



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
February 19, 2025 6:30 pm

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. January 15, 2025
4. COMMUNICATIONS
5. UNFINISHED BUSINESS
 - A. **ZBA CASE NO.: 24-11 (Grand Reserve), Mayberry Homes, 1650 Kendale Blvd. #200, East Lansing, MI 48823**
LOCATION: 4805 N. Powell Meadow Lane, 4700 Everwood Lane & 1542, 1536, 1518, 1516 Woodland Way
PARCEL ID: 22-276-010
ZONING DISTRICT: RD (Multiple Family, 8 d/u per acre)
The variances requested are to allow decks to encroach into the wetland setback.
6. NEW BUSINESS
7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

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

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

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING ZONING BOARD OF APPEALS 2025
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
Wednesday, January 15, 6:30 pm

PRESENT: Chair Mansour, Vice-Chair Koenig, Member Brooks, Member Trezise

ABSENT: None

STAFF: Associate Planner Chapman

1. CALL MEETING TO ORDER

Chair Mansour called the January 15th, 2025, regular meeting for the Meridian Township Zoning Board of Appeals to order at 6:30 pm. Chair Mansour called the roll of the Board. All members present.

2. APPROVAL OF THE AGENDA

Chair Mansour moved to approve the agenda for the January 15th, 2025, regular meeting for the Meridian Township Zoning Board of Appeals. Seconded by Member Trezise.

ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Members Brooks, Trezise
NAYS: None
Motion carried: 4-0

3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES

Member Trezise moved to approve the minutes from the December 18th, 2024, regular meeting for the Meridian Township Zoning Board of Appeals with correction. Seconded by Member Brooks.

ROLL CALL VOTE YEAS: Chair Mansour, Vice-Chair Koenig, Members Brooks, Trezise
NAYS: None
Motion carried: 4-0

4. COMMUNICATIONS

NONE

5. UNFINISHED BUSINESS

A. **ZBA CASE NO. 24-11 (Grand Reserve), Mayberry Homes, 1650 Kendale Blvd. #200, East Lansing MI 48823**

LOCATION: 4700 Everwood Lane & 1542, 1536, 1518, 1516 Woodland Way
PARCEL ID: 22-276-010
ZONING DISTRICT: RD (Multiple Family, 8 d/u per acre)

The variances requested are to allow decks to encroach into the wetland setback.

Member Trezise moved to remove from table ZBA Case No. 24-11 (Grand Reserve) to open it back up for discussion. Seconded by Vice-chair Koenig

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

NAYS: None

Associate Planner Chapman outlined the discussion that has occurred to date.

Joe Schroeder, applicant, provided an explanation for the request. He added that his company would be willing to hand dig the posts in the buffer area.

Raji Uppal, project manager for the applicant, provided some background information for the project. He noted that the project has been a multi-year project and some regulations have changed as time has passed.

Chair Mansour asked if any adjustments had been made to the application since the last time it was presented, noting that the case had been tabled to allow the applicants to make adjustments. The applicant indicated that they had not, but provided more information about the request.

Member Trezise noted that the original site plan was approved with the decks on the sides of the buildings which makes it difficult to apply the review criteria to this variance request.

Chair Mansour made suggestions that could be made to the plans without variances being necessary.

Vice-chair Koenig recommended that the developer revise the site plan to make it consistent with the developer's verbal comments. Trustee Trezise concurred, noting that an updated site plan would make it easier to make sure all of the variances can be addressed at the same time.

After discussing the criteria, Chair Mansour indicated that she would like to see that the applicant has taken action based on the Zoning Board's recommendations before the Zoning Board takes action.

Chair Mansour summarized the recommendations, stating fewer incursions would make this more palatable. Other members concurred.

Vice-Chair Koenig moved to postpone ZBA Case No. 24-11 (Grand Reserve) until the next meeting. Seconded by Member Trezise.

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

NAYS: None

Motion carried: 4-0

6. NEW BUSINESS

A. **ZBA CASE NO. 25-01 (Playmakers Inc.), 2299 West Grand River Avenue, Okemos, MI 48864**

LOCATION: 5691 & 5707 & Unaddressed property on School St.

PARCEL ID: 10-432-004, -005, -006

ZONING DISTRICT: C-2 (Commercial)

The variance requested is to extend the existing off-street and delivery area on a subject site consisting of three properties on School Street.

Associate Planner Chapman outlined the request.

Andy Marsh, applicant, provided more information and background about the variance request, noting that safety is the biggest concern with the current delivery area.

Vice-chair Koenig asked if the semi-trucks would be turning around. Mr. Marsh explained the traffic pattern.

Associate Planner Chapman noted an error and stated that the buffer would be 9.8 feet not zero, making the variance request 10.2 feet.

Member Trezise asked for an explanation of the setback with regards to the drive. Associate Planner Chapman stated that the proposed new pavement to the south of the drive would ordinarily require a 20' parking lot buffer.

Member Brooks asked how the variance would affect the sidewalk. Associate Planner Chapman stated that the proposed drive would not affect the sidewalk.

Chair Mansour stated that the request meets criteria one.

Chair Mansour stated that the request meets criteria two.

Chair Mansour stated that the request meets criteria three.

Chair Mansour stated that the request meets criteria four.

Chair Mansour stated that the request meets criteria five.

Chair Mansour moved to approve ZBA Case No. 25-01 (Playmakers Inc.) at 10.2 foot variance as noted by staff. Seconded by Member Trezise.

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

NAYS: None

Motion carried: 4-0

7. OTHER BUSINESS

A. Election of 2025 Officers

Vice-chair Koenig moved to nominate Member Mansour to be Chair for the 2025 Zoning Year. Supported by Member Trezise. Chair Mansour accepted.

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

NAYS: None

Motion carried: 4-0

Member Trezise moved to nominate Member Koenig to be Vice-Chair for the 2025 Zoning Year. Supported by Member Brooks. Vice-Chair Koenig accepted.

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

NAYS: None

Motion carried: 4-0

8. PUBLIC REMARKS

NONE

9. BOARD MEMBER COMMENTS

Member Trezise thanked Members for their thoughtful discussion. Chair Mansour concurred.

Vice-Chair Koenig complimented Chair Mansour on her conduct of meetings and moderating discussions.

10. ADJOURNMENT

Chair Mansour adjourned the January 15th, 2025 regular meeting for the Meridian Township Zoning Board of Appeals. Approved unanimously.

Meeting adjourned at 8:28 pm.



To: Zoning Board of Appeals
From: Keith Chapman, Associate Planner
Date: February 13, 2025
Re: ZBA Case No. #24-11 (Grand Reserve)

ZBA CASE NO.: 24-11 (Grand Reserve), Mayberry Homes, 1650 Kendale Blvd. #200, East Lansing, MI 48823
LOCATION: 4805 N. Powell Meadows Lane, 4700 Everwood Lane & 1542, 1536, 1518, 1516 Woodland Way
PARCEL ID: 22-276-010
ZONING DISTRICT: RD (Multiple Family, 8 d/u per acre)

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

- Section 86-471(b)(1), all structures and grading activities shall be setback from the edge of a water feature as follows: Wetlands regulated by the Township, the state, or by federal law equal to or greater than two acres in area; 40 feet.

Mayberry Homes, the applicant, has requested a variance to construct decks that encroach into the wetland setback at 4805 N. Powell Meadows Lane, 4700 Everwood Lane & 1542, 1536, 1518, 1516 Woodland Way. At the December 18th Zoning Board of Appeals Meeting the request was Tabled to a future meeting so DTN can weigh in on the request. The request was postponed at the January 15, 2025 meeting so the plans could be revised. The applicant has submitted new plot plans that show the changes as follows:

Unit	Variance request	Revised request
23	2.58'	Compliant
50	5.62'	4.05'
51	6.15'	4.03'
53	7.47'	2.55'
59	4.81'	3.86'
60	3.48'	2.53'

Attachments

1. December 18, 2024 Packet Contents
2. Updated plot plans

PLOT PLAN

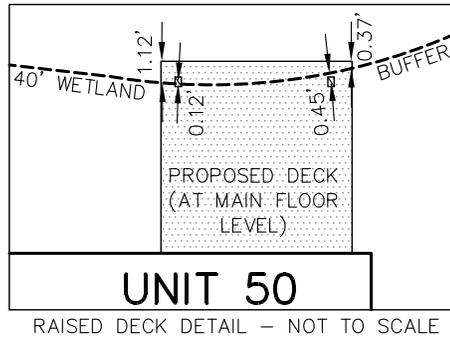
For:
 Mayberry Homes
 1650 Kendale Blvd., Suite 200
 East Lansing, MI 48823

Survey Address:
 1544 & 1542 Woodland Way
 Okemos, MI 48864

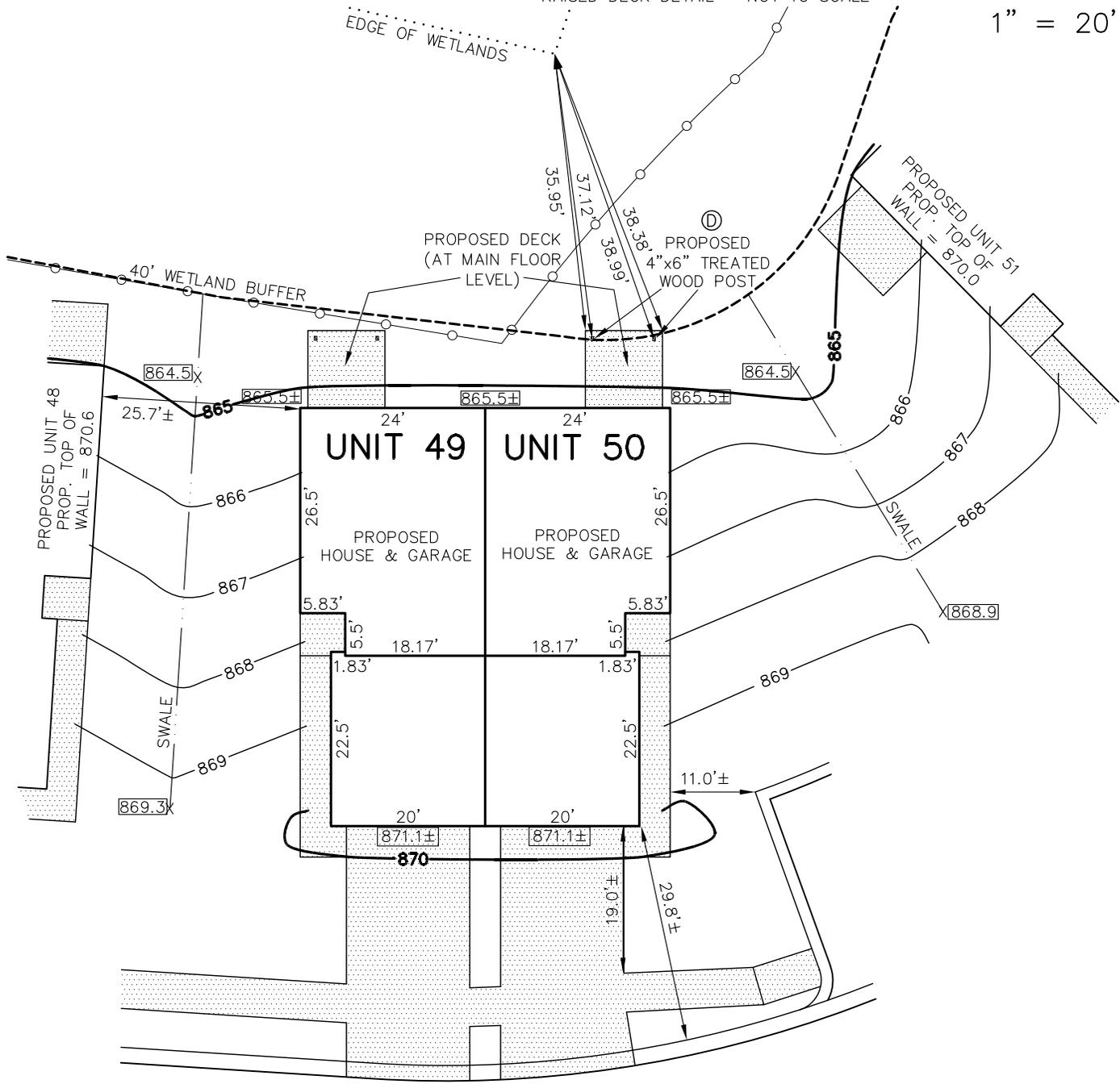
Legal Description (as provided): Units 49-50, Grand Reserve Residential Development, Meridian Township, Ingham County, Michigan.

NOTES:

1. A UNIT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
2. ALL EASEMENTS MAY NOT BE SHOWN.
3. ALL ELEVATIONS ARE NAVD 88.



1" = 20'



WOODLAND WAY

PROPOSED TOP OF BASEMENT WALL = 871.8±
 PROPOSED LOWEST OPENING = 867.1± (LOOK-OUT)

PROPOSED TOP OF BASEMENT FLOOR = 863.8±
 PROPOSED FINISH GARAGE FLOOR = 871.1±

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

- R = Recorded Dimension
- x = Existing Elevation
- = Silt Fence
- D = Surface Drainage
- = Deed Line
- [800.00] = Proposed Finish Grade
- = Distance Not to Scale
- [] = Deck, Porch, Sidewalk, & Patio Areas

KEBS, INC. KYES ENGINEERING
 BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
 PH. 269-781-9800 FAX. 269-781-9805

PRELIMINARY

DANE B. PASCOE
 PROFESSIONAL SURVEYOR

DATE
 No. 54434

DRAWN BY SLH	SECTION 22, T4N, R1W
FIELD WORK BY —	JOB NUMBER:
SHEET 1 OF 1	103187.HSE-VARIANCE

PLOT PLAN

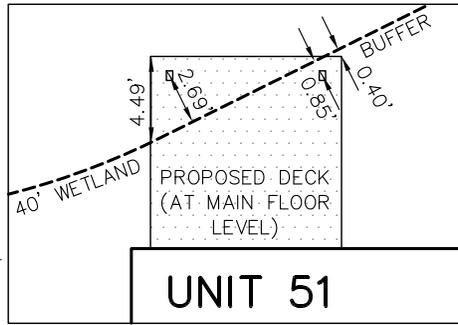
For:
 Mayberry Homes
 1650 Kendale Blvd., Suite 200
 East Lansing, MI 48823

Survey Address:
 1536 & 1534 Woodland Way
 Okemos, MI 48864

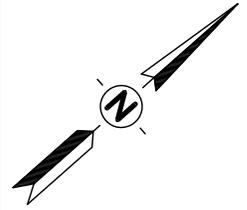
Legal Description (as provided): Units 51-52, Grand Reserve Residential Development, Meridian Township, Ingham County, Michigan.

NOTES:

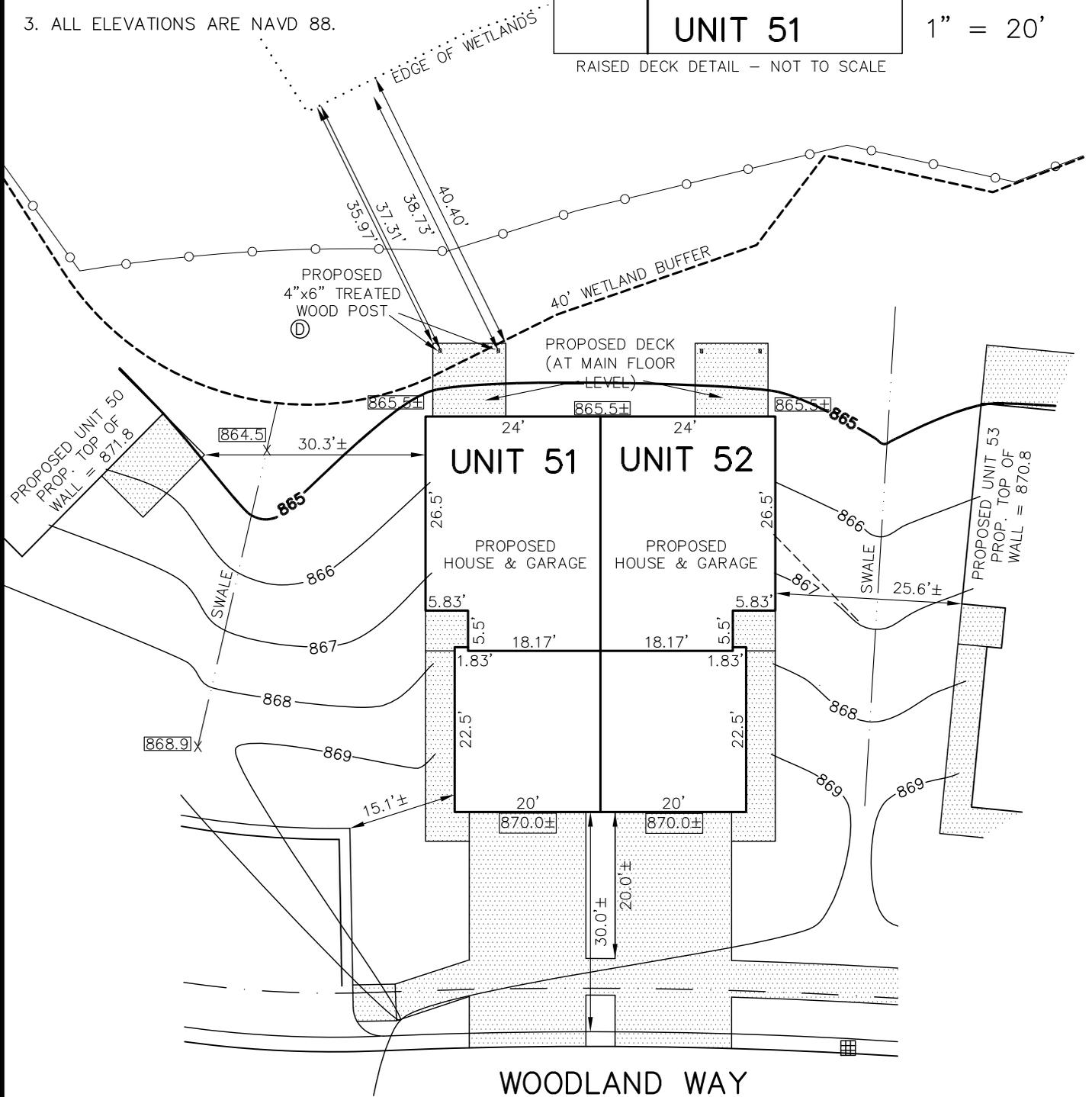
1. A UNIT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
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RAISED DECK DETAIL - NOT TO SCALE



1" = 20'



WOODLAND WAY

PROPOSED TOP OF BASEMENT WALL = 870.7±
 PROPOSED LOWEST OPENING = 866.0± (LOOK-OUT)

PROPOSED TOP OF BASEMENT FLOOR = 862.7±
 PROPOSED FINISH GARAGE FLOOR = 870.0±

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

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- = Deed Line [800.00] = Proposed Finish Grade
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13432 PRESTON DRIVE, MARSHALL, MI 49068
 PH. 269-781-9800 FAX. 269-781-9805

PRELIMINARY

ERICK R. FRIESTROM DATE
 PROFESSIONAL SURVEYOR NO. 53497

DRAWN BY SLH	SECTION 22, T4N, R1W
FIELD WORK BY —	JOB NUMBER:
SHEET 1 OF 1	103188.HSE-VARIANCE

PLOT PLAN

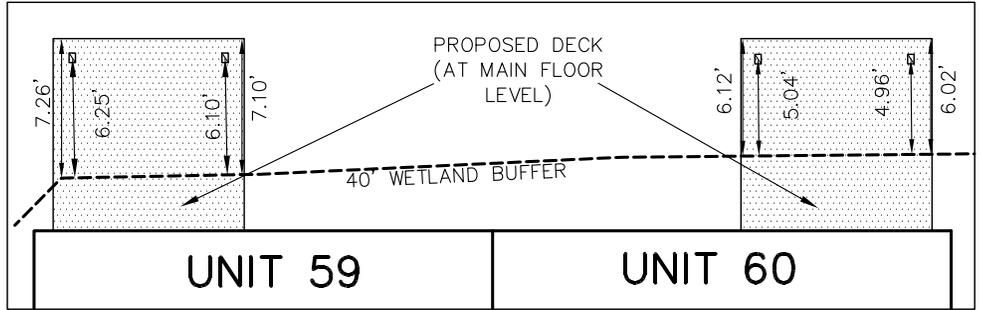
For:
 Mayberry Homes
 1650 Kendale Blvd., Suite 200
 East Lansing, MI 48823

Survey Address:
 1518 & 1516 Woodland Way
 Okemos, MI 48864

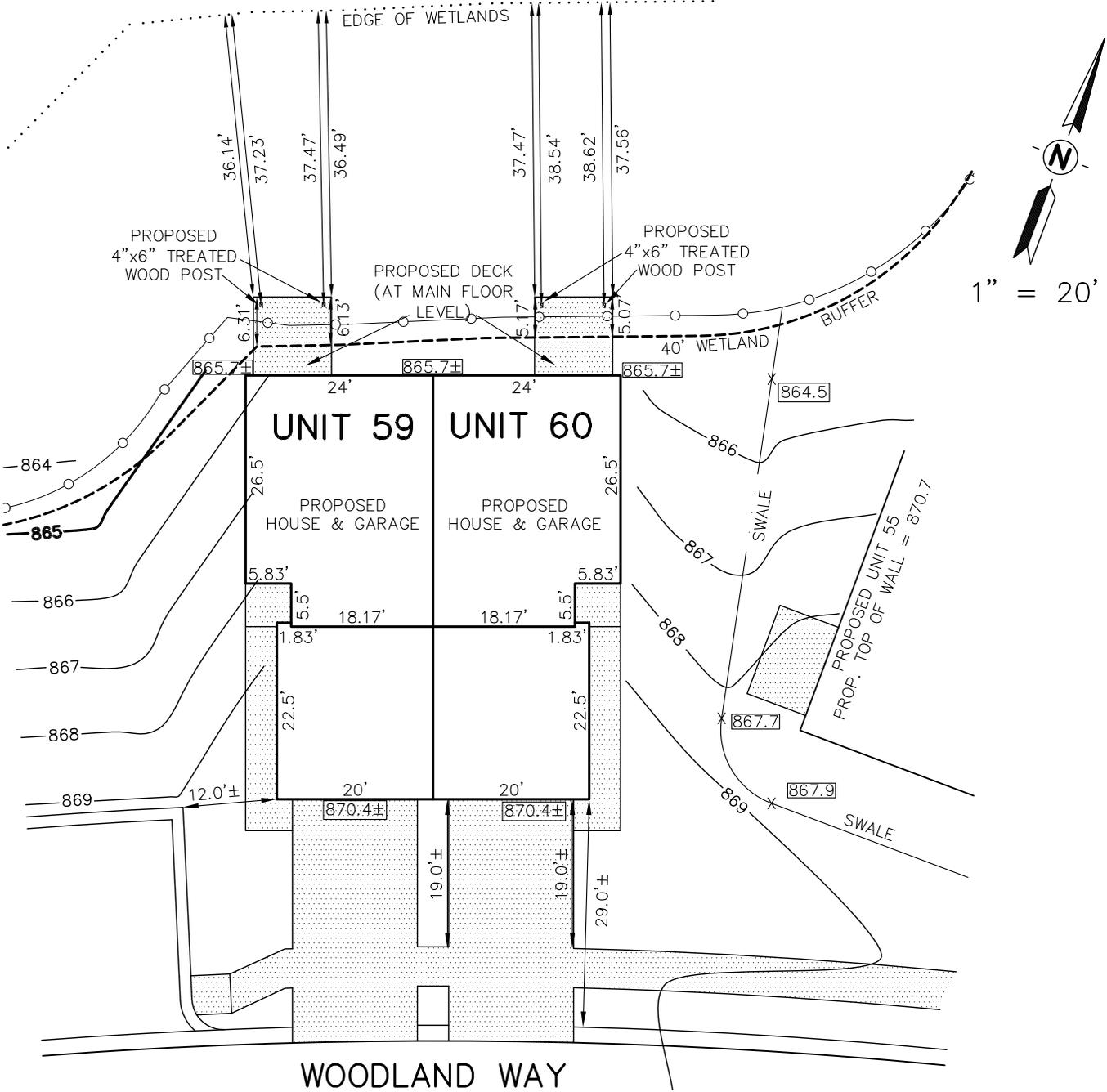
Legal Description (as provided): Units 59-60, Grand Reserve Residential Development, Meridian Township, Ingham County, Michigan.

NOTES:

1. A UNIT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
2. ALL EASEMENTS MAY NOT BE SHOWN.
3. ALL ELEVATIONS ARE NAVD 88.



RAISED DECK DETAIL - NOT TO SCALE



PROPOSED TOP OF BASEMENT WALL = 871.1±
 PROPOSED LOWEST OPENING = 866.4± (LOOK-OUT)

PROPOSED TOP OF BASEMENT FLOOR = 863.1±
 PROPOSED FINISH GARAGE FLOOR = 870.4±

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13432 PRESTON DRIVE, MARSHALL, MI 49068
 PH. 269-781-9800 FAX. 269-781-9805

PRELIMINARY

ERICK R. FRIESTROM DATE
 PROFESSIONAL SURVEYOR NO. 53497

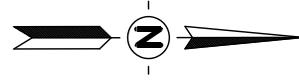
DRAWN BY SLH	SECTION 22, T4N, R1W
FIELD WORK BY —	JOB NUMBER:
SHEET 1 OF 1	103221.HSE-VARIANCE

PLOT PLAN

For:
 Mayberry Homes
 1650 Kendale Blvd., Suite 200
 East Lansing, MI 48823

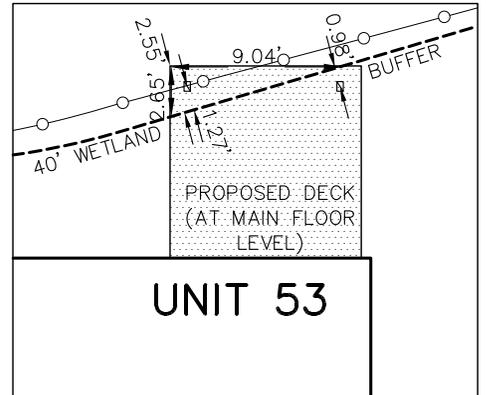
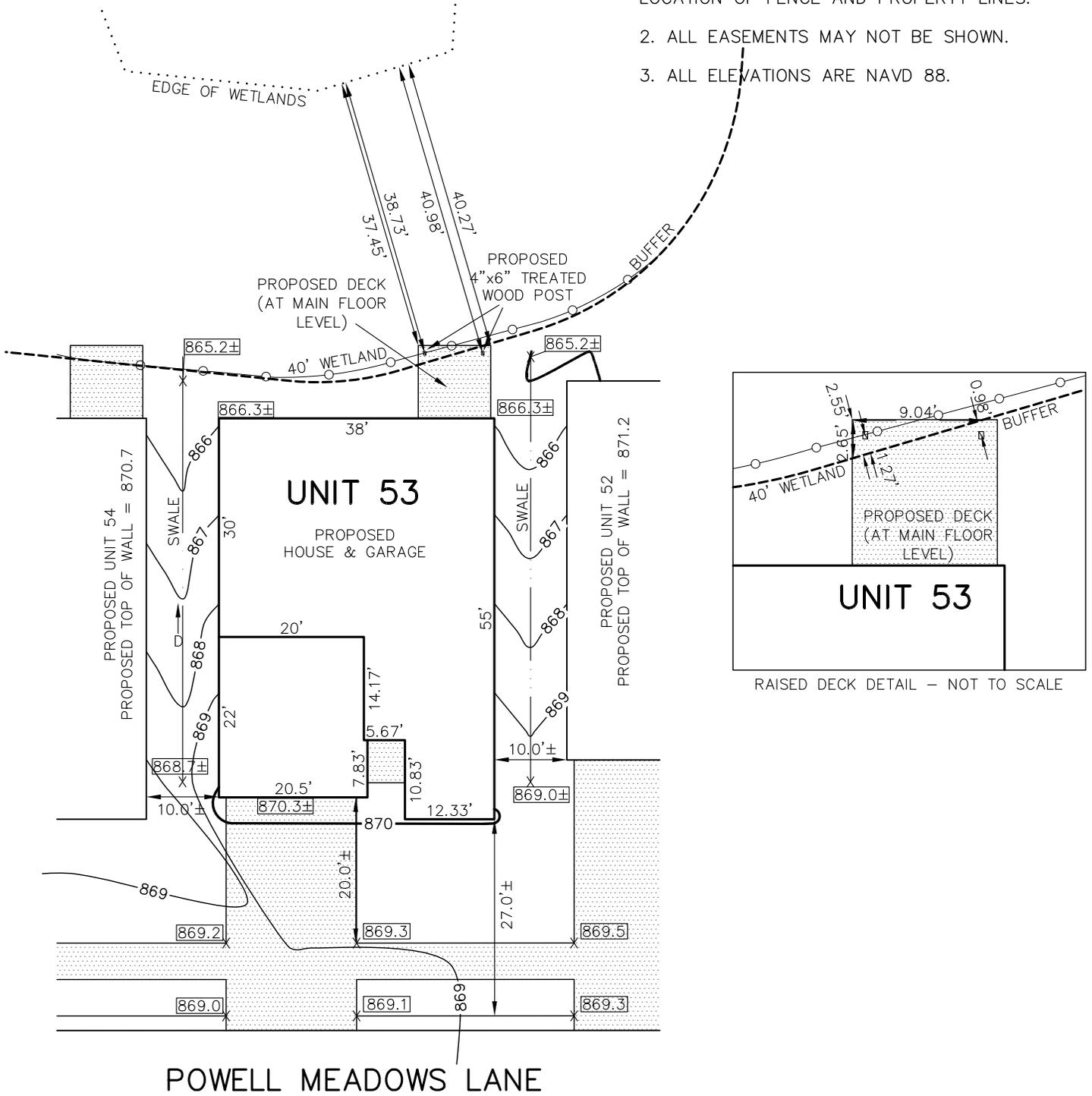
Survey Address:
 4805 N. Powell Meadows Lane
 Okemos, MI 48864

Legal Description (as provided): Unit 53, Grand Reserve Residential Development, Meridian Township, Ingham County, Michigan.



1" = 20'

- NOTES:
1. A UNIT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
 2. ALL EASEMENTS MAY NOT BE SHOWN.
 3. ALL ELEVATIONS ARE NAVD 88.



RAISED DECK DETAIL - NOT TO SCALE

PROPOSED TOP OF BASEMENT WALL = 871.0±
 PROPOSED LOWEST OPENING = 866.3± (LOOK-OUT)

PROPOSED TOP OF BASEMENT FLOOR = 863.0±
 PROPOSED FINISH GARAGE FLOOR = 870.3±

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

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- [] = Deck, Porch, Sidewalk, & Patio Areas



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 BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
 PH. 269-781-9800 FAX. 269-781-9805

PRELIMINARY

ERICK R. FRIESTROM DATE
 PROFESSIONAL SURVEYOR NO. 53497

DRAWN BY	SLH	SECTION	22, T4N, R1W
FIELD WORK BY	—	JOB NUMBER:	103274.HSE-VARIANCE
SHEET	1 OF 1		



To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: December 10, 2024
Re: ZBA Case No. #24-11 (Grand Reserve)

ZBA CASE NO.: 24-11 (Grand Reserve), Mayberry Homes, 1650 Kendale Blvd. #200, East Lansing, MI 48823
LOCATION: 4700 Everwood Lane & 1542, 1536, 1518, 1516 Woodland Way
PARCEL ID: 22-276-010
ZONING DISTRICT: RD (Multiple Family, 8 d/u per acre)

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

- Section 86-471(b)(1), all structures and grading activities shall be setback from the edge of a water feature as follows: Wetlands regulated by the Township, the state, or by federal law equal to or greater than two acres in area; 40 feet.

Mayberry Homes, the applicant, has requested a variance to construct decks that encroach into the wetland setback at 4700 Everwood Lane & 1542, 1536, 1518, 1516 Woodland Way. When complete the site will be a 115-unit residential development, consisting of 60 duplex units and 55 single-family homes. In December of 2022 a variance was approved to allow the construction of a road through the 40-foot wetland setback. The approximate 32.2-acre site is zoned RD (Multiple Family, 8 d/u per acre).

Wetlands on the site were delineated by Voice Environmental Group LLC in 2018. The wetland delineation was updated by Voice Environmental Group LLC in August 2022. A total of nine wetlands are located on the subject property, three of which are regulated by Meridian Township. A fourth wetland, Wetland F, is shown as potentially subject to regulation by the Township. Because the wetland is greater than five acres in size it is regulated by both the State of Michigan and the Township.

The Zoning Ordinance specifies activities that are prohibited within the 20-foot and 40-foot wetland setbacks. The 40-foot wetland setback prohibits any structures or grading. As part of the development the applicant is proposing to add decks that will encroach into the wetland setback on 6 units.

ZBA Case No. 24-11 (Grand Reserve)
Zoning Board of Appeals (December 18, 2024)
Page 2

The following chart summarizes the requests:

Unit	Distance from wetland	Variance request
23	37.42'	2.58'
50	34.38'	5.62'
51	33.85'	6.15'
53	32.53'	7.47'
59	35.19'	4.81'
60	36.52'	3.48'

Attachments

1. Variance application
2. Site location map

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

VARIANCE APPLICATION

A. Applicant Mayberry Homes
Address of Applicant 1650 Kendale Blvd. #200, East Lansing MI 48823
1650 Kendale Blvd. #200, East Lansing MI 48823
Telephone (Work) 517-999-0164 direct Telephone (Home) Joe Cell (517) 896-5858
Fax 517-999-2609 Email address: kristi@mayberryhomes.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 4700 Everwood Lane and 1542, 1536, 1518, 1516 Woodland Way
Zoning district RD Parcel number All Part Of 33-02-02-22-276-010

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

Zoning Ordinance section(s) _____

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

Kristi Smariege Kristi Smariege 11/15/24
Signature of Applicant Print Name Date

Fee: \$350 Received by/Date: [Signature] 11/15/24

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

Signature of Applicant(s) _____
Date

Signature of Applicant(s) _____
Date

VARIANCE APPLICATION SUPPLEMENT

In Grand Reserve there are 5 duplex units and 1 single family unit where the rear deck post(s) extend into the 40' Wetland Buffer Zone. Due to the fact the decks are raised, and are not set directly on the ground they have no impact on the Wetland Buffer Zone, only some of the deck posts will be installed in this Wetland Buffer Zone as follows and per plot plan(s):

Duplex Unit 23 – 1 post 2.69' into Buffer Zone

Duplex Unit 50 – 2 posts – 1.10' and 1.69' into the Buffer Zone respectively

Duplex Unit 51 – 2 posts – 4.81' and 1.92' into the Buffer Zone respectively

Duplex Unit 59 – 2 posts – 6.25' and 6.10' into the Buffer Zone respectively

Duplex Unit 60 - 2 posts – 5.04' and 4.96' into the Buffer Zone respectively

Single Family Unit 53 - 2 posts – 4.58' and 2.23' into the Buffer Zone respectively

Granting this variance will keep the current plan and construction processes streamlined in order to maintain accuracy, uniformity, and efficiency.

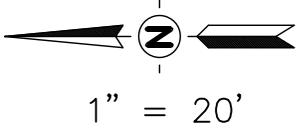
Granting this variance will not adversely affect adjacent land or the essential character in the vicinity of the property as it will keep the entire project uniform. Since the deck posts are only infringing the Buffer Zone, and not the Wetland itself, there would be no adverse environmental impact.

PLOT PLAN

For:
 Mayberry Homes
 1650 Kendale Blvd., Suite 200
 East Lansing, MI 48823

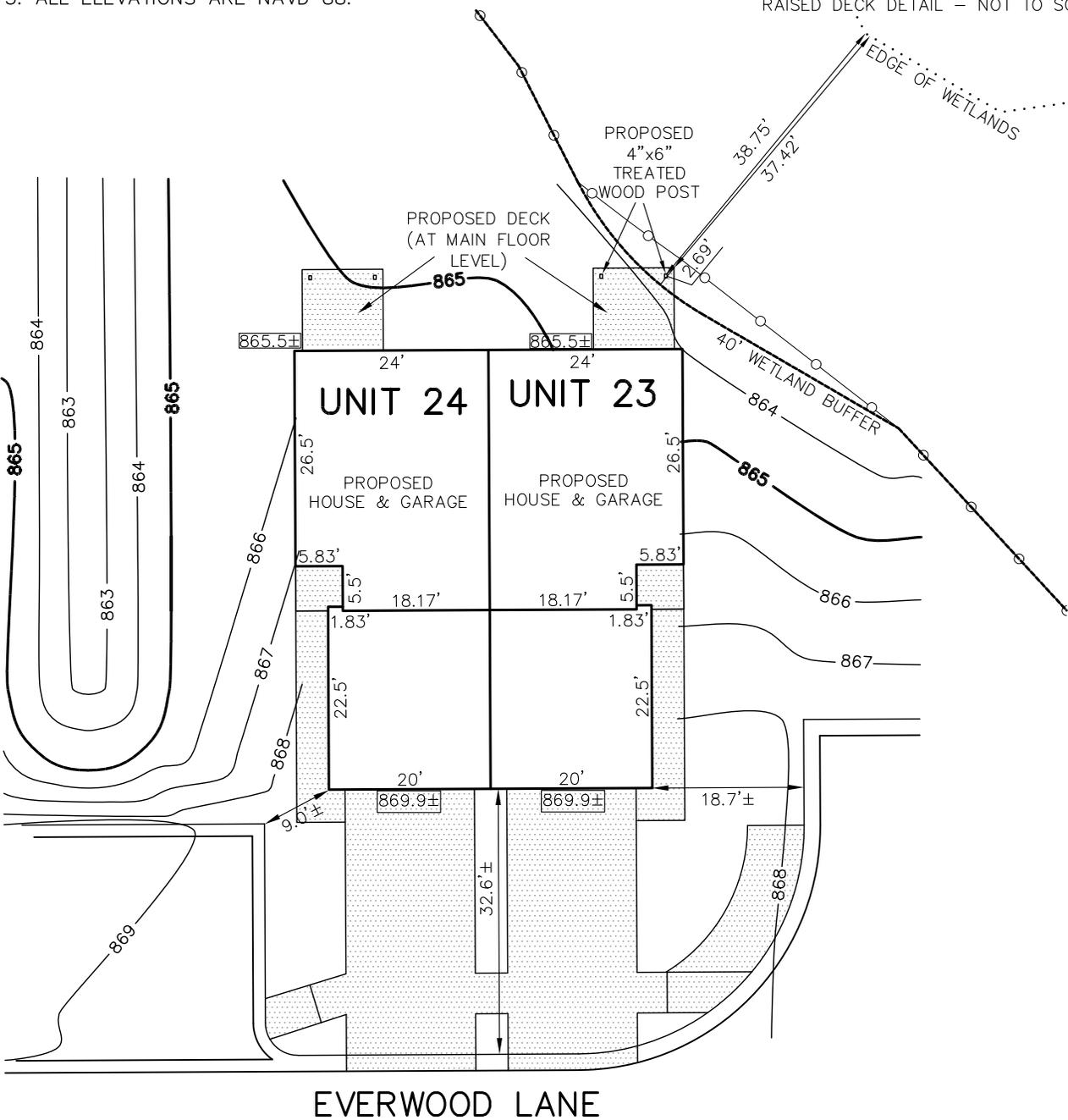
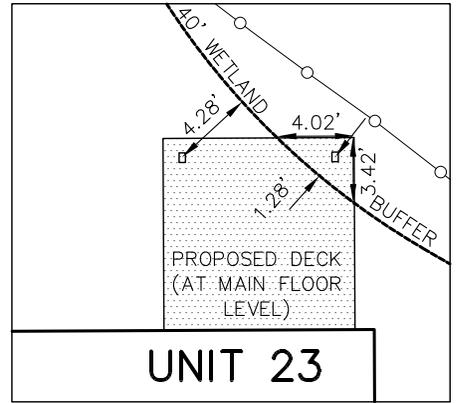
Survey Address:
 4700 & 4702 Everwood Lane
 Okemos, MI 48864

Legal Description (as provided): Units 23-24, Grand Reserve Residential Development, Meridian Township, Ingham County, Michigan.



NOTES:

1. A UNIT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
2. ALL EASEMENTS MAY NOT BE SHOWN.
3. ALL ELEVATIONS ARE NAVD 88.



PROPOSED TOP OF BASEMENT WALL = 870.6±
 PROPOSED LOWEST OPENING = 865.9± (LOOK-OUT)

PROPOSED TOP OF BASEMENT FLOOR = 862.6±
 PROPOSED FINISH GARAGE FLOOR = 869.9±

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- [] = Deck, Porch, Sidewalk, & Patio Areas

KEBS, INC. KYES ENGINEERING
 BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
 PH. 269-781-9800 FAX. 269-781-9805

PRELIMINARY

ERICK R. FRIESTROM DATE
 PROFESSIONAL SURVEYOR NO. 53497

DRAWN BY SLH	SECTION 22, T4N, R1W
FIELD WORK BY —	JOB NUMBER:
SHEET 1 OF 1	103174.HSE-VARIANCE

PLOT PLAN

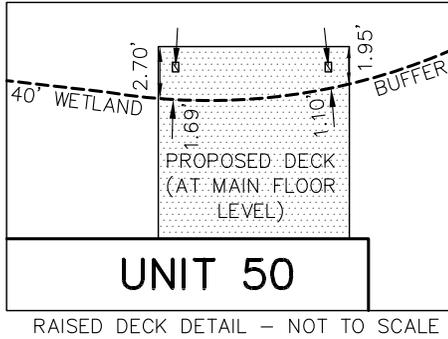
For:
 Mayberry Homes
 1650 Kendale Blvd., Suite 200
 East Lansing, MI 48823

Survey Address:
 1544 & 1542 Woodland Way
 Okemos, MI 48864

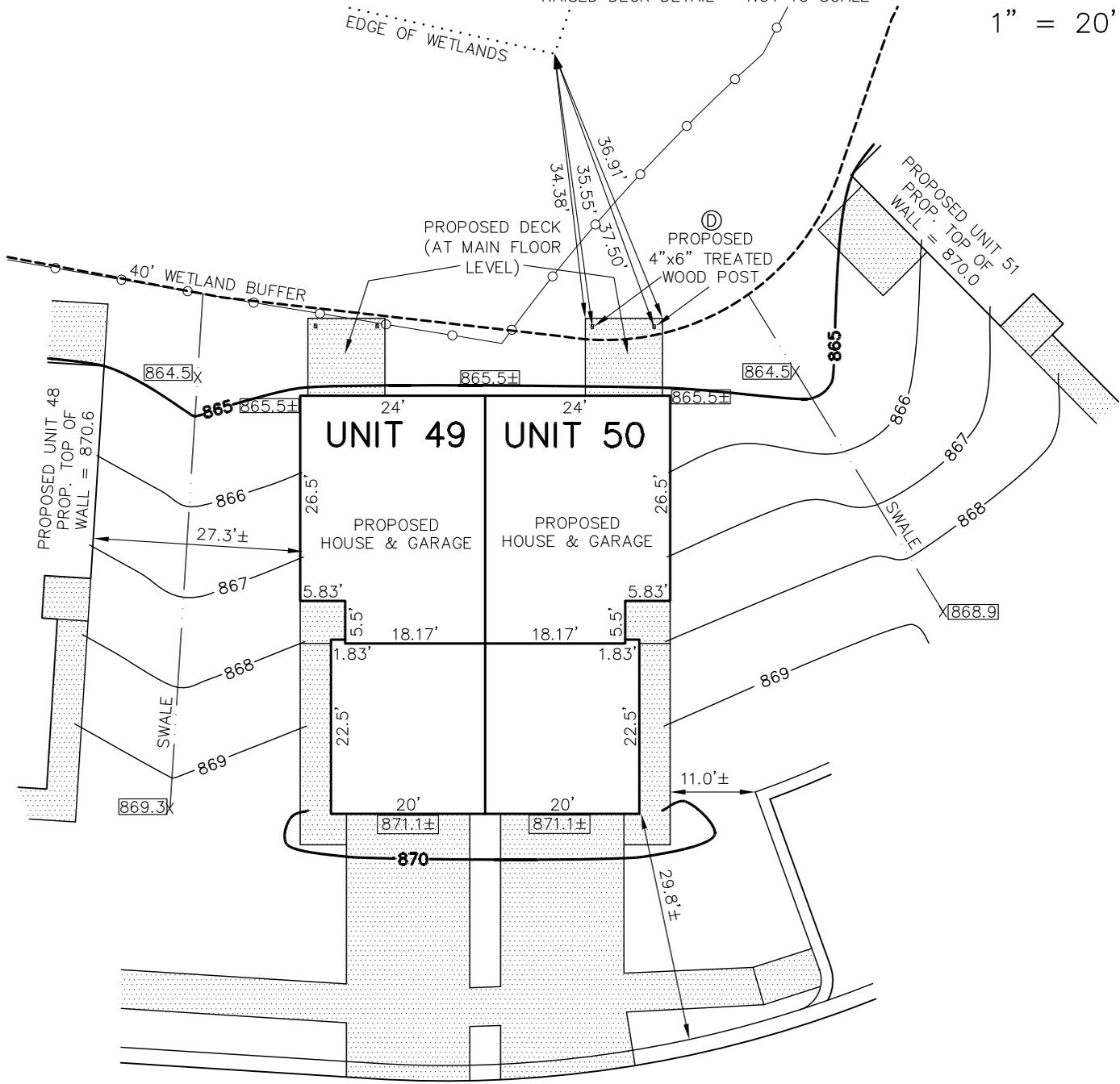
Legal Description (as provided): Units 49-50, Grand Reserve Residential Development, Meridian Township, Ingham County, Michigan.

NOTES:

1. A UNIT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
2. ALL EASEMENTS MAY NOT BE SHOWN.
3. ALL ELEVATIONS ARE NAVD 88.



1" = 20'



WOODLAND WAY

PROPOSED TOP OF BASEMENT WALL = 871.8±
 PROPOSED LOWEST OPENING = 867.1± (LOOK-OUT)

PROPOSED TOP OF BASEMENT FLOOR = 863.8±
 PROPOSED FINISH GARAGE FLOOR = 871.1±

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

- R = Recorded Dimension
- x = Existing Elevation
- = Silt Fence
- D = Surface Drainage
- = Deed Line
- [800.00] = Proposed Finish Grade
- = Distance Not to Scale
- [] = Deck, Porch, Sidewalk, & Patio Areas

KEBS, INC. KYES ENGINEERING
 BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
 PH. 269-781-9800 FAX. 269-781-9805

PRELIMINARY

DANE B. PASCOE
 PROFESSIONAL SURVEYOR

DATE
 No. 54434

DRAWN BY SLH	SECTION 22, T4N, R1W
FIELD WORK BY —	JOB NUMBER:
SHEET 1 OF 1	103187.HSE-VARIANCE

PLOT PLAN

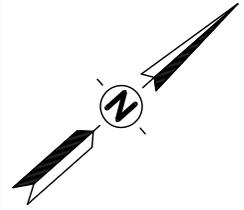
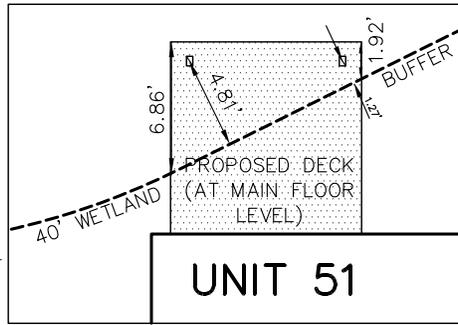
For:
 Mayberry Homes
 1650 Kendale Blvd., Suite 200
 East Lansing, MI 48823

Survey Address:
 1536 & 1534 Woodland Way
 Okemos, MI 48864

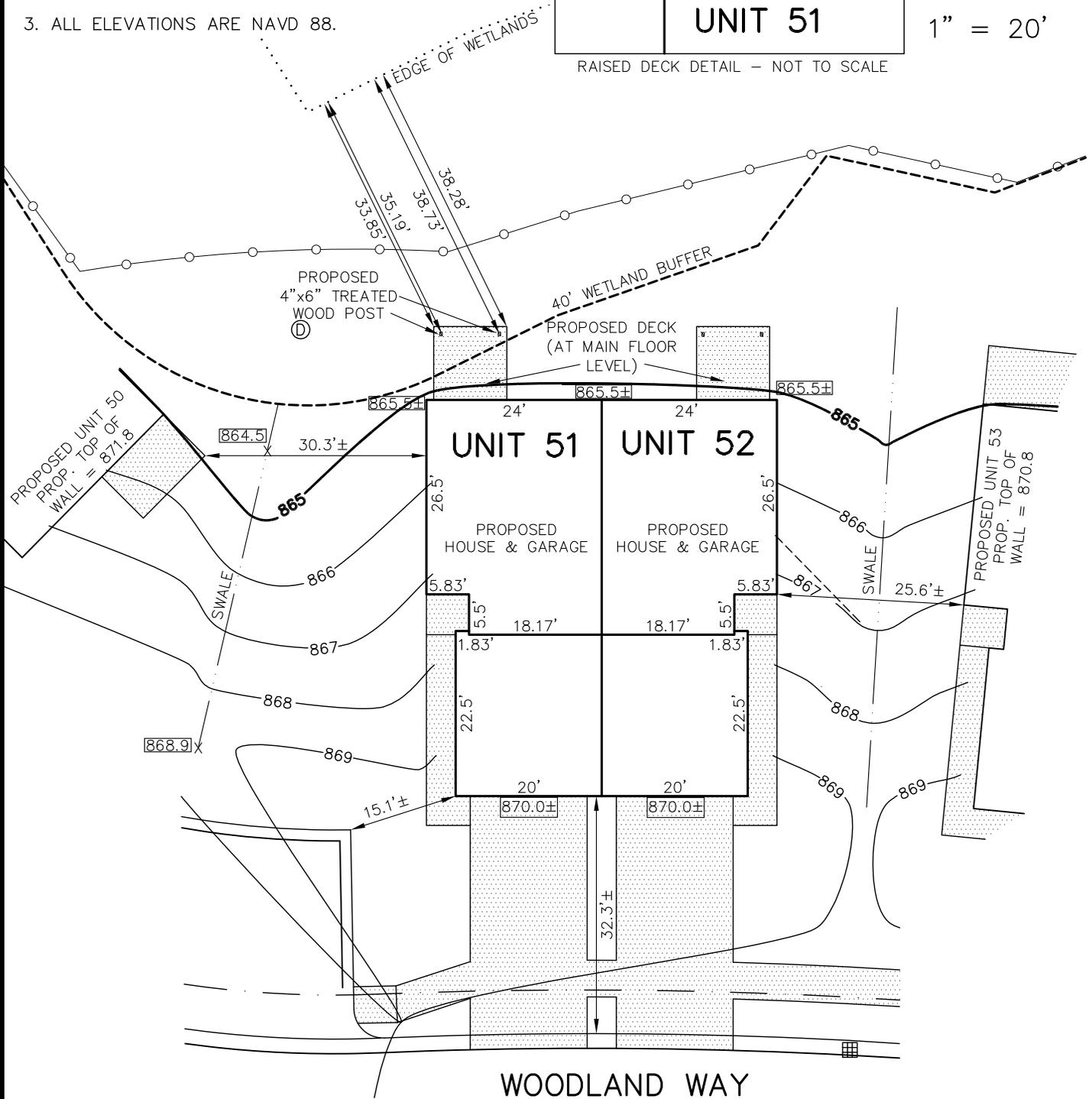
Legal Description (as provided): Units 51-52, Grand Reserve Residential Development, Meridian Township, Ingham County, Michigan.

NOTES:

1. A UNIT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
2. ALL EASEMENTS MAY NOT BE SHOWN.
3. ALL ELEVATIONS ARE NAVD 88.



1" = 20'



WOODLAND WAY

PROPOSED TOP OF BASEMENT WALL = 870.7±
 PROPOSED LOWEST OPENING = 866.0± (LOOK-OUT)

PROPOSED TOP OF BASEMENT FLOOR = 862.7±
 PROPOSED FINISH GARAGE FLOOR = 870.0±

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

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- D = Surface Drainage
- = Deed Line
- 800.00 = Proposed Finish Grade
- = Distance Not to Scale
- ▨ = Deck, Porch, Sidewalk, & Patio Areas



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 PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
 PH. 269-781-9800 FAX. 269-781-9805

PRELIMINARY

ERICK R. FRIESTROM DATE
 PROFESSIONAL SURVEYOR NO. 53497

DRAWN BY	SLH	SECTION	22, T4N, R1W
FIELD WORK BY	—	JOB NUMBER:	103188.HSE-VARIANCE
SHEET	1 OF 1		

PLOT PLAN

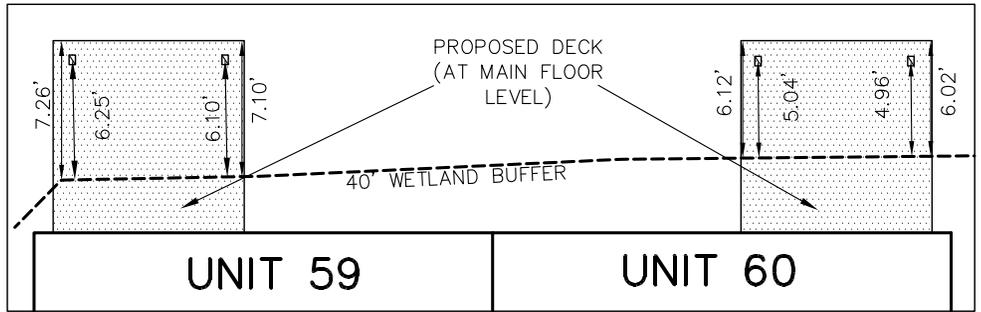
For:
 Mayberry Homes
 1650 Kendale Blvd., Suite 200
 East Lansing, MI 48823

Survey Address:
 1518 & 1516 Woodland Way
 Okemos, MI 48864

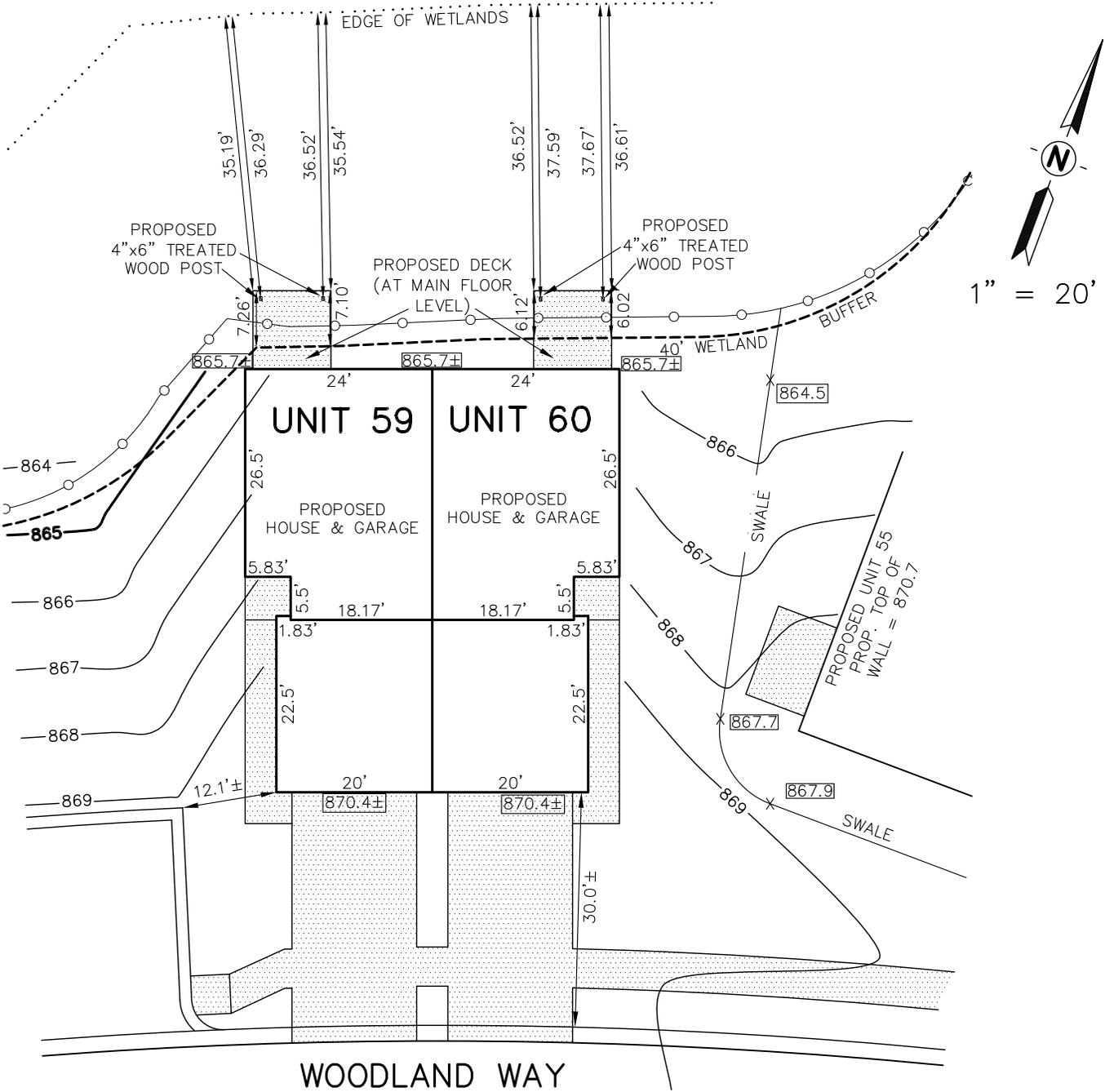
Legal Description (as provided): Units 59-60, Grand Reserve Residential Development, Meridian Township, Ingham County, Michigan.

NOTES:

1. A UNIT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
2. ALL EASEMENTS MAY NOT BE SHOWN.
3. ALL ELEVATIONS ARE NAVD 88.



RAISED DECK DETAIL - NOT TO SCALE



PROPOSED TOP OF BASEMENT WALL = 871.1±
 PROPOSED LOWEST OPENING = 866.4± (LOOK-OUT)

PROPOSED TOP OF BASEMENT FLOOR = 863.1±
 PROPOSED FINISH GARAGE FLOOR = 870.4±

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

- R = Recorded Dimension x = Existing Elevation
- = Silt Fence D = Surface Drainage
- = Deed Line [800.00] = Proposed Finish Grade
- = Distance Not to Scale
- ▨ = Deck, Porch, Sidewalk, & Patio Areas



KEBS, INC. KYES ENGINEERING
 BRYAN LAND SURVEYS

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 PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
 PH. 269-781-9800 FAX. 269-781-9805

PRELIMINARY

ERICK R. FRIESTROM DATE
 PROFESSIONAL SURVEYOR NO. 53497

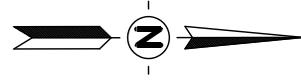
DRAWN BY SLH	SECTION 22, T4N, R1W
FIELD WORK BY —	JOB NUMBER:
SHEET 1 OF 1	103221.HSE-VARIANCE

PLOT PLAN

For:
 Mayberry Homes
 1650 Kendale Blvd., Suite 200
 East Lansing, MI 48823

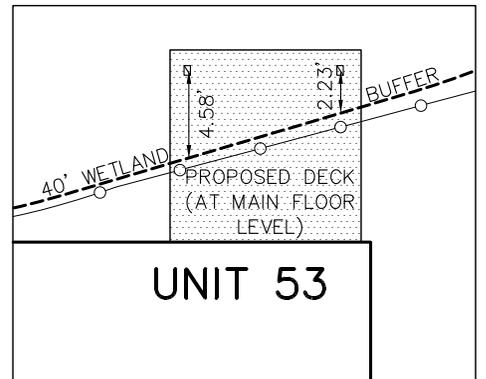
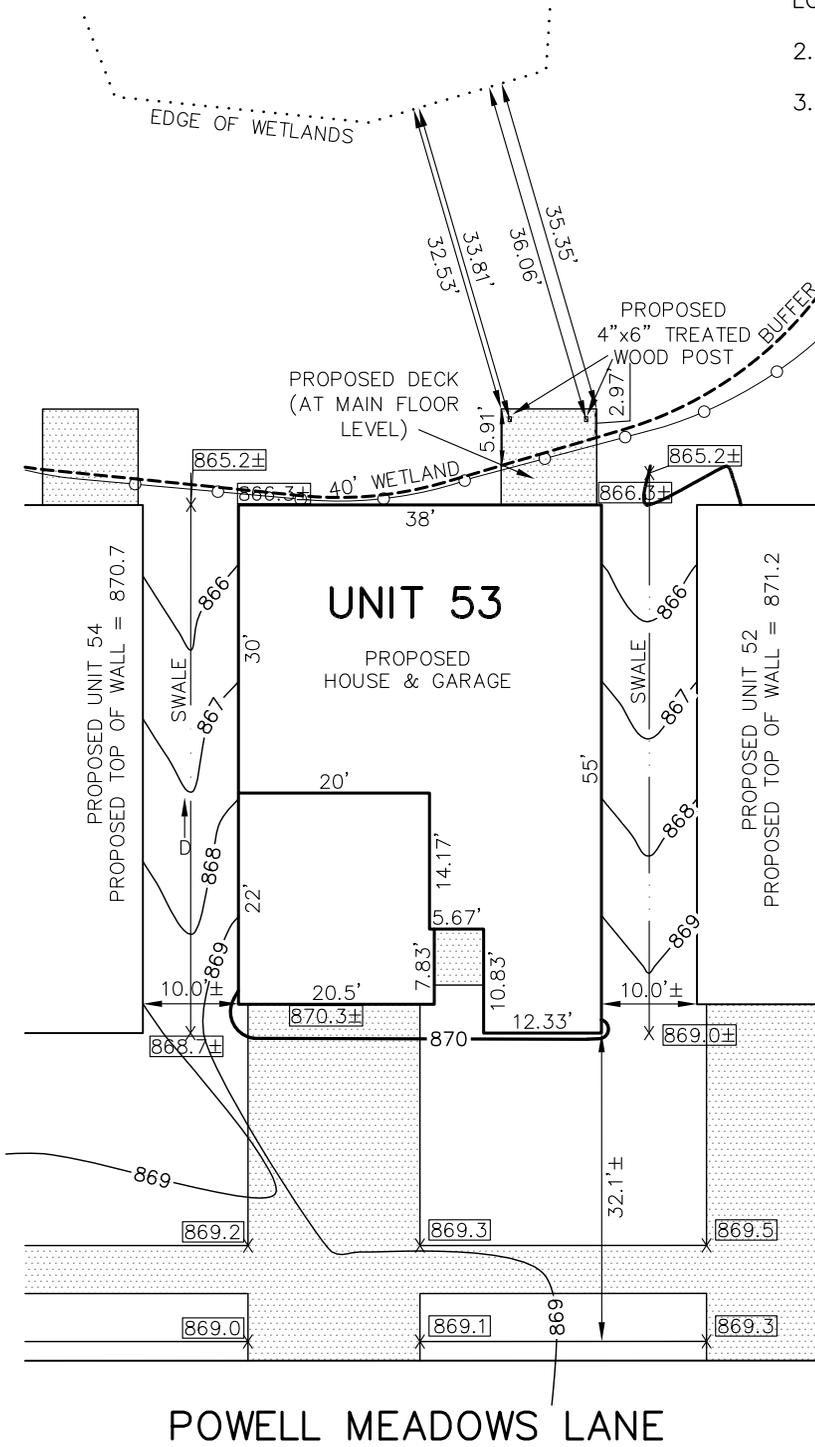
Survey Address:
 4805 N. Powell Meadows Lane
 Okemos, MI 48864

Legal Description (as provided): Unit 53, Grand Reserve Residential Development, Meridian Township, Ingham County, Michigan.



1" = 20'

- NOTES:
1. A UNIT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
 2. ALL EASEMENTS MAY NOT BE SHOWN.
 3. ALL ELEVATIONS ARE NAVD 88.



RAISED DECK DETAIL - NOT TO SCALE

PROPOSED TOP OF BASEMENT WALL = 871.0±
 PROPOSED LOWEST OPENING = 866.3± (LOOK-OUT)

PROPOSED TOP OF BASEMENT FLOOR = 863.0±
 PROPOSED FINISH GARAGE FLOOR = 870.3±

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

- R = Recorded Dimension
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- D = Surface Drainage
- = Deed Line
- [800.00] = Proposed Finish Grade
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13432 PRESTON DRIVE, MARSHALL, MI 49068
 PH. 269-781-9800 FAX. 269-781-9805

PRELIMINARY

ERICK R. FRIESTROM DATE
 PROFESSIONAL SURVEYOR NO. 53497

DRAWN BY	SLH	SECTION	22, T4N, R1W
FIELD WORK BY	—	JOB NUMBER:	103274.HSE-VARIANCE
SHEET	1 OF 1		