

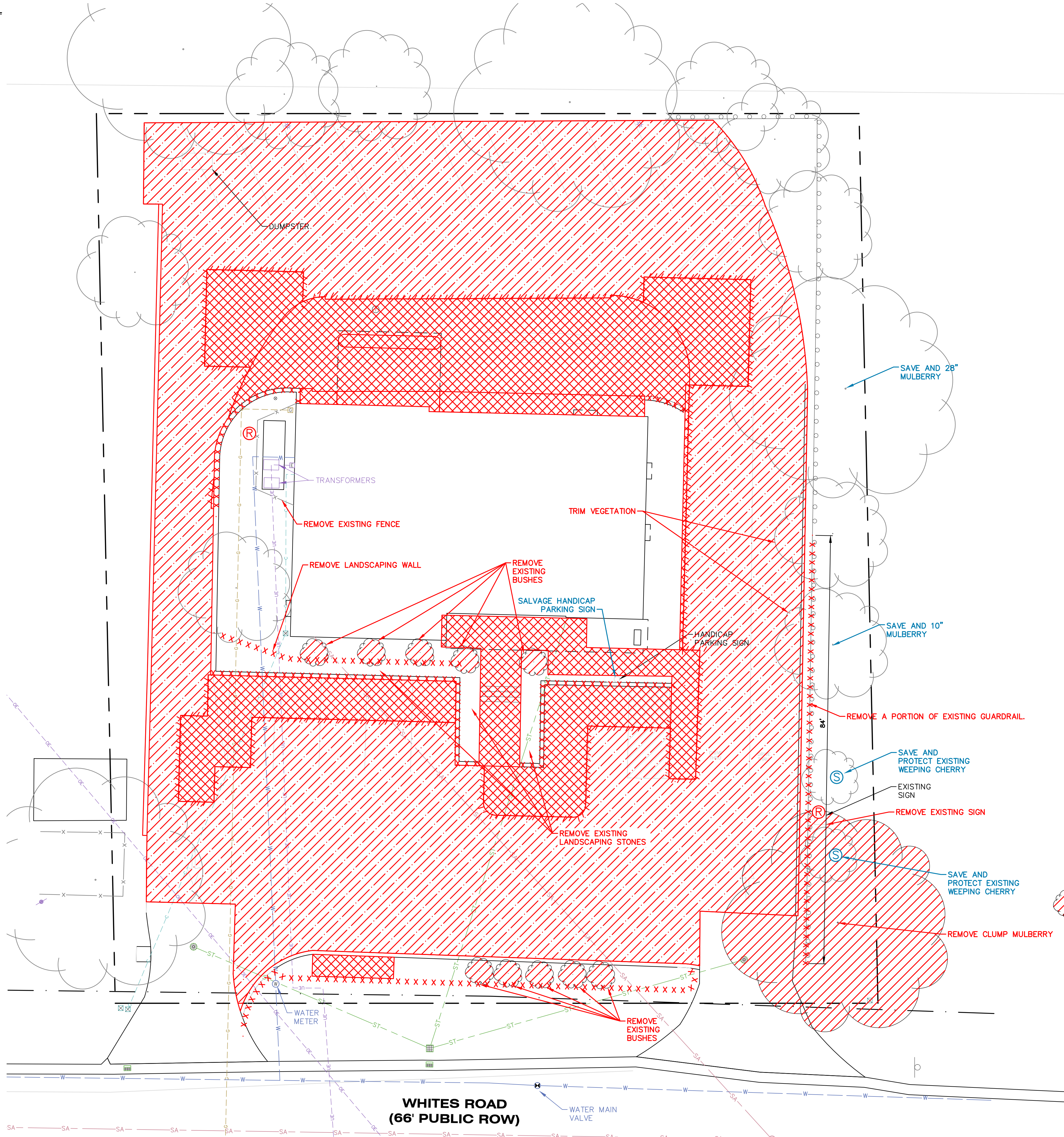
**Full Site Plan Review
Received: 10/09/2023
City of Kalamazoo**

ISSUED FOR:
PRE-SITE PLAN MEETING
10/9/23

DRAWING LOCATION: 11-0110 (1012 White Road) FINAL DRAWINGS (C-1 Existing Conditions and Demo Plan) LAST SAVED BY: LSH ON 10/9/2023

REMOVAL NOTES

1. REVIEW ALL THE REMOVALS AND PROTECTION WITH OWNER PRIOR TO COMMENCING CONSTRUCTION. INSTALL TEMPORARY SNOW FENCE AROUND ALL TREES REQUIRING PROTECTION. SNOW FENCE SHALL BE PLACED AT EDGE OF DRIP LINE.
2. SAWCUT ALL CURB, SIDEWALK, AND PAVEMENTS PRIOR TO REMOVAL. ADDITIONAL SAWCUT MAY BE NECESSARY PRIOR TO REPLACEMENT TO ENSURE CLEAN EDGE.
3. ALL REMOVALS SHALL BE TAKEN OFF-SITE AND DISPOSED OF. NO STOCKPILE OR BURNING OF DEBRIS IS ALLOWED.
4. COMPLY WITH ALL ASPECTS OF THE SOIL EROSION CONTROL PERMIT AS ISSUED BY THE CITY OF KALAMAZOO. ALL TEMPORARY CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION.
5. ALL REMOVALS SHALL BE TO THE LIMITS INDICATED ABOVE UNLESS OTHERWISE DIRECTED BY THE ENGINEER. UNAUTHORIZED REMOVALS AND SUBSEQUENT REPLACEMENT SHALL BE AT THE CONTRACTOR'S EXPENSE.
6. REMOVE, STORE, AND RESET ANY EXISTING SIGNS AS DIRECTED BY THE ENGINEER/OWNER.
7. REMOVE ALL TREES TO THE CLEARING LIMITS AS SHOWN. REMOVE ALL EXISTING TREES, STUMPS AND BRUSH FROM THE SITE AS NECESSARY TO CONSTRUCT THE IMPROVEMENTS.
8. REVIEW CLEARING LIMITS WITH OWNER PRIOR TO COMMENCING WORK. PRESERVE TREES WHERE INDICATED.
9. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
10. ALL UTILITIES ARE DRAWN IN FROM PREVIOUS DESIGN SCHEMATICS AND FIELD OBSERVATIONS.
11. FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.



EXISTING:
5,239 SF PERVIOUS
20.0% OF SITE AREA

PROPOSED:
5,350 SF PERVIOUS
20.4% OF SITE AREA

REMOVALS LEGEND

- XXXXXX CURB REMOVAL
- SAWCUT
- FULL DEPTH PAVEMENT/SIDEWALK REMOVAL
- MILL TOP LAYER OF PAVEMENT
- TREE REMOVAL
- REMOVE
- SALVAGE
- LIMITS OF CONSTRUCTION



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FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

EXISTING CONDITIONS AND DEMO PLAN
1912 WHITES ROAD
INFORM ARCHITECTURE

Sheet Title:
Project:
Client:

10/9/23
Sheet
C-1

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Job No.	21-0910	P.M. IMP.	Drft. LTV.	QA/QC.	09/16/21
ISSUED FOR/REVISIONS:					
1	PRE-SITE PLAN MEETING				09/15/21
2	OWNER REVIEW				11/09/21
3	PRE-APPLICATION SITE PLAN				3/30/23
4	SITE PLAN REVIEW				10/9/23

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DRAWING LOCATION: 1912-001D (1912 Whites Road) FINAL DRAWINGS-C-3 Utility Plans.dwg LAST SAVED BY: LSEB ON 8/28/2023

DETENTION CALCULATIONS

WESTERN ROOF ADDITION:
CONTRIBUTING AREA: 117-SF
RAINFALL DEPTH: 2.37-IN \approx 0.2-FT
RUNOFF VOLUME: 117 X 0.2 = 23.4-CFT
VOLUME PROVIDED: 67.2-CFT

EASTERN ROOF ADDITION:
CONTRIBUTING AREA: 585-SF
RAINFALL DEPTH: 2.37-IN \approx 0.2-FT
RUNOFF VOLUME: 585 X 0.2 = 117.0-CFT
VOLUME PROVIDED: 134.8-CFT

ALL ON-SITE DETENTION CALCULATIONS ARE
DONE FOR A 2-YR, 24-HR STORM EVENT.

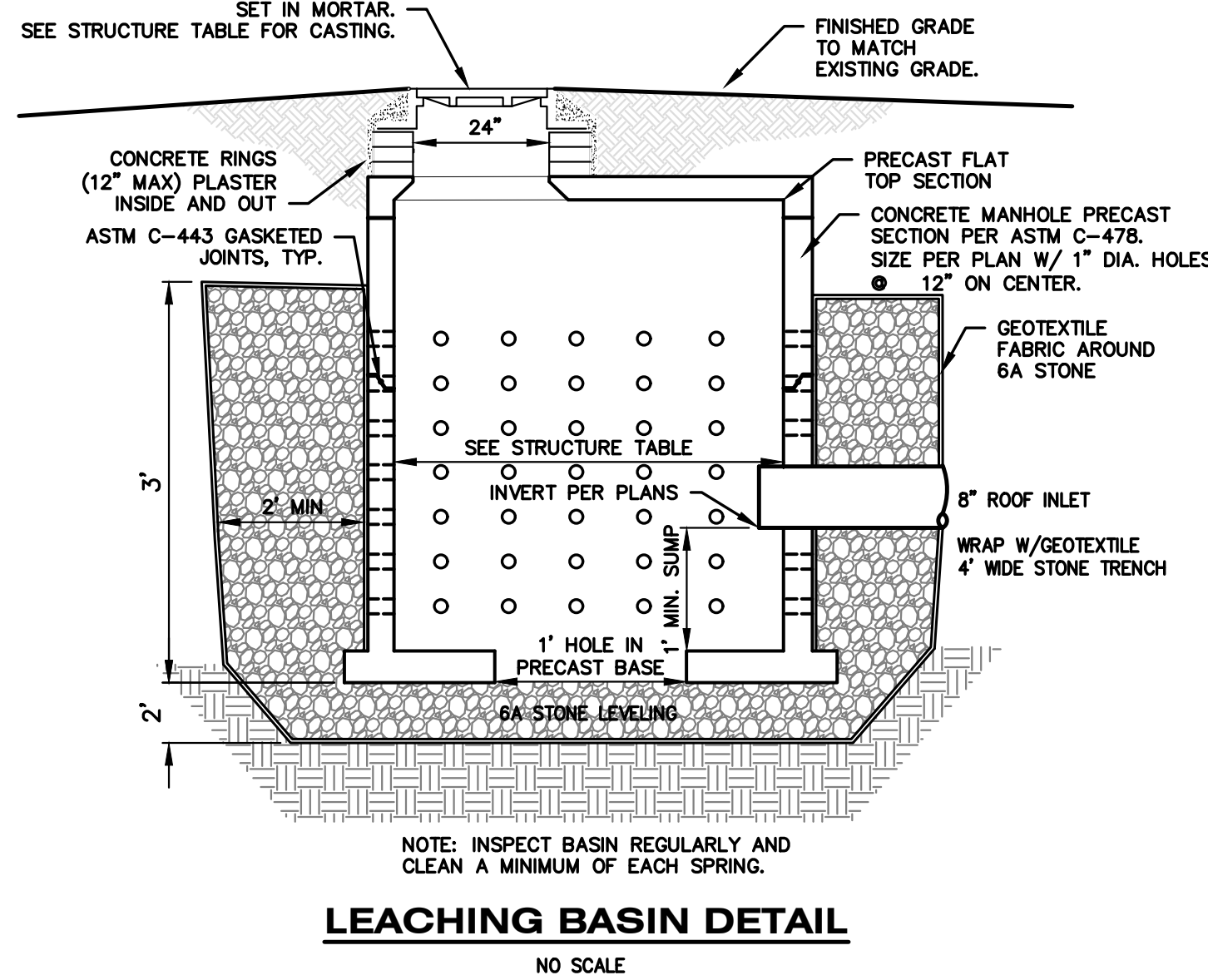
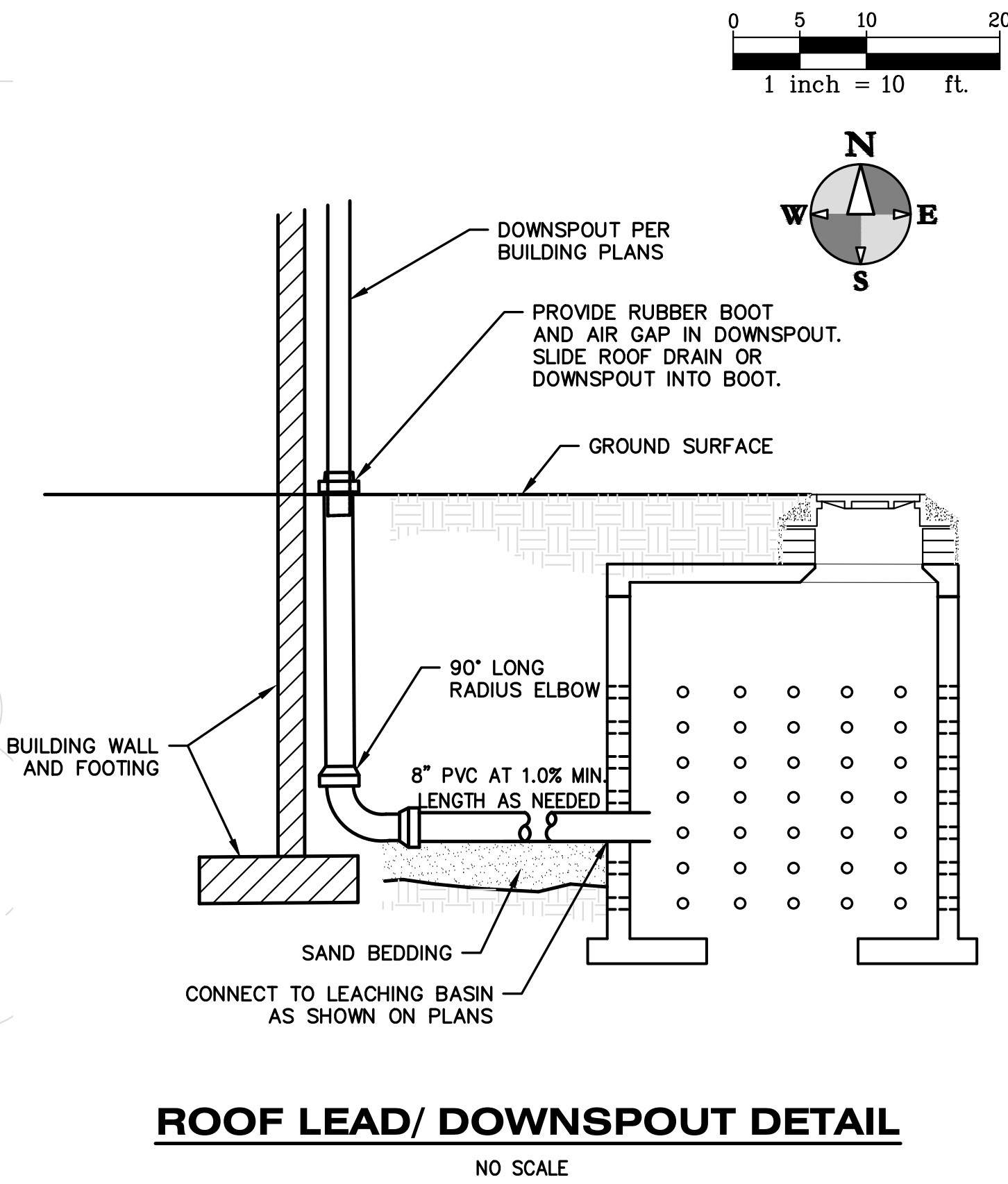
LEACHING BASIN CALCULATIONS

NOTE: ASSUMES 40% VOIDS IN STONE & 6" THICK CONCRETE WALLS ON LB.

Leach Basin Volume Calcs			Leach Basin Volume Calcs		
Leach Basin Volume			Leach Basin Volume		
Diameter	2	ft	Diameter	4	ft
Area	3.14	sft	Area	12.57	sft
Height (to Rim)	4.5	ft	Height (to Rim)	4.5	ft
Volume	14.14	cft	Volume	56.55	cft
Side Stone Volume			Side Stone Volume		
Inner Stone Dia.	3	ft	Inner Stone Dia.	5	ft
Inner Stone Area	7.07	sft	Inner Stone Area	19.63	sft
Side Stone (Each)	2	ft	Side Stone (Each)	2	ft
Outer Stone Dia.	7	ft	Outer Stone Dia.	9	ft
Outer Stone Area	38.48	sft	Outer Stone Area	63.62	sft
Outer Stone Height	3	ft	Outer Stone Height	3	ft
Volume =	37.70	cft	Volume =	52.78	cft
Bottom Stone Volume			Bottom Stone Volume		
Base Stone Area	38.48	sft	Base Stone Area	63.62	sft
Base Stone Depth	1	ft	Base Stone Depth	1	ft
Volume =	15.39	cft	Volume =	25.45	cft
Total Volume =	67.23	cft	Total Volume =	134.77	cft

NOTES

- COORDINATE ALL UTILITY LOCATIONS AND ELEVATIONS WITH MECHANICAL DRAWINGS AND BUILDING CONTRACTOR PRIOR TO INSTALLATION.
- REMOVE SEDIMENT FROM ALL STRUCTURES ONCE PAVING IS COMPLETE AND REMOVE SILT SACKS.
- VERIFY NUMBER OF FITTINGS PRIOR TO ORDERING. TOTALS DO NOT INCLUDE VERTICAL DEFLECTIONS THAT MAY BE NEEDED.
- SITE CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL UTILITIES TO 5' FROM BUILDING WALL.
- WATER MAIN AND SANITARY SEWER MATERIALS AND INSTALLATION SHALL COMPLY WITH CITY OF KALAMAZOO REQUIREMENTS.
- SEE SITE ELECTRICAL PLAN FOR LOCATION OF ALL ELECTRICAL SLEEVES AND CONDUIT.
- ALL STRUCTURE CASTINGS TO BE EAST JORDAN IRON WORKS OR APPROVED EQUAL. SEE STRUCTURE TABLE FOR SPECIFIC CASTING AT EACH STRUCTURE.
- THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR GROUNDWATER AND SOILS INFORMATION. ANY UTILITIES REQUIRING DEWATERING SHALL BE INSTALLED TO THE CITY OF KALAMAZOO STANDARDS AND INCLUDED IN THE INSTALLATION COSTS. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING NECESSARY TO CONSTRUCT UTILITIES IN THE DRY.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.



STORM SEWER STRUCTURE SCHEDULE				
STR. #	RIM EL.	DIAM.	CASTING	PIPES IN:
LB-1	EXISTING	2'	EJW 1060 M1	8" E: 96.42
LB-2	EXISTING	4'	EJW 1060 M1	8" W: 96.40

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

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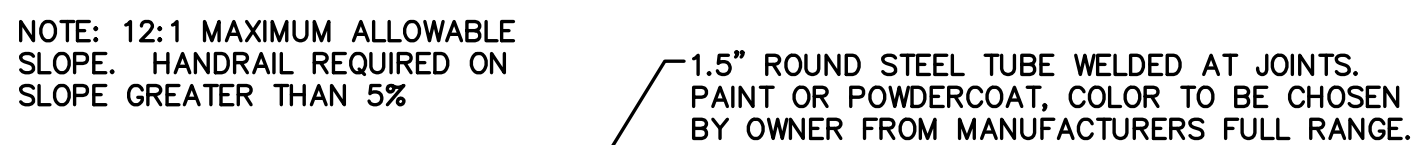
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UTILITY PLAN
1912 WHITES ROAD
INFORM ARCHITECTURE

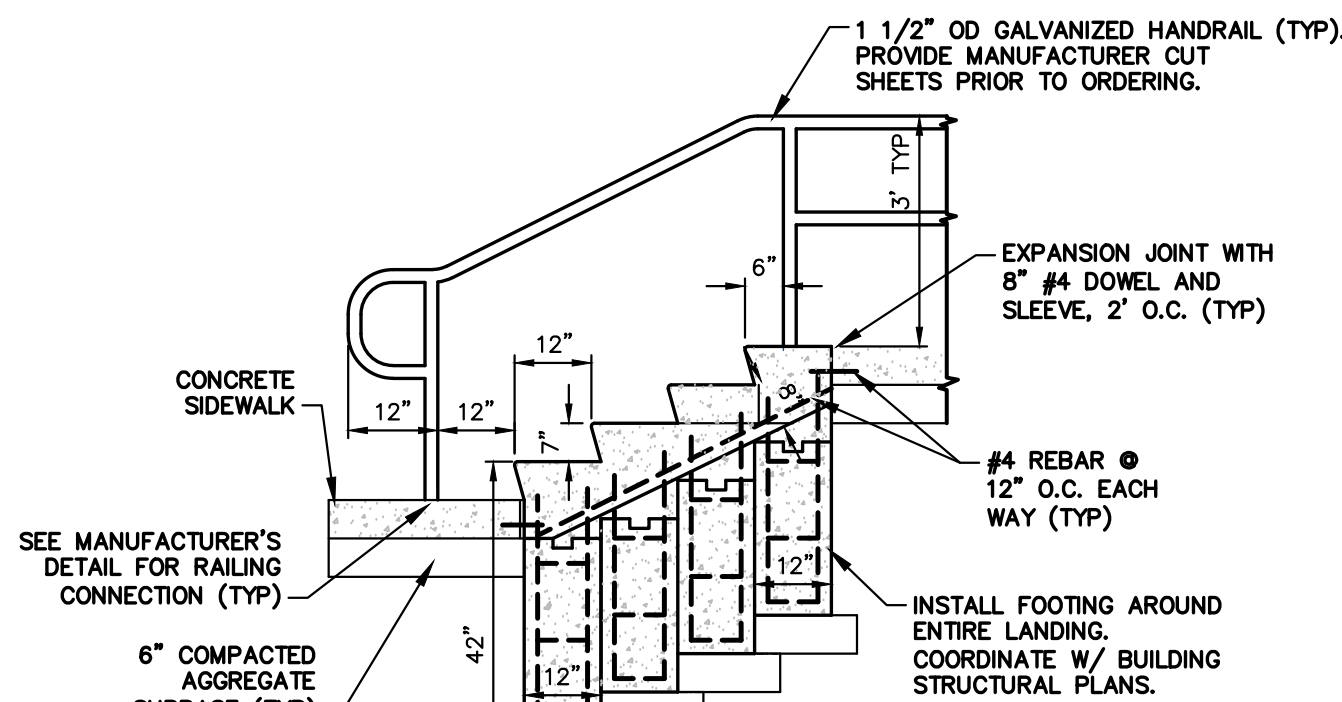
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10/9/23
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C-3

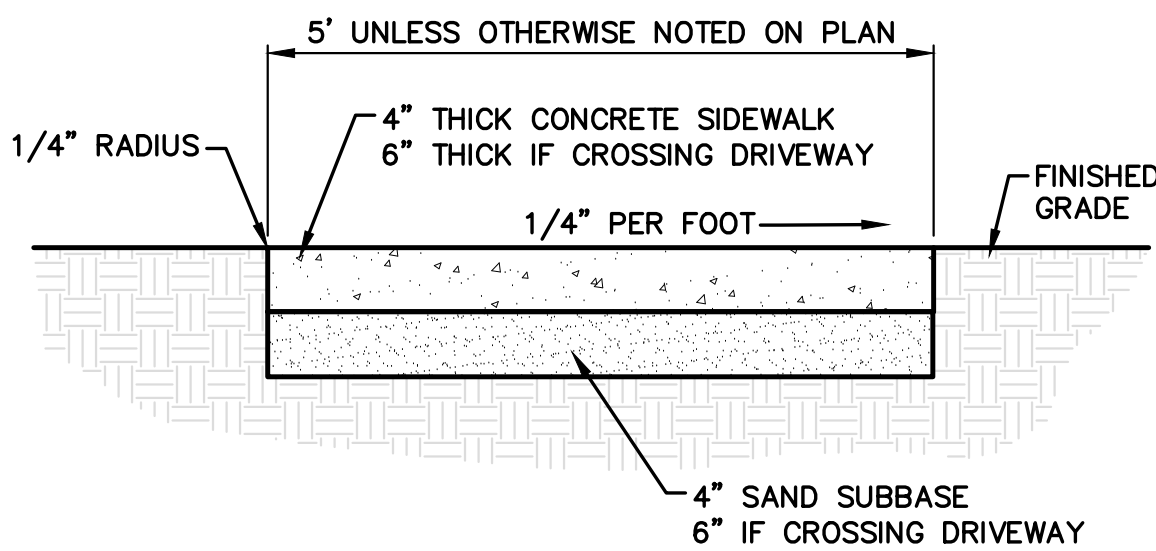
Job No.: 21-001D P.M.: JWP Drt.: JLV QA/QC: 09/16/21
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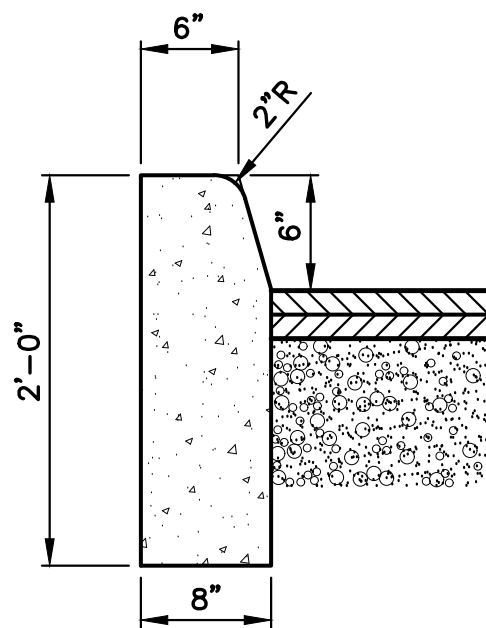
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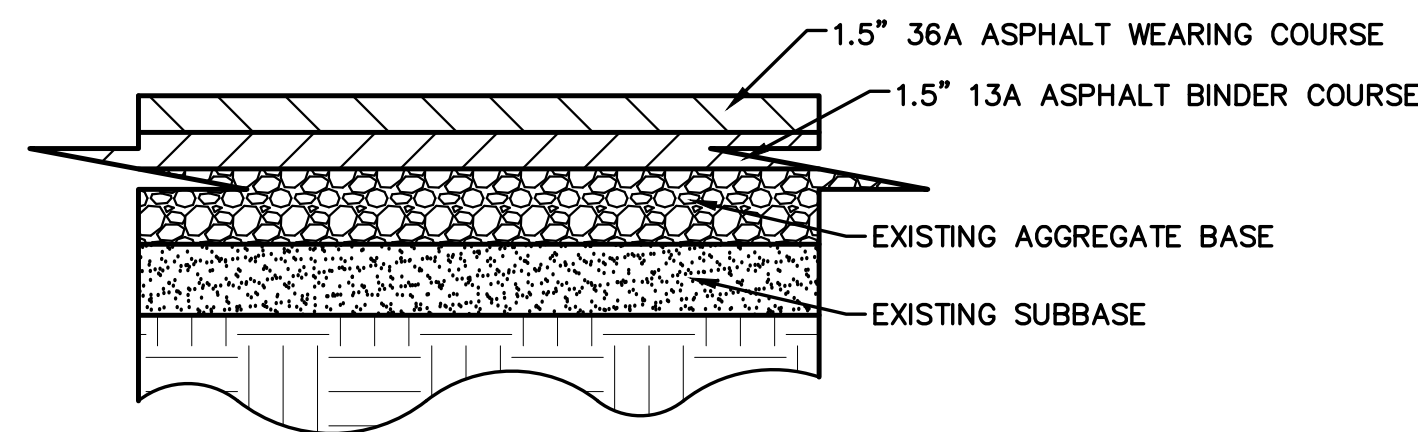
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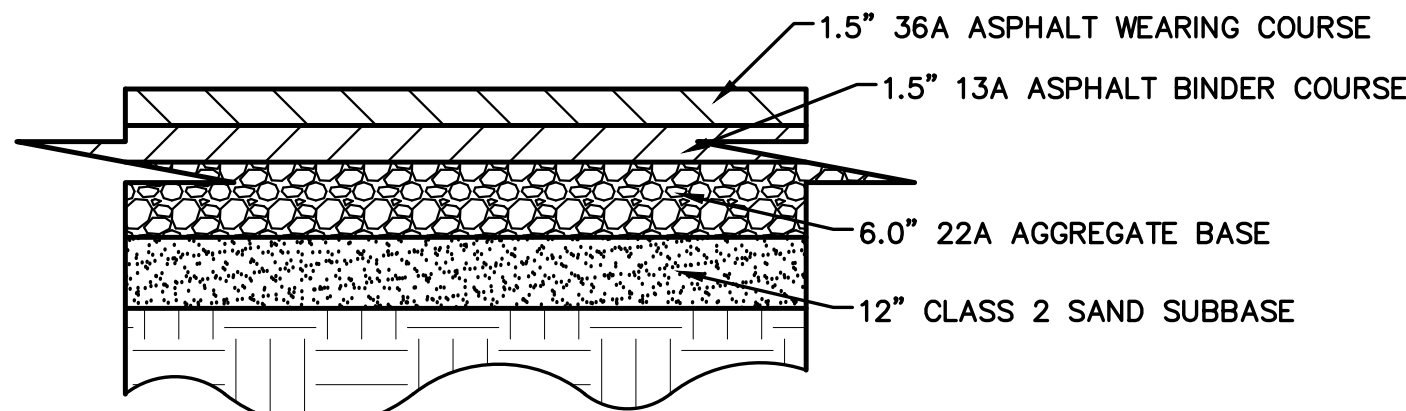
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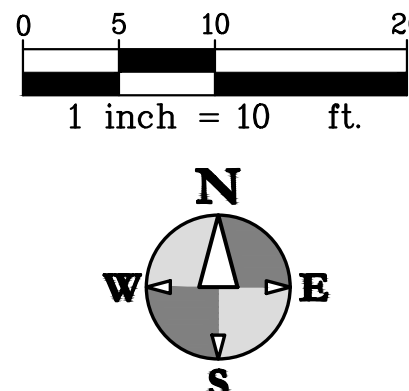


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DETAILS
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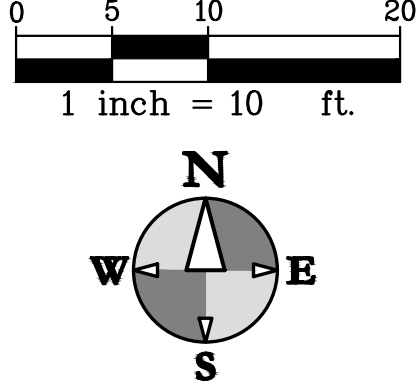
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DRAWING LOCATION: H:\31-091D (012-Whites Road) - FINAL DRAWINGS\1- LANDSCAPE PLAN.dwg LAST SAVED BY: LEBEL ON 8/28/2023



LEGEND

- 13 Ca NUMBER AND TYPE OF PLANTS TO BE PROVIDED AND INSTALLED.
- SEEDED LAWN.
- STONE COBBLE MULCH 2-3" DIA. NATURAL STONE COBBLE WASHED OVER FILTER FABRIC.
- PERENNIAL PLANTING. SEE PLANTING SCHEDULE FOR PLANT SPACING REQUIREMENTS.
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUBS, EVERGREEN AND DECIDUOUS
- PROPOSED ORNAMENTAL GRASS
- STEEL LANDSCAPE EDGING.



Planting Schedule Trees					
Symbol	Latin Name	Common Name	Size	Container Type	Comments
Ap	Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	2" Cal.	B&B	
Ms	Malus sargentii 'Tina'	Sargent Tina Crabapple	2" Cal	B&B or Cont.	Tree Form
Mj	Magnolia 'Jane'	Jane Magnolia	6' Ht.	B&B or Cont.	Clump Form
Planting Schedule Shrubs					
Symbol	Latin Name	Common Name	Size	Container Type	Comments
Ab	Azalea 'Bixby'	Bixby Azalea	24" Ht.	Cont.	
Ef	Euonymus fortunei 'Moonshadow'	Moonshadow Wintercreeper	24" Ht.	Cont.	
Ig	Ilex glabra 'Chamzin'	Nordic Inkberry	24" Ht.	Cont.	
Iv	Itea virginica 'Little Henry'	Little Henry Sweetspire	18" Ht	Cont.	Well branched shrubs
Rr	Rosa 'Radtkepink'	Pink Double Knock Out Rose	24" spread	#2 Cont.	
Planting Schedule Perennials					
Symbol	Latin Name	Common Name	Size	Container Type	Comments
Am	Allium 'Millenium'	Millennium Ornamental Chive	#1	Cont.	15" o.c.
Hm	Hibiscus moscheutos 'Midnight Marvel'	Midnight Marvel Hibiscus	#2	Cont.	
Hv	Heuchera villosa	'Red Lightning' Coral Bells	#1	Cont.	
Vm	Vinca minor 'Ralph Shugert'	Shugert's Variegated Myrtle	cell	38 cell flat	10" o.c.

IRRIGATION NOTES:

- LANDSCAPE CONTRACTOR TO PROVIDE LAYOUT AND DETAILS FOR FULL IRRIGATION SYSTEM PRIOR TO INSTALLATION.
- ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
- IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
- A SEPARATE METER AND BACKFLOW PREVENTER WILL BE REQUIRED.
- LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT/ CURB.

KALAMAZOO PLANTING REQUIREMENTS

BUILDING PERIMETER LANDSCAPE 1 SHRUB/ 5 LINEAR FEET OF FACADE FACING PUBLIC ROW
69'/5 = 14 SHRUBS
PERIMETER SCREENING FROM PUBLIC STREETS
1 TREE / 35' OF ROW FRONTAGE 150' / 35' = 4 TREES (TREE PRESERVATION CREDITS)
3 SHRUBS / 20' OF ROW FRONTAGE 3x(150' / 20') = 23 SHRUBS

LANDSCAPE NOTES:

- ALL LAWN AREAS SHALL BE SEEDED AND MULCHED WITH THE FOLLOWING MIXTURE: 20% IMPROVED PERENNIAL RYEGRASS, 40% FINE FESCUE, AND 40% KENTUCKY BLUEGRASS AT A RATE OF 8-10 LBS/ 1000 SFT. PROVIDE 19-19-19 STARTER FERTILIZER AT A RATE OF 5-7 LBS/1000 SFT.
- ALL EDGING SHALL BE STANDARD COMMERCIAL-STEEL EDGING 3/4" X 4". ROLLED EDGE, FABRICATED IN SECTIONS OF STANDARD LENGTHS, WITH LOOPS STAMPED FROM OR WELDED TO FACE OF SECTIONS TO RECEIVE STAKES IN STANDARD FINISH OF GREEN PAINT.
- PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." MEASURE ACCORDING TO ANSI Z60.1 STANDARDS.
- WARRANTY TREES, SHRUBS AND PERENNIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
- REMOVE AND REPLACE DEAD PLANTS IMMEDIATELY. REPLACE PLANTS THAT ARE MORE THAN 25% DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD. A LIMIT OF ONE REPLACEMENT OF EACH PLANT WILL BE REQUIRED, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
- MAINTAIN TREES, SHRUBS, AND PERENNIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTNG TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
- BEGIN LAWN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED: A MINIMUM OF 60 DAYS AFTER SUBSTANTIAL COMPLETION.
- MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, USING CHEMICAL TREATMENT TO ELIMINATE BROADLEAF AND NOXIOUS WEEDS, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN.
- PROTECT ADJACENT AND ADJOINING STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND PLANTINGS FROM HYDROSEEDING OVER-SPRAY AND DAMAGE CAUSED BY PLANTING OPERATIONS.
- REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND REMOVE STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER FROM SITE.
- MAINTAIN LAWN UNTIL A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90% OVER ANY 10 SQFT AND BARE SPOTS DO NOT EXCEED 5 BY 5 INCHES.
- APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS REAPPLY AS RECOMMENDED BY PRODUCT DURING ONE YEAR WARRANTY PERIOD.



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Job No. 21-091D P.M.-HWP Drft.-JLV QA/QC: 09/16/21
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LANDSCAPE PLAN
1912 WHITES ROAD
INFORM ARCHITECTURE

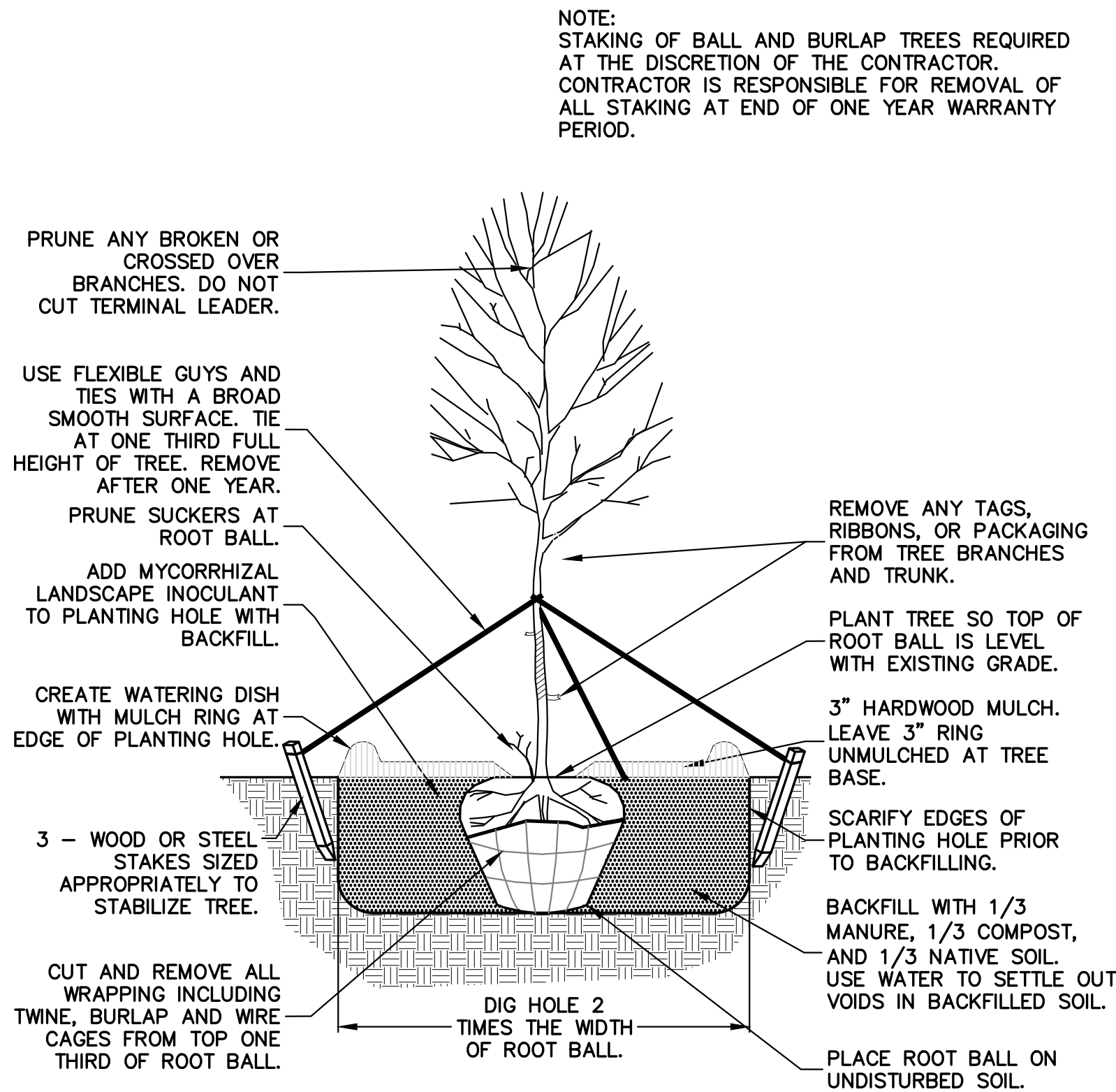
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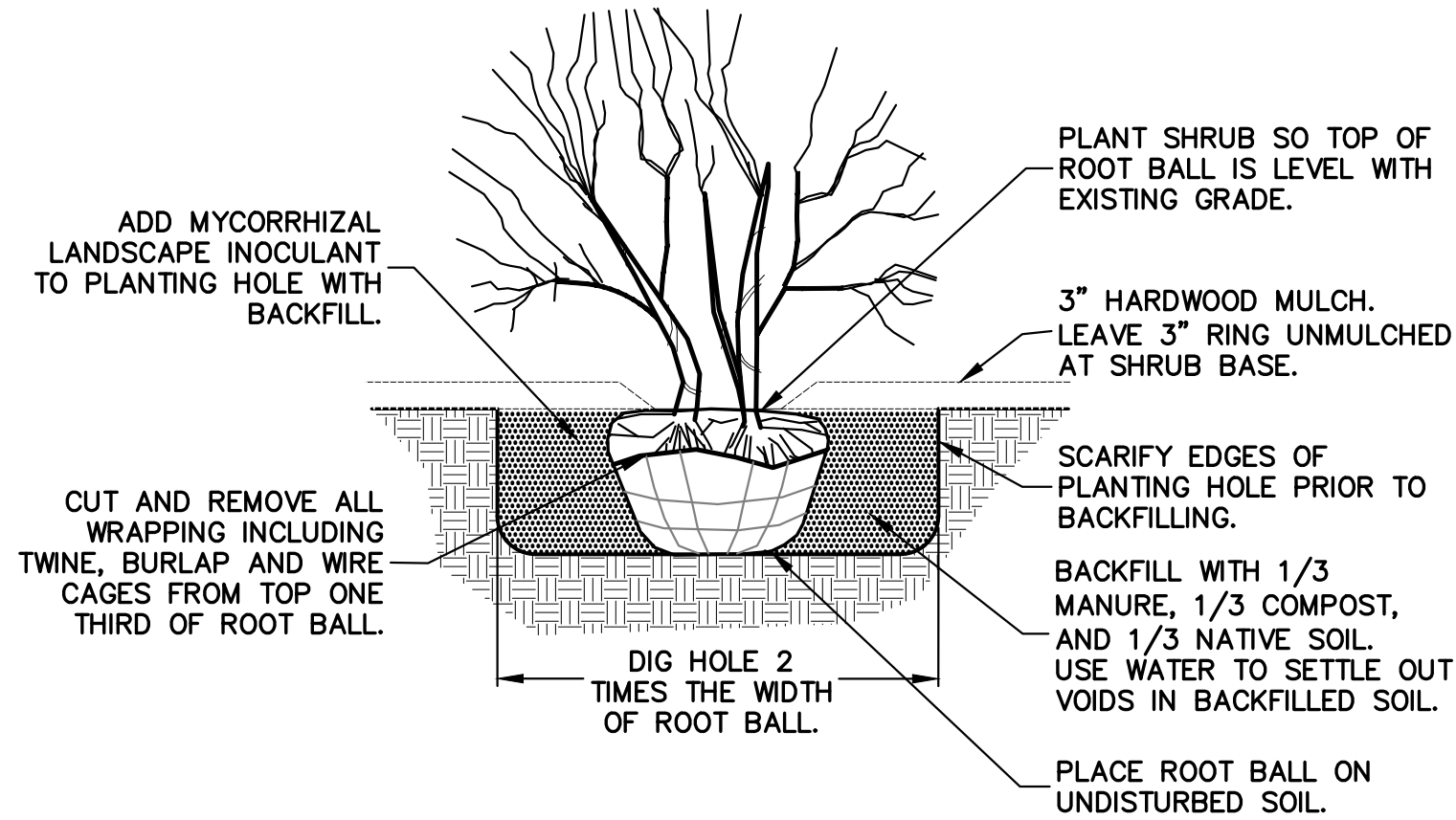
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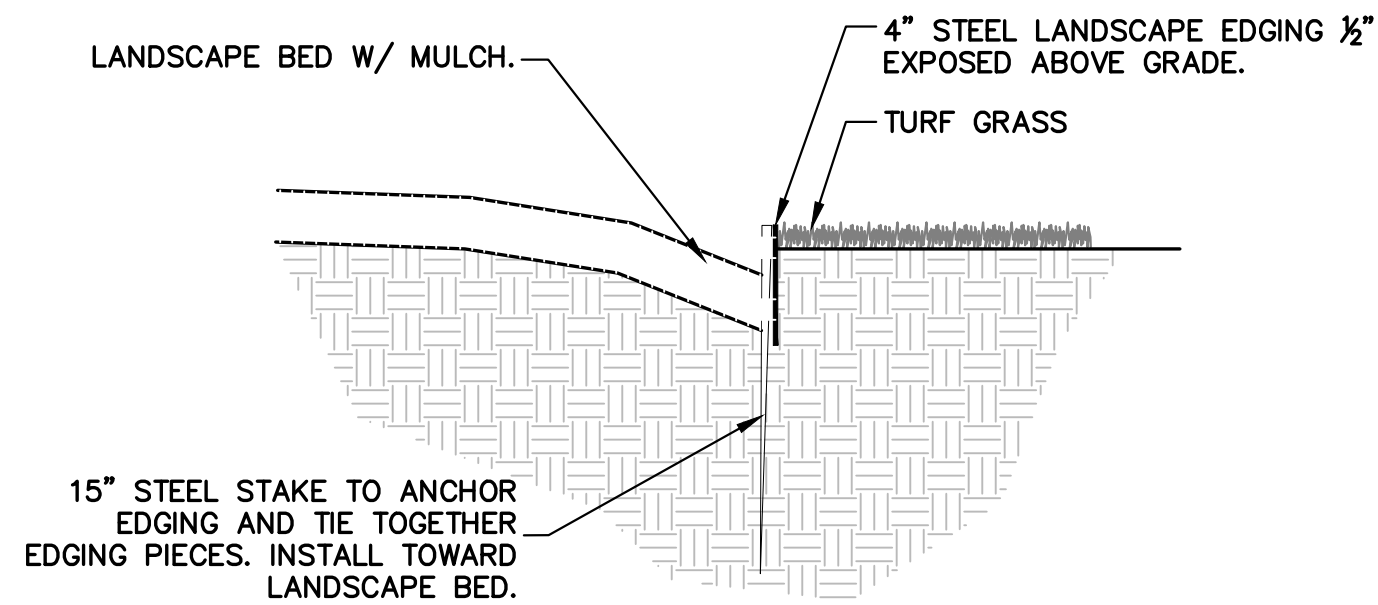
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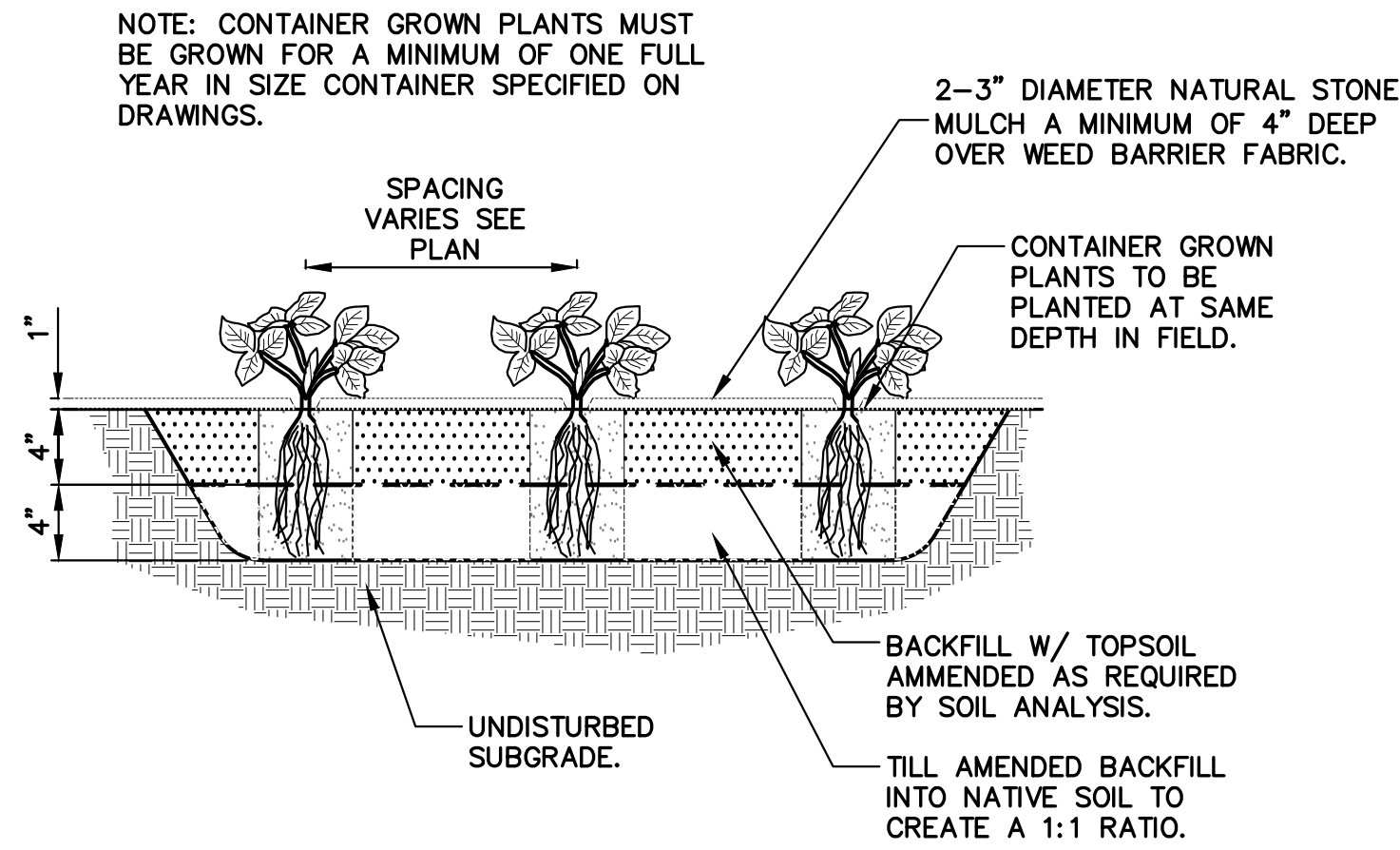
DECIDUOUS TREE
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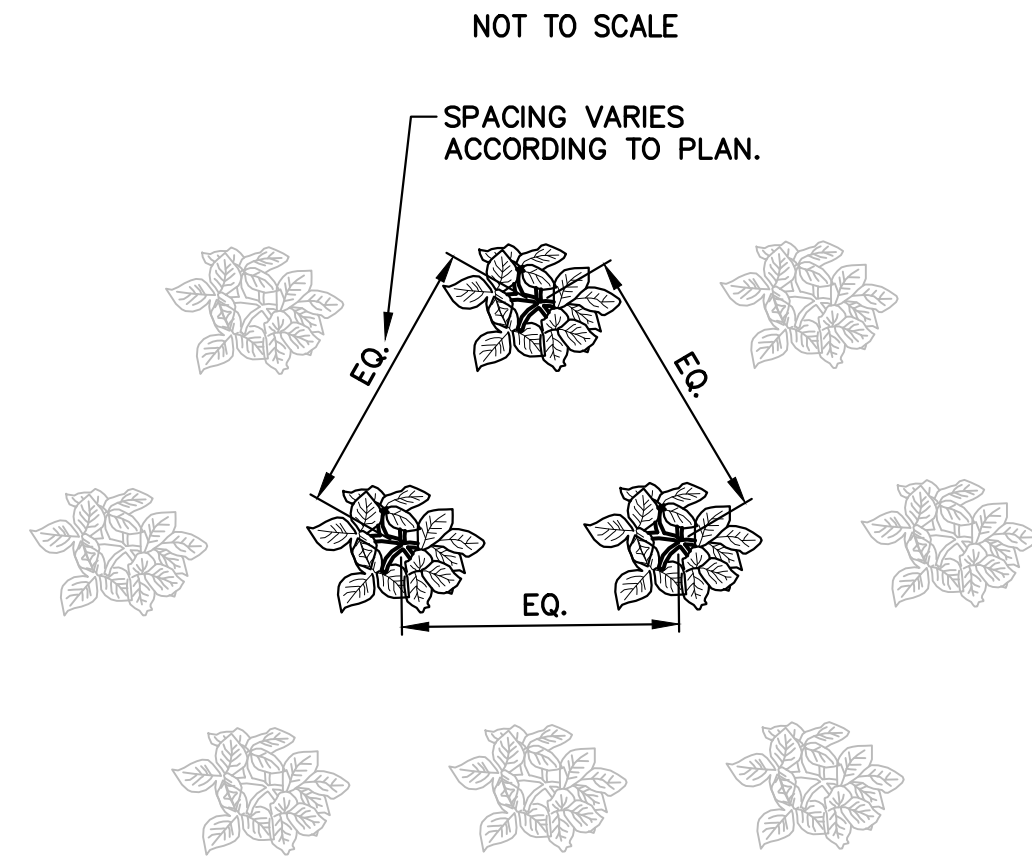
TYPICAL SHRUB
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STEEL LANDSCAPE EDGING DETAIL
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PERENNIAL AND GROUNDCOVER PLANTING DETAIL



PERENNIAL AND GROUNDCOVER PLANT SPACING DETAIL

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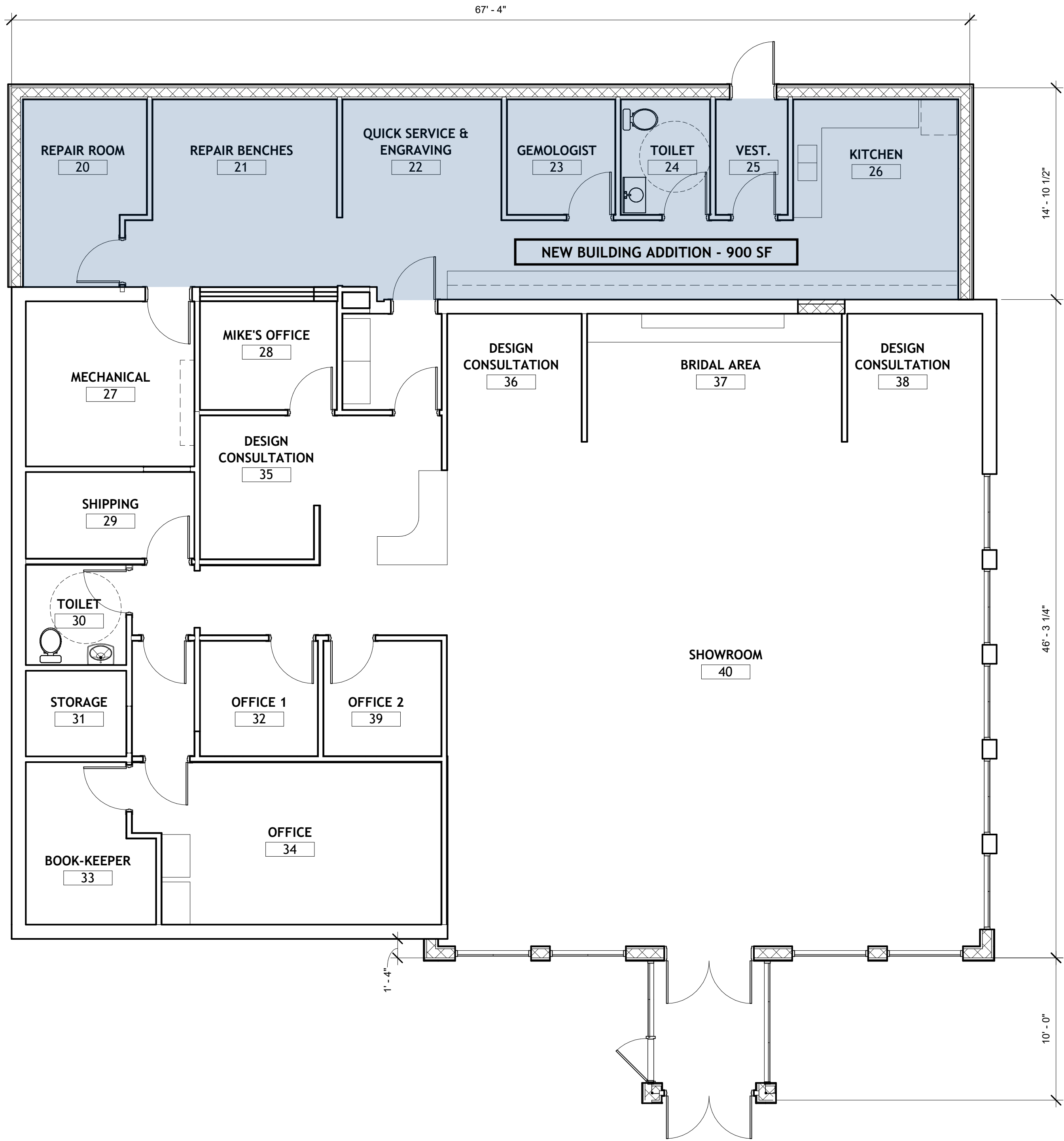
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L-2



FIRST FLOOR PLAN
3/16" = 1'-0"

