

OWOSSO

Planning Commission



Regular Meeting
6:30pm, Monday, January 23, 2017
Owosso City Council Chambers



MEMORANDUM

301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ WWW.CI.OWOSSO.MI.US

DATE: January 20, 2017
TO: Chairman Wascher and the Owosso Planning Commission
FROM: Susan Montenegro, asst. city manager/director of community development
RE: Regular Planning Commission Meeting: January 23, 2017

The planning commission shall convene at 6:30 pm on Monday, January 23, 2017 in the city council chambers of city hall.

On the schedule is a site plan application for the renovation of 344 W. Main Street.

Further discussion of the sign ordinance revision/proposals will be pushed to the February 2017 meeting due to staff time constraints.

Please **RSVP for the meeting**. Feel free to contact me at 989.725.0544 if you have questions.

Sue

AGENDA
Owosso Planning Commission
Regular Meeting
Monday, January 23, 2017 at 6:30 p.m.
Council Chambers – Owosso City Hall
Owosso, MI 48867

CALL MEETING TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA: January 23, 2017

APPROVAL OF MINUTES: December 12, 2016

COMMUNICATIONS:

1. Staff memorandum.
2. PC minutes from December 12, 2016.
3. Site plan application packet – 344 W. Main.

COMMISSIONER/PUBLIC COMMENTS:

PUBLIC HEARINGS:

None.

SITE PLAN REVIEW:

1. 344 W. Main Street.

BUSINESS ITEMS:

None.

ITEMS OF DISCUSSION:

None.

COMMISSIONER/PUBLIC COMMENTS:

ADJOURNMENT: **Next meeting will be Monday, February 27, 2017**

Commissioners, please call Sue at 725-0544 if you will be unable to attend the meeting on Monday, January 23, 2017.

[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 Planning Commission
Regular Meeting
Monday, January 23, 2017 at 6:30 p.m.
Council Chambers – Owosso City Hall
Owosso, MI 48867

Resolution 170123-01

Motion: _____

Support: _____

The Owosso Planning Commission hereby approves the agenda of January 23, 2017 as presented.

Ayes: _____

Nays: _____

Approved: ____

Denied: ____

Resolution 170123-02

Motion: _____

Support: _____

The Owosso Planning Commission hereby approves the minutes of December 12, 2016 as presented.

Ayes: _____

Nays: _____

Approved: ____

Denied: ____

Resolution 170123-03

Motion: _____

Support: _____

The Owosso Planning Commission hereby approves the application for site plan review for 344 W. Main Street, parcel # 050-120-006-008-00 Street as applied and attached hereto in plans dated January 20, 2017 based on the following criteria:

—

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OR

The Owosso Planning Commission hereby denies the application for site plan review for 344 W. Main Street, parcel # 050-120-006-008-00 Street as applied and attached hereto in plans dated January 20, 2017 based on the following criteria:

-

-

Ayes: _____

Nays: _____

Approved: ____

Denied: ____

Resolution 170123-04

Motion: _____

Support: _____

The Owosso Planning Commission hereby adjourns the January 23, 2017 meeting, effective at _____pm.

Ayes: _____

Nays: _____

Approved: ____

Denied: ____

**MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL
MONDAY, DECEMBER 12, 2016 – 6:30 P.M.**

CALL TO ORDER: Chairperson Bill Wascher called the meeting to order at 6:34 p.m.

PLEDGE OF ALLEGIANCE: Recited by all.

ROLL CALL: Roll call was taken by Susan Montenegro, who clerked the meeting.

MEMBERS PRESENT: Chairperson Bill Wascher, Vice-Chair Craig Weaver, Secretary Janae Fear, Commissioners Michelle Collison, Brent Smith and Tom Taylor.

MEMBERS ABSENT: Tom Cook and Frank Livingston.

OTHERS PRESENT: Susan Montenegro, Assistant City Manager/ Director of Community Development.

APPROVAL OF AGENDA:
MOTION BY COMMISSIONER COLLISON, SUPPORTED BY SECRETARY FEAR TO APPROVE THE AGENDA FOR DECEMBER 12, 2016.
YEAS ALL. MOTION CARRIED.

APPROVAL OF MINUTES:
MOTION BY VICE-CHAIR WEAVER SUPPORTED BY COMMISSIONER TAYLOR TO APPROVE THE MINUTES FOR THE OCTOBER 24, 2016 MEETING.
YEAS ALL. MOTION CARRIED.

COMMUNICATIONS:

1. Staff memorandum
2. PC minutes for October 24, 2016.
3. Site plan application for 1400 E. Monroe Street.

COMMISSIONER/PUBLIC COMMENTS

Chairperson Wascher noticed construction around town happening. Ms. Montenegro spoke about the Qdoba site, Cargill groundbreaking ceremony and that water main and sewer lines are in from Chipman to King and to the railroad line. Washer asked about old Sugar Beet building that is still standing. Ms. Montenegro stated this has two active businesses in them. Also shared Fisher Ready Mix will have an access drive off of the new public road that is being put in to the Cargill site.

New eye doctor office project earth work has started. Lincoln School project is now under way as well. Meeting was delayed until 7pm in case Tri-Mer or Spicer were confused on the start time. Ms. Montenegro shared staff is still working on tweaking language in the proposed sign ordinance before bringing back to planning commission.

Chairman Wascher asked if Tri-Mer needs to go to ZBA for setback and if they are on the December schedule, Ms. Montenegro confirmed they are on the agenda for December.

PUBLIC HEARINGS:

None.

SITE PLAN REVIEW:

1400 E. Monroe Street – Tri-Mer Corporation. No one from Spicer Group or Tri-Mer Corporation was present for the meeting to present the site plan. Ms. Montenegro gave an overview of the site plan and that Tri-Mer Corporation would like to add additional office space to the north side of their current building. Ms. Montenegro also stated the plan included an additional parking lot with nine (9) spaces. The addition will be for office space and the furthest northeasterly portion of the addition appears to be in the 30' side yard setback, which will require Tri-Mer Corporation to obtain a variance in order to build and is on the December 20th agenda. Ms. Montenegro also stated the new parking lot not only extends into the 30' required side yard setback but also extends into property owned by Consumer's Energy.

Staff has addressed the following items/issues in their staff report:

Planning Background

Tri-Mer Corporation is seeking to expand their office area by adding additional office space to the north side of their building. The build out is approximately 2444 square feet, measuring 120' x 19.2'. The buildout will take up part of the existing parking so the current lot will be reconfigured, adding an additional nine (9) spaces. The current parking lot on site appears to be within the Consumers Energy owned property. Please provide evidence of an agreement to use Consumers property.

The northeast corner of the buildout appears to be in the setback, please confirm and correct. The setback off Monroe Street is 30' from the Consumers Energy property line. The setback must be adhered to or must go to Zoning Board of Appeals for a variance.

Utilities

City Utilities Director reviewed the site plans and offers the following comments:

Sanitary Sewer Requirements:

- Service lateral from sewer main to property line 6-inch. Material shall be SDR-26 PVC ASTM D3034. Minimum grade is 1%.
- Service lead from building to property line shall be 4-inch minimum. Material shall be SDR-26 PVC ASTM D3034 or SCH80 PVC ASTM D1785. Minimum grade 1% or approved variance.

Water Connection Requirements:

- None provided on drawings. Please provide domestic water line and fire water line for review.

Engineering

City Engineer reviewed the site plans and offers the following comments:

- The proposed parking lot expansion appears to be outside City right-of-way of Monroe Street. It is inside property owned by Consumers Energy. See attachment. City recommends the developer advise whether Consumers Energy has been contacted and approve the changes.
- The building's downspouts will be connected to a storm drain that empties in front of future building and onto lawn area. The invert elevation of the proposed outlet is lower than existing ground. The developer should explain how this may work without building a swale area to receive the storm drainage. City recommends a swale area sized to receive the storm runoff.
- Public utility work appears as minor; no water service changes are proposed. Sanitary sewer alterations are to connect to existing service well outside road area; Utilities Director to comment further.
- The parking lot expansion may affect ADA guidelines; city Building Official to comment further.

Building

City Building Official reviewed the site plans and offers the following comments:

- The proposed parking lot expansion appears to be outside City right-of-way off Monroe Street. It is inside property owned by Consumers Energy. Building Official recommends the developer submit approval from consumers for these changes.
- The parking spaces are sized and laid out as allowed by City Ordinance; the number of spaces is consistent with City requirements. State of Michigan Barrier Free law applies for Barrier Free Parking – See Below.

The parking lot expansion does effect the requirements for Barrier Free Parking; Table 1106.1 Section 1106 Table 1106.1 requires parking lots with 51 to 75 total spaces to have a minimum of (3) three Barrier Free Parking Spaces, plan as draw reflects one Barrier Free Space. PLEASE NOTE: for every 6 accessible spaces required at least (1) one shall be Van Accessible.

Commissioner Taylor asked if Consumer's Energy had any say on the proposed addition/parking lot because it appears to be on their property. Chairman Wascher asked if staff had contacted Consumers. Ms. Montenegro stated she asked Tri-Mer to verify and provide documentation that Tri-Mer could legally build a parking lot on Consumer's property, which they did in the form of an easement agreement. Commissioner Smith asked if staff ever reviews title work when site plans are brought in. Ms. Montenegro stated staff does not unless there is a question of ownership in which the applicant has to prove they can legally build.

Commissioners discussed the site plan and asked if anything in the staff report was enough to hold up approval. Ms. Montenegro stated no. Chairman Wascher noted that things could be handled in house by staff such as water and parking concerns.

MOTION BY COMMISSIONER SMITH, SECONDED BY VICE-CHAIR WEAVER, TO APPROVE SITE PLAN CONTINGENT UPON TRI-MER/SPICER GROUP TO WORK WITH STAFF TO RESOLVE ISSUES LISTED IN THE STAFF REPORT. COMMISSIONER TAYLOR STATED HE WAS NOT COMFORTABLE TO GIVE PLANNING COMMISSION APPROVAL ON THE SITE PLAN WITHOUT FIRST OBTAINING A VARIANCE FROM THE ZONING BOARD OF APPEALS.

ROLL CALL VOTE:

AYES: COMMISSIONERS FEAR, COLLISON, CHAIRPERSON WASCHER, VICE-CHAIR WEAVER, COMMISSIONER SMITH.

NAYS: COMMISSIONER TAYLOR.

MOTION PASSED.

BUSINESS ITEMS:

None.

ITEMS OF DISCUSSION:

None.

COMMISSIONER/PUBLIC COMMENT:

Commissioner Fear asked if the city was going to get out and plow again.

ADJOURNMENT:

MOTION BY COMMISSIONER TAYLOR, SUPPORTED BY COMMISSIONER COLLISON TO ADJOURN AT 7:08 P.M. UNTIL THE NEXT MEETING ON JANUARY 23, 2017.

YEAS ALL, MOTION CARRIED.

Janae Fear, Secretary

skm

CITY OF OWOSSO PLANNING COMMISSION STAFF REPORT

MEETING DATE: January 23, 2017
TO: Planning commission
FROM: Susan Montenegro, Asst. City Manager/Director of Community Development
SUBJECT: Site plan approval request

PETITIONER’S REQUEST AND BACKGROUND MATERIALS

Location: 344 W. Main – Parcel # 050-120-006-008-00

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
North	Shiawassee Arts Council; Curwood Castle Park	R-2
East	Curwood Castle Park	R-2
South	Business	B-4
West	Business	B-4

COMPARISON CHART

	EXISTING	PROPOSED
Zoning	B-4	B-4
Gross lot area	132 X 216 = 28,512 sq. ft. lot	unchanged
Setbacks- Front yard Side yard Rear yard	15' (k) (l) 10' (m. n)	unchanged
Parking	43	Unchanged (2 barrier free)

- (k) Off-street parking shall be permitted within the front yard.
- (l) No side yards are required along the interior side lot lines of the district, except as otherwise specified in the building code. On a corner lot which borders on a residential district to the rear, there shall be provided a setback of twenty (20) feet on the side or residential street. On an exterior side yard abutting a residential district or abutting a street, there shall be provided a setback of ten (10) feet in width.
- (m) Loading space shall be provided in the rear yard in the ratio of at least ten (10) square feet per front foot of building and shall be computed separately from the off-street parking requirements; except in the instance of O-1 districts, loading space shall be provided in the ratio of five (5) square feet per front foot of building. Where an alley exists or is provided at the rear of buildings,

the rear building setback and loading requirements may be computed from the center of said alley.

- (n) When adjacent to a R-1, R-2 or RT-1 district, the minimum rear yard setback shall be ten (10) feet or ten (10) percent of the depth of the lot, whichever is greater, provided that the maximum setback so required shall be sixty (60) feet.

Planning and Zoning

1. This is a renovation of an existing building, the old Dollar General most recently. The new plans refer to it as the Buick Lofts or the 344 Project.
2. The amount of parking needed depends on the type of use the first floor utilizes. The residential portion of the building requires 1.5 parking spaces per unit. There are 9 units which means there must be 14 spaces set aside for resident parking. The developer states they need 57 spaces and will provide 43 spaces with two of them being barrier free. Parking is available in the adjacent lot next to the Paymaster Building (to the east) as well as a block north on the corner of Bradley and Curwood Castle Drive. To me, parking is not an issue nor should it require a variance since parking is readily available within 300 feet of the building.
3. The developer and owner wish to tear out some existing concrete around the building on the northeast corner of the building and property line as well as at the entrance off M-21. The goal is to replace this with vegetation and soften the appearance while preserving natural drainage in these areas.

I do not see any other planning or zoning issues at this time.

Building

1. This office has reviewed the site plan as submitted for the Buick Loft Project located at 344 N. Main Street. Drawings were found to be in order including the required information as to conduct the required reviews.
2. Parking, including Barrier Free Parking, site layout drives/spaces, building setbacks and building elevations, appear to be in order. This office has no issues at this time.
3. In closing this office has no outstanding issues with Zoning Compliance on the Site Plan as revised and submitted.

Utilities

Water

1. Existing water service originally provided for a 2" meter, then a 1 ½" meter. **I recommend maintaining a 1 ½ - inch meter at this time.**
2. Currently a 4" and a 12" water main is available on Curwood Castle Drive. The existing water service to the building (4" service line) is connected to the 12" main. This service is most likely for both fire protection and domestic.
3. Any new water services should be connected to the 12" main, and not the 4".
4. If fire protection water and domestic use water are to be provided from the same service lead off the main, a double check valve RPZ unit must be in place to completely separate domestic use from fire protection.

5. All water piping materials used must be AWWA compliant and certified as follows: ANSI / NSF 61-G, or NSF-372, or NSF pw-G, or NSF / ANSI- 372 by WQA.

Sanitary Sewer

1. The existing sanitary sewer service along Curwood Castle Drive **does not extend to M-21**, as is currently shown on the engineer's drawings. **The 8" sanitary sewer main on Curwood Castle Drive, extends south from the Curwood Castle and ends approximately 112 feet south of the center of Bradley Street.**
2. It is unknown if an existing sewer service connection enters the sanitary sewer main along M-21, or on Curwood Castle Drive. Only dye testing would determine that.
3. The sanitary sewer service lead should be **SDR-26**.....and not SDR-35 per the drawings.

Engineering

1. Both driveway approaches will require permits; from MDOT for M-21 and from the City for Curwood Castle Drive. The Type-M openings should be constructed similar to the attachment-where the curb gradually disappears from the road to sidewalk.
2. The plan lacks information as to grades and directions of surface water runoff. All surface water should be contained on site and directed to the site's catchbasins. I field checked the parking lot. Its condition is fair to poor and should be improved with new surface. Some surface drainage goes over the sidewalk. If resurfacing is scheduled, then all sloping should be changed and drainage must be contained on site. Runoff over public sidewalk is not advised.
3. A new water service connection is proposed. That connection should be made at the water main with new tapping sleeve. City records suggests there is an existing 12" watermain along west side of Curwood Castle Drive. This may be better water source than 4" water main that dead-ends near Main Street.
4. Sanitary connection plans seem to have changed since last review-no connection information on newest set of plans. Developer should comment on this. Records show sanitary sewer available on Curwood Castle Drive, north of site. Another sanitary sewer is available on Main Street. Otherwise, I leave further comment with Glenn.
5. The plan calls for replacing some of the parkway area (between curb and sidewalk) with lawn. Engineering agrees with this softening technique for urban landscape. Cannot identify legend for proposed parkway area. If parkway is to yet be lawn, then grass seed mixture should be changed so as to be a drought resistant (fescue) blend. If parkway is to be finished with something else, then need more information to make final comment. Regardless, the old planters should be removed. Up to two street trees should be added to the parkway plan.
6. Number of parking spaces appears to exceed need, but should be evaluated by the Building Official. Number of Handicapped spaces meets guidelines for situation. One must be van-accessible.

7. There are some roof drains that need improvement. The roof drain at the NW corner of the building dumps onto the public sidewalk. The drain must be corrected so it drains away from the sidewalk. The drains along the east side are broken and need repair. The developer proposes that east roof drains runoff into a stripped grass area. This is satisfactory as long as it is designed as a 'rain garden' detention facility; runoff should not be allowed to drain across the parking lot; otherwise all runoff must be properly drained by underground conduit to city storm water system.
8. Existing parking regulations call for a loading zone along the entire west side of the building, along Curwood Castle Drive. Question is whether that regulation is yet in order.
9. It is noted that many door thresholds around building perimeter are not barrier free.
10. An electric street light conduit exists immediately under the concrete sidewalk as shown on the attached drawing. A note should be added to the plans cautioning the contractor for careful sidewalk removal in this area.
11. The brick sidewalk area along Main Street side of the building appears settled and should be evaluated for replacement.
12. More survey information must be provided before this department can comment on site drainage. Developer must show storm connections, drainage flow, and outlet to city system.

CITY OF OWOSSO, MICHIGAN

SITE PLAN REVIEW APPLICATION AND CHECKLIST

Approval of the site plan is hereby requested for the following parcel(s) of land in the City of Owosso. This application is submitted with three (3) copies of the complete site plan and payment of the appropriate review fees. Applicant shall also submit a digital version of the site plan to the community development director. Application must be filed least 25 days prior to a scheduled planning commission meeting for staff review and proper notices.

Accompanying any site plan required hereunder, the applicant shall provide from a licensed engineer soil borings at the proposed construction site to ascertain bearing capacity of foundations soils at the time of footing excavation to certify such soil conditions meet or exceed design capacity of the foundation to support the proposed structure. These requirements shall comply with policies of the City of Owosso, copies of which can be obtained from the Building Department.

The attached checklist has been completed to certify the data contained on the site plan. If the required data has not been provided, the appropriate box has been checked with a statement of explanation on why the data has not been provided. I understand that if my site plan is deemed to be incomplete, it may be returned by the City for revisions without being forwarded to the Planning Commission for consideration, until such time as the requirements have been adequately met. By signing this application, the applicant hereby grants full authority to the City of Owosso, its agents, employees, representatives and/or appointees to enter upon the undersigned lands/parcel(s) for the purposes of inspection and examination.

Application Filed On: 1/10/2017

Application Transmitted by City On: _____

Property Details:

1. Name of Proposed Development: _____
2. Property Street Address: 344 W. Main St.
3. Location of Property: On the (north) south, east, west side) of W. Main St.
Street, between Curwood Castle Dr. and The SNEA River
Streets.
4. Legal Description of Property: Provided on Attached Site Plans
5. Site Area (in acres and square feet): .65 Acres
6. Zoning Designation of Property: B-4 (General Business)

Ownership:

1. Name of Title/Deed Holder: D.R. & H.P., LLC / Contact Point: David Russell
2. Address: 16989 Kernwood
3. Telephone No: 517.749.7621
4. Fax No: 517.367.7150
5. Email address: drussell@fosterswift.com

Applicant:

1. Applicant (If different from owner above): Kincaid Henry / Contact Point: Jeff Drown
2. Address: 934 Clark St. Lansing MI 48906
3. Telephone No: 517.896.2552
4. Fax No: N/A

5. Email address: J.Drown@KincaidHenry.com
6. Interest in Property (potential buyer/lease holder/potential lessee/other):
Developer / Construction

Architect/Surveyor/Engineer preparing site plan:

1. Name of Individual: Maxam Arch., David Maxam / KEBS, Inc., A.J. Patrick
2. Address: 1464 Fourth St. NW. G.R. MI / 210 Haskett Rd. Haslett, MI
3. Telephone No: 616.308.9729 / 517.339.1014
4. Fax No: N/A
5. Email address: david@maxamarchitecture.com / ajpatrick@kebs.com


PLEASE NOTE:

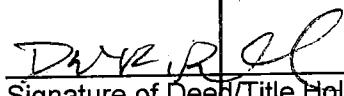
LLC establishments must have a current plan of operation.

Review Fees: Paid: Yes/No

*Site Plan Review Fees: \$150.00 (may be more if it requires review from outside firm)

Total Fees: \$ 150.00


 Signature of Applicant 1/10/2017
 Date


 Signature of Deed/Title Holder 1/10/2017
 Date

Please provide an overview of the project:

Redevelop the site + Building as
depicted in the attached Drawings
from Maxam + KEBS

SITE PLAN REVIEW CHECKLIST

Check the appropriate line. If item is marked as 'not provided', attach detailed explanation.

Item	Provided	Not Provided
1. Site location Map.	X	
2. North arrow, scale (one (1) inch equals fifty (50) feet if the subject property is less than three (3) acres and one (1) inch equals one hundred (100) feet if three (3) acres or more.	X	
3. Revision dates.	X	
4. Signature and Seal of Architect/Surveyor/Engineer.		
5. Area of site (in acres and square feet).	X	
6. Boundary of the property outlined in solid line.	X	
7. Names, centerline and right-of-way widths of adjacent streets.	X	
8. Zoning designation of property.	X	
9. Zoning designation and use of adjacent properties.	X	
10. Existing and proposed elevations for building(s) parking lot areas and drives.	X	
11. Direction of surface water drainage and grading plan and any plans for storm water retention/detention on site.	X	
12. Required setbacks from property lines and adjacent parcels.	X	
13. Location and height of existing structures on site and within 100 feet of the property.	X	
14. Location and width of existing easements, alleys and drives.	X	
15. Location and width of all public sidewalks along the fronting street right-of-way and on the site, with details.	X	
16. Layout of existing/proposed parking lot, with space and aisle dimensions.	X	
17. Parking calculations per ordinance.	X	
18. Location of all utilities, including but not limited to gas, water, sanitary sewer, electricity, telephone.	X	
19. Soil erosion and sedimentation control measures during construction.	X	
20. Location and height of all exiting/proposed fences, screens, walls or other barriers.	X	
21. Location and details of dumpster enclosure and trash removal plan.	X	
22. Landscape plan indicating existing/proposed trees and plantings along frontage and on the site.	X	
23. Notation of landscape maintenance agreement.	X	
24. Notation of method of irrigation. <i>N/A</i>		X
25. Lighting plan indicating existing/proposed light poles on site, along site's frontage and any wall mounted lights. <i>Existing</i>		X
a. Cut-sheet detail of all proposed light fixtures.		X
26. Architectural elevations of building (all facades). Identifying height, Materials used and colors.	X	
27. Existing/proposed floor plans.	X	
28. Roof mounted equipment and screening.		X
29. Location and type of existing/proposed on-site signage.	X	
30. Notation of prior variances, if any.	X	
31. Notation of required local, state and federal permits, if any.	X	

32. Additional information or special data (for some sites only)

- a. Environmental Assessment Study.
- b. Traffic Study. Trip Generation.
- c. Hazardous Waste Management Plan.

	X
	X
	X

33. For residential development: a schedule indicating number of dwelling units, number of bedrooms, gross and usable floor area, parking provided, total area of paved and unpaved surfaces.

	X	
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34. LLC establishments must have a current Plan of Operation.

	X	
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35. Is property in the floodplain? **No**

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36. Will this require MDEQ permitting? **No**

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37. Performance Bond – when required. **N/A**

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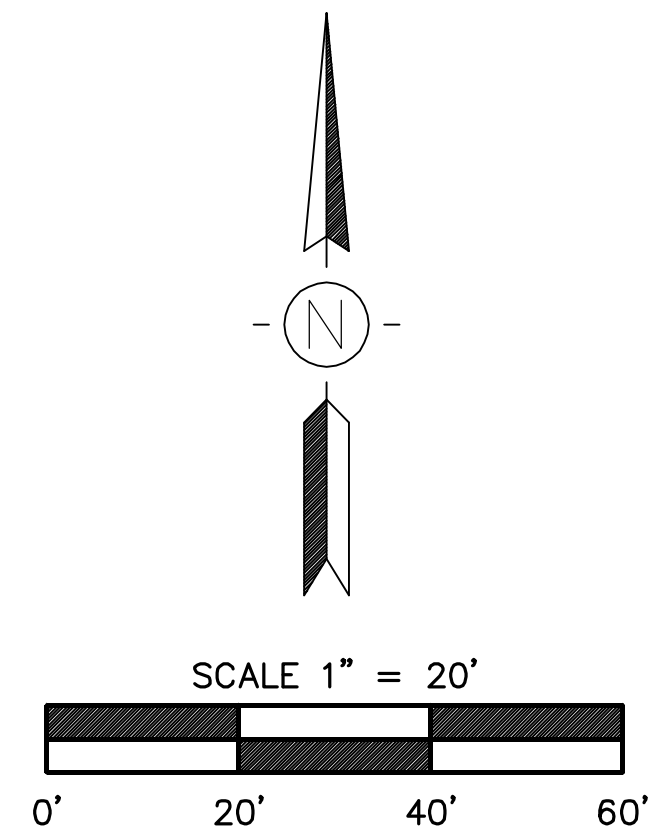
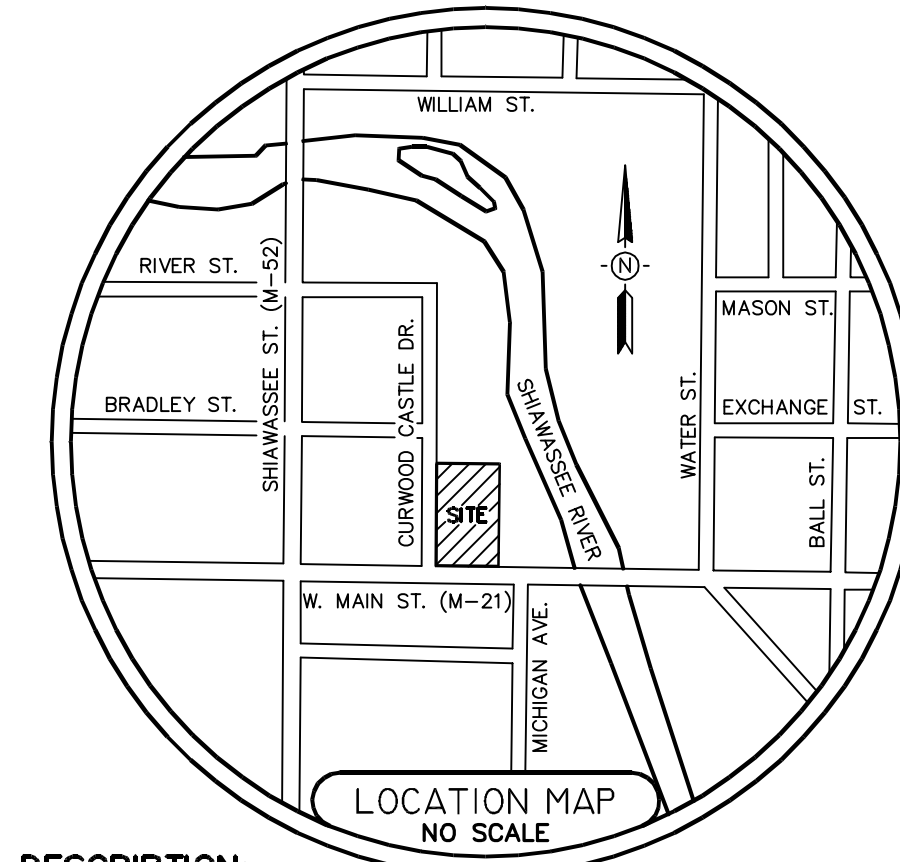
*Additional data deemed necessary to enable to completion of an adequate review may be required by the Planning Commission, City and/or its consultants.

Site Plan Review Application Deadline Dates

Deadline Date	Planning Commission
December 30, 2016	January 23, 2017
February 2, 2017	February 27, 2017
March 2, 2017	March 27, 2017
March 30, 2017	April 24, 2017
April 28, 2017	May 22, 2017
June 1, 2017	June 26, 2017
June 30, 2017	July 24, 2017
August 3, 2017	August 28, 2017
September 1, 2017	September 25, 2017
September 29, 2017	October 23, 2017
November 2, 2017	November 27, 2017
November 17, 2017	December 11, 2017

Buick Lofts

CITY OF OWOSSO, SHIAWASSEE COUNTY, MICHIGAN

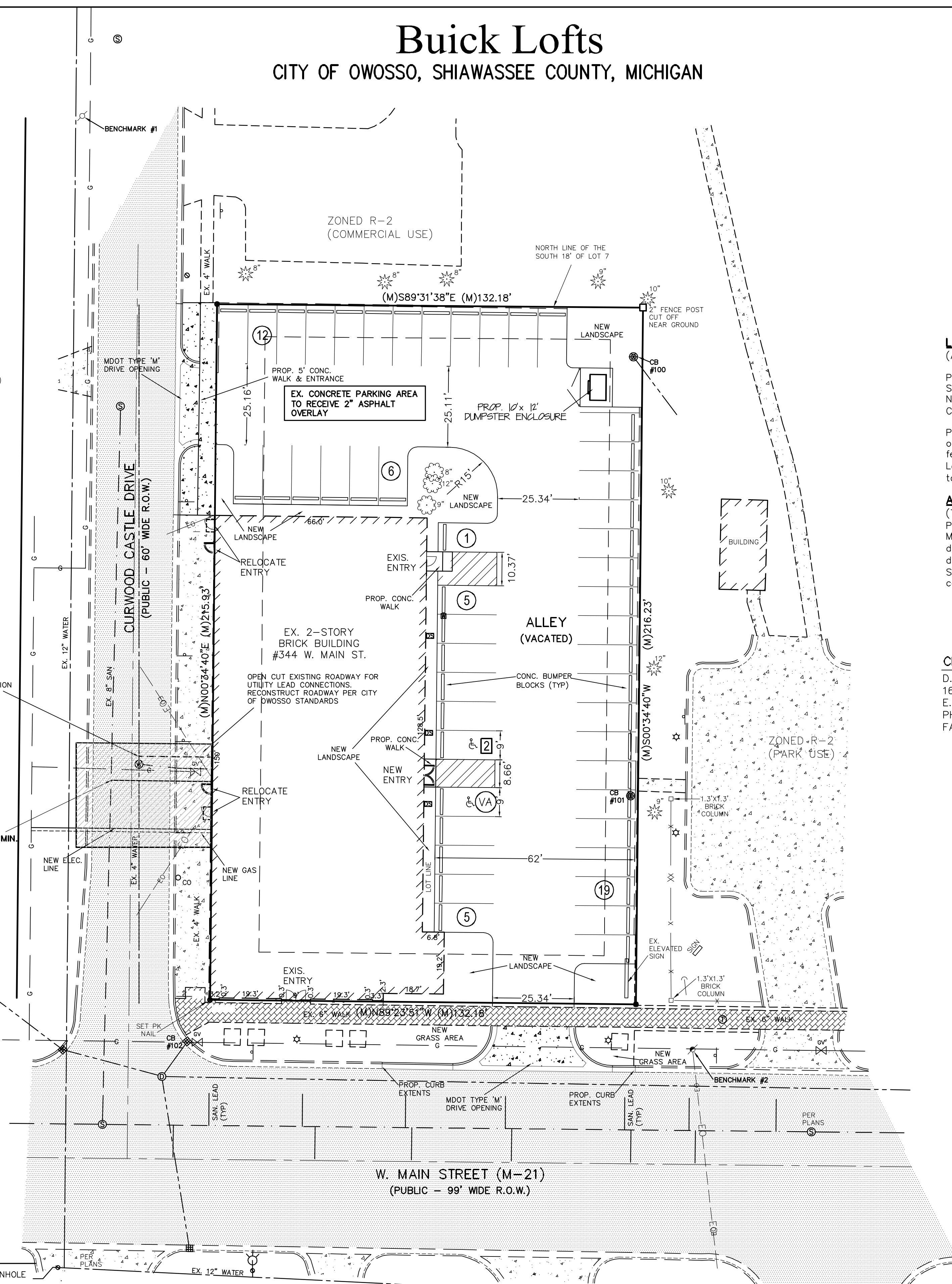


GENERALS

1. Any unstable soil (soil as peat, muck, marl, soft blue clay, topsoil, etc.) which is encountered beneath proposed utilities, roadways, parking lots, and structures, drives and buildings, shall be removed down to sound subsoil and backfilled with sand and gravel as needed to reach finished grade. Such fill shall be compacted in 6" layers to 95% of max. Density. The decision on material for bedding and backfill shall be determined by the Engineer.
2. Information on depth, size, etc., of all other underground utilities shown herein is plan information only, obtained from the utility company involved. Prior to any final designing or construction, it is recommended that all utility companies, agencies, departments, etc., involved be contacted for verification of such locations.
3. The locations, size and elevation of sewers and related structures shown hereon, were obtained through field observation and/or asbuilt records. KEBS, Inc., is not responsible for information on any other sewers, drains or related structures not found and not shown hereon, that may cross, parallel, lie contiguous to or service this site.
4. For protection of underground utilities, the contractor shall dial 800-482-7171 a minimum of 72 hours prior to excavating in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the contractor of the responsibility of notifying utility owners who may not be a part of the "MISS DIG" system.
5. All existing roads, driveways and yards disturbed during construction shall be restored by the contractor to its original condition.
6. Contractor shall be responsible for obtaining all permits required for construction.
7. Contractor shall be responsible for maintaining all As-Built drawings which shall be available to the Engineer upon request.
8. All public street construction and construction within an existing or proposed public R.O.W. shall comply with the requirements of the City of Owosso and be subject to their inspection and approval.
9. All disturbed areas between the curb or edge of pavement and the road right of way shall be covered with 4" of top soil, seeded and mulched unless otherwise noted.
10. **SAFETY REQUIREMENTS:** The Contractor and Subcontractor shall be solely responsible for complying with all federal, state and local safety requirements, together with exercising precautions at all times for the protection of persons (including employees) and property. It is also the sole responsibility of the Contractor and Subcontractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work.
11. Any road closure or partial closure shall be in accordance with the requirements and specifications of the City of Owosso. The closure or partial closure of the road and the detour route selected shall allow for the safe and free movement of traffic. All traffic control devices installed in conjunction with the road closure or partial closure and detour route shall conform to the provisions of the current Michigan Manual of Uniform Traffic Control Devices.

ZONED B-4
(RESIDENTIAL USE)

ZONED B-4
(COMMERCIAL USE)



LEGAL DESCRIPTION:

(As provided by First American Title Insurance Company, Commitment No. 121969, dated July 5, 2012)

Parcel 1: The South 18 feet of the West 132 feet of Lot 7 and also beginning at the Northwest corner of Lot 8; thence South 48 feet; thence East 66 feet; thence North 26 feet; thence East 66 feet parallel with the North line of Lot 8; thence North 22 feet; thence West 132 feet on the North line of Lot 8 to the point of beginning; all in Block 6 of Lucy L. Comstock's Addition to the Village (now city) of Owosso.

Parcel 2: Lots 10, 11, 12, 13, 14 and 15, Block 6 and also the West 132 feet of the vacated 20 foot wide alley lying North of said Lots; and the West 132 feet of the South 18 feet of Lot 8; and also beginning at a point 48 feet South and 66 feet East of the Northwest corner of Lot 8; thence North 26 feet, thence East 66 feet parallel with the North line of said Lot 8; thence South 26 feet; thence West 66 feet to the point of beginning; all in Block 6 of Lucy L. Comstock's Addition to the Village (now city) of Owosso.

AS SURVEYED:

(The following legal description describes the same parcel of land as the provided description)

Parcel: A parcel of land in Block 6, Lucy D. Comstock's Addition to the Village (now City) of Owosso, Shiawassee County, Michigan, as recorded in Liber 4 of Deeds, Page 639, Shiawassee County Records, the surveyed boundary of said parcel described as: Beginning at the Southwest corner of said Block 6; thence N00°34'40"E along the West line of said Block 6 a distance of 215.93 feet; thence S89°31'38"E 132.18 feet; thence S00°34'40"W parallel with said West line 216.23 feet to the South line of said Block 6; thence N89°23'51"W along said South line 132.18 feet to the point of beginning; said parcel containing 0.65 acre more or less; said parcel subject to all easements and restrictions if any.

CLIENT:

D.R. & H.P., LLC
16989 KERNWOOD
E. LANSING, MI. 48840
PH: (517) 749-7621
FAX: (517) 367-7150

ENGINEER/SURVEYOR:

KEBS, Inc.
2116 HASLETT RD.
HASLETT, MI. 48840
PH: (517) 339-1014
FAX: (517) 339-8047

SITE DATA

EX. MIXED USE COMMERCIAL/RESIDENTIAL BLDG (11,495 S.F.)
TOTAL SITE AREA = 0.65 ACRES (±28,561 S.F.)
ZONED B-4 (GENERAL BUSINESS)

BUILDING SETBACKS

FRONT - 15 FEET (EXIS. = 0 FEET)
SIDES - 10 FEET
REAR - 10 FEET

BUILDING/UNIT DATA

1ST FLOOR - 10,027 S.F.
COMMERCIAL - 9,545 S.F. (8,657 S.F. USABLE)
RESIDENTIAL - 482 S.F. (STAIRWELL ACCESS)
2ND FLOOR (RESIDENTIAL) - 7,321 S.F. (6,642 S.F. USABLE)
(8) 1 BED UNITS
(1) 2 BED UNIT

PAVED SURFACE: 28,560 SF EXISTING 26,070 SF PROPOSED
UNPAVED SURFACE: 0 SF 2,490 SF

1,278 SF GREENSPACE ADDED IN W. MAIN ST R.O.W.
MAXIMUM BUILDING HEIGHT = 35 FT.

PARKING

REQUIRED:
COMMERCIAL 1 SPACE PER 200 S.F. (USABLE AREA)
= 8,657 S.F./200 = 43 SPACES REQUIRED
RESIDENTIAL 1.5 SPACE PER UNIT
= 1.5(8 UNITS) = 13.5~14 SPACES REQUIRED
TOTAL REQUIRED = 57 SPACES
TOTAL PROVIDED = 49 SPACES (INCL. 2 HCP)

UTILITIES

WATER: CITY PUBLIC WATER MAIN
SANITARY: CITY PUBLIC SANITARY
STORM: ON-SITE CATCHBASINS

NOTES

- LOCATE UTILITIES PRIOR TO INSTALLATION (COORDINATE W/ ENGINEER)
- AS-BUILT UTILITY LOCATIONS & ELEVATIONS MUST BE DELIVERED TO THE CITY ENGINEER UPON COMPLETION OF THE PROJECT

- ⓪ DENOTES PROPOSED NUMBER OF 9' x 18'-4" PARKING SPACES
- ① DENOTES NUMBER OF B/F SPACES
- VA DENOTES VAN ACCESS B/F SPACES

LEGEND

	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED HYDRANT
	PROPOSED GATE VALVE
	PROPOSED SAN. M.H.
	PROPOSED STORM M.H.
	PROPOSED C.B.
	PROPOSED GRADES
	PROPOSED FIRST FLOOR ELEV.
	PROPOSED TOP OF CURB ELEV.
	PROPOSED TOP OF GROUND ELEV.
	PROPOSED TOP OF PAVT ELEV.
	PROPOSED TOP OF WALK ELEV.
	DENOTES S.E.S.C. KEYING SYSTEM

EX. LEGEND

	SET 1/2" BAR WITH CAP
	FOUND IRON AS NOTED
	DEED LINE
	DISTANCE NOT TO SCALE
	FENCE
	ASPHALT
	CONCRETE
	GRAVEL
	BRICK
	SANITARY SEWER
	STORM SEWER
	WATER LINE
	GAS LINE
	OVERHEAD WIRES
	SANITARY MANHOLE
	DRAINAGE MANHOLE
	TELEPHONE MANHOLE
	CATCHBASIN
	SANITARY CLEANOUT
	WATER VALVE
	GAS VALVE
	UTILITY POLE
	LIGHT POLE
	GUY POLE
	GUY WIRE
	SIGN
	POST

EX. SEWER INVENTORIES

CATCH BASIN #100
RIM ELEV. = 727.18
6" PVC SE INV. = 725.24

CATCH BASIN #101
RIM ELEV. = 728.04
6" PVC N INV. = 725.72

CATCH BASIN #102
RIM ELEV. = 726.20
12" RCP SW INV. = 723.40

BENCHMARKS

BENCHMARK #1 ELEV. = 728.13
PK NAIL, SOUTHEAST SIDE OF
POWER POLE, SOUTHWEST
QUADRANT OF BRADLEY ST. &
CURWOOD CASTLE DR.

BENCHMARK #2 ELEV. = 728.87
PK NAIL, NORTH SIDE OF GUY POLE,
NORTH SIDE OF W. MAIN ST. (M-21)
NEAR SOUTHEAST PROPERTY
CORNER.



SHEET INDEX

1. SITE PLAN
2. STORM, GRADING, & SOIL EROSION CONTROL PLAN
3. DEMOLITION PLAN
4. LANDSCAPE PLAN
5. SESC /DETAIL SHEET

<p>REVISIONS</p> <p>7-25-16</p> <p>1-20-17 GARAGES</p>		<p>90729.AL1</p>	
<p>KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS</p> <p>2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047</p> <p>Marshall Office Ph. 269-781-9800</p>		<p>Buick Lofts SITE & UTILITY PLAN</p>	
SCALE: 1" = 20'	DESIGNER: A.J.P.	APPROVED BY: A.J.P.	SHEET 1 OF 5
DATE: 7-7-16	PROJECT MGR: A.J.P.		
AUTHORIZED BY: D.R. & H.P., LLC		JOB #: 90729	

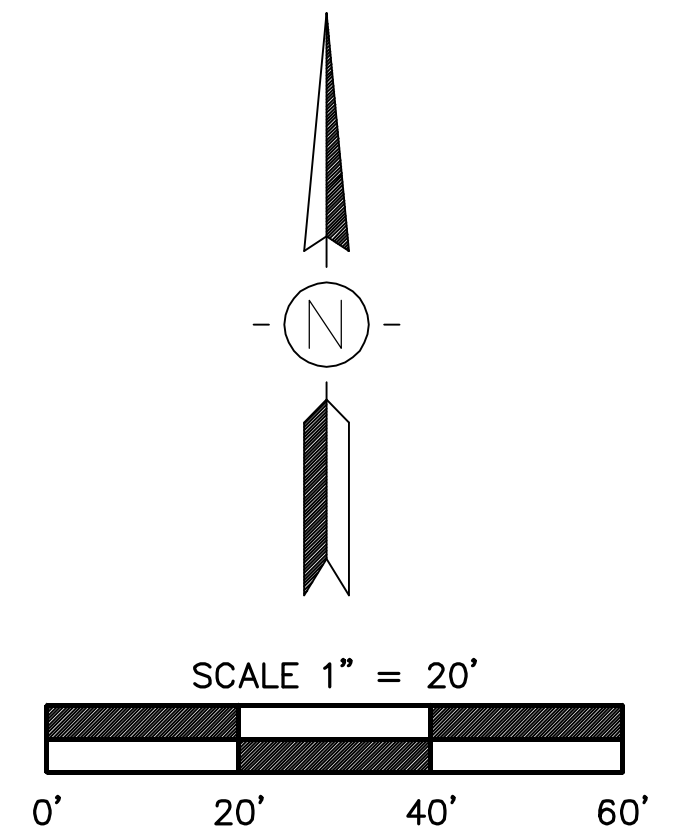
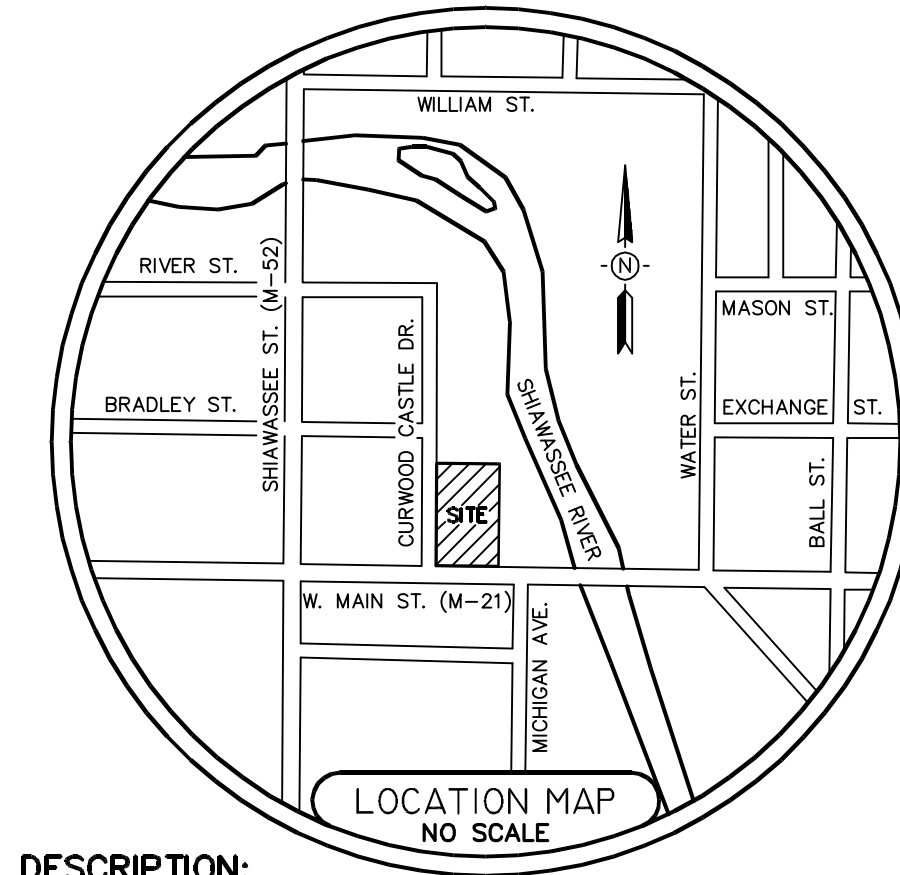
SEQUENCE OF CONSTRUCTION

1. INSTALL ALL TEMPORARY SILT FENCE PER PLAN AND AS SHOWN ON DETAIL.
2. USE EX. ENTRANCE FOR TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT
3. INSTALL INLET PROTECTION FABRIC DROPS BETWEEN THE FRAME AND COVER OF ALL EXISTING YARD BASINS OR INLETS WHICH MAY BE SUSCEPTIBLE TO SEDIMENT EROSION FROM THE PROPOSED CONSTRUCTION AS SHOWN IN THESE PLANS.
4. TOPSOIL, SEED, FERTILIZE AND MULCH ALL EXPOSED AREAS AS SOON AS FEASIBLE TO PROTECT AND RESTORE PERMANENT VEGETATION.
5. THE CONTRACTOR SHALL MAINTAIN ALL TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS AND UNTIL PERMANENT VEGETATION IS REESTABLISHED IN ALL EXPOSED AREAS. REMOVE ACCUMULATED SEDIMENT FROM ALL STRUCTURES.
6. UPON FINAL APPROVED INSPECTION OF THE COMPLETED CONSTRUCTION BY ALL REVIEWING AGENCIES, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.

SOIL EROSION CONTROL NOTES:

1. ALL SOIL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH CITY OF OWOSSO REQUIREMENTS AND PROJECT SPECIFICATIONS.
2. ANY EROSION OR SEDIMENT FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT BE ALLOWED TO COLLECT ON ANY OFF-SITE AREAS, OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
3. CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED AND AS DIRECTED ON THESE PLANS. HE SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES AND OTHER EARTH CHANGES HAVE BEEN ESTABLISHED.
4. SEDIMENT @ C.B.'s SHALL BE REMOVED AFTER EVERY STORM. SEEDING OF EXPOSED AREAS SHALL BE COMPLETED WITHIN 5 DAYS OF FINAL GRADING.
5. ALL DISTURBED AREAS WILL RECEIVE PERMANENT EROSION CONTROL WITHIN 5 DAYS OF FINAL GRADING.
6. WEATHER AND UNFORESEEN DELAYS MAY RESULT IN EXTENSION OF CONSTRUCTION SCHEDULE.
7. SITE DEVELOPMENT CONTRACTOR SHALL INSPECT SOIL EROSION CONTROL MEASURES ON A DAILY BASIS, MORE OFTEN IF NECESSARY. ANY NEEDED REPAIRS SHALL BE PROMPTLY MADE.
8. SITE DEVELOPMENT CONTRACTOR SHALL MEET WITH SOIL EROSION ENFORCEMENT OFFICER PRIOR TO START OF WORK.

Buick Lofts
CITY OF OWOSSO, SHIAWASSEE COUNTY, MICHIGAN



LEGAL DESCRIPTION:

(As provided by First American Title Insurance Company, Commitment No. 121969, dated July 5, 2012)

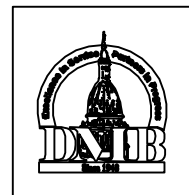
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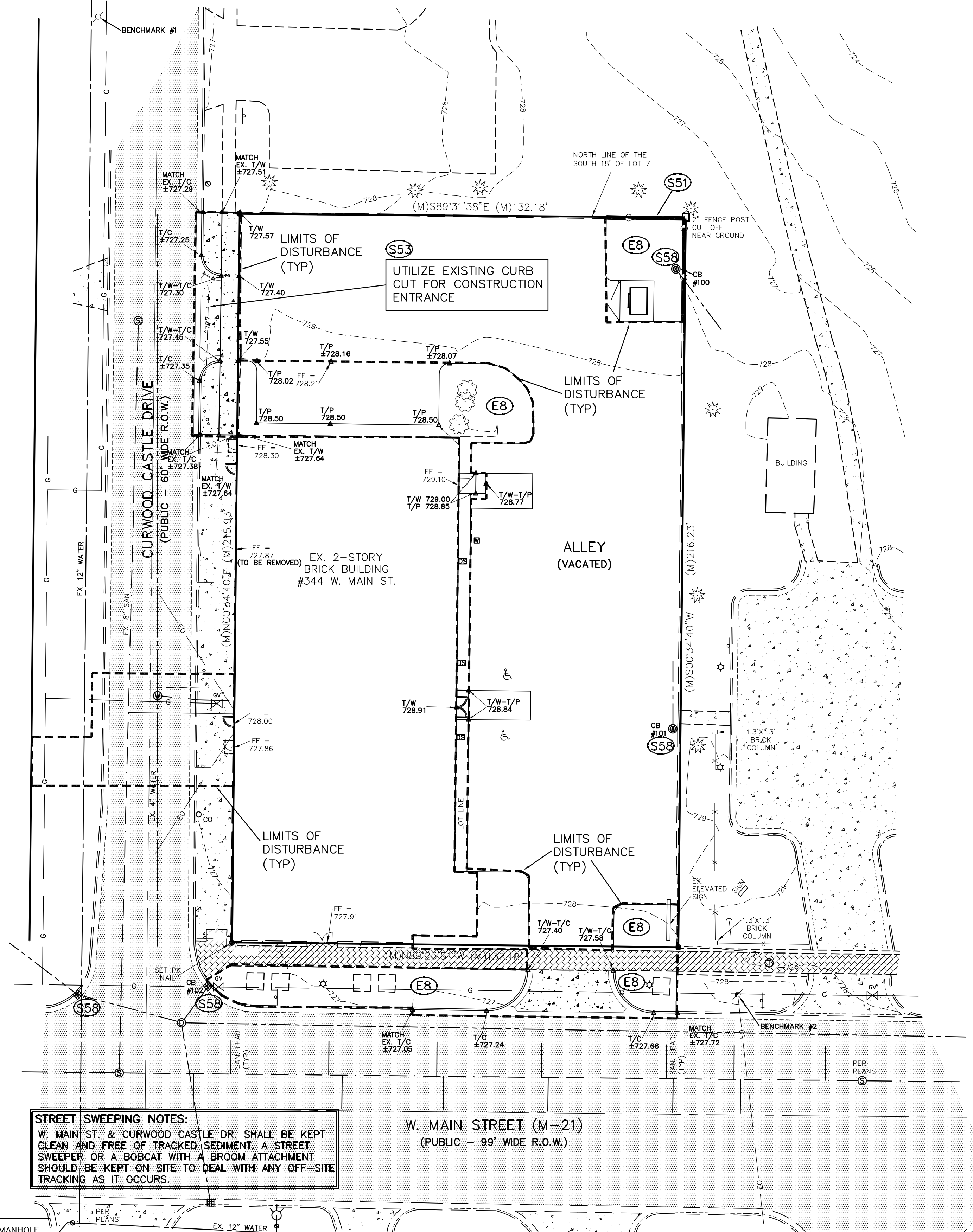
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MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET
S-E-S-C KEYING SYSTEM

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S53	STABILIZED CONSTRUCTION ACCESS		Used at every point where construction traffic enters or leaves a construction site.
S58	INLET PROTECTION FABRIC DROP		Use of stormwater inlets, especially at construction sites.



STREET SWEEPING NOTES:
W. MAIN ST. & CURWOOD CASTLE DR. SHALL BE KEPT CLEAN AND FREE OF TRACKED SEDIMENT. A STREET SWEEPER OR A BOBCAT WITH A BROOM ATTACHMENT SHOULD BE KEPT ON SITE TO DEAL WITH ANY OFF-SITE TRACKING AS IT OCCURS.

CONSTRUCTION SCHEDULE & SEQUENCING:

	2016	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
PLACE AND MAINTAIN TEMPORARY EROSION CONTROLS													
ON-SITE UTILITIES CONSTRUCTION													
SITE GRADING & EARTHWORK													
TOPSOIL SPREADING													
PERMANENT SEEDING													
FINAL INSPECTIONS & REMOVE TEMPORARY EROSION CONTROLS													

LEGEND

	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED HYDRANT
	PROPOSED GATE VALVE
	PROPOSED SAN. M.H.
	PROPOSED STORM M.H.
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	PROPOSED TOP OF WALK ELEV.
	DENOTES S.E.S.C. KEYING SYSTEM

EX. LEGEND

	SET 1/2" BAR WITH CAP
	FOUND IRON AS NOTED
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	DRAINAGE MANHOLE
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	WATER VALVE
	GAS VALVE
	UTILITY POLE
	LIGHT POLE
	GUY POLE
	GUY WIRE
	SIGN
	POST

EX. SEWER INVENTORIES

CATCH BASIN #100	RIM ELEV. = 727.18
6" PVC SE INV. = 725.24	
CATCH BASIN #101	RIM ELEV. = 728.04
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CATCH BASIN #102	RIM ELEV. = 726.20
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BENCHMARKS

BENCHMARK #1	ELEV. = 728.13
PK NAIL, SOUTHEAST SIDE OF POWER POLE, SOUTHWEST QUADRANT OF BRADLEY ST. & CURWOOD CASTLE DR.	
BENCHMARK #2	ELEV. = 728.87
PK NAIL, NORTH SIDE OF GUY POLE, NORTH SIDE OF W. MAIN ST. (M-21) NEAR SOUTHEAST PROPERTY CORNER.	



NOTE: ALL GRADES SHOWN ARE FOR FINAL CONSTRUCTED CONDITIONS AND CONTRACTOR IS RESPONSIBLE FOR HOLDING DOWN GRADES AS THEY OR THE DEVELOPER DEEMS NECESSARY FOR BASEMENT SPOILS, TOPSOILS ETC...

SOIL TYPE:
MAN-MADE LAND
CsrabB -
CROSIER-WILLIAMSTON LOAMS,
2 TO 6 PERCENT SLOPES

TOTAL ACRES = ±0.65 ACRES
AREA DISTURBED = ±0.17 ACRES

--- SILT FENCE (TYP.)
--- LIMITS OF EARTH DISTURBANCE (TYP.)

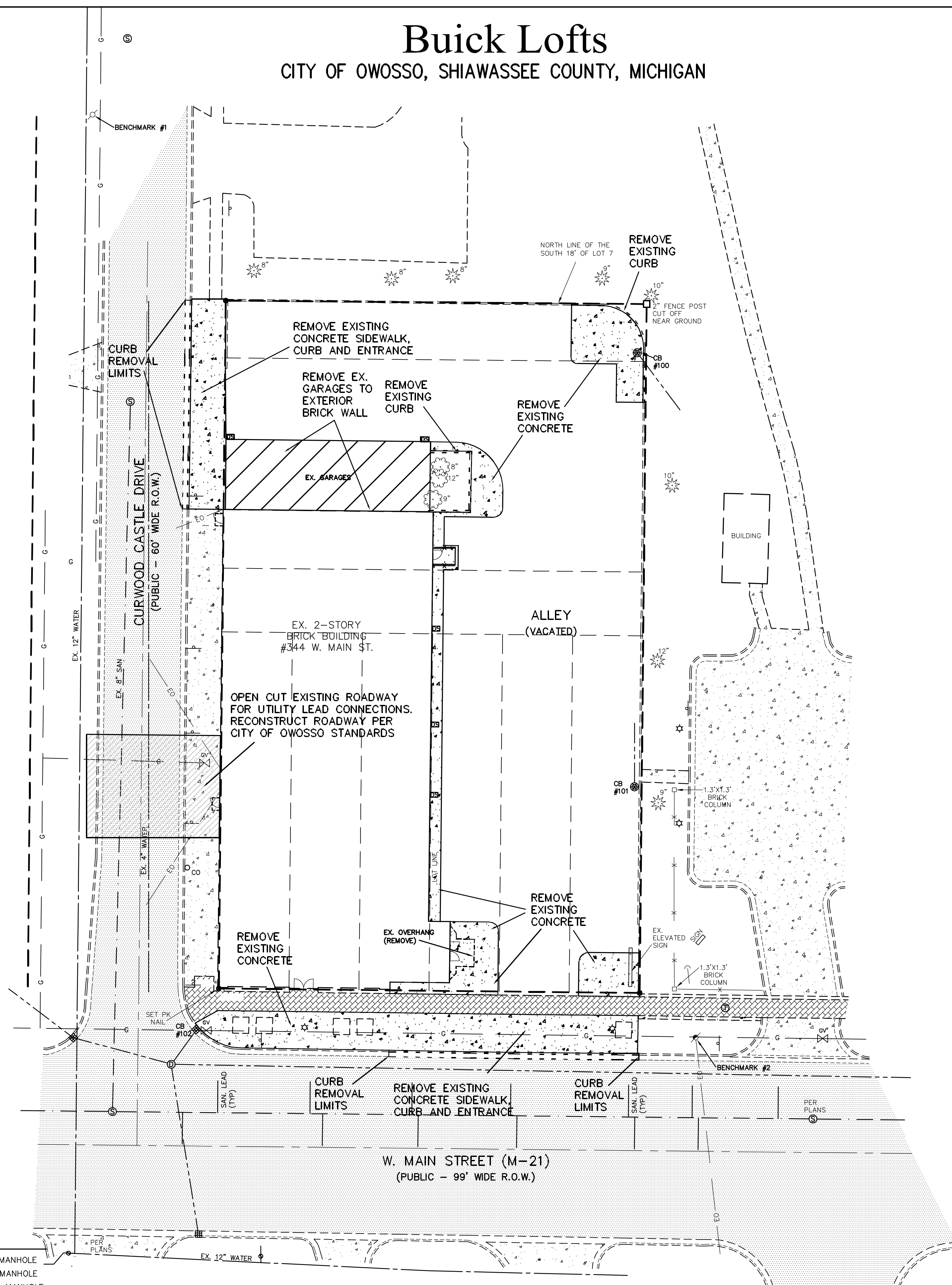
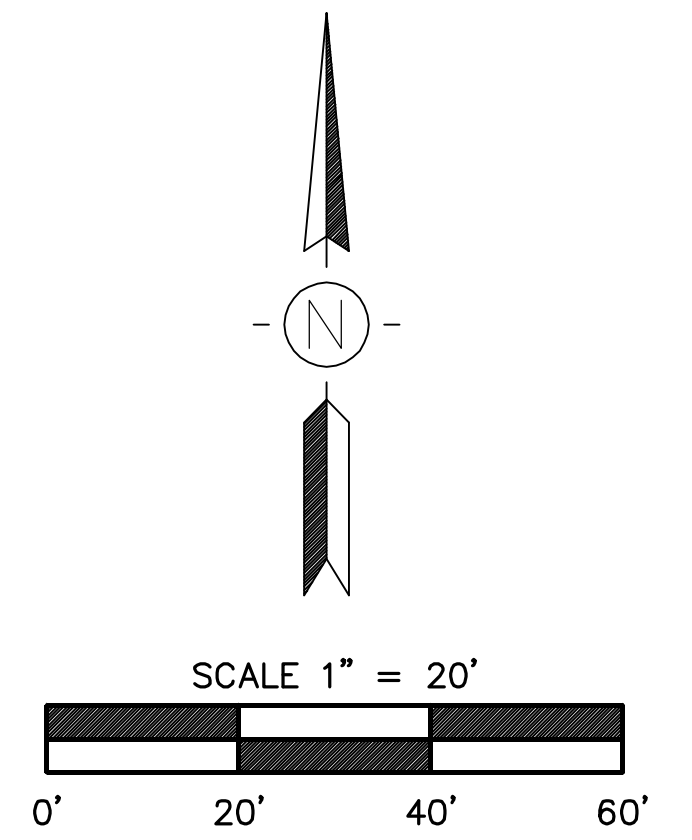
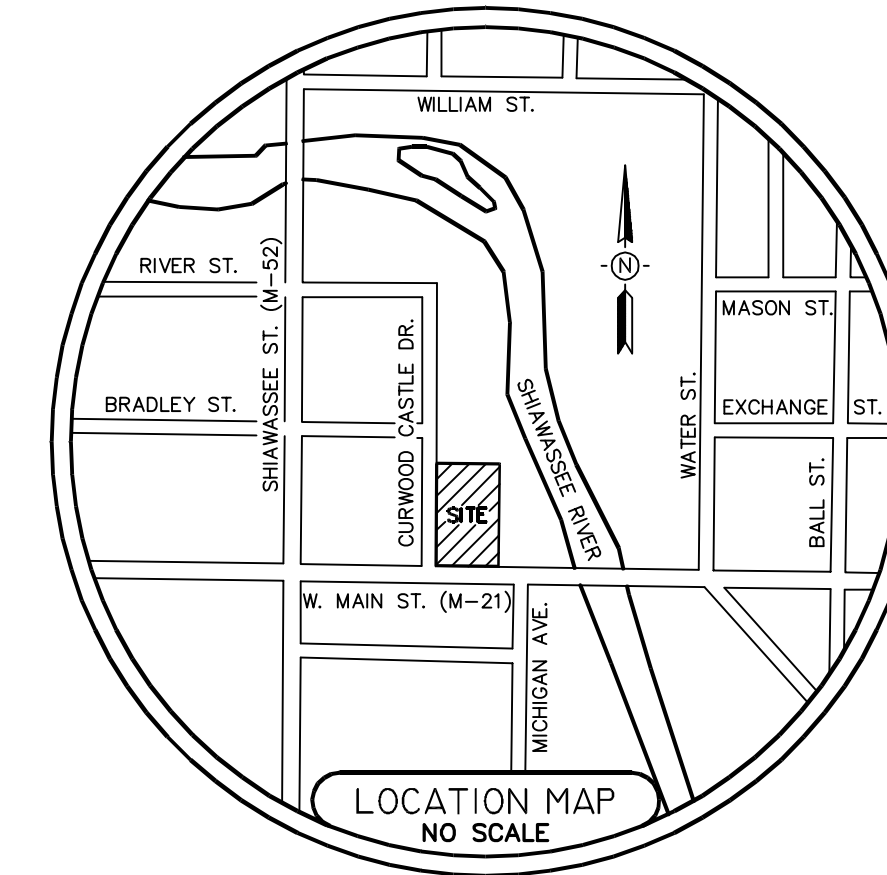
NOTE: STORM WATER RUNOFF FROM THIS SITE WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

NOTE: ANY STOCKPILING OF SOIL SHALL BE SURROUNDED BY SILT FENCE. SEEDING IF LEFT OVER 30 DAYS.

REVISIONS		DESIGNER:		APPROVED BY:	
7-25-16		AJP		AJP	
1-20-17	GARAGES				
		KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800		Buick Lofts STORM, GRADING & SESC PLAN	
SCALE: 1" = 20'	DATE: 7-7-16	PROJECT MGR. AJP		SHEET 2 OF 5	
AUTHORIZED BY: D.R. & H.P., LLC				JOB #: 90729	

Buick Lofts

CITY OF OWOSSO, SHIAWASSEE COUNTY, MICHIGAN



DEMOLITION NOTES:

1. PROTECT TREES AND LANDSCAPING NOT SHOWN FOR REMOVAL FROM DAMAGE DURING CONSTRUCTION.
2. CARE SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING UTILITIES THAT CROSS OR ARE OTHERWISE EXPOSED IN PROJECT EXCAVATIONS. HAND EXCAVATE IN THE VICINITY OF THE INDICATED UTILITIES TO EXPOSE EXACT LOCATIONS PRIOR TO BEGINNING MASS EXCAVATION.
3. SOIL EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO STARTING REMOVALS AND DEMOLITION.
4. THE LOCATIONS OF EXISTING UTILITIES SHOWN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR REFERENCE. FIELD VERIFY CRITICAL INVERT INFORMATION PRIOR TO BEGINNING CONSTRUCTION.

LEGEND

	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED HYDRANT
	PROPOSED GATE VALVE
	PROPOSED SAN. M.H.
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	PROPOSED TOP OF WALK ELEV.
	DENOTES S.E.S.C. KEYING SYSTEM

EX. LEGEND

	SET 1/2" BAR WITH CAP		SANITARY MANHOLE
	FOUND IRON AS NOTED		DRAINAGE MANHOLE
	DEED LINE		TELEPHONE MANHOLE
	DISTANCE NOT TO SCALE		CATCHBASIN
	FENCE		SANITARY CLEANOUT
	ASPHALT		WATER VALVE
	CONCRETE		GAS VALVE
	GRAVEL		UTILITY POLE
	BRICK		LIGHT POLE
	SANITARY SEWER		GUY POLE
	STORM SEWER		GUY WIRE
	WATER LINE		SIGN
	GAS LINE		POST
	OVERHEAD WIRES		

EX. SEWER INVENTORIES

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6" PVC SE INV. = 725.24	
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BENCHMARKS

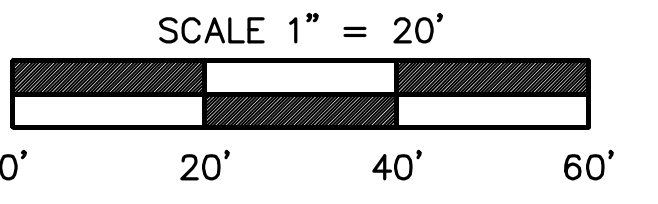
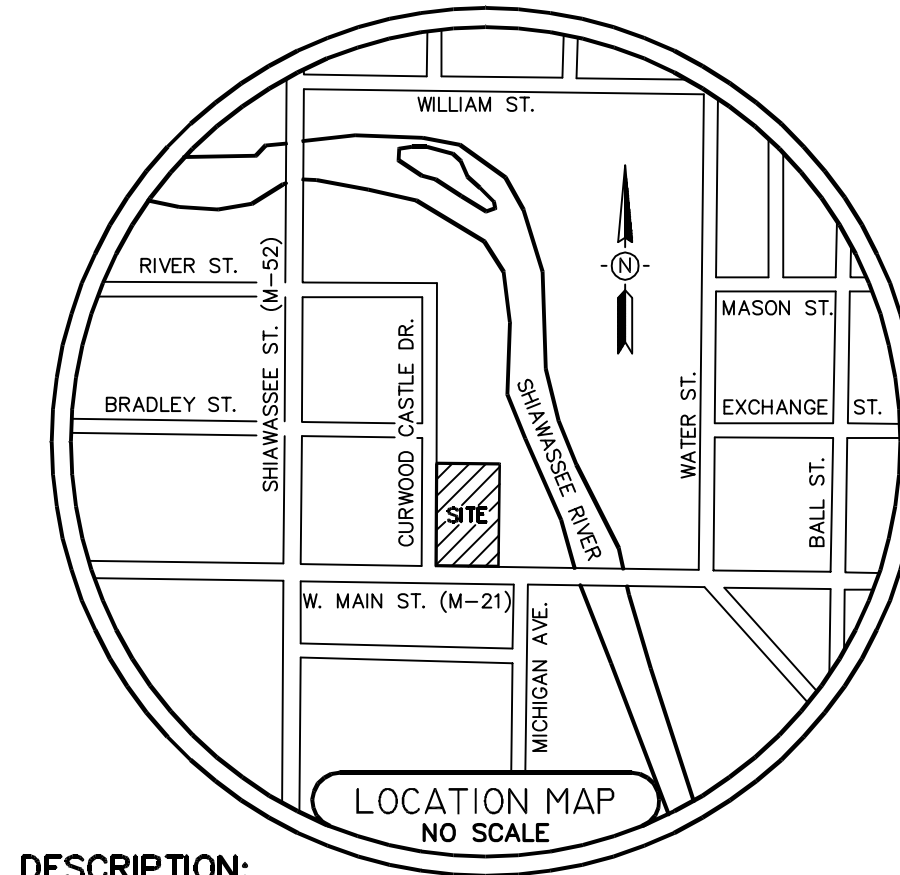
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90729.ALT																							
REVISIONS	<table border="0" style="width: 100%;"> <tr> <td>7-25-16</td> <td rowspan="2"></td> <td rowspan="2">KEYES ENGINEERING BRYAN LAND SURVEYS</td> </tr> <tr> <td>1-20-17 GARAGES</td> </tr> <tr> <td colspan="3" style="text-align: center;"> 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800 </td> </tr> <tr> <td colspan="3" style="text-align: center;">Buick Lofts</td> </tr> <tr> <td colspan="3" style="text-align: center;">DEMOLITION PLAN</td> </tr> <tr> <td>SCALE: 1" = 20'</td> <td>DESIGNER: A.J.P.</td> <td>APPROVED BY: A.J.P.</td> </tr> <tr> <td>DATE: 7-7-16</td> <td>PROJECT MGR: A.J.P.</td> <td>SHEET 3 OF 5</td> </tr> <tr> <td>AUTHORIZED BY: D.R. & H.P., LLC</td> <td></td> <td>JOB #: 90729</td> </tr> </table>	7-25-16		KEYES ENGINEERING BRYAN LAND SURVEYS	1-20-17 GARAGES	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800			Buick Lofts			DEMOLITION PLAN			SCALE: 1" = 20'	DESIGNER: A.J.P.	APPROVED BY: A.J.P.	DATE: 7-7-16	PROJECT MGR: A.J.P.	SHEET 3 OF 5	AUTHORIZED BY: D.R. & H.P., LLC		JOB #: 90729
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Buick Lofts

CITY OF OWOSSO, SHIawassee COUNTY, MICHIGAN



LEGAL DESCRIPTION:

(As provided by First American Title Insurance Company, Commitment No. 121969, dated July 5, 2012)

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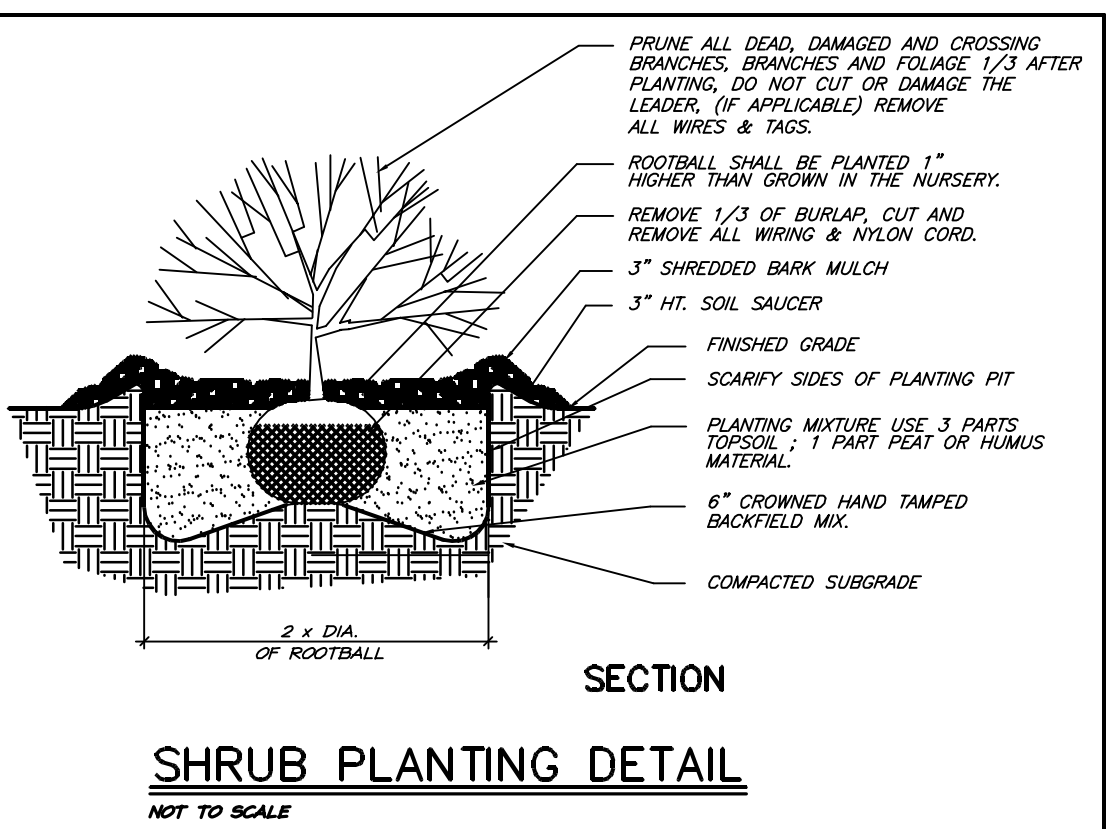
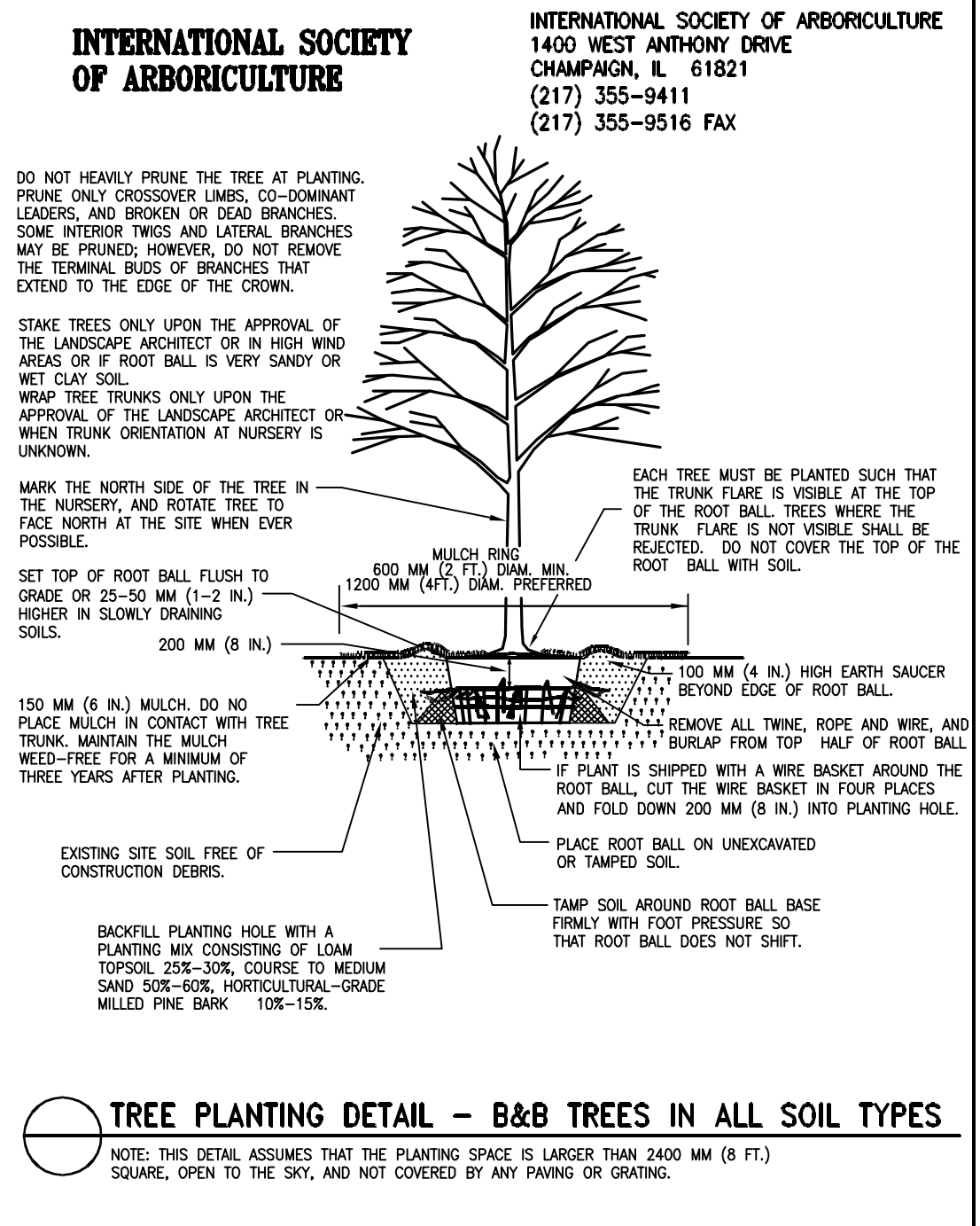
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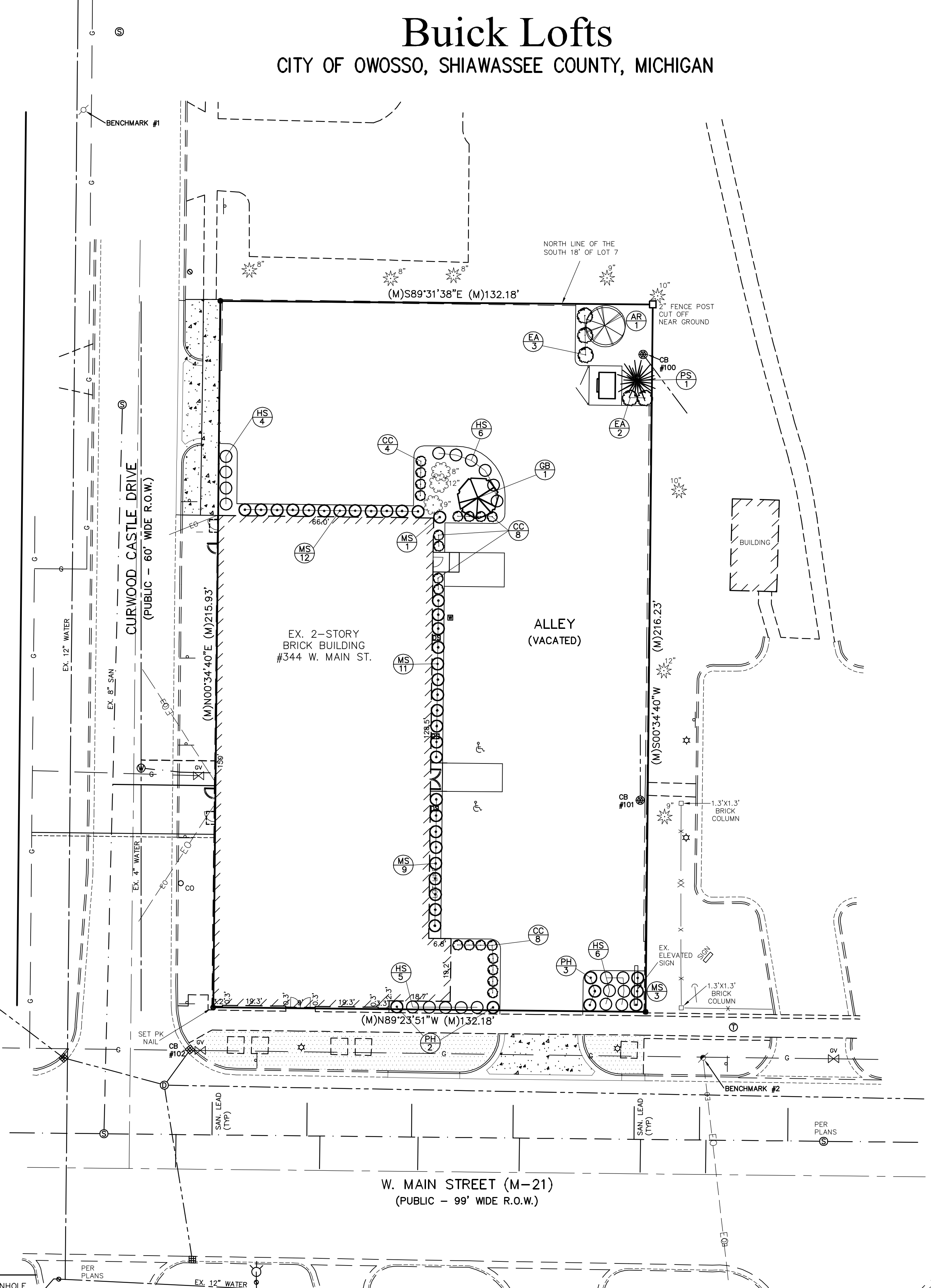
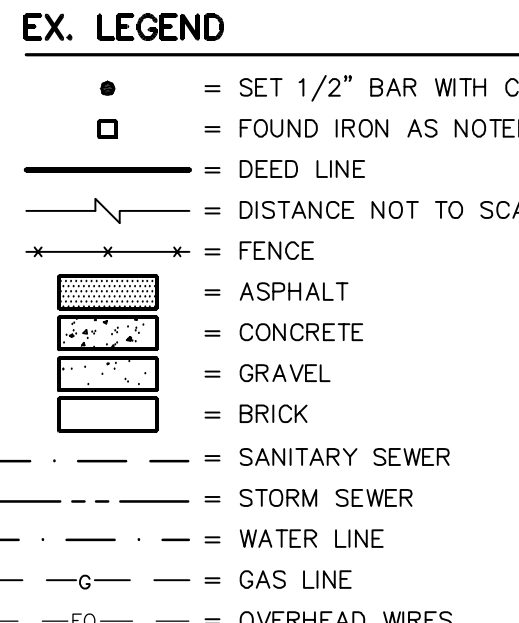
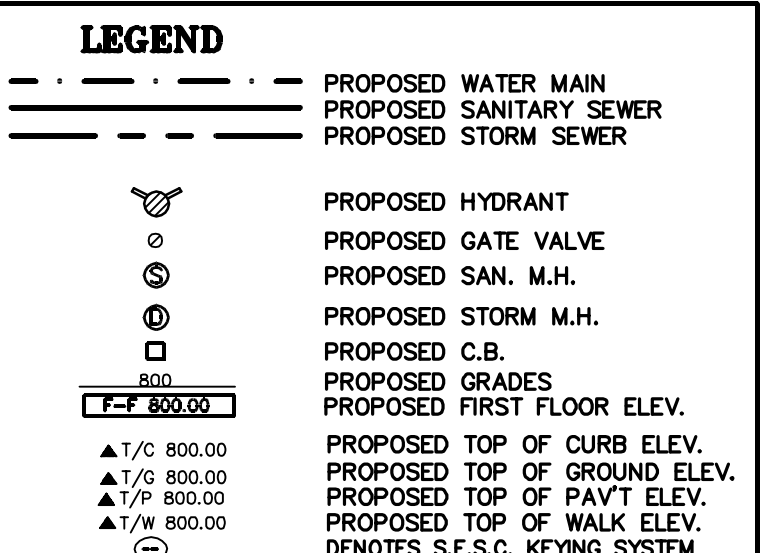
(The following legal description describes the same parcel of land as the provided description)
 Parcel: A parcel of land in Block 6, Lucy D. Comstock's Addition to the Village (now city) of Owosso, Shiawassee County, Michigan, as recorded in Liber 4 of Deeds, Page 639, Shiawassee County Records, the surveyed boundary of said parcel described as: Beginning at the Southwest corner of said Block 6; thence N00°34'40"E along the West line of said Block 6 a distance of 215.93 feet; thence S89°31'38"E 132.18 feet; thence S00°34'40"W parallel with said West line 216.23 feet to the South line of said Block 6; thence N89°23'51"W along said South line 132.18 feet to the point of beginning; said parcel containing 0.65 acre more or less; said parcel subject to all easements and restrictions if any.

LANDSCAPE NOTES

- INSTALL 3" X 12 GA. EDGING TO SEPARATE LAWN FROM PLANTING BED. (AROUND SHRUBS ONLY)
- INSTALL 3" DEEP SHREDDED BARK MULCH TO ALL PLANTING AREAS/BEDS AND TREE SAUCERS (NO POLY-FILM).
- INSTALL A KENTUCKY BLUEGRASS SOD (SUN/SHADE VARIETY) THAT IS FREE OF WEEDS.
- SEED AREAS WITH THE FOLLOWING:
 25% SYBSPORT KENTUCKY BLUEGRASS
 25% NASSAM KENTUCKY BLUEGRASS
 20% BRISTOL KENTUCKY BLUEGRASS
 10% PERENNIAL RYE GRASS
 APPLY AT THE RATE OF 2 TO 3 LBS. PER 1,000 SQUARE FOOT.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES, AS WELL AS THE LOCATION OF EXISTING TREES AND VEGETATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE/REMOVAL OF SAID ELEMENTS.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING MATERIALS/IMPROVEMENTS, DAMAGED DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT SCHEDULES AND THOSE INDICATED ON PLANS. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF QUANTITIES DRAWN.
- CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO PLANT MATERIAL LOCATIONS IN FIELD, AS NECESSARY.
- ALL PLANT MATERIAL SHALL BE OF THE SIZES CALLED FOR IN THE PLANT SCHEDULES. ANY PLANT MATERIAL NOT MEETING THE SIZED AND/OR QUALITY AS CALLED FOR SHALL BE REMOVED FROM SITE.
- ALL PROPOSED TREES OVER 2" CAL. SHALL BE GUYED/STAKED SECURE. SEE EVERGREEN TREE PLANTING/GUYING DETAIL, OR DECIDUOUS TREES PLANTING/STAKING DETAIL WHERE APPLICABLE.
- ALL PLANTING BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE. CONTRACTOR SHALL INSURE THAT PROPOSED PLANT MATERIAL IS RESISTANT TO THE HERBICIDE PROPERTIES AND THAT HERBICIDE APPLICATION FOLLOWS THE MANUFACTURER'S SPECIFICATIONS AND IS APPLIED IN ACCORDANCE WITH SOUND HORTICULTURAL PRACTICES.
- CONTRACTOR SHALL DETERMINE APPROPRIATE PLANTING BACKFILL MIXES (BASED ON SOILS/SUBSURFACE CONDITIONS) AND REVIEW ALTERNATIVES WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.



QUANT.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
1	AR	RED SUNSET MAPLE	ACER RUBRUM "RED SUNSET"	2.5" CAL.	B & B
1	GB	AUTUMN GOLD MAIDENHAIR TREE	GINKGO BILOBA 'AUTUMN GOLD'	2.5" CAL.	B & B
1	PS	EASTERN WHITE PINE	PINUS STROBUS	6' HT.	B & B
21	HS	STELLA DE ORO DAYLILLY	HERMOCALLIS 'STELLA DE ORO'	2 GAL.	CONT.
5	EA	BURNING BUSH	EUONYMUS ALATUS COMPACTUS	2 GAL.	CONT.
36	MS	MAIDEN HAIR GRASS	MISCANTHUS S. GRACILLIMUS	2 GAL.	CONT.
5	PH	DWARF FOUNTAIN GRASS	PENNISSETUM 'HAMELN'	2 GAL.	CONT.
20	CC	DARK KNIGHT SPIREA	CARYOPTERIS X. CLANDONENSIS 'DARK KNIGHT'	2 GAL.	CONT.



EX. SEWER INVENTORIES
 CATCH BASIN #100
 RIM ELEV. = 727.18
 6" PVC SE INV. = 725.24
 CATCH BASIN #101
 RIM ELEV. = 728.04
 6" PVC N INV. = 725.72
 CATCH BASIN #102
 RIM ELEV. = 726.20
 12" RCP SW INV. = 723.40

BENCHMARKS
 BENCHMARK #1 ELEV. = 728.13
 PK NAIL, SOUTHEAST SIDE OF
 POWER POLE, SOUTHWEST
 QUADRANT OF BRADLEY ST. &
 CURWOOD CASTLE DR.
 BENCHMARK #2 ELEV. = 728.87
 PK NAIL, NORTH SIDE OF GUY POLE,
 NORTH SIDE OF W. MAIN ST. (M-21)
 NEAR SOUTHEAST PROPERTY
 CORNER.



REVISIONS		KESB, INC. KYES ENGINEERING BRYAN LAND SURVEYS	
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1-20-17	GAJ	Marshall Office	Ph. 269-781-9800
		Buick Lofts	
		LANDSCAPE PLAN	
SCALE: 1" = 20'	DESIGNER: AJP	APPROVED BY: AJP	
DATE: 7-7-16	PROJECT MGR. AJP	SHEET 4 OF 5	
AUTHORIZED BY: D.R. & H.P., LLC	JOB #:	90729	

E8 PERMANENT SEEDING SPECIFICATIONS

When

- To finalize stabilization of temporary seeding areas or when an area needs permanent stabilization following completion of construction. Also used when vegetative establishment can correct existing soil erosion or sedimentation problem.
- Within 5 days of final grade.

Why

- To stabilize soil and prevent or reduce soil erosion/sedimentation problems from developing.

Where

- Used on construction and earth change sites which require permanent vegetative stabilization.

How

- Review SESC plan and construction phasing to identify areas in need of permanent vegetative stabilization.
- Select perennial grass and ground cover for permanent cover.
- Seed mixes vary. However, they should contain native species.
- Seed mixes should be selected through consultation with a certified seed provider and with consideration of soil type, light, moisture, use applications, and native species content.
- Soil tests should be performed to determine the nutrient and pH levels in the soil. The pH may need to be adjusted to between 6.5 and 7.0.
- Prepare a 3-5" deep seedbed, with the top 3-4" consisting of topsoil.
- Slopes steeper than 1:3 should be roughened.
- Apply seed as soon as possible after seedbed preparation. Seed may be broadcast by hand, hydroseeding, or by using mechanical drills.
- Mulch immediately after seeding.
- Dormant seed mixes are for use after the growing season, using seed which lies dormant in the winter and begins growing as soon as site conditions become favorable.



E8 PERMANENT SEEDING SPECIFICATIONS

How (cont.)

- Protect seeded areas from pedestrian or vehicular traffic.
- Divert concentrated flows away from the seeded area until vegetation is established.

Maintenance

- Inspect weekly and within 24 hours following each rain event in the first few months following installation to be sure seed has germinated and permanent vegetative cover is being established.
- Add supplemental seed as necessary.

Limitations

- Seeds need adequate time to establish.
- May not be appropriate in areas with frequent traffic.
- Seeded areas may require irrigation during dry periods.
- Seeding success is site specific, consider mulching or sodding when necessary.

PERMANENT SEEDING SPECIFICATION
SEED ALL DISTRIBUTED AREAS WITH THE FOLLOWING SEED MIXTURE OR APPROVED EQUAL. MICHIGAN GREEN - 15% BLUEGRASS, 40% FESCUE, 45% RYEGRASS. APPLY AT A RATE OF 5 LBS./1000 SF.

-APPLY SILT STOP OR APPROVED TACKIFIER TO SEED MIX.



E8 PERMANENT SEEDING

Planting Zones:	Lower Peninsula (South of T20N) Zone 1	Lower Peninsula (North of T20N) Zone 2	Upper Peninsula Zone 3
Seeding Window Permanent Seeding	4/15 - 10/10	5/1 - 10/1	5/1 - 9/20
Seeding Window Dormant Seeding*	11/15 - Freeze	11/01 - Freeze	11/01 - Freeze

Source: Adapted from MDOT Interim 2003 Standard Specifications for Construction

	Zone 1 Lower Peninsula (South of U.S. 10)	Zone 2 Lower Peninsula (North of U.S. 10)	Zone 3 Upper Peninsula
Seeding Dates (with Irrigation or Mulch)	4/1 - 8/1	5/1 - 9/20	5/1 - 9/10
Seeding Dates (w/o Irrigation or Mulch)	4/1 - 5/20 8/10 - 10/1	5/1 - 6/10 8/1 - 9/20	5/1 - 6/15 8/1 - 9/20
Dormant Seeding Dates*	11/1 - Freeze	10/25 - Freeze	10/25 - Freeze

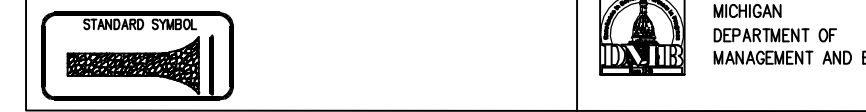
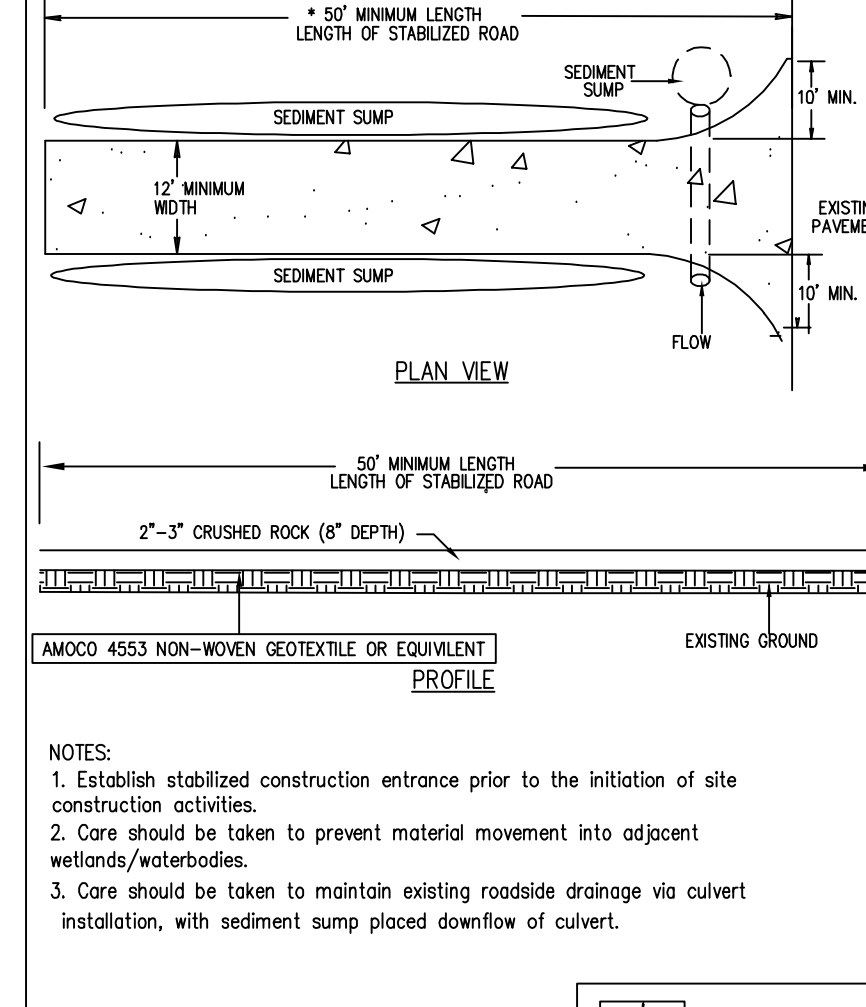
Source: Adapted from USDA NRCS Technical Guide #342 (1999)

* Dormant seeding is for use in the late fall after the soil temperature remains consistently below 50°F, prior to the ground freezing. This practice is appropriate if construction on a site is completed in the fall but the seed was not planted prior to recommended seeding dates. No seed germination will take place until spring. A cool season annual grass may be added in an attempt to have some fall growth.

- Mulch must be used with dormant seed.
- Do not seed when the ground is frozen or snow covered.
- Do not use a dormant seed mix on grassed waterways.



S53 STABILIZED CONSTRUCTION ACCESS



S53 STABILIZED CONSTRUCTION ACCESS SPECIFICATIONS

Maintenance (cont.)

- Sediment deposited on public rights-of-way shall be removed immediately and returned to the construction site.
- If soils are such that washing of tires is required, it shall be done in a wash rock area, stabilized with stone, immediately prior to the construction access stabilized corridor.

Limitations

- At the project completion, rock access road should be removed and disposed of unless utilized as subgrade for final road.
- Effectiveness limited, sediment may be tracked onto roads requiring additional action.



S53 STABILIZED CONSTRUCTION ACCESS SPECIFICATIONS

When

- Construction traffic is expected to leave a construction site.
- Stabilization of interior construction roads is desired.

Why

- To minimize tracking of sediment onto public roadways and to minimize disturbance of vegetation.

Where

- Stabilized construction entrances shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must be routed over the rock ingress/egress corridor.

How

- Stabilized construction access road should be established at the onset of the construction activities and maintained in place for the duration of the construction project.
- Installation of this practice should be the responsibility of the site clearing or excavating contractor.
- Access location should be cleared of woody vegetation.
- Non-woven geotextile fabric shall be placed over the existing ground prior to placing stone.
- Access size should be a minimum of 50'. (30' for single residence lot).
- Access width should be 12' minimum, flared at the existing road to provide a turning radius.
- Crushed aggregate (2" to 3"), or reclaimed or recycled concrete equivalent, shall be placed at least 8" deep over the length and width of the ingress/egress corridor.

Maintenance

- Periodic inspection and needed maintenance shall be provided after each rain event.
- Stabilized entrances shall be repaired and rock added as necessary.



S51 SILT FENCE SPECIFICATIONS

When

- A temporary measure for preventing sediment movement.

Why

- Used to prevent sediment suspended in runoff from leaving an earth change area.

Where

- Use adjacent to critical areas, wetlands, base of slopes, and watercourses.

How

- Install parallel to a contour.
- The silt fence should be made of woven geotextile fabric.
- Silt fence should accommodate no more than 1/2 to 1 acre of drainage per 100' of fence and on slopes less than 1:2 (v:h).
- Dig a 6" trench along the area where the fence is to be installed.
- Place 6" of the silt fence bottom flap into the trench.
- Backfill the trench with soil and compact the soil on both sides. Create a small ridge on the up-slope side of the fence.
- Install wooden stakes 6 - 10' apart and drive into the ground a minimum of 12".
- Staple the geotextile fabric to the wooden stakes.
- Join sections of silt fence by wrapping ends together (See drawing).

Maintenance

- Inspect frequently and immediately after each storm event. Check several times during prolonged storm events. If necessary, repair immediately.
- If the sediment has reached 1/3 the height of the fence, the soil should be removed and disposed of in a stable upland site.
- The fence should be re-installed if water is seeping underneath it or if the fence has become ineffective.
- Silt fence should be removed once vegetation is established and up-slope area has stabilized.



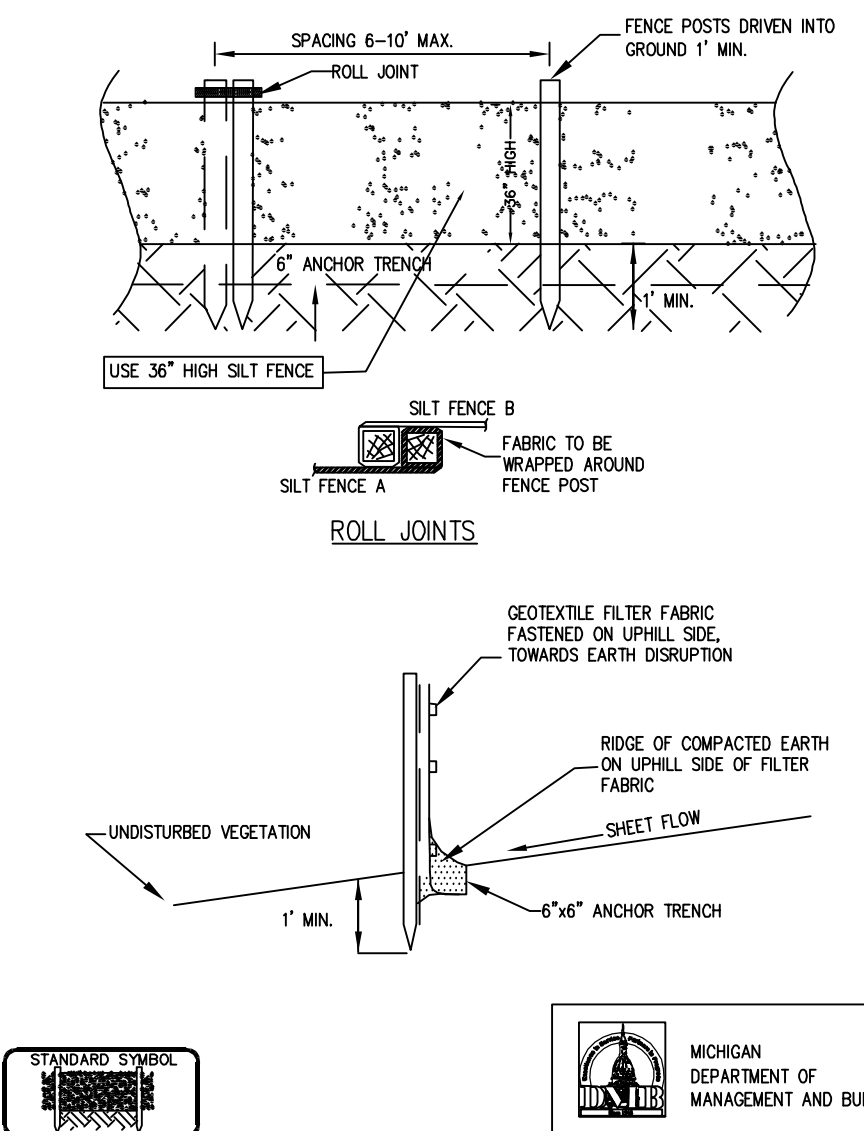
S51 SILT FENCE SPECIFICATIONS

Limitations

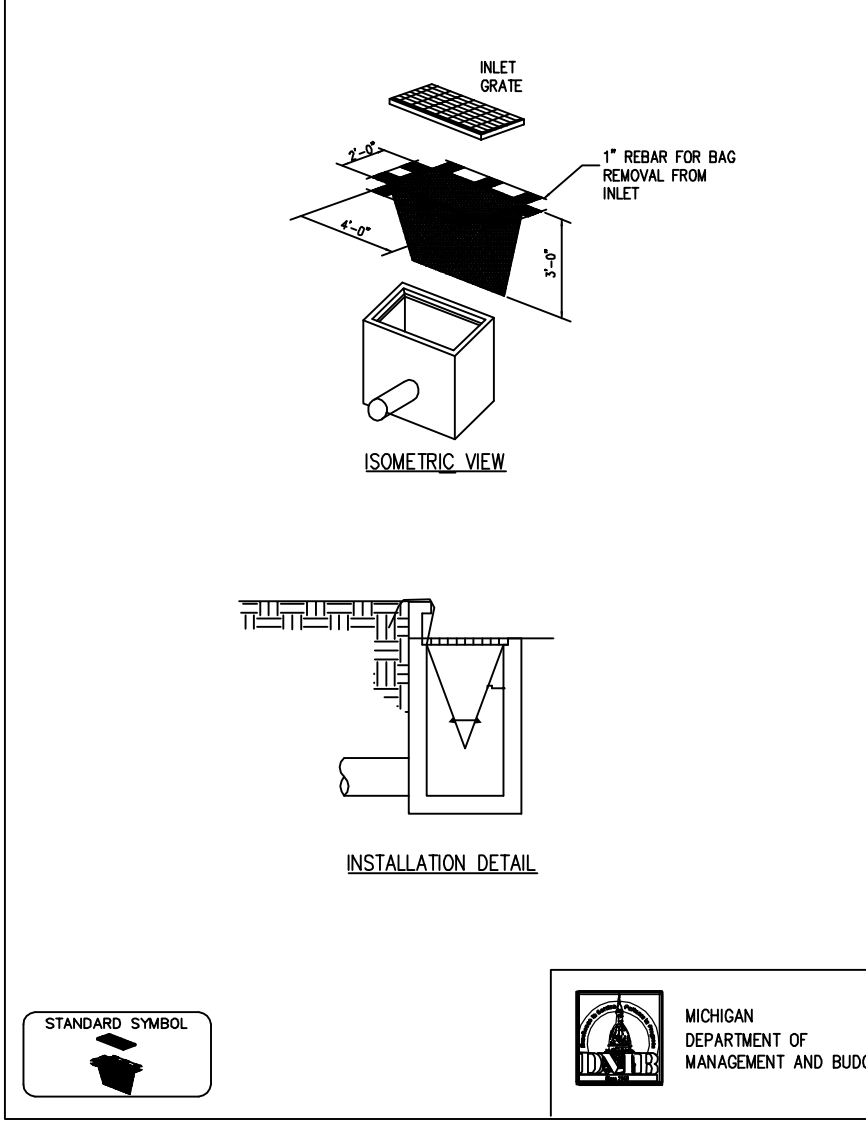
- Silt fence may cause temporary ponding and could fail if too much water flows through the area.
- Do not use in areas with concentrated flows.
- Chance of failure increases if fence is installed incorrectly or if sediment accumulation is not removed.



S51 SILT FENCE



S58 INLET PROTECTION - FABRIC DROP



S58 INLET PROTECTION - FABRIC DROP SPECIFICATIONS

When

- When sediment laden stormwater requires treatment before entering a stormwater drainage system.

Why

- To prevent sediment from entering stormwater systems.

Where

- Use in or at stormwater inlets, especially at construction sites or in streets.

How

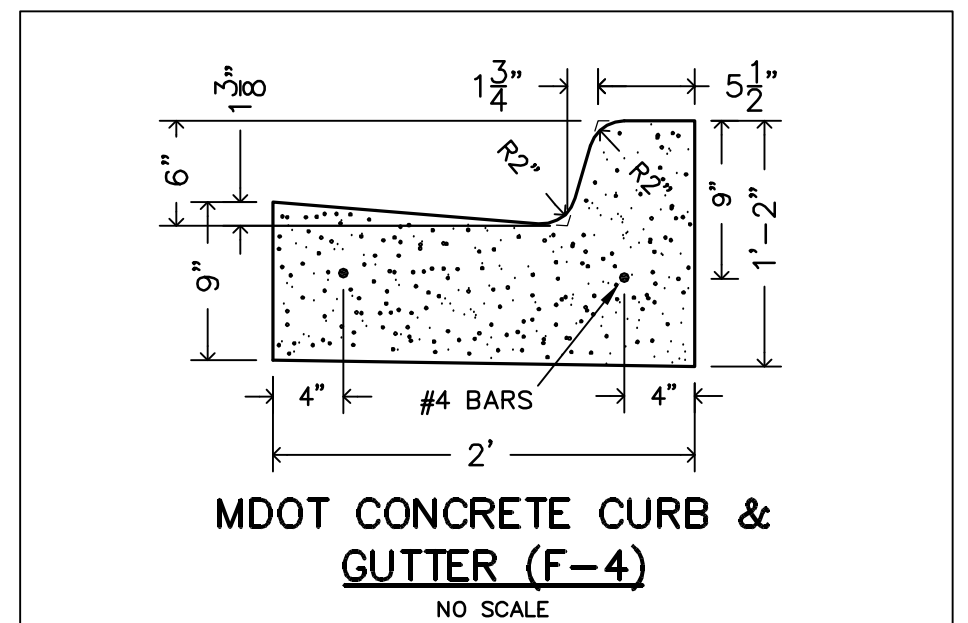
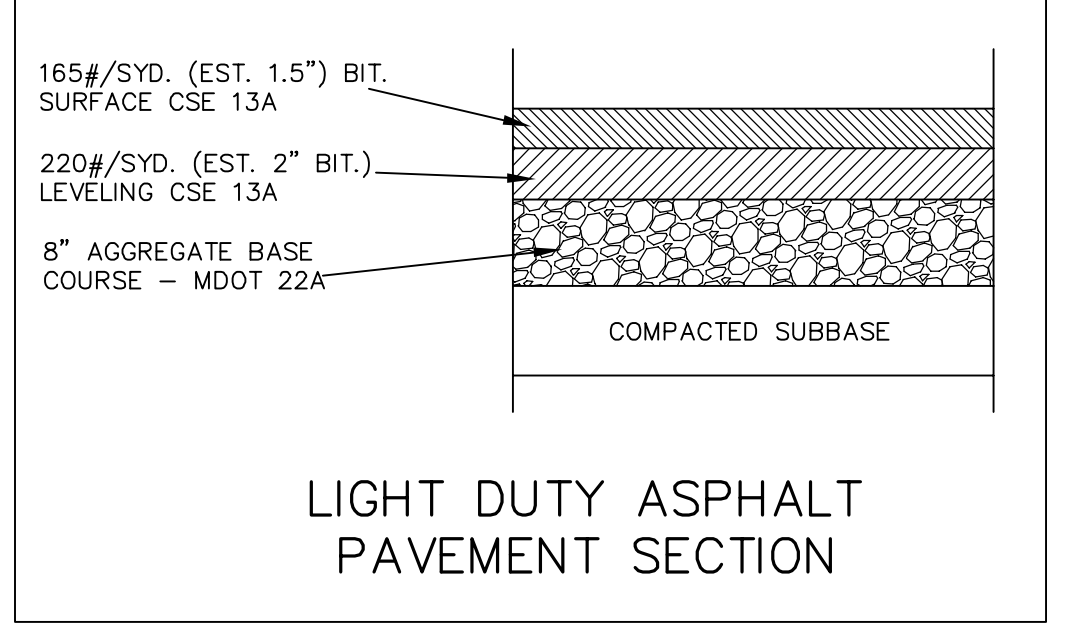
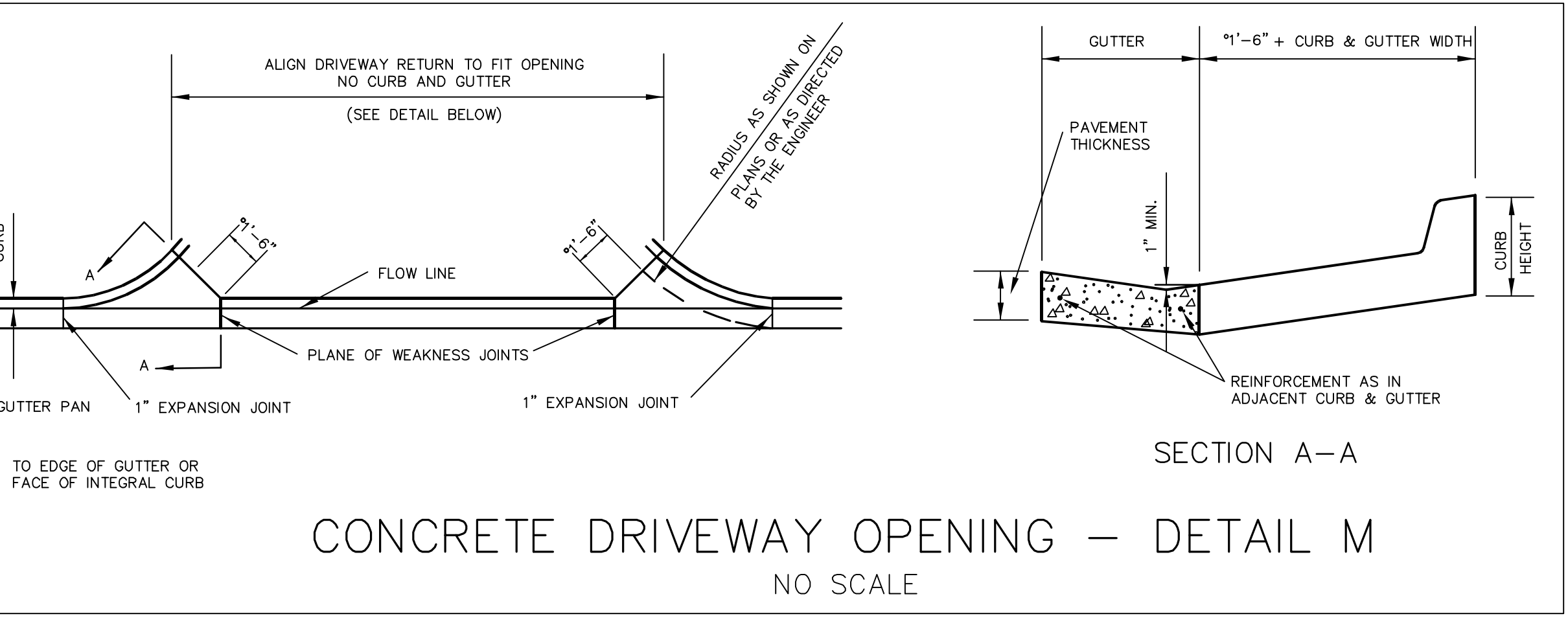
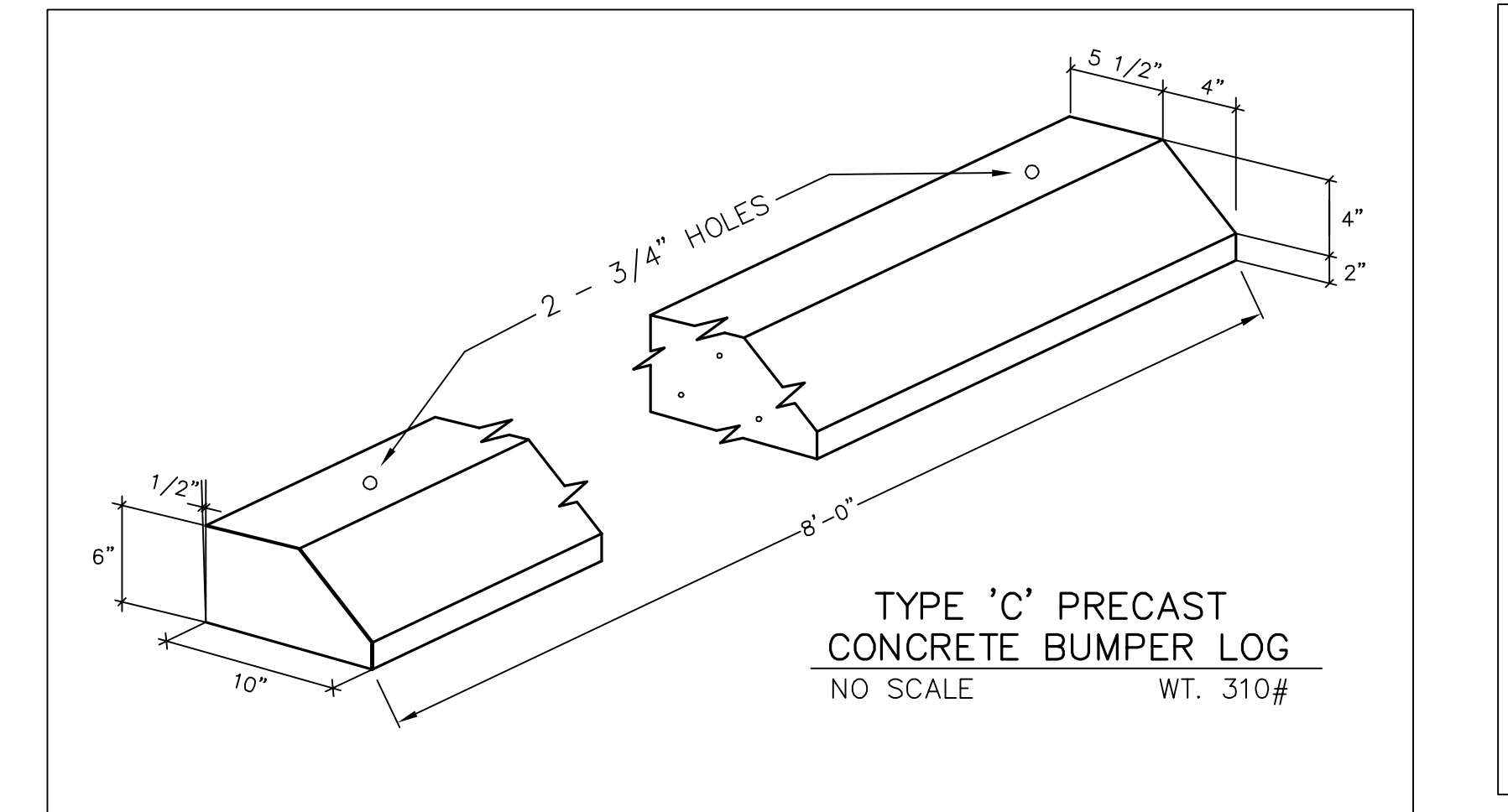
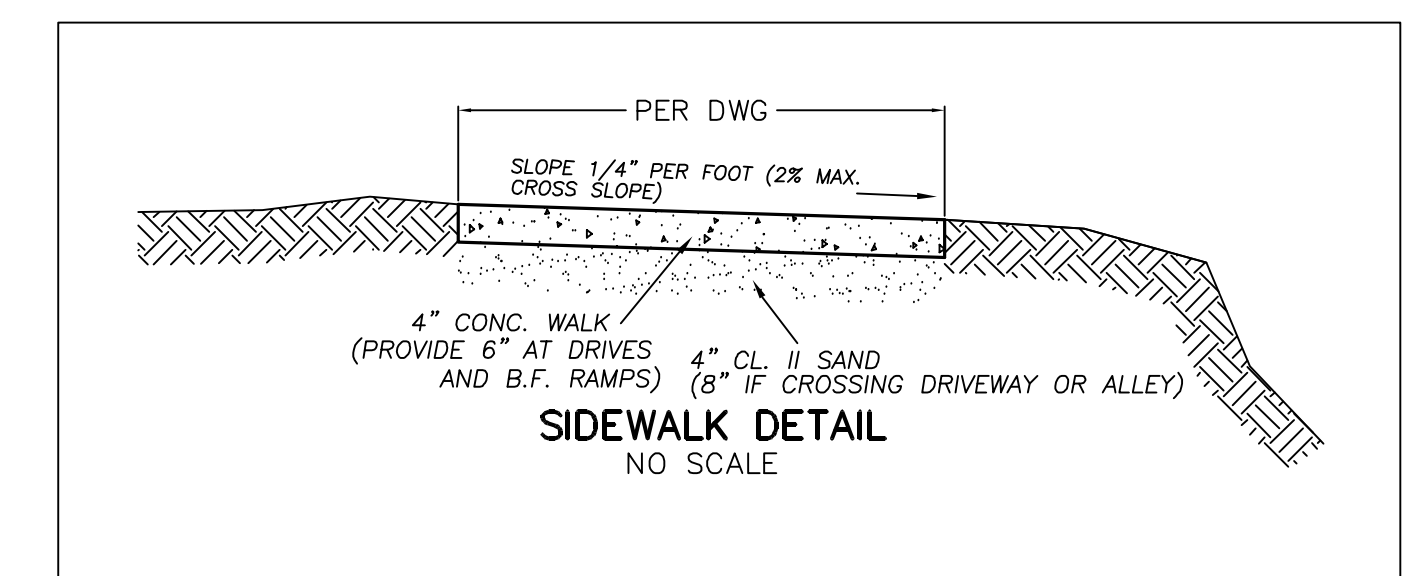
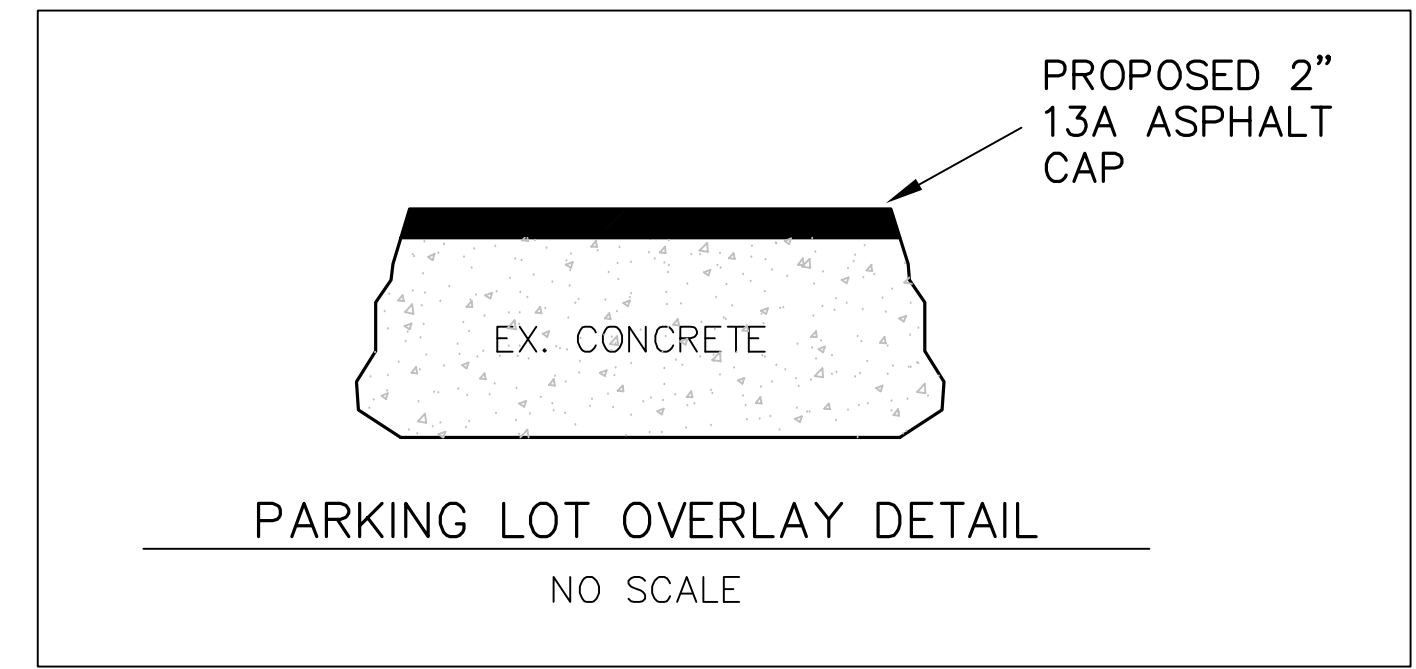
- A filter fabric bag is hung inside the inlet, beneath the grate.
- Replace grate, which will hold bag in place.
- Anchor filter bag with 1" rebar for removal from inlet.
- Flaps of bag that extend beyond the bag can be buried in soil in earth areas.

Maintenance

- Drop inlet filters should be inspected routinely and after each major rain event.
- Damaged filter bags should be replaced.
- Clean and/or replace filter bag when 1/2 full.
- Replace clogged fabric immediately.
- If needed, initiate repairs immediately upon inspection.
- Remove entire protective mechanism when upgradient areas are stabilized and streets have been swept.

Limitations

- Can only accommodate small flow quantities.
- Requires frequent maintenance.
- Ponding may occur around storm drains if filter is clogged.



REVISIONS		DESIGNER:		APPROVED BY:	
7-25-16	AJP	AJP	AJP	AJP	AJP
1-20-17	GARAGES	PROJECT MGR.	AJP	SHEET	5 OF 5
		AUTHORIZED BY:	D.R. & H.P., LLC	JOB #:	90729

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