



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
June 26, 2024 6:30 pm

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. May 15, 2024
4. COMMUNICATIONS
5. UNFINISHED BUSINESS
6. NEW BUSINESS

A. ZBA CASE NO.: 24-05 (2731 Grand River), Meridian Retail Management II LLC30200 Telegraph Road Ste. 205, Bingham Farms, MI 48025

LOCATION: 2731 Grand River Avenue
PARCEL ID: 20-202-001
ZONING DISTRICT: C-2 (Commercial)

The variances requested is to construct a drive through restaurant.

B. ZBA CASE NO.: 24-06 (2233 Grand River), Tyler & Emily Dawson, 15782 Pastoral Path, East Lansing, MI 48823

LOCATION: 2233 Grand River Avenue
PARCEL ID: 21-251-002
ZONING DISTRICT: C-2 (Commercial)

The variance requested is to construct a deck on an existing building.

C. ZBA CASE NO.: 24-07 (V/L Lake Lansing), Consumers Energy, One Energy Plaza, Jackson, MI 49201

LOCATION: V/L Lake Lansing
PARCEL ID: 06-378-026
ZONING DISTRICT: RB (Single Family, High Density)

The variances requested is to construct a new natural gas regulator station.

D. ZBA CASE NO.: 24-08 (2600 & 2630 Bennett), 242 Church, 2600 Bennett Road, Okemos, MI 48864

LOCATION: 2600 & 2630 Bennett Road
PARCEL ID: 29-477-008, 29-477-014
ZONING DISTRICT: RA (Single Family, Medium Density)

The variance requested is to construct a pedestrian bridge that will connect their two properties.

Variance requests may be subject to change or alteration upon review of request during preparation of the staff memorandum. Therefore, Sections of the Code of Ordinances are subject to change. Changes will be noted during public hearing meeting.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Assistant Planner Keith Chapman, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
June 26, 2024 6:30 pm

7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

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Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:
Assistant Planner Keith Chapman, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING ZONING BOARD OF APPEALS 2023
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
Wednesday, May 15, 2024, 6:30 pm

PRESENT: Chair Mansour, Vice-Chair Koenig, Members Bennett, Trezise, McCurtis

ABSENT: NONE

STAFF: Associate Planner Chapman

1. CALL MEETING TO ORDER

Chair Mansour called the May 15th, 2024, regular meeting for the Meridian Township Zoning Board of Appeals to order at 6:30pm. Chair Mansour called the roll of the Board. All board members present.

2. APPROVAL OF THE AGENDA

Chair Mansour moved to approve the agenda for the May 15th, 2024, regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Trezise.

ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Members Bennett, Trezise, McCurtis

NAYS: None

Motion carried: 5-0

3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES

Member Trezise moved to approve the minutes from the March 20th, 2024, regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Bennett.

ROLL CALL VOTE YEAS: Members Bennett, Trezise, McCurtis

NAYS: None

ABSTAIN: Chair Mansour, Vice-Chair Koenig

Motion carried: 3-0

4. COMMUNICATIONS

NONE

5. UNFINISHED BUSINESS

NONE

6. NEW BUSINESS

A. ZBA CASE NO. 24-04 (2810 Hannah), Metro Detroit Signs, 11444 Kaltz Ave., Warren, MI 48089

LOCATION: 2810 Hannah Blvd
PARCEL ID: 20-176-006
ZONING DISTRICT: RP (Research Park)

The variance requested is to add two wall signs. One wall sign does not meet the size requirement and one wall sign does not meet the location requirement on the building facade.

Associate Planner Chapman outlined the case for discussion. He clarified that there are no records regarding the existing sign on the south façade.

Applicant William Collins provided an explanation for the request.

Member Trezise asked the Associate Planner Chapman if the addition of a second sign on the south side of the building would require an additional ordinance. Associate Planner Chapman answered that the existing sign will come down and the applicant's sign will replace it. Member Trezise also expressed his concern about the size of the proposed sign on the west side of the building, though he doesn't find it to be obtrusive in the drawings.

Chair Mansour stated that it meets criteria one because the facility is being used for a different purpose than the other buildings within the RP district, it is a unique circumstance.

Chair Mansour stated that it meets criteria two because, without appropriate signage, the business will have difficulty using the property for its permitted purpose.

Chair Mansour stated that it meets criteria three because the size of the frontage and the building justify the larger size of the signs.

Chair Mansour stated that it meets criteria four because this variance will enhance the area, making it easier to find the building

Chair Mansour stated that it meets criteria five.

Member Trezise moved to approve the ZBA Case No. 24-04 (2810 Hannah). Seconded by Member Bennett.

ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Members Bennett, Trezise, McCurtis

NAYS: None

Motion carried: 5-0

7. OTHER BUSINESS

A. Election of 2024 Officers

Member Koenig nominated Chair Mansour to continue as chair. Seconded by Member Bennett

ROLL CALL VOTE **YEAS: Chair Mansour, Vice-Chair Koenig, Members Bennett, Trezise, McCurtis**

NAYS: None

Motion carried: 5-0

Chair Mansour nominated Vice-chair Koenig to continue as Vice-chair. Seconded by Member Bennett

ROLL CALL VOTE **YEAS: Chair Mansour, Vice-Chair Koenig, Members Bennett, Trezise, McCurtis**

NAYS: None

Motion carried: 5-0

8. PUBLIC REMARKS

NONE

9. BOARD MEMBER COMMENTS

NONE

10. ADJOURNMENT

Member Bennett adjourned the March 20th, 2023 regular meeting for the Meridian Township Zoning Board of Appeals. Approved unanimously.

Meeting adjourned at 7:05 pm.

VARIANCE APPLICATION SUPPLEMENT

A variance will be granted, if the following Review Criteria are met:

- (1) Unique circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created.
- (2) Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.
- (3) Granting the variance is the minimum action necessary which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
- (4) Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
- (5) Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.



To: Zoning Board of Appeals
From: Keith Chapman, Associate Planner
Date: June 18, 2024
Re: ZBA Case No. 24-05 (2731 Grand River)

ZBA CASE NO.: 24-05 (2731 Grand River), Meridian Retail Management II LLC, 30200 Telegraph Road Ste. 205, Bingham Farms, MI 48025
LOCATION: 2731 Grand River Avenue
PARCEL ID: 20-202-001
ZONING DISTRICT: C-2 (Commercial)

The applicant is requesting variances from the following sections of the Code of Ordinances:

- Section 86-756(14), Adjoining the same or any other nonresidential district. Where a parking area, or its associated internal access or service drives, adjoins the same or any other nonresidential district, a landscaped buffer, at least 15 feet wide, shall be provided between the parking area and the property line. A vertical screen shall be erected consisting of a masonry wall, plant material, a landscaped earth berm, or a combination thereof, as appropriate for the site, no less than three feet in height.
- Section 86-756(11), Adjoining a public street. Where a parking area, or its associated internal access or service drives, adjoins a public street, except parking areas on individual residential driveways, a landscaped buffer at least 20 feet wide shall be provided between the parking area and the adjacent right-of-way, as measured from the back of the parking lot curb to the right-of-way line. A vertical screen, consisting of a masonry wall, plant material, a landscaped earth berm, or a combination thereof, as appropriate for the site, no less than three feet in height, shall be provided to screen the parking area from view along the entire length of this buffer strip. Plantings in this buffer area shall be maintained in a healthy condition.
- Section 86-758(2). Building perimeter landscaping. Parking areas and driveways shall be separated from the exterior wall of a building, exclusive of pedestrian entrance ways or loading areas, by a landscaped planting area of at least four feet in width. A minimum of 50% of this landscaped area, at time of planting, shall be planted with grass, ground cover, shrubs, or other living vegetation.
- Section 86-758(1)(a), Landscaped islands or medians, having a minimum width of 10 feet, shall be provided to separate parking bays from internal access drives.

Meridian Retail Management II LLC, the applicant, is requesting variances to construct a drive through restaurant at 2731 Grand River Avenue. A Special Use Permit (SUP #24001) was granted at the February 12, 2024 Planning Commission meeting to allow for the construction of a 2,560 square foot drive through restaurant. The existing bank building will be demolished. The 1.17-acre

subject property is zoned C-2 (Commercial).

The parking lot landscape buffer along the west and south property line is shown at 6.6 feet and 12 feet respectively. A 15-foot parking lot landscape buffer is required by Section 86-756(14) of the Zoning Ordinance. This is measured from the back of the curb of the parking lot to the property line. The landscape buffer is required to contain a vertical screen, consisting of a masonry wall, plant material, a landscaped earth berm, or a combination thereof, no less than three feet in height, to screen the parking area from view along the entire length of this buffer strip.

The parking lot landscape buffer along Grand River Avenue is shown at 9.3 feet. A 20 foot parking lot landscape buffer is required by Section 86-756(11) of the Zoning Ordinance. This is measured from the back of the curb of the parking lot to the street right-of-way line. The landscape buffer is required to contain a vertical screen, consisting of a masonry wall, plant material, a landscaped earth berm, or a combination thereof, no less than three feet in height, to screen the parking area from view along the entire length of this buffer strip.

Section 86-758(2) of the Zoning Ordinance requires a four foot landscape buffer to be located between the west side of the building and the parking lot. Inside of this landscape buffer a minimum of 50% of this landscaped area must be planted with grass, ground cover, shrubs, or other living vegetation. The submitted plan shows a 0 foot landscape buffer between the building and the parking lot.

Section 86-758(1)(a) requires that landscape islands have a minimum width of 10 feet. The site plan shows a section that is 2.9 feet in width northwest of the corner of the proposed building.

The following table summarizes the variance requests:

Ordinance Section	C-2 (Commercial) Requirements	Proposed	Variance Requested
Parking lot landscape buffer adjoining same zoning Section 86-756(14)	15 feet	6.6 feet 12 feet	8.4 feet 3 feet
Parking Lot Landscape buffer adjacent to street Section 86-756(11)	20 feet	9.3 feet	10.7 feet
Building Perimeter Landscape Buffer Section 86-758(2)	4 feet	0 feet	4 feet
Landscape Islands Section 86-758(1)(a)	10 feet	2.9 feet	7.1 feet

Attachments

1. Variance application with attachments
2. Site Location Map

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING DIVISION
5151 MARSH ROAD, OKEMOS, MI 48864
(517) 853-4560**

VARIANCE APPLICATION

A. Applicant Meridian Retail Management II LLC
Address of Applicant 30200 Telegraph Road suite 205
Telephone (Work) 248-646-9999 Telephone (Home) _____
Fax _____ Email address: rachel@alrigusa.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 2731 East Grand River Ave, Meridian Twp
Zoning district C-2 Parcel number 33-02-02-20-202-001

C. Nature of request (Please check all that apply):
 Request for variance(s)
 Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances
 Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) Perimeter Landscape Buffer -Sec. 86-756-(14); Min Landscape Island width - Sec. 86-758(b.2); Building Landscaping width - Sec. 86-758(2)

D. Required Supporting Material Supporting Material if Applicable
-Property survey -Architectural sketches
-Legal description -Other
-Proof of property ownership or approval letter from owner
-Site plan to scale
-Written statement, which demonstrates how all the review criteria will be met (See next page)

 _____ Jordan Chapman 05/08/2024
Signature of Applicant Print Name Date

Fee: _____ Received by/Date: _____

I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)

Signature of Applicant(s) _____
Date

Signature of Applicant(s) _____
Date

VARIANCE APPLICATION SUPPLEMENT

A variance will be granted, if the following Review Criteria are met:

1. Unique circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created.
2. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.
3. Granting the variance is the minimum action necessary which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
4. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
5. Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Effect of Variance Approval:

1. Granting a variance shall authorize only the purpose for which it was granted.
2. The effective date of a variance shall be the date of the Zoning Board of Appeals approves such variance.
3. A building permit must be applied for within 24 months of the date of the approval of the variance, and a Certificate of occupancy must be issued within 18 months of the date the building permit was issued, otherwise the variance shall be null and void.

Reapplication:

1. No application for a variance, which has been denied wholly or in part by the Zoning Board of Appeals, shall be resubmitted until the expiration of one (1) year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions found by the Zoning Board of Appeals to be sufficient to justify consideration.

STONEFIELD

April 10, 2024

Keith Chapman
Assistant Planner
5151 Marsh Road
Okemos, MI 48864

**RE: Variance Review Criteria Statement
Proposed Restaurant with Drive-Through
Parcel ID: 33-02-02-20-202-00
2731 East Grand River
Meridian Charter Township, Ingham County, Michigan**

Mr. Chapman,

Stonefield Engineering and Design is pleased to submit the below written statement to outline how the requested variances for the above referenced site meet the Variance Review Criteria as summarized below.

Zoning Ordinance Requirement	Ordinance Section	Required	Existing	Proposed
Perimeter Landscape Buffer	Sec. 86-756 (14)	15 FT	2.3 FT	0.5 FT
Minimum Landscape Island Width	Sec. 86-758 (b.2)	10 FT	No Islands Existing	2.9 FT
Building Landscaping Width	Sec. 86-758 (2)	4 FT	0.9 FT	0.0 FT

Perimeter Landscape Buffer:

1. Unique Circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created.

The property is narrow (151.5 FT) and has a unique “flag” shape for a property of its size (0.88 AC). To maintain full site circulation for customers and emergency vehicles a bypass lane has been included to the south of the site.

2. Strict interpretation and enforcement of the literal terms and provisions for this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose

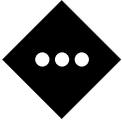
To maintain safe emergency circulation and adequate drive thru stacking spaces the bypass lane to the rear is necessary to provide an efficient site traffic plan.

3. Granting the variance is the minimum action necessary which would carry out the spirit of the zoning ordinance, secure public safety, and provide substantial justice.

Granting the variances would allow for a 12' bypass lane to the south. This is the minimum recommended drive aisle for emergency vehicles to calculate the site without being blocked by they stacking lane.

4. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

The granting of the variance will not change the character of the property as the area the variance is being requested at is currently a gravel area adjacent to the plastic fabrication building to the south & the proposed bypass lane will not have any visual impact.



5. Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter

The granting of this variance will allow for a safe and efficient site from a traffic circulation standpoint while still providing significant landscaping along the northern or public facing side of the site.

Minimum Landscape Island Width:

1. Unique Circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created.

The property is narrow (151.5 FT) and has a unique “flag” shape for a property of its size (0.88 AC). The smaller island to the west of the front building parking is to provide the 4 required tenant required mobile order pick up spaces & provide accessible parking to the building entrance.

2. Strict interpretation and enforcement of the literal terms and provisions for this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose

The expansion of the island to the required 10 FT would remove a mobile order pick up space in the front of the site, limiting the tenants ability to utilize modern consumer demands for online ordering.

3. Granting the variance is the minimum action necessary which would carry out the spirit of the zoning ordinance, secure public safety, and provide substantial justice.

The curb island has been designed to be as wide as possible and is still big enough to accommodate a parking lot tree.

4. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

The curb island will not adversely affect any adjacent landowners by providing a tree and providing the visual appearance of a typical curb island

5. Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter

The existing vacant site does not have any curb island and the proposed development will include approximately 6,700 SF of new greenspace to complement the neighboring developments.

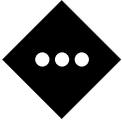
Building Landscape Width:

1. Unique Circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created.

The property is narrow (151.5 FT) and has a unique “flag” shape for a property of its size (0.88 AC). To maintain full site circulation for customers and emergency vehicles around the site as well as required parking and stacking area the 4 FT building landscape strip cannot fit on the site.

2. Strict interpretation and enforcement of the literal terms and provisions for this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose

The building landscape has been provided to the east and south of the building where able but to maintain ADA compliancy to the building doors & patio area the north and east side of the building has been reserved for a concrete walkway.



3. Granting the variance is the minimum action necessary which would carry out the spirit of the zoning ordinance, secure public safety, and provide substantial justice.

Similarly to above. The building landscape has been provided to the east and south of the building where able but to maintain ADA compliancy to the building doors & patio area the north and east side of the building has been reserved for a concrete walkway.

4. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

The variance will not adversely affect any of the adjacent properties as it is not located near any of them and is inferior to the site

5. Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter

The granting of this variance will allow for a safe and ADA accessible site, while still providing significant landscape area.

Please contact our office if you have any questions or comments regarding this submission.

Best regards,

Mitchell Harvey, PE
Stonefield Engineering and Design, LLC



SOURCE: USGS ONLINE MAPS

LOCATION MAP

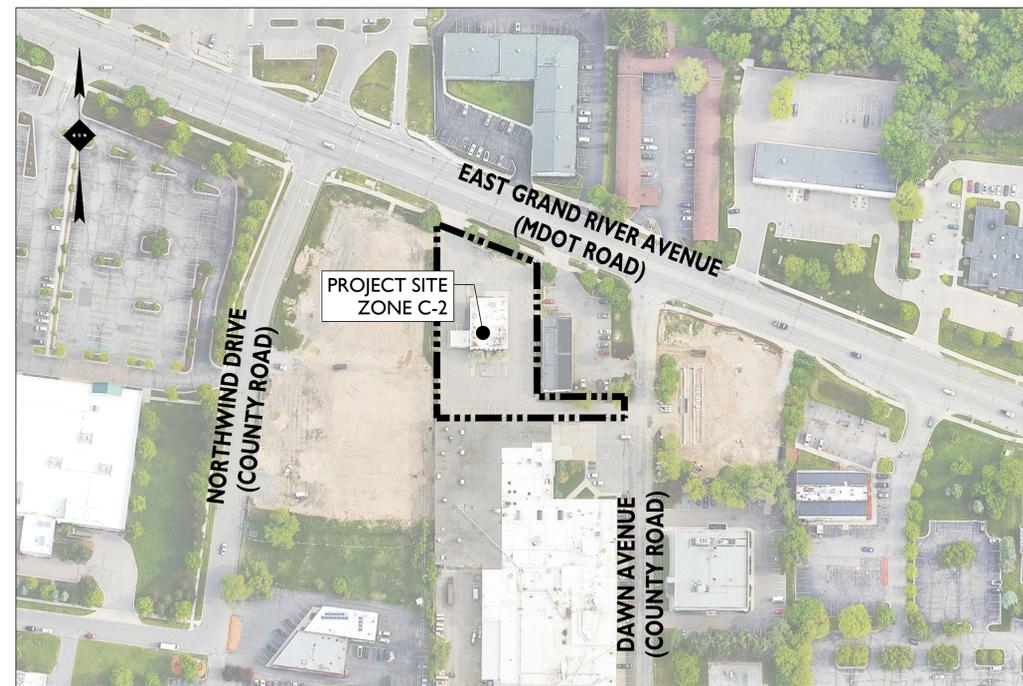
SCALE: 1" = 1,000'±

SITE DEVELOPMENT PLANS FOR 2731 EAST GRAND RIVER PROPOSED RESTAURANT WITH DRIVE-THROUGH

PARCEL ID: 33-02-02-20-202-001
2731 EAST GRAND RIVER AVENUE, MERIDIAN CHARTER TOWNSHIP
INGHAM COUNTY, MICHIGAN 48823

APPLICANT

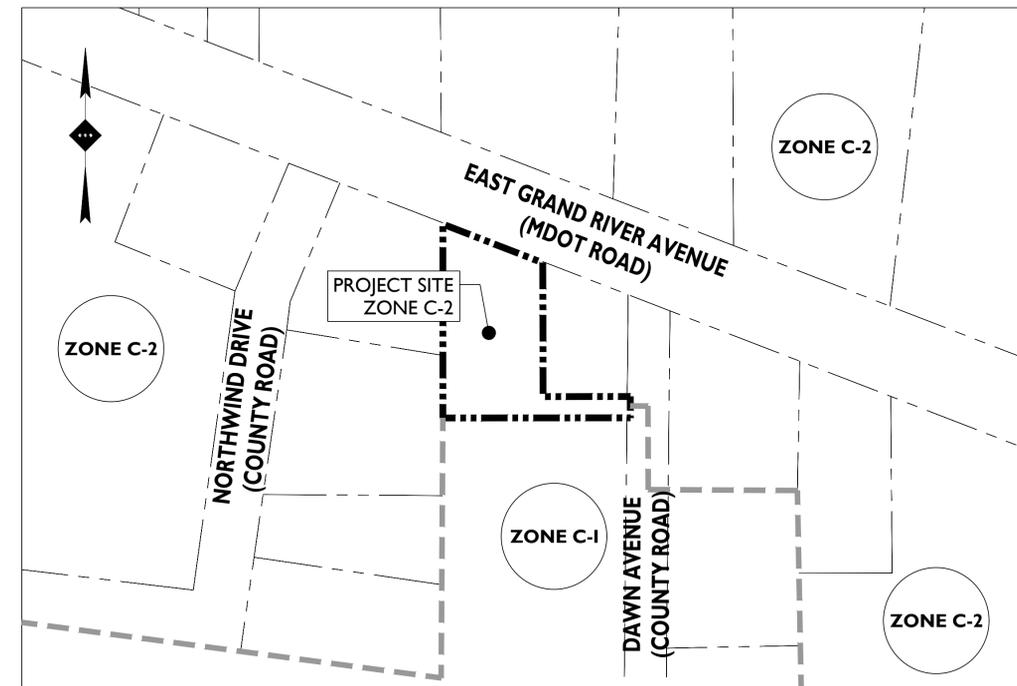
MERIDIAN RETAIL MANAGEMENT II LLC
30200 TELEGRAPH ROAD SUITE 205
BINGHAM FARMS, MICHIGAN 48025
(248) 649-9999
RACHEL@ALRIGUSA.COM



SOURCE: GOOGLE EARTH PRO

AERIAL MAP

SCALE: 1" = 120'±



SOURCE: MERIDIAN TOWNSHIP ZONING ORDINANCE

ZONING MAP

SCALE: 1" = 120'±

PLANS PREPARED BY:



Detroit, MI · Rutherford, NJ · New York, NY
Boston, MA · Princeton, NJ · Tampa, FL
www.stonefieldeng.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - SURVEY PREPARED BY KEM-TEC ASSOCIATES, DATED 09/08/2023; REVISED ON 09/20/2023
 - ARCHITECTURAL PLANS PREPARED BY DETROIT ARCHITECTURAL GROUP, DATED 08/09/2023
 - GEOTECHNICAL REPORT
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO
 - LOCATION MAP OBTAINED FROM USGS ONLINE MAPS
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
DEMOLITION PLAN	C-2
SITE PLAN	C-3
GRADING PLAN	C-4
PRE VS POST DEVELOPMENT PLAN	C-5
STORMWATER MANAGEMENT PLAN	C-6
UTILITY PLAN	C-7
LIGHTING PLAN	C-8
LANDSCAPING PLAN	C-9
SOIL EROSION & SEDIMENT CONTROL PLAN	C-10
CONSTRUCTION DETAILS	C-11 TO C-14

ADDITIONAL SHEET INDEX

DRAWING TITLE	SHEET #
ALTA / NSPS LAND TITLE SURVEY	1 OF 1



Know what's below
Call before you dig.

ISSUE	DATE	BY	DESCRIPTION
2	03/18/2024	MPH	FOR SITE PLANNING APPROVAL
1	09/22/2023	VE & AF	FOR SPECIAL LAND USE APPROVAL

NOT APPROVED FOR CONSTRUCTION



Detroit, MI · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Rutherford, NJ
www.stonefieldeng.com
607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

**2731 EAST GRAND RIVER
PROPOSED RESTAURANT
WITH DRIVE-THROUGH**

PARCEL ID: 33-02-02-20-202-001
2731 EAST GRAND RIVER AVENUE
MERIDIAN CHARTER TOWNSHIP
INGHAM COUNTY, MI 48823

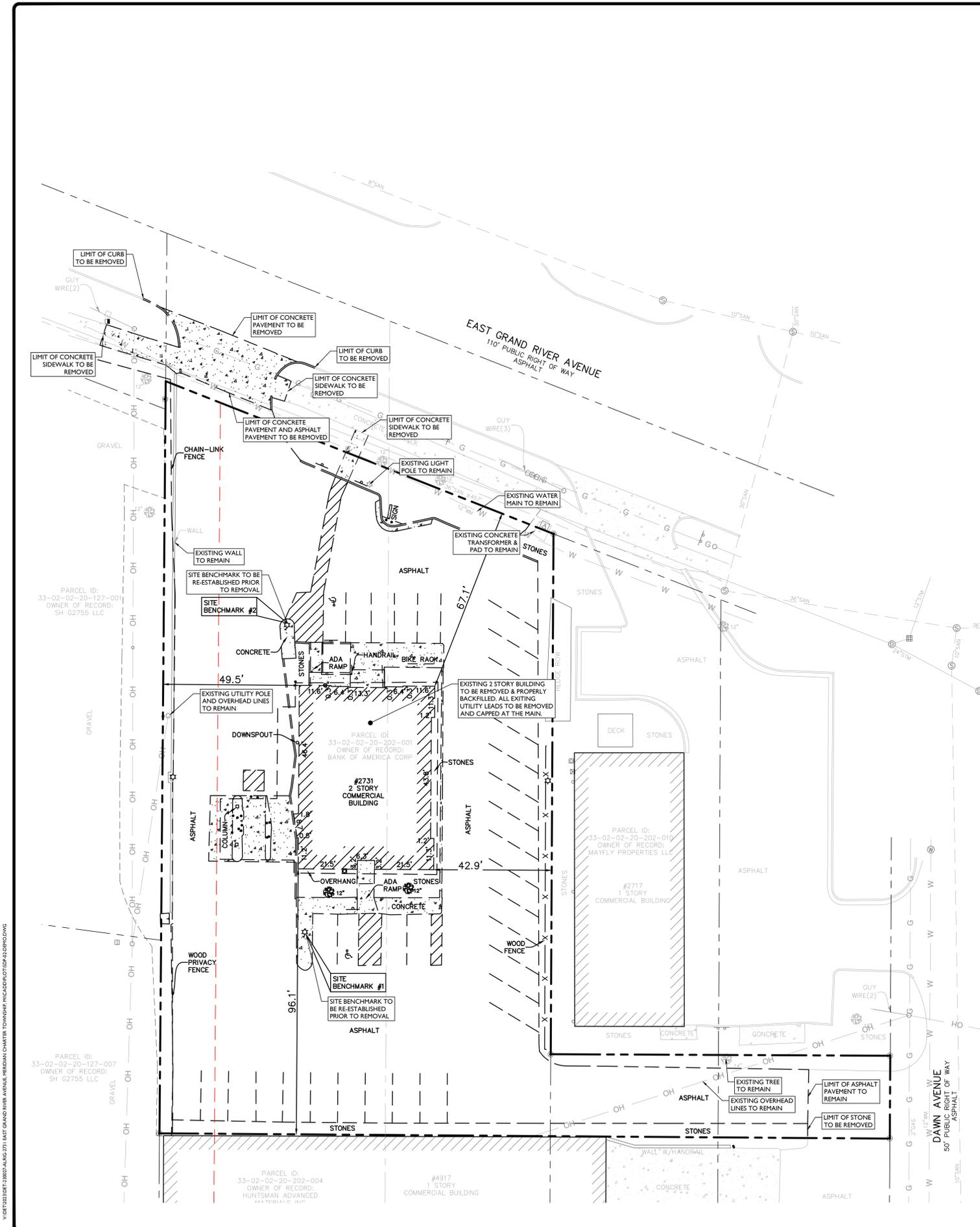


SCALE: AS SHOWN PROJECT ID: DET-230027

TITLE:
COVER SHEET

DRAWING:
C-1

V:\02\302127\2023\AUG\2731 EAST GRAND RIVER AVENUE MERIDIAN CHARTER TOWNSHIP MICAD\02\07\01\01\01\01.DWG



SYMBOL	DESCRIPTION
---	FEATURE TO BE REMOVED / DEMOLISHED

ALL SITE FEATURES WITHIN THE LIMIT OF THE PROPERTY INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS

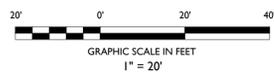
ALL SITE FEATURES OUTSIDE THE LIMIT OF THE PROPERTY INDICATED ON THIS PLAN ARE TO REMAIN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS



Know what's below
Call before you dig.

DEMOLITION NOTES

1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.



NO.	DATE	ISSUE	BY	DESCRIPTION
2	03/18/2024	1	VE & AE	FOR SITE PLANNING/ENGINEERING APPROVAL
1	09/22/2023	1	VE & AE	FOR SPECIAL LAND USE APPROVAL

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Detroit, MI • New York, NY • Boston, MA
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www.stonefielddesign.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

2731 EAST GRAND RIVER
PROPOSED RESTAURANT
WITH DRIVE-THROUGH

PARCEL ID: 33-02-02-20-202-001
2731 EAST GRAND RIVER AVENUE
MERIDIAN CHARTER TOWNSHIP
INGHAM COUNTY, MI 48823



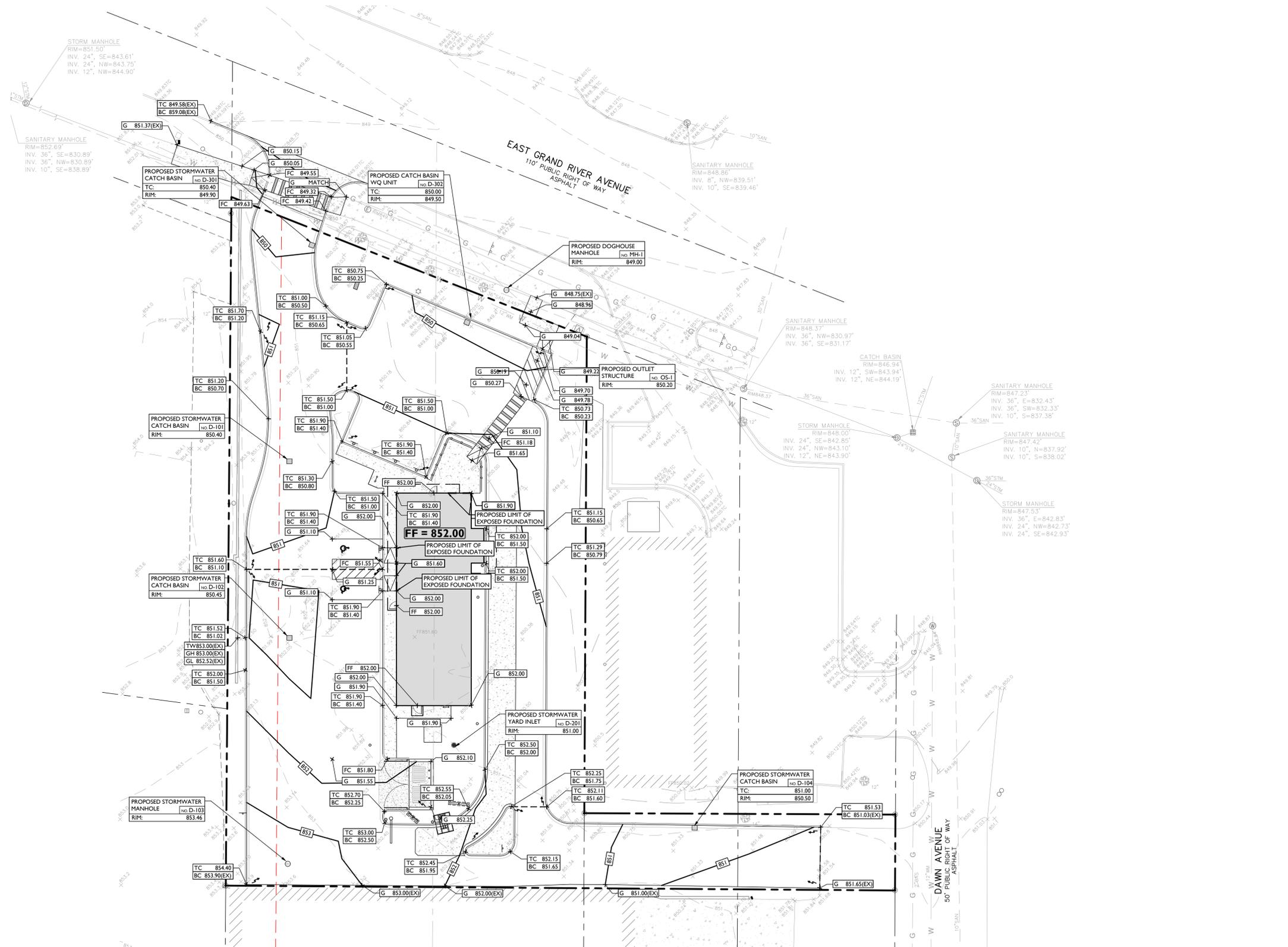
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SCALE: 1" = 20' PROJECT ID: DET-230027

TITLE:
DEMOLITION PLAN

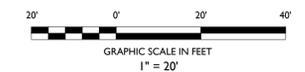
DRAWING:
C-2

V:\PROJECTS\2022\2731 EAST GRAND RIVER AVENUE RESTAURANT CHARTER TOWNSHIP\2731-GRAND-RIVER-ASPHALT.DWG



SYMBOL	DESCRIPTION
---	PROPERTY LINE
—100—	PROPOSED GRADING CONTOUR
---	PROPOSED GRADING RIDGELINE
←	PROPOSED DIRECTION OF DRAINAGE FLOW
X G 100.00	PROPOSED GRADE SPOT SHOT
X TC 100.50 BC 100.00	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
X FC 100.00	PROPOSED FLUSH CURB SPOT SHOT
X TW 102.00 BW 100.00	PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT

- GRADING NOTES**
- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
 - PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING THE CURBS.
 - THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
 - MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CURB GUTTER: 0.50%
 - CONCRETE SURFACES: 1.00%
 - ASPHALT SURFACES: 1.00%
 - A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IF THIS CONDITION CANNOT BE MET.
 - FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.
- ADA NOTES**
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
 - THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP. AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL, THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00%. IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP, FOR ALTERATIONS, A CURB RAMP FLARE SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
 - ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
 - A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
 - THE CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4 INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN 1/4 INCHES AND 1/2 INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP 1/4 INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
 - THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/4 INCH.



NO.	DATE	ISSUE	BY	DESCRIPTION
2	03/18/2024	MPH	VE & AF	FOR SITE PLANNING APPROVAL
1	09/22/2023	VE & AF		FOR SPECIAL LAND USE APPROVAL

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2731 EAST GRAND RIVER
PROPOSED RESTAURANT
WITH DRIVE-THROUGH

PARCEL ID: 33-02-02-20-002-001
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INGHAM COUNTY, MI 48823



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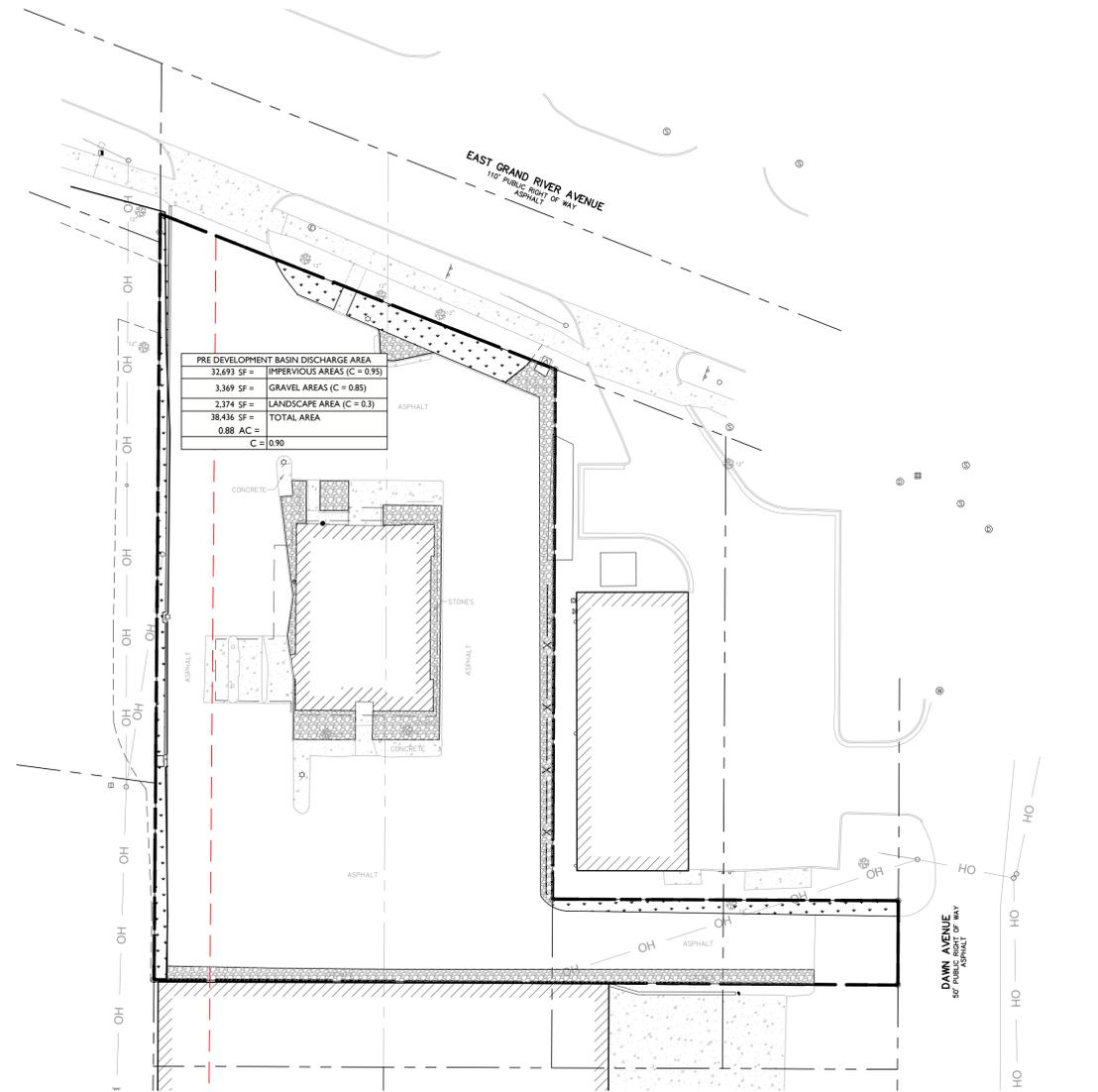
SCALE: 1" = 20' PROJECT ID: DET-230027

TITLE:
GRADING PLAN

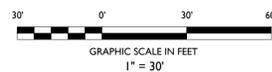
DRAWING:
C-4



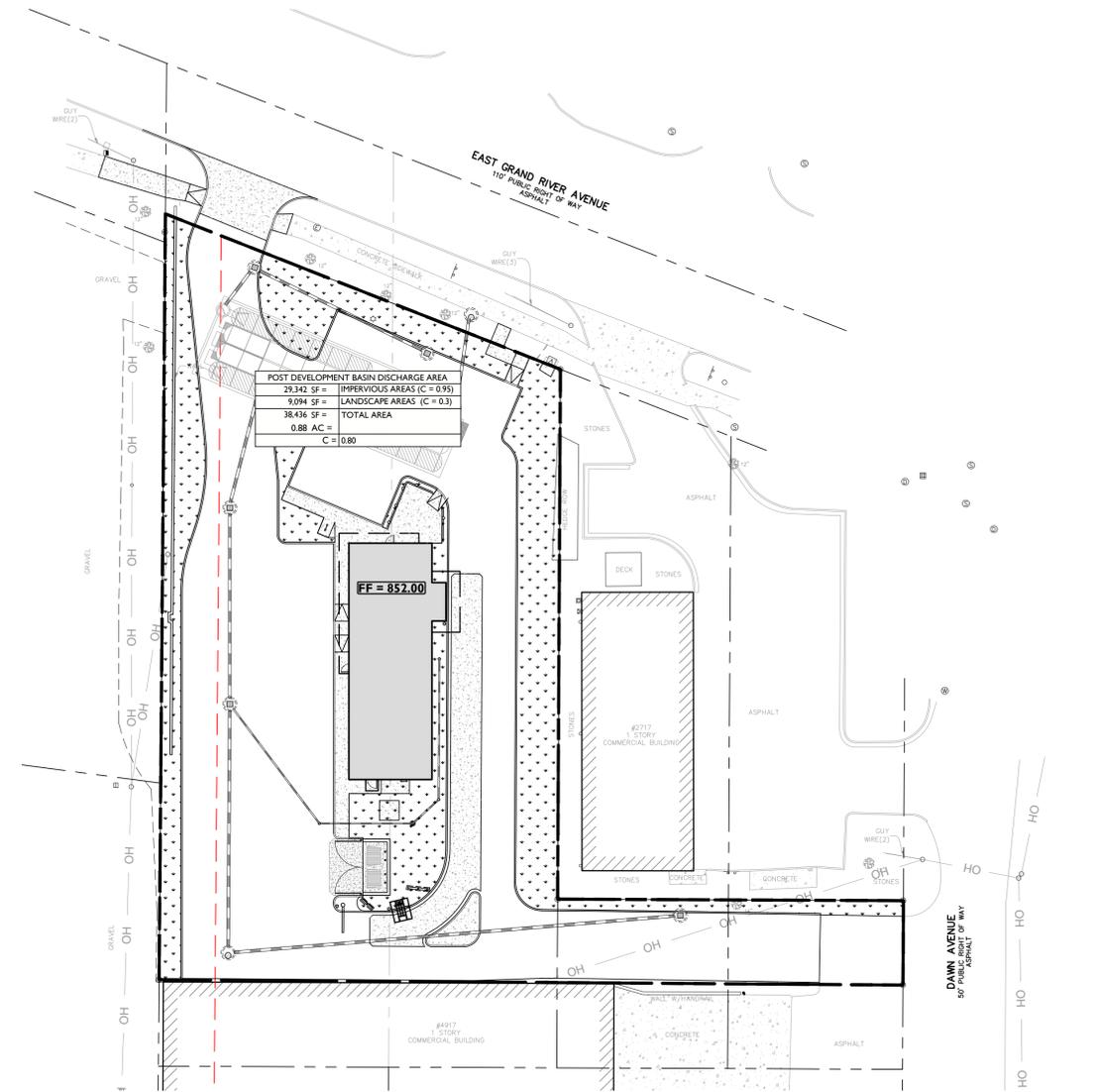
SYMBOL	DESCRIPTION
	PROPERTY LINE
	DETENTION BASIN DRAINAGE AREA
	EXISTING PERVIOUS AREA



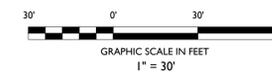
PRE-DEVELOPMENT



SYMBOL	DESCRIPTION
	PROPERTY LINE
	DETENTION BASIN DRAINAGE AREA
	PROPOSED PERVIOUS AREA



POST-DEVELOPMENT



DRAINAGE DESIGN CHECKLIST FOR ACCESSING STATE TRUNKLINE DRAINAGE SYSTEMS

ALL FIELDS SHALL BE COMPLETED BY THE APPLICANT

Data Summary

Site Information	Existing		Proposed	
	Drainage Area (Acres)	Site % Impervious	Drainage Area (Acres)	Site % Impervious
	0.88	85.06% (32,693 sf)	0.88	76.25% (29,306 sf)

Frequency	Existing flow to MDOT ROW		Proposed flow to MDOT ROW							
	Discharge (cfs)	Runoff Volume (cft)	Without Detention			With required detention*				
			Discharge (cfs)	Velocity (ft/s)	Runoff Volume (cft)	Discharge (cfs)	Velocity (ft/s)	Required Storage Volume*** (cft)	Design Storage Volume (cft)	Water Surface Elevation (ft)
2-year Storm Event	0.31	893	0.28	2.37	777	N/A	N/A	N/A	N/A	N/A
10-year Storm Event	0.52	1,497	0.45	3.44	1,290	N/A	N/A	N/A	N/A	N/A
50-year Storm Event	0.80	2,338	0.68	4.80	2,023	N/A	N/A	N/A	N/A	N/A
100-year Storm Event****	0.93	2,724	0.79	5.41	2,366	N/A	N/A	N/A	N/A	N/A

* Not required if proposed discharge is less than or equal to the existing discharge without detention.
 ** Not applicable (N/A) if "sheet flow" into MDOT ROW or detention is proposed.
 *** Difference in volume between the proposed and existing conditions. N/A if proposed volume is less than or equal to existing volume.
 **** Harmful Interference Evaluation.

MDOT STORMWATER CALCULATIONS SUMMARY

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SITE DEVELOPMENT PLANS

2731 EAST GRAND RIVER

PROPOSED RESTAURANT WITH DRIVE-THROUGH

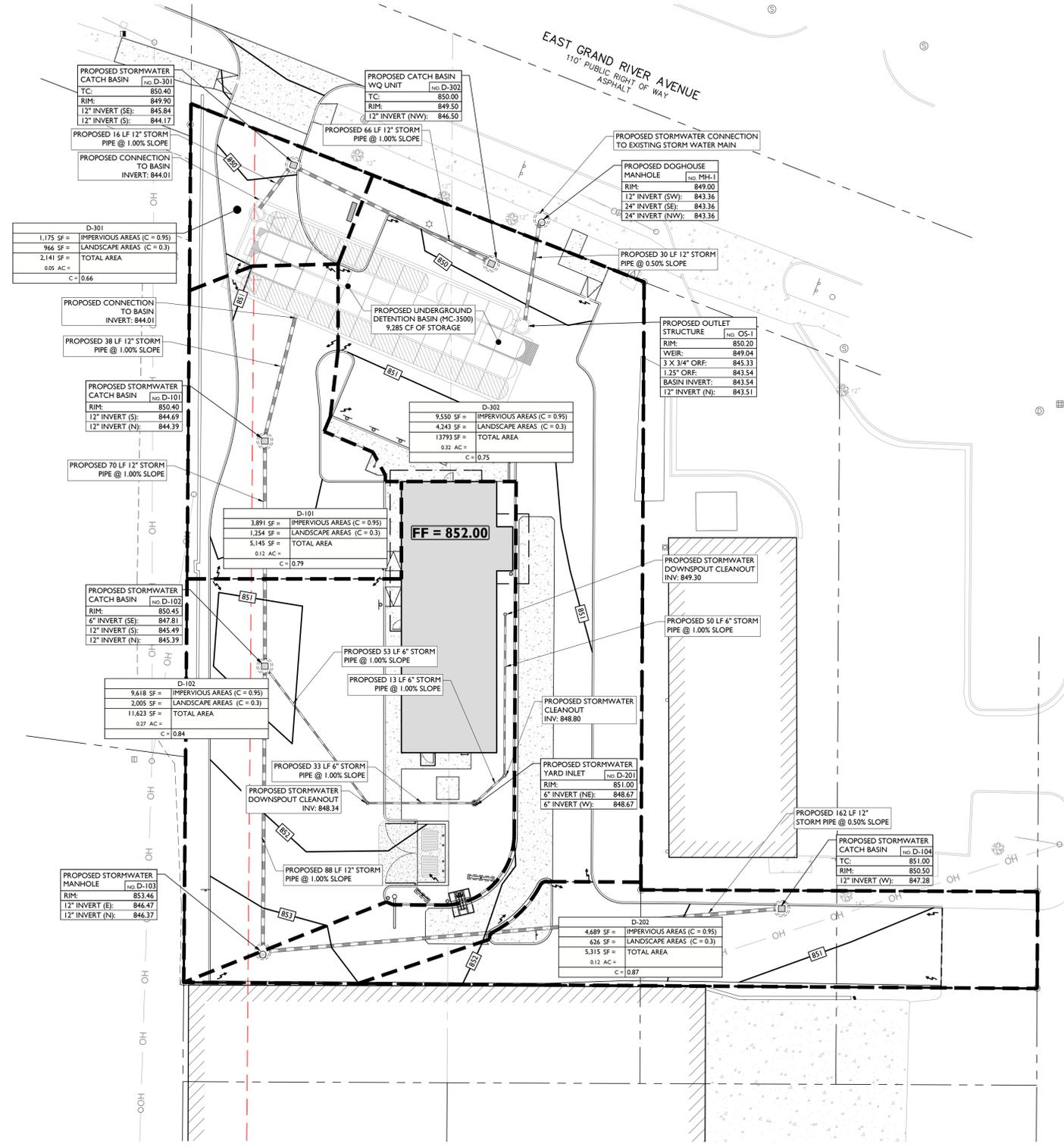
PARCEL ID: 33-02-02-20-001
 2731 EAST GRAND RIVER AVENUE
 MERIDIAN CHARTER TOWNSHIP
 INGHAM COUNTY, MI 48823



SCALE: 1" = 30' PROJECT ID: DET-230027

PRE VS POST DEVELOPMENT PLAN

DRAWING: C-5



STORMWATER MANAGEMENT CALCULATIONS

Project: 2731 East Grand River **Date:** 03/18/2023

Location: Meridian Township **Signature:** MPH

Designer: MPH

POST-DEVELOPED LANDCOVER BREAKDOWN & COMPOSITE C VALUE			
Landcover	Area (SF)	C Value*	Weighted Value
Asphalt / Concrete Pavements	29,342	0.95	27,875
Lawns (HSG C, <4%)	9,094	0.30	2,728
Subtotals	38,436		30,603
Total Site Area, A:	0.88 AC	Composite C Value, C:	0.796

*C values Obtained from Rules of the Ingham County Standards for Storm Water Management Section 2 Table 1

UNDERGROUND BASIN VOLUME REQUIRED

$V_{BR} = 8,170 \times A \times C$ Required Bankfull Storage, V_{BR} : 5,740 CF

$V_{FF} = 3,690 \times A$ First Flush Storage, V_{FF} : 3,203 CF

$V_T = V_{BR} + V_{FF}$ TOTAL REQUIRED Storage, V_T : 8,943 CF

TOTAL PROVIDED Storage, V_P : 9,451 CF

*See ADS design sheet

Outlet Structure Design Parameters

Top of Outlet Structure Elevation, E_{WS}:	849.04 FT	Height, H_{WC}:	5.50 FT
Bankfull Orifice Elev, E_{BP}:	845.33 FT	Bankfull Height, H_{BP}:	848.76 FT
First Flush Orifice Elev, E_{FP}:	843.54 FT	First Flush Height, H_{FP}:	1.79 FT

*See ADS Storage Calculations

First Flush Dewater Time

Outlet Diameter, d:	1.25 IN
Number of Holes, n:	1 Holes
Orifice Area, A:	0.0085 SF
Gravity, g:	32.2 FT/s ²
First Flush Discharge Rate, Q_{CRFC}:	0.0293 CFS
First Flush Dewater Time, $T_{ED,FF}$:	30.34 HRS

*Outlet Structure must dewater First flush Volume in greater than 24 hours

Bankfull Dewater Time

Outlet Diameter, d:	0.75 IN
Number of Holes, n:	3 Holes
Orifice Area, A:	0.0092 SF
Gravity, g:	32.2 FT/s ²
Bankfull Discharge Rate, Q_{CRFC}:	0.6882 CFS
Bankfull Dewater Time, $T_{ED,BF}$:	2.32 HRS

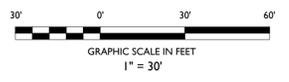
*Outlet Structure must dewater Bankfull Volume in greater than 24-48 hours

FIRST FLUSH AND BANKFULL FLOOD CALCULATIONS

10-YR STORMWATER SYSTEM DESIGN

Line #	Line ID	Rim Elevation Downstream (FT)	Rim Elevation Upstream (FT)	Invert Downstream (FT)	Invert Upstream (FT)	Pipe Size (IN)	Pipe Length (FT)	Pipe Slope (%)	Q Required (CFS)	Pipe Capacity (CFS)	Velocity Downstream (FPS)	HGL Downstream (FT)	HGL Upstream (FT)	Drainage Area (AC)	Runoff Coefficient	Time of Concentration (MIN)	Rainfall Intensity (IN/HR)
1	BASIN-D101	851.00	850.40	844.01	844.39	12	38	1.00	1.40	3.86	1.78	845.01	845.02	0.12	0.79	18.80	3.28
2	D101-D102	850.40	850.45	844.69	845.39	12	70	1.00	1.10	3.86	3.91	845.08	845.83	0.27	0.84	18.50	3.31
3	D102-D103	850.45	853.46	846.49	847.37	12	88	1.00	0.35	3.86	3.05	846.69	847.61	0.00	0.00	17.90	3.36
4	D103-D104	853.46	850.50	846.47	847.28	12	162	0.50	0.39	2.73	0.49	847.61	847.67	0.12	0.87	15.00	3.69
5	BASIN-D301	850.25	849.90	844.01	844.17	12	16	1.00	0.99	3.86	1.26	845.01	845.01	0.32	0.75	15.50	3.62
6	D301-D302	849.90	849.50	845.84	846.50	12	66	1.00	0.12	3.86	2.23	845.96	846.64	0.05	0.66	15.00	3.69

10-STORM CONVEYANCE CALCULATIONS



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SITE DEVELOPMENT PLANS

2731 EAST GRAND RIVER

PROPOSED RESTAURANT WITH DRIVE-THROUGH

PARCEL ID: 33-02-02-20-001
 2731 EAST GRAND RIVER AVENUE
 MERIDIAN CHARTER TOWNSHIP
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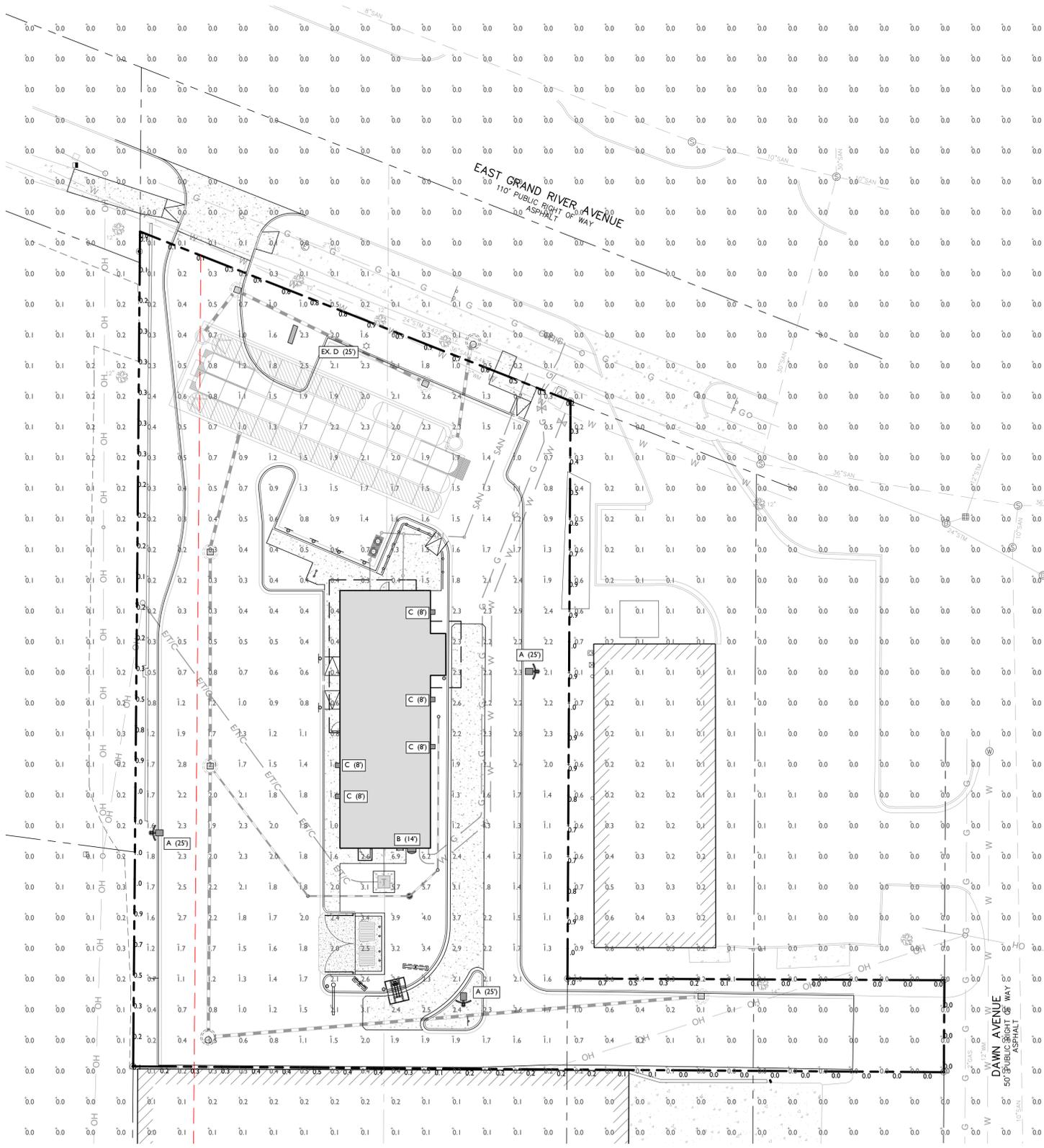
STONEFIELD engineering & design

SCALE: 1" = 30' PROJECT ID: DET-230027

TITLE: **STORMWATER MANAGEMENT PLAN**

DRAWING: **C-6**

V:\02301027\2022-AUG-27\21 EAST GRAND RIVER AVENUE RESTAURANT CHARTER TOWNSHIP PHC\02301027\21 LIGHT.DWG



SYMBOL	DESCRIPTION
EX. A (XX')	EXISTING LIGHTING FIXTURE (MOUNTING HEIGHT)
A (XX')	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
+XXX	PROPOSED LIGHTING INTENSITY (FOOTCANDLES)

- GENERAL LIGHTING NOTES**
- THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
 - WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
 - UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
 - LIGHT EMITTING DIODES (LED): 0.90
 - HIGH PRESSURE SODIUM: 0.72
 - METAL HALIDE: 0.72
 - THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.

LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 38-379	MAXIMUM POLE HEIGHT: 30 FT	25 FT
§ 38-380	SITE MAXIMUM: 10 FC DRIVEWAY MAXIMUM: 3 FC NON-RESIDENTIAL PROPERTY LINE MAXIMUM: 1 FC	6.9 FC 1.2 FC 1.0 FC

PROPOSED / EXISTING LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
	A	3	PREVAIL LED AREA LIGHT POLE & FIXTURE COMBO WITH HOUSE SIDE SHIELD C-40 - 4000K	TYPE IV	0.9	EATON	PRV-C40-D-UNV-T4-BZ-7030-HSS.ies
	B	1	LUMARK CROSSTOUR MAXX LED - 4000K	TYPE FT	0.9	EATON	XTOR68RL-Y.ies
	C	5	LEDA OUTDOOR ARCHITECTURAL SCONCE - 4000K	TYPE FT	0.9	OXYGEN	3-712-222 LEDA.ies
	EX. D	1	PREVAIL LED AREA LIGHT POLE & FIXTURE COMBO WITH HOUSE SIDE SHIELD C-40 - 4000K	TYPE IV	0.9	EATON	PRV-C40-D-UNV-T4-BZ-7030-HSS.ies



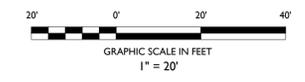
FIXTURE A & D



FIXTURE B



FIXTURE C



ISSUE	DATE	BY	DESCRIPTION
2	03/18/2024	MPH	FOR SITE PLANNING APPROVAL
1	09/22/2023	VE & AF	FOR SPECIAL LAND USE APPROVAL

NOT APPROVED FOR CONSTRUCTION

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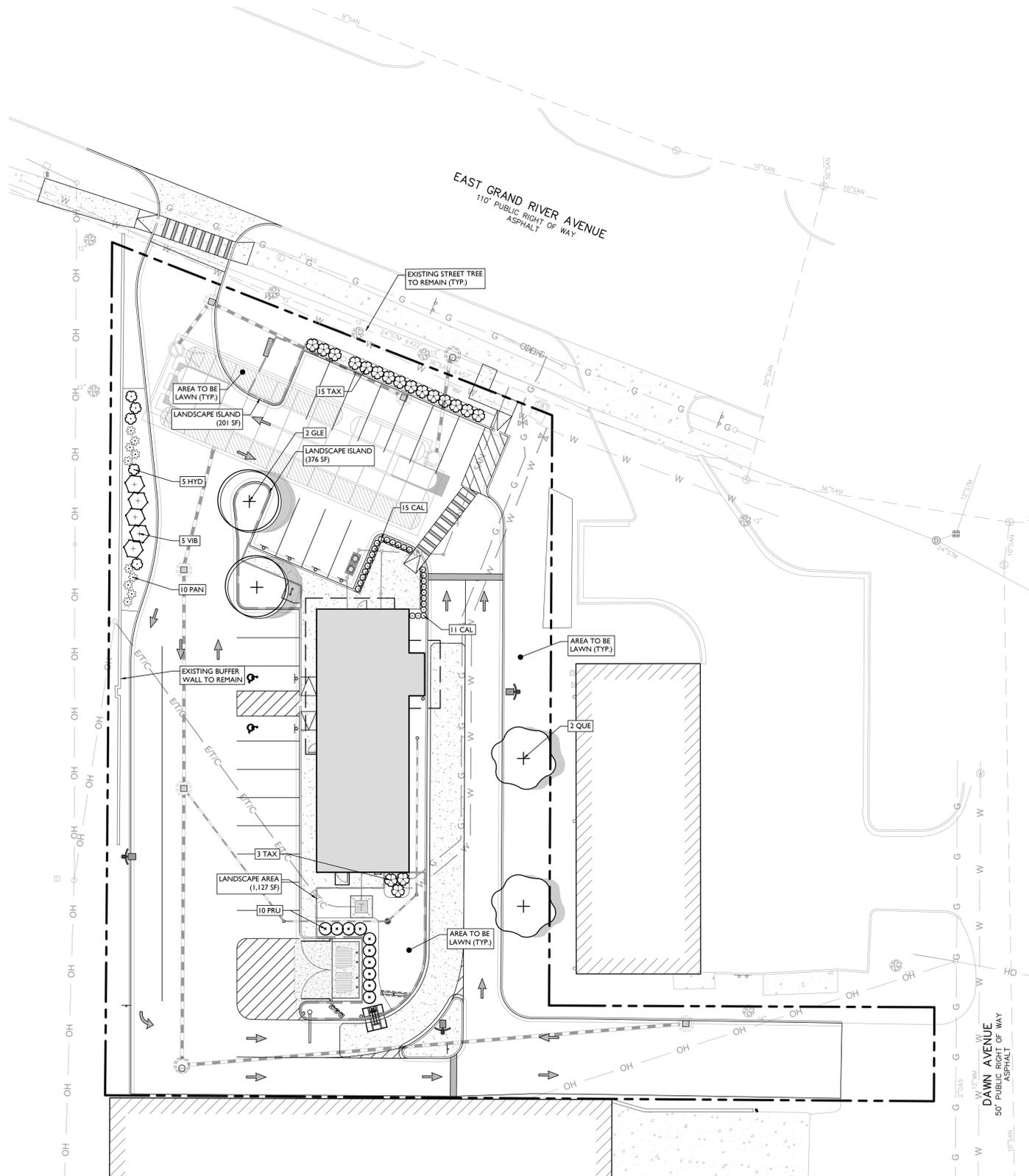
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SCALE: 1" = 20' PROJECT ID: DET-230027

TITLE:
LIGHTING PLAN

DRAWING:
C-8

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LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 86-402(13)	BUILDING PERIMETER LANDSCAPING AN AREA EQUAL TO 4 FT MULTIPLIED BY THE PERIMETER OF THE BUILDING SHALL BE PLANTED (237 LF) * (4 FT) = 948 SF	1,127 SF PROVIDED
§ 62-64(2)(a)	STREET TREES 150 LF OF FRONTAGE = 2 REQUIRED TREES	2 EXISTING TREES TO REMAIN
§ 86-756.14	PERIMETER LANDSCAPING NONRESIDENTIAL USE BORDERING SAME DISTRICT: 15 FT WIDE LANDSCAPE BUFFER WALL, PLANTINGS, OR BERM REQUIRED 36" HT	0.50 FT PROVIDED (V) DOES NOT COMPLY (V)
§ 86-758(1)a	INTERIOR LANDSCAPING ISLANDS TO BE MINIMUM WIDTH OF 10 FT	10 FT PROVIDED
§ 86-758(1)b	200 SF OF LANDSCAPE AREA FOR EACH 10 PARKING SPACES (22 SPACES) * (200 SF / 10 SPACES) = 440 SF MINIMUM SIZE: 200 SF	577 SF PROVIDED COMPLIES
§ 86-758(1)c	2 CANOPY TREES PER 10 PARKING SPACES (22 SPACES) * (2 TREES / 10 SPACES) = 4 TREES	4 TREES PROPOSED

(V) VARIANCE

PLANT SCHEDULE						
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	GLE	2	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST	3" - 3.5" CAL	B&B
	QUE	2	QUERCUS PALUSTRIS	PIN OAK	3" - 3.5" CAL	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	HYD	5	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	BAILMER HYDRANGEA	18" - 24"	POT
	VIB	5	VIBURNUM DENTATUM	VIBURNUM	18" - 24"	POT
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	PRU	10	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SCHIPKA ENGLISH LAUREL	36" - 42"	POT
	TAX	19	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	18" - 24"	POT
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	CAL	26	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	1 GAL.	POT
	PAN	10	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.	POT

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

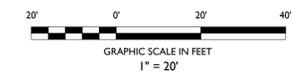


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IRRIGATION NOTE:
IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON-SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
- THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
- THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
- THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.
- TO PROTECT VEGETATION, INTERIOR LANDSCAPED ISLANDS LESS THAN 20 FEET IN EACH DIMENSION SHALL NOT BE USED FOR SNOW STORAGE.



NO.	DATE	ISSUE	BY	DESCRIPTION
2	03/18/2024	1	MPH	FOR SITE PLANNING/ENGINEERING APPROVAL
1	09/22/2023	1	VE & AE	FOR SPECIAL LAND USE APPROVAL

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SITE DEVELOPMENT PLANS

2731 EAST GRAND RIVER
PROPOSED RESTAURANT
WITH DRIVE-THROUGH

PARCEL ID: 33-02-02-20-002-001
2731 EAST GRAND RIVER AVENUE
MERIDIAN CHARTER TOWNSHIP
INGHAM COUNTY, MI 48823

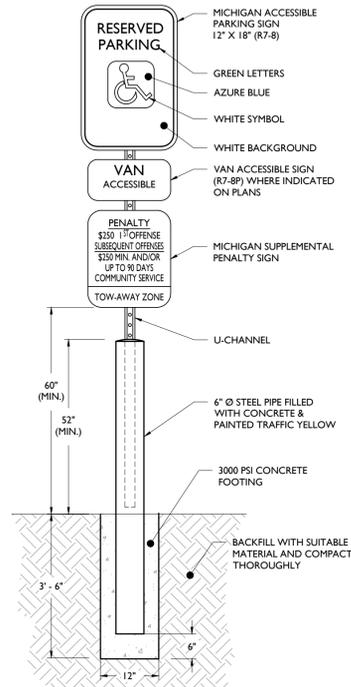


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SCALE: 1" = 20' PROJECT ID: DET-230027

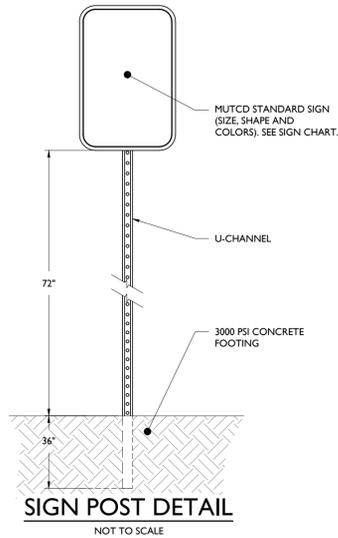
TITLE:
LANDSCAPING PLAN

DRAWING:
C-9



ACCESSIBLE PARKING SIGN WITH BOLLARD DETAIL
NOT TO SCALE

1



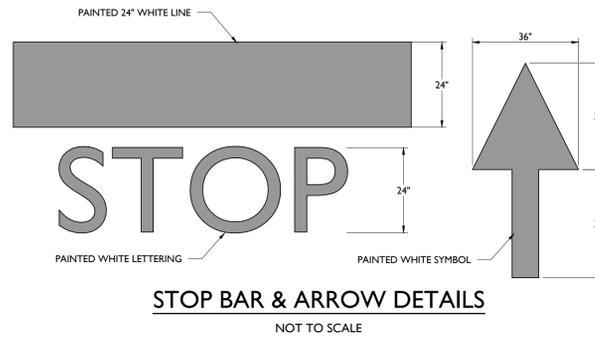
SIGN POST DETAIL
NOT TO SCALE

M.U.T.C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R1-1)	STOP	RED	WHITE	36"x36"	GROUND
DO NOT ENTER (R5-1)	DO NOT ENTER	RED	WHITE	30"x30"	GROUND

NOTE:
1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED.
2. ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.

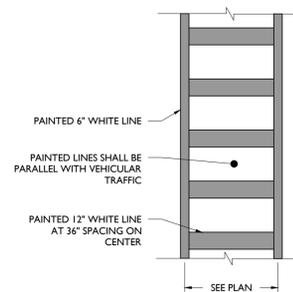
SIGN DATA TABLE
NOT TO SCALE

2



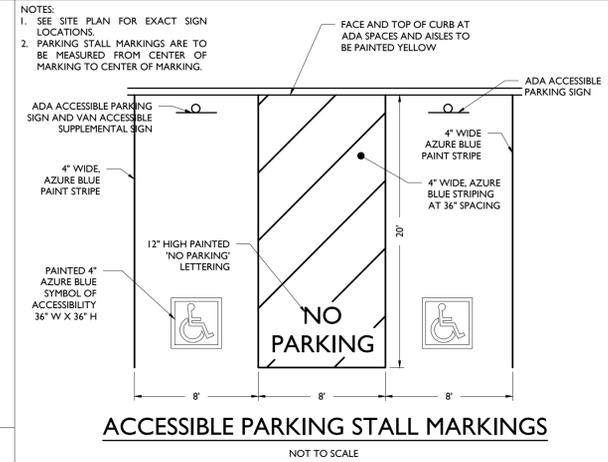
STOP BAR & ARROW DETAILS
NOT TO SCALE

3



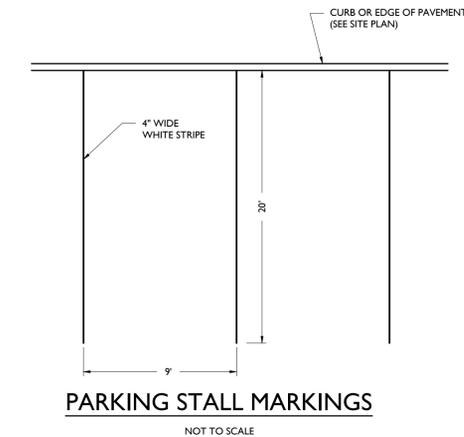
CROSSWALK DETAIL
NOT TO SCALE

5



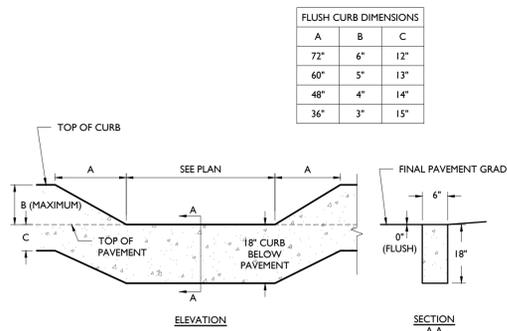
ACCESSIBLE PARKING STALL MARKINGS
NOT TO SCALE

4



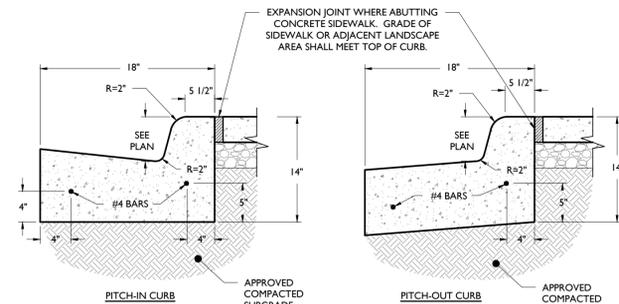
PARKING STALL MARKINGS
NOT TO SCALE

6



FLUSH CURB DETAIL
NOT TO SCALE

7



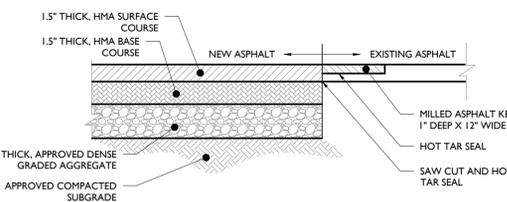
CONCRETE CURB AND GUTTER DETAIL
NOT TO SCALE

8

PAVEMENT STRIPING & MARKINGS NOTES:

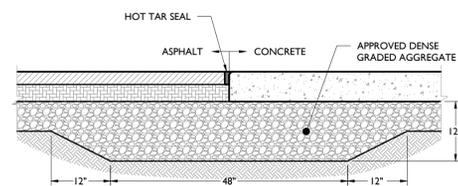
- ALL SIGNING AND STRIPING IN EXISTING CONDITION IN CONFLICT WITH THE PROPOSED DESIGN PLAN SHALL BE REMOVED.
- ALL PROPOSED SIGNING AND STRIPING SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
- PAVEMENT STRIPING AND MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, ALL STRIPING AND MARKINGS IN THE PUBLIC RIGHT-OF-WAY SHALL BE OF THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.
- UNLESS OTHERWISE SPECIFIED, ON SITE PARKING STALL STRIPING, FIRE LANE STRIPING AND DIRECTIONAL ARROWS SHALL BE EPOXY PAINT. ON SITE STOP BARS, "DO NOT ENTER" BARS, AND ASSOCIATED LETTERING SHALL BE THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.

9



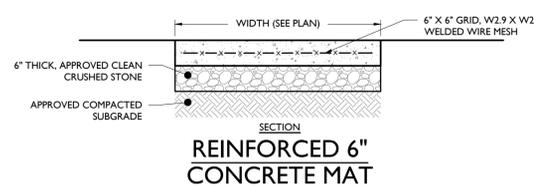
FULL DEPTH ASPHALT PAVEMENT DETAIL
NOT TO SCALE

10



CONCRETE TO ASPHALT TRANSITION DETAIL
NOT TO SCALE

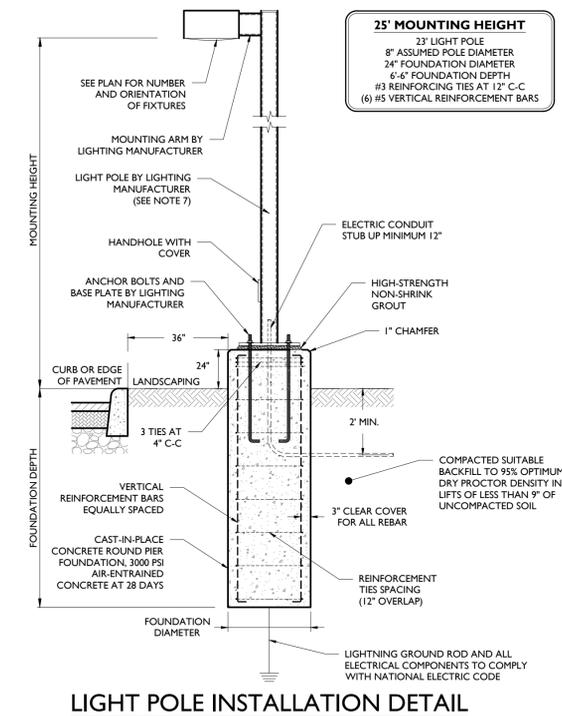
11



REINFORCED 6" CONCRETE MAT
NOT TO SCALE

NOTES:
1. 1/2" EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/2" FROM THE SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
2. 1" DEEP BY 1/2" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS OR 6' INTERVALS MAX.
3. CONCRETE SHALL RECEIVE BROOM FINISH.
4. ALL EXPOSED CORNERS TO HAVE 12" CHAMFER.

12



LIGHT POLE INSTALLATION DETAIL
NOT TO SCALE

NOTES:
1. MINIMUM SOIL BEARING PRESSURE OF 1500 PSF, SOIL FRICTION ANGLE OF 30 DEGREES, AND SOIL DRY UNIT WEIGHT OF 120 PCF SHALL BE CONFIRMED IN THE FIELD BY A QUALIFIED PROFESSIONAL.
2. CAST-IN-PLACE CONCRETE SHALL BE CONSOLIDATED USING VIBRATOR.
3. ALL REBAR TO BE NEW GRADE 60 STEEL.
4. PRE-CAST PIERS ACCEPTABLE UPON WRITTEN APPROVAL OF SHOP DRAWING BY ENGINEER.
5. CONCRETE TO BE INSTALLED A MINIMUM OF 7 DAYS PRIOR TO INSTALLING LIGHT POLE. POURED CONCRETE MIX REQUIRED TO OBTAIN 80% OF DESIGN STRENGTH PRIOR TO INSTALLING LIGHT POLE.
6. CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" (WITHIN 1" TOLERANCE).
7. POLE SHALL BE RATED FOR 10 MPH HIGHER THAN MAXIMUM WIND SPEED 33FT ABOVE GROUND FOR THE AREA BASED ON ANSISACE 7-93.
8. POUR TO BE TERMINATED AT A FORM.
9. WORK SHALL CONFORM TO ACI BEST PRACTICES FOR APPROPRIATE TEMPERATURE AND WEATHER CONDITIONS.
10. CONTRACTOR TO TEMPORARILY SUPPORT ADJACENT SOIL AND STRUCTURES DURING EXCAVATION IF REQUIRED.

13

NO.	DATE	ISSUE	BY	DESCRIPTION
1	09/22/2023	VE & AE		
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MERIDIAN CHARTER TOWNSHIP
INGHAM COUNTY, MI 48823

STATE OF MICHIGAN
MICHIGAN PROFESSIONAL ENGINEER
MITCHELL HARVEY
ENGINEER
NO. 6201310264

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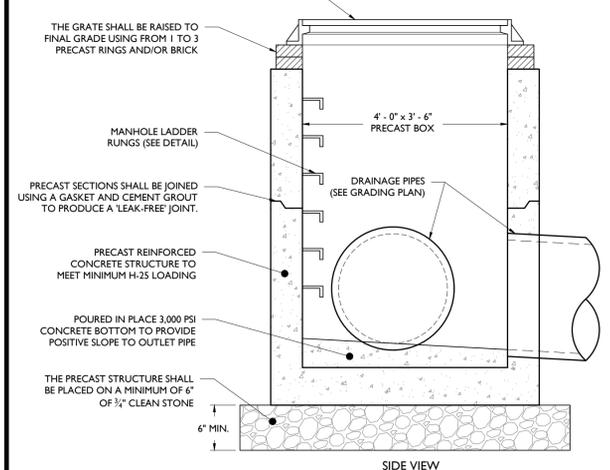
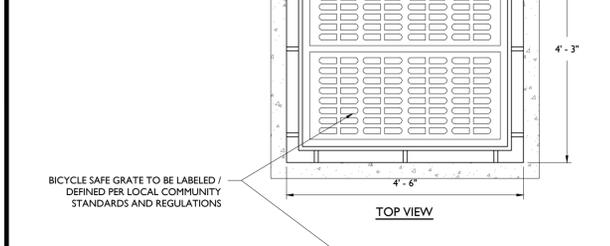
SCALE: AS SHOWN PROJECT ID: DET-230027

TITLE: **CONSTRUCTION DETAILS**

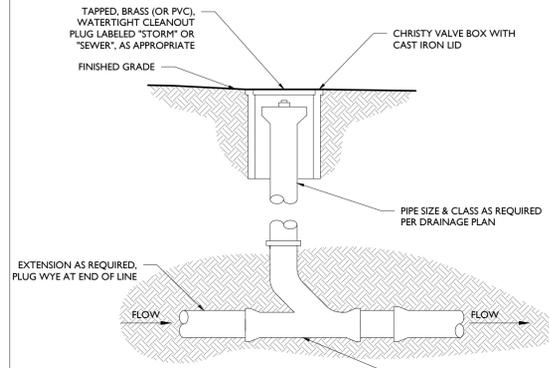
DRAWING: **C-11**

V:\072023\2731-2027-2024\2731 EAST GRAND RIVER RESTAURANT CHARTER TOWNSHIP PHICAD\072023\2731-2027-2024\DWG

NOTES:
 1. STRUCTURE TO BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE.
 2. FRAME AND GRATE TO BE CAST-IRON AND SUPPORT MINIMUM H-25 LOADING.
 3. ALL JOINTS TO BE WATER-TIGHT.
 4. SUBGRADE BENEATH STRUCTURE SHALL BE LEVELED AND COMPACTED AS NECESSARY PRIOR TO INSTALLING STRUCTURE.

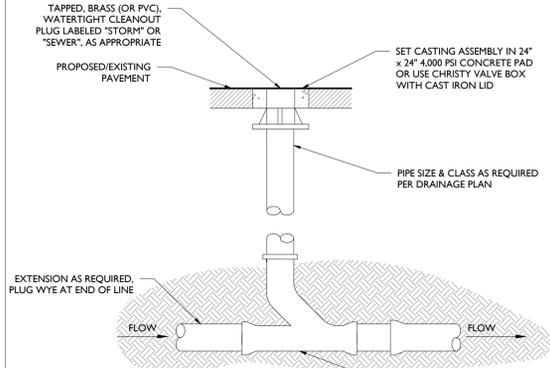


STORM INLET DETAIL



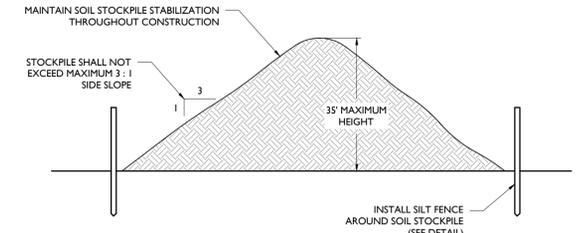
SOFTSCAPE CLEAN-OUT

2



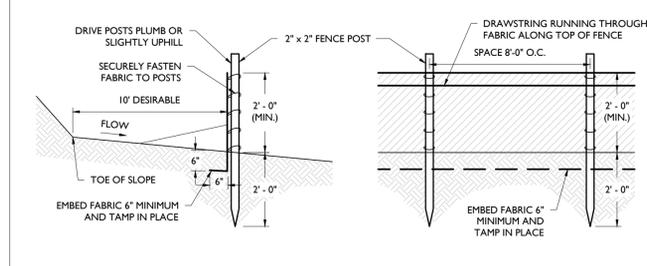
HARDSCAPE CLEAN-OUT

3



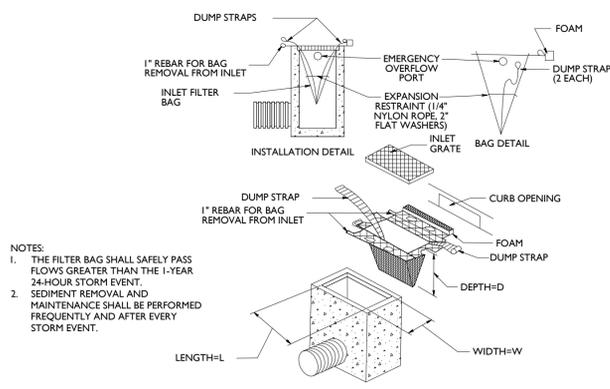
SOIL STOCKPILE DETAIL

4



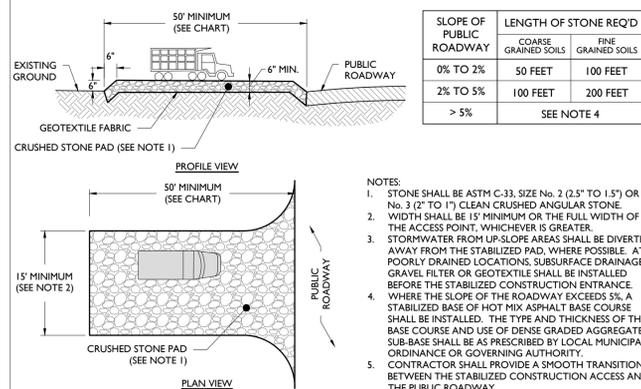
SILT FENCE DETAIL

5



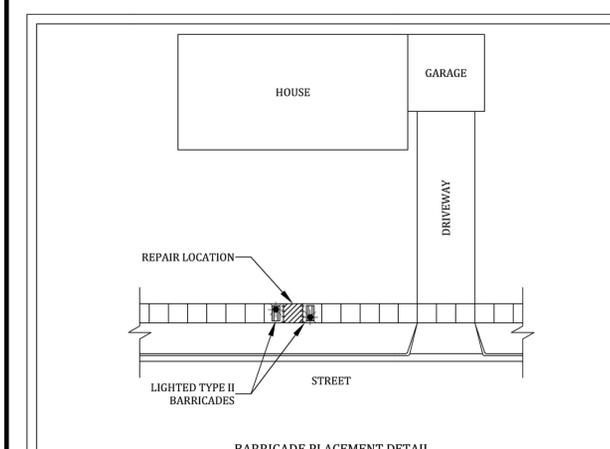
INLET FILTER BAG DETAIL

6

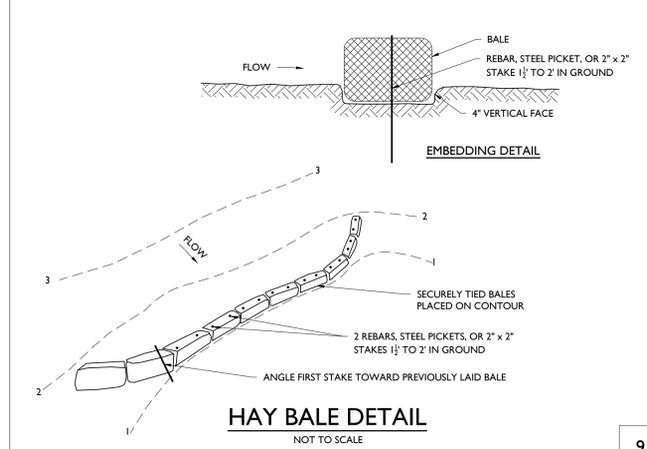


STABILIZED CONSTRUCTION ACCESS DETAIL

7

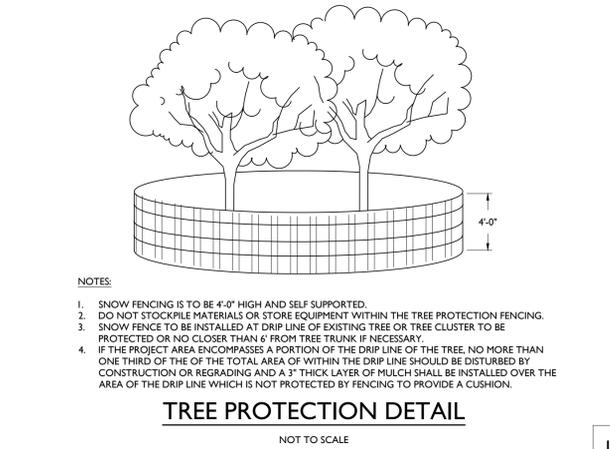


BARRICADE PLACEMENT DETAIL



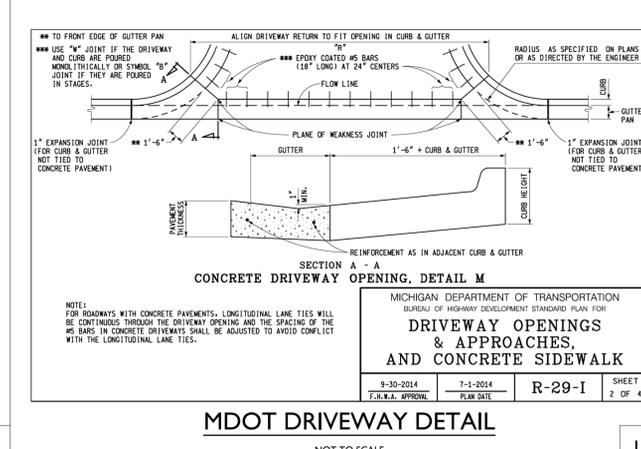
HAY BALE DETAIL

9



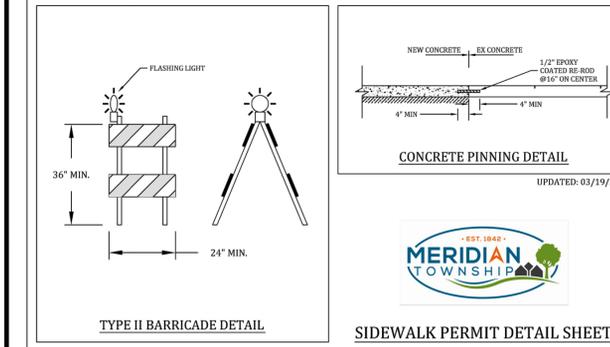
TREE PROTECTION DETAIL

10



MDOT DRIVEWAY DETAIL

11



CONCRETE PINNING DETAIL

UPDATED: 03/19/2019



SIDEWALK PERMIT DETAIL SHEET

MERIDIAN TOWNSHIP SIDEWALK PERMIT DETAIL

8

NO.	DATE	BY	DESCRIPTION
2	03/18/2024	VE & AF	FOR SITE PLANNING APPROVAL
1	09/22/2023	VE & AF	FOR SPECIAL LAND USE APPROVAL

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SITE DEVELOPMENT PLANS

2731 EAST GRAND RIVER

PROPOSED RESTAURANT WITH DRIVE-THROUGH

PARCEL ID: 33-02-02-20-202-001
 2731 EAST GRAND RIVER AVENUE
 MERIDIAN CHARTER TOWNSHIP
 INGHAM COUNTY, MI 48823

STATE OF MICHIGAN
 MERIDIAN TOWNSHIP
 MERIDIAN CHARTER TOWNSHIP
 INGHAM COUNTY, MI 48823

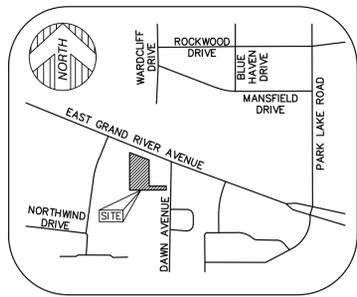
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SCALE: AS SHOWN PROJECT ID: DET-230027

TITLE: **CONSTRUCTION DETAILS**

DRAWING: **C-14**

V:\PROJECTS\2023\2731 EAST GRAND RIVER MERIDIAN CHARTER TOWNSHIP PHASE 1\DWG\C-14.DWG



VICINITY MAP
(NOT TO SCALE)

PARKING

HANDICAP PARKING = 2 STALLS
STANDARD PARKING = 31 STALLS

PARCEL AREA

38,436± SQUARE FEET = 0.88± ACRES

BASIS OF BEARING

SOUTH 70°00'00" EAST, BEING THE SOUTHERLY RIGHT OF WAY LINE OF GRAND RIVER AVENUE, AS PLATTED.

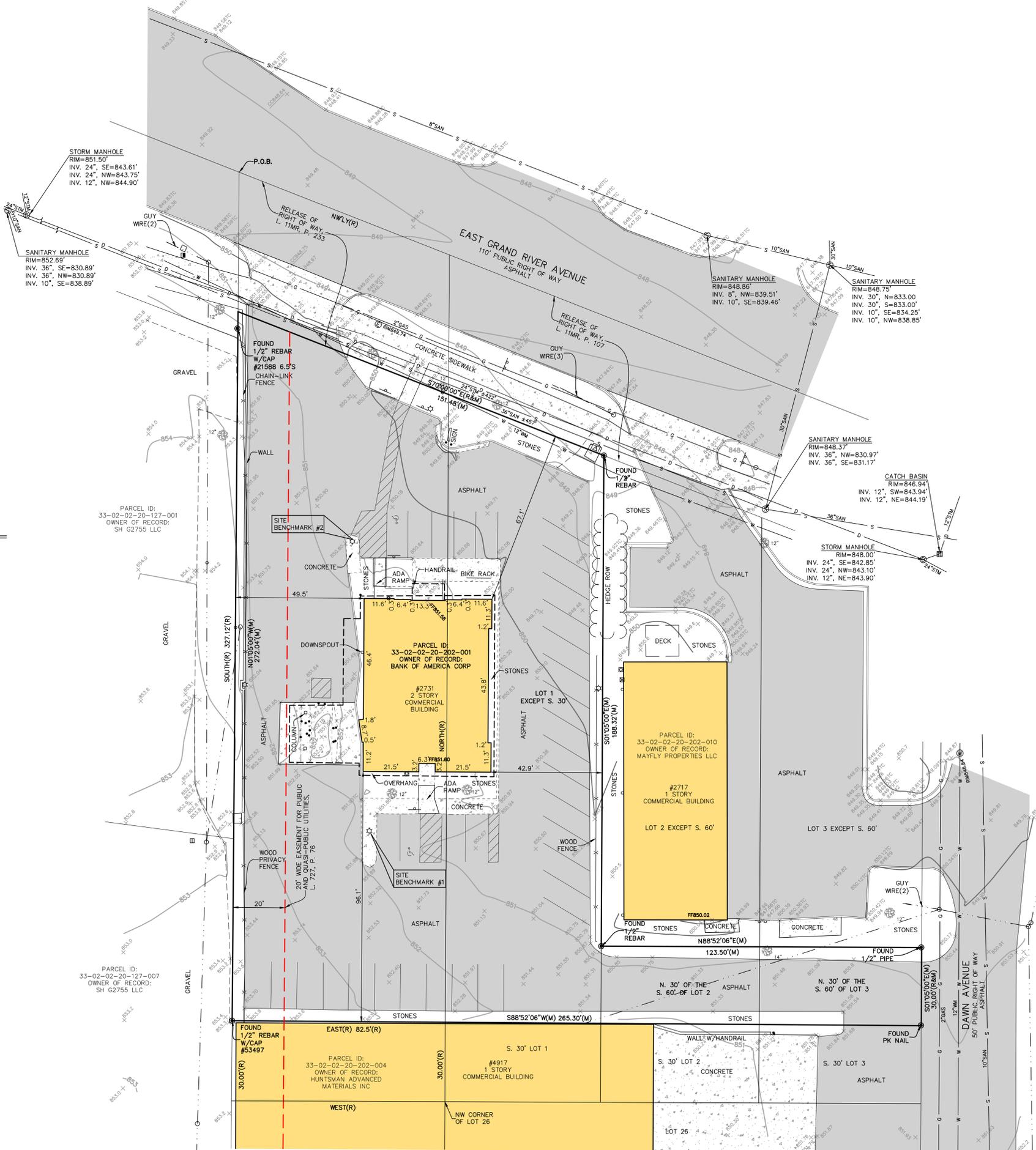
BENCHMARK

SITE BENCHMARK #1
CHISEL MARK ON TOP OF CONCRETE LIGHT POLE BASE, ±21' SOUTH OF THE SOUTHWEST CORNER OF BUILDING.
ELEVATION = 854.43' (NAVD 88)

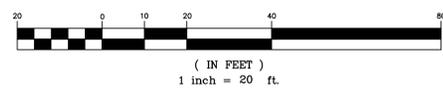
SITE BENCHMARK #2
CHISEL MARK ON NORTH SIDE OF CONCRETE LIGHT POLE BASE, ±23' NORTH OF NORTHWEST CORNER OF BUILDING.
ELEVATION = 853.61' (NAVD 88)

LEGEND

● (R&M)	FOUND MONUMENT (AS NOTED)
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
0.00	GROUND ELEVATION
⊕	ELECTRIC MANHOLE
⊖	ELECTRIC METER
⊞	ELECTRIC PANEL
○	UTILITY POLE
⊞	GAS METER
⊞	TELEPHONE RISER
⊞	CLEANOUT
⊞	SANITARY MANHOLE
⊞	STORM DRAIN MANHOLE
⊞	WATER GATE MANHOLE
●	BOLLARD
☆	LIGHTPOST/LAMP POST
○	SINGLE POST SIGN
○	DOUBLE POST SIGN
○	HANDICAP PARKING
○	DECIDUOUS TREE (AS NOTED)
---	PARCEL BOUNDARY LINE
---	PLATTED LOT LINE
---	ADJOINER PARCEL LINE
---	EASEMENT (AS NOTED)
---	BUILDING
---	BUILDING OVERHANG
---	CONCRETE CURB
---	RAISED CONCRETE
---	PARKING
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	EDGE OF GRAVEL
---	FENCE (AS NOTED)
---	WALL (AS NOTED)
---	TREE / BRUSH LINE (AS NOTED)
---	OVERHEAD UTILITY LINE
G	GAS LINE
D	STORM LINE
S	SANITARY LINE
W	WATER LINE
---	MINOR CONTOUR LINE
---	MAJOR CONTOUR LINE
---	BUILDING AREA
---	ASPHALT
---	CONCRETE



GRAPHIC SCALE



PROPERTY DESCRIPTION

THE LAND SITUATED IN THE TOWNSHIP OF MERIDIAN, COUNTY OF INGHAM, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF GRAND RIVER AVENUE (M-43, FORMERLY US-16) ON THE NORTH AND SOUTH 1/4 LINE OF SECTION 17, TOWN 4 NORTH, RANGE 1 WEST, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, THENCE SOUTH ALONG SAID 1/4 LINE (AND ALONG SAID 1/4 LINE, PROJECTED SOUTH), 327.12 FEET, MORE OR LESS, TO A POINT 30 FEET NORTH OF A POINT DUE WEST OF THE NORTHWEST CORNER OF LOT 26 OF THE PLAT OF CEDAR RIVER HOMES, ACCORDING TO THE RECORDED PLAT THEREOF, THENCE EAST 82.5 FEET TO A POINT ON THE WEST BOUNDARY OF SAID PLAT 30 FEET NORTH OF THE NORTHWEST CORNER OF SAID LOT 26, THENCE NORTH ALONG THE WEST BOUNDARY OF SAID PLAT (AND ALONG SAID WEST BOUNDARY, PROJECTED NORTH) TO THE CENTER OF SAID GRAND RIVER AVENUE, THENCE NORTHWESTERLY ALONG THE CENTER OF SAID GRAND RIVER AVENUE TO THE POINT OF BEGINNING; AND

LOT 1 OF SAID PLAT OF CEDAR RIVER HOMES, EXCEPT THE SOUTH 30 FEET THEREOF; AND

THE NORTH 30 FEET OF THE SOUTH 60 FEET OF LOTS 2 AND 3 OF CEDAR RIVER HOMES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 11, PAGE 30, INGHAM COUNTY RECORDS.

TITLE REPORT NOTE

- ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 1013-109357, DATED 07/18/2023, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.
- SUBJECT TO THE EASEMENTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN THE CEDAR RIVER HOMES PLAT RECORDED AT LIBER 11, PAGE(S) 30, INGHAM COUNTY RECORDS. (SEE DOCUMENT FOR TERMS AND CONDITIONS)
 - TERMS, CONDITIONS AND PROVISIONS CONTAINED IN RELEASE OF RIGHT OF WAY RECORDED IN LIBER 11MR, PAGE 107. (AS SHOWN)
 - TERMS, CONDITIONS AND PROVISIONS CONTAINED IN RELEASE OF RIGHT OF WAY RECORDED IN LIBER 11MR, PAGE 233. (AS SHOWN)
 - TERMS, CONDITIONS AND PROVISIONS CONTAINED IN RIGHT OF WAY IN FAVOR OF CONSUMERS POWER COMPANY RECORDED IN LIBER 58MR, PAGE 311. (SEE DOCUMENT FOR TERMS AND CONDITIONS)
 - TERMS, CONDITIONS, PROVISIONS AND EASEMENTS CONTAINED IN DEED RECORDED IN LIBER 727, PAGE 76. (AS SHOWN)
 - EASEMENT IN FAVOR OF MICHIGAN BELL TELEPHONE COMPANY, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 1655, PAGE 1167. ("ATTACHMENT A" OF DOCUMENT NOT PROVIDED, UNABLE TO DETERMINE LOCATION, SEE DOCUMENT FOR TERMS AND CONDITIONS)
 - TERMS, CONDITIONS AND PROVISIONS CONTAINED IN APPLICATION FOR LAYING OUT AND ENLARGING A COUNTY DRAINAGE DISTRICT PURSUANT TO SECTION 425 OF ACT 40, PUBLIC ACTS OF MICHIGAN, 1956, AS AMENDED, RECORDED IN LIBER 1873, PAGE 728. (SEE DOCUMENT FOR TERMS AND CONDITIONS)
 - TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ORDER LAYING OUT AND DESIGNATING A DRAINAGE DISTRICT RECORDED IN LIBER 1873, PAGE 731. (SEE DOCUMENT FOR TERMS AND CONDITIONS)
 - TERMS, CONDITIONS AND PROVISIONS CONTAINED IN FINAL ORDER OF DETERMINATION RECORDED IN LIBER 1873, PAGE 734. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

SURVEYOR'S NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

SURVEYOR'S CERTIFICATION

TO SOUTHERN MICHIGAN BANK & TRUST; TITLE CONNECT, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY; AND ALRIG USA:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 5, 7A, 8, 9, 11A, AND 11B OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 08/21/23.

DATE OF PLAT OR MAP: 08/29/23

DRAFT

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemttec-survey.com

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ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: ALRIG USA
2731 EAST GRAND RIVER AVENUE, EAST LANSING, MICHIGAN, PART OF SECTION 17, TOWN 4 NORTH, RANGE 1 WEST

DATE	08/29/23	MRJ	BY
DATE	09/05/23	MRJ	BY
DATE	09/29/23	MRJ	BY
DATE	08/26/23	GST	BY
DATE	08/29/23	ATS	BY
DATE	AUGUST 29, 2023		
PROJECT NO.	23-0756	SCALE	1" = 20'
REVISION	1	REVISION	
REVISION	2	REVISION	



2780

2784

2778

2750

2736

5042

2683

2671

2663

2655

RX

RA

RX

2722

2700

2682

C-2

2763

DRIVEWAY

2755

2731

2717

E Grand River Ave

2775

DRIVEWAY

Northwind Dr

4972

2703

2701

Dawn Ave

4917

4942

2671

4960

RC

2875

2771

0



To: Zoning Board of Appeals
From: Keith Chapman, Associate Planner
Date: June 20, 2024
Re: ZBA Case No. 24-06 (2233 Grand River)

ZBA CASE NO.: 24-06 (2233 Grand River), Tyler & Emily Dawson, 15782 Pastoral Path, East Lansing, MI 48823
LOCATION: 2233 Grand River Avenue
PARCEL ID: 21-251-002
ZONING DISTRICT: C-2 (Commercial)

The applicant is requesting variances from the following sections of the Code of Ordinances:

- Section 86-402(1)(b), Side yards. Minimum yard dimensions for side yards shall be 15 feet.

Tyler & Emily Dawson, the applicant, is requesting a variance to construct a deck on an existing building at 2233 Grand River Avenue. According to Meridian Township Assessing Department records the 2,543 square foot building was constructed in 1925. The 0.23-acre subject property is zoned C-2 (Commercial).

The submitted site plan shows that the applicant is proposing to add a deck to the east side of the building. The proposed deck will be 42' 6 1/2" by 6 feet. Section 86-758(1)(a) requires that a side yard setback of 15 feet. The site plan shows at its closest point the proposed deck will be 4.9' from the side property line. A 10.1' variance is being requested.

Attachments

1. Variance application with attachments
2. Site Location Map

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING DIVISION
5151 MARSH ROAD, OKEMOS, MI 48864
(517) 853-4560**

VARIANCE APPLICATION

A. Applicant Tyler and Emily Dawson
Address of Applicant 15782 Pastoral Path, East Lansing, MI 48823
15782 Pastoral Path, East Lansing, MI 48823
Telephone (Work) 517-897-3770 Telephone (Home) _____
Fax _____ Email address: _____
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 2233 W. Grand River Avenue, Okemos, MI 48864
Zoning district C-2 Parcel number Lot 97, Cedar Bend Heights

C. Nature of request (Please check all that apply):
 Request for variance(s)
 Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances
 Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) 86-402, 86-404

D. Required Supporting Material Supporting Material if Applicable
-Property survey -Architectural sketches
-Legal description -Other
-Proof of property ownership or approval letter from owner
-Site plan to scale
-Written statement, which demonstrates how all the review criteria will be met (See next page)

Tyler Dawson Tyler Dawson, Ph.D., P.E. 4/14/2024
Signature of Applicant Print Name Date

Fee: _____ Received by/Date: _____

I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)

Tyler Dawson 4/14/24
Signature of Applicant(s) Date
Emily Dawson 4/14/24
Signature of Applicant(s) Date

VARIANCE APPLICATION SUPPLEMENT

A variance will be granted, if the following Review Criteria are met:

1. Unique circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created.
2. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.
3. Granting the variance is the minimum action necessary which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
4. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
5. Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Effect of Variance Approval:

1. Granting a variance shall authorize only the purpose for which it was granted.
2. The effective date of a variance shall be the date of the Zoning Board of Appeals approves such variance.
3. A building permit must be applied for within 24 months of the date of the approval of the variance, and a Certificate of occupancy must be issued within 18 months of the date the building permit was issued, otherwise the variance shall be null and void.

Reapplication:

1. No application for a variance, which has been denied wholly or in part by the Zoning Board of Appeals, shall be resubmitted until the expiration of one (1) year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions found by the Zoning Board of Appeals to be sufficient to justify consideration.



Emily & Tyler Dawson
15782 Pastoral Path
East Lansing, MI 48823
emilymdawson@gmail.com
(517) 897-3770

Meridian Township
Zoning Board of Appeals
5151 Marsh Rd
Okemos, MI 48864

To the Zoning Board of Appeals

I am writing to request a variance for setback ordinances concerning the property located at 2233 W Grand River Ave, Okemos, MI 48864. Our current plans involve the demolition of an existing carport, which is situated partially on our property and partially on the property line, to be replaced by a new smaller carport structure. Additionally, we are proposing the construction of a new deck/ramp on the east side of the building to support the growth and continued success of our business.

The existing carport structure has been subject to a longstanding maintenance agreement with the neighboring property owner, ensuring its upkeep and usage over the years without any issues. While the new, smaller carport structure will encroach on the property line to the same extent as the old one, the depth is such that the encroachment linear footage will be less. We intend to honor and maintain the existing maintenance agreement in place with the neighboring property owner with the new and improved structure.

We believe that granting a variance for setback ordinances in this instance is justified for the following reasons:

- The existing maintenance agreement with the neighboring property owner has ensured the harmonious coexistence and upkeep of the carport structure for an extended period.
- The proposed replacement of the carport with a smaller structure maintains the status quo regarding encroachment on the property line and aligns with the existing agreement with the neighboring property owner. The replacement carport will be smaller in depth than the current carport thus lessening the current encroachment which has already been acceptable.
- The construction of the new deck/ramp is vital for the expansion and flourishing of our business within the community, contributing positively to economic growth and employment opportunities.
- Not having this ramp would be a hardship for us and our business and after multiple design revisions, this is the only one that will allow our business to thrive. We purchased the property in 2021 with the intention to modify the building to fit our needs and always noted how our improvements would improve how it looked and served clients within the Township.
- Both the replacement carport structure and the new deck/ramp will enhance the overall appearance and functionality of the property, further contributing to the improvement of the surrounding area. The current carport is by all accounts an eyesore in need of replacement structurally as well.

We respectfully request that the variance be granted to permit the construction of the proposed new carport structure and deck/ramp while continuing to adhere to the existing maintenance agreement with the neighboring property owner. Thank you for considering our request. If you require any further information or clarification, please do not hesitate to contact me at (517) 897-3770 or emilymdawson@gmail.com.

Sincerely,

Emily & Tyler Dawson



PLOT PLAN

"2233 W. GRAND RIVER AVENUE, OKEMOS, MI 48864"

FOR: RC CONTRACTORS

SOIL EROSION CONTROL PLAN

	JANUARY 2020	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
TEMP SEC MEASURES												
EXCAVATION												
HOME CONSTRUCTION												
TOPSOIL SPREADING												
SEEDING & MULCHING												
FINAL INSPECTION												

(SCHEDULE IS SUBJECT TO CHANGE)

LIMITS OF DISRUPTION= SHOWN HEREON.
 TEMPORARY EROSION CONTROL TO BE INSTALLED, MAINTAINED AND REMOVED BY BUILDER.
 PERMANENT EROSION CONTROL TO BE INSTALLED AND MAINTAINED BY PROPERTY OWNER

NOTES:
 1. CONSTRUCTION DRIVE WILL BE PROVIDED WITH CRUSHED STONE OR CRUSHED CONCRETE SIZE 2"-3"
 2. NO WETLANDS WERE LOCATED FOR THIS PLAN.
 3. ALL CATCH BASINS ARE TO BE EQUIPPED WITH FILTER CLOTH.

SOIL TYPES:
 U_{TB} - URBAN LAND, MARLETTE COMPLEX, 2-12% SLOPES
 (ACCORDING TO WEBSOILSURVEY.NRCS.USDA.GOV)

NOTE: ANY STOCKPILING OF SOIL SHALL BE SURROUNDED BY SILT FENCE. SEEDED IF LEFT OVER 6 MONTHS.

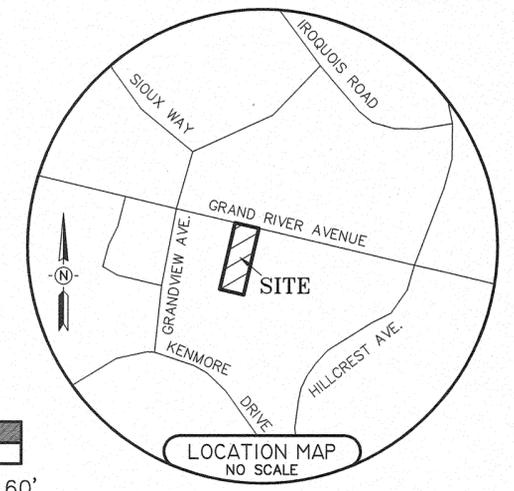
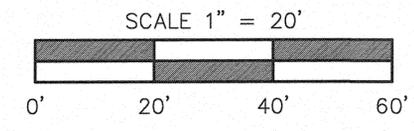
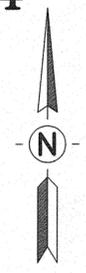
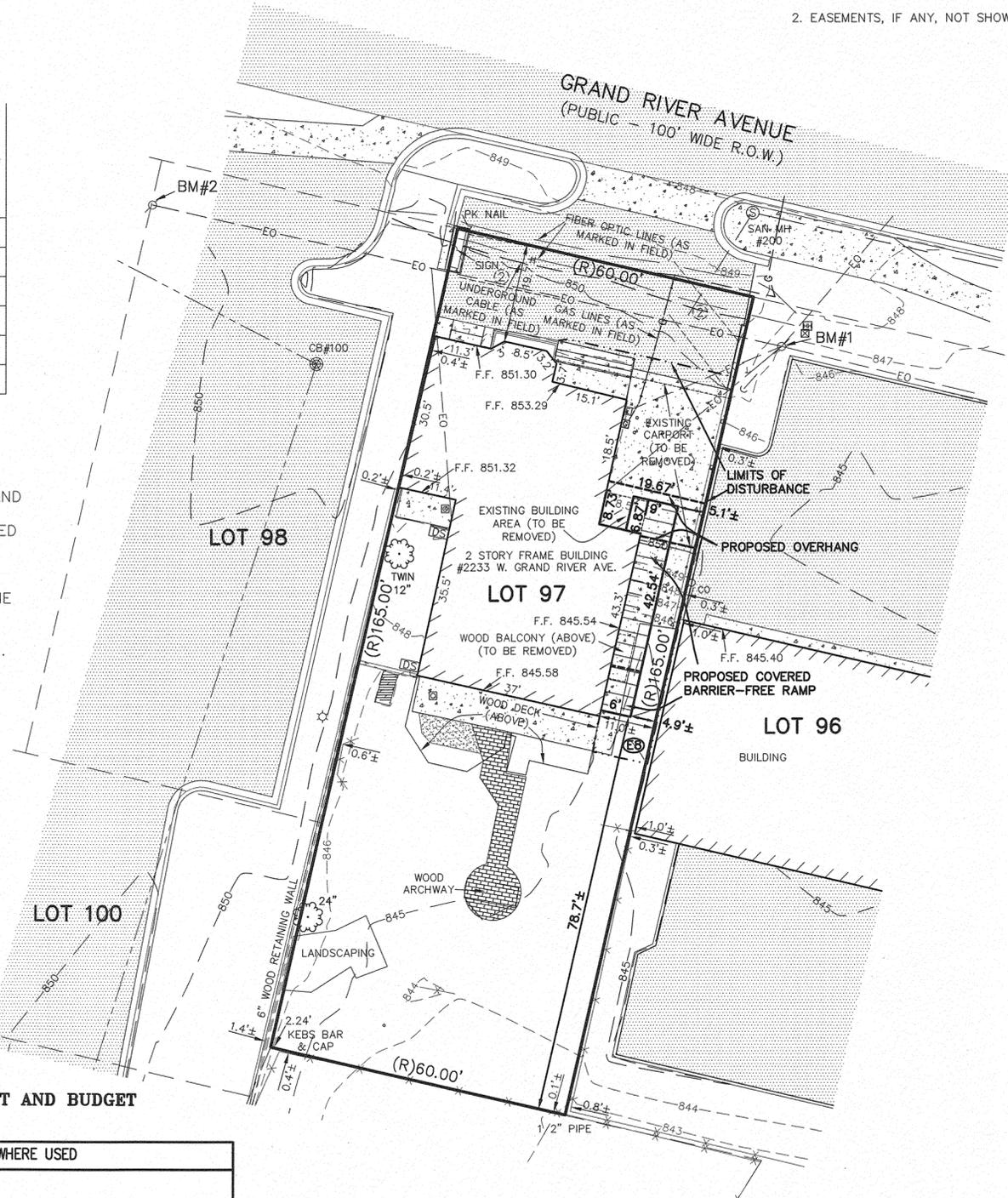
STORM WATER FROM THIS SITE WILL NOT ADVERSELY IMPACT ADJACENT PROPERTIES.



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

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

NOTES:
 1. A CERTIFIED BOUNDARY SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
 2. EASEMENTS, IF ANY, NOT SHOWN



LEGAL DESCRIPTION:

(As provided by WFG National Title Insurance Company, Commitment No. 20-9373, dated November 30, 2020)
 Lot 97, Cedar Bend Heights Subdivision, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 8 of Plats, Page 49, Ingham County Records.

Soil Erosion Control Notes:

1. Clean roads daily
2. Clean catch basin filters once a week.
3. Inspect and maintain silt fence once a week.
4. Keep soil erosion permit posted at all times until site is stabilized.
5. All BMP's must remain in working order until site is stabilized.
6. Excavated soil to be used as fill on site.

LEGEND

(R)	= RECORDED DIMENSION	⊙	= SANITARY MANHOLE
—	= DEED LINE	⊕	= DRAINAGE MANHOLE
—	= DISTANCE NOT TO SCALE	⊗	= CATCH BASIN
—	= FENCE	⊙	= CLEANOUT
—	= ASPHALT	⊕	= FIRE HYDRANT
—	= CONCRETE	⊕	= VALVE
—	= DECK	⊕	= UTILITY POLE
—	= GRAVEL	⊕	= LIGHT POLE
—	= BRICK	⊕	= GUY WIRE
—	= EXISTING CONTOUR ELEVATION	⊕	= UTILITY PEDESTAL
—	= BUILDING OVERHANG	⊕	= TRANSFORMER
—	= SANITARY SEWER	⊕	= HANDHOLE
—	= STORM SEWER	⊕	= ELECTRIC METER
—	= WATER LINE	⊕	= GAS METER
—	= GAS LINE	⊕	= WATER METER
—	= UNDERGROUND TELEPHONE	⊕	= SIGN
—	= UNDERGROUND TELEVISION	⊕	= POST
—	= UNDERGROUND ELECTRIC	⊕	= AIR CONDITIONING UNIT
—	= OVERHEAD WIRES	⊕	
⊕	= DECIDUOUS TREE		

This plan was made at the direction of the parties hereon and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing property lines.

Erick R. Friestrom
 ERICK R. FRIESTROM
 PROFESSIONAL SURVEYOR
 DATE 03-21-2024
 NO. 53497

REVISIONS	COMMENTS	KEBS, INC. ENGINEERING AND LAND SURVEYING	
3/20/24	PRELIMINARY	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800	
		DRAWN BY SLH	SECTION 21, T4N, R1W
		FIELD WORK BY ---	JOB NUMBER: 102443.PLT
		SHEET 1 OF 1	

ALTA/NSPS LAND TITLE SURVEY

"2233 W. GRAND RIVER AVENUE, OKEMOS, MI 48864"

SURVEYOR'S NOTES:

1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in December 2020.
2. All bearings and distances on the survey are record and measured unless otherwise noted. Bearings are based on Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.
3. All elevations are North American Vertical Datum of 1988 (NAVD88).
4. All dimensions are in feet and decimals thereof.
5. No building tie dimensions are to be used for establishing the property lines.
6. There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.
7. Parcel has direct access to public Grand River Avenue.

ALTA/NSPS LAND TITLE SURVEY - TABLE "A" REQUIREMENTS:

- Item 1: Shown on the survey map.
- Item 2: Address(es) of the surveyed property: 2233 W. Grand River Avenue, Okemos, MI 48864
- Item 3: By scaled map location and graphic plotting only, a portion of this property lies within Flood Zone "AE", areas subject to flooding by the 0.2% annual chance floodplain, but outside the 1% annual chance floodplain according to the National Flood Insurance Program, Flood Insurance Rate Map for the Charter Township of Meridian, Ingham County, Michigan, Community Panel No. 260093 0156 D, dated August 16, 2011.
- Item 4: ±0.22 Acre (9,868 square feet)
- Item 5: Shown on the survey map.
- Item 7a: Shown on the survey map.
- Item 8: Shown on the survey map.
- Item 9: Parking within parcel boundaries:
Regular Parking Spaces: 4
Disabled Parking Spaces: 0
Total on-site Parking Spaces: 4
- Item 11: Utility information as shown was obtained from available public records and from supporting field observations, where possible, and is subject to verification in the field by the appropriate authorities prior to use for construction. This parcel was marked by MISS DIG Ticket No. A03510329. MISS DIG positive response shows markings were completed by Meridian Township for water and sanitary sewer, Comcast, and Consumers Energy Gas Distribution. Utilities found on site that were located by MISS DIG were: gas, cable and fiber optic lines.

LEGEND

(M) = MEASURED DIMENSION	⊕ = SANITARY MANHOLE
(R) = RECORDED DIMENSION	⊙ = DRAINAGE MANHOLE
■ = SET 1/2" BAR WITH CAP UNLESS NOTED	■ = CATCH BASIN
● = FOUND IRON AS NOTED	○ = CLEANOUT
— = DEED LINE	⊕ = FIRE HYDRANT
— = DISTANCE NOT TO SCALE	⊕ = VALVE
— = FENCE	⊕ = UTILITY POLE
— = ASPHALT	⊕ = LIGHT POLE
— = CONCRETE	— = GUY WIRE
— = DECK	⊕ = UTILITY PEDESTAL
— = GRAVEL	⊕ = TRANSFORMER
— = BRICK	⊕ = HANDHOLE
— = EXISTING CONTOUR ELEVATION	⊕ = ELECTRIC METER
— = BUILDING OVERHANG	⊕ = GAS METER
— = SANITARY SEWER	⊕ = WATER METER
— = STORM SEWER	— = SIGN
— = WATER LINE	· = POST
— = GAS LINE	⊕ = AIR CONDITIONING UNIT
— = UNDERGROUND TELEPHONE	
— = UNDERGROUND TELEVISION	
— = UNDERGROUND ELECTRIC	
— = OVERHEAD WIRES	
— = EDGE OF WOODS	
⊕ = DECIDUOUS TREE	

BENCHMARKS:

BM#1 - ELEVATION 848.07 (N.A.V.D. 88)
PK NAIL IN NORTHEAST SIDE OF POWER POLE 8'± EAST OF EAST LINE OF PROPERTY, 26'± SOUTH OF CURB ON GRAND RIVER AVENUE

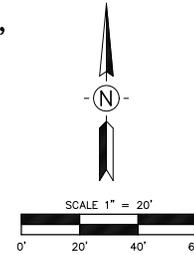
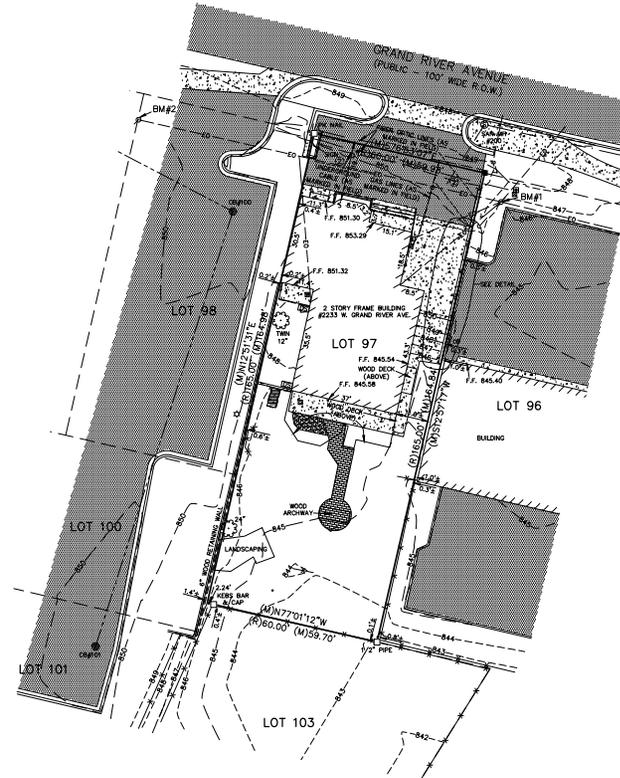
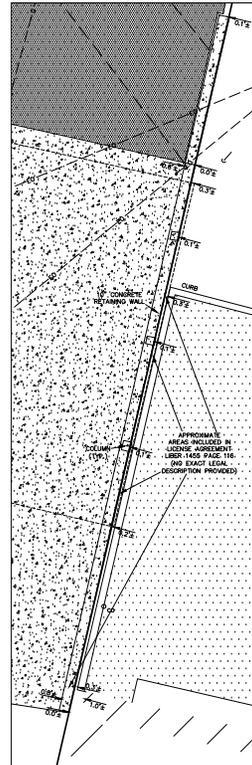
BM#2 - ELEVATION 851.08 (N.A.V.D. 88)
PK NAIL IN NORTHEAST SIDE OF POWER POLE 60'± WEST OF WEST LINE OF PROPERTY, 26'± SOUTH OF CURB ON GRAND RIVER AVENUE

SEWER INVENTORIES

CATCH BASIN #100
RIM - 849.27
6" PVC NW - 844.36
6" PVC S - 844.42

CATCH BASIN #101
RIM - 849.40
6" PVC N - 845.73

SANITARY MANHOLE #200
RIM - 848.43
6" VCP SW - 837.93
12" RCP E - 837.74



LEGAL DESCRIPTION:

(As provided by WFG National Title Insurance Company, Commitment No. 20-9373, dated November 30, 2020) Lot 97, Cedar Bend Heights Subdivision, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 8 of Plats, Page 49, Ingham County Records.

SCHEDULE B, SECTION III, EXCEPTIONS:

(As provided by WFG National Title Insurance Company, Commitment No. 20-9373, dated November 30, 2020) Item 7: License for Retention, Maintenance and Repair of Overlapping Improvements as recorded in Liber 1455, Page 116, said document does not describe any specific legal description but refers to the encroachment of the retaining wall and overhanging building on the East side of the property; approximate location is shown hereon.

CERTIFICATION:

To Independent Bank; Tyler Dawson and Emily Dawson; Diversified National Title Agency; and WFG National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7a, 8, 9 and 11 of Table A thereof. The fieldwork was completed on December 27, 2020.

PRELIMINARY

Erick R. Friestrom Date of Plat or Map:
Professional Surveyor No. 53497
erfriestrom@kebs.com

REVISIONS	COMMENTS	KEBS, INC. ENGINEERING AND LAND SURVEYING
01/08/21	PRELIMINARY	2116 HASLETT ROAD, HASLETT, MI 48840 PH: 517-339-1014 FAX: 517-339-8047 WWW.KEBS.COM
		Marshall Office - Ph. 269-781-9900
		DRAWN BY: KDB SECTION: 21, T4N, R1W
		FIELD WORK BY: NAW JOB NUMBER: 97614.ALT
		SHEET 1 OF 1

ALL GRAND EVENTS RENOVATION

2233 W. GRAND RIVER RD. OKEMOS, MI 48864

GENERAL NOTES

- NO WORK SHALL COMMENCE ON THIS PROJECT UNTIL ALL REQUIRED PERMITS ARE EXECUTED BY LOCAL BUILDING AUTHORITIES. FAILURE TO COMPLY MAY RESULT IN REMOVAL OF WORK-IN-PLACE FOR INSPECTION AND / OR CODE COMPLIANCE. ALL COST ASSOCIATED WITH REMOVAL, CHANGES, AND RECONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- DO NOT SCALE THESE DRAWINGS
- ALL WORK ON THIS PROJECT SHALL BE COMPLETED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES.
- DEFECTS IN SERVICE:** THE OWNER SHALL PROMPTLY REPORT TO STUDIO [INTRIGUE] ARCHITECTS ANY DEFECTS OR SUSPECTED DEFECTS IN THE SERVICES OF WHICH THE OWNER BECOMES AWARE, SO THAT STUDIO [INTRIGUE] ARCHITECTS MAY TAKE MEASURES TO MINIMIZE THE CONSEQUENCES OF SUCH A DEFECT. THE OWNER FURTHER AGREES TO IMPOSE A SIMILAR NOTIFICATION REQUIREMENT ON ALL SUBCONTRACTORS IN ITS OWNER/CONTRACTOR CONTRACT AND SHALL REQUIRE ALL SUBCONTRACTS AT ANY LEVEL TO CONTAIN A LIKE REQUIREMENT. FAILURE TO NOTIFY SHALL RELIEVE STUDIO [INTRIGUE] ARCHITECTS OF THE COSTS OF REMEDIATING THE DEFECTS ABOVE THE SUM SUCH REMEDY WOULD HAVE COST HAD PROMPT NOTIFICATION BEEN GIVEN WHEN SUCH DEFECTS WERE FIRST DISCOVERED.
- DESIGN / DOCUMENT OWNERSHIP:** DRAWINGS, DESIGN & SPECIFICATIONS AS INSTRUMENTS OF SERVICE AS WELL AS THE DESIGN OF ANY WORK PRODUCED BY STUDIO [INTRIGUE] ARCHITECTS SHALL REMAIN THE PROPERTY OF STUDIO [INTRIGUE] ARCHITECTS WHETHER THE PROJECT WHICH THEY ARE INTENDED FOR IS EXECUTED OR NOT. STUDIO [INTRIGUE] ARCHITECTS HOLDS THE COPYRIGHT AND ANY AND ALL RIGHTS ASSOCIATED THEREWITH FOR THE INSTRUMENTS OF SERVICES AND THE FINISHED WORK, INCLUDING THE RIGHT TO SELECT, PUBLISH, MAKE DERIVATIVE WORKS OR USE IN ANY MANNER DESIRED. THE CLIENT OF STUDIO [INTRIGUE] ARCHITECTS SHALL BE PERMITTED TO OBTAIN COPIES OF THESE INSTRUMENTS OF SERVICE FOR THEIR USE IN THE OCCUPANCY AND PLANNING OF THIS PROJECT. THE DRAWINGS, SPECIFICATIONS AND/OR DESIGN SHALL NOT BE USED BY THE CLIENT OF STUDIO [INTRIGUE] ARCHITECTS ON OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO STUDIO [INTRIGUE] ARCHITECTS. THE CLIENT IS GRANTED A LIMITED REPRODUCTION LICENSE TO REPRODUCE DRAWINGS AND SPECIFICATIONS AS NEEDED IN THE EXECUTION OF THIS PROJECT. SHOULD THIS AGREEMENT BE TERMINATED, THE LIMITED LICENSE IS TERMINATED. IF TERMINATION IS DUE TO BREACH OF CONTRACT BY ARCHITECT, THE LICENSE IS TERMINATED, AND A NEW LICENSE SHALL BE GRANTED FOR THE CLIENT TO CONTINUE WITH A NEW DESIGN PROFESSIONAL. THE CLIENT IS NOT PERMITTED UNDER ANY CIRCUMSTANCES TO SELL, LEASE, RENT, PUBLISH OR OTHERWISE DISTRIBUTE THESE INSTRUMENTS OF SERVICE OR DESIGNS TO OTHER PARTIES WITHOUT THE EXPRESS WRITTEN CONSENT OF, AND APPROPRIATE COMPENSATION AND CREDIT TO, STUDIO [INTRIGUE] ARCHITECTS.
- ELECTRONIC DOCUMENTS:** THE CLIENT OF STUDIO [INTRIGUE] ARCHITECTS HAS NOT BEEN GRANTED A LICENSE TO OBTAIN, UTILIZE OR DISTRIBUTE ELECTRONIC FILES CONTAINING INSTRUMENTS OF SERVICE OR DESIGNS OF STUDIO [INTRIGUE] ARCHITECTS WITHOUT THE EXPRESS WRITTEN AGREEMENT OF, AND APPROPRIATE COMPENSATION TO, STUDIO [INTRIGUE] ARCHITECTS.
- CONSTRUCTION MEANS AND METHODS:** CONSTRUCTION MEANS AND METHODS ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR FOR THE PROJECT. STUDIO [INTRIGUE] ARCHITECTS ASSUMES NO RESPONSIBILITY FOR THE CONSTRUCTION MEANS AND METHODS PROVIDED BY THE CONTRACTOR, NOR SHALL ANY REVIEW OR OBSERVATION OF WORK BY STUDIO [INTRIGUE] ARCHITECTS RELIEVE THE CONTRACTOR OF THAT RESPONSIBILITY.
- CONSTRUCTION OBSERVATION:** UNDER THIS AGREEMENT, CONSTRUCTION OBSERVATION, IF PROVIDED IN THE PROPOSAL BY STUDIO [INTRIGUE] ARCHITECTS, IS INTENDED SOLELY TO MONITOR GENERAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS PRODUCED BY STUDIO [INTRIGUE] ARCHITECTS AND IS NOT A GUARANTEE THAT THE CONTRACTOR HAS PROPERLY PERFORMED ITS WORK. A SEPARATE WRITTEN AGREEMENT DETAILING THE EXTENT OF OBSERVATION AND/OR INSPECTION MAY BE PROVIDED, IF DESIRED. IN THE ABSENCE OF ANY SUCH OVERRIDING AGREEMENT, THE CONDITIONS STATED ABOVE SHALL REMAIN IN EFFECT.
- REQUEST FOR CLARIFICATION OR INTERPRETATION:** THE OWNER'S AGREEMENT WITH THE CONTRACTOR SHALL STATE THAT THE CONTRACTOR MAY, AFTER EXERCISING DUE DILIGENCE TO LOCATE REQUIRED INFORMATION, REQUEST FROM STUDIO [INTRIGUE] ARCHITECTS, LLC CLARIFICATION OR INTERPRETATION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. STUDIO [INTRIGUE] ARCHITECTS, LLC SHALL, WITH REASONABLE PROMPTNESS, RESPOND TO SUCH CONTRACTOR'S REQUESTS FOR CLARIFICATION OR INTERPRETATION, HOWEVER, IF THE INFORMATION REQUESTED BY THE CONTRACTOR IS APPARENT FROM FIELD OBSERVATIONS, IS CONTAINED IN THE CONTRACT DOCUMENTS OR IS REASONABLY INFERRABLE FROM THEM, THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ALL REASONABLE COSTS CHARGED BY STUDIO [INTRIGUE] ARCHITECTS, LLC TO THE OWNER FOR THE ADDITIONAL SERVICES REQUIRED TO PROVIDE SUCH INFORMATION.

GENERAL NOTES CONT...

- UNAUTHORIZED CHANGES:** IN THE EVENT THE OWNER, THE OWNER'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE OWNER IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY STUDIO [INTRIGUE] ARCHITECTS WITHOUT OBTAINING PRIOR WRITTEN CONSENT OF STUDIO [INTRIGUE] ARCHITECTS, THE OWNER SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE OWNER AGREES TO WAIVE ANY CLAIM AGAINST AND TO RELEASE FROM ANY LIABILITY STUDIO [INTRIGUE] ARCHITECTS, ARISING DIRECTLY OR INDIRECTLY FROM SUCH CHANGES.
- STUDIO [INTRIGUE] ARCHITECTS, ITS CONSULTANTS, OFFICERS AND EMPLOYEES ARE NOT RESPONSIBLE FOR JOB SITE SAFETY PRECAUTIONS, COMPLIANCE MEANS/METHODS. JOB SAFETY IS THE FULL RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL BIDDERS MUST VISIT THE SITE TO EXAMINE THE EXISTING CONDITIONS AND ANY OBSTACLES. NO ADDITIONAL PAYMENT WILL BE APPROVED BY THE OWNER FOR CONDITIONS AND/OR OBSTACLES THAT THE BIDDER COULD HAVE IDENTIFIED THROUGH THE REQUIRED SITE VISIT.
- CONTRACTOR SHALL INCLUDE THE COST OF ALL LABOR, MATERIALS, STATE SALES TAX AND USE TAXES TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE DOCUMENTS.
- CONTRACTOR SHALL INCLUDE THE COST OF ALL PLAN REVIEW, BUILDING PERMITS (INCLUDING TRADE PERMITS) AND INSPECTION FEES NECESSARY TO COMPLETE THE CONSTRUCTION OF THIS PROJECT.
- CONTRACTOR SHALL PROVIDE AND PAY FOR TEMPORARY UTILITIES SUCH AS WATER, ELECTRIC, HEAT, ETC. AS NECESSARY TO COMPLETE PROJECT.
- CONTRACTOR SHALL VERIFY ALL MEASUREMENTS, DIMENSIONS AND EXISTING CONDITIONS PRIOR TO COMMENCEMENT. PRIOR TO COMMENCEMENT OR PLACEMENT OF INTERIOR WALLS, THE CONTRACTOR SHALL COMPLETE A PRELIMINARY WALL LAYOUT ON THE FLOOR SYSTEM. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT.
- VERIFY LOCATION OF ALL EXISTING UTILITIES--NOTIFY OWNER OF SCHEDULE TO TURN OFF ANY UTILITIES. DRAWINGS ARE NOT INTENDED TO SHOW THE LOCATION OF UTILITIES. THOSE SHOWN OR NOTED ARE APPROXIMATE.
- BARRICADE AND PROTECT WORK AREAS, ADJACENT WALKWAYS AND ACCESSES TO PROTECT WORKMEN, PEDESTRIANS, ADJACENT TENANTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SITE SAFETY PRECAUTIONS AND OBSERVATIONS.
- AVOID ENCRoACHMENT ON ADJACENT PROPERTIES OR TENANT SPACES. THE GENERAL CONTRACTOR SHALL REPLACE AND/OR REPAIR DAMAGE TO ADJACENT PROPERTIES OR TENANT SPACES RESULTING FROM ENCRoACHMENT DURING CONSTRUCTION OPERATIONS.
- KEEP ALL DRIVE LANES AND BUILDING EXITS CLEAN AND CLEAR AT ALL TIMES.
- STRUCTURAL COMPONENTS SHALL NOT BE REMOVED OR MODIFIED WITHOUT THE APPROVAL OF THE ARCHITECT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GENERAL CLEANING DUTIES TO REMOVE ALL DEBRIS ASSOCIATED WITH THE DEMOLITION INCLUDING, BUT NOT LIMITED TO: LOT SWEEPING, INSPECTION / REPLACEMENT OF HVAC FILTERS, DUSTING, WINDOW CLEANING, ETC.
- DESIGN/BUILD TRADES:** THE GENERAL CONTRACTOR SHALL EMPLOY THE SERVICES OF AN ELECTRICAL CONTRACTOR TO MODIFY THE EXISTING EXTERIOR LIGHTING AND ELECTRICAL SYSTEM (AS REQUIRED).
- PENETRATIONS:** PENETRATIONS THROUGH UNRATED ROOF/CEILING AND FLOOR/CEILING ASSEMBLIES SHALL HAVE THE ANNULAR SPACE AROUND THE PENETRATION FILLED IN ACCORDANCE WITH 2015 MBC 714.5 TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION.
PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES SHALL BE PROTECTED BY UL LISTED FIRE-STOPPING SYSTEMS IN ACCORDANCE WITH 2015 MBC 714.
- INTERIOR FINISHES SHALL CONFORM TO THE REQUIREMENTS OF 2015 MBC 803.
ROOMS AND ENCLOSED SPACES SHALL HAVE MINIMUM CLASS C WALL AND CEILING FINISHES - FLAME SPREAD OF 76-200; SMOKE-DEVELOPED 0-450.
- ALL FLOOR SURFACES SHALL BE SLIP RESISTANT AND SECURELY ATTACHED IN ACCORDANCE WITH 2015 MBC 1003.4. THE STATIC COEFFICIENT OF FRICTION FOR ALL FLOOR SURFACES SHALL BE 0.6 MINIMUM.
- PROVIDE ADEQUATE CLEARANCES FOR SERVICING OF EQUIPMENT PER CODE.
- PROVIDE ALL NECESSARY NAILERS, BLOCKING AND GROUNDS AS REQUIRED TO SUPPORT HANDRAILS, GUARDRAILS, WINDOW COVERINGS, DOORSTOPS, ETC. SET WORK PLUMB, LEVEL AND ACCURATELY CUT.

GENERAL NOTES CONT...

- EACH PANE OF TEMPERED GLAZING SHALL BE LABELED TO SPECIFY THE LABELER, THE SAFETY GLAZING STANDARD, THE TYPE AND THE THICKNESS. THE LABEL SHALL BE ACID-ETCHED, SAND-BLASTED, CERAMIC FIRED, OR EMBOSSED, OR SHALL BE OF A TYPE THAT ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED.
- CONTRACTOR SHALL PROVIDE ACCESS OR ACCESS PANELS TO ALL VALVES, DAMPERS AND OTHER NECESSARY UTILITY ADJUSTMENT ITEMS.
- COORDINATE SIZE AND LOCATION OF OPENINGS AND STEEL SUPPORTS FOR MECHANICAL EQUIPMENT PRIOR TO FABRICATION.
- GYPSUM BOARD MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C1396.
- GYPSUM BOARD MATERIALS USED IN FIRE RATED ASSEMBLIES SHALL CONFORM TO THE REQUIREMENTS OF THE UL ASSEMBLIES LISTED.
- PITCH ALL GRADES AND EXTERIOR SLABS AWAY FROM BUILDING FOR DRAINAGE.
- COMPACT ALL FILL AND BACK FILL TO MINIMUM 95% MODIFIED PROCTOR.

PROJECT NARRATIVE:

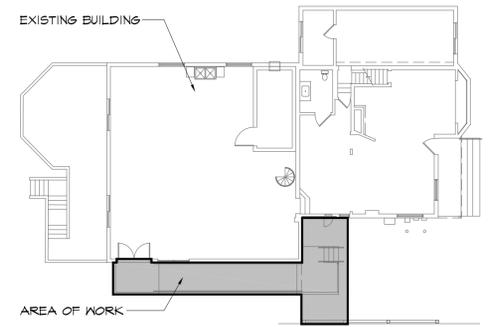
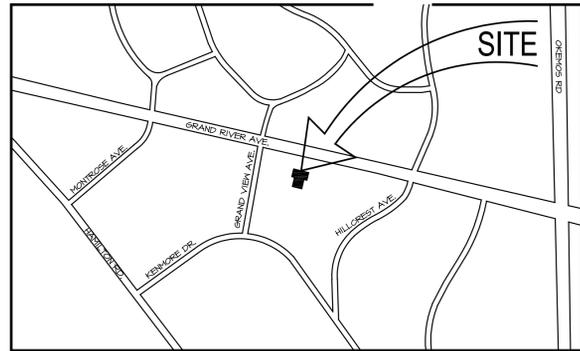
THIS PROJECT INCLUDES THE FOLLOWING EXTERIOR ADDITIONS/ RENOVATIONS:

- CONSTRUCTION OF A NEW LOADING RAMP RUNNING FROM THE EXISTING CARPORT TO THE EXISTING WORK ROOM. THIS RAMP IS NOT AN ADA RAMP FOR ACCESSIBILITY.
- CONSTRUCTION OF A NEW ROOF OVERHANG OVER NEW LOADING RAMP AREA.
- DEMOLITION OF ARCHITECTURAL ELEMENTS AS REQUIRED FOR NEW ROOF AND RAMP CONSTRUCTION.
- DEMOLITION OF EXISTING CAR PORT ROOF AND EXISTING STORAGE SHED.
- REMOVAL OF EXISTING SECOND FLOOR SLIDING DOOR AND INSTALLATION OF NEW WINDOW.
- REMOVAL AND REPLACEMENT OF (02) EXISTING SECOND FLOOR SKYLIGHTS.
- SCOPE OF WORK DOES NOT INCLUDE MECHANICAL ADJUSTMENTS.
- SCOPE OF WORK INCLUDES LIMITED ELECTRICAL ADJUSTMENTS (PERTAINING TO EXISTING ITEMS TO BE DEMOLISHED) - DESIGN/BUILD BY OTHERS.

APPLICANT
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OKEMOS, MI 48864
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PROJECT DATA

APPLICABLE CODES	
BUILDING CODE	2015 MICHIGAN REHABILITATION CODE (LEVEL II ALTERATION)
MECHANICAL CODE	2015 MICHIGAN MECHANICAL CODE
PLUMBING CODE	2018 MICHIGAN PLUMBING CODE
ELECTRICAL CODE	2017 NATIONAL ELECTRIC CODE (WITH STATE OF MICHIGAN PART 8 AMENDMENTS)
ENERGY CODE	2015 MICHIGAN ENERGY CODE -- 2013 ASHRAE 90.1
ACCESSIBILITY	2004 ICC/ANSI A117.1 -- 2015 MI BLDG CODE CH. II
GENERAL PROJECT DATA	
CONSTRUCTION TYPE	V-B (COMBUSTIBLE)
OCCUPANCY CLASSIFICATION(S)	B (BUSINESS)
FIRE SUPPRESSION	NON-SPRINKLERED
ZONING	C-2 (COMMERCIAL)
BUILDING AREA (INSIDE EXTERIOR WALLS PER CODE - NOT FOR LEASING)	
GROSS AREA:	
FIRST FLOOR:	2,368 S.F.
SECOND FLOOR:	441 S.F.
BASEMENT:	1,795 S.F.
TOTAL BUILDING:	4,644 S.F.
OCCUPANCY CALCULATIONS	
EXISTING OCCUPANCY TO REMAIN. RENOVATION LIMITED TO EXTERIOR WORK ONLY.	
STRUCTURAL LOADS	
ROOF LOADS	LIVE = 30 PSF (GROUND SNOW LOAD WITH UNBALANCED DRIFT)
FLOOR LOADS	DEAD = 20 PSF LIVE = 100 PSF (RAMP)
SOIL BEARING	2,500 PSF (ASSUMED)
BUILDING CATEGORY	CATEGORY II
EXPOSURE CATEGORY	EXPOSURE: B
WIND	115 MPH 3-SECOND GUST (84 MPH SUSTAINED)
SEISMIC	ZONE I

SHEET INDEX

SHEET	SHEET DESCRIPTION	DATE
IX	SHEET INDEX / CODE DATA / LOCATION MAP	02/19/24
BF	BARRIER FREE REFERENCE SHEET	02/19/24
D-1	FIRST FLOOR DEMOLITION PLAN / SECOND FLOOR DEMOLITION PLAN	02/19/24
S-1	RAMP FRAMING PLAN / ROOF FRAMING PLAN	02/19/24
A-1	FIRST FLOOR PLAN	02/19/24
A-2	SECOND FLOOR PLAN	02/19/24
A-3	EAST EXTERIOR BUILDING ELEVATION / RAMP SECTION	02/19/24
A-4	RAMP AND ROOF SECTIONS / ROOF DETAILS	02/19/24

PERMITS
02/19/24

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Project Type
EXTERIOR RENOVATION

Project
ALL GRAND EVENTS RENOVATION

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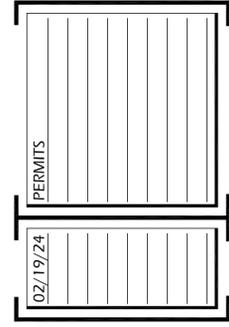
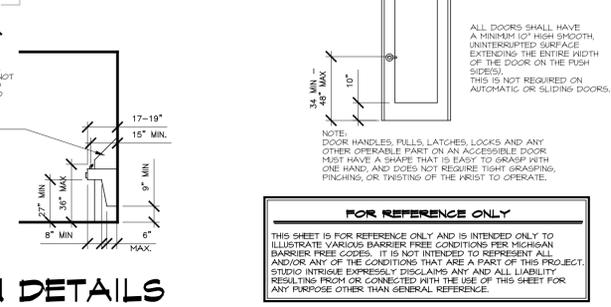
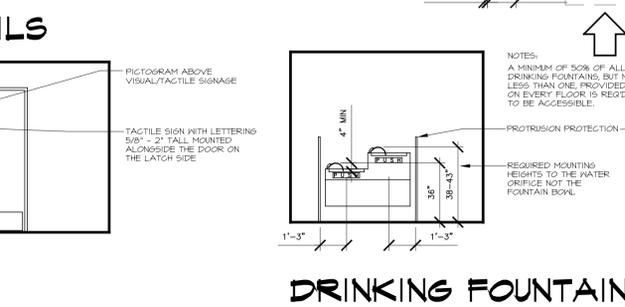
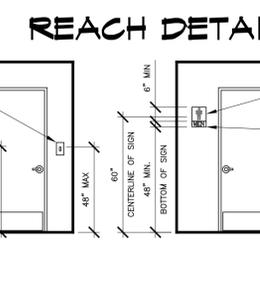
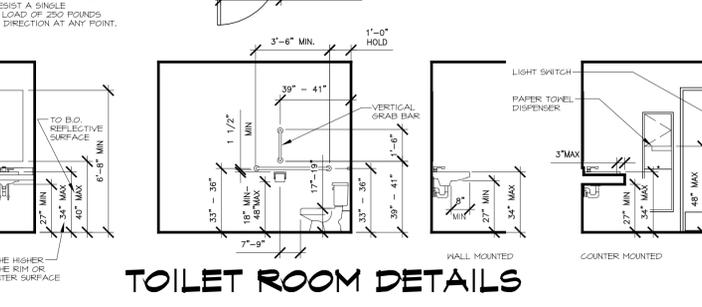
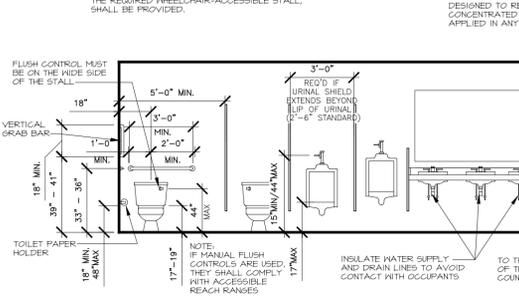
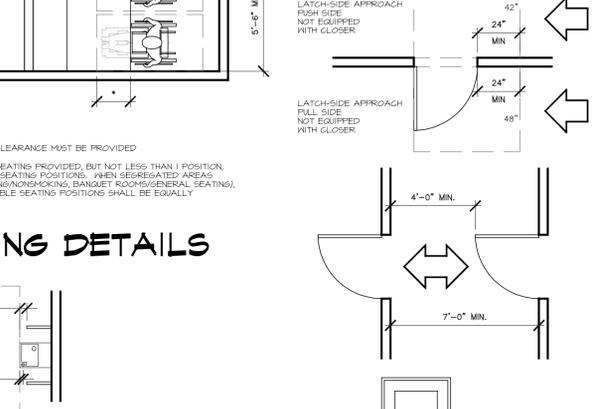
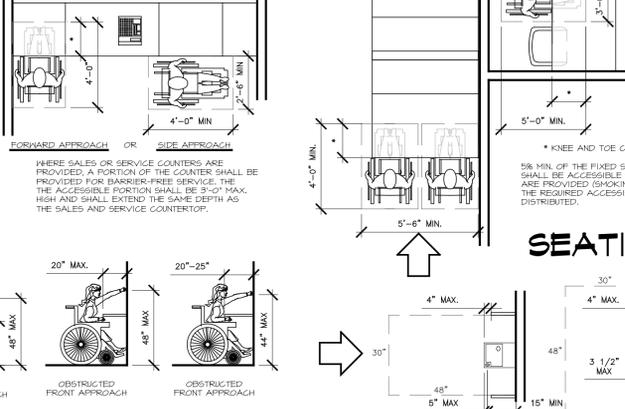
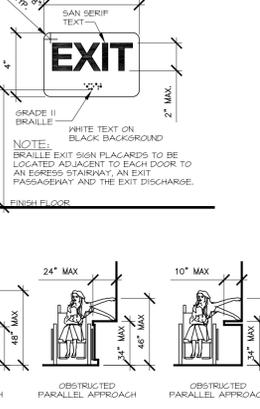
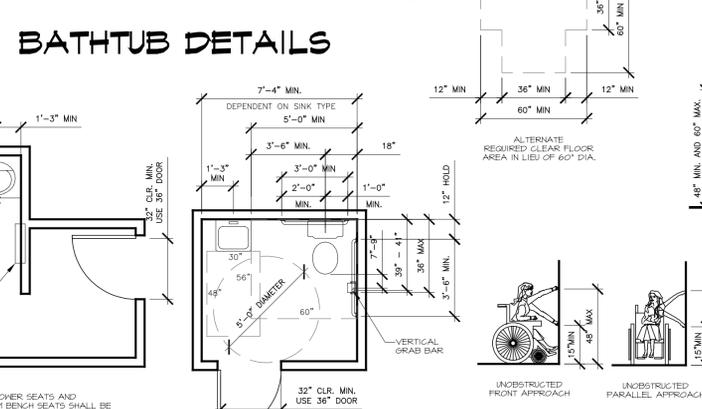
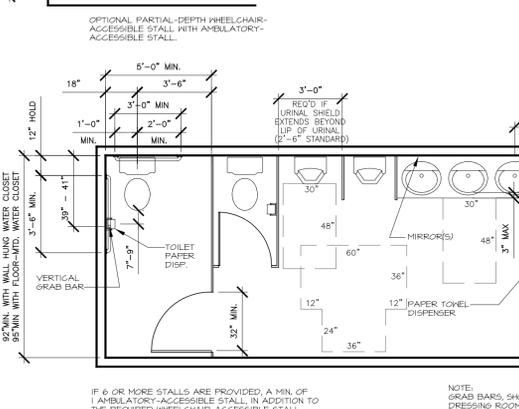
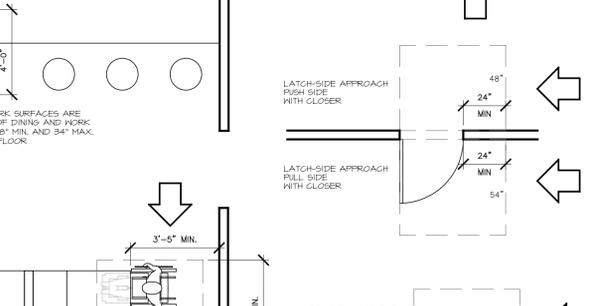
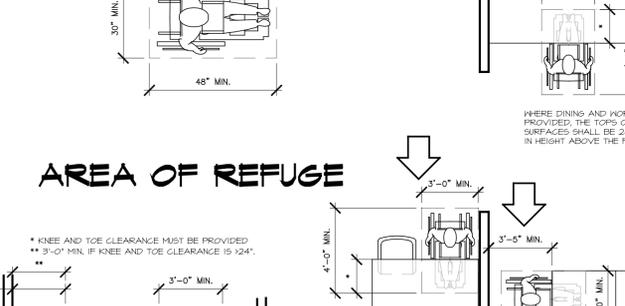
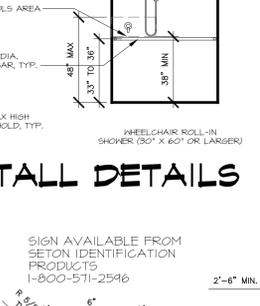
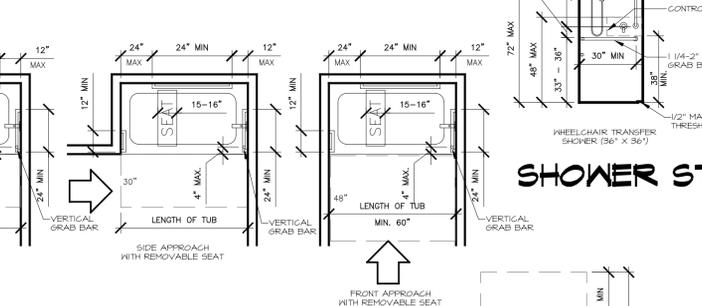
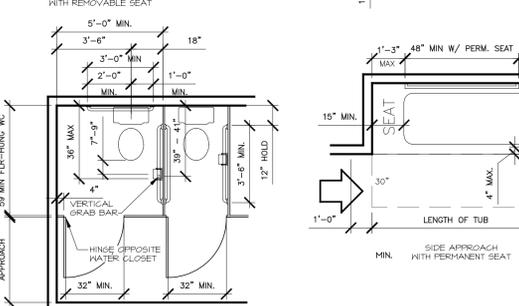
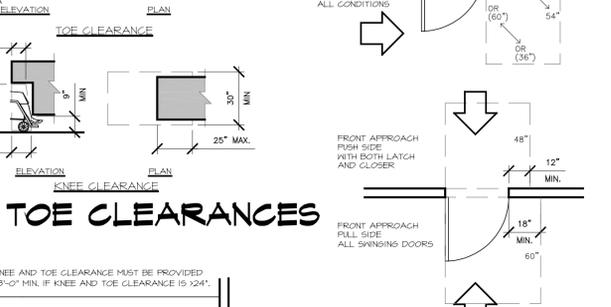
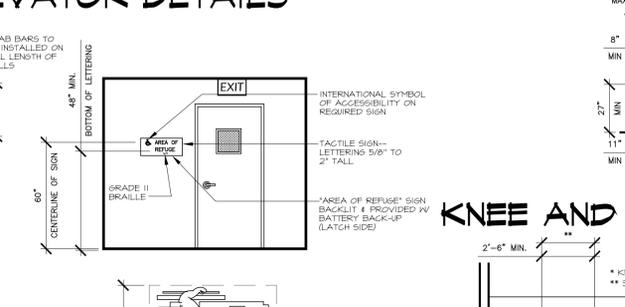
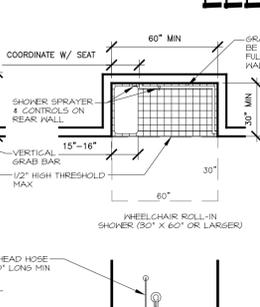
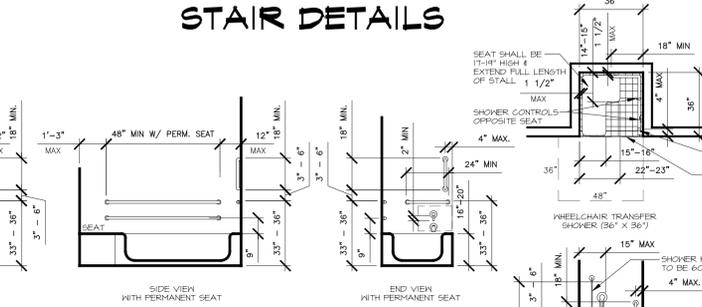
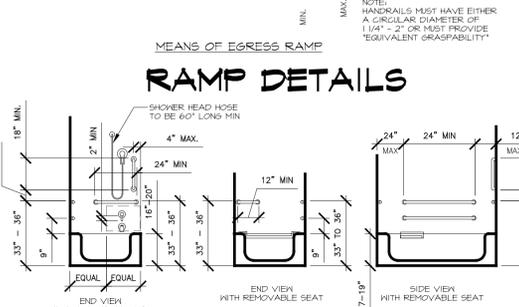
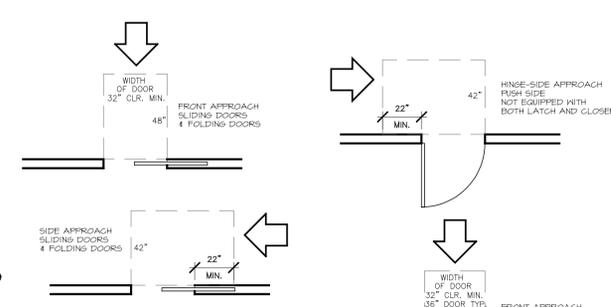
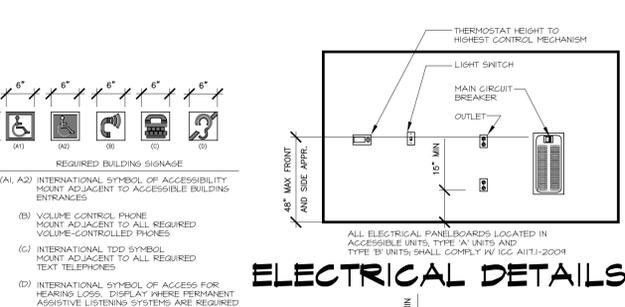
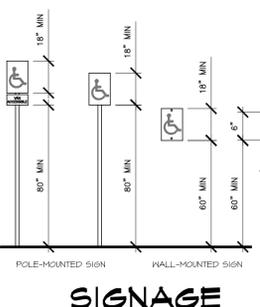
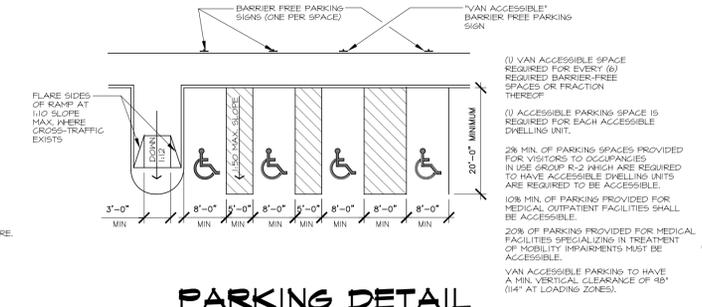
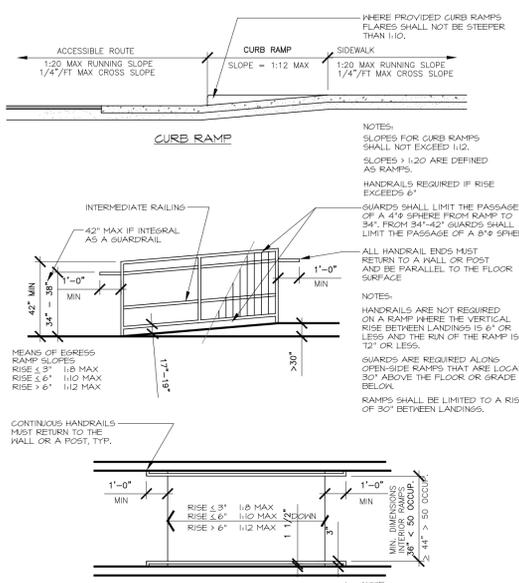
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IX



Project Type
EXTERIOR RENOVATION

Project
ALL GRAND EVENTS RENOVATION

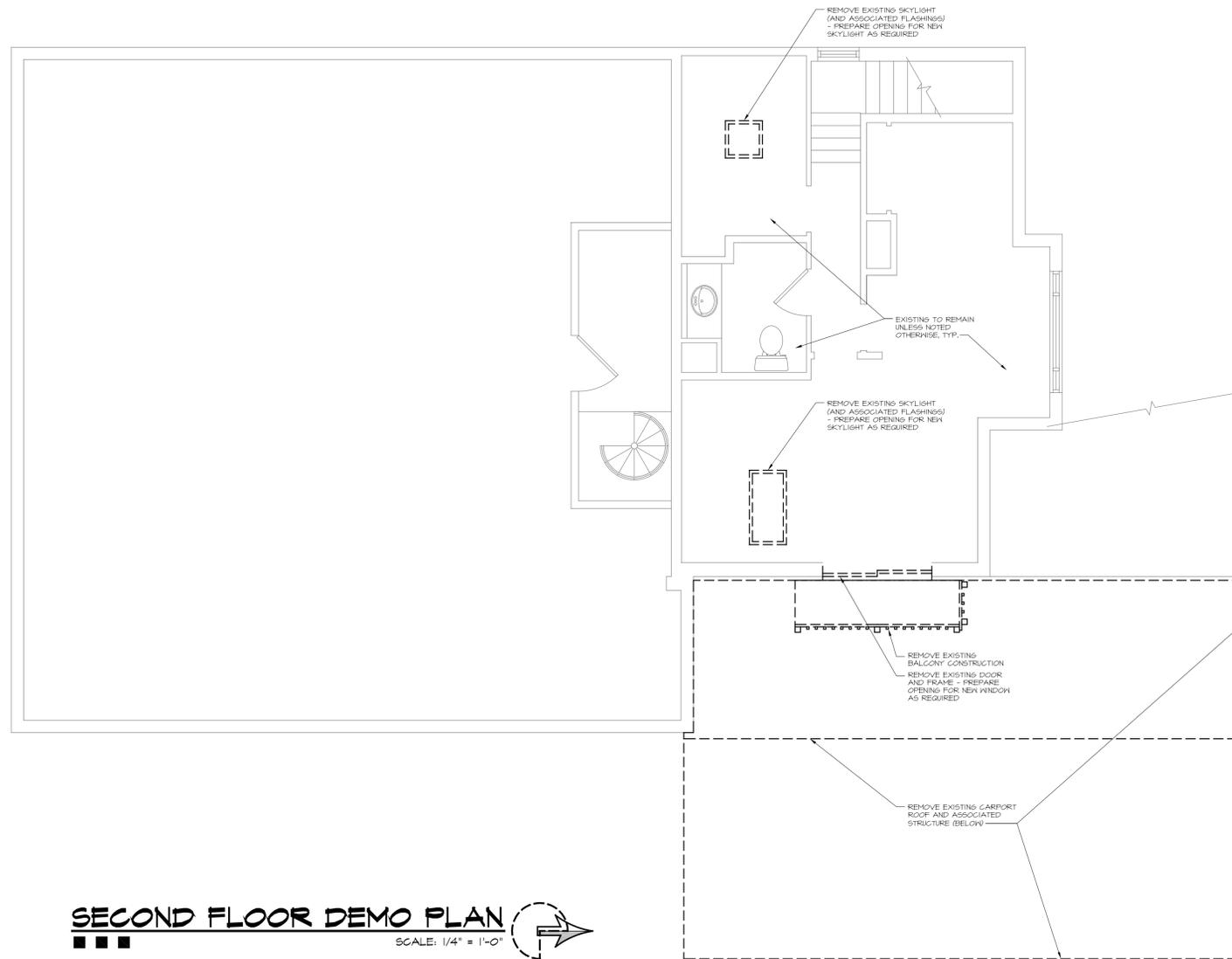
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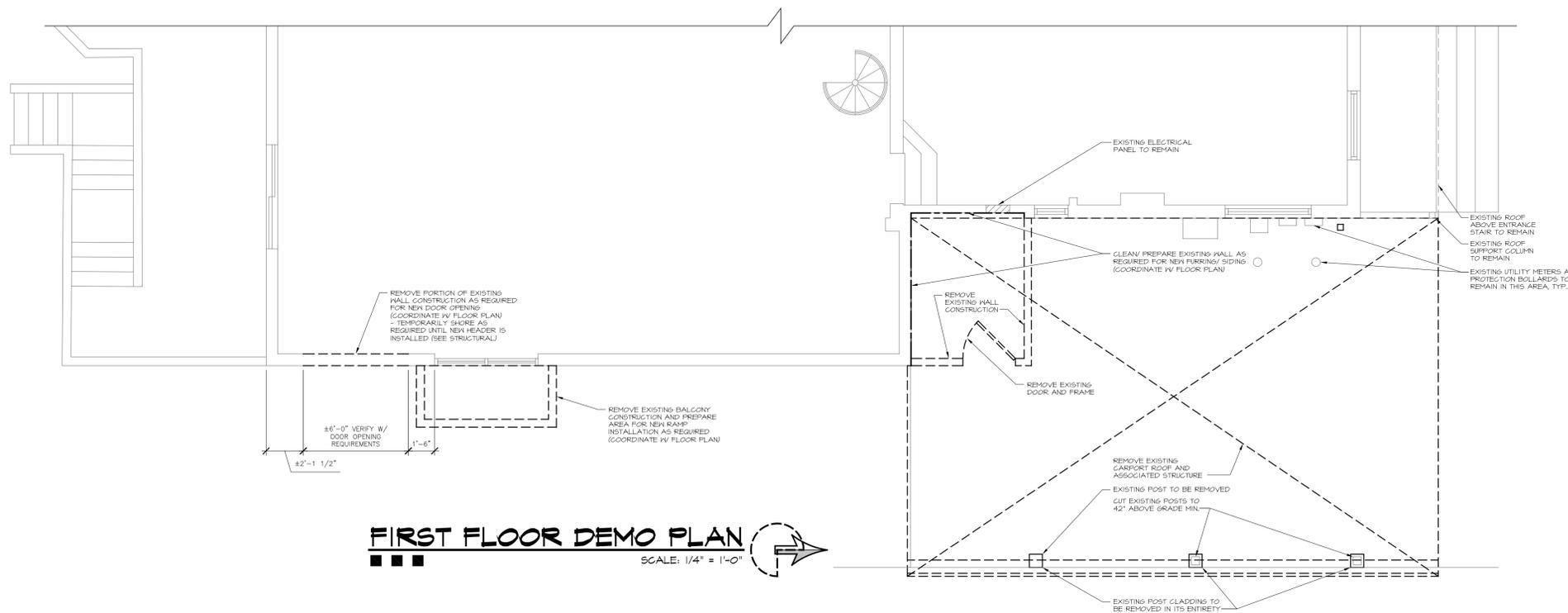
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SECOND FLOOR DEMO PLAN
 SCALE: 1/4" = 1'-0"



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

DEMOLITION NOTES

- ALL WORK ON THIS PROJECT SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST FEDERAL, STATE AND LOCAL CODES.
- ALL BIDDERS MUST VISIT THE SITE TO EXAMINE THE EXISTING CONDITIONS AND ANY OBSTACLES. NO ADDITIONAL PAYMENT WILL BE APPROVED BY THE OWNER FOR CONDITIONS AND/OR OBSTACLES THAT THE BIDDER COULD HAVE IDENTIFIED THROUGH THE REQUIRED SITE VISIT.
- VERIFY EXISTING DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO REMOVING EXISTING CONSTRUCTION OR ORDERING OF MATERIALS.
- VERIFY LOCATION OF ALL EXISTING UTILITIES--NOTIFY OWNER OF SCHEDULE TO TURN OFF ANY UTILITIES. DRAWINGS ARE NOT INTENDED TO SHOW THE LOCATION OF ANY UTILITIES.
- BEFORE CONTRACTOR COMMENCES WITH DEMOLITION, HE SHALL CHECK WITH ALL LOCAL UTILITIES FOR VERIFICATION OF UNDERGROUND LINES. ALL UTILITIES SHALL BE COORDINATED BETWEEN EXISTING SERVICES, PROPOSED SERVICES AND UTILITY COMPANIES. ANY ABANDONED SERVICE SHALL BE TERMINATED ACCORDING TO THE UTILITY COMPANY'S REQUIREMENTS.
- EXECUTE ALL DEMOLITION IN AN ORDERLY MANNER. PROTECT EXISTING BUILDING ELEMENTS AND UTILITIES THAT ARE TO REMAIN.
- PROTECT EXISTING IRRIGATION LINES AND/OR LANDSCAPING THAT IS TO REMAIN (IF APPLICABLE).
- BARRICADE AND PROTECT WORK AREAS, ADJACENT WALKWAYS AND ACCESSES TO PROTECT WORKMEN, PEDESTRIANS, ADJACENT TENANTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SITE SAFETY PRECAUTIONS AND OBSERVATIONS.
- AVOID ENCROACHMENT ON ADJACENT PROPERTIES OR TENANT SPACES. THE GENERAL CONTRACTOR SHALL REPLACE AND/OR REPAIR DAMAGE TO ADJACENT PROPERTIES OR TENANT SPACES RESULTING FROM ENCROACHMENT DURING CONSTRUCTION OPERATIONS.
- THE GENERAL CONTRACTOR SHALL VISIT THE SITE WITH THE OWNER'S REPRESENTATIVE TO AUDIT ITEMS TO BE SALVAGED TO THE OWNER AND PROTECTED/STORED FOR REINSTALLATION.
- ALL ITEMS THAT ARE NOT BEING SALVAGED TO THE OWNER OR REINSTALLED SHALL BECOME THE PROPERTY OF THE GENERAL CONTRACTOR AND SHALL BE REMOVED FROM THE JOB SITE. DO NOT STORE OR PERMIT MATERIAL TO ACCUMULATE ON SITE.
- MATERIALS REMOVED UNDER THIS CONTRACT SHALL NOT BE ADVERTISED FOR SALE AT THE JOB SITE.
- KEEP ALL DRIVE LANES AND BUILDING EXITS CLEAN AND CLEAR AT ALL TIMES.
- ELECTRICAL SYSTEMS AND OTHER UTILITIES THAT ARE IN CONSTRUCTION NOTED TO BE DEMOLISHED SHALL BE REMOVED BACK TO THE SOURCE--DO NOT ABANDON.
- STRUCTURAL COMPONENTS SHALL NOT BE REMOVED OR MODIFIED WITHOUT THE APPROVAL OF THE ARCHITECT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GENERAL CLEANING DUTIES TO REMOVE ALL DEBRIS ASSOCIATED WITH THE DEMOLITION INCLUDING, BUT NOT LIMITED TO: LOT SWEEPING, INSPECTION / REPLACEMENT OF HVAC FILTERS, DUSTING, WINDOW CLEANING, ETC.
- OWNER WILL REMAIN OPEN FOR BUSINESS DURING DEMOLITION AND CONSTRUCTION. THE GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE OF DEMOLITION/CONSTRUCTION TO THE OWNER FOR COORDINATION WITH THE TENANTS.
- THE GENERAL CONTRACTOR SHALL COORDINATE TEMPORARY ENTRIES AND BARRICADING WITH THE OWNER TO MINIMIZE INTERRUPTION OF DAILY BUSINESS ACTIVITIES.

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EXTERIOR RENOVATION

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Sheet
D-1

NOTE
FIELD VERIFY EXTENTS OF EXISTING BUILDING FOUNDATION AND NOTIFY ARCHITECT OF INTERFERENCES WITH PROPOSED CONSTRUCTION

MARK	COLUMN SIZE	FOOTING	BASE CONNECTION	REMARKS
C-1	4x4 P.T. COLUMN	16"Øx42"D CONCRETE POST FOOTING	SIMPSON STRONG-TIE COLUMN BASE LCB44	-
C-2	6x6 P.T. COLUMN	EXISTING FOUNDATION WALL	SIMPSON STRONG-TIE COLUMN BASE AKB42 W/ 3/4" DIA. ANCHOR BOLTS***	**DRILL AND EPOXY ANCHOR BOLTS INTO EXISTING FOUNDATION WALL MIN. 12"

GENERAL STRUCTURAL NOTES

- GENERAL CONDITIONS**
- IF ANY GENERAL NOTE CONFLICTS WITH ANY DETAIL OR NOTE ON THE PLANS OR IN THE SPECIFICATIONS, THE STRICTEST PROVISION SHALL GOVERN.
 - THE STRUCTURAL DRAWINGS ARE FOR THE PLACEMENT AND SIZE OF STRUCTURAL COMPONENTS ONLY. O.S.H.A. AND SAFETY CODE REQUIREMENTS ARE DETERMINED AND PROVIDED BY THE CONTRACTOR.
 - THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER IT IS FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE, AND TO ENSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES PROVIDING TEMPORARY BRACING, SHORING, GUYS OR TIE-DOWNS. THESE TEMPORARY SUPPORTS WILL REMAIN IN PLACE UNTIL ALL STRUCTURAL COMPONENTS ARE IN PLACE AND COMPLETED.
 - USE OF DRAWINGS AS ERECTION DRAWINGS BY THE CONTRACTOR IS STRICTLY PROHIBITED. DIMENSION SHOWN ON THE STRUCTURAL DRAWINGS ARE FOR REFERENCE ONLY AND SHOULD NOT BE USED FOR BUILDING LAYOUT AND LOCATION. SEE ARCHITECTURAL DRAWINGS AND SITE PLAN FOR THESE PURPOSES.
 - WORK CONSTRUCTED SHALL BE INSPECTED BY AN INDEPENDENT TESTING AGENCY TO ENSURE COMPLIANCE WITH THE REQUIREMENTS SHOWN ON THE DRAWINGS. INSPECTIONS REQUIRED BY CHAPTER 17 OF THE MICHIGAN BUILDING CODE; LOCAL BUILDING DEPARTMENTS AND THE CONTRACT DOCUMENTS SHALL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY. SITE VISITS BY THE DESIGN PROFESSIONAL DO NOT CONSTITUTE OR REPLACE INSPECTION.

FRAMING PLAN NOTES

- LOADS**
ROOF LL = 30 PSF GROUND
SNOW LOAD W/ UNBALANCED DRIFT
ROOF DL = 20 PSF
WIND = 15 MPH 3 SECOND GUST /89 MPH SUSTAINED
FLOOR LL = 100 PSF
FLOOR DL = 20 PSF
- WOOD CONSTRUCTION SHALL BE PER AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC) STANDARDS AND SPECIFICATIONS, AND NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) AS PUBLISHED BY NATIONAL FOREST PRODUCTS ASSOCIATION.
- ABBREVIATIONS:**
A.B.'S - ANCHOR BOLTS
O.C. - ON CENTER
- ALL LUMBER FRAMING MEMBERS ARE TO HAVE THE FOLLOWING MINIMUM BASE DESIGN VALUES IN ACCORDANCE WITH THE LATEST ISSUE OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA):
5. DIMENSIONAL LUMBER SHALL BE:
SPF #2 OR BETTER
Fb = 875 P.S.I. MIN.
Fv = 70 P.S.I. MIN.
Fc_perp = 425 P.S.I.
Fc_parallel = 125 P.S.I.
E = 1.3
- MICROCOLLAM (LVL) HEADERS SHALL BE:
Fb = 2600 P.S.I.
Fv = 285 P.S.I.
Fc_perp = 750 P.S.I.
E = 1.9
- HEADERS CONSISTING OF MULTI LAMINATIONS (I.E. (3) 1 3/4"x9 1/4" LVL'S, (3) 2X10'S) SHALL HAVE ALL LAMINATIONS FULLY CONNECTED TO PROVIDE UNIFORM TRANSFER OF LOADS TO ALL MEMBERS.
- PROVIDE DOUBLE STUD AT EACH END OF WOOD HEADERS, TYPICAL, UNLESS NOTED OTHERWISE.
- ROOF SHEATHING SHALL BE APA RATED ROOF SHEATHING CONFORMING TO PS 2 OR APA PRP-108 STANDARDS WITH 32/16 SPAN RATINGS. THICKNESS AS DESCRIBED ON DRAWINGS.

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FOUNDATION NOTES

- FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL WITH AN ASSUMED SAFE BEARING CAPACITY OF 2500 P.S.F. IF SOIL OF THIS CAPACITY IS NOT FOUND AT THE ELEVATIONS INDICATED, FOOTINGS SHALL BE ENLARGED OR LOWERED AT THE DIRECTION OF THE ARCHITECT. VERIFY FOUNDATION SOIL BEARING PRESSURE IN FIELD BY SOIL ENGINEER AND PROVIDE WRITTEN VERIFICATION TO ARCHITECT.
- WHERE NEW FOOTINGS ABUT EXISTING FOUNDATIONS CAREFULLY HAND EXCAVATE AND PLACE BOTTOM OF NEW FOOTING AT THE SAME ELEVATION AS THE EXISTING.
- PROVIDE NECESSARY SHEETING SHORING BRACING, ETC. AS REQUIRED DURING EXCAVATIONS TO PROTECT SIDES OF EXCAVATIONS.
- ALL CINDERS, ORGANIC MATERIAL, ETC. TO BE REMOVED BELOW SLAB AND FOOTINGS.
- FOOTINGS SHALL NOT BE PLACED ON PREVIOUSLY DISTURBED SOILS, SUCH AS UTILITY LOCATION TRENCHES OR LOOSE FILL PLACED DURING PRIOR GRADING OPERATIONS. ALL SUCH AREAS SHALL BE PROOF COMPACTED AND BROUGHT TO ADEQUATE BEARING CAPACITY.
- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS: ACI 301.
FOOTINGS 3000 PSI
- NO ADMIXTURES TO BE INCLUDED WITHOUT WRITTEN AUTHORIZATION OF THE ARCHITECT.
- ALL REINFORCING BARS, DOWELS AND TIES SHALL CONFORM TO A.S.T.M. A615 GRADE 60. REINFORCING STEEL SHALL BE CONTINUOUS AND SHALL HAVE MINIMUM 36 BAR DIAMETER LAP AND BE FABRICATED AND PLACED IN ACCORDANCE WITH A.C.I. - 318 LATEST EDITION.
- COVER FOR CONCRETE REINFORCING STEEL IN ACCORDANCE WITH CURRENT ACI 318.
- CALL MISS DIG 3 WORKING DAYS MINIMUM PRIOR TO EXCAVATION 1-800-482-7171
- ABBREVIATIONS**
F.F. = FINISH FLOOR
T.O.F. = TOP OF FOOTING
T.O.W. = TOP OF WALL
T.O.P. = TOP OF PIER
N/S = NORTH/SOUTH ORIENTATION
E/W = EAST/WEST ORIENTATION
FTG. = FOOTING
VERT. = VERTICAL
TH. = THICK
O.C. = ON CENTER
E.W. = EACH WAY

Project Type
EXTERIOR RENOVATION

Project
ALL GRAND EVENTS RENOVATION

2233 W. GRAND RIVER RD.
OKEMOS, MI 48864

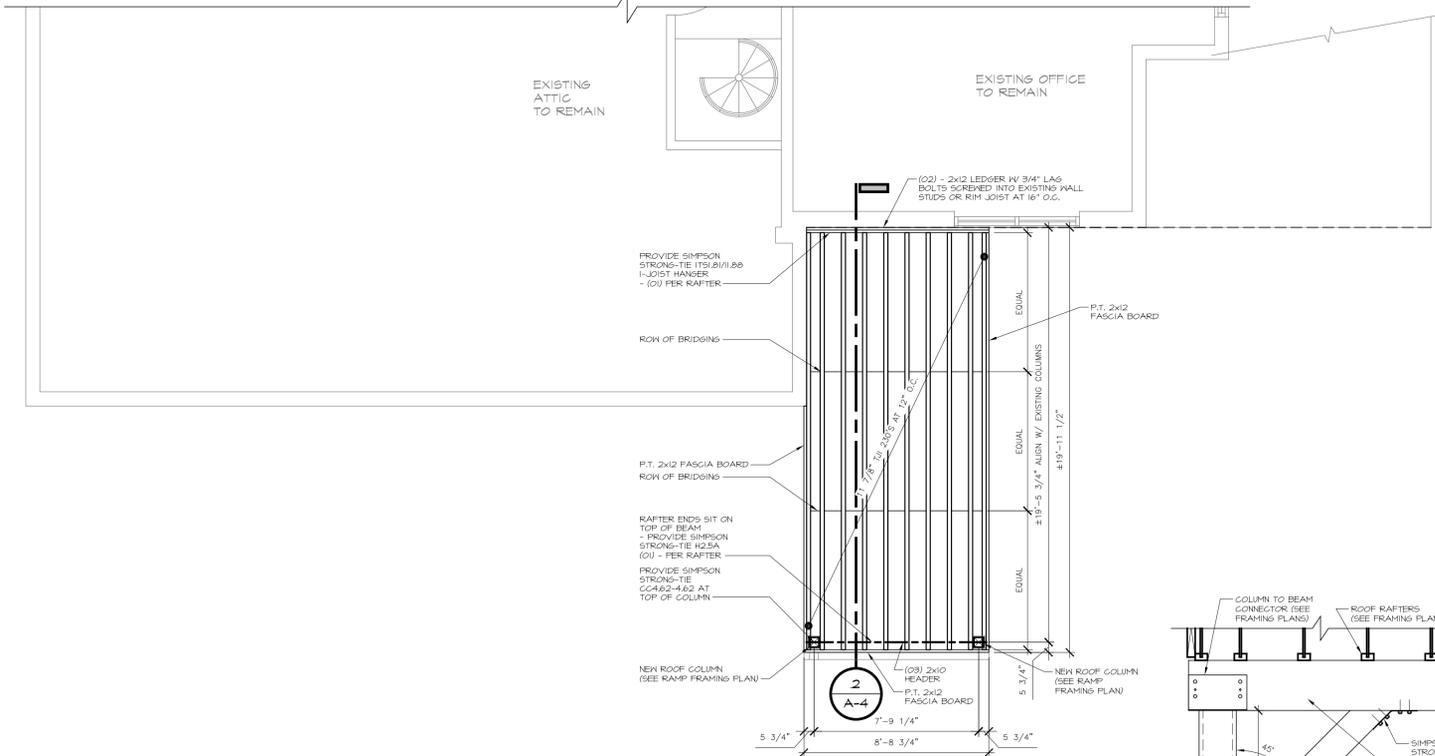
Client
EMILY DAWSON

2233 W. GRAND RIVER RD.
OKEMOS, MI 48864

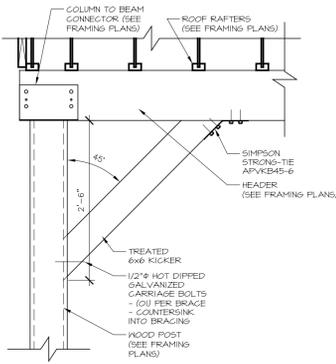
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Project Number
20.124

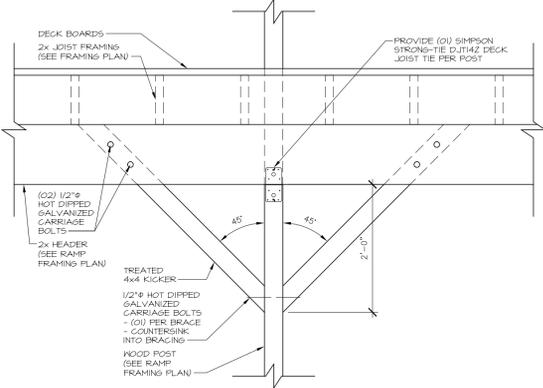
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S-1



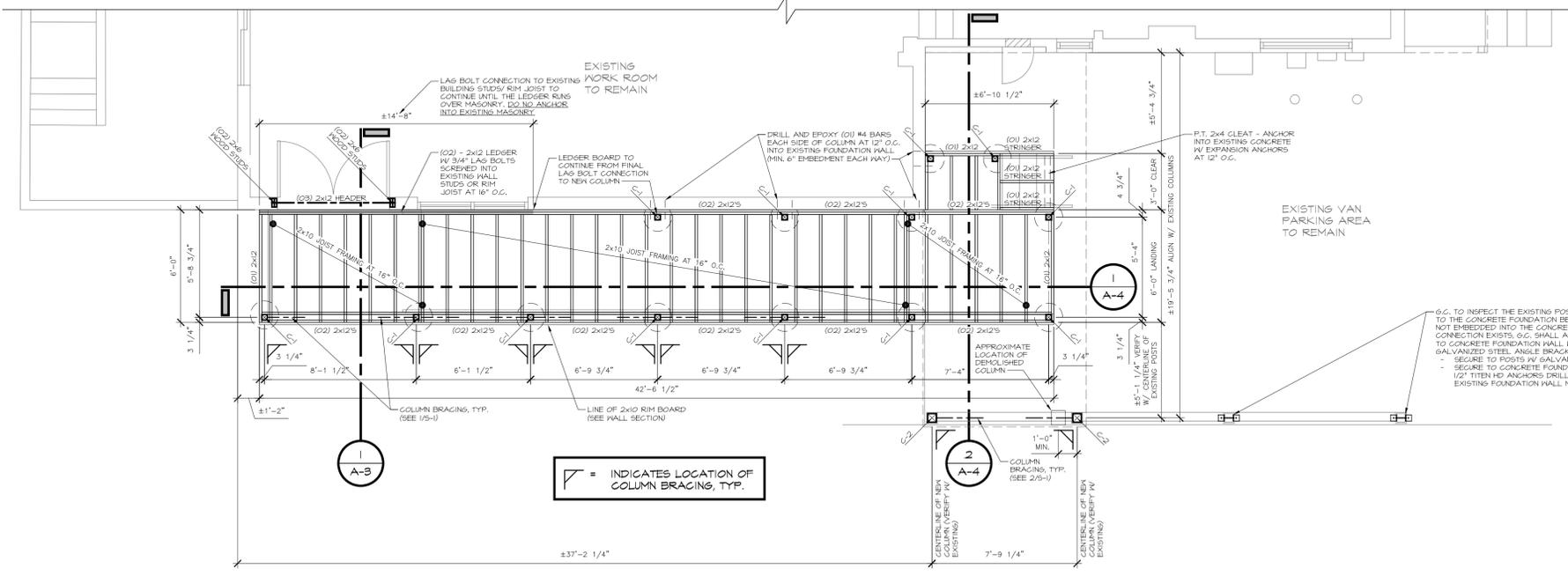
ROOF FRAMING PLAN
1/4" = 1'-0"



BRACING DETAIL 2
3/4" = 1'-0"



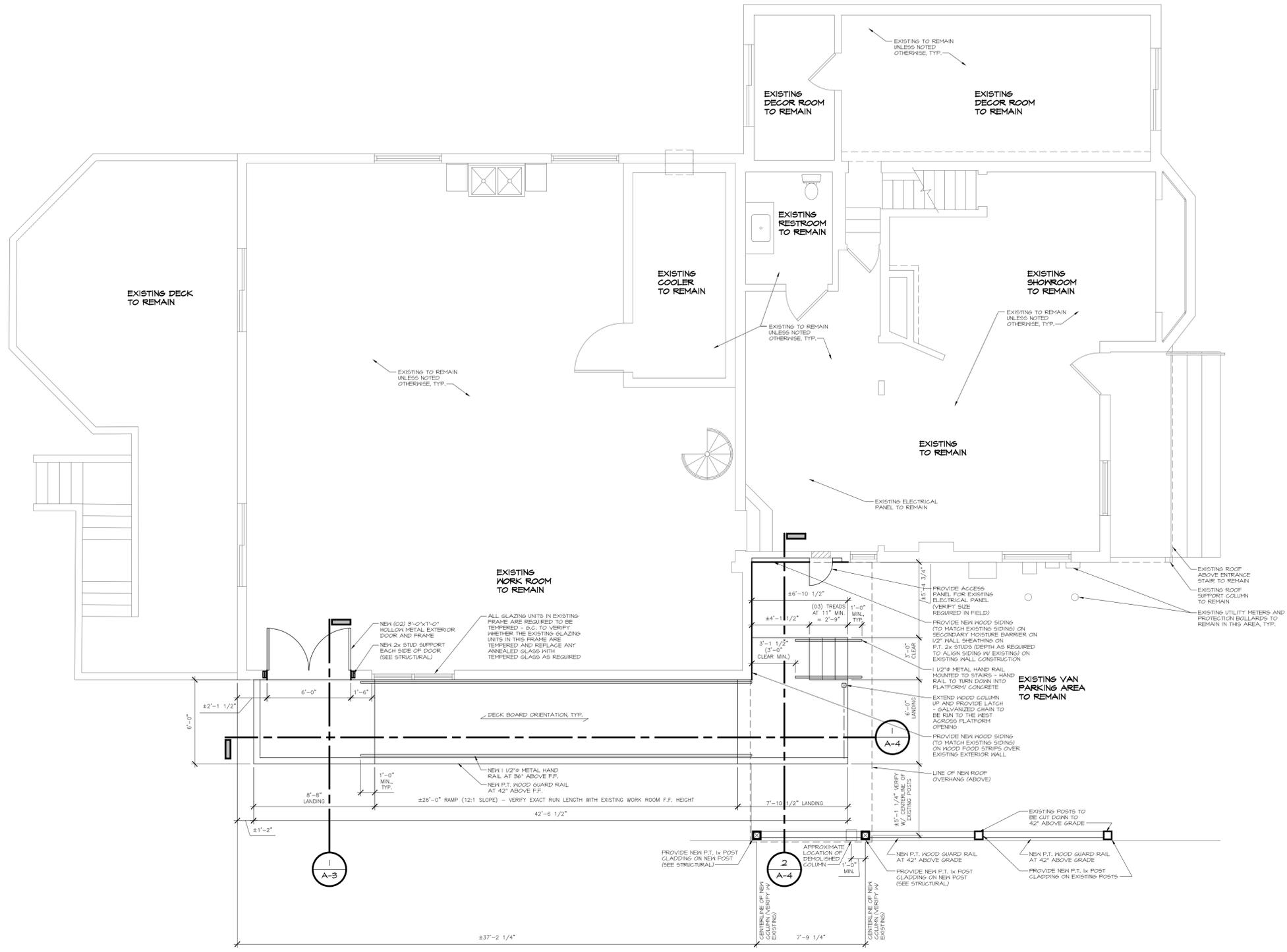
BRACING DETAIL 1
3/4" = 1'-0"



RAMP FRAMING PLAN
1/4" = 1'-0"

WOOD DECK NOTE:
 ALL WOOD DECK BOARDS, FRAMING MEMBERS AND RAILINGS USED ON THIS PROJECT SHALL BE PRESSURE TREATED.

ALTERNATE PRICING NOTE:
 G.C. TO PROVIDE ALTERNATE PRICE FOR THE INSTALLATION OF COMPOSITE DECKING AND RAILING SYSTEM IN LIEU OF WOOD CONSTRUCTION (AS SHOWN IN THESE DRAWINGS).
 - ALL REQUIRED MANEUVERING CLEARANCES, GUARD RAIL HEIGHTS, HANDRAIL EXTENSIONS AND HEIGHTS, ETC. SHOWN ON THESE DRAWINGS SHALL BE MAINTAINED.



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

PERMITS
02/19/24

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Project Type
EXTERIOR RENOVATION

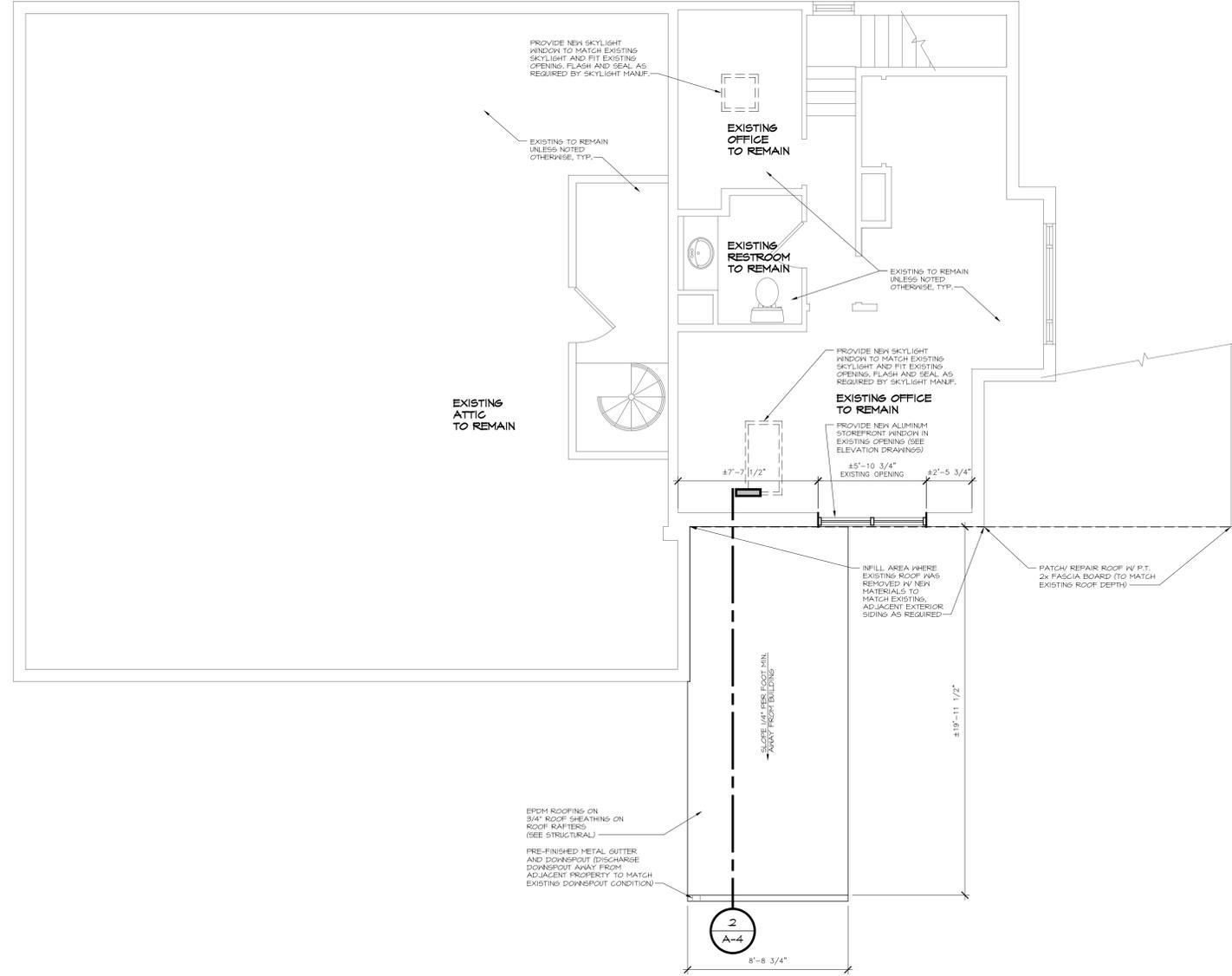
Project
ALL GRAND EVENTS RENOVIATION

Client
EMILY DAWSON

2233 W. GRAND RIVER RD.
 OKEMOS, MI 48864

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Project Number	20.124
Sheet	A-1



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

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Project Type
EXTERIOR RENOVATION

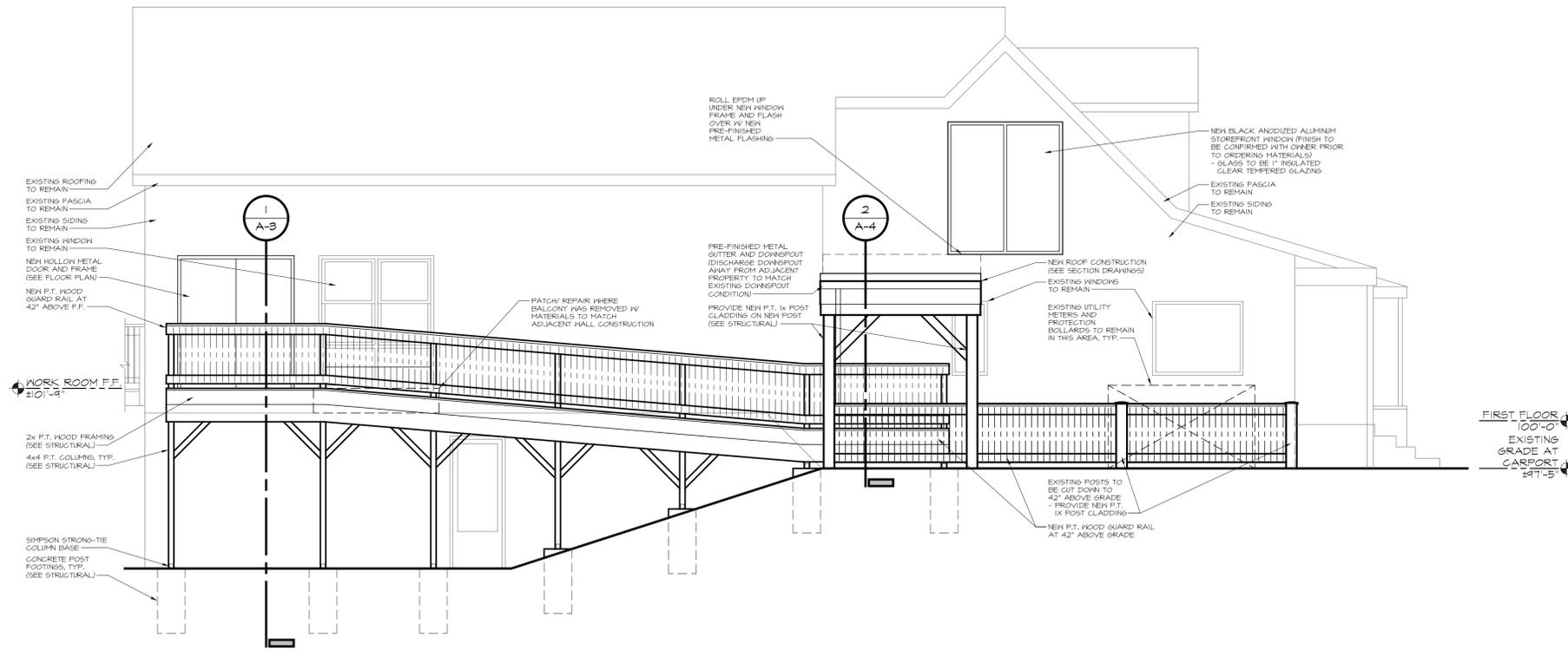
Project
ALL GRAND EVENTS RENOVATION
 2233 W. GRAND RIVER RD.
 OKEMOS, MI 48864

Client
EMILY DAWSON
 2233 W. GRAND RIVER RD.
 OKEMOS, MI 48864

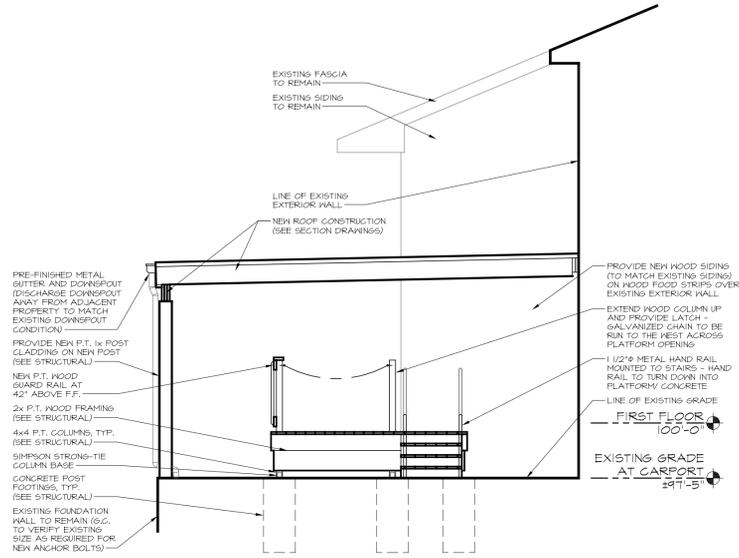
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Project Number
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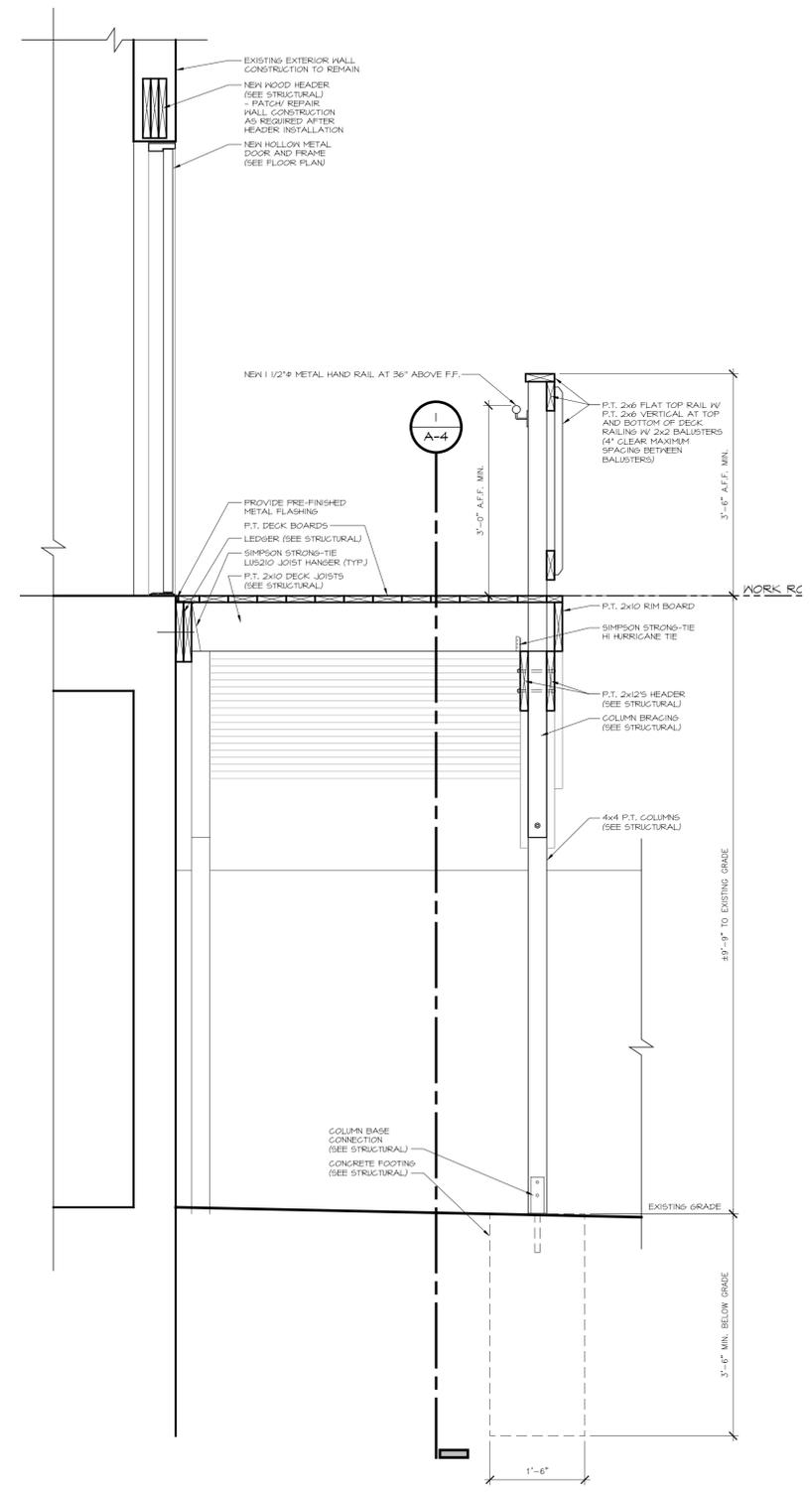
Sheet
A-2



EAST ELEVATION
 ■ ■ ■ SCALE: 1/4" = 1'-0"



PARTIAL NORTH ELEVATION
 ■ ■ ■ SCALE: 1/4" = 1'-0"



WALL SECTION 1 A-3
 ■ ■ ■ 3/4" = 1'-0"

PERMITS
 02/19/24

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Project Type
EXTERIOR RENOVATION

Project
ALL GRAND EVENTS RENOVATION
 2233 W. GRAND RIVER RD.
 OKEMOS, MI 48864

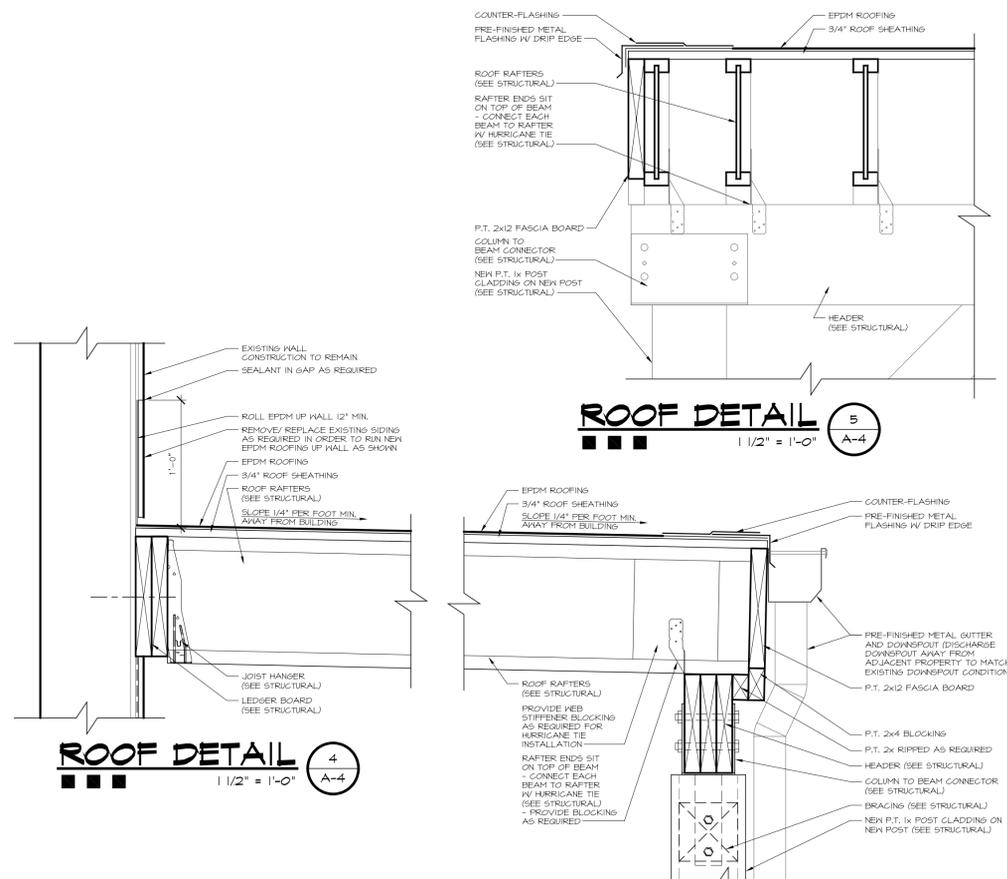
Client
EMILY DAWSON

2233 W. GRAND RIVER RD.
 OKEMOS, MI 48864

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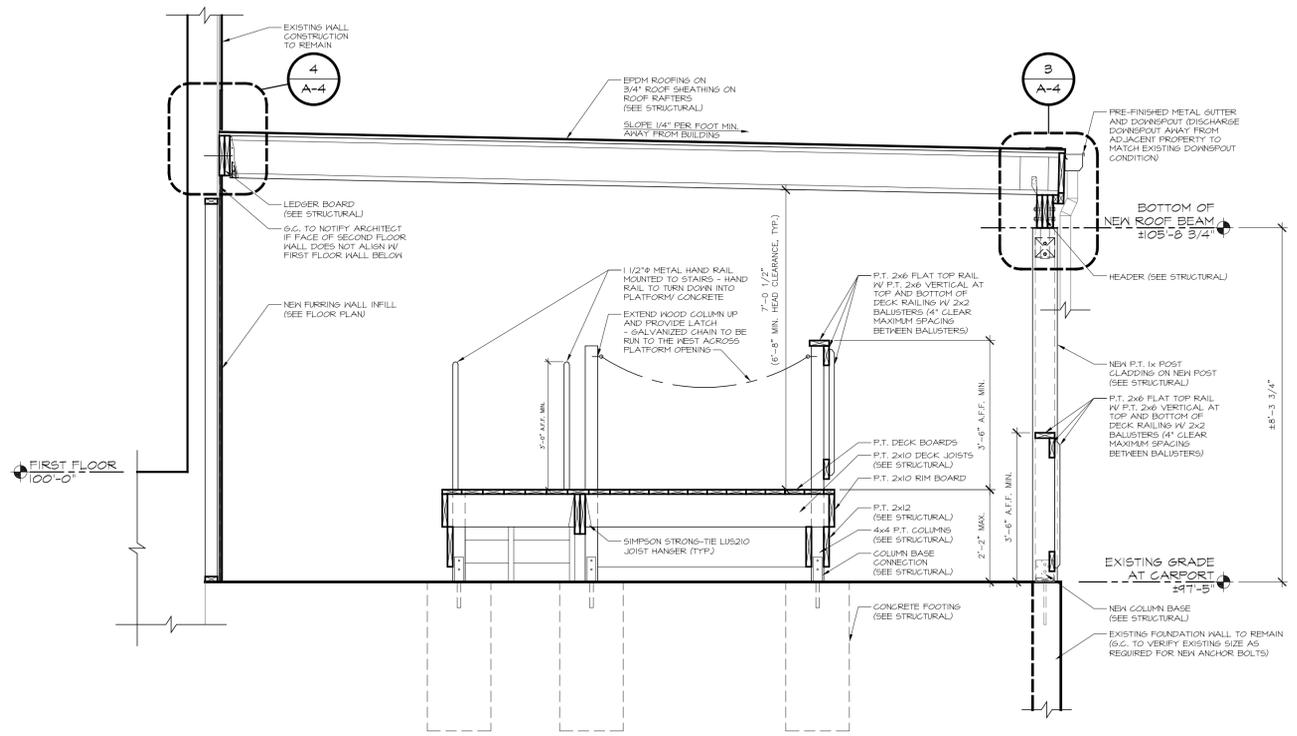
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20.124

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A-3

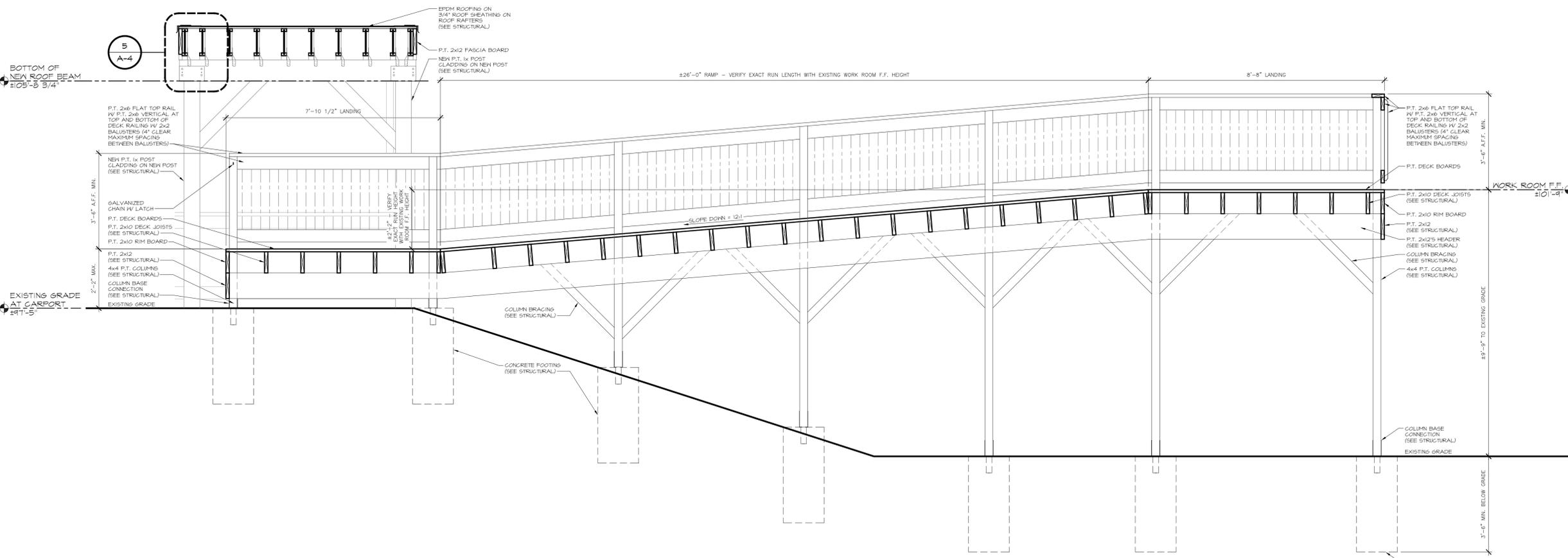


ROOF DETAIL 4
1/2" = 1'-0" A-4

ROOF DETAIL 5
1/2" = 1'-0" A-4



RAMP AND NEW ROOF SECTION 2
1/2" = 1'-0" A-4



RAMP AND NEW ROOF SECTION 1
1/2" = 1'-0" A-4

PERMITS
02/19/24

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Project Type
EXTERIOR RENOVATION

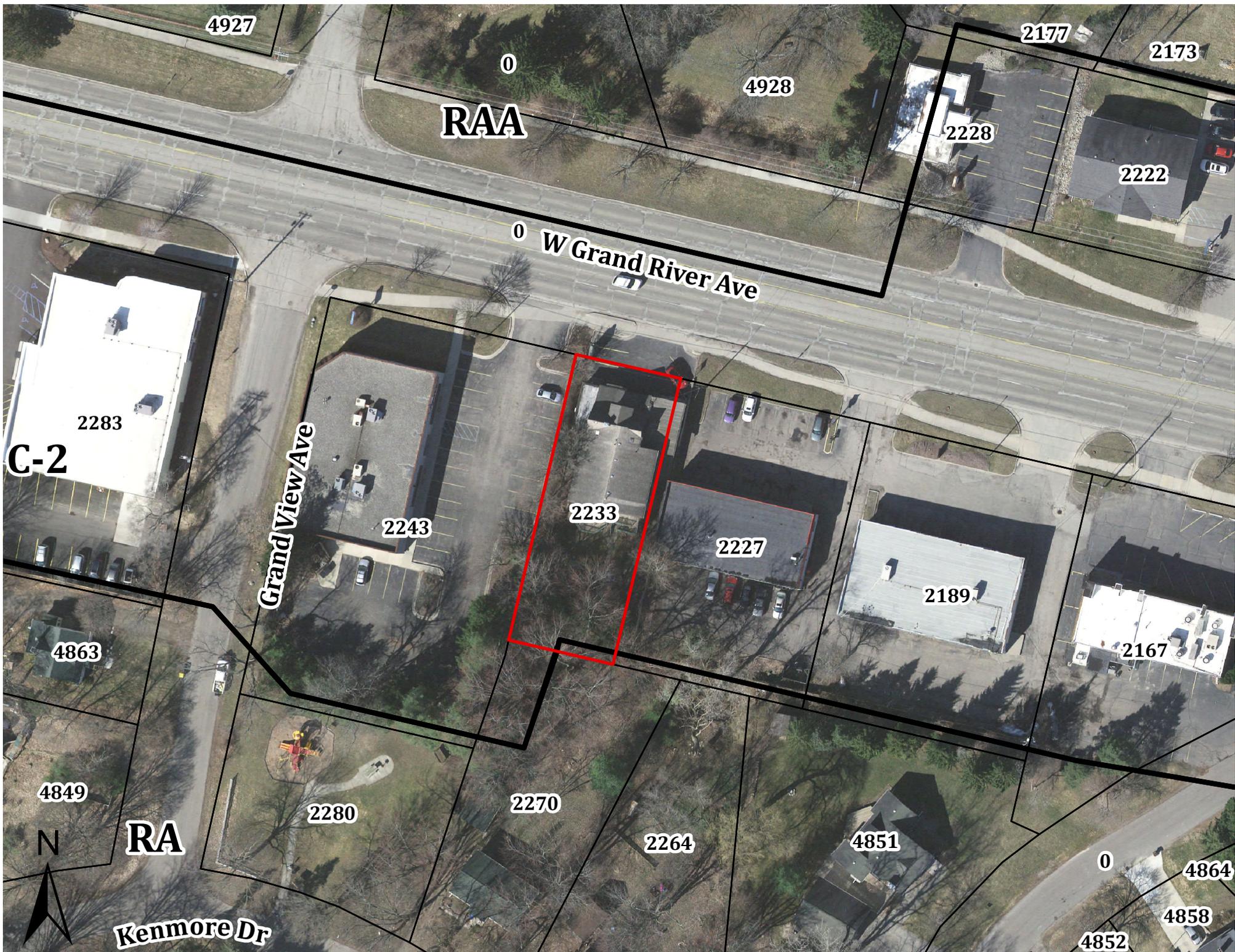
Project
**ALL GRAND EVENTS RENO
RENOVATION**
2233 W. GRAND RIVER RD.
OKEMOS, MI 48864

Client
EMILY DAWSON
2233 W. GRAND RIVER RD.
OKEMOS, MI 48864

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Project Number
20.124

Sheet
A-4



4927

0

RAA

4928

2177

2173

2228

2222

0 W Grand River Ave

2283

C-2

Grand View Ave

2243

2233

2227

2189

2167

4863

4849

RA

2280

2270

2264

4851

0

4864

4858

Kenmore Dr

4852



To: Zoning Board of Appeals
From: Keith Chapman, Associate Planner
Date: June 20, 2024
Re: ZBA Case No. 24-07 (V/L Lake Lansing)

ZBA CASE NO.: 24-07 (V/L Lake Lansing), Consumers Energy, One Energy Plaza, Jackson, MI 49201
LOCATION: V/L Lake Lansing
PARCEL ID: 06-378-026
ZONING DISTRICT: RB (Single Family, High Density)

The applicant is requesting variances from the following sections of the Code of Ordinances:

- Section 86-506(a). In any residential district, no fence, wall, or screen shall be erected higher than six feet.
- Section 86-374(d)(5)(d), Corner lots. A front yard shall be maintained on each street side of a corner lot. Setbacks shall be equal to those required in § 86-367 for the type of streets upon which the lot has frontage and all regulations applicable to front yards shall apply. 25 feet.

Consumers Energy, the applicant, is requesting variances to construct a new natural gas regulator station on a vacant parcel located on the east side of Rutherford Ave. and the north side of Lake Lansing Road. A Special Use Permit (SUP #24012) is currently in front of the Planning Commission to allow the 16' by 12' station in a residential district. The station will replace an outdated station currently located in the Lake Lansing Road right-of-way. The 0.19-acre subject property is zoned RB (Single Family, High Density).

The submitted site plan shows the proposed building will be located 19' from the front property line on Rutherford Ave. Section 86-374(d)(5)(d) requires that the front yard setback be 25 feet. The applicant is requesting a 6-foot variance to construct the building.

Section 86-506(a) requires that the maximum height of a fence in any residential district be a maximum of 6 feet in height. The applicant is requesting to install an 8-foot-tall security fence, requiring a variance of 2 feet.

Attachments

1. Variance application with attachments
2. Site Location Map

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING DIVISION
5151 MARSH ROAD, OKEMOS, MI 48864
(517) 853-4560**

VARIANCE APPLICATION

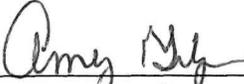
A. Applicant Consumers Energy (Amy Gilpin)
Address of Applicant One Energy Plaza, Jackson, MI 49201
One Energy Plaza, Jackson, MI 49201
Telephone (Work) (517) 745-1639 Telephone (Home) _____
Fax _____ Email address: Amy.gilpin@cmsenergy.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location East Side of Rutherford Road on north side of Lake Lansing Road
Zoning district RB-Single Family Residential Parcel number 33-02-02-06-378-026

C. Nature of request (Please check all that apply):
 Request for variance(s)
 Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances
 Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) See Attached narrative

D. Required Supporting Material Supporting Material if Applicable
-Property survey -Architectural sketches
-Legal description -Other
-Proof of property ownership or approval letter from owner
-Site plan to scale
-Written statement, which demonstrates how all the review criteria will be met (See next page)

 Amy Gilpin 5/10/2024
Signature of Applicant Print Name Date

Fee: \$350 Received by/Date: _____

I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)

Signature of Applicant(s) Date

Signature of Applicant(s) Date

VARIANCE APPLICATION SUPPLEMENT

A variance will be granted, if the following Review Criteria are met:

1. Unique circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created.
2. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.
3. Granting the variance is the minimum action necessary which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
4. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
5. Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Effect of Variance Approval:

1. Granting a variance shall authorize only the purpose for which it was granted.
2. The effective date of a variance shall be the date of the Zoning Board of Appeals approves such variance.
3. A building permit must be applied for within 24 months of the date of the approval of the variance, and a Certificate of occupancy must be issued within 18 months of the date the building permit was issued, otherwise the variance shall be null and void.

Reapplication:

1. No application for a variance, which has been denied wholly or in part by the Zoning Board of Appeals, shall be resubmitted until the expiration of one (1) year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions found by the Zoning Board of Appeals to be sufficient to justify consideration.

**Lake Lansing & Rutherford
Regulator Station
Consumers Energy
5/14/24**



Project Narrative – Variance Request

Consumers Energy currently operates a natural gas regulation / valve station on the south side of E. Lake Lansing Road near the intersection of Rutherford Avenue. The station is currently located within the Lansing Road right of way and consists of several valve vaults that are below grade. The station is nearing the end of its useful life. Consumers plans to construct a new natural gas regulator station on a recently acquired parcel on the north side of E. Lake Lansing Road. The proposed site (Parcel 33-02-02-06-378-026) is located in the northeast quadrant of the intersection of E. Lake Lansing Road and Rutherford Avenue. The proposed facility will include installation of a new 12' W x 16' L x 9' H building, new piping, filter / separator, remote telemetry unit (RTU), fencing, and driveway. The construction is planned to commence in August 2024 and be completed by November 2024. Following is a brief narrative of the proposed project.

Property Data

Parcel #	33-02-02-06-378-026
Zoning	RB – Single Family Residential
Parcel Size	0.18 Acres

Existing & Proposed Use

The site is currently vacant.

The proposed use is a natural gas regulator site which will serve as a regulation site to allow the Owner to continue providing safe and reliable natural gas service to the surrounding community. This is accomplished by reducing the transmission line pressure to a lower distribution pressure that is common for residential use.

The proposed project will allow Consumers Energy to improve the reliability of the regulator station and provide safer conditions for workers to maintain the facility. The new site will include a building to house valves which will allow maintenance to be performed out of the weather. It will also include eliminating confined spaces and providing more ergonomically correct equipment. The new facility will also allow Consumers Energy to remotely monitor the flow of gas through the system.

The site will typically be visited by maintenance personnel on a weekly basis.

Natural Features Assessment

Consumers Energy has performed a survey of the proposed site. Regarding natural features, the site contains a total of four trees – (3) walnut trees ranging in size from 6” to 10” DBH and a 36” DBH Cottonwood tree. It will be necessary to remove all four of these trees to construct the project.

It should be noted that the site does not contain any floodplains, wetlands, water bodies, significant slopes, ravines, or vegetative cover that would sustain significant or endangered wildlife.

There are no substantial impacts to any onsite natural features.

Proposed Improvements

The proposed improvements include the following:

1. Removal of four trees currently located on the site.
2. Construction of a new 12’ W x 16’ L x 9’ H steel sided building.
3. Installation of new piping, valves, and filter / separator.
4. Construction of new gravel driveway / parking area
5. Installation of 8’ vinyl privacy fencing on north and east sides of the property
6. Installation of 7’ chain link fence with three (3) strands of barbed wire. (8’ total height)
7. Placement of crushed limestone surface within the fenced perimeter.

Variance Requests

The following variances are being requested based upon the proposed use of the site.

1. Section 86-506 a – Limits fence height to 6’ in residential districts.

Requesting a fence height of 8’ on front, rear and side yards for both security and screening purposes.

2. Section 86-367 & Section 86-374 d (5) a – Front Yard Setback

1. Front Yard – Required 25 Feet from R/W (Local Street) -

Requesting 19 Feet for Building

3. Section 86-374 d (5) c – Rear Yard Setback

1. Rear Yard – Required 30 Feet from P/L -

Requesting 20 Feet for Building

Variance Justification

A variance will be granted, if the following Review Criteria are met:

1. Unique circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created.

Regarding the dimensional setback variance request, the existing lot dimensions (measured from Rutherford Avenue) and ordinance required setbacks would yield this lot unbuildable. The corner lot scenario and proposed driveway location make Rutherford Avenue the front yard and the overall depth of the lot is 55 feet. The required front yard of 25' and rear yard of 30' leave no room for a building. Most other lots within the same zoning district will not be corner lots.

Regarding the fence height limitation, the proposed use is a natural gas regulator station which must comply with Transportation Security Administration (TSA) and Michigan Public Service Commission (MPSC) guidelines for security. These guidelines include a minimum fence height of eight feet to prevent unauthorized entry into the site. This site location was chosen for this use since it is directly across the street from the existing regulator station and the existing gas pipeline. The existing station does not meet current standards and there was not sufficient room within the E. Lake Lansing Road right of way to comply with current standards. The proposed site was selected due to its proximity to the existing gas infrastructure, and it was available for purchase.

2. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.

As mentioned above, the existing lot dimensions combined with the corner lot criteria render this site unbuildable due to the required setbacks. Without relief from the required setbacks, this project will not be able to move forward.

The proposed fence height allows Consumers Energy to meet the TSA / MPSC security guidelines for a natural gas regulator station. Without the variance, Consumers Energy would not be able to provide a secure site.

The proposed use (Natural Gas Regulator) is permitted as a special use in accordance with Section 86-654 (c) (5). Consumers Energy has applied for a Special Use Permit for this project.

3. Granting the variance is the minimum action necessary which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.

Regarding the requested setbacks, the proposed building is a very small structure that has been proposed on this site in a location that allows the site to be used for the proposed

use of a natural gas regulator station (essential service). The dimensions of the lot essentially prohibit development of this site without the granting of a variance.

Regarding the fence height variance, the request is based on the desire to secure the site based on TSA and MPSC guidelines. This variance will allow Consumers Energy to secure the site and prevent unwanted entry. The proposed fence height meets the minimum standards for this type of installation.

4. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

The proposed variances will not adversely impact the adjacent landowners. Consumers Energy has met with the adjacent property owners. Based on input from adjacent property owners, Consumers Energy is proposing a privacy fence in lieu of the standard chain link fence on the north and east property lines. Consumers Energy has also agreed to locate the fence a minimum of five feet off the property line which essentially provides a larger lot for adjacent property owners.

5. Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Granting the variances will allow Consumers Energy to construct the natural gas regulator station which will allow them to continue providing natural gas service to the surrounding community. These upgrades will allow them to provide safe and reliable service. A natural gas regulator station is allowed in all zoning districts by special land use approval. Consumers Energy has submitted an application for a Special Use Permit for consideration.

May 14, 2024

Department of Community Planning and Development
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

To whom it may concern,

Regulator Stations are important assets to the natural gas distribution system, where natural gas pressure is regulated for safe delivery to customers. Consumers Energy has committed to the Michigan Public Safety Commission and its customers to modernize its older regulator station facilities to provide safe, reliable, and affordable natural gas. Investments to the facilities include improved over pressure protection, remote monitoring, and enhanced security measures.

Consumers Energy's Lake Lansing & Rutherford Regulator Facility is currently located at 3239 East Lake Lansing Road, East Lansing, MI 48823 and is planned to be rebuilt in Fall 2024. This facility was originally constructed in 1940. This facility currently exists in a buried pit as shown in figure 1 below.



Figure 1- Existing Lake Lansing & Rutherford Regulator Station

Due to the nature of the facility being below ground level, it frequently collects and holds water (between 1/3 and 1/2 full). Over time this condition has led to multiple gas leaks due to the damage from frost heave and corrosion.

In addition to meeting our commitments mentioned above Consumers Energy plans to make the following improvements for this facility:

- Relocate this facility out of the right of way and away from Lake Lansing Road.
- Have a safe area and ergonomically friendly area for the mechanics to perform monthly and annual maintenance.
- Install security measures (fence, building, gates, etc.) as recommended by the Transportation Security Administration for natural gas facilities.
- Install facilities that are above ground level that will eliminate flooding/freezing of regulation equipment.

Respectfully,

Anthony J. Stepke

Digitally signed by Anthony J. Stepke
DN: CN=Anthony J. Stepke
Reason: I am approving this document
Contact Info: Project Manager
Date: 2024.05.14 16:30:40-04'00'

PROJECT SCOPE

PREPARE A SITE PLAN AND OBTAIN ASSOCIATED PERMITS FOR THE CONSTRUCTION OF THE LAKE LANSING & RUTHERFORD REGULATOR STATION IN MERIDIAN TOWNSHIP, MI. THIS WILL INCLUDE THE CONSTRUCTION OF ONE BUILDING, DRIVEWAY, FENCING, GAS PIPING, AND REMOTE TELEMETRY UNIT.

SITE PLAN FOR
**CONSUMERS ENERGY
 LAKE LANSING & RUTHERFORD
 REGULATOR STATION**

SECTION 6 T4N-R1W
 RUTHERFORD AVENUE
 EAST LANSING, MI 48823
 MERIDIAN TOWNSHIP, INGHAM COUNTY



LOCAL AGENCY AND UTILITY INFORMATION

AGENCY	UTILITY
MERIDIAN TOWNSHIP PLANNING DIVISION 5151 MARSH ROAD OKEMOS, MI 48864 (517) 853-4560	SITE PLAN
INGHAM COUNTY ROAD COMMISSION 301 BUSH STREET, PO BOX 38 MASON, MI 48854 (517) 676-9722	ROAD
MERIDIAN TOWNSHIP 5151 MARSH ROAD OKEMOS, MI 48864 (517) 853-4440	SESC

SHEET INDEX

- C-6487-PMT-01 COVER SHEET
- C-6487-PMT-02 GENERAL NOTE SHEET
- C-6487-PMT-03 EXISTING SURVEY AND REMOVAL SHEET
- C-6487-PMT-04 SITE PLAN SHEET
- C-6487-SPL-02 GRADING & SOIL EROSION SHEET
- C-6487-SAD-02 SITE DETAIL SHEET
- C-6487-PMT-05 BUILDING PLAN AND ELEVATION

LEGAL DESCRIPTION

PARCEL: 33-02-02-06-378-026
 LOCATED IN THE TOWNSHIP OF MERIDIAN, COUNTY OF INGHAM, STATE OF MICHIGAN, LOT 296, TOWAR GARDENS SUBDIVISION, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, ACCORDING TO THE RECORDED PLAT THEREOF AS RECORDED IN LIBER OF 8 OF PLATS, PAGE 43, INGHAM COUNTY RECORDS.

OWNER INFORMATION

CONSUMERS ENERGY
 1945 W. PARNALL ROAD
 JACKSON, MI 49201
 (734) 691-0823
 ROBERT MCEACHERN

ENGINEER INFORMATION

ROWE PROFESSIONAL SERVICES COMPANY
 540 S. SAGINAW ST, SUITE 200
 FLINT, MI 48502
 (810) 341-7500
 DOUGLAS SCOTT, P.E.

APPLICANT INFORMATION

CONSUMERS ENERGY
 ONE ENERGY PLAZA
 JACKSON, MI 49201
 (517) 745-1639
 AMY GILPIN



ORIGINAL DRAWING #	REV.	PROJECT ID	DATE	DESCRIPTION	DESIGN	PEER REV.	DESIGN APP.	ENG APP.	REV.	PROJECT ID	DATE	DESCRIPTION	DESIGN	PEER REV.	DESIGN APP.	ENG APP.	REV.	PROJECT ID	DATE	DESCRIPTION	

		LAKE LANSING & RUTHERFORD 2024 CONSTRUCTION	
		COVER SHEET	
GEO-SPATIAL & GAS ASSET MANAGEMENT METER AND REGULATION DEPARTMENT		FIELD AREA: INAGHAM PROJECT ID# STA. NO.	
FILE: 65050C6487-PMT.01.DWG RASTER FILE:		DRAWING NO. SHEET REV. C-6487-PMT 01	
SCALE: NONE		GM-00990 65-050	

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LOCATION MAP
NOT TO SCALE

SEC. 6
MERIDIAN TOWNSHIP
T4N R1W
INGHAM COUNTY

BASIS OF BEARING

MICHIGAN STATE PLANE COORDINATE SYSTEM
SOUTH ZONE - NAD83 2011 - INTERNATIONAL FEET
REFERENCED TO THE MICHIGAN SPATIAL REFERENCE NETWORK
VRS NETWORK SOLUTION
AVG. COMBINED SCALE FACTOR = 0.999873783
GROUND DISTANCES ARE SHOWN

BASIS OF ELEVATION

NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID18)
MICHIGAN SPATIAL REFERENCE NETWORK
VRS NETWORK SOLUTION
1 FOOT CONTOURS ARE SHOWN

SURVEY CONTROL POINT INFORMATION

SURVEY CONTROL POINT #1

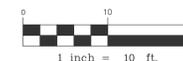
SET 1/2" BAR AND CAP (CE TRAV. PT.) 3'
SOUTH OF SOUTH EDGE OF CONCRETE WALK & 30'
EAST OF BACK-OF-CURB OF RUTHERFORD STREET.
NORTHING= 457467.469
EASTING= 13094641.250
ELEV= 856.86

SURVEY CONTROL POINT #2

FOUND 1/2" BAR & CAP (CE TRAV. PT.) 1.3" WEST OF
EDGE BIT OF RUTHERFORD OPPOSITE WOOD FENCE TO
THE WEST FOR HOUSE #6013
NORTHING= 457631.217
EASTING= 13094577.010
ELEVATION= 852.28

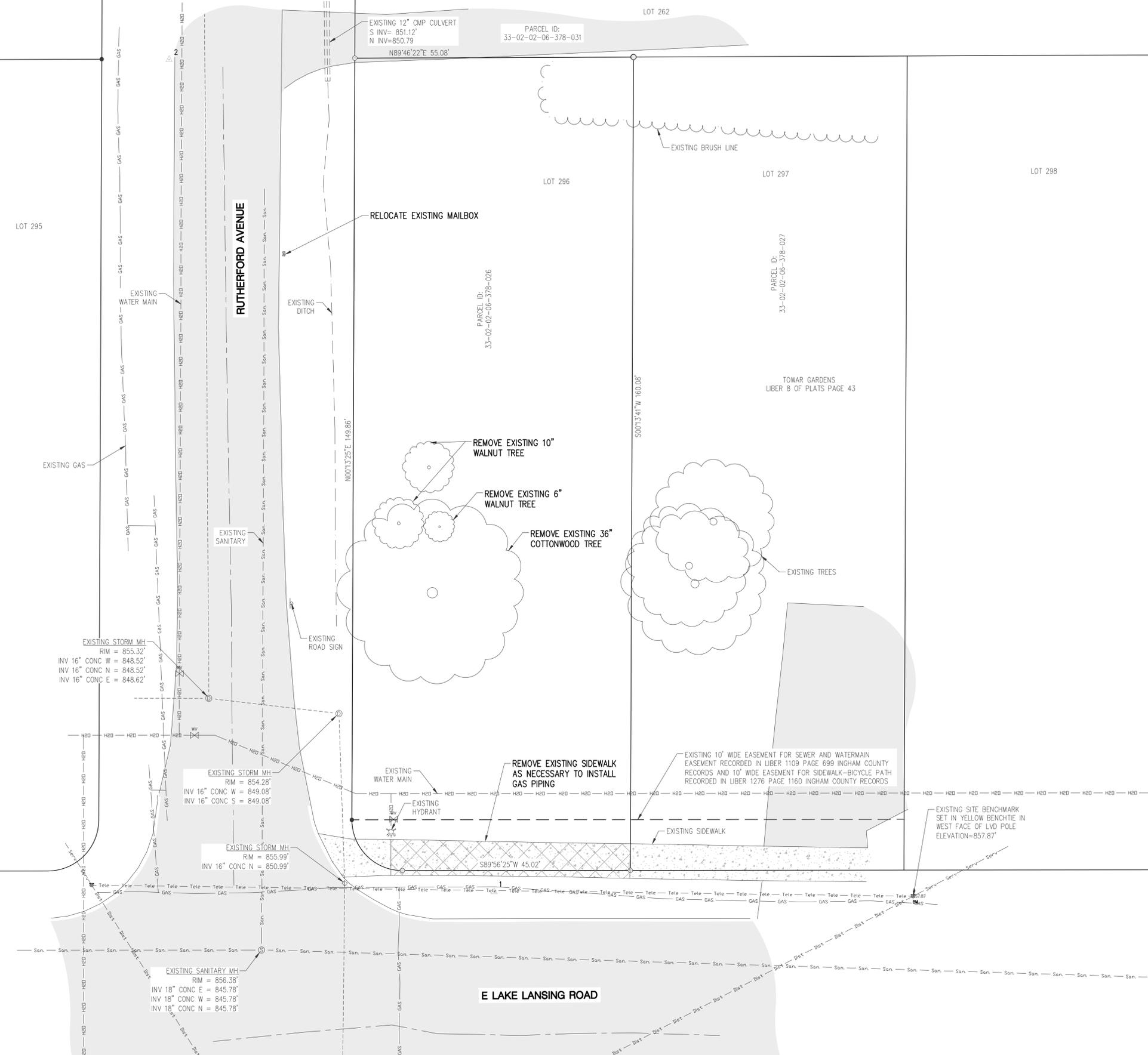
SURVEY CONTROL POINT BENCHMARK #3

SET YELLOW BENCHMARK IN WEST FACE OF LVD POLE
NORTHING= 457466.6
EASTING= 13094723.5
ELEVATION= 857.87



LEGEND

- ⊙ CARSONITE POST @ CORNER
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- ↓ GUY ANCHOR
- TELEPHONE RISER
- ELECTRIC RISER
- SIGN
- POST (WOOD/METAL)
- ⊙ ABOVE GRADE VERTICAL PIPE
- CURB INLET
- ◇ GASLINE MARKER
- ⊗ GAS VALVE
- ⊠ BLOWDOWN
- ELECTRICAL CONDUIT
- ⊙ SECTION CORNER
- ⊙ FOUND/SET SURVEY
- ▭ EXISTING PAVEMENT
- ▭ EXISTING CONCRETE
- ▭ REMOVE EXISTING CONCRETE
- Dist — Dist — DISTRIBUTION OVERHEAD
- FO — FIBER OPTIC
- CATV — CATV — CABLE
- H2O — H2O — STORM SEWER
- H2O — H2O — WATER MAIN
- Tele — TELEPHONE OVERHEAD
- GAS — UNDERGROUND GAS
- x — EXISTING FENCE
- ~ ~ ~ TREE / BRUSH LINE
- ⊠ ELECTRICAL BOX
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE



Know what's below.
Call before you dig.
www.call811.com
or MISSING @ 1-800-482-7171

CAUTION
IF INSTALLATION
CANNOT BE COMPLETED
AS DESIGNED
CONTACT PROJECT ENGINEER
BEFORE PROCEEDING

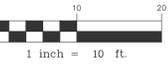
		LAKE LANSING & RUTHERFORD 2024 CONSTRUCTION	
		EXISTING SURVEY AND REMOVALS	
GEO-SPATIAL & GAS ASSET MANAGEMENT METER AND REGULATION DEPARTMENT		FIELD AREA: INAGHAM PROJECT ID# STA. NO. DRAWING NO. SHEET REV.	
FILE: 65050C6487-PMT.03.DWG RASTER FILE:		SCALE: 1" = 10' GM-00990 65-050 C-6487-PMT 03	

REV.	PROJECT ID	DATE	DESCRIPTION	DESIGNER	PEER REV.	DESIGN APP.	ENG. APP.	REV.	PROJECT ID	DATE	DESCRIPTION

ORIGINAL DRAWING #

DRAWING FILES ARE THE INTELLECTUAL PROPERTY OF CONSUMERS ENERGY AND SHALL NOT BE DISTRIBUTED EXTERNALLY WITHOUT OWNER PERMISSION

DO NOT SCALE DRAWING USE DIMENSIONS ONLY



LEGEND

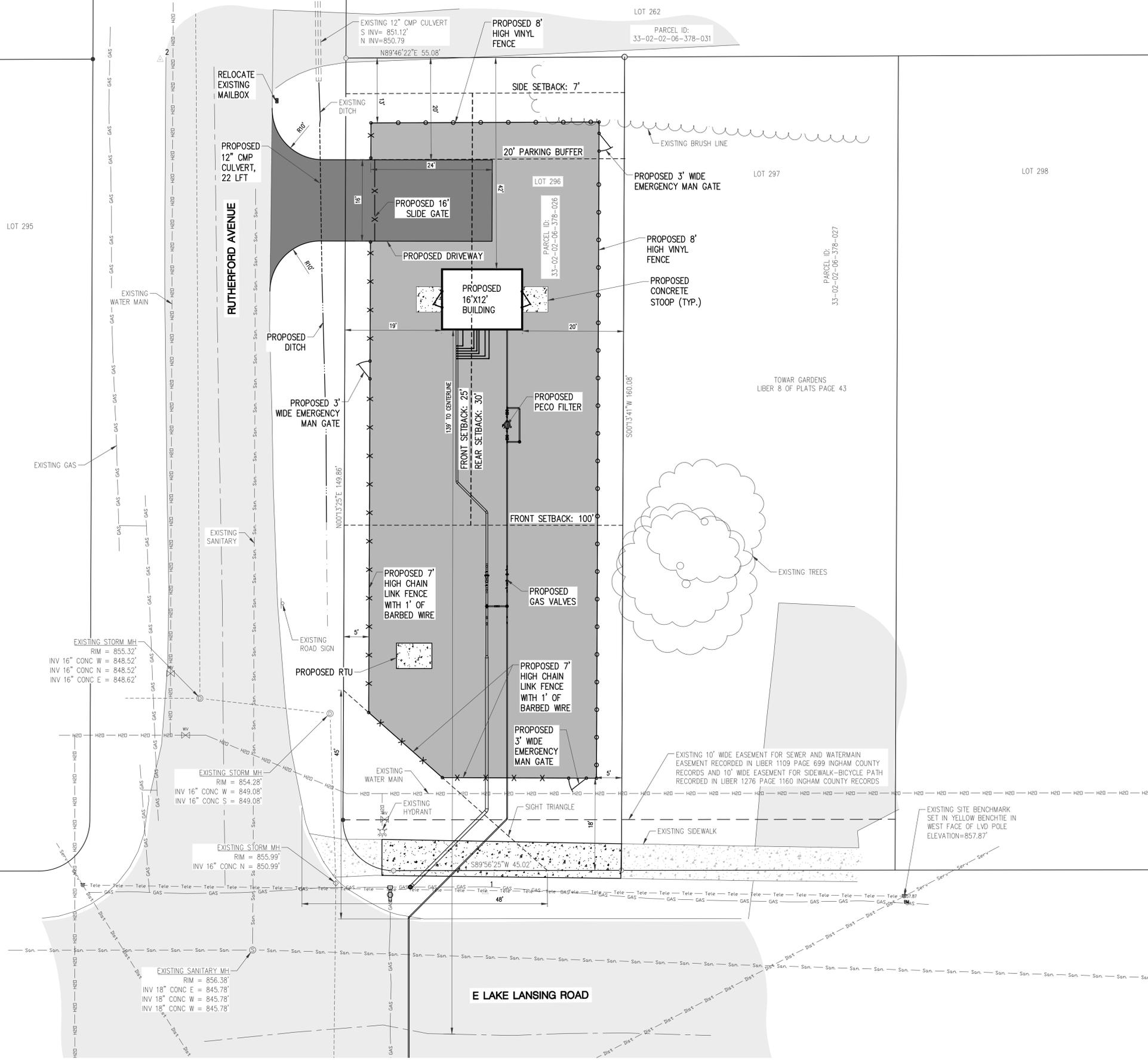
- ⊙ CARSONITE POST @ CORNER
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- ⊙ GUY ANCHOR
- ⊙ TELEPHONE RISER
- ⊙ ELECTRIC RISER
- ⊙ SIGN
- ⊙ POST (WOOD/METAL)
- ⊙ ABOVE GRADE VERTICAL PIPE
- ⊙ CURB INLET
- ⊙ GASLINE MARKER
- ⊙ GAS VALVE
- ⊙ BLOWDOWN
- ⊙ ELECTRICAL CONDUIT
- ⊙ SECTION CORNER
- ⊙ FOUND/SET SURVEY
- ▨ EXISTING PAVEMENT
- ▨ EXISTING CONCRETE
- ▨ PROPOSED GRAVEL (YARD)
- ▨ PROPOSED GRAVEL (DRIVE)
- ▨ PROPOSED CONCRETE
- Dist — Dist — DISTRIBUTION OVERHEAD
- FO — FIBER OPTIC
- CATV — CATV — CABLE
- Storm — STORM SEWER
- H2O — H2O — WATER MAIN
- Tele — TELEPHONE OVERHEAD
- GAS — UNDERGROUND GAS
- X — EXISTING FENCE
- X — PROPOSED CHAIN LINK FENCE
- O — PROPOSED VINYL FENCE
- ~ ~ ~ TREE / BRUSH LINE
- ⊠ ELECTRICAL BOX
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE

DISTRICT SETBACK TABLE					
	DISTRICT	DESCRIPTION	MINIMUM FRONT YARD	MINIMUM SIDE YARDS	MINIMUM REAR YARD
REQUIRED	RB SINGLE FAMILY	PUBLIC UTILITY ESSENTIAL SERVICE	100' LAKE LANSING 25' RUTHERFORD	7'	30'
PROVIDED	RB SINGLE FAMILY	PUBLIC UTILITY ESSENTIAL SERVICE	139' LAKE LANSING 19' RUTHERFORD	42'	20'

*SEE NOTE #8

SITE PLAN NOTES:

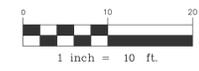
1. PERMANENT TRASH RECEPTACLES / DUMPSTERS ARE NOT PROPOSED FOR THIS SITE. ANY WASTE GENERATED ONSITE WILL BE REMOVED THE SAME DAY. TEMPORARY DUMPSTERS MAY BE ON SITE DURING CONSTRUCTION BUT WILL BE REMOVED PRIOR TO CONSTRUCTION COMPLETION.
2. THE SITE WILL NOT BE REGULARLY OCCUPIED. EMPLOYEES WILL ROUTINELY VISIT THE SITE TO PERFORM REGULAR INSPECTIONS AND ROUTINE MAINTENANCE. THERE IS SUFFICIENT SPACE FOR THE ANTICIPATED PARKING NEEDS. THESE SPACES WILL NOT BE DELINEATED IN THE FIELD.
3. THE FACILITY WILL NOT UTILIZE PUBLIC WATER OR SANITARY SEWER, NOR WILL THE SITE MAKE USE OF A PRIVATE WELL OR SEPTIC SYSTEM.
4. THE SITE WILL BE SERVED BY ELECTRICAL SERVICE.
5. THE PROPOSED PROJECT WILL NOT IMPACT ANY WETLANDS OR FLOODPLAINS.
6. THIS PROJECT WILL INCLUDE THE CONSTRUCTION OF A NEW DRIVEWAY ALONG RUTHERFORD AVE. NO WORK SHALL TAKE PLACE WITHIN THE ROAD RIGHT OF WAY WITHOUT AN APPROVED PERMIT FROM THE ROAD COMMISSION.
7. THE PROPOSED BUILDING WILL HAVE A LIGHT FIXTURE ABOVE EACH DOOR. THE LIGHT FIXTURES WILL BE SWITCH OPERATED AND WILL ONLY BE ON WHEN WORK IS BEING PERFORMED ONSITE.
8. A VARIANCE WILL BE REQUIRED FOR THE FRONT SETBACK OFF RUTHERFORD AND THE REAR SETBACK.



ROWE PROFESSIONAL SERVICES COMPANY		LAKE LANSING & RUTHERFORD 2024 CONSTRUCTION	
Consumers Energy <i>Count on Us</i>		SITE PLAN SHEET	
GEO-SPATIAL & GAS ASSET MANAGEMENT METER AND REGULATION DEPARTMENT		FIELD AREA: INAGHAM	
FILE: 65090C6487-PMT.04.DWG RASTER FILE:	SCALE: 1" = 10'	PROJECT ID# STA. NO. GM-00990 65-050	DRAWING NO. C-6487-PMT
DESIGNER: KEB DATE: MAY 2024	ENGINEER: KEL DATE: MAY 2024	PEER REV: KEL DATE: MAY 2024	DESIGN APPROVAL: DAS DATE: MAY 2024
ENGINEER APPROVAL: RM DATE: MAY 2024	SHEET REV: 04		

ORIGINAL DRAWING #	REV.	PROJECT ID	DATE	DESCRIPTION	DESIGNER	PEER REV.	DESIGNER APPROVAL	DATE	DESCRIPTION

DO NOT SCALE DRAWING USE DIMENSIONS ONLY



PROJECT COMPLETION SCHEDULE		CONSTRUCTION OPERATIONS																					
CONSTRUCTION SEQUENCE		MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC												
STRIP & STOCKPILE TOPSOIL/GRAVEL																							
DEMOLITION																							
BUILDING ERECTION																							
ROUGH GRADING																							
FENCE / GATE REPLACEMENT																							
FINISH GRADING / RESTORATION																							
PUNCH LIST COMPLETION																							

SOIL EROSION/SEDIMENTATION CONTROL		OPERATION TIME SCHEDULE																							
CONSTRUCTION SEQUENCE		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC												
ROUGH GRADE SEDIMENT CONTROL																									
TEMP. CONTROL MEASURES																									
SITE CONSTRUCTION																									
PERM. CONTROL MEASURES																									
FINISH GRADING																									

LEGEND

- EXISTING PAVEMENT
- EXISTING CONCRETE
- PROPOSED GRAVEL (YARD)
- PROPOSED GRAVEL (DRIVE)
- PROPOSED CONCRETE

MICHIGAN UNIFIED KEYING SYSTEM (MODIFIED)

- 6** SEEDING WITH MULCH AND/OR MATTING: FACILITATES ESTABLISHMENT OF VEGETATION COVER SPECIFIC FOR ORGANISMS WITH LOW VELOCITY. GRAVEL PLACED IN BANKS QUANTIFIED BY REFERENCED PERSONNEL SHOULD INCLUDE PREPARED TOPSOIL BED.
- 14** AGGREGATE COVER: PROTECTS SOIL SURFACE FROM WEATHERING DURING PERIODS OF CONSTRUCTION TRAFFIC IN ADVERSE WEATHER. MAY BE USED AS PART OF PERMANENT BASE CONSTRUCTION OF PAVED AREAS.
- 54** SILT FENCE: USES GEOTEXTILE FABRIC AND POSTS OR POLES. CAPABLE TO CONSTRUCT AND LOCATE AS NECESSARY.
- 36** CATCH BASIN, DRAIN INLET: COLLECTS HIGH VELOCITY CONCENTRATED RUNOFF. MAY USE FILTER CLOTH OVER INLET.
- 60** TEMPORARY CONSTRUCTION ENTRANCE: ASSISTS IN REMOVING SOIL FROM THE TIRES OF CONSTRUCTION EQUIPMENT/VEHICLES WHEN EXITING THE CONSTRUCTION SITE. THIS REDUCES TRACKING EXCESSIVE TEMPORARY SOIL ONTO THE ADJACENT ROAD.

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SILT FENCE
- SURFACE DRAINAGE FLOW
- M/E MATCH EXISTING
- 6** PROPOSED GRASS

OWNER INFORMATION

CONSUMERS ENERGY
 1945 W. PARNALL RD
 JACKSON, MI 49201
 (517) 788-0648
 LINDSEY JOHNSON

SITE ADDRESS

RUTHERFORD AVENUE
 EAST LANSING, MI 48823

PROJECT NAME

LAKE LANSING AND RUTHERFORD
 REGULATOR STATION

100 YEAR FLOODPLAIN

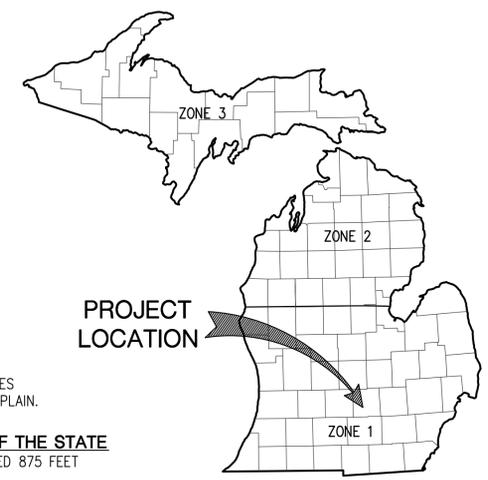
PER FEMA COMMUNITY MAP
 PANEL NUMBER 26065C00400
 DATED AUGUST 16, 2011, SITE DOES
 NOT LIE WITHIN 100 YEAR FLOOD PLAN.

PROXIMITY TO WATERS OF THE STATE

A REGULATED WETLAND IS LOCATED 875 FEET
 WEST OF THE SITE.

AREA OF DISTURBANCE

LIMITS OF DISTURBANCE: 0.23 ACRES



SEEDING ZONES

TEMPORARY SEEDING GUIDE

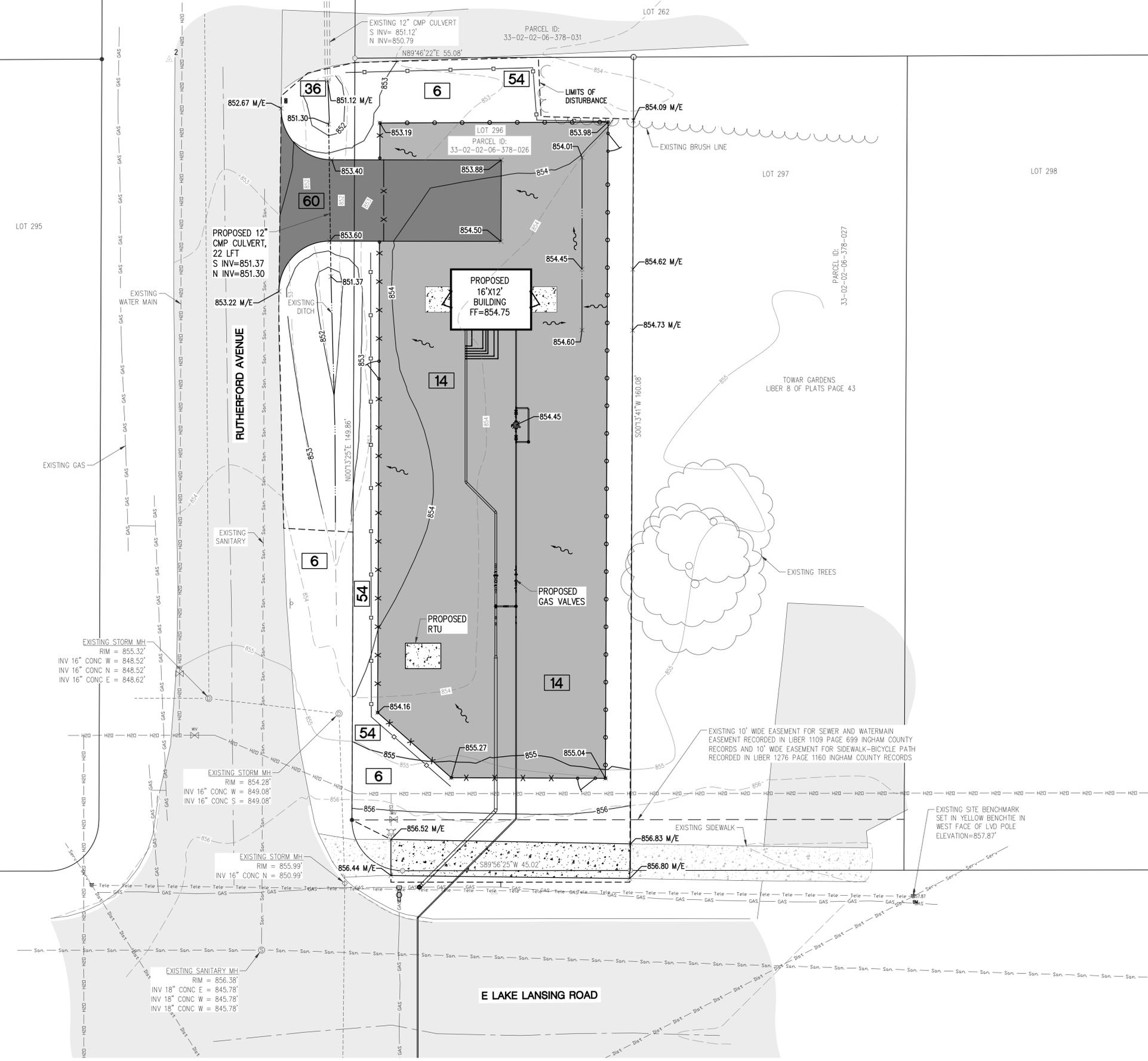
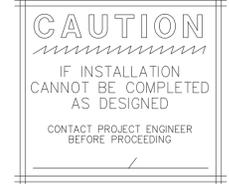
TYPE OF SEED	ZONE 1											
	APR	MAY	JUN	JUL	AUG	SEP	OCT					
SPRING OATS/BARLEY OR DOMESTIC RYEGRASS												
SUDANGRASS												
RYE OR PERENNIAL RYE												
WHEAT												

PERMANENT SEEDING GUIDE

	ZONE 1												ZONE 2												ZONE 3											
	APR	MAY	JUN	JUL	AUG	SEP	OCT																													
IRRIGATED AND/OR MULCH WITHOUT IRRIGATION OR MULCH																																				
IRRIGATED AND/OR MULCH WITHOUT IRRIGATION OR MULCH																																				
IRRIGATED AND/OR MULCH WITHOUT IRRIGATION OR MULCH																																				

CONSTRUCTION SEQUENCE

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



ORIGINAL DRAWING #	REV.	PROJECT ID	DATE	DESCRIPTION	DESIGNER	PEER REV.	DESIGN APP.	ENGINEER APP.	REV.	PROJECT ID	DATE	DESCRIPTION	DESIGNER	PEER REV.	DESIGN APP.	ENGINEER APP.	REV.



**LAKE LANSING & RUTHERFORD
 2024 CONSTRUCTION**



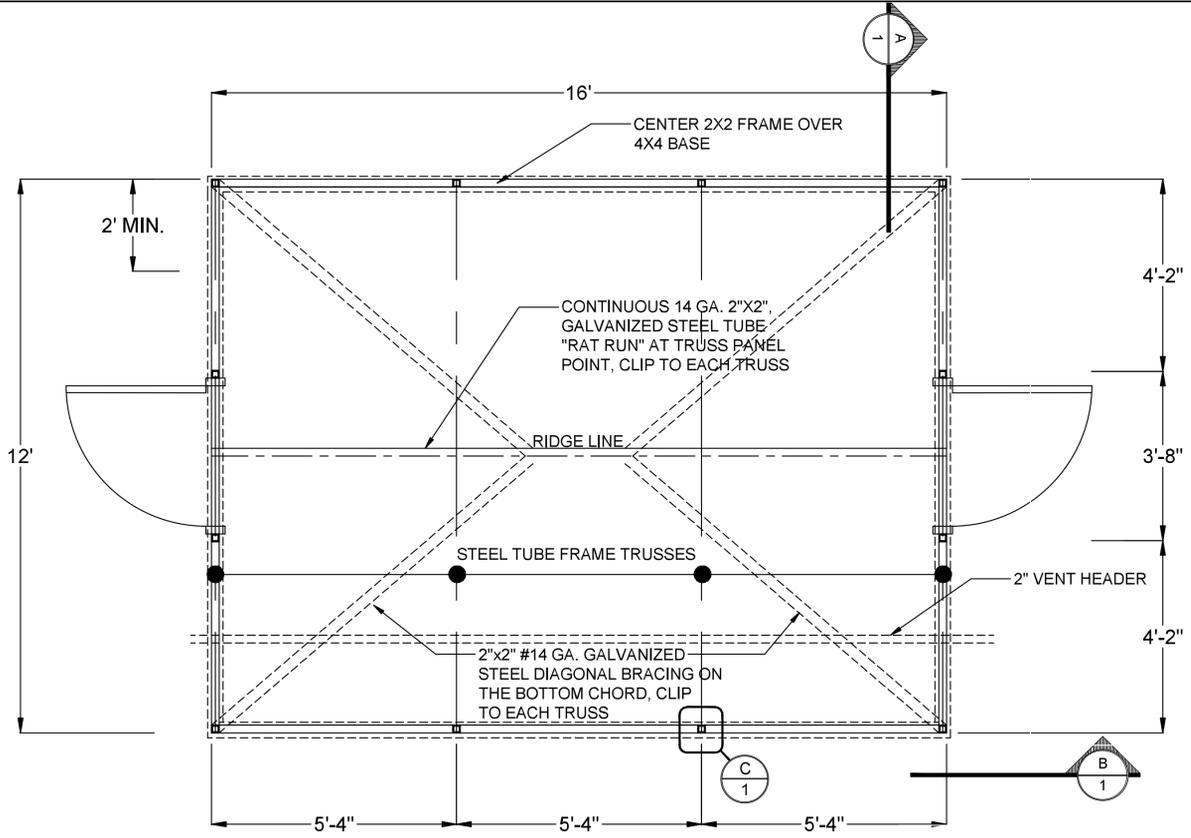
GRADING AND SOIL EROSION

GEO-SPATIAL & GAS ASSET MANAGEMENT
 METER AND REGULATION DEPARTMENT
 FILE: 65050C6487-SPL.02.DWG
 RASTER FILE:

FIELD AREA: INAGHAM
 PROJECT ID# STA. NO. DRAWING NO. SHEET REV.
 GM-00990 65-050 C-6487-SPL 02

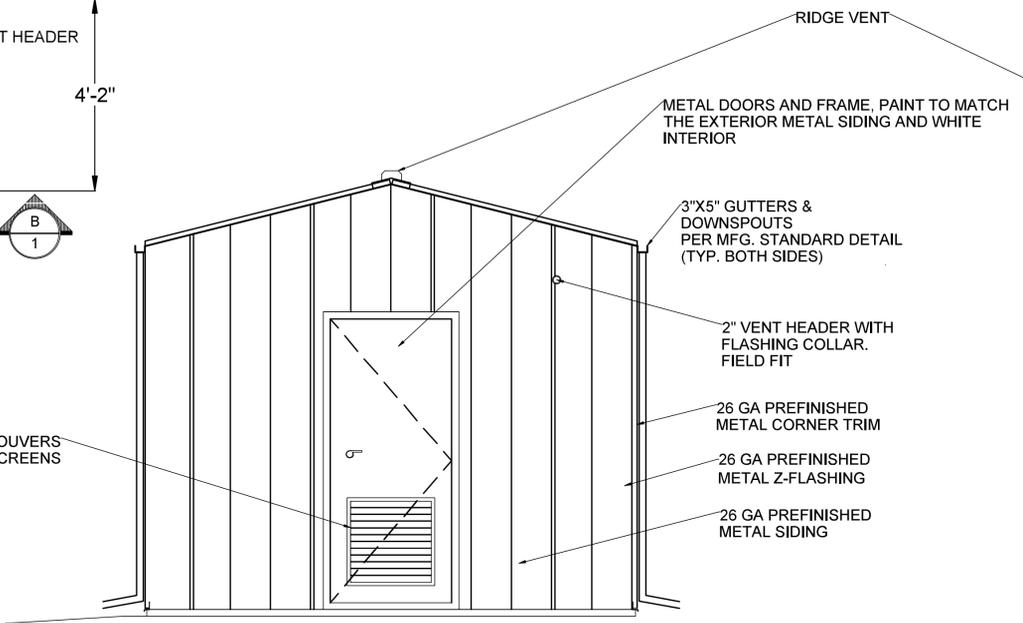
SCALE 1" = 10'

DO NOT SCALE DRAWING USE DIMENSIONS ONLY



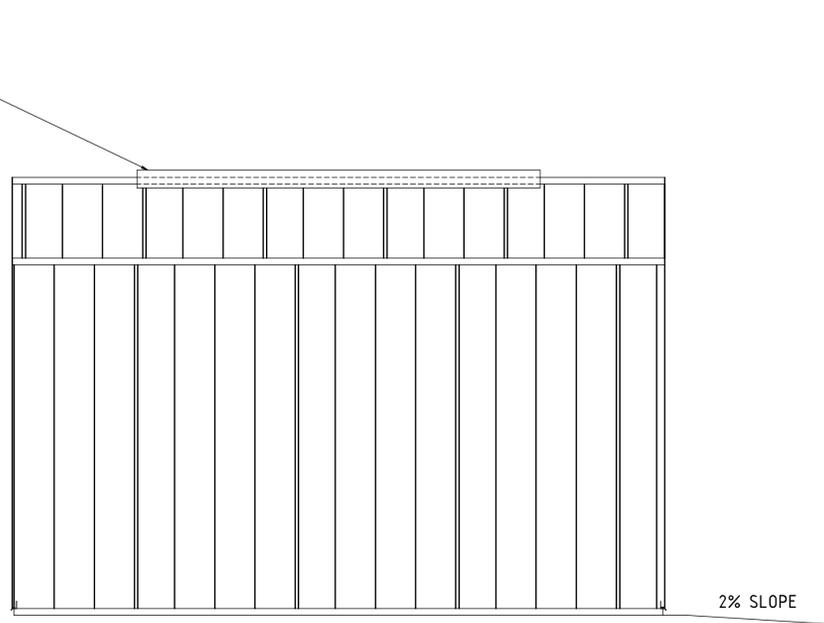
FLOOR / ROOF FRAMING PLAN

N.T.S.



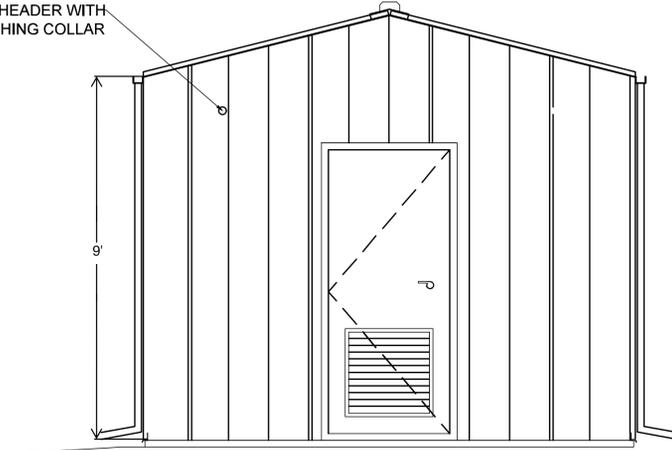
EAST EXTERIOR ELEVATION

N.T.S.



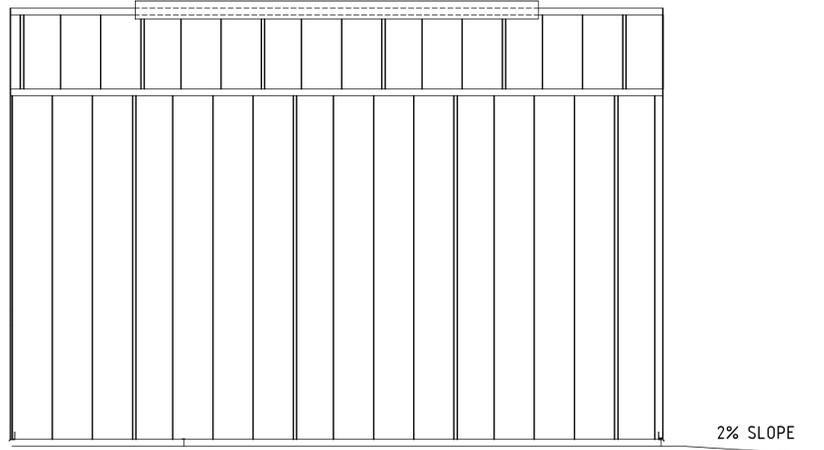
NORTH EXTERIOR ELEVATION

N.T.S.



WEST EXTERIOR ELEVATION

N.T.S.



SOUTH EXTERIOR ELEVATION

N.T.S.

REFERENCE DRAWINGS NUMBERS	REV.	PROJECT ID	DATE	DESCRIPTION	DESIGN	PEER REV.	DESIGN APP.	ENG. APP.	REV.	PROJECT ID	DATE	DESCRIPTION	DESIGN	PEER REV.	DESIGN APP.	ENG. APP.	REV.

		LAKE LANSING & RUTHERFORD 2024 CONSTRUCTION	
		BUILDING PLAN AND ELEVATION	
GEO-SPATIAL & GAS ASSET MANAGEMENT METER AND REGULATION DEPARTMENT		FIELD AREA: INAGHAM	
FILE: 65050C6487-PMT.05.DWG RASTER FILE:	SCALE: NONE	PROJECT ID#: GM-00990 STA. NO: 65-050	DRAWING NO: C-6487-PMT SHEET: 05

DO NOT SCALE DRAWING USE DIMENSIONS ONLY



3288

6031

6042

6039

6046

3286

6036

6035

6036

3282

6027

6030

6027

6028

0

6021

6024

6021

6020

RB

6017

6018

6014

3274

3252

3246

6013

0

0

3210

3200

3190

0

Rutherford Ave

Porter Ave

E Lake Lansing Rd,

Northgate Dr

N



To: Zoning Board of Appeals
From: Keith Chapman, Associate Planner
Date: June 20, 2024
Re: ZBA Case No. 24-08 (2600 & 2630 Bennett)

ZBA CASE NO.: 24-08 (2600 & 2630 Bennett), 242 Church, 2600 Bennett Road, Okemos, MI 48864
LOCATION: 2600 & 2630 Bennett Road
PARCEL ID: 29-477-008, 29-477-014
ZONING DISTRICT: RA (Single Family, Medium Density)

The applicant is requesting variances from the following sections of the Code of Ordinances:

- Section 86-756(14), Adjoining the same or any other nonresidential district. Where a parking area, or its associated internal access or service drives, adjoins the same or any other nonresidential district, a landscaped buffer, at least 15 feet wide, shall be provided between the parking area and the property line. A vertical screen shall be erected consisting of a masonry wall, plant material, a landscaped earth berm, or a combination thereof, as appropriate for the site, no less than three feet in height.
- Section 86-373(e)(5)(b), Minimum yard dimensions. Side yards: 10 feet.

242 Church, the applicant, is requesting variances to construct a pedestrian bridge that will connect their two properties at 2600 & 2630 Bennett Road. The proposed bridge will be 40 feet long by 6 feet wide. Both properties are zoned RA (Single Family, Medium Density).

The parking lot landscape buffer along both property lines is shown at 0 feet. A 15-foot parking lot landscape buffer is required by Section 86-756(14) of the Zoning Ordinance. This is measured from the back of the curb of the parking lot to the property line. The landscape buffer is required to contain a vertical screen, consisting of a masonry wall, plant material, a landscaped earth berm, or a combination thereof, no less than three feet in height, to screen the parking area from view along the entire length of this buffer strip. A 15-foot landscape buffer variance is requested.

Section 86-373(e)(5)(b) requires a side yard setback of 10 feet. No structures are allowed in the side yard setback. The side yard setback is shown at 0 feet for both properties. A 10-foot side yard setback variance is requested.

Attachments

1. Variance application with attachments
2. Site Location Map

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING DIVISION
5151 MARSH ROAD, OKEMOS, MI 48864
(517) 853-4560**

VARIANCE APPLICATION

A. Applicant 2142 Community Church
Address of Applicant 2600 Bennett Rd, Okemos, MI 48864
2600 Bennett Rd, Okemos, MI 48864
Telephone (Work) 517.332.8044 Telephone (Home) _____
Fax _____ Email address: jamie.wetzel@242community.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 2600 Bennett Rd and 2630 Bennett Rd, Okemos, MI 48864
Zoning district RA Parcel number 33-02-02-29-477-008, 33-02-02-29-477-009

C. Nature of request (Please check all that apply):
 Request for variance(s)
 Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances
 Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

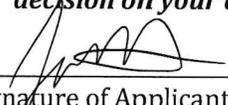
Zoning Ordinance section(s) _____

D. Required Supporting Material Supporting Material if Applicable
-Property survey -Architectural sketches
-Legal description -Other
-Proof of property ownership or approval letter from owner
-Site plan to scale
-Written statement, which demonstrates how all the review criteria will be met (See next page)

 Jamie Wetzel 05/16/24
Signature of Applicant Print Name Date

Fee: _____ Received by/Date: _____

I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)

 05/16/24
Signature of Applicant(s) Date

Signature of Applicant(s) Date

May 16, 2024

Charter Township Of Meridian
Planning Division
5151 Marsh Road, Okemos, MI 48864

RE: Variance Application

To Whom It May Concern:

Please find enclosed our request for a variance of code _____ for the purpose of constructing a pedestrian bridge connecting the two properties our church operates upon. We request you to consider the following factors:

1. As the occupier of both properties, we utilize both buildings and land on a weekly basis for our ministry purposes and find that it is inconvenient and often difficult for our church members to be required to walk or drive to the front of our properties, travel on the sidewalk or street, and re-enter our adjoining property.
2. This pedestrian bridge will allow a more convenient pathway connecting the two properties, and is designed to be consistent with a natural look that our township values.
3. The identification of a bridge as a "structure" doesn't accommodate the ability to cross natural features when they exist outside the building setbacks. Structures like bridges or retaining walls often need to be constructed within these areas to traverse the natural features.

Feel free to contact me if you have any questions at jamie.wetzel@242community.com or 517.582.0235.

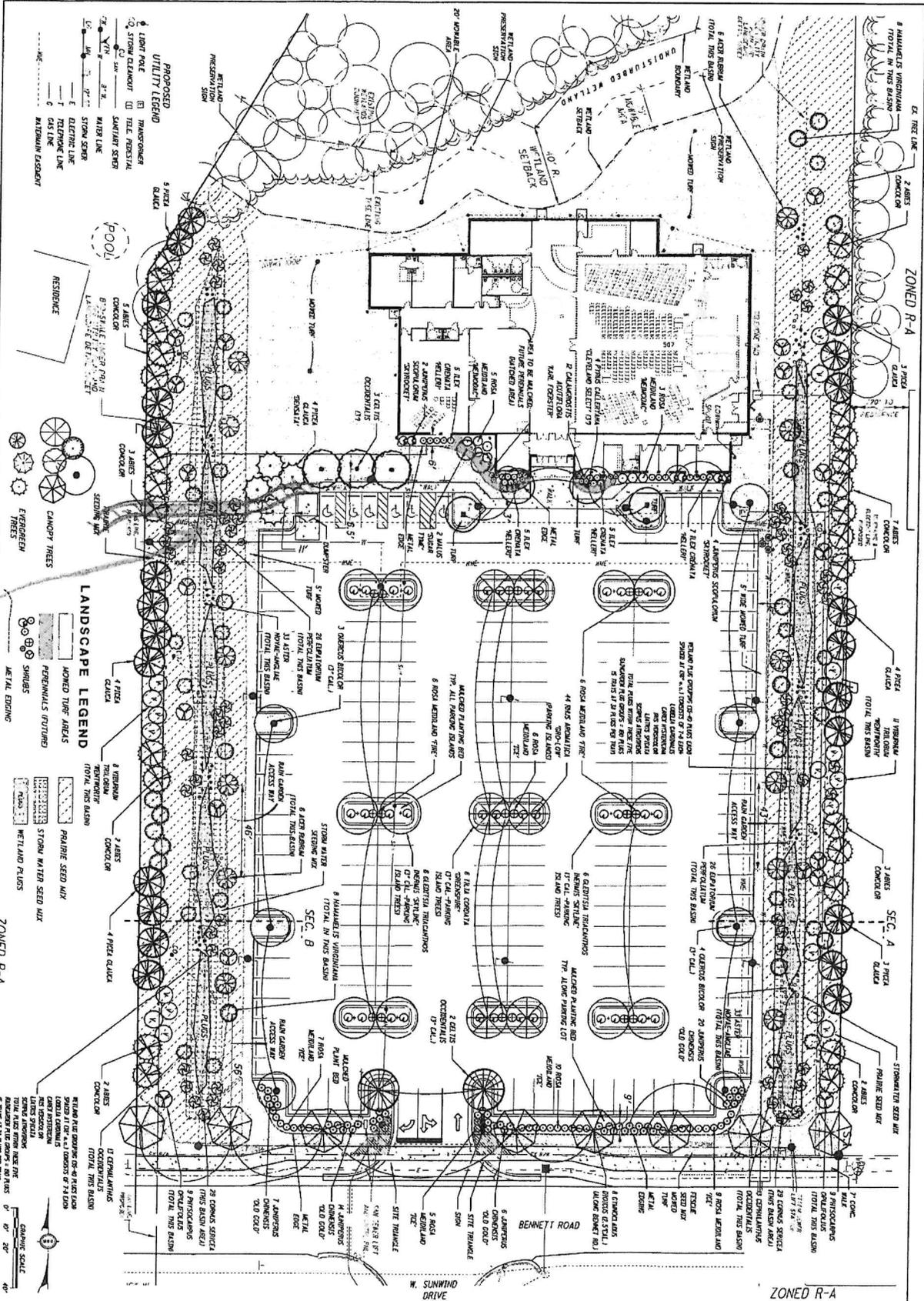
Sincerely,



Jamie Wetzel
Campus Pastor
2|42 Community Church - Lansing

Legal description of 2600 Bennett Rd:

M 29-25 COM AT SE COR SEC 29 -S 89 DEG 38' 26"W ALG S SEC LN 350 FT TO PT OF B -S 89 DEG 38'26"W ALNG S SEC LN 350 FT -NORTH 0 DEG 14'28"W 472.68 FT- N 30 DEG 25'06"E 670.82 FT- N 62 DEG 58'54"W 279.8 FT TO C/L HULETT RD- N 30 DEG 25'06"E ALONG C/L 157.15 FT TO S LN OKEMOS SQUARE SUBD- N 89 DEG 41' 31"E ALONG S LN OF SD SUBD 326.52 FT- S 15 DEG 17'24"W 560.19 FT- S 0 DEG 14'28"E 772.99 FT TO BEG SEC 29 T4NR1W 8.157 A M/L



40' long wood bridge

M256A.3

LANDSCAPE PLAN

MERIDIAN CHRISTIAN CHURCH

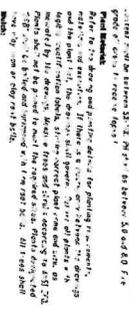
Mann & Smith Group, Inc.

DATE	11-3-07
DESIGNED BY	WJ
CHECKED BY	WJ
SCALE	AS SHOWN
PROJECT NO.	11-03-07
CLIENT	MERIDIAN CHRISTIAN CHURCH
LOCATION	1100 W. SUNNING DRIVE, WASHINGTON, MO

EMERSON TREE WITH GUYS
 THREE OR MORE GUYS
 1. GUYS SHALL BE 1/2" GALVANIZED STEEL WIRE ROPE.
 2. GUYS SHALL BE ATTACHED TO THE TRUNK OF THE TREE AT A POINT AT LEAST 12" FROM THE TRUNK.
 3. GUYS SHALL BE ATTACHED TO THE TRUNK OF THE TREE AT A POINT AT LEAST 12" FROM THE TRUNK.
 4. GUYS SHALL BE ATTACHED TO THE TRUNK OF THE TREE AT A POINT AT LEAST 12" FROM THE TRUNK.
 5. GUYS SHALL BE ATTACHED TO THE TRUNK OF THE TREE AT A POINT AT LEAST 12" FROM THE TRUNK.
 6. GUYS SHALL BE ATTACHED TO THE TRUNK OF THE TREE AT A POINT AT LEAST 12" FROM THE TRUNK.
 7. GUYS SHALL BE ATTACHED TO THE TRUNK OF THE TREE AT A POINT AT LEAST 12" FROM THE TRUNK.
 8. GUYS SHALL BE ATTACHED TO THE TRUNK OF THE TREE AT A POINT AT LEAST 12" FROM THE TRUNK.
 9. GUYS SHALL BE ATTACHED TO THE TRUNK OF THE TREE AT A POINT AT LEAST 12" FROM THE TRUNK.
 10. GUYS SHALL BE ATTACHED TO THE TRUNK OF THE TREE AT A POINT AT LEAST 12" FROM THE TRUNK.



TYPICAL PLANT SPACING
 1. PLANT SPACING SHALL BE AS SHOWN ON THE PLAN.
 2. PLANT SPACING SHALL BE AS SHOWN ON THE PLAN.
 3. PLANT SPACING SHALL BE AS SHOWN ON THE PLAN.
 4. PLANT SPACING SHALL BE AS SHOWN ON THE PLAN.
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 9. PLANT SPACING SHALL BE AS SHOWN ON THE PLAN.
 10. PLANT SPACING SHALL BE AS SHOWN ON THE PLAN.



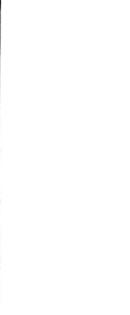
GENERAL NOTES & SPECIFICATIONS
 1. ALL PLANTS SHALL BE AS SPECIFIED ON THE PLAN.
 2. ALL PLANTS SHALL BE AS SPECIFIED ON THE PLAN.
 3. ALL PLANTS SHALL BE AS SPECIFIED ON THE PLAN.
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 9. ALL PLANTS SHALL BE AS SPECIFIED ON THE PLAN.
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DECIDUOUS TREE PLANTING
 1. PLANTING SHALL BE AS SPECIFIED ON THE PLAN.
 2. PLANTING SHALL BE AS SPECIFIED ON THE PLAN.
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MASS SHRUB PLANTING
 1. PLANTING SHALL BE AS SPECIFIED ON THE PLAN.
 2. PLANTING SHALL BE AS SPECIFIED ON THE PLAN.
 3. PLANTING SHALL BE AS SPECIFIED ON THE PLAN.
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METAL EDGING
 1. EDGING SHALL BE AS SPECIFIED ON THE PLAN.
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 3. EDGING SHALL BE AS SPECIFIED ON THE PLAN.
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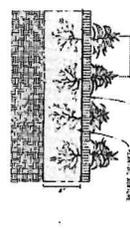
THEE PLANT LIST

NO.	SYMBOL	PLANT NAME	QUANTITY	SIZE	REMARKS
1		EMERSON TREE	1	12"	
2		DECIDUOUS TREE	1	12"	
3		MASS SHRUB	1	12"	
4		METAL EDGING	1	12"	

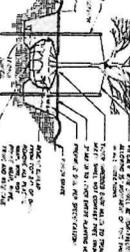
BIO-RETENTION FACILITY / RAIN GARDEN NOTES
 1. ALL PLANTS SHALL BE AS SPECIFIED ON THE PLAN.
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WEST RAIN GARDEN RETENTION SECTION 'B'
 1. ALL PLANTS SHALL BE AS SPECIFIED ON THE PLAN.
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 3. ALL PLANTS SHALL BE AS SPECIFIED ON THE PLAN.
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EAST RAIN GARDEN RETENTION SECTION 'A'
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 3. ALL PLANTS SHALL BE AS SPECIFIED ON THE PLAN.
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 10. ALL PLANTS SHALL BE AS SPECIFIED ON THE PLAN.



SHRUB & PERENNIAL PLANT LIST

NO.	SYMBOL	PLANT NAME	QUANTITY	SIZE	REMARKS
1		SHRUB	1	12"	
2		PERENNIAL	1	12"	



LANDSCAPE DETAIL AND PLANT LIST

NO.	SYMBOL	PLANT NAME	QUANTITY	SIZE	REMARKS
1		LANDSCAPE DETAIL	1	12"	

DATE	11-15-07	RSP	11-15-07
CHECKED	JSM	DATE	11-15-07

MANIK & SMITH
 CIVIL ENGINEERING, SURVEYING AND ENVIRONMENTAL CONSULTING

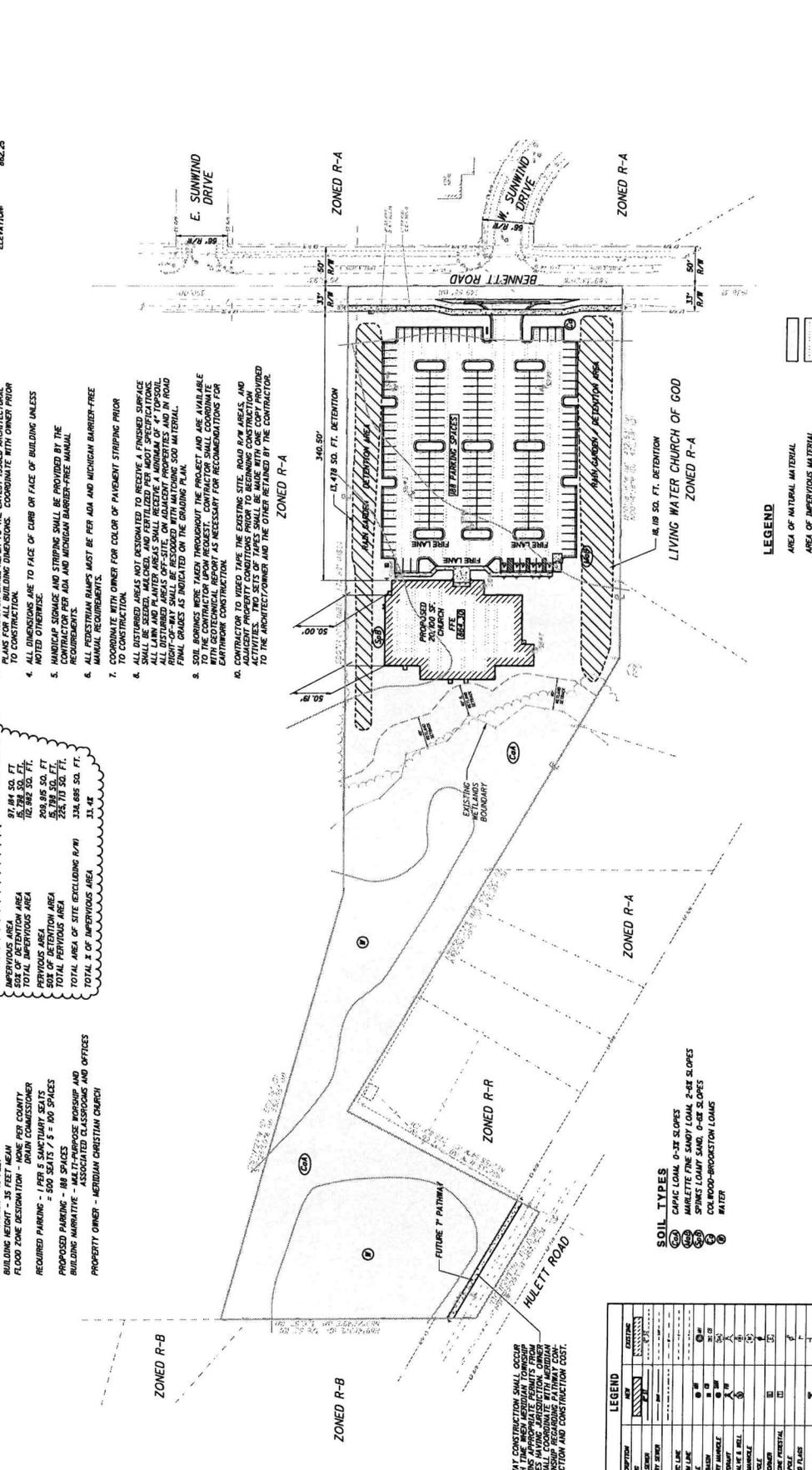
OVERALL SITE PLAN
 MERIDIAN CHRISTIAN CHURCH

BENCHMARK DATA
 BENCHMARK #1: RAILROAD SPIKE SOUTH SIDE UTILITY POLE, WOODBURY COUNCIL, ELEVATION 681.95
 BENCHMARK #2: RAILROAD SPIKE SOUTH SIDE UTILITY POLE, NORTH SIDE BENNETT ROAD ACROSS FROM SAWING DRIVE, ELEVATION 682.25

GENERAL NOTES
 1. PARKING LOT AND PROPOSED BUILDING ARE PARALLEL AND PERPENDICULAR TO THE RIGHT-OF-WAY LINE ALONG THE BEARING S. 89°39'26" W. (BENNETT RD. R/W)
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND PRESERVE THE EXISTING UTILITIES AND TO LOCATE AND MARK ALL UTILITIES TO BE DELETED OR TO BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WOODBURY AND THE STATE OF MICHIGAN. THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS OF WRITING NOTICE TO THE OWNER'S ENGINEER FOR THE REPLACEMENT OF CONSTRUCTION PLANS FOR ALL BUILDING DIMENSIONS. COORDINATE WITH OWNER PRIOR TO CONSTRUCTION.
 3. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
 4. HANDICAP STORAGE AND STRIPING SHALL BE PROVIDED BY THE CONTRACTOR PER ADA AND MICHIGAN BARRIER-FREE MANUAL.
 5. ALL PROJECTIONS MUST BE PER ADA AND MICHIGAN BARRIER-FREE MANUAL REQUIREMENTS.
 6. COORDINATE WITH OWNER FOR COLOR OF PAVEMENT STRIPING PRIOR TO CONSTRUCTION.
 7. ALL DISTURBED AREAS NOT DESIGNATED TO RECEIVE A FINISHED SURFACE SHALL BE SEED, MULCHED, AND FERTILIZED PER MDT SPECIFICATIONS. ALL DISTURBED AREAS OFF-SITE, ON ADJACENT PROPERTIES, AND IN ROAD RIGHT-OF-WAY SHALL BE RESOURED WITH MATCHING SOIL MATERIAL. FILL GRADIES AS INDICATED ON THE GRADING PLAN.
 8. THE CONTRACTOR SHALL REVIEW THE LATEST ISSUED ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS. COORDINATE WITH OWNER PRIOR TO CONSTRUCTION.
 9. CONTRACTOR TO VIDEO TAPE THE EXISTING SITE, ROAD R/W AREAS, AND ADJACENT PROPERTIES. TWO SETS OF TAPES SHALL BE MADE WITH ONE COPY PROVIDED TO THE ARCHITECT/OWNER AND THE OTHER RETAINED BY THE CONTRACTOR.
 10. TO THE CONTRACTOR/OWNER AND THE OTHER RETAINED BY THE CONTRACTOR.

PARKING LOT SUMMARY
 PARKING REQUIRED: CHURCH SEATS - 500 SEATS
 ADA SPACES REQUIRED = 6
 ADA SPACES PROVIDED = 6
 TOTAL PROVIDED = 12 SPACES
 INTERIOR LANDSCAPED AREA REQUIRED WITHIN PARKING LOT = 1462 SQ. FT.
 INTERIOR LANDSCAPED AREA PROVIDED WITHIN PARKING LOT = 1462 SQ. FT.
 SEE SHEET 4 OF 63
 87,894 SQ. FT.
 12,982 SQ. FT.
 208,915 SQ. FT.
 5,790 SQ. FT.
 228,710 SQ. FT.
 TOTAL AREA OF SITE (EXCLUDING R/W) = 348,605 SQ. FT.
 TOTAL # OF BUILDING AREA = 11,148

PROJECT INFORMATION
 PARCEL AREA - 6.18 ACRES
 BUILDING AREA - 20,400 SQ. FT.
 PROPOSED LOT COVERAGE (BUILDING) - 6.63%
 CURRENT ZONING - RA
 PROPOSED ZONING - RA
 FRONT YARD SETBACK - 65 FEET
 SIDE YARD SETBACKS - 50 FEET FOR BOTH SIDES
 REAR YARD SETBACK - N/A - WETLANDS SETBACK
 WETLANDS SETBACK - 60 FEET
 BUILDING HEIGHT - 35 FEET MAX
 FLOOD ZONE DESIGNATION - NONE PER COUNTY
 REQUIRED PARKING - 1 PER 5 SANCTUARY SEATS
 PROPOSED PARKING - 12 SPACES
 BUILDING UTILITIES - ASSOCIATED W/ WORSHIP AND OFFICES
 PROPERTY OWNER - MERIDIAN CHRISTIAN CHURCH



SOIL TYPES
 (C2) CAPRIC LOAM, 0-3% SLOPES
 (C3) MARLETTE FINE SANDY LOAM, 2-4% SLOPES
 (C4) MARLETTE FINE SANDY LOAM, 4-6% SLOPES
 (C5) COHESIVE PRODUCTION LOAMS
 (W) WATER

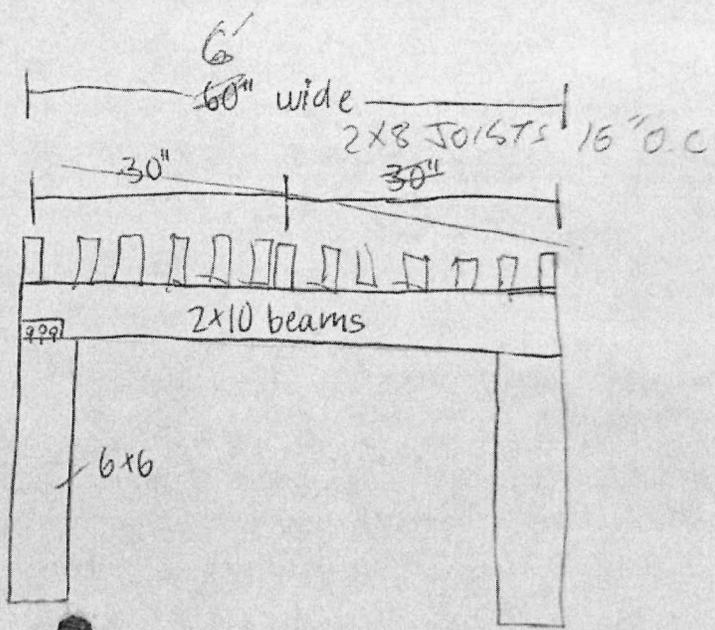
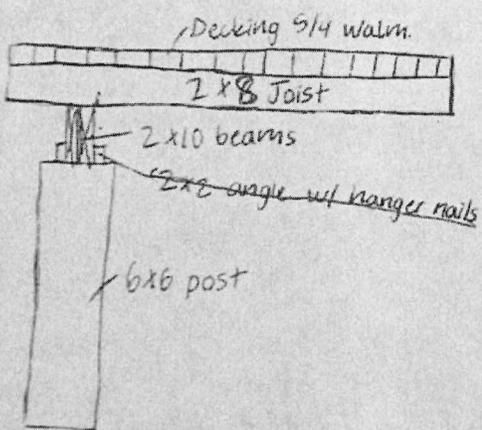
LEGEND
 EXISTING
 PROPOSED
 CONSTRUCTION AND CONSTRUCTION COST

IF ANY CONSTRUCTION SHALL OCCUR AT THIS LOCATION, THE CONTRACTOR SHALL OBTAIN APPROPRIATE PERMITS FROM THE CITY OF WOODBURY AND THE STATE OF MICHIGAN. THE CONTRACTOR SHALL COORDINATE WITH MERIDIAN CHRISTIAN CHURCH FOR ALL NECESSARY PERMITS, UTILITIES, AND CONSTRUCTION COSTS.

UNDERGROUND UTILITIES
 CALL MISS DIG
 1-800-487-7171

AREA OF NATURAL MATERIAL
 RETENTION SURFACE AT ELEV. 680.00

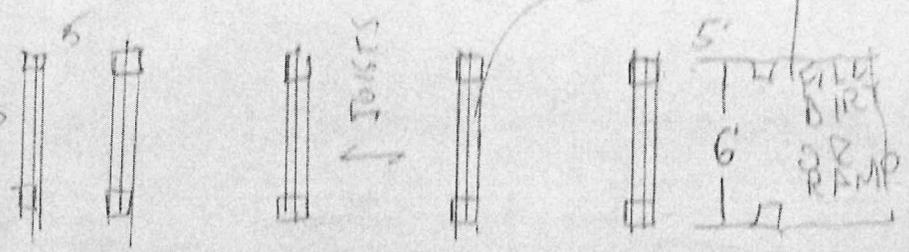
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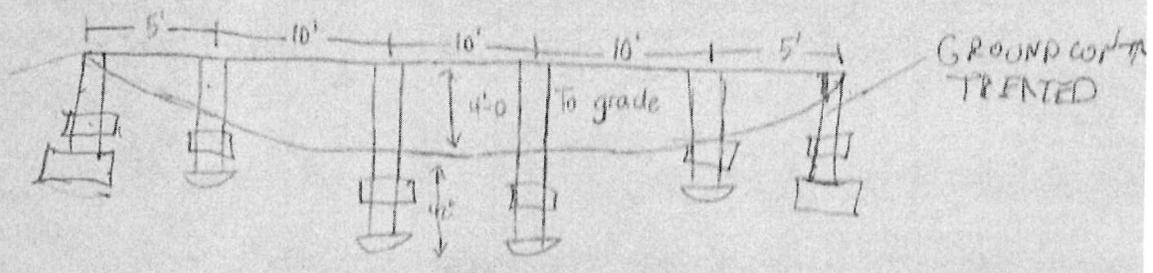
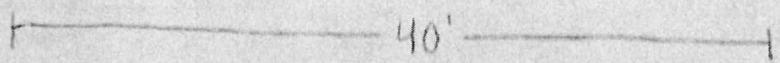
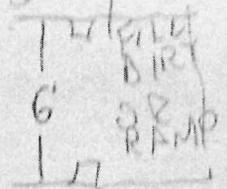
Post: 6x6
Depth: 42" below grade
Footing: 12" composite pad

4" - to grade
14" Diameter holes
20# X 8" DEEP
CONCRETE

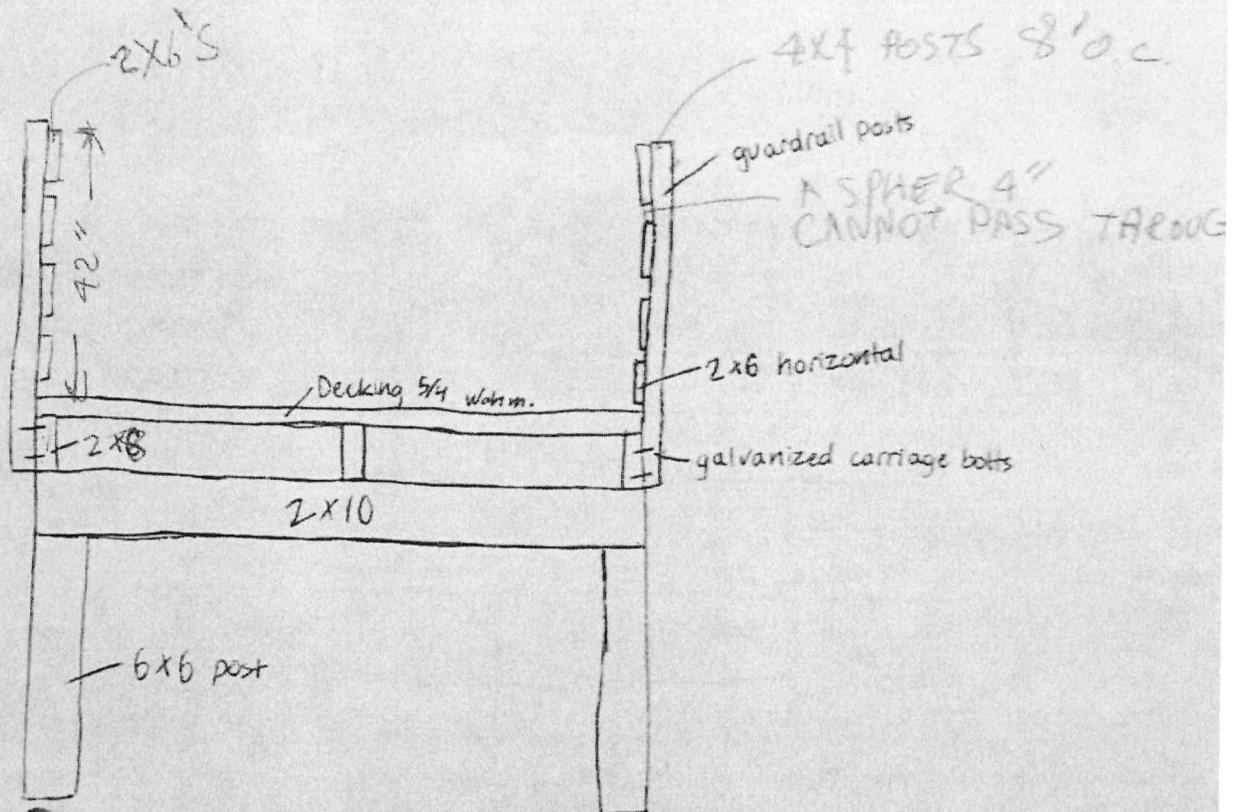


(2) 2#10's

RISE TO 12' RUN
↑
SLOPE 1/12



PB24-0306A



Criteria for Zoning Variance

1. Unique circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created.

242 Community Church is leasing both properties from The Solomon Foundation, we would be building on properties they are in control of, we have verbal approval. We are obtaining a written letter from them.

2. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.

Granting a variance would allow for a bridge to be built between the two properties which would allow a direct route between the two buildings. The church finds it inconvenient and difficult for members to be required to walk or drive to the front of the properties, then travel on the sidewalk or street before re-entering the adjoining property.

3. Granting the variance is the minimum action necessary which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.

Granting a variance would allow a bridge to be built over the ditch at 242 Church. A bridge would create a faster route between the two buildings. This would benefit the children's ministry who uses this path as an emergency path in case of evacuation. It would also make an accessible path for those carrying materials.

4. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

Granting a variance would not adversely affect the land where the bridge would be built. The bridge was designed to be consistent with a natural look that our township values.

5. Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Granting a variance would be consistent with public interest. Building the bridge would give a more simple, safe, and convenient path between the church buildings.

