

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

LEGEND

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

EXISTING TENNIS COURT

SITE DATA

BUILDINGS D	
EXISTING PARCEL NO(S):	33-20-01-13-226-001 33-20-01-13-226-005 33-20-01-13-226-007
ZONING:	SITE EXISTING RM32 CITY CENTER MULTIPLE-FAMILY RESIDENTIAL CITY CENTER COMMERCIAL DISTRICT CENTER PROPOSED B3, CITY CENTER COMMERCIAL DISTRICT CENTER
NORTH:	C, COMMUNITY FACILITIES
SOUTH:	B1, GENERAL OFFICE BUSINESS
EAST:	B3, CITY CENTER COMMERCIAL DISTRICT CENTER
WEST:	C, COMMUNITY FACILITIES
LAND USE:	SITE RESIDENTIAL
LOT AREA:	2.78 ACRES PROPOSED
SETBACKS:	FRONT YARD: NONE REQUIRED 2.7' ALONG EVERGREEN AVENUE 10.7' ALONG ALBERT AVENUE REAR YARD: NONE REQUIRED SIDE YARD: N/A
FLOOR REQUIREMENT:	1.25 TIMES SITE AREA REQUIRED (±151,300 SQ.FT.) 513,245 SQ.FT. PROPOSED
BUILDING COVERAGE:	30% MAXIMUM PERMITTED 61.7% PROPOSED
GROUND COVERAGE:	60% MAXIMUM PERMITTED 81.5% PROPOSED
BUILDING HEIGHT:	140' ALLOWED PENDING 3/4 AFFIRMATIVE VOTE BY CITY COUNCIL AND APPROVED SPECIAL USE PERMIT. 65.0' 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. 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 (RFP)
- L. STEPS

Park District

EAST LANSING, MI 48823



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

Bergmann
associates
architects // engineers // planners

1427 West Saginaw Street, Suite 200
East Lansing, Michigan 48823

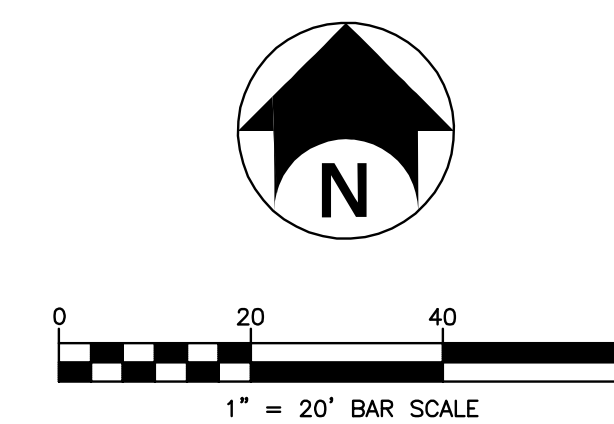
office: 517.272.9835
fax: 517.272.9836

www.bergmannpc.com

REVISIONS

NO.	DATE	DESCRIPTION	REV.	CK'D

**SITE PLAN
BUILDING D**



**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" = 20'

Project Number:
9843.00
File Name:
C103.DWG

Drawing Number:

C103

GRAPHIC PRESENTATION: P. FURTAW; DESIGN: P. FURTAW / A. NODARSE; CHECKED: P. FURTAW; DATE: FEBRUARY 28, 2014; SCALE: 1" = 20'; PROJECT: 9843.00; SHEET: C103