

## ZONING REQUIREMENTS

**ZONING**  
C-1 - BAY COMMERCIAL DISTRICT\*  
\* CONDITIONALLY REZONED ON 8/2/2021

## SETBACKS

HOME SETBACKS (AS MEASURED FROM FOUNDATION):

FRONT = 35'  
SIDE = 12'  
REAR/LAKE = 50'  
OVERHANGS = 18" OVER SETBACK

## PROPOSED USE

RESIDENTIAL

## PARKING

18.1-B - PARKING CALCULATION NOT REQUIRED

## HOME AREA

IT IS ANTICIPATED THAT EACH HOME WILL BE MULTI-STORY, WITH A TOTAL MINIMUM AREA OF 2,500 SFT ±. FLOOR PLAN AND ELEVATIONS TO BE DESIGNED AND PROVIDED AT A LATER DATE. LAYOUTS SHOWN ARE CONCEPTUAL.

## LOT COVERAGE (PRELIMINARY)

TOTAL PROPERTY - 28,327 SFT.  
HOMES - MINIMUM 7,500 SFT.  
PARKING - 3,200 SFT.  
COVERAGE - 37% AS SHOWN. 75% ALLOWED, FINAL COVERAGE PROVIDED WHEN INDIVIDUAL PLANS ARE SUBMITTED

## LANDSCAPING

LANDSCAPING SHALL BE PROVIDED PER THE ORDINANCE. FINAL LANDSCAPE PLAN TO BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT.

## LEGAL DESCRIPTION

RECORD DESCRIPTION 156 E. GULL LAKE DR. (PARCEL NO. 04-20-178-020)

LOTS 72 AND 73 ACCORDING TO THE PLAT OF ALLENDALE PARK AS RECORDED IN LIBER 7 OF PLATS ON PAGE 26 KALAMAZOO COUNTY RECORDS AND ALSO PARTS OF LOTS 70 AND 71 ACCORDING TO SAID PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING IN THE EASTERLY LINE OF LOT 71, 21 FEET SOUTHERLY FROM THE NORTHEASTERLY CORNER OF SAID LOT 71; THENCE WESTERLY TO A POINT IN THE NORTHERLY LINE OF SAID LOT 71, 48.25 FEET WESTERLY FROM THE NORTHEASTERLY CORNER OF SAID LOT 71; THENCE CONTINUING WESTERLY IN THE SAME LINE EXTENDED WHICH IS ON AN ANGEL OF 23 DEGREES TO THE RIGHT FROM THE SOUTHERLY LINE OF LOT 70, 67.4 FEET TO A POINT ON THE SHORE OF GULL LAKE WHICH IS 56 FEET NORTHEASTERLY FROM THE SOUTHWESTERLY CORNER OF SAID LOT 70; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE SHORE OF SAID LAKE TO THE SOUTHWESTERLY CORNER OF LOT 71; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 71, 182 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 71; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 71, 28 FEET TO BEGINNING. SAID PARCEL BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

## NOTES

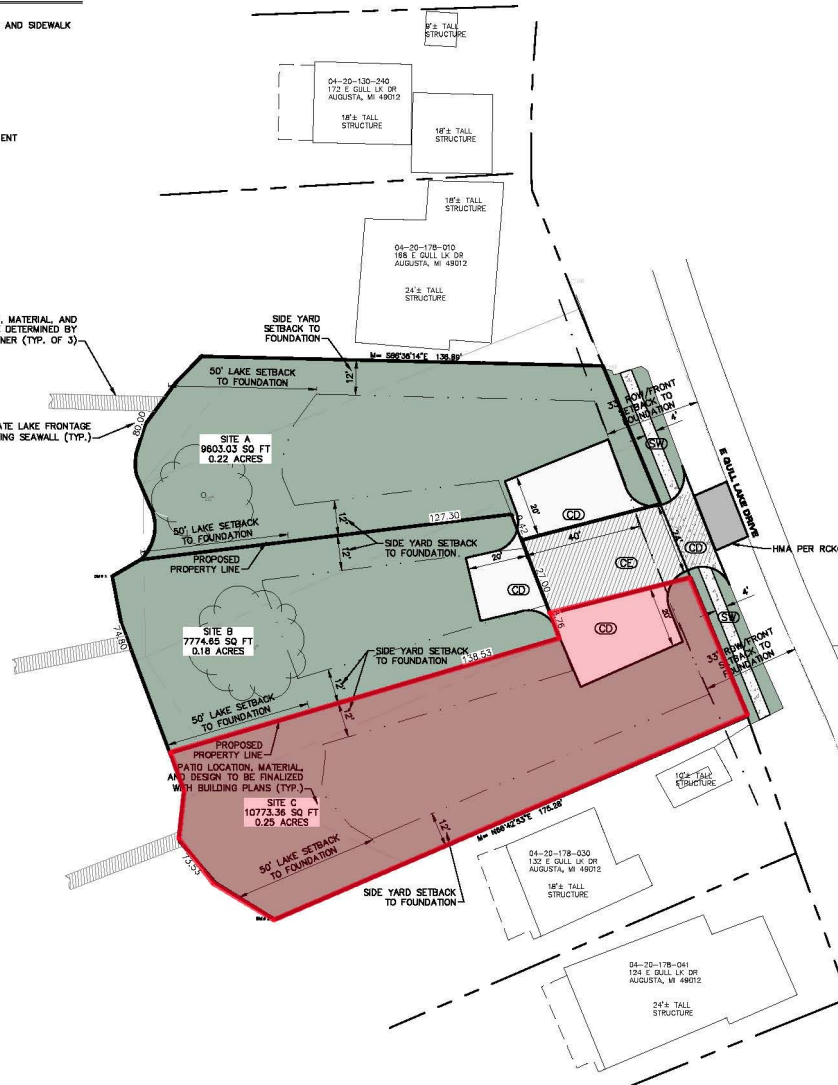
- PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE CURRENT MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE AMERICANS WITH DISABILITIES ACT (ADA).
- DRIVEWAY LAYOUT AND CONNECTION TO GULL LAKE DR. SHALL COMPLY WITH ROKC STANDARDS AND ALL ASPECTS OF THE DRIVE PERMIT.
- ALL WORK REQUIRING PERSONS OR VEHICLES WITHIN ROKC R/W AND TRAFFIC CONTROL DEVICES AND PROCEDURES SHALL BE IN ACCORDANCE WITH THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ITEM #12 (MAINTAINING TRAFFIC) OF THE CONSTRUCTION MATERIALS AND SPECIFICATIONS, CURRENT EDITIONS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING POSTAL DELIVERY METHOD WITH THE LOCAL JURISDICTION.
- THE DEVELOPER (PERMITEE) IS RESPONSIBLE FOR ALL UTILITY RELOCATIONS.

## LEGEND:

- CONCRETE PAVEMENT AND SIDEWALK
- PROPOSED BUILDING
- HMA PER ROKC
- CONCRETE DRIVEWAY PAVEMENT
- SIDEWALK (SEE DETAIL)
- COMMON ELEMENT

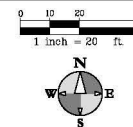
DOCK LOCATION, MATERIAL, AND LAYOUT TO BE DETERMINED BY OWNER (TYP. OF 3)

APPROXIMATE LAKE FRONTAGE ALONG EXISTING SEAWALL (TYP.)



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:  
HURLEY & STEWART, LLC



**SITE LAYOUT PLAN  
ALLENDALE PARK  
AVB**

Sheet Title:  
Project:  
Client:

11/30/21  
Sheet  
**C-2**

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DATE	BY	REVISION
06/20/21	JS	1. SITE PLAN REVIEW
06/20/21	JS	2. SITE PLAN REVISION
11/29/21	JS	3. HEALTH DEPARTMENT RESUBMITTAL
11/29/21	JS	4. REVISIONS