



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
April 25, 2022 7PM

1. CALL MEETING TO ORDER
 2. ROLL CALL
 3. PUBLIC REMARKS
 4. APPROVAL OF AGENDA
 5. APPROVAL OF MINUTES
 - A. April 11, 2022 Regular Meeting
 6. COMMUNICATIONS
 - A. Timothy Mowers RE: MUPUD 22-014
 7. PUBLIC HEARINGS
 - A. Special Use Permit #22-05-011 – 3830 & 3836 Okemos Road – Bickford House Expansion
 - B. Special Use Permit #22-051 – 3830 & 3836 Okemos Road – Bickford House Expansion, structure greater than 25,000 square feet
 - C. Mixed-Use Planned Unit Development #22014 – 1621 & 1625 Haslett Road – Haslett Village
 8. UNFINISHED BUSINESS
 9. OTHER BUSINESS
 - A. Bath Township Master Plan – Introduction
 - B. Zoning Board of Appeals Liaison – Appointment
 - C. Municipal Signage – Text Amendment Introduction
 10. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.
 11. PROJECT UPDATES
 - A. New Applications
 - B. Site Plans Received
 - C. Site Plans Approved
 12. PUBLIC REMARKS
 13. ADJOURNMENT
-

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864





TENTATIVE PLANNING COMMISSION AGENDA
May 9, 2022

1. PUBLIC HEARINGS
 - A. PUD Decks – Text Amendment

2. UNFINISHED BUSINESS
 - A. Special Use Permit #22-05-011 – 3830 & 3836 Okemos Road – Bickford House Expansion
 - B. Special Use Permit #22-051 – 3830 & 3836 Okemos Road – Bickford House Expansion, structure greater than 25,000 square feet
 - C. Mixed-Use Planned Unit Development #22014 – 1621 & 1625 Haslett Road – Haslett Village
 - D. Bath Township Master Plan
 - E. Temporary Containers – Text Amendment

3. OTHER BUSINESS
 - A. Master Plan Request for Proposals
 - B. Site Condominiums – Text Amendment

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864

Providing a safe and welcoming, sustainable, prime community.



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

DRAFT

**April 11, 2022
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.**

**PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners Richards, Premoe,
Shrewsbury, McConnell, Snyder, Cordill (7:03)**

ABSENT:

STAFF: Senior Planner Brian Shorkey, Multimedia Producer Samantha Diehl

1. CALL MEETING TO ORDER

Chair Blumer called the regular meeting to order at 7:01 pm.

2. ROLL CALL

Chair Blumer called the roll of the Planning Commission, all present except for Commissioner Cordill who arrived at 7:03 pm.

3. PUBLIC REMARKS

Chair Blumer opened public remarks at 7:02 pm.

NONE

Chair Blumer closed public remarks at 7:02 pm.

4. APPROVAL OF AGENDA

**Commissioner Richards moved to approve the agenda.
Seconded by Vice-Chair Trezise.**

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. March 28, 2022 Regular Meeting

Commissioner McConnell moved to approve the Minutes of March 28, 2022 Planning Commission Regular Meeting with amendments. Seconded by Commissioner Premoe.

Commissioner McConnell noted the last sentence of page five and first sentence of page six incorrectly referred to the Transportation Commission as the Traffic Commission.

Commissioner Snyder noted under Agenda Item 7.A on page three, her statement about adding conditions was in reference to boundary screening, not light screening.

Chair Blumer stated his comment under Commissioner Snyder's was in reference to light screening and could be left as is.

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS

- A. Email from Trustee Scott Hendrickson

7. PUBLIC HEARINGS - NONE

8. UNFINISHED BUSINESS

- A. Special Use Permit #22-041 – 2745 Mount Hope – Montessori Radmoor Addition

Senior Planner Shorkey outlined Special Use Permit #22-041 – 2745 Mount Hope – Montessori Radmoor Addition for discussion.

Chair Blumer stated in the proposed resolution the lighting issue that needs to be addressed is on the west side of the development.

Commissioner Cordill stated the second line of the third condition in the resolution should read the “new addition” and not “new house”.

Commissioner Richards moved to adopt the resolution approving Special Use Permit #22-041. Seconded by Commissioner Premoe.

Commissioner Shrewsbury noted the resolution should reflect directional documentation addressing landscape screening provided by the applicant.

Chair Premoe asked if the proposed resolution conditions the applicant to turn off exterior lights after school hours.

Applicant Irina Jamison 2745 Mt. Hope Rd., Okemos, MI explained the exterior lights have been routinely shut off after school hours at 5:00 pm since fall 2021 after receiving a complaint from a neighboring resident.

Chair Blumer asked if there is a need for interior security lights after hours.

Ms. Jamison stated security lighting to the southwest will be turned off as of next week, however they feel eastern security lighting is important as they've had issues in that parking lot.

Commissioner Snyder asked if the student cap needs to be addressed.

Senior Planner Shorkey stated the applicant suggested 220 as the cap, however the proposed resolution includes language that allows the student cap to be decided at the state level only.

Commissioner Richards asked if the proposed resolution addresses the student cap issue.

Senior Planner Shorkey replied that it does.

Chair Blumer asked what amendments have been made to the proposed resolution at this point.

Senior Planner Shorkey replied in condition three, "house" will be replaced with "addition". In condition five, "east" will be replaced with "west".

ROLL CALL VOTE: YEAS: Commissioner Snyder, Vice-Chair Trezise, Commissioners Richards Shrewsbury, Cordill, Premoe, McConnell, Chair Blumer

NAYS:

MOTION CARRIED: 8-0

9. OTHER BUSINESS

A. Temporary Containers – Text Amendment Introduction

Senior Planner Shorkey outlined Temporary Containers – Text Amendment Introduction for discussion.

Commissioner McConnell asked how permission to use the containers would be communicated.

Senior Planner Shorkey replied permission would be communicated in some form of writing, such as an email.

Commissioner Shrewsbury stated limiting placement of temporary containers to driveways may be unrealistic for everyone.

Commissioner Richards asked if tying the use of a temporary container to the duration of a building permit is written in the Ordinance.

Senior Planner Shorkey replied it's written in section "C" of the Ordinance.

Commissioner Cordill stated a line giving the Director of Community and Planning discretion of the use and placement of temporary containers in certain circumstances may be helpful.

Commissioner Premoe stated there is a clause in the Ordinance stating permission may be granted to place a temporary container in the street.

Vice-Chair Trezise stated some developments may not have a driveway to place a container on until well into construction.

Chair Blumer stated a dumpster is used only during active construction. He further stated the “pods” are what can become semi-permanent storage and the Ordinance should more clearly define the use of “pods” and not temporary dumpsters.

Commissioner Richards suggested a permit be required if the use of a temporary container will exceed 30 days.

Commissioner Shrewsbury asked what would happen should someone violate this Ordinance.

Senior Planner Shorkey replied a Code Enforcement Officer would issue them a written warning, and eventually a ticket if they do not comply.

Commissioner Shrewsbury asked about the limitation of two 30 day periods in a 12 month window as it pertains to multi-family dwellings.

Senior Planner Shorkey stated he would look into it and come back with an answer.

B. PUD Decks – Text Amendment Introduction

Senior Planner Shorkey outlined PUD Decks – Text Amendment Introduction for discussion.

Commissioner Shrewsbury asked if the item before them is the redlined version.

Senior Planner Shorkey replied it is not. He stated the only section that will be changed is line 19, “except decks not to exceed 10% of the principle structure”.

Vice-Chair Trezise asked if this applies to cement patios, or just decks.

Senior Planner Shorkey replied he will look into it and that he would schedule a public hearing.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board update-NONE

B. Liaison reports

Vice-Chair Trezise

- Attended April 7th, Economic Development Corporation meeting where the Haslett Village developers withdrew their ask of \$800,000

Chair Blumer

- Attended April 4th, Downtown Development Authority meeting where there was a discussion on the township acquiring generic signs for local business direction during construction

11. PROJECT UPDATES

A. New Applications

- a. Bickford House SUP Amendment

B. Site Plans Received

NONE

C. Site Plans Approved

NONE

12. PUBLIC REMARKS

Chair Blumer opened Public Remarks at 7:54 PM.

NONE

Chair Blumer closed Public Remarks at 7:54 PM.

13. ADJOURNMENT

Commissioner Cordill moved to Adjourn. Seconded by Commissioner Snyder.

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 7:54 pm.

From: [Timothy Mowers](#)
To: [Planning Commision \(DG\)](#)
Subject: 4/25 meeting comments
Date: Monday, April 18, 2022 4:58:56 PM

To Whom it May Concern:

I am writing to present you with my comments on the request from SP Holding Company LLC to develop a 1621 & 1655 Haslett Road.

I moved to Haslett during my undergraduate studies at M.S.U. and it has been my delight to make it my new hometown together with my wife. The largely unused shopping center at 1621 & 1655 has long been an eyesore and I am glad to see interest in putting the land to good use.

However, I do not believe a "mix of townhouses, apartments, and flats" would be a good use of the space. Haslett already contains many rental housing options in Nemoke Trails, Benson Hills, and the smaller apartment complexes on Marsh road north of Haslett Road.

I chose to live in Haslett not only because of the splendid recreation here but because, unlike the neighboring communities of East Lansing and Okemos, Haslett did not seem intent on the interminable construction of rental properties. As a recently married man, I very much desire to end my days of renting, purchase a home, and begin building equity for my family. I would much rather see the space in question used for the construction of affordable housing. I am disappointed that the only new construction in the area seems to be on large homes starting in the high \$300,000s.

Yours Faithfully,
Timothy Mowers



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To: Planning Commission

From: Keith Chapman, Assistant Planner

Date: April 19, 2022

Re: Special Use Permit #22-05011 (3830 & 3836 Okemos Rd.) - Bickford Place Assisted Living Facility

JV Landlord-Lansing, LLC has submitted a request to amend an existing special use permit (SUP) to construct a 9,488 square foot building addition at 3830 & 3839 Okemos Road. The entire site is 4.52 acres in size and zoned RA (Single Family, Medium Density).

The proposed major amendment includes a 9,488 square foot building addition to the existing 24,561 square foot building. Section 86-129(b)(1) states that additions to buildings in excess of 10% for buildings over 20,000 square feet in gross floor area is a major amendment.

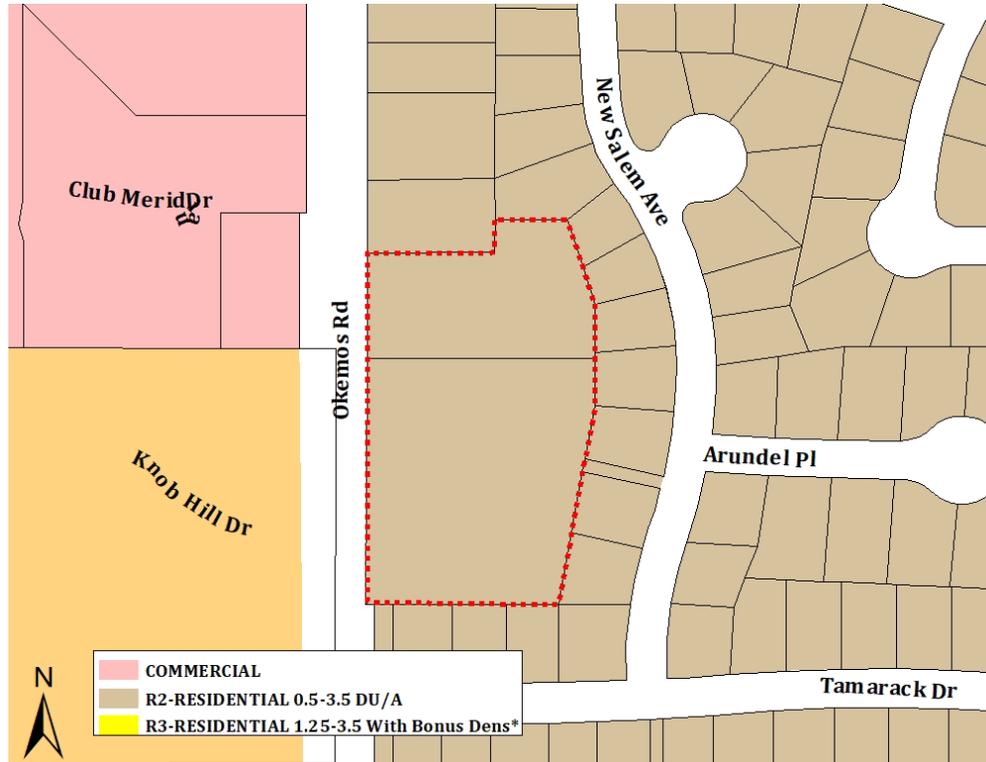
Section 86-654(c) lists nonresidential uses that may be permitted in residential zoning districts by special use permit. Institutions for human care which includes Homes for the aged, Senior living communities, among others may be permitted by special use permit. Bickford Place Assisted Living Facility received SUP approval from the Planning Commission in 2005 (SUP #05011). Site Plan approval (SPR #05-11) was issued on November 30, 2005. A wetland use permit was approved on November 4, 2005. On September 15, 2005, the Zoning Board of Appeals (ZBA #05-09-14-1) granted a variance authorizing the elimination of 96 square feet of perimeter landscaping between the parking area and the front of the building, with the condition that 192 square feet of landscaping be provided elsewhere on site.

The proposed one-story addition will contain 16 memory care units for residents who have significant memory issues. The existing one-story building contains 46 small apartment style units with a kitchenette consisting of a sink, refrigerator, and microwave.

Master Plan

The Future Land Use Map from the 2017 Master Plan designates the subject site in the R2-Residential 0.5-3.5 dwelling units per acre category.

FUTURE LAND USE MAP



Zoning

The subject site is located in the RA (Single Family, Medium Density) zoning district, which requires a minimum of 80 feet of lot width and 10,000 square feet of lot area. With 558.41 feet of lot width on Okemos Road and 4.52 acres in lot area, the site meets the minimum requirements of the RA zoning district.

Section 86-654(f)(1)(a) requires a minimum lot area of two acres for nonresidential uses and structures in residential zoning districts. The site is 4.52 acres in size. There is not a maximum lot area standard for nonresidential uses in residential districts.

ZONING MAP



Physical Features

The property addressed as 3830 Okemos Road is developed with a senior living facility and associated parking area and landscaping. A single-family house built in 1869 and a detached garage occupy 3836 Okemos Road. The applicant has indicated their intention to demolish the house in and plan to utilize the garage for storage.

According to the Township Wetland Map and the Flood Insurance Rate Map, no wetlands or floodplain exist on the subject site.

Streets and Traffic

Access to the subject site is provided from Okemos Road, which is classified as a Principal Arterial on the Street Setbacks and Service Drives map in the zoning ordinance. Okemos Road at this location is four lanes with a center turn lane and a seven-foot-wide pathway on both sides of the street.

The applicant submitted a traffic assessment which estimates future vehicle trips that could be generated by the proposed development. The Institute of Transportation Engineers (ITE) trip generation rates for a Senior Living Center (Land Use Code 254) were selected to represent the proposed development. The manual only includes traffic counts for AM Peak Hour and PM Peak

Hour and a weekday total. The following table summarizes findings from the submitted trip generation analysis based on 16 proposed beds.

Description	AM Peak Hour			PM Peak Hour			Weekday
	In	Out	Total	In	Out	Total	
Senior Living Center, Code 254	2	1	2	1	2	4	43

A traffic assessment is required for new special uses or an expansion or change of an existing special use where increase in intensity would generate between 50 to 99 directional trips during a peak hour of traffic. A peak hour of traffic is the hour of the highest volume of traffic entering and exiting the site during a.m. or p.m. hours. Based on the limited amount of traffic resulting from the Senior Living Center addition, a traffic assessment is not required for this project.

Staff Analysis

The special use permit review criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed major amendment. The applicant has proposed to add a 9,488 square foot building addition to the existing 24,561 square foot building. As the senior living center was developed under a special use permit, an amendment to the SUP is required to add anything over 10% in square feet to the existing building.

The Code of Ordinances states that additions to buildings in excess of 10% for buildings over 20,000 square feet in gross floor area is a major amendment. Major amendments to a SUP are considered by the Planning Commission.

Following is a staff response to the nine special use permit review criteria:

1. *The project is consistent with the intent and purposes of this Chapter.*

In recognition that some nonresidential uses may be useful to the occupants of residential areas and of the community, the stated purpose of allowing certain nonresidential structures and uses in residential zoning districts is to accommodate institutional types of nonresidential functions found to be reasonably harmonious and compatible with residential functions. Institutional types of uses include publicly or privately owned facilities providing recreational, educational, religious, governmental, and other services to the community.

Section 86-654(c) lists nonresidential uses that may be permitted in residential zoning districts by special use permit. Institutions for human care which includes Homes for the aged, Senior living communities, among others may be permitted by special use permit. Bickford Place Assisted Living Facility received SUP approval from the Planning Commission in 2005 (SUP #05011).

2. *The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.*

The Future Land Use Map from the 2017 Master Plan designates the subject site in the R2-Residential 0.5-3.5 dwelling units per acre category. Senior living centers may be permitted by special use permit as a nonresidential use in a residential zoning district.

- 3. The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.*

Allowing the building addition of land would not change the essential character of the area. Based on submitted architectural plans the building will have the same appearance as the existing structure.

- 4. The project will not adversely affect or be hazardous to existing neighboring uses.*

The Senior living center addition will not adversely impact neighboring properties.

- 5. The project will not be detrimental to the economic welfare of surrounding properties or the community.*

There is no evidence to indicate being located adjacent to a Senior living center correlates to a reduction in property value. The property fronts on a principal arterial street.

- 6. The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.*

Alterations to the existing road network are not needed to facilitate the addition to the Senior living center site. Any alterations to the storm drainage system needs approval by the Ingham County Drain Commissioner. CATA bus service is available and Route 22/23 travels to Meridian Mall, Meijer, and the Michigan State University campus.

- 7. The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and stormwater are proposed, they shall be properly designed and capable of handling the long-term needs of the proposed project.*

The site is served by municipal water and sanitary sewer. Improvements to the public utility systems are not necessary to facilitate the addition to the site.

- 8. The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.*

The Senior living center intends to continue to use the property as a Senior living center. The proposed addition will feature the same activities, processes, and materials that are already existing.

9. *The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.*

The building addition to the Senior living center will not adversely impact natural resources of the Township.

The site location standards for nonresidential structures and uses in residential districts provided in Section 86-654(e) were also utilized with the special use permit review criteria to evaluate the building addition.

1. *Any permitted nonresidential structure or use should preferably be located at the edge of a residential district, abutting a business or industrial district, or a public open space.*

Bickford Senior Living Center is located at the western edge of the RA zoning district. Okemos Road borders the entire length of the west property line.

2. *All means shall be utilized to face any permitted nonresidential use on a major street.*

The building faces Okemos Road, which is designated Principal Arterial by the Street Setbacks and Service Drives map.

3. *Motor vehicle entrance and exit should be made on a major street or as immediately accessible from a major street as to avoid the impact of traffic generated by the nonresidential use upon the residential area.*

Access to the site is provided from a single driveway on Okemos Road.

4. *Site locations should be preferred that offer natural or manmade barriers that would lessen the effect of the intrusion of the nonresidential use into a residential area.*

Okemos Road is located along the west edge of the property and natural vegetation is located on the south and east side of the site. The submitted Landscape plan shows additional tree screening added to the existing trees along the north and east property lines.

5. *Any proposed nonresidential use will not require costly or uneconomic extensions of utility service.*

Public water and sanitary sewer serve the subject site.

Staff would **recommend approval** of the proposed Special Use Permit amendment to allow a 9,488 square foot building addition to the existing 24,561 square foot building.

Planning Commission Options

Special Use Permit #22-051 (3830 & 3836 Okemos Rd.)
Planning Commission (April 25, 2022)
Page 7

The Planning Commission may approve, approve with conditions, or deny the proposed special use permit. A resolution to approve the request with conditions is attached for consideration.

Attachments

1. Special use permit amendment application and materials dated March 18, 2022 and received by the Township on March 24, 2022.
2. Resolution to approve

RESOLUTION TO APPROVE

**Special Use Permit #22-05011
Bickford Senior Living Facility
3830 & 3836 Okemos Road**

RESOLUTION

At the regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 25th day of April, 2022, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, JV Landlord-Lansing, LLC requested a major amendment to Special Use Permit #05011 to add a 9,488 square foot building addition to the existing 24,561 square foot building at 3830 & 3836 Okemos Road; and

WHEREAS, the subject site, a 4.52 acres in size and zoned RA (Single Family, Medium Density), is located at 3830 & 3836 Okemos Road; and

WHEREAS, the Planning Commission held a public hearing for Special Use Permit #22-05011 at its meeting on April 25, 2022, and has reviewed the staff material forwarded under cover memorandum dated April 19, 2022; and

WHEREAS, the subject site is appropriately zoned RA (Single Family, Medium Density), where Senior living facilities are allowed by special use permit as a nonresidential use in a residential zoning district; and

WHEREAS, the requested amendment is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances; and

WHEREAS, the request is consistent with the additional site location standards for nonresidential structures and uses in residential districts provided in Section 86-654(e) of the Code of Ordinances, given that the senior living facility is located at the western edge of the RA (Single Family, Medium Density) zoning district and access to the site is from a major street.

NOW, THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #22-05011 subject to the following conditions:

1. Approval is granted in accordance with the site plan prepared by Kebs, Inc. dated January 1, 2022 and received by the Township on March 24, 2022.
2. The applicant shall obtain a soil erosion and sedimentation control (SESC) permit prior to any work taking place on the site.
3. The applicant shall obtain any and all other applicable permits, licenses, and approvals necessary to construct the new addition. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.

Resolution to Approve
SUP #22-05011 (3830 & 3836 Okemos Road)
Page 2

ADOPTED: YEAS: _____

 NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 25th day of April, 2022.

Mark Blumer, Chair
Meridian Township Planning Commission

CHARTER TOWNSHIP OF MERIDIAN
 DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
 5151 MARSH ROAD, OKEMOS, MI 48864
 PLANNING DIVISION PHONE: (517) 853-4560, FAX: (517) 853-4095

SPECIAL USE PERMIT APPLICATION

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

Part I

- A. Applicant JV LANDLORD - LANSING, LLC
 Address of Applicant 13795 S. MURLEN RD., OLATHE KS 66062
 Telephone - Work 913-254-2225 Home SAME Fax N/A Email RICHARD.EBY
 Interest in property (circle one): Owner Tenant Option Other @BICKFORDSENIOR LIVING CO
 (Please attach a list of all persons with an ownership interest in the property.)
SEE ATTACHED OWNER LIST - (2 PROPERTIES)
- B. Site address / location / parcel number 3830 & 383C OKEMOS Rd. / OKEMOS / 33-02-02-33-251 (E-036)
 Legal description (please attach if necessary) SEE PLANS
 Current zoning RA
 Use for which permit is requested / project name 86-368(C)(8) - BUILDING USE FOR ASSISTED LIVING
 Corresponding ordinance number 86-658(A) - BUILDING OVER 25,000 SF
- C. Developer (if different than applicant) EBY REALTY GROUP, LLC
 Address 13795 S. MURLEN, OLATHE, KS 66062
 Telephone - Work (913) 254-2225 Home SAME Fax N/A
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name GREG PETRY - KEBS INC.
 Address 2116 HASLETT ROAD, HASLETT, MI 48840
 Telephone - Work (517) 339-1014 Home (517) 819-5338 Fax (517) 339-8047
- E. Acreage of all parcels in the project: Gross 4.52 Net 4.52
- F. Explain the project and development phases: SEE ATTACHED
- G. Total number of:
 Existing: structures 1 bedrooms 46 ^{UNITS} offices parking spaces 26 carports 0 garages 0
 Proposed: structures 1 bedrooms 16 offices parking spaces 34 carports 0 garages 0
- ADDITION
- H. Square footage: existing buildings 24,561 proposed buildings 9,488
 Usable Floor area: existing buildings proposed buildings 9,173
23,745
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation: SEE ATTACHED
- J. Existing Recreation: Type INTERIOR COURTYARD Acreage 6,540 SF = 0.15A
 Proposed Recreation: Type INTERIOR COURTYARD Acreage 1,047 SF = 0.024A
 Existing Open Space: Type GREEN SPACE Acreage 1.338 AC
 Proposed Open Space: Type GREEN SPACE Acreage 1.21 AC

- M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.
- N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required:
1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
 2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
 3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
 4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.
- O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:
1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
 2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
 3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.
- P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:
1. A letter of approval from the State Department of Environmental Quality.
 2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
 3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
 4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:
1. A location map including existing topographic data at two-foot interval contours.
 2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
 3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.

Part II

SUP REQUEST STANDARDS
Township Code of Ordinances, Section 86-126

Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.

- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
- (7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.
- (8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- (9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

Part III

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) 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 purpose of gathering information including but not limited to the taking and the use of photographs.

Yes No (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate

Richard Eby
Signature of Applicant

3/18/2022
Date

Richard Eby
Type/Print Name

Fee: _____

Received by/Date: _____

**Special Use Permit Application Attachment
Site Plan Requirements Per Section 86-124(c)(4)**

A site plan, drawn to a legible scale, containing the following information where applicable:

- a. Boundaries of the subject property.
- b. Total area of the subject property.
- c. Location of all existing and proposed structures.
- d. Approximate location and distance of all structures within 100 feet of the subject property.
- e. Uses of existing and proposed buildings, on the subject site.
- f. Proposed means of vehicular and pedestrian ingress and egress to the subject property.
- g. Public and private roads and streets, rights-of-way, and easements, indicating names and widths, which abut or cross the site.
- h. Existing and proposed parking spaces, and vehicular and pedestrian circulation patterns.
- i. The buildable area of the subject property indicating all required setbacks, yards and open space.
- j. Zoning classification of the subject and adjacent properties.
- k. Existing and proposed fencing, screening, landscaping, and buffers.
- l. Location and sizes of existing utilities including power lines and towers, both above and below the ground.
- m. Amount and location of all impervious surfaces.
- n. The verified boundaries of all natural water features and required setback lines.

SUP RESPONSES BICKFORD OF LANSING

1. The project is consistent with the intent and purposes of the Township Ordinance. Section 86-368 (c) (8) allows for the development of an assisted living adult care facility as a special use. The original property was granted a Special Use for the use, this will just be an expansion to the existing building.
2. The project is consistent with current land use policies in the Township's comprehensive development plan. This property is zoned RA (residential) and currently has an assisted living facility on the larger parcel and an existing residence to the North. The use will remain consistent the existing facility.
3. The project is to be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing and intended character of the area and will not change the essential character of the area. The proposed project consists of a building addition to an existing facility. The project will be designed to match the look and character of the existing facility. The existing house and drives will be demolished and new landscape and green space will be provided in the areas not part of the building addition.
4. The project will not adversely affect or be hazardous to existing neighboring uses. The proposed project will be a similar use to the existing building and business and will not adversely affect the neighboring properties.
5. The project will not be detrimental to the economic welfare of surrounding properties. The proposed project will be an extension of the existing building and business and will not be detrimental to the surrounding properties.
6. The project is adequately served by public facilities. The proposed project will add stormwater management to provide required treatment/detention prior to discharging to the existing outlet for the Bickford House. Access to Okemos Road is already in place and fire/police shall have adequate access to the facility.
7. The project can be adequately served by public water and sewer facilities. Public sanitary and water mains are located on the property from the original construction. Water and sanitary sewer will be extended to serve the building addition.
8. The project will not involve uses, activities, processes, materials and equipment and conditions of operation that will be detrimental to any persons, property, or general welfare from excessive production of traffic, noise, smoke, fumes, glare, or odors. The proposed project is a small extension of the existing property and use. Traffic use of the facility is very minimal and the only noise/glare would come from an occasional ambulance if needed to treat and/or transport any individuals.
9. The project will not directly or indirectly create adverse impacts on natural resources of the Township. The project will not adversely affect the resources on the property, which are mainly some existing trees. The project will have to remove some trees to construct the building and parking areas, but the landowners will try to keep as many of the existing trees on-site as possible. In addition, the new landscape plan will add many new trees to replace and enhance the surrounding area.

Ownership of parcels:

Parcel 33-02-02-33-251-036: David J Mathers
(Authorization letter included) 3836 Okemos Road
Okemos, MI 48864

Parcel 33-02-02-33-251-037: NHI Bickford RE LLC, Lansing Bickford Cottage, LLC.
13795 S. Mur-Len, Suite 301
Olathe, KS 66062

Part 1 -F - Explain the project and development phases

The existing owner and operator of the 46 unit assisted living residence locate at 3830 Okemos Rd, commonly referred to as “Bickford of Lansing”, has an unmet demand to provide specialized services for Bickford and Community residence who have significant memory issues. Therefore, the owner and operator of the existing Bickford residence proposed to expand their services by constructing and operating a 16 unit “Memory Care” addition to the existing facility but will require additional land. The additional land necessary for this development and located at 3826 Okemos Rd is under contract but contingent upon the future owner/operator receiving a Special Use Permit and Site Plan Approval from Meridian Township. Once a Special Use Permit and Site Plan Approval is received the land purchase will be closed and construction beginning.

Part 1 – I - Employees per shift for the Memory Care Addition

<u>Shift</u>	<u>Number of full-time employees</u>
7 am – 3 pm	3
3 pm – 11 pm	3
11 pm – 7 am	2

Bickford of Okemos - Expansion

3826 Okemos Rd

Table 1

16units - Assisted Living

VEHICLE TRIP GENERATION SUMMARY

Source: Institute of Transportation Engineers

ITE Code	254
Number of Beds	16
AM Peak Hour Trip Rate (per bed)	0.14
AM Peak Hour Vehicle Trips	2
In	2
Out	1
PM Peak Hour Trip Rate (per bed)	0.22
PM Peak Hour Vehicle Rate	4
In	1
Out	2
Weekday Daily Trip Rate	2.66
Weekday Daily Vehicle Trips	43
Saturday Daily Trip Rate	2.2
Saturday Daily Vehicle Trips	35
Sunday Daily Trip Rate	2.44
Sunday Daily Vehicle Trips	39

Natural Features Summary – Bickford Place Building Addition

A. Introduction, Site Location and Project Description

KEBS INC. is working on a Special Use Permit application for a building addition to the Bickford Place Assisted Living Facility at 3830 Okemos Road. The Charter Township of Meridian requires that a Natural Features Assessment be provided with the application. The Natural Features study includes a description of the anticipated impacts on the natural features that contains the following:

- a. An inventory of natural features proposed to be retained, removed, or modified.
Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
- b. Description of the impacts on natural features.
- c. Description of any proposed efforts to mitigate any negative impacts.

The project is located at 3830 Okemos Road within Meridian Township and Ingham County. The site is zoned RA and is adjacent to properties zoned RA to the East, North and South. There are some aerials attached in the appendix that show the property location in more detail.

The existing parcel is 3.01 acres and would be combined with the parcel to the North that is 1.51 acres. The parcel to the North has an existing residence and driveway/parking area, along with some other existing structures. The larger parcel is currently being used as an assisted living center. The applicant of the project has a purchase option on the property to the North and would like to expand the facility to include 16 units (memory care). The expansion is proposed along the North side of the building. In addition to the building expansion, the parking lot would be constructed to meet the minimum parking requirements for Meridian Township (minimum = as few spaces as are required). With the construction of the building addition and the parking lot, some of the natural resources on-site will have to be removed. However, the new site plan will add a significant amount of new trees. Included in the appendix is a survey of the existing parcels that shows the trees onsite, and which trees are proposed to remain.

B. Natural Features Inventory

The site was evaluated using a number of different materials and methods. A field survey and walkthrough was completed on the site in March 2022 and several maps and pertinent data were also studied for the site. In the following paragraphs we will review the items listed in the SUP application (Items B1-B8).

1. Wetlands

During the site visit, no existing wetlands were noticeably present on the site. There is an existing detention basin on the South side of the existing building. Further review was done looking at the Township wetland inventory map and an Ingham County quadrangle map.

2. Significant Trees

A topographical survey was provided for the site in September 2021 and all the trees (6"+) on the adjacent parcel to the North were located. There were also trees located within the existing Bickford Place site, however, the trees along the South line and the East line were shown as wooded areas. Since all of the proposed work is North of the facility we wanted to make sure these were all located to see which trees could be saved and which would have to be removed for construction. The SUP plans show which trees are proposed to be saved. It looks like quite a few trees in the NW corner and NE corners will be able to be saved.

3. Floodplains - Floodways

A survey was done for the property and it was determined that the entire parcel lies outside of any floodplains or floodways. The Township floodplain map and the Firm panel are included for reference in the appendix.

4. Waterbodies – Streams, Creeks, Drains, Lakes

The site does not include any permanent water bodies such as ponds, lakes or streams. The site generally slopes from the East property line to the West, towards Okemos Road. There is an existing detention basin which was installed during the original design. This pond outlets to the West side of Okemos Road.

5. *Groundwater Vulnerability*

The parcel was reviewed to determine if it is located in an area of groundwater vulnerability. The Meridian Township Groundwater Vulnerability map was reviewed to determine if the parcel was in a vulnerable area. From the map it appears this parcel does not lie within a groundwater vulnerable area.

6. *Site Topography, Existing Soils and Slopes*

The existing parcel could be considered gently sloped from the East property line to the West (toward Okemos Road). There is approximately 12'-15' of elevation difference from the East to West side. On-site construction will require some dirt movement to help balance the site and provide a buildable area for the addition and the parking area.

The existing soils on-site consist of UtB. UtB is defined as: (Urban land – Marlette Complex, 2-12% slopes). The existing soil map has been included.

7. *Vegetative Cover*

The existing parcel with the Bickford Place building has been developed and contains numerous types of plants, shrubs and trees. Along the entire South border and the East border with the existing neighborhood there were numerous trees planted to meet the original SUP application which required the trees to be put in. All of these trees will remain in place up to where the building addition is proposed. There is also a greenbelt located along the entire frontage of the parking area. The greenbelt will also remain and also be extended with proposed parking area expansion. On the parcel to the North there is an existing residence, driveways and other structures on the site. There are quite a few trees that are blended into the site, with most of them in the NW and NE corners. Several of the trees along the NW and NE portions of the site will be saved, however, there will be some that will need to be removed in order to provide storm water management and to expand the site to the North.

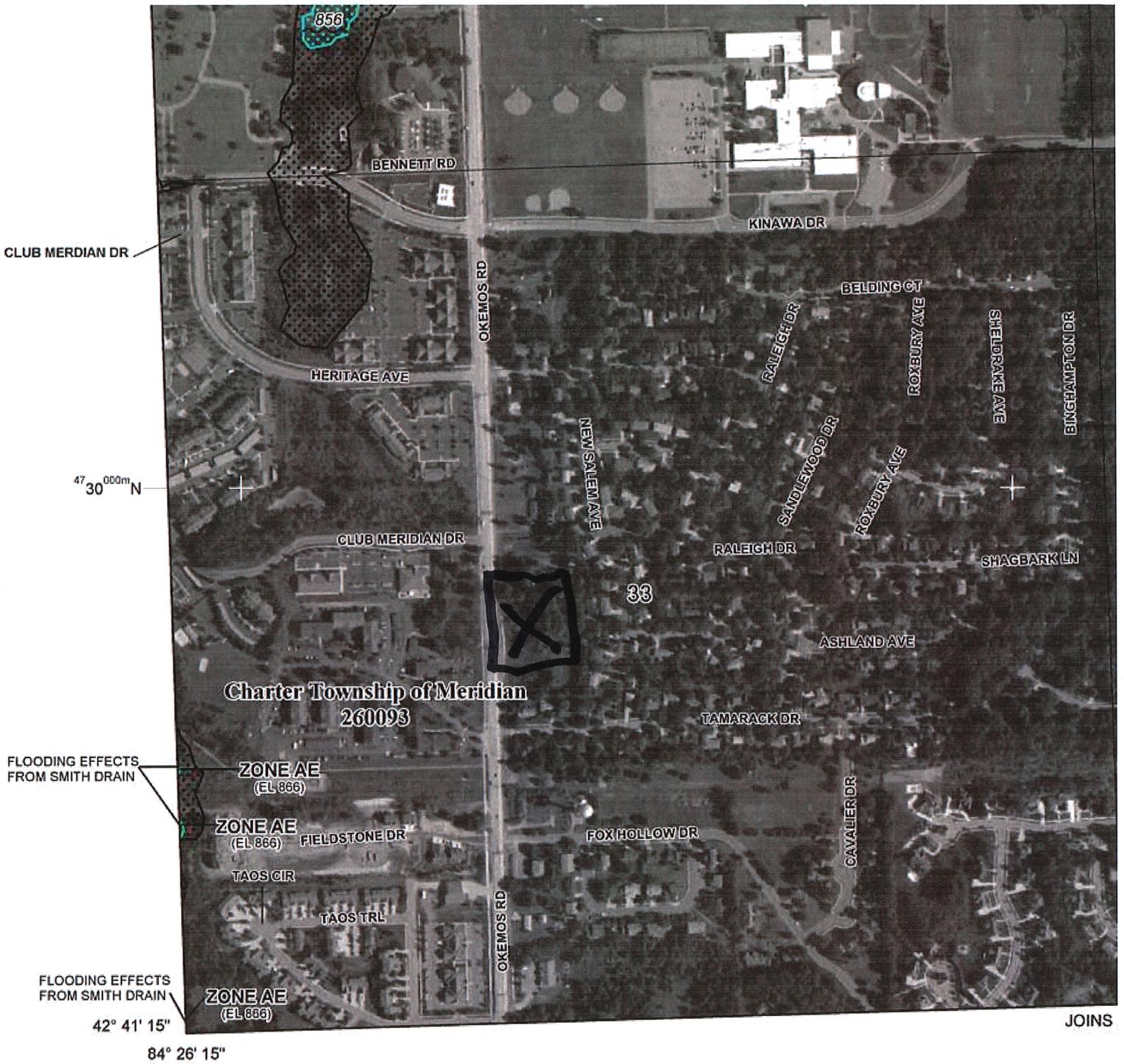
8. *Wildlife*

The site was walked and some evidence of wildlife was noted at the site. Chipmunks, squirrels and rabbits were noted as likely wildlife that may frequent the two parcels (4.52 acres). It is also highly likely that the site may be used by other common species that were not seen or evidenced, such as insects (e.g. honeybees, wasps, mosquitos, ants) , birds (e.g. robins, blue jays, chickadees) , snakes, frogs, opossum and others native to the area. These species are considered common and have a wide tolerance

when it comes to diet and habitat. It is unlikely that the existing habitat will be displaced much – if any due to the construction of the addition and parking area.

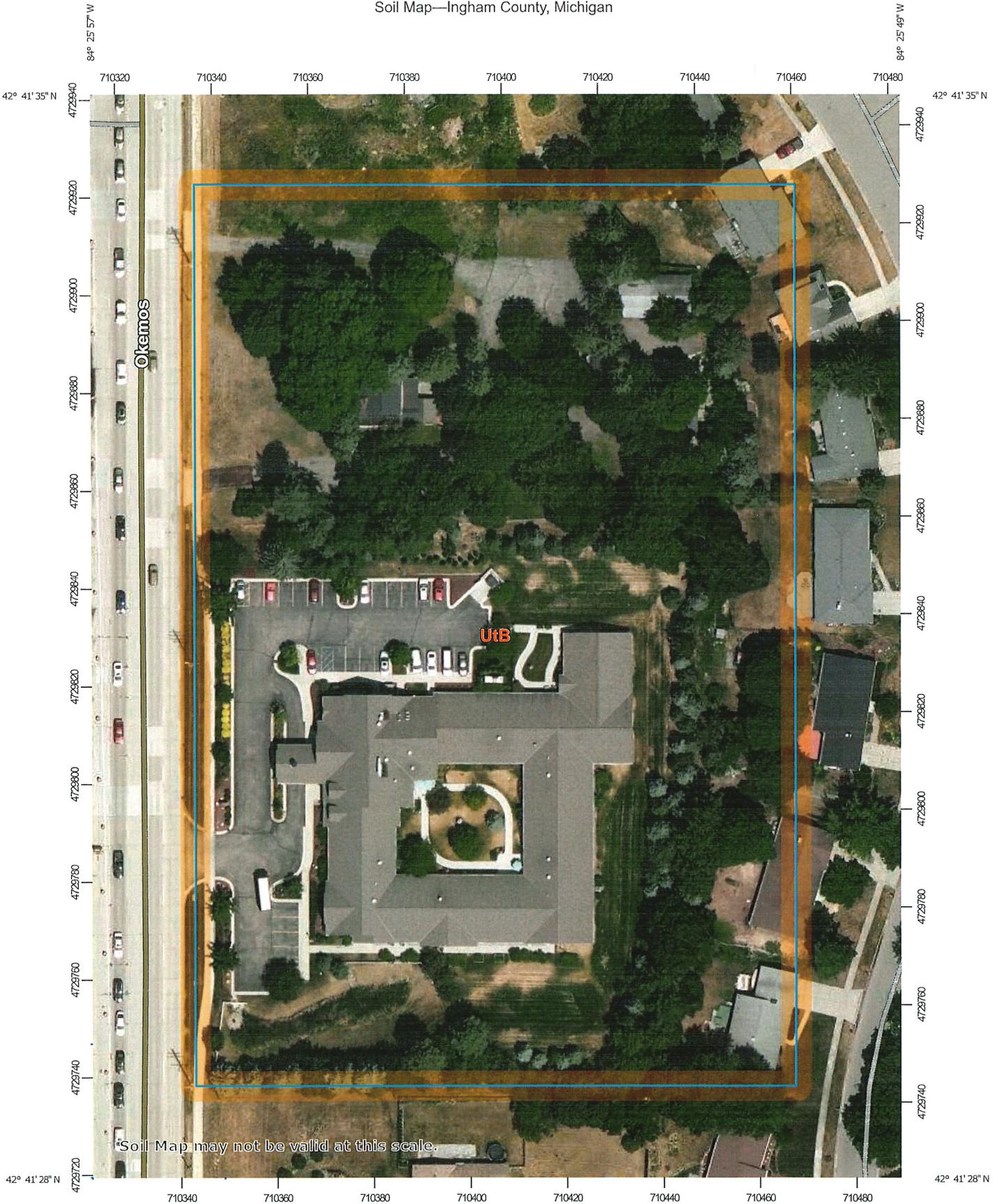
C. Conclusions and Recommendations

The selected parcel was reviewed to determine the existing vegetation and trees, existing wildlife, existing soils, existing waterbodies that may be present (wetlands, floodplains, etc.) and other pertinent features. It was determined that there were no waterbodies present on the site, including wetlands, floodplains, floodways, streams, ponds or lakes (just a detention pond). The site is sloped from the East to West and consists of Utb soils. There are evergreen and other tree buffers along the North, East and South property lines of the property. These tree lines have more than likely been planted as buffers and property line delineation, and would not all be considered native. They do provide healthy buffers to the surrounding area and will remain intact as much as possible with this development. The proposed plan will retain quite a bit of the existing vegetation and is also proposing to extend the tree buffer along the East and the greenbelt along Okemos Road. As a recommendation, the developer should try to save as many of the existing trees as possible along the North and East property line to continue to provide a natural buffer with those properties, and to provide additional trees in those areas to fill in existing gaps.

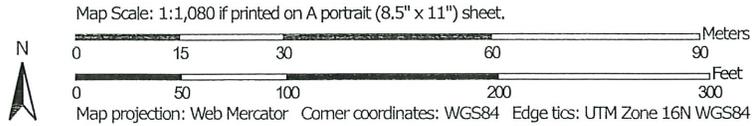


→ NO EXISTING FLOOD PLAIN

Soil Map—Ingham County, Michigan



Soil Map may not be valid at this scale.



MAP LEGEND

-  Area of Interest (AOI)
-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Lines
-  Soil Map Unit Points
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ingham County, Michigan
 Survey Area Data: Version 19, Sep 2, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 4, 2018—Jul 18, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
UtB	Urban land-Marlette complex, 2 to 12 percent slopes	5.7	100.0%
Totals for Area of Interest		5.7	100.0%



— NO WETLANDS

EXHIBIT "A"

Situated in the Township of Meridian, County of Ingham, State of Michigan:

That part of the Northeast 1/4 of Section 33, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, commencing at the North 1/4 corner of Section 33 and running thence along the 1/4 line South 00 degrees 00 minutes 00 seconds West 1827.55 feet; thence North 90 degrees 00 minutes 00 seconds East 50.00 feet to the point of beginning on the Easterly right of way line of Okemos Road; thence continuing North 90 degrees 00 minutes 00 seconds East 359.80 feet to the Westerly line of Lot 40 of Briarwood, a subdivision recorded in Liber 26 of Plats, Page 10, Ingham County Records; thence along the Subdivision Boundary line the following three courses, South 00 degrees 00 minutes 00 seconds West 74.48 feet; thence South 10 degrees 25 minutes 34 seconds West 321.23 feet; thence South 90 degrees 00 minutes 00 seconds West 301.67 feet to said Easterly right of way line of Okemos Road; thence North 00 degrees 00 minutes 00 seconds East 390.41 feet to the point of beginning.

PP#: 33-02-02-33-251-037

Bickford Senior Living - Addition

Meridian Township, Ingham County

APPLICANT:
JV LANDLORD - LANSING, LLC
13795 S. MURLIN ROAD
OLATHE, KS 66062
PH: (913) 254-2225

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

LANDOWNER:
NHI BICKFORD RE LLC
LANSING BICKFORD COTTAGE, LLC
13795 S. MURLIN ROAD, SUITE 301
OLATHE, KS 66062
PH: (913) 254-2225

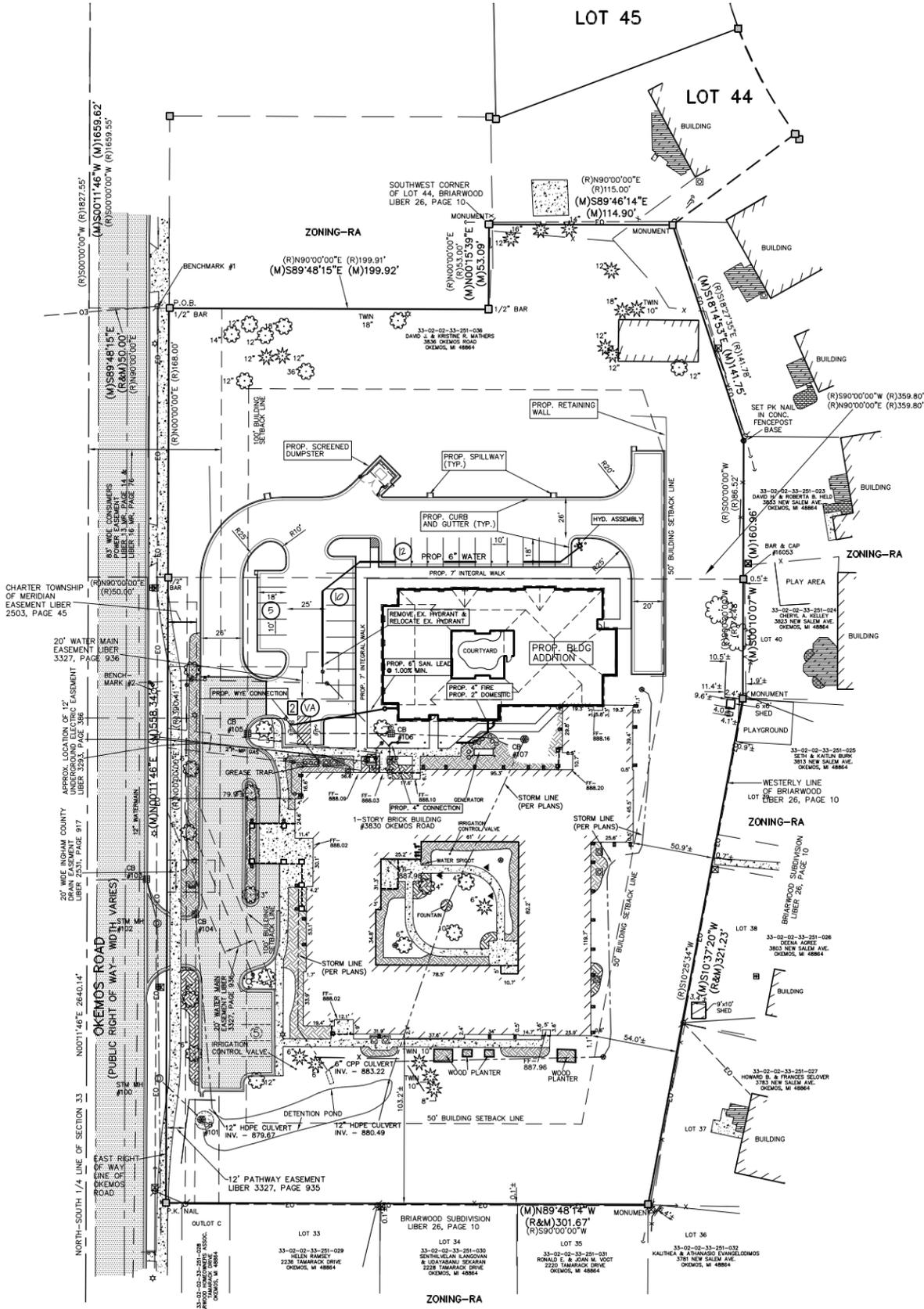
LANDOWNER:
DAVID MATHERS
3836 OKEMOS ROAD
OKEMOS, MI 48864

SEWER INVENTORIES

- STORM MANHOLE #100
RIM - 885.43
12" HDPE N - 877.73
8" HDPE SE - 879.10
12" HDPE S - 877.83
- CATCH BASIN #101
RIM - 883.10
8" HDPE NW - 879.54
- STORM MANHOLE #102
RIM - 882.62
12" RCP NW - 874.53
12" HDPE S - 874.88
- CATCH BASIN #103
RIM - 881.77
12" RCP SE - 874.49
18" RCP W - 874.32
- CATCH BASIN #104
RIM - 883.18
12" RCP SE - 879.65
- CATCH BASIN #105
RIM - 885.68
10" HDPE E - 881.92
- CATCH BASIN #106
RIM - 886.97
12" HDPE E - 881.39
10" HDPE W - INACCESSIBLE
PIPE RECESSED IN STRUCTURE
- CATCH BASIN #107
RIM - 887.46
6" PVC N - 882.86
12" PVC SW - 881.50
12" PVC W - 881.50
- CATCH BASIN #108
RIM - 886.50
6" PVC E - 883.18
6" PVC S - 883.18

- EX. LEGEND**
- (M) = MEASURED DIMENSION
 - (R) = RECORDED DIMENSION
 - = SET 1/2" BAR WITH CAP UNLESS NOTED
 - = FOUND IRON AS NOTED
 - = DEED LINE
 - = DISTANCE NOT TO SCALE
 - = FENCE
 - = ASPHALT
 - = CONCRETE
 - = GRAVEL
 - = EXISTING CONTOUR ELEVATION
 - = SANITARY SEWER
 - = STORM SEWER
 - = EDGE OF WOODS
 - = METALNDS
 - = CONFEROUS TREE
 - = SIGN
 - = POST
 - = UTILITY POLE
 - = LIGHT POLE
 - = GUY POLE
 - = GUY WIRE
 - = UTILITY PEDESTAL
 - = HANDHOLE
 - = FIRE HYDRANT
 - = VALVE
 - = GAS METER
 - = CLEANOUT
 - = ELECTRIC METER
 - = SANITARY MANHOLE
 - = CATCH BASIN
 - = DOWN SPOUT
 - = TRANSFORMER

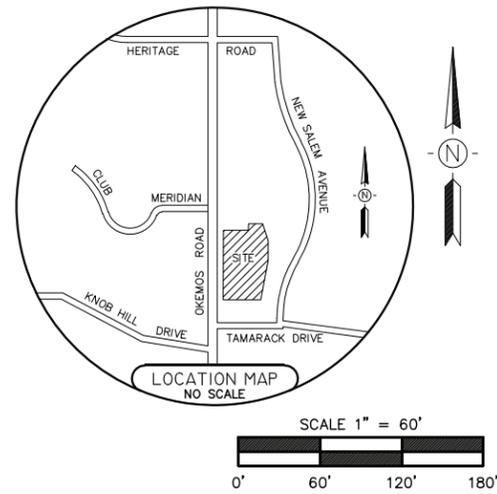
- LEGEND**
- = PROPOSED WATER MAIN
 - = PROPOSED SANITARY SEWER
 - = PROPOSED STORM SEWER
 - = PROPOSED HYDRANT
 - = PROPOSED GATE VALVE
 - = PROPOSED SAN. M.H.
 - = PROPOSED STORM M.H.
 - = PROPOSED C.B.
 - = PROPOSED GRADES
 - = PROPOSED FIRST FLOOR ELEV.
 - = PROPOSED TOP OF CURB ELEV.
 - = PROPOSED TOP OF GROUND ELEV.
 - = PROPOSED TOP OF PAY'T ELEV.
 - = PROPOSED TOP OF WALK ELEV.
 - = DENOTES S.E.S.C. KEYING SYSTEM



BENCHMARKS:

BENCHMARK #1 ELEV. = 880.54 (NAVD88)
600 NAIL, SOUTHEAST SIDE UTILITY POLE, 100' WEST AND 70' NORTH OF NORTHWEST CORNER OF HOUSE #3836 OKEMOS RD.

BENCHMARK #2 ELEV. = 882.21 (NAVD88)
NORTHEAST FLANGE BOLT, UNDER "A" IN "USA", FIRE HYDRANT, 50' NORTH AND 90' WEST OF NORTHWEST CORNER #3830 OKEMOS RD.



SITE DATA

USE: PROPOSED BUILDING ADDITION TO BICKFORD SENIOR LIVING FACILITY

TOTAL SITE AREA = 131,285 sf = 3.01 ACRES (EXISTING SITE) & 65,870 sf (PARCEL ADDITION) = 1.51 ACRES

TOTAL SITE AREA = 197,155 SF = 4.52 ACRES (TOTAL)

ZONING: RA (RESIDENTIAL)
ADJACENT ZONING: RA (RESIDENTIAL)

BUILDING SETBACKS
FRONT - 100 FEET FROM C/L OKEMOS ROAD
SIDES - 10 FEET
REAR - NOT LESS THAN 40 FEET (USE 50')

BUILDING/UNIT DATA
PROPOSED FLOOR AREA = 9,488 S.F.
EXISTING FLOOR AREA = ±24,561 S.F.
TOTAL FLOOR AREA = 9,488 + 24,561 = 34,049 SF
MAXIMUM BUILDING HEIGHT = 35 FT.
MAXIMUM LOT COVERAGE = 30%
MAX. LOT COVERAGE = 34,049 / 197,155 = 17.27%

PARKING
REQUIRED:
ASSISTED LIVING FACILITY:
1 SPACE FOR EACH 2 BEDS = 60/2
SPACES REQUIRED = 30

TOTAL REQUIRED = 30 SPACES (INCL. 2 B/F)
TOTAL PROVIDED = 34 SPACES

UTILITIES
WATER: CITY PUBLIC WATER MAIN
SANITARY: CITY PUBLIC SANITARY
STORM: ON-SITE DETENTION BASIN
ELECTRIC/GAS: EXTEND EXISTING UTILITIES TO PROP. BLDG.
TRASH: EX. DUMPSTER - TO BE RELOCATED

NOTES
- LOCATE UTILITIES PRIOR TO INSTALLATION (COORDINATE W/ ENGINEER)
- AS-BUILT UTILITY LOCATIONS & ELEVATIONS MUST BE DELIVERED TO THE CITY ENGINEER UPON COMPLETION OF THE PROJECT

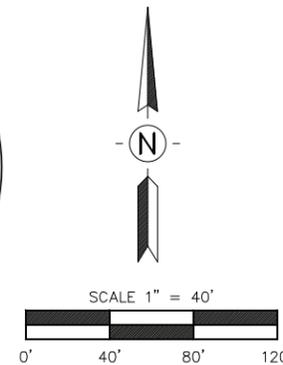
- 1 DENOTES NUMBER OF B/F SPACES
- VA DENOTES VAN ACCESS B/F SPACES
- 10 DENOTES PROPOSED NUMBER OF 10' x 18' PARKING SPACES

- SHEET INDEX**
1. OVERALL SITE UTILITY & DIMENSION PLAN
 2. EX. CONDITIONS-SURVEY PLAN
 3. STORM & GRADING PLAN
 4. LANDSCAPE PLAN
 5. OPEN SPACE PLAN

	REVISIONS 2-15-22 OWNER SKETCH REVIEW 3-23-22 S.U.P. 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
	Bickford Senior Living - Addition OVERALL SITE, UTILITY & DIMENSION PLAN	
SCALE: 1" = 60' DATE: 1-1-22 AUTHORIZED BY:	DESIGNER: GAP PROJECT MGR. GAP APPROVED BY:	APPROVED BY: GAP SHEET 1 OF 5 JOB #: E-98746

EXISTING CONDITIONS—SURVEY PLAN

"3830 & 3836 OKEMOS ROAD, OKEMOS, MI 48864"



BENCHMARKS:

BENCHMARK #1 ELEV. = 880.54 (NAVD88)
60D NAIL, SOUTHEAST SIDE UTILITY POLE, 100' WEST
AND 70' NORTH OF NORTHWEST CORNER OF HOUSE
#3836 OKEMOS RD.

BENCHMARK #2 ELEV. = 882.21 (NAVD88)
NORTHEAST FLANGE BOLT, UNDER "A" IN "USA", FIRE
HYDRANT, 50' NORTH AND 90' WEST OF NORTHWEST
CORNER #3830 OKEMOS RD.

LEGAL DESCRIPTION:

(As provided by First American Title Insurance Company, Commitment No. NCS-1077329-NAS, dated May 05, 2021)

Land in the Township of Meridian, Ingham County, MI, described as follows: That part of the Northeast 1/4 of Section 33; Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, commencing at the North 1/4 corner of Section 33 and running thence along the 1/4 line South 00 degrees 00 minutes 00 seconds West 1659.55 feet; thence North 90 degrees 00 minutes 00 seconds East 50.00 feet to the point of beginning on the Easterly right of way line of Okemos Road; thence continuing North 90 degrees 00 minutes 00 seconds East 199.91 feet; thence North 00 degrees 00 minutes 00 seconds East 53.00 feet to the Southwest corner of Lot 44 of Briarwood, a subdivision recorded in Liber 26 of Plats, page 10, Ingham County Records; thence along the Subdivision boundary the following three courses, North 90 degrees 00 minutes 00 seconds East 115.00 feet; thence South 18 degrees 27 minutes 35 seconds East 141.78 feet; thence South 00 degrees 00 minutes 00 seconds West 86.52 feet; thence South 90 degrees 00 minutes 00 seconds West 359.80 feet to said Easterly right of way line of Okemos Road; thence North 00 degrees 00 minutes 00 seconds East 168.00 feet to the point of beginning.

(As provided by First American Title Insurance Company, Commitment No. NCS-1078414-NAS, dated May 5, 2021)

Land in the Township of Meridian, Ingham County, Michigan, described as follows: That part of the Northeast 1/4 of Section 33, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, commencing at the North 1/4 corner of Section 33 and running thence along the 1/4 line South 00 degrees 00 minutes 00 seconds West 1827.55 feet; thence North 90 degrees 00 minutes 00 seconds East 50.00 feet to the point of beginning on the Easterly right of way line of Okemos Road; thence continuing North 90 degrees 00 minutes 00 seconds East 359.80 feet to the Westerly line of Lot 44 of Briarwood, a subdivision recorded in Liber 26 of Plats, Page 10, Ingham County Records; thence along the Subdivision Boundary line the following three courses, South 00 degrees 00 minutes 00 seconds West 74.48 feet; thence South 10 degrees 25 minutes 34 seconds West 321.23 feet; thence South 90 degrees 00 minutes 00 seconds West 301.67 feet to said Easterly right of way line of Okemos Road; thence North 00 degrees 00 minutes 00 seconds East 390.41 feet to the point of beginning.

AS SURVEYED:

(The following legal description describes the same parcel of land as the provided description)

A parcel of land in Section 33, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the North 1/4 corner of said Section 33; thence S00°11'46"W along the North-South 1/4 line of said Section 33 a distance of 1659.62 feet; thence S89°48'15"E 50.00 feet to the East right-of-way line of Okemos Road and the point of beginning of this description; thence S89°48'15"E 199.92 feet; thence N00°15'39"E 53.09 feet to the Southwest corner of Lot 44, Briarwood as recorded in Liber 26 of Plats, Page 10, Ingham County Records; thence along the Southerly, Westerly, and Northerly lines of said Briarwood the following five courses: S89°46'14"E 114.90 feet; S18°14'53"E 141.75 feet; S00°10'07"W 160.96 feet; S10°37'20"W 321.23 feet; and N89°48'14"W 301.67 feet to said East line of Okemos Road; thence N00°11'46"E along said East line 558.34 feet to the point of beginning; said parcel containing 4.52 acres more or less; said parcel subject to all easements and restrictions if any.

SCHEDULE B, SECTION II, EXCEPTIONS:

(As provided by First American Title Insurance Company, Commitment No. NCS-1077329-NAS, dated May 05, 2021)

Item 7: Consumers Power easement as recorded in Liber 16 MR, Page 76, Ingham County Records, said easement crosses said parcel and is shown hereon.

Item 8: Easement for Electric, Gas and Communication Lines as recorded in Liber 1127, Page 85, does not cross parcel, therefore not shown hereon.

Item 9: Meridian Charter Township easement as recorded in Liber 2503, Page 45, Ingham County Records, said easement crosses said parcel and is shown hereon.

Item 10: Ingham County drain easement as recorded in Liber 2531, Page 917, Ingham County Records, said easement crosses said parcel and is shown hereon.

(As provided by First American Title Insurance Company, Commitment No. NCS-1078414-NAS, dated May 5, 2021)

Item 7: Consumers Power easement as recorded in Liber 13 MR, Page 14, and Liber 16 MR, Page 76, Ingham County Records, said easement crosses said parcel and is shown hereon.

Item 8: Meridian Charter Township easement as recorded in Liber 2503, Page 45, Ingham County Records, said easement crosses said parcel and is shown hereon.

Item 9: Ingham County drain easement as recorded in Liber 2531, Page 917, Ingham County Records, said easement crosses said parcel and is shown hereon.

Item 10: Drainage Facilities Maintenance Agreement and the terms and conditions thereof as recorded in Liber 3267, Page 983, said terms are not plottable and therefore not shown hereon.

Item 11: Consumers Energy Company Easement for an underground electric line as recorded in Liber 3293, Page 386, location of said easement is based on the constructed location of underground electric lines the exact location of which are not known, the approximate location is shown hereon per the provided sketch.

Item 12: Grant of Easement to Meridian Charter Township for a pathway as recorded in Liber 3327, Page 935, said easement crosses said parcel and is shown hereon.

Item 13: Grant of Easement to Meridian Charter Township for watermain, as recorded in Liber 3327, Page 936, said easement appears to have an error in the description. Description appears to be missing the call from the point of commencement to the Northwest corner of the property. The easement is shown hereon in what it appears to be the intended location which uses the remainder of the legal description provided once the omitted calls from the point of commencement to the Northwest property corner are ignored. Said intended location matches physical locations of watermain on site; said location crosses parcel and is shown hereon.

Item 14: Easement as recorded in document 2021-006181; does not cross parcel, therefore not shown hereon.

Item 15: Easement as recorded in document 2021-006186; does not cross parcel, therefore not shown hereon.

Item 16: Easement as recorded in document 2021-006426; does not cross parcel, therefore not shown hereon.

Item 17: Easement as recorded in document 2021-006430; does not cross parcel, therefore not shown hereon.

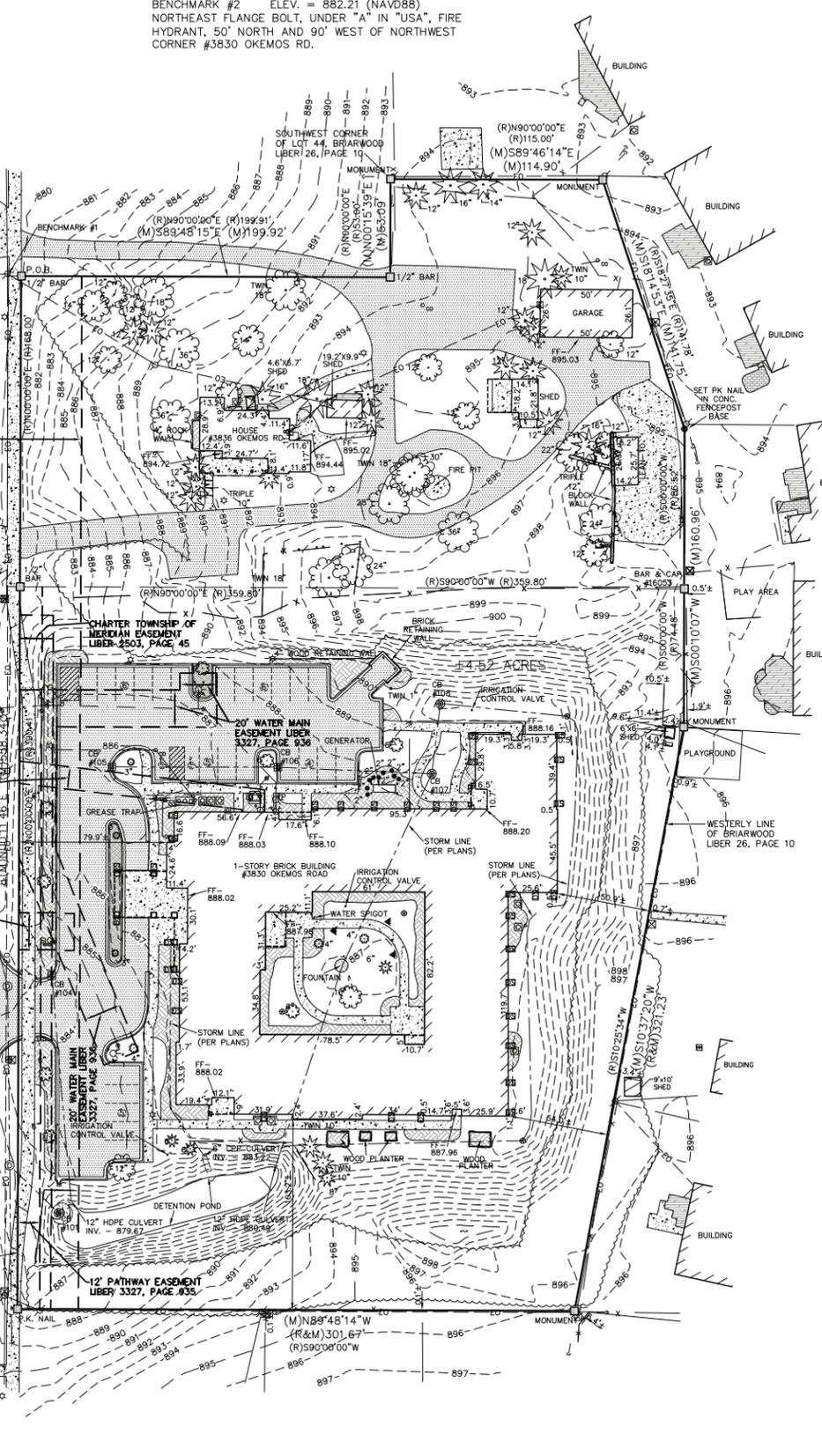
Item 18: Easement as recorded in document 2021-006431; does not cross parcel, therefore not shown hereon.

P.O.C. & NORTH 1/4 CORNER SECTION 33, T4N, R1W

(R)S00°00'00"W (R)1827.55'
(M)S00°11'46"W (M)1659.62'
(R)S00°00'00"W (R)1659.62'

(M)S89°48'15"E (M)1659.62'
(R)S00°00'00"W (R)1827.55'

(R)S00°00'00"W (R)1827.55'
(M)S00°11'46"W (M)1659.62'



SEWER INVENTORIES

STORM MANHOLE #100
RIM - 885.43
12" HDPE N - 877.73
8" HDPE SE - 879.10
12" HDPE S - 877.83

CATCH BASIN #101
RIM - 883.10
8" HDPE NW - 879.54

STORM MANHOLE #102
RIM - 882.62
12" RCP NW - 874.53
12" HDPE S - 874.88

CATCH BASIN #103
RIM - 881.77
12" RCP SE - 874.49
18" RCP W - 874.32

CATCH BASIN #104
RIM - 883.18
12" RCP SE - 879.65

CATCH BASIN #105
RIM - 885.68
10" HDPE E - 881.92

CATCH BASIN #106
RIM - 886.97
12" HDPE E - 881.39
10" HDPE W - INACCESSIBLE
PIPE RECESSED IN STRUCTURE

CATCH BASIN #107
RIM - 887.46
6" PVC N - 882.86
12" PVC SW - 881.50
12" PVC W - 881.50

CATCH BASIN #108
RIM - 886.50
6" PVC E - 883.18
6" PVC S - 883.18

LEGEND

- (M) = MEASURED DIMENSION
- (R) = RECORDED DIMENSION
- = SET 1/2" BAR WITH CAP UNLESS NOTED
- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = A.D.A RAMP
- = ASPHALT
- = BRICK
- = CONCRETE
- = GRAVEL
- = LANDSCAPING
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION
- = SANITARY SEWER
- = STORM SEWER
- = OVERHEAD WIRES
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- ⊙ = SANITARY MANHOLE
- ⊕ = DRAINAGE MANHOLE
- ⊖ = ELECTRIC MANHOLE
- ⊗ = TELEPHONE MANHOLE
- ⊙ = CATCH BASIN
- ⊙ = LAWN BASIN
- ⊙ = GAS METER
- ⊙ = CLEANOUT
- ⊙ = ASPHALT
- ⊙ = DOWN SPOUT
- ⊙ = FIRE HYDRANT
- ⊙ = VALVE
- ⊙ = WATER METER
- ⊙ = SIGN
- ⊙ = POST
- ⊙ = AIR CONDITIONING UNIT
- ⊙ = FLAG POLE
- ⊙ = LIGHT POLE
- ⊙ = UTILITY POLE
- ⊙ = GUY WIRE
- ⊙ = WATER METER
- ⊙ = SIGN
- ⊙ = TRANSFORMER
- ⊙ = HANDHOLE
- ⊙ = ELECTRIC METER
- ⊙ = GROUND LIGHT

ALTA/NSPS LAND TITLE SURVEY

TABLE "A" REQUIREMENTS:

- Item 1: Shown on the survey map.
- Item 2: Addresses of the surveyed property: 3830 & 3836 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 0.2% 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: ±4.52 Acres (197,154 square feet)
- Item 5: Shown on the survey map. All elevations are North American Vertical Datum of 1988 (NAVD88).
- Item 7a: Shown on the survey map.
- Item 8: Shown on the survey map.
- Item 9: Parking:
Regular Parking Spaces: 24
Disabled Parking Spaces: 2
Total on-site Parking Spaces: 26

CERTIFICATION:

To Bickford of Okemos; and First American 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 2021 "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, and 9 of Table A thereof. The fieldwork was completed on August 25, 2021.

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

REVISIONS	COMMENTS	KEBS, INC. ENGINEERING AND LAND SURVEYING	
09/27/2021	ORIGINAL	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047 WWW.KEBS.COM	
03/23/2022	SUP SUBMITTAL	Marshall Office - Ph. 269-781-9800	
		DRAWN BY	SECTION 33, T4N, R1W
		FIELD WORK BY	JOB NUMBER:
		SHEET 2 OF 5	98746.ALT

Bickford Senior Living - Addition

Meridian Township, Ingham County

BENCHMARKS:

BENCHMARK #1 ELEV. = 880.54 (NAVD88)
600 NAIL, SOUTHEAST SIDE UTILITY POLE, 100' WEST AND 70' NORTH OF NORTHWEST CORNER OF HOUSE #3836 OKEMOS RD.

BENCHMARK #2 ELEV. = 882.21 (NAVD88)
NORTHEAST FLANGE BOLT, UNDER "A" IN "USA", FIRE HYDRANT, 50' NORTH AND 90' WEST OF NORTHWEST CORNER #3830 OKEMOS RD.



SCALE 1" = 30'



SEWER INVENTORIES

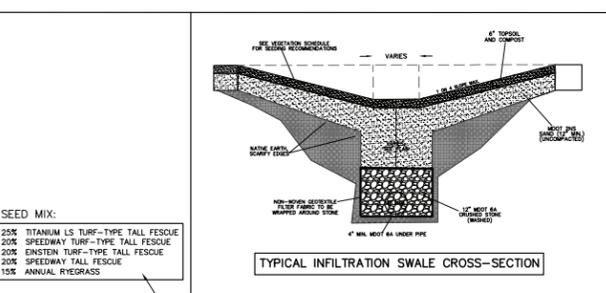
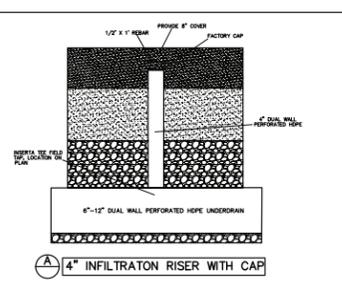
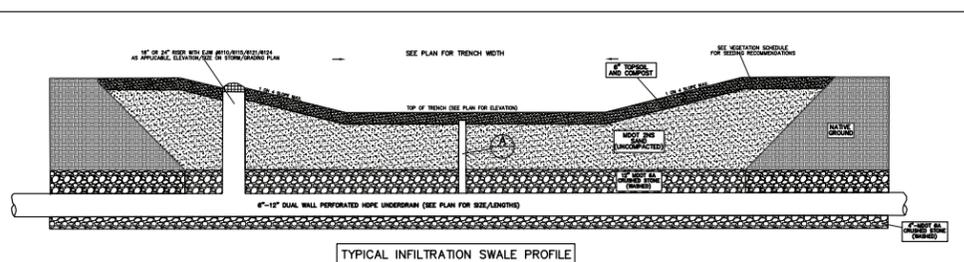
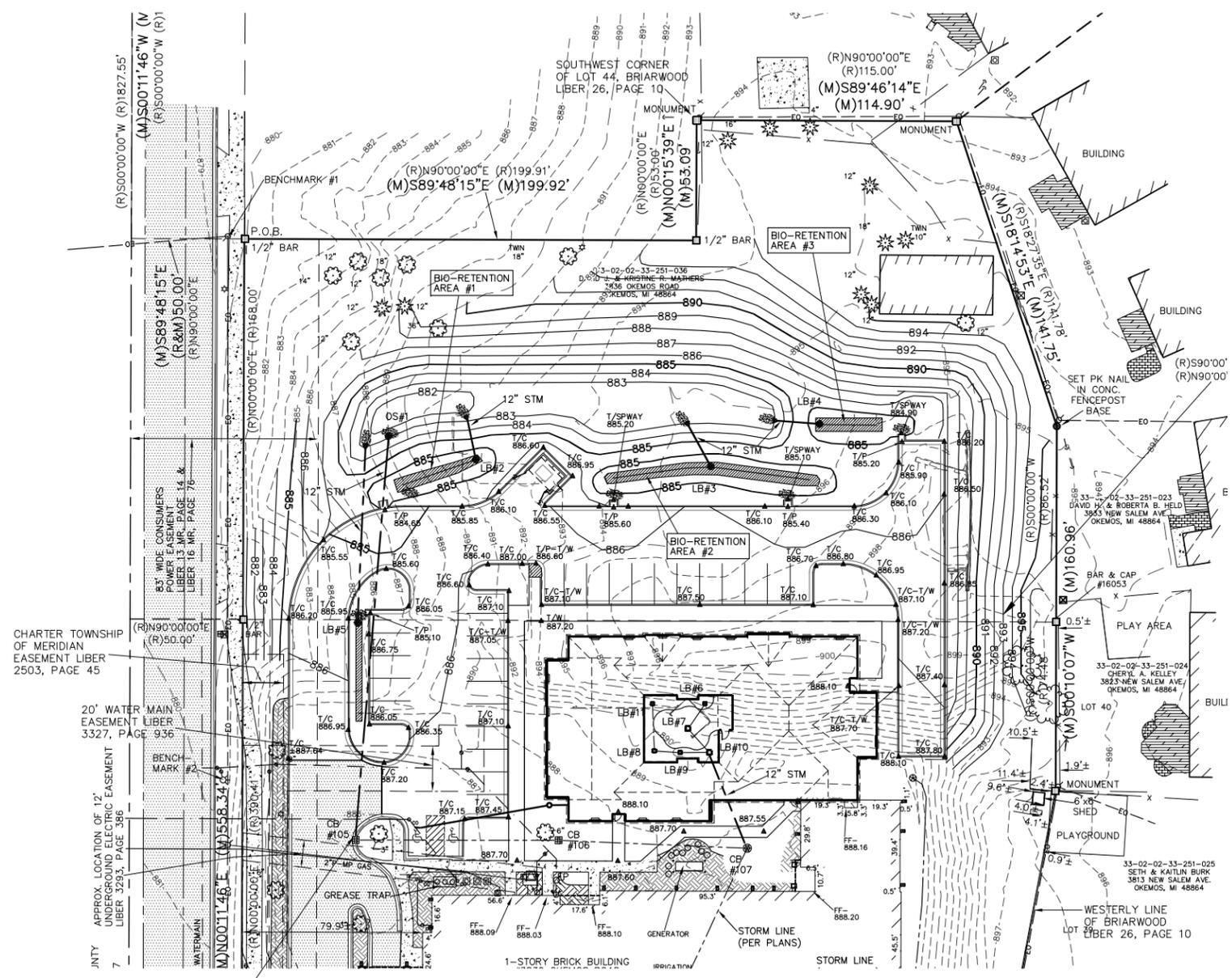
- STORM MANHOLE #100**
RIM - 885.43
12" HDPE N - 877.73
8" HDPE SE - 879.10
12" HDPE S - 877.83
- CATCH BASIN #101**
RIM - 883.10
8" HDPE NW - 879.54
- STORM MANHOLE #102**
RIM - 882.62
12" RCP NW - 874.53
12" HDPE S - 874.88
- CATCH BASIN #103**
RIM - 881.77
12" RCP SE - 874.49
18" RCP W - 874.32
- CATCH BASIN #104**
RIM - 883.18
12" RCP SE - 879.65
- CATCH BASIN #105**
RIM - 885.68
10" HDPE E - 881.92
- CATCH BASIN #106**
RIM - 886.97
12" HDPE E - 881.39
10" HDPE W - INACCESSIBLE
PIPE RECESSED IN STRUCTURE
- CATCH BASIN #107**
RIM - 887.46
6" PVC N - 882.86
12" PVC SW - 881.50
12" PVC W - 881.50
- CATCH BASIN #108**
RIM - 886.50
6" PVC E - 883.18
6" PVC S - 883.18

EX. LEGEND

- (M) = MEASURED DIMENSION
- (R) = RECORDED DIMENSION
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- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = EXISTING CONTOUR ELEVATION
- = SANITARY SEWER
- = STORM SEWER
- = EDGE OF WOODS
- = METALDS
- = CONIFEROUS TREE
- = SIGN
- = POST
- = UTILITY POLE
- = GUY POLE
- = GUY WIRE
- = UTILITY PEDESTAL
- = HANDHOLE
- = FIRE HYDRANT
- = VALVE
- = GAS METER
- = CLEANOUT
- = ELECTRIC METER
- = SANITARY MANHOLE
- = CATCH BASIN
- = DOWN SPOUT
- = TRANSFORMER

LEGEND

- = PROPOSED WATER MAIN
- = PROPOSED SANITARY SEWER
- = PROPOSED STORM SEWER
- = PROPOSED HYDRANT
- = PROPOSED GATE VALVE
- = PROPOSED SAN. M.H.
- = PROPOSED STORM M.H.
- = PROPOSED C.B.
- = PROPOSED GRADES
- = PROPOSED FIRST FLOOR ELEV.
- = PROPOSED TOP OF CURB ELEV.
- = PROPOSED TOP OF GROUND ELEV.
- = PROPOSED TOP OF PAVT ELEV.
- = PROPOSED TOP OF WALK ELEV.
- = DENOTES S.E.S.C. KEYING SYSTEM



SEED MIX:
25% TITANIUM LS TURF-TYPE TALL FESCUE
20% SPEEDWAY TURF-TYPE TALL FESCUE
20% ENGLISH TURF-TYPE TALL FESCUE
20% SPEEDWAY TALL FESCUE
15% ANNUAL REGRASS

CONSTRUCTION NOTES:
1. TOPSOIL COMPOSITION: <5% CLAY, 5-30% SILT, 65-80% SAND, 4-6% ORGANIC
2. COMPOST TO BE BLENDED WITH TOPSOIL IN A RATION OF 1 TO 1 (50% EACH)
3. SEEDING TALL FESCUE (APPLY AT A MINIMUM RATE OF 435 LBS/ACRE)
4. INLET GRATES TO BE SCREWED TO THE HDPE RISER USING 2 STAINLESS STEEL SELF TAPPING SCREWS LOCATED 180 DEGREES APART



	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
	Bickford Senior Living - Addition STORM & GRADING PLAN
SCALE: 1" = 30' DATE: 1-1-22 AUTHORIZED BY: Bickford of Okemos	DESIGNER: G.A.P. PROJECT MGR: G.A.P. JOB #: E-98746

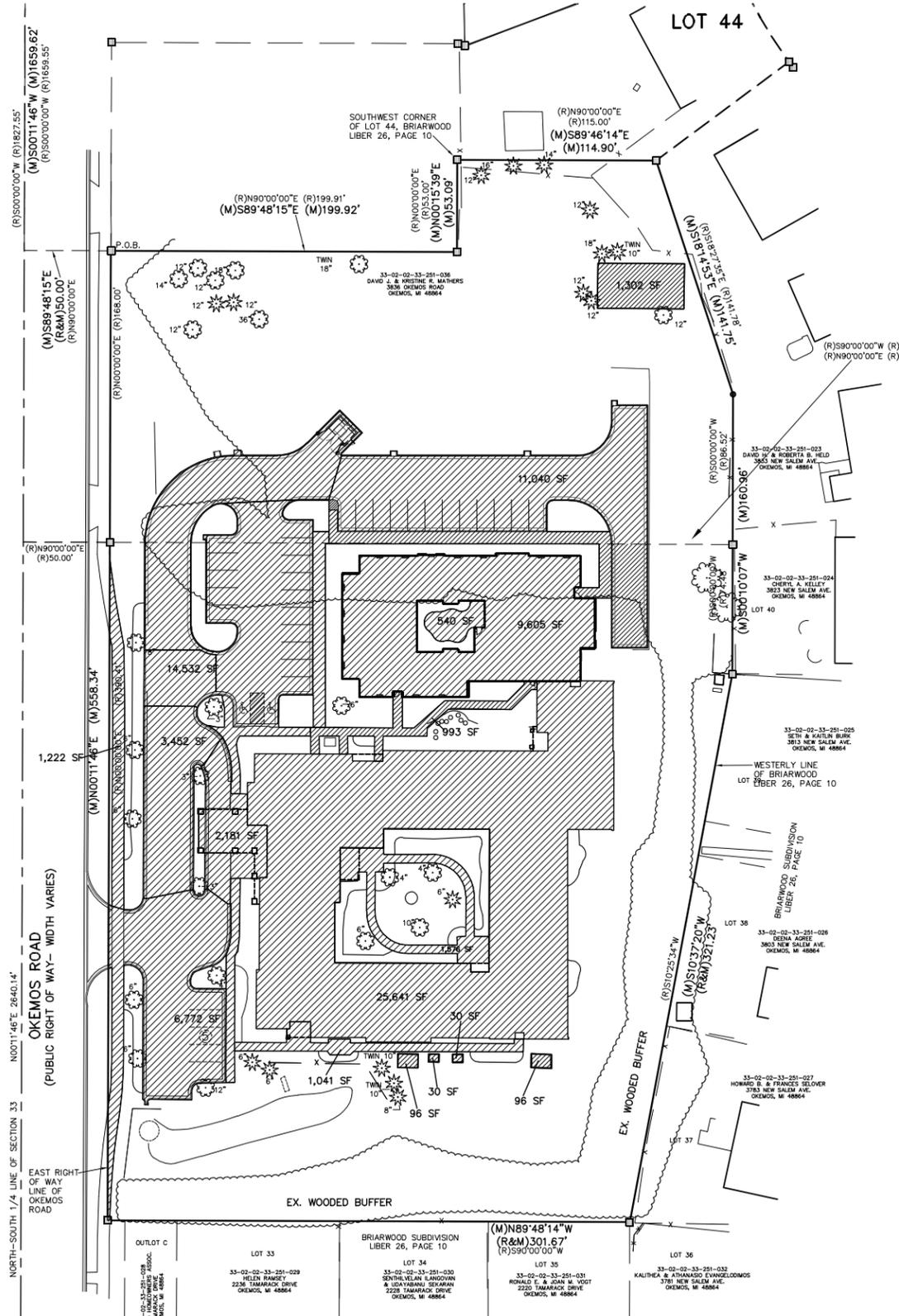
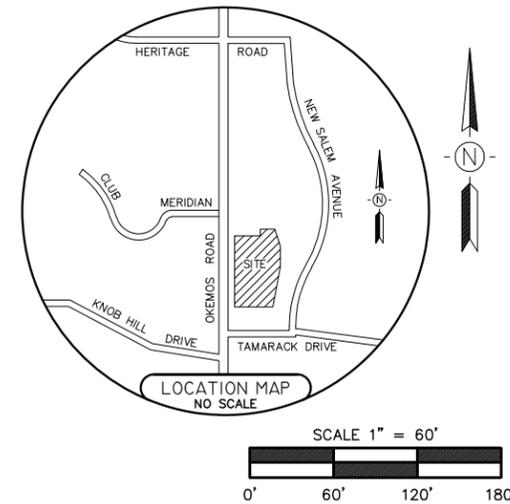
Bickford Senior Living - Addition

Meridian Township, Ingham County

BENCHMARKS:

BENCHMARK #1 ELEV. = 880.54 (NAVD88)
600 NAIL, SOUTHEAST SIDE UTILITY POLE, 100' WEST AND 70' NORTH OF NORTHWEST CORNER OF HOUSE #3836 OKEMOS RD.

BENCHMARK #2 ELEV. = 882.21 (NAVD88)
NORTHEAST FLANGE BOLT, UNDER "A" IN "USA", FIRE HYDRANT, 50' NORTH AND 90' WEST OF NORTHWEST CORNER #3836 OKEMOS RD.



SEWER INVENTORIES

- STORM MANHOLE #100
RIM - 885.43
12" HDPE N - 877.73
8" HDPE SE - 879.10
12" HDPE S - 877.83
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- CATCH BASIN #108
RIM - 886.50
6" PVC E - 883.18
6" PVC S - 883.18

SITE DATA

PROPOSED S.U.P.
TOTAL SITE AREA = 131,285 SF = 3.01 ACRES

EXISTING IMPERVIOUS AREA: 73,184 SF
EXISTING PERVIOUS AREA: 58,101 SF
EXISTING OPEN SPACE: 58,104 / 131,285 = 44.26%

OPEN SPACE CALCULATION:
PROPOSED IMPERVIOUS AREA: 78,573 SF
PROPOSED PERVIOUS AREA: 52,712 SF
PROPOSED OPEN SPACE: 52,712 / 131,285 = 40.15%

DENOTES PERVIOUS AREA

DENOTES IMPERVIOUS AREA

EX. LEGEND

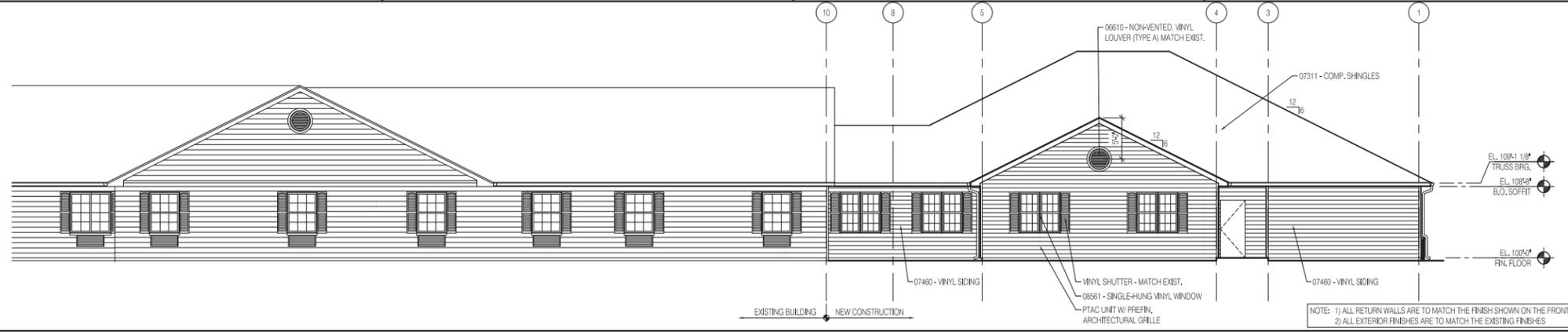
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- = WETLANDS
- = CONIFEROUS TREE
- = SIGN
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- = LIGHT POLE
- = GUY POLE
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- = DOWN SPOUT
- = TRANSFORMER

LEGEND

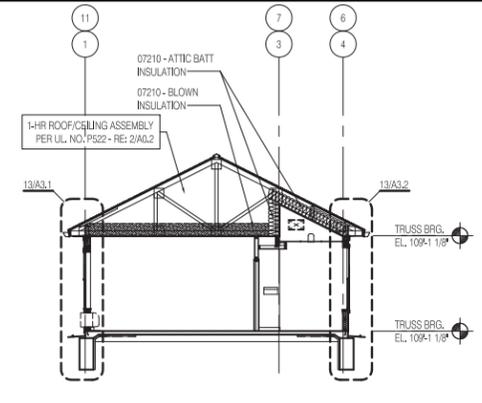
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- = PROPOSED HYDRANT
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- = PROPOSED TOP OF WALK ELEV.
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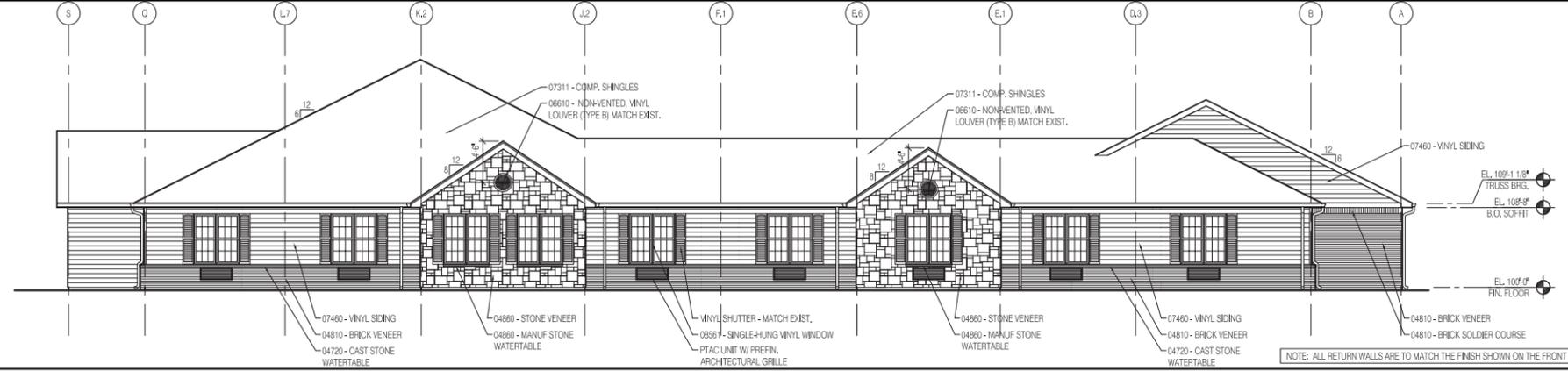
	REVISIONS 2-15-22 OWNER SKETCH REVIEW 3-23-22 S.U.P. SUBMITTAL	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800
	Bickford Senior Living - Addition OPEN SPACE PLAN	
SCALE: 1" = 60' DATE: 1-1-22 AUTHORIZED BY: Bickford of Okemos	DESIGNER: GAP PROJECT MGR. GAP APPROVED BY: GAP SHEET 5 OF 5 JOB #: E-98746	SURVEY#



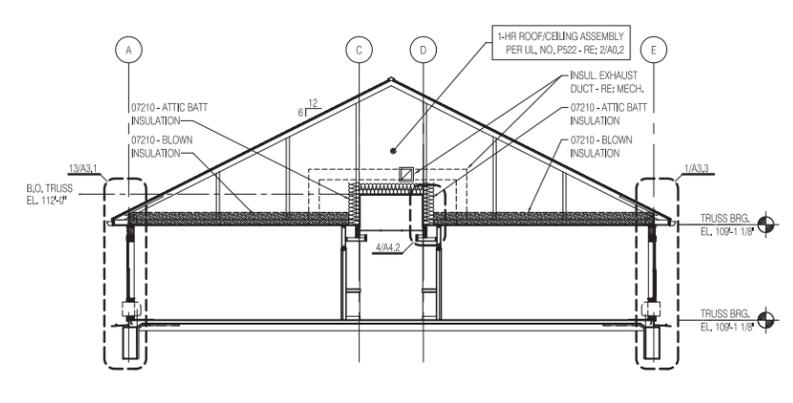
4 EAST ELEVATION
1/8" = 1'-0"
S/A1.1



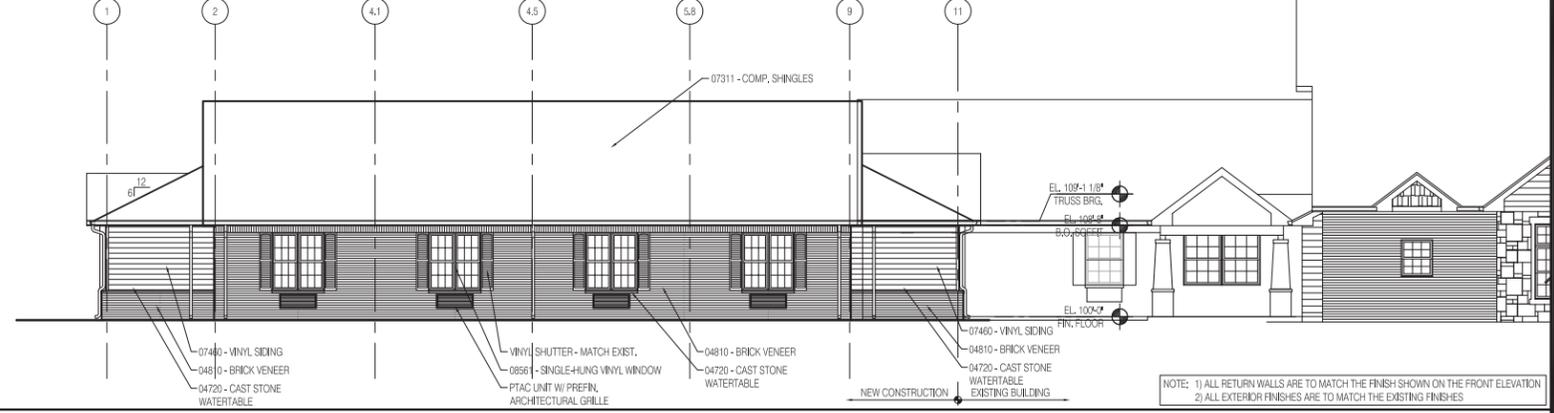
19 BUILDING SECTION
1/8" = 1'-0"
S/A1.1



3 NORTH ELEVATION
1/8" = 1'-0"
S/A1.1



14 BUILDING SECTION
1/8" = 1'-0"
S/A1.1

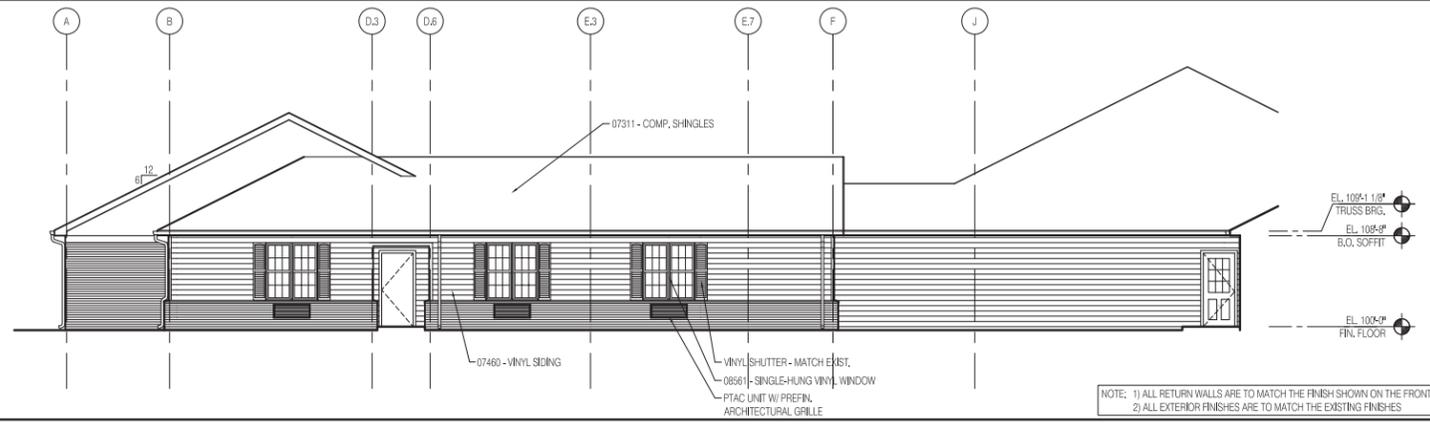


2 WEST ELEVATION
1/8" = 1'-0"
S/A1.1

THE EXTERIOR FINISHES ARE TO MATCH THE EXISTING BUILDING. THE FOLLOWING MATERIALS AND COLORS ARE WHAT IS BEING PROVIDED ON A SIMILAR PROJECT THAT HAS SIMILAR FINISHES. PRIOR TO CONSTRUCTION, THESE MATERIAL COLORS WILL BE VERIFIED TO MATCH THE EXISTING BUILDING BEFORE ORDERING.

	MANUFACTURER	DESCRIPTION	STYLE/MODEL	COLOR
ASPHALT SHINGLES	TIMBERLINE	LANDMARK 30	ARCHITECTURAL	HEATHER BLEND
FACIA/TRIM	NORANDEK	VINYL	D5 VENTED/SOLID	WHITE
VINYL SIDING	NORANDEK	NALRIGHT	DUTCH LAP	CREAM
BRICK	GLEN-SERY	MODULAR BRICK	CLAY	SUMMERSET
STONE	DUTCH STONE	MANUFACTURED	KENTUCKY LIMESTONE	KENTUCKY BLEND

13 EXTERIOR FINISH LEGEND
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"
S/A1.1

REVISION

△	ADDENDUM #1	8/19/2021
△		
△		
△		

PROJECT NO: SL-2102
DATE: March 15, 2022

Exterior Elevations

A2.1

PRELIMINARY DEVELOPMENT



To: Planning Commission

From: Keith Chapman, Assistant Planner

Date: April 20, 2022

Re: Special Use Permit #22-051 – (3830 & 3836 Okemos Rd.) – Bickford Place Assisted Living Facility – Buildings over 25,000 square feet Special Use Permit

JV Landlord-Lansing, LLC has requested a special use permit to construct a building greater than 25,000 square feet in size at 3830 & 3836 Okemos Rd. The subject site is zoned RA (Single Family, Medium Density). The proposed project will contain 16 memory care units for residents who have significant memory issues. The existing one-story building contains 46 small apartment style units with a kitchenette consisting of a sink, refrigerator, and microwave. In total the proposed project is comprised of one building totaling 34,049 square feet in size.

In addition to the special use permit request to construct 9,488 square foot building addition to the existing 24,561 square foot building (SUP #22-05011), a special use permit is required for constructing a building totaling more than 25,000 square feet in gross floor area (SUP #22-051). The special use permits are being processed concurrently. This staff report focuses on the special use permit for construction of a building greater than 25,000 square feet in gross floor area. The staff report for SUP #22-05011 should be referenced for a more complete overview of the project.

The construction of any building or group of buildings with a combined gross floor area greater than 25,000 square feet requires a special use permit due to the significant impact such development may have upon adjacent property owners, neighborhoods, and public infrastructure. The Code of Ordinances requires the special use permit to ensure public utilities, roads, and other infrastructure systems are or will be adequate to support the proposed development.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed special use permit. The Township Board makes a final decision on special use permit requests for buildings over 25,000 square feet. A draft resolution is attached for the Planning Commission's review.

Attachment

1. Draft resolution for approval
2. Special Use Plan by Kebs, Inc. dated January 1, 2022 and received by the Township on March 24, 2022

RESOLUTION TO RECOMMEND APPROVAL

**Special Use Permit #22-051
Bickford Senior Living Facility
3830 & 3836 Okemos Road**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 25th day of April, 2022, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by Commissioner _____ and supported by Commissioner _____.

WHEREAS, JV Landlord-Lansing, LLC has submitted a request to construct a building greater than 25,000 square feet in size at 3830 & 3836 Okemos Road; and

WHEREAS, the proposed project is adding a 9,488 square foot building addition to the existing 24,561 square foot building; and

WHEREAS, a special use permit is required for constructing a building totaling more than 25,000 square feet in gross floor area; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on April 25, 2022 and has reviewed staff material forwarded under cover memorandums dated April 20, 2022; and

WHEREAS, the subject site is appropriately zoned RA (Single Family, Medium Density), which permits the construction of buildings greater than 25,000 square feet in floor area by special use permit; and

WHEREAS, the proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances; and

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

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #22-051 to construct a 9,488 square foot building addition to an existing 24,561 square foot building, resulting in a building larger than 25,000 square feet, at 3830 & 3836 Okemos Road, subject to the following conditions:

1. Approval is granted in general accordance with the Overall Special Use Plan by Kebs, Inc. dated January 1, 2022 and received by the Township on March 24, 2022.

Bickford Senior Living - Addition

Meridian Township, Ingham County

APPLICANT:
JV LANDLORD - LANSING, LLC
13795 S. MURLIN ROAD
OLATHE, KS 66062
PH: (913) 254-2225

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

LANDOWNER:
NHI BICKFORD RE LLC
LANSING BICKFORD COTTAGE, LLC
13795 S. MURLIN ROAD, SUITE 301
OLATHE, KS 66062
PH: (913) 254-2225

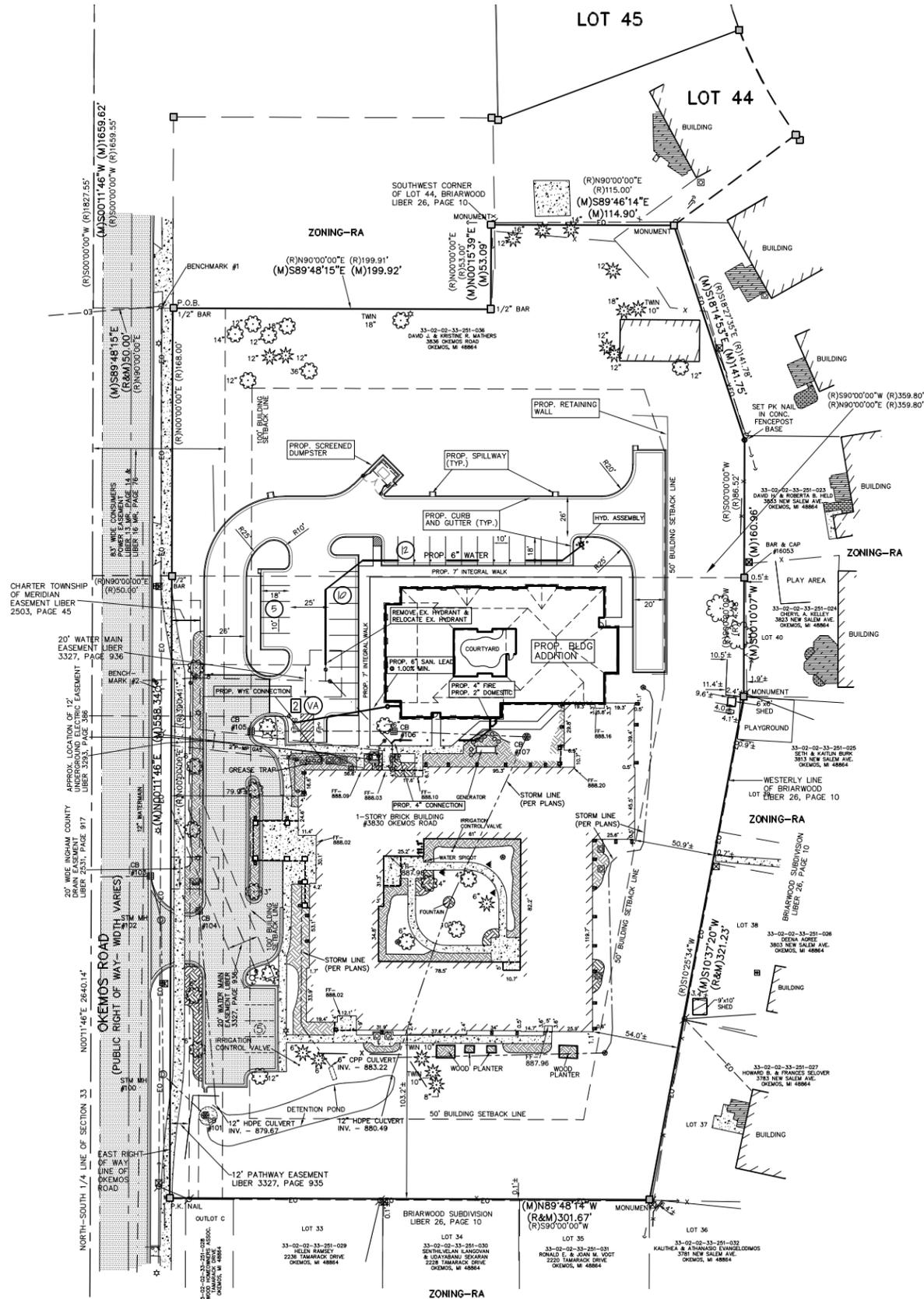
LANDOWNER:
DAVID MATHERS
3836 OKEMOS ROAD
OKEMOS, MI 48864

SEWER INVENTORIES

- STORM MANHOLE #100
RIM - 885.43
12" HDPE N - 877.73
8" HDPE SE - 879.10
12" HDPE S - 877.83
- CATCH BASIN #101
RIM - 883.10
8" HDPE NW - 879.54
- STORM MANHOLE #102
RIM - 882.62
12" RCP NW - 874.53
12" HDPE S - 874.88
- CATCH BASIN #103
RIM - 881.77
12" RCP SE - 874.49
18" RCP W - 874.32
- CATCH BASIN #104
RIM - 883.18
12" RCP SE - 879.65
- CATCH BASIN #105
RIM - 885.68
10" HDPE E - 881.92
- CATCH BASIN #106
RIM - 886.97
12" HDPE E - 881.39
10" HDPE W - INACCESSIBLE
PIPE RECESSED IN STRUCTURE
- CATCH BASIN #107
RIM - 887.46
6" PVC N - 882.86
12" PVC SW - 881.50
12" PVC W - 881.50
- CATCH BASIN #108
RIM - 886.50
6" PVC E - 883.18
6" PVC S - 883.18

- EX. LEGEND**
- (M) = MEASURED DIMENSION
 - (R) = RECORDED DIMENSION
 - = SET 1/2" BAR WITH CAP UNLESS NOTED
 - = FOUND IRON AS NOTED
 - = DEED LINE
 - = DISTANCE NOT TO SCALE
 - = FENCE
 - = ASPHALT
 - = CONCRETE
 - = GRAVEL
 - = EXISTING CONTOUR ELEVATION
 - = SANITARY SEWER
 - = STORM SEWER
 - = EDGE OF WOODS
 - = METALNDS
 - = CONFEROUS TREE
 - = SIGN
 - = POST
 - = UTILITY POLE
 - = LIGHT POLE
 - = GUY POLE
 - = GUY WIRE
 - = UTILITY PEDESTAL
 - = HANDHOLE
 - = FIRE HYDRANT
 - = VALVE
 - = GAS METER
 - = CLEANOUT
 - = ELECTRIC METER
 - = SANITARY MANHOLE
 - = CATCH BASIN
 - = DOWN SPOUT
 - = TRANSFORMER

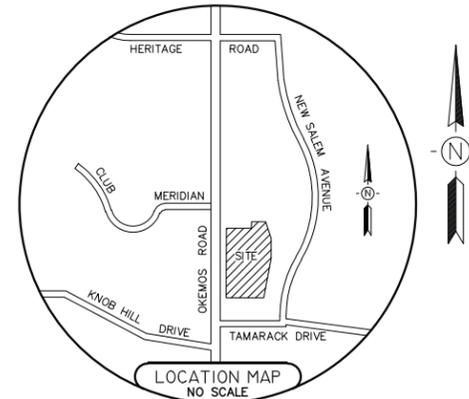
- LEGEND**
- = PROPOSED WATER MAIN
 - = PROPOSED SANITARY SEWER
 - = PROPOSED STORM SEWER
 - = PROPOSED HYDRANT
 - = PROPOSED GATE VALVE
 - = PROPOSED SAN. M.H.
 - = PROPOSED STORM M.H.
 - = PROPOSED C.B.
 - = PROPOSED GRADES
 - = PROPOSED FIRST FLOOR ELEV.
 - = PROPOSED TOP OF CURB ELEV.
 - = PROPOSED TOP OF GROUND ELEV.
 - = PROPOSED TOP OF PAY'T ELEV.
 - = PROPOSED TOP OF WALK ELEV.
 - = DENOTES S.E.S.C. KEYING SYSTEM



BENCHMARKS:

BENCHMARK #1 ELEV. = 880.54 (NAVD88)
600 NAIL, SOUTHEAST SIDE UTILITY POLE, 100' WEST AND 70' NORTH OF NORTHWEST CORNER OF HOUSE #3836 OKEMOS RD.

BENCHMARK #2 ELEV. = 882.21 (NAVD88)
NORTHEAST FLANGE BOLT, UNDER "A" IN "USA", FIRE HYDRANT, 50' NORTH AND 90' WEST OF NORTHWEST CORNER #3830 OKEMOS RD.



SITE DATA

USE: PROPOSED BUILDING ADDITION TO BICKFORD SENIOR LIVING FACILITY

TOTAL SITE AREA = 131,285 sf = 3.01 ACRES (EXISTING SITE) & 65,870 sf (PARCEL ADDITION) = 1.51 ACRES

TOTAL SITE AREA = 197,155 SF = 4.52 ACRES (TOTAL)

ZONING: RA (RESIDENTIAL)
ADJACENT ZONING: RA (RESIDENTIAL)

BUILDING SETBACKS
FRONT - 100 FEET FROM C/L OKEMOS ROAD
SIDES - 10 FEET
REAR - NOT LESS THAN 40 FEET (USE 50')

BUILDING/UNIT DATA
PROPOSED FLOOR AREA = 9,488 S.F.
EXISTING FLOOR AREA = ±24,561 S.F.
TOTAL FLOOR AREA = 9,488 + 24,561 = 34,049 SF
MAXIMUM BUILDING HEIGHT = 35 FT.
MAXIMUM LOT COVERAGE = 30%
MAX. LOT COVERAGE = 34,049 / 197,155 = 17.27%

PARKING

REQUIRED:
ASSISTED LIVING FACILITY:
1 SPACE FOR EACH 2 BEDS = 60/2
SPACES REQUIRED = 30

TOTAL REQUIRED = 30 SPACES (INCL. 2 B/F)
TOTAL PROVIDED = 34 SPACES

UTILITIES

WATER: CITY PUBLIC WATER MAIN
SANITARY: CITY PUBLIC SANITARY
STORM: ON-SITE DETENTION BASIN
ELECTRIC/GAS: EXTEND EXISTING UTILITIES TO PROP. BLDG.
TRASH: EX. DUMPSTER - TO BE RELOCATED

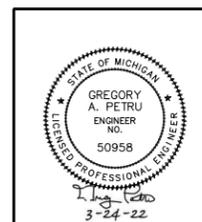
NOTES

- LOCATE UTILITIES PRIOR TO INSTALLATION (COORDINATE W/ ENGINEER)
- AS-BUILT UTILITY LOCATIONS & ELEVATIONS MUST BE DELIVERED TO THE CITY ENGINEER UPON COMPLETION OF THE PROJECT

- 1 DENOTES NUMBER OF B/F SPACES
- VA DENOTES VAN ACCESS B/F SPACES
- 0 DENOTES PROPOSED NUMBER OF 10' x 18' PARKING SPACES

SHEET INDEX

1. OVERALL SITE UTILITY & DIMENSION PLAN
2. EX. CONDITIONS-SURVEY PLAN
3. STORM & GRADING PLAN
4. LANDSCAPE PLAN
5. OPEN SPACE PLAN



REVISIONS		KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS	
2-15-22	OWNER SKETCH REVIEW	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047	
3-23-22	S.U.P. SUBMITTAL	Marshall Office Ph. 269-781-9800	
Bickford Senior Living - Addition		OVERALL SITE, UTILITY & DIMENSION PLAN	
SCALE: 1" = 60'	DESIGNER: GAP	APPROVED BY: GAP	
DATE: 1-1-22	PROJECT MGR. GAP	SHEET 1 OF 5	
AUTHORIZED BY: Bickford of Okemos	J. J. LEED	JOB #: E-98746	



To: Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: April 21, 2022

Re: Mixed Use Planned Unit Development #22014 (SP Holding Company), construct Haslett Village mixed-use planned unit development at 1621 & 1655 Haslett Road.

Introduction

SP Holding Company (applicant) has submitted a mixed use planned unit development (MUPUD) proposal to redevelop the eastern half of the Haslett Village Square shopping center on the southwest corner of Haslett and Marsh Roads, as shown on the location map. The project, identified as Haslett Village, is located at 1621 & 1655 Haslett Road, is zoned C-2 (Commercial), and is proposed to be developed in six phases. The overall project area is approximately 19 acres.

The subject property currently contains a multi-tenant building and two stand alone buildings fronting on Haslett Road. The multi-tenant building is a mostly vacant 71,018 square foot building that currently contains two businesses, a Little Caesar's

Pizza and The Fringe Hair Design. The 1,619 square foot former PNC Bank building is located at the northeast corner of the site and is proposed to be demolished with a new building built in its location. The other building, approximately 10,500 square feet, is a former video store that now houses Solid Rock Baptist Church. That building is proposed to be redeveloped with a drive-through and house the development's Community Center.

The proposal consists of 302 residential units and 21,750 square feet of non-residential space. The non-residential space will be contained in two buildings, both fronting on Haslett Road. The redevelopment of the existing building includes adding a drive-through, which will require a concurrent Special Use Permit.

The 302 dwelling units are made up of 58 apartment units, 216 stacked flats, and 28 townhouses. The apartments are a mix of studios, one-bedroom units, and two-bedroom units. The stacked flats



**Mixed Use Planned Unit Development #22014 (SP Holding Company)
 Planning Commission (April 25, 2022)
 Page 2**

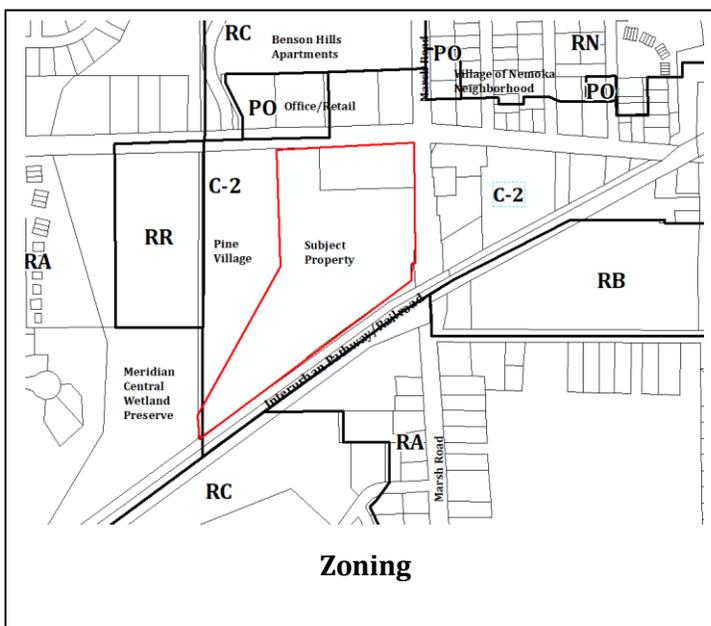
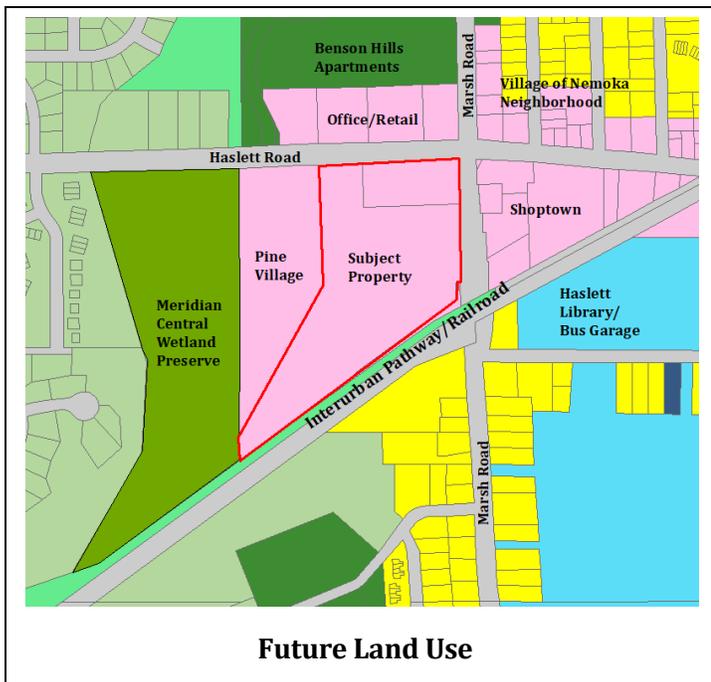
are a mix of one-bedroom and two-bedroom units. The townhouses are a mix of two-bedroom and three-bedroom units. The non-residential space is proposed to be in the two buildings fronting on Haslett Road.

Because part of the project is the redevelopment of the shopping center, the residential density is allowed to be 14 dwelling units per acre by right. The residential density of the proposed project is 15.9 dwelling units per acre. This extra density is allowed provided four extra amenities are provided, as described later.

Master Plan and Zoning

The Future Land Use Map from the 2017 Master Plan designates the subject property in the Mixed-Use Core category, as it does for the adjacent properties to the west, north, and east. This category envisions walkable and engaging streetscapes with varied storefronts and activities. Residential housing is encouraged with a mix of townhomes, upper-story lofts, and apartments. Easy access to public transit should be prioritized and off-street parking should be hidden from the street. The proposed MUPUD appears to conform to the 2017 Master Plan.

The proposed project property is zoned C-2 (Commercial). An MUPUD is permitted in the C-2 (Commercial) district. All uses permitted by right and by special use permit in the underlying C-2 zoning district are permitted in a MUPUD. Surrounding zoning includes C-2 (Commercial) to the west and east, PO (Professional Office) to the north, and RA (Residential) to the south. The property immediately adjacent to the west was recently approved as the American House Meridian senior living mixed-use project (MUPUD #19034).

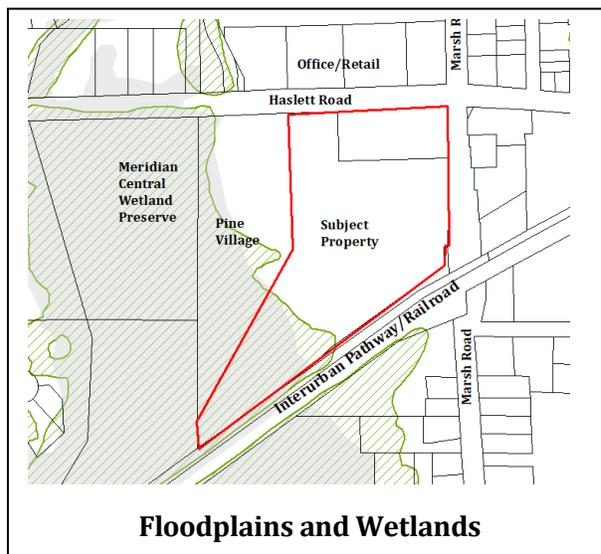


Floodplains and Wetlands

Floodplains and wetlands exist on the southern portion of the subject property, but no work is proposed in the floodplain or any protected wetlands and no floodplain or wetland permits are required. The applicant has submitted a natural feature assessment and wetland delineation, which are available if requested.

Greenspace

The Township Greenspace Plan shows a Priority Conservation Corridor (PCC) and Fragile Link on the southwest portion of the project area. An Off-Road Pathway is shown along the Interurban Pathway. The concept plan includes a proposed trailhead on the southeastern corner of the project site that will connect the development to the Interurban Pathway. However, the sidewalks on the subject property must connect to the eastbound nonmotorized path from the American Home Meridian site adjacent to the west.

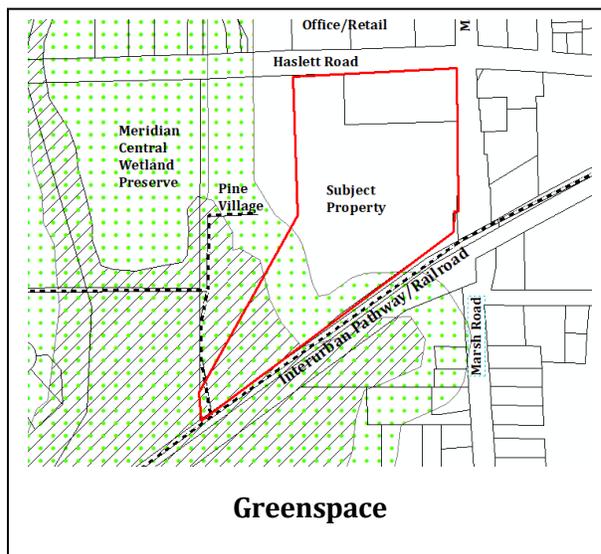


Utilities

Municipal water and sanitary sewer are available to serve the project site. If the MUPUD and SUP are approved, the location and capacity of utilities for the proposed development will be reviewed in detail by Public Works and Engineering staff during the concept plan review process.

Staff Analysis

Staff has reviewed this application using the standards found in Sec. 86-440 - Mixed Use Planned Unit Development. When reviewing the proposal, the Planning Commission needs to consider the appropriateness of the requested waivers, the proposed amenities and related review criteria, and the MUPUD design standards as outlined in Section 86-440(f) of the Code of Ordinances.



The MUPUD ordinance generally waives the standard requirements for lot size, yards, frontage requirements, setbacks, maximum impervious surface, and type and size of dwelling unit, provided the purpose and intent of the ordinance are incorporated into the overall development plan. The MUPUD ordinance is intended to provide flexibility for the Planning Commission and Township Board to set appropriate standards during the review process.

The following is a summary of the project's consistency with the MUPUD ordinance standards. As part of this project analysis, standards for the underlying C-2 zoning district will be compared to what is proposed on the submitted concept plan.

1. Waivers and amenities

The applicant is requesting the following waivers for the Haslett Village project.

- Setback 1 – The applicant is requesting a 34.45-foot waiver from the 100-foot building setback from the center line of Haslett Road.
- Setback 2 – The applicant is requesting a 26.77-foot waiver from the 100-foot building setback from the center line of Marsh Road.
- Setback 3 – There is a requirement that buildings be 100 feet from any residentially zoned property. Property to the south is zoned RA – Residential. The requested waiver is 57 feet.
- Parking – 872 parking spaces are required for the project based on the number of residential units and non-residential space. The applicant has proposed 486 parking spaces, meaning a waiver of 386 parking spaces is required. This is more than shown on the waiver request list, since the required parking was incorrectly calculated, as described later.
- Building height – The maximum height of a building in an MUPUD is 45 feet. The architectural drawings show that Building A1 is proposed to be 46 feet. A waiver of one foot is requested.
- Parking setback – Parking areas are required to be setback from a road right-of-way at least 20 feet. Parking areas on the east side of the subject property is closer than that and a 3.85-foot waiver is requested.

There are three tiers of amenities. Tier One amenities count as three and, as noted before, at least one such amenity is required when at least four total amenities are requested. Tier Two amenities count as two amenities each. Tier Three amenities count once each, but only one amenity from this level count toward the total. Amenities proposed by the applicant are detailed below:

- Tier One
 - Community focused bundle, including a trailhead that is being deeded to the Township
- Tier Two
 - Electric car charging station, four to be built and five shown to be built in the future
 - Public outdoor seating area, shown adjacent to the community center and fronting on Haslett Road
 - Public recreation resource, pickleball courts
 - New bus stop
- Tier Three
 - Green space, 43.35% of the subject property is open space
 - Low-flow plumbing fixtures
 - Decorative lighting

The number of required amenities is calculated as follows:

- The MUPUD ordinance requires that all proposals incorporate at least **one** amenity.
- The request for the density bonus requires **four** more amenities.

- Each requested waiver from the zoning ordinance requires an amenity on a one-for-one basis. Six waivers are requested, meaning that **six** more amenities are required.
- The architectural plans show that Building A1 is 46 feet tall. Because it exceeds the maximum 45 feet, it must include a **two** more amenities from Sec. 86-440(e)(4)a. This goes away if the height of Building A1 is reduced by one foot.

As a result, the proposed MUPUD requires thirteen amenities, three of which must come from Tier One. As noted, only twelve amenities are provided, and only one comes from Tier One. Two more Tier One amenities are required to be provided.

The final amenity on the list is a new bus stop. It is not on the concept plan but may be required due to CATA regulations related to the bus stop on the American Home Meridian property and the necessity for a northbound return route. The bus stop needs to be in the west side of the parking area south of Building A1 and across from the bus stop on the American Home Meridian property. Staff is working to coordinate this with CATA and will have further details at a future meeting.

2. Design standards

The proposed MUPUD has been reviewed against the design standards found in Sec. 86-444(f). After that review, the following issues remain.

Parking: Off-street parking in an MUPUD is required to comply with Sec. 86-755 in the Township Code of Ordinances. Three different land use categories were used to calculate required parking on the concept plan and the concept plan suggests that 526 parking spaces are required and asks for a waiver of 40 spaces. However, the parking calculations on the plan incorrectly assume one required space for a one-bedroom unit.

Sec. 86-755 requires two parking spaces for each dwelling unit plus expansion capacity of 25%, as well as 5 spaces for each 1,000 square feet for commercial centers having a gross floor area less than 25,000 square feet. As a result, 763 parking spaces are required for the residential units and 109 parking spaces are required for the commercial space, for a total of 872 parking spaces required for the project. With 872 required parking spaces and 486 proposed spaces the applicant needs a waiver of 386 spaces from the Township Board as part of the MUPUD approval, not the 40 spaces that are shown on the concept plan. In addition, the applicant needs to review the size standards for parking spaces as shown in Sec. 86-756 and ensure that all parking spaces meet the design and construction requirements.

In addition to the required motor vehicle parking, one bicycle parking space for every 10 required motor vehicle parking spaces must also be provided. With 872 motor vehicle parking spaces required, 87 bicycle parking spaces are necessary for the project. If the requested waiver is accepted, then the number of required bicycle spaces drops to 49. An unidentified amount of bicycle spaces is noted, but not shown, on the architectural graphics.

Landscaping: Project landscaping shall be designed to preserve as much existing natural features as possible. The concept plan shows that the wetland and floodplain area on the southern part of the property is being preserved as open space. Sec. 86-758 is required to be complied with, which requires parking landscaping. Landscape areas are shown on the open space plan, but two canopy trees per 10

spaces are required as parking landscaping. Based on that requirement, a total of 97 canopy trees need to be included to the parking landscape areas.

In addition, no dumpsters are shown on the concept plan. The Township requires any proposed trash or recycling structure to be screened by an enclosure.

Lighting: The MUPUD ordinance requires proposed site lighting to comply with the Outdoor Lighting Ordinance and limits street lighting intended to provide illumination for pedestrians on the sidewalk to no taller than 15 feet in height. A photometric plan was provided and will be reviewed in detail during site plan review.

Signs: A sign program is required as part of the MUPUD application. The program is required to show the style, size, number, and location of any proposed signs. Freestanding signs are generally not permitted in a MUPUD, but exceptions for freestanding signs of the monument type may be permitted when a building is set back a minimum of 15 feet from the right-of-way (ROW) line with the resulting yard set aside for permanent public open space. The applicant is proposing three monument signs. Two of them are entry signs, one at the Haslett Road entrance and a smaller one at the Marsh Road entrance. In addition, a community art sign is shown. None of the proposed sites for the signs are shown on the concept plan and no wall signs are proposed.

3. Required data

Sec. 86-440(g)(4) details the required data for an MUPUD submittal. After reviewing those requirements, the following issues remain.

Traffic. The applicant has submitted a trip generation comparison prepared by Fishbeck providing information on the number of vehicle trips expected to be generated by the proposed development. The comparison uses the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th edition) to classify and compare traffic generation from both the existing and proposed land uses.

The submitted comparison shows an overall increase of 45 new trips in the a.m. peak hour and an overall decrease of 120 trips in the p.m. peak hour. For an MUPUD, a traffic impact study is required when the proposed project would generate over 100 directional trips during a peak hour of traffic on adjacent roadways. Based on the information in the comparison from Fishbeck, a traffic study is not required for the proposed project. However, the traffic comparison only accounts for 289 residential units, not the 302 shown on the concept plan. In addition, the comparison accounts for 16,000 square feet of non-residential space, not the 21,750 square feet of the non-residential space shown on the concept plan. The traffic comparison needs to be updated to ensure that the conclusion that a traffic study is not required is correct.

4. Performance criteria

The proposed MUPUD needs to comply with the requirements of Sec. 86-440(c)(2)e. After that review, the following issues remain.

Architectural design: The proposed MUPUD needs to describe the sustainability and environmental considerations that are included on the concept plan.

Amenities: As previously noted, two more Tier One amenities must be included, or the height of Building A1 needs to be lowered by one foot.

Drive-through: As noted, the project includes the installation of a drive-through on the redeveloped video store. The drive-through meets the standards as listed in Sec. 86-404(e)13.

5. Conclusion

The following issues need to be addressed before MUPUD #22014 can be approved:

- Two more amenities from Tier One need to be added or the architectural drawings needs to be updated to show that Building A1's height is lowered by at least one foot.
- The traffic generation comparison needs to be updated to accurately reflect the concept plan.
- The concept plan's parking calculations need to be updated on the concept plan.
- The proposed MUPUD needs to describe the sustainability and environmental considerations that are included on the concept plan.
- The concept plan needs to be updated to show a bus stop at the parking area south of Building A1 and across from the bus stop on the American Home Meridian site, subject to Staff's coordination with CATA.
- General locations of the freestanding and wall signs need to be shown on the concept plan.
- The bicycle spaces that are noted in the architectural drawings need to be shown on the concept plan. The number of bicycle spaces needs to be included in the parking calculations.
- The concept plan needs to include at least 97 canopy trees on the parking landscaping.
- The sidewalks on the subject property must connect to the eastbound nonmotorized path from the American Home Meridian site adjacent to the west.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed MUPUD. The Planning Commission is required to make a recommendation on the MUPUD within 60 days of the date of the public hearing. A resolution will be provided at a future meeting.

Attachments

1. Application and narrative.
2. Response letter dated April 21, 2022.
3. Concept plan prepared by Kebs, Inc. dated February 21, 2022.
4. Architectural and building elevations prepared by Integrated Architecture dated March 15, 2022.
5. Trip generation comparison prepared by Fishbeck dated March 15, 2022.
6. Agency letters to the Meridian Township Engineering, Meridian Township Fire Department, Ingham County Road Department, and Ingham County Drain Commission, all dated March 15, 2022.

CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PHONE: (517) 853-4560, FAX: (517) 853-4095

MIXED USE PLANNED UNIT DEVELOPMENT APPLICATION

Before submitting this application for review, an applicant shall participate in the pre-application conference with the Director of Community Planning and Development to discuss the requirements for a Mixed Use Planned Unit Development.

Part I

- A. Applicant SP HOLDING COMPANY LLC
Address of Applicant 148 S. RIVER ST., SUITE 100, HOLLAND, MI 49423
Telephone - Work (616) 437-7202 E-Mail SHAQ.KOSTER@PARAMOUNT Fax N/A
Interest in property (circle one): Owner Tenant Option R.P. COM Other
(Please attach a list of all persons with an ownership interest in the property.)
OWNERSHIP LETTER INCLUDED.
- B. Site address / location / parcel number 1621 & 1655 HASLETT RD / HASLETT / 33-02-02-10-401-005
Legal description (please attach if necessary) SEE PLANS
Current zoning C-2
Project name HASLETT VILLAGE
- C. Developer (if different than applicant) SAME
Address _____
Telephone: Work _____ E-Mail _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name GRUB PETRU - KEBB INC
Address 2116 HASLETT RD, HASLETT, MI 48840
Telephone(s) (517) 339-1014 E-Mail GPETRU@KEBB.COM Fax 517 339-8047
- E. Acreage of all parcels in the project: Gross 19.04 Net 19.04
- F. Proposed Uses and Site Amenities:
1. Non-residential uses:
 - a. Type COMMUNITY CENTER / COMMERCIAL / RESTAURANT
 - b. Percent of project area 7.5%
 - c. Total square feet for non-residential uses 21,750 SF
 - d. Usable floor area 21,750 SF
 - e. Number of employees 16 FULL TIME / 45 PART TIME (BLOG. GI & HI)
 - f. Hours of operation 6AM-9PM (BLOG GI) 9AM-9PM (BLOG HI)
 2. Residential Uses:
 - a. Percent of project area 92.5%
 - b. Total dwelling units 302
 - c. Dwelling unit mix:
 - i. Number of single family detached: for Rent _____ Condo _____
 - ii. Number of duplexes: for Rent _____ Condo _____
 - iii. Number of townhouses: for Rent 28 Condo _____
 - iv. Number of garden style apartments: for Rent _____ Condo _____
 - v. Number of other dwellings: for Rent 274 Condo _____

3. Parking:
- a. Non-residential uses ± 130
- b. Residential uses ± 356
4. Proposed Amenities: Type LOW FLOW PLUMBING FIXTURES
 (General) Type GREEN SPACE
 Type WIRELESS ACCESS POINTS
 Type DECORATIVE LIGHTING
- Proposed Amenities: Type PUBLIC RECREATION RESOURCE
 (Density Bonus) Type PUBLIC OUTDOOR SEATING PLAZA
 Type ELECTRIC CAR CHARGING
 Type COMMUNITY-FOCUSED BUNDLE / DOG PARK, TRAIL HEAD, FOOD TRUCK COURT

G. The following support materials must be submitted with the application:

1. Nonrefundable fee. - MAILED BY OWNER
2. Legal Description of the property. (A sealed survey may be required)
3. Evidence of fee or other ownership of the property or a letter from the owner authorizing the request including the owner's proof of ownership. INCLUDED
4. A written description of the project including, but not limited to: a site analysis; the principal factors which influenced the site plan and architectural elements; and, the proposed phasing program for non-residential and residential uses, installation and/or construction of amenities. INCLUDED
5. Fourteen copies (Thirteen (13) 24"x36" and one 8½" x11") of a Site Plan drawn to a readable scale containing the following (may be a set of plans for readability):
 - Total property, its location in the Township, its relationship to adjacent properties - 3 COPIES
 - Boundaries of subject property - 11 X 17 SETS
 - Location and dimensions of all existing and proposed structures - PDF SET + MATERIALS
 - Approximate location and distance of all structures within 100 feet of the subject property
 - Proposed means of vehicular and pedestrian ingress and egress to the subject property
 - Public and private roads and streets, rights-of-way and easements indicating names and widths of streets which abut or cross the site
 - Existing and proposed parking spaces and vehicular and pedestrian circulation patterns
 - Dimensions of setbacks from streets, property lines and between buildings on the site
 - Location of proposed amenities
 - Location and size of existing utilities including power lines and towers, both above and below ground
 - Amount and location and calculation of all impervious surfaces
 - Verified boundaries of all natural water features and required setback lines
6. A reproducible two foot contour topographic map based on United States Geological Survey (USGS) drawn at the same scale as the site plan and showing existing relief features on the site.
7. A schematic layout of the proposed storm sewer system.
8. Architectural sketches of all elevations of proposed buildings or structures, including the project entrances, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
9. Floor plans of proposed residential units.

- ~~10.~~ A Traffic Study (if the project will exceed 100 vehicle trips during the peak hours of the roadway(s), prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
- ~~11.~~ Natural Features Study for previously undeveloped properties which includes a written description of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, floodways, floodway fringe, waterbodies, significant stands of trees or individual trees greater than 12 inches dbh, identified groundwater vulnerable areas, slopes greater than 20 percent.
- ~~12.~~ Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer. *met w/ YOUNES*
- ~~13.~~ A sign program illustrating size and location of each proposed sign type.
- ~~14.~~ A lighting plan (see Chapter 38, Article VII).
- ~~15.~~ Copies of comments from reviewing agencies such as, but not limited to, the following:
 - Ingham County Road Commission
 - Ingham County Drain Commission
 - Michigan Department of Transportation (if applicable)
 - Michigan Department of Environmental Quality (if applicable)
 - The appropriate school board (as applicable)

— PLANS SUBMITTED TO EACH

H. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.

Part II

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) 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 purpose of gathering information including but not limited to the taking and the use of photographs.

Yes No (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate

[Signature]
Signature of Applicant

3/15/22
Date

CHAD KOSTER
Type/Print Name

Fee: _____

Received by: _____

Date: _____

Pre-Application Meeting Held: _____
Date

Application Complete: _____
Date

By: _____
Staff

We are excited to present our concept for the redevelopment at Haslet Village. Our overall vision is to create a vibrant mixed-use development with an emphasis on desirable quality of life characteristics. These include walkability, activities, amenities, quality living units and a strong sense of community.

Site Concept

The site's land plan is to establish new corridors for vehicle and pedestrian movement that fosters safety and comfort with sidewalks, landscaping and architecture that relate well together.

These primary pathways knit together an interesting combination of retail community activities, hospitality, physical activity, and community amenities. Large areas of asphalt will give way to a well-choreographed neighborhood network of properly scaled buildings.

Our primary ingress/egress paths from Marsh and Haslett Roads will be in the same locations, and we have coordinated with the neighboring Pine Village Development to create an easily adapted reset to some of the site's current influences.

Our proximity to the current trail to the South allows us to plug into this community amenity. We are taking full advantage of this and are in fact, planning on a community accessed trail head from our property along with a dog park.

Our site's amenities are positioned throughout the neighborhood and include:

- Dog Park
- Trailhead with restroom
- Activity lawn/park
- Pickle ball courts
- Outdoor social space with open and covered terraces
- Outdoor pool and sundeck
- Food truck staging area with restrooms
- Robust network of sidewalks and paths

We are leaving the current natural area to the site's southwest for nature paths and green space.

The Haslett frontage will house our commercial uses, that includes a new development on the corner which better aligns its site relation to the current township's zoning and planning initiatives.

We are repurposing one of the existing buildings along Haslett Road to be our community social node with a community room, restrooms, a fitness and personal training studio, and a small restaurant with a drive-through. It will also be our staging area for events and social activities, include covered and open terraces with fire pits, an outdoor pool with sun deck, a playground, and hook-ups for food trucks.

Architecture

As described above Haslett Road will be our predominantly commercial frontage with a new building/development planned on the corner as a retail or restaurant with potential drive-through, the repurposed center building with retail/restaurant and amenities; and our four-story residential building (A1) to the west. Our leasing office and central lobby will be on the corner of this building to provide a welcoming and inviting component to this key point of entry.

The architecture (see exterior elevations and renderings) is a more contemporary, yet familiar look, with a freshness created by simple forms and some splashes of color. Our material palette has brick with some vinyl siding for the residential structures, properly scaled gables, and residential detailing. Porches on the street sides of the buildings will contribute to a more pleasant feel to our streetscapes. Buildings (H1) and (G1) are expected to be single story. Building (A1) is planned as four-stories to match the scale of the adjacent Pine Village structure.

The internal residential buildings will be a mix of (12) and (24) unit, three-story walkups, as well as some two-story townhouses positioned on the southern end of the property.

We have taken great care to work with the existing utility network that is present on the site and have aligned our primary east/west internal road to accommodate primary utilities. Our road network will be private drives, however not restricted access. The walking network and most of our amenities will be available to the broader community.

This has been a careful and thoughtful decision to bring new life and a vibrant new neighborhood to the township, as well as bring community amenities and establish another social node to Meridian township.

Proposed Phasing Program

Phase	Begin	End	Description
1	Summer 2022	Fall 2022	Demolition of all structures on the property
2	Fall 2022	Winter/Spring 2023	Underground construction: utilities, roads
3	Spring 2023	Winter 2024	Buildings: G1, A1, B3, B4, B5, D4
4	Spring 2024	Winter 2025	Buildings: B1, B2, C1, D1, D2, D3, Pickleball courts, Activity Lawn, Dog park, Trailhead
5	Spring 2025	Winter 2026	Buildings: B6, B7, B8, C2, E1, E2
6	Spring 2027	Winter 2028	Buildings F1, F2



21 April 2022

Meridian Township

Mr. Timothy R. Schmitt, AICP

Community Planning and Development Director

5151 Marsh Road

Okemos, MI 48864

RE: Haslett Village MUPUD

Dear Timothy,

We are excited to share our vision and have dialogue with you and the Township Planning Commission at our upcoming hearing. We are in receipt of the initial comments dated 28 March, sent to us by Mr. Shorkey. While we intend to have a more involved discussion in the public hearing, we have reviewed the staff comments and have some preliminary responses / updates.

1. We are looking to adjust residential unit mix and quantity slightly to reduce density, but also to align with a "Tier 2" amenity and provide 50% of our units to be one bedroom. This adjustment does not materially impact our site plan; it just shifts our unit configuration we suggest at this time. Our planned unit count is as follows;

Unit Count	(290)	Total Units
~ (4) Studio		(1%)
~ (144) One Bedroom		(50%)
~ (125) Two Bedroom		(43%)
~ (17) Three Bedroom		(6%)

2. We will provide a more detailed indication of our sustainability measures; however, we are using USGBC LEED guidelines as our reference. We are not pursuing formal LEED Certification, however, are intending to follow many of the LEED strategies including site, energy, material, and procedural suggestions.
- 3./4. We have also reassessed our amenity offerings and have attached our amenity sheet with this correspondence. In summary, we feel more focus on the dedicated trailhead and community dog park will be a significant contribution to the Township and provide a much needed and enjoyed community amenity. This proposed "Tier 3" amenity will include;
 - ~ Parking specifically dedicated for trailhead / dog park users
 - ~ Public Restrooms
 - ~ Bike Repair Kiosk
 - ~ Water Station / Drinking Fountain
 - ~ Fenced Dog Park
 - ~ Picnic Tables and Benches
 - ~ Park-like setting

While we are excited about this as a significant amenity, and are dedicating the area for this, we are hoping to collaborate with the Township on the improvements and operation.

We have also slightly adjusted our "Tier 2" and "Tier 1" amenities to include;

- ~ Electric car recharging stations
- ~ Public outdoor seating area (with plans to attract / host food trucks) with Wi-Fi access
- ~ 50% Dwelling unit types as one bedroom
- ~ Greenspace exceeding 10%
- ~ Low Flow Plumbing Fixtures and
- ~ Decorative Street Lighting

We have adjusted our plan and with the above amenities will offer (10) amenities, including; (1) - "Tier 3", (3) - "Tier 2" and (4) - "Tier 1", although we understand only (1) "Tier 1" amenity is used in our total count. We feel this provides a robust and more focused amenity offering.

5. We have adjusted Building "A1" height, it will be compliant and not exceed 45 feet, therefore, we are not seeking or requiring an amenity for this item.
6. We have updated the traffic study to reflect the proposed plan and will be resubmitting this information
7. Building "I" is an existing single story structure that will include restaurants / retail space, a community gathering and event space, supporting restrooms for the community outdoor space, and residential outdoor amenity. We are requesting a drive through as a special permit concurrently with our MUPUD request. In addition to the items highlighted by Mr. Shorkey, we are in receipt of the Chief Engineer and Fire Inspector's comments. Our Engineer (KEBS) will be updating their respective documents and will completely address all of the items contained in Mr. Ishraidi's and Mr. Millerov's memorandums.

We are also planning as a potential, future consideration, the inclusion of carports or possibly garages. We will show the proposed locations for discussion at the public hearing.

Once again, on behalf of the Development team, including Mike Bosgraaf and Chad Koster, I want to thank you Tim, and you team, for your assistance and careful consideration of our exciting vision to bring new life to this important site in the Township and contributing to growth and vitality of the Township. We look forward to continuing to share our vision and have great dialogue with you and the Township's Planning Commission and Staff!

Sincerely yours,



Michael C. Corby, F.A.A. - President

cc: Mike Bosgraaf – Lake Drive Group, LLC
Chad Koster – Lake Drive Group, LLC
Andrew Tjepkema – Integrated Architecture
Darrel DeHaan – Integrated Architecture
Greg Petru - KEBS

ATTACHMENT: Haslett Village MUPUD Site Amenity Diagram

SITE AMENITY DIAGRAM

TIER 3 AMENITIES

- 1** TRAILHEAD / DOG PARK / PAVILION
RESTROOMS AND FACILITY SUPPORT

TIER 2 AMENITIES

- 2** ELECTRIC CAR CHARGING STATION
- 3** PUBLIC OUTDOOR SEATING PLAZA
- 4** DWELLING UNIT TYPES
MAX 50% 1BR UNITS

TIER 1 AMENITIES

- 5** GREEN SPACE
EXCEEDING PERMEABLE SURFACE REGULATION BY 10%
- 6** LOW-FLOW PLUMBING FIXTURES
- 7** WIRELESS ACCESS POINTS
AVAILABLE THROUGHOUT DEVELOPMENT
- 8** DECORATIVE LIGHTING
ALONG PUBLIC STREETS, INTERNAL DRIVES, & PARKING



scale: 1" = 100'-0" N

0' 50' 100' 200'

MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
APRIL 25, 2022

APPLICANT: SP Holding Company LLC
PREPARED BY: Integrated Architecture
PROJECT NO: 20210604

HASLETT VILLAGE

Memo

TO: Darrel DeHaan – Integrated Architecture
FROM: Michael Labadie, PE – Fishbeck
DATE: March 15, 2022
PROJECT NO.: 220503
RE: Haslett Village Mixed Use Planned Unit Development (MUPUD) Trip Generation Comparison

Background

This memo will detail the comparison of forecast trips generated by the proposed Haslett Village in Meridian Township, Michigan with the trips generated by the existing development located on the site. The proposed site is in the southwest (SW) corner of the Haslett and Marsh Roads intersection as indicated in Figure 1, see below.

Figure 1 – Proposed Project Site Location Map



Trip Generation Comparison

Existing Conditions

Due to several vacancies in the existing development, the information and methodologies specified in the latest version of the Institute of Transportation Engineer’s (ITE) Trip Generation Manual (11th Edition, 2021) were used to forecast the potential weekday a.m. and p.m. peak hour trips associated with the existing shopping center located in the SW corner of the Haslett and Marsh Roads intersection. The results of the trip generation forecasts are provided in Table 1, see below.

Table 1 – Existing Trip Generation

Land Use	Land Use Code	Units	a.m. Peak Hour			p.m. Peak Hour			Weekday
			In	Out	Total	In	Out	Total	
Shopping Plaza (40-150k); Supermarket – No.	821	78,883 sft	84	52	136	200	209	409	5326
Total	-	-	84	52	136	200	209	409	5,326
Pass-By Rates, LUC 821: 40% p.m.			0	0	0	80	84	164	-
Total New Trips			84	52	136	120	125	245	-

Square foot/feet (SFT)

Not all the traffic generated by the development will be new traffic added onto the adjacent roadway network. As with most commercial developments, a significant amount of the site-generated traffic is considered “pass-by” traffic. Pass-by trips are trips already present on the adjacent roadway network, which are interrupted to visit the site. Pass-by trips are normally expressed as a percentage of trips generated by the development. These pass-by rates are published in the ITE Trip Generation Manual.

The ITE Trip Generation Manual suggests a 40 percent p.m. pass-by rate for the land use “Shopping Plaza (40 150k); Supermarket – No”. With the application of the pass-by trip factors, the site-generated trips can be classified as “pass-by” and “new” trips. The proposed development is expected to generate 136 total trips during the a.m. peak hour and 409 total trips during the p.m. peak hour. However, based on the application of pass-by trips, only 245 of the p.m. peak hour trips will be new traffic not currently using the adjacent street network, whose primary purpose is to visit the development.

Future Conditions

Using the information and methodologies specified in the latest version of the ITE Trip Generation Manual, Fishbeck forecasted the weekday a.m. and p.m. peak hour trips associated with the proposed mixed-use planned unit development located in the SW corner of the Haslett and Marsh Roads intersection. The land uses and sizes are based on the site plan provided by Integrated Architecture, dated December 14, 2021. The results of the trip generation forecasts are provided below in Table 2, see below.

Table 1 – Proposed Trip Generation

Land Use	Land Use Code	Units	a.m. Peak Hour			p.m. Peak Hour			Weekday
			In	Out	Total	In	Out	Total	
Strip Retail Plaza (<40k)	822	14,000 sft	20	13	33	50	49	99	762
Coffee/Donut Shop with Drive-Through Window	937	2,000 sft	88	84	172	39	39	78	1067
Single Family Attached Housing	215	28 DU	3	6	9	7	6	13	163
Multifamily Housing (Low-Rise)	220	204 DU	21	65	86	68	40	108	1383
Multifamily Housing (Mid-Rise)	221	57 DU	3	10	13	14	9	23	225
Total	-	-	135	178	313	178	143	321	3,600
Internal Capture Reductions: 15% a.m. (17% In, 13% Out); 36% p.m. (32% In, 40% Out)			23	23	46	57	57	114	-
Total External Trips			112	155	267	121	86	207	-
Pass-By Rates, LUC 821: 40% p.m.			0	0	0	20	20	40	-
Pass-By Rates, LUC 934: 50% a.m.; 55% p.m.			44	42	86	21	21	42	-
Total New Trips			68	113	181	80	45	125	-

In multi-use developments, not all the trips generated are from sources outside the boundaries of the development but are rather trips that are “internally captured” within the site. The methodology presented in the ITE Trip Generation Manual, 3rd Edition, 2017 was followed to determine an appropriate internal capture rate for the proposed development. The results of this analysis suggest a 15 percent (17% in, 13% out) a.m. internal capture rate and a 36 percent (32% in, 40% out) p.m. peak hour internal capture rate for the combination of land uses. With the inclusion of the internal capture reductions, the proposed development will generate 267 external trips during the a.m. peak hour (112 inbound and 155 outbound) and 207 external trips during the p.m. peak hour (121 inbound and 86 outbound).

Not all the traffic generated by the proposed development will be new traffic added onto the adjacent roadway network. As with most new commercial development, a significant amount of the site-generated traffic is considered “pass-by” traffic. As stated previously, pass-by trips are trips already present on the adjacent roadway network, which are interrupted to visit the site, and are normally expressed as a percentage of trips generated by the new development.

The ITE Trip Generation Manual suggests a 40 percent p.m. pass-by rate for the land use Strip Retail Plaza (<40k) and a 50 percent a.m. and 55 percent p.m. pass-by rate for the land use Coffee/Donut Shop with Drive-Through Window. With the application of the pass-by trip factors, the site-generated trips can be classified as “pass-by” and “new” trips. The proposed development is expected to generate 267 total external trips during the a.m. peak hour and 207 total external trips during the p.m. peak hour. However, only 181 of the a.m. peak hour trips and 125 of the p.m. peak hour trips will be new traffic not currently using the adjacent street network, whose primary purpose is to visit the new development.

Conclusions

A comparison of the potential existing trips for the land use “Shopping Plaza (40-150k); Supermarket – No” to the resulting new trips for the mixed-use planned unit development shows an overall increase of 45 new trips in the a.m. peak hour and an overall decrease of 120 trips in the p.m. peak hour. The change in trips comparison is provided in Table 3, see below.

Table 2 – Difference in Trips from Existing to Proposed

	a.m. Peak Hour			p.m. Peak Hour			Weekday
	In	Out	Total	In	Out	Total	
Difference in Trips	-16	+61	+45	-40	-80	-120	-1726

By email



KEBS, INC

Engineering • Surveying

March 15, 2022

Mr. Younes Ishraidi, P.E.
Meridian Township Engineering Department
5151 Marsh Road
Okemos, Michigan 48864-1104

Re: Haslett Village of Meridian – MUPUD Submittal

Dear Mr. Ishraidi:

We have prepared MUPUD Plans for our submittal to Meridian Township. One of the Township requirements requests comments from the Township Engineering Department. Please find enclosed a proposed site plan for Haslett Village of Meridian for your preliminary review and comment. Your written comment back would be greatly appreciated.

If you should have any questions regarding the plans please do not hesitate to contact me at (517) 339-1014, or you can email me at gpetru@kebs.com.

Sincerely,

Gregory A. Petru, P.E.
KEBS, Inc.

Enclosures: Site Plan

Cc: Tim Schmitt



KEBS, INC

Engineering • Surveying

March 15, 2022

Mr. Tavis Millerov – Fire Inspector
Meridian Township Fire Department (“MTFD”)
5151 Marsh Road
Okemos, MI 48864

Re: Haslett Village of Meridian – MUPUD Submittal

Dear Mr. Millerov

We are preparing MUPUD Plans for submittal to Meridian Township. One of the Township requirements is written comments from MTFD. -Please find enclosed 1 copy of the proposed site plans, for Haslett Village of Meridian for your preliminary review and comment. We have shown preliminary fire hydrant locations as well as road widths for your review. Your written comment back would be greatly appreciated.

If you should have any questions regarding the plans please do not hesitate to contact me at (517) 339-1014, or you can email me at gpetru@kebs.com.

Sincerely,

Greg Petru, P.E.
KEBS, Inc.

Enclosures: 1 Site plan set

Cc: Tim Schmitt



KEBS, INC

Engineering • Surveying

March 15, 2022

Ms. Kelly Jones, P.E.
Ingham County Department of Transportation and Roads ("ICDTR")
301 Bush Street
P.O. Box 38
Mason, Michigan 48854-0038

Re: Haslett Village of Meridian – Site Plan Submittal

Dear Ms. Jones:

We have prepared MUPUD Plans for a submittal to Meridian Township. One of the Township requirements requests comments from the Ingham County Road Department. Please find enclosed a proposed site plan for Haslett Village of Meridian for your preliminary review and comment. Currently, we are proposing to utilize the three existing entrances (2 on Haslett-closest to Marsh) and (1 on Marsh), and to have private roads/parking within the development. Your written comment back would be greatly appreciated.

If you should have any questions regarding the plans please do not hesitate to contact me at (517) 339-1014, or you can email me at gpetru@kebs.com.

Sincerely,

Greg Petru, P.E.
KEBS, Inc.

Enclosures: 1 Site Plan

Cc: Tim Schmitt



KEBS, INC

Engineering • Surveying

March 15, 2022

Ms. Angie Cosman – Drain Engineer
Ingham County Drain Commission (“ICDC”)
P.O. Box 220
Mason, Michigan 48854-0220

Re: Haslett Village of Meridian – MUPUD Submittal

Dear Ms. Cosman:

We have prepared MUPUD Plans for Haslett Village of Meridian for submittal to Meridian Township. One of the Township requirements for the MUPUD is that we submit to the ICDC for written comments. Please find enclosed 1 copy of the proposed site plan for the Haslett Village of Meridian for your preliminary review and comment. We are proposing to demo a majority of the existing site and redevelop it. I would like to setup a meeting with you to go over some concepts. Your written comment back to Meridian Township would be greatly appreciated.

If you should have any questions regarding the plans please do not hesitate to contact me at (517) 339-1014, or you can email me at gpetru@kebs.com.

Sincerely,

Gregory A. Petru, P.E.
KEBS, Inc.

Enclosures: 1 Site Plan

Cc: Tim Schmitt

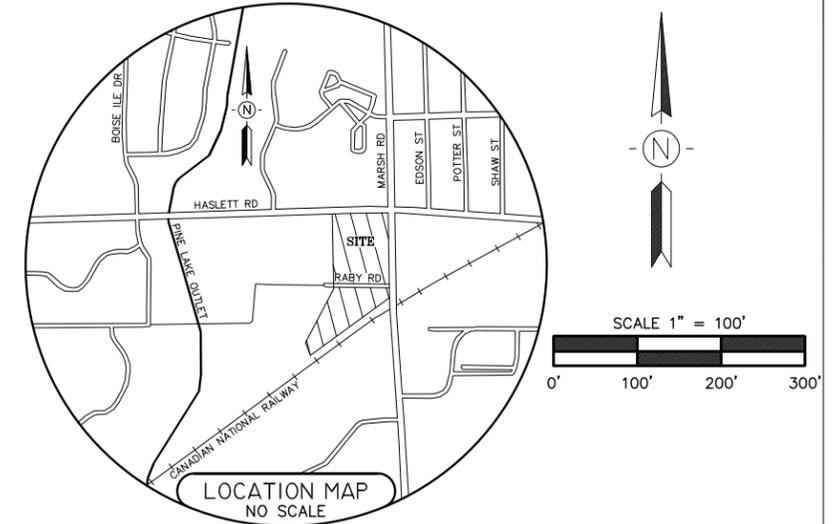
APPLICANT:
LAKE GROUP DRIVE, LLC
148 S. RIVER AVE., SUITE 100
HOLLAND, MI 49423
PH: (616) 667-3333

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

ARCHITECT:
INTEGRATED ARCHITECTURE
840 OTTAWA AVE. NW
GRAND RAPIDS, MI 49503
PH: (616) 559-4724

HASLETT VILLAGE

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



SITE DATA

PROPOSED M.U.P.U.D.
TOTAL SITE AREA = 829,215 SF = 19.04 ACRES
EXISTING ZONING: C-2 (GENERAL COMMERCIAL)
ADJACENT ZONING: SEE PLAN

BUILDING SETBACKS

FRONT - 100' FROM C/L HASLETT/MARSH RD.
SIDES - 15'
REAR - 15' (100' FROM SOUTH LINE-RA ZONING)

BUILDING/UNIT DATA

APARTMENTS (A) = 48,000 G.S.F. = 58 UNITS
4 (STUDIO), 39 (1-BED), 15 (2-BEDROOM)

STACKED FLATS (B) = 9,020 G.S.F. EACH (8 BLDGS)
12 X 8 = 96 UNITS (ALL 1 BEDROOM)

STACKED FLATS (C) = 12,100 G.S.F. EACH (2 BLDGS)
12 X 2 = 24 UNITS (ALL 2 BEDROOM)

STACKED FLATS (D) = 18,660 G.S.F. EACH (4 BLDGS)
24 X 4 = 96 UNITS = 48 (1-BEDS), 48 (2-BEDS)

TOWNHOUSE (E) = 10,800 G.S.F. EACH (2 BLDGS.)
6 X 2 = 12 UNITS = 10 (2-BEDS), 2 (3-BEDS)

TOWNHOUSE (F) = 14,600 G.S.F. EACH (2 BLDGS.)
8 X 2 = 16 UNITS = 12 (2-BEDS), 4 (3-BEDS)

TOTAL UNITS = 302
TOTAL G.S.F. = 269,800 G.S.F.
COMMERCIAL (G) = 7,750 G.S.F.
RETAIL (H) = 14,000 G.S.F.

PARKING

RESIDENTIAL (1-BED UNITS) = 187 UNITS X 1 SPACE
RESIDENTIAL (2+ BED UNITS) = 115 UNITS X 2 SPACE
COMMERCIAL/RETAIL = 21,750 SF @ 5 SPACE/1,000 SF
TOTAL SPACES = 187 + 230 + 109 = 526
TOTAL = 526 SPACES

PROVIDED: 10'X18' SPACES = 376
8'X22' SPACES = 76

PROVIDED @ TOWNHOMES = 34 (OUTSIDE)
TOTAL PROVIDED = 486 SPACES
OVERALL = 526 - 486 = 40 SPACE WAIVER NEEDED

AMENITIES (SEE ARCHITECTURAL FOR MORE DETAIL)

1. COMMUNITY FOCUSED BUNDLE (DOG PARK, TRAILHEAD, FOOD TRUCK COURT)
2. ELECTRIC CAR CHARGING STATIONS
3. PUBLIC OUTDOOR SEATING PLAZA
4. PUBLIC RECREATION RESOURCE
5. GREEN SPACE
6. LOW-FLOW PLUMBING FIXTURES
7. WIRELESS ACCESS POINTS
8. DECORATIVE LIGHTING

OPEN SPACE

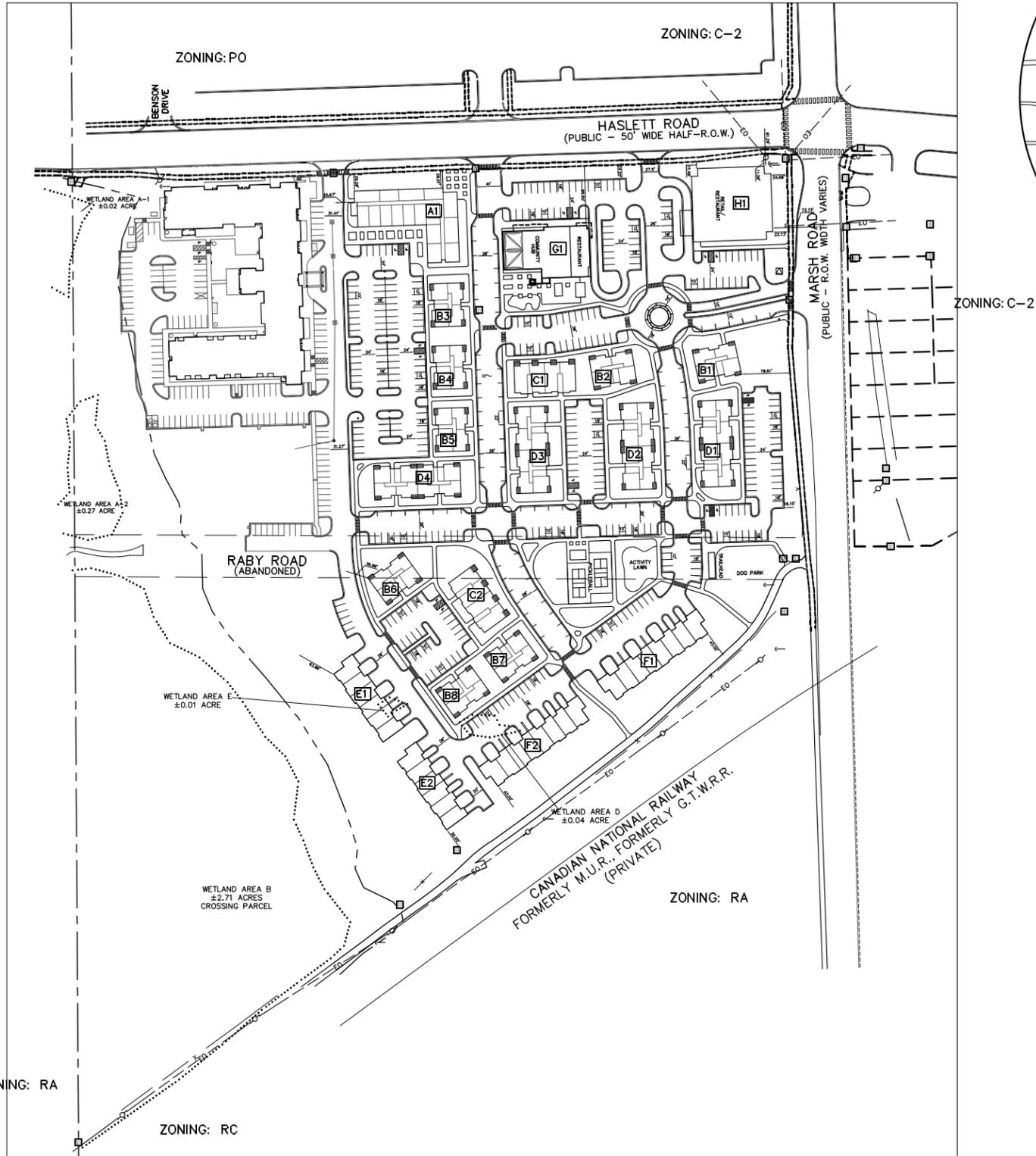
(SEE OPEN SPACE PLAN, PAGE 6)

UTILITIES

WATER:
CITY PUBLIC WATER MAIN (TO BE EXTENDED)
SANITARY:
CITY PUBLIC SANITARY (TO BE EXTENDED)
STORM:
ON-SITE SEWER AND DETENTION

NOTES

- LOCATE UTILITIES PRIOR TO INSTALLATION (COORDINATE W/ ENGINEER)
- AS-BUILT UTILITY LOCATIONS & ELEVATIONS MUST BE DELIVERED TO THE CITY ENGINEER UPON COMPLETION OF THE PROJECT



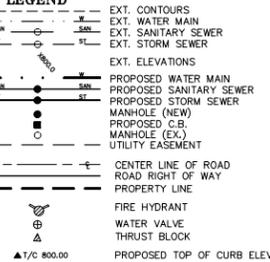
LEGAL DESCRIPTION:
(SEE PAGE 2, EXISTING CONDITIONS/SURVEY PLAN)

ADDRESS, OWNER & TAX ID NUMBERS
1621 AND 1655 HASLETT ROAD, HASLETT, MI 48840
TAX ID#: 33-02-02-10-401-005 AND
33-02-02-10-401-006 AND
OWNER: LTG HASLETT, LLC

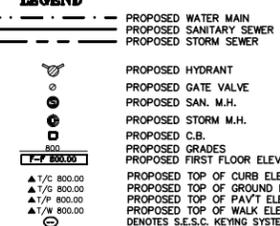
SHEET INDEX

1. OVERALL SITE PLAN
 2. EXISTING CONDITIONS/SURVEY PLAN
 3. ENLARGED SITE AND DIMENSION PLAN
 4. UTILITY PLAN
 5. STORM & GRADING PLAN (NORTH)
 6. STORM & GRADING PLAN (SOUTH)
 7. OPEN SPACE PLAN
- ATTACHMENTS:
ARCHITECTURAL PLANS, INCLUDING AMENITIES PLAN

LEGEND



LEGEND



BENCHMARKS:

BENCHMARK #1 ELEV. = 862.07 (NAVD88)
CHISELED "X" IN NORTH SIDE OF CONCRETE LIGHT POLE BASE, 170'± EAST AND 90'± NORTH OF NORTHWEST CORNER OF #1655 HASLETT ROAD.

BENCHMARK #4 ELEV. = 863.05 (NAVD88)
SOUTHWEST FLANGE BOLT OF FIRE HYDRANT, UNDER THE "A" IN "TRAVERSE CITY", 18'± EAST AND 80'± NORTH OF NORTHEAST CORNER OF #1655 HASLETT ROAD.



	REVISIONS 3-15-22 M.U.P.U.D. 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
	HASLETT VILLAGE OVERALL SITE PLAN	
SCALE: 1" = 100' DATE: 2-21-22 AUTHORIZED BY: LAKE DRIVE GROUP, LLC	DESIGNER: GAP PROJECT MGR. GAP JOB #: E-99148	APPROVED BY: GAP SHEET 1 OF 7

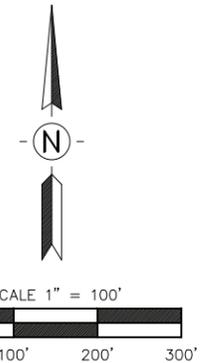
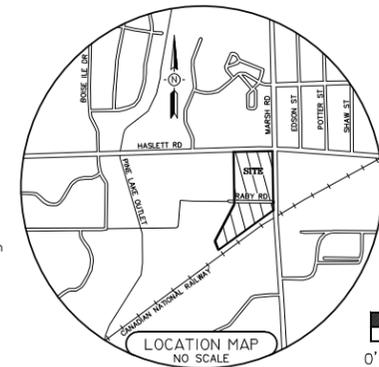
BENCHMARKS:

BENCHMARK #1 ELEV. = 862.07 (NAVD88)
CHISELED "X" IN NORTH SIDE OF CONCRETE LIGHT POLE BASE, 170'± EAST AND 90'± NORTH OF NORTHWEST CORNER OF #1655 HASLETT ROAD.

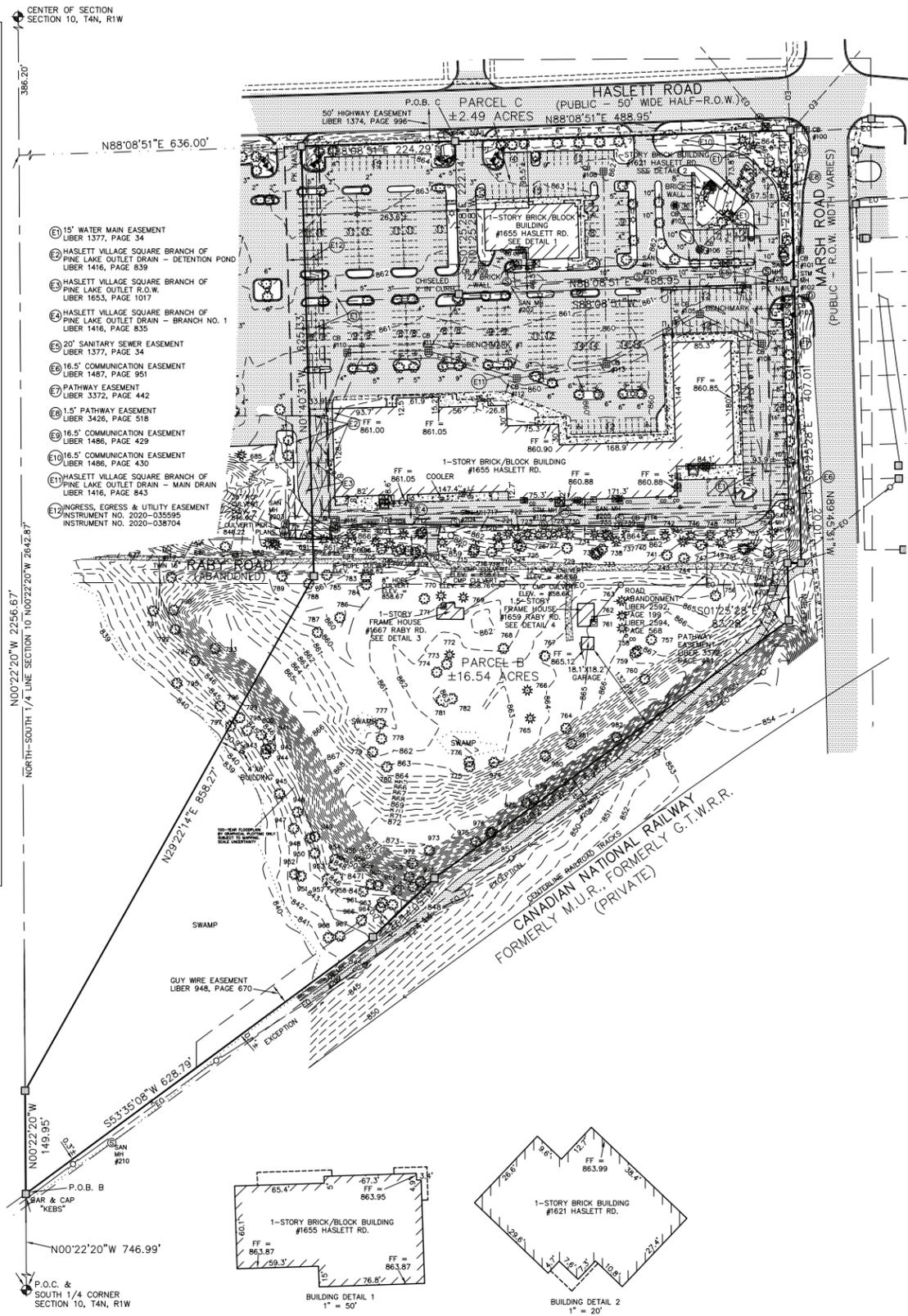
BENCHMARK #4 ELEV. = 863.05 (NAVD88)
SOUTHWEST FLANGE BOLT OF FIRE HYDRANT, UNDER THE "A" IN "TRAVERSE CITY", 18'± EAST AND 80'± NORTH OF NORTHEAST CORNER OF #1655 HASLETT ROAD.

EXISTING CONDITIONS/SURVEY PLAN

"1621 & 1655 HASLETT ROAD, HASLETT, MI 48840"



STORM SEWER INVENTORIES:	SANITARY SEWER INVENTORIES:
CATCH BASIN #100 RIM ELEV. = 860.14	SANITARY MANHOLE #200 RIM ELEV. = 861.50
CATCH BASIN #101 RIM ELEV. = 861.52	8" VCP S INV. = 854.18
STORM MANHOLE #102 RIM ELEV. = 864.12	8" VCP W INV. = 854.22
CATCH BASIN #103 RIM ELEV. = 863.83	SANITARY MANHOLE #201 RIM ELEV. = 861.75
CATCH BASIN #104 RIM ELEV. = 859.05	8" VCP E INV. = 855.03
12" RCP NW INV. = 853.73	8" VCP W INV. = 855.07
CATCH BASIN #105 RIM ELEV. = 859.37	SANITARY MANHOLE #202 RIM ELEV. = 859.48
12" RCP N INV. = 853.24	8" VCP E INV. = 856.14
12" RCP SE INV. = 853.23	8" VCP N INV. = 853.68
18" RCP SW INV. = 852.76	8" VCP E INV. = 851.48
CATCH BASIN #106 RIM ELEV. = 861.75	8" VCP W INV. = 852.53
8" UNKNOWN NE INV. = 856.69	SANITARY MANHOLE #203 RIM ELEV. = 862.12
12" RCP S INV. = 856.54	8" VCP N INV. = 853.68
12" RCP NW INV. = 856.67	8" VCP E INV. = 851.44
12" RCP S INV. = 854.88	8" VCP W INV. = 850.76
CATCH BASIN #107 RIM ELEV. = 861.90	SANITARY MANHOLE #204 RIM ELEV. = 861.41
12" RCP SE INV. = 857.94	8" VCP N INV. = 850.71
CATCH BASIN #108 RIM ELEV. = 861.63	8" VCP E INV. = 850.76
12" RCP S INV. = 854.88	8" VCP W INV. = 850.76
CATCH BASIN #109 RIM ELEV. = 861.08	SANITARY MANHOLE #207 RIM ELEV. = 872.54
12" RCP SW INV. = 856.72	PIPES NOT VISIBLE
CATCH BASIN #110 RIM ELEV. = 860.02	N INV. = 849.42
24" RCP E INV. = 849.62	SW INV. = 849.36
30" RCP SW INV. = 849.58	SANITARY MANHOLE #208 RIM ELEV. = 853.05
CATCH BASIN #111 RIM ELEV. = 859.77	24" RCP NE INV. = 837.43
12" RCP NE INV. = 854.79	24" RCP SW INV. = 837.37
24" RCP SE INV. = 850.37	SANITARY MANHOLE #209 RIM ELEV. = 844.61
24" RCP W INV. = 850.32	24" RCP NE INV. = 836.62
CATCH BASIN #112 RIM ELEV. = 859.46	24" RCP SW INV. = 836.57
24" RCP NE INV. = 850.78	SANITARY MANHOLE #210 RIM ELEV. = 839.51
24" RCP W INV. = 850.78	PIPES NOT VISIBLE
CATCH BASIN #113 RIM ELEV. = 859.81	24" RCP W INV. = 832.43
12" RCP N INV. = 852.50	SANITARY MANHOLE #211 RIM ELEV. = 840.85
18" RCP NE INV. = 852.13	PIPES NOT VISIBLE
24" RCP SW INV. = 851.58	NE INV. = 832.35
CATCH BASIN #114 RIM ELEV. = 859.08	SW INV. = 832.30
12" RCP W INV. = 855.92	1/2" WATER ELEV. = 834.25
STORM MANHOLE #115 RIM ELEV. = 860.22	
10" VCP NE INV. = 853.72	
12" VCP E INV. = 853.67	
18" RCP W INV. = 853.40	
CATCH BASIN #116 RIM ELEV. = 858.85	
18" RCP E INV. = 852.06	
18" RCP W INV. = 852.03	
STORM MANHOLE #117 RIM ELEV. = 848.26	
12" RCP NE INV. = 843.95	
12" RCP SW INV. = 843.90	
CATCH BASIN #118 RIM ELEV. = 850.16	
8" HOPE N INV. = 844.61	
12" RCP SW INV. = 844.36	
CATCH BASIN #119 RIM ELEV. = 860.94	
12" RCP N INV. = 856.32	
12" RCP SE INV. = 856.25	
CATCH BASIN #120 RIM ELEV. = 861.42	
12" RCP S INV. = 856.93	



- SURVEYOR'S NOTES:**
- This plan was made at the direction of the parties named hereon and is intended solely for their immediate use.
 - All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the nearest National Geodetic Survey C.O.R.S. station.
 - All dimensions shown are as-measured unless otherwise noted.
 - All dimensions are in feet and decimals thereof.
 - No building tie dimensions are to be used for establishing the property lines.
 - 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.
 - Parcel has direct access to public Haslett Road and Marsh Road.
 - Wetlands, if any, not shown hereon.
 - Smaller landscaping trees are labeled with the sizes. All others are labeled with the tree tag numbers from the tree survey performed on the site in 2016.

LEGAL DESCRIPTION:
(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 368990LANS, Revision No. 1, dated October 13, 2021)

Parcel B:
A parcel of land in the Southeast 1/4 of Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence North 00 degrees 22 minutes 20 seconds West along the North-South 1/4 line of said Section 10 a distance of 746.99 feet to the point of beginning of this description; thence continuing North 00 degrees 22 minutes 20 seconds West along said North-South 1/4 line 149.95 feet; thence North 29 degrees 22 minutes 14 seconds East 858.27 feet; thence North 01 degrees 40 minutes 31 seconds West 625.33 feet to the South right of way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicular to the centerline of Haslett Road; thence North 88 degrees 08 minutes 51 seconds East along said South line 224.29 feet; thence South 01 degrees 25 minutes 28 seconds East parallel with the West right of way line of Marsh Road 222.14 feet; thence North 88 degrees 08 minutes 51 seconds East parallel with said South line 488.95 feet to the West right of way line of Marsh Road, said West line being West of and 60.00 feet measured perpendicular to the centerline of Marsh Road; thence along said West line South 01 degrees 25 minutes 28 seconds East 407.01 feet to the centerline of former Raby Road and a jog in the West right of way line of said Marsh Road; thence North 89 degrees 45 minutes 31 seconds West along said centerline and jog in right of way 20.01 feet to a point being West of and 80.00 feet measured perpendicular to the centerline of Marsh Road; thence South 01 degrees 25 minutes 28 seconds East along said West line 83.28 feet to the Northerly line of a Consumers Energy tower line easement; thence along said Northerly line the following three courses: South 54 degrees 02 minutes 30 seconds West 638.21 feet, South 46 degrees 14 minutes 05 seconds West 124.14 feet; South 53 degrees 35 minutes 08 seconds West 628.79 feet to the point of beginning.

Parcel C:
A parcel of land in the Southeast 1/4 of Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence North 00 degrees 22 minutes 20 seconds West along the North-South 1/4 line of said Section 10 a distance of 2256.67 feet to the South right of way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicular to the centerline of Haslett Road; thence North 88 degrees 08 minutes 51 seconds East along said South line 636.00 feet to the point of beginning; thence North 88 degrees 08 minutes 51 seconds East continuing along said South line 488.95 feet to the West right of way line of Marsh Road, said West line being West of and 60.00 feet measured perpendicular to the centerline of Marsh Road; thence South 01 degrees 25 minutes 28 seconds East along said West line 222.14 feet; thence North 88 degrees 08 minutes 51 seconds West parallel with said South line 488.95 feet; thence North 01 degrees 25 minutes 28 seconds West parallel with said West line 222.14 feet to the point of beginning.

LEGEND

(M) = MEASURED DIMENSION	⊙ = SANITARY MANHOLE
(R) = RECORDED DIMENSION	⊕ = DRAINAGE MANHOLE
● = SET 1/2" BAR WITH CAP UNLESS NOTED	⊗ = WATER MANHOLE
□ = FOUND BAR & CAP #53497 UNLESS NOTED	⊘ = CATCH BASIN
— = DEED LINE	⊚ = GAS METER
— = DISTANCE NOT TO SCALE	○ = CLEANOUT
— = FENCE	⊕ = FIRE HYDRANT
— = ASPHALT	⊖ = VALVE
— = CONCRETE	⊕ = WATER PIV
— = GRAVEL	⊕ = WATER METER
— = BUILDING OVERHANG	— = SIGN
— = OVERHEAD WIRES	— = POST
— = SWAMP AREA	⊕ = AIR CONDITIONING UNIT
⊕ = UTILITY PEDESTAL	— = FLAG POLE
⊕ = TRANSFORMER	— = UTILITY POLE
⊕ = HANDHOLE	⊕ = LIGHT POLE
⊕ = ELECTRIC METER	— = GUY WIRE
⊕ = DISABLED PARKING SPACE	⊕ = GROUND LIGHT

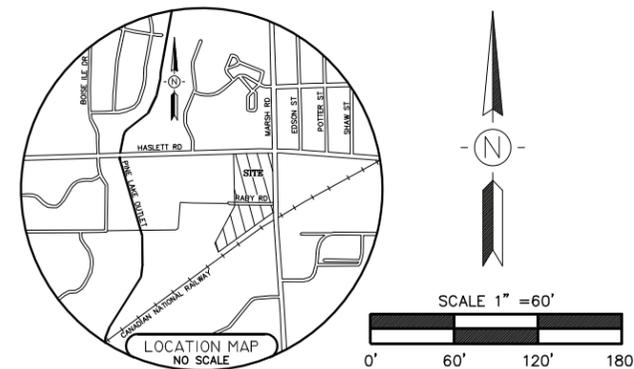
SCHEDULE B, SECTION II, EXCEPTIONS:
(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 368990LANS, Revision No. 1, dated October 13, 2021)

- Right of Way as recorded in Liber 70 Misc., Page 472, may cross parcel, provided document is illegible, not plottable, therefore not shown hereon.
- Release of Right of Way as recorded in Liber 70 Misc., Page 484, may cross parcel, no particular route or course is described, not plottable therefore not shown hereon.
- Easement granted to Consumers Energy Company recorded in Liber 948, Page 670, crosses parcel, is plottable and shown hereon.
- Highway Easement Release as recorded in Liber 1374, Page 996, crosses parcel, is plottable and shown hereon.
- Grant of Easement as recorded in Liber 1377, Page 34, crosses parcel, is plottable and shown hereon.
- Agreement as recorded in Liber 1416, Page 828, does not cross parcel, therefore not shown hereon.
- Release of Right of Way as recorded in Liber 1416, Page 835, crosses parcel, is plottable and shown hereon.
- Release of Right of Way as recorded in Liber 1416, Page 839, crosses parcel, is plottable and shown hereon.
- Release of Right of Way as recorded in Liber 1416, Page 843, crosses parcel, is plottable and shown hereon.
- Easement granted to Michigan Bell Telephone Company recorded in Liber 1487, Page 951, crosses parcel, is plottable and shown hereon.
- Area described in instrument recorded in Liber 1542, Page 286, crosses parcel, is blanket in character, therefore not shown hereon.
- Release of Right of Way as recorded in Liber 1653, Page 1017, crosses parcel, is plottable and shown hereon.
- Notice of Road Abandonment as recorded in *Liber 2592, Page 199, crosses parcel, is plottable and shown hereon.
*Provided titlework has listed as Liber 2892
- Notice of Road Abandonment as recorded in Liber 2594, Page 568, crosses parcel, is plottable and shown hereon.
- Grant of Communications System Easement Release as recorded in Liber 3279, Page 237, crosses parcel, follows actual route of underground utilities, therefore not shown hereon.
- Grant of Easement as recorded in Liber 3372, Page 441, crosses parcel, is plottable and shown hereon.
- Grant of Easement as recorded in Liber 3372, Page 442, crosses parcel, is plottable and shown hereon.
- Easement Deed by Court Order as recorded in Instrument No. 2013-005529, may abut parcel, not plottable, therefore not shown hereon.
- Survey as recorded in Instrument No. 2020-035595, crosses parcel, is plottable and shown hereon.
- Reciprocal Easement Agreement as recorded in Instrument No. 2020-038704, crosses parcel, is plottable and shown hereon.
- Temporary Easement Agreement as recorded in Instrument No. 2020-038705, crosses parcel, not plottable, therefore not shown hereon.
- Easement granted to Michigan Bell Telephone Company recorded in Liber 1486, Page 429, crosses parcel, is plottable and shown hereon.
- Easement granted to Michigan Bell Telephone Company recorded in Liber 1486, Page 430, crosses parcel, is plottable and shown hereon.
- Grant of Easement as recorded in Liber 3426, Page 518, crosses parcel, is plottable and shown hereon.

REVISIONS	COMMENTS	KEBS, INC. ENGINEERING AND LAND SURVEYING	
02/07/2022	ORIGINAL	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047 WWW.KEBS.COM	
03/15/2022	M.J.P.U.D. SUBMITTAL		
		Marshall Office - Ph. 269-781-9800	
		DRAWN BY AN/SF	SECTION 10, T4N, R1W
		FIELD WORK BY NW/KC/AE	JOB NUMBER:
		SHEET 2 OF 7	99148.ALT

HASLETT VILLAGE

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

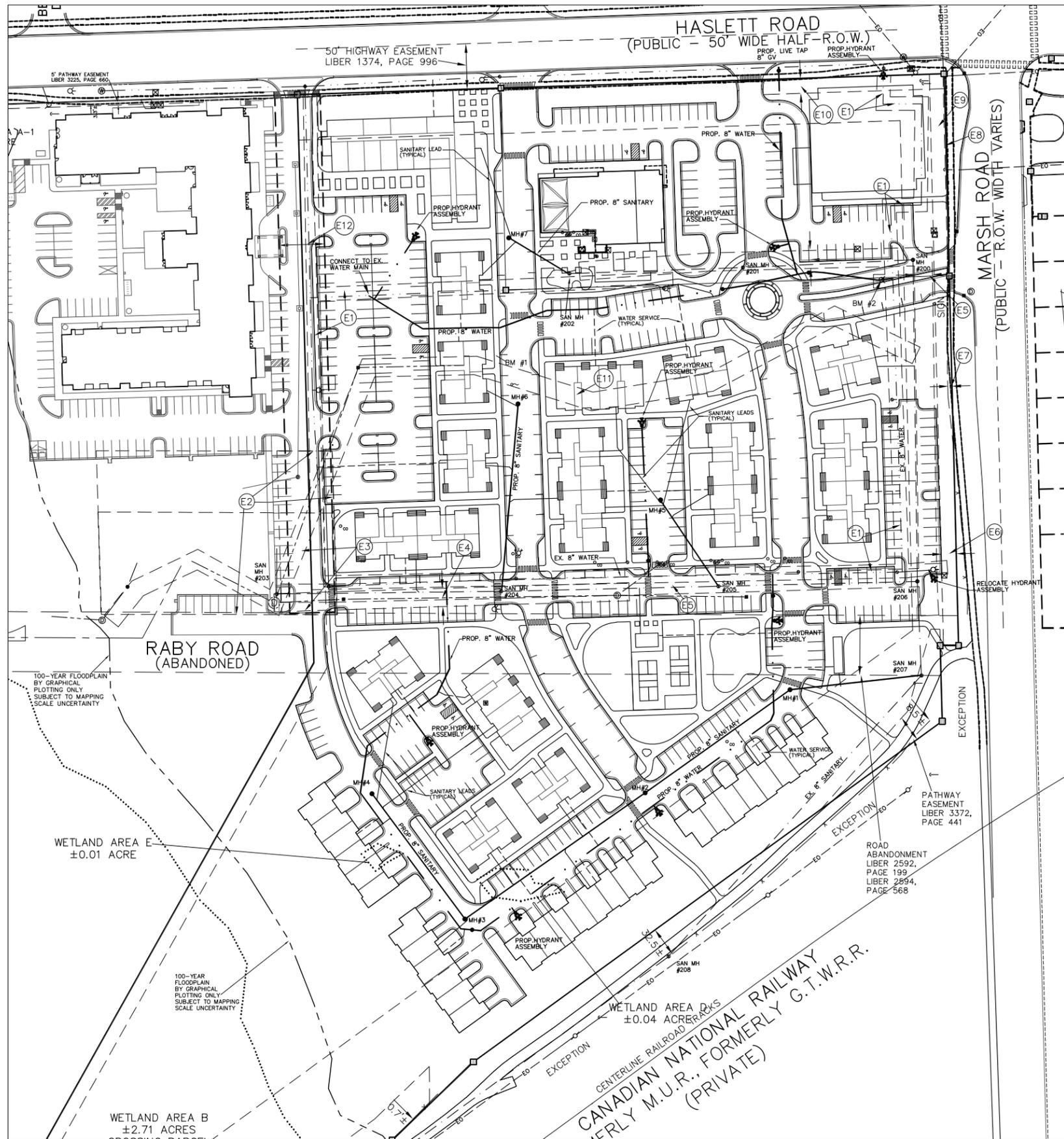


STORM SEWER INVENTORIES:

- CATCH BASIN #100
RIM ELEV. = 860.14
- CATCH BASIN #101
RIM ELEV. = 861.52
- STORM MANHOLE #102
RIM ELEV. = 864.12
- CATCH BASIN #103
RIM ELEV. = 863.83
- CATCH BASIN #104
RIM ELEV. = 859.05
12" RCP NW INV. = 853.73
- CATCH BASIN #105
RIM ELEV. = 859.37
12" RCP N INV. = 853.24
12" RCP SE INV. = 853.23
18" RCP SW INV. = 852.76
- CATCH BASIN #106
RIM ELEV. = 861.75
8" UNKNOWN NE INV. = 856.69
12" RCP S INV. = 856.54
12" RCP NW INV. = 856.67
- CATCH BASIN #107
RIM ELEV. = 861.90
12" RCP SE INV. = 857.94
- CATCH BASIN #108
RIM ELEV. = 861.63
12" RCP S INV. = 854.88
- CATCH BASIN #109
RIM ELEV. = 861.08
12" RCP SW INV. = 856.72
- CATCH BASIN #110
RIM ELEV. = 860.02
24" RCP E INV. = 849.62
30" RCP SW INV. = 849.58
- CATCH BASIN #111
RIM ELEV. = 859.77
12" RCP NE INV. = 854.79
24" RCP SE INV. = 850.37
24" RCP W INV. = 850.32
- CATCH BASIN #112
RIM ELEV. = 859.46
24" RCP NE INV. = 850.78
24" RCP W INV. = 850.76
- CATCH BASIN #113
RIM ELEV. = 858.81
12" RCP N INV. = 852.50
18" RCP NE INV. = 852.13
24" RCP SW INV. = 851.58
- CATCH BASIN #114
RIM ELEV. = 859.08
12" RCP W INV. = 855.92
- STORM MANHOLE #115
RIM ELEV. = 860.22
10" VCP NE INV. = 853.72
12" VCP E INV. = 853.67
18" RCP W INV. = 853.40
- CATCH BASIN #116
RIM ELEV. = 858.65
18" RCP E INV. = 852.06
18" RCP W INV. = 852.03
- STORM MANHOLE #117
RIM ELEV. = 848.26
12" RCP NE INV. = 843.95
12" RCP SW INV. = 843.90
- CATCH BASIN #118
RIM ELEV. = 850.16
8" HOPE N INV. = 844.61
12" RCP SW INV. = 844.36
- CATCH BASIN #119
RIM ELEV. = 860.94
12" RCP N INV. = 856.32
12" RCP SE INV. = 856.25
- CATCH BASIN #120
RIM ELEV. = 861.42
12" RCP S INV. = 856.93

SANITARY SEWER INVENTORIES:

- SANITARY MANHOLE #200
RIM ELEV. = 861.50
8" VCP S INV. = 854.18
8" VCP W INV. = 854.22
- SANITARY MANHOLE #201
RIM ELEV. = 861.75
8" VCP E INV. = 855.03
8" VCP W INV. = 855.07
- SANITARY MANHOLE #202
RIM ELEV. = 862.08
8" VCP E INV. = 856.14
- SANITARY MANHOLE #203
RIM ELEV. = 862.12
6" VCP N INV. = 853.68
8" VCP E INV. = 853.48
- SANITARY MANHOLE #204
RIM ELEV. = 859.48
8" VCP E INV. = 852.51
8" VCP W INV. = 852.53
- SANITARY MANHOLE #205
RIM ELEV. = 859.64
8" VCP E INV. = 851.44
8" VCP W INV. = 851.48
- SANITARY MANHOLE #206
RIM ELEV. = 861.41
8" VCP N INV. = 850.71
8" VCP S INV. = 850.63
8" VCP W INV. = 850.76
- SANITARY MANHOLE #207
RIM ELEV. = 872.54
PIPES NOT VISIBLE
N INV. = 849.42
SW INV. = 849.36
- SANITARY MANHOLE #208
RIM ELEV. = 853.05
24" RCP NE INV. = 837.43
24" RCP SW INV. = 837.37
- SANITARY MANHOLE #209
RIM ELEV. = 844.61
24" RCP NE INV. = 836.62
24" RCP SW INV. = 836.57
- SANITARY MANHOLE #210
RIM ELEV. = 839.51
PIPES NOT VISIBLE
BOTTOM ELEV. = 832.43
- SANITARY MANHOLE #211
RIM ELEV. = 840.85
PIPES NOT VISIBLE
NE INV. = 832.35
SW INV. = 832.30
T/WATER ELEV. = 834.25



- E1 15' WATER MAIN EASEMENT
LIBER 1377, PAGE 34
- E2 HASLETT VILLAGE SQUARE BRANCH OF
PINE LAKE OUTLET DRAIN - DETENTION POND
LIBER 1416, PAGE 839
- E3 HASLETT VILLAGE SQUARE BRANCH OF
PINE LAKE OUTLET R.O.W.
LIBER 1653, PAGE 1017
- E4 HASLETT VILLAGE SQUARE BRANCH OF
PINE LAKE OUTLET DRAIN - BRANCH NO. 1
LIBER 1416, PAGE 835
- E5 20' SANITARY SEWER EASEMENT
LIBER 1377, PAGE 34
- E6 16.5' COMMUNICATION EASEMENT
LIBER 1487, PAGE 951
- E7 PATHWAY EASEMENT
LIBER 3372, PAGE 442
- E8 1.5' PATHWAY EASEMENT
LIBER 3426, PAGE 518
- E9 16.5' COMMUNICATION EASEMENT
LIBER 1486, PAGE 429
- E10 16.5' COMMUNICATION EASEMENT
LIBER 1486, PAGE 430
- E11 HASLETT VILLAGE SQUARE BRANCH OF
PINE LAKE OUTLET DRAIN - MAIN DRAIN
LIBER 1416, PAGE 843
- E12 INGRESS, EGRESS & UTILITY EASEMENT
INSTRUMENT NO. 2020-035595
INSTRUMENT NO. 2020-038704

LEGEND

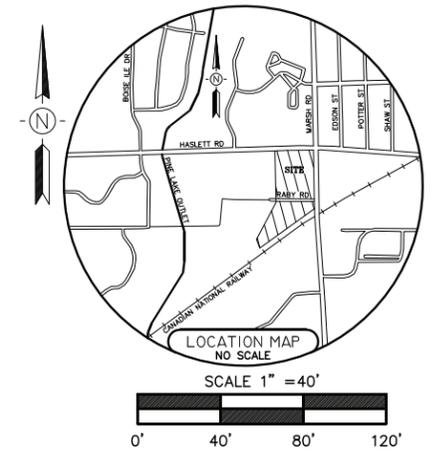
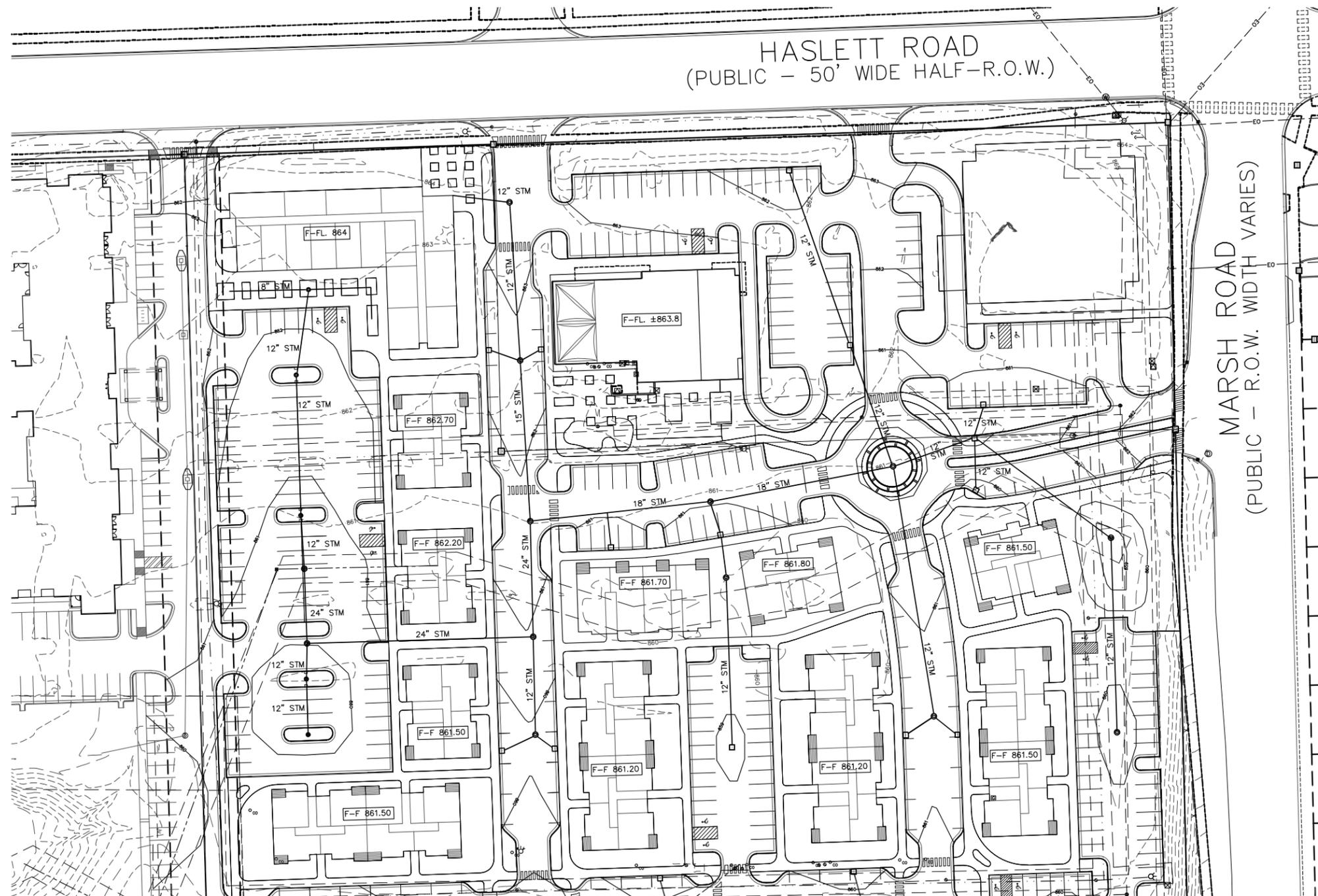
---	PROPOSED WATER MAIN
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
○	PROPOSED HYDRANT
○	PROPOSED GATE VALVE
○	PROPOSED SAN. M.H.
○	PROPOSED STORM M.H.
○	PROPOSED C.B.
○	PROPOSED GRADES
○	PROPOSED FIRST FLOOR ELEV.
▲	PROPOSED TOP OF CURB ELEV.
▲	PROPOSED TOP OF GROUND ELEV.
▲	PROPOSED TOP OF PAVT ELEV.
▲	PROPOSED TOP OF WALK ELEV.
○	DENOTES S.E.S.C. KEYING SYSTEM

LEGEND

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

	REVISIONS 3-15-22 M.U.P.U.D. SUBMITTAL		2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800
	HASLETT VILLAGE UTILITY PLAN		
SCALE: 1" = 60' DATE: 2-21-22 AUTHORIZED BY: LAKE DRIVE GROUP, LLC	DESIGNER: GAP PROJECT MGR. GAP JOB #: E-99148	APPROVED BY: GAP SHEET 4 OF 7	SURVEY#

HASLETT VILLAGE



LEGEND

	EXT. CONTOURS
	EXT. WATER MAIN
	EXT. SANITARY SEWER
	EXT. STORM SEWER
	EXT. ELEVATIONS
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	MANHOLE (NEW)
	MANHOLE (EX.)
	UTILITY EASEMENT
	CENTER LINE OF ROAD
	ROAD RIGHT OF WAY
	PROPERTY LINE
	FIRE HYDRANT
	WATER VALVE
	THRUST BLOCK
	PROPOSED TOP OF CURB ELEV.

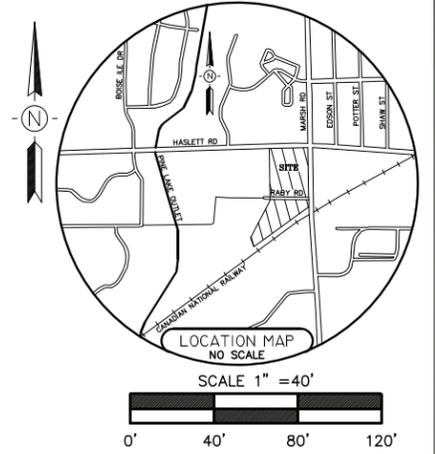
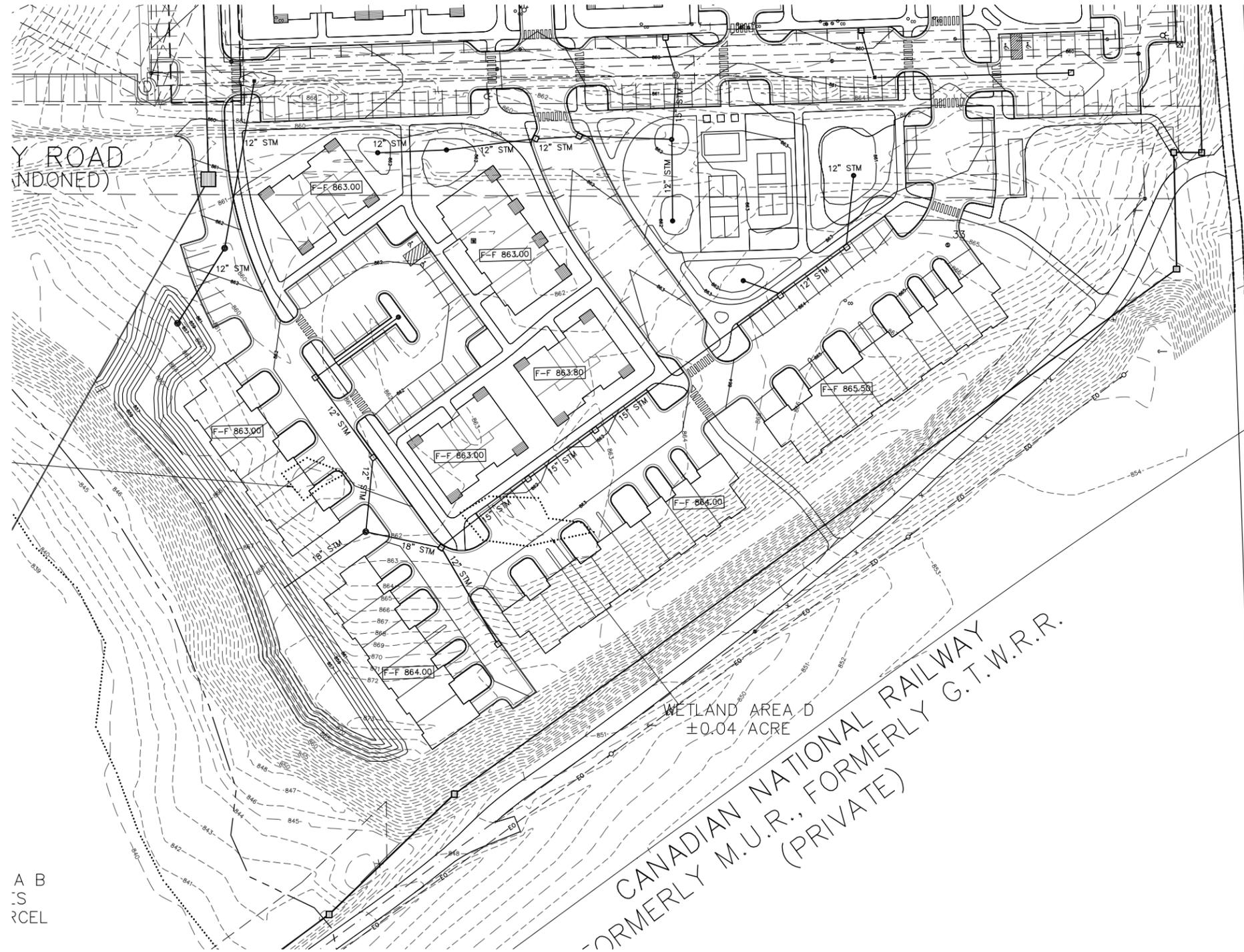
LEGEND

	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED HYDRANT
	PROPOSED GATE VALVE
	PROPOSED SAN. M.H.
	PROPOSED STORM M.H.
	PROPOSED C.B.
	PROPOSED GRADES
	PROPOSED FIRST FLOOR ELEV.
	PROPOSED TOP OF CURB ELEV.
	PROPOSED TOP OF GROUND ELEV.
	PROPOSED TOP OF PAVT ELEV.
	PROPOSED TOP OF WALK ELEV.
	DENOTES S.E.S.C. KEYING SYSTEM



REVISIONS 3-15-22 M.U.P.U.D. 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
HASLETT VILLAGE STORM & GRADING PLAN - NORTH		
SCALE: 1" = 40' DATE: 2-21-22 AUTHORIZED BY: LAKE DRIVE GROUP, LLC	DESIGNER: GAP PROJECT MGR. GAP	APPROVED BY: GAP SHEET 5 OF 7 JOB #: E-99148

HASLETT VILLAGE



Y ROAD
(ABANDONED)

WETLAND AREA D
±0.04 ACRE

CANADIAN NATIONAL RAILWAY
FORMERLY M.U.R., FORMERLY G.T.W.R.R.
(PRIVATE)

A B
:S
RCEL

LEGEND	
---	EXT. CONTOURS
—	EXT. WATER MAIN
—	EXT. SANITARY SEWER
—	EXT. STORM SEWER
—	EXT. ELEVATIONS
—	PROPOSED WATER MAIN
—	PROPOSED SANITARY SEWER
—	PROPOSED STORM SEWER
○	MANHOLE (NEW)
○	PROPOSED C.S. MANHOLE (EX.)
—	UTILITY EASEMENT
—	CENTER LINE OF ROAD
—	ROAD RIGHT OF WAY
—	PROPERTY LINE
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	THRUST BLOCK
▲	PROPOSED TOP OF CURB ELEV.

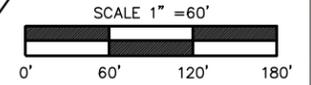
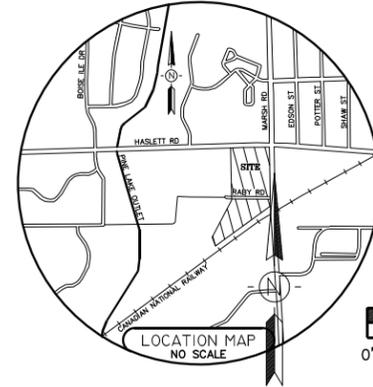
LEGEND	
—	PROPOSED WATER MAIN
—	PROPOSED SANITARY SEWER
—	PROPOSED STORM SEWER
⊕	PROPOSED HYDRANT
⊕	PROPOSED GATE VALVE
⊕	PROPOSED SAN. M.H.
⊕	PROPOSED STORM M.H.
⊕	PROPOSED C.B.
⊕	PROPOSED GRADES
⊕	PROPOSED FIRST FLOOR ELEV.
▲	PROPOSED TOP OF CURB ELEV.
▲	PROPOSED TOP OF GROUND ELEV.
▲	PROPOSED TOP OF PAVT. ELEV.
▲	PROPOSED TOP OF WALK ELEV.
⊕	DENOTES S.E.S.C. KEYING SYSTEM



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		Marshall Office	Ph. 269-781-9800
HASLETT VILLAGE			
STORM & GRADING PLAN - SOUTH			
SCALE: 1"= 40'	DESIGNER: GAP	APPROVED BY: GAP	
DATE: 2-21-22	PROJECT MGR. GAP	SHEET 6 OF 7	
AUTHORIZED BY: LAKE DRIVE GROUP, LLC		JOB #:	E-99148

SURVEY#

HASLETT VILLAGE



SITE DATA

PROPOSED M.U.P.U.D.
TOTAL SITE AREA = 829,215 SF = 19.04 ACRES

EXISTING IMPERVIOUS AREA: 360,707 SF
EXISTING PERVIOUS AREA: 468,505 SF
EXISTING OPEN SPACE: 468,505 / 829,215 = 56.50%

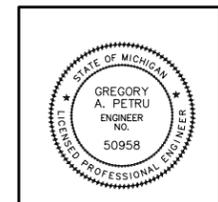
OPEN SPACE CALCULATION:
PROPOSED IMPERVIOUS AREA: 469,743 SF
PROPOSED PERVIOUS AREA: 359,472 SF
PROPOSED OPEN SPACE: 359,472 / 829,215 = 43.35%

LEGEND

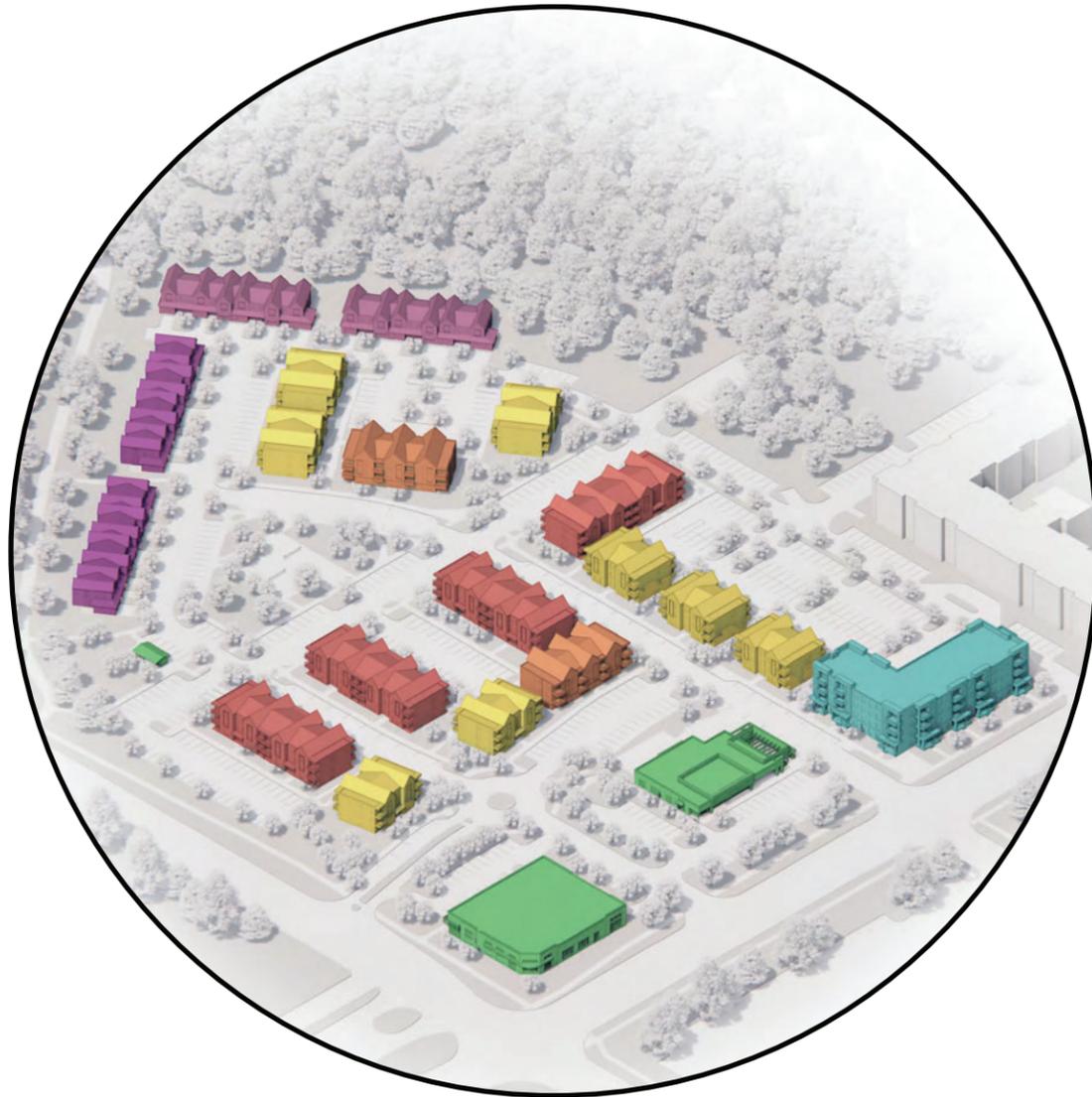
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED SAN. M.H.
- PROPOSED STORM M.H.
- PROPOSED C.B.
- PROPOSED GRADES
- PROPOSED FIRST FLOOR ELEV.
- ▲ T/C 800.00 PROPOSED TOP OF CURB ELEV.
- ▲ T/G 800.00 PROPOSED TOP OF GROUND ELEV.
- ▲ T/P 800.00 PROPOSED TOP OF PAVT ELEV.
- ▲ T/W 800.00 PROPOSED TOP OF WALK ELEV.
- DENOTES S.E.S.C. KEYING SYSTEM

LEGEND

- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- MANHOLE (EX.)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- ▲ T/C 800.00 PROPOSED TOP OF CURB ELEV.



<p>REVISIONS</p> <p>3-15-22 M.U.P.U.D. SUBMITTAL</p>		<p>KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS</p> <p>2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047</p> <p>Marshall Office Ph. 269-781-9800</p>
<p>HASLETT VILLAGE OPEN SPACE PLAN</p>		
SCALE: 1" = 60'	DESIGNER: GAP	APPROVED BY: GAP
DATE: 2-21-22	PROJECT MGR. GAP	SHEET 7 OF 7
AUTHORIZED BY: LAKE DRIVE GROUP, LLC		JOB #: E-99148



HASLETT VILLAGE DEVELOPMENT
HASLETT, MI

MUPUD APPLICATION
15 MARCH 2022

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MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
MARCH 15, 2022

APPLICANT: *SP Holding Company LLC*
PREPARED BY: *Integrated Architecture*

PROJECT NO: 20210604

HASLETT VILLAGE



INTEGRATED
ARCHITECTURE

840 OTTAWA AVE NW
GRAND RAPIDS, MI 49503

CONTEXT SITE PLAN

LAKE LANSING

LAKE DR

HASLETT ROAD

**HASLETT
VILLAGE**

INTER-URBAN PATHWAY

MARSH ROAD

Haslett

scale: 1" = 400'-0"

0' 200' 400' 800'



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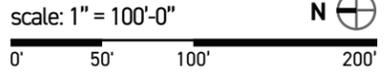
ARCHITECTURAL SITE PLAN



RESIDENTIAL BREAKDOWN							
BUILDING	BLDG TYPE	UNIT DISTRIBUTION				UNIT TOTAL	BLDG AREA
		STU.	1BR	2BR	3BR		
A	APARTMENTS	4	39	15	-	58	48,000 GSF
B1	STACKED FLATS	-	12	-	-	12	9,020 GSF
B2	STACKED FLATS	-	12	-	-	12	9,020 GSF
B3	STACKED FLATS	-	12	-	-	12	9,020 GSF
B4	STACKED FLATS	-	12	-	-	12	9,020 GSF
B5	STACKED FLATS	-	12	-	-	12	9,020 GSF
B6	STACKED FLATS	-	12	-	-	12	9,020 GSF
B7	STACKED FLATS	-	12	-	-	12	9,020 GSF
B8	STACKED FLATS	-	12	-	-	12	9,020 GSF
C1	STACKED FLATS	-	-	12	-	12	12,100 GSF
C2	STACKED FLATS	-	-	12	-	12	12,100 GSF
D1	STACKED FLATS	-	12	12	-	24	18,660 GSF
D2	STACKED FLATS	-	12	12	-	24	18,660 GSF
D3	STACKED FLATS	-	12	12	-	24	18,660 GSF
D4	STACKED FLATS	-	12	12	-	24	18,660 GSF
E1	TOWNHOUSE	-	-	5	1	6	10,800 GSF
E2	TOWNHOUSE	-	-	5	1	6	10,800 GSF
F1	TOWNHOUSE	-	-	6	2	8	14,600 GSF
F2	TOWNHOUSE	-	-	6	2	8	14,600 GSF
TOTAL		4	183	109	6	302	269,800 GSF
		1% 61% 36% 2%					

COMMERCIAL BREAKDOWN		
BUILDING	BLDG TYPE	BLDG AREA
H	RETAIL	14,000 GSF

COMMUNITY HUB BREAKDOWN		
BUILDING	BLDG TYPE	BLDG AREA
G	COMMON	7,750 GSF



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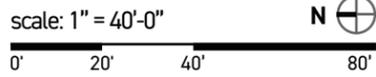
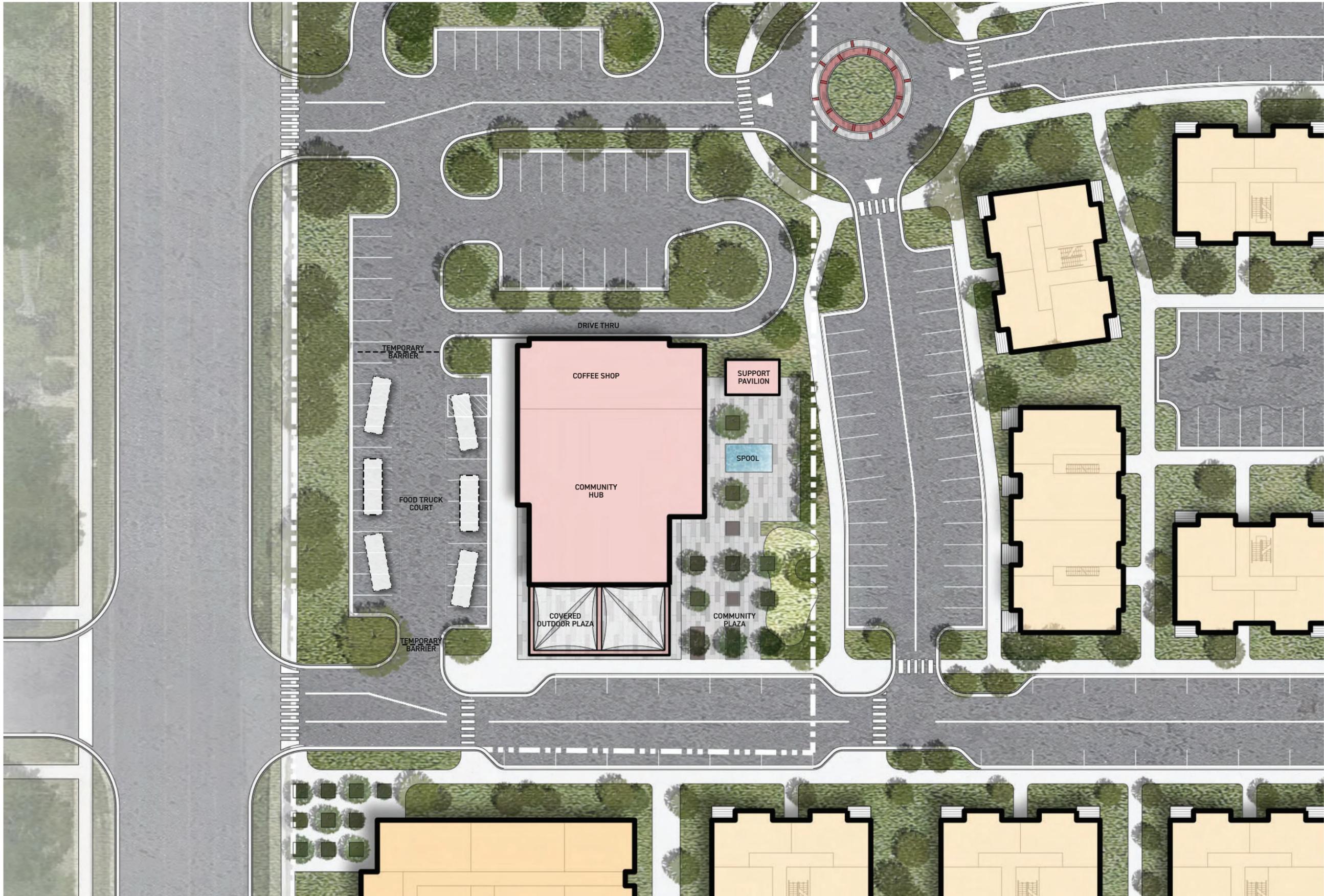
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ENLARGED SITE PLAN
COMMUNITY HUB



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SITE AMENITY DIAGRAM

TIER 3 AMENITIES

- 1** COMMUNITY FOCUSED BUNDLE
DOG PARK / TRAIL HEAD / FOOD TRUCK COURT

TIER 2 AMENITIES

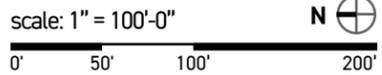
- 2** ELECTRIC CAR CHARGING STATION
INSTALLED @ PHASE 1
- 2** FUTURE CAR CHARGING STATION
INFRASTRUCTURE INSTALLED
- 3** PUBLIC OUTDOOR SEATING PLAZA
- 4** PUBLIC RECREATION RESOURCE
PICKLEBALL COURTS / OPEN PARK SPACE

TIER 1 AMENITIES

- 5** GREEN SPACE
EXCEEDING PERMEABLE SURFACE REGULATION BY 10%
- 6** LOW-FLOW PLUMBING FIXTURES
- 7** WIRELESS ACCESS POINTS
- 8** DECORATIVE LIGHTING
ALONG PUBLIC STREETS, INTERNAL DRIVES, & PARKING

ADDITIONAL AMENITIES

- COMMUNITY CENTER / CLUBHOUSE
- BIKE RACKS
- FOOT SIDEWALKS THAT CONNECT TO TOWNSHIP SIDEWALKS
- POOL AREA WITH SUPPORT SPACE



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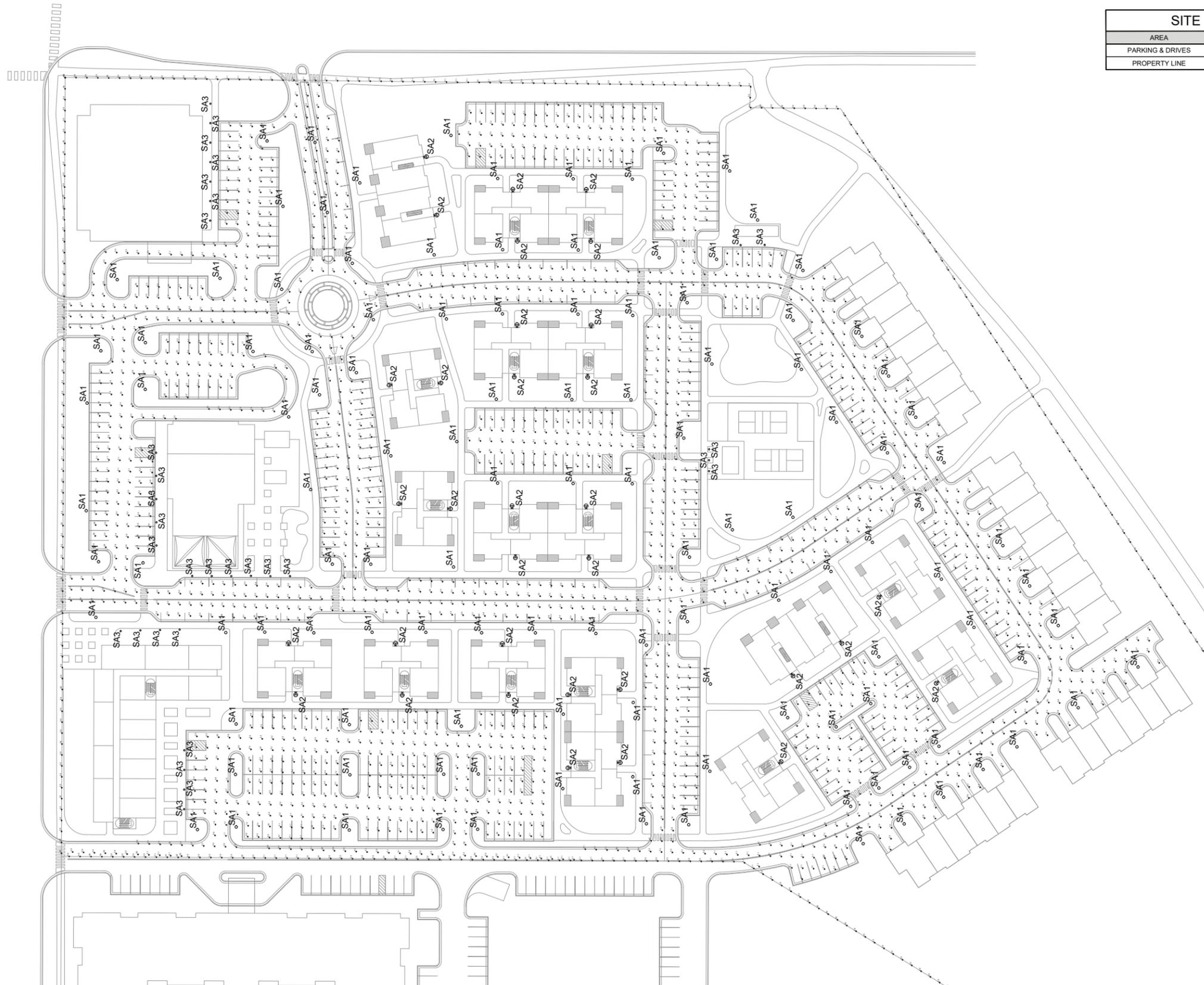
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SITE LIGHTING FIXTURE SCHEDULE										
TYPE	MANUFACTURER	PART #	DESCRIPTION	MOUNTING	LAMP(S)	LUMENS	WATTS	VOLTAGE	DIMMING	NOTES
SA1	HESS	AV650 360L NW UNV A 12S S XX DIM	POLE TOP LED HEAD, 12' POLE, 4000K, DIMMING	POLE	LED	3080	54.2	120 / 277	0 - 10V	OR EQUAL
SA2	HESS	VL220 LED NW UNV W N MB-27 XX DIM	LED WALL SCOFF, 4000K, DIMMING, DOWNLIGHT ONLY	WALL	LED	2985	24.7	120 / 277	0 - 10V	OR EQUAL
SA3	HESS	CN900 LED NW UNV D XX DIM	LED BOLLARD, 3FT TALL, 4000K, DIMMING	GROUND	LED	460	19	120 / 277	0 - 10V	OR EQUAL

SITE PHOTOMETRIC STATISTICS					
AREA	AVG. (fc)	MAX. (fc)	MIN. (fc)	MAX-MIN	AVG-MIN
PARKING & DRIVES	0.5	1.6	0.0	N/A	N/A
PROPERTY LINE	0.0	0.4	0.0	N/A	N/A



LIGHTING SPECIFICATION
(BASIS OF DESIGN)



SA1
AVALON 650 LED (12 FT TALL POLE)



SA2
VARELLO 220 LED (21" TALL)



SA3
CENTO 900 LED (3FT TALL)



LANDSCAPE UPLIGHT
WAC LIGHTING LED FLOOD LIGHT



INTEGRATED ARCHITECTURE
840 OTTAWA AVE NW
GRAND RAPIDS, MI 49503

SITE PLAN PHOTOMETRIC



scale: 1" = 100'-0"
0' 50' 100' 200'

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**CONCEPTUAL ELEVATIONS
BUILDING – A1**



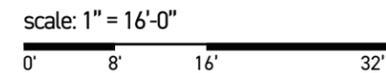
NORTH ELEVATION

STOREFRONT GLAZING SYSTEM PLANTER ARCHITECTURAL CMU TYPE - B ARCHITECTURAL CMU TYPE - A CAST-IN-PLACE CONCRETE PORCH



WEST ELEVATION

PLANTER ARCHITECTURAL CMU TYPE - B ARCHITECTURAL CMU TYPE - A STOREFRONT GLAZING SYSTEM



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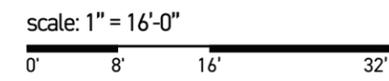
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HASLETT VILLAGE

**CONCEPTUAL ELEVATIONS
BUILDING – A1**



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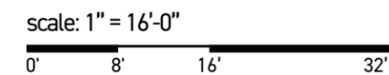
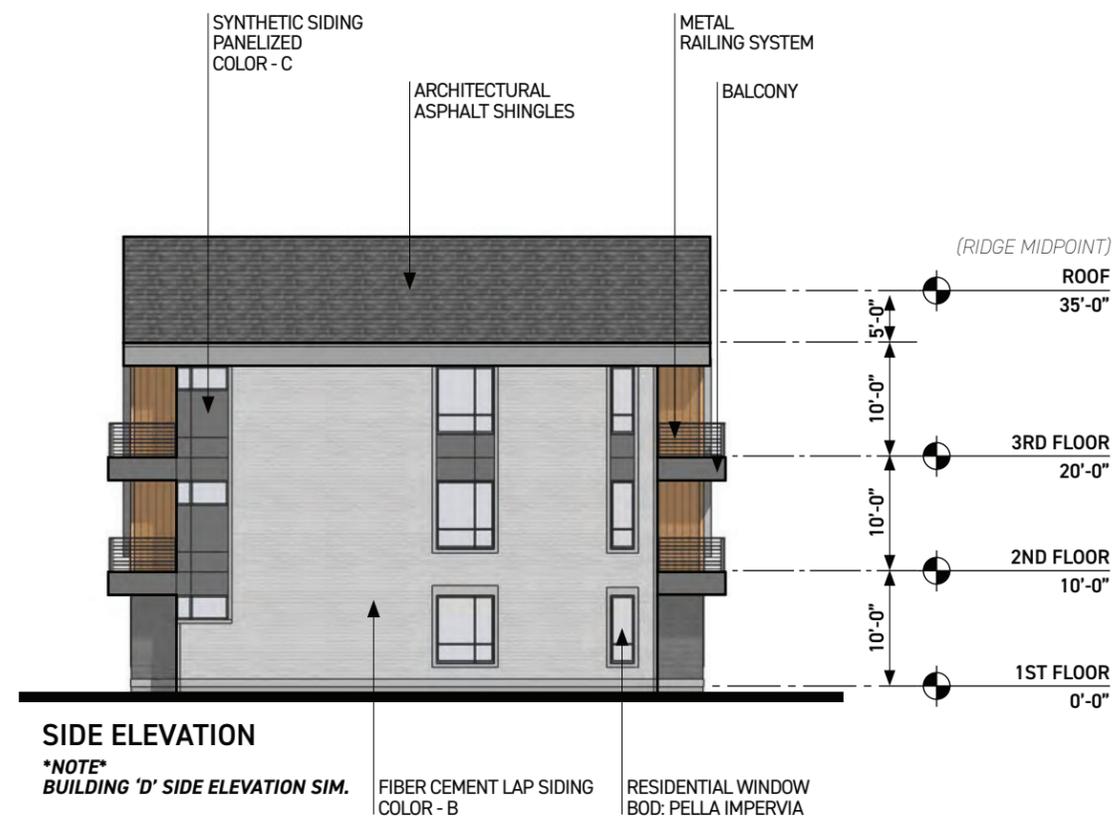
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CONCEPTUAL ELEVATIONS
BUILDING – B (TYPICAL)



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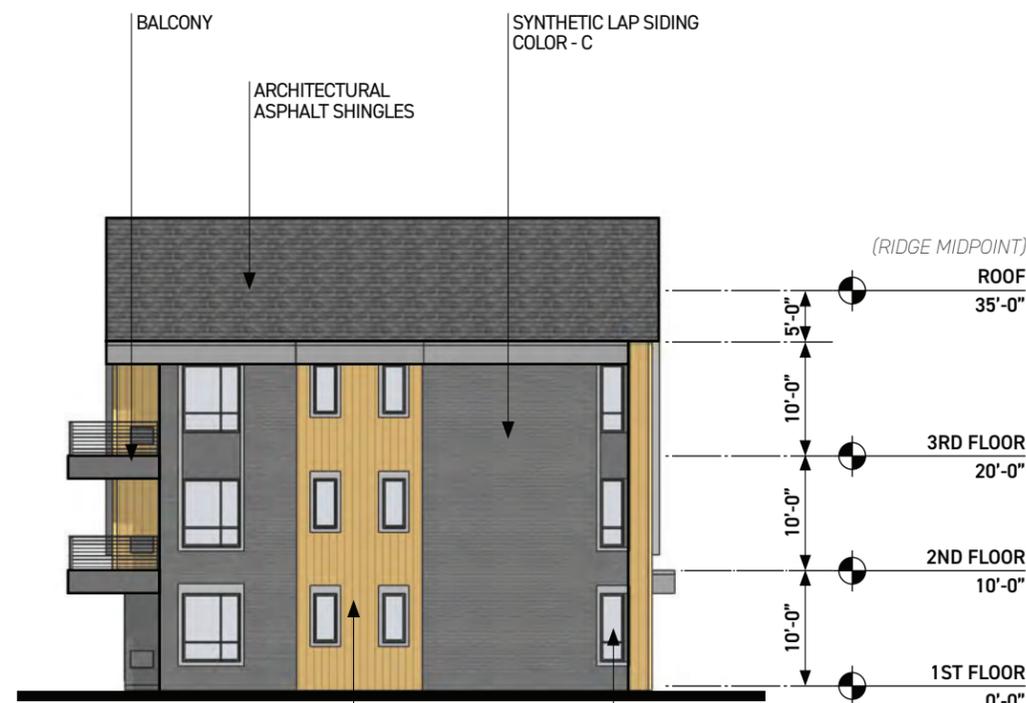
CONCEPTUAL ELEVATIONS
BUILDING – C (TYPICAL)



FRONT ELEVATION

BUILDING ADDRESS SIGN
8" TALL LETTERS (TYP)

MODULAR BRICK
RUNNING BOND



SIDE ELEVATION

SYNTHETIC SIDING
BOARD & BATTEN
COLOR - D

RESIDENTIAL WINDOW
BOD: PELLA IMPERVIA

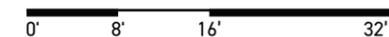


BACK ELEVATION

RESIDENTIAL WINDOW
BOD: PELLA IMPERVIA

SYNTHETIC LAP SIDING
COLOR - C

scale: 1" = 16'-0"



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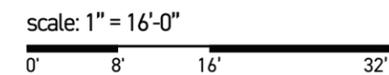
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HASLETT VILLAGE

CONCEPTUAL ELEVATIONS
BUILDING – D (TYPICAL)

NOTE
SIDE ELEVATION SIM. TO BUILDING 'B'



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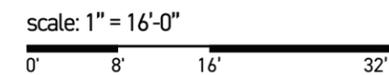
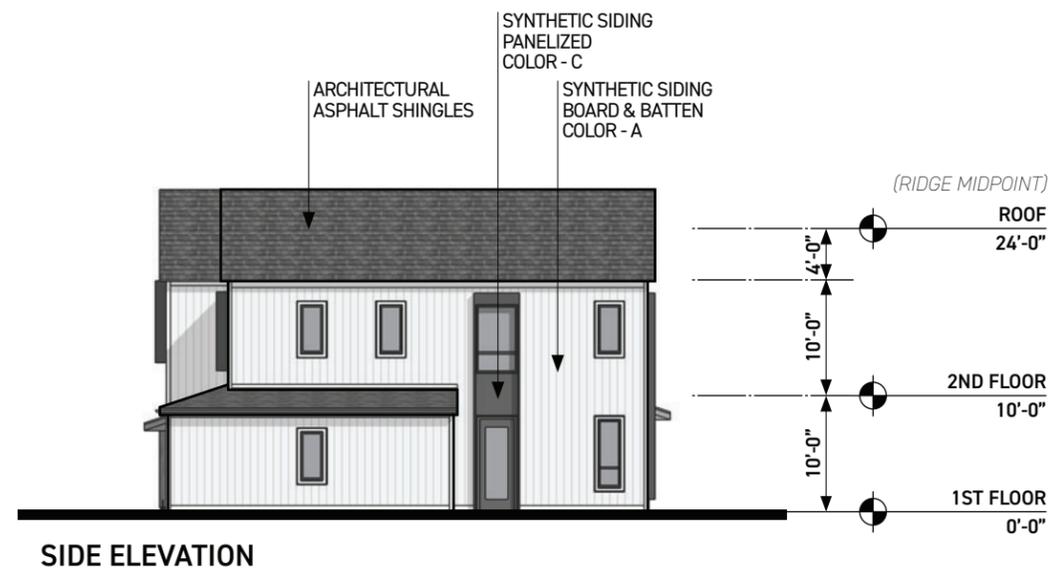
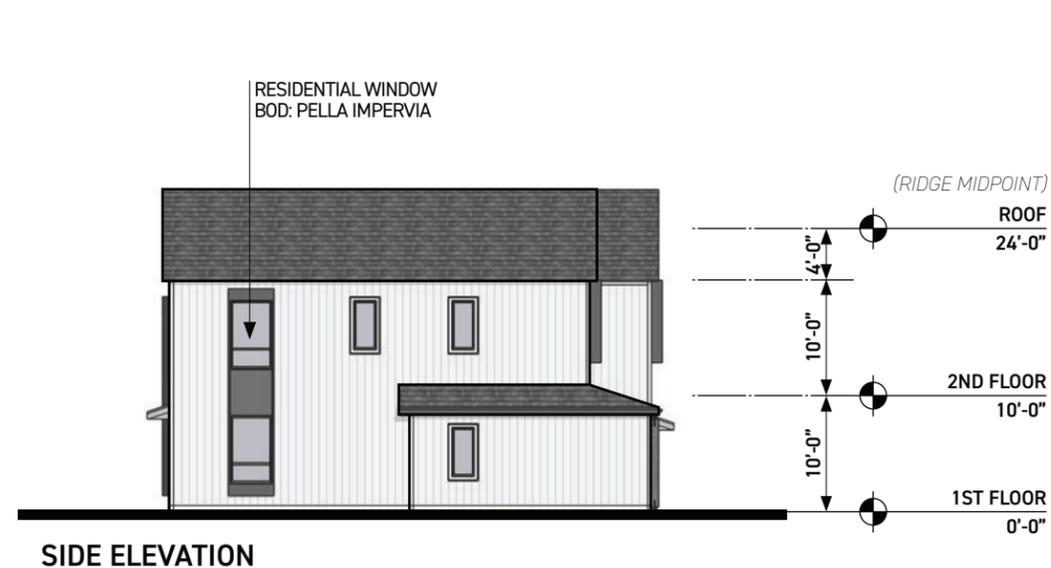
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HASLETT VILLAGE

CONCEPTUAL ELEVATIONS
BUILDING – E (TYPICAL)



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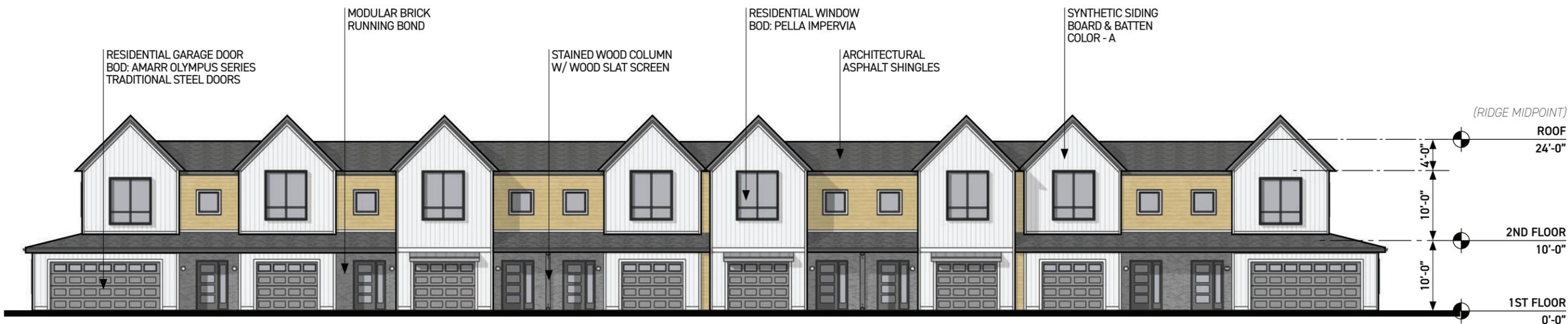
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HASLETT VILLAGE

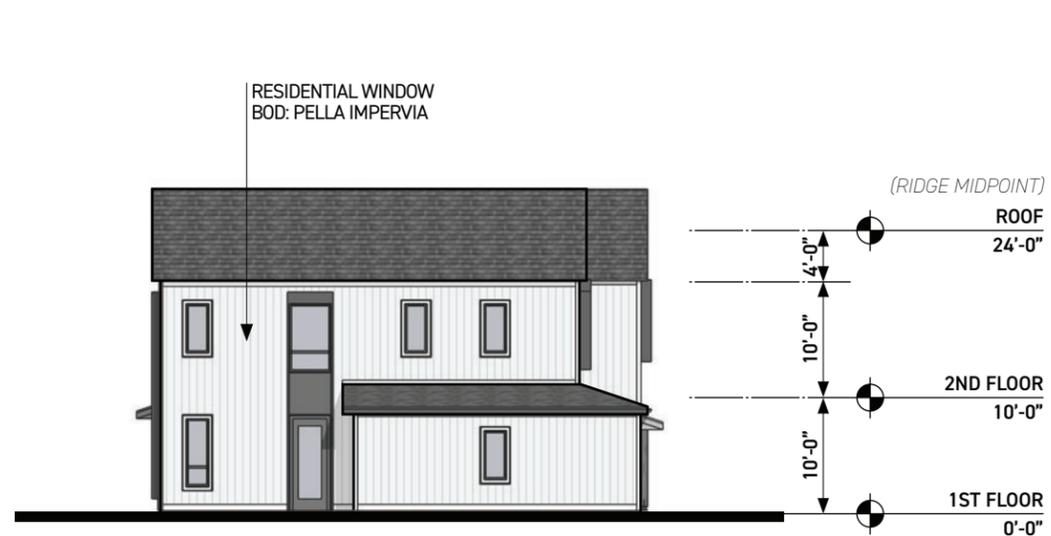
CONCEPTUAL ELEVATIONS
BUILDING – F (TYPICAL)



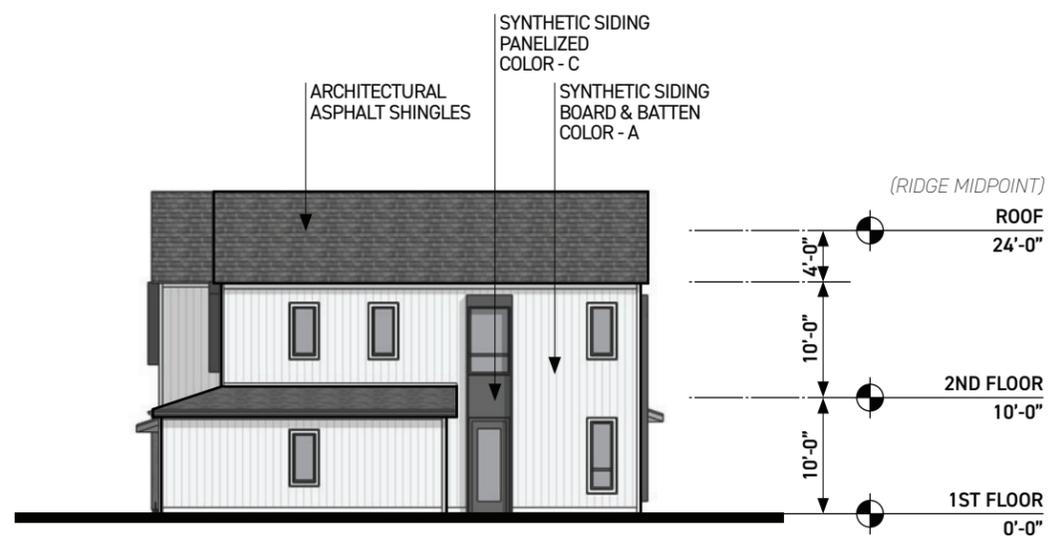
FRONT ELEVATION



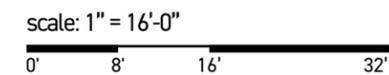
BACK ELEVATION



SIDE ELEVATION



SIDE ELEVATION



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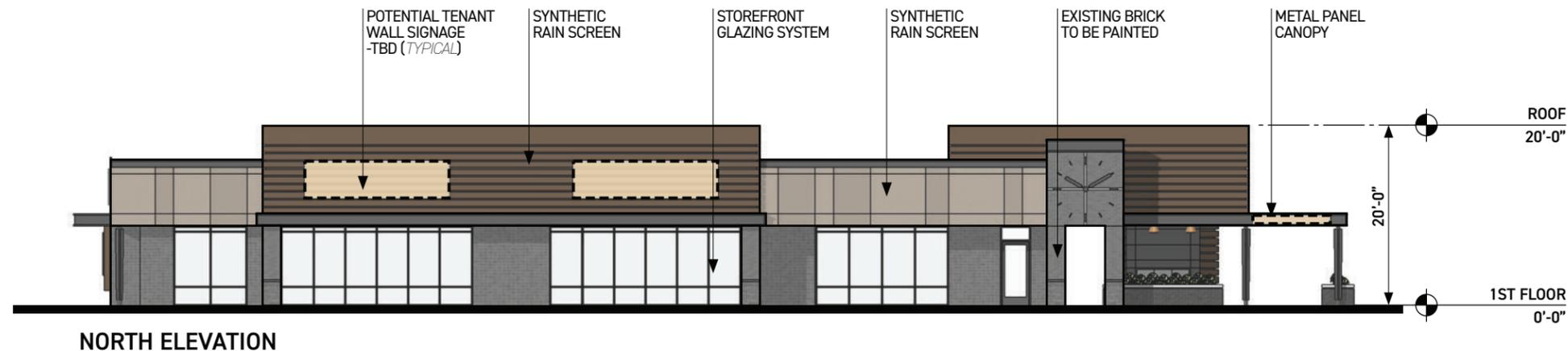
HASLETT VILLAGE

**CONCEPTUAL ELEVATIONS
BUILDING – G**

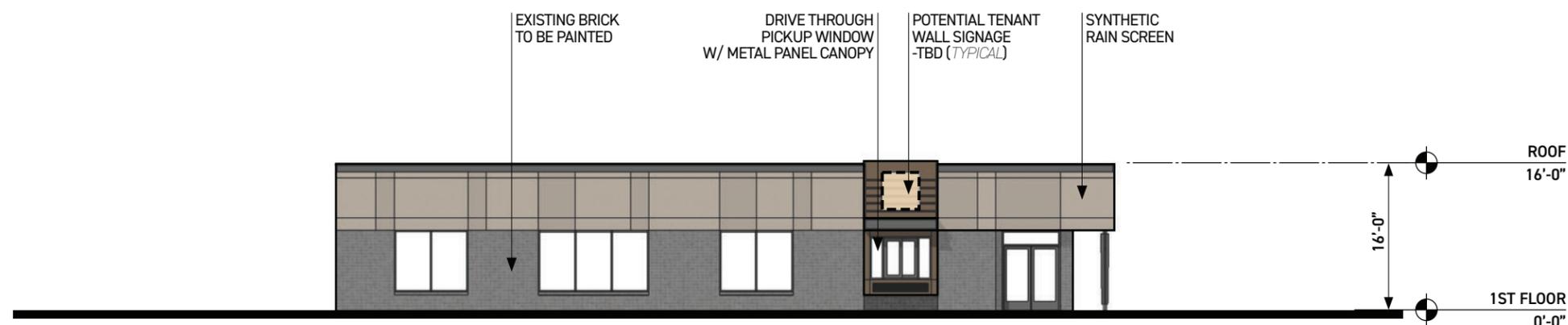
NOTE*
FINAL DESIGN TBD

NOTE**
PROPOSED SIGNS TO ADHERE ALL SIZE, TYPE, AND PLACEMENT STANDARDS AS OUTLINED IN THE CHARTER TOWNSHIP OF MERIDIAN ZONING ORDINANCE CHAPTER 86 ARTICLE VII (SIGNS AND ADVERTISING STRUCTURES) 86-687 NS, CS, CR, C-1, C-2, AND C-3 COMMERCIAL DISTRICTS.

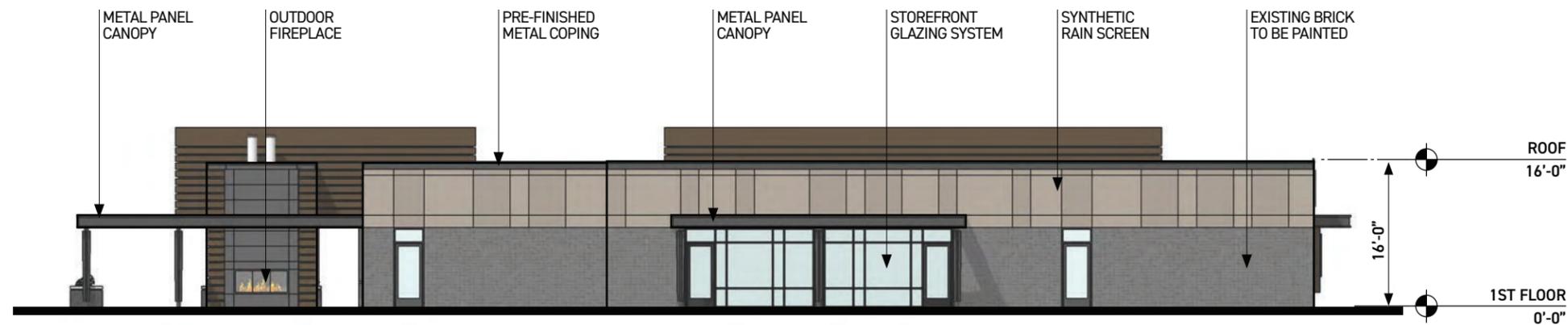
NOTE***
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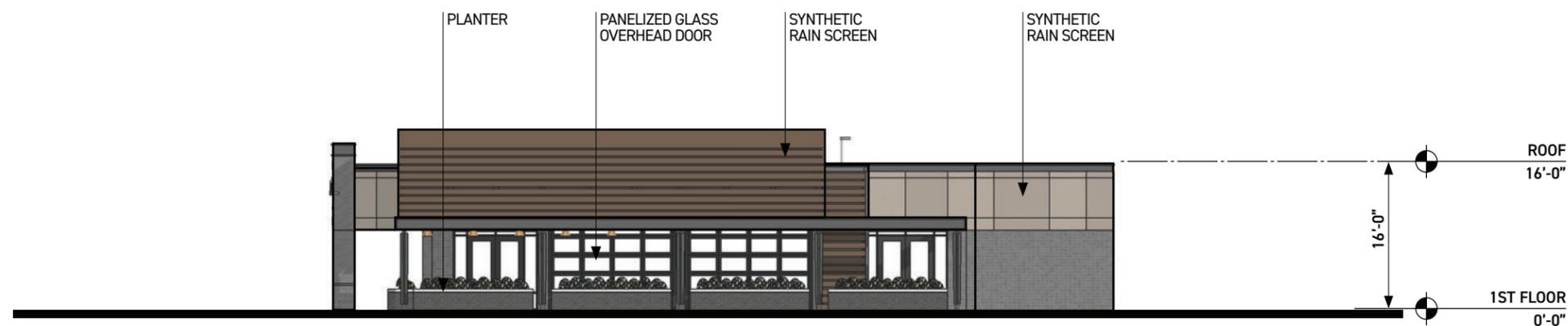
NORTH ELEVATION



EAST ELEVATION

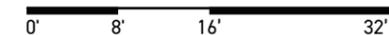


SOUTH ELEVATION



WEST ELEVATION

scale: 1" = 16'-0"



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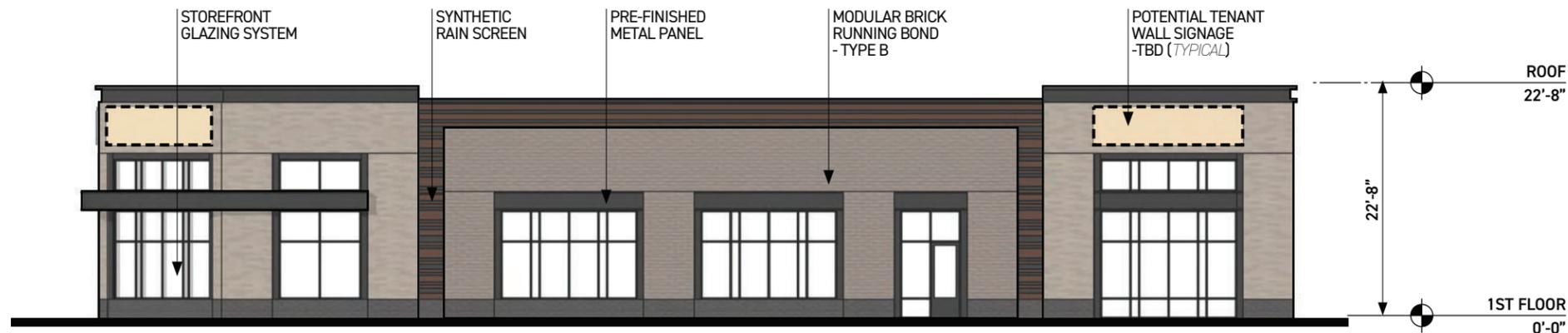
HASLETT VILLAGE

**CONCEPTUAL ELEVATIONS
BUILDING – H**

NOTE*
FINAL DESIGN TBD

NOTE**
PROPOSED SIGNS TO ADHERE ALL SIZE, TYPE, AND PLACEMENT STANDARDS AS OUTLINED IN THE CHARTER TOWNSHIP OF MERIDIAN ZONING ORDINANCE CHAPTER 86 ARTICLE VII (SIGNS AND ADVERTISING STRUCTURES) 86-687 NS, CS, CR, C-1, C-2, AND C-3 COMMERCIAL DISTRICTS.

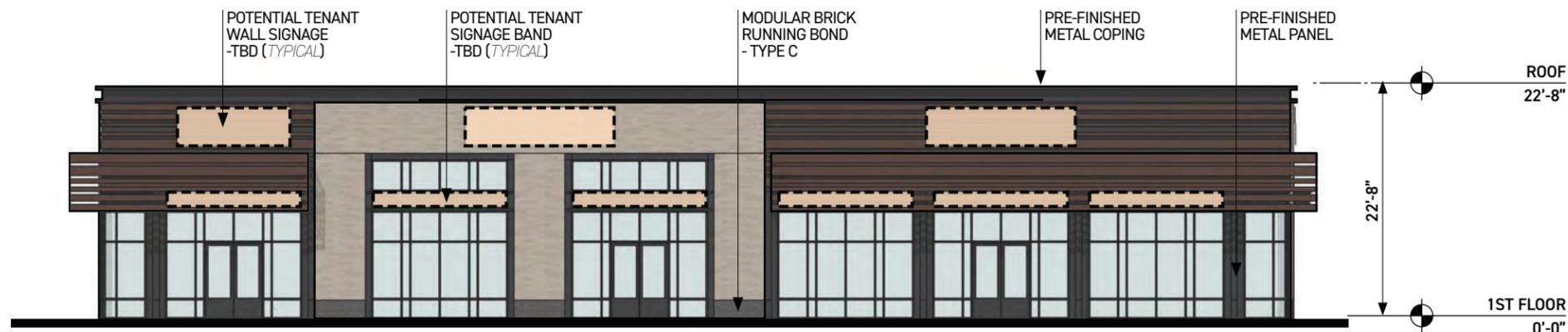
NOTE***
PROPOSED DESIGN TO ADHERE TO ALL DESIGN STANDARDS OUTLINED IN THE CHARTER TOWNSHIP OF MERIDIAN ZONING ORDINANCE CHAPTER 86 ARTICLE IV (DISTRICT REGULATIONS) 86-404 C-2 COMMERCIAL DISTRICT.



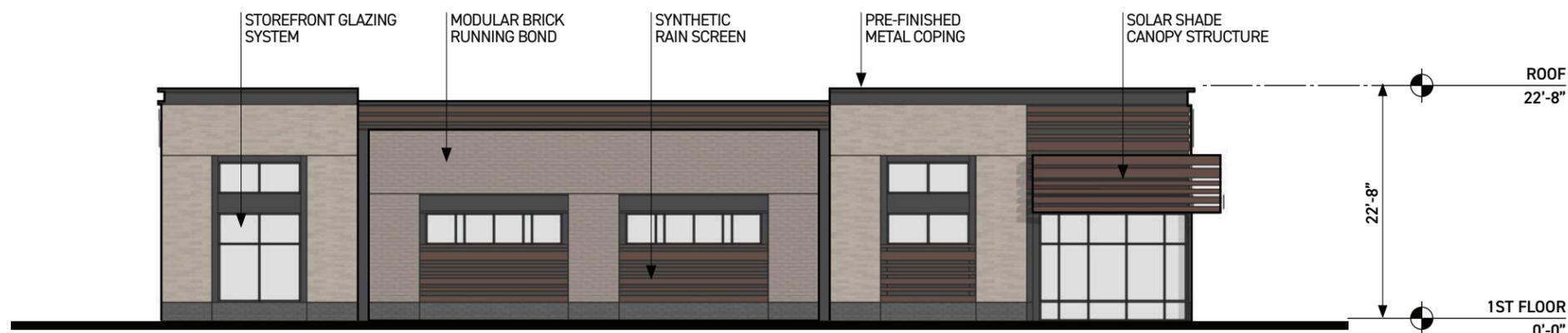
NORTH ELEVATION



EAST ELEVATION

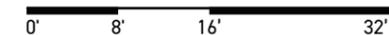


SOUTH ELEVATION



WEST ELEVATION

scale: 1" = 16'-0"



MUPUD SUBMITTAL

1621 Haslett Road
Haslett, MI 48840

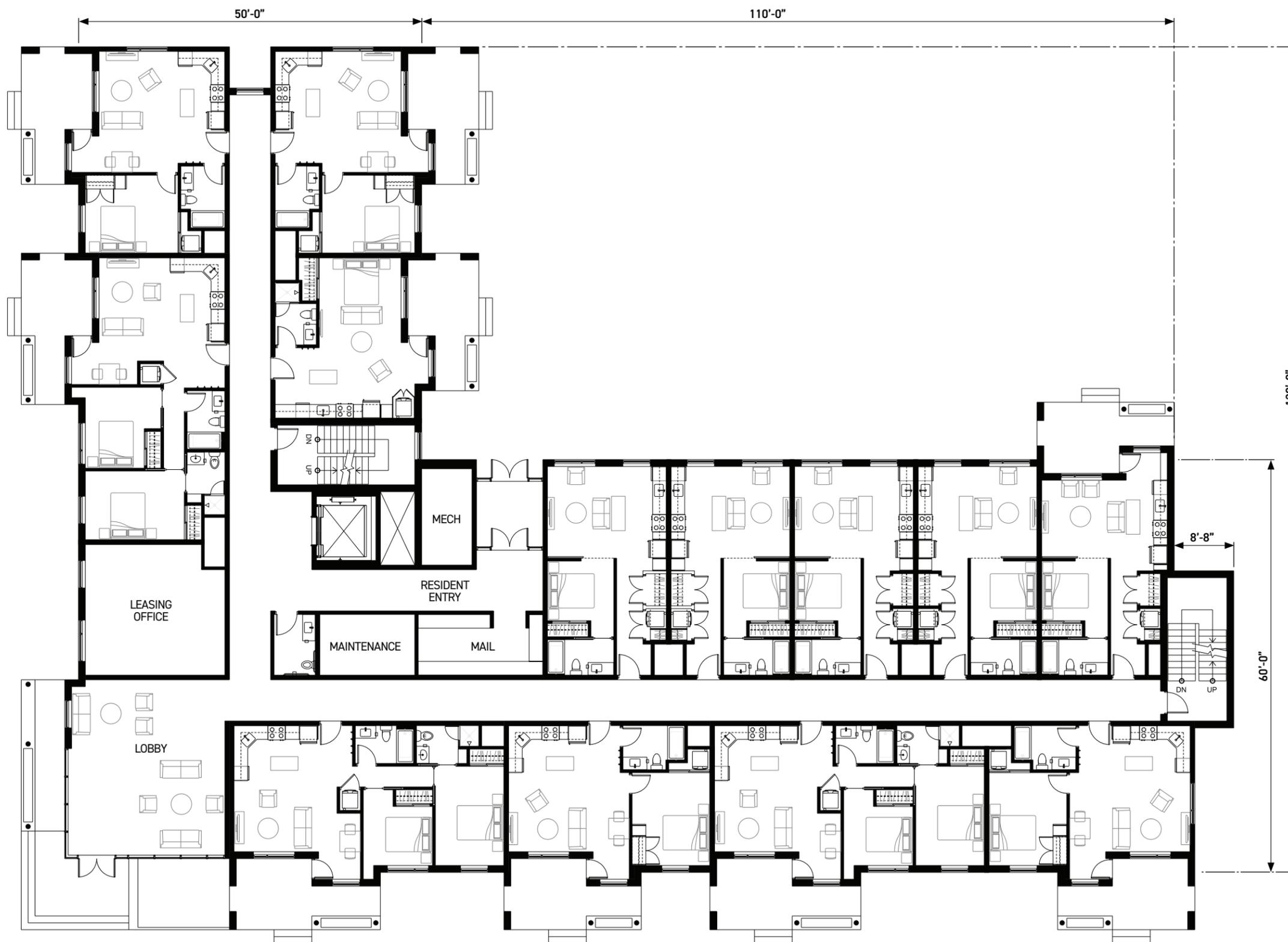
MARCH 15, 2022

APPLICANT: SP Holding Company LLC

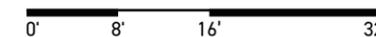
PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

HASLETT VILLAGE



scale: 1" = 16'-0"



MUPUD SUBMITTAL

1621 Haslett Road
Haslett, MI 48840

MARCH 15, 2022

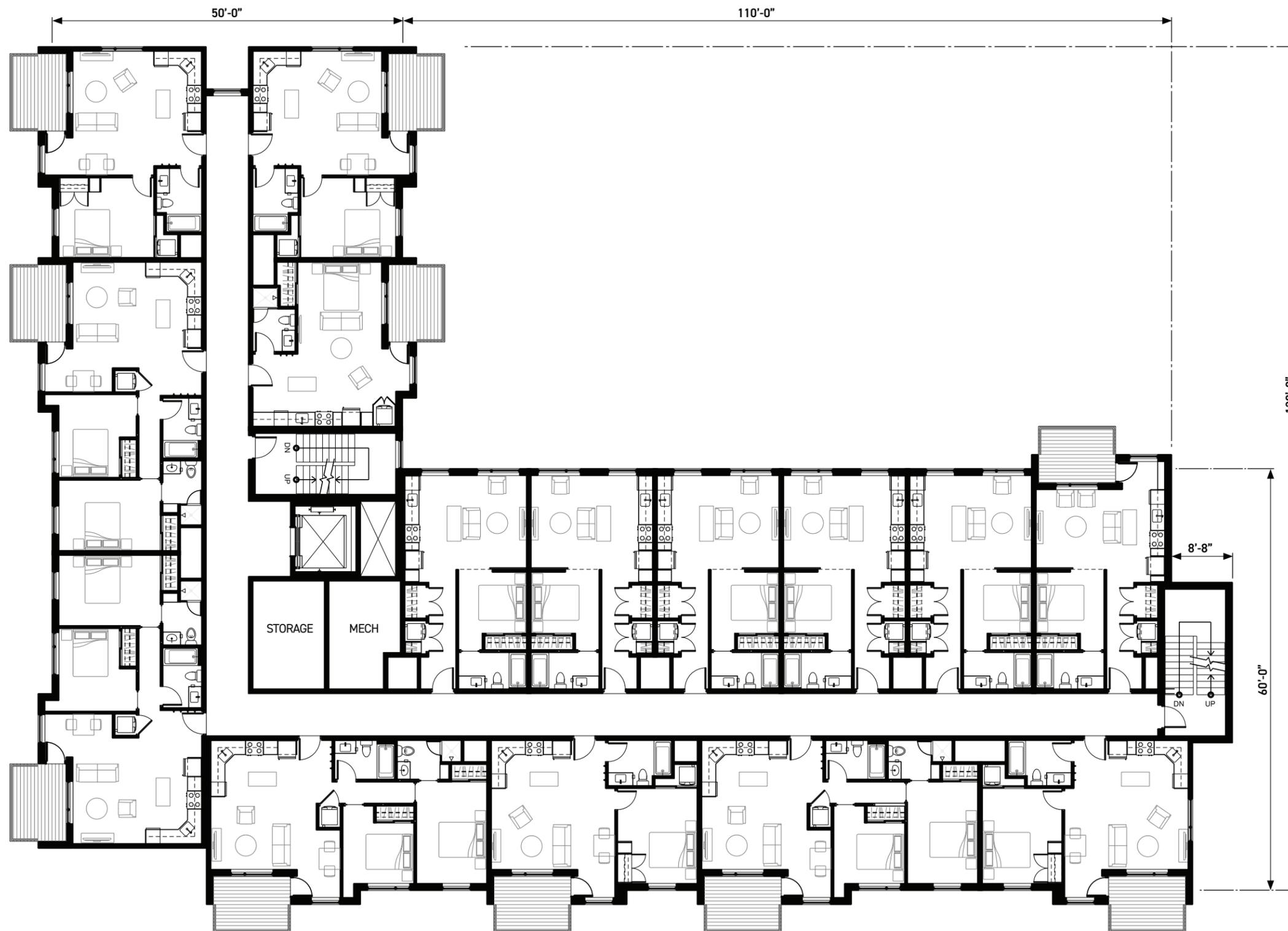
BUILDING – A (LEVEL 1)
58 UNITS

APPLICANT: SP Holding Company LLC

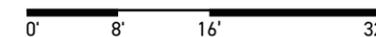
PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

HASLETT VILLAGE



scale: 1" = 16'-0"



MUPUD SUBMITTAL

1621 Haslett Road
Haslett, MI 48840

MARCH 15, 2022

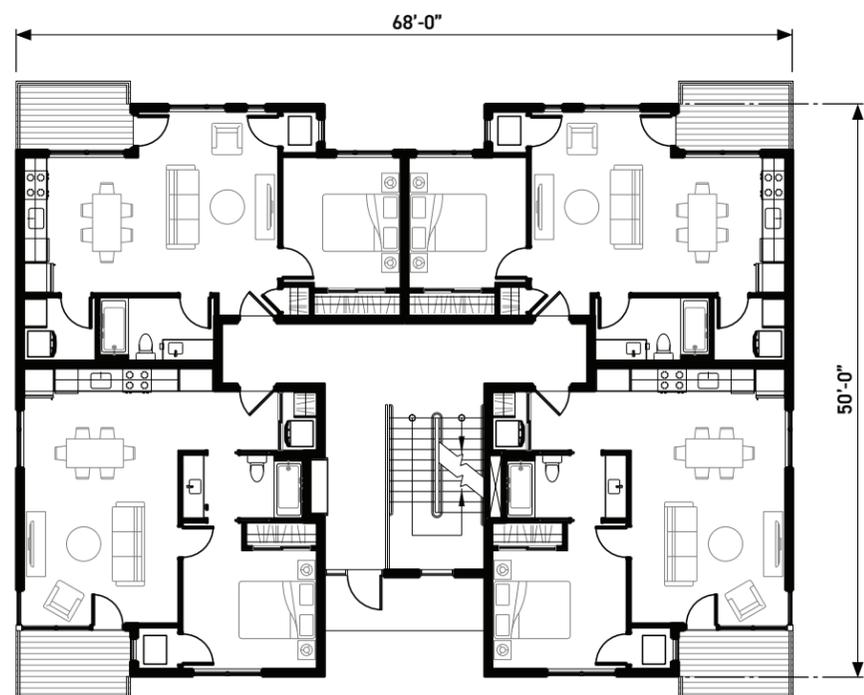
BUILDING – A (LEVEL 2/3/4)
58 UNITS

APPLICANT: *SP Holding Company LLC*

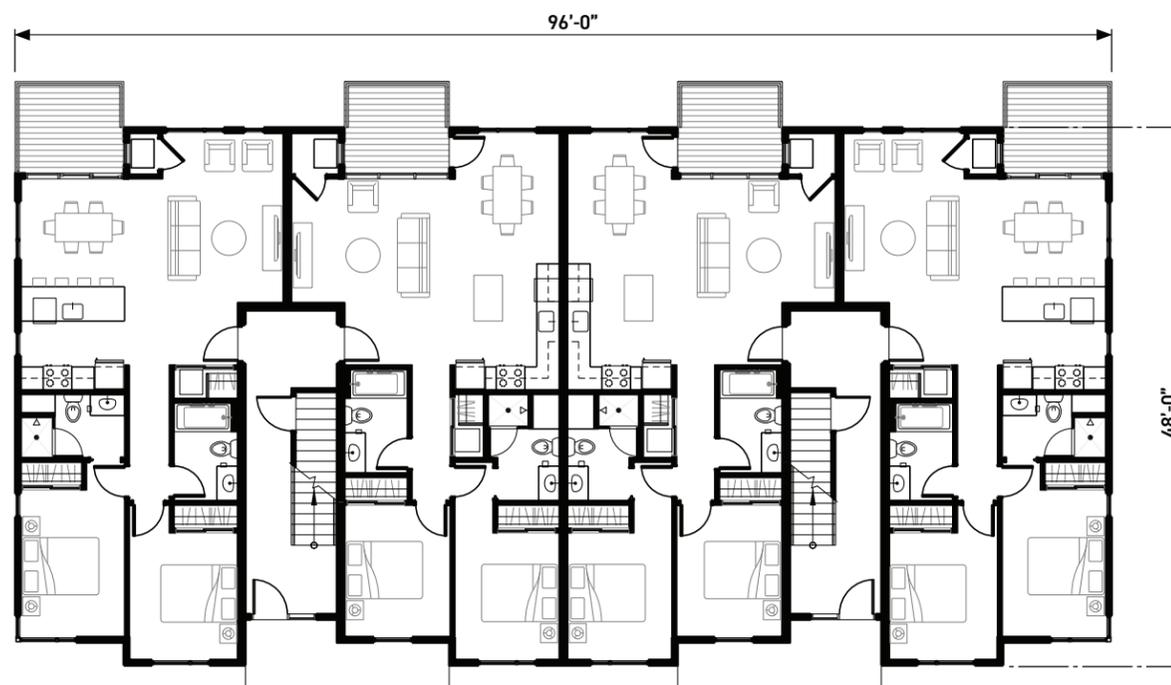
PREPARED BY: *Integrated Architecture*

PROJECT NO: 20210604

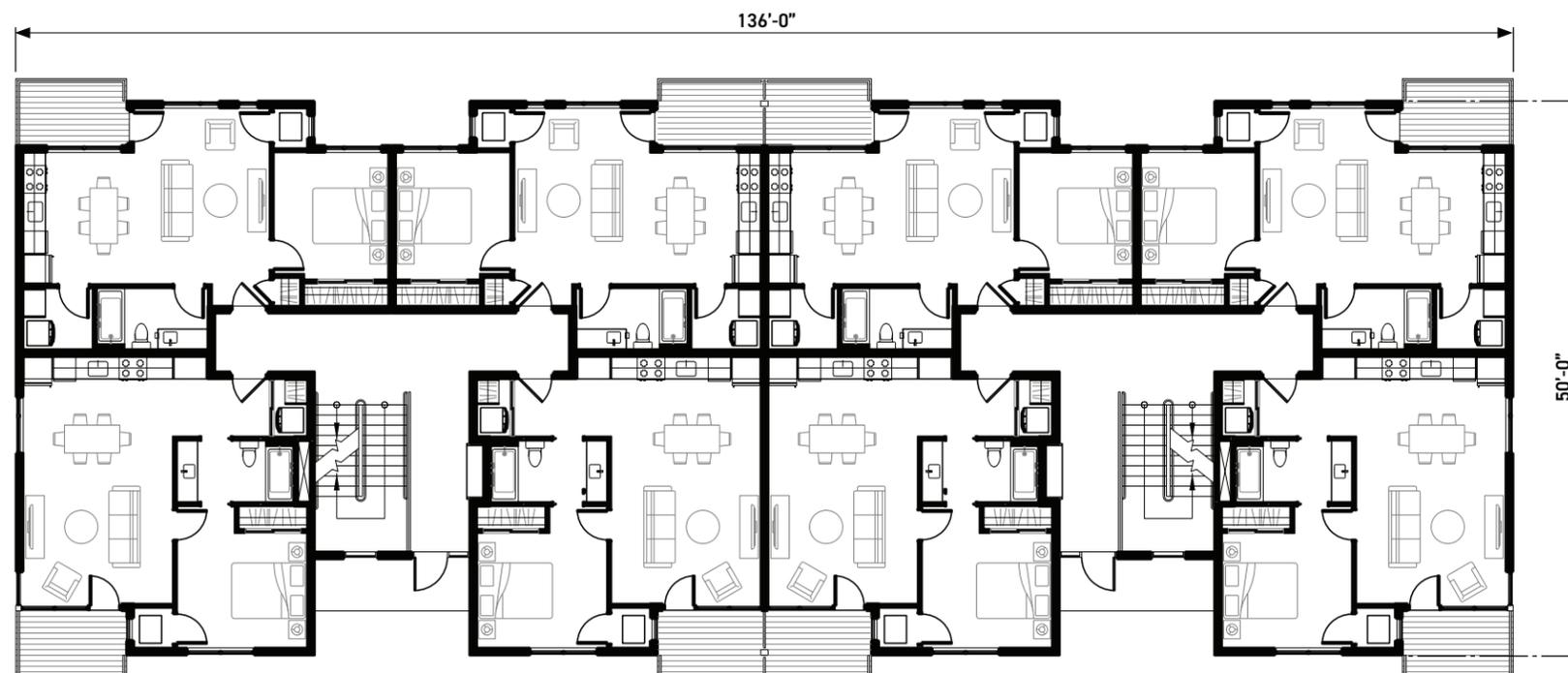
HASLETT VILLAGE



BUILDING – B (ALL LEVELS SIM)
12 UNITS

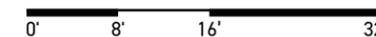


BUILDING – C (ALL LEVELS SIM)
12 UNITS



BUILDING – D (ALL LEVELS SIM)
24 UNITS

scale: 1" = 16'-0"



MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
MARCH 15, 2022

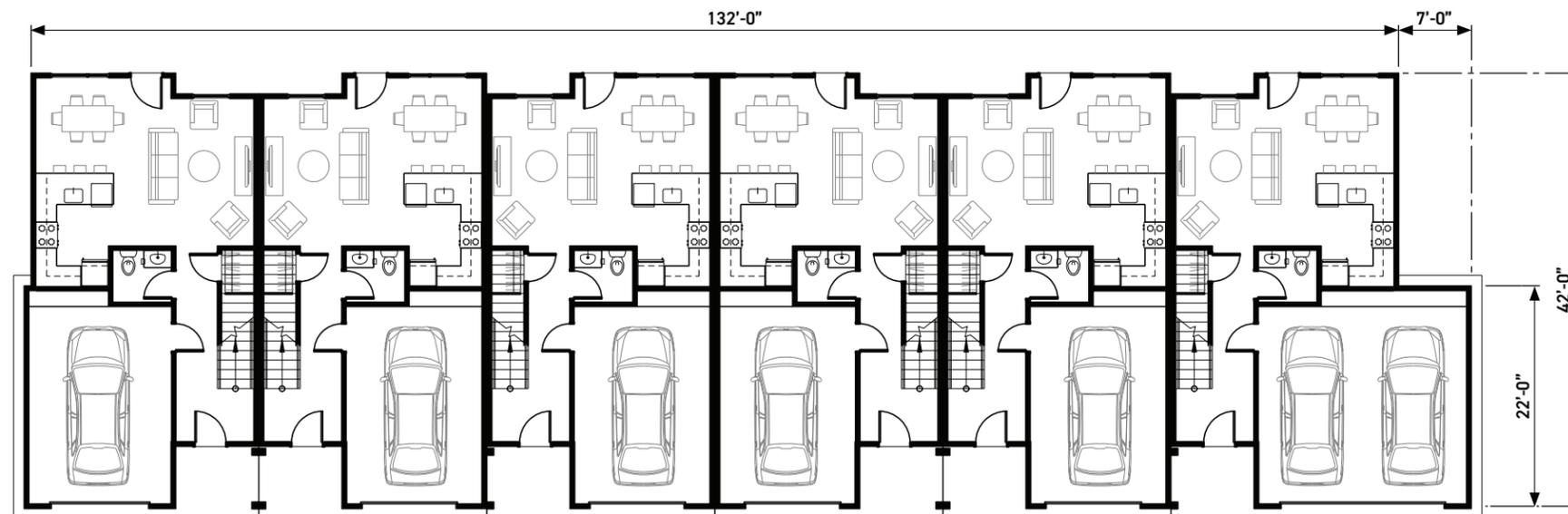
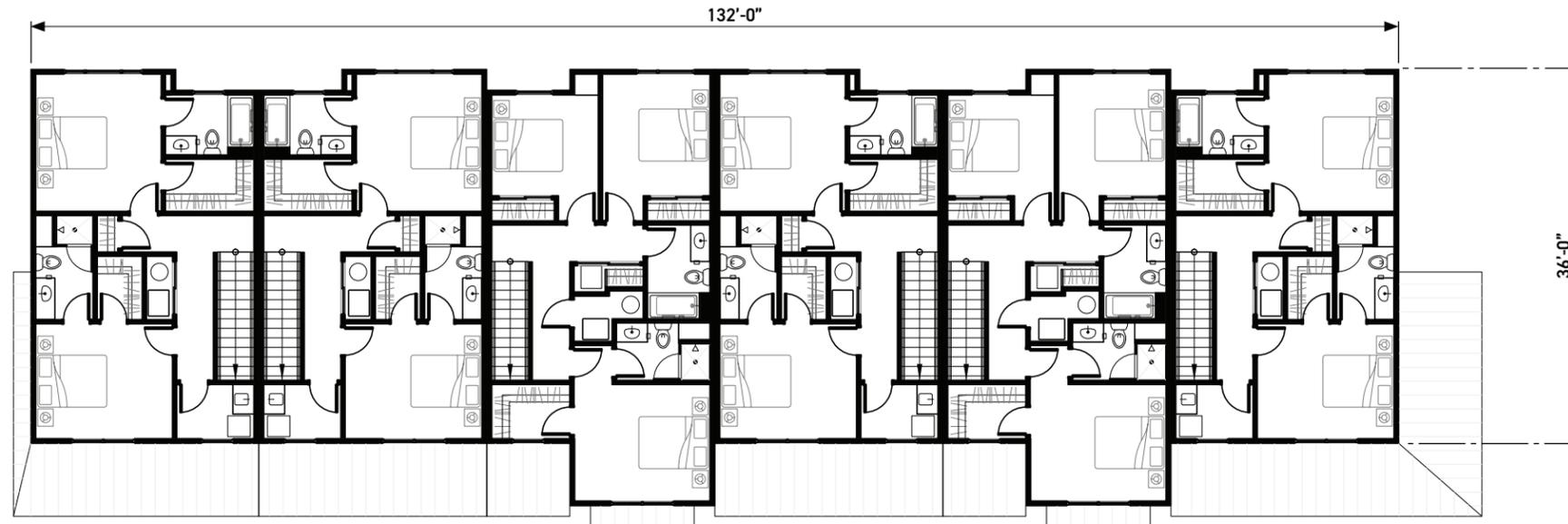
APPLICANT: SP Holding Company LLC

PREPARED BY: Integrated Architecture

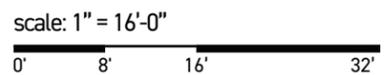
PROJECT NO: 20210604

HASLETT VILLAGE

CONCEPTUAL FLOOR PLANS



BUILDING – E
 6 UNITS

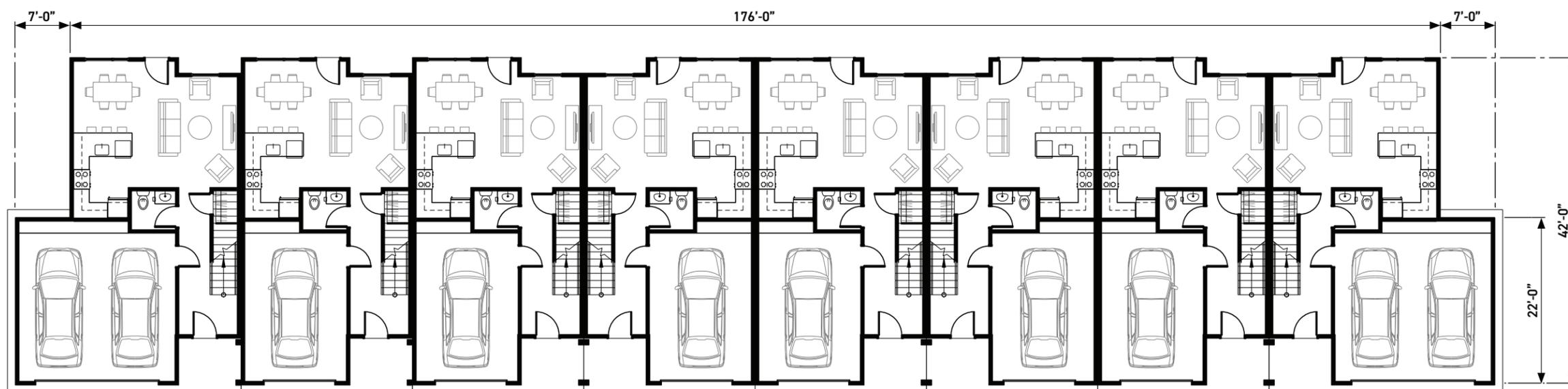
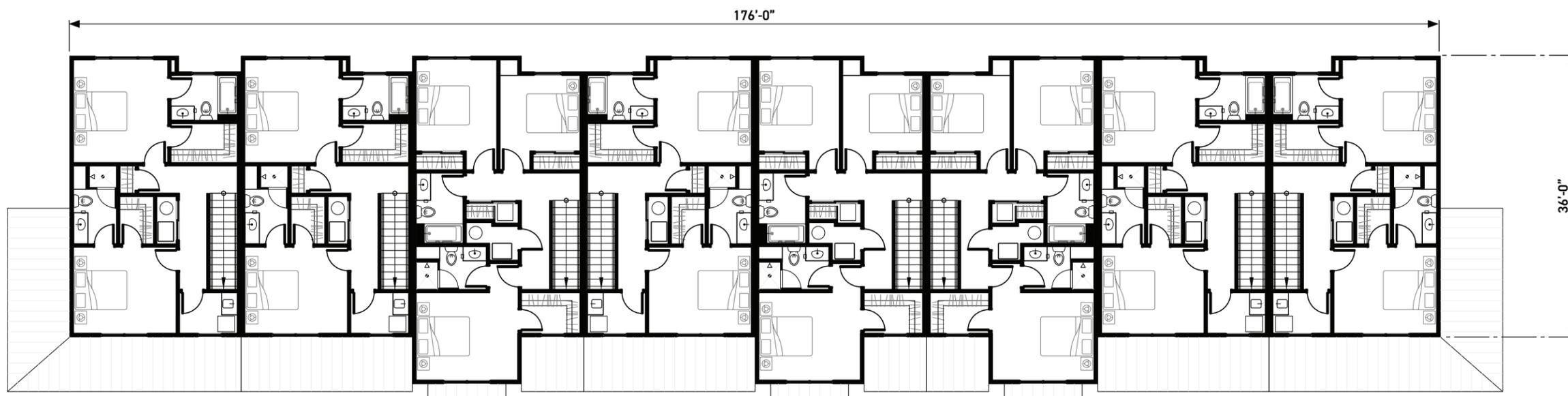


MUPUD SUBMITTAL
 1621 Haslett Road
 Haslett, MI 48840
 MARCH 15, 2022

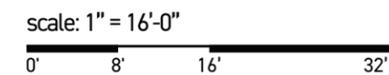
APPLICANT: SP Holding Company LLC
PREPARED BY: Integrated Architecture
PROJECT NO: 20210604

HASLETT VILLAGE

CONCEPTUAL FLOOR PLANS



BUILDING – F
8 UNITS



MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
MARCH 15, 2022

APPLICANT: SP Holding Company LLC

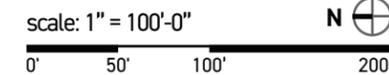
PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

HASLETT VILLAGE

SITE SIGNAGE PLAN

****NOTE****
PROPOSED SIGNS TO ADHERE ALL SIZE, TYPE, AND PLACEMENT STANDARDS AS OUTLINED IN THE CHARTER TOWNSHIP OF MERIDIAN ZONING ORDINANCE CHAPTER 86 ARTICLE VII (SIGNS AND ADVERTISING STRUCTURES) 86-687 NS, CS, GR, C-1, C-2, AND C-3 COMMERCIAL DISTRICTS.



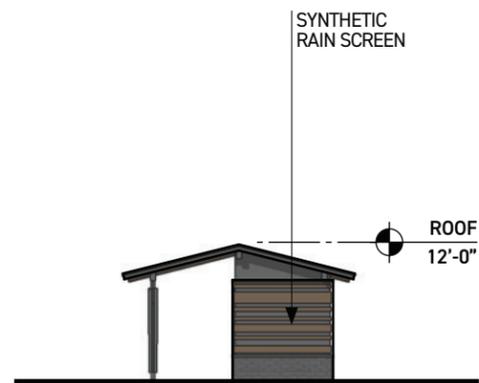
MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
MARCH 15, 2022

APPLICANT: SP Holding Company LLC

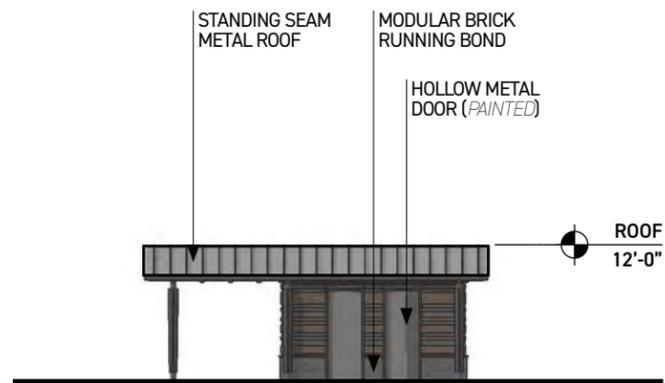
PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

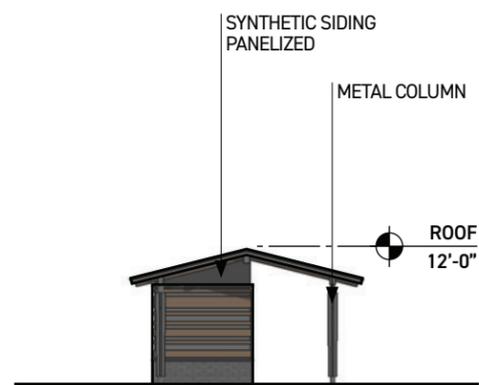
HASLETT VILLAGE



NORTH ELEVATION

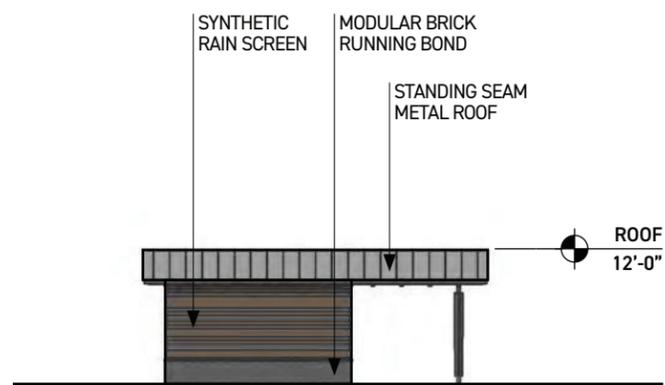
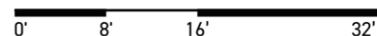


EAST ELEVATION

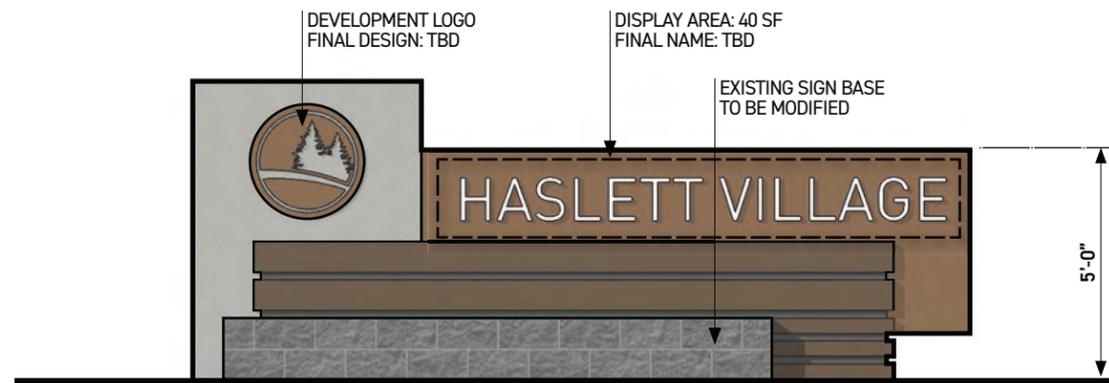


SOUTH ELEVATION

TRAIL HEAD BUILDING
scale: 1/16" = 1'-0"



WEST ELEVATION

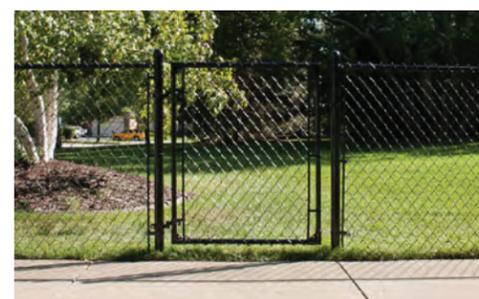
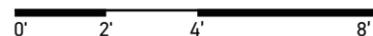


MAIN SIGN (HASLETT ROAD ENTRANCE)

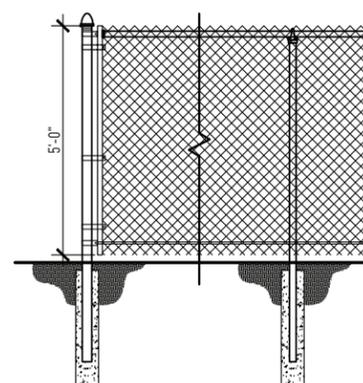


SECONDARY SIGN (MARSH ROAD ENTRANCE)

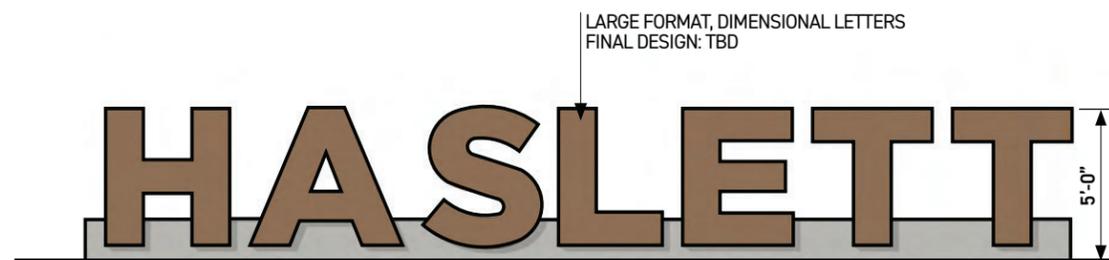
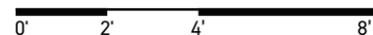
MONUMENT SIGNS
scale: 1/4" = 1'-0"



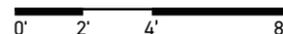
DOG PARK FENCE
REFERENCES



DOG PARK FENCE DETAIL
scale: 1/4" = 1'-0"



COMMUNITY ART SIGN
scale: 3/16" = 1'-0"



MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
MARCH 15, 2022

APPLICANT: SP Holding Company LLC

PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

HASLETT VILLAGE

PROJECT MATERIALS LIST

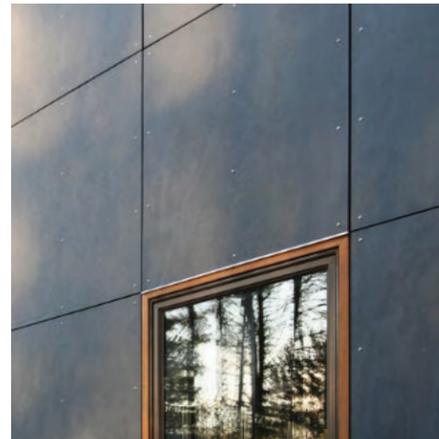
SYNTHETIC SIDING



BOARD AND BATTEN SIDING

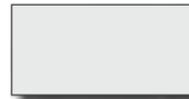


LAP SIDING

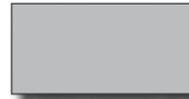


PANELIZED SIDING

MATERIAL COLORS



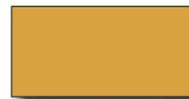
COLOR - A



COLOR - B



COLOR - C



COLOR - D

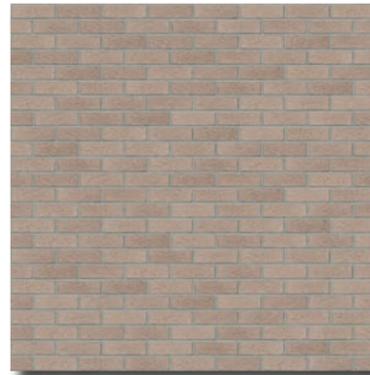


COLOR - E



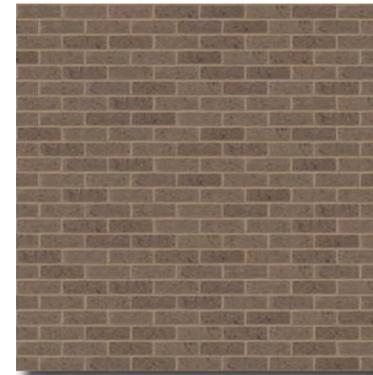
COLOR - F

MODULAR BRICK



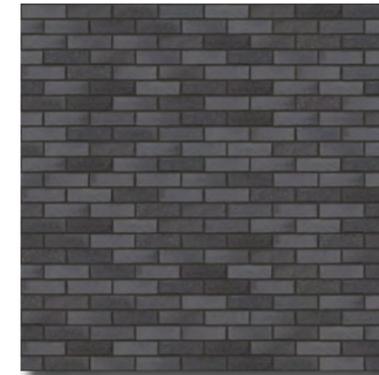
BRICK TYPE A

B.O.D. Belden Brick Modular 661 Velour



BRICK TYPE B

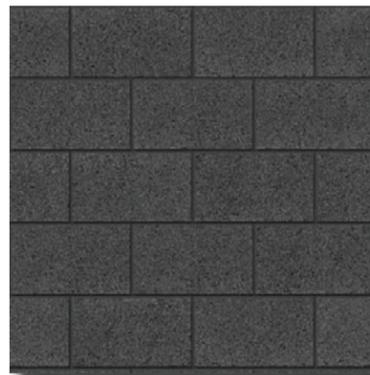
B.O.D. Belden Brick Modular 8621 Velour



BRICK TYPE C

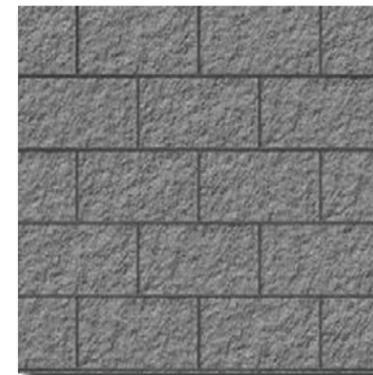
B.O.D. Belden Brick Modular Black Diamond Velour

ARCHITECTURAL CMU



ARCHITECTURAL CMU - TYPE A

B.O.D. Consumer's Concrete Ground Face Obsidian



ARCHITECTURAL CMU - TYPE B

B.O.D. Consumer's Concrete Split Face Hyera

CONCRETE



CONCRETE

METAL PANEL



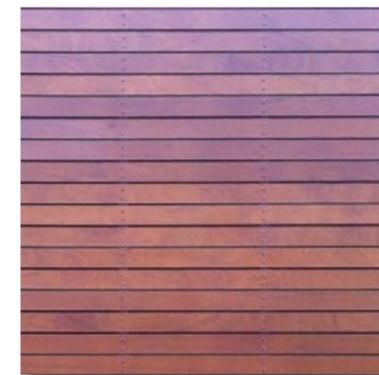
ARCHITECTURAL CMU - TYPE A

B.O.D. Alpolic Composite Metal Panel



CORTEN STEEL

MISCELANEOUS



SYNTHETIC RAIN SCREEN

MUPUD SUBMITTAL

1621 Haslett Road
Haslett, MI 48840

MARCH 15, 2022

APPLICANT: *SP Holding Company LLC*

PREPARED BY: *Integrated Architecture*

PROJECT NO: 20210604

HASLETT VILLAGE



To: Members of the Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: April 21, 2022

Re: Bath Charter Township Master Plan Comment Period

Pursuant to Michigan planning law, Bath Charter Township has notified surrounding communities that the draft of their 2021-2026 Comprehensive Plan is open to comment. The comment period is 45 days and the draft comprehensive plan can be found at this link:

<https://drive.google.com/file/d/1hT759xRqVd-4rb0bg4zpY4-BDUMKmZvM/view>

Staff will discuss their draft comprehensive plan at the May 9th meeting and compile all comments for an official response.



To: Members of Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: April 21, 2022

Re: Zoning Board of Appeals Appointment

Pursuant to Michigan planning law, one of the members of the Zoning Board of Appeals (ZBA) is required to be a liaison from the Planning Commission. The Planning Commission's liaison position on the ZBA is vacant since Commissioner Hendrickson was appointed to the Board of Trustees. The Planning Commission needs to fill the ZBA's vacancy and appoint a new liaison.

The Zoning Board of Appeals meets once a month currently, on the third Wednesday of the month. They hear appeals of decisions made by the Planning Commission, Township Board, or most commonly, the Community Planning and Development Director. They have a separate set of standards from the Planning Commission's normal review. Staff looks forward to working with the Planning Commissioner who is appointed the ZBA to get them up to speed and prepared to take part in the next meeting, on May 18th.



To: Members of the Planning Commission

From: Timothy R. Schmitt, AICP, Community Planning and Development Director

Date: April 21, 2022

Re: Text Amendment – Municipal Signage

The Planning Commission subcommittee and Staff are nearing the conclusion of a major overhaul to the sign ordinance. One of the items Staff is recommending is a change in how municipal signage is treated, since Township signs have a much different function than a traditional business sign. Separately, the Township is also in the process of updating our signage for municipal facilities and the existing sign standards in the ordinance do not meet the Township’s needs going forward.

The sign update project appears to moving slightly faster than the sign ordinance. Therefore, Staff is bringing forward an ordinance change for municipal signage in advance of the remainder of the sign ordinance update, as a stand-alone ordinance. Staff is recommending the following language be adopted to address municipal signage:

>>>>>>>>

Section 86-696, is hereby renamed “Township Signage” and is amended to read as follows:

~~Township-sponsored signage shall be permitted subject to the following regulations:~~

- ~~1.—Community entrance signs caused to be installed by the Township are permitted in all zoning districts. Such signs shall be no larger than 25 square feet in surface display area on each side.~~
- ~~2.—Signs announcing, identifying or directing the public to Township-owned or operated public facilities or parks shall be allowed in all zoning districts. Such signs shall be no larger than 25 square feet in surface display area on each side nor exceed 20 feet in height and may be located at each entrance to the public facility or park or at other locations as determined necessary to direct the public to Township facilities, parks, or services, provided that any sign shall be placed at least 10 feet back of the street right-of-way line.~~
- ~~3.—Vertical banners affixed to streetlight poles used for purposes such as, but not limited to, advertising upcoming Township-sponsored events, identifying a business district, or a seasonal display shall be allowed in all zoning districts.~~

The provisions of this Article shall not apply to premises owned, occupied, or under the control or management of the Charter Township of Meridian.

>>>>>>>>

The subcommittee reviewing the sign ordinance had no concern with this proposed change when presented as part of the overall sign ordinance update. We believe moving this forward more rapidly will aid the Township in completing the overall sign refresh project in a timely fashion. Staff will prepare a public hearing for this matter in May and we welcome the opportunity to discuss this with the full Planning Commission.