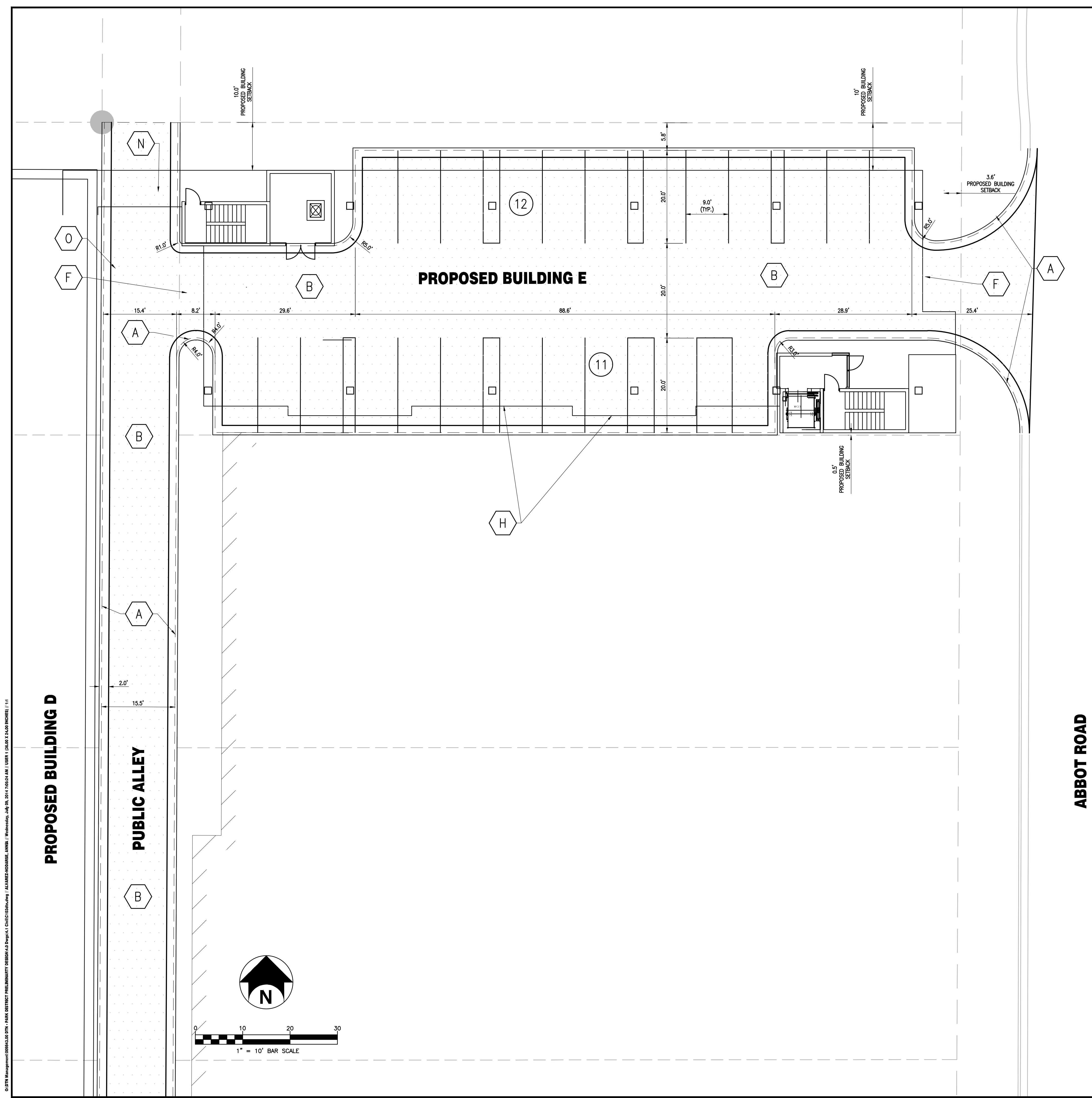


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**BENCHMARKS:**

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. E**

<b>EXISTING PARCEL NO(S):</b>	33-20-01-13-227-006
<b>ZONING (EXISTING):</b>	C1, CITY SERVICES
<b>ZONING (PROPOSED):</b>	B3, CITY CENTER COMMERCIAL
<b>LAND USE (EXISTING):</b>	CITY PARKING LOT
<b>LAND USE (PROPOSED):</b>	MIXED USE (MULTI-FAMILY RESIDENTIAL AND PARKING)
<b>LOT AREA:</b>	0.25 ACRES PROPOSED
<b>SETBACKS:</b>	FRONT YARD: NONE REQUIRED 3.5' MIN. ALONG ABBOT ROAD PROPOSED REAR YARD: NONE REQUIRED 0.4' ALONG PUBLIC ALLEY PROPOSED SIDE YARD(SOUTH): NONE REQUIRED 0.5' PROPOSED SIDE YARD(NORTH): 10' REQUIRED 10' PROPOSED
<b>FLOOR REQUIREMENT:</b>	1.25 TIMES SITE AREA REQUIRED (±10,890 SQ.FT.) 39,300 SQ.FT. PROPOSED
<b>BUILDING COVERAGE:</b>	100% MAXIMUM PERMITTED 72.2% PROPOSED
<b>GROUND COVERAGE:</b>	100% MAXIMUM PERMITTED 91.8% PROPOSED
<b>BUILDING HEIGHT:</b>	8 STORIES, 112' ALLOWED WITH APPROVED SPECIAL USE PERMIT. 6 STORIES, 80' PROPOSED

**KEY NOTES**

**TYPICAL SITE DETAILS**

- A. CONCRETE CURB AND GUTTER
- B. HMA SURFACE
- C. NOT USED
- D. NOT USED
- E. NOT USED
- F. ENTRANCE TO PARKING GARAGE
- G. NOT USED
- H. BUILDING OVERHANG
- I. NOT USED
- J. NOT USED
- K. NOT USED
- L. NOT USED
- M. NOT USED
- N. OVERHEAD WALKWAY
- 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

**ABBOT ROAD**

**PROPOSED BUILDING D**

**PUBLIC ALLEY**

**Park District**

EAST LANSING, MI 48823



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**REVISIONS**

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

**BUILDING E  
SITE PLAN**



**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. AREND**  
Designed by:  
**P. FURTAW/A. NODARSE**  
Drawn by:  
**A. NODARSE**  
Checked by:  
**P. FURTAW**  
Date Issued:  
February 28, 2014  
Scale:  
**1" = 10'**

Project Number:  
**9843.00**  
File Name:  
**C103DTH.DWG**

Drawing Number:

**C103**