



**LEGEND**

	AESTHETIC SIDEWALK TREATMENT (PAVERS, STAMPED-COLORED CONCRETE, ETC.)
	BUILDING OVERHANG
	HMA SURFACE
	CONCRETE
	KEY NOTE
	NUMBER OF PARKING SPACES

- KEY NOTES**
- TYPICAL SITE DETAILS**
- A. CONCRETE CURB AND GUTTER
  - B. HMA SURFACE
  - C. BARRIER FREE RAMP WITH DETECTABLE WARNING DEVICE
  - D. OUTDOOR SEATING AREA
  - E. CONCRETE SIDEWALK
  - F. ENTRANCE TO PARKING GARAGE
  - G. LOADING AREA
  - H. CONNECTING SKYWALK
  - I. BIKE LANE
  - J. AESTHETIC SIDEWALK TREATMENT (I.E. PAVERS, STAMPED-COLORED CONCRETE, ETC.)
  - K. RETAINING WALL/ DECORATIVE SCREEN WALL (TYP.)
  - L. STEPS

**BENCHMARKS:**

Benchmark #1: Big arm of fire hydrant on North side of Valley Court across from #248 West Grand River Avenue (car wash).  
Elevation: 846.65

Benchmark #2: Big arm of fire hydrant on North side of intersection of Evergreen Avenue and Albert Avenue.  
Elevation: 853.44

**SITE DATA**

BUILDING B	
EXISTING PARCEL NO(S):	33-20-01-13-229-010 33-20-01-13-227-011
ZONING:	SITE B3, CITY CENTER COMMERCIAL DISTRICT CENTER NORTH B3, CITY CENTER COMMERCIAL DISTRICT CENTER SOUTH B3, RETAIL SALES BUSINESS EAST B3, CITY CENTER COMMERCIAL DISTRICT CENTER WEST B1, GENERAL OFFICE BUSINESS
LAND USE:	SITE MIXED USE
LOT AREA:	0.35 ACRES PROPOSED
SETBACKS:	FRONT YARD: NONE REQUIRED 2.7' MIN. ALONG ABBOT ROAD PROPOSED NONE ALONG ALBERT AVENUE PROPOSED SIDE YARD: NONE ALONG ALBERT AVENUE PROPOSED 8.0' PROPOSED
FLOOR REQUIREMENT:	1.25 TIMES SITE AREA REQUIRED (410,000 SQ.FT.) 133,525 SQ.FT. PROPOSED
BUILDING COVERAGE:	100% MAXIMUM PERMITTED 61.3% PROPOSED
GROUND COVERAGE:	100% MAXIMUM PERMITTED 98.4% PROPOSED
BUILDING HEIGHT:	140' ALLOWED PENDING 3/4 AFFIRMATIVE VOTE BY CITY COUNCIL AND APPROVED SPECIAL USE PERMIT. 137.0' PROPOSED
BUILDING C	
EXISTING PARCEL NO(S):	33-20-01-13-228-007 33-20-01-13-228-008 33-20-01-13-228-014 33-20-01-13-228-015
ZONING:	SITE EXISTING P, PARKING B1, GENERAL OFFICE BUSINESS RM32, CITY CENTER MULTIPLE - FAMILY RESIDENTIAL SITE PROPOSED B3, CITY CENTER COMMERCIAL DISTRICT CENTER NORTH RM32, CITY CENTER MULTIPLE - FAMILY RESIDENTIAL SOUTH B1, GENERAL OFFICE BUSINESS EAST B3, CITY CENTER COMMERCIAL DISTRICT CENTER WEST B3, CITY CENTER COMMERCIAL DISTRICT CENTER
LAND USE:	SITE MIXED USE
SETBACKS:	FRONT YARD: NONE REQUIRED 20.7' MIN. ALONG EVERGREEN AVENUE PROPOSED NONE ALONG ALBERT AVENUE PROPOSED SIDE YARD: NONE REQUIRED 7' PROPOSED ALONG ALLEY 10' PROPOSED
LOT AREA:	2.78 ACRES PROPOSED
FLOOR REQUIREMENT:	1.25 TIMES SITE AREA REQUIRED (4151,300 SQ.FT.) 513,240 SQ.FT. PROPOSED
BUILDING COVERAGE:	100% MAXIMUM PERMITTED 61.5% PROPOSED
GROUND COVERAGE:	100% MAXIMUM PERMITTED 81.5% PROPOSED
BUILDING HEIGHT:	140' ALLOWED PENDING 3/4 AFFIRMATIVE VOTE BY CITY COUNCIL AND APPROVED SPECIAL USE PERMIT. 104.0' PROPOSED

**Park District**  
EAST LANSING, MI 48823

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**REVISIONS**

NO.	DATE	DESCRIPTION	REV.	CK'D

**SITE PLAN BUILDINGS B AND C**

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

NOT APPROVED:  
THIS PLAN HAS NOT RECEIVED FINAL APPROVAL OF ALL REVIEWING AGENCIES. THIS PLAN IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

Project Manager:  
**T. ARENO**  
Designed by:  
**P. FURTAW / A. NODARSE**  
Drawn by:  
**A. NODARSE**  
Checked by:  
**P. FURTAW**  
Date Issued:  
February 28, 2014  
Scale:  
1" = 30'  
Date: \_\_\_\_\_  
Project Number:  
**9843.00**  
File Name:  
**C102.DWG**  
Drawing Number:  
**C102**