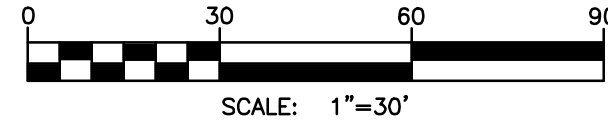
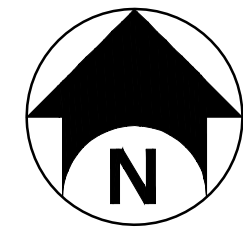




Know what's below.
Call before you dig.



GENERAL NOTES:

1. THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THESE PLANS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORD MAPS. THEY ARE NOT CERTIFIED TO THE ACCURACY OF THEIR LOCATION AND/OR COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES FIELD STAKED BEFORE STARTING WORK.
2. THE CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH TITLE 29 OF FEDERAL REGULATIONS, PART 1926, SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION(OSHA).
3. DRAINAGE ALONG ALL ROADS AND PRIVATE DRIVES SHALL BE KEPT CLEAN OF MUD, DEBRIS ETC. AT ALL TIMES.
4. REFER TO ARCHITECTURAL DRAWINGS FOR PRECISE BUILDING DIMENSIONS.
5. THE CONTRACTOR SHALL CONSULT THE OWNER MANAGER BEFORE DEVIATING FROM THESE PLANS.
6. IN ALL TRENCH EXCAVATIONS, CONTRACTOR MUST LAY THE TRENCH SIDE SLOPES BACK TO A SAFE SLOPE, USE A TRENCH SHIELD OR PROVIDE SHEETING AND BRACING.
7. ALL EXISTING SURFACE APPURTENANCES (I.E. WATER VALVES, CATCH BASIN FRAMES AND GRATES, MANHOLE COVERS) WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO FINISHED GRADE.

8. AREAS DISTURBED OR DAMAGED AS PART OF THIS PROJECT'S CONSTRUCTION THAT ARE OUTSIDE OF THE PRIMARY WORK AREA SHALL BE RESTORED, AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL CALL "MISS DIG" AT 1-800-482-7171 AT LEAST 3 WORKING DAYS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO CONSTRUCTION.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES, DESIGN STANDARDS AND STANDARD SPECIFICATIONS OF THE AGENCIES WHICH HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS INCLUDED IN THESE PLANS.
11. UNLESS SPECIFICALLY STATED, THE CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT PRIOR TO THE BEGINNING OF WORK FROM THE PREVIOUSLY MENTIONED AGENCIES.
12. THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
13. WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY COMPANY AND COORDINATE THE WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR FOR ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
14. THE CONTRACTOR IS TO VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE/SHE IS BUILDING FROM ARE THE VERY LATEST PLANS AND SPECIFICATIONS THAT HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES AND THE OWNER. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING THE FINAL APPROVAL AND PERMITS HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
15. SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE/SHE SHALL SEEK CLARIFICATION IN WRITING FROM THE OWNER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT THE SOLE EXPENSE TO THE CONTRACTOR.
16. THE CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS FROM APPROVED DRAWINGS.
17. ALL SIGNS AND TRAFFIC CONTROL MEASURES DURING CONSTRUCTION AND MAINTENANCE ACTIVITIES SHALL BE CONSTRUCTED AND INSTALLED PER THE LATEST EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.M.U.T.C.D.).
18. ALL INFRASTRUCTURE, BOTH PUBLIC AND PRIVATE, SHALL CONFORM WITH THE REQUIREMENTS OF THE GOVERNING MUNICIPALITY OR PUBLIC ENTITY WHERE APPLICABLE. NOTE THAT NOT ALL OF THE REQUIREMENTS ARE LISTED ON THESE PLANS AND/OR RELATED SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL APPLICABLE REQUIREMENTS ARE ADHERED TO.

KEY NOTES:

- A. CONCRETE CURB AND GUTTER (TYP.)
- B. STANDARD PAVEMENT SECTION
- B1. HEAVY-DUTY PAVEMENT SECTION
- C. THICKENED EDGE WALK
- D. BARRIER FREE RAMP (TYP.)
- E. BARRIER FREE SPACES WITH APPROPRIATE SIGNAGE AND STRIPPING PER APPLICABLE STATE AND LOCAL OR FEDERAL REQUIREMENTS (TYP.)
- F. DUMPSTER ENCLOSURE
- G. PROPOSED 8' SIDEWALKS ALONG HARRISON AND TROWBRIDGE
- H. SHOPPING CART CORRAL
- I. PLAZA / OUTDOOR SEATING AREA
- J. ART EXHIBITION SPACE
- K. BIKE PARKING
- L. MILL AND OVERLAY EXISTING PAVEMENT.
- M. STANDARD SIDEWALK
- N. CROSSWALK STRIPPING (TYP.)
- O. INSTALL BOLLARDS TO PROTECT CANOPY COLUMNS. COORDINATE EXACT LOCATION IN THE FIELD AT THE TIME OF CONSTRUCTION (TYP.)
- P. GATE FOR TENANT PARKING LOT ACCESS
- Q. DUMPSTER ENCLOSURE
- R. 4' WIDE CONCRETE FLUME TO EXISTING CATCH BASIN
- S. CURB CUT

SITE DATA:

ZONING:	SITE - RETAIL SALES BUSINESS DISTRICT, B-2	
	NORTH - CITY CENTER MULTIPLE - FAMILY RESIDENTIAL, RM32	
	EAST - COMMUNITY FACILITIES DISTRICT, C	
	WEST - UNIVERSITY DISTRICT, U	
	WEST - RETAIL SALES BUSINESS, B-2	
LAND USE:	SITE - RETAIL (EXISTING)	
	MULTIPLE FAMILY APARTMENTS (PROPOSED)	
LOT AREA:	7.58 ACRES	
FRONTAGE:	643' ALONG TROWBRIDGE RD.	
	230' ALONG HARRISON RD.	
SETBACKS:	FRONT: NONE REQUIRED	
	REAR: NONE REQUIRED	
	SIDE: NONE REQUIRED	
BUILDING AREA REQUIREMENTS:	NONE	
PARKING:		
BUILDING EAST:	12,985 SQ.FT. RETAIL	= 43 SPACES REQUIRED***
	1,658 SQ. FT. RESTAURANT	= 23 SPACES REQUIRED****
	(1,150 sq.ft. seating area)	= 15 SPACES REQUIRED**
	1 BR/STUDIO APTS - 15 APARTMENTS	= 63 SPACES REQUIRED*
	2 BR APARTMENTS - 42 APARTMENTS	
	SUBTOTAL	= 144 SPACES REQUIRED
WENDY'S:	1,658 SQ. FT. RESTAURANT	= 22 SPACES REQUIRED****
	(1,150 sq.ft. seating area)	= 3 SPACES REQUIRED****
	(55 sq.ft. waiting area)	
	SUBTOTAL	= 25 SPACES REQUIRED
EX. RETAIL	±46,224 SQFT - 1 PER 300 SQFT	= 154 SPACES REQUIRED
		348 TOTAL SPACES REQUIRED
		389 TOTAL SPACES PROPOSED****

(*) MULTIPLE - FAMILY STRUCTURES
 1 SPACE PER 1 BEDROOM UNIT
 1.5 SPACES PER 2 BEDROOM UNIT
 3.5 SPACES PER 4 BEDROOM UNIT

(**) 1 SPACE / 300 SQUARE FEET NET FLOOR AREA
 RETAIL - OTHER NON-RESIDENTIAL USES FOR DISTRICTS OUTSIDE OF THE B-3 DISTRICT CALLS FOR 1 SPACE / 300 SQUARE FEET OF GROSS FLOOR AREA

(***) 1 SPACE / 50 SQUARE FEET OF SITTING AREA REQUIRED PLUS 1 SPACE / 20 SQUARE FEET OF WAITING AREA FOR TAKEOUT

(****) 108 SPACES (27.8%) ARE REDUCED IN SIZE

PROJECT:

TROWBRIDGE VILLAGE

LIFESTYLE CENTER

EAST LANSING, MI

CLIENT:

TROWBRIDGE VILLAGE LLC.

4520 N. GRAND RIVER AVE.
LANSING, MI 48906



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
1	3/11/15	REMOVED OFFICE BLDG. AND EXPANDED PARKING LOT	
2	04/02/15	REMOVED OFFICE BLDG. AND EXPANDED PARKING LOT	
3	04/15/15	REVISED PARKING LAYOUT	
4	04/29/15	REVISED PARKING LAYOUT	
5	06/17/15	CONDUITS AND CURB AND GUTTER IN ISLAND	
6	06/22/15	UPDATED CAR PORTS	
7	07/09/15	SHIFTED PARKING BAY TO WEST	

SITE PLAN

Project Manager:
P. FURTAW

Designed by:
P. FURTAW

Drawn by:
A. NODARSE

Checked by:
P. FURTAW

Date Issued:
October 15, 2013

Scale:
1"=30'

Date: _____

Project Number: **9036.01** File Name: **C100.dwg**

Drawing Number: _____

C100

