



1. CALL MEETING TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. CONSENT AGENDA
5. PUBLIC REMARKS
6. NEW BUSINESS
 - A. Village of Okemos, LLC Redevelopment Fund Request No. 2 Discussion

7. OPEN DISCUSSION/BOARD COMMENTS
8. PUBLIC REMARKS
9. NEXT MEETING DATE
 - A. Tentative March 8, 2022, 8:00am
10. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:
Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

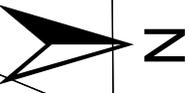
To: Economic Development Corporation Board Members
From: Amber Clark, Neighborhoods and Economic Development Director
Date: February 3, 2022
Re: Meridian Redevelopment Fund Request Action

The Economic Development Corporation of Meridian Township is authorized as an advisory committee to review an application to the Meridian Redevelopment Fund for completion and integrity for the use of the public funds. The Meridian Redevelopment fund is a fund created to support the redevelopment of the Potential Intensity Change Areas or PICAs as described in our masterplan. The redevelopment of what we refer to as the Haslett or Okemos PICA's is a priority for the Township to remove blight, increase the property tax base, provide a thriving commercial corridor, support a walkable community, and enhance our natural spaces.

The action for the EDC today is to review the attached checklist provided by the Neighborhoods & Economic Development Director for completion. Should the EDC board find the application in good order, the EDC under the MRF program may decide to recommend to the Township Supervisor the appointment of two (2) Township board trustees to serve with the executive committee of the EDC; the EDC Chair, Vice-Chair, and Secretary. The Subcommittee will hold a public meeting(s) to review the application for approval or denial to the EDC as a recommendation to the Township board.

Based on an approval recommendation from the Meridian EDC, the Township Board will assess the public purpose of a project and, if approved, hold a public hearing to consider an MRF application. The Township Board will ultimately decide to approve or deny a funding request. The Township Board may decide to approve or deny an MRF application over the course of multiple meetings.

Recommended Motion: Move to support the Village of Okemos LLC, No. 2 Redevelopment Fund Request and request the Township Supervisor to appoint two Township Trustees to the Village of Okemos, LLC Redevelopment Fund Project Request for review.



N

February 9, 2018

Wonch
Park

Red Cedar River

Hamilton Rd

Liverance St

Ardmore Ave

Clinton St

Kent St

Okemos Rd

Methodist St

Okemos Rd

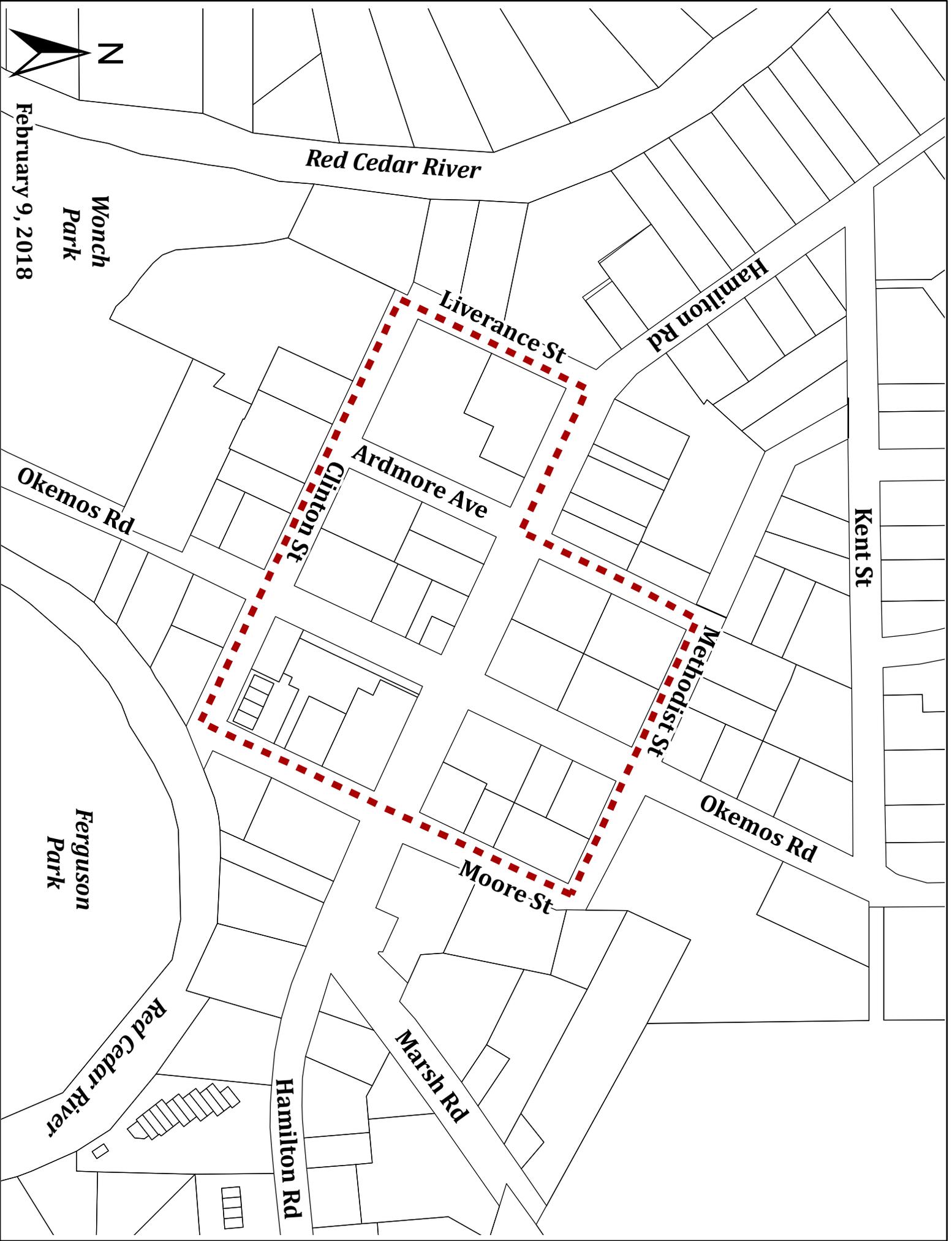
Ferguson
Park

Moore St

Red Cedar River

Marsh Rd

Hamilton Rd





MERIDIAN REDEVELOPMENT FUND STAFF CHECKLIST

Date Received: 1/31/2022 4:37 pm	Contact: Eric Helzer ephelzer@msn.com
Project: Village of Okemos MRF No. 2 Phase II	

Initial Project District _____ **Staff Initials** AC  **Date** 5.2018

- Proposed district boundaries determined and submitted to the Township Board
- Township Board establishes the project district boundaries by resolution
- Township Board determines whether to establish a project citizen's district council

Application and Project Review _____ **Staff Initials** AC _____ **Date** 2.1.2022

- Received application
- Name, entity, and project location
- Project location is within the project district boundaries
- Project has or is incidental to a commercial purpose
- Confirm Project meets statutory project plan requirements
 - o Project Improvement Specifics
 1. Location of improvements
 2. Extent and character of improvements
 3. Estimated cost of the improvements
 4. Estimated timeframe for completion
 5. Statement of construction stages (if any) and their estimated timeframes
 - o Legal description of the project area
 - o List who will undertake and manage the project
 - o Designation of persons who will benefit from the project (individual or corporation or both)
 - o If the project will be leased or sold at completion, then provide the bidding process to determine such lease or sale
 - o Estimated number of persons living within the project area
 - o Estimated number of persons or families that will be displaced by the project
 - o Plan for relocation of any displaced persons and related costs
 - o Location and extent of existing public streets in the project area
 - o Location and extent of other public facilities in the project area
 - o Current public and private land uses in the project area
 - o Describe any demolition, repair, or alteration of existing improvements
 1. Estimated timeframe
 - o Description of areas left as open space, if any
 - o If there is any sale or lease of municipal property and the description thereof
 - o Description of requested zoning changes
 - o Description of any requested street, street level, or intersection changes
 - o Description of any requested utility changes
 - o Proposed financing method
 - o Statement that all persons performing work on the project are paid the prevailing



MERIDIAN REDEVELOPMENT FUND (MRF) APPLICATION

Step 1. Create a development plan with renderings that describe the project, purpose of the request, why it is needed and important to the community, and the nature of the enterprise. The development plan should include all elements of the project plan as defined under MCL 125.1608.

Step 2. Submit a completed application, including supporting materials and renderings, to the Economic Development Director (EDD). The EDD will review your application for completeness.

Step 3. Staff will determine eligibility and feasibility of the project. The EDD may also work with the applicant to clarify any ambiguity.

Step 4. If the application meets the criteria as determined by the EDD, the project will be placed on an upcoming meeting agenda of the Meridian Township Economic Development Corporation (EDC). The EDC meets on a monthly basis.

Step 5. With the assistance of the EDD, the applicant will present the project funding request to the EDC Board at the scheduled meeting. Depending on the size and scope of the request, the Board may require multiple meetings to garner support for the project. The EDC Board will then make a decision about your application.

Step 6. If the EDC votes to proceed with the funding request, the EDD will add the project to an upcoming Township Board meeting agenda, where the EDD, the EDC Board Chair and/or the applicant will present the project and funding request. The Township Board typically meets twice per month. The Township Board will assess the public purpose of the project and, if approved, hold a public hearing as required by the State Act. Depending on the size and scope of the request, the Board may require multiple meetings to garner support for the project.

Step 7. If the funding request is approved, Township attorneys and staff will prepare the appropriate loan or grant documents. Applicants will receive a commitment letter summarizing the conditions of the funding agreement, including the required use of the funds, whether the funds are a grant or loan, and repayment terms, where applicable.

Step 8. The grant or loan closing will occur and the project can begin.

Section 1:

Company Name: Village of Okemos, LLC

Primary Contact: Eric P. Helzer of Advanced Redevelopment Solutions

Title: Authorized Agent on behalf of the Village of Okemos, LLC

Address: 4700 Ardmore Ave., Okemos, MI 48864

Office Phone: NA

Mobile Phone: (517) 648-2434

E-Mail:

Corporate Form: (LLC, S-Corp, C-Corp, Sole Proprietorship, Partnership, Other):

LLC

Corporate Officers & Titles:

NA

Company Description (who are you and what do you do?):

Real Estate Development special purpose entity

Section 2:

Describe the project in its entirety (location, extent, character, etc.) and why it benefits Meridian Township and its residents. Include the component you are requesting funding for:

See Exhibit A - Memorandum from Advanced Redevelopment Solutions, 1-31-2022.

What is your estimate cost for the entire project? Provide, in detail, your personal financial position and general funding or financing sources for this project:

See Exhibit A - Memorandum from Advanced Redevelopment Solutions, 1-31-2022.

When do you plan to commence and complete work?

MTRF Grant Application #2 work tasks completion estimated mid 2025.

Will your end product create jobs? How many, part-time or full-time? Wage range?

Full-time: estimated at over 100, Tenant Based. Part-time: Unknown, Tenant Based.

Please provide the names and municipalities of any projects you've completed within the past five years:

Bath Township- The Rocks student housing apartments/ Meridian Township- Elevati

List three professional references of people who understand or are involved in your current or past projects:

Name: A J Patrick
Organization: KEBS Engineering
Phone: (517) 339-1014
E-Mail: ajpatrick@kebs.com

Name: Eric Helzer
Organization: Advanced Redevelopment Solutions
Phone: (517) 648-2434
E-Mail: ephelzer@msn.com

Name: Greg Presley
Organization: Presley Architecture
Phone: (248) 320-0785
E-Mail:

Section 3:

Project Plan Requirements:

The location of existing streets and other public facilities within the project:

See Exhibit A and Exhibit B

The location, character, and extent of the categories of public and private land uses both currently and any proposed changes within the project, including residential, recreational, commercial, industrial, educational, and other uses:

See Exhibit A and Exhibit B

The legal description of the project real estate:

See Exhibit A

Meridian Redevelopment Fund (MRF)

Application

4

Describe any existing structure, amenity, or feature to be demolished, repaired, or altered:

See Exhibit A - Memorandum from Advanced Redevelopment Solutions dated January 31, 2022.

Describe the repairs or alterations, and an estimate of the time required for completion:

See Exhibit A - Memorandum from Advanced Redevelopment Solutions dated January 31, 2022.

Describe any construction stages planned and the estimated time of completion of each stage:

See Exhibit A - Memorandum from Advanced Redevelopment Solutions dated January 31, 2022

Describe any parts of the project to be left as open space and the use contemplated for the space:

See Exhibit A and Exhibit B

Describe any desired zoning changes and changes in streets, street levels, intersections, and utilities:

See Exhibit A

List any persons who will manage or be associated with the management of the project for at least one year:

Eric Helzer and John Peckham of Advanced Redevelopment Solutions as Authorized Representatives for the Village of Okemos, LLC

Will the project will be leased or sold at completion?

Leased

Will there be any sale or lease of municipal property?

No

Name of person or entity who will own or lease the project and for whose benefit the project is being undertaken (if other than the applicant):

Village of Okemos, LLC is the planned entity.

Estimate of the number of persons residing in the project area and the number of families and individuals to be displaced:

Residents Currently in Project Area - 450+

Residents that will be Displaced in Project Area - 0

If any families or individuals are to be displaced, provide required demographic information and a housing relocation plan:

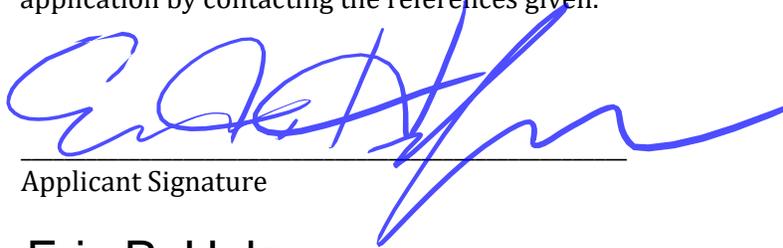
NA

Please add any additional information that will help the EDC or Township Board evaluate your request:

The requested \$3,286,262 from MTRF will help support the \$691,304 from EGLE Grant being used toward the Asbestos Abatement/Demolition. Additionally, the Owner has committed up to \$231,511 towards the Asbestos Abatement/Demolition. See attached Memorandum from Advanced Redevelopment Solutions dated 01/31,2022.

Construction projects must commit to paying the prevailing wage and fringe benefit rates for the same or work as determined under 1965 PA 166, MCL 408.551 *et seq.*

My signature below certifies that all the information contained in this application is true and complete. I authorize the Meridian Township staff to verify the information contained on this application by contacting the references given.



Applicant Signature

01-31-2022

Date

Eric P. Helzer

Applicant Printed Name

EXHIBITS

Village of Okemos, LLC

EXHIBIT A

Advanced Redevelopment Solutions
Memorandum dated January 31, 2022
Request for the use of the Meridian
Township Redevelopment Fund (MTRF)
Grant #2
Village of Okemos
Blocks 1 and 2

ADVANCED REDEVELOPMENT SOLUTIONS

PO Box 204, Eagle MI 48822
Tel 517.648.2434
ephelzer@msn.com

MEMORANDUM

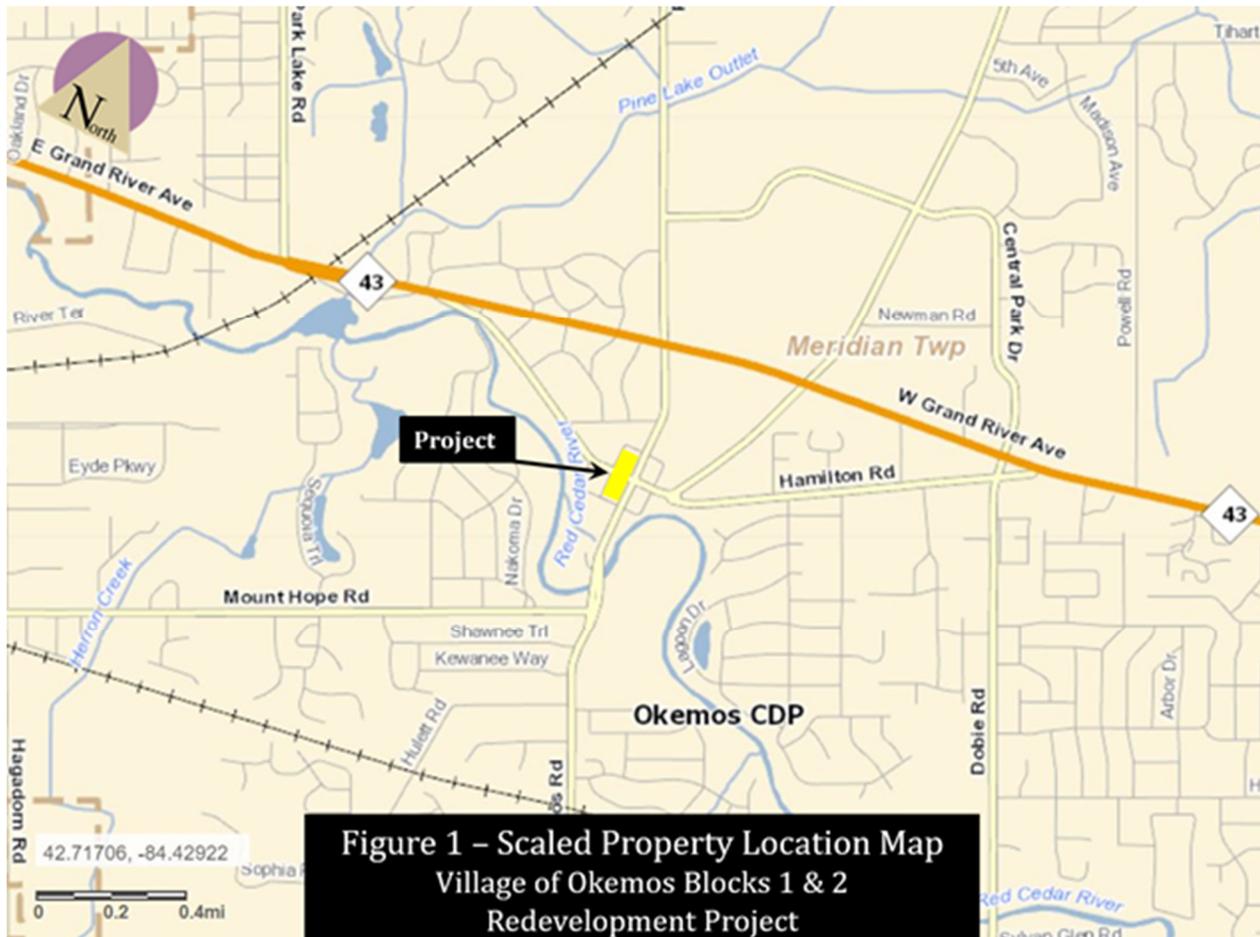
To: Amber Clark – Neighborhoods & Economic Development Director, Meridian Township

From: Eric P. Helzer, EDFP, Principal – Advanced Redevelopment Solutions (ARS)

Date: January 31, 2022

**Subject: Request for the use of the Meridian Township Redevelopment Fund (MTRF) Grant #2
Village of Okemos Blocks 1 & 2 Redevelopment Project – Hamilton and Okemos Roads
Meridian Township, Okemos, MI 48864**

Per the request of Village of Okemos, LLC (VoO), Advanced Redevelopment Solutions (ARS) as the VoO Authorized Agent has prepared a summary for the request to the Meridian Township Economic Development Corporation (EDC) for use of the Meridian Township Redevelopment Fund (MTRF) Grant #2 towards tasks and costs in support of activities to protect public infrastructure and to support the Village of Okemos's (Village) infrastructure and improvements needed around the proposed Village of Okemos Blocks 1 & 2 Redevelopment Project (Project).



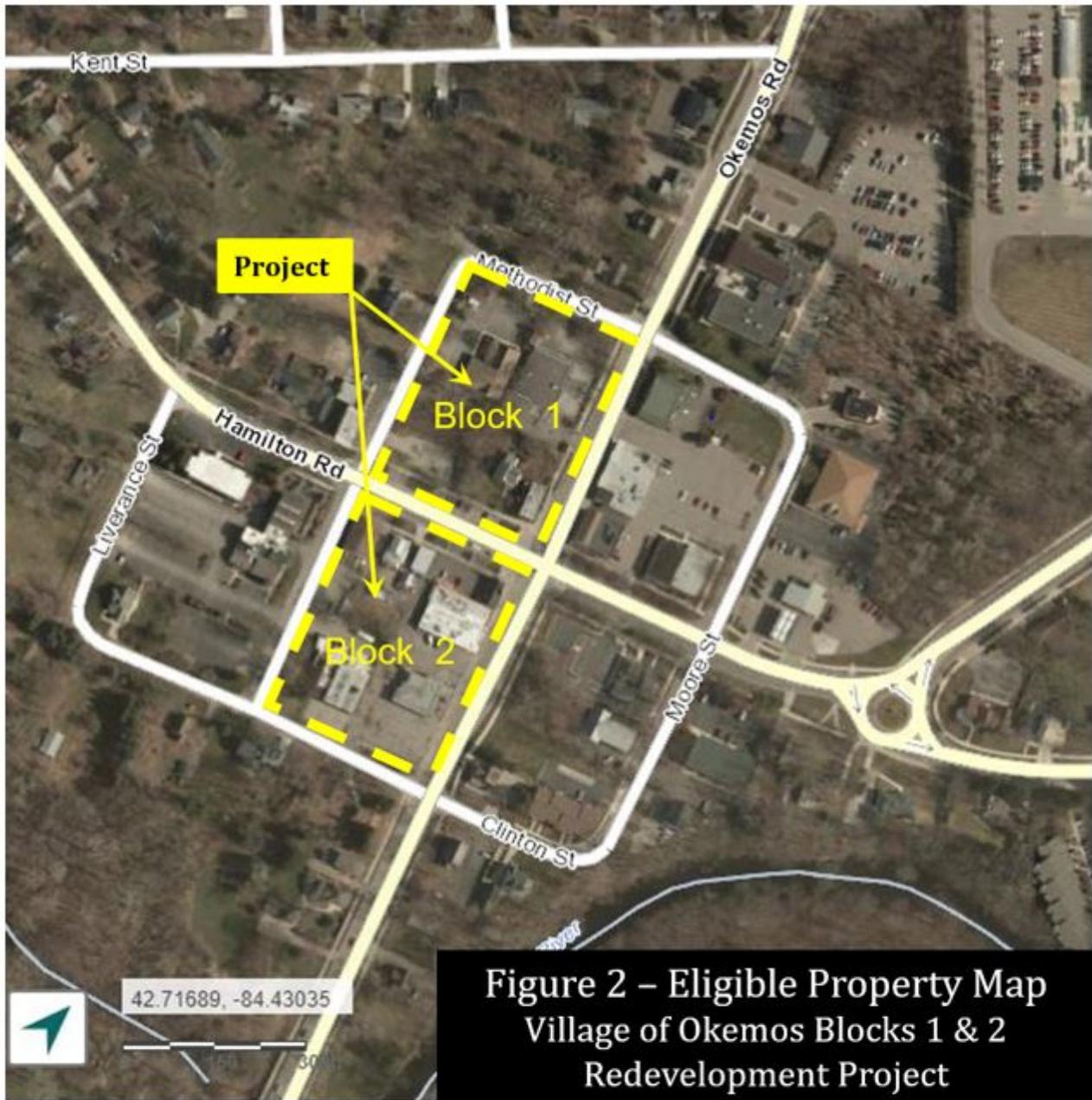
BACKGROUND

The proposed mixed-use redevelopment Project is on two underutilized, abandoned, vacant and contaminated Village blocks. The Project blocks are located at the intersection of Okemos Road and Hamilton Road have been designated as “Block 1” (northwest of the intersection) and “Block 2” (southwest of the intersection), respectively, and will be comprised of an estimated 257,534 gross area square feet of residential and commercial business spaces in four (4) newly constructed mixed-use buildings. The mixed-use recreation of the Village of Okemos with major Infrastructure Improvements is transformative in nature and will bring Retail, Restaurant, Commercial, Office and Residential Uses, adding over 100 jobs, and adding approximately up to \$85 million in new capital investment to the Village. This MTRF Grant Project Application #2, consists of the redevelopment of Blocks 1 and 2. See attached Attachment A - Eligible Property Legal Descriptions and Eligible Property Boundary Map for the Project Property Blocks 1 & 2 made part of the redevelopment effort and Attachment B - Aerial Photos of Blocks 1 & 2 for existing building and site conditions.

Over the past few years, and more recently due to the recent COVID-19 pandemic outbreak, the economy has shifted significantly, and the township has identified Downtown Okemos as:

- a critical redevelopment area in need of blight elimination;
- an area with businesses closing, resulting in a dwindling tax base;
- having parcels with environmental contamination that pose as a threat to human health and the environment and are barriers to support safe and economical redevelopment, and;
- an area where previously proposed redevelopment projects have failed on key Village blocks due to the aforementioned issues.

The proposed redevelopment Project will help position Downtown Okemos toward becoming a great downtown destination and place to live, shop and work. Upon completion of the proposed Project, other new developments and increases in value due to private investments/improvements beyond the proposed two (2) Block area is certain to occur thus increasing taxable value and adding even more jobs.



- - - - = Indicates Eligible Property Boundaries of Blocks 1 & 2

REQUEST MTRF GRANT #2

The Village of Okemos Blocks 1 & 2 Redevelopment Project has before it large and difficult to finance costs to ready these properties for redevelopment. In an effort to address a large portion of these costs, with the support and at the request of the Meridian Township Brownfield Redevelopment Authority, the Project received a direct source area removal of contaminants with State contractors estimated at approximately \$700,000, an award of a \$1.3 million Brownfield Grant and a \$1 million Brownfield Loan from the Michigan Department of Environment, Great Lakes and Energy (EGLE) to revitalize and safely reuse the Project properties. A majority of the awarded EGLE funds will be used to address soil and groundwater contamination by leaks from former gas station’s underground storage tanks and a former dry cleaner and through a Grant/Loan Amendment a portion of these EGLE funds will be allocated to address Asbestos Abatement and Demolition costs. The balance of the Asbestos Abatement and Demolition costs needed will be funded by the Developer. However, there were and are certain costs that are for public benefit during the direct source area removal and during and after the Demolition work that are the subject of the request to use the MTRF.

This MTRF Grant Request #2 includes two (2) primary uses of funds:

1. **Sheeting and Shoring** to protect utilities and roads along Hamilton Road and Ardmore Avenue that occurred when EGLE completed its source area removal of contaminated hazardous soils due to the past drycleaners operations at the northwest corner of Block 2. The funds will be utilized to repay the hard costs of Sheeting and Shoring and related soft costs such as engineering & professional fees and project management & application/inspection fees.
2. **Infrastructure Improvements in Public Rights-of-Ways and Easements** surrounding Blocks 1 & 2. The funds will be utilized to pay for the hard costs of infrastructure and related soft costs such as engineering & professional fees and project management & application/inspection fees.

A breakdown of the total funds being requested is in the below table. Attachment C – Site Plans, identifies in detail the areas for uses of funds requested.



OFF-SITE (PUBLIC ROW/EASEMENT) COSTS DEVELOPMENT BUDGET TRACKING DETAIL

Project Name: Village of Okemos Blocks 1 & 2
 Project Description: Mixed-Use Development
 Date: January 27, 2022

Cost Item	Final Budget
HARD COSTS	
Construction Costs	
Stormwater Requirements County Drain - Blocks 1 & 2	280,000
BLOCK 1	
Utilities - Okemos Road	24,640
Utilities - Ardmore Avenue	183,354
Utilities - Methodist Street	38,475
Gas	25,000
Electric	25,000
Road Improvements Demo / Paving / Repairs (Asphalt) & Sidewalks Demo / Curb & Gutter / Paving (Concrete) - Okemos Road	30,000
Road Improvements Demo / Paving / Repairs (Asphalt) & Sidewalks Demo / Curb & Gutter / Paving (Concrete) - Ardmore Avenue	163,671
Road Improvements Demo / Paving / Repairs (Asphalt) & Sidewalks Demo / Curb & Gutter / Paving (Concrete) - Methodist Street	93,912
Traffic Control	15,000
BLOCK 2	
Preconstruction Labor and Sheeting/Shoring Protection of Ardmore/Hamilton Corner for DEQ Work (On Private Property for Public Infrastructure protection)	444,323
Sidewalk Closure/Traffic Control, Project Management and Engineering & Design for Sheeting/Shoring Protection of Ardmore/Hamilton Corner for DEQ Work	125,677
Utilities - Clinton Street	233,143
Utilities - Ardmore Avenue	183,354
Utilities - Hamilton Road	112,450
Utilities - Okemos Road	8,960
Gas	25,000
Electric	25,000
Road Improvements Demo / Paving / Repairs (Asphalt) & Sidewalks Demo / Curb & Gutter / Paving (Concrete) - Clinton Street	93,912
Road Improvements Demo / Paving / Repairs (Asphalt) & Sidewalks Demo / Curb & Gutter / Paving (Concrete) - Ardmore Avenue	163,671
Road Improvements Demo / Paving / Repairs (Asphalt) & Sidewalks Demo / Curb & Gutter / Paving (Concrete) - Hamilton Road	155,786
Road Improvements Demo / Paving / Repairs (Asphalt) & Sidewalks Demo / Curb & Gutter / Paving (Concrete) - Okemos Road	30,000
Traffic Control	15,000
Subtotal - Construction Costs	\$ 2,495,329
TOTAL HARD COSTS	\$ 2,495,329
SOFT COSTS	
Engineering & Project Management	
Inspection Fees (Utility)	25,000
Site Civil Engineering & Surveying	69,150
Site Civil & Traffic Engineering	47,000
Geotechnical Engineering and Material Testing	100,000
Project Management - Preliminary Site Construction	132,240
Project Management - Site Development Services (Construction Period)	214,611
Subtotal - Engineering & Project Management	\$ 588,001
Project Approval Fees	
Application & Permit Fee - Road Right-of-Way	25,000
Subtotal - Project Approval Fees	\$ 25,000
Due Diligence Reports	
Surveying (Utility As-Builts)	100,000
Subtotal - Due Diligence Reports	\$ 100,000
Owner's Contingency (3%)	77,932
TOTAL SOFT COSTS	\$ 790,933
TOTAL OFF-SITE (PUBLIC ROW/EASEMENT) COSTS	\$ 3,286,262

All costs shown in the above table are for budgetary purposes only and are a preliminary engineers and contractors estimates of probable costs that are subject to competitive bidding in the future to secure the lowest most competitive costs and thus the estimates in the above table will change.

SCHEDULE

The planned schedule is to start the infrastructure work in the Summer 2022, subject to Township and governing agencies Site Plan approval, EGLE Act 381 Work Plan Approval, EGLE Grant Amendment and Work Plan approvals, and the Michigan Economic Development Corporation approval process of a Michigan Community Redevelopment Program application.

If additional information is needed, please contact Advanced Redevelopment Solutions.

ATTACHMENTS:

A – Eligible Property – Legal Descriptions and Eligible Property Boundary Map

B – Aerial Photos – Blocks 1 & 2

C – Site Plans:

- Demolition Plan (Public Infrastructure, Sheet 12)
- Road & Utilities Plan & Profile Clinton St & Hamilton Rd (Profile Sheet 8)
- Road & Utilities Plan & Profile Methodist St (Profile Sheet 9)
- Road & Utilities Plan & Profile Ardmore Ave (Profile Sheet 10)
- Drain Outlet Mitigation Plan (Stormwater Public Easement Infrastructure, Figure A)

ATTACHMENTS

ATTACHMENT A

Eligible Property –

Legal Descriptions and Eligible Property Boundary Map

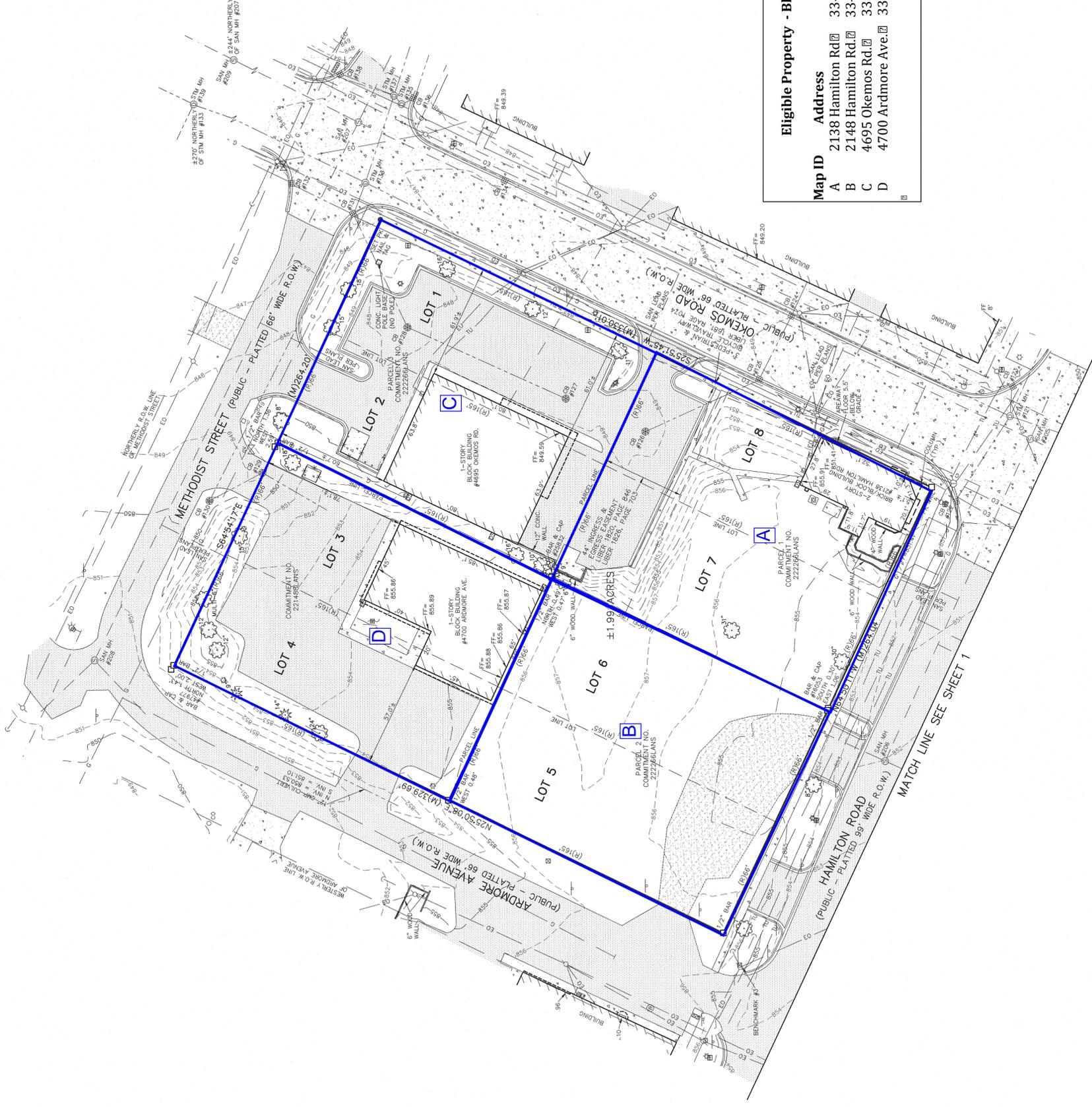
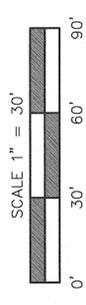
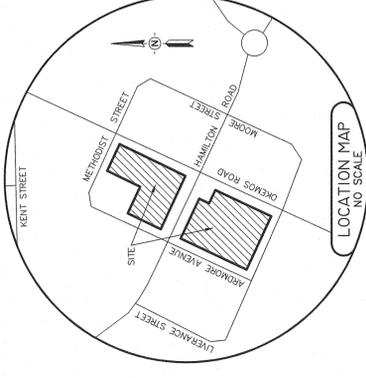
Blocks 1 and 2 Parcels

ALTA/NSPS Land Title Survey

BLOCK 1

ALTA/NSPS LAND TITLE SURVEY

"OKEMOS VILLAGE"



Eligible Property - Block 1

Map ID	Address	Tax ID
A	2138 Hamilton Rd	33-02-02-21-405-010
B	2148 Hamilton Rd	33-02-02-21-405-005
C	4695 Okemos Rd	33-02-02-21-405-009
D	4700 Ardmore Ave	33-02-02-21-405-008

BENCHMARKS

- BENCHMARK #1 ELEV. = 852.30 (NAVD88)
PK NAIL, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD,
±42' SOUTH OF BUILDING #4661 OKEMOS ROAD.
- BENCHMARK #2 ELEV. = 846.57 (NAVD88)
PK NAIL, SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE
AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.
- BENCHMARK #3 ELEV. = 856.59 (NAVD88)
RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST
QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.

LEGEND

- SET 1/2" BAR WITH CAP
- FOUND IRON AS NOTED
- DEED LINE
- DISTANCE NOT TO SCALE
- FENCE
- ASPHALT
- CONCRETE
- GRAVEL
- ADA PLATE
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR ELEVATION
- BUILDING OVERHANG
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND TELEVISION
- UNDERGROUND ELECTRIC
- OVERHEAD WIRES
- DECIDUOUS TREE
- CONIFEROUS TREE
- ⊙ SANITARY MANHOLE
- ⊙ DRAINAGE MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ CATCH-BASIN
- ⊙ SANITARY CLEANOUT
- ⊙ FIRE HYDRANT
- ⊙ VALVE
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- ⊙ GROUND LIGHT
- ⊙ TRAFFIC SIGNAL
- ⊙ GUY WIRE
- ⊙ UTILITY PEDESTAL
- ⊙ TRANSFORMER
- ⊙ HANDHOLE
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ⊙ WATER METER
- ⊙ SIGN
- ⊙ POST
- ⊙ AIR CONDITIONING UNIT



ERF
ERICK R. FRIESTROM
PROFESSIONAL SURVEYOR
NO. 53497

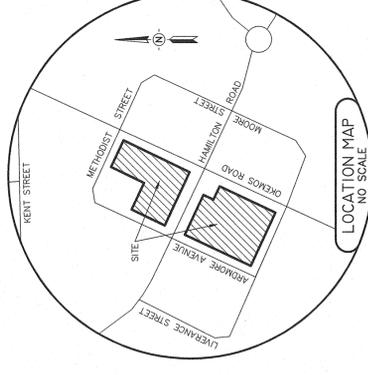
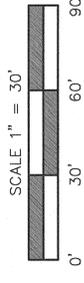
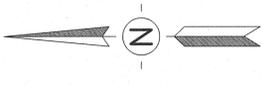
REVISIONS	COMMENTS
06/21/2018	ORIGINAL

ENGINEERING AND SURVEYING KEBS, INC. 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-358-3333 WWW.KEBS.COM	ENGINEERING AND LAND SURVEYING KEBS, INC. 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-358-3333 WWW.KEBS.COM
Marshall Office - Ph. 269-781-9800	Marshall Office - Ph. 269-781-9800
DRAWN BY: SSF	SECTION: 21, T4N, R1W
FIELD WORK BY: NAW/SL	JOB NUMBER:
SHEET 2 OF 3	93725-ALT

BLOCK 2

ALTA/NSPS LAND TITLE SURVEY

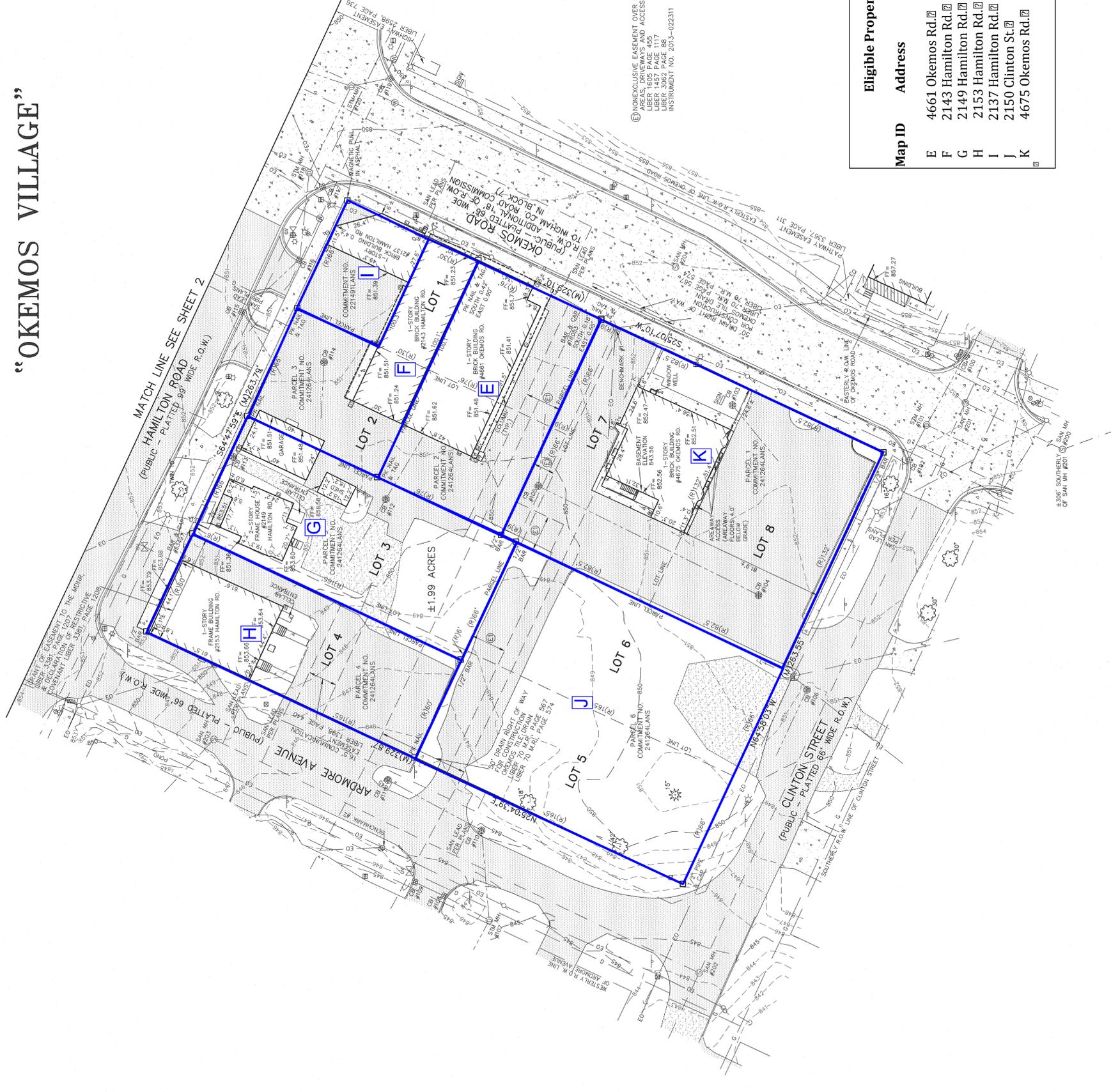
"OKEMOS VILLAGE"



BENCHMARKS

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RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST
QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.

NONEXCLUSIVE EASEMENT OVER PARKING
AREAS, DRIVEWAYS AND ACCESS DRIVES
LIBER 1605 PAGE 455
LIBER 1607 PAGE 477
LIBER 3002 PAGE 88
INSTRUMENT NO. 2013-022311



- ### LEGEND
- SET 1/2" BAR WITH CAP
 - FOUND IRON AS NOTED
 - DEED LINE
 - DISTANCE NOT TO SCALE
 - FENCE
 - ASPHALT
 - CONCRETE
 - GRAVEL
 - DECK
 - ADA PLATE
 - EXISTING SPOT ELEVATION
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 - UTILITY PEDESTAL
 - TRANSFORMER
 - HANDHOLE
 - ELECTRIC METER
 - GAS METER
 - WATER METER
 - POST
 - AIR CONDITIONING UNIT

Eligible Property - Block 2		
Map ID	Address	Tax ID
E	4661 Okemos Rd.	33-02-02-21-409-008
F	2143 Hamilton Rd.	33-02-02-21-409-003
G	2149 Hamilton Rd.	33-02-02-21-409-002
H	2153 Hamilton Rd.	33-02-02-21-409-001
I	2137 Hamilton Rd.	33-02-02-21-409-004
J	2150 Clinton St.	33-02-02-21-409-006
K	4675 Okemos Rd.	33-02-02-21-409-009



ERICK B. FRIESTROM
PROFESSIONAL SURVEYOR
NO. 53497

REVISIONS	COMMENTS
06/27/2018	ORIGINAL

ENGINEERING AND LAND SURVEYING	KEBS, INC.
2116 HASLETT ROAD, HASLETT, MI 48840	
PH. 517-338-4444 FAX 517-338-8047	
WWW.KEBS.COM	
Marshall Office - Ph. 269-781-9800	
DRAWN BY: SSF	SECTION: 21, 14N, R1W
FIELD WORK BY: NAW/SL	JOB NUMBER: 93725-ALT
SHEET 1 OF 3	

ALTA/NSPS LAND TITLE SURVEY

"OKEMOS VILLAGE"

LEGAL DESCRIPTION:
(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 222266LANS, dated August 15, 2017)

PARCEL 1:
Lots 7 and 8, Block 3, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 2:
Lots 5 and 6, Block 3, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 3:
Lots 1 and 2, Block 3, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 241264LANS, Revision No. 2, dated April 25, 2018)

PARCEL 1:
Lots 7 and 8, Block 6, and the Southerly 9 feet of Lots 1 and 2, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 2:
The Northerly 76 feet in width of the Southerly 85 feet in width of Lots 1 and 2, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 3:
Lot 2, EXCEPT the South 85 feet thereof, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

The North 30 feet of the South 115 feet of Lot 1, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 4:
Lots 4, EXCEPT the East 6 feet, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 5:
The entire of Lot 3 and the East 6 feet of Lot 4, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

PARCEL 6:
Lots 5 and 6, Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

(As provided by Transnation Title Agency, Commitment No. 221491LANS, dated August 15, 2017)

Lot 1, Block 6, EXCEPT the South 115 feet thereof, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

(As provided by Transnation Title Agency, Commitment No. 221488LANS, dated August 15, 2017)

Lots 3 and 4, Block 3, Village of Okemos (Formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

SCHEDULE B - SECTION II, EXCEPTIONS:
(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 222266LANS, dated August 15, 2017)

Item 9. Grant of Easement recorded in Liber 1681, Page 1074, crosses parcel, is plottable and shown hereon.

Item 10. Easement Agreement recorded in Liber 1820, Page 846, crosses parcel, is plottable and shown hereon.

Item 11. Agreement Relating to Easement recorded in Liber 1826, Page 703, crosses parcel, is plottable and shown hereon.

Item 12. Affidavit Regarding Parking Agreement recorded in Liber 2443, Page 1184, and Liber 2443, Page 1186. Re-recorded in Liber 2461, Page 276, crosses parcel, is blanket in character, therefore not shown hereon.

Item 13. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 1487, Page 734, crosses parcel, is blanket in character over Lots 7 & 8, Block 3, therefore not shown hereon.

Item 14. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 1560, Page 92, crosses parcel, is blanket in character over Lots 7 & 8, Block 3, therefore not shown hereon.

Item 15. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 1660, Page 493, crosses parcel, is blanket in character over Lots 7 & 8, Block 3, therefore not shown hereon.

Item 16. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 1899, Page 977, crosses parcel, is blanket in character over Lots 7 & 8, Block 3, therefore not shown hereon.

Item 17. Oil, gas and mineral rights as set forth in the instrument recorded in Liber 2989, Page 819, crosses parcel, is blanket in character over Lots 7 & 8, Block 3, therefore not shown hereon.

(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 241264LANS, Revision No. 2, dated April 25, 2018)

Item 10. Survey of the Okemos Tile Drain recorded in Liber 70 of Misc. Records, Page 567, crosses parcel, is plottable and shown hereon.

Item 11. Release of Right of Way recorded in Liber 70 of Misc. Records, Page 570, may cross parcel, provided document is illegible.

Item 12. Release of Right of Way recorded in Liber 70 of Misc. Records, Page 576, crosses parcel, is plottable and shown hereon.

Item 13. Intentionally omitted.

Item 14. Easement granted to Michigan Bell Telephone Company recorded in Liber 1398, Page 440, crosses parcel, is plottable and shown hereon.

Item 15. Easement Agreement recorded in Liber 1457, Page 1117. Amendment recorded in Liber 3062, Page 88 and in instrument No. 2013-022311, crosses parcel, is plottable and shown hereon.

Item 16. Quit Claim Deed recorded in Liber 1605, Page 455, crosses parcel, is plottable and shown hereon.

Item 17. Grant of Easement recorded in Liber 3381, Page 1207, crosses parcel, is plottable and shown hereon.

Item 18. Declaration of Restrictive Covenant recorded in Liber 3381, Page 1208, crosses parcel, is plottable and shown hereon.

Item 19. Intentionally omitted.

(As provided by Transnation Title Agency, Commitment No. 221491LANS, dated August 15, 2017)

There are no easements or restrictions of record per the title commitment provided.

(As provided by Transnation Title Agency, Commitment No. 221488LANS, dated August 15, 2017)

Item 10. Easements for overflow parking in the instrument recorded in Liber 2443, Page 1186, and re-recorded on May 22, 1997 in Liber 2461, Page 276, cross parcel; no easements are defined and therefore are not shown hereon.

SEWER INVENTORIES

CATCH BASIN #117
RIM ELEV. = 850.01
8" RCP W INV. = 847.69
12" RCP DEBRIS ELEV. = 845.88
TOP OF DEBRIS ELEV. = 845.88

STORM MANHOLE #118
RIM ELEV. = 849.82
12" RCP E INV. = 845.66
12" RCP SW INV. = 845.77
TOP OF DEBRIS ELEV. = 845.86

CATCH BASIN #119
RIM ELEV. = 849.25
12" RCP W INV. = 845.94
12" RCP NE INV. = 842.62
SUMP ELEV. = 838.56

STORM MANHOLE #120
RIM ELEV. = 849.59
12" RCP N INV. = 844.58
12" RCP SE INV. = 845.08
SW 12" SQUARE OPENING INV. = 848.13
SUMP ELEV. = 844.09

CATCH BASIN #121
RIM ELEV. = 849.28
12" RCP N INV. = 841.45
12" RCP NE INV. = 833.92
8" RCP E INV. = 833.83
12" RCP SW INV. = 840.65
12" RCP S INV. = 840.85
12" RCP W INV. = 843.19
8" RCP W INV. = 845.02

CATCH BASIN #122
RIM ELEV. = 849.72
8" RCP E INV. = 845.86
SUMP ELEV. = 843.42

CATCH BASIN #123
RIM ELEV. = 849.30
8" RCP SW INV. = 844.59
TOP OF DEBRIS ELEV. = 844.33

CATCH BASIN #124
RIM ELEV. = 848.90
8" METAL E INV. = 841.49
12" RCP S INV. = 841.49
8" RCP W INV. = 845.11
SUMP ELEV. = 841.49

CATCH BASIN #125
RIM ELEV. = 848.84
8" RCP E INV. = 845.44
6" PVC NW INV. = 845.49
SUMP ELEV. = 845.24

CATCH BASIN #126
RIM ELEV. = 848.50
6" PVC SE INV. = 846.15
TOP OF DEBRIS ELEV. = 846.10

CATCH BASIN #127
RIM ELEV. = 848.24
8" RCP W INV. = 844.49
SUMP ELEV. = 844.04

CATCH BASIN #128
RIM ELEV. = 847.24
8" VCP NE INV. = 844.05
8" VCP S INV. = 844.05
TOP OF DEBRIS ELEV. = 844.04

CATCH BASIN #129
RIM ELEV. = 848.81
4" S INV. = 845.28
12" RCP NW INV. = 845.19
SUMP ELEV. = 844.81

CATCH BASIN #130
RIM ELEV. = 848.88
12" RCP E INV. = 844.91
12" RCP SE INV. = 844.93
SUMP ELEV. = 843.68

CATCH BASIN #131
RIM ELEV. = 846.24
15" RCP N INV. = 840.99
4" VCP SE INV. = 839.05
6" PVC SW INV. = 842.60
SUMP ELEV. = 848.43

CATCH BASIN #116
RIM ELEV. = 850.68
12" RCP NE INV. = 846.01
4" VCP NW INV. = 848.11
TOP OF DEBRIS ELEV. = 845.76

CATCH BASIN #118
RIM ELEV. = 851.88
8" RCP W INV. = 847.66
TOP OF DEBRIS ELEV. = 847.66

STORM MANHOLE #118
RIM ELEV. = 849.82
12" RCP E INV. = 845.66
12" RCP SW INV. = 845.77
TOP OF DEBRIS ELEV. = 845.86

CATCH BASIN #119
RIM ELEV. = 849.25
12" RCP W INV. = 845.94
12" RCP NE INV. = 842.62
SUMP ELEV. = 838.56

STORM MANHOLE #120
RIM ELEV. = 849.59
12" RCP N INV. = 844.58
12" RCP SE INV. = 845.08
SW 12" SQUARE OPENING INV. = 848.13
SUMP ELEV. = 844.09

CATCH BASIN #121
RIM ELEV. = 849.28
12" RCP N INV. = 841.45
12" RCP NE INV. = 833.92
8" RCP E INV. = 833.83
12" RCP SW INV. = 840.65
12" RCP S INV. = 840.85
12" RCP W INV. = 843.19
8" RCP W INV. = 845.02

CATCH BASIN #122
RIM ELEV. = 849.72
8" RCP E INV. = 845.86
SUMP ELEV. = 843.42

CATCH BASIN #123
RIM ELEV. = 849.30
8" RCP SW INV. = 844.59
TOP OF DEBRIS ELEV. = 844.33

CATCH BASIN #124
RIM ELEV. = 848.90
8" METAL E INV. = 841.49
12" RCP S INV. = 841.49
8" RCP W INV. = 845.11
SUMP ELEV. = 841.49

CATCH BASIN #125
RIM ELEV. = 848.84
8" RCP E INV. = 845.44
6" PVC NW INV. = 845.49
SUMP ELEV. = 845.24

CATCH BASIN #126
RIM ELEV. = 848.50
6" PVC SE INV. = 846.15
TOP OF DEBRIS ELEV. = 846.10

CATCH BASIN #127
RIM ELEV. = 848.24
8" RCP W INV. = 844.49
SUMP ELEV. = 844.04

CATCH BASIN #128
RIM ELEV. = 847.24
8" VCP NE INV. = 844.05
8" VCP S INV. = 844.05
TOP OF DEBRIS ELEV. = 844.04

CATCH BASIN #129
RIM ELEV. = 848.81
4" S INV. = 845.28
12" RCP NW INV. = 845.19
SUMP ELEV. = 844.81

STORM MANHOLE #133
RIM ELEV. = 846.50
12" RCP N INV. = 838.88
12" RCP E INV. = 834.69
12" RCP S INV. = 840.04
15" RCP W INV. = 838.23

CATCH BASIN #134
RIM ELEV. = 846.71
TOP OF DEBRIS ELEV. = 845.41

STORM MANHOLE #135
RIM ELEV. = 846.61
12" RCP SE INV. = 840.73
12" RCP W INV. = 842.62
SUMP ELEV. = 838.56

CATCH BASIN #136
RIM ELEV. = 846.68
12" RCP E INV. = 843.69
12" RCP NW INV. = 842.89
SUMP ELEV. = 840.92

STORM MANHOLE #137
RIM ELEV. = 846.59
12" RCP N INV. = 841.45
12" RCP NE INV. = 833.92
8" RCP E INV. = 833.83
12" RCP SW INV. = 840.65
12" RCP S INV. = 840.85
12" RCP W INV. = 834.37

CATCH BASIN #138
RIM ELEV. = 846.01
12" RCP S INV. = 841.59
12" RCP SE INV. = 840.09

SANITARY MANHOLE #200
RIM ELEV. = 845.36
8" VCP N INV. = 836.58
8" VCP SE INV. = 836.72

SANITARY MANHOLE #201
RIM ELEV. = 851.97
8" VCP E INV. = 844.36
8" VCP S INV. = 835.34
8" VCP S INV. = 835.23
8" VCP W INV. = 835.13

SANITARY MANHOLE #202
RIM ELEV. = 844.30
8" VCP N INV. = 832.60
8" VCP E INV. = 831.28
8" VCP E INV. = 833.77
8" VCP W INV. = 831.17

SANITARY MANHOLE #203
RIM ELEV. = 847.01
8" VCP S INV. = 834.83
8" VCP W INV. = 835.03

SANITARY MANHOLE #204
RIM ELEV. = 852.05
8" VCP N INV. = 840.56

SANITARY MANHOLE #205
RIM ELEV. = 849.65
8" VCP N INV. = 838.88
8" VCP E INV. = 838.97
8" VCP S INV. = 839.51
8" VCP W INV. = 839.58

SANITARY MANHOLE #206
RIM ELEV. = 852.02
8" VCP N INV. = 840.63
8" VCP E INV. = 840.33
8" VCP S INV. = 840.71

SANITARY MANHOLE #207
RIM ELEV. = 846.39
8" VCP N INV. = 835.95
8" VCP E INV. = 837.75
8" VCP S INV. = 837.70
8" VCP W INV. = 837.61

SANITARY MANHOLE #208
RIM ELEV. = 851.62
8" VCP E INV. = 840.11
8" VCP S INV. = 840.41
8" VCP NW INV. = 840.54

SANITARY MANHOLE #209
RIM ELEV. = 842.15
8" VCP N INV. = 833.91
8" VCP S INV. = 833.91

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 June 2018.

2. All bearings and distances on the survey are record and measured unless otherwise noted. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing CORS.

3. All dimensions are in feet and decimals thereof.

4. All elevations are North American Vertical Datum of 1988 (NAVD88).

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 Okemos Road, public Hamilton Road, public Clinton Street, public Methodist Street, and public Ardmore Avenue.

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

Item 1: Shown on the survey map.

Item 2: Addresses of the surveyed property, 4700 Ardmore Avenue, 2150 Hamilton Street, 2150 Hamilton Road, 2150 Hamilton Road, 2150 Hamilton Road, 2149 Hamilton Road, 2149 Hamilton Road, 2153 Hamilton Road, 4661 Okemos Road, 4675 Okemos Road, and 4695 Okemos Road, Okemos, MI 48864.

Item 3: By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "X", areas 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 0158 D, dated August 16, 2011.

Item 4: 3.99 Acres (173,987 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:
Regular Parking Spaces: 0
Disabled Parking Spaces: 0
Total on-site Parking Spaces: 0

Item 10: There were no party walls designated by client.

Item 11: Utility information as shown was obtained from available public records and utility field notes. The field notes were obtained from the subject for construction. MISS DIG was not contacted to mark utilities on site for this survey, but previous MISS DIG underground utility markings from previous surveys have been incorporated where possible.

Item 13: Shown on the survey map.

CERTIFICATION:

To Downtown Okemos, LLC; Transnation Title Agency; and Fidelity National Title Insurance Company;

This is to certify that this map or plot 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, 10, 11, and 13 of Table A thereof. The fieldwork was completed on June 3, 2018.



E. Priestrom
Erick R. Priestrom Date of Plot or Map:
Professional Surveyor No. 53497
epriestrom@kebs.com

REVISIONS	COMMENTS	ENGINEERING AND LAND SURVEYING
06/21/2018	ORIGINAL	216 HASLETT ROAD, HASLETT, MI 48840 PH: 517-339-3399-8047 WWW.KEBS.COM
		Marshall Office - Ph. 269-781-9800
		DRAWN BY: SSF SECTION: 21, TAN, RTW
		FIELD WORK BY: NAW/SL JOB NUMBER:
		SHEET 3 OF 3 93725-ALT

ATTACHMENT B

Aerial Photos
Blocks 1 and 2 Parcels



Current Eligible Property Aerial Photo - Blocks 1 & 2



Current Eligible Property Aerial Photo - Block 1



Current Eligible Property Aerial Photo - Block 2

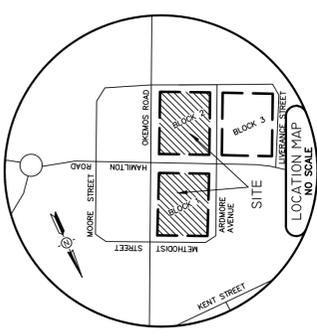
ATTACHMENT C

Site Plans

Blocks 1 and 2 Parcels

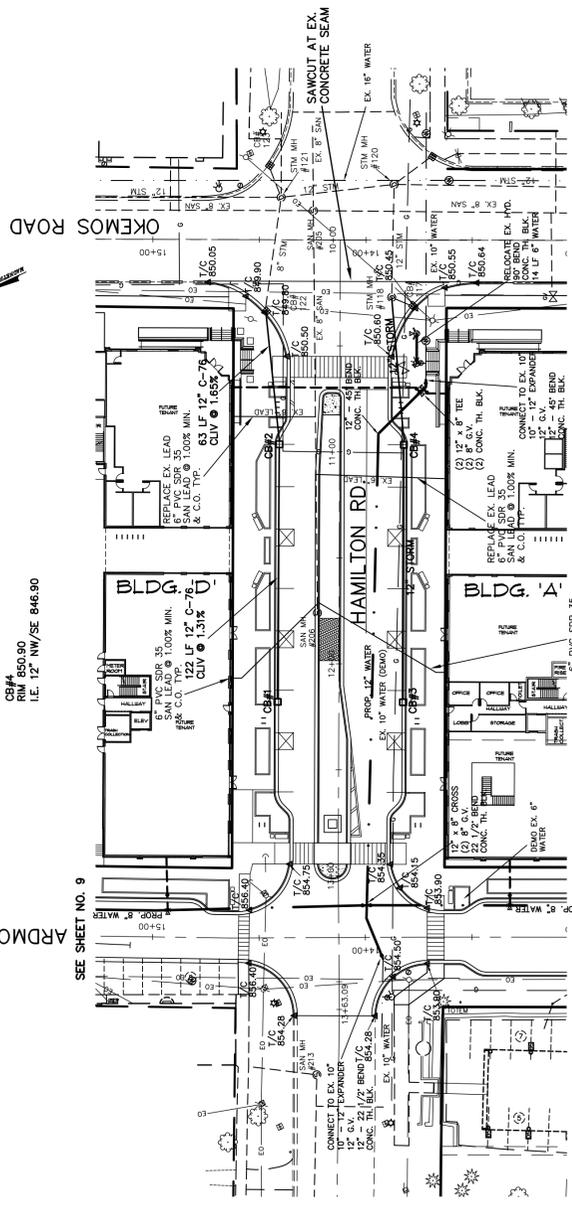
- Demolition Plan (Public Infrastructure, Sheet 12)
- Road & Utilities Plan & Profile Clinton St & Hamilton Rd (Profile Sheet 8)
- Road & Utilities Plan & Profile Methodist St (Profile Sheet 9)
- Road & Utilities Plan & Profile Ardmore Ave (Profile Sheet 10)
- Drain Outlet Mitigation Plan (Stormwater Public Easement Infrastructure, Figure A)

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



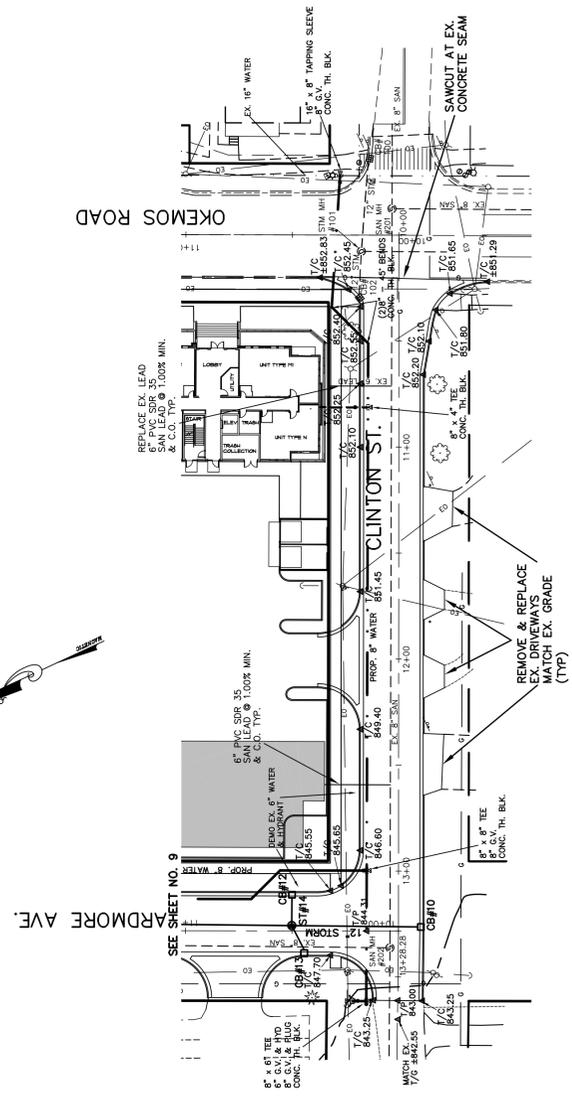
- PROPOSED STORM INVENTORY:
- CB#1 RIM 852.50 I.E. 12" SE 848.50
 - CB#2 RIM 850.90 I.E. 12" NW/SE 846.90
 - CB#3 RIM 852.50 I.E. 12" SE 848.50
 - CB#4 RIM 850.90 I.E. 12" NW/SE 846.90

ARMORE AVE.



SEE SHEET NO. 9

SEE SHEET NO. 9



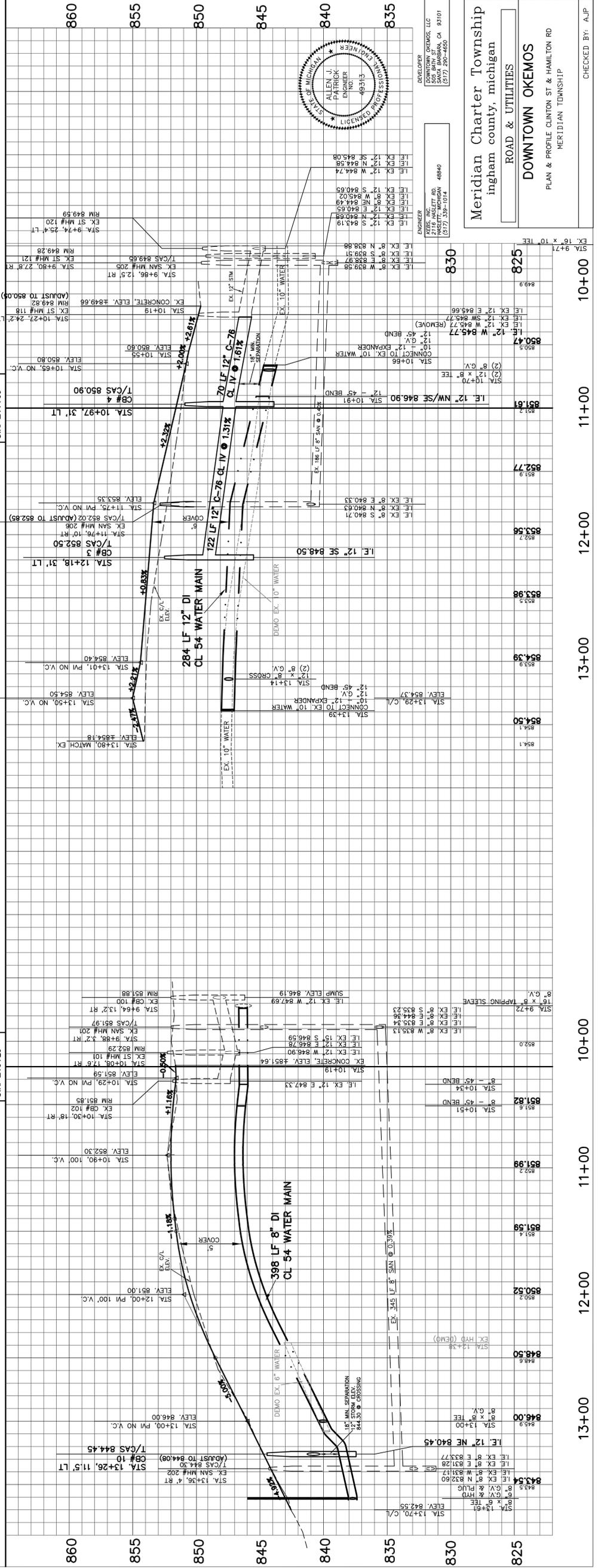
SEE SHEET NO. 9

SEE SHEET NO. 9

NOTE: SEE GRADING PLAN (SHEET 5) FOR DETAILED PROPOSED CURB & SIDEWALK GRADES

WARNING!!!
CL 54 WATER MAIN
STA. ±10+20

WARNING!!!
CL 54 WATER MAIN
STA. ±11+90



BENCHMARKS
 BENCHMARK #1 ELEV. = 850.20 (NAVD83)
 PK NAIL WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, ±42' SOUTH OF BUILDING #461
 BENCHMARK #2 ELEV. = 846.57 (NAVD83)
 PK NAIL SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARMORE AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.
 BENCHMARK #3 ELEV. = 856.59 (NAVD83)
 PK NAIL INTERSECTION OF HAMILTON STREET & NORTHWEST QUADRANT OF ARMORE AVENUE AND HAMILTON ROAD.



LEGEND

---	EXT. CONTOURS
---	EXT. SANITARY SEWER
---	EXT. STORM SEWER
---	EXT. ELEVATIONS
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
---	MANHOLE (NEW)
---	MANHOLE (EXIST.)
---	UTILITY EASMENT
---	CENTER LINE OF ROAD
---	PROPERTY LINE
---	FIRE HYDRANT
---	WATER VALVE
---	PROPOSED TOP OF CURB ELEV.

CONTRACTOR: TOWNSHIPS OKEMOS, LLC
 505 SOUTH ST. #4, CA 93010
 (917) 290-4650

ENGINEER: ALLEN J. PATRICK
 483313

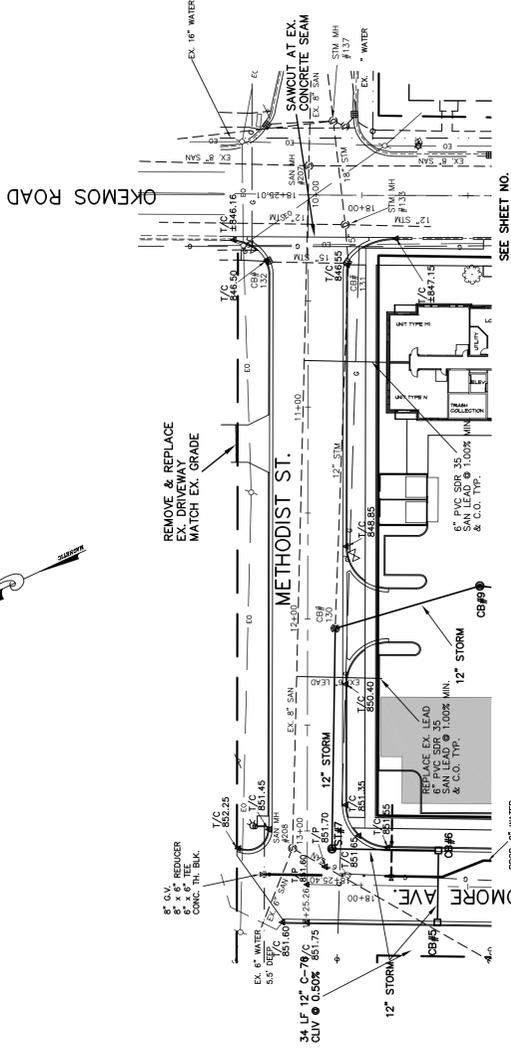
REVISIONS:
 DATE: BY: COMMENTS:
 1-31-22 AJP SUBMITTAL

PROJ-1B E-93725-PROJ

Meridian Charter Township
 Ingham county, michigan
 ROAD & UTILITIES
 DOWNTOWN OKEMOS
 PLAN & PROFILE CLINTON ST & HAMILTON RD
 MERIDIAN TOWNSHIP

CHECKED BY: AJP
 SHEET: 8 OF 14
 FILE NAME: 99191

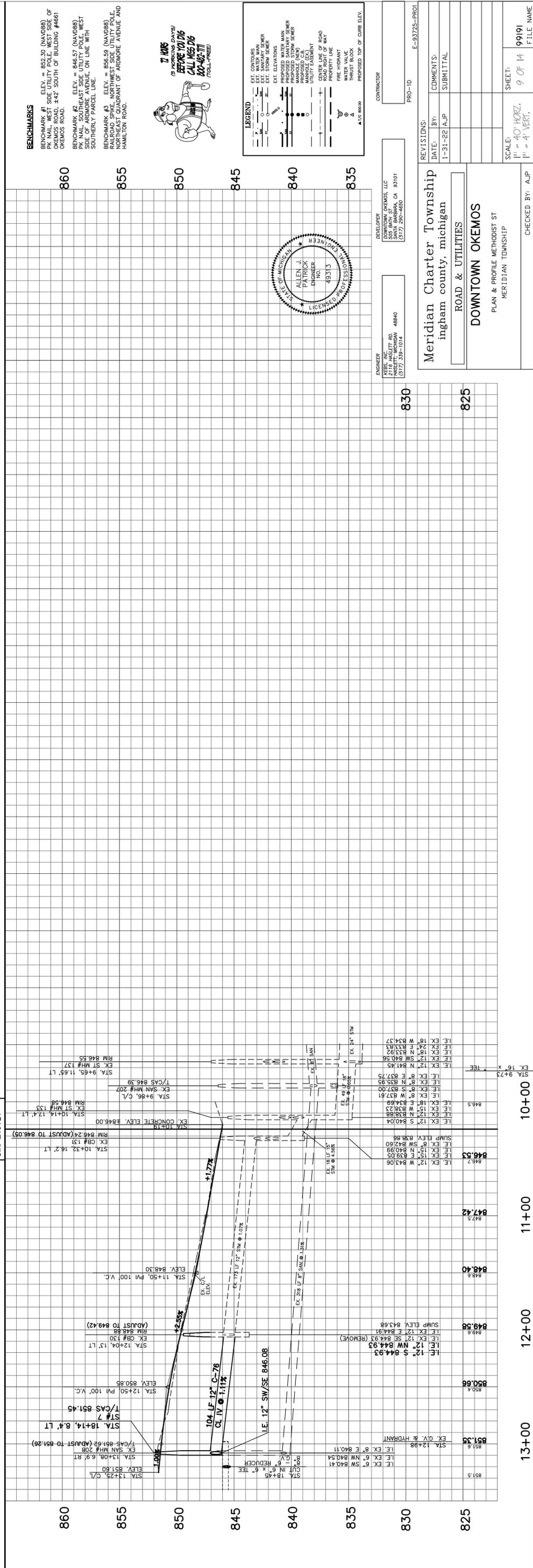
NOTE: SEE GRADING PLAN (SHEET 5) FOR DETAILED PROPOSED CURB & SIDEWALK GRADES



SEE SHEET NO. 7

WARNING!!! EXISTING STA. 310+24

SEE SHEET NO. 7



BENCHMARKS
 BENCHMARK #1 ELEV. = 850.20 (NAVD83)
 PK NAIL WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, 342' SOUTH OF BUILDING #4661
 BENCHMARK #2 ELEV. = 846.57 (NAVD83)
 PK NAIL, SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARMORE AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.
 BENCHMARK #3 ELEV. = 856.59 (NAVD83)
 PK NAIL, SOUTHWEST CORNER OF LOT 13, NORTHEAST QUADRANT OF ARMORE AVENUE AND HAMILTON ROAD.



LEGEND

- EX. CONTOURS
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. ELEVATIONS
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- MANHOLE (EXIST.)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- 4'-1/2" RADIUS
- PROPOSED TOP OF CURB ELEV.

ENGINEER
 PATRICK J. ALLEN, INC.
 2116 HASLETT RD.
 MERIDIAN, MS 39067
 (601) 339-1014 48840

DEVELOPER
 DOWNTOWN OKEMOS, LLC
 505 SOUTH ST. #4
 OKEMOS, MS 39067
 (601) 290-4650 93101

CONTRACTOR
 E-93775-PROJ.

PROJ-10

REVISIONS:

DATE:	BY:	COMMENTS:
1-31-20	AJP	SUBMITTAL

Meridian Charter Township
 Ingham county, michigan
ROAD & UTILITIES
DOWNTOWN OKEMOS
 PLAN & PROFILE METHODIST ST
 MERIDIAN TOWNSHIP

CHECKED BY: AJP

SCALE: 1" = 40' HORIZ.
 1" = 4' VERT.

SHEET: 9 OF 14

FILE NAME: 99191

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

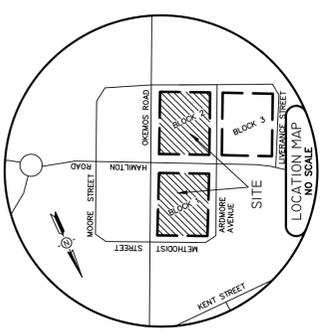


EXHIBIT B

Project Overview

and

Approved Drawings
Village of Okemos
Blocks 1 and 2

Site Plan and required Building Plans
submitted for Township Review
01-31-2022 and not yet approved

Village of Okemos

Project Overview and Approved MUPUD Drawings

As of January 31, 2022

The Village of Okemos is a proposed, mixed-use development occupying two blocks on the West side of Okemos Road in Downtown Okemos. The project proposes to build 290,206 square feet in five, four and five story buildings on the two blocks. The current usage calls for an estimated 257,534 gross area square feet of residential and commercial business spaces in four (4) newly constructed mixed-use buildings. The mixed-use recreation of the Village of Okemos with major Infrastructure Improvements is transformative in nature and will bring Retail, Restaurant, Commercial, Office and Residential Uses, adding over 100 jobs, and adding approximately up to \$85 million in new capital investment to the Village.

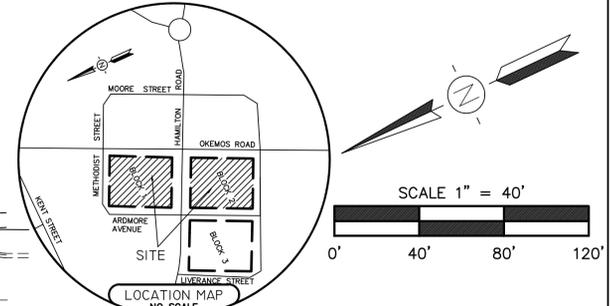
EXHIBIT C

Consents for Access to Property
Village of Okemos
Blocks 1 and 2

Developer/Applicant is the Owner of All
Real Property being improved thus Site
Control is Secured and Access
Agreements are not Required

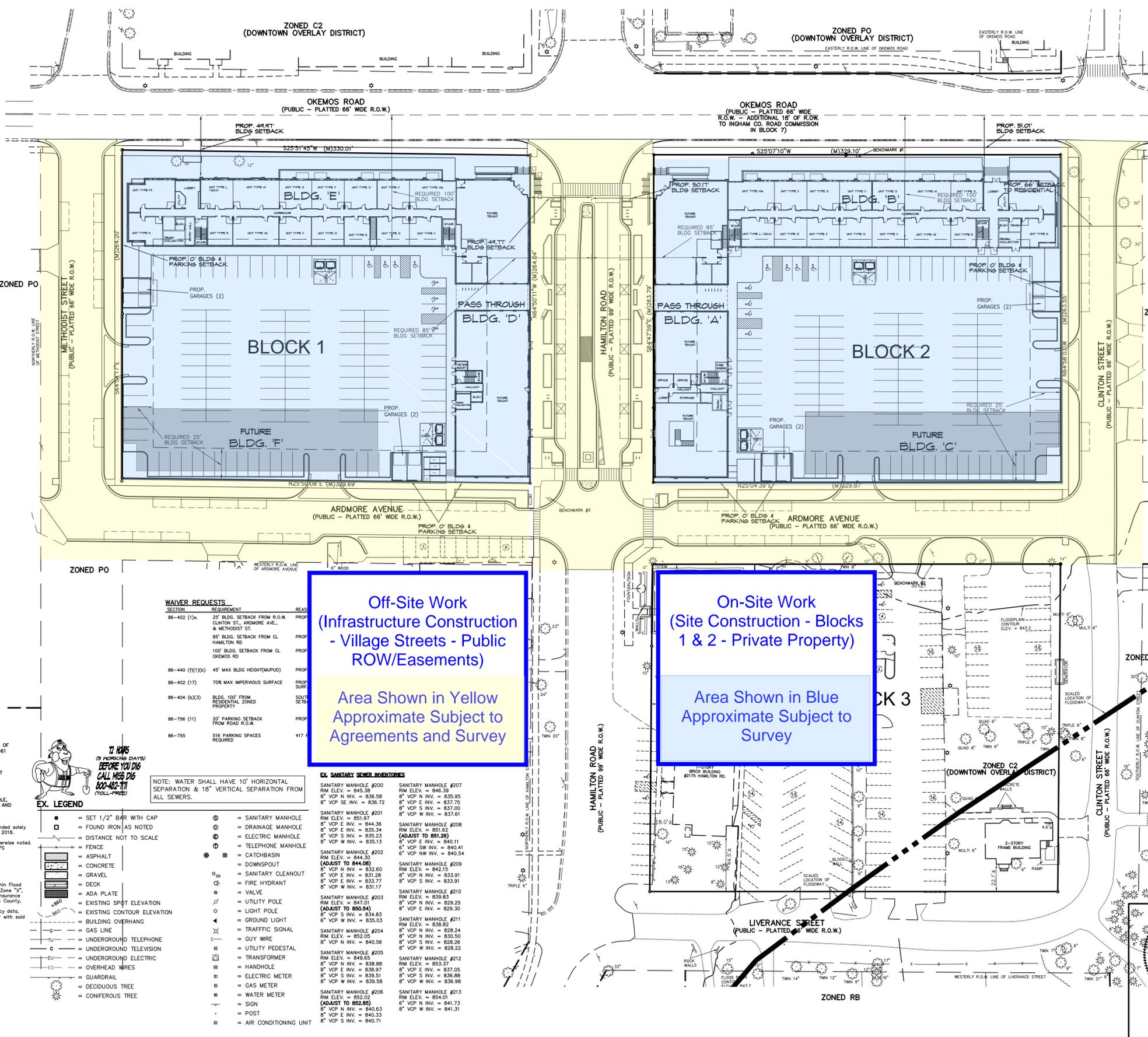
MUPUD PLAN FOR: Village of Okemos

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



EX. STORM SEWER INVENTORIES

CATCH BASIN #100 RM ELEV. = 851.88 8" RCP N INV. = 847.69 TOP OF DEBRIS ELEV. = 847.66 SUMP ELEV. = 846.19	CATCH BASIN #126 (DEMO) RM ELEV. = 846.24 6" PVC SE INV. = 846.15 TOP OF DEBRIS ELEV. = 846.10
STORM MANHOLE #101 RM ELEV. = 852.29 12" RCP E INV. = 846.78 15" RCP S ELEV. = 846.59 12" RCP W INV. = 846.90 TOP OF DEBRIS ELEV. = 846.75	CATCH BASIN #127 (DEMO) RM ELEV. = 846.82 8" PVC N INV. = 844.49 SUMP ELEV. = 844.04
CATCH BASIN #102 RM ELEV. = 851.85 12" RCP E INV. = 847.33 TOP OF DEBRIS ELEV. = 847.35	CATCH BASIN #128 (DEMO) RM ELEV. = 847.24 8" VCP NE INV. = 844.05 8" PVC S INV. = 844.05 TOP OF DEBRIS ELEV. = 844.04
CATCH BASIN #103 (DEMO) RM ELEV. = 852.09 SW RESTRICTOR PLATE INV. = 849.23 SW 12" SQUARE OPENING INV. = 849.13 SUMP ELEV. = 846.89	CATCH BASIN #129 (DEMO) RM ELEV. = 848.81 4" S INV. = 845.28 12" RCP NW INV. = 845.19 SUMP ELEV. = 844.11
CATCH BASIN #104 (DEMO) RM ELEV. = 851.00 8" RCP N INV. = 847.68 TOP OF WATER ELEV. = 847.68 SUMP ELEV. = 846.60	CATCH BASIN #130 (ADJUST TO 849.42) 12" RCP E INV. = 844.91 12" RCP SE INV. = 844.93 (REMOVE) SUMP ELEV. = 843.68 PROP. I.E. 12" NW/S 844.93
CATCH BASIN #105 (DEMO) RM ELEV. = 849.67 6" VCP NE INV. = 845.07 8" RCP S INV. = 844.91 SUMP ELEV. = 844.17	CATCH BASIN #131 RM ELEV. = 846.24 15" RCP N INV. = 840.99 15" RCP E INV. = 839.05 8" VCP SW INV. = 842.60 12" RCP W INV. = 843.06 SUMP ELEV. = 838.56
CATCH BASIN #106 (DEMO) RM ELEV. = 850.60 8" VCP W TOP OF PIPE ELEV. = 849.12 TOP OF DEBRIS ELEV. = 848.80	CATCH BASIN #132 RM ELEV. = 846.00 15" RCP S INV. = 841.09 SUMP ELEV. = 838.70
STORM MANHOLE #107 RM ELEV. = 845.40 10" RCP N INV. = 840.22 12" RCP NE INV. = 838.54 (REMOVE) 18" RCP E INV. = 837.26 PROP. I.E. 18" SE 838.75	STORM MANHOLE #133 RM ELEV. = 846.58 12" RCP N INV. = 838.68 12" RCP S INV. = 840.04 15" RCP W INV. = 838.23
CATCH BASIN #108 RM ELEV. = 844.38 10" RCP N INV. = 840.43 10" RCP S INV. = 840.39 TOP OF DEBRIS ELEV. = 840.38	CATCH BASIN #134 RM ELEV. = 846.71 TOP OF DEBRIS ELEV. = 845.41
CATCH BASIN #109 RM ELEV. = 844.72 10" RCP S INV. = 840.72 TOP OF DEBRIS ELEV. = 840.47	STORM MANHOLE #135 RM ELEV. = 844.37 12" RCP NE INV. = 840.73 12" RCP SE INV. = 842.62 SUMP ELEV. = 838.56
CATCH BASIN #110 (DEMO) RM ELEV. = 844.72 12" RCP SW INV. = 839.24 12" RCP NW INV. = 839.01 SUMP ELEV. = 838.12	CATCH BASIN #136 RM ELEV. = 846.68 12" RCP E INV. = 843.69 12" RCP NW INV. = 843.89 SUMP ELEV. = 840.92
CATCH BASIN #111 (DEMO) RM ELEV. = 844.68 12" RCP S INV. = 839.47 SUMP ELEV. = 839.06	STORM MANHOLE #137 RM ELEV. = 846.55 12" RCP N INV. = 841.45 18" RCP N INV. = 833.92 24" RCP E INV. = 833.83 12" RCP SW INV. = 840.56 18" RCP W INV. = 834.37 SUMP ELEV. = 847.22
CATCH BASIN #112 (DEMO) RM ELEV. = 850.32 18" VCP E INV. = 847.39 6" VCP W INV. = 847.39 SUMP ELEV. = 847.22	CATCH BASIN #138 RM ELEV. = 846.01 12" RCP S INV. = 841.59 SUMP ELEV. = 840.09
CATCH BASIN #113 (DEMO) RM ELEV. = 851.08 6" VCP W INV. = 848.40 TOP OF DEBRIS ELEV. = 848.38	CATCH BASIN #140 RM ELEV. = 838.40 8" PVC NW INV. = 836.40 SUMP ELEV. = 836.15
CATCH BASIN #114 (DEMO) RM ELEV. = 850.35 6" VCP SW INV. = 848.23 TOP OF DEBRIS ELEV. = 848.23	STORM MANHOLE #141 RM ELEV. = 839.97 18" RCP NW INV. = 834.70 18" RCP E INV. = 834.52 6" PVC SE INV. = 835.11 SUMP ELEV. = 835.11
CATCH BASIN #115 (DEMO) RM ELEV. = 850.89 4" PVC SE INV. = 848.55 4" PVC SW INV. = 848.52 SUMP ELEV. = 848.09	STORM MANHOLE #142 RM ELEV. = 841.24 12" RCP NE INV. = 834.56 18" RCP S INV. = 834.18 18" RCP W INV. = 834.14 TOP OF DEBRIS ELEV. = 845.76
CATCH BASIN #116 (DEMO) RM ELEV. = 850.06 12" RCP NE INV. = 846.01 4" VCP NW INV. = 846.11 TOP OF DEBRIS ELEV. = 845.76	CATCH BASIN #143 RM ELEV. = 840.02 10" RCP N INV. = 835.36 12" RCP NW INV. = 835.34 SUMP ELEV. = 835.02
CATCH BASIN #117 RM ELEV. = 850.01 12" RCP NE INV. = 845.88 TOP OF DEBRIS ELEV. = 845.88	CATCH BASIN #144 RM ELEV. = 841.65 6" PVC NE INV. = 840.41 4" PVC SE INV. = 838.15 10" RCP S INV. = 837.38 SUMP ELEV. = 836.75
STORM MANHOLE #118 RM ELEV. = 849.82 (ADJUST TO 850.05) 12" RCP E INV. = 846.66 12" RCP SW INV. = 845.77 12" RCP W INV. = 845.77 (REMOVE) PROP. I.E. 12" W 845.77 TOP OF DEBRIS ELEV. = 845.86	STORM MANHOLE #145 RM ELEV. = 837.27 18" RCP E INV. = 832.65 6" PVC S INV. = 832.97 18" RCP W INV. = 832.63
CATCH BASIN #119 RM ELEV. = 849.25 12" RCP NW INV. = 845.94 SUMP ELEV. = 844.75	CATCH BASIN #146 RM ELEV. = 836.82 6" PVC N INV. = 834.15 SUMP ELEV. = 833.47
STORM MANHOLE #120 RM ELEV. = 849.59 12" RCP N INV. = 844.58 12" RCP SE INV. = 845.08 12" RCP W INV. = 844.74 SUMP ELEV. = 844.09	CATCH BASIN #147 RM ELEV. = 837.62 12" RCP S INV. = 833.02 10" RCP W INV. = 833.13 TOP OF DEBRIS ELEV. = 833.47
STORM MANHOLE #121 RM ELEV. = 849.28 12" RCP N INV. = 840.68 8" RCP NE INV. = 844.49 12" RCP E INV. = 840.65 12" RCP S INV. = 840.65 12" RCP W INV. = 843.19 8" RCP W INV. = 845.02	CATCH BASIN #148 RM ELEV. = 838.03 12" RCP N INV. = 834.15 TOP OF DEBRIS ELEV. = 833.93
CATCH BASIN #122 RM ELEV. = 849.30 8" RCP SW INV. = 844.59 TOP OF DEBRIS ELEV. = 844.33	CATCH BASIN #149 RM ELEV. = 851.94 6" VCP N INV. = 847.59 6" VCP S INV. = 847.49
CATCH BASIN #124 RM ELEV. = 848.90 8" METAL E INV. = 841.49 12" RCP S INV. = 841.49 8" RCP W INV. = 845.11 SUMP ELEV. = 841.49	CATCH BASIN #150 RM ELEV. = 852.27 TOP OF DEBRIS INV. = 850.07
CATCH BASIN #125 RM ELEV. = 848.84 8" RCP E INV. = 845.44 6" PVC NW INV. = 845.49 SUMP ELEV. = 845.24	BENCHMARKS BENCHMARK #1 ELEV. = 852.30 (NAV088) PK NW, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, 242' SOUTH OF BUILDING #4681 OKEMOS ROAD. BENCHMARK #2 ELEV. = 846.57 (NAV088) PK NW, SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE AVENUE, ON LINE WITH SOUTHERLY PROPERTY LINE. BENCHMARK #3 ELEV. = 856.59 (NAV088) RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.



LEGAL DESCRIPTIONS:
Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block 5, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan.
Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan.

DEVELOPER:
DOWNTOWN OKEMOS, LLC
2362 JOLLY OAK RD.
OKEMOS, MI 48864
PH: (517) 290-4650
c/o JOHN PECKHAM

ENGINEER/SURVEYOR:
KEBS, INC.
2116 HASLETT RD.
HASLETT, MI 48840
PH: (517) 339-1014
FAX: (517) 339-8047

SITE DATA
PROPOSED MIXED USE DEVELOPMENT
TOTAL SITE AREA = ±3.99 ACRES (173,989 S.F.)
ZONED C-2 (DOWNTOWN OVERLAY DISTRICT)
TOTAL LOTS = 200
TOTAL BEDS = 286
TOTAL RESIDENTIAL AREA = 202,238 S.F.
TOTAL COMMERCIAL AREA = 33,273 S.F.
OVERALL DENSITY = 200 UNITS/3.99 ACRES = 50.13 UNITS/AC

BLOCK 1 (1.99 ACRES)
UNITS = 100
BEDS = 143
DENSITY = 100 UNITS/1.99 ACRES = 50.25 UNITS/AC

BLOCK 2 (2.00 ACRES)
UNITS = 100
BEDS = 143
DENSITY = 100 UNITS/2 ACRES = 50 UNITS/AC

BLOCK 3 (2.00 ACRES)
UNITS = 100
BEDS = 143
DENSITY = 100 UNITS/2 ACRES = 50 UNITS/AC

BUILDING A/B
1ST FLOOR AREA = 27,347 S.F.
COMMERCIAL AREA = 12,987 S.F.
RESIDENTIAL AREA = 14,360 S.F.
COMMERCIAL AREA (BASEMENT) = 4,053 S.F.
STORAGE (BASEMENT) = 2,977 S.F.
RESIDENTIAL AREA = 10,119 S.F.

BUILDING C/D/E
1ST FLOOR AREA = 27,347 S.F.
COMMERCIAL AREA = 12,987 S.F.
RESIDENTIAL AREA = 14,360 S.F.
COMMERCIAL AREA (BASEMENT) = 3,246 S.F.
STORAGE (BASEMENT) = 6,008 S.F.
RESIDENTIAL AREA = 10,119 S.F.

BUILDING COVERAGE
RESIDENTIAL 1ST FLOOR = 28,270 S.F.
COMMERCIAL 1ST FLOOR = 25,974 S.F.
BLDG COVERAGE = 54,694 SF./173,989 S.F. = 31.44%

PARKING DATA:
RESIDENTIAL: 200 UNITS x 2 = 400 SPACES
COMMERCIAL: (33,273) x 0.85 = 28,282 S.F.
28,282 USABLE S.F. @ 5/1000 MIN. TOTAL = 141 SPACES
TOTAL = 541 SPACES
PARKING REDUCTION FOR BIKE PARKING = 1 SPACE/2 BIKE SPACES
= 50/2 = 25 SPACE REDUCTION
TOTAL REQUIRED PARKING = 541 - 25 = 516 SPACES

PARKING PROVIDED:
9' x 20' = 203 SPACES
10' x 18' = 15 SPACES
GARAGE = 8 SPACES
B.F. = 16 SPACES
TOTAL = 242 SPACES + 52 BIKE PARKING
ON-STREET (8' x 23') = 56 SPACES
BLOCK 3 SPACES = 119 SPACES (INCL. 5 B.F.)
TOTAL SPACES PROVIDED = 417 SPACES (INCL. 21 B.F.) + 52 BIKE PARKING
516 - 417 = 99 SPACE WAIVER NEEDED

SHEET INDEX
1. OVERALL PLAN
2. DIMENSION PLAN
3. UTILITY PLAN
4. STORM PLAN
5. GRADING PLAN
6. SOIL EROSION PLAN
7. OPENSACE PLAN
8. CLINTON ST/HAMILTON RD PROFILE
9. METHYST ST PROFILE
10. ARDMORE AVE PROFILE
11. EXISTING FEATURES PLAN
12. DEMOLITION PLAN
13. DETAILS
14. SESC DETAILS

TOWNSHIP DETAILS
SANITARY DETAILS
WATER DETAILS
PATHWAY DETAILS

REVISIONS
1-31-22 SUBMITTAL

KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

Village of Okemos
OVERALL PLAN

SCALE: 1" = 40'
DATE: 4-14-19
AUTHORIZED BY: DOWNTOWN OKEMOS, LLC

DESIGNER: A.J.P.
PROJECT MGR. A.J.P.
JOB #: 99191

APPROVED BY: A.J.P.
SHEET 1 OF 14

9/31/22

Off-Site Work
(Infrastructure Construction - Village Streets - Public ROW/Easements)
Area Shown in Yellow
Approximate Subject to Agreements and Survey

On-Site Work
(Site Construction - Blocks 1 & 2 - Private Property)
Area Shown in Blue
Approximate Subject to Survey

EX. SANITARY SEWER INVENTORIES

SANITARY MANHOLE #200 RM ELEV. = 845.38 8" VCP N INV. = 836.58 8" VCP E INV. = 836.72 8" VCP S INV. = 837.00 8" VCP W INV. = 835.13	SANITARY MANHOLE #201 RM ELEV. = 851.97 8" VCP N INV. = 844.36 8" VCP E INV. = 851.62 8" VCP S INV. = 835.23 8" VCP W INV. = 835.13	SANITARY MANHOLE #202 RM ELEV. = 844.36 (ADJUST TO 844.08) 8" VCP N INV. = 832.60 8" VCP E INV. = 831.28 8" VCP S INV. = 833.77 8" VCP W INV. = 831.17	SANITARY MANHOLE #203 RM ELEV. = 847.01 (ADJUST TO 850.54) 8" VCP N INV. = 834.83 8" VCP E INV. = 840.56 8" VCP W INV. = 835.03	SANITARY MANHOLE #204 RM ELEV. = 852.05 8" VCP N INV. = 840.56 8" VCP E INV. = 849.55 8" VCP S INV. = 839.51 8" VCP W INV. = 839.58	SANITARY MANHOLE #205 RM ELEV. = 849.65 8" VCP N INV. = 838.88 8" VCP E INV. = 838.97 8" VCP S INV. = 839.51 8" VCP W INV. = 839.58	SANITARY MANHOLE #206 RM ELEV. = 852.02 (ADJUST TO 852.85) 8" VCP N INV. = 840.83 8" VCP E INV. = 840.33 8" VCP S INV. = 840.71	SANITARY MANHOLE #207 RM ELEV. = 846.39 8" VCP N INV. = 835.95 8" VCP E INV. = 837.00 8" VCP S INV. = 837.00 8" VCP W INV. = 837.61	SANITARY MANHOLE #208 RM ELEV. = 851.62 (ADJUST TO 851.26) 8" VCP N INV. = 840.11 8" VCP E INV. = 840.41 8" VCP S INV. = 840.54 8" VCP W INV. = 840.41	SANITARY MANHOLE #209 RM ELEV. = 842.15 8" VCP N INV. = 833.91 8" VCP S INV. = 833.91 8" VCP W INV. = 829.30	SANITARY MANHOLE #210 RM ELEV. = 839.83 8" VCP N INV. = 838.92 8" VCP E INV. = 828.24 8" VCP S INV. = 830.50 8" VCP W INV. = 828.26	SANITARY MANHOLE #211 RM ELEV. = 838.92 8" VCP N INV. = 828.24 8" VCP E INV. = 830.50 8" VCP S INV. = 828.26 8" VCP W INV. = 828.22	SANITARY MANHOLE #212 RM ELEV. = 853.37 8" VCP N INV. = 837.05 8" VCP E INV. = 836.88 8" VCP S INV. = 836.98 8" VCP W INV. = 836.98	SANITARY MANHOLE #213 RM ELEV. = 854.01 8" VCP N INV. = 841.73 8" VCP E INV. = 841.31
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WAIVER REQUESTS

SECTION	REQUIREMENT	REASON
86-402 (1)(a)	25' BLDG. SETBACK FROM R.O.W. CLINTON ST., ARDMORE AVE., & METHYST ST.	PROP.
	85' BLDG. SETBACK FROM CL. HAMILTON RD.	PROP.
	100' BLDG. SETBACK FROM CL. OKEMOS RD.	PROP.
86-440 (1)(1)(b)	45' MAX BLDG. HEIGHT (MUPUD)	PROP.
86-402 (1)(7)	70% MAX IMPERVIOUS SURFACE	PROP. SURF
86-404 (b)(3)	BLDG. 100' FROM RESIDENTIAL ZONED PROPERTY	PROP. SETB
86-736 (1)(1)	20' PARKING SETBACK FROM ROAD R.O.W.	PROP.
86-735	516 PARKING SPACES REQUIRED	417 F

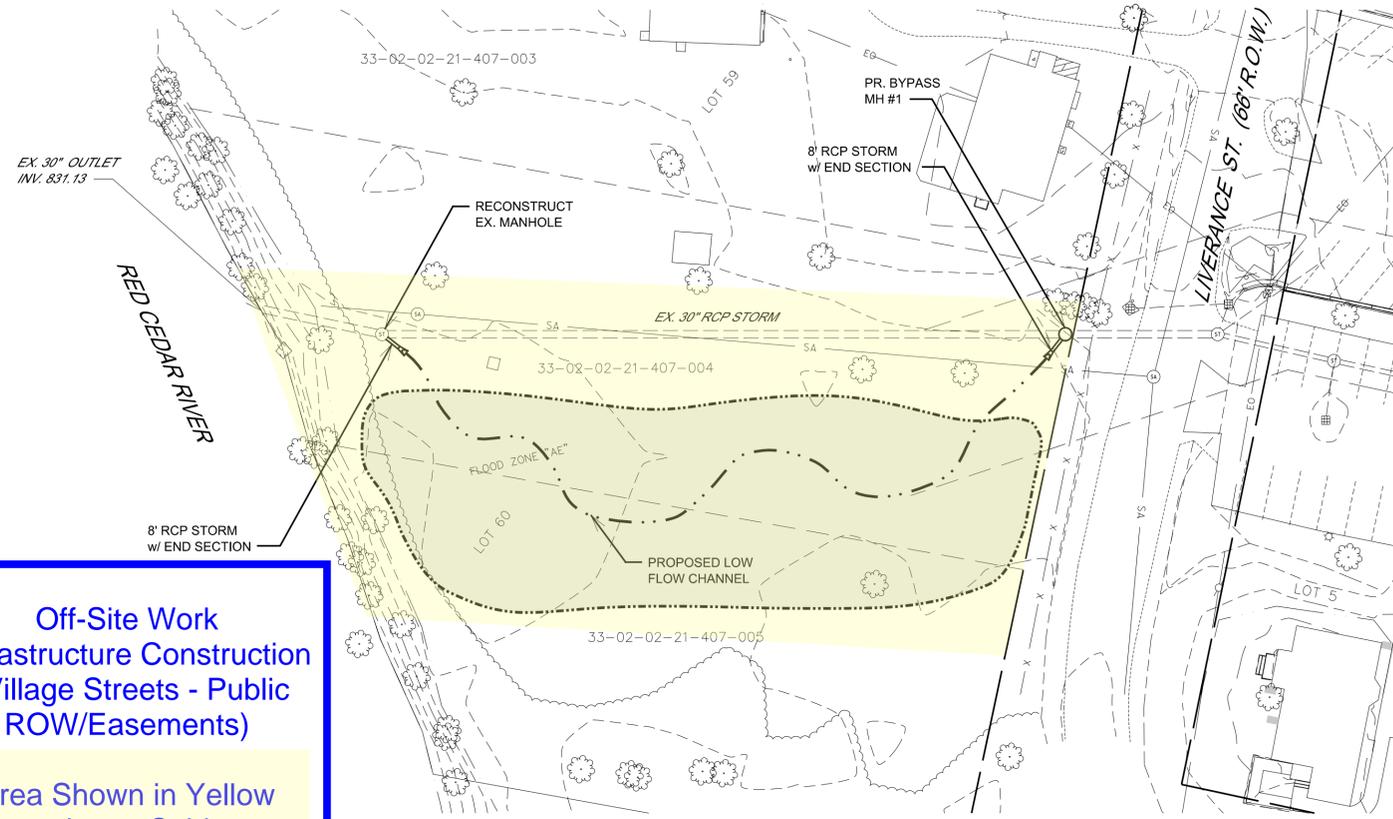
EX. LEGEND

- SET 1/2" BAR WITH CAP
- FOUND IRON AS NOTED
- DISTANCE NOT TO SCALE
- FENCE
- ASPHALT
- CONCRETE
- GRAVEL
- DECK
- ADA PLATE
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR ELEVATION
- BUILDING OVERHANG
- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND TELEVISION
- UNDERGROUND ELECTRIC
- OVERHEAD WIRES
- GUARDRAIL
- DECIDUOUS TREE
- CONIFEROUS TREE
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CATCHBASIN
- DOWNSPOUT
- SANITARY CLEANOUT
- FIRE HYDRANT
- VALVE
- UTILITY POLE
- LIGHT POLE
- GROUND LIGHT
- TRAFFIC SIGNAL
- GUY WIRE
- UTILITY PEDESTAL
- TRANSFORMER
- HANDHOLE
- ELECTRIC METER
- GAS METER
- WATER METER
- SIGN
- POST
- AIR CONDITIONING UNIT

PROPOSED LEGEND

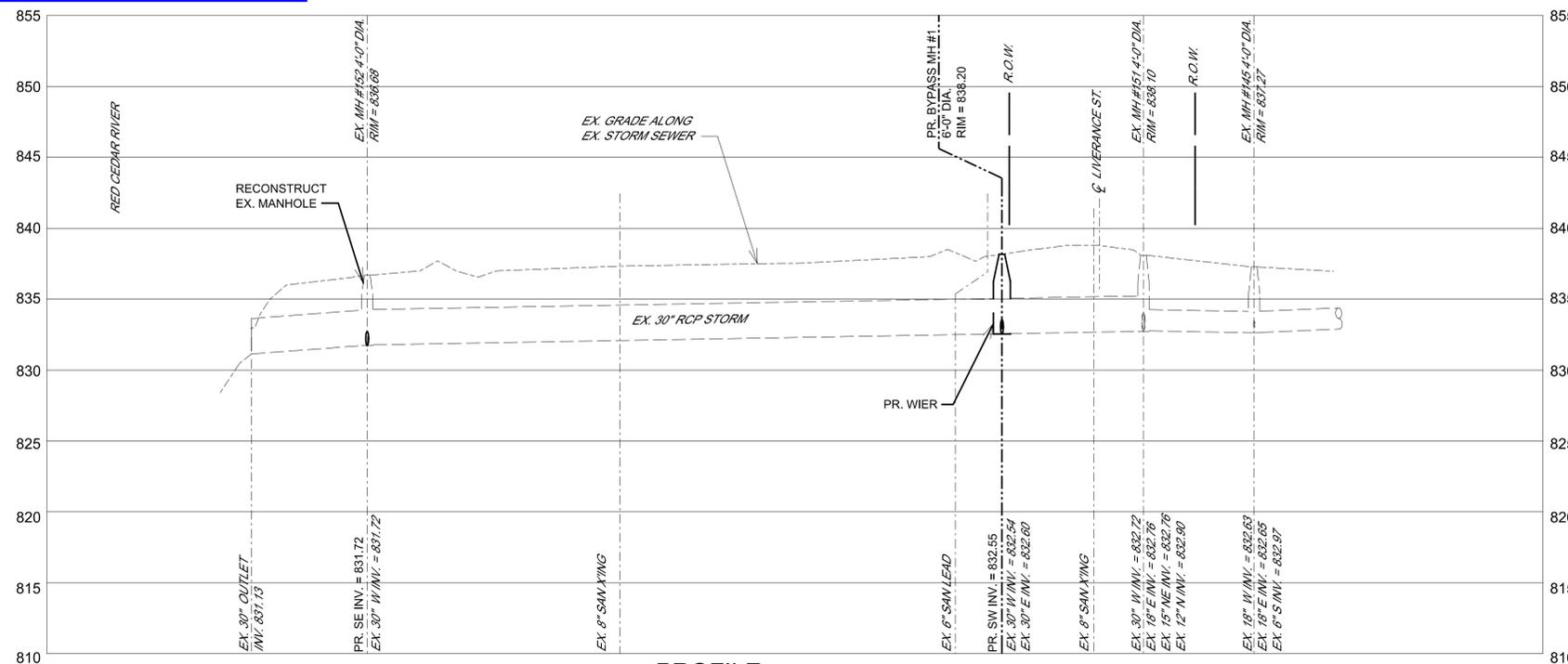
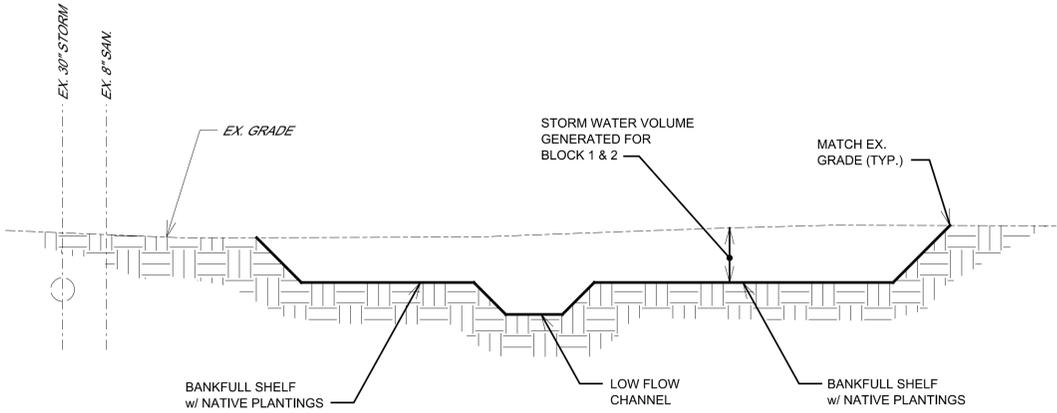
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED C.B. MANHOLE (NEW)
- PROPOSED C.B. MANHOLE (EXISTING)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- RIGHT OF WAY
- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- PROPOSED TOP OF CURB ELEV.

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

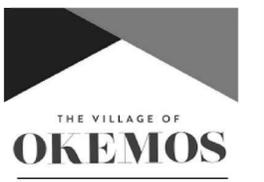


Off-Site Work
(Infrastructure Construction
- Village Streets - Public
ROW/Easements)

Area Shown in Yellow
Approximate Subject to
Agreements and Survey



- NOTES:
1. PROPOSED BYPASS MH #1 WILL INCLUDE A WIER TO DIVERT LOW FLOW TO THE NEW LOW FLOW CHANNEL. HIGH VOLUME RAIN EVENTS WILL OUTLET THROUGH THE EX. 30" STORM SEWER PIPE.
 2. LOW FLOW AREA SHOWN IS CONCEPTUAL. THE LIMITS AND SIZE MAY CHANGE DURING DESIGN.



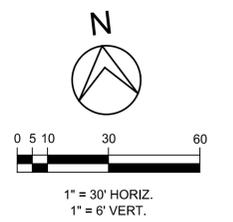
HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

555 HULET DRIVE BLOOMFIELD HILLS, MICH. P.O. BOX 824 48303 - 0824

PHONE: (248) 454-6300
FAX (1st Floor): (248) 454-6312
FAX (2nd Floor): (248) 454-6359

WEB SITE: [http:// www.hrcengr.com](http://www.hrcengr.com)

DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	N.J.K.
DRAWN	J.A.R.
CHECKED	N.J.K.
APPROVED	J.F.B.



VILLAGE OF OKEMOS
MERIDIAN TOWNSHIP

**OKEMOS TILE
DRAIN OUTLET
MITIGATION PLAN**

PART OF THE SE 1/4 OF THE NW 1/4
OF SEC. 21, T4N, R1W

INGHAM COUNTY MICHIGAN

ALL DRAINAGE

HRC JOB NO. 20211064	SCALE 1" = 30' HORIZ. 1" = 6' VERT.
DATE JANUARY 2022	FIGURE A

Village of Okemos Blocks 1 and 2 Redevelopment Project
Okemos, Meridian Township, Ingham County, Michigan
DRAFT Schedule of Performance - Summary
as of February 7, 2022

ANTICIPATED SCHEDULE OF PERFORMANCE*			
ENTITLEMENT PHASE			
Applications*	Submittals	Approvals	Status
Site Plan	January-22	March-22	Submitted
Floodplain Special Use Permit	January-22	March-22	Submitted
Water/Sewer	January-22	April-22	Submitted
Building Plans	April-22	June-22	In Progress
EGLE Grant and Loan Amendment	February-22	May-22	In Progress
Brownfield Plan	January-22	April-22	Submitted
Act 381 Wok Plan	February-22	May-22	In Progress
DDA TIF (if needed)	February-22	April-22	In Progress
Meridian Township Redevelopment Fund Grant #2	January-22	March-22	Submitted
RAP Program & MCRP	February-22	May-22	Submitted
Agreements*	Draft	Final	Status
EGLE Loan Agreement - Township/Developer	April-22	May-22	
EGLE Grant Agreement Amendment #1 - Township/Developer	April-22	May-22	
Brownfield Reimbursement Agreement - Township/Developer	March-22	April-22	
Meridian Township Redevelopment Fund Grant Agreement #2 - Township/Developer	March-22	April-22	
DDA TIF Reimbursement Agreement - Township/Developer (if needed)	March-22	April-22	
RAP Program & MCRP Agreements - MEDC/MSF/Developer	April-22	May-22	
PRE-CONSTRUCTION PHASE			
Bidding/Estimating Process*	Start	Completion	Status
Off-Site Work (Infrastructure Construction - Village Streets - Public ROW/Easements)	August-21	April-22	In Progress
On-Site Work (Site Construction - Blocks 1 & 2 - Private Property)	August-21	April-22	In Progress
Buildings (Vertical Construction - Blocks 1 & 2 - Private Property)	August-21	April-22	In Progress
Contracting Process*	Start	Completion	Status
Off-Site Work (Infrastructure Construction - Village Streets - Public ROW/Easements)	November-21	June-22	In Progress
On-Site Work (Site Construction - Blocks 1 & 2 - Private Property)	November-21	June-22	In Progress
Buildings (Vertical Construction - Blocks 1 & 2 - Private Property)	February-22	June-22	In Progress
CONSTRUCTION PHASE			
Off-Site Work (Infrastructure Construction - Village Streets - Public ROW/Easements)**	Start	Completion	Status
Mobilization, Front-End Startup & General Conditions	June-22	July-22	
SESC Measures Installation & Maintenance	June-22	November-23	
Stormwater Grettenburger Relief Drain Infrastructure Improvements	July-22	October-22	
Clinton Street Infrastructure Reconstruction***	May-23	July-23	
Ardmore Avenue Infrastructure Reconstruction***	June-23	August-23	
Methodist Street Infrastructure Reconstruction***	July-23	September-23	
Hamilton Road Infrastructure Reconstruction***	August-23	November-23	
Signage, Lighting, Seating, Planters/Landscaping	July-23	October-24	
On-Site Work (Site Construction - Blocks 1 & 2 - Private Property)**	Start	Completion	Status
Mobilization, Front-End Startup & General Conditions	June-22	July-22	
SESC Measures Installation & Maintenance	June-22	July-24	
Asbestos Abatement and Demolition - 4700 Ardmore Avenue (Block 1)	June-22	July-22	
Mass Balance, Environmental Excavation & Site Rough Grading	July-22	September-22	
Building Foundation Excavation, Backfill & Slab Prep	July-22	October-22	
Deep Foundations Installation	August-22	November-22	
Subslab Active Vapor Mitigation Systems (Liners/Venting) Installation	September-22	December-22	
Utilities Services Installation	September-22	November-22	
Sub-base, Asphalt Pavement/Striping & Site Concrete Installation	March-24	July-24	
Landscaping	August-24	October-24	
Buildings (Vertical Construction - Blocks 1 & 2 - Private Property)**	Start	Completion	Status
Mobilization, Front-End Startup & General Conditions	August-22	July-24	
Building A - Block 2 along Hamilton Road	August-22	April-24	
Building B - Block 2 along Okemos Road	September-22	May-24	
Building D - Block 1 along Hamilton Road	October-22	June-24	
Building E - Block 1 along Okemos Road	November-22	July-24	

NOTES:

This is a Summary of the Project's anticipated Schedule of Performance. Detailed construction schedules will be developed as the Project approaches the start of construction.

*All application approvals, agreements and tasks subject to Project approvals including entitlements and incentives from all governing bodies.

** Weather permitting for proper working conditions of construction tasks.

*** Village road infrastructure reconstruction subject to Ingham County Road Department schedule determination.