

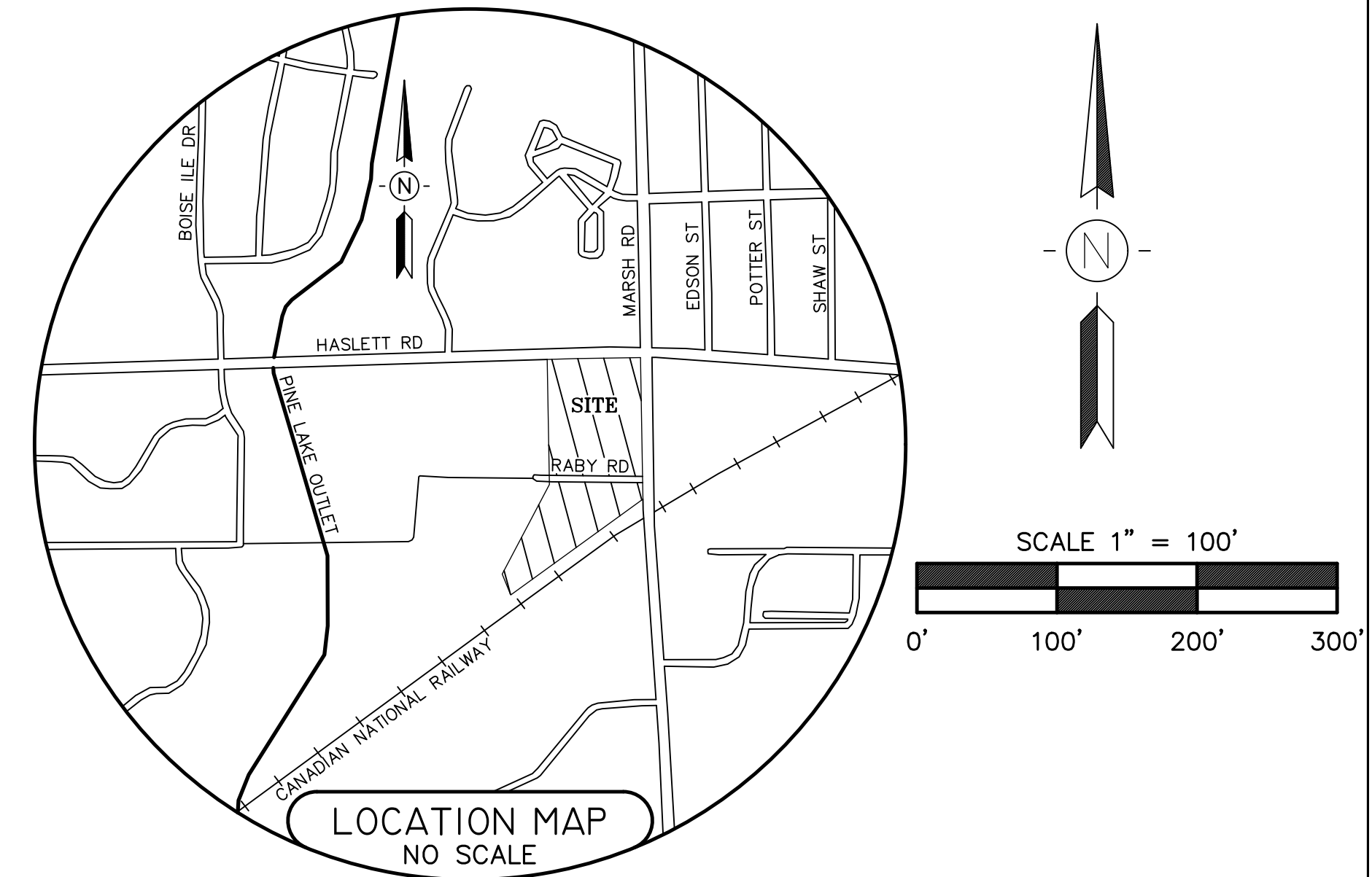
**APPLICANT:**  
SP HOLDING COMPANY, LLC  
148 S. RIVER AVE., SUITE 100  
HOLLAND, MI 49423  
PH: (616) 667-3333

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

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

# HASLETT VILLAGE

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



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

**BUILDING SETBACKS**  
FRONT - 100' FROM C/L HASLETT/MARSH RD.  
SIDES - 15'  
REAR - 15' (100' FROM SOUTH LINE-RA ZONING)  
HEIGHT - 45' MAX. = 45' PROPOSED - OK

**BUILDING/UNIT DATA**

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

STACKED FLATS (B) = 9,020 G.S.F. EACH (2 BLDGS)  
12 X 2 = 24 UNITS (ALL 1 BEDROOM)

STACKED FLATS (C) = 12,100 G.S.F. EACH (6 BLDGS)  
12 X 6 = 72 UNITS (ALL 2 BEDROOM)

STACKED FLATS (D) = 10,370 G.S.F. EACH (3 BLDGS)  
12 X 3 = 36 UNITS = 9 (1-BEDS), 18 (2-BEDS),  
9 (3-BEDS)

STACKED FLATS (E) = 18,660 G.S.F. EACH (3 BLDGS.)  
24 X 3 = 72 UNITS = 72 (1-BEDS)

TOWNHOUSE (F) = 10,800 G.S.F. EACH (2 BLDGS.)  
6 X 2 = 12 UNITS = 8 (2-BEDS), 4 (3-BEDS)

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

TOTAL UNITS = 290  
TOTAL G.S.F. = 274,800 G.S.F.

COMMERCIAL (G) = 7,750 G.S.F.

RETAIL (H) = 14,000 G.S.F.

**PARKING**

RESIDENTIAL (1-BED UNITS/STUDIO) = 148 UNITS @  
REQUIRED 2 SPACES/UNIT PLUS EXPANSION  
CAPACITY OF 25% = 370 SPACES

RESIDENTIAL (2+ BED UNITS) = 142 UNITS @ REQUIRED  
2 SPACES/UNIT PLUS EXPANSION CAPACITY OF 25%  
= 355 SPACES  
COMMERCIAL/RETAIL = 21,750 SF @ 5 SPACE/1,000 SF  
= 109 SPACES  
TOTAL SPACES = 370 + 355 + 109 = 834 SPACES  
TOTAL = 834 SPACES

PROVIDED: 10'X18' SPACES = 372  
8'X22' SPACES = 76  
PROVIDED @ TOWNHOMES = 34 (OUTSIDE)  
TOTAL PROVIDED = 482 SPACES  
OVERALL = 834 - 482 = 352 SPACE WAIVER NEEDED

**BIKE PARKING**  
FOR BIKES, 1 BIKE PARKING IS REQUIRED FOR EACH 10  
REQUIRED SPACES. FOR 834 SPACES, BIKE PARKING  
REQUIRED IS 83. WITH GRANTED PARKING WAIVER THE  
BIKE PARKING REQUIRED WOULD BE 48. BIKE PARKING  
AREAS ARE SHOWN, RACKS WILL BE PROVIDED TO MEET  
REQUIREMENT

**AMENITIES** (SEE ARCHITECTURAL FOR MORE DETAIL)

- COMMUNITY FOCUSED BUNDLE (DOG PARK, TRAILHEAD,  
FOOD TRUCK COURT)
- ELECTRIC CAR CHARGING STATIONS
- PUBLIC OUTDOOR SEATING PLAZA
- PUBLIC RECREATION RESOURCE
- GREEN SPACE
- LOW-FLOW PLUMBING FIXTURES
- WIRELESS ACCESS POINTS
- DECORATIVE LIGHTING

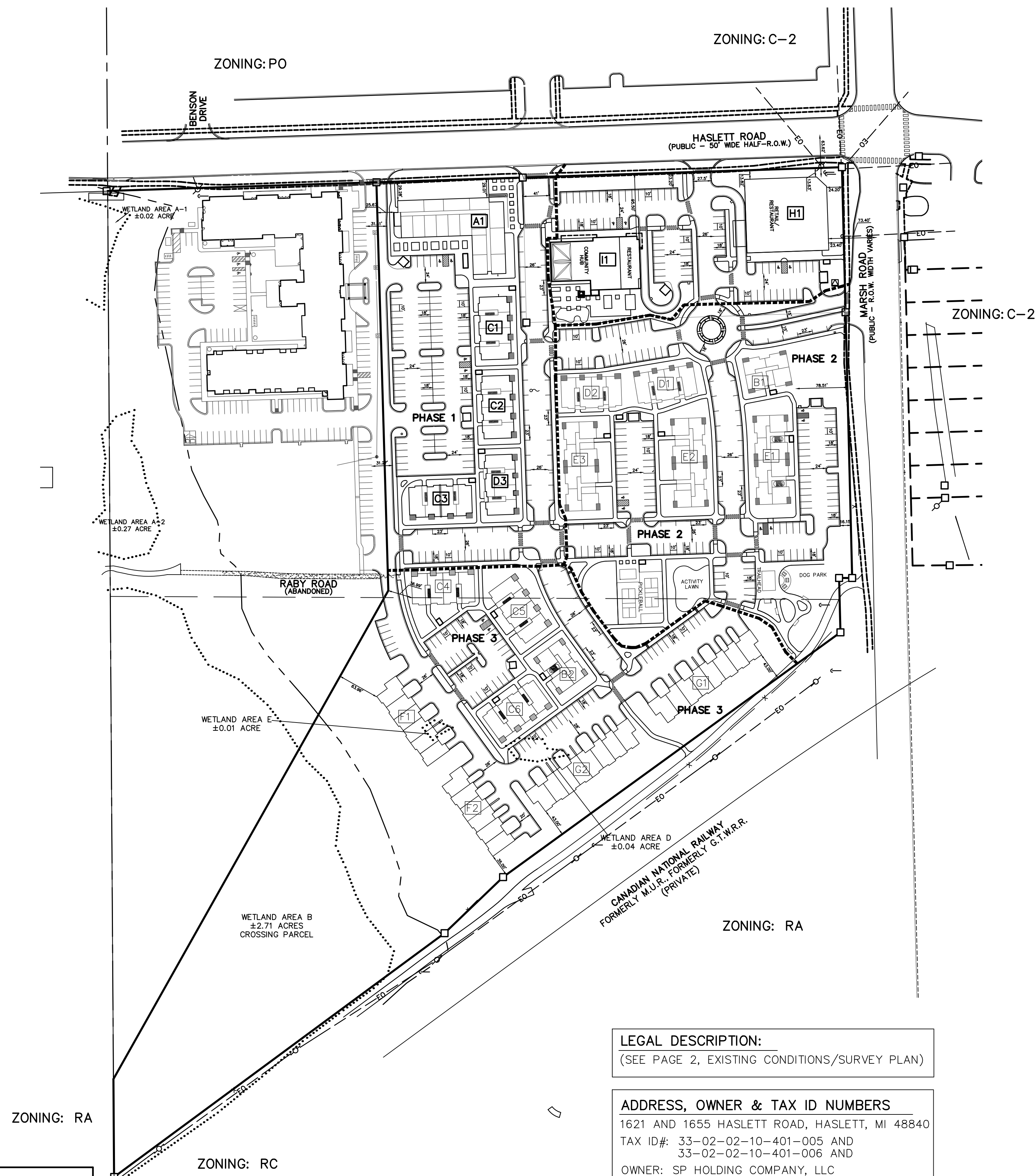
**OPEN SPACE**  
(SEE OPEN SPACE PLAN, PAGE 6)

**UTILITIES**

WATER:  
CITY PUBLIC WATER MAIN (TO BE EXTENDED)

SANITARY:  
CITY PUBLIC SANITARY (TO BE EXTENDED)

STORM:  
ON-SITE SEWER, WATER TREATMENT AND DETENTION



**STANDARD CONSTRUCTION NOTES**

- The Contractor shall notify the Charter Township of Meridian, Department of Public Works, Office of Engineering, ph #517-853-4440, a minimum of 72 hours prior to the start of construction of public utilities or of construction within the public right-of-way. In addition, any work within the public right-of-way, including signage will require a permit from the Ingham County Road Department.
- All construction shall conform to the current standards and specifications of the Charter Township of Meridian which are included as part of these plans in effect at the time of construction.
- After the completion of construction of public utilities or construction within public right-of-way, the contractor must request a final inspection. Any punchlist items resulting from the final inspection must be resolved prior to final release and acceptance.
- The existing utilities indicated on the plans are in accordance with available information. It shall be the contractor's obligation to verify the exact location of all existing utilities, which might affect this job.
- The contractor shall notify "MISS DIG" 1-800-482-7171 at least 72 hours prior to the start of construction.
- The contractor shall at all times be aware of inconvenience caused to the abutting property owners and the general public. Where the contractor does not remedy undue inconveniences, the Meridian Charter Township, upon four hours notice, reserves the right to perform the work and deduct the cost therefrom from the money due the contractor.
- A Registered Land Surveyor provided by the contractor at the contractor's expense shall replace all property irons and monuments disturbed or destroyed by the contractor's operations.
- Contractor shall provide Owner and Township Engineer a copy of written permission to use private property for storage of equipment and materials or for his construction operations.
- Trench backfill under existing or proposed roadways, driveways, and parking areas, shall be sand or gravel, placed in 12" layers (maximum) and consolidated to 95% of maximum density as measured by modified proctor unless otherwise noted.
- Trees and shrubs are to be protected during construction and bored where necessary.
- Existing fences shall be removed and restored to their original condition or better where in conflict with construction.
- Driveways, culverts, ditches, drain tile, tile fields, drainage structures, etc., that are disturbed by the contractor's operations shall be immediately restored.
- All established lawn areas disturbed by the contractor's operations shall be resodded with matching sod. All other areas shall be seeded and mulched. Seeding and mulching shall be done in accordance with the General Specifications.
- All ditch slopes shall have established vegetation and be protected from erosion.
- All utility poles in close proximity to construction shall be supported in a manner satisfactory to the utility owner.
- Prior to acceptance of the public utility, one complete set of acceptable sealed as-built mylars, minimum 3 mills thick, and one diskette (AutoCAD format) of the site plans shall be submitted to the Office of Engineering.
- Onsite parking and sanitary facilities shall be provided for construction workers. The facilities shall be constructed and operated (with minimal impact to the surrounding area) to the satisfaction of the Township.

**PATHWAY / SIDEWALK NOTES**

- Sidewalk - 5' (minimum) wide concrete 4" thick, 6" thick through single family residential driveways, 7" thick through multi-family residential and commercial driveways on 3" compacted sand backfill. To maintain continuity, all 4' wide concrete sidewalks shall be replaced with new 4' wide concrete sidewalk when appropriate.
- Pathways - (adjacent to roadways) - 7' (minimum) (8' when next to a wall or other object) wide concrete, 4" thick, 6" thick through residential driveways, 7" thick through commercial driveways on 3" compacted sand backfill.
- Pathways - (off-road) - 8' (minimum) wide concrete, 6" thick concrete on 3" compacted sand backfill or 8' (minimum) wide asphalt 3" thick (Bituminous Mixture 1500T/L) on 6" of 21AA crushed limestone (minimum 9' wide).
- Sidewalks and pathways shall generally be placed 1 (one) foot from the ultimate right-of-way as identified on the "Street and Highway Plan". Contact the Department of Planning and Community Development for a current copy of the plan.
- A boardwalk may be required to be installed instead of a standard concrete sidewalk/pathway if regulations do not allow their installation.
- Pathways and sidewalks shall be constructed so as to promote proper positive surface drainage. Where ever possible the sidewalk/pathway shall be constructed 0.5' higher than the curb.
- Retaining walls shall only be installed where all other efforts (offsite grading easements, tree relocation, etc.) to mitigate the need for such wall have been evaluated for cost effectiveness and dismissed.
- Guardrails and handrails shall be installed where the slopes adjacent to the pathway/sidewalk cannot be constructed to 1' vertical for every 3' horizontal. The depth to the toe of the slope area will be considered when implementing this requirement.
- Pathways or sidewalks that do not connect to an existing pathway/sidewalk shall provide a gradual transition to existing ground. A "path ends" sign shall be posted at all pathway/sidewalk termini.
- Maximum slope of sidewalk is 5%. Cross slope is 2%.
- All existing bituminous and concrete to be removed shall be sawcut.
- Expansion joint to be placed at 100' intervals.
- All lumber to be pressure treated (Osiose 33 or equal) to 0.4 retention.

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

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

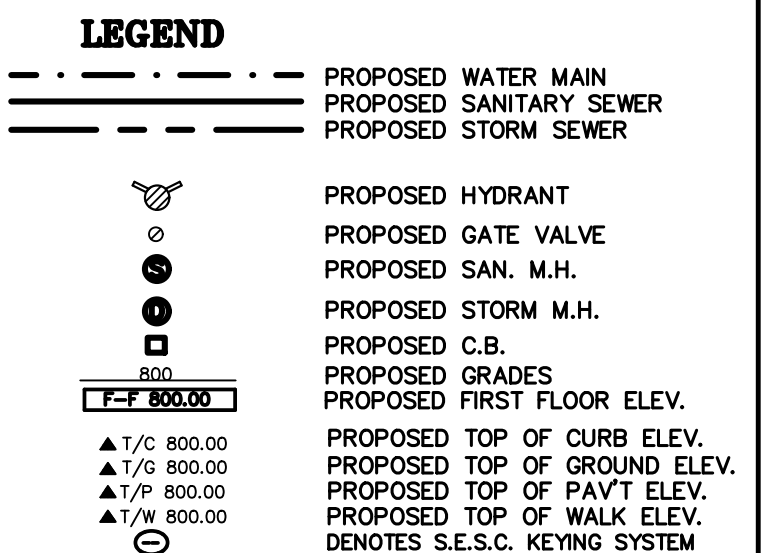
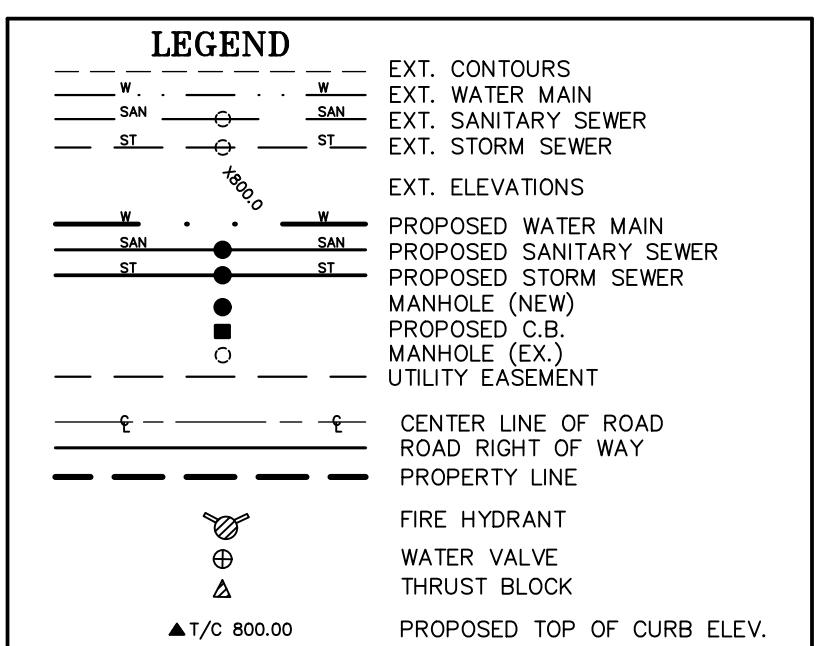
**SHEET INDEX**

- OVERALL SITE PLAN
- EXISTING CONDITIONS/SURVEY PLAN
- ENLARGED SITE AND DIMENSION PLAN
- OVERALL UTILITY PLAN
- GRADING PLAN NORTH
- GRADING PLAN MIDDLE
- GRADING PLAN SOUTH
- STORM SEWER PLAN NORTH
- STORM SEWER PLAN MIDDLE
- STORM SEWER PLAN SOUTH
- PHASE I UTILITY PLAN
- PHASE I GRADING PLAN
- PHASE I STORM SEWER PLAN
- PHASE I EASEMENT PLAN
- PLAN & PROFILE #1
- PLAN & PROFILE #2
- PLAN & PROFILE #3
- SOIL EROSION CONTROL PLAN
- DETAIL SHEET #1
- DETAIL SHEET #2
- INFILTRATION/PAVER DETAIL

ATTACHMENTS:  
LANDSCAPE PLAN  
LIGHTING PLAN  
MERIDIAN TOWNSHIP DETAILS (NOT INCLUDED)

**NOTE:**

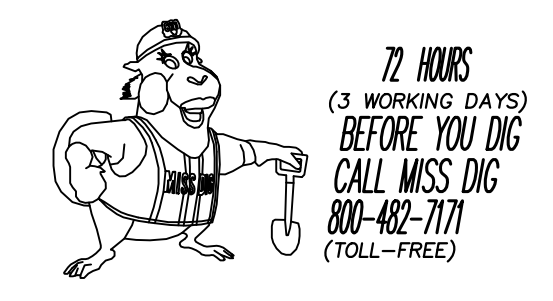
- FLOOR DRAIN LOCATIONS IN PROPOSED BUILDINGS (SEE ARCHITECTURAL PLANS)
- NO EXISTING OR PROPOSED STORAGE FACILITIES
- NO PROPOSED BUILDINGS SHALL STORE, USE OR GENERATE HAZARDOUS WASTE
- INVENTORY OF HAZARDOUS SUBSTANCE NOT PROVIDED SINCE NONE IS PROPOSED



**BENCHMARKS:**

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

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



	<b>REVISIONS</b> 3-15-22 M.U.P.U.D. SUBMITTAL 4-29-22 M.U.P.U.D. REVISION 11-14-22 SITE PLAN SUBMITTAL 7-28-23 SITE PLAN SUBMITTAL	<b>KEBS, INC.</b> 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
	<b>HASLETT VILLAGE</b> OVERALL SITE PLAN	
SCALE: 1" = 100' DATE: 2-21-22 AUTHORIZED BY: LAKE DRIVE GROUP, LLC	DESIGNER: PROJECT MGR. GAP	APPROVED BY: GAP SHEET 1 OF 21 JOB #: E-99148