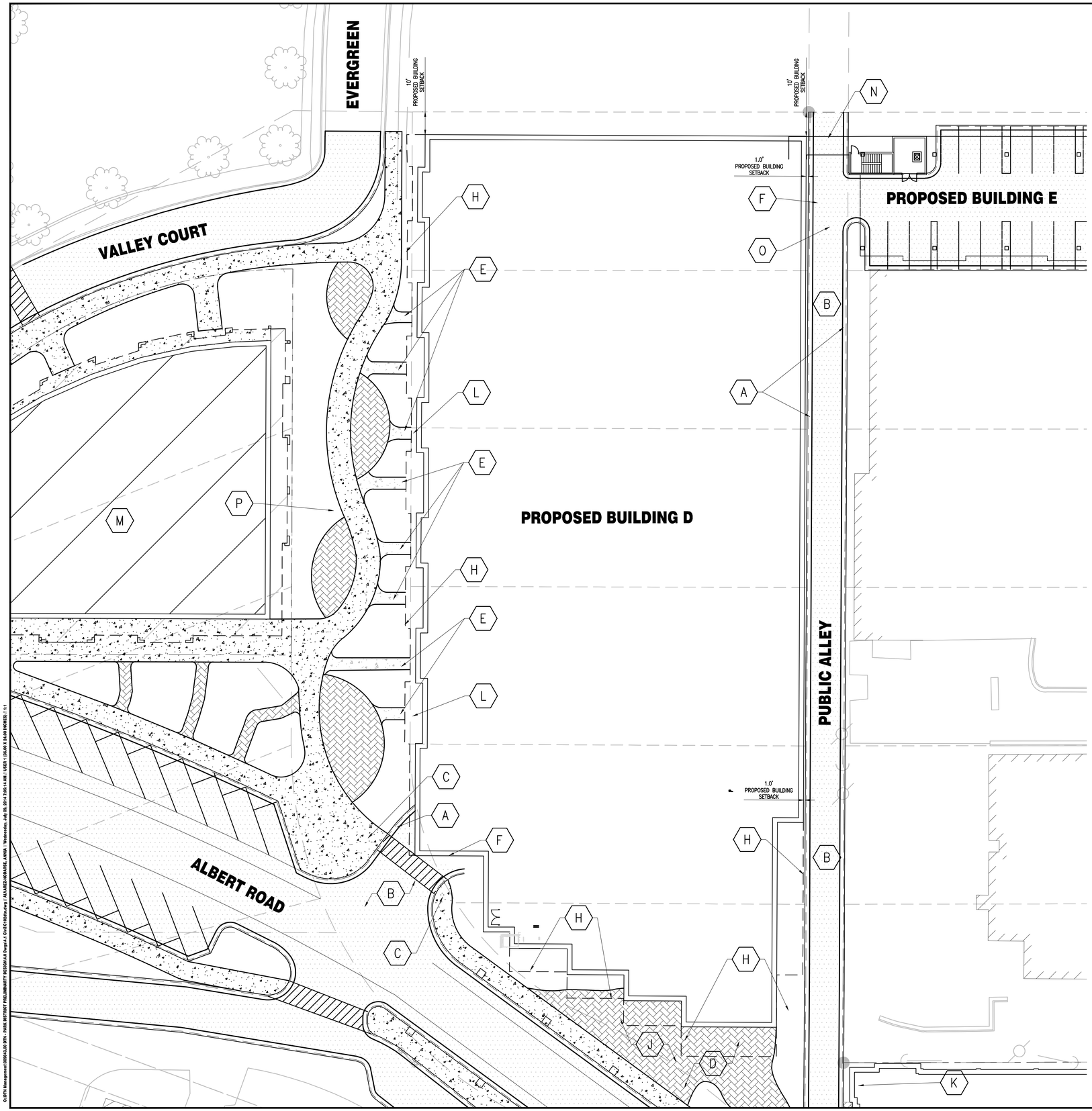

BENCHMARKS:

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 – BLD. D

EXISTING PARCEL NO(S):	33-20-01-13-228-015 33-20-01-13-228-014 33-20-01-13-228-008 33-20-01-13-228-007 33-20-01-13-228-006 33-20-01-13-228-005
ZONING (EXISTING):	B3, CITY CENTER COMMERCIAL B1, GENERAL OFFICE BUSINESS DISTRICT RM32, CITY CENTER MULTIPLE FAMILY RESIDENTIAL
ZONING (PROPOSED):	B3, CITY CENTER COMMERCIAL
LAND USE (EXISTING):	MULTI-FAMILY RESIDENTIAL
LAND USE (PROPOSED):	PARKING LOT, MIXED USE (MULTI-FAMILY RESIDENTIAL WITH PARKING)
LOT AREA:	1.47 ACRES PROPOSED
SETBACKS:	FRONT YARD: NONE REQUIRED 0.6' MIN. ALONG ALBERT AVENUE PROPOSED REAR YARD: NONE REQUIRED 0' ALONG EVERGREEN PROPOSED 1.0' ALONG PUBLIC ALLEY PROPOSED SIDE YARD: 10.0' REQUIRED 10.0' PROPOSED
FLOOR REQUIREMENT:	1.25 TIMES SITE AREA REQUIRED (±80,131 SQ.FT.) ±328,760 SQ.FT. PROPOSED
BUILDING COVERAGE:	100% MAXIMUM PERMITTED 85.9% PROPOSED
GROUND COVERAGE:	100% MAXIMUM PERMITTED 97.5% PROPOSED
BUILDING HEIGHT:	8 STOREIS, 112' ALLOWED WITH APPROVED SPECIAL USE PERMIT. 8 STORIES, 104' PROPOSED

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. NOT USED
H. BUILDING OVERHANG
I. NOT USED
J. AESTHETIC SIDEWALK TREATMENT (I.E, PAVERS, STAMPED-COLORED CONCRETE, ETC.)
K. RETAINING WALL/ DECORATIVE SCREEN WALL (TYP.)
L. STEPS (TYP.)
M. FUTURE BUILDINGS (BY OTHERS)
N. OVERHEAD WALKWAY
O. TRAFFIC CALMING MEASURES TO BE INSTALLED IN ALLEY
P. EVERGREEN AVENUE TO BE VACATED AND A PERMANENT EASEMENT TO BE GRANTED TO THE THE CITY FOR UTILITIES AND PUBLIC ACCESS

LEGEND

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

N

0 20 40 60
1" = 20' BAR SCALE

811 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

dtn

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REVISIONS

NO.	DATE	DESCRIPTION	REV.	CK'D
	06/30/14	SPR SUBMITTAL		

BUILDING D SITE PLAN

Project Manager: T. AREND
Designed by: P. FURTAW/A. NODARSE
Drawn by: A. NODARSE
Checked by: P. FURTAW
Date Issued: February 28, 2014
Scale: 1" = 20'

Date

Project Number: 9843.00
File Name: C102DTN.DWG
Drawing Number: C102