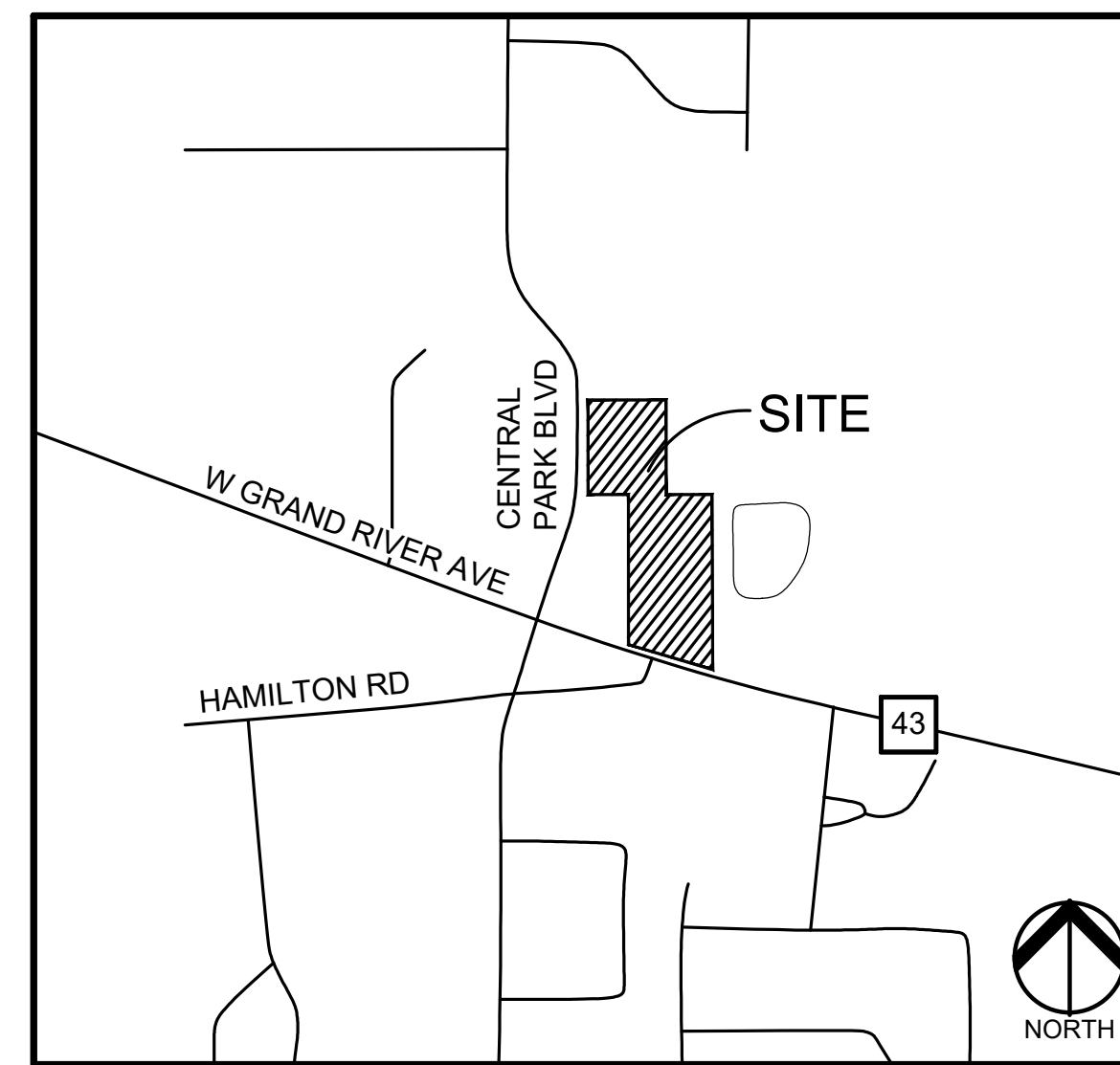


PRELIMINARY SITE PLANS FOR SPECIAL LAND USE APPROVAL

# TAILGATERS

1613, 1622 GRAND RIVER AVENUE & CENTRAL PARK AVENUE  
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP  
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	PRELIMINARY SITE PLAN
L-1.0	PRELIMINARY LANDSCAPE PLAN
T-1.0	TREE AND NATURAL FEATURE PLAN
T-1.1	TREE LIST
<u>ARCHITECTURAL PLANS</u>	

## DESIGN TEAM

<b>OWNER</b> TG PROPERTIES MERIDIAN LLC 3450 OKEMOS ROAD OKEMOS, MI 48309 CONTACT: JEFF HADDAD PHONE: 517.927.3849 EMAIL: JEFF@MYTAILGATERS.COM	<b>CIVIL ENGINEER</b> PEA GROUP 2379 WOODLAKE DRIVE, SUITE 480 OKEMOS, MI 48864 CONTACT: BRUCE WALLACE, PE PHONE: 810.333.3924 EMAIL: BWALLACE@PEAGROUP.COM
	<b>LANDSCAPE ARCHITECT</b> PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: JANET EVANS, PLA PHONE: 844.813.2949 EMAIL: JEVANS@PEAGROUP.COM

# PEA GROUP

REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	2/27/2026

NOT FOR CONSTRUCTION

- LEGEND:**
- OH-ELEC-W-O EX. OH. ELEC. POLE & GUY WIRE
  - UG-CATV EX. U.G. CABLE TV & PEDESTAL
  - UG-COMM EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
  - UG-ELEC EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
  - EX. GAS LINE
  - EX. GAS VALVE & GAS LINE MARKER
  - EX. TRANSFORMER & IRRIGATION VALVE
  - EX. WATER MAIN
  - EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
  - EX. WATER VALVE BOX & SHUTOFF
  - EX. SANITARY SEWER
  - EX. SANITARY CLEANOUT & MANHOLE
  - EX. COMBINED SEWER MANHOLE
  - EX. STORM SEWER
  - EX. CLEANOUT & MANHOLE
  - EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
  - EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
  - EX. UNIDENTIFIED STRUCTURE
  - EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
  - EX. FENCE
  - EX. GUARD RAIL
  - EX. DEC. TREE, CONIFEROUS TREE & SHRUB
  - EX. TREE TAG, & TREE LINE
  - EX. SPOT ELEVATION
  - EX. CONTOUR
  - EX. WETLAND

- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- RECORDED / MEASURED / CALCULATED
- GLOBAL NAVIGATION SATELLITE SYSTEM

- REFERENCE DRAWINGS:**
- MISS DIG DESIGN TICKET: 2025121000801, DATED: 12/10/2025
- CABLE
  - ELECTRIC
  - FIBER OPTIC
  - FIBER OPTIC
  - FIBER OPTIC
  - FIBER OPTIC
  - FIBER OPTIC
  - GAS
  - SANITARY
  - TELEPHONE
  - WATER
  - COMCAST CABLE TV
  - CONSUMERS ENERGY
  - 123.NET, INC. FIBER OPTICS EAST
  - KEPS TECHNOLOGIES, INC. DBA ACD.NET
  - METRO FIBERNET, LLC
  - SPARTAN NET CO. DBA STELLAR BROADBAND
  - ZAYO BANDWIDTH MIDWEST, LLC
  - CONSUMERS ENERGY
  - MERIDIAN TOWNSHIP SANITARY SEWER
  - AT&T TELEPHONE
  - MERIDIAN TOWNSHIP POTABLE WATER

**LEGAL DESCRIPTION:**

**PARCEL 1**  
Part of the Northeast 1/4 of Section 22, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, described as: Commencing at the East 1/4 corner of Section 22, thence South 89°57'40" West along the South line of the Northeast 1/4 1317.97 feet to the point of beginning; thence South 89°57'40" West along said South line 331.06 feet to the East line of Central Park Drive, along said East line the following 3 courses: Northeastly 16.71 feet on a curve to the left, radius of 395 feet, chord bearing North 01°12'44" East; North 359.29 feet and Northwesterly 23.97 feet on a curve to the left, radius of 395 feet, chord bearing North 01°44'19" West; North 89°57'40" East 331.17 feet; thence South 00°02'20" East 399.95 feet to the point of beginning.

Tax ID No.: 33-02-02-22-252-002

**PARCEL 2**  
Beginning at a point 1123.75 feet West of the East 1/4 post of Section 22, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, thence West 351 feet, thence South to the center of the highway, thence Easterly along the center of the highway to a point directly South of the place of beginning, thence North to place of beginning, except the East 145 feet thereof.

Address: 1622 W. Grand River Avenue  
Tax ID No.: 33-02-02-22-401-003

**PARCEL 3**  
The East 145 feet of the following description: Beginning at a point 1123.75 feet West of the East quarter post of Section 22, Town 4 North, Range 1 West, thence West 351 feet, thence South 748 feet to the center of Grand River Road, thence Easterly along center of said road 351 feet; thence North 748 feet to beginning, Meridian Township, Ingham County, Michigan.

Address: 1614 W. Grand River Avenue  
Tax ID No.: 33-02-02-22-426-001

EAST 1/4 CORNER, SEC. 22, T4N, R1W  
(POINT OF COMMENCEMENT PARCEL 1,  
PARCEL 2, PARCEL 3 & OVERALL PARCEL)

**SURVEYOR'S NOTES:**

A. BEARINGS WERE ESTABLISHED VIA GNSS OBSERVATIONS AND LINKED TO CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) WITHIN THE MICHIGAN

B. UTILITY IS SHOWN AS REFERENCE UNLESS OTHERWISE NOTED

**FLOODPLAIN NOTE:**

BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26065C0156D, & 26065C0156D DATED AUGUST 16, 2011.

**BENCHMARKS:**

(NAVD 88, GPS DERIVED)

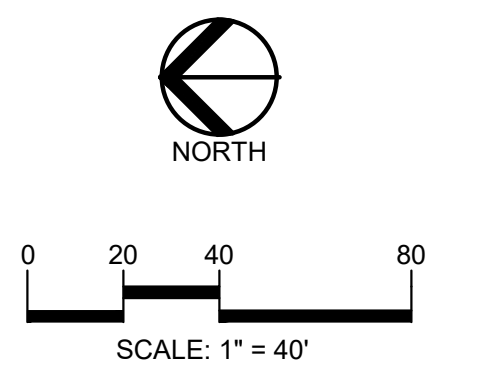
BM 300 - ARROW ON FIRE HYDRANT, LOCATED ON THE WEST SIDE OF CENTRAL PARK DRIVE, AND 75' WEST & 60' SOUTH OF THE NORTHWEST CORNER OF SUBJECT PROPERTY.  
ELEVATION: 869.50

BM 301 - PROPERTY CORNER IRON BAR AT THE NORTHEAST CORNER OF SUBJECT PROPERTY.  
ELEVATION: 865.51

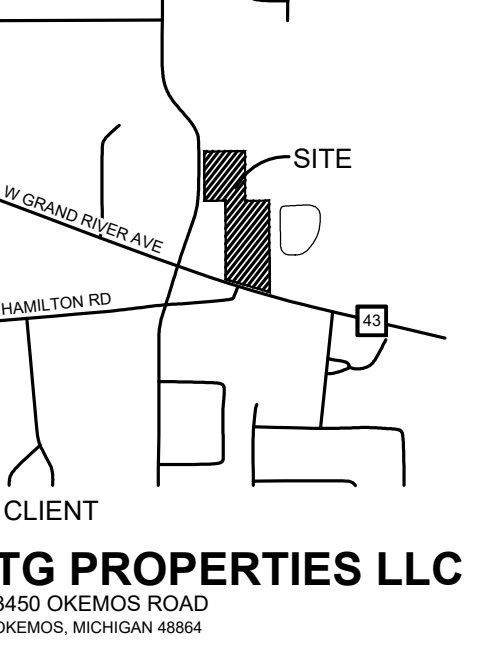
**TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:**

TOPOGRAPHIC SURVEY, INCLUDING, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WAS PROVIDED BY NOVAK & FRAUS ENGINEERS

PEA GROUP WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.



**CAUTION!!**  
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE OR WARRANTY IS MADE AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATION AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



**PROJECT TITLE**  
**TAILGATERS**  
1613, 1622 GRAND RIVER AVENUE  
& CENTRAL PARK AVENUE  
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

**REVISIONS**

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:  
FEBRUARY 27, 2026

DRAWING TITLE  
**TOPOGRAPHIC SURVEY**

PEA JOB NO. 25-1290  
P.M. BW  
D.N. BA  
DES. BA  
DRAWING NUMBER:

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD
C1	150.57' (R-T/M)	5729.65' (R-T/M)	01°30'20" (R-T/M)	N74°39'55"W 150.56' (R-T) S74°38'28"E 150.54' (M)
C2	221.68' (R-T/M)	5729.65' (R-T/M)	02°13'00" (R-T/M)	N72°48'15"W 221.66' (R-T) S72°46'48"E 221.67' (M)
C3	372.23' (M)	5729.65' (M)	03°43'20" (M)	N73°31'57"W 372.16' (M)
C4	16.71' (R-T) 16.71' (R-VD) 16.87' (M)	395.00' (R-T) 395.00' (R-VD) 395.00' (M)	02°25'26" (R-T) 02°26'50" (M)	N01°12'44"E (R-VD/R-T) 16.71' (R-T) N01°15'01"E 16.87' (M)
C5	23.97' (R-T/R-VD) 23.81' (M)	395.00' (R-T) 395.00' (R-VD) 395.00' (M)	03°28'39" (R-T) 03°27'14" (M)	N01°44'19"W 23.97' (R-T/R-VD) N01°42'01"W 23.81' (M)

S:\PROJECTS\2025\25-1290\25-1290-001-SPECIAL\_LAND\_JOB\1-C-1\TOPO-25-1290.dwg PLOT DATE: 2/27/2026 5:03 PM BR: Brittany Allen

CENTER OF SECTION  
SEC. 22, T4N, R1W

**NOT FOR CONSTRUCTION**

**C-1.0**





**NATURAL FEATURES IMPACT STATEMENT:**

THE FOLLOWING NATURAL FEATURES ARE PRESENT ON THE SITE OR WITHIN 100' OF THE SITE:

**WETLANDS:**

THERE ARE 6 SMALL WETLAND AREAS LOCATED ON-SITE. DUE TO WETLAND AREAS "A", "B" AND "C" BEING GREATER THAN 500 FEET FROM THE POND EAST OF THE PARCEL AND THEIR SIZES, THEY ARE UNREGULATED BY THE STATE AND TOWNSHIP. WETLAND AREAS "D", "E" AND "F" ARE LOCATED WITHIN 500' OF THE POND AND ARE REGULATED. CONSTRUCTION ACTIVITY ON-SITE WILL NOT AFFECT ANY ON-SITE WETLANDS. WETLANDS ARE SHOWN PER NATURAL FEATURES ASSESSMENT PREPARED BY MARK WETLANDS LLC, DATED 9/24/18

THERE IS A REGIONAL STORM WATER POND ADJACENT TO THE SITE LOCATED APPROXIMATELY 25 FEET EAST OF THE PROPERTY LINE. THE STORM WATER HAS HISTORICALLY AND WILL CONTINUE TO FLOW INTO IT. THE PROPOSED DEVELOPMENT WILL DETAIN STORM WATER ON-SITE WITH THE REGIONAL DETENTION POND BEING THE ULTIMATE DISCHARGE POINT.

WATER QUALITY WILL BE PRESERVED WITH ALL REQUIRED STORM WATER AND SESS MEASURES PROVIDED AS WELL AS PLANTINGS WHICH ARE PROPOSED EXTENSIVELY FOR ANY DISTURBED AREA ON THE PROPERTY. THESE PLANTINGS ALONG WITH THE NATURAL UNDISTURBED PLANTINGS WITHIN THE SITE.

STEEP SLOPES > 20% APPROXIMATELY 0.07 ACRES (SEE SHADED AREA) OF STEEP SLOPES EXIST ON-SITE IN ISOLATED AREAS.

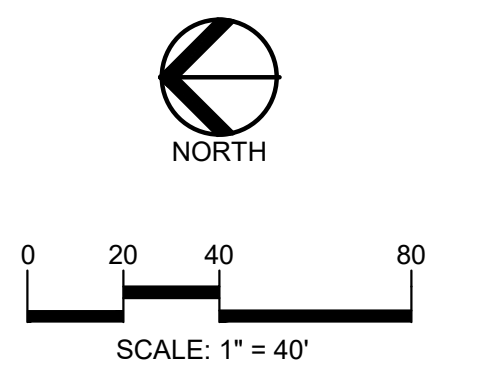
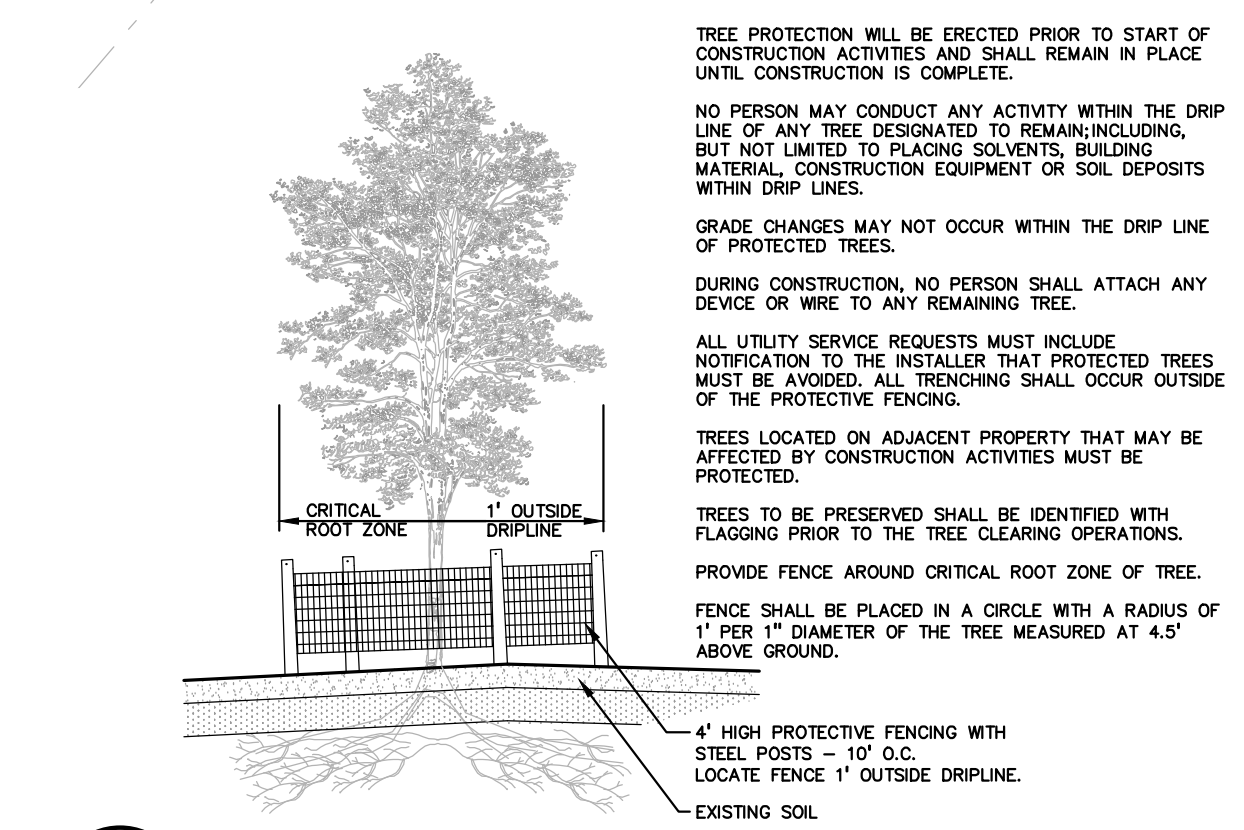
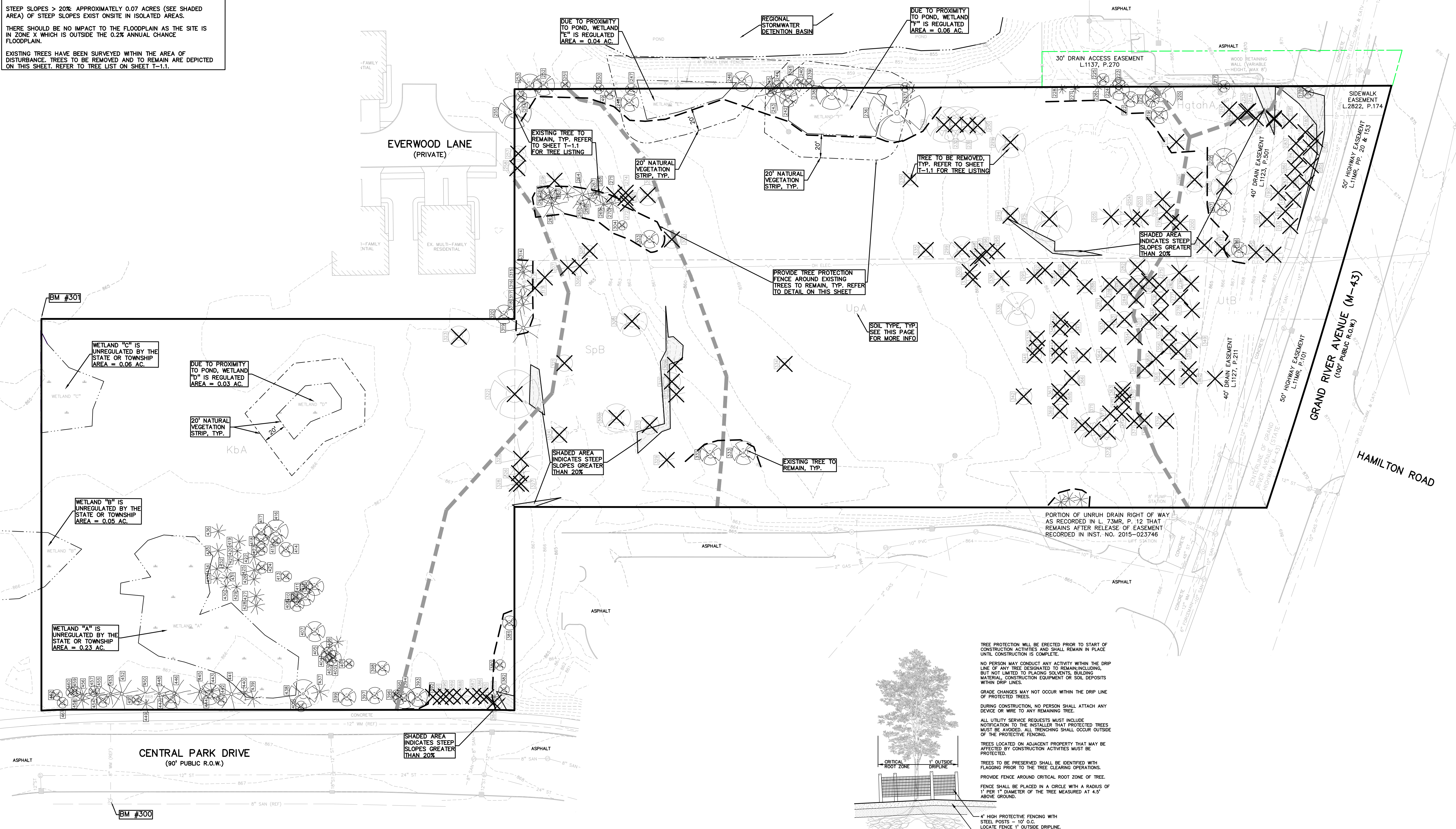
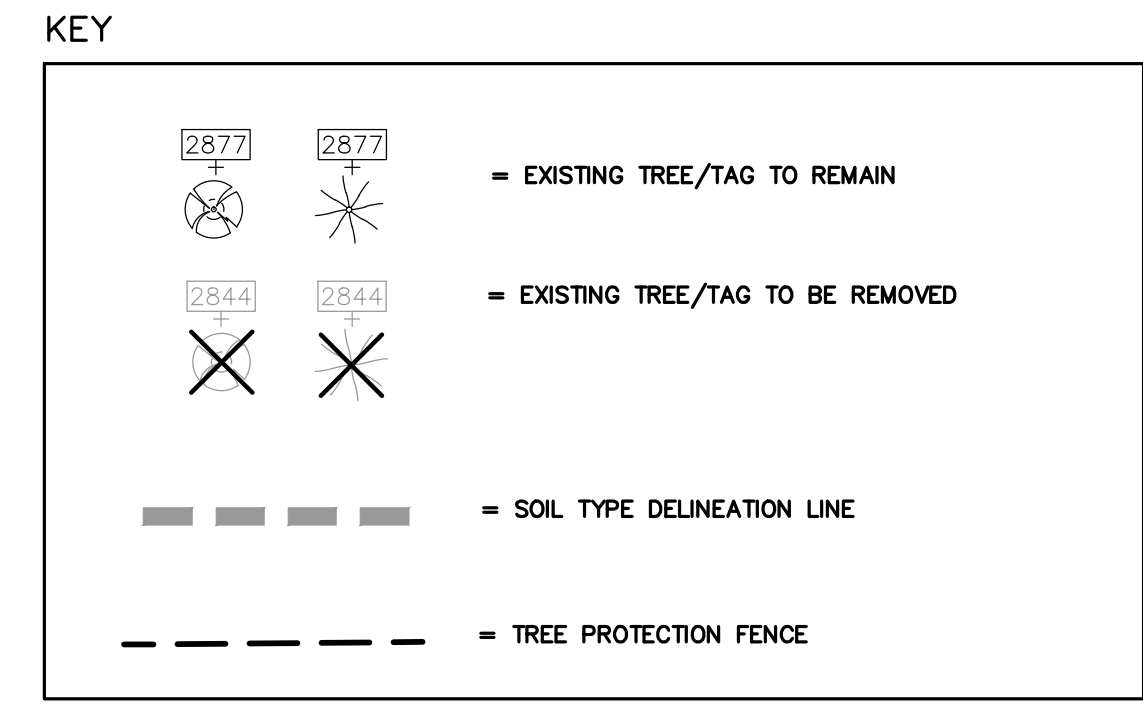
THERE SHOULD BE NO IMPACT TO THE FLOODPLAIN AS THE SITE IS IN ZONE X WHICH IS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

EXISTING TREES HAVE BEEN SURVEYED WITHIN THE AREA OF DISTURBANCE. TREES TO BE REMOVED AND TO REMAIN ARE DEPICTED ON THIS SHEET. REFER TO TREE LIST ON T-1.1.

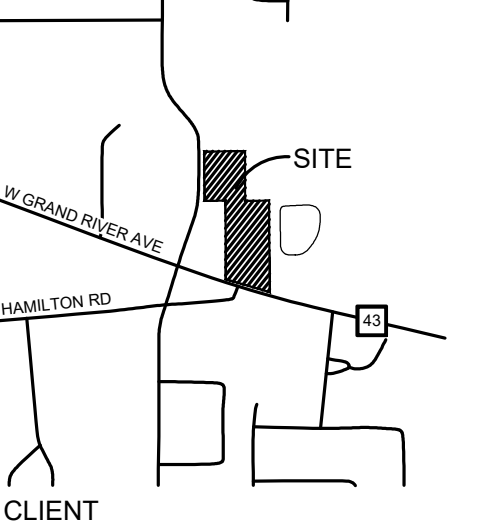
**SITE SOILS INFORMATION:**

ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR INGHAM COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES AND THE PERCENTAGE PRESENT:

0.5% HgtahA - HOUGHTON MUD, 0 TO 1 PERCENT SLOPES (HYDRO GROUP D)  
 35.8% KbA - KIBBE LOAM, 0 TO 3 PERCENT SLOPES (HYDRO GROUP B/D)  
 17.0% SpB - SPINKS LOAMY SAND, 0 TO 6 PERCENT SLOPES (HYDRO GROUP A)  
 29.7% UpA - URBAN LAND - CAPAC - COLWOOD COMPLEX, 2 TO 12 PERCENT SLOPES (HYDRO GROUP C/D)  
 17.0% UH8 - URBAN LAND - MARLETTE COMPLEX, 2 TO 12 PERCENT SLOPES (HYDRO GROUP C)



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**PROJECT TITLE**  
**TAILGATERS**  
 1613, 1622 GRAND RIVER AVENUE  
 & CENTRAL PARK AVENUE  
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

**REVISIONS**

NO.	DESCRIPTION

**ORIGINAL ISSUE DATE:**  
 FEBRUARY 27, 2026

**DRAWING TITLE**  
**TREE AND NATURAL FEATURE PLAN**

PEA JOB NO.	25-1290
P.M.	BW
DN	BA
DES.	BA
DRAWING NUMBER:	T-1.0

**NOT FOR CONSTRUCTION**

S:\PROJECTS\2025\25-1290 TAILGATERS - MERIDIAN TRIP\DWG\LAND\_LAYOUT\T-1.0 TREE AND NATURAL FEATURES-25-1290.dwg PLOT DATE: 2/25/2026 5:03 PM BPE:Brittany Allen

