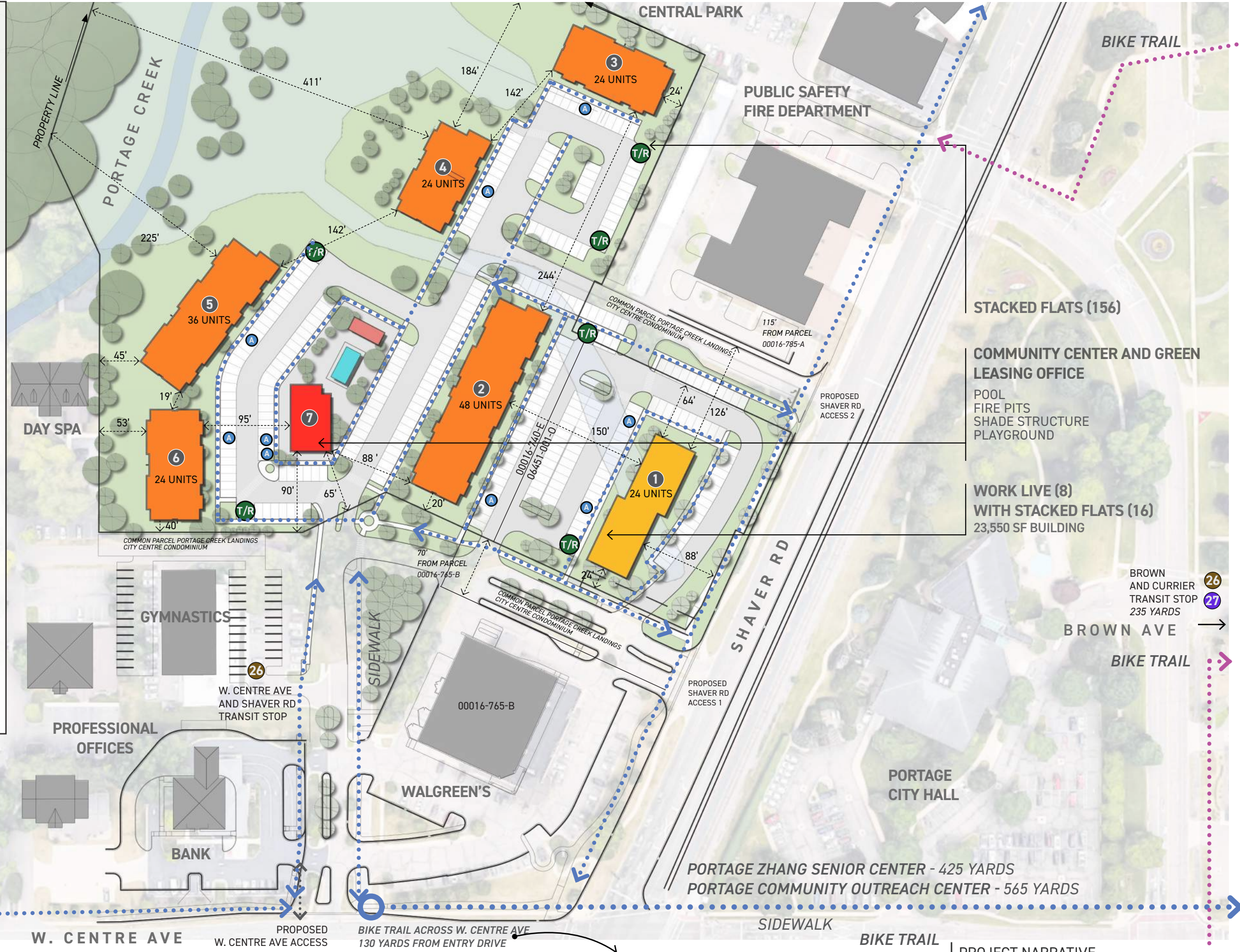


	BLDG 2-6	WK/LV (2)	TOTAL	NOTES
WORK/LIVE	-	8	8	980 SF
1 BR UNIT	96	8	104	3 SIZES
2 BR UNIT	60	8	68	-
TOTAL	156	24	180	ESTIMATED

(1) WORK/LIVE	23,550 SF	23,550 SF
(1) BUILDING 36	32,895 SF	32,895 SF
(3) BUILDING 24	20,790 SF	62,370 SF
(1) BUILDING 48	41,580 SF	41,580 SF
COMMUNITY BUILDING	3,350 SF	3,350 SF
TOTAL GSF	163,745 GSF	
PARKING	298 SPACES (9 ACCESSIBLE SPACES, 8 REQUIRED)	
	1.65 SPACES/UNIT - ESTIMATED	
SITE AREA	~462,170 SF	
	~10.61 ACRES	
RESIDENTIAL UNIT DENSITY	180 UNITS	16.96 UNITS/ACRE

- ACCESSIBLE PARKING SPACE
- TRASH/RECYCLE ENCLOSURE
- SIDEWALK - INTERNAL
- SIDEWALK
- BIKE PATH
- KALAMAZOO METRO TRANSIT
BROWN AND CURRIER TRANSIT STOP
W. CENTRE AVE AND SHAVER RD TRANSIT STOP
- SETBACK



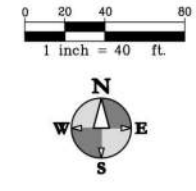
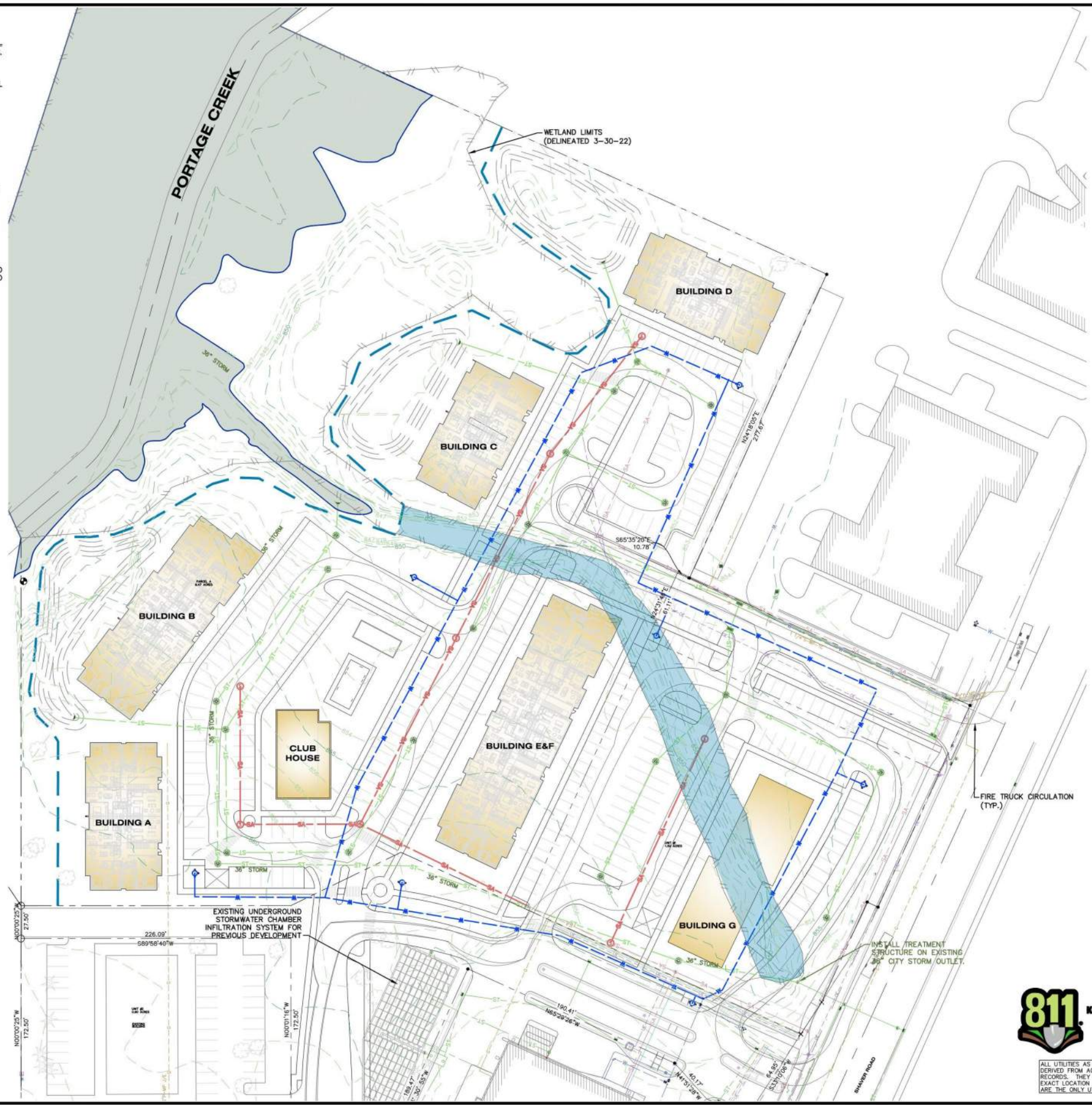
SITE PLAN A | SCHEMATIC DESIGN - SCALE 1" = 120'



DRAWING LOCATION: 11120 120th Ave, Grandville, Michigan. DATE: 09/22/23

- NOTES**
1. DEWATERING MAY BE REQUIRED TO INSTALL OR REMOVE SOME UTILITIES. REFER TO SPECIFICATIONS FOR SPECIFIC REQUIREMENTS. REFER TO GEOTECHNICAL REPORT FOR MORE INFORMATION.
 2. COORDINATE ALL UTILITY LOCATIONS AND ELEVATIONS WITH MECHANICAL DRAWINGS AND BUILDING CONTRACTOR PRIOR TO INSTALLATION.
 3. PROVIDE 18" WATER MAIN SEPARATION WHEN CROSSING OTHER UTILITIES. DEFLECT UNDER OTHER UTILITIES W/O USING FITTINGS WHENEVER POSSIBLE. SEE WATER MAIN PROFILE SHEET.
 4. THE STORM WATER MANAGEMENT SYSTEM FOR THIS DEVELOPMENT SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY'S STORM WATER DESIGN CRITERIA MANUAL INCLUDING ADDENDUM NO. 1.
 5. THE EXISTING CITY DRAIN ONTO THE SUBJECT PROPERTY SHALL BE ROUTED THROUGH A NEW STORM WATER TREATMENT DEVICE AND ENCLOSED IN A STORM SEWER EXTENDING TO AN OUTLET AT PORTAGE CREEK AS INDICATED. CITY AND EGLE REVIEW AND PERMITTING SHALL BE OBTAINED AS PART OF THE PD FINAL PLAN AND PUBLIC UTILITY PLAN REVIEW PROCESSES.
 6. PERMITS FOR FLOODPLAIN AND WETLAND IMPACTS WILL BE OBTAINED FROM EGLE DURING THE PD FINAL PLAN PROCESS. THE DEVELOPER INTENDS TO PURCHASE WETLAND CREDITS FROM AN APPROVED WETLAND BANK TO OFFSET THE WETLAND IMPACTS.
 7. A TRAFFIC IMPACT STUDY WILL BE PROVIDED TO THE CITY IN ORDER TO ANALYZE THE EXISTING AND PROPOSED TRANSPORTATION NETWORK AND PROPOSED DEVELOPMENT ACCESS POINTS.

- LEGEND**
- PROPOSED BUILDING
 - PROPOSED WETLAND IMPACTS (0.42 AC)
 - PROPOSED FLOODPLAIN IMPACTS (0.0 AC)
 - PROPOSED STORM PIPE
 - PROPOSED CATCH BASIN
 - PROPOSED PUBLIC WATER MAIN IN EASEMENT
 - PROPOSED FIRE HYDRANT
 - PROPOSED PUBLIC SANITARY SEWER IN EASEMENT
 - PROPOSED SANITARY SEWER MANHOLE
 - EXISTING CONTOUR (5' INCREMENT)
 - EXISTING CONTOUR (1' INCREMENT)
 - 100-YR FLOODPLAIN LIMITS
 - WETLAND LIMITS
 - APPROXIMATE CONSTRUCTION LIMITS



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JOB NO. 22-123B P.M.T.S. DTG. N.R. 04/03/20/23	ISSUED FOR REVISIONS
#1 PD PLAN APPLICATION	12/05/22
#2 PRELIMINARY UTILITY PLAN	03/20/23
#3 PRELIMINARY UTILITY PLAN	9/22/23
#4	

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PRELIMINARY UTILITY PLAN
RIVER CADDIS MULTI-FAMILY DEVELOPMENT
RIVER CADDIS

Sheet Title:
Project:
Client:

9/22/23
Sheet
C-1



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.

