



Andy Schor
Mayor

LANSING PLANNING COMMISSION
Regular Meeting
Tuesday, April 7, 2026, 6:30 p.m.
Neighborhood Empowerment Center
600 W Maple St., Lansing, MI 48906

AGENDA

- 1. OPENING SESSION**
 - A. Roll Call**
 - B. Excused Absences**
- 2. APPROVAL OF AGENDA**
- 3. COMMUNICATIONS**
- 4. PUBLIC HEARINGS & ITEMS FOR ACTION**
 - A. PUD-1-2026, 2645 W Holmes Road, Churchill Gardens, 1**
- 5. COMMENTS FROM THE AUDIENCE (please limit comments to 3 minutes per person)**
- 6. RECESS**
- 7. BUSINESS**
 - A. Consent Items**
 - (1) Minutes for approval: March 3, 2026 2**
 - B. Old Business**
 - C. New Business**
 - (1) Capital Improvements Plan FY2026 – 2031 3**
- 8. REPORT FROM PLANNING & ZONING OFFICE**
- 9. COMMENTS FROM THE CHAIRPERSON**
- 10. COMMENTS FROM COMMISSION MEMBERS**
- 11. PENDING ITEMS: FUTURE ACTION REQUIRED**
- 12. ADJOURNMENT**

Next Regularly Scheduled Meeting: Tuesday, May 5, 2026

For special accommodations, please give 24 hours' notice prior to the meeting by calling Sue Stachowiak in the Planning Office at 517-483-4085 or by dialing (tty 711).

PUD-1-2026, 2645 W Holmes Road, Churchill Gardens - STAFF REPORT

A **Planned Unit Development review** is conducted pursuant to the provisions of the Michigan Zoning Enabling Act (P.A. 110 of 2006) 125.3503 Sec. 503. and Chapter 1264 of the Lansing Code of Ordinances.

APPLICANT	Lovejoy Community Services 4601 W. Saginaw, Suite E Lansing, MI 48917
OWNER:	Pentecostal Church of God in Christ 2645 W Holmes Rd. Lansing, MI 48911-2358
PROPOSAL:	Planned Unit Development in the R-1 Residential district known as Churchill Gardens to construct detached and attached single-family units, multi-family rowhouses, a multi-family apartment building, a multi-use community building, and accessory urban farming space/buildings.
PARCEL:	2645 West Holmes Road - PID # 33-01-01-31-207-001
EXISTING LAND USE & ZONING:	Use: place of worship Zoning: R-1 Residential
PROPERTY SIZE AND SHAPE:	20.9 acres, irregular shape. Churchill Gardens: 12.8 acres
SURROUNDING ZONING & LAND USE	North: R-1, residential South: R-1, residential; MFR, multi-family residential West: R-1, residential East: R-1, residential

ANALYSIS

BACKGROUND:

Lovejoy Community Services, with the consent and support of the property owner, Pentecostal Church of God in Christ, is proposing the split of the subject property to facilitate a planned unit development that would result in 6 detached single-family homes, 18 attached single-family rowhouse units, 40 attached multi-family rowhouse units, a 14-unit apartment building, a multi-use community building, and accessory urban agricultural farm spaces and buildings.

LOCATION:

The subject property is located along W. Holmes Road near the intersection with Pleasant Grove Road in the southwest area of the City. W. Holmes Road and Pleasant Grove Road are 2-3 lane roads with dedicated bike lanes and are CATA bus service routes.

CHARACTER:

The subject property is a large, irregularly shaped parcel. The church occupies the northeast portion of the property, approximately 8.1 acres. This portion will be split off from the remainder of the site that is the subject of this request, if the PUD is approved. The area to be developed is wooded with some areas that are semi-cleared. S. Catherine Street and Gibson Street dead-end into and will provide access to the site. The proposed PUD plan includes retaining and improving the wetland and a substantial amount of the woodlands, satisfying recognizable benefits of the PUD process and minimizing the impact of the development on the natural environment.

SECTION 1264.02 - INTENT:

The Planned Unit Development (PUD) process is an option for properties within all zoning districts meant to offer an alternative to conventional development by permitting flexibility in the regulations for development. The standards contained in Section 1264 of the Zoning Ordinance are intended to promote and encourage development on parcels of land which are suitable in size, location and character for the uses proposed while ensuring compatibility with adjacent land uses.

- (1) Encourage innovation in land development in terms of variety, design, layout and type of structures;
- (2) Accommodate development on sites that exhibit difficult development constraints;
- (3) Encourage redevelopment of brownfield or greyfield sites as mixed-use neighborhoods;
- (4) Encourage the adaptive reuse of historic buildings;
- (5) Provide the opportunity to mix compatible uses, or residential types;
- (6) Preserve and protect significant natural features, open space and cultural/historic resources;
- (7) Ensure that new developments are consistent with the historic character of the community;
- (8) Promote efficient provision of public services and utilities;
- (9) Minimize adverse traffic impacts;
- (10) Encourage development of convenient recreational facilities; and
- (11) Encourage the use and improvement of land where site conditions make development under conventional zoning difficult or less desirable.

SECTION 1264.03 - ELIGIBILITY CRITERIA

The following four criteria apply to all Planned Unit Developments (PUDs):

UNIFIED CONTROL

The specific project area of the parcel will be split from the existing church property and separately owned and operated.

RECOGNIZABLE BENEFIT:

In accordance with Section 1264.03 of the Zoning Ordinance, the applicant shall demonstrate to the Planning Commission that the PUD provides at least three (3) site design elements, out of 13,

that could not be attained through a project designed under conventional zoning. The applicant's proposal includes the following elements:

- Mixed-use development with residential, and nonresidential uses or a variety of housing types;
- High quality architectural design beyond the site plan requirements of this chapter;
- Extensive landscaping beyond the basic requirements of this chapter;
- Preservation, enhancement and restoration of natural resources (trees, slopes, nonregulated wetland areas, views to the river);
- Provision of open space and public plazas or features;
- Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions (e.g., topography, shape etc.);
- Significant use of sustainable building and site design features such as: water use reduction, water-efficient landscaping, innovative wastewater technologies, low impact stormwater management, optimize energy performance, on-site renewable energy, passive solar heating, reuse/recycled/renewable materials, indoor air quality or other elements identified as sustainable by established groups such as the U.S. Green Building Council (LEED) or ANSI National Green Building Standards.

In granting the relaxation of any standard for a PUD, the Planning Commission may require the applicant to demonstrate through professional documentation that the project will not be detrimental to the public health, safety or welfare of the future occupants of the PUD, the surrounding neighborhood, or the City as a whole. Such documentation may include, but is not limited to, traffic impacts studies, environmental impact studies, market needs assessments, infrastructure impact studies and any other such reports or studies. Much of this information can be requested if determined to be necessary during the administrative site plan review process.

COMPATIBILITY WITH ADJACENT USES.

In review of the concept plan, Planning and Zoning Office staff has concluded that the proposed development is compatible with the density of the surrounding single-family neighborhood and the rowhouse condominium development to the south. The concept plan includes a mix of residential housing types in a scattered layout that preserves as much of the woodlands and buffer spaces as possible, thereby not concentrating mixed-matched densities next to one another.

The concept plan has a density of 6.09 units per acre. The R-1 district's minimum density is 8.71 units per acre and most of the surrounding plats are 6.05 units per acre. The concept plan as a whole is of a similar density as the surrounding neighborhood while disrupting less land, compared to the typical subdivision development. The density of the concept plan is much less than the condominium development to the southeast. The plan has taken care to limit density and create natural buffers between the site and the surrounding single-family neighborhood.

COMPREHENSIVE PLAN

Staff has noted on other projects recently (3724 Pleasant Grove Rd. and 3310 W Mt Hope Rd rezonings) that the future land use plan of the Comprehensive Plan fails to reflect the existing mixed-housing types and varying density of much of the central-southwest area of the City. There are numerous duplexes, middle housing (three-to-six units), rowhouses, condominiums, and campus-style apartment complexes. W. Holmes Road as a neighborhood connector (with bike lanes and bus routes) is especially equipped to support middle-density housing.

The concept plan advances numerous comprehensive plan goals such as investing in established neighborhoods, infill development, expanding housing choices, ‘green’ neighborhoods (improved energy efficiency, protection of open spaces, links to recreation and transit, low-impact site design, and enhanced stormwater management), encourage healthy lifestyles, and access to locally-produced food.

SECTION 1264.04 - PERMITTED USES

The uses permitted in a PUD must be permitted by right or by special land use in the underlying zoning district of the subject property. Other uses may be permitted upon a finding by the Planning Commission that such uses will be appropriate and compatible with the proposed development and the surrounding area. The Planning Commission may permit additional uses to create an integrated, mixed-use development based upon the goals being advanced in the City of Lansing Comprehensive Plan. Approval of a PUD shall include the specific identification of the uses permitted within the PUD and only those uses so approved shall be permitted. The applicant’s proposal includes the following uses.

- Single-family residential (detached)
- Attached single-family residential
- Multi-family residential
- Place of Assembly (community center)
- Urban agriculture
- Accessory structures (barn & amphitheater)

The attached single-family, multi-family residential, and place of assembly (SLU) are not permitted by-right in the R-1 Residential zoning district. The place of assembly as a community center that would be for use by the residents of the site with space that can be rented out to non-residents. Since the mix of residential uses is necessary to make the development feasible and to preserve the natural features of the site, staff recommends approval of all proposed land uses and structures.

SECTION 1264.05 - HEIGHT, AREA AND BULK REGULATIONS

The height, bulk and area conditions set forth in the underlying district requirements shall be used as guidelines for the use areas set forth in the PUD. However, to encourage flexibility and

PUD-1-2026, 2645 W Holmes Road, Churchill Gardens - STAFF REPORT

creativity consistent with the intent of the PUD, the Planning Commission may permit specific departures from the requirements of this chapter. Any regulatory modification shall be approved through a finding by the Planning Commission that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards.

	R-1 Residential	Proposed
Minimum Height	15'	12' 6"
Maximum Height	35'	39' 8"
Lot width (maximum)	200'	375' (12.8 acre site)
Front setback	20' or average of block	Dwellings range 30' – 57' from adjacent single-family
Minimum Dwelling Unit Size	576 square feet	342 – 440 square feet (studio units), 530 square feet (one bedroom unit) All other units at least 576 square feet

SECTION 1264.06 - APPROVAL PROCEDURE

1. Preapplication conference with the Planning & Zoning Office (held March 6, 2026 with the Building Safety Office, Lansing Fire Department, Public Service Department, and BWL).
2. Planning Office review of PUD concept plan (this staff report).
3. Planning Commission public hearing and recommendation on PUD concept plan (mailing notices sent to property owners and occupants within 300' of subject property, postmarked March 20, 2026).
4. City Council review and approval of PUD overlay zone, PUD concept plan, and PUD agreement.

The Planning Commission shall recommend approval, approval with conditions or denial of the PUD request to the City Council. The recommendation shall be based on the following:

- a. Whether the proposal provides the recognizable benefits intended in this Chapter;
- b. Promotes the land use goals and objectives of the City or the Comprehensive Plan;
- c. Whether all applicable provisions of this article and this chapter are met;

PUD-1-2026, 2645 W Holmes Road, Churchill Gardens - STAFF REPORT

- d. Whether there is, or will be at the time of development, adequate facilities to accommodate the sanitary sewage, stormwater, solid waste, water supply needs and traffic generated by the proposed project; and
- e. Whether the project successfully provides a transition between higher and lower density uses and/or between nonresidential and residential uses.

The staff evaluation concludes that the proposed plan is consistent with PUD criteria listed above.

If approved, the proposed development will be subject to administrative site plan review during which the plan will be evaluated for compliance with all applicable zoning requirements, including the architectural standards of Chapter 1246. A primary component of the site plan review process will be a review of a stormwater management plan by the City's Public Service Department.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- No comment received.

Lansing Fire Department

- Widths of some maneuvering aisles must be amended.

Public Service Department:

[Engineering & Infrastructure]

- Some sanitary and storm sewer drain connections must be decided during full site plan review.

[Transportation]

- Widths of some maneuvering aisles must be amended.

Building Safety Office:

- Plans will be reviewed under Site Plan Review and Commercial Plan Review.

STAFF RECOMMENDATION

Staff recommends approval of PUD-1-2026 as proposed, based upon a finding that the plan demonstrates compliance with the recognizable benefits required under Chapter 1264, as described in this staff report.

Respectfully submitted,

Andy Fedewa, Planner

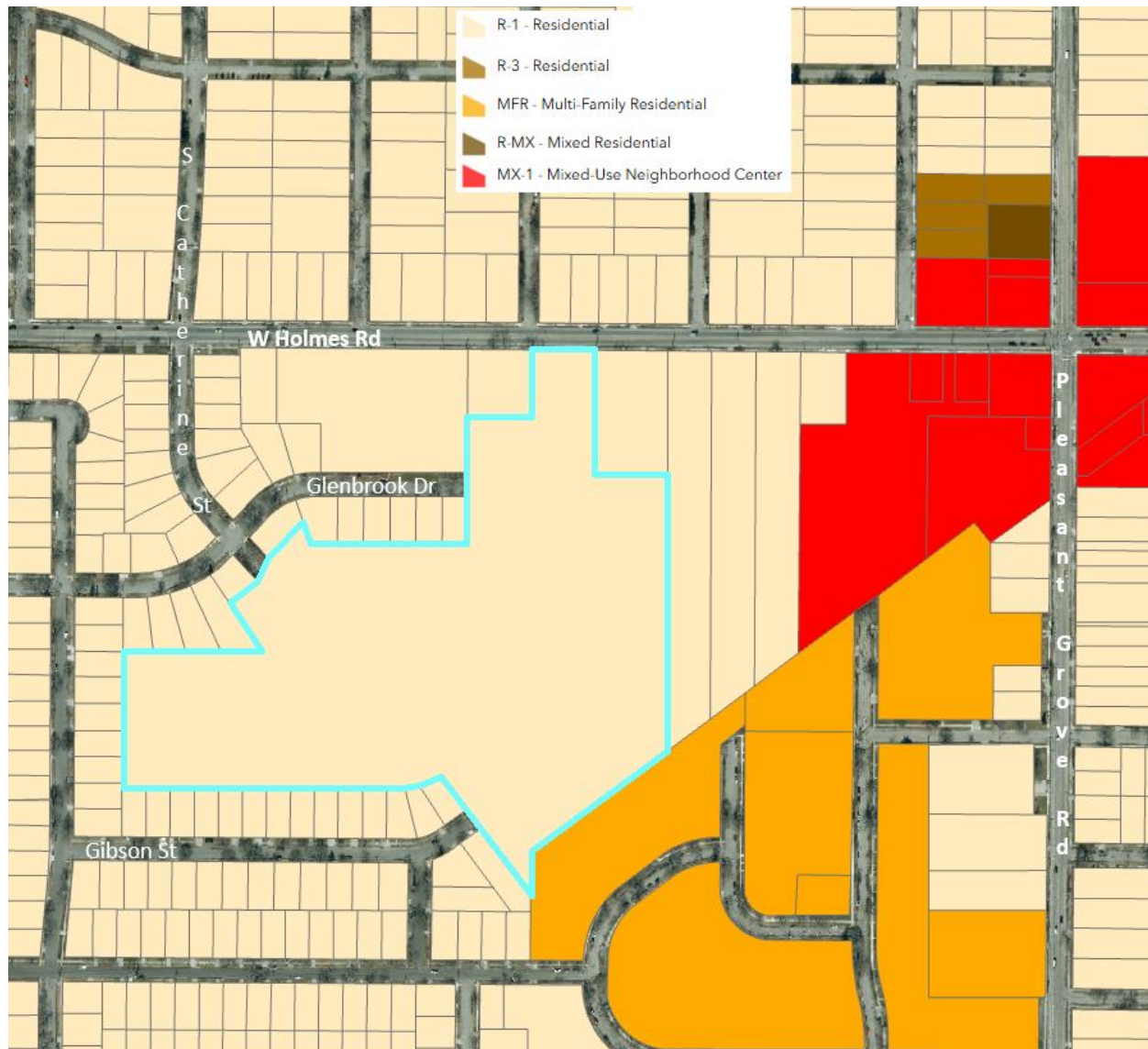
PUD-1-2026, 2645 W Holmes Road, Churchill Gardens - STAFF REPORT

Aerial:



PUD-1-2026, 2645 W Holmes Road, Churchill Gardens - STAFF REPORT

Zoning Map:



CHURCHILL GARDENS

PLANNED UNIT DEVELOPMENT

City of Lansing, Michigan



PROJECT NARRATIVE

PROJECT OVERVIEW

Churchill Gardens is a mixed-income, mixed-use residential and agricultural development proposed by LoveJoy Community Services to advance equitable housing, environmental stewardship, and neighborhood resilience in Lansing. The project integrates affordable and workforce rental housing, permanently affordable homeownership through a Community Land Trust (CLT), supportive services for vulnerable populations, and a phased community farm designed to expand access to healthy food and educational opportunity. Together, these components create a cohesive neighborhood model that aligns with the City of Lansing's goals for inclusive growth, sustainability, and long-term stability.

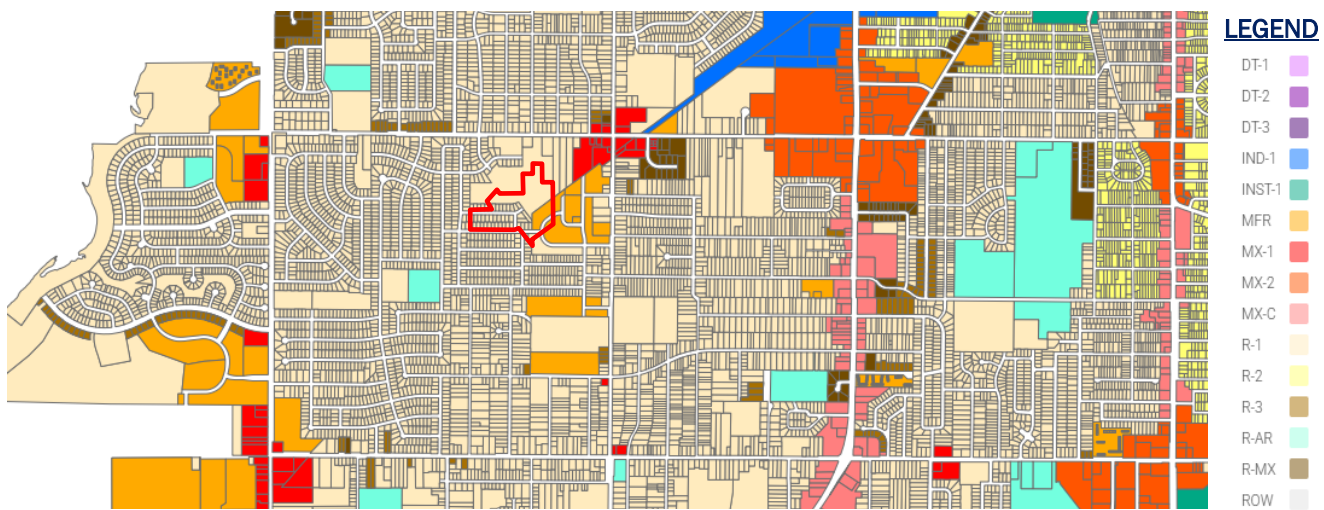


The residential core of Churchill Gardens includes 40 apartment units distributed across five small-scale buildings and a 14-unit CoHab House designed to support seniors, veterans, and residents seeking an age-friendly, service-enriched living environment. The apartment mix includes studios, one-, two-, and three-bedroom units to accommodate individuals and families. The dwelling units in the project will feature a mix of affordability levels, generally not exceeding 120% of area median income. LoveJoy Community Services will provide on-site supportive services including case management, community living supports, and life-skills programming to ensure residents have the stability and resources necessary to thrive.

Complementing the rental housing is a 24-home Community Land Trust component that provides permanently affordable homeownership opportunities. Under the CLT structure, the land is held in trust while homeowners purchase the structures at below-market prices through a long-term ground lease. This model ensures lasting affordability, protects against speculative displacement, and enables residents to build equity while maintaining community stewardship. By combining rental and ownership opportunities within a single development, Churchill Gardens promotes socioeconomic diversity and long-term neighborhood stability.

The site plan has been developed with careful attention to environmental protection and compatibility with surrounding uses. An existing stream corridor will remain undisturbed with a preserved buffer, and no grading or site alteration is proposed within that protected area. Development will occur in phases to minimize tree removal and reduce ecological impact, beginning near the residential buildings and the proposed wash and pack barn. The agricultural areas have been intentionally designed to integrate existing tree canopy where feasible, using shaded zones for mushroom cultivation and small-scale poultry operations. This approach reduces disturbance while maximizing the natural characteristics of the site.

Circulation and access have been planned to ensure safe and efficient movement for residents, visitors, and farm operations. A dedicated farm access drive with adequate turnaround space will accommodate delivery and service vehicles without disrupting residential areas.



EXISTING ZONING [2015]

The wash and pack barn is sited to support operational efficiency, appropriate setbacks, and functional integration with the broader development. Pedestrian pathways connect housing, shared spaces, and farm areas to promote walkability and neighborhood interaction. Agricultural fencing will be installed to manage deer and pest pressure and protect crop viability.

The agricultural component of Churchill Gardens is structured as a phased community farm that will operate under a nonprofit model. In its initial phase, the farm will introduce raised garden beds near residential areas, mushroom cultivation within shaded zones, small-scale poultry, and a composting system designed in compliance with City requirements. Subsequent phases will include construction of a greenhouse to extend the growing season, covered growing areas, beekeeping, and expanded crop diversity such as flowers, herbs, and specialty produce. Over time, orchards, perennial plantings, and expanded educational infrastructure will be added. This incremental approach allows the farm to grow responsibly while ensuring compliance with local regulations and environmental safeguard.

The farm will support a Community Supported Agriculture program offering subscription produce shares to residents and the broader community, with sliding-scale or subsidized options to enhance affordability. The agricultural program will also provide educational workshops, seasonal events, and vocational training opportunities for young adults with disabilities. These efforts are intended to strengthen food access, promote workforce development, and create meaningful neighborhood engagement.

Churchill Gardens is also designed with sustainability and resilience in mind. The buildings are planned to incorporate high-performance construction practices, with the potential for mass timber structural systems and solar energy installations supported by available clean energy incentives. Biophilic design principles will enhance resident well-being while reducing long-term operating costs. Shared community spaces are designed to serve daily programming needs and, when necessary, function as cooling, warming, and charging centers during emergency events. These resilience features ensure the development contributes to both environmental responsibility and public safety.

According to Lansing's future land use map, the site of Churchill Gardens resides in a primarily low-density residential area surrounded by medium-density residential and open space-dedicated park areas. Churchill Gardens marks a perfect balance between the three, providing community members with various housing options in terms of density and price while also establishing dedicated outdoor spaces for communal gathering and growth, a shining example of the project's commitment to both smart growth goals and Lansing's future land use goals.

In summary, Churchill Gardens represents a comprehensive approach to community development that integrates housing affordability, permanent homeownership, environmental stewardship, local food production, and supportive services within a unified neighborhood plan. The project expands housing options for Lansing residents across income levels, preserves natural features, and introduces a carefully phased agricultural program that strengthens food security and community engagement. LoveJoy Community Services respectfully submits this narrative in support of Planning Commission review and approval, confident that Churchill Gardens will serve as a lasting community asset and a model for equitable and sustainable development in the City of Lansing.

RESPONSE TO Chapter 1264—PLANNED UNIT DEVELOPMENTS

[1264.03 Eligibility Criteria]

The following criteria shall apply all planned unit developments (PUDs):

A. Unified control. The planned unit development shall be under the control of one owner or group of owners and shall be capable of being planned and developed as one integral unit.

LoveJoy Community Services in partnership with the Tabernacle of David Church will be the controlling entity of the property.

B. Recognizable benefit.

1. The applicant shall demonstrate to the Planning Commission that the PUD provides at least three of the following site design elements that could not be attained through a project designed under conventional zoning:

A. Mixed-use development with residential, and nonresidential uses or a variety of housing types;

Churchill Gardens is a mixed-income, mixed-use residential and agricultural development

B. Redevelopment of brownfield or greyfield sites;

C. Pedestrian/transit-oriented design with buildings oriented to the sidewalk and parking to the side or rear of the site;

D. High quality architectural design beyond the site plan requirements of this chapter;

The buildings are planned to incorporate high-performance construction practices, with the potential for mass timber structural systems and solar energy installations supported by available clean energy incentives.

E. Extensive landscaping beyond the site plan requirements of this chapter;

F. Preservation, enhancement or restoration of natural resources (trees, slopes, nonregulated wetland areas, views to the river);

G. Preservation or restoration of historic resources;

H. Provision of open space or public plazas or features;

Contains a market pavilion and amphitheater for neighborhood access to farm produce and value-added products as well as to attend and participate in performances. The project also preserves existing wetlands and woodlands as well as providing a pocket park, event green space, and more.

I. Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions (e.g., topography, shape etc.);

J. Effective transition between higher and lower density uses, and/or between nonresidential and residential uses; or allow incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach;

K. Shared vehicular access between properties or uses;

L. Mitigation to offset impacts on public facilities (such as road improvements); or

M. Significant use of sustainable building and site design features such as: water use reduction, water-efficient landscaping, innovative wastewater technologies, low impact stormwater management, optimize energy performance, on-site renewable energy, passive solar heating, reuse/recycled/renewable materials, indoor air quality or other elements identified as sustainable by established groups such as the U.S. Green Building Council (LEED) or ANSI National Green Building Standards.

2. In granting the relaxation of any district standard for a PUD, the Planning Commission may require the applicant to demonstrate through bona fide documentation that the project will not be detrimental to the public health, safety or welfare of the future occupants of the PUD, the surrounding neighborhood, or the City as a whole. Such documentation may include, but is not limited to, traffic impacts studies, environmental impact studies, market needs assessments, infrastructure impact studies and any other such reports or studies.

C. Compatibility with adjacent uses. The proposed location of uses or structures that are of a significantly different scale or character than the abutting residential districts, such as access drives, parking areas, waste receptacles, swimming pools, tennis courts and facilities of a similar nature, shall not be located near the perimeter of the PUD unless designed to prevent any negative impacts on adjoining residential uses.

D. Comprehensive Plan. The proposed PUD shall be consistent with the City of Lansing Comprehensive Plan. (Ord. No. 1331, § 1, 5-5-25)

[1264.04 Permitted uses]

The uses permitted in the PUD shall be consistent with and in accordance with the uses permitted by right or by special land uses in the underlying zoning district. Other uses, however, may be permitted upon a finding by the Planning Commission that such uses will be appropriate and compatible with the uses proposed for the development and with surrounding uses. The Planning Commission may permit additional uses to create an integrated, mixed-use development based upon the recommendations of the City of Lansing Comprehensive Plan. Approval of a PUD shall include the specific identification of the uses permitted within the PUD, and only those uses so approved shall be permitted. (Ord. No. 1331, § 1, 5-5-25)

[1264.05 Height, area and bulk regulations]

The height, bulk and area conditions set forth in the underlying district requirements shall be used as guidelines for the use areas set forth in the PUD. However, to encourage flexibility and creativity consistent with the intent of the PUD, the Planning Commission may permit specific departures from the requirements of this chapter. Any regulatory modification shall be approved through a finding by the Planning

Commission that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards. (a) Modifications to dimensional requirements. Where modification of the zoning ordinance standards is requested, the applicant shall provide a table for each specific standard proposed to be modified. Unless modifications are specifically requested and approved by the City, the site plan shall comply with the appropriate requirements of the City. (Ord. No. 1331, § 1, 5-5-25)

	REQUIRED/PERMITTED	EXISTING	PROPOSED
Zoning Classification:	R-1 Residential	R-1 Residential	PUD
Lot Area:	6,000 sq. ft. min.	12.8 ac	12.8 ac
Setbacks:	Front Setback - Avg of block Min. Side Setback - 5 ft., 15 ft. total of two side yards Min. Rear Setback - 30 ft.	Front Setback - NA Side Setback - NA Rear Setback - NA	Front Setback - 15 ft. Side Setback - 15 ft. Rear Setback - 15 ft.
Lot Width & Depth:	Lot Width - 60 ft. min. & 200 ft. max. Lot Depth - 100-200 ft.	NA	NA
Building Height & Stories:	Min. Height - 15 ft. (1 story) Max. Height - 35' (2 1/2 stories)	NA	39' 8" or 4 stories
Off-Street Parking:	Two spaces per dwelling unit	None	2 spaces per dwelling unit (single family) 24 single family units X 2 spaces = 48 spaces 1 space per studio apartment 5 studio apartments X 1 space = 5 spaces 1.5 spaces per 1 bed apartment 34 1-bedroom apts X 1.5 spaces = 51 spaces 2 spaces per 2 or more bed apartment 15 2-bedroom apts X 2 spaces = 30 spaces 48 spaces + 86 spaces = 134 Required spaces Garage Parking Spaces = 5 spaces Parking Lot Spaces = 138 spaces Overflow Spaces = 64 spaces Total: 207 spaces (proposed)
Bicycle Parking:	None Required	None	2 spaces per 6 dwelling units = 18 spaces
Lot Coverage:	Building Coverage - 40% Total Impervious - 55%	NA	Total Impervious - ~48% Total Building Coverage - ~45,280 SF

24500557-20250331-SD (Option 4) 04/07/2025 @ 2:35 pm



LEGEND

- 1 WETLANDS* / WOODLANDS TO REMAIN
 - Opportunity for interpretive signage along trail.
 - *Wetland lines approximates, derived from data prepared by Tri Terra on 11/07/2023
- 2 FARM AREA
 - 2.83-acre market and CSA garden with farm barn(s), outdoor classrooms and internship/incubator farm opportunities.
- 3 SHARED GREEN
 - Pocket neighborhood scaled shared greens for informal activities and fire circle.
- 4 PERMILCULTURE PARK W/ PLAYGROUND
 - Neighborhood park that utilizes permaculture practices and features informal food production, foraging opportunities and a natural playground.
- 5 OUTDOOR CLASSROOM
 - To facilitate garden, wildlife and permaculture based outdoor classes.
- 6 POCKET PARK
 - An informal park and entry focal point for the neighborhood.
- 7 EVENT GREEN
 - Neighborhood and church even green for a variety of outdoor activities and celebrations.

BUILDING TYPE

- A SINGLE FAMILY DETACHED UNITS
 - 24ft x 34ft footprint with alley loaded garage and suite/office/porch facing green with 2 stories above. Porches set 5ft minimum off of walk.
- B SINGLE FAMILY TOWNHOUSE UNITS
 - 24ft x 26ft townhouse footprint with porch and back patio - 2-3 stories high. Porches set 5ft minimum off of walk.
- C COMMUNITY SPACE 1
 - Multi-use community building with options for coffee bar, dining, lounge, commercial value-added product and teaching kitchen, deli and farm products, work and office space, conference room and maker space.
- D MULTI-FAMILY APARTMENT UNITS
 - 2 stories - three (3) 8-unit buildings and one (1) 16-unit building. Front entrances set 5ft minimum off of walk.
- E COMMUNITY SPACE 2 W/ APARTMENTS
 - First floor community space with 2 levels of 4plex apartment units above.
- F MARKET PAVILION & AMPITHEATER
 - Market pavilion (located on church property) and amphitheater for neighborhood access to farm produce and value-added products as well as to attend and participate in performances.
- G BARN & WASH/PACK BUILDING
 - Farm maintenance, equipment and wash/pack barn

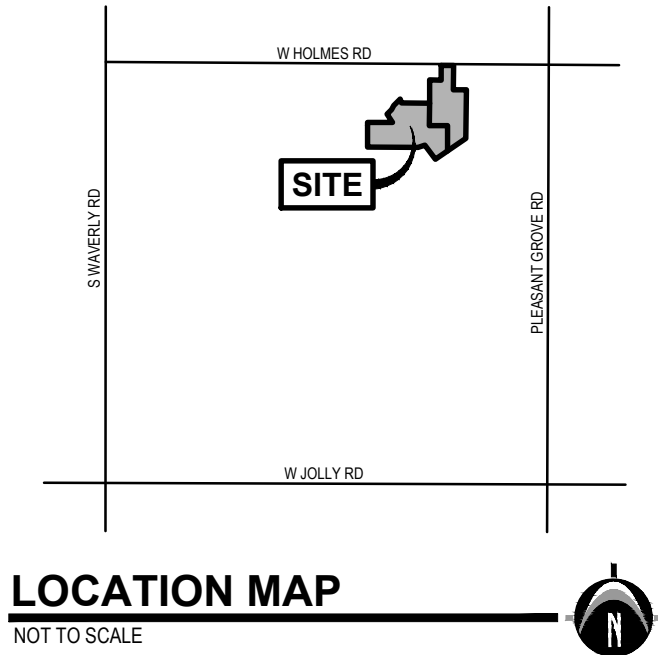
NOTES

Site Location:		2645 W Holmes Road Lansing, MI
Site Area	=	12.8 ac. (20.9 ac. total)
Proposed Dwelling Units	=	69 dwellings
Single Family Detached	=	8 dwellings
Single Family Townhouses	=	13 dwellings
Multi-Family Apartments	=	48 dwellings (5 buildings)
Parking	=	123 spaces total
Garage parking	=	16 spaces
North parking area	=	50 spaces
South parking area	=	57 spaces
Pedestrian Paths	=	2,862 lf total
Agriculture Area	=	2.83 ac. total
Wetland Area	=	1.87 ac.

CHURCHILL GARDENS

CITY OF LANSING, INGHAM COUNTY, MICHIGAN

PUD SITE PLAN



DESIGN TEAM CONTACTS

APPLICANT / OWNER

LOVEJOY COMMUNITY SERVICES
4601 W SAGINAW HIGHWAY, SUITE E
LANSING, MI 48917
P: 517.574.4693
ATTN: HOPE LOVELL

CIVIL / LANDSCAPE ARCHITECT

NEDERVELD, INC.
3037 MILLER RD.
ANN ARBOR, MI 48103
P: 734.929.6963
ATTN: BRANDON CHANEY

ARCHITECT

PLY +
409 1/2 N 4TH AVE
ANN ARBOR, MI 48104
P: 734.751.4590
ATTN: ANDREW WOLKING

AGRICULTURE CONSULTANT

FARMER D
P: 518.524.3394
ATTN: LINDSAY GUCKER



SHEET INDEX

Cover Sheet	C-100
Existing Site Conditions Plan	C-201
Demolition Plan	C-203
Site Layout Plan	C-205
Access Management Plan	C-206
S.E.S.C. & Overall Grading Plan	C-300
Utility Plan - Stormwater	C-400
Utility Plan - Water & Sanitary	C-401
Proposed Drainage Area Map	C-402
Drainage Area 1 Storm Calculations	C-403
Drainage Area 2 Storm Calculations	C-404
Details & Specifications	C-500
Landscape Plan	L-100

DEVELOPMENT SUMMARY & COMPARISON CHART

	REQUIRED/PERMITTED	EXISTING	PROPOSED
Zoning Classification:	R-1 Residential	R-1 Residential	PUD
Lot Area:	6,000 sq. ft. min.	12.8 ac	12.8 ac
Setbacks:	Front Setback - Avg of block Min. Side Setback - 5 ft., 15 ft. total of two side yards Min. Rear Setback - 30 ft.	Front Setback - NA Side Setback - NA Rear Setback - NA	Front Setback - 15 ft. Side Setback - 15 ft. Rear Setback - 15 ft.
Lot Width & Depth:	Lot Width - 60 ft. min. & 200 ft. max. Lot Depth - 100-200 ft.	NA	NA
Building Height & Stories:	Min. Height - 15 ft. (1 story) Max. Height - 35' (2 1/2 stories)	NA	4 stories
Off-Street Parking:	Two spaces per dwelling unit	None	Garage Parking Spaces = 5 spaces Parking Lot Spaces = 138 spaces Overflow Spaces = 64 spaces Total: 207 spaces (proposed) 2 spaces per dwelling unit (single family) 24 single family units X 2 spaces = 48 spaces 1 space per studio apartment 5 studio apartments X 1 space = 5 spaces 1.5 spaces per 1 bed apartment 34 1-bedroom apts X 1.5 spaces = 51 spaces 2 spaces per 2 or more bed apartment 15 2-bedroom apts X 2 spaces = 30 spaces 48 spaces + 86 spaces = 134 spaces
Bicycle Parking:	None Required	None	2 spaces per 6 dwelling units = 18 spaces
Lot Coverage:	Building Coverage - 40% Total Impervious - 55%	NA	Total Impervious - ~48%



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

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Holland, MI 49423
Phone: 616.393.0449

PREPARED FOR:

LoveJoy Community Services
Hope Lovell

4601 W Saginaw Highway, Suite E
Lansing, MI 48917

REVISIONS:

Title: Pre-Existing Storm System
Drawn: CO Checked: JVR Date: 12/30/2025
Title: Draft PUD Site Plan
Drawn: CO/BC Checked: BC Date: 3/2/2026

CHURCHILL GARDENS

Cover Sheet

2645 W. Holmes Road, Lansing, MI 48911
PART OF THE NORTHEAST 1/4 OF SECTION 31, T4N, R2W,
CITY OF LANSING, INGHAM COUNTY, MICHIGAN

SEAL:

DRAFT

PROJECT NO:

24500557

SHEET NO:

C-100



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CHURCHILL GARDENS

Existing Site Conditions Plan

2645 W. Holmes Road, Lansing, MI 48911
PART OF THE NORTHEAST 1/4 OF SECTION 31, T4N, R2W,
CITY OF LANSING, INGHAM COUNTY, MICHIGAN

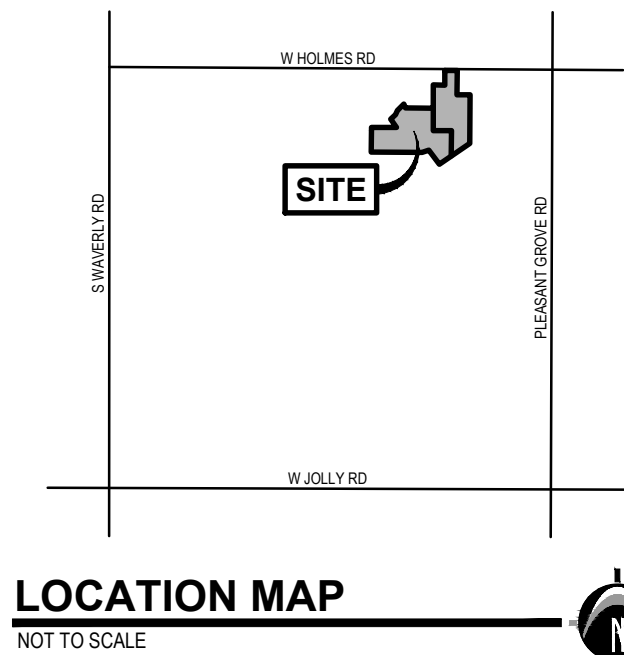
SEAL:

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PROJECT NO:
24500557

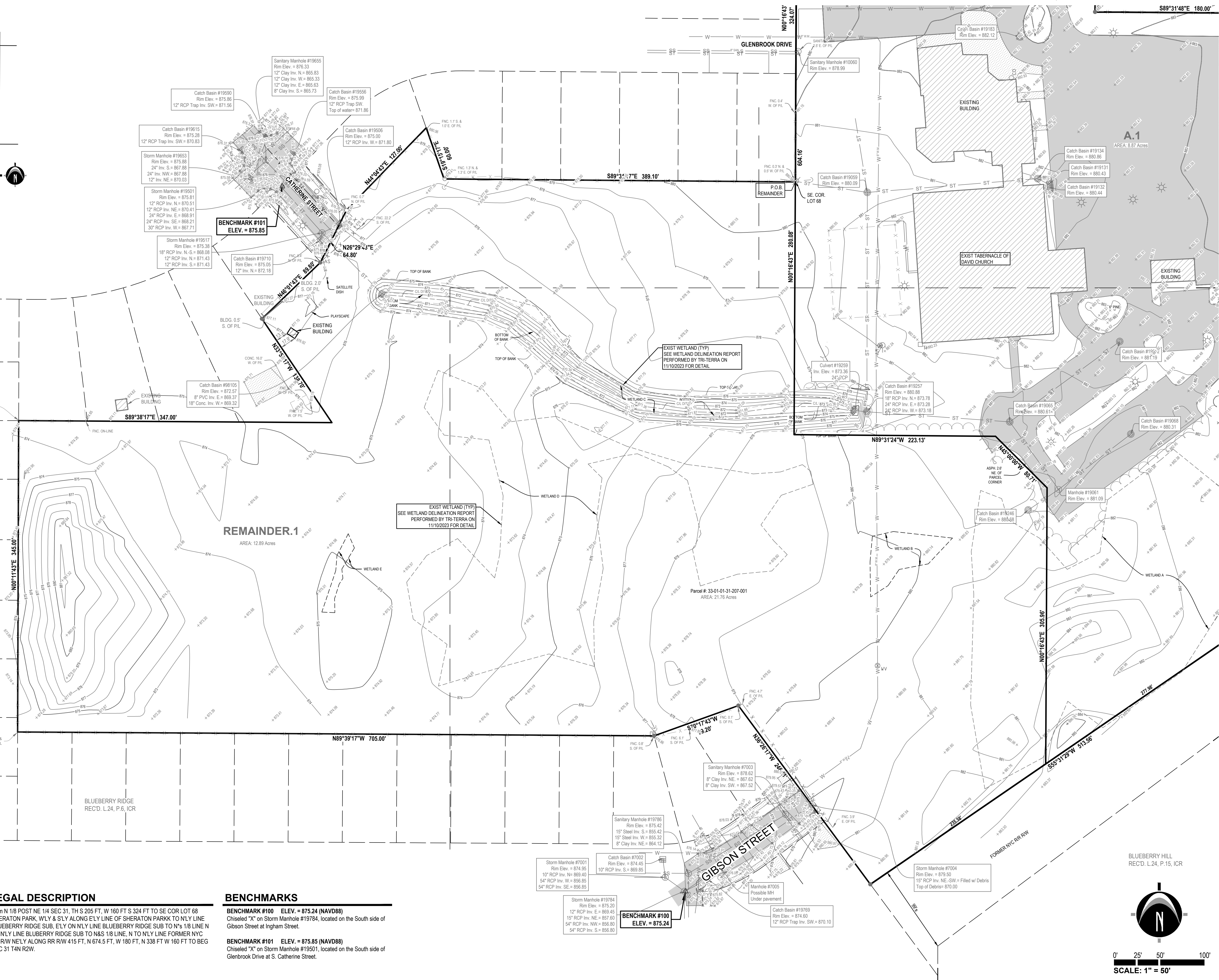
SHEET NO:

C-201



LOCATION MAP

NOT TO SCALE



Know what's below.
CALL before you dig.

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

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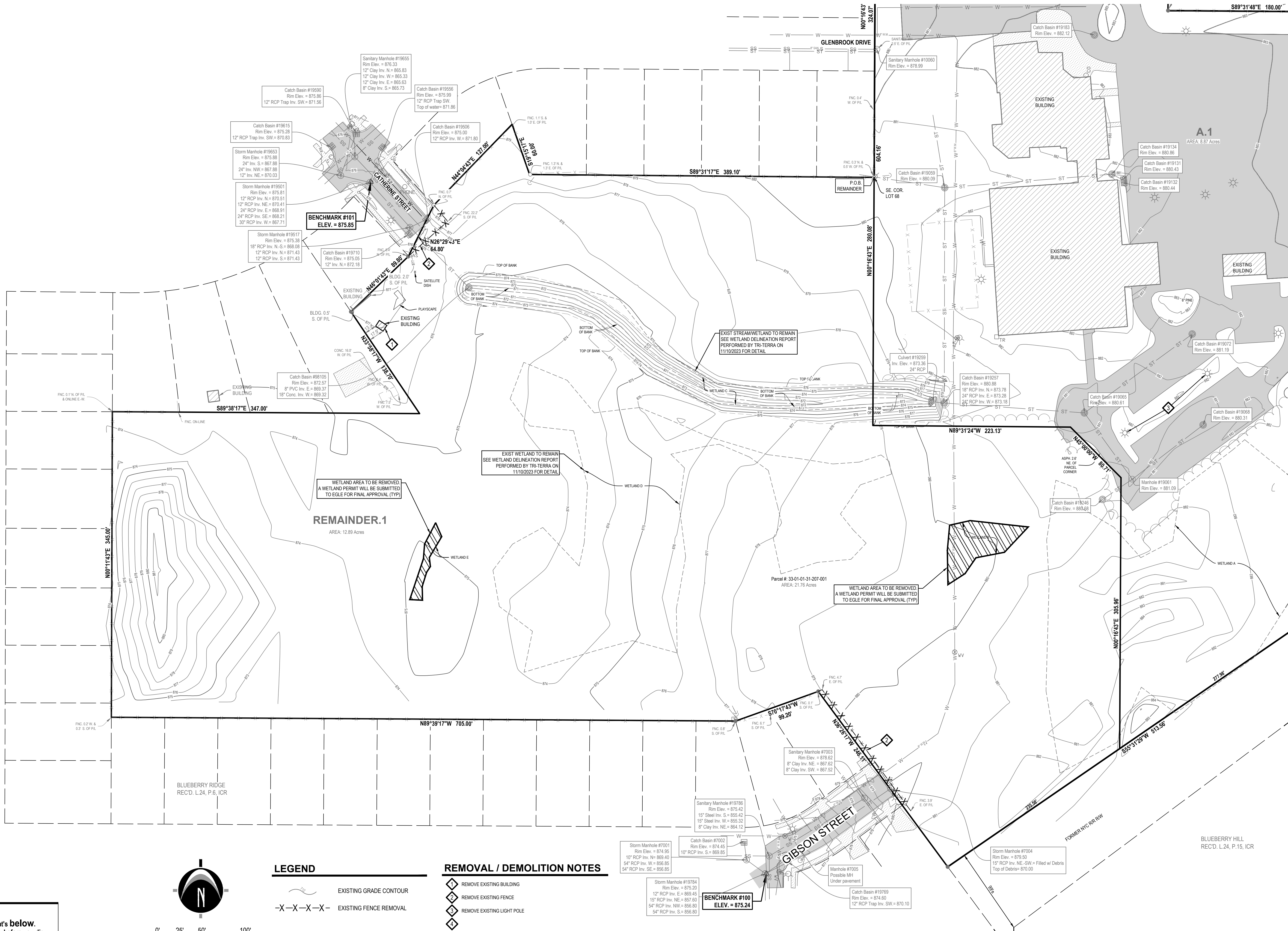
CHURCHILL GARDENS**Demolition Plan**

2645 W. Holmes Road, Lansing, MI 48911
PART OF THE NORTHEAST 1/4 OF SECTION 31, T4N, R2W,
CITY OF LANSING, INGHAM COUNTY, MICHIGAN

SEAL:**DRAFT**

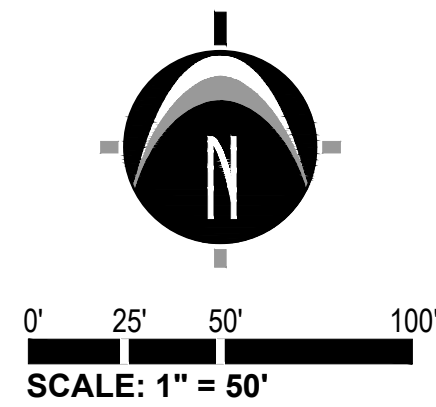
PROJECT NO:
24500557

SHEET NO:
C-203



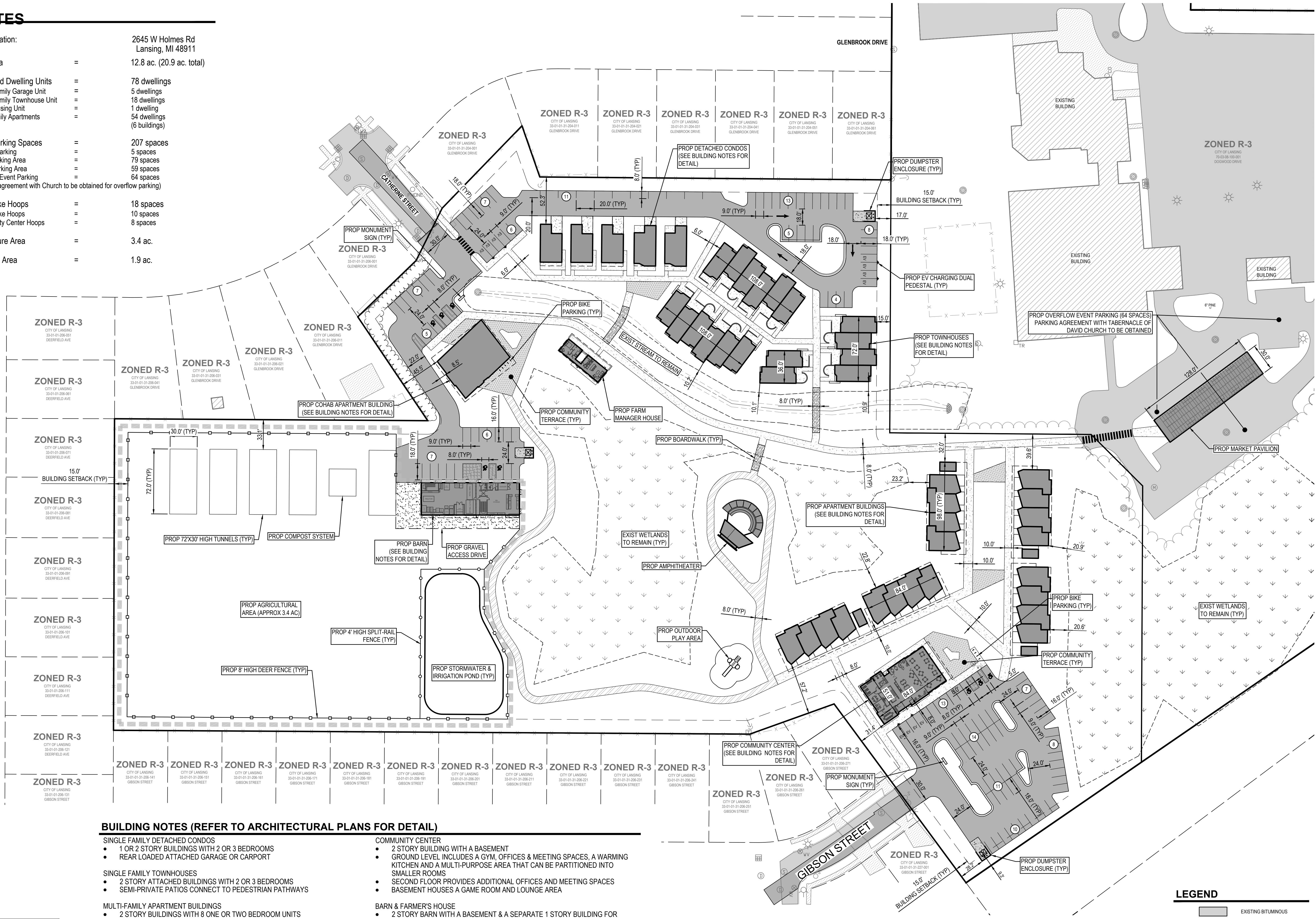
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NOTES

Site Location:	2645 W Holmes Rd Lansing, MI 48911
Site Area	= 12.8 ac. (20.9 ac. total)
Proposed Dwelling Units	= 78 dwellings
Single Family Garage Unit	= 5 dwellings
Single Family Townhouse Unit	= 18 dwellings
Farm Housing Unit	= 1 dwelling
Multi-Family Apartments	= 54 dwellings (6 buildings)
Total Parking Spaces	= 207 spaces
Garage Parking	= 5 spaces
North Parking Area	= 79 spaces
South Parking Area	= 59 spaces
Overflow Event Parking	= 64 spaces
(Parking agreement with Church to be obtained for overflow parking)	
Total Bike Hoops	= 18 spaces
Cohab Bike Hoops	= 10 spaces
Community Center Bike Hoops	= 8 spaces
Agriculture Area	= 3.4 ac.
Wetland Area	= 1.9 ac.



BUILDING NOTES (REFER TO ARCHITECTURAL PLANS FOR DETAIL)

SINGLE FAMILY DETACHED CONDOS

- 1 OR 2 STORY BUILDINGS WITH 2 OR 3 BEDROOMS
- REAR LOADED ATTACHED GARAGE OR CARPORT

SINGLE FAMILY TOWNHOUSES

- 2 STORY ATTACHED BUILDINGS WITH 2 OR 3 BEDROOMS
- SEMI-PRIVATE PATIOS CONNECT TO PEDESTRIAN PATHWAYS

MULTI-FAMILY APARTMENT BUILDINGS

- 2 STORY BUILDINGS WITH 8 ONE OR TWO BEDROOM UNITS
- GROUND FLOOR UNITS ARE ZERO STEP FOR ACCESSIBILITY
- ALL BUILDINGS FACE SHARED GREEN SPACE

COHAB HOUSE

- 4 STORY BUILDING WITH A MIX OF STUDIO, ONE, & TWO BEDROOM APARTMENTS AND SHARED COMMUNITY SPACE
- GROUND FLOOR AMENITIES INCLUDE A GYM, COMMUNITY KITCHEN, OFFICES & MEETING SPACES, A MULTI-PURPOSE ROOM, AND A LOUNGE
- AN ADDITIONAL COMMUNITY CAFE AND EVENT SPACE ON THE FOURTH FLOOR AND SHARED OUTDOOR SEATING ON THE THIRD AND FOURTH FLOORS
- RESIDENTIAL UNITS ARE LOCATED ON THE SECOND, THIRD, & FOURTH FLOORS

COMMUNITY CENTER

- 2 STORY BUILDING WITH A BASEMENT
- GROUND LEVEL INCLUDES A GYM, OFFICES & MEETING SPACES, A WARMING KITCHEN AND A MULTI-PURPOSE AREA THAT CAN BE PARTITIONED INTO SMALLER ROOMS
- SECOND FLOOR PROVIDES ADDITIONAL OFFICES AND MEETING SPACES
- BASEMENT HOUSES A GAME ROOM AND LOUNGE AREA

BARN & FARMER'S HOUSE

- 2 STORY BARN WITH A BASEMENT & A SEPARATE 1 STORY BUILDING FOR HOUSING
- GROUND FLOOR GARAGE & WASH/PACK FACILITY FOR FARM OPERATIONS
- BASEMENT INCLUDES ADDITIONAL COLD STORAGE FOR PRODUCE
- SECOND FLOOR INCLUDES A COMMERCIAL KITCHEN SPACE AND EVENT SPACE

MARKET PAVILION

- OPEN AIR PAVILION TO HOST LOCAL FARMER'S MARKET AND SIMILAR EVENTS
- LOCATED ON CHURCH AND MEANT TO SERVE THE SURROUNDING NEIGHBORHOOD

AMPHITHEATER

- SMALL, COMMUNITY SPACE FOR HOSTING A VARIETY OF PERFORMANCES



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PREPARED FOR:

LoveJoy Community Services
Hope Lovell

4601 W Saginaw Highway, Suite E
Lansing, MI 48917

REVISIONS:

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CHURCHILL GARDENS

Site Layout Plan

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SEAL:

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CHURCHILL GARDENS

Access Management Plan

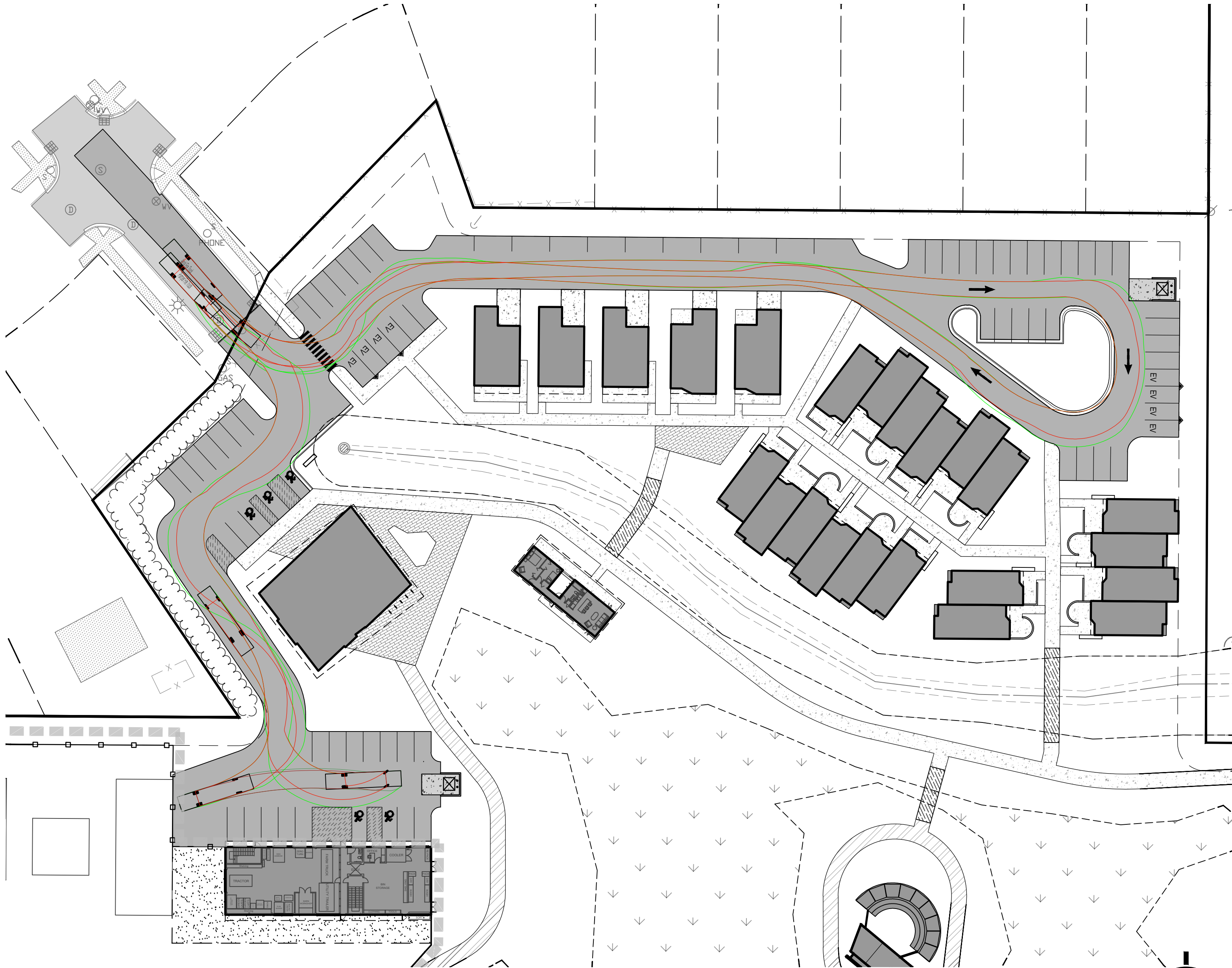
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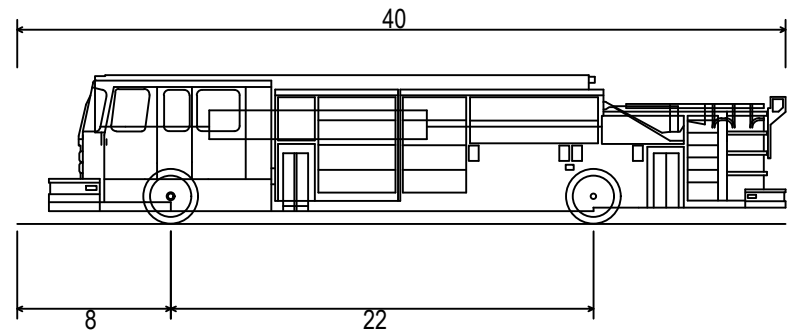
NORTHERN FIRE ACCESS

1" = 40.0'



SOUTHERN FIRE ACCESS

1" = 40.0'



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

FIRE TRUCK PROFILE

N.T.S.



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CHURCHILL GARDENS

S.E.S.C. & Overall Grading Plan

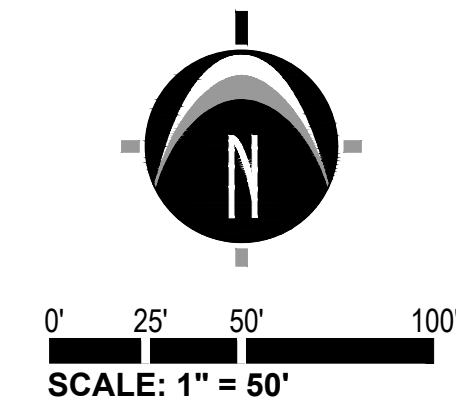
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SEAL:

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PROJECT NO:
24500557

SHEET NO:
C-300



LOCATION MAP
NOT TO SCALE

LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- PROP. GRADE ELEV. (BLACKTOP)
- PROP. GRADE ELEV. (CONCRETE)
- PROP. GRADE ELEV. (GUTTER)
- PROP. GRADE ELEV. (HIGH POINT)
- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROPOSED GRAVEL
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN
- PROP. LIMITS OF GRADING
- SILT FENCE

GRADING NOTES

- CONTRACTOR SHALL REFERENCE AND ABIDE BY THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL EVALUATION
- ESTABLISH PERMANENT BENCH MARK ON-SITE PRIOR TO GRADING.
- EXISTING AND PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR UNDERCUTTING EXISTING POOR SOIL AND REPLACING WITH APPROVED FILL. IF POOR SOIL IS ENCOUNTERED THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO MAKING ANY SOIL CORRECTIONS & SHALL PROVIDE UNIT COSTS IN THEIR BID FOR SUCH WORK.
- ALL EX. STRUCTURES SHALL BE ADJUSTED TO THE PROPOSED GRADING SHOWN ON THE PLANS

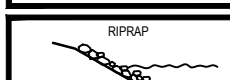
SOIL EROSION AND SEDIMENTATION CONTROL NOTES

- CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
- CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
- EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
- REFER TO THE M.D.O.T. "SOIL EROSION AND SEDIMENTATION CONTROL MANUAL" (MARCH 2021) FOR ADDITIONAL INFORMATION
- THE ENTIRE STORM SEWER SYSTEM SHALL BE CLEANED AND FLUSHED FOLLOWING CONSTRUCTION AND PAID RECEIPT THEREOF PROVIDED TO THE ENGINEER AND MUNICIPAL SESC AGENT PRIOR TO FINAL PAYMENT TO THE CONTRACTOR OR FINAL ACCEPTANCE OF THE CONSTRUCTION BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT, TAKE CORRECTIVE ACTION AND MAINTAIN ALL TEMPORARY SESC MEASURES DAILY AND AFTER EACH RAIN EVENT UNIT FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT.
- ALL PUBLIC AND PRIVATE STREETS WITHIN AND ADJACENT TO THE CONSTRUCTION SITE SHALL BE SWEEP REGULARLY TO PREVENT SEDIMENT TRACKING OFF-SITE. SWEEPING SHALL OCCUR AT A MINIMUM ONCE PER WEEK AND IMMEDIATELY AFTER ANY SIGNIFICANT SEDIMENT DISCHARGE OR AS DIRECTED BY THE PROJECT ENGINEER OR LOCAL AUTHORITY. SEDIMENT ACCUMULATED ON STREETS SHALL BE REMOVED PROMPTLY TO MINIMIZE RUNOFF INTO STORMWATER SYSTEMS.
- INSTALL INLET PROTECTION AT ALL CATCH BASINS PRIOR TO THE START OF CONSTRUCTION. MAINTAIN PROTECTION THROUGHOUT THE PROJECT, INSPECTING AND REPAIRING AFTER EACH STORM EVENT OR AS NEEDED TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. REMOVE INLET PROTECTION ONCE THE CONTRIBUTING DRAINAGE AREA IS STABILIZED.
- LONG TERM MAINTENANCE OF SESC MEASURES WILL BE THE RESPONSIBILITY OF HOLMES AND PLEASANT GROVE, LLC (HPG, LLC)

3



7



14



26



29



TEMPORARY MEASURE

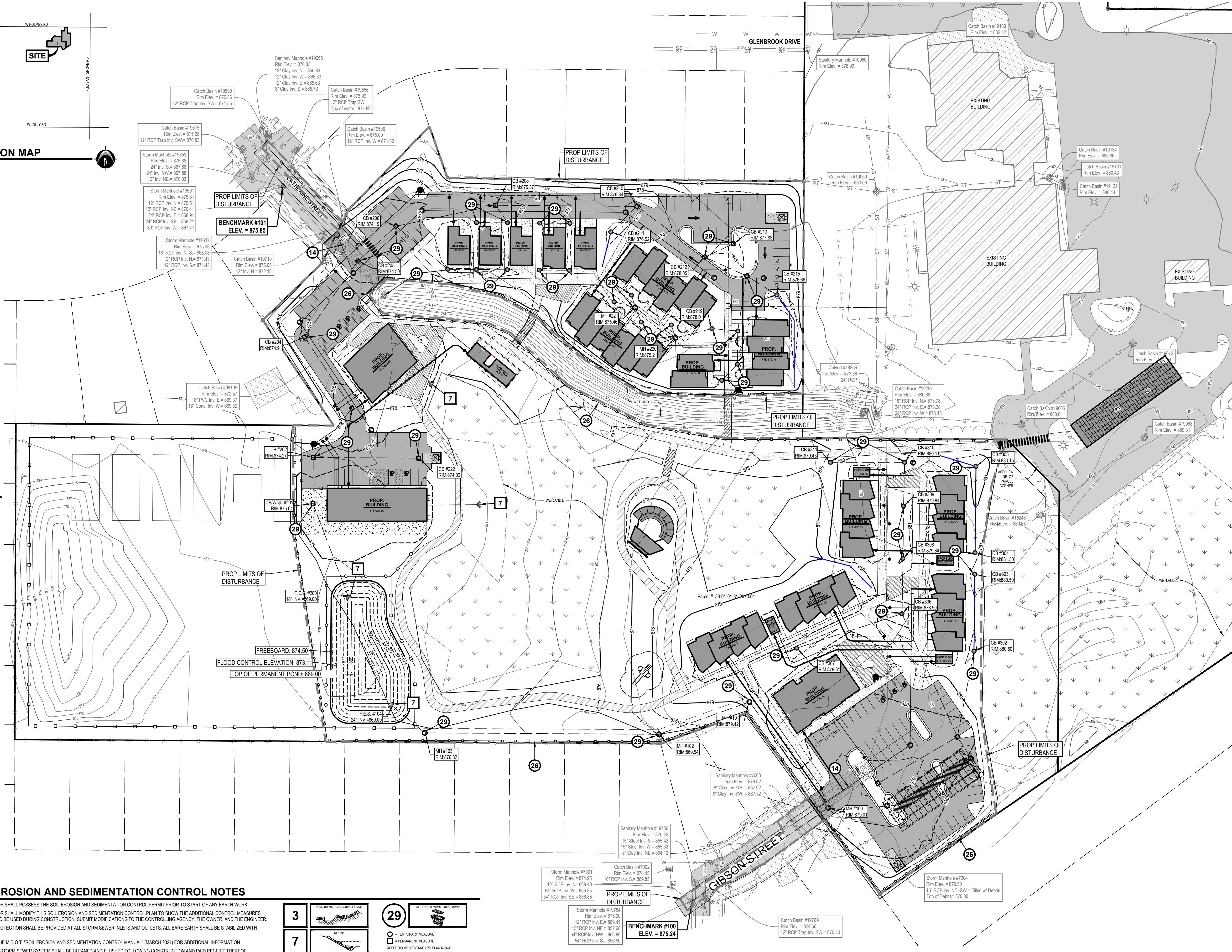
PERMANENT MEASURE

REFER TO MOST STANDARD PLAN W-6-D



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BENCHMARKS

BENCHMARK #100 ELEV. = 875.24 (NAVD88)
Chiseled "X" on Storm Manhole #19784, located on the South side of Gibson Street at Ingham Street.

BENCHMARK #101 ELEV. = 875.85 (NAVD88)
Chiseled "X" on Storm Manhole #19501, located on the South side of Glenbrook Drive at S. Catherine Street.

SITE DISTURBANCE

9.42 ACRES OF SITE DISTURBANCE



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CHURCHILL GARDENS

Utility Plan - Stormwater

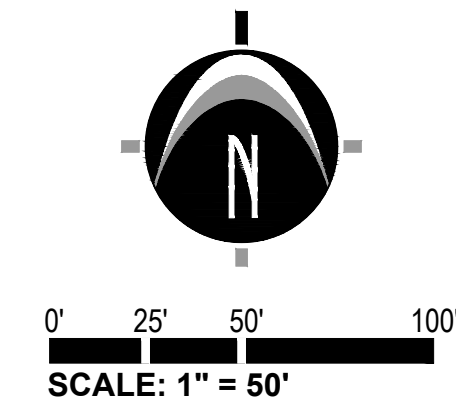
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SEAL:

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SHEET NO:
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LOCATION MAP

NOT TO SCALE

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROPOSED DECOMPOSED GRANITE
- PROPOSED PAVERS
- PROPOSED GRAVEL
- PROPOSED DECKING
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN

STORM SEWER DRAINAGE STRUCTURES			
PROP.	RIM	INVERTS	TYPE
100	879.01	24" E. INV.=866.25 24" NW. INV.=866.25 30" SW. INV.=866.25	EJIW 1040 TYPE A
101	879.42	24" W. INV.=866.97 24" SE. INV.=866.97	EJIW 1040 TYPE A
102	869.54	24" W. INV.=867.49 24" E. INV.=867.49	EJIW 1040 TYPE A
103	870.82	24" E. INV.=868.77 24" NW. INV.=868.77	EJIW 1040 TYPE A
104	24" SE. INV.=869.00	FLARED END SECTION	
200	18" N. INV.=869.00	FLARED END SECTION	
201	875.04	18" N. INV.=869.54 18" S. INV.=869.54	EJIW 1040 TYPE M1
202	874.27	18" NE. INV.=869.79 18" S. INV.=869.79 12" E. INV.=869.70	EJIW 1040 TYPE M1
203	874.50	18" NW. INV.=870.13 18" SW. INV.=870.13	EJIW 1040 TYPE M1
204	874.91	15" NE. INV.=871.11 18" SE. INV.=870.60	EJIW 1040 TYPE M1
205	874.50	15" E. INV.=871.39 12" SE. INV.=871.35 15" SW. INV.=871.39	EJIW 1040 TYPE M1
206	874.19	15" E. INV.=871.39 12" SE. INV.=871.35 15" SW. INV.=871.39	EJIW 1040 TYPE M1
207	875.84	12" E. INV.=872.09 12" NW. INV.=872.09	EJIW 1040 TYPE N
208	875.37	15" E. INV.=871.94 12" SE. INV.=871.94 15" W. INV.=871.94	EJIW 1040 TYPE M1

STORM SEWER DRAINAGE STRUCTURES			
PROP.	RIM	INVERTS	TYPE
209	875.29	12" E. INV.=870.95 12" W. INV.=870.42 12" NW. INV.=872.17	EJIW 1040 TYPE N
210	876.84	15" SE. INV.=872.71 12" SW. INV.=872.71 15" W. INV.=872.71	EJIW 1040 TYPE M1
211	876.52	12" NE. INV.=873.11	EJIW 1040 TYPE N
212	878.05	12" SE. INV.=873.18 12" NE. INV.=873.18 15" NW. INV.=873.18	EJIW 7045 TYPE M1
213	877.83	12" SW. INV.=873.35	EJIW 7045 TYPE M1
214	878.05	12" SE. INV.=873.43 12" W. INV.=873.43 12" NW. INV.=873.43	EJIW 7045 TYPE M1
215	876.66	12" NW. INV.=873.63	EJIW 1040 TYPE N
216	878.83	12" S. INV.=873.73 12" W. INV.=873.73 12" N. INV.=873.73	EJIW 1040 TYPE N
217	878.95	12" SW. INV.=873.91 12" W. INV.=873.91 12" N. INV.=873.91	EJIW 1040 TYPE N
218	878.74	12" NE. INV.=874.03	EJIW 1040 TYPE N
219	878.01	12" W. INV.=873.87 12" E. INV.=873.87	EJIW 1040 TYPE N
220	875.21	12" N. INV.=873.13 12" NW. INV.=874.08 12" S. INV.=873.12 12" SE. INV.=874.08	EJIW 1040 TYPE A
221	875.46	12" N. INV.=873.46 12" W. INV.=873.41 12" SE. INV.=873.17 12" S. INV.=874.35	EJIW 1040 TYPE A
222	874.02	12" W. INV.=869.38	EJIW 1040 TYPE M1

STORM SEWER DRAINAGE STRUCTURES			
PROP.	RIM	INVERTS	TYPE
301	879.63	15" NW. INV.=867.66 12" SW. INV.=867.66 12" N. INV.=867.66 15" SE. INV.=867.66	EJIW 1040 TYPE M1
302	880.50	12" N. INV.=868.13 12" S. INV.=868.13	EJIW 1040 TYPE N
303	880.50	12" N. INV.=868.55 12" S. INV.=868.55	EJIW 1040 TYPE N
304	881.50	12" N. INV.=868.67 12" S. INV.=868.67	EJIW 1040 TYPE N
305	880.15	12" S. INV.=869.14	EJIW 1040 TYPE N
306	878.90	12" N. INV.=868.39 12" W. INV.=868.39 15" SE. INV.=868.39	EJIW 1040 TYPE N
307	878.31	12" N. INV.=869.00	EJIW 1040 TYPE N
308	879.84	12" N. INV.=868.70 12" W. INV.=868.70	EJIW 1040 TYPE N
309	879.84	12" N. INV.=868.98 12" S. INV.=868.98	EJIW 1040 TYPE N
310	880.11	12" W. INV.=869.22 12" S. INV.=869.22	EJIW 1040 TYPE N
311	879.45	12" E. INV.=869.63	EJIW 1040 TYPE N
312	878.47	12" NE. INV.=868.16	EJIW 7045 TYPE M1
400	878.85	24" E. INV.=866.35 24" W. INV.=866.35	EJIW 1040 TYPE A



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

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



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Holland, MI 49423
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PREPARED FOR:

LoveJoy Community Services
Hope Lovell

4601 W Saginaw Highway, Suite E
Lansing, MI 48917

REVISIONS:

Title: Pre-Existing Storm System
Drawn: CO Checked: JVR Date: 12/30/2025
Title: Draft PUD Site Plan
Drawn: CO/BC Checked: BC Date: 3/2/2026

CHURCHILL GARDENS

Utility Plan - Water & Sanitary

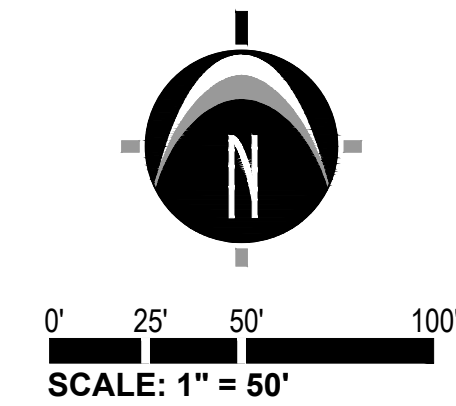
2645 W. Holmes Road, Lansing, MI 48911
PART OF THE NORTHEAST 1/4 OF SECTION 31, T4N, R2W,
CITY OF LANSING, INGHAM COUNTY, MICHIGAN

SEAL:

DRAFT

PROJECT NO:
24500557

SHEET NO:
C-401



LOCATION MAP

NOT TO SCALE

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROPOSED DECOMPOSED GRANITE
- PROPOSED PAVERS
- PROPOSED GRAVEL
- PROPOSED DECKING
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN



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NOTE:
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LoveJoy Community Services
Hope Lovell

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Title: Pre-Existing Storm System		
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Title: Draft PUD Site Plan		
Drawn: OO/CB	Checked: BC	Date: 3/2/2026

CHURCHILL GARDENS

Proposed Drainage Area Map

2645 W. Holmes Road, Lansing, MI 48911
PART OF THE NORTHEAST 1/4 OF SECTION 31, T4N, R2W,
CITY OF LANSING, INGHAM COUNTY, MICHIGAN

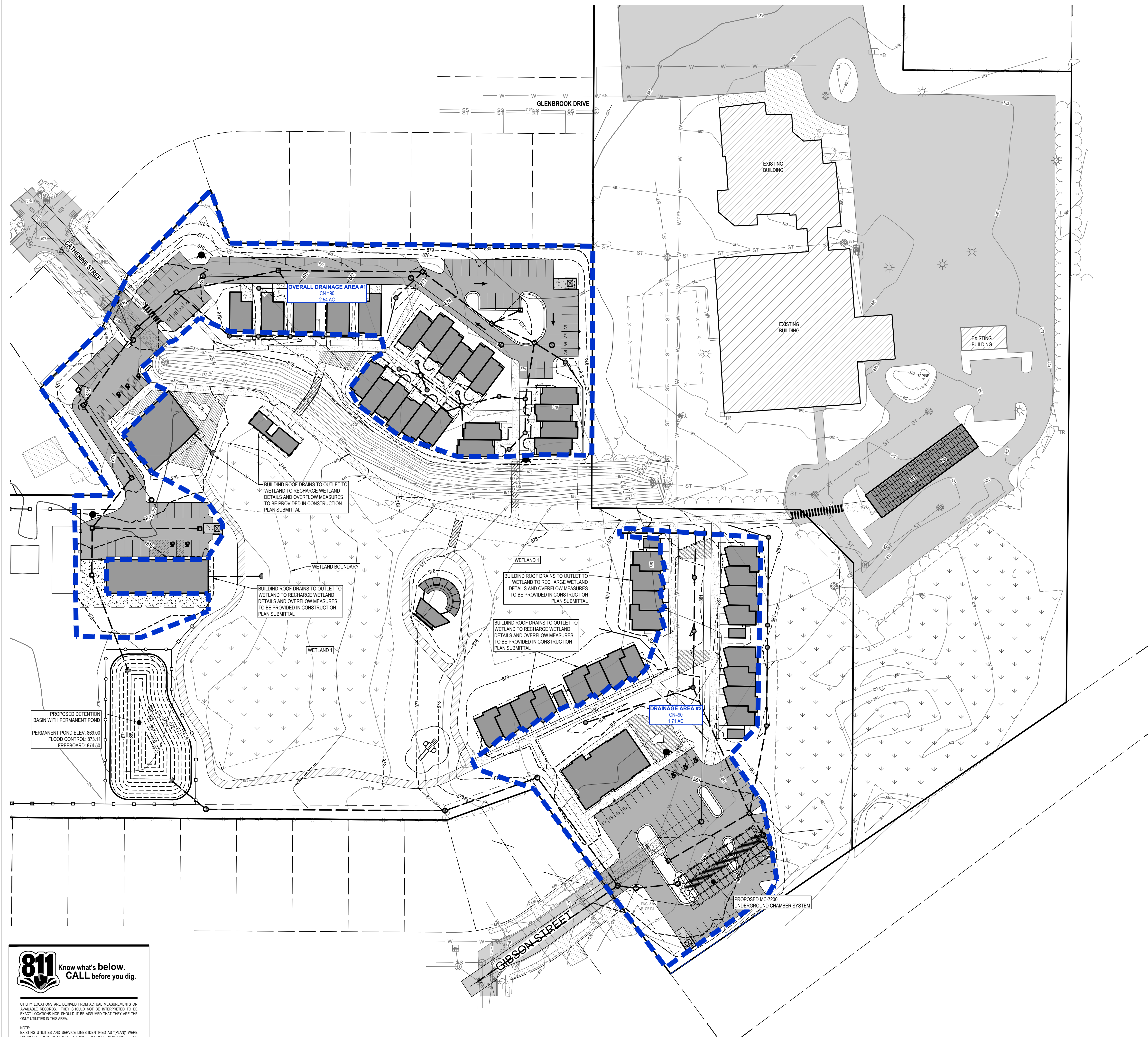
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SHEET NO:

C-402



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

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

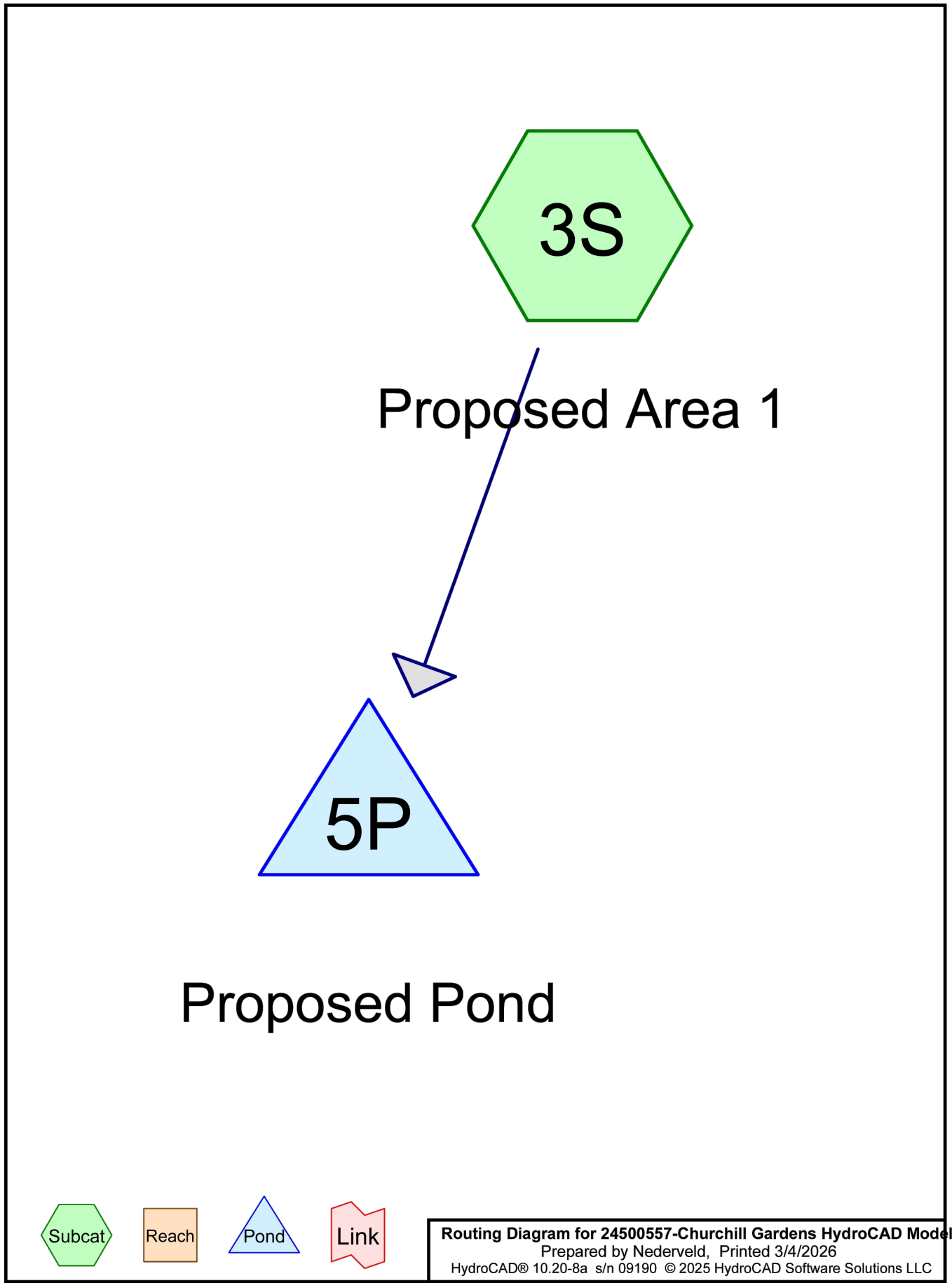
NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE
OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE
CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL
UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

— Land Planning — Landscape Architecture — Civil Engineering — Land Surveying — Reality Capture — Forensic Services

—

Design Basis: Eaton County Stormwater Standards (February 2016)

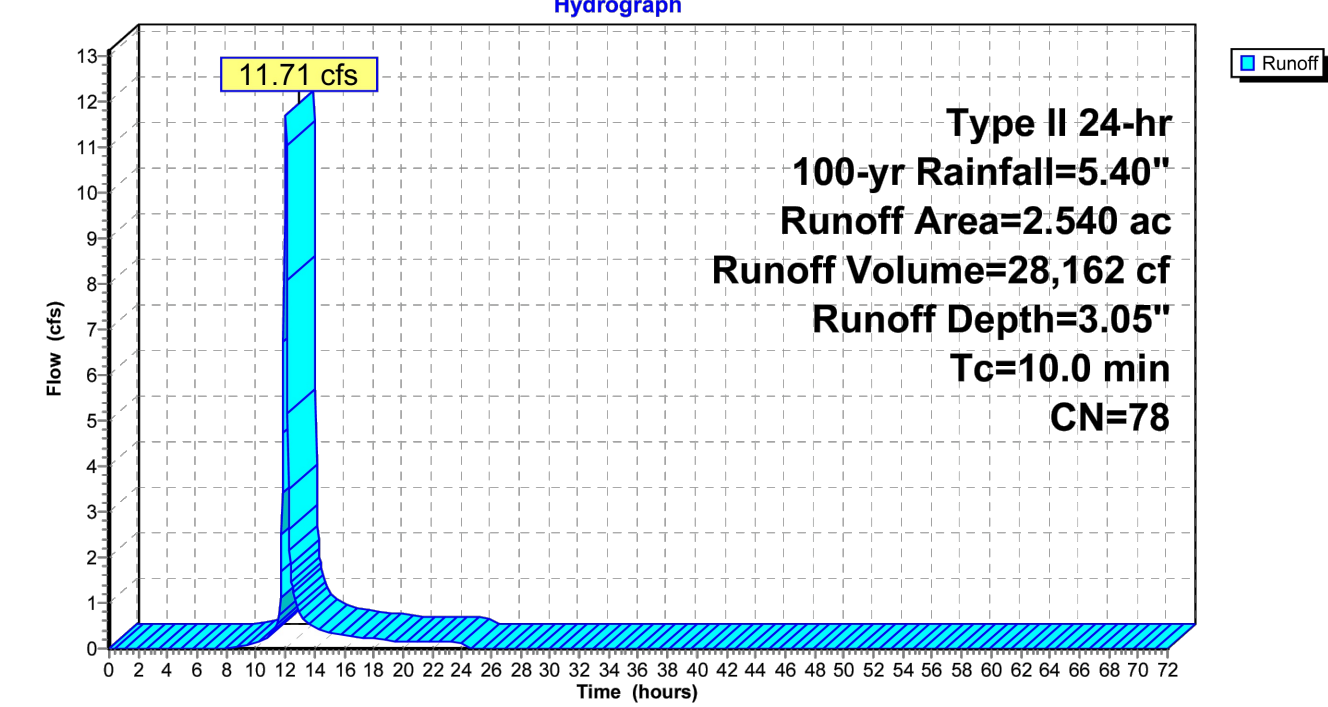
JOB CONTROL					
CLIMATOLOGY DATA					
		Water Quality	Channel	Collection	Roadway
		Treatment Volume	Protection	(Pipe) System	Flood System
	Recurrence Interval	0.9	2-year	10-year	100-year
	Duration (hr)	24-hr	24-hr	24-hr	24-hr
	Precipitation (in)	0.9	2.42	3.43	5.2
	Evapotranspiration (in/day)	0.1			
	Hyetograph Distribution	Type II			
DESIGN CRITERIA					
	Recurrence Interval	90%	2-year	10-year	100-year
	Treatment of Runoff for Sediment Load	Yes	NA	NA	NA
	Peak flow (% of CPD)	NA	100%	100%	100%
	Volume (% of CPD)	NA	100%	NA	NA
	Dewater Time (hr), surface water (time from end of rainfall)	NA	48	48	48
	Dewater Time (hr), complete drainage (time from end of rainfall)	NA	48	72	72
SITE CHARACTERISTICS					
	SITE AREA	1.87	acres		
	SOIL TYPE	HSG	Aub	Manual	Inlt (in/hr)
	Silly clay loam	D	0.05		0.06
	NRCS Velocity Method for Time of Concentration				
	2-year 24-hour Rainfall (in)	2.42			
CONDITION PRIOR TO DEVELOPMENT					
Surface Cover					
No.	Cover	Area (ac)	CN		
1	Natural Woods Good Protected from Grazing, litter/brush cover soil	1.87		77	
2	Not Used	0		NA	
3	Not Used			NA	
4	Not Used			NA	
5	Not Used			NA	
6	Manual Entry				
	Total	1.87			
Time of Concentration					
No.	Surface Feature	Slope (ft/ft)	Manning n	Length (ft)	Tt(hr)
1	Not Used			NA	0.00
2	Not Used			NA	0.00
3	Not Used			NA	0.00
4	Not Used			NA	0.00
5	Not Used			NA	0.00
6	Manual Entry				0.17
				CPD Tc (hr)	0.17
POST DEVELOPMENT CONDITIONS					
Surface Cover					
No.	Cover	Area (ac)	CN		
1	Urban Paved Parking, Roofs, Driveways (excl. ROW) 100% impervious	0.22		98	
2	Urban Paved Parking, Roofs, Driveways (excl. ROW) 100% impervious	0.82		98	
3	Urban Open Space (lawns, parks, golf, cemeteries) Good (grass cover >75%)	0.83		96	
4	Not Used			NA	
5	Not Used			NA	
6	Manual Entry	0			
	Total	1.87			
Time of Concentration					
No.	Surface Feature	Slope (ft/ft)	Manning n	Length (ft)	Tt(hr)
1	Not Used		NA		0.00
2	Not Used		NA		0.00
3	Not Used		NA		0.00
4	Not Used		NA		0.00
5	Not Used		NA		0.00
6	Manual Entry				0.17
				Post Tc (hr)	0.17



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Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=5.40"

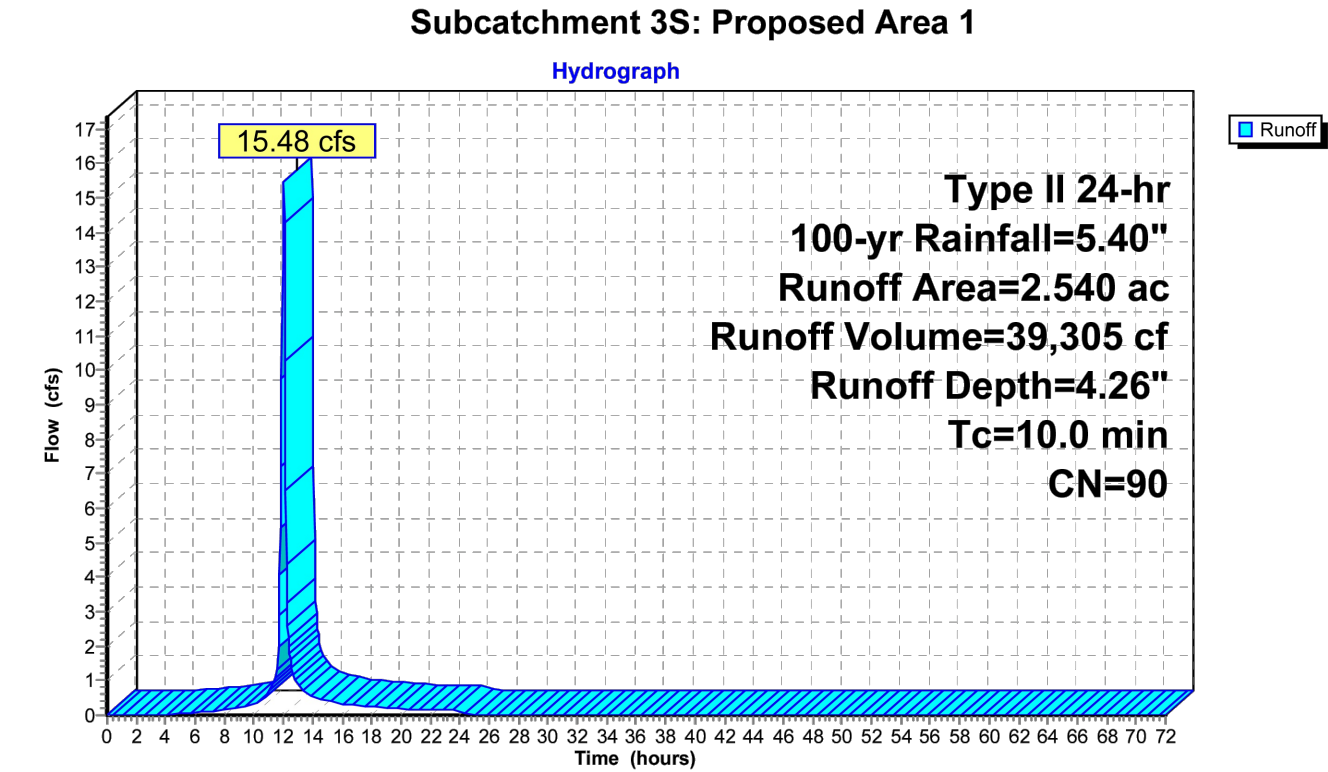
Subcatchment 4S: Existing Area 1



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Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=5.40"

Direct Entry,



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[44] Hint: Outlet device #2 is below defined storage

Inflow Area = 110,642 sf, 55.51% Impervious, Inflow Depth = 4.26" for 100-yr event
 Inflow = 15.48 cfs @ 12.01 hrs, Volume= 39,305 cf
 Outflow = 0.52 cfs @ 14.02 hrs, Volume= 39,305 cf, Atten= 97%, Lag= 120.9 min
 Primary = 0.52 cfs @ 14.02 hrs, Volume= 39,305 cf

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 873.11' @ 14.02 hrs Surf.Area= 9,042 sf Storage= 25,020 cfs

Plug-Flow detention time= 733.4 min calculated for 39,305 cf (100% of inflow)
Center-of-Mass det. time= 733.2 min (1,521.8 - 788.6)

Volume	Invert	Avail. Storage	Storage Description
#1	869.00	39,132 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf Area (sq-ft)	Inc. Store (cubic-feet)	Cum. Store (cubic-feet)
869.00	3,407	0	0
870.00	4,613	4,010	4,010
871.00	5,923	5,268	9,278
872.00	7,338	6,631	15,909
873.00	8,858	8,098	24,007
874.00	10,484	9,671	33,678
874.50	11,335	5,455	39,132

Device	Routing	Invert	Outlet Devices
#1	Primary	868.77'	24.0" Round Culvert L = 256.0' RCP, groove end projecting, Ke = 0.200 Inlet / Outlet Inverts 868.77' / 867.49' S = 0.0050' / n = 0.012, Flow Area = 3.14 sf
#2	Device 1	868.77'	2.0" Vert. Orifice/Grate C = 0.600 Limited to weir flow at low heads
#3	Device 1	871.30'	3.0" Vert. Orifice/Grate C = 0.600 Limited to weir flow at low heads
#4	Device 1	873.50'	5.0" (long x 5.5') breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (length x 2.80) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=0.52 cfs @ 14.02 hrs HW=873.11' (Free Discharge)

- 1=Culvert (Passes 0.52 cfs of 24.24 cfs potential flow)
2=Orifice/Grate (Orifice Controls 0.22 cfs @ 9.94 fps)
3=Orifice/Grate (Orifice Controls 0.31 cfs @ 6.26 fps)
4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

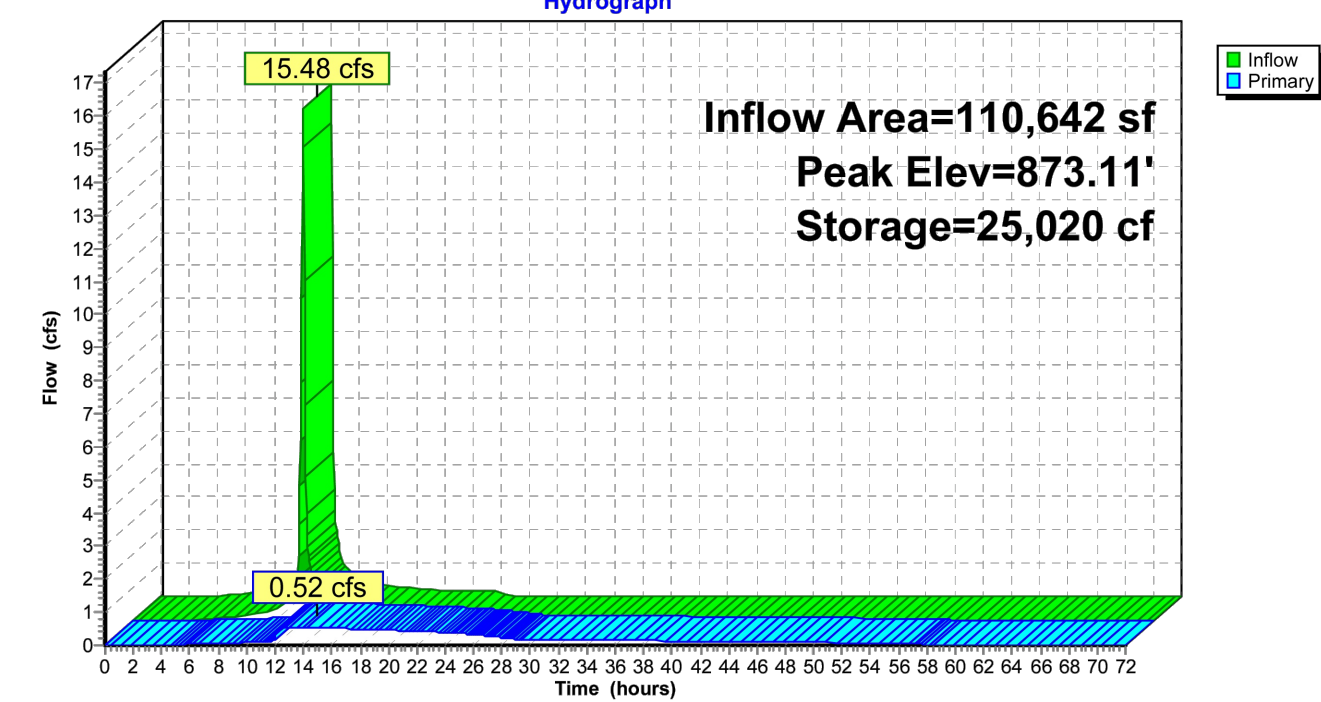
24000000 - Children's Gardens HydroCAD Model
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Page 11

Hydrograph

15.48 cfs

Inflow Area=110,642 sf
Peak Elev=873.11'
Storage=25,020 cf

Legend: Inflow (green), Primary (blue)



LoveJoy Community Services
Hope Lovell

4601 W Saginaw Highway, Suite E
Lansing, MI 48917

Title: Pre-Existing Storm System		
Drawn: OO	Checked: JVR	Date: 12/30/2025
Title: Draft PUD Site Plan		
Drawn: OO/CB	Checked: BC	Date: 3/2/2026

[illegible]

CHURCHILL GARDENS

Drainage Area 1 Storm Calculations

2645 W. Holmes Road, Lansing, MI 48911
PART OF THE NORTHEAST 1/4 OF SECTION 31, T4N, R2W,
CITY OF LANSING, INGHAM COUNTY, MICHIGAN

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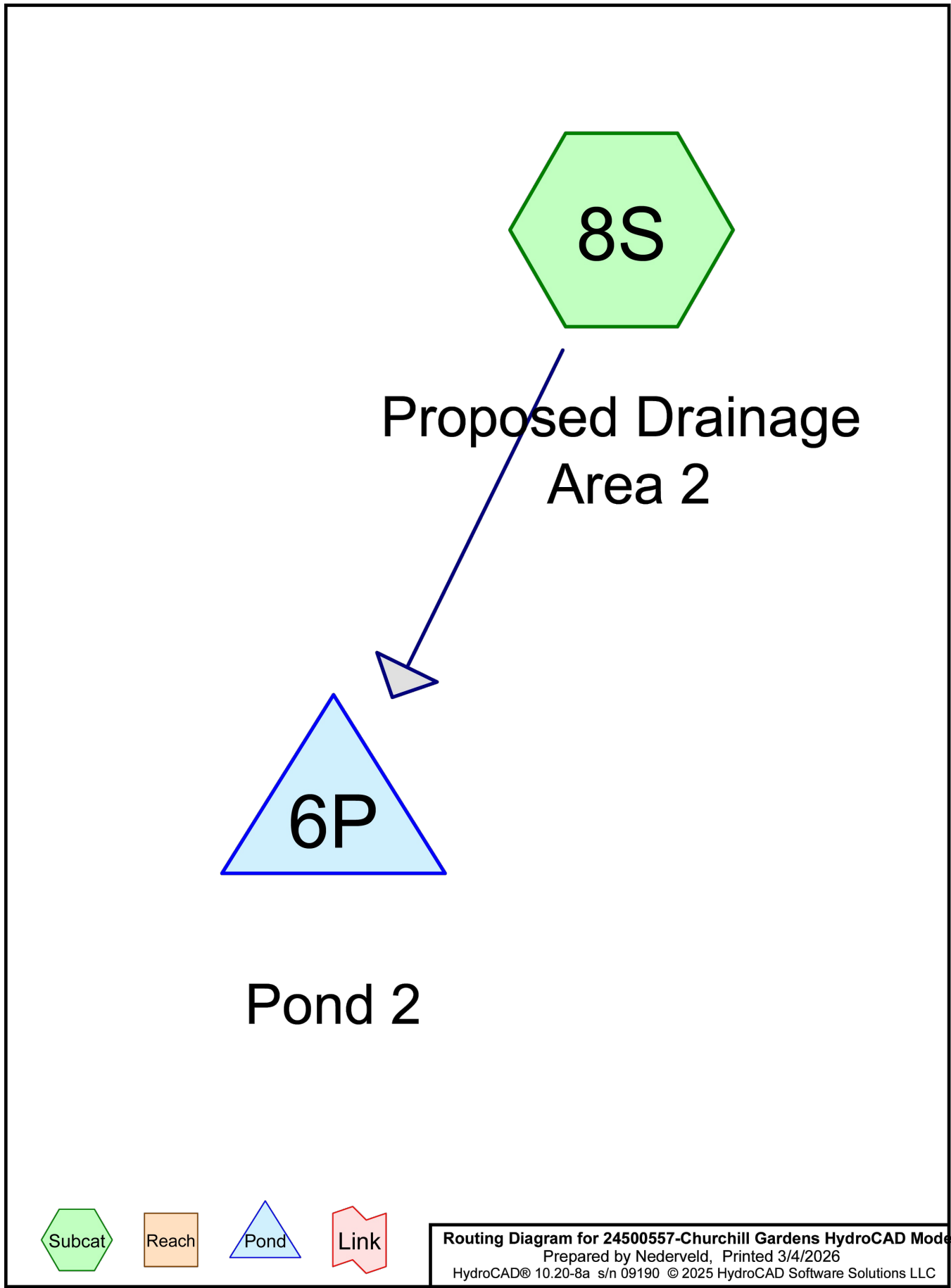
C-403

STORM WATER MANAGEMENT CALCULATIONS

Design Basis: Eaton County Stormwater Standards (February 2016)

SITE	Name	Churchill Gardens
	Parcel Identification	33-01-01-31-207-001
	Location Address	2645 W. Holmes Rd.
OWNER	Contact	Hope Lovell
	Organization	LoveJoy Community Services
	Address	17101 Dolores Street Livonia, MI 48152
	Phone	
	Email	
SITE	Contact	Osama Odeh, P.E.
	Organization	Nederveld
	Address	3037 Miller Road Ann Arbor, MI 48104
	Phone	616.221.3310
	Email	odeh@nederveld.com
	Date	March 4, 2026

JOB CONTROL						
CLIMATOLOGY DATA						
		Water Quality	Channel	Collection	Roadway	
		Treatment Volume	Protection	(Pipe) System	Flood System	
	Recurrence Interval	0.9	2-year	10-year	100-year	
	Duration (hr)	24-hr	24-hr	24-hr	24-hr	
	Precipitation (in)	0.9	2.42	3.43	5.2	
	Evapotranspiration (in/day)	0.1				
	Hystograph Distribution	Type II				
DESIGN CRITERIA						
	Recurrence Interval	90%	2-year	10-year	100-year	
	Treatment of Runoff for Sediment Load	Yes	NA	NA	NA	
	Peak flow (% of CPD)	NA	100%	100%	100%	
	Volume (% of CPD)	NA	100%	NA	NA	
	Detention Time (hr), surface water (time from end of rainfall)	NA	48	48	48	
	Detention Time (hr), complete drainage (time from end of rainfall)	NA	48	72	72	
SITE CHARACTERISTICS						
	SITE AREA	2.54	acres			
	SOIL TYPE	HSG	Aub	Manual	Infl (in/hr)	
	Silty clay loam	D	0.03		0.06	
	NRCS Velocity Method for Time of Concentration					
	2-year 24-hour Rainfall (in)	2.42				
CONDITION PRIOR TO DEVELOPMENT						
	Surface Cover					
No.	Cover	Area (ac)	CN			
1	Urban Open Space (lawns, parks, golf, cemeteries) Good (grass cover >75%)	1.28	80			
2	Natural Woods Good Protected from Grazing, litter/brush cover soil	1.28	77			
3	Not Used		NA			
4	Not Used		NA			
5	Not Used		NA			
6	Manual Entry					
	Total	2.54				
	Time of Concentration					
No.	Surface Feature	Slope (ft/l)	Manning n	Length (ft)	Tt(hr)	
1	Not Used		NA		0.09	
2	Not Used		NA		0.09	
3	Not Used		NA		0.09	
4	Not Used		NA		0.09	
5	Not Used		NA		0.09	
6	Manual Entry				0.17	
				CPD Tc (hr)	0.17	
POST DEVELOPMENT CONDITIONS						
	Surface Cover					
No.	Cover	Area (ac)	CN			
1	Urban Paved Parking, Roads, Driveways (excl. ROW) 100% impervious	0.4	98			
2	Urban Paved Parking, Roads, Driveways (excl. ROW) 100% impervious	1.01	98			
3	Streets & Roads Gravel (incl. ROW)	0.07	96			
4	Urban Open Space (lawns, parks, golf, cemeteries) Good (grass cover >75%)	1.06	80			
5	Not Used		NA			
6	Manual Entry	0				
	Total	2.54				
	Time of Concentration					
No.	Surface Feature	Slope (ft/l)	Manning n	Length (ft)	Tt(hr)	
1	Not Used		NA		0.00	
2	Not Used		NA		0.00	
3	Not Used		NA		0.00	
4	Not Used		NA		0.00	
5	Not Used		NA		0.00	
6	Manual Entry				0.17	
					Post Tc (hr)	0.17



24500557-Churchill Gardens HydroCAD Model Type II 24-hr 100-yr Rainfall=5.40"
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Summary for Pond 6P: Pond 2

[44] Hint: Outlet device #2 is below defined storage

Inflow Area = 74,488 sf, 60.82% Impervious, Inflow Depth = 4.37" for 100-yr event
Inflow = 10.60 cfs @ 12.01 hrs, Volume= 27,133 cf
Outflow = 0.95 cfs @ 12.57 hrs, Volume= 27,133 cf, Atten= 91%, Lag= 33.7 min
Primary = 0.95 cfs @ 12.57 hrs, Volume= 27,133 cf

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 871.66' @ 12.57 hrs Surf.Area= 3,997 sf Storage= 14,482 cf
Center-of-Mass det. time= 308.4 min (1,093.1 - 784.7)

Plug-Flow detention time= 308.0 min calculated for 27,114 cf (100% of inflow)
Center-of-Mass det. time= 308.4 min (1,093.1 - 784.7)

Volume	Invert	Avail. Storage	Storage Description
#1A	866.58'	6,444 cf	37.58'W x 106.34'L x 6.75'H Field A 26,978 cf Overall - 10,869 cf Embedded = 16,109 cf x 40.0% Voids
#2A	867.33'	10,869 cf	ADS_StormTech MC-7200 +Capx 60 Inside #1 Effective Size= 91.2"W x 60.0"H => 26,68 sf x 6.59'L = 175.9 cf Overall Size= 100.0"W x 60.0"H x 6.95'L with 0.36' Overlap 60 Chambers in 4 Rows Cap Storage= 39.5 cf x 2 x 4 rows = 316.0 cf
17,312 cf			Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	866.35'	24.0" Round RCP_Round 24" L= 20.0' RCP, groove end projecting, Ke= 0.200 Inlet / Outlet Invert= 866.35' / 866.25' S= 0.0050 ' / Cc= 0.900 n= 0.012, Flow Area= 3.14 sf
#2	Device 1	866.35'	2.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	868.65'	4.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 1	872.30'	5.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=0.95 cfs @ 12.57 hrs HW=871.66' (Free Discharge)
1=RCP_Round 24" (Passes 0.95 cfs of 39.19 cfs potential flow)
2=Orifice/Grate (Orifice Controls 0.24 cfs @ 11.01 fps)
3=Orifice/Grate (Orifice Controls 0.71 cfs @ 8.12 fps)
4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

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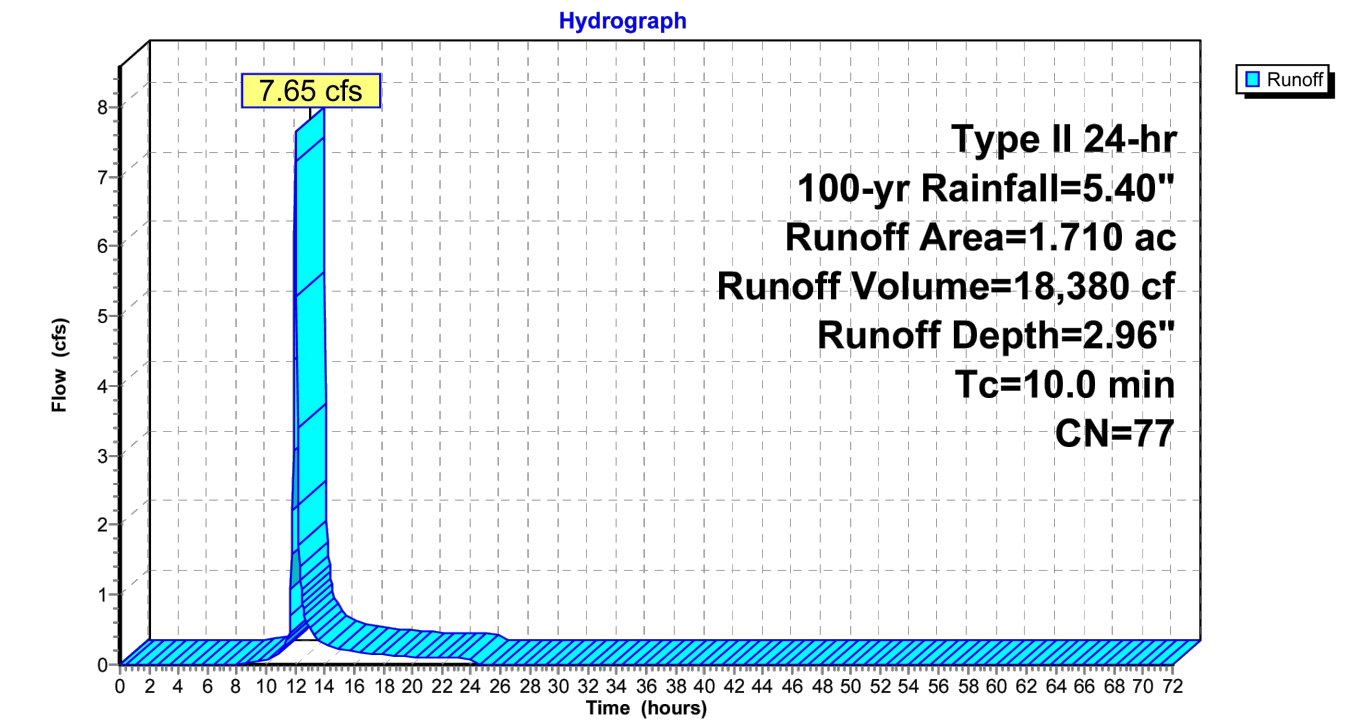
Summary for Subcatchment 7S: Existing Area 2

Runoff = 7.65 cfs @ 12.02 hrs, Volume= 18,380 cf, Depth= 2.96"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=5.40"

Area (ac)	CN	Description			
1.710	77	Woods, Good, HSG D			
1.710		100.00% Pervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment 7S: Existing Area 2



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Pond 6P: Pond 2 - Chamber Wizard Field A

Chamber Model = ADS_StormTechMC-7200 +Cap (ADS StormTech®MC-7200 with cap volume)
Effective Size= 91.2"W x 60.0"H => 26,68 sf x 6.59'L = 175.9 cf
Overall Size= 100.0"W x 60.0"H x 6.95'L with 0.36' Overlap
Cap Storage= 39.5 cf x 2 x 4 rows = 316.0 cf

100.0" Wide x 9.0" Spacing = 109.0" C-C Row Spacing

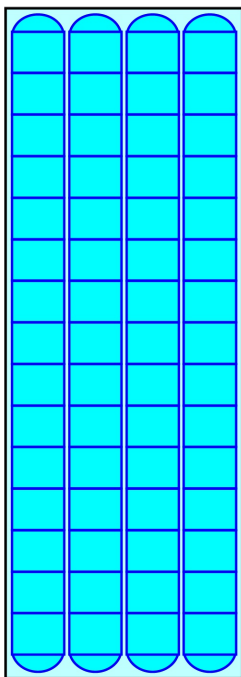
15 Chambers/Row x 6.59' Long +2.73' Cap Length x 2 = 104.34' Row Length +12.0" End Stone x 2 = 106.34' Base Length
4 Rows x 100.0" Wide x 9.0" Spacing x 3 + 12.0" Side Stone x 2 = 37.58' Base Width
9.0" Stone Base + 60.0" Chamber Height + 12.0" Stone Cover = 6.75' Field Height

60 Chambers x 175.9 cf + 39.5 cf Cap Volume x 2 x 4 Rows = 10,868.5 cf Chamber Storage

26,977.6 cf Field - 10,868.5 cf Chambers = 16,109.0 cf Stone x 40.0% Voids = 6,443.6 cf Stone Storage

Chamber Storage + Stone Storage = 17,312.1 cf = 0.397 af
Overall Storage Efficiency = 64.2%
Overall System Size = 106.34' x 37.58' x 6.75'

60 Chambers
999.2 cy Field
596.6 cy Stone



24500557-Churchill Gardens HydroCAD Model Type II 24-hr 100-yr Rainfall=5.40"
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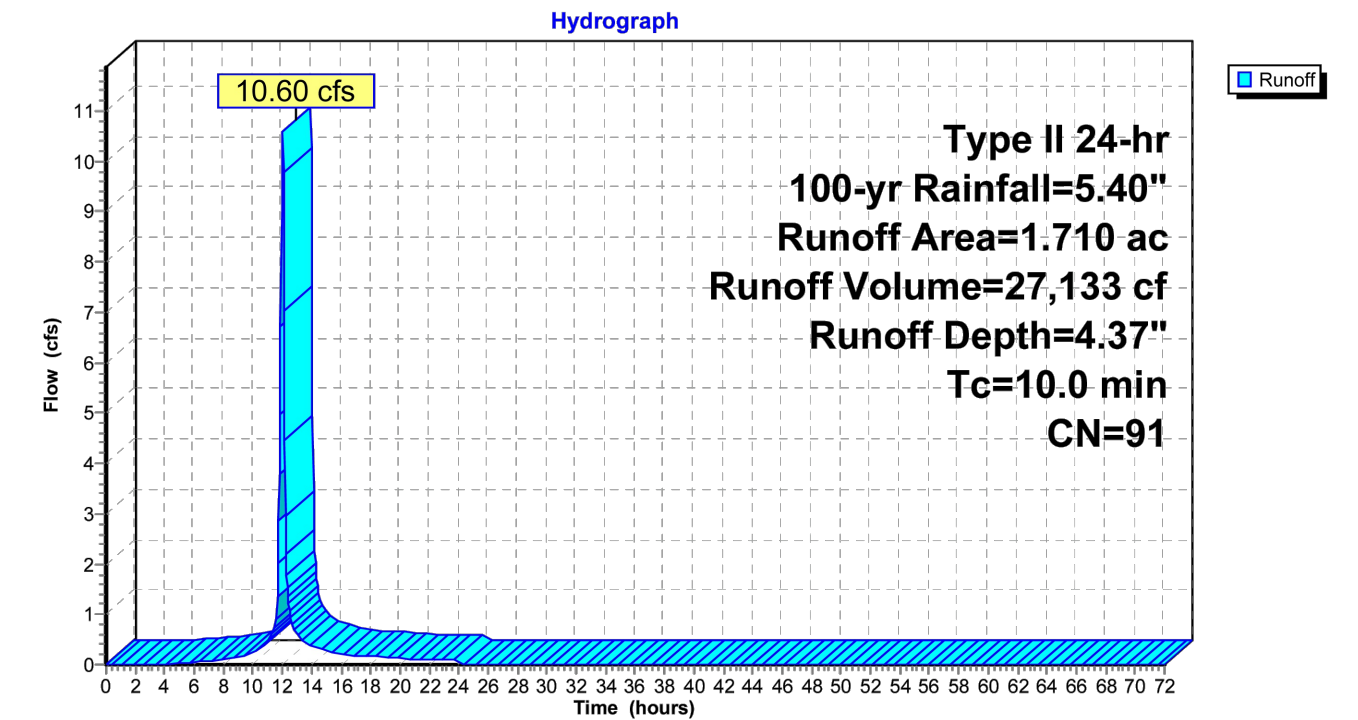
Summary for Subcatchment 8S: Proposed Drainage Area 2

Runoff = 10.60 cfs @ 12.01 hrs, Volume= 27,133 cf, Depth= 4.37"
Routed to Pond 6P : Pond 2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=5.40"

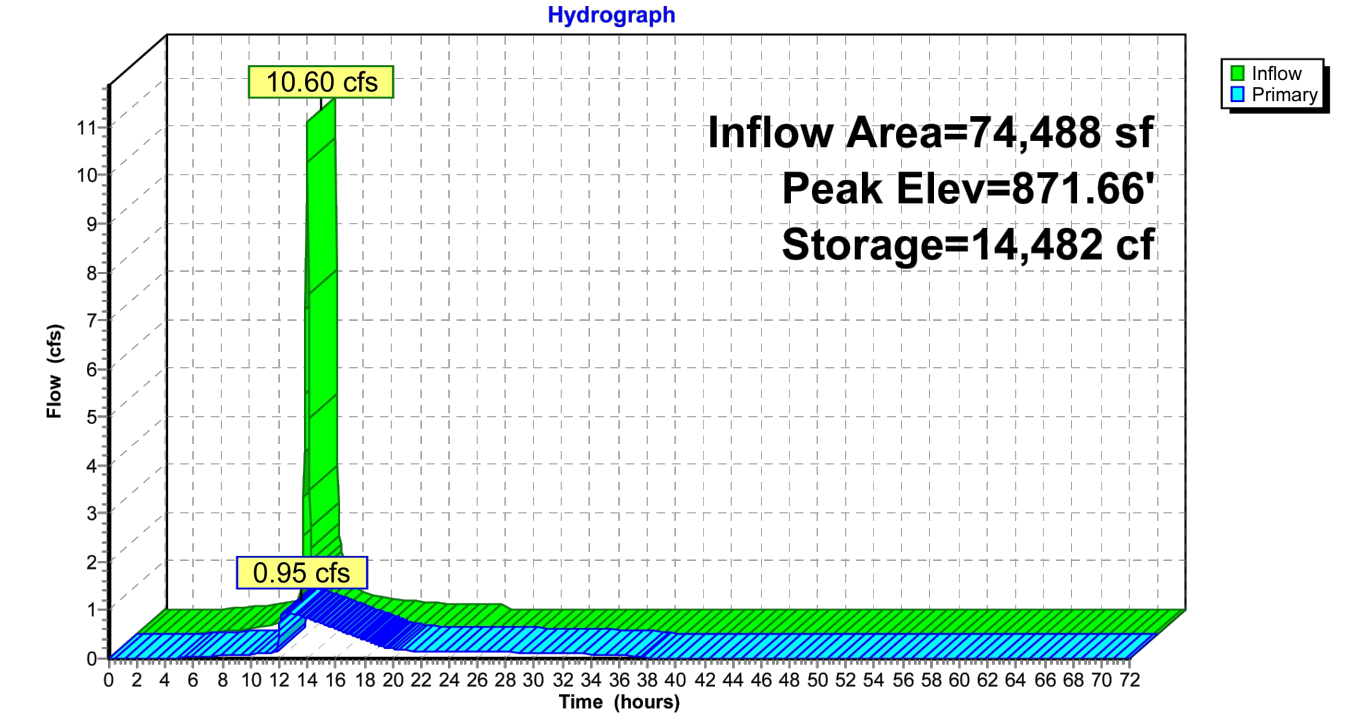
Area (ac)	CN	Description
0.220	98	Roofs, HSG D
0.300	98	Paved parking, HSG D
0.520	98	Paved parking, HSG D
0.670	80	>75% Grass cover, Good, HSG D
1.710	91	Weighted Average
0.670		39.18% Pervious Area
1.040		60.82% Impervious Area

Subcatchment 8S: Proposed Drainage Area 2



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Pond 6P: Pond 2



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217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.375.5190

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730 Chicago Dr.
Holland, MI 49423
Phone: 616.393.0449

PREPARED FOR:

LoveJoy Community Services
Hope Lovell

4601 W Saginaw Highway, Suite E
Lansing, MI 48917

REVISIONS:

Title: Pre-Existing Storm System
Drawn: CO Checked: JVR Date: 12/30/2025
Title: Draft PUD Site Plan
Drawn: CO/CS Checked: BC Date: 3/2/2026

CHURCHILL GARDENS

Drainage Area 2 Storm Calculations

2645 W. Holmes Road, Lansing, MI 48911
PART OF THE NORTHEAST 1/4 OF SECTION 31, T4N, R2W,
CITY OF LANSING, INGHAM COUNTY, MICHIGAN

SEAL:

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PROJECT NO:

24500557

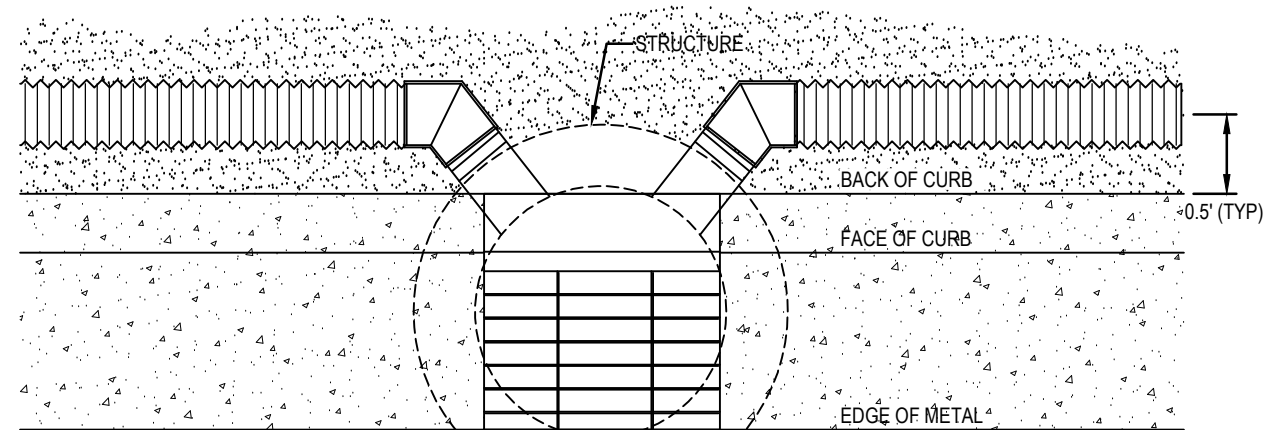
SHEET NO:

C-404



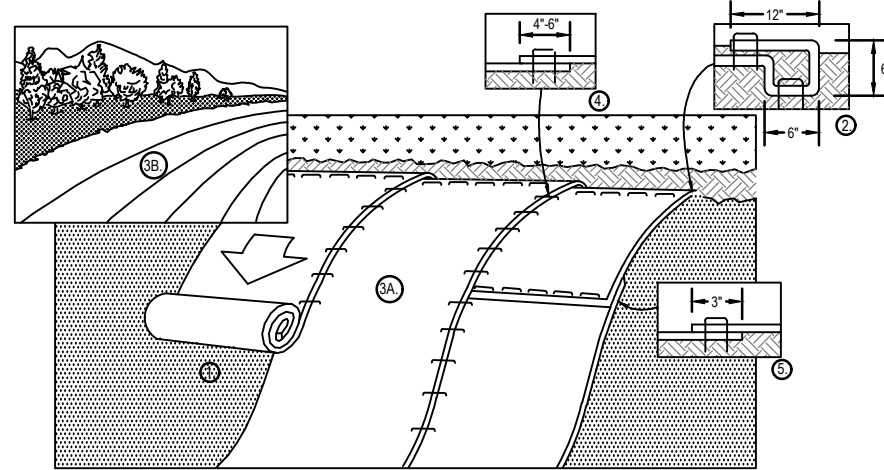
UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

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



TEMPORARY CRUSHED ROCK TRACKING PAD

N.T.S.



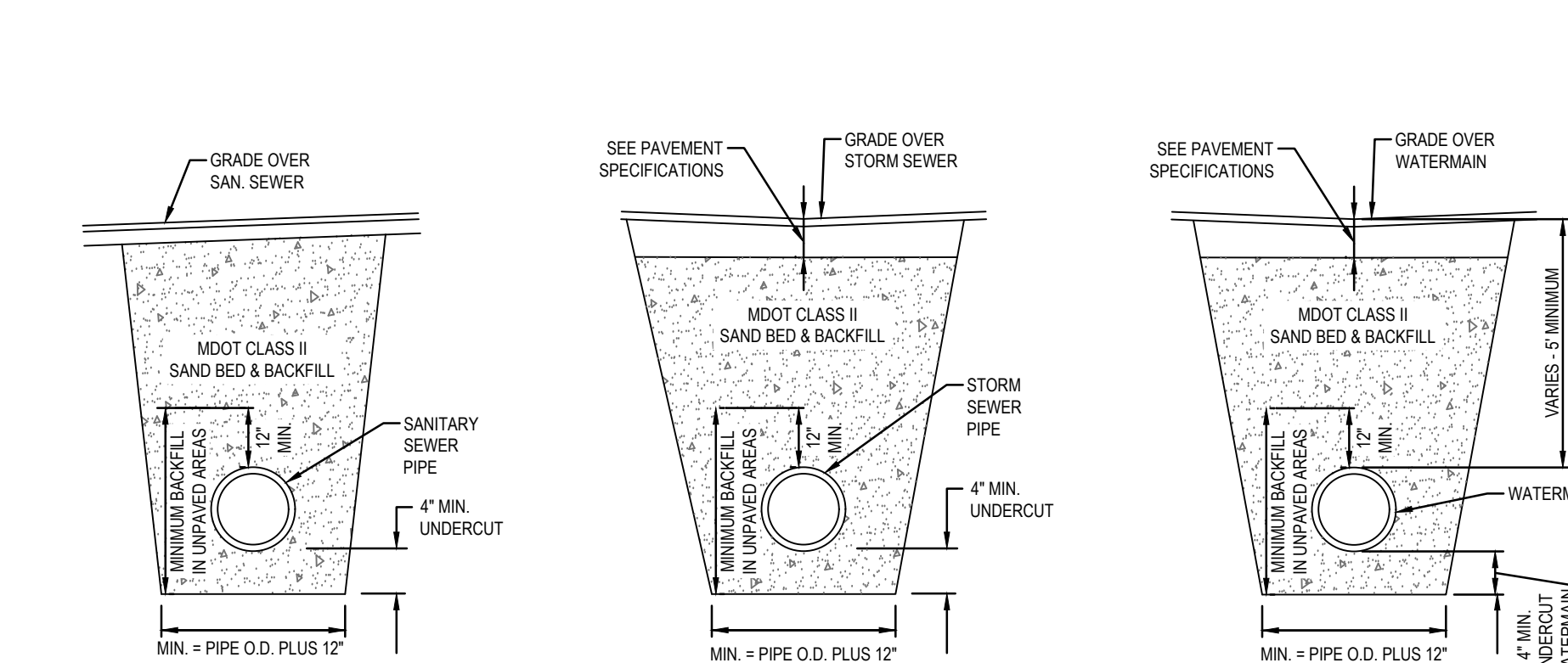
- NOTES:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLES AND APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES (SPACED APPROXIMATELY 12" APART) ACROSS THE WIDTH OF THE BLANKET. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURER'S RECOMMENDATION.
 3. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 4" OF OVERLAP DEPENDING ON BLANKET TYPE TO ENSURE PROPER SEAM ALIGNMENT. PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM POSITION ON THE PREVIOUSLY INSTALLED BLANKET.
 4. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 12" OVERLAP. STAPLES/STAKES MUST BE PLACED APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
 5. PLACE STAPLES/STAKES PER MANUFACTURE RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.
 6. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
 7. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION.

EROSION CONTROL BLANKET DETAIL

N.T.S.

UNDER DRAIN AT CURB DETAIL

N.T.S.



- NOTE:
1. TRENCH TO BE BEDDED AND BACKFILLED WITH SAND AS NOTED ON DETAIL UNDER ALL PAVED AREAS.
 2. WHEN SANITARY SEWER PIPE IS OUTSIDE OF PAVED AREAS THE MINIMUM AMOUNT OF SAND BACKFILL SHALL BE, AS NOTED, FROM THE BOTTOM OF TRENCH TO 12" ABOVE CROWN OF STORM PIPE AND THE REMAINDER OF TRENCH BACKFILL WITH EXCAVATED SOIL.
 3. IF UNDERDRAIN SHALL BE PERFORATED PIPE WITH SOOK, MEETING THE REQUIREMENTS OF AASHTO M-282 AND THE GEOTEXTILE SHALL MEET AASHTO M-288 REQUIREMENTS.
 4. ALL FLARED END SECTIONS SHALL BE CONCRETE.
 5. ALL CATCH BASINS AND MANHOLES SHALL BE CONCRETE, CONFORMING TO ASTM C-478 WITH BUTYL RUBBER GASKETED JOINTS WITH BOOT TYPE PIPE CONNECTIONS CONFORMING TO ASTM C-923 FOR ALL PIPE CONNECTIONS 24" DIAMETER AND SMALLER.
 6. ALL CATCH BASINS ARE DRAWN AND WILL BE STAKED AT CENTER OF CASTING.
- NOTE:
1. TRENCH TO BE BEDDED AND BACKFILLED WITH SAND AS NOTED ON DETAIL UNDER ALL PAVED AREAS.
 2. WHEN STORM SEWER PIPE IS OUTSIDE OF PAVED AREAS THE MINIMUM AMOUNT OF SAND BACKFILL SHALL BE, AS NOTED, FROM THE BOTTOM OF TRENCH TO 12" ABOVE CROWN OF STORM PIPE AND THE REMAINDER OF TRENCH BACKFILL WITH EXCAVATED SOIL.
 3. IF UNDERDRAIN SHALL BE PERFORATED PIPE WITH SOOK, MEETING THE REQUIREMENTS OF AASHTO M-282 AND THE GEOTEXTILE SHALL MEET AASHTO M-288 REQUIREMENTS.
 4. ALL FLARED END SECTIONS SHALL BE CONCRETE.
 5. ALL CATCH BASINS AND MANHOLES SHALL BE CONCRETE, CONFORMING TO ASTM C-478 WITH BUTYL RUBBER GASKETED JOINTS WITH BOOT TYPE PIPE CONNECTIONS CONFORMING TO ASTM C-923 FOR ALL PIPE CONNECTIONS 24" DIAMETER AND SMALLER.
 6. ALL CATCH BASINS ARE DRAWN AND WILL BE STAKED AT CENTER OF CASTING.
- NOTE:
1. TRENCH TO BE BEDDED AND BACKFILLED WITH SAND AS NOTED ON DETAIL UNDER ALL PAVED AREAS.
 2. WHEN WATER MAIN PIPE IS OUTSIDE OF PAVED AREAS THE MINIMUM AMOUNT OF SAND BACKFILL SHALL BE, AS NOTED, FROM THE BOTTOM OF TRENCH TO 12" ABOVE CROWN OF WATER MAIN PIPE AND THE REMAINDER OF TRENCH BACKFILL WITH EXCAVATED SOIL.
 3. IF UNDERDRAIN SHALL BE PERFORATED PIPE WITH SOOK, MEETING THE REQUIREMENTS OF AASHTO M-282 AND THE GEOTEXTILE SHALL MEET AASHTO M-288 REQUIREMENTS.
 4. ALL FLARED END SECTIONS SHALL BE CONCRETE.
 5. ALL CATCH BASINS AND MANHOLES SHALL BE CONCRETE, CONFORMING TO ASTM C-478 WITH BUTYL RUBBER GASKETED JOINTS WITH BOOT TYPE PIPE CONNECTIONS CONFORMING TO ASTM C-923 FOR ALL PIPE CONNECTIONS 24" DIAMETER AND SMALLER.
 6. ALL CATCH BASINS ARE DRAWN AND WILL BE STAKED AT CENTER OF CASTING.

SANITARY SEWER TRENCH AND BACKFILL DETAIL

N.T.S.

STORM SEWER TRENCH AND BACKFILL DETAIL

N.T.S.

WATER MAIN TRENCH AND BACKFILL DETAIL

N.T.S.

CONSTRUCTION NOTES

STORM SEWER

1. ALL CATCH BASINS SHOULD BE PROVIDED WITH A MINIMUM 2" SUMP.
2. ALL STORM SEWER SHALL BE SMOOTH LINED CORRUGATED POLYETHYLENE PIPE (SLOPP), WITH WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF THE MICHIGAN PLUMBING CODE, AASHTO M-282 AND M-294, ASTM F-2086, F-2688, D-3212, F-4177, F-4187, D-3550 AND F-1417. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND ASTM D-2201 OR CONCRETE PIPE MEETING THE REQUIREMENTS OF ASTM C-761 UNLESS OTHERWISE NOTED.
3. IF UNDERDRAIN SHALL BE PERFORATED PIPE WITH SOOK, MEETING THE REQUIREMENTS OF AASHTO M-282 AND THE GEOTEXTILE SHALL MEET AASHTO M-288 REQUIREMENTS.
4. ALL FLARED END SECTIONS SHALL BE CONCRETE.
5. ALL CATCH BASINS AND MANHOLES SHALL BE CONCRETE, CONFORMING TO ASTM C-478 WITH BUTYL RUBBER GASKETED JOINTS WITH BOOT TYPE PIPE CONNECTIONS CONFORMING TO ASTM C-923 FOR ALL PIPE CONNECTIONS 24" DIAMETER AND SMALLER.
6. ALL CATCH BASINS ARE DRAWN AND WILL BE STAKED AT CENTER OF CASTING.

WATERMAIN AND SANITARY SEWER

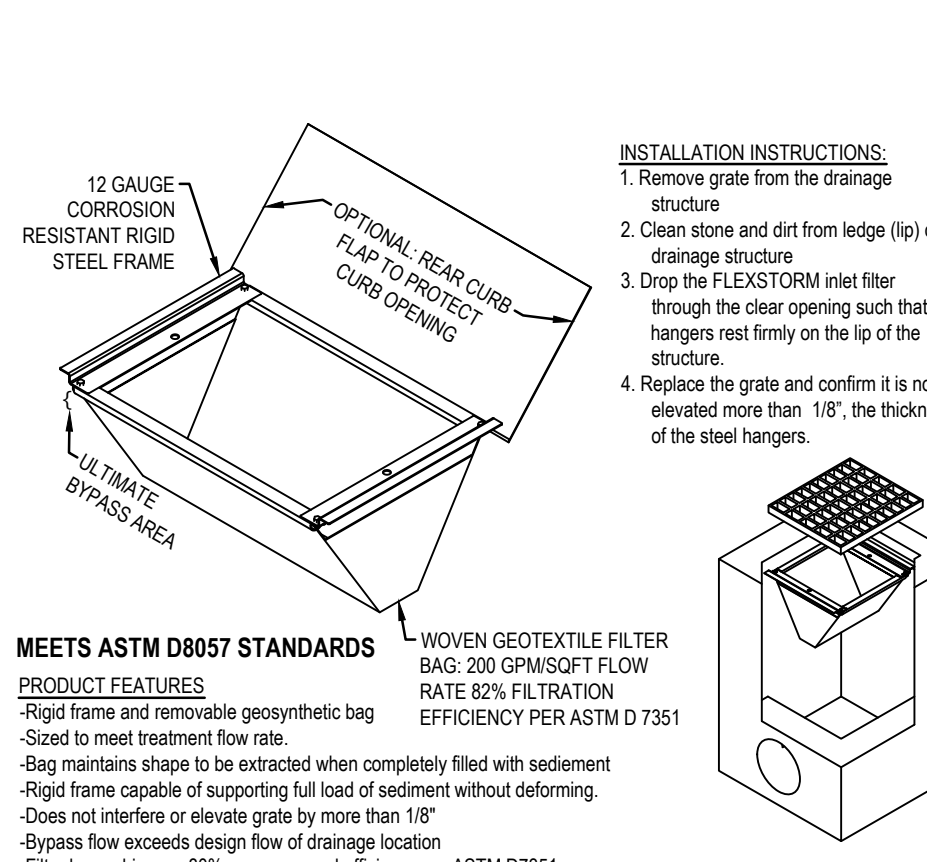
ALL WATERMAIN AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE CITY STANDARD CONSTRUCTION SPECIFICATIONS, INCLUDING POST CONSTRUCTION VIDEO INSPECTION OF THE SANITARY SEWER SYSTEM.

GENERAL

1. ALL CONSTRUCTION AND MATERIAL SPECIFICATIONS INCLUDED FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MOST CONSTRUCTION AND MATERIALS SPECIFICATIONS LATEST EDITION AND THE ORDINANCES OF THE CITY, WHERE CONFLICTS OCCUR IN THE ABOVE, THE CITY SHALL BE THE GOVERNING AUTHORITY.
2. SOIL BORINGS HAVE BEEN PERFORMED BY THE OWNER AND SHALL BE PROVIDED TO THE CONTRACTOR. VARIATION IN EXISTING SOIL CONDITIONS MAY IMPACT THE EARTHWORK QUANTITIES. IF UNUSABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING WATER AND SEWAGE SYSTEM RESULTING FROM NON-COMFORMANCE WITH THE APPLICABLE STANDARDS OR THROUGH GENERAL NEGLIGENCE.
4. ALL WORK, INCLUDING INSPECTIONS AND TESTING COST REQUIRED FOR REMOVAL, RELOCATION OR NEW CONSTRUCTION FOR PRIVATE OR PUBLIC UTILITIES, WILL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR AND INCLUDED IN THE BID PRICE FOR THE VARIOUS WORK ITEMS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY PERMITS FROM THE CITY AND COUNTY AND ANY OTHER AGENCY FOR ALL WORK DONE BY THE CONTRACTOR.
5. ANY DEFECTS IN THE CONSTRUCTION INCLUDING MATERIALS OR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY REMOVAL AND REPLACEMENT OR OTHER APPROVED METHODS PRIOR TO ACCEPTANCE BY THE CITY OR OWNER WITHOUT ANY ADDITIONAL COST TO THE CITY OR OWNER.
6. ALL LAWN AREAS REMOVED OR DISTURBED SHALL BE REPLACED WITH TOPSOIL AND SOIL WHEN NEEDED AND SHALL BE RESEED AND MULCHED IF SATISFACTORY RE-ESTABLISHMENT OF LAWN DOES NOT OCCUR.
7. ALL PUNCH LIST AND DEFICIENCY WORK SHALL BE COMPLETED WITHIN 1 MONTH OF THE END OF CONSTRUCTION.
8. THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FROM THE CITY BEFORE BEGINNING WORK WITHIN ANY PUBLIC STREET RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES. THESE PLANS HAVE BEEN DEVELOPED FOR ELECTRONIC FIELD LAYOUT. DIMENSIONS SHOWN ARE FOR GRAPHIC PRESENTATION ONLY AND SHOULD NOT BE USED FOR LAYOUT. CONTACT THE ENGINEER IF ANY DISCREPANCIES BETWEEN THE PLAN AND LAYOUT ARE DISCOVERED.
10. THE WORK LIMITS SHOWN ON THESE PLANS ARE FOR PHYSICAL CONSTRUCTION ONLY. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LIGHTS, BARRICADES, FLAGMEN, ETC. AS REQUIRED TO PERFORM THE REQUIRED WORK. THE INSTALLATION AND OPERATION OF ALL TEMPORARY TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL DEVICES AS REQUIRED SHALL BE PROVIDED BY THE CONTRACTOR WHETHER BEFORE OR OUTSIDE THESE WORK LIMITS. THE CONTRACTOR SHALL FURNISH, ERECT, MAINTAIN AND SUBSEQUENTLY REMOVE SUCH ADDITIONAL TRAFFIC CONTROL DEVICES LOCATED OUTSIDE THE LIMITS OF CONSTRUCTION INCLUDING THOSE SITUATIONS WHICH ARE USED AS DETOURS, INCLUDING DETOUR AND CLOSED SIGNS AND BARRICADES AT THE POINT WHERE THE ROAD IS CLOSED TO THROUGH TRAFFIC.
11. THE CONTRACTOR SHALL PROTECT LOCATION OF ALL PROPERTY PINS AND BENCHMARKS.
12. ALL WORK CONTEMPLATED SHALL, AT ALL TIMES, BE SUBJECT TO THE DIRECT INSPECTION OF THE CITY, OWNER AND THEIR REPRESENTATIVES. THE CITY AND OWNER RESERVES THE RIGHT TO HALT ALL CONSTRUCTION ACTIVITY FOR NON-COMFORMANCE OF PLANS, SPECIFICATIONS AND OTHER APPLICABLE STANDARDS OR REGULATIONS.
13. PRICES BID PER FOOT FOR ALL PIPES IS COMPACTED IN PLACE REGARDLESS OF SOIL OR ROCK CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR ALL SIGNS, BARRICADES AND SAFETY FENCES TO DETER PEOPLE FROM ENTERING THE WORK AREA AND FOR MAINTAINING AND PROTECTING THE FLOW OF VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE JOB SITE. TRAFFIC CONTROLS SHALL BE COORDINATED WITH THE POLICE DEPARTMENT AND THE CITY.
14. PRIOR TO ANY CONSTRUCTION OR GRADING, A PROTECTIVE BARRIER, FENCE, POST AND SIGNS CLEARLY INDICATING LIMITS OF WORK/DISTURBANCE SHALL BE INSTALLED INDICATING NO TREE REMOVAL OR DISTURBANCES OUTSIDE LIMITS. THE CITY AND OWNER SHALL BE COORDINATED UPON DETERMINATION OF LIMITS IN THE FIELD.
15. ALL ROAD SURFACES, EASEMENTS OR RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION OR ANY PART OF THIS IMPROVEMENT ARE TO BE RESTORED COMPLETELY TO THE SATISFACTION OF THE CITY AND THE OWNER.
16. NO PARKING OF CONTRACTOR OR CONTRACTOR EMPLOYEE'S VEHICLES ON ANY PUBLIC STREETS SHALL BE PERMITTED.
17. ALL DISTURBED SIGNS, GUARDRAILS, MAIL BOXES, AND DRIVEWAYS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY AND THE OWNER.
18. DUST CONTROL: THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY SUCH AS CALCIUM CHLORIDE, WATER OR A MOTORIZED DUST-FREE STREET SWEEPING EQUIPMENT TO MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE AND SHALL ADHERE TO ALL ORDINANCES OF THE CITY, COUNTY, AND/OR ANY OTHER GOVERNING AUTHORITY.
19. ALL SEWERS, MANHOLES, JUNCTION CHAMBERS AND INLET BASINS MUST BE CLEANED BEFORE ACCEPTANCE BY THE CITY AND OWNER.
20. IF MUD, SOIL OR OTHER DEBRIS IS DEPOSITED ON ADJACENT STREETS, ROADS OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AT THE END OF EACH WORK DAY OR AS REQUIRED DURING THE WORK DAY.
21. ADJUST TO GRADE OR RECONSTRUCT TO GRADE WORK SHALL INCLUDE THE REMOVAL AND REPLACEMENT OF ANY EXISTING CONCRETE BLOCKOUT PAVEMENT DAMAGED PAVEMENT DOWELS OR OTHER SUCH LOAD TRANSFER DEVICES SHALL BE REPLACED AS DIRECTED BY THE COUNTY AND THE ENGINEER.
22. ALL EXISTING CATCH BASINS FOR STRUCTURES TO BE ADJUSTED OR RECONSTRUCTED TO GRADE SHALL BE FIELD CHECKED AT THE TIME OF CONSTRUCTION AND MARKED SUFFICIENT FOR SALVAGE AND REUSE OR REPLACED.
23. WHERE REMOVAL AND REPLACEMENT OF PAVEMENT IS REQUIRED AND FOR ALL UNDERGROUND CONSTRUCTION UNDER ANY DRIVEWAY OR PAVEMENT INCLUDING THE 45 DEGREE ANGLE OF INFLUENCE FROM THE OUTSIDE EDGE OF PAVEMENT OR TOP OF CURB, COMPACTION TESTS SHALL BE REQUIRED EVERY 6 FEET UNDER PAVEMENT, EQUIPMENT, INCLUDING, BUT NOT LIMITED TO, ROADWAY SURFACES, SIDEWALKS, BIKE WAYS, DRIVEWAYS, SHOULDERS, BUILDINGS, ETC.
24. NO BUILDING MATERIAL, EQUIPMENT, VEHICLES OR CHEMICALS SHALL BE STORED OR PLACED OUTSIDE LIMITS OF WORK/DISTURBANCE.
25. STORMWATER POLLUTION PREVENTION ITEMS SHALL BE IN PLACE PRIOR TO COMMENCING CLEARING OPERATIONS, EARTHWORK GRADING, OR ANY OTHER TYPE OF CONSTRUCTION ACTIVITY.
26. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
27. CONSTRUCTION NOISE SHALL BE KEPT TO A MINIMUM DURING NIGHTTIME HOURS AND MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS.
28. CONTRACTOR TO FIELD VERIFY AND SCOPE EXISTING SANITARY SEWER LATERAL TO CONFIRM ELEVATION, SCOPE, CONDITION AND PHYSICAL CONNECTION TO PUBLIC SANITARY SEWER MAIN PRIOR TO SELECTION OF NEW LATERAL SERVICE.
29. ALL CONCRETE PAVEMENT OR CURB EDGES AT HOT MIX ASPHALT JOINTS SHALL BE IMMEDIATELY SEALED AFTER PAVING WITH A SUITABLE RUBBERIZED ASPHALT SEALANT PER MOST STANDARD CONSTRUCTION SPECIFICATIONS SECTION 802.
30. ALL SITE WORK INCLUDING BUILDING PAD AND SITE PREPARATION (FOUNDATIONS, FLOORS, RETAINING WALLS, EXCAVATIONS, FILL PLACEMENT, UNDESIRABLE SOIL EXCAVATION AND BACKFILL, GROUNDWATER MANAGEMENT, ASPHALT PAVEMENT, CONCRETE PAVEMENT AND QUALITY CONTROL TESTING SHALL COMPLY WITH THE REPORT OF GEOTECHNICAL INVESTIGATION FOR PROJECT NAME PREPARED BY COMPANY NAME DATED NOVEMBER 2, 2021.

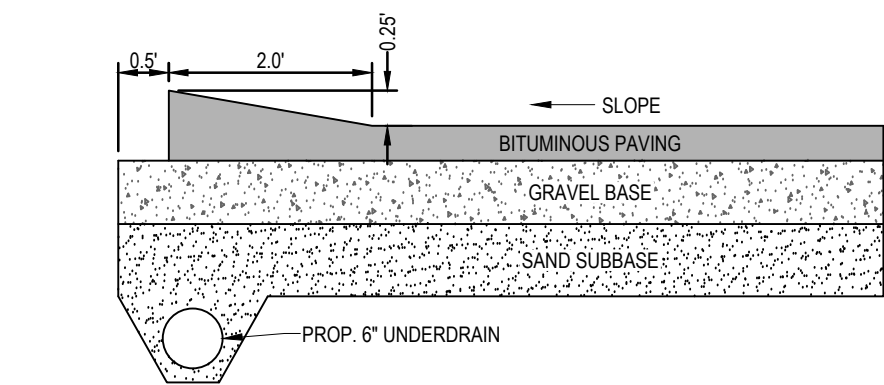
SILT FENCE DETAIL

N.T.S.



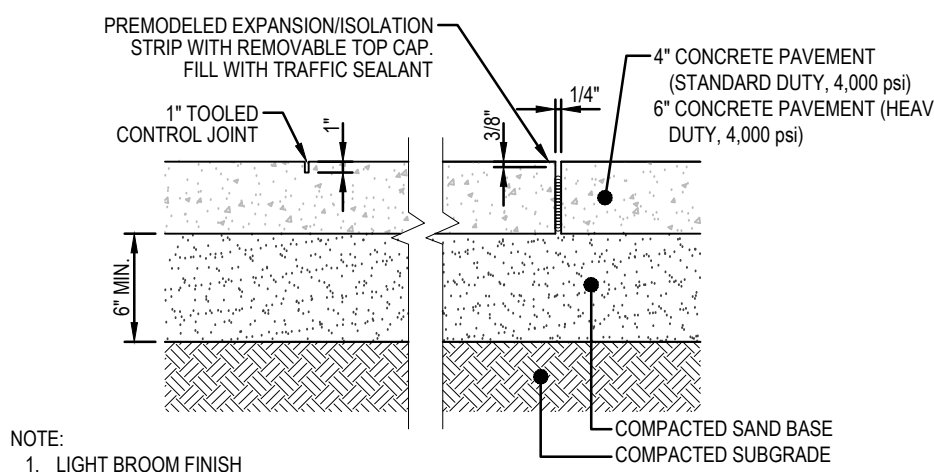
FLEXSTORM INLET FILTER LITE DETAIL

N.T.S.



PRIVATE ROAD & SITE BITUMINOUS VALLEY GUTTER DETAIL

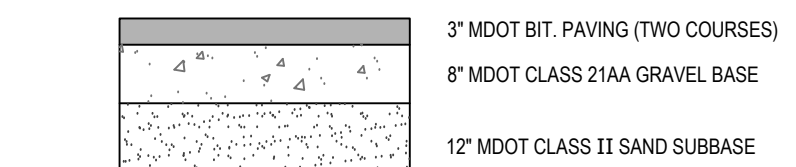
N.T.S.



- NOTE:
1. LIGHT BROOM FINISH
 2. LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
 3. PANEL SIZE SHALL NOT EXCEED 8 FEET
 4. PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH NEVER EXCEEDING 1.25X THE WIDTH
 5. AIR ENTRAINMENT - 7% ± 1%
 6. SLUMP 4" ± 1"
 7. REFER TO GEOTECHNICAL REPORT AND RECOMMENDATIONS FOR FINAL CONCRETE PAVING DETAILS

CONCRETE PAVEMENT DETAIL

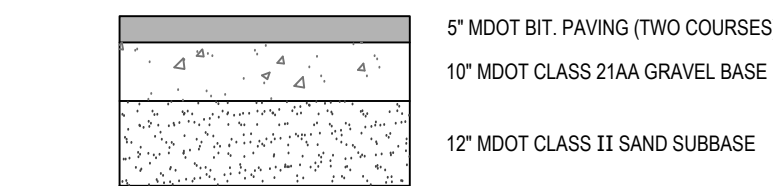
N.T.S.



- NOTE:
1. REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT DESIGN SPECIFICATION
 2. HMA MIXTURE TO BE TIER I OR TIER II
 3. BINDER GRADE TO BE A MINIMUM OF PG 58-28

STANDARD DUTY BITUMINOUS PAVEMENT CROSS SECTION DETAIL

N.T.S.

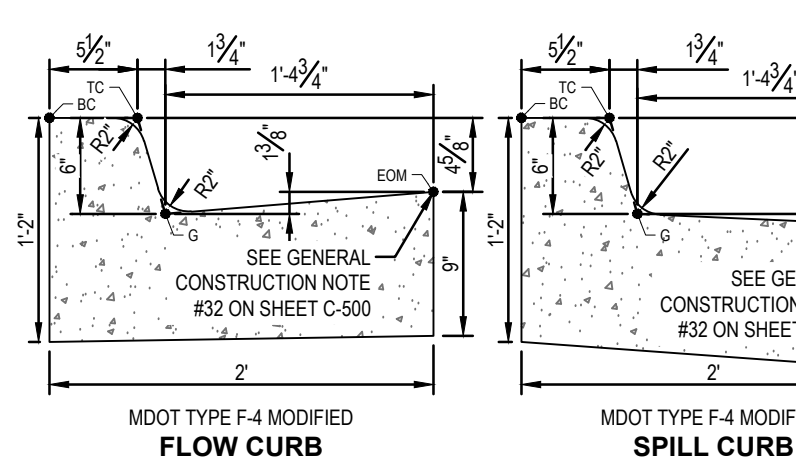


- NOTE:
1. REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT DESIGN SPECIFICATION
 2. HMA MIXTURE TO BE TIER I OR TIER II
 3. BINDER GRADE TO BE A MINIMUM OF PG 58-28

HEAVY DUTY BITUMINOUS PAVEMENT CROSS SECTION DETAIL

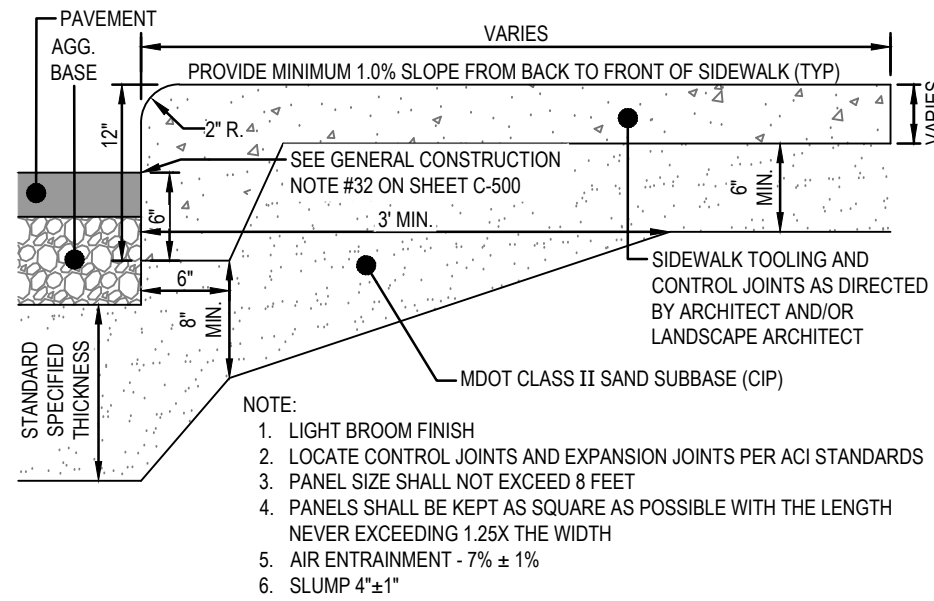
N.T.S.

- GRADING NOTES:
1. ESTABLISH PERMANENT BENCHMARK ON SITE PRIOR TO GRADING.
 2. PROPOSED SPOT GRADES ARE TO EDGE OF METAL TOP OF PAVEMENT UNLESS OTHERWISE NOTED. THE VERTICAL DIFFERENCE BETWEEN PAVEMENT GRADINGS AND TOP OF CURB GRADINGS VARY FOR FLOW AND SPILL CURBS (SEE DETAIL SHEET).
 3. PROPOSED ADA MOUNTS SHALL MEET THE STANDARDS SET FORTH IN THE MOST RECENT EDITION OF ADA STANDARDS FOR ACCESSIBLE DESIGN. TRENCHES TO HAVE TIRTS AS MINIMUM.
 4. SEE PLANS FOR LOCATIONS OF SPILLS VS FLOW CURB.
- NOTES:
1. LIGHT BROOM FINISH
 2. LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
 3. AIR ENTRAINMENT - 7% ± 1%
 4. SLUMP 4" ± 1"
- ELEV KEY:
- BC = BACK OF CURB
 - EDM = EDGE OF METAL
 - G = GUTTER
 - TC = TOP OF CURB



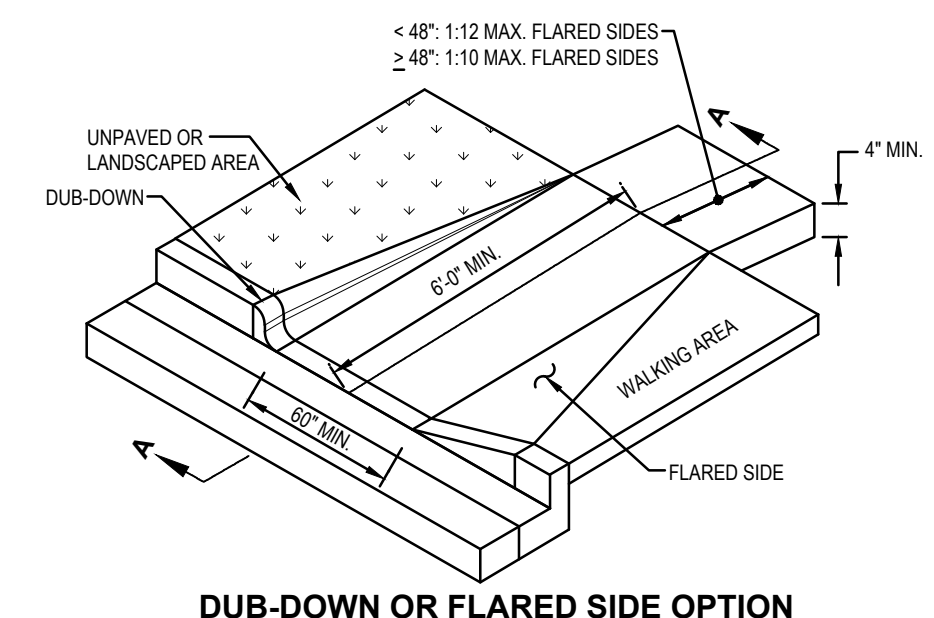
24" CONCRETE CURB AND GUTTER DETAIL

N.T.S.

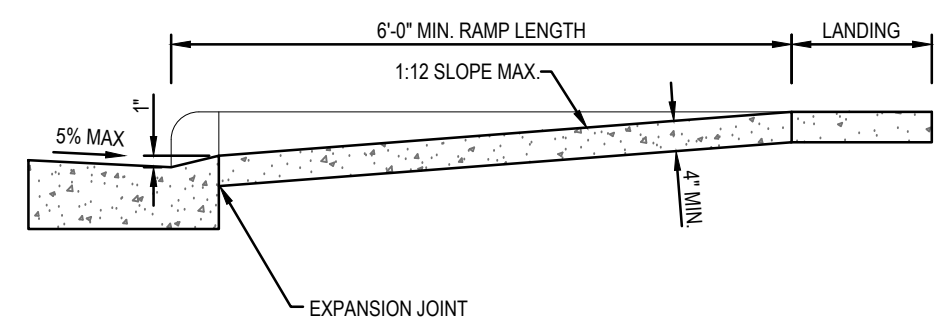


INTEGRAL CURB AND WALK DETAIL

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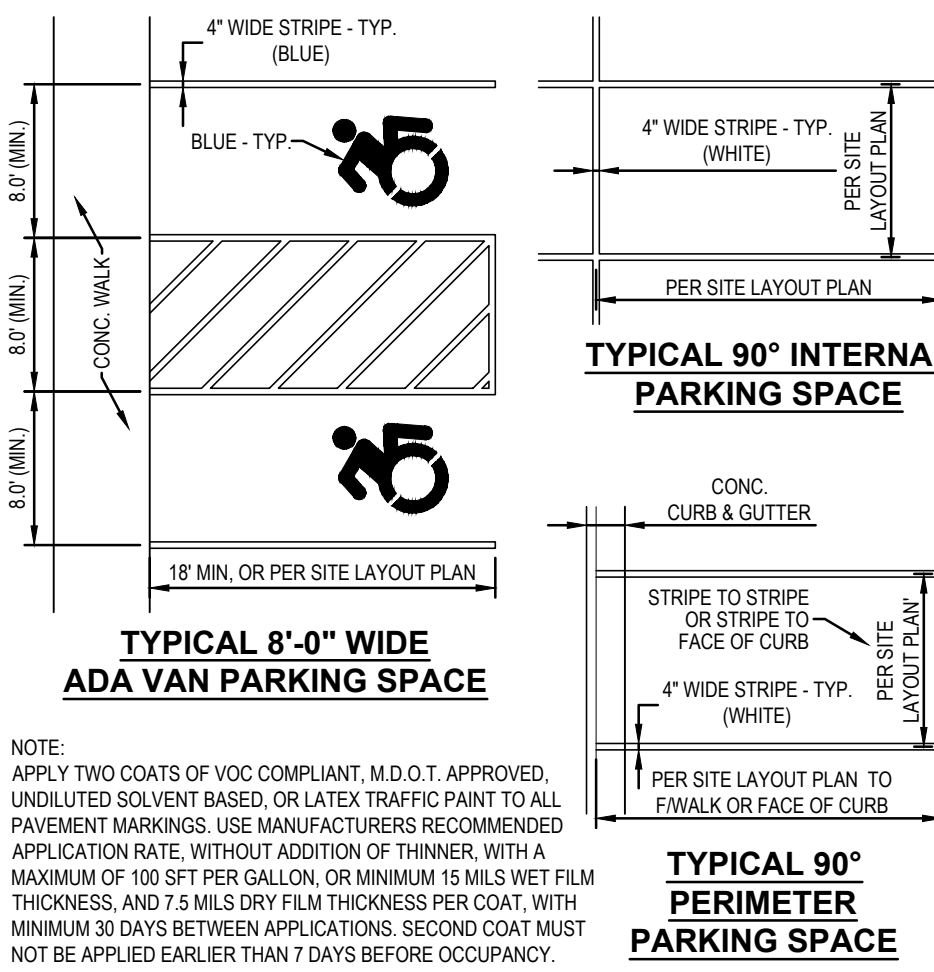


DUB-DOWN OR FLARED SIDE OPTION



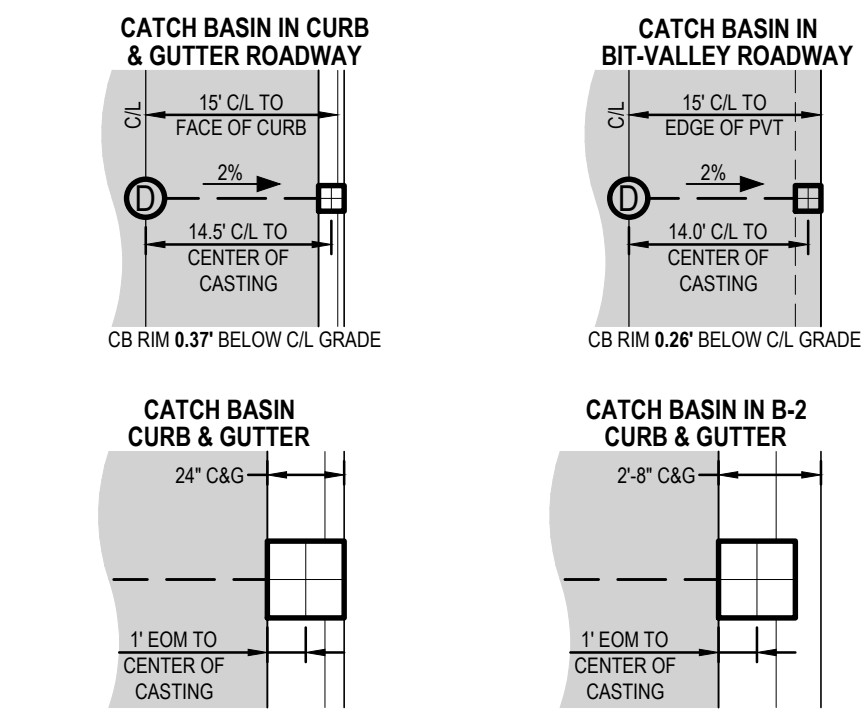
SIDEWALK CURB RAMP DETAIL

N.T.S.



PARKING SPACE MARKING DETAILS

N.T.S.



CATCH BASIN PLACEMENT DETAIL

N.T.S.



ANN ARBOR

3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.926.6863

GRAND RAPIDS

217 Grandville Ave., Suite 302
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HOLLAND

730 Chicago Dr.
Holland, MI 49423
Phone: 616.393.0449

PREPARED FOR:

LoveJoy Community Services
Hope Lovell

4601 W Saginaw Highway, Suite E
Lansing, MI 48917

REVISIONS:

Title: Pre-Existing Storm System
Drawn: CO Checked: JVR Date: 12/30/2025
Title: Draft PUD Site Plan
Drawn: CO/BC Checked: BC Date: 3/2/2026

CHURCHILL GARDENS

Details & Specifications

2645 W. Holmes Road, Lansing, MI 48911

PART OF THE NORTHEAST 1/4 OF SECTION 31, T4N, R2W,
CITY OF LANSING, INGHAM COUNTY, MICHIGAN

SEAL:

PROJECT NO:

24500557

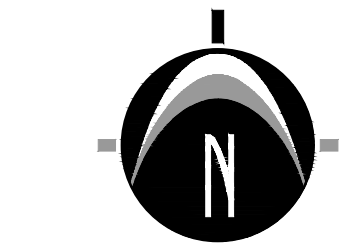
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C-500

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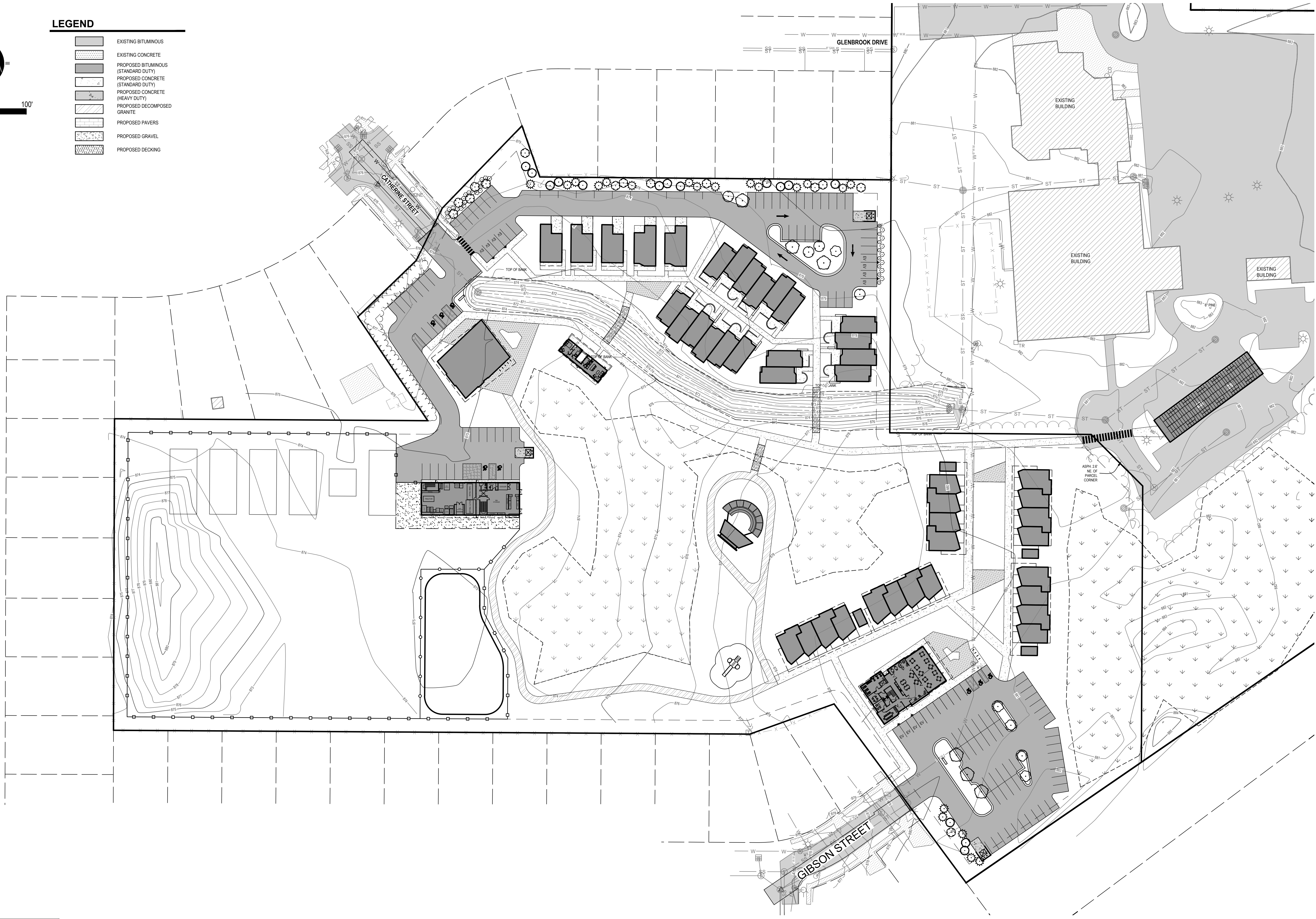
3/4/2026 17:04



0' 25' 50' 100'
SCALE: 1" = 50'

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROPOSED DECOMPOSED GRANITE
- PROPOSED PAVERS
- PROPOSED GRAVEL
- PROPOSED DECKING



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NEDERVELD
www.nederveld.com
800.222.1868
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Phone: 734.929.6863
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Holland, MI 49423
Phone: 616.393.0449

PREPARED FOR:
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Hope Lovell

4601 W Saginaw Highway, Suite E
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REVISIONS:

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Drawn: CO/CB	Checked: BC	Date: 3/2/2026

CHURCHILL GARDENS

Landscape Plan

2645 W. Holmes Road, Lansing, MI 48911
PART OF THE NORTHEAST 1/4 OF SECTION 31, T4N, R2W,
CITY OF LANSING, INGHAM COUNTY, MICHIGAN

SEAL:

DRAFT

PROJECT NO:
24500557

SHEET NO:
L-100

PLY+ Architecture
409 1/2 N 4th Ave,
Ann Arbor, MI. 48104
734 827 2238
info@plyarch.com

CHURCHILL GARDENS CONCEPTUAL DESIGN
2645 W HOLMES RD, LANSING, MI 48911

PUD PACKAGE 03/06/2026



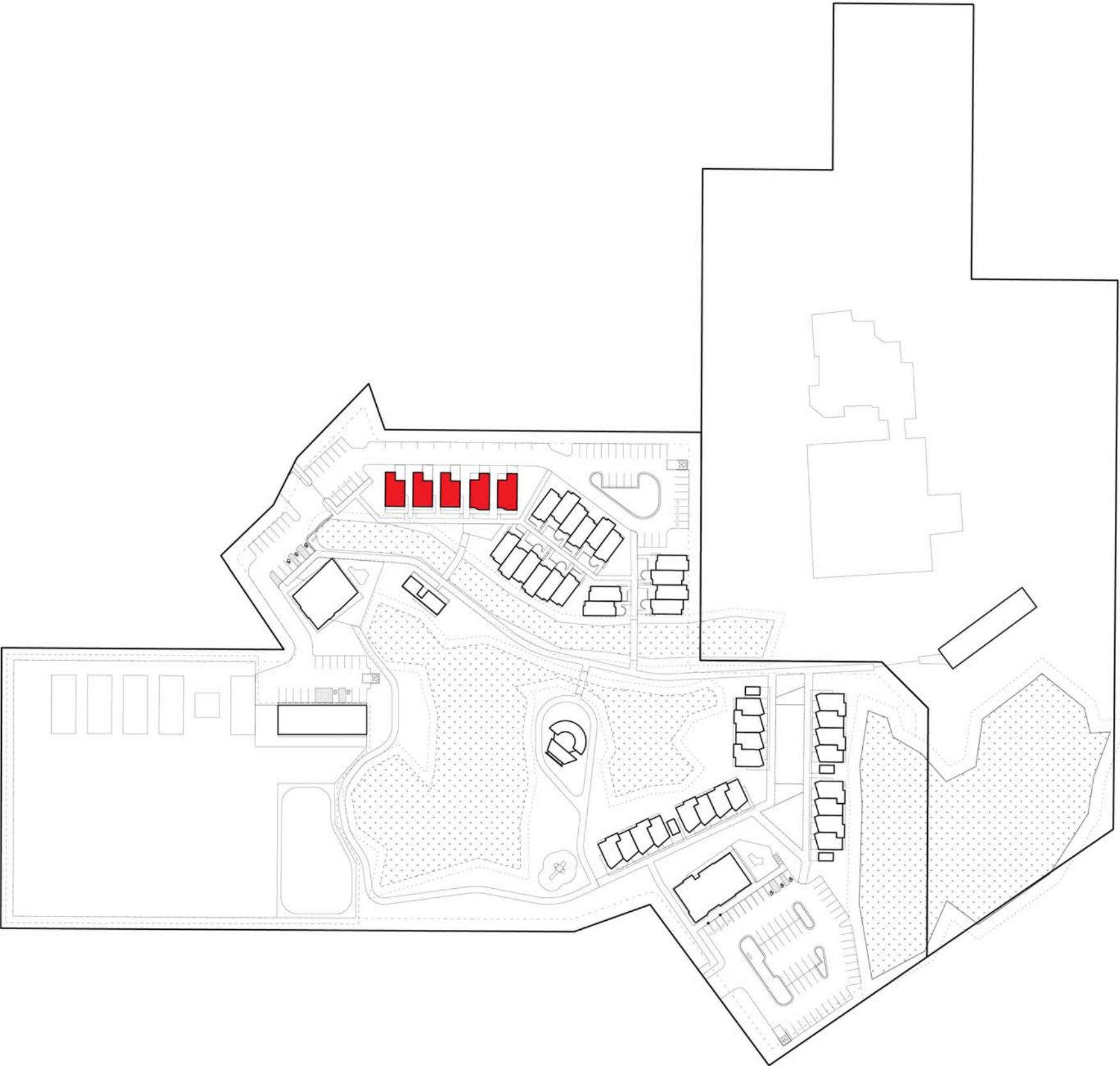
PRESENTED BY:



AERIAL VIEW



BUILDING TYPE - SINGLE FAMILY DETACHED HOMES



SINGLE FAMILY - DETACHED HOMES

SINGLE FAMILY DETACHED HOMES - PERSPECTIVE IMAGE

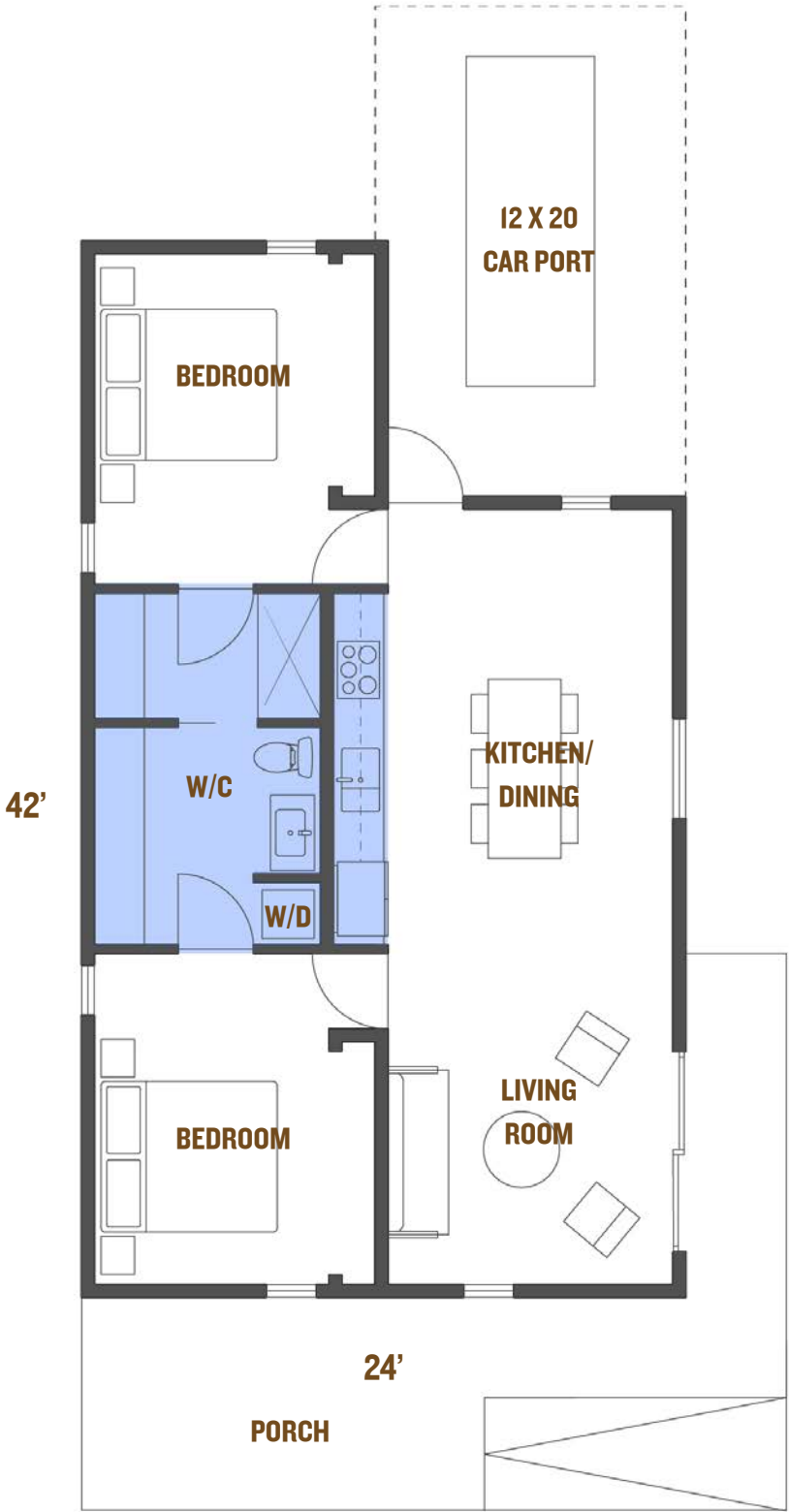


PERSPECTIVE VIEW

SINGLE FAMILY DETACHED - 2 BED 1 STORY RANCH - PLAN + AXONS

**NOTE: ALL (3) ONE STORY RANCH HOMES USE THE SAME FLOOR PLAN

2 BED 1 STORY RANCH
FLOOR PLAN
825 SF TOTAL



RANCH TYPE 01 (BUTTERFLY)



RANCH TYPE 02 (WING)

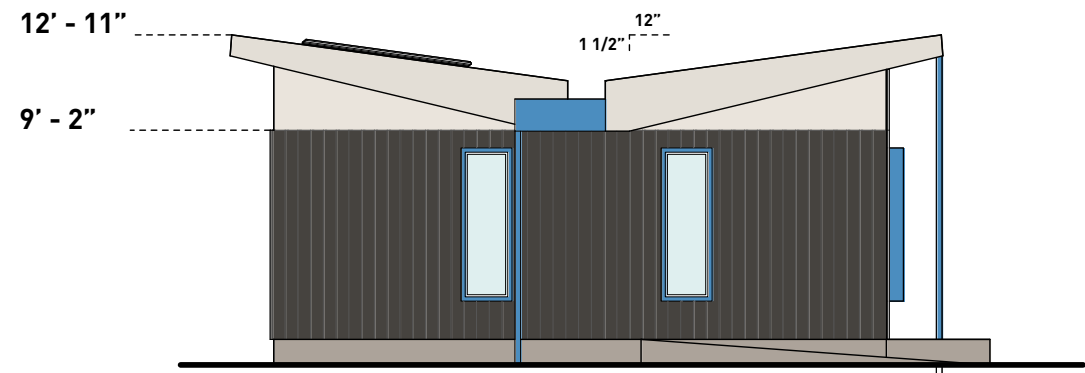


RANCH TYPE 03 (GARDEN)

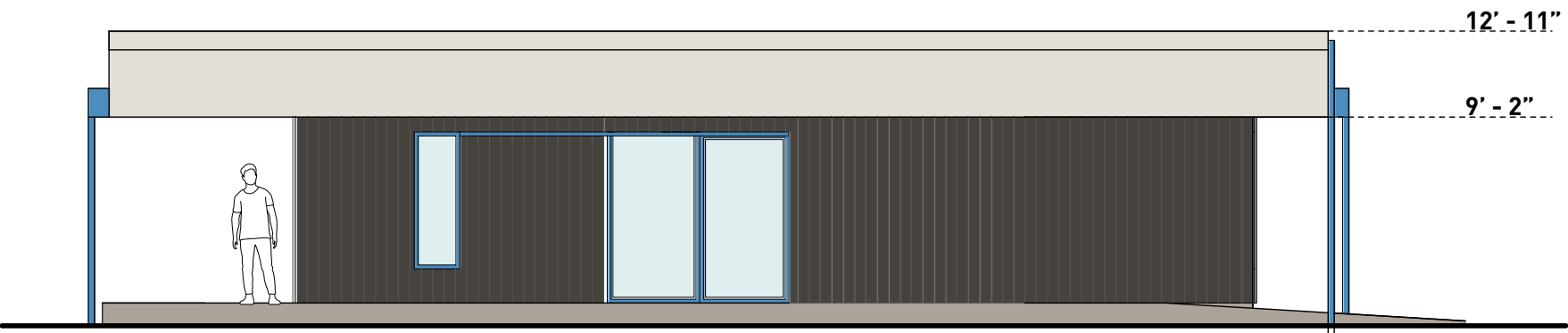
SINGLE FAMILY DETACHED - 2 BED 1 STORY RANCH - ELEVATIONS

RANCH TYPE 01 (BUTTERFLY)

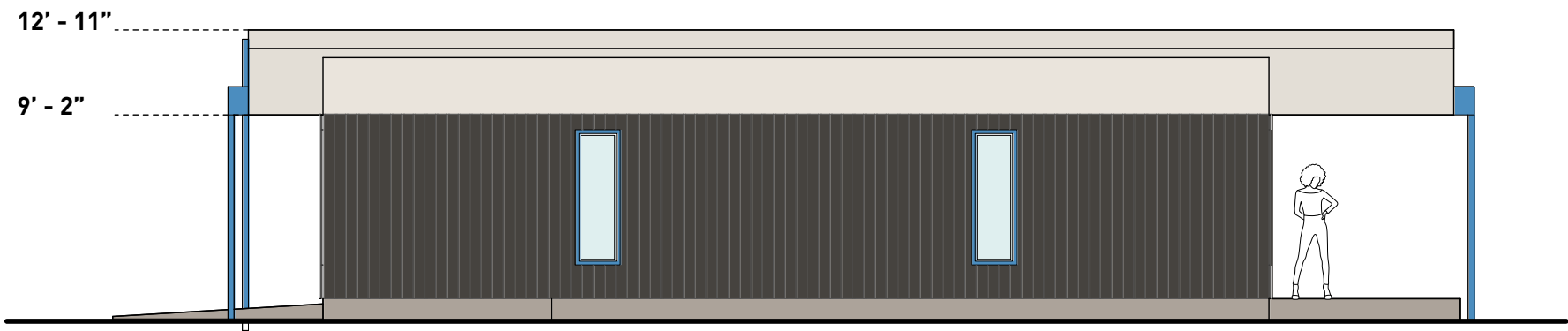
825 SF TOTAL



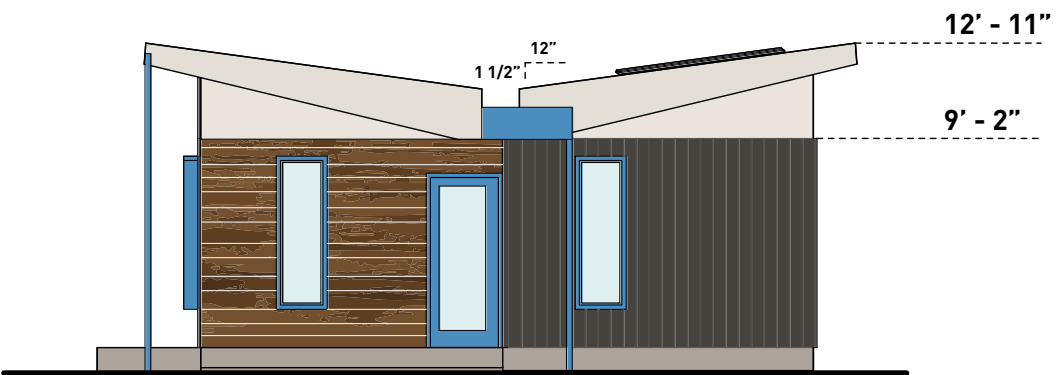
COMMUNITY VIEW ELEVATION



SIDE ELEVATION



SIDE ELEVATION

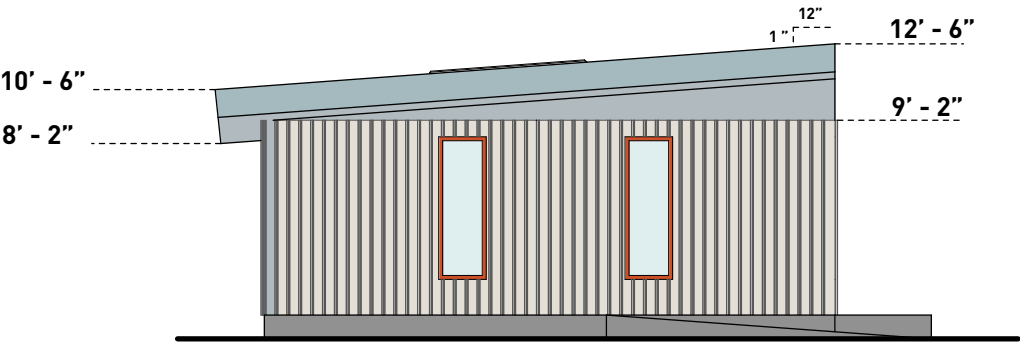


PARKING VIEW ELEVATION

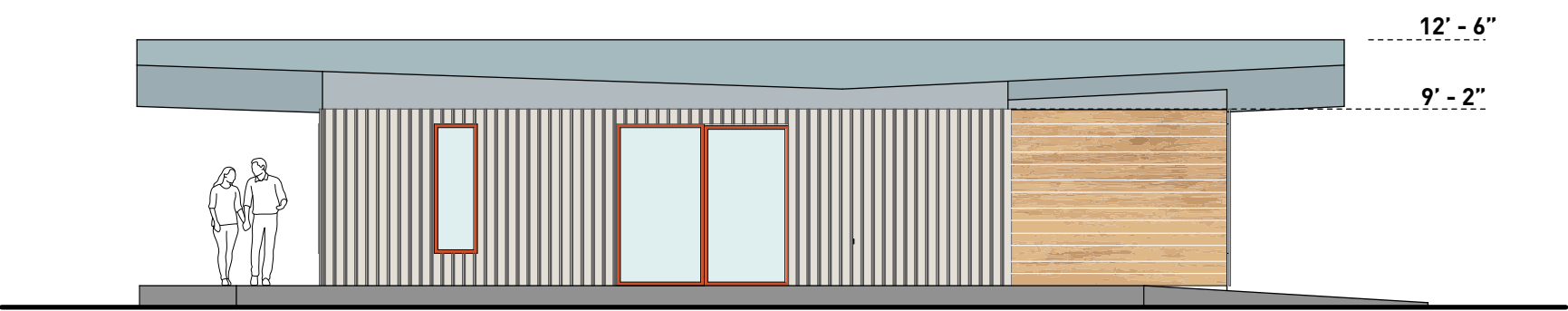
SINGLE FAMILY DETACHED - 2 BED 1 STORY RANCH - ELEVATIONS

RANCH TYPE 02 (WING)

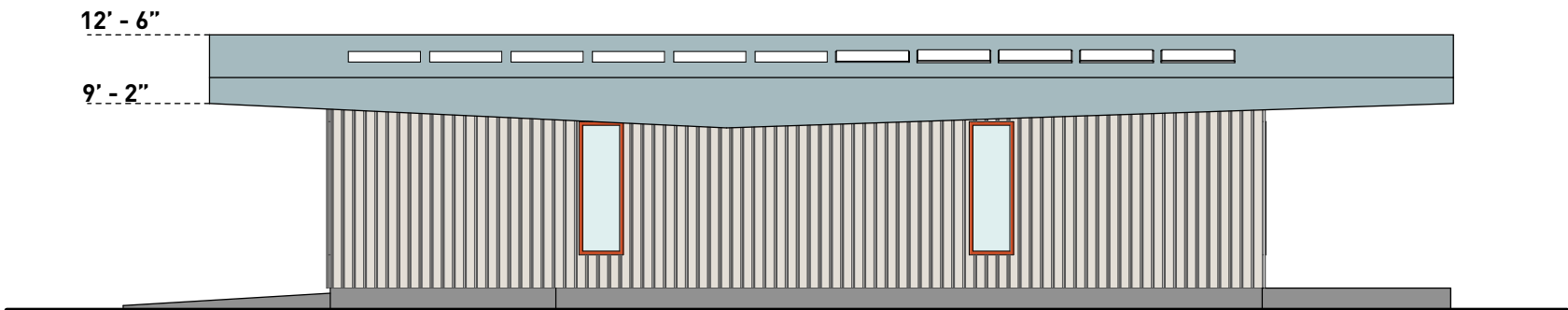
825 SF TOTAL



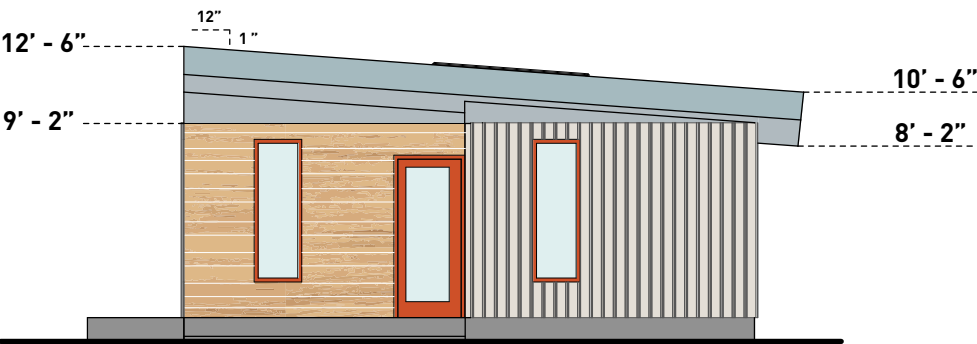
COMMUNITY VIEW ELEVATION



SIDE ELEVATION



SIDE ELEVATION

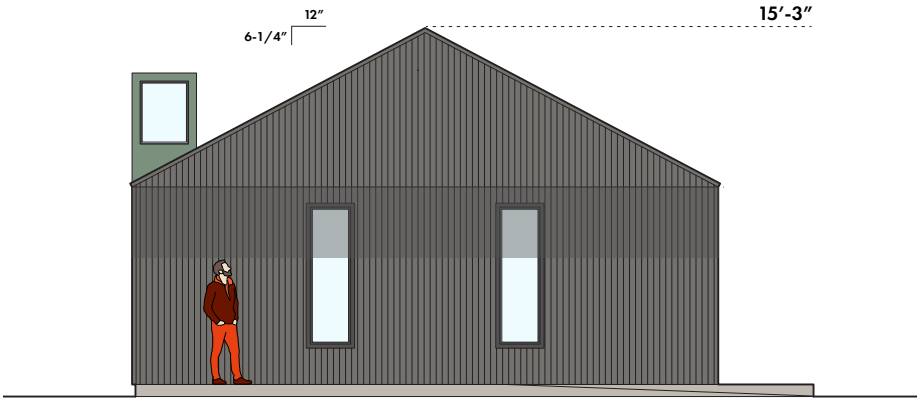


PARKING VIEW ELEVATION

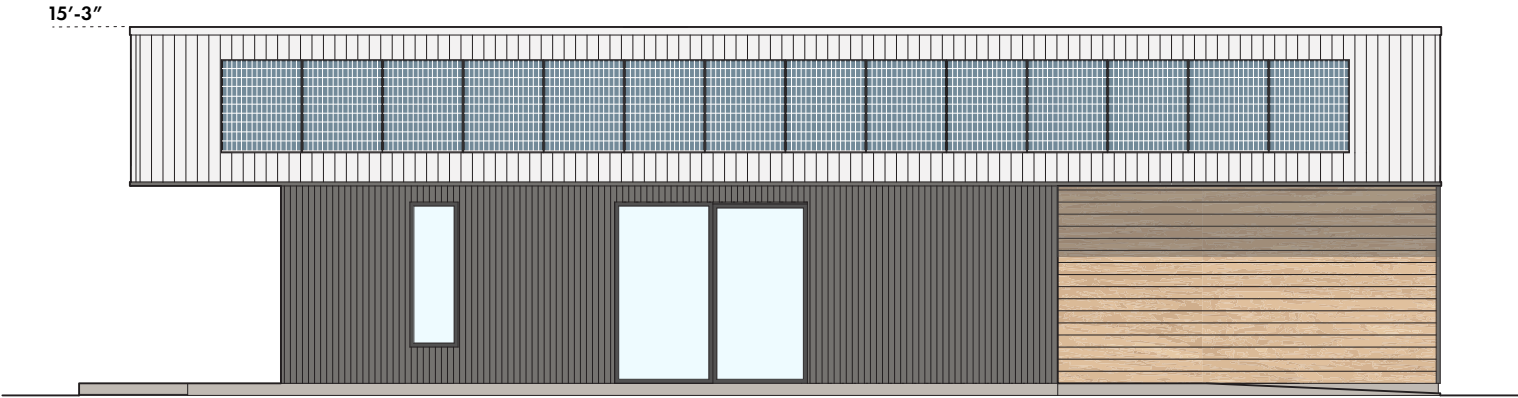
SINGLE FAMILY DETACHED - 2 BED 1 STORY RANCH - ELEVATIONS

RANCH TYPE 03 (GARDEN)

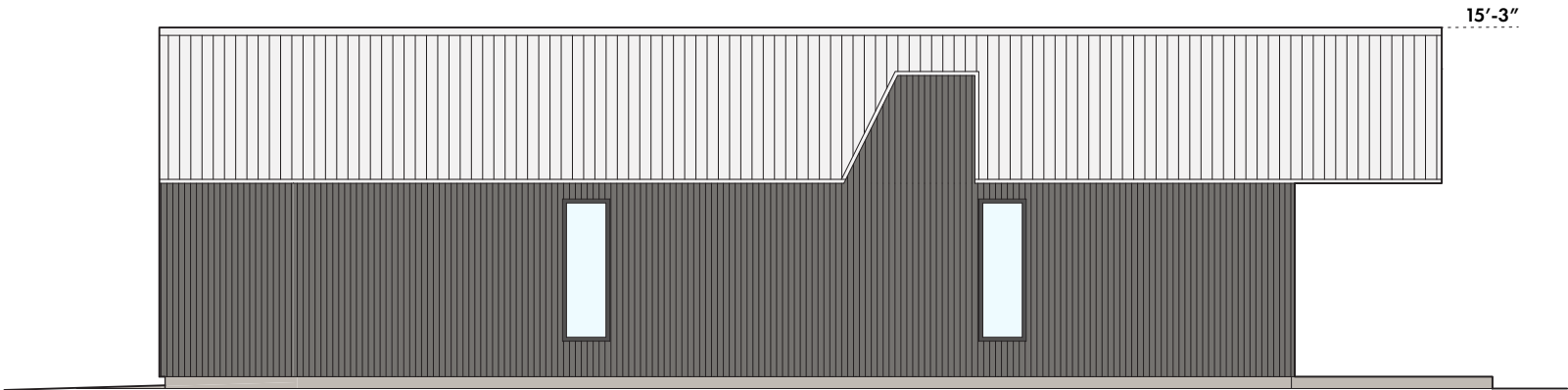
825 SF TOTAL



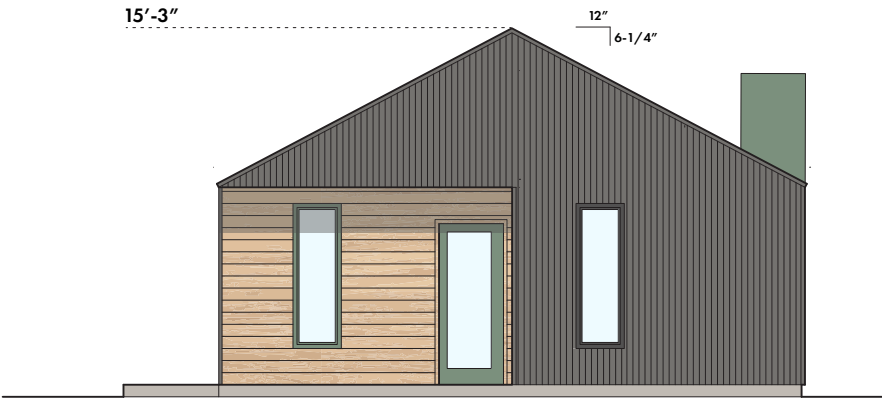
COMMUNITY VIEW ELEVATION



SIDE ELEVATION



SIDE ELEVATION



PARKING VIEW ELEVATION

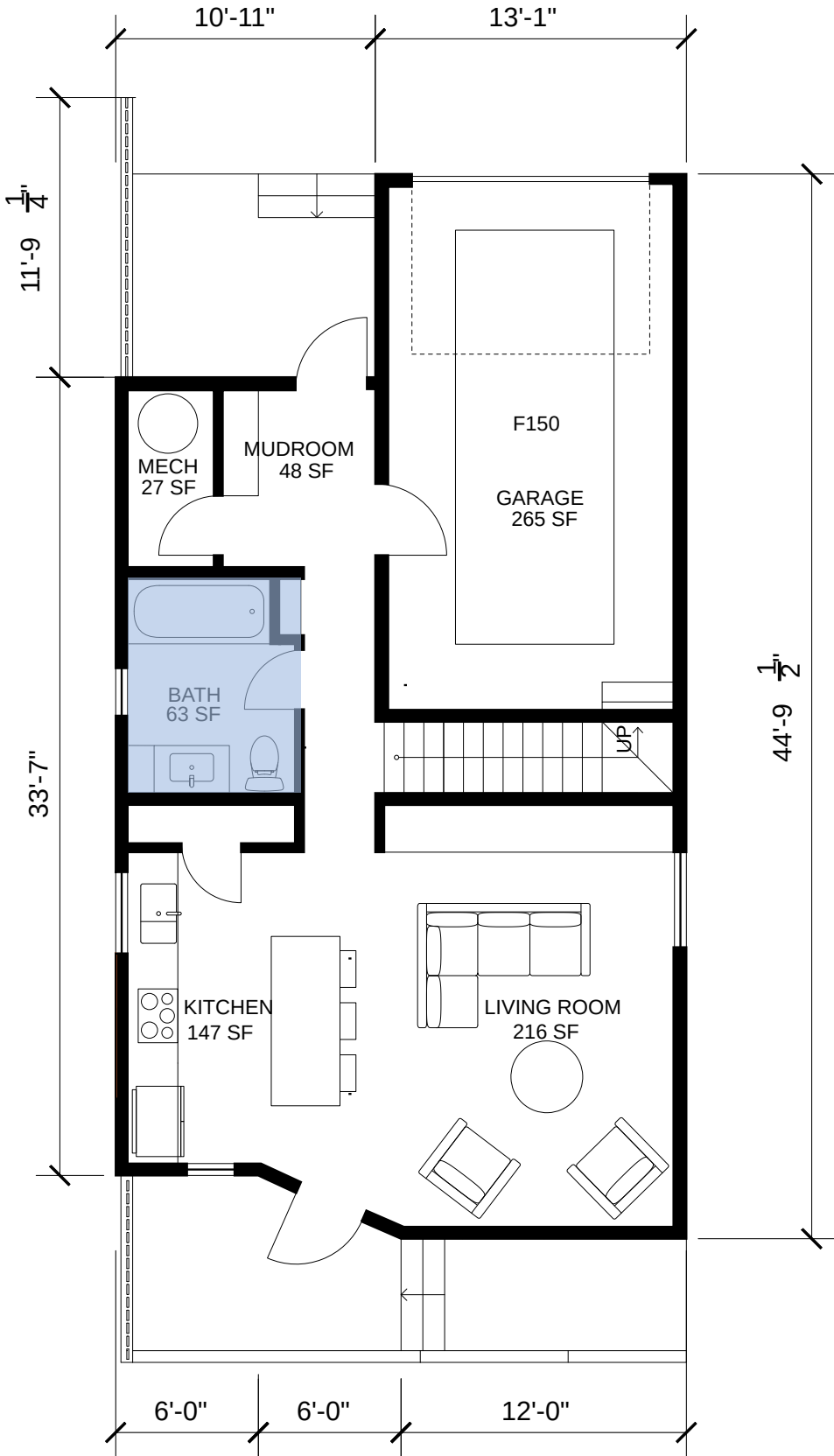
SINGLE FAMILY DETACHED - 3 BED 2 STORY HOME - PLANS

**NOTE: ALL (2) THREE BED, TWO STORY HOMES USE THE SAME FLOOR PLAN

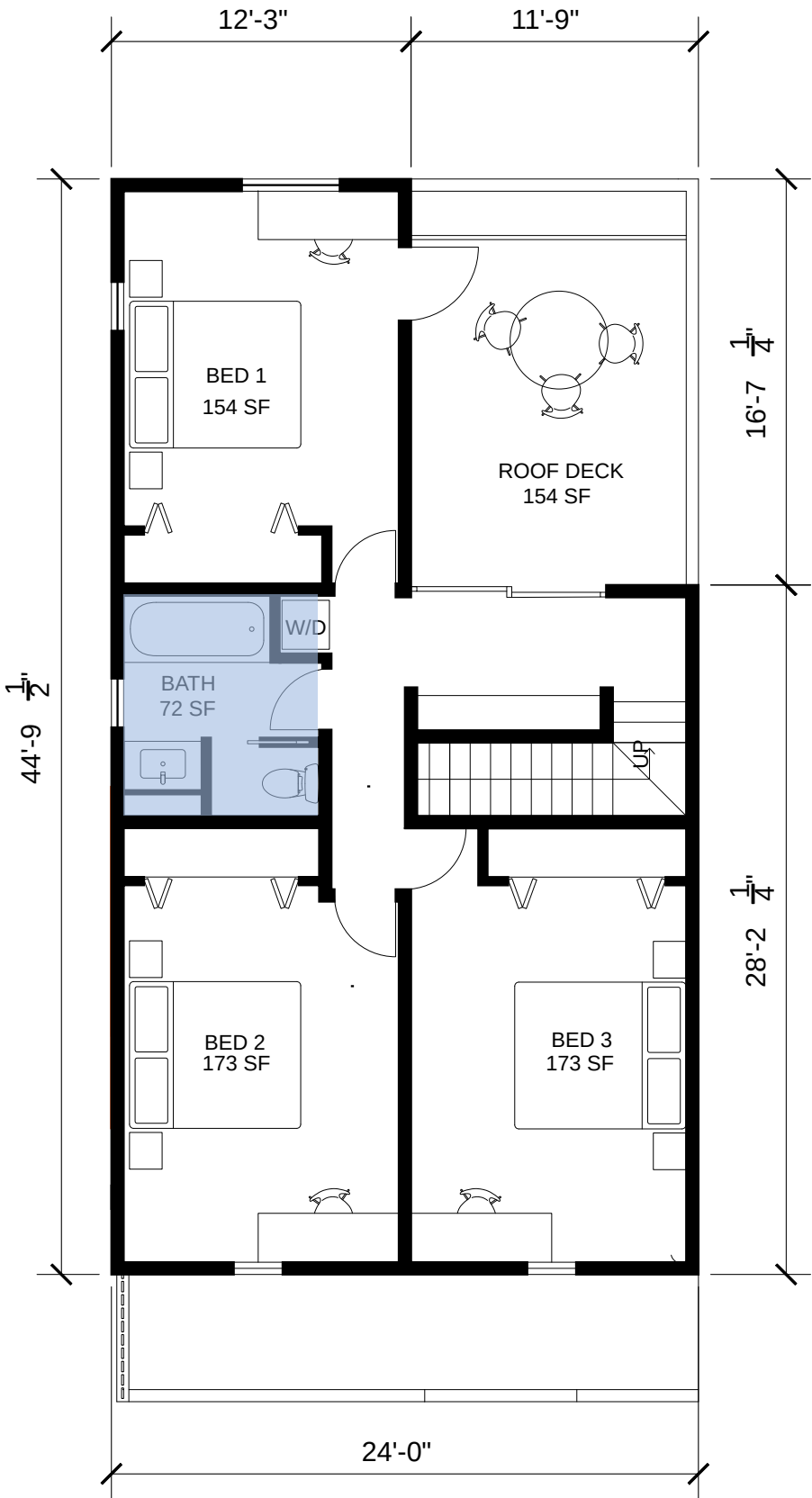
3 BED 2 STORY
FLOOR PLANS

1490 SF TOTAL

LEVEL 01



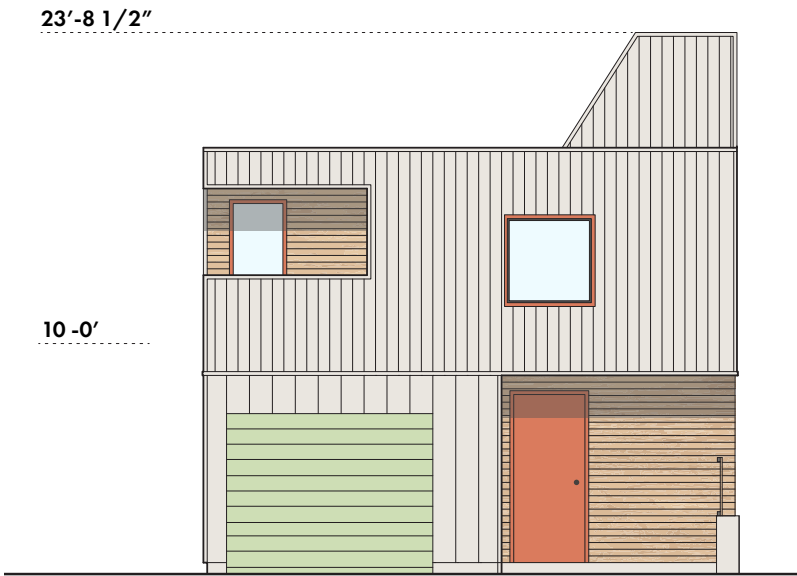
LEVEL 02



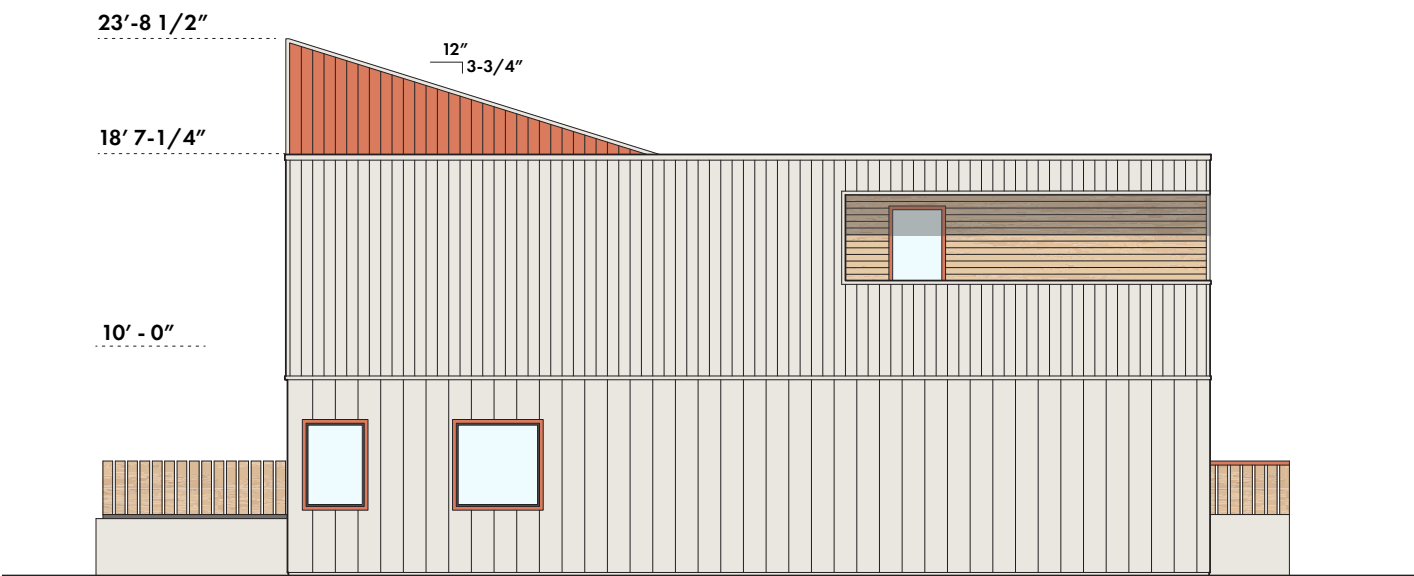
SINGLE FAMILY DETACHED - 3 BED 2 STORY HOME - ELEVATIONS

2 STORY TYPE 01

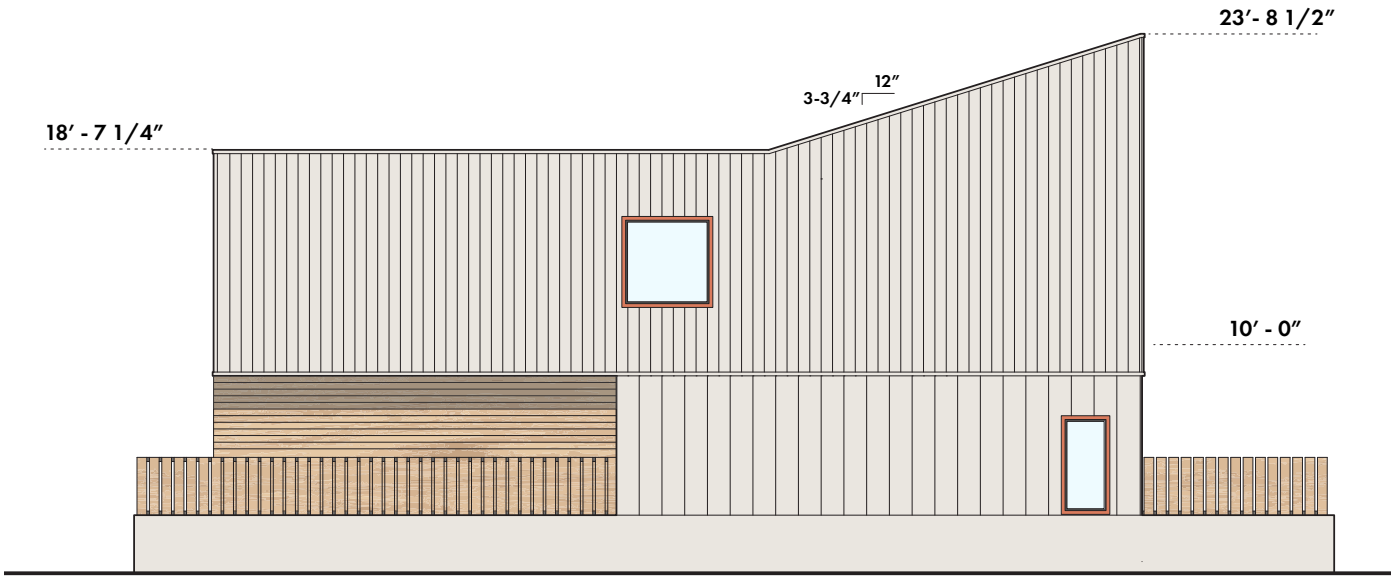
1490 SF TOTAL



PARKING VIEW ELEVATION



SIDE ELEVATION



SIDE ELEVATION

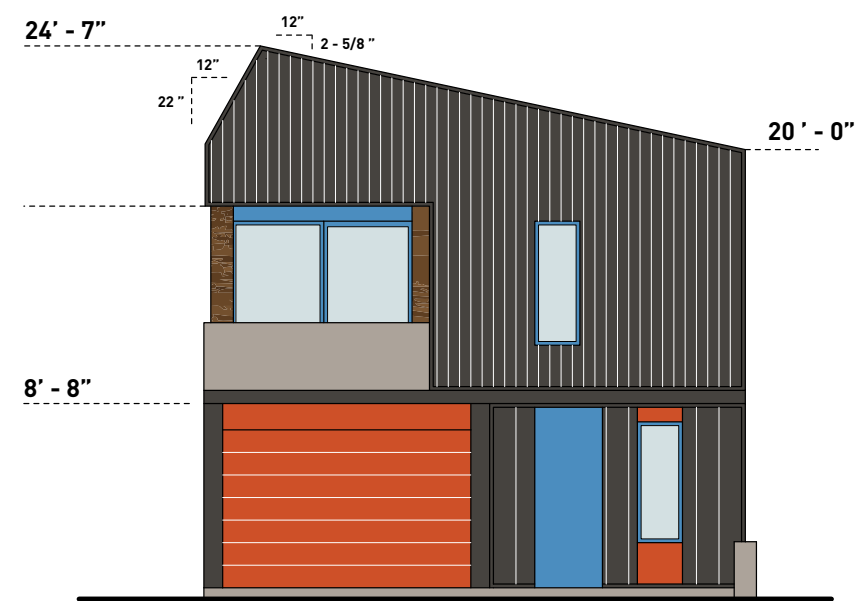


COMMUNITY VIEW ELEVATION

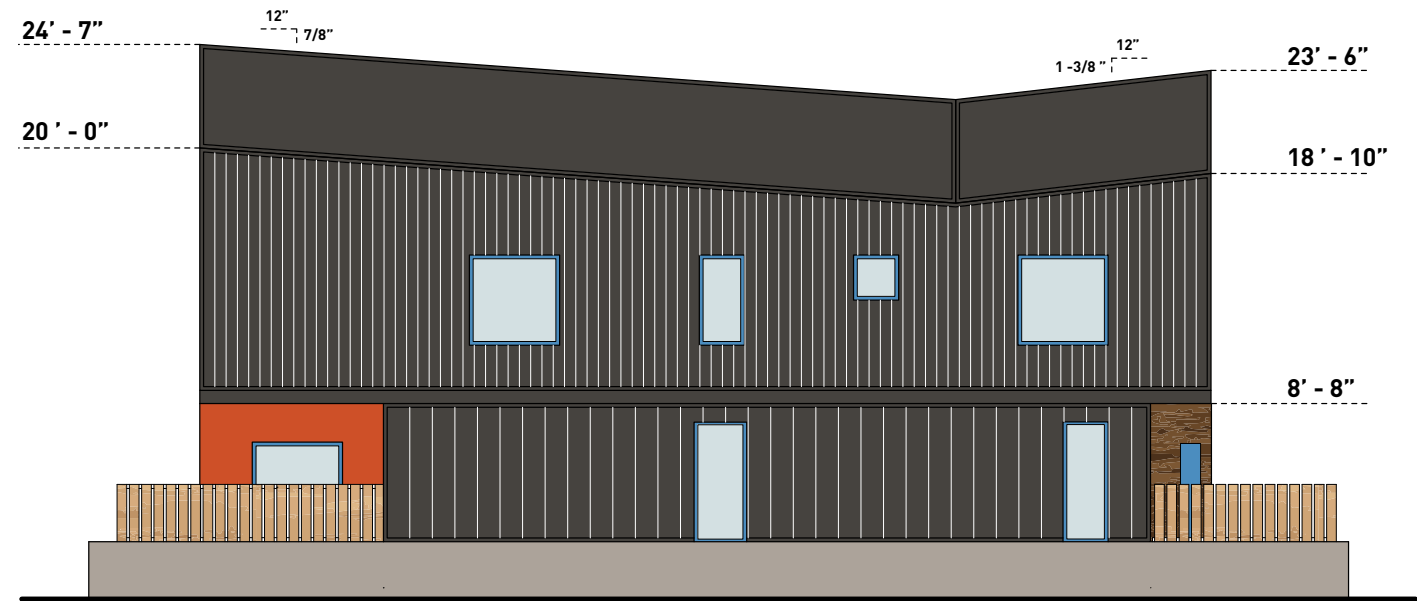
SINGLE FAMILY DETACHED - 3 BED 2 STORY HOME - ELEVATIONS

2 STORY TYPE 02

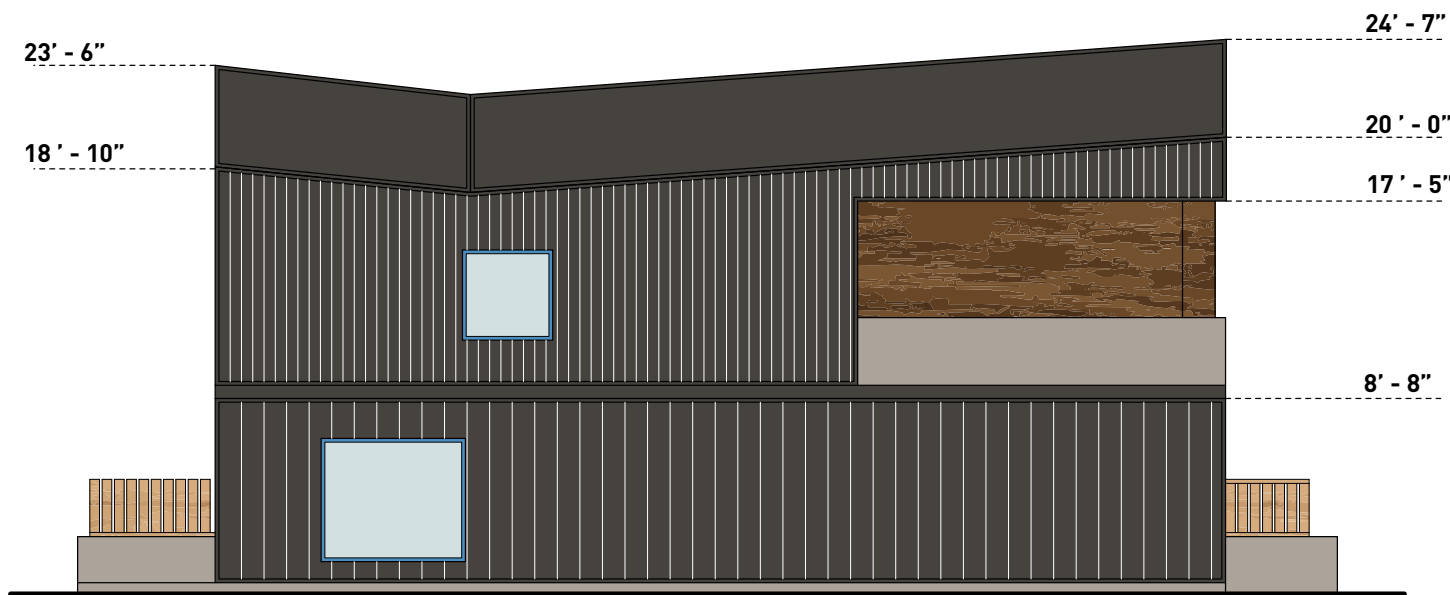
1490 SF TOTAL



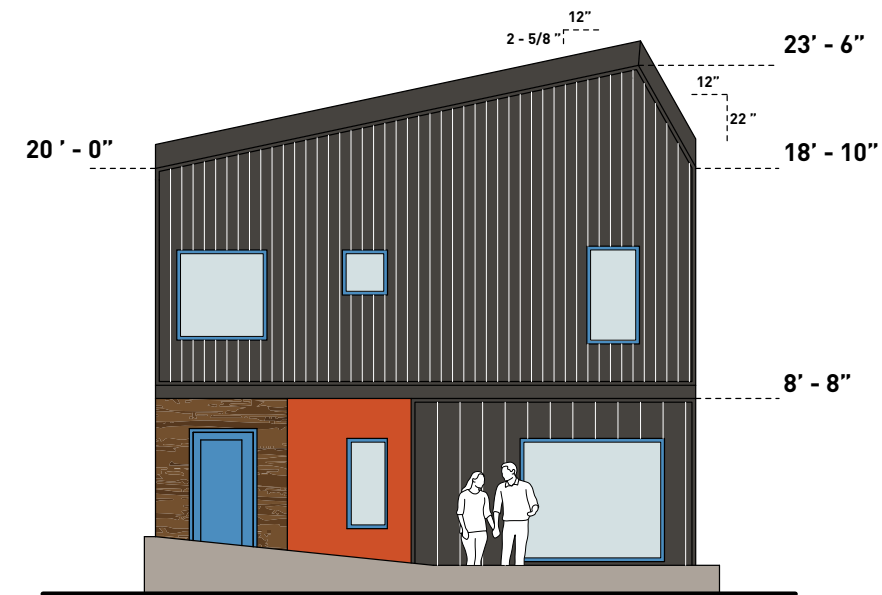
PARKING VIEW ELEVATION



SIDE ELEVATION

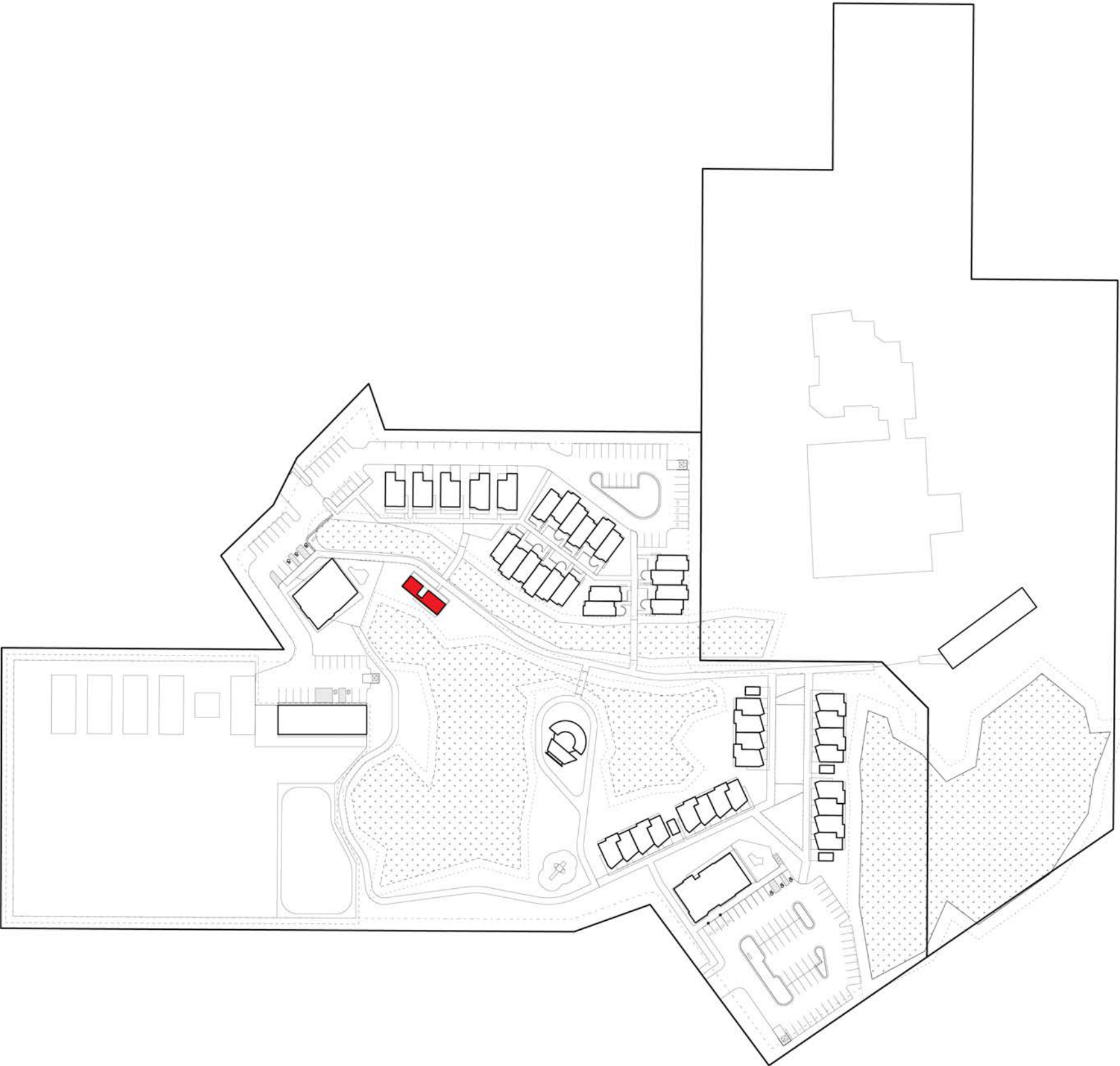


SIDE ELEVATION



COMMUNITY VIEW ELEVATION

BUILDING TYPE - THE FARMER'S HOME

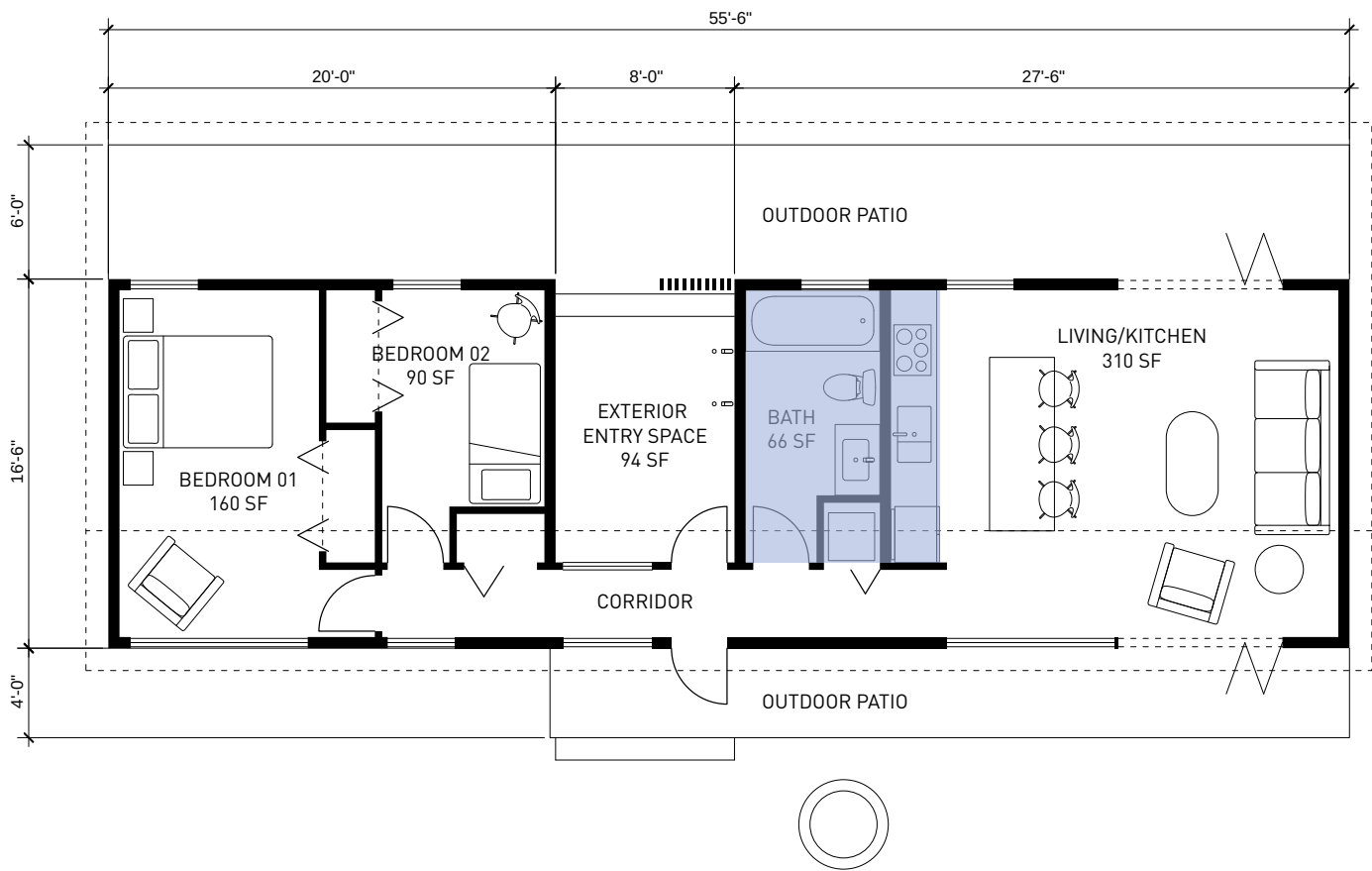


FARMER'S HOME

FARMER'S HOME - 2 BED 1 STORY HOME - PLAN + PERSPECTIVE VIEW

2 BED 1 STORY
FLOOR PLAN

844 SF TOTAL

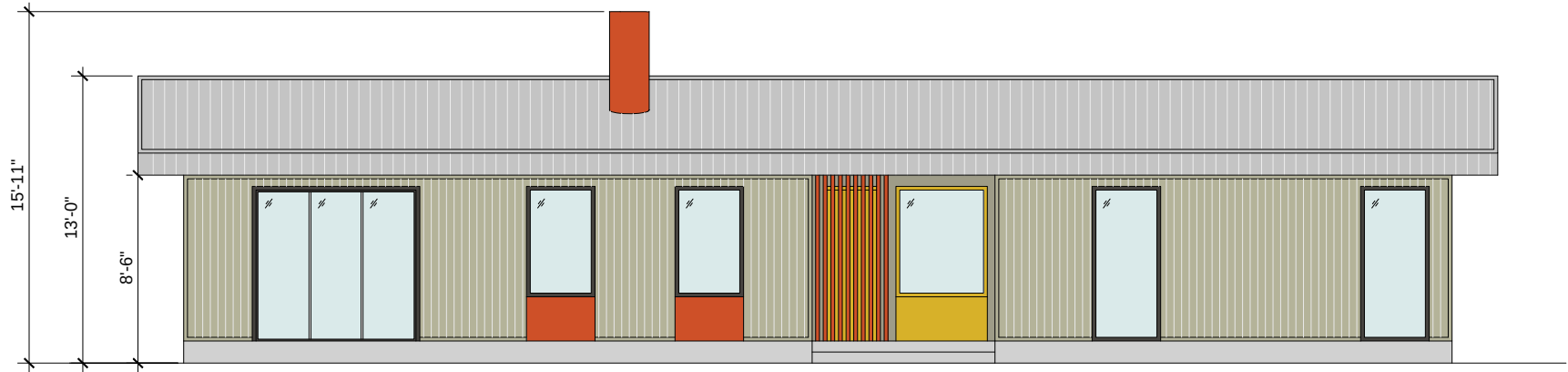


FLOOR PLAN

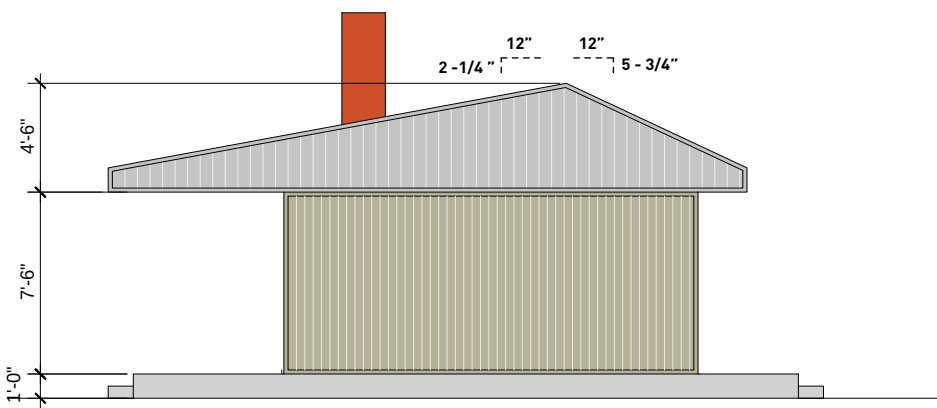


PERSPECTIVE VIEW

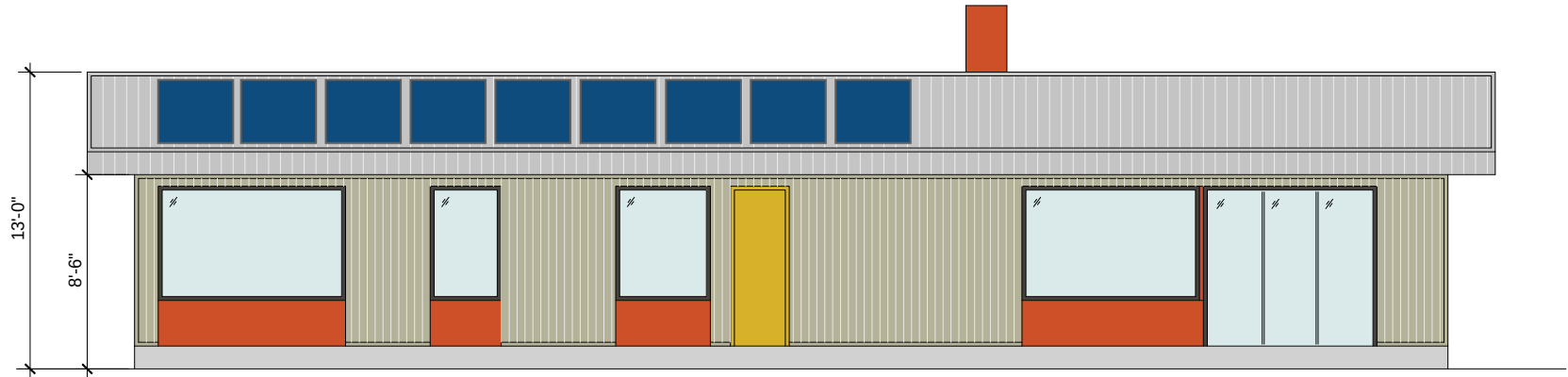
FARMER'S HOME - 2 BED 1 STORY HOME - ELEVATIONS



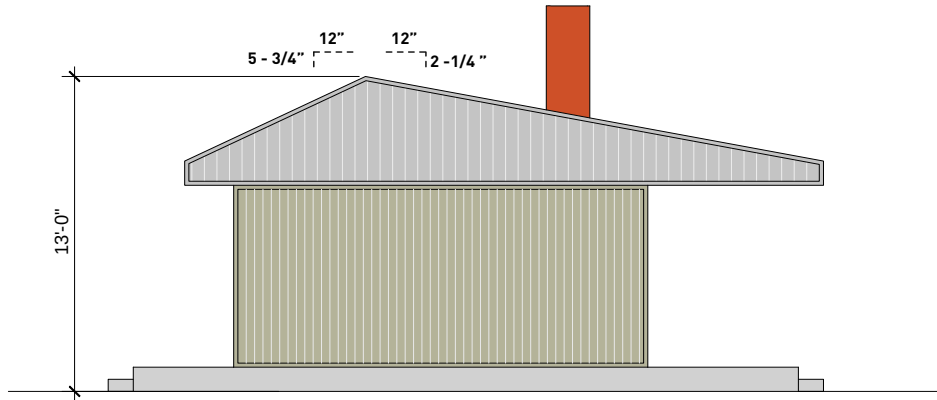
NORTH (PATH) ELEVATION



SIDE ELEVATION

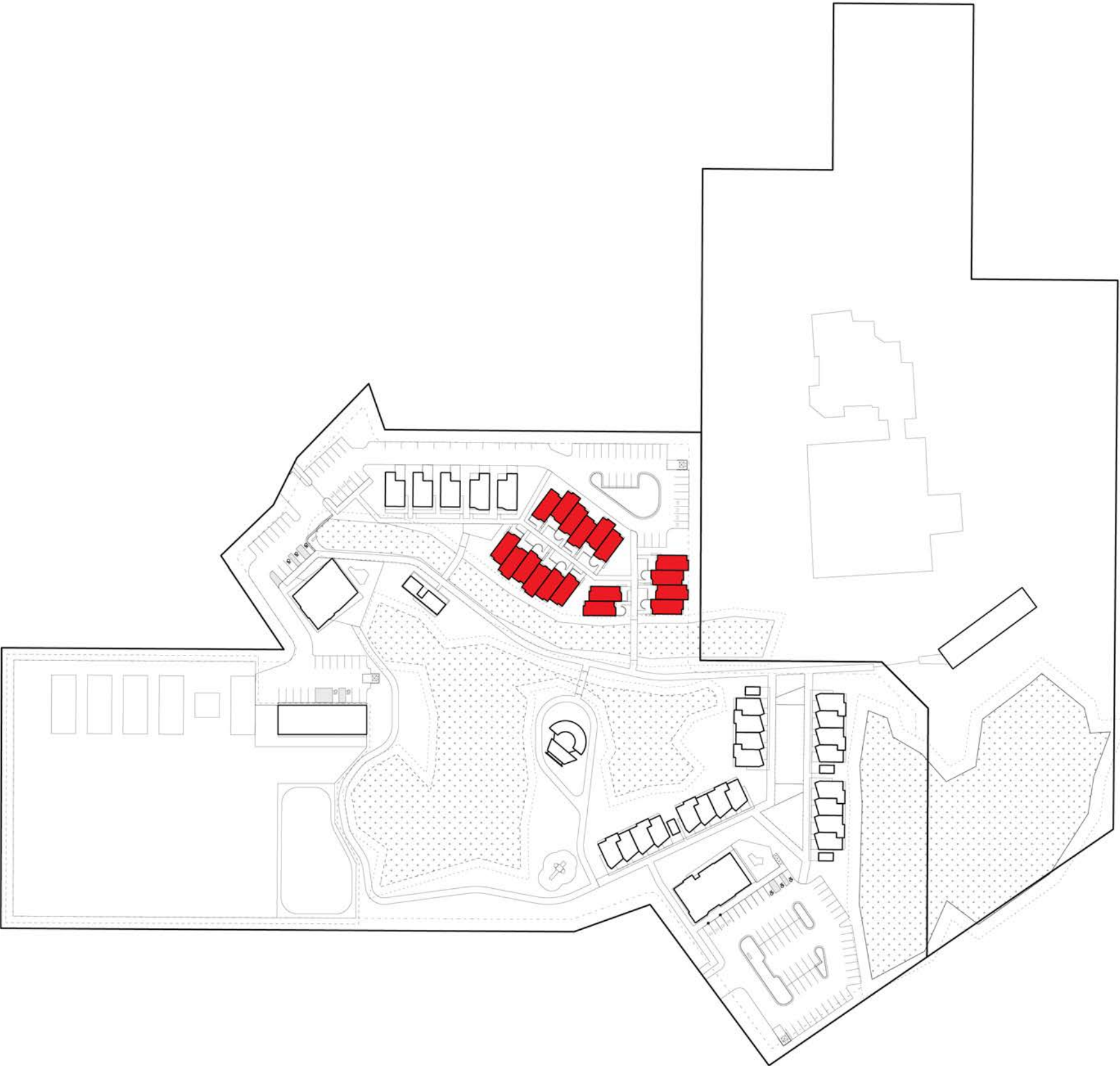


SOUTH ELEVATION



SIDE ELEVATION

BUILDING TYPE - TOWNHOMES



SINGLE FAMILY - TOWNHOMES

TOWNHOME - PERSPECTIVE IMAGE



PERSPECTIVE VIEW

TOWNHOME - PLANS

TOWNHOUSE AGGREGATION

1ST FLOOR



TOWNHOUSE TYPE A
3 BEDROOMS
1285 SF TOTAL

TOWNHOUSE TYPE B
2 BEDROOMS
1285 SF TOTAL

TOWNHOUSE TYPE C
3 BED, OPTIONAL SPLIT
1347 SF TOTAL

TOWNHOUSE TYPE A
3 BEDROOMS
1285 SF TOTAL

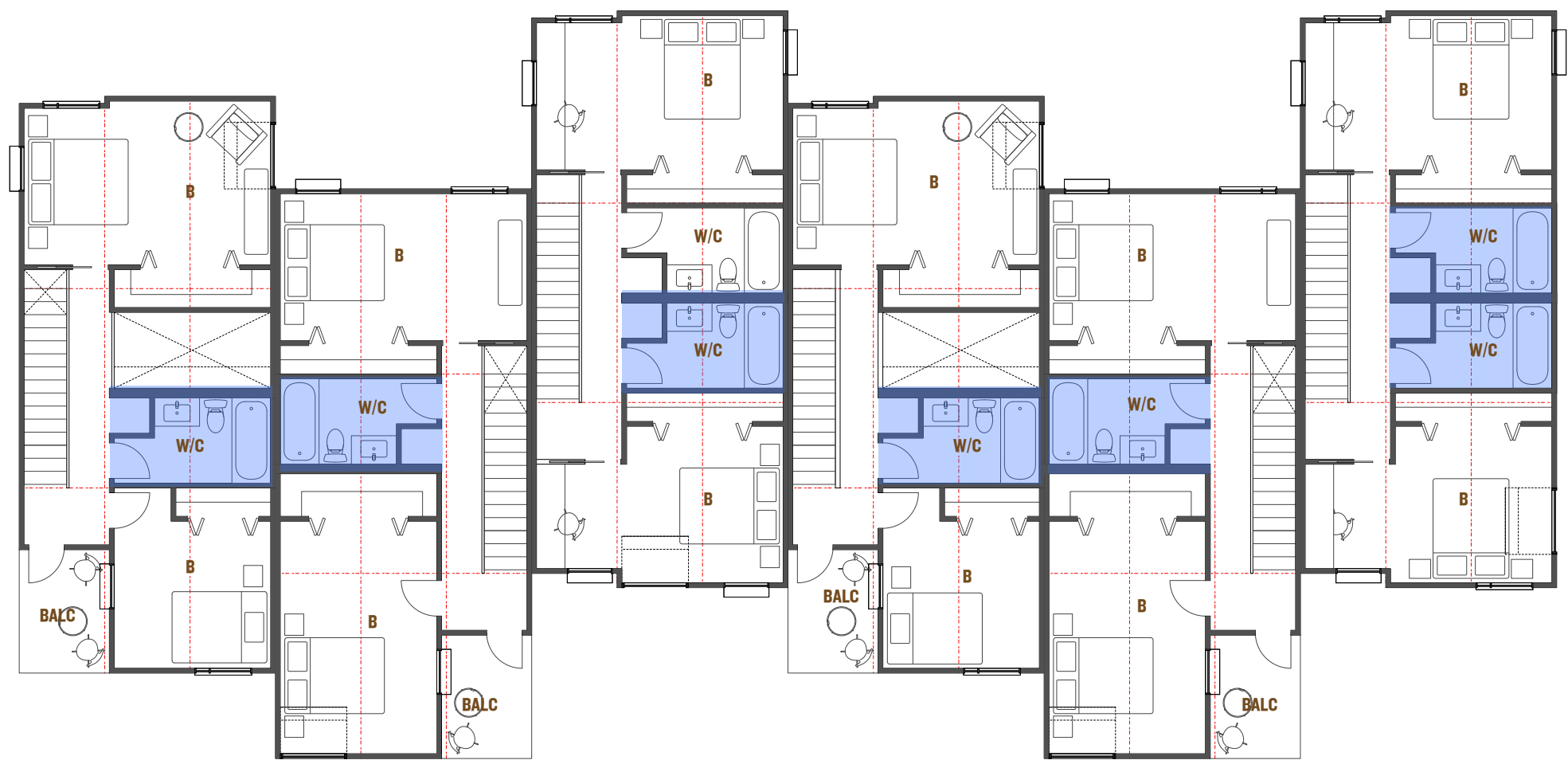
TOWNHOUSE TYPE B
2 BEDROOMS
1285 SF TOTAL

TOWNHOUSE TYPE C
3 BED, OPTIONAL SPLIT
1347 SF TOTAL

TOWNHOME - PLANS

TOWNHOUSE AGGREGATION

2ND FLOOR



TOWNHOUSE TYPE A
3 BEDROOMS
1285 SF TOTAL

TOWNHOUSE TYPE B
2 BEDROOMS
1285 SF TOTAL

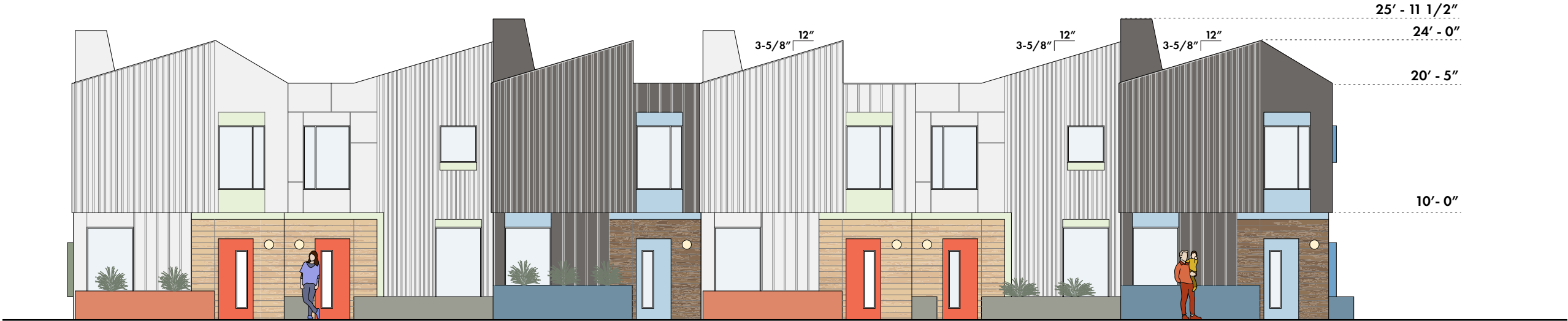
TOWNHOUSE TYPE C
3 BED, OPTIONAL SPLIT
1347 SF TOTAL

TOWNHOUSE TYPE A
3 BEDROOMS
1285 SF TOTAL

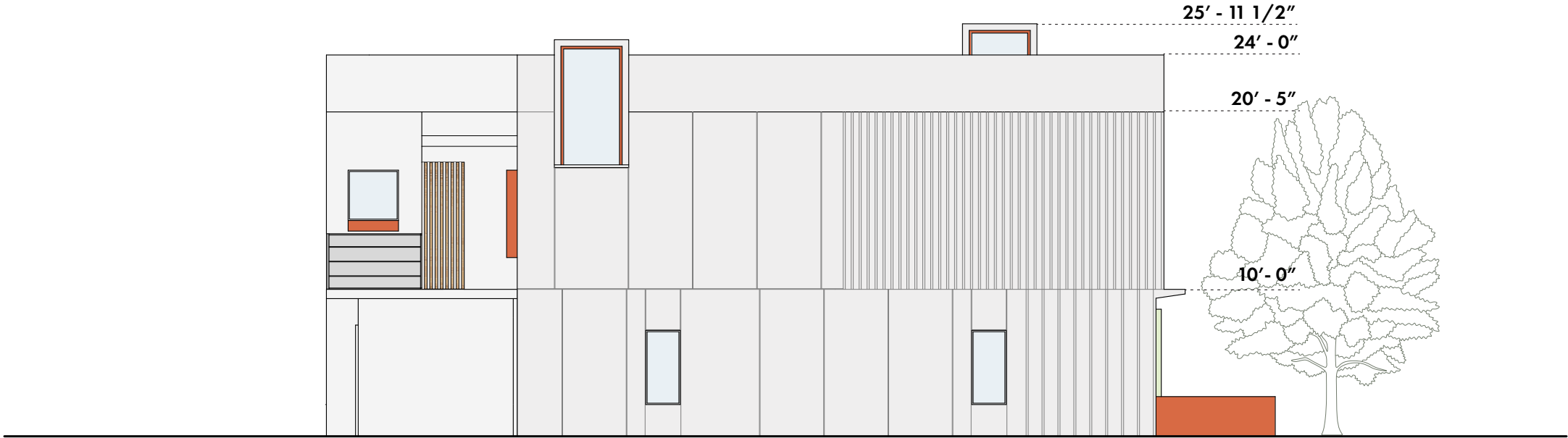
TOWNHOUSE TYPE B
2 BEDROOMS
1285 SF TOTAL

TOWNHOUSE TYPE C
3 BED, OPTIONAL SPLIT
1347 SF TOTAL

TOWNHOME - ELEVATIONS



BUILDING FRONT ELEVATION

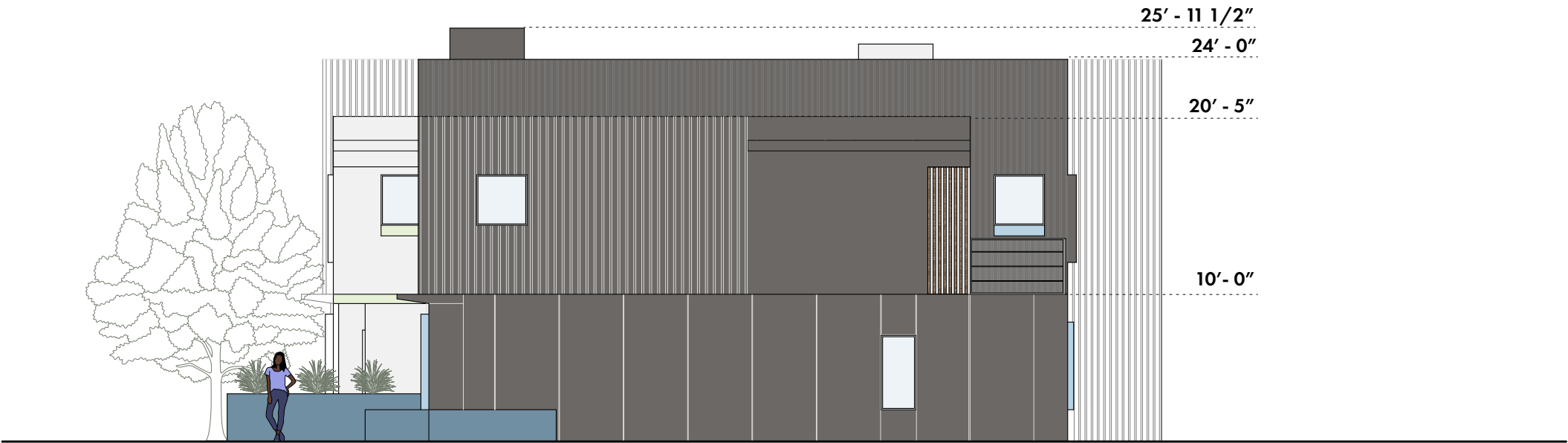


SIDE ELEVATION

TOWNHOME - ELEVATIONS

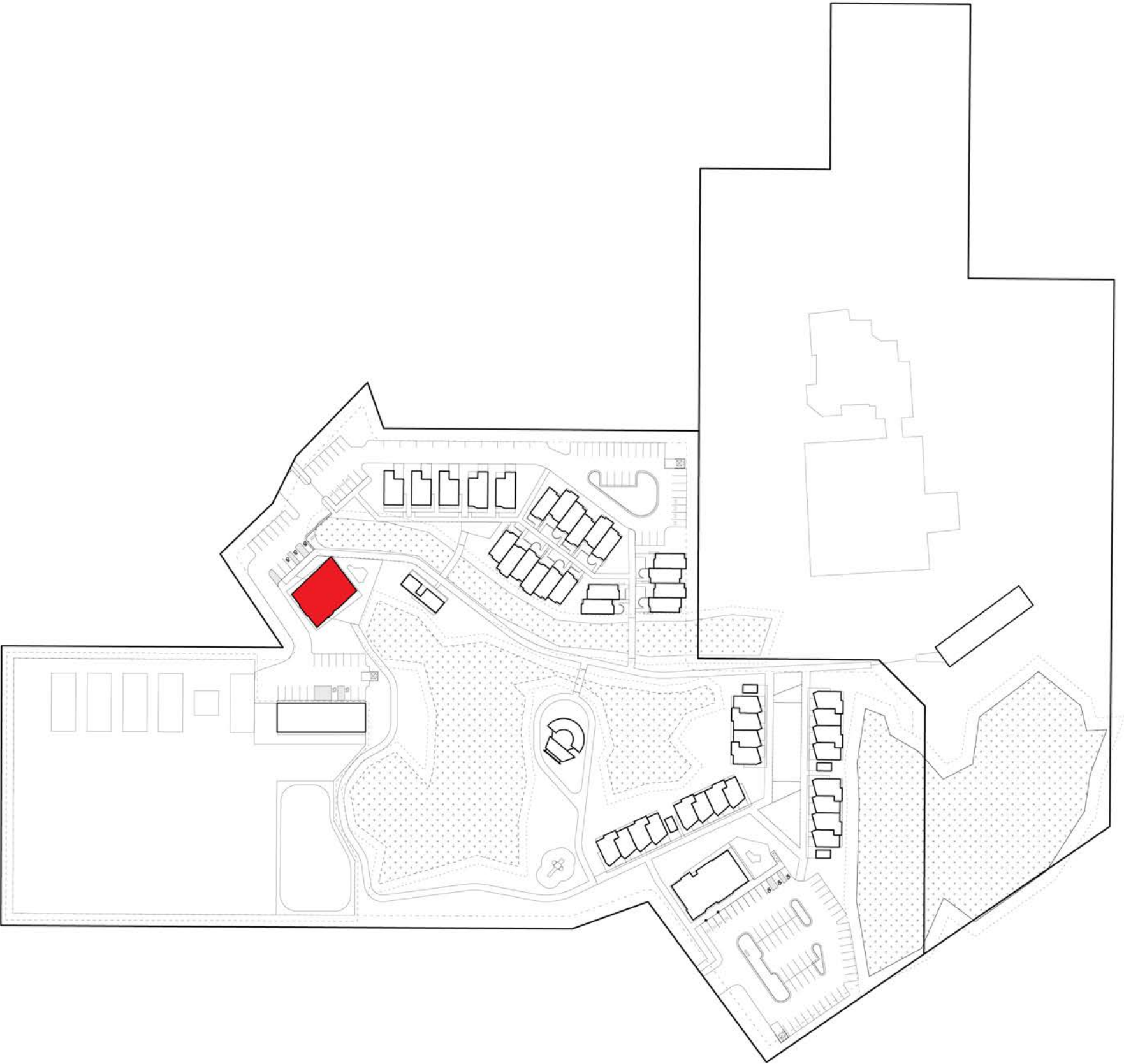


BUILDING BACK ELEVATION



SIDE ELEVATION

BUILDING TYPE - “COHAB HOUSE”



MIXED USE - COMMUNITY/APARTMENT

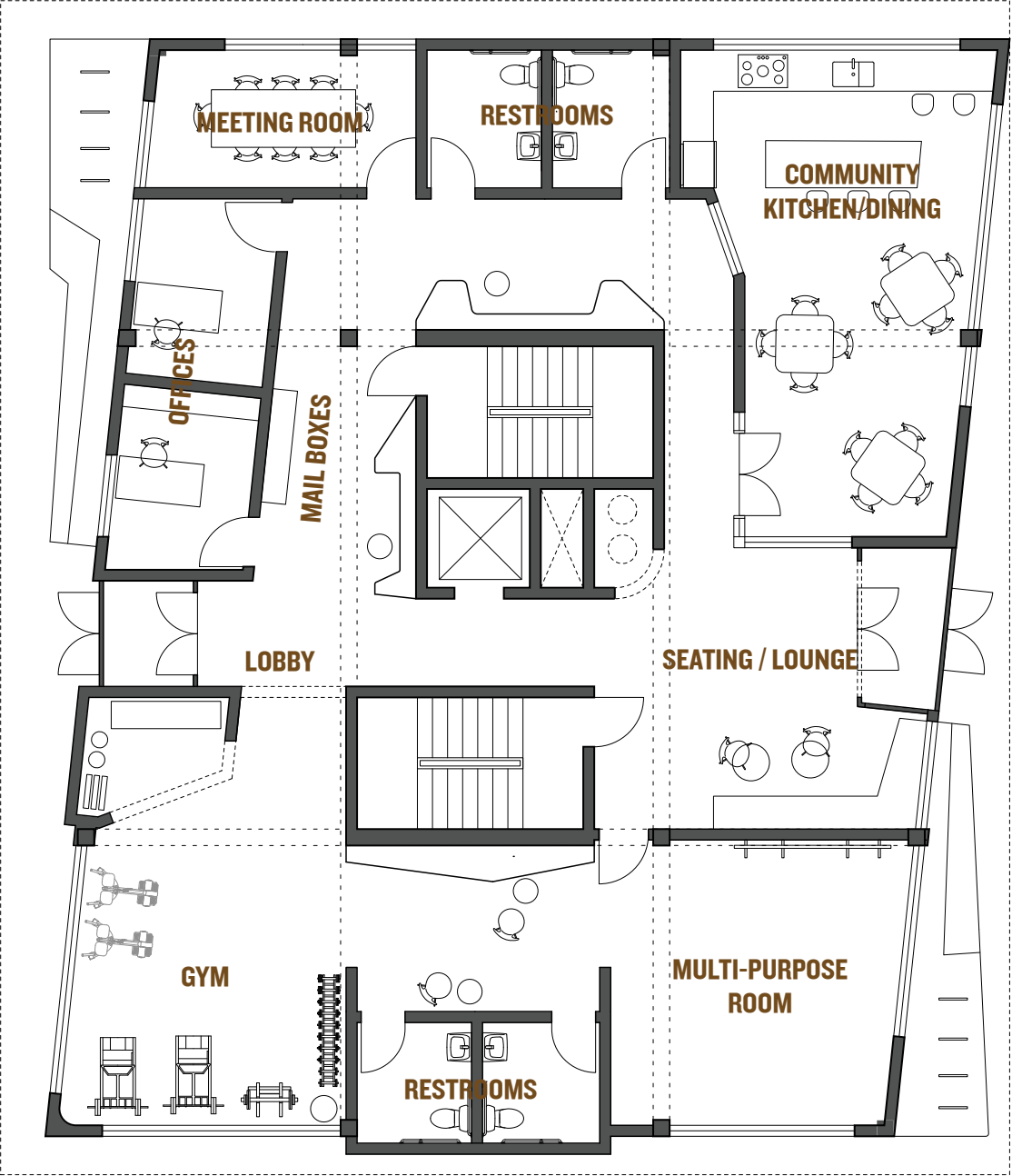
“COHAB HOUSE” - PLANS

BUILDING TOTAL SF = 16,256 SF

GROUND FLOOR

FLOOR GROSS SF = 3468 SF

- LOBBY
- GYM
- COMMUNITY KITCHEN
- OFFICES
- MEETING SPACES
- MULTI-PURPOSE ROOM
- NLT ACCENTS



2ND FLOOR

FLOOR GROSS SF = 4375 SF

- (6) RESIDENTIAL UNITS
- (2) 2 BEDROOM (750SF)
- (2) 1 BEDROOM (588SF)
- (2) STUDIOS (374SF)



“COHAB HOUSE” - PLANS

BUILDING TOTAL SF = 16,256 SF

3RD FLOOR

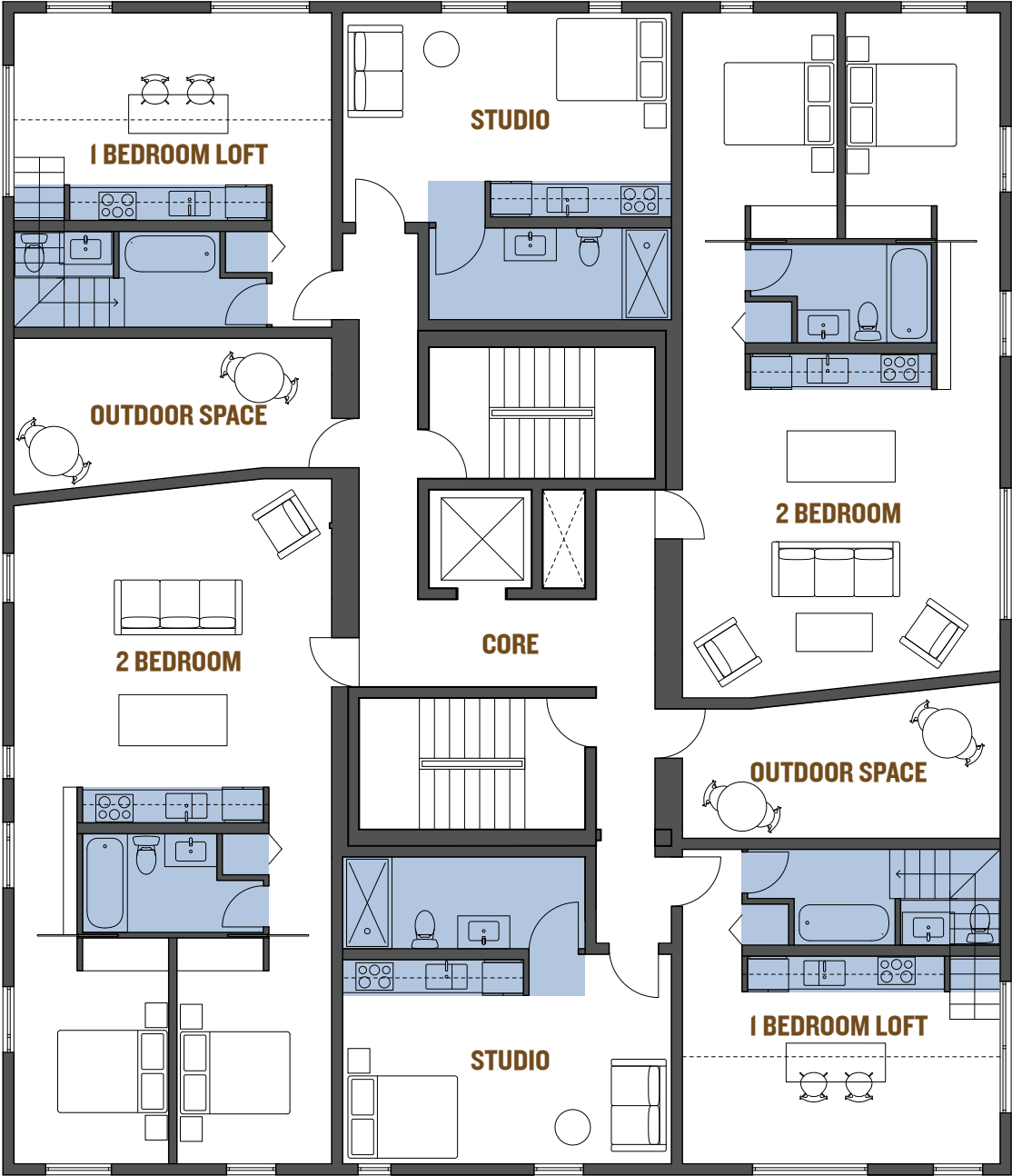
FLOOR GROSS SF = 4375 SF

(6) RESIDENTIAL UNITS:

- (2) 2 BEDROOM (750SF)
- (2) 1 BEDROOM LOFT (588SF)
- (2) STUDIOS (342 SF)

(2) SHARED SPACES:

- (2) SHARED OUTDOOR SPACES



4TH FLOOR

FLOOR GROSS SF = 4038 SF

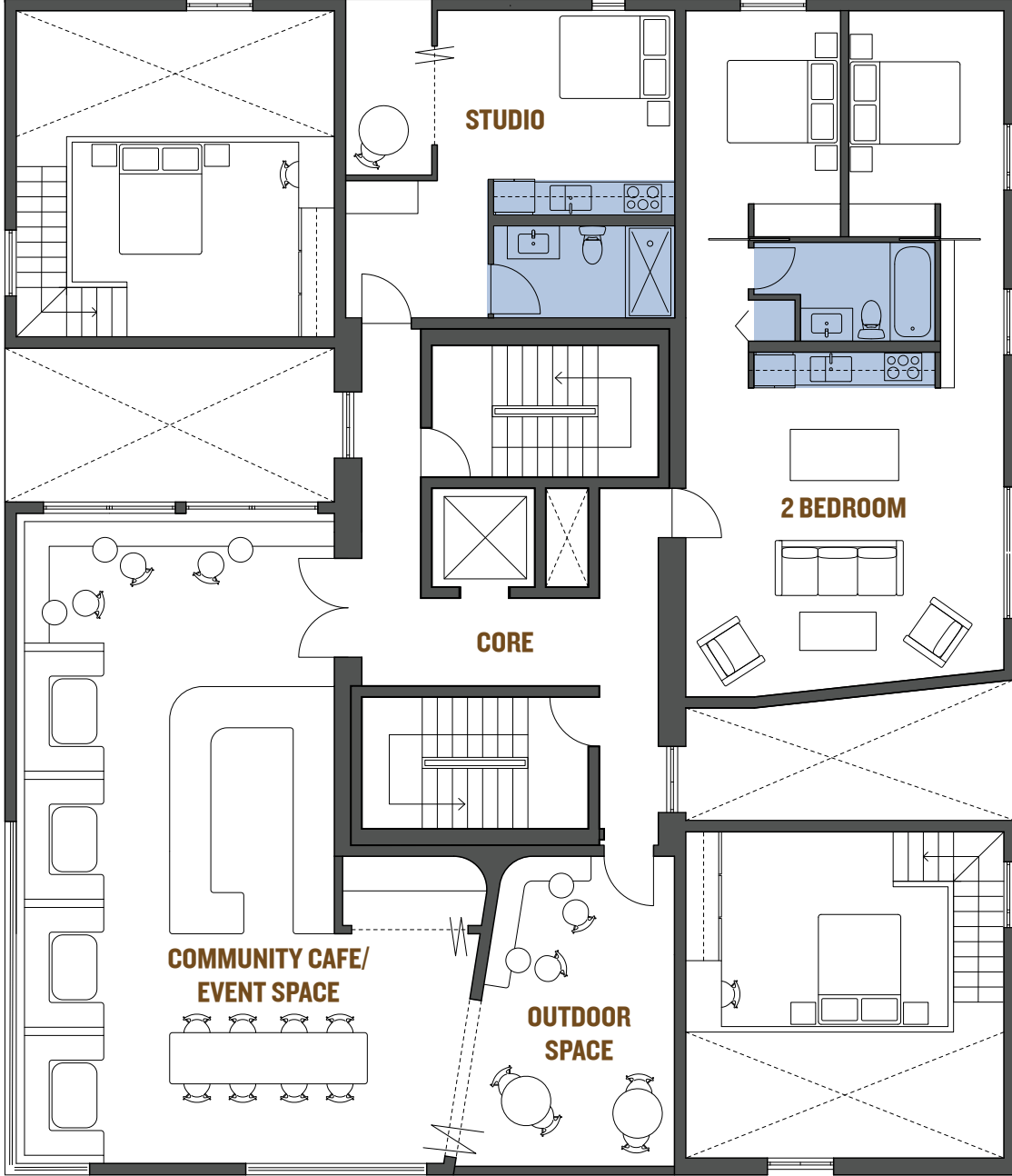
(2) RESIDENTIAL UNITS

- (1) 2 BEDROOM (750SF)
- (1) STUDIO (374SF)

SHARED AMENITIES

(1) SHARED OUTDOOR SPACE

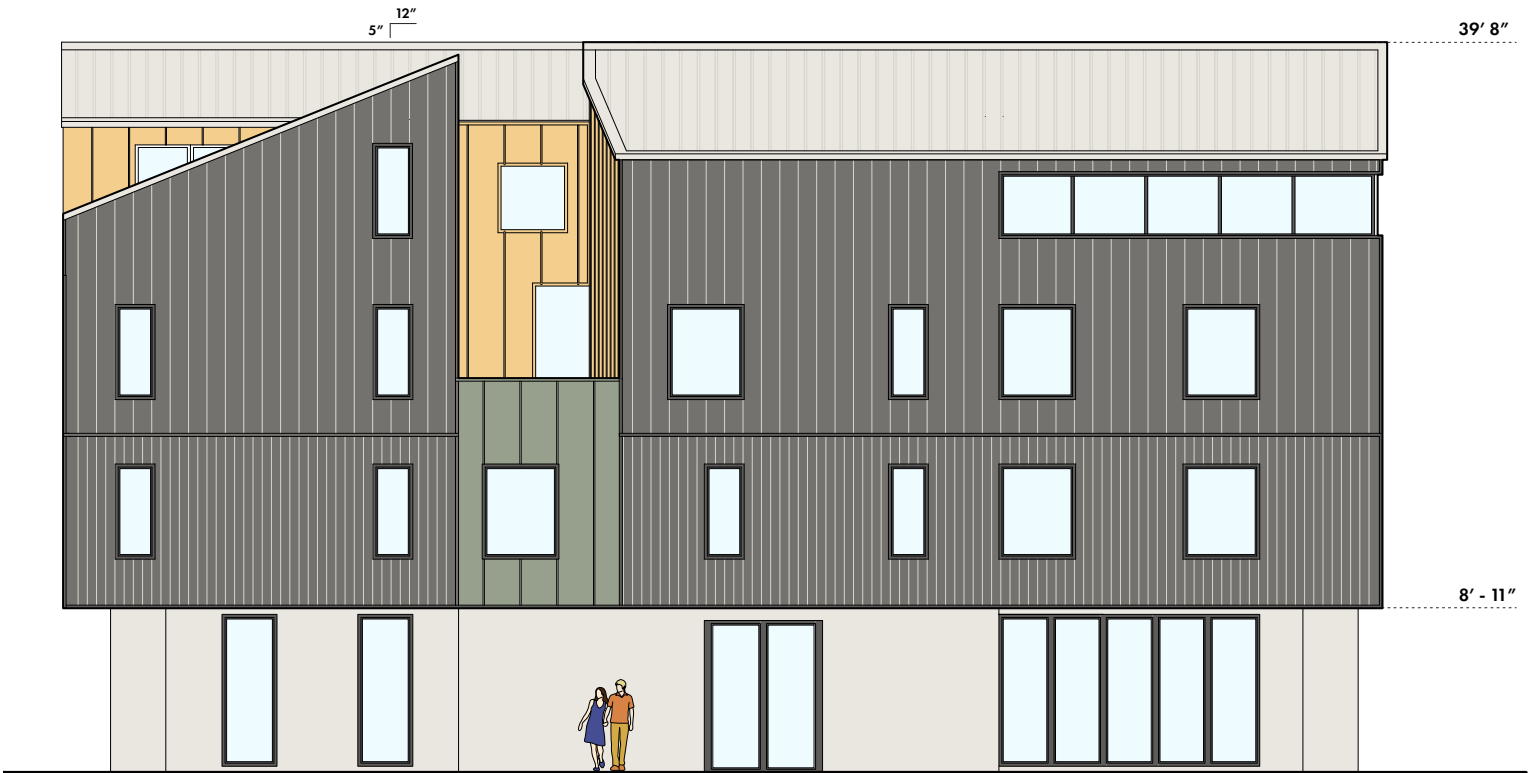
COMMUNITY CAFE/ EVENT SPACE



“COHAB HOUSE” - ELEVATIONS + PERSPECTIVES



PERSPECTIVE VIEW



BUILDING FRONT ELEVATION



SIDE ELEVATION

“COHAB HOUSE” - ELEVATIONS + PERSPECTIVES



PERSPECTIVE VIEW

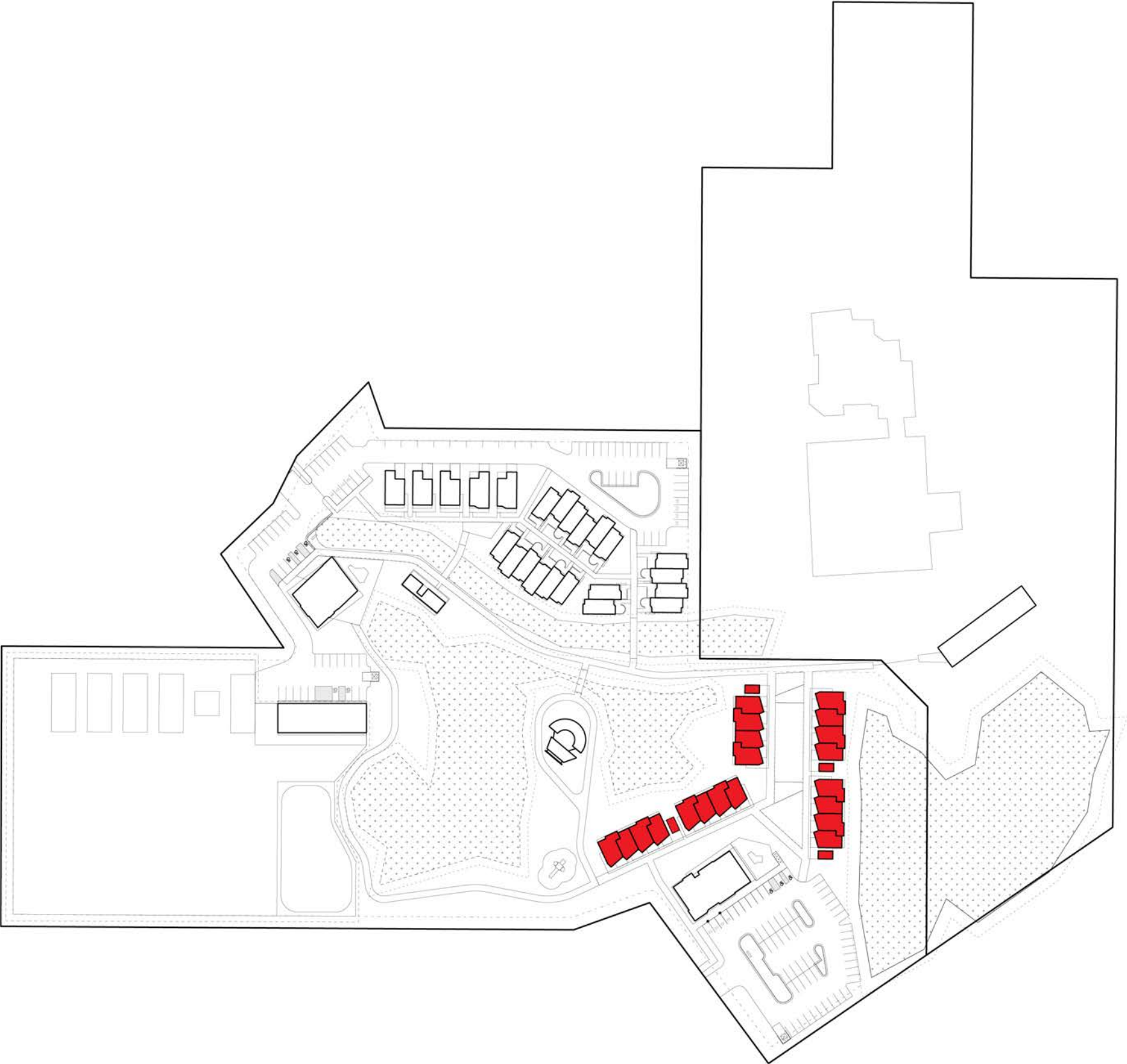


SIDE ELEVATION



COMMUNITY VIEW ELEVATION

BUILDING TYPE - MULTIFAMILY APARTMENTS



MULTI-FAMILY APARTMENT BUILDINGS

MULTIFAMILY APARTMENTS - PERSPECTIVE IMAGES



PERSPECTIVE VIEW

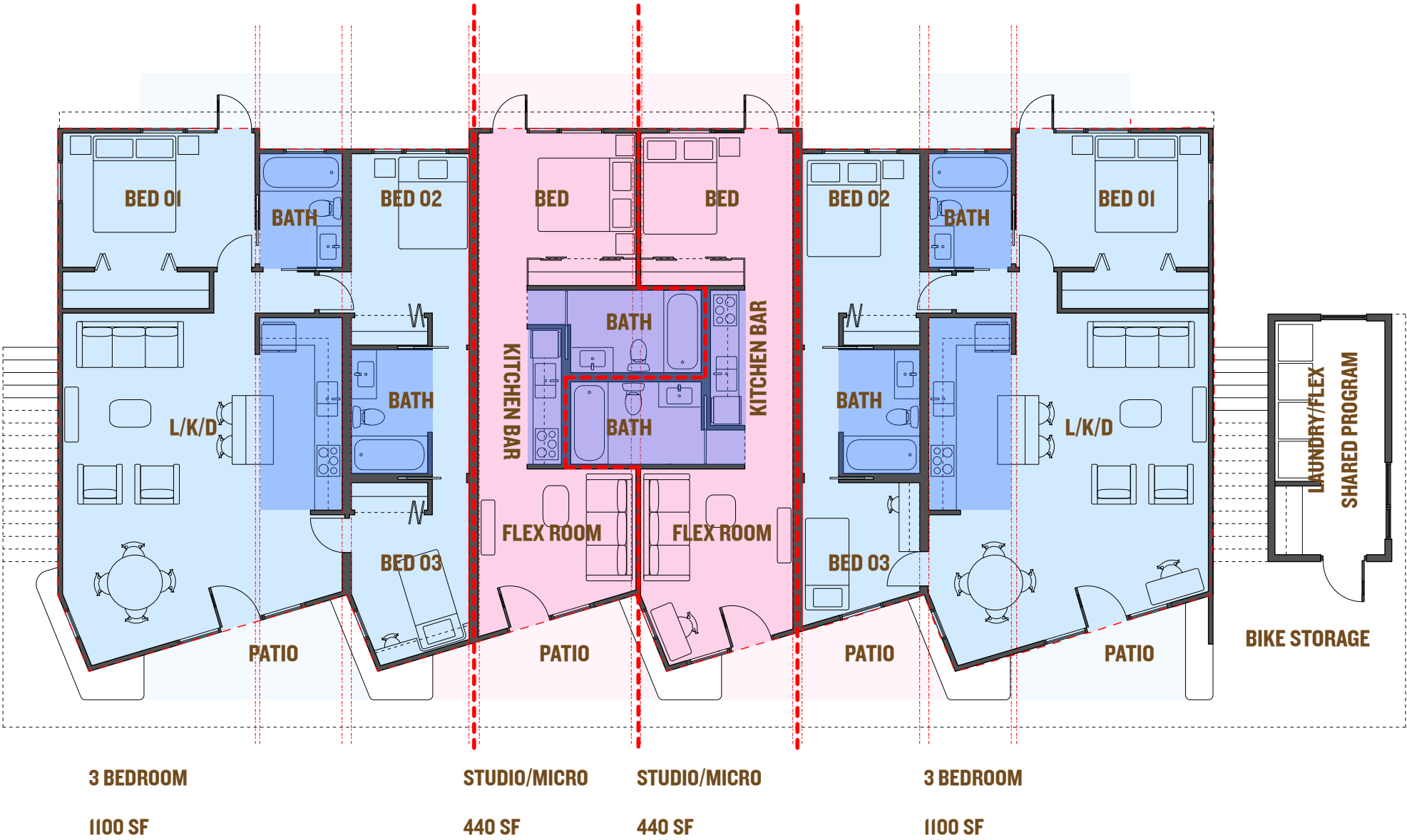


PERSPECTIVE VIEW

MULTIFAMILY APARTMENTS - PLANS + AXONS

BUILDING TOTAL SF = 5840 SF

1ST FLOOR
(2) STUDIO/MICRO UNITS
(2) 3 BEDROOM UNITS



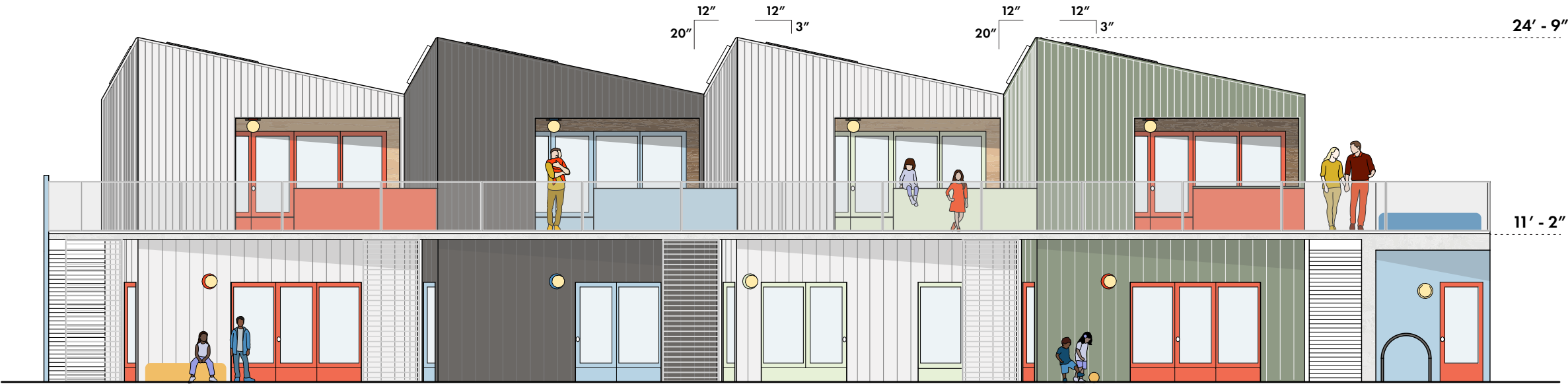
MULTIFAMILY APARTMENTS - PLANS + AXONS

BUILDING TOTAL SF = 5840 SF

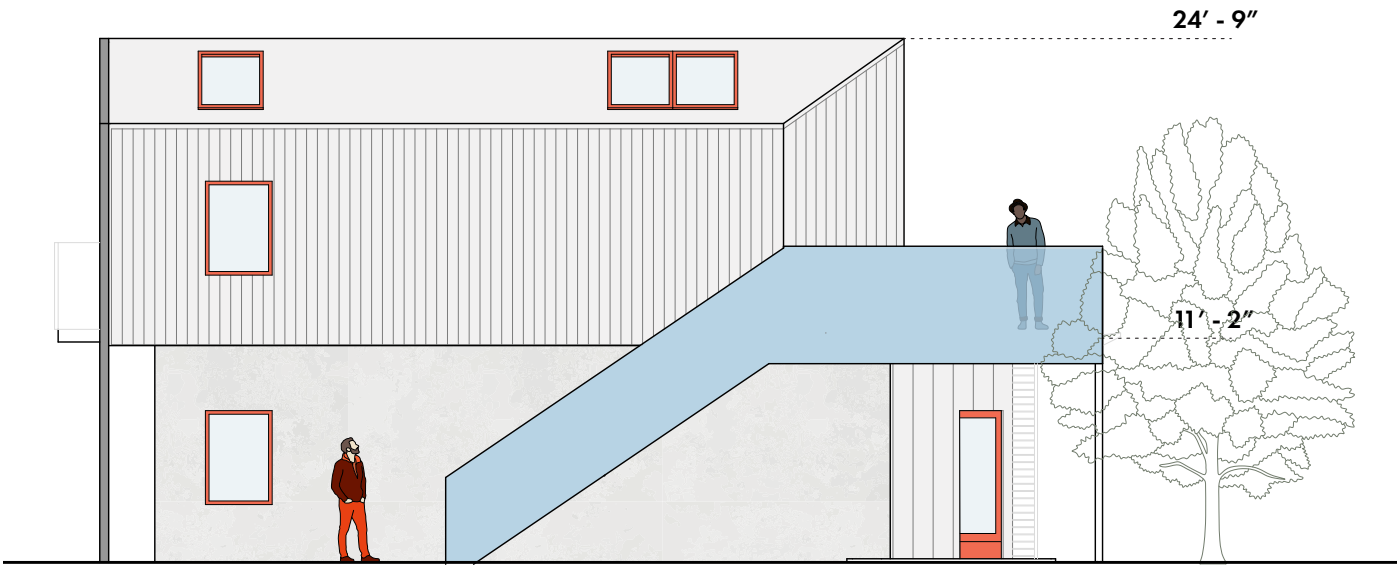
- 2ND FLOOR
(2) 1 BEDROOM UNITS
(2) 2 BEDROOM UNITS



MULTIFAMILY APARTMENT ELEVATIONS



BUILDING FRONT ELEVATION

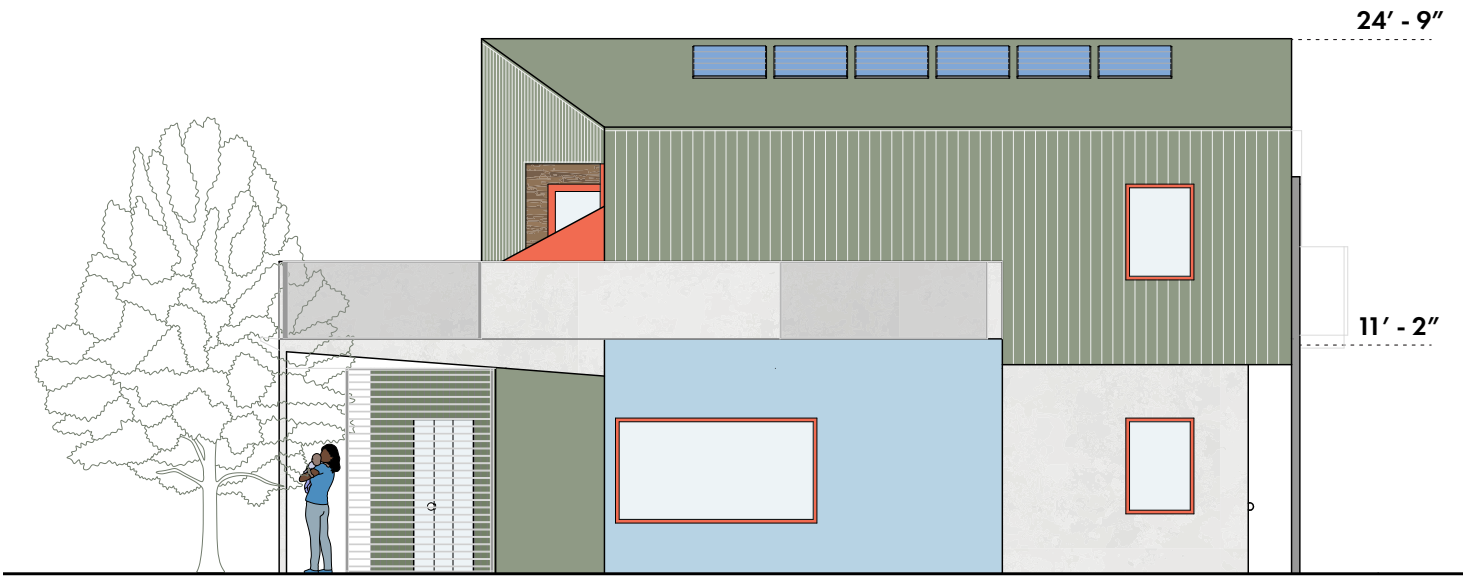


SIDE ELEVATION

MULTIFAMILY APARTMENT ELEVATIONS

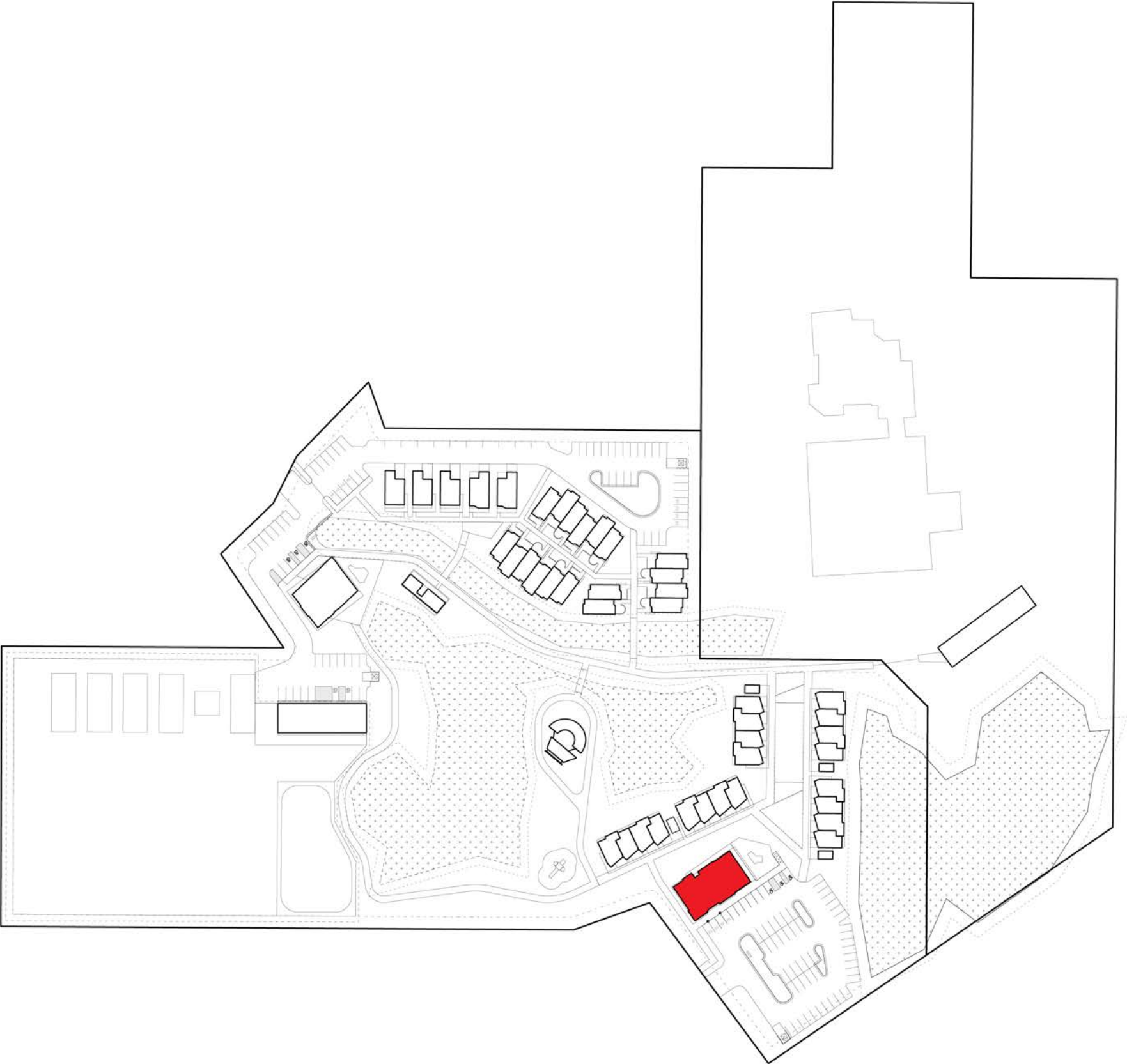


BUILDING BACK ELEVATION



SIDE ELEVATION

BUILDING TYPE - KARAMU CLUBHOUSE /COMMUNITY CENTER



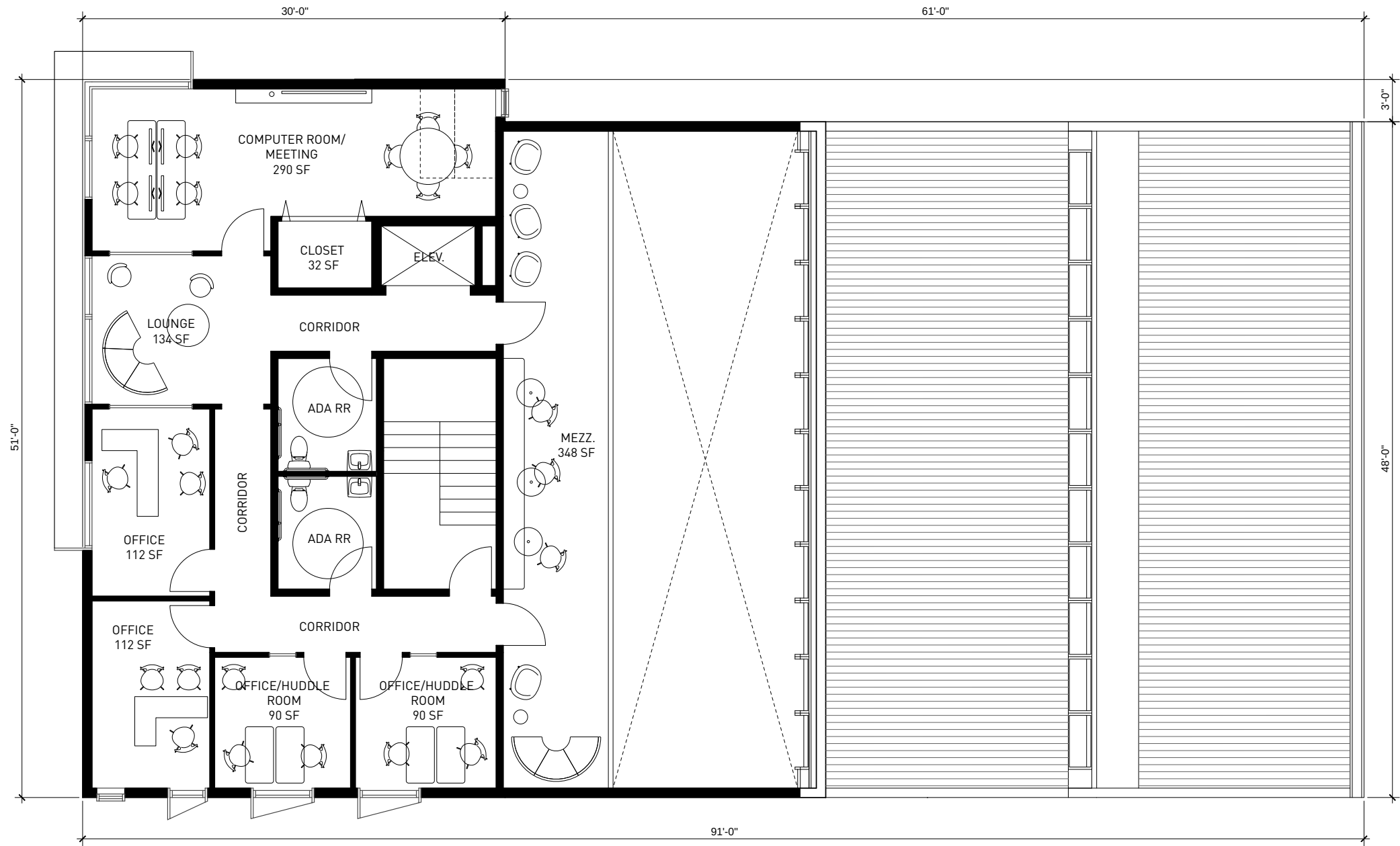
KARAMU CLUBHOUSE/ COMMUNITY CENTER

KARAMU CLUBHOUSE /COMMUNITY CENTER - PERSPECTIVE



KARAMU CLUBHOUSE /COMMUNITY CENTER - PLANS

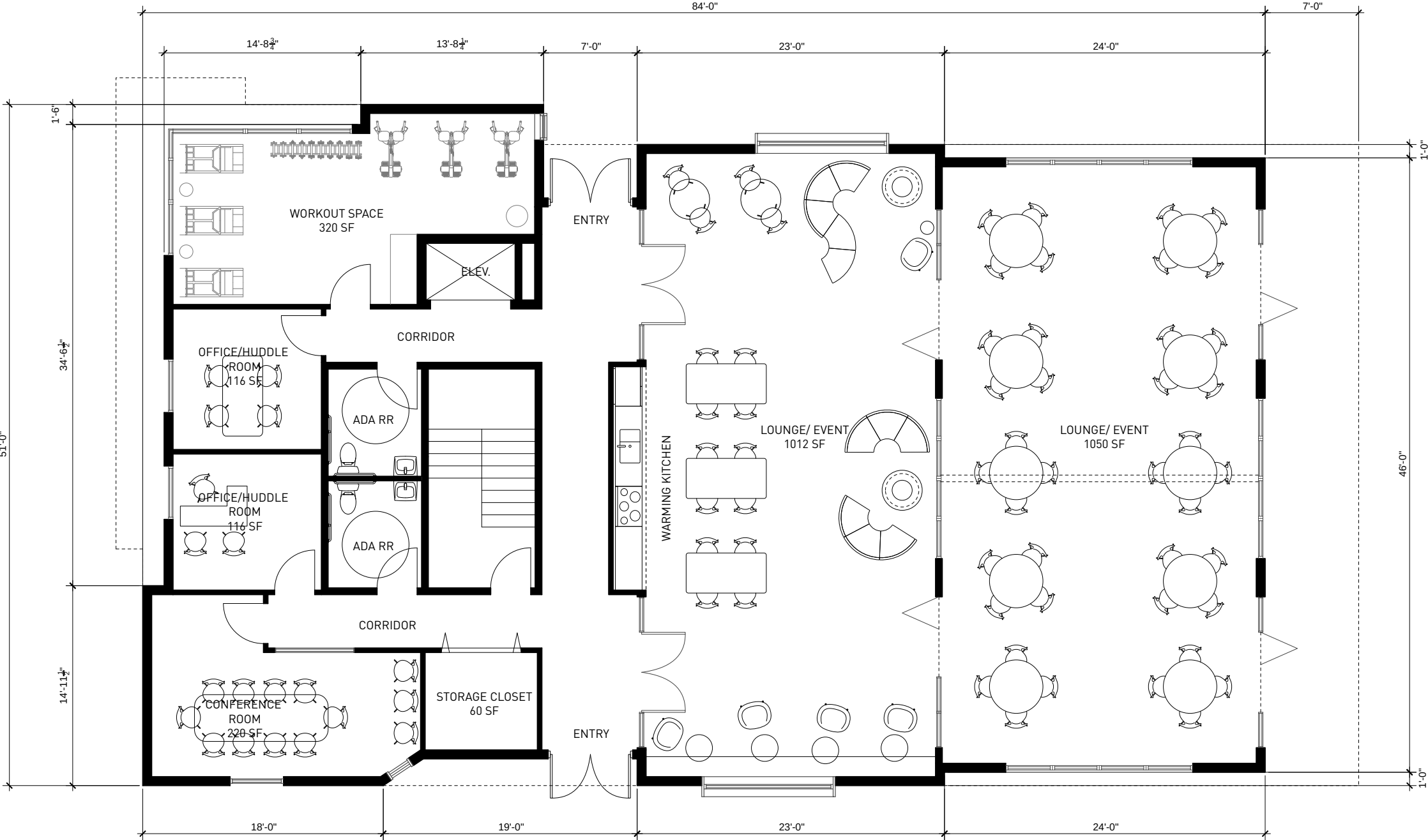
BUILDING TOTAL SF = 7204 SF



LEVEL 02
GROSS SF = 1824 SF

KARAMU CLUBHOUSE /COMMUNITY CENTER - PLANS

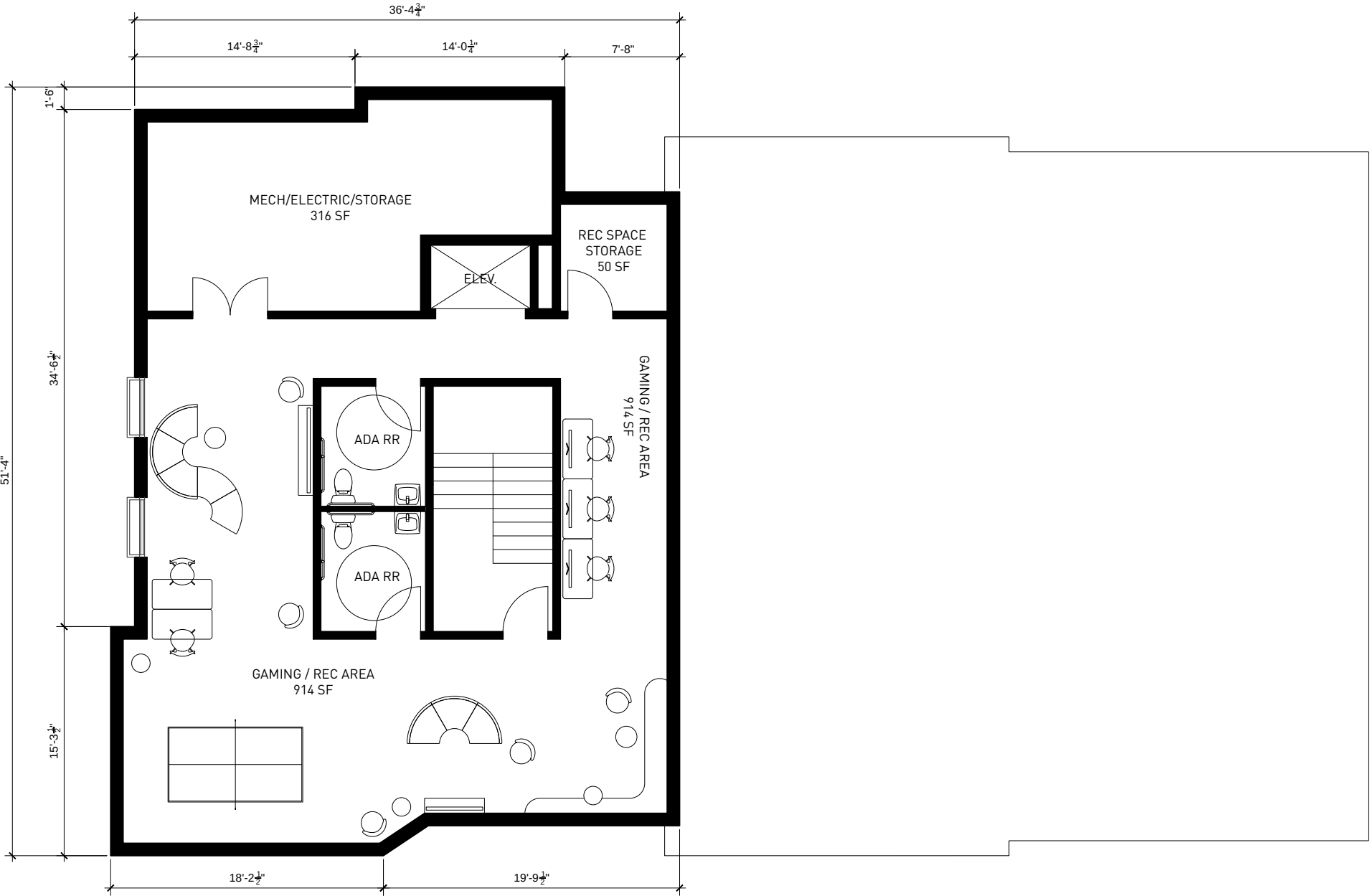
BUILDING TOTAL SF = 7204 SF



LEVEL 01
GROSS SF = 3744 SF

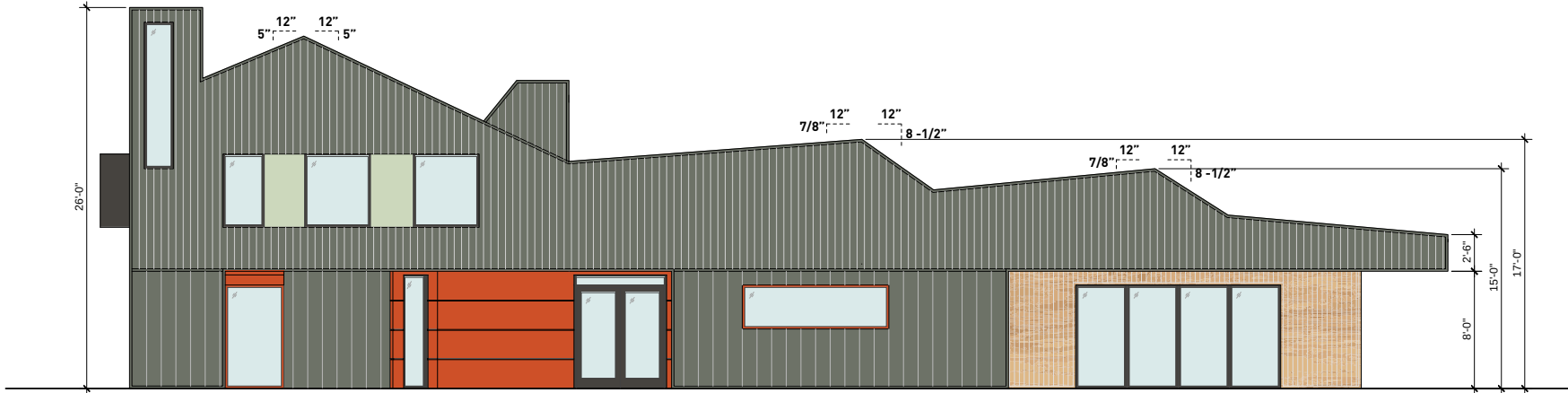
KARAMU CLUBHOUSE /COMMUNITY CENTER - PLANS

BUILDING TOTAL SF = 7204 SF

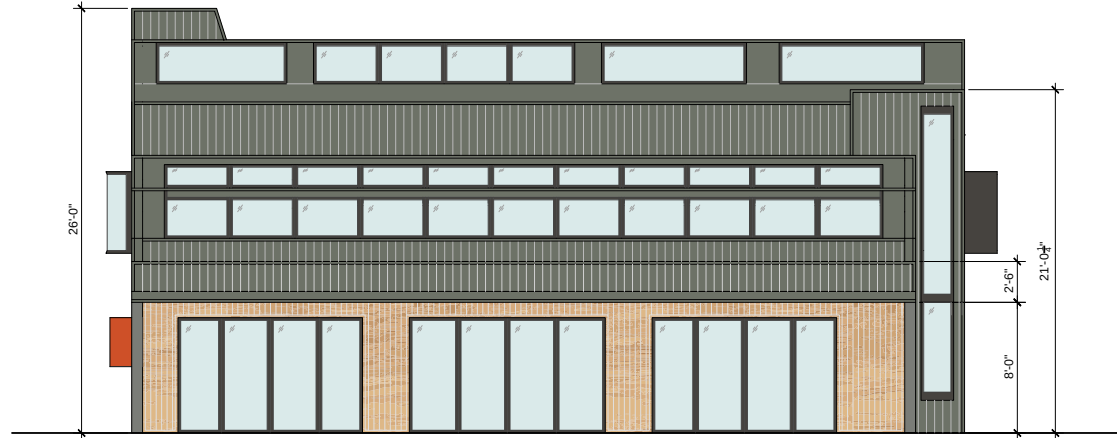


LEVEL 00
GROSS SF = 1636 SF

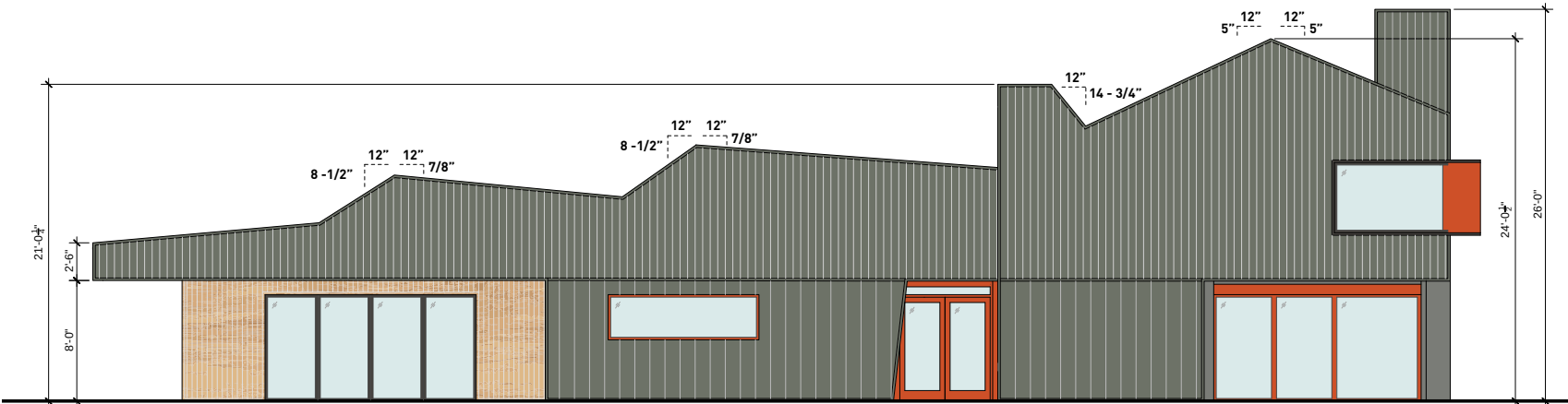
KARAMU CLUBHOUSE /COMMUNITY CENTER - ELEVATIONS



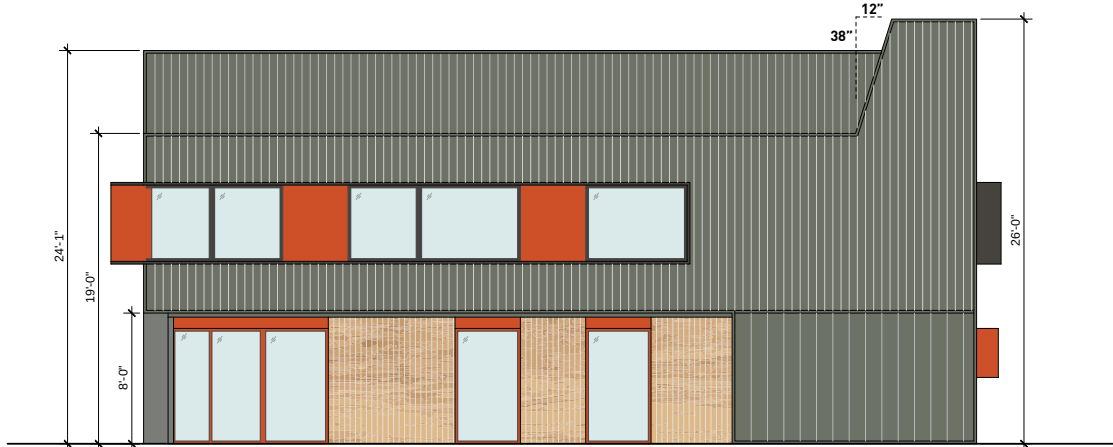
BUILDING FRONT ELEVATION (SOUTHEAST)



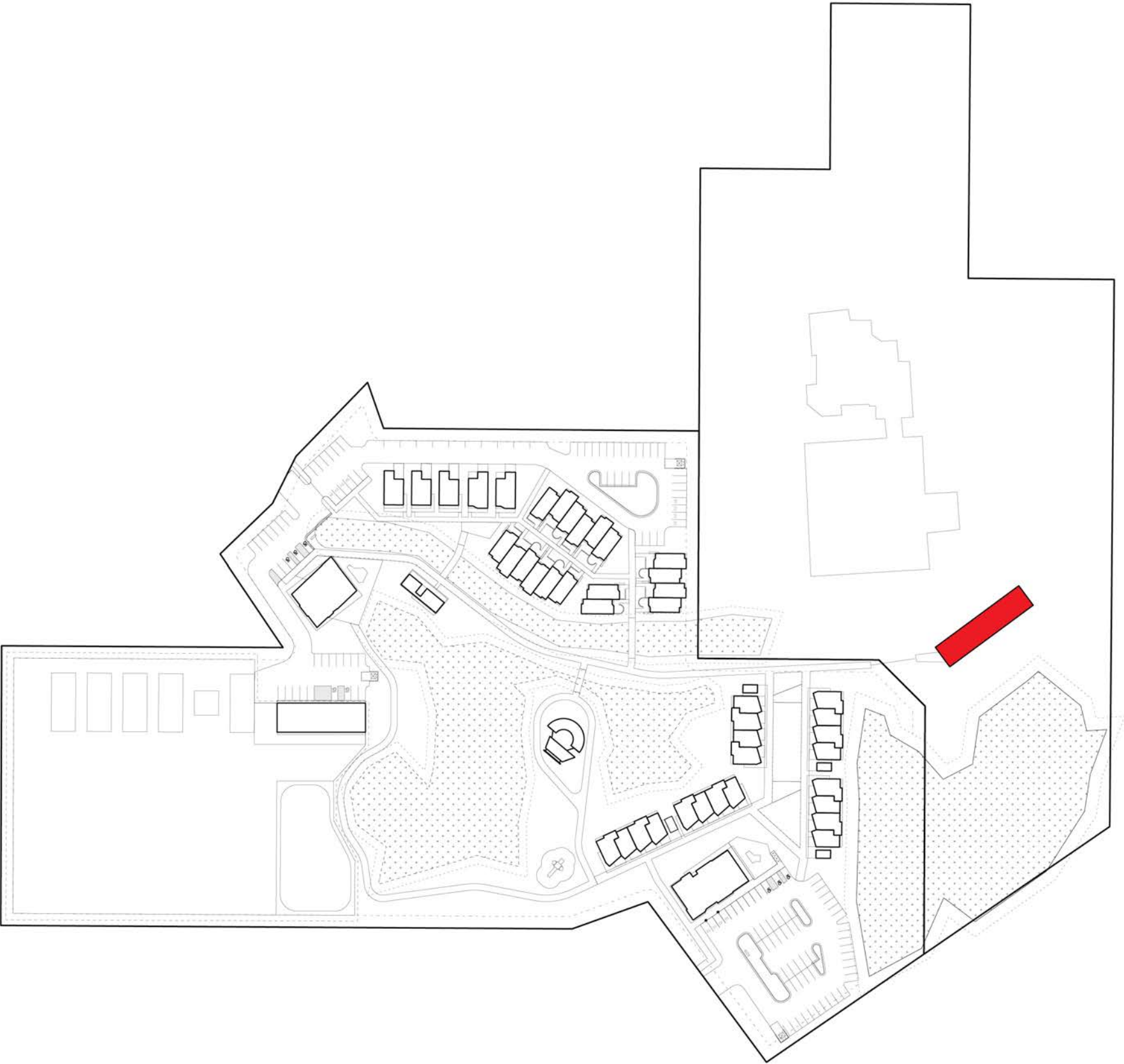
SIDE ELEVATION (NORTHEAST)



COMMUNITY VIEW ELEVATION (NORTHWEST)



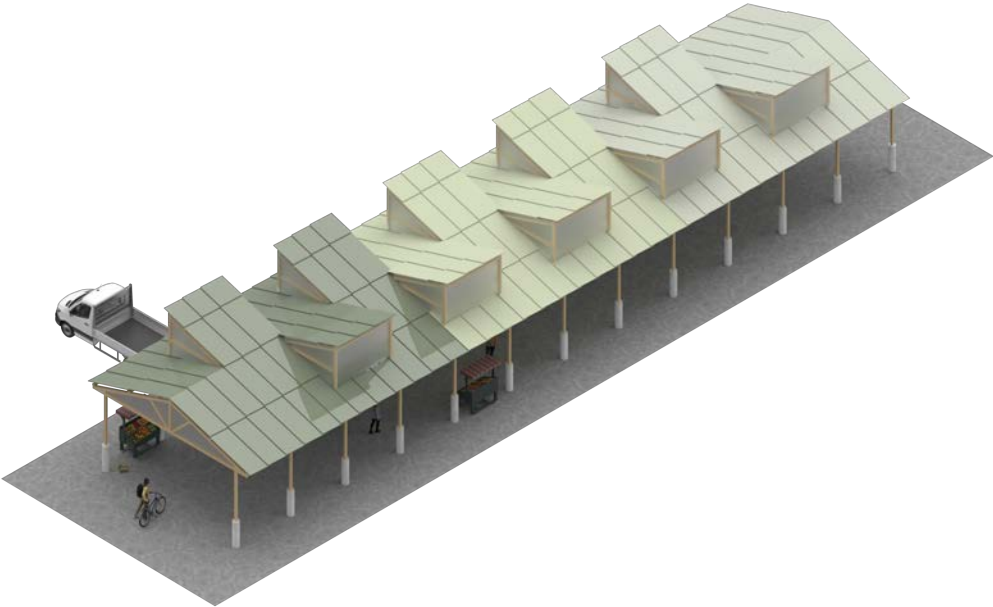
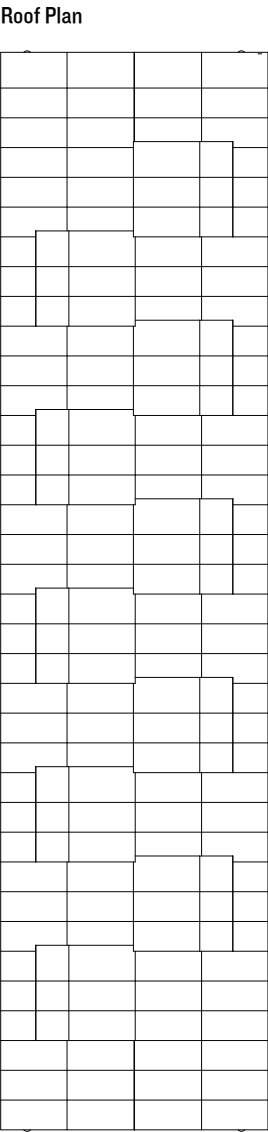
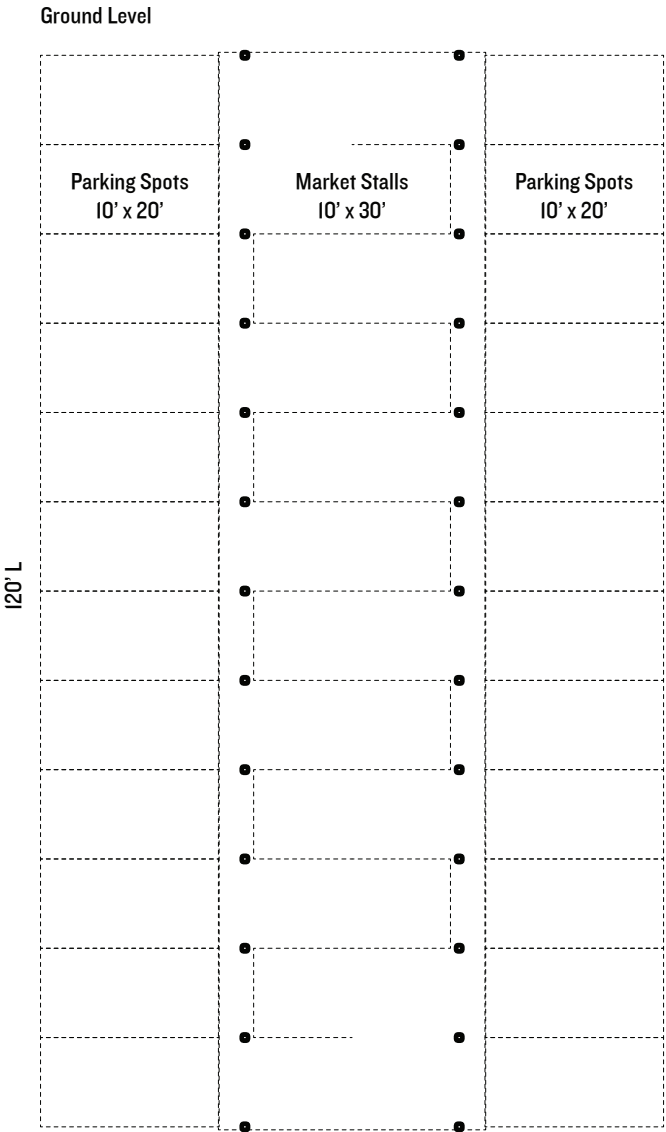
SIDE ELEVATION (SOUTHWEST)



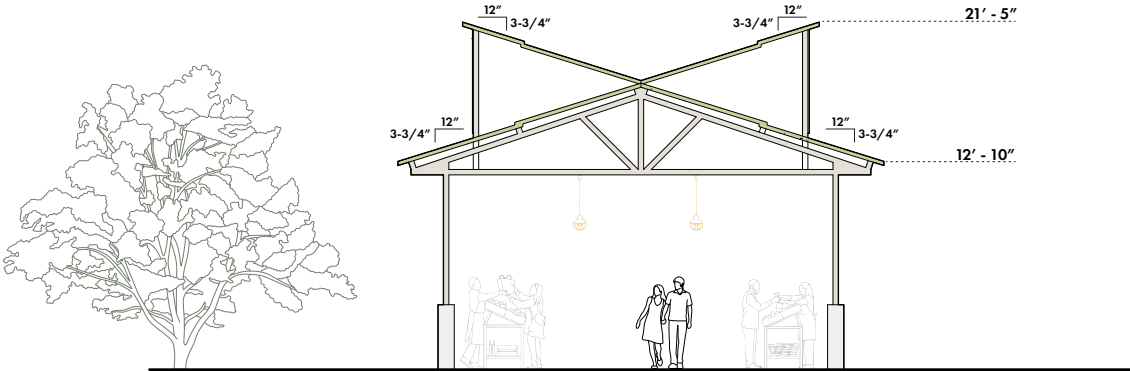
MARKET PAVILION

MARKET PAVILION - PLANS + ELEVATIONS + AXON

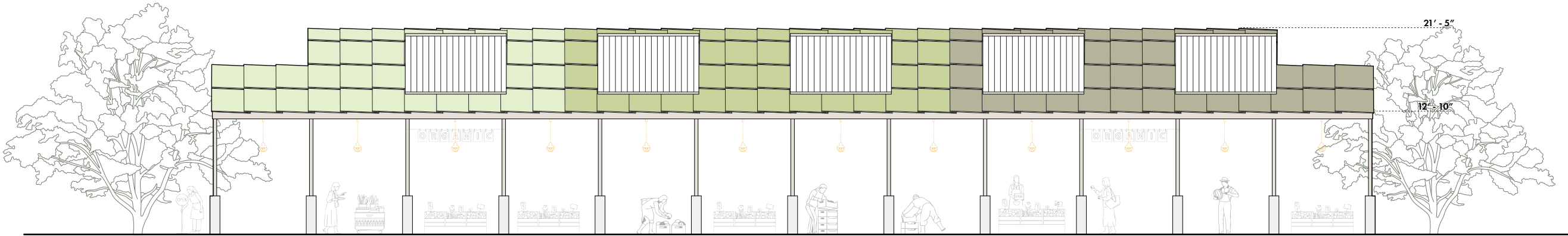
GROSS SF = 3600 SF



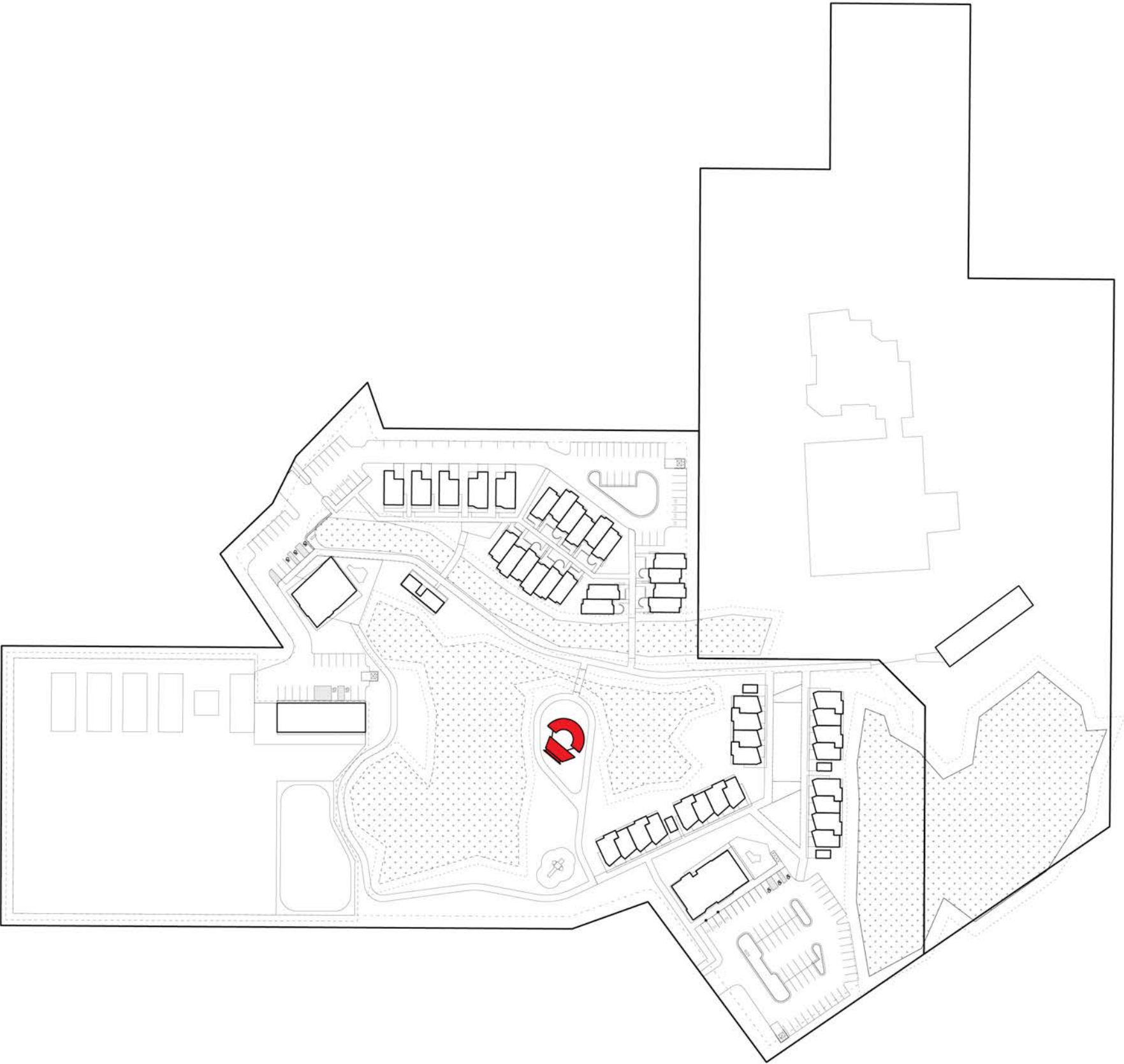
3D AXON VIEW



FRONT AND BACK ELEVATIONS

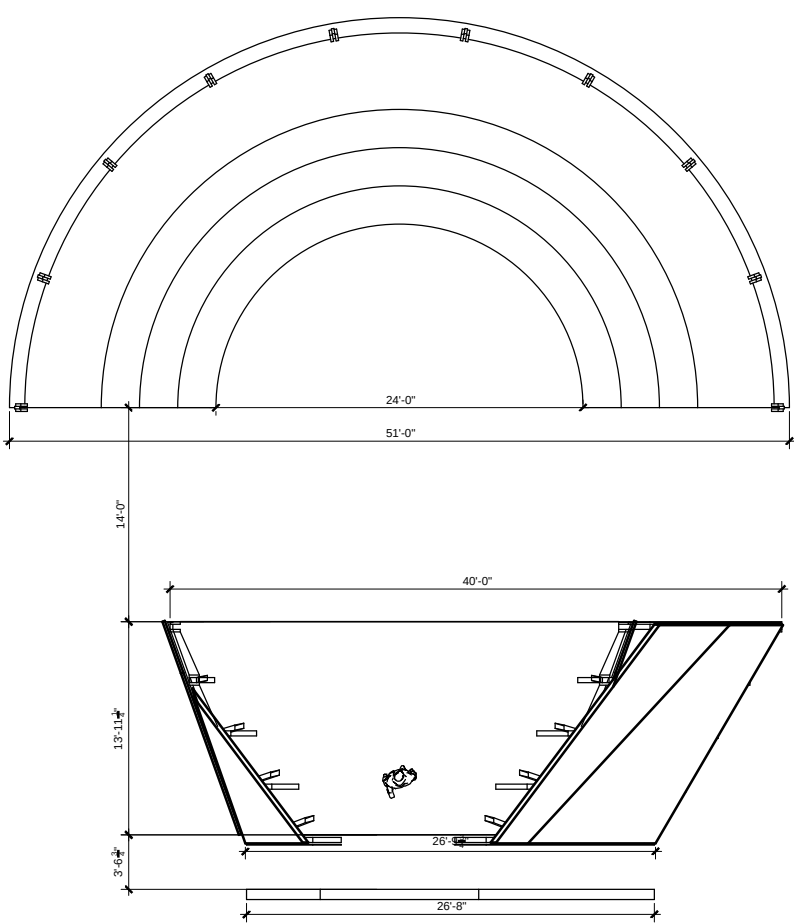


SIDE ELEVATIONS

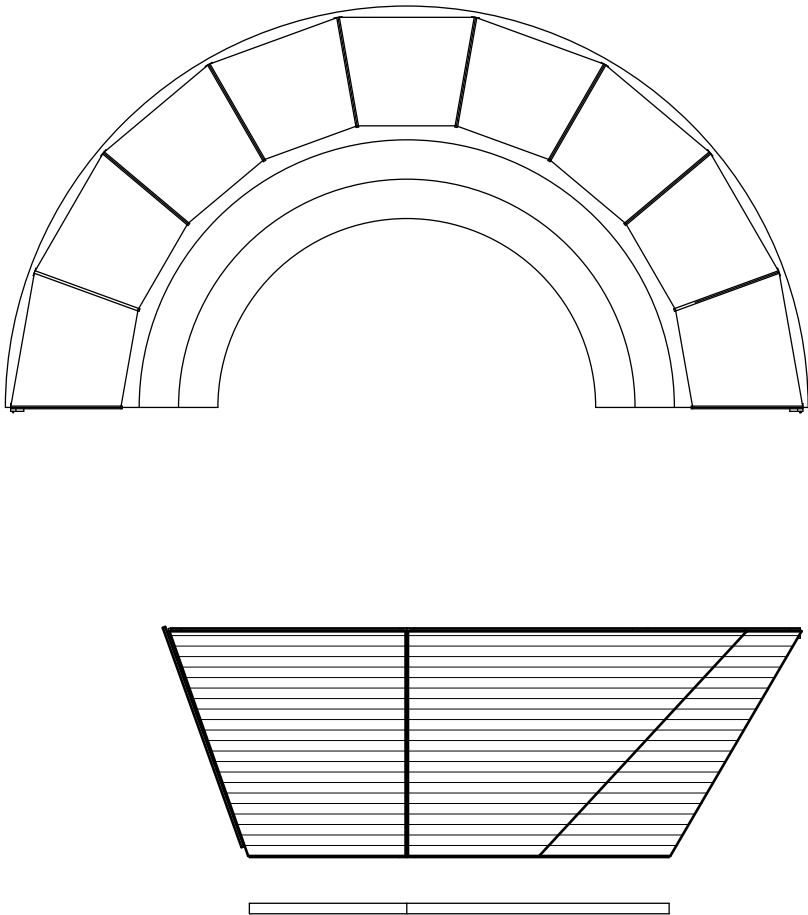


AMPHITHEATER

AMPHITHEATER - PLANS + ELEVATIONS + AXON



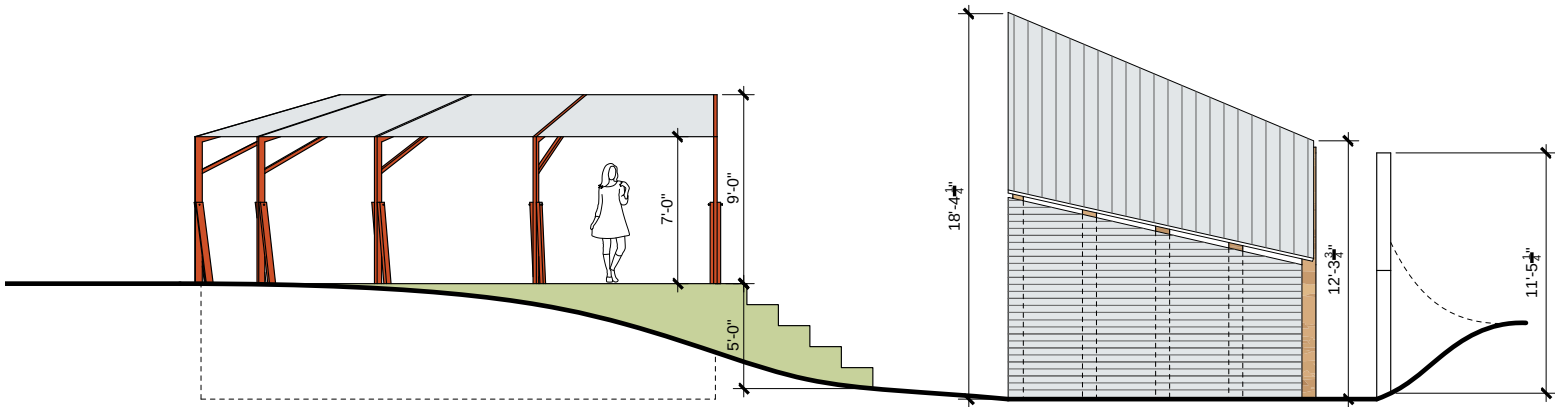
STAGE/SEATING PLAN



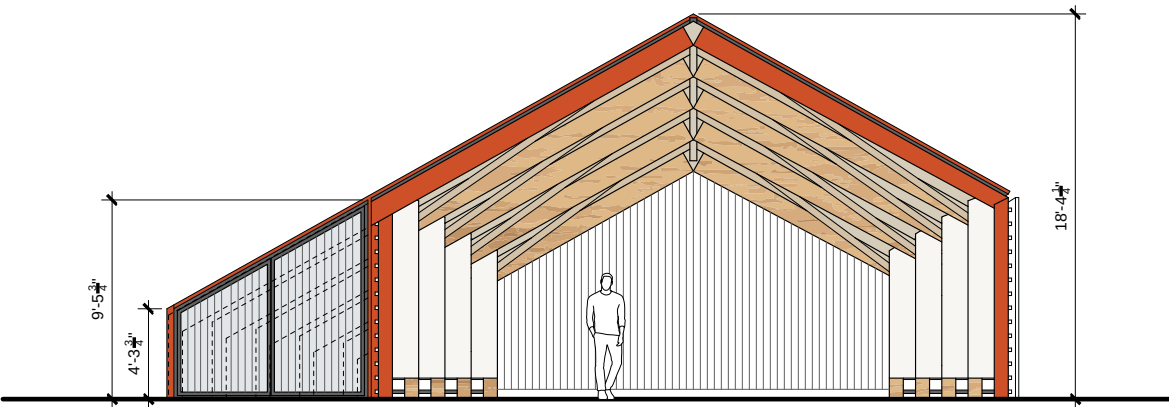
ROOF PLAN



3D AXON VIEW

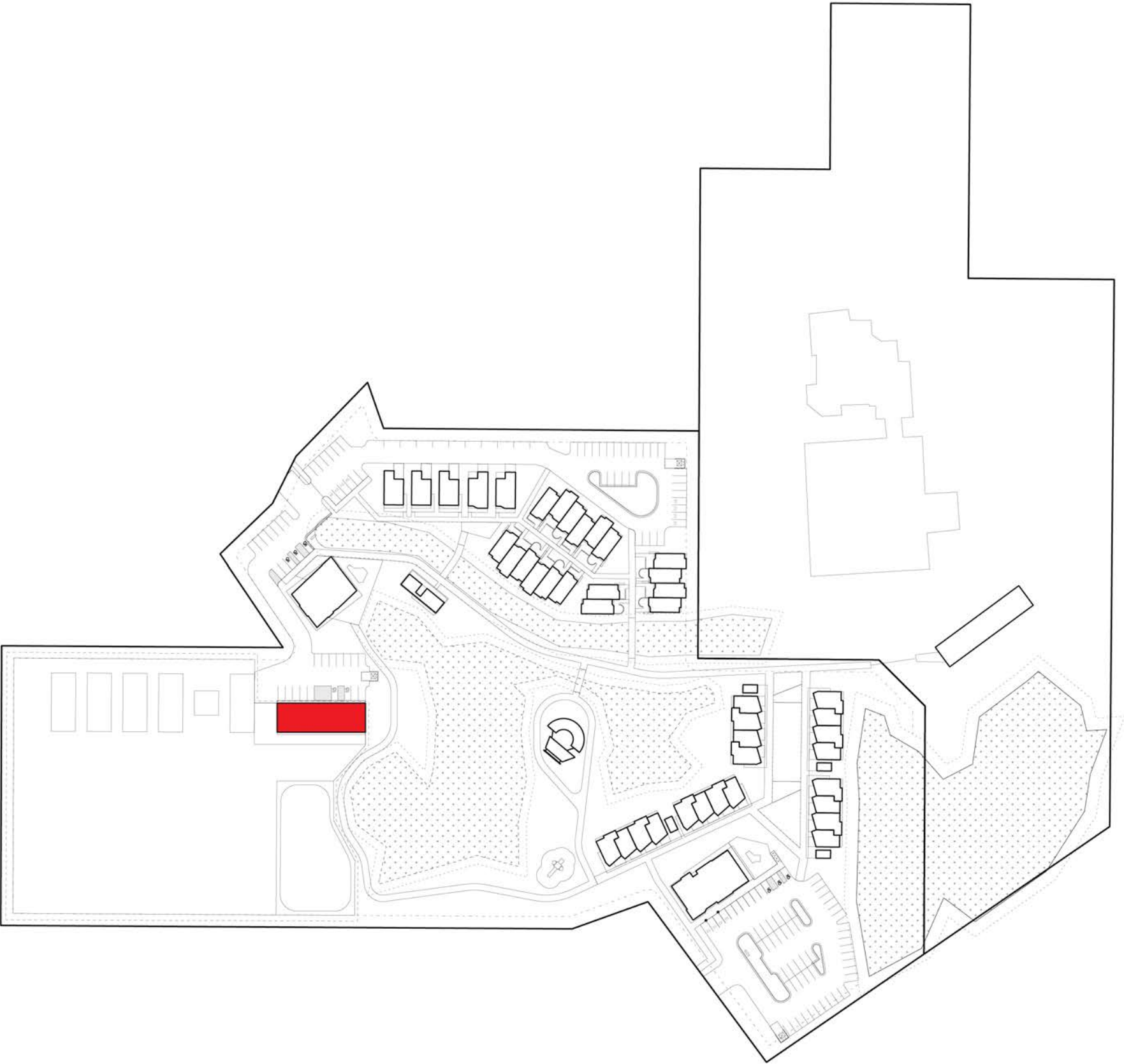


SIDE ELEVATION



STAGE FRONT ELEVATION

BUILDING TYPES - BARN WASH/PACK BUILDING



BARN WASH/PACK BUILDING

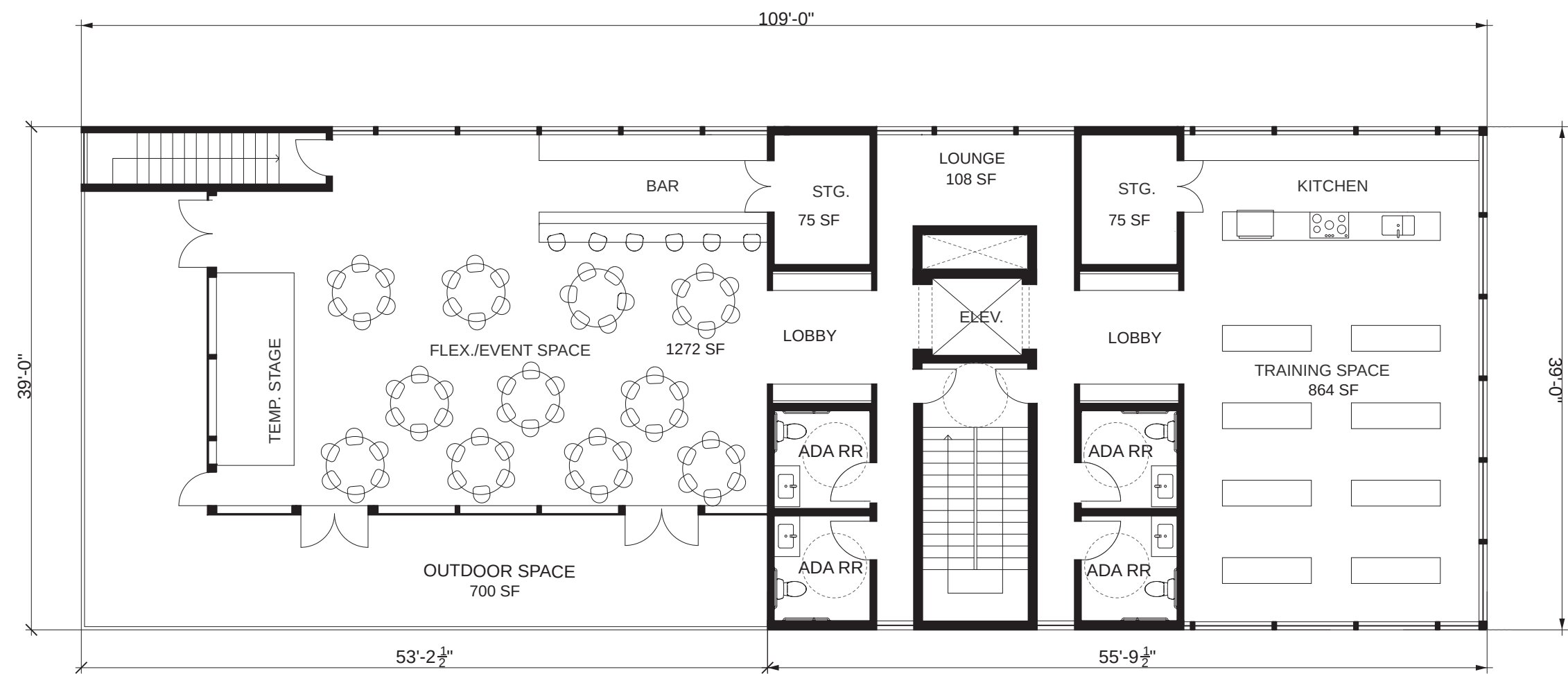
BARN WASH/PACK BUILDING - PERSPECTIVE IMAGES



PERSPECTIVE VIEW

BARN WASH/PACK BUILDING - PLANS

GROSS SF = 9320 SF

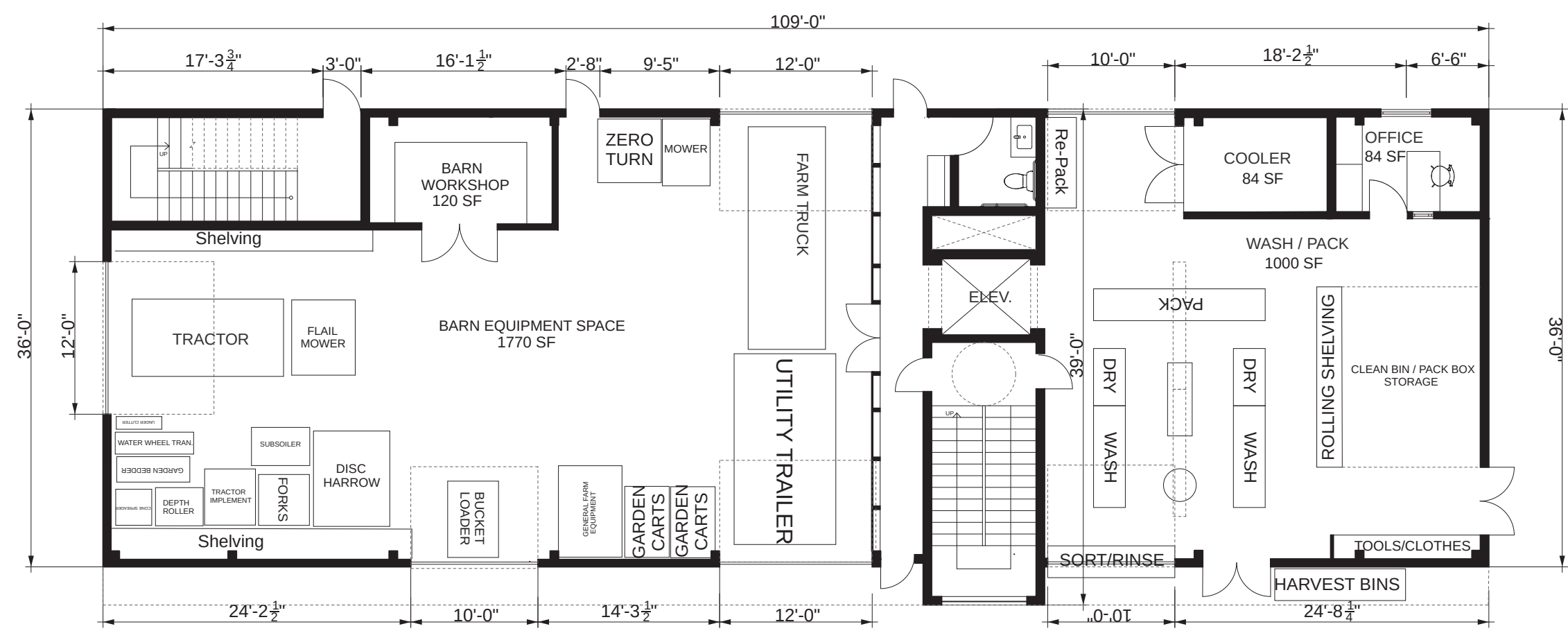


LEVEL 02

GROSS SF = 3758 SF

BARN WASH/PACK BUILDING - PLANS

GROSS SF = 9320 SF

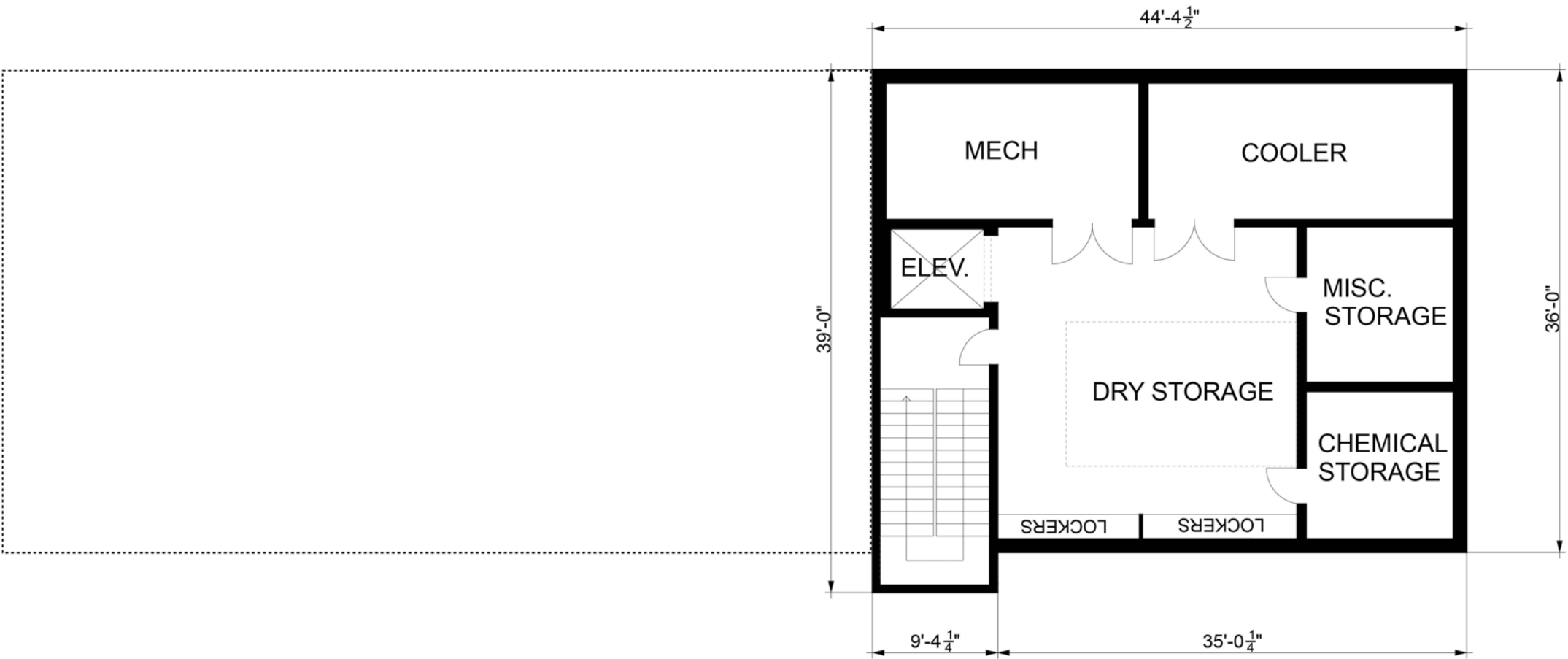


LEVEL 01

GROSS SF = 4122 SF

BARN WASH/PACK BUILDING - PLANS

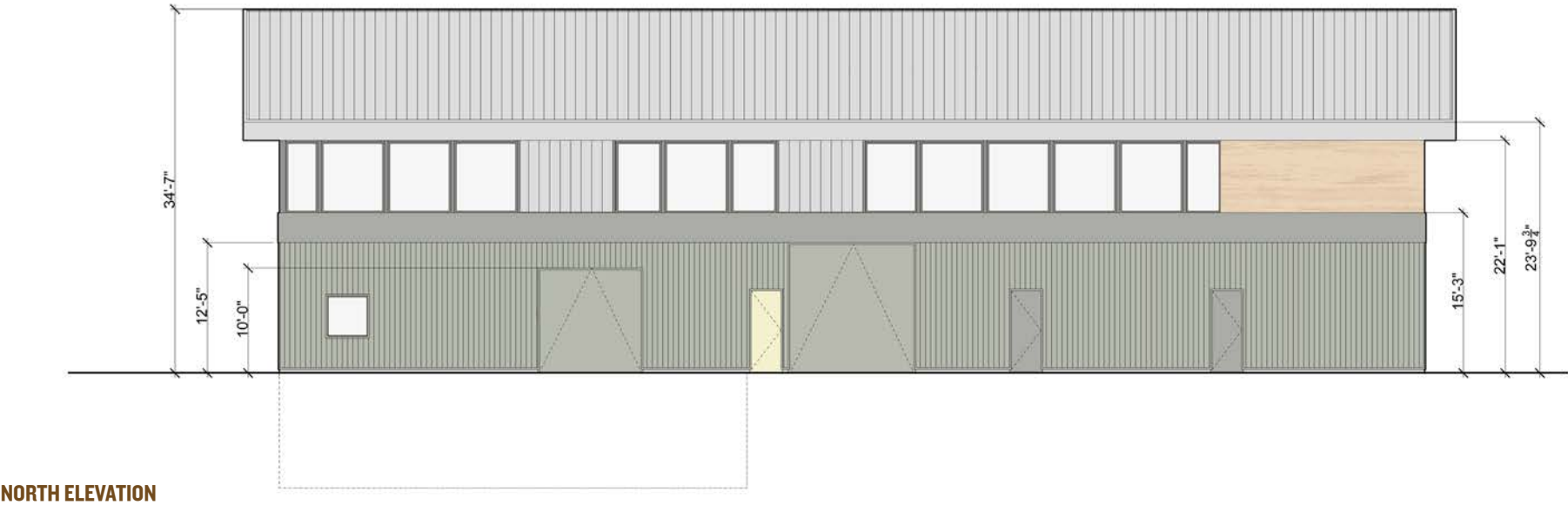
GROSS SF = 9320 SF



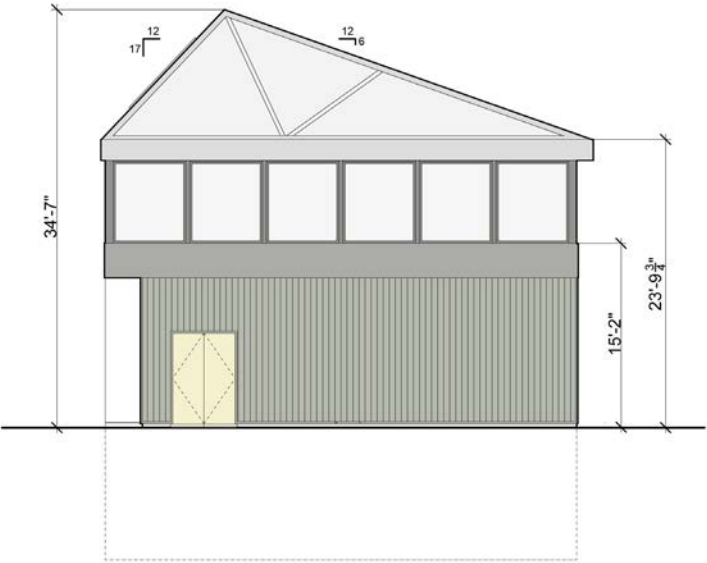
LEVEL 00

GROSS SF = 1440 SF

BARN WASH/PACK BUILDING - ELEVATIONS



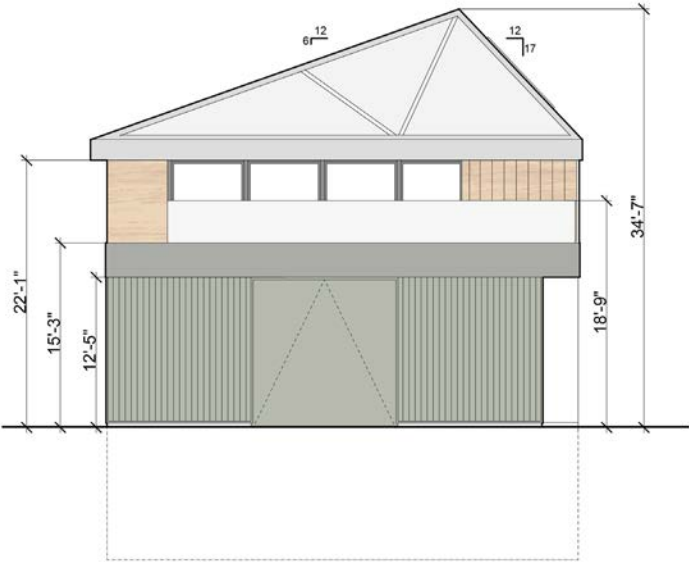
EAST ELEVATION



BARN WASH/PACK BUILDING - ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION

NEIGHBORHOOD LANDSCAPE + TRAIL RENDERINGS

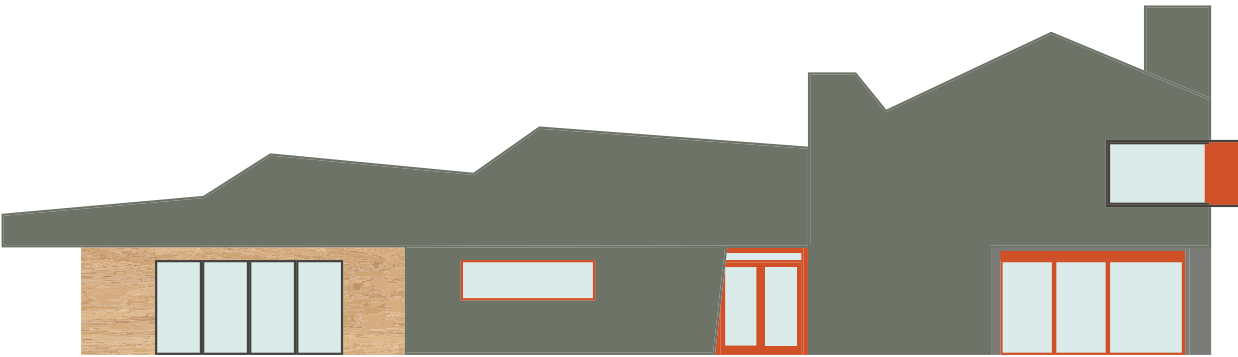


NEIGHBORHOOD LANDSCAPE + TRAIL RENDERINGS



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CHURCHILL GARDENS



PRESENTED BY:





Andy Schor
Mayor

LANSING PLANNING COMMISSION
Regular Meeting
March 3, 2026 - 6:30 p.m.
10th Floor, City Council Chambers, Lansing City Hall
124 W Michigan Avenue, Lansing, MI 48933

MINUTES – DRAFT

1. OPENING SESSION

Vice-Chair Ms. Alexander called the meeting to order at 6:30 p.m.

- a. Present: Katie Alexander, Tony Cox, Monte Jackson, Spencer Lippert, Shane Muchmore, Ted O'Dell, John Ruge
- b. Absent: Tim Klont (excused)
- c. Staff: Rawley Van Fossen, Director of Economic Development and Planning Department; Erin Buitendorp, Manager of the Community Development Office; Doris Witherspoon, Senior Planner; Andy Fedewa, Principal Planner; Dan DuChene, Deputy City Attorney

2. APPROVAL OF AGENDA – The agenda was approved by unanimous consent.

3. COMMUNICATIONS

Mitch Rice email in support of Z-3-2026.

Lansing Chamber of Commerce letter in support of Z-3-2026.

Alison Peeler email asking clarifying questions for Act-4-2026.

4. PUBLIC HEARINGS & ITEMS FOR ACTION

A. City of Lansing Annual Action Plan, Citywide Needs Hearing and Proposed Funding Allocations FY 2026-2027

Ms. Witherspoon spoke on the City's funding strategy with the Community Development Block Grants (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) programs through the US Department of Housing and Urban Development (HUD) each year.

Ms. Witherspoon reviewed the estimated funding amounts for various projects under each program such as, but not limited to, homeowner housing rehabilitation, rental unit rehabilitation, down payment assistance, housing construction, homelessness prevention, and shelter operations. As in previous years, the presented numbers are based on an expectation that they will follow last year's amounts so the final funding amounts may differ slightly.

Ms. Alexander opened the public hearing.

Seeing no one wishing to speak, Ms. Alexander closed the public hearing.

Mr. Muchmore made a motion, seconded by Mr. O'Dell, to recommend approval of the City of Lansing Annual Action Plan, Citywide Needs Hearing and Proposed Funding Allocations FY 2026-2027.

On a voice vote the motion carried unanimously (7-0).

B. Z-3-2026, 200 blocks of S. Cedar Street and S. Larch Street, 229 S Larch St., Conditional Rezoning from “DT-3” Downtown Core to “IND-1” Industrial.

Mr. Fedewa stated Planning Commission previously reviewed Z-2-2025, a conditional rezoning for these four properties from DT-3 to IND-1 to permit a ‘data center’ and accessory infrastructure. During the public hearing process with City Council, Deep Green Technologies USA, LLC had committed to various agreements for inclusion in a new sale agreement. For the sake of transparency, the City has requested the Planning Commission review the request for a conditional rezoning.

This request covers four contiguous parcels, three owned by the City of Lansing and one owned by 220 Larch LLC.

The conditions as voluntarily offered by the property owners, the City of Lansing and 220 S. Larch, LLC are as follows:

1. The parcels will not be used for any purpose other than data center operations and supporting facilities;
2. Any structures will be compliant with the dimensional requirements, architectural standards, screening or massing requirements, and exterior materials requirements of the DT-3 classification, as reflected in any final site plan as approved by the City of Lansing; and
3. All use of the parcels will be consistent with requirements of Lansing City Code regarding noise limitations, and the parcels will not be entitled to any exemption for industrial property or industrial use.

The purchaser of the four parcels, Deep Green Technologies USA LLC, has consented to the conditions, which if approved, will run with the land and are binding upon successive owners of the land.

Mr. Fedewa stated that this area, east of the Grand River, now colloquially called the Stadium District, is specifically mentioned in the Comprehensive Plan on pages 63-64. The area was recognized for its deindustrialization and the Plan recommends a transition from industrial and heavy commercial to a mix of office, retail, entertainment, arts/cultural live-work and residential uses. The Plan however does state that “Except on the riverfront, light industry can continue to be part of this mixed-use area if external impacts (outdoor storage, noise and truck traffic) are minimized, and buildings and parking are located and designed to make a positive contribution to the area’s visual appeal and walkability.”

The former zoning here was “H” Light Industrial until the 2021 Form Based Code changed this area east of the river to DT-2 or DT-3. DT-2 does allow some light industrial uses, and DT-3 permits light industrial with retail sales on-site.

Mr. Fedewa stated that the proposed data center is of a low intensity in the scheme of other industrial uses, not nearly the kind of heavy industry once located along the east bank of the Grand River. The proposed condition limiting the parcels to a data center and supporting facilities prevent future establishment of incompatible industrial uses such as open storage, heavy manufacturing, or recycling/salvage operations. Further, the conditions requiring the development to comply with the site layout requirements and architectural standards of the DT-3 satisfies the concerns stated in the comprehensive plan, as well as advancing the intent of the zoning ordinance.

Staff recommends approval of Z-3-2026, to conditionally rezone the four subject properties, with the conditions voluntarily offered by the property owners and consented to by the purchaser:

1. The parcels will not be used for any purpose other than data center operations and supporting facilities;
2. Any structures will be compliant with the dimensional requirements, architectural standards, screening or massing requirements, and exterior materials requirements of the DT-3 classification, as reflected in any final site plan as approved by the City of Lansing; and
3. All use of the parcels will be consistent with requirements of Lansing City Code regarding noise limitations, and the parcels will not be entitled to any exemption for industrial property or industrial use.

Rob Stolpestad, Principal, Hedmark Holdings; reviewed presentation slides included in the agenda packet and spoke on how Deep Green's model is based on heat reuse, which is how they chose to invest in Lansing and why they wish to locate in the Downtown area to connect into BWL's future hot water system. Mr. Stolpestad reiterated their commitment to abide by rules and standards of the DT-3 zoning district and to fit in with buildings within the Stadium District.

Mr. Stolpestad spoke on the expected noise of the back-up generators that are only used in case of power failure, but are tested for 30 minutes monthly. Each generator will be enclosed and then surrounded by a sound attenuated screen wall. This practice is similar to other large institutional and industrial users.

Mr. Stolpestad spoke on how they will utilize 8 megawatts (MW) from the electric grid during phase one and have plans for a 16-MW biofuel cell substation. Mr. Stolpestad referred to information in the packet on anticipated emissions. Deep Green is paying for all capital expenditures for their electric consumption.

Mr. Stolpestad reviewed their stated community benefits, including the sale price, property tax revenue, donations to BWL's Pennies for Power, and a commitment to source the local population for employment. Mr. Stolpestad these commitments are legally binding in the sale agreement and their contract with BWL.

Mr. Cox asked about the expected water usage and how water will be utilized and disposed of. Mr. Cox asked for details about the closed-loop system. Mr. Stolpestad referred to the agenda packet page that states they expect about 500,000 gallons of water annually, and how the proposed data center is just a fraction of the power and water used by mega-sites. The expected use is more comparable to a restaurant. Jack Pressman, development manager, spoke

on how glycol is used to cool water that is recycled through the system after it is initially heated from the cooling process. The system is heavily non-water based and biodegradable. Deep Green will use a third party to properly ship the spent water and solution off-site for disposal.

Mr. Van Fossen stated that site plan review is conducted with the Public Service Department and the Building Safety Office to verify compliance with applicable local, State, and Federal requirements.

Mr. Ruge asked for more information about the 16-MW biofuel substation system. Mr. Pressman spoke on how the existing grid is powered by a natural gas combustion system. The proposed biofuel system is more efficient and produces less pollution. Mr. Pressman recommended that Planning Commissioners review Bloom Energy for a comparable system that would be operated by BWL when built.

Ms. Alexander opened the public hearing for Z-3-2026.

Brad Clark spoke on economic development and in support of Z-3-2026.

Ivan Droste spoke on the additional information that has been released since Planning Commission's public hearing during the November 5, 2026 and in opposition of Z-3-2026.

Marshall Clabeaux spoke on the potential pollution of the proposed power substation, about the need for walkability within the Stadium District, the potential nuisances that could impact nearby residents, and the lifecycle of the data center. Mr. Clabeaux spoke in opposition of Z-3-2026.

Nichole Keway Biber spoke on conflicts with the vision of the Comprehensive Plan, walkability within the Stadium District, and use of the River Trail. Ms. Keway Biber spoke in opposition of Z-3-2026.

Emma Bostwick, Lansing Economic Area Partnership, spoke on economic development and in support of Z-3-2026.

Cynthia Rowe spoke on the potential water usage and disposal of wastewater, and in opposition of Z-3-2026.

Fred McLaughlin spoke on the quick nature of the proposal and on community planning. Mr. McLaughlin spoke in opposition of Z-3-2026.

Heather Shawa, Assistant General Manager of Lansing Board of Water and Light, commented on the ongoing partnership with Deep Green to integrate with the hot water system conversion, the first phase of which should be operational within the next 2-3 years. Ms. Shawa spoke on the capital costs Deep Green will bear and what may happen if they vacate the premises. Ms. Shawa spoke on the noise level of BWL's substation plants in REO Town as a comparison.

Jason Brown spoke on the potential for construction jobs and in support of Z-3-2026.

Michael Mercer spoke in opposition of Z-3-2026.

Sidney Mccalib spoke on economic development and in support of Z-3-2026.

Seeing no one else wishing to speak, Ms. Alexander closed the public hearing for Z-3-2026.

Mr. O'Dell made a motion, seconded by Mr. Jackson, to recommend approval of Z-3-2026, 200 blocks of S. Cedar Street and S. Larch Street, 229 S Larch St., Conditional Rezoning from "DT-3" Downtown Core to "IND-1" Industrial.

With the following conditions:

- 1. The parcels will not be used for any purpose other than data center operations and supporting facilities;**
- 2. Any structures will be compliant with the dimensional requirements, architectural standards, screening or massing requirements, and exterior materials requirements of the DT-3 classification, as reflected in any final site plan as approved by the City of Lansing; and**
- 3. All use of the parcels will be consistent with requirements of Lansing City Code regarding noise limitations, and the parcels will not be entitled to any exemption for industrial property or industrial use.**

Mr. Muchmore asked how long the properties have been parking lots. Mr. Fedewa stated that the parcel called Lot 49 along E Kalamazoo St. was first taken on by the City in 1990. Lot 49a along S Cedar St. was contemplated for a land swap with the City in the mid-2000s for redevelopment but ultimately did not happen. The City then bought the parcel in 2008. The two lots were productive until the Covid-19 pandemic affected revenue. A more detailed summary was included in the Act-7-2025 staff report for the sale of property.

Mr. Ruge asked what architectural standards will be applied to the proposed building and how will the City decide what is on the proposed mural. Mr. Fedewa stated that there are commercial/mixed-use building standards in Chapter 1246 of the Zoning Ordinance that require certain building materials, massing and articulation, and the amount of windows. The content of any mural is a matter of free speech, so the City does not have rules for artwork.

Mr. Jackson asked if a rezoning has a timeline and if the properties would revert back to DT-3 if Deep Green left the property. Mr. Fedewa stated that the zoning and the conditions, if approved, run with the land and would be applied to any successive owner. The zoning only reverts back if the applicant fails to commence work with the stated timeframe. A future owner would be allowed to request a different rezoning if they wanted to use the land for something other than a data center.

Mr. Lippert asked for clarification about the two rezoning requests, from November and the current one. Mr. Fedewa stated that the Z-2-2025 application only had one condition, that the parcels be used for a data center and accessory operations and that during the public hearing process with Council Deep Green verbally committed to other requests, but those were not

ultimately in the sale agreement on file. This Z-3-2026 request includes the data center use as well as a requirement to adhere to the DT-3 Site Layout Requirements and the Architectural Standards, and adhere to requirements on noise level. The sale agreement will include Deep Green's other commitments as decided on by the owners and Deep Green.

Mr. Ruge asked for clarification on the statement that the data center will have a lifespan of 20 years. Mr. Stolpestad answered that the lifespan of equipment is at least 20 years and this will be a substantial capital investment for Deep Green. Mr. Stolpestad relayed information about another project of an existing data center that is being renovated to be updated with contemporary technology so that that existing building can continue its use.

Ms. Alexander asked for information about what other locations were considered by the development team. Mr. Stolpestad stated that they considered multiple locations around downtown to be near the BWL system, including the former Cooley Law School building and parking lot.

Mr. Muchmore asked for confirmation that the proposed data center would have to be downtown for proximity to the BWL hot water infrastructure. Mr. Pressman confirmed that proximity is necessary and they have been negotiating with BWL for ten months.

Mr. Cox asked for the applicant to address previous comments about potential smells from operations. Mr. Pressman stated that the facility has three components, the data center which will be filtered, the back-up generators that will be enclosed and screened, and the fuel cell substation that will have lower emissions.

Mr. Lippert asked how close does the data center have to be to BWL facilities. Mr. Pressman stated that siting further and further away requires a much higher cost to connect the two components.

Mr. Ruge asked if the preliminary image released by Deep Green would meet the architectural standards. Mr. Fedewa answered that the rendering is preliminary for illustrative purposes and there is not enough information. Mr. Ruge asked if the building could have storefronts for third party use. Mr. Van Fossen stated that the proposed buyer has not asked for accessory commercial land use.

Ms. Alexander stated she appreciated the amount of work the applicant and the City have put into addressing issues and questions that have come up in terms of the rezoning request. Ms. Alexander stated she appreciated their responsiveness and work. Ms. Alexander was still concerned that this is an industrial use in the downtown core.

Mr. Ruge spoke on his vote in December and how he did not think the proposed data center aligned with a Stadium District plan, but that there is not a sub-area plan in place, so he has reconsidered the proposal.

On a roll call vote the motion carried 5-2. Mr. Cox and Ms. Alexander cast the dissenting votes.

C. Act-4-2026, 325 Riverfront Dr., Lansing Shuffle, Sale of Property.

Mr. Fedewa presented this request from Lansing Shuffleboard LL LLC and the City to sell a portion of the property at 325 Riverfront Dr. which currently hosts the building known as 'Lansing Shuffle'. The current existing parcel includes Rotary Park in addition to the building, but the park is not part of the proposed sale. An aerial is included in the agenda packet to show proposed boundaries. The subject parcel is dedicated park land. As such, the question to sell must be decided by the electors of Lansing during a general or special election. Because the applicant requested to purchase the property, as outlined in the terms of the lease agreement, the City is obligated to begin the process to place the question of selling the property on the August 4, 2026 primary election ballot.

The Parks Board is scheduled to review the question of placing the proposal on the ballot at their March 11, 2026 meeting. Planning Commission is reviewing the question of the sale as part of the established Act 33 review process.

Mr. Fedewa stated the current building opened in January 2010, replacing the original Lansing City Market that was at the southwest corner of E Shiawassee St. and N Cedar St. While originally serving as a farmer's market with tens of merchants, the building closed in 2019 and the site transitioned to a food court with dedicated restaurant vendors and shuffleboard courts over the course of 2021-2022 with a grand opening in January 2023. Before Lansing Shuffle came, the building was managed by the Lansing Entertainment and Public Facilities Authority (LEPFA), and operated at a loss since its opening, necessitating a general fund subsidy.

The Lansing Shuffle building is essentially commercial in character and not connected to typical parks or City functions/operations.

With support from the Parks and Recreation department and the Administration, and with the understanding that the proposed parcel is not necessary for City or park operations, staff recommends approval of the request to place the question of the sale of the proposed property on the August 4, 2026 ballot.

If the question to sell the land is approved by Lansing voters, the City will enter into sale agreement with Lansing Shuffle which will be subject to a public hearing at City Council and ultimately voted on by Council. There are some agency referral comments stating the need for various easements to be worked out at that time.

The parcel must be split prior to sale. If ultimately approved, the property will return to the tax rolls with the more productive land use captured. An estimate by the City Assessor predicts that the annual property tax will exceed the current annual rent paid by the applicant.

Mr. Jackson asked if Lansing Shuffle will have adequate parking after the split. Mr. Van Fossen answered that Lansing Shuffle does not currently own or have parking, but customers utilize the adjacent on-street and off-street city parking lots like other area businesses.

Mr. Ruge asked if the sales agreement will have terms to protect the building from demolition and resale. Mr. Fedewa answered that that will be something for the Administration and Lansing Shuffle to determine if Lansing voters approve the question of sale.

Mr. Lippert asked for clarification about the process, if Planning Commission is advising about placing the question of sale on the ballot or recommending the final sale. Mr. Fedewa confirmed that Planning Commission is being asked to determine their support for placing the question of the sale on the ballot.

Ms. Alexander asked when the parcels would be split. Mr. Fedewa stated that the split would be processed prior to sale, after an affirmative vote and if/when the sale agreement is approved.

Mr. O'Dell stepped away from the meeting at 8:20. Mr. O'Dell returned to the meeting at 8:23.

Kris Klein, President and Chief Executive Officer of Lansing Economic Development Corporation, and Jon Hartzell, co-owner of Lansing Shuffle, spoke on the history of the site, Mr. Hartzell's background and experience in Detroit, and the process to transition the former farmer's market to a food hall for restaurants. The Lansing Shuffle model is focused on providing the space, infrastructure, and major components for individual vendors to move into, while also activating the shared space.

Mr. Klein stated that an RFI was released in 2020 and a lease agreement with Lansing Shuffle followed with an original lease term to 2040, but with a provision included to sell the building if requested by Lansing Shuffle, after a minimum of three years and once a condition that taxes have been captured to repay all eligible activities described in the agreement were met.

Mr. Hartzell stated that they are requesting the purchase to secure long-term financial stability and more affordable terms for their secondary tenants. Their debt service structure changes if they possess ownership of the building. Mr. Hartzell committed to assessing what agreements can be continued in the sale agreement, such as continued public use of facilities and restrooms, and various utility usage for Rotary Park.

Mr. Klein outlined the process for the sale including review by Parks Board and City Council, the election, and then the future sale agreement which would be subject to a public hearing at City Council and City Council's vote.

Mr. Muchmore asked for clarification on what Lansing Shuffle offers secondary tenants. Mr. Hartzell stated they lease core equipment and restaurant space rather than just white-boxing the suite. Lansing Shuffle provides components such as major kitchen systems, hoods, fire suppression, three-compartment sinks, and grease interceptors.

Ms. Alexander opened the public hearing for Act-4-2026.

Sidney Mccalib, General Manager of Lansing Shuffle spoke on his experience as a resident and general manager for the business. Mr. Mccalib was supportive of the sale.

Ivan Droste stated that a sale may more beneficial to Lansing Shuffle rather than the City. Mr. Droste questioned how property taxes may change in the future and stated that city-owned resources are valuable until a sale removes it from its assets forever.

Seeing no one else wishing to speak, Ms. Alexander closed the public hearing for Act-4-2026.

Mr. Muchmore made a motion, seconded by Mr. Cox to recommend placing the question of selling 325 Riverfront Drive, Lansing Shuffle Building, on the August 4, 2026 ballot.

Mr. Ruge commented on the loss of a downtown city market and that it is unfortunate it was not successful. Mr. Ruge stated his opposition of selling City-owned property along the riverfront but understands how conditions change.

Ms. Alexander asked how the City acquired the property and if there may be conditions tied to how the City proceeds or what it may do, similar to a previous request to sell land adjacent to North Cemetery and donated to the City. Dan DuChene, Deputy City Attorney, stated that if there conditions it will be discovered during the sale agreement process and review of the deed.

On a roll call vote the motion carried unanimously (7-0).

5. COMMENTS FROM THE AUDIENCE – None

6. RECESS – Not taken

7. BUSINESS

A. Consent Items

- (1)** Minutes for approval: February 3, 2026
The minutes from the February 3, 2026, Planning Commission meeting were approved without objection.

B. Old Business – None

C. New Business – None

8. REPORT FROM PLANNING & ZONING OFFICE

Mr. Van Fossen thanked the Commissioners for their time and consideration and thanked staff for their work for this meeting.

9. COMMENTS FROM THE CHAIRPERSON

Ms. Alexander thanked the audience and recommended individuals consider signing up for a City board/commission to serve.

10. COMMENTS FROM COMMISSION MEMBERS

Commissioners thanked staff for their work and wished Zoning Administrator Sue Stachowiak well.

11. PENDING ITEMS: FUTURE ACTION REQUIRED – None

12. ADJOURNMENT – The meeting was adjourned at 8:47 p.m.

**Department of Economic
Development and Planning**
Rawley Van Fossen, Director



Andy Schor, Mayor

Planning & Zoning Office
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On March 23, 2026 the Lansing City Council received Mayor Andy Schor's Executive Budget Recommendation for Fiscal Year (FY) 2026-27, covering July 1, 2026 through June 30, 2027. The Budget reflects the priorities of Lansing and includes strategic investment in strengthening neighborhoods, parks, commercial corridors, and community needs such as public safety and critical infrastructure improvements.

The proposed spending plan for the city is \$307.2 million, less than a one percent change from the adopted FY 2026 budget, reflecting Mayor Schor's continued commitment to maintaining services while remaining fiscally responsible. The proposed General Fund budget for FY 2027 is \$182.0 million, a 5.0% increase from the adopted FY 2026 budget and 3.2% increase from the amended budget. The plan also maintains a General Fund "rainy day reserve" balance at 12% of expenditures pursuant to Council budget policies.

Section 65 of the Michigan Planning Enabling Act, the City "shall annually prepare a capital improvements program of public structures and improvements" for the ensuing six years. Year one of the recommended CIP corresponds with the budget year.

Section 5-602.3 of the City Charter tasks the Planning Commission with the power and responsibility to review and make recommendations on Planning Department drafts of the Capital Improvements Program prior to its submission to the Mayor and City Council.

CAPITAL IMPROVEMENT PLAN



CITY OF LANSING
PROPOSED BUDGET FY 2026-2027

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Andy Schor, Mayor

PROPOSED CAPITAL IMPROVEMENTS PROGRAM

CITY OF LANSING, MICHIGAN

Fiscal Years Ending June 30, 2027 Through June 30, 2032

SUMMARY

A Capital Improvements Program (CIP) sets forth a multi-year plan for systematically constructing, maintaining, upgrading, replacing, and expanding a community's infrastructure and physical plant. It contains a mix of objectives that would be too specific to be included in the local comprehensive plan.

The CIP provides a linkage between the needs of the Lansing community, Comprehensive Plan, other plans of the City, and the financial resources available. It can serve as a vehicle for a team approach to fulfilling the City's infrastructure needs, and promote a coordinated approach toward realizing a shared vision.

LEGAL BASIS

Michigan Municipal Planning Act (P.A. 33 of 2008, MCL § 125.3801).....

According to Section 65 of the Michigan Planning Enabling Act, the City "shall annually prepare a capital improvements program of public structures and improvements" for the ensuing six years. Year one of the recommended CIP corresponds with the budget year. The Planning Board recommends improvements which in its judgement best suit the requirements and development needs of the Lansing community.

Section 61 of the Act provides that "A street; square, park, playground, public way, ground, or other open space; or public building or other structure shall not be constructed or authorized for construction...unless the location, character, and extent of the street, public way, open space, structure, or utility have been submitted to the planning commission by the legislative body or other body having jurisdiction over the authorization or financing of the project and has been approved by the planning commission." The Lansing Planning Board reviews projects on a case-by-case basis through its Act 33 Review process, and may incorporate this review through the Capital Improvements Program.

Lansing City Charter.....

Section 5-602.3 of the City Charter gives the Planning Board the power and responsibility to review and make recommendations on Planning Department drafts of the Capital Improvements Program prior to its submission to the Mayor and City Council. Section 7- 109 provides that the City Council conduct a public hearing on the Capital Improvements plan concurrent with the public hearing on the annual City budget.

PROPOSED CAPITAL IMPROVEMENTS PROGRAM

CITY OF LANSING, MICHIGAN

Fiscal Years Ending June 30, 2027 Through June 30, 2032

GOALS OF THE CAPITAL IMPROVEMENTS PROGRAM

In order for the CIP to fulfill the role envisioned in the Municipal Planning Act, the City Charter, and the Administration, it should:

- Work toward the realization of adopted City goals and policies. The Design Lansing Plan's Guiding Principles and Planning Goals and Action Matrix details these goals.
- Balance a "systems" approach to infrastructure planning, focusing in an organized manner on the condition of the various systems that make up the City's infrastructure, with focusing on individual project requests.
- Lead to the development of goals for each infrastructure system, and criteria for measuring or estimating the physical depreciation of each system.
- Facilitate public input on infrastructure issues, and assist implementing departments with meeting public input requirements for specific projects.
- Assist implementing departments with meeting the environmental review requirements under the National Environmental Policy Act (NEPA) and related regulations.
- Provide a linkage between the needs of the community, the comprehensive plan, and the financial resources available.
- To the extent possible, include Planning Board consideration of the location, character and extent of proposals in accordance with P.A. 33. Cases in which this consideration is not included in the CIP process are subject to a separate Act 33 Review by the Board.
- Be a vehicle for a team approach to fulfilling the City's infrastructure needs, and a synergistic approach toward realizing a shared vision.
- Have the flexibility to pursue "targets of opportunity" to the benefit of the Lansing community.

PROPOSED CAPITAL IMPROVEMENTS PROGRAM

CITY OF LANSING, MICHIGAN

Fiscal Years Ending June 30, 2027 Through June 30, 2032

RELATED PLANS AND POLICIES

Projects identified in the CIP represent the City's plan to serve residents and anticipate the needs of a dynamic City. Projects are guided by various development plans and policies established by the Planning Board, City Council, and Administration, along with those of our regional partners. These plans and policies include:

- Design Lansing Comprehensive Plan
- Recreation Plan
- Tri-County Regional Planning Commission Transportation Improvement Program
- Sustainability Action Plan
- Climate Action Plan

SYSTEMS APPROACH TO CAPITAL AND INFRASTRUCTURE PLANNING

A "systems" approach is increasingly being used in planning capital expenditures, in addition to considering individual project requests. The categories of this "systems" approach include building and grounds, information systems, sanitary sewer, stormwater, transportation, parking, rolling stock, and development. The Planning Board's emphasis in capital improvements programming is in building & grounds, sanitary sewer, stormwater, transportation, and development.

The systems approach assesses the criteria, estimates annual and long-term needs, and helps to schedule public improvements projects more prudently in light of the available budget. An example of such a "systems" approach is the Pavement Surface Evaluation and Rating (PASER) tool which is in use by the Public Services Department and is the statewide standard of pavement condition reporting. The PASER system evaluates the condition of all streets on a periodic basis according to various factors such as surface condition, base, and "rideability", providing a "grade" score and thereby selecting a list of streets in need of repair. From periodic changes in condition, a rate of deterioration can be calculated, based upon current bid prices which approximates the annual repair costs, to maintain the system in acceptable condition.

If sufficient funding can not be appropriated for capital repairs, maintenance activities can be directed to ameliorate rates of deterioration. The backlog of outstanding needs can also be estimated, and provide a context for budget decision making.

PROPOSED CAPITAL IMPROVEMENTS PROGRAM

CITY OF LANSING, MICHIGAN

Fiscal Years Ending June 30, 2027 Through June 30, 2032

WHAT IS A CAPITAL IMPROVEMENT PROJECT?

As used in the City of Lansing Capital Improvements Program, a capital improvements project is defined as a major, nonrecurring expenditure that includes one or more of the following:

- Any construction of a new facility (i.e., a public building, water/sanitary sewer mains, storm sewers, major/local roadways, recreational facilities), an addition to, or extension of such a facility, provided that the cost is \$10,000 or more and that the improvement will have a useful life of three years or more.
- Any nonrecurring rehabilitation of all or a part of a building, its grounds, a facility, or equipment, provided that the cost is \$10,000 or more and the improvement will have a useful life of three years or more.
- Any purchase or replacement of major equipment to support City programs provided that the cost is \$10,000 or more and will be coded to a capital asset account.
- Any planning, feasibility, engineering, or design study related to an individual capital improvements project or to a program that is implemented through individual capital improvements projects provided that the cost is \$10,000 or more and will have a useful life of three years or more.
- Any planning, feasibility, engineering, or design study costing \$25,000 or more that is not part of an individual capital improvements project or a program that is implemented through individual capital improvements projects.
- Any acquisition of land for a public purpose that is not part of an individual capital improvements project or a program that is implemented through individual capital improvements projects provided that the cost is \$25,000 or more.

FUNDING SOURCES FOR CAPITAL IMPROVEMENTS

Because the capital improvements projects involve the outlay of substantial funds, numerous sources are necessary to provide financing over the life of the project. Most capital funding sources are earmarked for specific purposes and cannot be transferred from one capital program to another. For example, funds raised by the Lansing's Park millage must be used for the purposes that were stated when the voters approved the millage. The CIP has to be prepared with some projections as to the amount of money available. The following is a summary of the funding sources for projects included in the capital improvements program.

PROPOSED CAPITAL IMPROVEMENTS PROGRAM

CITY OF LANSING, MICHIGAN

Fiscal Years Ending June 30, 2027 Through June 30, 2032

FUNDING SOURCES FOR CAPITAL IMPROVEMENTS (CONTINUED)

Enterprise (Reserve) Funds.....

In enterprise financing, funds are accumulated in advance for capital requirements. Enterprise funds not only pay for capital improvements, but also for the day-to-day operations of City services and the debt payment on revenue bonds. The City can set levels for capital projects; however, increases in capital expenditures for water mains, for example, could result in increased rates. Enterprise fund dollars can only be used on projects related to that particular enterprise fund, i.e., only water system funds can only be used on water system funds.

Bonds.....

When the City of Lansing sells bonds, purchasers are, in effect, lending the City money. The money is repaid, with interest, from taxes or fees over the years. The logic behind issuing bonds (or "floating a bond issue") for capital projects is that the citizens who benefit from the capital improvements over a period of time should help the City pay for them. Lansing issues bonds in two forms:

- **General Obligation (G.O.) Bonds**
Perhaps the most flexible of all capital funding sources, G.O. bonds can be used for the design or construction of any capital project. These bonds are financed through property taxes. In financing through this method, the taxing power of the City is pledged to pay interest and principal to retire the debt. Voter approval is required if the City wants to increase the taxes that it levies and the amount is included in s state-imposed debt limits. To minimize the need for property tax increases, the City makes every effort to coordinate new bond issues with the retirement of previous bonds. G.O. Bonds are authorized by a variety of state statutes.
- **Revenue Bonds**
Revenue bonds are sold for projects that produce revenues, such as water and sewer system projects. Revenue bonds depend on user charges and other project-related income to cover their costs. Unlike G.O. bonds, revenue bonds are not included in the City state-imposed debt limits because they are not backed by the full faith and credit of the City. Revenue bonds are authorized by Public Act of 1933, the Revenue Bond Act.

PROPOSED CAPITAL IMPROVEMENTS PROGRAM

CITY OF LANSING, MICHIGAN

Fiscal Years Ending June 30, 2027 Through June 30, 2032

FUNDING SOURCES FOR CAPITAL IMPROVEMENTS (CONTINUED)

Weight and Gas Tax (Act 51 Funds).....

Based on a formula set by the State of Michigan, the City of Lansing receives a portion of the tax placed on motor fuel and highway usage in the state. The restrictions placed on the expenditure of these funds insure that they will be spent on transportation-related projects or operations and services.

Tax Increment Financing (TIF).....

TIF is a municipal financing tool that can be used to renovate or redevelop declining areas while improving their tax base. TIF applies the increase in various state and local taxes that result from a redevelopment project to pay for project-related public improvements.

The following acts are empower the City to use TIF to finance projects:

- Public Act 281 of 1986, the Local Development Finance Authority Act
- Public Act 450 of 1980, the Tax Increment Financing Act
- Public Act 381 of 1996, the Brownfield Redevelopment Financing Act

Millages.....

The property tax is a millage that is one of the most important sources of City revenue. The property tax rate is stated in mills (one dollar per \$1,000 of valuation). This rate is applied to a property's net value, following the application of all exemptions and a 50% equalization ratio. Millages are voter-approved taxes that are specifically earmarked for a particular purpose. For example, the Parks helps support Parks and Recreation capital projects. The City is authorized to utilize millages under Public Act 279 of 1909, the Home Rule Cities Act.

Federal and State Funds.....

The federal and state governments make funds available to communities through numerous grants and aid programs. Some funds are tied directly to a specific program. The City has discretion (within certain guidelines) over the expenditure of others. For the most part, the City has no direct control over the amount of money received under these programs.

PROPOSED CAPITAL IMPROVEMENTS PROGRAM

CITY OF LANSING, MICHIGAN

Fiscal Years Ending June 30, 2027 Through June 30, 2032

FUNDING SOURCES FOR CAPITAL IMPROVEMENTS (CONTINUED)

Special Assessments.....

The federal and state governments make funds available to communities through numerous grants and aid programs. Some funds are tied directly to a specific program. The City has discretion (within certain guidelines) over the expenditure of others. For the most part, the City has no direct control over the amount of money received under these programs.

Developer or Private Contributions.....

Sometimes capital improvements are required to serve new development. Where funding is not available for the City to construct the public improvements, developers may agree to voluntarily contribute their share or to install the facilities themselves so the development can move forward.

ADDITIONAL INFORMATION SOURCES

- <https://www.lansingmi.gov/780/Finance-Department>
- <https://www.lansingmi.gov/351/Economic-Development-and-Planning>
- <https://www.lansingmi.gov/397/Public-Service>
- <https://lansingmi.gov/827/Parks-Recreation>
- <https://www.lansingmi.gov/381/Sustainability>

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Andy Schor, Mayor

CAPITAL IMPROVEMENT PROJECTS

CITY OF LANSING, MICHIGAN

Fiscal Years Ending June 30, 2027 Through June 30, 2032

GENERAL FACILITIES

Facility Needs	Funding for facility needs for City Hall and other various city facilities, including planning for future facility locations.
Project NOVA.....	Site preparation and construction of the Project NOVA safe camp featuring 50 modular living units and necessary facilities.
Landfill Monitoring.....	Groundwater sampling and water quality analysis, maintenance activities and well investigation, and groundwater/surface water elevation measurements.
Stadium Improvements.....	Capital Improvements for continued maintenance of the Jackson Field Stadium pursuant to the Stadium License, Lease, and Service Agreement, as amended.

TECHNOLOGY & EQUIPMENT

Computer Replacements.....	Replacement of Fire Department laptops and iPads, Police Department computers, and computers from various other departments.
Synology System.....	Expand storage of specialized computer system to repatriate and store digital evidence currently held by MSP on-site, working in conjunction with a Synology Storage unit, to efficiently store and analyze digital memory downloads for ongoing investigations.
Stock Pickers.....	Purchasing of an Apollo Lift A-5001 Electric Stock Picker to safely access large and heavy evidence items on shelves.
Police Drones.....	Enhance Drone Aviation and Robotic Team (DART) to add an additional outdoor drone and indoor drone to road patrol operations, integrating into Axon Fusus system.

SIDEWALKS & ROADS

Sidewalk Repair and Maintenance	Repairs of existing sidewalk network; property owners may be assessed for a portion of the work, consistent with the City ordinance.
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CAPITAL IMPROVEMENT PROJECTS

CITY OF LANSING, MICHIGAN

Fiscal Years Ending June 30, 2027 Through June 30, 2032

SIDEWALKS & ROADS (CONTINUED)

Sidewalk Gap Closure.....	Installation of new sidewalks and paved trailways along high priority major street corridors, consistent with the Gap Closure Report originally created in 2005.
Major Street Improvements.....	Repairs to the City's street network, including paving, crack sealing, and crack filling.
Bridge Rehabilitation.....	Design, engineering, and local matching funds for maintenance and repair of City bridges
Federal Surface Transportation Program (STP)	City's share of costs for federally funded Surface Transportation Program (STP) projects; funding for design, inspection, and local match for the federally-funded STP projects, as well as the design for upcoming projects.
City Millage Local Street..... Improvements	Repairs to local streets funded by the City's millage toward essential services including roads and sidewalks.
Eaton County Millage Street..... Improvements	Repairs to local streets funded by the Eaton County road millage (restricted to City roads located in Eaton County).
Non-Millage Local Street..... Improvements	Repairs to the City's local street network, including paving, crack sealing, and crack filling.
Signalization &..... Modernization	Ongoing program to replace and modernize traffic signals and add new signals as necessary.
Permanent Speed Bumps.....	Funding for permanent speed bumps.
Liquid Storage.....	Procuring liquid brine storage for brine solution, additives, and truck loading/blending pumps for the application of anti-icing and de-icing materials for winter operation needs.

CAPITAL IMPROVEMENT PROJECTS

CITY OF LANSING, MICHIGAN

Fiscal Years Ending June 30, 2027 Through June 30, 2032

PARKS & RECREATION

City-wide Repair and Maintenance	Funding for repairs and maintenance needs throughout the Lansing parks system.
Playground Installation and Renovation	Repair, replacement, and installation of playgrounds and equipment.
Board Grant Match Fund.....	Matching used for parks and recreation grant opportunities as directed by the Parks Board.
Community Center.....	Feasibility study for a community center located in southeast Lansing.
Tennis Courts.....	Replacement of Moores, Marscot, and Quentin Parks' Tennis Courts.
Reutter Fountain.....	Repairs to existing fountain in Reutter Park.

PARKING SYSTEM

Air Chiller Replacements.....	Replacement of two air conditioning units for North Capital parking ramp.
Ramp Maintenance & Construction	Maintenance and repairs to City parking ramps: engineering consultant to check for broken tendons, masonry and concrete repairs.
Ramp Washing.....	Preventative maintenance, primarily removing road salt and debris from parking decks to extend life of surface.
Striping - Paint Lines.....	Restriping of paint lines due to two-way conversion & normal wear.
Signage Improvements.....	Improvements to outdated or confusing parking signs.

CAPITAL IMPROVEMENT PROJECTS

CITY OF LANSING, MICHIGAN

Fiscal Years Ending June 30, 2027 Through June 30, 2032

SEWER SYSTEMS

WWTP Pump Station..... Improvements	Improvements to the WWTP pump stations (failing equipment and pump rebuilds, ventilation).
WWTP Building..... Improvements	Funding to perform significant building repairs at the wastewater treatment plant.
WWTP Process Improvements.....	Concrete repairs for aeration tank, design, and road repairs.
Supervisory Control & Data..... Acquisition (SCADA) Equipment	Improvements and replacement for SCADA system that provides all automation for the WWTP and pump stations.
Pump Station Switchgear..... Maintenance	Cleaning, testing, and repairs of plant and pump station switchgear. Maintenance is required every 5 years to prevent catastrophic electric failures and associated injuries/death and plant shutdowns.
Sanitary sewers - City share.....	Capital improvements to the existing sanitary sewer collection system, primarily related to repairing existing sewers.
Combined Sewer Overflow..... (CSO) Construction	Construction services for ongoing separation of sanitary sewer infrastructure.
Combined Sewer Overflow..... (CSO) Engineering	Engineering and design services for ongoing separation of sanitary sewer infrastructure.

PUBLIC SERVICE OPERATIONS & MAINTENANCE

Storm Sewer Repair &..... Maintenance	Annual maintenance and repairs to storm sewer drainage system.
Storm Sewer Drains.....	Capital improvements to storm sewer drainage system.

CAPITAL IMPROVEMENT PROJECTS

CITY OF LANSING, MICHIGAN

Fiscal Years Ending June 30, 2027 Through June 30, 2032

FLEET SERVICES

Vehicle & Equipment	Replacement of equipment and vehicles that are too costly to maintain; frequency of replacement of vehicles and equipment determined by calculations utilizing maintenance records, critical component failure, and resale value.
Purchases	

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Andy Schor, Mayor

FY 2027 CITY-WIDE CAPITAL IMPROVEMENT PROGRAM REQUESTS AND FUND SOURCES

PROJECT TITLE

FY 2027
APPROPRIATION

GENERAL FUND/
CIP FUND

PARKS
MILLAGE

STREET
FUNDS

DRUG
FORFEITURE
FUNDS

INFORMATION
TECHNOLOGY
FUND

PARKING
FUND

SEWER
FUND

FLEET
FUND

REFUSE/
RECYCLING

GRANTS/
TRUSTS

General Facilities

Facility Needs	300,000	300,000									
Project NOVA	1,315,000	1,000,000									315,000
Landfill Monitoring	75,000	75,000									
Jackson Field Stadium Improvements	50,000	50,000									
	1,740,000	1,425,000	-	-	-	-	-	-	-	-	315,000

Parks & Recreation

City-wide Repair and Maintenance	200,000			200,000							
Playground Installation and Renovation	37,000			37,000							
City Pool Repairs/Maintenance	75,000			75,000							
Baseball Fields	100,000			100,000							
Tennis Courts	163,000			163,000							
Basketball Courts	375,000			375,000							
Park Restroom Facilities	200,000			200,000							
Parks Paving	900,000			900,000							
	2,050,000	-	-	2,050,000	-	-	-	-	-	-	-

Sidewalks and Roads

City Millage Sidewalk Repair	1,500,000			1,500,000							
Major Street Improvements	4,410,000			4,000,000				410,000			
Major Street Bridge Rehabilitation	1,700,000			1,600,000				100,000			
Federal Surface Transportation Program (STP)	1,000,000			1,000,000							
Eaton County Millage Street Improvements	155,000			155,000							
Local Street Improvements (city millage)	702,000			702,000							
Local Street Improvements (non-millage)	5,168,000			4,748,000				420,000			
Signalization & Modernization	1,300,000			1,300,000							
Permanent Speed Bumps	100,000			100,000							
Liquid Storage	175,000			175,000							
	16,210,000	-	-	15,280,000	-	-	-	930,000	-	-	-

Parking System

Ramp Maintenance & Construction	420,000						420,000				
Ramp Washing	75,000						75,000				
Striping - Paint Lines	40,000					-	40,000				
Signage Improvements	25,000						25,000				
	560,000	-	-	-	-	-	560,000	-	-	-	-

Technology & Equipment

Computer Replacements	250,000					250,000					
Police Storage - Synology System and Stock Pickers	22,000	22,000									
Police Drones	38,000	38,000				-					
	310,000	60,000	-	-	-	250,000	-	-	-	-	-

FY 2027 CITY-WIDE CAPITAL IMPROVEMENT PROGRAM REQUESTS AND FUND SOURCES

PROJECT TITLE

FY 2027
APPROPRIATION

GENERAL FUND/
CIP FUND

PARKS
MILLAGE

STREET
FUNDS

DRUG
FORFEITURE
FUNDS

INFORMATION
TECHNOLOGY
FUND

PARKING
FUND

SEWER
FUND

FLEET
FUND

REFUSE/
RECYCLING

GRANTS/
TRUSTS

Sewer Systems

WWTP Pump Station Improvements	250,000							250,000			
WWTP Building Improvements	4,950,000							4,950,000			
WWTP Process Improvements	2,000,000							2,000,000			
Supervisory Control & Data Acquisition (SCADA) Equipment	500,000							500,000			
Sanitary Sewers - City share	5,820,000			1,000,000				4,820,000			
Combined Sewer Overflow (CSO) Construction	7,500,000			1,500,000				6,000,000			
Combined Sewer Overflow (CSO) Engineering	8,200,000							8,200,000			
	29,220,000	-	-	2,500,000	-	-	-	26,720,000	-	-	-

Public Service Operations & Maintenance

Storm Sewer Repair & Maintenance	400,000	400,000									
Storm Sewer Drains	300,000	300,000									
	300,000	300,000	-	-	-	-	-	-	-	-	-

Fleet Services

Vehicle & Equipment Purchases	5,274,000				78,000		-		4,086,000	1,110,000	
	5,274,000	-	-	-	78,000	-	-	-	4,086,000	1,110,000	-

Total Capital Projects - FY 2027

	56,064,000	2,185,000	-	19,830,000	78,000	250,000	560,000	27,650,000	4,086,000	1,110,000	315,000
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Less: Use of Capital Project Fund Balance

(35,000)

Less: Direct Essential Services Expenditures

(700,000)

Net General Fund Transfer to CIP

1,450,000

FY 2027 FIVE YEAR PROJECTED CAPITAL IMPROVEMENT NEEDS

PROJECT TITLE

PRIMARY SOURCE

FY 2027 APPROPRIATION

FY 2028 PROJECTION

FY 2029 PROJECTION

FY 2030 PROJECTION

FY 2031 PROJECTION

FY 2032 PROJECTION

General Facilities

Facility Needs	General Fund	300,000	300,000	300,000	300,000	300,000	300,000
Project NOVA	General Fund	1,315,000					
Landfill Monitoring	General Fund	75,000					
Jackson Field Stadium Improvements	General Fund	50,000	50,000	50,000	50,000	50,000	50,000
		1,740,000	350,000	350,000	350,000	350,000	350,000

Parks & Recreation

Projects to be Determined	Parks Millage	-	2,110,000	2,160,000	2,210,000	2,270,000	2,330,000
City-wide Repair and Maintenance	Parks Millage	200,000					
Playground Installation and Renovation	Parks Millage	37,000					
City Pool Repairs/Maintenance	Parks Millage	75,000					
Baseball Fields	Parks Millage	100,000					
Tennis Courts	Parks Millage	163,000					
Basketball Courts	Parks Millage	375,000					
Park Restroom Facilities	Parks Millage	200,000					
Parks Paving	Parks Millage	900,000					
		2,050,000	2,110,000	2,160,000	2,210,000	2,270,000	2,330,000

Sidewalks and Roads

City Millage Sidewalk Repair	Street Funds	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Major Street Improvements	Street Funds	4,410,000	4,410,000	4,410,000	4,410,000	4,410,000	4,410,000
Major Street Bridge Rehabilitation	Street Funds	1,700,000	1,700,000	1,700,000	1,700,000	1,700,000	1,700,000
Federal Surface Transportation Program (STP)	Street Funds	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Eaton County Millage Street Improvements	Street Funds	155,000	160,000	165,000	170,000	175,000	180,000
Local Street Improvements (city millage)	Street Funds	702,000	710,000	760,000	810,000	870,000	930,000
Local Street Improvements (non-millage)	Street Funds	5,168,000	6,168,000	7,168,000	8,168,000	9,168,000	10,168,000
Signalization & Modernization	Street Funds	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000
Permanent Speed Bumps	Street Funds	100,000	100,000	100,000	100,000	100,000	100,000
Liquid Storage	Street Funds	175,000	175,000	175,000	175,000	175,000	175,000
		16,210,000	17,223,000	18,278,000	19,333,000	20,398,000	21,463,000

FY 2027 FIVE YEAR PROJECTED CAPITAL IMPROVEMENT NEEDS

PROJECT TITLE

PRIMARY SOURCE

FY 2027 APPROPRIATION

FY 2028 PROJECTION

FY 2029 PROJECTION

FY 2030 PROJECTION

FY 2031 PROJECTION

FY 2032 PROJECTION

Parking System

Ramp Maintenance & Construction	Parking Fund	420,000	420,000	420,000	420,000	420,000	420,000
Ramp Washing	Parking Fund	75,000	75,000	75,000	75,000	75,000	75,000
Striping - Paint Lines	Parking Fund	40,000	40,000	40,000	40,000	40,000	40,000
Signage Improvements	Parking Fund	25,000	25,000	-	-	-	-
		560,000	560,000	535,000	535,000	535,000	535,000

Technology & Equipment

Computer Replacements	IT Funds	250,000	250,000	250,000	250,000	250,000	250,000
Police Storage - Synology System and Stock Pickers	General Fund	22,000					
Police Drones	General Fund	38,000					-
		310,000	250,000	250,000	250,000	250,000	250,000

Sewer Systems

WWTP Pump Station Improvements	Sewer Funds	250,000	250,000	250,000	250,000	250,000	250,000
WWTP Building Improvements	Sewer Funds	4,950,000	4,950,000	4,950,000	4,950,000	4,950,000	4,950,000
WWTP Process Improvements	Sewer Funds	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Supervisory Control & Data Acquisition (SCADA) Equipment	Sewer Funds	500,000	500,000	500,000	500,000	500,000	500,000
Sanitary Sewers - City share	Sewer Funds	5,820,000	5,820,000	5,820,000	5,820,000	5,820,000	5,820,000
Combined Sewer Overflow (CSO) Construction	Sewer Funds	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000
Combined Sewer Overflow (CSO) Engineering	Sewer Funds	8,200,000	8,200,000	8,200,000	8,200,000	8,200,000	8,200,000
		29,220,000	29,220,000	29,220,000	29,220,000	29,220,000	29,220,000

Public Service Operations & Maintenance

Storm Sewer Repair & Maintenance	General Fund	400,000	400,000	400,000	400,000	400,000	400,000
Storm Sewer Drains	General Fund	300,000	300,000	300,000	300,000	300,000	300,000
		300,000	300,000	300,000	300,000	300,000	300,000

Fleet Services

Vehicle & Equipment Purchases	Fleet/Enterprise	5,274,000	5,274,000	5,274,000	5,274,000	5,274,000	5,274,000
		5,274,000	5,274,000	5,274,000	5,274,000	5,274,000	5,274,000

Total Capital Projects

56,064,000	55,687,000	56,767,000	57,872,000	58,997,000	60,122,000
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