



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION – REGULAR MEETING  
November 23, 2020 7PM

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1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
  - A. November 9, 2020 Regular Meeting

**Zoom meeting ID: 872 0006 8286**  
**Zoom password: 5151**

5. COMMUNICATIONS - None
6. PUBLIC HEARINGS - None
7. UNFINISHED BUSINESS
  - A. Rezoning #20050 (DTN 2013 LLC), rezone three parcels totaling 31.63 acres located on the east side of Central Park Drive, west of Powell Road, and north of Grand River Avenue from RA (Single Family-Medium Density) to RD (Multiple Family-maximum eight dwelling units per acre).
  - B. Commercial Planned Unit Development #20-13034 (Meridian Mall Limited Partnership), amend commercial planned unit development approval to construct 2,500 square foot bank with three drive-up ATMs at 1982 Grand River Avenue.
8. OTHER BUSINESS - None
9. REPORTS AND ANNOUNCEMENTS
  - A. Township Board update.
  - B. Liaison reports.
  - C. Project updates
10. PROJECT UPDATES
  - A. New Applications - None
  - B. Site Plans Received - None
  - C. Site Plans Approved - None
11. PUBLIC REMARKS
12. ADJOURNMENT

**AGENDA page 2**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION MEETING  
November 23, 2020 7PM

**TENTATIVE PLANNING COMMISSION AGENDA**  
**December 14, 2020**

1. PUBLIC HEARINGS
  - A. None
  
2. UNFINISHED BUSINESS
  - A. None
  
3. OTHER BUSINESS
  - A. Mixed Use Planned Unit Development (MUPUD) ordinance review.

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Individuals with disabilities requiring auxiliary aids or services should contact: Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.  
Meeting Location: Zoom web conferencing application  
Meeting ID: 872 0006 8286 Password: 5151

Providing a safe and welcoming, sustainable, prime community.



**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
REGULAR MEETING MINUTES**

**DRAFT**

**November 9, 2020**

**Meeting held virtually using the Zoom web conferencing application**

**7:00 P.M.**

**PRESENT: Commissioners Premoe, Richards, McConnell, Hendrickson, Cordill, Shrewsbury, Trezise, and Blumer.**

**ABSENT: None**

**STAFF: Director of Community Planning & Development Mark Kieselbach, Principal Planner Peter Menser, Information Technology Director Stephen Gebes, Multimedia Producer Samantha Diehl.**

**1. CALL MEETING TO ORDER**

Chair Hendrickson called the regular meeting to order at 7:00 P.M.

**2. PUBLIC REMARKS**

- A. Jack Zhang, 4719 Powell Road, spoke in opposition to the proposed Rezoning #20050 (DTN 2013 LLC).
- B. Jessi Adler, 1580 Hillside Drive, spoke in opposition to the proposed Rezoning #20050 (DTN 2013 LLC).
- C. Cecelia Kramer, 4560 Oakwood Drive, stated there is a need for upscale rental options in Meridian Township and the concept plan available in the meeting packet for the proposed Rezoning #20050 (DTN 2013 LLC) is a good looking project but needs more open space and commented the wetlands should not be counted as open space.
- D. Cindy Liu, 1575 Maiden Lane, spoke in opposition to the proposed Rezoning #20050 (DTN 2013 LLC).
- E. Jodie Emerson, 4375 Arbor Drive, spoke in opposition to the proposed Rezoning #20050 (DTN 2013 LLC).
- F. Raji Uppal, 6133 Cottage Drive, introduced himself as the Principal of DTN and noted the concept plan in the meeting packet would be a similar project like Aspen Lakes located in Holt and The Quarry located in DeWitt. The concept plan is a renter by choice concept that is not currently available in Meridian Township.

**3. APPROVAL OF AGENDA**

Commissioner McConnell moved to approve the agenda.

Seconded by Commissioner Cordill.

VOICE VOTE: Motion approved unanimously.

**4. APPROVAL OF MINUTES**

- A. September 28, 2020 Regular Meeting

Commissioner Richards moved to approve the minutes.

Seconded by Commissioner Premoe.

VOICE VOTE: Motion approved unanimously.

## 5. COMMUNICATIONS

Chair Hendrickson noted the four communications submitted in the November 9, 2020 meeting packet and thanked the participants who submitted the letters and emails.

## 6. PUBLIC HEARINGS

- A. Rezoning #20050 (DTN 2013 LLC), rezone three parcels totaling 31.63 acres located on the east side of Central Park Drive, west of Powell Road, and north of Grand River Avenue from RA (Single Family-Medium Density) to RD (Multiple Family – maximum eight dwelling units per acre).

Chair Hendrickson opened the public hearing at 7:24 p.m.

Principal Planner Menser provided a thorough review of the proposal and reminded everyone the focus is on the rezoning of 31.63 acres from RA (Single Family-Medium Density) to RD (Multiple Family- maximum eight dwelling unites per acre) with four conditions and they would run with the land and would apply to the current owners and any future owners of the properties. A concept plan is included in the meeting packet but it should not be a part of the discussion during the rezoning process.

The applicants introduced themselves. Chuck Homan, 1317 Coolidge Road, Vice President, Construction & Development with DTN Management Company and Raji Uppal, 6133 Cottage Drive, Principle of DTN. They stated their intensions are to propose a renter by choice product, in a luxury project for Meridian Township. Their business has 50 years of experience in a conventional market for young professionals, families, and seniors. The proposed development would include 206 dwelling units with enclosed garages and no buildings greater than two stories.

Public Comments:

- A. Jessi Adler, 1580 Hillside Drive, spoke in opposition to Rezoning #20050 (DTN 2013 LLC).  
 B. Cecelia Kramer, 4560 Oakwood Drive, spoke with concern to Rezoning #20050 (DTN 2013 LLC).  
 C. Jack Zhang, 4719 Powell Road, allowed his eight year old daughter, Arianna, to speak in opposition to Rezoning #20050 (DTN 2013 LLC).

Planning Commission Discussion:

- The MDOT Traffic Study stated traffic volume of 11,200 on Central Park Drive daily and proposed future development in the area could overwhelm the area.
- The applicant is asking for a density that exceeds what the Master Plan envisioned.
- The Traffic Study shows Central Park Drive as a four-lane road and it has been reconfigured to two lanes with a center turn lane. The Traffic Study does not reflect accurate information.

- The additional traffic from the proposed project traveling on Powell Road would create safety concerns when attempting to take a left onto Grand River, heading towards Williamston. Speed and visibility issues on Grand River would have to be addressed.
- This is an attractive project but the location of the project is not appropriate.
- The applicant's discussion centered around the development of the project and not focusing on the reasons for the rezoning request and it made it confusing for a focused discussion.
- The Planning Commission should consider the changing economic conditions and look at the Future Use Land Map to reevaluate current and possible future trends.
- The rezoning will run with the land and is it appropriate.
- The rezoning request did not provide enough reasons why the current zoning is not sufficient.

A straw poll indicated the Planning Commission would not be in support of recommending approval of the proposed Rezoning #20050. A resolution will be provided at the next meeting on November 23, 2020.

Chair Hendrickson closed the public hearing at 8:19 p.m.

- B. Commercial Planned Unit Development #20-13034 (Meridian Mall Limited Partnership), amend commercial planned unit development approval to construct 2,500 square foot bank with three drive-up ATMs at 1982 Grand River Avenue.

Chair Hendrickson opened the public hearing at 8:10 p.m.

Principal Planner Menser provided an overview of the request.

The members of the Development Team were available on the zoom call. David Neuhoff, Meridian Mall Limited Partnership, 212 Shady Ridge Lane, Chattanooga, TN, is representing the Meridian Mall Development. He stated the proposed bank with three drive-up ATMs would reside on approximately one acre of property.

Jeff Kyes and Kevin Kalmbach Engineering Department with Kebs, 2116 Haslett Road. Jeff stated he has met with the Ingham County Drain Commissioner and MDOT and there are no concerns moving forward with this proposed project.

Public Comments:

- A. Amber Clark, Neighborhoods & Economic Development Director with Meridian Township, 5151 Marsh Road, expressed her support for the proposed Commercial Planned Unit Development #20-13034 (Meridian Mall Limited Partnership).
- B. Jessi Adler, 1580 Hillside Drive, expressed her support for the proposed Commercial Planned Unit Development #20-13034 (Meridian Mall Limited Partnership).

Planning Commission Discussion:

- The proposal is ideal for the purpose.
- There is a customer waiting for the project approval so they can move forward with the new business.

- The egress and ingress are already within the Meridian Mall property and there will be no traffic flow issues impacting Grand River Avenue.
- The proposed project is a nice design but current green space will be gone and there is already so much underutilized space on the mall property.
- David Neuhoff stated that he understood the concerns relating to the green space being eliminated with the new proposal but negotiations are very difficult with anchor stores in the mall and taking underutilized parking space on the mall property is not an easy solution to the current situation.
- Grand River Avenue allows for excellent visibility for the proposed new business.
- Principal Planner Menser noted amenities could be added or recommended by the Planning Commission considering the discussion about adding additional bicycle parking spaces and benches on the property of the proposed Commercial Planned Unit Development.

Chair Hendrickson asked if the straw poll could be taken for two things at once. The Planning Commissioners should vote on the addition of the proposed amenities being discussed and then on the proposed project. A straw poll indicated the Planning Commission would be in support of recommending approval of the proposed amenities and the Commercial Planned Unit Development #20-13034 (Meridian Mall Limited Partnership). A resolution will be provided at the next meeting on November 23, 2020.

Chair Hendrickson closed the public hearing at 8:59 p.m.

**7. UNFINISHED BUSINESS - NONE**

**8. OTHER BUSINESS**

**A. Mixed Use Planned Unit Development (MUPUD) ordinance review.**

Commissioner Premoe noted the review of the MUPUD Ordinance is in progress and they will update the group soon. Principal Planner Menser further added the subcommittee should have a draft ready for review at the December 14, 2020 meeting.

**B. Grand River Avenue project.**

Commissioner Cordill provided an update on the project and referenced the letters attached in the meeting packet from Jeffrey Ross, Chair for the Corridor Improvement Authority and Steven Vagnozzi, Chair for the Meridian Transportation Commission. The other letter included in the meeting packet is from the Department of Transportation (MDOT) Lansing Transportation Service Center.

**9. REPORTS AND ANNOUNCEMENTS**

**A. Township Board update.**

Principal Planner Menser provided a summary of the past three Township Board meetings that were held since the Planning Commission last met and noted the next Township Board meeting will be November 17, 2020.

B. Liaison reports.

- Chair Hendrickson provided an update from the October 14, 2020 and October 28, 2020 Zoning Board of Appeals meetings.
- Chair Hendrickson asked Commissioner McConnell to provide an overview of the Green Storm water Infrastructure Code Audit that was submitted in the meeting packet as he sits on the Environmental Commission.

**10. PROJECT UPDATES**

- A. New Applications - None
- B. Site Plans Received - None
- C. Site Plans Approved - None

**11. PUBLIC REMARKS**

A. Jessi Adler, 1580 Hillside Drive, wanted to thank the Planning Commission for their consideration regarding Rezoning #20050 (DTN 2013 LLC). She also wanted to note Powell Road is considered a scenic road and agreed the Grand River Avenue corridor is extremely busy and if motorists are traveling on Central Park Drive and need to turn left, traveling westbound there should be a left turn arrow installed to move traffic.

**12. ADJOURNMENT**

Commissioner Premoe moved to adjourn the meeting.  
Supported by Commissioner Shrewsbury.  
VOICE VOTE: Motion carried unanimously.

Chair Hendrickson adjourned the regular meeting at 9:33 p.m.

Respectfully Submitted,  
Debbie Budzynski, Recording Secretary



**To:** Planning Commission

**From:** Peter Menser, Principal Planner

**Date:** November 19, 2020

**Re:** **Rezoning #20050 (DTN 2013 LLC)**, rezone 31.63 acres located on the east side of Central Park Drive, west of Powell Road, and north of Grand River Avenue from RA (Single Family-Medium Density) to RD (Multiple Family - maximum eight dwelling units per acre) with conditions.

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The Planning Commission held the public hearing for Rezoning #20050 at its meeting on November 9, 2020. After discussing the request and taking a straw poll the Planning Commission decided to consider a resolution to recommend denial of the request at its next meeting on November 23, 2020.

### **Planning Commission Options**

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution to recommend denial of the request is provided.

- **Move to adopt the resolution to recommend denial of Rezoning #20050 to rezone 31.63 acres located on the east side of Central Park Drive, west of Powell Road, and north of Grand River Avenue from RA (Single Family-Medium Density) to RD (Multiple Family-maximum eight dwelling units per acre) with conditions.**

### **Attachment**

1. Resolution recommending denial.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2020\REZ 20050 (DTN 2013 LLC)\REZ 20050.pc2.docx

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom web conferencing application, in said Township on the 23rd day of November, 2020, at 7:00 p.m., Local Time.

PRESENT: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, DTN 2013 LLC requested the rezoning of 31.63 acres located on the east side of Central Park Drive, west of Powell Road, and north of Grand River Avenue, including Parcel #22-252-002, Parcel #22-276-009, and the eastern portion of Parcel #22-252-005, from RA (Single Family-Medium Density) to RD (Multiple Family-maximum eight dwelling units per acre) with four conditions; and

WHEREAS , the applicant voluntarily offered the following four conditions on the rezoning: limit the number of dwelling units to no greater than 220 units, no fewer than 25 single family dwelling units, no buildings greater than two stories, and enclosed garages will be provided for every dwelling unit; and

WHEREAS, the Planning Commission held a public hearing on the request at its regular meeting on November 9, 2020 and has reviewed the staff materials provided under a cover memorandum dated November 6, 2020; and

WHEREAS, the current RA zoning of the subject property is consistent with the zoning of adjacent properties to the north and south of the site; and

WHEREAS, the RD zoning proposed by the applicant is inconsistent with the R3-Residential 1.25-3.5 dwelling units per acre (du/a) Future Land Use Map designation in the 2017 Master Plan; and

WHEREAS, the applicant has not adequately demonstrated why the requested rezoning to RD is appropriate or why the current RA zoning is unreasonable; and

WHEREAS, the subject property could be developed as currently zoned.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Rezoning #20050 to rezone 31.63 acres located on the east side of Central Park Drive, west of Powell Road, and north of Grand River Avenue, including Parcel #22-252-002, Parcel #22-276-009, and the eastern portion of Parcel #22-252-005, from RA (Single Family-Medium Density) to RD (Multiple Family-maximum eight dwelling units per acre) with conditions voluntarily offered by the applicant.





**To:** Planning Commission

**From:** Peter Menser, Principal Planner  
Keith Chapman, Assistant Planner

**Date:** November 19, 2020

**Re:** Commercial Planned Unit Development #20-13034 (Meridian Mall Limited Partnership)

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The Planning Commission held the public hearing on C-PUD #20-13034 at its meeting on November 9, 2020. At the meeting the Planning Commission agreed to consider a resolution to recommend approval of the commercial planned unit development at its next meeting on November 23, 2020.

At the November 9, 2020 meeting the Planning Commission requested that the applicant provide benches and bike racks. At the request of the Planning Commission, the applicant has provided a revised site plan that shows two benches located along the proposed pedestrian/bike pathway and three u-shaped bike racks.

### **Planning Commission Options**

The Planning Commission may recommend approval, approval with conditions, or denial of the C-PUD to the Township Board. A resolution to recommend approval of the C-PUD is provided.

- **Move to adopt the resolution recommending approval of C-PUD #20-13034 to construct a 2,500 square foot bank on a proposed 1.36 acre parcel along Grand River Avenue.**

### **Attachments**

1. Resolution to recommend approval.
2. Revised Site Plan.

G:\Community Planning & Development\Planning\COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD)\2020\CPUD 20-13034 (Meridian Mall Limited Partnership)\C-PUD 20-13034 staff report .pc2.doc

**RESOLUTION TO RECOMMEND APPROVAL**

**C-PUD #20-13034  
1982 Grand River Avenue**

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom web conferencing application on the 23rd day of November, 2020, at 7:00 p.m., Local Time.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, C-PUD #13034 was approved to establish a C-PUD for the Meridian Mall to facilitate the construction of the former Gordman’s store by the Township Board on December 3, 2013; and

WHEREAS, an amendment to C-PUD #19-13034 was approved in 2019 for the removal of a 2.43 acre parcel from Meridian Mall’s C-PUD and the addition of a four acre parcel for the Meridian Township Farmers Market; and

WHEREAS, Meridian Mall Limited Partnership requested to amend a C-PUD to construct a 2,500 square foot bank building with three drive up ATMs on a proposed 1.36 acre parcel located south of the Meridian Mall at 1982 Grand River Avenue and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on November 9, 2020 and discussed the staff material forwarded under cover a memorandum dated November 6, 2020; and

WHEREAS, the subject site meets the 2017 Master Plan goal #3(A) of upgrading commercial areas by utilizing the Commercial Planned Unit Development Ordinance; and

WHEREAS, public water and sanitary sewer serve the subject site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of C-PUD #20-13034 to construct a 2,500 square foot bank building on a proposed 1.36 acre parcel located along Grand River Avenue subject to the following conditions:

1. Approval is based on the survey and legal descriptions prepared by KEBS, Inc. dated September 8, 1999 (Revised October 28, 2020).
2. All applicable conditions of Commercial Planned Unit Development #13034 and subsequent amendments shall remain in effect.

**Resolution to Recommend Approval  
C-PUD #20-13034 (Meridian Mall Limited Partnership)**

**Page 2**

3. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, Michigan Department of Environment, Great Lakes, and Energy (EGLE), and the Township, as applicable. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
4. A Soil Erosion and Sedimentation Control (SESC) permit from the Township Department of Public Works and Engineering shall be required. No grading or land clearing shall take place on the site until soil erosion and sedimentation control (SESC) permits have been issued for the project.
5. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.
6. All site accessories such as outdoor seating, bicycle racks, trash and recycling receptacles shall be of commercial quality and complement the building design and style. Additional proposed site accessories shall be subject to approval by the Director of Community Planning and Development.
7. All utility service distribution lines shall be located underground.
8. There shall be no relocation of water mains, sanitary sewer mains, and fire hydrants unless approved by the Director of Community Planning and Development.
9. All roof-mounted or ground-mounted mechanical, ventilation, air conditioning (HVAC), and similar structures for the building shall be properly screened. The method of screening shall be subject to the approval of the Director of Community Planning and Development.
10. Site plan review approval is required to construct the proposed bank. The final site plan, building elevations, and landscape plan shall be subject to the approval of the Director of Community Planning and Development.
11. Any future modifications to the site shall require an amendment to the commercial planned unit development.

ADOPTED:      YEAS:      \_\_\_\_\_

                    NAYS:      \_\_\_\_\_

STATE OF MICHIGAN    )

                                  ) ss

COUNTY OF INGHAM    )

**Resolution to Recommend Approval**  
**C-PUD #20-13034 (Meridian Mall Limited Partnership)**  
**Page 3**

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 23<sup>rd</sup> day of November, 2020.

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Scott Hendrickson  
Planning Commission Chair

G:\Community Planning & Development\Planning\COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD)\2020\CPUD 20-13034 (Meridian Mall Limited Partnership)\C-PUD 20-13034 resolution to approve



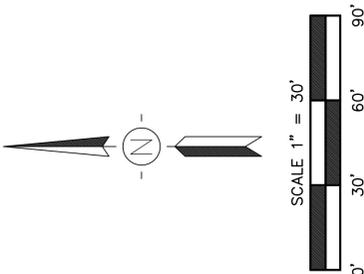








CPUD FOR:  
**Meridian Mall/Bank**  
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



- EX. SEWER INVENTORIES**
- CATCH BASIN #100
  - RM- 844.01
  - 10" RCP E- 840.78
  - CATCH BASIN #101
  - RM- 843.82
  - 12" RCP NE- 840.02
  - 12" RCP NW- 840.23
  - CATCH BASIN #102
  - RM- 843.82
  - 12" RCP NE- 840.98
  - CATCH BASIN #103
  - RM- 846.60
  - 15" RCP E- 843.55
  - CATCH BASIN #104
  - RM- 846.55
  - 15" RCP SE- 843.21
  - 15" RCP W FULL OF DEBRIS
  - CATCH BASIN #105
  - RM- 843.29
  - 12" RCP NE- 841.83
  - CATCH BASIN #106
  - RM- 847.33
  - 12" RCP SE- 840.48
  - 12" RCP SW- 842.25
  - 24" RCP W- 840.42
  - CATCH BASIN #107
  - RM- 845.20
  - 12" RCP E- 851.31
  - CATCH BASIN #114
  - RM- 844.56
  - 12" RCP NW- 841.08

- NO OTHER PIPES VISIBLE DUE TO SEDIMENT
- STORM MANHOLE #119
- RM- 850.35
- 12" RCP NW- 841.62
- STORM MANHOLE #120
- RM- 851.42
- 48" RCP SE- 836.62
- 48" RCP SE- 836.62
- STORM MANHOLE #121
- RM- 854.30
- 15" RCP NE- 840.49
- 15" RCP NW- 840.92
- 15" RCP W- 839.56
- STORM MANHOLE #203
- RM- 844.52
- 16" DIP NW- 832.60
- 16" DIP SE- 833.12
- 8" VCP NE- 833.12
- STORM MANHOLE #204
- RM- 843.68
- 18" DIP SE- 829.78

- STORM MANHOLE #201
- RM- 854.30
- 15" RCP NE- 840.49
- 15" RCP NW- 840.92
- 15" RCP W- 839.56
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- RM- 843.68
- 18" DIP SE- 829.78

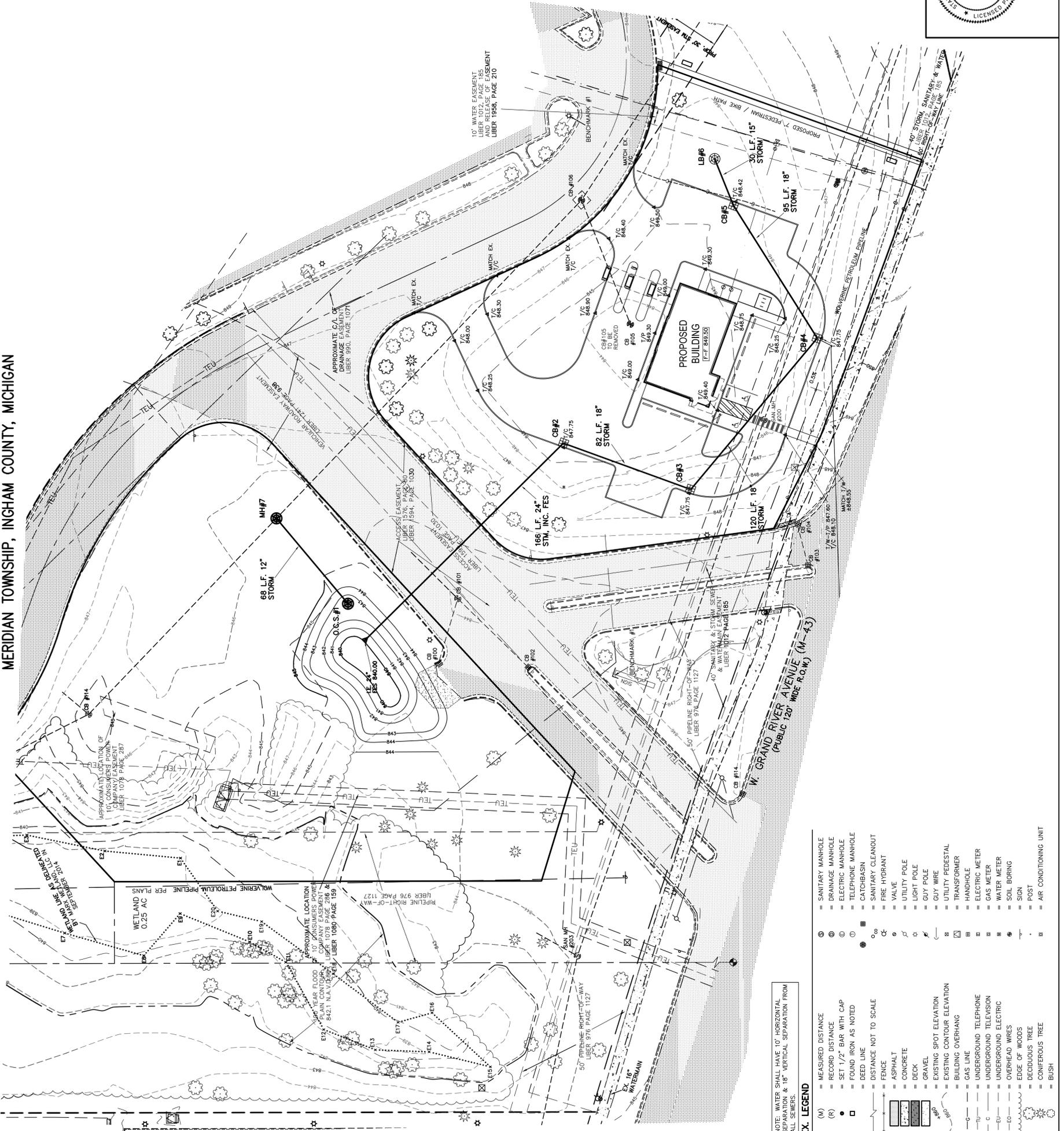
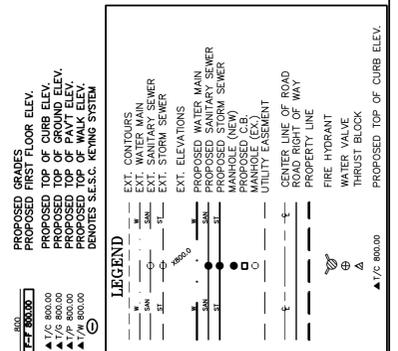
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- 8" VCP NE- 833.12
- STORM MANHOLE #204
- RM- 843.68
- 18" DIP SE- 829.78



BM#1 - CHISELED SQUARE ON NORTHWEST CORNER OF CONCRETE PAD FOR MERIDIAN MALL SIGN ELEVATION - 846.47 N.A.V.D. 1988

BM#2 - BIG ARM OF FIRE HYDRANT ON NORTH SIDE OF GRAND RIVER AVENUE NEAR SOUTHWEST CORNER OF PROPERTY ELEVATION - 847.28 N.A.V.D. 1988



REVISIONS

09-25-20 CPUD
10-21-20 TREES
10-28-20 TWP
11-16-20 TWP

DESIGNER: JEFFREY W. KYES, ENGINEER NO. 46796  
PROJECT MGR. JWK  
APPROVED BY: JWK

DATE: 1-24-19  
SHEET 6 OF 8

AUTHORIZED BY: MERIDIAN MALL ASSOCIATES, INC.  
JWK & ASSOC. ENGINEERS, INC.

KEBS, INC. KYES ENGINEERING  
2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1014 FAX. 517-339-8047

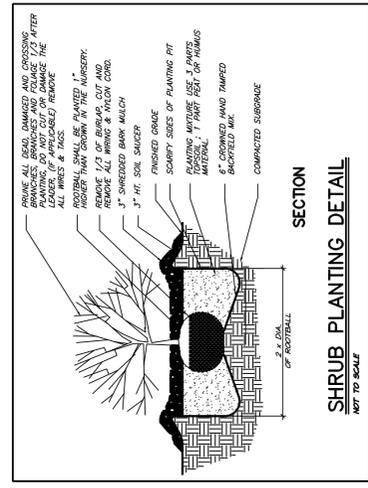
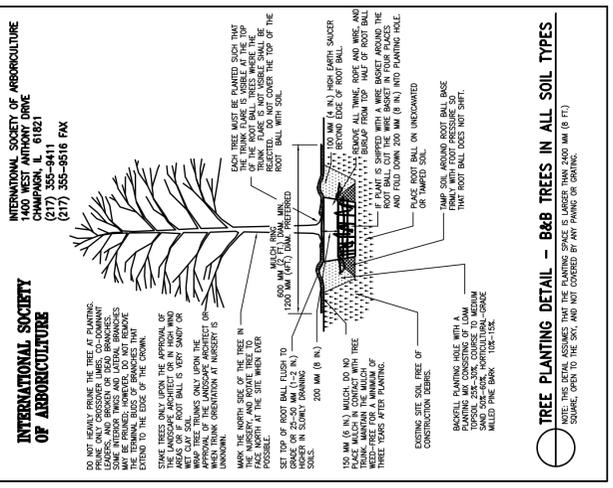
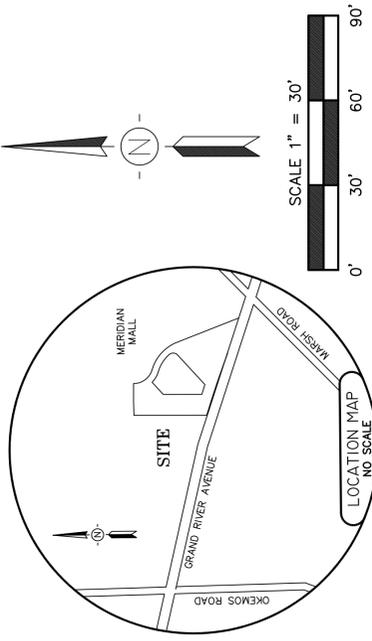
Meridian Office  
Ph. 269-781-9900

Meridian Mall/Bank  
STORM & GRADING PLAN

STATE OF MICHIGAN  
JEFFREY W. KYES  
ENGINEER  
NO. 46796  
LICENSED PROFESSIONAL ENGINEER

# CPUD FOR: Meridian Mall/Bank

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



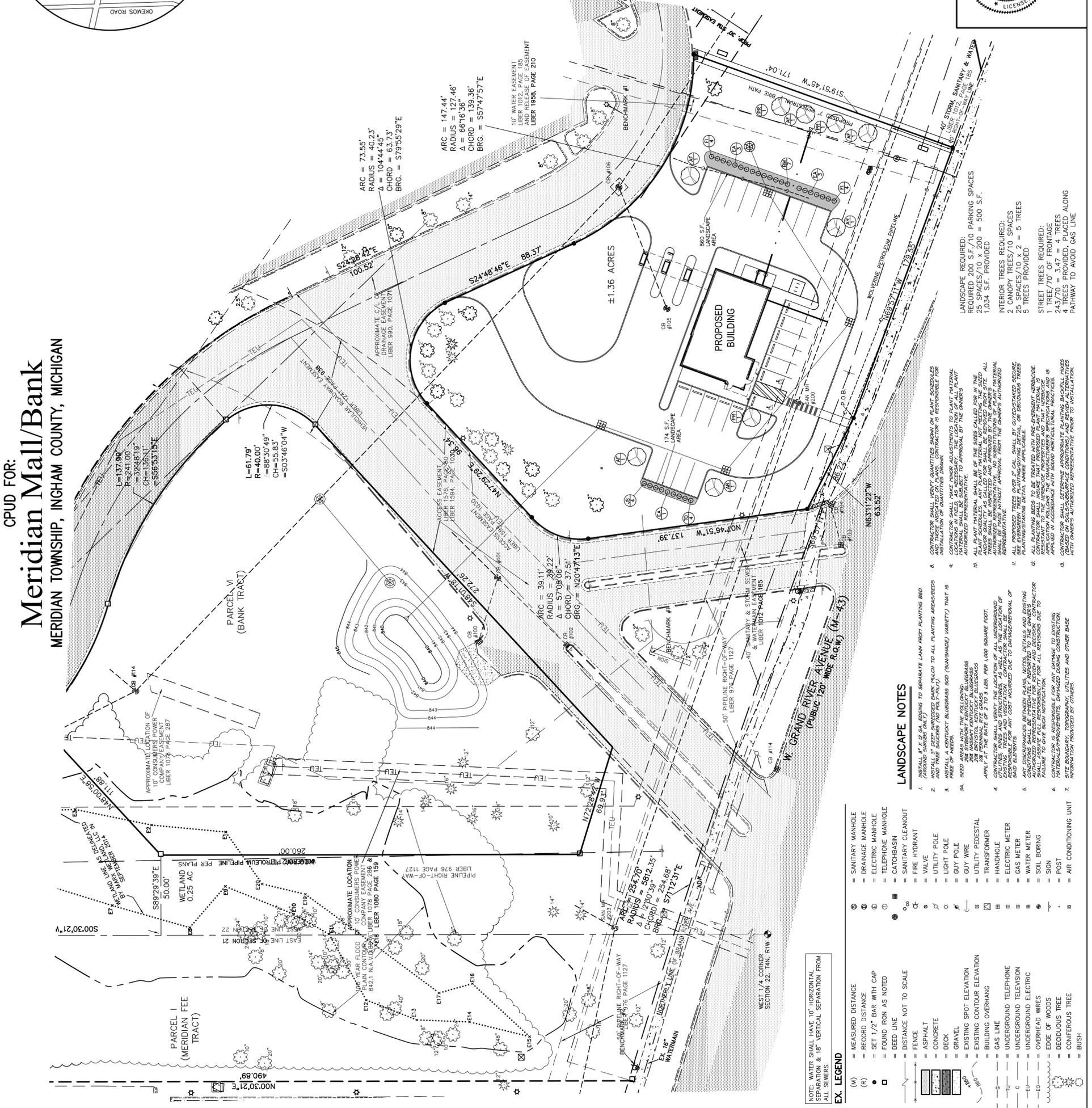
PLANT LIST SCHEDULE	COMMON NAME	SPACING	PLANT SIZE	PLANT TYPE
1	RED SPUR OAK	25' O.C.	2 1/2" DIA.	B & B
2	RED SPUR OAK	25' O.C.	2 1/2" DIA.	B & B
3	RED SPUR OAK	25' O.C.	2 1/2" DIA.	B & B
4	RED SPUR OAK	25' O.C.	2 1/2" DIA.	B & B
5	RED SPUR OAK	25' O.C.	2 1/2" DIA.	B & B
6	RED SPUR OAK	25' O.C.	2 1/2" DIA.	B & B
7	RED SPUR OAK	25' O.C.	2 1/2" DIA.	B & B
8	RED SPUR OAK	25' O.C.	2 1/2" DIA.	B & B
9	RED SPUR OAK	25' O.C.	2 1/2" DIA.	B & B
10	RED SPUR OAK	25' O.C.	2 1/2" DIA.	B & B

**KEBS, INC.**  
216 HASLET ROAD, HASLET, MI 48840  
PH. 517-339-1014 FAX. 517-339-8047

**Meridian Mall/Bank**  
Landscape Plan

DESIGNER: JEFFREY W. KYES  
DATE: 1-24-19  
SCALE: 1" = 30'

APPROVED BY: JIM K...  
PROJECT MGR. JIM K...  
JOB # 7 OF 8



- EX. SEWER INVENTORIES**
- CATCH BASIN #100
  - RM- 844.01
  - 10" RCP E- 840.78
  - CATCH BASIN #101
  - RM- 843.82
  - 12" RCP NE- 840.02
  - 12" RCP NW- 840.23
  - CATCH BASIN #102
  - RM- 843.82
  - 12" RCP NE- 840.98
  - CATCH BASIN #103
  - RM- 846.60
  - 15" RCP E- 843.55
  - CATCH BASIN #104
  - RM- 846.55
  - 15" RCP SE- 843.21
  - 15" RCP W FULL OF DEBRIS
  - CATCH BASIN #105
  - RM- 843.29
  - 12" RCP NE- 841.83
  - CATCH BASIN #106
  - RM- 847.33
  - 12" RCP SE- 840.48
  - 12" RCP SW- 840.48
  - 24" RCP W- 840.23
  - CATCH BASIN #107
  - RM- 849.97
  - 12" RCP SE- 849.97
  - STORM MANHOLE #112
  - RM- 853.36
  - 12" RCP SW- 847.93
  - 12" RCP NW- 848.64
  - CATCH BASIN #113
  - RM- 854.20
  - 12" RCP SE- 851.31
  - CATCH BASIN #114
  - RM- 844.56
  - 12" RCP NE- 840.49
  - 12" RCP NW- 840.92
  - 12" RCP SW- 842.10
  - NO OTHER PPES VISIBLE DUE TO SEDIMENT
  - STORM MANHOLE #119
  - RM- 850.35
  - 12" RCP NW- 841.62
  - STORM MANHOLE #120
  - RM- 851.42
  - 48" RCP NW- 836.62
  - 48" RCP SE- 836.62
  - STORM MANHOLE #121
  - RM- 844.52
  - 16" DIP NW- 832.60
  - 16" DIP SE- 833.12
  - 8" RCP NE- 833.12
  - 8" RCP SW- 839.56
  - STORM MANHOLE #203
  - RM- 844.52
  - 16" DIP NW- 832.60
  - 16" DIP SE- 833.12
  - 8" RCP NE- 833.12
  - 8" RCP SW- 839.56
  - STORM MANHOLE #204
  - RM- 843.68
  - 16" DIP SE- 829.88
  - 18" DIP SE- 829.78

- LANDSCAPE NOTES**
- INSTALL 3" x 18" GA. EDGING TO SEPARATE LAWN FROM PLANTING BED (AROUND SHRUBS ONLY) PER BANK SPEC TO ALL PLANTING AREAS/BEDS AND TRACES INDICATED ON PLANS. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF QUANTITIES SHOWN.
  - INSTALLATION OF QUANTITIES SHOWN.
  - LOCATIONS IN FIELD AS NECESSARY TO APPROVE THE LOCATION OF ALL PLANT MATERIALS TO BE INSTALLED.
  - ALL PLANT MATERIAL SHALL BE OF THE SIZES CALLED FOR IN THE PLANT SCHEDULES. ANY PLANT MATERIAL NOT MEETING THE SIZES CALLED FOR SHALL BE REJECTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, PIPES AND STRUCTURES, AS WELL AS THE LOCATION OF ALL PLANT MATERIALS TO BE INSTALLED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE/REMOVAL OF EXISTING UTILITIES, PIPES AND STRUCTURES.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, PIPES AND STRUCTURES, AS WELL AS THE LOCATION OF ALL PLANT MATERIALS TO BE INSTALLED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE/REMOVAL OF EXISTING UTILITIES, PIPES AND STRUCTURES.
  - CONTRACTOR SHALL DETERMINE APPROPRIATE PLANTING BACKFILL MIXES AND TYPES AND PROVIDE TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL.
  - CONTRACTOR SHALL DETERMINE APPROPRIATE PLANTING BACKFILL MIXES AND TYPES AND PROVIDE TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL.

- EX. LEGEND**
- (M) = MEASURED DISTANCE
  - (R) = RECORD DISTANCE
  - = SET 1/2" BAR WITH CAP
  - = FOUND IRON AS NOTED
  - = DEED LINE
  - = DISTANCE NOT TO SCALE
  - = FENCE
  - = ASPHALT
  - = CONCRETE
  - = DECK
  - = GRAVEL
  - = EXISTING CONTOUR ELEVATION
  - = BUILDING OVERHANG
  - = GAS LINE
  - = UNDERGROUND TELEPHONE
  - = UNDERGROUND TELEVISION
  - = UNDERGROUND ELECTRIC
  - = UTILITY EASEMENT
  - = CENTER LINE OF ROAD
  - = ROAD RIGHT OF WAY
  - = PROPERTY LINE
  - = FIRE HYDRANT
  - = WATER VALVE
  - = THURST BLOCK
  - = DECIDUOUS TREE
  - = CONIFEROUS TREE
  - = BUSH

- LEGEND**
- = EXT. CONTOURS
  - = EXT. WATER MAIN
  - = EXT. SANITARY SEWER
  - = EXT. STORM SEWER
  - = EXT. ELEVATIONS
  - = PROPOSED WATER MAIN
  - = PROPOSED SANITARY SEWER
  - = PROPOSED STORM SEWER
  - = MANHOLE (NEW)
  - = MANHOLE (EXIST.)
  - = UTILITY EASEMENT
  - = CENTER LINE OF ROAD
  - = ROAD RIGHT OF WAY
  - = PROPERTY LINE
  - = FIRE HYDRANT
  - = WATER VALVE
  - = THURST BLOCK
  - = DECIDUOUS TREE
  - = CONIFEROUS TREE
  - = BUSH

**EX. LEGEND**

NOTE: WATER SHALL HAVE 10" HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.

BM#1 - CHISELED SQUARE ON NORTHWEST CORNER OF CONCRETE PAD FOR MERIDIAN MALL SIGN ELEVATION - 846.47 N.A.V.D. 1988

BM#2 - BIG ARM OF FIRE HYDRANT ON NORTH SIDE OF GRAND RIVER AVENUE NEAR SOUTHWEST CORNER OF PROPERTY ELEVATION - 847.28 N.A.V.D. 1988

72 HRS BEFORE YOU DIG CALL 800-487-7777 (TOLL-FREE)

