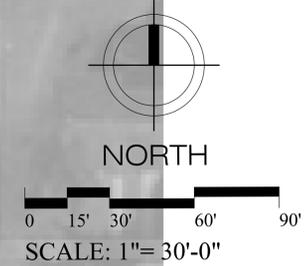
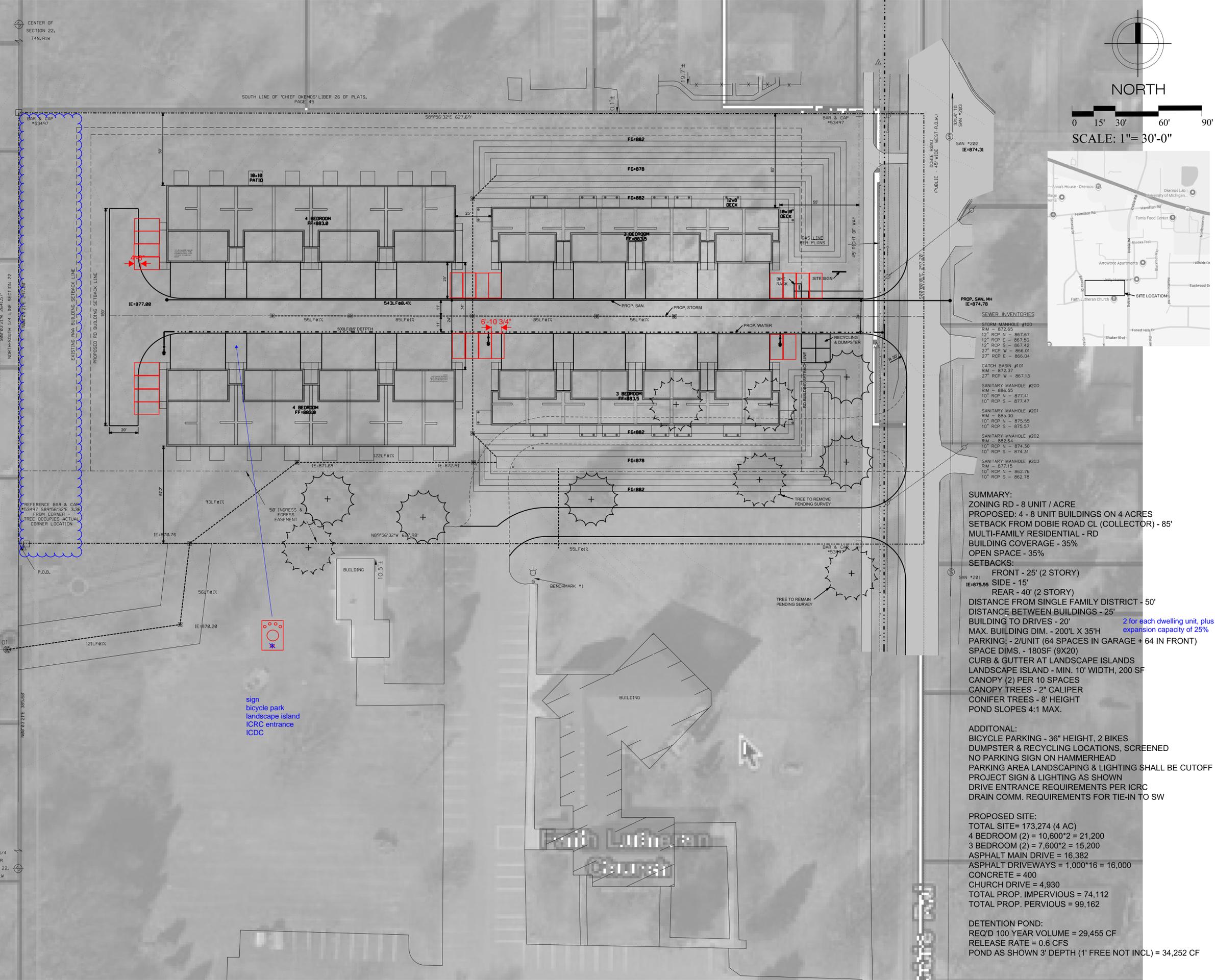


Seneca Dr

Seneca Dr



SEWER INVENTORIES

STORM MANHOLE #100	RM - 872.65
12" RCP N - 867.67	
12" RCP E - 867.50	
27" RCP W - 866.01	
27" RCP E - 866.04	
CATCH BASIN #101	RM - 872.37
27" RCP W - 867.13	
SANITARY MANHOLE #200	RM - 866.55
10" RCP N - 877.41	
10" RCP S - 877.47	
SANITARY MANHOLE #201	RM - 865.32
10" RCP N - 875.55	
10" RCP S - 875.57	
SANITARY MANHOLE #202	RM - 852.64
10" RCP N - 874.30	
10" RCP S - 874.31	
SANITARY MANHOLE #203	RM - 877.15
10" RCP N - 862.76	
10" RCP S - 862.78	

SUMMARY:
 ZONING RD - 8 UNIT / ACRE
 PROPOSED: 4 - 8 UNIT BUILDINGS ON 4 ACRES
 SETBACK FROM DOBIE ROAD CL (COLLECTOR) - 85'
 MULTI-FAMILY RESIDENTIAL - RD
 BUILDING COVERAGE - 35%
 OPEN SPACE - 35%
SETBACKS:
 FRONT - 25' (2 STORY)
 SIDE - 15'
 REAR - 40' (2 STORY)
 DISTANCE FROM SINGLE FAMILY DISTRICT - 50'
 DISTANCE BETWEEN BUILDINGS - 25'
 BUILDING TO DRIVES - 20' 2 for each dwelling unit, plus expansion capacity of 25%
 MAX. BUILDING DIM. - 200'L X 35'H
 PARKING: - 2/UNIT (64 SPACES IN GARAGE + 64 IN FRONT)
 SPACE DIMS. - 180SF (9X20)
 CURB & GUTTER AT LANDSCAPE ISLANDS
 LANDSCAPE ISLAND - MIN. 10' WIDTH, 200 SF
 CANOPY (2) PER 10 SPACES
 CANOPY TREES - 2" CALIPER
 CONIFER TREES - 8' HEIGHT
 POND SLOPES 4:1 MAX.

ADDITIONAL:
 BICYCLE PARKING - 36" HEIGHT, 2 BIKES
 DUMPSTER & RECYCLING LOCATIONS, SCREENED
 NO PARKING SIGN ON HAMMERHEAD
 PARKING AREA LANDSCAPING & LIGHTING SHALL BE CUTOFF
 PROJECT SIGN & LIGHTING AS SHOWN
 DRIVE ENTRANCE REQUIREMENTS PER ICRC
 DRAIN COMM. REQUIREMENTS FOR TIE-IN TO SW

PROPOSED SITE:
 TOTAL SITE= 173,274 (4 AC)
 4 BEDROOM (2) = 10,600*2 = 21,200
 3 BEDROOM (2) = 7,600*2 = 15,200
 ASPHALT MAIN DRIVE = 16,382
 ASPHALT DRIVEWAYS = 1,000*16 = 16,000
 CONCRETE = 400
 CHURCH DRIVE = 4,930
 TOTAL PROP. IMPERVIOUS = 74,112
 TOTAL PROP. PERVIOUS = 99,162

DETENTION POND:
 REQ'D 100 YEAR VOLUME = 29,455 CF
 RELEASE RATE = 0.6 CFS
 POND AS SHOWN 3' DEPTH (1' FREE NOT INCL) = 34,252 CF

BRS ENGINEERING
 5827 Scenic Dr
 Lansing, MI 48910
 Phone: (517) 719-5094
 bresengineering@comcast.net

BRSE

GS FEDEWA BUILDERS
 5570 OKEMOS ROAD
 EAST LANSING, INGHAM COUNTY, MI
 PHONE: 517-359-0020

IFR

NO.	DATE	REVISIONS

ISSUED IN ACCORDANCE WITH CONSTRUCTION RECORDS

DOBIE ROAD TOWNHOMES
 32-UNITS, 4 BUILDING
 DOBIE ROAD
 OKEMOS, INGHAM COUNTY, MI

SITE LAYOUT PLAN

PROJECT MGR.	DATE
BRS	8/20/18
DRAWN BY	DATE
BRS	8/20/18
ENGINEER	DATE
BRS	8/20/18
CAD FILE	EXT
SCALE	1"=20'
DRAWING	
PLOT SCALE	

PROJECT: 0001

C2.0

SHEET NO.