



LANSING PLANNING COMMISSION
Regular Meeting
Tuesday, December 3, 2024, 6:30 p.m.
Neighborhood Empowerment Center
600 W. Maple Street, Lansing, MI 48906

AGENDA

- 1. OPENING SESSION**
 - A. Roll Call**
 - B. Excused Absences**
- 2. APPROVAL OF AGENDA**
- 3. COMMUNICATIONS**
- 4. PUBLIC HEARINGS & ITEMS FOR ACTION**
 - A. City of Lansing Annual Action Plan, Citywide Needs Hearing and Proposed Funding Allocations FY 2025-2026**
- 5. COMMENTS FROM THE AUDIENCE (please limit comments to 3 minutes per person)**
- 6. RECESS**
- 7. BUSINESS**
 - A. Consent Items**
 - (1) Minutes for approval: October 1, 2024**
 - B. Old Business**
 - C. New Business**
 - (1) Act-6-2024, 2000 Lewton Place, Horne Drain Easement Vacation**
- 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: January 7, 2025

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).

**NOTICE OF CITYWIDE PUBLIC HEARING
COMMUNITY NEEDS HEARING**

TO: Citizens of the City of Lansing

FROM: Andy Schor, Mayor

Notice is hereby given that the City of Lansing Planning Board will hold a public hearing to solicit public input on community needs and priorities for housing, public facilities and economic development. As required by the U.S. Department of Housing and Urban Development (HUD), the City of Lansing is in the development stages of its Annual Action Plan for Fiscal Year 2025 which covers the time period July 1, 2025 – June 30, 2026.

The annual planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the following block grant programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG). These program funds have been historically used for such activities as: housing rehabilitation, weatherization, public services, economic development, public improvements, new construction, down payment assistance and programs/services to assist the homeless.

The City encourages participation at public hearings to allow citizens an opportunity to provide input and indicate needs, views and proposals for the use of CDBG, HOME, and ESG program funds, more specifically regarding housing and non-housing community development needs within the City of Lansing relevant to preparation of the plan.

Comments received will be considered in drafting the City's Annual Action Plan. The proposed use of CDBG, HOME and ESG program funds will be submitted to Lansing City Council for approval. Please note that identifying housing and community development needs in the Lansing area is a community effort and public participation is strongly encouraged.

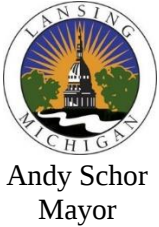
This is an opportunity for all citizens and neighborhood organizations to participate in the planning process and influence future programming and use of these federally funded programs.

PLACE: Neighborhood Empowerment Center
600 W. Maple Street
Lansing, MI

TIME: 6:30 p.m.

DATE: Tuesday, December 3, 2024

If you cannot participate in the hearing and wish to submit comments, or if you have questions about the public hearing, please contact Doris Witherspoon, Senior Planner of the City of Lansing Planning/Development Office, 316 North Capitol Avenue, Lansing, MI, doris.witherspoon@lansingmi.gov, (517) 483-4063.



Andy Schor
Mayor

LANSING PLANNING COMMISSION
Regular Meeting
October 1, 2024 - 6:30 p.m.
Neighborhood Empowerment Center
600 W Maple Street, Lansing, MI

MINUTES – DRAFT

1. OPENING SESSION

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

- a. Present: Katie Alexander, Monte Jackson, Ted O’Dell, John Ruge
- b. Absent: Tony Cox, Josh Hovey, Shane Muchmore (excused)
- c. Staff: Chris Swope, City Clerk. Andy Fedewa, Planner.

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

3. COMMUNICATIONS – None

4. PUBLIC HEARINGS & ITEMS FOR ACTION – None

5. COMMENTS FROM THE AUDIENCE – None

6. RECESS – Not taken.

7. BUSINESS

A. Consent Items

- (1)** Minutes for approval: September 3, 2024

The minutes from the September 3, 2024 Planning Commission meetings were approved without objection.

B. Old Business – None

C. New Business

- (1)** **Act-5-2024, 701 W Jolly Road, Purchase of Property**

Mr. Fedewa introduced the request from the City of Lansing to purchase real property at 701 W Jolly Rd. The property and existing 13,254 square feet office building would be utilized for the permanent offices of the City Clerk for their election operations, and the licensing division. The City Clerk was previously housed at 2500 S Washington Ave. with the Lansing Public Media Center before the property was redeveloped for the public safety complex. Currently the City Clerk is sharing space with other organizations in 1221 Reo Rd., the former Reo Elementary School that was closed in 2022. The building is not suitable for their needs related to equipment storage, election logistics, and security.

Staff recommends approval of Act-5-2024 to support the goals of the City of Lansing and to effectively deliver government services.

Chris Swope, City Clerk, stated that the Clerk’s Office has had to utilize office space outside of City Hall for years, prior to his first term, due to the special considerations of elections operations related to maintenance and storage of election equipment,

temperature control, precinct logistics, and training of election workers. Clerk Swope spoke on a state grant the City is able to utilize to purchase the property and renovate it, resulting in no general funds needing to be used for the project.

Ms. Alexander asked if the new building will provide enough security. Clerk Swope stated that the City has worked with local and state police, and federal authorities to review current operations and the proposed location. The City will follow recommendations during the renovation process to properly secure the building which will be superior to the former office locations.

Mr. O'Dell made a motion, seconded by Mr. Jackson, to recommend approval of Act-5-2024, 701 W Jolly Road, Purchase of Property. On a voice vote the motion carried 4-0.

8. **REPORT FROM PLANNING & ZONING OFFICE** – None
9. **COMMENTS FROM THE CHAIRPERSON** – None
10. **COMMENTS FROM COMMISSION MEMBERS** – None
11. **PENDING ITEMS: FUTURE ACTION REQUIRED** – None
12. **ADJOURNMENT** – The meeting was adjourned at 6:41 p.m.

Act-6-2024, 2000 Lewton Pl, Horne Drain Easement Vacation - STAFF REPORT

An Act 33 Review is a planning level review of the **location, character, and extent** of public improvements and City property transactions. Act 33 Reviews are conducted by the City of Lansing pursuant to the provisions of the Michigan Planning Enabling Act (P.A. 33 of 2008) and Section 208 of the Lansing Code of Ordinances.

APPLICANT	Collin DePrekel, Spalding DeDecker; Lansing School District
PROPOSAL:	Vacation of Horne Drain Easement at 2000 Lewton Place
PARCEL(S):	2000 Lewton Place - PID # 33-01-01-30-201-001
CURRENT OWNER(S):	Lansing School District 519 W. Kalamazoo St. Lansing, MI 48933-2500
EXISTING LAND USE & ZONING:	Use: Elementary School Zoning: R-AR Residential Adaptive Reuse
PROPERTY SIZE AND SHAPE:	6.66 acres, square, irregular
SURROUNDING ZONING & LAND USE	North: R-1, residential South: R-2, park, residential West: MFR, single family/multifamily residential East: R-2, residential, church

ANALYSIS

BACKGROUND:

Spalding DeDecker, on behalf of the Lansing School District, is requesting the vacation of the Horne Drain Easement running diagonally along the northwest portion of 2000 Lewton Pl. to facilitate additional use of the Lewton Elementary School site. The school may use the space for an expanded bus loop and parking lot.

A 6" drain was constructed through the property in 1940, which was abandoned when a 27" drain was built alongside the original in 1948. Both currently exist within the same easement. The Horne Drain was transferred to the City in 1959. Storm drainage from the Westchester/Cambridge neighborhood was redirected to a new storm sewer in Mt. Hope Ave during 1968. The remnants of the Horne and the Horne-Westchester Drains primarily pick up groundwater on the Lewton Pl. property, if still functional. No maintenance has been done on either drain since the 1960s.

LOCATION:

The subject easement is located along the northwest corner of Lewton Elementary School, on the south side of W Mt. Hope Ave. between Moores River Dr. and Pleasant Grove Rd. See Aerial.

CHARACTER:

The easement area contains no permanent structures and has a pedestrian path.

EXTENT:

The easement extends 25 feet in either direction of the original 6" drain, running southwest 252.5' from the W Mt. Hope Ave. right-of-way to the rear of 3121 W Mt. Hope Ave.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

- No comment received.

Public Service Department:

[Dan Danke, Engineer]

Public Service recommends approving the vacation with the following conditions.

- Confirmation of the manhole near the west property line.
- Abandonment (flowable fill) of the pipe between the manhole and Mt Hope Avenue.
- An acknowledgement from the school district accepting the groundwater conditions after the abandonment of the drain.
- An easement to the City to provide a right of access to the terminal manhole at the west property line.

City Assessor

- No comment received.

Lansing Fire Department:

- No comment received.

Parks and Recreation Department:

- I do not see issues for the adjacent park land. (Brett Kaschinske, Director)

STAFF RECOMMENDATION

Staff recommends approval of Act-6-2024 as proposed and acknowledging that the Horne Drain does not serve a public purpose, with the following conditions:

- Spalding DeDecker confirms the location of the manhole near the west property line; and
- There is abandonment (flowable fill) of the drains between the manhole and Mt Hope Ave.; and
- The Lansing School District acknowledges and accepts the groundwater conditions after the abandonment of the drains; and
- An easement granting the City of Lansing a right of access to the terminal manhole at the west property line is executed.

Respectfully submitted,
Stephen Bezold, Planner

Aerial:





ACT 33 REVIEW APPLICATION

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: ACT-_____

DATE SUBMITTED: _____

Applicant: Spalding DeDecker Att Collin DePrekel

Address (including zip code): 519 W. Kalamazoo St., Lansing, MI 48933

Phone number: (616) 885-5802

Fax number: _____

Email: cdeprekel@sda-eng.com

Interest in Property:

☐ Owner

☒ Represent owner

☐ Option to buy

☐ Other: _____

If applicant of not the owner, or if there is more than one owner, provide the following information (attach additional sheets if necessary):

Name of owner(s): Lansing School District, Att Kristina Tokar Slight

Address (including zip code): 519 W. Kalamazoo St., Lansing, MI 48933

Phone number(s): (517) 420-1162

Fax number: _____

Email: kristina.tokar@lansingschools.net

SUBJECT PROPERTY GENERAL INFORMATION:

Address (if any): 2000 Lewton Place, Lansing, MI

Location description: Northwest corner of Lewton Elementary School Property

Permanent parcel #: 33-01-01-30-201-001

Legal description (see note below): OUTLOT A EXC COM 554 FT S OF NW COR OUTLOT A, TH E PAR L TO N LINE OUTLET A TO W'LY LINE LEWTON PLACE, SW'LY ON W'LY & N'LY LINE LEWTON PLACE TO SW COR OUTLOT A, N TO BEG: ETON DOWNS SUB

Applicant's proposal: Vacation of Horne Drain Easement within the subject property

REQUESTED ACTION: (please check one)

☐ City Acquisition of Property

☐ Street or Alley Closure

☐ City Sale of Property

☐ Vacation of R.O.W

☐ Significant Change of Use of City Property

☒ Other: Vacation of Horne Drain Easement

What positive impacts (if any) will occur as a result of approving this proposal?

The school will be able to fully utilize the property.

What negative impacts (if any) will occur if this proposal is not approved?

The school will not be able to fully utilize the property.

What negative impacts (if any) will occur as a result of approving and implementing your proposal?

None, existing pipe has been abandoned per the record plans provided and the drain has been rerouted within the Mt. Hope Ave R.O.W. and no longer outlets through the Lewton property.

Please fill out this application **COMPLETELY** and make sure that the following items are included:

- Maps describing proposal. Maps should be readable and drawn to a specific scale.
- Any other materials, brochures, pictures, etc. which will further explain the proposal.

NOTE:

If the action applied for will result in transfer of legal title from the City to the applicant or another or if the City otherwise requires, the applicant agrees to provide at the applicant's expense:

- A certified legal description
- Title insurance
- An appraisal
- An environmental report for the property

or to pay for same at closing, whichever the City determines.

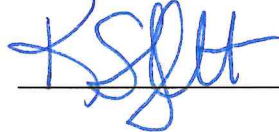
FEES:

Consolidated Rate: \$650.00

Signature of applicant:

 / 10/31/24
Date

Signature of owner(s):

 / 10/31/24
Date

_____/_____
Date

_____/_____
Date

SUBMIT THE FULLY COMPLETED APPLICATION TO THE ADDRESS BELOW.

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933
(517) 483-4066
FAX: (517) 483-6036



DePrekel, Collin <cdeprekel@sda-eng.com>

Horne Drain Easement

Danke, Dan <Dan.Danke@lansingmi.gov>
To: "DePrekel, Collin" <cdeprekel@sda-eng.com>
Cc: "Cook, Scott" <Scott.Cook@lansingmi.gov>

Thu, Apr 11, 2024 at 3:19 PM

The Horne Drain was transferred to the City in 1959. In 1968, the Westchester storm drainage was redirected to a new storm sewer in Mt Hope. The Remnants of the Horne and the Horne-Westchester Drains primarily pick up groundwater on the Lewton property. This should be minimal since no maintenance has been done on either drain since the 1960s. I think the City would entertain a request to vacate the upper reaches of the Horne Drain, especially if the drainage could be redirected back to Mt Hope.

Daniel E. Danke, PE

Project Engineer

Public Service Department – Engineering Division

[124 W. Michigan Ave. | Lansing, MI 48933](#)

O: 517-483-4461 | C: 517-281-4613 | E: dan.danke@lansingmi.gov

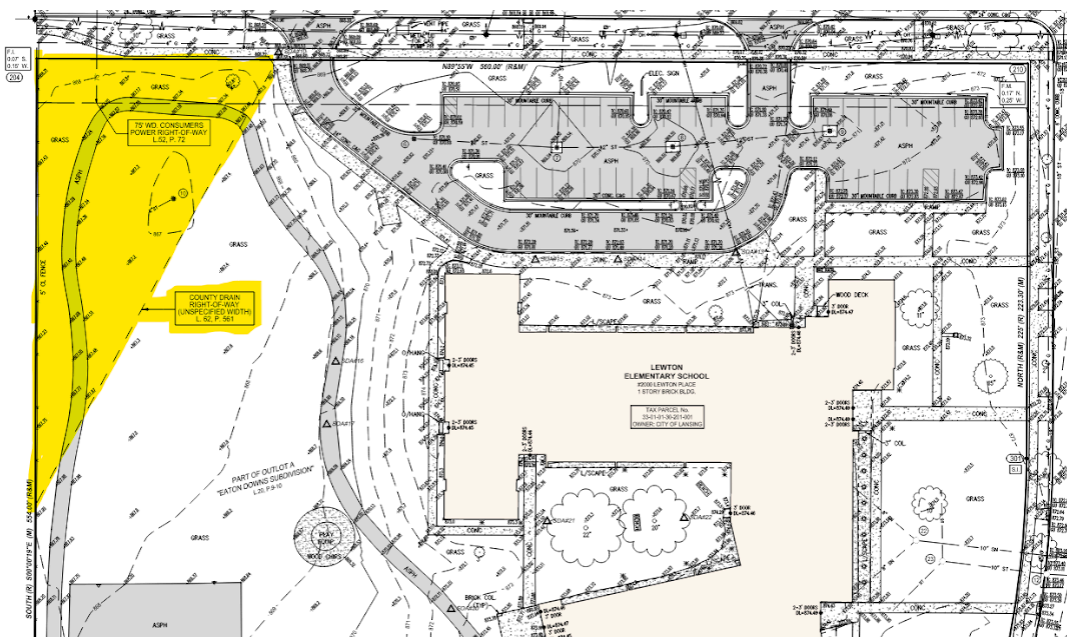
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)



Andy Schor, Mayor

Dan,

Do you have anything that shows the full extent of the Horne Drain. See below for that area of our site that the easement is impacting. If it is continued along that path it would be impacting the house and the assisted living buildings directly. The school is looking at an option that utilizes that area for a bus loop/parking option. We are seeing what all of the options are at this moment. Any more information would be helpful.





[Quoted text hidden]

3 attachments



4385.pdf
1525K

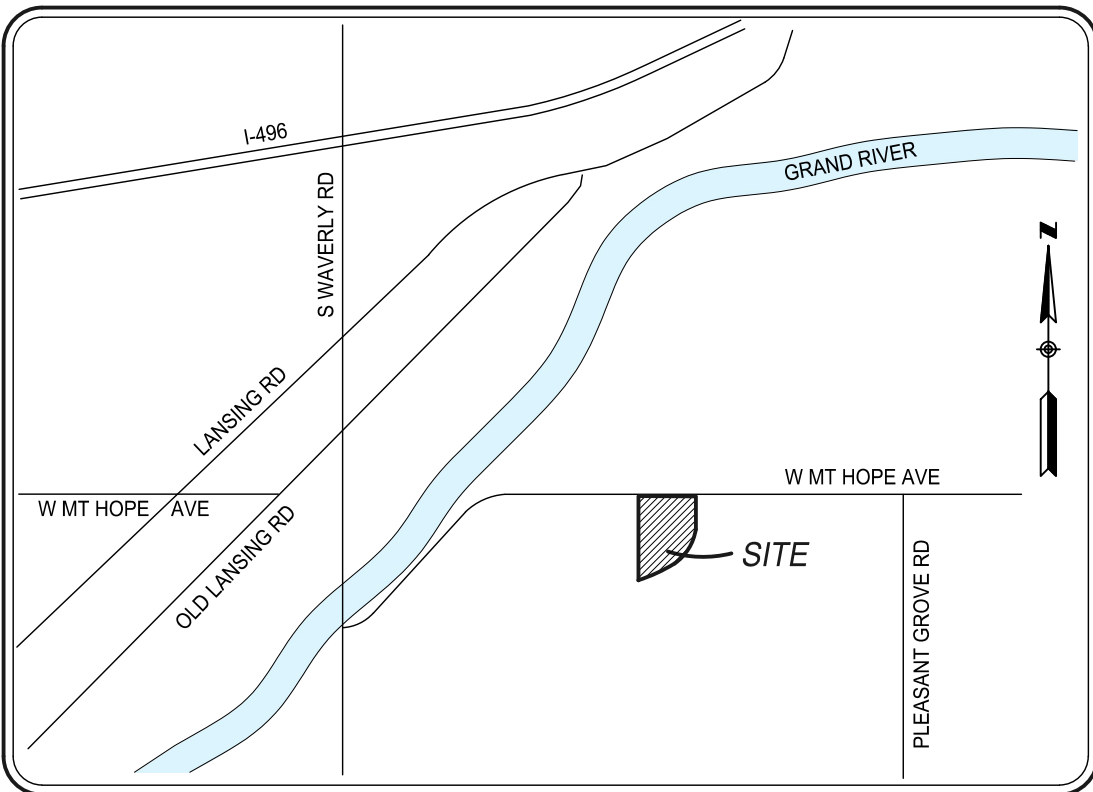
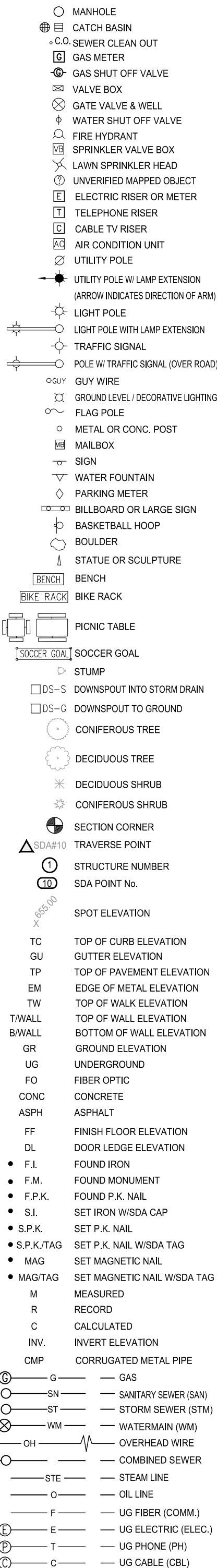


Horne Drain.pdf
1215K



Survey of Horne Drain.pdf
1565K

LEGEND



LOCATION MAP

NOT TO SCALE

BENCHMARK DESCRIPTIONS

DATUM: GPS-DERIVED NAVD88

SITE BM#100	SET BENCH TIE IN SOUTH FACE OF UTILITY POLE LOCATED ON SOUTH SIDE OF MT. HOPE AVE., LOCATED ±100' EAST OF WEST DRIVE TO PARKING LOT.	ELEV.=870.80
SITE BM#101	ARROW ON HYDRANT LOCATED SOUTHEAST CORNER OF MT. HOPE AVE. AND LEWTON PLACE.	ELEV.=874.83
SITE BM#102	SCRIBED "X" ON NORTHWEST SIDE OF STORM MANHOLE (STR. #16) LOCATED ON NORTHWEST SIDE OF LEWTON PLACE AT CROSSWALK ADJACENT TO PAMELA PLACE.	ELEV.=872.62
SITE BM#103	SET BENCH TIE IN EAST FACE OF UTILITY POLE LOCATED ON THE NORTH SIDE OF LEWTON PLACE AT THE WEST END OF DEAD END NEAR THE SOUTHWEST PROPERTY CORNER OF THE SITE.	ELEV.=867.91

SURVEYOR'S COMMENTS

- THIS TOPOGRAPHICAL MAP IS BASED UPON A FIELD SURVEY PERFORMED BY SPALDING DEDECKER INC. DURING JANUARY AND FEBRUARY OF 2024.
- THE PROPERTY LINES/RIGHT-OF-WAY LINES SHOWN ON THIS TOPOGRAPHICAL SURVEY ARE INTENDED TO BE AN ACCURATE GRAPHICAL REPRESENTATION OF THE PROPERTY LINES. SPALDING DEDECKER HAS BASED THE PROPERTY LINES AND RIGHT OF WAY LINES UPON A COMBINATION OF A PROVIDED LEGAL DESCRIPTION, FOUND FIELD MONUMENTATION AND OCCUPATION. PROPERTY LINES AS SHOWN IN DRAWING ARE BASED UPON THIS WORK. A COMPLETE PROPERTY LINE ANALYSIS IS PART OF THE SCOPE OF SERVICES AND PROPERTY CORNERS HAVE BEEN SET IN THE FIELD PER THE AGREED TO SCOPE OF SERVICES.
- THIS SURVEY HAS BEEN PREPARED WITH THE BENEFIT OF A CURRENT INFORMATIONAL TITLE SEARCH WHICH INCLUDES THE LAST DEED OF RECORD AND A 100 YEAR SEARCH FOR ENCUMBRANCES. THE INFORMATIONAL TITLE SEARCH WAS PREPARED BY ASK SERVICES HAVING AN ORDER NUMBER OF 19650294 AND AN EFFECTIVE DATE OF 1-22-2024. ALL PLOTTABLE ENCUMBRANCES LISTED ON SCHEDULE B-11 EXCEPTIONS OF THIS TITLE SEARCH HAVE BEEN SHOWN ON THIS SURVEY IF THEY FALL WITHIN THE LIMITS OF DETAILED MAPPING.
- BEARINGS AND DISTANCES AS LABELED ON THE PROPERTY LINES ARE BASED UPON THE RECORD LEGAL DESCRIPTION AS SHOWN ON THE DRAWING. THE PROPERTY LINES IN THE ELECTRONIC CAD FILE HAVE BEEN ROTATED TO STATE PLANE GRID BEARINGS; THEREFORE, THE BEARINGS OF THE PROPERTY LINES IN THE ELECTRONIC CAD FILE WILL NOT MATCH THOSE SHOWN IN THE LEGAL DESCRIPTION AND LABELED ON THE SURVEY DRAWING.
- THE COORDINATE SYSTEM FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, MICHIGAN SOUTH ZONE (2113), BASED ON NAD83 (NRS2011). UNITS ARE INTERNATIONAL FEET. COORDINATES WERE ESTABLISHED USING A DATA LINK TO THE MDOOT CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS).
- THE VERTICAL DATUM OF THIS SURVEY IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS ESTABLISHED WITH RTK GPS MEASUREMENTS USING A DATA LINK TO THE MDOOT CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS).
- THE PARKING LOT STRIPING SHOWN ON THIS SURVEY IS APPROXIMATE. DIMENSIONAL AND/OR ORIENTATION VARIATIONS MAY EXIST. THIS DRAWING SHOULD NOT BE USED FOR A PARKING SPACE COUNT.
- THE UTILITY INFORMATION SHOWN ON THIS SURVEY IS BASED UPON A COMBINATION OF RECORD INFORMATION AND FIELD MEASUREMENTS. A MISS DIG DESIGN TICKET NUMBER OF 2024011101181 HAS BEEN REFERENCED TO THIS PROJECT AND A UTILITY PROVIDER CHART IS SHOWN ON THIS DRAWING. THERE ARE NO ASSURANCES THAT ALL PROVIDERS HAVE RESPONDED AND THE SURVEYOR DOES NOT GUARANTEE THAT ALL UNDERGROUND UTILITIES ARE SHOWN AND/OR POSITIONED PROPERLY ON THIS DRAWING DUE TO AMBIGUOUS PLANS AND RECORDS PROVIDED TO US. THE INFORMATION SHOWN ON THIS DRAWING IS INTENDED TO BE USED AS A GUIDE FOR POSSIBLE UNDERGROUND UTILITY CONFLICTS. IT IS THE RESPONSIBILITY OF OTHERS TO RESOLVE THE ACTUAL LOCATION OF ANY UNDERGROUND UTILITY THROUGH THE MISS DIG FIELD VERIFICATION SYSTEM PRIOR TO ANY SITE EXCAVATION. CALL 811 OR 800-482-7171.

LEGAL DESCRIPTION

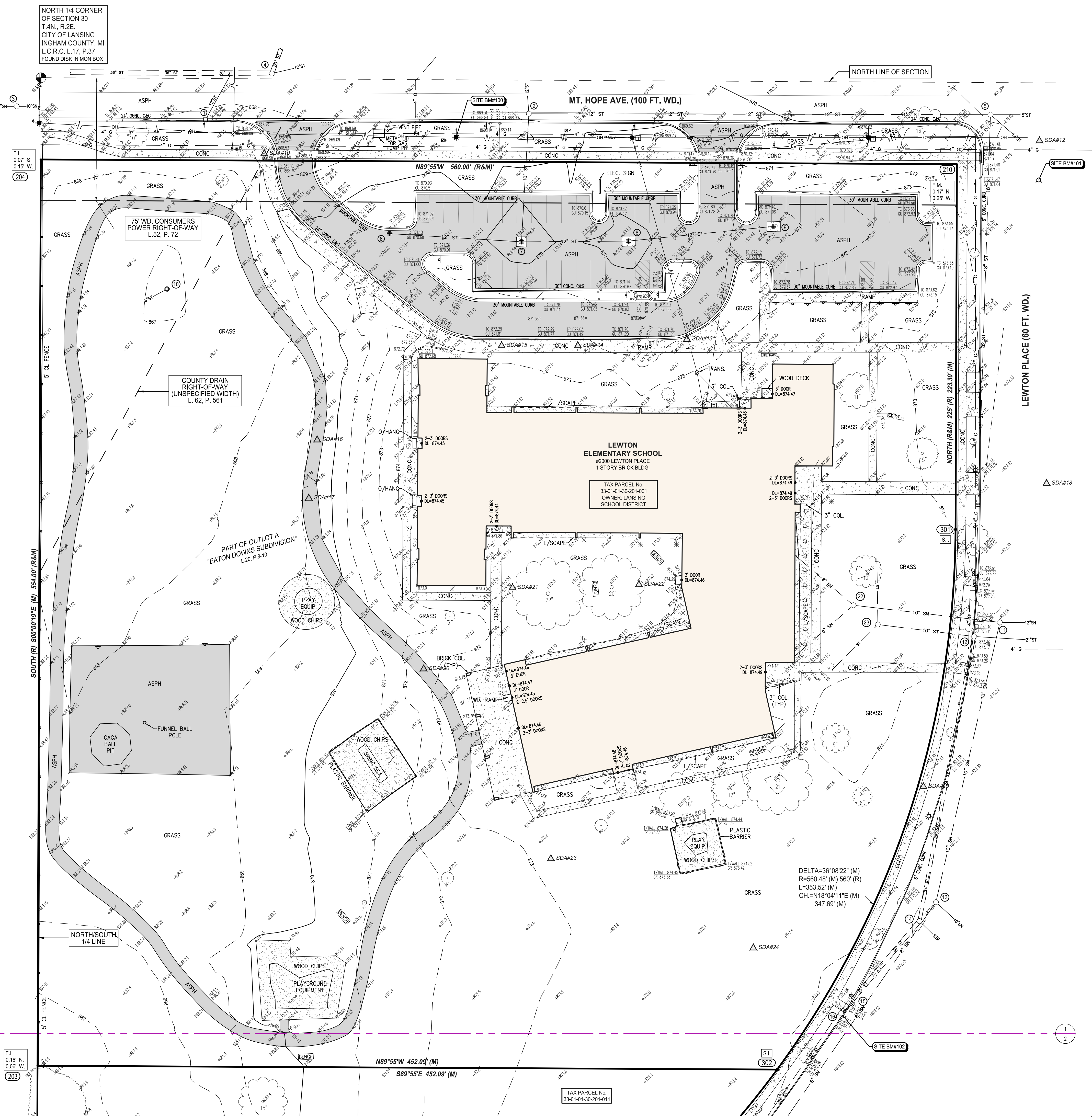
SOURCE: ASK TITLE COMMITMENT
COMMITMENT No.: 19650294
EFFECTIVE DATE: JANUARY 22, 2024

OWNER: LANSING SCHOOL DISTRICT
TAX PARCEL ID: 33-01-01-30-201-001
ADDRESS: 2000 LEWTON PLACE

OUTLOT A EXC COM 554 FT S OF NW COR OUTLOT A, TH E PAR L TO N LINE OUTLOT A TO WLY LINE LEWTON PLACE, SWLY ON WLY & NLY LINE LEWTON PLACE TO SW COR OUTLOT A, N TO BEG, ETON DOWNS SUB

OWNER: CITY OF LANSING
TAX PARCEL ID: 33-01-01-30-201-011
ADDRESS: 2122 LEWTON PLACE

COM 554 FT S OF NW COR OUTLOT A, TH E PAR L TO N LINE OUTLOT A TO WLY LINE LEWTON PLACE, SWLY ON WLY & NLY LINE LEWTON PLACE TO SW COR OUTLOT A, N TO BEG, ETON DOWNS SUB



905 South Blvd. East
Rochester Hills, MI 48307
Phone (248) 844-5400

15 E. Baltimore St.
Detroit, MI 48202
Phone (313) 305-9120

27333 Meadowbrook Rd., Suite 210
Novi, MI 48377
Phone (248) 844-6274

400 Ann St. NW, Suite 204
Grand Rapids, MI 49504
Phone (616) 885-5802

313 N. Capitol Ave., Suite 100
Lansing, MI 48933

www.sda-eng.com
(800) 598-1600

CLIENT:

LANSING SCHOOL DISTRICT
519 WEST KALAMAZOO STREET
LANSING, MI 48933



UTILITY NOTE
UTILITY INFORMATION ON THIS DRAWING MAY BE FROM INFORMATION DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANIES. CITY/COUNTY AGENCIES AND OTHER VARIOUS SOURCES. UNDERGROUND UTILITIES WHICH ARE ON PRIVATE PROPERTY ARE USUALLY NOT DELINEATED UPON A UTILITY COMPANY'S PUBLISHED PLANS. THEIR LOCATION, IF SHOWN UPON THIS SURVEY, ARE APPROXIMATED FROM FOUND PAINT MARKS/STAKES, ETC. AS LOCATED BY THIS FIRM FROM SOURCES WHICH ARE UNKNOWN. NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF.

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LEWTON ELEMENTARY SCHOOL #2000 LEWTON PLACE

LANSING, MI

TOPOGRAPHICAL & BOUNDARY SURVEY

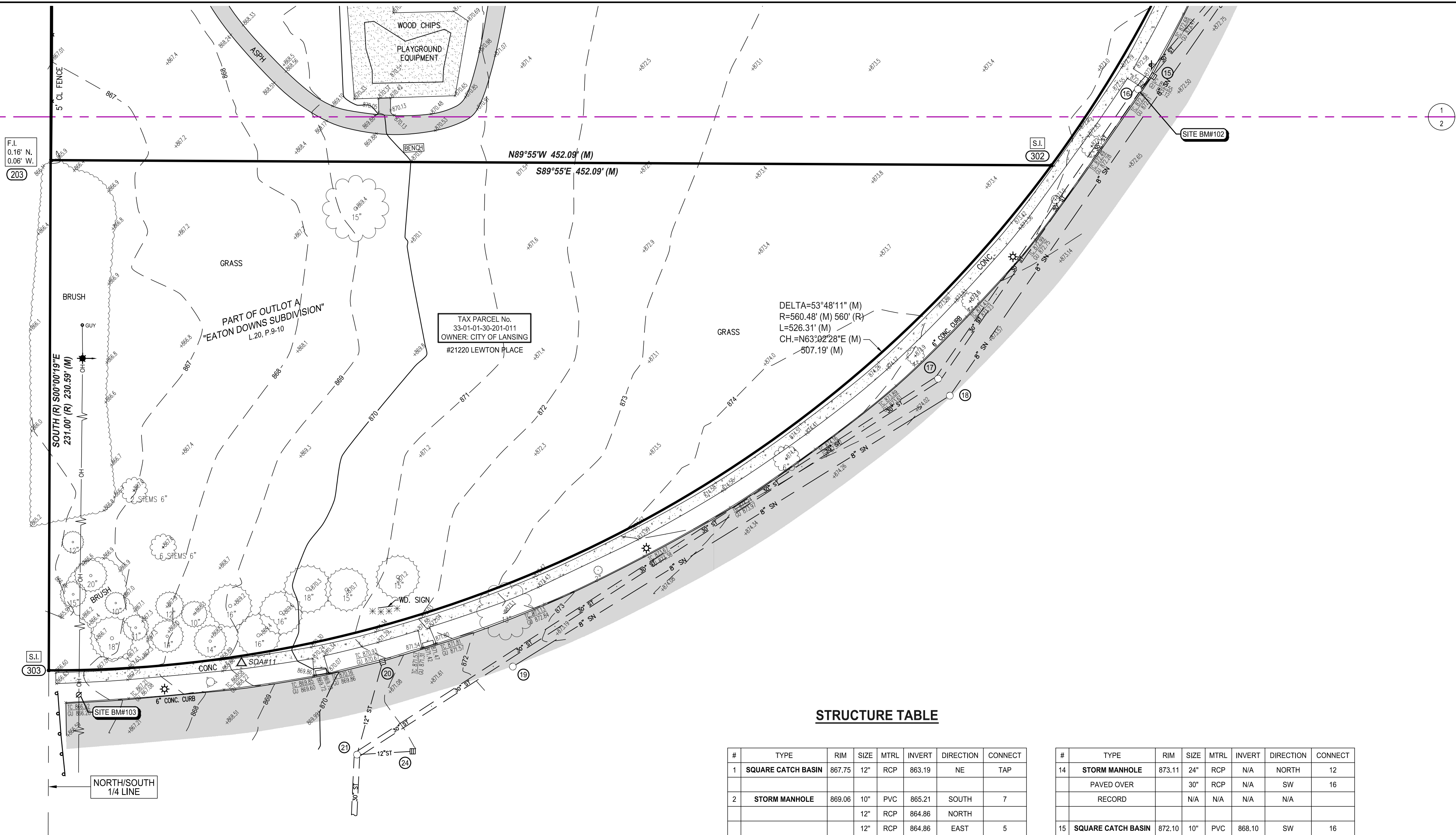
SECTION 30
TOWN 04 NORTH RANGE 02 WEST
CITY OF LANSING
INGHAM COUNTY, MICHIGAN

NO.	DATE	REVISION
1	04/15/24	REVISE PARCEL OWNERSHIP

VERIFY SCALES	
BAR IS ONE INCH ON ORIGINAL DRAWING	
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	
DRAFTER F.FUQUA	DATE 02-22-24
CHECKED K.SIROIS	DATE 02-22-24
FIELD LEADER B.LEWSLEY	PROJECT SURVEYOR D.JACKSON
PROJECT MANAGER D.JACKSON	DEPARTMENT MANAGER C.PLATZ
JOB NO. NP23019	DRAWING NO. NP23019TPG
SCALE: 1" = 30'	SHEET NO. 1 OF 2

LEGEND

	MANHOLE
	CATCH BASIN
	SEWER CLEAN OUT
	GAS METER
	GAS SHUT OFF VALVE
	VALVE BOX
	GATE VALVE & WELL
	WATER SHUT OFF VALVE
	FIRE HYDRANT
	SPRINKLER VALVE BOX
	LAWN SPRINKLER HEAD
	UNVERIFIED MAPPED OBJECT
	ELECTRIC RISER OR METER
	TELEPHONE RISER
	CABLE TV RISER
	AIR CONDITION UNIT
	UTILITY POLE
	UTILITY POLE W/ LAMP EXTENSION (ARROW INDICATES DIRECTION OF ARM)
	LIGHT POLE
	LIGHT POLE WITH LAMP EXTENSION
	TRAFFIC SIGNAL
	POLE W/ TRAFFIC SIGNAL (OVER ROAD)
	GUY WIRE
	GROUND LEVEL / DECORATIVE LIGHTING
	FLAG POLE
	METAL OR CONC. POST
	MAILBOX
	SIGN
	WATER FOUNTAIN
	PARKING METER
	BILLBOARD OR LARGE SIGN
	BASKETBALL HOOP
	BOULDER
	STATUE OR SCULPTURE
	BENCH
	BIKE RACK
	PICNIC TABLE
	SOCCER GOAL
	STUMP
	DS-S DOWNSPOUT INTO STORM DRAIN
	DS-G DOWNSPOUT TO GROUND
	CONIFEROUS TREE
	DECIDUOUS TREE
	DECIDUOUS SHRUB
	CONIFEROUS SHRUB
	SECTION CORNER
	TRAVERSE POINT
	STRUCTURE NUMBER
	SDA POINT NO.
	SPOT ELEVATION
	TC TOP OF CURB ELEVATION
	GU GUTTER ELEVATION
	TP TOP OF PAVEMENT ELEVATION
	EM EDGE OF METAL ELEVATION
	TW TOP OF WALK ELEVATION
	TWALL TOP OF WALL ELEVATION
	BWALL BOTTOM OF WALL ELEVATION
	GR GROUND ELEVATION
	UG UNDERGROUND
	FO FIBER OPTIC
	CONC CONCRETE
	ASPH ASPHALT
	FF FINISH FLOOR ELEVATION
	DL DOOR LEDGE ELEVATION
	F.I. FOUND IRON
	F.M. FOUND MONUMENT
	F.P.K. FOUND P.K. NAIL
	S.I. SET IRON W/SDA CAP
	S.P.K. SET P.K. NAIL
	S.P.K./TAG SET P.K. NAIL W/SDA TAG
	MAG SET MAGNETIC NAIL
	MAG/TAG SET MAGNETIC NAIL W/SDA TAG
	M MEASURED
	R RECORD
	C CALCULATED
	INV. INVERT ELEVATION
	CMP CORRUGATED METAL PIPE
	G GAS
	SN SANITARY SEWER (SAN.)
	ST STORM SEWER (STM)
	WM WATERMAIN (WM)
	OH OVERHEAD WIRE
	COMBINED SEWER
	STE STEAM LINE
	O OIL LINE
	F UG FIBER (COMM.)
	E UG ELECTRIC (ELEC.)
	T UG PHONE (PH)
	C UG CABLE (CBL)
	CHAIN LINK FENCE (CL)
	WOOD FENCE
	WIRE FENCE (WF)
	GUARD RAIL
	EDGE OF BRUSHWOODS
	CENTERLINE OF DITCH
	CULVERT
	MAJOR CONTOUR
	MINOR CONTOUR
	BOUNDARY LINES
	ROW LINES
	SECTION LINES
	PROPERTY LINES
	ASPHALT
	CONCRETE
	GRAVEL/DRIFT/MULCH
	BRICK/PAVERS
	WATER
	WATER W/ VEGETATION



STRUCTURE TABLE

#	TYPE	RIM	SIZE	MTRL	INVERT	DIRECTION	CONNECT
1	SQUARE CATCH BASIN	867.75	12"	RCP	863.19	NE	TAP
2	STORM MANHOLE	869.06	10"	PVC	865.21	SOUTH	7
			12"	RCP	864.86	NORTH	
			12"	RCP	864.86	EAST	5
3	SANITARY MANHOLE	868.77	10"	CLAY	861.26	WEST	
			10"	CLAY	861.27	EAST	
4	STORM MANHOLE	868.45	12"	RCP	861.40	ENE	
			30"	RCP	859.95	NE	
			36"	RCP	859.95	WEST	
5	STORM MANHOLE	871.10	12"	RCP	863.95	WEST	2
			15"	RCP	863.90	EAST	
			12"	RCP	866.05	SE	
			18"	RCP	863.70	SOUTH	12
6	ROUND CATCH BASIN	870.29	12"	RCP	865.14	EAST	7
7	ROUND CATCH BASIN	869.37	12"	RCP	864.97	EAST	8
			12"	RCP	864.97	WEST	6
			10"	PVC	864.87	NORTH	CAPPED
8	ROUND CATCH BASIN	869.24	12"	RCP	865.29	EAST	9
			12"	RCP	865.19	WEST	7
9	ROUND CATCH BASIN	870.63	12"	RCP	865.93	WEST	8
10	BEE-HIVE CATCH BASIN	866.76	6"	CLAY	863.66	WSW	
11	SANITARY MANHOLE	873.02	10"	METAL	N/A	WEST	22
	FIBERGLASS COVER		12"	N/A	N/A	EAST	
	RECORD		10"	N/A	N/A	SOUTH	13
12	STORM MANHOLE	873.00	21"	RCP	864.35	EAST	
			10"	METAL	863.70	WEST	23
			18"	RCP	862.30	NORTH	5
			24"	RCP	862.00	SOUTH	14
13	SANITARY MANHOLE	873.08	10"	N/A	N/A	NORTH	11
	FIBERGLASS COVER		10"	N/A	N/A	SE	
	RECORD		8"	N/A	N/A	SW	18

#	TYPE	RIM	SIZE	MTRL	INVERT	DIRECTION	CONNECT
14	STORM MANHOLE	873.11	24"	RCP	N/A	NORTH	12
	PAVED OVER		30"	RCP	N/A	SW	16
	RECORD		N/A	N/A	N/A	N/A	
15	SQUARE CATCH BASIN	872.10	10"	PVC	868.10	SW	16
16	STORM MANHOLE	872.62	10"	PVC	868.76	NE	15
			30"	RCP	860.86	SW	17
			30"	RCP	860.81	NE	14
17	STORM MANHOLE	873.73	30"	RCP	860.48	SW	21
			30"	RCP	860.48	NE	16
18	SANITARY MANHOLE	873.82	8"	CLAY	N/A	SW	19
	FIBERGLASS COVER		8"	N/A	N/A	NE	13
	RECORD						
19	SANITARY MANHOLE	872.41	8"	CLAY	866.76	NE	18
20	SQUARE CATCH BASIN	870.55	N/A	N/A	N/A	SOUTH	21 (R)
	FULL OF SILT						
	TOP / WATER	867.05					
	TOP / DEBRIS	866.15					
	BOTTOM	866.15					
21	STORM MANHOLE	870.59	12"	RCP	865.03	EAST	24
			12"	RCP	864.59	NORTH	20
			30"	RCP	859.79	SOUTH	
			30"	RCP	859.89	NE	17
22	SANITARY MANHOLE	873.75	8"	METAL	866.20	NW	BLDG
			8"	METAL	866.15	SW	BLDG
			10"	METAL	866.15	EAST	11
23	STORM MANHOLE	873.82	8"	METAL	866.32	NNW	
			8"	METAL	866.42	SW	BLDG
			10"	METAL	866.32	EAST	12
24	SQUARE CATCH BASIN	870.95	12"	RCP	N/A	WEST	21
	PIPE FULL OF CONC.						

THE STRUCTURE TABLE ON THIS DRAWING IDENTIFIES THE AS-SURVEYED UNDERGROUND UTILITY MANHOLES THAT WERE FIELD MEASURED USING REASONABLE AND TRADITIONAL SURVEYING PRACTICES. PIPE SIZES, DIRECTIONS AND ELEVATIONS ARE INDICATED BY A COMBINATION OF FIELD EVIDENCE AND AVAILABLE RECORD INFORMATION. UNDERGROUND UTILITY PIPE SIZES AND CONNECTIONS ARE MANY TIMES AMBIGUOUS. SOME STRUCTURES MAY HAVE PIPES WITH UNKNOWN CONNECTIONS, SUMPS AND / OR PIPES THAT ARE FILLED WITH DEBRIS. IT WILL BE UP TO THE DESIGN ENGINEER TO LOOK AT THE PRESENTED SURVEY RESULTS AND DECIDE IF FURTHER INVESTIGATION BY OTHER METHODS SUCH AS VACUUM CLEAN OUT, UNDERGROUND RADAR, SMOKE TESTING AND PHYSICAL EXCAVATION IS REQUIRED AS AN ADDITIONAL SERVICE.

UTILITY CHART

UTILITY PROVIDER	CONTACT #	MISS DIG RESULTS	DATE
AT&T TELEPHONE	6168812268	NOT RECEIVED	N/A
COMCAST CABLE TV	8559628625	RECEIVED	1/17/2024
CONSUMERS ENERGY	8007789140	NOT RECEIVED	N/A
CONSUMERS ENERGY GAS	8007789140	RECEIVED	1/11/2024
LANSING BOARD OF WATER & LIGHT ELECTRIC	5177027030	RECEIVED	1/11/2024
LANSING BOARD OF WATER & LIGHT POTABLE WATER	5177027030	NOT RECEIVED	N/A
LANSING CITY PUBLIC SERVICE SANITARY SEWER	5174834161	RECEIVED	1/17/2024
LANSING CITY PUBLIC SERVICE STORM SEWER	5174834161	NOT RECEIVED	N/A
METRO FIBERNET, LLC FIBER OPTICS	8007789140	RECEIVED	1/17/2024
ZAYO BANDWIDTH MIDWEST, LLC FIBER OPTICS	8009616500	NOT RECEIVED	N/A

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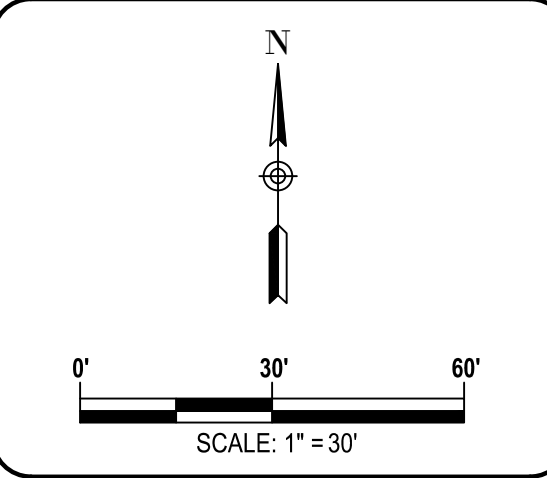
15 E. Baltimore St.
Detroit, MI 48202
Phone (313) 305-9120

27333 Meadowbrook Rd., Suite 210
Novi, MI 48377
Phone (248) 844-6274

400 Ann St. NW, Suite 204
Grand Rapids, MI 49504
Phone (616) 885-5802

313 N. Capitol Ave., Suite 100
Lansing, MI 48933

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(800) 598-1600



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LANSING SCHOOL DISTRICT
519 WEST KALAMAZOO STREET
LANSING, MI 48933

811
Know what's below.
Call before you dig.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES (IN CONFLICT WITH PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. CALL MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.

UTILITY NOTE

UTILITY INFORMATION ON THIS DRAWING MAY BE FROM INFORMATION DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANIES, CITY/COUNTY AGENCIES AND OTHER VARIOUS SOURCES. UNDERGROUND UTILITIES WHICH ARE ON PRIVATE PROPERTY ARE USUALLY NOT DELINEATED UPON A UTILITY COMPANYS PUBLISHED PLANS. THEIR LOCATION, IF SHOWN UPON THIS SURVEY, ARE APPROXIMATED FROM FOUND POINT MARKSTAKES, ETC. AS LOCATED BY THIS FIRM FROM SOURCES WHICH ARE UNKNOWN. NO GUARANTEE IS GIVEN AS TO THE COMPLETENESS OR ACCURACY THEREOF.

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Lewton
ELEMENTARY SCHOOL
#2000 LEWTON PLACE

LANSING, MI

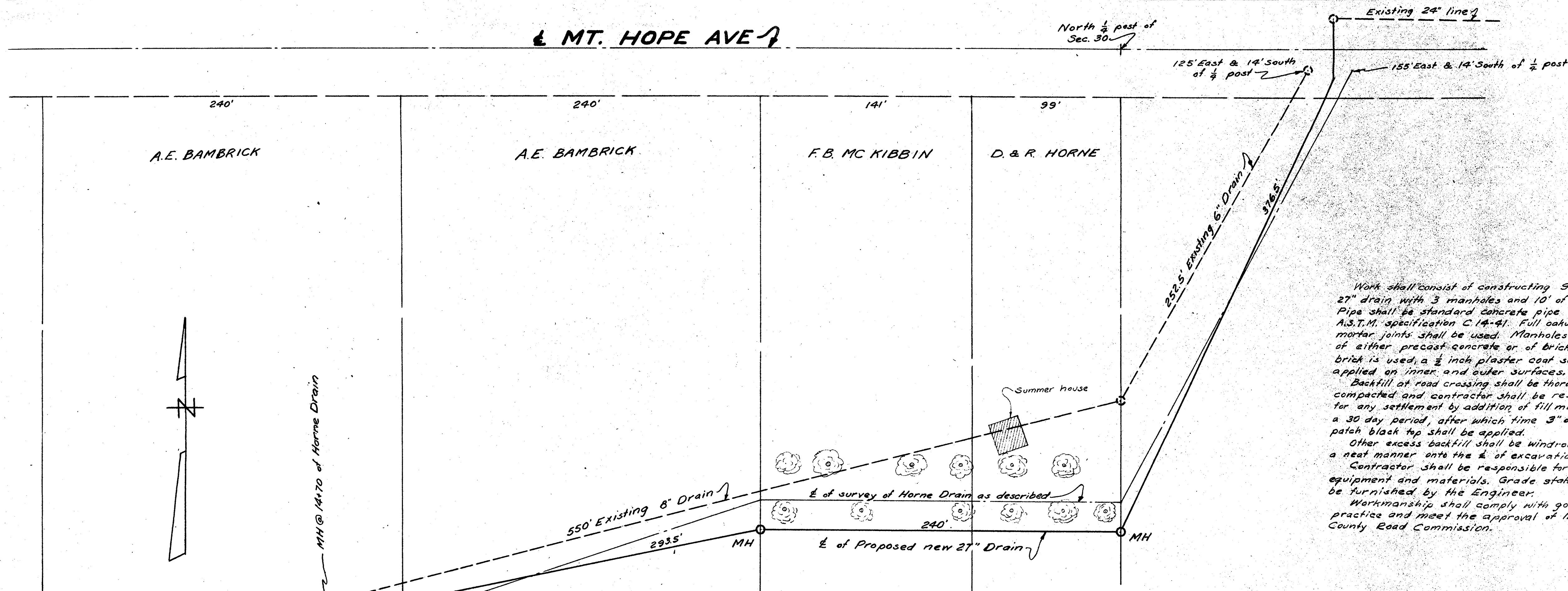
TOPOGRAPHICAL SURVEY

SECTION 30
TOWN 04 NORTH RANGE 02 WEST
CITY OF LANSING
INGHAM COUNTY, MICHIGAN

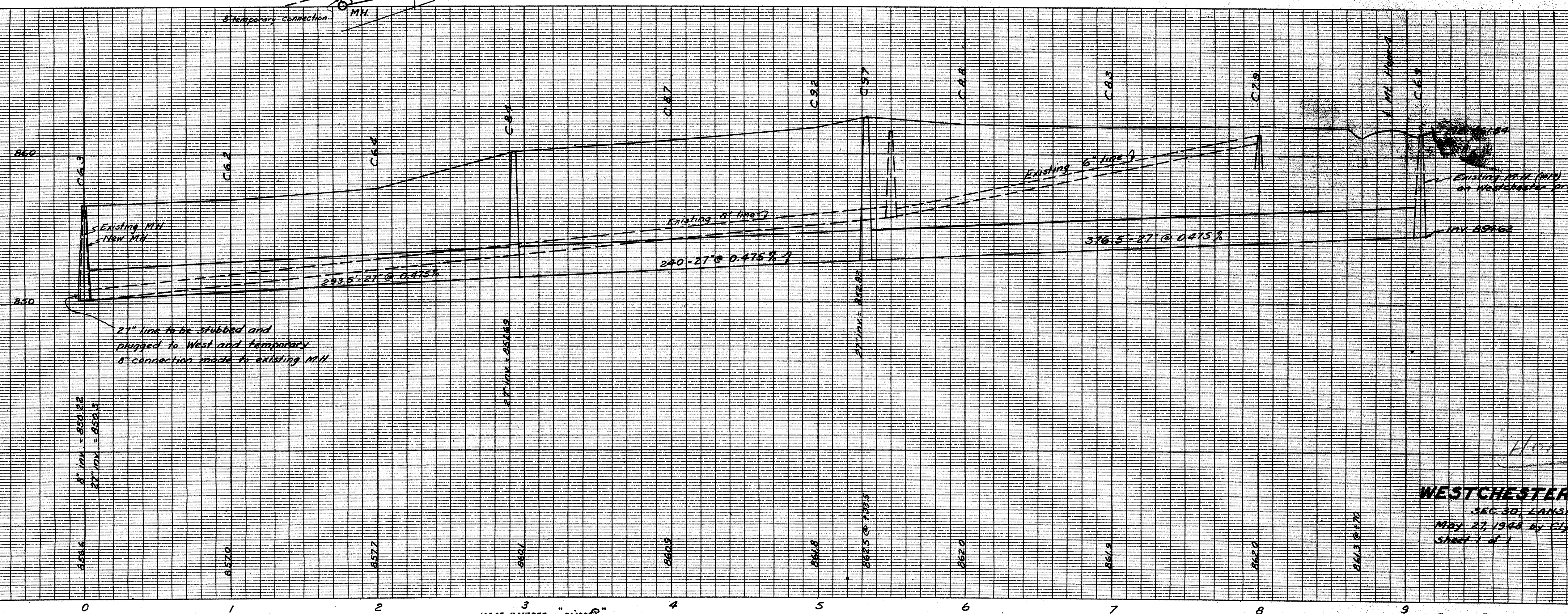
NO.	DATE	REVISION
1	04/15/24	REVISE PARCEL OWNERSHIP

VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	
DRAFTER F.FUQUA	DATE 02-22-24
CHECKED K.SIROIS	DATE 02-22-24
FIELD LEADER B.LEWSLEY	PROJECT SURVEYOR D.JACKSON
PROJECT MANAGER D.JACKSON	DEPARTMENT MANAGER G.PLATZ
JOB NO. NP23019	DRAWING NO. NP23019TPG
SCALE: 1" = 30'	SHEET NO. 2 OF 2

MT. HOPE AVE



Work shall consist of constructing 910' of 27" drain with 3 manholes and 10' of 8" drain. Pipe shall be standard concrete pipe equal to A.S.T.M. specification C 14-41. Full oakum and mortar joints shall be used. Manholes may be of either precast concrete or of brick, but if brick is used, a $\frac{1}{2}$ inch plaster coat shall be applied on inner and outer surfaces. Backfill at road crossing shall be thoroughly compacted and contractor shall be responsible for any settlement by addition of fill material for a 30 day period, after which time 3" of cold patch black top shall be applied. Other excess backfill shall be windrowed in a neat manner onto the $\frac{1}{2}$ of excavation. Contractor shall be responsible for all equipment and materials. Grade stakes will be furnished by the Engineer. Workmanship shall comply with good common practice and meet the approval of Ingham County Road Commission.



WESTCHESTER-HORNE DRAIN
 SEC 30, LANSING TWP
 May 27, 1946 by Clyde H. Stephens, C.E.
 Sheet 1 of 1
 File: L-1123A

No	ITEM	QUANTITY
1	Std. Catch Basin	5ea
3	Std. 4" I.D. Manhole (61'-14.0' Deep)	2ea
4	Std. 4" I.D. Manhole (141'-25.0' Deep)	1ea
5	12" Catch Basin Connections C-14-X Conc. Pipe	162LF
8	30" C-75, Class III R.C. Pipe (61'-14.0' Deep)	500LF
9	30" C-75, Class III R.C. Pipe (141'-25.0' Deep)	603LF
15	Std. 4" I.D. Manhole (61'-14.0' Deep)	2ea
16	Std. 4" I.D. Manhole (141'-25.0' Deep)	1ea
17	8" C-200. Vitrified Pipe (61'-14.0' Deep)	904LF
18	8" C-200. Vitrified Pipe (141'-25.0' Deep)	288LF
20	6" C-200 Vitrified Pipe House Connections	126LF
21	6" C-200 Vitrified Pipe Risers	48LF
24	Removing Trees 8"-12" Dia.	1ea
25	Removing Trees 13"-24" Dia.	8ea
28	Removing Stumps 8"-12" Dia.	2ea
31	Removing Stumps 37" & up Dia.	1ea
33	Removing Sidewalks	14.5ea
35	Removing Curb & Gutter	30LF
36	Adjusting Manhole Covers	1ea
39	Earth Excavation	1575CY
45	Sawing Bituminous Pavement	32LF
46	Bituminous Aggregate Surface Course	410ea
47	Final Trim And Cleanup	95ea
48	4" Concrete Sidewalk (City Std.)	600LF
49	Class A Approach	507ea
52	Chemical Fertilizer	467ea
53	Mulching	2ea
55	Class I Seeding	42ea
56	Rye Seeding	50ea
57	Topsoil Surface	100CY
58	Monument Box With Cover/F, Furn & Placed	1ea
61	Curb And Gutter, Detail 107	1538LF
64	Subbase (CIP)	950CY
65	Selected Subbase 24A (CIP)	493CY
66	Bituminous Concrete Leveling Course	1410ea
67	Bituminous Concrete Wearing Course	2740ea
68	Bituminous Bond Coat	606ea
69	Bituminous Prime Coat	919ea
70	Aggregate Base Course	1046ea
71	Calcium Chloride	627ea
26	Removing Trees 25" to 36" Dia.	1 Ea.

NO	AS BUILT
3	3 Ea.
5	188 L.F.
8	480 L.F.
17	310 L.F.
24	4 Ea.
28	0
33	T.S.Y.
35	24 L.F.
39	3687 C.Y.
43	0
46	2 Ton
48	58 S.F.
49	0
52	475 Lb.
55	100 Lb.
56	0
57	162 C.Y.
64	1277 C.Y.
65	495 C.Y.
66	242 Ton
67	264 Ton
68	273 Ga.
69	995 Gal
70	1375 Ton

STA. 30+00 to 100	
Curb and Gutter, Def. 107	1,658 Lin.Ft.
Bit. Conc. Wearing Course	-274 Tons.
Bit. Conc. Leveling Course	-777 Tons.
Bit. Prime Coat	-919 Gals.
Bit. Bond Coat	-686 Gals.
Selected Subbase	-483 Cu.Yds.
Agg. Base Course	-1,045 Tons.
Calcium Chloride	6.0 Tons.
4" Conc. Sidewalk	-80 Sq.Ft.
Sowing Bit. Pavt.	-37 Lin.Ft.

Permit #680422 M.D.H. 4385

PS 54002

P554002

in said County, a certified copy of said petition is herewith filed in this Court, and that thereafter petitioner's first order of determination was made, dated the 12th day of June 1940, by which it appears that the route, survey and specifications of said drain are as follows:

Survey of the Horne Drain

Survey of the Horne Drain, located on section 30, Town 4 North, Range 2 West, Meridian of Michigan, Lansing Township, Ingham County, Michigan, the centerline thereof being described as follows:

Commencing at the lower terminus thereof, at a point 1859.8 feet west and 304.7 feet south of the N $\frac{1}{4}$ post of said section 30, town and range aforesaid, thence over and across the N 19.19 acres of the W fr $\frac{1}{4}$ of the NW fr $\frac{1}{4}$ of said section 30, except right of way for highway and flowage rights granted, Allen E. Cooley Estate, owner, as follows: Commencing at station 0+00 at the point above described, thence S 81° 13' E 240 feet, thence south 37° 43' E 283 feet, thence N 87° 30' E 124 feet to station 6+47 in the east line of said lands at a point 560 feet south of the NE corner thereof. Total length of said drain on said lands is 647 feet.

Thence over and across the following described parcel of land: Commencing at the NW corner of the E $\frac{1}{2}$ of the NW fr $\frac{1}{4}$ of said section 30, thence S 110 rods, E 21 9/11 rods, N 110 rods, W to beginning, G. B. Smith and Alpha Floral Company, owners, as follows: Commencing at station 6+47 in the west line of said lands at a point 560 feet south of the NW corner thereof, thence N 87° 30' E 360 feet to station 10+07 in the east line of said lands at a point 544 feet south of the NE corner thereof. Total length of said drain on said lands is 360 feet.

Thence over and across the following described parcel of land: Commencing 43 7/11 rods west of the N $\frac{1}{4}$ post of said section 30, town and range aforesaid, thence S 110 rods, thence W 14 6/11 rods, N 110 rods to section line, E 14 6/11 rods to beginning, Herman P. Urlewicz and Hazel M. Urlewicz, owners, as follows: Commencing at station 10+07 in the west line of said lands at a point 544 feet south of the NW corner thereof, thence N 71° 10' E 254 feet to station 12+61 in the east line of said lands at a point 464 feet south of the NE corner thereof. Total length of said drain on said lands is 254 feet.

Thence over and across the following described parcel of land: East 10 acres of commencing at NW corner of E $\frac{1}{2}$ of the NW fr $\frac{1}{4}$ of said section 30, town and range aforesaid, thence S 110 rods, E 50 10/11 rods, N 110 rods, W 50 10/11 rods to beginning, Albert E. Bambrick, owner, as follows: Commencing at station 12+61 in the west line of said lands at a point 464 feet south of the NW corner thereof, thence N 71° 10' E 254 feet to station 15+15 in the east line of said lands at a point 383 feet south of the NE corner thereof. Total length of said drain on said lands is 254 feet.

Thence over and across the following described parcel of land: Commencing 14 6/11 rods west of the NE corner of the NW fr $\frac{1}{4}$ of said section 30, S 110 rods, W 14 6/11 rods, N 110 rods, E 14 6/11 rods to beginning, Albert E. Bambrick, owner, as follows: Commencing at station 15+15 in the west line of said lands at a point 383 feet south of the NW corner thereof, thence N 71° 10' E 253 feet to station 17+68 in the east line of said lands at a point 303 feet south of the NE corner thereof. Total length of said drain on said lands is 253 feet.

Thence over and across the following described parcel of land: Commencing 6 rods west of the NE corner of the NW fr $\frac{1}{4}$ of said section 30, town and range aforesaid, thence S 915 feet, E 6 rods, S 54 rods and 9 feet, W 14 6/11 rods, N 110 rods to N section line, E 8 6/11 rods to beginning, F. B. McKibbin Company, a Michigan Corporation, owners, as follows: Commencing at station 17+68 in the west line of said lands at a point 303 feet south of the NW corner thereof, thence N 89° 40' E 141 feet to station 19+09 in the east line of said lands at a point 303 feet south of the NE corner thereof. Total length of said drain on said lands is 141 feet.

Thence over and across the following described parcel of land: Commencing at N $\frac{1}{4}$ post of section 30, town and range aforesaid, thence S 915 feet, W 6 rods, N 915 feet, E 6 rods to beginning, Donald Horne and Ruth L. Horne, husband and wife, owners, as follows: Commencing at station 19+09 in the west line of said lands at a point 303 feet south of the NW corner thereof, thence N 89° 40' E 99 feet to station 20+08 in the east line of said lands at a point 303 feet south of the NE corner thereof. Total length of said drain on said lands is 99 feet.

Thence over and across the W 60 acres of the N 110 acres of the NE $\frac{1}{4}$ of said section 30, town and range aforesaid, Frances Cannell, widow, and Mary J. Cannell Coon, Maude E. Cannell, E. Winifred Cannell and Arthur W. Cannell, children of Charles Cannell, deceased, owners, as follows: Commencing at station 20+08 in the west line of said lands at a point 303 feet south of the NW corner thereof, thence N 28° 12' E 328 feet to station 23+36, the upper terminus of said drain at a point 155 feet east and 14 feet south of the N $\frac{1}{4}$ post of said section 30, town and range aforesaid. Total length of said drain on said lands is 328 feet.

The total length of said Horne Drain is 2336 feet or 0.4424 miles.

Specifications
Said drain shall be constructed as a closed drain throughout of No. 1 vitrified drain tile, except between station 0 and station 2 which shall be corrugated steel pipe. Manholes, 4 feet in diameter shall be constructed at the points shown on the profile.

The right of way for construction shall include twenty-five (25) feet on each side of the centerline as above described.

The internal diameters of the drain shall be as follows: 10-inch from station 0 to station 10, 8-inch from station 10 to station 20+08 and 6-inch from station 20+08 to the upper terminus.

The grade of said drain shall be as follows: Commencing at station 0+00, grade elevation 93.00, thence an ascending grade of 0.52% to station 2+00, grade elevation 94.04, thence an ascending grade of 2.62% to station 10+00, grade elevation 115.00, thence an ascending grade of 0.8% to station 14+70, grade elevation 118.76, thence a rise in grade of 0.1 foot, thence an ascending grade of 0.8% to station 20+08, grade elevation 123.16, thence a rise in grade of 0.1 foot, thence a grade of 1.5% to station 23+36, grade elevation 128.18.

The average depth of 10-inch drain is 4.6 feet, of 8-inch drain is 6.3 feet and of 6-inch drain is 4.4 feet.

All work of construction shall be according to specifications for tile drain construction now on file in the office of the County Drain Commissioner of Ingham County.

Said drain shall be constructed with the following depths in feet below the surface of the ground at each station:

Sta.	Depth Feet	Sta.	Depth Feet
0	3.1	13	6.4
1	2.8	14	6.3
2	4.9	+70	6.1
3	4.5	15	5.9
4	5.1	16	5.7
5	4.4	17	6.0
6	4.1	18	7.2
7	5.3	19	7.4
8	6.3	20+08	7.7
9	5.1	21	5.5
10	5.3	22	4.2
11	5.4	23	2.8
12	6.0	+36	1.7

Bench Mark: SE corner of Horne house, north of station 19, Elev. 134.28.

Survey completed March 23, 1940.

WOLVERINE ENGINEERING CO.
By W. E. Zimmer, R. C. E.

By order of George Grnham, County Drain Commissioner of the County of Ingham, State of Michigan.

NOTE.—It was found objectionable to Both sides of A similar course can be