

APPENDIX C

SYNCHRO/SIMTRAFFIC ANALYSIS

2021 Build Traffic

Intersection												
Int Delay, s/veh	1.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑		↑	↑↑	↑		↔		↑		
Traffic Vol, veh/h	0	369	27	29	914	26	25	0	22	7	0	0
Future Vol, veh/h	0	369	27	29	914	26	25	0	22	7	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	-	-	-	350	-	50	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	71	71	71	94	94	94	72	72	72	60	60	60
Heavy Vehicles, %	4	4	4	6	6	6	17	17	17	45	45	45
Mvmt Flow	0	520	38	31	972	28	35	0	31	12	0	0

Major/Minor	Major1	Major2	Minor1	Minor2								
Conflicting Flow All	-	0	0	558	0	0	1087	1601	279	1294	-	-
Stage 1	-	-	-	-	-	-	539	539	-	1034	-	-
Stage 2	-	-	-	-	-	-	548	1062	-	260	-	-
Critical Hdwy	-	-	-	4.22	-	-	7.84	6.84	7.24	8.4	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	6.84	5.84	-	7.4	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.84	5.84	-	7.4	-	-
Follow-up Hdwy	-	-	-	2.26	-	-	3.67	4.17	3.47	3.95	-	-
Pot Cap-1 Maneuver	0	-	-	982	-	-	152	91	675	83	0	0
Stage 1	0	-	-	-	-	-	458	484	-	182	0	0
Stage 2	0	-	-	-	-	-	452	268	-	614	0	0
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	-	982	-	-	148	88	675	77	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	148	88	-	77	-	-
Stage 1	-	-	-	-	-	-	458	484	-	182	-	-
Stage 2	-	-	-	-	-	-	438	259	-	586	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0.3	26.4	59.9
HCM LOS			D	F

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	233	-	-	982	-	-	77
HCM Lane V/C Ratio	0.28	-	-	0.031	-	-	0.152
HCM Control Delay (s)	26.4	-	-	8.8	-	-	59.9
HCM Lane LOS	D	-	-	A	-	-	F
HCM 95th %tile Q(veh)	1.1	-	-	0.1	-	-	0.5

200: Grand River Avenue & W. Mall Driveway Performance by approach

Approach	EB	WB	SB	All
Denied Del/Veh (s)	0.4	0.0	0.0	0.1
Total Del/Veh (s)	0.9	1.4	2.2	1.3

Intersection: 200: Grand River Avenue & W. Mall Driveway

Movement	EB	WB	WB	SB	SB
Directions Served	L	T	T	R	R
Maximum Queue (ft)	53	114	74	48	22
Average Queue (ft)	16	49	22	9	1
95th Queue (ft)	39	95	55	31	8
Link Distance (ft)		106	106	123	123
Upstream Blk Time (%)		0			
Queuing Penalty (veh)		1			
Storage Bay Dist (ft)	500				
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection

Int Delay, s/veh 1.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑		↖	↑↑	↗		↕		↖		
Traffic Vol, veh/h	0	1209	43	14	773	47	8	0	34	8	1	0
Future Vol, veh/h	0	1209	43	14	773	47	8	0	34	8	1	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	-	-	-	350	-	50	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	94	94	94	63	63	63	82	82	82
Heavy Vehicles, %	1	1	1	2	2	2	3	3	3	8	8	8
Mvmt Flow	0	1300	46	15	822	50	13	0	54	10	1	0

Major/Minor	Major1	Major2	Minor1	Minor2
Conflicting Flow All	- 0 0	1346	0 0	1765 2225 673 1502 2198
Stage 1	- - -	-	- -	1323 1323 - 852 852
Stage 2	- - -	-	- -	442 902 - 650 1346
Critical Hdwy	- - -	4.14	- -	7.56 6.56 6.96 7.66 6.66
Critical Hdwy Stg 1	- - -	-	- -	6.56 5.56 - 6.66 5.66
Critical Hdwy Stg 2	- - -	-	- -	6.56 5.56 - 6.66 5.66
Follow-up Hdwy	- - -	2.22	- -	3.53 4.03 3.33 3.58 4.08
Pot Cap-1 Maneuver	0 - -	508	- -	53 42 395 79 41 0
Stage 1	0 - -	-	- -	163 222 - 308 360 0
Stage 2	0 - -	-	- -	562 352 - 410 207 0
Platoon blocked, %	- - -	-	- -	- - - - -
Mov Cap-1 Maneuver	- - -	508	- -	51 41 395 67 40 -
Mov Cap-2 Maneuver	- - -	-	- -	51 41 - 67 40 -
Stage 1	- - -	-	- -	163 222 - 308 349 -
Stage 2	- - -	-	- -	543 341 - 354 207 -

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0.2	38.3	67.7
HCM LOS			E	F

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	173	-	-	508	-	-	67
HCM Lane V/C Ratio	0.385	-	-	0.029	-	-	0.146
HCM Control Delay (s)	38.3	-	-	12.3	-	-	67.7
HCM Lane LOS	E	-	-	B	-	-	F
HCM 95th %tile Q(veh)	1.7	-	-	0.1	-	-	0.5

200: Grand River Avenue & W. Mall Driveway Performance by approach

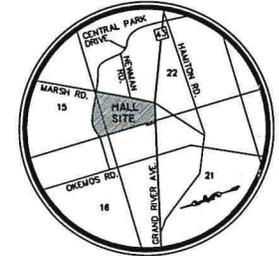
Approach	EB	WB	SB	All
Denied Del/Veh (s)	0.6	0.0	0.0	0.4
Total Del/Veh (s)	2.1	3.0	1.4	2.3

Intersection: 200: Grand River Avenue & W. Mall Driveway

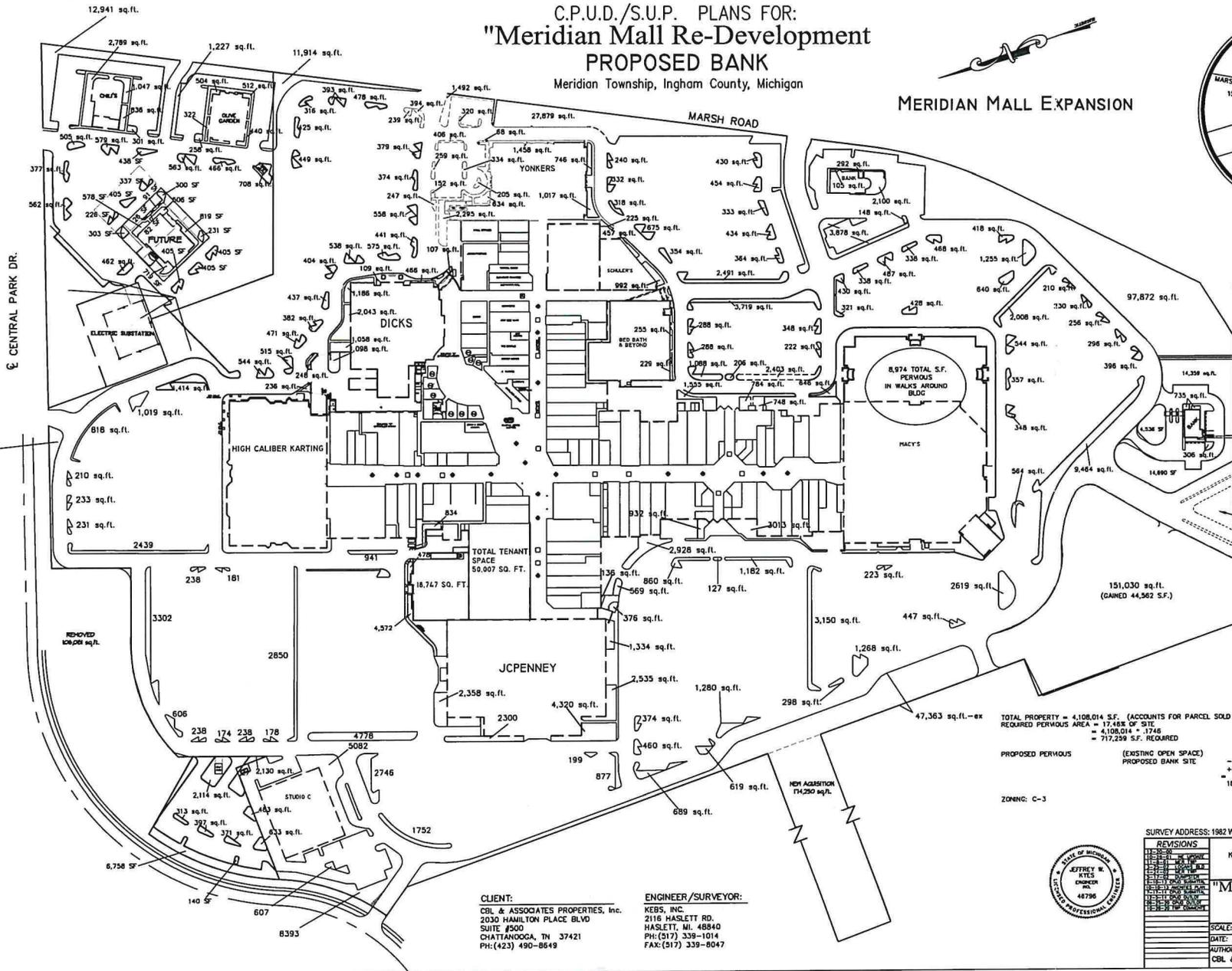
Movement	EB	WB	WB	SB	SB
Directions Served	L	T	T	R	R
Maximum Queue (ft)	156	117	111	48	19
Average Queue (ft)	60	63	39	10	2
95th Queue (ft)	118	107	91	31	8
Link Distance (ft)		106	106	123	123
Upstream Blk Time (%)		1	0		
Queuing Penalty (veh)		4	1		
Storage Bay Dist (ft)	500				
Storage Blk Time (%)					
Queuing Penalty (veh)					

C.P.U.D./S.U.P. PLANS FOR:
**"Meridian Mall Re-Development
 PROPOSED BANK**
 Meridian Township, Ingham County, Michigan

MERIDIAN MALL EXPANSION



VICINITY MAP
NO SCALE



TOTAL PROPERTY = 4,108,014 S.F. (ACCOUNTS FOR PARCEL SOLD TO TOWNSHIP, PARCEL ACQUIRED FROM TOWNSHIP)
 REQUIRED PERVIOUS AREA = 17.46% OF SITE
 = 4,108,014 x .1746
 = 717,259 S.F. REQUIRED

PROPOSED PERVIOUS (EXISTING OPEN SPACE) = 874,031 S.F.
 PROPOSED BANK SITE = 60,784 S.F. (BANK LOT)
 + 34,626 S.F. (PROPOSED OPEN SPACE)
 = 778,641 S.F. TOTAL PROPOSED PERVIOUS = 18.95%
 18.95% > 17.46%, MEETS CURRENT APPROVED CPUD

ZONING: C-3

CLIENT:
 CBL & ASSOCIATES PROPERTIES, Inc.
 2030 HAMILTON PLACE BLVD
 SUITE #500
 CHATTANOOGA, TN 37421
 PH:(423) 490-8649

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



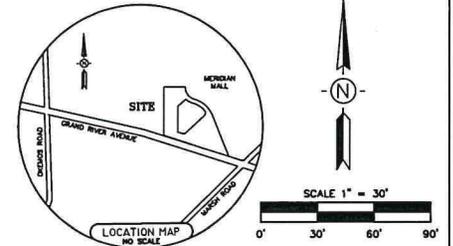
REVISIONS		KEBS, INC.	
1	ISSUED FOR PERVIOUS	DATE: 9-8-99	DRAWN BY: S.E.B.
2	ISSUED FOR PERVIOUS	DATE: 9-8-99	DRAWN BY: S.E.B.
3	ISSUED FOR PERVIOUS	DATE: 9-8-99	DRAWN BY: S.E.B.
4	ISSUED FOR PERVIOUS	DATE: 9-8-99	DRAWN BY: S.E.B.
5	ISSUED FOR PERVIOUS	DATE: 9-8-99	DRAWN BY: S.E.B.
6	ISSUED FOR PERVIOUS	DATE: 9-8-99	DRAWN BY: S.E.B.
7	ISSUED FOR PERVIOUS	DATE: 9-8-99	DRAWN BY: S.E.B.
8	ISSUED FOR PERVIOUS	DATE: 9-8-99	DRAWN BY: S.E.B.
9	ISSUED FOR PERVIOUS	DATE: 9-8-99	DRAWN BY: S.E.B.
10	ISSUED FOR PERVIOUS	DATE: 9-8-99	DRAWN BY: S.E.B.

**11 Meridian Mall Re-Development
 BANK**
 CURRENT/PROPOSED PERVIOUS/IMPVIOUS PLAN
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

SCALE: 1" = 100' DRAWN BY: S.E.B. APPROVED BY: JMK
 DATE: 9-8-99 SHEET 3 OF 8
 AUTHORIZED BY: DRAWING NO.
 CBL & ASSOCIATES PROPERTIES, Inc 96110

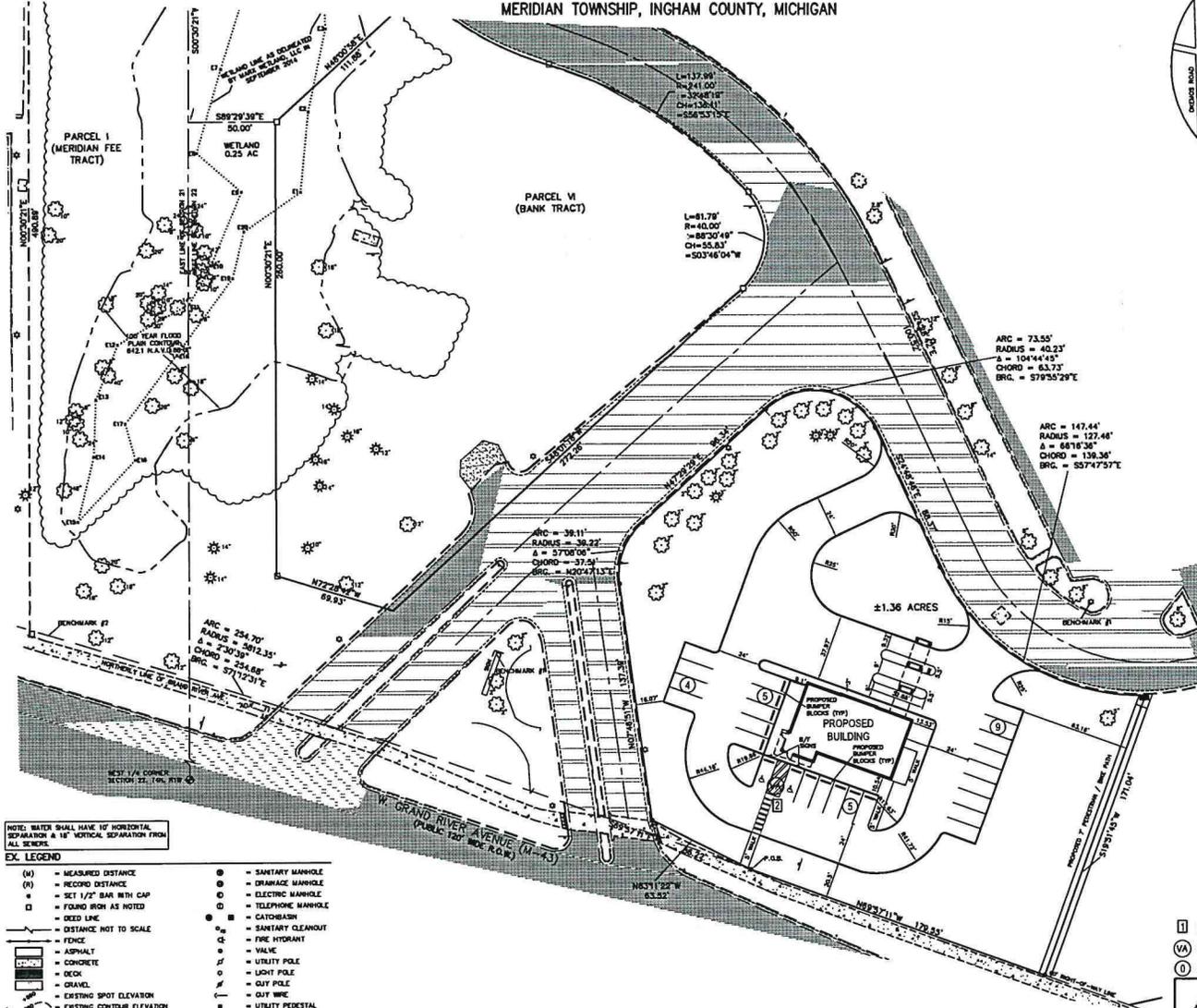
11-0113-009-PREVIOUS PERVIOUS PLAN
 11-0113-009-PREVIOUS PERVIOUS PLAN
 11-0113-009-PREVIOUS PERVIOUS PLAN

CPUD FOR:
Meridian Mall/Bank
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



EX. SOWER POINTS

- CATCH BASIN #100
RM - 842.00
15' RCP E - 842.76
- CATCH BASIN #101
RM - 843.28
15' RCP NE - 840.02
15' RCP SE - 840.43
15' RCP SW - 842.23
- CATCH BASIN #102
RM - 843.37
15' RCP NE - 840.88
- CATCH BASIN #103
RM - 848.50
15' RCP E - 843.50
- CATCH BASIN #104
RM - 846.28
15' RCP SE - 843.21
15' RCP W FULL OF DEBRIS
- CATCH BASIN #105
RM - 842.52
15' RCP NE - 841.83
- CATCH BASIN #106
RM - 843.38
15' RCP SE - 840.08
15' RCP SW - 841.54
24' RCP W - 842.42
- CATCH BASIN #107
RM - 845.19
15' RCP E - 842.28
15' RCP SE - 842.02
- CATCH BASIN #108
RM - 844.28
15' RCP SE - 844.87
- STORM MANHOLE #112
RM - 853.28
15' RCP SW - 847.83
15' RCP NW - 848.84
- CATCH BASIN #113
RM - 844.28
15' RCP E - 851.31
- CATCH BASIN #114
RM - 844.28
15' RCP SE - 841.08
15' RCP SW - 842.10
NO OTHER PICES VISIBLE
DUE TO SEDIMENT
- STORM MANHOLE #118
RM - 850.28
15' RCP NW - 841.82
- STORM MANHOLE #120
RM - 851.53
48" RCP NW - 838.82
48" RCP SE - 838.82
- STORM MANHOLE #121
RM - 850.38
48" RCP NW - 837.12
48" RCP SE - 837.14
- SANITARY MANHOLE #200
RM - 845.19
15' RCP E - 835.28
15' RCP SE - 835.82
- SANITARY MANHOLE #201
RM - 844.38
15' RCP NE - 840.49
15' RCP E - 840.43
8" RCP SW - 840.82
15' RCP W - 838.38
- SANITARY MANHOLE #203
RM - 844.38
15' RCP SE - 833.12
15' RCP SW - 833.12
- SANITARY MANHOLE #204
RM - 843.88
15' RCP SE - 828.38
15' RCP SW - 828.78



7 RIG
 24 HOURS SERVICE
 BEFORE YOU GO
 CALL 1-800-776
 462-4637
 1994-1995

BM#1 - CHISELED SQUARE ON NORTHWEST CORNER OF CONCRETE PAD FOR MERIDIAN MALL SIGN
 ELEVATION - 848.47 N.A.V.D. 1988

BM#2 - BIG ARM OF FIRE HYDRANT ON NORTH SIDE OF GRAND RIVER AVENUE NEAR SOUTHWEST CORNER OF PROPERTY
 ELEVATION - 847.28 N.A.V.D. 1988

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

EX. LEGEND

- (M) - MEASURED DISTANCE
- (R) - RECORD DISTANCE
- SET 1/2" BAR WITH CAP
- - FOUND SIGN AS NOTED
- DISTANCE NOT TO SCALE
- FENCE
- ASPHALT
- CONCRETE
- DECK
- GRAVEL
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR ELEVATION
- BUILDING OVERHANG
- 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
- CATCH BASIN
- SANITARY CLEANOUT
- FIRE HYDRANT
- VALVE
- UTILITY POLE
- LIGHT POLE
- GUY POLE
- GUY WIRE
- UTILITY PEDESTAL
- TRANSFORMER
- MANHOLE
- ELECTRIC METER
- GAS METER
- WATER METER
- SOL BORN
- SIGN
- POST
- AIR CONDITIONING UNIT

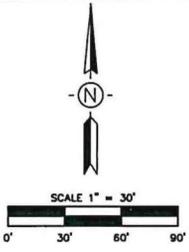
- EXT. CONTIGUES
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (M)
- MANHOLE (E)
- UTILITY CASHEMENT
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- TRUNK BLOCK
- A1/A8888 PROPOSED TOP OF CURB ELEV.

DENOTES NUMBER OF D/T SPACES
 DENOTES VAN ACCESS D/T SPACES
 DENOTES PROPOSED NUMBER OF 3' x 10' PARKING SPACES

REVISIONS	DATE	BY	APPROVED BY
08-25-20 CPUD			
10-21-20 TREES			
10-28-20 TWP			

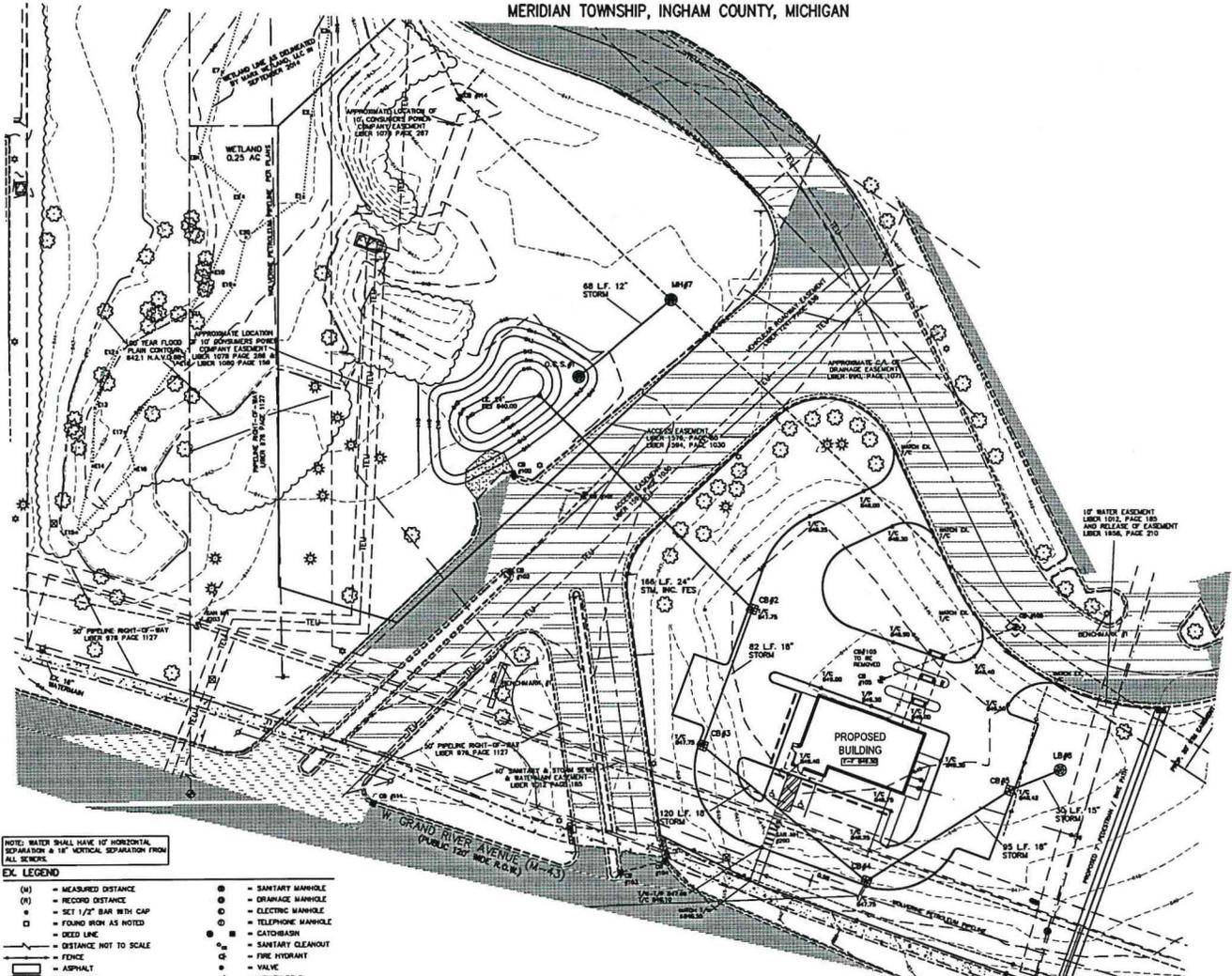
KEBS, INC.
 2514 HARLETT ROAD, HARLETT, MI 48840
 PH. 517-330-1014 FAX. 517-330-8047
 Meridian Mall/Bank
 DIMENSION PLAN
 SCALE: 1" = 30'
 DATE: 1-24-18
 AUTHORIZED BY: MERIDIAN MALL LANSING/OKENOS
 KEBS ASSOC. PROPERTIES, INC.

CPUD FOR:
Meridian Mall/Bank
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



EX. SEWER ROUTING

- CATCH BASIN #100
RM - 841.01
12" RCP E - 840.79
- CATCH BASIN #101
RM - 841.82
12" RCP NE - 840.51
12" RCP SW - 840.43
12" P.V.C. W - 840.33
- CATCH BASIN #102
RM - 841.37
12" RCP NE - 840.98
- CATCH BASIN #103
RM - 844.50
12" RCP E - 843.59
- CATCH BASIN #104
RM - 846.30
12" RCP E - 843.21
15" RCP W FULL OF DEBRIS
- CATCH BASIN #105
RM - 843.29
12" RCP NE - 841.83
- CATCH BASIN #106
RM - 847.33
12" RCP SE - 840.48
12" RCP SW - 841.94
24" RCP W - 840.42
- CATCH BASIN #107
RM - 846.71
12" RCP E - 843.25
18" RCP SW - 842.23
- CATCH BASIN #108
RM - 843.39
12" RCP SE - 848.87
- STORM MANHOLE #109
RM - 833.36
12" RCP SW - 847.83
12" RCP NW - 848.84
- CATCH BASIN #113
RM - 844.20
12" RCP E - 851.31
- CATCH BASIN #114
RM - 844.58
TOP WATER = 841.08
12" RCP SW - 842.10
NO OTHER PIPES WORKABLE
DUE TO SCHEMATIC
- STORM MANHOLE #118
RM - 830.30
12" RCP NW - 841.82
- STORM MANHOLE #120
RM - 834.18
48" RCP SW - 836.62
48" RCP SE - 838.62
- STORM MANHOLE #121
RM - 836.39
48" RCP NW - 837.12
48" RCP SE - 837.14
- SANITARY MANHOLE #200
RM - 834.30
12" RCP E - 833.28
15" RCP W - 833.28
- SANITARY MANHOLE #201
RM - 834.30
12" RCP E - 840.49
12" RCP E - 840.43
8" RCP SW - 840.82
8" RCP SW - 838.58
- SANITARY MANHOLE #203
RM - 833.39
18" DIP NW - 832.80
18" DIP SE - 833.12
8" RCP NE - 833.12
- SANITARY MANHOLE #204
RM - 833.39
18" DIP NW - 829.26
18" DIP SE - 829.78



BM#1 - CHISELED SQUARE ON NORTHWEST CORNER OF CONCRETE PAD FOR MERIDIAN MALL SIGN
 ELEVATION = 848.47 N.A.V.D. 1988

BM#2 - BIG ARM OF FIRE HYDRANT ON NORTH SIDE OF GRAND RIVER AVENUE NEAR SOUTHWEST CORNER OF PROPERTY
 ELEVATION = 847.28 N.A.V.D. 1988

NOTE: WATER SHALL HAVE 1/4" HORIZONTAL SEPARATION & 1/4" VERTICAL SEPARATION FROM ALL SEWER.

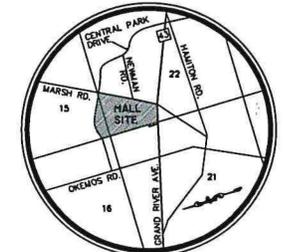
- LEGEND**
- PROPOSED GRADES
 - PROPOSED FIRST FLOOR ELEV.
 - A/L/C --- PROPOSED TOP OF CURB ELEV.
 - A/L/W --- PROPOSED TOP OF GROUND ELEV.
 - A/L/P --- PROPOSED TOP OF PAVE ELEV.
 - A/L/S --- PROPOSED TOP OF WALK ELEV.
 - SLOPES 0.5% C.W. SLOPE SYSTEM
 - EXT. CONTOURS
 - EXT. WATER MAIN
 - EXT. SANITARY SEWER
 - EXT. STORM SEWER
 - EXT. ELEVATIONS
 - PROPOSED WATER MAIN
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED C.B. MANHOLE (C.B.)
 - PROPOSED C.B. MANHOLE (C.B.)
 - UTILITY EASEMENT
 - CENTER LINE OF ROAD
 - ROAD RIGHT-OF-WAY
 - PROPERTY LINE
 - FIRE HYDRANT
 - WATER VALVE
 - TRUNNY BLOCK
 - A/L/P --- PROPOSED TOP OF CURB ELEV.

- EX. LEGEND**
- (M) --- MEASURED DISTANCE
 - (R) --- RECORD DISTANCE
 - SET 1/2" BAR WITH CAP
 - FOUND IRON AS NOTED
 - DEED LINE
 - DISTANCE NOT TO SCALE
 - FENCE
 - ASPHALT
 - CONCRETE
 - DECK
 - GRAVEL
 - EXISTING SPOT ELEVATION
 - EXISTING CONTOUR ELEVATION
 - BUILDING OVERHANG
 - GAS LINE
 - UNDERGROUND TELEPHONE
 - UNDERGROUND TELEVISION
 - UNDERGROUND ELECTRIC
 - OVERHEAD WIRCS
 - EDGE OF WOODS
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - BUSH
 - SANITARY MANHOLE
 - DRAINAGE MANHOLE
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - CATCH-BASIN
 - SANITARY ELEVATION
 - 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

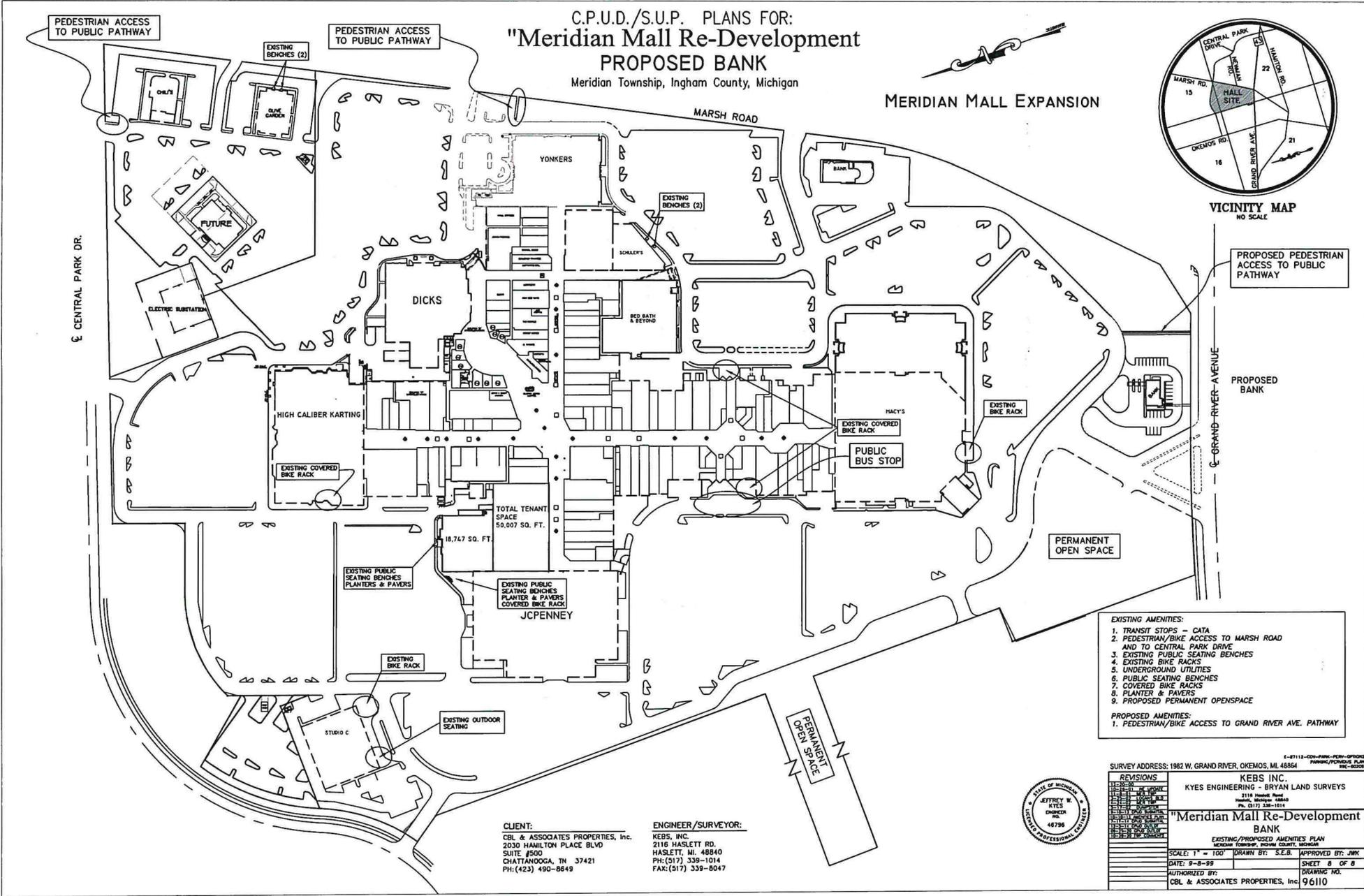
	REVISIONS	<p>KEBS, INC. KITES ENGINEERING BRYAN LANG SURVEYS 2116 HASKETT ROAD, HAZLETT, MI 48860 PH. 517-338-1014 FAX 517-338-1017 HAZLETT OFFICE PH. 517-338-1000</p>
	09-29-20 CPUD	
	10-21-20 STRES	
	10-28-20 TWP	
Meridian Mall/Bank STORM & GRADING PLAN		
SCALE: 1" = 30'	DESIGNED BY	APPROVED BY
DRAWN BY	PROJECT NO.	SHEET # OF #
DATE: 1-24-18	PROJECT NO.	JOB #
AUTHORIZED BY:	DESIGNED BY:	PROJECT NO.:
JEFFREY W. KITES	JEFFREY W. KITES	2116 HASKETT ROAD, HAZLETT, MI 48860
46796	46796	PH. 517-338-1014 FAX 517-338-1017

C.P.U.D./S.U.P. PLANS FOR:
**"Meridian Mall Re-Development
 PROPOSED BANK**
 Meridian Township, Ingham County, Michigan

MERIDIAN MALL EXPANSION



VICINITY MAP
 NO SCALE



- EXISTING AMENITIES:**
1. TRANSIT STOPS - CATA
 2. PEDESTRIAN/BIKE ACCESS TO MARSH ROAD AND TO CENTRAL PARK DRIVE
 3. EXISTING PUBLIC SEATING BENCHES
 4. EXISTING BIKE RACKS
 5. UNDERGROUND UTILITIES
 6. PUBLIC SEATING BENCHES
 7. COVERED BIKE RACKS
 8. PLANTER & PAVERS
 9. PROPOSED PERMANENT OPENSACE
- PROPOSED AMENITIES:**
1. PEDESTRIAN/BIKE ACCESS TO GRAND RIVER AVE. PATHWAY

CLIENT:
 CBL & ASSOCIATES PROPERTIES, Inc.
 2030 HAMILTON PLACE BLVD
 SUITE #500
 CHATTANOOGA, TN 37421
 PH: (423) 490-8649

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



1-811-2-00-996-PEM-07002
 Permit/Proposed Plan
 INC-00000

SURVEY ADDRESS: 1982 W. GRAND RIVER, OKEMOS, MI. 48864

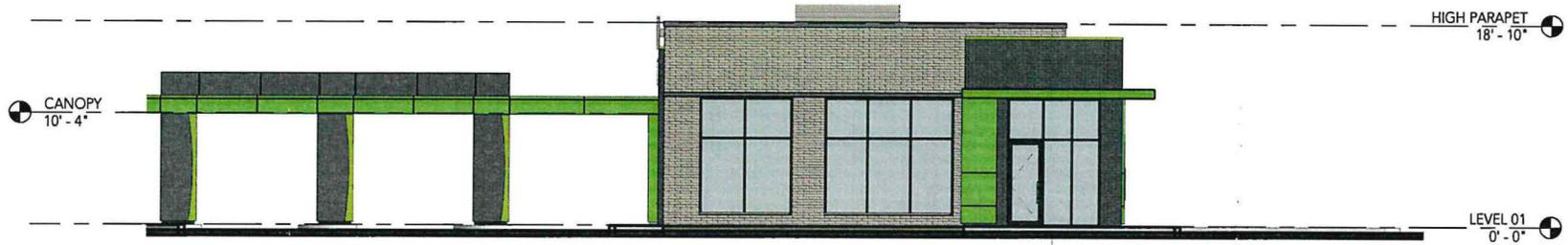
REVISIONS

NO.	DATE	DESCRIPTION

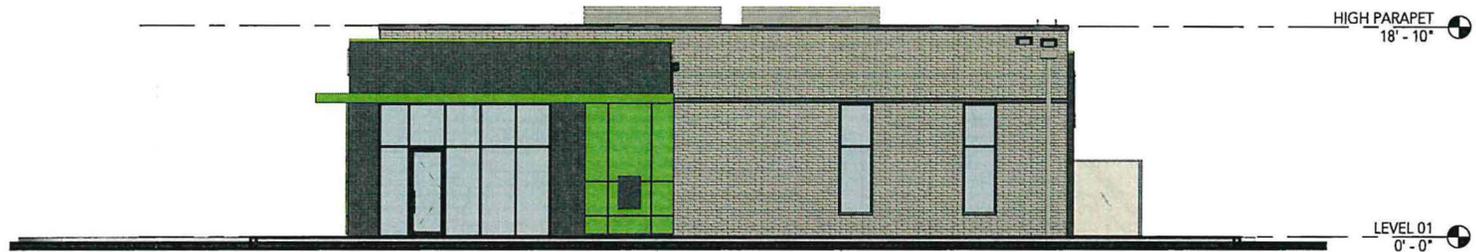
KEBS INC.
 KYES ENGINEERING - BRYAN LAND SURVEYS
 2116 Haslett Road
 Haslett, Michigan 48840
 PH: (517) 339-1014

**"Meridian Mall Re-Development
 BANK**
 EXISTING/PROPOSED AMENITIES PLAN
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

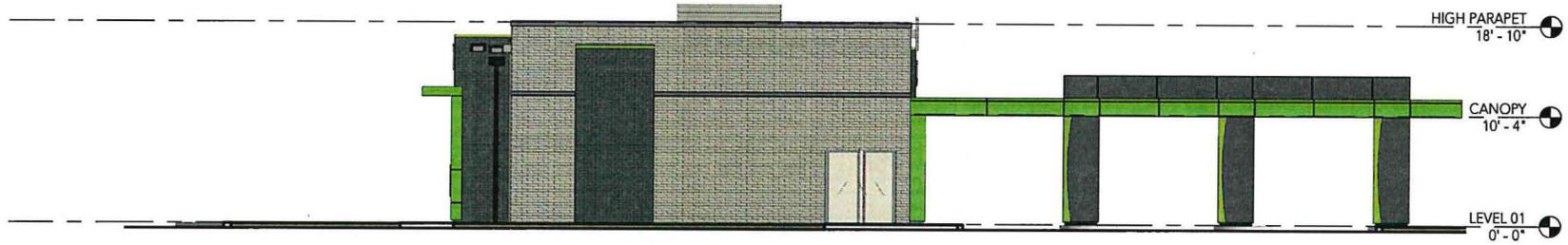
SCALE: 1" = 100' DRAWN BY: S.E.B. APPROVED BY: JMK
 DATE: 9-8-99 SHEET 8 OF 8
 AUTHORIZED BY: DRAWING NO.
 CBL & ASSOCIATES PROPERTIES, Inc. 96110



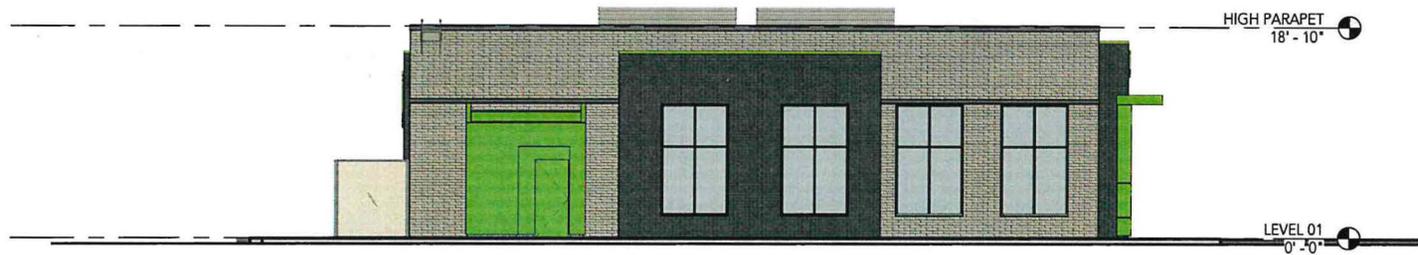
2 WEST PRESENTATION ELEVATION
SCALE: 3/32" = 1'-0"



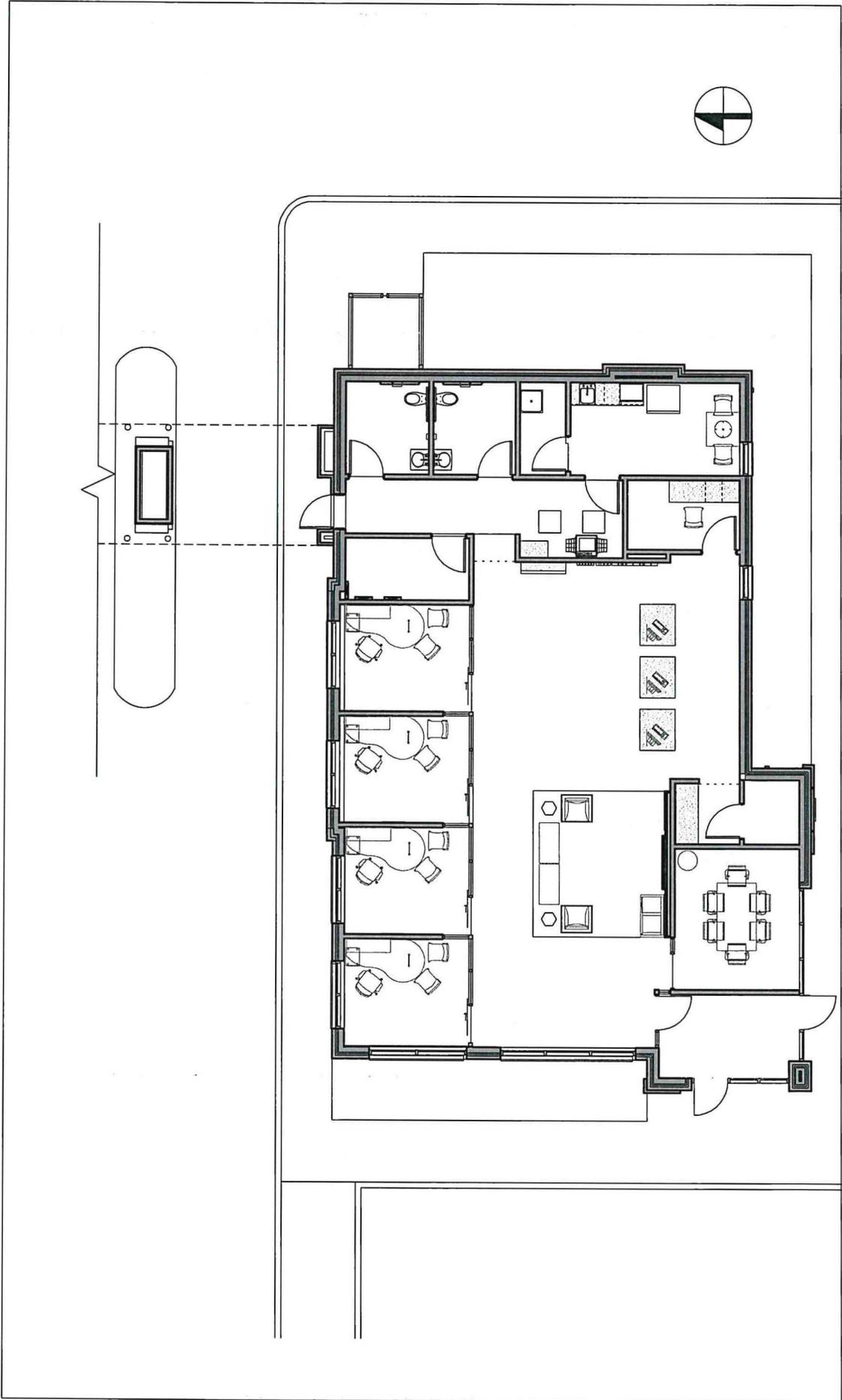
1 SOUTH PRESENTATION ELEVATION
SCALE: 3/32" = 1'-0"



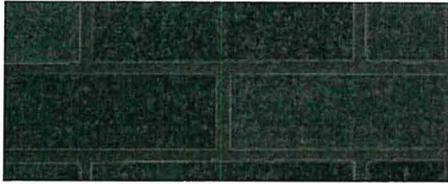
2 EAST PRESENTATION ELEVATION
SCALE: 3/32" = 1'-0"



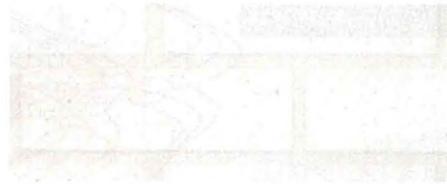
1 NORTH PRESENTATION ELEVATION
SCALE: 3/32" = 1'-0"



PROPOSED EXTERIOR FINISH MATERIALS



① ENDICOTT BRICK
 COLOR: MANGANESE IRONSPOT
 GROUT: DARK GRAY
 STYLE: RUNNING BOND



② PALMETTO BRICK
 COLOR: WHITESTONE
 GROUT: LIGHT BEIGE
 STYLE: RUNNING BOND



③ ROCKCAST SILL AND ACCENT
 COLOR: SMOKEHOUSE



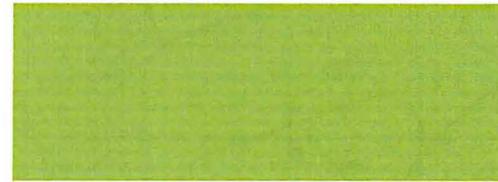
④ ROCKCAST SILL
 COLOR: CHARLOTTE TAN



⑤ MAPES FLAT FASCIA CANOPY
 COLOR: CUSTOM
 OUTRAGEOUS GREEN
 DIMENSIONS: 10" FACE



⑥ LAMINATORS INC
 METAL PANEL SYSTEM
 COLOR: CUSTOM
 GREYMOOR RGB



⑦ LAMINATORS INC
 METAL PANEL SYSTEM
 COLOR: CUSTOM
 OUTRAGEOUS GREEN

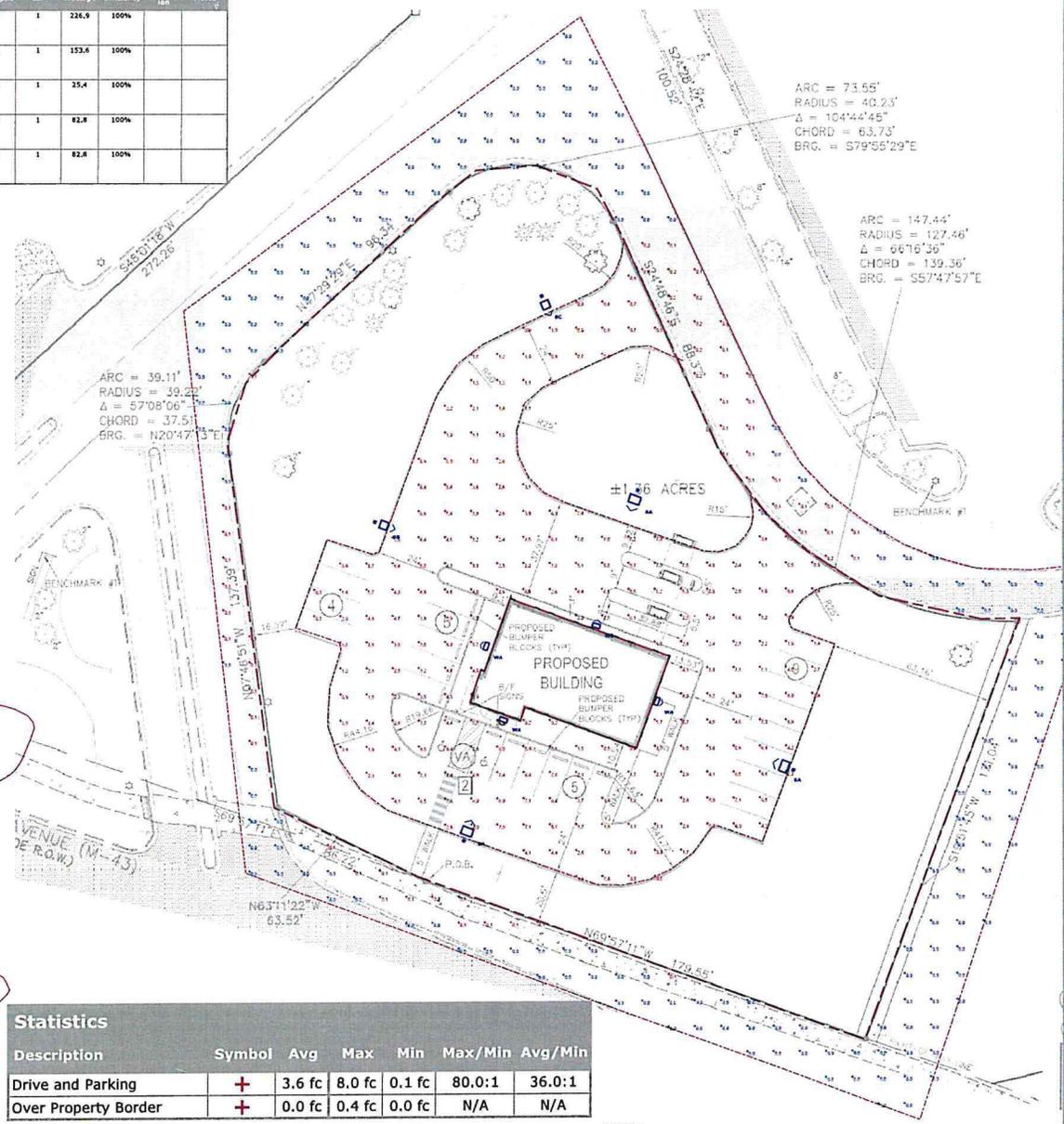
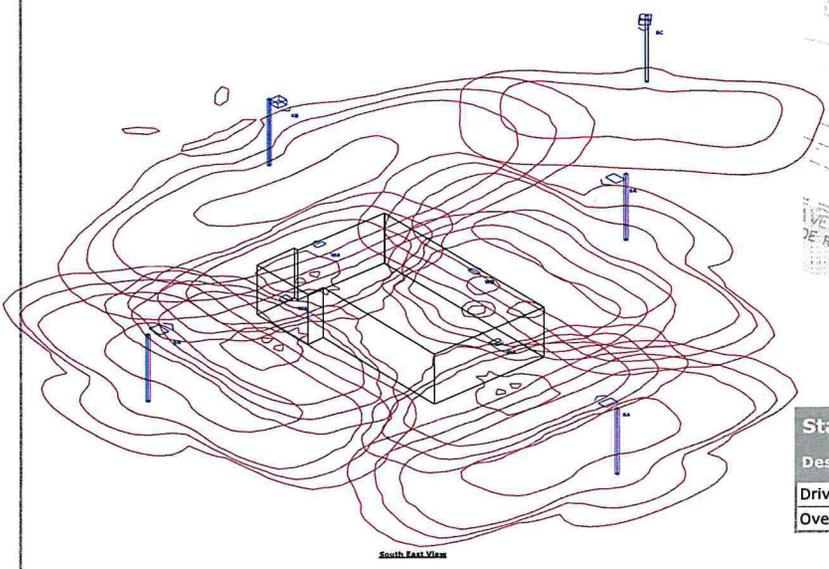


⑨ KAWNEER
 STOREFRONT SYSTEM
 COLOR: CHARCOAL

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiple	LLP	Wattage	Efficiency	Distrib. Ion	Notes
	SA		3	HUBBELL OUTDOOR	RAR-2-480L-240-4K7-4-BC	RATIO AREA lens gaskets and Back Light Shields	X-70-CRI	1	RAR-2-480L-240-4K7-4-BC.lvs	17847	1	1	226.0	100%		
	SB		1	HUBBELL OUTDOOR	RAR2-320L-165-4K7-3		B-70-CRI	1	RAR2-320L-165-4K7-3.lvs	21832	1	1	153.6	100%		
	SC		1	HUBBELL OUTDOOR	RAR1-80L-15-4K7-4W		B-70-CRI	1	RAR1-80L-15-4K7-4W.lvs	3412	1	1	25.4	100%		
	WA		3	HUBBELL OUTDOOR	UNC3-24L6K-105-3	Medium UNC3 Litepak	C-70-CRI	1	UNC3-24L6K-105-3.lvs	7353	1	1	82.8	100%		
	WB		1	HUBBELL OUTDOOR	UNC3-24L6K-105-4	Medium UNC3 Litepak	C-70-CRI	1	UNC3-24L6K-105-4.lvs	7400	1	1	82.8	100%		

Luminaire Locations

Location								Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	SA	-152.29	-377.96	20.00	20.00	290.87	0.00	-153.46	-377.52	0.00
2	SA	-277.95	-404.64	20.00	20.00	20.61	0.00	-277.51	-403.47	0.00
4	SA	-211.44	-270.74	20.00	20.00	199.44	0.00	-211.86	-271.92	0.00
1	SB	-311.88	-282.61	20.00	20.00	109.88	0.00	-310.70	-283.03	0.00
1	SC	-248.20	-196.25	20.00	20.00	156.16	0.00	-247.69	-197.39	0.00
1	WA	-268.55	-330.40	12.00	12.00	289.41	0.00	-268.79	-330.32	0.00
2	WA	-262.47	-357.61	12.00	12.00	200.97	0.00	-262.56	-357.84	0.00
3	WA	-204.94	-351.15	12.00	12.00	110.20	0.00	-204.70	-351.24	0.00
1	WB	-227.54	-323.14	12.00	12.00	18.57	0.00	-227.46	-322.90	0.00



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Drive and Parking	+	3.6 fc	8.0 fc	0.1 fc	80.0:1	36.0:1
Over Property Border	+	0.0 fc	0.4 fc	0.0 fc	N/A	N/A

Median Hill Bank
 LED Site Lighting
 OKemos, MI

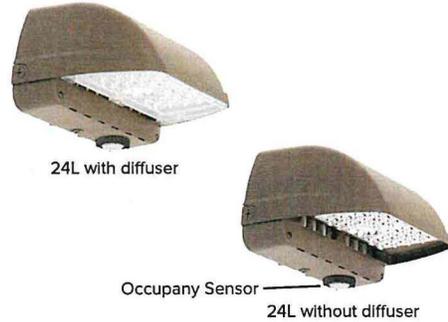
DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #: _____

LNC3

MEDIUM LED LITEPAK

FEATURES

- Litepak LNC3 is a mid-sized wallpack in the popular Litepak series
- The LNC3 features luminaires with TIR optics and four different lumen packages, multiple distributions and CCT for maximum light level and mounting height flexibility
- Capable of replacing up to 250w HID solutions at over 70% energy savings
- Energy efficient LEDs provide 70%+ energy savings with little to no maintenance when compared to traditional light sources
- Typical mounting heights of 8-20"



CONTROL TECHNOLOGY



RELATED PRODUCTS

- [LNC](#) [INC2](#) [LNC4](#)

SPECIFICATIONS

CONSTRUCTION

- Die-cast aluminum housing protects components and provides an architectural appearance
- Casting thermally conducts LED heat to optimize performance and long life
- Powder paint finish provides durability in outdoor environments
- Four 1/2" conduit entries (top, bottom, and sides) provided for surface conduit
- Zero uplight distributions using individual acrylic LED optics provide IES type II, III and IV distributions
- CS - Frosted acrylic diffuser option for reduced glare
- CSU - Frosted acrylic diffuser for inverted "up" mounting applications (lens required)

OPTICS

- Ambient operating temperature -40°C to 40°C
- 3000K, 4000K and 5000K CCT nominal with 70 CRI
- Available in 4 or 24 LED configuration
- L70 at 60,000 hrs (Projected per IESNA TM-21-11), see table on page 3 for all values

INSTALLATION

- Quick-mount adapter with gasket seal provides easy installation to wall or to recessed junction box (4" square junction box)

INSTALLATION (CONTINUED)

- Fixture attaches by two Allen-head hidden fasteners for tamper resistance
- Designed for direct j-box mount or conduit feed on all four sides in single SKU

ELECTRICAL

- 120-277, 347 and 480 voltage, 50/60Hz, 0-10V dimming drivers
- Electronic driver
- 10kA surge protection

CONTROLS

- Button photocontrol for dusk to dawn energy savings
- 7-pin photo-receptacle available for twist lock photocell and controls by others
- Occupancy sensor options available for complete on/off and dimming control
- SiteSync pre-commissioned wireless controls (with or without sensor)
- In addition, LITEPAK can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7
- See ordering information or visit www.hubbellighting.com/sitesync for more details

CERTIFICATIONS

- DLC® DesignLights Consortium Qualified, with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- IP65 Assembly
- IDA Approved (3000K configurations)

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	2,991-7,603
Wattage Range	28-83
Efficacy Range (LPW)	84-115
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	18.0 (8.2)

LNC3

MEDIUM LED LITEPAK

ORDERING GUIDE

Example: LNC3-24L-3K-035-2-U-DBT-PCU

 CATALOG #

ORDERING INFORMATION

Series	# LEDs	CCT/CRI	Drive Current	IES Distribution	Voltage
LNC3 Medium Litepak Wallpack	24L 24LEDs	3K 3000K nominal, 70 CRI 4K 4000K nominal, 70 CRI 5K 5000K nominal, 70 CRI	035 350mA 050 500mA 075 750mA 105 1050mA	2 Type II' 3 Type III' 4 Type IV'	U 120-277V 1 120V' 2 208V' 3 240V' 4 277V' 5 480V' F 347V'

Finish	Control Options	Options	Notes:
BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Brone Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured	PCU Universal Button Photocontrol 7PR 7pin PCR ⁶ SCP Programmable occupancy sensor ^{3,4} SWP SiteSync Pre-Commission ^{7,9} SWPM SiteSync Pre-commission w/ OCC Sensor ^{4,7,8,9}	F Fusing (must specify voltage per footnote) CS Frosted acrylic diffuser CSU Inverted/Up mounting frosted acrylic diffuser (required for up/inverted fixture installations, factory install only see page 3) ² E Integral battery backup rated for 0°C ^{1,5} EH Integral battery backup with heater rated for -30°C ^{1,5} 2DR Dual Driver ⁹	1 Must specify voltage (120 or 277 only for E & EH) 2 Factory install only. Not available with SCP or SWPM sensor/control options 3 Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only 4 PCU option not applicable, included in sensor (8F = up to 8ft, 20F = up to 20ft) 5 350mA, 500mA & 750mA versions only. Not available with F, SWP or SWPM options 6 Accepts standard 3, 5, and 7-Pin ANSI controls (by others). Not available with PCU, SWP or SWPM control options 7 Must specify group and zone information at time of order. See www.HubbellLighting.com/products/sitesync for future details 8 Specify time delay, dimming level and mounting height 9 750mA and 1050mA versions only, not available with 347/480V 10 1050mA only, not available with 347V or 480V
Color Option CC Custom Color			

ACCESSORIES AND SERVICES (ORDERED SEPARATELY)

Catalog Number	Description
<input type="checkbox"/> LNC3-CS	Frosted acrylic comfort shield/lens, reduces glare and improves uniformity with only 20% lumen reduction
<input type="checkbox"/> SCP-Remote	Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor
<input type="checkbox"/> SWUSB	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node*
<input type="checkbox"/> SWTAB	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node*
<input type="checkbox"/> SWBRG	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested
<input type="checkbox"/> SW7PR	SiteSync 7 Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC*

Notes:

- * When ordering SiteSync at least one of these two interface options must be ordered per project
- + Available as a SiteSync retrofit solution for fixtures with an existing 7pin receptacle

Hubbell Control Solutions — Accessories (Sold Separately)

NX Distributed Intelligence™

- NXOFM-1R1D-UNV On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120–480VAC

wiSCAPE® Lighting Control

- WIR-RME-L On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110–480VAC

For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #: _____

LNC3

MEDIUM LED LITEPAK

CONTROLS

SiteSync — Precommissioned Ordering Information:

When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit [the SiteSync family page on our website](#) or contact Hubbell Lighting tech support at 800-345-4928.



SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: LNC3-24L-4K-075-3-U-BL-SWP SiteSync only
 LNC3-24L-4K-075-3-U-BL-SWPM-20F SiteSync with Motion Control

SiteSync 7-Pin Module:

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does not interface with occupancy sensors



PERFORMANCE DATA

# Of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW*	B	U	G	Lumens	LPW*	B	U	G	Lumens	LPW*	B	U	G
4	N/A	N/A	E	671	-	-	-	-	657	-	-	-	-	591	-	-	-	-
24	350mA	28	2	3,212	115	1	0	1	3,145	113	1	0	1	2,991	107	1	0	1
			3	3,160	113	1	0	1	3,094	111	1	0	1	2,944	106	1	0	1
			4	3,182	114	1	0	1	3,116	112	1	0	1	2,964	106	1	0	1
	500mA	41	2	4,143	101	1	0	2	4,057	99	1	0	2	3,858	94	1	0	2
			3	4,076	99	1	0	1	3,991	97	1	0	1	3,797	93	1	0	1
			4	4,104	100	1	0	1	4,019	98	1	0	1	3,823	93	1	0	1
	750mA	60	2	5,918	99	1	0	2	5,795	97	1	0	2	5,512	92	1	0	2
			3	5,823	97	1	0	2	5,702	95	1	0	2	5,424	90	1	0	2
			4	5,863	98	1	0	2	5,741	96	1	0	2	5,461	91	1	0	2
	1050mA	83	2	7,630	92	2	0	2	7,472	90	2	0	2	7,107	86	2	0	2
			3	7,508	90	1	0	2	7,352	89	1	0	2	6,993	84	1	0	2
			4	7,559	91	1	0	2	7,402	89	1	0	2	7,041	85	1	0	2

ELECTRICAL DATA

# OF LEDS	Drive Current (mA)	Input Voltage (V)	Oper. Current (Amps)	System Power (W)
24	350mA	120	0.23	28
		277	0.10	28
		347	0.08	28
		480	0.06	28
	500mA	120	0.34	41
		277	0.15	41
		347	0.12	41
		480	0.09	41
	750mA	120	0.50	60
		277	0.22	60
		347	0.17	60
		480	0.13	60
1050mA	120	0.69	83	
	277	0.30	83	
	347	0.24	83	
	480	0.17	83	

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	50,000	TM-21-11* L96 60,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.94	0.93	0.89	>296,000
40°C / 104°F	1.00	0.95	0.91	0.89	0.83	>191,000

* Projected per IESNA TM-21-11 * (Nichia 219B, 700mA, 85°C Ts, 10,000hrs). Data references the extrapolated performance projections for the LNC-12LU-5K base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

LNC3

MEDIUM LED LITEPAK

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

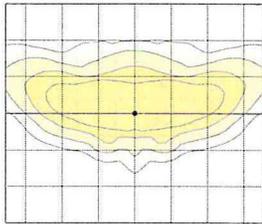
Ambient Temperature		Lumen Multiplier
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PHOTOMETRY

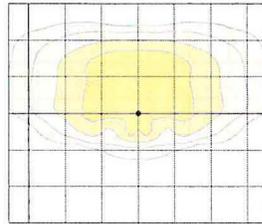
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see [website photometric test reports](#).

LNC3 – Type II



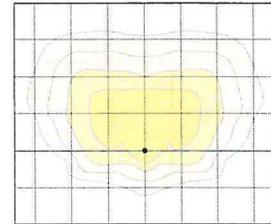
Mounting Height: 15'

LNC3 – Type III



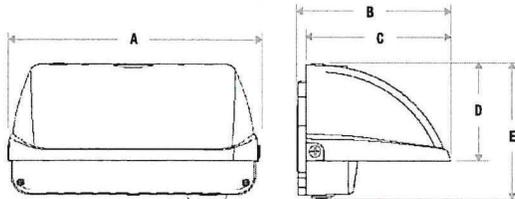
Mounting Height: 15'

LNC3 – Type IV



Mounting Height: 15'

DIMENSIONS



A	B	C	D	E	Weight
13" (330 mm)	10.5" (267 mm)	9.9" (251 mm)	5.8" (147 mm)	8.3" (211 mm)	25.0 lbs 11.3 kg

ADDITIONAL INFORMATION

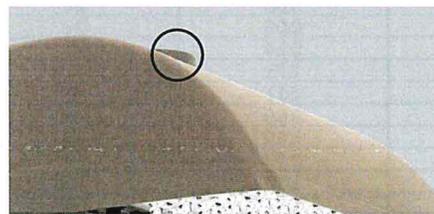
CSU – INVERTED MOUNTING OPTION



*Requires Factory Installed Lens Option

Inverted mounting capabilities for uplighting applications. Specially designed frosted acrylic diffuser option softens output, improves uniformity and protects LED lenses.

SCP - PROGRAMMABLE OCCUPANCY SENSOR



*Photocontrol and Wireless Controls by Others

Standard NEMA 7-Pin receptacle for twist lock photocell or wireless controls (by others).

SCP – PROGRAMMABLE OCCUPANCY SENSOR



Sensor offers greater control and energy savings with SCP programmable sensor with adjustable delay and dimming levels (Factory default is 10%)

Visit: <http://www.hubbellighting.com/solutions/controls/> for control application information

SHIPPING INFORMATION

Catalog Number	G.W(kg)/CTN	Carton Dimensions			Carton Qty. per Master Pack
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)	
LNC3-24LU	18.0 (8.2)	15.8 (40)	11.0 (28)	13.0 (33)	1

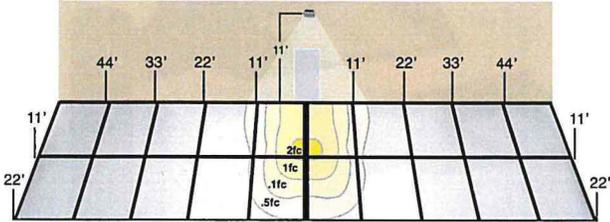
LNC3

MEDIUM LED LITEPAK

DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #: _____

ADDITIONAL INFORMATION (CONTINUED)

LNC2 - BATTERY BACK UP



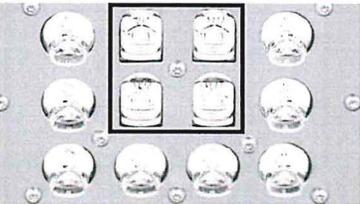
11' Mounting Height

Provides Life Safety Code average illuminance of 1.0 fc. Assumes open space with no obstructions and mounting height of 11'.

Diagrams for illustration purposes only, please consult factory for application layout.

Battery backup units consume 6 watts when charging a dead battery and 2 watts during maintenance charging. EH (units with a heater) consume up to an additional 8 watts when charging if the battery temp is lower than 10°C.

E & EH EMERGENCY BATTERY BACKUP



24 High Power LEDs generate up to 7,500 lumens in Normal Mode, and use 4 LEDs for up to 700 lumens in emergency.

USE OF TRADEMARKS AND TRADE NAMES

All product and company names, logos and product identifies are trademarks ™ or registered trademarks ® of Hubbell Lighting, Inc. or their respective owners. Use of them does not necessarily imply any affiliation with or endorsement by such respective owners.

RATIO Series

AREA/SITE LIGHTER

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



CONTROL TECHNOLOGY



RELATED PRODUCTS

- ⌘ [Airo](#)
- ⌘ [Cimarron LED](#)
- ⌘ [Ratio Family](#)

SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V dimming leads available for use with control devices (provided by others, must specify lead length)
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: www.hubbellighting.com/sitesync
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor

CONTROLS (CONT'D)

- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	3,000–48,000
Wattage Range	25–340
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	13.5–24 (6.1–10.9)

RATIO SERIES

AREA/SITE LIGHTER

ORDERING GUIDE

Example: RAR1-80L-25-3K7-2-UNV-ASQ-BL-NXWE-BC

 CATALOG #

ORDERING INFORMATION

Series	# LEDs - Wattage	CCT/CRI	Distribution	Optics Rotation	Voltage
RAR1 Ratio Area Size 1	80L-25 25W - 3,000 Lumens	3K7 3000K, 70 CRI	2 IES TYPE II	Blank for no rotation	UNV Universal 120-277V
	80L-39 39W - 5,200 Lumens	4K7 4000K, 70 CRI	3 IES TYPE III	L Optic rotation left	120 120V
	80L-50 50W - 6,000 Lumens	5K7 5000K, 70 CRI	4W IES TYPE IV	R Optic rotation right	208 208V
	160L-70 70W - 9,000 Lumens		5QW IES TYPE V		240 240V
	160L-100 100W - 12,000 Lumens				277 277V
	160L-115 115W - 15,000 Lumens				347 347V
	160L-135 135W - 18,000 Lumens				480 480V
RAR2 Ratio Area Size 2	320L-110 110W - 15,000 Lumens				
	320L-140 140W - 18,000 Lumens				
	320L-165 165W - 21,000 Lumens				
	480L-185 185W - 24,000 Lumens				
	480L-210 210W - 27,000 Lumens				
	480L-240 240W - 30,000 Lumens				
	480L-255 255W - 36,000 Lumens				
	480L-295 295W - 42,000 Lumens				
	480L-340 340W - 48,000 Lumens				

Mounting	Color	Control Options Network	Options
ASQ Arm mount for square pole/flat surface	BLT Black Matte Textured	NXWE NX Wireless Enabled (module + radio)	BC Backlight control
ASQU Universal arm mount for square pole/flat surface	BLS Black Gloss Smooth	NXSPW_F NX Wireless, PIR Occ. Sensor, Daylight Harvesting ²	CD Continuous dimming
Mounting Round Poles		NXSP_F NX, PIR Occ. Sensor, Daylight Harvesting ²	F Fusing (must specify voltage)
A_ Arm mount for round pole ¹	DBT Dark Bronze Matte Textured	Control Options Other	
A_U Universal arm mount for round pole ¹	DBS Dark Bronze Gloss Smooth	SCP-40F Programmable occupancy sensor ⁴	TB Terminal block
Mounting Other		7PR 7-Pin twist lock receptacle	2PF 2 power feed with 2 drivers ³
WB Wall bracket	GTT Graphite Matte Textured	7PR-SC 7-Pin receptacle with shorting cap	
MAF Mast arm fitter for 2-3/8" OD horizontal arm	LGS Light Grey Gloss Smooth	7PR-MD40F Low voltage sensor for 7PR	
K Knuckle	PSS Platinum Silver Smooth	7PR-TL 7-Pin PCR with photocontrol	
	WHT White Matte Textured		
	WHS White Gloss Smooth		
	VGT Verde Green Textured		
	Color Option		
	CC Custom Color		

Notes:

- 1 Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
- 2 Replace "_" with "14" for up to 14' mounting height, "30F" for 15-30' mounting height--
- 3 Not available with 25, 50, 255, 295 & 340W configurations
- 4 At least one SCPREMOTE required to program SCP motion sensor

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Mounting	Finish
RAR1-100-4K-3	12,000	100W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-100-4K-4W	12,000	100W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR1-135-4K-3	18,000	135W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-135-4K-4W	18,000	135W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-165-4K-3	21,000	165W	320L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR2-165-4K-4W	21,000	165W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze

RATIO SERIES

AREA/SITE LIGHTER

OPTIONS AND ACCESSORIES - STOCK (ORDERED SEPARATELY)

Catalog Number	Description
<input type="checkbox"/> RARRPA3DB	Round pole adapter 3.5" to 4.13" for ASQ arm, 3.5" to 4.13" OD pole, dark bronze finish
<input type="checkbox"/> RARA3UDB	Universal mount for square pole or round pole 3.5" to 4.13", dark bronze finish
<input type="checkbox"/> RARBC80L	Ratio blacklight control 80L
<input type="checkbox"/> RARBC160L	Ratio blacklight control 160L
<input type="checkbox"/> RARBC320L	Ratio blacklight control 320L
<input type="checkbox"/> RARBC480L	Ratio blacklight control 480L

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

Catalog Number	Description
<input type="checkbox"/> RAR-ASQU-XX	Universal arm mount for square pole/flat surface ²
<input type="checkbox"/> RAR-A_U-XX	Universal arm mount for round poles ^{1,2}
<input type="checkbox"/> RAR-RPA_-XX	Round pole adapter ^{1,2}
<input type="checkbox"/> SETAVP-XX	4" square pole top tenon adapter, 2 3/8" OD slipfitter ²
<input type="checkbox"/> RETAVP-XX	4" round pole top tenon adapter; 2 3/8" OD slipfitter for max. Four fixtures (90o); order 4" round pole adapters separately ²
<input type="checkbox"/> BIRD-SPIKE-3	Ratio size 1 bird deterrent/spikes
<input type="checkbox"/> BIRD-SPIKE-4	Ratio size 2 bird deterrent/spikes
<input type="checkbox"/> RARWB-XX	Wall bracket - use with Mast Arm Fitter or Knuckle ²

- 1 Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
- 2 Replace "XX" with desired color/paint finish

CONTROLS

Control Options

Standalone

SW7PR	SiteSync™ on fixture module via 7PR
SWUSB	SiteSync™ Software on USB
SWTAB	SiteSync™ Windows Tablet
SWBRG	SiteSync™ Wireless Bridge Node
SWFC	SiteSync™ Field Commission Serve
SCPREMOTE	Order at least one per project location to program and control

Networked – Wireless

WIR-RME-L	wISCAPE External Fixture Module ^{1,2}
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NX Networked – Wireless

NXOFM-1R1D-UNV	NX Wireless, Daylight Harvesting, BLE, 7 pin twisted lock
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Notes:

- 1 Works with external networked photosensor
- 2 wISCAPE Gateway required for system programming

RATIO SERIES

AREA/SITE LIGHTER

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR1	25	25.4	2	3438	135	1	0	1	3445	136	1	0	1	3240	128	1	0	1
			3	3460	136	1	0	1	3467	136	1	0	1	3260	128	1	0	1
			4W	3406	134	1	0	1	3412	134	1	0	1	3209	126	1	0	1
			5QW	3483	137	2	0	1	3490	137	2	0	1	3282	129	2	0	1
	39	39	2	5263	139	1	0	2	5273	139	1	0	2	4960	131	1	0	2
			3	5297	139	1	0	2	5308	140	1	0	2	4991	131	1	0	2
			4W	5200	137	1	0	2	5210	137	1	0	2	4900	129	1	0	2
			5QW	5333	140	3	0	1	5344	141	3	0	1	5025	132	3	0	1
	50	49.8	2	6310	127	1	0	2	6323	127	1	0	2	5946	120	1	0	2
			3	6349	128	1	0	2	6362	128	1	0	2	5983	120	1	0	2
			4W	6233	125	1	0	2	6245	126	1	0	2	5873	118	1	0	2
			5QW	6392	129	3	0	1	6405	129	3	0	1	6023	121	3	0	1
	70	68.4	2	9486	139	1	0	2	9505	139	1	0	2	8938	131	1	0	2
			3	9544	140	1	0	2	9563	140	1	0	2	8993	131	1	0	2
			4W	9395	137	1	0	2	9414	138	1	0	2	8853	129	1	0	2
			5QW	9608	140	4	0	2	9628	141	4	0	2	9054	132	4	0	2
	100	90.0	2	11976	133	2	0	2	12000	133	2	0	2	11285	125	2	0	2
			3	12050	134	2	0	2	12074	134	2	0	2	11354	126	2	0	2
			4W	11861	132	2	0	2	11885	132	2	0	2	11177	124	2	0	2
			5QW	12131	135	4	0	2	12155	135	4	0	2	11431	127	4	0	2
	115	109.7	2	15572	142	2	0	2	15494	141	2	0	2	14871	136	2	0	2
			3	15833	144	2	0	2	15754	144	2	0	2	15121	138	2	0	2
			4W	15281	139	2	0	3	15205	139	2	0	3	14623	133	2	0	3
			5QW	15732	143	4	0	2	15653	143	4	0	2	15024	137	4	0	2
	135	133.3	2	17971	135	3	0	3	17881	134	3	0	3	17163	129	3	0	3
			3	18272	137	2	0	2	18181	136	2	0	2	17450	131	2	0	2
			4W	17635	132	2	0	3	17547	132	2	0	3	16876	127	2	0	3
			5QW	18156	136	4	0	2	18065	136	4	0	2	17339	130	4	0	2

RAR2 Performance Data on next page

* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

RATIO SERIES

AREA/SITE LIGHTER

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR2	110	100.3	2	15326	153	2	0	3	15357	153	2	0	3	14442	144	2	0	3
			3	15421	154	2	0	3	15452	154	2	0	3	14531	145	2	0	3
			4W	15180	151	2	0	2	15210	152	2	0	2	14304	143	2	0	2
			5QW	15525	155	4	0	2	15556	155	4	0	2	14629	146	4	0	2
	140	133.2	2	19395	146	2	0	3	19434	146	2	0	3	18276	137	2	0	3
			3	19515	147	2	0	3	19554	147	2	0	3	18389	138	2	0	3
			4W	19210	144	2	0	3	19248	145	2	0	3	18101	136	2	0	3
			5QW	19647	148	5	0	3	19686	148	5	0	3	18513	139	5	0	3
	165	153.6	2	21651	141	3	0	3	21695	141	3	0	3	20402	133	3	0	3
			3	21785	142	3	0	3	21828	142	3	0	3	20527	134	3	0	3
			4W	21444	140	3	0	3	21487	140	3	0	3	20206	132	3	0	3
			5QW	21932	143	5	0	3	21976	143	5	0	3	20666	135	5	0	3
	185	174.5	2	26046	149	3	0	3	26098	150	3	0	3	24543	141	3	0	3
			3	26207	150	3	0	3	26259	150	3	0	3	24694	142	3	0	3
			4W	25797	148	3	0	4	25849	148	3	0	4	24308	139	3	0	4
			5QW	26384	151	5	0	3	26437	152	5	0	3	24861	143	5	0	3
	210	198.2	2	28848	145	3	0	4	28906	146	3	0	4	27184	137	3	0	4
			3	29027	146	3	0	4	29085	147	3	0	4	27351	138	3	0	4
			4W	28572	144	3	0	4	28630	144	3	0	4	26924	136	3	0	4
			5QW	29222	147	5	0	4	29281	148	5	0	4	27536	139	5	0	4
	240	226.9	2	32087	141	3	0	4	32151	142	3	0	4	30235	133	3	0	4
			3	32285	142	3	0	4	32350	143	3	0	4	30422	134	3	0	4
			4W	31780	140	3	0	4	31844	140	3	0	4	29946	132	3	0	4
			5QW	32503	143	5	0	4	32568	144	5	0	4	30627	135	5	0	4
	255	257.0	2	37040	144	3	0	4	36854	143	3	0	4	35373	138	3	0	4
			3	37660	147	3	0	4	37472	146	3	0	4	35966	140	3	0	4
			4W	36347	141	3	0	5	36166	140	3	0	5	34782	135	3	0	5
			5QW	37420	146	5	0	4	37233	145	5	0	4	35736	139	5	0	4
	295	294.0	2	41733	142	3	0	4	41524	141	3	0	4	39855	136	3	0	4
			3	42432	144	3	0	4	42220	144	3	0	4	40523	138	3	0	4
			4W	40953	139	3	0	5	40748	139	3	0	5	39190	133	3	0	5
			5QW	42162	143	5	0	4	41951	143	5	0	4	40264	137	5	0	4
	340	347.1	2	48392	139	4	0	5	48150	139	4	0	5	46215	133	4	0	5
			3	49203	142	3	0	4	48957	141	3	0	4	46989	135	3	0	4
			4W	47488	137	4	0	5	47261	136	4	0	5	45443	131	4	0	5
			5QW	48889	141	5	0	5	48645	140	5	0	5	46689	135	5	0	5

* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

RATIO SERIES

AREA/SITE LIGHTER

ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR1	25	120	0.21	25.4
		208	0.12	
		240	0.11	
		277	0.09	
	39	120	0.32	38.0
		208	0.18	
		240	0.16	
		277	0.14	
		347	0.11	
	50	120	0.42	49.8
		208	0.24	
		240	0.21	
		277	0.18	
	70	120	0.57	68.4
		208	0.33	
		240	0.29	
		277	0.25	
	100	120	0.75	90.0
		208	0.43	
		240	0.38	
		277	0.32	
	115	120	0.91	109.7
		208	0.53	
		240	0.46	
		277	0.40	
		347	0.32	
	135	120	1.11	133.3
		208	0.64	
240		0.56		
277		0.48		
347		0.38		
480	0.28			

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR2	110	120	0.84	100.3
		208	0.48	
		240	0.42	
		277	0.36	
	140	120	1.11	133.2
		208	0.64	
		240	0.56	
		277	0.48	
	165	120	1.28	153.6
		208	0.74	
		240	0.64	
	185	120	1.45	174.5
		208	0.84	
		240	0.73	
		277	0.63	
	210	120	1.65	198.3
		208	0.95	
		240	0.83	
		277	0.72	
	240	120	1.89	226.9
		208	1.09	
		240	0.95	
		277	0.82	
	255	120	2.14	257.0
		208	1.24	
		240	1.07	
		277	0.93	
		347	0.74	
295	120	2.45	294.0	
	208	1.41		
	240	1.23		
	277	1.06		
	347	0.85		
340	120	2.89	347.1	
	208	1.67		
	240	1.45		
	277	1.25		
	347	1.00		
480	0.72			

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.03
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	0.99
40° C	104° F	0.98
50° C	122° F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

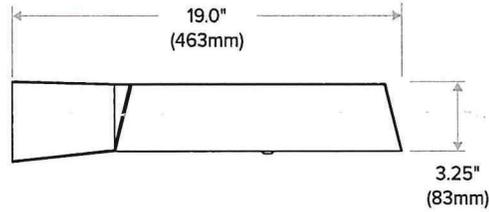
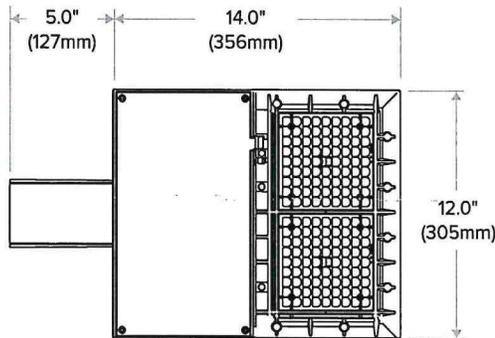
Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11 L90 36,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.95	0.93	0.86	238,000
40°C / 104°F	0.99	0.96	0.95	0.93	0.85	225,000

RATIO SERIES

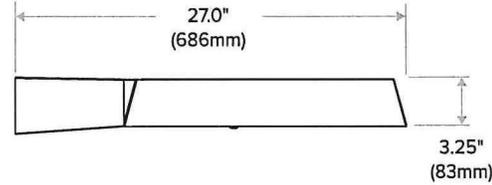
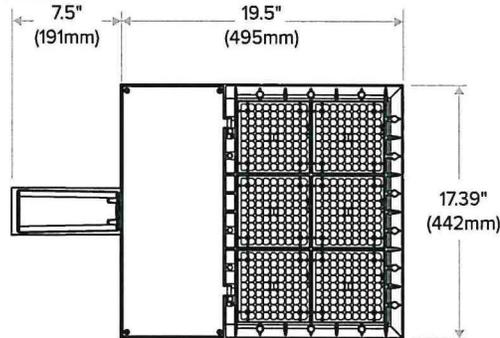
AREA/SITE LIGHTER

DIMENSIONS

RAR1

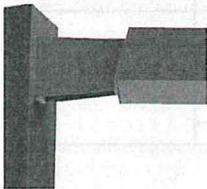


RAR2

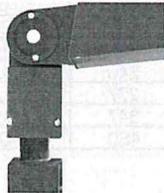


ADDITIONAL INFORMATION

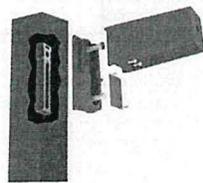
MOUNTING



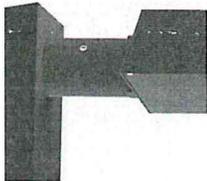
Arm Mount – Fixture ships with integral arm for ease of installation. Compatible with Hubbell Outdoor B3 drill pattern.



Knuckle – Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes.



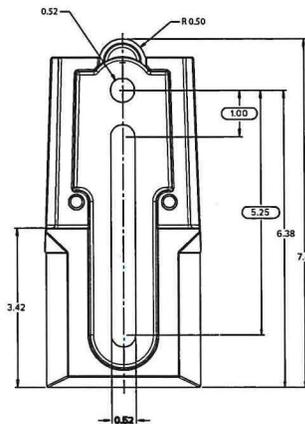
Universal Mounting – Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5"



MAF – Fits 2-3/8" OD arms Roadway applications.



Wall Mount – Wall mount bracket designed for building mount applications.



DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #: _____

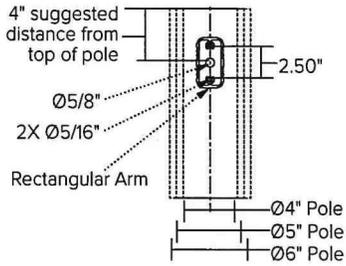
RATIO SERIES

AREA/SITE LIGHTER

ADDITIONAL INFORMATION (CONT'D)

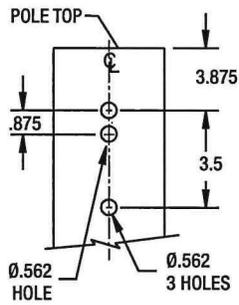
ARM MOUNT (ASQ)

Compatible with Pole drill pattern B3



UNIVERSAL MOUNTING (ASQU)

Compatible with pole drill pattern S2



SITESYNC 7-PIN MODULE



SW7PR



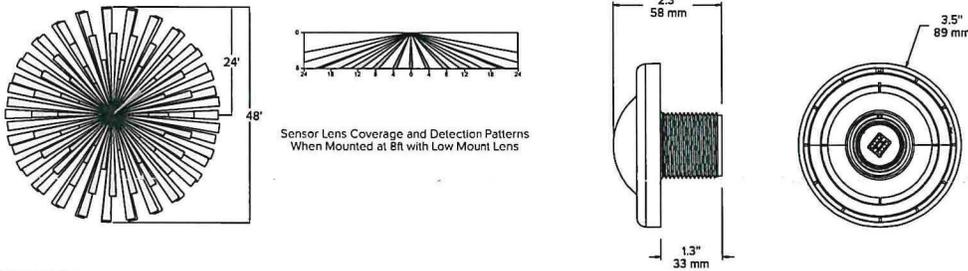
- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)

RATIO SERIES

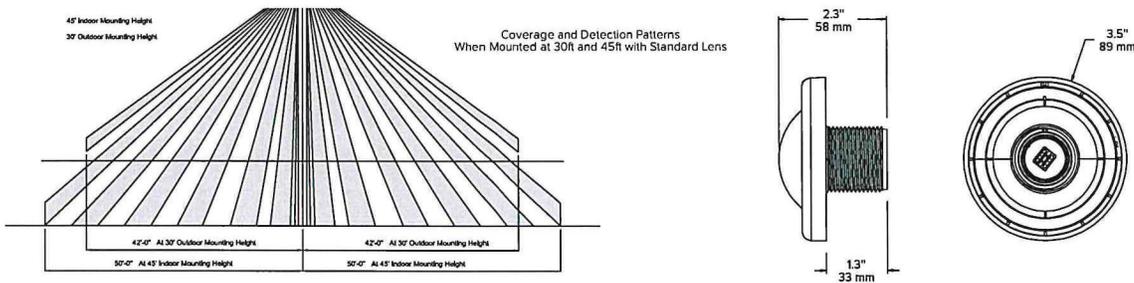
AREA/SITE LIGHTER

ADDITIONAL INFORMATION (CONT'D)

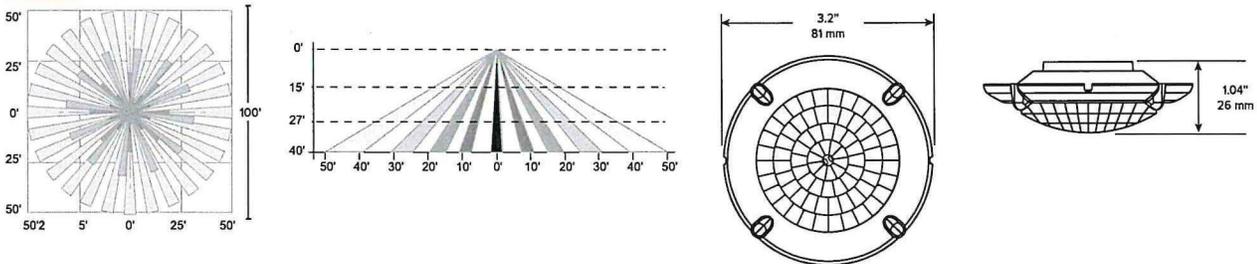
NXSP-14F



NXSP-30F



SCP-40F



RAR1 EPA

RAR-1	
EPA at 0°	EPA at 30°
.45ft. ²	.56ft. ²
.13m ²	.17m ²

RAR2 EPA

RAR-2	
EPA at 0°	EPA at 30°
.55ft. ²	1.48ft. ²
.17m ²	.45m ²

SHIPPING

Catalog Number	G.W(kg)/CTN	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
RAR1	15 (6.8)	20.75 (52.7)	15.125 (38.4)	6.9375 (17.6)
RAR2	19 (8.6)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)

USE OF TRADEMARKS AND TRADE NAMES

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To: Planning Commission

From: Peter Menser, Principal Planner
Keith Chapman, Assistant Planner

Date: November 19, 2020

Re: Commercial Planned Unit Development #20-13034 (Meridian Mall Limited Partnership)

The Planning Commission held the public hearing on C-PUD #20-13034 at its meeting on November 9, 2020. At the meeting the Planning Commission agreed to consider a resolution to recommend approval of the commercial planned unit development at its next meeting on November 23, 2020.

At the November 9, 2020 meeting the Planning Commission requested that the applicant provide benches and bike racks. At the request of the Planning Commission, the applicant has provided a revised site plan that shows two benches located along the proposed pedestrian/bike pathway and three u-shaped bike racks.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the C-PUD to the Township Board. A resolution to recommend approval of the C-PUD is provided.

- **Move to adopt the resolution recommending approval of C-PUD #20-13034 to construct a 2,500 square foot bank on a proposed 1.36 acre parcel along Grand River Avenue.**

Attachments

1. Resolution to recommend approval.
2. Revised Site Plan.

G:\Community Planning & Development\Planning\COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD)\2020\CPUD 20-13034 (Meridian Mall Limited Partnership)\C-PUD 20-13034 staff repot.pc2.doc

RESOLUTION TO RECOMMEND APPROVAL

**C-PUD #20-13034
1982 Grand River Avenue**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom web conferencing application on the 23rd day of November, 2020, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, C-PUD #13034 was approved to establish a C-PUD for the Meridian Mall to facilitate the construction of the former Gordman's store by the Township Board on December 3, 2013; and

WHEREAS, an amendment to C-PUD #19-13034 was approved in 2019 for the removal of a 2.43 acre parcel from Meridian Mall's C-PUD and the addition of a four acre parcel for the Meridian Township Farmers Market; and

WHEREAS, Meridian Mall Limited Partnership requested to amend a C-PUD to construct a 2,500 square foot bank building with three drive up ATMs on a proposed 1.36 acre parcel located south of the Meridian Mall at 1982 Grand River Avenue and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on November 9, 2020 and discussed the staff material forwarded under cover a memorandum dated November 6, 2020; and

WHEREAS, the subject site meets the 2017 Master Plan goal #3(A) of upgrading commercial areas by utilizing the Commercial Planned Unit Development Ordinance; and

WHEREAS, public water and sanitary sewer serve the subject site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of C-PUD #20-13034 to construct a 2,500 square foot bank building on a proposed 1.36 acre parcel located along Grand River Avenue subject to the following conditions:

1. Approval is based on the survey and legal descriptions prepared by KEBS, Inc. dated September 8, 1999 (Revised October 28, 2020).
2. All applicable conditions of Commercial Planned Unit Development #13034 and subsequent amendments shall remain in effect.

**Resolution to Recommend Approval
C-PUD #20-13034 (Meridian Mall Limited Partnership)
Page 2**

3. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, Michigan Department of Environment, Great Lakes, and Energy (EGLE), and the Township, as applicable. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
4. A Soil Erosion and Sedimentation Control (SESC) permit from the Township Department of Public Works and Engineering shall be required. No grading or land clearing shall take place on the site until soil erosion and sedimentation control (SESC) permits have been issued for the project.
5. 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.
6. All site accessories such as outdoor seating, bicycle racks, trash and recycling receptacles shall be of commercial quality and complement the building design and style. Additional proposed site accessories shall be subject to approval by the Director of Community Planning and Development.
7. All utility service distribution lines shall be located underground.
8. There shall be no relocation of water mains, sanitary sewer mains, and fire hydrants unless approved by the Director of Community Planning and Development.
9. All roof-mounted or ground-mounted mechanical, ventilation, air conditioning (HVAC), and similar structures for the building shall be properly screened. The method of screening shall be subject to the approval of the Director of Community Planning and Development.
10. Site plan review approval is required to construct the proposed bank. The final site plan, building elevations, and landscape plan shall be subject to the approval of the Director of Community Planning and Development.
11. Any future modifications to the site shall require an amendment to the commercial planned unit development.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

**Resolution to Recommend Approval
C-PUD #20-13034 (Meridian Mall Limited Partnership)
Page 3**

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of 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 23rd day of November, 2020.

Scott Hendrickson
Planning Commission Chair

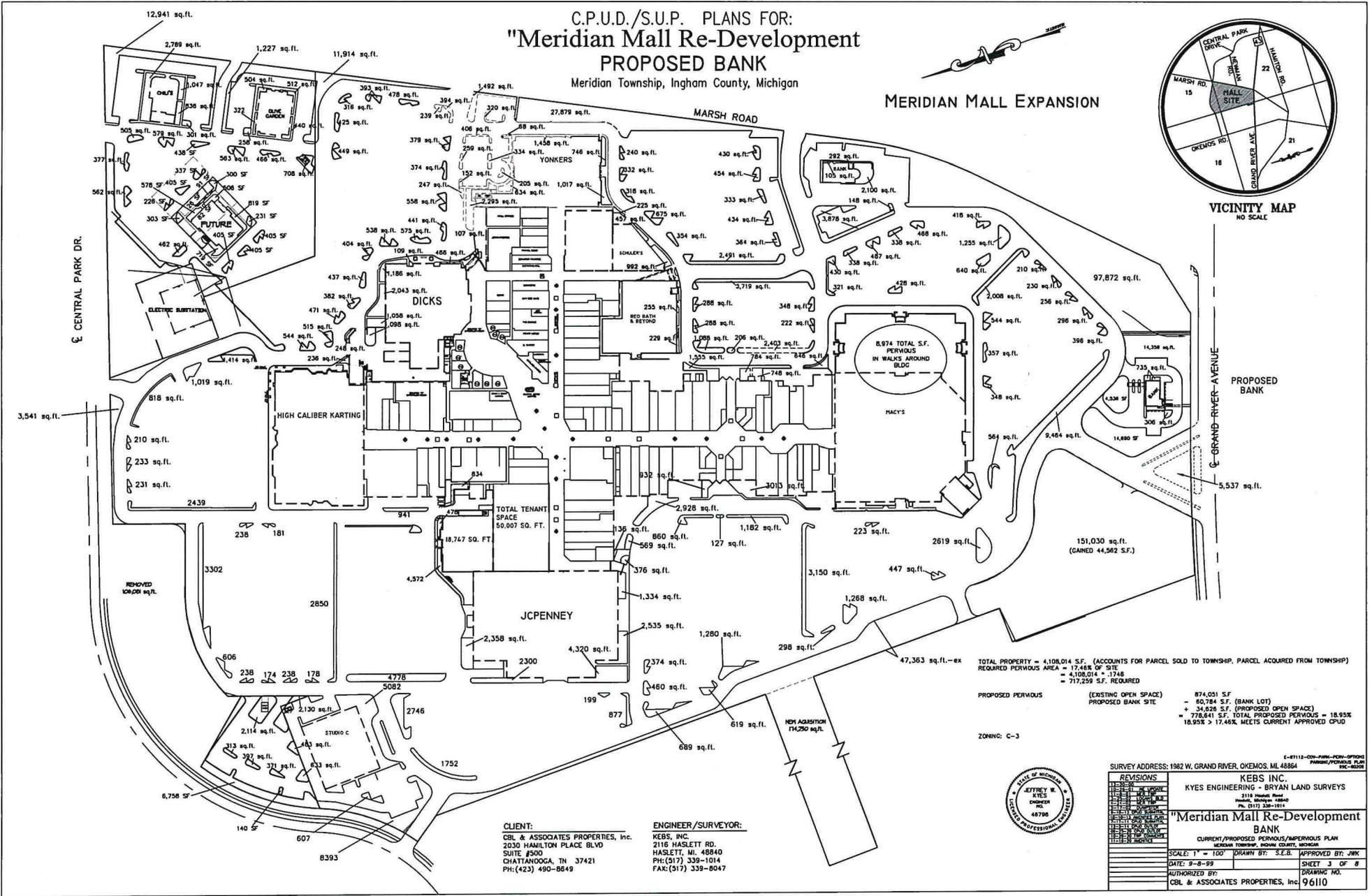
G:\Community Planning & Development\Planning\COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD)\2020\CPUD 20-13034 (Meridian Mall Limited Partnership)\C-PUD 20-13034 resolution to approve

C.P.U.D./S.U.P. PLANS FOR:
**"Meridian Mall Re-Development
 PROPOSED BANK**
 Meridian Township, Ingham County, Michigan

MERIDIAN MALL EXPANSION



VICINITY MAP
NO SCALE



TOTAL PROPERTY = 4,108,014 S.F. (ACCOUNTS FOR PARCEL SOLD TO TOWNSHIP, PARCEL ACQUIRED FROM TOWNSHIP)
 REQUIRED PERVIOUS AREA = 17,468 SF OF SITE
 = 4,108,014 * .1748
 = 717,259 S.F. REQUIRED

PROPOSED PERVIOUS (EXISTING OPEN SPACE)
 PROPOSED BANK SITE
 = 874,031 S.F.
 - 80,784 S.F. (BANK LOT)
 + 34,626 S.F. (PROPOSED OPEN SPACE)
 = 778,841 S.F. TOTAL PROPOSED PERVIOUS = 18,958
 18,958 > 17,468, MEETS CURRENT APPROVED CRUSE

ZONING: C-3

CLIENT:
 CBL & ASSOCIATES PROPERTIES, Inc.
 2030 HAMILTON PLACE BLVD
 SUITE #500
 CHATTANOOGA, TN 37421
 PH: (423) 490-8649

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



6-97112-009-FRM-FORM-SPR003
 Permit/Proposed Plans
 REV-0003

SURVEY ADDRESS: 1982 W. GRAND RIVER, OKEMOS, MI. 48864

NO.	DATE	REVISIONS
1	08/09/99	ISSUED FOR PERMITS
2	08/10/99	REVISED PERMITS
3	08/11/99	REVISED PERMITS
4	08/12/99	REVISED PERMITS
5	08/13/99	REVISED PERMITS
6	08/14/99	REVISED PERMITS
7	08/15/99	REVISED PERMITS
8	08/16/99	REVISED PERMITS
9	08/17/99	REVISED PERMITS
10	08/18/99	REVISED PERMITS
11	08/19/99	REVISED PERMITS
12	08/20/99	REVISED PERMITS
13	08/21/99	REVISED PERMITS
14	08/22/99	REVISED PERMITS
15	08/23/99	REVISED PERMITS
16	08/24/99	REVISED PERMITS
17	08/25/99	REVISED PERMITS
18	08/26/99	REVISED PERMITS
19	08/27/99	REVISED PERMITS
20	08/28/99	REVISED PERMITS
21	08/29/99	REVISED PERMITS
22	08/30/99	REVISED PERMITS
23	08/31/99	REVISED PERMITS
24	09/01/99	REVISED PERMITS
25	09/02/99	REVISED PERMITS
26	09/03/99	REVISED PERMITS
27	09/04/99	REVISED PERMITS
28	09/05/99	REVISED PERMITS
29	09/06/99	REVISED PERMITS
30	09/07/99	REVISED PERMITS
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97	11/13/99	REVISED PERMITS
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99	11/15/99	REVISED PERMITS
100	11/16/99	REVISED PERMITS

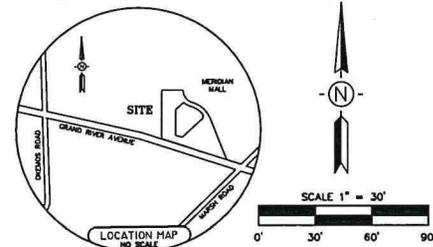
KEBS INC.
 KYES ENGINEERING - BRYAN LAND SURVEYS
 3118 Haslett Road
 Haslett, Michigan 48840
 PH: (517) 339-1014

"Meridian Mall Re-Development
 BANK
 CURRENT/PROPOSED PERVIOUS/AMPERVIOUS PLAN
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

SCALE: 1" = 100'
 DATE: 9-8-99
 AUTHORIZED BY:
 CBL & ASSOCIATES PROPERTIES, Inc

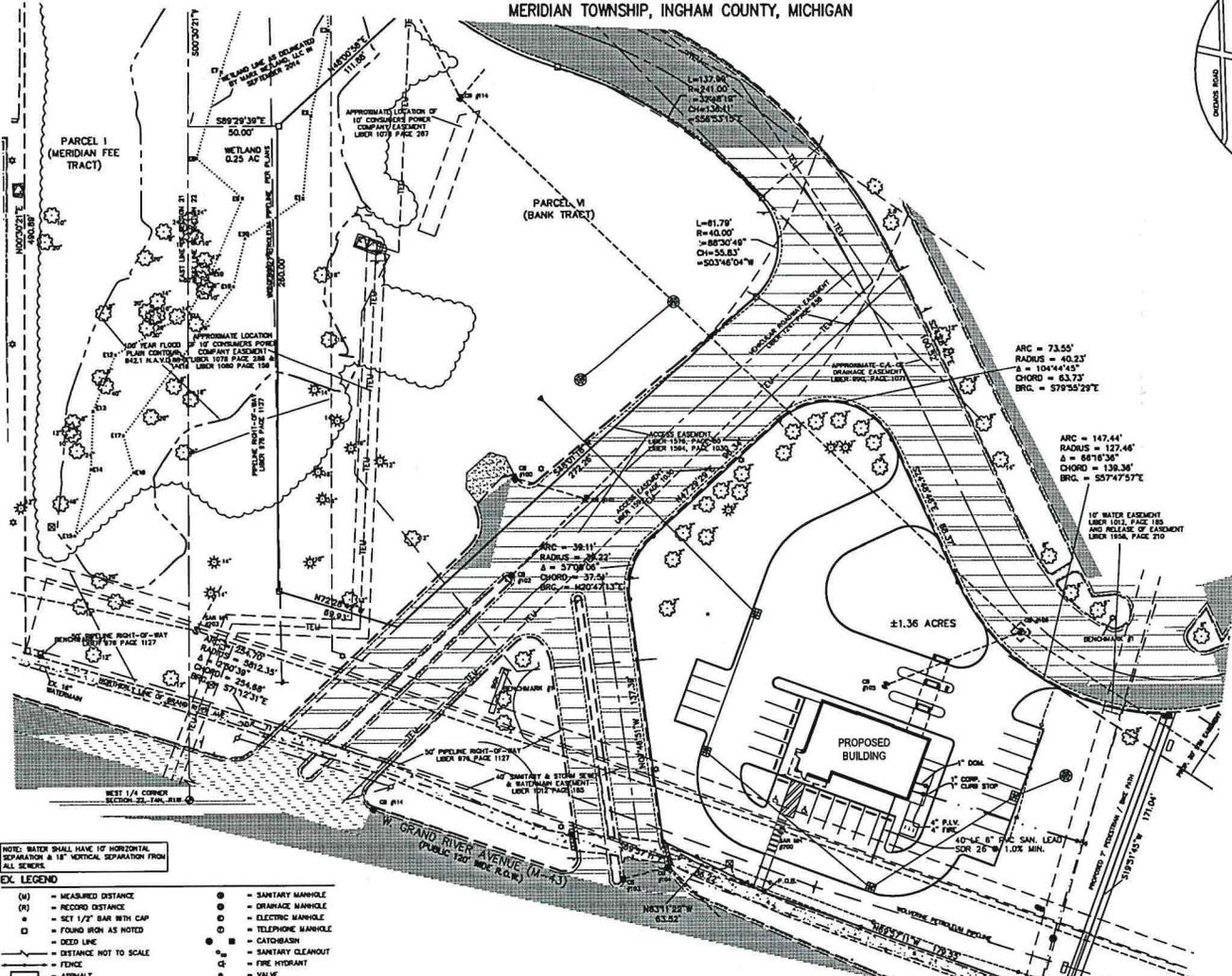
APPROVED BY: JMK
 SHEET 3 OF 8
 DRAWING NO.
 96110

CPUD FOR:
Meridian Mall/Bank
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



EX. SEWER MANHOLES

- CATCH BASIN #100
R# = 841.00
12" RCP E = 841.75
- CATCH BASIN #101
R# = 841.62
12" RCP SE = 840.02
12" RCP SW = 840.43
12" RCP W = 842.23
- CATCH BASIN #102
R# = 843.87
12" RCP SE = 840.98
- CATCH BASIN #103
R# = 844.80
12" RCP SE = 843.55
- CATCH BASIN #104
R# = 844.20
12" RCP SE = 843.21
12" RCP W FULL OF DEWNS
- CATCH BASIN #105
R# = 843.29
12" RCP SE = 841.83
- CATCH BASIN #106
R# = 847.33
12" RCP SE = 840.48
12" RCP SW = 841.04
24" RCP W = 848.42
- CATCH BASIN #107
R# = 846.71
12" RCP E = 842.25
12" RCP SW = 842.23
- CATCH BASIN #111
R# = 853.30
12" RCP SE = 848.87
- STORM MANHOLE #112
R# = 853.30
12" RCP SW = 847.83
12" RCP W = 848.84
- CATCH BASIN #113
R# = 854.29
12" RCP E = 851.31
- CATCH BASIN #114
R# = 844.26
12" RCP SE = 842.10
NO OTHER PIPES VISIBLE
DUE TO SCHEMATIC
- STORM MANHOLE #118
R# = 850.30
12" RCP W = 841.82
- STORM MANHOLE #120
R# = 850.42
48" RCP SW = 836.82
48" RCP SE = 836.82
- STORM MANHOLE #121
R# = 850.30
48" RCP SW = 837.12
48" RCP SE = 837.14
- SANITARY MANHOLE #200
R# = 851.29
12" RCP E = 830.28
12" RCP W = 830.28
- SANITARY MANHOLE #201
R# = 854.30
12" RCP SE = 840.98
12" RCP E = 840.43
8" VCP SW = 840.82
12" RCP W = 838.58
- SANITARY MANHOLE #203
R# = 844.26
12" DP SW = 833.80
12" DP SE = 833.12
8" VCP SW = 833.12
- SANITARY MANHOLE #204
R# = 844.26
12" DP SW = 828.38
12" DP SE = 828.78



J. KEES
 INCORPORATED
 SURVEYING DIVISION
 1000 N. HAWLEY RD.
 EAST LANSING, MI 48106
 CALL 526 1200
 526-4933
 FAX 526-1122

BM#1 - CHISELED SQUARE ON NORTHEAST CORNER OF CONCRETE PAD FOR MERIDIAN MALL SIGN
 ELEVATION = 848.47 N.A.V.D. 1988

BM#2 - BIG ARM OF FIRE HYDRANT ON NORTH SIDE OF GRAND RIVER AVENUE NEAR SOUTHWEST CORNER OF PROPERTY
 ELEVATION = 847.28 N.A.V.D. 1988

NOTE: WATER SHALL HAVE 18" HORIZONTAL SEPARATION & 12" VERTICAL SEPARATION FROM ALL SEWERS

EX. LEGEND

- (M) = MEASURED DISTANCE
- (R) = RECORD DISTANCE
- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = BUILDING OVERHANG
- = 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
- = MANHOLE
- = ELECTRIC METER
- = GAS METER
- = WATER METER
- = SOL BORG
- = SIGN
- = POST
- = AIR CONDITIONING UNIT

LEGEND

- = EXT. CONTOURS
- = EXT. WATER MAIN
- = EXT. SANITARY SEWER
- = EXT. STORM SEWER
- = EXT. ELEVATIONS
- = PROPOSED WATER MAIN
- = PROPOSED SANITARY SEWER
- = PROPOSED STORM SEWER
- = PROPOSED C&S MANHOLE (C&S)
- = UTILITY EASEMENT
- = CENTER LINE OF ROAD
- = ROAD RIGHT OF WAY
- = PROPERTY LINE
- = FIRE HYDRANT
- = WATER VALVE
- = TRINITY BLOCK
- = PROPOSED TOP OF CURB ELEV.

	REVISIONS 08-29-20 CPUD 10-21-20 TRCS 10-28-20 TWP 11-16-20 TWP	KEBS, INC. KYES ENGINEERING BRITAN LAND SURVEYS 2718 HAWLEY ROAD, HAWLEY, MI 49840 PH. 517-238-1014 FAX 517-238-8047 HAWLEY OFFICE PH. 517-751-8900
	Meridian Mall/Bank PRELIMINARY UTILITY PLAN	
	SCALE: 1" = 30' DATE: 1-24-18	DESIGNED BY: JMK PROJECT NO.: 18-001 SHEET 5 OF 8
	AUTHORIZED BY: JMK MERIDIAN MALL & BANK PROPERTIES, INC.	APPROVED BY: JMK JOB #: 18-001 06110

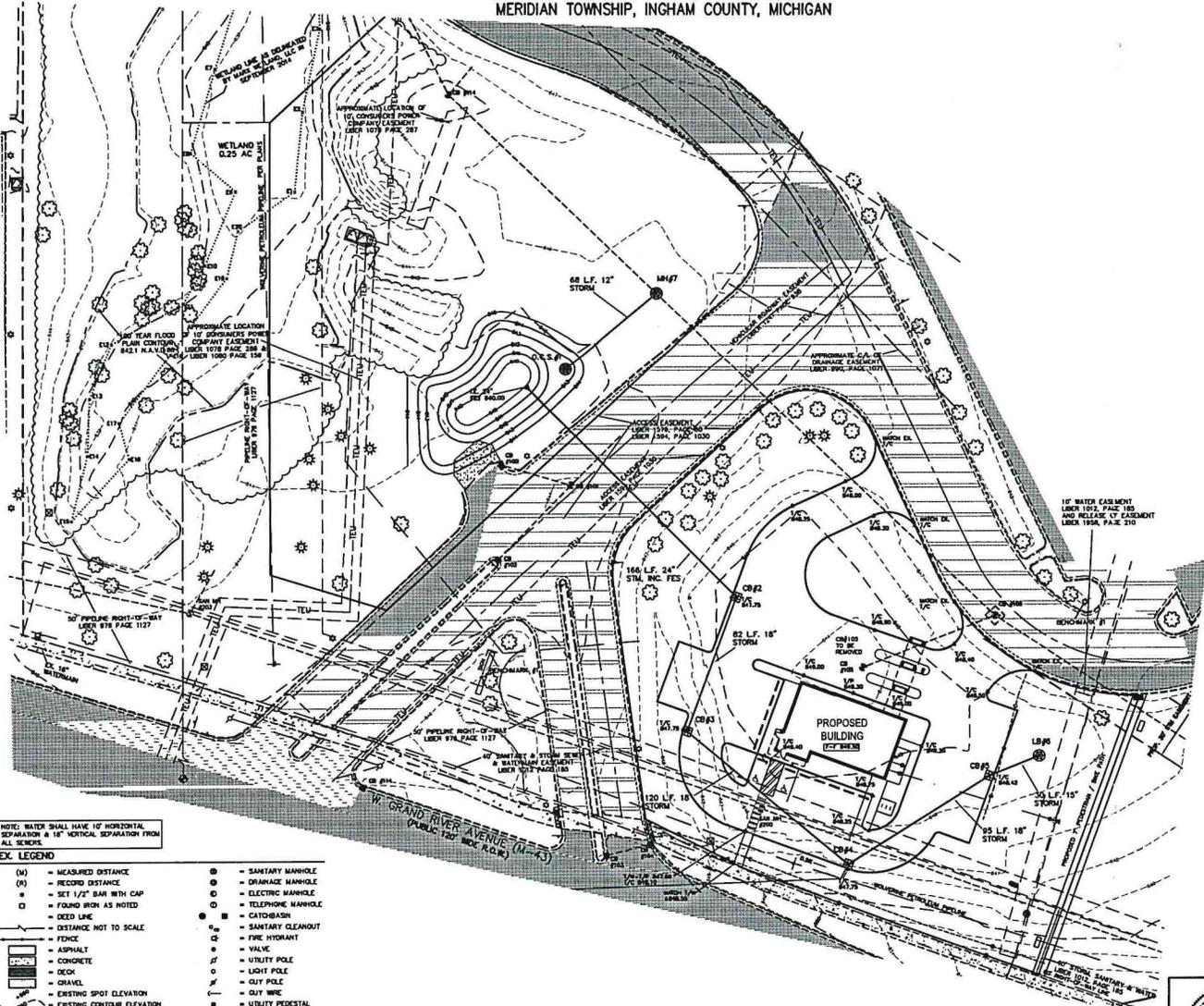
CPUD FOR:
Meridian Mall/Bank
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



SCALE 1" = 30'
 0' 30' 60' 90'

EX. SEWER INVENTORIES

- CATCH BASIN #100
RM- 841.01
15' ROP E- 840.78
 - CATCH BASIN #101
RM- 843.82
15' ROP E- 840.02
15' ROP S- 840.43
15' ROP W- 840.33
 - CATCH BASIN #102
RM- 843.97
15' ROP E- 840.88
 - CATCH BASIN #103
RM- 846.10
15' ROP E- 843.55
 - CATCH BASIN #104
RM- 846.55
15' ROP E- 843.21
15' ROP W FULL OF DEBRIS
 - CATCH BASIN #105
RM- 845.29
15' ROP E- 841.83
 - CATCH BASIN #106
RM- 847.53
15' ROP E- 840.48
15' ROP S- 841.54
24' ROP W- 840.42
 - CATCH BASIN #107
RM- 846.71
15' ROP E- 842.25
15' ROP S- 842.22
 - CATCH BASIN #111
RM- 853.36
15' ROP E- 848.87
 - STORM MANHOLE #112
RM- 853.36
15' ROP S- 847.83
15' ROP W- 848.84
 - CATCH BASIN #113
RM- 854.30
15' ROP E- 851.31
 - CATCH BASIN #114
RM- 854.30
15' ROP E- 841.08
15' ROP S- 842.10
NO OTHER PIPES POSSIBLE DUE TO SLOPMENT
 - STORM MANHOLE #118
RM- 850.35
15' ROP S- 841.42
 - STORM MANHOLE #130
RM- 851.42
48' ROP W- 838.42
48' ROP E- 838.42
 - STORM MANHOLE #131
RM- 850.36
48' ROP W- 837.12
48' ROP E- 837.14
 - SANITARY MANHOLE #200
RM- 845.18
15' ROP E- 835.28
15' ROP W- 833.38
 - SANITARY MANHOLE #201
RM- 854.30
15' ROP E- 840.48
15' ROP E- 840.43
15' ROP W- 840.82
15' ROP S- 836.34
 - SANITARY MANHOLE #203
RM- 844.32
18' ROP W- 832.80
18' ROP E- 833.12
8' ROP S- 833.12
 - SANITARY MANHOLE #204
RM- 843.80
18' ROP W- 829.38
18' ROP E- 829.78
- LEGEND**
- EXT. CONTOURS
 - EXT. WATER MAIN
 - EXT. SANITARY SEWER
 - EXT. STORM SEWER
 - EXT. ELEVATIONS
 - PROPOSED WATERS MAIN
 - PROPOSED TOP OF CURB ELEV.
 - PROPOSED TOP OF GROUND ELEV.
 - PROPOSED TOP OF SANIT. ELEV.
 - PROPOSED TOP OF STORM ELEV.
 - SCHOTER ELEV. SETTING SYSTEM
 - PROPOSED FIRST FLOOR ELEV.
 - PROPOSED TOP OF CURB ELEV.
 - PROPOSED TOP OF GROUND ELEV.
 - PROPOSED TOP OF SANIT. ELEV.
 - PROPOSED TOP OF STORM ELEV.
 - SCHOTER ELEV. SETTING SYSTEM
- LEGEND**
- MEASURED DISTANCE
 - (N) --- RECORD DISTANCE
 - SET 1/2" BAR WITH CAP
 - FOUND IRON AS NOTED
 - DISTANCE NOT TO SCALE
 - FENCE
 - ASPHALT
 - CONCRETE
 - DECK
 - GRAVEL
 - EXISTING SPOT ELEVATION
 - EXISTING CONTOUR ELEVATION
 - BUILDING OVERHANG
 - 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
 - DEED LINE
 - SANITARY CLEANOUT
 - FIRE HYDRANT
 - VALVE
 - UTILITY POLE
 - LIGHT POLE
 - GUY POLE
 - OUT WIRE
 - UTILITY PREDESTAL
 - TRANSFORMER
 - HANDHOLE
 - ELECTRIC METER
 - GAS METER
 - WATER METER
 - SOL BORING
 - SOIL
 - POST
 - AIR CONDITIONING UNIT



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

SM#1 - CHISEL SQUARE ON NORTHWEST CORNER OF CONCRETE PAD FOR MERIDIAN MALL SIGN ELEVATION - 846.47 N.A.V.D. 1988

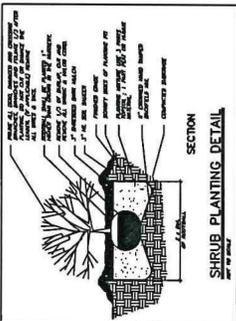
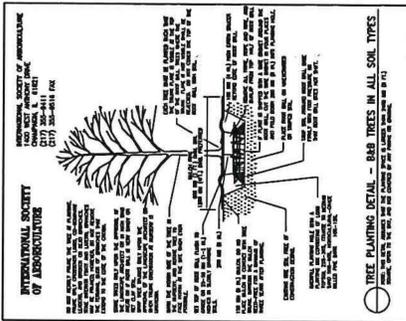
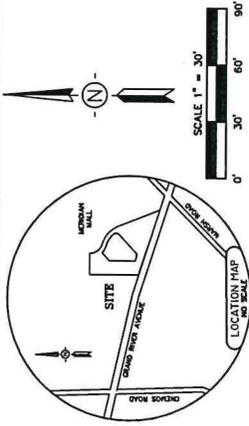
SM#2 - BIG ARM OF FIRE HYDRANT ON NORTH SIDE OF GRAND RIVER AVENUE NEAR SOUTHWEST CORNER OF PROPERTY ELEVATION - 847.28 N.A.V.D. 1988

- LEGEND**
- MEASURED DISTANCE
 - (N) --- RECORD DISTANCE
 - SET 1/2" BAR WITH CAP
 - FOUND IRON AS NOTED
 - DISTANCE NOT TO SCALE
 - FENCE
 - ASPHALT
 - CONCRETE
 - DECK
 - GRAVEL
 - EXISTING SPOT ELEVATION
 - EXISTING CONTOUR ELEVATION
 - BUILDING OVERHANG
 - 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
 - DEED LINE
 - SANITARY CLEANOUT
 - FIRE HYDRANT
 - VALVE
 - UTILITY POLE
 - LIGHT POLE
 - GUY POLE
 - OUT WIRE
 - UTILITY PREDESTAL
 - TRANSFORMER
 - HANDHOLE
 - ELECTRIC METER
 - GAS METER
 - WATER METER
 - SOL BORING
 - SOIL
 - POST
 - AIR CONDITIONING UNIT



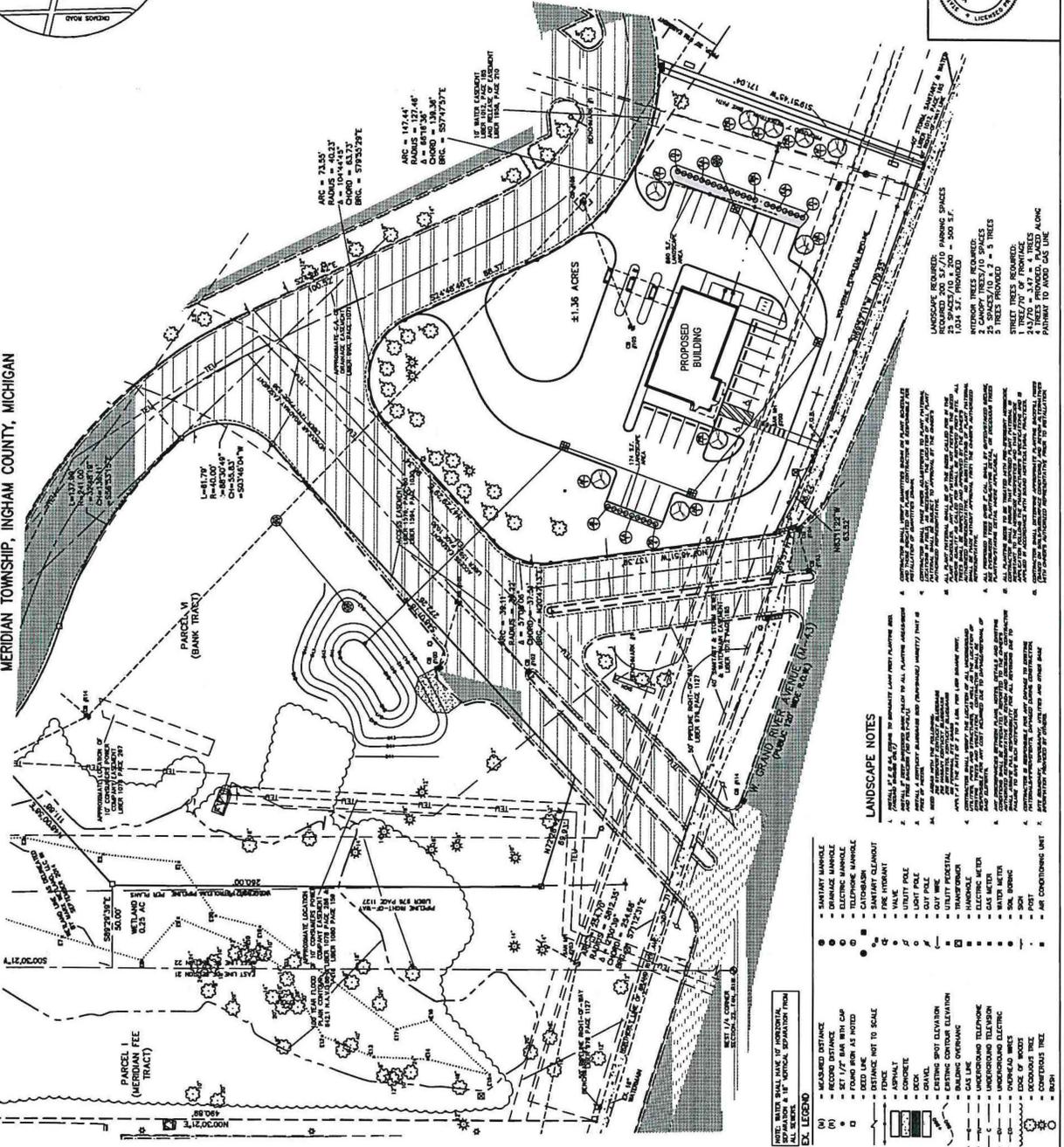
REVISIONS		KEBS, INC. KYES ENGINEERING 219 HALETT ROAD, HALETT, MI 48840 PH. 517-338-1014 FAX. 517-338-8547
08-25-20 CPUD		
10-21-20 TRS		Meridian Office PH. 517-338-1014 FAX. 517-338-8547
10-28-20 TSP		
11-18-20 TSP		Meridian Mall/Bank
		STORM & DRAINAGE PLAN
SCALE: 1" = 30'	DESIGNED BY: JMK	APPROVED BY: JMK
DATE: 1-24-18	PROJECT NO.: 18-000	SHEET 6 OF 8
AUTHORIZED BY: MERIDIAN MALL BANK/KEBS, INC. & ASSOC.	PROJECT NO.: 18-000	DATE: 1-24-18

CPUD FOR:
Meridian Mall/Bank
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



PLANT	QTY	SIZE	DATE
...

REVISIONS	DATE	BY	DESCRIPTION
1	10-25-20
2	11-15-20
3	11-15-20



EXISTING UTILITIES

CATCH BASIN	...
12" POT. C.	...
...	...

LANDSCAPE NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE MICHIGAN PLANTING ACT.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE MICHIGAN PLANTING ACT.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE MICHIGAN PLANTING ACT.

EX. LEGEND

- (M) - MEASURED DISTANCE
- (P) - RECORD DISTANCE
- (S) - SET 1/2" BAR WITH CAP
- (D) - RECORD DISTANCE AS NOTED
- (O) - RECORD DISTANCE NOT TO SCALE
- (F) - FENCE
- (C) - CONCRETE
- (G) - GRAVEL
- (E) - EXISTING CONDUIT ELEVATION
- (L) - GAS LINE
- (W) - WATER METER
- (U) - UNDERGROUND UTILITY
- (H) - HOLE
- (B) - BUSH

LEGEND

- PROPOSED BOUNDARY LINE
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED TOP OF DRIVE ELEVATION



KEEBS, INC. 214 MARKET BLDG. S.W. CORNER OF MARKET & WASHINGTON STS. GRAND RAPIDS, MI 49503
 Meridian Mall/Bank
 SCALE: 1" = 30'
 DATE: 11-15-20
 DRAWN BY: ...
 CHECKED BY: ...
 APPROVED BY: ...

LANDSCAPE REQUIRED:
 REQUIRED 200 5' x 10' PARKING SPACES
 1.034 S.F. PROVIDED
 INTERIOR TREES REQUIRED:
 2. CANOPY TREES/10 SPACES
 5 TREES PROVIDED
 STREET TREES REQUIRED:
 1.034 S.F. PROVIDED
 5 TREES PROVIDED
 3. 1.034 S.F. PROVIDED
 4. 1.034 S.F. PROVIDED
 5. 1.034 S.F. PROVIDED

PARCEL 1 (MERIDIAN FEE TRACT)
 PARCEL 2 (BANK TRACT)
 PARCEL 3 (BANK TRACT)
 PARCEL 4 (BANK TRACT)
 PARCEL 5 (BANK TRACT)
 PARCEL 6 (BANK TRACT)
 PARCEL 7 (BANK TRACT)
 PARCEL 8 (BANK TRACT)
 PARCEL 9 (BANK TRACT)
 PARCEL 10 (BANK TRACT)

PROPOSED BUILDING
 PROPOSED PARKING SPACES
 PROPOSED DRIVEWAY
 PROPOSED SIDEWALK
 PROPOSED UTILITY LINES
 PROPOSED LANDSCAPING
 PROPOSED TOP OF CURB ELEVATION
 PROPOSED TOP OF DRIVE ELEVATION

PROPOSED BOUNDARY LINE
 PROPOSED TOP OF CURB ELEVATION
 PROPOSED TOP OF DRIVE ELEVATION

PROPOSED BOUNDARY LINE
 PROPOSED TOP OF CURB ELEVATION
 PROPOSED TOP OF DRIVE ELEVATION

RESOLUTION TO RECOMMEND APPROVAL

**C-PUD #20-13034
1982 Grand River Avenue**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom web conferencing application on the 23rd day of November, 2020, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, C-PUD #13034 was approved to establish a C-PUD for the Meridian Mall to facilitate the construction of the former Gordman’s store by the Township Board on December 3, 2013; and

WHEREAS, an amendment to C-PUD #19-13034 was approved in 2019 for the removal of a 2.43 acre parcel from Meridian Mall’s C-PUD and the addition of a four acre parcel for the Meridian Township Farmers Market; and

WHEREAS, Meridian Mall Limited Partnership requested to amend a C-PUD to construct a 2,500 square foot bank building with three drive up ATMs on a proposed 1.36 acre parcel located south of the Meridian Mall at 1982 Grand River Avenue and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on November 9, 2020 and discussed the staff material forwarded under cover a memorandum dated November 6, 2020; and

WHEREAS, the subject site meets the 2017 Master Plan goal #3(A) of upgrading commercial areas by utilizing the Commercial Planned Unit Development Ordinance; and

WHEREAS, public water and sanitary sewer serve the subject site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of C-PUD #20-13034 to construct a 2,500 square foot bank building on a proposed 1.36 acre parcel located along Grand River Avenue subject to the following conditions:

1. Approval is based on the survey and legal descriptions prepared by KEBS, Inc. dated September 8, 1999 (Revised October 28, 2020).
2. All applicable conditions of Commercial Planned Unit Development #13034 and subsequent amendments shall remain in effect.

**Resolution to Recommend Approval
C-PUD #20-13034 (Meridian Mall Limited Partnership)
Page 3**

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of 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 23rd day of November, 2020.

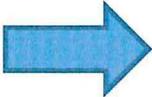
Scott Hendrickson
Planning Commission Chair

G:\Community Planning & Development\Planning\COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD)\2020\CPUD 20-13034 (Meridian Mall Limited Partnership)\C-PUD 20-13034 resolution to approve

- The additional traffic from the proposed project traveling on Powell Road would create safety concerns when attempting to take a left onto Grand River, heading towards Williamston. Speed and visibility issues on Grand River would have to be addressed.
- This is an attractive project but the location of the project is not appropriate.
- The applicant's discussion centered around the development of the project and not focusing on the reasons for the rezoning request and it made it confusing for a focused discussion.
- The Planning Commission should consider the changing economic conditions and look at the Future Use Land Map to reevaluate current and possible future trends.
- The rezoning will run with the land and is it inappropriate.
- The rezoning request did not provide enough reasons why the current zoning is not sufficient.

A straw poll indicated the Planning Commission would not be in support of recommending approval of the proposed Rezoning #20050. A resolution will be provided at the next meeting on November 23, 2020.

Chair Hendrickson closed the public hearing at 8:19 p.m.



- B. Commercial Planned Unit Development #20-13034 (Meridian Mall Limited Partnership), amend commercial planned unit development approval to construct 2,500 square foot bank with three drive-up ATMs at 1982 Grand River Avenue.

Chair Hendrickson opened the public hearing at 8:20 p.m.

Principal Planner Menser provided an overview of the request.

The members of the Development Team were available on the zoom call. David Neuhoff, Meridian Mall Limited Partnership, 212 Shady Ridge Lane, Chattanooga, TN, is representing the Meridian Mall Development. He stated the proposed bank with three drive-up ATMs would reside on approximately one acre of property.

Jeff Kyes and Kevin Kalmbach Engineering Department with Kebs, 2116 Haslett Road. Jeff stated he has met with the Ingham County Drain Commissioner and MDOT and there are no concerns moving forward with this proposed project.

Public Comments:

- A. Amber Clark, Neighborhoods & Economic Development Director with Meridian Township, 5151 Marsh Road, expressed her support for the proposed Commercial Planned Unit Development #20-13034 (Meridian Mall Limited Partnership).
- B. Jessi Adler, 1580 Hillside Drive, expressed her support for the proposed Commercial Planned Unit Development #20-13034 (Meridian Mall Limited Partnership).

Planning Commission Discussion:

- The proposal is ideal for the purpose.
- There is a customer waiting for the project approval so they can move forward with the new business.

- The egress and ingress are already within the Meridian Mall property and there will be no substantial traffic flow issues impacting Grand River Avenue.
- The proposed project is a nice design but current green space will be gone and there is already so much underutilized space on the mall property.
- David Neuhoff stated that he understood the concerns relating to the green space being eliminated with the new proposal but negotiations are very difficult with anchor stores in the mall and taking underutilized parking space on the mall property is not an easy solution to the current situation.
- Grand River Avenue allows for excellent visibility for the proposed new business.
- Principal Planner Menser noted amenities could be added or recommended by the Planning Commission considering the discussion about adding additional bicycle parking spaces and benches on the property of the proposed Commercial Planned Unit Development.

Chair Hendrickson asked if the straw poll could be taken for two things at once. The Planning Commissioners should vote on the addition of the proposed amenities being discussed and then on the proposed project. A straw poll indicated the Planning Commission would be in support of recommending approval of the proposed amenities and the Commercial Planned Unit Development #20-13034 (Meridian Mall Limited Partnership). A resolution will be provided at the next meeting on November 23, 2020.

Chair Hendrickson closed the public hearing at 8:59 p.m.

7. UNFINISHED BUSINESS - NONE

8. OTHER BUSINESS

A. Mixed Use Planned Unit Development (MUPUD) ordinance review.

Commissioner Premoe noted the review of the MUPUD Ordinance is in progress and they will update the group soon. Principal Planner Menser further added the subcommittee should have a draft ready for review at the December 14, 2020 meeting.

B. Grand River Avenue project.

Commissioner Cordill provided an update on the project and referenced the letters attached in the meeting packet from Jeffrey Ross, Chair for the Corridor Improvement Authority and Steven Vagnozzi, Chair for the Meridian Transportation Commission. The other letter included in the meeting packet is from the Department of Transportation (MDOT) Lansing Transportation Service Center.

9. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Principal Planner Menser provided a summary of the past three Township Board meetings that were held since the Planning Commission last met and noted the next Township Board meeting will be November 17, 2020.

7. UNFINISHED BUSINESS

- A. **Rezoning #20050 (DTN 2013 LLC)**, rezone three parcels totaling 31.63 acres located on the east side of Central Park Drive, west of Powell Road, and north of Grand River Avenue from RA (Single Family-Medium Density) to RD (Multiple Family-maximum eight dwelling units per acre).

Commissioner Trezise moved to recommend denial of Rezoning #20050 (DTN 2013 LLC). Supported by Commissioner Blumer.

Planning Commission Discussion:

- The plan submitted by the developer is outstanding however the location is not appropriate.
- The applicant submitted a letter following the November 9, 2020 Planning Commission meeting that addressed issues of concern and they were sound reasons for considering the rezoning.
- Not in opposition to the project itself however the proposed location doesn't meet the Master Plan for the Future Use Land Map.
- There are concerns with the traffic especially on Powell Road.
- The density is not appropriate for the proposed location.
- The concept of the rental homes project in Meridian Township would be a great fit in a different location.

ROLL CALL VOTE:

YEAS: Commissioner McConnell, Cordill, Shrewsbury, Blumer, Trezise and Chair Hendrickson

NAYS: Commissioner Richards

MOTION CARRIED: 6-1



- B. **Commercial Planned Unit Development #20-13034 (Meridian Mall Limited Partnership)**, amend commercial planned unit development approval to construct 2,500 square foot bank with three drive-up ATMs at 1982 Grand River Avenue.

Principal Planner Menser noted the applicant provided a revised site plan to include two benches located along the proposed pedestrian/bike pathway and three u-shaped bike racks.

Commissioner Richards moved to recommend approval of Commercial Planned Unit Development #20-13034 (Meridian Mall Limited Partnership).

Supported by Commissioner Blumer.

Planning Commission Discussion

- The loss of green space is regretted on the Meridian Mall property especially since there is so much underutilized parking currently.
- The use fits in the context of the Meridian Mall project.

- The addition of the benches would be beneficial to the patrons who use the CATA bus stop near the corner of Marsh Road and Grand River Avenue.
- David Neuhff, 212 Shady Ridge Lane, Chattanooga, TN, representing the Meridian Mall Development team, noted the proposed project would be an opportunity to fill a need for the end user and the area is a great location with good visibility.
- The current proposal fits into the future strategy of Meridian Mall (CVL) and sounds like the Capital Corridor vision by reference, adopted in the Master Plan.
- Is there a need for an additional banking site in the area when there are approximately 17 ATM locations in a mile radius.

ROLL CALL VOTE:

YEAS: Commissioner Cordill, Shrewsbury, Richards, Blumer, Trezise and Chair Hendrickson

NAYS: Commissioner McConnell

MOTION CARRIED: 6-1

8. OTHER BUSINESS - NONE

9. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Principal Planner Menser provided a summary of the past two Township Board meetings that were held on November 17, 2020 and November 23, 2020 and noted the Township Board meeting scheduled on December 1, 2020 is cancelled and the next Township Board meeting will be December 8, 2020 and this will be the final meeting for the year.

B. Liaison reports.

- Commissioner Cordill provided an update from the November 16, 2020 Corridor Improvement Authority meeting

C. Project updates.

- Principal Planner Menser provided an update of project updates and answered questions raised by the Planning Commissioners.

10. PROJECT UPDATES

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

11. PUBLIC REMARKS - NONE

