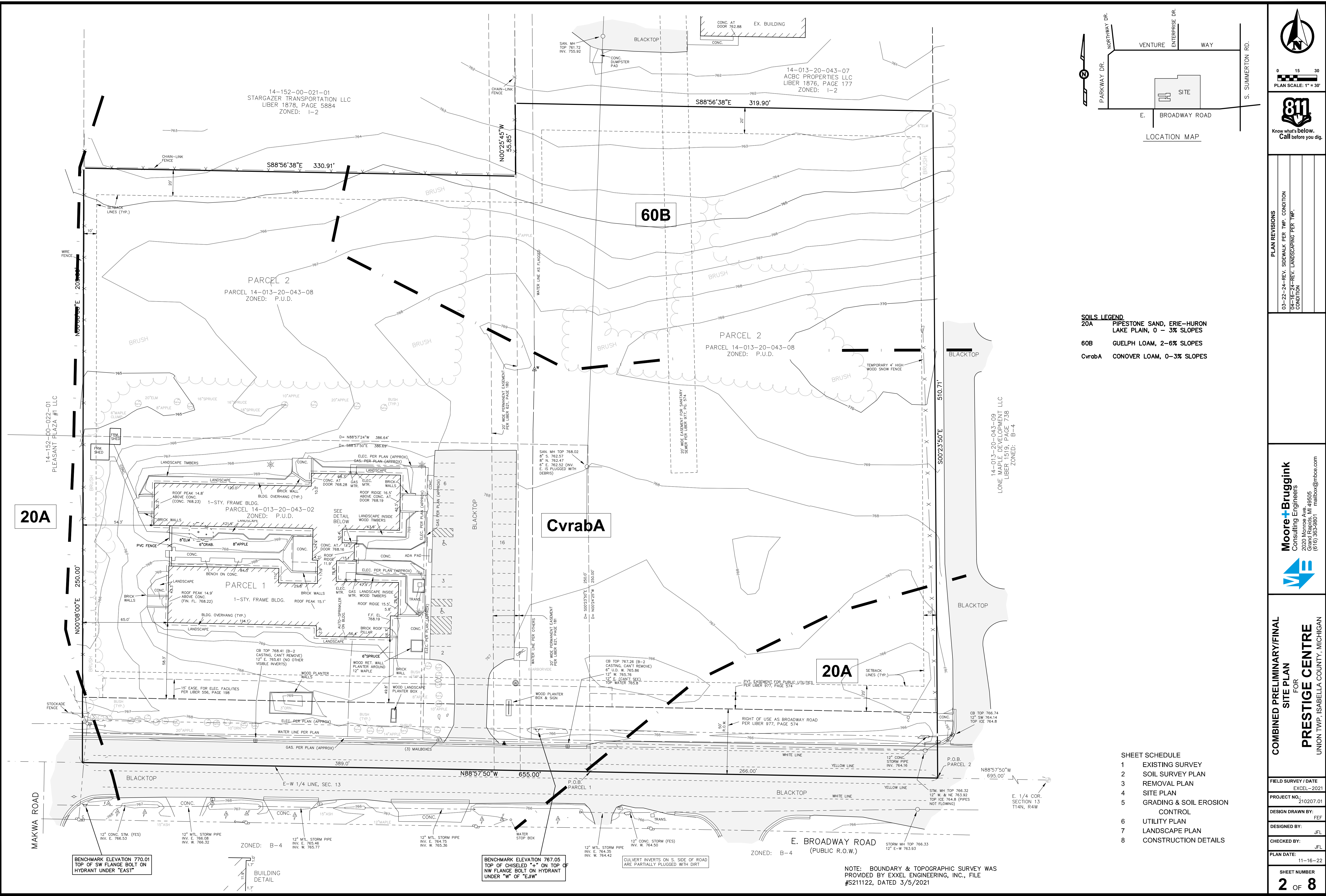
PLAN REVISIONS	
03-22-24-REV. SIDEWALK PER TWP. CONDITION	CONDITION
04-16-24-REV. LANDSCAPING PER TWP. CONDITION	CONDITION

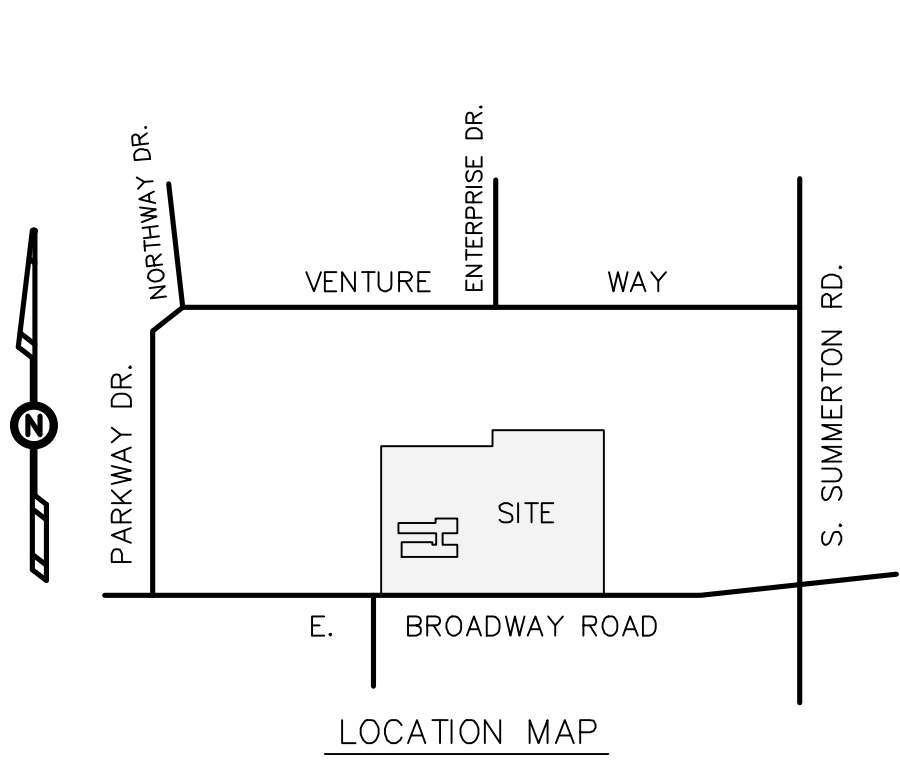
COMBINED PRELIMINARY/FINAL SITE PLAN FOR PRESTIGE CENTRE

UNION TWP., ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE	EXCEL-2021
PROJECT NO.:	210207.01
DESIGN DRAWN BY:	FEF
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	11-16-22
SHEET NUMBER	1 OF 8

p:\210207\01 prestige centre-mt. pleasant-spa design-sheets.dwg_4/25/2024 1:46:16 PM LISA FRIZZELL





1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BIT PAVEMENT, STORM SEWER STRUCTURES, STORM SEWER PIPE, LIGHT POLES, FENCING, UNDERGROUND ELECTRIC, VEGETATION AND SO ON TO PREPARE THE SITE FOR IMPROVEMENTS. CASTINGS, VALVE BOXES AND/OR OTHER UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
4. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY ACT 451 OF PUBLIC ACTS OF 1997, SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
5. ALL SOIL EROSION CONTROL MEASURE SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
6. THE CONTRACTOR SHALL CLEAN PUBLIC STREETS DAILY OF ANY DIRT AND/OR DEBRIS FROM CONSTRUCTION SITE.

20'

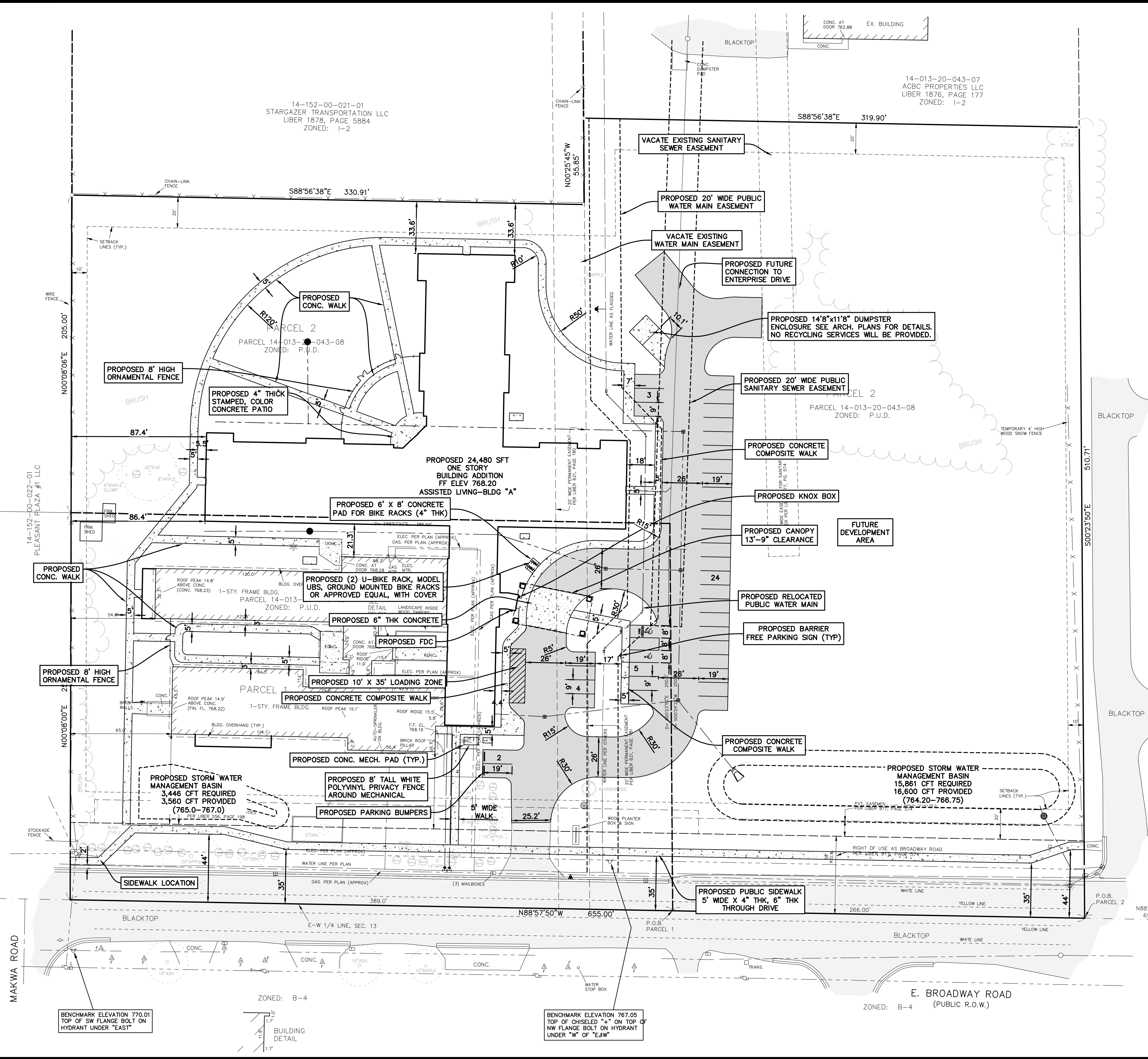
8" CRUSHED CONCRETE BASE, C.I.P.

12" SAND SUBBASE

EXISTING GRADE

PROPOSED SUB GRADE

SHEET SCHEDULE	
1	EXISTING SURVEY
2	SOIL SURVEY PLAN
3	REMOVAL PLAN
4	SITE PLAN
5	GRADING & SOIL EROSION CONTROL
6	UTILITY PLAN
7	LANDSCAPE PLAN
8	CONSTRUCTION DETAILS

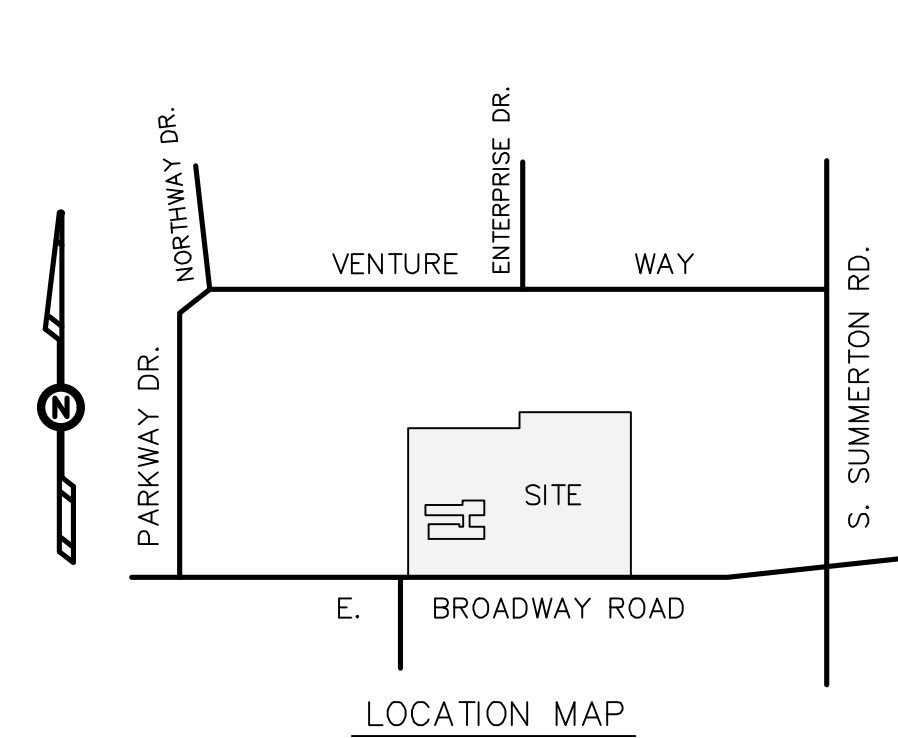
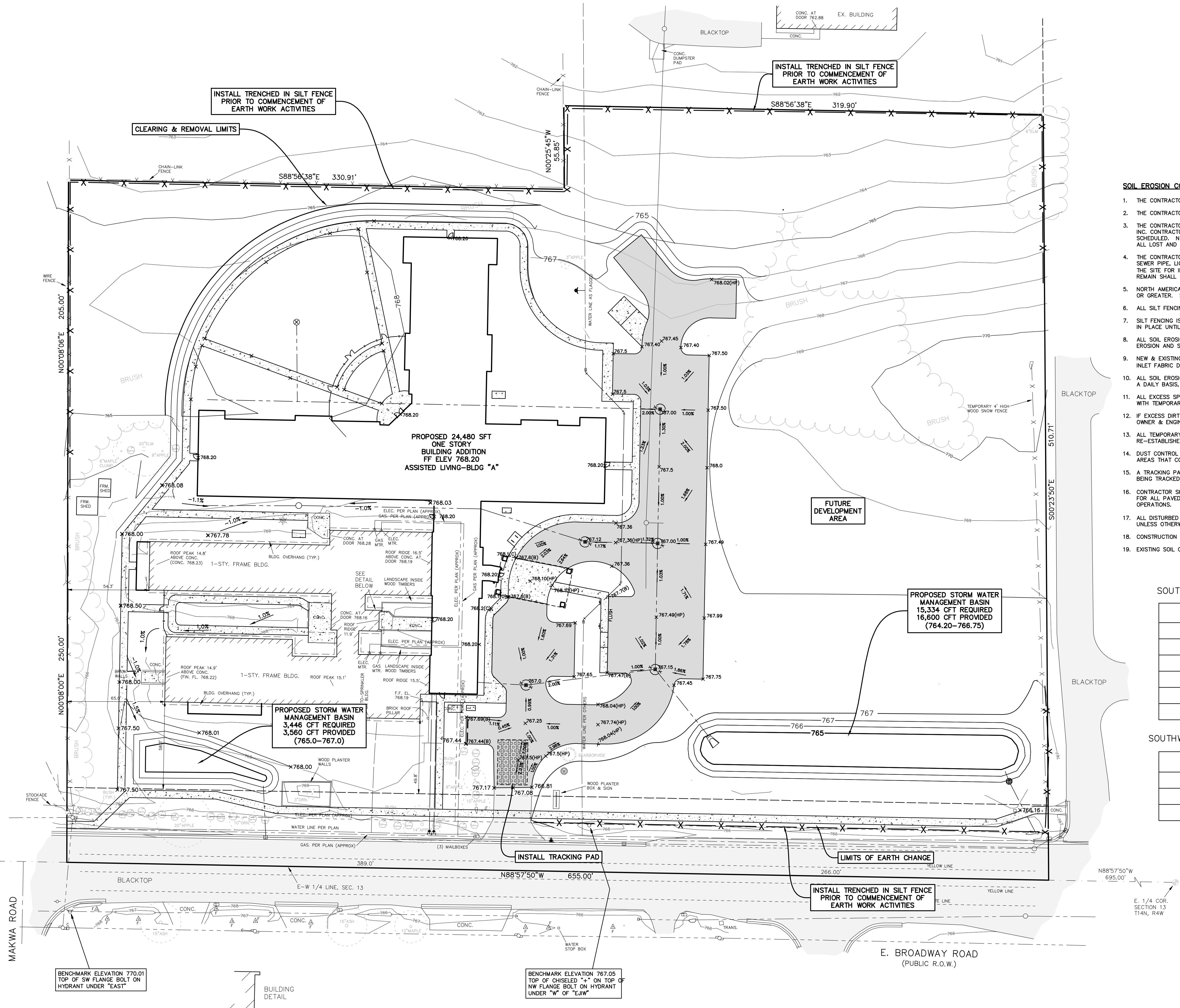


 0 15 30 PLAN SCALE: 1" = 30'
Know what's below. Call before you dig.
PLAN REVISIONS
03--22-24-REV. SIDEWALK PER TWP. CONDITION
04--16-24-REV. LANDSCAPING PER TWP. CONDITION

Moore+Bruggink Consulting Engineers 2020 Monroe Ave Grand Rapids, MI 49505 (616) 363-9801 mailbox@mbce.com

COMBINED PRELIMINARY/FINAL SITE PLAN FOR PRESTIGE CENTRE UNION TWP., ISABELLA COUNTY, MICHIGAN
FIELD SURVEY / DATE EXCEL - 2021
PROJECT NO.: 210207.01
DESIGN DRAWN BY:
DESIGNED BY:
CHECKED BY:
PLAN DATE: 11-16-22
SHEET NUMBER 4 OF 8

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SOIL EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.
4. THE CONTRACTOR SHALL REMOVE ALL CONCRETE, BIT PAVEMENT, STORM SEWER STRUCTURES, STORM SEWER PIPE, LIGHT POLES, FENCING, UNDERGROUND ELECTRIC, VEGETATION AND SO ON TO PREPARE THE SITE FOR IMPROVEMENTS. CASTINGS, VALVE BOXES AND/OR OTHER UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED AND PROTECTED FROM DAMAGE.
5. NORTH AMERICAN GREEN DS-150 EROSION CONTROL BLANKET SHALL BE PLACED ON ALL SLOPES 1:3 OR GREATER. SECURE BLANKET TO SLOPE PER MANUFACTURERS SPECIFICATIONS.
6. ALL SILT FENCING SHALL BE TRENCHED IN PRIOR TO COMMENCEMENT OF EARTHWORK ACTIVITIES.
7. SILT FENCING IS REQUIRED ALONG ALL DOWNSTREAM EDGES OF THE GRADING LIMITS AND MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
8. ALL SOIL EROSION CONTROL MEASURES SHALL COMPLY WITH ACT 451 OF PUBLIC ACTS OF 1997, SOIL EROSION AND SEDIMENTATION CONTROL, NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT.
9. NEW & EXISTING STORM SEWER INLET POINTS SHALL BE PROTECTED FROM SEDIMENT INFILTRATION WITH INLET FABRIC DROP (SILT SACK).
10. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS, AND IMMEDIATELY FOLLOWING EVERY SIGNIFICANT RAINFALL EVENT.
11. ALL EXCESS SPOILS ARE TO BE REMOVED FROM THE SITE. OTHERWISE STOCKPILES MUST BE PROVIDED WITH TEMPORARY AND PERMANENT STABILIZATION MEASURES.
12. IF EXCESS DIRT IS TO BE PLACED ON SITE, THE LOCATION SHALL BE APPROVED BY THE PROPERTY OWNER & ENGINEER.
13. ALL TEMPORARY EROSION CONTROLS MUST REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY RE-ESTABLISHED.
14. DUST CONTROL SHALL BE PROVIDED BY MEANS OF WATER DISTRIBUTION ON A REGULAR BASIS OVER AREAS THAT COULD POTENTIALLY PRODUCE DUST CONDITIONS.
15. A TRACKING PAD MUST BE PROVIDED AT CONSTRUCTION ACCESS POINTS TO PREVENT SOILS FROM BEING TRACKED OFF-SITE, PER DETAIL THIS SHEET.
16. CONTRACTOR SHALL SWEEP PAVED AREAS EACH DAY (OR MORE AS NEEDED) BY MECHANICAL MEANS FOR ALL PAVED AREAS IN AND AROUND THE PERIMETER OF THE PROJECT AFFECTED BY TRUCKING OPERATIONS.
17. ALL DISTURBED AREAS SHALL BE RESTORED WITH 4" TOPSOIL (MIN), SEED, FERTILIZER AND MULCH UNLESS OTHERWISE NOTED.
18. CONSTRUCTION ENTRANCE SHALL BE PROVIDED FROM EAST BROADWAY ROAD.
19. EXISTING SOIL CONDITIONS: LOAM PER USDA SOIL SURVEY

SOUTHEAST BASIN STORAGE STAGE/STORAGE TABLE

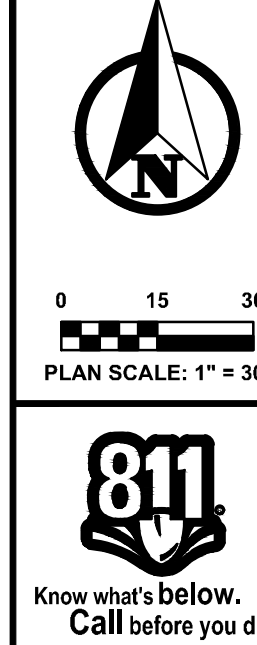
CONTOUR	VOLUME (CFT)
764.20	0
765.00	3905
766.00	10647
766.40	14230
766.75	16600
767.00	19352

SOUTHWEST BASIN STORAGE STAGE/STORAGE TABLE

CONTOUR	VOLUME (CFT)
765.00	0
766.00	1353
767.00	3560

SHEET SCHEDULE

- 1 EXISTING SURVEY
- 2 SOIL SURVEY PLAN
- 3 REMOVAL PLAN
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- 6 UTILITY PLAN
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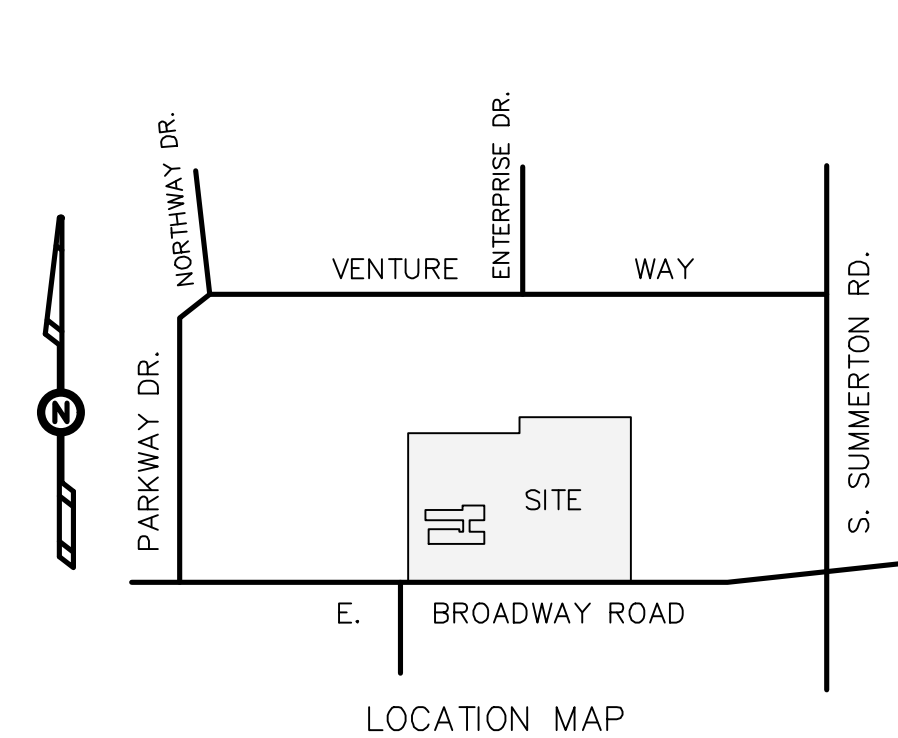
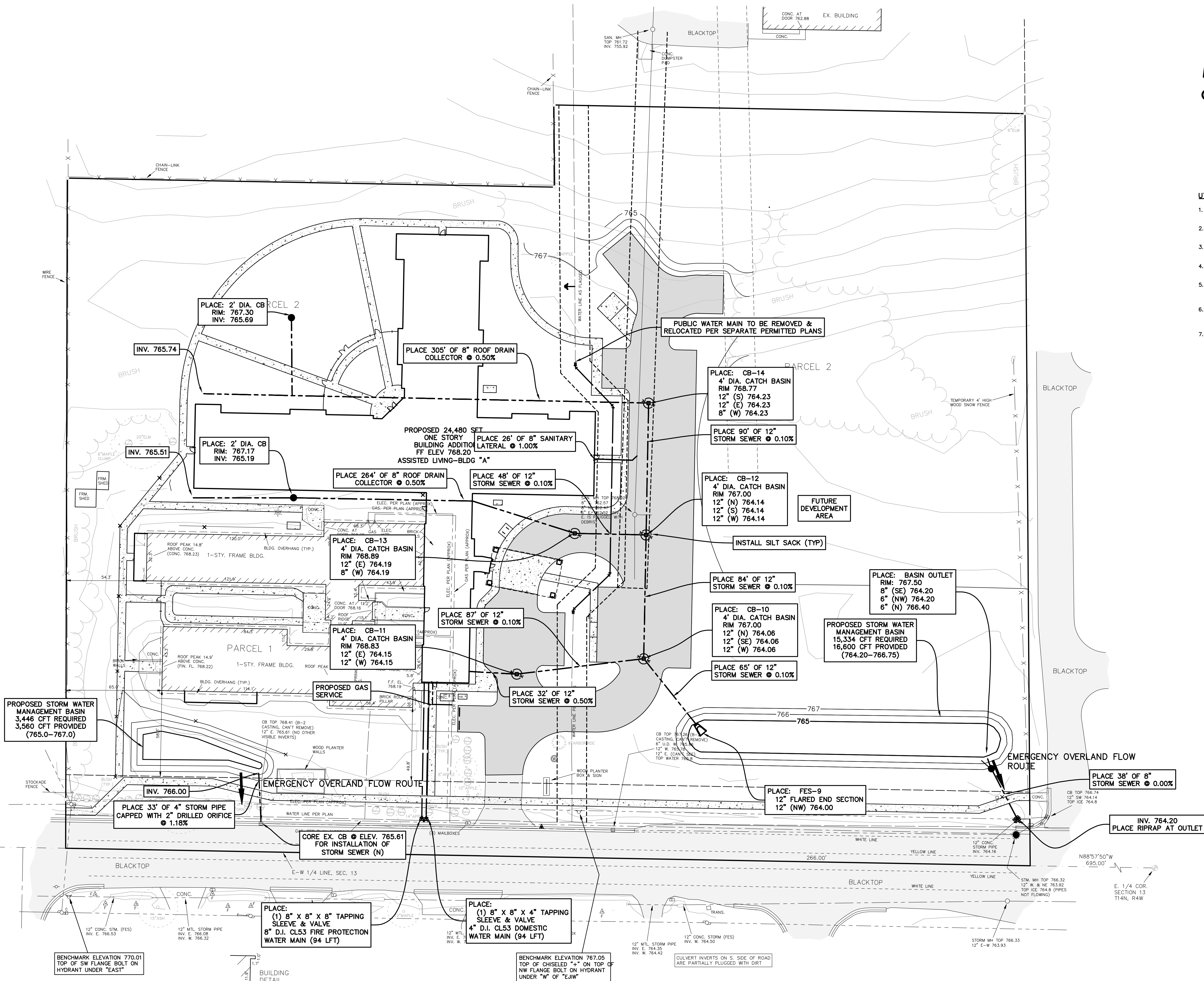
PLAN REVISIONS
03-22-24-REV. SIDEWALK PER TWP. CONDITION
04-16-24-REV. LANDSCAPING PER TWP. CONDITION

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 363-9801
mailto:mbos@mbos.com

**COMBINED PRELIMINARY/FINAL
SITE PLAN
FOR
PRESTIGE CENTRE**
UNION TWP. ISABELLA COUNTY, MICHIGAN

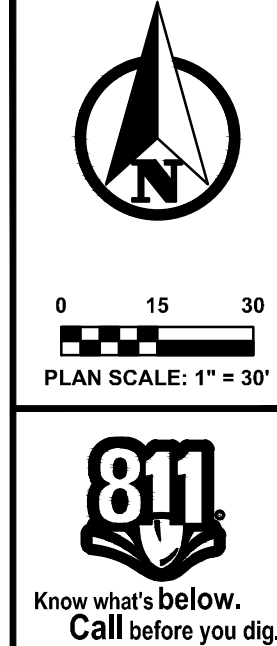
FIELD SURVEY / DATE	EXCEL-2021
PROJECT NO.	210207.01
DESIGN DRAWN BY:	FEF
DESIGNED BY:	JFL
CHECKED BY:	JFL
PLAN DATE:	11-16-22
SHEET NUMBER	5 OF 8

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UTILITY PLAN GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. ALL STORM SEWER PIPE SHALL BE ADS N-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
4. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MDOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM- 1557.
6. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER DETENTION POND AS SHOWN AND SPECIFIED.
7. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY EMAIL USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.



PLAN REVISIONS

NO.	DATE	DESCRIPTION
03-22-24	REV.	REV. SIDEWALK PER TWP. CONDITION
04-16-24	REV.	LANDSCAPING PER TWP. CONDITION

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 363-9801
mailto:mailbox@mbce.com

COMBINED PRELIMINARY/FINAL
SITE PLAN
FOR
PRESTIGE CENTRE
UNION TWP., ISABELLA COUNTY, MICHIGAN

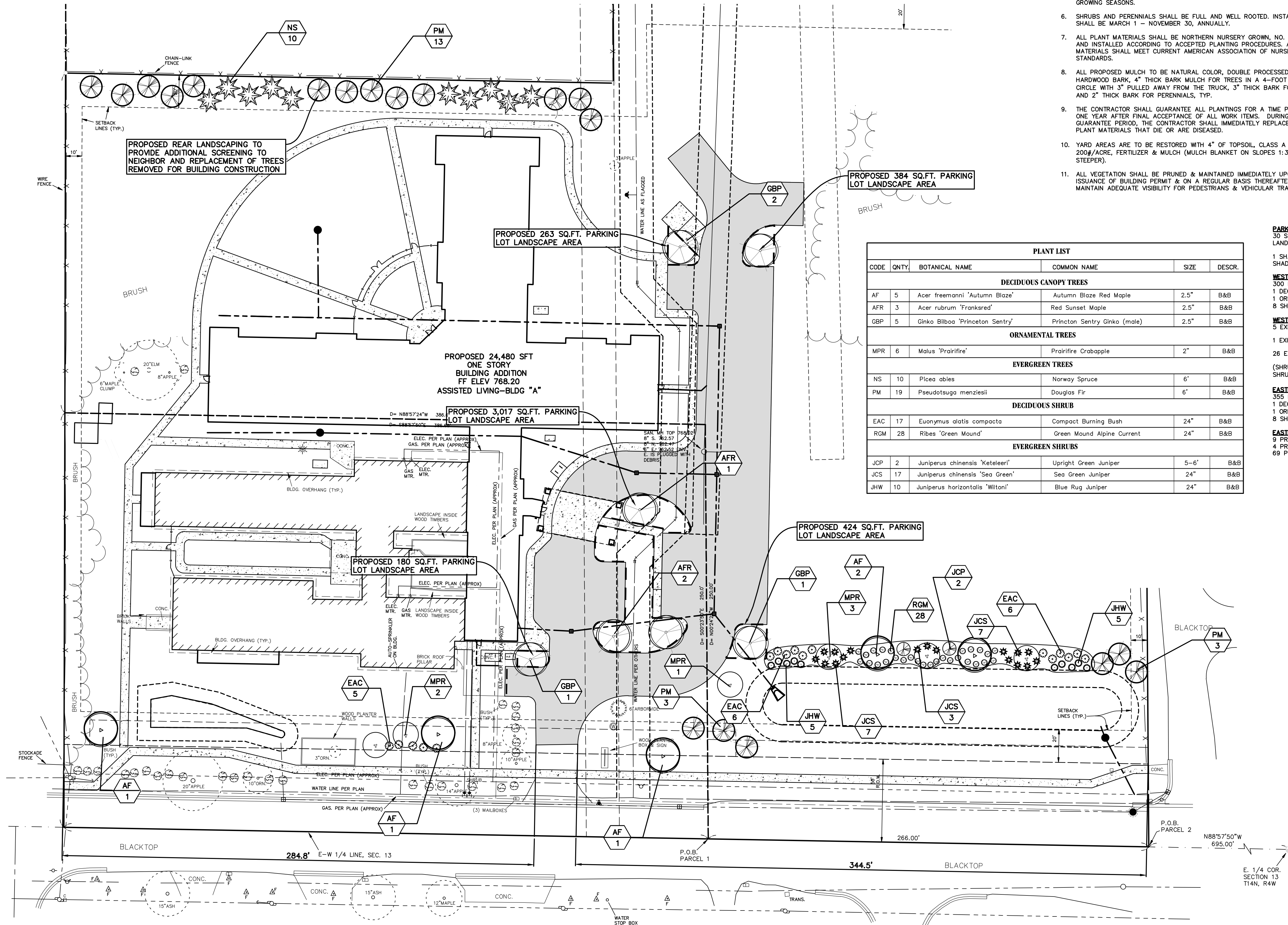
FIELD SURVEY / DATE
EXCEL-2021
PROJECT NO.: 210207.01
DESIGN DRAWN BY: FEF
DESIGNED BY: JFL
CHECKED BY: JFL
PLAN DATE: 11-16-22

SHEET NUMBER
6 OF 8

SHEET SCHEDULE

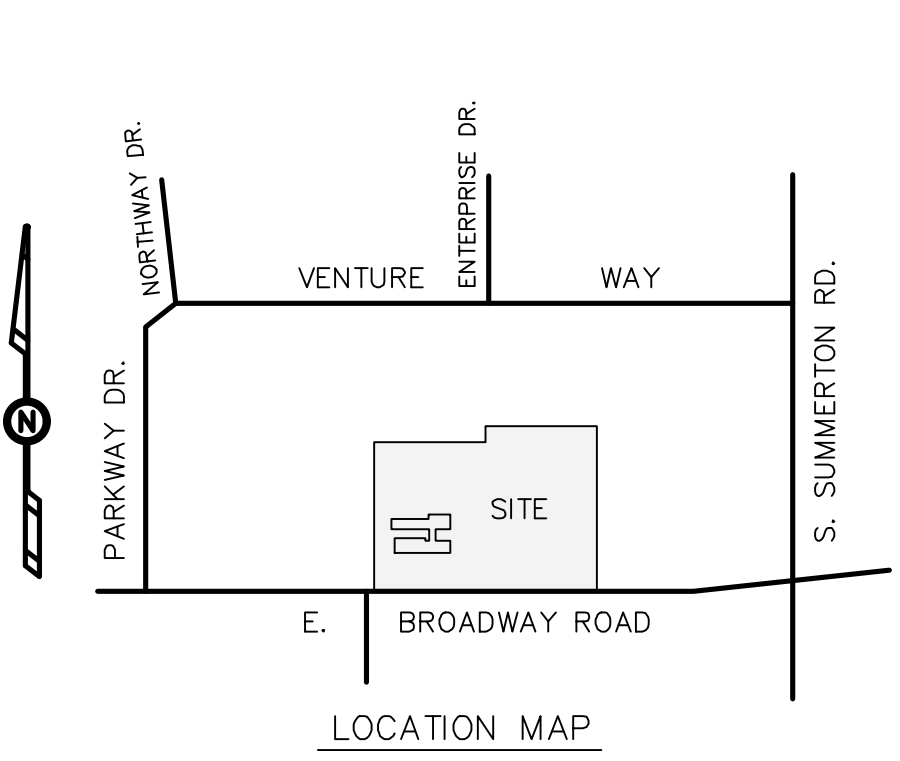
- 1 EXISTING SURVEY
- 2 SOIL SURVEY PLAN
- 3 REMOVAL PLAN
- 4 SITE PLAN
- 5 GRADING & SOIL EROSION CONTROL
- 6 UTILITY PLAN
- 7 LANDSCAPE PLAN
- 8 CONSTRUCTION DETAILS

p:\210207\01 prestige centre-mt. pleasant\SPA DESIGN\SHEETS\DWG_425\2024 1:46:40 PM_LISA FRIZZELL



LANDSCAPING GENERAL NOTES:

- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS; ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- SHRUBS AND PERENNIALS SHALL BE FULL AND WELL ROOTED. INSTALLATION SHALL BE MARCH 1 – NOVEMBER 30, ANNUALLY.
- ALL PLANT MATERIALS SHALL BE NORTHERN NURSERY GROWN, NO. 1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS.
- ALL PROPOSED MULCH TO BE NATURAL COLOR, DOUBLE PROCESSED, SHREDDED HARDWOOD BARK, 4" THICK BARK MULCH FOR TREES IN A 4-FOOT DIAMETER CIRCLE WITH 3" PULLED AWAY FROM THE TRUCK, 3" THICK BARK FOR SHRUBS AND 2" THICK BARK FOR PERENNIALS, TYP.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANTINGS FOR A TIME PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF ALL WORK ITEMS. DURING THIS GUARANTEE PERIOD, THE CONTRACTOR SHALL IMMEDIATELY REPLACE ALL PLANT MATERIALS THAT DIE OR ARE DISEASED.
- YARD AREAS ARE TO BE RESTORED WITH 4" OF TOPSOIL, CLASS A SEED AT 200#/ACRE, FERTILIZER & MULCH (MULCH BLANKET ON SLOPES 1:3 OR STEEPER).
- ALL VEGETATION SHALL BE PRUNED & MAINTAINED IMMEDIATELY UPON ISSUANCE OF BUILDING PERMIT & ON A REGULAR BASIS THEREAFTER, TO MAINTAIN ADEQUATE VISIBILITY FOR PEDESTRIANS & VEHICULAR TRAFFIC.



PLANT LIST					
CODE	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCR.
DECIDUOUS CANOPY TREES					
AF	5	Acer freemanni 'Autumn Blaze'	Autumn Blaze Red Maple	2.5"	B&B
AFR	3	Acer rubrum 'Franksred'	Red Sunset Maple	2.5"	B&B
GBP	5	Ginkgo Bilboa 'Princeton Sentry'	Princeton Sentry Ginkgo (male)	2.5"	B&B
ORNAMENTAL TREES					
MPR	6	Malus 'Prairifire'	Prairifire Crabapple	2"	B&B
EVERGREEN TREES					
NS	10	Picea abies	Norway Spruce	6'	B&B
PM	19	Pseudotsuga menziesii	Douglas Fir	6'	B&B
DECIDUOUS SHRUB					
EAC	17	Euonymus alatis compacta	Compact Burning Bush	24"	B&B
RGM	28	Ribes 'Green Mound'	Green Mound Alpine Current	24"	B&B
EVERGREEN SHRUBS					
JCP	2	Juniperus chinensis 'Keteleeri'	Upright Green Juniper	5-6'	B&B
JCS	17	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24"	B&B
JHW	10	Juniperus horizontalis 'Wiltoni'	Blue Rug Juniper	24"	B&B

PARKING LOT LANDSCAPING CALCULATIONS:
30 SQ.FT./PARKING SPACES X 38 SPACES = 1,140 SQ.FT.
LANDSCAPING AREA PROVIDED: 4,268 SQ.FT.

1 SHADE TREE/5 SPACES = 7 TREES
SHADE TREES PROVIDED: 7 TREES

WESTERN FRONTAGE REQUIRED PLANTING MATERIAL:

300 LFT-15' DRIVE EXCEPTION = 285 LFT
1 DECIDUOUS OR CONIFEROUS TREE PER 40 LFT (285/40 = 7 TREES REQUIRED)
1 ORNAMENTAL TREE PER 100 LFT (285/100 = 2.85 TREES REQUIRED)
8 SHRUBS PER 40 LFT (285/40 = 7.125 X 8 = 57 SHRUBS REQUIRED)

WESTERN FRONTAGE PLANTINGS PROVIDED (ALTERNATE PLANTING PLAN PER SECTION 10.7):

5 EXISTING MATURE + 2 PROPOSED DECIDUOUS = 7

1 EXISTING MATURE + 2 PROPOSED ORNAMENTAL = 3

26 EXISTING MATURE + 5 PROPOSED SHRUBS = 31

(SHRUB REDUCTION IS REQUESTED DUE TO NATURE OF EX VEGETATION ON SITE. MATURE EX. SHRUBS TO PROVIDE SIGNIFICANTLY MORE SCREENING THAN NEWLY PLANTED SHRUBS.)

EASTERN FRONTAGE REQUIRED PLANTING MATERIAL:

355 LFT-10' DRIVE EXCEPTION = 345 LFT
1 DECIDUOUS OR CONIFEROUS TREE PER 40 LFT (345/40 = 8.6 TREES REQUIRED)
1 ORNAMENTAL TREE PER 100 LFT (345/100 = 3.45 TREES REQUIRED)
8 SHRUBS PER 40 LFT (345/40 = 8.7 X 8 = 69 SHRUBS REQUIRED)

EASTERN FRONTAGE PLANTINGS PROVIDED

9 PROPOSED DECIDUOUS/CONIFEROUS TREES
4 PROPOSED ORNAMENTAL
69 PROPOSED SHRUBS

BASIS FOR LANDSCAPE MODIFICATIONS:

10.7.1 TOPOGRAPHIC FEATURES OR OTHER UNIQUE FEATURES OF THE SITE CREATE CONDITIONS SUCH THAT STRICT APPLICATION OF THE LANDSCAPE REGULATIONS WOULD RESULT IN A LESS EFFECTIVE SCREEN THAN AN ALTERNATIVE LANDSCAPE DESIGN.

• TOPOGRAPHIC FEATURES ON THIS SITE INCLUDE 50' R.O.W., EXISTING PRIVATE & PUBLIC UTILITY EASEMENT AND EXISTING MATURE VEGETATION.

SHEET SCHEDULE

- EXISTING SURVEY
- SOIL SURVEY PLAN
- REMOVAL PLAN
- SITE PLAN
- GRADING & SOIL EROSION CONTROL
- UTILITY PLAN
- LANDSCAPE PLAN
- CONSTRUCTION DETAILS

0 15 30
PLAN SCALE: 1" = 30'

PLAN REVISIONS

03-22-24-REV. SIDEWALK PER TWP. CONDITION
04-16-24-REV. LANDSCAPING PER TWP. CONDITION

COMBINED PRELIMINARY/FINAL SITE PLAN FOR PRESTIGE CENTRE UNION TWP, ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE
EXCEL-2021

PROJECT NO.:
210207.01

DESIGN DRAWN BY:
FEF

DESIGNED BY:
JFL

CHECKED BY:
JFL

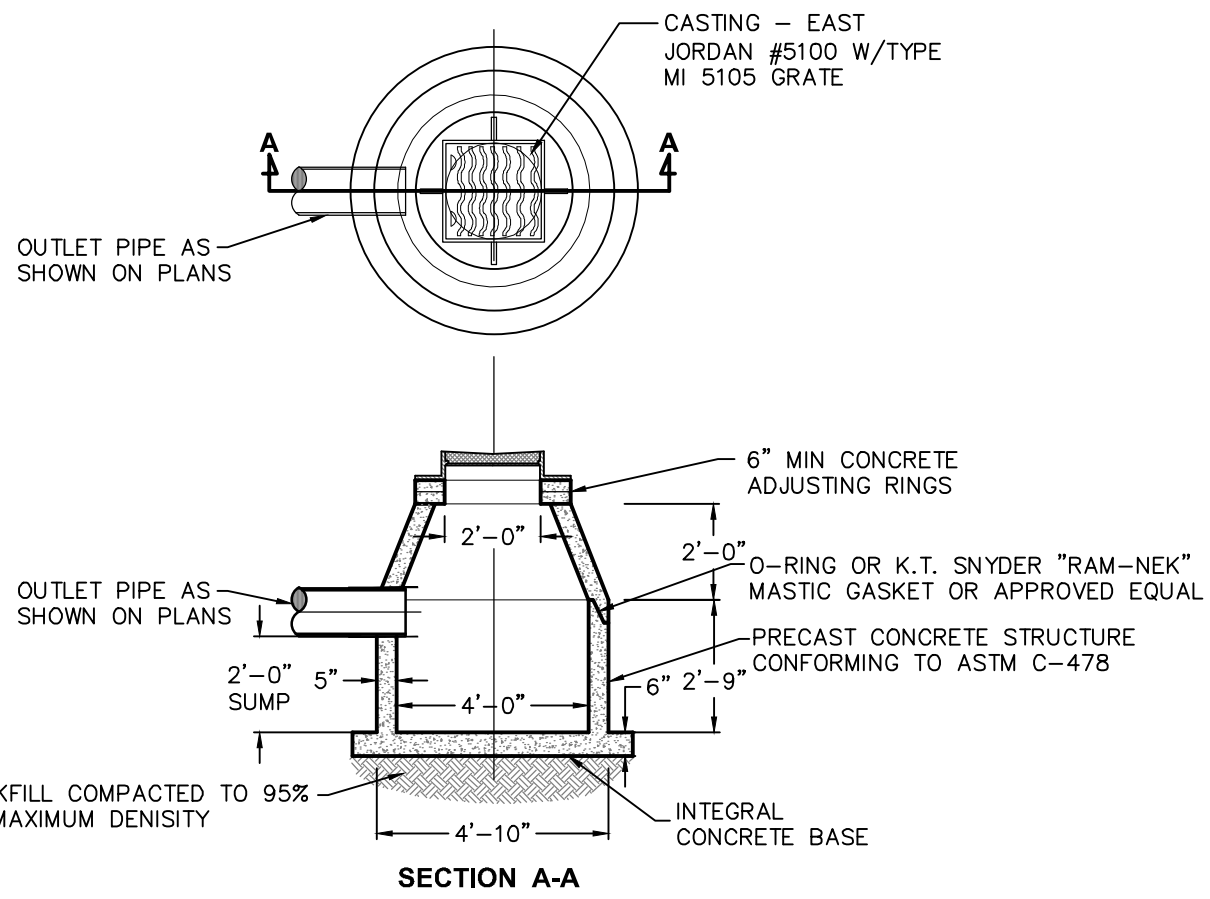
PLAN DATE:
11-16-22

SHEET NUMBER
7 OF 8

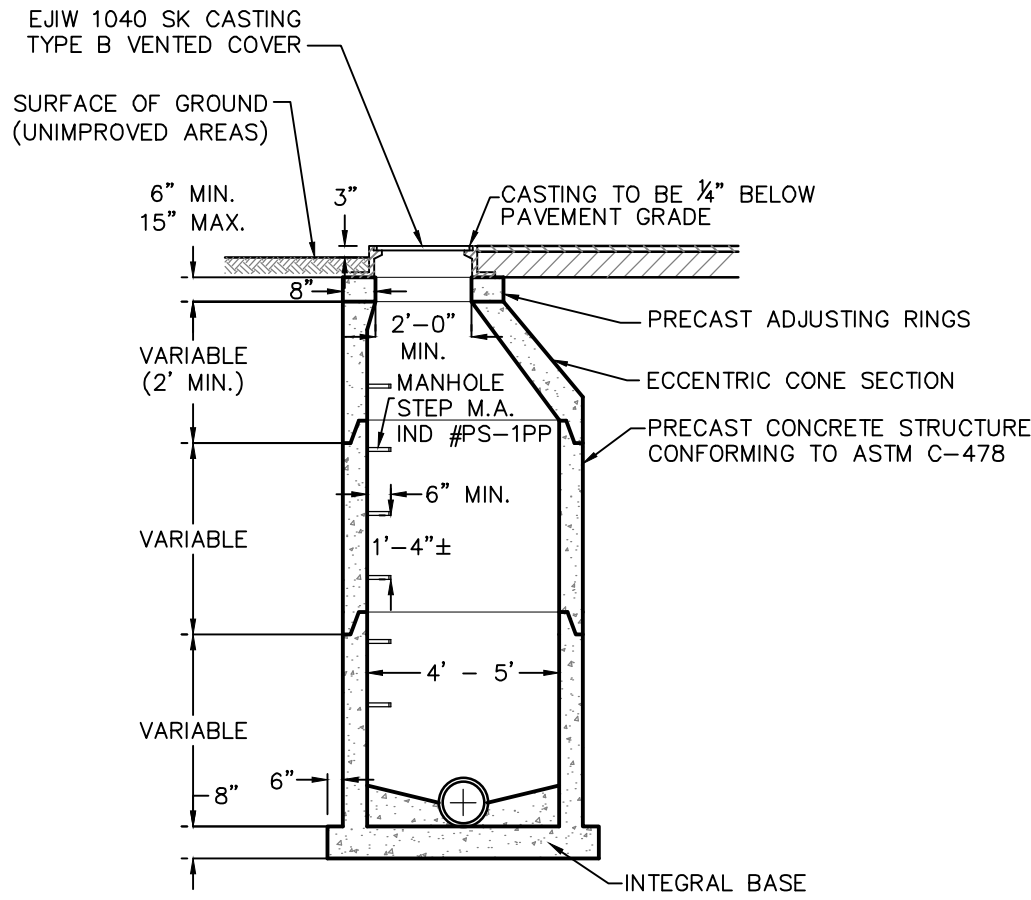
Moore+Bruggink Consulting Engineers
2020 Monroe Ave
Grand Rapids, MI 49505
(616) 365-9801 mailbox@mbce.com

061

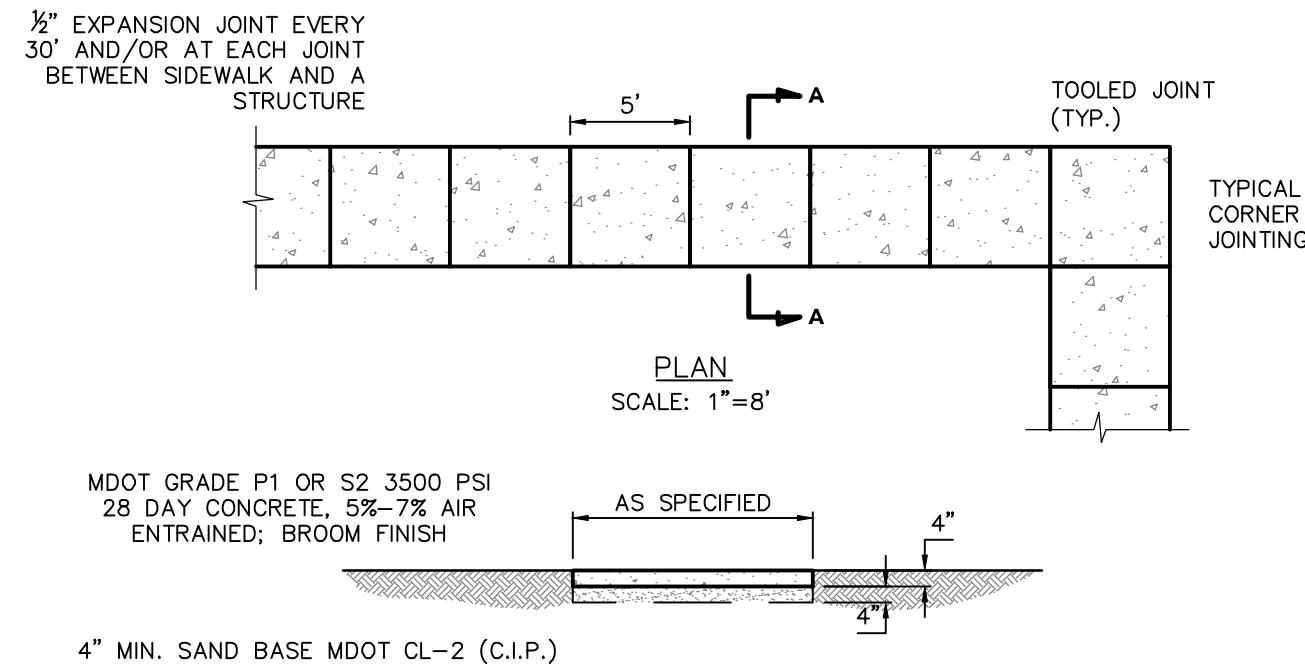
p:\210207\01 prestige centre-mt. pleasant-spa design-sheets.dwg_4/25/2024 1:46:40 PM_LISA FRIZZELL



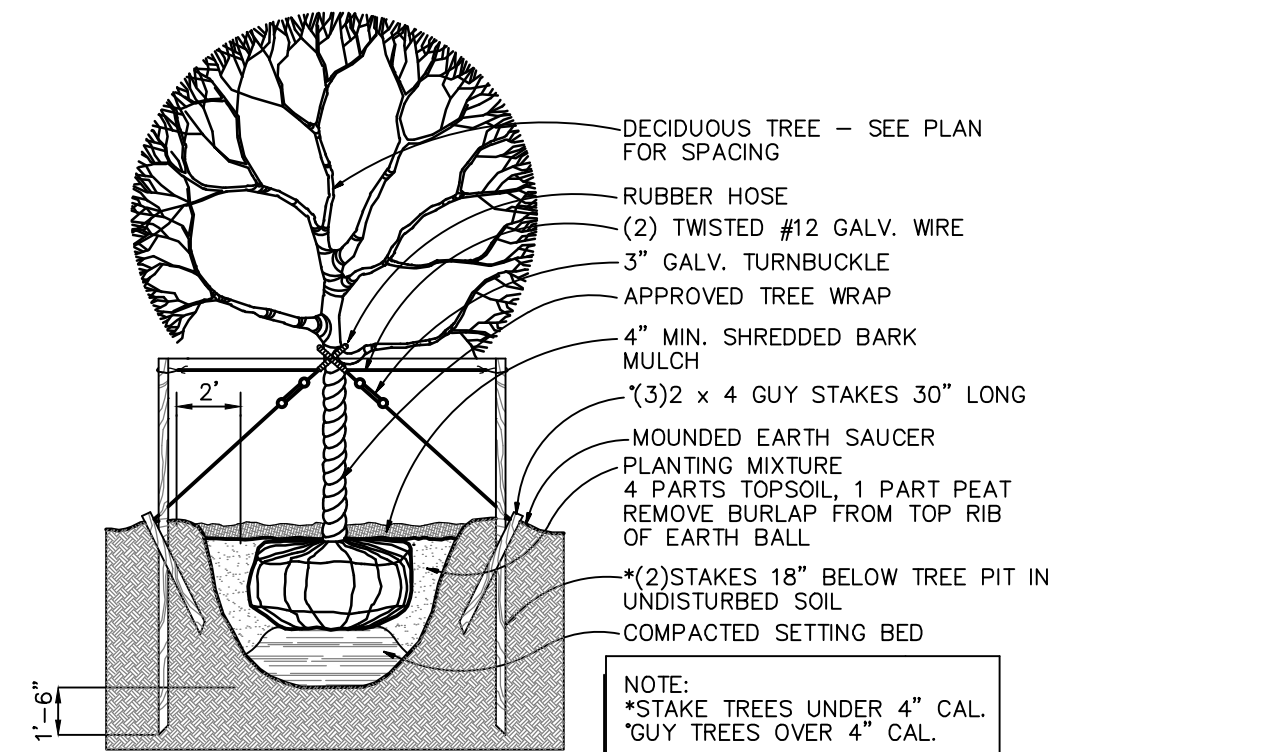
**4' DIA. CATCH BASIN DETAIL
(IN PAVED AREAS)**
SCALE: 1"=4'



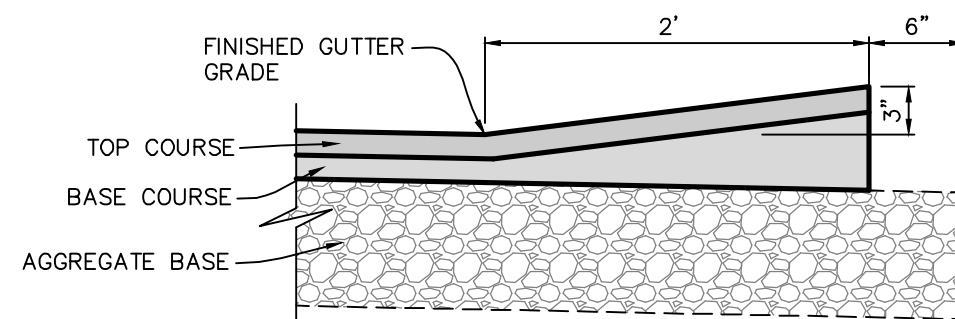
STORM SEWER MANHOLE DETAIL
SCALE: 1"=4'



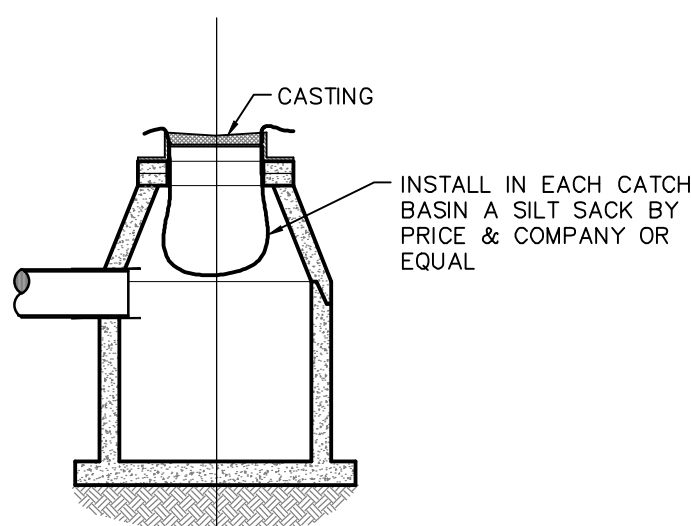
4" CONCRETE SIDEWALK DETAIL
SCALE: 1"=4'



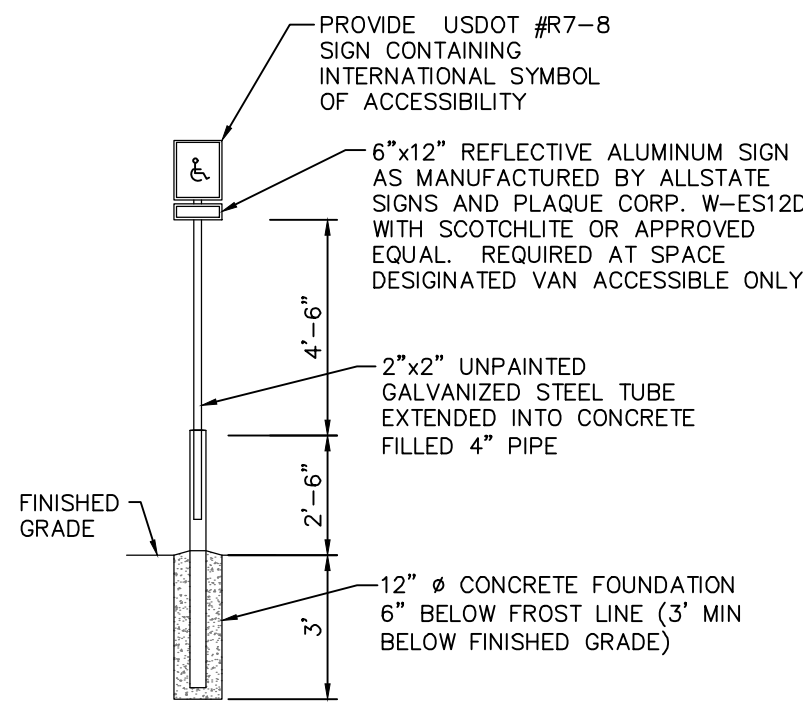
DECIDUOUS TREE PLANTING DETAIL
SCALE: 1"=6'



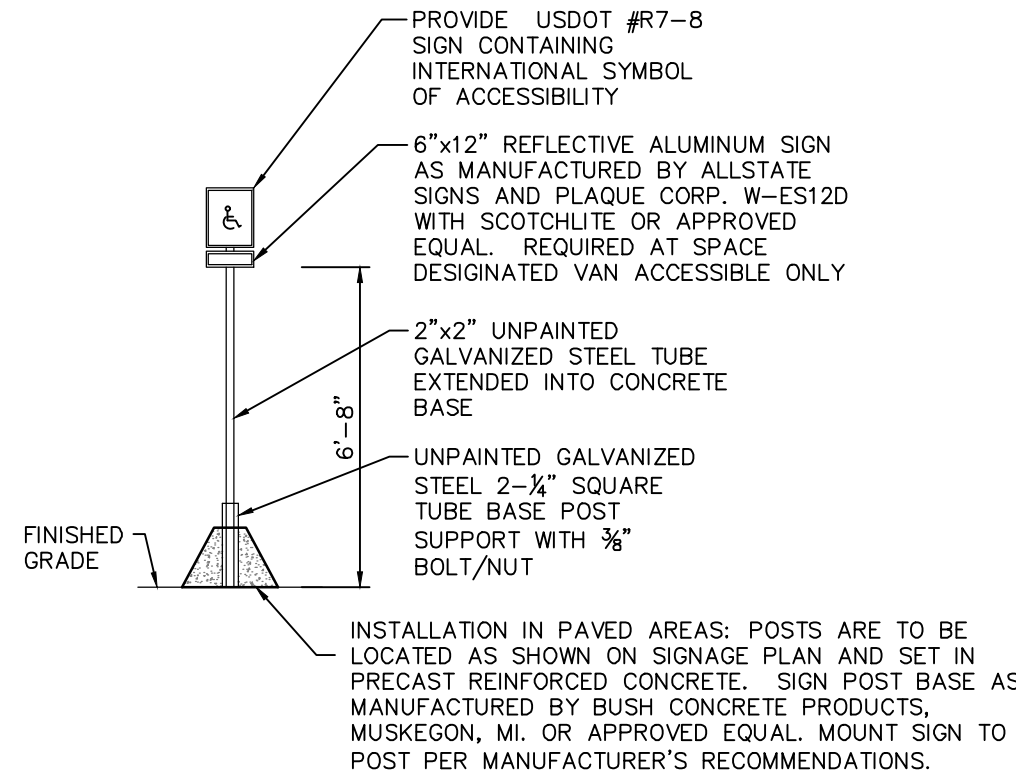
24" BITUMINOUS VALLEY GUTTER DETAIL
SCALE: 1"=1'



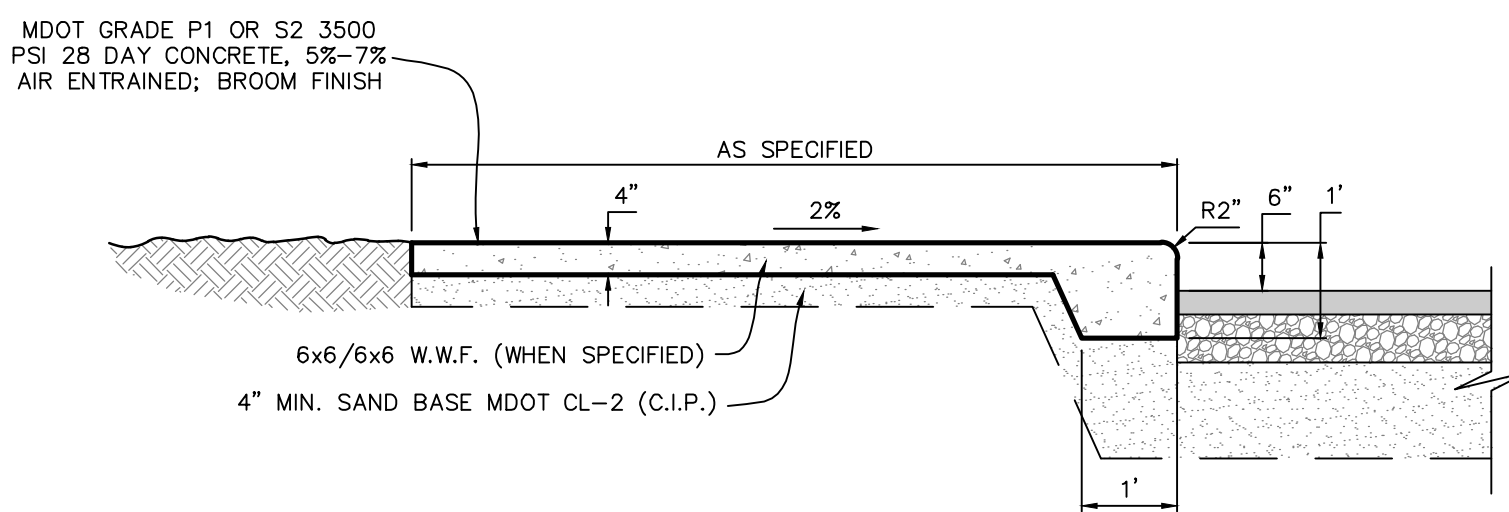
INLET PROTECTION DETAIL
SCALE: 1"=4'



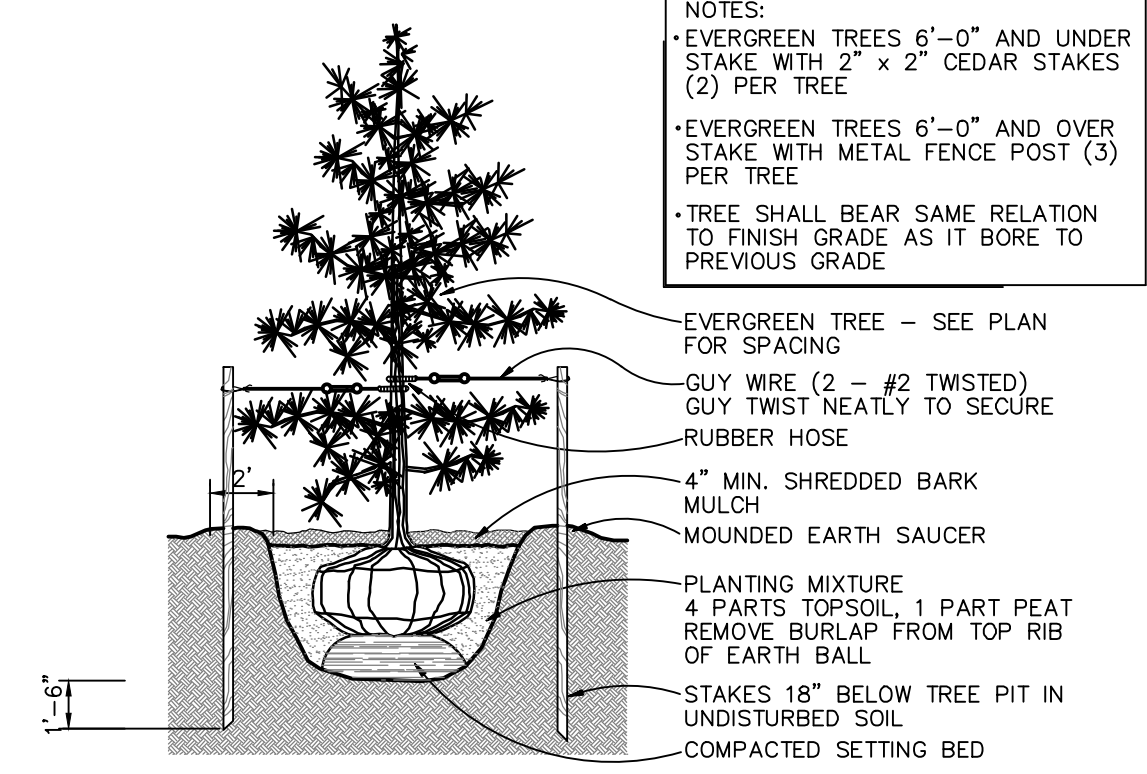
**BARRIER FREE PARKING SIGN DETAIL
(IN LAWN AREAS)**
SCALE: 1"=4'



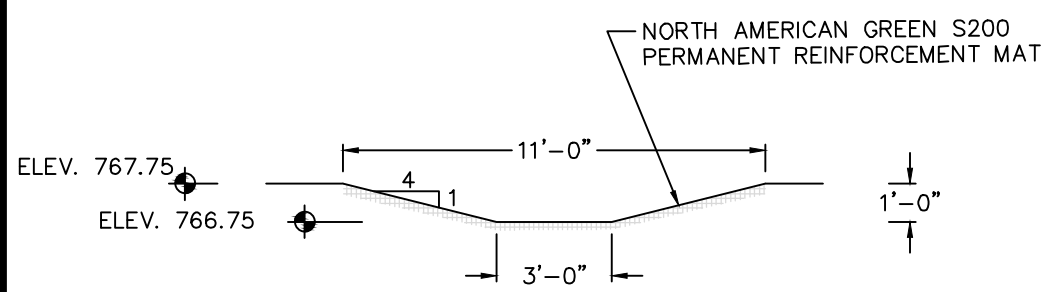
**BARRIER FREE PARKING SIGN DETAIL
(IN PAVED AREAS)**
SCALE: 1"=4'



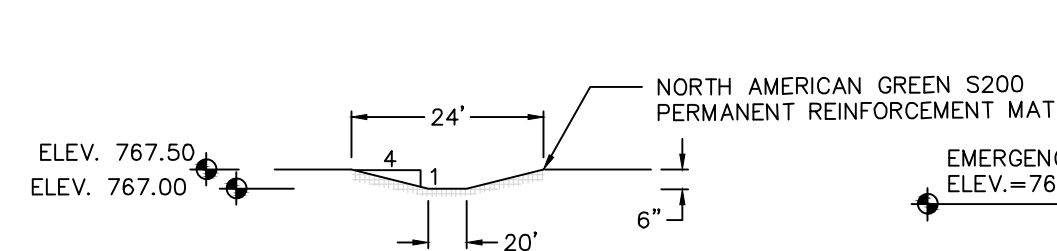
COMPOSITE CONCRETE WALK & CURB DETAIL
SCALE: 1"=2'



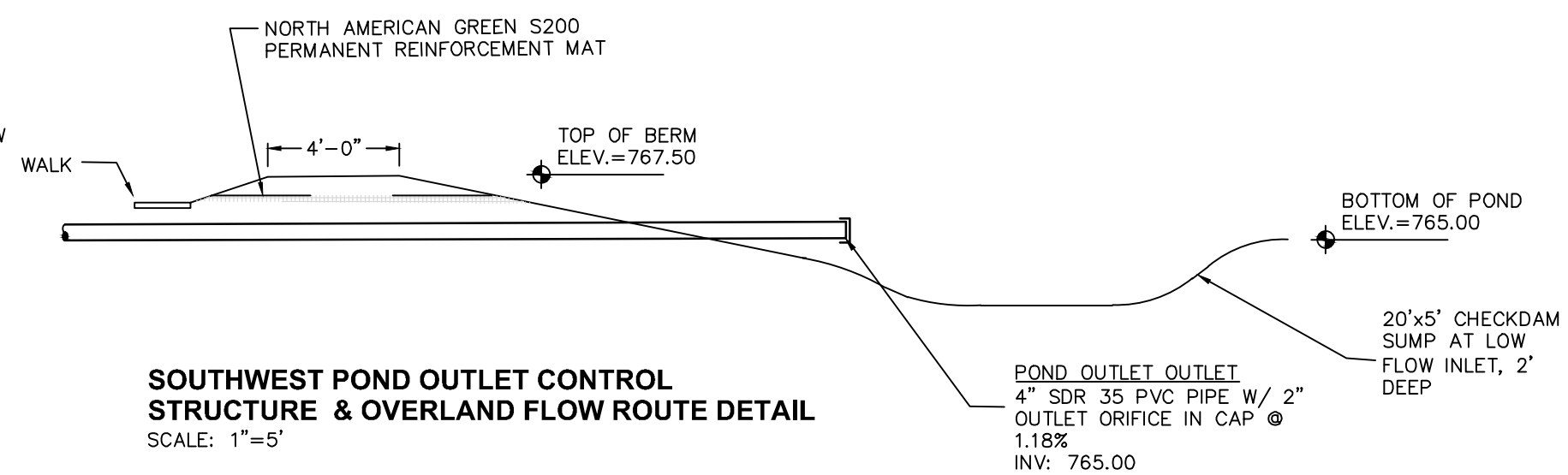
EVERGREEN TREE PLANTING DETAIL
SCALE: 1"=6'



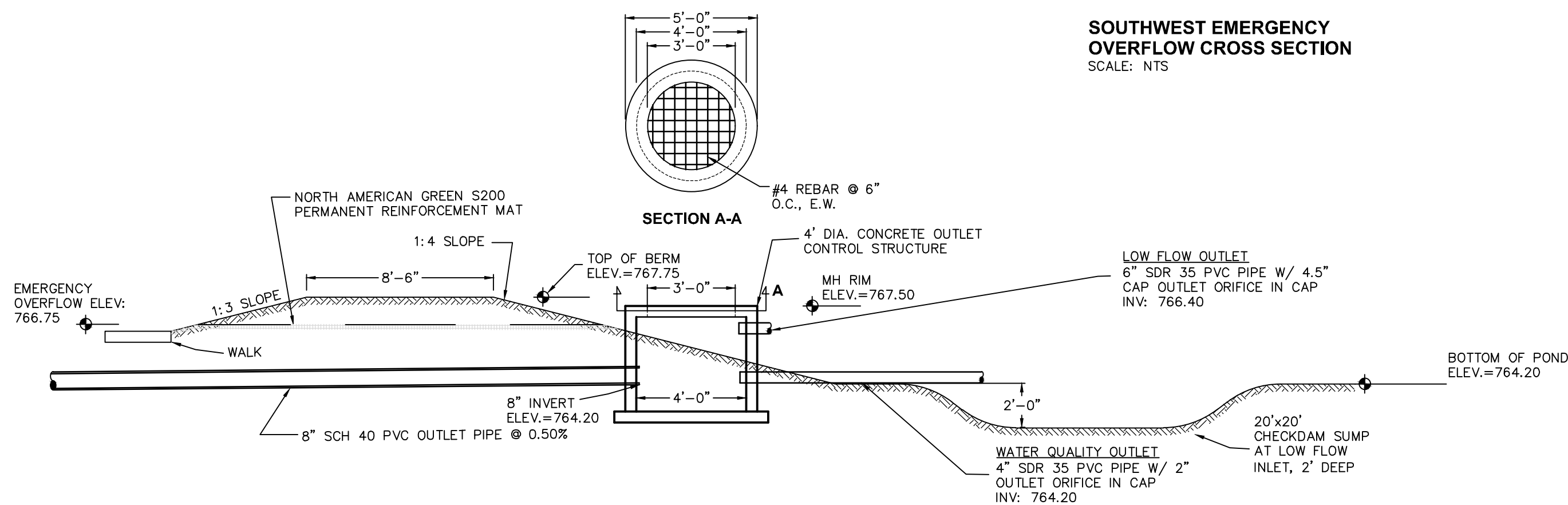
**SOUTHWEST EMERGENCY
OVERFLOW CROSS SECTION**
SCALE: 1"=5'



**SOUTHWEST EMERGENCY
OVERFLOW CROSS SECTION**
SCALE: NTS



**SOUTHWEST POND OUTLET CONTROL
STRUCTURE & OVERLAND FLOW ROUTE DETAIL**
SCALE: 1"=5'



**SOUTHEAST POND OUTLET CONTROL STRUCTURE
DETAIL & OVERLAND FLOW ROUTE**
SCALE: 1"=5'

SHEET SCHEDULE

- 1 EXISTING SURVEY
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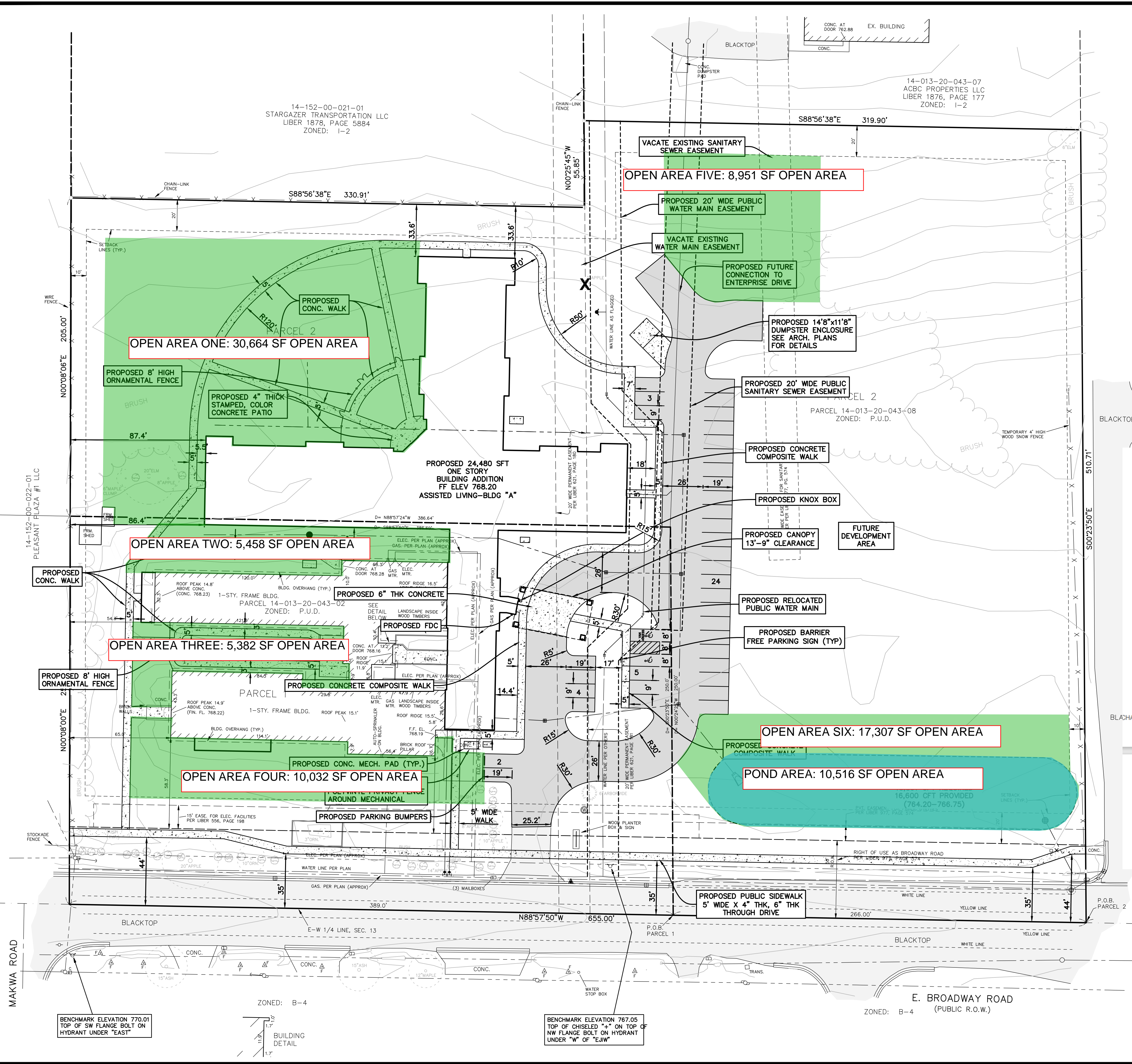
PLAN REVISIONS
03-22-24-REV. SIDEWALK PER TWP. CONDITION
04-16-24-REV. LANDSCAPING PER TWP. CONDITION

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 363-9801 mailbox@mbce.com

COMBINED PRELIMINARY/FINAL
SITE PLAN
FOR
PRESTIGE CENTRE
UNION TWP., ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE
EXCEL-2021
PROJECT NO.: 210207.01
DESIGN DRAWN BY: FEF
DESIGNED BY: JFL
CHECKED BY: JFL
PLAN DATE: 11-16-22
SHEET NUMBER
8 OF 8

P:210207.01 Prestige Centre- Mt. Pleasant-CAD.DWG:210207.01 Prestige Centre- Mt. Pleasant-SPA DESIGN-SHEETS.DWG. 10/20/2022 9:32:06 AM LISA FRIZZELL



OPEN AREA CALCULATIONS:

MIN. 20% OF GROSS AREA
7.23 ACRES (314,938.8 SF)
62,987.8 SF REQ'D

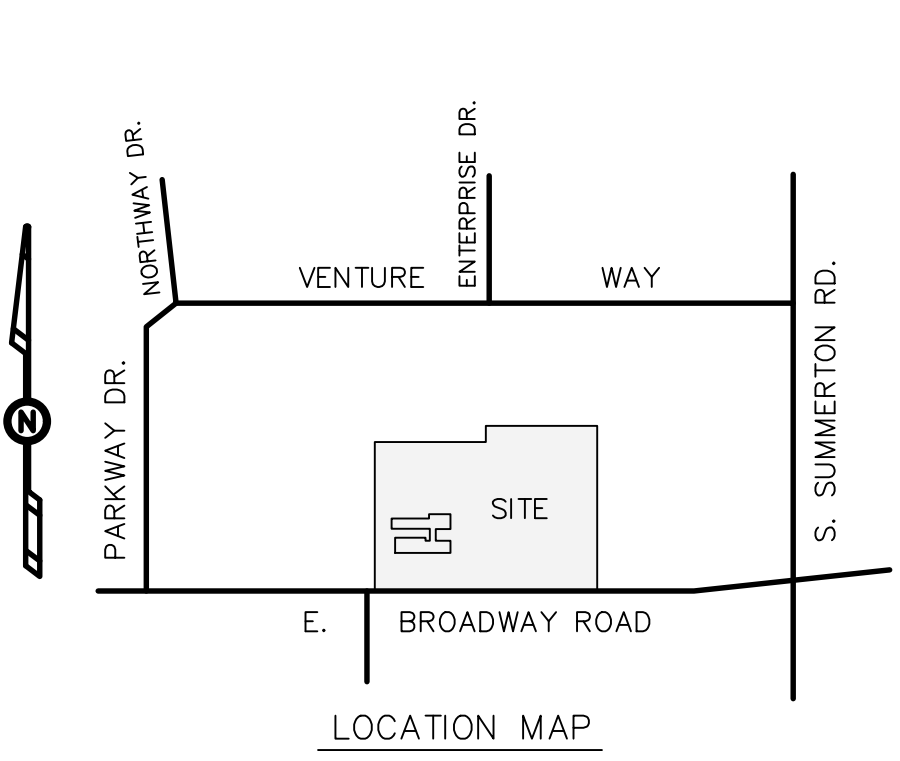
314,939 SF - 94,877 SF (IMPERVIOUS)
219,938 SF PERVIOUS

AREA ONE: 30,664 SF
AREA TWO: 5,458 SF
AREA THREE: 5,382 SF
AREA FOUR: 10,032 SF
AREA FIVE: 8,951 SF
AREA SIX: 17,307 SF
TOTAL OPEN AREA: 77,794 SF

WATER BASIN AREA WITHIN OPEN AREA:
10,516 SF (within area six)
10,516 SF TOTAL WATER BASIN AREA
19,448 SF ALLOWABLE (77,794 * 0.25)

6. **Open Space Requirements.** Planned developments containing a residential component shall provide and maintain usable open space that is accessible to all residents, which shall comply with the following requirements:
- A minimum of twenty (20) percent of the gross area of the site or portion thereof that is designated for residential use shall be set aside for such common open space.
 - Any pervious land area that is available for the common use of all residents may be included as required open space, except as follows:
 - No more than twenty five percent (25%) of the required usable open space shall include the area of any water bodies or wetlands which are covered only periodically with standing water (such as hardwood swamps or "wet" meadows). Required usable open space shall not include the area of any designated wetland that is covered by water or muck such that it is not a suitable environment for walking or similar passive leisure pursuits.
 - Required usable open space shall not include the area of any public or private road, the area of any easement providing access to the site, the area of any commercial recreation use (such as a golf course), or the area of any required setbacks.
 - The Township Board, upon receiving a recommendation from the Planning Commission, may require open space to be set aside by the developer through an irrevocable conveyance, such as deed restrictions or covenants that run with the land or through a conservation easement, whereby all rights to develop the land are conveyed to a land conservation organization or other public body, assuring that the open space will be developed according to the site plan. Such conveyance shall:
 - Indicate the proposed use(s) of the required open space.
 - Indicate how the leisure and recreation needs of all segments of the population residing in or using the planned development will be accommodated.
- iii. Provide for the privately-owned open space to be maintained by private property owners with an interest in the open space.
- iv. Provide maintenance standards and a maintenance schedule.
- v. Provide notice of possible assessment to the private property owners by Union Township for the cost of maintenance of the open space in the event that it is inadequately maintained and becomes a public nuisance.

OPEN AREA EXHIBIT



PLAN REVISIONS

NO.	DATE	DESCRIPTION

Moore+Bruggink
Consulting Engineers
2020 Monroe Ave.
Grand Rapids, MI 49505
(616) 363-9801
mailto:mail@mbce.com

COMBINED PRELIMINARY/FINAL
SITE PLAN
FOR
PRESTIGE CENTRE
UNION TWP., ISABELLA COUNTY, MICHIGAN

FIELD SURVEY / DATE
EXCEL-2021

PROJECT NO.:
210207.01

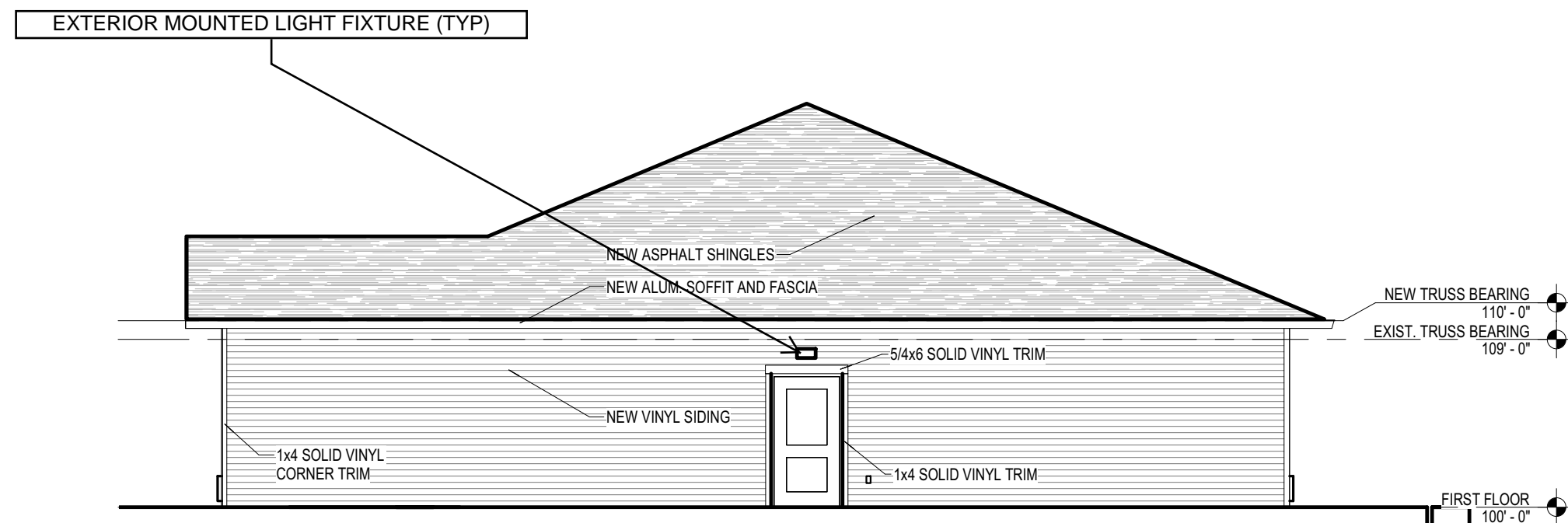
DESIGN DRAWN BY:
FEF

DESIGNED BY:
JFL

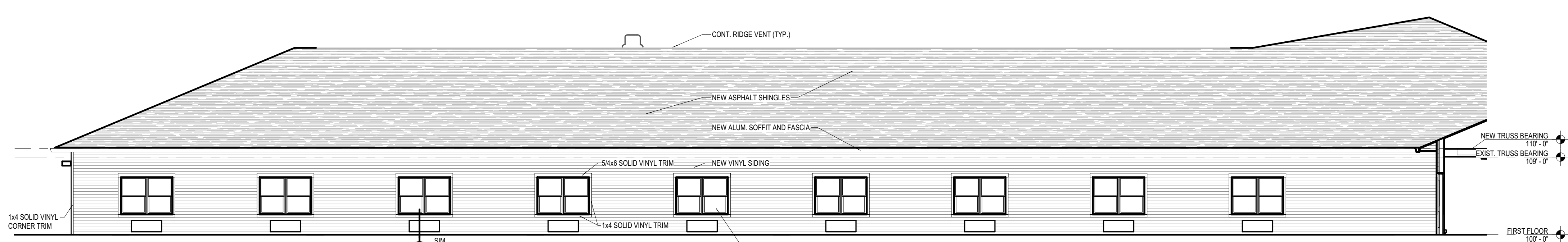
CHECKED BY:
JFL

PLAN DATE:
10-19-22

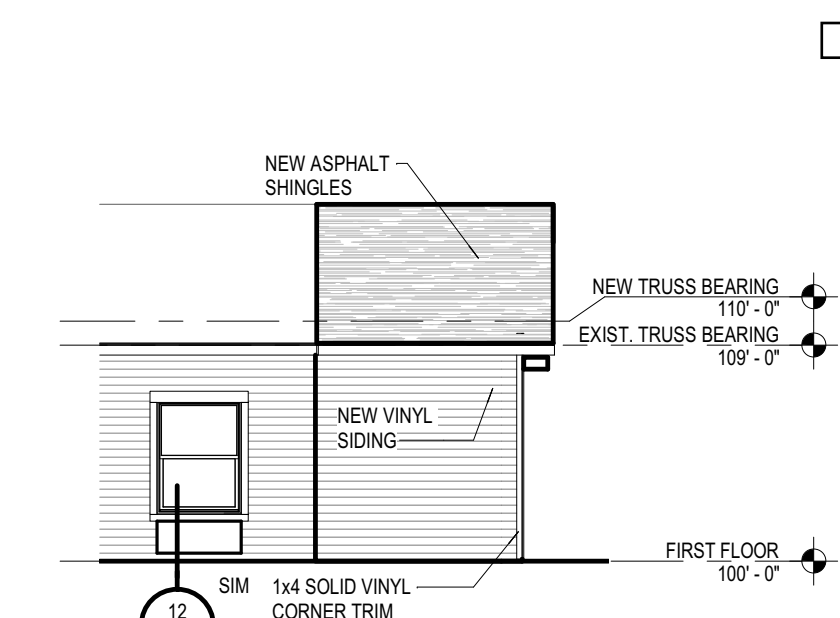
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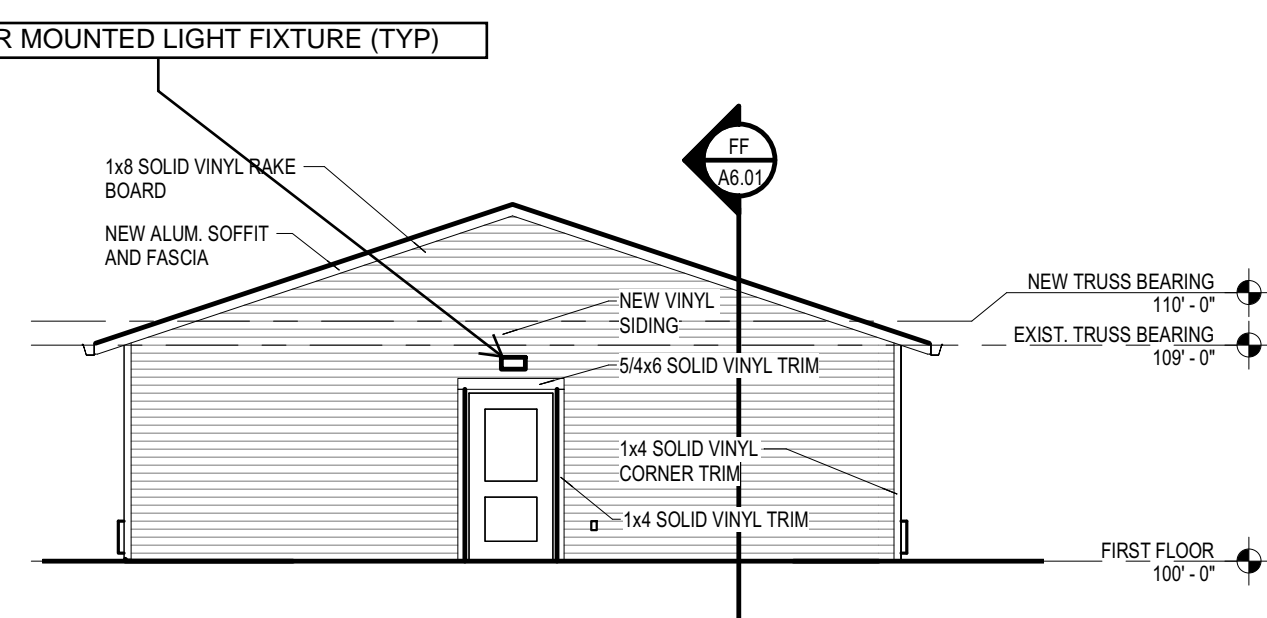
13 UNIT 'D' WEST WING WEST ELEVATION
A4.01 1/8" = 1'-0"



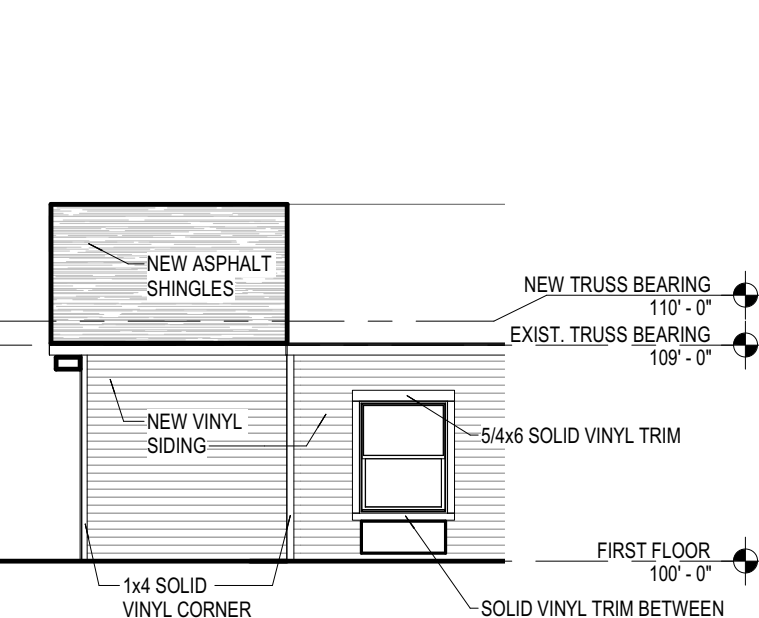
12 UNIT 'D' WEST WING SOUTH ELEVATION
A4.01 1/8" = 1'-0"



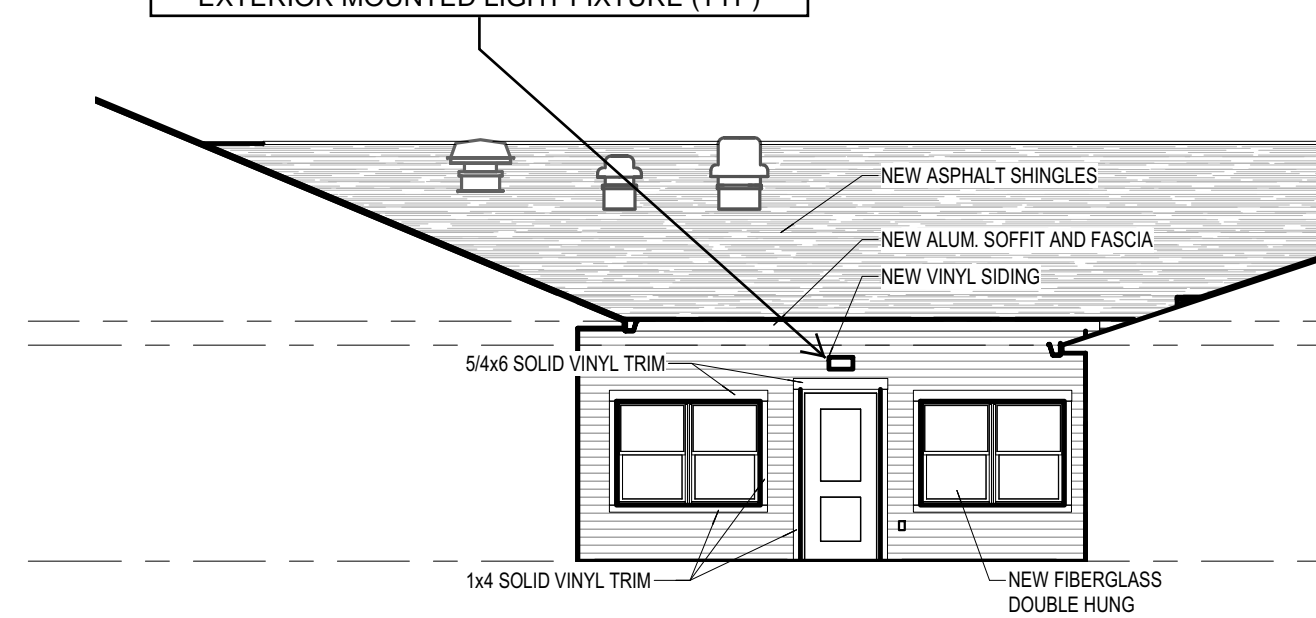
11 UNIT 'B' ADDITION NORTH ELEVATION
A4.01 1/8" = 1'-0"



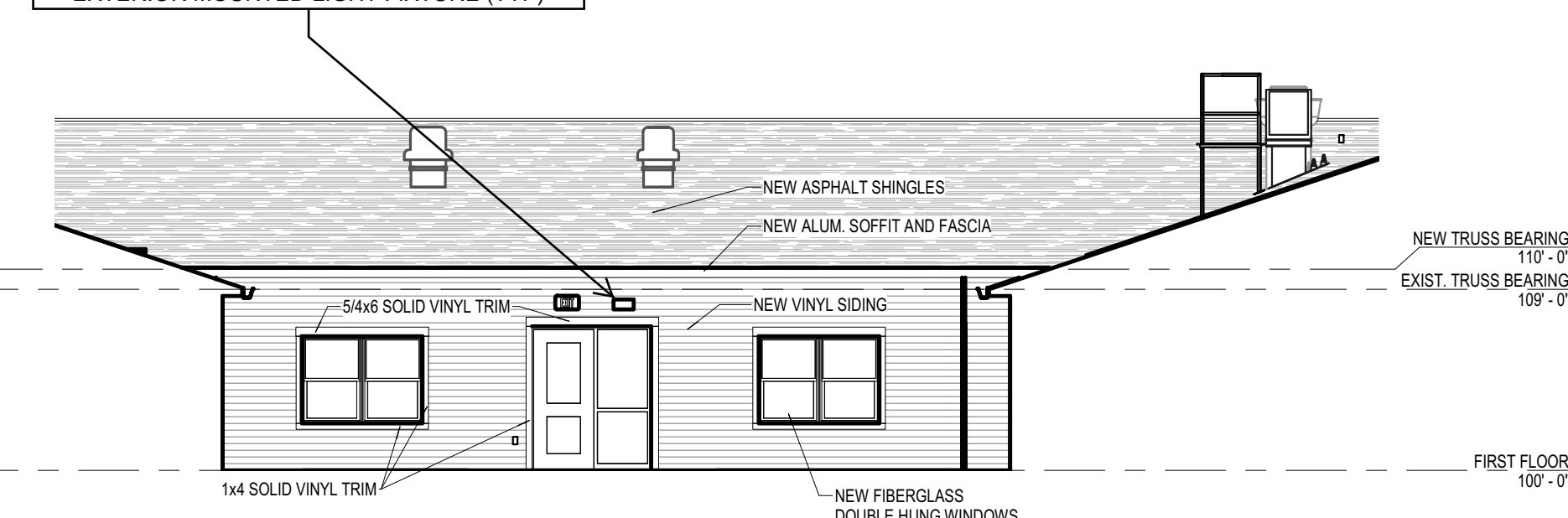
10 UNIT 'B' ADDITION WEST ELEVATION
A4.01 1/8" = 1'-0"



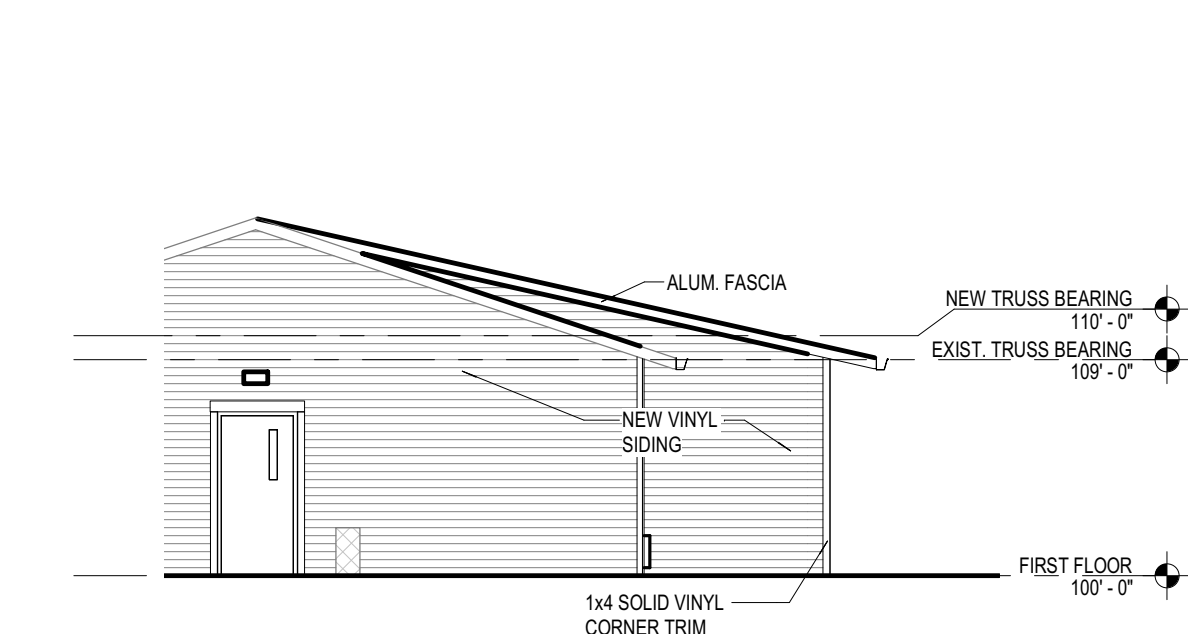
9 UNIT 'B' ADDITION SOUTH ELEVATION
A4.01 1/8" = 1'-0"



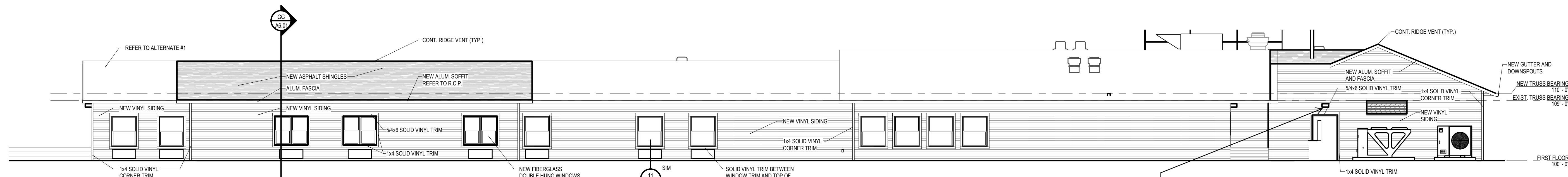
8 UNIT 'C' WEST ELEVATION - NORTH
A4.01 1/8" = 1'-0"



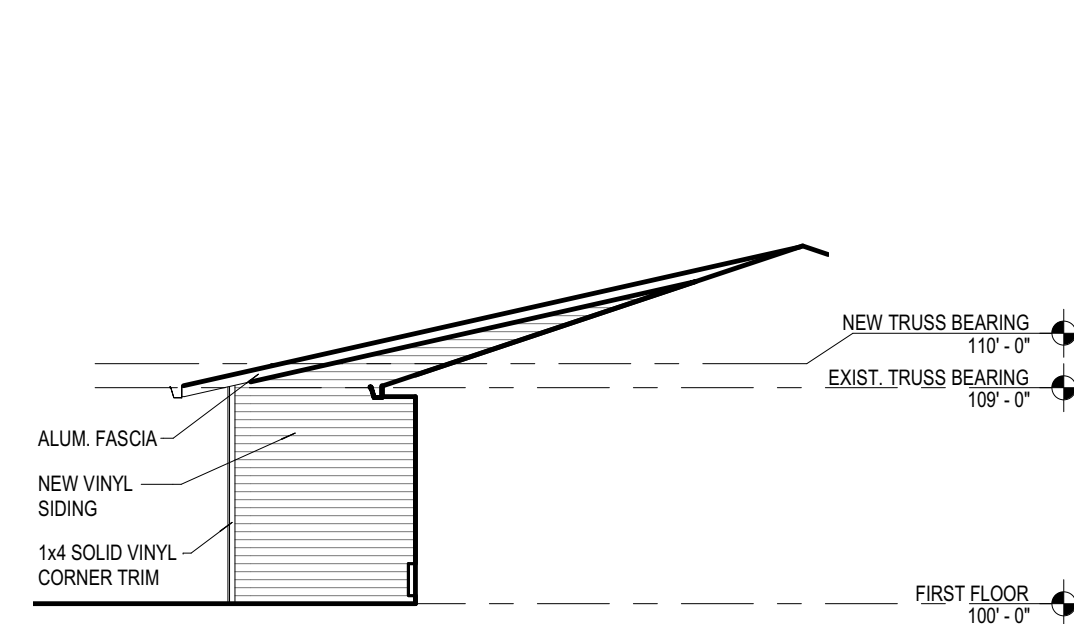
7 UNIT 'C' WEST ELEVATION - SOUTH
A4.01 1/8" = 1'-0"



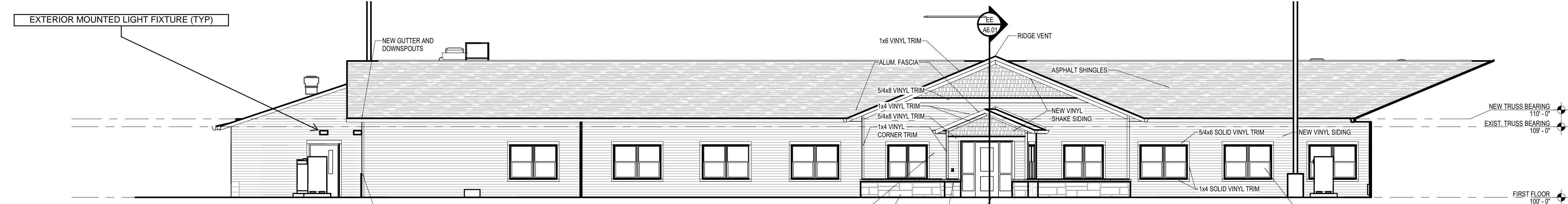
6 UNIT 'A' ADDITION WEST ELEVATION
A4.01 1/8" = 1'-0"



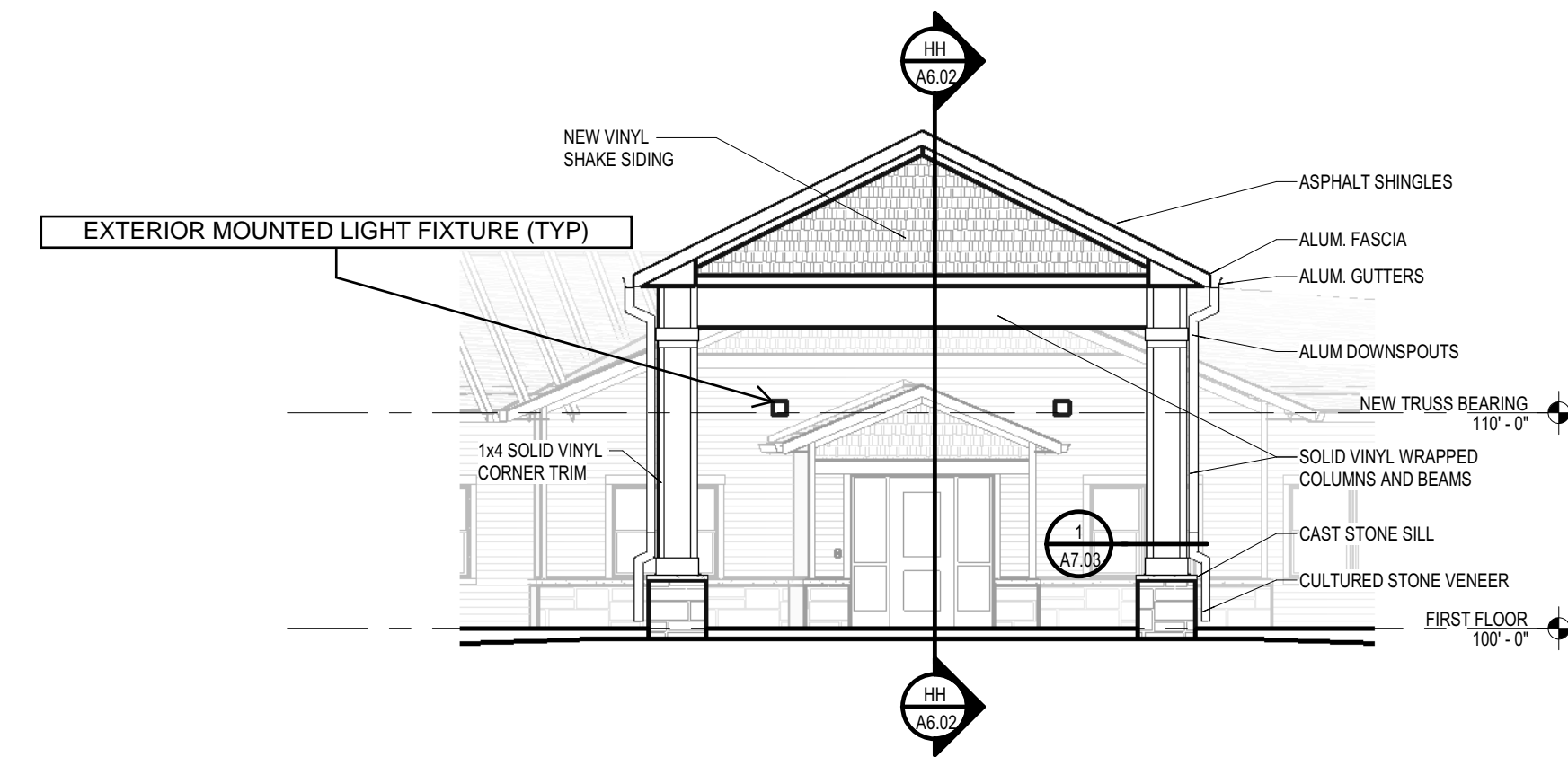
5 UNIT 'A' ADDITION SOUTH ELEVATION
A4.01 1/8" = 1'-0"



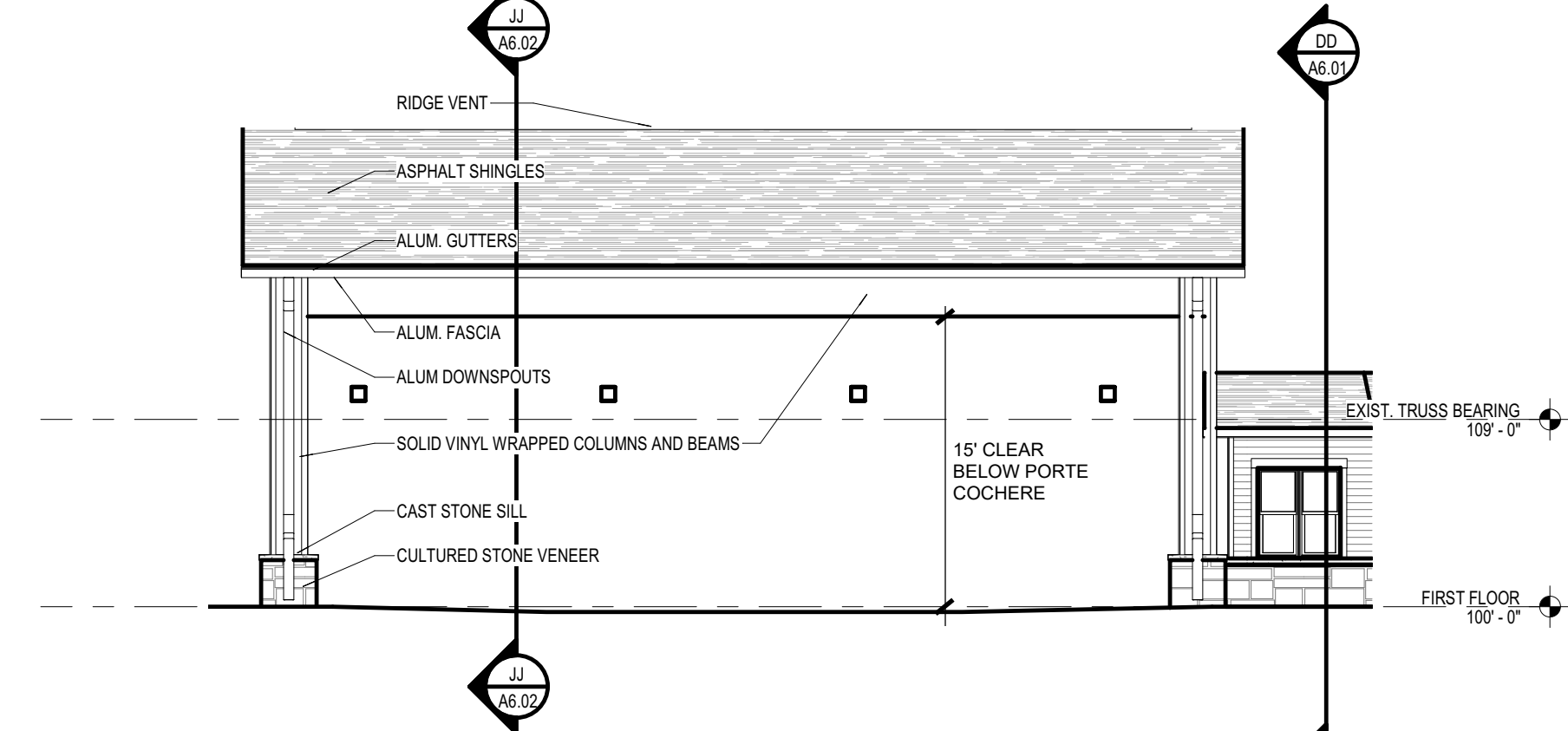
4 UNIT 'A' ADDITION EAST ELEVATION
A4.01 1/8" = 1'-0"



3 UNIT 'C' EAST ELEVATION
A4.01 1/8" = 1'-0"

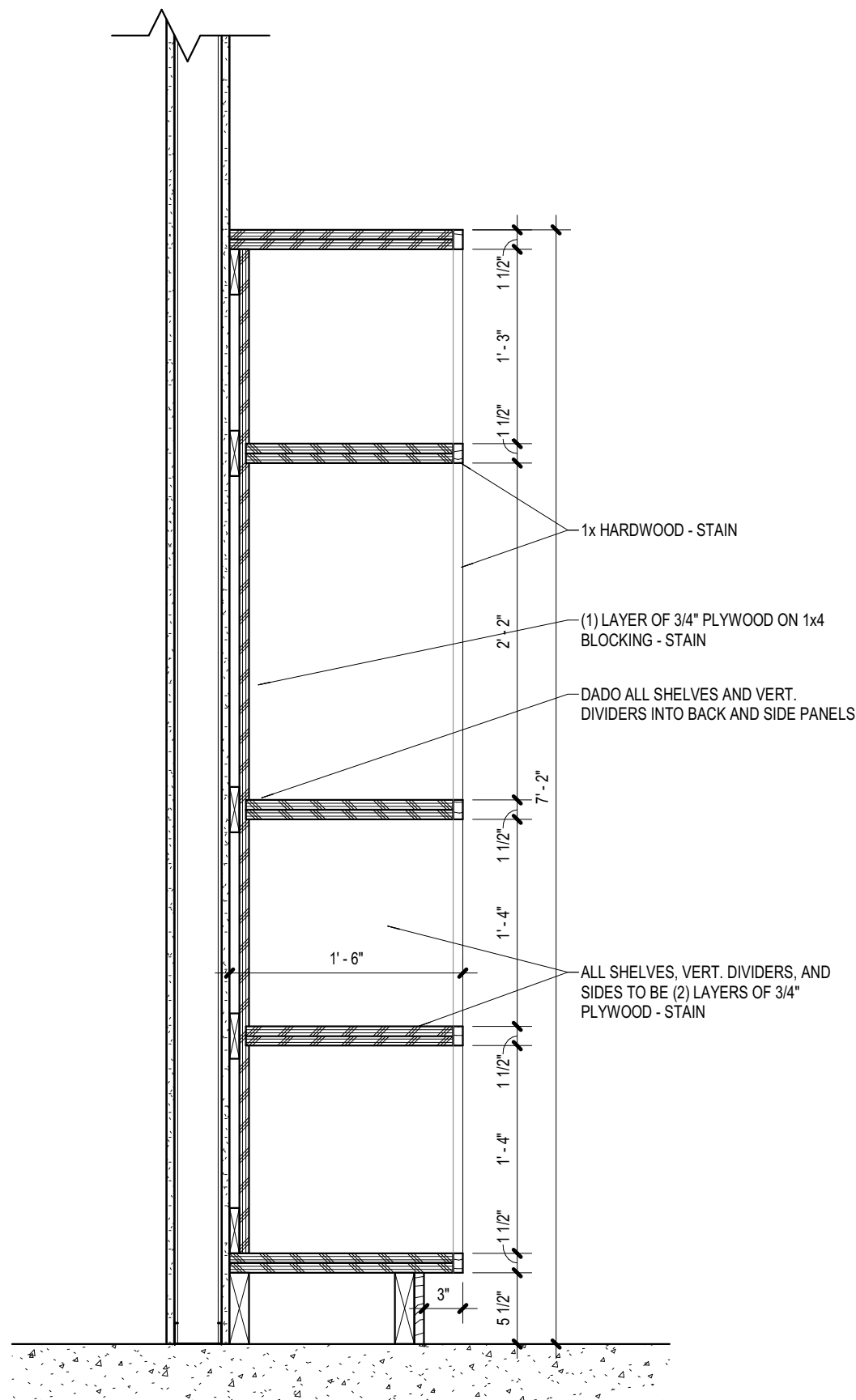


2 PORTE COCHERE EAST ELEVATION
A4.01 1/8" = 1'-0"

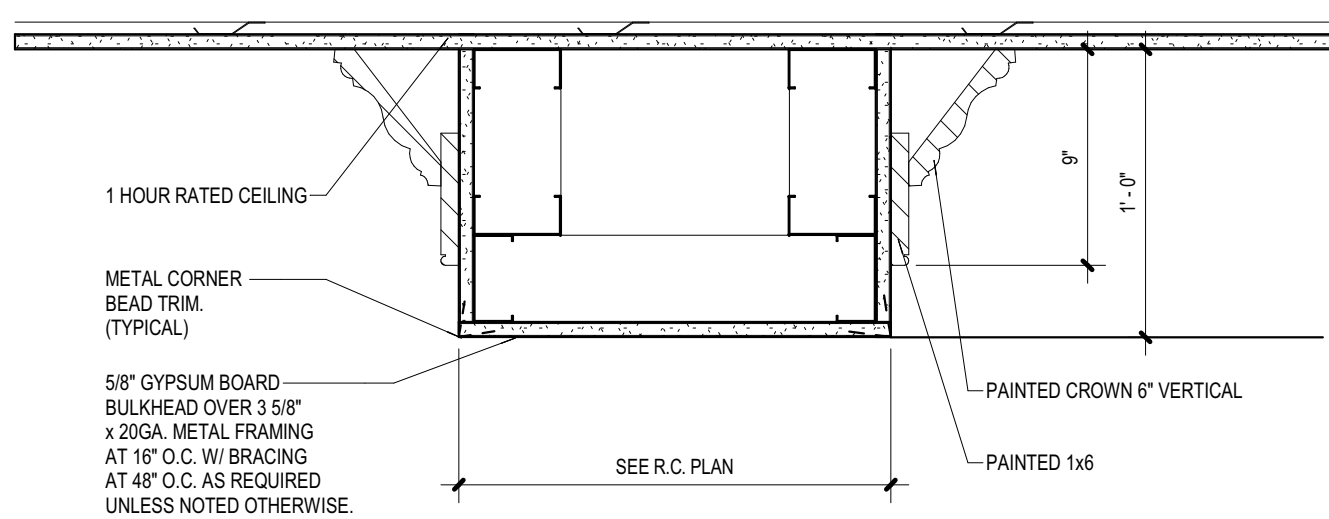


1 PORTE COCHERE NORTH ELEVATION
A4.01 1/8" = 1'-0"

BM 360/US-5355 MCAP Prestige Centre Additions & Renovations-5355A.rvt
5/20/2022 9:12:03 AM

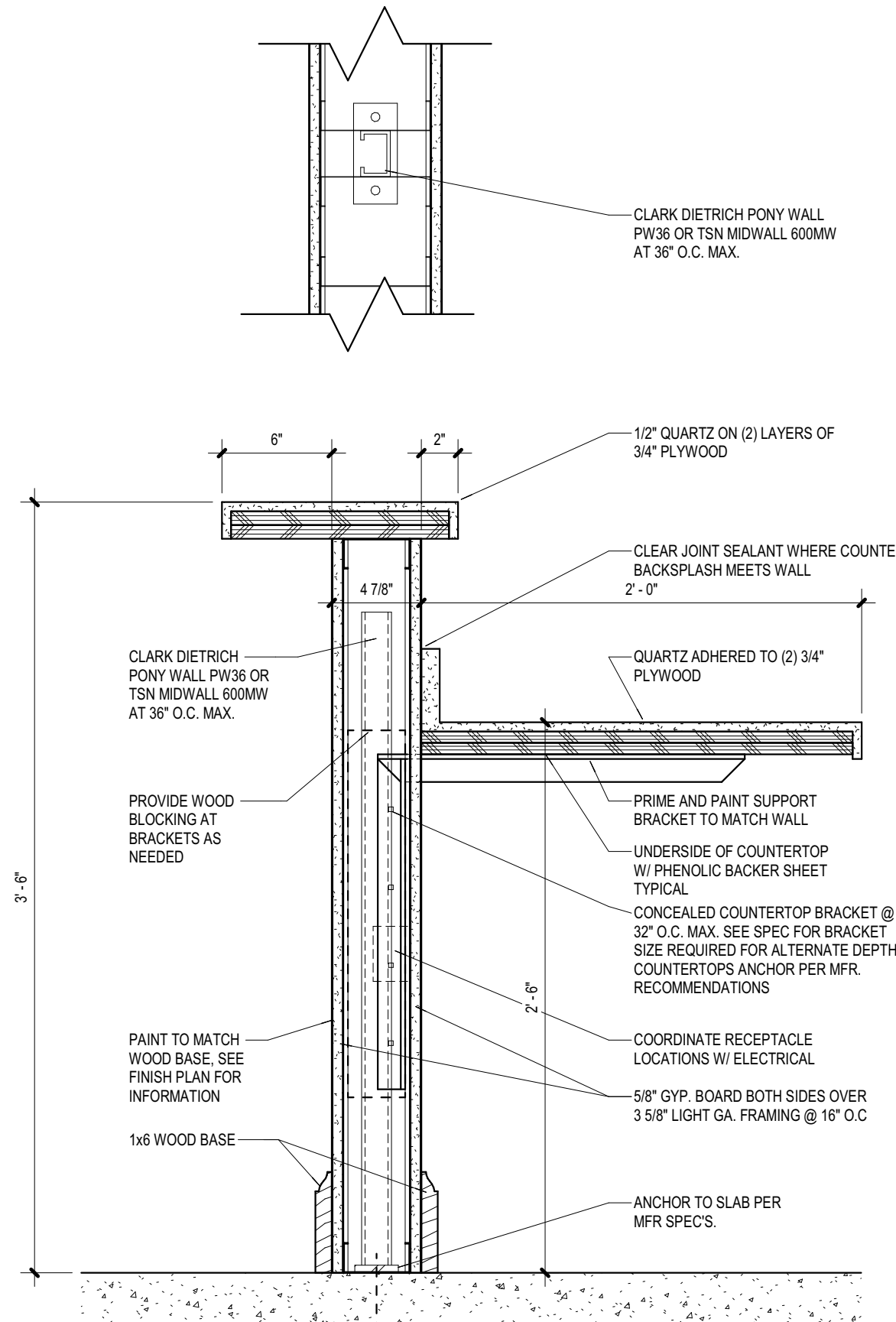


8 LOBBY C102 MILLWORK SECTION
1" = 1'-0"

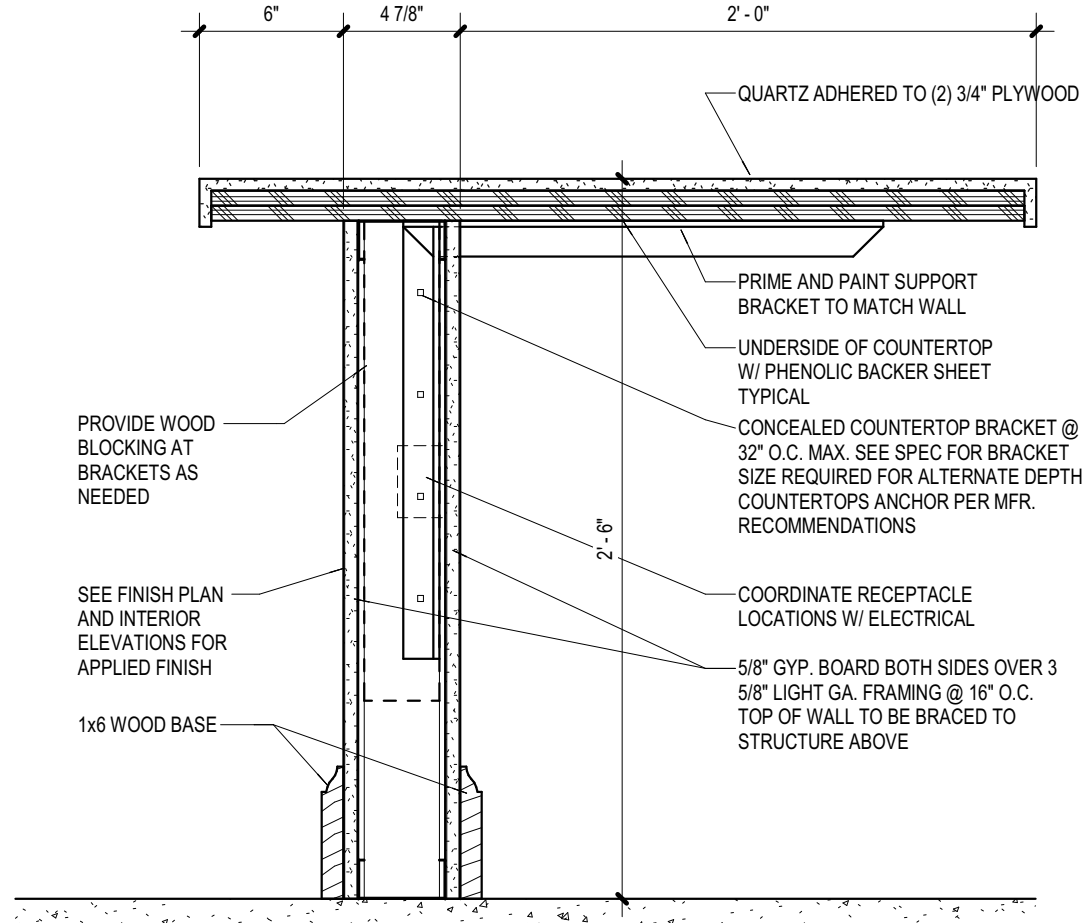


9 COFFER CEILING DETAIL
1 1/2" = 1'-0"

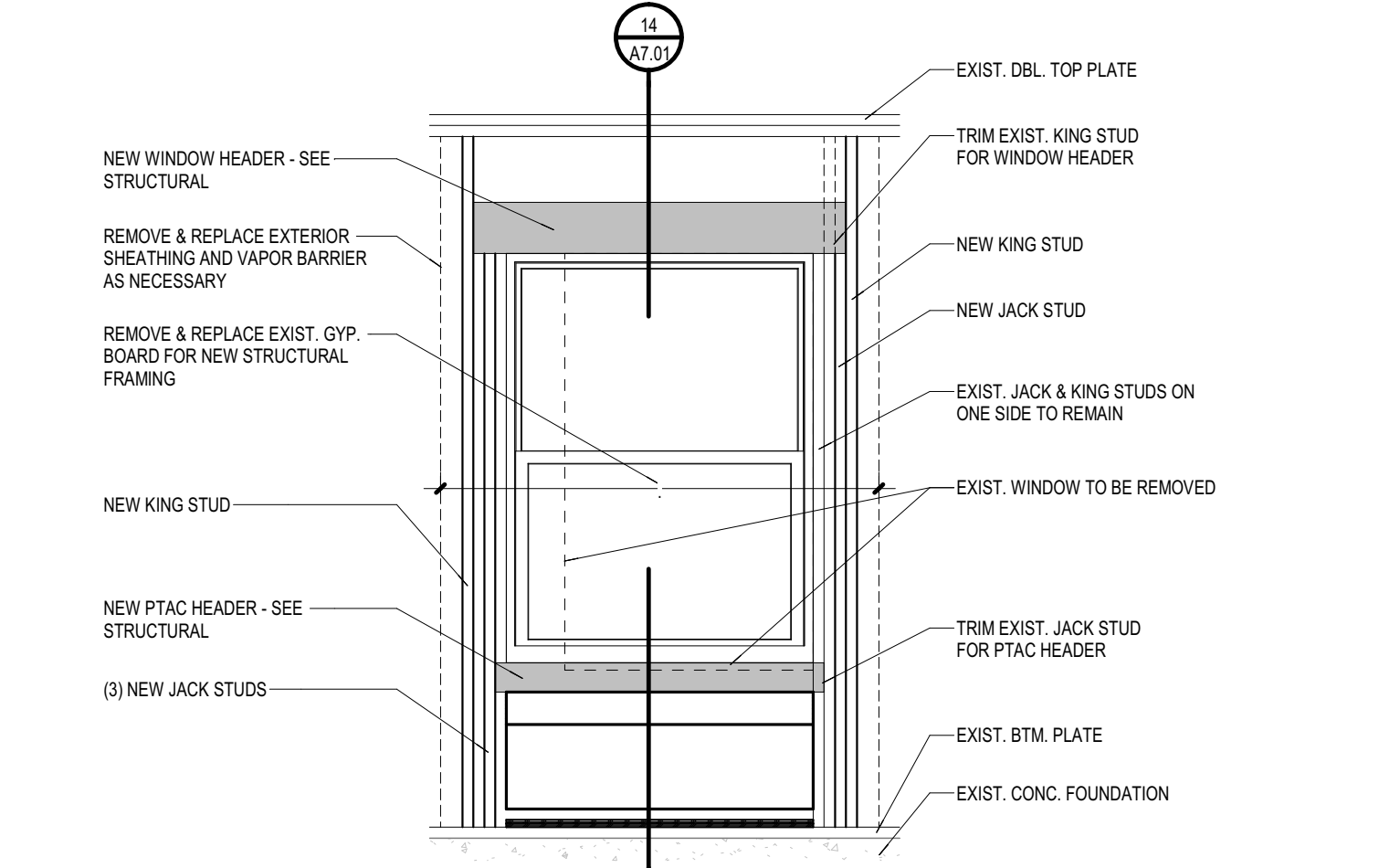
NOTE:
SEE SECTIONS, INTERIOR ELEVATIONS AND R.C. PLANS FOR BELIEVED SIZES, HEIGHTS AND LOCATIONS



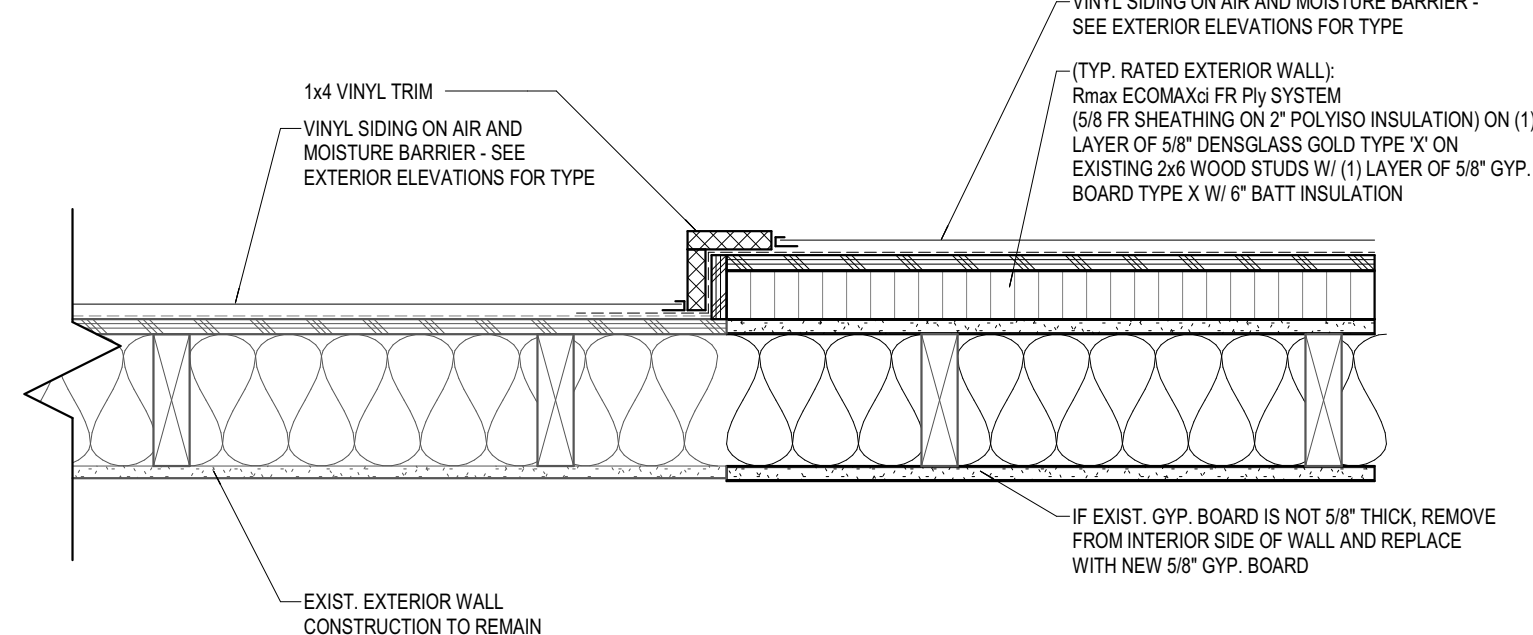
7 NURSE STATION HIGH COUNTER
1 1/2" = 1'-0"



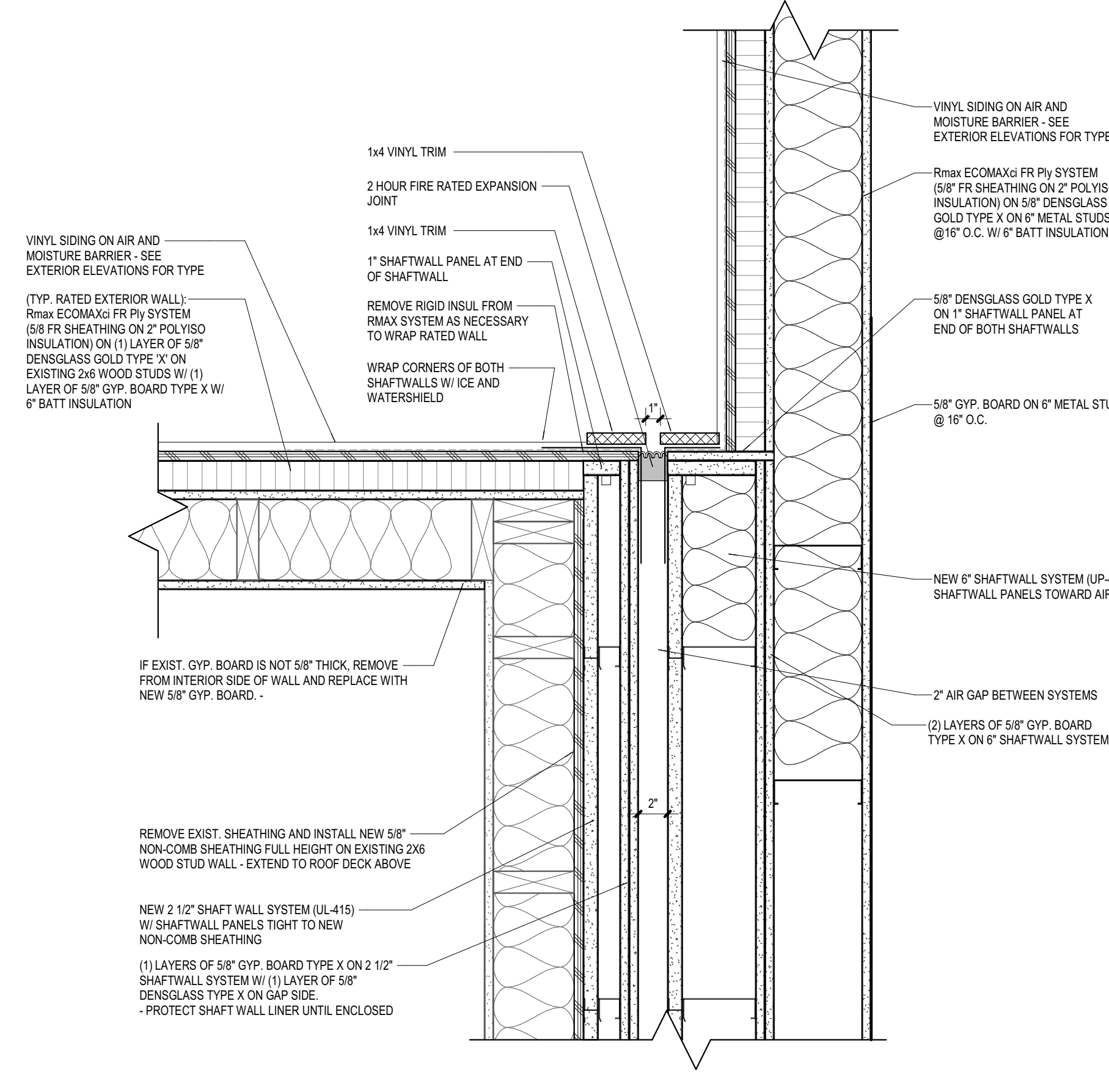
6 NURSE STATION LOW COUNTER
1 1/2" = 1'-0"



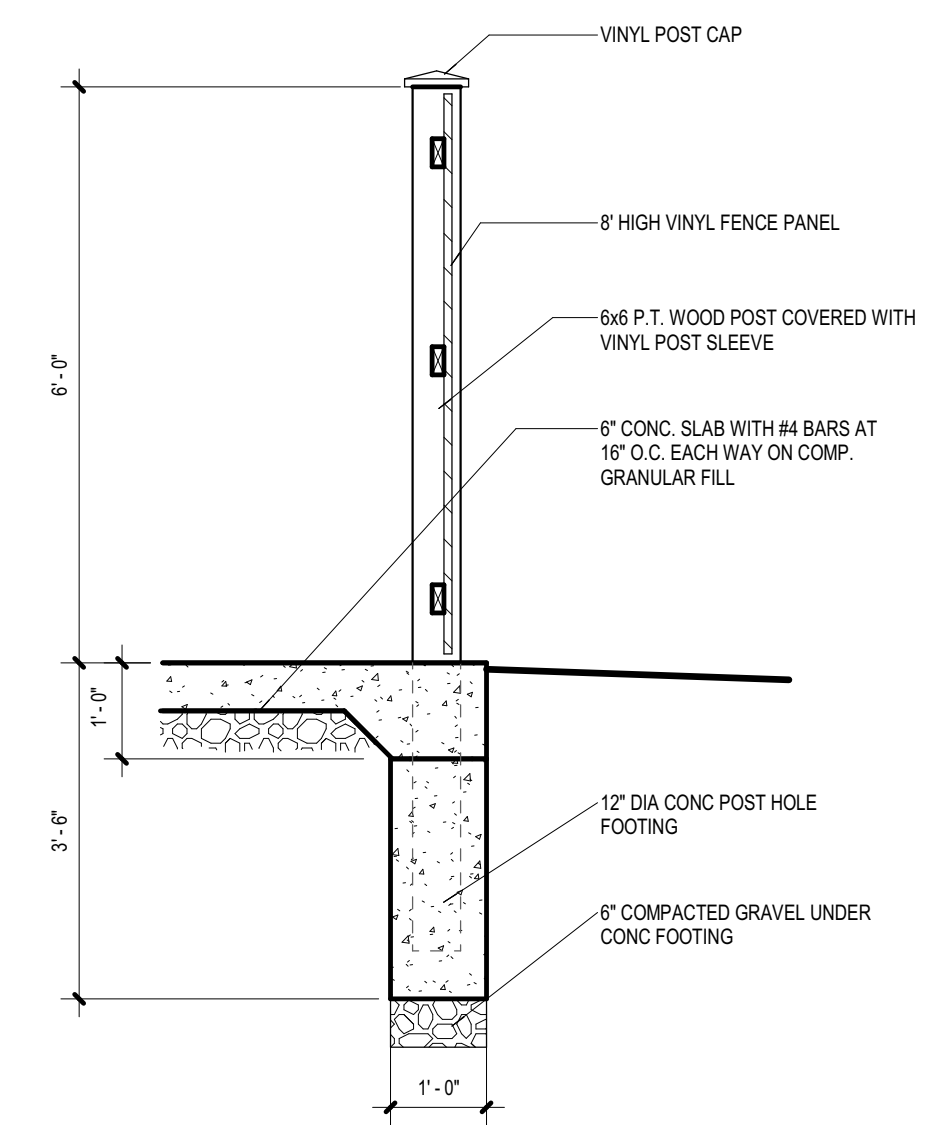
5 TYP. WINDOW STRUCTURE REPLACEMENT
1/2" = 1'-0"



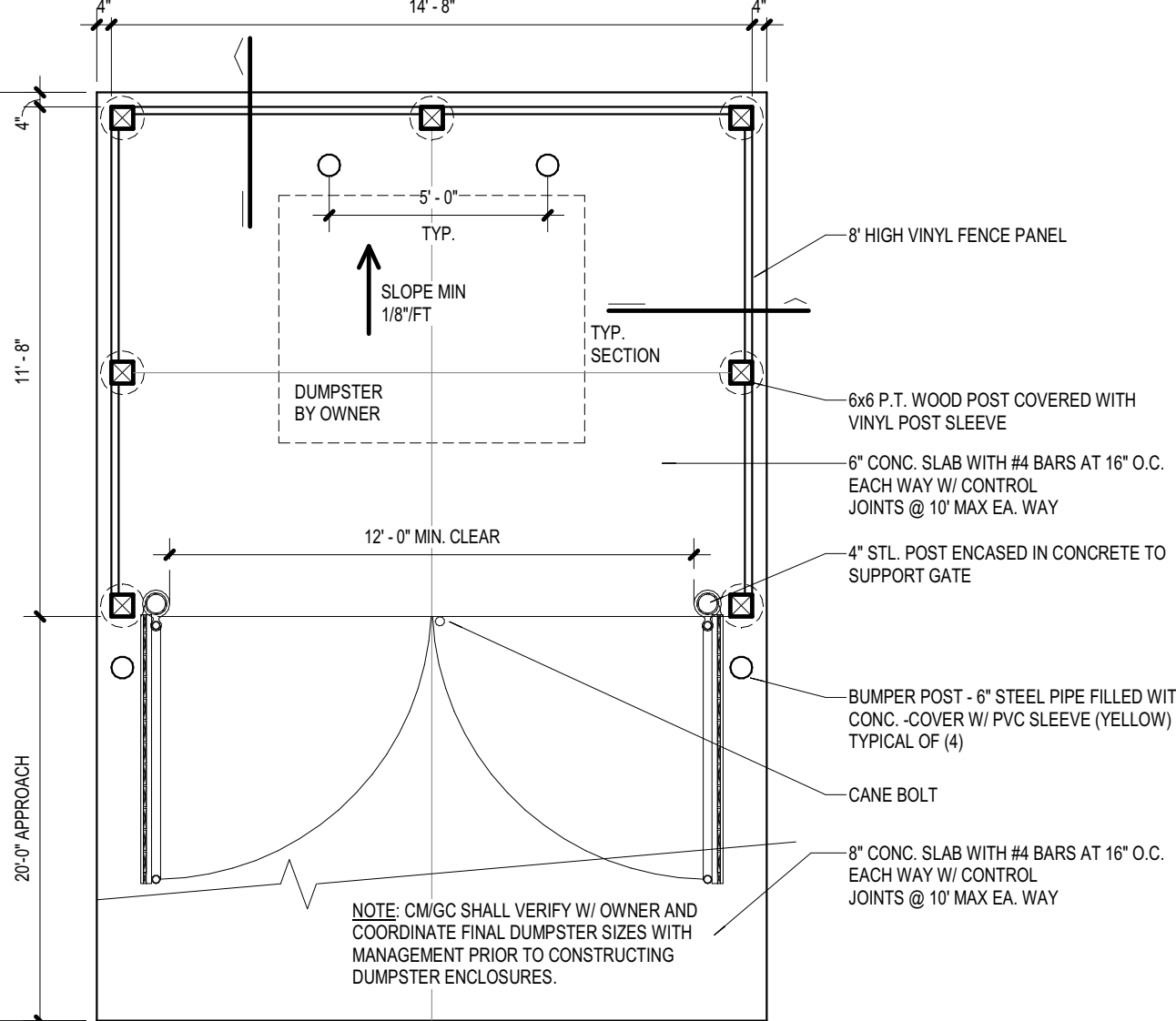
4 EXTERIOR WALL TRANSITION
1 1/2" = 1'-0"



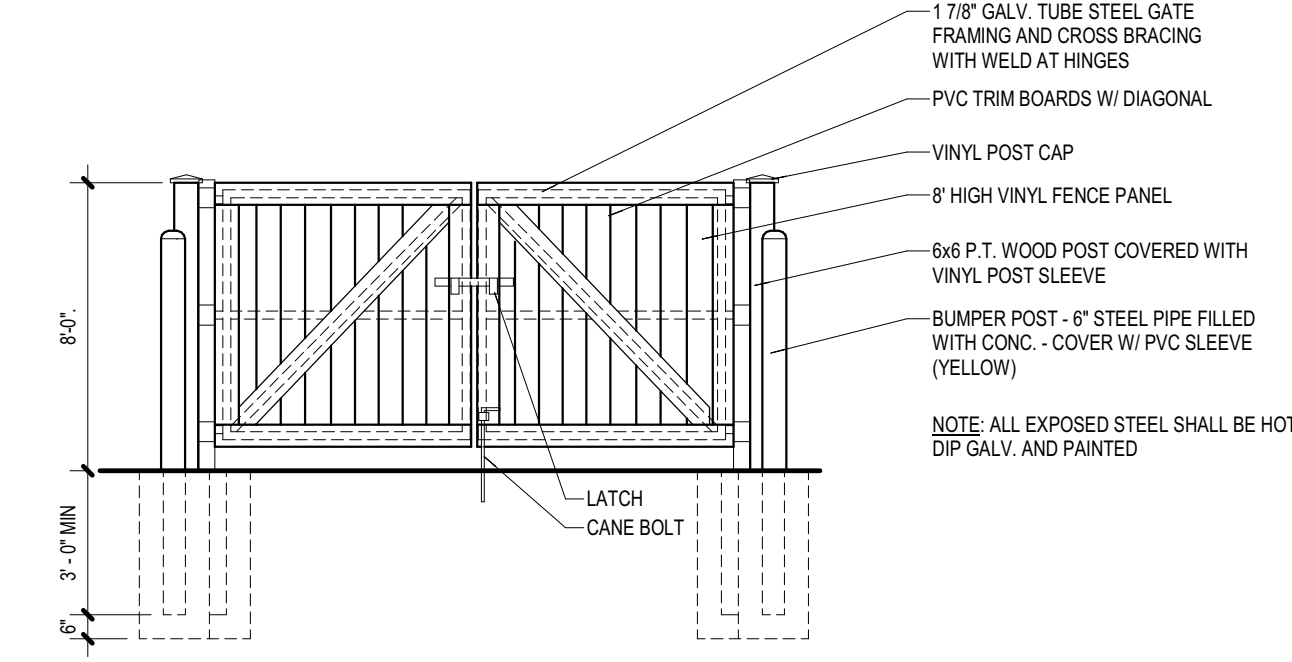
1 EXTERIOR WALL AT FIRE WALL
1 1/2" = 1'-0"



3 DUMPSTER ENCLOSURE SECTION
1/2" = 1'-0"



2 DUMPSTER ENCLOSURE
1/4" = 1'-0"



PRELIMINARY
NOT FOR CONSTRUCTION

ADDITIONS AND RENOVATIONS
PRESTIGE CENTRE
MCAP MT PLEASANT
MT PLEASANT, MICHIGAN

ISSUANCES
05.20.2022 99% OWNER REVIEW

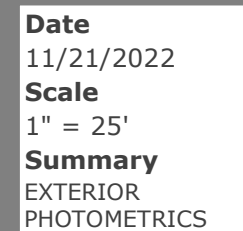
DRAWN DJH
REVIEWED ADM
PROJECT NO. 5-5355

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DETAILS

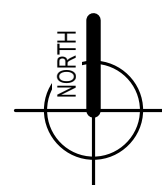
Statistics					
Description	Symbol	Avg	Max	Min	Max/Min
SITE PHOTOMETRICS	+	0.5 fc	8.5 fc	0.0 fc	N/A



ELECTRICAL SITE GENERAL NOTES

2. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION.
3. LOCATIONS SHOWN FOR EXISTING UTILITIES IF ANY ARE APPROXIMATE AND DERIVED FROM GENERAL OBSERVATION AND/OR AVAILABLE RECORDS. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXACT LOCATIONS OR SHOWING ALL UTILITIES IN THE AREA.
4. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, SIZES, AND TYPES FOR ALL EXISTING UNDERGROUND UTILITIES, CONDITIONS, AND CAUSES PRIOR TO ANY EXCAVATION OR REMEDIATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SERVICES TO IDENTIFY PUBLIC UTILITIES, VERIFY PRIVATE UTILITIES WITH OWNER RECORDS AND MAINTENANCE PERSONNEL.
5. PROTECT THE SITE ADJACENT PROPERTY, AND UTILITIES FROM DAMAGE OR DESTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE TO EXISTING STRUCTURES, SITE, OR UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. ALL UNDERGROUND CONDUIT SHALL BE RIGID GALVANIZED RIBBON TYPE. ALL UNDERGROUND BENDS/ELBOWS SHALL BE NON FLAMMABLE RIGID METALLIC RACEWAY TYPE. PROTECTED FROM CORROSION PER CONTRACT SPECIFICATION REQUIREMENTS.
7. INSTALL DETECTABLE UNDERGROUND WARNING TAPE ABOVE ALL UNDERGROUND CONDUITS AND CABLES. COLOR PER AIA/INFORM COLOR CODE FOR ELECTRICAL PAGING, (ORANGE FOR CONDUIT, RED FOR CABLES). REFER TO SPECIFICATIONS FOR DETAILS.
8. ALL EXISTING TREES TO REMAIN SHALL BE CAREFULLY PROTECTED. DO NOT DRIVE HEAVY EQUIPMENT WITHIN 10 FEET OF TREES TRANSVERS. BRANCHES OF TREES SHALL BE TRIMMED TO CLEAR ALL OBSTACLES. TREES SHALL BE CUT AS DIRECTED BY THE ARCHITECT/ENGINEER. ANY ROOTS OF EXISTING TREES TO REMAIN WHICH ARE EXPOSED DUE TO EXCAVATION SHALL BE REPAIRED AT THE DISCRETION OF THE ARCHITECT/ENGINEER AT THE EXPENSE OF THE CONTRACTOR.
9. PATCH AND REPAIR GRASS AND/OR OTHER IMPROVED PLANTINGS AS REQUIRED WHERE NEW UNDERGROUND CONDUITS, CABLES, AND/OR DUCTBANKS ARE INSTALLED. CONTRACTOR SHALL SOD/FILL TREMIES, AND/OR SOIL SLOTTED OUT AREAS, AND REMOVE ANY EXCESS MATERIAL PRIOR TO SEEDING REPAIR.
10. CONTRACTOR SHALL BE RESPONSIBLE TO PATCH AND REPAIR ANY EXISTING UTILITY DAMAGE TO EXISTING STRUCTURES, INCLUDING BUT NOT LIMITED TO CONCRETE OR MASONRY OF FOUNDATION AND STRUCTURE, INCLUDING GRASS, CONCRETE ASPHALT, LANDSCAPING, FENCING, STRUCTURES, INCLUDING GARAGES, ETC.

ELECTRICAL KEYNOTES	
L23	CIRCUIT THROUGH EMERGENCY LIGHTING AUTOMATIC LOAD CONTROL 'E1'. LOCATE CONTROL INSIDE BUILDING WHERE LIGHTING FIXTURES ON CIRCUIT CAN BE VIEWED WHILE WORKING. FIELD VERIFY LOCATION WITH OWNER PRIOR TO ROUGH-IN.
P27	PROVIDE POWER FOR BATTERY CHARGER. CONFIRM CIRCUIT REQUIREMENTS PRIOR TO ROUGH-IN.
P28	PROVIDE POWER FOR BLOCK HEATER. CONFIRM CIRCUIT REQUIREMENTS PRIOR TO ROUGH-IN.
P29	REFER TO DETAIL "ON SHEET E7.01 FOR GROUND REQUIREMENTS AT GROUNDING BUS. PROVIDE SIZE OF EQUIPMENT PAD PRIOR TO INSTALLATION.
P30	PROVIDE CT CABINET, METER, AND CURRENT TRANSFORMERS PER UTILITY COMPANY REQUIREMENTS. MOUNT CABINET ON STRUCT ADJACENT TO UTILITY TRANSFORMER. COORDINATE INSTALLATION WITH UTILITY.



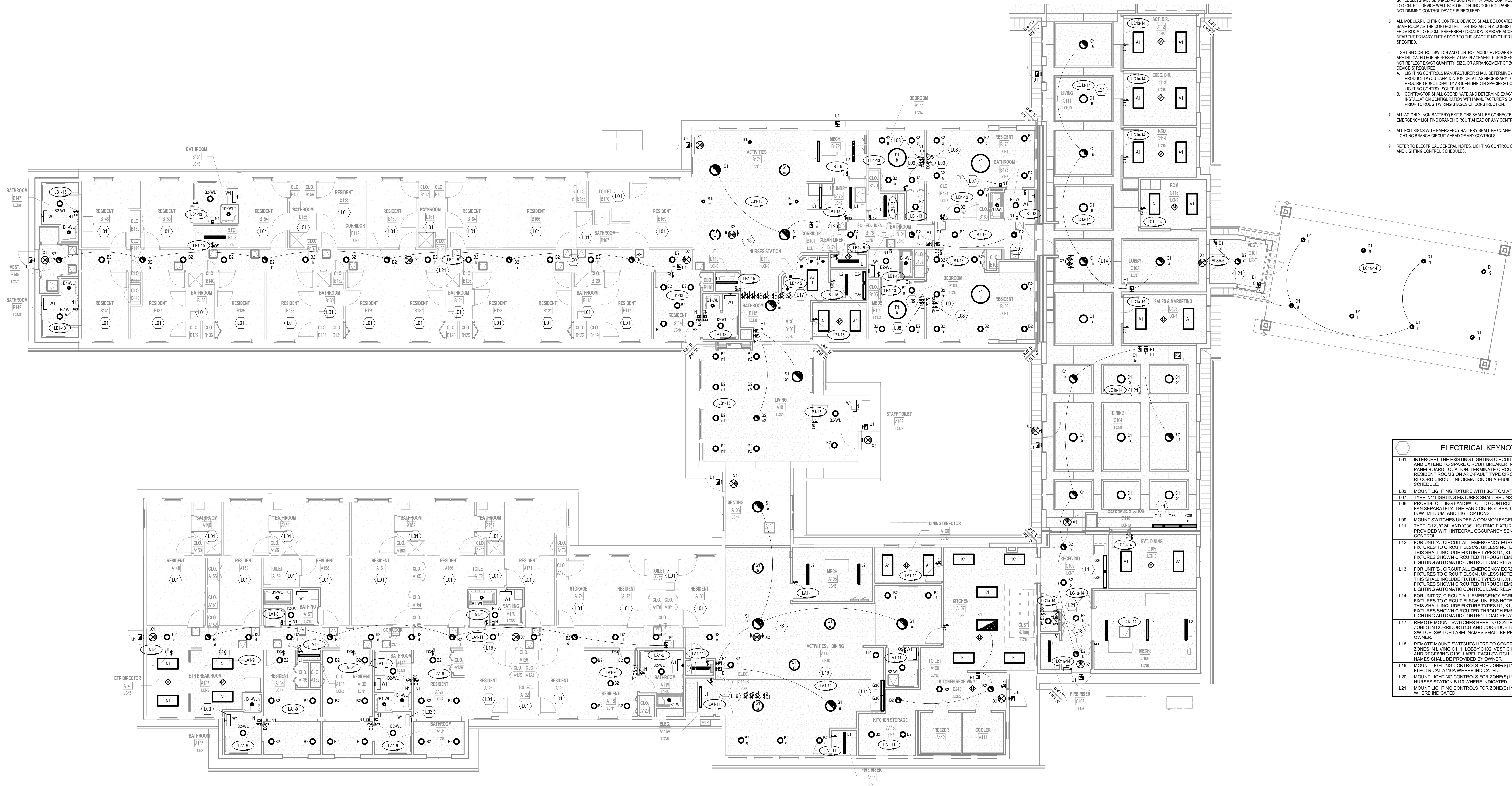
SITE ELECTRICAL PLAN



SITE ELECTRICAL DEMOLITION PLAN

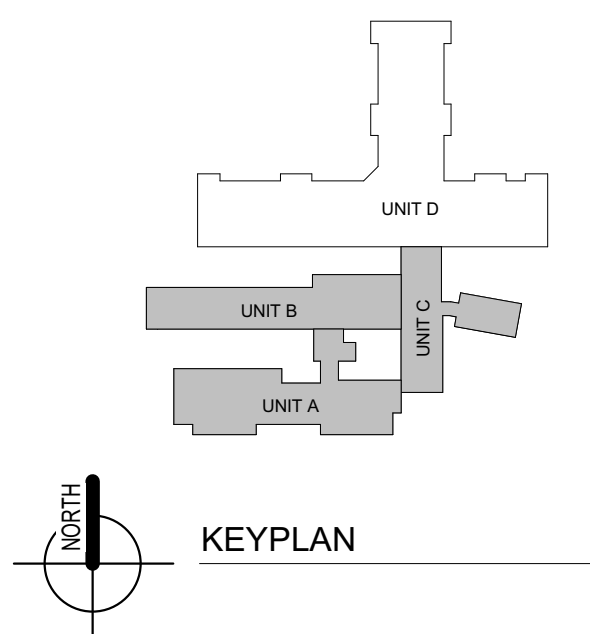
Figure 1 consists of two diagrams illustrating lighting tags. The left diagram, titled "LIGHTING TAG - TYPICAL", shows a rectangular tag with a box containing "B2" and "a1". "B2" is labeled "FIXTURE TYPE" and "a1" is labeled "SWITCHING ZONE CONTROL CHANNEL". Below the tag is a bracket labeled "DAYLIGHTING AREA". The right diagram, titled "LIGHTING TAG - WITH SPACE I.D.", shows a rectangular tag with a box containing "C4" and "A101.a1". "C4" is labeled "FIXTURE TYPE" and "A101.a1" is labeled "SWITCHING ZONE CONTROL CHANNEL". Below the tag is a bracket labeled "DAYLIGHT AREA". To the left of the tag is the text "SPACE I.D.".

- [illegible]



	ELECTRICAL KEYNOTES	
L06	INTERCEPT THE EXISTING LIGHTING CIRCUIT WITHIN ROOMER AND SEND TO SERVICE PANEL FOR REMOVAL OF THE PANELBOARD LOCATION. TERMINATE CIRCUITS FROM EXISTING PANELS ON AN AS-BUILT PANELBOARD. RECORD CIRCUIT INFORMATION ON AS-BUILT PANELBOARD SCHEDULE.	
L07	REMOVE EXISTING FISHING SWITCH BOTTOM AT 8'-6" A.F.F.	
L07	TYPE "N" LIGHTING FIXTURES SHALL BE UNCONTROLLED.	
L07	PURPOSE CEILING FAN SWITCH SHALL CONTROL LIGHT KIT AND FAN-PAVELED BY TYPICALLY 10' DIAMETER CIRCULAR LIGHTING AREA. PROVIDE 10' DIAMETER CIRCULAR LIGHTING OF LOW, MEDIUM AND HIGH OPTIONS.	
L07	REMOVE EXISTING FISHING SWITCH BOTTOM AT 8'-6" A.F.F.	
L11	TYPICALLY "C" 624" AND 1036" LIGHTING FIXTURES SHALL BE PROVIDED WITH INTEGRAL OCCUPANCY SENSORS FOR CONTROLLING LIGHTING.	
L12	FOR UNIT A: CIRCUIT ALL EMERGENCY EGRESS LIGHTING TO CIRCUIT TO CIRCUIT TO CIRCUIT TO CIRCUIT TO CIRCUIT THIS SHALL INCLUDE FIXTURE TYPES U1, X1, X2, X3, X4, X5, X6, X7, X8, X9, X10, X11, X12, X13, X14, X15, X16, X17, X18, X19, X20, X21, X22, X23, X24, X25, X26, X27, X28, X29, X30, X31, X32, X33, X34, X35, X36, X37, X38, X39, X40, X41, X42, X43, X44, X45, X46, X47, X48, X49, X50, X51, X52, X53, X54, X55, X56, X57, X58, X59, X60, X61, X62, X63, X64, X65, X66, X67, X68, X69, X70, X71, X72, X73, X74, X75, X76, X77, X78, X79, X80, X81, X82, X83, X84, X85, X86, X87, X88, X89, X90, X91, X92, X93, X94, X95, X96, X97, X98, X99, X100, X101, X102, X103, X104, X105, X106, X107, X108, X109, X110, X111, X112, X113, X114, X115, X116, X117, X118, X119, X120, X121, X122, X123, X124, X125, X126, X127, X128, X129, X130, X131, X132, X133, X134, X135, X136, X137, X138, X139, X140, X141, X142, X143, X144, X145, X146, X147, X148, X149, X150, X151, X152, X153, X154, X155, X156, X157, X158, X159, X160, X161, X162, X163, X164, X165, X166, X167, X168, X169, X170, X171, X172, X173, X174, X175, X176, X177, X178, X179, X180, X181, X182, X183, X184, X185, X186, X187, X188, X189, X190, X191, X192, X193, X194, X195, X196, X197, X198, X199, X200, X201, X202, X203, X204, X205, X206, X207, X208, X209, X210, X211, X212, X213, X214, X215, X216, X217, X218, X219, X220, X221, X222, X223, X224, X225, X226, X227, X228, X229, X230, X231, X232, X233, X234, X235, X236, X237, X238, X239, X240, X241, X242, X243, X244, X245, X246, X247, X248, X249, X250, X251, X252, X253, X254, X255, X256, X257, X258, X259, X260, X261, X262, X263, X264, X265, X266, X267, X268, X269, X270, X271, X272, X273, X274, X275, X276, X277, X278, X279, X280, X281, X282, X283, X284, X285, X286, X287, X288, X289, X290, X291, X292, X293, X294, X295, X296, X297, X298, X299, X300, X301, X302, X303, X304, X305, X306, X307, X308, X309, X310, X311, X312, X313, X314, X315, X316, X317, X318, X319, X320, X321, X322, X323, X324, X325, X326, X327, X328, X329, X330, X331, X332, X333, X334, X335, X336, X337, X338, X339, X340, X341, X342, X343, X344, X345, X346, X347, X348, X349, X350, X351, X352, X353, X354, X355, X356, X357, X358, X359, X360, X361, X362, X363, X364, X365, X366, X367, X368, X369, X370, X371, X372, X373, X374, X375, X376, X377, X378, X379, X380, X381, X382, X383, X384, X385, X386, X387, X388, X389, X390, X391, X392, X393, X394, X395, X396, X397, X398, X399, X400, X401, X402, X403, X404, X405, X406, X407, X408, X409, X410, X411, X412, X413, X414, X415, X416, X417, X418, X419, X420, X421, X422, X423, X424, X425, X426, X427, X428, X429, X430, X431, X432, X433, X434, X435, X436, X437, X438, X439, X440, X441, X442, X443, X444, X445, X446, X447, X448, X449, X450, X451, X452, X453, X454, X455, X456, X457, X458, X459, X460, X461, X462, X463, X464, X465, X466, X467, X468, X469, X470, X471, X472, X473, X474, X475, X476, X477, X478, X479, X480, X481, X482, X483, X484, X485, X486, X487, X488, X489, X490, X491, X492, X493, X494, X495, X496, X497, X498, X499, X500, X501, X502, X503, X504, X505, X506, X507, X508, X509, X510, X511, X512, X513, X514, X515, X516, X517, X518, X519, X520, X521, X522, X523, X524, X525, X526, X527, X528, X529, X530, X531, X532, X533, X534, X535, X536, X537, X538, X539, X540, X541, X542, X543, X544, X545, X546, X547, X548, X549, X550, X551, X552, X553, X554, X555, X556, X557, X558, X559, X560, X561, X562, X563, X564, X565, X566, X567, X568, X569, X570, X571, X572, X573, X574, X575, X576, X577, X578, X579, X580, X581, X582, X583, X584, X585, X586, X587, X588, X589, X590, X591, X592, X593, X594, X595, X596, X597, X598, X599, X600, X601, X602, X603, X604, X605, X606, X607, X608, X609, X610, X611, X612, X613, X614, X615, X616, X617, X618, X619, X620, X621, X622, X623, X624, X625, X626, X627, X628, X629, X630, X631, X632, X633, X634, X635, X636, X637, X638, X639, X640, X641, X642, X643, X644, X645, X646, X647, X648, X649, X650, X651, X652, X653, X654, X655, X656, X657, X658, X659, X660, X661, X662, X663, X664, X665, X666, X667, X668, X669, X670, X671, X672, X673, X674, X675, X676, X677, X678, X679, X680, X681, X682, X683, X684, X685, X686, X687, X688, X689, X690, X691, X692, X693, X694, X695, X696, X697, X698, X699, X700, X701, X702, X703, X704, X705, X706, X707, X708, X709, X710, X711, X712, X713, X714, X715, X716	
L12	FOR UNIT B: CIRCUIT ALL EMERGENCY EGRESS LIGHTING TO CIRCUIT TO CIRCUIT TO CIRCUIT TO CIRCUIT TO CIRCUIT THIS SHALL INCLUDE FIXTURE TYPES U1, X1, X2, X3, X4, X5, X6, X7, X8, X9, X10, X11, X12, X13, X14, X15, X16, X17, X18, X19, X20, X21, X22, X23, X24, X25, X26, X27, X28, X29, X30, X31, X32, X33, X34, X35, X36, X37, X38, X39, X40, X41, X42, X43, X44, X45, X46, X47, X48, X49, X50, X51, X52, X53, X54, X55, X56, X57, X58, X59, X60, X61, X62, X63, X64, X65, X66, X67, X68, X69, X70, X71, X72, X73, X74, X75, X76, X77, X78, X79, X80, X81, X82, X83, X84, X85, X86, X87, X88, X89, X90, X91, X92, X93, X94, X95, X96, X97, X98, X99, X100, X101, X102, X103, X104, X105, X106, X107, X108, X109, X110, X111, X112, X113, X114, X115, X116, X117, X118, X119, X120, X121, X122, X123, X124, X125, X126, X127, X128, X129, X130, X131, X132, X133, X134, X135, X136, X137, X138, X139, X140, X141, X142, X143, X144, X145, X146, X147, X148, X149, X150, X151, X152, X153, X154, X155, X156, X157, X158, X159, X160, X161, X162, X163, X164, X165, X166, X167, X168, X169, X170, X171, X172, X173, X174, X175, X176, X177, X178, X179, X180, X181, X182, X183, X184, X185, X186, X187, X188, X189, X190, X191, X192, X193, X194, X195, X196, X197, X198, X199, X200, X201, X202, X203, X204, X205, X206, X207, X208, X209, X210, X211, X212, X213, X214, X215, X216, X217, X218, X219, X220, X221, X222, X223, X224, X225, X226, X227, X228, X229, X230, X231, X232, X233, X234, X235, X236, X237, X238, X239, X240, X241, X242, X243, X244, X245, X246, X247, X248, X249, X250, X251, X252, X253, X254, X255, X256, X257, X258, X259, X260, X261, X262, X263, X264, X265, X266, X267, X268, X269, X270, X271, X272, X273, X274, X275, X276, X277, X278, X279, X280, X281, X282, X283, X284, X285, X286, X287, X288, X289, X290, X291, X292, X293, X294, X295, X296, X297, X298, X299, X300, X301, X302, X303, X304, X305, X306, X307, X308, X309, X310, X311, X312, X313, X314, X315, X316, X317, X318, X319, X320, X321, X322, X323, X324, X325, X326, X327, X328, X329, X330, X331, X332, X333, X334, X335, X336, X337, X338, X339, X340, X341, X342, X343, X344, X345, X346, X347, X348, X349, X350, X351, X352, X353, X354, X355, X356, X357, X358, X359, X360, X361, X362, X363, X364, X365, X366, X367, X368, X369, X370, X371, X372, X373, X374, X375, X376, X377, X378, X379, X380, X381, X382, X383, X384, X385, X386, X387, X388, X389, X390, X391, X392, X393, X394, X395, X396, X397, X398, X399, X400, X401, X402, X403, X404, X405, X406, X407, X408, X409, X410, X411, X412, X413, X414, X415, X416, X417, X418, X419, X420, X421, X422, X423, X424, X425, X426, X427, X428, X429, X430, X431, X432, X433, X434, X435, X436, X437, X438, X439, X440, X441, X442, X443, X444, X445, X446, X447, X448, X449, X450, X451, X452, X453, X454, X455, X456, X457, X458, X459, X460, X461, X462, X463, X464, X465, X466, X467, X468, X469, X470, X471, X472, X473, X474, X475, X476, X477, X478, X479, X480, X481, X482, X483, X484, X485, X486, X487, X488, X489, X490, X491, X492, X493, X494, X495, X496, X497, X498, X499, X500, X501, X502, X503, X504, X505, X506, X507, X508, X509, X510, X511, X512, X513, X514, X515, X516, X517, X518, X519, X520, X521, X522, X523, X524, X525, X526, X527, X528, X529, X530, X531, X532, X533, X534, X535, X536, X537, X538, X539, X540, X541, X542, X543, X544, X545, X546, X547, X548, X549, X550, X551, X552, X553, X554, X555, X556, X557, X558, X559, X560, X561, X562, X563, X564, X565, X566, X567, X568, X569, X570, X571, X572, X573, X574, X575, X576, X577, X578, X579, X580, X581, X582, X583, X584, X585, X586, X587, X588, X589, X590, X591, X592, X593, X594, X595, X596, X597, X598, X599, X600, X601, X602, X603, X604, X605, X606, X607, X608, X609, X610, X611, X612, X613, X614, X615, X616, X617, X618, X619, X620, X621, X622, X623, X624, X625, X626, X627, X628, X629, X630, X631, X632, X633, X634, X635, X636, X637, X638, X639, X640, X641, X642, X643, X644, X645, X646, X647, X648, X649, X650, X651, X652, X653, X654, X655, X656, X657, X658, X659, X660, X661, X662, X663, X664, X665, X666, X667, X668, X669, X670, X671, X672, X673, X674, X675, X676, X677, X678, X679, X680, X681, X682, X683, X684, X685, X686, X687, X688, X689, X690, X691, X692, X693, X694, X695, X696, X697, X698, X699, X700, X701, X702, X703, X704, X705, X706, X707, X708, X709, X710, X711, X712, X713, X714, X715, X716	
L12	FOR UNIT C: CIRCUIT ALL EMERGENCY EGRESS LIGHTING TO CIRCUIT TO CIRCUIT TO CIRCUIT TO CIRCUIT TO CIRCUIT THIS SHALL INCLUDE FIXTURE TYPES U1, X1, X2, X3, X4, X5, X6, X7, X8, X9, X10, X11, X12, X13, X14, X15, X16, X17, X18, X19, X20, X21, X22, X23, X24, X25, X26, X27, X28, X29, X30, X31, X32, X33, X34, X35, X36, X37, X38, X39, X40, X41, X42, X43, X44, X45, X46, X47, X48, X49, X50, X51, X52, X53, X54, X55, X56, X57, X58, X59, X60, X61, X62, X63, X64, X65, X66, X67, X68, X69, X70, X71, X72, X73, X74, X75, X76, X77, X78, X79, X80, X81, X82, X83, X84, X85, X86, X87, X88, X89, X90, X91, X92, X93, X94, X95, X96, X97, X98, X99, X100, X101, X102, X103, X104, X105, X106, X107, X108, X109, X110, X111, X112, X113, X114, X115, X116, X117, X118, X119, X120, X121, X122, X123, X124, X125, X126, X127, X128, X129, X130, X131, X132, X133, X134, X135, X136, X137, X138, X139, X140, X141, X142, X143, X144, X145, X146, X147, X148, X149, X150, X151, X152, X153, X154, X155, X156, X157, X158, X159, X160, X161, X162, X163, X164, X165, X166, X167, X168, X169, X170, X171, X172, X173, X174, X175, X176, X177, X178, X179, X180, X181, X182, X183, X184, X185, X186, X187, X188, X189, X190, X191, X192, X193, X194, X195, X196, X197, X198, X199, X200, X201, X202, X203, X204, X205, X206, X207, X208, X209, X210, X211, X212, X213, X214, X215, X216, X217, X218, X219, X220, X221, X222, X223, X224, X225, X226, X227, X228, X229, X230, X231, X232, X233, X234, X235, X236, X237, X238, X239, X240, X241, X242, X243, X244, X245, X246, X247, X248, X249, X250, X251, X252, X253, X254, X255, X256, X257, X258, X259, X260, X261, X262, X263, X264, X265, X266, X267, X268, X269, X270, X271, X272, X273, X274, X275, X276, X277, X278, X279, X280, X281, X282, X283, X284, X285, X286, X287, X288, X289, X290, X291, X292, X293, X294, X295, X296, X297, X298, X299, X300, X301, X302, X303, X304, X305, X306, X307, X308, X309, X310, X311, X312, X313, X314, X315, X316, X317, X318, X319, X320, X321, X322, X323, X324, X325, X326, X327, X328, X329, X330, X331, X332, X333, X334, X335, X336, X337, X338, X339, X340, X341, X342, X343, X344, X345, X346, X347, X348, X349, X350, X351, X352, X353, X354, X355, X356, X357, X358, X359, X360, X361, X362, X363, X364, X365, X366, X367, X368, X369, X370, X371, X372, X373, X374, X375, X376, X377, X378, X379, X380, X381, X382, X383, X384, X385, X386, X387, X388, X389, X390, X391, X392, X393, X394, X395, X396, X397, X398, X399, X400, X401, X402, X403, X404, X405, X406, X407, X408, X409, X410, X411, X412, X413, X414, X415, X416, X417, X418, X419, X420, X421, X422, X423, X424, X425, X426, X427, X428, X429, X430, X431, X432, X433, X434, X435, X436, X437, X438, X439, X440, X441, X442, X443, X444, X445, X446, X447, X448, X449, X450, X451, X452, X453, X454, X455, X456, X457, X458, X459, X460, X461, X462, X463, X464, X465, X466, X467, X468, X469, X470, X471, X472, X473, X474, X475, X476, X477, X478, X479, X480, X481, X482, X483, X484, X485, X486, X487, X488, X489, X490, X491, X492, X493, X494, X495, X496, X497, X498, X499, X500, X501, X502, X503, X504, X505, X506, X507, X508, X509, X510, X511, X512, X513, X514, X515, X516, X517, X518, X519, X520, X521, X522, X523, X524, X525, X526, X527, X528, X529, X530, X531, X532, X533, X534, X535, X536, X537, X538, X539, X540, X541, X542, X543, X544, X545, X546, X547, X548, X549, X550, X551, X552, X553, X554, X555, X556, X557, X558, X559, X560, X561, X562, X563, X564, X565, X566, X567, X568, X569, X570, X571, X572, X573, X574, X575, X576, X577, X578, X579, X580, X581, X582, X583, X584, X585, X586, X587, X588, X589, X590, X591, X592, X593, X594, X595, X596, X597, X598, X599, X600, X601, X602, X603, X604, X605, X606, X607, X608, X609, X610, X611, X612, X613, X614, X615, X616, X617, X618, X619, X620, X621, X622, X623, X624, X625, X626, X627, X628, X629, X630, X631, X632, X633, X634, X635, X636, X637, X638, X639, X640, X641, X642, X643, X644, X645, X646, X647, X648, X649, X650, X651, X652, X653, X654, X655, X656, X657, X658, X659, X660, X661, X662, X663, X664, X665, X666, X667, X668, X669, X670, X671, X672, X673, X674, X675, X676, X677, X678, X679, X680, X681, X682, X683, X684, X685, X686, X687, X688, X689, X690, X691, X692, X693, X694, X695, X696, X697, X698, X699, X700, X701, X702, X703, X704, X705, X706, X707, X708, X709, X710, X711, X712, X713, X714, X715, X716	
L12	FOR UNIT D: CIRCUIT ALL EMERGENCY EGRESS LIGHTING TO CIRCUIT TO CIRCUIT TO CIRCUIT TO CIRCUIT TO CIRCUIT THIS SHALL INCLUDE FIXTURE TYPES U1, X1, X2, X3, X4, X5, X6, X7, X8, X9, X10, X11, X12, X13, X14, X15, X16, X17, X18, X19, X20, X21, X22, X23, X24, X25, X26, X27, X28, X29, X30, X31, X32, X33, X34, X35, X36, X37, X38, X39, X40, X41, X42, X43, X44, X45, X46, X47, X48, X49, X50, X51, X52, X53, X54, X55, X56, X57, X58, X59, X60, X61, X62, X63, X64, X65, X66, X67, X68, X69, X70, X71, X72, X73, X74, X75, X76, X77, X78, X79, X80, X81, X82, X83, X84, X85, X86, X87, X88, X89, X90, X91, X92, X93, X94, X95, X96, X97, X98, X99, X100, X101, X102, X103, X104, X105, X106, X107, X108, X109, X110, X111, X112, X113, X114, X115, X116, X117, X118, X119, X120, X121, X122, X123, X124, X125, X126, X127, X128, X129, X130, X131, X132, X133, X134, X135, X136, X137, X138, X139, X140, X141, X142, X143, X144, X145, X146, X147, X148, X149, X150, X151, X152, X153, X154, X155, X156, X157, X158, X159, X160, X161, X162, X163, X164, X165, X166, X167, X168, X169, X170, X171, X172, X173, X174, X175, X176, X177, X178, X179, X180, X181, X182, X183, X184, X185, X186, X187, X188, X189, X190, X191, X192, X193, X194, X195, X196, X197, X198, X199, X200, X201, X202, X203, X204, X205, X206, X207, X208, X209, X210, X211, X212, X213, X214, X215, X216, X217, X218, X219, X220, X221, X222, X223, X224, X225, X226, X227, X228, X229, X230, X231, X232, X233, X234, X235, X236, X237, X238, X239, X240, X241, X242, X243, X244, X245, X246, X247, X248, X249, X250, X251, X252, X253, X254, X255, X256, X257, X258, X259, X260, X261, X262, X263, X264, X265, X266, X267, X268, X269, X270, X271, X272, X273, X274, X275, X276, X277, X278, X279, X280, X281, X282, X283, X284, X285, X286, X287, X288	

1 UNITS 'A', 'B', & 'C' LIGHTING PLAN
E3.1A 1/8" = 1'-0"



PRELIMINARY
NOT FOR CONSTRUCTION

ADDITIONS AND RENOVATIONS
PRESTIGE CENTRE
MCAP MT PLEASANT
MT PLEASANT, MICHIGAN

ISSUANCES
05.20.2022 99% OWNER REVIEW

DRAWN JDM
REVIEWED SMS

PROJECT NO. 5-5355

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LIGHTING FIXTURE SCHEDULE

E5.10

LIGHTING FIXTURE SCHEDULE										
TAG	DESCRIPTION	FIXTURE	VOLTAGE	DRIVER	LIGHT SOURCE	MIN. LUMEN OUTPUT	FINISH	MOUNTING	POWER INPUT (VA)	NOTES
		MANUFACTURER/CATALOG NUMBER								
A1	SURFACE VOLUMETRIC L.E.D. TROFFER, 2'X4', STEEL CONSTRUCTION.	LITHONIA: 2ALLS4 48L GZ10 LPR30 ELITE: 24-EDGE-LED-4000L-DIM10-MVOLT-30K-85	UNIVERSAL	0-10VDC DIMMING DRIVER	3,000K L.E.D.	4,000	WHITE	SURFACE MOUNTED ON GYP CEILING	35	
A2	SURFACE VOLUMETRIC L.E.D. TROFFER, 2'X4', STEEL CONSTRUCTION.	LITHONIA: 2ALLS4 60L GZ10 LPR30 ELITE: 24-EDGE-LED-6000L-DIM10-MVOLT-30K-85	UNIVERSAL	0-10VDC DIMMING DRIVER	3,000K L.E.D.	6,000	WHITE	SURFACE MOUNTED ON GYP CEILING	54	
B1	SURFACE MOUNTED, LOW-PROFILE L.E.D. DOWNLIGHT, 6" DIAMETER, WHITE TRIM.	JUNO: JSF-7IN 10LM-30K-90CRI-MVOLT ZT-WH-JSFTRIM-7IN-BZ ELITE: RL791-900L-DIMTR-120-30K-90-WH HALO: SMD6R-12-9S-WH-E-SMD6RTRMMWH	UNIVERSAL	0-10VDC DIMMING DRIVER	3,000K L.E.D.	1,200	FINISH SHALL BE SELECTED FROM MANUFACTURERS' STANDARD OPTIONS DURING SHOP DRAWING PHASE	SURFACE MOUNTED ON GYP CEILING	15	
B1-WL	SURFACE MOUNTED, LOW-PROFILE L.E.D. DOWNLIGHT, 6" DIAMETER, BRONZE TRIM, WET-LOCATION LISTED.	JUNO: JSF-7IN 10LM-30K-90CRI-MVOLT ZT-WH-JSFTRIM-7IN-BZ ELITE: RL791-900L-DIMTR-120-30K-90-RL791-RT-BZ HALO: SMD6R-12-9S-WH-E-SMD6RTRMTBZ	UNIVERSAL	0-10VDC DIMMING DRIVER	3,000K L.E.D.	1,200	FINISH SHALL BE SELECTED FROM MANUFACTURERS' STANDARD OPTIONS DURING SHOP DRAWING PHASE	SURFACE MOUNTED ON GYP CEILING	15	
B2	SURFACE MOUNTED, LOW-PROFILE L.E.D. DOWNLIGHT, 12" DIAMETER, WHITE TRIM.	LITHONIA: FMML 13 830 ELITE: RL1192-2000L-DIMTR-120-30K-90-WH HALO: SMD12R-20-9S-WH-E-SMD12RTRMMH	UNIVERSAL	0-10VDC DIMMING DRIVER	3,000K L.E.D.	2,000	FINISH SHALL BE SELECTED FROM MANUFACTURERS' STANDARD OPTIONS DURING SHOP DRAWING PHASE	SURFACE MOUNTED ON GYP CEILING	27	
B2-WL	SURFACE MOUNTED, LOW-PROFILE L.E.D. DOWNLIGHT, 12" DIAMETER, BRONZE TRIM, WET-LOCATION LISTED.	LITHONIA: FMML 13 830 WL ELITE: RL1192-2000L-DIMTR-120-30K-90-RL1192-RT-DBZ HALO: SMD12R-20-9S-WH-E-SMD12RTRMTBZ	UNIVERSAL	0-10VDC DIMMING DRIVER	3,000K L.E.D.	2,000	FINISH SHALL BE SELECTED FROM MANUFACTURERS' STANDARD OPTIONS DURING SHOP DRAWING PHASE	SURFACE MOUNTED ON GYP CEILING	27	
C1	PENDANT L.E.D., 18" DIAMETER WHITE OPAL GLASS DIFFUSER, 36" STEM.	BOCK: LBAC1-1-5000-30K-0-10V VISA: CP4517-L30K-H-MVOLT-PB1035-36" OAH	UNIVERSAL	0-10VDC DIMMING DRIVER	3,000K L.E.D.	4,700	PEARL BEIGE	PENDANT MOUNTED ON GYP CEILING	38	
D1	RECESSED ROUND DOWNLIGHT, 8" DIAMETER, COVERED WET-LOCATION LISTED.	LITHONIA: LBR8 AL01 SWW1 WR-MWD MVOLT UGZ 90CRI WL LBR8PFW CRE: CCR6-ALH-8ACK-10S-WH-UNV HALO: LCR8-50-9FS-E010-MW-HLBRSMF	UNIVERSAL	0-10VDC DIMMING DRIVER	4,000K L.E.D.	750	WHITE	RECESSED	9	
E1	EMERGENCY LIGHTING AUTOMATIC LOAD CONTROL RELAY, WITH ACCESSIBLE TEST SWITCH THAT IS VISIBLE TO ROOM OCCUPANTS UPON COMPLETION OF CONSTRUCTION, UL924 LISTING, COMPATIBLE WITH 0-10V DIMMING LOADS, 16A MIN. ELECTRONIC LED DRIVER LOAD RATING, AUTOMATIC DIAGNOSTIC FUNCTIONS INCORPORATING A DELAYED "OFF" FEATURE SHALL NOT BE ACCEPTABLE, OR SHALL BE DISABLED UPON INSTALLATION.	NINE 24, INC. ELOR-210 LVS, INC. EPC-1-DH-V FUNCTIONAL DEVICES, INC. ESRN W/ ESRTB	120V	N/A	N/A	N/A	WHITE	FLUSH IN WALL AT 7'-0" AFF	N/A	2
F1	FIVE BLADE CEILING FAN WITH LIGHT KIT, 52" DIAMETER, HAND-HELD REMOTE, THREE SPEEDS.	BARN LIGHT ELECTRIC COMPANY: SOLOMAN CEILING FAN NO EQUALS PERMITTED	120V	N/A	3,000K L.E.D.	(3) 500	DARK WALNUT	SURFACE MOUNTED ON GYP CEILING	(3) 5 - LTG 56 - FAN	1
G12	UNDERCABINET FIXTURE, 12" LENGTH, INTEGRAL OCCUPANCY SENSOR.	JUNO: UPS09-30K-90CRI-WH-OC AIREY-THOMPSON: 13L-N-30K-12-2-3-3-OC	120V	N/A	3,000K L.E.D.	545	WHITE	SURFACE MOUNT UNDER CABINET	5	
G24	UNDERCABINET FIXTURE, 24" LENGTH, INTEGRAL OCCUPANCY SENSOR.	JUNO: UPS30-30K-90CRI-WH-OC AIREY-THOMPSON: 13L-N-30K-24-2-3-3-OC	120V	N/A	3,000K L.E.D.	1,090	WHITE	SURFACE MOUNT UNDER CABINET	9	
G36	UNDERCABINET FIXTURE, 36" LENGTH, INTEGRAL OCCUPANCY SENSOR.	JUNO: UPS30-30K-90CRI-WH-OC AIREY-THOMPSON: 13L-N-30K-36-2-3-3-OC	120V	N/A	3,000K L.E.D.	1,635	WHITE	SURFACE MOUNT UNDER CABINET	14	
L1	LINEAR INDUSTRIAL L.E.D., 48" LENGTH, SURFACE MOUNTED, HIGH-EFFICIENCY DRIVER, ROUNDED LENS, WIDE DISTRIBUTION.	LITHONIA: CLX148-3000LM-HEF-RDL-WD-MVOLT-GZ10-30K-90CRI COLUMBIA: MPS4-30VW-CW-EDU	UNIVERSAL	0-10VDC DIMMING DRIVER	3,000K L.E.D.	3,000	WHITE	SURFACE MOUNTED ON GYP CEILING UNLESS NOTED OTHERWISE	21	4
L2	LINEAR INDUSTRIAL L.E.D., 48" LENGTH, SURFACE MOUNTED, HIGH-EFFICIENCY DRIVER, ROUNDED LENS, WIDE DISTRIBUTION.	LITHONIA: CLX148-6000LM-HEF-RDL-WD-MVOLT-GZ10-30K-90CRI COLUMBIA: MPS4-30ML-CW-EDU	UNIVERSAL	0-10VDC DIMMING DRIVER	3,000K L.E.D.	5,000	WHITE	SURFACE MOUNTED ON GYP CEILING UNLESS NOTED OTHERWISE	35	
N1	NIGHT LIGHT, AMBER LED	NEW STAR: HNL-JH-LA-UNV-AF-ND-AM KENALL: MCSL-JR-RWV-2-LAB-DV KIRLIN: LNS-05086-BG-AM	UNIVERSAL	ELECTRONIC DRIVER	AMBER L.E.D.	90	WHITE	RECESSED IN WALL AT 18" A.F.F.	4	
P1-1	AREA L.E.D. FIXTURE, POLE-MOUNTED, DIE-CAST ALUMINUM CONSTRUCTION, RS3 DISTRIBUTION, SINGLE HEAD.	LITHONIA: RSX2 LED-P1-40K-RS3-120-SPA-SF-DBLXD HUBBELL: VPS-60L-136-4K7-3-UNV-A-BLT	120V	ELECTRONIC DRIVER	4,000K L.E.D.	11,000	BLACK	POLE MOUNTED	71	
P1-2	AREA L.E.D. FIXTURE, POLE-MOUNTED, DIE-CAST ALUMINUM CONSTRUCTION, RS3 DISTRIBUTION, DUAL-HEAD AT 180-DEG.	LITHONIA: RSX2 LED-P1-40K-RS3-120-SPA-SF-DBLXD HUBBELL: VPS-60L-136-4K7-3-UNV-A-BLT	120V	ELECTRONIC DRIVER	4,000K L.E.D.	11,000 PER HEAD	BLACK	POLE MOUNTED	71 PER HEAD	
P1 POLE	SQUARE STRAIGHT ALUMINUM POLE, 19-FT, 0.188 WALL THICKNESS.	LITHONIA: SSA-19-60-DBLXD HUBBELL: SSA-B-19-60-B-1-B3-BLT	N/A	N/A	N/A	N/A	BLACK	MOUNT ON CONCRETE BASE PER DETAIL ON E7.01.	N/A	
P2	AREA L.E.D. FIXTURE, POLE-MOUNTED, DIE-CAST ALUMINUM CONSTRUCTION, AFR DISTRIBUTION, SINGLE HEAD.	LITHONIA: RSX2 LED-P1-40K-AFR-120-SPA-SF-DBLXD HUBBELL: VPS-60L-136-4K7-FR-UNV-A-BLT	120V	ELECTRONIC DRIVER	4,000K L.E.D.	11,000	BLACK	POLE MOUNTED	70	
P2 POLE	SQUARE STRAIGHT ALUMINUM POLE, 19-FT, 0.188 WALL THICKNESS.	LITHONIA: SSA-19-60-DBLXD HUBBELL: SSA-B-19-60-B-1-B3-BLT	N/A	N/A	N/A	N/A	BLACK	MOUNT ON CONCRETE BASE PER DETAIL ON E7.01.	N/A	
R1	L.E.D. BOLLARD, 42" HIGH, ROUNDED TOP, EXTRUDED ALUMINUM CONSTRUCTION, ASYMMETRIC DISTRIBUTION.	LITHONIA: 12C-350-40K-ASY-120-SF-DBLXD KIM: GEM1-27L-4KUV-BLT	120V	ELECTRONIC DRIVER	4,000K L.E.D.	1,200	BLACK	MOUNT ON CONCRETE BASE PER DETAIL ON E7.01.	16	
S1	SURFACE MOUNTED, 24" DIAMETER CYLINDER, L.E.D., WHITE TRIM, UPLIGHT COMPONENT.	LUMETTA: SMM244-6800-3000K-120V-F0W-D616 CAMMAN: CB400-24(5"-6400LM)-30K-CLV-1-WM-FTBD-STBD	120V	0-10VDC DIMMING DRIVER	3,000K L.E.D.	6,800	SPECKLED GRAY W/ WHITE TRIM	SURFACE MOUNTED ON GYP CEILING	81	
U1	L.E.D. SCONCE, WET LOCATION LISTED, COLD-WEATHER DRIVER, INTEGRAL PHOTOCELL.	LITHONIA: ARC2 LED-P1-40K-MOVLT-DWHXD HUBBELL: RD1-1-2L-20-4K7-3-UNV-WHT	UNIVERSAL	ELECTRONIC DRIVER	4,000K L.E.D.	1,500	WHITE	SURFACE MOUNT ON WALL WITH BOTTOM AT 6" ABOVE DOOR FRAME, CENTERED ON DOOR UNLESS NOTED OTHERWISE.	8	
W1	24" LONG L.E.D. VANITY FIXTURE, DAMP-LOCATION LISTED, ALUMINUM HARDWARE, HORIZONTAL CONFIGURATION.	LUMICIA: LLY5624D-30K-SN-DIM10V TECH LIGHTING: 700BCLN-24-W-C-LED930 MODERN FORMS: WS-3127-BN	UNIVERSAL	0-10VDC DIMMING DRIVER	3,000K L.E.D.	1,500	BRONZE	SURFACE MOUNT HORIZONTALLY ON WALL AT 6" A.F.F. CENTERLINE UNLESS NOTED OTHERWISE, CENTERED ON MIRROR BELOW.	11	
W2	24" LONG L.E.D. VANITY FIXTURE, DAMP-LOCATION LISTED, ALUMINUM HARDWARE, VERTICAL CONFIGURATION.	LUMICIA: LLY5624D-30K-SN-DIM10V TECH LIGHTING: 700BCLN-24-W-C-LED930 MODERN FORMS: WS-3127-BN	UNIVERSAL	0-10VDC DIMMING DRIVER	3,000K L.E.D.	1,500	BRONZE	SURFACE MOUNT VERTICALLY ON WALL AT 4'-9" A.F.F. CENTERLINE.	19	
X1	EXIT SIGN, DIE-CAST HOUSING, SINGLE FACE, UL924 LISTING, ARROWS AND MOUNTINGS SHOWN ON DRAWINGS	LITHONIA: LE-S-W-1-R DUAL-LITE: SESRW SURE-LITE: C961WH CHLORIDE: 55L-3-W-R	UNIVERSAL	INTEGRAL	RED L.E.D.	N/A	WHITE HOUSING, WHITE FACE	SURFACE ON CEILING OR WALL; REFER TO DRAWINGS FOR CONFIGURATION/ORIENTATION	2	3
X2	EXIT SIGN, DIE-CAST HOUSING, DOUBLE FACE, UL924 LISTING, ARROWS AND MOUNTINGS SHOWN ON DRAWINGS	LITHONIA: LE-S-W-2-R DUAL-LITE: SEDRW SURE-LITE: C962WH CHLORIDE: 55L-3-W-R	UNIVERSAL	INTEGRAL	RED L.E.D.	N/A	WHITE HOUSING, WHITE FACE	SURFACE ON CEILING OR WALL; REFER TO DRAWINGS FOR CONFIGURATION/ORIENTATION	2	3
X3	EXIT SIGN, DIE-CAST HOUSING, SINGLE FACE, UL924 LISTING, ARROWS AND MOUNTINGS SHOWN ON DRAWINGS, WET-LOCATION LISTED	LITHONIA: WLTE-W-1-R HUBBELL: SEWLSRW	UNIVERSAL	INTEGRAL	RED L.E.D.	N/A	WHITE HOUSING, WHITE FACE	SURFACE ON CEILING OR WALL; REFER TO DRAWINGS FOR CONFIGURATION/ORIENTATION	2	3

LIGHTING FIXTURE SCHEDULE GENERAL NOTES:

- A. MODEL NUMBERS GIVEN IN THIS SCHEDULE MAY NOT INCLUDE ALL OPTIONS AND ACCESSORIES AS NECESSARY TO MEET THE REQUIREMENTS OF THE DESCRIPTION AND SPECIFICATIONS.
- B. CONTRACTOR SHALL PROVIDE ALL NECESSARY MOUNTING HARDWARE FOR EACH FIXTURE TYPE. COORDINATE WITH CEILING TYPES AND MOUNTING LOCATIONS.
- C. ALL FINISHES SHALL BE CHOSEN FROM THE MANUFACTURERS' CATALOGS/STANDARD OPTIONS UNLESS OTHERWISE NOTED.
- D. ALL LIGHT SOURCES SHALL BE LOW CORRELATED COLOR TEMPERATURE, UNLESS OTHERWISE NOTED. ALL INTERIOR LIGHT SOURCES SHALL HAVE COLOR RENDERING INDEX RATING OF 80 OR GREATER.
- E. ALL FIXTURES SHALL BE SUPPLIED WITH UNIVERSAL VOLTAGE INPUT (120/277V) WHERE AVAILABLE FROM THE MANUFACTURER. VOLTAGE LISTED IN THE SCHEDULE IS INTENDED UTILIZATION VOLTAGE.
- F. REFER TO THE PLAN DRAWINGS FOR LOCATIONS OF EMERGENCY-DUTY FIXTURES, INCLUDING FIXTURES WITH MULTIPLE CIRCUITS AND/OR EMERGENCY-DUTY SUBSECTIONS. ALL EMERGENCY-DUTY FIXTURES SHALL BE WIRED AND CIRCUITED PER REG. ARTICLE 700 RULES.
- G. TO MAINTAIN A UNIFORM AND COORDINATED APPEARANCE ACROSS THE PROJECT, ONLY ONE APPROVED MANUFACTURER SHALL BE SELECTED FOR MULTIPLE FIXTURE TYPES AMONG WHICH A SIMILAR STYLE OR SERIES IS INTENDED. NON-COMPLIANCE SHALL BE ADDED AT THE ENGINEER'S DISCRETION AND MAY REQUIRE CONTRACTORS RESELECTION OF SOME TYPES WITHIN THE LIST OF APPROVED MANUFACTURERS.
- H. A BREAK-OUT COST SHALL BE MADE AVAILABLE TO THE BIDDING CONTRACTOR(S) FOR ANY FIXTURE TYPES WHICH LIST A SINGLE PRODUCT. THIS PRICING SHALL BE FURNISHED TO THE ARCHITECT/ENGINEER, CONSTRUCTION MANAGER, AND/OR OWNER UPON REQUEST.

LIGHTING FIXTURE SCHEDULE LINE ITEM NOTES:

1. EMERGENCY LIGHTING CONTROL DEVICES SHALL BE WIRED WITH SUPPLY FROM EMERGENCY LIGHTING CIRCUIT, AND FROM NORMAL UTILITY LIGHTING CIRCUIT, BOTH LINE AND LOAD SIDE OF RESPECTIVE CONTROL DEVICES) FOR THE LIGHTING CONTROL ZONE. REFER TO MANUFACTURERS' INSTALLATION INSTRUCTIONS.
2. EMERGENCY LIGHTING UNIT EQUIPMENT (INCLUDING BATTERY PACKS, EXIT SIGNS, INVERTERS, ETC.) SHALL HAVE 5-YEAR MANUFACTURER WARRANTY. TEST SWITCH AND CHARGE INDICATOR LIGHT. PROVIDE UNSWITCHED NOTY CONDUCTOR FROM RESPECTIVE LOCAL LIGHTING CIRCUIT TO THE BATTERY.
3. COORDINATE EXACT LOCATIONS OF FIXTURES IN UTILITY ROOMS WITH EQUIPMENT, DUCTWORK, PIPING, ETC. IN FIELD TO ACHIEVE UNIFORM ILLUMINATION.
4. PROVIDE FEED POINT ON ENTIRE TRACK SYSTEM ARRANGEMENT WITH 3A CURRENT LIMITER DEVICE AS REQUIRED FOR NEC COMPLIANCE.
5. PROVIDE FEED POINT ON ENTIRE TRACK SYSTEM ARRANGEMENT WITH 10A CURRENT LIMITER DEVICE AS REQUIRED FOR NEC COMPLIANCE.

PRELIMINARY
NOT FOR CONSTRUCTION

ADDITIONS AND RENOVATIONS
PRESTIGE CENTRE
MCAP MT PLEASANT
MT PLEASANT, MICHIGAN

ISSUANCES
05.20.2022 99% OWNER
REVIEW

DRAWN JDM
REVIEWED SMS

PROJECT NO. 5-5355

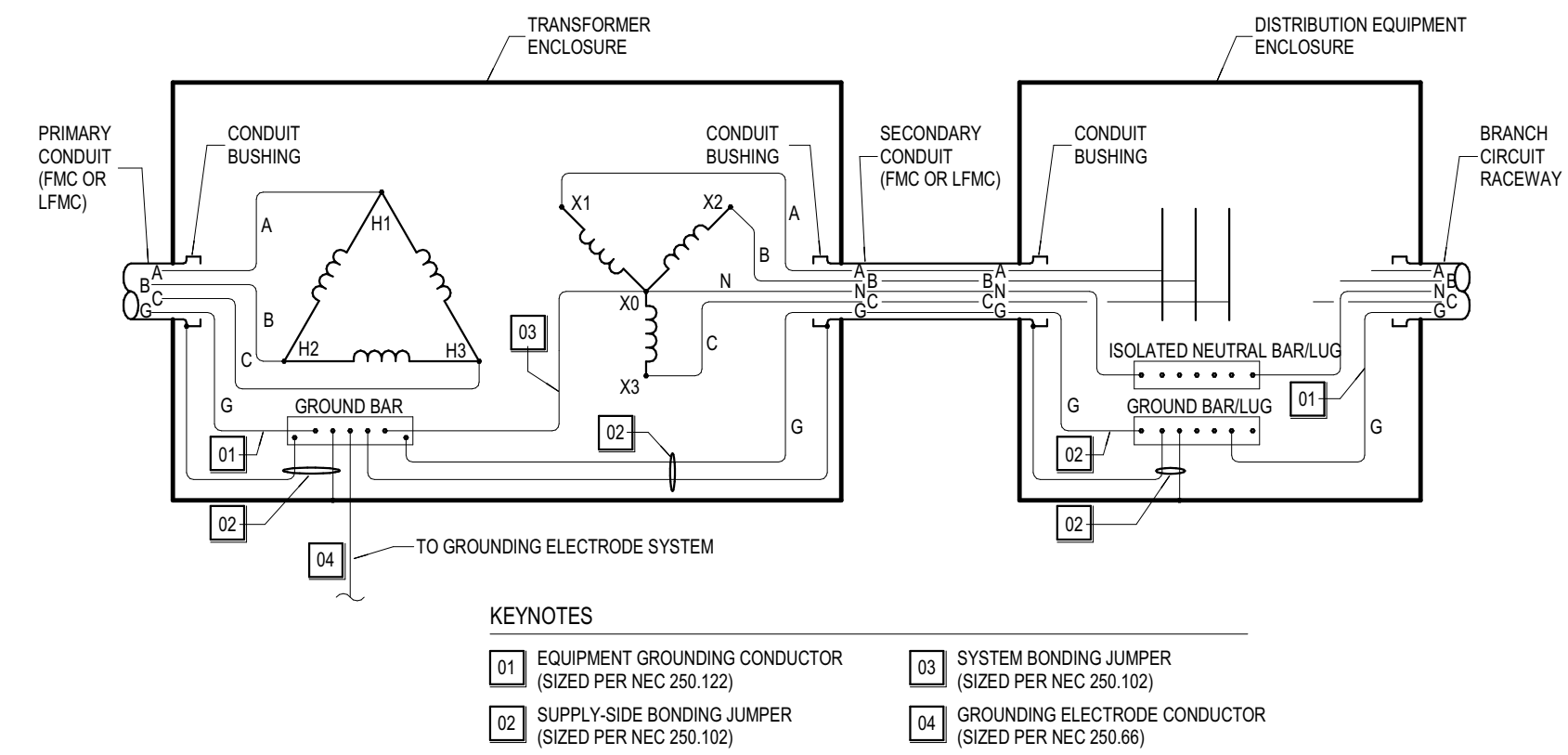
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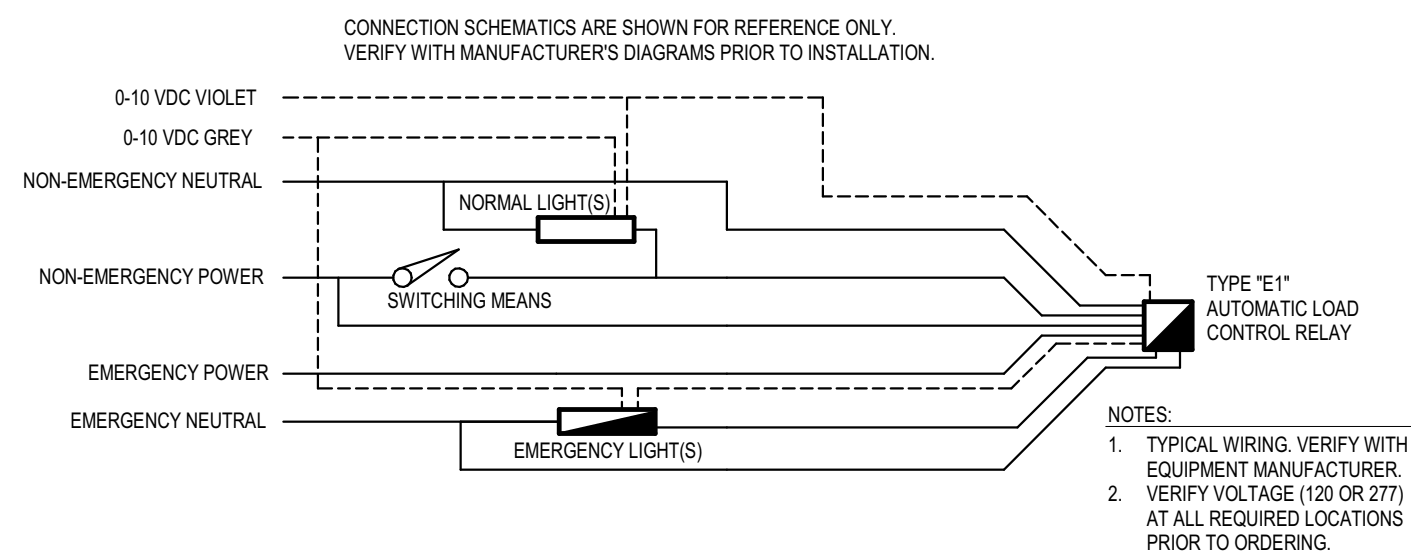
ELECTRICAL DETAILS

E7.01

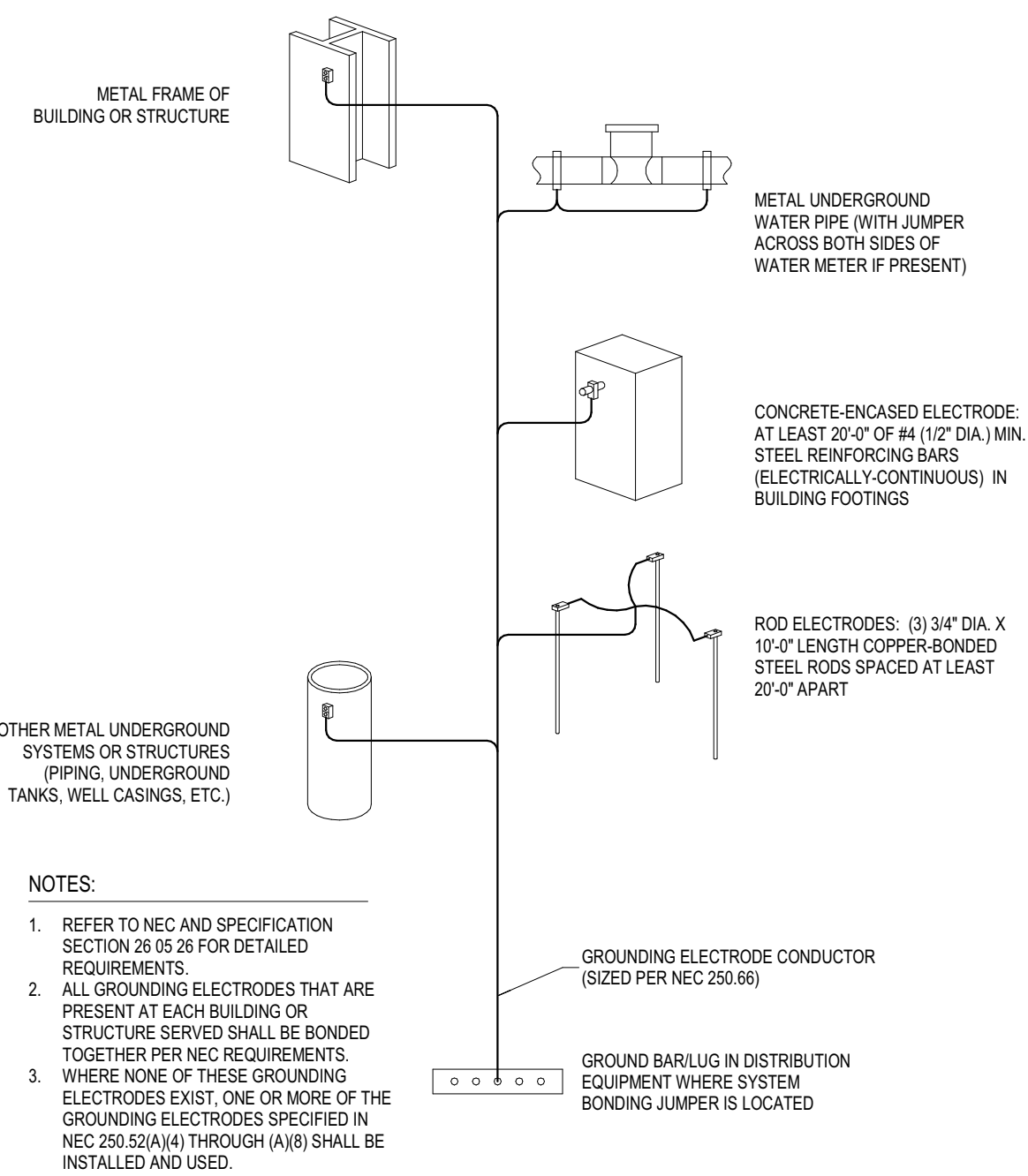
071



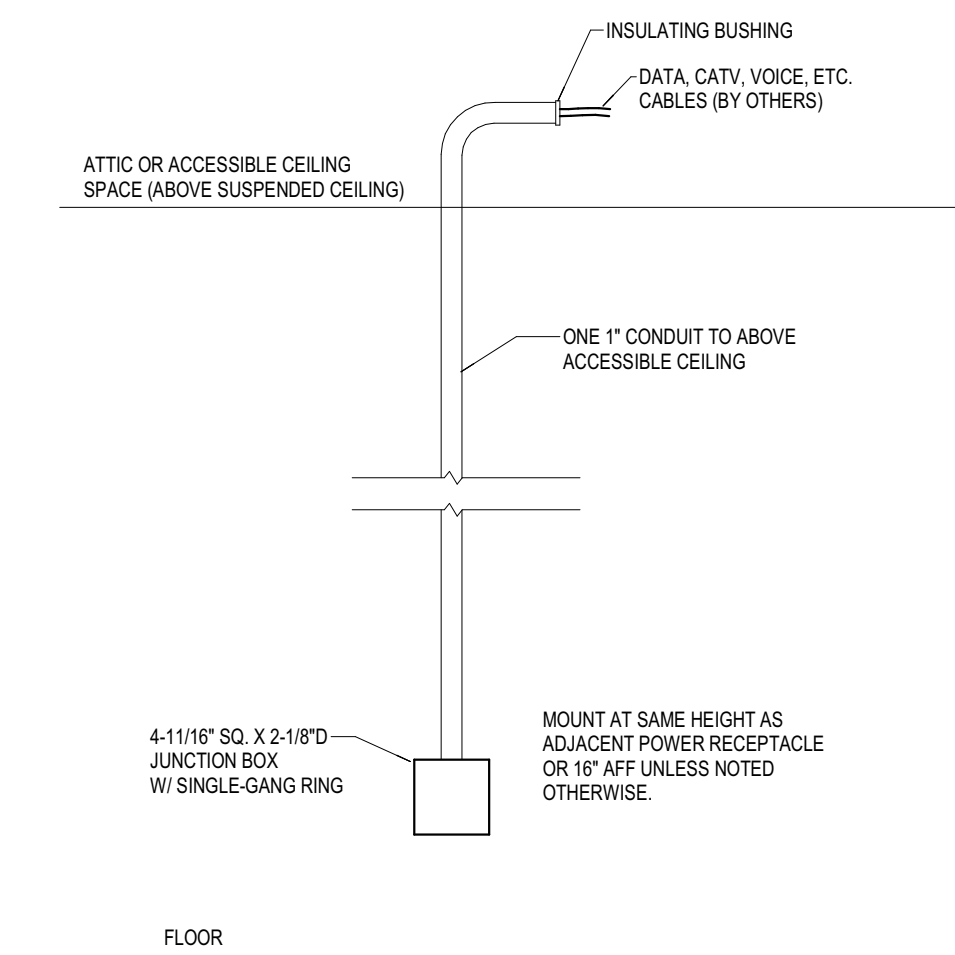
4
E7.01
SEPARATELY DERIVED SYSTEM GROUNDING/BONDING SCHEMATIC
(SYSTEM BONDING AT SOURCE)
1/8" = 1'-0"



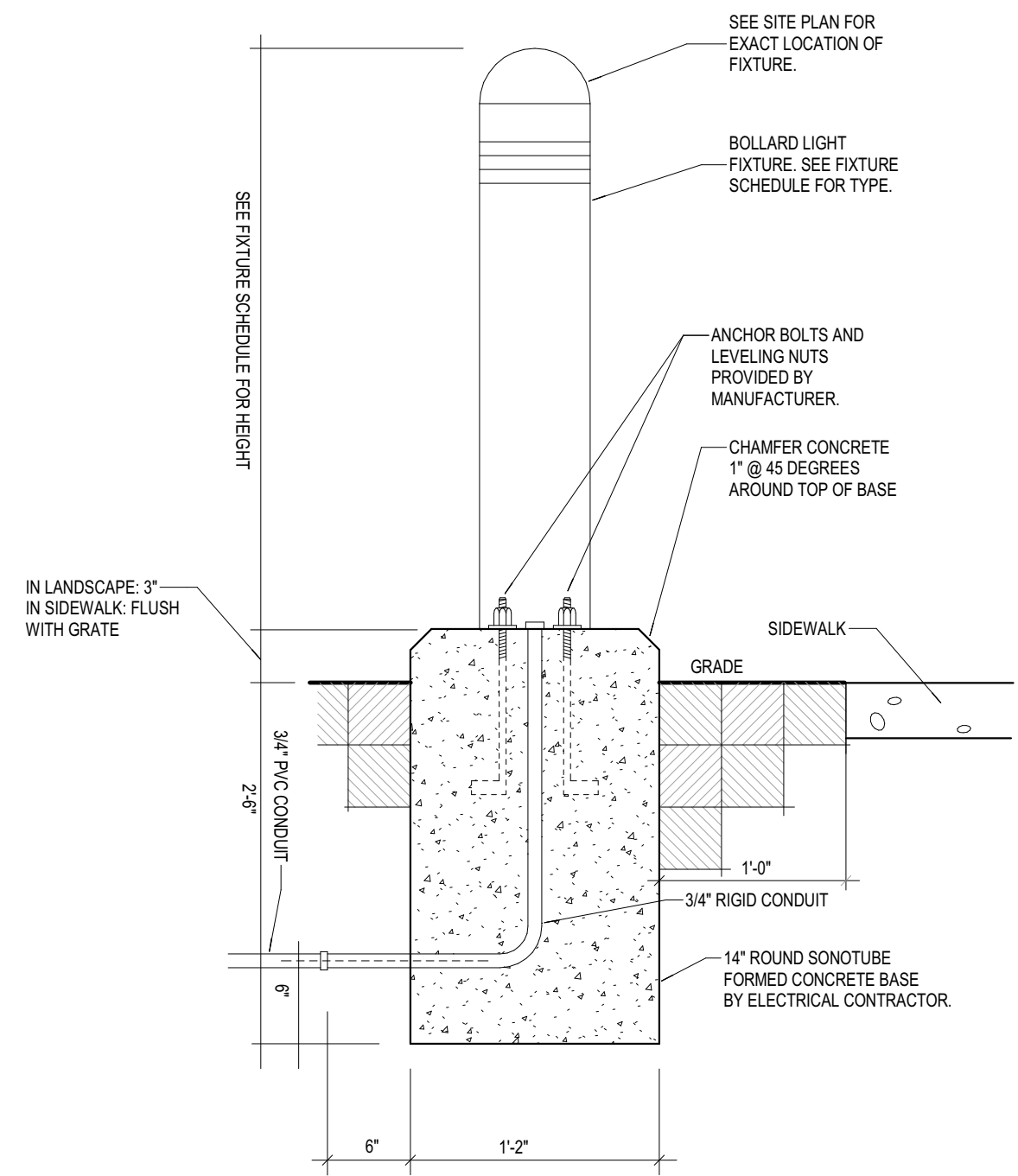
3
E7.01
EMERGENCY LIGHTING AUTOMATIC LOAD CONTROL RELAY
NOT TO SCALE



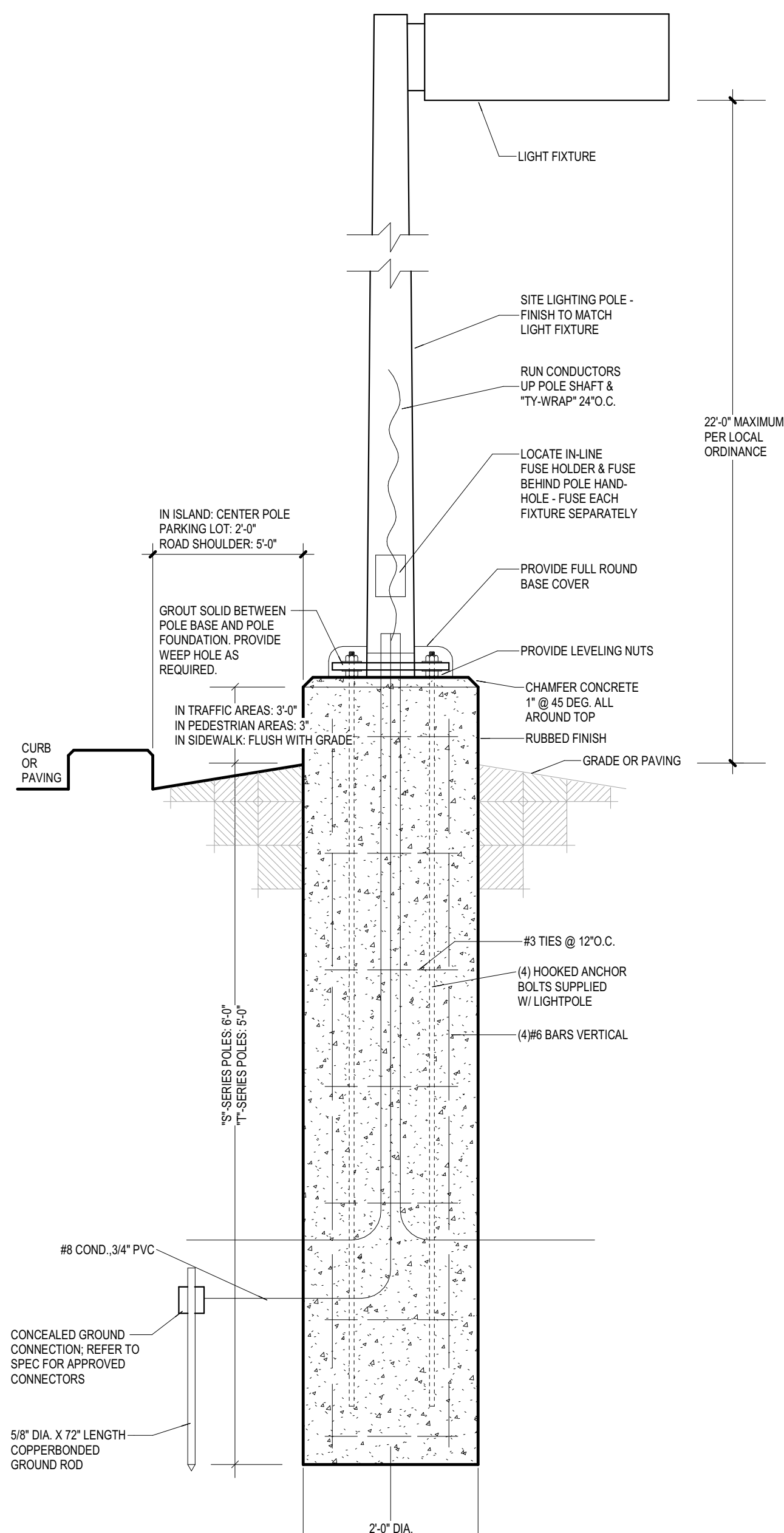
2
E7.01
GROUNDING ELECTRODE SYSTEM DETAIL
1/8" = 1'-0"



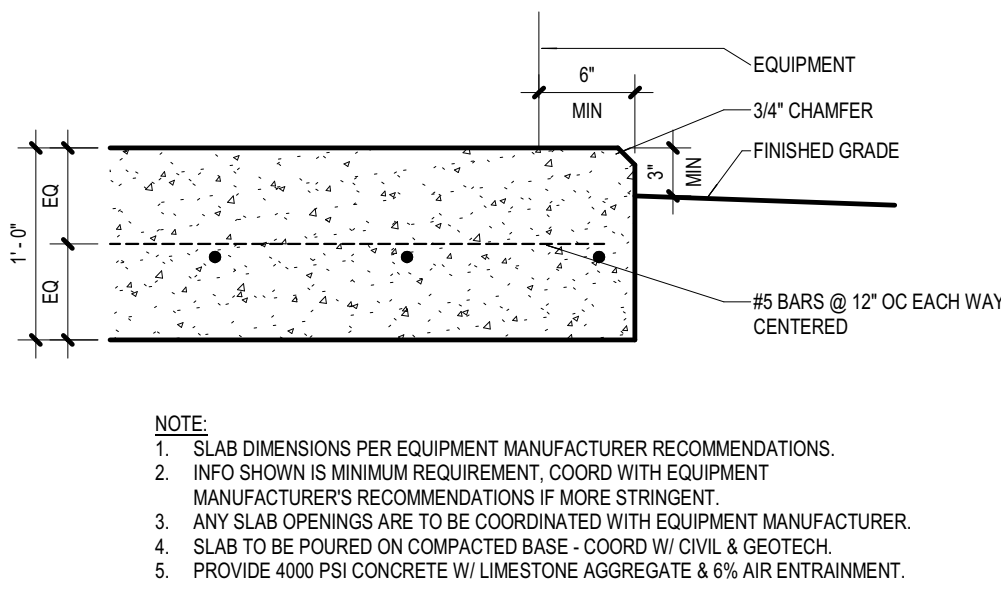
1
E7.01
TYPICAL COMMUNICATION OUTLET
NOT TO SCALE



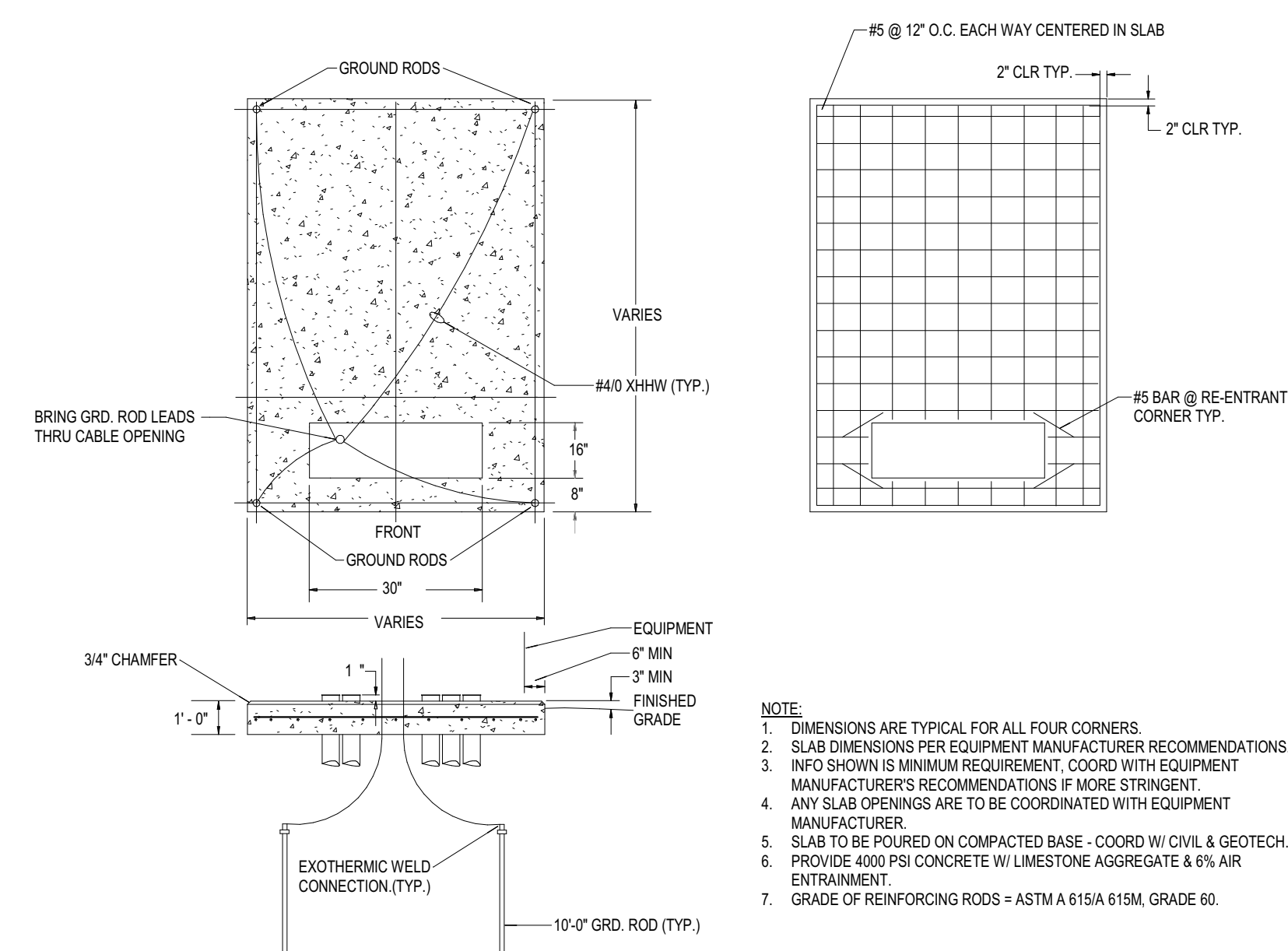
6
E7.01
BOLLARD LIGHTING FIXTURE FOUNDATION
1/8" = 1'-0"



5
E7.01
SITE LIGHTING POLE FOUNDATION
1/8" = 1'-0"



8
E7.01
EXTERIOR EQUIPMENT PAD DETAIL
1" = 1'-0"



7
E7.01
TRANSFORMER/GENERATOR GROUNDING DETAIL
1/8" = 1'-0"

[illegible][illegible]

Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-09. Data is considered to be representative of the configurations above, within the tolerances allowed by Lighting Facts.

		100mm x 100mm x 10mm										100mm x 100mm x 15mm										100mm x 100mm x 20mm										100mm x 100mm x 25mm									
12K	100mm	16	AS7	1,126	1	1	1	79	2,210	1	1	1	75	1,217	1	1	1	76																							
	50mm	22	AS7	1,422	1	1	1	74	2,241	1	1	1	79	1,215	1	1	1	80																							
	Arctic 60	16	AS7	2,250	1	1	1	68	2,011	1	1	1	73	2,252	1	1	1	74																							
16K	100mm	20	SM1	1,527	1	0	0	76	1,660	1	0	0	82	1,659	1	0	0	81																							
	50mm	28	SM1	2,186	1	0	0	78	2,348	1	0	0	84	2,352	1	0	0	84																							
	Arctic 60	16	SM1	2,244	1	0	1	79	2,247	1	0	1	76	2,262	2	0	1	76																							
	Arctic 60	20	SM1																																						
	Arctic 60	20	SM1																																						

Note: Available with phosphor converted under LEDs (incandescent AMBIP). The LEDs produce light with 97+° x 530 nm. Output can be calculated by applying a 0.7 factor to KMDX to incandescent phosphor fixtures.

Projected LED Lumen Values

LED fixtures are recommended performance projections for the fixtures listed at a 25°C ambient, based on 15,000 hours of LED testing (per ANSI LM-80-08 and projected per IESNA TM-21-11).

To calculate L70, use the lumen maintenance factor (see comments) to the desired number of operating hours below. For other lumen maintenance factors, contact factory.

Lumen Maintenance Factor	Lumen Maintenance Factor			
	0	25,000	50,000	100,000
0.70 (25°C)	1.00	0.98	0.97	0.95

Electrical Load

12K	16K	100mm x 100mm x 10mm		100mm x 100mm x 15mm		100mm x 100mm x 20mm		100mm x 100mm x 25mm	
		350	16W	0.08	0.18	0.14	0.20	0.17	0.47
		518	22W	0.17	0.36	0.18	0.19	0.19	0.15
		700	31W	0.26	0.56	0.36	0.33	0.31	0.19
		Arctic 60	350	16W	0.07	0.16	0.12	0.17	0.16
		Arctic 60	518	22W	0.17	0.33	0.33	0.33	0.15
		Arctic 60	700	31W	0.26	0.56	0.36	0.33	0.15
		530	28W	0.30	0.78	0.32	0.32	0.31	0.15
		530	39W	0.46	0.21	0.47	0.46	0.46	0.15
		530	28W	0.28	0.19	0.19	0.19	0.19	0.15

Photometric Diagrams

To see complete photometric reports and/or download files for this product, visit Lithonia Lighting's iRADI8 online homepage. Isofootcandle plots for the KB LED Ballasts. Distances are in units of mounting height (25').

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerance allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	50K (5000K, 80 CRI)					50K (4000K, 80 CRI)					50K (3000K, 80 CRI)				
		Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	11W	1,562	142	0	0	1	1,587	139	0	0	1	1,598	151	0	0	1
P2	16W	2,250	147	0	0	1	2,377	147	0	0	1	2,393	148	0	0	1
P3	24W	3,246	135	0	0	1	3,347	141	0	0	1	3,410	144	0	0	1
P4	30W	3,963	129	1	0	1	4,124	139	1	0	1	4,152	136	1	0	1
P5	51W	6,260	122	1	0	1	6,615	129	1	0	1	6,699	130	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	280V	240V	277V	347V
P1	11W	0.090	0.055	0.049	0.046	0.045
P2	16W	0.141	0.081	0.072	0.064	0.059
P3	24W	0.202	0.117	0.103	0.091	0.079
P4	30W	0.289	0.162	0.144	0.128	0.095
P5	51W	0.471	0.272	0.239	0.212	0.158

Lumen Output in Emergency Mode (4000K, 80 CRI)

System	Lumens
EWB	693
EBWC	1,413

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 140°F (60°C) to 75°F.

Ambient	Lumen Multiplier
0°C	1.04
10°C	1.03
20°C	1.01
25°C	1.00
30°C	0.99
40°C	0.97

Projected LED Lumen Maintenance

Data reflects the extrapolated performance projections for the platforms tested in a 25°C ambient, based on 10,000 hours of LED testing limited per IESNA LM-80-08 and projected per IESNA TM-21-11.

To calculate LM, use the Lumen Maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.88

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting ARCLed homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

ARCLed P3 40K

COMMERCIAL OUTDOOR

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FINAL SITE PLAN EXTENSION and MINOR SITE PLAN REPORT

TO:	Planning Commission	DATE:	May 10, 2024
FROM:	Peter Gallinat, Zoning Administrator	ZONING:	PUD, Planned Unit Development
PROJECTS:	PSPR22-19 Final Site Plan Extension and PMINORSPR24-08 –Minor Site Plan amendments for the Prestige Center Assisted Living and Memory Care Expansion		
PARCEL(S):	5785 E. Broadway Road, PID 14-013-20-043-02 & -043-08		
OWNER(S):	MCAP MT PLEASANT PROPCO LLC (Prestige Centre)		
LOCATION:	Approximately 7.23 acres on the north side of E. Broadway Rd. in the NE ¼ of Section 13		
EXISTING USE:	Assisted Living Facility	ADJACENT ZONING:	B-4, I-2
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.			
ACTIONS: (1) To consider the applicant's request for an extension of the expiration date for the PSPR22-19 updated final site plan dated 11/16/2022 for the Prestige Centre located at 5785 E. Broadway Road; and (2) to review and accept the modified sidewalk location along E. Broadway Road and alternative landscaping design depicted on the PMINOR24-08 Minor Site Plan for the Prestige Center Assisted Living and Memory Care Expansion at 5785 E. Broadway Road.			

Background Information

In December of 2022 the Township Planning Commission approved PSPR22-19 final site plan for the Prestige Centre Assisted Living and Memory Care Expansion at 5785 E. Broadway Road. The Planning Commission attached four conditions to the approval that needed to be completed before a building permit was to be issued, which are as follows:

1. Revise the eastern and western ends of the proposed sidewalk along the road frontage as needed for consistency with road rights-of-way and future connections.
2. Revise the trash enclosure to either a decorative masonry wall or a solid wood fence per Section 7.14 standards.
3. The alternative landscape design depicted on sheet 7 of 8 is not accepted, due to incomplete information and inconsistency with Section 10.7 (Modifications) criteria. Revise the landscape plan to satisfy the minimum standards of Section 10, with all proposed tree and shrub plantings to be located entirely outside of the road right-of-way, and to include provisions for pruning and maintenance of the existing landscaping along

the road frontage to provide adequate visibility for pedestrians.

4. The required land combination shall be completed by the applicant and the revised final site plan and landscape plan shall be subject to review and acceptance by the Zoning Administrator prior to issuance of a building permit for the project.

Township staff contacted the owner of the project earlier this year to remind them that a building permit had not been applied for and that the final site plan that was approved would expire this year unless an extension was requested and approved by the Planning Commission. In addition to the letter requesting an extension of the PSPR22-19 Final Site Plan, the applicant recently submitted a PMINORSPR24-08 Minor Site Plan to the Zoning Administrator and a separate application for the land combination of parcels 14-013-20-043-02 & -043-08 to the Township Assessor to demonstrate that the conditions will be satisfied.

In addition to consideration of the final site plan extension, the proposed modifications to the public sidewalk location along E. Broadway Road and the alternative landscaping design proposed by the applicant will require Planning Commission review and action.

Extension of Final Site Plan Approval Comments

Per Section 14.02.Q.3. (Expiration and Extension of Site Plan Approval):

The Planning Commission may, at its discretion and upon written request and showing of good cause by the applicant, grant an extension of a...final site plan approval for up to 365 calendar days, provided that site conditions have not changed in a way that would affect the character, design or use of the site, and that the approved site plan remains in conformance with applicable provisions of this Ordinance.

The following review comments are based on these provisions for granting of an extension of site plan approval:

1. **Written request and showing of good cause by the applicant.** The applicant has provided a letter dated February 15, 2024, making this request for an extension. Currently, the site plan is set to expire on June 17, 2024, 545 days from the date of approval.

The letter includes current market conditions, construction cost, and commercial lending environment to be the reasons for requesting the extension.
2. **Site conditions have not changed in a way that would affect the character, design or use of the site.** There have been no changes in the conditions of the site or adjacent roads that would give reason to suggest that the character, design, or use of the site is no longer valid.
3. **Approved (final) site plan remains in conformance with applicable provisions of (the Zoning) Ordinance.** The approved PSPR22-19final site plan remains in compliance with applicable standards, subject to resolution of the four (4) conditions of approval. The applicant has provided a minor site plan amendment to address these conditions.

Staff has no objection to Planning Commission approval of the requested extension.

Minor Site Plan Review Comments

Minor site plan applications are typically subject to administrative review and approval by the Zoning Administrator. However, the Zoning Administrator has determined that the modified sidewalk location along E. Broadway Road and alternative landscaping design depicted on the PMINOR24-08 Minor Site Plan for the Prestige Center Assisted Living and Memory Care Expansion would require Planning Commission approval. The following comments are based on the standards for site plan approval, and the specific elements of the proposed site plan:

1. **Section 7.10 (Sidewalks and Pathways).** The applicant has proposed to provide a 5-foot-wide sidewalk along E. Broadway Road that would be only partially within the existing road right-of-way, as well as an interconnected sidewalk through the entire site that connects to the sidewalk on E. Broadway. The public sidewalks should generally be located about a foot inside the road right-of-way, except where the Planning Commission may modify the location upon determining another location to be more appropriate.

The reason for the requested modified sidewalk location is due to the existence of existing landscaping, utilities, and location of connecting sidewalks at each end of the site. Staff has no objection to Planning Commission approval of the modified sidewalk location, based on the following elements included on the minor site plan:

- ✓ At the western terminus, the sidewalk along E. Broadway Road is angled towards the road to terminate at the west lot boundary in full alignment with the narrower 33-foot half right-of-way on the lot to the west.
- ✓ At the eastern terminus, the sidewalk connects to the existing sidewalk on 5889 E. Broadway Road.
- ✓ To eliminate potential safety hazards for pedestrians, the applicant has added a note to the minor site plan to confirm that the overgrown shrubs along the road frontage will be promptly pruned back to provide adequate visibility.

2. **Section 10 (Landscaping and Screening).** Required parking lot landscaping for 38 spaces is 1,140 square feet. The plan provides 4,268 square feet of parking lot landscaping. Seven shade trees are required for parking lot landscaping and seven trees have been provided. All proposed tree and shrub plantings to be located entirely outside of the road right-of-way. For visual purposes, the applicant has divided road frontage required screening into an eastern and western frontage. The Zoning Ordinance only looks at the total road frontage required along E. Broadway Road.

In total, the alternative landscaping design requests a total of 26 fewer shrubs than is otherwise required per Section 10 standards. This reduction is due to the expanded 50-foot road right-of-way and the existing water/sewer utility easements that extend through the eastern part of the lot which make planting in front of the proposed detention pond not practical. Township staff has no objection to a Planning Commission determination that the alternative landscaping design as depicted on the minor site plan provides adequate visual screening along E. Broadway Road consistent with the intent of section 10 and the modification approval criteria listed in Section 10.7 (Modifications).

3. **Section 7.14 (Trash Removal and Collection).** Trash removal as planned does not include recycling. The screening requirements in the Zoning Ordinance have changed since the original final site plan approval. The applicant has satisfied the current Section 7.14 standards with their updated dumpster enclosure design that includes opaque vinyl fencing on three (3) sides along with a durable, lockable, and visually opaque gate on the fourth side. This incidental design change does not require Planning Commission approval, but rather is subject to Zoning Administrator review and action.

Key Findings

1. The requested extension of the expiration date for the PSPR22-19 Final Site Plan to June 17, 2025 satisfies the criteria for the Planning Commission to consider an extension.
2. All four conditions of the original PSPR22-19 Final Site Plan approval have been addressed by the applicant, subject to action on the PMINOR24-08 Minor Site Plan.
3. The PMINOR24-08 Minor Site Plan is consistent with the applicable standards of Section 14.2.P. (Required Site Plan Information) and Section 14.2.S. (Standards for Site Plan Approval).

Recommendations

Based on the above findings, I would recommend that the expiration date of the approved PSPR22-19 Final Site Plan dated 11/16/2022 for the Prestige Center Assisted Living and Memory Care Expansion at 5785 E. Broadway Road be extended to June 17, 2025; and that the modified sidewalk location along E. Broadway Road and alternative landscaping design depicted on the associated PMINOR24-08 Minor Site Plan be approved by the Planning Commission.

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, Township Zoning Administrator.

Draft Motions: PSPR 22-19 Prestige Centre Assisted Living and Memory Care Expansion
365-Day Extension of the Expiration Date for the Approved Final Site Plan

MOTION TO APPROVE THE REQUESTED EXTENSION AS PRESENTED:

Motion by _____, supported by _____, to approve an extension of the expiration date for 365 calendar days to June 17, 2025 for the previously approved PSPR22-19 Prestige Centre Assisted Living and Memory Care Expansion final site plan dated November 16, 2022, located at 5785 East Broadway Road in the northeast quarter of Section 13 and in the PUD (Planned Unit Development) zoning district, finding that the conditions for an extension in Section 14.02.Q.3. (Expiration and Extension of Site Plan Approval) have been satisfied.

MOTION TO APPROVE THE REQUESTED EXTENSION WITH CONDITIONS:

Motion by _____, supported by _____, to approve an extension of the expiration date for 365 calendar days to June 17, 2025 for the previously approved PSPR22-19 Prestige Centre Assisted Living and Memory Care Expansion final site plan dated November 16, 2022, located 5785 East Broadway Road in the northeast quarter of Section 13 and in the PUD (Planned Unit Development) zoning district, finding that the conditions for an extension in Section 14.02.Q.3. (Expiration and Extension of Site Plan Approval) can be satisfied, subject to the following conditions:

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the request for an extension of the expiration date for the previously approved PSPR22-19 Prestige Centre Assisted Living and Memory Care Expansion final site plan dated November 16, 2022 until _____, 2024, for the following reasons:

MOTION TO DENY THE REQUESTED EXTENSION:

Motion by _____, supported by _____, to deny an extension of the expiration date for 365 calendar days to June 17, 2025 for the previously approved PSPR22-19 Prestige Centre Assisted Living and Memory Care Expansion final site plan dated November 16, 2022, located at 5785 East Broadway Road in the northeast quarter of Section 13 and in the PUD (Planned Unit Development) zoning district, for the following reasons:

**Draft Motions: PMINORSPR24-08 –Minor Site Plan amendments for the Prestige
Centre Assisted Living and Memory Care Expansion**

MOTION TO APPROVE THE MODIFIED SIDEWALK LOCATION AND ALTERNATIVE LANDSCAPE DESIGN:

Motion by _____, supported by _____, to approve the modified sidewalk location along East Broadway Road and alternative landscaping design as depicted on the PMINOR24-08 Minor Site Plan for the Prestige Center Assisted Living and Memory Care Expansion at 5785 East Broadway Road in the northeast quarter of Section 13 and in the PUD (Planned Unit Development) zoning district.

MOTION TO APPROVE THE MODIFIED SIDEWALK LOCATION AND ALTERNATIVE LANDSCAPE DESIGN WITH CONDITIONS:

Motion by _____, supported by _____, to approve the modified sidewalk location along East Broadway Road and alternative landscaping design as depicted on the PMINOR24-08 Minor Site Plan for the Prestige Center Assisted Living and Memory Care Expansion at 5785 East Broadway Road in the northeast quarter of Section 13 and in the PUD (Planned Unit Development) zoning district, subject to the following condition(s):

MOTION TO POSTPONE ACTION:

Motion by _____, supported by _____, to postpone action on the modified sidewalk location along East Broadway Road and alternative landscaping design as depicted on the PMINOR24-08 Minor Site Plan for the Prestige Center Assisted Living and Memory Care Expansion at 5785 East Broadway Road until _____, 2024 for the following reasons:

MOTION TO REJECT THE MODIFIED SIDEWALK LOCATION AND ALTERNATIVE LANDSCAPE DESIGN:

Motion by _____, supported by _____, to reject the modified sidewalk location along East Broadway Road and alternative landscaping design as depicted on the PMINOR24-08 Minor Site Plan for the Prestige Center Assisted Living and Memory Care Expansion at 5785 East Broadway Road, for the following reasons:

Sidewalk and Pathway Ordinance Punchlist Report

TO:	Planning Commission	DATE:	November 9, 2021
FROM:	Peter Gallinat, Zoning Administrator		
SUBJECT:	Proposal to update the Township's Sidewalk and Pathway Ordinance No. 2009-03.		

Background Information

Summary of the Current Sidewalk and Pathway Ordinance

The Township's current Sidewalk and Pathway Ordinance establishes basic construction standards for new sidewalks and paved pathways, with a primary focus on public sidewalks that would be located within existing road rights-of-way. Additional provisions establishing responsibility for maintenance and repairs are also included. The ordinance also establishes the Sidewalks and Pathways Prioritization Committee with the charge *"to plan and prioritize construction of sidewalks and pathways (and to) meet as needed to review the plan and make recommendations to the Township Board."*

Deficiencies in the Current Ordinance

The following is a summary of issues and deficiencies noted by staff during a review of the current Ord. No. 2009-03:

1. Minimum sidewalk width requirements are insufficient and not consistent with current practices. In addition, clarification is needed regarding standards for connections from the public sidewalk to building entrances.
2. The current ordinance does not address where installation of a "pathway" vs. a "sidewalk" would be preferred.
3. Standards for sidewalk easements outside of the road right-of-way are missing.
4. Provisions for enforcement responsibilities are out-of-date.
5. The current ordinance provides no distinction between rural and urban areas as it relates to requirements for sidewalk or pathway installation.
6. The current ordinance is in conflict with the 2018 policy adopted to allow for temporary relief from sidewalk construction, as there is no enabling language in the current ordinance for this policy.
7. Provisions describing the specific duties of the Sidewalks and Pathways Prioritization Committee leave far too much room for interpretation. The relationship between the committee and the Planning Commission is also less clear than it should be.

Proposal to Update the Sidewalk and Pathway Ordinance

The following is a summary of staff-recommended updates and questions for Planning Commission consideration and input into any update to the Sidewalk and Pathway Ordinance. The “129.xxx” number references are to identify proposed amendments to the associated sections of the current Sidewalk and Pathway Ordinance:

Revise Section 129.002 (Purpose and scope of application)

- Clarify this section to confirm that the ordinance establishes standards for:
 - sidewalks and pathways located in public road rights-of-way;
 - sidewalks and pathways located within dedicated easements; and
 - pedestrian connections from building entrances to current or future public sidewalks or pathways along the road or street.

Revise Section 129.003 (Definitions)

- Add definitions for Zoning Administrator, the Economic Development Authority (EDA) Board and the East and West Downtown Development Authority (DDA) Districts.

Revise Section 129.004 (Standards)

- Under *Construction Standards*, consider:
 - increasing the minimum sidewalk width from 4 feet to 5 feet in general;
 - adding a higher than general minimum width of sidewalks for portions of roads such as E. Bluegrass Road, E. Broomfield Road, S. Isabella Road, and the M-20 state highway corridor, as specified in the updated ordinance; and
 - identifying specific circumstances where a pathway would be preferred over a sidewalk (such as what exists on E. Deerfield Road between S. Mission Road and S. Crawford Road).
 - Exempting mobile home park developments from requirements for internal sidewalks with the development, since regulation these sidewalks is pre-empted by the state Mobile Home Commission Act. These developments would remain subject to requirements of this ordinance to provide a required sidewalk or pathway along their public road frontage.
- Under *Location*, consider adding to subsection “d.” language about a dedicated easement from property owner as a reason for modification of the location.
- Under *Maintenance responsibility*, should sidewalk maintenance along E. Pickard Rd. in the East DDA District remain with the property owners, or should the ordinance be updated to reflect the EDA Board’s practice of funding this work?
- Under *Snow and ice removal*, enforcement is not reasonably possible. The cutoff time is 6pm when the Township Hall is closed. The temperatures can fluctuate through the day and snow drifting is unpredictable. Staff recommends that this subsection be updated with a general requirement that sidewalks need to be kept clear of snow and ice within a reasonable set time period following the end of a snowfall event. Township staff would then work with a property owner as needed through the enforcement process to ensure that the snow and ice is removed in a timely manner

Revise Section 129.005 (Sidewalks and pathways plan)

- Revise establishment language for the Sidewalks and Pathways Prioritization Committee to confirm that:
 - with the exception of the Board of Trustees representative, committee members are appointed by the Planning Commission;
 - the committee is an advisory committee to the Planning Commission as authorized by Section 17(2) of the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended);
 - the committee's advisory role related to planning for sidewalks and pathways is delegated to them by the Planning Commission;
 - the Planning Commission may, by motion, direct that the committee focus on a specific issue, project or geographic area; and
 - the Planning Commission may, by motion, discontinue the work of the committee to take back these delegated planning responsibilities.
- Clarify the language outlining the duties of the committee to be more consistent with the committee's advisory role.
- Consider a set meeting schedule for the committee, such as *"may meet up to four (4) times per year, including a joint meeting with the Planning Commission."*

Revise Section 129.006 (Enforcement)

- Update the references to enforcement personnel and provisions for inspections and violations to be consistent with the Community and Economic Development Department's current practices and organizational structure.
- Better coordinate the "sidewalk permit" provisions with current Township development review and permitting activities.
- For the *Site plan review* subsection, include requirements for sidewalks or pathways to be shown on all plans in accordance with location, along with details for how the sidewalk or pathway will be paved.
- For the *Authority of the Township Board to require sidewalk or pathway construction or maintenance*, consider adding provisions for the Board to seek a Planning Commission recommendation as a step in the process prior to final consideration of an order to construct a new sidewalk or pathway.
- If the Township will be using a vendor to install or repair sidewalks at the owner's expense, consider borrowing the language from the Noxious Weeds Ordinance for the enforcement process of paying the vendor and then charging the property owner.

Revise Section 129.007 (Penalties, severability, conflicting provisions, effective date)

- Update the penalty provisions to be consistent with recent updates to other Township ordinances.

Insert the Temporary Relief from Sidewalk Construction Policy into the updated ordinance

- Include the entire process that an applicant would have to go through to correctly request temporary relief from sidewalk/pathway construction into the updated ordinance, with the following adjustments from the current (2018) policy:

- Consider removing the allowance for relief in the industrial zoning districts, since there is just as much of a need for workers to be able to access these employment centers by walking and bicycling as there is to have adequate vehicular access.
- Consider removing the allowance for relief associated with an absence of pedestrian-vehicle accidents resulting in an injury or fatality. This is not a statistic that Township staff can easily track or verify.
- Consider adding an allowance for partial relief on a corner lot where compliance with this ordinance would require the applicant to construct a sidewalk access ramp or similar improvement on the other side of a street.
- Should the EDA Board have any role under an updated ordinance for consideration of requests for relief within the East or West DDA Districts?

Consider adding provisions for payment in lieu of sidewalk construction?

- Consider establishment of a Sidewalks and Pathways Fund with a provision similar to this:
 - The Township may agree to allow a property owner to post a cash deposit in lieu of sidewalk or pathway construction, in an amount equivalent to the cost of construction, which would be held in deposit until the adjacent properties develop and install sidewalks or pathways.
 - This option should only be available under very limited circumstances or in specific locations of the Township identified in the updated ordinance (such as along the E. Broomfield Rd. commercial area east of S. Lincoln Rd.).

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

Respectfully submitted,

Peter Gallinat, Zoning Administrator

Community and Economic Development Department

1.

129.000 SIDEWALK AND PATHWAY ORDINANCE

Ordinance No. 2009-03

Adopted: December 30, 2009

An Ordinance enacted pursuant to Michigan Public Act 246 of 1931 and Public Act 246 of 1945, as amended, to specify standards for design, maintenance, and use of sidewalks or pathways located in public road rights-of-way; establish requirements for obtaining permits to construct sidewalks or pathways; designate sidewalk and pathway maintenance responsibilities; and, establish enforcement procedures and penalties for violation of the Ordinance.

THE CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN, HEREBY ORDAINS:

129.001 Title.

Sec. 1. This Ordinance is hereby designated as and shall be referred to as the Charter Township of Union Sidewalk and Pathway Ordinance. Within the following text it may be referred to as this Ordinance.

129.002 Purpose and scope of application.

Sec. 2.

(2.01) *Purpose.* The purposes of this Ordinance are to protect and promote public health, safety, and welfare by specifying standards for design, maintenance, and use of sidewalks and pathways located in public road rights-of-way; establishing requirements for obtaining permits to construct sidewalks or pathways; designating sidewalks or pathways maintenance responsibilities; and, establishing enforcement procedures and penalties for violation of the Ordinance. These regulations are the minimum standards deemed necessary to provide suitable and safe off-road accommodations for pedestrians.

(2.02) *Scope of application.* The requirements in this Ordinance shall apply to sidewalks and pathways constructed within a public right-of-way.

129.003 Definitions.

Sec. 3.

Building Official: The officer or other authority designated by the Township Board to administer and enforce the Building Code.

Detectable Warning Surfaces: Corrosion resistant grey iron in pavement that is installed to signal visually-impaired pedestrians where a sidewalk or pathway intersects a road.

Pathway: An off-road shared use, non-motorized path, usually asphalt, separate from the public road (though sometimes in the public right-of-way). All cyclists regardless of age are encouraged to use pathways.

Planning Commission: The Planning Commissioners of the Charter Township of Union, Isabella County, Michigan.

Sidewalk: A paved path, usually concrete, located in a road right-of-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.

Township: The Charter Township of Union, Isabella County, Michigan.

Township Board: The Supervisor, Clerk, Treasurer, and Trustees of the Charter Township of Union, Isabella County, Michigan.

129.004 Standards.

Sec. 4.

(4.01) *Use of sidewalks or pathways.*

1. *Pedestrian use.* Sidewalks or pathways, as defined herein, are for pedestrian use, and are not intended for use by motorized vehicles, such as but not limited to, motorcycles, mopeds, or off-road utility vehicles. Travel by non-motorized bicycles is permitted. Bicycles shall yield to pedestrians.
2. *Unlawful damage.* It shall be unlawful to damage or deface a sidewalk or pathway by any means.

(4.02) *Construction standards.* Sidewalks or pathways shall comply with the standards set forth herein and any supplemental engineering standards that may be adopted by the Township Board, and with Isabella County Road Commission (ICRC) standards (at the time of adoption of this Ordinance, ICRC enforces Michigan Department of Transportation (MDOT) sidewalk specifications on roads under the Road Commission's jurisdiction). In the event of a conflict between standards, the agency with roadway jurisdiction shall prevail if the sidewalk or pathway is located in a public road right-of-way. In the event of conflict between different standards, the more stringent standard shall apply.

1. *Minimum width:* Sidewalks: Four (4) feet; Pathways: Eight (8) feet.
2. *Location:*
 - a. Sidewalks shall be located one (1) foot off the property line in the road right-of-way, except where the planned right-of-way is greater than the width of the existing right-of-way, in which case the sidewalk shall be located one (1) foot inside the planned right-of-way.
 - b. Sidewalks shall be aligned horizontally and vertically with existing sidewalks on adjacent properties.
 - c. Pathways may be constructed in lieu of sidewalks or in locations that do not parallel roadways.
 - d. The Planning Commission may modify these width and location requirements upon finding that another location would be more appropriate because of the location of utilities, existing landscaping or trees, the location of connecting sidewalks or pathways on adjacent parcels, or other site considerations.
3. *Paving.* Sidewalks shall be concrete with a depth of at least four (4) inches, except that sidewalks across a driveway or other vehicle crossing shall be reinforced and have a depth of at least six (6) inches. Concrete shall be placed over 6" compacted sand. Pathways shall be 3" hot mix asphalt over 6" 22A gravel (minimum grade). A minimum of 6" top soil shall be removed under concrete or asphalt. Other types of paving may be permitted, subject to Planning Commission approval. Paving shall be placed on appropriate compacted fill to provide a proper base and to prevent the pavement from uneven settling, heaving, and/or cracking.
4. *Barrier-free design.* Sidewalks or pathways shall comply with all state and federal barrier-free requirements. Accordingly, ramps shall be provided at curbs and other locations involving a grade change.

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5. *Grading and drainage.* Proposed sidewalks or pathways shall be designed to maintain the existing direction and flow of storm water and to avoid damming or flooding.
 6. *Detectable warning surfaces.* Detectable warning surfaces shall be installed wherever a sidewalk or pathway approaches an intersection with a road, and shall be constructed in accordance with the Michigan Department of Transportation Special Provision for Sidewalk Ramp, ADA, Modified, 06-09-06, and revised 07-13-06.
 7. *Existing sidewalks or pathways.* Unless required by other statutes, existing sidewalks or pathways shall not be required to conform to subsections 4 and 6 of Section 4.02. When an existing sidewalk or pathway section requires replacement, those portions being replaced shall conform to the standards of this Ordinance.
- (4.03) *Maintenance standards.*
1. *Maintenance responsibility.* It shall be the duty of the property owner to maintain public sidewalks or pathways on or adjoining said property in accordance with Section 4.03. Failure to comply with any provision in Section 4.03 shall be considered a breach of this duty. Any damages resulting from such a breach shall be the sole responsibility of the property owner.

A legally established homeowners association or condominium association may assume the responsibility for maintenance of public sidewalks or pathways within a subdivision or condominium under its jurisdiction. The terms under which such an association assumes such responsibility, including the method of funding sidewalk or pathway maintenance, shall be specified in the recorded subdivision covenants, conditions and restrictions or condominium association master deed and bylaws, as applicable. A Special Assessment District shall be established in the name of the association if the association at any time fails to meet the maintenance standards.
 2. *Repairs or restoration.* A sidewalk or pathway that becomes cracked or damaged to the extent that the sidewalk or pathway becomes potentially unsafe for use shall be repaired or restored in compliance with the construction standards specified herein. The following standards shall deem a sidewalk or pathway in need of repair or restoration:
 - a. If the sidewalk has displacement of more than three-quarters ($\frac{3}{4}$) of an inch between any two (2) sections (flags) of sidewalk at the connection joint.
 - b. If the sidewalk or pathway has more than two (2) cracks of one-quarter ($\frac{1}{4}$) inch in width or more in any two (2) linear feet.
 - c. If the sidewalk or pathway has a crack more than three-quarters ($\frac{3}{4}$) inch in width.
 - d. If any section of sidewalk is tilted in excess of one (1) inch per foot from edge to edge in a transverse direction.
 - e. If, in any flag of sidewalk, more than fifty percent (50%) of the surface has scaled off to a depth of one-quarter ($\frac{1}{4}$) inch or greater.
 - f. If the concrete or asphalt has settled, allowing water to pond to depth of one (1") inch or more.
 3. *Obstructions.* Sidewalks or pathways shall be kept free of all obstructions, including but not necessarily limited to, obstructions from structures, vehicles, equipment, debris, and vegetation. This restriction shall not apply to temporary obstructions due to maintenance or construction work on or adjacent to the sidewalk or pathway, in which case appropriate barriers and signage shall be erected to maintain public safety.

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4. *Snow and ice removal.* Sidewalks or pathways shall be kept free and clear of ice and snow. Snow shall not be piled in a manner that might obstruct the vision of drivers or that blocks or impairs travel on a sidewalk, pathway or road.
 - a. Snow that has accumulated in or during the nighttime shall be removed by 6:00 p.m. of the following day;
 - b. Snow falling or drifting during the day shall be removed before 12:00 noon of the following day;
 - c. In the event of unusual circumstances, including holiday observances, prolonged periods of snow or ice storms, or other unforeseeable conditions, the building official or code enforcement officer may extend the time to remove ice or snow.

129.005 Sidewalks and pathways plan.

Sec. 5.

- (5.01) *Duties of sidewalks and pathways prioritization committee.* The Planning Commission shall designate a committee to plan and prioritize new construction of sidewalks and pathways. The Sidewalks and Pathways Prioritization Committee will meet as needed to review the plan and make recommendations to the Township Board.
- (5.02) *Composition of sidewalks and pathways prioritization committee.* The committee shall consist of:
 - A representative of the Township Board.
 - A representative of the Planning Commission.
 - Two residents of the Charter Township of Union.
 - One member At-Large.
 - The Zoning Administrator (ex officio, non-voting)

The terms of each member shall be 2 years. The Township Board member, one township resident, and the At-Large member shall serve initial 2-year terms. The Planning Commission member and second township resident shall serve initial 1-year terms followed by subsequent 2-year terms.

129.006 Enforcement.

Sec. 6.

- (6.01) *Duties of the building official.* The Building Official shall have primary authority to enforce this Ordinance, as outlined in this Section.
 1. *Permits.*
 - a. A permit is required from the Township prior to the construction, removal, or repair of a sidewalk or pathway. A permit may be obtained by submitting a completed application form, along with plans and specifications, and the required fee, to the Township Building Department. The Building Official shall be responsible for evaluating the application to determine compliance with Ordinance standards (and to determine compliance with the approved site plan, where applicable) and issuing the permit. A separate permit shall not be required if the proposed sidewalk or pathway is part of a larger development that requires a building permit. A copy of the permit shall be kept at hand at the construction site.

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- b. The applicant shall be responsible for obtaining any permits required by the Isabella County Road Commission related to sidewalk or pathway construction within a County road right-of-way.
 - 2. *Inspection.* During construction, the Building Official shall be responsible for inspection. In fulfilling this responsibility, the Building Official shall follow the inspection guidelines set forth in the adopted building code.
 - 3. *Violations.* The Building Official shall be responsible for investigating violations of this Ordinance. Whenever the Building Official determines that a violation exists, the Building Official shall pursue compliance following the enforcement procedures set forth in the adopted building code. If the owner of property where a sidewalk or pathway has fallen into a state of disrepair such that it is unsafe for use fails to complete repairs within thirty (30) days after notification, then the Township may cause necessary repairs and charge the property owner for the costs of repair. If such costs are not paid by the property owner the costs shall become a lien against the property.
- (6.02) *Site plan review.* If a proposed sidewalk or pathway is part of larger development that requires site plan review, then the sidewalk or pathway shall be shown on the site plan, which plan shall be reviewed in accordance with the site plan review procedures set forth in the Zoning Ordinance.
- (6.03) *Authority of the Township Board to require sidewalk or pathway construction or maintenance.* In accordance with Michigan Public Act 246 of 1931 and Act 246 of 1945, as amended, the Township Board may order the construction, repair, or maintenance of, or may construct, repair, or maintain sidewalks or pathways in a designated area within the Township because of the health, safety, or welfare of the residents. The Township Board shall hold a public meeting relative to the ordering of the sidewalk or pathway construction, repair, or maintenance and shall notify property owners involved of the time and place of the hearing. If the Township Board determines that the construction, repair or maintenance of sidewalks or pathways is necessary, it may construct, repair, or maintain the sidewalks or pathways and assess the costs to the property involved, payable over no longer than a ten-year period, or permit the owners of the property involved to have the sidewalks or pathways constructed, repaired, or maintained according to Township specifications at their own expenses. The Township Board may also propose a cost-sharing mechanism either from general revenues or a Township-wide sidewalk and pathway construction fund. In situations where a proposed sidewalk or pathway does not currently have connecting sidewalks or pathways on the adjacent properties on either side, the Township Board may require a property owner to post a cash deposit in lieu of construction, in an amount equivalent to the cost of construction, which would be held in deposit until the adjacent properties develop and install sidewalks or pathways.

129.007 Penalties, severability, conflicting provisions, effective date.

Sec. 7.

- (7.01) *Penalties.* Any person who violates any provision of this Ordinance is responsible for a civil infraction, and shall be liable for a fine of not more than \$100 and the costs of prosecution for the first violation. Upon a finding of responsibility for a subsequent violation, such person shall be liable for a fine of not more than \$500 and the costs of prosecution. In addition, the Township may exercise those rights identified in Section 5.03 of this Ordinance or seek such injunctive or other relief as may be appropriate to abate a continuing violation, the Township's costs thereof to be borne by the responsible party.
- (7.02) *Severability.* Should any portion of this Ordinance be found invalid for any reason, such a finding shall not be construed as affecting the validity of the remaining portions of the Ordinance, which shall remain in full force and effect.

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- (7.03) *Conflicting provisions repealed.* All other ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.
- (7.04) *Effective date.* This Ordinance was adopted by the Township Board of the Charter Township of Union, Isabella County, Michigan on the 30th day of December, 2009, and shall take effect on the 10th day of January, 2010, thirty (30) days following publication in a newspaper of general circulation within the Charter Township of Union, in accordance with Michigan statutes.

**CHARTER TOWNSHIP OF UNION
ISABELLA COUNTY, MICHIGAN**

SIDEWALK AND PATHWAY ORDINANCE NO. _____

An ordinance adopted under the provisions of the Charter Township Act (Public Act 359 of 1947, as amended, being MCL 42.1 – MCL 42.34) and the Pavements, Sidewalks, and Elevated Structures Act (Public Act 246 of 1931, as amended, being MCL 41.271 – MCL 41.290) to specify standards for design and construction of sidewalks and pathways located in public road rights-of-way or easements allowing for public use, as well as for private connecting sidewalks for pedestrian access to buildings and lots as required by this Ordinance; to establish requirements for obtaining permits to construct sidewalks or pathways; to designate sidewalk and pathway maintenance responsibilities; to establish enforcement procedures and penalties for violation of this Ordinance; and for other purposes.

CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN HEREBY ORDAINS:

Section 1.0 Title.

This ordinance shall be known and cited as the Sidewalk and Pathway Ordinance; and may be referred to herein as “this Ordinance.”

Section 2.0 Purpose and Intent.

Unobstructed and safe pedestrian access to buildings and lots and an interconnected network of public sidewalks and pathways are necessary to promote and protect the health, safety, and welfare of the public and to maximize accessibility, mobility, and connectivity for residents within and through the Township. The purposes of this Ordinance are to specify standards for design and construction of sidewalks and pathways located in public road rights-of-way or easements allowing for public use, as well as for private connecting sidewalks for pedestrian access to buildings and lots as required by this Ordinance; to establish requirements for obtaining permits to construct sidewalks or pathways; to designate sidewalk and pathway maintenance responsibilities; and to establish enforcement procedures and penalties for violation of this Ordinance.

The standards of this Ordinance are intended to maximize accessibility, mobility, and connectivity for Township residents, to provide for unobstructed and safe pedestrian access to buildings and lots, and to establish an interconnected network of public sidewalks and pathways within and through the Township.

Section 3.0 Scope.

The requirements in this Ordinance shall apply to all existing and proposed sidewalks and pathways located in public road rights-of-way or easements allowing for public use, as well as to all private connecting sidewalks for pedestrian access to buildings and lots as required by this Ordinance. The procedures, standards, and specifications of this Ordinance are determined to be the minimum necessary to meet the purpose and intent of this Ordinance.

Section 4.0 Construction Timing Policies, Orders, and Assessments.

The Board of Trustees shall have the following authority pursuant to this Ordinance:

A. Adoption of Sidewalk or Pathway Construction Policies.

The Board of Trustees may from time to time adopt or amend by resolution a general policy governing the design and timing of sidewalk or pathway construction in designated areas of the Township, provided that:

1. This policy may include allowances for temporary relief from sidewalk construction under specific circumstances or in certain designated areas.
2. This policy may include guidelines for additional sidewalk or pathway width in designated areas of the Township based on existing or anticipated intensity of usage.
3. This policy may designate certain areas for pathway construction instead of sidewalks.
4. This policy shall not conflict with this Ordinance, other Township ordinances, or the Township's adopted Master Plan and other adopted planning documents.
5. Prior to adoption or amendment, the proposed policy resolution shall be provided to the Planning Commission with a request for review and recommendations for action.

B. Provisions for Sidewalk or Pathway Orders and Assessment of Costs.

In accordance with Public Act 246 of 1931, as amended (Pavements, Sidewalks, and Elevated Structures, being MCL 41.271 et seq.) and for the health, safety, or welfare of the residents, the Board of Trustees may by resolution order the construction, repair, or maintenance of, or may construct, repair, or maintain sidewalks or pathways in any designated area of the Township, in accordance with the following:

1. The Board of Trustees shall hold a public meeting relative to the ordering of the sidewalk or pathway construction, repair, or maintenance and shall notify property owners involved of the time and place of the hearing.
2. The Board of Trustees may also forward a proposed order to construct a new sidewalk or pathway to the Planning Commission with a request for review and recommendations for action prior to final consideration by the Board.
3. If the Board of Trustees determines that the construction, repair or maintenance of sidewalks or pathways is necessary, it may construct, repair, or maintain the sidewalks or pathways and assess the costs to the property involved, payable over no longer than a ten-year period, or permit the owners of the property involved to have the sidewalks or pathways constructed, repaired, or maintained according to Township specifications at their own expenses.
4. The Board of Trustees may also propose a cost-sharing mechanism either from general revenues or from a Township-wide sidewalk and pathway construction fund established by Board of Trustees resolution for this purpose.
5. In situations where a proposed sidewalk or pathway does not currently have connecting sidewalks or pathways on the adjacent properties on either side, the Board of Trustees may require a property owner to post a cash deposit in lieu of construction, in an amount equivalent to the cost of construction, which would be held in deposit until the adjacent properties develop and install sidewalks or pathways.

Section 5.0 Sidewalk and Pathway Planning.

The Planning Commission shall be primarily responsible for preparing, reviewing, and updating long-range plans to guide future improvements to the Township’s sidewalk and pathway network as part of the Township’s adopted Master Plan or other planning documents adopted in accordance with the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq. and other applicable state laws.

As authorized by Section 17(2) of the Michigan Planning Enabling Act and any adopted Planning Commission bylaws, the Planning Commission may from time to time choose to appoint an advisory committee of limited duration and purpose to assist the Commission with compiling data or preparing, evaluating, or prioritizing policy or planning alternatives for future sidewalks and pathways.

1. Prior to appointing committee members, the Planning Commission shall identify the desired qualifications and expectations for committee membership and shall prepare and adopt a resolution to serve as an informal charter for the committee’s work. To ensure that the committee operates smoothly and remains focused on its assigned tasks, this resolution shall at a minimum include:
 - a. The objectives, desired outcomes, or deliverable for the committee.
 - b. Direction for the appointment of a committee chairperson or facilitator.
 - c. Specific tasks the committee will be responsible for to complete its work.
 - d. A timeline for completion of assigned tasks and to report back to the Commission.
2. The Planning Commission may appoint persons to serve on this committee who are not Planning Commission members, provided that the Planning Commission Chair shall be an ex-officio member of the committee.
3. The Planning Commission may direct that that the committee focus on a specific issue, project, or geographic area.
4. The Planning Commission may act by motion at any time to discontinue the work of the committee to take back these delegated planning responsibilities. The Commission shall take action to discontinue the committee with a vote of thanks promptly upon completion of its assigned tasks.

Section 6.0 Sidewalk or Pathway Required.

In accordance with the purpose and intent of this Ordinance, sidewalks or pathways shall be required to be constructed and maintained within or adjacent to road rights-of-way and also to connect to existing sections of sidewalk or pathway and to connect to buildings and uses of land where present on adjacent land in compliance with this Ordinance and other Township ordinances, and in a manner and arrangement consistent with the Township’s adopted Master Plan and other adopted planning documents, or any sidewalk or pathway construction policies adopted by the Board of Trustees.

Section 7.0 Use of Sidewalks and Pathways.

Sidewalks and pathways are primarily reserved for use by pedestrian and are not intended for use by motorized vehicles. Travel by bicycle or micro-mobility device shall also be allowed on Township sidewalks and pathways, provided that bicyclists and users of such devices shall yield to pedestrians at all times and that travel by any electric or power-assisted bicycle or micro-mobility device shall not exceed ten (10) miles per hour at any time.

Section 8.0 Construction Standards.

Sidewalks and pathways shall comply with the standards of this Section and Ordinance, along with any supplemental engineering standards that may be adopted by the Board of Trustees and any adopted sidewalk or pathway specifications of the applicable road authority with jurisdiction. If the sidewalk or pathway is located within a public road right-of-way, the standards of the applicable road authority with jurisdiction shall prevail. In the event of a conflict between different standards, the more stringent standard shall apply.

A. Sidewalk vs. Pathway.

The choice to construct or require the construction of a sidewalk versus a pathway in a designated area of the Township shall not conflict with this Ordinance, other Township ordinances, the Township's adopted Master Plan and other adopted planning documents, or any sidewalk or pathway construction policies adopted by the Board of Trustees. Pathways may also be constructed in lieu of sidewalks in locations that support a contiguous regional pathway system or in other locations that do not parallel roadways.

B. Width Standards.

The minimum width of sidewalks and pathways in the Township shall conform to the following:

1. **Public and general use sidewalks.** The minimum width for public and general use sidewalks shall be a minimum of five (5) feet, except as follows:
 - a. Along E. Bluegrass Road between S. Mission Road and S. Isabella Road shall be a minimum of eight (8) feet.
 - b. Along E. Broomfield Road between S. Mission Road and S. Isabella Road shall be a minimum of six (6) feet.
 - c. Where topography or obstructions require an adjustment, the sidewalk width may be reduced to four (4) feet for the minimum necessary distance.
2. **Sidewalk connectors and internal sidewalks.** The minimum width for internal sidewalks and sidewalk connectors from the public sidewalk to connect to buildings and uses of land where present on adjacent land shall be a minimum of four (4) feet, except as follows:
 - a. Where topography or obstructions require an adjustment, the sidewalk width may be reduced to 42 inches for the minimum necessary distance.
 - b. Where the sidewalk is directly adjacent to parking spaces, the width shall be increased to a minimum of seven (7) feet.
3. **Manufactured housing developments.** This minimum sidewalk width standard shall not apply within the interior of manufactured housing (mobile home) park developments as otherwise regulated by the State of Michigan, provided that required sidewalks or pathways along public road frontages shall conform to this Ordinance.

C. Location Standards.

The location of sidewalks and pathways in the Township shall conform to the following:

1. Public and general use sidewalks and pathways shall be aligned horizontally and vertically with existing sidewalks and pathways where present on adjacent land. Where no adjacent sidewalk or pathway is present, the terminus of the sidewalk or pathway shall be located one (1) foot inside of the road right-of-way.

2. Public and general use sidewalks and pathways shall be located one (1) foot off the property line within the road right-of-way of a platted subdivision and otherwise located one (1) foot inside of the road right-of-way, except as follows:
 - a. Where topography, obstructions, or the location of existing sidewalks or pathways on adjacent land require an adjustment.
 - b. Where there is inadequate road right-of-way width or public safety hazards that require an adjustment.
 - c. Where the planned right-of-way is greater than the width of the existing right-of-way, in which case the sidewalk may be located one (1) foot inside the planned right-of-way.
3. Access and use of public and general use sidewalks and pathways not located within an existing road right-of-way shall be governed by easement rights established in accordance with applicable state laws and case law.
4. New sidewalk and pathway construction not located with an existing road right-of-way or dedicated easement shall require establishment of a dedicated easement in a format acceptable to the Township and recorded at the Isabella County Register of Deeds Office.

D. Paving.

1. Sidewalks shall be constructed of concrete with a depth of at least four (4) inches placed over six (6) inches of compacted sand, except that sidewalks across a driveway or other vehicle crossing shall be reinforced and have a pavement depth of at least six (6) inches.
2. Pathways shall be constructed of at least three (3) inches of hot mix asphalt over six (6) inches of 22A road gravel (minimum grade).
3. Topsoil and organic soils shall be removed and replaced with appropriate compacted fill prior to installing the base or paving materials.
4. Other types of paving may be allowed, subject to Planning Commission approval after a review and recommendation from the Township Engineer.

E. Barrier-free Design.

Sidewalks or pathways shall comply with all state and federal barrier-free design requirements. Barrier-free ramps shall be provided at curbs and other locations with a grade change. Detectable warning surfaces shall be installed wherever a sidewalk or pathway approaches a road intersection, and shall be constructed in accordance with State of Michigan specifications.

F. Grading and Drainage.

Proposed sidewalks or pathways shall be designed to maintain the existing direction and flow of surfacewater runoff, and to conform to the applicable standards of the Township's Stormwater Management Ordinance.

Section 9.0 Existing Sidewalks or Pathways.

Unless required by other statutes or any sidewalk or pathway construction policies adopted by the Board of Trustees, repairs to or replacement of less than 100 feet of any existing sidewalk or pathway shall not be required to conform to the minimum width requirements of this Ordinance, provided that the repair or replacement section shall be consistent with the width of adjacent sections of sidewalk or pathway and

shall conform to Section 7.0 (Construction Standards). Any other replacement of an existing sidewalk or pathway section shall fully conform to the standards of this Ordinance.

Section 10.0 Maintenance Standards.

A. Responsibility for Sidewalk and Pathway Maintenance.

It shall be the duty of the property owner to maintain internal sidewalks and sidewalk connectors on their lot and public and general use sidewalks or pathways on or adjoining their lot in accordance with the requirements of this Section and Ordinance, except as follows:

1. A homeowners association or condominium association board or other legally established private governing board may assume the responsibility for maintenance of sidewalks or pathways within a subdivision, condominium, or lot under their jurisdiction. The terms and conditions under which such this private governing board assumes such responsibility shall be specified in the board's governing documents.
2. The Board of Trustees may from time to time designate specific public or general use sidewalks or pathways for maintenance by the Township.
3. The Economic Development Authority (EDA) Board may take responsibility for maintenance of specific public or general use sidewalks or pathways within the East or West Downtown Development Authority (DDA) Districts.

B. Criteria for Sidewalk or Pathway Repairs or Restoration.

A sidewalk or pathway that becomes cracked or damaged to the extent that the sidewalk or pathway becomes potentially unsafe for use shall be repaired or restored in compliance with the construction standards specified herein. The following criteria shall be used by the Township to determine whether or not a sidewalk or pathway is in need of repair or restoration:

1. If the sidewalk has displacement of more than three-quarters ($\frac{3}{4}$) of an inch between any two (2) sections (flags) of sidewalk at the connection joint.
2. If the sidewalk or pathway has more than two (2) cracks of one-quarter ($\frac{1}{4}$) inch in width or more in any two (2) linear feet.
3. If the sidewalk or pathway has a crack more than three-quarters ($\frac{3}{4}$) inch in width.
4. If any section of sidewalk is tilted in excess of one (1) inch per foot from edge to edge in a transverse direction.
5. If, in any flag of sidewalk, more than fifty percent (50%) of the surface has scaled off to a depth of one-quarter ($\frac{1}{4}$) inch or greater.
6. If concrete or asphalt settling has allowed water to pond to depth of one (1) inch or more.

C. Obstructions.

Sidewalks or pathways shall be kept free of all obstructions, including but not necessarily limited to structures, vehicles, equipment, debris, and vegetation. This restriction shall not apply to temporary obstructions due to maintenance or construction work on or adjacent to the sidewalk or pathway, provided that appropriate barriers and signage shall be erected to maintain public safety.

D. Snow and Ice Removal.

Sidewalks or pathways shall be kept free and clear of ice and snow. Snow shall not be piled in a manner that might obstruct the vision of drivers or that blocks or impairs travel on a sidewalk, pathway, or adjacent roadway or access drive.

1. Accumulated or drifting snow totaling more than one (1) inch on a sidewalk or pathway in the Township shall be removed within 36 hours of the end of a snowfall event.
2. In the event of holiday observances and prolonged periods of snow or ice storms exceeding 36 hours, the time period to remove ice or snow shall be extended to within 72 hours of the end of a snowfall event.

Section 11.0 Unsafe Condition and Unlawful Damage.

It shall be unlawful to damage or deface a sidewalk or pathway by any means, or for a sidewalk or pathway to be in an unsafe state of disrepair.

Section 12.0 Permits and Approvals.

A permit is required from the Township prior to the construction, removal, or repair of a public or general use sidewalk or pathway. If a proposed sidewalk or pathway is part of larger development that requires site plan or subdivision plat approval, then the sidewalk or pathway shall be detailed on the site plan or subdivision plat, which shall be reviewed in accordance with the review procedures set forth in the applicable Township ordinance. The applicant shall be responsible for obtaining all applicable outside agency permits or approvals prior to the start of construction.

Section 13.0 Fees and Escrow Deposits.

The Township Board shall have the authority to set all fees for permits, applications, and requests for action pursuant to the regulations set forth in this Ordinance. The Township may also require an applicant to deposit funds in escrow with the Township to defray anticipated variable costs and expenses incurred by the Township for application reviews and inspections. No action shall be taken on any application or appeal until all applicable fees and escrow deposits have been accepted by the Township. Escrow deposit funds shall be managed by the Township consistent with the following:

1. The funds will not be deposited in an interest-bearing account.
2. The escrow deposit shall be held in the applicant's name and shall be used solely to defray applicable variable costs and expenses.
3. Upon request by the applicant, the Township shall provide copies of any written reports and statements of variable costs and expenses.
4. The Township shall provide a written request to the applicant for an additional escrow deposit if at any time the sum on deposit appears insufficient to cover anticipated costs and expenses.
5. The applicant shall promptly deposit additional funds in accordance with the written request from the Township. If additional funds are not promptly deposited, the Township may issue a stop work order, postpone action on the application, or cease to process the project.
6. Sums remaining after final action on the application and inspections, and after all of the Township's variable costs and expenses have been deducted, shall be returned to the applicant.

Section 14.0 Performance Guarantees.

To ensure compliance with the provisions of this Ordinance and any conditions imposed thereunder, the Planning Commission or Township Planner may require that a performance guarantee be deposited with the Township to insure faithful completion of required improvements. The performance guarantee shall meet the following requirements:

1. The performance guarantee shall be in the form of an insurance bond, an irrevocable bank letter of credit, or cash escrow. The performance guarantee shall not have an expiration date and shall include a provision that calls for notification of the Township at least ninety (90) calendar days prior to any cancelation. If the applicant posts a letter of credit, the credit shall require only that the Township present the credit with a sight draft and an affidavit signed by the Township Manager attesting to the Township's right to draw funds under the credit. If the applicant posts a cash escrow, the escrow instructions shall provide that the escrow agent shall have a legal duty to deliver the funds to the Township whenever the Township Manager presents an affidavit to the agent attesting to the Township's right to receive funds, whether or not the applicant protests that right.
2. The performance guarantee shall be submitted prior to the start of construction, except in cases where the guarantee is intended to insure completion of limited number of remaining details by a specific deadline date that the Township Planner has determined to not impede allowing the road to open for use prior to full completion of construction. If appropriate based on the type of performance guarantee submitted, the Township shall deposit the funds in an account in a financial institution with which the Township regularly conducts business.
3. The amount of the performance guarantee shall be sufficient to cover the estimated cost of the improvements for which the performance guarantee is required. The applicant may provide an itemized schedule of estimated costs to complete all such improvements. The exact amount of the performance guarantee shall be determined by the Township Planner.
4. The performance guarantee shall not be returned to the applicant unless a letter of completion shall have been received by the Township Planner, as provided for in Section 15.0 (Inspections.).

Whenever required improvements are not installed or maintained within the time stipulated or in accordance with the standards set forth in this Ordinance, the Township may complete the necessary improvements itself or by contract to an independent developer, and assess all costs of completing said improvements against the performance guarantee. Prior to completing said improvements, the Township shall notify the owner and applicant responsible for completion of the required improvements.

Section 15.0 Inspections.

All required improvements shall be subject to inspection by the Township Engineer during construction, and subject to a final inspection upon completion of construction. The Township Engineer shall report the results of each inspection to the Township Planner in writing. The applicant's engineer shall certify to the Township Engineer before the final inspection that the required improvements were made in accordance with this Ordinance and all approved plans and conditions of Permit approval.

Section 16.0 Violations and Penalties.

The standards and requirements of this Ordinance reflect obligations to the community at large. It shall be the duty of the property owner and all persons having responsibility for the construction or maintenance of a sidewalk or pathway in the Township to comply with the applicable requirements and

standards of this Ordinance. Persons having responsibility for work in violation of this Ordinance shall be deemed responsible for such violations to the same extent as the property owner.

1. **Violations.** Any person, firm, corporation, or agent, or any employee, contractor, or subcontractor of same, who fails to comply with any of the provisions of this Ordinance, or who impedes or interferes with the enforcement of this Ordinance by a Township ordinance enforcement official, shall be deemed to be in violation of this Ordinance subject to issuance of a municipal civil infraction and other measures allowed by law. The imposition of any fine or other penalty shall not exempt the violator from compliance with this Ordinance.
2. **Correction periods and stop work orders.** All violations shall be corrected within thirty (30) days following the receipt of an order to correct from a Township ordinance enforcement official. The ordinance enforcement official may do one or more of the following:
 - a. Grant an extension of up to 180 days upon determining that the additional time is necessary for correction.
 - b. Require the immediate correction of a violation upon determining that the violation presents an imminent peril to life or property.
 - c. Issue a stop work order to halt all construction activities or usage pending the resolution of the alleged violation.
3. **Penalties and remedies.** The violator shall be subject to any or all of the following penalties and remedies:
 - a. **Civil infraction notice.** Civil infraction notices shall be administered and fines imposed per the Township’s Municipal Ordinance Violations Bureau Ordinance. The violator shall be responsible for a municipal civil infraction for which the Township shall impose a fine per the established Township fee schedule for each violation.
 - b. **Civil infraction citation.** Civil infraction citations shall be administered and fines imposed per the Township’s Municipal Ordinance Violations Bureau Ordinance. The violator shall be responsible for a municipal civil infraction for which the court may impose a civil fine of not less than \$100.00 nor no more than \$10,000.00 per day of violation plus all costs, direct or indirect, which the Township has incurred in connection with the violation, including the Township’s attorney fees.
 - c. **Injunctive relief.** The Township may commence civil suit seeking injunction, specific performance, mandamus, abatement or other appropriate proceedings to prevent, enjoin, abate or remove any violations of this Ordinance. In the event the Township commences civil suit pursuant to this Section and it is determined that a violation has occurred, in addition to any other remedies to which the Township shall be entitled, it shall also be entitled to recover from the violator its actual attorney fees and costs incurred in enforcing provisions of this Ordinance. A petition for injunctive relief shall in no way relieve the violator of any and all criminal or civil liability associated with the violation. A petition for injunctive relief shall not be a bar against, or a prerequisite for, any other actions by the Township against the violator.
4. **Public nuisance per se.** Any construction, alteration, or maintenance of a sidewalk or pathway in violation of this Ordinance is hereby declared to be a nuisance per se, and may be abated by order of any court of competent jurisdiction.

5. **Rights and remedies preserved.** Any failure or omission to enforce the provisions of this Ordinance, and failure or omission to prosecute any violations of this Ordinance, shall not constitute a waiver of any rights and remedies provided by this Ordinance or by law, and shall not constitute a waiver nor prevent any further prosecution of violations of this Ordinance.

Section 17.0 Definitions.

Whenever used in this Ordinance, the following words and phrases shall have the meaning ascribed to them in this Section:

Building. Any structure, either temporary or permanent, having a roof or other covering and used or built for the shelter or enclosure of persons, animals, or property or materials of any kind. A building shall not include such structures as signs, fences, or smokestacks, but shall include structures such as storage tanks, grain elevators, coal bunkers, or similar structures.

Building Permit. A document issued by the authorized agent for the Township in accordance with the State Construction Code adopted and enforced by the Township, which authorizes the holder to construct, enlarge, or alter a building on a particular lot.

Detectable Warning Surfaces. Corrosion resistant grey iron in pavement that is installed to signal visually-impaired pedestrians where a sidewalk or pathway intersects a road.

Driveway. A private lane, designed primarily for use by vehicles, which connects a dwelling, lot, parcel, or building as defined in this Section with a road.

Enforcement Official. The person or persons designated by the Township as being responsible for enforcing and administering requirements of this Ordinance.

Fixed Costs and Expenses. Monetary charges incurred by the Township that are generally shared by all functions performed under the authority of this Ordinance, including costs for telephone, copy services, supplies, equipment, utilities, per diem-hourly-salary expenses, and facility construction, maintenance and repair.

Fire Department. The Mt. Pleasant Fire Department.

Lot. A tract of land that (1) is of sufficient land area to satisfy the requirements of this Ordinance for maximum lot coverage and minimum lot area; (2) is of sufficient land area to provide the minimum buildable area, yard setbacks, and any other open space as required by this Ordinance for a principal building or a group of such buildings and accessory buildings, or utilized for the principal use and uses accessory thereto, as allowed in the zoning district; and (3) has direct frontage on and access to a public or private road right-of-way. A condominium unit established under the Condominium Act, parcel created under the Land Division Act, and any other lot of record shall be a "lot" for purposes of this Ordinance only if the physical characteristics of the unit, parcel or lot of record include all three elements of this definition.

Micro-mobility device. A skateboard, scooter, or similar means of short-distance transportation designed for a single-user, which may also be electric motor-assisted or electrically powered.

Motorized vehicles. Motorcycles, mopeds, golf carts, off-road utility vehicles, and any vehicles for which a state license is required for operation on public roads and state highways. This term shall not include electric motor-assisted or electrically powered bicycles and micro-mobility devices.

Pathway. An off-road shared use, non-motorized path, usually asphalt, separate from the public road (though sometimes in the public right-of-way).

Pavement or Hard Surface. Plant-mixed bituminous material, concrete, or similar durable materials approved by the Township.

Performance Guarantee. A financial guarantee to ensure that all improvements, facilities, or work required by this Ordinance will be completed in compliance with the Ordinance, regulations, and approved plans and specifications.

Planning Commission. The Planning Commission for the Charter Township of Union, Isabella County, Michigan, as established under the Michigan Planning Enabling Act and the Michigan Zoning Enabling Act.

Road or Street. Any public or private thoroughfare or right-of-way, other than a public or private alley, dedicated to or designed for travel and access to any land, lot or parcel whether designated as a thoroughfare, road, avenue, highway, boulevard, drive, lane, place, court, or any similar designation. This term does not include a farm track or similar vehicle accessway to an agricultural operation, a driveway as defined in this Section, a cross-access connecting adjacent commercial premises, or a vehicle accessway for utility, railroad, institutional or similar purposes.

Road Commission. The Isabella County Road Commission.

Sidewalk. A paved path, usually concrete, located in a road right-of-way but away from the actual road surface, and designed, constructed, and designated for pedestrian travel.

Township. Charter Township of Union, Isabella County, Michigan.

Township Board. The Supervisor, Clerk, Treasurer, and Trustees of the Charter Township of Union, Isabella County, Michigan.

Township Engineer. The person(s) or firm designated by the Township to advise on drainage, grading, paving, stormwater management and control utilities, and other related site engineering and civil engineering issues. The Township Engineer may be a consultant or Township employee.

Township Planner. The Director of the Township's Community and Economic Development Department or the Director's designee with responsibility to advise the Township administration, Township Board, Planning Commission, and Zoning Board of Appeals on planning, zoning, land use, housing and other related planning and development issues.

Variable Costs and Expenses. Monetary charges incurred by the Township that do not meet the definition of fixed costs and expenses, including items which vary depending upon the scope of the project, such as advisory services from the Township Engineer, Township Attorney, or other Township consultants, attorney fees, inspection costs, recording fees, and testing or laboratory costs.

Zoning Administrator. The Director of the Township's Community and Economic Development Department and any person, persons or firm as delegated by the Director to have responsibility for administration and/or enforcement of the provisions of this Ordinance.

Section 18.0 Severability.

All sections, terms, provisions or clauses of this Ordinance shall be deemed independent and severable. Should a court of competent jurisdiction hold any section, term, provision or clause void or invalid, all remaining sections, terms, provisions and clauses not held void or invalid shall continue in full force and effect.

Draft Date: May 15, 2024

Section 19.0 Repeal.

All Ordinances or parts of Ordinances in conflict with this Ordinance, including the Sidewalk and Pathway Road Ordinance No. 2000-03, are hereby repealed, except that this Ordinance shall not be construed to repeal any provision of the Township's Zoning Ordinance.

Section 20.0 Publication.

The Clerk for the Township shall cause this Ordinance to be published in the manner required by law.

Section 21.0 Effective Date.

This Ordinance was adopted by the Township Board on _____, 2024, after a first reading by the Township Board of Trustees on _____, 2024, publication after such first reading as required by Public Act 359 of 1947, as amended, and a second reading held on _____, 2024. This Ordinance shall become effective immediately upon publication of a summary of the ordinance and notice of adoption in a newspaper of general circulation in the Township.

TO:	Planning Commission	DATE:	April 9, 2024
FROM:	Rodney C. Nanney, AICP, Community and Economic Development Director		
PROJECT:	Proposed new Private Road Ordinance		
ACTION REQUESTED:	To review the proposed new Private Road Ordinance and to make any recommendations to the Board of Trustees for final action.		

Background Information

A private road is any road or street that is privately developed, owned, and maintained within a right-of-way or easement to provide vehicle access to more than one lot, dwelling, or business. With the exception of their intersection with a public road, private roads are not under the jurisdiction of a county or state road authority, but are recognized as roads by the Township and County for addressing, mapping, and other purposes. The Township's current Private Road Ordinance No. 2000-09 was adopted by the Board of Trustees more than two decades ago on December 18, 2000. It was intended to regulate construction of new private roads, but has some significant limitations that have effected administration and enforcement.

The proposed ordinance was developed in consultation with the Township Attorney and Public Services Director. The proposed ordinance includes the following key elements:

1. **A clear private road permit approval process** for new roads or alterations to existing roads in the proposed ordinance has been set up to be similar to the final site plan review process in the Zoning Ordinance (Sections 9.0 – 13.0). The current ordinance does not identify what administrative official or body would be responsible for such approvals or how the private road project should be approved.
2. **Public safety-related minimum standards for road maintenance** for existing private roads and shared driveways, which are intended to ensure that emergency vehicles can safely access all lots and dwellings in the event of an emergency (see Section 4.0).
3. **Standards and an approval process for road names**, along with provisions for renaming or addressing of an existing private road if determined necessary to address a public safety deficiency (see Section 5.0). The current ordinance does not address how private road names are determined, provide for any approval process for naming or renaming a private road, or require any continuity between new road names and existing roads.
4. **Updated road design standards.** Larger private roads (serving nine or more lots) are required to conform to county Road Commission standards for local streets. Smaller private roads (serving up to eight lots) are subject to a somewhat reduced set of design standards that remain sufficient for public safety purposes under this more limited scope of use (see Section 14.0). These standards have been updated from equivalent provisions in the current ordinance to be consistent with current road engineering practices and materials.

5. **Confirmation of landowner(s) option to petition to establish a special assessment district** consistent with state law and the Township’s special assessment policies, with the understanding that the landowner(s) are responsible for arranging for and completing all necessary private road construction, maintenance, or improvements performed with funds from a special assessment (see Section 7.0).
6. **Fees, escrow deposits, and performance guarantee provisions** in the proposed ordinance are consistent with equivalent development-related requirements in the Zoning Ordinance (see Sections 17.0 and 18.0).
7. **Violations and penalties provisions** in the proposed ordinance are also consistent with equivalent provisions in other Township ordinances (see Section 19.0). As is the case with other ordinances, the goal of any Township ordinance enforcement process is to help the violator understand the ordinance and how to bring things back into compliance.

Revisions Included in the updated draft of the proposed ordinance.

The following updates have been incorporated into the updated draft of the proposed ordinance:

- **Re-application after denial** – Revision to Section 10.0 to eliminate the 365-day waiting period for reapplication after a denial to be consistent with how the Zoning Ordinance addresses a final site plan denial.
- **Inspection escrow provisions** – Clarification of the inspection escrow provision in Section 15.0 for consistency with the rest of the ordinance, and of the provision for the letter of completion to come from staff to be more consistent with final site plan inspection procedures under the Zoning Ordinance.
- **Defined terms** – Clarification of the “*private road*” and “*road or street*” definitions in Section 20.0, along with the addition of a definition for “*obscene material*,” and an edit to the defined term “*shared driveway*.”

On April 2, 2024, the Community and Economic Development Director met with J. David Kerr, a longtime Township resident and local attorney who had shared comments with the Board of Trustees in response to their First Reading of the proposed ordinance. The following additional updates have been incorporated into the updated draft of the proposed ordinance in direct response to Mr. Kerr’s comments:

- **Road names** – Revision to replace the subjective term “*inappropriate*” in Section 5.0, subsection “3.” with “*obscene material*,” which is a defined in state law. This change minimizes any potential for a future Planning Commission to reject a road name simply because of a personal dislike or animus.
- **Land subject to this Ordinance** – Clarifications to Section 3.0 (Scope) and throughout the ordinance to ensure consistency in references to the “*land that abuts and has access to the private road*” which is subject to the requirements of this Ordinance. Previous drafts used several different terms (such as “*served for ingress and egress purposes*” or “*land abutting to or accessing the private road*”), which Mr. Kerr correctly identified as potential sources of confusion or (unintended) over-regulation. The updated reference removes this concern.

The Director would again like to note here for the record his deep appreciation for the time Mr. Kerr spent preparing and sharing his analysis and recommendations related to regulation of private roads in the Township. His perspective as a Township resident and landowner, and as an experienced professional in estate planning and related matters for rural landowners in the Township and surrounding region, has been valuable for the refinement of this proposed Ordinance.

Responses to more questions raised during the review process.

During the review process, several more questions were raised about elements of the proposed ordinance. The following is a summary of responses to these additional questions:

1. ***An appeal process?*** In Section 10.0 (Private Road Permit Review Procedures), the proposed ordinance emphasizes that, upon determination that the application satisfies all applicable Township ordinance requirements, *“The Private Road Permit shall be approved by the Planning Commission.”* An appeal process is not warranted for the following reasons:
 - This is not a discretionary approval process and the technical/engineering standards of the ordinance are not subjective.
 - This is also not a zoning regulation, where actions would be subject per the state Zoning Act to possible appeal to the Zoning Board of Appeals.
 - As noted in the updated Section 10.0, an applicant can reapply after a denial at any time.
2. ***Use of escrow deposits and performance guarantees?*** The escrow deposit and performance guarantee provisions in the proposed ordinance mirror equivalent provisions in the Zoning Ordinance. Escrow deposits are required to ensure that the Township has funds available to pay for necessary “variable costs” (as defined in the ordinance) during the application review process. Performance guarantees can be required as needed to ensure completion of remaining improvements per an approved development plan, and are most often used by the Township to address seasonal limitations on construction.
3. ***Questions about costs for the applicant and landowner(s).*** A number of questions raised by commissioners during our March meeting were focused on applicant cost elements. Consistent with the Board of Trustees’ “Global Ends” policies, staff has sought through the development of the proposed ordinance to streamline the application review process as much as possible and to ensure that required private road plan information is sufficient for review but not excessive or duplicative.
4. ***Questions about private vs. public roads.*** During our March meeting there were a number of questions and concerns raised about applicability of this ordinance to certain local streets. In part the concerns raised during the meeting came from a description by Commissioner Buckley of an interaction with a County Road Commission official in which he quoted the official as stating that his own local subdivision street was “private” for purposes of road repairs and repaving. This reflects internal Road Commission policies related to long-term capital improvement budgeting, not the actual “public” or “private” status of local subdivision streets in the Township.

In accordance with the state Land Division Act and the Township’s Subdivision Ordinance,

virtually all local streets in a subdivision plat are “public roads” and are not subject to this proposed Private Road Ordinance. This is the case even if the Road Commission determines that they do not have sufficient funding to reconstruct a local subdivision street without a special assessment of the property owners on the street.

In most cases, internal streets within a condominium development are private roads that would be subject to the Township’s private road regulations. In this case, the Condominium Master Deed and Bylaws would establish the funding mechanism and also serve as the maintenance agreement for these private roads.

For additional guidance on this topic, please see the defined terms for “road or street” and “private road” in Section 20.0 of the proposed ordinance.

Objectives

To review the proposed new Private Road Ordinance, and to make any recommendations to the Board of Trustees for final action.

Please note that, as this is a general regulatory ordinance and not an amendment to the Zoning Ordinance, a Planning Commission public hearing is not required. Under the Charter Township Act (Public Act 359 of 1947, as amended, being MCL 42.1 – MCL 42.34), the Board of Trustees is required to hold two readings of the proposed ordinance with publication of a notice in The Morning Sun newspaper prior to the second reading.

The Board of Trustees held their first reading of the proposed ordinance on March 13, 2024. In accordance with the notice published in the newspaper on March 20, 2024, the Board held a second reading on March 27, 2024. If adopted by the Board, the new ordinance would take effect on the day immediately following publication of the required notice of adoption.

Key Findings

- Adoption of the proposed Ordinance is necessary to resolve limitations that have effected administration and enforcement of the current Ord. No. 2000-09, and to resolve a regulatory conflict between Ord. No. 2000-09 and the Zoning Ordinance No. 20-06, as amended as related to regulation of shared driveways.
- To protect public health, safety, and welfare, the proposed ordinance establishes minimum maintenance standards for existing private roads. The proposed ordinance also establishes standards for road names, and provisions for review and approval of Private Road Permits.

BOARD OF TRUSTEES GOALS ADDRESSED

Board of Trustees goals addressed by this Ordinance (From Policy 1.0: Global End):

- 1. Community well-being and common good**
- 3. Safety and Health**

- 4. Natural environment
- 5. Economic Development

Adoption of the proposed Ordinance would help facilitate the effective use of resources (1.0). Consistency in provisions for ordinance administration and enforcement will help to ensure fair and nondiscriminatory code enforcement (1.1.1.2). Proposed design and maintenance requirements for new and existing private roads will help to provide safe and accessible routes for pedestrians, bicyclist, and motorized vehicles (1.3.1), and will help protect the natural resources of the Township (1.4). The approval process and application requirements are consistent with commerce-friendly economic development policies and MEDC Redevelopment Ready Communities program best practices (1.5).

Recommendations

For this item, the Planning Commission serves as an informal recommending body to the Board of Trustees, which has final authority under the Charter Township Act to consider and to adopt general regulatory ordinances. The Planning Commission may recommend adoption of the proposed ordinance as presented or may recommend additional changes prior to adoption. The Commission may also recommend that the proposed ordinance be rejected or may postpone action until a future meeting.

Following review and deliberation, I recommend that the Planning Commission consider taking action by **motion to recommend to the Board of Trustees that the proposed Private Road Ordinance with a draft date of April 8, 2024 be adopted as presented** or be adopted with the following additional changes: _____

Please contact me at (989) 772-4600 ext. 232, or via email at rnanney@uniontownshipmi.com, with any questions about this information.

Respectfully submitted,

Rodney C. Nanney, AICP

Community and Economic Development Director

**CHARTER TOWNSHIP OF UNION
ISABELLA COUNTY, MICHIGAN**

PRIVATE ROAD ORDINANCE NO. _____

An ordinance adopted under the provisions of the Charter Township Act (Public Act 359 of 1947, as amended, being MCL 42.1 – MCL 42.34) to regulate the construction, maintenance, and use of private roads within the Township; to establish minimum maintenance standards for existing private roads and shared driveways; to provide for the administration and enforcement thereof, and for the establishment of fees, escrow deposits, and performance guarantees to defray the administrative and enforcement costs incident thereto, and to ensure that all required improvements are completed in accordance with approved plans; to ensure that residences and buildings within the Township may be accessible to police and fire protection, ambulance service, and other public services; and for other purposes.

CHARTER TOWNSHIP OF UNION, ISABELLA COUNTY, MICHIGAN HEREBY ORDAINS:

Section 1.0 Title.

This ordinance shall be known and cited as the Private Road Ordinance and herein as “this Ordinance.”

Section 2.0 Purpose and Intent.

Unobstructed, safe, and continuous access to lots is necessary to promote and protect the health, safety, and welfare of the public through police and fire protection, and ambulance service. Such access is necessary to ensure that such services can safely and quickly enter and exit private property at all times. Access to the interior of certain sections within the Township should meet minimum standards and specifications to permit the subsequent upgrading and dedication of such access rights of way to the Road Commission or other road agency with jurisdiction when public dedication is desirable or required.

Section 3.0 Scope.

Every lot in the Township that is improved with a building shall abut a road dedicated to the public or a private road which meets the requirements of this Ordinance and provides access for ingress and egress for all vehicular traffic. No person shall construct, alter, or extend a private road without compliance with this Ordinance. This Ordinance shall also apply to all existing private roads and shared driveways.

The procedures, standards, and specifications of this Ordinance are determined to be the minimum necessary to meet the purpose and intent of this Ordinance.

Prior to the creation of any new private road, extension of an existing road as a private road, or creation of any new lots or any increase in the number of lots or number of dwellings that would abut and have access to a private road or shared driveway as defined in this Ordinance, approval of a new Private Road Permit and completion of associated improvements shall be required pursuant to this Ordinance.

Section 4.0 Requirements for Existing Private Roads and Shared Driveways.

Existing shared driveways and existing private roads without a recorded maintenance agreement or that were developed prior to the establishment of this Ordinance shall be maintained by the owners of record for land that abuts and has access to the private road in accordance with the following minimum requirements:

1. Existing private roads without a recorded maintenance agreement or developed prior to the establishment of this Ordinance shall be maintained by the owners of record for land that abuts and has access to the private road in accordance with approved development plans and in a manner that ensures that the road remains passable by automobiles and emergency vehicles. Where no approved development plan exists, at a minimum such maintenance shall include proper and adequate drainage, a minimum 15.0-foot-high clear vertical zone over the roadway, and a minimum gravel roadway surface width of 20.0 feet. Existing conditions that exceed these minimum requirements shall not be reduced.
2. Existing shared driveways shall be maintained by the owners of record for land that abuts and has access to the shared driveway in a manner that ensures that the shared driveway remains passable by automobiles and emergency vehicles. At a minimum such maintenance shall include proper and adequate drainage, a minimum 15.0-foot-high clear vertical zone over the driveway, and a minimum gravel roadway surface width of 12.0 feet. Existing conditions that exceed these minimum requirements shall not be reduced.
3. Any existing private road or shared driveway found by the Fire Department or Township to be in violation of these minimum standards or in a condition that would impair emergency vehicle access shall be in violation of this Ordinance. All owners of record for land that abuts and has access to a private road or shared driveway shall be jointly and severally responsible for maintenance and for any violations of this Ordinance.

Section 5.0 Road Names.

The following minimum requirements shall apply to the naming of any new private road or the re-naming or re-addressing of an existing private road:

1. Roads shall have names and not simply numbers or letters.
2. No road should change direction by more than 90 degrees without a name change.
3. A road name shall be prohibited if it is determined by the Planning Commission or County Road Commission to contain display of obscene material as defined in this Ordinance or to be duplicative, confusing, a public safety concern, or easily mistaken with an existing road or street in Isabella County.
4. The landowner and applicant shall be jointly and severally responsible for comparing a proposed road name against the master listing of road names maintained by the County Road Commission.
5. The applicant shall be responsible for securing written documentation that the County Road Commission has no objection to the proposed road name.
6. Changing the name or addressing of an existing private road is discouraged due to the potential to adversely impact landowners, visitors, emergency response personnel, and other agencies with jurisdiction. Private road names or addressing changes shall conform to the following:
 - a. The Township may initiate a private road name or addressing change upon determination that the existing name or addressing scheme is deficient from a public safety perspective, or if the Township receives notice from the Mt. Pleasant Fire Department or the Isabella County Sheriff's Office or Emergency Management Department of a public safety deficiency related to the existing road name or addressing. A Township-initiated road name or addressing change shall be subject to Planning Commission review and action, following a public hearing. Notice of the public hearing shall conform to the following requirements:

- (1) Notice shall be posted at the Township Hall, published in a newspaper of general circulation, and sent to all owners of record for and all occupants of land that abuts and has access to the existing or proposed private road not less than thirty (30) days before the date the application will be considered for approval. If the name of the occupant is not known, the term “occupant” may be used in making notification. Notice shall be deemed to be sent by its deposit in the United States mail.
 - (2) The Township shall prepare and retain a list of the owners of record and the occupants to whom notice was mailed or delivered.
 - (3) The notice shall describe the nature of the request; indicate the lots affected by the request, include a listing of existing street addresses; and state when and where the public hearing will occur and where written comments may be submitted concerning the request.
- b. An application for a private road name change by a private party shall follow the same procedures and application information requirements as for a new private road, except that it shall also be required to be accompanied by signed and notarized letters of support from all owners of record for land that abuts and has access to the private road. Failure to provide all required documentation shall be grounds for rejection of any name change.

Section 6.0 Maintenance Agreement.

For any new private road subject to the requirements of this Section, or the new extension portion of an existing road, there shall be a recorded private maintenance agreement or restrictive covenant agreement that runs with the land and ensures that the road will be regularly maintained in accordance with the requirements of this Ordinance, an approved Private Road Permit and associated development plans, and any conditions of approval.

1. All owners of record for land that abuts and has access to the new private road or new extension portion of an existing road shall be signatory parties to the agreement, which shall be a continuing obligation on the land and any future landowners.
2. At a minimum, the agreement shall specify who will be responsible for road maintenance and improvements, reference the applicable standards, approved plans, and any conditions of private road approval, and describe how the funds for such work will be collected and administered.
3. All owners of record for land that abuts and has access to a new private road or an extension portion of an existing road shall agree to indemnify and hold harmless the Township and its representatives from any and all claims for personal injury and property damage arising out of the use of the private road.
4. A disclosure statement shall be placed in the agreement informing the purchaser that the road abutting or servicing the parcel is private and is not required to be maintained by any government agency.

Section 7.0 Special Assessment District.

The owner(s) of record for land that abuts and has access to a private road subject to the requirements of this Ordinance may file petition(s) with the Township in accordance with established procedures and requirements to request establishment of a special assessment district for maintenance of the private

road in accordance with applicable state statutes. This may be done concurrently with an application for Private Road Permit approval under this Ordinance and shall be further subject to the following:

1. The owner(s) of record for land that abuts and has access to shall be responsible for arranging for and completing all necessary construction, maintenance, improvement, or alteration of the road that may be performed with funds collected through a special assessment district.
2. The Township and any state or county road authority with jurisdiction are not responsible for damages resulting from the construction, maintenance, improvement, or alteration of private roads that may be performed with special assessment district funds.
3. The Township is not responsible for construction, maintenance, improvement, or alteration of private roads that may be performed with special assessment district funds.

Section 8.0 Optional Pre-Application Meeting(s).

An applicant may request a pre-application meeting with Township staff or the Planning Commission for the purpose of discussing conceptual plans, submittal requirements, review procedures, and approval standards. Any required fee for this meeting shall be paid to the Township at the time of the meeting. Conceptual plan comments shall be advisory only.

Section 9.0 Required Application Information.

At a minimum, the application for a Private Road Permit shall include the following:

1. Name, address, telephone number, and email address for the applicant and owners of record, along with proof of ownership.
2. The applicant's interest in the property, and if the applicant is not the owner of record, a signed authorization of the owner(s) for the application.
3. Survey drawings and development plans prepared and sealed by a land surveyor or civil engineer registered in the State of Michigan and drawn to a standard engineer's scale of 1:10, 1:20, 1:30, 1:40, 1:50, or 1:100 as appropriate for the scope of the project and legibility at the submitted sheet size, which shall include the following details:
 - a. Legal description(s), address(es), and tax parcel number(s), legal descriptions of the private road right-of-way and of each lot that abuts and has access to the road, and the names and addresses of all persons or parties owning an interest in the title to the lots and right-of-way area.
 - b. A detailed description of the scope and extent of the project.
 - c. Outline of existing and proposed road rights-of-way, and dimensions and bearings thereof.
 - d. Existing and proposed topographic contours at two (2) foot intervals.
 - e. Locations, layout, dimensions, and gross and net land area for existing and proposed lots.
 - f. Soil characteristics and wet areas; trees; streams and all bodies of water.
 - g. Location of existing drainage patterns, drain tiles, pipelines, culverts, and utilities, with notes regarding their preservation or alteration.
 - h. Details of existing natural features on the site, including water courses, regulated wetlands, floodplains, woodlands, and any additional features uniquely affecting the site;

- with indications of features to be preserved, removed, or altered; and with mitigation measures as required per state law or Township ordinances.
- i. Location and outline of existing buildings and driveways.
 - j. A standard cross-section detail of the proposed private road.
 - k. Plan and profile drawings and of the proposed improvements clearly showing materials, grades, dimensions, and cut and fill areas.
 - l. For alteration or extension of an existing private road, also include the location, extent, and dimensions of the existing road right-of-way and driving surface, drainage improvements, and a cross-section detail of the existing road.
4. A complete statement of all existing and proposed private road terms and conditions, including but not limited to copies of all agreements or intended agreements regarding responsibilities and funding for future maintenance and improvements of the right of way and roadway.
 5. The proposed road name, along with documentation from the County Road Commission that it has no objection to the proposed name.
 6. Special assessment district information, if proposed.
 7. For lots and dwellings located outside of the service area for publicly-owned and operated water supply and sanitary sewerage systems, documentation shall be provided from the Central Michigan District Health Department that all lots and dwellings can be adequately served by individual private well and septic systems.
 8. Other information as requested by the Planning Commission to verify compliance with the requirements of this Ordinance and other applicable Township ordinances or state statutes.

Section 10.0 Private Road Permit Review Procedures.

Applications for Private Road Permit approval shall be subject to Planning Commission review and approval in accordance with the following procedures:

1. **Applicant eligibility.** The application shall be submitted by the owner of an interest in the land for which the Private Road Permit approval is sought, or by the owner's designated agent. If the applicant is not the owner of the property, the applicant shall submit a notarized statement signed by the owner(s) consenting to the application.
2. **Application filing and eligibility.** Application shall be made by filing with the Township at least eight (8) paper copies and two (2) digital copies (in a format compatible with Township systems) of a complete and accurate application, along with the required review fee and escrow deposit. Applications submitted without the required fee or escrow deposit, or found by the Township Engineer, Township Planner, or Planning Commission to be incomplete or inaccurate shall be returned to the applicant without further consideration.
3. **Coordination of development review.** Where an application under this Ordinance is associated with an application for subdivision plat approval, condominium subdivision plan approval or site plan approval under another Township ordinance, the reviews may take place concurrently provided that all applicable Township ordinance procedures and requirements are fully satisfied.
4. **Technical review.** Prior to Planning Commission consideration, the application materials shall be distributed to the Township Engineer, Township Planner, and Zoning Administrator for review and

comment. The Planning Commission may also request comments from the Township Attorney, other Township consultants, or outside agencies with jurisdiction.

5. **Planning Commission consideration and action.** Subsequent to the technical review, the Planning Commission shall review the application and plans, together with any reports and recommendations. The Planning Commission is authorized to approve, approve subject to conditions, postpone action on, or deny the Private Road Permit as follows:
 - a. **Approval.** The Private Road Permit shall be approved by the Planning Commission upon determination that the application is administratively complete, that all necessary information has been provided, and that the application satisfies all applicable Township ordinance requirements necessary for Permit approval.
 - b. **Approval subject to conditions.** The Planning Commission may approve a Private Road Permit subject to reasonable conditions as it deems necessary to ensure the standards of this Ordinance and other applicable Township ordinances are satisfied.
 - c. **Postponement.** Upon determination by the Planning Commission that a Private Road Permit application is not sufficiently complete for approval or denial, failure of the applicant to attend the meeting, or upon request by the applicant, the Planning Commission may postpone consideration until a later meeting.
 - d. **Denial.** Upon determination that a Private Road Permit application is not in compliance with the requirements or standards of this Ordinance or would require extensive modifications to comply with these standards, the Private Road Permit shall be denied. If a Private Road Permit is denied, a written record shall be provided to the applicant listing the findings of fact and conclusions or reasons for such denial. Failure of the applicant to attend two (2) or more meetings shall be grounds for the Planning Commission to deny the Private Road Permit.
6. **Recording of Planning Commission action.** Planning Commission action on the Private Road Permit shall be recorded in the Planning Commission meeting minutes, including the name, description, and location of the project; the findings of fact and conclusions or grounds for the Planning Commission's action; and any conditions of approval.
7. **Reapplication.** If an application is denied, the applicant may submit a new Private Road Permit application for the same premises at any time, provided that documentation of new information or material changes in the application, road plans, site conditions or other factors relevant to the reasons for the previous denial are submitted with the new application for consideration.
8. **False statements.** Statements in an application or supporting documentation that are based on deceit or falsity shall render any such application void. Any permits issued on the basis of such false statements shall be revoked.

Section 11.0 Expiration and Extension.

An approved Private Road Permit under this Ordinance shall expire and be of no effect unless:

1. Within 545 calendar days following the date of approval, construction has begun in accordance with the approved Permit; and
2. Within 910 calendar days following the date of approval, all required improvements have been completed in full conformance with the approved Permit and any conditions of approval.

3. The Planning Commission may, at its discretion and upon written request and showing of good cause by the applicant, grant an extension of Permit approval for up to an additional 365 calendar days, provided that site conditions have not changed in a way that would affect the character, design or use of the site, and that the approved Permit plans remain in conformance with applicable provisions of this Ordinance.

Section 12.0 Outside Agency Permits and Approvals.

The applicant for Private Road Permit approval shall be responsible for obtaining all necessary permits or approvals from applicable outside agencies, including but not limited to the Fire Department, state or county road authority with jurisdiction, Isabella County Transportation Commission, Isabella County Soil Erosion and Sedimentation Control, Township Engineer for Stormwater Management Permit approval, and Township Public Services Department for water and sewer utility approval where applicable. The applicant or landowner shall be responsible for submitting copies of all required outside agency permits and approvals to the Township Planner prior to the start of construction.

The Township Planner shall have authority to accept Permit incidental Private Road Permit plan changes to conform to outside agency requirements or determined necessary during construction due to unanticipated site constraints. Changes determined by the Township Planner to be more than incidental shall be subject to Planning Commission review and approval of an amended Private Road Permit following the same procedure and requirements as applied to the original application.

Section 13.0 Recording of Rights-of-Way and Maintenance Agreements.

The applicant for Private Road approval and owner(s) of record for land that abuts and has access to the private road shall be jointly and severally responsible for recording all private road rights-of-way and maintenance agreements with the County Register of Deeds, and for furnishing paper and digital copies (in a format compatible with Township systems) of the recorded documents to the Township Planner prior to the issuance of the certificate of completion per Section 15.0 (Inspections).

Section 14.0 Private Road Standards and Specifications.

The following standards and specifications shall apply to private roads in the Township:

1. **Minimum specifications by type of private road.**

Minimum Specifications for Private Roads		
Specifications	Serving up to Eight (8) Lots	Serving Nine (9) or More Lots
Minimum road right-of-way width	66.0 feet	The private road shall fully conform to the Isabella County Road Commission's residential road standards
Minimum sub-base	6.0 inches in depth of compacted sand spread to a sufficient width to extend to the front slope of the roadside ditch	
Minimum base for gravel surface	Crushed limestone or processed road gravel (MDOT 22A or 21AA or equal as accepted by the Township Engineer):	
	6.0 inches in depth in two (2) equal courses, each compacted to 24.0 feet wide	
Minimum base for paved surface	Same materials as for a gravel surface: 8.0 inches in depth in two (2) equal courses, each compacted to 24.0 feet wide	
Roadway pavement	Not required. If proposed, then 3.0 inches in depth in two (2) equal lifts of bituminous aggregate MDOT 1100 or E mixes-20AA at least 20.0 feet wide	
Minimum turnaround area and the terminus of the private road	75.0-foot radius right-of-way with a 55.0-foot outside radius roadway surface	
Roadside ditches:	Ditches shall be of width, depth, and grades to provide for adequate and positive drainage, subject to the following standards:	
Minimum grade	0.5%	
0.5% to 4.0% grade	sod or otherwise stabilize	
4.1% and steeper grade	rip-rap	
Front and back slopes	1 on 4 or flatter	
Roadway Grade	Minimum	0.5%
	Maximum	6.0%
Minimum Roadway curves	Horizontal	230.0-foot centerline radius
	Vertical	100.0 foot long for changes in gradient of 2% or more

2. **Additional specifications for all private roads.** The following additional specifications shall apply to all private roads:
 - a. The roadway surface and turnaround area shall be centered in the right-of-way.
 - b. Underground crossroad drainage shall be provided where the right-of-way crosses a stream or other drainage course, subject to Township Engineer acceptance.
 - c. The right-of-way and roadway shall be adequately drained so as to prevent flooding or erosion of the roadway. Where required, ditches shall be located within the right-of-way. Roadway drainage shall be constructed so that the runoff water shall be conveyed to existing watercourses or water bodies. The discharged water shall not be cast upon the land of another property owner unless the water is following an established watercourse. Connection to county drains shall be approved by the Isabella County Drain Commissioner's Office. Connection to public road ditches shall be approved by the state or county road authority with jurisdiction.
 - d. The private road's name assignment and installation and maintenance of road signs shall conform to the Michigan Manual of Uniform Traffic Control Devices and the standards and assignment procedures of the state or county road authority with jurisdiction.
 - e. The right-of-way shall provide for ingress, egress, drainage, and installation and maintenance of public and private utilities.
3. **Additional specifications for private roads serving nine (9) or more lots.** To establish an integrated road network in the Township, the following additional specifications shall apply to all new private roads and extensions of existing private roads serving nine (9) or more lots:
 - a. They shall be connected to adjacent public and private roads, and stub road ends and road rights-of-way shall be provided to the lot boundaries of adjacent land at suitable locations for future road connections, subject to Planning Commission approval. Road ends shall be marked and barricaded per County Road Commission standards for local public streets, with details shown on the Private Road Permit plan.
 - b. They shall provide for at least two (2) means of vehicular ingress and egress to each lot served by the private road. This requirement can be satisfied through a boulevard-style divided roadway connection to the public road, subject to approval from the state or county road authority with jurisdiction and acceptance of the design and proposed boulevard length by the Fire Department and Planning Commission.

Section 15.0 Inspections.

All required improvements shall be subject to inspection by the Township Engineer during construction, and subject to a final inspection upon completion of construction. The Township Engineer shall report the results of each inspection to the Township Planner in writing. The applicant's engineer shall certify to the Township Engineer before the final inspection that the required improvements were made in accordance with this Ordinance and all approved plans and conditions of Permit approval.

1. Upon notification from the Township Engineer of a successful final inspection, and receipt of all required documentation per Section 13.0 (Recording of Rights-of-Way and Maintenance Agreements), the Township Planner shall promptly provide a letter of completion to the applicant.
2. Inspection costs, including compensation for the Township Engineer, shall be paid from the applicant's escrow deposit per Section 17.0 (Fees and Escrow Deposits).

Section 16.0 Building Permits.

Except as follows, a building permit shall not be issued for any building on a lot subject to the provisions of this Ordinance unless a letter of completion for the private road shall have been received by the Township Planner, as provided for in Section 15.0 (Inspections) of this Ordinance. A building permit may be issued prior to the issuance of a certificate of completion upon recommendation by the Township Engineer and upon deposit with the Township of a performance guarantee in an amount sufficient to guarantee completion of the remaining required improvements pursuant to a Private Road Permit and associated development plan approved in accordance with the requirements of this Ordinance.

Section 17.0 Fees and Escrow Deposits.

The Township Board shall have the authority to set all fees for permits, applications, and requests for action pursuant to the regulations set forth in this Ordinance. The Township may also require an applicant to deposit funds in escrow with the Township to defray anticipated variable costs and expenses incurred by the Township for application reviews and inspections. No action shall be taken on any application or appeal until all applicable fees and escrow deposits have been accepted by the Township. Escrow deposit funds shall be managed by the Township consistent with the following:

1. The funds will not be deposited in an interest-bearing account.
2. The escrow deposit shall be held in the applicant's name and shall be used solely to defray applicable variable costs and expenses.
3. Upon request by the applicant, the Township shall provide copies of any written reports and statements of variable costs and expenses.
4. The Township shall provide a written request to the applicant for an additional escrow deposit if at any time the sum on deposit appears insufficient to cover anticipated costs and expenses.
5. The applicant shall promptly deposit additional funds in accordance with the written request from the Township. If additional funds are not promptly deposited, the Township may issue a stop work order, postpone action on the application, or cease to process the project.
6. Sums remaining after final action on the application and inspections, and after all of the Township's variable costs and expenses have been deducted, shall be returned to the applicant.

Section 18.0 Performance Guarantees.

To ensure compliance with the provisions of this Ordinance and any conditions imposed thereunder, the Planning Commission or Township Planner may require that a performance guarantee be deposited with the Township to insure faithful completion of required improvements consistent with an approved Private Road Permit plan. The performance guarantee shall meet the following requirements:

1. The performance guarantee shall be in the form of an insurance bond, an irrevocable bank letter of credit, or cash escrow. The performance guarantee shall not have an expiration date and shall include a provision that calls for notification of the Township at least ninety (90) calendar days prior to any cancelation. If the applicant posts a letter of credit, the credit shall require only that the Township present the credit with a sight draft and an affidavit signed by the Township Manager attesting to the Township's right to draw funds under the credit. If the applicant posts a cash escrow, the escrow instructions shall provide that the escrow agent shall have a legal duty to deliver the funds to the Township whenever the Township Manager presents an affidavit to

the agent attesting to the Township's right to receive funds, whether or not the applicant protests that right.

2. The performance guarantee shall be submitted at the time of issuance of the Private Road Permit or prior to the start of construction, except in cases where the guarantee is intended to insure completion of limited number of remaining details by a specific deadline date that the Township Planner has determined to not impede allowing the road to open for use prior to full completion of construction. If appropriate based on the type of performance guarantee submitted, the Township shall deposit the funds in an account in a financial institution with which the Township regularly conducts business.
3. The amount of the performance guarantee shall be sufficient to cover the estimated cost of the improvements for which the performance guarantee is required. The applicant may provide an itemized schedule of estimated costs to complete all such improvements. The exact amount of the performance guarantee shall be determined by the Township Planner.
4. The performance guarantee shall not be returned to the applicant unless a letter of completion for the private road shall have been received by the Township Planner, as provided for in Section 15.0 (Inspections.) of this Ordinance.

Whenever required improvements are not installed or maintained within the time stipulated or in accordance with the standards set forth in this Ordinance, the Township may complete the necessary improvements itself or by contract to an independent developer, and assess all costs of completing said improvements against the performance guarantee. Prior to completing said improvements, the Township shall notify the owner and applicant responsible for completion of the required improvements.

Section 19.0 Violations and Penalties.

The standards and requirements of this Ordinance reflect obligations to the community at large. It shall be the duty of the property owner and all persons having responsibility for the construction, alteration, or extension of a private road to verify that such work is not in violation of this Ordinance. Persons having responsibility for work in violation of this Ordinance shall be deemed responsible for such violations to the same extent as the property owner.

1. **Violations.** Any person, firm, corporation, or agent, or any employee, contractor, or subcontractor of same, who fails to comply with any of the provisions of this Ordinance or any approved Private Road Permit plan or conditions of approval, or who impedes or interferes with the enforcement of this Ordinance by a Township ordinance enforcement official, shall be deemed to be in violation of this Ordinance subject to issuance of a municipal civil infraction and other measures allowed by law. The imposition of any fine or other penalty shall not exempt the violator from compliance with this Ordinance.
2. **Correction periods and stop work orders.** All violations shall be corrected within thirty (30) days following the receipt of an order to correct from a Township ordinance enforcement official. The ordinance enforcement official may do one or more of the following:
 - a. Grant an extension of up to 180 days upon determining that the additional time is necessary for correction.
 - b. Require the immediate correction of a violation upon determining that the violation presents an imminent peril to life or property.
 - c. Issue a stop work order to halt all construction activities or usage pending the resolution of the alleged violation.

3. **Penalties and remedies.** The violator shall be subject to any or all of the following penalties and remedies:
 - a. **Civil infraction notice.** Civil infraction notices shall be administered and fines imposed per the Township's Municipal Ordinance Violations Bureau Ordinance. The violator shall be responsible for a municipal civil infraction for which the Township shall impose a fine per the established Township fee schedule for each violation.
 - b. **Civil infraction citation.** Civil infraction citations shall be administered and fines imposed per the Township's Municipal Ordinance Violations Bureau Ordinance. The violator shall be responsible for a municipal civil infraction for which the court may impose a civil fine of not less than \$100.00 nor no more than \$10,000.00 per day of violation plus all costs, direct or indirect, which the Township has incurred in connection with the violation, including the Township's attorney fees.
 - c. **Injunctive relief.** The Township may commence civil suit seeking injunction, specific performance, mandamus, abatement or other appropriate proceedings to prevent, enjoin, abate or remove any violations of this Ordinance. In the event the Township commences civil suit pursuant to this Section and it is determined that a violation has occurred, in addition to any other remedies to which the Township shall be entitled, it shall also be entitled to recover from the violator its actual attorney fees and costs incurred in enforcing provisions of this Ordinance. A petition for injunctive relief shall in no way relieve the violator of any and all criminal or civil liability associated with the violation. A petition for injunctive relief shall not be a bar against, or a prerequisite for, any other actions by the Township against the violator.
4. **Public nuisance per se.** Any construction, expansion, alteration, or maintenance of or site preparation for a private road in violation of this Ordinance is hereby declared to be a nuisance per se, and may be abated by order of any court of competent jurisdiction.
5. **Rights and remedies preserved.** Any failure or omission to enforce the provisions of this Ordinance, and failure or omission to prosecute any violations of this Ordinance, shall not constitute a waiver of any rights and remedies provided by this Ordinance or by law, and shall not constitute a waiver nor prevent any further prosecution of violations of this Ordinance.

Section 20.0 Definitions.

Whenever used in this Ordinance, the following words and phrases shall have the meaning ascribed to them in this Section:

Building. Any structure, either temporary or permanent, having a roof or other covering and used or built for the shelter or enclosure of persons, animals, or property or materials of any kind. A building shall not include such structures as signs, fences, or smokestacks, but shall include structures such as storage tanks, grain elevators, coal bunkers, or similar structures.

Building Permit. A document issued by the authorized agent for the Township in accordance with the State Construction Code adopted and enforced by the Township, which authorizes the holder to construct, enlarge, or alter a building on a particular lot.

Driveway. A private lane, designed primarily for use by vehicles, which connects a dwelling, lot, parcel, or building as defined in this Section with a road.

Enforcement Official. The person or persons designated by the Township as being responsible for enforcing and administering requirements of this Ordinance.

Fixed Costs and Expenses. Monetary charges incurred by the Township that are generally shared by all functions performed under the authority of this Ordinance, including costs for telephone, copy services, supplies, equipment, utilities, per diem-hourly-salary expenses, and facility construction, maintenance and repair.

Fire Department. The Mt. Pleasant Fire Department.

Lot. A tract of land that (1) is of sufficient land area to satisfy the requirements of this Ordinance for maximum lot coverage and minimum lot area; (2) is of sufficient land area to provide the minimum buildable area, yard setbacks, and any other open space as required by this Ordinance for a principal building or a group of such buildings and accessory buildings, or utilized for the principal use and uses accessory thereto, as allowed in the zoning district; and (3) has direct frontage on and access to a public or private road right-of-way. A condominium unit established under the Condominium Act, parcel created under the Land Division Act, and any other lot of record shall be a “lot” for purposes of this Ordinance only if the physical characteristics of the unit, parcel or lot of record include all three elements of this definition.

Obscene Material. Any “material” that is found to be “obscene” as these two terms are defined in Michigan Public Act 343 of 1984, as amended (MCL752.362).

Pavement or Hard Surface. Plant-mixed bituminous material, concrete, or similar durable materials approved by the Township.

Performance Guarantee. A financial guarantee to ensure that all improvements, facilities, or work required by this Ordinance will be completed in compliance with the Ordinance, regulations, and approved plans and specifications.

Planning Commission. The Planning Commission for the Charter Township of Union, Isabella County, Michigan, as established under the Michigan Planning Enabling Act and the Michigan Zoning Enabling Act.

Private Road. Any road or street that is privately maintained and has not been accepted for maintenance by the Isabella County Road Commission, the State of Michigan or the federal government, but is subject to approval by the Township. This term also includes any road or street designated or described as a private road, private street, or similar designation in a legal description, easement, or right-of-way, or on a certified survey, subdivision plat, condominium master deed, or final site plan or other private road development plan as approved by the Township under the ordinances in effect at the time of approval.

Private Road Permit. A right of way authorization issued pursuant to this Ordinance for construction, alteration, or extension of a private road.

Road or Street. Any public or private thoroughfare or right-of-way, other than a public or private alley, dedicated to or designed for travel and access to any land, lot or parcel whether designated as a thoroughfare, road, avenue, highway, boulevard, drive, lane, place, court, or any similar designation. This term does not include a farm track or similar vehicle accessway to an agricultural operation, a driveway as defined in this Section, a cross-access connecting adjacent commercial premises, or a vehicle accessway for utility, railroad, institutional or similar purposes.

Road Commission. The Isabella County Road Commission.

Shared Driveway. A private way, lawfully established, which affords principal means of access to more than one (1) dwelling, lot or parcel, but that was not approved as a private road under Township ordinances.

Township. Charter Township of Union, Isabella County, Michigan.

Township Board. The Supervisor, Clerk, Treasurer, and Trustees of the Charter Township of Union, Isabella County, Michigan.

Township Engineer. The person(s) or firm designated by the Township to advise on drainage, grading, paving, stormwater management and control utilities, and other related site engineering and civil engineering issues. The Township Engineer may be a consultant or Township employee.

Township Planner. The Director of the Township's Community and Economic Development Department or the Director's designee with responsibility to advise the Township administration, Township Board, Planning Commission, and Zoning Board of Appeals on planning, zoning, land use, housing and other related planning and development issues.

Variable Costs and Expenses. Monetary charges incurred by the Township that do not meet the definition of fixed costs and expenses, including items which vary depending upon the scope of the project, such as advisory services from the Township Engineer, Township Attorney, or other Township consultants, attorney fees, inspection costs, recording fees, and testing or laboratory costs.

Zoning Administrator. The Director of the Township's Community and Economic Development Department and any person, persons or firm as delegated by the Director to have responsibility for administration and/or enforcement of the provisions of this Ordinance.

Section 21.0 Severability.

All sections, terms, provisions or clauses of this Ordinance shall be deemed independent and severable. Should a court of competent jurisdiction hold any section, term, provision or clause void or invalid, all remaining sections, terms, provisions and clauses not held void or invalid shall continue in full force and effect.

Section 22.0 Repeal.

All Ordinances or parts of Ordinances in conflict with this Ordinance, including Private Road Ordinance No. 2000-09, are hereby repealed, except that this Ordinance shall not be construed to repeal any provision of the Township's Zoning Ordinance.

Section 23.0 Publication.

The Clerk for the Township shall cause this Ordinance to be published in the manner required by law.

Section 24.0 Effective Date.

This Ordinance was adopted by the Township Board on _____, 2024, after a first reading by the Township Board of Trustees on March 13, 2024, publication after such first reading as required by Public Act 359 of 1947, as amended, and a second reading held on March 17, 2024. This Ordinance shall become effective immediately upon publication of a summary of the ordinance and notice of adoption in a newspaper of general circulation in the Township.

TO:	Planning Commission	DATE:	November 8, 2021
FROM:	Rodney C. Nanney, AICP, Community and Economic Development Director		
SUBJECT:	Proposal to update the Township's Private Road Ordinance No. 2000-09.		

Background Information

Summary of the Current Private Road Ordinance

The Township's current Private Road Ordinance has been in effect without amendment for more than twenty years. This ordinance establishes basic standards for new private roads, including naming of the road, speed limit, spacing, traffic control signage, maintenance agreement, and compliance with Isabella County Road Commission standards for the type of proposed road based on the number of lots to be served by the road.

Deficiencies in the Current Ordinance

The following is a summary of issues and deficiencies noted by staff during a review of the current Ord. No. 2000-09:

1. The current ordinance does not clearly establish enforceable safety, width, and condition standards that would apply to all existing private roads.
2. The current ordinance does not address all of the potential forms of development that may include private roads. Private roads can be established through a subdivision plat or a condominium development, through a site plan approval process, or through a metes and bounds land division.
3. The current ordinance includes no minimum standards for private road plans.
4. Other than a somewhat oblique reference to the "Department of Public Works," the current ordinance does not spell out an approval process or who is actually responsible for review and action on an application for private road approval.
5. There are also no provisions in the current ordinance for amending or altering a previously approved private road.
6. The current ordinance also conflicts with provisions of Zoning Ordinance No. 20-06 that do not allow for use of a shared driveway for access to two separate residences.

Proposal to Update the Private Road Ordinance

The following is a summary of staff-recommended updates and questions for Planning Commission consideration and input into any update to the Private Road Ordinance:

1. Establish a clear approval process.

- ☐ Subdivision plats. Add confirmation that private roads in a proposed subdivision plat shall conform to the standards of this ordinance but shall be subject to review and approval under the provisions of the Township's subdivision ordinance.
- ☐ Condominium developments. Add confirmation that private roads in a proposed condominium development shall conform to the standards of this ordinance but shall be subject to site plan approval under the Township's Zoning Ordinance.
- ☐ Metes and bounds land division. Establish a private road development plan approval process in the updated ordinance for roads that would serve lots to be created via metes and bounds land division. The process would include:
 - Preliminary private road development plan review and approval - *by the Planning Commission? or by Township staff?*
 - Outside agency approvals secured by the applicant from the Mt. Pleasant Fire Department, the Township Public Services Department, and the county Road Commission, Transportation Commission, and Drain office.
 - Final private road development plan review and approval - *by the Planning Commission? or by Township staff?*

2. Minimum standards for existing private roads. Add the following specific requirements that would apply to all existing private roads in the Township regardless of age or original method of approval:

- ☐ Minimum standards for improved roadway width, surface and turnaround area.
- ☐ Functional roadside drainage.
- ☐ Failure to maintain an existing road so that the Mt. Pleasant Fire Chief or designee can safely access properties and maneuver their vehicles would be an ordinance violation, with all responsible parties subject to potential penalties.
- ☐ No new lots could be created and no new principal buildings or dwellings could be constructed on an existing road that is in violation of these minimum standards.
- ☐ Addressing inconsistencies shall be subject to re-addressing by the county to ensure that all properties can be quickly accessed in an emergency.

3. Paving?

- ☐ *Add a requirement that all new private roads be paved with asphalt or concrete in accordance with county Road Commission standards for paved local streets?*

4. Special assessment district for maintenance?

- ☐ *Add a requirement that a special assessment district shall be established for maintenance and future repaving of all new private roads?*

Please contact me at (989) 772-4600 ext. 232 or via email at rnanney@uniontownshipmi.com with any questions or concerns.

Respectfully submitted,

Rodney C. Nanney, AICP

Community and Economic Development Director

210.000 PRIVATE ROADS
Ord. No. 2000-09
Adopted: December 18, 2000

An ordinance to regulate the construction of private roads within the Charter Township of Union.

The Charter Township of Union, Isabella County, Michigan, Hereby Ordains:

210.001 Title, intent and purpose.

Sec. I. This ordinance shall be known and cited as the "Union Township Private Road Ordinance". The intent of this ordinance is to provide and manage access to land development, while preserving the regional flow of traffic in terms of safety, capacity, and speed. If access systems are not properly designed, these thoroughfares will be unable to accommodate the access needs of development and retain their primary transportation function. This ordinance balances the right of reasonable access to private property, with the right of the citizens of the Charter Township of Union and the State of Michigan to safe and efficient travel. Regulations have been applied to private roads for the purpose of reducing traffic accidents, personal injury, and property damage attributable to poorly designed access systems, and to thereby improve the safety and operation of the roadway network. This will protect the substantial public investment in the existing transportation system and reduce the need for expensive remedial measures. These regulations also further the orderly layout and use of land, protect community character, establish emergency vehicle access and conserve natural resources by promoting well-designed road and access systems and discouraging the unplanned subdivision of land.

210.002 Private roads.

Sec. II.

1. Private driveways designed to serve one or two lots which may not be served by a driveway from a public road are exempt from these regulations. Such lots typically do not have frontage on a public road and are served by easements or by "flag" lots.
2. Private roads may be permitted in accordance with the requirements of this Section and the following general standards shall apply:
 - a) All private roads in the township shall be constructed to Isabella County Road Commission (I.C.R.C.) specifications as revised and contained in "Standards and Specifications for Plat Development/Site Condominium Development and Street Construction" and have an easement of a minimum of 66 feet in width.
 - b) Private roads that are generally accessible to the public shall have all traffic control features, such as striping or markers, in conformance with the Manual of Uniform Traffic Control Devices.
 - c) The minimum distance between private road outlets on a single side of a public road shall be 660 feet, or less where provided by access classification and standards for state roads and local thoroughfares.
 - d) All properties served by the private road shall provide adequate access for emergency vehicles and shall conform to the approved local street numbering system.

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- e) All private roads shall be designated as such and will be required to have adequate signage indicating the road is a private road and not publicly maintained.
 - f) All private roads shall have a posted speed limit not to exceed 20 miles an hour.
 - g) All private roads shall have adequate provisions for drainage and stormwater runoff as provided in the above referenced ICRC document.
- 3. Private roads serving between three and 13 unplatted lots may utilize the I.C.R.C.'s Typical Rural Residential cross section without the bituminous surface. The road commission shall not be compelled to accept roads constructed to this lesser standard.
 - 4. Roads serving more than 13 lots shall be constructed or upgraded to meet all specifications in the above referenced I.C.R.C. document.
 - 5. Applications for subdivision and land divisions approvals that include private roads shall include a drainage plan and road construction plan, prepared by a registered engineer. The township appointed engineer shall review private road plans for conformance with this Code.
 - 6. Construction permits are required for connection to public roads. Application for road construction shall be made concurrent with the creation of a lot that does not have frontage on a public road. A road construction permit shall be issued after approval of the private road plan and the entire length of the road shall be inspected during construction and upon completion. If found in conformance, a final use permit shall be issued.
 - 7. No building permit shall be issued for any lot served by a private road until the private road has been constructed and approved, so that all lots to be served by the private road have access to a public road. All lots that are in existence at the time of adoption of this ordinance shall be issued building permits, providing all other requirements for a building permit are met.
 - 8. A road maintenance agreement, drafted by the applicant and approved by the township attorney shall be recorded with the deed of each property to be served by a common private road. The agreement shall provide for:
 - a) A method to initiate and finance a private road and maintain that road in good condition;
 - b) A method of apportioning maintenance costs to current and future users;
 - c) A provision that the township may inspect, and if necessary, require that repairs be made to the private road to ensure that safe access is maintained for emergency vehicles. If required repairs are not made within six months of date of notice, the township may make the necessary repairs and assess owners of parcels on the road for the cost of all improvements plus an administrative fee, not to exceed 25% of total costs;
 - d) A provision that the majority vote of all property owners on the road shall determine how the road is maintained except in the case of emergency repairs as outlined above;
 - e) A statement that no public funds shall be used to construct, repair or maintain the road;
 - f) A provision requiring mandatory upgrading of the roadway if additional parcels are added to reach the specified thresholds; and
 - g) A provision that property owners along that road are prohibited from restricting or in any manner interfering with normal ingress and egress by any other owners or persons needing to access properties with frontage on that road.
 - 9. No private road shall be incorporated into the public road system unless it is built to public road specifications of the county. The property owners shall be responsible for bringing the road into conformance.

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10. All private roads shall have a sign and name meeting township standards and shall include the following notice: "Private Road" "Not maintained by Public".
 11. An application fee will be established by the Director of Public Works to cover administrative, processing, and inspection costs.
 12. The United States postal service and the local school district are not required to use the private road for access to the parcels abutting the private road and may require that service be provided only at the closest public access point.

210.003 Severability.

Sec. III. The provisions, sections, sentences and phrases of this Ordinance are declared to be severable and if any such portion is declared unconstitutional or invalid for any reason by a court of competent jurisdiction, such finding shall in no way affect or invalidate the remainder of this Ordinance.

210.004 Effective date.

Sec. IV. This Ordinance will take effect immediately after publication.