



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
August 16, 2023 6:30 pm

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. July 19, 2023
4. COMMUNICATIONS
5. UNFINISHED BUSINESS

A. ZBA CASE NO. 23-07 (Knob Hill Apartments, LLC), 2502 Lake Lansing Road, Suite C, Lansing, MI 48912

DESCRIPTION:	2300 Knob Hill Drive
TAX PARCEL:	33-100-005
ZONING DISTRICT:	RC (Multiple Family, 14 d/u per acre)

The variance requested is to allow for the construction of an apartment building located at 2300 Knob Hill Drive.

6. NEW BUSINESS
7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

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

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

CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS REGULAR MEETING ***DRAFT***
5151 MARSH ROAD, OKEMOS, MI 48864-1198
(517) 853-4000, TOWNSHIP HALL ROOM
WEDNESDAY, July 19TH, 2023

PRESENT: Chair Mansour; Vice-Chair Koenig; Members Bennett, Deschaine
ABSENT: Members Field-Foster, Trezise
STAFF: Assistant Planner Chapman

1. CALL MEETING TO ORDER

- a. Chair Mansour called the 07.19.2023 ZBA meeting to order at 6:31 pm.

2. APPROVAL OF AGENDA

Chair Mansour moved to approve the July 19th, 2023 agenda. Seconded by Member Deschaine.

ROLL CALL VOTE: YEAS: Chair Mansour; Vice-Chair Koenig; Members Bennett, Deschaine

NAYS: None

Motion carried: 4-0

3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

Vice-Chair Koenig moved to approve the May 17th, 2023 minutes. Supported by Member Deschaine.

ROLL CALL VOTE: YEAS: Chair Mansour; Vice-Chair Koenig; Members Bennett, Deschaine

NAYS: None

Motion carried: 4-0

4. COMMUNICATIONS

- a. NONE

5. UNFINISHED BUSINESS

- a. NONE

6. NEW BUSINESS

- a. ZBA CASE NO. 23.05 (2055 Grand River), Michigan First Credit Union, 27000 Evergreen Road, Lathrup Village, MI 48076

DESCRIPTION: 2055 Grand River Avenue
TAX PARCEL: 21-276-015
ZONING DISTRICT: C-3 (Commercial)

The variance requested is to install a 20.2 square foot wall sign to the front (north) façade at 2055 Grand River Avenue.

- i. Assistant Planner Chapman outlined the case to the board.

Chair Mansour opened public comment on this case at 6:35 pm.

Applicant Representative Charles Alderi (30777 Schoolcraft Road, Lavonia, MI), representing Michigan First Credit Union spoke further on the case. He stated that this approval would assist in making the area safer. He further noted that it may be slightly below 20 sq ft.

Chair Mansour closed public comment on this case at 6:37 pm.

Member Deschaine inquired where this would be located. He further asked if Meijer would allow them to place a smaller sign under their main sign.

Applicant Alderi answered that this was closer to the pharmacy, and he stated that this illuminated sign has been approved multiple times at other Meijers under the proposed specs.

Chair Mansour stated support this case.

Member Bennett stated support for this case.

Vice-Chair Koenig stated support for this case.

Member Deschaine inquired about current signage at Walmart.

Assistant Planner Chapman stated that there was a similar case in 2018 that was denied.

Chair Mansour read review criteria one from Section 86-221 of the Code of Ordinances which states unique circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created.

Chair Mansour stated Criteria one has been met.

Chair Mansour read review criteria two which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.

Chair Mansour stated criteria two has been met.

Chair Mansour read review criteria three which states Granting the variance is the minimum action necessary which would carry out the spirit of this Zoning Ordinance, secure public safety, and provide substantial justice.

Chair Mansour stated criteria three has been met.

Chair Mansour read review criteria four which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

Chair Mansour stated Criteria four has been met.

Chair Mansour read review criteria five which states Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Chair Mansour stated criteria five has been met.

Chair Mansour moved to approve ZBA CASE NO. 23.05 (2055 Grand River), Michigan First Credit Union, 27000 Evergreen Road, Lathrup Village, MI 48076. Seconded by Member Bennett.

ROLL CALL VOTE: YEAS: Chair Mansour; Vice-Chair Koenig; Members Bennett, Deschaine

NAYS: None

Motion carried: 4-0

ZBA CASE NO. 23.05 (2055 Grand River) approved unanimously.

- b. ZBA CASE NO. 23-06 (5110 Times Square), Massa Multimedia Architecture, 3297 Route 66, Neptune, NJ 07753

DESCRIPTION:	5110 Times Square Drive
TAX PARCEL:	15-400-025
ZONING DISTRICT:	CS (Community Service)

The variance requested is to install wall signs to the front (west) façade at 5110 Times Square Drive.

- i. Assistant Planner Chapman outlined the case to the board.

Chair Mansour opened public comment on this case at 6:55 pm.

Applicant Representative Edward Danza (3297 State Route 66, Neptune, NJ 07753), representing Massa Multimedia Architecture spoke further on the case. He stated that these additions requested would be for directional purposes for customers.

Chair Mansour closed public comment on this case at 6:57 pm.

Chair Mansour questioned what exactly the board is looking at, whether it's size or quantity.

Assistant Planner Chapman stated that this is for the addition of four signs. This was corrected by the applicant representative to five signs.

Chair Mansour questioned if all of these changes were necessary, or if they were too many signs.

Vice-Chair Koenig mirrored Chair Mansour's concerns.

Member Deschaine spoke in approval of less signs, specifically mirroring the denial of the numbers above the garage bay doors.

Chair Mansour read review criteria one from Section 86-221 of the Code of Ordinances which states unique circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created.

Chair Mansour stated Criteria one has been met.

Chair Mansour read review criteria two which states strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.

Chair Mansour stated criteria two has been met.

Chair Mansour read review criteria three which states Granting the variance is the minimum action necessary which would carry out the spirit of this Zoning Ordinance, secure public safety, and provide substantial justice.

Chair Mansour stated criteria three has been met.

Chair Mansour read review criteria four which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

Chair Mansour stated Criteria four has been met.

Chair Mansour read review criteria five which states Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Chair Mansour stated criteria five has been met.

Vice-Chair Koenig moved to approve ZBA CASE NO. 23-06 (5110 Times Square), Massa Multimedia Architecture, 3297 Route 66, Neptune, NJ 07753 with the deletion of the #1, #2 & #3 signs. Seconded by Member Deschaine.

ROLL CALL VOTE: YEAS: Chair Mansour; Vice-Chair Koenig; Members Bennett, Deschaine

NAYS: None

Motion carried: 4-0

ZBA CASE NO. 23-06 (5110 Times Square) approved unanimously.

- c. ZBA CASE NO. 23-07 (Knob Hill Apartments, LLC), 2502 Lake Lansing Road, Suite C, Lansing, MI 48912

DESCRIPTION: 2300 Knob Hill Drive
TAX PARCEL: 33-100-005
ZONING DISTRICT: RC (Multiple Family, 14 d/u per acre)

The variance requested is to allow for the construction of an apartment building located at 2300 Knob Hill Drive.

- i. Assistant Planner Chapman outlined the case for the board, and noted that the applicant was not there to represent themselves.

Vice-Chair Koenig asked if there was any communications for or against this.

Assistant Planner Chapman stated that there were none.

Chair Mansour noted the variance needed for this to be building to be placed 8ft away from the parking lot as opposed to the required 20ft. She believed that this would be a minimum action. She further questioned the distance between buildings, should there be another fire.

Assistant Planner Chapman stated that it was within code.

Member Bennett questioned if all of the parking spaces were needed in this lot, as they would have more space between the parking lot and the building.

Chair Mansour stated if they did that, it may trigger another variance needed for minimum parking spaces. She further stated the board should wait until the applicant can be with them to vote on this matter.

Vice-Chair Koenig moved to table ZBA CASE NO. 23-07 (Knob Hill Apartments, LLC), 2502 Lake Lansing Road, Suite C, Lansing, MI 48912.

ROLL CALL VOTE: YEAS: Chair Mansour; Vice-Chair Koenig; Members Bennett, Deschaine

NAYS: None

Motion carried: 4-0

ZBA CASE NO. 23-07 (Knob Hill Apartments, LLC) tabled unanimously.

7. OTHER BUSINESS

- a. NONE

8. PUBLIC REMARKS

- a. Chair Mansour opened public comments at 7:22pm
- b. Chair Mansour closed public comments at 7:22pm.

9. BOARD MEMBER COMMENTS

- a. Chair Mansour opened board comments at 7:22pm

Chair Mansour welcomed and thanked Member Bennett for joining the team.

Vice-Chair Koenig mirrored Chair Mansour.

Member Deschaine asked Member Bennett about himself, to which Member Bennett answered.

10. ADJOURNMENT

- a. Chair Mansour adjourned the 07.19.2023 ZBA meeting at 7:23pm.

Board Chair

Community Planning and Development Staff

VARIANCE APPLICATION SUPPLEMENT

A variance will be granted, if the following Review Criteria are met:

- (1) Unique circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created.
- (2) Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.
- (3) Granting the variance is the minimum action necessary which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
- (4) Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
- (5) Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.



To: Zoning Board of Appeals
From: Keith Chapman, Assistant Planner
Date: July 12, 2023
Re: ZBA Case No. #23-07 (Knob Hill Apartments, LLC)

ZBA CASE NO.: 23-07 (Knob Hill Apartments, LLC), 2502 Lake Lansing Road, Suite C, Lansing, MI 48912
LOCATION: 2300 Knob Hill Drive
PARCEL ID: 33-100-005
ZONING DISTRICT: RC (Multiple Family, 14 d/u per acre)

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

- Section 86-376(4)(4)(i), Any single-family detached dwelling, two-family dwelling, or multiple-family structure containing three or more units shall not be located closer than 20 feet to any street, access road, driveway, or parking area.

Knob Hill Apartments, LLC, the applicant, has requested a variance to allow for the construction of an apartment building located at 2300 Knob Hill Drive. The applicant is proposing to construct a 41-unit apartment building to replace the two buildings that were destroyed by fire in December of 2022. Staff worked with the applicant to come up with the most viable option that requires the least number of variances. The previous building was constructed in 1970 when there were different Ordinance requirements.

Section 86-376(4)(4)(i) requires that any multiple family building be 20 feet from the parking area. At the closest point the proposed building would be located 8 feet from the parking lot, encroaching 12 feet into the 20-foot building setback.

Attachments

1. Variance application
2. Site location map

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

VARIANCE APPLICATION

A. Applicant Knob Hill Apartments, LLC
Address of Applicant 2502 Lake Lansing Rd., Ste. C, Lansing, MI 48912
2502 Lake Lansing Rd., Ste. C, Lansing, MI 48912
Telephone (Work) 517-371-5300 Telephone (Home) 517-610-4064
Fax _____ Email address: gcislo@dtmngl.com
Interest in property (circle one): Owner Tenant Option Other

B. Site address/location 2300 Knob Hill Dr., Okemos, MI
Zoning district RC Parcel number _____

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

Zoning Ordinance section(s) _____

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

x [Signature] Ronald Uppal 7-5-23
Signature of Applicant Print Name Date

Fee: \$350.00 Received by/Date: _____

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

x [Signature] 7-5-23
Signature of Applicant(s) Date

Signature of Applicant(s) Date

From: [Greg Cislo](#)
To: [Keith Chapman](#); [Tim Schmitt](#)
Subject: Knob Hill - 5 Questions
Date: Friday, July 14, 2023 10:28:20 AM
Attachments: [image002.png](#)
[image004.png](#)
[image006.png](#)

Gentlemen,

Sorry for the delay. Let me know if you require any additional information.

- 1) In December 2022 two Knob Hill apartment buildings, built in the late 1960's, burned to the ground. DTN is requesting to replace the two buildings that burnt down with one new building. Due to changes in building and accessibility codes, the new building has to be larger than the two original buildings. The replacement building will be fully accessible with elevator access to each floor. Many of our older Knob Hill residents expressed a need for modern accessible building, and the new building will meet that need.
- 2) The current parking lot set-back requirement doesn't allow for construction of the new building to meet modern codes. We need to be closer to the parking lot in order to add the width to the building to meet fair housing requirements of the building construction. All corridors, door openings, kitchens, bathrooms, etc. are required to be wider to accommodate the Fair Housing requirements that didn't exist when the original buildings were first constructed.
- 3) Granting the variance will allow DTN to rebuild on the footprint of the two original buildings. Additionally we are bringing back the residences lost to the fire.
- 4) The adjoining properties will not be affected. The replacement building will look similar to the existing Knob Hill apartment buildings. The new building will be built on the footprint of the two previous buildings.
- 5) Approval of the variance will allow DTN to rebuild the buildings that were demolished by fire. There is no change to the use or look of the property. Construction of the new building will bring back the housing to Meridian Twp. that was lost last December.

Regards,

Greg Cislo
Vice President of Construction

DTN MANAGEMENT COMPANY

2502 Lake Lansing Road, Suite C, Lansing, MI 48912
www.dtnmgt.com Office: [517.371.5300](tel:517.371.5300) Mobile: 517-610-4064 Email: gcislo@dtnmgt.com

It's official, we're certified as a Great Place to Work.

Join our team www.dtnmgt.com/jobs

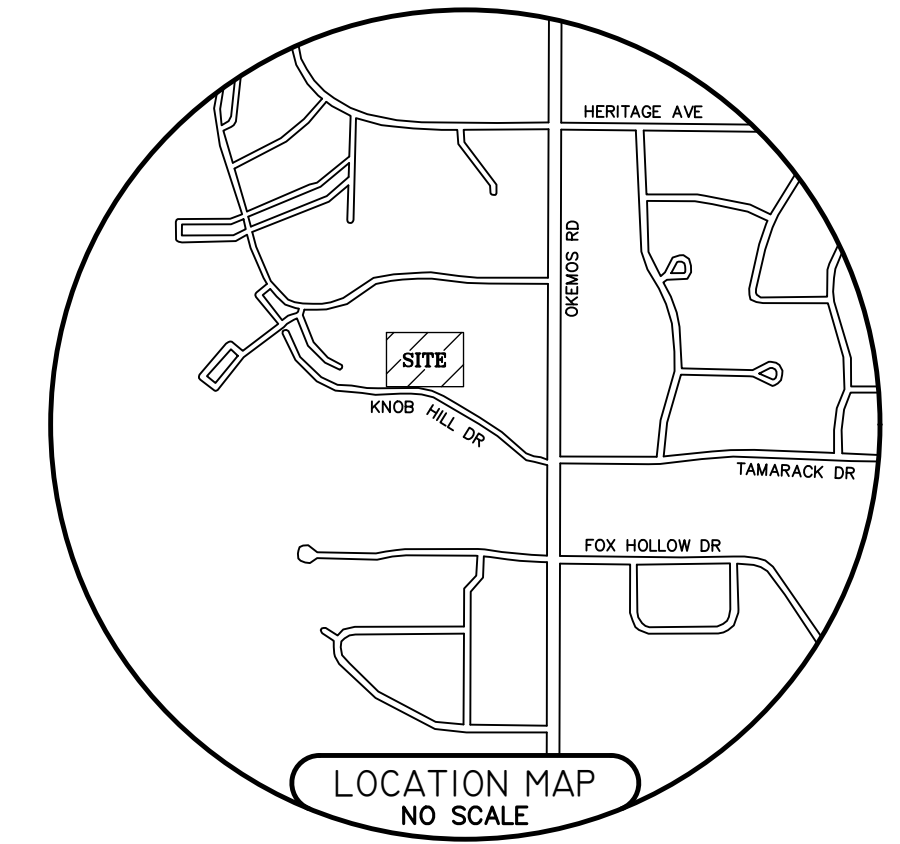
APPLICANT/OWNER:
DTN MANAGEMENT COMPANY
2502 LAKE LANSING ROAD
LANSING, MI. 48912
PH: (517) 371-5300

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

KNOB HILL APARTMENTS

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

ZONED: PO



TAX ID: 33-100-05
ADDRESS: 2300 KNOB HILL
OKEMOS, MI 48864

SITE DATA

PROPOSED USE: RE-CONSTRUCTION OF (2) APARTMENT BUILDINGS THAT BURNED DOWN. UPDATE SIDEWALKS AND SITE TO MATCH NEW BUILDING LAYOUT.

TOTAL SITE AREA = 635,770 SF = 14.59 ACRES
ZONING: RC (MULTIPLE FAMILY)

BUILDING SETBACKS

FRONT - 25 FEET
SIDES - 25 FEET
REAR - 40 FEET

PROPOSED BUILDING/UNIT DATA

PROPOSED BUILDING AREA
1ST FLOOR AREA: 18,593 S.F.
2ND FLOOR AREA: 17,456 S.F.
3RD FLOOR AREA: 17,456 S.F.
TOTAL GROSS FLOOR AREA: 53,505 S.F.

UNIT BREAKDOWN:

1 BEDROOM: 9 UNITS
2 BEDROOM: 6 UNITS
3 BEDROOM: 24 UNITS
TOTAL UNITS: 39 UNITS

MAXIMUM BUILDING HEIGHT = 35 FT.

EXISTING BUILDING UNITS:

=192 UNITS

TOTAL UNITS = 192 (EX.) + 39 (PROP.) = 231 UNITS

PARKING

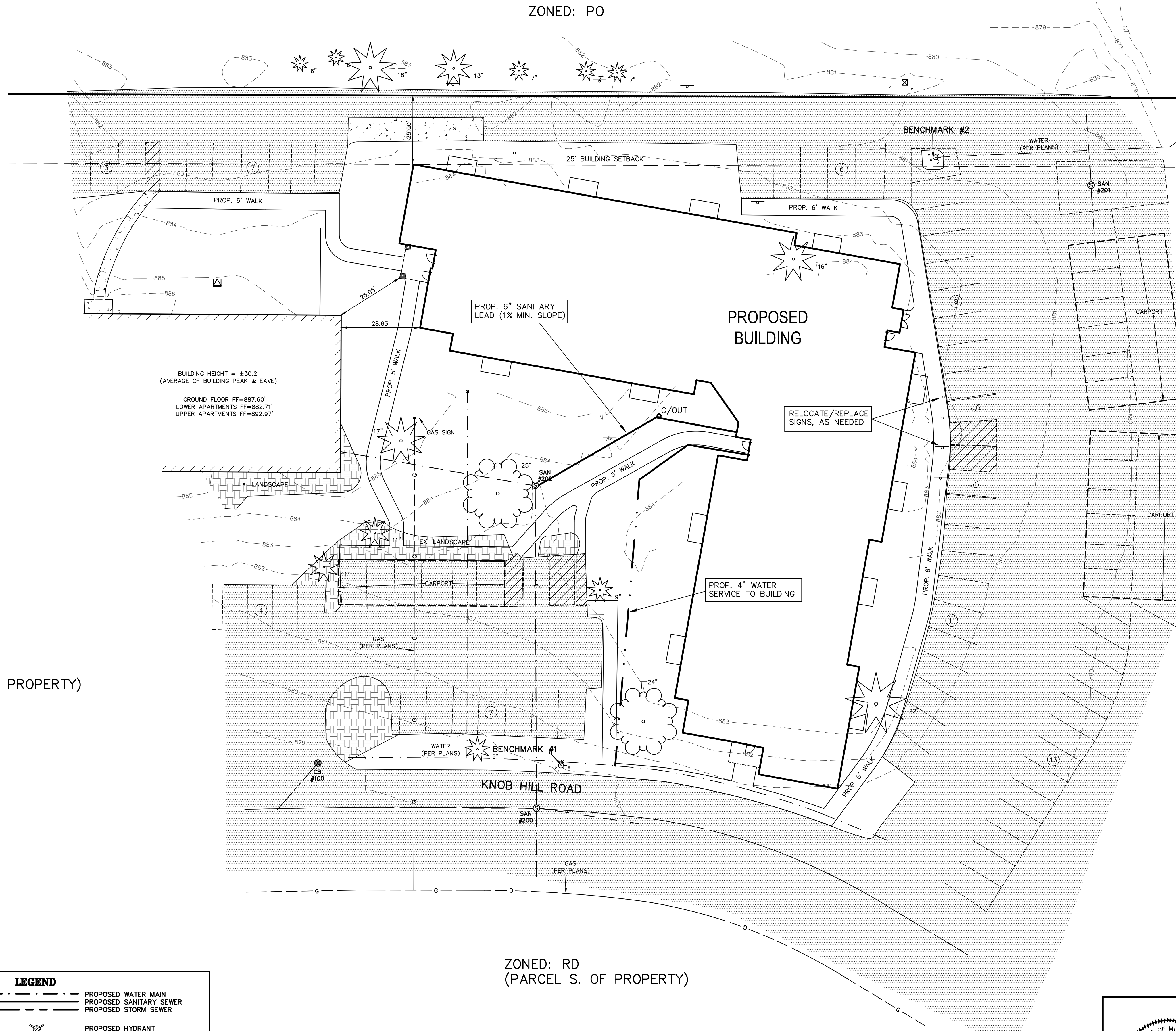
231 UNITS X 2 SPACES/UNIT = 462 SPACES
EXISTING PARKING TOTAL = ±462 SPACES

UTILITIES

WATER:
CITY PUBLIC WATER MAIN
SANITARY:
CITY PUBLIC SANITARY
STORM:
ON-SITE RETENTION BASIN
TRASH:
STREET PICK-UP
ELECTRICAL SERVICE:
3 PHASE - 200 AMP

NOTES

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



ZONED: RD
(PARCEL W. OF PROPERTY)

ZONED: RD
(PARCEL S. OF PROPERTY)

EX. LEGEND

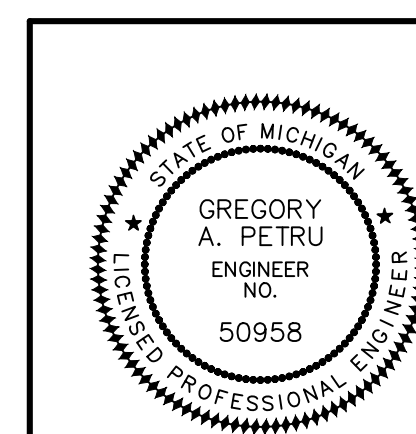
- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION
- = SANITARY SEWER
- = STORM SEWER
- = WATER LINE
- = GAS LINE
- = UNDERGROUND TELEPHONE
- = UNDERGROUND TELEVISION
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRES
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = BUSH
- ⊙ = SANITARY MANHOLE
- ⊙ = DRAINAGE MANHOLE
- ⊙ = ELECTRIC MANHOLE
- ⊙ = TELEPHONE MANHOLE
- ⊙ = CATCHBASIN
- ⊙ = SANITARY CLEANOUT
- ⊙ = FIRE HYDRANT
- ⊙ = VALVE
- ⊙ = UTILITY POLE
- ⊙ = LIGHT POLE
- ⊙ = GUY POLE
- ⊙ = GUY WIRE
- ⊙ = UTILITY PEDESTAL
- ⊙ = TRANSFORMER
- ⊙ = HANDHOLE
- ⊙ = ELECTRIC METER
- ⊙ = GAS METER
- ⊙ = WATER METER
- ⊙ = SOIL BORING
- ⊙ = SIGN
- ⊙ = POST
- ⊙ = AIR CONDITIONING UNIT

LEGEND

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

SHEET INDEX

1. SITE, UTILITY & DIMENSIONING PLAN
2. EXISTING CONDITIONS & DEMO PLAN
3. OVERALL BOUNDARY SURVEY

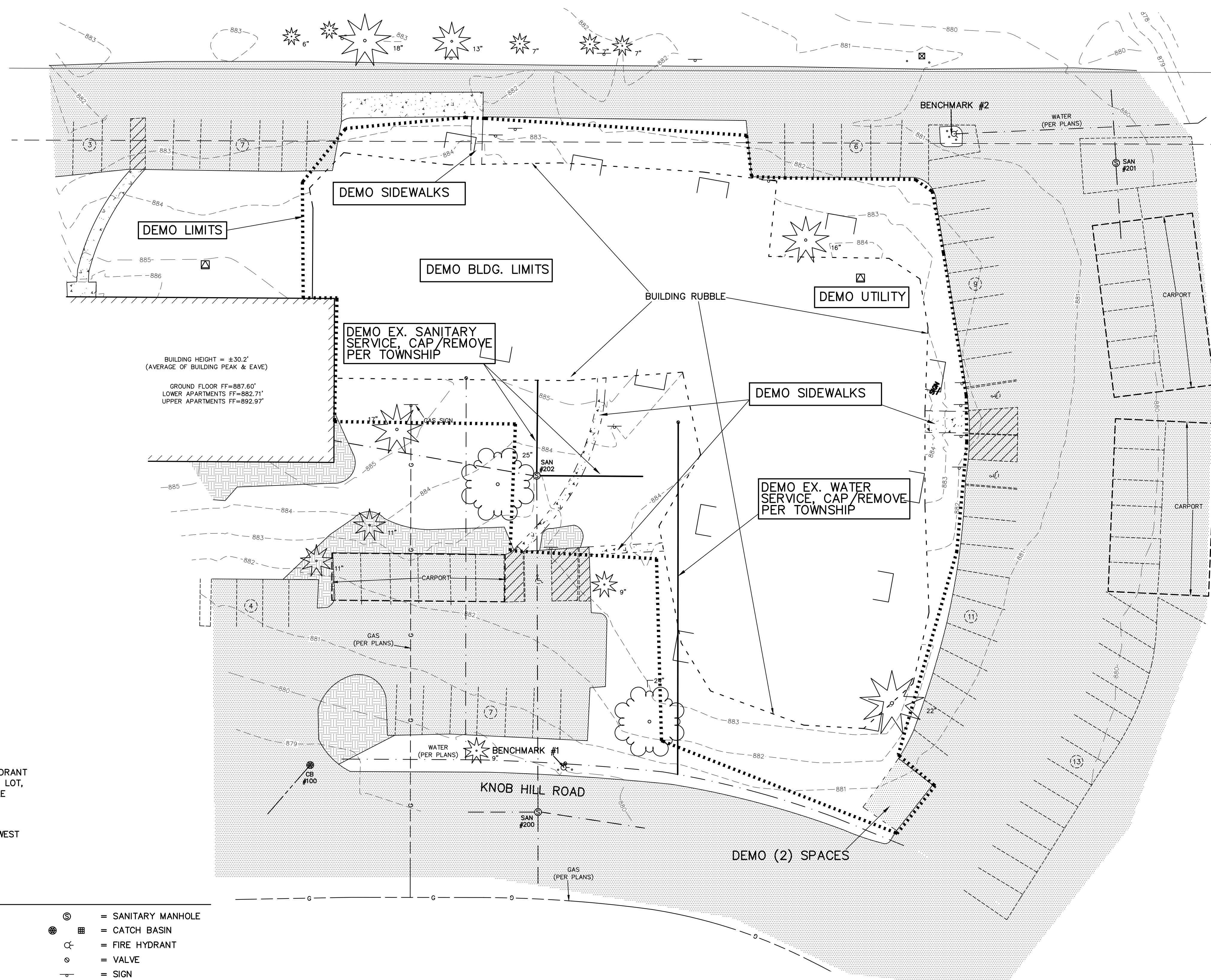
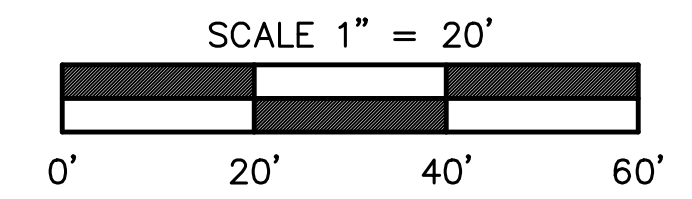
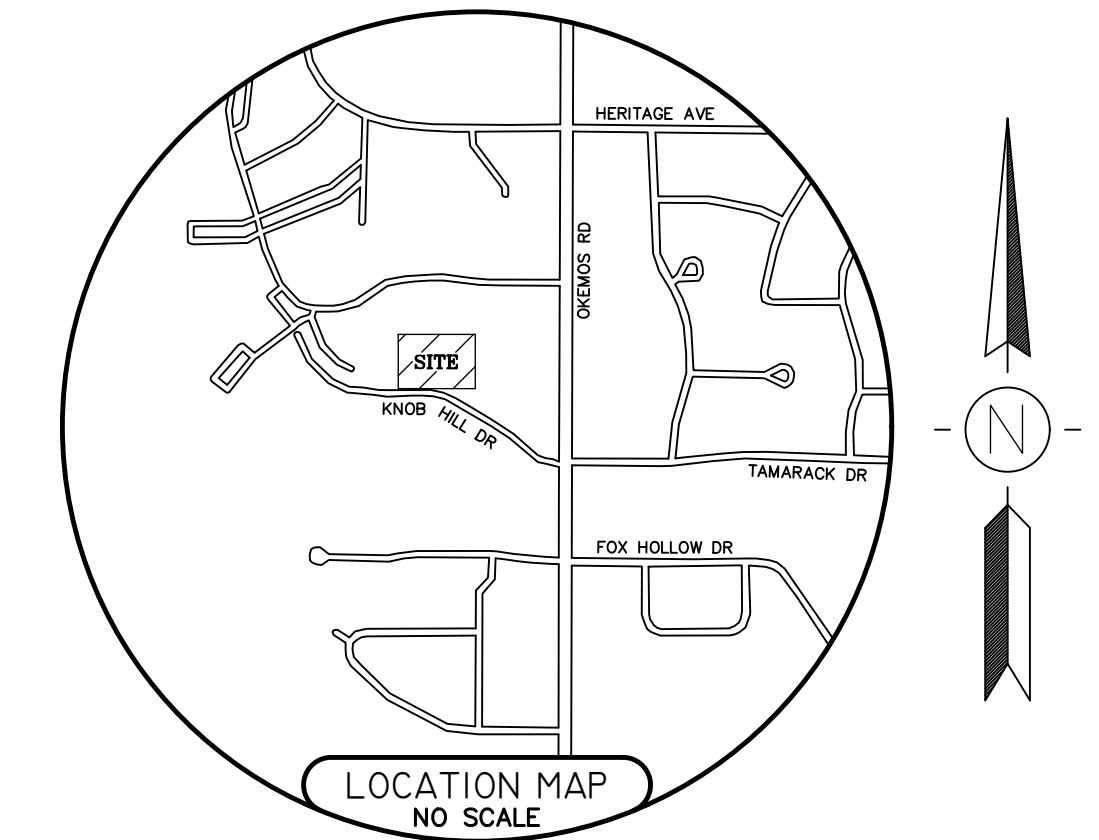


REVISIONS 3-22-23 PRELIMINARY SITE PLAN 4-12-23 PRELIMINARY SITE PLAN 4-19-23 SITE PLAN SUBMITTAL 6-5-23 SITE PLAN SUBMITTAL			KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800		
KNOB HILL APARTMENTS SITE, UTILITY & DIMENSIONING PLAN			SCALE: 1" = 20' DATE: GAP AUTHORIZED BY: DTN		
DESIGNER: GAP PROJECT MGR. GAP			APPROVED BY: GAP SHEET 1 OF 3 JOB #: E-100778		



KNOB HILL APARTMENTS

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



BUILDING HEIGHT = ±30.2'
(AVERAGE OF BUILDING PEAK & EAVE)
GROUND FLOOR FF=887.60'
LOWER APARTMENTS FF=882.71'
UPPER APARTMENTS FF=892.97'

SEWER INVENTORIES

- CATCH BASIN #100
RIM - 878.33
8" PVC SW - 875.17
- SANITARY MANHOLE #200
RIM - 879.51
10" PVC N - 868.61
10" PVC E - 868.54
10" PVC S - 869.06
10" PVC W - 868.71
- SANITARY MANHOLE #201
RIM - 880.56
10" PVC N - 868.45
10" PVC S - 868.41
- SANITARY MANHOLE #202
RIM - 882.94
8" PVC N - 876.99
8" PVC E - 876.96
10" PVC S - 876.81
8" PVC W - 876.95

BENCHMARKS

- BENCHMARK #1 ELEV. = 882.11 (NAVD88)
TOP OF NORTHWEST FLANGE BOLT OF FIRE HYDRANT
±8' SOUTH OF EDGE OF ASPHALT OF PARKING LOT,
±18' NORTH OF CENTER OF SANITARY MANHOLE
- BENCHMARK #2 ELEV. = 881.80 (NAVD88)
TOP OF WEST FLANGE BOLT OF FIRE HYDRANT
±21' SOUTH OF 10" WOOD POST, ±58' NORTHWEST
OF CENTER OF SANITARY MANHOLE

LEGEND

- = DEED LINE
- ⊙ = SANITARY MANHOLE
- [Hatched] = ASPHALT
- [Grid] = CATCH BASIN
- [Dotted] = CONCRETE
- ⊕ = FIRE HYDRANT
- [Stippled] = LANDSCAPING
- ⊖ = VALVE
- - - = EXISTING CONTOUR ELEVATION
- - - = SIGN
- - - = BUILDING OVERHANG
- - - = POST
- - - = SANITARY SEWER
- - - = UTILITY PEDESTAL
- - - = STORM SEWER
- - - = TRANSFORMER
- - - = WATER LINE
- - - = GAS LINE
- (Tree) = DECIDUOUS TREE
- (Tree) = CONIFEROUS TREE

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 January 2023.
2. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the nearest National Geodetic Survey C.O.R.S. station.
3. All dimensions shown are as-measured unless otherwise noted.
4. All elevations are North American Vertical Datum of 1988 (NAVD88).
5. All dimensions are in feet and decimals thereof.
6. No building tie dimensions are to be used for establishing the property lines.
7. Easements, if any, not shown hereon.
8. 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 C0158D, dated August 16, 2011.
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.
10. Wetlands, if any, not shown hereon.

DEMOLITION NOTES:

A DEMOLITION PERMIT IS REQUIRED, CONTRACTOR SHALL APPLY FOR AND RECEIVE PRIOR TO ANY DEMOLITION.

ALL UTILITIES MUST BE PROPERLY SHUT OFF/CAPPED AND/OR REMOVED PRIOR TO STARTING, VERIFY WITH UTILITY COMPANIES AND WITH MERIDIAN TOWNSHIP BUILDING AND ENGINEERING DEPARTMENTS.

ALL EX. STRUCTURES AND ANY FOUNDATIONS SHALL BE REMOVED FROM THE SITE.

DEMOLITION CONTRACTOR SHALL REVIEW ALL ENVIRONMENTAL REPORTS AND DISPOSE OF ALL EXISTING AND REMOVED MATERIALS AS REQUIRED BY ENVIRONMENTAL REPORT AND RECOMMENDATIONS.

CONTRACTOR IS RESPONSIBLE FOR COMPLETE DEMOLITION OF ALL ITEMS WITHIN DEMOLITION LIMITS, INCLUDING ITEMS THAT MAY NOT BE SPECIFICALLY SHOWN. IF CONTRACTOR HAS ANY DEMOLITION QUESTIONS THEY SHALL BE REQUESTED TO OWNER/ARCHITECT/ENGINEER PRIOR TO STARTING WORK.

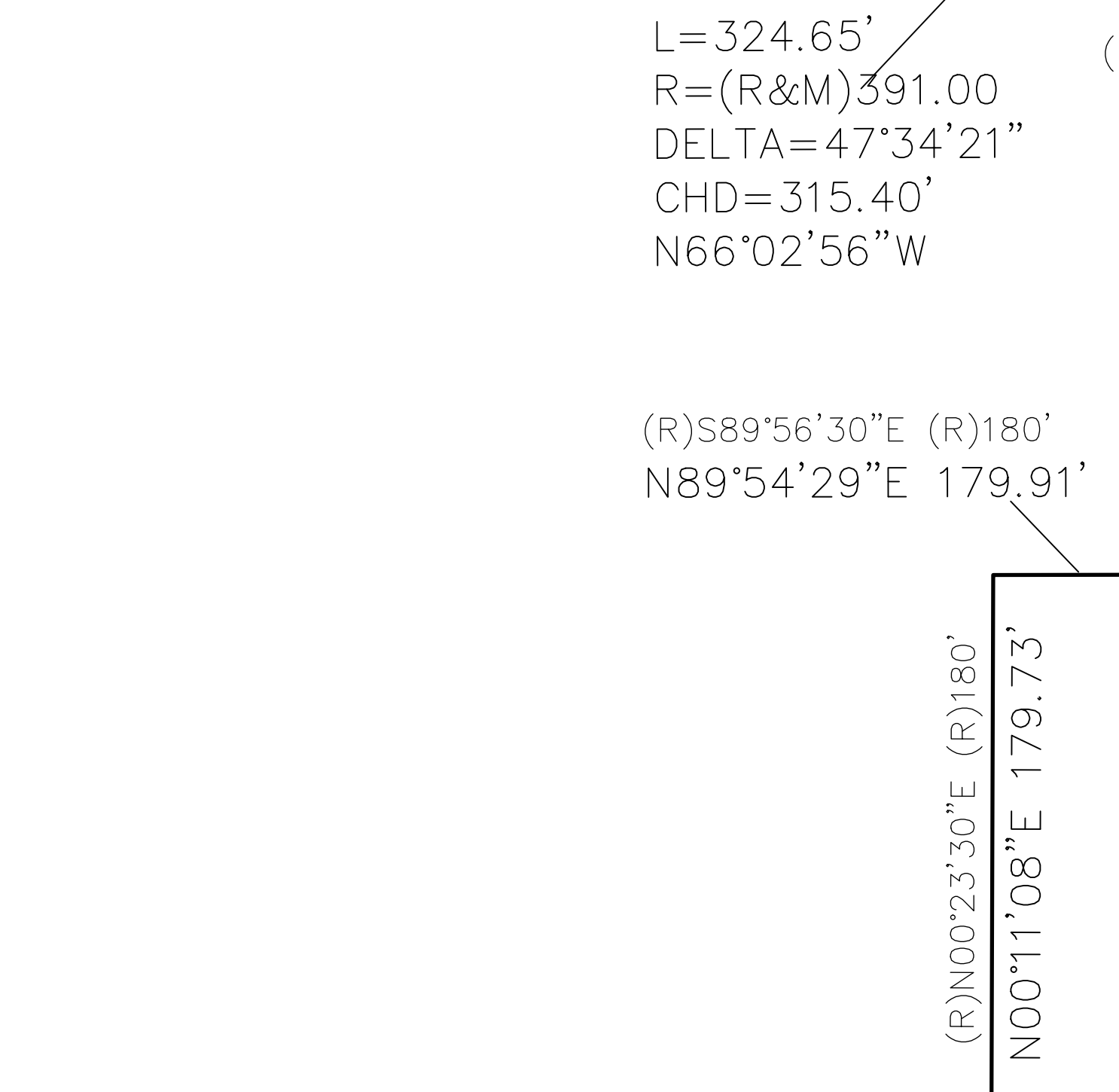
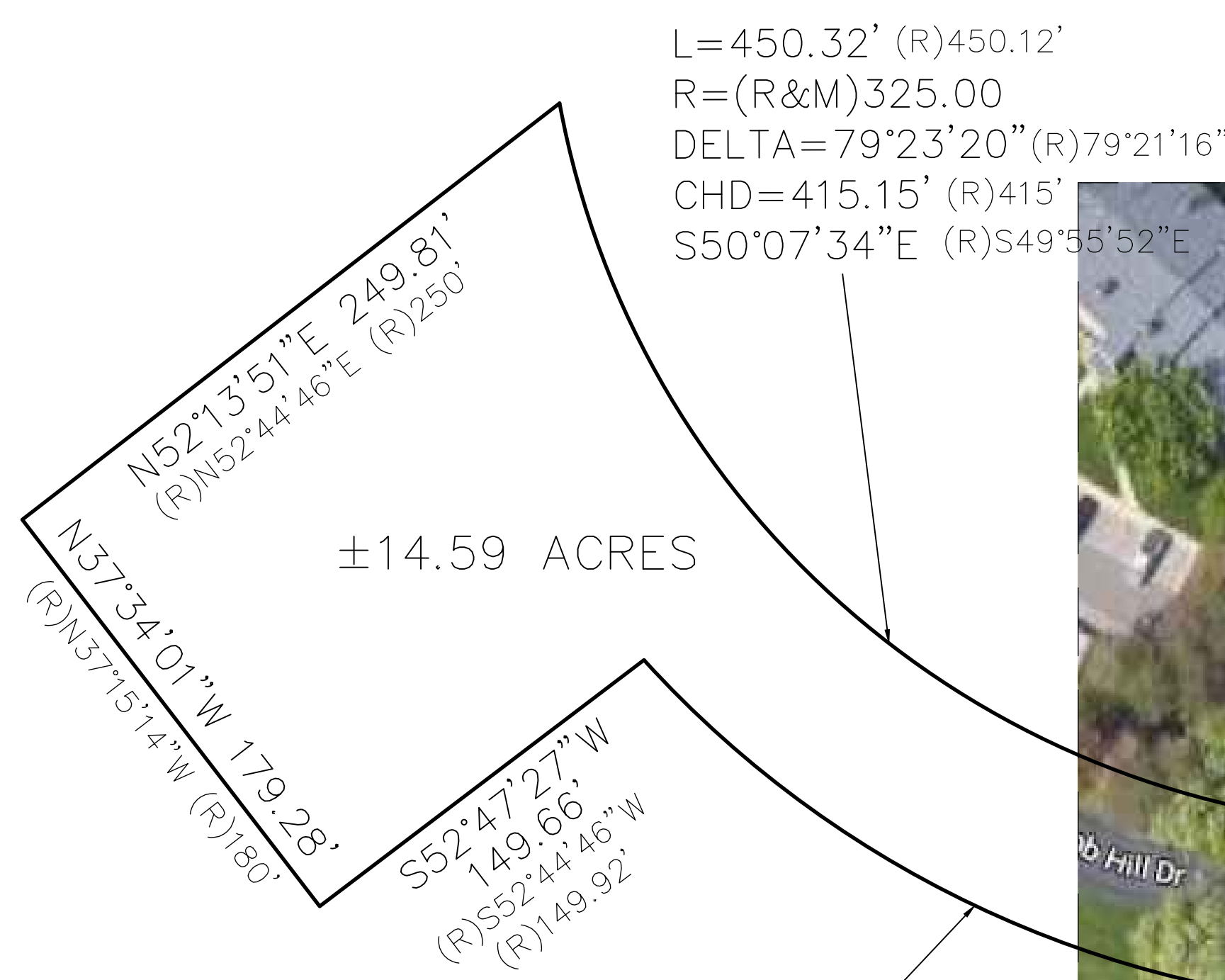
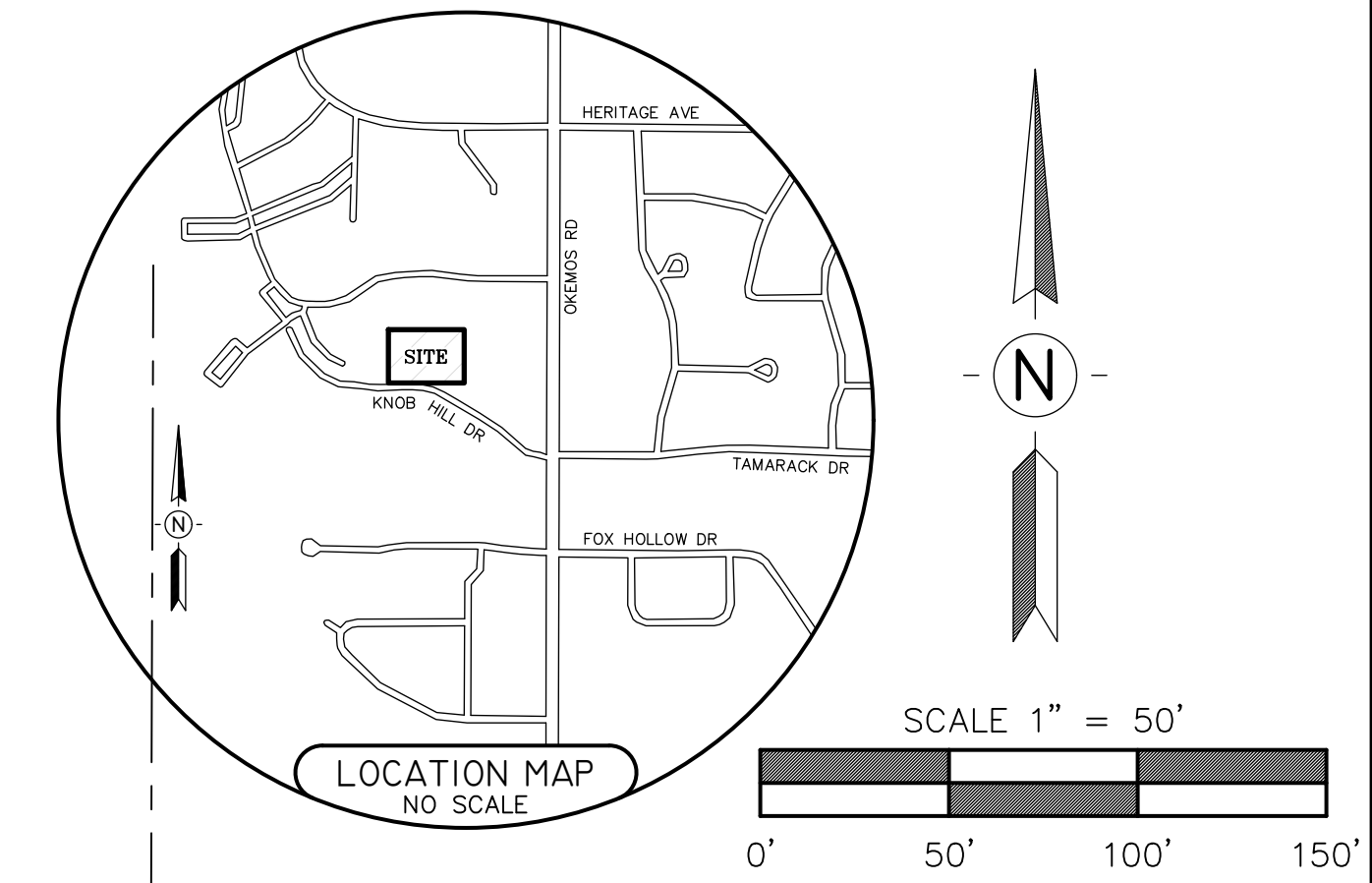
<p>REVISIONS</p> <p>3-22-23 PRELIMINARY SITE PLAN</p> <p>4-19-23 SITE PLAN SUBMITTAL</p> <p>6-5-23 SITE PLAN SUBMITTAL</p>	<p>KEBS, INC. 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-338-1014 FAX. 517-338-8047</p> <p>Marshall Office Ph. 269-781-9800</p>	<p>KNOB HILL APARTMENTS EXISTING CONDITIONS & DEMO PLAN</p>
<p>SCALE: 1" = 20'</p> <p>DATE: GAP</p> <p>AUTHORIZED BY: DTN</p>	<p>DESIGNER: GAP</p> <p>PROJECT MGR. GAP</p>	<p>APPROVED BY: GAP</p> <p>SHEET 2 OF 3</p> <p>JOB #: E-100778</p>

EXISTING CONDITIONS PLAN

2300 & 2314 KNOB HILL DRIVE, OKEMOS, MI 48864"

FOR: DTN MANAGEMENT COMPANY

WESTERLY RIG
OKEMOS



LEGEND

- (M) = MEASURED DIMENSION
- (R) = RECORDED DIMENSION
- = SET 1/2" BAR WITH CAP UNLESS NOTED
- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE

- SURVEYOR'S NOTES:**
- 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 January 2023.
 - All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the nearest National Geodetic Survey C.O.R.S. station.
 - All dimensions shown are as-measured unless otherwise noted.
 - All elevations are North American Vertical Datum of 1988 (NAVD88).
 - All dimensions are in feet and decimals thereof.
 - No building tie dimensions are to be used for establishing the property lines.
 - Easements, if any, not shown hereon.
 - 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 C0158D, dated August 16, 2011.
 - 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.
 - Wetlands, if any, not shown hereon.

LEGAL DESCRIPTION:
(As provided)

TAX ID: 33-02-02-33-100-005
 BEG. AT NE COR. OF NW 1/4 OF SEC 33, S 0 DEG 23' 30" W ALONG E LINE OF NW 1/4 OF SEC. 33, 1815 FT. FOR PT. OF BEG., TH S 0 DEG 23' 30" W ALONG E LINE OF NW 1/4 660.35 FT TO PT. ON LINE THAT IS 165 FT N'LY OF & PLL. WITH S LINE OF SAID NW 1/4 TH. N 89 DEG 56' 30" W ALONG LINE 165 FT N'LY OF & PLL. WITH S LINE OF SAID NW 1/4 1050.01 FT, N 0 DEG 23' 30" E 180 FT, S 89 DEG 56' 30" E 180 FT, N 0 DEG 23' 30" E 194.41 FT. TH. ON CURVE TO RT. HAVING RADIUS. OF 391 FT. SUBTENDING AN ANGLE OF 47 DEG 35' 39", A CHORD BEARING N 65 DEG 48' 41" W A DISTANCE OF 315.53 FT. FOR AN ARC DISTANCE OF 324.81 FT, S 52 DEG 44' 46" W 149.92 FT, N 37 DEG 15' 14" W 180 FT, N 52 DEG 44' 46" E 250 FT TO PT. ON CURVE HAVING A RADIUS OF 325 FT, TH ON A CURVE TO LEFT WITH RADIUS OF 325 FT SUBTENDING ANGLE OF 79 DEG 21' 16", THE CHORD WHICH BEAR S 49 DEG 55' 52" E 415 FT, AN ARC DISTANCE OF 450.12 FT TO PT. OF TANGENCY TH N 0 DEG 23' 30" E 225 FT, S 89 DEG 36' 30" E 870 FT. TO BEG., SEC. 33, T4N R1W.

WITNESSES TO SECTION CORNERS:

North 1/4 corner, Section 33, T4N, R1W, Liber 9, Page 507
 Found remon bar & cap #30090 in mon box
 Northeast corner of catch basin, S37°W, 60.72'
 Northwest corner of catch basin, S36°E, 60.14'
 Top center of hydrant, N42°E, 63.08'
 Found nail & tag in South side of utility pole, N53°W, 53.21'

Center of Section, Section 33, T4N, R1W, Liber 9, Page 509
 Found nail & tag in South side of utility pole, S75°W, 33.23'
 Found nail & tag in North side of utility pole, N62°E, 52.88'
 Found nail & tag in West side of utility pole, N24°E, 115.13'
 Found nail & tag in Northeast side of utility pole, N26°W, 116.59'

West 1/4 corner, Section 33, T4N, R1W, Liber 8, Page 250
 Found Remon bar and cap inside 3" steel post in concrete base, ±1' above grade
 Found nail and tag #18989, West side power pole, N04°E, 160.00'
 Found nail and tag, East side 18" oak, S13°W, 61.65'
 Found nail and tag #32334, West side 18" hawthorn, S15°E, 56.22'
 Southwest leg of power transmission tower, N80°E, 210.25'

REVISIONS	COMMENTS	KEBS, INC. ENGINEERING AND LAND SURVEYING	
01/13/2023	ORIGINAL	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047 WWW.KEBS.COM	
4/19/2023	SITE PLAN	Marshall Office - Ph. 269-781-9800	
6/5/2023	SITE PLAN	DRAWN BY: AN	SECTION: 33, T4N, R1W
		FIELD WORK BY: AE	JOB NUMBER:
		SHEET 3 OF 3	100778.BND









Club Meridian Dr

PO

Club Meridian Dr

Club Meridian Dr

RD

Knob Hill Dr

Knob Hill Dr

Knob Hill Dr

RC

Uremos Rd

RA

Knob Hill Dr

Tamarack Dr

RX

N

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