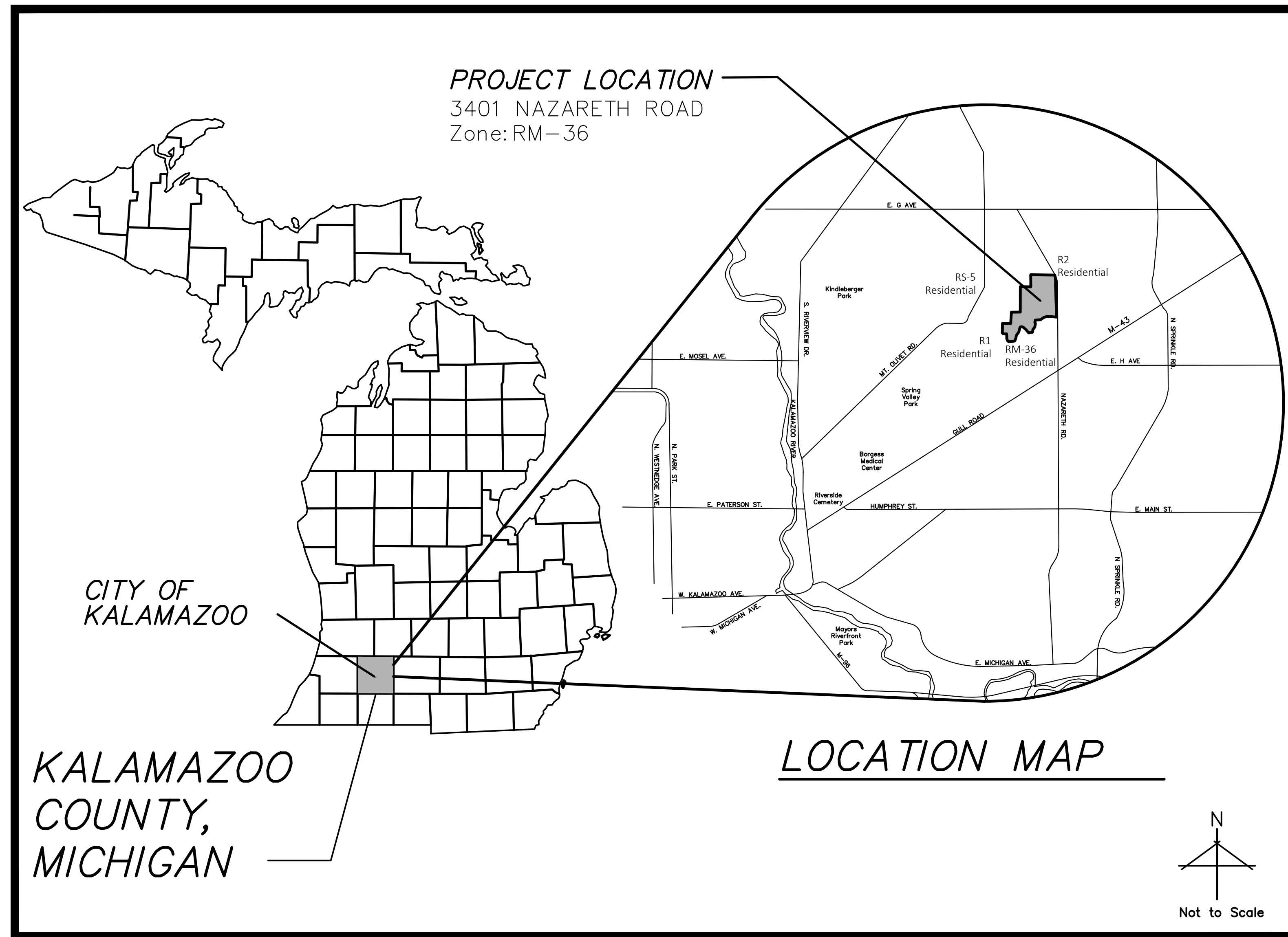


BOW IN THE CLOUDS PRESERVE TRAIL & TRAILHEAD PROJECT

KALAMAZOO, MICHIGAN

**City of Kalamazoo
Site Plan Review
Received
08-27-2024**

LOCATION MAP



SHEET INDEX

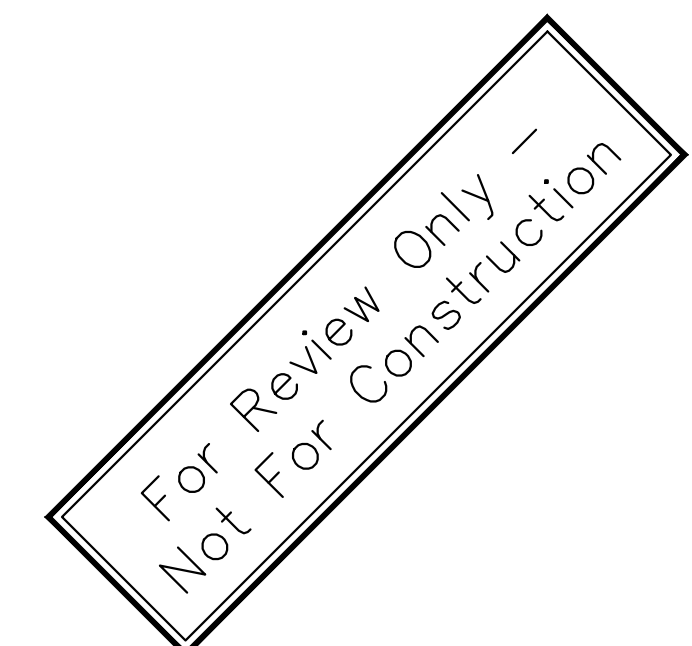
NO.	TITLE	
C0.0	COVER SHEET	OWNER SOUTHWEST MICHIGAN LAND CONSERVANCY, INC. 8395 E. MAIN STREET GALESBURG, MI 49053 PHONE : 269-324-1600
C1.0	EXISTING CONDITIONS PLAN	LANDSCAPE ARCHITECTS O'BOYLE, COWELL, BLALOCK, & ASSOCIATES 141 E. MICHIGAN AVENUE, SUITE 500 KALAMAZOO, MI 49007 PHONE : 269-381-3357
C1.1	DEMOLITION PLAN	
C1.2	NFP ANALYSIS PLAN	CIVIL ENGINEERS MITTEN STATE 10123 S M43, SUITE A DELTON, MI 49046 PHONE : 269-364-5626
C2.0	LAYOUT AND MATERIALS PLAN	
C2.1	LAYOUT AND MATERIALS ENLARGEMENTS	STRUCTURAL ENGINEER MI CIVIL/STRUCTURAL DESIGN ADDRESS ADDRESS PHONE : 269-532-6574
C3.0	NORTH GRADING AND SESC PLANS	
C3.1	SOUTH GRADING AND SESC PLANS	
C4.0	SITE DETAILS	
C4.1	SITE DETAILS	
C4.2	SITE DETAILS	

SITE PLAN REVIEW NOTES

- Property Identification Numbers :06-01-407-001(City of Kalamazoo) 06-01-265-021 (Kalamazoo Township)
- Owner: Southwest Michigan Land Conservancy, Inc., 8395 E. Main Street, Galesburg, MI 49053
Phone: 269-325-1600
- Project Zoning: RM-36
- Project is not located within any Historic District.
- Legal Description: See Application Attachments
- Front Yard Setback: 15'
Rear Yard Setback: 20' to RM Zone, 25' to RS Zone
Side Yard Setback: 15' to RS Zone
- Existing Parking Spaces: 15 spaces
- Parking Spaces Required: NA
- Additional parking spaces for this project: 0
- Overall Property Area: 2,134,423 sf (49 acres)
- Gross Area of Earth Change: 54,735 SF (1.25 acres)
- Gross Overall Site Area: Limit of Work: 57,935 SF (1.33 acres)
- Proposed Impervious Total Area : 0 sf (0 acres)
- Proposed Gravel Trail Area: 14,750 SF (0.34 acres)
- Net Area of Open Space: (49 acres)
- Gross Floor Area of Buildings: NA
- Area of Regulated Wetlands: 4.5 acres
- Net Area of Proposed Off-Street Parking Lots: 0
- Number of Residential Units by Type: NA
- Proposed Site Lighting : None
- Proposed Bike Parking : 0
- Site is located in the 10 year Time of Travel Capture Zone.
- 2025 Master Plan: Neighborhood Edge.
- Estimated Vehicle Trips per day: 5-10 weekday & 10-15 weekends.

NOTES:

- Call Miss Dig, 1-800-482-7171 three working days, excluding Saturday, Sunday and holidays, before starting your project.



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Project:
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SWMLC
PHASE 2
IMPROVEMENTS**

KALAMAZOO, MI

Sheet Title

Cover Sheet

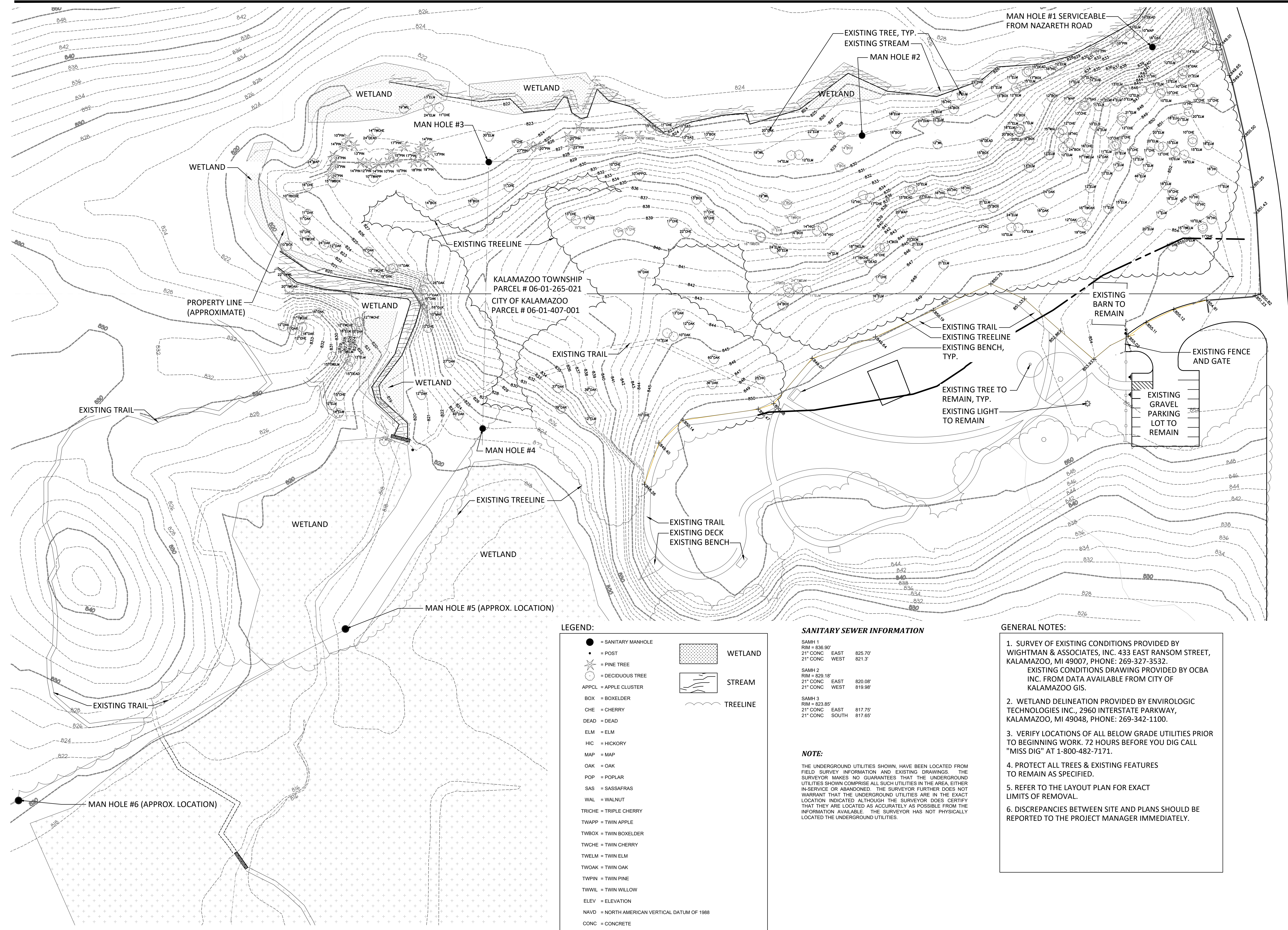
Job No. _____ Sheet No. _____

052367

C0.0



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LEGEND:

● = SANITARY MANHOLE	▨ = WETLAND
• = POST	▬ = STREAM
⊙ = PINE TREE	~ = TREELINE
⊙ = DECIDUOUS TREE	
APPLC = APPLE CLUSTER	
BOX = BOXELDER	
CHE = CHERRY	
DEAD = DEAD	
ELM = ELM	
HIC = HICKORY	
MAP = MAP	
OAK = OAK	
POP = POPLAR	
SAS = SASSAFRAS	
WAL = WALNUT	
TRICHE = TRIPLE CHERRY	
TWAPP = TWIN APPLE	
TWBOX = TWIN BOXELDER	
TWCHE = TWIN CHERRY	
TWELM = TWIN ELM	
TWOAK = TWIN OAK	
TWPIN = TWIN PINE	
TWWIL = TWIN WILLOW	
ELEV = ELEVATION	
NAVD = NORTH AMERICAN VERTICAL DATUM OF 1988	
CONC = CONCRETE	
SPOT GRADE	
--- = APPROXIMATE SANITARY SEWER LOCATION	

SANITARY SEWER INFORMATION

SAMH 1
RIM = 836.90'
21" CONC EAST 825.70'
21" CONC WEST 821.3'

SAMH 2
RIM = 828.18'
21" CONC EAST 820.08'
21" CONC WEST 819.98'

SAMH 3
RIM = 823.85'
21" CONC EAST 817.75'
21" CONC SOUTH 817.65'

NOTE:

THE UNDERGROUND UTILITIES SHOWN, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

GENERAL NOTES:

1. SURVEY OF EXISTING CONDITIONS PROVIDED BY WIGHTMAN & ASSOCIATES, INC. 433 EAST RANSOM STREET, KALAMAZOO, MI 49007, PHONE: 269-327-3532. EXISTING CONDITIONS DRAWING PROVIDED BY OCBA INC. FROM DATA AVAILABLE FROM CITY OF KALAMAZOO GIS.
2. WETLAND DELINEATION PROVIDED BY ENVIROLOGIC TECHNOLOGIES INC., 2960 INTERSTATE PARKWAY, KALAMAZOO, MI 49048, PHONE: 269-342-1100.
3. VERIFY LOCATIONS OF ALL BELOW GRADE UTILITIES PRIOR TO BEGINNING WORK. 72 HOURS BEFORE YOU DIG CALL "MISS DIG" AT 1-800-482-7171.
4. PROTECT ALL TREES & EXISTING FEATURES TO REMAIN AS SPECIFIED.
5. REFER TO THE LAYOUT PLAN FOR EXACT LIMITS OF REMOVAL.
6. DISCREPANCIES BETWEEN SITE AND PLANS SHOULD BE REPORTED TO THE PROJECT MANAGER IMMEDIATELY.

1 Existing Conditions Plan
SCALE: 1" = 40'-0"

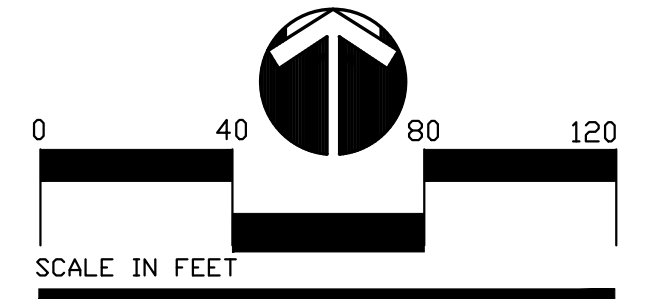
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KALAMAZOO, MI

Sheet Title
**EXISTING
CONDITIONS PLAN**



Job No. _____ Sheet No. _____



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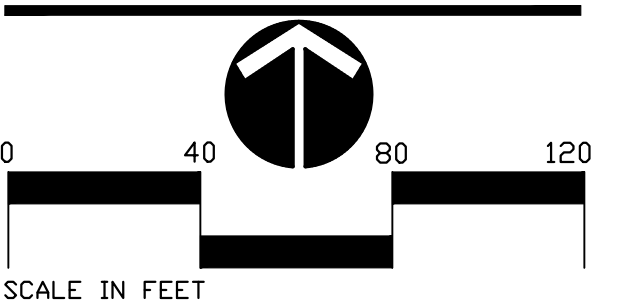
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KALAMAZOO, MI

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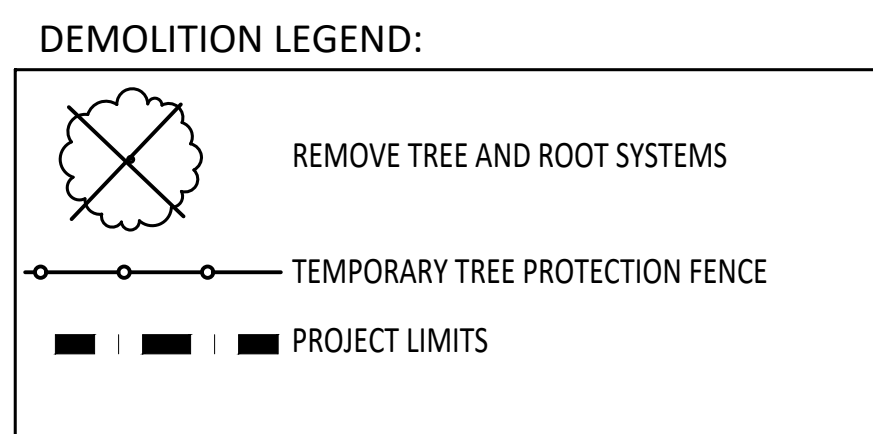
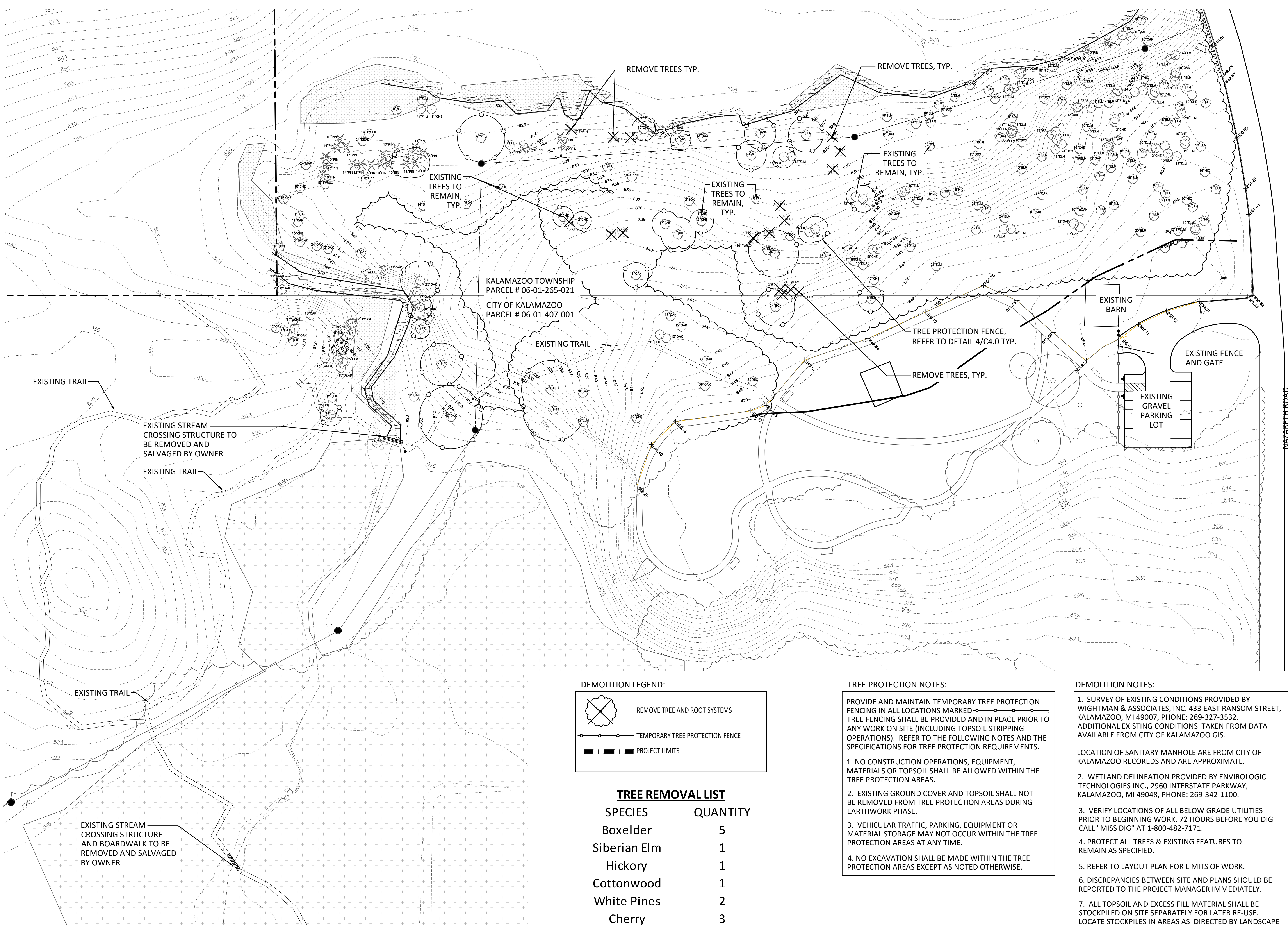
DEMOLITION PLAN



Job No. _____ Sheet No. _____

052367

C11



TREE REMOVAL LIST

SPECIES	QUANTITY
Boxelder	5
Siberian Elm	1
Hickory	1
Cottonwood	1
White Pines	2
Cherry	3

TREE PROTECTION NOTES:

PROVIDE AND MAINTAIN TEMPORARY TREE PROTECTION FENCING IN ALL LOCATIONS MARKED. TREE FENCING SHALL BE PROVIDED AND IN PLACE PRIOR TO ANY WORK ON SITE (INCLUDING TOPSOIL STRIPPING OPERATIONS). REFER TO THE FOLLOWING NOTES AND THE SPECIFICATIONS FOR TREE PROTECTION REQUIREMENTS.

- NO CONSTRUCTION OPERATIONS, EQUIPMENT, MATERIALS OR TOPSOIL SHALL BE ALLOWED WITHIN THE TREE PROTECTION AREAS.
- EXISTING GROUND COVER AND TOPSOIL SHALL NOT BE REMOVED FROM TREE PROTECTION AREAS DURING EARTHWORK PHASE.
- VEHICULAR TRAFFIC, PARKING, EQUIPMENT OR MATERIAL STORAGE MAY NOT OCCUR WITHIN THE TREE PROTECTION AREAS AT ANY TIME.
- NO EXCAVATION SHALL BE MADE WITHIN THE TREE PROTECTION AREAS EXCEPT AS NOTED OTHERWISE.

DEMOLITION NOTES:

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- PROTECT ALL TREES & EXISTING FEATURES TO REMAIN AS SPECIFIED.
- REFER TO LAYOUT PLAN FOR LIMITS OF WORK.
- DISCREPANCIES BETWEEN SITE AND PLANS SHOULD BE REPORTED TO THE PROJECT MANAGER IMMEDIATELY.
- ALL TOPSOIL AND EXCESS FILL MATERIAL SHALL BE STOCKPILED ON SITE SEPARATELY FOR LATER RE-USE. LOCATE STOCKPILES IN AREAS AS DIRECTED BY LANDSCAPE ARCHITECT AND PROTECT FROM EFFECTS OF EROSION.

1 Demolition Plan
SCALE: 1" = 40'-0"



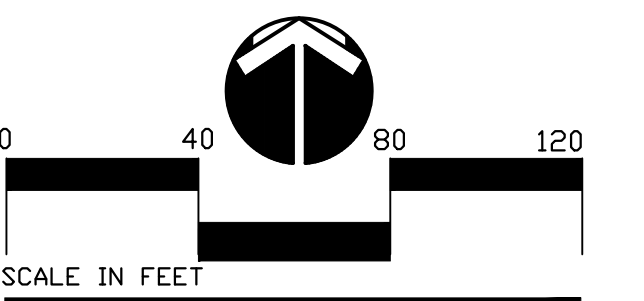
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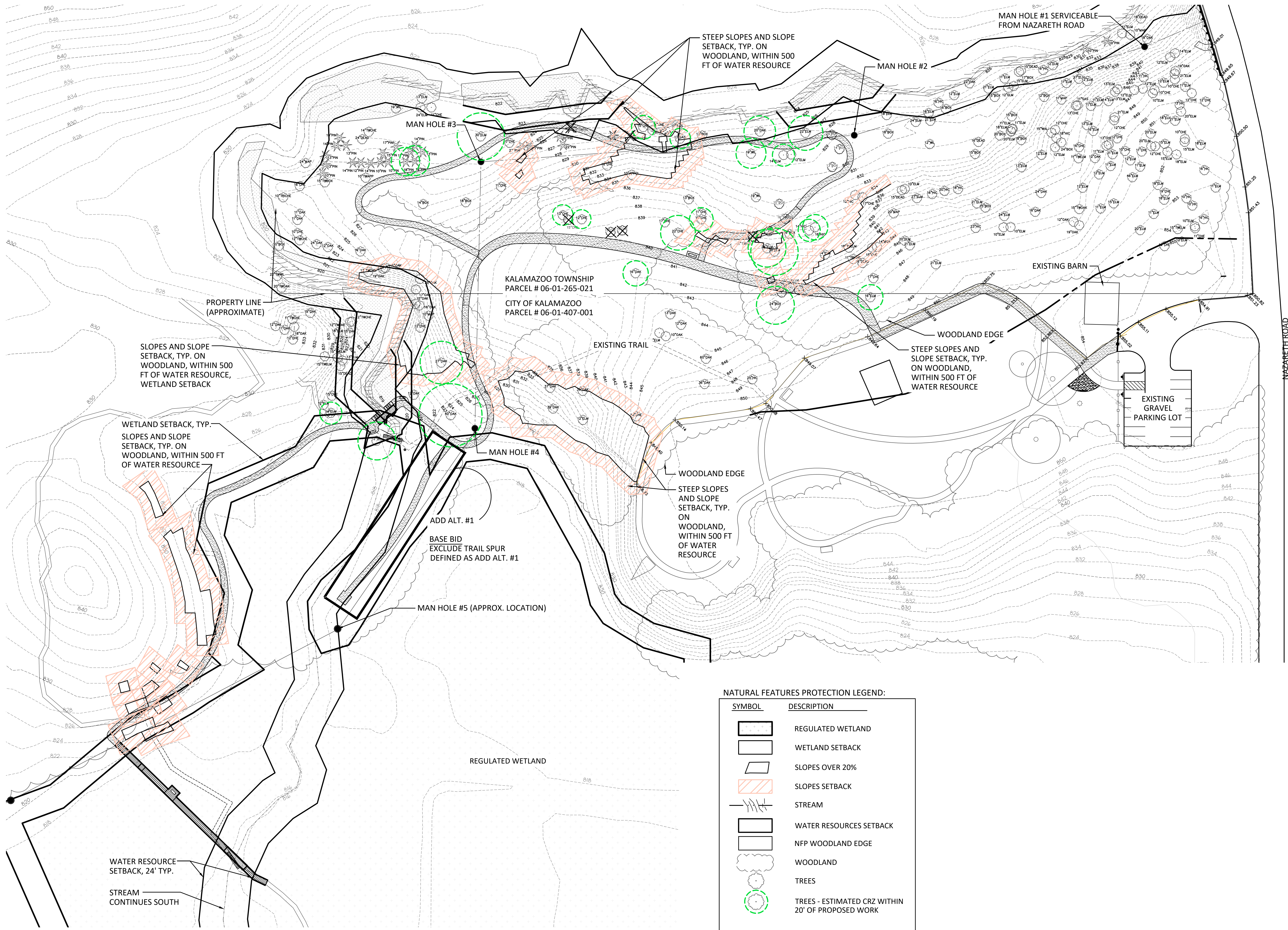
Project:
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PHASE 2
IMPROVEMENTS**

KALAMAZOO, MI
Sheet Title
NATURAL FEATURES



Job No. _____ Sheet No. _____

052367 **C1.2**



NATURAL FEATURES PROTECTION LEGEND:

SYMBOL	DESCRIPTION
	REGULATED WETLAND
	WETLAND SETBACK
	SLOPES OVER 20%
	SLOPES SETBACK
	STREAM
	WATER RESOURCES SETBACK
	NFP WOODLAND EDGE
	WOODLAND
	TREES
	TREES - ESTIMATED CRZ WITHIN 20' OF PROPOSED WORK

1 Layout and Materials Plan
SCALE: 1" = 40'-0"



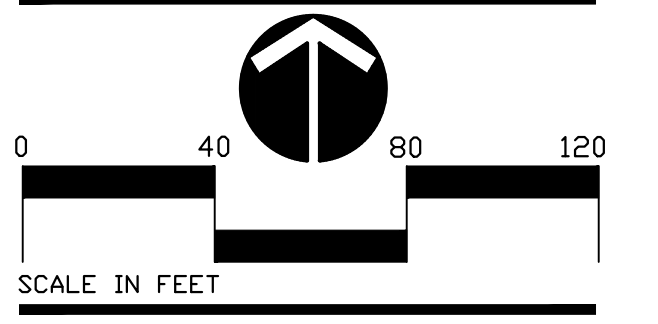
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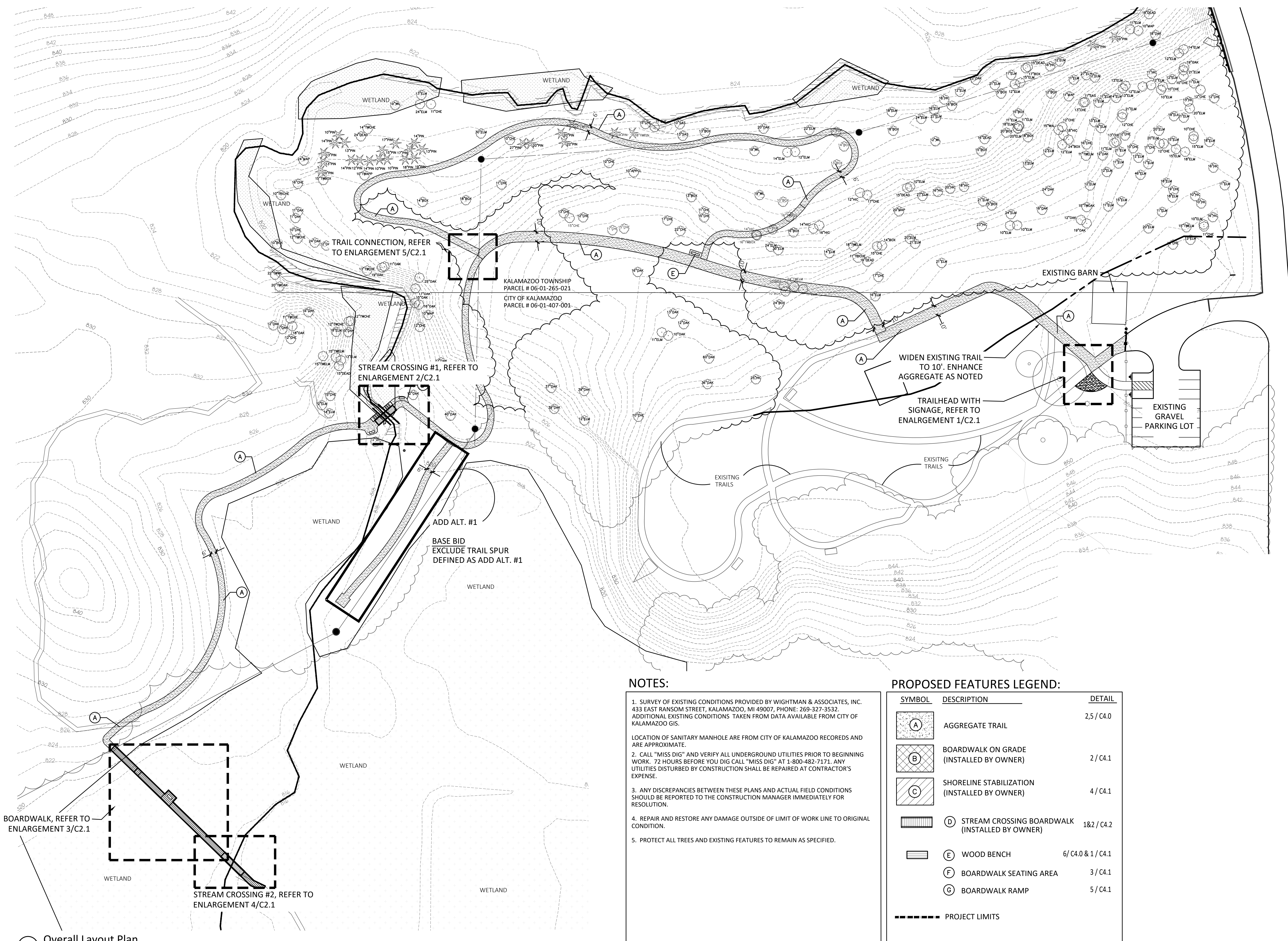
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PHASE 2
IMPROVEMENTS**

KALAMAZOO, MI
Sheet Title
**LAYOUT & MATERIALS
PLAN**



Job No. _____ Sheet No. _____



NOTES:

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2. CALL "MISS DIG" AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. 72 HOURS BEFORE YOU DIG CALL "MISS DIG" AT 1-800-482-7171. ANY UTILITIES DISTURBED BY CONSTRUCTION SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
3. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHOULD BE REPORTED TO THE CONSTRUCTION MANAGER IMMEDIATELY FOR RESOLUTION.
4. REPAIR AND RESTORE ANY DAMAGE OUTSIDE OF LIMIT OF WORK LINE TO ORIGINAL CONDITION.
5. PROTECT ALL TREES AND EXISTING FEATURES TO REMAIN AS SPECIFIED.

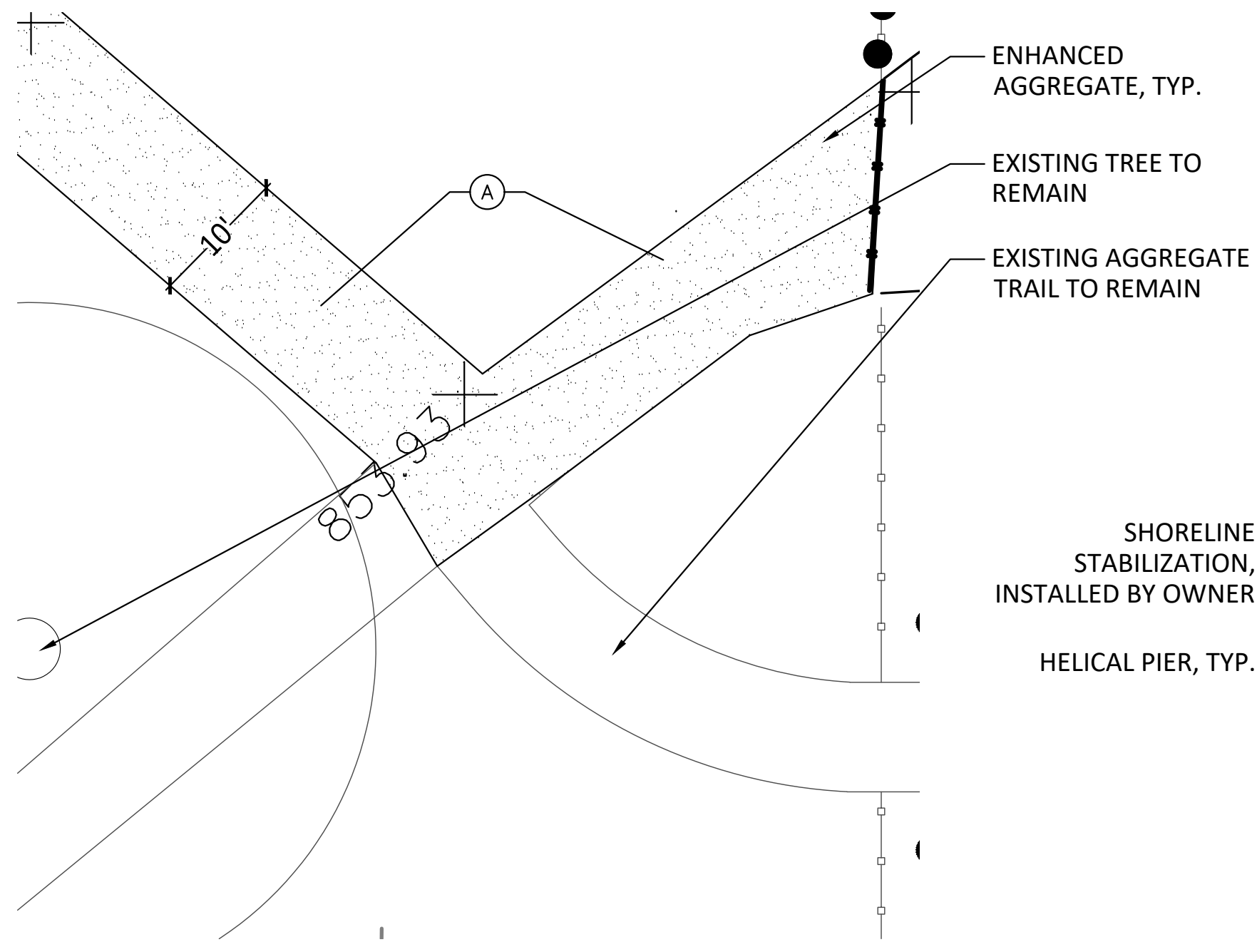
PROPOSED FEATURES LEGEND:

SYMBOL	DESCRIPTION	DETAIL
	AGGREGATE TRAIL	2.5 / C4.0
	BOARDWALK ON GRADE (INSTALLED BY OWNER)	2 / C4.1
	SHORELINE STABILIZATION (INSTALLED BY OWNER)	4 / C4.1
	STREAM CROSSING BOARDWALK (INSTALLED BY OWNER)	1&2 / C4.2
	WOOD BENCH	6 / C4.0 & 1 / C4.1
	BOARDWALK SEATING AREA	3 / C4.1
	BOARDWALK RAMP	5 / C4.1
	PROJECT LIMITS	

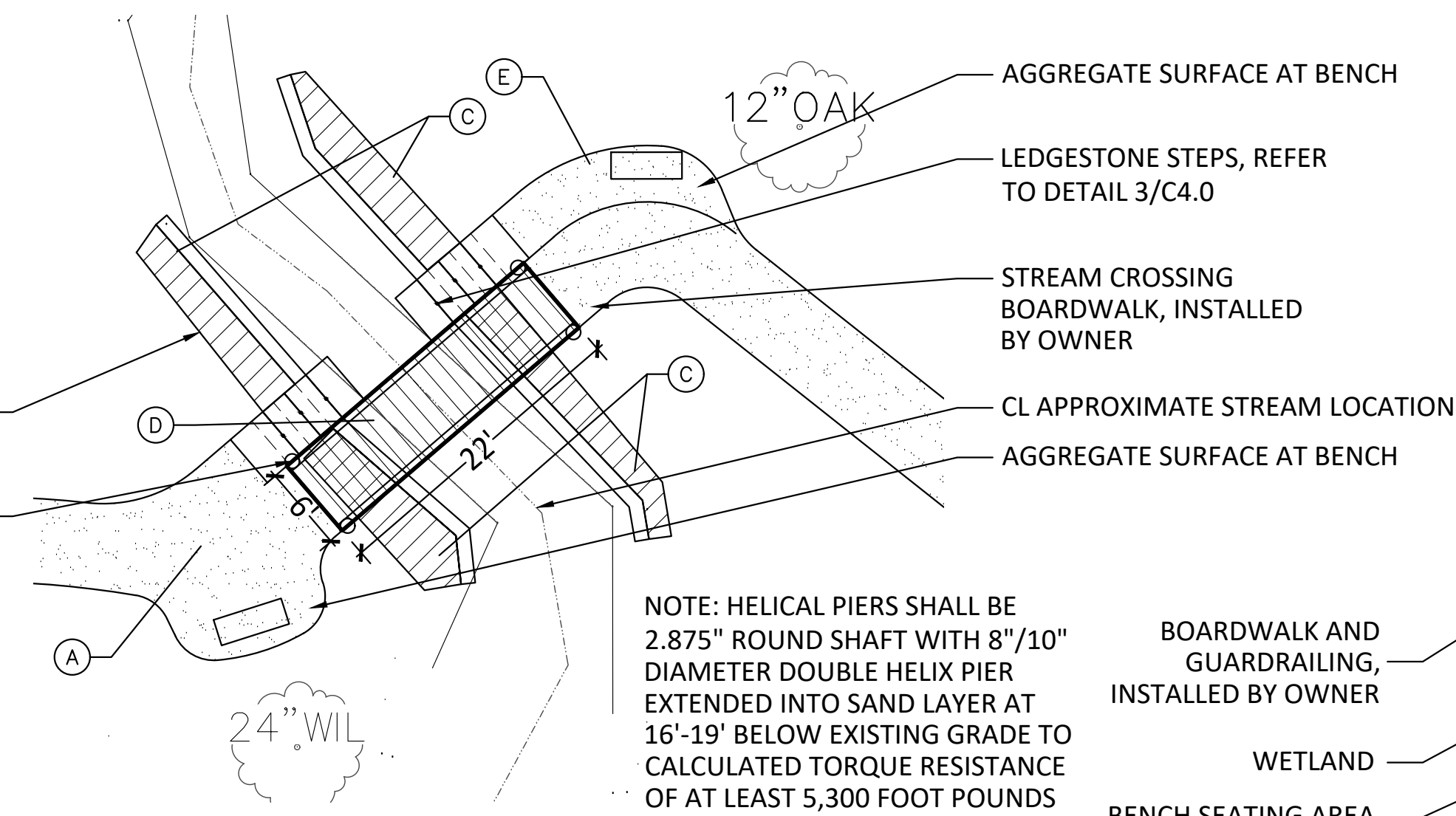
1 Overall Layout Plan
SCALE: 1" = 40'-0"



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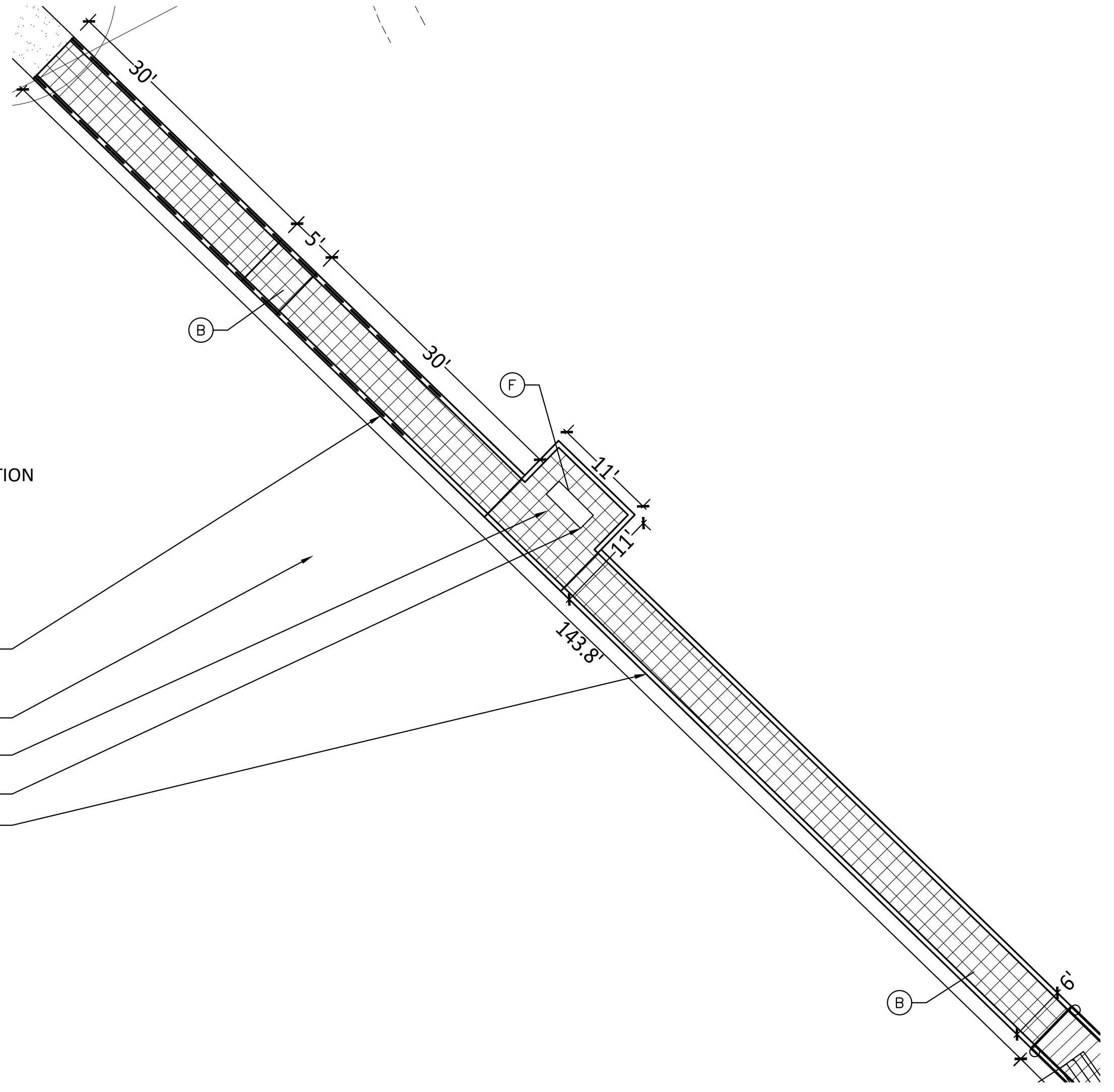
1 Trailhead Enlargement Plan
SCALE: 1" = 10'-0"



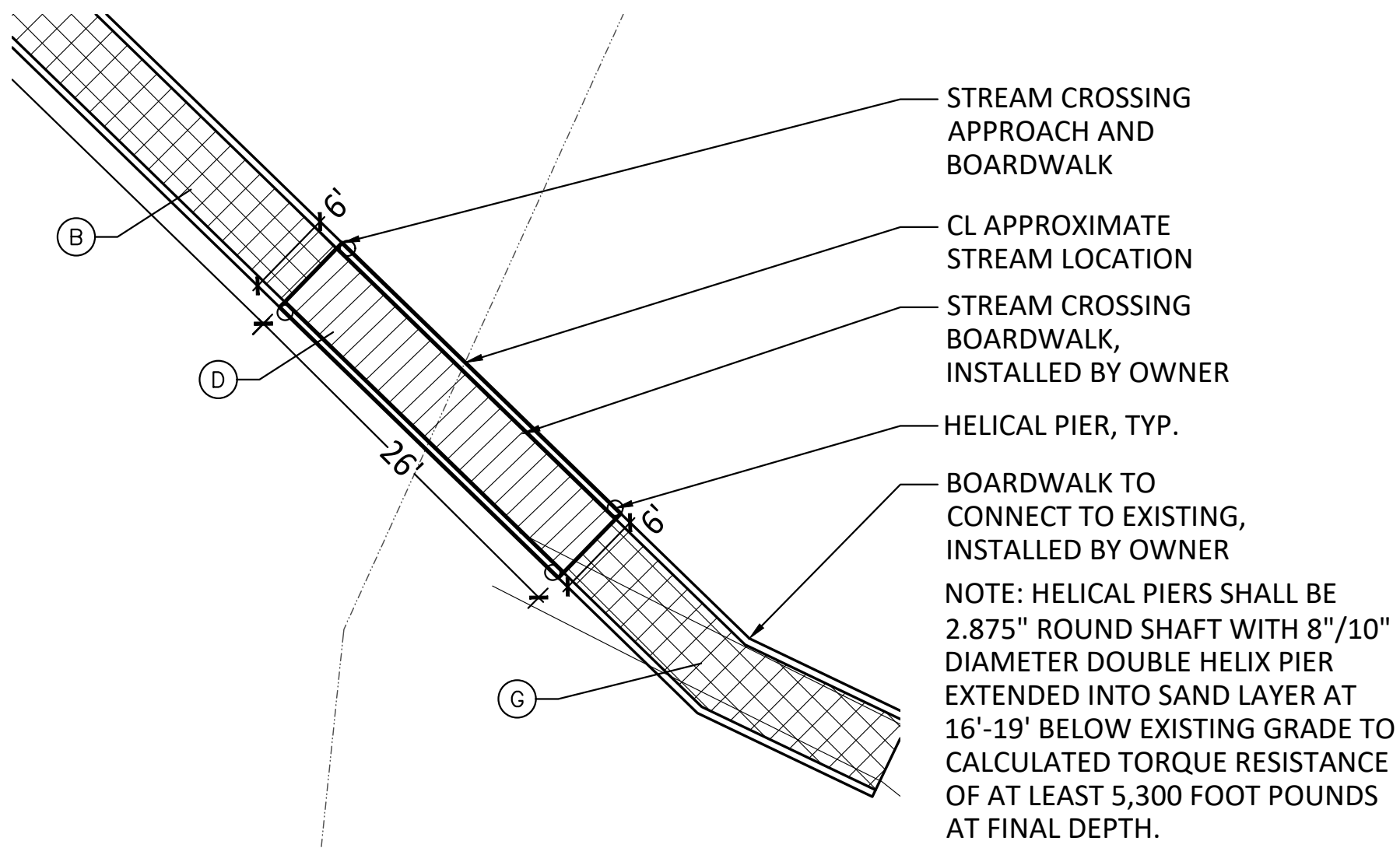
2 Stream Crossing #1 Enlargement Plan
SCALE: 1" = 10'-0"

NOTE: HELICAL PIERS SHALL BE 2.875" ROUND SHAFT WITH 8"/10" DIAMETER DOUBLE HELIX PIER EXTENDED INTO SAND LAYER AT 16'-19' BELOW EXISTING GRADE TO CALCULATED TORQUE RESISTANCE OF AT LEAST 5,300 FOOT POUNDS AT FINAL DEPTH.

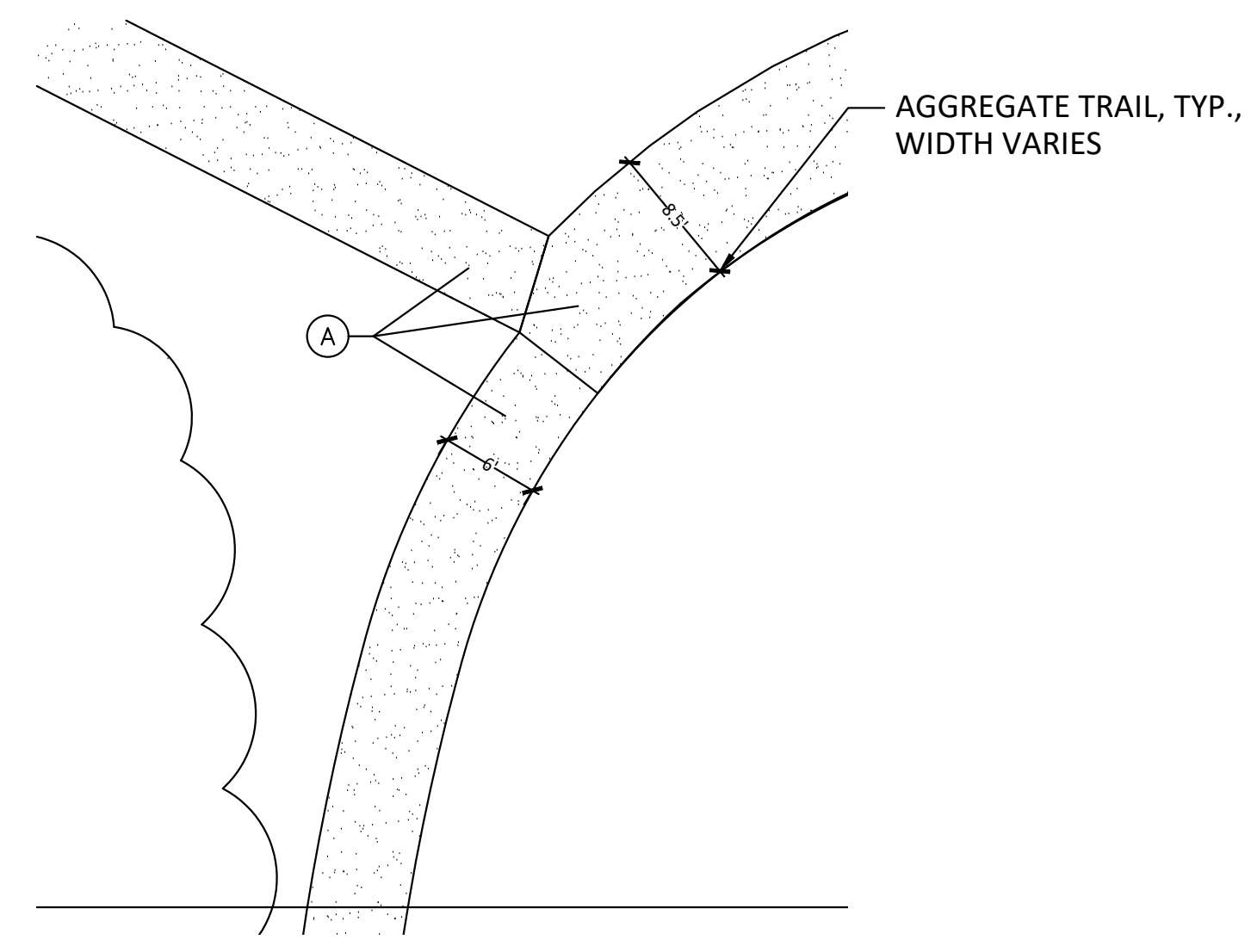
- BOARDWALK AND GUARDRAILING, INSTALLED BY OWNER
- WETLAND
- BENCH SEATING AREA
- BENCH
- BOARDWALK INSTALLED BY OWNER



3 Boardwalk Enlargement Plan
SCALE: 1" = 10'-0"



4 Stream Crossing Boardwalk #2 Enlargement Plan
SCALE: 1" = 10'-0"



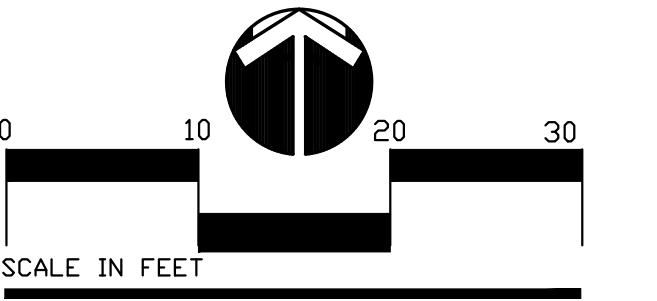
5 Trail Enlargement Plan
SCALE: 1" = 10'-0"

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KALAMAZOO, MI
Sheet Title
**LAYOUT & MATERIALS
ENLARGEMENTS**





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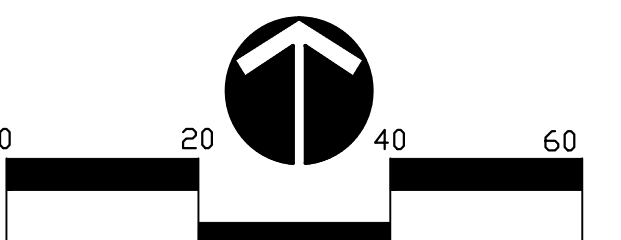
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KALAMAZOO, MI

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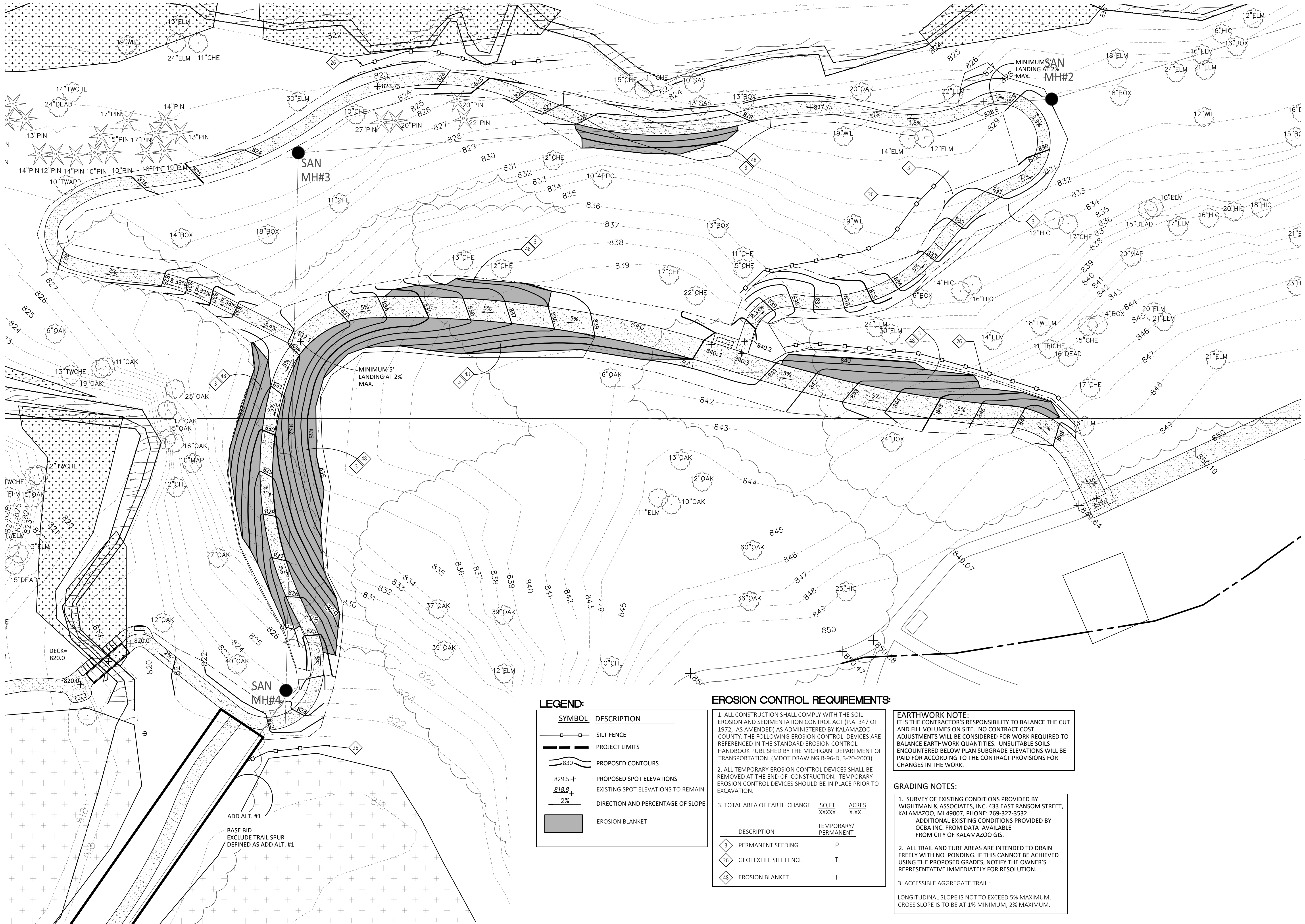
**NORTH GRADING AND
SESC PLAN**



SCALE IN FEET

Job No. _____ Sheet No. _____

052367 **C3.0**



LEGEND:

SYMBOL	DESCRIPTION
	SILT FENCE
	PROJECT LIMITS
	PROPOSED CONTOURS
	PROPOSED SPOT ELEVATIONS
	EXISTING SPOT ELEVATIONS TO REMAIN
	DIRECTION AND PERCENTAGE OF SLOPE
	EROSION BLANKET

EROSION CONTROL REQUIREMENTS:

- ALL CONSTRUCTION SHALL COMPLY WITH THE SOIL EROSION AND SEDIMENTATION CONTROL ACT (P.A. 347 OF 1972, AS AMENDED) AS ADMINISTERED BY KALAMAZOO COUNTY. THE FOLLOWING EROSION CONTROL DEVICES ARE REFERENCED IN THE STANDARD EROSION CONTROL HANDBOOK PUBLISHED BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION. (MDOT DRAWING R-96-D, 3-20-2003)
- ALL TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED AT THE END OF CONSTRUCTION. TEMPORARY EROSION CONTROL DEVICES SHOULD BE IN PLACE PRIOR TO EXCAVATION.
- TOTAL AREA OF EARTH CHANGE

DESCRIPTION	TEMPORARY/ PERMANENT
3 PERMANENT SEEDING	P
26 GEOTEXTILE SILT FENCE	T
48 EROSION BLANKET	T

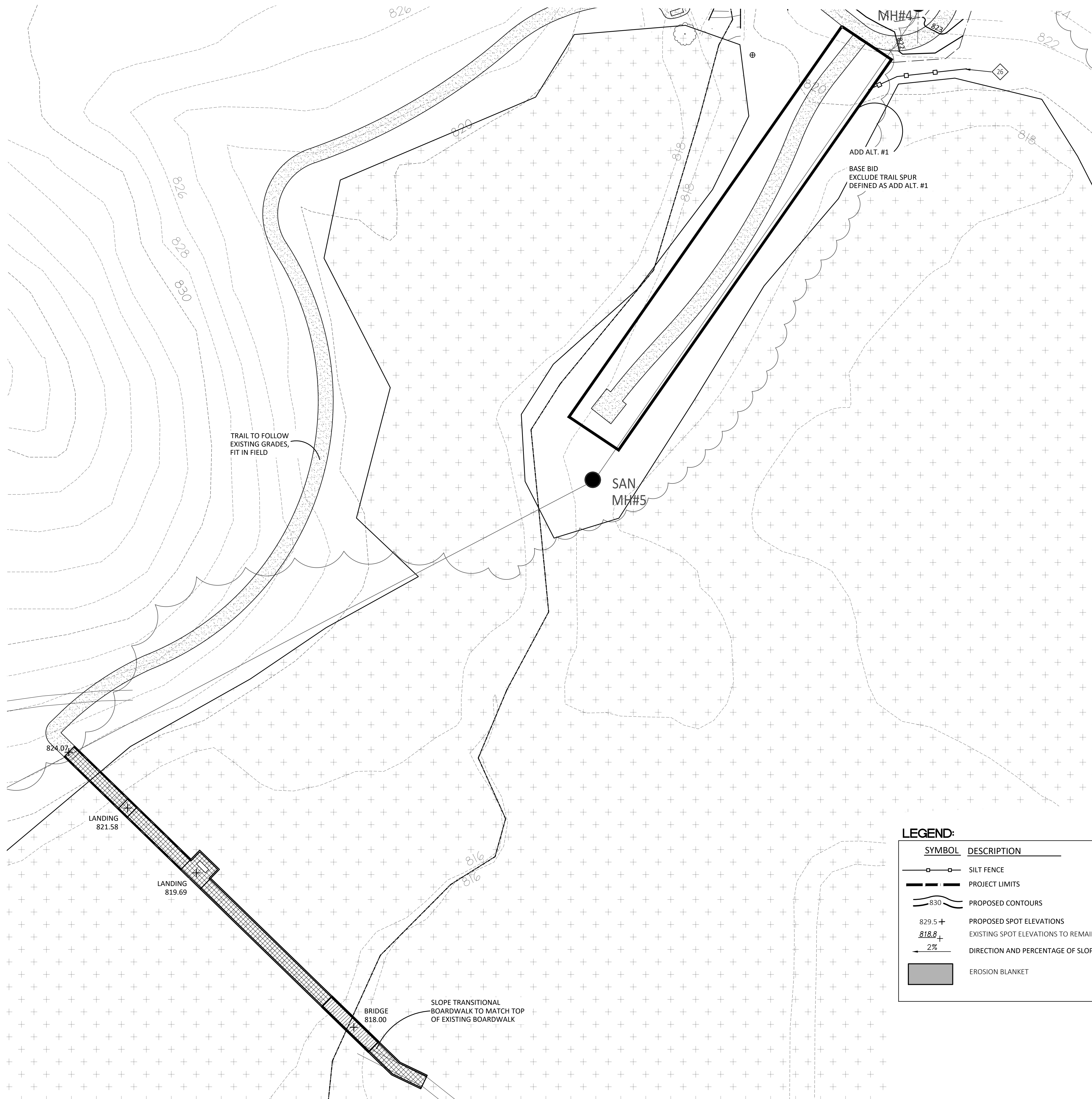
EARTHWORK NOTE:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO BALANCE THE CUT AND FILL VOLUMES ON SITE. NO CONTRACT COST ADJUSTMENTS WILL BE CONSIDERED FOR WORK REQUIRED TO BALANCE EARTHWORK QUANTITIES. UNSUITABLE SOILS ENCOUNTERED BELOW PLAN SUBGRADE ELEVATIONS WILL BE PAID FOR ACCORDING TO THE CONTRACT PROVISIONS FOR CHANGES IN THE WORK.

GRADING NOTES:

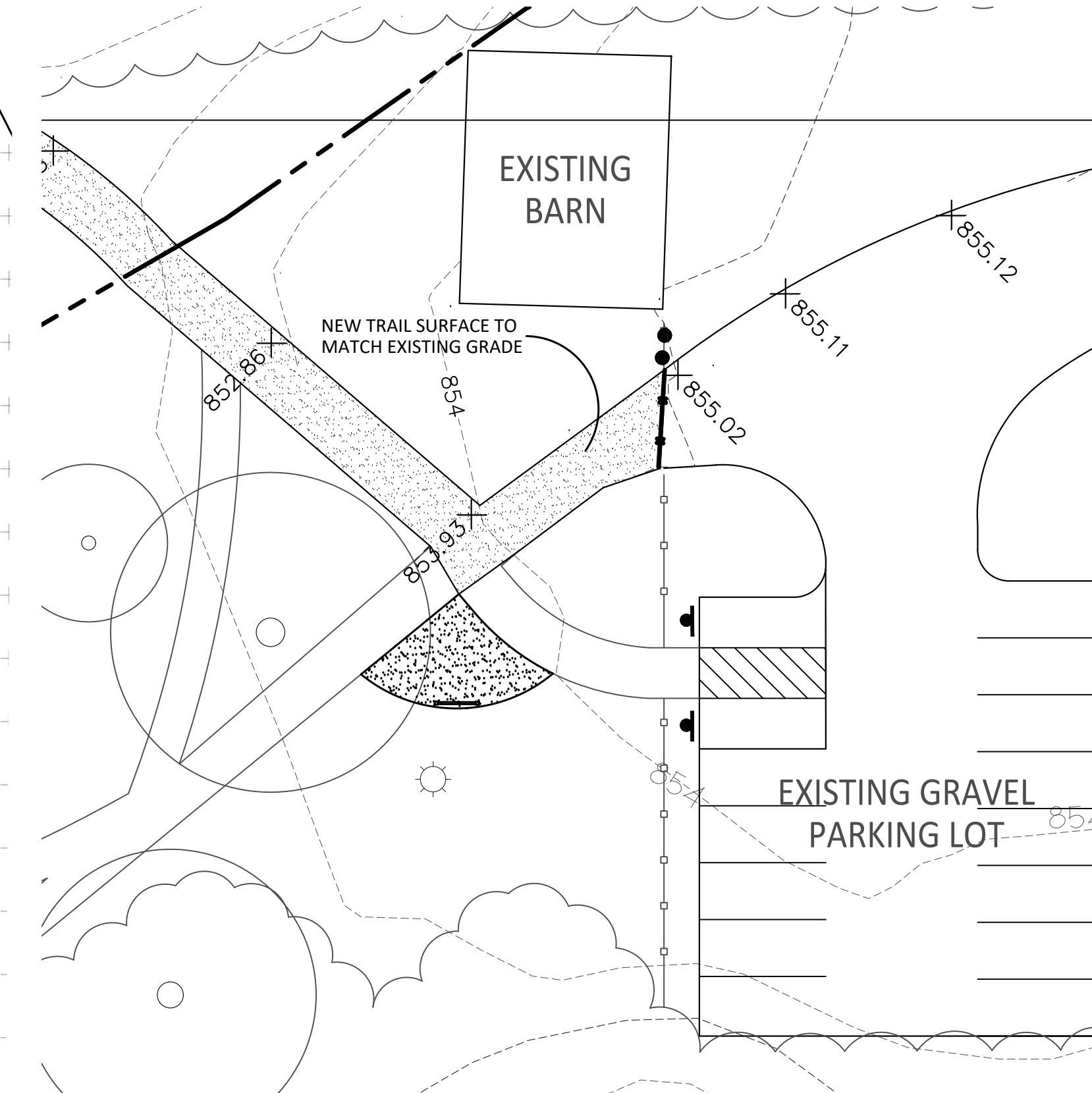
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- ACCESSIBLE AGGREGATE TRAIL :
LONGITUDINAL SLOPE IS NOT TO EXCEED 5% MAXIMUM. CROSS SLOPE IS TO BE AT 1% MINIMUM, 2% MAXIMUM.



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1 Grading Plan
SCALE: 1" = 20'-0"



2 Trailhead Grading Plan
SCALE: 1" = 20'-0"

LEGEND:

SYMBOL	DESCRIPTION
	SILT FENCE
	PROJECT LIMITS
	PROPOSED CONTOURS
	PROPOSED SPOT ELEVATIONS
	EXISTING SPOT ELEVATIONS TO REMAIN
	DIRECTION AND PERCENTAGE OF SLOPE
	EROSION BLANKET

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- TOTAL AREA OF EARTH CHANGE

DESCRIPTION	TEMPORARY/PERMANENT	SQ.FT XXXXX	ACRES X.XX
3 PERMANENT SEEDING	P		
26 GEOTEXTILE SILT FENCE	T		
48 EROSION BLANKET	T		

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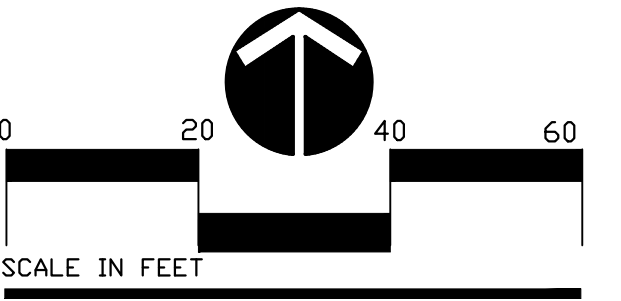
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Project:
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IMPROVEMENTS**

KALAMAZOO, MI
Sheet Title
**SOUTH GRADING AND
SESC PLANS**



Job No. _____ Sheet No. _____



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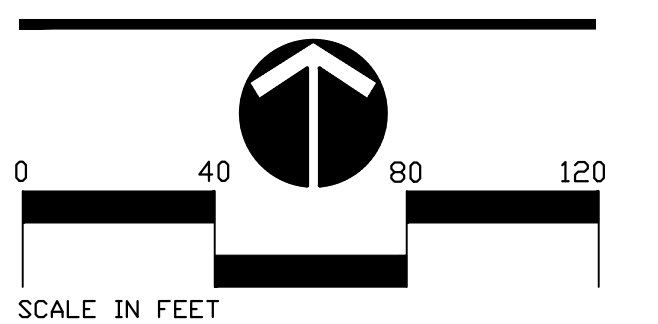
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KALAMAZOO, MI

Sheet Title

SITE DETAILS



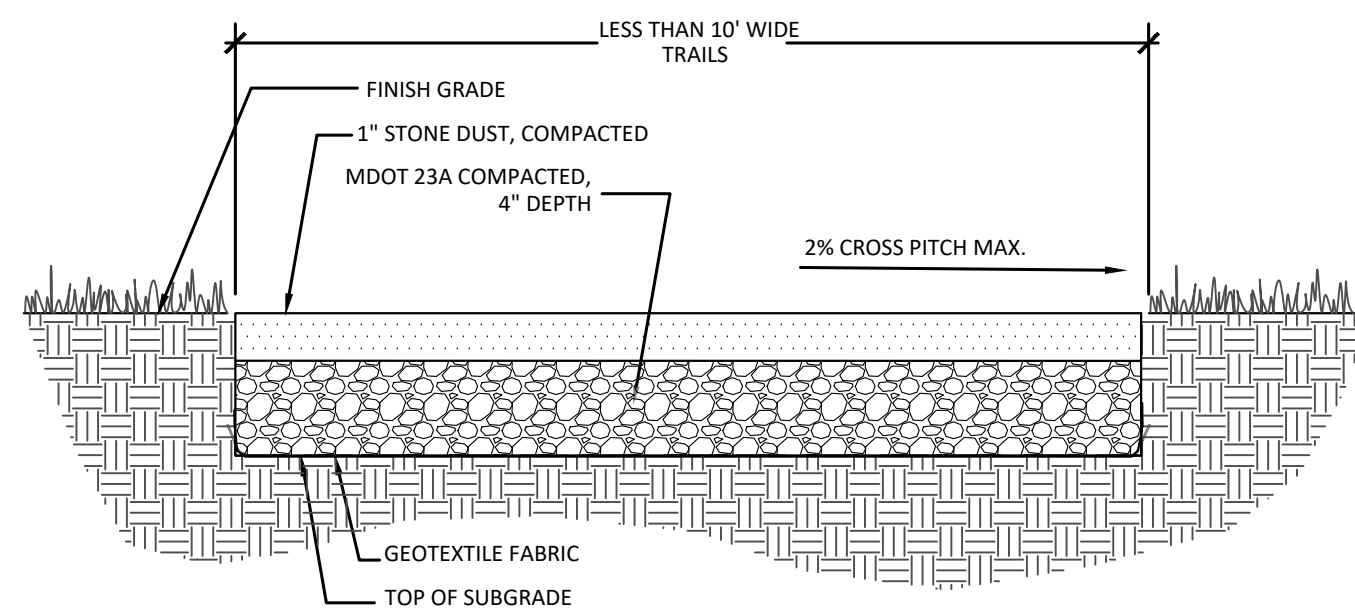
Job No. _____ Sheet No. _____

052367 C4.0

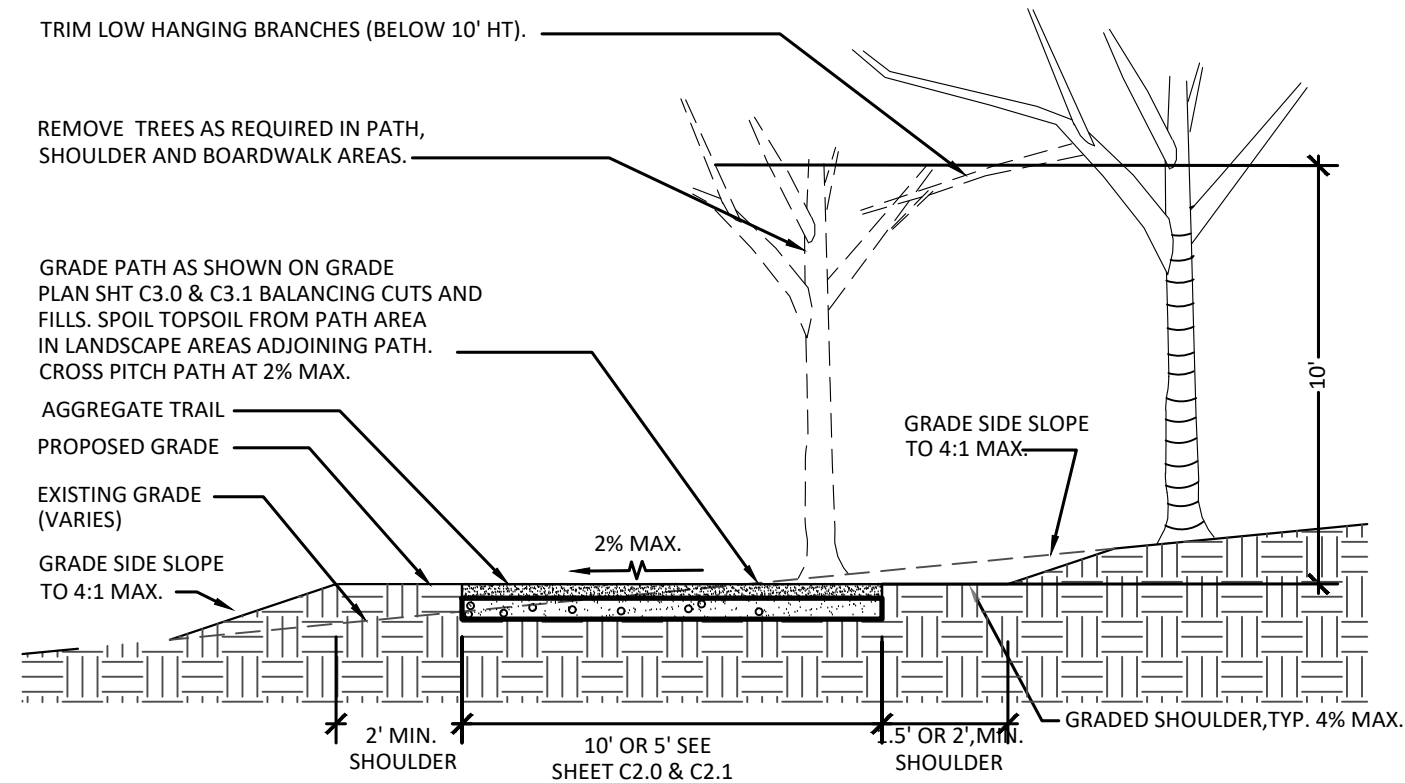
NOT USED

1 Section - 4" Concrete Pavement

NOT TO SCALE



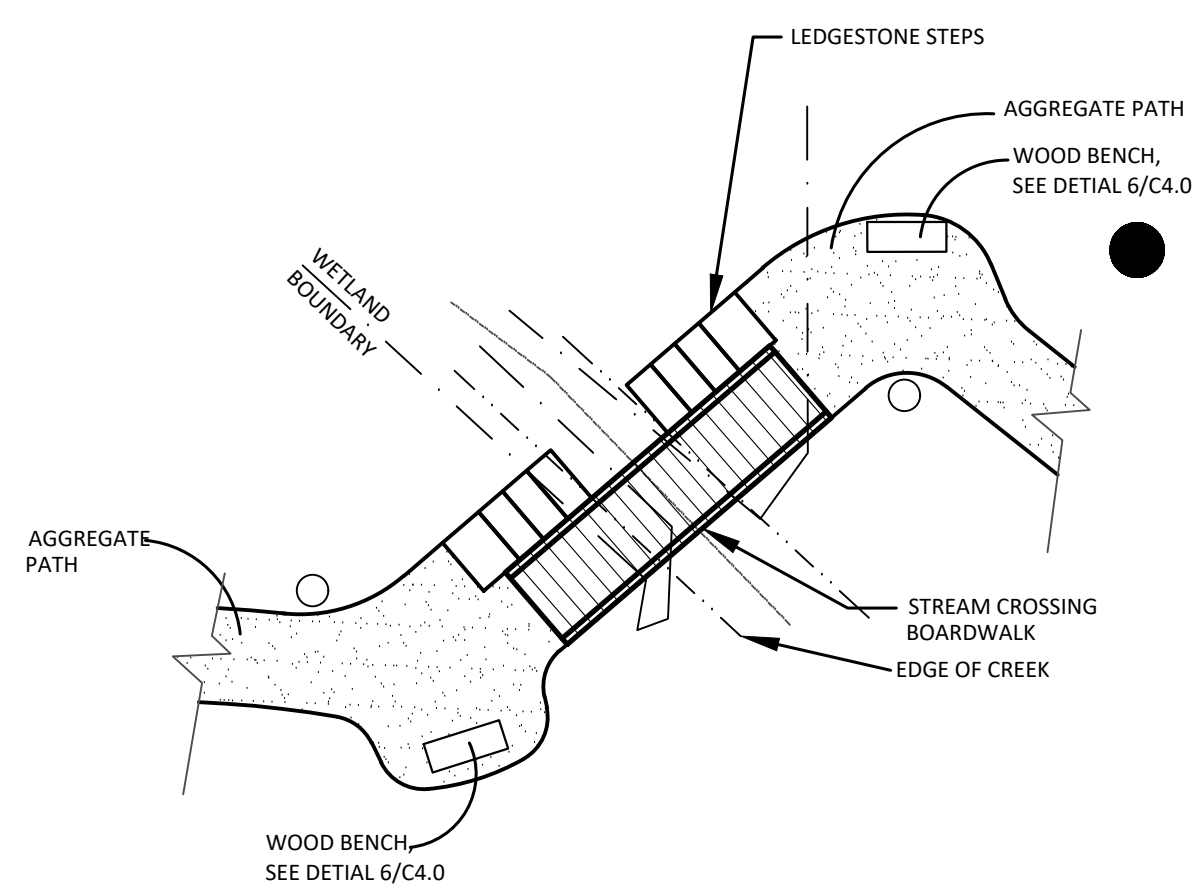
Section Detail



Section - Typical

2 Aggregate Trail

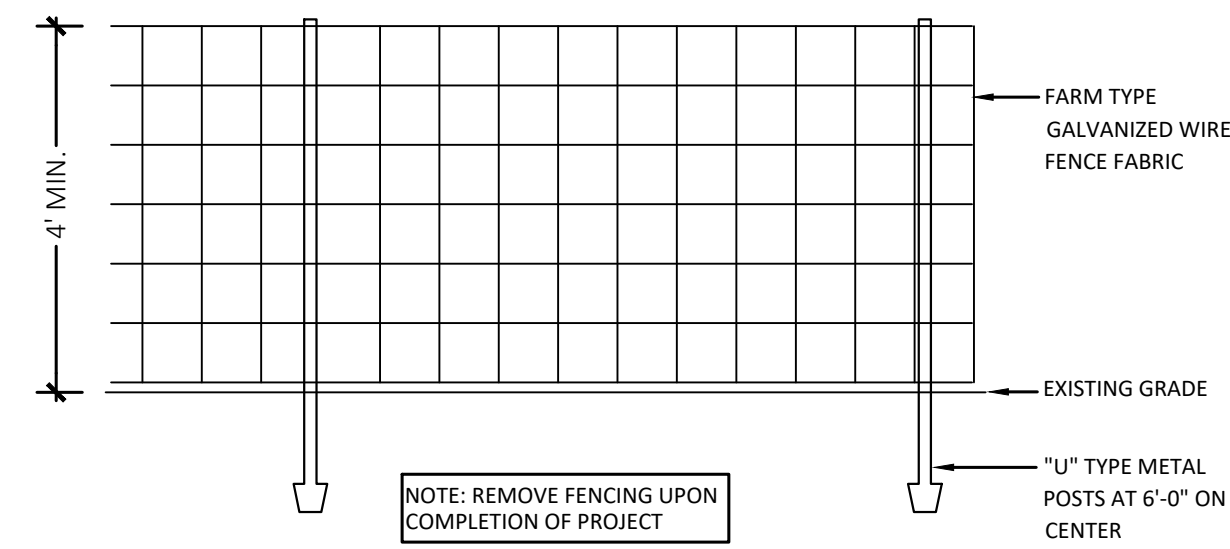
NOT TO SCALE



Plan
NOT TO SCALE

3 Ledgestone Steps

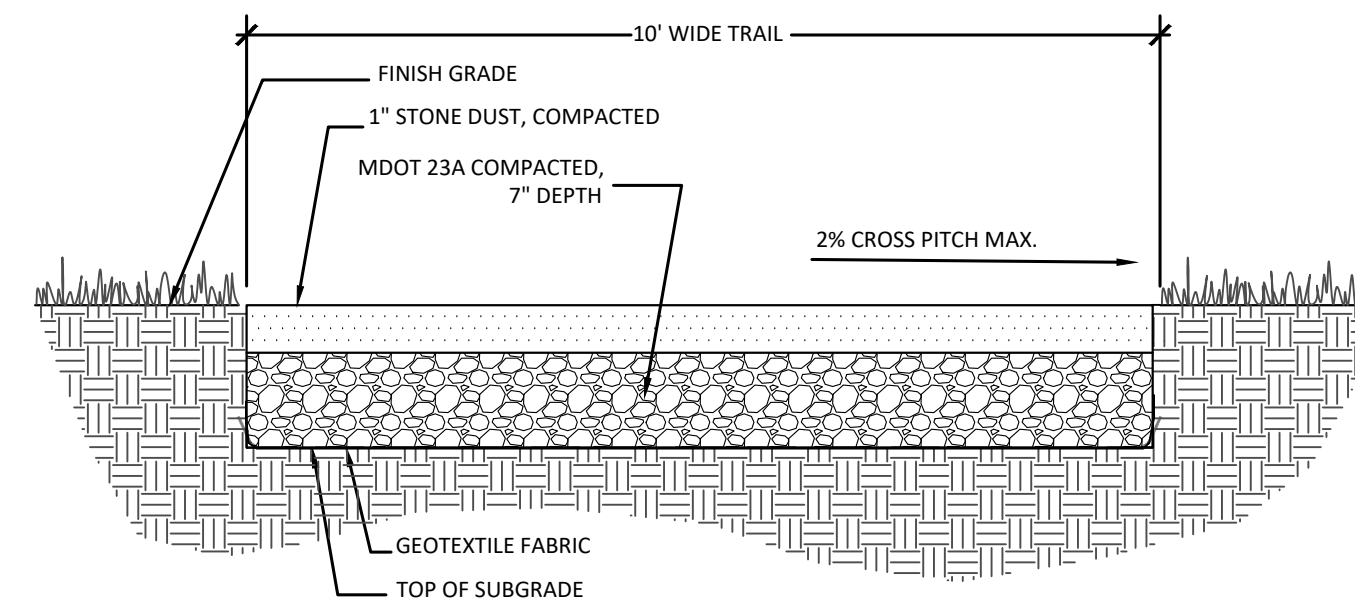
NOT TO SCALE



NOTE: REMOVE FENCING UPON COMPLETION OF PROJECT

4 Tree Protection Fencing

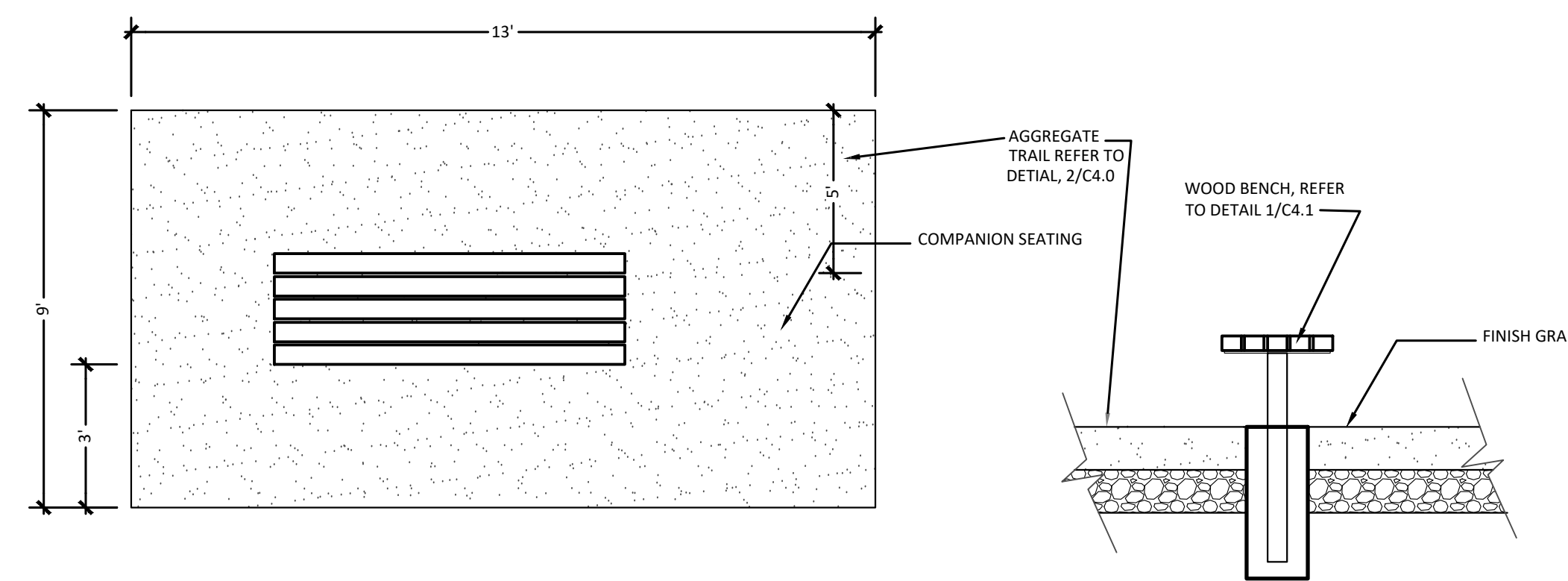
NOT TO SCALE



SECTION DETAIL

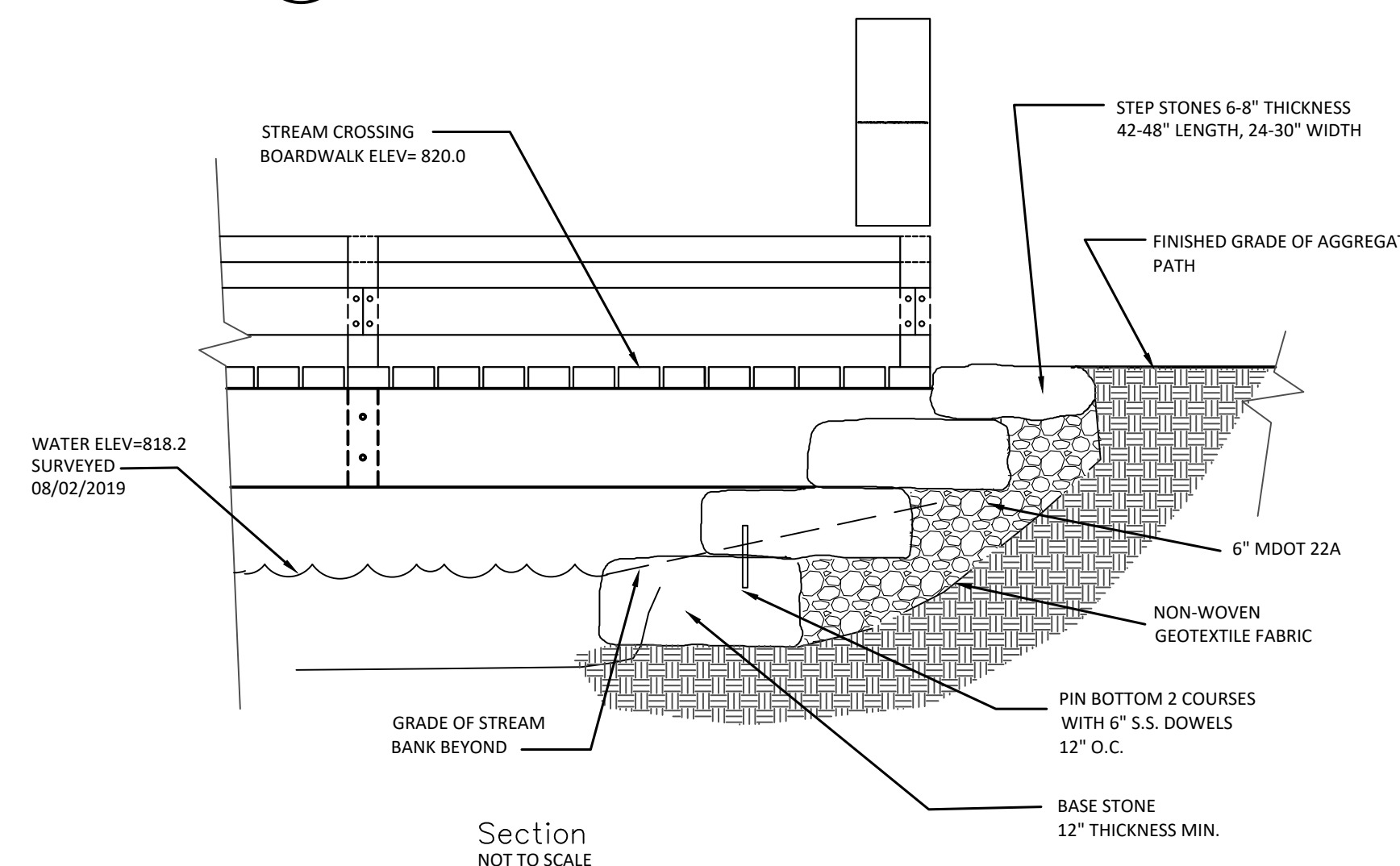
5 10' Wide Aggregate Trail

NOT TO SCALE

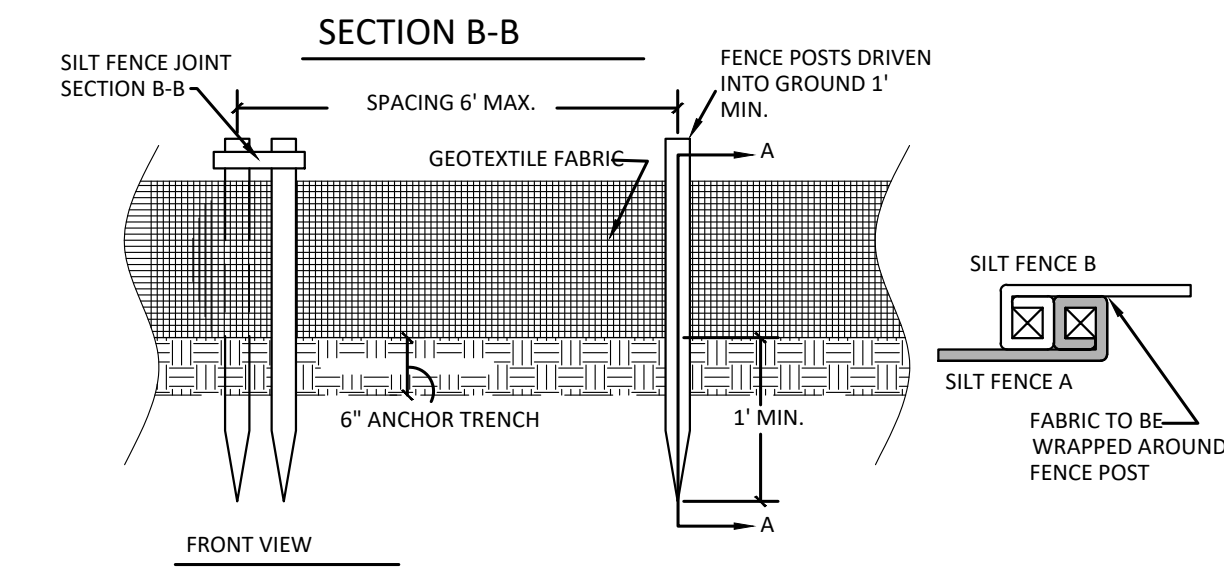


6 Bench on Aggregate Trail

NOT TO SCALE

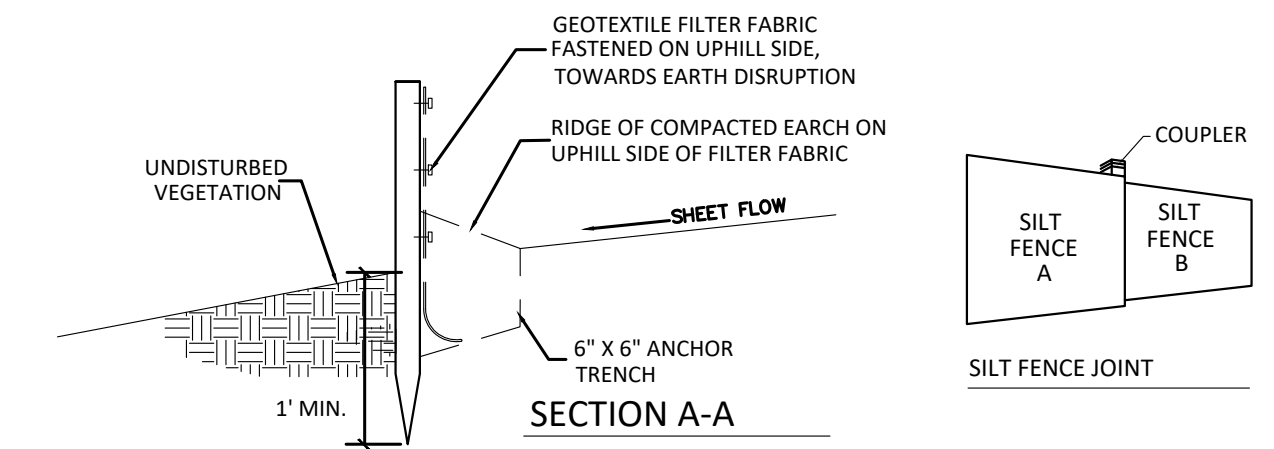


Section
NOT TO SCALE



7 Silt Fence Detail

NOT TO SCALE



SECTION A-A



For Review Only -
Not For Construction

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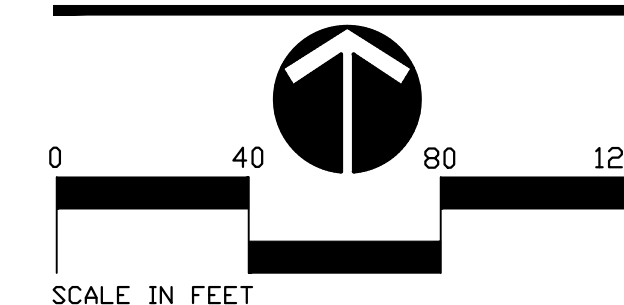
Issued For: _____ Date: _____
SPR REVIEW: _____ 08-23-2024

Project:
**BOW IN THE CLOUDS
SWMLC
PHASE 2
IMPROVEMENTS**

KALAMAZOO, MI

Sheet Title

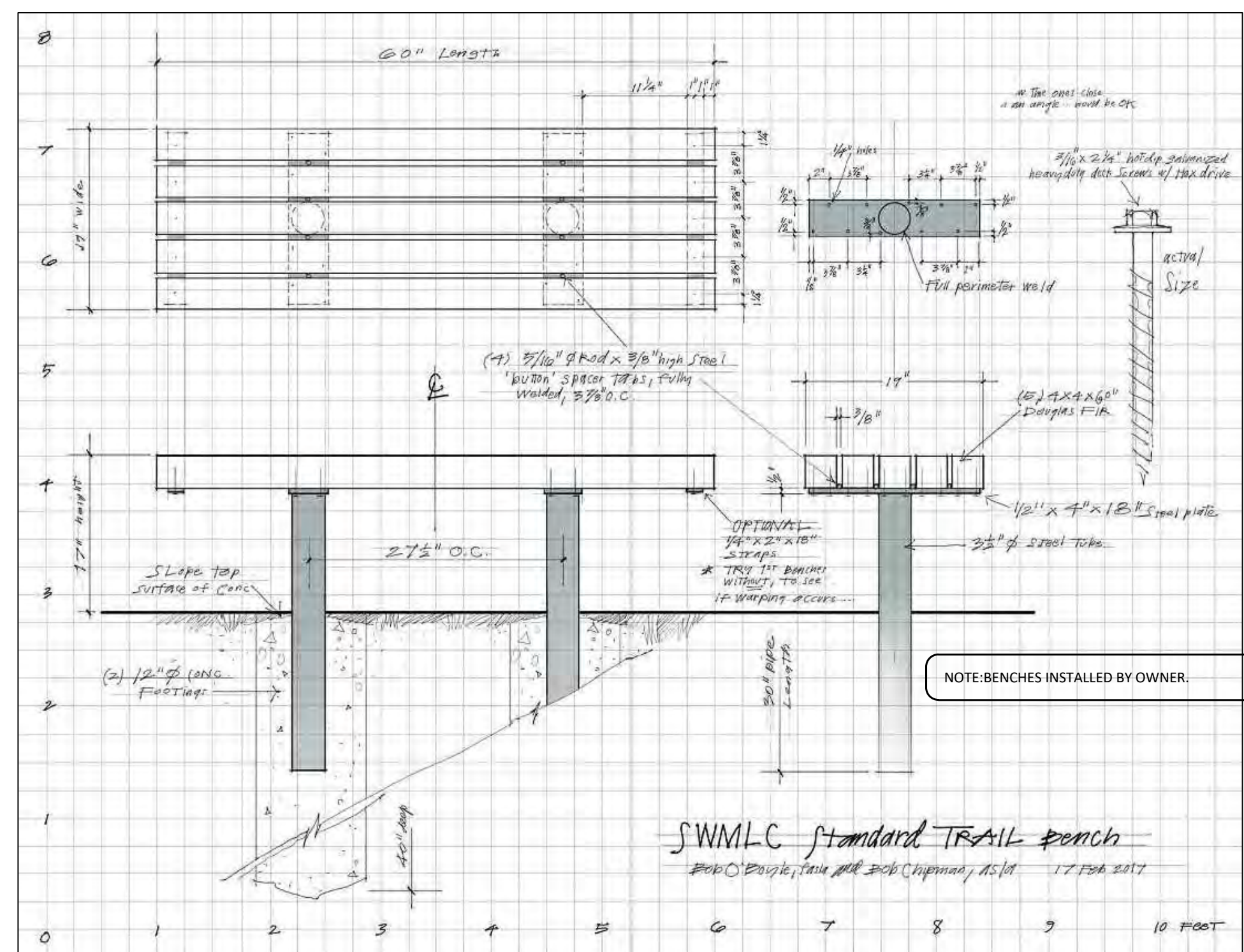
SITE DETAILS



Job No. _____ Sheet No. _____

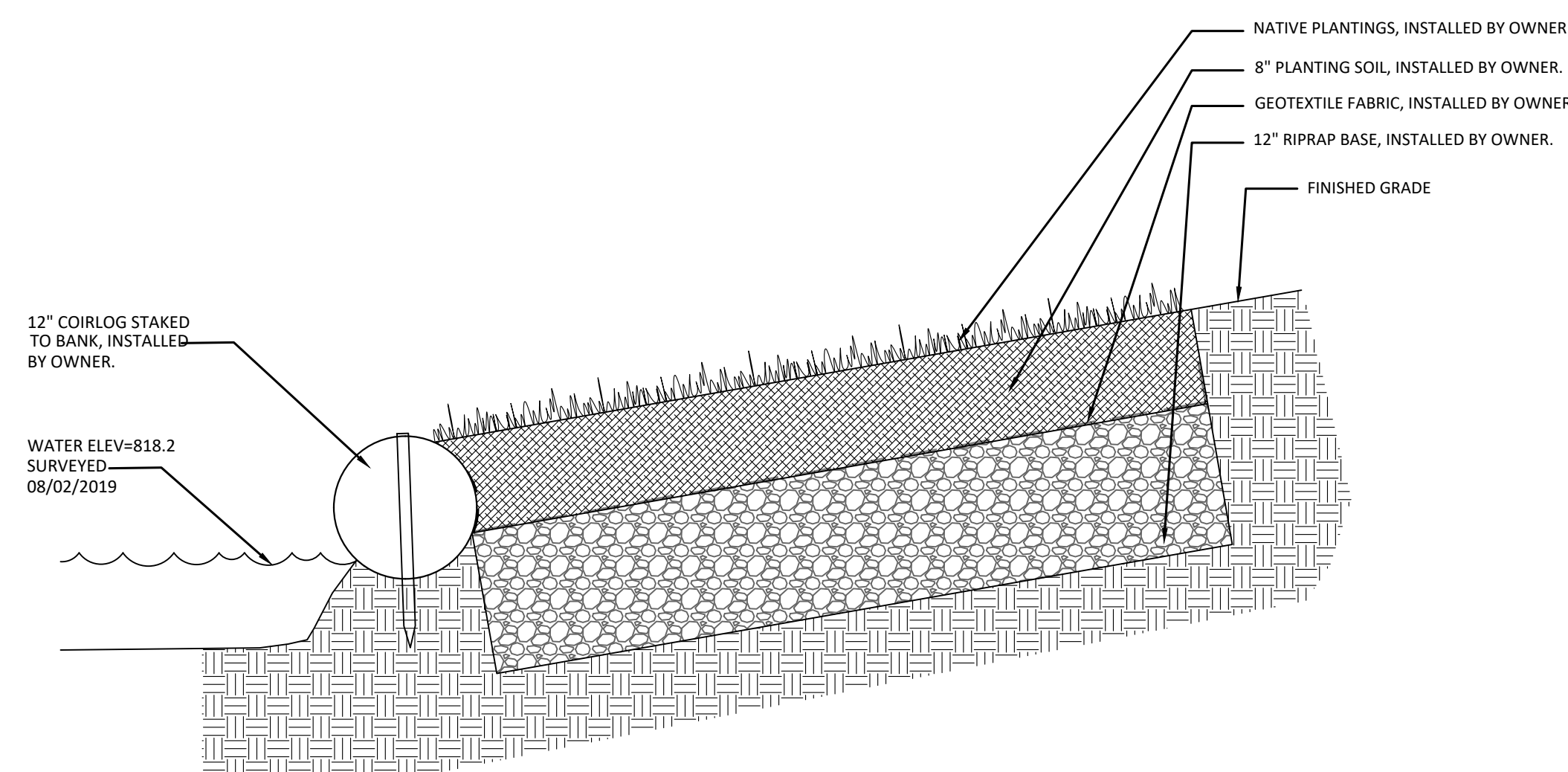
052367

C4.1



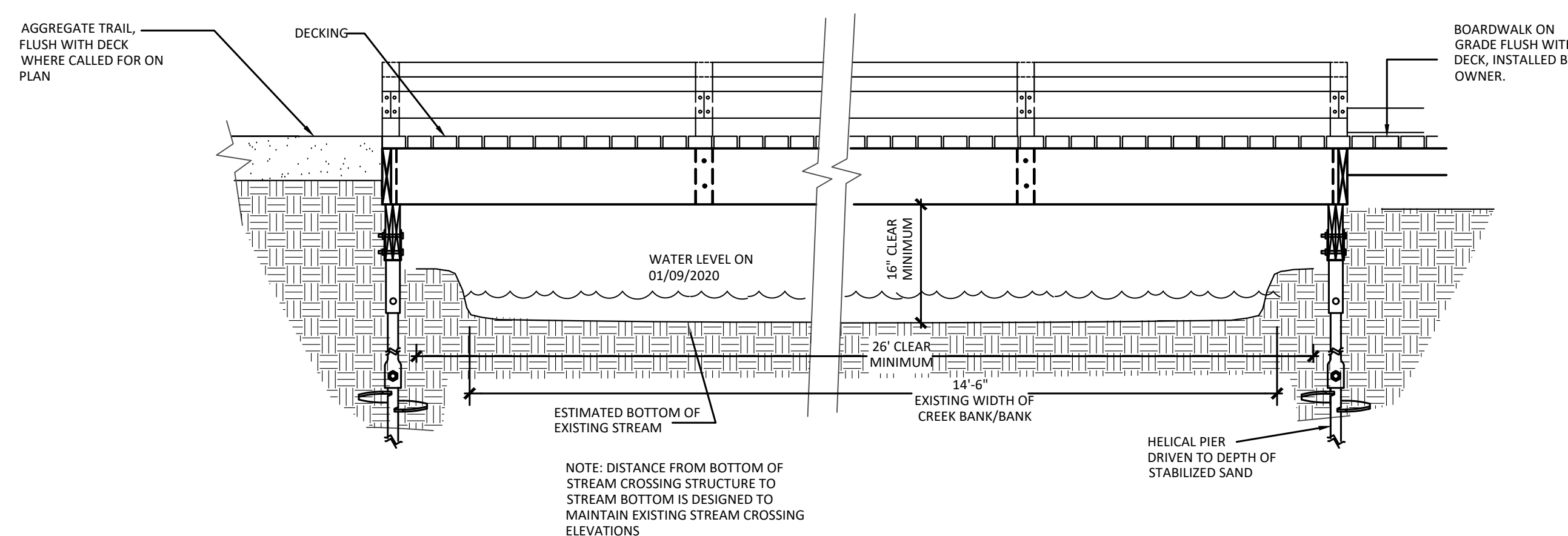
1 Wood Bench

NOT TO SCALE



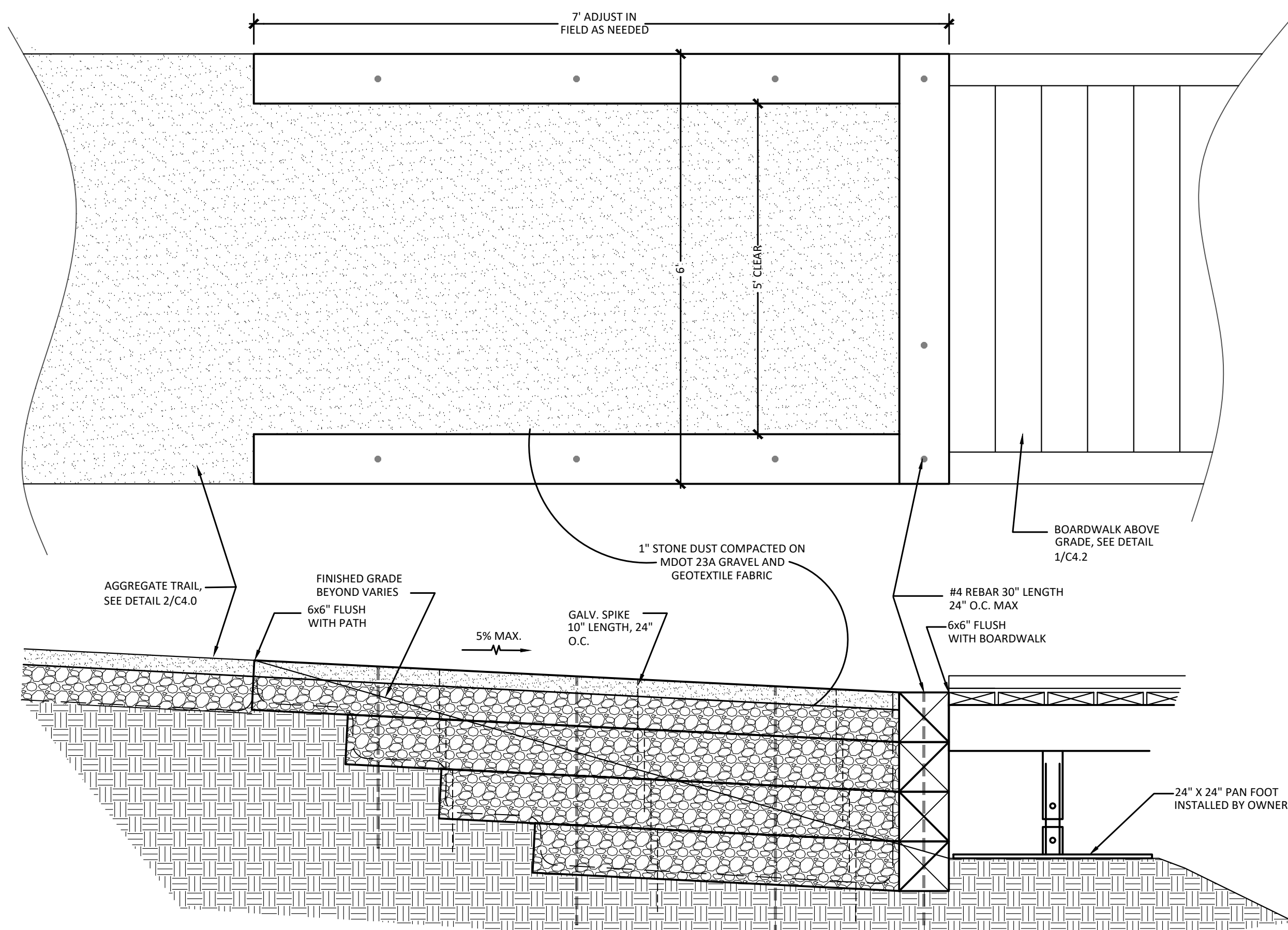
4 Shoreline Stabilization

NOT TO SCALE



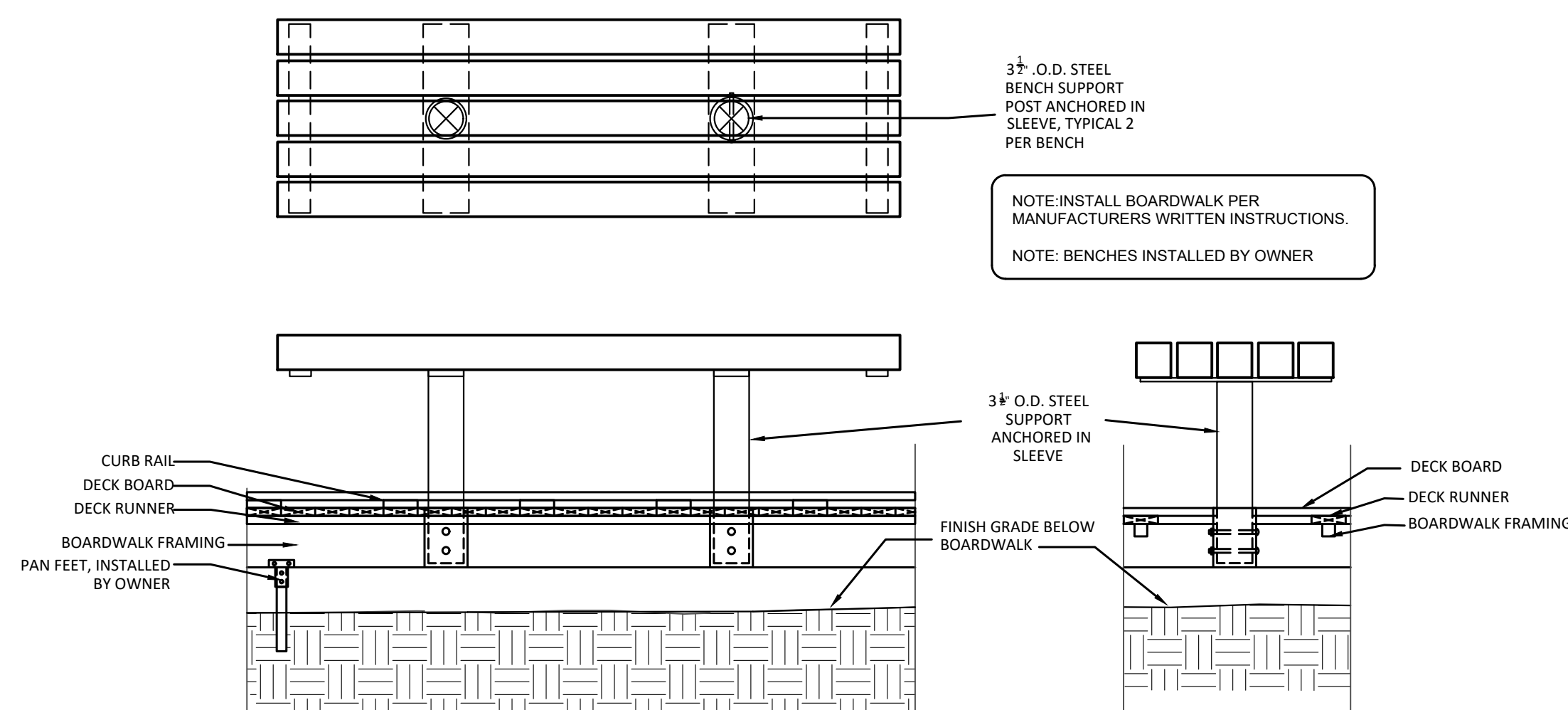
2 Stream Crossing Boardwalk Section

NOT TO SCALE



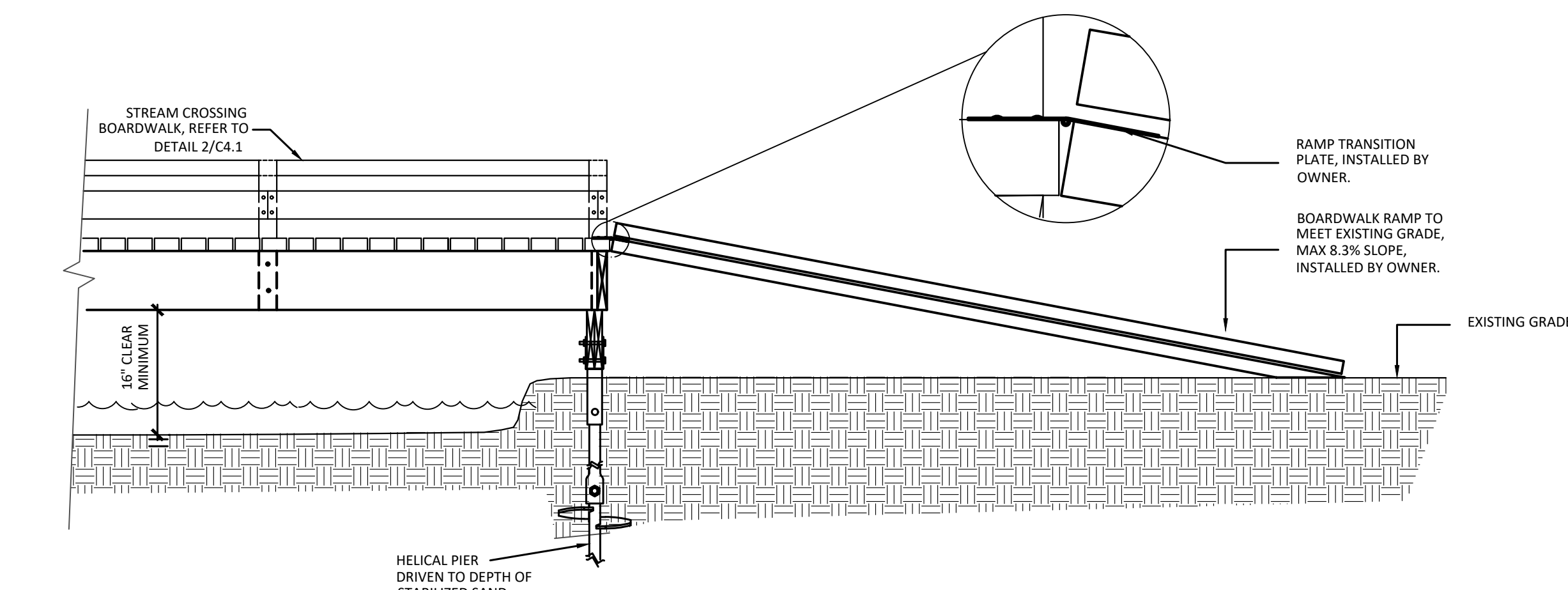
5 Stone Transition Crib Detail

NOT TO SCALE



3 Bench on Boardwalk - Typical

NOT TO SCALE



6 Stream Crossing Transition to Ramp Detail

NOT TO SCALE



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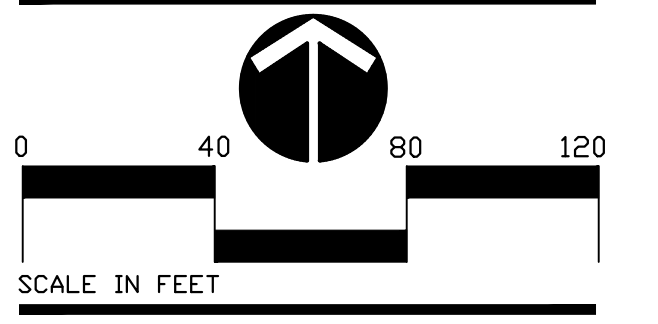
Issued For: _____ Date: _____
SPR REVIEW: _____ 08-23-2024

Project:
**BOW IN THE CLOUDS
SWMLC
PHASE 2
IMPROVEMENTS**

KALAMAZOO, MI

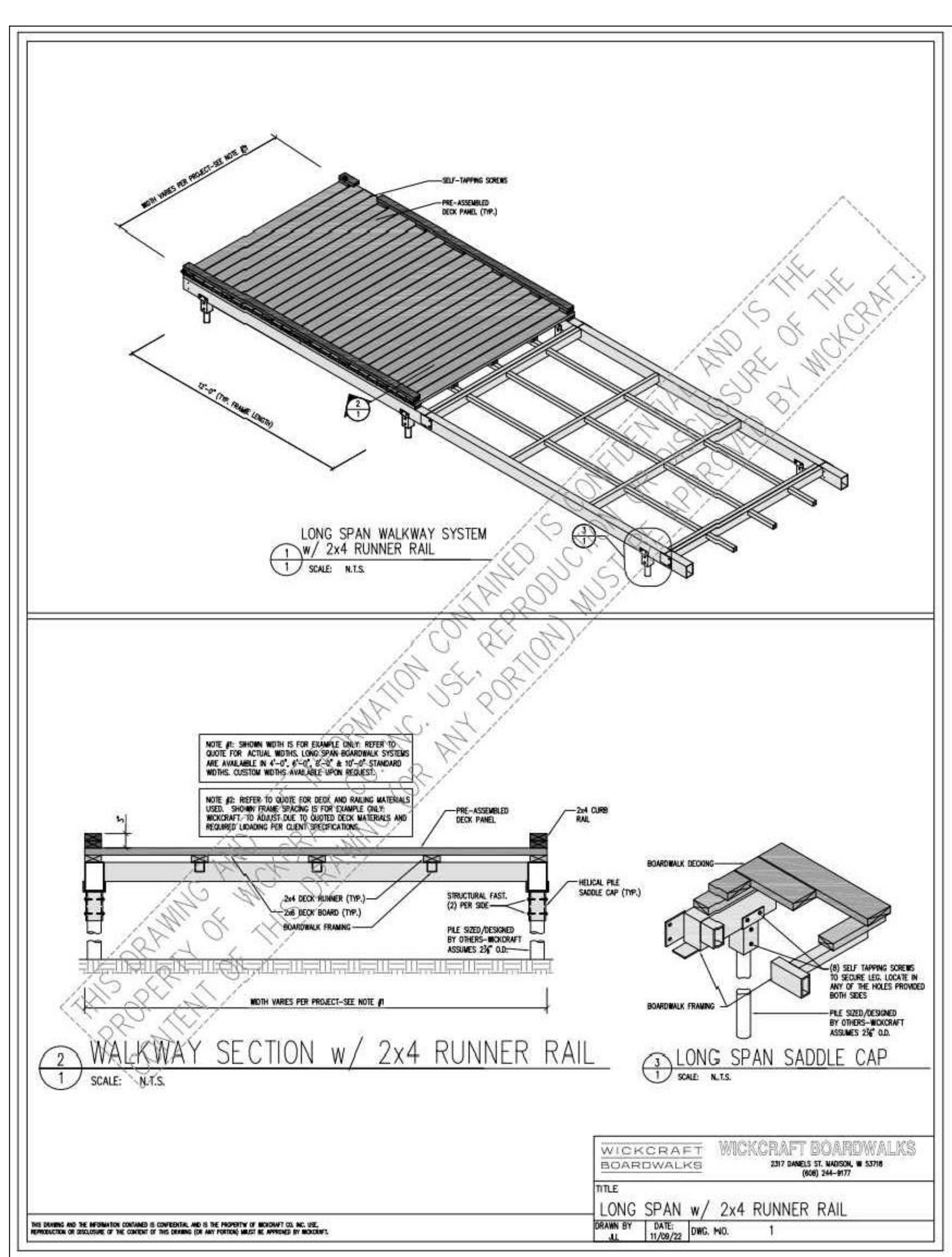
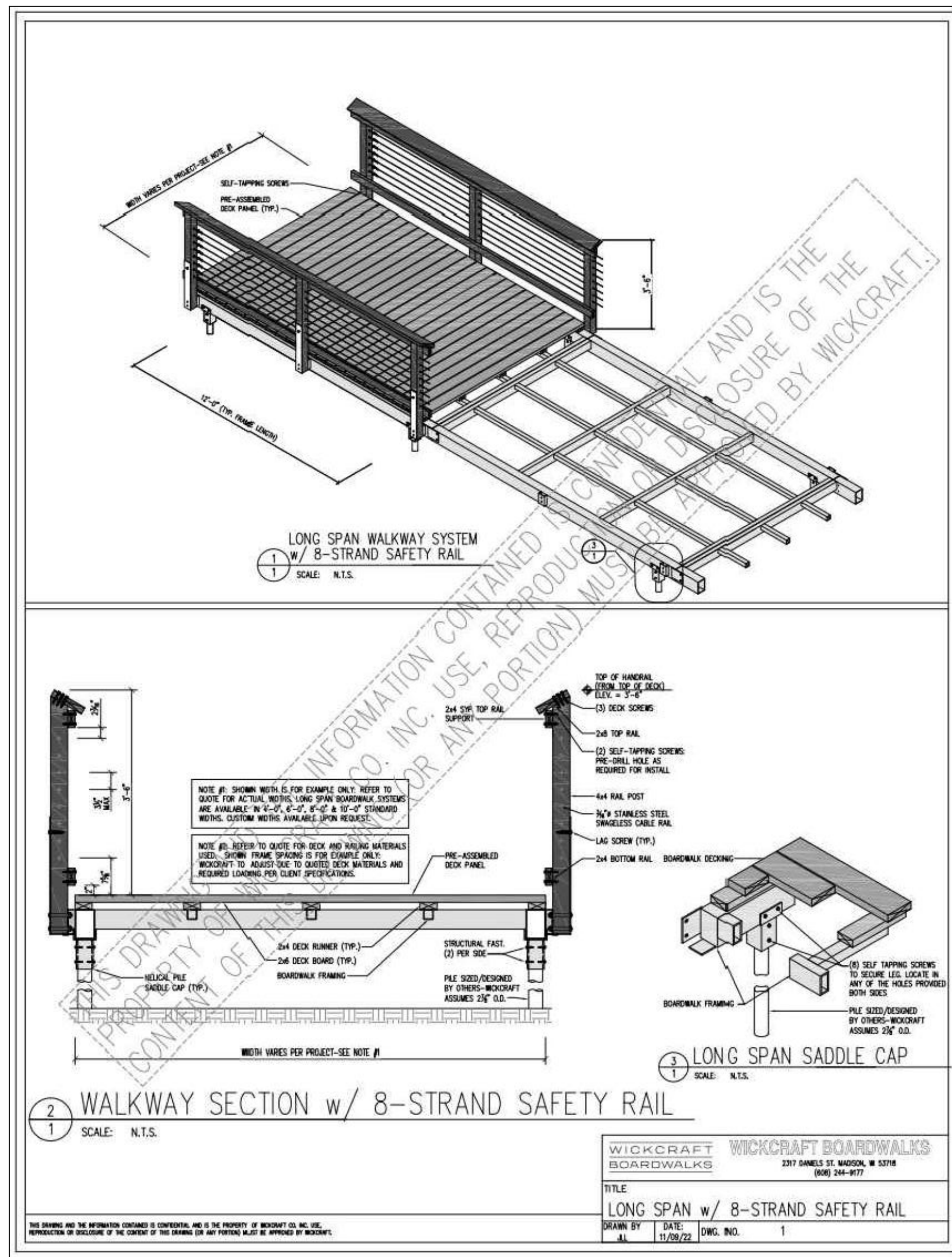
Sheet Title

SITE DETAILS



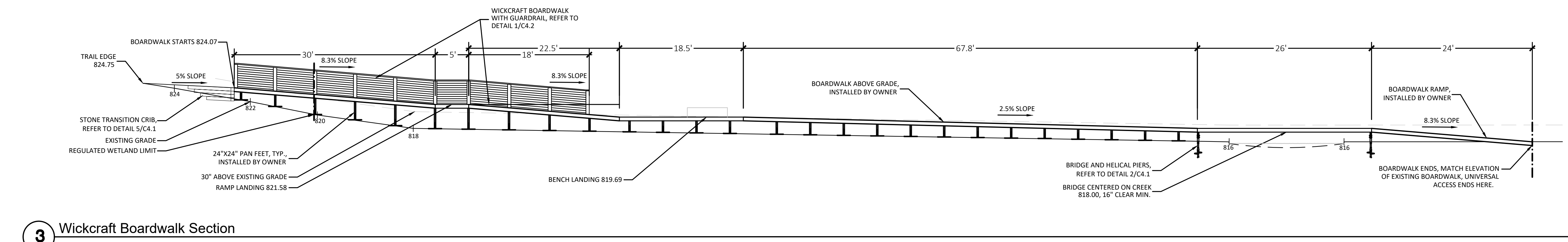
Job No. _____ Sheet No. _____

052367 C4.2



1 Wickcraft Boardwalk with Guardrail
NOT TO SCALE

2 Wickcraft Boardwalk
NOT TO SCALE



3 Wickcraft Boardwalk Section
NOT TO SCALE