

# ALTA/NSPS SURVEY

Site Plan Review  
Received: 08/21/2024  
City of Kalamazoo

## SURVEYOR'S NOTES

- BASIS OF BEARINGS: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83
- CONTOUR INTERVAL = 1 FOOT
- UTILITIES SHOWN ARE BASED ON FIELD LOCATION OF SURFACE EVIDENCE AND RECORDS PROVIDED BY OTHERS. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. ADDITIONAL UTILITIES MAY BE ENCOUNTERED. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHALL CALL MISS DIG AT 1-800-482-7171.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE LAND DEPICTED IN THIS SURVEY LIES IN ZONE A AND ZONE X. MAP 26077C0310D, EFFECTIVE DATE 02/17/2010.
- WETLANDS ARE ON SITE PER THE NATIONAL WETLANDS INVENTORY. A DELINEATION OF THE WETLANDS BY A QUALIFIED CONSULTANT WAS NOT PERFORMED AT THE TIME OF SURVEY.
- PARCEL CONTAINS 0.61± ACRES (26,400± SQFT)
- THERE ARE 9 REGULAR PARKING SPOTS WITH 1 BARRIER FREE PARKING SPOTS FOR A TOTAL OF 10 PARKING SPOTS ON THE SURVEYED PARCEL.
- THE NEAREST INTERSECTION OF E KILGORE RD AND MEREDITH ST IS 214'± EAST OF THE EAST LINE OF THE SURVEYED PARCEL.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.
- CURRENT ZONING CLASSIFICATIONS AND OTHER RESTRICTIONS WERE NOT PROVIDED TO THE SURVEYOR BY THE CLIENT AND ARE NOT SHOWN ON THIS SURVEY.

## LEGEND

BM #XX	BENCH MARK	RISE	PIPE MARKER COMMUNICATIONS
□	SET MONUMENT	★	PIPE MARKER FIBEROPTICS
■	FOUND MONUMENT	★	PIPE MARKER ELECTRIC
○	SET CAPPED IRON LIC. # 57885	★	PIPE MARKER GAS
●	FOUND IRON	○	SN
✱	SET CHISELED "X"	□	MAILBOX
✱	FOUND CHISELED "X"	□	PARKING METER (SINGLE/DOUBLE)
▲	CONTROL POINT	○	POST
P=	PLATTED	○	SOIL BORING
D=	DESCRIBED	○	FLAG
M=	MEASURED	○	BOLLARD
R=	RECORD	—	CONTOUR HIGHLIGHTED
C=	CALCULATED	—	CONTOUR NORMAL
▨	CURB CATCH BASIN	—	POWER LINE
▨	SQUARE CATCH BASIN	—	OVERHEAD UTILITY
▨	ROUND CATCH BASIN	—	COMMUNICATION
○	STORM MANHOLE	—	ELECTRIC
○	DOWN SPOUT	—	FIBEROPTIC
○	YARD DRAIN	—	GAS
○	FLARED END SECTION	—	SANITARY SEWER
○	SANITARY MANHOLE	—	STORMWATER
○	SANITARY CLEANOUT	—	TELEPHONE
○	FIRE HYDRANT	—	WATER
○	FIRE DEPARTMENT CONNECTION	—	WETLAND MARKER
○	WATER VALVE	—	UNKNOWN
○	WATER METER	—	TREE LINE
○	WELL HEAD	—	FENCE
○	SPRINKLER CONTROL VALVE	—	GUARD RAIL
○	SPRINKLER HEAD	—	DECIDUOUS TREE
○	MONITOR WELL	—	CONIFEROUS TREE
○	POST INDICATOR VALVE	—	BUSH
○	SPIGOT	—	PAVEMENT
○	TRANSFORMER	—	CONCRETE SURFACE
○	YARD LIGHT	—	DETECTABLE WARNING
○	HAND HOLE (ELECTRIC)	—	GRAVEL
○	UTILITY, GUY, POWER) POLE	—	LANDSCAPING
○	GUY WIRE	—	PAVERS
○	ELECTRIC METER	—	
○	ELECTRIC MANHOLE	—	
○	AIR CONDITIONER	—	
○	GAS METER	—	
○	GAS VALVE	—	
○	TELEPHONE MANHOLE	—	
○	COMMUNICATION MANHOLE	—	

## SCHEDULE "C" LEGAL DESCRIPTION

TITLE CO: SUN TITLE AGENCY OF MICHIGAN, LLC  
UNDERWRITTEN BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT # 223450 EFFECTIVE DATE 3/8/2024 AT 8:00AM (REV. NO. 1)

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

LAND SITUATED IN THE CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN:

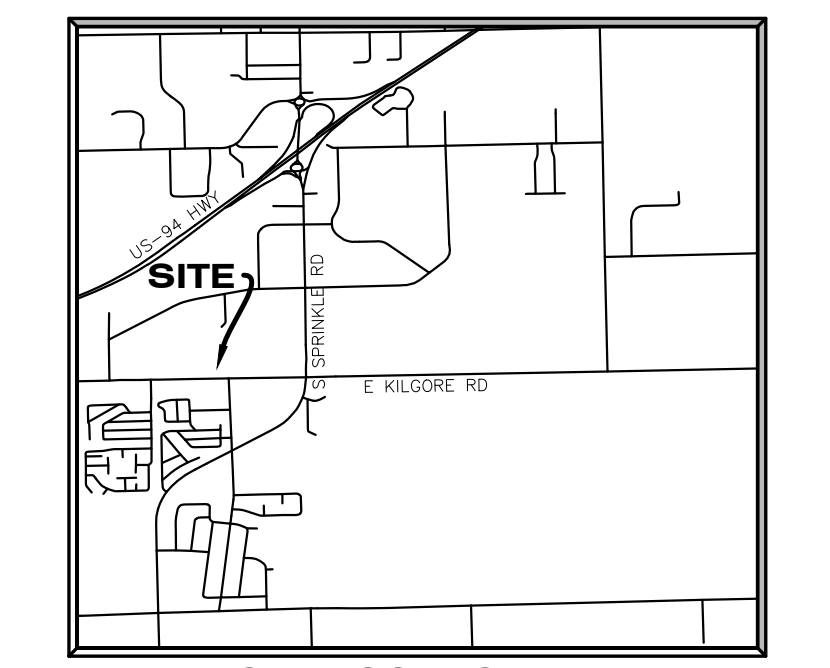
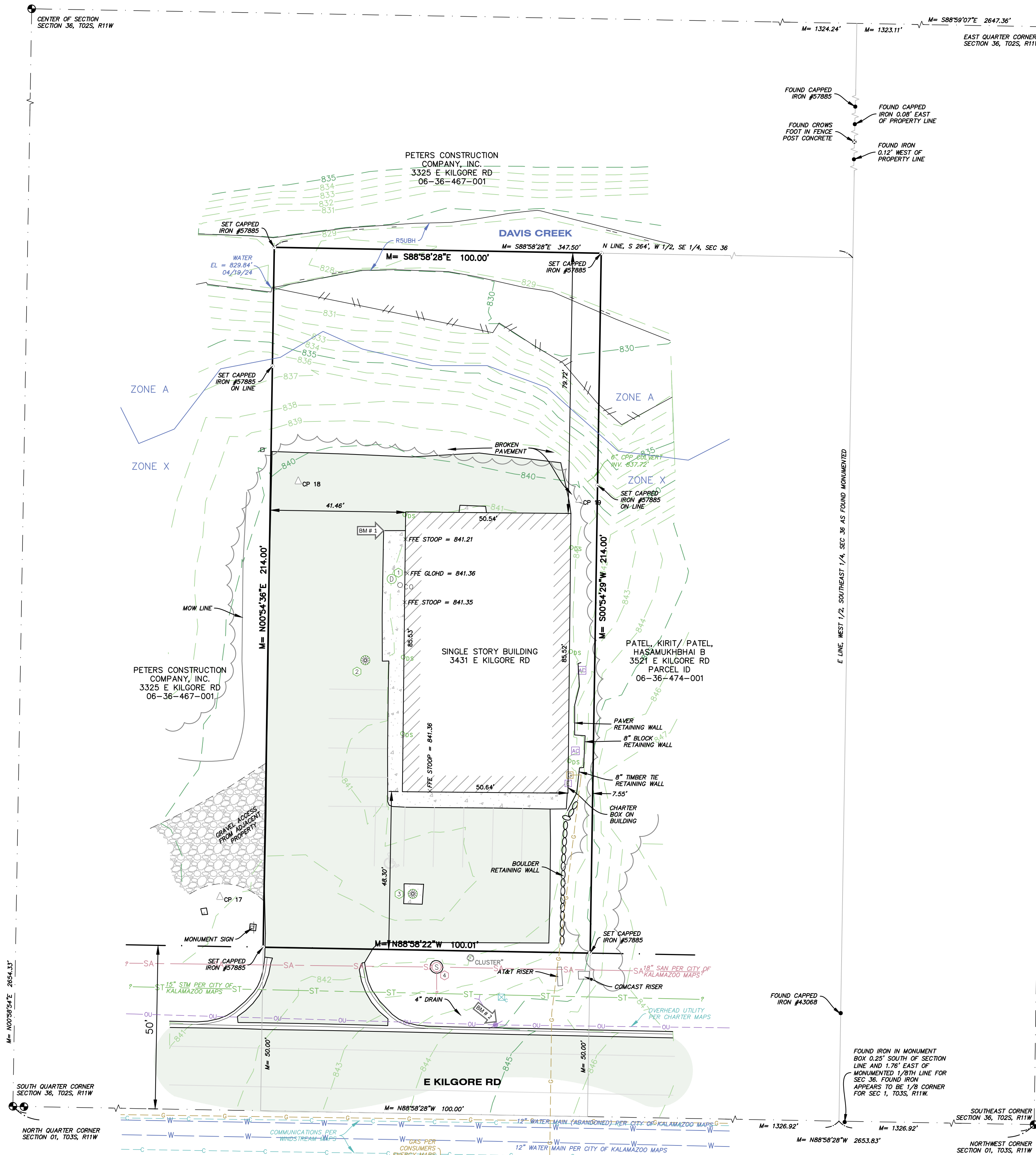
THE WEST 100 FEET OF THE EAST 347.5 FEET OF THE SOUTH 264 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 2 SOUTH, RANGE 11 WEST, EXCEPT THE SOUTH 50 FEET FOR KILGORE ROAD.

39-06-36-473-001

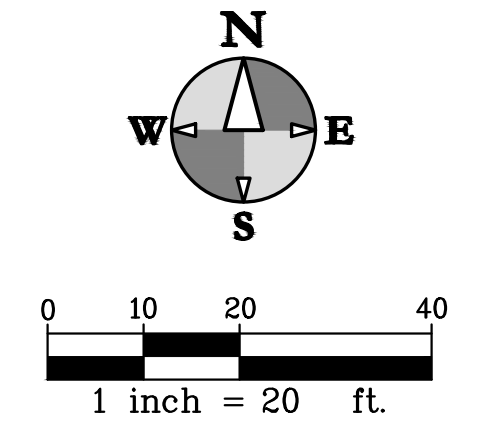
## SCHEDULE B SECTION II EXCEPTIONS

TITLE CO: SUN TITLE AGENCY OF MICHIGAN, LLC  
UNDERWRITTEN BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT # 223450 EFFECTIVE DATE 3/8/2024 AT 8:00AM (REV. NO. 1)

NO PLOTTABLE EXCEPTIONS APPEAR IN THE PROVIDED TITLE COMMITMENT



SECTION 36, TOWN 02 S, RANGE 11 W,  
CITY OF KALAMAZOO, KALAMAZOO COUNTY,  
MICHIGAN  
3431 E KILGORE RD



## SURVEY CONTROL

CP 17 N = 10048.14 E = 10966.92 EL = 840.90'  
CP 18 N = 10175.16 E = 10990.87 EL = 840.12'  
CP 19 N = 10169.55 E = 11076.73 EL = 840.44'

## BENCHMARKS

ELEVATIONS OF THIS SURVEY ARE BASED ON NAVD 88 AS DERIVED FROM GPS

BM 1 EL = 840.02'  
CHISELED BOX IN NW CONCRETE CORNER OF WALK ON WEST SIDE OF BUILDING.

BM 2 EL = 845.94'  
SPIKE IN NORTH FACE OF UTILITY POLE ON NORTH SIDE OF E KILGORE RD.

## EXISTING STRUCTURE DATA

- 2.0' BLOCK RISER STM MH  
RIM = 841.01'  
NO PIPES VISIBLE  
WATER = 836.41'  
SEDIMENT = 836.71'
- 2.0' BLOCK RISER STM CB  
RIM = 840.27'  
NO PIPES VISIBLE  
SEDIMENT = 837.37'
- STM CB  
RIM = 840.66'  
NO PIPES VISIBLE. STRUCTURE UNDER WATER
- 4.0' CONCRETE SAN MH  
RIM = 842.08'  
INV. 24" E PVC = 825.73'  
INV. 24" W PVC = 825.83'  
INV. 15" S PVC = 826.66'



TO PEACEFUL MOMENTS VETERINARY CARE, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, SUN TITLE AGENCY OF MICHIGAN, LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(O), 8, 9, 11(O), 13, 14, AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04/19/2024.

DATE OF PLAT OR MAP: 05/02/24

Travis Adam Krentz  
TRAVIS A. KRENTZ PROFESSIONAL SURVEYOR # 57885



## MISS DIG DESIGN TICKET DATA

- AT&T TELEPHONE - 616-881-2268 - NO RESPONSE - 04/29/24
- CHARTER COMMUNICATIONS CABLE TV - 800-778-9140 - MAPS PROVIDED - 05/02/24
- CHARTER COMMUNICATIONS FIBER OPTICS - 800-778-9140 - MAPS PROVIDED - 05/02/24
- CLIMAX TELEPHONE DSA METRO FIBERNET - 800-778-9140 - CLEAR - 04/29/24
- COMCAST CABLE TV - 855-962-8525 - NO RESPONSE - 05/02/24
- CONSUMERS ENERGY ELECTRIC - 800-778-9140 - NO RESPONSE - 05/02/24
- CONSUMERS ENERGY GAS - JAKE WAHLSTROM 269-666-0707 - MAPS PROVIDED - 04/29/24
- KALAMAZOO CITY DPS POTABLE WATER, SANITARY SEWER, STORM SEWER, TRAFFIC - WILL EICHELBERGER 269-337-8727 - MAPS PROVIDED - 04/30/24
- PAVILION TOWNSHIP SANITARY SEWER - 269-337-8772 - NO RESPONSE - 05/02/24
- PORTAGE CITY FIBER OPTICS, POTABLE WATER, SANITARY SEWER, STORM SEWER, TRAFFIC - PORTAGE GIS WEBSITE - MAPS PROVIDED - 04/29/24
- WINDSTREAM COMMUNICATIONS FIBER OPTICS - 800-289-1901 - MAPS PROVIDED - 04/29/24

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



Job No: 24-035D P.M.TAK DFL BDE QA/QC 05/02/24  
ISSUED FOR REVISIONS: 05/02/24  
#1 ALTA/NSPS SURVEY

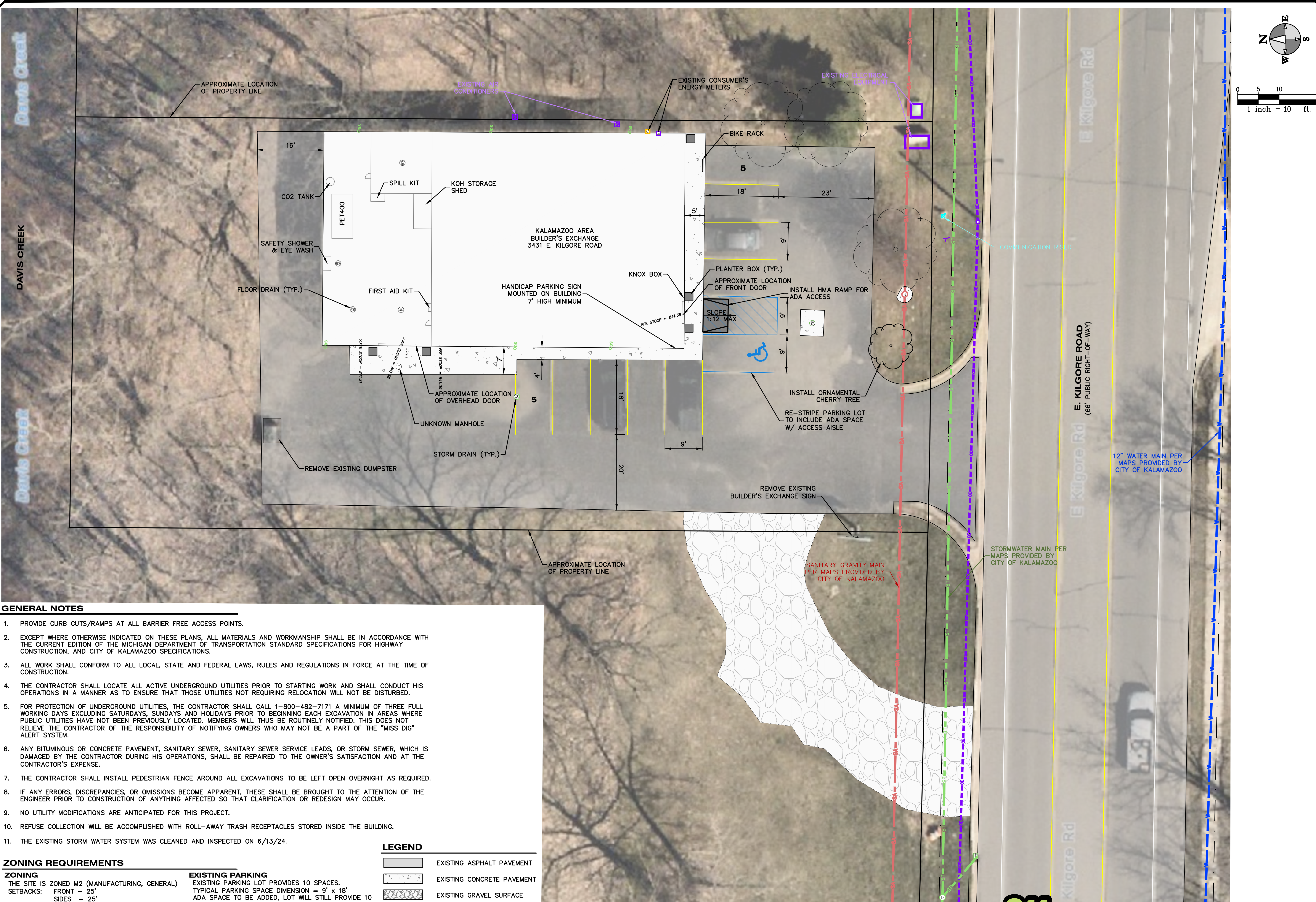
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ALTA/NSPS SURVEY  
3431 E KILGORE RD  
PEACEFUL MOMENTS VETERINARY CARE

Sheet Title:  
Project:  
Client:

05/02/24  
Sheet  
S-1

DRAWING LOCATION: H:\24-035D (Peaceful Moments Pet Aquamation)\PEACEFULMOMENTS 24-035D.dwg LAST SAVED BY: HURLEY ON 8/20/24



**GENERAL NOTES**

1. PROVIDE CURB CUTS/RAMPS AT ALL BARRIER FREE ACCESS POINTS.
2. EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AND CITY OF KALAMAZOO SPECIFICATIONS.
3. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
4. THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
5. 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 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.
6. ANY BITUMINOUS OR CONCRETE PAVEMENT, SANITARY SEWER, SANITARY SEWER SERVICE LEADS, OR STORM SEWER, WHICH IS DAMAGED BY THE CONTRACTOR DURING HIS OPERATIONS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
8. 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.
9. NO UTILITY MODIFICATIONS ARE ANTICIPATED FOR THIS PROJECT.
10. REFUSE COLLECTION WILL BE ACCOMPLISHED WITH ROLL-AWAY TRASH RECEPTACLES STORED INSIDE THE BUILDING.
11. THE EXISTING STORM WATER SYSTEM WAS CLEANED AND INSPECTED ON 6/13/24.

**ZONING REQUIREMENTS**

**ZONING**  
 THE SITE IS ZONED M2 (MANUFACTURING, GENERAL)  
 SETBACKS: FRONT - 25'  
 SIDES - 25'  
 REAR - 25'

**PROPOSED USE**  
 AQUAMATION (WATER-BASED CREMATION) FACILITY  
 CREMATING AND VETERINARY SERVICES ARE PERMITTED  
 USES IN THE M2 DISTRICT

**EXISTING PARKING**  
 EXISTING PARKING LOT PROVIDES 10 SPACES.  
 TYPICAL PARKING SPACE DIMENSION = 9' x 18'  
 ADA SPACE TO BE ADDED, LOT WILL STILL PROVIDE 10 SPACES.

**BUILDING INFORMATION**  
 PROPERTY AREA = 20,421 SFT  
 THE EXISTING BUILDING HAS A 4,500 SFT FIRST FLOOR.  
 BUILDING HEIGHT = 15'-0" +/-

**LEGEND**

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING GRAVEL SURFACE

Job No. 24-035D P.M.A.F. Dtl. N.R. 0A/QC. 08/20/24  
 ISSUED FOR REVISIONS: 05/16/24  
 #1 PRELIMINARY SITE PLAN REVIEW 06/20/24  
 #2 SITE PLAN SUBMITTAL 06/20/24  
 HURLEY & STEWART, LLC  
 2800 S. 11th Street  
 Kalamazoo, Michigan 49009  
 269.552.4960 fax 269.552.4961  
 www.hurleystewart.com

**SITE LAYOUT PLAN**  
**PET AQUAMATION FACILITY**  
**PEACEFUL MOMENTS VETERINARY CARE**  
 Sheet Title: \_\_\_\_\_  
 Project: \_\_\_\_\_  
 Client: \_\_\_\_\_  
 08/20/24  
 Sheet  
**1**

**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:  
 HURLEY & STEWART, LLC