

**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, RESIDENTIAL, RETAIL

**LOT AREA:** 1.47 ACRES PROPOSED

**SETBACKS:**  
FRONT YARD: NONE REQUIRED  
REAR YARD: 0.4' ALONG ALBERT AVENUE PROPOSED  
NONE REQUIRED  
SIDE YARD: 1.0' ALONG PUBLIC ALLEY PROPOSED  
10.0' REQUIRED  
13.6' PROPOSED

**FLOOR REQUIREMENT:** 1.25 TIMES SITE AREA REQUIRED (±80,131 SQ.FT.)  
±460,680 SQ.FT. PROPOSED

**BUILDING COVERAGE:** 100% MAXIMUM PERMITTED  
69.9% PROPOSED

**GROUND COVERAGE:** 100% MAXIMUM PERMITTED  
90.6% PROPOSED

**BUILDING HEIGHT:** 140' ALLOWED WITH 3/4 AFFIRMATIVE VOTE BY CITY COUNCIL  
10 STORES, 114' PROPOSED

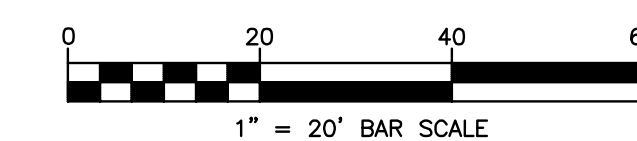
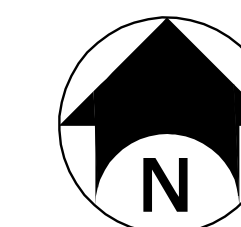
**KEY NOTES**

**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. NOT USED
- M. 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 CITY FOR UTILITIES AND PUBLIC ACCESS

**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

**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
06/30/14		SPR SUBMITTAL		
09/26/14		REVISED 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'**

Project Number: **9843.00**  
File Name: **\_C102DTN.DWG**

Drawing Number:

**C102**