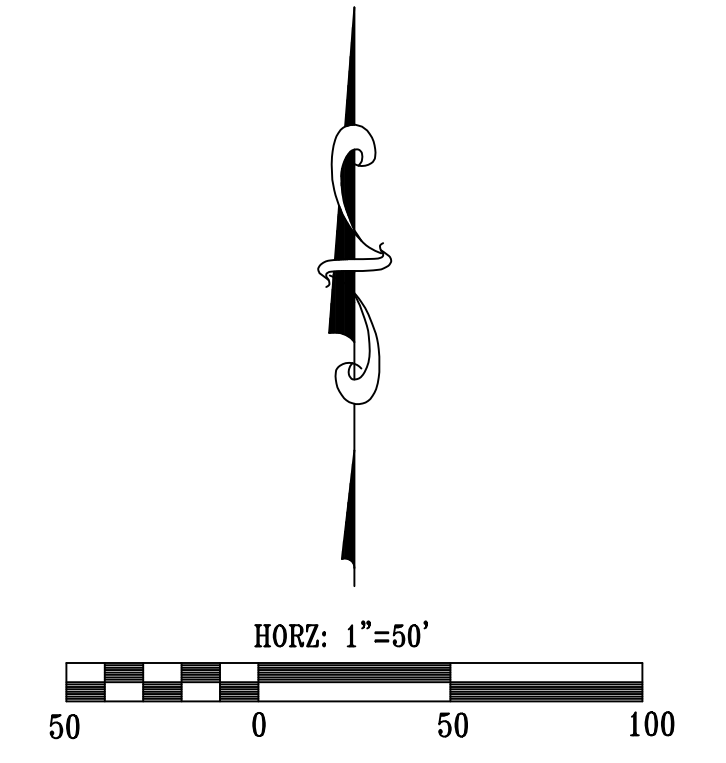


Existing Legend

⊕	Sign	⊗	Light Pole	⊗	Fence Line
⊕	Stop Sign	⊗	Utility Pole	⊗	Right-of-Way Line
⊕	Street Sign	⊗	Landscape Light	⊗	Property Line
⊕	Handicap Parking Sign	⊗	Building Wall Light	⊗	Overhead Utilities
⊕	Parking Sign	⊗	Electric Meter	⊗	Underground Communication
⊕	Merge Sign	⊗	Fluor Electric Vault	⊗	Underground Water
⊕	One Way Sign	⊗	Traffic Signal Manhole	⊗	Underground Gas
⊕	Monitoring Well	⊗	Traffic Signal Pole	⊗	Underground Electric
⊕	Gye	⊗	Traffic Signal Box	⊗	Reinforced Concrete Pipe
⊕	Tree/Shrub	⊗	Electrical Conduit Drop	⊗	Polyvinyl Chloride Pipe
⊕	Handicap Space	⊗	Water Manhole	⊗	Invert Elevation
⊕	Truncated Dome Pad	⊗	Water Valve	⊗	Landscaping
⊕	Flag Pole	⊗	Water Meter	⊗	Record Dimension
⊕	Pipe Bollard	⊗	Fire Hydrant	⊗	Calculated Dimension
⊕	Gas Valve	⊗	Cutter Down Spout	⊗	Measured Dimension
⊕	Gas Meter	⊗	Storm Manhole	⊗	Top of Curb Elevation
⊕	Sanitary Manhole	⊗	Area Drain	⊗	Back of Curb Elevation
⊕	Sewer Clean Out	⊗	Curb Inlet	⊗	Face of Curb Elevation
⊕	Communication Box	⊗	Curb Inlet/Manhole with Grate	⊗	Sidewalk Elevation
⊕	Communication Drop	⊗	Curb Inlet/Manhole without Grate	⊗	
⊕	Communication Manhole	⊗	Building Canopy	⊗	
		⊗	Existing Building	⊗	



PROPOSED LEGEND

⊕	Number of Parking Stalls.
XX' BSL	Building Setback Line
⊕	Proposed Site Sign

SITE PLAN KEY NOTES

- | | |
|---|--|
| 1 Apartment building. (Primary structures) | 11 Dumpster with enclosure. (Accessory structure) |
| 2 Portland cement concrete pavement, patio, and/or sidewalk. | 12 Entrance/exit door. |
| 3 Portland cement concrete sidewalk w/ monolithic curb. | 13 Greenspace / Landscaping. |
| 4 Standard H.M.A. Pavement. See Detail. | 14 Extruded or Conc. Curbs Around Islands. |
| 5 Driveway Curb & Gutter per City Standards & Specifications. | 15 'No Parking' striping: single blue solid lines @ 45°, 4' wide each, 4' spacing. |
| 6 Edge of pavement. | 16 Single blue solid lines, 4" wide (ADA) |
| 7 ADA accessible ramp with detectable warning surface. Max. slope = 1:12 (8.33%). | 17 Single yellow solid lines, 4" wide |
| 8 ADA accessible parking stalls with Int'l symbol. Max. slope = 1:50 (2%). | 18 Site Sign |
| 9 ADA accessible parking sign. | 19 Mailbox Cluster. |
| 10 ADA Van accessible parking stalls with Int'l symbol. Max. slope = 1:50 (2%). | 20 6" Thickened Concrete Pavement From back of Sidewalk to Travel Lane. |
| | 21 Parking Bumpers. |

SITE DATA

CURRENT USE: VACANT
 CURRENT ZONING: R-M MULTIPLE-FAMILY RESIDENTIAL
 PROPOSED USE: MULTI-FAMILY APARTMENTS
 PROPOSED ZONING: PUD PLANNED UNIT DEVELOPMENT
 PARCEL TAX ID: 74-02-012-3004-000

PROPOSED MEAN ROOF HEIGHT: 33.25'±
 NO. OF STORIES: THREE
 TOTAL PARCEL SIZE: 10.68 Acres
 ADJACENT ZONING DISTRICTS:
 -NORTH: I-1 & R-1(COTRELLVILLE TWP)
 -SOUTH: R-M & I-1
 -EAST: R-1A
 -WEST: R-1B

BLDG. DATA

TOTAL NO. OF UNITS: 180 - units
 UNITS PER BLDG: 36 - units
 (175) 2-BR Units (928-SF EACH UNIT)
 (5) 1-BR Units (648-SF EACH UNIT)

DENSITY REQUIREMENTS

PARCEL SIZE (Zoned R-M): 465,436 SF = 10.68 ACRES
 TOTAL NO. OF UNITS: 180 - UNITS
 PROPOSED DENSITY = 16.86 UNITS/ACRE

STAKING NOTES

ALL DIMENSIONS TO FACE OF CURB (FC), EDGE/PAVT AND/OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

PARKING TABULATION

PROVIDED PARKING = 2 Spaces Per Dwelling Unit
 = 2.0 x 180 = 360 Spaces
 = 339 REG. + 21 H.C. SPACES
 PROVIDED PARKING STALL SIZE= 9' x 18'

DEVELOPER / CONTRACT PURCHASER

Marine City Place Apartments, LLC
 321 Woodland Pass, Suite 100
 East Lansing, MI 48823
 (517) 351-4306

SURVEY NOTE:

THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE RECORDED DEED AND FOUND PROPERTY CORNERS.

LIGHTING NOTE

EXTERIOR LIGHTING WILL BE PROVIDED BY 'WALL PACK' LIGHTS ON THE EXTERIOR OF EACH BUILDING. SEE PHOTOMETRIC PLAN FOR DETAILS.

DEMOLITION NOTE

THIS WORK INCLUDES THE REMOVAL OF ALL EXISTING PAVEMENTS, UTILITIES, TREES, AND ALL OTHER NECESSARY ITEMS REQUIRED FOR NEW CONSTRUCTION.

This drawing and/or specifications is provided as an instrument of service provided by Cash Wagner & Associates, PC and is intended for use on this project only. All drawings, specifications, designs, models, lists, calculations, and arrangements appearing herein constitutes the original and unpublished work of and remains the property of Cash Wagner & Associates, PC. Any reproduction, use or disclosure of the proprietary information contained herein without the prior written consent of the Cash Wagner & Associates, PC is strictly prohibited.

Written dimensions shown hereon shall take precedence over scaled dimensions. Contractors shall calculate and measure required dimensions. Notify Cash Wagner & Associates, PC with any variations in dimensions or conditions from those indicated on these drawings. This drawing was based on available information. Commencement of Work constitutes verification and acceptance of existing conditions.

Application of a material or equipment to Work installed by others constitutes acceptance of that Work and assumption of responsibility for satisfactory installation.

19 Dec 23
 SIGNATURE _____ DATE _____

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 JASPER, IN 47546
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NO.	DATE	BY	DESCRIPTION
1	16-2568	INI	Description
2			
3			
4			
5			
6			
7			
8			
9			
10			

PROJECT NO:	16-2568	PROJECT:	MARINE CITY PLACE APTS	DATE:	12.19.23
DESIGNED BY:	NRW	ADDRESS:	2006 S. PARKER ST. MARINE CITY, MI 48039	DRAWING NO.:	C-1.0
DRAWN BY:	DMS	SHEET TITLE:	DEVELOPMENT PLAN	OF:	1
FILENAME:	2568Base.dwg				
LAYOUT TAB:	Site				
SCALE:	As Shown				