

KEY NOTES

- A. CONCRETE PARKING BLOCK
- B. CONCRETE CURB AND GUTTER (TYP.)
- C. CONCRETE SIDEWALK (TYP.)
- D. HMA STANDARD PAVEMENT
- E. HMA HEAVY DUTY PAVEMENT
- F. BARRIER FREE RAMP
- G. EXISTING WETLANDS
- H. DUMPSTER PAD AND ENCLOSURE
- I. THICKENED EDGE WALK
- J. BIKE RACKS (MINIMUM 11 SPACES REQUIRED)
- K. 4' X 12' DRIVE-THRU WINDOW
- L. DRIVE-THRU MENU BOARD

SITE DATA

ZONING: COMMUNITY RETAIL SALES BUSINESS DISTRICT, B-5
 LOT AREA: 3.27 ACRES PROPOSED
 FRONTAGE: 247.55' PROPOSED
 150' REQUIRED

SETBACKS: BUILDING - 50' MINIMUM FROM ANY PUBLIC STREET
 25' FROM ANY PRIVATE ROADS
 15' FROM ALL OTHER PROPERTY LINES
 5' FROM DRIVEWAYS AND PARKING SPACES
 PARKING (*) - 50' MINIMUM FROM LAKE LANSING
 25' FROM OTHER PUBLIC STREETS
 10' FROM EXTERIOR LOT LINES
 (*) EXCLUDES SHARED PARKING

BUILDING COVERAGE: 40% MAXIMUM ALLOWED
 7.0% PROPOSED

GROUND COVERAGE: 80% MAXIMUM ALLOWED
 52% PROPOSED

BUILDING HEIGHT: 2-STORIES, ±32' PROPOSED
 4-STORIES, 64' ALLOWED

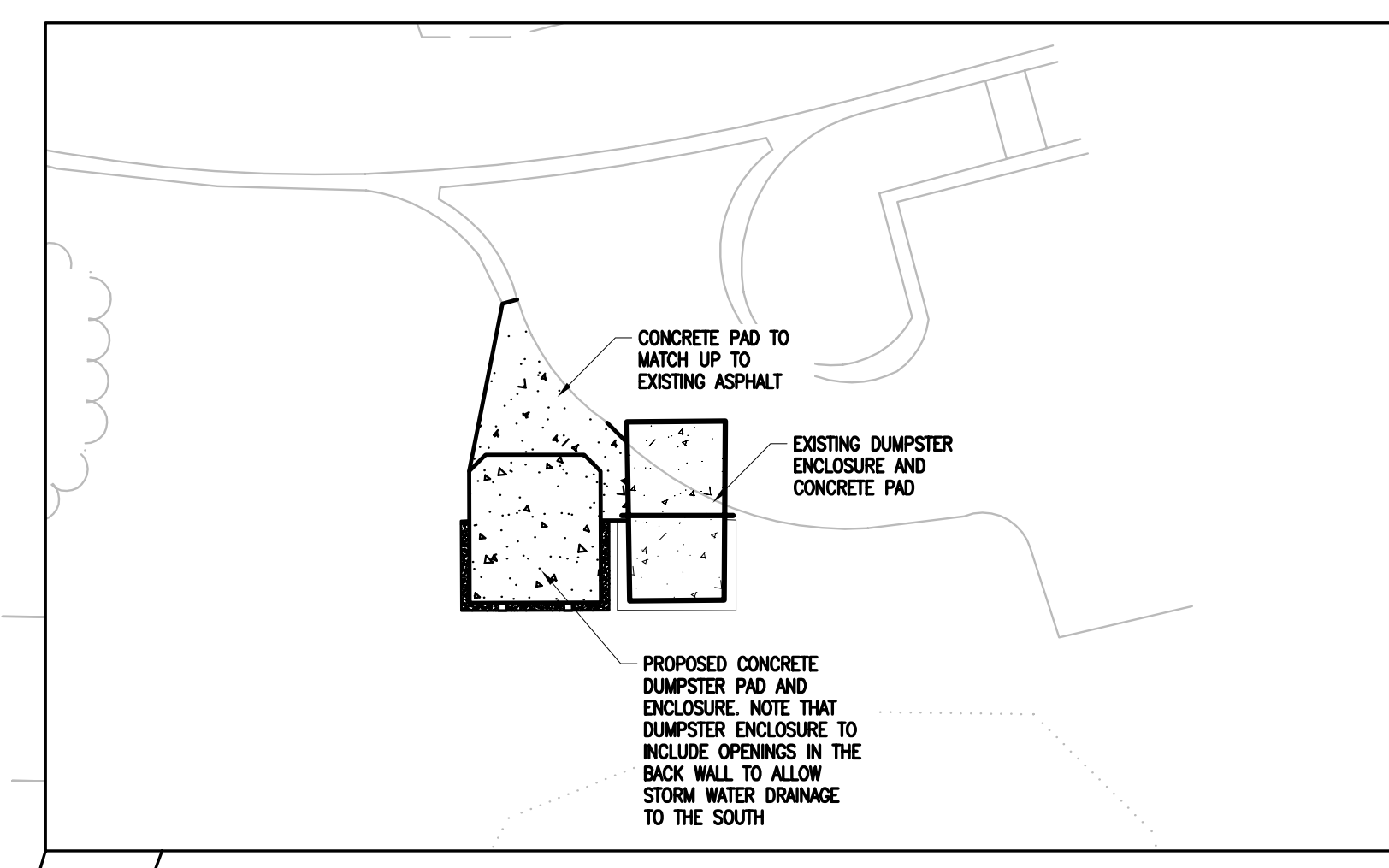
PARKING:

6,400 SQ.FT. RETAIL (1st floor)	= 22 SPACES REQUIRED (*)
10,000 SQ.FT. OFFICE (2nd floor)	= 34 SPACES REQUIRED (*)
1,600 SQ.FT. SUB SHOP	= 12 SPACES REQUIRED (**)
640 sq.ft. seating area	= 12 SPACES REQUIRED (**)
160 sq.ft. waiting area	= 8 SPACES REQUIRED (***)
2,000 SQ.FT. COFFEE SHOP	= 9 SPACES REQUIRED (**)
450 sq.ft. seating area	= 12 SPACES REQUIRED (**)
240 sq.ft. waiting area	= 12 SPACES REQUIRED (**)
	= 97 SPACES REQUIRED
	= 106 SPACES PROVIDED

(*) = 1 space/300 sq.ft. gross floor area
 (**) = 1 space/55 sq.ft. seating area
 (***) = 1 space/20 sq.ft. waiting area

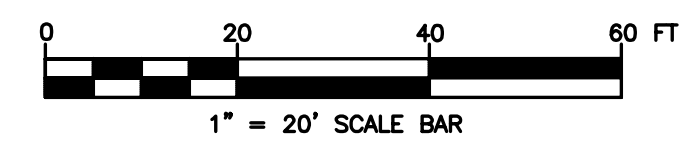
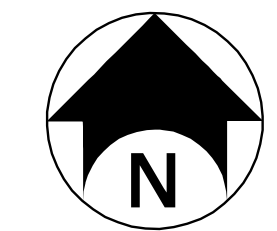
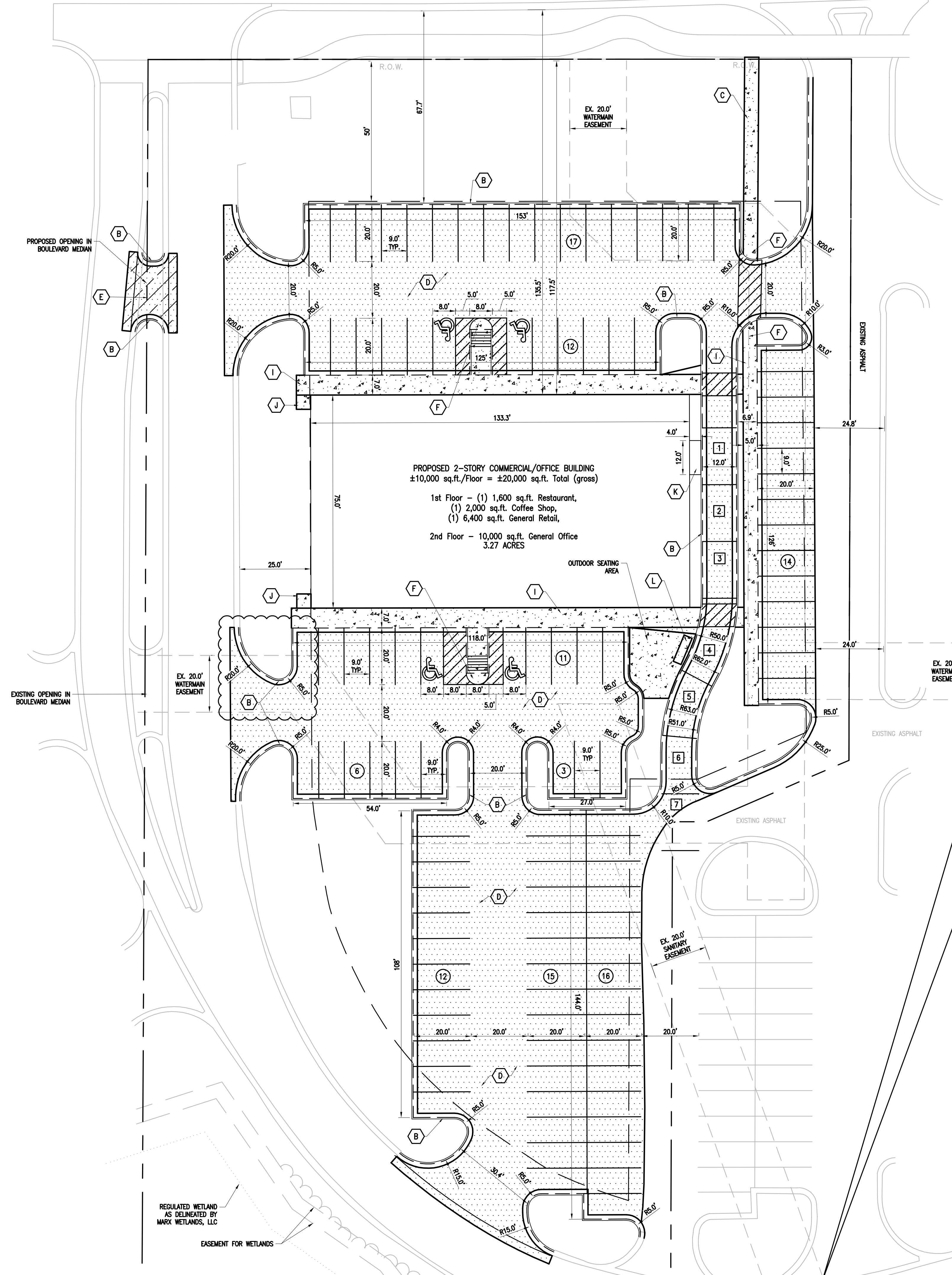
LEGEND

- HMA STANDARD PAVEMENT SECTION
- HMA HEAVY DUTY PAVEMENT SECTION
- CONCRETE
- NUMBER OF PARKING SPACES
- DRIVE-THRU STACKING SPACES
- KEY NOTE



GENERAL NOTES

1. THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THIS MAP 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 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 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 OF THE CONTRACTOR.
16. UNLESS OTHERWISE NOTED 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.



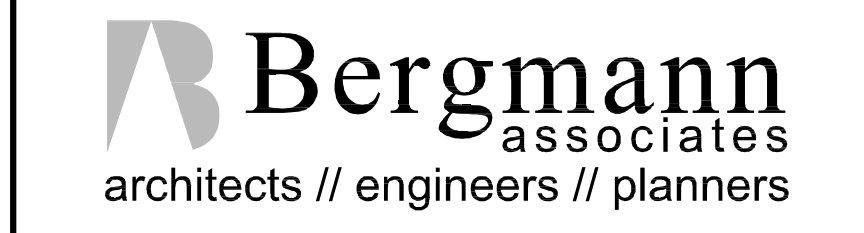
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 Call before you dig.

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REVISIONS			
NO.	DATE	DESCRIPTION	REV. CK'D
7/30/14		SPR SUBMITTAL	
4/15/15		SITE PLAN REVIEW COMMENTS	
7/1/15		UPDATED BUILDING & SITE PLAN	
9/24/15		REVISED PLANS	
10/2/15		COORDINATION SET	

SITE PLAN

Project Manager:
P. FURTAW, P.E.

Designed by:
R. BLASEY, P.E.

Drawn by:
R. BLASEY, P.E.

Checked by:
P. FURTAW, P.E.

Date Issued:
FEB 12, 2015

Scale:
1" = 20'

Project Number: **9036.02**
 File Name: **020000 DEVELOPMENT/COMMERCIAL/CLAS - LAKE LANSING & COOLIDGE/811001.DWG**

Drawing Number:

C100