AGENDA

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
December 10, 2018 7PM

1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
   A. November 26, 2018 Regular Meeting

5. COMMUNICATIONS
   A. Brenda & Philip Rose RE: MUPUD #18044 and Special Use Permit #18091
   B. Jessi Adler RE: Special Use Permit #18101
   C. Thomas & Mary Kearney RE: MUPUD #18044
   D. Sean Zielinski RE: MUPUD #18044
   E. Brian Azar RE: MUPUD #18044
   F. Mira Edgerton RE: Special Use Permit #18101
   G. Cecelia Kramer RE: Special Use Permit #18101
   H. Michelle Bobish RE: Special Use Permit #18081
   I. Cecelia Kramer & Jessi Adler RE: Special Use Permit #18101
   J. Carol Weaver RE: Special Use Permit #18111

6. PUBLIC HEARINGS
   A. Rezoning #18140 (Thomas M. Hitch), rezone approximately 2.87 acres located at 2530 & 2540 Jolly Road from RA (Single Family-Medium Density) to PO (Professional and Office).
   B. Rezoning #18150 (Meridian Township), rezone the south four acres of Parcel I.D. #21-226-011 from RDD (Multiple Family) to C-3 (Commercial), located on the east side of Okemos Road, south of Central Park Drive.

7. UNFINISHED BUSINESS
   A. Special Use Permit #18081 (Lafontaine Automotive Group), construct new car dealership located at 1492, 1478, 1476, and 1448 Grand River Avenue.
   B. Special Use Permit #18101 (Green Castle Properties LLC), construct 23,094 square foot new car dealership at 1614 & 1622 Grand River Avenue.
   C. Special Use Permit #18111 (Fedewa Holdings), construct two multiple family apartment buildings with a total of 15 units at 1730 Chief Okemos Circle.

8. OTHER BUSINESS
9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS

10. PROJECT UPDATES
    A. New Applications - NONE
    B. Site Plans Received - NONE
    C. Site Plans Approved
        1. Site Plan Review #18-95-14 (Fred Piette Co. Inc.), 200 square foot building addition and parking lot reconfiguration at 4876 Marsh Road.

11. PUBLIC REMARKS
12. ADJOURNMENT
13. POST SCRIPT: EMILY STIVERS

TENTATIVE PLANNING COMMISSION AGENDA

December 17, 2018

1. PUBLIC HEARINGS
    A. Rezoning #18160 (Giguere Homes), rezone approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RAAA (Single Family-Medium Density) with conditions.

2. UNFINISHED BUSINESS
    A. Special Use Permit #18111 (Fedewa Holdings), construct two multiple family apartment buildings with a total of 15 units at 1730 Chief Okemos Circle.
    B. Rezoning #18140 (Thomas M. Hitch), rezone approximately 2.87 acres located at 2530 & 2540 Jolly Road from RA (Single Family-Medium Density) to PO (Professional and Office).
    C. Rezoning #18150 (Meridian Township), rezone the south four acres of Parcel I.D. #21-226-011 from RDD (Multiple Family) to C-3 (Commercial), located on the east side of Okemos Road, south of Central Park Drive.

3. OTHER BUSINESS - NONE

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES

DRAFT

November 26, 2018
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:00 P.M.

PRESENT: **Commissioners Premoe, Trezise, Cordill, Scott-Craig, Ianni, Stivers, Richards, Shrewsbury, and Lane**
ABSENT: **None**
STAFF: **Director of Community Planning & Development Mark Kieselbach, Principal Planner Peter Menser, and Park Naturalist Kelsey Dillon.**

1. Call meeting to order

Chair Ianni called the regular meeting to order at 7:02 P.M.

2. Public Remarks

A. James Gorenflo, 7500 Schneider Road, introduced himself as the applicant for Special Use Permit #18101.
B. Jerry Fedewa, 5570 Okemos Road, developer for Sierra Ridge voiced his support for Mixed Use Planned Unit Development #18044 but requests a 100 foot buffer between the project and the residential development to the south.
C. Cecelia Kramer, 4560 Oakwood, spoke in opposition to Special Use Permit #18101.
D. Quenda Story, 4526 Marlborough, spoke in opposition to Special Use Permit #18081.
E. Brenda Rose, 6106 Fresno Lane, spoke in opposition to Mixed Use Planned Unit Development #18044 and Special Use Permit #18091.

3. Approval of Agenda

Commissioner Scott-Craig moved to approve the agenda as written.
Supported by Commissioner Richards.
VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

A. November 5, 2018 Regular Meeting.

Commissioner Lane moved to approve the minutes as written.
Seconded by Commissioner Trezise.
VOICE VOTE: Motion approved unanimously.

5. Communications

Principal Planner Menser noted additional communications were received after the Planning Commission meeting packets were assembled. He further noted that hard copies of the communications were distributed to the Planning Commission at their places on the dais prior to tonight's meeting and would be included on the agenda for the December 10, 2018 Planning Commission Meeting.

6. Public Hearings

Chair Ianni opened the public hearing at 7:20 P.M.

A. Special Use Permit #18101 (Green Castle Properties LLC), construct 23,094 square foot new car dealership at 1614 & 1622 Grand River Avenue.

Principal Planner Menser provided a brief summary of the staff report.

The applicant's representative James Gorenflo, 7500 Schneider Road of Manchester, provided a presentation regarding the proposed Fox Nissan Automobile Dealership. In addition, Architect Shane Burley, 2131 Mapledale of Ferndale, provided information about the site design and business owner Colin Schiefler, 2752 Berwyck Road of Grand Rapids, also spoke and noted they were available to answer questions.

Public Comments: None

Planning Commission Discussion:

Commissioner Richards asked about the current site Nissan is leasing and was told the current location would be leased by the owners Graff Chevrolet through the end of 2019.

Commissioner Scott-Craig asked about the function of the retaining wall at the proposed site and was told the function of the retaining wall would be for the grade to be brought up on the site 4-5 feet for the building and parking lot. Commissioner Scott-Craig also asked about the road stubs on the east and west side of the property. The Commission would like to see the east side in the plans for the future.

Discussion among the group also involved water drainage issues. The pond on the proposed site is a regional detention facility. All storm water goes to this area. There is also an existing drainage easement that runs across the proposed property.

Commissioner Scott-Craig talked about the natural features and asked what degree of green screening would be provided across the front of the proposed property. He further added that maintaining natural amenities are important for the proposed project and encouraged the applicants to incorporate as much green as possible. Commissioner Scott-Craig asked why there are three points of access to the proposed dealership and was told this is for the safety and security for the Central Park area and to accommodate future possible development in the area.

Commissioner Trezise would like to see the setback be 100 feet for the proposed building and 20 feet for parking. In addition, since the third parcel is long and narrow he suggested no further development on that parcel in the future.

A straw poll conducted by Chair Ianni indicated the Planning Commission would like to add Special Use Permit #18101 for action at the December 10, 2018 meeting.

Principal Planner Menser noted if there were specific items to be mentioned in the Special Use Permit the Commissioners should have them noted. The following items were mentioned: landscaped buffer in the front of the proposed business, road stubs, not having customers do test drives through the local neighborhoods, saving as many of the mature trees as possible, providing a green screen, consider moving the building closer towards Grand River and move more parking spaces behind the building.

The applicants suggested upgrading their landscape plans to include more evergreen coverage for year round green space and mentioned they would utilize minimum light-time lighting.

Chair Ianni closed the public hearing at 8:15 P.M.

B. Special Use Permit #18111 (Fedewa Holdings), construct two multiple family apartment buildings with a total of 15 units at 1730 Chief Okemos Circle.

Chair Ianni opened the public hearing at 8:15 P.M.

Principal Planner Menser provided a brief summary of the staff report.

Applicant Jerry Fedewa, 5570 Okemos Road, reviewed the plans for the site and noted he was available for questions.

Public Comments:

A. Jeanette Feintuch, 4606 Seneca, spoke in opposition to Special Use Permit #18111.

Planning Commission Discussion:

Commissioner Lane noted there are actually five variances being requested by the Board of Appeals. Principal Planner Menser mentioned four in the summary provided and an additional one was added to the packet for the dumpster. As a representative from the Planning Commission who sits on the Zoning Board of Appeals, Commissioner Lane would not support Special Use Permit #18111 because there are too many variances.

Commissioner Stivers shared her concern with the rear deck/yard lighting shining on to the residential neighbors as well as the proposed rear setbacks to the adjacent neighbors.

Commissioner Richards asked for clarification regarding the approval of the project and Principal Planner Menser stated the action taken by the Planning Commission would be for the approval of the project with regards to placement of the buildings and parking-establishment of the site.

Commissioner Scott-Craig reminded the commissioners and applicant that the Zoning Board of Appeals Committee has a set of eight conditions any variance must meet and they are difficult to approve. This proposed project has five variances.

The applicant, Jerry Fedewa, responded to the public comments made earlier by agreeing to build a six-foot privacy fence in the rear between the proposed project and the homes. He also noted the lights on the decks would be 60 watt LED.

Chair Ianni shared concern with the number of variances and the size of the buildings.

Commissioner Trezise expressed concern for the second floor decks overlooking the homes to the rear of the buildings and stated this was not appropriate for the plan.

A straw poll conducted by Chair Ianni indicated the Planning Commission would not be in favor of supporting Special Use Permit #18111 as proposed.

Chair Ianni closed the public hearing at 8:45 P.M.

The Planning Commission took a five minute recess.

7. Unfinished Business

A Mixed Use Planned Unit Development #18044 (Newton Pointe LLC), establish Newton Park mixed use planned unit development (MUPUD) project consisting of 19,367 square feet of commercial space and 218 residential units at 6276 Newton Road.

B. Special Use Permit #18091 (Newton Pointe LLC), construct group of buildings greater than 25,000 square feet in size (approximately 264,684 total square feet) at 6276 Newton Road .

Principal Planner Menser reviewed the updated list of waivers.

The applicant, Chuck Holman, with DTN Management Company provided a review of changes.

Planning Commission Discussion:

Commissioner Scott-Craig commented that some steps were taken to resolve concerns with the proposed project but there is too much in a small space. The apartment building is still too close to Saginaw Highway. The proposed site for the trash compactor is too close to a neighboring home and there is concern with noise, smells and lights. The mail distribution center is located at the main entrance to the development. C1 and C8 buildings pose safety hazards with residents trying to back out of their garages into development traffic and many tight turns. The clubhouse is also too close to the Sierra subdivision.

Commissioner Trezise stated there has not been a setback that has been met in the revised proposal.

Commissioner Richards mentioned it would be nice to see a positive connection between the proposed development and the residents of the Sierra subdivision by possibly allowing them access to the clubhouse amenities.

Commissioner Cordill agreed there are too many units and would encourage the project be scaled back and also agreed the mixed use building is too close to Newton Road.

Commissioner Premoe made a motion to approve MUPUD #18044.
Motion failed for lack of support.

No other Planning Commissioner made a motion to approve Mixed Use Planned Unit Development #18044 and Special Use Permit #18091.

8. Other Business

A. Commission Review #18133 (Meridian Township), Section 61 Review for land preservation purchase located north of Biber Street, east of Towar Avenue (Tax ID #06-226-001).

Principal Planner Menser provided an overview of the property.

Park Naturalist Kelsey Dillon provided an overview of the proposed land preservation project. The area includes 40 acres of heavily wooded property, rare Pileated Woodpeckers and the current Tower Woods Preserve boarders two sides of the proposed property.

Commissioner Premoe asked if there have been negotiations yet with the property owner and was told nothing has happened yet. It was also mentioned that 95% of the property is in wetlands.

Commissioner Scott-Craig commented he was not able to walk the property because he couldn't access it but the pictures provided were viewed. He agreed this is valuable property to preserve.

Commissioner Richards noted he was not supportive of the proposal.

Commissioner Premoe said he doesn't think the Township should spend money to purchase land that is not developable.

Commissioner Cordill asked if the property is developable. She also suggested targeting areas that are under development pressure and using funds for the best impact.

Commissioner Shrewsbury supported the opportunity to preserve the land forever.

Chair Ianni commented the property is currently private but could be valuable to the Township for walking trails if acquired for preservation.

Commissioner Scott-Craig commented the property to the east is a 55 acre sod farm. He asked Ms. Dillon what percentage of land is currently a part of the land preservation project started in 2000. The Township currently has 17% of greenspace acquired and a total of 990 acres.

Commissioner Stivers said the land has value to the Township and the additional access of the Tower Woods Preserve adjoining is also a value.

Commissioner Promoe stated if the land is so valuable then it wouldn't be sold to Meridian Township.

Motion by Commissioner Stivers to approve Commission Review #18133.
Supported by Commissioner Trezise.

VOICE VOTE:
YEAS: Commissioners Stivers, Trezise, Lane, Shrewsbury, Cordill, Scott-Craig and Chair Ianni.
NAY: Commissioners Richards and Premoe.
MOTION CARRIED: 7-2

9. Township Board, Planning Commission Officer, Committee Chair, and staff comments or Reports - None

10. Project Updates

A. New Applications - NONE
B. Site Plans Received - NONE
C. Site Plans Approved - NONE

11. Public Remarks

A. Jerry Fedewa, 5570 Okemos Road, Special Use Permit #18111 (Fedewa Holdings) asked to be added as a discussion item on the agenda for the December 10, 2018 Planning Commission meeting. Mr. Fedewa will make adjustments to the proposed project and get the variances removed from the plan.
B. Quenda Story, 4526 Marlborough, spoke regarding Special Use Permit #18081 and the importance of maintaining green space and preserving trees.

12. Adjournment

Commissioner Scott-Craig moved to adjourn the meeting.
Supported by Commissioner Richards.
VOICE VOTE: Motion carried unanimously.

Chair Ianni adjourned the regular meeting at 9:50 P.M.

Respectfully Submitted,

Debbie Budzynski
Recording Secretary

Peter Menser

From: Rose Family <rose1628@att.net>
Sent: Friday, November 23, 2018 6:57 PM
To: Peter Menser
Subject: MUPUD #18044 and Special Use Permit #18901

Mr. Menser,

We are writing to you in opposition to the current plan for the MUPUD at 6276 Newton Road. We urge the Planning Commission not to rush to a decision regarding a project of this magnitude that deviates so dramatically from the requirements of the underlying zoning district and has major implications to the surrounding residentially zoned properties.

It was surprising to hear at the Planning Commission Meeting on 11/5/18 the extent of this project. We live within walking distance of this development and had not heard about this project prior to the meeting. The Meridian Township MUPUD ordinance states the importance of community involvement in projects that deviate so drastically from the underlying zoning district requirements . That was not done in this case and this project will have a significant impact on the Sierra Ridge neighborhood (RAA zoning) directly to the south.

The applicant is requesting a setback waiver for all four sides of this property (The setbacks are reduced by 98% along Newton Road, 25% along Saginaw Highway, 80% along the eastern border with property zoned RR, and 70% reduction along the southern border with property zoned RAA). Due to the wetland area present on this property the applicant is planning to build primarily along the periphery. An excessively large number of the dwelling units planned in this development (15/26 or 58%) are located within the underlying zoning district setbacks. The magnitude of the applicants requested "waivers" is shocking. The idea that the the proposed amenities (pocket parks, dog park, vegetable garden, and picnic areas) warrant this large a concession by the township is unrealistic.

The northern edge of Sierra Ridge borders Newton Park. The applicant's response to concerns regarding its proximity to a residential neighborhood was to move one single family residence an additional 9.49' from the property line. This does nothing to alleviate the impact of the clubhouse (4778 sq. ft. located 44.01' from property line), pool, maintenance garage (1586 sq. ft.), recycling center, commercial dumpster, and proposed compactor as well as the only road within the development (located 10' from the property line) to access these areas. All of these services provided for the residents of Newton Park are located within the underlying zoning district setback. The applicant's solution of a single line of trees within a 10' border will not buffer the impact of this large development on the property values, character, aesthetics, safety, and welfare of the adjacent residentially zoned neighborhood.

This MUPUD contains buildings totaling 264,684 sq. ft. of which 19,367 sq. ft. is commercial space (7.3% commercial space). The planned unit development (PUD) ordinance states that a minimum of 50% of the project area, excluding wetlands and floodplains, shall be provided as open space. The proposed plan for Newton Park shows that 64.31% of the site is impervious area (not allowing fluid to pass) and only 35.68% is pervious and these calculations include the wetland area. Does the addition of 19,367 sq.ft. of commercial space negate the townships desire for open space? The health of the wetland area on this property with such a dramatic reduction in pervious area surrounding it is also a concern.

The applicant is also asking for waivers with regards to parking space setbacks to residential zoned properties, parking space setback to Newton Road R.O.W., as well as a reduction to the total number of parking spaces available on the site. Newton Park contains 213 dwelling units but is requesting a waiver so that only 410 parking spaces will be provided. The proposed amenities will have limited benefits for Meridian Township residents if there is no place to park since this site is not readily accessible to pedestrians or bicyclists.

We ask that you consider the precedent set by allowing such extreme waivers to underlying zoning district requirements. At the last meeting it was stated that the MUPUD ordinance waives standard requirements for setbacks, total maximum impervious surface, and size of dwelling units as long as the intent of the ordinance is included in development plans and provides flexibility for the Planning Commission and Township Board to set appropriate standards. We assert that allowing the front of the building along Newton Road to be located 0.5 feet from the street right-of-way (a reduction of 24.5' from the required front

yard setback), reducing the parking lot setback (adjacent to residential zoning district) to 10' (a reduction of 30'), reducing the setback from residentially zoned properties to 29.49' and 20' on the southern and eastern boundaries of this property (from the 100' required) does not represent appropriate standards for Meridian Township.

Thank you for your time and consideration.

Sincerely,

Brenda and Philip Rose
6106 Fresno Lane

Peter Menser

From: Jessi Wortley Adler <jessicawortley@gmail.com>
Sent: Saturday, November 24, 2018 11:55 PM
To: Peter Menser; Mark Kieselbach; Brett Dreyfus
Cc: Jane Greenway; Chris Buck
Subject: More comments on SUP 18101

Dear Planning Commission,
After review of all the materials presented by Fox Nissan in your board packet for Monday's meeting, I want to bring a few more items to your attention (in no particular order).

1) If you aren't aware, **bees are dying** at an alarming rate (https://www.bloomberg.com/news/articles/2018-05-23/bee-death-increase-may-be-tied-to-climate-change-survey-says or https://msutoday.msu.edu/news/2018/beyond-honey-bees/). Without bees and pollination, crops are unable to grow, which will result in food loss. Right now, any land that contains flowers or vegetation that they use for pollination is extremely important to preserve.

Monarch butterflies also are disappearing due to pesticides and habitat destruction. (https://www.monarch-butterfly.com/vanishing-monarch-butterflies.html
and https://www.biologicaldiversity.org/news/press_releases/2018/monarch-butterfly-03-05-2018.php)

That is why this paragraph (below) in the Special Use Permit before you is alarming to me. It says that declines should not be assumed to bear consequences - which is scary to think that's the attitude here. **Any land that is paved over bears consequences as it adds up over time to be very destructive.** Every bit of vegetation gone means those bees and butterflies have fewer and fewer food sources - contributing to their decline. I implore you to think about the consequences of what a completely paved site will do for these species.

"It is highly likely that the Site also serves as foraging or resting ground for numerous other insects and birds, such as Monarch butterflies (Danaus plexippus), honeybees (Apis mellifera), robins (Turdus migratorius), mourning doves (Zenaida macroura), and black-capped chickadees (Poecile atricapillus). Overall, the Site appears to contain species that can be considered urban or suburban wildlife, which are common across the Midwest. Urban and suburban wildlife are mainly generalists species that have wide tolerance in diet and behavioral flexibility. They are very unlike threatened and endangered species, which are almost all specialized and intolerant of numerous human disturbances or interferences. Therefore, any declines in certain very abundant wildlife species should not be assumed to bear negative consequences."

2) I'm glad that it appears Fox Nissan did their own traffic impact study, because **I'm concerned that the Township is relying on data from 2003 to make decisions:** "Central Park Drive is a four lane road with curb and gutter classified as a Collector street. The most recent (2003) traffic count information from the Ingham County Road Department (ICRD) for Central Park Drive, between Newman Road and Grand River Avenue, showed a total of 12,557 vehicles in a 24 hour period."

That was 15 years ago, and traffic in this area has increased exponentially since then. In the ten years we have lived here, we can no longer exit our neighborhood in a timely fashion and we sit at the light at GR/Dobie/Central Park for ages - especially going south on CP turning east onto GR - usually 1, maybe 2 cars can actually turn left on Green. And, every cycle every direction people are running red lights because the

traffic is so congested and they are impatient and don't want to sit through another cycle. It's become a very dangerous intersection.

3) This paragraph: "There were no new developments identified by the Meridian Charter Township Planning Department in the immediate area that would influence the background traffic for the proposed Fox Nissan Dealership development; therefore, no background developments were included in the study."

I believe there are a couple proposed housing developments along Powell Road, north of the Golf Range/Proposed LaFontain dealership. Along with another Permit on your agenda, that will add additional townhomes on Chief Okemos Circle, **both which will result in additional vehicular traffic at the Grand River/Dobie/Central Park intersection.** This needs to be taken into consideration as well for this SUP and the traffic flow and congestion.

4) **Just because the vegetation might not be native or remnant, doesn't mean it should be destroyed.** We need trees, shrubs, grass. We don't need impervious pavement that will contribute to heating the earth and runoff issues. Not being original does not call for mass destruction. Again, please consider requiring the site plan to have clusters of cars, not long straight lines, so that the least amount of pavement is needed, and more trees and greenspace can be preserved.

"Therefore, due to the possible previous disturbances of habitat fragmentation, full or partial prior clearing, surrounding commercial and residential development of the area, etc., the forested/scrub-shrub/tree lines also appear to contain a relatively weedy understory, rather than a native forest understory. The forested and tree line habitat's low native mean Coefficient of Conservatism of 2.7 is an overall indicator that this site was modified in the past but does retain some native remnant species"

Thank you for your time,
Jessi Adler

Peter Menser

From: mary kearney <marykearney4321@comcast.net>
Sent: Sunday, November 25, 2018 8:20 PM
To: Peter Menser
Subject: Newton Park MUPUD

November 24, 2018

Peter Menser

Principal Planner

Meridian Township

RE: Newton Park MUPUD

Dear Mr. Menser:

We do not oppose the development of the land at the southeast corner of Saginaw and Newton Roads. We do, however, have the following concerns regarding Newton Park:

- Reduced setback for high traffic area (recycling center, trash compacter, maintenance garage, clubhouse, pool, etc.) will subject bordering Sierra Ridge neighbors to increased noise, odors, and possibly pests.

- Waiver for number of parking spaces, and proposal of an entrance into Sierra Ridge. This combination would likely result in overflow parking on Sierra Ridge streets, as well as congestion and traffic safety issues for our neighborhood children.

- We would hope that the Township Environmental Commission has been consulted regarding the possible impacts on the two wetlands on the property.

- The amenities proposed by the builder will benefit Newton Park residents, but not neighboring areas or the Township in general.

Sincerely,

Thomas F. Kearney
Mary L. Kearney

2160 Fresno Lane

Peter Menser

From: sean zielinski <zielinski.sean@gmail.com>
Sent: Sunday, November 25, 2018 8:53 PM
To: Peter Menser
Subject: Planning Commission

Dear Planning Commission,

I am writing in regards to the proposed build at the corner of Newton Rd and Saginaw Highway - "Newton Park". There appear to be many new developments in our area- that is positive- however some developers seem to want to bend the rules in their favor.
Those of us that live in the area - especially those of us directly behind this proposed development in Sierra Ridge are heavily invested in this area. We purchased with the understanding that the city would hold the rules for zoning as they were established.

From my understanding the proposed build wants to reduce setbacks on all four sides of the property to pack in as many units as possible on the land. This goes against the quality established area that we have.

Parking waivers would result in people pouring over to park on streets and slowly becoming an eye sore and less desirable area to live.

And this is in exchange for amenities? What amenities are given to the surrounding neighbors in Meridian township? Nothing. The amenities that this proposal has are for their own residents. Those are items that should and would be included anyway in their own enclosed community.

Please consider the surrounding neighborhood when making a decision. We pay a great deal of tax to be here in this area and we are an asset to the community and would hate to see the north corner packed with as many units as the developer can get away with.

Thank you for taking the time to read this email.

Sincerely,

Sean Zielinski

Peter Menser

From: Brian Azar <brian@quickpine.com>
Sent: Sunday, November 25, 2018 11:18 PM
To: Peter Menser
Subject: Newton Park MUPUD

Dear Mr. Menser,

I am a resident of Sierra Ridge Estates living at 6040 Sleepy Hollow Ln, East Lansing, Mi 48823. I'm writing to express my concerns regarding several waivers being considered for this development:
1) I ask that the commission not grant the developers request for reduced setbacks on the side of the property adjacent to Sierra Ridge (south side.) The proximity of this development to our neighborhood will impact the residential character of the lots adjacent by increasing noise and traffic since it would be much closer. The setbacks exist for a very good reason and they will serve us and the developer well if we respect them. Has the commission considered that trash compacting equipment in the new development is shown directly next to Sierra Ridge lot 91? The reduced setbacks will create intractable problems which we'd be much better off dealing with now during the planning phase.
2) I understand that there was consideration given to the idea of connecting this development to the Sierra Ridge community via road access. Please don't do this. The parking waiver the developer is requesting combined with road access to our neighborhood will result in dozens of cars parking inside our neighborhood negatively affecting the level of noise and traffic in our neighborhood, and making it harder for our guests to find a place to park. Also, road access will create a situation where traffic from Lake Lansing road will attempt to cut through our neighborhood to reach the new development, creating a dangerous situation for the children and adults in our community who ride their bikes on the roads and cross the streets while walking. Traffic cutting through Sierra Ridge to get to Saginaw from Lake Lansing is already a concern, and it will get much worse if the new development is connected directly.

-Brian Azar

--
Brian Azar
Email: brian@quickpine.com

Peter Menser

From: Meridian Township, MI <meridian-mi@enotify.visioninternet.com>
Sent: Monday, November 26, 2018 11:01 AM
To: Peter Menser
Subject: Green Castle SUP

Message submitted from the <Meridian Township, MI> website.

Site Visitor Name: mira edgerton
Site Visitor Email: miraedge@gmail.com

Dear members of the Meridian Township Planning Commission,
I am writing to express my concern regarding the use of land for this development. I am most concerned about the proposed curb cut on the curve of Central Park Drive. That road is difficult to navigate as it is, and I cannot but imagine the increased traffic and danger that cut would pose. Another concern is that the intersection of Dobie/Central Park Drive and Grand River is very heavily traveled now and a commercial business of this nature would only exacerbate the problem. I am wondering if "trip end" calculations and traffic studies have been done, If road improvements would need to be done because of this commercial use, who would bear the cost? Please respectfully consider my concerns when deciding on the approval of the SUP for this project

November 26, 2018

RECEIVED
NOV 26 2018

Meridian Township Planning Commission
5151 Marsh Road
Okemos, MI 48864

RE: Green Castle Properties: SUP #18101 Nissan Fox 1614 and 1622 Grand River Ave

Dear Planning Commissioners:

Below are listed a number of concerns which will be affected by the addition of this Green Castle/Nissan Fox project to our rural ambiance in our area of Grand River Avenue.

*Design Dilemma: The design represents "Ten Pounds of Mud in a 5-Pound Sack." That is because all the activity of topographic design elements necessary to meet the Township requirements is jammed on the front two parcels. It leaves no areas for green space or for an innovative display design. Essentially they are getting a building that is double their current building. This is fine for business growth. With it, however, should be the requirement that all the design elements are shown on the front parcel including the required trees. The back parcel is where all the green elements are relegated.

*Green Space: A large number of trees must be removed to make way for a total sea of asphalt and a building on the front two parcels. Essentially no trees are saved. This makes the design become a stark modern building sitting in a sea of asphalt totally out of the neighborhood character. Please require more green space be placed on the front two parcels of the project.

Contrary to the information supplied by the Township's Wetland consultant, note that plantings/tree buffer 40' is dug right through the wetlands "C" and wetland buffer setbacks "B" and "C". The buffer plantings have jammed all the trees required by the Township in a row at the back. It would help soften the "modernistic industrial" look of the façade as it faces our commercial area. Please require that some of these trees and bushes be moved to the front of the property. Or, better than that, require a number of the original trees be saved rather than clear-cutting and then replace trees with tiny sticks. The result would be that the front face of Nissan is not strictly all hard surface; building and asphalt. It would create a more appealing streetscape for more in touch with the character of the area.

*Water/Drainage:

The design as shown, will prevent water from flowing into the two wetlands "E" and "F" they will be "starved" because then are now hidden behind a retaining wall. Water is to get over/around the retaining wall and into the First Flush basin but how does it feed into wetlands "E" and "F"?

Is the First Flush basin actually big enough to handle the 99.44/100% impervious service between it and Grand River? How does the First Flush pond outlet into the Sparrow wetlands/Unruh Drain Detention Pond? What is the water residency in this First Flush pond? Does is merely hold all storm water until it flows overland's to the Sparrow pond or back onto the next parcel?

Please place a requirement the SUP that the wetlands on the parcel remain in good health, have sufficient water to keep replenished and a positive out flow so they do not contain extraordinary amounts of water that changes their character. There is a second unnamed lowland to the south east of Wetland "D". Was that not worth saving? Even a vernal wetland is worth saving and not digging up with perimeter plantings?

*Lighting:

Please include the down-lighting concept in the SUP as well as the dark area at night after closing hours. Please include an emergency lighting that turns on only in case of movement for safety/security.

*Noise:

We ask that ancillary noises be prohibited in the SUP. This would be PA's, loud speakers with announcements or music, keep the garage doors closed so power wrenches or other repair equipment cannot be heard or basically limit other types of external noise.

*Traffic:

Central Park Drive exit on curve. It is all but impossible, even mid-day not to mention during either rush hour to get out of the Willow's Driveway onto Central Park Drive.

Again, as a safety request, Forest Hills asks that no test car driving be done through the subdivisions. Our subdivision has no sidewalks so residents, adults and children walk and ride bikes in the street. Please make this a requirement of the SUP.

A Side Issue: The light at the intersection of Grand River and Central Park Drive heading South turning to the East: While this Green Castle development doesn't not appear to affect this turn action, I would request that Meridian Township join with the neighborhoods in this area to go hand-in-hand to the Michigan Department of Transportation to request a turn arrow be added to the light. It ranges is from difficult to almost impossible to make this turn during certain times of the day. This situation will be exacerbated a hundred-fold when the bridgework for Okemos Road Bridge at Downtown 4-Corners Okemos is out for 8+ months to be rebuilt.

Thank you for your consideration.

Sincerely,

Cecelia Kramer

Cecelia Kramer
4560 Oakwood
Okemos, MI 48864

Peter Menser

From: Mark Kieselbach
Sent: Tuesday, December 04, 2018 3:04 PM
To: Peter Menser
Subject: FW: Concerned resident of Walden Pond (car dealership)

Mark Kieselbach
Community Planning & Development Director
kieselbach@meridian.mi.us
W 517.853.4506
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Michelle Bobish [mailto:michellemoto99@yahoo.com]
Sent: Tuesday, December 04, 2018 3:03 PM
To: Brett Dreyfus <dreyfus@meridian.mi.us>
Cc: Mark Kieselbach <Kieselbach@meridian.mi.us>
Subject: Concerned resident of Walden Pond (car dealership)

Good afternoon,
I would like to express my opposition to the potential car dealership going in on Grand River across from Walden Pond Condominiums. I have been a resident at Walden Pond for almost four years. I chose to live in this area of Meridian Township due to the quiet tranquil natural setting with views of greenery and wildlife. I have various concerns ranging from the removal of large mature trees and greenery to install pavement, stormwater drainage issues, uptake in traffic and the inability to pull onto Grand River which is already an issue as well as noise and excessive lighting. Meridian Township is an ideal place to live but I am disappointed with development of natural areas. This is the reason it is so appealing and I feel changing the characteristics with more large commercial businesses will start to deter people from wanting to live here. There are already three large car dealerships on Grand River in this area. Please take this into consideration. Thank you for your attention to this matter.

Sincerely,
Michelle A. Bobish

December 6, 2018

Meridian Township Planning Commission
5151 Marsh Road
Okemos, MI 48864

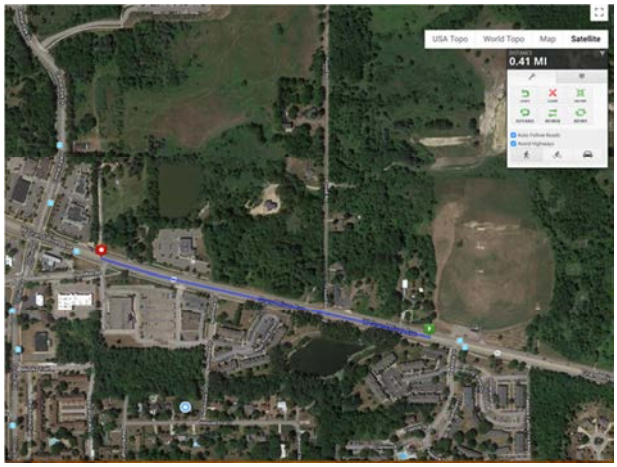
RE: SUP #18101 Green Castle/Nissan-Fox

Dear Planning Commissioners:

The latest plan submitted by Green Castle Properties dated 12/3/18 for properties 1614 and 1622 Grand River offers a marked improvement from the original proposal but there are still some upgrades needed. Our suggested changes and proposed wording for inclusion in the SUP are below.

The Planning Commission is the first line of defense to maintain Meridian Township's residential and rural character. While you are not elected, you have been appointed on behalf of the township to help shape the future of the township, and have the power to approve or deny special uses for the township land. **It is important, therefore, that you be very specific in your requests from developers for their site plans. Spelling out exactly what you want will ensure the character and wishes of the township are maintained.**

As you can see from this image, the distance between the outer boundaries of the two (Fox and LaFontaine) proposed dealerships is just shy of a half mile. That is a continuous half mile of green space (mature trees, permeable soil, grass, wetlands, wildlife) that will be razed and paved. Once that is done, you can't get that green space back. **Please look at the big picture in totality of what this space will look like in less than two years if you approve all of these proposals** (including the second LaFontaine segment west of Powell that hasn't been officially before you but they have indicated they will be submitting.) Do you really want to see all that green become pavement?



There are at least four residential areas (Walden Ponds Condominiums, Forest Hills Neighborhood, Meridian Meadows and Arrowtree Apartments) across from the two dealerships under SUP consideration, as well as houses that sit adjacent to the properties to the north along Powell Road. As the rural character and open green space is rapidly disappearing without sensitive and thoughtful development, our township will lose its appeal as a green and rural area and will dissuade new families from moving to the area.

We would like to propose several improvements that need to be explicitly spelled out and added as conditions to the Special Use Permit for the Fox Nissan Dealership. Please include this language before approving the SUP. They are as follows:

1) **Light Pollution:** An overabundance of light continues to be a major concern.

   Wording for the SUP: *The applicant shall use the modern LED lights/light poles aimed so as to not allow light to escape the property. (Zero lumens) Parking area lights on the sides and rear of the property shall be turned off completely after business hours and security shall be maintained with motion sensors to turn these lights on only when tripped. Lights in the front (south) of the building shall be reduced by turning off more than 80 percent of overhead light poles and instead relying on short ground lights, not more than 1 for every 2 cars, that will illuminate the front row of cars only. These lights should be covered, dimmed and angled so light does not leave the property and does not shine into eyes of passing drivers.*

2) **Wetlands:** Wetlands E & F are going to be starved for water with the removal of the 8" field tile and the filling of the property to create a flat area on which to place a building and cars. Further hiding these two low lying areas behind a retaining wall that will raise the elevation of the property will route all the sheet drainage around to the first flush basin. Meridian Township has a policy of no net loss of wetlands and impacts to wetlands may require wetland mitigation.

   Wording for the SUP*: The applicant shall remove the trash and debris from Wetlands E & F to help them return to a healthy state. Further, these wetlands should be connected to the First Flush Basin in such a way so as to receive an amount of water to continue their viability.*

3) **Elevation Changes:** If the township values the connector/service roads and the two shared access drives between the Panera Strip Mall, the Sparrow Health Building and this proposed project, then a design to maintain that should be shown in the design. The elevation change between the low SE corner of this property and the 10' tall retaining wall on the Sparrow property will require

some careful planning. (This shared access would be consistent with other contiguous properties in the township which have similar layouts)

Wording for the SUP: *The applicant shall continue the Shared Access Drive between Sparrow Health Services and Panera Strip Mall so as to make their project accessible from both parcels through the Shared Access Easement.*

4) **Traffic:** With the increased traffic the neighborhood is experiencing, it is important to request upgrades from MDOT for the Traffic light on the corner of Grand River and Dobie/Central Park Drive. A left turn signal system particularly for the southbound cars turning east is desperately needed. The speed limit on this section of Grand River is 45 mph. The left turn lane is offered for cars turning onto Hamilton Road, a right hand de-acceleration lane in front of Fox Nissan would add to the safety of the area as cars slow down to enter the applicant's driveway.

   Further is it requested that Dealership test drives not be taken through the subdivisions. In the case of Forest Hills, there are not sidewalks so the streets are used for pedestrian traffic and bicycles.

   Wording for the SUP: *The applicant shall refrain from taking customers on new vehicle test drives through the local subdivisions. The applicant shall provide a de-acceleration lane from the east for safety of those entering the project driveway.*

5) **Building design/maintenance facilities:** It appears from the design that their service bays would face Grand River (Sign says "service" on the front of the building). This is not consistent with keeping noise to a minimum.

   Wording for the SUP: *The applicant will design a facility so as to have all maintenance areas located at the back of the building to minimize sound. This includes service drop-off, service bays, car wash, loading docks, etc. All service facilities will be air conditioned and service doors shut at all times. No public address system or outside music system will be allowed.*

6) **Trees:** It appears that in the revised plan, they have designated a few mature trees for saving. We applaud them for that; however, there are additional trees we would like to see saved. We've provided a list (some may already be included, a few numbers are hard to read on the map)

Wording for the SUP: *The following trees need to be saved (plus those already included on the Landscaping plan):*

- All trees and bushes in west setback (not numbered) on map, including the three pines to the north of where the shared driveway will be from the Panera cut-through.

- 178
- 189-197
- 209
- 220-228
- 230-233
- 252-255
- 293
- 261-264
- 309
- 319, 322, 325-328 (might need to be trimmed higher to allow for vehicles to pass on driveway)
- 329, 332 and 333
- 371 (the tree with the white bark)

Thank you for considering and including these specific stipulations for the special use permit.

Cecelia Kramer, President FHHA
4560 Oakwood
Okemos, MI 48864

Jessi Adler, Board Member, FHHA
1580 Hillside Drive
Okemos, MI 48864

12-06-18

FROM: **Carol M. Weaver**
4622 Seneca Dr.
Okemos, MI. 48864

TO: **Peter Menser**, Principal Planner
5151 Marsh Road
Okemos, MI. 48864

RE: **Special Use Permit #18111 (Fedewa Holdings), Part 2.**

Dear Mr. Peter Menser,

I watched with great interest the pubic hearing of November 26, 2018 on HOMtv. I was gratified to view the concern shown by the honorable Planning Board Commissioners to protect the property rights of not only the residents of Seneca Dr., but also the property rights of the adjacent, surrounding commercial property owners, by enforcing the long-known restrictions, regulations and zoning codes contained within the Comprehensive Development Plan.

Unfortunately, in 1989 the Planning Commission allowed the first wrong variance for this property by changing the 100ft of frontage requirement to 80ft of frontage. That one mistake has lead to our current problem of each new property -speculator buyer wanting to build larger than the regulations permit. Please, don't make additional mistakes that would adversely impact the adjacent property owners for years to come.

I am sure that Mr. Fedewa was well aware of the restrictions imposed on any site plan before he purchased the land. Now, all he has to do is propose a plan with **NO** variance requests. Regardless, I believe it is within your authority to request...insist...demand that a "no-see-through " fence of maximum height be constructed and maintained as part of the accepted plan.

With dismay, I listened to Mr. Fedewa's reasons for his variance requests.

FIRST: He was a bit deceptive in the use of a GOOGLE EARTH MAP to imply that there was already a thick, green and wide "natural screen" of foliage, north to south, partially on his property, that would fulfill the "natural buffer" requirement. **NO WAY!** Looking down from a satellite, you see only a simulated, composite picture of the top "canopy" of trees, pines and lower fence-row scrub-brush. If you stand next to one of the tree trunks on his property, there are no branches or foliage within 10ft of the ground to block your view into our property. Also, if you stand on his property and look through the fence-row scrub-brush towards our property, once again there is no foliage within 10ft of the ground to block your view into our property. At ground level, anywhere along the entire eastern property line, **there is no useful "natural buffer screen" of foliage** to block the view into any of our properties.

CONSTRUCT A FENCE to ensure "ground-level" privacy for our properties.

SECOND: Mr. Fedewa used the GOOGLE EARTH MAP to point out the location of our homes on our properties, being "a good ways away from the property line", thereby dismissively believing a variance from 50 feet to 40 feet is acceptable. **NO WAY!**

THIRD: Mr. Fedewa states that he is proposing a product that Meridian Township is asking for and is especially nice because it is within "walking distance" of nearby businesses to the northeast. True. He will be attracting 15 families with lots of adults and children who will most likely begin to trespass through the adjacent northeast commercial properties to walk to those other businesses!

Worse for us, there are also desirable businesses to our northwest – Dusty's Cellar strip mall, Dollar Tree strip mall, Meijers and the Meridian Mall – all of which will be destinations for the new apartment occupant walkers. Apparently, it is human nature for walkers to take diagonal shortcuts from the Chief Okemos Circle area and trespass through our properties to get to Seneca Dr., to Hamilton Road, to Washington Heights Ave., and then to the business they desire. **CONSTRUCT A FENCE** to deter this trespassing behavior.

FOURTH: When Mr. Fedewa realized his quest for variances was not going well, he offered to build a 6ft fence if there could be compromise, flexibility or negotiation on three of the variances – the most important variance to him being the 50ft to 40ft encroachment towards our eastern property line. Please, **DO NOT ALLOW** even one variance for this property.

Finally, Mr. Fedewa was told by the commissioners to return with a site plan that fits within the regulations, that any variance problem can not be "self-created", and that the optimal number of variances for this property is **ZERO**. Please, also insist that a fence be included in the plan.

Thank you very much.

Carol M. Weaver

CAROL M. WEAVER

To: **Planning Commission**

From: **Peter Menser, Principal Planner**

Justin Quagliata, Assistant Planner

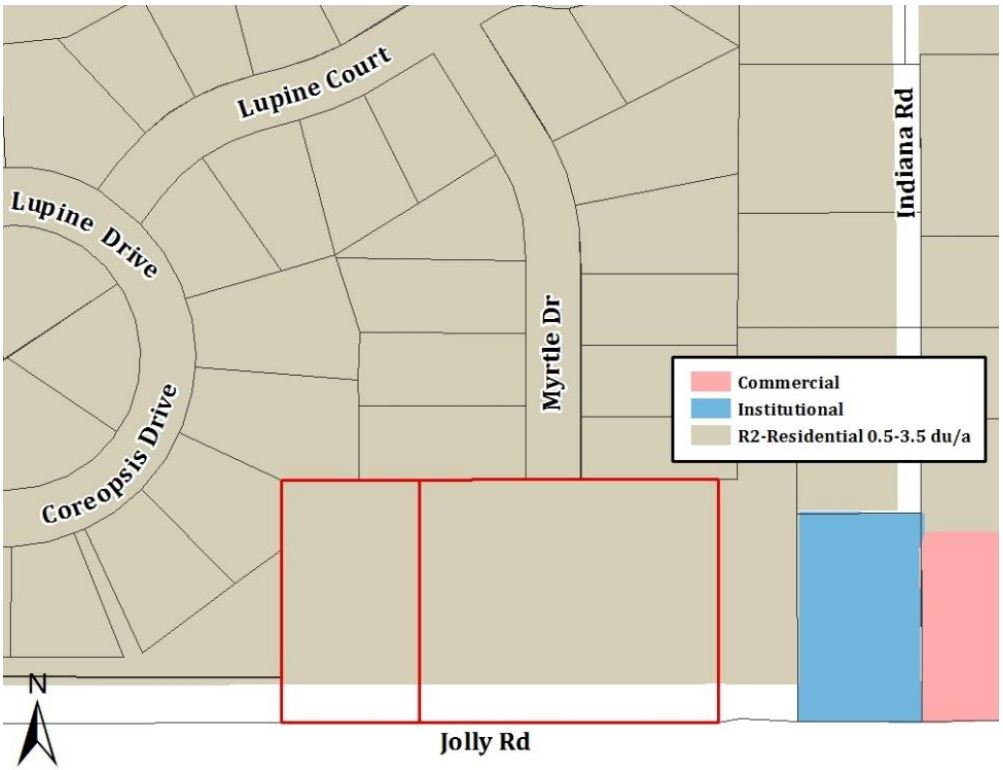
Date: **December 4, 2018**

Re: **<u>Rezoning #18140 (Hitch)</u>, rezone approximately 2.52 acres located at 2530 and 2540 Jolly Road from RA (Single Family-Medium Density) to PO (Professional and Office).**

Thomas Hitch has requested the rezoning of two unplatted lots, approximately 2.52 acres in total size, located at 2530 and 2540 Jolly Road from RA (Single Family-Medium Density) to PO (Professional and Office). The site is located on the north side of Jolly Road, west of Indiana Road, and south of The Meadows subdivision (118 total lots). The two unplatted lots have a combined 475 feet of frontage on Jolly Road and 264 feet of lot depth.

The Future Land Use Map from the 2017 Master Plan designates the subject property in the R2 Residential 0.5 – 3.5 dwelling units per acre (du/a) category.

2017 FUTURE LAND USE MAP



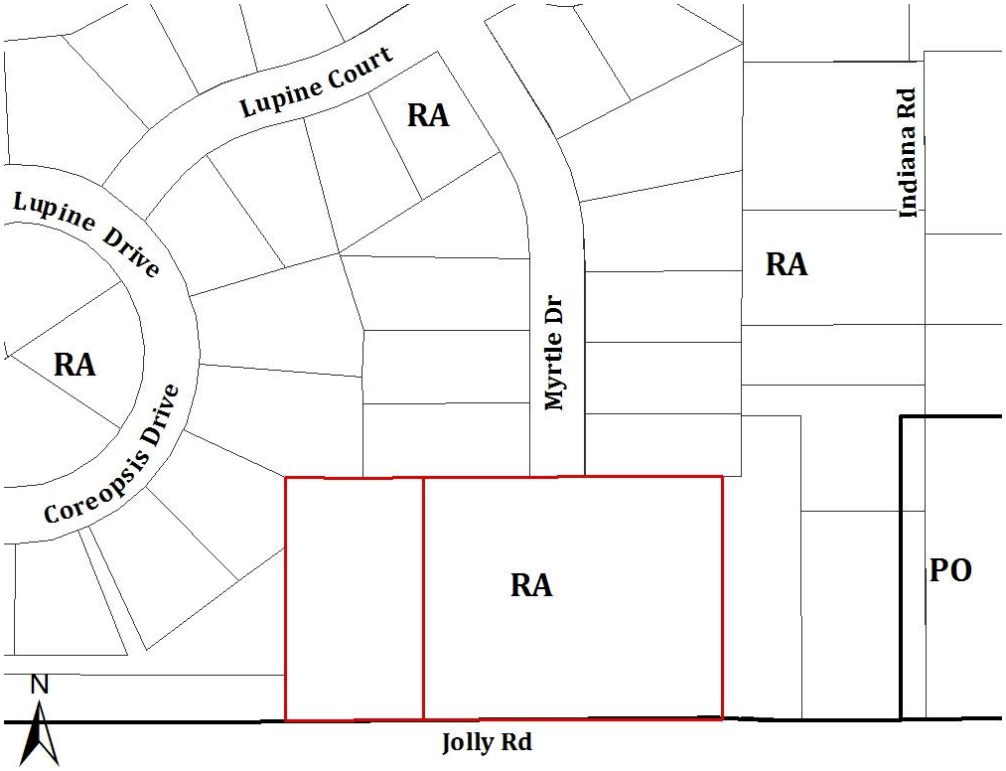
Zoning

The subject site (two unplatted lots) 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. The requested PO zoning district requires a minimum of 50 feet of lot width and 5,000 square feet of lot area. With 325 feet of lot width on Jolly Road and 1.72 acres (74,780 square feet) of lot area the parcel addressed as 2530 Jolly Road meets the minimum standards for both lot area and lot width of the current RA and proposed PO zoning districts.

With 150 feet of lot width on Jolly Road and .80 acre (34,840 square feet) of lot area the parcel addressed as 2540 Jolly Road meets the minimum standards for both lot area and lot width of the current RA and proposed PO zoning districts. The following table illustrates the lot width and lot area standards for the existing RA and proposed PO zoning districts:

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH
RA	10,000 sq. ft.	80 ft.
PO	5,000 sq. ft.	50 ft.

ZONING MAP



Physical Features

2530 Jolly Road is currently occupied by a 600 square foot single-family house built in 1900. 2540 Jolly Road is currently occupied by a 1,626 square foot single-family house built in 1966.

The Township Wetland Map and the Flood Insurance Rate Map (FIRM) for Meridian Township indicate neither wetlands nor floodplain are present on or near the site. The site has no special designation on the Township Greenspace Plan.

Streets & Traffic

The site fronts on Jolly Road, which is a four-lane public road with curb and gutter classified as a Principal Arterial on the Street Setbacks and Service Drives Map in the zoning ordinance. The most recent (2008/2009) traffic count information from the Ingham County Road Department (ICRD) for Jolly Road, between Hulett Road and Kansas Road, showed a total of 7,391 eastbound vehicle trips and 4,329 westbound vehicle trips in a 24 hour period.

The table below compares estimated traffic generation resulting from potential development of the property under the existing RA zoning and proposed rezoning to PO. It estimates future traffic using data from the highest potential traffic generator allowed in each zoning district, which in this case is one single-family house in the RA district and a 36,536 square foot *General Office Building* in the PO district (using a 3:1 ratio or 33.33% of the total area of the two lots combined as a guideline for the maximum building footprint for Office zoning).

	Existing RA zoning	Proposed PO zoning	Change
Peak Hour trips	0.74 (a.m.) 0.99 (p.m.)	42.38 (a.m.) 42.02 (p.m.)	+41.64 +41.03
Weekday trips	9.44	355.86	+346.42

A traffic study is required for rezonings when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning. A peak hour of traffic is the hour of highest volume of traffic entering and exiting the site during the a.m. or p.m. hours. Based on the projected traffic volumes a traffic study is not required.

Utilities

Municipal water and sanitary sewer are available to serve the subject site. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering at the time of a development submittal.

Staff Analysis

The applicant has requested the rezoning of approximately 2.52 acres (two parcels) from RA to PO. When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application.

If the site is rezoned to PO any new building on the property would be subject to a 50 foot setback from the residential zoning district lines to the north, east, and west. The following chart outlines the differences in lot area, lot width, and building setbacks between the RA and PO zoning districts:

	RA	PO
Side/Rear Setback:	10 feet/30-40 feet	50 feet (when adjacent to a residential district)
Setback when adjacent to Residential district:	N/A	50 feet
Lot Area:	10,000 square feet	5,000 square feet
Lot Width:	80 feet	50 feet
Maximum Impervious Surface/Lot Coverage:	30 percent	75 percent
Building Height:	35 feet	35 feet

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

Attachments

1. Rezoning application.
2. Property survey prepared by Kebs, Inc., dated May 8, 2017 and received by the Township on November 2, 2018.
3. Rezoning criteria.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\18140 (Hitch)/REZ 18140.pc1.docx

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

RECEIVED
NOV 02 2018

REZONING APPLICATION

Part I, II and III of this application must be completed. Failure to complete any portion of this form may result in the denial of your request.

Part I

A. Owner/Applicant See Attached
Address of applicant _____
Telephone: Work _____ Home _____
Fax _____ Email _____
If there are multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheets if necessary. If the applicant is not the current owner of the subject property, the applicant must provide a copy of a purchase agreement or instrument indicating the owner is aware of and in agreement with the requested action.

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person Thomas M. Hitch, McGinty, Hitch, Person, Yeadon & Anderson, P.C.
Address 601 Abbot Road, East Lansing, MI 48823
Telephone: Work (517) 351-0280 Home (517) 881-7815
Fax _____ Email tomhitch@mcgintylaw.com

C. Site address/location 2530/2540 Jolly Road, Okemos, MI
Legal description (Attach additional sheets if necessary) see attached
Parcel number 33-02-02-32-400-010 Site acreage 2.87 acres +/-
33-02-02-32-400-008

D. Current zoning RA Requested zoning PO

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

1. Nonrefundable fee.
2. Evidence of fee or other ownership of the subject property.
3. A rezoning traffic study prepared by a qualified traffic engineer based on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities,* published by the State Department of Transportation, is required for the following requests:
   a. Rezonings when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning.
   b. Rezonings having direct access to a principal or minor arterial street, unless the uses in the proposed zoning district would generate fewer peak hour trips than uses in the existing zoning district.
   (Information pertaining to the contents of the rezoning traffic study will be available in the Department of Community Planning and Development.)
4. Other information deemed necessary to evaluate the application as specified by the Director of Community Planning and Development.

Part II **REASONS FOR REZONING REQUEST**

Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.

A. Reasons why the present zoning is unreasonable:

1) There is an error in the boundaries of the Zoning Map, specifically: n/a

2) The conditions of the surrounding area have changed in the following respects: The surrounding properties along Jolly Road in this part are now primarily office and Commercial. RA Zoning is incompatible for this parcel along Jolly Road.

3) The current zoning is inconsistent with the Township's Master Plan, explain:

4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: n/a

5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: n/a

6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: The RA Zoning is no longer a viable commercially viable classification. The current zoning prevents development and investment in this highly desirable area along Jolly Road.

B. Reasons why the requested zoning is appropriate:

1) Requested rezoning is consistent with the Township's Master Plan, explain: The RA Zone is consistent with the Master Plan. The current Master Plan is incompatible with the actual development of this part of the Township.

2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: PO Zoning would be completely compatible with the current Professional, Office and Commercial development along Jolly Road.

3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: The proposed professional/office zoning would generate minimal adverse impact to the natural environment. It would lead to connection of utilities on site to Meridian Water and Sewer and prevent a potential water well or septic system failure.

4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: The proposed zoning would provide no adverse impact on traffic or the other identified public utilities and services. Professional or office development are tax enhancements and lessen uses of water, sewer, police and fire services.

5) Requested rezoning addresses a proven community need, specifically: New office and commercial development, office activities would provide for services in demand by the general public such as professional services, medical facilities and other office activities that serve this region.

6) Requested rezoning results in logical and orderly development in the Township, explain: The requested zoning exactly fits the current development in this location in Meridian Township as this area has developed into a hub for commercial and office development.

7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: Along with the existing development surrounding this parcel, it congregates office and commercial activities that use minimal public services. It will provide enhanced tax revenue with a demand for public services that is less than other land uses.

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

Thomas M. Hitch 11/2/2018

Signature of Applicant Date

Thomas M. Hitch

Type/Print Name

Fee: $ 700.00 Received by/Date: M. Kieselbach 11/2/18

CERTIFIED BOUNDARY SURVEY

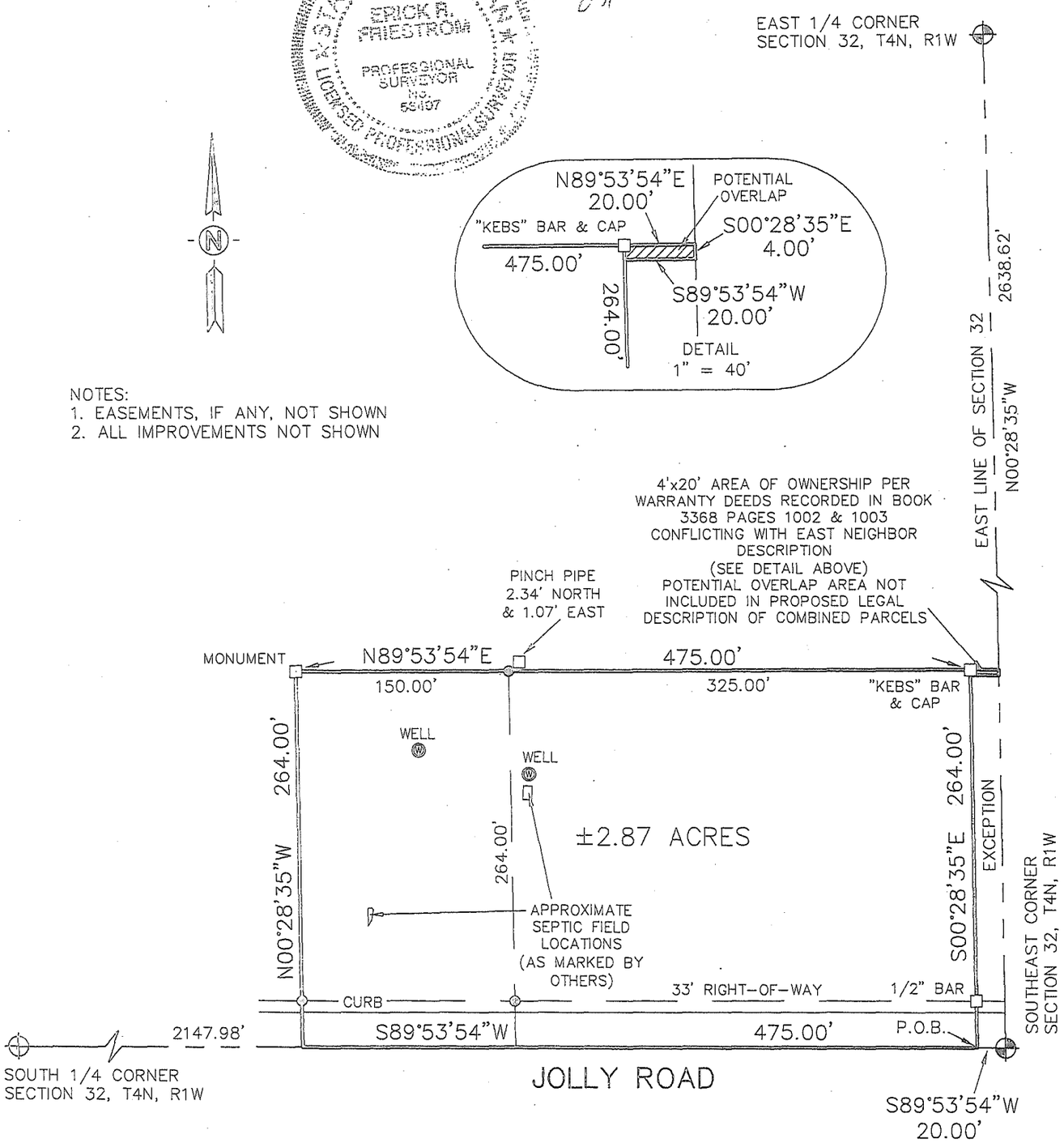
RECEIVED
NOV 02 2018

FOR: JIM SCHILL & ANNETTE THORN

STATE OF MICHIGAN
ERICK R. PRIESTROM
PROFESSIONAL SURVEYOR
NO. 54107
LICENSED PROFESSIONAL SURVEYOR

Erick R. Priestrom 05/08/18

NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN
2. ALL IMPROVEMENTS NOT SHOWN



SCALE 1" = 100'

0 100' 200' 300'

LEGEND

- ○ = Set 1/2" Bar with Cap
- □ = Found Iron as Noted
- ——— = Survey Boundary Line
- —/— = Distance Not to Scale
- —×—×— = Fence
- 0.0'± = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.

All Improvements Not Shown.

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

DRAWN BY KDB	SECTION 32, T4N, R1W
FIELD WORK BY JF/RR	JOB NUMBER: 92021.BND
SHEET 1 OF 3	

Part II **REASONS FOR REZONING REQUEST**

Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.

A. Reasons why the present zoning is unreasonable:

1) There is an error in the boundaries of the Zoning Map, specifically: _____
_____

2) The conditions of the surrounding area have changed in the following respects: _____
_____

3) The current zoning is inconsistent with the Township's Master Plan, explain:
_____

4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: _____
_____

5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: _____
_____

6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: _____
_____

B. Reasons why the requested zoning is appropriate:

1) Requested rezoning is consistent with the Township's Master Plan, explain:
_____

2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically:_____

3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: _____

4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain:_____

5) Requested rezoning addresses a proven community need, specifically: _____
_____

6) Requested rezoning results in logical and orderly development in the Township, explain:
_____

7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: _____

To: **Planning Commission**

From: **Peter Menser, Principal Planner**

Justin Quagliata, Assistant Planner

Date: **December 5, 2018**

Re: **<u>Rezoning #18150 (Meridian Township)</u>, rezone approximately four acres located at 5000 Okemos Road from RDD (Multiple Family) to C-3 (Commercial).**

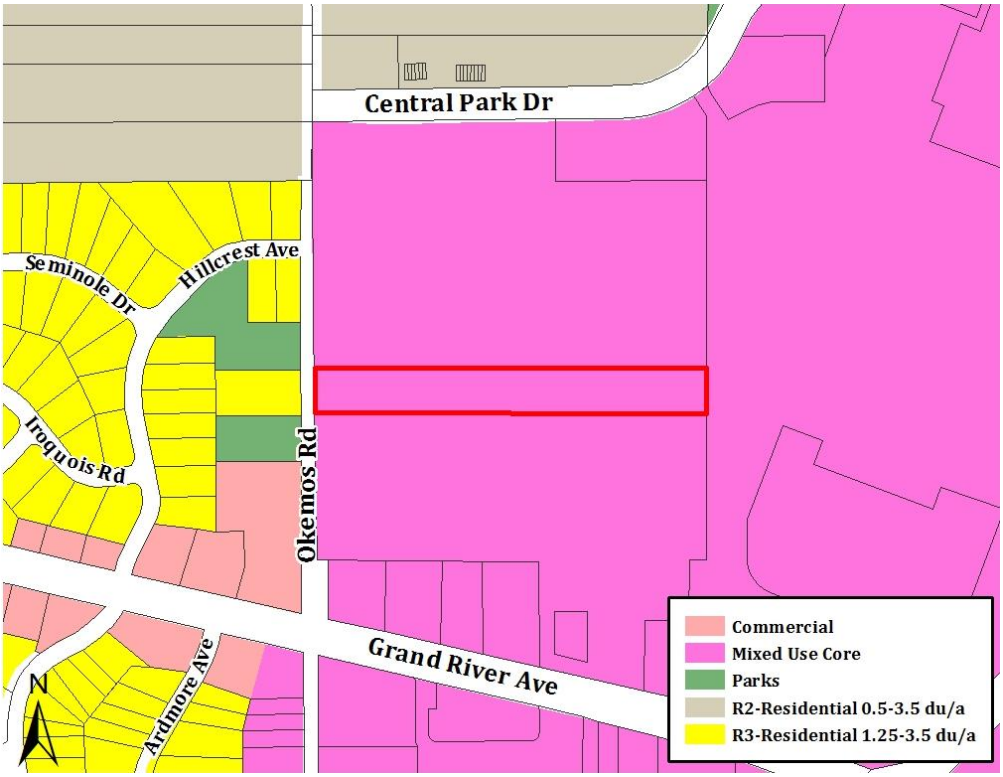
At its meeting on November 8, 2018 the Township Board initiated the rezoning of approximately four acres located at 5000 Okemos Road from RDD (Multiple Family) to C-3 (Commercial). The site is located on the southern end of a 28.50 acre parcel on the south side of Central Park Drive, east of Okemos Road. Only the four acre portion of the property is proposed for rezoning to C-3. The remainder of the property, approximately 24.50 acres, would remain in the RDD zoning district. A land division would be required to separate the portion of the property that is proposed for rezoning.

The rezoned property will be transferred to Meridian Mall and added to the Mall's Commercial Planned Unit Development (C-PUD) as part of a land swap, in which the Township will receive 2.52 acres of Mall property for the relocation of the Farmers' Market. The Board voted to authorize the Township Manager to complete the transaction at its meeting on November 8, 2018.

The zoning of Meridian Mall is C-3. For properties to be included in a C-PUD the ordinance requires the property to be zoned C-1, C-2, C-3 (Commercial) or CS (Community Service). The intent of transferring the four acres is to keep the Mall consistent with the C-PUD approved by the Township Board for open space. Rezoning the four acres to a commercial category would not change that requirement. If the rezoning is approved the next step would be to amend the Mall's C-PUD to include the four acres of transferred property and remove the 2.52 acre parcel for the Farmers' Market.

The Future Land Use Map from the 2017 Master Plan designates the subject property in the Mixed Use Core category.

FUTURE LAND USE MAP

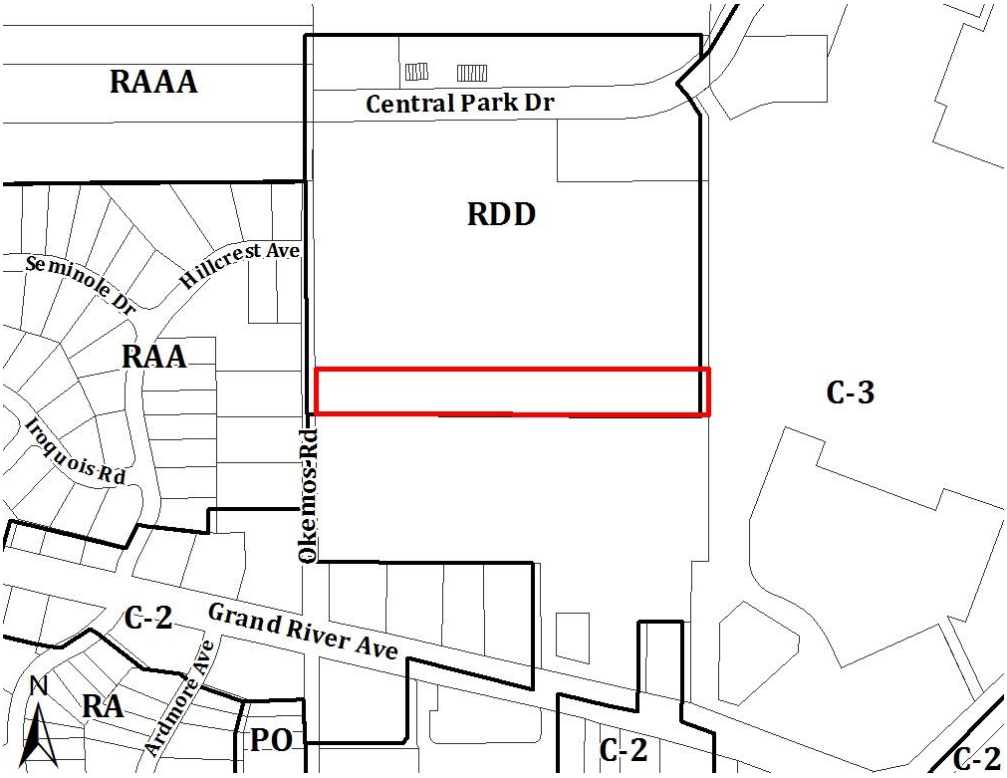


Zoning

The subject site is located in the RDD (Multiple Family, maximum five dwelling units per acre) zoning district, which requires a minimum of 65 feet of lot width for single-family or 100 feet of lot width for multiple-family, and 8,000 square feet of lot area for single-family or 11,000 square feet for duplexes. The requested C-3 zoning district requires a minimum of 100 feet of lot width and 10,000 square feet of lot area. With 129.53 feet of lot width on Okemos Road and four acres (174,240 square feet) of lot area, the site meets the minimum standards for both lot area and lot width of the existing RDD and the proposed C-3 zoning districts. The following table illustrates the lot width and lot area standards for the existing RDD and proposed C-3 zoning districts:

Zoning District	Lot Width (feet)	Lot Area (square feet)
RDD (Multiple Family)	65 for single family, 100 for multiple family	8,000 for single family, 11,000 for duplexes
C-3 (Commercial)	100	10,000

ZONING MAP



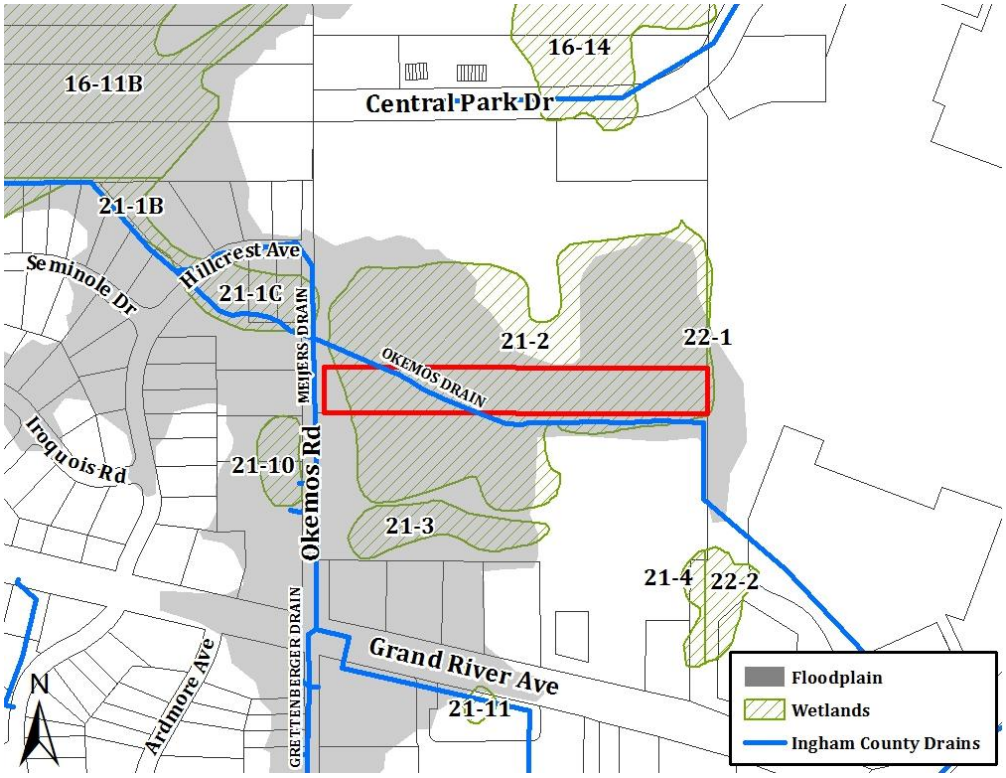
Physical Features

The site is currently undeveloped and is generally level, with elevations ranging from 833 feet above mean sea level near the northern end of the site and gradually rising to 841 feet above mean sea level near the south property line. Vegetation mainly consists of brush and trees. The site has no special designation on the Township Greenspace Plan. The Okemos Drain, an open (unenclosed) county drain, flows south to north through the southwest portion of the subject site.

Wetlands and Floodplain

The Township Wetland Map depicts Wetland #21-2 located on the site. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is located entirely in the floodplain.

WETLANDS AND FLOODPLAIN MAP



Streets & Traffic

The site fronts on Okemos Road, which is a four-lane road with curb and gutter classified as a Minor Arterial on the Street Setbacks and Service Drives Map in the zoning ordinance. The most recent (2017) traffic count information from the Ingham County Road Department (ICRD) for Okemos Road, between Grand River Avenue and Hillcrest Avenue, showed a total of 6,578 northbound vehicle trips and 6,078 southbound vehicle trips in a 24 hour period.

Utilities

Municipal water and sanitary sewer is available in the vicinity of the subject site.

Staff Analysis

The applicant has requested the rezoning of approximately four acres of a 28.50 acre parcel from RDD to C-3. When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts.

The Township Board in 2013 approved a C-PUD (C-PUD #13034) for Meridian Mall. The approved plan included an addition to the Mall for retailer Gordmans and the establishment of three future building sites adjacent to Central Park Drive. The Farmers' Market will be located in the area allocated for two of the three future building sites totaling 18,000 square feet in size (one, 10,000 square foot building and one, 8,000 square foot building). The relocation of the Farmers' Market to the Mall will impact the number of required parking spaces and the amount of permitted impervious surface coverage established by the C-PUD. The property transfer is intended to offset those impacts. A description of changes to the number of parking spaces and impervious surface coverage is explained below.

Parking

The parking requirement for retail shopping centers consisting of more than 600,000 square feet of gross leasable area is 5 spaces for every 1,000 square feet of gross leasable floor area. The C-PUD granted 4.54 parking spaces for every 1,000 square feet of gross leasable floor area or a total of 4,584 parking spaces. As proposed the Farmers' Market relocation would reduce Mall parking by 120 future parking spaces.

Impervious Surface

C-3 zoned sites are allowed 70 percent impervious surface coverage. The C-PUD granted coverage at 82.54 percent impervious and 17.46 percent pervious. The Mall property's impervious surface coverage when the Farmers' Market is relocated will be 82.95 percent, a 0.41 percent increase from the allowed impervious coverage granted by the C-PUD. To compensate for the loss of pervious area the Farmers' Market will occupy, four acres of Township property is being transferred to the Mall to keep the property consistent with the allowed impervious surface coverage. After the transfer, the Mall's impervious surface coverage would be 81.57 percent, 0.97 percent under the amount granted by the C-PUD.

Planning Commission Options

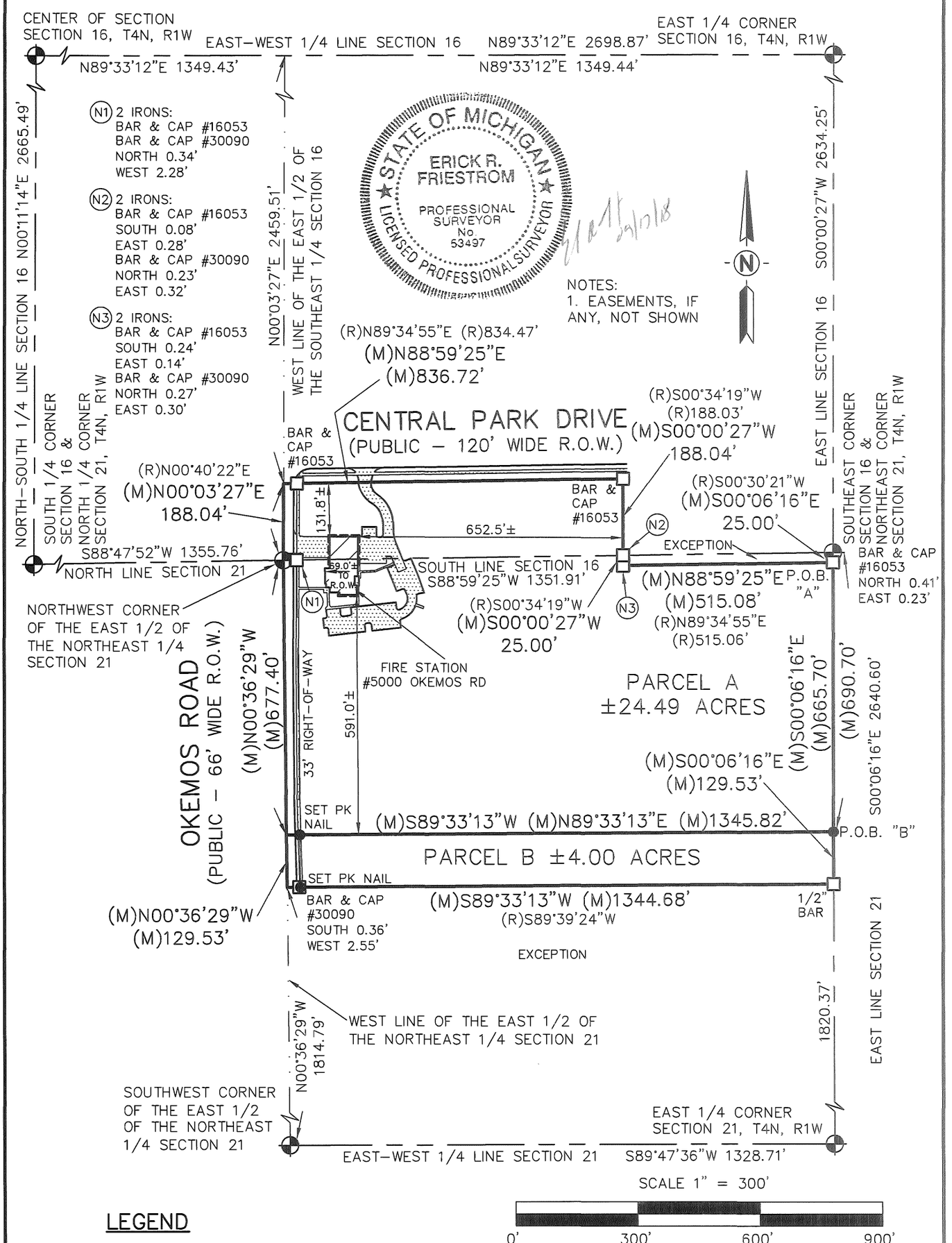
The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

Attachments

1. Township property survey prepared by Kebs, Inc., dated September 17, 2018 and received by the Township on September 28, 2018.
2. Mall property survey prepared by Kebs, Inc., dated April 5, 2018.
3. Rezoning criteria.
4. Location maps.

CERTIFIED BOUNDARY SURVEY

FOR: CHARTER TOWNSHIP OF MERIDIAN



LEGEND

- ● = Set 1/2" Bar with Cap
- □ = Found Iron as Noted
- ——— = Survey Boundary Line
- —\/— = Distance Not to Scale
- —X—X— = Fence
- 0.0'± = Denotes Distance to the Survey Line
- = Concrete, Asphalt, Deck & Porch

All Dimensions are in Feet and Decimals Thereof.

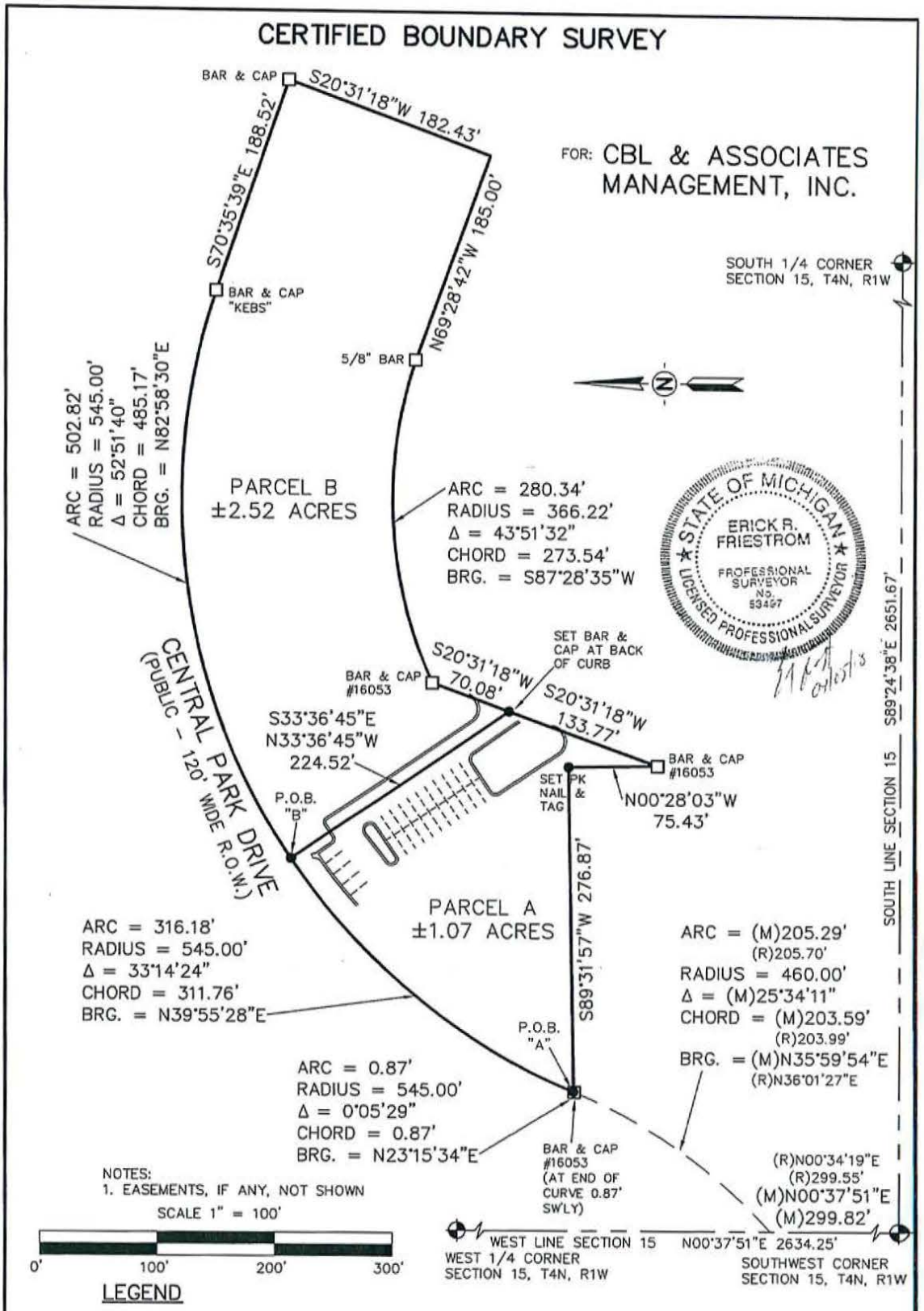
KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS

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

DRAWN BY SSF	SECTION 16&21, T4N, R1W
FIELD WORK BY NAW	JOB NUMBER: 94153.BND
SHEET 1 OF 4	

CERTIFIED BOUNDARY SURVEY



NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN

SCALE 1" = 100'

0' 100' 200' 300'

LEGEND

- ● = Set 1/2" Bar with Cap
- □ = Found Iron as Noted
- ——— = Survey Boundary Line
- —\/— = Distance Not to Scale
- —X—X— = Fence
- 0.0'± = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.

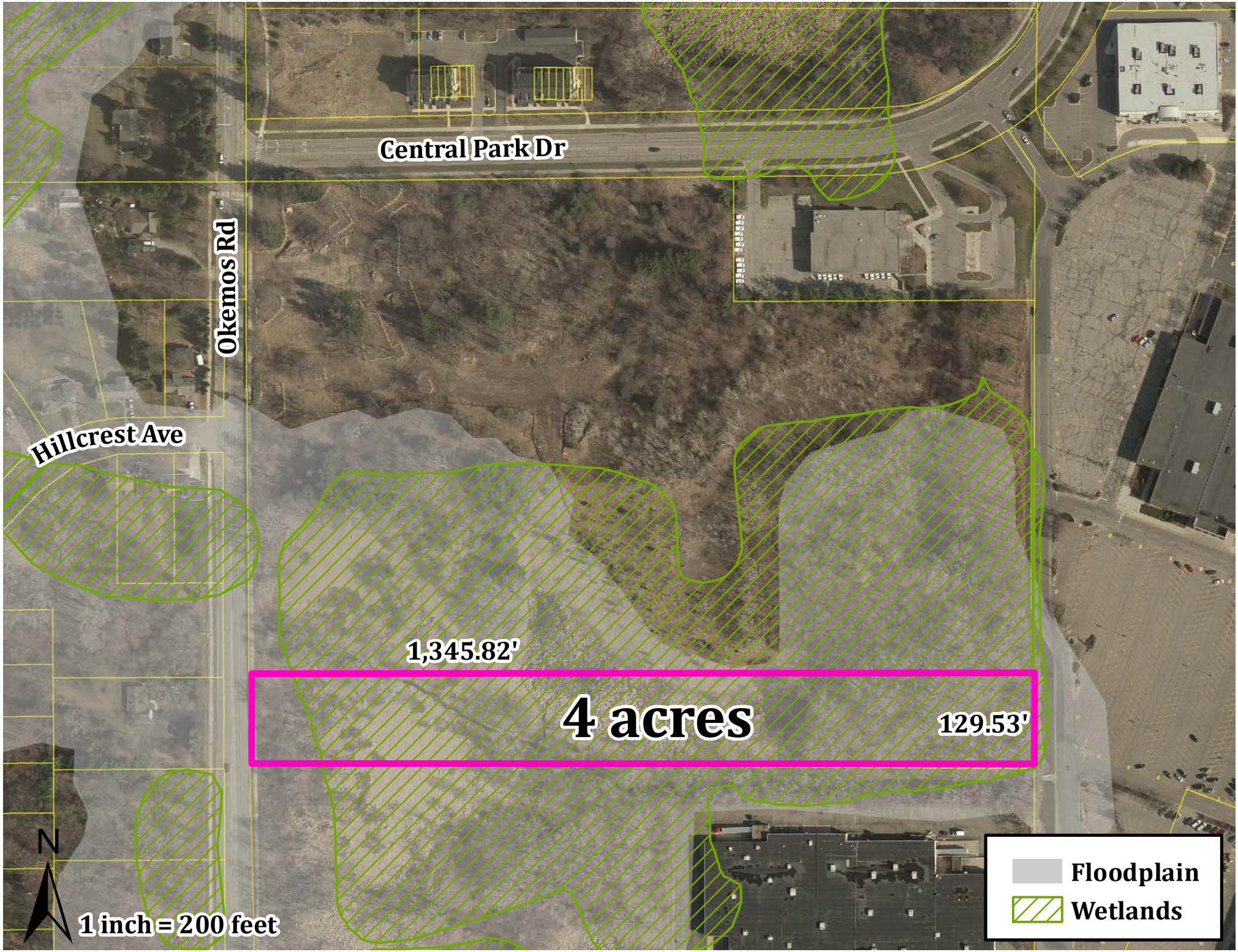
All Improvements Not Shown.

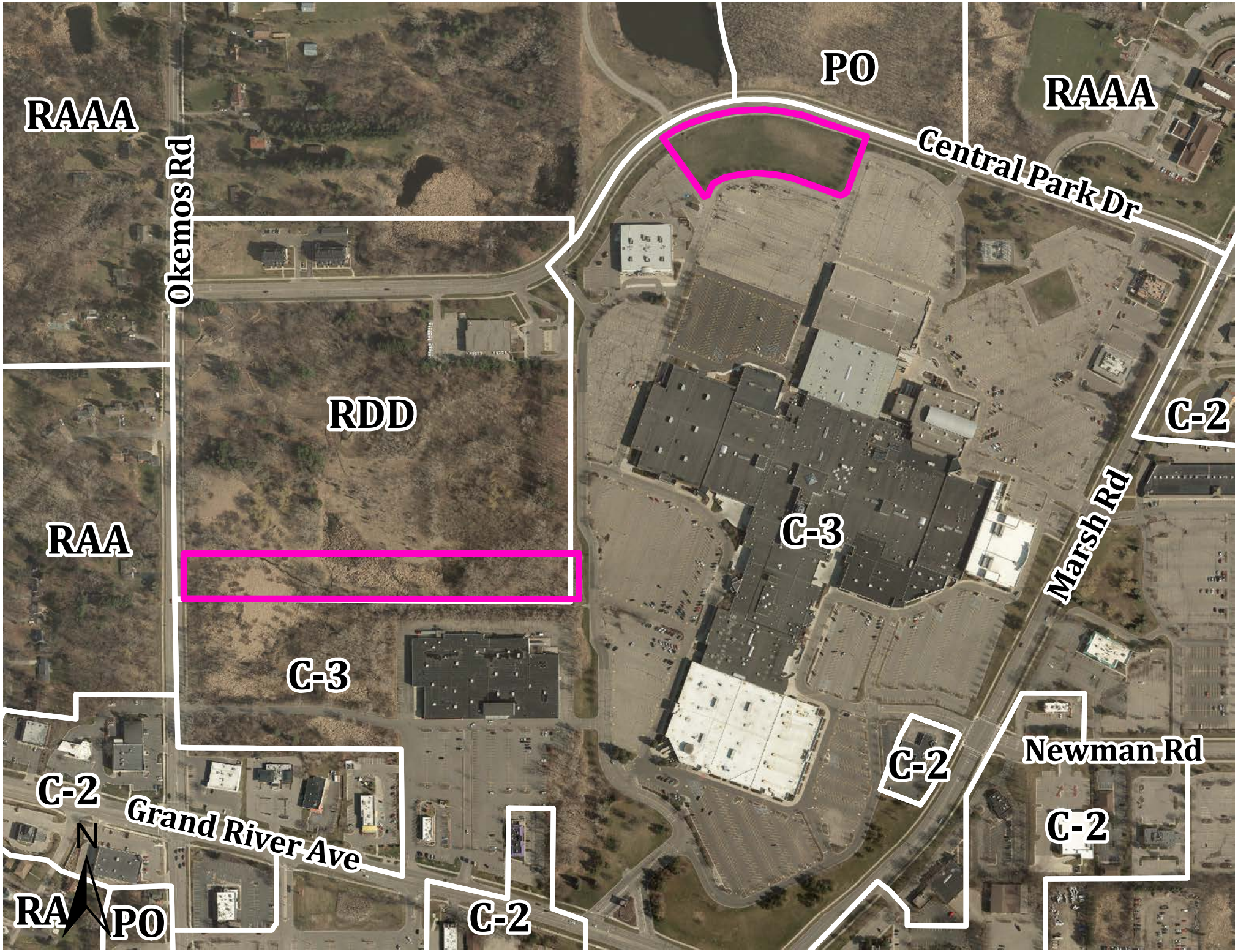
KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS

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

DRAWN BY SSF	SECTION 15, T4N, R1W
FIELD WORK BY SL	JOB NUMBER: 92632.BND
SHEET 1 OF 3	


Central Park Dr
Okemos Rd
Hillcrest Ave
1,345.82'
4 acres
129.53'
N
1 inch = 200 feet
Floodplain
Wetlands


RAAA
PO
RAAA
Okemos Rd
Central Park Dr
RDD
C-2
RAA
C-3
Marsh Rd
C-3
C-2
Newman Rd
C-2
C-2
Grand River Ave
N
RA
PO
C-2

To: **Planning Commission**

From: **Peter Menser, Principal Planner**

Justin Quagliata, Assistant Planner

Date: **December 6, 2018**

Re: **<u>Special Use Permit #18081 (LaFontaine Automotive Group)</u>, establish a new car dealership on the north side of Grand River Avenue, east of Powell Road.**

The public hearing for Special Use Permit #18081 was held at the November 5, 2018 Planning Commission meeting. Since the meeting the applicant has submitted a revised site plan that includes several changes, which are as follows:

Parking

The revised site plan shows a revised parking configuration. The previous site plan proposed 373 total parking spaces but the revised plans propose 324 parking spaces, a reduction of 66 spaces.

Impervious surface

The site impervious and pervious surface coverages were incorrectly calculated on the previous plans. In the C-2 (Commercial) zoning district the ordinance allows only 50% of on-site storm water detention basins to be counted as pervious surfaces. The previous plans showed 100% of the detention areas being counted as pervious surface. C-2 zoned sites are allowed up to 70 percent impervious surface coverage. The previous plan indicated impervious surface coverage would be 19.5% in Phase One and 40% in Phase Two, with total site impervious surface coverage at 60% when development is complete. The revised plan shows impervious surface coverage would be 27.3% in Phase One and 38.7% in Phase Two, with total site impervious surface coverage at 66% when development is complete. Overall the revised plan shows a net increase of six percent impervious surface coverage from the previous plan. The increase is due to the re-calculation of the detention basins, not an increase of impervious surface.

Site Access

In the previous plan the applicant proposed two driveways along Grand River Avenue. To meet the standards of the Grand River Avenue Corridor Access Management Overlay District, the plans were revised to show one centrally located driveway along the Grand River Avenue property frontage.

Landscaping

Where a parking area, or its associated internal access or service drives, adjoins a public street, a landscaped buffer at least 20 feet wide must be provided between the parking area and the adjacent right-of-way, measured from the back of the parking lot curb to the right-of-way line. The previous plan showed only a 10 foot buffer but the revised plan shows the buffer increased to 20 feet.

The applicant is proposing to place seven vehicle display ramps along Grand River Avenue in the landscape buffer. The submitted plan indicates each display ramp has the capacity for five vehicles, for a total of 35 vehicles. One additional ramp is proposed at the corner of Powell Road and Grand River Avenue. Details of the ramps were not submitted. The intention of the landscape buffer is to provide a continuous, uninterrupted area of landscaping to screen the parking area from the adjacent roadway. The ramps as proposed would require approval of a variance from the Zoning Board of Appeals to encroach into the landscape buffer. The Planning Commission may choose to address the ramps as a condition of special use permit approval.

Wetlands

Since the public hearing staff has received a verification report from the Township's wetland consultant that outlines any wetlands on the site and the regulatory status of each. The verification revealed that the 0.05 acre pond on the property at 1448 Grand River Avenue is regulated by both the Michigan Department of Environmental Quality (MDEQ) and the Township due to it being within 500 feet of the pond located on the south side of Grand River Avenue. A wetland use permit from the Planning Commission will be required to fill the wetland as proposed.

If the Planning Commission decides to approve the special use permit request, staff recommends the following conditions to address concerns noted by the Planning Commission at the public hearing:

- The four subject parcels shall be combined into one parcel prior to submitting for site plan review.

- Vehicle service and repair and used car sales are permitted only ancillary to new car sales.

- Painting and/or bodywork of motor vehicles on the property are prohibited.

- Phase Two of the project shall meet all ordinances or policies in affect at the time of commencement.

- The eight parking display ramps proposed along Grand River Avenue are located in the required 20 foot landscape buffer between the parking lot and adjacent road right-of-way. The ramps shall either be removed from the plan or the applicant shall be required to seek a variance from the Zoning Board of Appeals (ZBA) for encroachment into the landscape buffer.

- Landscaping on the property shall generally comply with the landscape plan prepared by Kebs, Inc. dated July 25, 2018 (Revision Date December 1, 2018) and received by the Township on December 3, 2018, subject to revisions as applicable. Final landscape materials shall be provided in quantities equal to or greater than those depicted on the submitted landscape plan. The final landscape plan shall comply with all applicable sections of the Ordinance pertaining to landscaping.

- Prior to the commencement of Phase Two of the project a wetland use permit from the Planning Commission is required to fill the wetland located at 1448 Grand River Avenue.

Planning Commission Options

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

Attachments

1. Revised site plan prepared by Kebs, Inc., dated July 25, 2018 (revision date December 1, 2018) and received by the Township on December 3, 2018.
2. Wetland verification letter from the Township wetland consultant dated November 2, 2018.
3. Resolution to approve.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2018\SUP 18081 (Lafontaine)\SUP 18081.pc2.doc

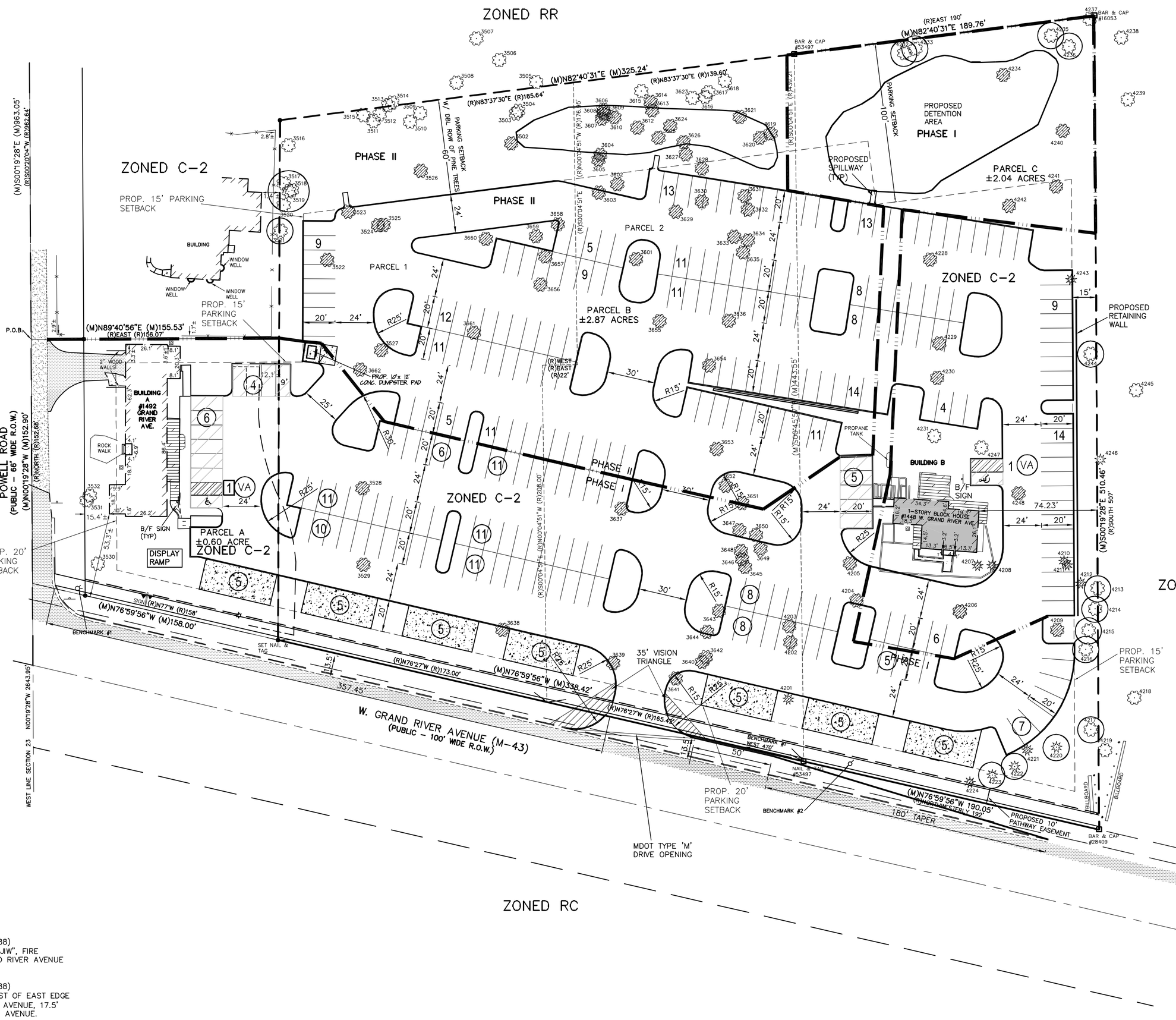
S.U.P. FOR:

1448 Grand River Ave.

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

CLIENT:
LaFontaine Automotive Group
4000 W. HIGHLAND
HIGHLAND, MI. 48357
PH: (248) 714-1502
FAX: (248) 887-5293

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



LEGAL DESCRIPTION AS SURVEYED:
(The following legal description describes the same parcel of land as the provided description)

PARCEL A:
A parcel of land in the Southwest 1/4 of Section 23, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section; thence S00°19'28"E along the West line of said Section 23 a distance of 810.15 feet to the point of beginning of this description; thence N89°40'56"E 155.53 feet; thence S00°12'59"W 189.31 feet to the Northerly right-of-way line of Grand River Avenue; thence N76°59'56"W along said Northerly line 158.00 feet to said West line; thence N00°19'28"W along said West line 152.90 feet to the point of beginning; said parcel containing 0.60 acres more or less; including 0.11 acre more or less presently in use as public right-of-way; said parcel subject to all easements and restrictions if any.

PARCEL B:
A parcel of land in the Southwest 1/4 of Section 23, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section; thence S00°19'28"E along the West line of said Section 23 a distance of 963.05 feet to the Northerly right-of-way line of Grand River Avenue; thence S76°59'56"E along said Northerly line 158.00 feet to the point of beginning of this description; thence N00°12'59"E 325.91 feet; thence N82°40'31"E 325.24 feet; thence S00°45'57"E 443.55 feet to said Northerly line; thence N76°59'56"W along said Northerly line 338.42 feet to the point of beginning; said parcel containing 2.87 acres more or less; said parcel subject to all easements and restrictions if any.

PARCEL C:
A parcel of land in the Southwest 1/4 of Section 23, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section; thence S00°19'28"E along the West line of said Section 23 a distance of 963.05 feet to the Northerly right-of-way line of Grand River Avenue; thence S76°59'56"E along said Northerly line 496.42 feet to the point of beginning of this description; thence N00°45'57"W 443.55 feet; thence N82°40'31"E 189.76 feet; thence S00°19'28"E 510.46 feet to said Northerly line; thence N76°59'56"W along said Northerly line 190.05 feet to the point of beginning; said parcel containing 2.04 acres more or less; said parcel subject to all easements and restrictions if any.

SITE DATA:

ZONED C-2
EX. USE VACANT

BUILDING DATA:

BUILDING A (3,136 S.F.)
BUILDING B (1,285 S.F.)

PARKING REQUIRED:

MOTOR VEHICLE, RECREATIONAL VEHICLE, BOAT, OR MOBILE HOME SALES OR SERVICE ESTABLISHMENTS
1/200 G.S.F. MIN.
1 SPACE FOR EACH VEHICLE ON DISPLAY

3,136/200 x 1 = 15.68 = 16 SPACES REQUIRED
TOTAL PROVIDED = 17 SPACES (16 PROVIDED WITH PHASE I, INC. 1 ADA SPACE)
(1 ADA WITH PHASE II)

DISPLAY VEHICLES:
307 X 1 = 307 SPACES (123-PHASE I, 184-PHASE II)

324 SPACES PROVIDED (139-PHASE I, 185-PHASE II)
PERVIOUS/IMPERVIOUS CALCULATIONS:

GROSS PROPERTY 240,922 S.F.
TOTAL PROPERTY WITHOUT ROAD R.O.W.= 235,747 S.F.
OPENSPACE
(PHASE I DEVELOPED ONLY) = 26,404 S.F. = 72.7%
(TOTAL SITE) = 80,182 S.F. =34%
IMPERVIOUS AREA
(PHASE I DEVELOPED ONLY) = 64,359 S.F. = 27.3%
(TOTAL SITE)= 155,565 S.F = 66%

MAX ALLOWABLE IMPERVIOUS = 70%

SITE ADDRESS: 1448 W. GRAND RIVER AVE.,
OKEMOS, MI. 48864
PARCEL ID - 33-02-02-23-301-004
PARCEL ID - 33-02-02-23-301-010
PARCEL ID - 33-02-02-23-301-011
PARCEL ID - 33-02-02-23-301-007

BIKE PARKING REQUIRED:
1/10 SPACES
16/10 = 1.6 = 2 SPACES
4 PROVIDED WITH PHASE I

EX. SEWER INVENTORIES

CATCH BASIN #100
RIM ELEV. = 871.64
12" RCP W INV. = 869.28

CATCH BASIN #101
RIM ELEV. = 872.38
NE PIPE TOO FAR RECESSED
E PIPE TOO FAR RECESSED
15" RCP W INV. = 867.74
SUMP ELEV. = 866.63

CATCH BASIN #102
RIM ELEV. = 872.25
12" RCP SW INV. = 869.59
SUMP ELEV. = 869.54

CATCH BASIN #103
RIM ELEV. = 870.59
12" RCP S INV. = 865.85
18" RCP E INV. = 864.80
18" RCP W INV. = 864.90
SUMP ELEV. = 862.69

CATCH BASIN #104
RIM ELEV. = 870.48
18" RCP E INV. = 864.99
18" RCP W INV. = 864.93
SUMP ELEV. = 863.98

CATCH BASIN #105
RIM ELEV. = 870.94
24" RCP NE INV. = 862.65
12" RCP E INV. = 862.70
18" RCP W INV. = 862.94
SUMP ELEV. = 862.65

STORM MANHOLE #106
RIM ELEV. = 869.99
24" RCP N INV. = 853.47
10" CMP NE INV. = 861.43
12" VCP E INV. = 861.94
24" RCP S INV. = 853.53
24" RCP SW INV. = 861.41

STORM MANHOLE #107
RIM ELEV. = 868.98
24" RCP N INV. = 853.66
24" RCP S INV. = 853.66

STORM MANHOLE #108
RIM ELEV. = 862.94
24" RCP N INV. = 853.23
24" RCP S INV. = 853.25

CATCH BASIN #109
RIM ELEV. = 873.20
15" RCP E INV. = 867.21
12" RCP S INV. = 867.48
15" RCP W INV. = 867.21
SUMP ELEV. = 865.70

DENOTES PROPOSED TREE PROTECTION FENCE (TYP)

DENOTES TREES TO BE REMOVED (TYP)

BENCHMARKS

BENCHMARK #1 ELEV. = 875.46 (NAVD88)
NORTHEAST FLANGE BOLT, UNDER "E" IN "EJIW", FIRE HYDRANT, NORTHEAST QUADRANT OF GRAND RIVER AVENUE & POWELL ROAD.

BENCHMARK #2 ELEV. = 872.97 (NAVD88)
PK NAIL, SOUTH SIDE UTILITY POLE, 20' EAST OF EAST EDGE OF ASPHALT DRIVE TO #1448 GRAND RIVER AVENUE, 17.5' NORTH OF BACK OF CURB OF GRAND RIVER AVENUE.

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
▲T/C 800.00 PROPOSED TOP OF CURB ELEV.

EX. LEGEND

= SET 1/2" BAR WITH CAP
= FOUND IRON AS NOTED
= DISTANCE NOT TO SCALE
= FENCE
= ASPHALT
= CONCRETE
= GRAVEL
= DECK
= EXISTING SPOT ELEVATION
= EXISTING CONTOUR ELEVATION
= BUILDING OVERHANG
= OVERHEAD WIRES
= DECIDUOUS TREE
= CONIFEROUS TREE
= GROUND LIGHT
= DRAINAGE MANHOLE
= CATCHBASIN
= FIRE HYDRANT
= VALVE
= UTILITY POLE
= LIGHT POLE
= GUY WIRE
= UTILITY PEDESTAL
= ELECTRIC METER
= GAS METER
= WELL
= MONITORING WELL
= SIGN
= POST
= AIR CONDITIONING UNIT
= DOWNSPOUT

DENOTES CUSTOMER PARKING
[1] DENOTES NUMBER OF B/F SPACES
(VA) DENOTES VAN ACCESS B/F SPACES
(0) DENOTES PROPOSED NUMBER OF 9' x 20' PARKING SPACES
0 DENOTES PHASE II NUMBER OF 9' x 20' PARKING SPACES

SHEET INDEX

1. COVER SHEET
2. UTILITY PLAN
3. STORM & GRADING PLAN
4. PERVIOUS/IMPERVIOUS PLAN
5. LANDSCAPE PLAN
6. ALTA/ACSMLAND TITLE

SITE ADDRESS: 1448 W. GRAND RIVER AVENUE, OKEMOS, MI 48864

SURVEY#93897.ALT

STATE OF MICHIGAN
JEFFREY W. KYES
ENGINEER NO. 46796
LICENSED PROFESSIONAL ENGINEER

REVISIONS
9-26-18 SUP SUBMITTAL
10-1-18 SUP REVISIONS
12-1-18 SUP REVISIONS

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

1448 Grand River Ave.
SITE & UTILITY PLAN
PRELIMINARY SKETCH PLAN

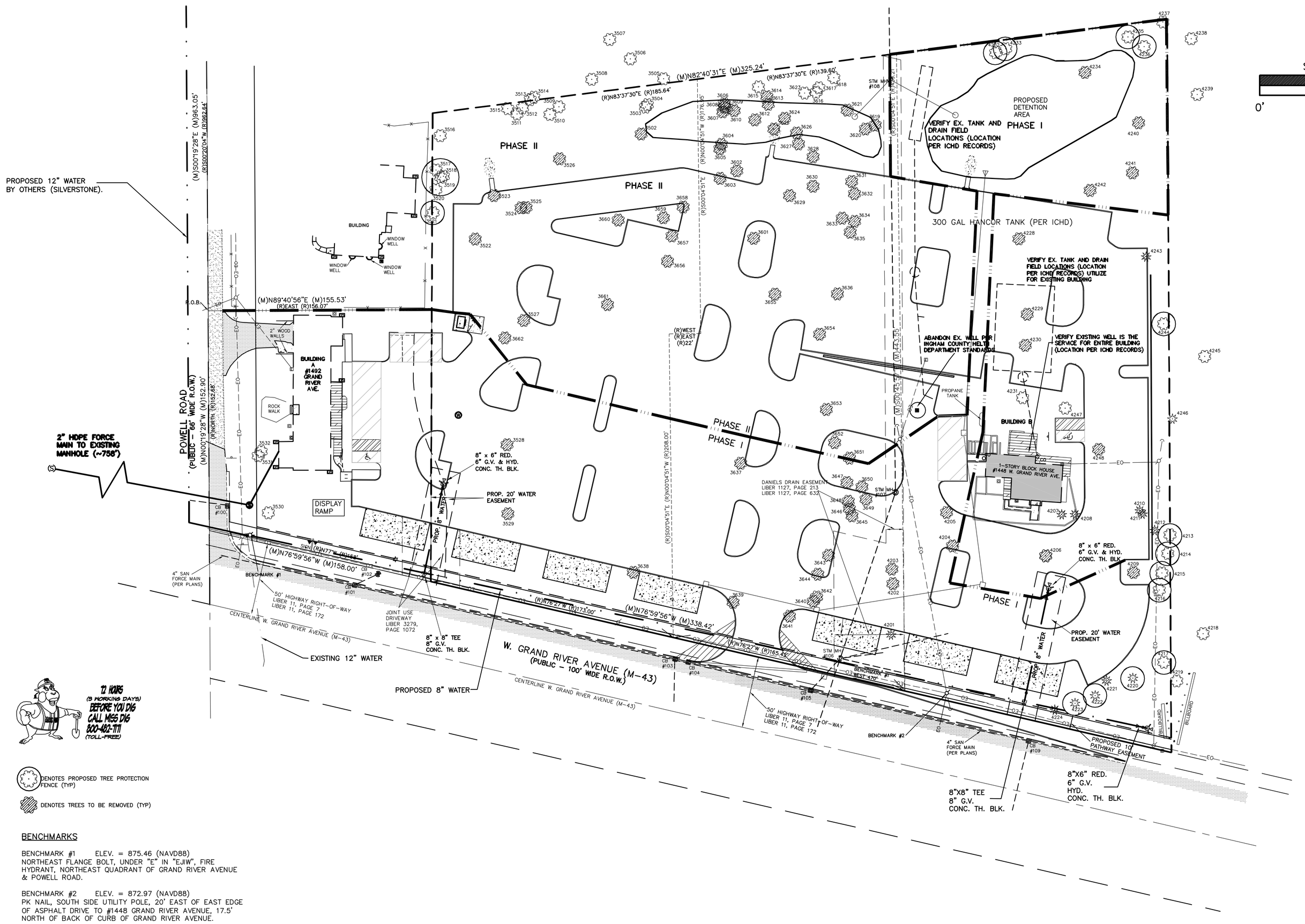
SCALE: 1"= 40'	DESIGNER: JWK	APPROVED BY: JWK
DATE: 7-25-18	PROJECT MGR. JWK	SHEET 1 OF 6
AUTHORIZED BY: LaFontaine Automotive Group		JOB #: 93897

I:\93\93897\dwg\E-93897-NEW.dwg, 12/3/2018 2:38:55 PM

S.U.P. FOR:

1448 Grand River Ave.

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



EX. SEWER INVENTORIES

CATCH BASIN #100
RIM ELEV. = 871.64
12" RCP W INV. = 869.28

CATCH BASIN #101
RIM ELEV. = 872.38
NE PIPE TOO FAR RECESSED
E PIPE TOO FAR RECESSED
15" RCP W INV. = 867.74
SUMP ELEV. = 866.63

CATCH BASIN #102
RIM ELEV. = 872.25
12" RCP SW INV. = 869.59
SUMP ELEV. = 869.54

CATCH BASIN #103
RIM ELEV. = 870.59
12" RCP S INV. = 865.85
18" RCP E INV. = 864.80
18" RCP W INV. = 864.90
SUMP ELEV. = 862.69

CATCH BASIN #104
RIM ELEV. = 870.48
18" RCP E INV. = 864.99
18" RCP W INV. = 864.93
SUMP ELEV. = 863.98

CATCH BASIN #105
RIM ELEV. = 870.94
24" RCP NE INV. = 862.65
12" RCP E INV. = 862.70
18" RCP W INV. = 862.94
SUMP ELEV. = 862.65

STORM MANHOLE #106
RIM ELEV. = 869.99
24" RCP N INV. = 853.47
10" CMP NE INV. = 861.43
12" VCP E INV. = 861.94
24" RCP S INV. = 853.53
24" RCP SW INV. = 861.41

STORM MANHOLE #107
RIM ELEV. = 868.98
24" RCP N INV. = 853.66
24" RCP S INV. = 853.66

STORM MANHOLE #108
RIM ELEV. = 862.94
24" RCP N INV. = 853.23
24" RCP S INV. = 853.25

CATCH BASIN #109
RIM ELEV. = 873.20
15" RCP E INV. = 867.21
12" RCP S INV. = 867.48
15" RCP W INV. = 867.21
SUMP ELEV. = 865.70

DENOTES PROPOSED TREE PROTECTION FENCE (TYP)

DENOTES TREES TO BE REMOVED (TYP)

BENCHMARKS

BENCHMARK #1 ELEV. = 875.46 (NAVD88)
NORTHEAST FLANGE BOLT, UNDER "E" IN "EJW", FIRE HYDRANT, NORTHEAST QUADRANT OF GRAND RIVER AVENUE & POWELL ROAD.

BENCHMARK #2 ELEV. = 872.97 (NAVD88)
PK NAIL, SOUTH SIDE UTILITY POLE, 20' EAST OF EAST EDGE OF ASPHALT DRIVE TO #1448 GRAND RIVER AVENUE, 17.5' NORTH OF BACK OF CURB OF GRAND RIVER AVENUE.

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
- ▲T/C 800.00 PROPOSED TOP OF CURB ELEV.

EX. LEGEND

- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = DECK
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION
- = BUILDING OVERHANG
- = OVERHEAD WIRES
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = GROUND LIGHT
- = DRAINAGE MANHOLE
- = CATCHBASIN
- = FIRE HYDRANT
- = VALVE
- = UTILITY POLE
- = LIGHT POLE
- = GUY WIRE
- = UTILITY PEDESTAL
- = ELECTRIC METER
- = GAS METER
- = WELL
- = MONITORING WELL
- = SIGN
- = POST
- = AIR CONDITIONING UNIT
- = DOWNSPOUT

NOTE: ALL PUBLIC WATER OUTSIDE OF R.O.W. SHALL BE WITHIN A 20' PUBLIC EASEMENT

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

SITE ADDRESS: 1448 W. GRAND RIVER AVENUE, OKEMOS, MI 48864

SURVEY#93897.ALT

STATE OF MICHIGAN
JEFFREY W. KYES
ENGINEER NO. 46796
LICENSED PROFESSIONAL ENGINEER

REVISIONS
9-26-18 SUP SUBMITTAL
10-1-18 SUP REVISIONS
12-1-18 SUP REVISIONS

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

1448 Grand River Ave.

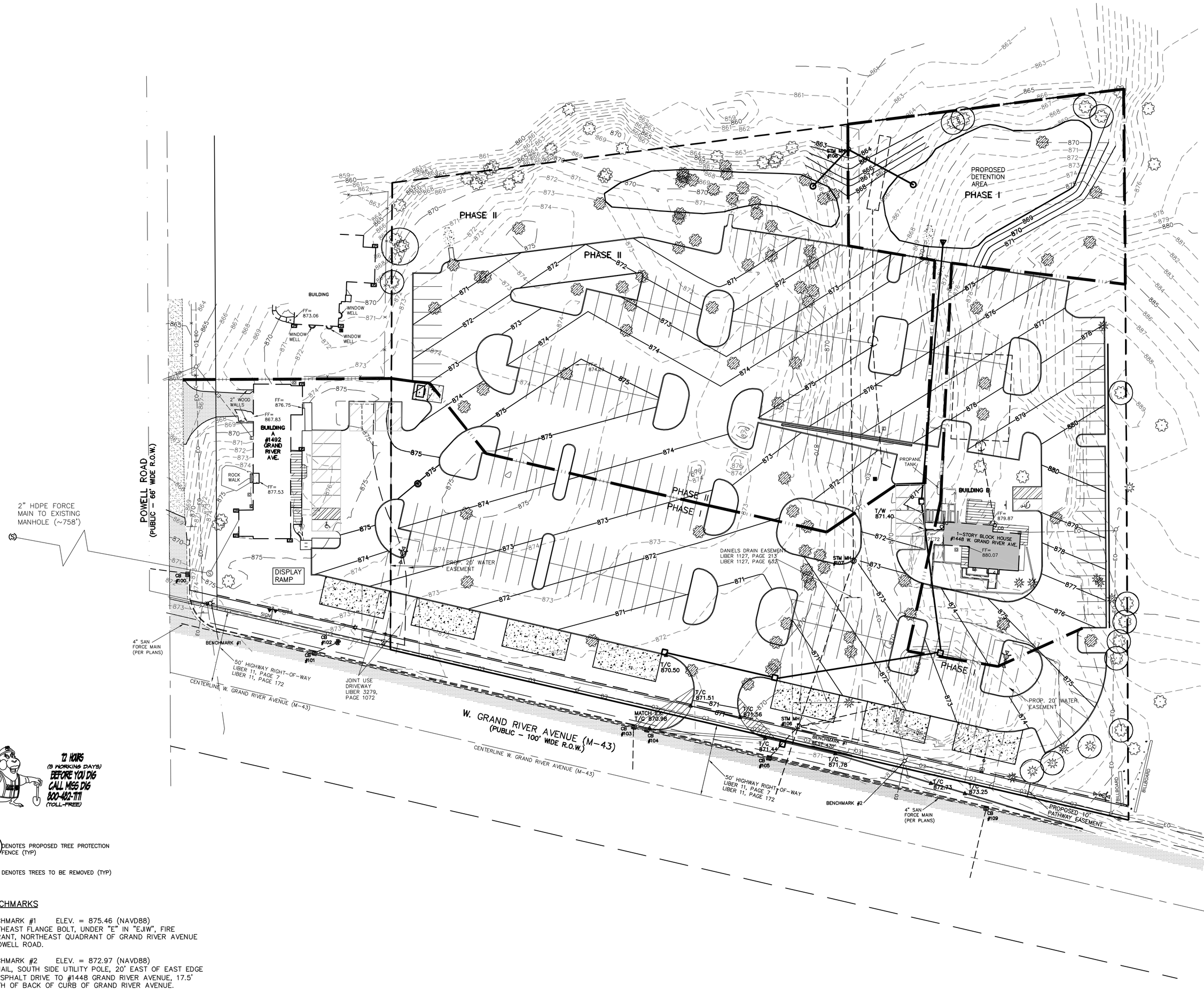
UTILITY PLAN

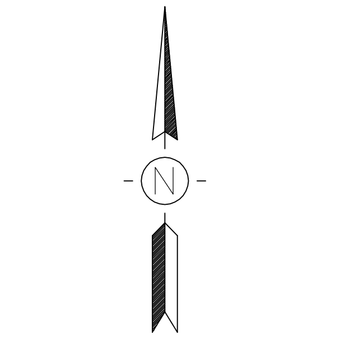
SCALE: 1"= 40'	DESIGNER: JWK	APPROVED BY: JWK	
DATE: 7-25-18	PROJECT MGR. JWK	SHEET 2 OF 6	
AUTHORIZED BY: LaFontaine Automotive Group		JOB #: 93897	

I:\93\93897\dwg\E-93897-NEW.dwg, 12/3/2018 2:43:44 PM

NOTE: ALL GRADES SHOWN ARE FOR FINAL CONSTRUCTED CONDITIONS AND CONTRACTOR IS RESPONSIBLE FOR HOLDING DOWN GRADES AS THEY OR THE DEVELOPER DEEMS NECESSARY FOR BASEMENT SPOILS, TOPSOILS ETC...

S.U.P. FOR:
1448 Grand River Ave.
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN





EX. SEWER INVENTORIES

CATCH BASIN #100
RIM ELEV. = 871.64
12" RCP W INV. = 869.28

CATCH BASIN #101
RIM ELEV. = 872.38
NE PIPE TOO FAR RECESSED
E PIPE TOO FAR RECESSED
15" RCP W INV. = 867.74
SUMP ELEV. = 866.63

CATCH BASIN #102
RIM ELEV. = 872.25
12" RCP SW INV. = 869.59
SUMP ELEV. = 869.54

CATCH BASIN #103
RIM ELEV. = 870.59
12" RCP S INV. = 865.85
18" RCP E INV. = 864.80
18" RCP W INV. = 864.90
SUMP ELEV. = 862.69

CATCH BASIN #104
RIM ELEV. = 870.48
18" RCP E INV. = 864.99
18" RCP W INV. = 864.93
SUMP ELEV. = 863.98

CATCH BASIN #105
RIM ELEV. = 870.94
24" RCP NE INV. = 862.65
12" RCP E INV. = 862.70
18" RCP W INV. = 862.94
SUMP ELEV. = 862.65

STORM MANHOLE #106
RIM ELEV. = 869.99
24" RCP N INV. = 853.47
10" CMP NE INV. = 861.43
12" VCP E INV. = 861.94
24" RCP S INV. = 853.53
24" RCP SW INV. = 861.41

STORM MANHOLE #107
RIM ELEV. = 868.98
24" RCP N INV. = 853.66
24" RCP S INV. = 853.66

STORM MANHOLE #108
RIM ELEV. = 862.94
24" RCP N INV. = 853.23
24" RCP S INV. = 853.25

CATCH BASIN #109
RIM ELEV. = 873.20
15" RCP E INV. = 867.21
12" RCP S INV. = 867.48
15" RCP W INV. = 867.21
SUMP ELEV. = 865.70

DENOTES PROPOSED TREE PROTECTION FENCE (TYP)

DENOTES TREES TO BE REMOVED (TYP)

BENCHMARKS

BENCHMARK #1 ELEV. = 875.46 (NAVD88)
NORTHEAST FLANGE BOLT, UNDER "E" IN "E.JW", FIRE HYDRANT, NORTHEAST QUADRANT OF GRAND RIVER AVENUE & POWELL ROAD.

BENCHMARK #2 ELEV. = 872.97 (NAVD88)
PK NAIL, SOUTH SIDE UTILITY POLE, 20' EAST OF EAST EDGE OF ASPHALT DRIVE TO #1448 GRAND RIVER AVENUE, 17.5' NORTH OF BACK OF CURB OF GRAND RIVER AVENUE.

EX. LEGEND

- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = DECK
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION
- = BUILDING OVERHANG
- = OVERHEAD WIRES
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = GROUND LIGHT
- = DRAINAGE MANHOLE
- = CATCHBASIN
- = FIRE HYDRANT
- = VALVE
- = UTILITY POLE
- = LIGHT POLE
- = GUY WIRE
- = UTILITY PEDESTAL
- = ELECTRIC METER
- = GAS METER
- = WELL
- = MONITORING WELL
- = SIGN
- = POST
- = AIR CONDITIONING UNIT
- = DOWNSPOUT

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
- ▲T/C 800.00 PROPOSED TOP OF CURB ELEV.

SITE ADDRESS: 1448 W. GRAND RIVER AVENUE, OKEMOS, MI 48864

SURVEY#93897.ALT

STATE OF MICHIGAN
JEFFREY W. KYES
ENGINEER NO. 46796
LICENSED PROFESSIONAL ENGINEER

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

REVISIONS
9-26-18 SUP SUBMITTAL
10-1-18 SUP REVISIONS
12-1-18 SUP REVISIONS

1448 Grand River Ave.
STORM & GRADING PLAN

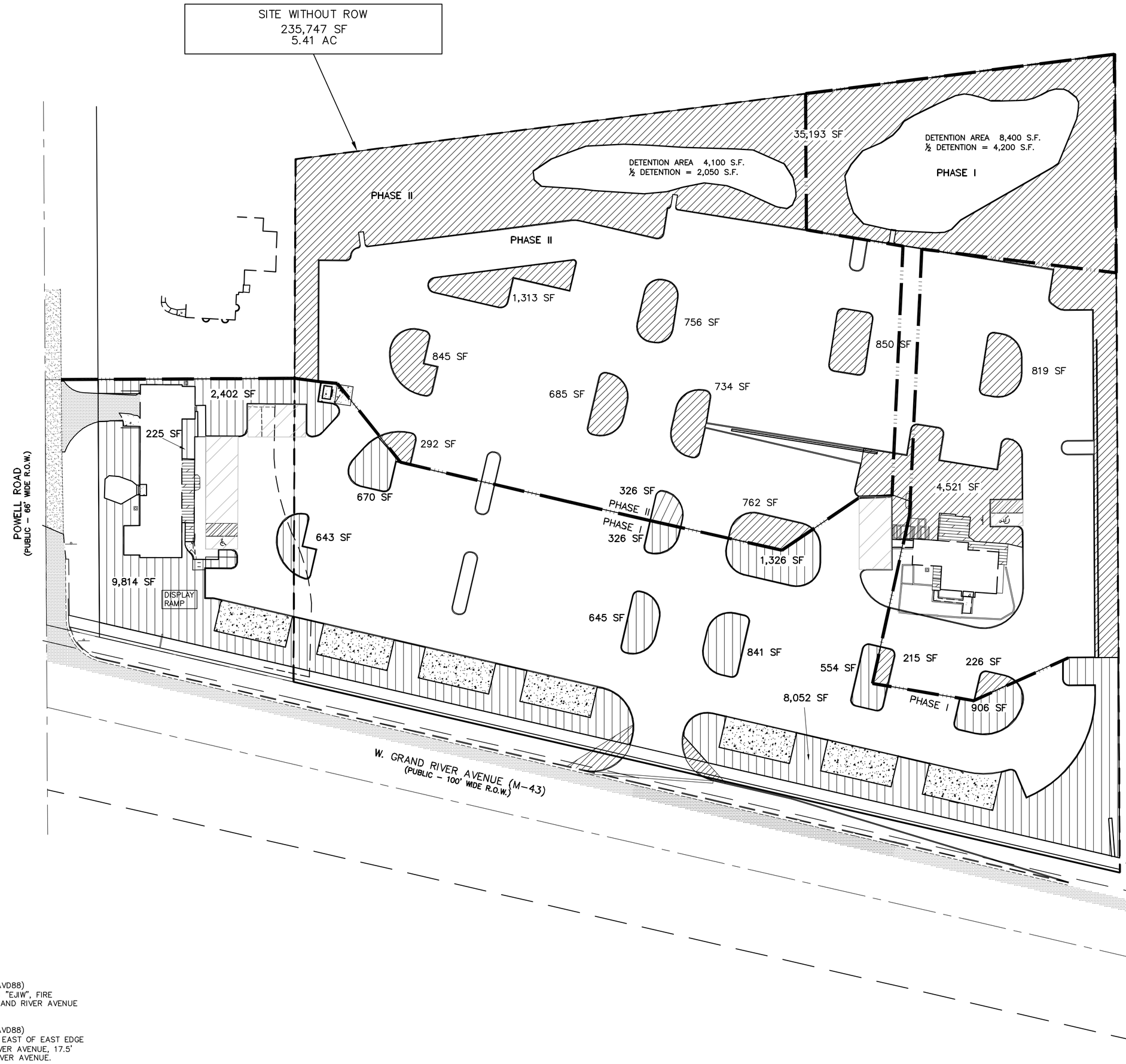
SCALE: 1"= 40'	DESIGNER: JWK	APPROVED BY: JWK
DATE: 7-25-18	PROJECT MGR. JWK	SHEET 3 OF 6
AUTHORIZED BY: LaFontaine Automotive Group		JOB #: 93897

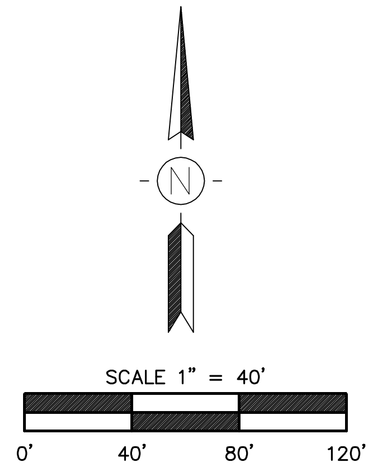
I:\93\93897\dwg\E-93897-NEW.dwg, 12/3/2018 2:44:32 PM

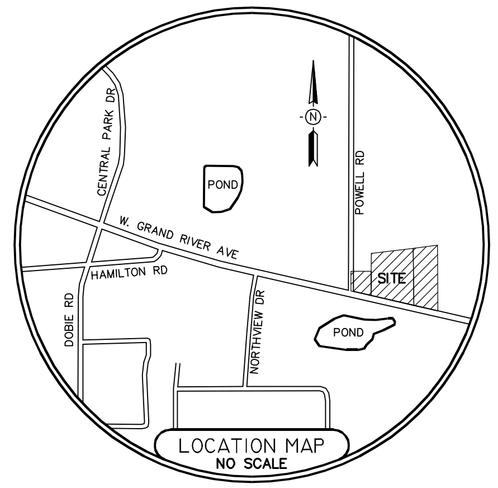
S.U.P. FOR:

1448 Grand River Ave.

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN







EX. SEWER INVENTORIES

CATCH BASIN #100
RIM ELEV. = 871.64
12" RCP W INV. = 869.28

CATCH BASIN #101
RIM ELEV. = 872.38
NE PIPE TOO FAR RECESSED
E PIPE TOO FAR RECESSED
15" RCP W INV. = 867.74
SUMP ELEV. = 866.63

CATCH BASIN #102
RIM ELEV. = 872.25
12" RCP SW INV. = 869.59
SUMP ELEV. = 869.54

CATCH BASIN #103
RIM ELEV. = 870.59
12" RCP S INV. = 865.85
18" RCP E INV. = 864.80
18" RCP W INV. = 864.90
SUMP ELEV. = 862.69

CATCH BASIN #104
RIM ELEV. = 870.48
18" RCP E INV. = 864.99
18" RCP W INV. = 864.93
SUMP ELEV. = 863.98

CATCH BASIN #105
RIM ELEV. = 870.94
24" RCP NE INV. = 862.65
12" RCP E INV. = 862.70
18" RCP W INV. = 862.94
SUMP ELEV. = 862.65

STORM MANHOLE #106
RIM ELEV. = 869.99
24" RCP N INV. = 853.47
10" CMP NE INV. = 861.43
12" VCP E INV. = 861.94
24" RCP S INV. = 853.53
24" RCP SW INV. = 861.41

STORM MANHOLE #107
RIM ELEV. = 868.98
24" RCP N INV. = 853.66
24" RCP S INV. = 853.66

STORM MANHOLE #108
RIM ELEV. = 862.94
24" RCP N INV. = 853.23
24" RCP S INV. = 853.25

CATCH BASIN #109
RIM ELEV. = 873.20
15" RCP E INV. = 867.21
12" RCP S INV. = 867.48
15" RCP W INV. = 867.21
SUMP ELEV. = 865.70

DENOTES PROPOSED TREE PROTECTION FENCE (TYP)

DENOTES TREES TO BE REMOVED (TYP)

BENCHMARKS

BENCHMARK #1 ELEV. = 875.46 (NAVD88)
NORTHEAST FLANGE BOLT, UNDER "E" IN "EJW", FIRE HYDRANT, NORTHEAST QUADRANT OF GRAND RIVER AVENUE & POWELL ROAD.

BENCHMARK #2 ELEV. = 872.97 (NAVD88)
PK NAIL, SOUTH SIDE UTILITY POLE, 20' EAST OF EAST EDGE OF ASPHALT DRIVE TO #1448 GRAND RIVER AVENUE, 17.5' NORTH OF BACK OF CURB OF GRAND RIVER AVENUE.

EX. LEGEND

- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = DECK
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION
- = BUILDING OVERHANG
- = OVERHEAD WIRES
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = GROUND LIGHT
- = DRAINAGE MANHOLE
- = CATCHBASIN
- = FIRE HYDRANT
- = VALVE
- = UTILITY POLE
- = LIGHT POLE
- = GUY WIRE
- = UTILITY PEDESTAL
- = ELECTRIC METER
- = GAS METER
- = WELL
- = MONITORING WELL
- = SIGN
- = POST
- = AIR CONDITIONING UNIT
- = DOWNSPOUT

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
- ▲T/C 800.00 PROPOSED TOP OF CURB ELEV.

PERVIOUS/IMPERVIOUS CALCULATIONS:

GROSS PROPERTY 240,922 S.F.
TOTAL PROPERTY WITHOUT ROAD R.O.W.= 235,747 S.F.
OPENSPACE
(PHASE I DEVELOPED ONLY) = 26,404 S.F. = 72.7%
(TOTAL SITE) = 80,182 S.F. =34%
IMPERVIOUS AREA
(PHASE I DEVELOPED ONLY) = 64,359 S.F. = 27.3%
(TOTAL SITE)= 155,565 S.F = 66%

MAX ALLOWABLE IMPERVIOUS = 70%

PHASE I
PHASE II

SITE ADDRESS: 1448 W. GRAND RIVER AVENUE, OKEMOS, MI 48864

SURVEY#93897.ALT

STATE OF MICHIGAN
JEFFREY W. KYES
ENGINEER NO. 46796
LICENSED PROFESSIONAL ENGINEER

REVISIONS
9-26-18 SUP SUBMITTAL
10-1-18 SUP REVISIONS
12-1-18 SUP REVISIONS

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

1448 Grand River Ave.

PERVIOUS / IMPERVIOUS PLAN

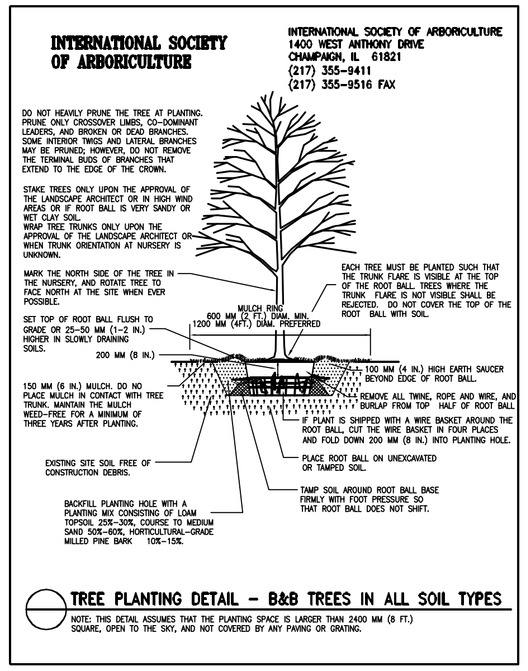
SCALE: 1"= 40'	DESIGNER: JWK	APPROVED BY: JWK
DATE: 7-25-18	PROJECT MGR. JWK	SHEET 4 OF 6
AUTHORIZED BY: LaFontaine Automotive Group		JOB #: 93897

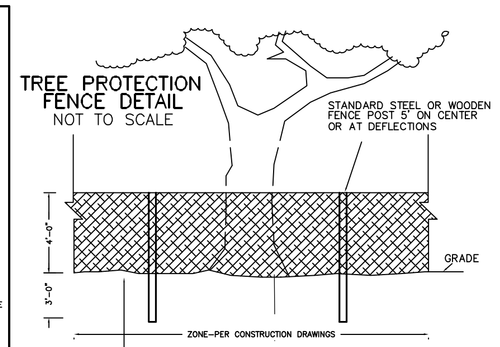
I:\93897\dwg\E-93897-NEW.dwg, 12/3/2018 2:45:19 PM

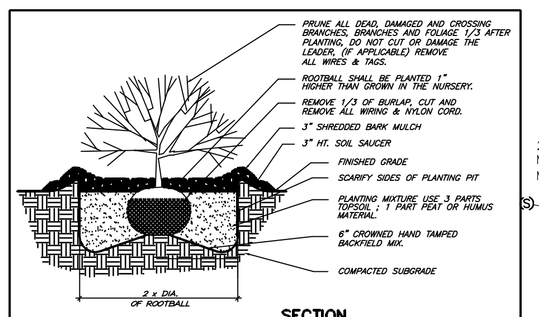
S.U.P. FOR:

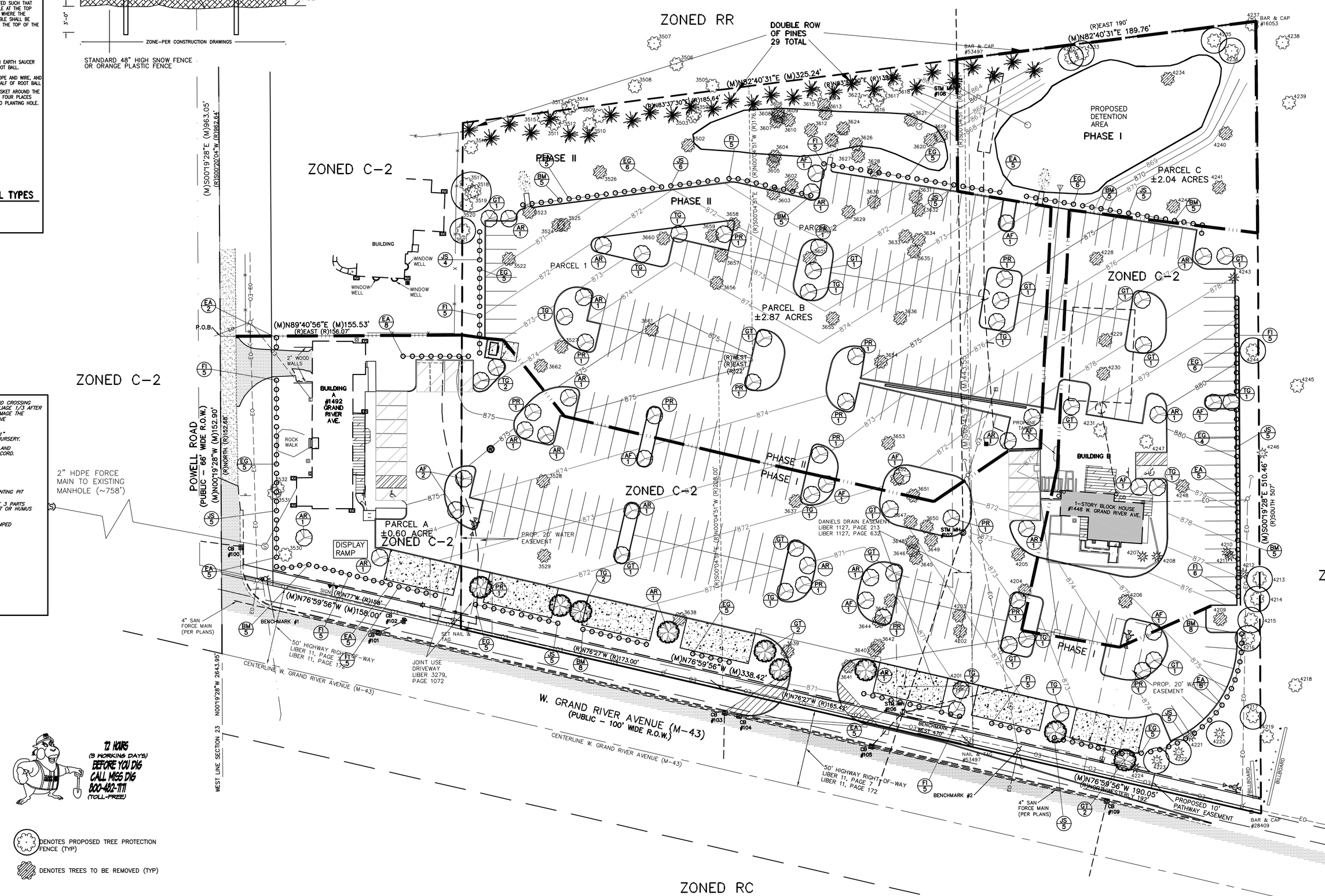
1448 Grand River Ave.

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



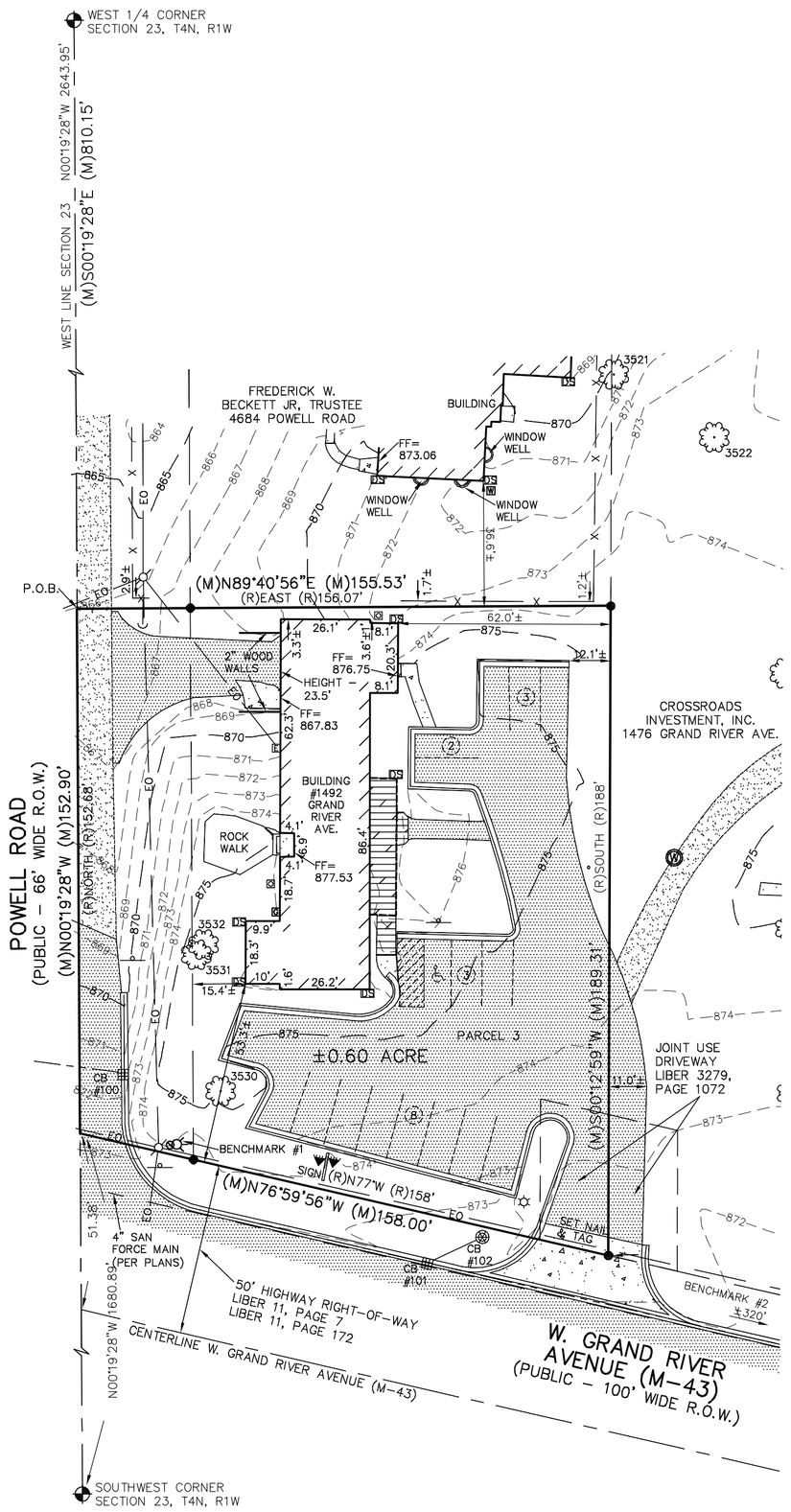





ZONED RR
ZONED C-2
ZONED C-2
ZONED C-2
ZONED C-2
ZONED CR
ZONED RC
DOUBLE ROW OF PINES 29 TOTAL
PROPOSED DETENTION AREA
PHASE I
PHASE II
PARCEL 1
PARCEL 2
PARCEL A ±0.60 ACRE
PARCEL B ±2.87 ACRES
PARCEL C ±2.04 ACRES
BUILDING A #1492 GRAND RIVER AVE.
BUILDING B
1-STORY BLOCK HOUSE #1448 W. GRAND RIVER AVE.
POWELL ROAD (PUBLIC - 66' WIDE R.O.W.)
W. GRAND RIVER AVENUE (M-43) (PUBLIC - 100' WIDE R.O.W.)
(M)N89°40'56"E (M)155.53'
(R)EAST (R)156.07'
(M)S00°19'28"E (M)963.05'
(R)S00°19'28"W 963.05'
(M)S00°19'28"E 510.46'
(R)S00°19'28"W 510.46'
(M)N82°40'31"E 189.76'
(M)N82°40'31"E (M)325.24'
(R)N83°37'30"E (R)185.64'
(M)N76°59'56"W (M)338.42'
(R)N76°52'W (R)165.92'
(M)N76°59'56"W (M)599.00'
(R)N77°W (R)598'
(M)N76°59'56"W 190.05'
(R)WEST 190'
(R)N76°52'W (R)123.00'
(M)N00°19'28"W (M)153.68'
(R)NORTH (R)153.68'
(M)N00°19'28"W (M)152.90'
(R)NORTH (R)152.90'
P.O.B.
2" HDPE FORCE MAIN TO EXISTING MANHOLE (~7.58')
DISPLAY RAMP
ROCK WALK
2" WOOD WALLS
BUILDING
WINDOW WELL
PROP. 20' WATER EASEMENT
DANIELS DRAIN EASEMENT LIBER 1127, PAGE 213 LIBER 1127, PAGE 632
PROP. 20' W EASEMENT
PROPOSED PATHWAY EASEMENT
BENCHMARK #1
BENCHMARK #2
50' HIGHWAY RIGHT-OF-WAY LIBER 11, PAGE 172
JOINT USE DRIVEWAY LIBER 3279, PAGE 1072
4" SAN. FORCE MAIN (PER PLANS)
CENTERLINE W. GRAND RIVER AVENUE (M-43)
WEST LINE SECTION 23
SET NAIL & TAG
SET NAIL
BAR & CAP #16053
BAR & CAP #15497
BAR & CAP #28409
STM MH #1001
STM MH #1002
SAN MH #3497
CB #100
CB #101
CB #102
CB #103
CB #104
CB #105
CB #106
CB #107
CB #108
CB #109
FH #109
FD 1
FD 2
FD 3
FD 4
FD 5
FD 6
FD 7
FD 8
FD 9
EA 1
EA 2
EA 3
EA 4
EA 5
EA 6
BM 1
BM 2
BM 3
BM 4
BM 5
BM 6
BM 7
BM 8
BM 9
EG 1
EG 2
EG 3
EG 4
EG 5
EG 6
AR 1
AR 2
AR 3
AR 4
AR 5
AR 6
AF 1
AF 2
AF 3
AF 4
AF 5
AF 6
GT 1
GT 2
GT 3
GT 4
GT 5
GT 6
PR 1
PR 2
PR 3
PR 4
PR 5
PR 6
TG 1
TG 2
TG 3
TG 4
TG 5
TG 6
SG 1
SG 2
SG 3
SG 4
SG 5
SG 6
SG 7
SG 8
SG 9
SG 10
SG 11
SG 12
SG 13
SG 14
SG 15
SG 16
SG 17
SG 18
SG 19
SG 20
SG

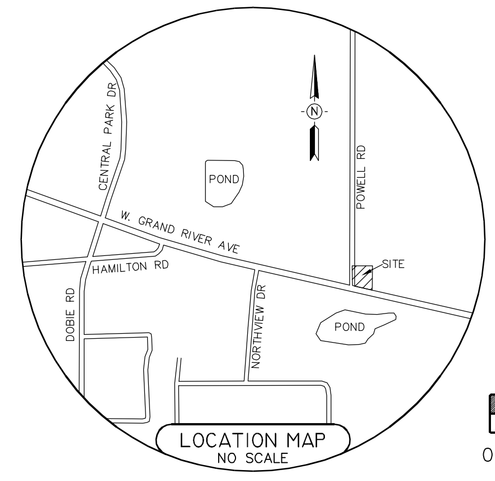
ALTA/NSPS LAND TITLE SURVEY

"1492 GRAND RIVER AVENUE, OKEMOS, MI 48864"



LEGEND

= SET 1/2" BAR WITH CAP	= DRAINAGE MANHOLE
= FOUND IRON AS NOTED	= CATCHBASIN
= DEED LINE	= FIRE HYDRANT
= DISTANCE NOT TO SCALE	= VALVE
= FENCE	= UTILITY POLE
= ASPHALT	= LIGHT POLE
= CONCRETE	= GUY WIRE
= GRAVEL	= UTILITY PEDESTAL
= DECK	= ELECTRIC METER
= EXISTING SPOT ELEVATION	= GAS METER
= EXISTING CONTOUR ELEVATION	= WELL
= BUILDING OVERHANG	= MONITORING WELL
= STORM SEWER	= SIGN
= OVERHEAD WIRES	= POST
= DECIDUOUS TREE	= AIR CONDITIONING UNIT
= CONIFEROUS TREE	= DOWNSPOUT
	= GROUND LIGHT



SCALE 1" = 30'

0' 30' 60' 90'

LEGAL DESCRIPTION:

(As provided by Stewart Title Guaranty Company, Commitment No. 18000350029, dated June 15, 2018)

Parcel 3: That part of the Northwest 1/4 of the Southwest 1/4 of Section 23, T4N, R1W, Township of Meridian, described as beginning at the intersection of the Northerly line of Highway U.S. 16 and the West line of said Section, thence North 152.68 feet, thence East 156.07 feet, thence South 188 feet to the North line of said Highway at a point 158 feet from the point of beginning, thence North 77 degrees West 158 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 the Southwest 1/4 of Section 23, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section; thence S00°19'28"E along the West line of said Section 23 a distance of 810.15 feet to the point of beginning of this description; thence N89°40'56"E 155.53 feet; thence S00°12'59"W 189.31 feet to the Northerly right-of-way line of Grand River Avenue; thence N76°59'56"W along said Northerly line 158.00 feet to said West line; thence N00°19'28"W along said West line 152.90 feet to the point of beginning; said parcel containing 0.60 acres more or less; including 0.11 acre more or less presently in use as public right-of-way; said parcel subject to all easements and restrictions if any.

SCHEDULE B, SECTION II, EXCEPTIONS:

(As provided by Stewart Title Guaranty Company, Commitment No. 18000350029, dated June 15, 2018)

Item 12: Release of Right of Way in favor of the State Highway Commissioner of the State of Michigan recorded in Liber 11, Page 7, abuts parcel, is plottable and shown hereon.

Item 13: Release of Right of Way in favor of the State Highway Commissioner of the State of Michigan recorded in Liber 11, Page 172, abuts parcel, is plottable and shown hereon.

Item 14: Release of Right of Way in favor of the County of Ingham recorded in Liber 63, Page 519, may cross parcel, document is illegible, therefore not shown hereon.

Item 15: Release of Right of Way in favor of the County of Ingham recorded in Liber 73, Page 12, may cross parcel, references document in Liber 73MR, Page 6, but no description is provided in said document, therefore not shown hereon.

Item 16: Terms, conditions, provisions and easements set forth in Joint Driveway Agreement recorded in Liber 3279, Page 1072, cross parcel, are plottable and shown hereon.

SURVEYOR'S NOTES:

1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in March 2018.

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

3. All dimensions are in feet and decimals thereof.

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

5. No building tie dimensions are to be used for establishing the property lines.

6. There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.

7. Parcel has direct access to public Grand River Avenue and public Powell Road.

8. Labels for all trees shown are per tag numbers identified by Marx Wetlands, LLC as marked on March 24, 2018.

9. Utility information as shown was obtained from available public records and from supporting field observations, where possible, and is subject to verification in the field by the appropriate authorities prior to use for construction. MISS DIG was not contacted to mark utilities on site.

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

Item 1: Shown on the survey map.

Item 2: Address of the surveyed property: 1492 Grand River Avenue, 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 0159 D, dated August 16, 2011.

Item 4: 0.60 Acre (26,475 square feet)

Item 5: Shown on the survey map.

Item 6a: Parcel is zoned C-2 per a letter provided by client from Keith Chapman, Assistant Planner/Community Development & Planning, Meridian Township, dated July 25, 2018. A minimum number of 15 parking spaces was listed per said letter. No minimum required setbacks for the property were listed in said letter.

Item 7a: Shown on the survey map.

Item 7b1: Shown on the survey map.

Item 7c: Shown on the survey map.

Item 8: Shown on the survey map.

Item 9: Parking:
Regular Parking Spaces: 15
Disabled Parking Spaces: 1
Total on-site Parking Spaces: 16

Item 10a: There are no party walls on-site.

Item 13: Shown on the survey map.

Item 14: Shown on the survey map.

Item 16: There is no observable evidence of earth moving work, building construction, or building additions within recent months.

Item 17: There is no observable evidence of proposed changes in street right of way lines, or recent street or sidewalk construction or repairs.

Item 18: A wetland delineation was completed by Marx Wetlands, LLC, on March 24, 2018. No wetlands were determined to be within the property boundaries.

Item 19: There is a joint driveway easement that benefits and burdens the subject parcel per the exceptions shown in Schedule B-II of said provided title commitment. Said easement is shown hereon.

Item 20: KEBS Inc. carries Professional Liability Insurance.

SEWER INVENTORIES

CATCH BASIN #100
RIM ELEV. = 871.64
12" RCP W INV. = 869.28

CATCH BASIN #101
RIM ELEV. = 872.38
NE PIPE TOO FAR RECESSED
E PIPE TOO FAR RECESSED
15" RCP W INV. = 867.74
SUMP ELEV. = 866.63

CATCH BASIN #102
RIM ELEV. = 872.25
12" RCP SW INV. = 869.59
SUMP ELEV. = 869.54

BENCHMARKS

BENCHMARK #1 ELEV. = 875.46 (NAVD88)
NORTHEAST FLANGE BOLT, UNDER "E" IN "EJIW", FIRE HYDRANT, NORTHEAST QUADRANT OF GRAND RIVER AVENUE & POWELL ROAD.

BENCHMARK #2 ELEV. = 872.97 (NAVD88)
PK NAIL, SOUTH SIDE UTILITY POLE, 20' EAST OF EAST EDGE OF ASPHALT DRIVE TO #1448 GRAND RIVER AVENUE, 17.5' NORTH OF BACK OF CURB OF GRAND RIVER AVENUE.

CERTIFICATION:

To LAG Wixom, LLC; Stewart Title Guaranty Company; and AMERICREDIT FIINANCIAL SERVICES, INC., doing business as GM FINANCIAL, and to any of their affiliates, successors, and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 7a, 7b1, 7c, 8, 9, 10a, 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on March 23, 2018.

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

REVISIONS	COMMENTS
04/17/2018	PRELIMINARY
07/25/2018	UPDATED CERTIFICATIONS
07/27/2018	REVISE PER COMMENTS
07/27/2018	SIGNED FINAL

KEBS, INC. ENGINEERING AND LAND SURVEYING
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX 517-339-8047
WWW.KEBS.COM
Marshall Office – Ph. 269-781-9800

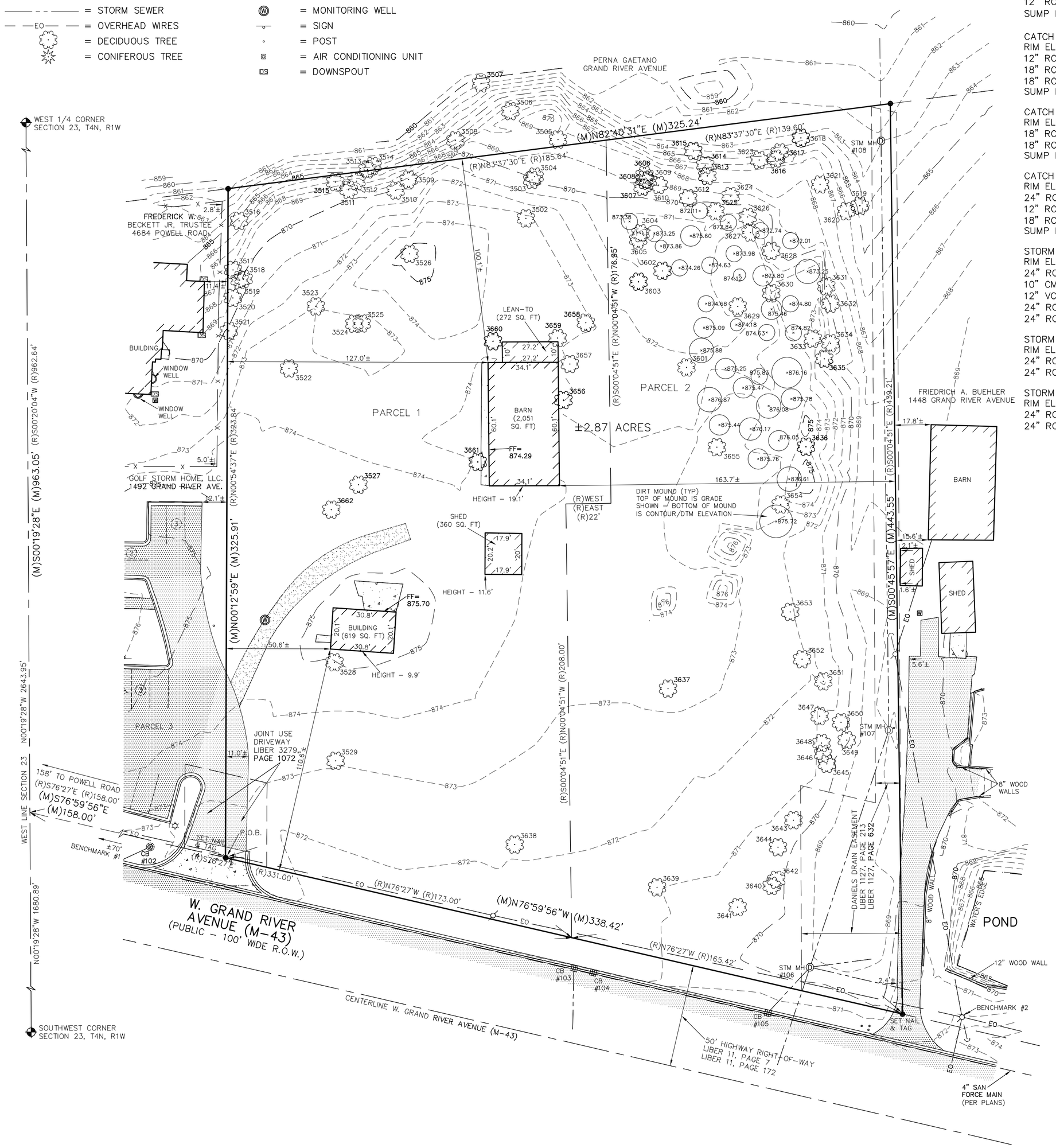
DRAWN BY SSF	SECTION 23, T4N, R1W
FIELD WORK BY SL/RR	JOB NUMBER: 93385.ALT
SHEET 6A OF 6	

ALTA/NSPS LAND TITLE SURVEY

"1476 & 1478 GRAND RIVER AVENUE, OKEMOS, MI 48864"

LEGEND

- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- +860 = EXISTING SPOT ELEVATION
- 860 = EXISTING CONTOUR ELEVATION
- = BUILDING OVERHANG
- = STORM SEWER
- —EO— = OVERHEAD WIRES
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = DRAINAGE MANHOLE
- = CATCHBASIN
- = FIRE HYDRANT
- = VALVE
- = UTILITY POLE
- = LIGHT POLE
- = GUY WIRE
- = UTILITY PEDESTAL
- = ELECTRIC METER
- = GAS METER
- = WELL
- = MONITORING WELL
- = SIGN
- = POST
- = AIR CONDITIONING UNIT
- = DOWNSPOUT



SEWER INVENTORIES

CATCH BASIN #102
RIM ELEV. = 872.25
12" RCP SW INV. = 869.59
SUMP ELEV. = 869.54

CATCH BASIN #103
RIM ELEV. = 870.59
12" RCP S INV. = 865.85
18" RCP E INV. = 864.80
18" RCP W INV. = 864.90
SUMP ELEV. = 862.69

CATCH BASIN #104
RIM ELEV. = 870.48
18" RCP E INV. = 864.99
18" RCP W INV. = 864.93
SUMP ELEV. = 863.98

CATCH BASIN #105
RIM ELEV. = 870.94
24" RCP NE INV. = 862.65
12" RCP E INV. = 862.70
18" RCP W INV. = 862.94
SUMP ELEV. = 862.65

STORM MANHOLE #106
RIM ELEV. = 869.99
24" RCP N INV. = 853.47
10" CMP NE INV. = 861.43
12" VCP E INV. = 861.94
24" RCP S INV. = 853.53
24" RCP SW INV. = 861.41

STORM MANHOLE #107
RIM ELEV. = 868.98
24" RCP N INV. = 853.66
24" RCP S INV. = 853.66

STORM MANHOLE #108
RIM ELEV. = 862.94
24" RCP N INV. = 853.23
24" RCP S INV. = 853.25

BENCHMARKS

BENCHMARK #1 ELEV. = 875.46 (NAVD88)
NORTHEAST FLANGE BOLT, UNDER "E" IN "EJIW", FIRE HYDRANT, NORTHEAST QUADRANT OF GRAND RIVER AVENUE & POWELL ROAD.

BENCHMARK #2 ELEV. = 872.97 (NAVD88)
PK NAIL, SOUTH SIDE UTILITY POLE, 20' EAST OF EAST EDGE OF ASPHALT DRIVE TO #1448 GRAND RIVER AVENUE, 17.5' NORTH OF BACK OF CURB OF GRAND RIVER AVENUE.

LEGAL DESCRIPTION:

(As provided by Stewart Title Guaranty Company, Commitment No. 18000350030, dated February 21, 2018)

Parcel 1:
That part of the Southwest 1/4 of Section 23, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, Commencing at the West 1/4 corner of Section 23, Town 4 North, Range 1 West; thence South 00 degrees 20 minutes 04 seconds West 962.64 feet on the West line of said Section 23 to the Northerly right of way line of Highway M-43, measured at 50.0 feet at a right angle from the centerline of the highway; thence South 76 degrees 27 minutes East 158.00 feet on said right of way line to the point of beginning; thence North 00 degrees 54 minutes 37 seconds East 323.84 feet to a point 158.00 feet North 83 degrees 00 minutes East of the West line of said Section 23; thence North 83 degrees 37 minutes 30 seconds East 185.64 feet; thence South 00 degrees 04 minutes 51 seconds East 176.95 feet; thence West 22.00 feet; thence South 00 degrees 04 minutes 51 seconds East 208.00 feet to the right of way of said Highway M-43; thence North 76 degrees 27 minutes West 173.00 feet on said right of way to the point of beginning.

Parcel 2:
That part of the Southwest 1/4 of Section 23, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, commencing at the West 1/4 corner of Section 23, Town 4 North, Range 1 West; thence South 00 degrees 20 minutes 04 seconds West 962.64 feet on the West line of said Section 23 to the Northerly right of way line of Highway M-43, measured at 50.00 feet at a right angle from the centerline of the highway; thence South 76 degrees 27 minutes East 331.00 feet on said right of way line to the point of beginning; thence North 00 degrees 04 minutes 51 seconds West 208.00 feet; thence East 22 feet; thence North 00 degrees 04 minutes 51 seconds West 176.95 feet; thence North 83 degrees 37 minutes 30 seconds East 139.60 feet; thence South 00 degrees 04 minutes 51 East 439.21 feet to the right of way of said Highway M-43; thence North 76 degrees 27 minutes West 165.42 feet on said right of way 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 the Southwest 1/4 of Section 23, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section; thence S00°19'28"E along the West line of said Section 23 a distance of 963.05 feet to the Northerly right-of-way line of Grand River Avenue; thence S76°59'56"E along said Northerly line 158.00 feet to the point of beginning of this description; thence N00°12'59"E 325.91 feet; thence N82°40'31"E 325.24 feet; thence S00°45'57"E 443.55 feet to said Northerly line; thence N76°59'56"W along said Northerly line 338.42 feet to the point of beginning; said parcel containing 2.87 acres more or less; said parcel subject to all easements and restrictions if any.

SCHEDULE B, SECTION II, EXCEPTIONS:

(As provided by Stewart Title Guaranty Company, Commitment No. 18000350030, dated February 21, 2018)

Item 12: Release of Right of Way in favor of the State Highway Commissioner of the State of Michigan recorded in Liber 11, Page 7, abuts parcel, is plottable and shown hereon.

Item 13: Release of Right of Way in favor of the State Highway Commissioner of the State of Michigan recorded in Liber 11, Page 172, abuts parcel, is plottable and shown hereon.

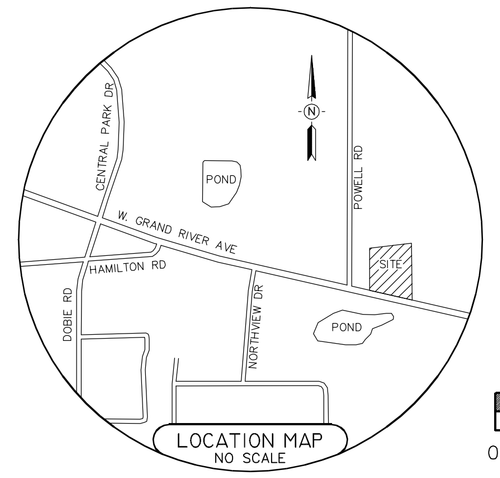
Item 14: Release of Right of Way in favor of the County of Ingham recorded in Liber 63, Page 519, may cross parcel, document is illegible, therefore not shown hereon.

Item 15: Release of Right of Way in favor of the County of Ingham recorded in Liber 73, Page 12, may cross parcel, references document in Liber 73MR, Page 6, but no description is provided in said document, therefore not shown hereon.

Item 16: Grant of Drain Easement in favor of the Daniels Drainage District recorded in Liber 1127, Page 213 and re-recorded in Liber 1127, Page 632, crosses parcel, is plottable and shown hereon.

Item 17: Terms, conditions, provisions and easements set forth in Joint Driveway Agreement recorded in Liber 3279, Page 1072, cross parcel, are plottable and shown hereon.

Item 18: Items as dislosed by current survey are shown hereon.



SCALE 1" = 30'

0' 30' 60' 90'

SURVEYOR'S NOTES:

1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in March 2018.

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

3. All dimensions are in feet and decimals thereof.

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

5. No building tie dimensions are to be used for establishing the property lines.

6. There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.

7. Parcel has direct access to public Grand River Avenue.

8. Labels for all trees shown are per tag numbers identified by Marx Wetlands, LLC as marked on March 24, 2018.

9. Utility information as shown was obtained from available public records and from supporting field observations, where possible, and is subject to verification in the field by the appropriate authorities prior to use for construction. MISS DIG was not contacted to mark utilities on site.

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

Item 1: Shown on the survey map.

Item 2: Addresses of the surveyed property: 1476 & 1478 Grand River Avenue, 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 0159 D, dated August 16, 2011.

Item 4: 2.87 Acres (125,438 square feet)

Item 5: Shown on the survey map.

Item 6b: Setback information was not provided by the insurer as required.

Item 7a: Shown on the survey map.

Item 7b1: Shown on the survey map.

Item 7c: Shown on the survey map.

Item 8: Shown on the survey map.

Item 9: Parking:
Regular Parking Spaces: 0
Disabled Parking Spaces: 0
Total on-site Parking Spaces: 0

Item 10a: There are no party walls on-site.

Item 13: Shown on the survey map.

Item 14: Shown on the survey map.

Item 16: There is no observable evidence of earth moving work, building construction, or building additions within recent months.

Item 17: There is no observable evidence of proposed changes in street right of way lines, or recent street or sidewalk construction or repairs.

Item 18: A wetland delineation was completed by Marx Wetlands, LLC, on March 24, 2018. No wetlands were determined to be within the property boundaries.

Item 19: There is a joint driveway easement that benefits and burdens the subject parcel per the exceptions shown in Schedule B-II of said provided title commitment. Said easement is shown hereon.

Item 20: KEBS Inc. carries Professional Liability Insurance.

CERTIFICATION:

To LAG Wixom, LLC; Stewart Title Guaranty Company; and AMERICREDIT FIINANCIAL SERVICES, INC., doing business as GM FINANCIAL, and to any of their affiliates, successors, and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 7a, 7b1, 7c, 8, 9, 10a, 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on March 23, 2018.

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

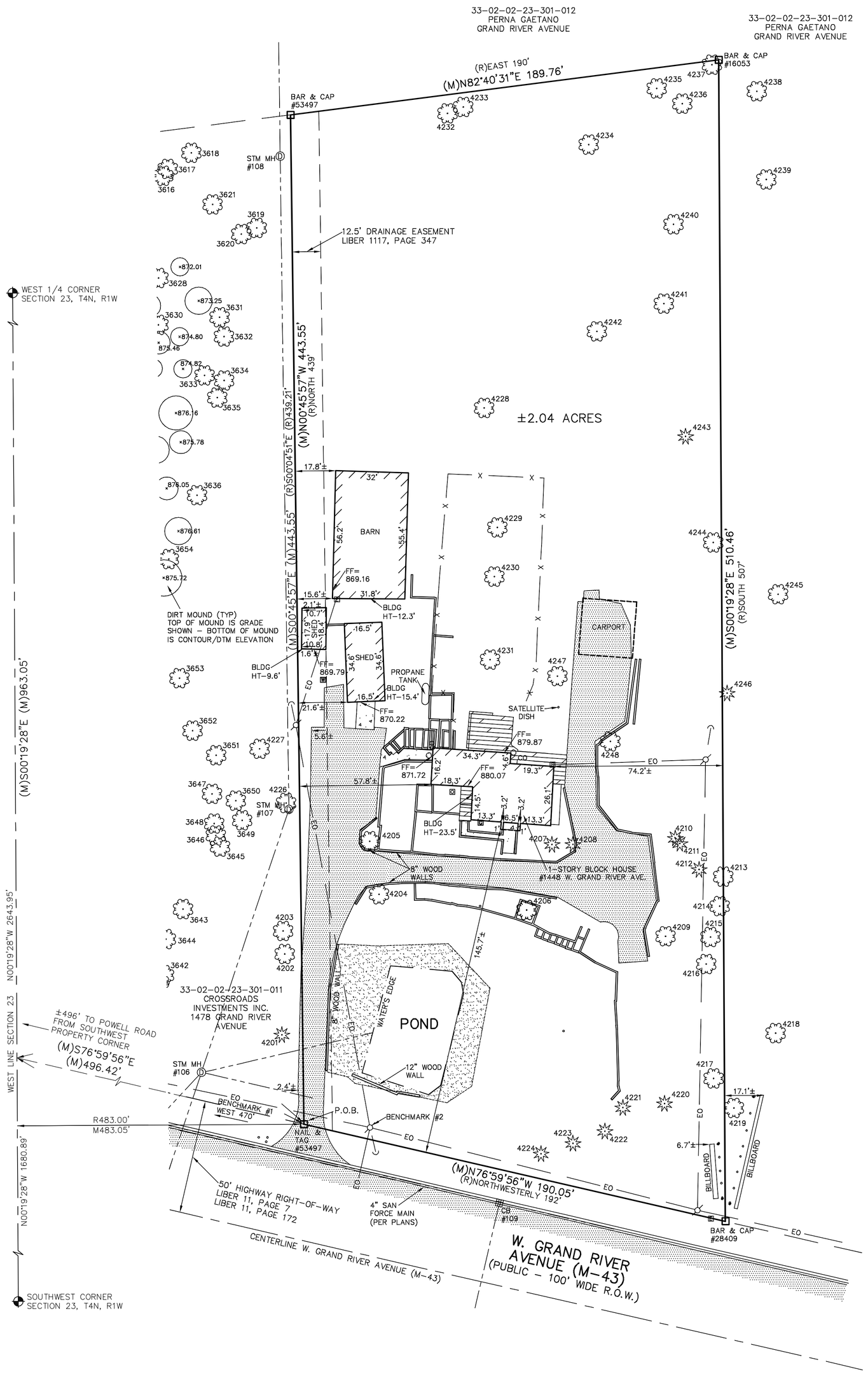
REVISIONS	COMMENTS
04/17/2018	PRELIMINARY
07/25/2018	UPDATED CERTIFICATIONS
07/27/2018	REVISE PER COMMENTS
07/27/2018	SIGNED FINAL

KEBS, INC. ENGINEERING AND LAND SURVEYING
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX 517-339-8047
WWW.KEBS.COM
Marshall Office - Ph. 269-781-9800

DRAWN BY SSF	SECTION 23, T4N, R1W
FIELD WORK BY SL/RR	JOB NUMBER: 93384.ALT
SHEET 6B OF 6	

ALTA/NSPS LAND TITLE SURVEY

"1448 W. GRAND RIVER AVENUE, OKEMOS, MI 48864"



BENCHMARKS

BENCHMARK #1 ELEV. = 875.46 (NAVD88)
NORTHEAST FLANGE BOLT, UNDER "E" IN "EJIW", FIRE HYDRANT, NORTHEAST QUADRANT OF GRAND RIVER AVENUE & POWELL ROAD.

BENCHMARK #2 ELEV. = 872.97 (NAVD88)
PK NAIL, SOUTH SIDE UTILITY POLE, 20' EAST OF EAST EDGE OF ASPHALT DRIVE TO #1448 GRAND RIVER AVENUE, 17.5' NORTH OF BACK OF CURB OF GRAND RIVER AVENUE.

SEWER INVENTORIES

STORM MANHOLE #106
RIM ELEV. = 869.99
24" RCP N INV. = 853.47
10" CMP NE INV. = 861.43
12" VCP E INV. = 861.94
24" RCP S INV. = 853.53
24" RCP SW INV. = 861.41

STORM MANHOLE #107
RIM ELEV. = 868.98
24" RCP N INV. = 853.66
24" RCP S INV. = 853.66

STORM MANHOLE #108
RIM ELEV. = 862.94
24" RCP N INV. = 853.23
24" RCP S INV. = 853.25

CATCH BASIN #109
RIM ELEV. = 873.20
15" RCP E INV. = 867.21
12" RCP S INV. = 867.48
15" RCP W INV. = 867.21
SUMP ELEV. = 865.70

SURVEYOR'S NOTES:

1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in June 2018.

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

3. All dimensions are in feet and decimals thereof.

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

5. No building tie dimensions are to be used for establishing the property lines.

6. There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.

7. Parcel has direct access to public Grand River Avenue.

8. Labels for all trees shown are per tag numbers identified by Marx Wetlands, LLC as marked on June 26, 2018.

9. Utility information as shown was obtained from available public records and from supporting field observations, where possible, and is subject to verification in the field by the appropriate authorities prior to use for construction. MISS DIG was not contacted to mark utilities on site.

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

Item 1: Shown on the survey map.

Item 2: Address of the surveyed property: 1448 Grand River Avenue, 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. 26093 0159 D, dated August 16, 2011.

Item 4: 2.04 Acres (89,008 square feet)

Item 5: Shown on the survey map.

Item 6a: Setback information was not provided by the insurer as required.

Item 7a: Shown on the survey map.

Item 7b1: Shown on the survey map.

Item 7c: Shown on the survey map.

Item 8: Shown on the survey map.

Item 9: Parking;
Regular Parking Spaces: 0
Disabled Parking Spaces: 0
Total on-site Parking Spaces: 0

Item 10a: There are no party walls on-site.

Item 13: Information for adjoining properties is shown on the survey map per online Geographic Information System mapping for Ingham County and is subject to verification by the appropriate authorities.

Item 14: Shown on the survey map.

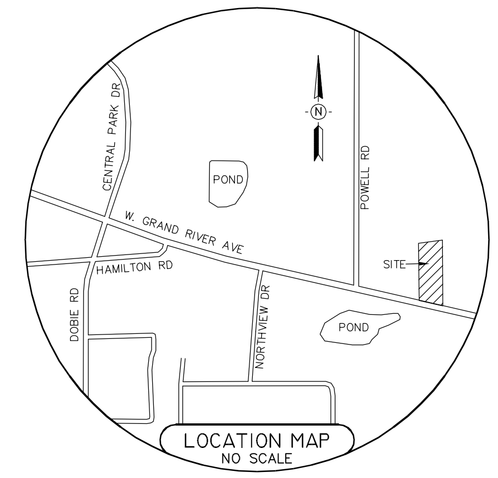
Item 16: There is no observable evidence of earth moving work, building construction, or building additions within recent months.

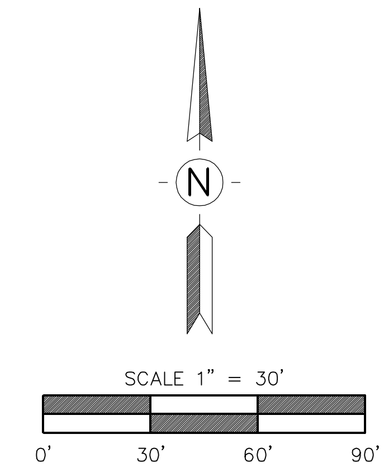
Item 17: There is no observable evidence of proposed changes in street right of way lines, or recent street or sidewalk construction or repairs.

Item 18: A wetland delineation was completed by Marx Wetlands, LLC, on June 26, 2018. No wetlands were determined to be within the property boundaries.

Item 19: Adjacent road right-of-way location abutting property is shown. There were no other easements or rights-of-way per documents provided by client or observed while conducting the field survey.

Item 20: Kebs, Inc. carries Professional Liability Insurance.





LEGAL DESCRIPTION:

(As provided by Stewart Title Guaranty Company, Commitment No. 18000350088, dated June 21, 2018)

That part of the West 1/2 of the Southwest 1/4 of Section 23, Town 4 North, Range 1 West, Meridian Township, lying North of M-43 (formerly highway US-16) described as beginning on the North line of said M-43 at a point 483 feet due East of the West line of Section 23; thence North 439 feet; thence East 190 feet to a fence; thence South along said fence 507 feet to the North line of M-43; and thence Northwesterly 192 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 the Southwest 1/4 of Section 23, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section; thence S00°19'28"E along the West line of said Section 23 a distance of 963.05 feet to the Northerly right-of-way line of Grand River Avenue; thence S76°59'56"E along said Northerly line 496.42 feet to the point of beginning of this description; thence N00°45'57"W 443.55 feet; thence N82°40'31"E 189.76 feet; thence S00°19'28"E 510.46 feet to said Northerly line; thence N76°59'56"W along said Northerly line 190.05 feet to the point of beginning; said parcel containing 2.04 acres more or less; said parcel subject to all easements and restrictions if any.

SCHEDULE B, SECTION II, EXCEPTIONS:

(As provided by Stewart Title Guaranty Company, Commitment No. 18000350088, dated June 21, 2018)

Item 12: Drain Easement as recorded in Liber 1117, Page 347, crosses parcel, is plottable and shown hereon.

Item 13: Right-of-way as recorded in Liber 50, Page 379, crosses parcel; no exact location is described therefore it is not plottable and not shown hereon.

Item 14: Right-of-way as recorded in Miscellaneous Records 11, Page 172, abuts parcel, is plottable and shown hereon.

Item 15: Right-of-way as recorded in Miscellaneous Records 11, Page 138, does not cross or abut parcel, therefore not shown hereon.

Item 16: Right-of-way as recorded in Miscellaneous Records 11, Page 7, abuts parcel, is plottable and shown hereon.

LEGEND

● = SET 1/2" BAR WITH CAP	ⓓ = DRAINAGE MANHOLE
□ = FOUND IRON AS NOTED	⊛ ▦ = CATCHBASIN
= DEED LINE	= FIRE HYDRANT
= DISTANCE NOT TO SCALE	= VALVE
= FENCE	= UTILITY POLE
= ASPHALT	= LIGHT POLE
= CONCRETE	= GUY WIRE
= GRAVEL	= UTILITY PEDESTAL
= DECK	= ELECTRIC METER
+860 = EXISTING SPOT ELEVATION	= GAS METER
860 = EXISTING CONTOUR ELEVATION	= WELL
= BUILDING OVERHANG	Ⓜ = MONITORING WELL
= STORM SEWER	= SIGN
EO = OVERHEAD WIRES	= POST
= DECIDUOUS TREE	= AIR CONDITIONING UNIT
= CONIFEROUS TREE	= DOWNSPOUT
	= GROUND LIGHT

CERTIFICATION:

To LAG Wixom, LLC; Stewart Title Guaranty Company; and AMERICREDIT FIINANCIAL SERVICES, INC., doing business as GM FINANCIAL, and to any of their affiliates, successors, and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 7a, 7b1, 7c, 8, 9, 10a, 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on June 26, 2018.

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

REVISIONS	COMMENTS
08/03/2018	PRELIMINARY
08/06/2018	REVISED PRELIMINARY
08/07/2018	SIGNED FINAL

KEBS, INC. ENGINEERING AND LAND SURVEYING
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX 517-339-8047
WWW.KEBS.COM
Marshall Office - Ph. 269-781-9800

DRAWN BY SSF	SECTION 23, T4N, R1W
FIELD WORK BY SL/RR	JOB NUMBER: 93897.ALT
SHEET 6C OF 6	

November 2, 2018
Project No. 181576

Mr. Peter Menser
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864-1198

Re: Wetland Verification – WDV 18-11
Lafontaine Automotive
1448, 1476, 1478, and 1492 West Grand River Avenue, Okemos, Ingham County, Michigan

Dear Peter:

On October 17, 2018, Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) staff conducted a field investigation and verified wetland boundaries on the following parcels located in Section 23 of Meridian Township (Town 4 North, Range 1 West):

- 1448 West Grand River Avenue, Parcel Number 33-02-02-23-301-007, 2.40 acres of residential property
- 1476 West Grand River Avenue, Parcel Number 33-02-02-23-301-010, 1.34 acres of commercial property
- 1478 West Grand River Avenue, Parcel Number 33-02-02-23-301-011, 1.51 acres of vacant commercial property
- 1492 West Grand River Avenue, Parcel Number 33-02-02-23-301-004, 0.61 acre of commercial property

The wetlands were recently delineated by Marx Wetlands, LLC, as described in its March 28, 2018, report entitled *Wetland Delineation Report: Grand River Avenue Site,* and its June 26, 2018 report entitled *Wetland Determination Report: 1448 Grand River Avenue* (Reports).

Site Investigation

FTCH staff met Ms. Bryana Guevara of Marx Wetlands at the site on October 17th and inspected the four parcels. Site conditions were consistent as described in the Reports. Wetland was observed north of the parcels in a depression. Based upon aerial photograph interpretation and the Ingham County Drain Commissioner's *Preliminary Meridian Township Southeast Drain Map*, this wetland is contiguous to the Unruh Drain. The subject property's northern parcel boundary was located on top of a bluff and no wetlands were observed on the site in this area.

The eastern parcel contained a manmade water feature that contained approximately 0.05-acre of open water. The south side of the water feature had a wood retaining wall. The remaining sides of the water feature consisted of banks four to six feet high, with approximately 1:1 slopes covered in rock three to four inches in diameter. Weedy vegetation grew on the banks. The water feature contained standing water of an unknown depth. Aquatic vegetation was observed in the water feature. Wetland-ranked vegetation was limited to an approximately two-foot wide band along the edge of water. This vegetation consisted of barnyard grass (*Echinochloa* sp., FAC/OBL), cattails (*Typha* sp., OBL), beggarticks (*Bidens* sp., FACW/OBL), and smartweed (*Persicaria* sp., OBL/FACW). The above observations confirm the presence of dominant wetland vegetation within two feet of the water feature's edge of water and wetland hydrology. It is likely that wetland soil is also present in this area.

The wetland boundary was not flagged. There was no wetland vegetation on the south side of the water feature, next to the retaining wall. The linear length of wetland along the three sides of the water feature was

approximately 152 feet, with a total wetland area of approximately 304 square feet. An approximately 1.8-acre pond is located approximately 250 feet southwest of this wetland, on the south side of Grand River Avenue.

West Side of Water Feature

East Side of Water Feature

Regulatory Review

The regulatory review was based upon the Reports, Google Earth aerial photographs, and site observations. Section 22-116 of the Township's Wetland Protection Ordinance defines "protected wetlands to include wetlands, regardless of size, which are contiguous (i.e. within 500 feet of) to any inland lake, stream, river, or pond, whether partially or entirely within the project site. Based upon Google Earth aerial photography, wetland along the water feature's edge is located within 500 feet of a pond and is therefore regulated by the State and Township.

A Wetland Use Permit would be required from the Township for any of the following activities within wetland regulated by the Township:

- Placing fill or permitting the placement of fill in regulated wetland.
- Dredging, removing, or permitting the removal of soil or minerals from regulated wetland.
- Constructing, operating, or maintaining any use or development in regulated wetland.
- Draining surface water from regulated wetland.

Wetland mitigation will be required for wetland impacts, creating new wetland at a ratio of 1:1.5.

If you have any questions regarding this letter or any other wetland-related issues, please contact me at 616.464.3738 or ehtripp@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

Elise Hansen Tripp, PWS

pmb
By email
cc: Mr. Mark Kieselbach – Charter Township of Meridian

RESOLUTION TO APPROVE **Special Use Permit #18081**
(LaFontaine Automotive Group)

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 10th day of December, 2018, at 7:00 p.m., Local Time.

PRESENT: _____

_____

ABSENT: _____

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

WHEREAS, LaFontaine Automotive Group has submitted a request to establish a new car dealership on 5.47 acres at 1492, 1478, 1476, and 1448 Grand River Avenue; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on November 5, 2018, and has reviewed staff material forwarded under cover memorandums dated October 31, 2018 and December 6, 2018; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial), which allows for a new car dealership by special use permit; and

WHEREAS, the 5.47 acre property meets the minimum lot size of four acres required by the Code of Ordinance for a new car dealership; and

WHEREAS, municipal water and sanitary sewer is available to serve the subject site; and

WHEREAS, the proposed new car dealership is consistent with Objective A of Goal 3 of the 2017 Master Plan to enhance the viability of Township businesses by upgrading commercial areas; 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.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #18081, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated July 25, 2018 (Revision Date December 1, 2018) and received by the Township on December 3, 2018.

2. Approval is in accordance with the building elevations prepared by Studio Detroit dated October 5, 2018 and received by the Township October 5, 2018.

3. The four subject parcels shall be combined into one parcel prior to submitting for site plan review.

4. Vehicle service and repair and used car sales are permitted only ancillary to new car sales.

5. Painting and/or bodywork of motor vehicles on the property are prohibited.

6. Phase Two of the project shall meet all ordinances or policies in affect at the time of commencement.

7. The eight parking display ramps proposed along Grand River Avenue are located in the required 20 foot landscape buffer between the parking lot and adjacent road right-of-way. The ramps shall either be removed from the plan or the applicant shall be required to seek a variance from the Zoning Board of Appeals (ZBA) for encroachment into the landscape buffer.

8. Landscaping on the property shall generally comply with the landscape plan prepared by Kebs, Inc. dated July 25, 2018 (Revision Date December 1, 2018) and received by the Township on December 3, 2018, subject to revisions as applicable. Final landscape materials shall be provided in quantities equal to or greater than those depicted on the submitted landscape plan. The final landscape plan shall comply with all applicable sections of the Ordinance pertaining to landscaping.

9. Prior to the commencement of Phase Two of the project a wetland use permit from the Planning Commission is required to fill the wetland located at 1448 Grand River Avenue.

10. Approval is subject to the applicant obtaining all necessary permits, licenses, and approvals from the Ingham County Road Department, Michigan Department of Transportation, Ingham County Drain Commissioner, Michigan Department of Environmental Quality, and the Township, as applicable. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.

11. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.

12. No grading or land clearing shall take place on the site until the site plan has been approved by the Director of Community Planning and Development and grading and soil erosion and sedimentation control (SESC) permits have been issued for the project.

13. All utility service distribution lines shall be installed underground.

14. Any future building additions or revisions to the site layout will require amendments to Special Use Permit #18081.

15. The final design of the trash and recycling facilities and related enclosures shall be subject to the approval of the Director of Community Planning and Development.

16. Site accessories such as railings, benches, exterior lighting fixtures, and bicycle racks shall be of commercial quality and complement the building design. The final design and location of such accessories shall be subject to the approval of the Director of Community Planning and Development.

17. Site and building lighting shall comply with Article VII of Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development.

18. The applicant shall construct the required seven foot wide pathway along the Grand River Avenue property frontage. The pathways shall be designed and constructed in accordance with Township Engineering Design and Construction Standards. The design and location of the pathway shall be subject to the approval of the Director of Public Works and Engineering. The property owner shall also grant to the Township a 10 foot wide easement for the pathway.

19. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape materials (if at street level) selected to complement the building. Such screening is subject to the approval of the Director of Community Planning and Development.

ADOPTED: YEAS: _____

_____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 10th day of December, 2018.

_____
Dante Ianni
Planning Commission Chair

To: **Planning Commission**

From: **Peter Menser, Principal Planner**

Justin Quagliata, Assistant Planner

Date: **December 6, 2018**

Re: **Special Use Permit #18101 (Green Castle Properties, LLC), construct 23,094 square foot new car dealership at 1614 and 1622 Grand River Avenue, and an adjacent parcel to the north recognized as Parcel I.D. # 22-252-003.**

The public hearing for Special Use Permit #18101 was held at the November 26, 2018 Planning Commission meeting. Since the meeting the applicant has submitted a revised site plan that includes several changes, which are as follows:

Parking

The previous site plan showed 332 total parking spaces. The revised site plan shows a reduction in parking to 316 parking spaces, plus an additional 26 future parking spaces located along the north side of the Central Park Drive access drive. The applicant is proposing a gravel shoulder on the north edge of the Central Park Drive access drive. Curb and gutter is required for parking area when the parking lot has 25 or greater parking spaces, so a variance from the Zoning Board of Appeals is required to install the gravel shoulder as proposed. After learning of the variance requirement the applicant has indicated curb and gutter will be installed along the access drive at the time of installation.

Impervious surface

C-2 zoned sites are allowed up to 70 percent impervious surface coverage. The previous plan indicated impervious surface coverage would be 46.6 percent. The revised plan shows impervious surface coverage of 48.9 percent, an increase of 2.3 percent from the previous plan.

Landscaping

The previous plan showed a 40 foot setback between the dealership's parking area and the adjacent single-family zoning district to the north and east. The Zoning Ordinance requires commercial uses to maintain a 100 foot setback from an adjacent single-family residential zoning district, which can be reduced to 60 feet if appropriate screening is provided. The revised site plan now correctly shows the 60 foot setback, and to qualify for the reduced setback, a double row of interlocking trees adjacent to the residential property to the northeast has been provided. The revised site plan includes a landscape plan for the Planning Commission's consideration.

If the Planning Commission decides to approve the special use permit request, staff recommends the following conditions to address concerns noted at the public hearing:

- Vehicle service and repair and used car sales are permitted only ancillary to new car sales.
- Painting and/or bodywork of motor vehicles on the property are prohibited.
- The three subject parcels shall be combined into one parcel prior to submitting for site plan review.
- The submitted site plan shall be revised to include curb and gutter in all parking areas or the applicant shall be required to seek a variance from the Zoning Board of Appeals (ZBA).
- Landscaping on the property shall generally comply with the landscape plan prepared by Nederveld dated October 16, 2018 (Revision Date December 3, 2018) and received by the Township on December 3, 2018, subject to revisions as applicable. Final landscape materials shall be provided in quantities equal to or greater than those depicted on the submitted landscape plan. The final landscape plan shall comply with all applicable sections of the Ordinance pertaining to landscaping.
- The site plan shall be revised to provide bicycle parking spaces in the amount of one bicycle parking space for every ten motor vehicle parking spaces required. Bicycle parking shall meet the provisions of Section 86-760 of the Code of Ordinances.

Planning Commission Options

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

Attachments

1. Letter from R. James Gorenflo dated December 3, 2018 and received by the Township on December 3, 2018.
2. Revised site plan prepared by Nederveld, dated October 16, 2018 (Revision Date December 3, 2018) and received by the Township on December 3, 2018.
3. Resolution to approve.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2018\SUP 18101 (Green Castle Properties, LLC)\SUP 18101.pc2.doc

NEDERVELD

December 3, 2018

RECEIVED
DEC 0 3 2018

Mr. Peter Menser
City Planner
Meridian Township Planning Department
5151 Marsh Road
Okemos, Michigan 48864

RE: Green Castle Properties/Fox Nissan SUP Application Review Comments
1614 & 1622 Grand River Ave

Dear Peter,

SUP Plans have been revised pursuant to comments received at the Planning Commission meeting on November 26, 2018 and in the Staff Report dated November 21, 2018. Changes to the plan are outlined below:

Staff Report:

Zoning: The three subject parcels are being combined into one parcel for this project.
Physical Features: There are no proposed impacts to any delineated wetlands, or within the required 20' buffer of no-disturbance.
Traffic: Primary entrances are proposed on Grand River and Central Park. Inter-property circulation is proposed with driveway cross connections with the parcels both east and west of the subject property.
Utilities: Connection to the available municipal sewer and water services are proposed.
Staff Analysis: The project meets the minimum lot size for the proposed use. Vehicle service, repair and used car sales are proposed as ancillary uses to the new car dealership use. There is no body shop proposed.
Parking: The proposed site plan contains the minimum 34 required parking spaces for the proposed use. Additional parking is provided primarily towards Grand River as new vehicle display and storage.
Storm Water: The site is allowed 70% coverage of impervious surface. The proposed plan shows 47% impervious surface. Storm water management calculations and facilities will be sized to accommodate the 70% limit in anticipation of future development and expansion on the site. The Ingham County Drain Office has confirmed that storm water runoff may be discharged to the regional detention facility immediately east of the site. Only First Flush events must be detained and treated on site.
Landscaping: No variance will be requested for a setback reduction. The plans have been revised to show the correct 60' minimum setback with a double row of interlocking trees adjacent to the residential property to the northeast.

Planning Commission comments from the 11/26/2018 meeting:

Circulation: A shared driveway connection with the property to the east has been added, and is subject to approval of the adjacent property owners. Grading has also been adjusted to eliminate the need for a "double" retaining wall north of the driveway connection.

Storm Water: Please see comments above.

Site Lighting: The lighting plan will be developed to conform with Township standards. Shielding of fixtures will be provided to cut off light pollution into the night sky, and onto adjacent properties.

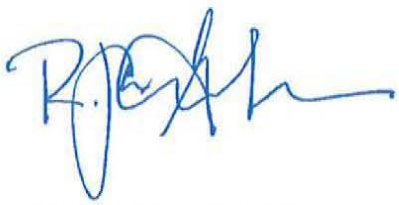
Parking: The majority of parking spaces are located as close to Grand River as possible for visibility since cars are the principal product the dealership is selling. However, layout revisions have been added to help eliminate the visual impact to area residents. Several "islands" have been added to break up the blocks of parking spaces that front Grand River. These will contain evergreen plantings and trees within them. The double row of spaces in the front of the building has been widened to create a landscape island along its entire length to contain trees and rain garden plantings to help break up the façade of the building. This solution is the alternative to moving the building closer to Grand River, which logistically not feasible with the proposed circulation, traffic flow on site, and location of the service bays. The north end of the site adjacent to the residential property is not proposed for parking or development, and the existing vegetation and screening will remain.

Landscaping: Proposed landscaping has been added to the SUP application plans in accordance with regulations contained in the Code. A 20' wide landscape buffer is required along Grand River. A continuous hedge is proposed of predominantly evergreen shrubs, with street trees and flowering shrubs added. It will not exceed 3-4' in height. This hedge will provide year-round screening of vehicles closest to Grand River. Parking lot island landscaping and the rain garden/bio-swale will provide interior screening of the building and vehicles, but will not be so dense as to obfuscate the Nissan products.

Existing Trees: The trees that will remain as identified during the tree inventory are shown on the proposed landscape plan. Several trees will be preserved adjacent to Grand River, and along the perimeter of the site. Unfortunately, the majority of the trees on the interior of the site will be lost during construction. The site grade must be significantly raised to accommodate interior circulation and the building footprint. This change in grade is too significant to preserve existing interior trees. Where possible, existing trees will be preserved during the development of the final grading plan.

We hope you will find the above comments acceptable. Should you have any questions or concerns please feel free to contact me via email at jgorenflo@nederveld.com for clarification.

Sincerely,



R. James Gorenflo, ASLA
Project Manager

FOX NISSAN

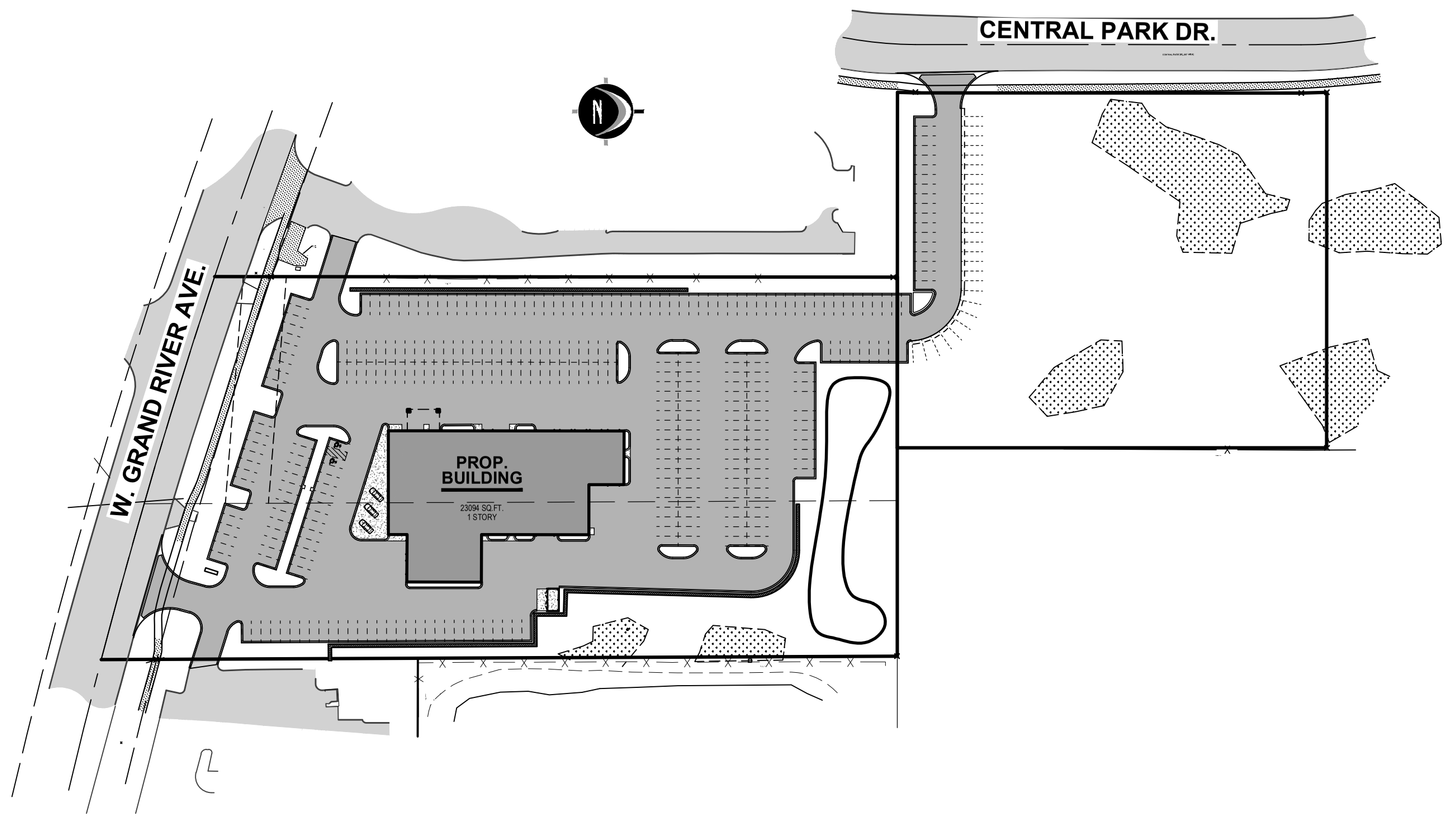
AUTOMOTIVE DEALERSHIP
SPECIAL USE PERMIT APPLICATION

DESIGN TEAM CONTACTS

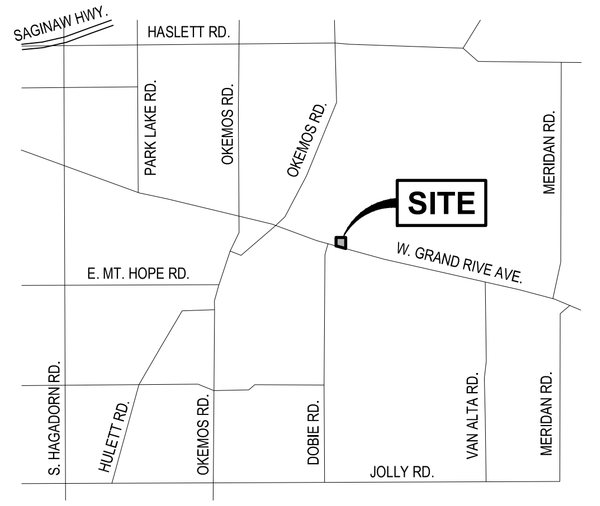
APPLICANT
GREEN CASTLE PROPERTIES, LLC
SUITE 800-200 OTTAWA AVENUE NW
GRAND RAPIDS, MI 48503
ATTN: COLIN SCHIEFLER

ENGINEER/SURVEYOR
NEDERVELD, INC.
3025 MILLER RD.
ANN ARBOR, MI 48103
P: 734.929.6963
ATTN: JAMES GORENFLO, ASLA

ARCHITECT
STUDIO DETROIT
2111 WOODWARD AVE. STE 1001
DETROIT, MI 48201
P: 586.747.9717
ATTN: PETER PENTESCU



PLAN VIEW
SCALE:1" = 100'



LOCATION MAP
NOT TO SCALE

SHEET INDEX

CIVIL PLANS
COVER SHEET C-100
EXISTING SITE CONDITIONS PLAN C-201
EXISTING CONDITIONS & REMOVAL PLAN C-202
EXISTING CONDITIONS & REMOVAL PLAN C-203
DIMENSIONAL SITE PLAN C-205
LANDSCAPE PLAN L-101

ARCHITECTURAL PLANS
COMPOSITE FLOOR PLAN A1.0
EXTERIOR ELEVATIONS A2.1
EXTERIOR ELEVATIONS A2.2

SITE DATA

1. SITE AREA: GROSS AREA (INCLUDING PUBLIC ROAD R.O.W.): 8.66 ACRES
   NET AREA (EXCLUDING PUBLIC ROAD R.O.W.): 8.24 ACRES

2. EXISTING ZONING: C-2 COMMERCIAL

3. SETBACKS:

   GRAND RIVER (ARTERIAL): 100 FT. FROM ℄ RD.
   CENTRAL PARK DRIVE(COLLECTOR): 85 FT. FROM ℄ RD
   REAR SETBACK: 15 FT.*
   SIDE SETBACK: 15 FT.*

   * 100 FT. SETBACK FROM RESIDENTIAL DISTRICT, OR 60 FT. SETBACK WITH DOUBLE ROW OF INTERLOCKING TREES.

4. MAX. BLDG. HT: 35 FT.

5. 70% MAX. BUILDING COVERAGE

6. BLUILDING AREA: 24,000± SF

7. PARKING REQUIREMENTS:

   AUTOMOTIVE SALES
   REQUIRED PARKING: 1 SP. FOR 200 SF OF SALES AREA PLUS 1 SPACE FOR EACH DISPLAY VEHICLE.

   PROPOSED PARKING:
   TOTAL SPACES: 316 SPACES PROVIDED + 26 DEFERRED INCLUDING 2 BARRIER FREE SPACES

LEGAL DESCRIPTION

(M22-4-1, 22-4-3) PART OF NE 1/4 OF SEC 22 T4NR1W DESC AS: COM AT E 1/4 COR OF SEC 22 - S89D 57' 40"W ALNG S LN OF NE 1/4 1317.97 FT TO POB - S89D 57' 40"W ALNG SD S LN 331.06 FT TO E LN OF CENTRAL PARK DR - ALNG SD E LN FOLLOWING 3 COURSES: NE;Y 16.71 FT ON CURVE TO LEFT, RAD OF 395 FT, CHD BRG N 01D 12' 44"E; N 359.29 FT & NWLY 23.97 FT ON CURVE TO LEFT, RAD OF 395 FT, CHD BRG N01D 44' 19"W - N89D 57' 40"E 331.17 FT - S00D 02' 20"E 399.95 FT TO POB 3.035 A M/L SPLIT ON 02/21/2011 FROM 33-02-02-22-251-008, 33-02-02-22-251-009;

M22-22 COM AT PT 1268 3/4 FT W OF E 1/4 POST OF SEC - W 206 FT - S 748 FT TO CEN OF US-16 HWY - E'LY ALONG CEN OF SAID HWY 206 FT - N TO BEG ON SE 1/4 OF SEC 22, T4N R1W - 3 A

M22-21 COM AT PT 1123 3/4 FT W OF E 1/4 POST OF SEC 22 - W 145 FT - S TO CEN OF US-16 HWY - E'LY ALONG CEN OF SAID HWY TO PT DUE S OF BEG - N TO BEG ON SE 1/4 OF SEC 22, T4N R1W - 2.425 A.

NEDERVELD
www.nederveld.com
800.222.1868
ANN ARBOR
3025 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963
CHICAGO
COLUMBUS
GRAND RAPIDS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
Green Castle Properties, LLC
Attn: Colin Schiefler

Suite 800-200 Ottawa Avenue NW
Grand Rapids, MI 48503

REVISIONS:

Title: Submitted for Review		V. Date:10.16.18
Drawn:TA	Checked:TA/JG	S. Date:10.16.18
Title: Revised per Twp. Comments		V. Date:11.08.18
Drawn:TA	Checked:TA/JG	S. Date:11.08.18
Title: Revised per Twp. Comments		V. Date:11.26.18
Drawn:TA	Checked:TA/JG	S. Date:11.26.18
Title: Revised per Twp. Comments		V. Date:12.03.18
Drawn:TA	Checked:TA/JG	S. Date:12.03.18

FOX NISSAN

Cover Sheet
1614 & 1622 W. Grand River Avenue
Part of the Southeast Quarter of Section 22, T4N, R1W, Meridian Township, Ingham County, Michigan

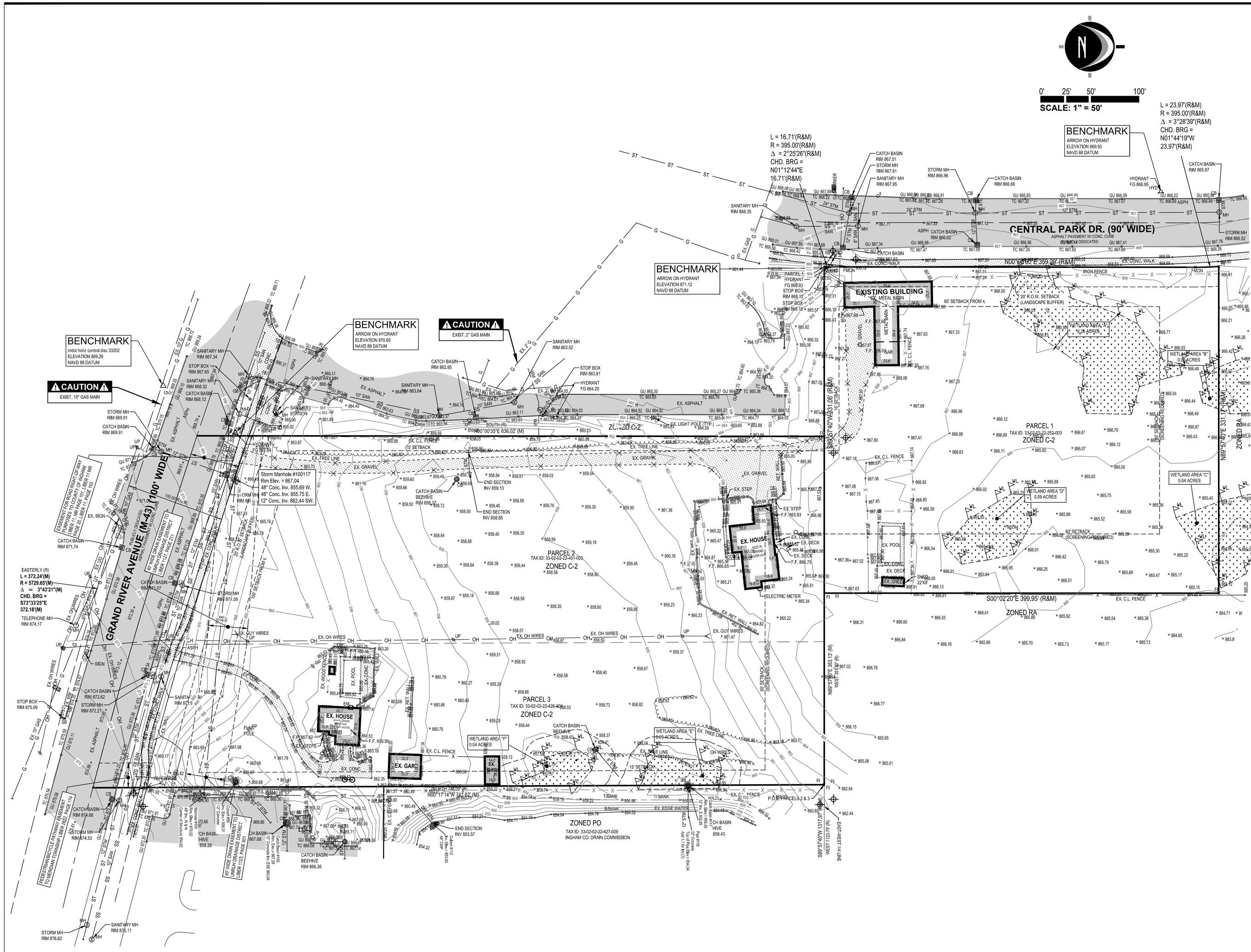
STAMP:
STATE OF MICHIGAN
TIMM E. APPLETON
ENGINEER
No. 42564
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
18400890

SHEET NO:
C-100

© 2018 Nederveld, Inc.

184000\PRELIM.dwg TA 12/3/2018 13:35


SCALE: 1" = 50'
0' 25' 50' 100'
BENCHMARK
ARROW ON HYDRANT
ELEVATION 869.50
NAVD 88 DATUM
L = 23.97'(R&M)
R = 395.00'(R&M)
Δ = 3°28'39"(R&M)
CHD. BRG = N01°44'19"W 23.97'(R&M)
L = 16.71'(R&M)
R = 395.00'(R&M)
Δ = 2°25'26"(R&M)
CHD. BRG = N01°12'44"E 16.71'(R&M)
CENTRAL PARK DR. (90' WIDE)
ASPHALT PAVEMENT W/ CONC. CURB
50' R.O.W. DEDICATED
N00°58'40"E 359.26' (R&M)
EXISTING BUILDING
METAL BASIN
65' SETBACK FROM R
20' R.O.W. SETBACK (LANDSCAPE BUFFER)
WETLAND AREA "A" 0.06 ACRES
WETLAND AREA "B" 0.02 ACRES
WETLAND AREA "C" 0.04 ACRES
WETLAND AREA "D" 0.09 ACRES
WETLAND AREA "E" 0.45 ACRES
WETLAND AREA "F" 0.04 ACRES
PARCEL 1
TAX ID: 33-02-02-22-253-003
ZONED C-2
N00°40'40"W 331.17' (R&M)
N89°57'E 331.17'(R&M)
S00°40'40"E 331.17'(R&M)
S89°57'W 331.17'(R&M)
60' SETBACK (SCREENING REQUIRED)
EX. POOL
EX. DECK
EX. HOUSE
EX. GAR.
EX. SHED
PARCEL 2
TAX ID: 33-02-02-22-427-003
ZONED C-2
PARCEL 3
TAX ID: 33-02-02-22-426-004
ZONED C-2
ZONED PO
TAX ID: 33-02-02-22-427-009
INGHAM CO. DRAIN COMMISSION
ZONED RA
S00°02'20"E 399.95' (R&M)
N89°57'E 353.13' (M)
N89°57'E 353.13'(M)
WEST
P.O.B. PARCELS 2 & 3
S89°58'E 143.25'(M)
S89°57'E 143.25'(R&M)
EX. C.L. FENCE
IRON FENCE
EX. CONC. WALK
EX. TREE LINE
EX. GRAVEL
EX. ASPHALT
EX. LIGHT POLE (TYP.)
EX. STEP
EX. CONC.
EX. DECK
EX. WOOD DECK
EX. WOOD STEPS
EX. WOOD RAMP
EX. WOOD LANDING
EX. WOOD PORCH
EX. WOOD SHED
EX. WOOD PLATFORM
EX. WOOD PLANTER
EX. WOOD SCREEN
EX. WOOD FENCE
EX. WOOD GATE
EX. WOOD POST
EX. WOOD RAIL
EX. WOOD BENCH
EX. WOOD TRELLIS
EX. WOOD PERGOLA

Experience . . . the Difference

811 Know what's below. CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

LEGAL DESCRIPTION

M22-21 COM AT PT 1123 3/4 FT W OF E 1/4 POST OF SEC 22 - W 145 FT - S TO CEN OF US-16 HWY - E'LY ALONG CEN OF SAID HWY TO PT DUE S OF BEG - N TO BEG ON SE 1/4 OF SEC 22, T4N R1W - 2.425 A.

REMOVAL / DEMOLITION NOTES

1. REMOVE EXISTING CONCRETE DRIVE
2. REMOVE EXISTING GRAVEL DRIVE
3. REMOVE EXISTING HOUSE/GARAGE/SHED
4. REMOVE EX. WALL
5. REMOVE EXISTING POOL/PATIO
6. REMOVE EXISTING WALL
7. REMOVE EXISTING FENCE
8. REMOVE EXISTING TREES/SHRUBS
- EXISTING TREE REMOVAL

BENCHMARK
mdot horiz control disc 33202
ELEVATION 869.26
NAVD 88 DATUM

BENCHMARK
ARROW ON HYDRANT
ELEVATION 870.65
NAVD 88 DATUM

BENCHMARK
ARROW ON HYDRANT
ELEVATION 871.12
NAVD 88 DATUM

CAUTION
EXIST. 10" GAS MAIN

CAUTION
EXIST. 2" GAS MAIN

GRAND RIVER AVENUE (M-43) (100' WIDE)
100.00' R.O.W.
L = 372.24'(M)
EASTERLY R = 5729.65'(M)
Δ = 3°43'21"(M)
CHD. BRG = S73°33'25"E
372.18'(M)

PARCEL 2
TAX ID: 33-02-02-22-401-003
ZONED C-2

PARCEL 3
TAX ID: 33-02-02-22-426-001
ZONED C-2

ZONED PO
TAX ID: 33-02-02-22-427-009
INGHAM CO. DRAIN COMMISSION

EX. HOUSE
EX. GAR.
EX. SHED
EX. BARN
EX. GRAVEL

Storm Manhole #100117
Rim Elev. = 867.04
48" Conc. Inv. 855.69 W.
48" Conc. Inv. 855.75 E.
12" Conc. Inv. 862.44 SW.

COORDINATE WITH UTILITY COMPANY FOR UTILITY LINE REMOVAL

WETLAND AREA "F"
0.04 ACRES

WETLAND AREA "E"
0.05 ACRES

MATCHLINE SEE SHT. C-203

MATCHLINE

S89°57'40"W 331.06' (R&M)
15' SETBACK

N89°57'40"E 353.13' (M)
WEST 351.89' (R&M)
15' SETBACK

S89°57'40"W 1317.97' (R&M)
WEST 1123.79' (R)
EAST-WEST 1/4 LINE

NORTH 740.00' (R)
N00°17'14"W 741.62' (M)

SOUTH (R)
N00°00'35"E 636.02' (M)

LEGEND

- AC — Air Conditioner
- Benchmark
- Catch Basin - Round
- Catch Basin - Square
- CO — Cleanout
- E — Cable Riser
- E — Electric Manhole
- EM — Electric Meter
- E — Electric Riser
- F — Flag
- GM — Gas Meter
- G — Gas Riser
- GV — Gas Valve
- Hydrant
- Light Pole
- MB — Mailbox
- M — Manhole
- T — Phone Riser
- SBX — Stop Box
- S — Sign
- S — Sanitary Sewer Manhole
- D — Stormwater Manhole
- T — Telephone Manhole
- TR — Transformer
- Utility Pole
- UM — Underground Gas Marker
- WM — Water Meter
- W — Water Manhole
- WV — Water Valve
- WELL — Water Well
- C — Cable TV
- E — Electric
- OE — Overhead Electric
- UE — Underground Electric
- FO — Fiber Optic
- G — Gas
- OH — Overhead Utility
- SS — Sanitary
- ST — Storm
- T — Telephone
- OT — Overhead Telephone
- UT — Underground Telephone
- W — Watermain
- Fence
- Guard Rail
- Zoning Setback
- Tree
- Ex. Grade Contour
- Asphalt
- Concrete
- Gravel
- Building

0' 15' 30' 60'
SCALE: 1" = 30'

NEDERVELD
www.nederveld.com
800.222.1868
ANN ARBOR
3025 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963
CHICAGO
COLUMBUS
GRAND RAPIDS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
Green Castle Properties, LLC
Attn: Colin Schiefler

Suite 800-200 Ottawa Avenue NW
Grand Rapids, MI 48503

REVISIONS:

Title: Submitted for Review	V. Date:10.16.18
Drawn:TA Checked:TA/JG	S. Date:10.16.18
Title: Revised per Twp. Comments	V. Date:11.08.18
Drawn:TA Checked:TA/JG	S. Date:11.08.18
Title: Revised per Twp. Comments	V. Date:11.26.18
Drawn:TA Checked:TA/JG	S. Date:11.26.18
Title: Revised per Twp. Comments	V. Date:12.03.18
Drawn:TA Checked:TA/JG	S. Date:12.03.18

FOX NISSAN

Existing Conditions & Removal Plan

1614 & 1622 W. Grand River Avenue
Part of the Southeast Quarter of Section 22, T4N, R1W,
Meridian Township, Ingham County, Michigan

STAMP:
STATE OF MICHIGAN
TIMM E. APPLETON
ENGINEER
No. 42564
LICENSED PROFESSIONAL ENGINEER

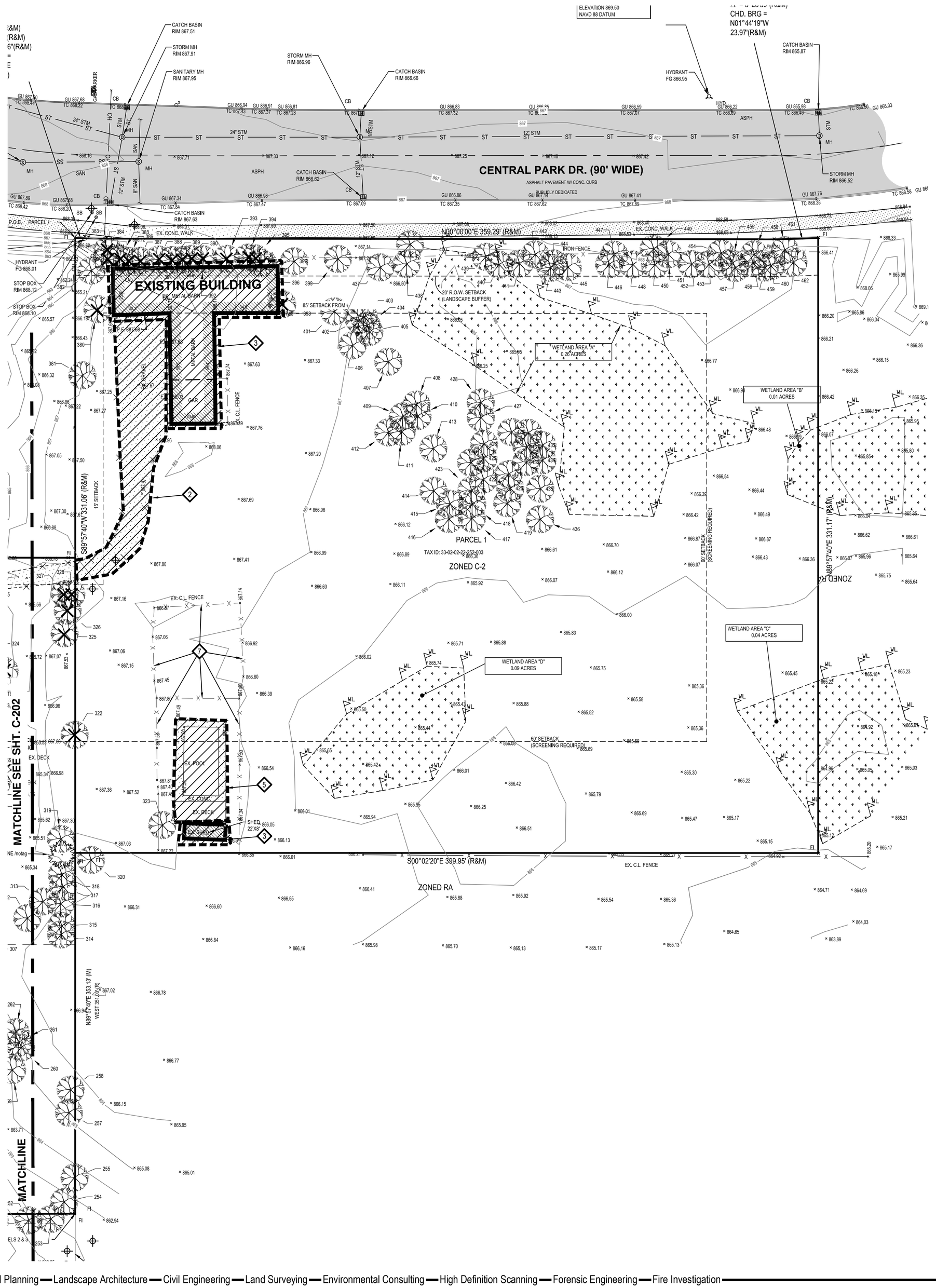
PROJECT NO:
18400890

SHEET NO:
C-202

Land Planning — Landscape Architecture — Civil Engineering — Land Surveying — Environmental Consulting — High Definition Scanning — Forensic Engineering — Fire Investigation

© 2018 Nederveld, Inc.

18400890-PRELIM.dwg TA 12/3/2018 13:19



LEGAL DESCRIPTION

(M22-4-1, 22-4-3) PART OF NE 1/4 OF SEC 22 T4NR1W DESC AS: COM AT E 1/4 COR OF SEC 22 - S89D 57' 40"W ALNG S LN OF NE 1/4 1317.97 FT TO POB - S89D 57' 40"W ALNG SD S LN 331.06 FT TO E LN OF CENTRAL PARK DR - ALNG SD E LN FOLLOWING 3 COURSES: N'LY 16.71 FT ON CURVE TO LEFT, RAD OF 395 FT, CHD BRG N 01D 12' 44"E; N 359 29 FT & N'WLY 23.97 FT ON CURVE TO LEFT, RAD OF 395 FT, CHD BRG N01D 44' 19"W - N89D 57' 40"E 331.17 FT - S00D 02' 20"E 399.95 FT TO POB 3.035 A M/L SPLIT ON 02/21/2011 FROM 33-02-02-22-251-008, 33-02-02-22-251-009;

M22-22 COM AT PT 1268 3/4 FT W OF E 1/4 POST OF SEC - W 206 FT - S 748 FT TO CEN OF US-16 HWY - E'LY ALONG CEN OF SAID HWY 206 FT - N TO BEG ON SE 1/4 OF SEC 22, T4N R1W - 3 A

M22-21 COM AT PT 1123 3/4 FT W OF E 1/4 POST OF SEC 22 - W 145 FT - S TO CEN OF US-16 HWY - E'LY ALONG CEN OF SAID HWY TO PT DUE S OF BEG - N TO BEG ON SE 1/4 OF SEC 22, T4N R1W - 2.425 A.

REMOVAL / DEMOLITION NOTES

1) THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AT LEAST THREE WEEKS PRIOR TO THE BEGINNING OF CONSTRUCTION OPERATIONS. THERE ARE EXISTING UNDERGROUND UTILITIES WHICH CROSS THE PROPOSED REPLACEMENT WORK AREAS. ALTHOUGH THEIR EXACT LOCATION CANNOT BE DETERMINED, IT IS KNOWN THESE UTILITIES ARE LOCATED WHERE DIGGING IS REQUIRED. THE CONTRACTOR SHALL CONDUCT THE REQUIRED EXCAVATION IN THESE AREAS WITH EXTREME CAUTION.
2) ALL EXISTING UTILITY INFORMATION SHOWN IS TAKEN FROM EXISTING RECORDS, AND FIELD VERIFIED WHERE ACCESSIBLE ONLY. INFORMATION OBTAINED FROM EXISTING RECORDS MAY NOT BE COMPLETE OR ACCURATE. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY FOR ACCURACY, LOCATION AND CONDITION.
3) BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE BY THE CITY AND BY THE OWNER, REPRESENTATIVES OF THE CITY, THE OWNER AND THE CONTRACTOR SHALL MAKE AN INSPECTION OF THE EXISTING SEWERS WITHIN THE WORK LIMITS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. THE CONDITION OF THE EXISTING UTILITIES AND THEIR APPURTENANCES SHALL BE DETERMINED FROM FIELD OBSERVATIONS AND EXISTING VIDEO TAPES. RECORDS OF THE INSPECTIONS SHALL BE KEPT IN WRITING BY THE CONTRACTOR.
4) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION WORK.
5) ALL EXISTING UTILITIES, SEWERS AND WATER LINES ARE TO REMAIN UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES, MUNICIPALITIES AND AGENCIES BEFORE COMMENCING ANY WORK.
6) THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING POLES, OVERHEAD WIRES, UNDERGROUND UTILITIES, GUY WIRES, GAS LINES, ETC. ALL ADJUSTMENT OR RECONSTRUCTION WORK, EXCEPT FOR THOSE STRUCTURES OTHERWISE NOTED ON THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR. EXISTING APPURTENANCES SUCH AS UTILITY POLES AND VALVES BOX SHALL NOT BE DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION.
7) THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES.
8) ALL DEBRIS SHALL BE REMOVED FROM THE SITE, AND NO STOCKPILING ON SITE SHALL BE ALLOWED UNLESS APPROVED BY THE OWNER OR THEIR REPRESENTATIVES.
9) THE CONTRACTOR SHALL LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE REQUIRED OR AS SHOWN. ALL PAVEMENTS TO BE REMOVED SHALL BE SAWCUT AND REMOVED TO FULL DEPTH AT ALL PAVEMENT LIMITS OR EXISTING JOINTS. IF ANY DAMAGE IS INCURRED TO ANY OF THE SURROUNDING PAVEMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO ANYONE ELSE, INCLUDING THE CITY OR OWNER.
10) ASPHALT AREAS SHOWN TO BE SAWCUT AND REMOVED FULL DEPTH ARE ACTUAL FACE OF PROPOSED CURBS. IT WILL BE NECESSARY TO MAKE OFF-SET SAWCUTS TO PROVIDE CLEARANCE FOR PROPOSED CURBS. THE CONTRACTOR SHALL DETERMINE THE AMOUNT OF OFF-SET NECESSARY TO CONSTRUCT THE PROPOSED CURBS. ADDITIONAL CUTS MAY BE DESIRED TO FACILITATE THE REMOVAL OF THE EXISTING PAVEMENT, BUT THERE WILL BE NO EXTRA PAYMENT FOR ADDITIONAL CUTS. PAVEMENT SHALL BE REMOVED WITHOUT DAMAGING OR UNDERMINING THE REMAINING PAVEMENT. IF ADJACENT PAVEMENT IS DAMAGED, THE CONTRACTOR SHALL MAKE ADDITIONAL FULL DEPTH SAWCUTS AND REMOVE THE DAMAGE AREAS AS NECESSARY.
11) ALL PAVEMENT REMOVAL AREAS SHALL BE FULL PAVEMENT CROSS-SECTION REMOVAL DOWN TO NATIVE SOIL LAYER IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
12) ALL TREES WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.

REMOVAL / DEMOLITION NOTES

1. REMOVE EXISTING CONCRETE DRIVE
2. REMOVE EXISTING GRAVEL DRIVE
3. REMOVE EXISTING HOUSE/GARAGE/SHED
4. REMOVE EX. WALL
5. REMOVE EXISTING POOL/PATIO
6. REMOVE EXISTING WALL
7. REMOVE EXISTING FENCE
8. REMOVE EXISTING TREES/SHRUBS
- X EXISTING TREE REMOVAL

LEGEND

- AC Air Conditioner
- Benchmark
- Catch Basin - Round
- Catch Basin - Square
- CO Cleanout
- C Cable Riser
- E Electric Manhole
- EM Electric Meter
- E Electric Riser
- F Flag
- GM Gas Meter
- G Gas Riser
- GV Gas Valve
- Hydrant
- Light Pole
- MB Mailbox
- M Manhole
- T Phone Riser
- SBX Stop Box
- Sign
- S Sanitary Sewer Manhole
- D Stormwater Manhole
- T Telephone Manhole
- TR Transformer
- Utility Pole
- Underground Gas Marker
- WM Water Meter
- W Water Manhole
- WV Water Valve
- WELL Water Well
- C Cable TV
- E Electric
- OE Overhead Electric
- UE Underground Electric
- FO Fiber Optic
- G Gas
- OH Overhead Utility
- SS Sanitary
- ST Storm
- T Telephone
- OT Overhead Telephone
- UT Underground Telephone
- W Watermain
- Fence
- Guard Rail
- Zoning Setback
- Tree
- 543 Ex. Grade Contour
- Asphalt
- Concrete
- Gravel
- Building

811 Know what's below. CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANT" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

0' 15' 30' 60'

SCALE: 1" = 30'

NEDERVELD
www.nederveld.com
800.222.1868
ANN ARBOR
3025 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963
CHICAGO
COLUMBUS
GRAND RAPIDS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:

Green Castle Properties, LLC
Attn: Colin Schiefler

Suite 800-200 Ottawa Avenue NW
Grand Rapids, MI 48503

REVISIONS:

Title: Submitted for Review		V. Date:10.16.18
Drawn:TA	Checked:TA/JG	S. Date:10.16.18
Title: Revised per Twp. Comments		V. Date:11.08.18
Drawn:TA	Checked:TA/JG	S. Date:11.08.18
Title: Revised per Twp. Comments		V. Date:11.26.18
Drawn:TA	Checked:TA/JG	S. Date:11.26.18
Title: Revised per Twp. Comments		V. Date:12.03.18
Drawn:TA	Checked:TA/JG	S. Date:12.03.18

FOX NISSAN

Existing Conditions & Removal Plan

1614 & 1622 W. Grand River Avenue
Part of the Southeast Quarter of Section 22, T4N, R1W,
Meridian Township, Ingham County, Michigan

STAMP:

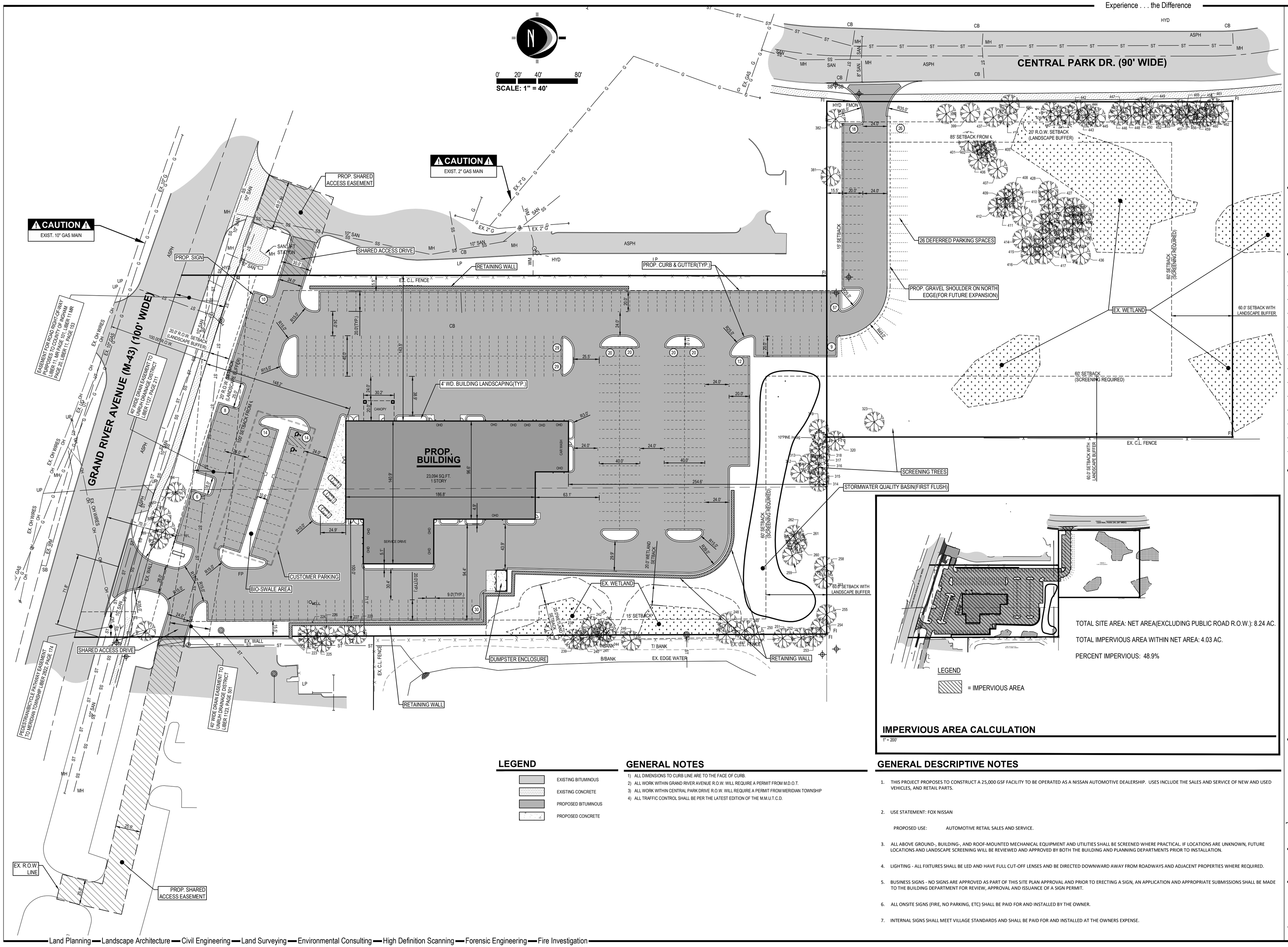
STATE OF MICHIGAN
TIMM E. APPLETON
ENGINEER
No. 42564
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
18400890

SHEET NO:
C-203

18400890-PREL.dwg TA 12/3/2018 13:19

© 2018 Nederveld, Inc.



IMPERVIOUS AREA CALCULATION

1" = 200'

GENERAL NOTES

1) ALL DIMENSIONS TO CURB LINE ARE TO THE FACE OF CURB.
2) ALL WORK WITHIN GRAND RIVER AVENUE R.O.W. WILL REQUIRE A PERMIT FROM M.D.O.T.
3) ALL WORK WITHIN CENTRAL PARK DRIVE R.O.W. WILL REQUIRE A PERMIT FROM MERIDIAN TOWNSHIP
4) ALL TRAFFIC CONTROL SHALL BE PER THE LATEST EDITION OF THE M.M.U.T.C.D.

GENERAL DESCRIPTIVE NOTES

1. THIS PROJECT PROPOSES TO CONSTRUCT A 25,000 GSF FACILITY TO BE OPERATED AS A NISSAN AUTOMOTIVE DEALERSHIP. USES INCLUDE THE SALES AND SERVICE OF NEW AND USED VEHICLES, AND RETAIL PARTS.
2. USE STATEMENT: FOX NISSAN
   PROPOSED USE: AUTOMOTIVE RETAIL SALES AND SERVICE.
3. ALL ABOVE GROUND-, BUILDING-, AND ROOF-MOUNTED MECHANICAL EQUIPMENT AND UTILITIES SHALL BE SCREENED WHERE PRACTICAL. IF LOCATIONS ARE UNKNOWN, FUTURE LOCATIONS AND LANDSCAPE SCREENING WILL BE REVIEWED AND APPROVED BY BOTH THE BUILDING AND PLANNING DEPARTMENTS PRIOR TO INSTALLATION.
4. LIGHTING - ALL FIXTURES SHALL BE LED AND HAVE FULL CUT-OFF LENSES AND BE DIRECTED DOWNWARD AWAY FROM ROADWAYS AND ADJACENT PROPERTIES WHERE REQUIRED.
5. BUSINESS SIGNS - NO SIGNS ARE APPROVED AS PART OF THIS SITE PLAN APPROVAL AND PRIOR TO ERECTING A SIGN, AN APPLICATION AND APPROPRIATE SUBMISSIONS SHALL BE MADE TO THE BUILDING DEPARTMENT FOR REVIEW, APPROVAL AND ISSUANCE OF A SIGN PERMIT.
6. ALL ONSITE SIGNS (FIRE, NO PARKING, ETC) SHALL BE PAID FOR AND INSTALLED BY THE OWNER.
7. INTERNAL SIGNS SHALL MEET VILLAGE STANDARDS AND SHALL BE PAID FOR AND INSTALLED AT THE OWNERS EXPENSE.

NEDERVELD
www.nederveld.com
800.222.1868
ANN ARBOR
3025 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963
CHICAGO
COLUMBUS
GRAND RAPIDS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
Green Castle Properties, LLC
Attn: Colin Schiefler

Suite 800-200 Ottawa Avenue NW
Grand Rapids, MI 48503

REVISIONS:

Title: Submitted for Review	V. Date:10.16.18
Drawn:TA Checked:TA/JG	S. Date:10.16.18
Title: Revised per Twp. Comments	V. Date:11.08.18
Drawn:TA Checked:TA/JG	S. Date:11.08.18
Title: Revised per Twp. Comments	V. Date:11.26.18
Drawn:TA Checked:TA/JG	S. Date:11.26.18
Title: Revised per Twp. Comments	V. Date:12.03.18
Drawn:TA Checked:TA/JG	S. Date:12.03.18

FOX NISSAN

Dimensional Site Plan

1614 & 1622 W. Grand River Avenue
Part of the Southeast Quarter of Section 22, T4N, R1W,
Meridian Township, Ingham County, Michigan

STAMP:

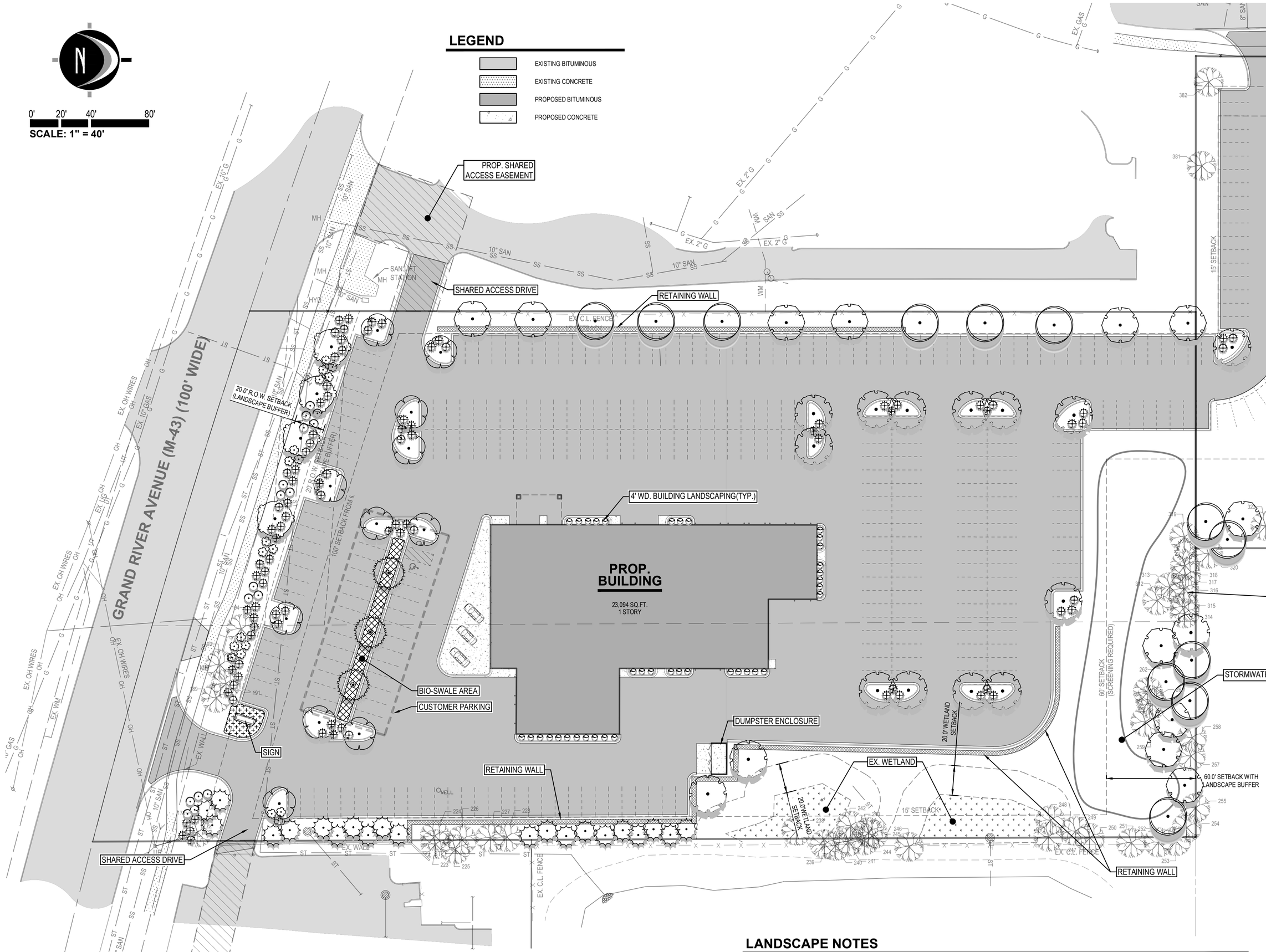
STATE OF MICHIGAN
TIMM E. APPLETON
ENGINEER
No. 42564
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
18400890

SHEET NO:
C-205

© 2018 Nederveld, Inc.

18400890-PRELIM.dwg TA 12/3/2018 13:19



LANDSCAPING NOTES

1. STREET TREES ARE REQUIRED ALONG ALL PRINCIPAL AND ARTERIAL ROADS PER 86-367.
2. A MINIMUM 40 FOOT LANDSCAPE BUFFER AND A 4 FOOT VERTICAL SCREEN SHALL BE PROVIDED ALONG ALL PROPOSED PARKING LOTS (WITH 50 OR MORE VEHICLE CAPACITY) ADJACENT TO RESIDENTIALLY ZONED LAND. VERTICAL SCREEN SHALL CONSIST OF MASONRY WALL, PLANT MATERIAL, OR LANDSCAPED EARTH BERM.
3. A MINIMUM 15 FOOT GREENBELT SHALL BE PROVIDED ALONG ALL PROPOSED PARKING LOTS ADJACENT TO COMMERCIALLY ZONED LAND
4. A MINIMUM 20 FOOT GREENBELT AND A 3 FOOT VERTICAL SCREEN SHALL BE PROVIDED ALONG ALL PROPOSED PARKING LOTS ADJACENT TO A PUBLIC STREET. VERTICAL SCREEN SHALL CONSIST OF MASONRY WALL, PLANT MATERIAL, OR LANDSCAPED EARTH BERM.
5. LANDSCAPED AREAS SHALL BE PROVIDED THROUGHOUT THE PARKING AREA IN THE AMOUNT OF 200 SF PER EVERY TEN (10) PARKING SPACES (REQUIRED PERIMETER LANDSCAPING DOES NOT APPLY TO AREA.) A MINIMUM OF TWO (2) CANOPY TREES SHALL BE PROVIDED FOR EVERY TEN (10) PARKING SPACES.
   332 PARKING SPACES / 10 = 34 x 200 SF = 6,800 SF LANDSCAPING REQ'D.
   332 PARKING SPACES / 10 = 34 x 2 = 68 CANOPY TREES REQ'D.
6. PARKING AREAS AND DRIVES SHALL BE SEPARATED FROM THE EXTERIOR WALL OF A BUILDING, EXCLUDING PEDESTRIAN ENTRANCES OR LOADING AREAS, BY A LANDSCAPED PLANTING AREA OF AT LEAST 4 FOOT IN WIDTH.
7. LANDSCAPE MAINTENANCE - LANDSCAPING SHALL BE MAINTAINED IN GOOD CONDITION TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE FREE FROM REFUSE AND DEBRIS. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN THIRTY (30) DAYS, OR AS SOON AS WEATHER PERMITS.
8. LANDSCAPING SUBSTITUTION - ANY SUBSTITUTIONS OF PLANT MATERIAL FROM APPROVED SITE PLAN WILL BE APPROVED BY THE PLANNING DEPARTMENT PRIOR TO INSTALLATION.

LANDSCAPE NOTES

PLANTING NOTES:

1) ALL PLANT MATERIAL SHALL BE LOCALLY NURSERY GROWN NO.1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OR NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER, LANDSCAPE ARCHITECT, AND/OR CONSTRUCTION MANAGER. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED.
2) SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
3) ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
4) MAINTENANCE OF LANDSCAPING ITEMS, TREES, AND PLANTS SHALL BE PERFORMED BY THE PROPERTY OWNER OR A QUALIFIED PROFESSIONAL. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO DO SO.
5) PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROX. 1/4 OF THE ROOT BALL ABOVE GRADE, AND BACKFILL TO TOP OF ROOT BALL.
6) REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK.
7) FINELY SHREDDED HARDWOOD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION. ALL PLANTING BEDS SHALL BE EDGED WITH 6" X 12 GAUGE STEEL LANDSCAPE EDGING.
8) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXIST, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING.
9) PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.

TOPSOIL AND TURF NOTES:

1) WHEREVER GROUND IN ITS NATURAL STATE HAS BEEN DISTURBED, APPROVED LANDSCAPING OR GRASS SHALL BE FULLY INSTALLED, AND ESTABLISHED WITHIN A REASONABLE PERIOD OF TIME, BUT NO LONGER THAN ONE GROWING SEASON (UNLESS OTHERWISE NOTED AND APPROVED).
2) DURING EXCAVATION, GRADING, AND INSTALLATION OF REQUIRED LANDSCAPING, ALL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS SHALL BE STRICTLY FOLLOWED AND COMPLIED WITH.
3) ALL LAWN AREAS SHALL RECEIVE SOD OR HYDROSEED. TURF SHALL BE INSTALLED ON TOPSOIL UNLESS APPROVED OTHERWISE. DO NOT PLANT UNTIL ACCEPTANCE OF FINISH GRADE.
3) SOD SHALL BE GROWN ON TOPSOIL UNLESS APPROVED OTHERWISE. SOD SHALL BE 2 YEARS OLD AND STRONGLY ROOTED. PLACE SOD TIGHTLY WITH NO GAPS AND WITH GRAIN IN SAME DIRECTION. SEAMS OF SOD SHALL BE STAGGERED IN A RUNNING BOND PATTERN. SOD SHALL BE WATERED IMMEDIATELY TO AVOID DRYING OUT. DO NOT INSTALL SOD UNTIL ACCEPTANCE OF FINISH GRADE AND IRRIGATION SYSTEM IS OPERATING PROPERLY UNLESS DIRECTED IN WRITING TO DO OTHERWISE. FINISH ROLL SOD WITH A WATER FILLED LAWN ROLLER. ROLL PERPENDICULAR TO LENGTH OF SOD.
4) TURF SHALL BE INSTALLED ON A MIN. OF 3"-4" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, SCREENED, FRIABLE TOPSOIL FREE OF STONES 1/2" IN DIA. AND LARGER, ROOTS, STICKS, OR OTHER EXTRANEOUS MATERIAL INCLUDING NOXIOUS PLANTS. PH BETWEEN 6.0 AND 6.5, SALTS 500 PARTS PPM, ORGANIC CONTENT 3% MIN. DO NOT INSTALL TOPSOIL UNTIL APPROVED BY OWNER/C.M.. TOPSOIL SHALL BE FINE GRADED TO A SMOOTH FINISH, FREE OF LUMPS AND DEPRESSIONS.
5) ALL LANDSCAPE ISLANDS WITHIN PARKING LOTS SHALL BE BACK FILLED WITH TOPSOIL TO A DEPTH OF 18" MIN.

IRRIGATION NOTES:

1) ALL PLANTING AREAS, LAWN AREAS AND LANDSCAPE ISLANDS SHOWN ARE TO HAVE A COMPLETE IRRIGATION SYSTEM. THE G.C. SHALL BE RESPONSIBLE FOR RETAINING A QUALIFIED FIRM FOR THE DESIGN OF THE IRRIGATION SYSTEM. THE DESIGN MUST SHOW HOW THE SYSTEM TIES INTO THE BUILDING AND MUST SHOW ALL OF THE NECESSARY EQUIPMENT FOR A COMPLETE SYSTEM. THE G.C. SHALL SUBMIT THE IRRIGATION SYSTEM DESIGN TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

PLANTING LEGEND

TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	CAL	SIZE	QTY
	AA	Acer rubrum `Autumn Blaze` / Autumn Blaze Red Maple	B&B	2.5"		16
	AF	Aesculus x carnea `Fort McNair` / Red Horsechestnut	B&B	2.5"		4
	GB	Ginkgo biloba / Maidenhair Tree	B&B	2.5"		11
	LT	Liriodendron tulipifera / Tulip Tree	B&B	2.5"		11
	MG	Metasequoia glyptostroboides / Dawn Redwood	B&B		8`-10` ht.	3
	PG	Picea glauca / White Spruce	B&B		6` ht.	21
	QB	Quercus bicolor / Swamp White Oak	B&B	2.5"		13

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	AM	Aronia melanocarpa / Chokeberry	3	20
	BG	Buxus x `Green Velvet` / Boxwood	3	38
	HL	Hydrangea paniculata `Little Quick Fire` / Little Quick Fire Hydrangea	3	16
	JS	Juniperus x pfitzeriana `Sea Green` / Sea Green Juniper	5	94

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
		Bioswale Planting	-		977 sf
		Annuals	-		1,050 sf

NEDERVELD
www.nederveld.com
800.222.1868
ANN ARBOR
3025 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963
CHICAGO
COLUMBUS
GRAND RAPIDS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
Green Castle Properties, LLC
Attn: Colin Schiefler

Suite 800-200 Ottawa Avenue NW
Grand Rapids, MI 48503

REVISIONS:

Title: Submitted for Review		V. Date:10.16.18
Drawn:TA	Checked:TA/JG	S. Date:10.16.18
Title: Revised per Twp. Comments		V. Date:11.08.18
Drawn:TA	Checked:TA/JG	S. Date:11.08.18
Title: Revised per Twp. Comments		V. Date:11.26.18
Drawn:TA	Checked:TA/JG	S. Date:11.26.18
Title: Revised per Twp. Comments		V. Date:12.03.18
Drawn:TA	Checked:TA/JG	S. Date:12.03.18

FOX NISSAN

Landscape Plan

1614 & 1622 W. Grand River Avenue
Part of the Southeast Quarter of Section 22, T4N, R1W,
Meridian Township, Ingham County, Michigan

STAMP:

STATE OF MICHIGAN
TIMM E. APPLETON
ENGINEER
No. 42564
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
18400890

SHEET NO:
L-101

18400890-PRELIM.dwg TA 12/3/2018 13:20

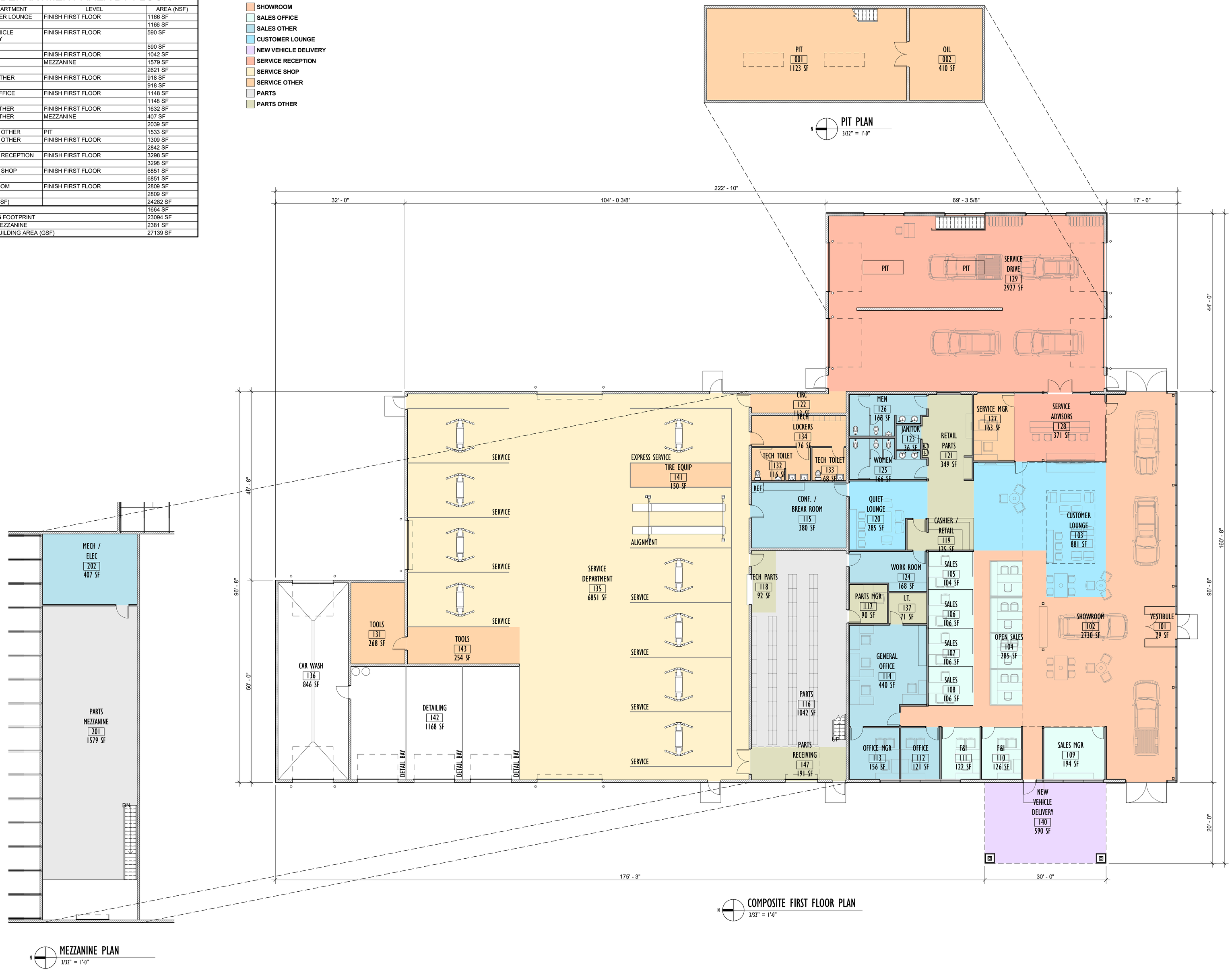
© 2018 Nederveld, Inc.

DEPARTMENT AREA BY FLOOR

DEPARTMENT	LEVEL	AREA (NSF)
CUSTOMER LOUNGE	FINISH FIRST FLOOR	1166 SF
		1166 SF
NEW VEHICLE DELIVERY	FINISH FIRST FLOOR	590 SF
		590 SF
PARTS	FINISH FIRST FLOOR	1042 SF
PARTS	MEZZANINE	1579 SF
		2621 SF
PARTS OTHER	FINISH FIRST FLOOR	918 SF
		918 SF
SALES OFFICE	FINISH FIRST FLOOR	1148 SF
		1148 SF
SALES OTHER	FINISH FIRST FLOOR	1632 SF
SALES OTHER	MEZZANINE	407 SF
		2039 SF
SERVICE OTHER	PIT	1533 SF
SERVICE OTHER	FINISH FIRST FLOOR	1309 SF
		2842 SF
SERVICE RECEPTION	FINISH FIRST FLOOR	3298 SF
		3298 SF
SERVICE SHOP	FINISH FIRST FLOOR	6851 SF
		6851 SF
SHOWROOM	FINISH FIRST FLOOR	2809 SF
		2809 SF
TOTAL (NSF)		24282 SF
PIT		1664 SF
BUILDING FOOTPRINT		23094 SF
PARTS MEZZANINE		2381 SF
TOTAL BUILDING AREA (GSF)		27139 SF

DEALERSHIP ZONES

- SHOWROOM
- SALES OFFICE
- SALES OTHER
- CUSTOMER LOUNGE
- NEW VEHICLE DELIVERY
- SERVICE RECEPTION
- SERVICE SHOP
- SERVICE OTHER
- PARTS
- PARTS OTHER



COMPOSITE FIRST FLOOR PLAN
3/32" = 1'-0"

MEZZANINE PLAN
3/32" = 1'-0"

STUDIO DETROIT
VISIONARIES
INNOVATORS
ARCHITECTS

2111 WOODWARD AVE STE 1001
DETROIT MICHIGAN 48201
313.919.5886 - 313.909.3607
STUDIO-DETROIT.COM

© 2018 STUDIO DETROIT LLC

THIS DOCUMENT AND THE INFORMATION CONTAINED THEREIN IS THE SOLE POSSESSION OF STUDIO DETROIT AND SHALL NOT BE ALTERED OR MODIFIED WITHOUT THE EXPRESS WRITTEN PERMISSION OF STUDIO DETROIT. ANY MODIFICATION OR ALTERATION THEREOF SHALL INDEMNIFY AND HOLD HARMLESS STUDIO DETROIT OF ALL EXPENSES, CLAIMS AND/OR LIABILITY RESULTING FROM SUCH MODIFICATIONS OR ALTERATIONS.

DO NOT SCALE DRAWINGS

ISSUED	
10.12.18	SUP

FILE

DRAWN PNP

CHECKED SMB

SEAL

CLIENT
DP FOX VENTURES LLC
200 OTTAWA AVE NW
SUITE 800
GRAND RAPIDS, MI 49503

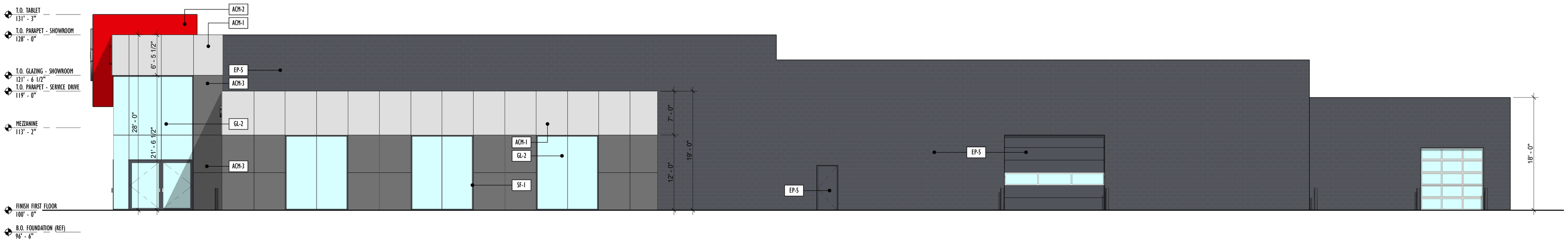
PROJECT
FOX NISSAN
PROPOSED NEW FACILITY
1614 GRAND RIVER AVE.
OKEMOS, MI

JOB NO.
1841

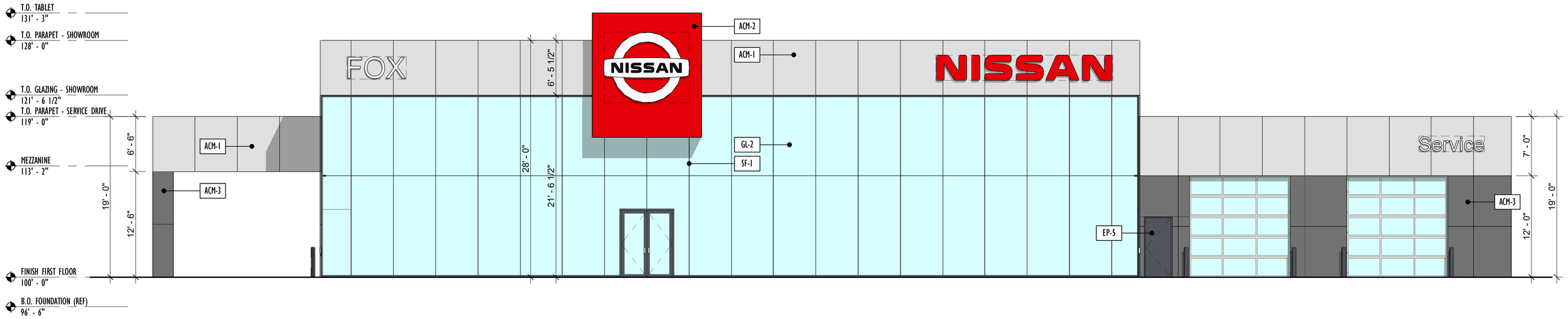
SHEET
COMPOSITE FLOOR PLAN

SHEET NO.
A1.0

EXTERIOR MATERIALS		
	MATERIAL	FINISH
ACM-1	ALUMINUM COMPOSITE PANEL	ALPOLIC - BSX SILVER METALLIC; RAIN SCREEN
ACM-2	ALUMINUM COMPOSITE PANEL	ILLUMINATED RED FIBER GLASS; MATCH ALPOLIC - VALFLON 10742 RED
ACM-3	ALUMINUM COMPOSITE PANEL	ALPOLIC - NSG NISSAN GRAY; RAIN SCREEN
SF-1	CURTAINWALL FRAMING	KAWNEER 1600UT SYSTEM 1; POWDER COAT (PC-2, RAL 7024 GRAPHITE GRAY)
GL-2	EXTERIOR GLAZING	GLASS: 1" CLEAR INSULATED, SOLARBAN LOW-E 70XL
CMU-1	CONCRETE MASONRY UNIT	COLOR: INTEGRALLY COLORED, OR PAINT EP-5
EP-1	EXTERIOR PAINT	COLOR: SHERWIN WILLIAMS #SW2832 COLONIAL REVIVAL GRAY
EP-5	EXTERIOR PAINT	COLOR: SHERWIN WILLIAMS #SW7076 CYBERSPACE
CF-1	CAP FLASH	COLOR: MATCH ACM-1



3 A1.2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

STUDIO DETROIT
VISIONARIES
INNOVATORS
ARCHITECTS

2111 WOODWARD AVE STE 1001
DETROIT MICHIGAN 48201
313.919.5886 - 313.909.3607
STUDIO-DETROIT.COM

© 2018 STUDIO DETROIT LLC

THIS DOCUMENT AND THE INFORMATION CONTAINED THEREIN IS THE SOLE POSSESSION OF STUDIO DETROIT AND SHALL NOT BE ALTERED OR MODIFIED WITHOUT THE EXPRESS WRITTEN PERMISSION OF STUDIO DETROIT. ANY MODIFICATION OR ALTERATION THEREOF SHALL INDEMNIFY AND HOLD HARMLESS STUDIO DETROIT OF ALL EXPENSES, CLAIMS AND/OR LIABILITY RESULTING FROM SUCH MODIFICATIONS OR ALTERATIONS.

DO NOT SCALE DRAWINGS

ISSUED	
10.12.18	S.U.P.

FILE
DRAWN PNP
CHECKED SMB
SEAL

CLIENT
DP FOX VENTURES LLC
200 OTTAWA AVE NW
SUITE 800
GRAND RAPIDS, MI 49503

PROJECT
FOX NISSAN
PROPOSED NEW FACILITY
1614 GRAND RIVER AVE.
OKEMOS, MI

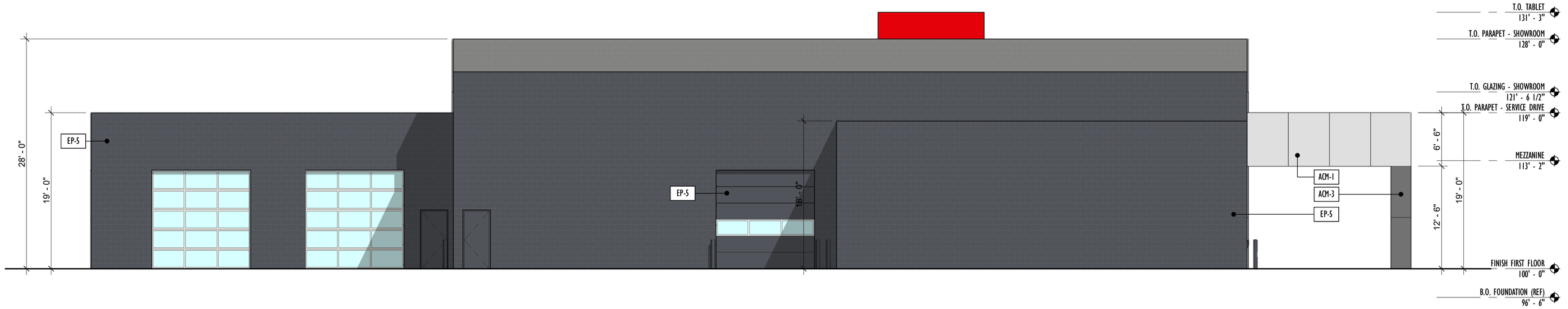
JOB NO.
1841

SHEET
EXTERIOR ELEVATIONS

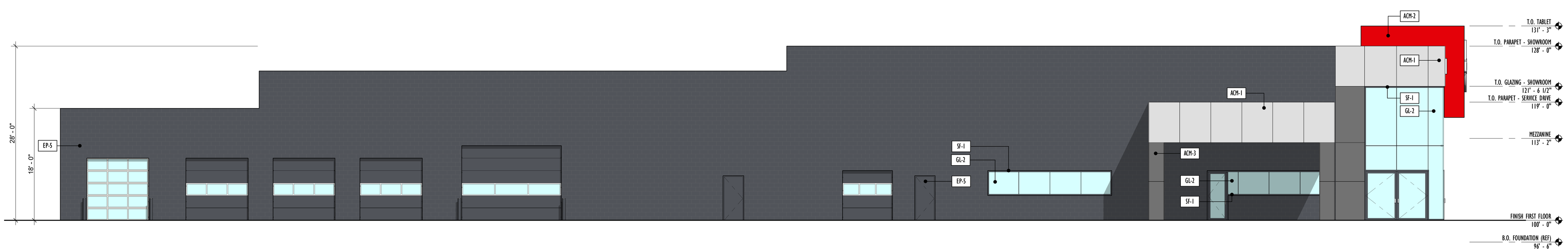
SHEET NO.
A2.1

EXTERIOR MATERIALS

	MATERIAL	FINISH
ACM-1	ALUMINUM COMPOSITE PANEL	ALPOLIC - BSX SILVER METALLIC; RAIN SCREEN
ACM-2	ALUMINUM COMPOSITE PANEL	ILLUMINATED RED FIBER GLASS; MATCH ALPOLIC - VALFLON 10742 RED
ACM-3	ALUMINUM COMPOSITE PANEL	ALPOLIC - NSG NISSAN GRAY; RAIN SCREEN
SF-1	CURTAINWALL FRAMING	KAWNEER 1600UT SYSTEM 1; POWDER COAT (PC-2, RAL 7024 GRAPHITE GRAY)
GL-2	EXTERIOR GLAZING	GLASS: 1" CLEAR INSULATED, SOLARBAN LOW-E 70XL
CMU-1	CONCRETE MASONRY UNIT	COLOR: INTEGRALLY COLORED, OR PAINT EP-5
EP-1	EXTERIOR PAINT	COLOR: SHERWIN WILLIAMS #SW2832 COLONIAL REVIVAL GRAY
EP-5	EXTERIOR PAINT	COLOR: SHERWIN WILLIAMS #SW7076 CYBERSPACE
CF-1	CAP FLASH	COLOR: MATCH ACM-1



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

STUDIO DETROIT
VISIONARIES
INNOVATORS
ARCHITECTS

2111 WOODWARD AVE STE 1001
DETROIT MICHIGAN 48201
313.919.5886 - 313.909.3607
STUDIO-DETROIT.COM

© 2018 STUDIO DETROIT LLC

THIS DOCUMENT AND THE INFORMATION CONTAINED THEREIN IS THE SOLE POSSESSION OF STUDIO DETROIT AND SHALL NOT BE ALTERED OR MODIFIED WITHOUT THE EXPRESS WRITTEN PERMISSION OF STUDIO DETROIT. ANY MODIFICATION OR ALTERATION THEREOF SHALL INDEMNIFY AND HOLD HARMLESS STUDIO DETROIT OF ALL EXPENSES, CLAIMS AND/OR LIABILITY RESULTING FROM SUCH MODIFICATIONS OR ALTERATIONS.

DO NOT SCALE DRAWINGS

ISSUED	
10.12.18	S.U.P

FILE
DRAWN PNP
CHECKED SMB
SEAL

CLIENT
DP FOX VENTURES LLC
200 OTTAWA AVE NW
SUITE 800
GRAND RAPIDS, MI 49503

PROJECT
FOX NISSAN
PROPOSED NEW FACILITY
1614 GRAND RIVER AVE.
OKEMOS, MI

JOB NO.
1841

SHEET
EXTERIOR ELEVATIONS

SHEET NO.
A2.2

RESOLUTION TO APPROVE **Special Use Permit #18101**
(Green Castle Properties LLC)

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 10th day of December, 2018, at 7:00 p.m., Local Time.

PRESENT: _____

_____

ABSENT: _____

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

WHEREAS, Green Castle Properties LLC has submitted a request to establish a new car dealership on 8.24 acres at 1614 and 1622 Grand River Avenue and an adjacent parcel to the north recognized as Parcel I.D. #22-252-003; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on November 26, 2018, and has reviewed staff material forwarded under cover memorandums dated November 21, 2018 and December 6, 2018; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial), which allows for a new car dealership by special use permit; and

WHEREAS, the 8.24 acre property meets the minimum lot size of four acres required by the Code of Ordinance for a new car dealership; and

WHEREAS, municipal water and sanitary sewer is available to serve the subject site; and

WHEREAS, the proposed new car dealership is consistent with Objective A of Goal 3 of the 2017 Master Plan to enhance the viability of Township businesses by upgrading commercial areas; 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.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #18101, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Nederveld, Inc. dated October 16, 2018 (Revision Date December 3, 2018) and received by the Township on December 3, 2018.

2. Approval is in accordance with the building elevations prepared by Studio Detroit dated October 12, 2018 and received by the Township on December 3, 2018.

3. The three subject parcels shall be combined into one parcel prior to submitting for site plan review.

4. Vehicle service and repair and used car sales are permitted only ancillary to new car sales.

5. Painting and/or bodywork of motor vehicles on the property are prohibited.

6. The submitted site plan shall be revised to include curb and gutter in all parking areas or the applicant shall be required to seek a variance from the Zoning Board of Appeals (ZBA).

7. Landscaping on the property shall generally comply with the landscape plan prepared by Nederveld dated October 16, 2018 (Revision Date December 3, 2018) and received by the Township on December 3, 2018, subject to revisions as applicable. Final landscape materials shall be provided in quantities equal to or greater than those depicted on the submitted landscape plan. The final landscape plan shall comply with all applicable sections of the Ordinance pertaining to landscaping.

8. The site plan shall be revised to provide bicycle parking spaces in the amount of one bicycle parking space for every ten motor vehicle parking spaces required. Bicycle parking shall meet the provisions of Section 86-760 of the Code of Ordinances.

9. Approval is subject to the applicant obtaining all necessary permits, licenses, and approvals from the Ingham County Road Department, Michigan Department of Transportation, Ingham County Drain Commissioner, Michigan Department of Environmental Quality, and the Township, as applicable. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.

10. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.

11. No grading or land clearing shall take place on the site until the site plan has been approved by the Director of Community Planning and Development and grading and soil erosion and sedimentation control (SESC) permits have been issued for the project.

12. All utility service distribution lines shall be installed underground.

13. Any future building additions or revisions to the site layout will require amendments to Special Use Permit #18101.

14. The final design of the trash and recycling facilities and related enclosures shall be subject to the approval of the Director of Community Planning and Development.

15. Site accessories such as railings, benches, exterior lighting fixtures, and bicycle racks shall be of commercial quality and complement the building design. The final design and location of such accessories shall be subject to the approval of the Director of Community Planning and Development.

16. Site and building lighting shall comply with Article VII of Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development.

17. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape materials (if at street level) selected to complement the building. Such screening is subject to the approval of the Director of Community Planning and Development.

ADOPTED: YEAS: _____

_____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 10th day of December, 2018.

_____
Dante Ianni
Planning Commission Chair

To: **Planning Commission**

From: **Peter Menser, Principal Planner**

Justin Quagliata, Assistant Planner

Date: **December 4, 2018**

Re: **Special Use Permit #18111 (Fedewa Holdings), construct a 13-unit townhouse complex comprised of two buildings totaling 18,955 square feet at 1730 Chief Okemos Circle.**

The public hearing for SUP #18111 was held at the November 26, 2018 Planning Commission meeting. Since the meeting the applicant has submitted a revised site plan that includes several changes, which are as follows:

- Increase in the setback from the adjacent single-family residential zoning district to the west from 40 feet to 50 feet.
- Increase in the parking setback from the southern property line from 15 feet to 25 feet.
- Reduction in the maximum building dimension (west building) from 226 feet to 200 feet.
- Reduction in the total number of units in the development from 15 to 13 units.
- Relocation of the decks on the east building from the east side to the west side of the building to meet the 25 foot front yard setback.
- Installation of a "T" style turnaround on the north side of the site to accommodate emergency vehicles.

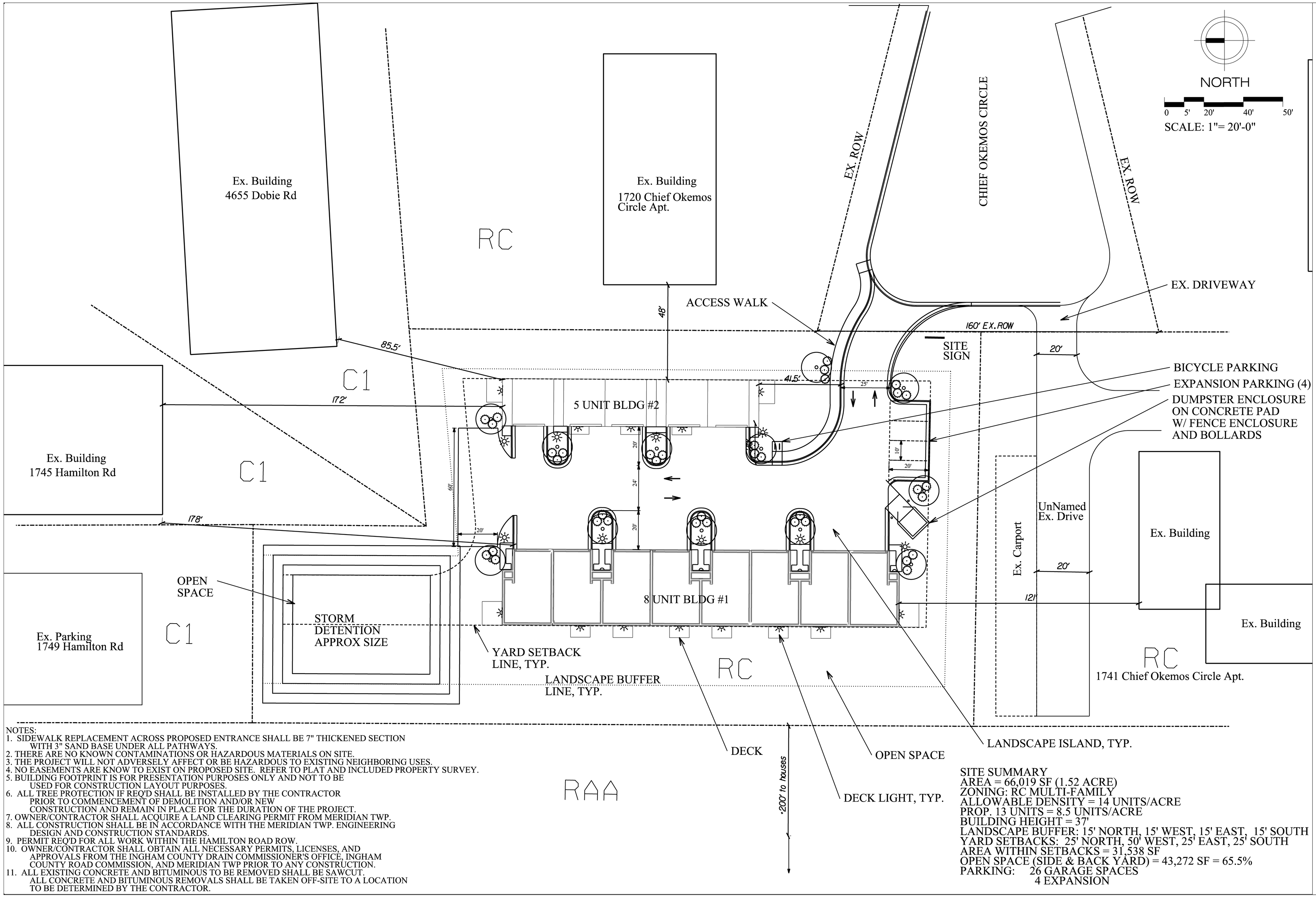
As initially proposed the west building consisted of nine dwelling units and the east building was comprised of six dwelling units. Both buildings have been reduced by one dwelling unit on the revised site plan. With the revisions to the site plan the variances previously identified by staff have been addressed and are no longer necessary.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution will be provided at a future meeting.

Attachments

1. Revised site plan prepared by BRS Engineering dated August 20, 2018 (revision date December 2, 2018) and received by the Township on December 3, 2018.
2. Revised building elevations prepared by Jerry Fedewa Homes Inc. dated October 26, 2018 (revision date November 30, 2018) and received by the Township on December 4, 2018.
3. Revised Intent and Scope document prepared by the applicant dated December 4, 2018.



NOTES:
1. SIDEWALK REPLACEMENT ACROSS PROPOSED ENTRANCE SHALL BE 7" THICKENED SECTION WITH 3" SAND BASE UNDER ALL PATHWAYS.
2. THERE ARE NO KNOWN CONTAMINATIONS OR HAZARDOUS MATERIALS ON SITE.
3. THE PROJECT WILL NOT ADVERSELY AFFECT OR BE HAZARDOUS TO EXISTING NEIGHBORING USES.
4. NO EASEMENTS ARE KNOW TO EXIST ON PROPOSED SITE. REFER TO PLAT AND INCLUDED PROPERTY SURVEY.
5. BUILDING FOOTPRINT IS FOR PRESENTATION PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION LAYOUT PURPOSES.
6. ALL TREE PROTECTION IF REQ'D SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF DEMOLITION AND/OR NEW CONSTRUCTION AND REMAIN IN PLACE FOR THE DURATION OF THE PROJECT.
7. OWNER/CONTRACTOR SHALL ACQUIRE A LAND CLEARING PERMIT FROM MERIDIAN TWP.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MERIDIAN TWP. ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
9. PERMIT REQ'D FOR ALL WORK WITHIN THE HAMILTON ROAD ROW.
10. OWNER/CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, LICENSES, AND APPROVALS FROM THE INGHAM COUNTY DRAIN COMMISSIONER'S OFFICE, INGHAM COUNTY ROAD COMMISSION, AND MERIDIAN TWP PRIOR TO ANY CONSTRUCTION.
11. ALL EXISTING CONCRETE AND BITUMINOUS TO BE REMOVED SHALL BE SAWCUT. ALL CONCRETE AND BITUMINOUS REMOVALS SHALL BE TAKEN OFF-SITE TO A LOCATION TO BE DETERMINED BY THE CONTRACTOR.

SITE SUMMARY
AREA = 66,019 SF (1.52 ACRE)
ZONING: RC MULTI-FAMILY
ALLOWABLE DENSITY = 14 UNITS/ACRE
PROP. 13 UNITS = 8.5 UNITS/ACRE
BUILDING HEIGHT = 37'
LANDSCAPE BUFFER: 15' NORTH, 15' WEST, 15' EAST, 15' SOUTH
YARD SETBACKS: 25' NORTH, 50' WEST, 25' EAST, 25' SOUTH
AREA WITHIN SETBACKS = 31,538 SF
OPEN SPACE (SIDE & BACK YARD) = 43,272 SF = 65.5%
PARKING: 26 GARAGE SPACES
4 EXPANSION

BRS ENGINEERING
3821 Stonehedge Drive
Leslie, Michigan 49251
Phone: (517) 719-5094
brsengineering@comcast.net
BRSE

GS FEDEWA BUILDERS
5570 OKEMOS ROAD
EAST LANSING, INGHAM COUNTY, MI
PHONE: 517-339-0020

SLUP

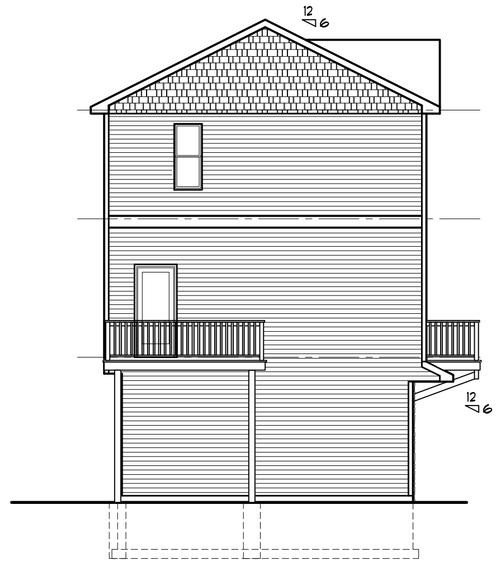
NO.	BY	DATE
1	BRS	12/07/18
REVISIONS		
ISSUE FOR REVIEW		
REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS		

CHIEF OKEMOS CIRCLE TOWNHOMES
15 UNITS, 2 BUILDING
1730 CHIEF OKEMOS CIRCLE
OKEMOS, INGHAM COUNTY, MI

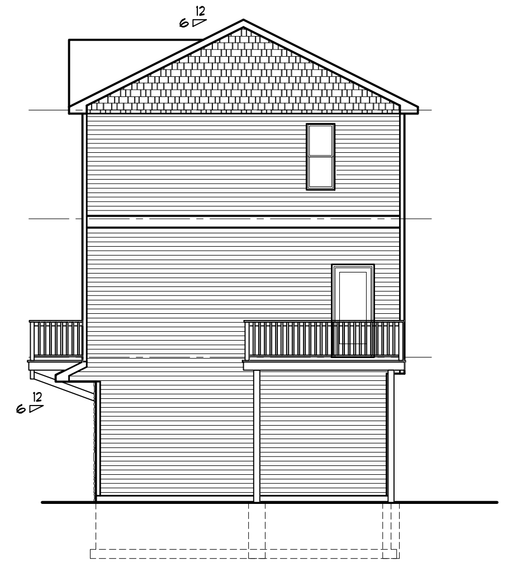
SITE LAYOUT PLAN

PROJECT MGR. BRS	DATE 8/20/18
DRAWN BY BRS	DATE 8/20/18
ENGINEER BRS	DATE 8/20/18
CAD FILE	EDIT
SCALE	1"=20'
DRAWING	
PLOT SCALE	

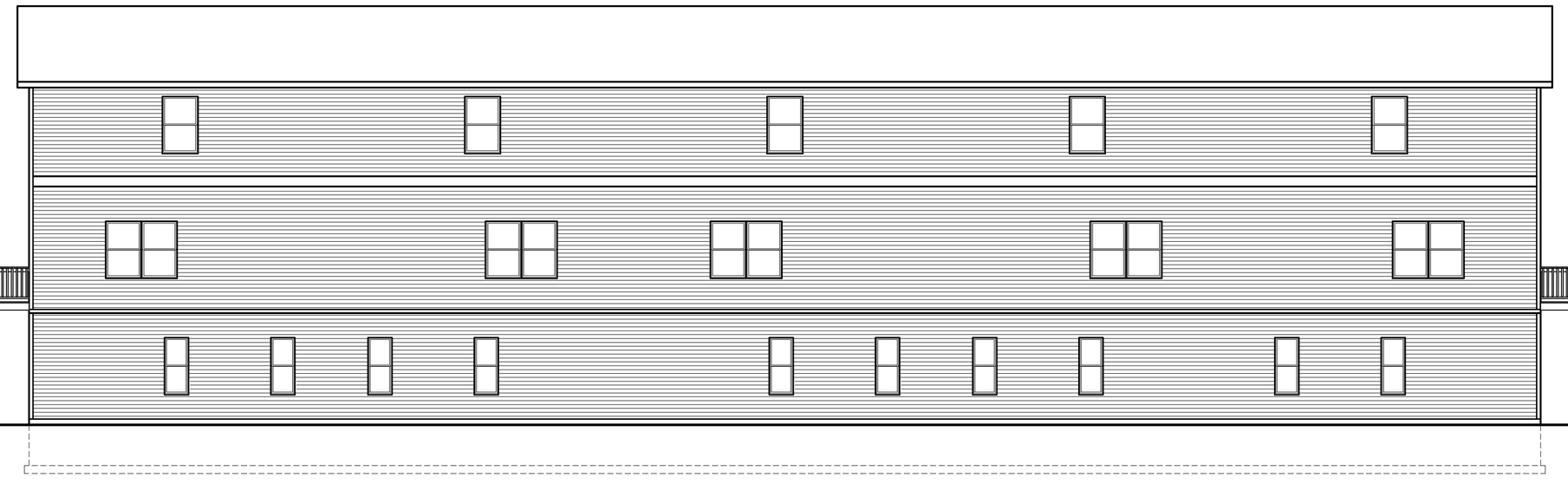
PROJECT 0001
C2.0
SHEET NO.



SIDE ELEVATION
1/8" = 1'-0"



SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

FRONT ELEVATION
1/8" = 1'-0"

DRAWN BY
SLC

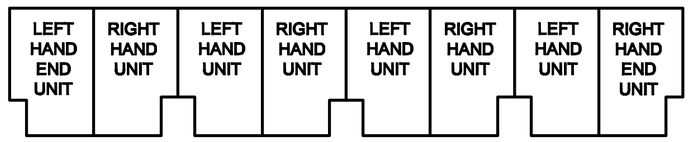
REVISIONS
11-30-18

Jerry Fedewa Homes Inc.
■ 5510 Okemos Road ■
■ East Lansing, Michigan 48823 ■
■ Ph: (517) 339-0020 ■ F: (517) 339-4022 ■
www.gjfedewabuilders.com ■ gjfedewa@gmail.com ■

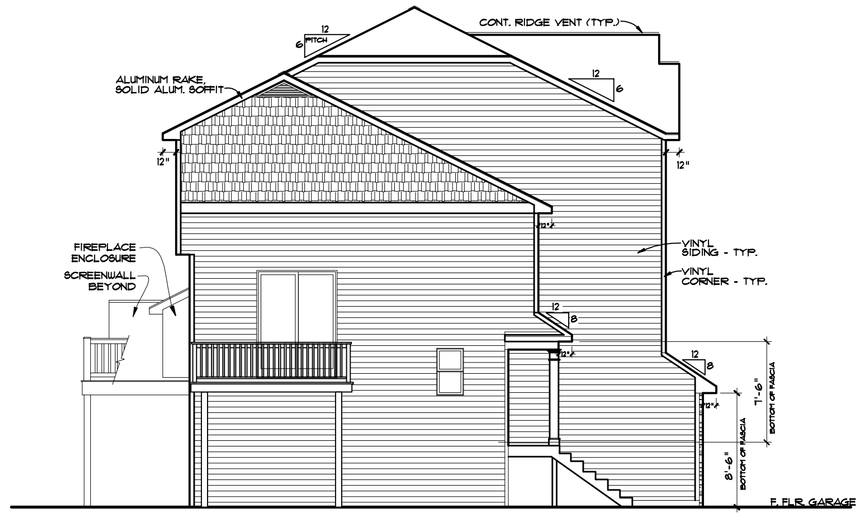
CHIEF OKEMOS PLACE TOWNHOMES
5 UNIT BUILDING

DATE
10-26-18

SHEET NO.
1

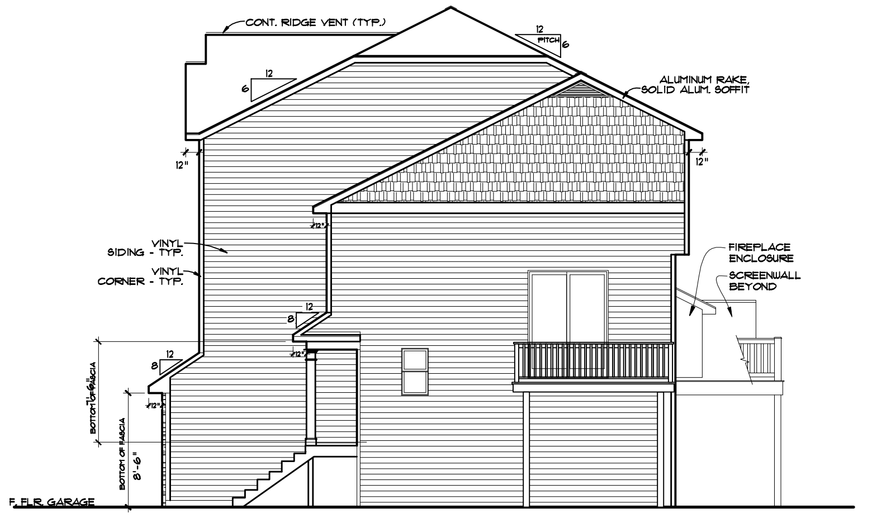


BUILDING KEY PLAN



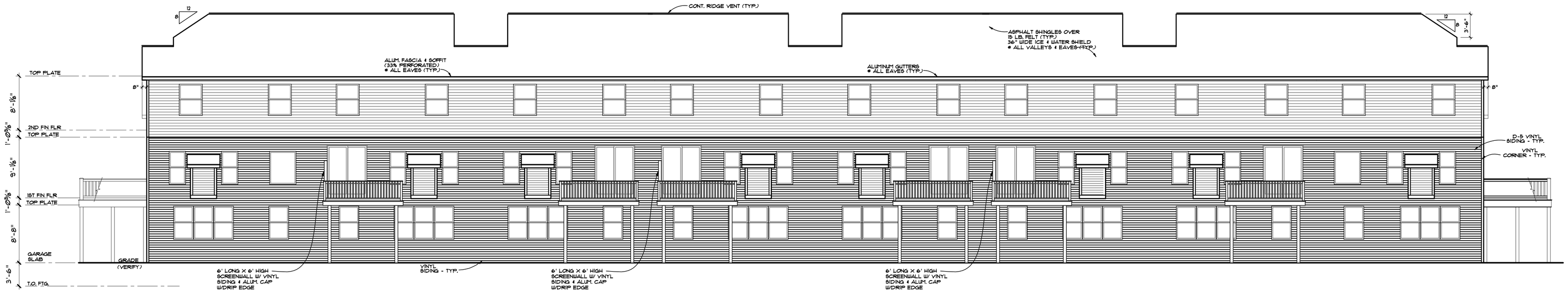
LEFT SIDE ELEVATION

1/8" = 1'-0"



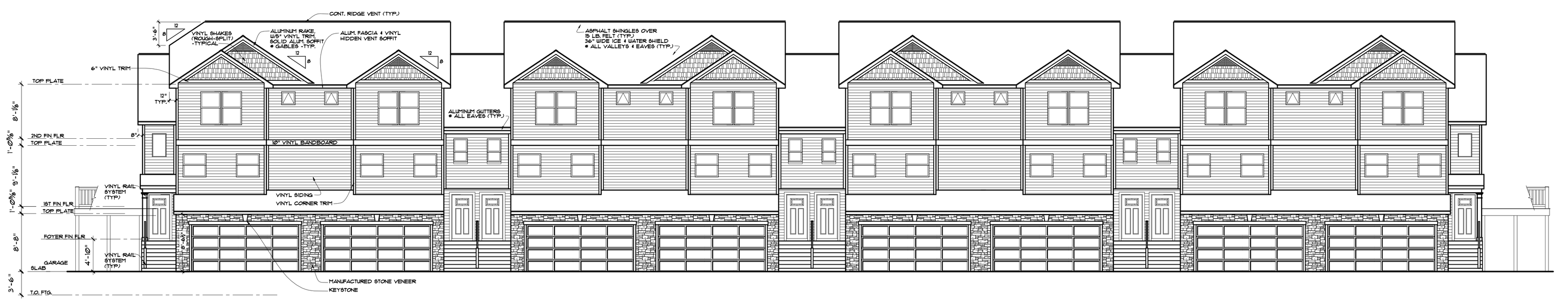
RIGHT SIDE ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



FRONT ELEVATION

1/8" = 1'-0"

DRAWN BY
SLC

REVISIONS
11-30-18

Jerry Fedewa Homes Inc.
5510 Okemos Road
East Lansing, Michigan 48823
Ph: (517) 339-0020 F: (517) 339-4022
www.jerryfedewabuilders.com gjrfedewa@gmail.com

CHIEF OKEMOS PLACE TOWNHOMES
8 UNIT BUILDING

DATE
11-28-18

SHEET NO.
1

Intent and Scope | 1730 Chief Okemos Circle | G.S Fedewa Builders

Location: This project is a 13 unit townhome development located at 1730 Chief Okemos Circle, Okemos MI. 48864. It consists of two separate buildings, one with eight units and the other is a five unit building. The project will be completed in a single phase. The parcel is zoned RC medium density multi family 14 units per acre

Building Dimensions: The West building is 38' deep by 200' long. The East building is 22' deep by 130' long.

Living Units: The West Building consists of 8 dwelling units. Each unit is 1,615 sq ft. with three bedrooms, two and half baths with a two car attached garage and a deck in the rear. The East building consists of five dwelling units, each unit is 1.207 sq. ft. with two bedrooms and two and a half baths with an attached two car garage and an attached deck.

Parking: Each of the 13 units has an attached 2 car garage for a total of 26 parking spaces. There is also the required 4 expansion parking spaces noted on the plan.