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 F ONLY)

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

TOTAL PARKING PROVIDED = 295 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

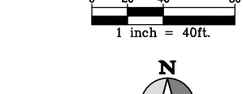
- LIGHT-DUTY BITUMINOUS PAVEMENT
- MEDIUM-DUTY BITUMINOUS PAVEMENT
- HEAVY-DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT AND SIDEWALK
- HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED BUILDING
- PARKING STRIPING (BLUE)
  PARKING STRIPING (WHITE)
  PARKING STRIPING (YELLOW)
- CURB AND GUTTER
- PROPOSED RETENTION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

SITE LEGEND

- HMA HMA PAVEMENT
- C4 C4 CURB AND GUTTER
- IC INTEGRAL CURB WALK
- CW CONCRETE WALK
- PS PARKING STRIPING (9'x18')
- DB LINED DETENTION BASIN
- RB RETENTION BASIN
- DE DUMPSTER ENCLOSURE
- SR SIDEWALK RAMP (SEE DETAIL)
- BW BLOCK WALL
- BR BICYCLE RACK (SEE DETAIL)
- ADA ADA RAMP/ROUTE (SEE DETAIL)
- HR HANDRAIL ON TOP OF WALL
- PT PICNIC TABLE, RECYCLED PLASTIC
- B BENCH, RECYCLED PLASTIC

CONSTRUCTION PHASING SUMMARY

PHASE 1: BUILDINGS 1 & 2
PHASE 2: BUILDINGS 3, 4, 5, & 6



Kzoo Republic Garbage Truck	
Overall Length	34.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.0s
Curb to Curb Turning Radius	36.000ft

811. 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 THEY ARE THE ONLY UTILITIES IN THE AREA.

FIELD WORK PERFORMED BY:
LANDTECH PROFESSIONAL SURVEYING

hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com
hurley & stewart

Job No.: 22-123D P.M.: EMB Drft: MDS QA/QC: 01/30/26

ISSUED FOR/REVISIONS:

2	PRELIMINARY PLAN REVIEW	03/25/25
3	EGLE STREAM SUBMITTAL	06/27/25
4	SITE PLAN REVIEW	09/10/25
5	SITE PLAN RESUBMITTAL	01/30/26

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Sheet Title: **SITE LAYOUT PLAN**

Project: **THE PAISLEY AT PORTAGE CREEK**
RIVER CADDIS

Client:

01/30/26

Sheet
C100

DRAWING LOCATION: K:\22-123D DPC RiverCaddis Development_PLAN DRAWINGS\C100 Site Layout Plan.dwg LAST SAVED BY: MDS ON 1/30/2026