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ISSUED FOR/REVISIONS:		
7	SITE PLAN REVIEW	6/14/24
3	SITE PLAN REVIEW	11/5/24
0	SITE PLAN REVIEW	2/4/25
0	SITE PLAN REVIEW	5/22/25

SITE LAYOUT PLAN
FOXWOOD APARTMENTS EXPANSION
EDWARD ROSE

Sheet Title:
Project:
Client:

5/22/25
Sheet

C-2



ZONING REQUIREMENTS

ZONING: RM-1 MULTIFAMILY RESIDENTIAL
SETBACKS: FRONT - 30'
SIDES - 30'
REAR - 30'

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
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%
DENSITY = 435,517 SFT/1,400 = 311 MAX ROOMS > 76*2+44*3 = 284 ROOMS

VEHICLE TRIP DATA

WEEKDAY MORNING PEAK-HOUR TRIPS (INBOUND & OUTBOUND): 70 TRIPS
WEEKDAY AFTERNOON PEAK-HOUR TRIPS (INBOUND & OUTBOUND): 85 TRIPS
WEEKDAY TOTAL TRIPS (INBOUND & OUTBOUND): 845 TRIPS

SOURCE: ITE TRIP GENERATION MANUAL, 11TH EDITION, LAND USE 220 MULTIFAMILY HOUSING

TENTATIVE SCHEDULE

CONSTRUCTION COMMENCEMENT: FALL 2022 (DEMOLITION/SITE PREPARATIONS)
BUILDING CONSTRUCTION START: FALL 2025
BUILDING CONSTRUCTION COMPLETION: FALL 2027

LEGEND

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

SITE LEGEND

- (HMA) HMA PAVEMENT
 (C4) C4 CURB AND GUTTER (SEE DETAIL)
 (B2) B2 CURB AND GUTTER (SEE DETAIL)
 (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)
 (DF) DUMPSTER FENCING (SEE DETAIL)
 (AC) CONCRETE A.C. PAD
 (BR) BICYCLE RACK (SEE DETAIL)

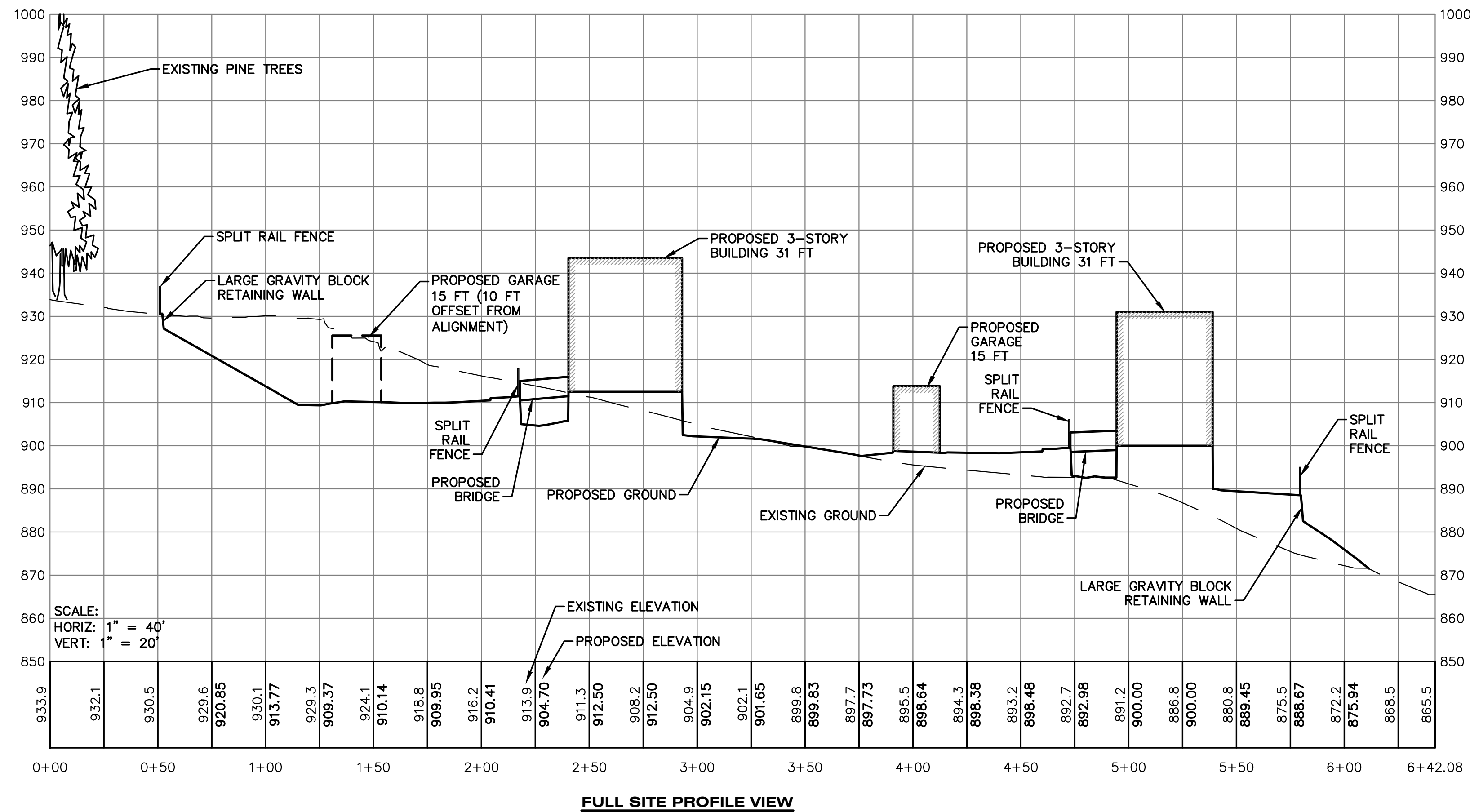
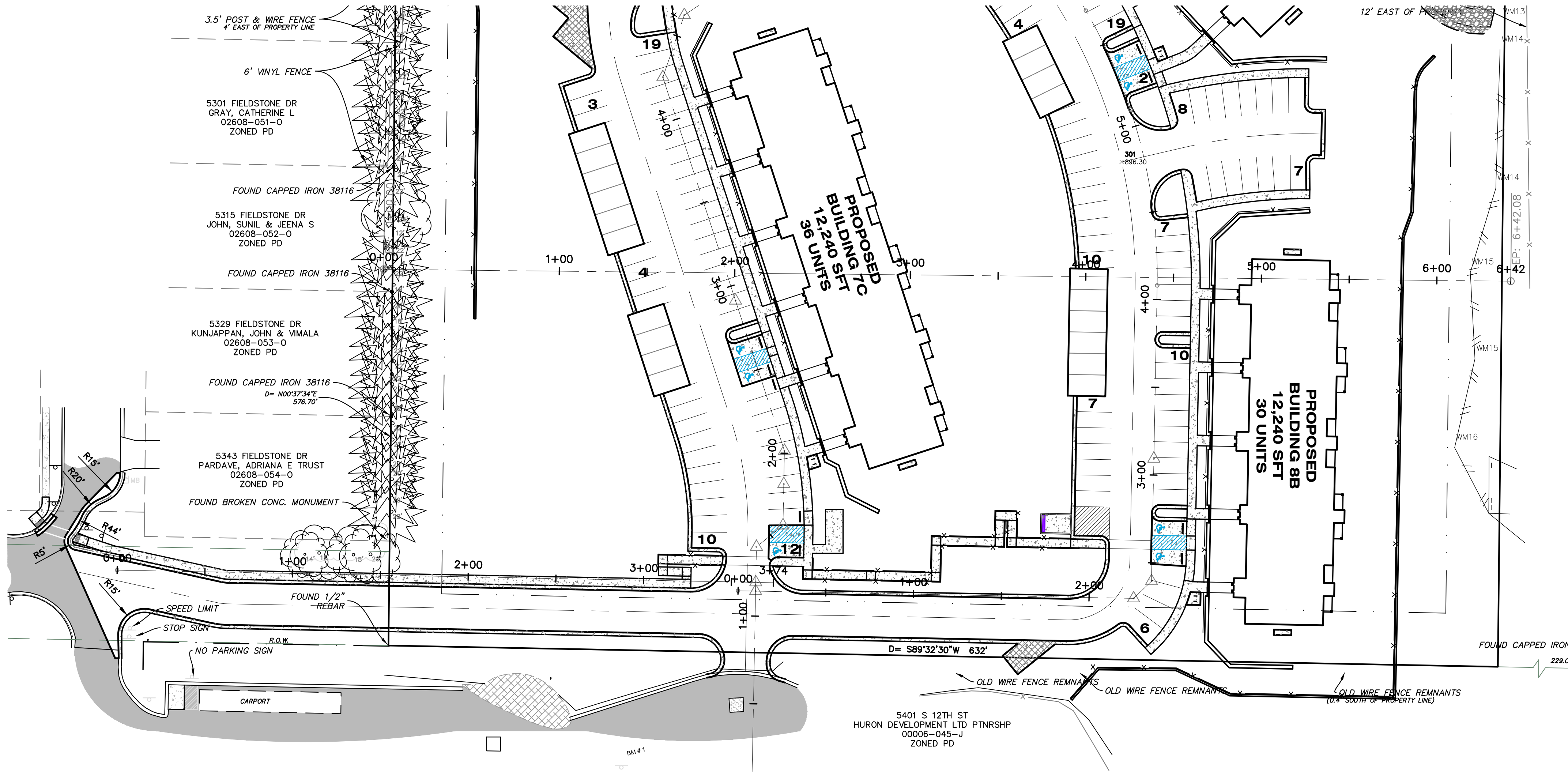


**Know what's below.
Call before you dig**

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 THE ARE THE ONLY UTILITIES IN THE AREA.

FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

DRAWING LOCATION: H-122-0000 (Foxwood Apartments Expansion) - FINAL DRAWINGS (C-7 Overall Site Profile) LAST SAVED BY: AUTULIST ON 5/22/2025



FULL SITE PROFILE VIEW



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OVERALL SITE PROFILE
FOXWOOD APARTMENTS EXPANSION
EDWARD ROSE

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C-7

Job No.	22-0000	P.M. AJP	Drft. ACS	QA/QC	5/22/25
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