



TO: Meridian Township

FROM: Patrick Smith

DATE: April 15, 2024

RE: Village of Okemos Development

To Whom It May Concern,

The Village of Okemos project has had to evolve as a result of economic conditions, capital markets, and Township requirements. We now have two plans that we feel confident in our ability to move forward with, and we request to initiate a concept plan review of those plans with the Township. A summary of each is as follows:

- **Plan A**

This plan is based on the previously approved MUPUD, although it would need to be approved for development in two phases instead of simultaneously. The first phase includes construction along Okemos Road that wraps the corner of Hamilton Road. In total, there would be 156 units of multifamily and 8,909 sq ft of commercial space in the first phase. This plan would include 285 parking spaces (including parking on the residential property previously owned by Renee Korrey) and would require a parking variance. However, we are confident that the parking provided meets the needs of the market.

At some point in the future as market conditions allow, a second phase of construction would be built continuing down Hamilton Road. This second phase would likely include a mix of commercial and multifamily, and may potentially require structured parking. The second phase will be built to highest and best use, and the exact figures of commercial square footage and multifamily units will be determined at that time.

In order to move forward with the first phase of Plan A, it is necessary for the Township to pay for 100% of the cost to bury the HVD lines as well as 100% of the public infrastructure/off-site

costs. The TIF would not be available to the Township as a source of funds to use towards these costs, as 100% of the TIF is required by the development to be financially viable.

- **Plan B**

At our last meeting, a concept was proposed by the Township of leaving the HVD lines above ground and stepping the development site further back from Okemos Road. We have evaluated this option and determined that it is not feasible, as it would require us to abandon a significant portion of the property and reduce parking to an unacceptable level. As a result, Plan B is withdrawn from consideration.

- **Plan C**

In the event that the Township is unable to fund the cost of burying the HVD lines, we have proposed an alternative concept that would move the development to Ardmore Road and Hamilton Road. Similar to Plan A, this plan would need to be approved for development in two phases. The first phase would include construction along Ardmore Road that wraps the corner of Hamilton Road. In total, there would be 198 units of multifamily and 5,000 sq ft of commercial space in the first phase. Similar to Plan A, this plan would include 299 parking spaces (including parking on the residential property previously owned by Renee Korrey) and would require a parking variance. However, we feel confident that the parking provided meets the needs of the market.

As we understand it is important to the Township to activate Okemos Road, once the first phase is completed, we would like to provide “pop-up” commercial spaces in small temporary standalone structures at different times throughout the year. Concept images were provided during our meeting, and can be available upon request. The holiday market in downtown Detroit is a source of inspiration for what we have in mind.

At some point in the future as market conditions allow, a second phase of construction would be built continuing down Hamilton Road. This second phase would likely include a mix of commercial and multifamily, and may potentially require structured parking. The second phase will be built to highest and best use, and the exact figures of commercial square footage and multifamily units will be determined at that time.

In order to move forward with the first phase of Plan C, it is necessary for the Township to pay for 100% of the public infrastructure/off-site costs. The HVD lines would remain above ground in their current condition. The TIF would not be available to the Township as a source of funds to use towards these costs, as 100% of the TIF is required by the development to be financially viable.

With respect to the current condition of the site, at our last meeting it was brought up by the Township that they would like to see grass planted in advance of a construction start. As you will see in the more

detailed response provided by Eric Helzer, only a portion of the site is available for grass seed to be planted. Nevertheless, if the Township would like to move forward to green these portions of the site at their cost, we will make the site available for the landscaping work to be done.

I look forward to reaching a conclusion on whether we will be pursuing "Plan A" or "Plan C" so that we can move towards a construction start as quickly as possible.

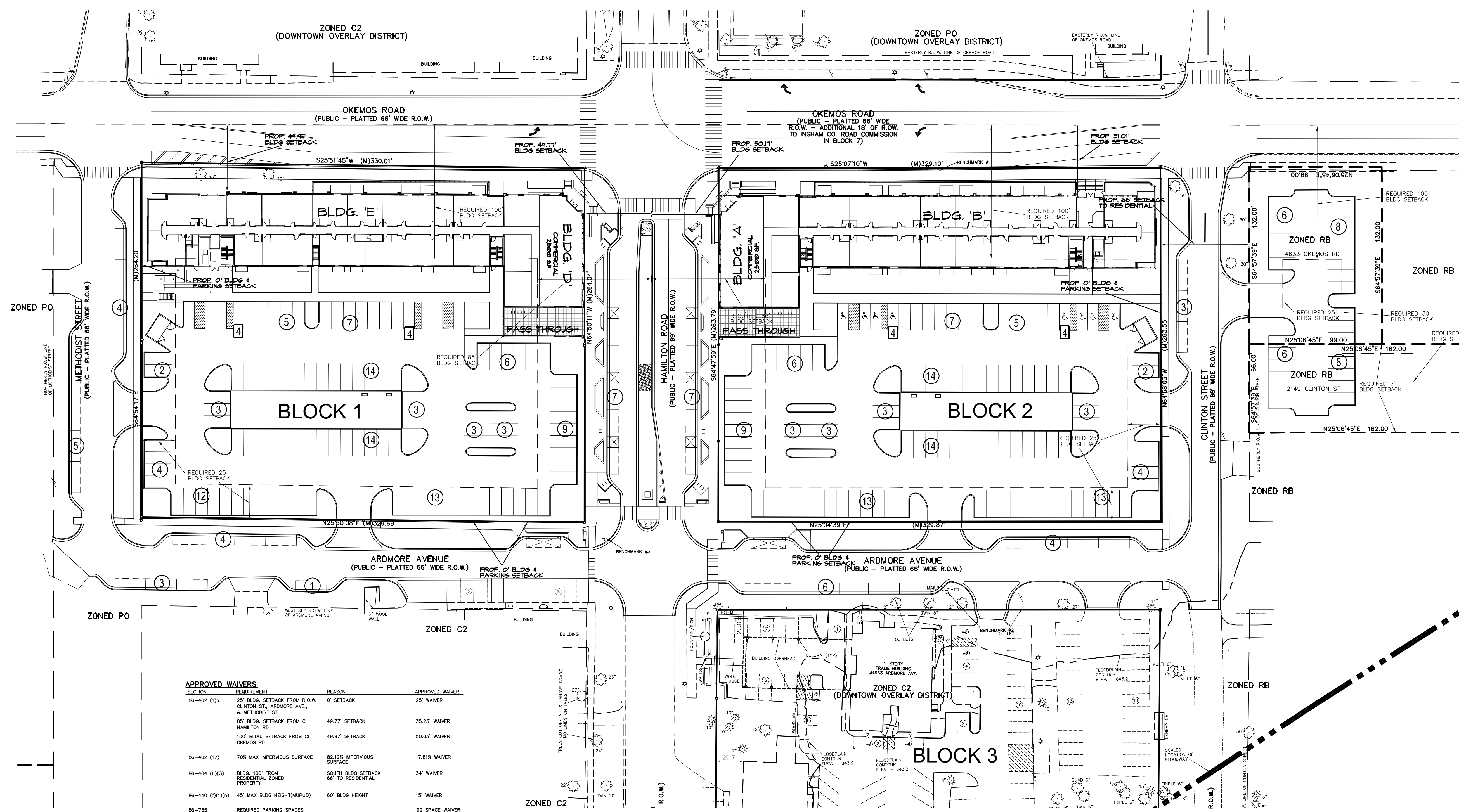
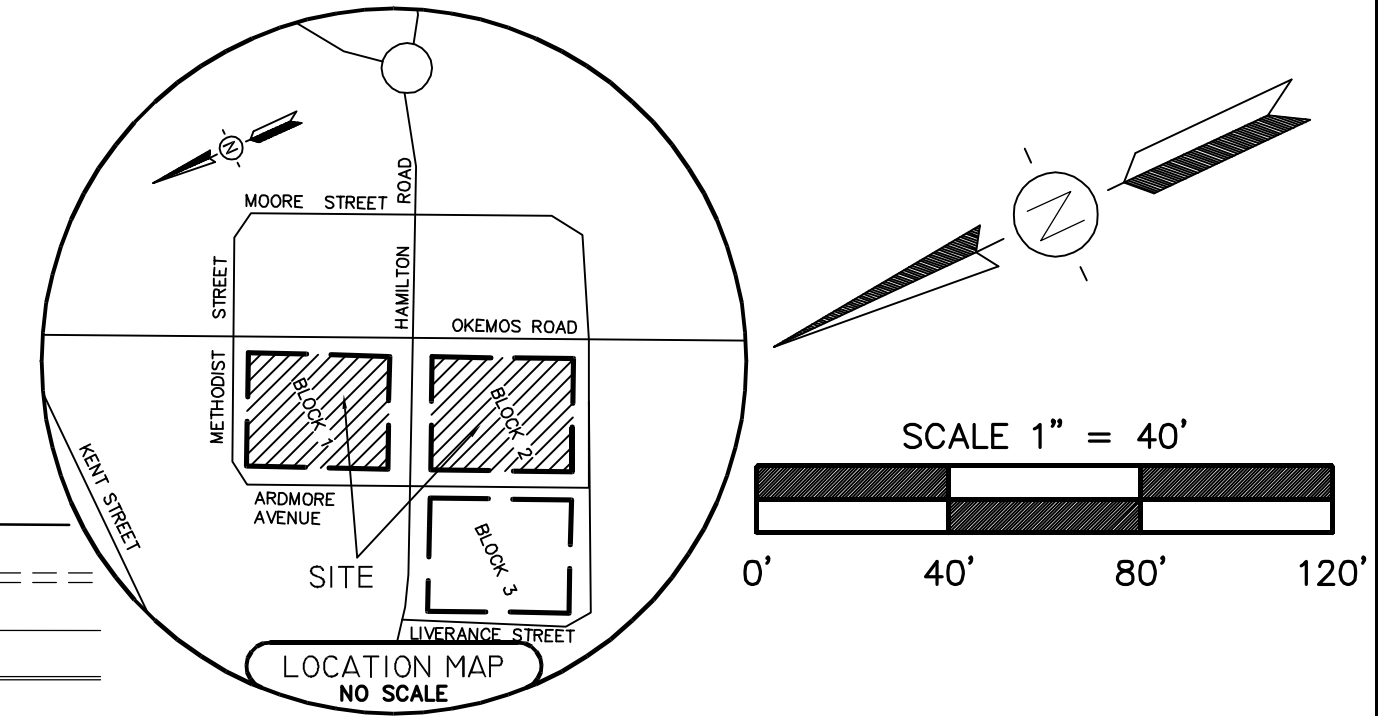
Sincerely,

Patrick Smith

Patrick Smith

CEO, WestPac Communities

MUPUD PLANS FOR:
Village of Okemos
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



LEGAL DESCRIPTIONS:
 Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block 5, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan.
 Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan.

DEVELOPER:
 DOWNTOWN OKEMOS, LLC
 2362 JOLLY OAK RD.
 OKEMOS, MI 48864
 PH: (517) 290-4650
 c/o JOHN PECKHAM

ENGINEER/SURVEYOR:
 KEBS, Inc.
 2118 HASLETT RD.
 HASLETT, MI 48840
 PH: (517) 339-1014
 FAX: (517) 339-8047

SITE DATA
 PROPOSED MIXED USE DEVELOPMENT (PHASE 1)
 TOTAL SITE AREA = 3.99 ACRES (173,989 S.F.)
 ZONED C-2 (DOWNTOWN OVERLAY DISTRICT)
 TOTAL UNITS = 156
 TOTAL BEDS = 220
 TOTAL RESIDENTIAL AREA = 111,099 S.F.
 TOTAL COMMERCIAL AREA = 8,909 S.F.
 OVERALL DENSITY = 156 UNITS/3.99 ACRES = 39.10 UNITS/AC

BLOCK 1 (1.99 ACRES)
 UNITS = 78
 BEDS = 110
 DENSITY = 78 UNITS/1.99 ACRES = 39.2 UNITS/AC

BUILDING D/E
 1ST FLOOR AREA = 18,744 S.F.
 COMMERCIAL AREA = 2,500 S.F.
 RESIDENTIAL AREA = 13,436 S.F.
 COMMERCIAL AREA (BASEMENT) = 3,909 S.F.
 RESIDENTIAL AREA = 55,505 S.F.

BLOCK 2 (2.00 ACRES)
 UNITS = 78
 BEDS = 110
 DENSITY = 78 UNITS/2 ACRES = 39.0 UNITS/AC

BUILDING A/B
 1ST FLOOR AREA = 18,744 S.F.
 COMMERCIAL AREA = 2,500 S.F.
 RESIDENTIAL AREA = 13,436 S.F.
 RESIDENTIAL AREA = 55,594 S.F.

BUILDING COVERAGE
 RESIDENTIAL 1ST FLOOR = 26,961 S.F.
 COMMERCIAL 1ST FLOOR = 5,000 S.F.
 BLDG COVERAGE = 37,488 SF/173,989 S.F. = 21.55%

PARKING DATA:
 RESIDENTIAL: 156 UNITS x 2 = 312 SPACES
 COMMERCIAL: (8,909) x 0.85 = 7,573 S.F. = 38 SPACES
 7,573 USABLE S.F. @ 5/1000 MIN. = 38 SPACES
 TOTAL = 350 SPACES

PARKING REDUCTION FOR BIKE PARKING
 1 SPACE REDUCTION/2 BIKE SPACES
 50 BIKE SPACES/2 = 25 SPACE REDUCTION
 REQUIRED PARKING PER ORDINANCE = 325 SPACES
 TOTAL REQUIRED PARKING = 233 SPACES

PARKING PROVIDED
 9' x 20' = 197 SPACES
 B.F. = 16 SPACES
 INTERNAL PARKING = 213 SPACES + 52 BIKE PARKING
 KORREY PROPERTY = 28 SPACES
 ON-STREET (8' x 23') = 44 SPACES
 TOTAL SPACES PROVIDED = 285 SPACES (INCL. 16 B.F.) + 52 BIKE PARKING

PARKING WAIVER CALCULATION
 RESIDENTIAL: PER ORDINANCE = 312 SPACES
 USE 1 SPACE/BED x 220 BEDS = 220 SPACES
 TOTAL = 92 SPACE WAIVER

APPROVED WAIVERS

| SECTION | REQUIREMENT | REASON | APPROVED WAIVER |
|------------------|--|--|-----------------|
| 86-402 (1)a | 25' BLDG. SETBACK FROM R.O.W. CLINTON ST., ARDMORE AVE., & METHODIST ST. | 0' SETBACK | 25' WAIVER |
| | 85' BLDG. SETBACK FROM CL. HAMILTON RD. | 49.77' SETBACK | 35.23' WAIVER |
| | 100' BLDG. SETBACK FROM CL. OKEMOS RD. | 49.97' SETBACK | 50.03' WAIVER |
| 86-402 (17) | 70% MAX IMPERVIOUS SURFACE | 82.19% IMPERVIOUS SURFACE | 17.81% WAIVER |
| 86-404 (s)(3) | BLDG. 100' FROM RESIDENTIAL ZONED PROPERTY | SOUTH BLDG SETBACK 66' TO RESIDENTIAL PROPERTY | 34' WAIVER |
| 86-440 (f)(1)(a) | 45' MAX BLDG HEIGHT (MUPUD) | 60' BLDG HEIGHT | 15' WAIVER |
| 86-755 | REQUIRED PARKING SPACES | | 92 SPACE WAIVER |
| 86-756 (11) | 20' PARKING SETBACK FROM ROAD R.O.W. | 0' PARKING SETBACK | 20' WAIVER |

EX. LEGEND

| | | | |
|---|----------------------------|---|-----------------------|
| ● | SET 1/2" BAR WITH CAP | ⊙ | SANITARY MANHOLE |
| □ | FOUND IRON AS NOTED | ⊙ | DRAINAGE MANHOLE |
| — | DISTANCE NOT TO SCALE | ⊙ | ELECTRIC MANHOLE |
| — | FENCE | ⊙ | TELEPHONE MANHOLE |
| ▨ | ASPHALT | ⊙ | CATCHBASIN |
| ▨ | CONCRETE | ⊙ | DOWNSPOUT |
| ▨ | GRAVEL | ⊙ | SANITARY CLEANOUT |
| ▨ | DECK | ⊙ | FIRE HYDRANT |
| ▨ | ADA PLATE | ⊙ | VALVE |
| ▨ | EXISTING SPOT ELEVATION | ⊙ | UTILITY POLE |
| ▨ | EXISTING CONTOUR ELEVATION | ⊙ | LIGHT POLE |
| ▨ | BUILDING OVERHANG | ⊙ | GROUND LIGHT |
| — | GAS LINE | ⊙ | TRAFFIC SIGNAL |
| — | UNDERGROUND TELEPHONE | ⊙ | GUY WIRE |
| — | UNDERGROUND TELEVISION | ⊙ | UTILITY PEDESTAL |
| — | UNDERGROUND ELECTRIC | ⊙ | TRANSFORMER |
| — | OVERHEAD WIRES | ⊙ | HANDHOLE |
| — | GUARDRAIL | ⊙ | ELECTRIC METER |
| — | DECIDUOUS TREE | ⊙ | GAS METER |
| — | CONIFEROUS TREE | ⊙ | WATER METER |
| — | | ⊙ | SIGN |
| — | | ⊙ | POST |
| — | | ⊙ | AIR CONDITIONING UNIT |

REQUIRED AMENITIES
 MUPUD PROJECT 1
 DENSITY/HEIGHT BONUS 4
 # OF WAIVERS 11
 REQUIRED AMENITIES 11

- SITE AMENITIES**
- (A) LOW FLOW PLUMBING FIXTURES (1)
 - (B) PUBLIC OUTDOOR SEATING ADJACENT TO STREET (2)
 - (C) ELECTRIC CAR CHARGING STATIONS (2)
 - (D) VERTICAL MIXING OF LAND USES (3)
 - (E) OUTDOOR GATHERING SPACE (LIVERANCE PARK) (3)
 SEE ATTACHED PARK PLAN

BENCHMARKS
 BENCHMARK #1 ELEV. = 852.30 (NAV088)
 PK NAIL, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, ±42' SOUTH OF BUILDING #4661 OKEMOS ROAD.
 BENCHMARK #2 ELEV. = 845.57 (NAV088)
 PK NAIL, SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.
 BENCHMARK #3 ELEV. = 856.59 (NAV088)
 RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.



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 September 2019.
 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 (NAV088).
 5. By scaled map location and graphic plotting only, this property lies partly within Flood Zone "AE", areas within the 1% annual chance floodplain and partly within Flood Zone "X", areas outside the 1% 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. 20093 0158 D, dated August 16, 2011. Spotting from available cross-section data from Federal Emergency Mapping Agency data, floodplain contour in this area is 843.2 feet (NAV088 datum). Elevation contour with solid elevation is shown and labeled on the survey map.

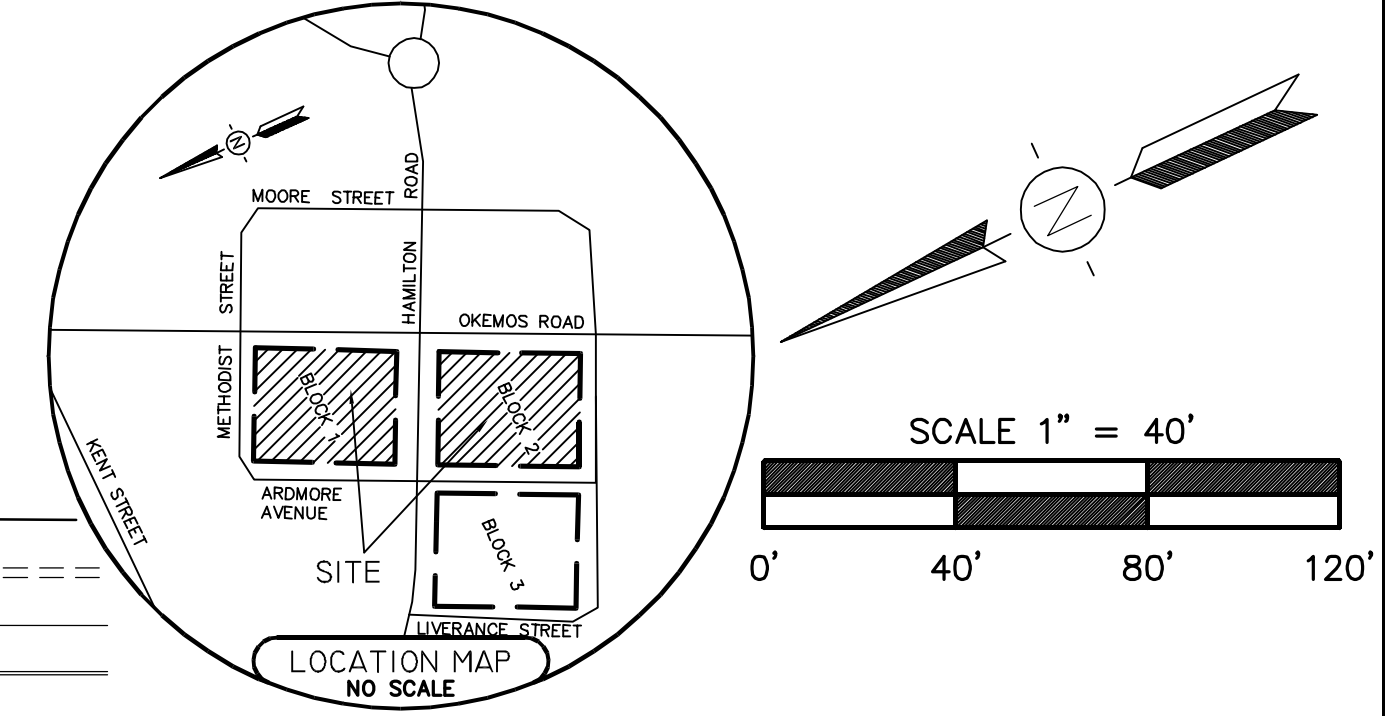
PROPOSED LEGEND

| | |
|---|-----------------------------|
| — | 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 |
| — | PROPOSED TOP OF CURB ELEV. |

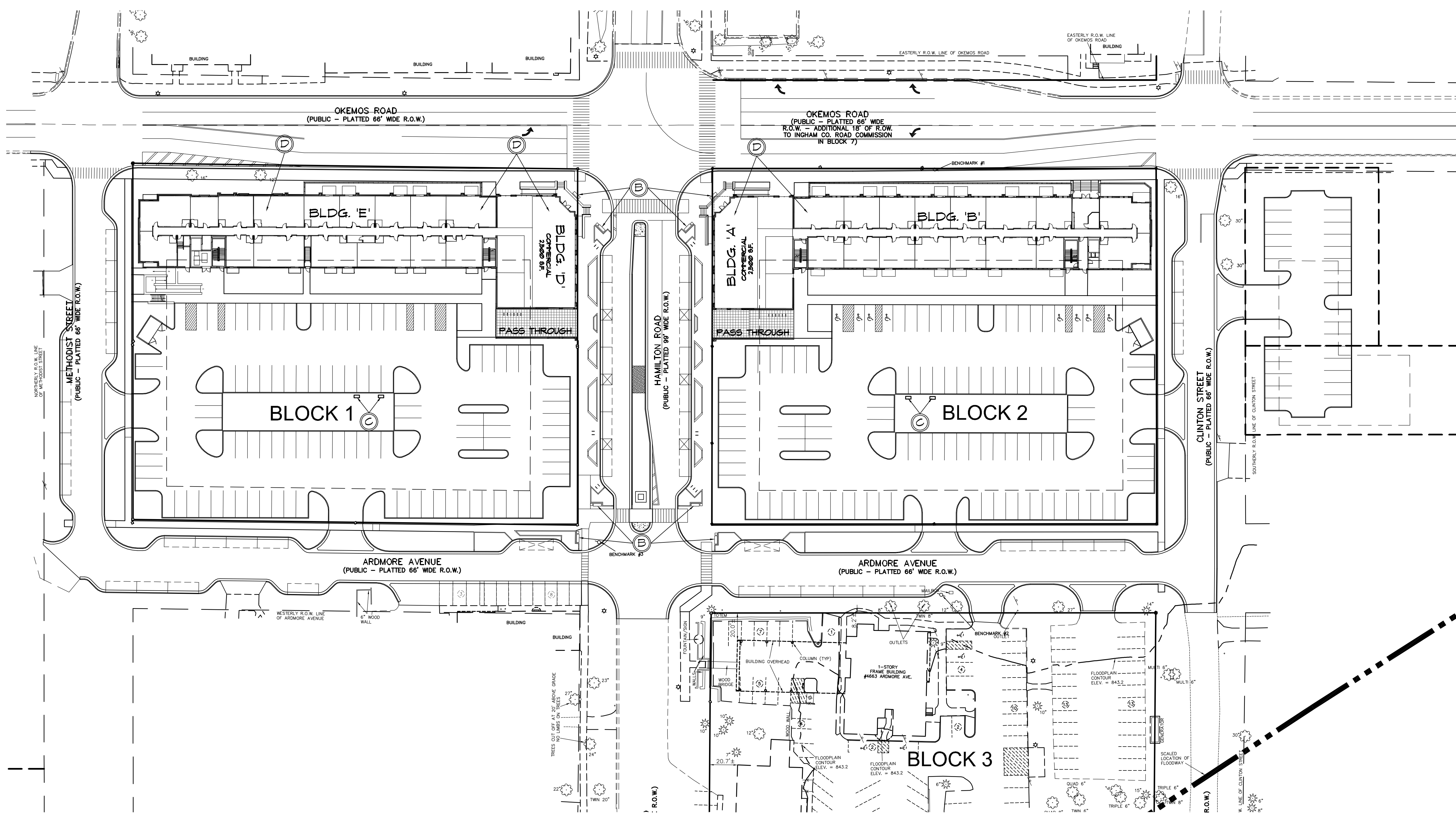
PLAN A

| REVISIONS | | DESIGNER: | |
|--------------------------|-------------------------------------|--|---------------------|
| 4-15-24 | MUPUD | KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS | |
| | | 2118 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 | |
| | | Marshall Office Ph. 269-781-9800 | |
| Village of Okemos | | | |
| PLAN A - MUPUD SITE PLAN | | | |
| SCALE: 1" = 40' | DATE: 4-14-19 | APPROVED BY: A.J.P. | APPROVED BY: A.J.P. |
| DATE: 4-14-19 | AUTHORIZED BY: DOWNTOWN OKEMOS, LLC | PROJECT MGR. A.J.P. | SHEET 1 OF 2 |
| | | JOB #: 102453 | |

MUPUD PLANS FOR:
Village of Okemos
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



LEGAL DESCRIPTIONS:
 Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block 5, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan.
 Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan.



SITE AMENITIES

- (A) LOW FLOW PLUMBING FIXTURES (1)
- (B) PUBLIC OUTDOOR SEATING ADJACENT TO STREET (2)
- (C) ELECTRIC CAR CHARGING STATIONS (2)
- (D) VERTICAL MIXING OF LAND USES (3)
- (E) OUTDOOR GATHERING SPACE (LIVERANCE PARK) (3)
SEE ATTACHED PARK PLAN

EX. LEGEND

- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = DECK
- = ADA PLATE
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION
- = BUILDING OVERHANG
- = GAS LINE
- = UNDERGROUND TELEPHONE
- = UNDERGROUND TELEVISION
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRES
- = GUARDRAIL
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- ⊙ = SANITARY MANHOLE
- ⊙ = DRAINAGE MANHOLE
- ⊙ = ELECTRIC MANHOLE
- ⊙ = TELEPHONE MANHOLE
- ⊙ = CATCHBASIN
- ⊙ = DOWNSPOUT
- ⊙ = SANITARY CLEANOUT
- ⊙ = FIRE HYDRANT
- ⊙ = VALVE
- ⊙ = UTILITY POLE
- ⊙ = LIGHT POLE
- ⊙ = GROUND LIGHT
- ⊙ = TRAFFIC SIGNAL
- ⊙ = GUY WIRE
- ⊙ = UTILITY PEDESTAL
- ⊙ = TRANSFORMER
- ⊙ = HANDHOLE
- ⊙ = ELECTRIC METER
- ⊙ = GAS METER
- ⊙ = WATER METER
- ⊙ = SIGN
- ⊙ = POST
- ⊙ = AIR CONDITIONING UNIT

BENCHMARKS

BENCHMARK #1 ELEV. = 852.30 (NAV08)
 PK NAIL, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, ±42' SOUTH OF BUILDING #4661 OKEMOS ROAD.

BENCHMARK #2 ELEV. = 846.57 (NAV08)
 PK NAIL, SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.

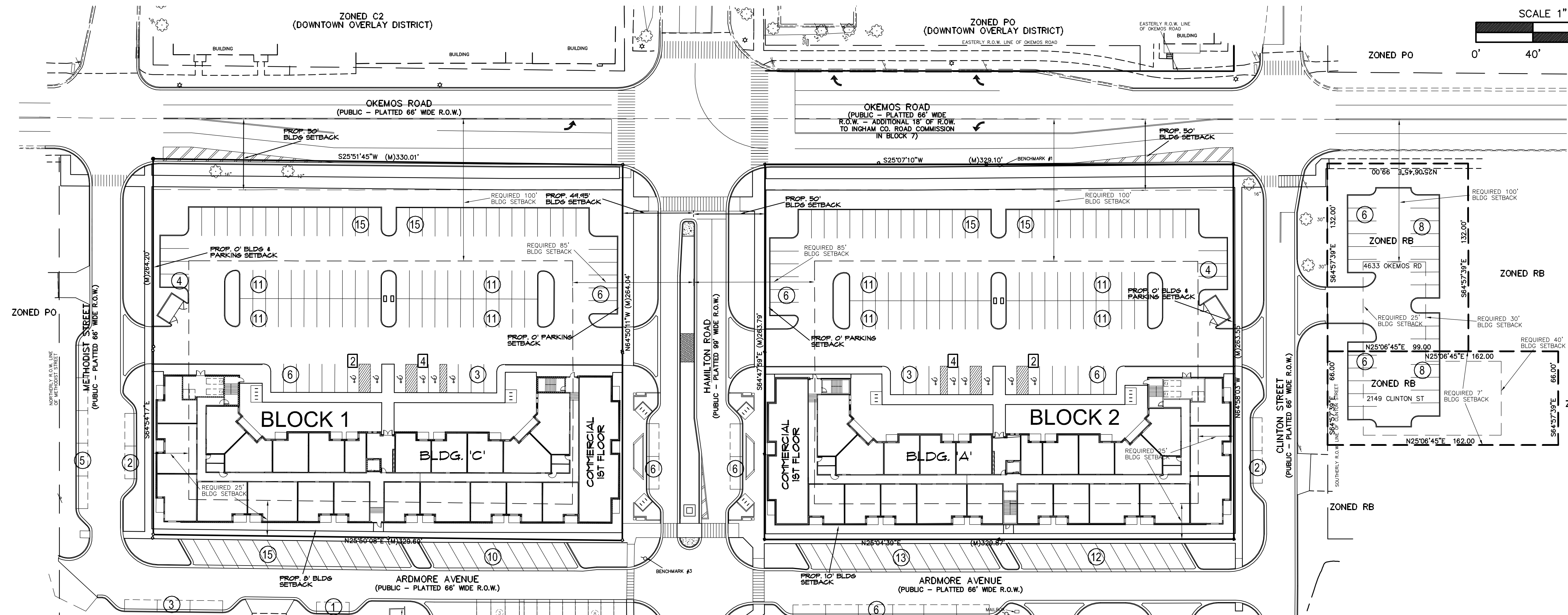
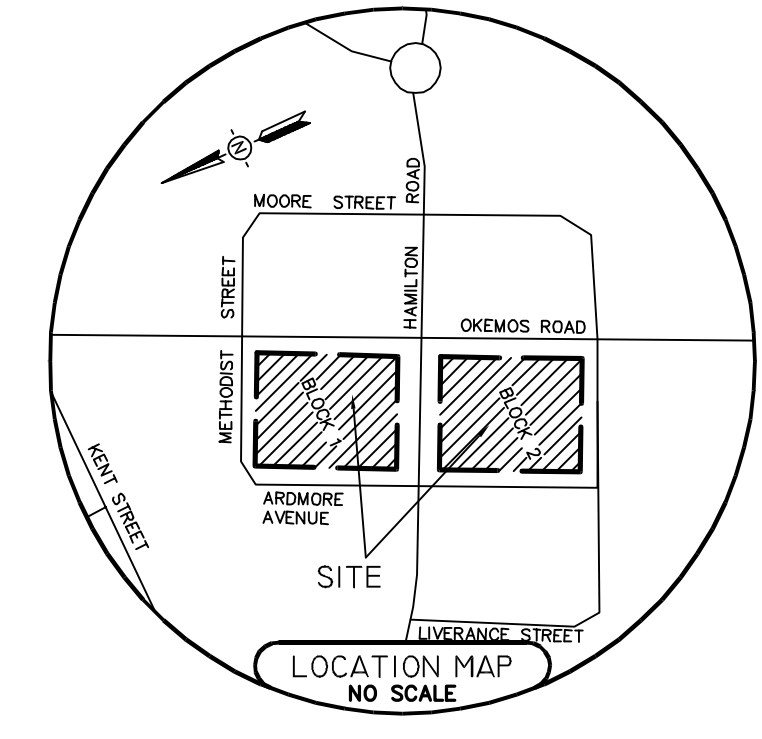
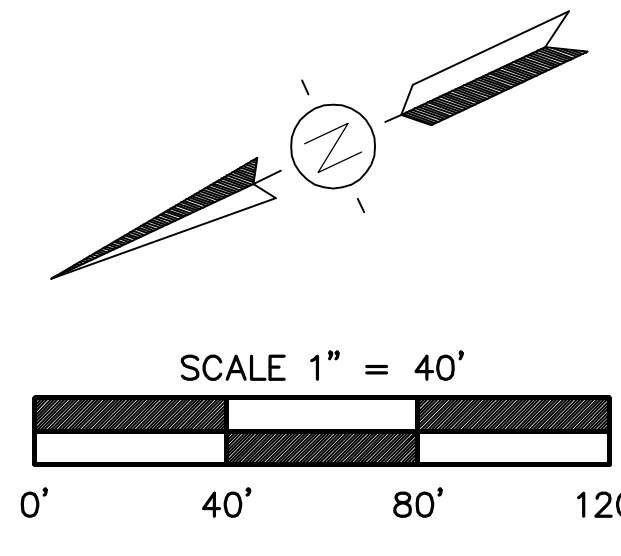
BENCHMARK #3 ELEV. = 856.59 (NAV08)
 RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.



PLAN A

| | | | |
|--|--|---|--|
| REVISIONS 4-15-24 MUPUD | | 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 | |
| SCALE: 1" = 40' DATE: 4-14-19 AUTHORIZED BY: DOWNTOWN OKEMOS, LLC | | DESIGNER: PROJECT MGR. APPROVED BY: SHEET 2 OF 2 JOB #: 102453 | |

MUPUD PLANS FOR: Village of Okemos MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



LEGAL DESCRIPTIONS:
Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block 5, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan.
Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan.
Lot 1 and North 1 rod of Lot 4 & Lot 2 except south 3ft in Block 10, Village of Okemos (formerly Village of Hamilton)

DEVELOPER:
DOWNTOWN OKEMOS, LLC
2362 JOLLY OAK RD.
OKEMOS, MI 48864
PH: (517) 290-4650
c/o JOHN PECKHAM

ENGINEER/SURVEYOR:
KEBS, Inc.
2118 HASLETT RD.
HASLETT, MI 48840
PH: (517) 339-1014
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SITE DATA
PROPOSED MIXED USE DEVELOPMENT (PHASE 1)
TOTAL SITE AREA = 3.99 ACRES (173,989 S.F.)
ZONED C-2 (DOWNTOWN OVERLAY DISTRICT)
TOTAL UNITS = 198
TOTAL BEDS = 285
TOTAL RESIDENTIAL AREA = 197,951 S.F.
TOTAL COMMERCIAL AREA = 5,000 S.F.
OVERALL DENSITY = 198 UNITS/3.99 ACRES = 49.62 UNITS/AC

BLOCK 1 (1.89 ACRES)
UNITS = 96
BEDS = 138
DENSITY = 96 UNITS/1.89 ACRES = 48.24 UNITS/AC

BLOCK 2 (2.00 ACRES)
UNITS = 102
BEDS = 147
DENSITY = 102 UNITS/2 ACRES = 51.0 UNITS/AC

BUILDING A/C/D
1ST FLOOR AREA = 24,247 S.F.
COMMERCIAL AREA = 2,694 S.F.
RESIDENTIAL AREA = 21,553 S.F.
RESIDENTIAL AREA = 94,294 S.F.

BUILDING A/B
1ST FLOOR AREA = 24,247 S.F.
COMMERCIAL AREA = 2,694 S.F.
RESIDENTIAL AREA = 21,553 S.F.
BASEMENT (RESIDENTIAL) = 9,363 S.F.
RESIDENTIAL AREA = 103,657 S.F.

BUILDING COVERAGE
RESIDENTIAL 1ST FLOOR = 43,106 S.F.
COMMERCIAL 1ST FLOOR = 5,388 S.F.
BLDG COVERAGE = 48,494 SF./173,989 S.F. = 27.9%

PARKING DATA:
RESIDENTIAL: 198 UNITS x 2 = 396 SPACES
COMMERCIAL: (5,388) x 0.85 = 4,580 S.F.
4,580 USABLE S.F. @ 5/1000 MIN. = 23 SPACES
TOTAL = 419 SPACES

PARKING REDUCTION FOR BIKE PARKING
1 SPACE REDUCTION/2 BIKE SPACES
50 BIKE SPACES/2 = 25 SPACE REDUCTION
REQUIRED PARKING PER ORDINANCE = 394 SPACES
= 111 SPACE WAIVER
= 283 SPACES

TOTAL REQUIRED PARKING
= 111 SPACE WAIVER
= 283 SPACES

PARKING PROVIDED
9' x 20' = 186 SPACES
B.F. = 12 SPACES
INTERNAL PARKING = 198 SPACES + 52 BIKE PARKING

KORREY PROPERTY = 28 SPACES
ON-STREET (8' x 23') = 23 SPACES
ON-STREET (8' x 20') = 50 SPACES
TOTAL SPACES PROVIDED = 299 SPACES (INCL. 12 B.F.) + 52 BIKE PARKING

PARKING WAIVER CALCULATION:
RESIDENTIAL: PER ORDINANCE = 394 SPACES
USE 1 SPACE/BED x 285 BEDS = 285 SPACES
= 111 SPACE WAIVER

| SECTION | REQUIREMENT | PROPOSED | REQUESTED WAIVER |
|-----------------|---|---------------------------------------|------------------|
| 86-402 (1)a. | 25' BLDG. SETBACK FROM R.O.W. CLINTON ST., ARDMORE AVE., & METHODIST ST. | 0' SETBACK | 25' WAIVER |
| | 85' BLDG. SETBACK FROM CL. HAMILTON RD. | 49.95' SETBACK | 35.05' WAIVER |
| | 100' BLDG. SETBACK FROM CL. OKEMOS RD. | 50' SETBACK | 50' WAIVER |
| 86-402 (17) | 70% MAX IMPERVIOUS SURFACE | 80.15% IMPERVIOUS SURFACE | 10.15% WAIVER |
| 86-404 (b)(3) | BLDG. 100' FROM RESIDENTIAL ZONED PROPERTY | SOUTH BLDG SETBACK 66' TO RESIDENTIAL | 34' WAIVER |
| 86-440 (f)(1)b. | 45' MAX BLDG HEIGHT(MUPUD) | 47' BLDG HEIGHT | 2' WAIVER |
| 86-755 | REQUIRED PARKING SPACES MULTI-FAMILY RESIDENTIAL 2 SPACES/UNIT + 25% EXPANSION CAPACITY | 1 SPACE/BED | 111 SPACE WAIVER |
| 86-756 (11) | 20' PARKING SETBACK FROM ROAD R.O.W. | 0' PARKING SETBACK | 20' WAIVER |

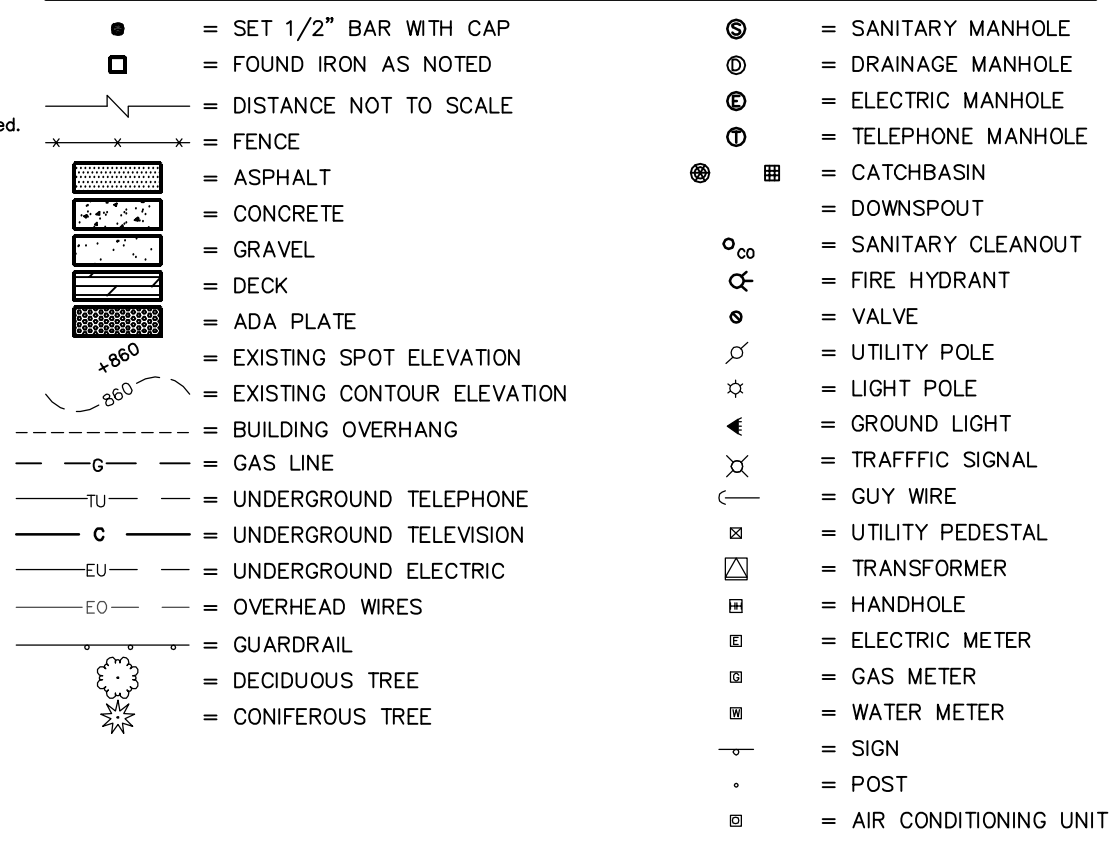
REQUIRED AMENITIES

| MUPUD PROJECT | DENSITY/HEIGHT BONUS | # OF WAIVERS | REQUIRED AMENITIES |
|---------------|----------------------|--------------|--------------------|
| 1 | 4 | 6 | 11 |

SITE AMENITIES

- (A) LOW FLOW PLUMBING FIXTURES (1)
- (B) PUBLIC OUTDOOR SEATING ADJACENT TO STREET (2)
- (C) ELECTRIC CAR CHARGING STATIONS (2)
- (D) VERTICAL MIXING OF LAND USES (3)
- (E) OUTDOOR GATHERING SPACE (LIVERANCE PARK?) (3)
SEE ATTACHED PARK PLAN

EX. LEGEND



BENCHMARKS

BENCHMARK #1 ELEV. = 852.30 (NAV088)
PK. NAIL, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, 242' SOUTH OF BUILDING #461 OKEMOS ROAD.

BENCHMARK #2 ELEV. = 846.57 (NAV088)
PK. NAIL, SOUTHWEST SIDE UTILITY POLE, WEST SIDE OF ARDMORE AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.

BENCHMARK #3 ELEV. = 856.59 (NAV088)
RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.



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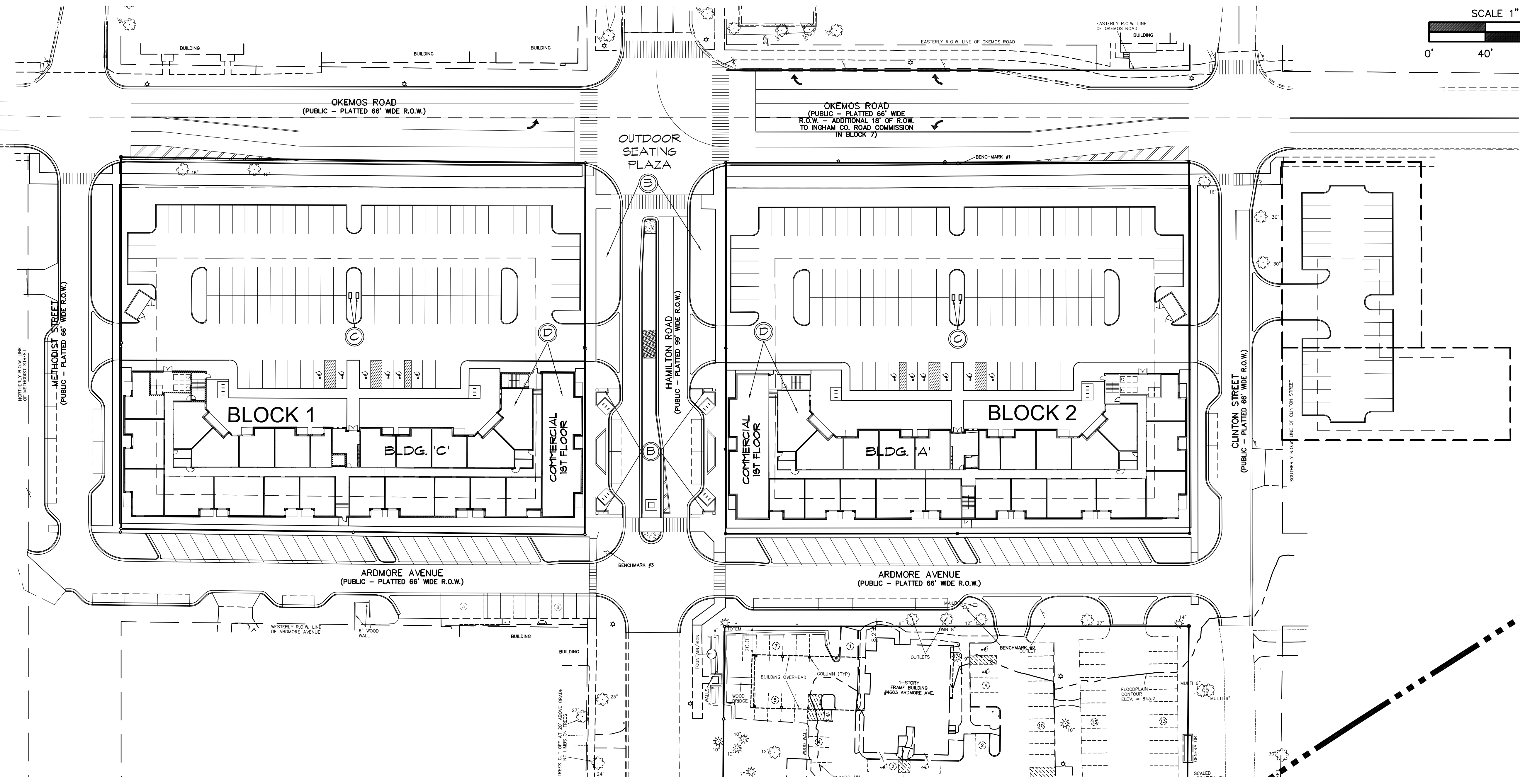
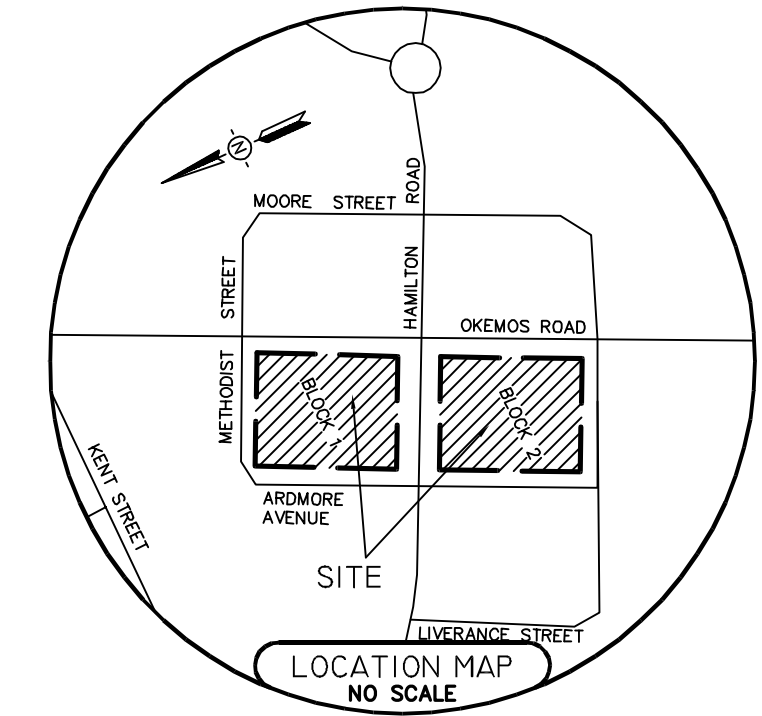
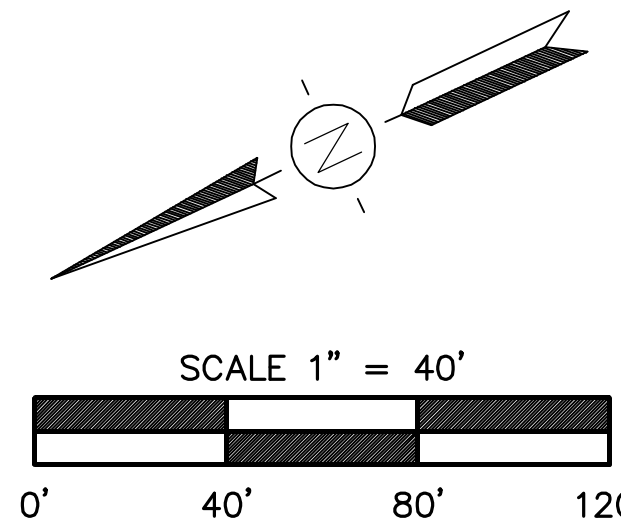
PROPOSED LEGEND

- 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
- PROPOSED TOP OF CURB ELEV.

PLAN C

| REVISIONS | | KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS | |
|-------------------------------------|---------------------|--|--|
| 4-15-24 MUPUD | | 2118 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 | |
| | | Marshall Office Ph. 269-781-9800 | |
| Village of Okemos | | | |
| PLAN C - MUPUD SITE PLAN | | | |
| SCALE: 1" = 40' | DESIGNER: A.J.P. | APPROVED BY: A.J.P. | |
| DATE: 3-20-24 | PROJECT MGR. A.J.P. | SHEET 1 OF 2 | |
| AUTHORIZED BY: DOWNTOWN OKEMOS, LLC | JOB #: | 102453 | |

MUPUD PLANS FOR:
Village of Okemos
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



LEGAL DESCRIPTIONS:
 Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block 5, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan.
 Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan.
 Lot 1 and North 1 rod of Lot 4 & Lot 2 except south 3ft in Block 10, Village of Okemos (formerly Village of Hamilton)
 Lot 2.

SITE AMENITIES

- (A) LOW FLOW PLUMBING FIXTURES (1)
- (B) PUBLIC OUTDOOR SEATING ADJACENT TO STREET (2)
- (C) ELECTRIC CAR CHARGING STATIONS (2)
- (D) VERTICAL MIXING OF LAND USES (3)
- (E) OUTDOOR GATHERING SPACE (LIVERANCE PARK) (3)
SEE ATTACHED PARK PLAN

EX. LEGEND

| | |
|---|---|
| <ul style="list-style-type: none"> ● = SET 1/2" BAR WITH CAP □ = FOUND IRON AS NOTED — = DISTANCE NOT TO SCALE — = FENCE ▨ = ASPHALT ▩ = CONCRETE ▧ = GRAVEL ▩ = DECK ▩ = ADA PLATE — = EXISTING SPOT ELEVATION — = EXISTING CONTOUR ELEVATION — = BUILDING OVERHANG — = GAS LINE — = UNDERGROUND TELEPHONE — = UNDERGROUND TELEVISION — = UNDERGROUND ELECTRIC — = OVERHEAD WIRES — = GUARDRAIL ☀ = DECIDUOUS TREE ☀ = CONIFEROUS TREE | <ul style="list-style-type: none"> ⊙ = SANITARY MANHOLE ⊙ = DRAINAGE MANHOLE ⊙ = ELECTRIC MANHOLE ⊙ = TELEPHONE MANHOLE ⊙ = CATCHBASIN ⊙ = SANITARY CLEANOUT ⊙ = FIRE HYDRANT ⊙ = VALVE ⊙ = UTILITY POLE ⊙ = LIGHT POLE ⊙ = GROUND LIGHT ⊙ = TRAFFIC SIGNAL ⊙ = GUY WIRE ⊙ = UTILITY PEDESTAL ⊙ = TRANSFORMER ⊙ = ELECTRIC METER ⊙ = GAS METER ⊙ = WATER METER ⊙ = SIGN ⊙ = POST ⊙ = AIR CONDITIONING UNIT |
|---|---|

BENCHMARKS
 BENCHMARK #1 ELEV. = 852.30 (NAV088)
 PK. NAIL, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, 242' SOUTH OF BUILDING #4051 OKEMOS ROAD.
 BENCHMARK #2 ELEV. = 846.57 (NAV088)
 PK. NAIL, SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.
 BENCHMARK #3 ELEV. = 856.59 (NAV088)
 RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.



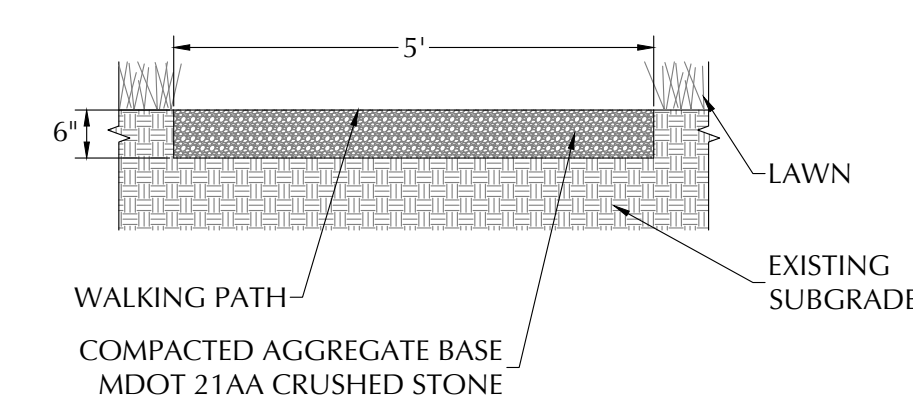
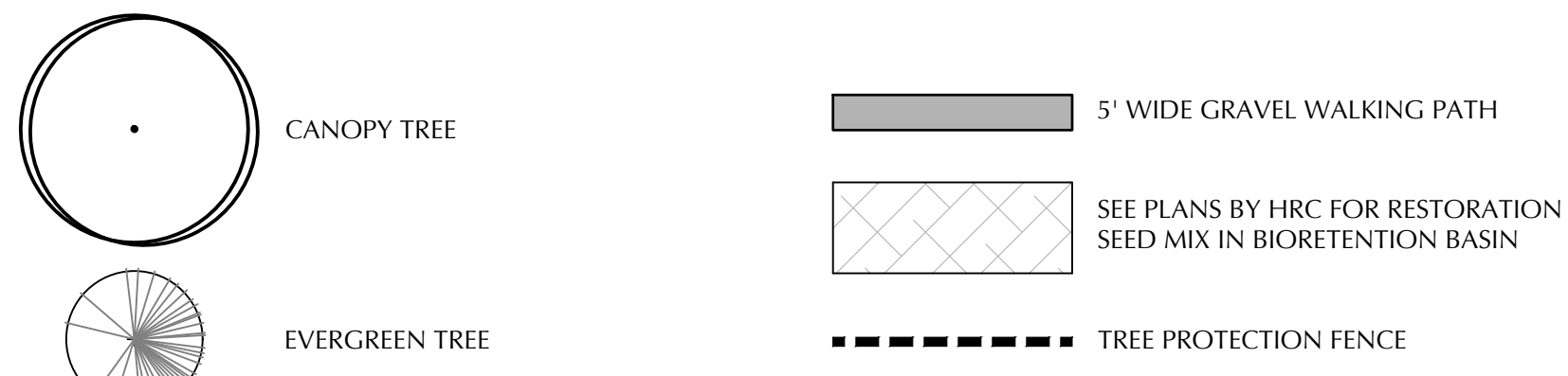
PROPOSED LEGEND

| | |
|---|-----------------------------|
| — | PROPOSED WATER MAIN |
| — | PROPOSED SANITARY SEWER |
| — | PROPOSED STORM SEWER |
| — | MANHOLE (NEW) |
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| — | ROAD RIGHT OF WAY |
| — | PROPERTY LINE |
| — | FIRE HYDRANT |
| — | WATER VALVE |
| — | THRUST BLOCK |
| ▲ | PROPOSED TOP OF CURB ELEV. |

PLAN C

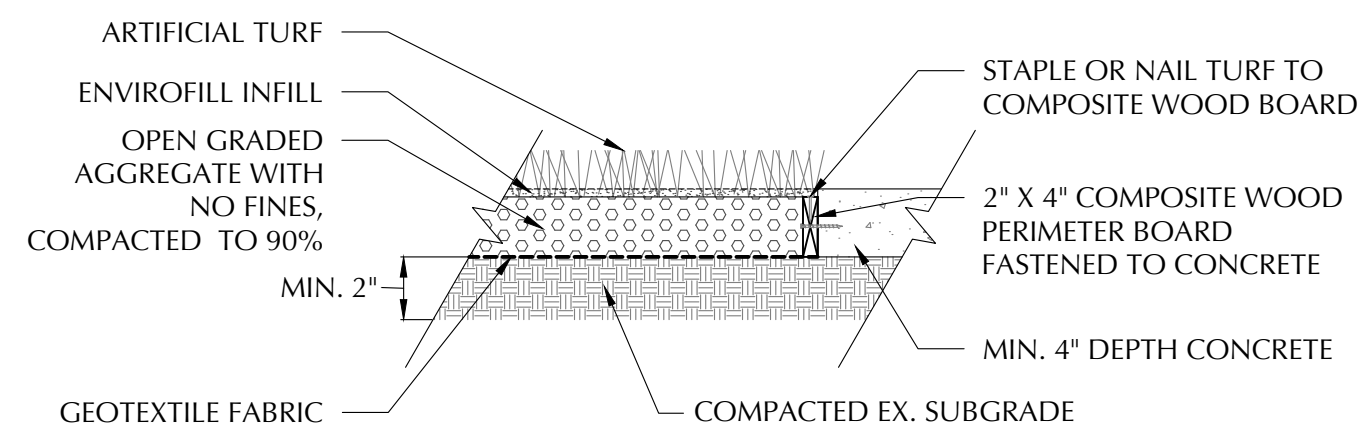
| | | |
|--|---|--|
| REVISIONS 4-15-24 MUPUD | KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800 | |
| | Village of Okemos PLAN C - AMENITIES PLAN | |
| SCALE: 1" = 40' DATE: 3-20-24 AUTHORIZED BY: DOWNTOWN OKEMOS, LLC | DESIGNER: A.J.P. PROJECT MGR. A.J.P. | APPROVED BY: A.J.P. SHEET 2 OF 2 JOB #: 102453 |

LEGEND OF PROPOSED PLANTS AND MATERIALS



GRAVEL WALKING PATH SECTION

SCALE: 1/2"=1'0"



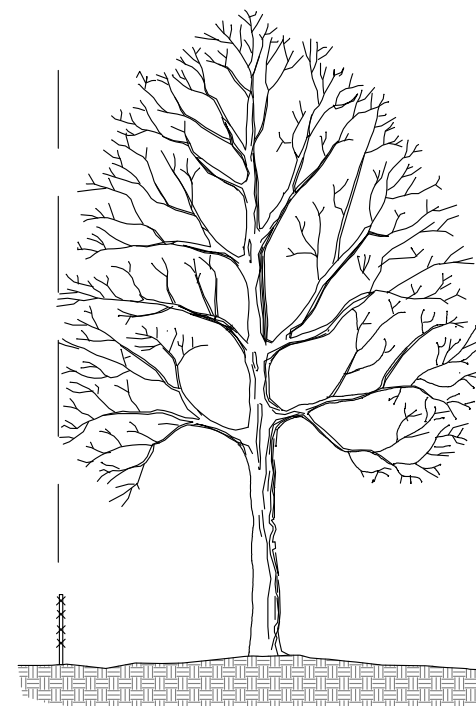
NOTE: INSTALL AND SEAM TURF WITH ADJACENT PIECES RUNNING IN THE SAME DIRECTION; GLUE SEAMS WITH SUITABLE SEAMING GLUE AND SEAMING CLOTH, NOT ADHESIVE TAPE.

ARTIFICIAL TURF SECTION

SCALE: 1"=1'0"

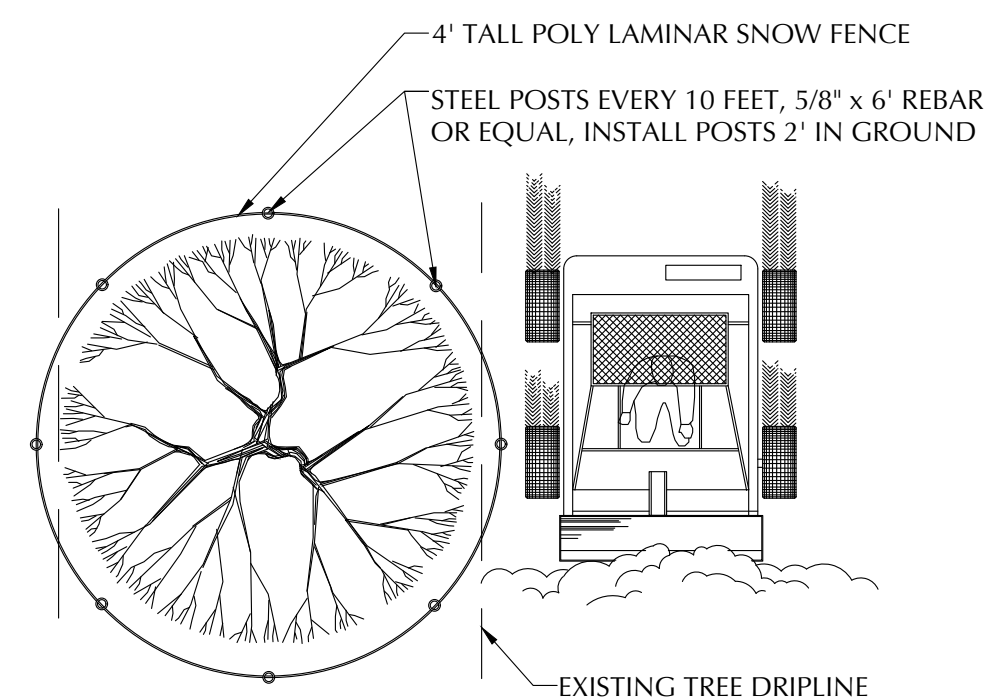
NOTES:
4' TALL POLY LAMINAR SNOW FENCE TO BE INSTALLED AROUND DRIPLINE OF TREES TO BE PRESERVED PRIOR TO ANY LAND CLEARING OR CONSTRUCTION.

NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE FENCED AREAS WITHOUT OWNER APPROVAL.



SECTION

NOT TO SCALE



PLAN

NOT TO SCALE

TREE PROTECTION FENCE DETAILS

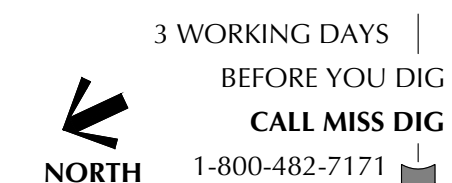
SCALE: NOT TO SCALE



LANDSCAPE PLAN

SCALE: 1" = 20'

SCALE IN FEET: 0' 10' 20' 40'



ELEMENTS STUDIO inc
LANDSCAPE ARCHITECTURE

907 Britten Ave., Lansing, MI 48910
www.ElementsStudio.net | P: (517) 599-7152

CLIENT:
Downtown Okemos, LLC
2362 Jolly Oak Rd.
Okemos, MI 48864
Phone: (517) 580-2550

VILLAGE OF OKEMOS
MERIDIAN TOWNSHIP, INGHAM COUNTY, MI

BIORETENTION BASIN AND WALKING PATH LANDSCAPE PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION



ISSUED:

| | |
|---------|------------|
| 1/31/22 | Submittal |
| 8/29/22 | MUPUD Plan |

PROJECT NUMBER:
WC2201

DRAWN BY:
KF, JF

CHECKED BY:
KF

SCALE:
AS INDICATED

SHEET NUMBER:
L3
SHEET 3 OF 3

FILE PATH: ES2022\WC2201\AUTOCAD\WC2201_D01_01P - COPYRIGHT ©2022 ELEMENTS STUDIO, INC.