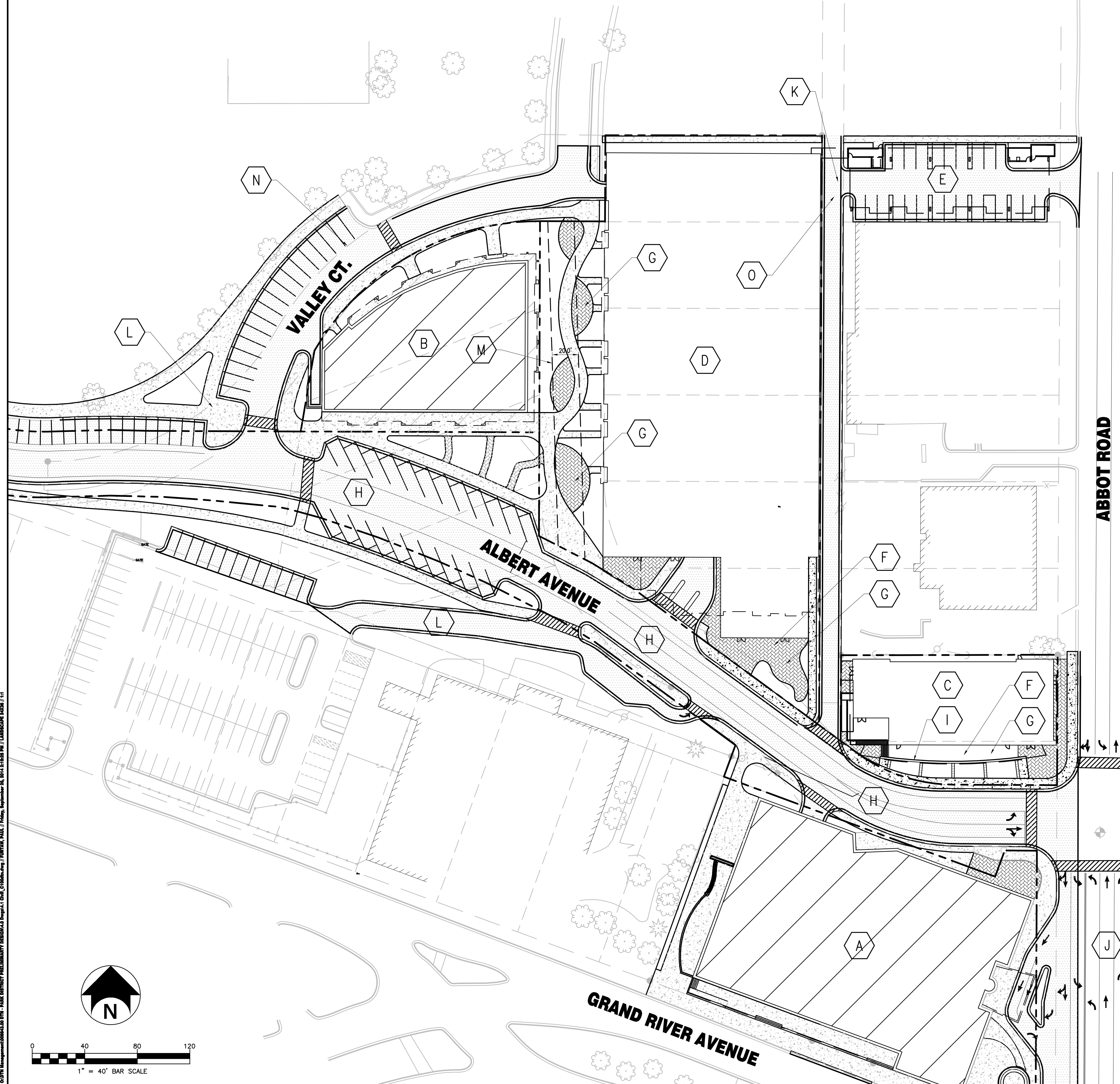


CIVIL ENGINEERING CONSULTANTS, INC. 11111 GRAND RIVER AVENUE, EAST LANSING, MI 48823  
 PROJECT: PARK DISTRICT PHASE 1A PRELIMINARY DEVELOPMENT PLAN, CIVIL ENGINEERING, 10/14/2014 11:05:05 AM / 11/14/2014 11:05:05 AM / 11/14/2014 11:05:05 AM / 11/14/2014 11:05:05 AM



**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

**GENERAL NOTES**

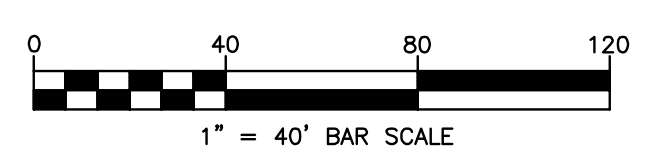
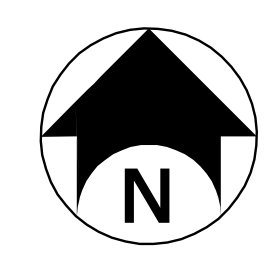
1. THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THIS MAP HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORD MAPS. THEY ARE NOT CERTIFIED TO THE ACCURACY OF THEIR LOCATION AND/OR COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES FIELD STAKED BEFORE STARTING WORK.
2. THE CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH TITLE 29 OF FEDERAL REGULATIONS, PART 1926, SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION (OSHA).
3. DRAINAGE ALONG ALL ROADS AND PRIVATE DRIVES SHALL BE KEPT CLEAN OF MUD, DEBRIS ETC. AT ALL TIMES.
4. REFER TO ARCHITECTURAL DRAWINGS FOR PRECISE BUILDING DIMENSIONS.
5. THE CONTRACTOR SHALL CONSULT THE OWNER BEFORE DEVIATING FROM THESE PLANS.
6. IN ALL TRENCH EXCAVATIONS, CONTRACTOR MUST LAY THE TRENCH SIDE SLOPES BACK TO A SAFE SLOPE, USE A TRENCH SHIELD OR PROVIDE SHEETING AND BRACING.
7. ALL EXISTING SURFACE APPURTENANCES (I.E. WATER VALVES, CATCH BASIN FRAMES AND GRATES, MANHOLE COVERS) WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO FINISHED GRADE.
8. AREAS DISTURBED OR DAMAGED AS PART OF THIS PROJECTS CONSTRUCTION THAT ARE OUTSIDE OF THE PRIMARY WORK AREA SHALL BE RESTORED, AT THE CONTRACTORS EXPENSE, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL CALL "MISS DIG" AT 1-800-482-7171 AT LEAST 3 WORKING DAYS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO CONSTRUCTION.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES, DESIGN STANDARDS AND STANDARD SPECIFICATIONS OF THE AGENCIES WHICH HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS INCLUDED IN THESE PLANS.
11. UNLESS SPECIFICALLY STATED, THE CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT PRIOR TO THE BEGINNING OF WORK FROM THE PREVIOUSLY MENTIONED AGENCIES.
12. THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
13. WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY COMPANY AND COORDINATE THE WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR FOR ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
14. THE CONTRACTOR IS TO VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE/SHE IS BUILDING FROM ARE THE VERY LATEST PLANS AND SPECIFICATIONS THAT HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES AND THE OWNER. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING THE FINAL APPROVAL AND PERMITS HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
15. SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE/SHE SHALL SEEK CLARIFICATION IN WRITING FROM THE OWNER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT THE SOLE EXPENSE OF THE CONTRACTOR.
16. UNLESS OTHERWISE NOTED THE CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS FROM APPROVED DRAWINGS.
17. ALL SIGNS AND TRAFFIC CONTROL MEASURES DURING CONSTRUCTION AND MAINTENANCE ACTIVITIES SHALL BE CONSTRUCTED AND INSTALLED PER THE LATEST EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.M.U.T.C.D.).
18. ALL INFRASTRUCTURE, BOTH PUBLIC AND PRIVATE, SHALL CONFORM WITH THE REQUIREMENTS OF THE GOVERNING MUNICIPALITY OR PUBLIC ENTITY WHERE APPLICABLE. NOTE THAT NOT ALL OF THE REQUIREMENTS ARE LISTED ON THESE PLANS AND/OR RELATED SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL APPLICABLE REQUIREMENTS ARE ADHERED TO.

**KEY NOTES**

- A. BUILDING A (BY OTHERS)
- B. BUILDING B (BY OTHERS)
- C. BUILDING C - EIGHT STORY BUILDING (RESTAURANT ON FIRST FLOOR, FLOORS 2-8 OFFICE)
- D. BUILDING D - TEN STORY BUILDING (RETAIL ON FIRST FLOOR, FLOORS 1-7 PARKING, FLOORS 1-10 RESIDENTIAL)
- E. BUILDING E - SIX STORY BUILDING (PARKING FIRST FLOOR, FLOORS 2-6 RESIDENTIAL)
- F. OUTDOOR SEATING AREA
- G. AESTHETIC SIDEWALK TREATMENT (TYP.)
- H. ALBERT AVENUE REALIGNED (BY OTHERS)
- I. RETAINING WALL/ DECORATIVE SCREEN WALL (TYP.)
- J. ABBOT ROAD/GRAND RIVER IMPROVEMENTS (BY OTHERS)
- K. DRIVEWAY TO SECOND LEVEL OF PARKING GARAGE
- L. WORK TO BE DONE BY OTHERS
- M. EVERGREEN AVENUE TO BE VACATED AND A PERMANENT EASEMENT TO BE GRANTED TO THE CITY FOR UTILITIES AND PUBLIC ACCESS.
- N. VALLEY COURT TO BE REALIGNED
- O. TRAFFIC CALMING MEASURES TO BE INSTALLED IN ALLEY

**LEGEND**

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



**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.

# Park District

EAST LANSING, MI 48823



2502 Lake Lansing Rd.  
 Ste C, Lansing,  
 MI 48912

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REVISIONS			
NO.	DATE	DESCRIPTION	REV. CK'D
06/30/14	SPR SUBMITTAL		
09/26/14	REVISED SPR SUBMITTAL		

## OVERALL SITE PLAN

Project Manager:  
**T. AREND**  
 Designed by:  
**P. FURTAW/A. NODARSE**  
 Drawn by:  
**A. NODARSE**  
 Checked by:  
**P. FURTAW**  
 Date Issued:  
 February 26, 2014  
 Scale:  
**1" = 40'**

Project Number:  
**9843.00**  
 File Name:  
**\_C100D7N.DWG**

Drawing Number:

# C100