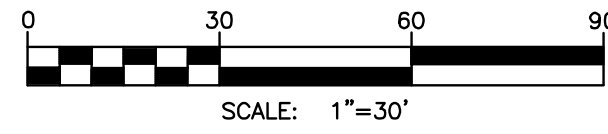
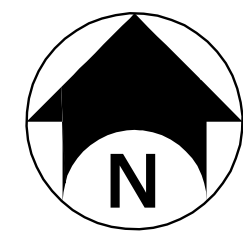




Know what's below.
Call before you dig.



SITE DATA:

ZONING: SITE - RETAIL SALES BUSINESS DISTRICT, B-2
NORTH - CITY CENTER MULTIPLE - FAMILY RESIDENTIAL, RM3Z
EAST - 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 WEST: 10,847 SQ.FT. OFFICE = 25 SPACES REQUIRED*
SUBTOTAL = 25 SPACES REQUIRED**

BUILDING EAST: 12,985 SQ.FT. RETAIL = 43 SPACES REQUIRED***
1,658 SQ. FT. RESTAURANT (1,150 sq.ft. seating area) = 23 SPACES REQUIRED****
1 BR/STUDIO APTS - 15 APARTMENTS = 15 SPACES REQUIRED*
2 BR APARTMENTS - 42 APARTMENTS = 83 SPACES REQUIRED*
SUBTOTAL = 144 SPACES REQUIRED

WENDY'S: 1,658 SQ. FT. RESTAURANT (1,150 sq.ft. seating area) = 22 SPACES REQUIRED****
(55 sq.ft. waiting area) = 3 SPACES REQUIRED****
SUBTOTAL = 25 SPACES REQUIRED

EX. RETAIL 446,224 SQFT - 1 PER 300 SQFT = 1484 SPACES REQUIRED

348 TOTAL SPACES REQUIRED
360 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

(****)

PROJECT:

TROWBRIDGE VILLAGE

LIFESTYLE CENTER

EAST LANSING, MI

CLIENT:

TROWBRIDGE VILLAGE LLC.

4520 N. GRAND RIVER AVE.

LANSING, MI 48906



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East Lansing, Michigan 48823

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REVISIONS			
NO.	DATE	DESCRIPTION	REV. CKD
10/15/13		LAND USE DEVELOPMENT APPLICATION SUBMISSION	
12/4/13		LAND USE DEVELOPMENT APPLICATION RE-SUBMISSION	
12/12/13		REV. PER ELFD	
02/26/14		LAND USE DEVELOPMENT APPLICATION RE-SUBMISSION	
03/26/14		REV. PARKING PER COMMENTS FROM EL PLANNING	
05/05/14		ADDED SIDEWALKS PER PC COMMENTS	
06/02/14		SUBMITTED FOR ENGINEERING REVIEW	
06/09/14		REV. PER ENGINEERING REVIEW	
06/13/14		REVISION 1	

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'

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

Drawing Number: **C100**

