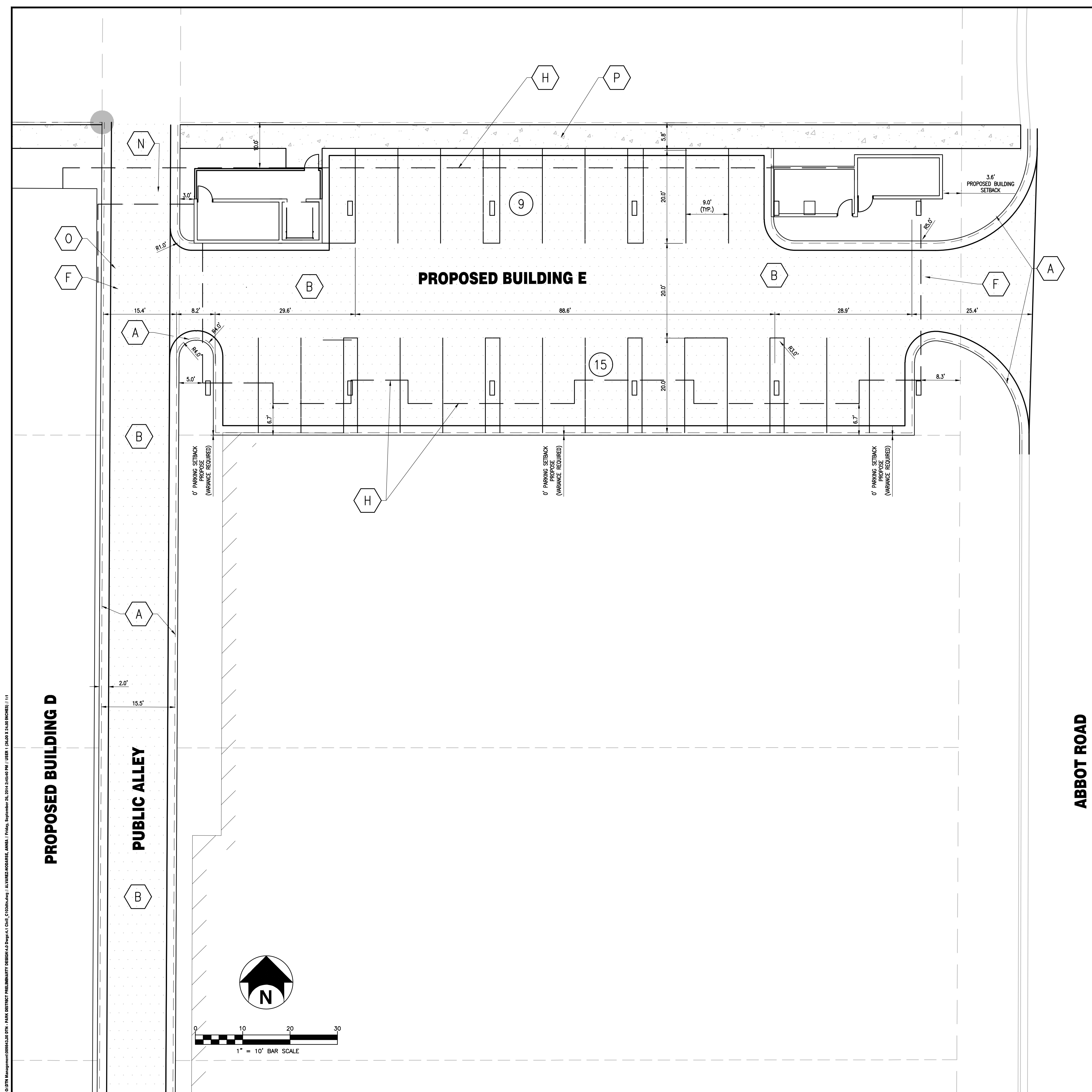


D:\PTM\Management\DRG\000100.DWG - PARK DISTRICT PRELIMINARY DESIGN\000100.DWG (USER: J. SHERMAN) (DATE: 09/26/14) (TIME: 11:11)



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

EXISTING PARCEL NO(S): 33-20-01-13-227-006
ZONING (EXISTING): C1, CITY SERVICES
ZONING (PROPOSED): B3, CITY CENTER COMMERCIAL
LAND USE (EXISTING): CITY PARKING LOT
LAND USE (PROPOSED): MIXED USE (MULTI-FAMILY RESIDENTIAL AND PARKING)
LOT AREA: 0.25 ACRES PROPOSED
SETBACKS: FRONT YARD: NONE REQUIRED
 3.6' MIN. ALONG ABBOT ROAD PROPOSED
 REAR YARD: NONE REQUIRED
 3.0' ALONG PUBLIC ALLEY PROPOSED
 SIDE YARD (SOUTH): NONE REQUIRED
 6.7' PROPOSED
 SIDE YARD (NORTH): 10' PROPOSED
 10' PROPOSED
 PARKING (SOUTH): 3' REQUIRED
 0' PROPOSED (VARIANCE REQUIRED)
FLOOR REQUIREMENT: 1.25 TIMES SITE AREA REQUIRED (±10,890 SQ.FT.)
 45,742 SQ.FT. PROPOSED
BUILDING COVERAGE: 100% MAXIMUM PERMITTED
 67.4% PROPOSED
GROUND COVERAGE: 100% MAXIMUM PERMITTED
 93.5% PROPOSED
BUILDING HEIGHT: 8 STORIES, 112' ALLOWED WITH APPROVED SPECIAL USE PERMIT.
 6 STORIES, 67' 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
- P. PEDESTRIAN PATHWAY

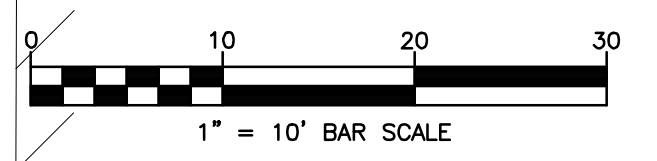
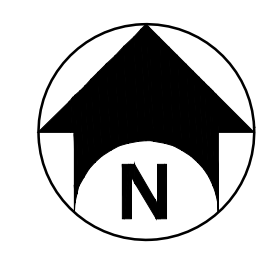
LEGEND

- 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



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

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REVISIONS

NO.	DATE	DESCRIPTION	REV.	CK'D
06/30/14		SPR SUBMITTAL		
09/26/14		REVISED SPR SUBMITTAL		

BUILDING E 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" = 10'

Date: _____
Project Number: **9843.00**
File Name: **_C103DTH.DWG**

Drawing Number:

C103