

**ALBERT AVENUE**

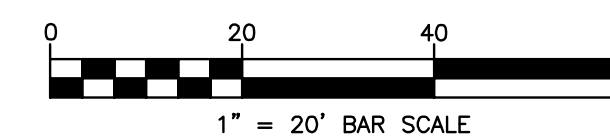
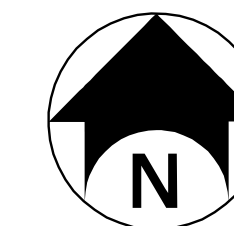
**BENCHMARKS:**

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



**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

**Bergmann**  
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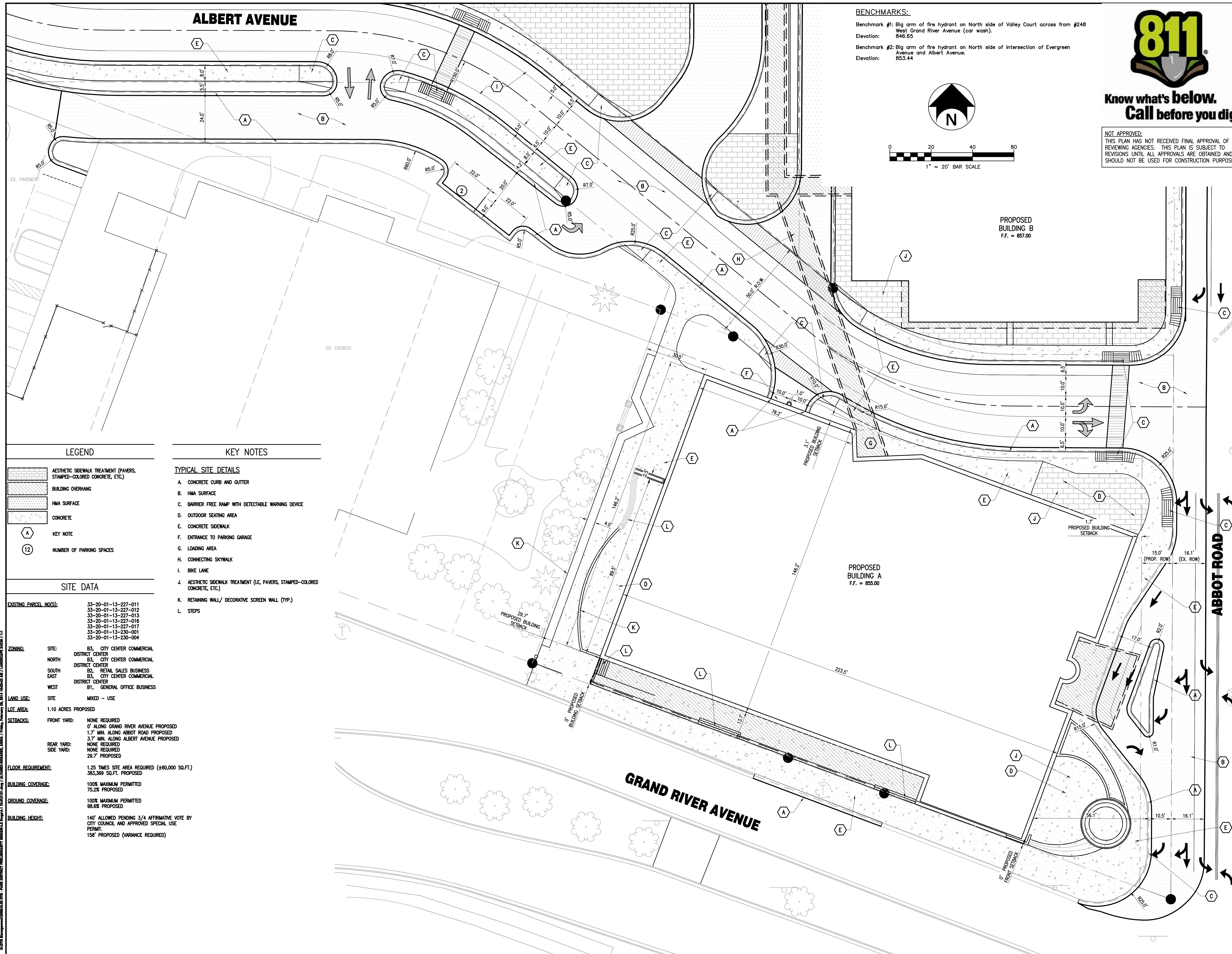
REVISIONS				
NO.	DATE	DESCRIPTION	REV.	CK'D

**SITE PLAN  
BUILDING A AND  
CHURCH DRIVEWAY  
IMPROVEMENTS**

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: **9843.000**  
File Name: **C101.DWG**  
Drawing Number: \_\_\_\_\_

**C101**



**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

**SITE DATA**

**EXISTING PARCEL NO(S):**  
33-20-01-13-227-011  
33-20-01-13-227-012  
33-20-01-13-227-013  
33-20-01-13-227-016  
33-20-01-13-227-017  
33-20-01-13-230-001  
33-20-01-13-230-004

**ZONING:**  
SITE: B3, CITY CENTER COMMERCIAL  
DISTRICT CENTER  
NORTH: B3, CITY CENTER COMMERCIAL  
DISTRICT CENTER  
SOUTH: B2, RETAIL SALES BUSINESS  
EAST: B3, CITY CENTER COMMERCIAL  
DISTRICT CENTER  
WEST: B1, GENERAL OFFICE BUSINESS

**LAND USE:**  
SITE: MIXED - USE

**LOT AREA:**  
1.10 ACRES PROPOSED

**SETBACKS:**  
FRONT YARD: NONE REQUIRED  
0' ALONG GRAND RIVER AVENUE PROPOSED  
1.7' MIN. ALONG ABBOT ROAD PROPOSED  
3.7' MIN. ALONG ALBERT AVENUE PROPOSED  
REAR YARD: NONE REQUIRED  
SIDE YARD: NONE REQUIRED  
29.7' PROPOSED

**FLOOR REQUIREMENT:**  
1.25 TIMES SITE AREA REQUIRED (±80,000 SQ.FT.)  
363,369 SQ.FT. PROPOSED

**BUILDING COVERAGE:**  
100% MAXIMUM PERMITTED  
75.2% PROPOSED

**GROUND COVERAGE:**  
100% MAXIMUM PERMITTED  
98.6% PROPOSED

**BUILDING HEIGHT:**  
140' ALLOWED PENDING 3/4 AFFIRMATIVE VOTE BY CITY COUNCIL AND APPROVED SPECIAL USE PERMIT  
158' PROPOSED (VARIANCE REQUIRED)

CITY OF EAST LANSING, MI 48823  
 PROJECT: 2502 LAKE LANSING RD., STE. C, LANSING, MI 48912  
 DATE: FEBRUARY 28, 2014  
 DRAWN BY: A. NODARSE  
 CHECKED BY: P. FURTAW  
 PROJECT MANAGER: T. AREND  
 ARCHITECT: BERGMANN ASSOCIATES, INC.  
 ENGINEER: BERGMANN ASSOCIATES, INC.