



ZONING REQUIREMENTS

ZONING
ZONING: PD - PLANNED DEVELOPMENT
SETBACKS: FRONT - 50'
SIDES - 25'
REAR - 50'

PROPOSED USE

MULTI-FAMILY APARTMENTS; 3 STORIES, SLAB ON GRADE

PARKING

MULTI-FAMILY RESIDENTIAL
PARKING SPACES REQUIRED:
2 SPACES PER PROPOSED UNIT = 120 UNITS X 2 = 240 SPACES

PARKING SPACES PROVIDED:
171 SPACES + 30 GARAGES = 201 SPACES
15 BANKED SPACES = 216 SPACES

BARRIER FREE SPACES REQUIRED: 7 SPACES
BARRIER FREE SPACES PROVIDED: 9 SPACES

ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS
TYPICAL PARKING SPACE DIMENSION = 9' x 18'
TYPICAL GARAGE PARKING SPACE DIMENSIONS = 8' x 22'

SITE STATISTICS

BUILDING INFORMATION
CONSTRUCTION TYPE - 5B
HEIGHT - NOT TO EXCEED 40 FEET PER APPROVED TENTATIVE PLAN
BUILDING OCCUPANCY - R2
SPRINKLER SYSTEM - NFPA 13R
BUILDING HEIGHT (FF TO ROOF) - 30'6"

BUILDING/UNIT SUMMARY:

- 76 ONE-BED UNITS
- 44 TWO-BED UNITS
- 120 TOTAL UNITS

VARIABLE STALL GARAGE - NOT TO EXCEED 25 FEET IN HEIGHT.

SITE INFORMATION

TOTAL AREA = 435,517 SFT (10.00 ACRES)
BUILDING AREA = 49,890 SFT (1.15 ACRES) = 11.46%
DRIVE AND PARKING AREA = 103,740 SFT (2.38 ACRES) = 23.82%
OPEN SPACE = 281,887 SFT (6.47 ACRES) = 64.72%

VEHICLE TRIP DATA

WEEKDAY MORNING PEAK-HOUR TRIPS (INBOUND & OUTBOUND): 56 TRIPS
WEEKDAY AFTERNOON PEAK-HOUR TRIPS (INBOUND & OUTBOUND): 68 TRIPS
WEEKDAY TOTAL TRIPS (INBOUND & OUTBOUND): 879 TRIPS

SOURCE: ITE TRIP GENERATION MANUAL, 10TH EDITION, LAND USE 220 MULTIFAMILY HOUSING

TENTATIVE SCHEDULE

CONSTRUCTION COMMENCEMENT: FALL 2022 (DEMOLITION/SITE PREPARATIONS)
BUILDING CONSTRUCTION START: SUMMER 2024
BUILDING CONSTRUCTION COMPLETION: FALL 2026

LEGEND

- STANDARD DUTY HMA PAVEMENT
- PROPOSED BUILDING
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE CURB AND GUTTER
- TYPE VARIES

SITE LEGEND

- HMA PAVEMENT
- C4 C4 CURB AND GUTTER
- IC INTEGRAL CURB WALK
- CW CONCRETE WALK
- PS PARKING STRIPING (9'x18')
- BW LANDSCAPE BLOCK CONCRETE WALL (SEE DETAIL)
- GW LARGE GRAVITY BLOCK RETAINING WALL (SEE DETAIL)
- RB RETENTION BASIN
- ADA ADA ROUTE
- HR ADA HANDRAIL (SEE DETAIL)
- SF WOODEN SPLIT RAIL FENCE (SEE DETAIL)
- BA CONCRETE BRIDGE ABUTMENT (SEE DETAIL)



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS
DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE
RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE
EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY
ARE THE ONLY UTILITIES IN THE AREA.
FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

SITE LAYOUT PLAN FOXWOOD APARTMENTS EXPANSION EDWARD ROSE

Sheet Title:
Project:
Client:

11/5/24
Sheet

C-2

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Job No.	22-009D	P.M.	J.P.	Dr/Re	Q/A	11/5/24
5	SITE PLAN REVIEW				6/7/23	
6	SITE PLAN REVIEW				2/29/24	
7	SITE PLAN REVIEW				6/14/24	
8	SITE PLAN REVIEW				11/5/24	

ISSUED FOR REVISIONS:
6/7/23
2/29/24
6/14/24
11/5/24

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