

OWOSSO
Zoning Board of Appeals



Regular Meeting
9:30am, July 21, 2015
Owosso City Council Chambers



MEMORANDUM

301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ (989) 725-0599 ▪ FAX (989) 723-8854

DATE: July 13, 2015

TO: Chairman Horton and the Owosso ZBA

FROM: Susan Montenegro, Asst. City Manager/Dir. of Community Development

RE: Zoning Board of Appeals Meeting: Tuesday, July 21, 2015

The Zoning Board of Appeals shall convene in the city council chambers at 9:30 a.m. on Tuesday, July 21, 2015 to hear a petition for a parking variance and to elect its annual slate of officers. The property seeking the variance is located at 210 S. Shiawassee Street. The property is zoned B-1 local business district but currently has single family residential homes. Future use is to build a new Dollar General store on this block.

Petitioner is seeking a parking variance of six (6) spaces as a new Dollar General store is built. Total square footage of the proposed project is 9300 square feet. Useable floor space is 7195 square feet, requiring 36 parking spaces.

The number of parking spaces required for a commercial site is based on the following regulation from the *Owosso Code of Ordinances*:

Section 38-380 – Off-street parking requirements under Use-Number of Minimum Parking Spaces Per Unit of Measure

c. *Business and commercial:*

14. Retail stores except as otherwise specified herein—One (1) for each two hundred (200) square feet of usable floor space or a minimum of six (6) spaces.

In accordance with the law, the ZBA has authority and is charged with the need to deliberate and rule on each of the following criteria; what follow are staff recommendations/interpretations:

(3) *Variances.* The board shall have the power to authorize, upon appeal, specific variances from such requirements as lot area and width regulations, building height and bulk regulations, yard and depth regulations, signs and off-street parking and loading space requirements, provided all of the basic conditions listed herein and any one (1) of the special conditions listed thereafter can be satisfied.

a. *Basic conditions.* In order to qualify for a variance, the applicant must show that a variance:

1. Will not be contrary to the public interest or to the intent and purpose of this chapter; **Staff finds no issues; subject to ZBA review.**
2. Shall not permit the establishment within a district of any use which is not permitted by right within that zone district, or any use or dimensional variance for which a conditional use permit or a temporary use permit is required; **Staff finds no conflicts or concerns.**
3. Is one that is unique and not shared with other property owners; **Site is bordered by 3 public streets and an alley on the West side. No additional property is available to place additional parking spaces, making this a unique situation.**

Owosso Zoning Board of Appeals

4. Will relate only to property that is under control of the applicant; **Only relates to this specific property.**
 5. Is applicable whether compliance with the strict letter of the restrictions governing area, set backs, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome; **Staff has no issue with request but this is subject to ZBA review.**
 6. Was not created by action of the applicant (i.e. that it was not self-created); **Staff finds no issues.**
 7. Will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets or increase the danger of fire or endanger the public safety; **Staff finds no conflicts; subject to ZBA review.**
 8. Will not cause a substantial adverse effect upon property values in the immediate vicinity or in the district in which the property of the applicant is located; **Staff finds no indications of such, subject to ZBA review.**
 9. Is applicable whether a grant of the variance applied for would do substantial justice to the applicant as well as to other property owners in the area, or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners; **Staff finds no issues; subject to ZBA review.**
- b. *Special conditions.* When all of the foregoing basic conditions can be satisfied, a variance may be granted when any one (1) of the following special conditions can be clearly demonstrated:
1. Where there are practical difficulties or unnecessary hardships which prevent carrying out the strict letter of this chapter. These hardships or difficulties shall not be deemed economic, but shall be evaluated in terms of the use of a particular parcel of land; **Petitioner cannot obtain more land to build additional parking spaces; request is subject to ZBA review.**
 2. Where there are exceptional or extraordinary circumstances or physical conditions such as narrowness, shallowness, shape, or topography of the property involved, or to the intended use of the property, that do not generally apply to other property or uses in the same zoning district. **ZBA must deliberate on these points and issue findings.**
 3. Where such variation is necessary for the preservation of a substantial property right possessed by other properties in the same zoning district. **No determination or finding by staff.**
- c. *Rules.* The following rules shall be applied in the granting of variances:
1. The board may specify, in writing, such conditions regarding the character, location, and other features that will, in its judgment, secure the objectives and purposes of this chapter. The breach of any such condition shall automatically invalidate the permit granted.
 2. Each variance granted under the provisions of this chapter shall become null and void unless:
 - i. The construction authorized by such variance or permit has been commenced within six (6) months after the granting of the variance and proceeds to completion in accordance with the terms of the variance;
 - ii. The occupancy of land, premises, or buildings authorized by the variance has taken place within one (1) year after the granting of the variance.
 3. No application for a variance which has been denied wholly or in part by the board shall be resubmitted for a period of one (1) year from the date of the last denial, except on the grounds of

Owosso Zoning Board of Appeals

newly-discovered evidence or proof of changed conditions found upon inspection by the board to be valid.

4. In granting or denying a variance the board shall state the findings of fact upon which it justifies the action.

Summarily, subject to deliberation and findings of the ZBA, as well as the public hearing, staff finding is to allow this petition.

That is all for now. Please go through the rest of your packet contents and **RSVP for the meeting**. Please contact me if you have any questions, comments, or other feedback at susan.montenegro@ci.owosso.mi.us or on my cell at 989.890.1394. I look forward to seeing you all on the 21st.

AGENDA
Owosso Zoning Board of Appeals

Tuesday, July 21, 2015 at 9:30 a.m.
Council Chambers – Owosso City Hall
Owosso, MI 48867

CALL MEETING TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA: July 21, 2015

APPROVAL OF MINUTES: May 19, 2015

SITE INSPECTIONS: None

COMMUNICATIONS:

1. Staff memorandum
2. ZBA minutes from May 19, 2015
3. Variance request – 210 S. Shiawassee Street – Dollar General
4. Public notice

COMMISSIONER/PUBLIC COMMENTS:

PUBLIC HEARINGS:

1. Variance - (resolution)

BUSINESS ITEMS:

1. Election of officers

COMMISSIONER/PUBLIC COMMENTS:

ADJOURNMENT: Next regular meeting will be on Tuesday, August 18, 2015 if any requests are received.

Commissioners, please call Marty at 725-0540 if you will be unable to attend the meeting on Tuesday, July 21, 2015

[The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling the following: Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500]. The City of Owosso website is: www.ci.owosso.mi.us

Affirmative Resolutions
Owosso Zoning Board of Appeals

Tuesday, July 21, 2015, 9:30 a.m.
Owosso City Council Chambers, 301 W Main St.,
Owosso, MI

Resolution 150721-01

Motion: _____
Support: _____

The Owosso Zoning Board of Appeals hereby approves the agenda of July 21, 2015 as presented.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 150721-02

Motion: _____
Support: _____

The Owosso Zoning Board of Appeals hereby approves the minutes of May 19, 2015 as presented.

Ayes: _____
Nays: _____

Approved: ____ Denied: ____

Resolution 150721-03

Motion: _____
Support: _____

Whereas, the Owosso Zoning Board of Appeals, after reviewing the case for 210 S. Shiawassee Street, (202 S. Shiawassee parcel 050-660-021-001-00) (206 S. Shiawassee parcel 050-660-021-003-00) (210 S. Shiawassee parcel 050-660-021-004-00) (214 S. Shiawassee parcel 050-660-021-005-00)(511 Clinton parcel 050-660-021-002-00) (502 Genesee parcel 050-660-021-006-00) and (508 Genesee parcel 050-660-021-007-00) hereby makes the following findings:

1. _____
2. _____
3. _____

Based upon those findings, the Owosso ZBA hereby approves/denies the petition to permit the parking variance as described in the attached petition, conditioned on the following:

1. _____
2. _____
3. _____

Ayes: _____

Nays: _____

Approved: ____

Denied: ____

Resolution 150721-04

Motion: _____

Support: _____

The Owosso Zoning Board of Appeals hereby elects members to the following positions for the next fiscal year:

Chairperson _____

Vice-Chairperson _____

Secretary _____

Ayes: _____

Nays: _____

Approved: ____

Denied: ____

Resolution 150721-05

Motion: _____

Support: _____

The Owosso Zoning Board of Appeals hereby adjourns the July 21, 2015 meeting, effective at _____ a.m.

Ayes: _____

Nays: _____

Approved: ____

Denied: ____

MINUTES
REGULAR MEETING OF THE OWOSSO ZONING BOARD OF APPEALS
CITY OF OWOSSO
MAY 19, 2015 at 9:30 AM
CITY COUNCIL CHAMBERS

CALL TO ORDER: The meeting was called to order by Secretary Dan Jozwiak at 9:36 a.m.

ROLL CALL: Was taken by Recording Secretary Marty Stinson.

MEMBERS PRESENT: Secretary Daniel Jozwiak, Board Members Kent Telesz, and William Wascher.

MEMBERS ABSENT: Chairman Randy Horton, Vice-Chairman Christopher Eveleth, and Alternates Matt Grubb and John Horvath.

OTHERS PRESENT: Ms. Susan Montenegro, Assistant City Manager and Director of Community Development; Charles Rau, Owosso Building Official; Pastor Ilko Tchakarov, Owosso Seventh Day Adventist Church, 1218 N. Hickory Street.

AGENDA: IT WAS MOVED BY BOARD MEMBER WASCHER, AND SUPPORTED BY BOARD MEMBER TELESZ TO APPROVE THE AGENDA OF MAY 19, 2015 AS PRESENTED.

YEAS: ALL. MOTION CARRIED.

MINUTES: IT WAS MOVED BY BOARD MEMBER WASCHER AND SUPPORTED BY BOARD MEMBER TELESZ TO APPROVE THE MINUTES OF APRIL, 21, 2015 AS PRESENTED.

YEAS: ALL. MOTION CARRIED.

COMMUNICATIONS:

1. Staff memorandum
2. ZBA minutes from April 21, 2015
3. Variance Request – 1218 N. Hickory Street
4. Affidavit of notice

COMMISSIONER/PUBLIC COMMENTS: None.

PUBLIC HEARINGS:

1. VARIANCE – 1218 N. HICKORY STREET

Pastor Tchakarov spoke about building a pavilion over the existing basketball pad 30' x 60'. They want to put a roof over it and put it high enough so that basketball can still be played there. The request is for three feet taller than the ordinance allows. It will also be used for other events with the church and school. They will not be rebuilding the pad. It is located far enough from the property line. One person sent in a letter about drainage going downhill to Dingwall Drive. The applicant hadn't considered that. The Building Official, Charles Rau, said it may increase some, but it's quite a distance to the area of drainage. It already has grass between the pad and the pooling. Mr. Rau mentioned downspouts towards the garden may be helpful.

Board Member Telesz asked Mr. Rau if the pavilion met all the codes. Mr. Rau doesn't have plans yet. Raising it up three foot isn't a problem. Zoning isn't a problem either. The church itself is considerably taller. Per Ms. Montenegro, their parking lot has several drains.

Public comments: Ms. Lila Gerber of 1111 Summit Street said she is on the high ground and is OK with the project.

MOTION BY BOARD MEMBER TELESZ, SUPPORTED BY BOARD MEMBER WASCHER AFTER REVIEWING THE CASE FOR 1218 N. HICKORY STREET, PARCEL NUMBER 050-541-000-060-00 HEREBY MOVES TO ALLOW THE PAVILION STRUCTURE TO BE BUILT THREE FEET HIGHER THAN THE 14 FOOT ACCESSORY BUILDING HEIGHT ALLOWED DUE TO THE UNIQUENESS OF THE LOT, CHURCH, SCHOOL, THE NONCONFORMING AREA, AND R-1 ZONING.

YEAS ALL. MOTION CARRIED.

Draft

COMMISSIONER/PUBLIC COMMENTS: None

ADJOURNMENT:

**MOTION BY BOARD MEMBER TELESZ, SUPPORTED BY BOARD MEMBER WASCHER TO
ADJOURN AT 9:58 A.M. UNTIL THE NEXT REGULARLY SCHEDULED MEETING ON TUESDAY,
JUNE 16, 2015, IF ANY REQUESTS ARE RECEIVED.**

YEAS: ALL. MOTION CARRIED.

Dan Jozwiak, Secretary

m.m.s

OFFICIAL NOTICE OF PROPOSED VARIANCE

The Zoning Board of Appeals of the City of Owosso will hold a Public Hearing in the Council Chambers of City Hall at 9:30 a.m. on Tuesday, July 21, 2015 to consider the following request:

APPLICANT: Midwest V, LLC – for Dollar General
Case # 2015-01 Parcel 050-546-000-017-00
LOCATION OF APPEAL: 200 Block of S. Shiawassee Street, Owosso, MI 48867

202 S. Shiawassee	(parcel 050-660-021-001-00)
206 S. Shiawassee	(parcel 050-660-021-003-00)
210 S. Shiawassee	(parcel 050-660-021-004-00)
214 S. Shiawassee	(parcel 050-660-021-005-00)
511 Clinton	(parcel 050-660-021-002-00)
502 Genesee	(parcel 050-660-021-006-00)
508 Genesee	(parcel 050-660-021-007-00)

APPEAL: The petitioner is seeking a parking variance as they build a new Dollar General Store. Total square footage of the proposed project is 9300 square feet. Useable floor space is 7195 square feet, requiring 36 parking spaces.

THE PROPOSAL IS CONTRARY TO THE ORDINANCE AS FOLLOWS:

The minimum number of parking spaces required for a commercial site is based on the following regulation from the *Owosso Code of Ordinances*: Section 38-380 – Off-street parking requirements under Use-Number of Minimum Parking Spaces Per Unit of Measure

c. *Business and commercial:*

14. Retail stores except as otherwise specified herein—One (1) for each two hundred (200) square feet of usable floor space or a minimum of six (6) spaces.

APPLICABLE SECTION OF THE ZONING ORDINANCE: Section 38-380 – Off-street parking requirements – Use – Number of Minimum Parking Spaces Per Unit of Measure (c)(14):

CURRENT ZONING: B-1 Local Business District
SIZE OF LOT: 132' X 264.58'

As an affected property owner, resident, business, or taxpayer, you are encouraged to acquaint yourself with this proposal and make your position on the request known to the Zoning Board of Appeals. You may do so by being present for the public hearing, writing a letter stating your position, email me at susan.montenegro@ci.owosso.mi.us or phoning 989-725-0544. Information on this case is on file in the Zoning Office at City Hall for your review.

Susan Montenegro, Assistant City Manager/Director of Community Development

[The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling the following Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500. Website address is www.ci.owosso.mi.us.]



June 15, 2015

Ms. Susan Montenegro
Community Development Director
City of Owosso
301 West Main
Owosso, MI 48867

Re: Dollar General Site
210 S. Shiawassee Street

Dear Ms. Montenegro:

Enclosed is the following information for the parking variance on the proposed Dollar General site.

1. Variance Application, narrative, and addresses.
2. Site Plan (6 Copies) (1 – 11"x17" reduced)
3. \$300 Fee
4. Owner authorization letter

Please process this request for consideration at the July 21st Planning Commission meeting.

If you have any questions, please feel free to contact me.

Sincerely,

Todd R. Stuve, P.E.
tstuive@exxelengineering.com

cc: Pete Oleszczuk, Midwest V, LLC

CITY OF OWOSSO
ZONING BOARD OF APPEALS
REQUEST FOR HEARING

NOTE TO APPLICANTS:

1. All applications received by the 25th of the month will be heard on the 3rd Tuesday of the following month at 9:30 a.m., lower level of City Hall.
2. The applicant, or legal representative of the applicant, must be present at the Public Hearing for action to be taken.
3. In order that this application may be processed, the applicant must complete Page 1 of this form and make payment of \$300.00 to the City Treasurer's Office to cover costs the City incurs. Checks are to made out to "City of Owosso".
4. Questions about this application may be directed to (989) 725-0540.

Request is hereby made to the City of Owosso for a hearing before the Zoning Board of Appeals for one or more of the following:

- Variance
- Administrative Interpretation
- Class A Non-Conforming Status or Expansion
- Appeal of Staff or "Board" Decision
- Exception/Special Approval

APPLICANT: Midwest V, LLC

ADDRESS: 403 Oak Street LOCATION OF APPEAL: 210 S. Shiawassee Street
Spring Lake, MI 49456 (See full address list)

PHONE NO.: (616) 842-2030 DATE APPEAL FILED: 6/15/15

APPEAL: (Indicate all data pertinent to this case, both present and proposed.)

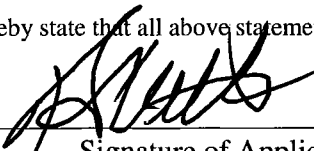
Variance requested from Ordinance Section 38-380 (12) C.14 - 36 Parking spaces required per ordinance. 30
Parking spaces are proposed for the redevelopment of the property for a Dollar General Store.

If this is a variance request, indicate how the strict enforcement of the Zoning Ordinance would result in practical difficulty to the property owner, and how this difficulty is peculiar to the property.

(Note: For a dimensional variance it is necessary to submit a site plan with this application.)

Please see narrative and site plan.

I hereby state that all above statements and any attached documents are true and correct to the best of my knowledge.


mgr.
Signature of Applicant
Pater Oleszczuk



OWOSSO - DOLLAR GENERAL

VARIANCE NARRATIVE 6/15/15

1. 30 Spaces minimum are required by Dollar General for the operation of this size store. (Please see enclosed letter from Dollar General.)
2. This site is bordered by 3 public streets and an alley on the West side. No additional property is available, this is a relatively unique situation.
3. The size, shape and layout of the building is prototypical for a Dollar General. Deviation from this is not allowed by Dollar General Corporate. Truck access, parking arrangement, and setback requirements limit the number of viable parking spaces on the site to 30 spaces.
4. Reduction of the parking requirement provides for more greenspace and less impervious surface which is beneficial, and reduces the stormwater runoff.
5. Underground stormwater management is being provided for the site which is also necessary to provide the proposed 30 spaces on the property.

Exhibit "A"

202 S. Shiawassee St	Tax Id# -	050-660-021-001-00
206 S. Shiawassee St	Tax Id# -	050-660-021-003-00
210 S. Shiawassee St	Tax Id# -	050-660-021-004-00
214 S. Shiawassee St	Tax Id# -	050-660-021-005-00
511 Clinton St	Tax Id# -	050-660-021-002-00
502 S. Genessee St	Tax Id# -	050-660-021-006-00
508 S. Genessee St	Tax Id# -	050-660-021-007-00

AUTHORIZATION LETTER

Owner: Rosalyn Henry
508/502 Genesee St.
Property: 511 Clinton St. 202/206/210/214 S. Shawasssee St.

Date: 1/26/15

To Whom It May Concern:

Midwest V, LLC ("Buyer"), 403 Oak Street, Spring Lake, MI 49456, is hereby authorized to act on our behalf in connection with the items listed below as it pertains to the development of our above-referenced Property pursuant to a Purchase and Sale Agreement.

Due diligence – soil testing, geo-technical drilling, surveying, engineering and environmental studies (phase I, phase II and/or BEA).

Permitting – Applications and filings with applicable municipalities for all entitlements, including, but not limited to, site plan approval, rezoning, variances, building permits, and any required construction permits.

Unless otherwise agreed in the Purchase and Sale Agreement, any and all of the foregoing work shall be completed by Buyer at its sole cost and expense. Buyer will return the property to substantially the same condition prior to their work.

Sincerely,

Rosalyn Henry Owner

Buyer Contact Information:
Attn: Peter Oleszczuk
403 Oak Street
Spring Lake, MI 49456
Phone: 616-842-2030 ext. 106
Fax: 616-842-1950

PTO

DOLLAR GENERAL

**Dollar General Corporation
100 Mission Ridge
Goodlettsville, TN 37072**

April 17, 2015

Susan Montenegro

Community Development Director

City of Owosso

301 West Main

Owosso, MI 48867

Parking requirements at the proposed Dollar General location in Owosso, MI.

Susan,

Through the years Dollar General has been in the process of refining the design criteria for new store development. With over 12,000+ stores in productive operation, we have gathered a significant amount of data.

One area in which we are balanced between development cost and customer need is in the area of parking Requirements and accessibility for our build-to-suit locations. Our stores average around 15-20 transactions per hour. We have estimated and confirmed that 30 spaces would accommodate the customer flow rate that our business generates, for a DG-Traditional 9,100SQFT store. This standard has been sufficient for even the traffic generated at the peak Christmas Season level.

Thanks for the inquiry and feel free to contact me with any other questions you may have.

Best regards,

Bobby McDonald

Bobby McDonald
Dollar General Plan coordinator for South Central region

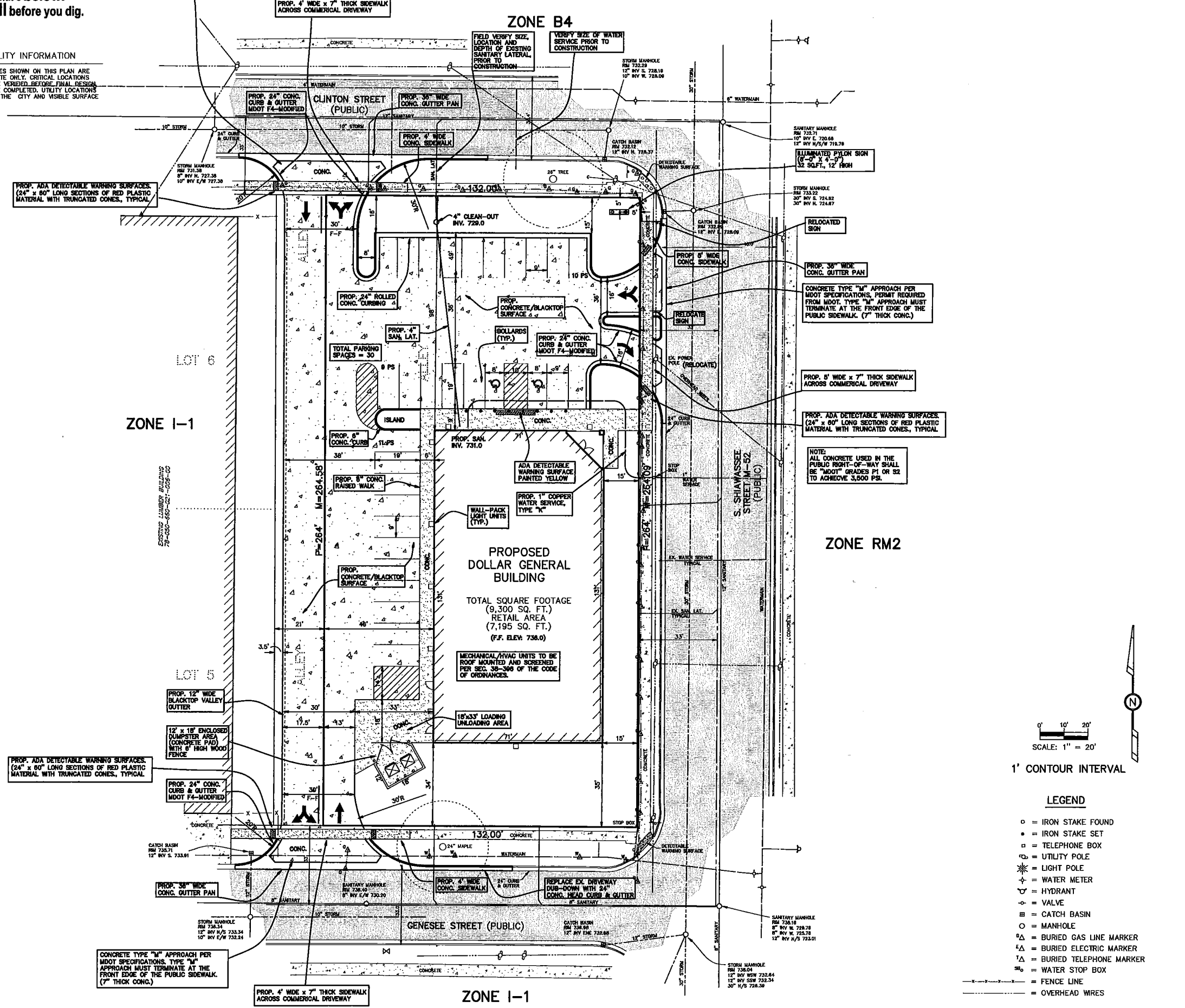
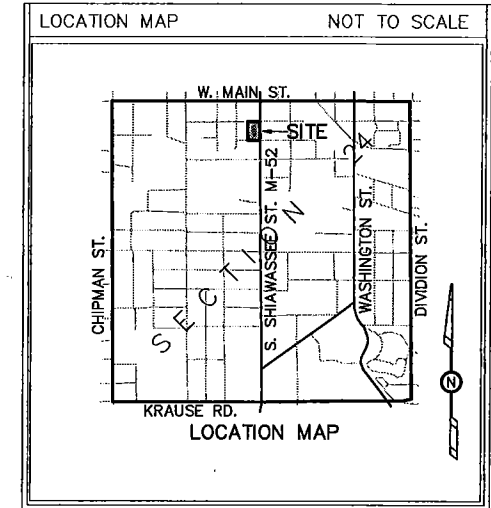


Know what's below.
Call before you dig.

UTILITY INFORMATION

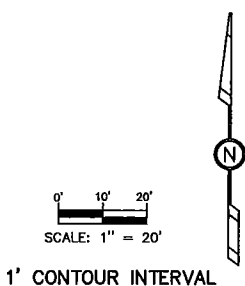
UTILITY LINES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. CRITICAL LOCATIONS SHOULD BE VERIFIED BEFORE FINAL DESIGN PLANS ARE COMPLETED. UTILITY LOCATIONS ARE FROM THE CITY AND VISIBLE SURFACE OBJECTS.

SANITARY LATERAL NOTE:
TV INSPECTION OF EXISTING LATERAL IS REQUIRED TO VERIFY PIPE INTEGRITY PRIOR TO AUTHORIZING RE-USE FOR THE NEW BUILDING.



SITE PLAN NOTES:

- A) PROPERTY ADDRESS:
210 SHIAWASSEE STREET (M-52)
OWOSSO MI 48867
- B) DEVELOPER / OWNER'S AUTHORIZED AGENT
MIDWEST V, LLC
ATTN: PETER OLESZCZUK
403 OAK STREET
SPRING LAKE, MI 49456
PHONE: 616-942-2030
FAX: 616-942-1850
E-MAIL: PETE@WESTWINDCONSTRUCTION.NET
- C) EXISTING ZONING:
THE EXISTING ZONING OF THE SUBJECT PROPERTY IS I-1 (INDUSTRIAL) REZONE TO B-1 (NEIGHBORHOOD BUSINESS)
- D) REQUIRED PARKING:
REQUIRED PARKING = (7195/200) = 36 SPACES
1) 8' X 15' SPACES = 28 SPACES
2) BARRIER FREE SPACES = 2 SPACES
TOTAL PROPOSED SPACES = 30 SPACES * (VARIANCE REQUIRED FOR PARKING)
- E) SIGNAGE:
1) AN ILLUMINATED 8'-0"x4'-0" (32 SQ.FT.) Pylon SIGN (OVERALL HEIGHT OF 12') WILL BE LOCATED SOUTHWEST CORNER OF CLINTON STREET & M-52
2) ONE (68 SQ.FT.) ILLUMINATED BUILDING MOUNTED SIGN WILL BE LOCATED ON THE EAST SIDE OF THE PROPOSED BUILDING.
- F) SITE LIGHTING:
SITE LIGHTING SHALL CONSIST OF 400 WATT SHARP CUT-OFF METAL HALIDE BUILDING MOUNTED WALL-PACK UNITS LOCATED AS NOTED. ALL LIGHTING SHALL BE DIRECTED DOWNWARD.
- G) SANITARY SEWER:
THE PROPOSED BUILDING WILL BE SERVICED BY A PUBLIC SANITARY SEWER SYSTEM IN CLINTON STREET
- H) WATER SERVICE:
THE PROPOSED BUILDING WILL BE SERVICED BY PUBLIC WATERMAIN IN CLINTON STREET.
- I) STORM WATER MANAGEMENT:
THE STORM WATER MANAGEMENT SYSTEM WILL CONSIST OF THE SITE FLOWING INTO AN ENCLOSED STORM SEWER SYSTEM WHICH WILL DISCHARGE INTO A DETENTION BASIN. THE SYSTEM IS TO BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- J) PRIVATE UTILITIES:
THE PROPOSED BUILDING WILL BE SERVICED BY EXISTING GAS, ELECTRIC AND TELEPHONE FACILITIES LOCATED WITHIN THE ROAD RIGHT-OF-WAY.
- K) LANDSCAPING:
LANDSCAPING SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
- L) SOIL EROSION AND SEDIMENTATION CONTROL:
PRIOR TO BEGINNING CONSTRUCTION THE PROPERTY OWNER OR HIS AUTHORIZED AGENT SHALL OBTAIN A SOIL EROSION SEDIMENTATION CONTROL PERMIT FROM CITY OF OWOSSO BUILDING DEPARTMENT.



LEGEND

- o = IRON STAKE FOUND
- = IRON STAKE SET
- = TELEPHONE BOX
- ⊕ = UTILITY POLE
- ⊙ = LIGHT POLE
- ⊕ = WATER METER
- ⊕ = HYDRANT
- ⊕ = VALVE
- ⊕ = CATCH BASIN
- ⊕ = MANHOLE
- ⊕ = BURIED GAS LINE MARKER
- ⊕ = BURIED ELECTRIC MARKER
- ⊕ = BURIED TELEPHONE MARKER
- ⊕ = WATER STOP BOX
- = FENCE LINE
- = OVERHEAD WIRES



SITE DEVELOPMENT & UTILITY PLAN

FOR: MIDWEST V, LLC
ATTN: PETER OLESZCZUK
403 OAK STREET
SPRING LAKE, MI 49456

RE: DOLLAR GENERAL, OWOSSO, MI
210 S. SHIAWASSEE STREET

IN: PART OF THE NE 1/4, SECTION 24, T7N, R2E,
CITY OF OWOSSO, SHIAWASSEE COUNTY, MICHIGAN

REVISIONS:

8-12-2015 REV. PER CITY

DRAWN BY: CDG
APPROVED BY: TRS
ENR: M.P.

PROJ. ENG.: TRS
PROJ. SURV.: BMF
DATE: 8-1-2015

excel engineering, inc.
planners • engineers • surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 Fax: (616) 531-2121
www.excelengineering.com

SHEET 4 of 7