

DRAWING LOCATION: H-122-1230 (PLS: Rivercaddis Development) FINAL DRAWINGS/CDD SITE LAYOUT PROVIDED LAST SAVED BY: MCGINNIS ON: 9/10/2023

ZONING REQUIREMENTS

ZONING
THE SITE IS ZONED PD (PLANNED DEVELOPMENT)
SETBACKS: FRONT - 75'
SIDES - 20'
REAR - 75'

PROPOSED USE
MULTI-FAMILY RESIDENTIAL/LIVE WORK (BUILDING G ONLY)

PARKING
TOTAL PARKING SPACES REQUIRED:
2 SPACES X TOTAL DWELLING UNITS
2 X 178 UNITS 356 SPACES

TOTAL PARKING PROVIDED = 289 SPACES
TOTAL PARKING PROVIDED = 1.66 SPACES PER DWELLING UNIT
BARRIER FREE SPACES REQUIRED = 8
BARRIER FREE SPACES = 8 PROVIDED
ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS
TYPICAL PARKING SPACE DIMENSION = 9'x18'

LEGEND

- STANDARD-DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT AND SIDEWALK
- HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED BUILDING
- PARKING STRIPING (BLUE)
- PARKING STRIPING (WHITE)
- PARKING STRIPING (YELLOW)
- CURB AND GUTTER
- PROPOSED RETENTION BASIN

SITE LEGEND

- HMA HMA PAVEMENT
- C4 CURB AND GUTTER
- IC INTEGRAL CURB WALK
- CW CONCRETE WALK
- PS PARKING STRIPING (9'x18')
- DB DETENTION BASIN
- DE DUMPSTER ENCLOSURE
- SR SIDEWALK RAMP (SEE DETAIL)
- BW BLOCK WALL



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:
LANDTECH PROFESSIONAL SURVEYING

SITE LAYOUT PLAN THE PAISLEY AT PORTAGE CREEK RIVERCADDIS

Sheet Title:
Project:
Client:
09/10/24

Sheet:
C100

0 20 40 80
1 inch = 40ft.
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S
hurley & stewart, llc
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Job No.: 22-1230 P.M.A.P. Distr: MDS, QA/QC: 09/10/25
ISSUED FOR/REVISIONS: 03/06/25
1. PRELIMINARY PLAN REVIEW
2. PRELIMINARY PLAN REVIEW
3. EGIR STREAM SUBMITTAL 03/25/25
08/27/25
4. SITE PLAN REVIEW 09/10/25
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