



CITY OF OWOSSO PLANNING COMMISSION
Regular Meeting
Monday, August 22, 2022 at 6:30 p.m.
AGENDA

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. APPROVAL OF AGENDA – August 22, 2022**
- E. APPROVAL OF MINUTES – July 25, 2022**
- F. ELECTION OF OFFICERS (DUE in July of 2023)**
- G. PUBLIC HEARINGS: NONE**
- H. SITE PLAN REVIEWS:**
 - 1. 219 N Water – Proposed Residential/Multi-Family/50 Units
- I. ITEMS OF BUSINESS:**
- J. COMMISSIONER/CITIZEN COMMENTS:**
- K. ADJOURNMENT**

Next regular meeting will be on Monday, September 26, 2022 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

MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Monday, July 25, 2022 – 6:30 P.M.

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

PLEDGE OF ALLEGIANCE: Recited

ROLL CALL: Recording Secretary Molly Hier

MEMBERS PRESENT: Secretary Fear, Commissioner Law, Vice-Chair Livingston, Commissioners Martin, Taylor and Chairman Wascher

MEMBERS ABSENT: Commissioners Jenkins and Robertson

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

APPROVAL OF AGENDA:
MOTION BY VICE-CHAIR LIVINGSTON, SUPPORTED BY COMMISSIONER LAW TO APPROVE THE AGENDA FOR July 25, 2022.

YEAS ALL. MOTION CARRIED.

APPROVAL OF MINUTES:
MOTION BY VICE-CHAIR LIVINGSTON SUPPORTED BY COMMISSIONER LAW TO APPROVE THE MINUTES FOR THE May 23, 2022 MEETING.

YEAS ALL. MOTION CARRIED.

ELECTION OF OFFICERS:
MOTION BY VICE-CHAIR LIVINGSTON SUPPORTED BY SECRETARY FEAR TO ELECT WILLIAM WASCHER AS CHAIRMAN, FRANK LIVINGSTON AS VICE-CHAIRMAN, JANAE FEAR AS SECRETARY.

YEAS ALL. MOTION CARRIED.

SITE PLAN REVIEWS:

1. 702 W MAIN ST

Site plan to develop a new parking lot for St. Paul's Church. The site consists of an entire block and previously was home to a school and a few other buildings that have been torn down. The new parking lot will provide 129 new parking spaces with 9 barrier free spaces. The property is currently zoned B-4, General Business, where this use is a permitted land use.

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 *Article 16, Schedule of Regulations*, as described in the following table.

	Required	Provided	Comments
111 N. Howell (B-4 Zoning)			
Front Yard Building Setback	15 ft.	15 ft.	In compliance

3. **Dumpster.** The proposed dumpster meets ordinance requirements.
4. **Parking Lot Requirements.** This requirement has been met.
5. **Landscaping.** New landscaping is proposed in the parking lot islands as well as along Main. Plant materials are compliant with the ordinance.
6. **Buffering.** The ordinance requires a 4'6" buffering wall where the parking lot abuts residential areas, which are to the north of the site. Per the ordinance, the Planning Commission could recommend another form of screening such as landscaping or dense shrubs to shield vehicle lights from the residential areas.
7. **Lighting.** Site lighting appears to meet the ordinance standards. It is noted that all new lighting should be shielded and fixed at 90-degree angles toward the ground, not at a 45 degree or other degree angle from the pole or building.
8. **Other Approvals.** The proposed site plan must be reviewed and approved by the appropriate city departments, consultants, and agencies.

RECOMMENDATION

Based upon the above comments, **we recommend approval of the St. Paul Church Parking Lot Site Plan, conditioned upon the following:**

- Addition of a screening wall, fence or Planning Commission approved landscaping materials to satisfy buffering requirements of the Zoning Ordinance;
- That all light fixtures are fixed in a 90 degree to the ground, downward facing position; and
- Review and approval by the appropriate city departments, consultants, and agencies.

ADDITIONAL COMMENTS:

Justin Sprague, CIB Planning advised the required buffering is 4' 6" and would like to see additional buffering along the residential areas on Bradley Street. Allowable shrubbery options were discussed.

Terry Dumond, Director of Maintenance for St. Paul Church advised the Commission that the parking lots off Main Street and Bradley Street will be sold off.

Chairman Wascher asked if the driveway approach off Main Street and the existing garage in the newly planned parking lot will be kept and Terry stated they would be, the garage will be storage for all the maintenance equipment.

A dog-eared cedar fence is the proposed buffer along the Southside of the parking lot, the Commission agreed they would like shrubbery added as well.

MOTION BY VICE-CHAIR LIVINGSTON SUPPORTED BY COMMISSIONER LAW TO APPROVE THE SITE PLAN REVIEW FOR 702 W MAIN STREET FOR THE CREATION OF A NEW PARKING LOT, WITH THE STIPULATIONS OF LANDSCAPING ADDED TO THE FENCE ALONG BRADLEY STREET AND ANY OTHER FURTHER DEPARTMENT REQUIREMENTS WILL BE APPROVED ADMINISTRATIVELY.

YEAS: SECRETARY FEAR, COMMISSIONER LAW, VICE-CHAIR LIVINGSTON, COMMISSIONER MARTIN, TAYLOR AND CHAIRMAN WASCHER
NAYS: NONE
RCV: 6-0 MOTION CARRIED

ITEMS OF BUSINESS: NONE

COMMISSIONER/CITIZEN COMMENTS:

Secretary Fear asked for a status on the proposed development at 715 S. Washington Street.

Tanya Buckelew explained she believes the inflation we've seen this year has been the cause for delay at 715 S. Washington and the proposed Habitat for Humanity homes.

An update on the Matthews Building was also provided, the building department is waiting on the architectural report on how the remaining brick wall will be removed before anything else can be done at the site.

Commissioner Law invited everyone to the Shiawassee Conservation Association second annual Firefighter Memorial Dinner on July 30, 2022 from 3:00 – 11:00 pm. This event is public.

ADJOURNMENT:

MOTION BY VICE-CHAIR LIVINGSTON SUPPORTED BY SECRETARY FEAR TO ADJOURN AT 7:06 PM UNTIL THE NEXT MEETING ON AUGUST 22, 2022.

YEAS ALL, MOTION CARRIED

Janae Fear, Secretary

Rec'd 08/05/2022
P2022-017

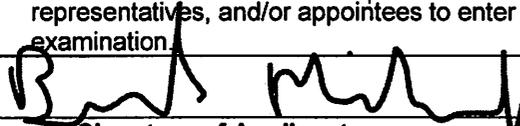
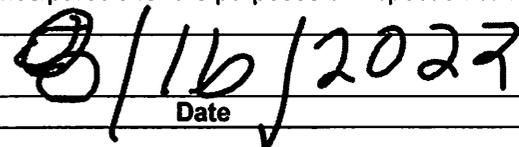
SITE PLAN REVIEW APPLICATION AND CHECKLIST

CITY OF OWOSSO
301 W MAIN STREET OWOSSO, MI 48867
989-725-0535
building@ci.owosso.mi.us

- Site plan required for all commercial, industrial and multi-family residential
- Application must be filed at least 25 days prior to a scheduled Planning Commission meeting for staff review and proper notices (see page 3 for submittal deadlines).
- This application is submitted with one (1) copy of the complete site plan and appropriate fees.
- Applicant shall also submit a digital version of the site plan.

Approval of the site plan is hereby requested for the following parcel of land in the City of Owosso.		
Property Details:		
Name of Proposed Development: Riverview Flats		
Property Street Address: 219 N. Water St, Owosso MI 48867		
Legal Description of Property: COM 70' S OF NE CORNER BLK 38 TH W 143.8' TH S 62' TH W 334.7' TH S TO SHIA RIVER TH SE'LY TO PT 6" N OF THE PT WHERE N LN OF EXCHANGE ST IF EXT'D W'LY WOULD INTERSECT E BANK OF SD RIVER TH ON A LN PAR'L WITH N LN OF EXCHANGE ST SO EXT'D TO A PT 126' W OF W LN OF WATER ST TH N 2' TH E'LY ON A LN PAR'L WITH THE N LN OF EXCHANGE ST SO EXT'D 38' TH S 2'6" TO N LN EXCHANGE ST SO EXT'D TH E ON LINE OF EXCHANGE ST SO EXT'D 88' TO THE W LN OF WATER ST TH N TO BEG BLK 38 ORIGINAL PLAT		
Site Area (in acres): 5.61 acres	Parcel ID #: 050-470-038-002-00	Zoning: RM-2 Multiple Family Residential-High Rise
Ownership:		
Name: Owosso Public Schools, Attn Andrea Tuttle		
Address: 645 Alger Avenue, PO Box 340, Owosso MI 48867		
Telephone No: 989-723-8131	Email: Tuttle@owosso.k12.mi.us	
Applicant:		
Applicant (If different from owner above): Venture Riverview LDHA LP		
Address: 196 Cesar E Chavez Ave, Pontiac MI 48342		
Telephone No: 248-895-2133	Email address: BRADM@olhsa.org	
Interest in Property (potential buyer/lease holder/potential lessee/other): Potential Buyer		
Architect/Surveyor/Engineer preparing site plan:		
Name: Hooker DeJong Architects, Brion Boucher		
Address: 316 Morris Ave, Suite 410, Muskegon MI 49440		
Telephone No: 602-628-0865	Email: brionb@hdjinc.com	
Construction Proposed:		
<input checked="" type="checkbox"/> Residential	<input checked="" type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Number of units - 50
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	

Current use: Middle School	Proposed use: Apartments & Commercial Space
Existing building square footage: 56,726	Proposed building square footage: 56,726

APPLICATION FEES:	
• Apartment/townhouse	• \$575.00 + \$5.00/unit x 50 = \$825.
• 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
• Escrow Fee (Consultant fees for planning, zoning)	• \$1,500
❖ 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.	
	
Signature of Applicant	Date
Signature of Deed/Title Holder	Date

SITE PLAN REVIEW CHECKLIST:

Check the appropriate box. If item is marked as 'not provided', attach detailed explanation.		
	Provided	Not Provided
1. Site Plan		
❖ Location Map		
❖ 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	X	
❖ North point		
❖ Scale and area of the site in acres and square feet		
❖ Dates (including revision dates)		
2. Property lines		
❖ Dimensions of all lots, showing the relationship of the subject property to the abutting properties.		
❖ Boundary of the property line outlined in solid line	X	
❖ Required setbacks from property line and adjacent parcels		
3. Zoning designation and uses		
❖ Of subject property	X	
❖ Of adjacent properties		

4. Names and addresses ❖ Of the architect, planner, designer, engineer, or person responsible for the preparation of the site plan (including signature and seal)	X	
5. Structures ❖ Location and layout of existing and proposed ❖ All existing structures within one hundred (100) feet to the subject property	X	
6. Drives and parking areas ❖ Layout of existing/proposed parking lot, with space and aisle dimensions ❖ Parking calculations per ordinance ❖ Surface material	X	
7. Dumpsters ❖ Location ❖ Details of enclosure ❖ Trash removal plan	X	
8. Elevations ❖ Architectural elevations of building (all facades) ❖ Identifying height, materials used and colors ❖ Parking lot areas ❖ Drives	X	
9. Flood hazard area ❖ Elevation of the site in relation to the identified flood hazard area ❖ All proposed construction, reconstruction or demolition shall be in compliance with local, state and federal ordinance, laws or regulations	X	
10. Floor plans ❖ Existing and proposed	X	
11. Landscaping ❖ Existing walls, fences and screening – location and height ❖ Proposed walls, fences and screening – location and height ❖ Landscape plan indicating existing/proposed trees and plantings along frontage and on the site ❖ Notation of landscape maintenance agreement ❖ Notation of method of irrigation	X	
12. Lighting ❖ Plan indicating existing/proposed light poles/fixtures on site, along site's frontage and any wall mounted lights		X
13. Mechanical Units ❖ Roof mounted equipment and screening ❖ Ground equipment and screening		X
14. Residential multi-family development ❖ Schedule indicating number of dwelling units, number of bedrooms, gross and usable floor area, parking provided, total area of paved and unpaved surfaces	X	
15. Rights-of-ways ❖ Location and width of existing easements, alleys and drives ❖ Location and width of all public sidewalks along the front street right-of-way and on the site, with details	X	
16. Signs ❖ Location/type of existing ❖ Location/type of proposed		X
17. Soil erosion and sedimentation control ❖ 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 ❖ Soil erosion and sedimentation control measures during construction		X
18. Utilities ❖ Location and layout of existing and proposed ❖ Including but not limited to gas, water, sanitary sewer, electricity, telephone	X	
19. Water ❖ Direction of surface water drainage ❖ Grading plan ❖ Plans for storm water retention/detention on site	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>2022 Meeting Date</u>	<u>Submittal Deadline</u>
January 24	December 29
February 28	January 31
March 28	February 28
April 25	March 31
May 23	April 29
June 27	May 31
July 25	June 30
August 22	July 29
September 26	August 31
October 24	September 30
November 28	October 31
December 12	November 21

August 12, 2022

Planning Commission
City of Owosso
301 W. Main Street
Owosso, Michigan 48867

Subject: 219 N. Water Street Site Plan Review. Approximately 5.6 acres, located on the west side of N. Water Street adjacent to the Shiawassee River. Zoned RM-2, Multiple Family Residential – High Rise.

Attention: Ms. Tanya Buckelew, Planning and Building Director

Dear Planning Commissioners:

At your request, we have completed our review of the above site plan to repurpose the former Owosso Middle School into a 50-unit residential facility called the Riverview Flats. The development will also include some exterior site improvement such as parking lot resurfacing, landscaping improvements and other aesthetic improvements as the building is converted from an institutional use to a residential use. The property is currently zoned RM-2, Multiple Family Residential High-Rise, where this use is a permitted land use.

The opinions in this report are based on a review of the site plan submitted by the applicant and conformance to ordinance standards. Please note that the applicant and their design professionals shall be responsible for the accuracy and validity of information presented with the application. In reaching a decision on the application, the Planning Commission should consider our comments along with those from other staff and consultants, additional information provided by the applicant, and your own findings based on ordinance standards as part of your deliberation.

REVIEW COMMENTS

Section 36-390 of the City of Owosso Zoning Ordinance lists the submittal requirements for site plan review. Based on our review of the proposal, discussions with the Planning and Building Director, meetings with the applicant and a visit to the site, we offer the following comments for your consideration:

- 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 *Article 16, Schedule of Regulations*, as described in the following table.

	Required	Provided	Comments
219 N. Water Street (RM-2 Zoning)			
Front Yard Building Setback	30 ft.	- ft	not provided on plan
Side Yard Building Setback	20 t.	- ft	In compliance but not shown on plan
Rear Yard Building Setback	30 ft.	- ft	In compliance but not shown on plan
Maximum Building Height	35 ft.	- ft	Appears in compliance but not shown on plan

- 3. Building Design & Materials.** The ordinance states that durable building materials which provide an attractive, quality appearance must be utilized. The proposed building materials are acceptable for the RM-2 District and will not be changed from the existing structure.
- 4. Building Height.** The existing building complies with the maximum building height.
- 5. Mechanical Units.** The plan does not identify if new mechanical units such as air conditioners or other types of units will be added to the site. Any proposed units and their screening must be provided on the plan.
- 6. Dumpster.** The proposed plan currently shows two dumpster enclosure areas but does not include screening details. Details must be provided for Planning Commission or Administrative review.
- 7. Parking Lot Requirements.** The parking areas are proposed to be resurfaced with the addition of some new green spaces. The number of parking spaces is over and above the ordinance requirements.
- 8. Landscaping.** It does appear that new landscaping is proposed. The applicant must submit a landscaping plan indicating what plant materials will be planted to ensure conformance with the ordinance.
- 9. Lighting.** The site plan does not indicate any proposed lighting. A lighting plan is required for any new lighting proposed to ensure conformance with the ordinance. It is noted that all new lighting should be shielded and fixed at 90-degree angles toward the ground, not at a 45 degree or other degree angle from the pole or building.
- 10. Other Approvals.** The proposed site plan must be reviewed and approved by the appropriate city departments, consultants, and agencies.

RECOMMENDATION

Based upon the above comments, **we recommend approval of the 219 N. Water Street Site Plan, conditioned upon the following:**

1. An updated site plan with all dimensions shown on the plan including exact setback distances and building height;
2. Identification of proposed dumpster screening and materials to be used;
3. Clarification of plant species for any new landscaping is proposed;
4. The location and screening of any proposed mechanical units;
5. A lighting plan showing any new proposed lighting and that all light fixtures are fixed in a 90 degree to the ground, downward facing position; and
6. Final administrative review and approval of the updated site plan by the appropriate city departments, consultants, and agencies.

If you have any further questions, please contact us at 810-734-0000.

Sincerely,

CIB Planning



Justin Sprague
Vice President



AERIAL VIEW
12" = 1'-0"

PROPERTY INFORMATION

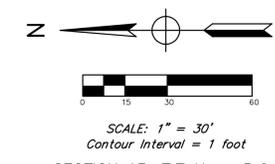
PROPERTY ADDRESS:
219 N. WATER ST.
OWOSSO, MI 48867

ZONING:
ZONED RESIDENTIAL MULTIPLE FAMILY - RM2

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT YARD:	30 FEET	9 INCHES
SIDE YARD:	20 FEET	12 TO 15 FEET
REAR YARD:	30 FEET	16 TO 11 FEET
MAX BLDG HT:	70 FEET	VAIRES, 55'-2" AT STREET SIDE OF TOWER

PARKING:
REQUIRED: 1 1/2 SPACES PER DWELLING UNIT = 15 SPACES
PROVIDED: 91 SPACES

1 ARCHITECTURAL SITE PLAN
A0.1 1" = 30'-0"



SECTION 13, T.7 N. - R.2 E.
CITY OF OWOSSO
SHIAWASSEE COUNTY, MICHIGAN

LEGEND

- - MANHOLE
- ⊗ - CATCHBASIN
- ⊗ - CURB CATCHBASIN
- ⊗ - FIRE HYDRANT
- ⊗ - WATER VALVE
- ⊗ - GAS VALVE
- ⊗ - TELEPHONE POLE
- ⊗ - POWER POLE
- ⊗ - POWER AND TELEPHONE POLE
- ⊗ - LIGHT POLE
- ⊗ - MAIL BOX
- ⊗ - SIGN
- ⊗ - SPRINKLER
- ⊗ - RAILROAD SIGNAL
- ⊗ - TRANSFORMER
- ⊗ - BARRIER FREE PARKING
- ⊗ - BITUMINOUS SURFACE
- ⊗ - CONCRETE SURFACE
- ⊗ - CONCRETE CURB
- ⊗ - PINE
- ⊗ - BUSH
- ⊗ - TREE
- ⊗ - TELEPHONE PEDESTAL
- ⊗ - FOUND SURVEY CORNER
- ⊗ - SET 1/2" IRON PIPE
- ⊗ - SET WOOD LATH
- ⊗ - SET P.K. NAIL
- ⊗ - GUY ANCHOR AND POLE
- ⊗ - NOT FIELD LOCATED
- ⊗ - CABLE TV PEDESTAL
- ⊗ - ANTENNA
- ⊗ - SATELLITE DISH
- ⊗ - AIR CONDITIONING UNIT
- ⊗ - SOIL BORING
- ⊗ - ELECTRICAL PEDESTAL
- ⊗ - BURIED CABLE LINES
- ⊗ - BURIED ELECTRIC LINES
- ⊗ - GASMAINS
- ⊗ - SANITARY SEWER LINES
- ⊗ - STORM SEWER LINES
- ⊗ - TELEPHONE LINES
- ⊗ - WATERMAINS
- ⊗ - FENCE LINE
- ⊗ - OVERHEAD POWER LINES
- ⊗ - TREE LINE

UTILITY NOTE

The utility locations as hereon shown are based on field observations and a careful review of municipal and utility company records. However, it is not possible to determine the precise location and depth of underground utilities without excavation. Therefore, we cannot guarantee the accuracy or completeness of the buried utility information hereon shown. The contractor shall call "MISS DIG" (1-800-482-7171 or 811) within three working days prior to any excavation. The contractor is responsible for verifying these utility locations prior to construction and shall make every effort to protect and/or relocate them as required. The contractor shall notify the Engineer/Surveyor as soon as possible in the event a discrepancy is found.

MISS DIG FLAGGING NOTE

A Miss Dig survey ticket was submitted when the survey was authorized. To date, flagging for utility locations have not been completed, as requested. Therefore utilities shown on the survey are provided from available records we obtained, and are not located from field surveyed measurements.

Please note Miss Dig requests do not include all potential utility providers or underground services. Prior to any excavation ALWAYS contact Miss Dig at 1-800-482-7171 or 811. www.missdig.net

PARCEL DESCRIPTION

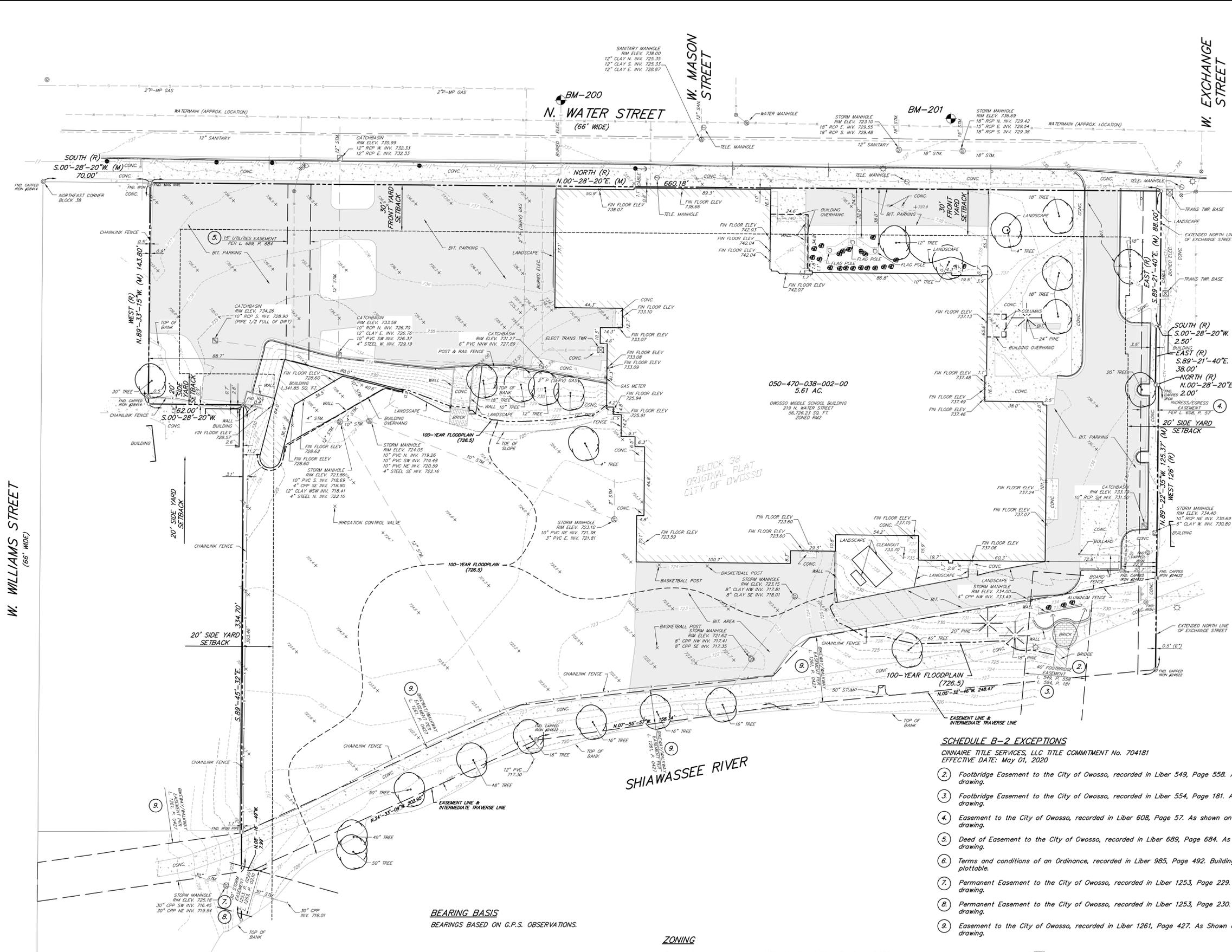
Per CINNAIRE TITLE SERVICES, LLC Title Work Commitment No. 704181, Effective Date May 1, 2020

Commencing 70 feet South of Northeast corner of Block 38; thence West 143.8 feet; thence South 62 feet; thence West 334.7 feet; thence South to Shiawassee River; thence Southeast to point 6 inches North of the point where the North line of Exchange Street if extended would intersect East bank of said river; thence on a line parallel with North line of Exchange Street South extended to a point 126 feet West of West line of Water Street; thence North 2 feet; thence Easterly on a line parallel with the North line of Exchange Street South extended 38 feet; thence South 2 feet 6 inches to North line of Exchange Street South extended; thence East on line of Exchange Street South extended 88 feet to the West line of Water Street; thence North to beginning of Block 38, Original Plat, City of Owosso, Shiawassee County, Michigan.

SCHEDULE B-2 EXCEPTIONS

CINNAIRE TITLE SERVICES, LLC TITLE COMMITMENT No. 704181
EFFECTIVE DATE: May 01, 2020

2. Footbridge Easement to the City of Owosso, recorded in Liber 549, Page 558. As shown on drawing.
3. Footbridge Easement to the City of Owosso, recorded in Liber 554, Page 181. As shown on drawing.
4. Easement to the City of Owosso, recorded in Liber 608, Page 57. As shown on drawing.
5. Deed of Easement to the City of Owosso, recorded in Liber 689, Page 684. As shown on drawing.
6. Terms and conditions of an Ordinance, recorded in Liber 985, Page 492. Building Ordinance, not plottable.
7. Permanent Easement to the City of Owosso, recorded in Liber 1253, Page 229. As shown on drawing.
8. Permanent Easement to the City of Owosso, recorded in Liber 1253, Page 230. As shown on drawing.
9. Easement to the City of Owosso, recorded in Liber 1261, Page 427. As Shown on drawing.



BEARING BASIS

BEARINGS BASED ON G.P.S. OBSERVATIONS.

BENCHMARKS

- BM 200 - SET GEARSPIKE IN W. FACE OF POWER POLE. POWER POLE IS ON E. SIDE OF N. WATERS STREET & 1ST POWER POLE N. OF W. MASON RD. NAVD88 EL. 738.32
- BM 201 - SET GEARSPIKE IN W. FACE OF POWER POLE. POWER POLE IS ON E. SIDE OF N. WATERS STREET & 2ND POWER POLE N. OF EXCHANGE STREET, ON THE E. SIDE OF ROAD. NAVD88 EL. 736.47

ZONING

The subject property is zoned "Residential Multiple Family - RM2".

BUILDING SETBACKS:

Front Yard Setback	30 ft.
Side Yard Setback	20 ft.
Rear Yard Setback	30 ft.
Maximum Building Height	70 ft.

For more Zoning Information see City of Owosso Zoning Ordinances.

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, COMMUNITY PANELS #26155C0143C AND 26155C0231C, EFFECTIVE DATE OF SEPTEMBER, 29, 2011, THE SUBJECT PROPERTY LIES WITHIN ZONE AE. AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE BASE FLOODPLAIN ELEVATION HAS BEEN DETERMINED TO BE 726.5 (NAVD88). A PORTION OF THE PROPERTY ALSO LIES IN "OTHER FLOOD AREAS", ZONE X, WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FT. OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

NOTE: PORTIONS OF EXISTING BUILDING FALL WITHIN 100 YEAR FLOODPLAIN.



I hereby certify that I have surveyed the parcel of land hereon shown and described.

Jeffrey E. Wood
Professional Surveyor No. 41115

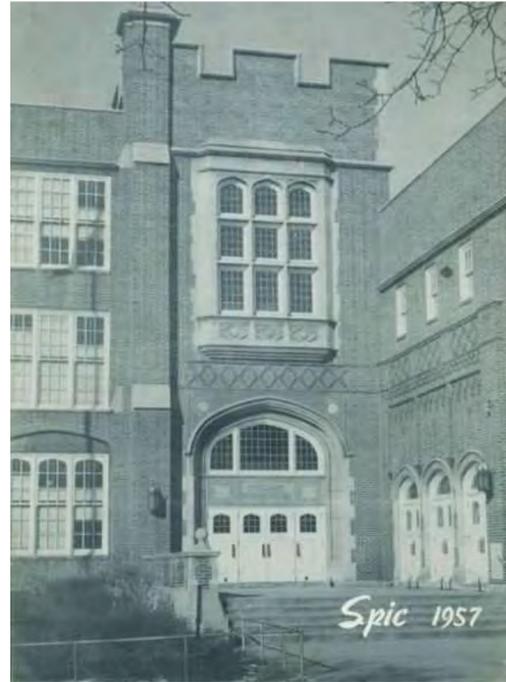
BY	MARK	REVISIONS	DATE
<p>OWOSSO MIDDLE SCHOOL CITY OF OWOSSO, SHIAWASSEE COUNTY, MI</p> <p>BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY FOR: OCHC GRISWOLD, INC.</p>			
<p>Spicer group</p>		<p>ST. JOHNS OFFICE 1400 Zeeb Drive St. Johns, MI 48879 Tel. 877-774-2375 www.SpicerGroup.com</p>	
DE. BY:	MLW	CH. BY:	DMW
DR. BY:	MLW	APP. BY:	JEW
STDS.		SHEET	1 OF 1
DATE	05-04-20	FILE NO.	JD-1687
SCALE	1" = 30'	PROJECT NO.	128474SG2020

ADAPTIVE REUSE OWOSSO APARTMENTS

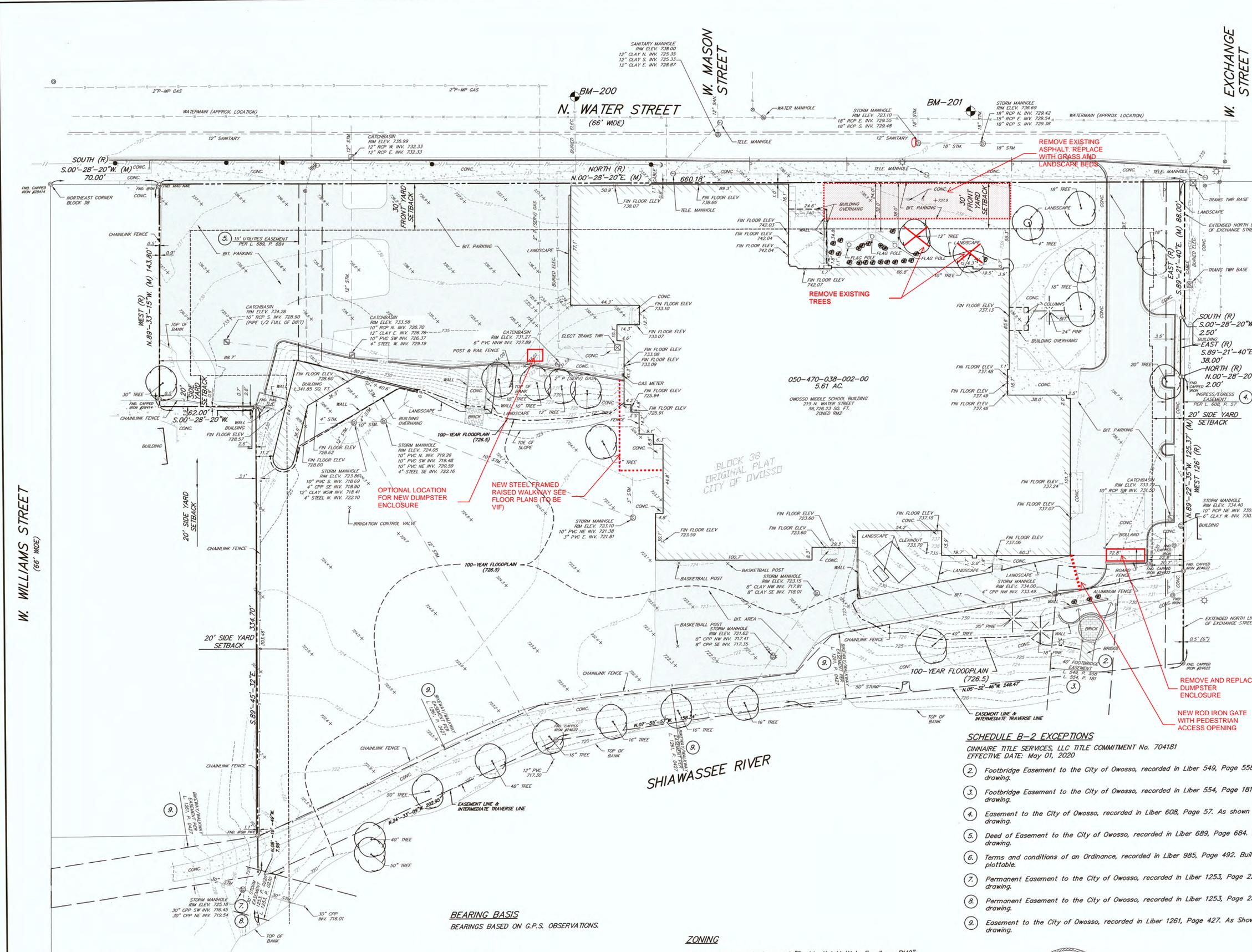
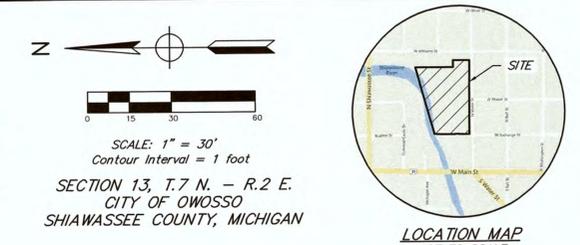
219 N. WATER ST. OWOSSO, MI
COMMUNITY HOUSING NETWORK

SHEET INDEX	
SHEET #	SHEET NAME
CIVIL	
BH 1 OF 1	BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY
ARCHITECTURAL	
AD1.0	BASEMENT DEMO PLAN
AD1.1	FIRST FLOOR DEMO PLAN
AD1.2	SECOND FLOOR DEMO PLAN
AD1.3	THIRD FLOOR DEMO PLAN
A1.0	BASEMENT FLOOR PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN
SHEET TOTAL: 9	

PROJECT TEAM	
ARCHITECT: HOOKER DEJONG, INC 316 MORRIS AVE., SUITE 410 MUSKEGON, MI 49440 P. 231-722-3407	
MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION ENGINEER: HOOKER DEJONG, INC 316 MORRIS AVE., SUITE 410 MUSKEGON, MI 49440 P. 231-722-3407	



OWOSSO APARTMENTS
CONCEPT DEVELOPMENT STUDY: JUNE 30, 2020
4-1250



- LEGEND**
- - MANHOLE
 - ⊗ - CATCHBASIN
 - ⊕ - CURB CATCHBASIN
 - ⊙ - FIRE HYDRANT
 - ⊖ - WATER VALVE
 - ⊗ - GAS VALVE
 - ⊕ - TELEPHONE POLE
 - ⊖ - POWER POLE
 - ⊗ - POWER AND TELEPHONE POLE
 - ⊕ - LIGHT POLE
 - ⊖ - MAIL BOX
 - ⊗ - SPRINKLER
 - ⊕ - RAILROAD SIGNAL
 - ⊖ - TRANSFORMER
 - ⊗ - BARRIER FREE PARKING
 - ⊕ - BITUMINOUS SURFACE
 - ⊖ - CONCRETE SURFACE
 - ⊗ - CONCRETE CURB
 - ⊕ - PINE
 - ⊖ - BUSH
 - ⊗ - TREE
 - ⊕ - TELEPHONE PEDESTAL
 - ⊖ - FOUND SURVEY CORNER
 - ⊗ - SET 1/2" IRON PIPE
 - ⊕ - SET WOOD LATH
 - ⊖ - SET P.K. NAIL
 - ⊗ - GUY ANCHOR AND POLE
 - ⊕ - NOT FIELD LOCATED
 - ⊖ - CABLE TV PEDESTAL
 - ⊗ - SIGN
 - ⊕ - ANTENNA
 - ⊖ - SATELLITE DISH
 - ⊗ - AIR CONDITIONING UNIT
 - ⊕ - SOIL BORING
 - ⊖ - ELECTRICAL PEDESTAL
 - ⊗ - BURIED CABLE LINES
 - ⊕ - BURIED ELECTRIC LINES
 - ⊖ - GAS MAINS
 - ⊗ - SANITARY SEWER LINES
 - ⊕ - STORM SEWER LINES
 - ⊖ - TELEPHONE LINES
 - ⊗ - WATER MAINS
 - ⊕ - FENCE LINE
 - ⊖ - OVERHEAD POWER LINES
 - ⊗ - TREE LINE

UTILITY NOTE
The utility locations as hereon shown are based on field observations and a careful review of municipal and utility company records. However, it is not possible to determine the precise location and depth of underground utilities without excavation. Therefore, we cannot guarantee the accuracy or completeness of the buried utility information hereon shown. The contractor shall call "MISS DIG" (1-800-482-7171 or 811) within three working days prior to any excavation. The contractor is responsible for verifying these utility locations prior to construction and shall make every effort to protect and/or relocate them as required. The contractor shall notify the Engineer/Surveyor as soon as possible in the event a discrepancy is found.

MISS DIG FLAGGING NOTE
A Miss Dig survey ticket was submitted when the survey was authorized. To date, flagging for utility locations have not been completed, as requested. Therefore utilities shown on the survey are provided from available records we obtained, and are not located from field surveyed measurements.
Please note Miss Dig requests do not include all potential utility providers or underground services. Prior to any excavation ALWAYS contact Miss Dig at 1-800-482-7171 or 811. www.missdig.net

PARCEL DESCRIPTION
Per CINNAIRE TITLE SERVICES, LLC Title Work Commitment No. 704181, Effective Date May 1, 2020
Commencing 70 feet South of Northeast corner of Block 38; thence West 143.8 feet; thence South 62 feet; thence West 334.7 feet; thence South to Shiawassee River; thence Southeast to point 6 inches North of the point where the North line of Exchange Street intersects East bank of said river; thence on a line parallel with North line of Exchange Street South extended to a point 126 feet West of West line of Water Street; thence North 2 feet; thence Easterly on a line parallel with the North line of Exchange Street South extended 38 feet; thence South 2 feet 6 inches to North line of Exchange Street South extended; thence East on line of Exchange Street South extended 88 feet to the West line of Water Street; thence North to beginning of Block 38, Original Plat, City of Owosso, Shiawassee County, Michigan.

SCHEDULE B-2 EXCEPTIONS
CINNAIRE TITLE SERVICES, LLC TITLE COMMITMENT No. 704181
EFFECTIVE DATE: May 01, 2020

2. Footbridge Easement to the City of Owosso, recorded in Liber 549, Page 558. As shown on drawing.
3. Footbridge Easement to the City of Owosso, recorded in Liber 554, Page 181. As shown on drawing.
4. Easement to the City of Owosso, recorded in Liber 608, Page 57. As shown on drawing.
5. Deed of Easement to the City of Owosso, recorded in Liber 689, Page 684. As shown on drawing.
6. Terms and conditions of an Ordinance, recorded in Liber 985, Page 492. Building Ordinance, not plottable.
7. Permanent Easement to the City of Owosso, recorded in Liber 1253, Page 229. As shown on drawing.
8. Permanent Easement to the City of Owosso, recorded in Liber 1253, Page 230. As shown on drawing.
9. Easement to the City of Owosso, recorded in Liber 1261, Page 427. As Shown on drawing.

CONCEPTUAL DEVELOPMENT STUDY
JULY 2, 2020
PROPOSED EXTERIOR RENOVATION IMPROVEMENT NOTES

BY	MARK	REVISIONS	DATE
<p>OWOSSO MIDDLE SCHOOL CITY OF OWOSSO, SHIAWASSEE COUNTY, MI</p> <p>BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY FOR: OCHC GRISWOLD, INC.</p>			
<p>ST. JOHNS OFFICE 1400 Zeeb Drive St. Johns, MI 48879 Tel. 877-774-2375 www.SpicerGroup.com</p>			
DR. BY:	MLW	CH. BY:	DMW
DATE:	05-04-20	APP. BY:	JEW
SCALE:	1" = 30'	PROJECT NO.:	128474SG2020
STDS.		SHEET	1 OF 1
FILE NO.:		DATE:	05-04-20
FILE NO.:		SCALE:	1" = 30'
FILE NO.:		DATE:	05-18-20
FILE NO.:		SCALE:	1" = 30'
FILE NO.:		DATE:	05-18-20
FILE NO.:		SCALE:	1" = 30'

FLOODPLAIN INFORMATION
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, COMMUNITY PANELS #2615500143C AND 26155002310, EFFECTIVE DATE OF SEPTEMBER, 29, 2011, THE SUBJECT PROPERTY LIES WITHIN ZONE AE, AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE BASE FLOODPLAIN ELEVATION HAS BEEN DETERMINED TO BE 726.5 (NAVD88). A PORTION OF THE PROPERTY ALSO LIES IN "OTHER FLOOD AREAS", ZONE X, WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FT. OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
NOTE: PORTIONS OF EXISTING BUILDING FALL WITHIN 100 YEAR FLOODPLAIN.

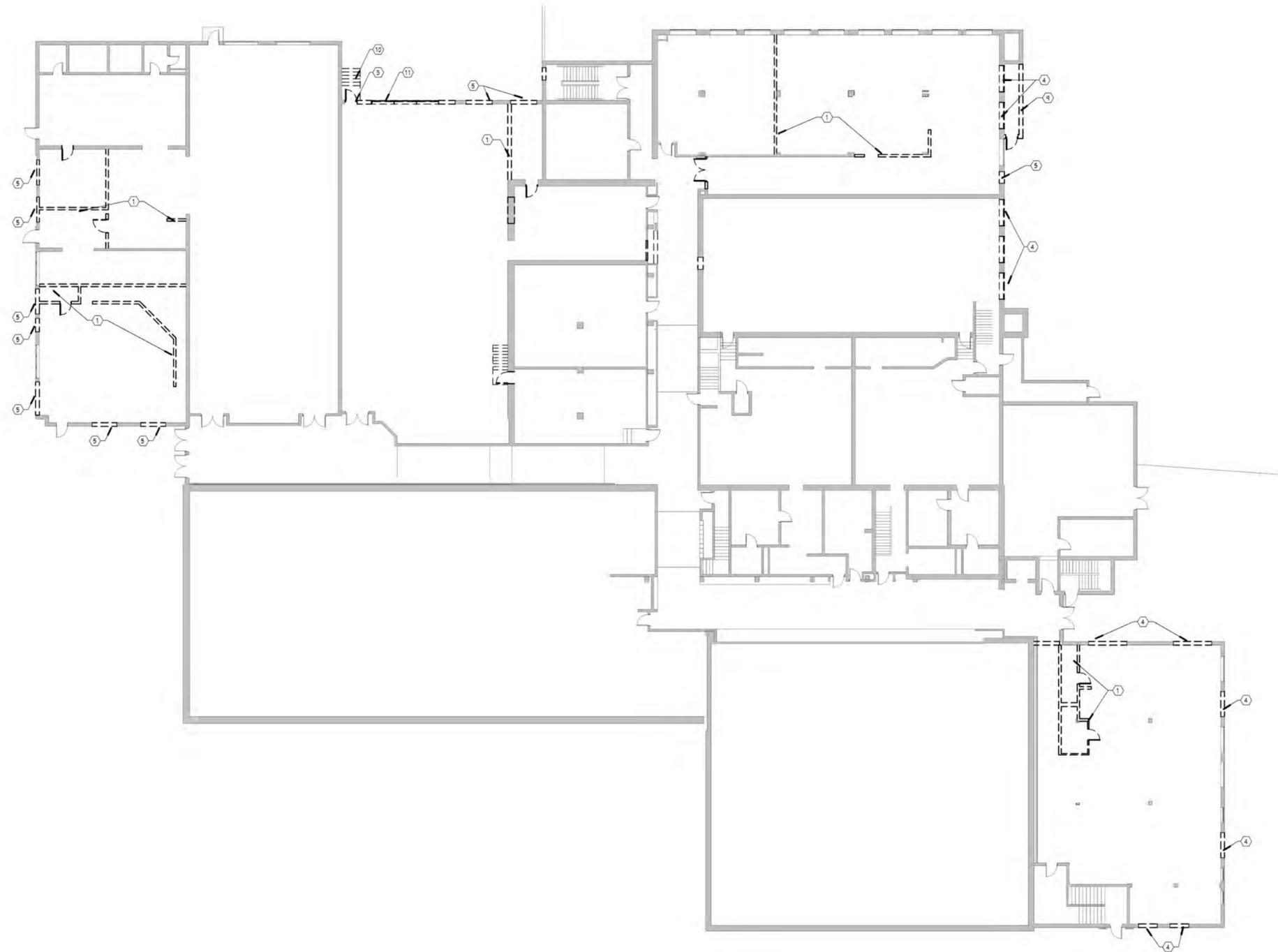
BEARING BASIS
BEARINGS BASED ON G.P.S. OBSERVATIONS.

BENCHMARKS
BM 200 - SET GEARSPIKE IN W. FACE OF POWER POLE. POWER POLE IS ON E. SIDE OF N. WATERS STREET & 1ST POWER POLE N. OF W. MASON RD. NAVD88 EL. 738.39
BM 201 - SET GEARSPIKE IN W. FACE OF POWER POLE. POWER POLE IS ON E. SIDE OF N. WATERS STREET & 2ND POWER POLE N. OF EXCHANGE STREET, ON THE E. SIDE OF ROAD. NAVD88 EL. 738.47

ZONING
The subject property is zoned "Residential Multiple Family - RM2".
BUILDING SETBACKS:
Front Yard Setback 30 ft.
Side Yard Setback 20 ft.
Rear Yard Setback 30 ft.
Maximum Building Height 30 ft.
For more Zoning Information see City of Owosso Zoning Ordinances.



I hereby certify that I have surveyed the parcel of land hereon shown and described.
Jeffrey E. Wood
Professional Surveyor No. 41115
Date: 5-18-20



1 BASEMENT FLOOR PLAN
 AD1.0 1/16" = 1'-0"

DEMOLITION KEYNOTES

1. REMOVE PARTITION WALL FOR NEW INTERIOR LAYOUT
2. REMOVE PORTION OF INTERIOR WALL FOR NEW DOOR OPENING
3. REMOVE EXISTING DOOR COMPLETE
4. REMOVE BRICK / WALL INFILL IN EXISTING OPENING, PREP OPENING FOR NEW WINDOW
5. REMOVE PORTION OF EXTERIOR WALL FOR NEW WINDOW AND/OR DOOR
6. REMOVE AND SALVAGE EXISTING LOCKERS
7. REMOVE EXISTING ACOUSTICAL CEILING TILE, GRID, LIGHTING COMPLETE
8. REMOVE EXISTING FLOORING AND PREP FOR NEW EXISTING STEPS FROM SUB BASEMENT - TO BE REMOVED OR CLOSED OFF
10. REMOVE EXISTING WOOD STEPS AND CONCRETE SLAB
11. REMOVE EXISTING WINDOWS



EXAMPLE LOWER LEVEL CLASSROOM



EXAMPLE LOWER LEVEL CORRIDOR



Hooker DeJong Inc
 ARCHITECTS * ENGINEERS * PLANNERS
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 P 231.722.3407
 F 231.722.2589

ADAPTIVE REUSE
OWOSSO APARTMENTS
 219 N. WATER ST. OWOSSO, MI
 COMMUNITY HOUSING NETWORK

Project Number 4-1250

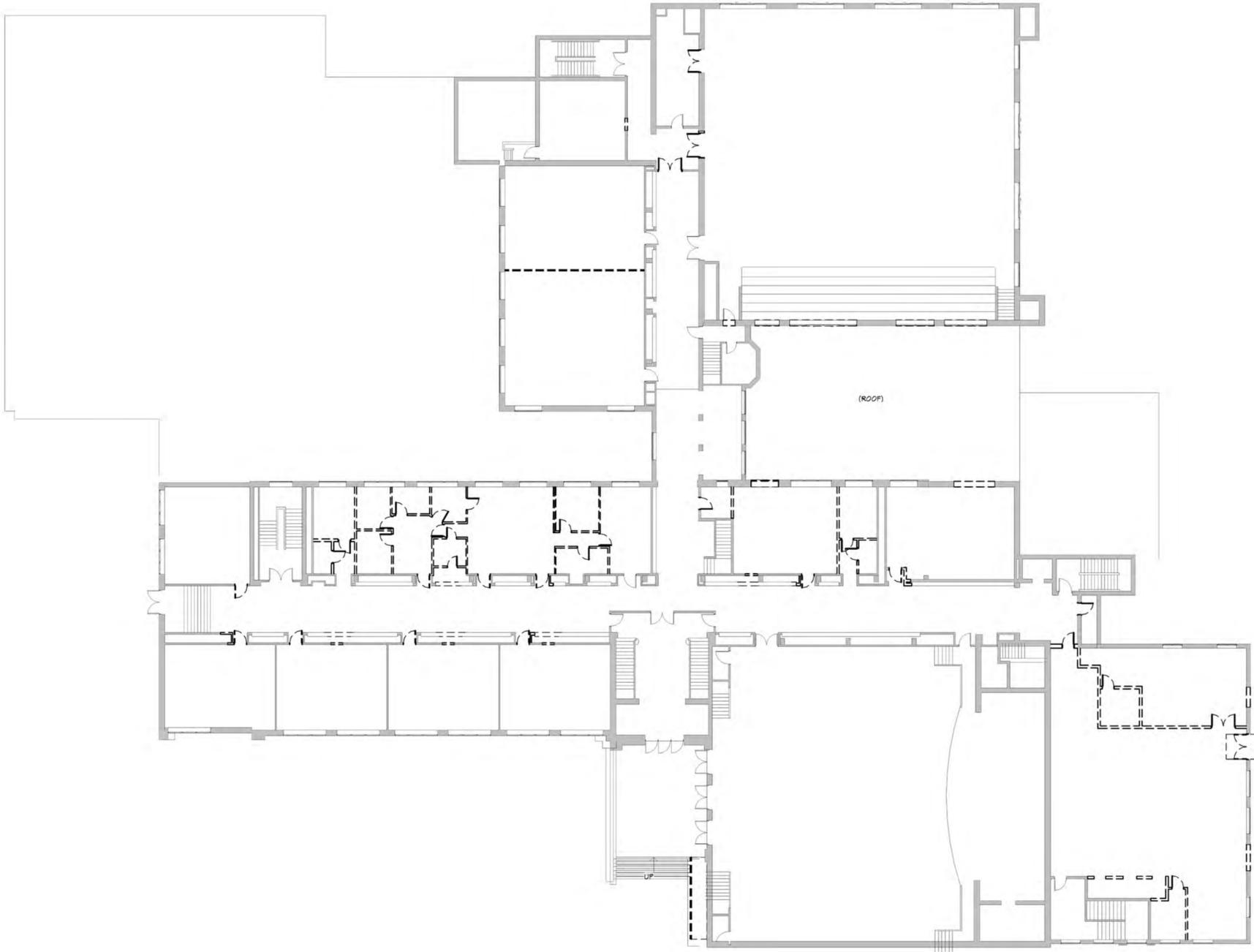
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No.	Date	Description
1	20-0630	CONCEPT DEVELOPMENT STUDY

NOT FOR CONSTRUCTION

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BASEMENT DEMO PLAN

AD1.0



1 FIRST FLOOR PLAN
 AD1.1 1/16" = 1'-0"

DEMOLITION KEYNOTES

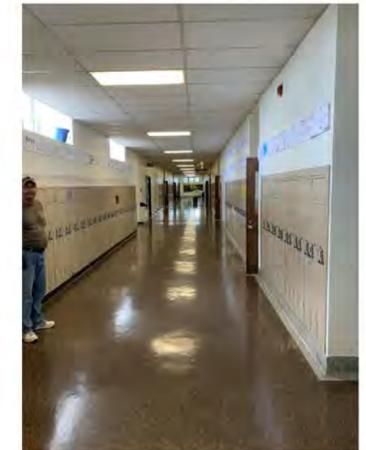
1. REMOVE PARTITION WALL FOR NEW INTERIOR LAYOUT
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3. REMOVE EXISTING DOOR COMPLETE
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6. REMOVE AND SALVAGE EXISTING LOCKERS
7. REMOVE EXISTING ACOUSTICAL CEILING TILE, GRID, LIGHTING COMPLETE
8. REMOVE EXISTING FLOORING AND PREP FOR NEW EXISTING STEPS FROM SUB BASEMENT - TO BE REMOVED OR CLOSED OFF
9. REMOVE EXISTING WOOD STEPS AND CONCRETE SLAB
10. REMOVE EXISTING WOOD STEPS AND CONCRETE SLAB
11. REMOVE EXISTING WINDOW(S)



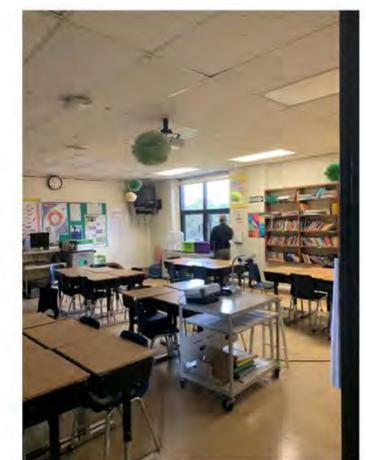
EXISTING GYM- CONCRETE BLEACHERS



EXISTING GYM- CONCRETE BLEACHERS



EXAMPLE TYPICAL CORRIDOR



EXAMPLE TYPICAL CLASSROOM

Project Number 4-1250

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FIRST FLOOR DEMO PLAN

AD1.1

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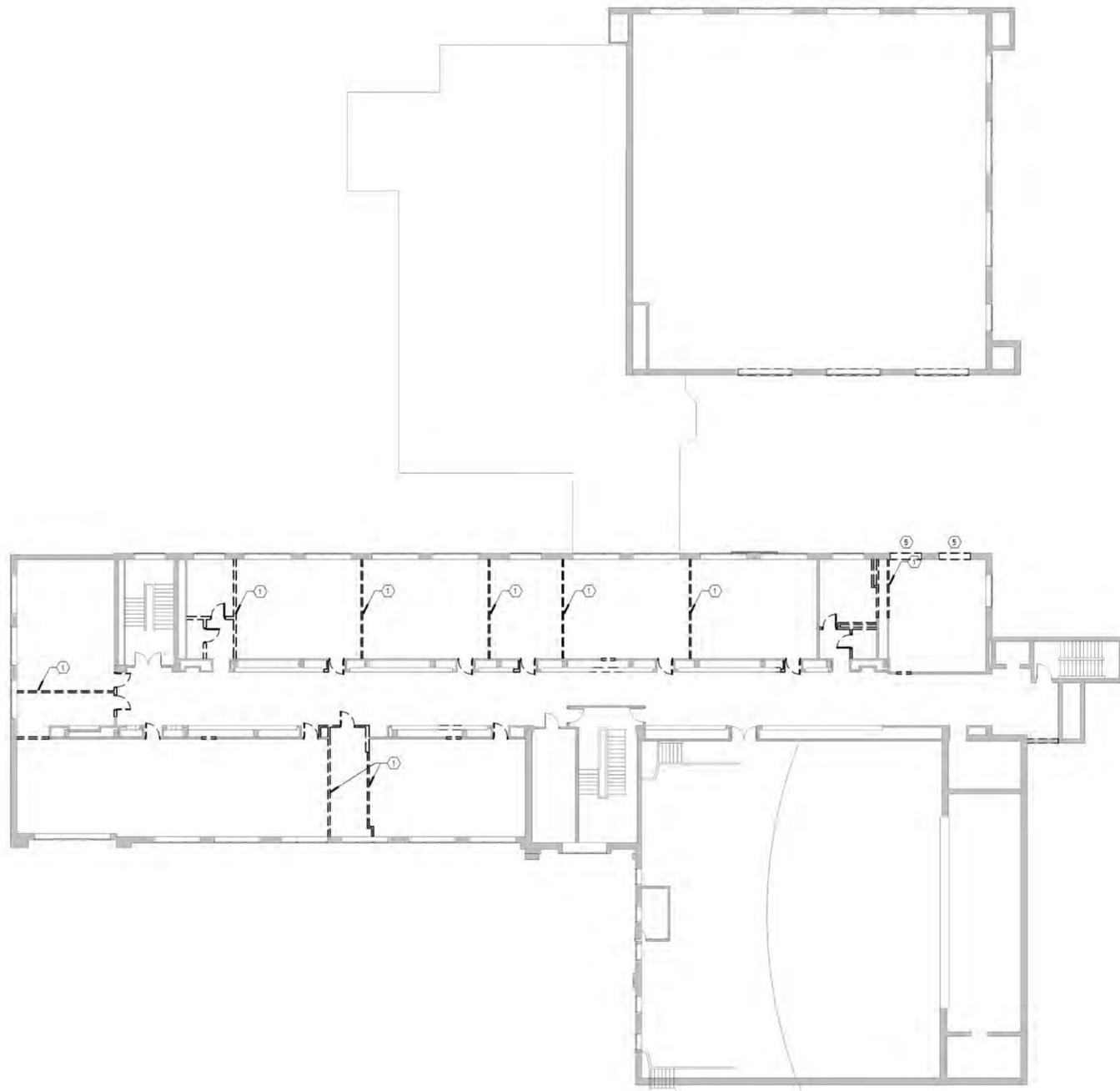
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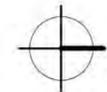
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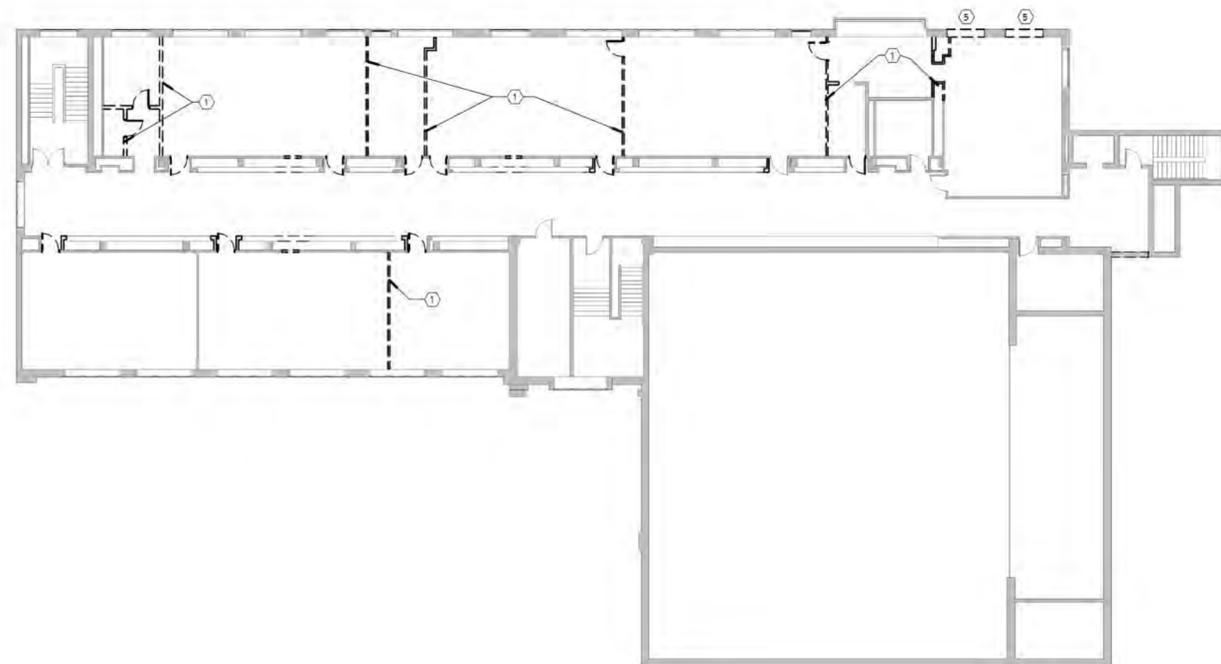
SECOND FLOOR DEMO PLAN

AD1.2

- DEMOLITION KEYNOTES**
1. REMOVE PARTITION WALL FOR NEW INTERIOR LAYOUT
 2. REMOVE PORTION OF INTERIOR WALL FOR NEW DOOR OPENING
 3. REMOVE EXISTING DOOR COMPLETE
 4. REMOVE BRICK/MALL INFILL IN EXISTING OPENING, PREP OPENING FOR NEW WINDOW
 5. REMOVE PORTION OF EXTERIOR WALL FOR NEW WINDOW AND/OR DOOR
 6. REMOVE AND SALVAGE EXISTING LOCKERS
 7. REMOVE EXISTING ACOUSTICAL CEILING TILE, GRID, LIGHTING COMPLETE
 8. REMOVE EXISTING FLOORING AND PREP FOR NEW EXISTING STEPS FROM SUB BASEMENT - TO BE REMOVED OR CLOSED OFF
 9. REMOVE EXISTING WOOD STEPS AND CONCRETE SLAB
 10. REMOVE EXISTING WINDOW(S)
 11. REMOVE EXISTING WINDOW(S)



 **1** **SECOND FLOOR PLAN**
 AD1.2 1/16" = 1'-0"



1 THIRD FLOOR PLAN
 AD1.3 1/16" = 1'-0"

DEMOLITION KEYNOTES

1. REMOVE PARTITION WALL FOR NEW INTERIOR LAYOUT
2. REMOVE PORTION OF INTERIOR WALL FOR NEW DOOR OPENING
3. REMOVE EXISTING DOOR COMPLETE
4. REMOVE BRICK / WALL INFILL IN EXISTING OPENING, PREP OPENING FOR NEW WINDOW
5. REMOVE PORTION OF EXTERIOR WALL FOR NEW WINDOW AND/OR DOOR
6. REMOVE AND SALVAGE EXISTING LOCKERS
7. REMOVE EXISTING ACOUSTICAL CEILING TILE, GRID, LIGHTING COMPLETE
8. REMOVE EXISTING FLOORING AND PREP FOR NEW
9. EXISTING STEPS FROM SUB BASEMENT - TO BE REMOVED OR CLOSED OFF
10. REMOVE EXISTING WOOD STEPS AND CONCRETE SLAB
11. REMOVE EXISTING WINDOW(S)



Hooker DeJong Inc
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 316 Morris Avenue
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 Muskegon, MI 49440
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 F 231.722.2589

ADAPTIVE REUSE
OWOSSO APARTMENTS
 219 N. WATER ST. OWOSSO, MI
 COMMUNITY HOUSING NETWORK

Project Number **4-1250**

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THIRD FLOOR DEMO PLAN

AD1.3



FLOOR PLAN KEYNOTES

1. NEW WINDOW
2. HIDE UNIT ENTRY ALCOVE & REMOVE AND REPLACE DOOR
3. NEW UNIT ENTRY COVE AND DOOR
4. NEW WINDOW IN PREVIOUS FILLED IN WINDOW LOCATION
5. REMOVE PART OF CHASE WALLS AND INFILL FLOOR
6. REMOVE DOOR AND INFILL WALL
7. REMOVE WINDOW, INFILL WALL AND ADD SMALLER WINDOW
8. CLEAR STORY WINDOW - FIRE RATED WINDOW
9. NEW WINDOW IN PREVIOUS OPENING (COORDINATE WITH MECH FOR EXISTING LV REMOVAL)
10. WHERE DOOR REMOVED INFILL WALL & ADD WINDOW AS SHOWN
11. REMOVE STAIR AND ACCESS TO SUB-BASEMENT BELOW
12. REWORK STAIR TO EXIT OUT NEW DOOR
13. FIELD VERIFY EXISTING RAMP MEET 1:12 MAX SLOPE AND REMOVE AND REPLACE EXISTING HANDRAILS
14. NEW STAIR WITHIN NEW CORRIDOR
15. HATCH INDICATES AREA OF NEW CONCRETE SLAB/SLOPE FOR NEW RAMP WITH 1:12 MAX SLOPE. APPROXIMATE HEIGHT CHANGE IN FLOOR TO FLOOR EQUALS 1'-0"
16. WHERE WINDOW AND/OR DOOR REMOVED INFILL WALL TO MATCH EXISTING
17. NEW RAISED STEEL FRAMED OUTDOOR WALKWAY TO ADJACENT GRADE THAT IS NOT IN FLOOD ZONE. INFILL CONCRETE STAIRS WHERE RAMP REMOVED. PROVIDE NEW HANDRAILS
18. NEW ACCESSIBLE RAMP (NEED APPROXIMATELY 42 FEET OF RAMP RUN). VERIFY IN FIELD CONNECTION OF BETWEEN EXISTING HALF WALL / MASONRY RAILING

COLOR LEGEND

- ONE BEDROOM
- TWO BEDROOM
- COMMON AREA
- COMMERCIAL
- BLDG SUPPORT
- VERT. CIRCULATION
- NEW CORRIDOR

1 BASEMENT FLOOR PLAN
 1/16" = 1'-0"



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ADAPTIVE REUSE
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Project Number 4-1250		
No.	Date	Description
1	20-0630	CONCEPT DEVELOPMENT STUDY

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BASEMENT FLOOR PLAN

A1.0



FLOOR PLAN KEYNOTES

1. NEW WINDOW
2. HIDDEN UNIT ENTRY ALCOVE & REMOVE AND REPLACE DOOR
3. NEW UNIT ENTRY COVE AND DOOR
4. NEW WINDOW IN PREVIOUS FILLED IN WINDOW LOCATION
5. REMOVE PART OF CHASE WALLS AND INFILL FLOOR
6. REMOVE DOOR AND INFILL WALL
7. REMOVE WINDOW, INFILL WALL AND ADD SMALLER WINDOW
8. CLEAR STORY WINDOW - FIRE RATED WINDOW
9. NEW WINDOW IN PREVIOUS OPENING (COORDINATE WITH MEGH FOR EXISTING UV REMOVAL)
10. WHERE DOOR REMOVED INFILL WALL & ADD WINDOW AS SHOWN
11. REMOVE STAIR AND ACCESS TO SUB-BASEMENT BELOW
12. REWORK STAIR TO EXIT OUT NEW DOOR
13. FIELD VERIFY EXISTING RAMP MEET 1:12 MAX SLOPE AND REMOVE AND REPLACE EXISTING HANDRAILS
14. NEW STAIR WITHIN NEW CORRIDOR
15. HATCH INDICATES AREA OF NEW CONCRETE SLAB/SLOPE FOR NEW RAMP WITH 1:12 MAX SLOPE, APPROXIMATE HEIGHT CHANGE IN FLOOR TO FLOOR EQUALS 1'-0"
16. WHERE WINDOW AND/OR DOOR REMOVED INFILL WALL TO MATCH EXISTING
17. NEW RAISED STEEL FRAMED OUTDOOR WALKWAY TO ADJACENT GRADE THAT IS NOT IN FLOOD ZONE
18. INFILL CONCRETE STAIRS WHERE RAMP REMOVED, PROVIDE NEW HANDRAILS
19. NEW ACCESSIBLE RAMP (NEED APPROXIMATELY 42 FEET OF RAMP RUN), VERIFY IN FIELD CONNECTION OF BETWEEN EXISTING HALF WALL / MASONRY RAILING

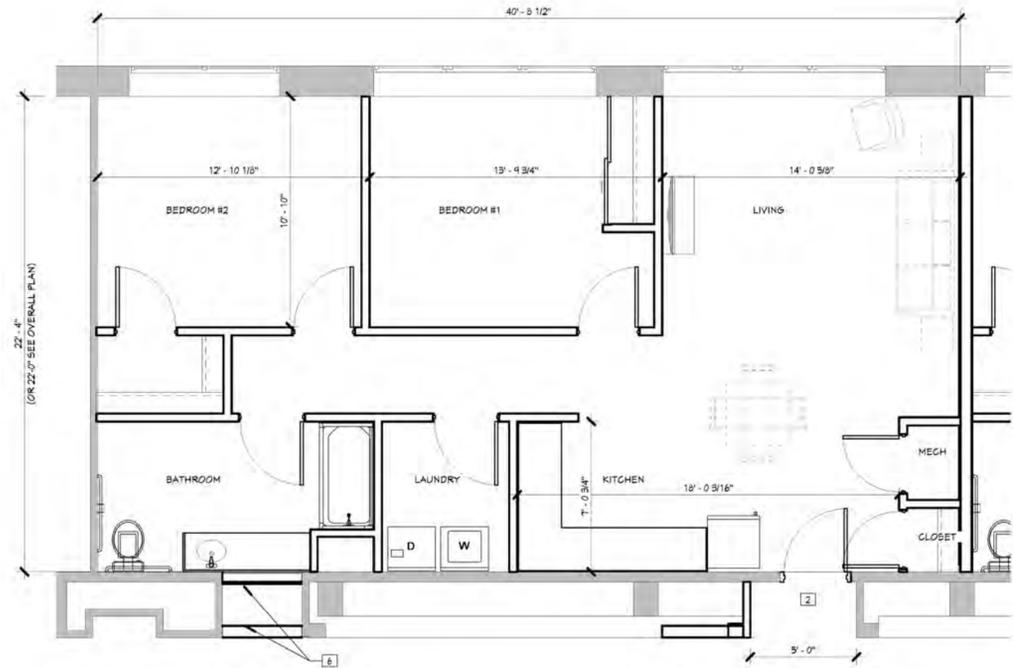
COLOR LEGEND

- ONE BEDROOM
- TWO BEDROOM
- COMMON AREA
- ADMIN
- COMMERCIAL
- BLDG SUPPORT
- STORAGE
- VERT. CIRCULATION
- NEW CORRIDOR

1 FIRST FLOOR PLAN
 A1.1 1/16" = 1'-0"

Project Number	4-1250	
ISSUANCE	No.	Date
	1	20-0630
		Description
		CONCEPT DEVELOPMENT STUDY

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2
A1.2
TYPICAL 2 BEDROOM (2BR-1)
1/4" = 1'-0"

FLOOR PLAN KEYNOTES

1. NEW WINDOW
2. WIDEN UNIT ENTRY GORGE & REMOVE AND REPLACE DOOR
3. NEW UNIT ENTRY GORGE AND DOOR
4. NEW WINDOW IN PREVIOUS FILLED IN WINDOW LOCATION
5. REMOVE PART OF CHASE WALLS AND INFILL FLOOR
6. REMOVE DOOR AND INFILL WALL
7. REMOVE WINDOW, INFILL WALL AND ADD SMALLER WINDOW
8. CLEAR STORY WINDOW - FIRE RATED WINDOW
9. NEW WINDOW IN PREVIOUS OPENING (COORDINATE WITH MECH FOR EXISTING LV REMOVAL)
10. WHERE DOOR REMOVED INFILL WALL & ADD WINDOW AS SHOWN
11. REMOVE STAIR AND ACCESS TO SUB-BASEMENT BELOW
12. REWORK STAIR TO EXIT OUT NEW DOOR
13. FIELD VERIFY EXISTING RAMPS MEET 1:12 MAX SLOPE AND REMOVE AND REPLACE EXISTING HANDRAILS
14. NEW STAIR WITHIN NEW CORRIDOR
15. HATCH INDICATES AREA OF NEW CONCRETE SLAB/SLOPE FOR NEW RAMPS WITH 1:12 MAX SLOPE. APPROXIMATE HEIGHT CHANGE IN FLOOR TO FLOOR EQUALS 1'-0"
16. WHERE WINDOW AND/OR DOOR REMOVED INFILL WALL TO MATCH EXISTING
17. NEW RAISED STEEL FRAMED OUTDOOR WALKWAY TO ADJACENT GRADE THAT IS NOT IN FLOOD ZONE
18. INFILL CONCRETE STAIRS WHERE RAMP REMOVED. PROVIDE NEW HANDRAILS
19. NEW ACCESSIBLE RAMP (NEED APPROXIMATELY 42 FEET OF RAMP RUN). VERIFY IN FIELD CONNECTION OF BETWEEN EXISTING HALF WALL / MASONRY RAILING.

COLOR LEGEND

- ONE BEDROOM
- TWO BEDROOM
- STORAGE
- VERT. CIRCULATION
- NEW CORRIDOR



1
A1.2
SECOND FLOOR PLAN
1/16" = 1'-0"

Project Number 4-1250

ISSUANCE		
No.	Date	Description
1	20-0630	CONCEPT DEVELOPMENT STUDY

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SECOND FLOOR PLAN

A1.2

ISSUANCE		
No.	Date	Description
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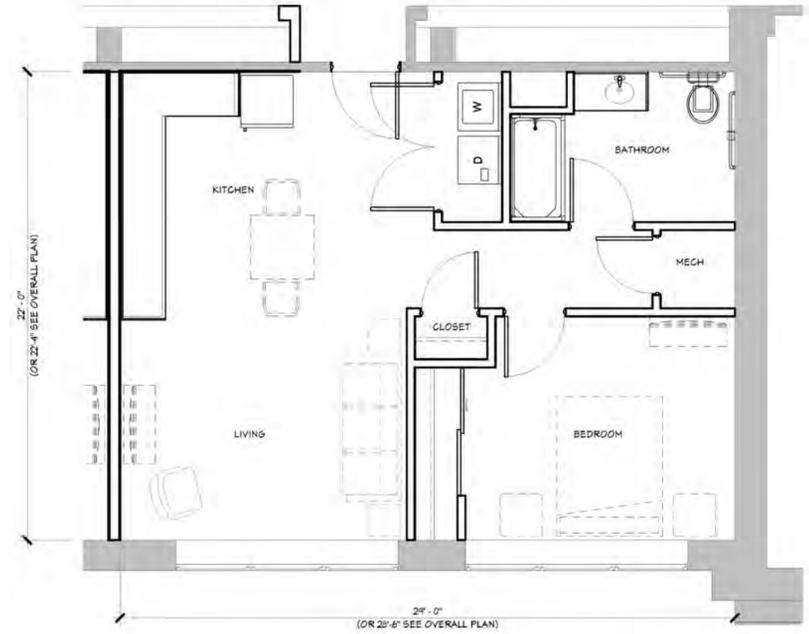
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FLOOR PLAN KEYNOTES

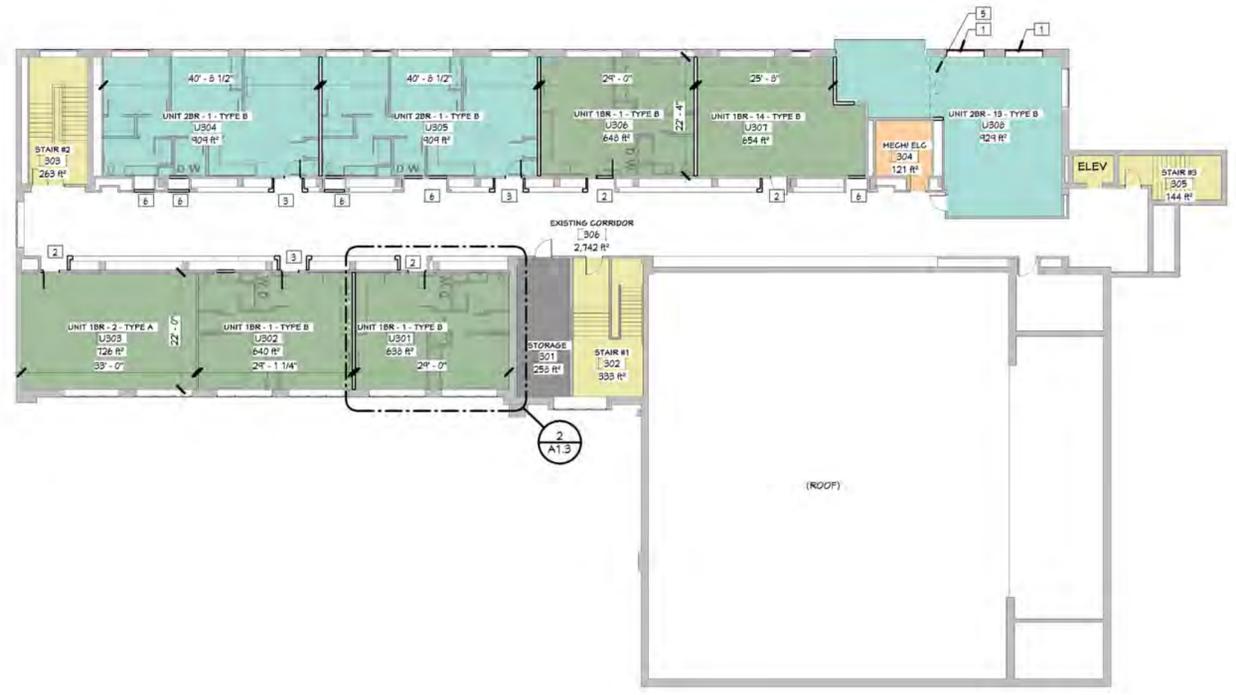
1. NEW WINDOW
2. HIDE UNIT ENTRY COVE & REMOVE AND REPLACE DOOR
3. NEW UNIT ENTRY COVE AND DOOR
4. NEW WINDOW IN PREVIOUS FILLED IN WINDOW LOCATION
5. REMOVE PART OF CHASE WALLS AND INFILL FLOOR
6. REMOVE DOOR AND INFILL WALL
7. REMOVE WINDOW, INFILL WALL AND ADD SMALLER WINDOW
8. CLEAR STORY WINDOW - FIRE RATED WINDOW
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COLOR LEGEND

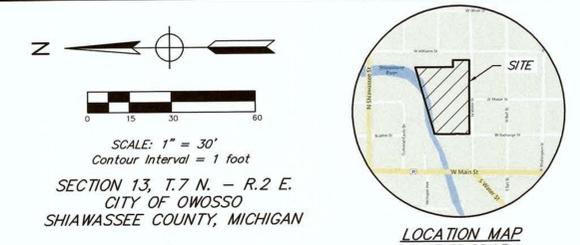
- ONE BEDROOM
- TWO BEDROOM
- BLDG SUPPORT
- STORAGE
- VERT. CIRCULATION



2 TYPICAL 1 BEDROOM (1BR-1)
A1.3 1/4" = 1'-0"



1 THIRD FLOOR PLAN
A1.3 1/16" = 1'-0"



SCALE: 1" = 30'
Contour Interval = 1 foot
SECTION 13, T.7 N. - R.2 E.
CITY OF OWOSSO
SHIAWASSEE COUNTY, MICHIGAN

LEGEND

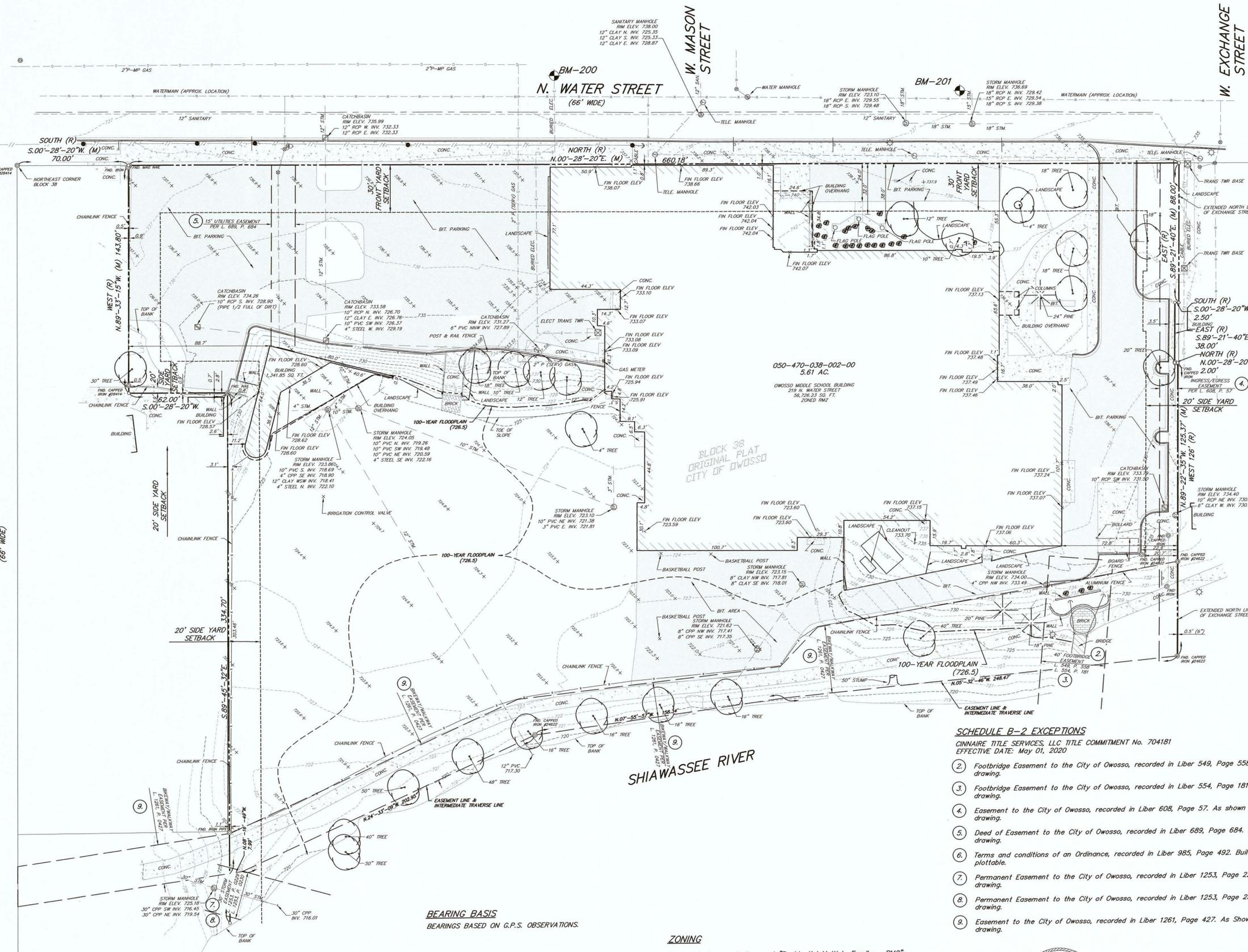
○	MANHOLE	✱	PINE
⊗	CATCHBASIN	⊗	BUSH
⊙	CURB CATCHBASIN	⊙	TREE
⊕	FIRE HYDRANT	⊕	TELEPHONE PEDESTAL
⊖	WATER VALVE	⊖	FOUND SURVEY CORNER
⊗	GAS VALVE	⊗	SET 1/2" IRON PIPE
⊙	TELEPHONE POLE	⊙	SET WOOD LATH
⊕	POWER POLE	⊕	SET P.K. NAIL
⊖	POWER AND TELEPHONE POLE	⊖	GUY ANCHOR AND POLE
⊗	LIGHT POLE	N.F.L.	NOT FIELD LOCATED
⊙	MAIL BOX	⊙	CABLE TV PEDESTAL
⊕	SPRINKLER	⊕	ANTENNA
⊖	RAILROAD SIGNAL	⊖	SATELLITE DISH
⊗	TRANSFORMER	⊗	AIR CONDITIONING UNIT
⊙	BARRIER FREE PARKING	⊙	SOIL BORING
⊕	BITUMINOUS SURFACE	⊕	ELECTRICAL PEDESTAL
⊖	CONCRETE SURFACE	⊖	BURIED CABLE LINES
⊗	CONCRETE CURB	⊗	BURIED ELECTRIC LINES
		⊙	GAS MAINS
		⊕	SANITARY SEWER LINES
		⊖	STORM SEWER LINES
		⊗	TELEPHONE LINES
		⊙	WATER MAINS
		⊕	FENCE LINE
		⊖	OVERHEAD POWER LINES
		⊗	TREE LINE

UTILITY NOTE
The utility locations as hereon shown are based on field observations and a careful review of municipal and utility company records. However, it is not possible to determine the precise location and depth of underground utilities without excavation. Therefore, we cannot guarantee the accuracy or completeness of the buried utility information hereon shown. The contractor shall call "MISS DIG" (1-800-482-7171 or 811) within three working days prior to any excavation. The contractor is responsible for verifying these utility locations prior to construction and shall make every effort to protect and/or relocate them as required. The contractor shall notify the Engineer/Surveyor as soon as possible in the event a discrepancy is found.

MISS DIG FLAGGING NOTE
A Miss Dig survey ticket was submitted when the survey was authorized. To date, flagging for utility locations have not been completed, as requested. Therefore utilities shown on the survey are provided from available records we obtained, and are not located from field surveyed measurements.
Please note Miss Dig requests do not include all potential utility providers or underground services. Prior to any excavation ALWAYS contact Miss Dig at 1-800-482-7171 or 811. www.missdig.net

PARCEL DESCRIPTION
Per CINNAIRE TITLE SERVICES, LLC Title Work Commitment No. 704181, Effective Date May 1, 2020
Commencing 70 feet South of Northeast corner of Block 38; thence West 143.8 feet; thence South 62 feet; thence West 334.7 feet; thence South to Shiawassee River; thence Southeasterly to point 6 inches North of the point where the North line of Exchange Street if extended would intersect East bank of said river; thence on a line parallel with North line of Exchange Street South extended to a point 126 feet West of West line of Water Street; thence North 2 feet; thence Easterly on a line parallel with the North line of Exchange Street South extended 38 feet; thence South 2 feet 6 inches to North line of Exchange Street South extended; thence East on line of Exchange Street South extended 88 feet to the West line of Water Street; thence North to beginning of Block 38, Original Plat, City of Owosso, Shiawassee County, Michigan.

- SCHEDULE B-2 EXCEPTIONS**
CINNAIRE TITLE SERVICES, LLC TITLE COMMITMENT No. 704181
EFFECTIVE DATE: May 01, 2020
- Footbridge Easement to the City of Owosso, recorded in Liber 549, Page 558. As shown on drawing.
 - Footbridge Easement to the City of Owosso, recorded in Liber 554, Page 181. As shown on drawing.
 - Easement to the City of Owosso, recorded in Liber 608, Page 57. As shown on drawing.
 - Deed of Easement to the City of Owosso, recorded in Liber 689, Page 684. As shown on drawing.
 - Terms and conditions of an Ordinance, recorded in Liber 985, Page 492. Building Ordinance, not plottable.
 - Permanent Easement to the City of Owosso, recorded in Liber 1253, Page 229. As shown on drawing.
 - Permanent Easement to the City of Owosso, recorded in Liber 1253, Page 230. As shown on drawing.
 - Easement to the City of Owosso, recorded in Liber 1261, Page 427. As Shown on drawing.



FLOODPLAIN INFORMATION
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, COMMUNITY PANELS #26155C0143C AND #26155C02310, EFFECTIVE DATE OF SEPTEMBER, 29, 2011, THE SUBJECT PROPERTY LIES WITHIN ZONE AE, AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE BASE FLOODPLAIN ELEVATION HAS BEEN DETERMINED TO BE 726.5 (NAVD88). A PORTION OF THE PROPERTY ALSO LIES IN "OTHER FLOOD AREAS", ZONE X, WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FT. OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
NOTE: PORTIONS OF EXISTING BUILDING FALL WITHIN 100 YEAR FLOODPLAIN.

BEARING BASIS
BEARINGS BASED ON G.P.S. OBSERVATIONS.

BENCHMARKS
BM 200 - SET GEARSPIKE IN W. FACE OF POWER POLE. POWER POLE IS ON E. SIDE OF N. WATERS STREET & 1ST POWER POLE N. OF W. MASON RD. NAVD88 EL. 738.39
BM 201 - SET GEARSPIKE IN W. FACE OF POWER POLE. POWER POLE IS ON E. SIDE OF N. WATERS STREET & 2ND POWER POLE N. OF EXCHANGE STREET, ON THE E. SIDE OF ROAD. NAVD88 EL. 738.47

ZONING
The subject property is zoned "Residential Multiple Family - RM2".
BUILDING SETBACKS:
Front Yard Setback 30 ft.
Side Yard Setback 20 ft.
Rear Yard Setback 30 ft.
Maximum Building Height 70 ft.
For more Zoning Information see City of Owosso Zoning Ordinances.



I hereby certify that I have surveyed the parcel of land hereon shown and described.
Jeffrey E. Wood
Professional Surveyor No. 41115
Date: 5-18-20

BY	MARK	REVISIONS	DATE
<p>OWOSSO MIDDLE SCHOOL CITY OF OWOSSO, SHIAWASSEE COUNTY, MI</p> <p>BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY FOR: OCHC GRISWOLD, INC.</p>			
<p>ST. JOHNS OFFICE 1400 Zeeb Drive St. Johns, MI 48879 Tel. 877-774-2375 www.SpicerGroup.com</p>			
DR. BY:	MLW	CH. BY:	DMW
DATE:	05-04-20	APP. BY:	JEW
SCALE:	1" = 30'	PROJECT NO.:	128474SG2020
STDS.:		SHEET:	1 OF 1
FILE NO.:		FILE NO.:	JD-1687