Andy Schor
Mayor

LANSING PLANNING COMMISSION
Regular Meeting
Wednesday, May 6, 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

5. COMMENTS FROM THE AUDIENCE (please limit comments to 3 minutes per person)

6. RECESS

7. BUSINESS

A. Consent Items

(1) Minutes for approval: April 7, 2026 ..... **1**

B. Old Business

(1) PUD-1-2026, 2645 W Holmes Road, Churchill Gardens **2**

C. New Business

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, June 2, 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).

Andy Schor
Mayor

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

MINUTES – *DRAFT*

1. OPENING SESSION

Chair Mr. Klont called the meeting to order at 6:30 p.m.

a. Present: Katie Alexander, Tim Klont, Spencer Lippert, Bob Noordhoek, Ted O'Dell, John Ruge
b. Absent: Monte Jackson Shane Muchmore (excused)
c. Staff: Sue Stachowiak, Zoning Administrator; Andy Fedewa, Principal Planner

2. APPROVAL OF AGENDA

Ms. Alexander made a motion, seconded by Mr. O'Dell to move agenda item 8. Report from the Planning & Zoning Office to follow Approval of the Agenda. The agenda was approved by unanimous consent.

8. REPORT FROM PLANNING & ZONING OFFICE

Mr. Fedewa introduced Bob Noordhoek as the new 3rd Ward resident on Planning Commission. Mr. Fedewa thanked Mr. Tony Cox for his dedicated service on Planning Commission since 2009.

Commissioners introduced themselves and welcomed Mr. Noordhoek.

3. COMMUNICATIONS

Cherice Fleming letter in opposition of PUD-1-2026.

Kathlynn Doran letter in opposition of PUD-1-2026.

Jon Iversen letter concerning PUD-1-2026.

State Senator Sarah Antony letter in support of Churchill Gardens.

Mayor Andy Schor letter in support of Churchill Gardens.

City Councilmember Tamera Carter letter in support of Churchill Gardens.

Former City Councilmember Jeffery Brown letter in support of Churchill Gardens.

Ingham County Treasurer Alan Fox letter in support of Churchill Gardens.

Tim Daman, Lansing Regional Chamber of Commerce, letter in support of Churchill Gardens.

Bob Trezise, Lansing Economic Area Partnership, letter in support of Churchill Gardens.

Rawley Van Fossen, Capital Area Housing Partnership, letter in support of Churchill Gardens.

Lori Thomas letter in support of Churchill Gardens.

Katie Brandt, MSU Student Organic Farm, letter in support of Churchill Gardens.

Kere Milow, Lansing School District, letter in support of Churchill Gardens.

Paul Anderson, Southwest Action Group, letter in support of Churchill Gardens.

Jay West, Churchill Downs Community Association, letter in support of Churchill Gardens.

4. PUBLIC HEARINGS & ITEMS FOR ACTION

A. PUD-1-2026, 2645 West Holmes Road, Churchill Gardens

Mr. Fedewa presented a request from Lovejoy Community Services, with consent and support of the property owner, to split the subject property at 2645 W Holmes Road to facilitate a planned unit development for six detached single-family homes, 18 attached single-family rowhouse units, 40 attached multi-family rowhouse units, a 14-unit apartment building, a multiuse community building, and accessory urban agricultural farm spaces and buildings.

A planned unit development as defined and outlined in Chapter 1264 is an option for properties within all districts meant to offer an alternative to conventional development by permitting flexibility subject to site features and eligibility criteria.

Churchill Gardens is meant as an 'agri-hood' providing for mixed housing types in a more communal setting and blended with local food production. The proposed site features a mini community center, an amphitheater, and walking paths. The proposed layout is meant to preserve as many buffer and internal trees as possible, as opposed to if the site was platted as another subdivision which would likely result in the clear-cutting of the property and much more impervious surface with new streets.

In review of the concept plan, Planning and Zoning Office staff believes Churchill Gardens advances up to seven recognizable benefits out of 13, while only three are required. Staff believes that the proposed development is compatible with adjacent uses. The concept plan has 78 dwelling units and an overall density of 6.09 units per acre. The surrounding neighborhood as platted has a density of 6.05 units acres while the R-1 Residential district allows up to 8.71 units per acre. The proposal is in-line with that established density while disturbing much less land, and is much less dense than the condominium development to the southeast at approximately 20+ units per acre.

While the Future Land Use Plan of the 2012 *Design Lansing* Comprehensive Plan does not account for multi-family residential in the southwest section of the City, 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.

Mr. Fedewa reviewed the other components of Chapter 1264 for PUDs, including permitted uses (Section 1264.04), Height, Area, and Bulk Regulations (Section 1264.05), and Approval Procedure (Section 1264.06), for deviations from the underlying R-1 requirements that must

be approved for the Churchill Gardens plan. The proposed development will still be subject to administrative site plan review by City and BWL staff for compliance with applicable zoning, local, state, and federal regulations. Staff recommends approval of the Churchill Gardens PUD.

Mr. Ruge asked if staff reviewed a traffic study. Mr. Fedewa stated that staff did not request one, but that Planning Commission could request one during their review and the City's Transportation Engineer could request a study during site plan review if deemed necessary.

Donald Lovell, Lovejoy Community Services, spoke on his organization's history, the project's partners, and their development team. Hope Lovell spoke on her organization's history and mission and how the proposal was developed for the subject site. Ms. Lovell emphasized the components of mixed housing types and local food. Ms. Lovell presented on the different housing types and components of the proposed farm.

Mr. O'Dell asked how many parking spaces will be on site. Mr. Lovell stated the zoning ordinance requires 134 spaces for the residential units but 207 spaces will be provided to account for different parts of the site including the place of assembly (community center). There will be 18 bike parking spaces.

Ms. Alexander asked if there will be mitigation of nuisances from the farm, if expected, such as runoff from fertilizer. Mr. Lovell spoke on components of the proposed farm area, including a detention pond that will capture runoff and be used for irrigation. The area will be buffered by a strand of trees between the site and the adjacent properties and will have a deer-resistant fence.

Mr. Klont opened the public hearing.

Nicole Moody spoke on her residence next to the proposed development, on the potential effect on floral and fauna, and in opposition of PUD-1-2026.

Sue Colegrove spoke on future traffic impacts and in opposition of PUD-1-2026.

Nancy Andrews spoke on future traffic impacts and the access to the site, in opposition of PUD-1-2026.

Cherice Flemming read her communication letter in opposition of PUD-1-2026.

Matt Moody spoke on the amount of proposed parking spaces, the removal of trees for the development and in opposition of PUD-1-2026.

Gina Hyde spoke on current conditions of the neighborhood and about wildlife in the area, and in opposition of PUD-1-2026.

Gloria Denning spoke on current conditions of the neighborhood and retention of natural areas within the development for wildlife and in support of PUD-1-2026.

Yvonne Walker, spoke on current conditions of the neighborhood and in opposition of PUD-1-2026.

Robin Smith spoke on the potential investment in the neighborhood, the church's and the applicants' ties to the community, and in support of PUD-1-2026.

Reyna Barravino-Cisne spoke on future traffic impacts and about wildlife in the area, and in opposition of PUD-1-2026.

Bruce Gillespie spoke in opposition of PUD-1-2026.

Chandra Rogers spoke on her belief there was limited advanced knowledge about the proposed project and in opposition of PUD-1-2026.

Ethan Slate spoke on his concerns for wildlife and potential runoff from the farm, and in opposition of PUD-1-2026.

Deidra Westfall spoke on her concerns about nearby construction in the area and how the proposed development may intensify those impacts.

Matt Thelen spoke in opposition of PUD-1-2026.

Dee Sickles spoke on parking and in opposition of PUD-1-2026.

Warren Walrath spoke on his concerns about on-street parking, new traffic, and rental housing.

Tricia Struck, spoke on current conditions of the neighborhood, increased density and new area residents, and construction noise, and in opposition of PUD-1-2026.

Vickie Crouch spoke on traffic and in opposition in of PUD-1-2026.

Kathryn Brock spoke on traffic and safety of the circulation network, and in opposition of PUD-1-2026.

Leah Hamilton spoke on the opportunity for new residents in the neighborhood and in support of PUD-1-2026.

Fred McLaughlin spoke on wildlife and on public outreach.

Jeanette Hagland spoke in support of the project but in opposition of the proposed location.

David Hamilton spoke in support of PUD-1-2026.

Seeing no one else wishing to speak, Mr. Klont closed the public hearing.

Mr. Ruge made a motion, seconded by Mr. O'Dell, to recommend approval of PUD-1-2026, 2645 W Holmes Rd. Churchill Gardens.

Mr. Ruge requested a trip generation study or traffic impact analysis.

Ms. Alexander stated her support of a traffic impact analysis. Ms. Stachowiak stated that the Planning Commission may request studies to assist their review of PUD applications.

Mr. Noordhoek asked how neighbors were notified of the project and Ms. Alexander asked the applicant about their public engagement efforts. Mr. Lovell reviewed previous efforts as they developed the project proposal including being studied as a Michigan State University Urban and Regional Planning student practicum which included outreach by the students, an event at Tabernacle of David Church, a City of Lansing event, and a mailer sent out by Lovejoy Community Services. Mr. Lovell stated that they see the opportunity for additional engagement with the surrounding area. Ms. Stachowiak stated that staff sent out a notice of the Planning Commission meeting to property owners and occupants within 300 feet of the subject property as is required by State law and City ordinance.

Mr. Ruge made a motion, seconded by Mr. Noordhoek to table PUD-1-2026 and to request a trip generation analysis or other traffic impact study, to the next regularly scheduled meeting May 5, 2026.

On a roll call vote the motion carried unanimously (6-0).

5. COMMENTS FROM THE AUDIENCE – None

6. RECESS

Ms. Alexander made a motion, seconded by Mr. O'Dell to recess at 8:18.

The meeting resumed at 8:20

7. BUSINESS

A. Consent Items

(1) Minutes for approval: March 3, 2026

The minutes from the March 3, 2026, Planning Commission meeting were approved without objection.

B. Old Business – None

C. New Business

(1) Capital Improvement Plan FY2026 – 2031

Mr. Fedewa presented the Capital Improvement Plan outlining the major proposed projects during the next six years. The Planning Commission is charged with reviewing and making recommendations on the draft of the Capital Improvement Plan prior to its submission to the Mayor and Council. Mr. Fedewa noted that there are not many major projects outlined as the Public Safety Complex, new City Hall, and the Ovation projects are underway, but called attention to the Nova Project for the unhoused community and that the budget for the repair and replacement of sidewalks has tripled to $1.5 million compared to previous years.

Mr. Ruge made a motion, seconded by Mr. O'Dell to recommend support and approval of the Capital Improvement Plan FY2026 – 2031.

9. COMMENTS FROM THE CHAIRPERSON – None

10. COMMENTS FROM COMMISSION MEMBERS

Mr. Ruge requested that Commission members explain their consideration or anticipated vote on land use matters to help other members understand their point of view and to confirm that decisions that are being made are legally defensible.

Ms. Alexander requested a review of Roberts Rules of Order.

11. PENDING ITEMS: FUTURE ACTION REQUIRED – None

12. ADJOURNMENT – The meeting was adjourned at 8:36 p.m.

Department of Economic Development and Planning
Rawley Van Fossen, Director

Andy Schor, Mayor

Planning & Zoning Office
316 N. Capitol Avenue, Suite D-1
Lansing, Michigan 48933
PH: 517.483.4066
www.lansingmi.gov/planning

MEMORANDUM

TO: Lansing Planning Commission

FROM: Lansing Planning & Zoning Office

DATE: May 1, 2026

SUBJECT: PUD-1-2026, 2645 W Holmes Rd., Churchill Gardens, Trip Generation Analysis

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On April 7, 2026 Planning Commission reviewed the application from Lovejoy Community Services for a Planned Unit Development consisting of six 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.

During discussion amongst Commission members there was a request for a trip generation study to better understand the anticipated number of vehicles entering and exiting the site.

Please see attached trip generation analysis from Fleis & VandenBrink, utilizing the standard *ITE Trip Generation Manual, 12th Edition*, to project the average daily traffic, and the AM, PM, and Saturday Peak Hour traffic, for the various subsets of land uses. Some special uses such as the amphitheater and other gathering spaces are for use of the PUD residents and not expected to create any additional traffic volume.

The study concludes that the proposed development will see upward of approximately 592 daily trips, of which there may be 51 and 50 trips during the peak AM and PM hours, respectively. Saturday peak hour traffic is expected to be 55 trips.

The study produced numbers for a comparable single-family development if the site was platted as a typical in-fill subdivision under R-1 Residential requirements. Such a development of approximately 37 units would produce 564 trips per day, 30 AM peak hour trips, 39 PM peak hour trips, and 44 Saturday trips.

The study concludes:

- The results of the rezoning analysis indicate that the trips generated by the proposed PUD are expected to be comparable to the potential trip generation associated with the existing R-1 zoning.
- The adjacent roadway network has the capacity to accommodate the projected traffic volumes associated with the proposed PUD, which is also consistent with the trips generation potential of the existing R-1 zoning.

MEMO

FLEIS&VANDENBRINK
DESIGN. BUILD. OPERATE.

VIA EMAIL: bchaney@nederveld.com

To:	**Lovejoy Community Services**
From:	**Julie Kroll, PE, PTOE** **Mary Flanagan, EIT** **Fleis & VandenBrink**
Date:	**May 1, 2026**
Re:	**Churchill Gardens PUD** **Lansing, Michigan** **Rezoning Traffic Study**

1 INTRODUCTION

This memorandum presents the results of the Rezoning Traffic Study (RTS) for the proposed project in the City of Lansing, Michigan. The project site is generally located in the southwest quadrant of the Holmes Road & Pleasant Grove Road intersection, as shown in **Figure 1**. The proposed project includes the construction of a residential development with an urban farming area including greenhouses, barn/workspace, a market pavilion, amphitheater, and outdoor gathering spaces. The subject property is currently zoned as Residential (R-1) and is currently vacant.

The subject property is proposed for rezoning to a Planned Unit Development (PUD) to accommodate the proposed development plan. Site access is proposed via shared connections to Glenbrook Drive and Gibson Street. The purpose of this RTS is to evaluate the overall traffic impacts associated with rezoning from R-1 to PUD.

FIGURE 1: SITE LOCATION MAP

2960 Lucerne Drive SE
Grand Rapids, MI 49546
P: 616.977.1000
F: 616.977.1005
www.fveng.com

2 SITE TRIP GENERATION

2.1 SITE TRIP GENERATION

The number of weekday peak hours (AM and PM), weekend peak hour (SAT), and weekday daily vehicle trips that would be generated by the proposed development were calculated based on information published in the *ITE Trip Generation Manual, 12th Edition*.

- The proposed development plan includes the construction of a residential development with urban farming. ITE does not have a land use for urban farming; therefore, LUC 411 Public Park was utilized. The urban farming participation is expected to be primarily on-site residents; however, there will be some external trips generated by the surrounding community that are part of the farming co-op. These trips are anticipated to be very small and during the peak summer growing season.
- The additional special uses (amphitheater, market, gathering space) are also intended for use primarily by the community. Potential traffic impacts for these uses would be limited to special events and not part of the daily operations of this site.

The typical weekday and weekend site trip generation forecast utilized for this study is summarized in **Table 1**.

Table 1: Site Trip Generation Summary

Land Use	ITE Code	Size	Unit	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)			SAT Peak Hour (vph)		
					In	Out	Total	In	Out	Total	In	Out	Total
Single-Family Detached	210	6	DU	55	3	7	10	4	3	7	3	3	6
Single-Family Attached Housing	215	18	DU	118	2	6	8	5	4	9	4	4	8
Multi-Family Housing (Low-Rise)	220	40	DU	346	6	21	27	17	10	27	8	12	20
Affordable Housing (Income Limits)	223	14	DU	67	1	4	5	4	2	6	11	7	18
Public Park	411	7.7	Acres	6	1	0	1	0	1	1	2	1	3
Total Trips				**592**	**13**	**38**	**51**	**30**	**20**	**50**	**28**	**27**	**55**

2.2 REZONING TRIP GENERATION ANALYSIS

As part of the development plan for this project, the subject property is proposed to be rezoned from the existing Residential (R-1) zoning to Planned Unit Development (PUD) zoning. A trip generation comparison was performed to evaluate the maximum potential development permitted under the existing R-1 zoning classification, as compared to the proposed development under PUD zoning. The PUD zoning option permits only the proposed and approved land use; therefore, the permitted uses under the existing R-1 zoning were reviewed and matched to representative land uses in the *ITE Trip Generation Manual, 12th Edition*.

Existing Zoning R-1

The City of Lansing Ordinance definition of uses permitted under the R-1 zoning includes: single-family detached residential, family day care, foster care, public park, urban agriculture, etc. Review of the ITE land use description indicates that the single-family detached land use is the highest potential use for this property considering the existing R-1 zoning.

Proposed Zoning PUD

The City of Lansing Ordinance defines a PUD as a site-specific use authorization to accomplish the objectives of the zoning ordinance through the land development project review process. Therefore, the proposed development plan approved under the PUD Agreement would be the only permitted development within the proposed zoning classification.

The trip generation potential permitted by right in the R-1 zoning was compared to the proposed PUD development plan. The number of weekday peak hour (AM and PM), weekend peak hour (SAT), and weekday daily vehicle trips that would be generated were calculated based on the rates and equations published in the *ITE Trip Generation Manual, 12th Edition*. The results of the trip generation comparison are summarized in **Table 2**.

Table 2: Rezoning Trip Generation Comparison

Zoning	Land Use	ITE Code	Size	Unit	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)			SAT Peak Hour (vph)		
						In	Out	Total	In	Out	Total	In	Out	Total
Existing Zoning (R-1)	Single-Family Detached	210	37	DU	564	8	22	30	24	15	39	23	21	44
Proposed Zoning (PUD)	Single-Family Detached	210	6	DU	55	3	7	10	4	3	7	3	3	6
	Single-Family Attached Housing	215	18	DU	118	2	6	8	5	4	9	4	4	8
	Multi-Family Housing (Low-Rise)	220	40	DU	346	6	21	27	17	10	27	8	12	20
	Affordable Housing (Income Limits)	223	14	DU	67	1	4	5	4	2	6	11	7	18
	Public Park	411	7.7	Acres	6	1	0	1	0	1	1	2	1	3
				Total Trips	**592**	**13**	**38**	**51**	**30**	**20**	**50**	**28**	**27**	**55**
				Difference	**28**	**5**	**16**	**21**	**6**	**5**	**11**	**5**	**6**	**11**

The results of the trip generation comparison indicates that the proposed PUD traffic impacts are comparable to the potential by-right use of this property with the existing R-1 zoning classification. Therefore, the proposed development plan is expected to have a similar impact on the adjacent study roadway network, as compared to the potential use(s) of the project site, based on what is allowed within the current zoning.

3 CONCLUSIONS

The conclusions of this study are as follows:

- The results of the rezoning analysis indicate that the trips generated by the proposed PUD are expected to be comparable to the potential trip generation associated with the existing R-1 zoning.
- The adjacent roadway network has the capacity to accommodate the projected traffic volumes associated with the proposed PUD, which is also consistent with the trips generation potential of the existing R-1 zoning.

Any questions related to this memorandum should be directed to Fleis & VandenBrink.

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

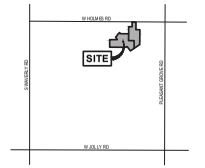
Julie M. Kroll
2026.05.01 13:26:42
-04'00'

Attached: Site Concept Plan

CHURCHILL GARDENS

CITY OF LANSING, INGHAM COUNTY, MICHIGAN

PUD CONCEPT PLAN



LOCATION MAP
NOT TO SCALE

DESIGN TEAM CONTACTS

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

ARCHITECT
PLY +
409 1/2 N 4TH AVE
ANN ARBOR, MI 48104
P: 734.761.4690
ATTN: ANDREW WOLKING

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

AGRICULTURE CONSULTANT
FARMER D
P: 518.524.3394
ATTN: LINDSAY GUCKER

PARENT PARCEL DESCRIPTION

Com N 1/8 POST NE 1/4 SEC 31, TH S 205 FT, W 160 FT S 324 FT TO SE COR LOT 68 SHERATON PARK, W LY & S LY ALONG E LY LINE OF SHERATON PARK N TO N LY LINE BLUEBERRY RIDGE SUB., E LY ON N LY LINE BLUEBERRY RIDGE SUB TO N's 1/8 LINE N TO N LY LINE BLUEBERRY RIDGE SUB TO NAS 1/8 LINE, N TO N LY LINE FORMER NYC RR R/W N E LY ALONG RR R/W 416 FT, N 674.5 FT, W 180 FT, N 338 FT W 160 FT TO BEG SEC 31 T4N R2W.

(PARTIAL RELEASE OF MORTGAGE, provided by client, dated September 20, 2024, as recorded in instrument number 2024-022330, at the Ingham County Register of Deeds.)

AS-SURVEYED DESCRIPTIONS

AS SURVEYED DESCRIPTION TAX #33-01-01-31-207-001: Part of the Northeast 1/4 of Section 31, Town 4 North, Range 2 West, City of Lansing, Ingham County, Michigan, described as: Commencing at the North 1/4 corner of said Section; thence S89°31'57"E 1307.40 feet along the North line of said Section to the Point of Beginning; thence continuing S89°31'57"E 172.27 feet along said North line; thence S00°28'12"W 338.00 feet; thence S89°31'48"E 180.00 feet; thence S00°28'17"W 674.50 feet; thence S59°31'29"W 613.56 feet along the Northerly line of former New York City Railroad right-of-way; thence N36°26'17"W 246.11 feet along the Easterly line of Blueberry Ridge, as recorded in Liber 24, Page 6, Ingham County Records; thence S70°17'43"W 99.20 feet along the Northerly line of said Blueberry Ridge; thence N89°39'17"W 705.00 feet along said Northerly line of said Blueberry Ridge; thence N00°11'43"E 345.00 feet along the Easterly line of Sheraton Park, as recorded in Liber 23, Page 34, Ingham County Records; thence S89°39'17"E 347.00 feet along the Southerly line of said Sheraton Park; thence N83°58'17"W 138.70 feet along said Southerly line of said Sheraton Park; thence N46°01'43"E 89.80 feet along said Southerly line of said Sheraton Park; thence N26°29'43"E 64.80 feet along said Southerly line of said Sheraton Park; thence N44°04'43"E 127.00 feet along said Southerly line of said Sheraton Park; thence S19°15'17"E 60.00 feet along said Southerly line of said Sheraton Park; thence S89°31'17"E 389.10 feet along said Southerly line of said Sheraton Park; thence N00°16'43"E 324.07 feet along the Easterly line of said Sheraton Park, and an extension thereof; thence S89°31'24"E 160.00 feet; thence N00°16'43"E 205.00 feet to the Point of Beginning. Contains 21.76 acres. Subject to any and all easements, restrictions, W. Holmes Road right-of-way.

PARCEL A DESCRIPTION: Part of the Northeast 1/4 of Section 31, Town 4 North, Range 2 West, City of Lansing, Ingham County, Michigan, described as: Commencing at the North 1/4 corner of said Section; thence S89°31'57"E 1307.40 feet along the North line of said Section to the Point of Beginning; thence continuing S89°31'57"E 172.27 feet along said North line; thence S00°28'12"W 338.00 feet; thence S89°31'48"E 180.00 feet; thence S00°28'17"W 674.50 feet; thence S55°31'29"W 310.21 feet along the Northerly line of former New York City Railroad right-of-way; thence N00° 16'43"E 351.10 feet; thence N89°31'24"W 254.00 feet; thence N00°16'43"E 634.07 feet along the Easterly line of Sheraton Park, as recorded in Liber 23, Page 34, Ingham County Records, and an extension thereof, thence S89°31'24"E 160.00 feet; thence N00°16'43"E 205.00 feet to the Point of Beginning. Contains 9.23 acres. Subject to any and all easements, restrictions, W. Holmes Road right-of-way.

REMAINDER DESCRIPTION: Part of the Northeast 1/4 of Section 31, Town 4 North, Range 2 West, City of Lansing, Ingham County, Michigan, described as: Commencing at the North 1/4 corner of said Section; thence S89°31'57"E 1307.40 feet along the North line of said Section; thence S00°16'43"W 205.00 feet; thence N89°31'24"W 160.00 feet; thence S00° 16'43"W 324.07 feet along the Easterly line of Sheraton Park, as recorded in Liber 23, Page 34, Ingham County Records, and an extension thereof, to the Point of Beginning; thence continuing S00°16'43"W 310.00 feet; thence S89°31'24"E 254.00 feet; thence S00°16'43"W 351.10 feet; thence S59°31'29"W 203.35 feet along the Northerly line of former New York City Railroad right-of-way; thence N36°26'17"W 246.11 feet along the Easterly line of Blueberry Ridge, as recorded in Liber 24, Page 6, Ingham County Records; thence S70°17'43"W 99.20 feet along the Northerly line of said Blueberry Ridge; thence N89°39'17"W 705.00 feet along said Northerly line of said Blueberry Ridge; thence N00°11'43"E 345.00 feet along the Easterly line of Sheraton Park, as recorded in Liber 23, Page 34, Ingham County Records; thence S89°39'17"E 347.00 feet along the Southerly line of said Sheraton Park; thence N83°58'17"W 138.70 feet along said Southerly line of said Sheraton Park; thence N46°01'43"E 89.80 feet along said Southerly line of said Sheraton Park; thence N26°29'43"E 64.80 feet along said Southerly line of said Sheraton Park; thence N44°04'43"E 127.00 feet along said Southerly line of said Sheraton Park; thence S19°15'17"E 60.00 feet along said Southerly line of said Sheraton Park; thence S89°31'17"E 389.10 feet along said Southerly line of said Sheraton Park to the Point of Beginning. Contains 12.53 acres. Subject to any and all easements, restrictions, right-of-way of record.

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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	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

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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 THE 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.

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Ann Arbor, MI 48103
Phone: 734.929.6963

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

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: O.O Checked: JVR Date: 12/20/2025
Title: PUD Concept Plan
Drawn: O.OCB/E.A Checked: BC Date: 3/6/2026

CHURCHILL GARDENS

Cover Sheet

2945 W. Holmes Road, Lansing, MI 48911
PART OF THE NORTHEAST 1/4 OF SECTION 31, T4N, R2W,
CITY OF LANSING, INGHAM COUNTY, MICHIGAN

SEAL:

STATE OF MICHIGAN
OSAMA ODEH
License No. 6201314909
REGISTERED PROFESSIONAL ENGINEER

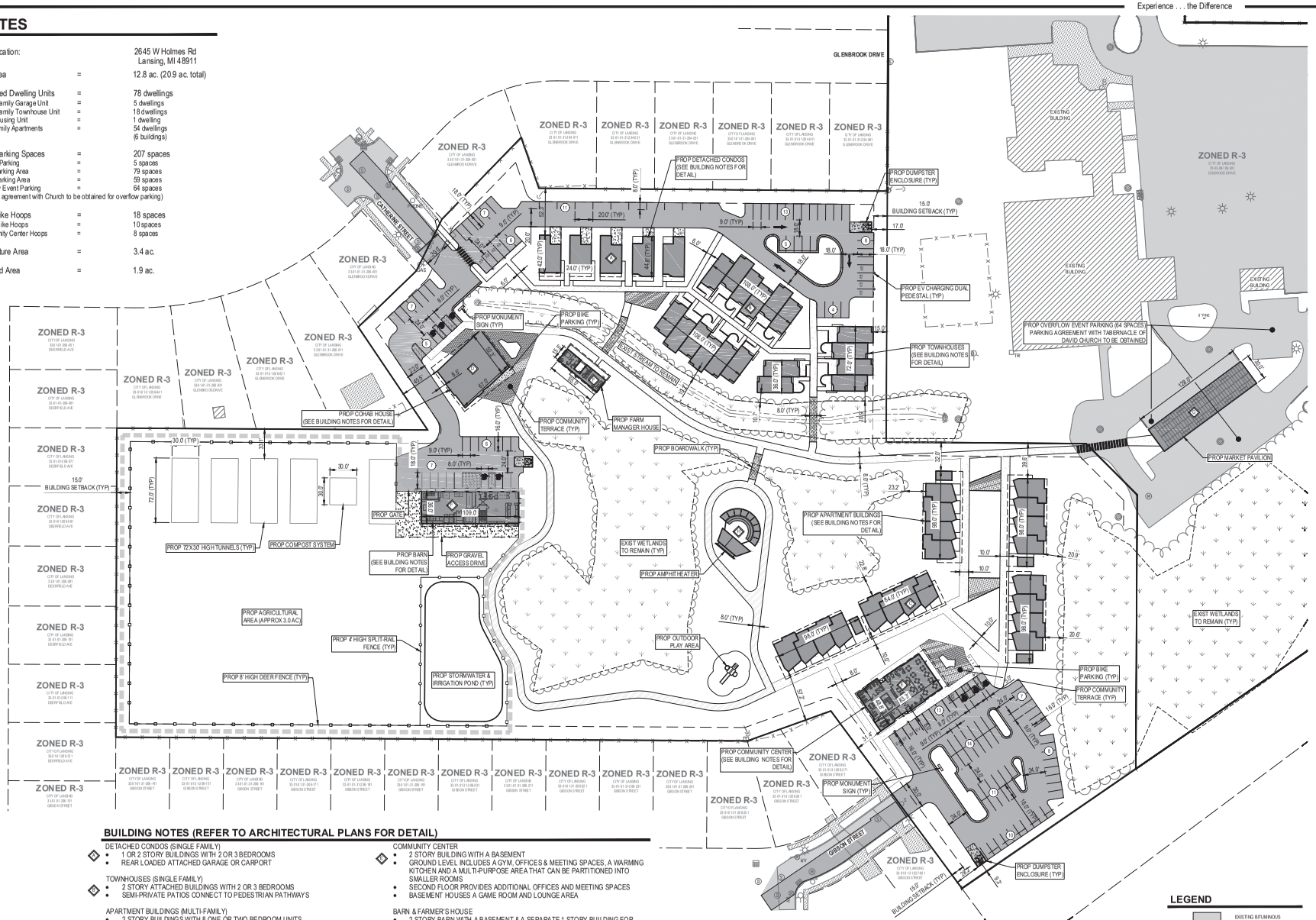
PROJECT NO:
24500557

SHEET NO:
C-100

Experience . . . the Difference

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 Hoops	=	8 spaces
Agriculture Area	=	3.4 ac.
Wetland Area	=	1.9 ac.



BUILDING NOTES (REFER TO ARCHITECTURAL PLANS FOR DETAIL)

DETACHED CONDOS (SINGLE FAMILY)
- 1 OR 2 STORY BUILDINGS WITH 2 OR 3 BEDROOMS
- REAR LOADED ATTACHED GARAGE OR CARPORT

TOWNHOUSES (SINGLE FAMILY)
- 2 STORY ATTACHED BUILDINGS WITH 2 OR 3 BEDROOMS
- SEMI-PRIVATE PATIOS CONNECT TO PEDESTRIAN PATHWAYS

APARTMENT BUILDINGS (MULTI-FAMILY)
- 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 (MULTI-FAMILY)
- 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

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

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4601 W Saginaw Highway, Suite E
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REVISIONS:

Title: Pre-Existing Storm System		
Drawn: GO	Checked: JVR	Date: 12/20/2025
Title: PUD Site Plan		
Drawn: GO/CB/EA	Checked: BC	Date: 3/6/2026

CHURCHILL GARDENS

Site Layout 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:
STATE OF MICHIGAN
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License No. 6201314909
REGISTERED PROFESSIONAL ENGINEER

PROJECT NO:
24500557

SHEET NO:
C-205

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

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;

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.

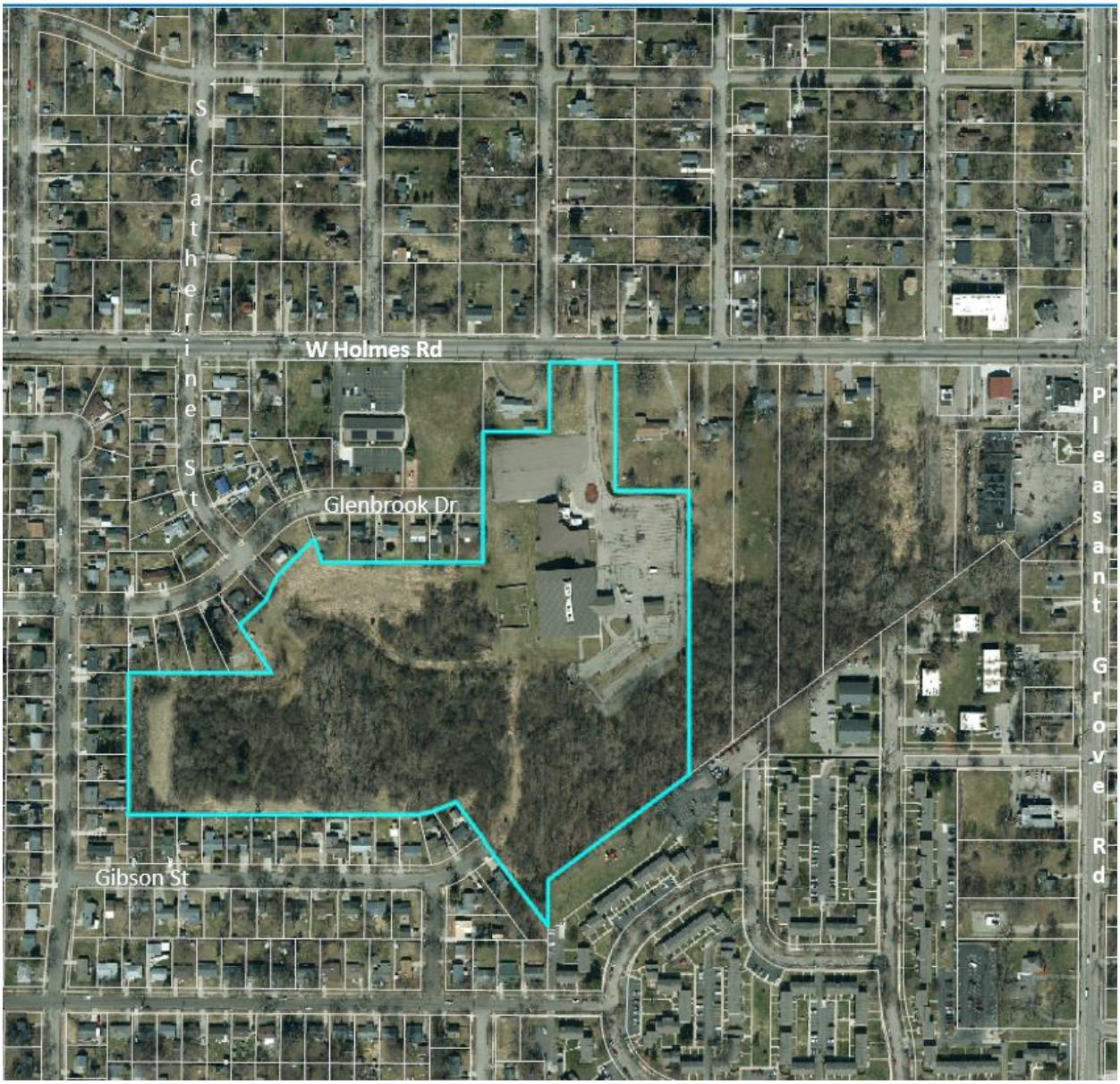
STAFF RECOMMENDATION

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.

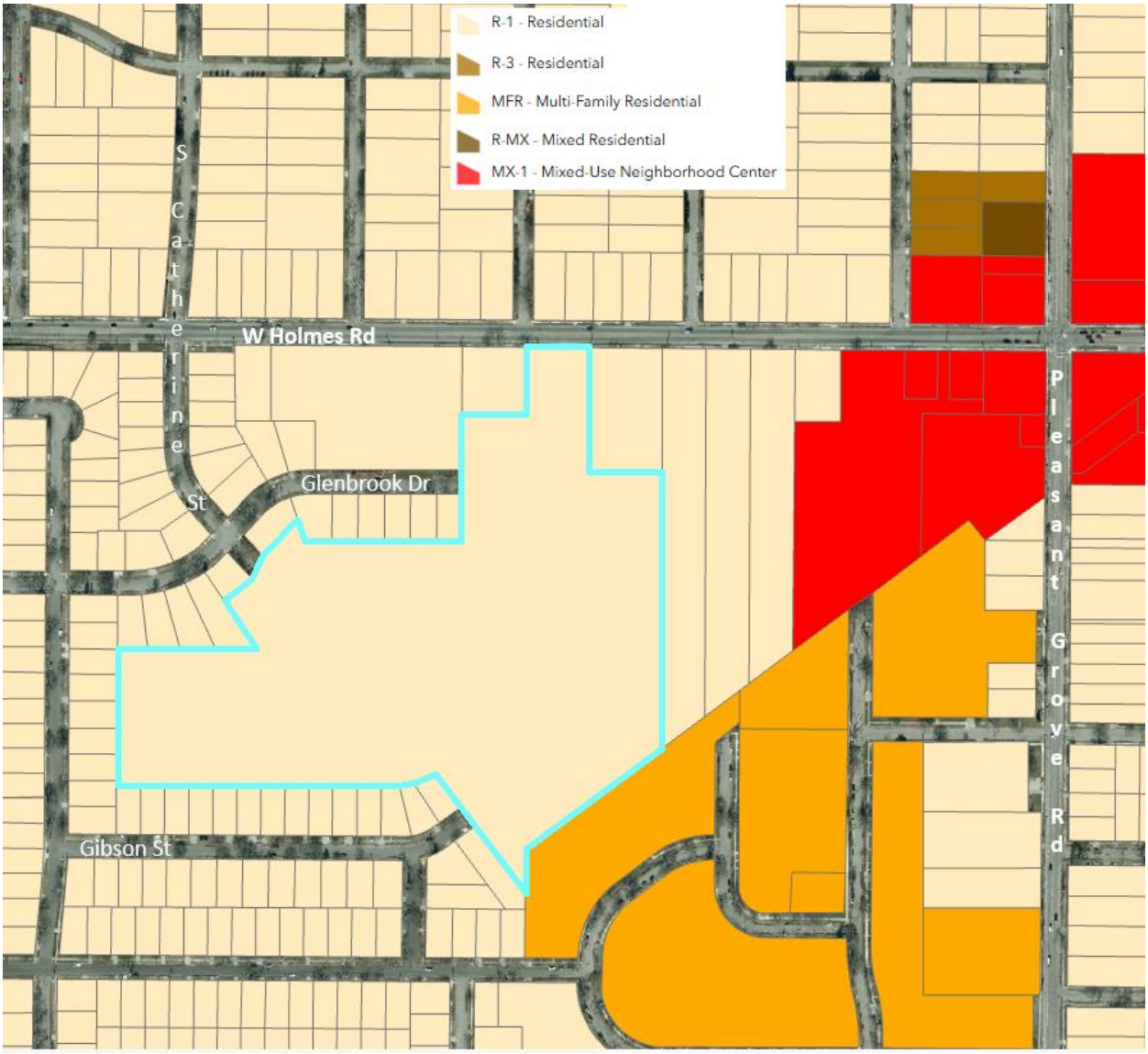
Respectfully submitted,

Andy Fedewa, Planner

Aerial:


S Catherine St
W Holmes Rd
Glenbrook Dr
Gibson St
Pleasant Grove Rd

Zoning Map:


R-1 - Residential
R-3 - Residential
MFR - Multi-Family Residential
R-MX - Mixed Residential
MX-1 - Mixed-Use Neighborhood Center
S Catherine St
W Holmes Rd
Glenbrook Dr
Gibson St
Pleasant Grove Rd

CHURCHILL GARDENS
PLANNED UNIT DEVELOPMENT
City of Lansing, Michigan

NEDERVELD

PROJECT NARRATIVE

PROJECT OVERVIEW

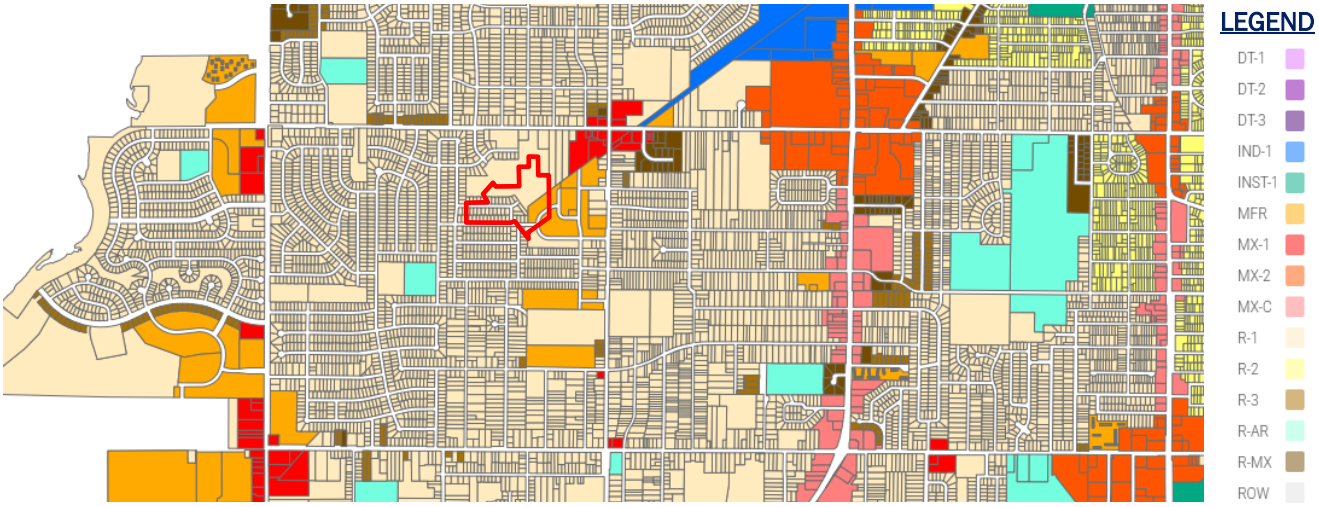
Churchill Gardens is a mixed-income, mixed-use residential and agricultural development proposed by LoveJoy Community Services to advance equitable housing, environmental stewardship, and neighborhood resilience in Lansing. The project integrates affordable and workforce rental housing, permanently affordable 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

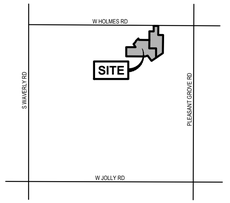
Commission that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards. (a) Modifications to dimensional requirements. Where modification of the zoning ordinance standards is requested, the applicant shall provide a table for each specific 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

CHURCHILL GARDENS

CITY OF LANSING, INGHAM COUNTY, MICHIGAN

PUD SITE PLAN



LOCATION MAP
NOT TO SCALE

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
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Proposed Drainage Area Map	C-402
Drainage Area 1 Storm Calculations	C-403
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DEVELOPMENT SUMMARY & COMPARISON CHART

	REQUIRED/PERMITTED	EXISTING	PROPOSED
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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%

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NEDERVELD
www.nederveld.com
800.222.1868

ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

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: OO Checked: JVR Date: 12/30/2025
Title: Draft PUD Site Plan
Drawn: OO/CB 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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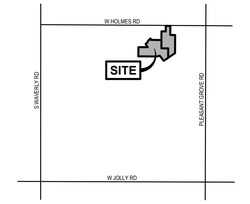

LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

Com N 1/8 POST NE 1/4 SEC 31, TH S 205 FT, W 160 FT S 324 FT TO SE COR LOT 68 SHERATON PARK, W'LY & S'LY ALONG E'LY LINE OF SHERATON PARKK TO N'LY LINE BLUEBERRY RIDGE SUB, E'LY ON N'LY LINE BLUEBERRY RIDGE SUB TO N's 1/8 LINE N TO N'LY LINE BLUBERRY RIDGE SUB TO N&S 1/8 LINE, N TO N'LY LINE FORMER NYC RR R/W NE'LY ALONG RR R/W 415 FT, N 674.5 FT, W 180 FT, N 338 FT W 160 FT TO BEG SEC 31 T4N R2W.

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.

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PREPARED FOR:
LoveJoy Community Services
Hope Lovell

4601 W Saginaw Highway, Suite E
Lansing, MI 48917

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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:

DRAFT

PROJECT NO:
24500557

SHEET NO:
C-201

SCALE: 1" = 50'

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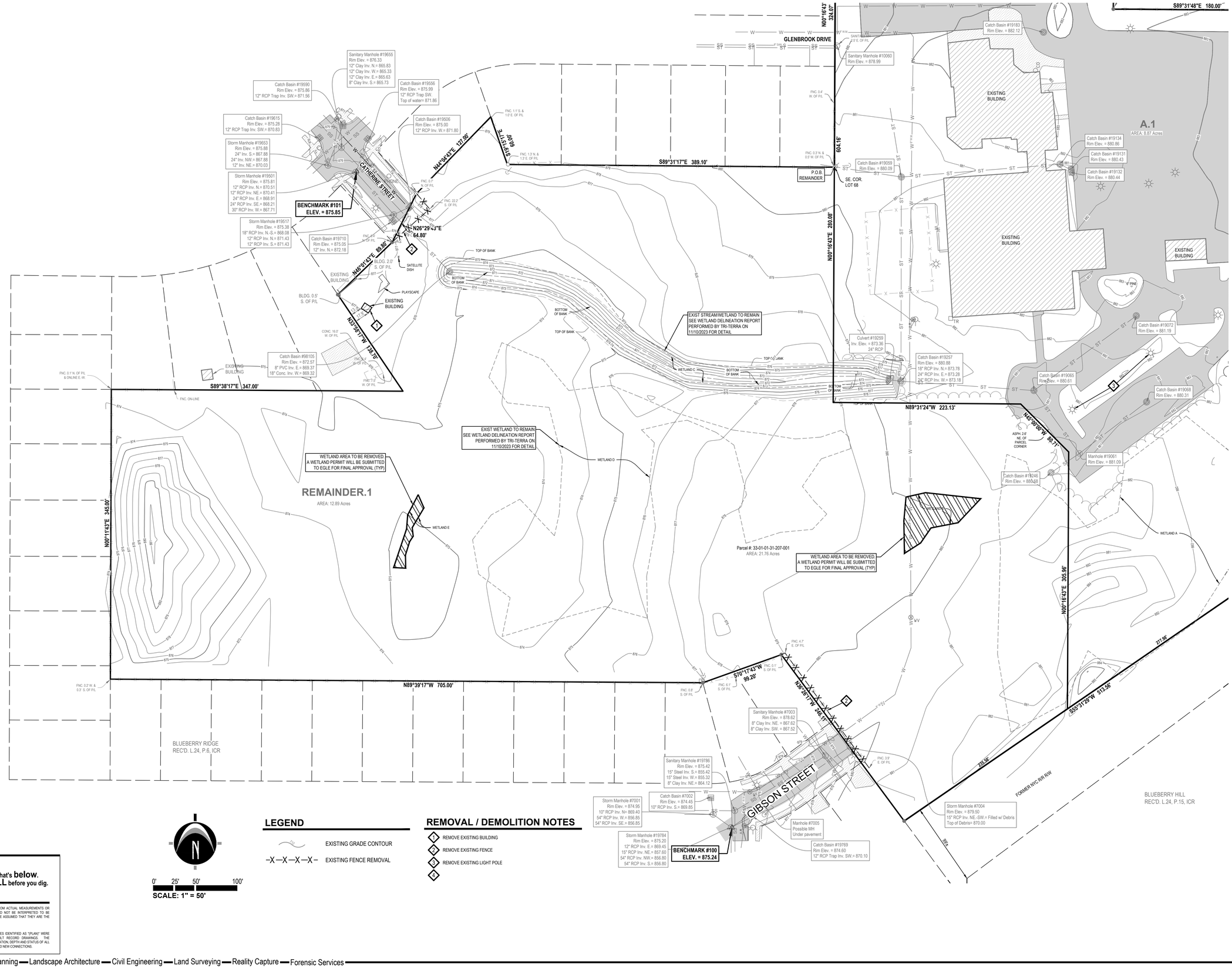

LEGEND

EXISTING GRADE CONTOUR

EXISTING FENCE REMOVAL

REMOVAL / DEMOLITION NOTES

1. REMOVE EXISTING BUILDING
2. REMOVE EXISTING FENCE
3. REMOVE EXISTING LIGHT POLE
4.

0' 25' 50' 100'

SCALE: 1" = 50'

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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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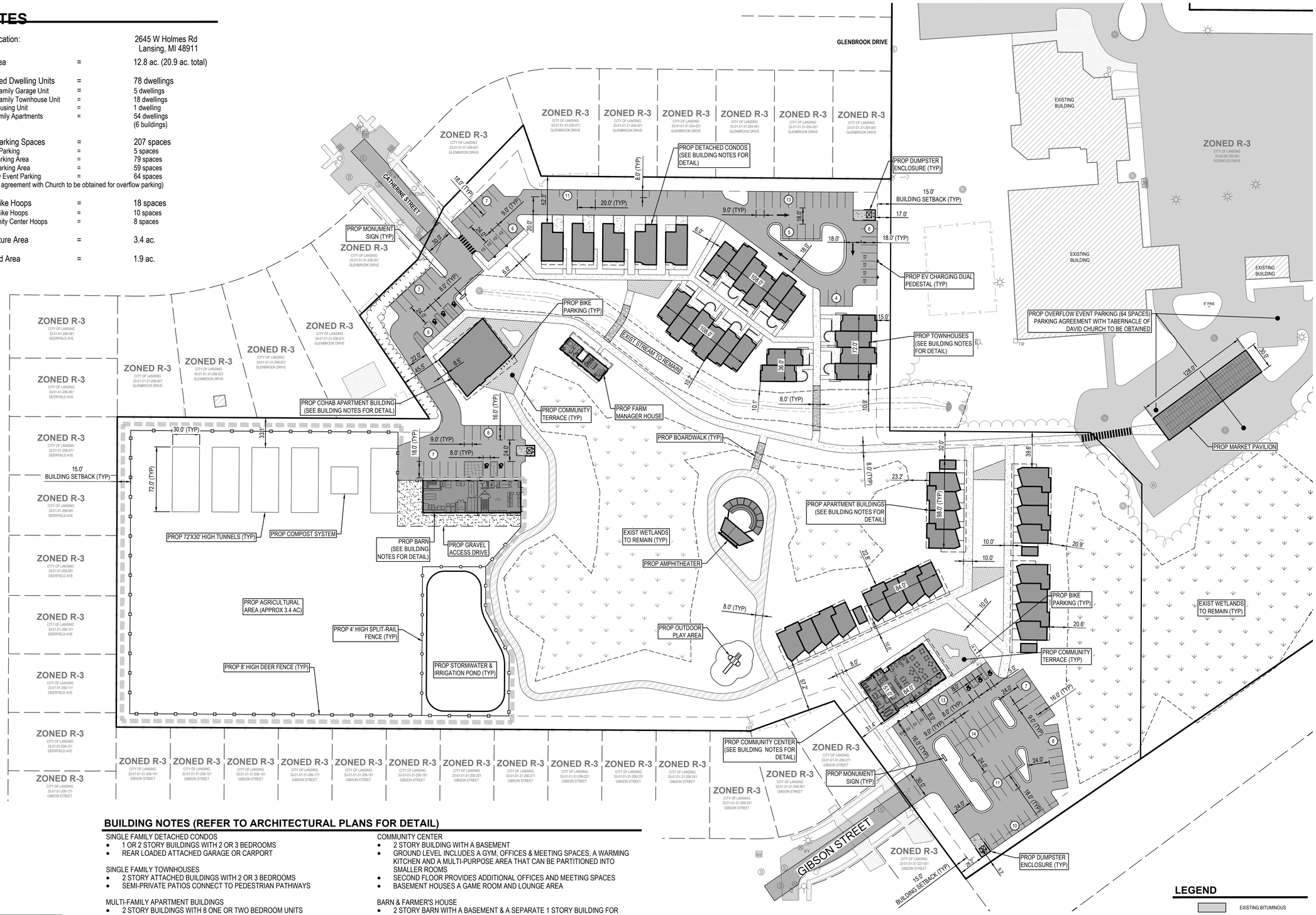
NOTES

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 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:
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Hope Lovell

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Lansing, MI 48917

REVISIONS:

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

CHURCHILL GARDENS

Site Layout 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-205

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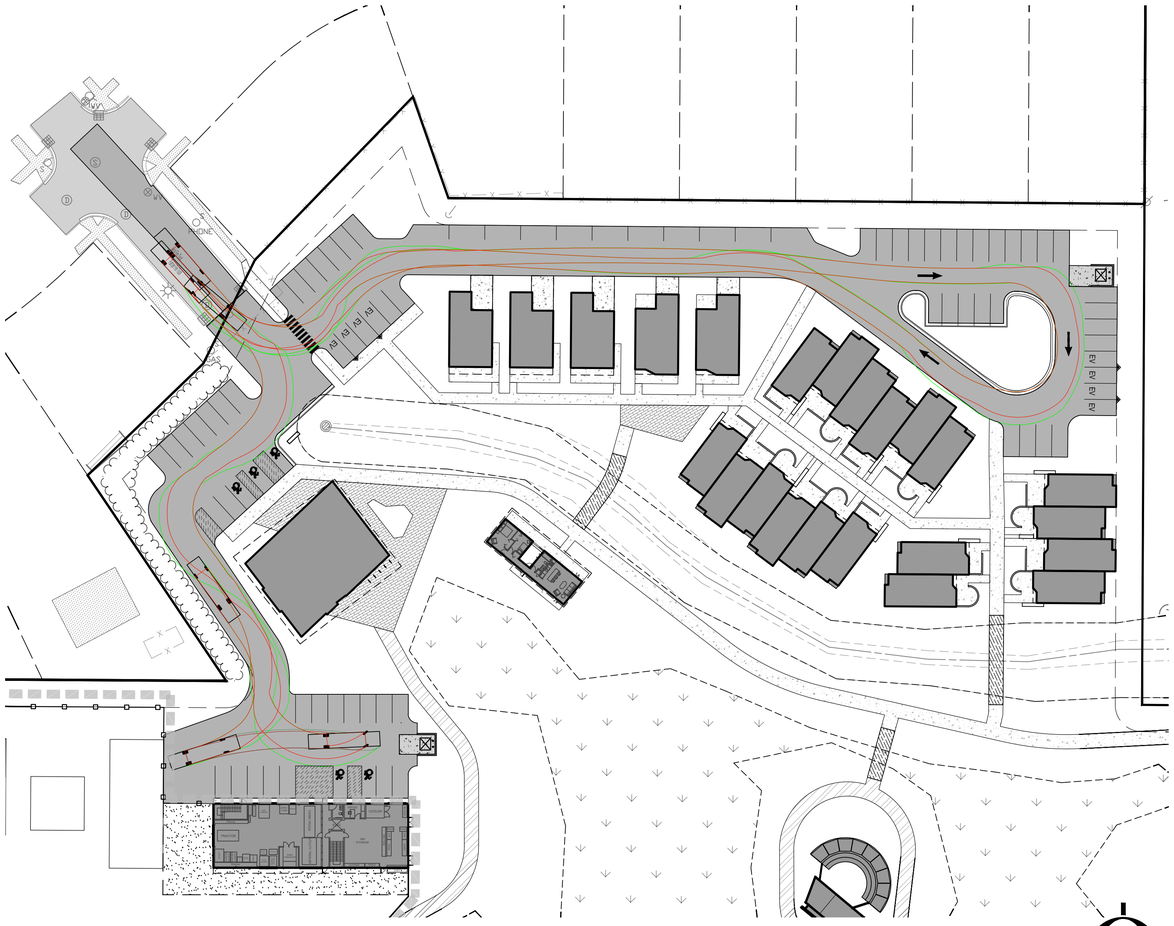
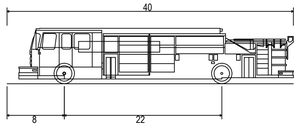


NORTHERN FIRE ACCESS

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

Access Management Plan

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SEAL:

DRAFT

PROJECT NO:
24500557

SHEET NO:
C-206

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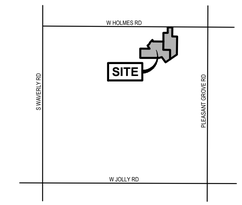
SCALE: 1" = 50'



LOCATION MAP

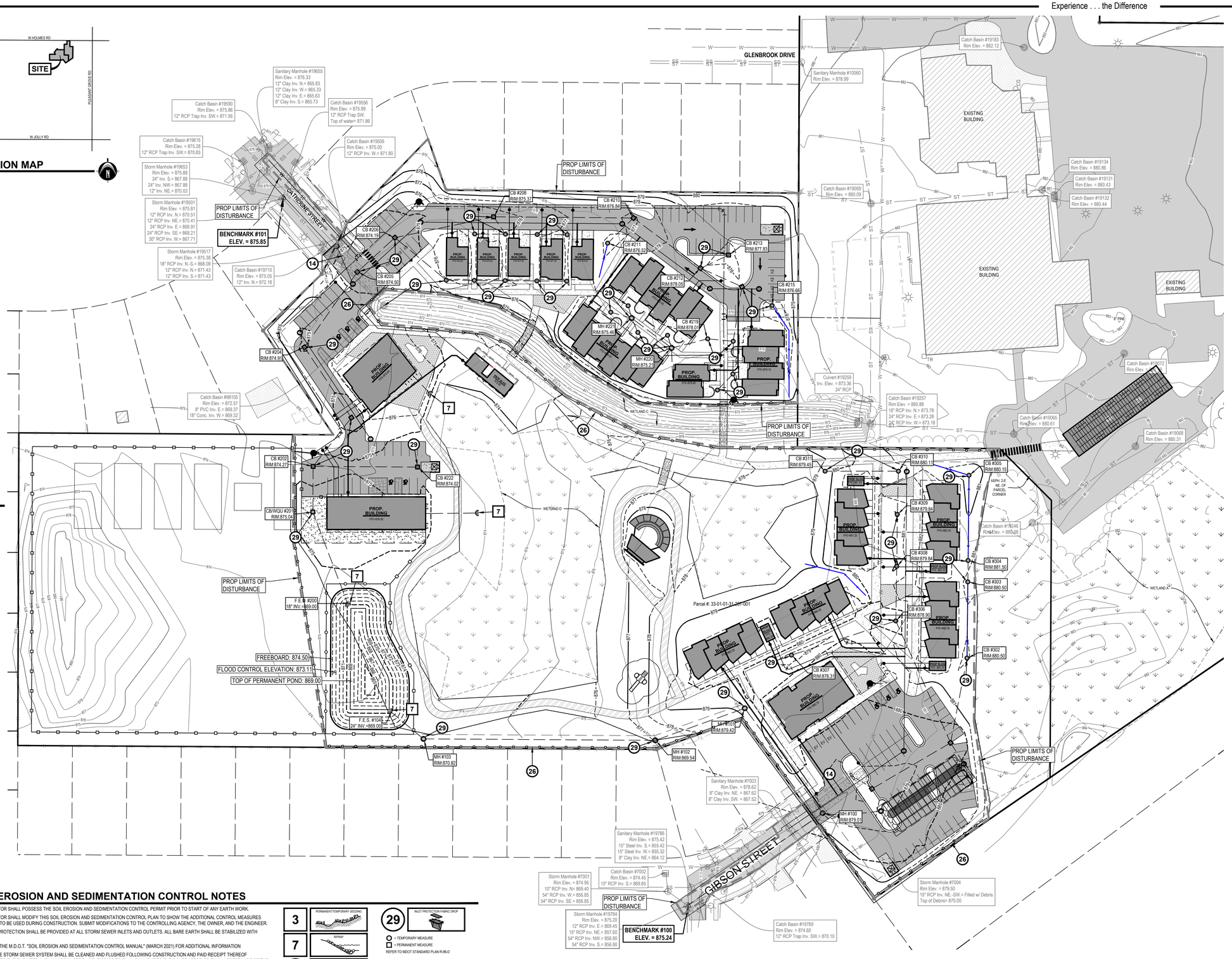
NOT TO SCALE

LEGEND

- EX. GRADE CONTOUR
- PROP. GRADE CONTOUR
- PROP. GRADE ELEV.
- 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

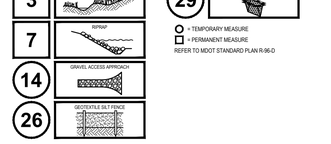
GRADING NOTES

1. CONTRACTOR SHALL REFERENCE AND ABIDE BY THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL EVALUATION
2. ESTABLISH PERMANENT BENCH MARK ON-SITE PRIOR TO GRADING.
3. EXISTING AND PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.
4. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
5. 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.
6. ALL EX. STRUCTURES SHALL BE ADJUSTED TO THE PROPOSED GRADING SHOWN ON THE PLANS



SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1) CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
2) 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.
3) EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
4) REFER TO THE M.D.O.T. "SOIL EROSION AND SEDIMENTATION CONTROL MANUAL" (MARCH 2021) FOR ADDITIONAL INFORMATION
5) 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.
6) 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.
7) ALL PUBLIC AND PRIVATE STREETS WITHIN AND ADJACENT TO THE CONSTRUCTION SITE SHALL BE SWEPT 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.
8) 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
9) LONG TERM MAINTENANCE OF SESC MEASURES WILL BE THE RESPONSIBILITY OF HOLMES AND PLEASANT GROVE, LLC (HPG, LLC)



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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

NEDERVELD
www.nederveld.com
800.222.1868

ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963

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Grand Rapids, MI 49503
Phone: 616.575.5190

HOLLAND
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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: OO Checked: JVR Date: 12/30/2025
Title: Draft PUD Site Plan
Drawn: OO/CB Checked: BC Date: 3/2/2026

CHURCHILL GARDENS

S.E.S.C. & Overall Grading 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-300

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

LOCATION MAP
NOT TO SCALE

LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
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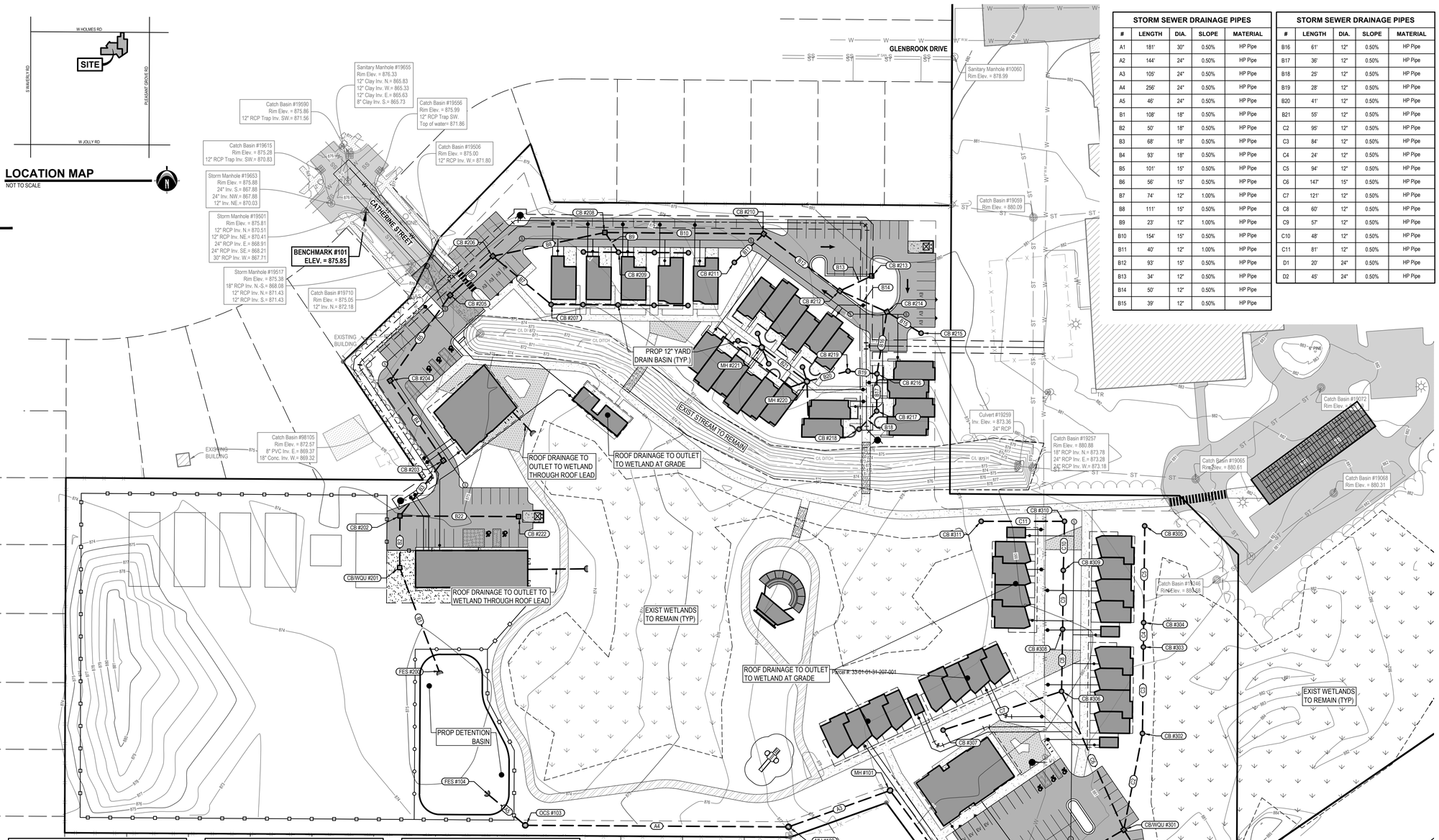
- PROPOSED GRAVEL
- PROPOSED DECKING
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN



STORM SEWER DRAINAGE PIPES				
#	LENGTH	DIA.	SLOPE	MATERIAL
A1	181'	30"	0.50%	HP Pipe
A2	144'	24"	0.50%	HP Pipe
A3	105'	24"	0.50%	HP Pipe
A4	256'	24"	0.50%	HP Pipe
A5	46'	24"	0.50%	HP Pipe
B1	108'	18"	0.50%	HP Pipe
B2	50'	18"	0.50%	HP Pipe
B3	68'	18"	0.50%	HP Pipe
B4	93'	18"	0.50%	HP Pipe
B5	101'	15"	0.50%	HP Pipe
B6	56'	15"	0.50%	HP Pipe
B7	74'	12"	1.00%	HP Pipe
B8	111'	15"	0.50%	HP Pipe
B9	23'	12"	1.00%	HP Pipe
B10	154'	15"	0.50%	HP Pipe
B11	40'	12"	1.00%	HP Pipe
B12	93'	15"	0.50%	HP Pipe
B13	34'	12"	0.50%	HP Pipe
B14	50'	12"	0.50%	HP Pipe
B15	39'	12"	0.50%	HP Pipe

STORM SEWER DRAINAGE PIPES				
#	LENGTH	DIA.	SLOPE	MATERIAL
B16	61'	12"	0.50%	HP Pipe
B17	36'	12"	0.50%	HP Pipe
B18	25'	12"	0.50%	HP Pipe
B19	28'	12"	0.50%	HP Pipe
B20	41'	12"	0.50%	HP Pipe
B21	55'	12"	0.50%	HP Pipe
C2	95'	12"	0.50%	HP Pipe
C3	84'	12"	0.50%	HP Pipe
C4	24'	12"	0.50%	HP Pipe
C5	94'	12"	0.50%	HP Pipe
C6	147'	15"	0.50%	HP Pipe
C7	121'	12"	0.50%	HP Pipe
C8	60'	12"	0.50%	HP Pipe
C9	57'	12"	0.50%	HP Pipe
C10	48'	12"	0.50%	HP Pipe
C11	81'	12"	0.50%	HP Pipe
D1	20'	24"	0.50%	HP Pipe
D2	45'	24"	0.50%	HP Pipe

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.=870.60 18" SE. INV.=870.60	EJIW 1040 TYPE M1
205	874.50	15" NE. INV.=871.11 15" SW. INV.=871.11	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" S. 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" 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" W. INV.=873.12 12" S. INV.=873.00 12" E. 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" SE. 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" E. INV.=869.00	EJIW 1040 TYPE N
308	879.84	12" N. INV.=868.70 12" S. 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

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Drawn: OO Checked: JVR Date: 12/30/2025
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Drawn: OO/CB Checked: BC Date: 3/2/2026

CHURCHILL GARDENS

Utility Plan - Stormwater

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-400

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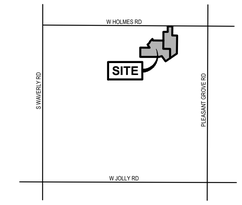
Land Planning — Landscape Architecture — Civil Engineering — Land Surveying — Reality Capture — Forensic Services

0' 25' 50' 100'

SCALE: 1" = 50'



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

REPLACE 146 LF OF EX 6" WATER TO CROSS WITH LF OF 8" PC-350 DI WATERMAIN

Sanitary Manhole #19655
Rim Elev. = 876.33
12" Clay Inv. N.= 865.83
12" Clay Inv. W.= 865.33
12" Clay Inv. E.= 865.63
8" Clay Inv. S.= 865.73

Catch Basin #19590
Rim Elev. = 875.86
12" RCP Trap Inv. SW.= 871.56

Catch Basin #19556
Rim Elev. = 875.99
12" RCP Trap SW.
Top of water= 871.86

Catch Basin #19615
Rim Elev. = 875.27
12" RCP Trap Inv. SW.= 870.65

Catch Basin #19506
Rim Elev. = 875.00
12" RCP Inv.

PROP HYDRANT

250.0' HYDRANT RADIUS

Storm Manhole #19653
Rim Elev. = 875.88
24" Inv. S.= 867.88
24" Inv. NW.= 867.88
12" Inv. NE.= 870.03

Storm Manhole #19501
Rim Elev. = 875.01
12" RCP Inv. N.= 870.31
12" RCP Inv. NE.= 870.41
24" RCP Inv. E.= 868.91
24" RCP Inv. SE.= 868.21
30" RCP Inv. W.= 867.71

CATHERINE STREET

BENCHMARK #101
ELEV. = 875.85

931 LF OF 8" PC-350 DI WATERMAIN

PROP SHUT OFF VALVE (TYP)

PROP SANITARY MANHOLE (TYP)

PROP DOMESTIC WATER LEAD (TYP)

PROP 6" SANITARY LATERAL (TYP)

PROP TEE

Storm Manhole #19502
Rim Elev. = 875.38
18" RCP Inv. W.= 868.08
12" RCP Inv. N.= 871.43
12" RCP Inv. S.= 871.43

Catch Basin #19710
Rim Elev. = 875.05
12" Inv. N.= 872.18

CONNECT TO EXISTING 8" SANITARY SEWER

EXISTING BUILDING

PROP 8" WATERMAIN 45 DEGREE BENDS (TYP)

PROP DOMESTIC SERVICE LEAD

PROP FIRE SUPPRESSION LEAD

PROP SANITARY CLEANOUT (TYP)

EXIST STREAM TO REMAIN

Catch Basin #98105
Rim Elev. = 872.57
8" PVC Inv. E.= 869.37
18" Conc. Inv. W.= 869.32

PROP HYDRANT

250.0' HYDRANT RADIUS

PROP FIRE SUPPRESSION LEAD

PROP DOMESTIC SERVICE LEAD

PROP 6" SANITARY LATERAL @ 1.00%

EXIST WETLANDS TO REMAIN (TYP)

GLENBROOK DRIVE

Sanitary Manhole #10060
Rim Elev. = 878.99

Catch Basin #19183
Rim Elev. = 882.12

EXISTING BUILDING

Catch Basin #19059
Rim Elev. = 880.09

Catch Basin #19134
Rim Elev. = 880.86

Catch Basin #19131
Rim Elev. = 880.43

Catch Basin #19132
Rim Elev. = 880.44

173 LF OF 8" PC-350 DI WATERMAIN

CONNECT TO EX 8" WATERMAIN

PROP SANITARY CLEANOUT (TYP)

PROP 6" SANITARY LATERAL (TYP)

Culvert #19259
Inv. Elev. = 873.36
24" RCP

Catch Basin #19257
Rim Elev. = 880.88
18" RCP Inv. N.= 873.78
24" RCP Inv. E.= 873.28
24" RCP Inv. W.= 873.18

PROP HYDRANT

250.0' HYDRANT RADIUS

Catch Basin #19272
Rim Elev. =

Catch Basin #19065
Rim Elev. = 880.61

Catch Basin #19068
Rim Elev. = 880.31

PROP SANITARY MANHOLE (TYP)

Catch Basin #19046
Rim Elev. = 880.48

PROP DOMESTIC WATER LEAD (TYP)

PROP 6" SANITARY LATERAL (TYP)

PROP SHUT OFF VALVE (TYP)

Parcel #: 33-01-01-31-207-001

EXIST WETLANDS TO REMAIN (TYP)

PROP HYDRANT

250.0' HYDRANT RADIUS

PROP SANITARY CLEANOUT (TYP)

Sanitary Manhole #7003
Rim Elev. = 878.62
8" Clay Inv. NE. = 867.62
8" Clay Inv. SW. = 867.52

Sanitary Manhole #19786
Rim Elev. = 875.42
15" Steel Inv. S.= 855.42
15" Steel Inv. W.= 855.32
8" Clay Inv. NE.= 864.12

GIBSON STREET

Storm Manhole #7001
Rim Elev. = 874.95
10" RCP Inv. N= 869.40
54" RCP Inv. W.= 856.85
54" RCP Inv. SE.= 856.85

Catch Basin #7002
Rim Elev. = 874.45
10" RCP Inv. S.= 869.85

Storm Manhole #19784
Rim Elev. = 875.20
12" RCP Inv. E.= 869.45
15" RCP Inv. NE.= 857.60
54" RCP Inv. NW.= 856.80
54" RCP Inv. S.= 856.80

BENCHMARK #100
ELEV. = 875.24

Catch Basin #19769
Rim Elev. = 874.60
12" RCP Trap Inv. SW.= 870.10

Storm Manhole #7004
Rim Elev. = 879.50
15" RCP Inv. NE. = Filled w/ Debris
Top of water= 870.00

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PREPARED FOR:

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Drawn: OO	Checked: JVR	Date: 12/30/2025
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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:
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SHEET NO:
C-401

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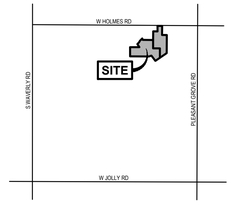
SCALE: 1" = 50'



LOCATION MAP
NOT TO SCALE

DRAINAGE AREA 1 SUMMARY

Drainage Area 1 Existing and Proposed Conditions:

Drainage Area 1 currently consists of wooded and grass-covered areas under Hydrologic Soil Group D soils per NRCS Soil Maps. Under existing conditions, runoff collects generally within the site without a defined outlet or formal stormwater management system. A portion of the runoff eventually reaches the adjacent stream, while some remains within the on-site wetland area.

Under proposed conditions, Drainage Area 1 will be routed to a stormwater detention basin with a final discharge to Gibson Road. Runoff will be conveyed through a series of storm pipes to a mechanical separator prior to entering the detention basin.

Detention Basin Design

The detention basin has been designed to manage the 100-year storm event and reduce the peak runoff rate from 15.48 cfs (existing) to 0.52 cfs (proposed). The basin discharges through an outlet control structure (OCS) equipped with an internal weir wall, a low-flow orifice, and a flood control orifice.

The low-flow orifice is designed to detain the 0.9-inch rainfall event over the drainage area.

The weir wall crest elevation is set at 873.50.
The pond freeboard elevation is set at 874.50.

The 100-year storm water surface elevation is below the freeboard elevation, providing over one foot of vertical separation between the 100-year high water level and the top of freeboard. Storm events exceeding the 100-year event are conveyed through the outlet piping system from the outlet control structure. The outlet conveyance piping is sized to accommodate the 100-year discharge. The final point of discharge from the site is a deep storm manhole located in Gibson Street.

Hydrologic and Hydraulic Analysis

A hydraulic analysis was performed using the SCS TR-20 methodology for the 100-year, 24-hour storm event. The analysis evaluated the outlet control structure based on its rim elevation and the inlet and outlet pipes within the structure. Pond routing hydrographs were developed to determine peak water surface elevations.

Results indicate that during the 100-year, 24-hour storm event, the maximum water surface elevation reaches approximately Elevation 873.11, which remains below the established freeboard elevation.

Supporting calculations are provided on Sheet C-403

Wetland Discharge

Three buildings totaling 8,222 square feet are proposed to discharge directly to the wetland. The intent is to maintain hydrologic input to the wetland to prevent drying and preserve its existing condition. Detailed supporting calculations will be provided with the Construction Plan submittal.

DRAINAGE AREA 2 SUMMARY

Drainage Area 2 – Existing and Proposed Conditions

Drainage Area 2 currently consists of wooded and grass-covered areas under Hydrologic Soil Group D soils per NRCS Soil Maps. Under existing conditions, runoff generally collects within the site without a defined outlet or formal stormwater management system. A portion of the runoff ultimately reaches the adjacent stream, while some remains within the on-site wetland area.

Under proposed conditions, Drainage Area 2 will be routed to an underground stormwater chamber system with a final discharge to Gibson Road. Runoff will be conveyed through a series of storm pipes to a mechanical separator prior to entering the underground detention system.

Underground Chamber System Design and Performance

The underground chamber system has been designed to manage the 100-year storm event and reduce the peak runoff rate from 10.60 cfs (existing) to 0.95 cfs (proposed). The system discharges through an outlet control structure (OCS) equipped with an internal weir wall, a low-flow orifice, and a flood control orifice.

The low-flow orifice is designed to detain the 0.9-inch rainfall event over the drainage area.
The weir wall crest elevation is set at 871.66.
The top of the underground chamber system is set at Elevation 873.33.

The 100-year storm water surface elevation remains below the top of the chamber system, providing over one foot of vertical separation between the 100-year high water level and the system's top elevation. Storm events exceeding the 100-year event are conveyed through the outlet piping system from the outlet control structure. The outlet conveyance piping is sized to accommodate the 100-year discharge. The final point of discharge from the site is a deep storm manhole located in Gibson Street.

Hydrologic and Hydraulic Analysis

A hydraulic analysis was performed using the SCS TR-20 methodology for the 100-year, 24-hour storm event. The analysis evaluated the outlet control structure based on its rim elevation and the inlet and outlet pipes within the structure. Routing hydrographs were developed to determine peak water surface elevations within the underground chamber system.

Results indicate that during the 100-year, 24-hour storm event, the maximum water surface elevation reaches approximately Elevation 871.66, which remains below the established top-of-system elevation.

Supporting calculations are provided on Sheet C-404.

Wetland Discharge

Three buildings totaling 8,433 square feet are proposed to discharge directly to the wetland. The intent is to maintain hydrologic input to the wetland to prevent drying and preserve its existing condition. Detailed supporting calculations will be provided with the Construction Plan submittal.

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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

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

SEAL:

DRAFT

PROJECT NO:
24500557

SHEET NO:
C-402

24500557-PREL1-ENG2.dwg OO 3/4/2026 17:04

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	oodeh@nederveld.com
Date	March 4, 2026

JOB CONTROL

CLIMATOLOGY DATA

	Water Quality Treatment Volume	Channel Protection	Collection (Pipe) System	Roadway 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	Auto	Manual	Infil (in/hr)
Silty clay loam	D	0.06		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

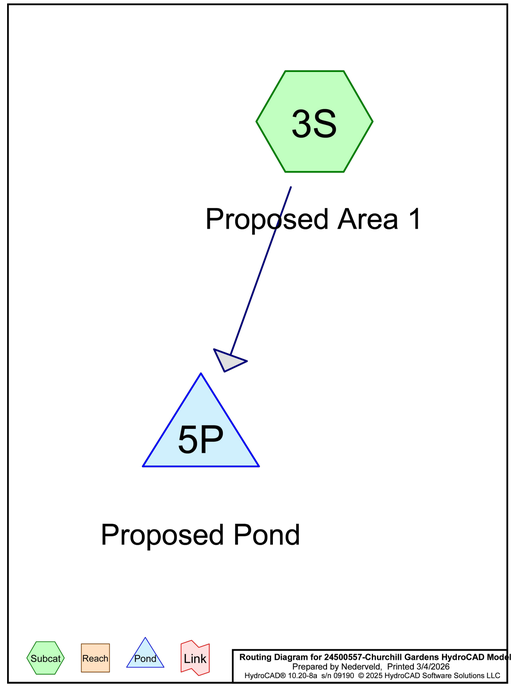
POST DEVELOPMENT CONDITIONS

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



Routing Diagram for 24500557-Churchill Gardens HydroCAD Model
Prepared by Nederveld, Printed 3/4/2026
HydroCAD® 10.20-8a s/n 09190 © 2025 HydroCAD Software Solutions LLC

Summary for Subcatchment 4S: Existing Area 1

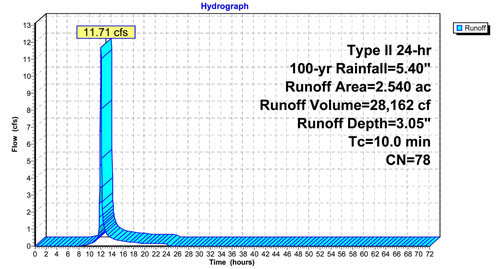
Runoff = 11.71 cfs @ 12.01 hrs, Volume= 28,162 cf, Depth= 3.05"

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
1.260	80	>75% Grass cover, Good, HSG D
1.280	77	Woods, Good, HSG D
2.540	78	Weighted Average
2.540		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment 4S: Existing Area 1



Summary for Subcatchment 3S: Proposed Area 1

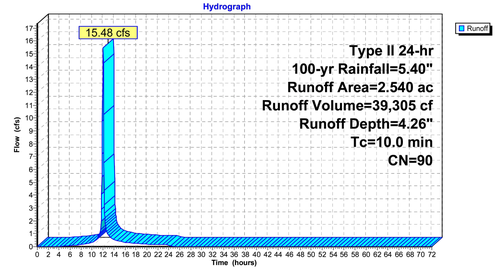
Runoff = 15.48 cfs @ 12.01 hrs, Volume= 39,305 cf, Depth= 4.26"
Routed to Pond 5P : Proposed Pond

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
0.400	98	Unconnected roofs, HSG D
1.010	98	Paved roads w/curbs & sewers, HSG D
0.070	96	Gravel surface, HSG D
1.060	80	>75% Grass cover, Good, HSG D
2.540	90	Weighted Average
1.130		44.49% Pervious Area
1.410		55.51% Impervious Area
0.400		28.37% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment 3S: Proposed Area 1



Summary for Pond 5P: Proposed Pond

[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 cf

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)

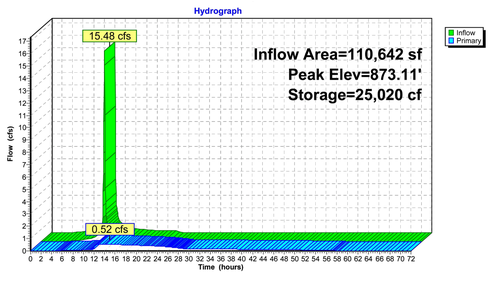
Volume	Invert	Avail.Storage	Storage Description
#1	869.00'	39,132 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

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 Invert= 868.77' / 867.49' S= 0.0050 '/' Cc= 0.900 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 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=0.52 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)

Pond 5P: Proposed Pond



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PREPARED FOR:
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Hope Lovell

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Lansing, MI 48917

REVISIONS:

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CHURCHILL GARDENS

Drainage Area 1 Storm Calculations

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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
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SITE

Contact	Osama Odeh, P.E.
Organization	Nederveld
Address	3037 Miller Road Ann Arbor, MI 48104
Phone	616.221.3310
Email	oodeh@nederveld.com
Date	March 4, 2026

JOB CONTROL

CLIMATOLOGY DATA

	Water Quality Treatment Volume	Channel Protection	Collection (Pipe) System	Roadway 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	2.54	acres			
SOIL TYPE	HSG		Auto	Manual	Infil (in/hr)
Silty clay loam	D		0.06		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, cemetteries) | Good (grass cover >75%)	1.25	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/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

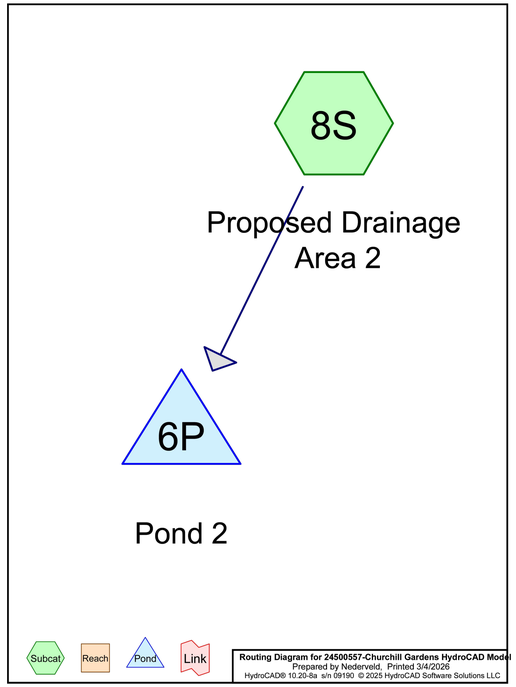
POST DEVELOPMENT CONDITIONS

Surface Cover

No.	Cover	Area (ac)	CN
1	Urban | Paved Parking, Roofs, Driveways (excl. ROW) | 100% impervious	0.4	98
2	Urban | Paved Parking, Roofs, Driveways (excl. ROW) | 100% impervious	1.01	98
3	Streets & Roads | Gravel (incl. ROW)	0.07	96
4	Urban | Open Space (lawns, parks, golf, cemetteries) | 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/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



Summary for Subcatchment 7S: Existing Area 2

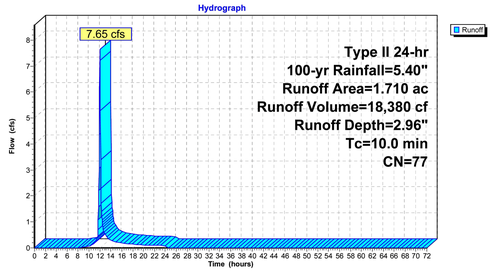
Runoff = 7.65 cfs @ 12.02 hrs, Volume= 18,380 cf, Depth= 2.96"

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



Summary for Subcatchment 8S: Proposed Drainage Area 2

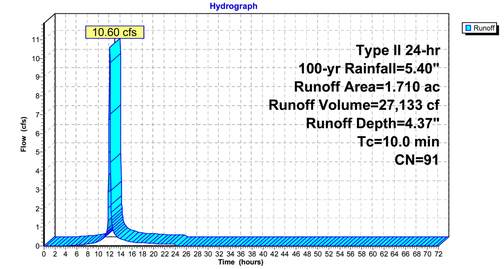
Runoff = 10.60 cfs @ 12.01 hrs, Volume= 27,133 cf, Depth= 4.37"
Routed to Pond 6P : Pond 2

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

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment 8S: Proposed Drainage Area 2



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

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 +Cap** x 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)

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 + 9.0" Spacing = 109.0" C-C Row Spacing

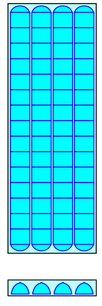
15 Chambers/Row x 6.59' Long +2.73' Cap Length x 2 = 104.34' Row Length +12.0" End Stone x 2 = 106.34' Base Length
4 Rows x 100.0" Wide + 9.0" Spacing x 3 + 12.0" Side Stone x 2 = 37.58' Base Width
9.0" Stone Base + 60.0" Chamber Height + 12.0" Stone Cover = 6.75' Field Height

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

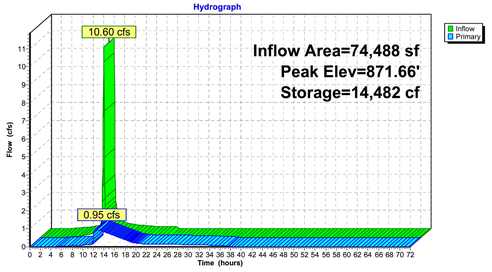
26,977.6 cf Field - 10,868.5 cf Chambers = 16,109.0 cf Stone x 40.0% Voids = 6,443.6 cf Stone Storage

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



Pond 6P: Pond 2



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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

Drainage Area 2 Storm Calculations

2645 W. Holmes Road, Lansing, MI 48911
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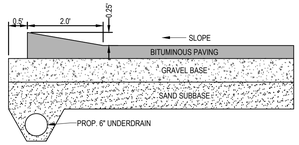
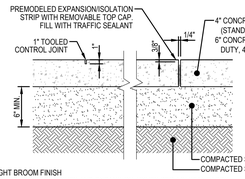


PRIVATE ROAD & SITE BITUMINOUS VALLEY GUTTER DETAIL

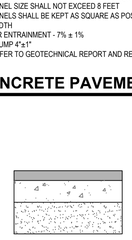
N.T.S.



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

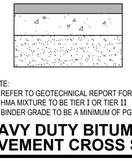
N.T.S.



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

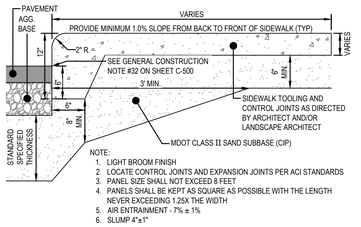
N.T.S.



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

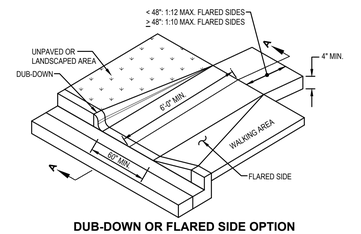
N.T.S.



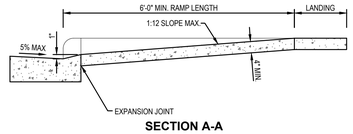
NOTE:
1. LIGHT BROOM FINISH
2. LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
3. PANEL SIZE SHALL NOT EXCEED 8 FEET
4. PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH NEVER EXCEEDING 1.25X THE WIDTH
5. AIR ENTRAINMENT - 7% ± 1%
6. SLUMP 4"±1"

INTEGRAL CURB AND WALK DETAIL

N.T.S.



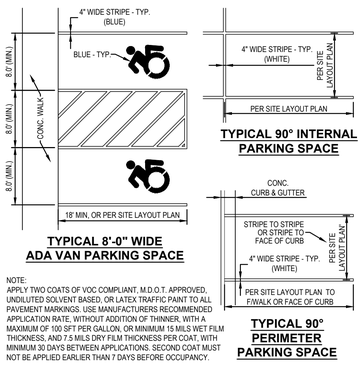
DUB-DOWN OR FLARED SIDE OPTION



SECTION A-A

SIDEWALK CURB RAMP DETAIL

N.T.S.



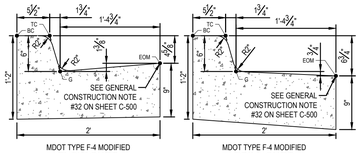
TYPICAL 90° INTERNAL PARKING SPACE

TYPICAL 8'-0" WIDE ADA VAN PARKING SPACE

NOTE:
APPLY TWO COATS OF VOC COMPLIANT, M.D.O.T. APPROVED, UNDILUTED SOLVENT BASED, OR LATEX TRAFFIC PAINT TO ALL PAVEMENT MARKINGS. USE MANUFACTURERS RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF THINNER, WITH A MAXIMUM OF 100 SFT PER GALLON, OR MINIMUM 15 MILS WET FILM THICKNESS, AND 7.5 MILS DRY FILM THICKNESS PER COAT, WITH MINIMUM 30 DAYS BETWEEN APPLICATIONS. SECOND COAT MUST NOT BE APPLIED EARLIER THAN 7 DAYS BEFORE OCCUPANCY.

PARKING SPACE MARKING DETAILS

N.T.S.



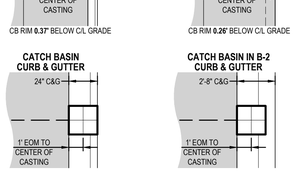
24" CONCRETE CURB AND GUTTER DETAIL

N.T.S.

GRADING NOTES:
1. ESTABLISH FINISHERS BENCH MARK 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 GRADES AND TOP OF CURB GRADES VARY FOR FLOW AND SPILL CURB (SEE DETAIL THIS SHEET).
3. PROPOSED ADA ROUTE SHALL MEET THE STANDARDS SET FORTH IN THE MOST RECENT EDITION OF ADA STANDARDS FOR ACCESSIBLE DESIGN - APPENDIX A TO PART 1191, AS AMENDED.
4. SEE PLANS FOR LOCATIONS OF SPILL VS FLOW CURB.

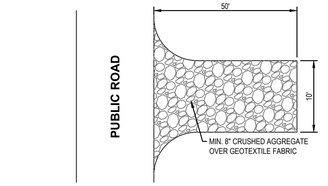
NOTES:
1. LIGHT BROOM FINISH
2. LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
3. AIR ENTRAINMENT - 7% ± 1%
4. SLUMP 4"±1"

ELEV KEY:
BC = BACK OF CURB
EOM = EDGE OF METAL
G = GUTTER
TC = TOP OF CURB



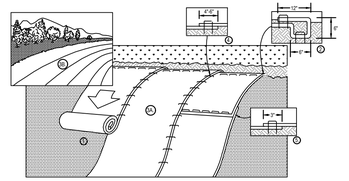
CATCH BASIN PLACEMENT DETAIL

N.T.S.



TEMPORARY CRUSHED ROCK TRACKING PAD

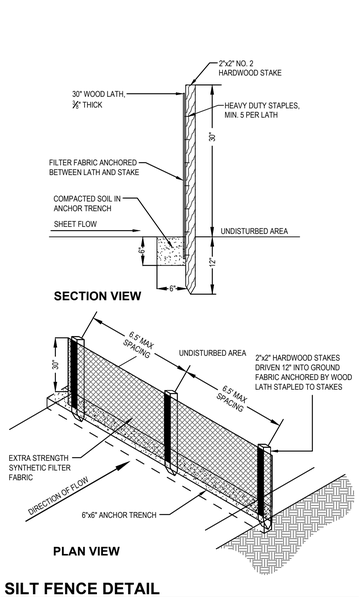
N.T.S.



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 STAPLING. 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.
3. 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 MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 4"-6" 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 STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3'OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12"APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURE RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.
7. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
8. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION

EROSION CONTROL BLANKET DETAIL

N.T.S.

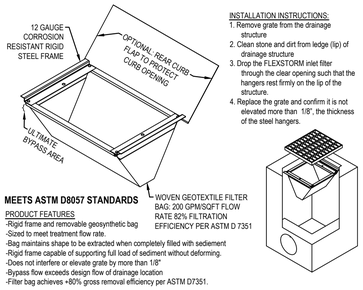


SECTION VIEW

PLAN VIEW

SILT FENCE DETAIL

N.T.S.



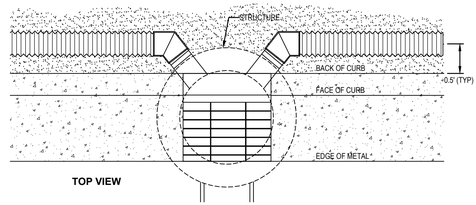
MEETS ASTM D8057 STANDARDS

PRODUCT FEATURES
-Rigid frame and removable geosynthetic bag
-Sized to meet treatment flow rate.
-Bag maintains shape to be extracted when completely filled with sediement
-Rigid frame capable of supporting full load of sediment without deforming.
-Does not interfere or elevate grate by more than 1/8"
-Bypass flow exceeds design flow of drainage location
-Filter bag achieves +80% gross removal efficiency per ASTM D7351.

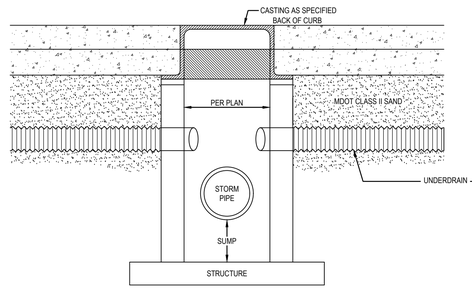
INSTALLATION INSTRUCTIONS:
1. Remove grate from the drainage structure
2. Clean stone and dirt from ledge (lip) of drainage structure
3. Drop the FLEXSTORM inlet filter through the clear opening such that the hangers rest firmly on the lip of the structure.
4. Replace the grate and confirm it is not elevated more than 1/8", the thickness of the steel hangers.

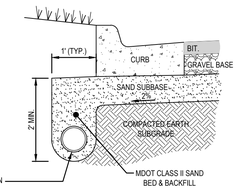
FLEXSTORM INLET FILTER LITE DETAIL

N.T.S.



TOP VIEW

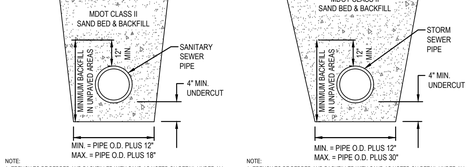




SIDE VIEW

UNDER DRAIN AT CURB DETAIL

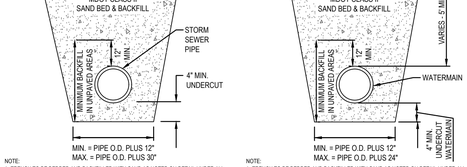
N.T.S.



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 SOILS.

SANITARY SEWER TRENCH AND BACKFILL DETAIL

N.T.S.



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 SOILS.

STORM SEWER TRENCH AND BACKFILL DETAIL

N.T.S.

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 BACKFILLED WITH EXCAVATED SOILS.

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 (SLCPP), WITH WATERTIGHT JOINTS MEETING THE REQUIREMENTS OF THE MICHIGAN PLUMBING CODE, AASHTO M-252 AND M-294, ASTM F-2306, F-2648, D-3212, F-477, F-2487, D-3350 AND F-1417. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND ASTM D-2321 OR CONCRETE PIPE MEETING THE REQUIREMENTS OF ASTM C-76-III UNLESS OTHERWISE NOTED
3. 6" UNDERDRAIN SHALL BE PERFORATED PIPE WITH SOCK, MEETING THE REQUIREMENTS OF AASHTO M-252 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

1. 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 MDOT 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 UNSUITABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING WATER AND SEWAGE SYSTEM RESULTING FROM NON-CONFORMANCE 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 SOD WHERE NEEDED AND SHALL BE RESEEDED 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.
10. 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 ELECTRONIC DATA ARE DISCOVERED.
11. 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 INSIDE 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 AS ARE REQUIRED ON THOSE STREETS WHICH ARE USED AS DETOURS, INCLUDING 'ROAD CLOSED' SIGNS AND BARRICADES AT THE POINT WHERE THE ROAD IS CLOSED TO THROUGH TRAFFIC.
12. THE CONTRACTOR SHALL PROTECT LOCATION OF ALL PROPERTY PINS AND BENCHMARKS.
13. 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 NONCONFORMANCE OF PLANS, SPECIFICATIONS AND OTHER APPLICABLE STANDARDS OR REGULATIONS.
14. PRICES BID PER FOOT FOR ALL PIPES IS COMPACTED IN PLACE REGARDLESS OF SOIL OR ROCK CONDITIONS.
15. 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.
16. PRIOR TO ANY CONSTRUCTION OR GRADING, A PROTECTIVE BARRIER, FENCE, POST AND/OR SIGNS CLEARLY INDICATING LIMITS OF WORK/DISTURBANCE SHALL BE INSTALLED INDICATING NO TREE REMOVAL OR DISTURBANCES OUTSIDE LIMITS. THE CITY AND OWNER SHALL BE CONTACTED UPON DETERMINATION OF LIMITS IN THE FIELD.
17. ALL ROAD SURFACES, EASEMENTS OR RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENT ARE TO BE RESTORED COMPLETELY TO THE SATISFACTION OF THE CITY AND THE OWNER.
18. NO PARKING OF CONTRACTOR OR CONTRACTOR EMPLOYEES VEHICLES ON ANY PUBLIC STREETS SHALL BE PERMITTED.
19. ALL DISTURBED SIGNS, GUARDRAILS, MAIL BOXES, AND DRIVEWAYS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY AND THE OWNER.
20. DUST CONTROL: THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY SUCH AS CALCIUM CHLORIDE, WATER OR A MOTORIZED DUST-FREE STREET SWEEPING DEVICE TO MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE AND SHALL ADHERE TO ALL ORDINANCES OF THE CITY, COUNTY, MDEQ OR ANY OTHER GOVERNING AUTHORITY.
21. ALL SEWERS, MANHOLES, JUNCTION CHAMBERS AND INLET BASINS MUST BE CLEANED BEFORE ACCEPTANCE BY THE CITY AND OWNER.
22. 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.
23. 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 TRANSFERS DEVICES SHALL BE REPLACED AS DIRECTED BY THE COUNTY AND THE ENGINEER.
24. ALL EXISTING CASTINGS FOR STRUCTURES TO BE ADJUSTED OR RECONSTRUCTED TO GRADE SHALL BE FIELD CHECKED AT THE TIME OF CONSTRUCTION AND MARKED SUITABLE FOR SALVAGE AND REUSE OR REPLACED.
25. COMPACTION TESTS SHALL BE REQUIRED AT ALL FILL AREAS OR TRENCHES AND ANY STREETS 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 50 FEET UNDER PAVEMENT. PAVEMENT INCLUDES, BUT NOT LIMITED TO, ROADWAY SURFACES, SIDEWALKS, BIKE WAYS, DRIVEWAYS, SHOULDERS, BUILDINGS, ETC.
26. NO BUILDING MATERIAL, EQUIPMENT, VEHICLES OR CHEMICALS SHALL BE STORED OR PLACED OUTSIDE LIMITS OF WORK/DISTURBANCE.
27. STORMWATER POLLUTION PREVENTION ITEMS SHALL BE IN PLACE PRIOR TO COMMENCING CLEARING OPERATIONS, EARTHWORK GRADING, OR ANY OTHER TYPE OF CONSTRUCTION ACTIVITY.
28. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
29. CONSTRUCTION NOISE SHALL BE KEPT TO A MINIMUM DURING NIGHTTIME HOURS AND MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS.
30. ALL TREES WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.
31. CONTRACTOR TO FIELD VERIFY AND SCOPE EXISTING SANITARY SEWER LATERAL TO CONFIRM ELEVATION, SLOPE, CONDITION AND PHYSICAL CONNECTION TO PUBLIC SANITARY SEWER MAIN PRIOR TO CONNECTION OF NEW LATERAL SERVICE.
32. ALL CONCRETE PAVEMENT OR CURB EDGES AT HOT MIX ASPHALT JOINTS SHALL BE IMMEDIATELY SEALED AFTER PAVING WITH A SUITABLE RUBBERIZED ASPHALT SEALANT PER MDOT STANDARD CONSTRUCTION SPECIFICATIONS SECTION 902
33. ALL SITE WORK INCLUDING BUILDING PAD AND SITE PREPARATION, FOUNDATIONS, FLOORS, RETAINING WALLS, EXCAVATIONS, FILL PLACEMENT, UNSUITABLE 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.

NEDERVELD
www.nederveld.com
800.222.1868

ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

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: OO	Checked: JVR	Date: 12/30/2025
Title: Draft PUD Site Plan		
Drawn: OO/CB	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:

DRAFT

PROJECT NO:
24500557

SHEET NO:
C-500

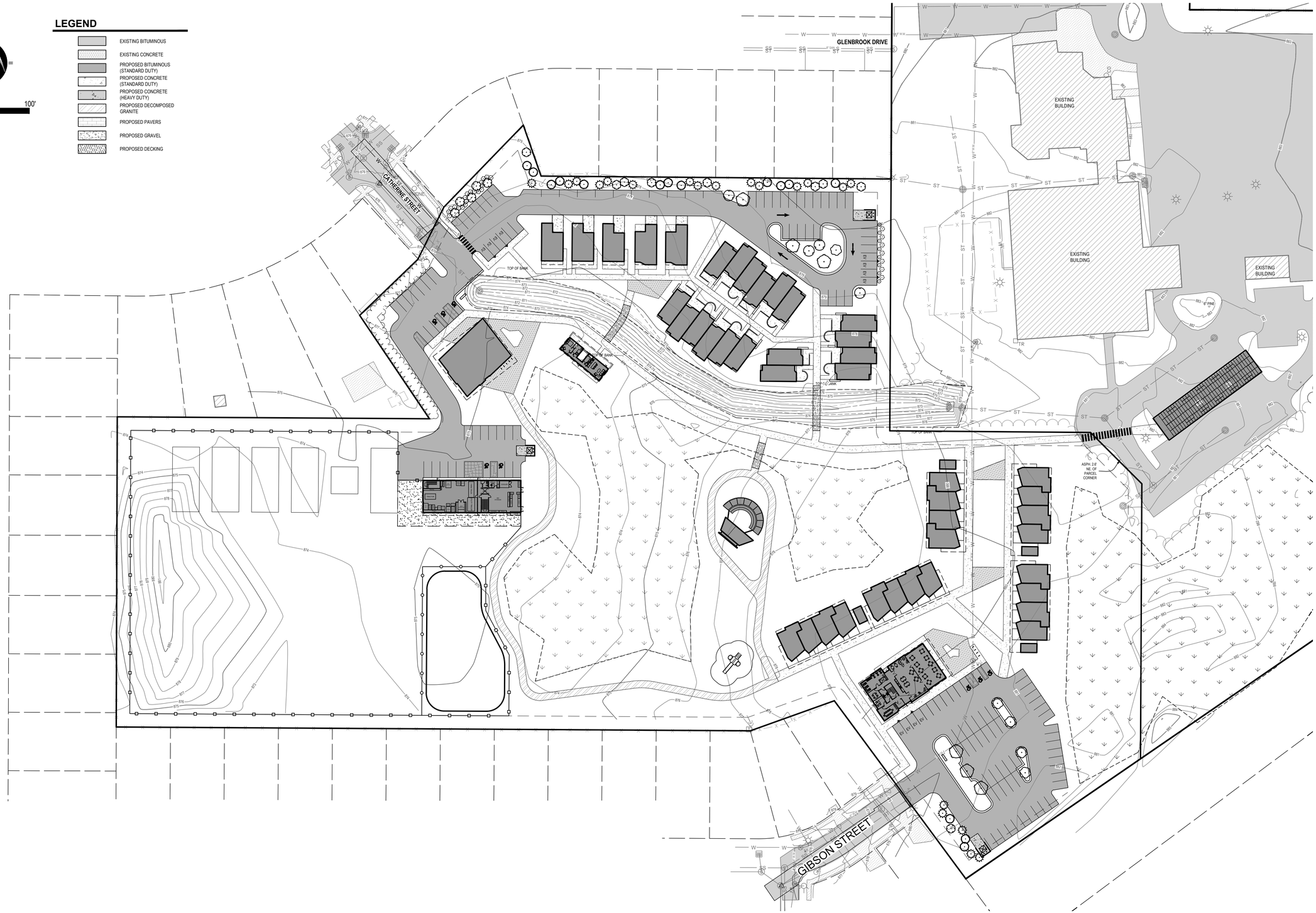
240500 PREL1.dwg OO 3/4/2026 11:10:4

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

0' 25' 50' 100'

SCALE: 1" = 50'



811 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.

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.

NEDERVELD
www.nederveld.com
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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: OO	Checked: JVR	Date: 12/30/2025
Title: Draft PUD Site Plan		
Drawn: OO/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

24500557-PREL1-LA.dwg OO 3/4/2026 17:04