



**CITY OF OWOSSO PLANNING COMMISSION**  
**Regular Meeting**  
**Monday, January 26, 2026 at 6:30 p.m.**  
**AGENDA**

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. APPROVAL OF AGENDA – January 26, 2026**
- E. APPROVAL OF MINUTES – April 28, 2025**
- F. ELECTION OF OFFICERS**
- G. PUBLIC HEARINGS:** None
- H. SITE PLAN REVIEWS:**
  - 1. 700 N Shiawassee Street, Memorial Healthcare – Daytime Overflow Parking for Hospital Employees
  - 2. 640 N Shiawassee Street, Memorial Healthcare – Hospital Vehicle Garage  
(Master Plan Implementation Goals: 1.24, 1.25)
- I. ITEMS OF BUSINESS:**
  - 1. 2025 Annual Planning Commission Report
- J. COMMISSIONER/CITIZEN COMMENTS:**
- K. ADJOURNMENT**

**Next regular meeting will be on Monday, February 23, 2026 at 6:30 p.m.**

*The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and recordings 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](http://www.ci.owosso.mi.us)*

**MINUTES**  
**REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION**  
**Monday, April 28, 2025 – 6:30 P.M.**

**CALL TO ORDER:** Chairman Livingston called the meeting to order at 6:30 p.m.

**PLEDGE OF ALLEGIANCE:** Recited

**ROLL CALL:** Tanya Buckelew, Planning & Building Director

**MEMBERS PRESENT:** Commissioner Albertson, Secretary Fear, Commissioner Law, Chairman Livingston, Commissioners Ludington and Osika, Vice-Chair Robertson, Commissioners Schlaack and Taylor

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Tanya Buckelew, Planning & Building Director; Justin Sprague, CIB Planning

**APPROVAL OF AGENDA:**

**MOTION BY COMMISSIONER OSIKA, SUPPORTED BY VICE-CHAIR ROBERTSON TO APPROVE THE AGENDA FOR April 28, 2025.**

**YEAS ALL. MOTION CARRIED.**

**APPROVAL OF MINUTES:**

**MOTION BY COMMISSIONER LUDINGTON SUPPORTED BY COMMISSIONER OSIKA TO APPROVE THE MINUTES FOR THE March 24, 2025 MEETING.**

**YEAS ALL. MOTION CARRIED.**

**SITE PLAN REVIEW:**

**1. 826 W KING ST – MEMORIAL HEALTHCARE:**

Hospital Administrative Representative Charlie Thompson and Doug Scott, Rowe Professional Services presented the plan to add 34 additional parking spaces to the hospital campus.

Justin Sprague, CIB Planning had the following from his review letter –

Site Plan Review to develop additional parking facilities for Memorial Healthcare. The new parking will be located on the south side of the parcel, abutting King Street, and will provide 34 new parking spaces. The Zoning Board of Appeals approved a variance on April 15, 2025 to allow for a 15-foot encroachment into the required setback as a result of the unique conditions of the property.

Justin Sprague, CIB Planning, Review Letter

1. Information items. The site plan meets the informational requirements of the ordinance.

2. Area and bulk. The proposed site was reviewed in accordance with Section 38-187, as described in the following table.

	Required	Provided	Comments
Parking Setback	20'	5'	In compliance, applicant received a variance for a 15' encroachment into the required 20' front yard setback
Parking Space Dimension	9' X 20'	9' X 20'	In compliance
Two-Way Aisle Width	26'	26'	In compliance
Curbs	Min 6"	6"	In compliance

3. Landscaping. The proposed landscape plan was reviewed in accordance with Section 28-316, as described in the following table.

	Required	Provided	Comments
Parking Lot Landscaping	N/A	N/A	In compliance, the overall site meets the requirements of the Ordinance.
Buffer Zone	N/A	20 shrubs	In compliance

4. Lighting. Plans submitted on March 27, 2025, include a photometric grid that appears to meet Ordinance requirements. While standards appear to be met, a note must be included on the plans acknowledging that all lighting must and will be fixed in a downward (90 degree) direction, which is not adjustable to ensure existing and future compliance with the ordinance.
5. Other Approvals. The proposed site plan must be reviewed and approved by the appropriate city departments, consultants and agencies.

Recommendation:

Approval of the site plan application for Memorial Healthcare to develop a new 34 space parking lot, conditioned upon the following:

1. The applicant should submit a revised site plan noting that light fixtures will be fixed and not adjustable, directed downward as required by the Ordinance.
2. That the conditions for a variance approval as imposed by the Zoning Board of Appeals at their April 15, 2025 meeting, are required to be met; and
3. Review and approval by the appropriate city departments, consultants and agencies prior to the issuance of a building permit is required.

Discussion was held regarding the landscaping on the north side of the NOW building.

**MOTION BY COMMISSIONER TAYLOR TO TABLE THE SITE PLAN REVIEW UNTIL THE PREVIOUS LANDSCAPE ISSUE HAS BEEN RESOLVED.**

**NO SUPPORT**

Discussion held regarding the appropriate type of landscaping that should be along King Street to help block the headlights from the neighbors. Bushes were agreed upon and the type would be further reviewed and approved administratively.

**MOTION BY VICE-CHAIR ROBERTSON SUPPORTED BY SECRETARY FEAR TO APPROVE THE SITE PLAN REVIEW FOR ADDITIONAL PARKING OF 34 SPACES ALONG KING STREET AT MEMORIAL HEALTHCARE, CONDITIONED UPON MEETING THE REQUIREMENTS AS SET FORTH BY THE CITY PLANNER AND THE APPROPRIATE TYPE OF LANDSCAPING BUSHES WOULD BE PLANTED AND PROPERLY MAINTAINED ALONG THE SIDEWALK.**

**YEAS:** **COMMISSIONER ALBERTSON, SECRETARY FEAR, COMMISSIONERS LAW, LUDINGTON, OSIKA, SCHLAACK, TAYLOR, VICE-CHAIR ROBERTSON AND CHAIRMAN LIVINGSTON.**

**NAYS:** **NONE**

**RCV. MOTION CARRIED.**

**Commissioner/Citizen Comments:**

Discussion held regarding marijuana odor and recent enforcements have been effective.

Discussion held regarding housing, old middle school, Fifth Third bank building and the old Cervenny's façade.

Commissioner Schlaack stated he recently joined the Advisory Council for the North-South passenger rail and will provide regular updates to the board on the progress. And the Farmer's Market starts this weekend.

**ADJOURNMENT:**

**MOTION BY SECRETARY FEAR SUPPORTED BY VICE-CHAIR ROBERTSON TO ADJOURN AT 7:20 PM UNTIL THE NEXT MEETING ON MAY 27, 2025.**

**YEAS ALL, MOTION CARRIED**

---

**Janae Fear, Secretary**

P2026-002  
1/20/26



### SITE PLAN REVIEW APPLICATION

City of Owosso

301 W. Main Street, Owosso, MI 48867

Phone: (989) 725.0535

building@ci.owosso.mi.us

- Site plan required for all commercial, industrial and multi-family residential
- Refer to the City of Owosso Zoning Ordinance Chapter 38 Article XIII for additional information
- Application must be filed at least 25 days prior to a scheduled Planning Commission meeting for staff review and proper notices (see last page for submittal deadlines)
- Submit one (1) copy of the site plan (meeting the requirements of Article XIII, site plan review) & digital copy
- Submit a digital copy of the site plan
- Payment of fees including escrow fees
- The Applicant must be present at the Planning Commission Meeting

#### Property Details:

Name of Proposed Development: M-52 Parking Expansion - East

Property Street Address: 700, 716, 720 N Shiawassee St, Owosso & 514 W King St, Owosso

Legal Description of Property:  
 050-060-009-001-00: LOT 1 BLK 9 S K BARNES  
 050-060-009-002-00: LOT 2 EXC S 6' BLK 9 S K BARNES ADD  
 050-060-009-004-00: LOTS 3 & 4 AND THE S 6' LOT 2 BLK 9 S K BARNES ADD  
 050-060-009-005-00: LOT 7 BLK 9 S K BARNES ADD

Site Area (in acres): 1.02 Acres      Parcel ID #: 050-060-009-001-00, 050-060-009-002-00, 050-060-009-004-00, 050-060-009-005-00      Zoning: COR - Corridor Business District

#### Ownership:

Name: Memorial Healthcare (Charles Thompson)

Address: 826 W. King Street, Owosso, MI 48867

Telephone No:      Email: (

#### Applicant:

Applicant (If different from owner above):

Address:

Telephone No:      Email address:

Interest in Property (potential buyer/lease holder/potential lessee/other):

#### Architect/Surveyor/Engineer preparing site plan:

Name: Douglas Scott, P.E. - ROWE Professional Services Company

Address: 540 Saginaw St STE 200, Flint, MI 48502

Telephone No: (810) 341-7500      Email:

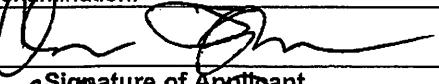
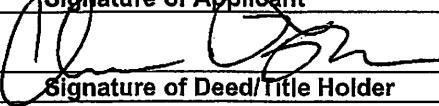
#### Construction Proposed:

<input type="checkbox"/> Residential	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Number of units
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	
Current use	Overflow parking for hospital	Proposed use Daytime overflow parking for hospital employees
Existing building(s) square footage	1,750 SFT	Proposed building(s) square footage      N/A

<b>APPLICATION FEES:</b>	
• Apartment/townhouse	\$575.00 + \$5.00/unit
• Commercial/Industrial	\$525.00 + \$50.00/acre
• Institutional (Schools, Public Services, Hospitals)	\$500.00 + \$40.00/acre
• Mobile home park	\$600.00 + \$5.00/unit
• Planned Unit Development/Mixed use development	\$575.00 + \$50.00/acre
• Preliminary site plan review	75% of site plan review fee
• Single family site condo (prelim or final)	\$700.00 + \$5.00/lot
• Site plan revision/review	75% of site plan review fee + any needed consulting fees determined by administration
• Site plan requiring review by city engineer	all costs by owner/applicant via escrow
• Special meetings with planner/engineer	all costs by owner/applicant via escrow
• <b>Escrow Fee (Hourly rate for Staff/Consultant Involved)</b>	<b>\$1,500</b>

- ❖ A cash deposit of \$1,500 shall be placed with the City of Owosso
- ❖ The City will let the applicants know when additional funds are needed (typically when about 25% is remaining)
- ❖ Should there be funds remaining in the account after completion of the project, the balance will be returned

1. 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.
2. I understand that if my site plan is deemed incomplete, it may be returned by the City for revisions without being forwarded to the Planning Commission for consideration, until the requirements have been adequately met.
3. 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/parcels for the purposes of inspection and examination.

	1-7-04
Signature of Applicant	Date
	1-7-04
Signature of Deed/Title Holder	Date

<b>SITE PLAN REVIEW CHECKLIST:</b> Check the appropriate box. If item is marked as 'not provided', attach detailed explanation.		<b>Provided</b>	<b>Not Provided</b>
<b>1. Site Plan</b>	<ul style="list-style-type: none"> <li>❖ Location Map</li> <li>❖ Scale of not less than one (1) inch equals fifty (50) feet if subject property is less than three (3) acres and one (1) inch equals one hundred (100) feet if three (3) acres or more</li> <li>❖ North point</li> <li>❖ Scale and area of the site in acres and square feet</li> <li>❖ Dates (including revision dates)</li> </ul>	X	
<b>2. Property lines</b>	<ul style="list-style-type: none"> <li>❖ Dimensions of all lot and property lines, showing the relationship of the subject property to the abutting properties.</li> <li>❖ Boundary of the property line outlined in solid line</li> <li>❖ Required setbacks from property line and adjacent parcels</li> </ul>	X	
<b>3. Zoning designation and uses</b>	<ul style="list-style-type: none"> <li>❖ Of subject property</li> <li>❖ Of adjacent properties</li> </ul>	X	
<b>4. Names and addresses</b>	<ul style="list-style-type: none"> <li>❖ Of the architect, planner, designer, engineer, or person responsible for the preparation of the site plan (including signature and seal)</li> </ul>	X	
<b>5. Structures</b>	<ul style="list-style-type: none"> <li>❖ Location and layout of existing and proposed structures</li> <li>❖ All existing structures within one hundred (100) feet to the subject property</li> </ul>	X	
<b>6. Drives and parking areas</b>	<ul style="list-style-type: none"> <li>❖ Location and layout of existing and proposed drives and parking areas</li> <li>❖ Number, location and layout of off-street parking spaces</li> </ul>	X	
<b>7. Dumpsters</b>	<ul style="list-style-type: none"> <li>❖ Location</li> <li>❖ Details of enclosure</li> <li>❖ Trash removal plan</li> </ul>	NA	
<b>8. Elevations</b>	<ul style="list-style-type: none"> <li>❖ Architectural elevations of building (all facades)</li> <li>❖ Identifying height, materials used and colors</li> <li>❖ Parking lot areas</li> <li>❖ Drives</li> </ul>	X	
<b>9. Flood hazard area</b>	<ul style="list-style-type: none"> <li>❖ Elevation of the site in relation to the identified flood hazard area</li> <li>❖ All proposed construction, reconstruction or demolition shall be in compliance with local, state and federal ordinance, laws or regulations</li> </ul>	NA	
<b>10. Floor plans</b>	<ul style="list-style-type: none"> <li>❖ Existing and proposed</li> </ul>	NA	
<b>11. Landscaping</b>	<ul style="list-style-type: none"> <li>❖ Existing walls, fences and screening – location and height</li> <li>❖ Proposed walls, fences and screening – location and height</li> <li>❖ Landscape plan indicating existing/proposed trees and plantings along frontage and on the site</li> <li>❖ Notation of landscape maintenance agreement</li> <li>❖ Notation of method of irrigation</li> </ul>	X	
<b>12. Lighting</b>	<ul style="list-style-type: none"> <li>❖ Plan indicating existing/proposed light poles/fixtures on site, along site's frontage and any wall mounted lights</li> </ul>	X	
<b>13. Mechanical Units</b>	<ul style="list-style-type: none"> <li>❖ Roof mounted equipment and screening</li> <li>❖ Ground equipment and screening</li> </ul>	NA	
<b>14. Residential multi-family development</b>	<ul style="list-style-type: none"> <li>❖ Schedule indicating number of dwelling units, number of bedrooms, gross and usable floor area, parking provided, total area of paved and unpaved surfaces</li> </ul>	NA	

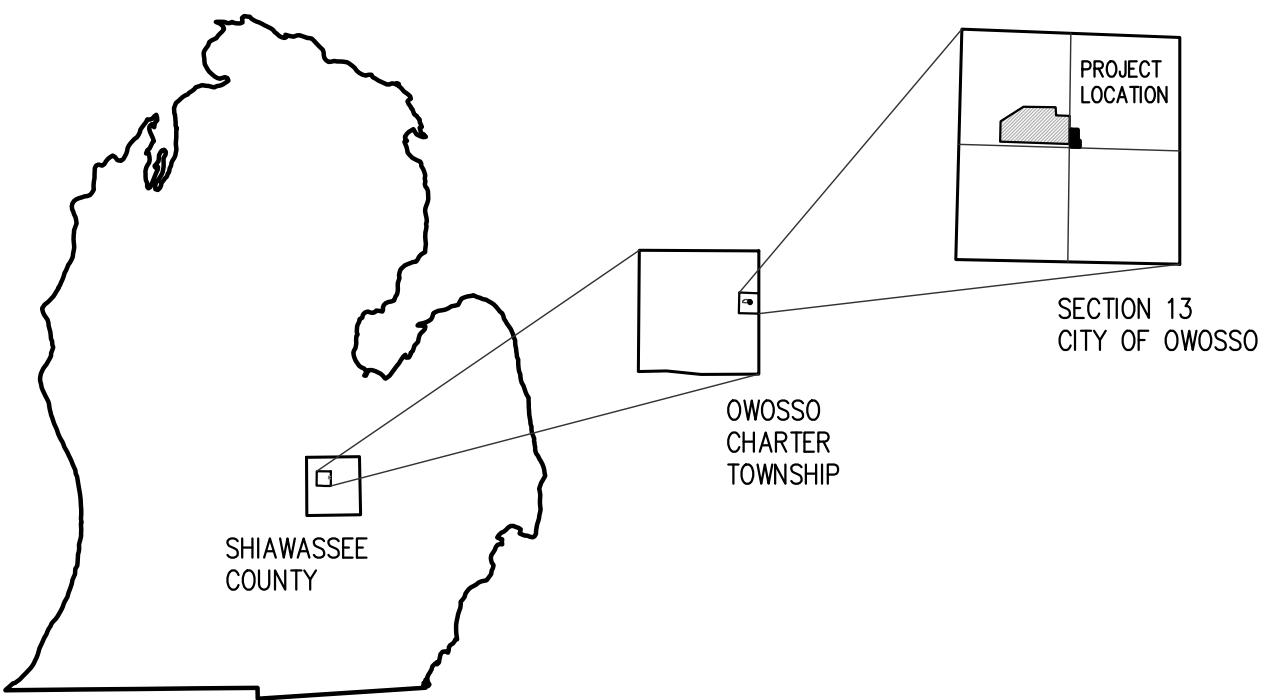
<b>SITE PLAN REVIEW CHECKLIST:</b> Check the appropriate box. If item is marked as 'not provided', attach detailed explanation.		<b>Provided</b>	<b>Not Provided</b>
<b>15. Right-of-ways</b>	<ul style="list-style-type: none"> <li>❖ Location and width of existing easements, alleys and drives</li> <li>❖ Location and width of all public sidewalks along the front street right-of-way and on the site, with details</li> </ul>	X	
<b>16. Signs</b>	<ul style="list-style-type: none"> <li>❖ Location/type of existing</li> <li>❖ Location/type of proposed</li> </ul>	X	
<b>17. Soil erosion and sedimentation control</b>	<ul style="list-style-type: none"> <li>❖ Permit from the local enforcing agency - Shiawassee County - on soil erosion and sedimentation control - IF the earth change activity involves more than one (1) acre or is within five hundred (500) feet of a lake or stream</li> <li>❖ Soil erosion and sedimentation control measures during construction</li> </ul>	X	
<b>18. Utilities</b>	<ul style="list-style-type: none"> <li>❖ Location and layout of existing and proposed</li> <li>❖ Including but not limited to gas, water, sanitary sewer, electricity, telephone</li> </ul>	X	
<b>19. Water</b>	<ul style="list-style-type: none"> <li>❖ Direction of surface water drainage</li> <li>❖ Grading plan</li> <li>❖ Plans for storm water retention/detention on site</li> </ul>	X	

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

<b><u>2025 Meeting Date</u></b>	<b><u>2025 Submittal Deadline</u></b>
January 27	January 2
February 24	January 30
March 24	February 27
April 28	April 3
May 27	May 2
June 23	May 29
July 28	July 3
August 25	July 31
September 22	August 28
October 27	October 2
November 24	October 31
December 8	November 13

# SITE PLANS FOR MEMORIAL HEALTHCARE M-52 PARKING LOT EXPANSION - EAST

700/716/720 N. SHIAWASSEE STREET (M-52)  
CITY OF OWOSSO, SECTION 13, T.7N.-R.2E.  
SHIAWASSEE COUNTY, MICHIGAN



## UTILITY CONTACT LOG

AGENCY	UTILITY
1. CITY OF OWOSSO PUBLIC WORKS DEPARTMENT 522 MILWAUKEE STREET OWOSSO, MI 48867 MR. TOM WHEELER (989) 725-0550	D.P.W.
2. CONSUMERS ENERGY 530 WEST WILLOW STREET LANSING, MI 48909 MR. TYLER LAWRENCE (517) 788-1191	GAS
3. CONSUMERS ENERGY 1801 W. MAIN STREET OWOSSO, MI 48867 MR. JOEL HIMM (989) 729-3256	ELECTRIC
4. CHARTER COMMUNICATIONS 7372 DAVISON ROAD DAVISON, MI 48423 MR. DAVID BUIJAK (734) 915-2895	CABLE
5. FRONTIER/VERIZON 1943 W. M-21 OWOSSO, MI 48867 MR. MARK STEVENS (989) 723-0373	TELEPHONE



LOCATION MAP  
NOT TO SCALE

## OWNER INFORMATION

MEMORIAL HEALTHCARE  
826 W. KING STREET  
OWOSSO, MI 48867  
CHARLES THOMPSON  
(989) 729-4567

## PROPERTY INFORMATION

MEMORIAL HEALTHCARE  
700/716/720 N. SHIAWASSEE STREET  
OWOSSO, MI 48867  
CHARLES THOMPSON  
(989) 729-4567

## PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE CONSTRUCTION OF A NEW PARKING AREA THAT WILL PROVIDE 62 NEW SPACES.

## DESIGN ENGINEER

ROWE PROFESSIONAL SERVICES COMPANY  
540 S. SAGINAW ST., SUITE 200  
FLINT, MI 48502  
DOUGLAS A. SCOTT, PE  
(810) 869-5111

## MDOT TRAFFIC AND SAFETY PLANS

THE FOLLOWING MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) TRAFFIC AND SAFETY PLANS ARE REFERENCED IN THIS PROJECT. COPIES OF THE MDOT STANDARD PLANS ARE INCLUDED IN THE CONTRACT DOCUMENTS.

M0020a	TABLES FOR "L", "D" AND "B" VALUES
M0040a	TYPICAL ADVANCE SIGNING TREATMENT FOR LONG, INTERMEDIATE AND SHORT TERM STATIONARY WORK ZONE OPERATIONS OF LESS THAN TWO MILES IN LENGTH WHERE TRAFFIC CONTROL DEVICES MAY REMAIN AT END OF WORK DAY ON AN UNDIVIDED TWO-WAY ROADWAY
M0240a	TYPICAL TEMPORARY TRAFFIC CONTROL FOR A ONE-LANE CLOSURE ON AN UNDIVIDED MULTI-LANE ROADWAY, NO SPEED REDUCTION
WZD-100-A*	GROUND DRIVEN SIGN SUPPORTS FOR TEMPORARY SIGNS
WZD-125-E*	TEMPORARY TRAFFIC CONTROL DEVICES

## MDOT STANDARD ROAD PLANS

THE FOLLOWING MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD ROAD PLANS ARE REFERENCED IN THIS PROJECT. COPIES OF THE MDOT STANDARD PLANS ARE INCLUDED IN THE CONTRACT DOCUMENTS.

R-7-F	COVER B
R-9-D	COVER D
R-12-E	COVER G
R-15-G*	COVER K
R-28-J*	SIDEWALK RAMP AND DETECTABLE WARNING DETAILS
R-29-I	DRIVeway OPENINGS & APPROACHES, AND CONCRETE SIDEWALKS
R-30-G	CONCRETE CURB AND CONCRETE CURB AND GUTTER

\* INDICATES SPECIAL DETAIL

## SHEET INDEX

- 1 - COVER SHEET
- 2 - GENERAL NOTES SHEET
- 3 - LEGEND SHEET
- 4 - DETAIL SHEET
- 5 - DETAIL SHEET
- 6 - ZONING SHEET
- 7 - EXISTING CONDITIONS & REMOVAL PLAN
- 8 - SITE PLAN
- 9 - GRADING AND STORM SEWER PLAN
- 10 - SOIL EROSION KEY SHEET
- 11 - LANDSCAPING LAYOUT
- 12 - LIGHTING LAYOUT



Know what's below.  
Call before you dig.

## MEMORIAL HEALTHCARE M-52 PARKING LOT EXPANSION - EAST

COVER SHEET

O: (810) 341-7500  
www.ROWSCo.com

The Rowe Building  
540 S. Saginaw St., Suite 200  
Flint, MI 48502

PROJECT MGR: DAS  
REVIEWER: CJA  
SCALE: NOT TO SCALE

PLAN DATE: JANUARY 2026

PROJECT MGR: DAS  
REVIEWER: CJA  
SCALE: NOT TO SCALE

REV:

SHT# 1 OF 12  
JOB No: 2500149

## GENERAL CONSTRUCTION NOTES

### EMERGENCY CONTACTS

BEFORE BEGINNING WORK ON THE PROJECT, THE CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER WITH THE NAMES AND TELEPHONE NUMBERS OF EMERGENCY CONTACTS. AT LEAST ONE PERSON REPRESENTING THE CONTRACTOR SHALL BE AVAILABLE TO RESPOND TO EMERGENCIES THROUGHOUT THE LIFE OF THE PROJECT, 24 HOURS A DAY, 7 DAYS A WEEK.

### UNDERGROUND UTILITY IDENTIFICATION AND LOCATION

THE CONTRACTOR SHALL CALL MISS DIG (1-800-482-7171) A MINIMUM OF THREE WORK DAYS IN ADVANCE OF BEGINNING EXCAVATION. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY AND NOTIFY UTILITY AGENCIES WITHIN THE PROJECT AREA WHICH DO NOT PARTICIPATE IN THE MISS DIG NOTIFICATION PROGRAM.

### PUBLIC UTILITIES

EXISTING UTILITIES ARE SHOWN BASED UPON RECORDS AND LOCATIONS PROVIDED BY UTILITY AGENCIES. THE INFORMATION SHOWN IS CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR. UNLESS THE PLANS SPECIFICALLY SHOW THAT EXISTING UTILITIES ARE TO BE MOVED, THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN EXISTING UTILITIES.

### VERIFICATION OF UNDERGROUND UTILITIES

THE CONTRACTOR SHALL EXCAVATE AND LOCATE ALL EXISTING UTILITIES IN THE PROJECT AREA IN ADVANCE OF CONSTRUCTION TO VERIFY THEIR ACTUAL LOCATION. POTENTIAL CONFLICTS SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL MAKE SUCH CHANGES TO GRADE AND ALIGNMENT OF PROPOSED WORK AS DIRECTED BY THE ENGINEER TO AVOID CONFLICTS, AT NO INCREASE IN COST TO THE OWNER.

### UTILITY SERVICE

UNLESS SPECIFICALLY PROVIDED OTHERWISE IN THE CONTRACT DOCUMENTS, ALL EXISTING UTILITIES ARE TO REMAIN IN SERVICE DURING THE PROJECT.

### MAILBOXES

MAILBOXES LOCATED WITHIN THE LIMITS OF EXCAVATION, GRADING, OR CONSTRUCTION SHALL BE REMOVED AND PROTECTED FROM DAMAGE BY THE CONTRACTOR. TEMPORARY MAILBOXES SHALL BE PROVIDED AND MAINTAINED DURING THE PROJECT. UPON COMPLETION OF GRADING OR CONSTRUCTION ACTIVITIES, THE ORIGINAL MAILBOX SHALL BE REINSTALLED.

MAILBOXES (AND/OR SUPPORTS) WHICH ARE DAMAGED AS A RESULT OF THE PROJECT SHALL BE REPLACED BY THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE. MAILBOXES SHALL BE REPLACED IN ACCORDANCE WITH THE STANDARDS OF THE U.S. POSTAL SERVICE AND THE REGULATIONS OF THE AGENCY HAVING JURISDICTION OVER THE ROADS AND STREETS IN THE PROJECT AREA.

### PRIVATE IRRIGATION SYSTEMS

WHERE IRRIGATION SYSTEMS WITHIN THE PUBLIC RIGHT-OF-WAY WILL INTERFERE WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNERS THAT IT IS THEIR RESPONSIBILITY TO REMOVE AND PROTECT THEIR IRRIGATION SYSTEM. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A COPY OF THE NOTIFICATION.

WHERE THE OWNER HAS NOT REMOVED THEIR PRIVATE IRRIGATION SYSTEM, THE CONTRACTOR SHALL CUT AND PLUG THOSE SECTIONS OF PIPING WHICH INTERFERE WITH CONSTRUCTION. SPRINKLER HEADS, VALVES, AND PIPING WHICH INTERFERES WITH THE CONTRACTOR'S WORK, SHALL BE REMOVED AND STOCKPILED ON THE OWNER'S PROPERTY.

### SOIL BORINGS / PAVEMENT CORES

IF PROVIDED ON THE PLANS OR IN THE CONTRACT DOCUMENTS, LOGS OF SOIL BORINGS OR PAVEMENT CORES REPRESENT THE SUBSURFACE CONDITIONS ENCOUNTERED AT SPECIFIC POINTS. THE INFORMATION IS PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY.

### MAINTAINING TRAFFIC

LOCAL AND EMERGENCY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES WITHIN THE PROJECT AREA.

WHEN EXCAVATION, FRESH CONCRETE, OR OTHER CONSTRUCTION WORK WILL RESULT IN THE CLOSURE OF A STREET OR DRIVEWAY FOR A PERIOD OF TIME, THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL AFFECTED RESIDENTS AND BUSINESSES IN ADVANCE.

THE CONTRACTOR SHALL NOTIFY EMERGENCY RESPONSE AGENCIES IN ADVANCE OF ROAD CLOSURES OR THE ESTABLISHMENT OF DETOURS.

### TRAFFIC SIGNS

TRAFFIC SIGNS WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED AND REPLACED BY THE AGENCY HAVING JURISDICTION OVER THE STREETS OR ROADS IN THE PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE AGENCY TO ARRANGE FOR REMOVAL OF THE SIGN AND IS RESPONSIBLE TO PAY ANY FEES ASSOCIATED WITH THE REMOVAL AND REPLACEMENT OF THE SIGNS.

### SCHEDULE

THE CONTRACTOR SHALL COMPLETE ALL WORK IN AN EXPEDITIOUS MANNER AND SHALL NOT STOP WORK ON THE PROJECT ONCE BEGUN.

### ALIGNMENT

ALIGNMENT AND GRADES FOR CURB AND GUTTER (INCLUDING THROUGH RAMPS AND DRIVEWAY OPENINGS) SHOWN ON THE PLANS ARE FOR THE TOP, BACK OF CURB, UNLESS SPECIFICALLY SHOWN OTHERWISE ON THE PLANS.

THE HORIZONTAL ALIGNMENT SHOWN ON THE DRAWINGS FOR DRAINAGE STRUCTURES LOCATED IN THE CURB LINE IS TO THE CENTER OF THE CASTING.

THE HORIZONTAL ALIGNMENT SHOWN ON THE DRAWINGS FOR DRAINAGE STRUCTURES WHICH ARE NOT IN THE CURB LINE AND FOR MANHOLES IS TO THE CENTER OF THE STRUCTURE.

WHERE RIM ELEVATIONS ARE PROVIDED ON THE PLANS FOR MANHOLE CASTINGS, THE ELEVATION PROVIDED IS FOR THE TOP OF THE CASTING.

WHERE RIM ELEVATIONS ARE PROVIDED FOR INLET TYPE CASTINGS, THE ELEVATIONS ARE PROVIDED AS FOLLOWS:

- CURB INLETS - THE ELEVATION OF THE TOP OF CURB
- ALL OTHER INLETS - THE ELEVATION OF THE FLOW LINE

WHERE RIM ELEVATIONS ARE PROVIDED ON THE PLANS FOR INLETS OR MANHOLE CASTINGS, THE ELEVATIONS PROVIDED ARE CONSIDERED PRELIMINARY. THE CONTRACTOR SHALL MAKE THE FINAL ADJUSTMENT FOLLOWING THE ESTABLISHMENT OF ACTUAL GRADING AND PAVEMENT ELEVATIONS.

### CONSTRUCTION STAKING

WHEN CONSTRUCTION STAKING IS TO BE PROVIDED BY THE ENGINEER OR OWNER, THE CONTRACTOR SHALL REQUEST STAKING AT LEAST THREE WORKING DAYS IN ADVANCE.

WHEN CONSTRUCTION STAKING IS TO BE PROVIDED BY THE ENGINEER OR OWNER, STAKING WILL BE PROVIDED ONE TIME. THE CONTRACTOR SHALL PROTECT AND PRESERVE SURVEY CONTROL AND STAKING. RE-STAKING WILL BE AT THE CONTRACTOR'S EXPENSE.

### SURVEY CORNERS, BENCHMARKS, AND CONTROL POINTS

THE CONTRACTOR SHALL PRESERVE ALL GOVERNMENT CORNERS, PROPERTY CORNERS, BENCHMARKS, SURVEY CONTROL POINTS AND OTHER SURVEY POINTS WITHIN THE PROJECT AREA. WHERE CORNERS, BENCHMARKS, OR SURVEY POINTS ARE ENCOUNTERED WHICH WILL BE DISTURBED BY THE CONTRACTOR'S ACTIVITIES; A LICENSED SURVEYOR SHALL WITNESS THE POINT BEFORE DISTURBANCE AND SHALL RE-SET THE POINT FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL PAY THE SURVEYOR TO WITNESS AND TO RE-SET THE POINTS.

### PROTECTION OF TREES, SHRUBS, AND LANDSCAPING

ALL TREES, SHRUBS, AND LANDSCAPING WITHIN THE CONSTRUCTION AREA WHICH ARE NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED TREES, SHRUBS, AND LANDSCAPING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

### CONSTRUCTION SIGNING AND BARRICADING

THE CONTRACTOR SHALL PROTECT HAZARDOUS AREAS WITH BARRICADES. BARRICADES LEFT IN PLACE AFTER SUNSET SHALL BE LIGHTED.

THE CONTRACTOR SHALL PROVIDE SUITABLE SANDBAGS OR OTHER SUITABLE MEASURES FOR ANCHORING OF TEMPORARY SIGNS AND BARRICADES, TO PREVENT THEIR TIPPING OR DISPLACEMENT BY WIND OR AIR FLOW FROM VEHICLES.

THE CONTRACTOR SHALL PROVIDE SIGNING, BARRICADES, TRAFFIC REGULATORS, CONES, AND OTHER TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCY HAVING JURISDICTION OVER STREETS OR ROADS IN THE PROJECT AREA, THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND THE PLANS AND SPECIFICATIONS.

THE CONTRACTOR SHALL COVER OR REMOVE TEMPORARY SIGNS DURING PERIODS WHEN THEY ARE NOT APPROPRIATE.

### TURF ESTABLISHMENT

ALL DISTURBED AREAS WHICH ARE NOT TO BE SURFACED WITH PAVEMENT, AGGREGATE OR OTHER APPROVED SURFACES SHALL BE ESTABLISHED WITH TURF.

TURF AREAS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.

DISTURBED AREAS SHALL BE SURFACED WITH THREE INCHES OF SCREENED TOPSOIL.

THE CONTRACTOR IS RESPONSIBLE TO ESTABLISH TURF WHICH IS SUBSTANTIALLY FREE OF BARE SPOTS AND FREE OF WEEDS. THE GROUND SURFACE IN TURF AREAS SHALL BE SMOOTH AND PROVIDE A NATURAL TRANSITION TO ADJACENT, UNDISTURBED AREAS.

THE CONTRACTOR IS RESPONSIBLE TO PROVIDE WATERING, WEEDING, RESEEDING, AND REWORKING AS NECESSARY TO ESTABLISH TURF AREAS TO THE REQUIRED STANDARD.

### ADA COMPLIANCE

ALL PROPOSED CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND APPLICABLE GUIDELINES OR STANDARDS. WHERE EXISTING CONDITIONS AND/OR THE REQUIREMENTS OF THE PLANS WILL RESULT IN FINISHED CONDITIONS THAT DO NOT MEET THE ADA REQUIREMENTS, GUIDELINES, OR STANDARDS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REMOVE AND REPLACE WORK DETERMINED TO BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS, GUIDELINES, OR STANDARDS.

### EARTHWORK

EARTHWORK QUANTITIES, IF PROVIDED, ARE FOR THE CONTRACTOR'S INFORMATION. THE QUANTITIES WERE DEVELOPED USING THE AVERAGE END AREA METHOD. ASSUMPTIONS REGARDING TOPSOIL AND SHRINKAGE ARE STATED WITH THE ESTIMATES OF EXCAVATION AND FILL.

### EARTHWORK SUMMARY (FOR INFORMATION ONLY)

EXCAVATION 1000 CYD  
FILL 500 CYD

#### ASSUMPTIONS:

- 8 INCHES OF TOPSOIL, NOT INCLUDED IN EXCAVATION AND FILL VOLUMES
- 3 INCHES OF TOPSOIL, INCLUDED IN EXCAVATION AND FILL VOLUMES
- EXCAVATION AND FILL VOLUMES HAVE BEEN DETERMINED WITHOUT CONSIDERATION OF EFFECT OF DENSITY, MOISTURE CONTENT, EXPANSION, ETC.

THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE EARTHWORK QUANTITIES, AND BASE THEIR BID ON THEIR DETERMINATION OF THE QUANTITIES OF WORK REQUIRED.

IF ADDITIONAL FILL MATERIAL MUST BE PROVIDED TO ATTAIN THE FINISH GRADES SHOWN ON THE PLANS, THE CONTRACTOR SHALL PROVIDE THE REQUIRED FILL MATERIAL, UNLESS A SPECIFIC BORROW AREA IS IDENTIFIED ON THE PLANS.

EXCESS SOILS RESULTING FROM EXCAVATION AND EARTHWORK SHALL BECOME THE CONTRACTOR'S PROPERTY AND DISPOSED OF PROPERLY, UNLESS AN AREA(S) HAS BEEN DESIGNATED FOR STOCKPILING OR "BLENDING IN" THE EXCESS MATERIAL WITHIN THE PROJECT LIMITS.

### BACKFILL AND EMBANKMENT

BACKFILL OF AN EXCAVATION UNDER OR WITHIN THE ONE ON ONE INFLUENCE OF AN EXISTING OR PROPOSED ROAD, SIDEWALK, DRIVEWAY, PAVEMENT, OR AGGREGATE SURFACE, SHALL BE SAND, MEETING THE REQUIREMENTS OF GRANULAR MATERIAL CLASS III AS DESCRIBED IN THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE SAND BACKFILL SHALL BE COMPAKTED TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.

BACKFILL OF AN EXCAVATION WHICH IS NOT UNDER OR WITHIN THE ONE ON ONE INFLUENCE OF AN EXISTING OR PROPOSED ROAD, SIDEWALK, DRIVEWAY, PAVEMENT, OR AGGREGATE SURFACE MAY BE SUITABLE EXCAVATED MATERIAL OR OTHER SOIL, WHICH IS FREE OF ORGANIC MATTER, STONES AND ROCKS, ROOTS, BROKEN CONCRETE, FROZEN MATERIAL, OR DEBRIS. THE BACKFILL SHALL BE COMPAKTED TO AT LEAST 90% OF ITS MAXIMUM UNIT WEIGHT.

THE CONTRACTOR SHALL INDICATE THE SOURCE OF SAND USED FOR BACKFILL TO THE ENGINEER, AND PROVIDE THE ENGINEER WITH THE RESULTS OF A GRADATION TEST PERFORMED ON A SAMPLE OF THE SAND. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ADVANCE OF USING SAND FROM OTHER SOURCES.

EMBANKMENT USED TO BUILD THE SUBGRADE TO REQUIRED ELEVATION SHALL BE SUITABLE SOIL EXCAVATED FROM THE PROJECT SITE, OR FURNISHED BY THE CONTRACTOR FROM OTHER SOURCES. SUITABLE SOIL IS FREE FROM ORGANIC MATTER, ROCKS AND STONES, FROZEN MATERIAL, BROKEN CONCRETE, AND DEBRIS.

EMBANKMENT CONSTRUCTED OF GRANULAR SOILS SHALL BE COMPAKTED IN LIFTS NOT EXCEEDING 10 INCHES TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.

EMBANKMENT CONSTRUCTED OF COHESIVE SOILS SHALL BE COMPAKTED IN LIFTS NOT EXCEEDING 10 INCHES TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.

### DENSITY TESTING

THE MAXIMUM UNIT WEIGHT OF SAND AND OTHER GRANULAR SOILS WILL BE DETERMINED BY THE ONE POINT CONE TEST, AS DESCRIBED IN THE MICHIGAN DEPARTMENT OF TRANSPORTATION'S DENSITY TESTING AND INSPECTION MANUAL, EXCEPT WHEN ANOTHER TEST METHOD IS SPECIFIED.

THE MAXIMUM UNIT WEIGHT OF COHESIVE SOILS WILL BE DETERMINED BY THE ONE POINT PROCTOR TEST, AS DESCRIBED IN THE MICHIGAN DEPARTMENT OF TRANSPORTATION'S DENSITY TESTING AND INSPECTION MANUAL, EXCEPT WHEN ANOTHER TEST METHOD IS SPECIFIED.

### WORK HOURS

UNLESS PROVIDED OTHERWISE IN THE CONTRACT DOCUMENTS OR LIMITED BY LOCAL ORDINANCE, THE CONTRACTOR SHALL WORK WITHIN OF THE FOLLOWING TIMES, UNLESS OTHERWISE APPROVED BY THE OWNER:

MONDAY THROUGH FRIDAY	7 A.M. TO 8 P.M.
SATURDAY	8 A.M. TO 6 P.M.

THE CONTRACTOR SHALL NOT WORK ON SUNDAYS OR HOLIDAYS, UNLESS OTHERWISE APPROVED BY THE OWNER.

### DRAINAGE

THE CONTRACTOR SHALL MAINTAIN DRAINAGE OF THE PROJECT AREA AND ADJACENT AREAS. WHERE EXISTING DRAINAGE FACILITIES ARE DISTURBED OR BLOCKED BY CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY PROVISIONS FOR DRAINAGE.

WHERE CONSTRUCTION HAS DISTURBED EXISTING DITCHES, SWALES, OR OTHER DRAINAGE FACILITIES, THE CONTRACTOR SHALL RESTORE THEM TO THEIR GRADES AND DIMENSIONS WHICH EXISTED PRIOR TO THE BEGINNING OF CONSTRUCTION, UNLESS DIRECTED OTHERWISE.

DRAINAGE SHALL NOT BE REROUTED INTO ADJACENT PROPERTIES NOR ALLOWED TO DRAIN ONTO ADJACENT PROPERTIES AT AN INCREASED RATE, AS A RESULT OF THE CONTRACTOR'S WORK.

### ROAD PROJECTS

#### ADJUSTING STRUCTURES

WHERE CASTINGS FOR MANHOLES, CATCH BASINS, INLETS, VALVE BOXES, AND MONUMENT BOXES ARE TO BE ADJUSTED TO MEET A NEW PAVEMENT SURFACE ELEVATION, THE FINAL ADJUSTMENT SHALL NOT BE COMPLETED UNTIL ALL PAVEMENT COURSES HAVE BEEN PLACED EXCEPT THE FINAL COURSE. THE FINAL ADJUSTMENT SHALL BE COMPLETED JUST PRIOR TO PLACEMENT OF THE FINAL COURSE OF PAVEMENT.

THE MATERIALS AND PROCEDURES FOR ADJUSTING STRUCTURES SHALL MEET THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION OVER THE ROAD AND UTILITIES.

#### SUBGRADE PREPARATION

TOPSOIL, PEAT, AND ORGANIC MATERIAL SHALL BE EXCAVATED AND REMOVED.

SOFT AND YIELDING SOILS SHALL BE REMOVED OR DRIED IF THE RESULT OF EXCESSIVE MOISTURE CONTENT.

PRIOR TO CONSTRUCTING FILLS, SUBBASE, OR PAVEMENT ON A SUBGRADE, THE SUBGRADE SHALL BE PROOF-ROLLED TO DETERMINE THE SUITABILITY OF THE SUBGRADE. THE CONTRACTOR SHALL DRIVE A HEAVY PIECE OF WHEELED CONSTRUCTION EQUIPMENT OVER THE SUBGRADE WHILE THE ENGINEER IS OBSERVING. THE CONSTRUCTION OF FILLS, SUBBASE, OR PAVEMENTS SHALL NOT PROCEED UNTIL THE SUBGRADE HAS BEEN DEMONSTRATED TO BE FREE OF SOFT AREAS.

THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE MOISTURE CONTENT OF SUBGRADE SOILS WITHIN A SUITABLE RANGE TO ALLOW FOR COMPACTION TO THE REQUIRED DENSITY. WHEN THE SOIL IS TOO DRY, THE CONTRACTOR SHALL ADD WATER. WHEN THE SOIL IS TOO WET, THE CONTRACTOR SHALL PROVIDE DRAINAGE OR AERATE THE SOIL.

THE SURFACE OF THE SUBGRADE SHALL BE COMPAKTED TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT, PRIOR TO CONSTRUCTING FILLS, SUBBASE, OR PAVEMENTS.

**CURB AND GUTTERS**  
THE CONTRACTOR SHALL DETERMINE THE LOCATION AND DIMENSIONS OF CURB OPENINGS FOR DRIVEWAYS, RAMPS, AND DRAINAGE STRUCTURES.

#### HOT MIX ASPHALT (HMA) PAVING

PAVEMENTS WHICH ARE TO BE OVERLAID WITH A NEW PAVEMENT COURSE SHALL BE SWEEP TO REMOVE ALL DIRT AND DEBRIS.

A BITUMINOUS BOND COAT SHALL BE APPLIED TO PAVEMENTS WHICH ARE TO BE OVERLAID WITH A NEW PAVEMENT COURSE AND ALLOWED TO CURE PRIOR TO CONSTRUCTING THE NEW PAVEMENT COURSE.

HMA PAVEMENT SHALL NOT BE PLACED WHEN THE SURFACE BEING OVERLAID IS WET, OR WHEN RAIN IS FORECAST OR THREATENING.

### DRIVEWAY CONSTRUCTION

DRIVEWAY SLOPES SHALL NOT EXCEED 10%, EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE ON THE PLANS OR DIRECTED BY THE ENGINEER.

THE CONTRACTOR SHALL PROVIDE PROPERTY OWNERS WITH SUITABLE NOTICE BEFORE REMOVING AND REPLACING AN EXISTING DRIVEWAY.

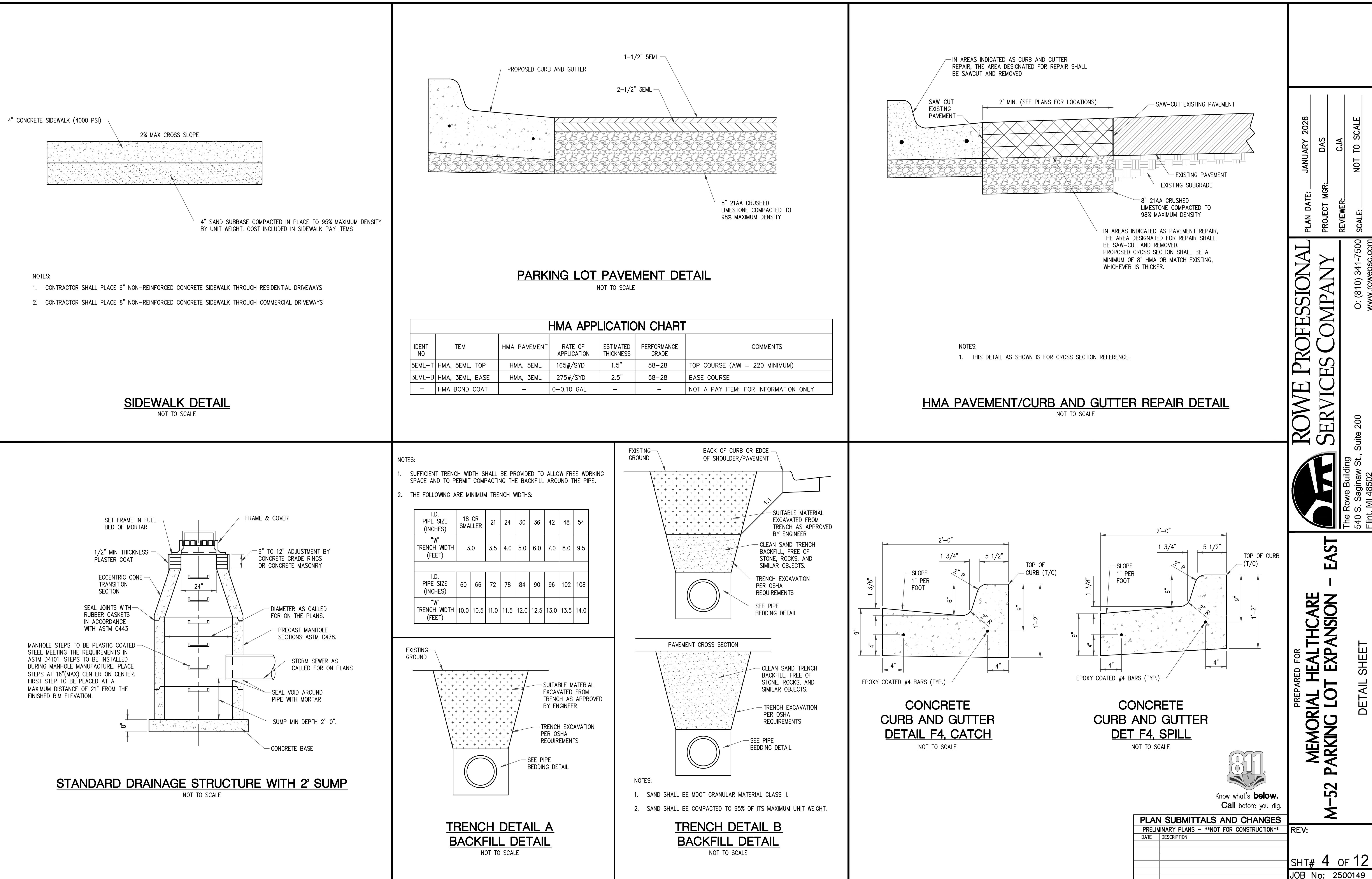
### SIDEWALK CONSTRUCTION

SIDEWALKS SHALL BE CONSTRUCTED TO PROVIDE POSITIVE DRAINAGE OF THE SIDEWALK AND ADJACENT SURFACES.

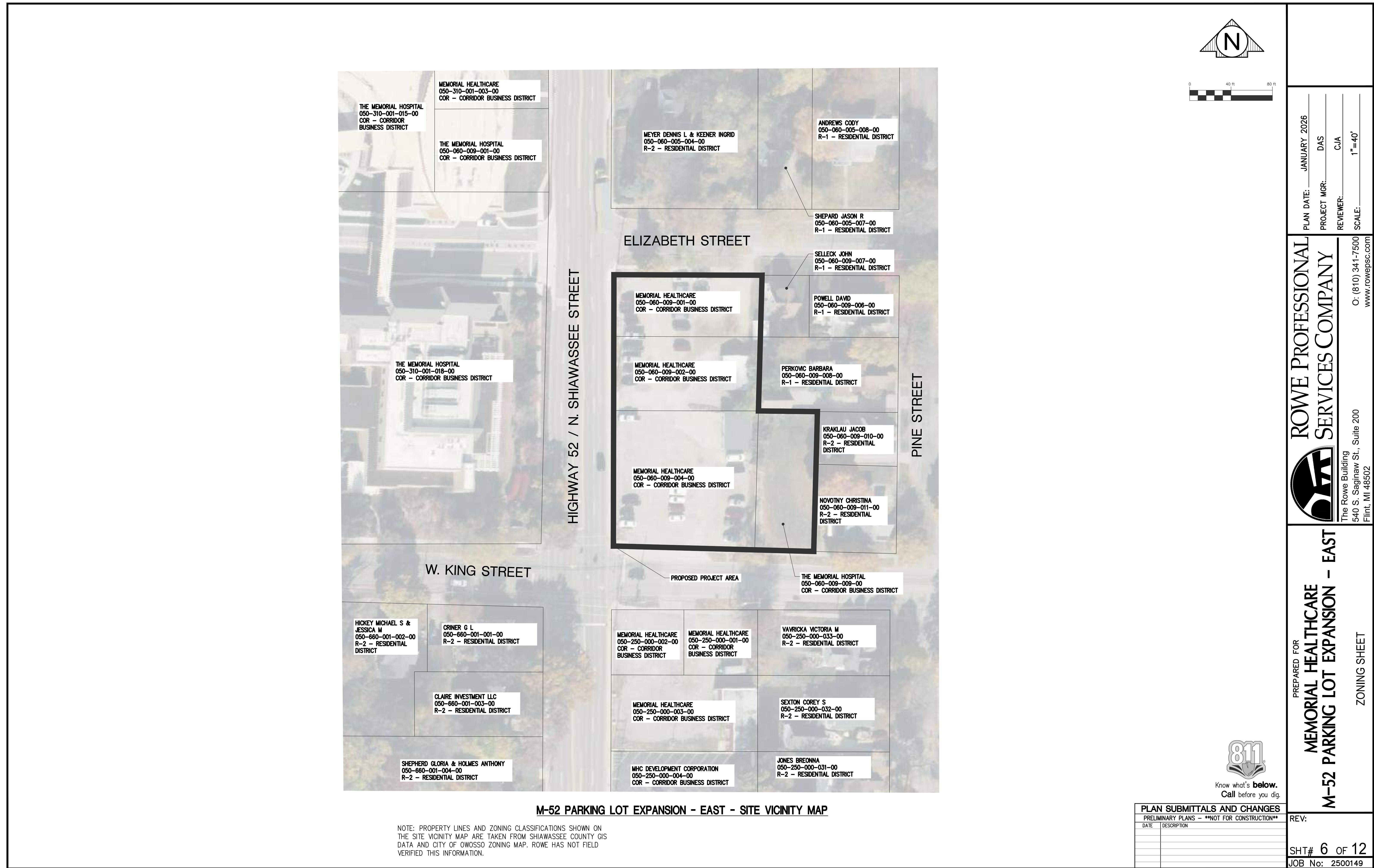
EXCEPT WHERE NECESSARY TO PROVIDE POSITIVE DRAINAGE OR MEET EXISTING SURFACES, SIDEWALK SHALL BE CONSTRUCTED WITH A CROSS SLOPE SLOPED TOWARD THE STREET.

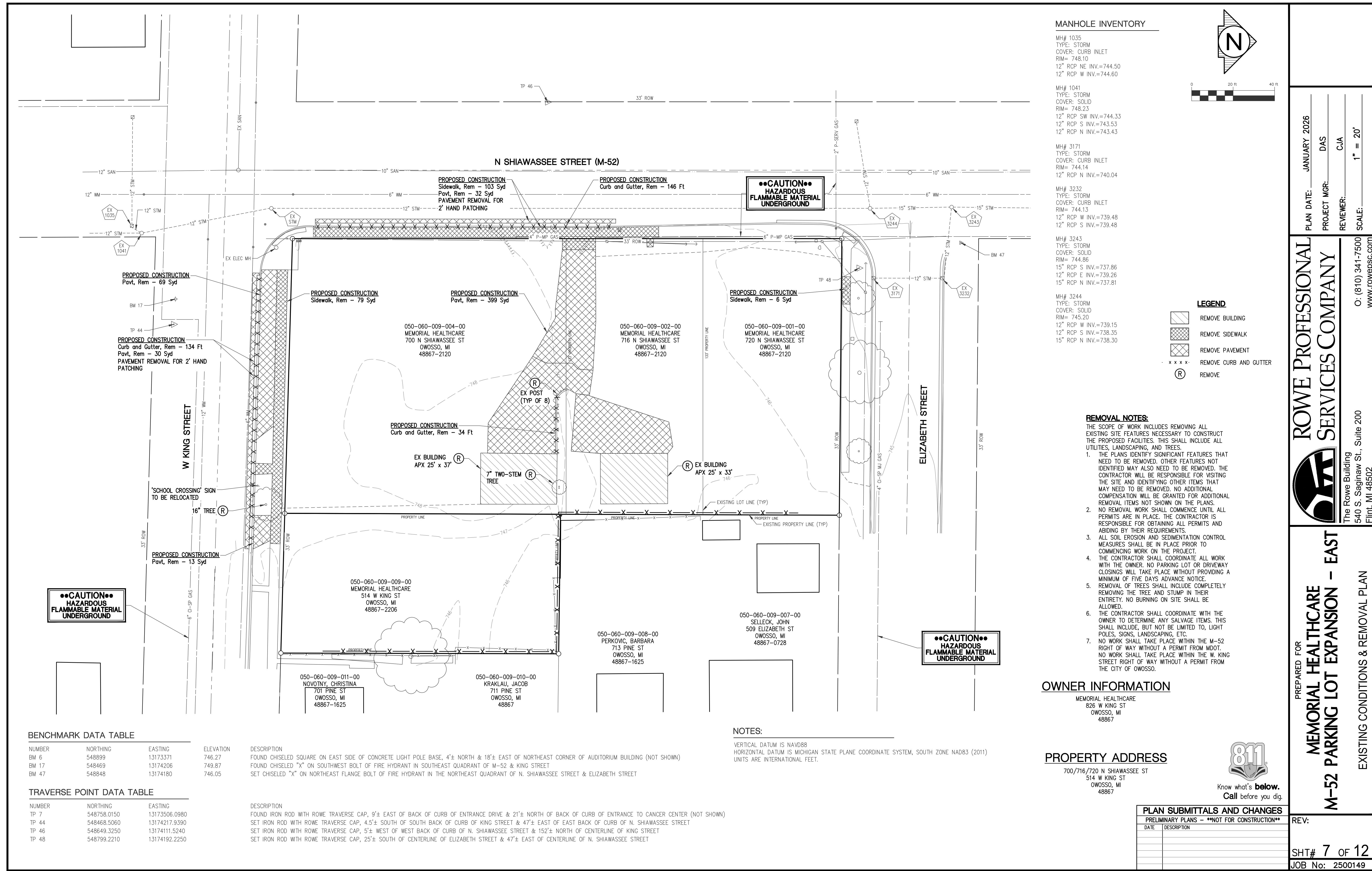
&lt;p

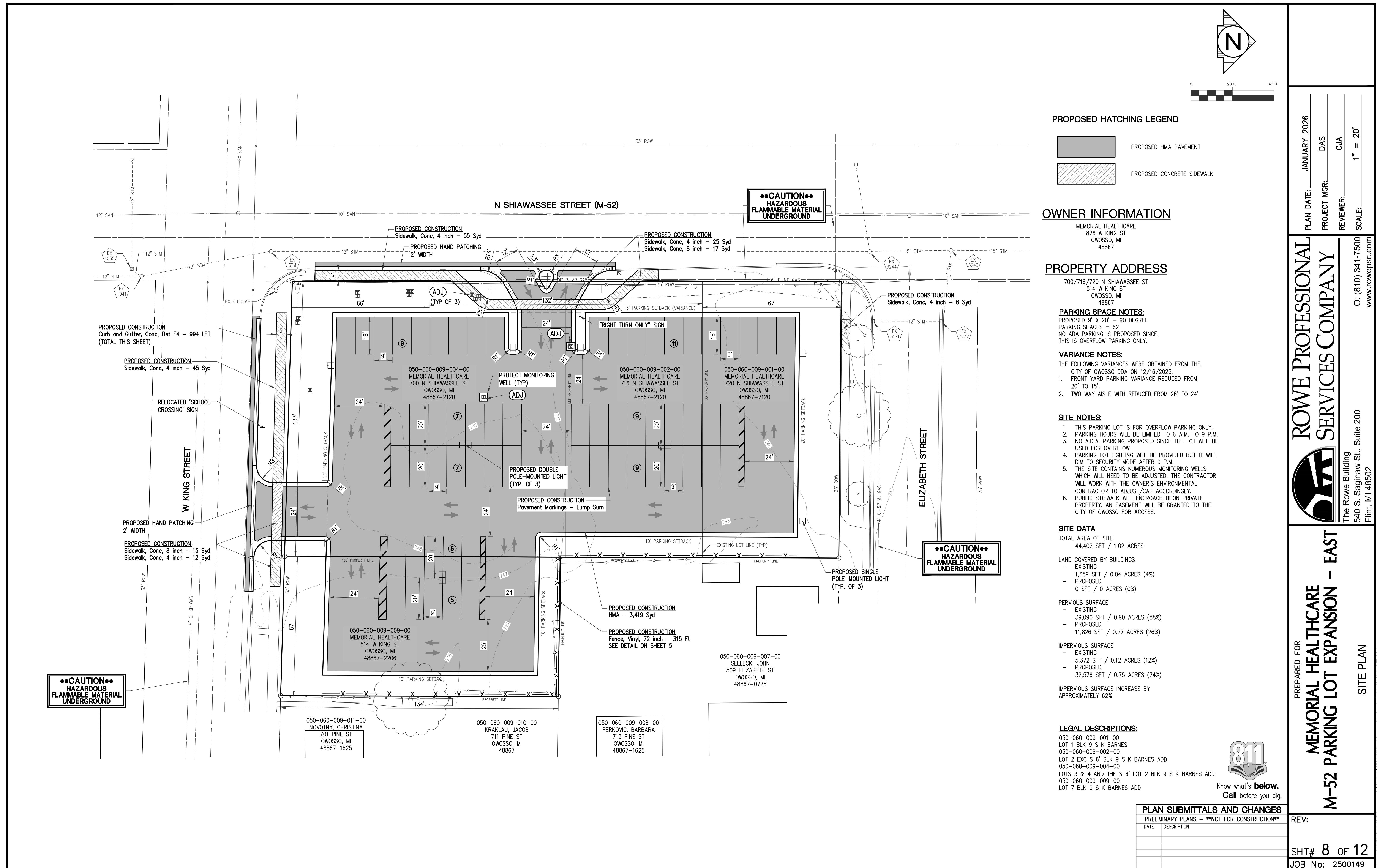
<b>SURVEY MONUMENTATION</b> <ul style="list-style-type: none"> <li>▲ TRAVERSE POINT</li> <li>▲ BENCHMARK</li> <li>● ALIGNMENT POINT</li> <li>○ SET IRON</li> <li>● FOUND IRON</li> </ul> <p>SECTION LINE EXISTING PROPERTY LINE (APPROX) PARCEL LINE / LOT LINE 33' ROW 60' ROW 11+00</p>		<b>GAS</b> <ul style="list-style-type: none"> <li>□ GAS METER</li> <li>■ FOUND MONUMENT</li> <li>○ SECTION &amp; 1/4 CORNER</li> <li>● 1/8 &amp; 1/16 CORNER</li> <li>● NGS &amp; USGS MONUMENT</li> <li>SECTION LINE EXISTING PROPERTY LINE (APPROX) PARCEL LINE / LOT LINE EXISTING EASEMENT LINE EXISTING RIGHT OF WAY PROPOSED EASEMENT PROPOSED RIGHT OF WAY PROJECT CONTROL LINE</li> </ul> <p>6" S-MP GAS</p>	<b>PARCEL INFORMATION</b> <p>401-069 PARCEL/TAX IDENTIFICATION NUMBER #5324 EXISTING BUILDING AND ADDRESS/BUSINESS NAME</p>	<b>PAVEMENT IDENTIFICATION</b> <ul style="list-style-type: none"> <li>— Existing Edge of Gravel</li> <li>— Existing Curb and Gutter</li> <li>— Proposed Flow Curb and Gutter</li> <li>— Proposed Spill Curb and Gutter</li> </ul>																																																											
<b>MISCELLANEOUS TOPO</b> <ul style="list-style-type: none"> <li>⊗ SATELLITE DISH</li> <li>➢ ANTENNA</li> <li>□ COLUMN</li> <li>✳ FLOOD LIGHT</li> <li>✳ FOUNTAIN</li> <li>↓ STATUE/SCULPTURE</li> <li>□ GRAVE MARKER</li> <li>□ PLANTER BOX</li> <li>○ ROCK</li> <li>■ MAILBOX</li> <li>○ PAPER BOX</li> <li>↔ FENCE GATE</li> </ul>		<b>WATER MAIN</b> <ul style="list-style-type: none"> <li>⊗ TRASH CAN</li> <li>— PICNIC TABLE</li> <li>— PARK BENCH</li> <li>— BBQ GRILL</li> <li>□ DUMPSTER</li> <li>— BIKE RACK</li> <li>— AIR CONDITIONING UNIT</li> <li>— PAY PHONE/BOOTH</li> <li>— SOIL BORING</li> <li>— MONITORING WELL</li> <li>— BUMPER BLOCK</li> <li>— SWAMP OR WETLAND</li> </ul> <p>12' WM 12' WM 12' WM</p>	<b>CAUTION SYMBOLS</b> <ul style="list-style-type: none"> <li>●●CAUTION●● HAZARDOUS FLAMMABLE MATERIAL UNDERGROUND</li> <li>●●CAUTION●● FIBER OPTIC</li> <li>●●CAUTION●● CRITICAL UNDERGROUND UTILITY</li> </ul>	<b>EXISTING HATCHING LEGEND</b> <ul style="list-style-type: none"> <li>Existing Pavement</li> <li>Existing Gravel</li> <li>Existing Plain Riprap</li> <li>Existing Heavy Riprap</li> </ul>																																																											
<b>SIGNS, SIGNALS &amp; POSTS</b> <ul style="list-style-type: none"> <li>○ FLAG POLE</li> <li>⊗ ADVERTISING/BUSINESS SIGN</li> <li>○ POST (WOOD/METAL/CONCRETE/FENCE)</li> <li>○ HIGHWAY DELINEATOR POST</li> <li>— EXISTING TRAFFIC SIGN</li> <li>○ PARKING METER</li> <li>— BILLBOARD</li> <li>— CANTILEVERED TRAFFIC SIGNAL</li> </ul>		<b>STORM SEWER</b> <ul style="list-style-type: none"> <li>— CANTILEVERED SIGN</li> <li>— PEDESTRIAN SIGNAL</li> <li>— PEDESTRIAN CROSSING BUTTON</li> <li>— TRAFFIC SIGNAL</li> <li>— RAILROAD CROSSING GATE</li> <li>— RAILROAD CROSSING SIGNAL</li> <li>— PROPOSED TRAFFIC SIGN</li> <li>EX 1812</li> <li>— EXISTING CURB INLET</li> <li>— EXISTING SQUARE CATCHBASIN</li> <li>— EXISTING ROUND CATCHBASIN</li> <li>— EXISTING DOWNSPOUT</li> <li>— EXISTING STORM SEWER CLEANOUT</li> <li>— EXISTING STORM MANHOLE</li> <li>— EXISTING PIPE INLET/OUTLET</li> <li>— EXISTING STORM MARKER POST</li> <li>— EXISTING STORM SEWER STRUCTURE NUMBER</li> <li>EX 1812</li> <li>— PROPOSED CATCH BASIN IN CURB LINE (5' DIA AND SMALLER)</li> <li>— PROPOSED CATCH BASIN IN CURB LINE (6' DIA AND LARGER)</li> <li>— PROPOSED CATCH BASIN IN GREEN SPACE (5' DIA AND SMALLER)</li> <li>— PROPOSED CATCH BASIN IN GREEN SPACE (6' DIA AND LARGER)</li> <li>— PROPOSED STORM MANHOLE (5' DIA AND SMALLER)</li> <li>— PROPOSED STORM MANHOLE (6' DIA AND LARGER)</li> <li>— PROPOSED CULVERT END SECTION</li> <li>— PROPOSED STORM SEWER CLEANOUT</li> <li>— PROPOSED STORM SEWER STRUCTURE NUMBER</li> <li>EX 1812</li> <li>— EXISTING STORM SEWER</li> <li>— EXISTING DRIVE/CROSS CULVERT</li> <li>— REMOVE STORM SEWER</li> <li>— ABANDON STORM SEWER</li> <li>— PROPOSED STORM SEWER LESS THAN 24"</li> <li>— PROPOSED STORM SEWER 24" AND GREATER</li> </ul>	<b>PLAN VIEW LINETYPES</b> <ul style="list-style-type: none"> <li>— Existing Centerline of Ditch</li> <li>— Existing Fence</li> <li>— Existing Guardrail</li> <li>— Existing Railroad Track</li> <li>— Existing Contour Major</li> <li>— Existing Contour Minor</li> <li>— Existing Edge of Wetland</li> <li>— Existing Shoreline / Edge of Water</li> <li>— Existing Top of Bank</li> <li>— Existing Toe of Slope</li> <li>— Proposed Ditch Centerline</li> <li>— Proposed Fence</li> <li>— Proposed Contour Major</li> <li>— Proposed Contour Minor</li> <li>— Proposed Slope Stake Line</li> <li>— Proposed Silt Fence</li> </ul>	<b>REMOVAL HATCHING LEGEND</b> <ul style="list-style-type: none"> <li>Remove Curb and Gutter</li> <li>Remove and Replace Curb and Gutter</li> <li>Remove Pavement</li> <li>Remove Building</li> <li>Remove Sidewalk</li> </ul>																																																											
<b>PLAYGROUND EQUIPMENT</b> <ul style="list-style-type: none"> <li>— SWING SET</li> <li>— SLIDE (STRAIGHT)</li> <li>— SLIDE (SPIRAL)</li> <li>— MONKEY BARS (RECTANGLE)</li> <li>— MONKEY BARS (ROUND)</li> </ul>		<b>SANITARY SEWER</b> <ul style="list-style-type: none"> <li>— VOLLEYBALL POLE</li> <li>— MERRY-GO-ROUND</li> <li>— BASKETBALL HOOP POST</li> <li>— FOOTBALL/SOCCER GOAL</li> <li>— EXISTING SANITARY MANHOLE</li> <li>— EXISTING SANITARY PUMP STATION</li> <li>— EXISTING SANITARY SEWER VALVE</li> <li>— EXISTING SEPTIC TANK</li> <li>EX 5236</li> <li>— EXISTING SANITARY SEWER STRUCTURE NUMBER</li> <li>EX 5236</li> <li>— PROPOSED SANITARY SEWER MANHOLE</li> <li>— PROPOSED SANITARY SEWER CLEANOUT</li> <li>— PROPOSED SANITARY SEWER STRUCTURE NUMBER</li> <li>A</li> <li>— EXISTING SANITARY SEWER</li> <li>— REMOVE SANITARY SEWER</li> <li>— ABANDON SANITARY SEWER</li> <li>— EXISTING SANITARY FORCE MAIN</li> <li>— REMOVE SANITARY FORCE MAIN</li> <li>— ABANDON SANITARY FORCE MAIN</li> <li>— PROPOSED SANITARY SEWER</li> </ul>	<b>PROPOSED CALLOUTS</b> <table border="1"> <thead> <tr> <th>TOPO CALLOUTS</th> <th>PLAN VIEW</th> </tr> </thead> <tbody> <tr> <td>EX 1812</td> <td>ADJ</td> <td>ADJ</td> <td>ADJUST STRUCTURE</td> </tr> <tr> <td>EX 1812</td> <td>ADJ-X</td> <td>ADJ-X</td> <td>ADJUST STRUCTURE W/ NEW COVER</td> </tr> <tr> <td>EX 1812</td> <td>ADJ-B/O</td> <td>ADJ-B/O</td> <td>ADJUST STRUCTURE BY OTHERS</td> </tr> <tr> <td>EX 1812</td> <td>REC</td> <td>REC</td> <td>RECONSTRUCT STRUCTURE</td> </tr> <tr> <td>EX 1812</td> <td>REL</td> <td>REL</td> <td>RELOCATE</td> </tr> <tr> <td>EX 1812</td> <td>REL-B/O</td> <td>REL-B/O</td> <td>RELOCATE BY OTHERS</td> </tr> <tr> <td>EX 1812</td> <td>REM</td> <td>(R)</td> <td>REMOVE</td> </tr> <tr> <td>EX 1812</td> <td>R&amp;R</td> <td>R&amp;R</td> <td>REMOVE AND REPLACE</td> </tr> <tr> <td>EX 1812</td> <td>SAVE</td> <td>(S)</td> <td>SAVE</td> </tr> <tr> <td>EX 1812</td> <td>ABN</td> <td>(A)</td> <td>ABANDON</td> </tr> <tr> <td>EX 1812</td> <td>CLR</td> <td>(C)</td> <td>CLEARING</td> </tr> <tr> <td>EX 1812</td> <td>(B)</td> <td>BULKHEAD</td> <td>BULKHEAD</td> </tr> <tr> <td>EX 1812</td> <td>SR-X</td> <td>SIDEWALK RAMP TYPE</td> <td>SIDEWALK RAMP TYPE</td> </tr> <tr> <td>EX 1812</td> <td>##</td> <td>SOIL EROSION CONTROL MEASURE</td> <td>SOIL EROSION CONTROL MEASURE</td> </tr> </tbody> </table>	TOPO CALLOUTS	PLAN VIEW	EX 1812	ADJ	ADJ	ADJUST STRUCTURE	EX 1812	ADJ-X	ADJ-X	ADJUST STRUCTURE W/ NEW COVER	EX 1812	ADJ-B/O	ADJ-B/O	ADJUST STRUCTURE BY OTHERS	EX 1812	REC	REC	RECONSTRUCT STRUCTURE	EX 1812	REL	REL	RELOCATE	EX 1812	REL-B/O	REL-B/O	RELOCATE BY OTHERS	EX 1812	REM	(R)	REMOVE	EX 1812	R&R	R&R	REMOVE AND REPLACE	EX 1812	SAVE	(S)	SAVE	EX 1812	ABN	(A)	ABANDON	EX 1812	CLR	(C)	CLEARING	EX 1812	(B)	BULKHEAD	BULKHEAD	EX 1812	SR-X	SIDEWALK RAMP TYPE	SIDEWALK RAMP TYPE	EX 1812	##	SOIL EROSION CONTROL MEASURE	SOIL EROSION CONTROL MEASURE	<b>PROPOSED HATCHING LEGEND</b> <ul style="list-style-type: none"> <li>Proposed HMA Pavement</li> <li>Proposed Concrete Driveway</li> <li>Proposed 4 Inch Concrete Sidewalk</li> <li>Proposed 8 Inch Concrete Sidewalk</li> <li>Proposed Detectable Warning Surface (Sidewalk Ramps)</li> <li>Proposed Plain Riprap</li> <li>Proposed Heavy Riprap</li> <li>Sand Backfill (Profile)</li> <li>Stone Backfill (Profile)</li> </ul>	
TOPO CALLOUTS	PLAN VIEW																																																														
EX 1812	ADJ	ADJ	ADJUST STRUCTURE																																																												
EX 1812	ADJ-X	ADJ-X	ADJUST STRUCTURE W/ NEW COVER																																																												
EX 1812	ADJ-B/O	ADJ-B/O	ADJUST STRUCTURE BY OTHERS																																																												
EX 1812	REC	REC	RECONSTRUCT STRUCTURE																																																												
EX 1812	REL	REL	RELOCATE																																																												
EX 1812	REL-B/O	REL-B/O	RELOCATE BY OTHERS																																																												
EX 1812	REM	(R)	REMOVE																																																												
EX 1812	R&R	R&R	REMOVE AND REPLACE																																																												
EX 1812	SAVE	(S)	SAVE																																																												
EX 1812	ABN	(A)	ABANDON																																																												
EX 1812	CLR	(C)	CLEARING																																																												
EX 1812	(B)	BULKHEAD	BULKHEAD																																																												
EX 1812	SR-X	SIDEWALK RAMP TYPE	SIDEWALK RAMP TYPE																																																												
EX 1812	##	SOIL EROSION CONTROL MEASURE	SOIL EROSION CONTROL MEASURE																																																												
<b>MISCELLANEOUS UTILITIES</b> <ul style="list-style-type: none"> <li>□ CABLE TV RISER</li> <li>○ CABLE TV MARKER POST</li> <li>— CIRCUIT BREAKER</li> <li>— ELECTRIC METER</li> <li>○ ELECTRIC OUTLET</li> <li>□ ELECTRIC RISER</li> <li>□ ELECTRIC TRANSFORMER PAD</li> <li>⊗ ELECTRIC TRANSMISSION TOWER</li> <li>○ ELECTRIC MANHOLE</li> <li>○ ELECTRIC MARKER POST</li> <li>— TELEPHONE RISER</li> <li>○ TELEPHONE MANHOLE</li> <li>○ TELEPHONE MARKER POST</li> <li>— FIBER OPTIC MARKER POST</li> <li>— O/H</li> <li>— U/G ELEC</li> <li>— U/G TEL</li> <li>— U/G F/O</li> <li>— U/G CATV</li> </ul>		<b>TREES &amp; SHRUBS</b> <ul style="list-style-type: none"> <li>— EXISTING OVERHEAD UTILITY LINE</li> <li>— EXISTING U.G. ELECTRIC LINE</li> <li>— EXISTING U.G. TELEPHONE LINE</li> <li>— EXISTING U.G. FIBER OPTIC LINE</li> <li>— EXISTING U.G. CABLE TV LINE</li> <li>— STUMP</li> <li>— DECIDUOUS TREE</li> <li>— DECIDUOUS SHRUB</li> <li>— CONIFEROUS TREE</li> <li>— CONIFEROUS SHRUB</li> <li>— DEAD TREE</li> <li>— EXISTING EDGE OF WOODS</li> <li>— EXISTING EDGE OF BRUSH</li> <li>— PROPOSED EDGE OF WOODS</li> <li>— PROPOSED EDGE OF BRUSH</li> </ul>	<b>GPR LOCATED EXISTING U.G. LINES</b> <table border="1"> <thead> <tr> <th>GPR CATV</th> <th>GPR CATV</th> <th>GPR CATV</th> <th>U.G. CABLE TV LINE (GPR LOCATED)</th> </tr> <tr> <th>GPR ELEC</th> <th>GPR ELEC</th> <th>GPR ELEC</th> <th>U.G. ELECTRIC LINE (GPR LOCATED)</th> </tr> <tr> <th>GPR FO</th> <th>GPR FO</th> <th>GPR FO</th> <th>U.G. FIBER OPTIC LINE (GPR LOCATED)</th> </tr> <tr> <th>GPR GAS</th> <th>GPR GAS</th> <th>GPR GAS</th> <th>U.G. GAS LINE (GPR LOCATED)</th> </tr> <tr> <th>GPR MISC</th> <th>GPR MISC</th> <th>GPR MISC</th> <th>U.G. MISCELLANEOUS LINE (GPR LOCATED)</th> </tr> <tr> <th>GPR SAN</th> <th>GPR SAN</th> <th>GPR SAN</th> <th>U.G. SANITARY SEWER LINE (GPR LOCATED)</th> </tr> <tr> <th>GPR STM</th> <th>GPR STM</th> <th>GPR STM</th> <th>U.G. STORM SEWER LINE (GPR LOCATED)</th> </tr> <tr> <th>GPR TELE</th> <th>GPR TELE</th> <th>GPR TELE</th> <th>U.G. TELEPHONE LINE (GPR LOCATED)</th> </tr> <tr> <th>GPR UNK</th> <th>GPR UNK</th> <th>GPR UNK</th> <th>U.G. UNKNOWN LINE (GPR LOCATED)</th> </tr> <tr> <th>GPR WTR</th> <th>GPR WTR</th> <th>GPR WTR</th> <th>U.G. WATER LINE (GPR LOCATED)</th> </tr> </thead> </table>	GPR CATV	GPR CATV	GPR CATV	U.G. CABLE TV LINE (GPR LOCATED)	GPR ELEC	GPR ELEC	GPR ELEC	U.G. ELECTRIC LINE (GPR LOCATED)	GPR FO	GPR FO	GPR FO	U.G. FIBER OPTIC LINE (GPR LOCATED)	GPR GAS	GPR GAS	GPR GAS	U.G. GAS LINE (GPR LOCATED)	GPR MISC	GPR MISC	GPR MISC	U.G. MISCELLANEOUS LINE (GPR LOCATED)	GPR SAN	GPR SAN	GPR SAN	U.G. SANITARY SEWER LINE (GPR LOCATED)	GPR STM	GPR STM	GPR STM	U.G. STORM SEWER LINE (GPR LOCATED)	GPR TELE	GPR TELE	GPR TELE	U.G. TELEPHONE LINE (GPR LOCATED)	GPR UNK	GPR UNK	GPR UNK	U.G. UNKNOWN LINE (GPR LOCATED)	GPR WTR	GPR WTR	GPR WTR	U.G. WATER LINE (GPR LOCATED)	<b>PLAN SUBMITTALS AND CHANGES</b> <table border="1"> <thead> <tr> <th>PRELIMINARY PLANS - *NOT FOR CONSTRUCTION**</th> </tr> </thead> <tbody> <tr> <td>REV: 3</td> </tr> <tr> <td>DATE: 1/27/2026</td> </tr> <tr> <td>DESCRIPTION: PLAN SUBMITTALS AND CHANGES</td> </tr> </tbody> </table>	PRELIMINARY PLANS - *NOT FOR CONSTRUCTION**	REV: 3	DATE: 1/27/2026	DESCRIPTION: PLAN SUBMITTALS AND CHANGES															
GPR CATV	GPR CATV	GPR CATV	U.G. CABLE TV LINE (GPR LOCATED)																																																												
GPR ELEC	GPR ELEC	GPR ELEC	U.G. ELECTRIC LINE (GPR LOCATED)																																																												
GPR FO	GPR FO	GPR FO	U.G. FIBER OPTIC LINE (GPR LOCATED)																																																												
GPR GAS	GPR GAS	GPR GAS	U.G. GAS LINE (GPR LOCATED)																																																												
GPR MISC	GPR MISC	GPR MISC	U.G. MISCELLANEOUS LINE (GPR LOCATED)																																																												
GPR SAN	GPR SAN	GPR SAN	U.G. SANITARY SEWER LINE (GPR LOCATED)																																																												
GPR STM	GPR STM	GPR STM	U.G. STORM SEWER LINE (GPR LOCATED)																																																												
GPR TELE	GPR TELE	GPR TELE	U.G. TELEPHONE LINE (GPR LOCATED)																																																												
GPR UNK	GPR UNK	GPR UNK	U.G. UNKNOWN LINE (GPR LOCATED)																																																												
GPR WTR	GPR WTR	GPR WTR	U.G. WATER LINE (GPR LOCATED)																																																												
PRELIMINARY PLANS - *NOT FOR CONSTRUCTION**																																																															
REV: 3																																																															
DATE: 1/27/2026																																																															
DESCRIPTION: PLAN SUBMITTALS AND CHANGES																																																															











卷之三

### OWNER INFORMATION

MEMORIAL HEALTHCARE  
826 W. KING STREET  
OWOSO, MI 48867

**SITE ADDRESS**  
700 / 716 / 720 N. SHIAWASSEE STREET  
OWOSO, MI 48867

**SITE LOCATION**  
SECTION 13 T07N R02E  
CITY OF OWOSO  
SHIAWASSEE COUNTY

**RECORD LEGAL DESCRIPTION**  
050-060-009-001-00

LOT 1 BLK 9 S K BARNES

050-060-009-002-00

LOT 2 EXC S 6' BLK 9 S K BARNES ADD

050-060-009-004-00

LOTS 3 & 4 AND THE S 6' LOT 2 BLK 9 S K BARNES ADD

050-060-009-009-00

LOT 7 BLK 9 S K BARNES ADD

**100 YEAR FLOODPLAIN**

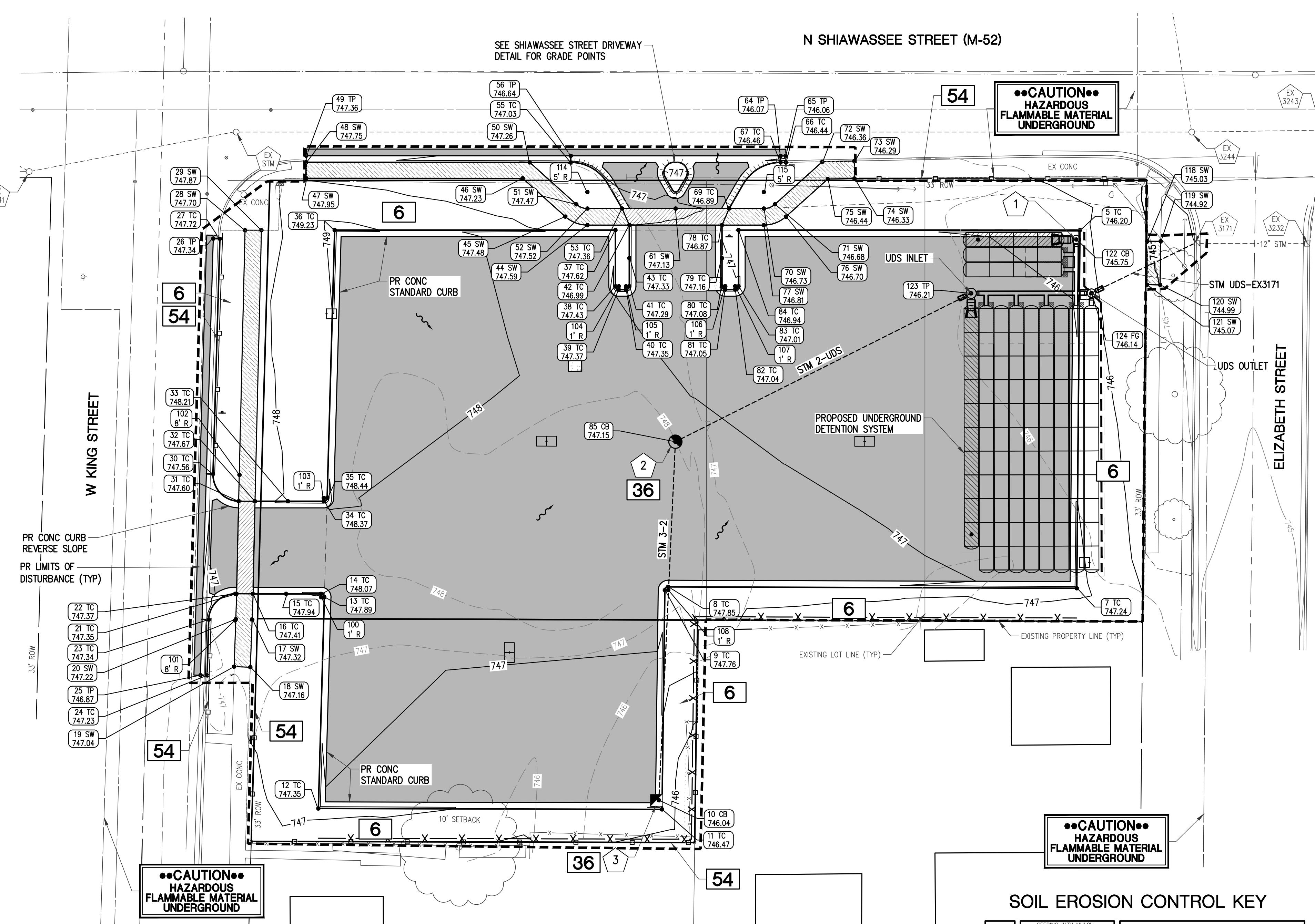
PER FEMA COMMUNITY MAP PANEL NUMBER  
26155C0143C – SEPTEMBER 29, 2011, THE SITE  
IS NOT LOCATED WITHIN A FLOODPLAIN ZONE.

**PROXIMITY TO WATERS  
OF THE STATE**

1300'± SOUTHEAST OF SHIAWASSEE RIVER

RADIUS POINTS			
POINT	DESCRIPTION	NORTHING	EASTING
100	1' R, BACK OF CURB	548540.87	13174302.92
101	8' R, BACK OF CURB	548514.88	13174309.81
102	8' R, BACK OF CURB	548516.38	13174265.81
103	1' R, BACK OF CURB	548541.84	13174272.92
104	1' R, BACK OF CURB	548631.24	13174209.31
105	1' R, BACK OF CURB	548633.43	13174209.31
106	1' R, BACK OF CURB	548663.43	13174209.44
107	1' R, BACK OF CURB	548666.43	13174209.46
108	1' R, BACK OF CURB	548645.78	13174301.25
109	1' R, BACK OF CURB	548648.04	13174174.94
110	1' R, BACK OF CURB	548649.13	13174174.94
111	1' R, BACK OF CURB	548648.56	13174179.88
112	13' R, BACK OF CURB	548616.81	13174184.79
113	13' R, BACK OF CURB	548680.26	13174185.08
114	5' R, EDGE OF SIDEWALK	548621.89	13174180.77
115	5' R, EDGE OF SIDEWALK	548675.22	13174181.00

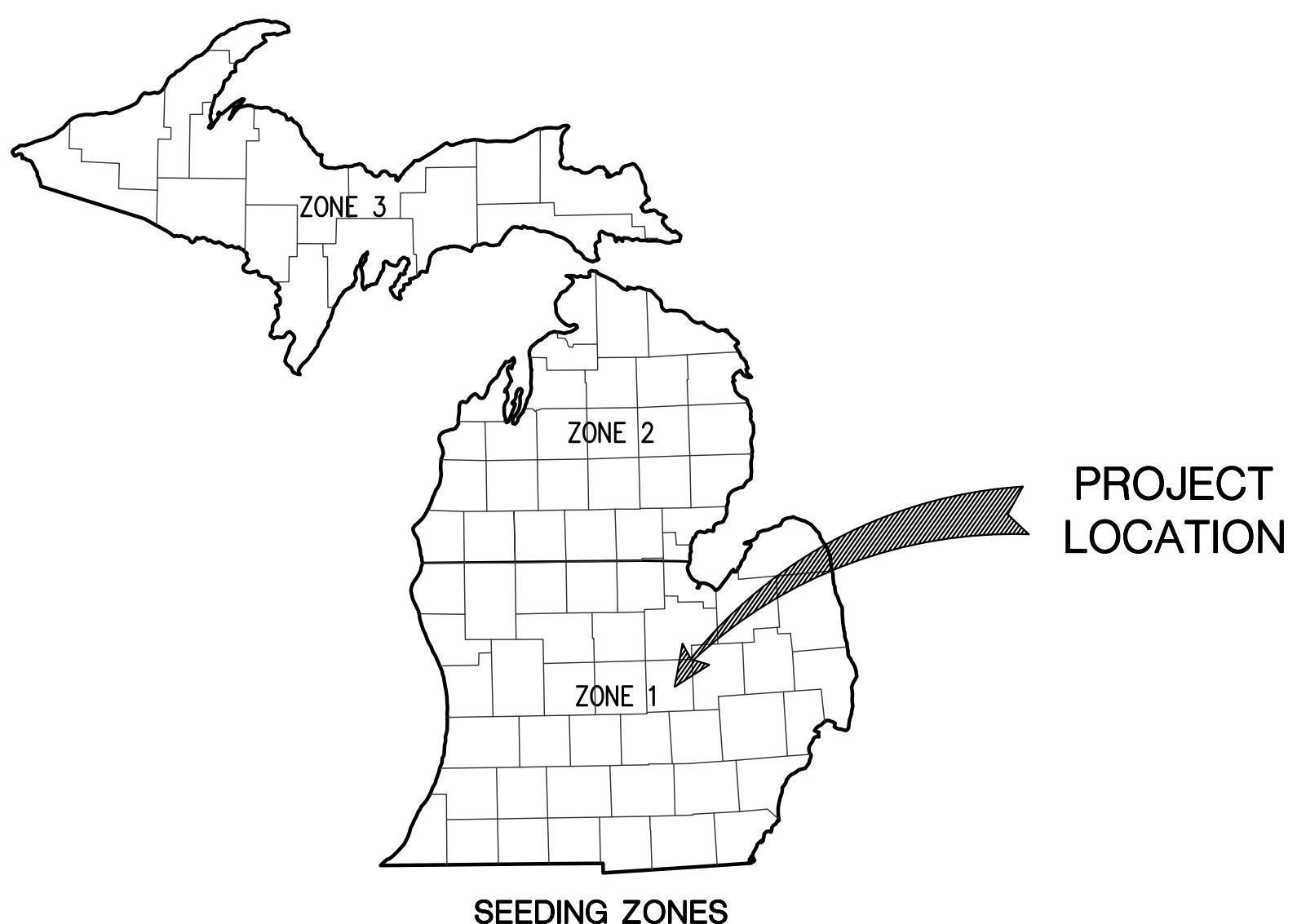
GRADING TABLE			GRADING TABLE						
POINT	ELEVATION	DESCRIPTION	NORTHING	EASTING	POINT	ELEVATION	DESCRIPTION	NORTHING	EASTING
UDS OUTLET	=???		548774.08	13174212.00	25	TP=746.87	ME	548504.35	13174263.36
EX 3171	=???		548805.26	13174197.10	26	TP=747.34	ME	548504.35	13174194.36
UDS INLET	=???		548737.72	13174211.90	27	TC=747.72	ME	548510.76	13174194.43
1	=???		548769.59	13174195.77	28	SW=747.70	ME	548518.37	13174191.87
5	TC=746.20		548770.70	13174192.91	29	SW=747.87	ME	548523.33	13174191.91
7	TC=747.24		548769.26	13174301.19	30	TC=747.56	SP	548508.38	13174265.54
8	TC=747.85	SP	548645.79	13174300.25	31	TC=747.60	SW, SP	548510.00	13174273.81
9	TC=747.76	SP	548644.78	13174301.32	32	TC=747.67	SW	548521.04	13174213.83
10	CB=746.04		548642.69	13174304.74	33	TC=748.21	● TRANSITION DOWN	548531.00	13174273.87
11	TC=746.47		548643.65	13174307.52	34	TC=748.37	SP	548518.83	13174273.92
12	TC=747.35		548539.80	13174366.80	35	TC=748.44	SP	548542.84	13174292.95
13	TC=747.89	SP	548541.87	13174302.95	36	TC=749.23	SP	548545.46	13174191.94
14	TC=748.07	SP	548540.87	13174301.92	37	TC=747.62		548630.31	13174192.30
15	TC=747.94	● TRANSITION DOWN	548530.31	13174301.87	38	TC=747.43	SP	548630.24	13174209.30
16	TC=747.41	SW	548520.26	13174301.83	39	TC=747.37	SP	548631.23	13174210.31
17	SW=747.32		548520.05	13174309.50	40	TC=747.35	SP	548633.43	13174210.31
18	SW=747.16	ME	548519.41	13174324.00	41	TC=747.29	SP	548634.43	13174209.32
19	SW=747.04	ME	548514.52	13174323.80	42	TC=746.99	SW	548634.51	13174190.82
20	SW=747.22		548515.10	13174309.45	43	TC=747.33	● TRANSITION DOWN	548634.47	13174200.82
21	TC=747.35	SW	548515.32	13174301.81	44	SW=747.59	SP	548621.85	13174190.77
22	TC=747.37	SP	548514.92	13174301.81	45	TC=747.48	SP	548615.17	13174188.18
23	TC=747.34	SP	548506.89	13174309.55	46	SW=747.23		548602.35	13174176.54
24	TC=747.23	ME	548506.34	13174326.42	47	SW=747.95	ME	548536.94	13174176.25



# MICHIGAN UNIFIED KEYING SYSTEM

## SOIL EROSION SEDIMENTATION CONTROL MEASURES

**\*** INDICATES APPLICABILITY OF A SPECIFIC CONTROL MEASURE  
TO ONE OR MORE OF THE SEVEN PROBLEM AREAS



# PROJECT LOCATION

## SEEDING ZONES

<b>PERMANENT SEEDING GUIDE</b>							
	APR	MAY	JUN	JUL	AUG	SEP	OCT
IRRIGATED AND/OR MULCH							
WITHOUT IRRIGATION OR MULCH							
IRRIGATED AND/OR MULCHED							
WITHOUT IRRIGATION OR MULCH							
IRRIGATED AND/OR MULCHED							
WITHOUT IRRIGATION OR MULCH							

# TEMPORARY SEEDING GUIDE

## ZONE 1

TYPE OF SEED	APR	MAY	JUN	JUL	AUG	SEP	OCT
SPRING OATS/BARLEY OR DOMESTIC RYEGRASS						15TH	
SUDANGRASS							
RYE OR PERENNIAL RYE							
WHEAT							15TH

## ZONE 2

TYPE OF SEED	APR	MAY	JUN	JUL	AUG	SEP	OCT
SPRING OATS/BARLEY OR DOMESTIC RYEGRASS							
SUDANGRASS							
RYE OR PERENNIAL RYE							
WHEAT						10TH	10TH

## ZONE 3

TYPE OF SEED	APR	MAY	JUN	JUL	AUG	SEP	OCT
SPRING OATS/BARLEY OR DOMESTIC RYEGRASS							
SUDANGRASS							
RYE OR PERENNIAL RYE							
WHEAT							

## SOIL EROSION & SEDIMENTATION CONTROL

1. DEVELOPER/PROPERTY OWNER SHALL SUBMIT A DETAILED EROSION CONTROL PLAN AND OBTAIN A SOIL EROSION & SEDIMENTATION CONTROL PERMIT PRIOR TO ANY EARTH CHANGES.
  2. CONSTRUCTION OPERATION SHALL BE SCHEDULED AND PERFORMED SO THAT PREVENTATIVE EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO EXCAVATION AND TEMPORARY STABILIZATION MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING BACKFILLING AND/OR GRADING OPERATIONS.
  3. BORROW AND FILL DISPOSAL AREAS WILL BE SELECTED AND APPROVED AT TIME OF PLAN REVIEW.
  4. SPECIAL PRECAUTIONS WILL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.
  5. CLEANUP WILL BE DONE IN A MANNER TO ENSURE THAT EROSION CONTROL MEASURES ARE NOT DISTURBED.
  6. THE PROJECT WILL CONTINUALLY BE INSPECTED FOR SOIL EROSION AND SEDIMENTATION CONTROL COMPLIANCE. DEFICIENCIES WILL BE CORRECTED BY THE DEVELOPER WITHIN 24 HOURS.
  7. TEMPORARY EROSION CONTROL MEASURES SHALL BE COMPLETELY REMOVED BY THE DEVELOPER UPON ESTABLISHMENT OF PERMANENT CONTROL MEASURES.
  8. ALL TEMPORARY SOIL EROSION CONTROL MEASURES MUST BE REMOVED FROM ROAD RIGHT-OF-WAY AREAS PRIOR TO ACCEPTANCE OF STREETS FOR ROUTINE MAINTENANCE.
  9. VEGETATION MUST BE ACCEPTABLY ESTABLISHED PRIOR TO FINAL RELEASE OF THE CONSTRUCTION GUARANTEE BY THE DESIGNATED SOIL EROSION SEDIMENTATION CONTROL AGENT

1. EXCAVATION AND STOCKPILING OF SOIL.
  2. IMPLEMENTATION OF TEMPORARY EROSION CONTROL MEASURES; SELECTIVE GRADING, DIVERSIONS AS REQUIRED IN FIELD, PROTECTION OF STORM SEWER FACILITIES.
  3. PERIODIC MAINTENANCE OF AFFECTED EROSION CONTROL MEASURES.
  4. PERMANENT MEASURES; FINAL GRADING, SEEDING AND MULCHING.



Know what's **below.**  
**Call** before you dig.

# AN SUBMITTALS AND CHANGES

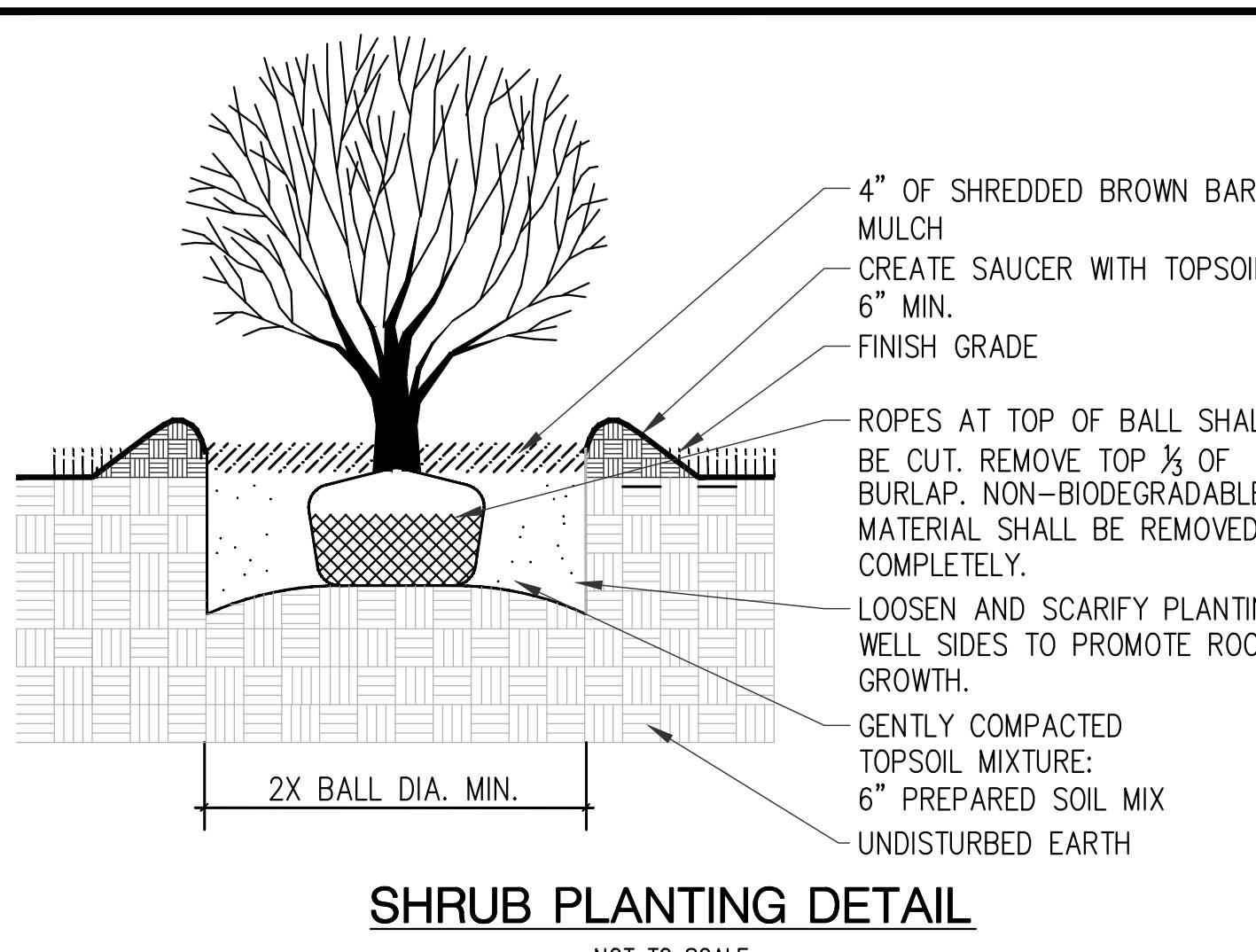
IMINARY PLANS - \*\*NOT FOR CONSTRUCTION\*\*

PREPARED FOR  
**MEMORIAL HEALTHCARE  
M-52 PARKING LOT EXPANSION - EAST**

1

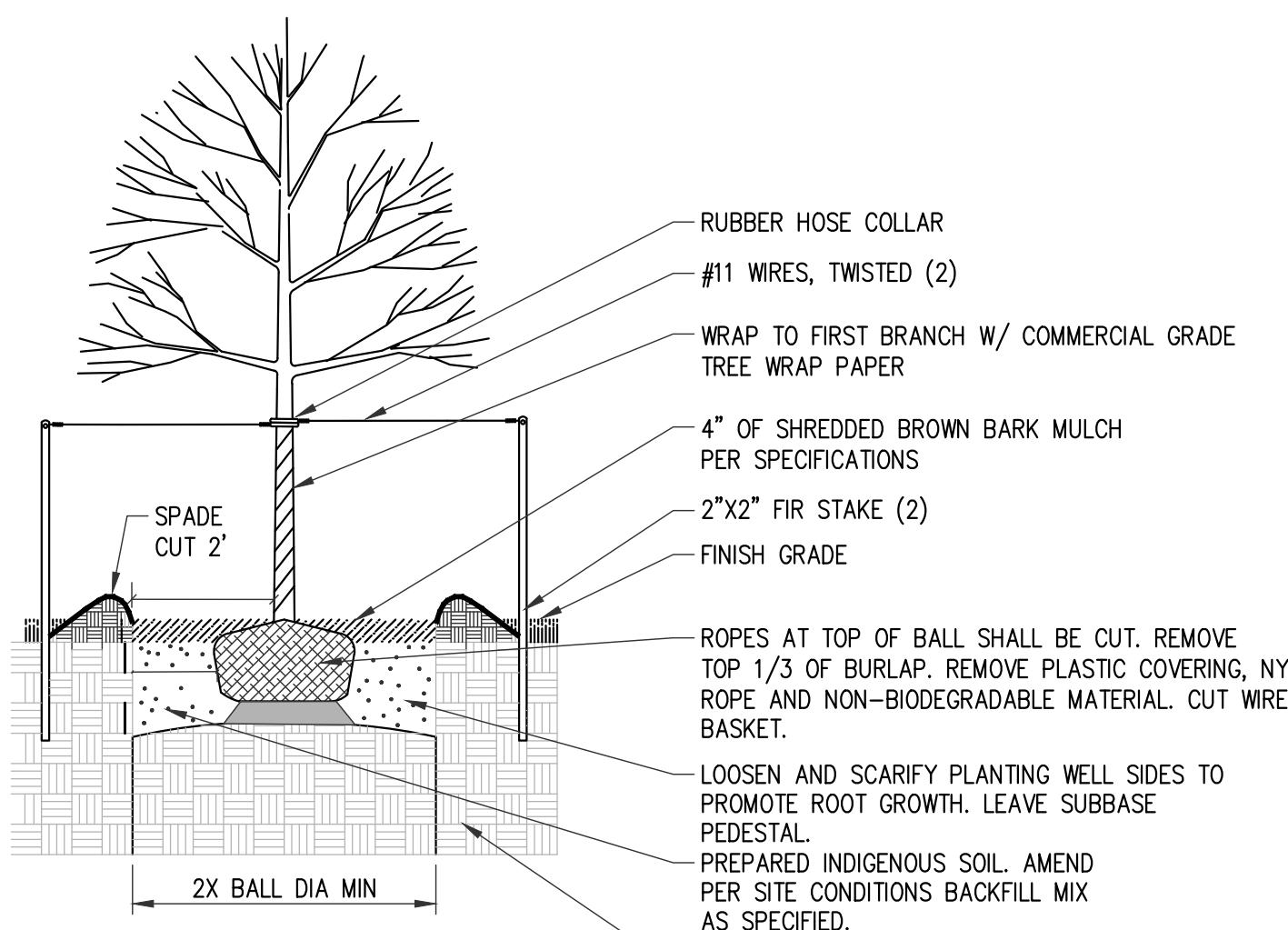
----  
**SOIL EROSION KEY SHEET**

PLOTTED: 1/9/2026 12:28 PM R:\Projects\2500149\DWG\Construction Drawings\SH-2500149-SKEY.dwg



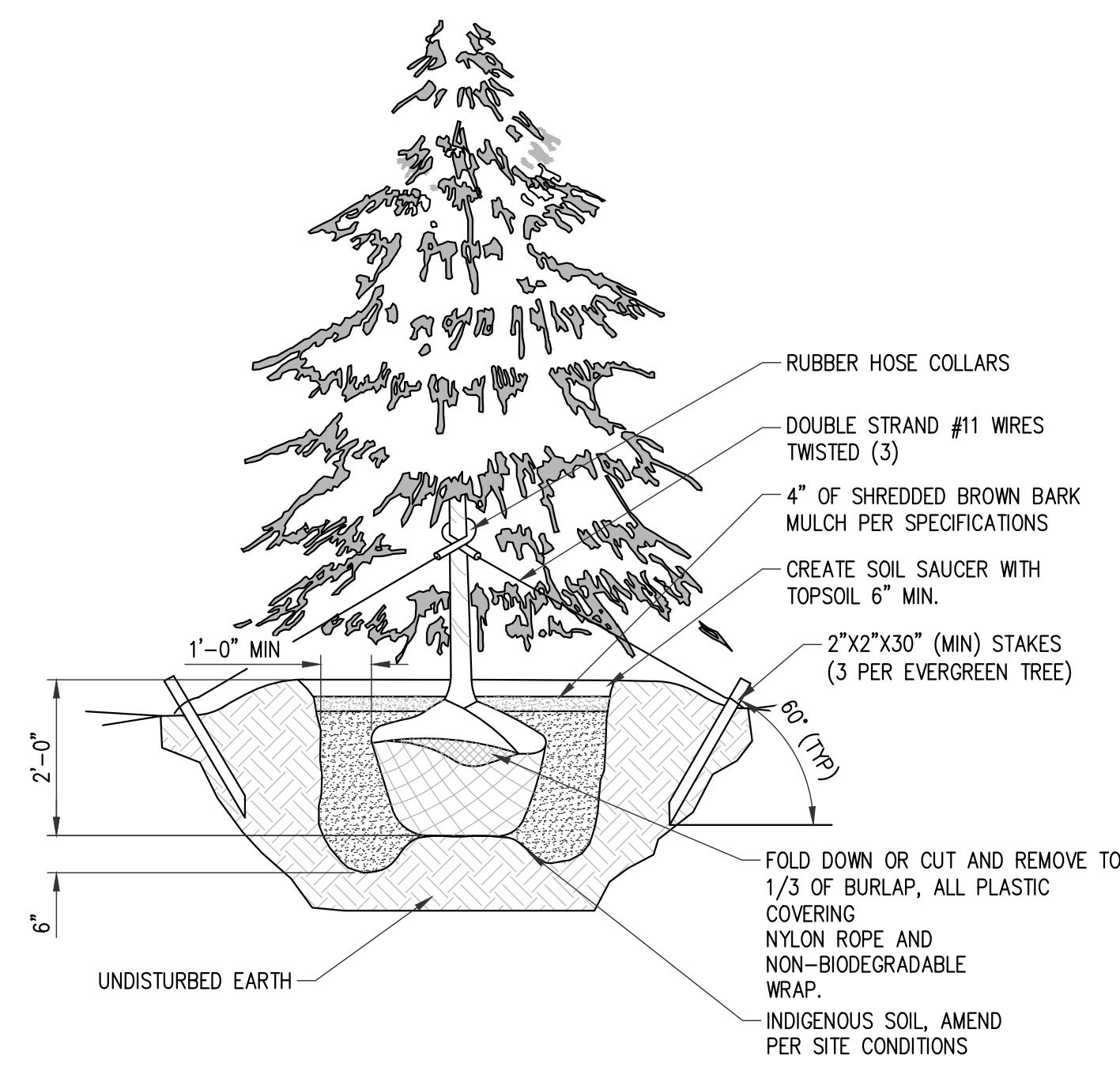
## SHRUB PLANTING DETAIL

NOT TO SCALE



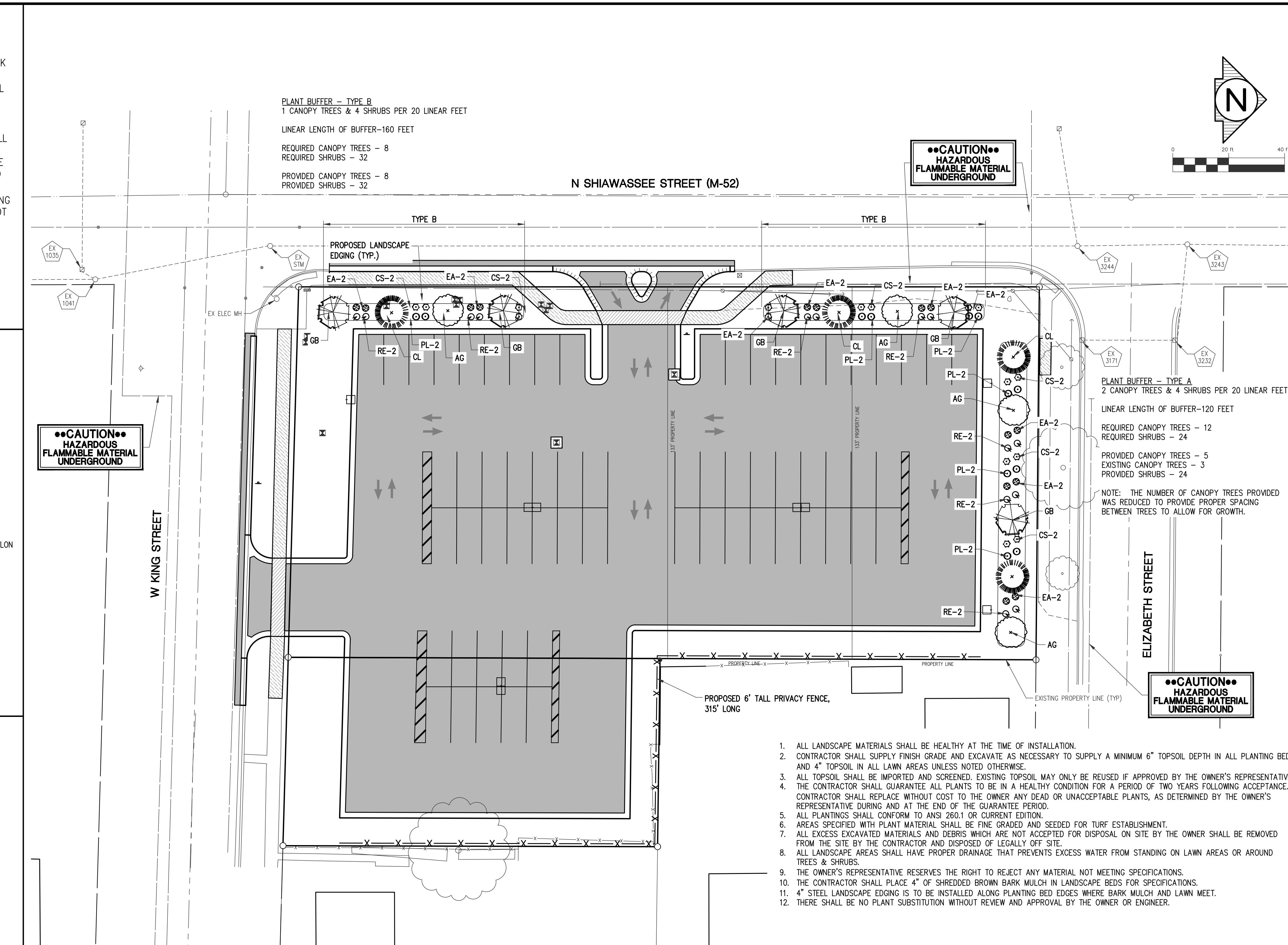
## DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



## TYPICAL EVERGREEN PLANTING DETAIL

NOT TO SCALE



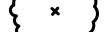
# MEMORIAL HEALTHCARE PARKING LOT EXPANSION - M-52

---

## PREPARED FOR

卷之三

PLANT SCHEDULE					
SYM	KEY	BOTANICAL NAME	COMMON NAME	NOTES	QUANTITY
	EA	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	3 GAL. CONT. 15" MIN HT.	14 @ 3' SPACING
	CS	CORNUS SERICEA	RED-OSIER DOGWOOD	3 GAL. CONT. 15" MIN HT.	16 @ 3' SPACING
	PL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	3 GAL. CONT. 15" MIN HT.	12 @ 3' SPACING
	RE	RHODODENDRON ENCORE 'AUTUMN BONFIRE'	AUTUMN BONFIRE AZALEA	3 GAL. CONT. 15" MIN HT.	14 @ 3' SPACING

TREE SCHEDULE						
SYM	KEY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES	QUANTITY
	AG	2 1/2" CAL.	ACER RUBRUM	RED MAPLE	B & B	4
	GB	2 1/2" CAL.	GINKGO BILOBA	GINKGO	B & B	5
	CL	2 1/2" CAL.	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	B & B	4



Know what's **below**.  
Call before you dig.

\*\*

1

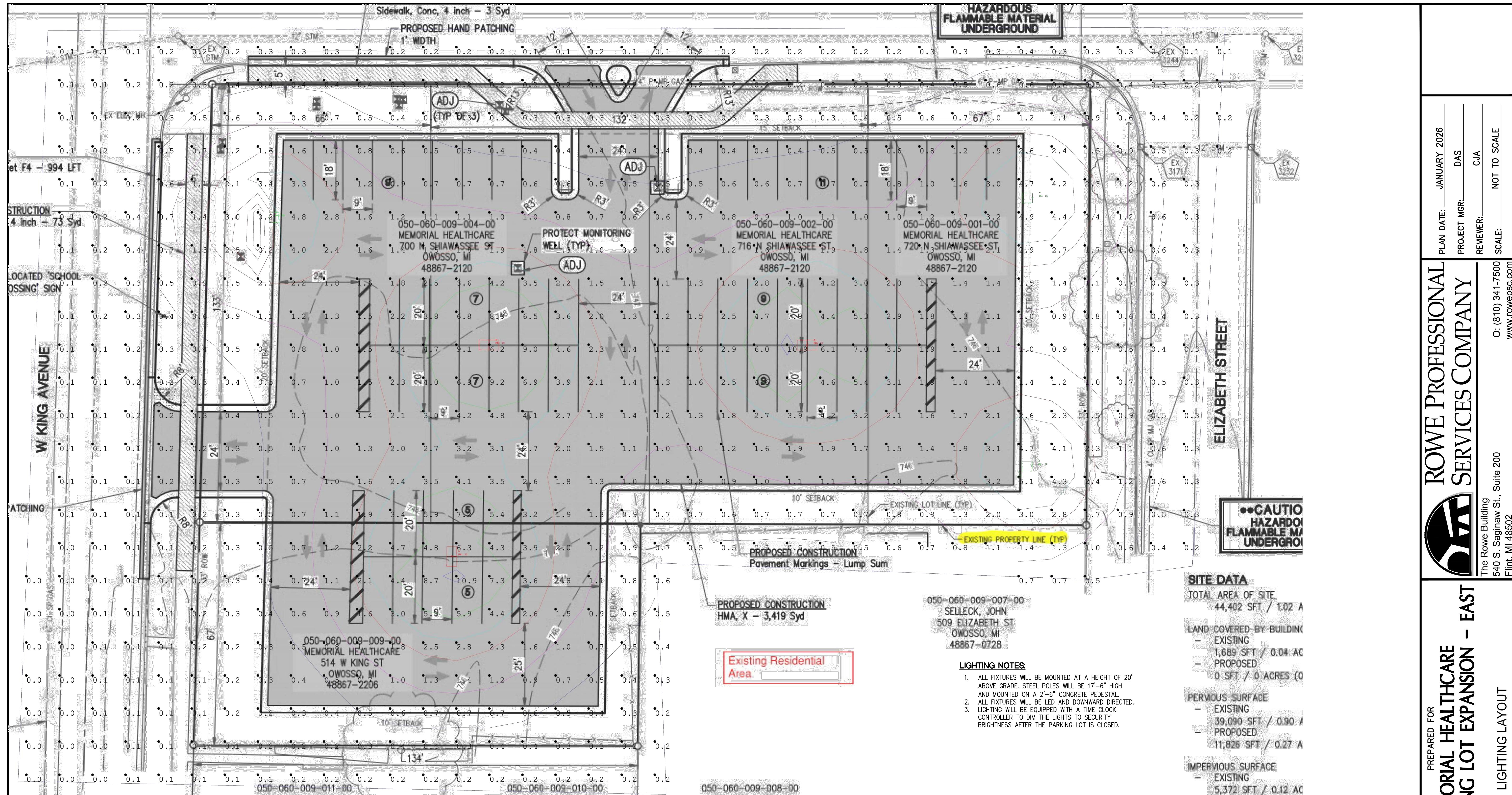
1

1

1

1

SHT# 11 OF 12  
JOB No: 2500149



Luminaire Schedule			Description	LLF	Luminaire Lumens	Luminaire Watts	Mounting Height
Symbol	Qty	Label					
□	3	AE100UZZ-WCS_75W_3000K_T5	AE100UZZ-WCS_75W_3000K_T5	0.920	10950	75	20
□ +	3	AE100UZZ-WCS_85W_5000K_T5	AE100UZZ-WCS_85W_5000K_T5	0.920	12750	85	20

Isoline Legend	
Color	Value
Dark Blue	0.5
Medium Blue	1
Red	2
Green	3
Light Blue	5
Dark Purple	10

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Overall_Planar	Illuminance	Fc	1.29	10.9	0.0	N.A.	N.A.
Parking Surface	Illuminance	Fc	2.16	10.9	0.2	10.80	54.50

1-20-26  
P2026-001



### SITE PLAN REVIEW APPLICATION

City of Owosso

301 W. Main Street, Owosso, MI 48867

Phone: (989) 725.0535

building@ci.owosso.mi.us

- Site plan required for all commercial, industrial and multi-family residential
- Refer to the City of Owosso Zoning Ordinance Chapter 38 Article XIII for additional information
- Application must be filed at least 25 days prior to a scheduled Planning Commission meeting for staff review and proper notices (see last page for submittal deadlines)
- Submit one (1) copy of the site plan (meeting the requirements of Article XIII, site plan review) & digital copy
- Submit a digital copy of the site plan
- Payment of fees including escrow fees
- The Applicant must be present at the Planning Commission Meeting

#### Property Details:

Name of Proposed Development: 640 N Shiawassee St

Property Street Address: 640, 646 N Shiawassee St, Owosso & 826 W King St, Owosso

Legal Description of Property: 050-250-000-001-00: E 1/2 LOT 1 OF OUT LOT 1 LOUISA GOULD SUB-DIV OF OUT LOT 1&4 & BLK 36 & PART OF 35 OF THE VILLAGE OF OWOSO MI  
050-250-000-002-00: W 1/2 LOT 1 OUTLOT 1 LOUISA A GOULD SUB-DIV OF OUTLOTS 1&4 & BLK 36&PART OF 35 OF THE VILLAGE OF OWOSO  
050-250-000-003-00: LOT 2 OUTLOT 1 LOUISA A GOULD SUBDIV OF OUTLOT 1 & 4 & BLK 36 & PART OF 35 OF THE VILLAGE OF OWOSO

Site Area (in acres): 0.41 Acres	Parcel ID #: 050-250-000-001-00, 050-250-000-002-00, 050-250-000-003-00	Zoning: COR - Corridor Business District
----------------------------------	---	--

#### Ownership:

Name: Memorial Healthcare (Charles Thompson)

Address: 826 W. King Street, Owosso, MI 48867

Telephone No:	Email:
---------------	--------

#### Applicant:

Applicant (If different from owner above):

Address:

Telephone No:	Email address:
---------------	----------------

Interest in Property (potential buyer/lease holder/potential lessee/other):

#### Architect/Surveyor/Engineer preparing site plan:

Name: Doug Scott, P.E.

Address: 540 Saginaw St STE 200, Flint, MI 48502

Telephone No:(810) 341-7500	Email:
-----------------------------	--------

#### Construction Proposed:

<input type="checkbox"/> Residential	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Number of units
--------------------------------------	---------------------------------------	--

<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial
--	-------------------------------------

Current use Garage	Proposed use Hospital vehicle garage
--------------------	--------------------------------------

Existing building(s) square footage 1,743 SFT	Proposed building(s) square footage 2,794 SFT
---	---

<b>APPLICATION FEES:</b>	
• Apartment/townhouse	\$575.00 + \$5.00/unit
• Commercial/Industrial	\$525.00 + \$50.00/acre
• Institutional (Schools, Public Services, Hospitals)	\$500.00 + \$40.00/acre
• Mobile home park	\$600.00 + \$5.00/unit
• Planned Unit Development/Mixed use development	\$575.00 + \$50.00/acre
• Preliminary site plan review	75% of site plan review fee
• Single family site condo (prelim or final)	\$700.00 + \$5.00/lot
• Site plan revision/review	75% of site plan review fee + any needed consulting fees determined by administration
• Site plan requiring review by city engineer	all costs by owner/applicant via escrow
• Special meetings with planner/engineer	all costs by owner/applicant via escrow
• <b>Escrow Fee (Hourly rate for Staff/Consultant Involved)</b>	<b>\$1,500</b>

- ❖ A cash deposit of \$1,500 shall be placed with the City of Owosso
- ❖ The City will let the applicants know when additional funds are needed (typically when about 25% is remaining)
- ❖ Should there be funds remaining in the account after completion of the project, the balance will be returned

1. 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.
2. I understand that if my site plan is deemed incomplete, it may be returned by the City for revisions without being forwarded to the Planning Commission for consideration, until the requirements have been adequately met.
3. 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/parcels for the purposes of inspection and examination.

	1-7-24
Signature of Applicant	Date
	1-7-24
Signature of Deed/Title Holder	Date

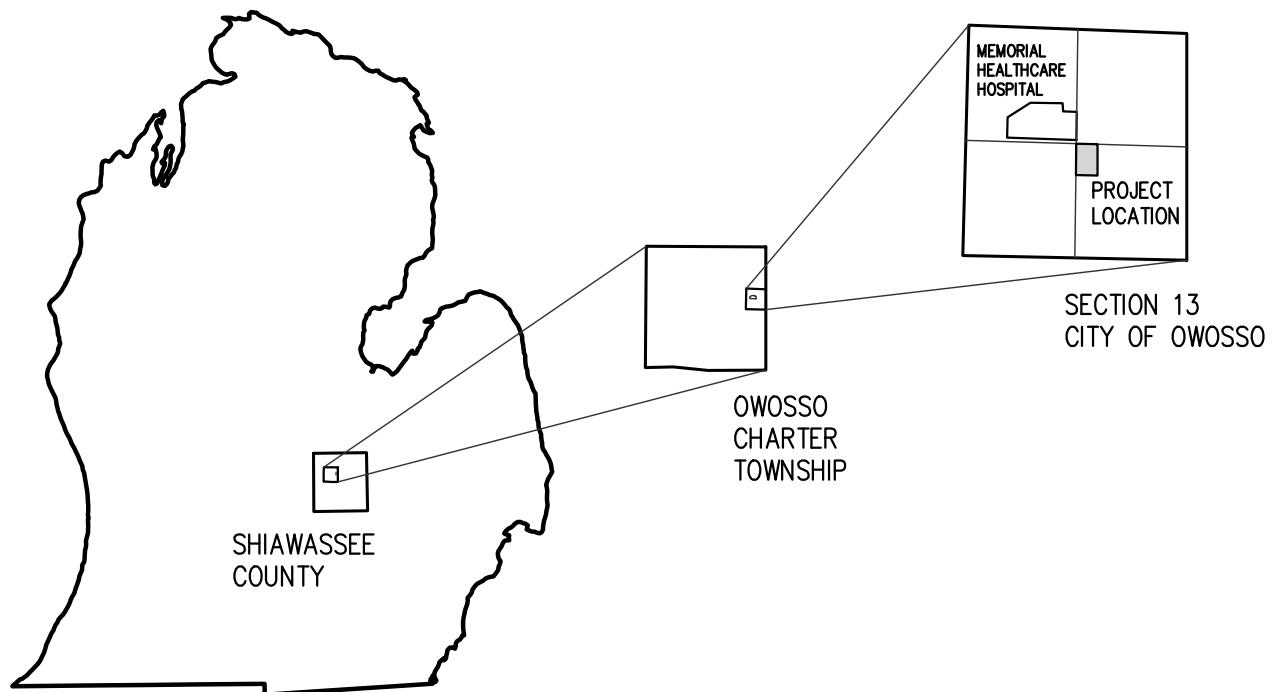
<b>SITE PLAN REVIEW CHECKLIST:</b> Check the appropriate box. If item is marked as 'not provided', attach detailed explanation.		<b>Provided</b>	<b>Not Provided</b>
<b>1. Site Plan</b>	<ul style="list-style-type: none"> <li>❖ Location Map</li> <li>❖ Scale of not less than one (1) inch equals fifty (50) feet if subject property is less than three (3) acres and one (1) inch equals one hundred (100) feet if three (3) acres or more</li> <li>❖ North point</li> <li>❖ Scale and area of the site in acres and square feet</li> <li>❖ Dates (including revision dates)</li> </ul>	X	
<b>2. Property lines</b>	<ul style="list-style-type: none"> <li>❖ Dimensions of all lot and property lines, showing the relationship of the subject property to the abutting properties.</li> <li>❖ Boundary of the property line outlined in solid line</li> <li>❖ Required setbacks from property line and adjacent parcels</li> </ul>	X	
<b>3. Zoning designation and uses</b>	<ul style="list-style-type: none"> <li>❖ Of subject property</li> <li>❖ Of adjacent properties</li> </ul>	X	
<b>4. Names and addresses</b>	<ul style="list-style-type: none"> <li>❖ Of the architect, planner, designer, engineer, or person responsible for the preparation of the site plan (including signature and seal)</li> </ul>	X	
<b>5. Structures</b>	<ul style="list-style-type: none"> <li>❖ Location and layout of existing and proposed structures</li> <li>❖ All existing structures within one hundred (100) feet to the subject property</li> </ul>	X	
<b>6. Drives and parking areas</b>	<ul style="list-style-type: none"> <li>❖ Location and layout of existing and proposed drives and parking areas</li> <li>❖ Number, location and layout of off-street parking spaces</li> </ul>	X	
<b>7. Dumpsters</b>	<ul style="list-style-type: none"> <li>❖ Location</li> <li>❖ Details of enclosure</li> <li>❖ Trash removal plan</li> </ul>	X	
<b>8. Elevations</b>	<ul style="list-style-type: none"> <li>❖ Architectural elevations of building (all facades)</li> <li>❖ Identifying height, materials used and colors</li> <li>❖ Parking lot areas</li> <li>❖ Drives</li> </ul>	X	
<b>9. Flood hazard area</b>	<ul style="list-style-type: none"> <li>❖ Elevation of the site in relation to the identified flood hazard area</li> <li>❖ All proposed construction, reconstruction or demolition shall be in compliance with local, state and federal ordinance, laws or regulations</li> </ul>	NA	
<b>10. Floor plans</b>	<ul style="list-style-type: none"> <li>❖ Existing and proposed</li> </ul>	X	
<b>11. Landscaping</b>	<ul style="list-style-type: none"> <li>❖ Existing walls, fences and screening – location and height</li> <li>❖ Proposed walls, fences and screening – location and height</li> <li>❖ Landscape plan indicating existing/proposed trees and plantings along frontage and on the site</li> <li>❖ Notation of landscape maintenance agreement</li> <li>❖ Notation of method of irrigation</li> </ul>	X	
<b>12. Lighting</b>	<ul style="list-style-type: none"> <li>❖ Plan indicating existing/proposed light poles/fixtures on site, along site's frontage and any wall mounted lights</li> </ul>	X	
<b>13. Mechanical Units</b>	<ul style="list-style-type: none"> <li>❖ Roof mounted equipment and screening</li> <li>❖ Ground equipment and screening</li> </ul>	X	
<b>14. Residential multi-family development</b>	<ul style="list-style-type: none"> <li>❖ Schedule indicating number of dwelling units, number of bedrooms, gross and usable floor area, parking provided, total area of paved and unpaved surfaces</li> </ul>	NA	

<b>SITE PLAN REVIEW CHECKLIST:</b> Check the appropriate box. If item is marked as 'not provided', attach detailed explanation.		<b>Provided</b>	<b>Not Provided</b>
<b>15. Right-of-ways</b>	<ul style="list-style-type: none"> <li>❖ Location and width of existing easements, alleys and drives</li> <li>❖ Location and width of all public sidewalks along the front street right-of-way and on the site, with details</li> </ul>	X	
<b>16. Signs</b>	<ul style="list-style-type: none"> <li>❖ Location/type of existing</li> <li>❖ Location/type of proposed</li> </ul>	X	
<b>17. Soil erosion and sedimentation control</b>	<ul style="list-style-type: none"> <li>❖ Permit from the local enforcing agency - Shiawassee County - on soil erosion and sedimentation control - IF the earth change activity involves more than one (1) acre or is within five hundred (500) feet of a lake or stream)</li> <li>❖ Soil erosion and sedimentation control measures during construction</li> </ul>	X	
<b>18. Utilities</b>	<ul style="list-style-type: none"> <li>❖ Location and layout of existing and proposed</li> <li>❖ Including but not limited to gas, water, sanitary sewer, electricity, telephone</li> </ul>	X	
<b>19. Water</b>	<ul style="list-style-type: none"> <li>❖ Direction of surface water drainage</li> <li>❖ Grading plan</li> <li>❖ Plans for storm water retention/detention on site</li> </ul>	X	

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

<u>2025 Meeting Date</u>	<u>2025 Submittal Deadline</u>
January 27	January 2
February 24	January 30
March 24	February 27
April 28	April 3
May 27	May 2
June 23	May 29
July 28	July 3
August 25	July 31
September 22	August 28
October 27	October 2
November 24	October 31
December 8	November 13

**SITE PLANS FOR**  
**MEMORIAL HEALTHCARE**  
**640 N SHIAWASSEE STREET**  
**640 / 646 N SHIAWASSEE STREET & 826 W KING STREET**  
**CITY OF OWOSSO, SECTION 13, T.7N.-R.2E.**  
**SHIAWASSEE COUNTY, MICHIGAN**

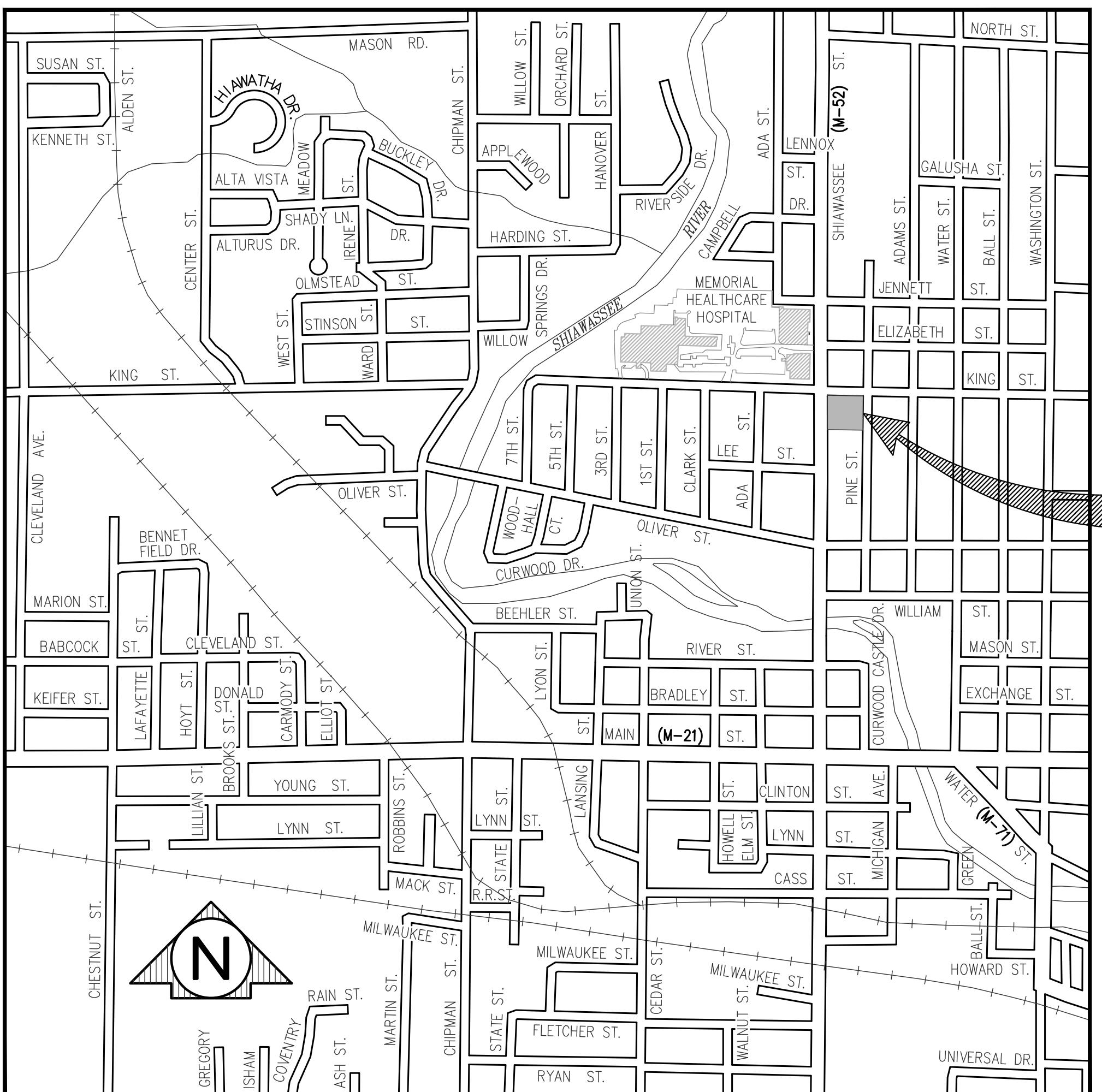


**UTILITY CONTACT LOG**

AGENCY	UTILITY
1. CITY OF OWOSSO PUBLIC WORKS DEPARTMENT 522 MILWAUKEE STREET OWOSSO, MI 48867 MR. TOM WHEELER (989) 725-0550	D.P.W. tom.wheeler@ci.owosso.mi.us
2. CONSUMERS ENERGY 530 WEST WILLOW STREET LANSING, MI 48909 MR. TYLER LAWRENCE (517) 788-1191	GAS tyler.lawrence@cmsenergy.com
3. CONSUMERS ENERGY 1801 W. MAIN STREET OWOSSO, MI 48867 MR. JOEL HIMM (989) 729-3256	ELECTRIC joel.himm@cmsenergy.com
4. CHARTER COMMUNICATIONS 7372 DAVISON ROAD DAVISON, MI 48423 MR. DAVID BUIJAK (734) 915-2895	CABLE david.buijak@charter.com
5. FRONTIER/VERIZON 1943 W. M-21 OWOSSO, MI 48867 MR. MARK STEVENS (989) 723-0373	TELEPHONE Mark.Stevens@frtr.com

**PROJECT DESCRIPTION**

THIS PROJECT INCLUDES THE CONSTRUCTION OF BUILDING REHABILITATION AND ADDITION WITH PARKING AREA UPGRADES INCLUDING PAVING, STRIPING, AND DRAINAGE IMPROVEMENTS.



**LOCATION MAP**

NOT TO SCALE

**OWNER INFORMATION PROPERTY INFORMATION**

MEMORIAL HEALTHCARE  
826 W. KING STREET  
OWOSSO, MI 48867  
CHARLES THOMPSON  
(989) 729-4567

MEMORIAL HEALTHCARE  
640/646 N. SHIAWASSEE STREET, 826 W. KING STREET  
OWOSSO, MI 48867  
CHARLES THOMPSON  
(989) 729-4567

**DESIGN ENGINEER**

ROWE PROFESSIONAL SERVICES COMPANY  
540 S. SAGINAW STREET, SUITE 200  
FLINT, MI 48502  
DOUGLAS A. SCOTT, PE  
(810) 869-5111

**MDOT TRAFFIC AND SAFETY PLANS**

THE FOLLOWING MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) TRAFFIC AND SAFETY PLANS ARE REFERENCED IN THIS PROJECT. COPIES OF THE MDOT STANDARD PLANS ARE INCLUDED IN THE CONTRACT DOCUMENTS.

M0020a TABLES FOR "L", "D" AND "B" VALUES

M0040a TYPICAL ADVANCE SIGNING TREATMENT FOR LONG, INTERMEDIATE AND SHORT TERM STATIONARY WORK ZONE OPERATIONS OF LESS THAN TWO MILES IN LENGTH WHERE TRAFFIC CONTROL DEVICES MAY REMAIN AT END OF WORK DAY ON AN UNDIVIDED TWO-WAY ROADWAY

M0240a TYPICAL TEMPORARY TRAFFIC CONTROL FOR A ONE-LANE CLOSURE ON AN UNDIVIDED MULTI-LANE ROADWAY, NO SPEED REDUCTION

WZD-100-A\* GROUND DRIVEN SIGN SUPPORTS FOR TEMPORARY SIGNS  
WZD-125-E\* TEMPORARY TRAFFIC CONTROL DEVICES

**MDOT STANDARD ROAD PLANS**

THE FOLLOWING MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD ROAD PLANS ARE REFERENCED IN THIS PROJECT. COPIES OF THE MDOT STANDARD PLANS ARE INCLUDED IN THE CONTRACT DOCUMENTS.

R-7-F COVER B

R-9-D COVER D

R-12-E COVER G

R-15-G\* COVER K

R-28-J\* SIDEWALK RAMP AND DETECTABLE WARNING DETAILS

R-29-I DRIVEWAY OPENINGS & APPROACHES, AND CONCRETE SIDEWALKS

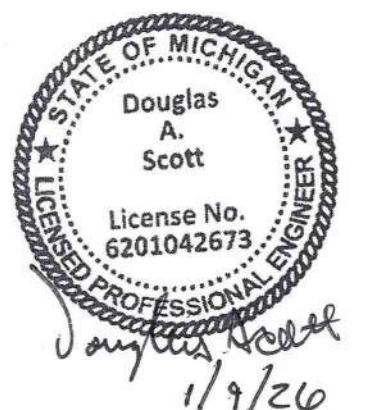
R-30-G CONCRETE CURB AND CONCRETE CURB AND GUTTER

\* INDICATES SPECIAL DETAIL

**PROJECT  
LOCATION**

**SHEET INDEX**

- 1 - COVER SHEET
- 2 - GENERAL NOTES SHEET
- 3 - LEGEND SHEET
- 4 - DETAILS SHEET
- 5 - DETAILS SHEET
- 6 - ZONING SHEET
- 7 - EXISTING CONDITIONS
- 8 - PROPOSED SITE PLAN
- 9 - GRADING AND STORM SEWER PLAN
- 10 - SOIL EROSION KEY SHEET
- 11 - LANDSCAPING LAYOUT
- 12 - LIGHTING LAYOUT
- 13 - DEMOLITION FLOOR PLAN FIRST FLOOR
- 14 - EXTERIOR ELEVATIONS
- 15 - BUILDING SECTIONS



Know what's below.  
Call before you dig.

**MEMORIAL HEALTHCARE**  
**640 N SHIAWASSEE STREET**

COVER SHEET

PLAN DATE: JANUARY 2026  
PROJECT MGR: DAS  
REVIEWER: CJA  
SCALE: NOT TO SCALE

O: (810) 341-7500  
www.rownsc.com

**ROWE PROFESSIONAL SERVICES COMPANY**

The Rowe Building  
540 S. Saginaw St., Suite 200  
Flint, MI 48502

PREPARED FOR

REV:

SHT# 1 OF 15  
JOB No: 2500002

## GENERAL CONSTRUCTION NOTES

### EMERGENCY CONTACTS

BEFORE BEGINNING WORK ON THE PROJECT, THE CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER WITH THE NAMES AND TELEPHONE NUMBERS OF EMERGENCY CONTACTS. AT LEAST ONE PERSON REPRESENTING THE CONTRACTOR SHALL BE AVAILABLE TO RESPOND TO EMERGENCIES THROUGHOUT THE LIFE OF THE PROJECT, 24 HOURS A DAY, 7 DAYS A WEEK.

### UNDERGROUND UTILITY IDENTIFICATION AND LOCATION

THE CONTRACTOR SHALL CALL MISS DIG (1-800-482-7171) A MINIMUM OF THREE WORK DAYS IN ADVANCE OF BEGINNING EXCAVATION. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY AND NOTIFY UTILITY AGENCIES WITHIN THE PROJECT AREA WHICH DO NOT PARTICIPATE IN THE MISS DIG NOTIFICATION PROGRAM.

### PUBLIC UTILITIES

EXISTING UTILITIES ARE SHOWN BASED UPON RECORDS AND LOCATIONS PROVIDED BY UTILITY AGENCIES. THE INFORMATION SHOWN IS CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR. UNLESS THE PLANS SPECIFICALLY SHOW THAT EXISTING UTILITIES ARE TO BE MOVED, THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN EXISTING UTILITIES.

### VERIFICATION OF UNDERGROUND UTILITIES

THE CONTRACTOR SHALL EXCAVATE AND LOCATE ALL EXISTING UTILITIES IN THE PROJECT AREA IN ADVANCE OF CONSTRUCTION TO VERIFY THEIR ACTUAL LOCATION. POTENTIAL CONFLICTS SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL MAKE SUCH CHANGES TO GRADE AND ALIGNMENT OF PROPOSED WORK AS DIRECTED BY THE ENGINEER TO AVOID CONFLICTS, AT NO INCREASE IN COST TO THE OWNER.

### UTILITY SERVICE

UNLESS SPECIFICALLY PROVIDED OTHERWISE IN THE CONTRACT DOCUMENTS, ALL EXISTING UTILITIES ARE TO REMAIN IN SERVICE DURING THE PROJECT.

### MAILBOXES

MAILBOXES LOCATED WITHIN THE LIMITS OF EXCAVATION, GRADING, OR CONSTRUCTION SHALL BE REMOVED AND PROTECTED FROM DAMAGE BY THE CONTRACTOR. TEMPORARY MAILBOXES SHALL BE PROVIDED AND MAINTAINED DURING THE PROJECT. UPON COMPLETION OF GRADING OR CONSTRUCTION ACTIVITIES, THE ORIGINAL MAILBOX SHALL BE REINSTALLED.

MAILBOXES (AND/OR SUPPORTS) WHICH ARE DAMAGED AS A RESULT OF THE PROJECT SHALL BE REPLACED BY THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE. MAILBOXES SHALL BE REPLACED IN ACCORDANCE WITH THE STANDARDS OF THE U.S. POSTAL SERVICE AND THE REGULATIONS OF THE AGENCY HAVING JURISDICTION OVER THE ROADS AND STREETS IN THE PROJECT AREA.

### PRIVATE IRRIGATION SYSTEMS

WHERE IRRIGATION SYSTEMS WITHIN THE PUBLIC RIGHT-OF-WAY WILL INTERFERE WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNERS THAT IT IS THEIR RESPONSIBILITY TO REMOVE AND PROTECT THEIR IRRIGATION SYSTEM. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A COPY OF THE NOTIFICATION.

WHERE THE OWNER HAS NOT REMOVED THEIR PRIVATE IRRIGATION SYSTEM, THE CONTRACTOR SHALL CUT AND PLUG THOSE SECTIONS OF PIPING WHICH INTERFERE WITH CONSTRUCTION. SPRINKLER HEADS, VALVES, AND PIPING WHICH INTERFERES WITH THE CONTRACTOR'S WORK, SHALL BE REMOVED AND STOCKPILED ON THE OWNER'S PROPERTY.

### SOIL BORINGS / PAVEMENT CORES

IF PROVIDED ON THE PLANS OR IN THE CONTRACT DOCUMENTS, LOGS OF SOIL BORINGS OR PAVEMENT CORES REPRESENT THE SUBSURFACE CONDITIONS ENCOUNTERED AT SPECIFIC POINTS. THE INFORMATION IS PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY.

### MAINTAINING TRAFFIC

LOCAL AND EMERGENCY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES WITHIN THE PROJECT AREA.

WHEN EXCAVATION, FRESH CONCRETE, OR OTHER CONSTRUCTION WORK WILL RESULT IN THE CLOSURE OF A STREET OR DRIVEWAY FOR A PERIOD OF TIME, THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL AFFECTED RESIDENTS AND BUSINESSES IN ADVANCE.

THE CONTRACTOR SHALL NOTIFY EMERGENCY RESPONSE AGENCIES IN ADVANCE OF ROAD CLOSURES OR THE ESTABLISHMENT OF DETOURS.

### TRAFFIC SIGNS

TRAFFIC SIGNS WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED AND REPLACED BY THE AGENCY HAVING JURISDICTION OVER THE STREETS OR ROADS IN THE PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE AGENCY TO ARRANGE FOR REMOVAL OF THE SIGN AND IS RESPONSIBLE TO PAY ANY FEES ASSOCIATED WITH THE REMOVAL AND REPLACEMENT OF THE SIGNS.

### SCHEDULE

THE CONTRACTOR SHALL COMPLETE ALL WORK IN AN EXPEDITIOUS MANNER AND SHALL NOT STOP WORK ON THE PROJECT ONCE BEGUN.

### ALIGNMENT

ALIGNMENT AND GRADES FOR CURB AND GUTTER (INCLUDING THROUGH RAMPS AND DRIVEWAY OPENINGS) SHOWN ON THE PLANS ARE FOR THE TOP, BACK OF CURB, UNLESS SPECIFICALLY SHOWN OTHERWISE ON THE PLANS.

THE HORIZONTAL ALIGNMENT SHOWN ON THE DRAWINGS FOR DRAINAGE STRUCTURES LOCATED IN THE CURB LINE IS TO THE CENTER OF THE CASTING.

THE HORIZONTAL ALIGNMENT SHOWN ON THE DRAWINGS FOR DRAINAGE STRUCTURES WHICH ARE NOT IN THE CURB LINE AND FOR MANHOLES IS TO THE CENTER OF THE STRUCTURE.

WHERE RIM ELEVATIONS ARE PROVIDED ON THE PLANS FOR MANHOLE CASTINGS, THE ELEVATION PROVIDED IS FOR THE TOP OF THE CASTING.

WHERE RIM ELEVATIONS ARE PROVIDED FOR INLET TYPE CASTINGS, THE ELEVATIONS ARE PROVIDED AS FOLLOWS:

- CURB INLETS – THE ELEVATION OF THE TOP OF CURB
- ALL OTHER INLETS – THE ELEVATION OF THE FLOW LINE

WHERE RIM ELEVATIONS ARE PROVIDED ON THE PLANS FOR INLETS OR MANHOLE CASTINGS, THE ELEVATIONS PROVIDED ARE CONSIDERED PRELIMINARY. THE CONTRACTOR SHALL MAKE THE FINAL ADJUSTMENT FOLLOWING THE ESTABLISHMENT OF ACTUAL GRADING AND PAVEMENT ELEVATIONS.

### CONSTRUCTION STAKING

WHEN CONSTRUCTION STAKING IS TO BE PROVIDED BY THE ENGINEER OR OWNER, THE CONTRACTOR SHALL REQUEST STAKING AT LEAST THREE WORKING DAYS IN ADVANCE.

WHEN CONSTRUCTION STAKING IS TO BE PROVIDED BY THE ENGINEER OR OWNER, STAKING WILL BE PROVIDED ONE TIME. THE CONTRACTOR SHALL PROTECT AND PRESERVE SURVEY CONTROL AND STAKING. RE-STAKING WILL BE AT THE CONTRACTOR'S EXPENSE.

### SURVEY CORNERS, BENCHMARKS, AND CONTROL POINTS

THE CONTRACTOR SHALL PRESERVE ALL GOVERNMENT CORNERS, PROPERTY CORNERS, BENCHMARKS, SURVEY CONTROL POINTS AND OTHER SURVEY POINTS WITHIN THE PROJECT AREA. WHERE CORNERS, BENCHMARKS, OR SURVEY POINTS ARE ENCOUNTERED WHICH WILL BE DISTURBED BY THE CONTRACTOR'S ACTIVITIES; A LICENSED SURVEYOR SHALL WITNESS THE POINT BEFORE DISTURBANCE AND SHALL RE-SET THE POINT FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL PAY THE SURVEYOR TO WITNESS AND TO RE-SET THE POINTS.

### PROTECTION OF TREES, SHRUBS, AND LANDSCAPING

ALL TREES, SHRUBS, AND LANDSCAPING WITHIN THE CONSTRUCTION AREA WHICH ARE NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED TREES, SHRUBS, AND LANDSCAPING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

### CONSTRUCTION SIGNING AND BARRICADING

THE CONTRACTOR SHALL PROTECT HAZARDOUS AREAS WITH BARRICADES. BARRICADES LEFT IN PLACE AFTER SUNSET SHALL BE LIGHTED.

THE CONTRACTOR SHALL PROVIDE SUITABLE SANDBAGS OR OTHER SUITABLE MEASURES FOR ANCHORING OF TEMPORARY SIGNS AND BARRICADES, TO PREVENT THEIR TIPPING OR DISPLACEMENT BY WIND OR AIR FLOW FROM VEHICLES.

THE CONTRACTOR SHALL PROVIDE SIGNING, BARRICADES, TRAFFIC REGULATORS, CONES, AND OTHER TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCY HAVING JURISDICTION OVER STREETS OR ROADS IN THE PROJECT AREA, THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROLS, DEVICES, AND THE PLANS AND SPECIFICATIONS.

THE CONTRACTOR SHALL COVER OR REMOVE TEMPORARY SIGNS DURING PERIODS WHEN THEY ARE NOT APPROPRIATE.

### TURF ESTABLISHMENT

ALL DISTURBED AREAS WHICH ARE NOT TO BE SURFACED WITH PAVEMENT, AGGREGATE OR OTHER APPROVED SURFACES SHALL BE ESTABLISHED WITH TURF.

TURF AREAS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.

DISTURBED AREAS SHALL BE SURFACED WITH THREE INCHES OF SCREENED TOPSOIL.

THE CONTRACTOR IS RESPONSIBLE TO ESTABLISH TURF WHICH IS SUBSTANTIALLY FREE OF BARE SPOTS AND FREE OF WEEDS. THE GROUND SURFACE IN TURF AREAS SHALL BE SMOOTH AND PROVIDE A NATURAL TRANSITION TO ADJACENT, UNDISTURBED AREAS.

THE CONTRACTOR IS RESPONSIBLE TO PROVIDE WATERING, WEEDING, RESEEDING, AND REWORKING AS NECESSARY TO ESTABLISH TURF AREAS TO THE REQUIRED STANDARD.

### ADA COMPLIANCE

ALL PROPOSED CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND APPLICABLE GUIDELINES OR STANDARDS. WHERE EXISTING CONDITIONS AND/OR THE REQUIREMENTS OF THE PLANS WILL RESULT IN FINISHED CONDITIONS THAT DO NOT MEET THE ADA REQUIREMENTS, GUIDELINES, OR STANDARDS; THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REMOVE AND REPLACE WORK DETERMINED TO BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS, GUIDELINES, OR STANDARDS.

### EARTHWORK

EARTHWORK QUANTITIES, IF PROVIDED, ARE FOR THE CONTRACTOR'S INFORMATION. THE QUANTITIES WERE DEVELOPED USING THE AVERAGE END AREA METHOD. ASSUMPTIONS REGARDING TOPSOIL AND SHRINKAGE ARE STATED WITH THE ESTIMATES OF EXCAVATION AND FILL.

THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE EARTHWORK QUANTITIES, AND BASE THEIR BID ON THEIR DETERMINATION OF THE QUANTITIES OF WORK REQUIRED.

IF ADDITIONAL FILL MATERIAL MUST BE PROVIDED TO ATTAIN THE FINISH GRADES SHOWN ON THE PLANS, THE CONTRACTOR SHALL PROVIDE THE REQUIRED FILL MATERIAL, UNLESS A SPECIFIC BORROW AREA IS IDENTIFIED ON THE PLANS.

EXCESS SOILS RESULTING FROM EXCAVATION AND EARTHWORK SHALL BECOME THE CONTRACTOR'S PROPERTY AND DISPOSED OF PROPERLY, UNLESS AN AREA(S) HAS BEEN DESIGNATED FOR STOCKPILING OR "BLENDING IN" THE EXCESS MATERIAL WITHIN THE PROJECT LIMITS.

### BACKFILL AND EMBANKMENT

BACKFILL OF AN EXCAVATION UNDER OR WITHIN THE ONE ON ONE INFLUENCE OF AN EXISTING OR PROPOSED ROAD, SIDEWALK, DRIVEWAY, PAVEMENT, OR AGGREGATE SURFACE, SHALL BE SAND, MEETING THE REQUIREMENTS OF GRANULAR MATERIAL CLASS III AS DESCRIBED IN THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE SAND BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.

BACKFILL OF AN EXCAVATION WHICH IS NOT UNDER OR WITHIN THE ONE ON ONE INFLUENCE OF AN EXISTING OR PROPOSED ROAD, SIDEWALK, DRIVEWAY, PAVEMENT, OR AGGREGATE SURFACE MAY BE SUITABLE EXCAVATED MATERIAL OR OTHER SOIL, WHICH IS FREE OF ORGANIC MATTER, STONES AND ROCKS, ROOTS, BROKEN CONCRETE, FROZEN MATERIAL, OR DEBRIS. THE BACKFILL SHALL BE COMPACTED TO AT LEAST 90% OF ITS MAXIMUM UNIT WEIGHT.

THE CONTRACTOR SHALL INDICATE THE SOURCE OF SAND USED FOR BACKFILL TO THE ENGINEER, AND PROVIDE THE ENGINEER WITH THE RESULTS OF A GRADATION TEST PERFORMED ON A SAMPLE OF THE SAND. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ADVANCE OF USING SAND FROM OTHER SOURCES.

EMBANKMENT USED TO BUILD THE SUBGRADE TO REQUIRED ELEVATION SHALL BE SUITABLE SOIL EXCAVATED FROM THE PROJECT SITE, OR FURNISHED BY THE CONTRACTOR FROM OTHER SOURCES. SUITABLE SOIL IS FREE FROM ORGANIC MATTER, ROCKS AND STONES, FROZEN MATERIAL, BROKEN CONCRETE, AND DEBRIS.

EMBANKMENT CONSTRUCTED OF GRANULAR SOILS SHALL BE COMPACTED IN LIFTS NOT EXCEEDING 10 INCHES TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.

EMBANKMENT CONSTRUCTED OF COHESIVE SOILS SHALL BE COMPACTED IN LIFTS NOT EXCEEDING 10 INCHES TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.

### DENSITY TESTING

THE MAXIMUM UNIT WEIGHT OF SAND AND OTHER GRANULAR SOILS WILL BE DETERMINED BY THE ONE POINT CONE TEST, AS DESCRIBED IN THE MICHIGAN DEPARTMENT OF TRANSPORTATION'S DENSITY TESTING AND INSPECTION MANUAL, EXCEPT WHEN ANOTHER TEST METHOD IS SPECIFIED.

THE MAXIMUM UNIT WEIGHT OF COHESIVE SOILS WILL BE DETERMINED BY THE ONE POINT PROCTOR TEST, AS DESCRIBED IN THE MICHIGAN DEPARTMENT OF TRANSPORTATION'S DENSITY TESTING AND INSPECTION MANUAL, EXCEPT WHEN ANOTHER TEST METHOD IS SPECIFIED.

### WORK HOURS

UNLESS PROVIDED OTHERWISE IN THE CONTRACT DOCUMENTS OR LIMITED BY LOCAL ORDINANCE, THE CONTRACTOR SHALL WORK WITHIN OF THE FOLLOWING TIMES, UNLESS OTHERWISE APPROVED BY THE OWNER: MONDAY THROUGH FRIDAY 7 A.M. TO 8 P.M. SATURDAY 8 A.M. TO 6 P.M.

THE CONTRACTOR SHALL NOT WORK ON SUNDAYS OR HOLIDAYS, UNLESS OTHERWISE APPROVED BY THE OWNER.

### DRAINAGE

THE CONTRACTOR SHALL MAINTAIN DRAINAGE OF THE PROJECT AREA AND ADJACENT AREAS. WHERE EXISTING DRAINAGE FACILITIES ARE DISTURBED OR BLOCKED BY CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY PROVISIONS FOR DRAINAGE.

WHERE CONSTRUCTION HAS DISTURBED EXISTING DITCHES, SWALES, OR OTHER DRAINAGE FACILITIES; THE CONTRACTOR SHALL RESTORE THEM TO THEIR GRADES AND DIMENSIONS WHICH EXISTED PRIOR TO THE BEGINNING OF CONSTRUCTION, UNLESS DIRECTED OTHERWISE.

DRAINAGE SHALL NOT BE REROUTED INTO ADJACENT PROPERTIES NOR ALLOWED TO DRAIN ONTO ADJACENT PROPERTIES AT AN INCREASED RATE, AS A RESULT OF THE CONTRACTOR'S WORK.

### DRIVEWAY CONSTRUCTION

DRIVEWAY SLOPES SHALL NOT EXCEED 10%, EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE ON THE PLANS OR DIRECTED BY THE ENGINEER.

THE CONTRACTOR SHALL PROVIDE PROPERTY OWNERS WITH SUITABLE NOTICE BEFORE REMOVING AND REPLACING AN EXISTING DRIVEWAY.

### SIDEWALK CONSTRUCTION

SIDEWALKS SHALL BE CONSTRUCTED TO PROVIDE POSITIVE DRAINAGE OF THE SIDEWALK AND ADJACENT SURFACES.

EXCEPT WHERE NECESSARY TO PROVIDE POSITIVE DRAINAGE OR MEET EXISTING SURFACES, SIDEWALK SHALL BE CONSTRUCTED WITH A CROSS SLOPE SLOPED TOWARD THE STREET.

SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%.

IN TURF AREAS, THE SURFACE OF THE SIDEWALK SHALL BE ABOUT 1/4 INCH HIGHER THAN THE ADJACENT GROUND SURFACES, EXCEPT WHERE NECESSARY TO PROVIDE POSITIVE DRAINAGE OR MEET EXISTING SIDEWALKS, CURBS, OR PAVEMENTS.

SIDEWALK SHALL BE CONSTRUCTED ON A SAND BASE, COMPAKTED TO AT LEAST 95% OF ITS MAXIMUM UNIT WEIGHT.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN SIDEWALK FORMS HAVE BEEN SET AND THE SAND BASE PREPARED. CONCRETE SHALL NOT BE PLACED UNTIL THE ENGINEER HAS OBSERVED THE FORMS. CONCRETE DELIVERY SHALL BE SCHEDULED TO ALLOW SUFFICIENT TIME FOR ADJUSTMENT OF THE FORMS, IN THE EVENT THAT ADJUSTMENT IS NECESSARY.

THE CONTRACTOR SHALL PROTECT FRESH CONCRETE FROM DAMAGE BY THE WEATHER, TRAFFIC, OR VANDALISM. DAMAGED CONCRETE SHALL BE REPLACED BY THE CONTRACTOR'S EXPENSE.

### STORM SEWER CONSTRUCTION NOTES

DRAINAGE STRUCTURES SHALL BE CONSTRUCTED FROM PRECAST CONCRETE MANHOLE SECTIONS MEETING ASTM C478.

SUMPS IN DRAINAGE STRUCTURES AND PIPELINES SHALL BE FREE OF SEDIMENT AND DEBRIS AT THE TIME OF ACCEPTANCE BY THE OWNER.



Know what's **below**.  
Call before you dig.

PLAN SUBMITTALS AND CHANGES	
PRELIMINARY PLANS – **NOT FOR CONSTRUCTION**	REV:
DATE	DESCRIPTION

PLANNED

REVIEWED

NOT TO SCALE

PREPARED FOR  
MEMORIAL HEALTHCARE  
640 N SHIAWASSEE STREET  
GENERAL NOTES SHEET

R:\Projects\2500002\2500002\Drawings\SH-2500002-Note.dwg

PLANNED  
REVIEWED  
NOT TO SCALE

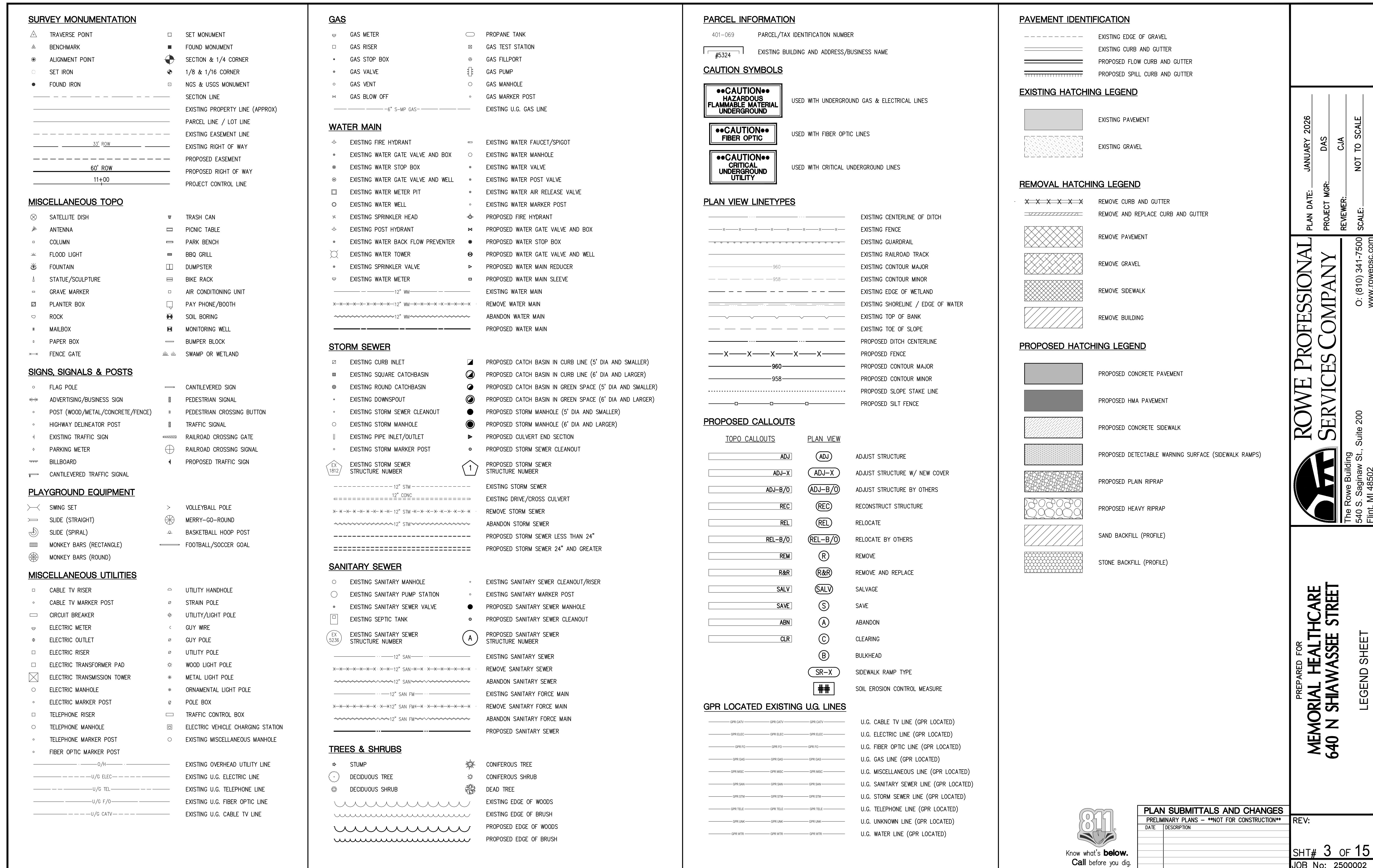
PLANNED

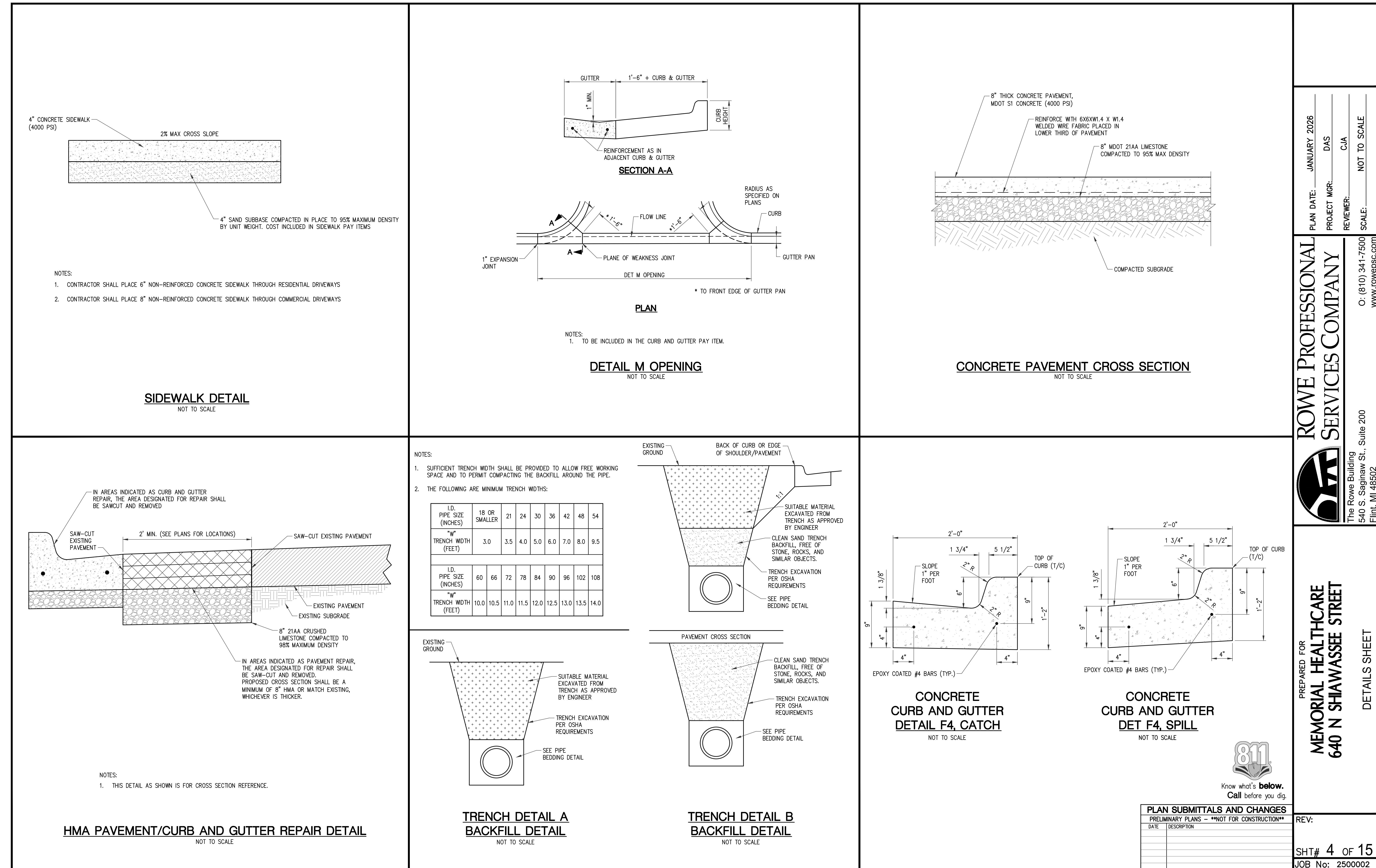
REVIEWED

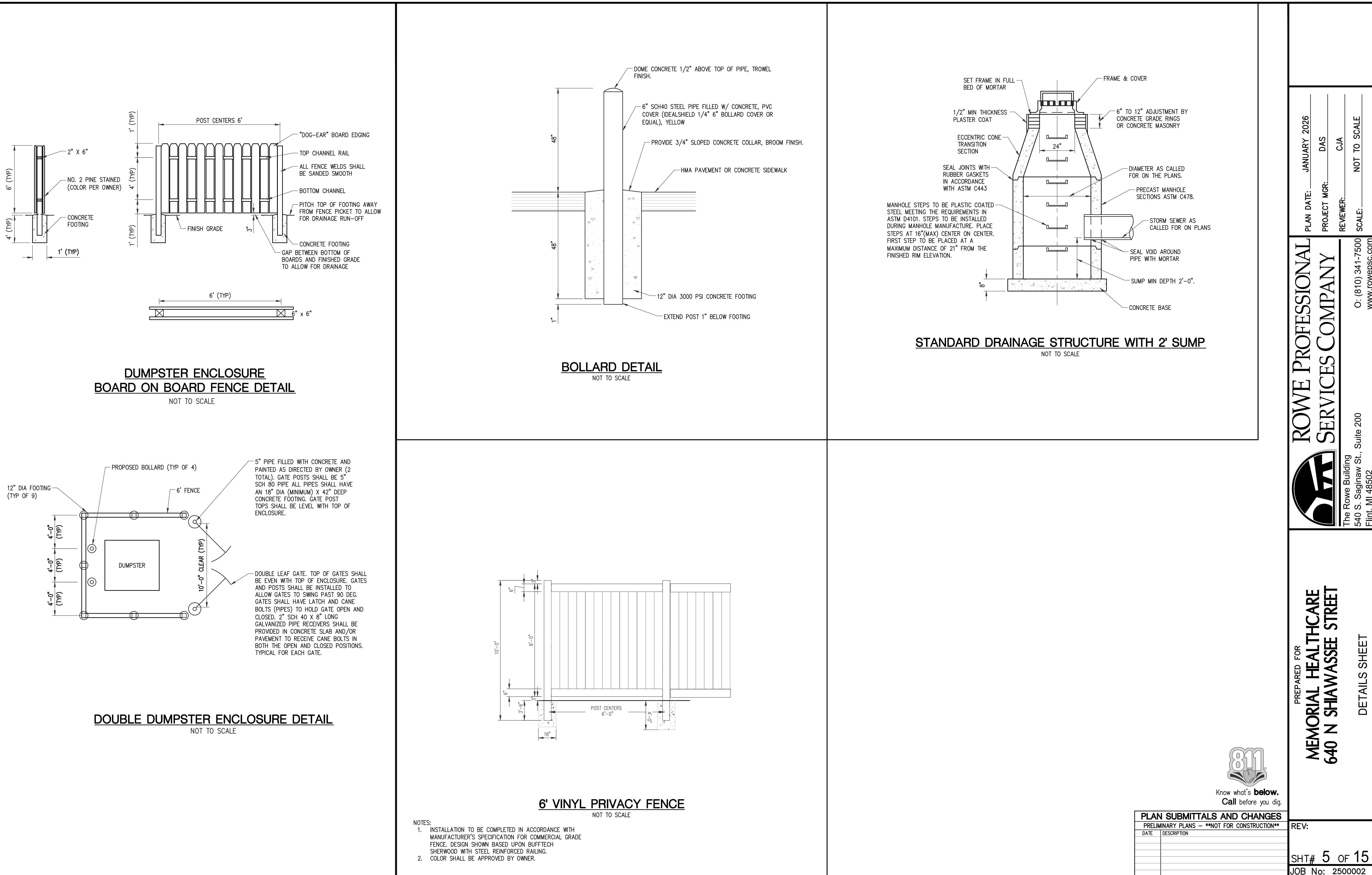
NOT TO SCALE

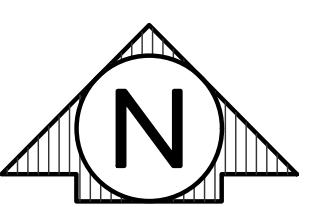
O: (810) 341-7500  
www.trowesc.com

The Rowe Building  
540 S. Saginaw St., Suite 200  
Flint, MI 48502







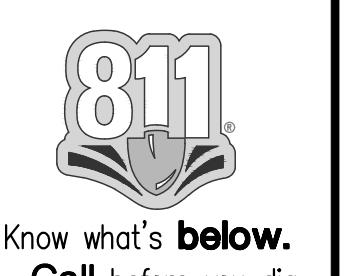


0 40 ft 80 ft



## 640 N. SHIAWASSEE STREET PARKING LOT - SITE VICINITY MAP

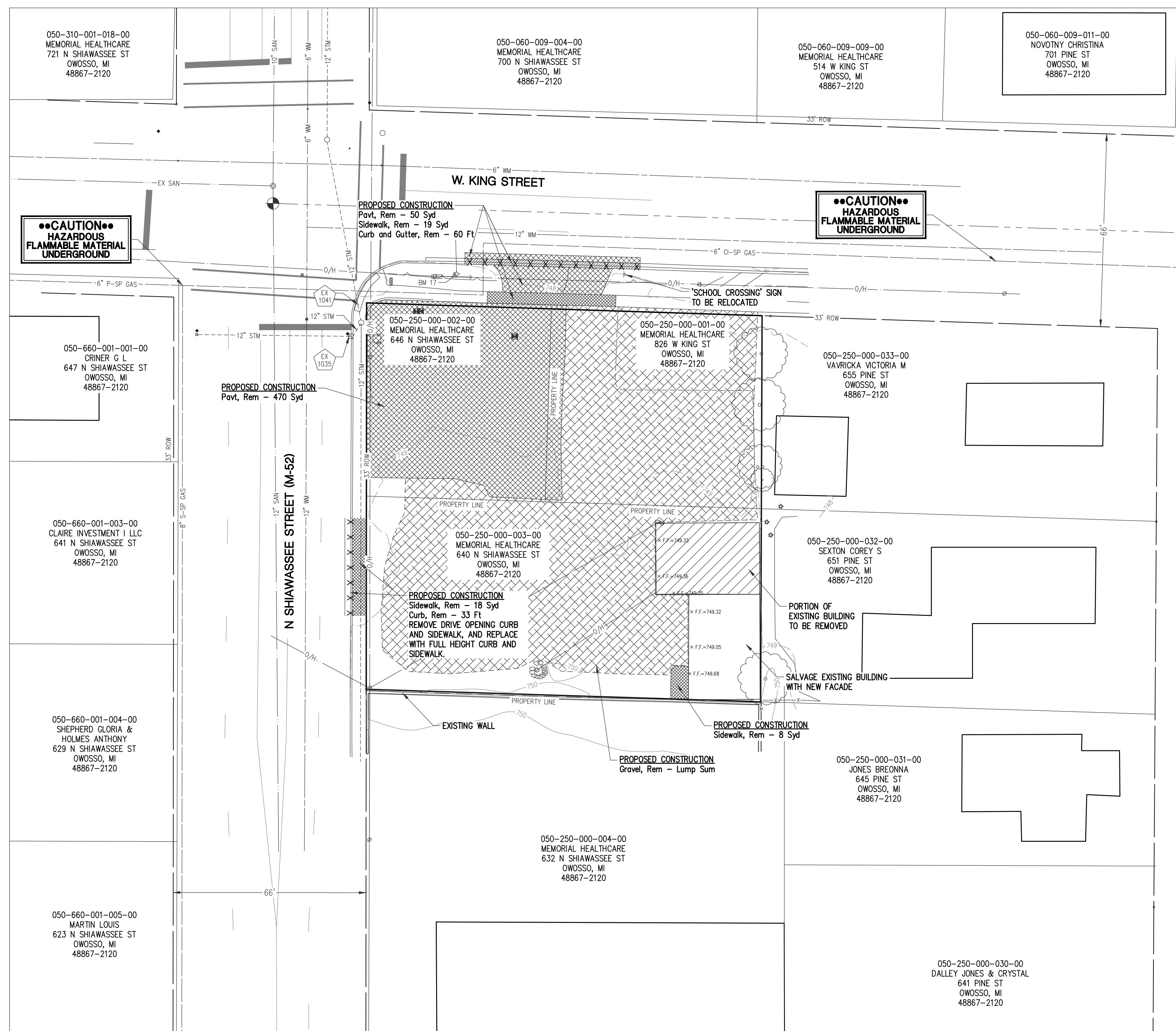
NOTE: PROPERTY LINES AND ZONING CLASSIFICATIONS SHOWN ON THE SITE VICINITY MAP ARE TAKEN FROM SHIAWASSEE COUNTY GIS DATA AND CITY OF OWOSO ZONING MAP. ROWE HAS NOT FIELD VERIFIED THIS INFORMATION.

Know what's below.  
Call before you dig.

PREPARED FOR  
**MEMORIAL HEALTHCARE**  
**640 N SHIAWASSEE STREET**  
ZONING SHEET

R:\Projects\2500002\2500002-Zoning Drawings\SH-2500002-Zoning.dwg  
REV: 1  
SHT# 6 OF 15  
JOB No: 2500002

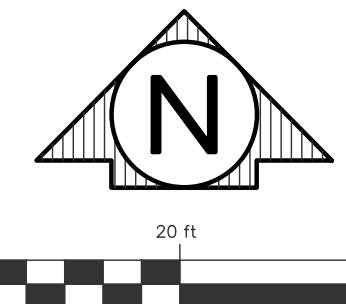
PLAN SUBMITTALS AND CHANGES	
PRELIMINARY PLANS - **NOT FOR CONSTRUCTION**	
DATE	DESCRIPTION



## MANHOLE INVENTORY

MH# 1035  
TYPE: STORM  
COVER: CURB INLET  
RIM= 748.10  
12" RCP NE INV.=744.50  
12" RCP W INV.=744.60

MH# 1041  
TYPE: STORM  
COVER: SOLID  
RIM= 748.23  
12" RCP SW INV.=744.33  
12" RCP S INV.=743.53  
12" RCP N INV.=743.43



## BENCHMARK DATA TABLE

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM 6	548899	13173371	746.27	FOUND CHISELED SQUARE ON EAST SIDE OF CONCRETE LIGHT POLE BASE, 4'± NORTH & 18'± EAST OF NORTHEAST CORNER OF AUDITORIUM BUILDING (NOT SHOWN)
BM 17	548469	13174206	749.87	SET CHISELED "X" ON SOUTHWEST BOLT OF FIRE HYDRANT IN SOUTHEAST QUADRANT OF M. 52 & KING STREET

TRAVERSE POINT DATA TABLE

TRAVERSE POINT DATA TABLE			
NUMBER	NORTHING	EASTING	DESCRIPTION
TP 7	548758.0150	13173506.0980	FOUND IRON ROD WITH ROWE TRAVERSE CAP, 9'± EAST OF BACK OF CURB OF ENTRANCE DRIVE & 21'± NORTH OF BACK OF CURB OF ENTRANCE TO CANCER CENTER (NOT SHOWN)
TP 35	548751.1130	13173731.6230	FOUND IRON ROD WITH ROWE TRAVERSE CAP, 20'± NORTH OF BACK OF CURB OF PARKING LOT & 14'± WEST-NORTHWEST OF CENTER OF ROUND CATCH BASIN (NOT SHOWN)
TP 36	548809.6740	13173366.0620	FOUND IRON ROD WITH ROWE TRAVERSE CAP, 14'± SOUTH OF LIGHT POLE, 9'± NORTHWEST OF BACK OF CURB OF PARKING LOT (NOT SHOWN)

## NOTE

---

VERTICAL DATUM IS NAVD88  
HORIZONTAL DATUM IS MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83 (2011)  
UNITS ARE INTERNATIONAL FEET.

## TAX DESCRIPTION

050-250-000-002-00:  
2 LOT 1 OUTLOT 1 LOUISA A GOULDS SUB-DIV  
OUTLOTS 1 & 4 & BLK 36 & PART OF 35 OF  
VILLAGE OF OWOSO

050-250-000-001-00:  
2 LOT 1 OF OUTLOT 1 LOUISA GOULD SUB-DIV  
OUTLOT 1 & 4 & BLK 36 & PART OF 35 OF  
VILLAGE OF OWOSO MI

050-250-000-003-00:  
2 OUTLOT 1 LOUISA A GOULDS SUB-DIV OF  
LOT 1 & 4 & BLK 36 & PART OF 35 OF THE  
CITY OF OWOSO

## OWNER INFORMATION

MEMORIAL HEALTHCARE  
826 W KING ST  
OWOSO, MI  
48867



Know what's **below**.  
Call before you dig.

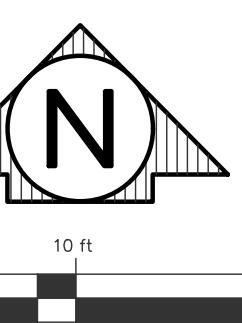
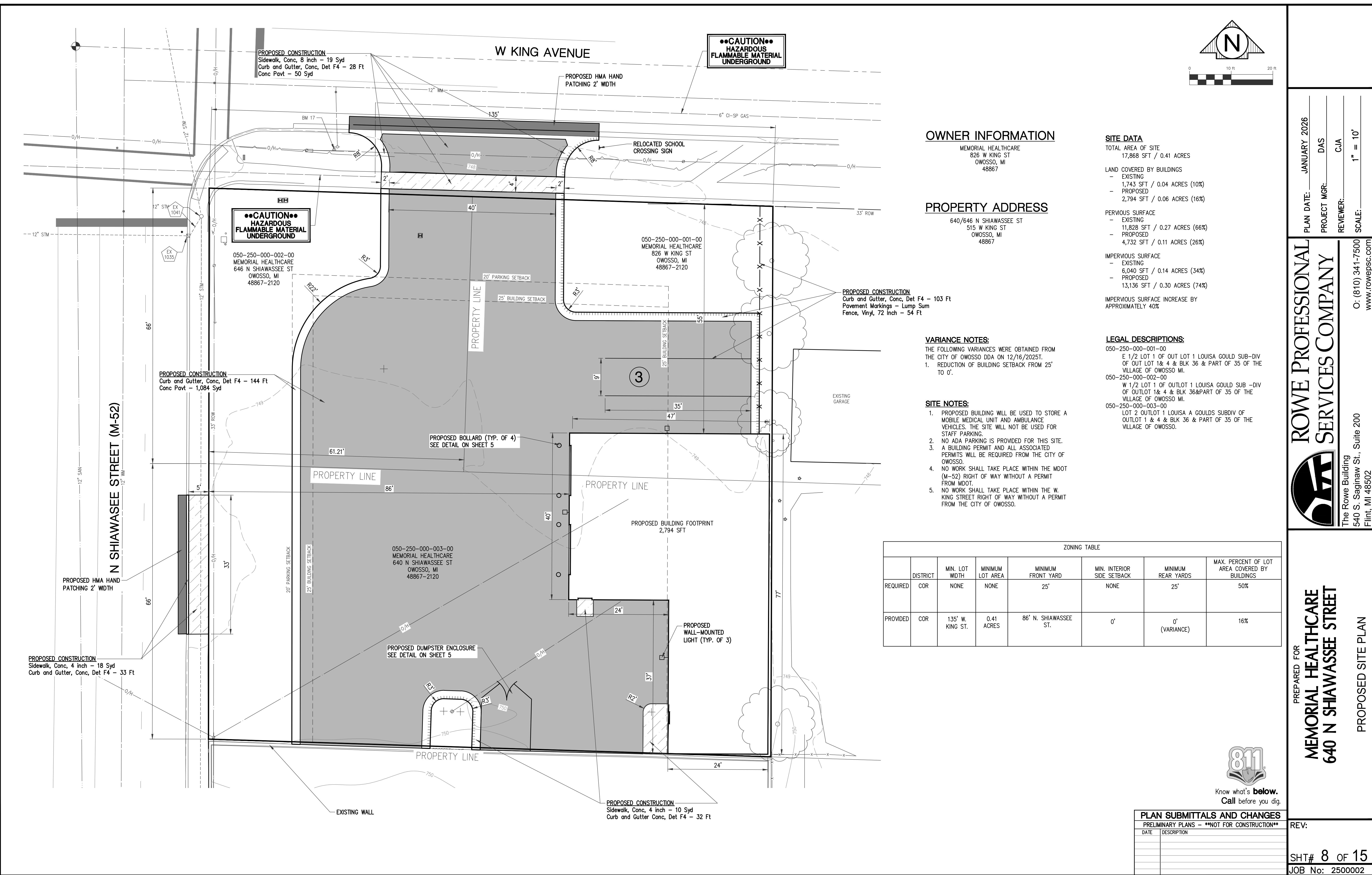
PREPARED FOR  
**MEMORIAL HEALTHCARE  
540 N SHAWASSEE STREET**

## EXISTING CONDITIONS

# ROWE PROFESSIONAL SERVICES COMPANY

The Rowe Building  
540 S. Saginaw St., Suite 200  
O: (810) 341-7500

Call before you dig.



Now what's **below**.  
Call before you dig.

## OWNER INFORMATION

MEMORIAL HEALTHCARE  
826 W KING ST  
OWOSO, MI  
48867

# PROPERTY ADDRESS

640/646 N SHIAWASSEE ST  
515 W KING ST  
OWOSO, MI  
48867

## SITE DATA

TOTAL AREA OF SITE  
17,868 SFT / 0.41 ACRES

LAND COVERED BY BUILDINGS

- EXISTING  
1,743 SFT / 0.04 ACRES (10%)
- PROPOSED  
2,794 SFT / 0.06 ACRES (16%)

- PERVIOUS SURFACE
  - EXISTING
  - 11,828 SFT / 0.27 ACRES (66%)
  - PROPOSED
  - 4,732 SFT / 0.11 ACRES (26%)

IMPERVIOUS SURFACE  
- EXISTING  
6,040 SFT / 0.14 ACRES (34%)

- PROPOSED  
13,136 SFT / 0.30 ACRES (74%)

## **LEGAL DESCRIPTIONS:**

**VARIANCE NOTES.**

THE FOLLOWING VARIANCES WERE OBTAINED FROM  
THE CITY OF OWOSSO DDA ON 12/16/2025T.

1. REDUCTION OF BUILDING SETBACK FROM 25'  
TO 0'

## SITE NOTES:

1. PROPOSED BUILDING WILL BE USED TO STORE A MOBILE MEDICAL UNIT AND AMBULANCE VEHICLES. THE SITE WILL NOT BE USED FOR STAFF PARKING.
  2. NO ADA PARKING IS PROVIDED FOR THIS SITE.
  3. A BUILDING PERMIT AND ALL ASSOCIATED PERMITS WILL BE REQUIRED FROM THE CITY OF OWOSSO.
  4. NO WORK SHALL TAKE PLACE WITHIN THE MDOT (M-52) RIGHT OF WAY WITHOUT A PERMIT FROM MDOT.
  5. NO WORK SHALL TAKE PLACE WITHIN THE W. KING STREET RIGHT OF WAY WITHOUT A PERMIT FROM THE CITY OF OWOSSO.

ZONING TABLE

	DISTRICT	MIN. LOT WIDTH	MINIMUM LOT AREA	MINIMUM FRONT YARD	MIN. INTERIOR SIDE SETBACK	MINIMUM REAR YARDS	MAX. PERCENT OF LOT AREA COVERED BY BUILDINGS
REQUIRED	COR	NONE	NONE	25'	NONE	25'	50%
PROVIDED	COR	135' W. KING ST.	0.41 ACRES	86' N. SHIAWASSEE ST.	0'	0' (VARIANCE)	16%

PREPARED FOR  
**MEMORIAL HEALTHCARE  
540 N SHAWASSEE STREET**

# PROPOSED SITE PLAN

---

# 15

# 002

**OWNER INFORMATION**

MEMORIAL HEALTHCARE  
826 W. KING STREET  
OWOSO, MI 48867

**SITE ADDRESS**  
640 / 646 N. SHIAWASSEE STREET, 826  
W. KING STREET  
OWOSO, MI 48867

**SITE LOCATION**

SECTION 13 T07N R02E  
CITY OF OWOSO  
SHIAWASSEE COUNTY

**RECORD LEGAL DESCRIPTION**  
050-250-000-002-00

W 1/2 LOT 1 OUTLOT 1 LOUISA A GOULDS  
SUB-DIV OF OUTLOTS 1 & 4 & BLK 36 &  
PART OF 35 OF THE VILLAGE OF OWOSO.

050-250-000-001-00

E 1/2 LOT 1 OF OUTLOT 1 LOUISA GOULD  
SUB-DIV OF OUTLOT 1 & 4 & BLK 36 &  
PART OF 35 OF THE VILLAGE OF OWOSO.

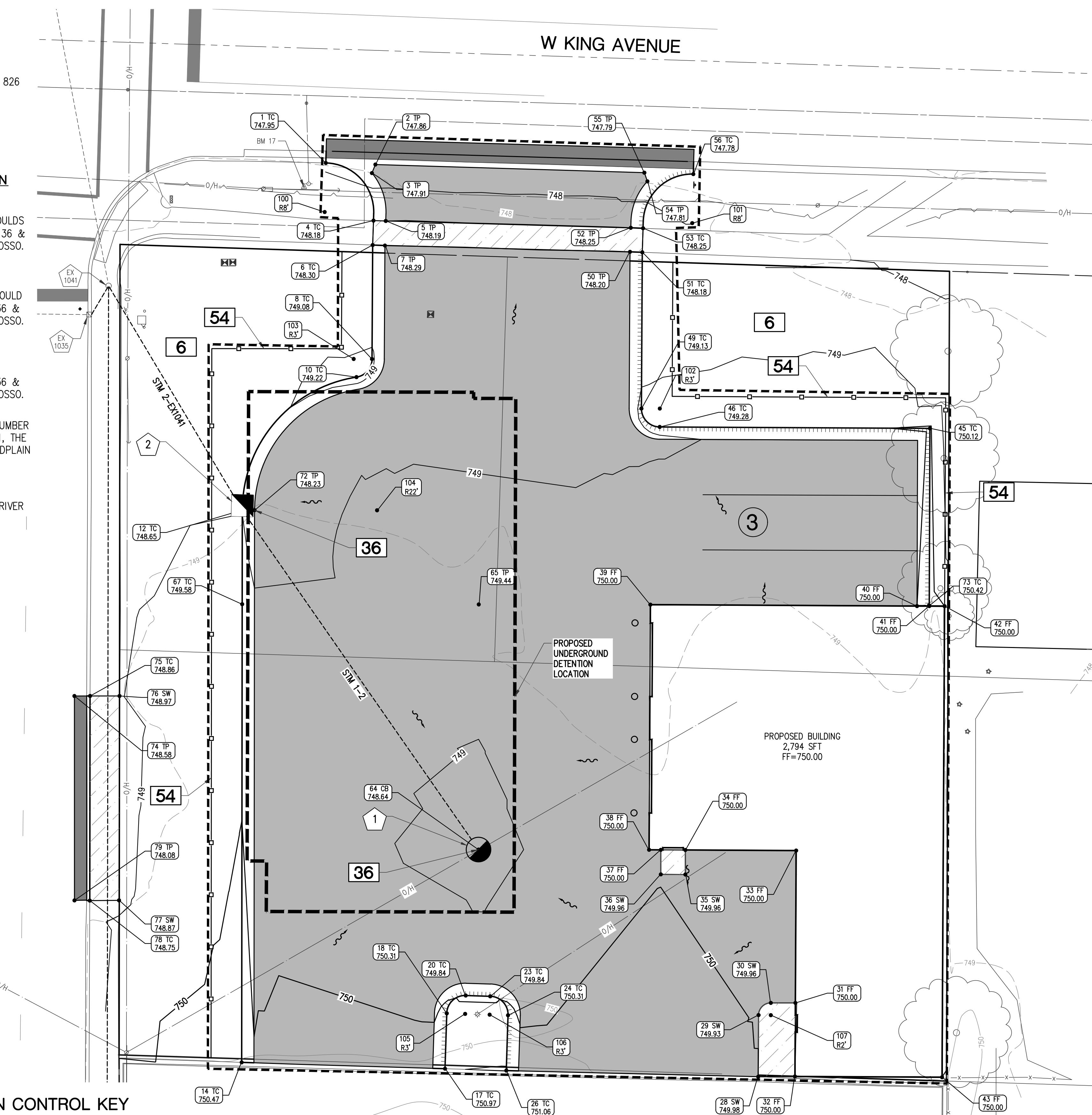
050-250-000-003-00

LOT 2 OUTLOT 1 LOUISA A GOULDS  
SUB-DIV OF OUTLOT 1 & 4 & BLK 36 &  
PART OF 35 OF THE VILLAGE OF OWOSO.

**100 YEAR FLOODPLAIN**  
PER FEMA COMMUNITY MAP PANEL NUMBER  
26155C0143C – SEPTEMBER 29, 2011, THE  
SITE IS NOT LOCATED WITHIN A FLOODPLAIN  
ZONE.

**PROXIMITY TO WATERS**
**OF THE STATE**

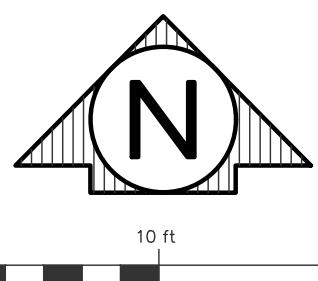
1500± SOUTHEAST OF SHIAWASSEE RIVER

**N SHIAWASSEE STREET (M-52)**

**GRADING TABLE**

POINT	ELEVATION	DESCRIPTION	NORTHING	EASTING
1	TC=747.95	ME	548473.24	13174209.32
2	TP=747.86	ME	548472.98	13174217.40
3	TP=747.91	SP	548471.60	13174216.83
4	TC=748.18	SP	548463.84	13174217.09
5	TP=748.19	SW, SP	548463.78	13174219.09
6	TC=748.30		548459.85	13174216.96
7	TP=748.29	SW	548459.77	13174218.96
8	TC=749.08	SP	548441.25	13174216.85
10	TC=749.22	SP	548436.31	13174214.31
12	TC=748.65	CB, SP	548416.59	13174195.68
14	TC=750.47		548326.49	13174195.59
17	TC=750.97		548325.46	13174228.76
18	TC=750.31	SP	548334.50	13174223.05
20	TC=749.84	SP	548337.40	13174232.14
23	TC=749.84	SP	548337.28	13174236.14
24	TC=750.31	SP	548334.18	13174239.04
26	TC=751.06		548325.15	13174235.76
28	SW=749.98	ME	548324.15	13174279.86
29	SW=749.93	TP, SP	548334.21	13174279.92
30	SW=749.96	TP, SP	548336.20	13174281.92
31	FT=750.00	SW, TP	548336.20	13174285.93
32	FT=750.00	SW	548324.20	13174285.86
33	FT=750.00	TP	548361.05	13174285.06
34	FT=750.00	SW, TP	548361.15	13174267.98
35	SW=749.96	TP	548357.15	13174267.98
36	SW=749.96	TP	548357.17	13174263.98
37	FT=750.00	SW, TP	548361.17	13174263.98
38	FT=750.00	TP	548361.18	13174262.06
39	FT=750.00	TP	548401.18	13174262.27
40	FT=750.00	TP	548400.95	13174305.77
41	FT=750.00		548400.94	13174307.77
42	FT=750.00		548400.92	13174310.27
43	FT=750.00		548324.07	13174309.86
45	TC=750.12		548429.94	13174307.86
46	TC=749.28	SP	548430.17	13174263.79
49	TC=749.13	SP	548433.17	13174260.81
50	TP=748.20	SW	548458.75	13174258.95
51	TC=748.18		548458.67	13174260.95
52	TP=748.25	SW, SP	548462.57	13174259.07
53	TC=748.25	SP	548462.59	13174261.07
54	TP=747.81	SP	548470.24	13174261.78
55	TP=747.79	ME	548471.66	13174261.29
56	TC=747.78	ME	548471.43	13174269.28
64	CB=748.64	LP	548361.21	13174234.23
65	TP=749.44		548401.21	13174234.27
67	TC=749.58		548401.25	13174195.67
72	TP=748.23		548416.59	13174197.68
73	TC=750.42		548401.04	13174307.77
74	TP=748.58	ME	548386.27	13174168.29
75	TC=748.86	ME	548386.28	13174170.85
76	SW=748.97	ME	548386.28	13174175.65
77	SW=748.87	ME	548352.93	13174175.57
78	TC=748.75	ME	548352.89	13174170.80
79	TP=748.08	ME	548352.92	13174168.30

**GRADING LEGEND**

BC – CATCH BASIN  
TP – TOP OF PAVED SURFACE  
TC – TOP OF CURB  
SP – SPRING POINT  
SW – SIDEWALK  
ME – MATCH EXISTING GRADE  
~~~ – SURFACE FLOW DIRECTION  
- - - - - – LIMITS OF DISTURBANCE  
NOTE: SPRING POINT LOCATIONS ARE FROM  
BACK/TOP OF CURB


**SOIL EROSION & SEDIMENTATION CONTROL**

- DEVELOPER/PROPERTY OWNER SHALL SUBMIT A DETAILED EROSION CONTROL PLAN AND OBTAIN A SOIL EROSION & SEDIMENTATION CONTROL PERMIT PRIOR TO ANY EARTH CHANGES.
- CONSTRUCTION OPERATION SHALL BE SCHEDULED AND PERFORMED SO THAT PREVENTATIVE EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO EXCAVATION AND TEMPORARY STABILIZATION MEASURES ARE IN PLACE IMMEDIATELY FOLLOWING BACKFILLING AND/ OR GRADING OPERATIONS.
- SPECIAL PRECAUTIONS WILL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT SITUATIONS THAT PROMOTE EROSION.
- CLEANUP WILL BE DONE IN A MANNER TO INSURE THAT EROSION CONTROL MEASURES ARE NOT DISTURBED.
- THE PROJECT WILL CONTINUALLY BE INSPECTED FOR SOIL EROSION AND SEDIMENT CONTROL COMPLIANCE. DEFICIENCIES WILL BE CORRECTED BY THE DEVELOPER WITHIN 24 HOURS.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE COMPLETELY REMOVED BY THE DEVELOPER UPON ESTABLISHMENT OF PERMANENT CONTROL MEASURES.
- ALL TEMPORARY SOIL EROSION CONTROL MEASURES MUST BE REMOVED FROM ROAD RIGHT-OF-WAY AREAS PRIOR TO ACCEPTANCE OF STREETS FOR ROUTINE MAINTENANCE.
- VEGETATION MUST BE ACCEPTABLY ESTABLISHED PRIOR TO FINAL RELEASE OF THE CONSTRUCTION GUARANTEE BY THE DESIGNATED SOIL EROSION SEDIMENTATION CONTROL AGENT.
- THIS PLAN ILLUSTRATES THE MINIMUM SOIL EROSION AND SEDIMENTATION CONTROLS NEEDED TO PREVENT SILTS FROM LEAVING THE SITE AND IS SUBJECT TO CHANGE AS CONDITIONS IN THE FIELD WARRANT.

**CONSTRUCTION NOTE**

- FOR ALL CONSTRUCTION ACTIVITY THAT DISTURBS 5 ACRES OR MORE OF LAND, THE OWNER OF THE PROPERTY SHALL OBTAIN AN NPDES STORM WATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES FROM THE EGLE AS REQUIRED UNDER P.A. 245. THE NOTICE OF COVERAGE APPLICATION SHALL BE SUBMITTED THROUGH THE EGLE MIWATERS PERMITS WEB SITE. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY 0.41 ACRES. A NPDES PERMIT IS NOT REQUIRED FOR THIS PROJECT.
- ALL ELEM RATIONS ARE TO TOP OF CASTING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL SIDEWALKS COMPLY WITH LATEST ADA REQUIREMENTS.

**RADIUS POINTS**

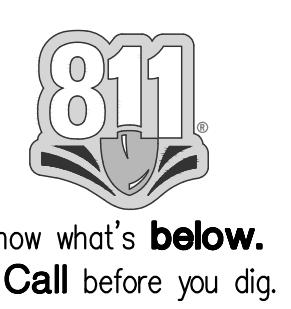
| POINT | DESCRIPTION          | NORTHING  | EASTING     |
|-------|----------------------|-----------|-------------|
| 100   | R8, BACK OF CURB     | 548465.24 | 13174209.13 |
| 101   | R8, BACK OF CURB     | 548463.43 | 13174269.10 |
| 102   | R3, BACK OF CURB     | 548433.17 | 13174263.81 |
| 103   | R3, BACK OF CURB     | 548411.27 | 13174213.86 |
| 104   | R22, BACK OF CURB    | 548416.57 | 13174217.67 |
| 105   | R3, BACK OF CURB     | 548334.40 | 13174232.04 |
| 106   | R3, BACK OF CURB     | 548334.28 | 13174236.04 |
| 107   | R2, EDGE OF SIDEWALK | 548334.20 | 13174281.92 |

**PROPOSED STORM SEWER PIPE TABLE**

| PIPE NUMBER  | DIA. | TOTAL LENGTH | SLOPE |
|--------------|------|--------------|-------|
| STM 1-2      | 12"  | 67'          | 0.50% |
| STM 2-EX1041 | 12"  | 43'          | 0.52% |

**PROPOSED STORM SEWER STRUCTURE TABLE**

| STRUCT NO. | DIA. | COVER TYPE | RIM ELEVATION | INVERT                                                                             | NORTHING  | EASTING     |
|------------|------|------------|---------------|------------------------------------------------------------------------------------|-----------|-------------|
| EX1041     | N/A  | N/A        | RIM=748.23    | 12" 745.08 SE (PR)<br>12" 743.43 N (EX)<br>12" 743.33 SW (EX)<br>12" 743.53 S (EX) | 548453.20 | 13174173.87 |
| 1          | 48"  | EJ 1040M1  | RIM=748.64    | 12" 745.64 NW (PR)                                                                 | 548361.21 | 13174234.23 |
| 2          | 48"  | K          | T/C=748.65    | 12" 745.30 SE (PR)<br>12" 745.30 NW (PR)                                           | 548416.60 | 13174195.68 |

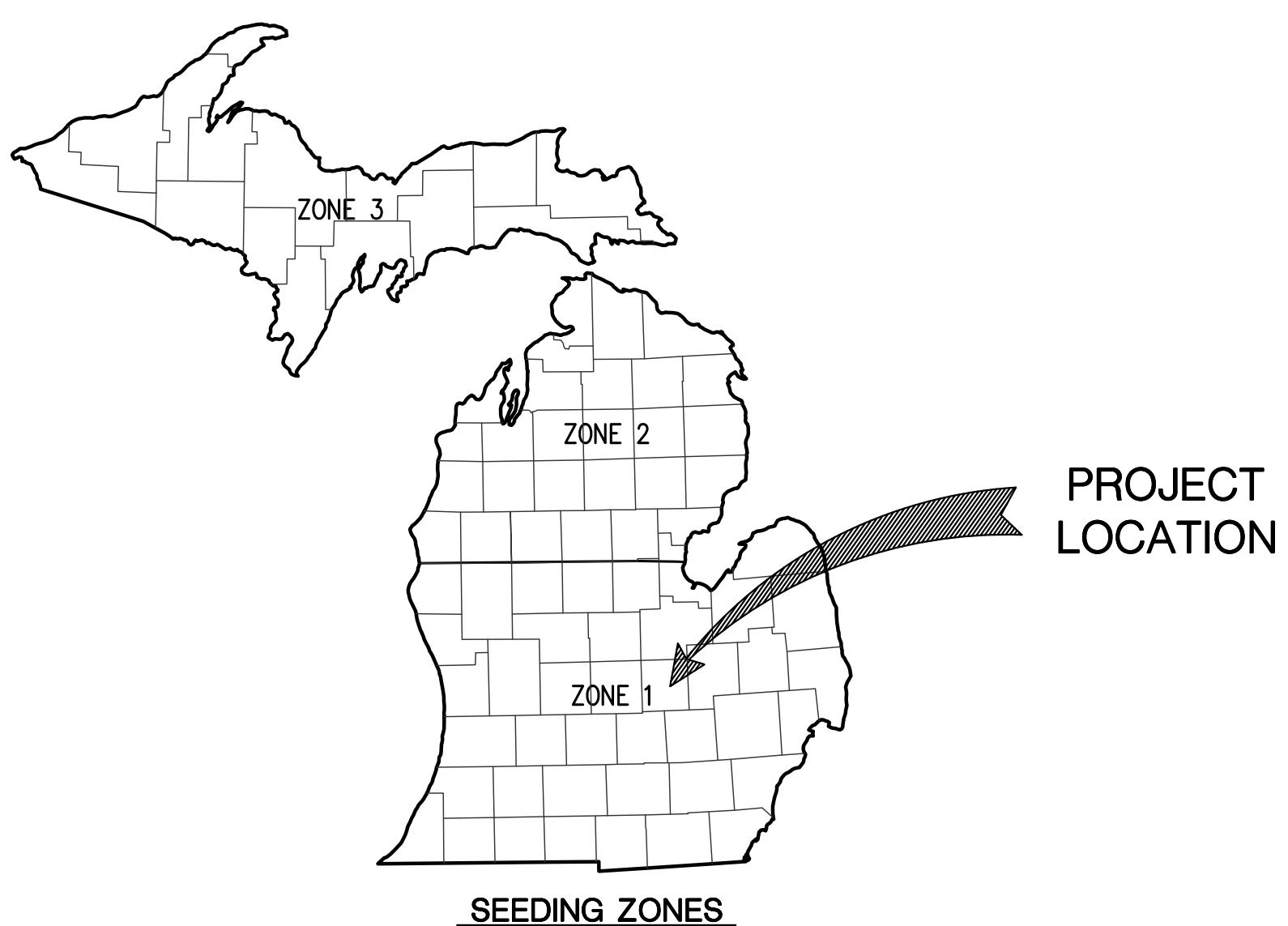


| PLAN SUBMITTALS AND CHANGES |  |
|-----------------------------|--|
|-----------------------------|--|

# MICHIGAN UNIFIED KEYING SYSTEM SOIL EROSION SEDIMENTATION CONTROL MEASURES

\* INDICATES APPLICABILITY OF A SPECIFIC CONTROL MEASURE  
TO ONE OR MORE OF THE SEVEN PROBLEM AREAS

| KEY | DETAIL                                                                    | CHARACTERISTICS |   |   |   |   |   |   | KEY | DETAIL                      | CHARACTERISTICS |   |   |   |   |   |   |
|-----|---------------------------------------------------------------------------|-----------------|---|---|---|---|---|---|-----|-----------------------------|-----------------|---|---|---|---|---|---|
|     |                                                                           | A               | B | C | D | E | F | G |     |                             | A               | B | C | D | E | F | G |
| 1   | STRIPPING & STOCKPLING TOPSOIL                                            |                 |   |   | * |   |   |   | 28  | DROP SPILLWAY               |                 |   |   | * |   |   |   |
| 2   | SELECTIVE GRADING & SHAPING                                               |                 |   |   | * |   |   |   | 29  | PIPE SPILLWAY               |                 |   |   | * |   |   |   |
| 3   | GRUBBING OMITTED                                                          |                 |   |   | * |   |   |   | 30  | PIPE SPILLWAY               |                 |   |   | * |   |   |   |
| 4   | VEGETATIVE STABILIZATION                                                  |                 |   |   | * | * | * |   | 31  | ENERGY DISSIPATER           |                 |   |   | * |   |   |   |
| 5   | SEEDING                                                                   |                 |   |   | * |   |   |   | 32  | LEVEL SPREADER              |                 |   |   | * |   |   |   |
| 6   | SEEDING, MULCH AND/OR MULCHING                                            |                 |   |   | * |   |   |   | 33  | SEDIMENT TRAP               |                 |   |   | * |   |   |   |
| 7   | HYDRO-SEEDING                                                             |                 |   |   | * |   |   |   | 34  | SEDIMENT BASIN              |                 |   |   | * |   |   |   |
| 8   | SODDING                                                                   |                 |   |   | * |   |   |   | 35  | STORM SEWER                 |                 |   |   | * |   |   |   |
| 9   | VEGETATIVE BUFFER STRIP                                                   |                 |   |   | * |   |   |   | 36  | CATCH BASIN, DRAIN INLET    |                 |   |   | * |   |   |   |
| 10  | MULCHING                                                                  |                 |   |   | * |   |   |   | 37  | SOD FILTER                  |                 |   |   | * |   |   |   |
| 11  | ROUGHENED SURFACE                                                         |                 |   |   | * |   |   |   | 38  | STRAW BALE FILTER           |                 |   |   | * |   |   |   |
| 12  | COMPACTION                                                                |                 |   |   | * |   |   |   | 39  | ROCK FILTER                 |                 |   |   | * |   |   |   |
| 13  | RIPRAP, RUBBLE, GABIONS                                                   |                 |   |   | * |   |   |   | 40  | INLET SEDIMENT TRAP         |                 |   |   | * |   |   |   |
| 14  | AGGREGATE COVER                                                           |                 |   |   | * |   |   |   | 41  | STONE AND ROCK CROSSING     |                 |   |   | * |   |   |   |
| 15  | PAVING                                                                    |                 |   |   | * |   |   |   | 42  | TEMPORARY CULVERT           |                 |   |   | * |   |   |   |
| 16  | CURB & GUTTER                                                             |                 |   |   | * |   |   |   | 43  | CULVERT SEDIMENT TRAP       |                 |   |   | * |   |   |   |
| 17  | BENCHES                                                                   |                 |   |   | * |   |   |   | 44  | CULVERT SEDIMENT TRAP       |                 |   |   | * |   |   |   |
| 18  | DIVERSION BERM                                                            |                 |   |   | * |   |   |   | 45  | TEMP. STREAM CHANNEL CHANGE |                 |   |   | * |   |   |   |
| 19  | DIVERSION DITCH                                                           |                 |   |   | * |   |   |   | 46  | SHRINK PILING               |                 |   |   | * |   |   |   |
| 20  | BERM & DITCH                                                              |                 |   |   | * |   |   |   | 47  | COFFERDAM                   |                 |   |   | * |   |   |   |
| 21  | FILTER BERM                                                               |                 |   |   | * |   |   |   | 48  | CONSTRUCTION DAM            |                 |   |   | * |   |   |   |
| 22  | BRUSH FILTER                                                              |                 |   |   | * |   |   |   | 49  | CHECK DAMS                  |                 |   |   | * |   |   |   |
| 23  | BARE CHANNEL                                                              |                 |   |   | * |   |   |   | 50  | WEIR                        |                 |   |   | * |   |   |   |
| 24  | GRASSED WATERWAY                                                          |                 |   |   | * |   |   |   | 51  | RETAINING WALL              |                 |   |   | * |   |   |   |
| 25  | SLOPE DRAIN (PIPE CHUTE)                                                  |                 |   |   | * |   |   |   | 52  | SEEPAGE CONTROL             |                 |   |   | * |   |   |   |
| 26  | SLOPE DRAIN (SUBSURFACE PIPE)                                             |                 |   |   | * |   |   |   | 53  | WINDBREAK                   |                 |   |   | * |   |   |   |
| 27  | PREVENTION ON SLOPES WHEN RUNOFF CANNOT BE DIVERTED TO EDGE OF SLOPE AREA |                 |   |   | * |   |   |   | 54  | SILT FENCE                  |                 |   |   | * |   |   |   |



**ROWE PROFESSIONAL SERVICES COMPANY**  
The Rowe Building  
540 S. Saginaw St., Suite 200  
Flint, MI 48502

PREPARED FOR  
**MEMORIAL HEALTHCARE**  
640 N SHIAWASSEE STREET

SOIL EROSION KEY SHEET  
R:\Projects\250002\250002-001\Construction Drawings\SH-250002-001.dwg

PLAN DATE: JANUARY 2026  
PROJECT MGR: DAS  
REVIEWER: CJA  
SCALE: NOT TO SCALE  
www.towersc.com

REV: 10 OF 15  
SHT# 10 OF 15  
JOB No: 2500002

| PERMANENT SEEDING GUIDE     |     |     |     |     |     |      |     |        |  |
|-----------------------------|-----|-----|-----|-----|-----|------|-----|--------|--|
|                             | APR | MAY | JUN | JUL | AUG | SEPT | OCT |        |  |
| IRRIGATED AND/OR MULCH      |     |     |     |     |     |      |     | ZONE 1 |  |
| WITHOUT IRRIGATION OR MULCH |     |     |     |     |     |      |     | ZONE 2 |  |
| IRRIGATED AND/OR MULCHED    |     |     |     |     |     |      |     | ZONE 3 |  |
| IRRIGATED AND/OR MULCH      |     |     |     |     |     |      |     |        |  |
| WITHOUT IRRIGATION OR MULCH |     |     |     |     |     |      |     |        |  |

| TEMPORARY SEEDING GUIDE                 |     |     |     |     |     |      |     |        |  |
|-----------------------------------------|-----|-----|-----|-----|-----|------|-----|--------|--|
|                                         | APR | MAY | JUN | JUL | AUG | SEPT | OCT |        |  |
| TYPE OF SEED                            |     |     |     |     |     |      |     | ZONE 1 |  |
| SPRING OATS/BARLEY OR DOMESTIC RYEGRASS |     |     |     |     |     |      |     | ZONE 2 |  |
| SUDANGRASS                              |     |     |     |     |     |      |     | ZONE 3 |  |
| RYE OR PERENNIAL RYE                    |     |     |     |     |     |      |     |        |  |
| WHEAT                                   |     |     |     |     |     |      |     |        |  |
|                                         |     |     |     |     |     |      |     |        |  |
| TYPE OF SEED                            |     |     |     |     |     |      |     | ZONE 2 |  |
| SPRING OATS/BARLEY OR DOMESTIC RYEGRASS |     |     |     |     |     |      |     | ZONE 3 |  |
| SUDANGRASS                              |     |     |     |     |     |      |     |        |  |
| RYE OR PERENNIAL RYE                    |     |     |     |     |     |      |     |        |  |
| WHEAT                                   |     |     |     |     |     |      |     |        |  |
|                                         |     |     |     |     |     |      |     |        |  |

| SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE |     |     |     |     |     |     |     |     |      |     |     |     |
|------------------------------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|
|                                                            | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEPT | OCT | NOV | DEC |
| CONSTRUCTION SEQUENCE                                      |     |     |     |     |     |     |     |     |      |     |     |     |
| STRIP & STOCKPILE TOPSOIL                                  |     |     |     |     |     |     |     |     |      |     |     |     |
| ROUGH GRADE SEDIMENT CONTROL                               |     |     |     |     |     |     |     |     |      |     |     |     |
| TEMP. CONTROL MEASURES                                     |     |     |     |     |     |     |     |     |      |     |     |     |
| STORM FACILITIES                                           |     |     |     |     |     |     |     |     |      |     |     |     |
| TEMP. CONSTRUCTION ROADS                                   |     |     |     |     |     |     |     |     |      |     |     |     |
| SITE CONSTRUCTION                                          |     |     |     |     |     |     |     |     |      |     |     |     |
| PERM. CONTROL MEASURES                                     |     |     |     |     |     |     |     |     |      |     |     |     |
| FINISH GRADING                                             |     |     |     |     |     |     |     |     |      |     |     |     |

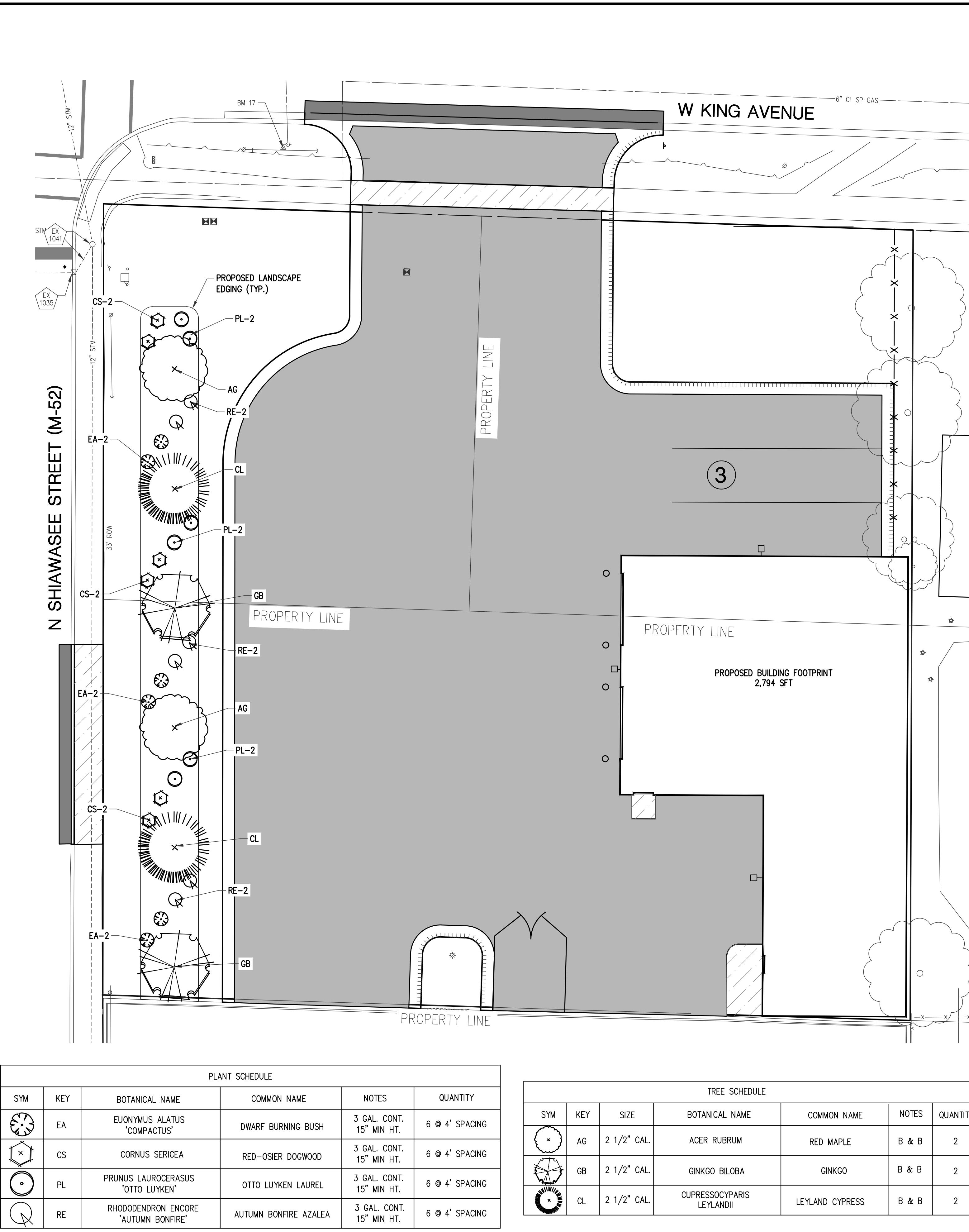
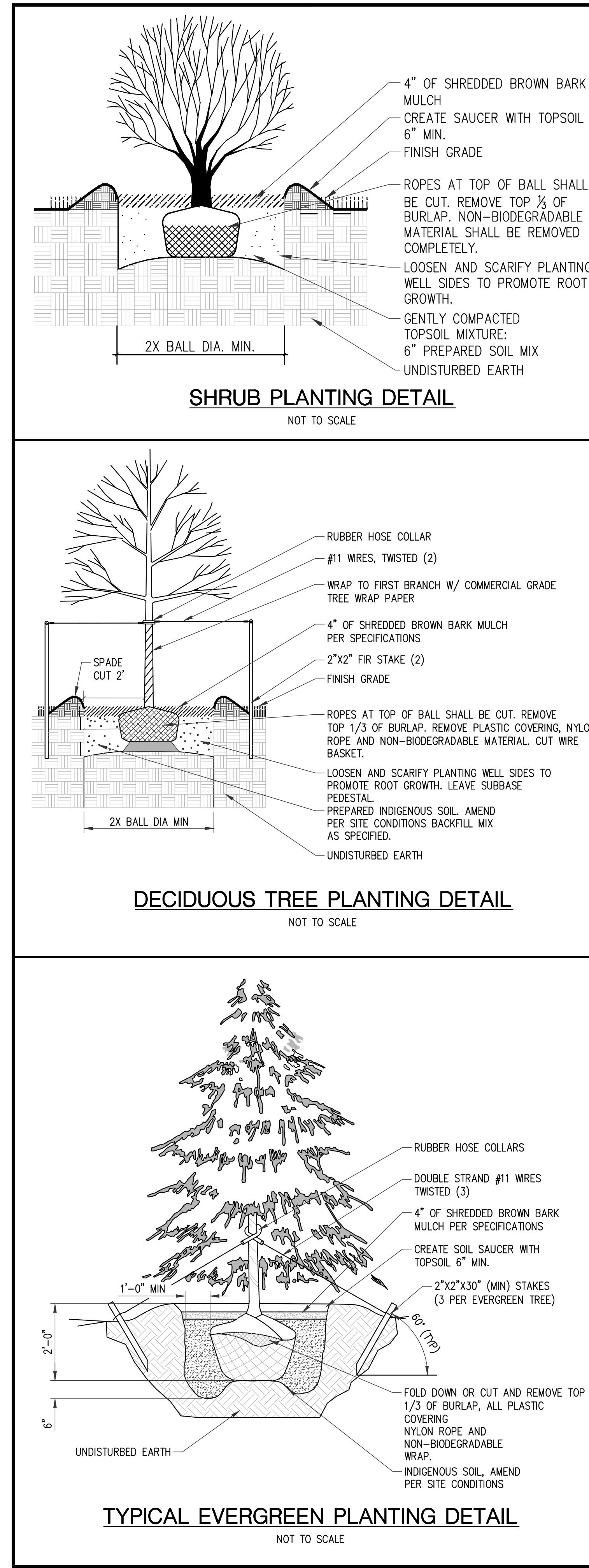
#### CONSTRUCTION SEQUENCE

1. EXCAVATION AND STOCKPILING OF SOIL.
2. IMPLEMENTATION OF TEMPORARY EROSION CONTROL MEASURES; SELECTIVE GRADING, DIVERSIONS AS REQUIRED IN FIELD, PROTECTION OF STORM SEWER FACILITIES.
3. PERIODIC MAINTENANCE OF AFFECTED EROSION CONTROL MEASURES.
4. PERMANENT MEASURES; FINAL GRADING, SEEDING AND MULCHING.

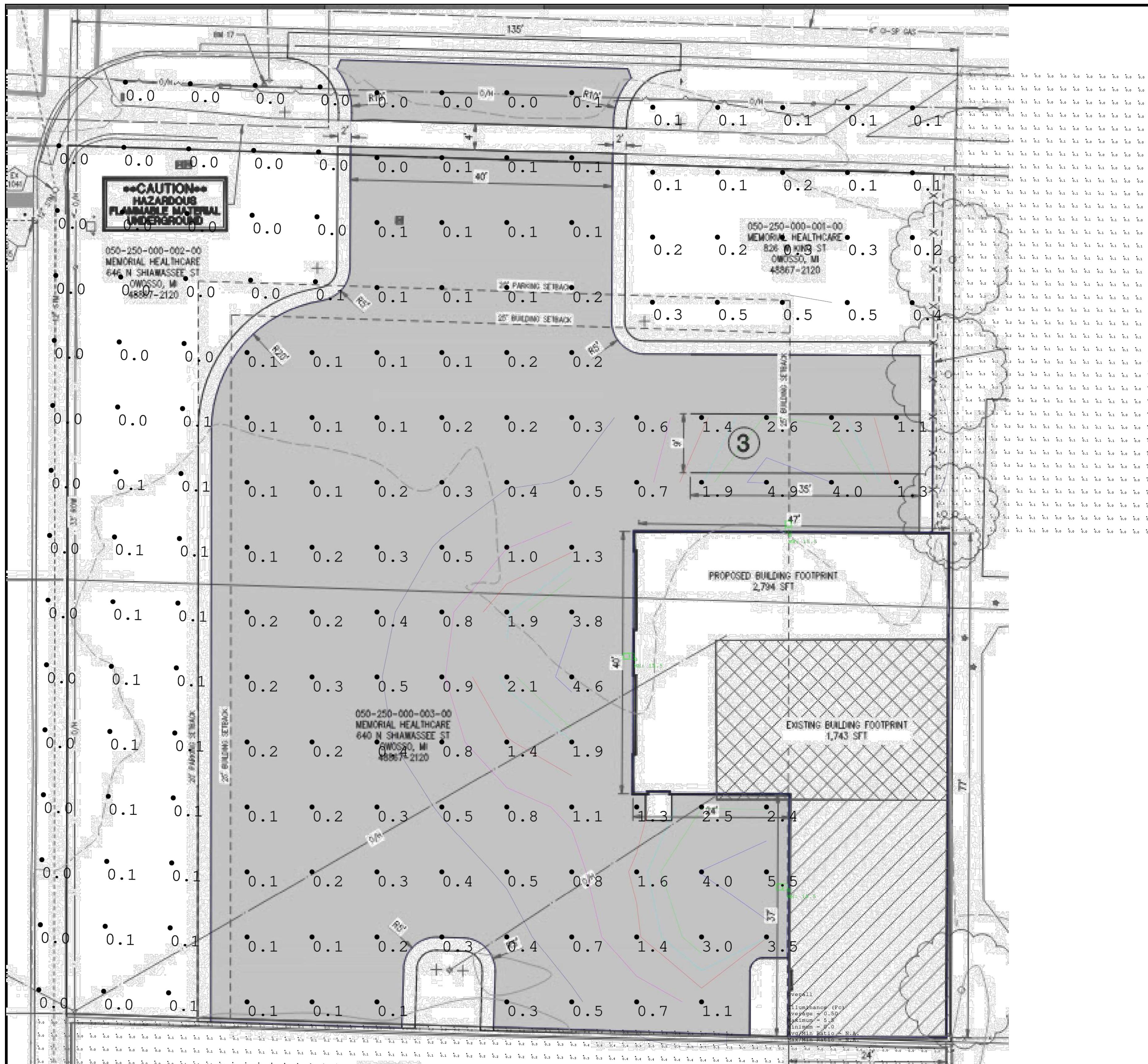
| PLAN SUBMITTALS AND CHANGES                  |             |
|----------------------------------------------|-------------|
| PRELIMINARY PLANS - **NOT FOR CONSTRUCTION** |             |
| DATE                                         | DESCRIPTION |

REV: 10 OF 15  
SHT# 10 OF 15  
JOB No: 2500002

PLotted: 7/7/2025 9:16 AM  
R:\Projects\250002\250002-001\Construction Drawings\SH-250002-001.dwg



|                                                                                                                                                                                                                                                                                                                                                                |  |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------|
| <b>ROWE PROFESSIONAL SERVICES COMPANY</b>                                                                                                                                                                                                                                                                                                                      |  | PLAN DATE: <u>JANUARY 2026</u>      |
|                                                                                                                                                                                                                                                                                                                                                                |  | PROJECT MGR: <u>DAS</u>             |
|                                                                                                                                                                                                                                                                                                                                                                |  | REVIEWER: <u>CJA</u>                |
|                                                                                                                                                                                                                                                                                                                                                                |  | SCALE: <u>1" = 10'</u>              |
|                                                                                                                                                                                                                                                                                                                                                                |  | O: (810) 341-7500<br>www.rowesc.com |
| <p><b>MEMORIAL HEALTHCARE</b><br/><b>640 N SHIAWASSEE STREET</b><br/>LANDSCAPING LAYOUT</p> <p><b>811</b><br/>Know what's below.<br/>Call before you dig.</p> <p><b>PLAN SUBMITTALS AND CHANGES</b><br/>PRELIMINARY PLANS - **NOT FOR CONSTRUCTION**<br/>DATE DESCRIPTION</p> <p>REV: <u>11</u><br/>SHT# <u>11</u> OF <u>15</u><br/>JOB No: <u>2500002</u></p> |  |                                     |



| Luminaire Schedule                                                                    |     |                      |                                                                                                                                                   |     |       |                  |                 |                 |
|---------------------------------------------------------------------------------------|-----|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------|------------------|-----------------|-----------------|
| Symbol                                                                                | Qty | Label                | Description                                                                                                                                       | Tag | LLF   | Luminaire Lumens | Luminaire Watts | Mounting Height |
|  | 3   | WCF40U-WCS_35W_4000K | WALLMAX COMPACT OPEN FACE WALL<br>PACK - WATTAGE SELECTABLE<br>(40W/35W/28W), 120-277V, 0-10V<br>DIMMING, CCT SELECT 3/4/5K,<br>BRONZE, PHOTOCELL | B   | 0.920 | 5530             | 35              | 15.5            |

| Calculation Summary     |             |       |      |     |     |         |         |
|-------------------------|-------------|-------|------|-----|-----|---------|---------|
| Label                   | CalcType    | Units | Avg  | Max | Min | Avg/Min | Max/Min |
| Bottom Property Line    | Illuminance | Fc    | 0.08 | 0.7 | 0.0 | N.A.    | N.A.    |
| North Grass             | Illuminance | Fc    | 0.23 | 0.5 | 0.1 | 2.30    | 5.00    |
| Proposed Parking_Planar | Illuminance | Fc    | 0.83 | 5.5 | 0.0 | N.A.    | N.A.    |
| Right Property          | Illuminance | Fc    | 0.12 | 0.6 | 0.0 | N.A.    | N.A.    |
| West Grass              | Illuminance | Fc    | 0.04 | 0.1 | 0.0 | N.A.    | N.A.    |
| Overall                 | Illuminance | Fc    | 0.50 | 5.5 | 0.0 | N.A.    | N.A.    |

| Isoline Legend   |       |
|------------------|-------|
| Illuminance (Fc) |       |
| Color            | Value |
| ■                | 0.5   |
| ■                | 1     |
| ■                | 1.5   |
| ■                | 2     |
| ■                | 2.5   |
| ■                | 4     |

PREPARED FOR  
**MEMORIAL HEALTHCARE  
640 N SHAWASSEE STREET**

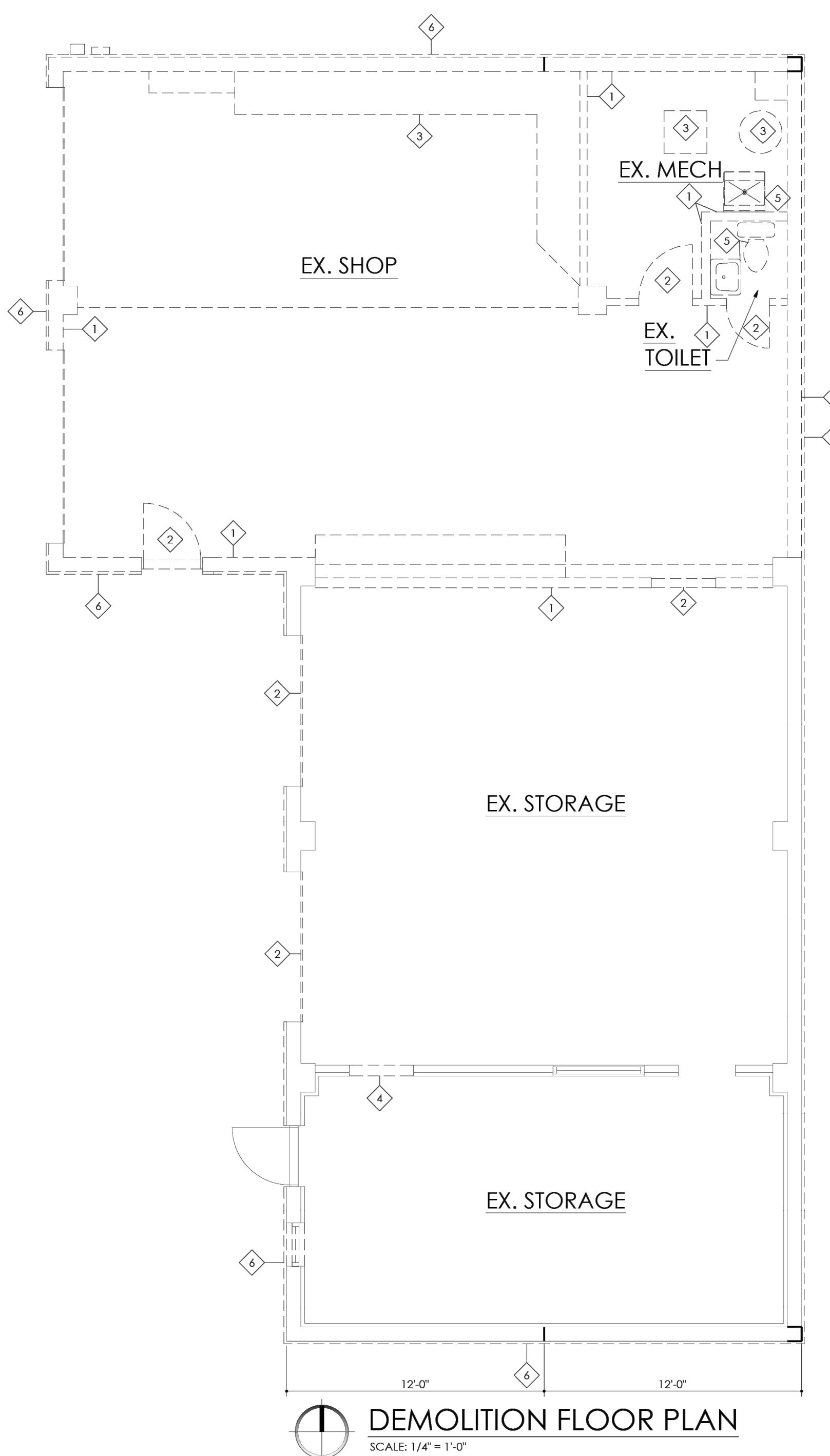


Know what's **below**.  
**Call** before you dig.

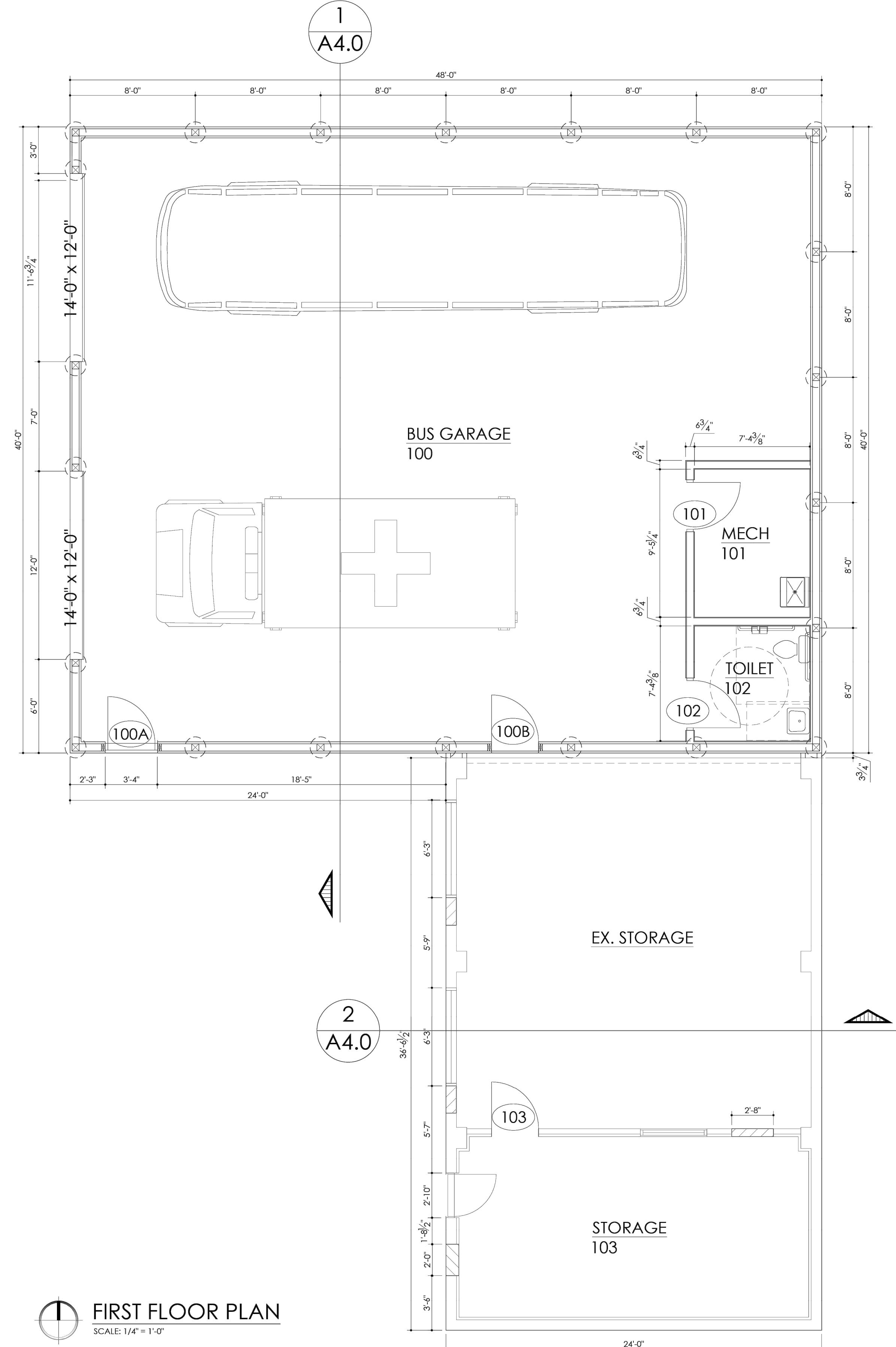
REFV

SHT# 12 OF 15  
JOB No: 2500002

PLOTTED: 1/9/2026 9:19 AM R:\Projects\2500002\DWg\Construction Drawings\SH-2500002-LIGHTING.dwg



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



#### DEMOLITION NOTES

- ① REMOVE WALL CONSTRUCTION FULL HEIGHT
- ② REMOVE DOOR, FRAME AND HARDWARE
- ③ REMOVE CASEWORK.
- ④ REMOVE WALL CONSTRUCTION FOR NEW DOOR OPENING.
- ⑤ REMOVE PLUMBING FIXTURE.
- ⑥ REMOVE EXTERIOR WALL SIDING.

#### CONSTRUCTION NOTES

- ①

NOTE: BUILDING DRAWINGS ARE PRELIMINARY AND SUBJECT TO CHANGE PRIOR TO CONSTRUCTION

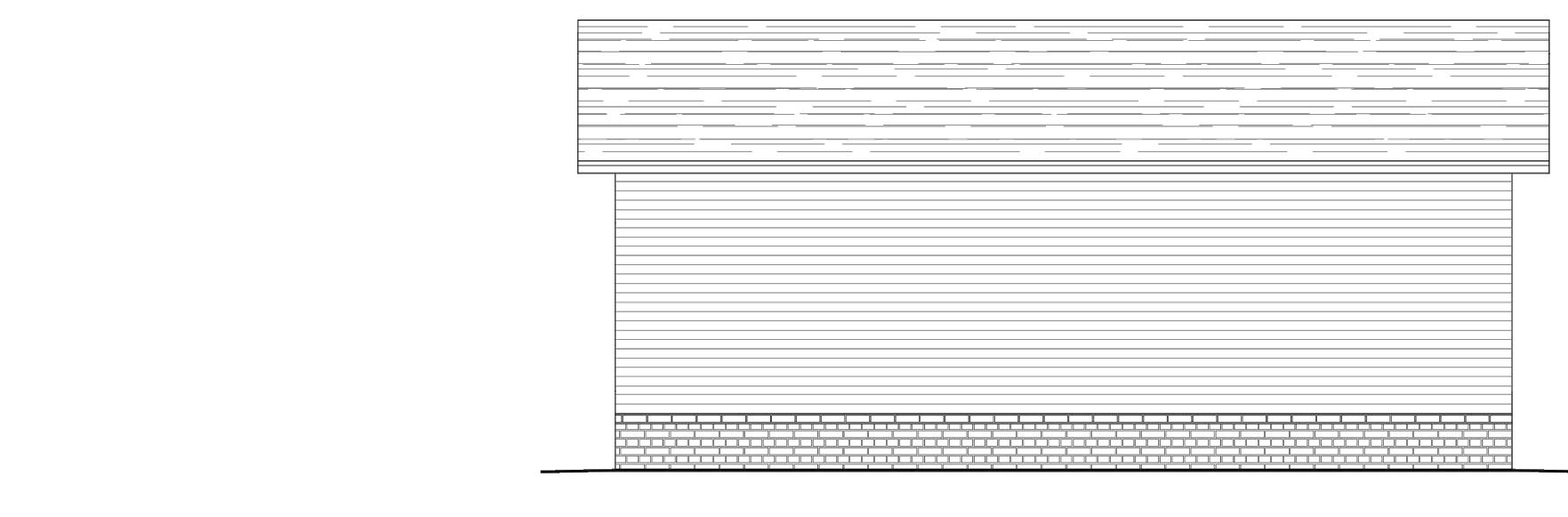
**MEMORIAL HEALTHCARE**  
640 N SHIAWASSEE STREET  
CASE ARCHITECTURE  
DEMOLITION FLOOR PLAN FIRST FLOOR

REV: A1.0  
SHT# 13 OF 15  
JOB No: 2500002

**ROWE PROFESSIONAL SERVICES COMPANY**  
The Rowe Building  
540 S. Saginaw St., Suite 200  
Flint, MI 48502  
O: (810) 341-7500  
www.rowesc.com

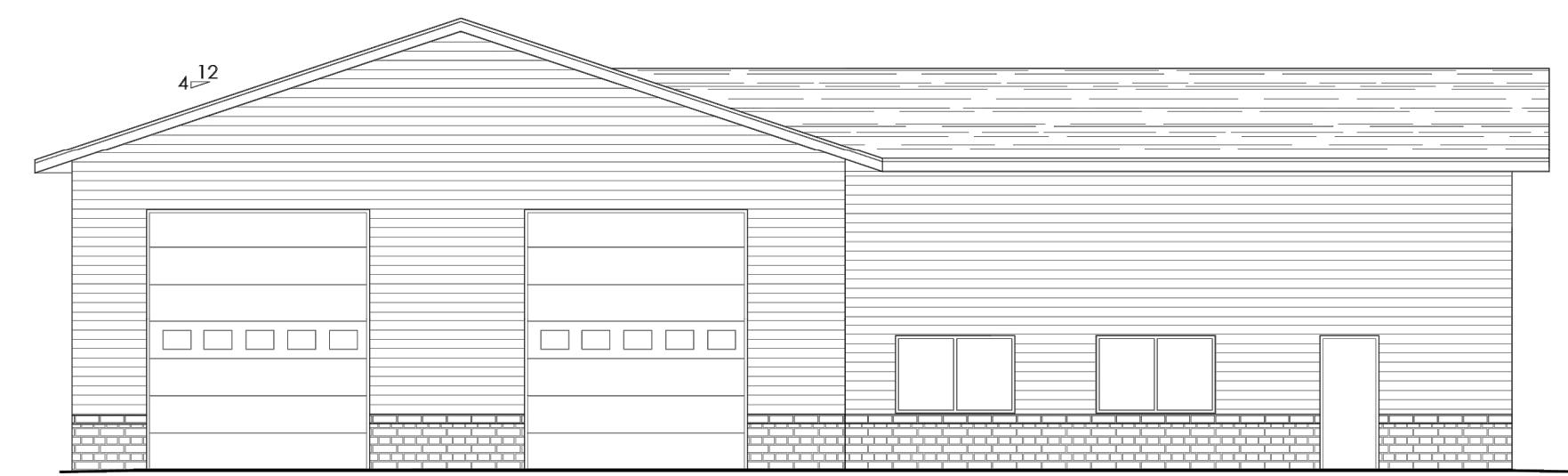
PLAN DATE: JANUARY 2026  
PROJECT MGR: DAS  
REVIEWER: CJA  
SCALE: NOT TO SCALE

|                                                                                         |                              |
|-----------------------------------------------------------------------------------------|------------------------------|
| DATE                                                                                    | ISSUED FOR:                  |
| case architecture                                                                       |                              |
| ARCHITECTURE • PASSION • INTEGRITY                                                      |                              |
| 282 S. MAIN • FREELAND, MI • 989.695.9707                                               |                              |
| PROJECT:<br>ADDITION FOR:<br>MEMORIAL HEALTHCARE<br>640 N SHIAWASSEE<br>OWOSO, MICHIGAN |                              |
| SHEET TITLE:<br>DEMOLITION FLOOR PLAN<br>FIRST FLOOR PLAN                               |                              |
| DRAWN BY:<br>TLB                                                                        | DRAWING NUMBER:<br>24-292-62 |



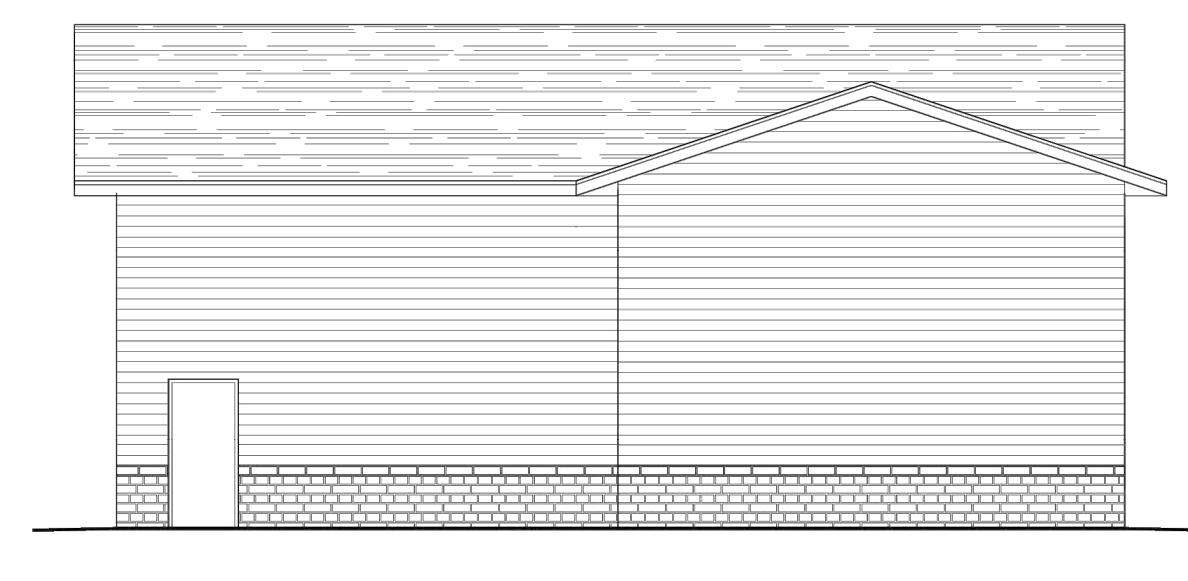
NORTH ELEVATION

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



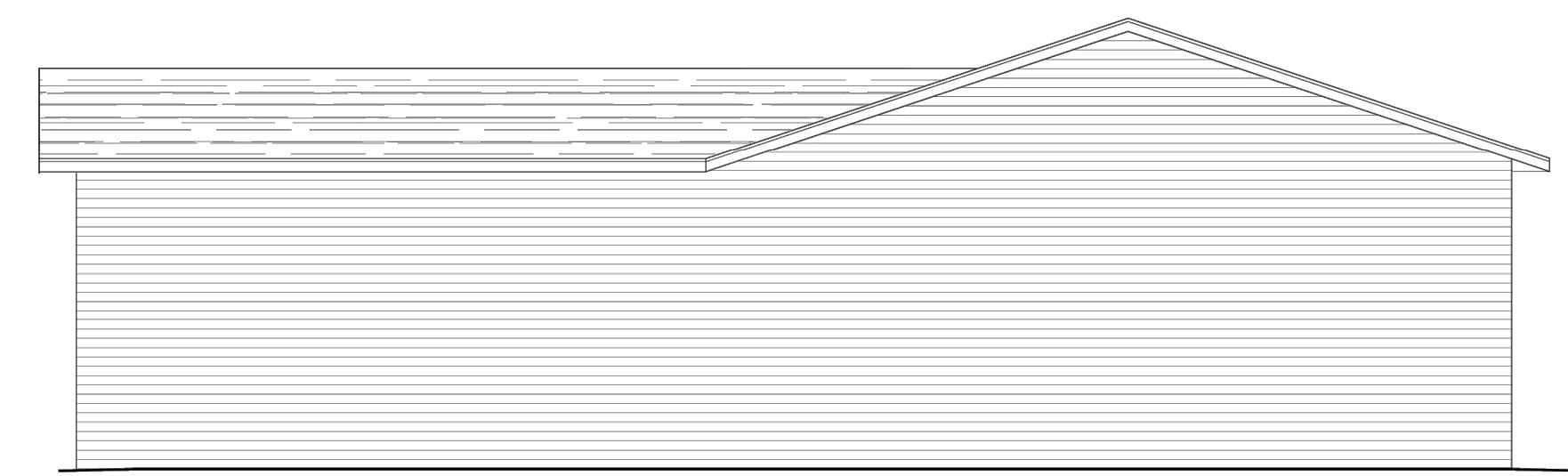
WEST ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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

NOTE: BUILDING DRAWINGS ARE PRELIMINARY AND SUBJECT TO CHANGE PRIOR TO CONSTRUCTION

|      |             |
|------|-------------|
| DATE | ISSUED FOR: |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |
|      |             |

**case architecture**  
ARCHITECTURE • PASSION • INTEGRITY  
282 S. MAIN • FREELAND, MI • 989.695.9707

PROJECT:  
ADDITION FOR:  
MEMORIAL HEALTHCARE  
640 N SHIAWASSEE  
OWOSO, MICHIGAN

SHEET TITLE:  
EXTERIOR ELEVATIONS

DRAWN BY: DRAWING NUMBER:

TLB

PROJECT NUMBER:

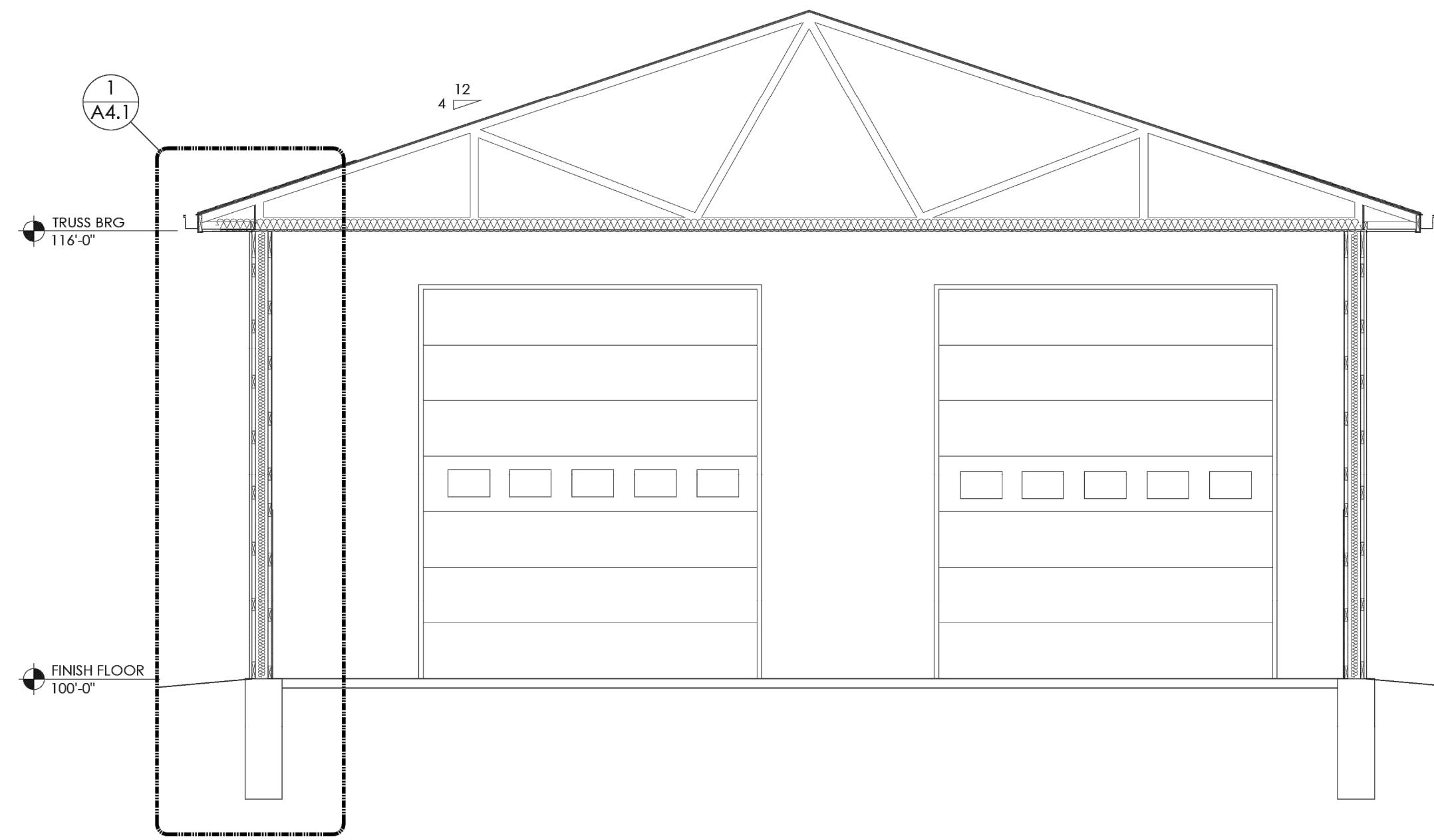
24-292-62

A3.0

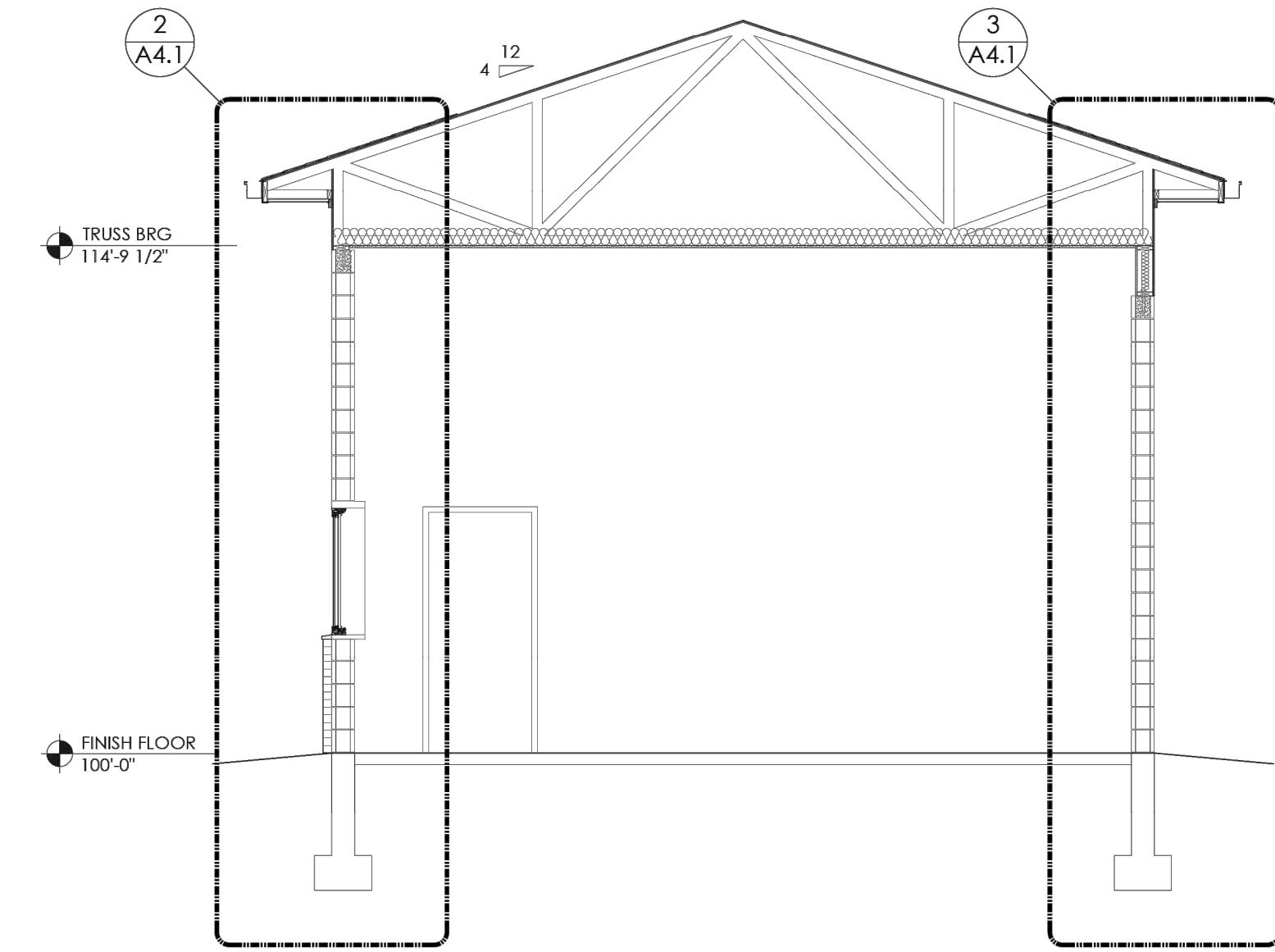
© COPYRIGHT 2025  
CASE ARCHITECTURE, INC.

PREPARED FOR  
**MEMORIAL HEALTHCARE**  
**640 N SHIAWASSEE STREET**  
CASE ARCHITECTURE  
EXTERIOR ELEVATIONS

REV:  
SHT# 14 OF 15  
JOB No: 2500002



**1**  
A4.0  
BUILDING SECTION  
SCALE: 1/4" = 1'-0"



**2**  
A4.0  
BUILDING SECTION  
SCALE: 1/4" = 1'-0"

NOTE: BUILDING DRAWINGS ARE PRELIMINARY AND  
SUBJECT TO CHANGE PRIOR TO CONSTRUCTION

|      |             |
|------|-------------|
| DATE | ISSUED FOR: |
|      |             |
|      |             |

**case architecture**  
ARCHITECTURE • PASSION • INTEGRITY  
282 S. MAIN • FREELAND, MI • 989.695.9707

|                     |                 |
|---------------------|-----------------|
| PROJECT:            | ADDITION FOR:   |
| MEMORIAL HEALTHCARE |                 |
| 640 N SHIAWASSEE    |                 |
| OWOSO, MICHIGAN     |                 |
| SHEET TITLE:        |                 |
| BUILDING SECTIONS   |                 |
|                     |                 |
| DRAWN BY:           | DRAWING NUMBER: |
| TLB                 |                 |
| PROJECT NUMBER:     |                 |
| 24-292-62           |                 |

**A4.0**

PREPARED FOR  
**MEMORIAL HEALTHCARE**  
**640 N SHIAWASSEE STREET**  
CASE ARCHITECTURE  
BUILDING SECTIONS

REV:  
**SHT# 15 OF 15**  
JOB No: 2500002

PLAN DATE: **JANUARY 2026**  
PROJECT MGR: **DAS**  
REVIEWER: **CJA**  
SCALE: **NOT TO SCALE**  
www.rowespc.com



O: (810) 341-7500  
www.rowespc.com