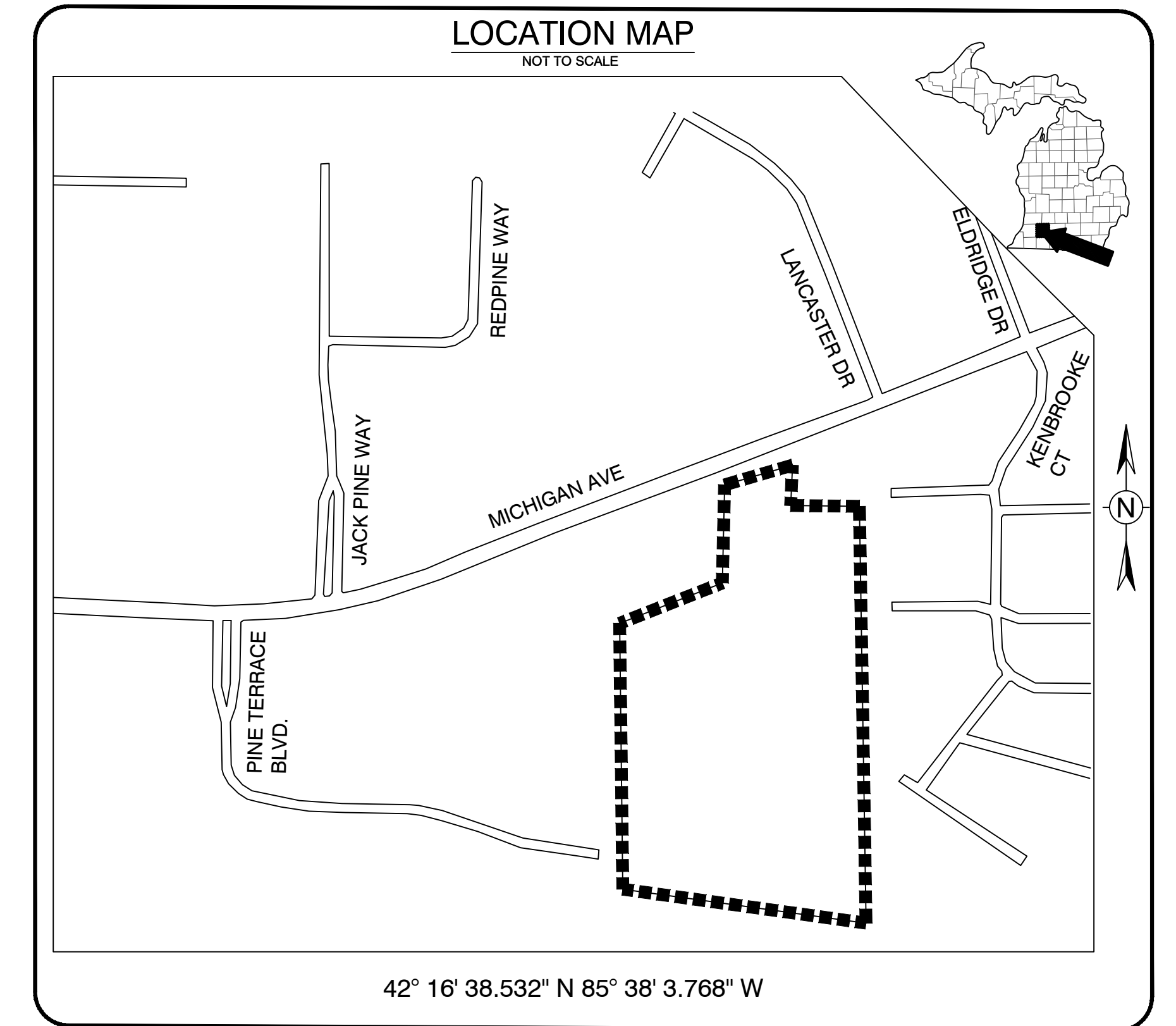


Full Site Plan Review
Received 05/28/2024
City of Kalamazoo

KALAMAZOO MULTI - FAMILY

3625 W MICHIGAN AVE SECTION 19, T.02S, R.11W CITY OF KALAMAZOO KALAMAZOO COUNTY, MI SITE DEVELOPMENT PLANS MARCH 15, 2024



LEGAL DESCRIPTION

PARCEL #: 06-19-463-001

Parcel 1:
BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWN 2 SOUTH, RANGE 11 WEST, WHICH IS SOUTH 00 DEGREES 17 MINUTES 00 SECONDS WEST, 196.00 FEET FROM THE CENTERLINE OF WHAT WAS FORMERLY THE TERRITORIAL ROAD, AND IS NOW KNOWN AS WEST MICHIGAN AVENUE; THENCE CONTINUING SOUTH 00 DEGREES 17 MINUTES 00 SECONDS WEST ALONG THE SAID EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, 885.38 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE MICHIGAN CENTRAL RAILROAD; THENCE NORTH 80 DEGREES 50 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE MICHIGAN CENTRAL RAILROAD, 515.42 FEET; THENCE NORTH 00 DEGREES 17 MINUTES EAST PARALLEL TO THE SAID EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, 558.94 FEET; THENCE NORTH 69 DEGREES 32 MINUTES 30 SECONDS EAST PARALLEL TO THE CENTERLINE OF WEST MICHIGAN AVENUE, 228.34 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 00 SECONDS EAST PARALLEL TO THE SAID EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, 250.00 FEET TO THE CENTERLINE OF WEST MICHIGAN AVENUE; THENCE NORTH 69 DEGREES 32 MINUTES 30 SECONDS EAST THEREON SAID HIGHWAY CENTERLINE, 159.00 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES WEST PARALLEL TO THE SAID EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, 140.33 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 00 SECONDS EAST, 147.00 FEET TO THE PLACE OF BEGINNING.

EXCEPT THAT PART OF THE SOUTHEAST 1/4 OF SECTION 19, TOWN 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19 AND THE CENTERLINE OF WEST MICHIGAN AVENUE; THENCE SOUTH 70 DEGREES 26 MINUTES 05 SECONDS WEST, 157.19 FEET ALONG THE CENTERLINE OF WEST MICHIGAN AVENUE; THENCE SOUTH 01 DEGREES 10 MINUTES 41 SECONDS WEST, 35.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST MICHIGAN AVENUE FOR THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 01 DEGREES 10 MINUTES 41 SECONDS WEST, 18.18 FEET; THENCE SOUTH 70 DEGREES 26 MINUTES 05 SECONDS WEST, 159.00 FEET; THENCE NORTH 01 DEGREES 10 MINUTES 41 SECONDS EAST, 18.18 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST MICHIGAN AVENUE; THENCE NORTH 70 DEGREES 26 MINUTES 05 SECONDS EAST, 159.00 FEET ALONG SAID LINE TO THE PLACE OF BEGINNING.

PARCEL 2:

COMMENCING AT A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWN 2 SOUTH, RANGE 11 WEST, WHICH IS SOUTH 00 DEGREES 17 MINUTES 00 SECONDS WEST, 196.00 FEET FROM THE CENTERLINE OF WHAT WAS FORMERLY THE TERRITORIAL ROAD, AND IS NOW KNOWN AS WEST MICHIGAN AVENUE; THENCE NORTH 89 DEGREES 43 MINUTES 00 SECONDS WEST MEASURED AT RIGHT ANGLES TO SAID EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, 67.00 FEET FOR THE PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 17 MINUTES 00 SECONDS EAST PARALLEL TO SAID EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, 170.63 FEET TO THE CENTERLINE OF WEST MICHIGAN AVENUE; THENCE SOUTH 69 DEGREES 32 MINUTES 30 SECONDS WEST ALONG THE SAID CENTERLINE OF WEST MICHIGAN AVENUE, 85.59 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 00 SECONDS WEST PARALLEL TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 19, 140.33 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 00 SECONDS EAST 80.00 FEET TO THE PLACE OF BEGINNING.

EXCEPT THAT PART OF THE SOUTHEAST 1/4 OF SECTION 19, TOWN 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19 AND THE CENTERLINE OF WEST MICHIGAN AVENUE; THENCE SOUTH 70 DEGREES 26 MINUTES 05 SECONDS WEST, 72.71 FEET ALONG SAID CENTERLINE; THENCE SOUTH 01 DEGREES 10 MINUTES 41 SECONDS WEST, 35.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST MICHIGAN AVENUE FOR THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 01 DEGREES 10 MINUTES 41 SECONDS WEST, 18.18 FEET; THENCE SOUTH 70 DEGREES 26 MINUTES 05 SECONDS WEST, 84.48 FEET; THENCE NORTH 01 DEGREES 10 MINUTES 41 SECONDS EAST, 18.18 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST MICHIGAN AVENUE; THENCE NORTH 70 DEGREES 26 MINUTES 05 SECONDS EAST, 84.48 FEET ALONG SAID LINE TO THE PLACE OF BEGINNING.

PARCEL 3:

COMMENCING IN THE CENTER OF THE TERRITORIAL ROAD ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWN 2 SOUTH, RANGE 11 WEST, AND RUNNING THENCE SOUTH 196.00 FEET; THENCE DUE WEST 67.00 FEET; THENCE NORTH 168.00 FEET MORE OR LESS TO THE CENTER OF SAID TERRITORIAL ROAD; AND THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID ROAD TO THE PLACE OF BEGINNING.

EXCEPT THAT PART OF THE SOUTHEAST 1/4 OF SECTION 19, TOWN 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19 AND THE CENTERLINE OF WEST MICHIGAN AVENUE; THENCE SOUTH 70 DEGREES 26 MINUTES 05 SECONDS WEST, 72.71 FEET; THENCE SOUTH 01 DEGREES 10 MINUTES 41 SECONDS WEST, 35.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST MICHIGAN AVENUE FOR THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 70 DEGREES 26 MINUTES 05 SECONDS EAST, 72.71 FEET ALONG SAID RIGHT-OF-WAY TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4; THENCE SOUTH 01 DEGREES 10 MINUTES 41 SECONDS WEST, 18.18 FEET ALONG SAID LINE; THENCE SOUTH 70 DEGREES 26 MINUTES 05 SECONDS WEST, 72.71 FEET; THENCE NORTH 01 DEGREES 10 MINUTES 41 SECONDS EAST, 18.18 FEET TO THE PLACE OF BEGINNING.

ISSUED FOR: SITE PLAN SUBMITTAL

REVISIONS

No.	ISSUED FOR:	DATE:	BY:
0	VARIANCE	08/02/22	jpr
1	PRE-SITE PLAN REVIEW	02/07/23	wlp
2	VARIANCE	03/14/23	wlp
3	PRE-SITE PLAN RESUBMITTAL	03/27/23	wlp
4	PRE-SITE PLAN RESUBMITTAL	10/19/23	wlp
5	SITE PLAN SUBMITTAL	03/15/24	wlp

SHEET INDEX

No.	SHEET TITLE
T1.0	TITLE SHEET
C1.0	EX CONDITIONS - DEMO PLAN
C1.1	OVERALL EX. CONDITIONS - DEMO PLAN
C2.0	SITE LAYOUT
C3.0	UTILITY PLAN
C4.0	GRADING - SESC PLAN
C5.0	DETAILS
L1.0	LANDSCAPE PLAN

OWNERS:

KALAMAZOO REALTY HOLDINGS, LLC
40600 ANN ARBOR RD E STE 201
PLYMOUTH, MI 48170

CIVIL ENGINEER:

AR ENGINEERING, LLC.
5725 VENTURE PARK DRIVE, SUITE A
KALAMAZOO, MI 49008
TEL. (269) 250-5991 FAX. (866) 569-0604



JASON RALIEGH, P.E.

DATE

UTILITY CONTACTS

CABLE	CHARTER 4176 COMMERCIAL AVE. PORTAGE, MI 49002 TELEPHONE: 269-323-0580	TELEPHONE	AT&T 2919 MILLCORK ST. KALAMAZOO, MI 49001 TELEPHONE: 269-384-4476
WATER	CITY OF KALAMAZOO 415 STOCKBRIDGE AVE. KALAMAZOO, MI 49001 ATTN: ALBERTO FORERO ATTN: BOB WASS TELEPHONE : 269-337-8601	SEWER	CITY OF KALAMAZOO 415 STOCKBRIDGE AVE. KALAMAZOO, MI 49001 ATTN: ALBERTO FORERO ATTN: BOB WASS TELEPHONE : 269-337-8601
GAS	CONSUMERS ENERGY 2500 E. CORK ST. KALAMAZOO, MI 49001 ATTN: MS. JOE McFARLAND TELEPHONE: 269-337-2370	ELECTRIC	CONSUMERS ENERGY 2500 E. CORK ST. KALAMAZOO, MI 49001 ATTN: MS. JOE McFARLAND TELEPHONE: 269-337-2370
		MISS DIG	811

DEMOLITION NOTES

- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, TAP FEES, METER DEPOSITS, PERMANENT UTILITY APPLICATIONS, BONDS, AND OTHER FEES REQUIRED FOR PROPOSED WORK. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO THOSE REQUIRED BY THE CITY OF KALAMAZOO, MICHIGAN AND KALAMAZOO COUNTY.
- CONTACT MISS DIG "811" FOR LOCATION OF UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS BEFORE COMMENCING EXCAVATION WORK. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO ARE NOT PART OF THE "MISS DIG" ALERT SYSTEM. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
- DEMOLISH & REMOVE ALL EXISTING SITE FEATURES AS REQUIRED.
- ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND GEOTECHNICAL REPORT FOR THIS SITE.
- ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. CONTRACTOR SHALL SWEEP IMMEDIATELY IF OCCURS.
- ANY DISTURBED AREA WHICH WILL BE LEFT UNWORKED 15 DAYS OR LONGER MUST BE SEEDED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEEDED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.
- 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.
- SAWCUT ALL CURB, SIDEWALK, AND PAVEMENTS PRIOR TO REMOVAL. ADDITIONAL SAWCUT MAY BE NECESSARY PRIOR TO REPLACEMENT TO ENSURE CLEAN EDGE.
- ALL REMOVALS SHALL BE TAKEN OFF-SITE AND DISPOSED OF PROPERLY. NO STOCKPILE OR BURNING OF DEBRIS IS ALLOWED.
- 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.
- REMOVE, STORE, AND RESET ANY EXISTING SIGNS AS DIRECTED BY THE ENGINEER/OWNER.
- THE CONTRACTOR SHALL DEMOLISH AND REMOVE ANY ITEMS REMAINING FROM THE EXISTING BUILDING, IN ITS ENTIRETY, INCLUDING WALLS, FOUNDATIONS AND FOOTINGS. ALL BUILDING DRAINS AND UTILITY LEADS SHALL BE LOCATED AND PROPERLY PLUGGED. UTILITY LEAD WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
- BACKFILL EXCAVATED AREAS WITH CLEAN GRANULAR FILL COMPACTED TO 95% OF THE MATERIAL UNIT WEIGHT BY MODIFIED PROCTOR.
- CONTROL SHALL BE MAINTAINED OVER THE SITE AND OPERATION TO ELIMINATE HAZARDS TO THE PUBLIC. NAILS OR OTHER TIRE PUNCTURING ITEMS SHALL NOT BE DROPPED ON STREETS, ALLEYS AND ADJACENT PROPERTY. PUBLIC STREETS, CURBS AND SIDEWALKS SHALL BE PROTECTED FROM DAMAGE. THE PERSON ENGAGED IN THE DEMOLITION WORK SHALL BE LIABLE FOR ANY AND ALL DAMAGE TO CURBS, STREETS, SIDEWALKS AND OTHER PUBLIC OR PRIVATE PROPERTY AND FOR ANY BODILY INJURY OCCURRING AS A RESULT OF THE DEMOLITION WORK.

LEGEND

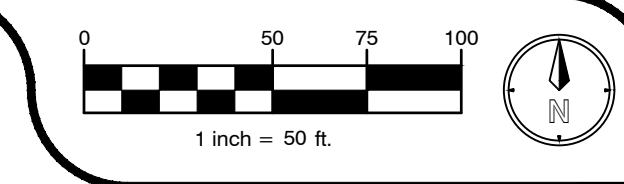
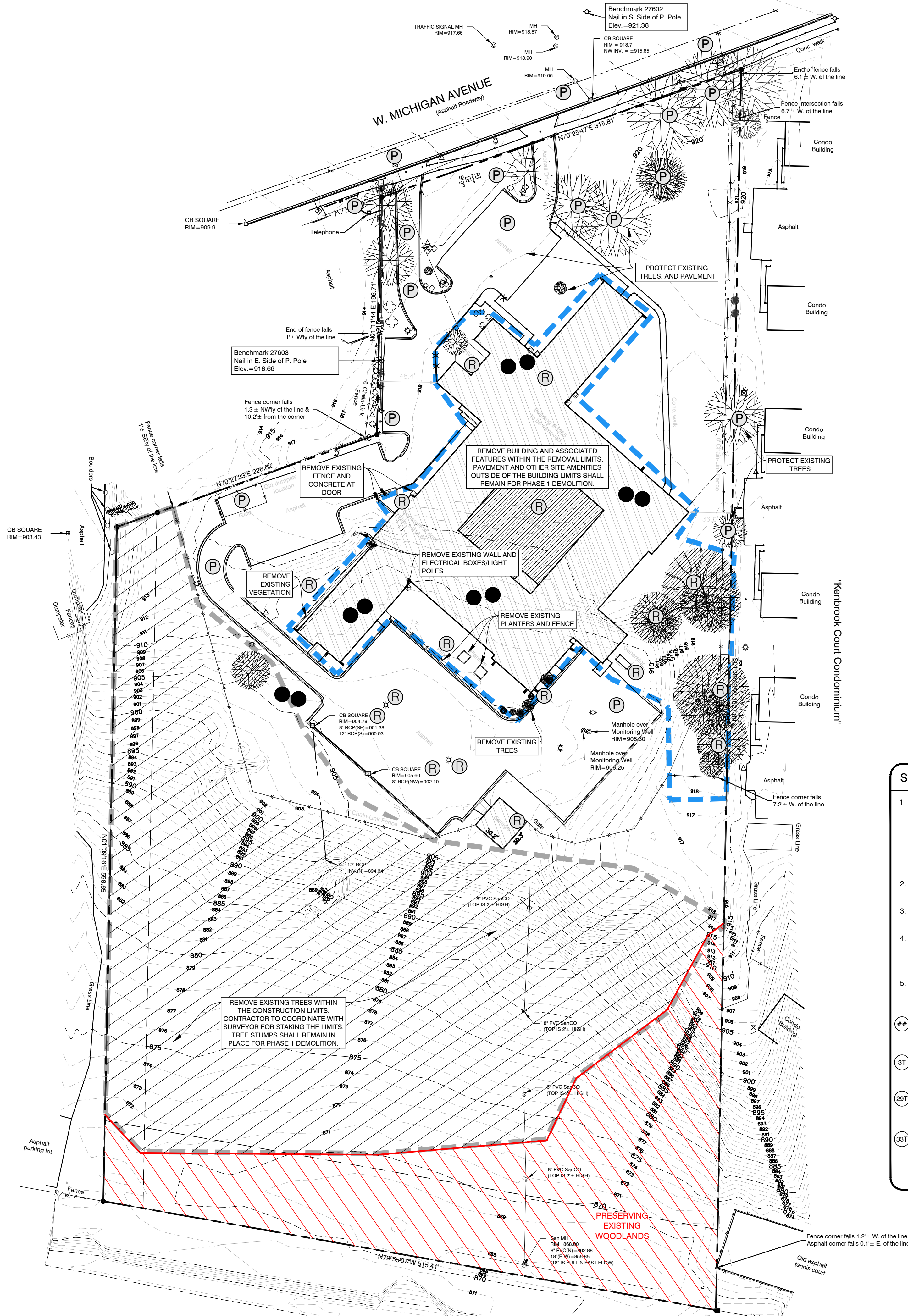
	BUILDING REMOVAL
	TREE PRESERVE AREA
	TREE REMOVAL
	REMOVE
	PROTECT
	LIMITS OF TREE REMOVAL
	LIMITS OF BLDG REMOVAL

STORM STRUCTURE INFORMATION

EX-CB-1 RIM = 904.78' INV SE = 8" RCP (INV. = 901.38) INV S = 12" RCP (INV. = 900.93)	EX-MH-3 RIM = 908.25'
EX-CB-2 RIM = 905.60' INV NW = 8" RCP (INV. = 902.10)	EX-MH-4 RIM = 908.30'
EX-CB-3 RIM = 918.70' INV NW = ±915.85'	EX-MH-5 RIM = 919.06'
EX-CB-4 RIM = 923.20'	EX-MH-6 RIM = 918.87'
EX-CB-5 RIM = 903.43	EX-MH-7 RIM = 918.90

SANITARY STRUCTURE INFORMATION

EX-MH-A RIM = 868.00' INV N = 8" PVC (INV. = 862.88) INV E-W = 18" (INV. = 855.85) 18" IS FULL & FAST FLOW
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BENCHMARK INFORMATION

TBM: 27602 NAIL IN SOUTH SIDE OF POWER POLE ELEVATION = 921.38
TBM: 27603 NAIL IN EAST SIDE OF POWER POLE ELEVATION = 918.66

PLANS PREPARED BY:

AR ENGINEERING
CIVIL ENGINEERING & SURVEYING

MICHIGAN | INDIANA | ILLINOIS | OHIO
289.250.5911 PHONE | 888.563.0044 FAX
www.arengineering.com

DRAWN: BD/EAG
CHECKED: JPR/WLP

JASON RALEIGH, P.E.
No. 61082

ISSUED FOR:

No.	DATE	BY
1	02/07/2023	WP
2	03/14/2023	WP
3	03/27/2023	WP
4	10/19/2023	WP
5	03/15/2024	WP

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EX CONDITIONS - DEMO PHASE 1

KALAMAZOO MULTIFAMILY
KALAMAZOO REALTY HOLDINGS, LLC

3625 W MICHIGAN
SECTION 19, T2S, R11W

SHEET TITLE:
PROJECT:
CLIENT:
SITE ADDRESS:
SITE SECTION:

JOB NUMBER
23169001

DATE
03/15/2024

SHEET NUMBER
C1.0

- SOIL EROSION & SEDIMENT CONTROL NOTES**
- ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH MDOT-EGLE. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A "SOIL EROSION PERMIT" FROM THE GOVERNING AUTHORITY AND A "PERMIT BY RULE/NOTICE OF COVERAGE" FROM THE GOVERNING AUTHORITY, IF APPLICABLE. PRIOR TO START OF CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF THE "SOIL EROSION PERMIT" AND FOR ALL CERTIFIED STORM WATER INSPECTION SERVICE REQUIRED BY THE "PERMIT BY RULE." EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS AND SHALL NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR PROVIDING ALL REQUIRED EROSION CONTROL MEASURES.
 - AVOID UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE COVER AREAS ACT AS SEDIMENT FILTERS.
 - ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL.
 - GEOTEXTILE SILT FENCE SHALL BE INSTALLED AS REQUIRED WHEN CROSSING CREEKS OR WHEN ADJACENT TO WETLANDS OR SURFACE WATER BODIES TO PREVENT SILTATION AND ELSEWHERE AS DIRECTED BY THE ENGINEER. SEEDING AND/OR SODDING SHALL BE INSTALLED ON CREEK BANKS IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION.
 - MAINTENANCE, CLEANING, AND REMOVAL OF THE VARIOUS SEDIMENT CONTROL MEASURES SHALL BE INCLUDED IN THE VARIOUS EROSION CONTROL ITEMS.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PER MDOT STANDARD DETAILS. "P" DENOTES PERMANENT MEASURE AND "T" DENOTES TEMPORARY MEASURE. SOIL EROSION CONTROL PLANS DENOTE MINIMUM EROSION MEASURES REQUIRED AS DESCRIBED BELOW.
- DENOTES TEMPORARY SEEDING. TEMPORARY SEEDING SHALL BE PLACED AT LOCATIONS DETERMINED BY THE ENGINEER IN THE FIELD AND SHALL INCLUDE CEREAL RYE SEED APPLIED AT A RATE OF 70 LB/ACRE AND MULCH.
 - DENOTES INLET PROTECTION FABRIC DROP. SHALL BE INSTALLED AT EXISTING AND PROPOSED STORM SEWER INLETS TO PROVIDE SETTLING AND FILTERING OF SILT-LADEN WATER PRIOR TO ENTRY INTO THE DRAINAGE SYSTEM.
 - DENOTES MULCH BLANKET OR MATTING. SHALL BE NORTH AMERICAN GREEN DS150, OR APPROVED EQUAL. MULCH BLANKETS SHALL BE PLACED ON ALL 1:3 SLOPES OR GREATER, IN AND AROUND DITCH BOTTOMS WHERE THERE IS NO BIOSWALE BY CONTRACTOR RESPONSIBLE FOR RESTORING THAT AREA.



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETTED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY: MOSTROM & ASSOC., INC

DEMOLITION NOTES

- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, TAP FEES, METER DEPOSITS, PERMANENT UTILITY APPLICATIONS, BONDS, AND OTHER FEES REQUIRED FOR PROPOSED WORK. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO THOSE REQUIRED BY THE CITY OF KALAMAZOO, MICHIGAN AND KALAMAZOO COUNTY.
- CONTACT MISS DIG "811" FOR LOCATION OF UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS BEFORE COMMENCING EXCAVATION WORK. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO ARE NOT PART OF THE "MISS DIG" ALERT SYSTEM. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
- DEMOLISH & REMOVE ALL EXISTING SITE FEATURES AS REQUIRED.
- ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND GEOTECHNICAL REPORT FOR THIS SITE.
- ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. CONTRACTOR SHALL SWEEP IMMEDIATELY IF OCCURS.
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- 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.
- REMOVE, STORE, AND RESET ANY EXISTING SIGNS AS DIRECTED BY THE ENGINEER/OWNER.
- 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.
- THE CONTRACTOR SHALL DEMOLISH AND REMOVE ANY ITEMS REMAINING FROM THE EXISTING BUILDING, IN ITS ENTIRETY, INCLUDING WALLS, FOUNDATIONS AND FOOTINGS. ALL BUILDING DRAINS AND UTILITY LEADS SHALL BE LOCATED AND PROPERLY PLUGGED. UTILITY LEAD WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
- BACKFILL EXCAVATED AREAS WITH CLEAN GRANULAR FILL COMPACTED TO 95% OF THE MATERIAL UNIT WEIGHT BY MODIFIED PROCTOR.
- CONTROL SHALL BE MAINTAINED OVER THE SITE AND OPERATION TO ELIMINATE HAZARDS TO THE PUBLIC. NAILS OR OTHER TIRE PUNCTURING ITEMS SHALL NOT BE DROPPED ON STREETS, ALLEYS AND ADJACENT PROPERTY. PUBLIC STREETS, CURBS AND SIDEWALKS SHALL BE PROTECTED FROM DAMAGE. THE PERSON ENGAGED IN THE DEMOLITION WORK SHALL BE LIABLE FOR ANY AND ALL DAMAGE TO CURBS, STREETS, SIDEWALKS AND OTHER PUBLIC OR PRIVATE PROPERTY AND FOR ANY BODILY INJURY OCCURRING AS A RESULT OF THE DEMOLITION WORK.

LEGEND

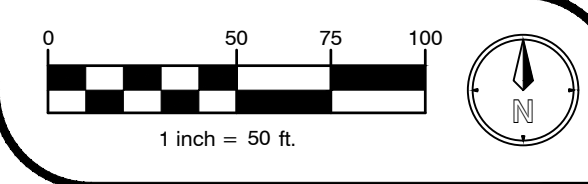
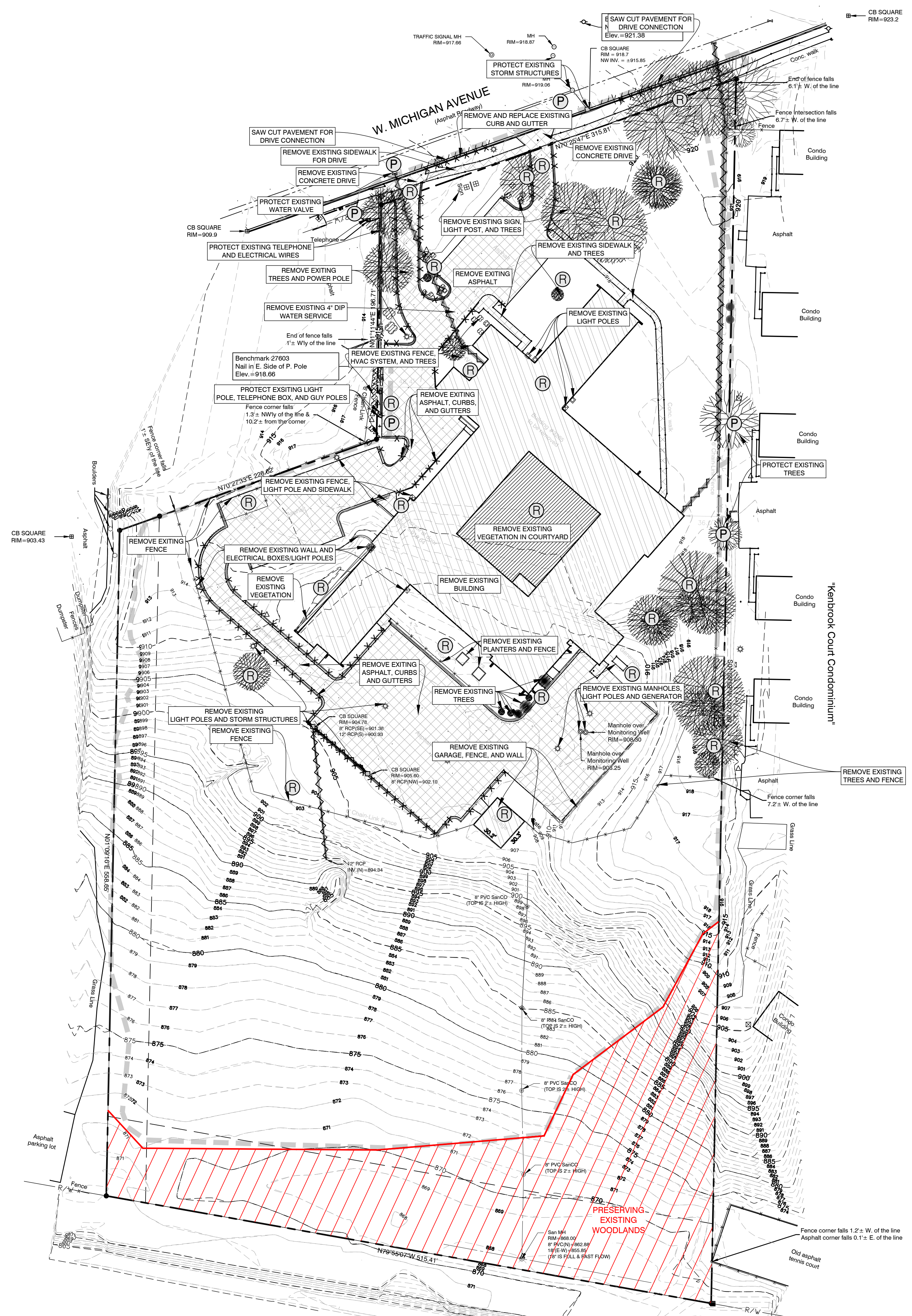
- PAVEMENT REMOVAL
- BUILDING REMOVAL
- SAWCUT
- TREE REMOVAL
- REMOVE
- PROTECT
- LIMITS OF CONSTRUCTION
- CURB & GUTTER REMOVAL
- UTILITY LINE REMOVAL

STORM STRUCTURE INFORMATION

EX-CB-1 RIM = 904.78' INV SE = 8" RCP (INV. = 901.38) INV S = 12" RCP (INV. = 900.93)	EX-MH-3 RIM = 908.25'
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EX-CB-5 RIM = 903.43'	EX-MH-7 RIM = 918.90'

SANITARY STRUCTURE INFORMATION

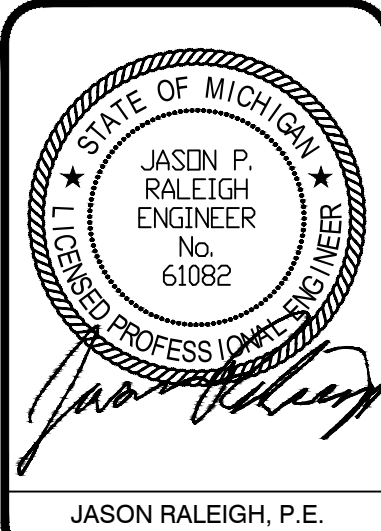
EX-MH-A RIM = 868.00' INV N = 8" PVC (INV. = 862.88) INV E-W = 18" (INV. = 855.85) 18" IS FULL & FAST FLOW
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PLANS PREPARED BY:



DRAWN: BD/EAG
CHECKED: JPR/WLP



No.	ISSUED FOR:	DATE	BY:
1	PRE-SITE PLAN REVIEW	02/07/2023	WP
2	VARIANCE	03/14/2023	WP
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4	PRE-SITE PLAN RESUBMITTAL	10/19/2023	WP
5	SITE PLAN SUBMITTAL	03/15/2024	WP

OVERALL EX. CONDITIONS & DEMO PLAN
 KALAMAZOO MULTIFAMILY
 KALAMAZOO REALTY HOLDINGS, LLC
 3625 W MICHIGAN
 SECTION 19, T2S, R11W

SHEET TITLE:
PROJECT:
CLIENT:
SITE ADDRESS:
SITE SECTION:

JOB NUMBER
23169001

DATE
03/15/2024

SHEET NUMBER
C1.1



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SITE DATA

- PROPERTY INFORMATION:**
 PARCEL #S: PARCEL 1: 06-19-463-001
 PARCEL 2: 06-19-454-002
 PARCEL 3: 06-19-454-001
 SITE AREA: 411,971 SF (9.46 AC)
 OWNER: KALAMAZOO REALTY HOLDINGS, LLC
 40600 ANN ARBOR RD. E. STE. 201
 ANN ARBOR, MI 48170
- ZONING:**
 PROPERTY CURRENTLY ZONED:
 RM-15, RESIDENTIAL, MULTI-DWELLING
 ABUTTING PROPERTY CURRENTLY ZONED:
 NORTH: CN-1 - COMMERCIAL, NEIGHBORHOOD &
 RS-5 - RESIDENTIAL, SINGLE DWELLING
 SOUTH: CC - COMMUNITY COMMERCIAL
 EAST: RM-15 - RESIDENTIAL, MULTI-DWELLING
 WEST: CN-1 - COMMERCIAL, NEIGHBORHOOD; PUD
 PROPOSED LAND USE = MULTI-UNIT DWELLING
 *VARIANCE TO ALLOW RESIDENTIAL OCCUPANCY IN THE
 GROUND LEVEL FACING ROAD FRONTAGE
- SETBACKS**
 FRONT = 20'
 SIDES = 20'
 REAR = 5'
- PARKING:**
 REQUIRED PARKING PER ORDINANCE
 STUDENTS: 2 PARKING SPACES PER UNIT
 75 STUDENT UNITS * 2 = 150 SPACES
 MULTI-FAMILY: 1 PARKING SPACE PER UNIT
 160 MULTI-FAMILY UNITS * 1 = 160 SPACES
 TOTAL PARKING REQUIRED (MAX 10% REQ):
 MIN OF 310 SPACES AND MAX OF 341 SPACES
 PROPOSED PARKING:
 STANDARD (9'X18') 321
 ADA COMPLIANT 8
 TOTAL 329
- BUILDING:**
 THREE-STORY - 235 UNIT
 UNIT MIX PLANNED FOR:
 118 - STUDIO
 79 - 1 BEDROOM
 38 - 2 BEDROOM
 MAXIMUM HEIGHT: 35-FT
 MIN. LOT AREA: 4,000 SFT
 MIN. LOT AREA PER DWELLING UNIT: 1,500 SFT
 MIN. LOT WIDTH: 33-FT
- IMPERVIOUS AREA:**
 231,213 SFT / 411,971 SFT = 56%
 MAXIMUM IMPERVIOUS AREA = 60%
- DWELLING UNIT DENSITY:**
 235 UNITS / 9.46 AC = 24.8 UNITS/AC

SITE PLAN NOTES

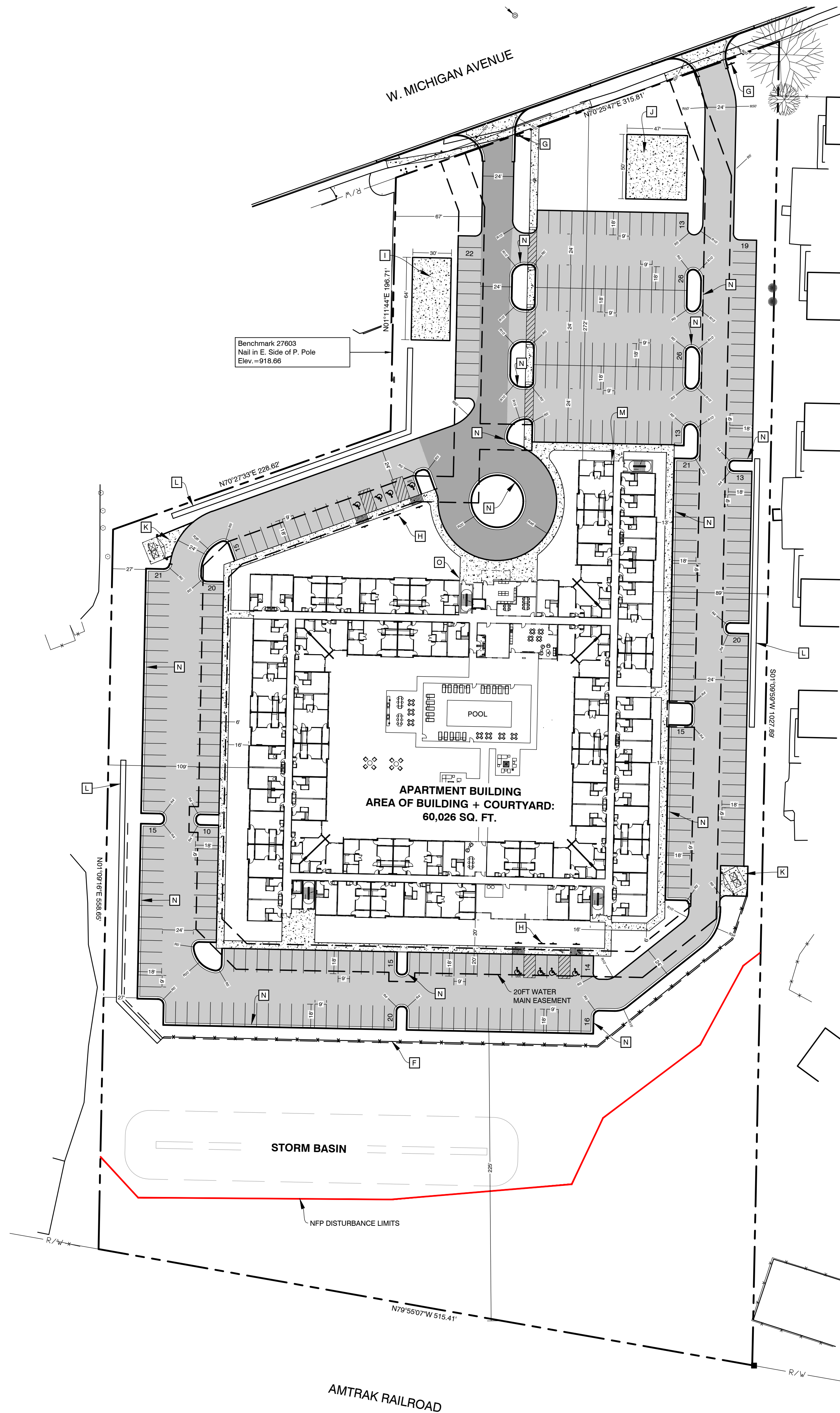
- A BITUMINOUS PAVEMENT (SEE DETAIL, SHEET C5.0)
- B INTEGRAL CURB/WALK (SEE DETAIL, SHEET C5.0)
- C AT-GRADE RAMP (SEE GRADING PLAN)
- D DOWNSPOUT (TYP.)
- E 4" PAINTED PARKING LOT MARKING/ STRIPING (TYP.)
- F 6" VINYL COATED CHAIN LINK FENCE (SEE ARCH PLANS)
- G STOP SIGNS (2)
- H ADA SIGNS (8) (SEE DETAIL, SHEET C5.0)
- I PICKLEBALL COURT
- J BASKETBALL COURT
- K 6" CONCRETE PAD/LOADING AREA FOR 18' x 18' (MIN.)
DUMPSTER. AREA FOR (2) STD DUMPSTER (SEE DETAIL
SHEET).
- L REDI-ROCK GRAVITY RETAINING WALL OR APPROVED
EQUAL.
- M 24-INCH ADDRESS NUMBERS ON BLDG. COORDINATE
WITH CITY OF KALAMAZOO FIRE DEPARTMENT.
- N CONCRETE CURB & GUTTER (SEE DETAIL SHEET)
- O KNOX BOX, SEE NOTES THIS SHEET.

KNOX BOX & ADDRESSING REQUIREMENTS

- CONTACT CITY OF KALAMAZOO FIRE DEPARTMENT TO COORDINATE AT 269-337-8260.
- INSTALLATION OF KNOX BOX. THE SIZE SHALL BE A "3200" SERIES OR LARGER. THE VAULT SHALL BE MOUNTED UNOBSTRUCTED AND VISIBLE APPROXIMATELY FIVE FEET (5') FROM GROUND LEVEL, NEAR A MAIN ACCESS DOOR. DEVICES MAY ONLY BE PURCHASED AT [HTTPS://WWW.KNOXBOX.COM](https://www.knoxbox.com). FURTHER INFORMATION IS AVAILABLE AT [HTTPS://KALAMAZOOPUBLICSAFETY.ORG/FIRE/MARSHAL/](https://kalamazoopublicsafety.org/fire/marshal/)
- THE ADDRESS NUMBERS AND STREET NAME SHALL CONTRAST WITH THEIR BACKGROUND.
- ADDRESS NUMBERS SHALL BE AT LEAST 24" HIGH.
- ADDRESS LETTERS INDICATING STREET NAMES SHALL BE 6" TO 24", HEIGHT TO BE APPROVED.
- BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM ANY STREET OR ROAD FRONTING THE PROPERTY.
- THOSE PROPERTIES FRONTING MORE THAN ONE STREET OR ROAD SHALL IDENTIFY THE ADDRESS BY BOTH NUMBER AND STREET NAME ON EACH SIDE OF ROAD FRONTAGE.

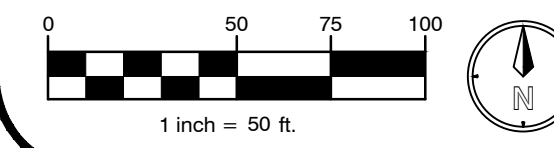
GENERAL NOTES

- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL CURB RADII AND DIMENSIONS ARE TO FACE OF CURB. CURB TO BE PROVIDED WHERE SHOWN AND INTEGRAL WITH SIDEWALK AT PAVING EDGE.
- SLOPE GRADES UNIFORMLY BETWEEN ELEVATIONS SHOWN. NOMINAL GRADING, SLOPE SIDEWALKS AWAY FROM BUILDING AT 1/4" PER FOOT ON ENTRY WALK.



LEGEND

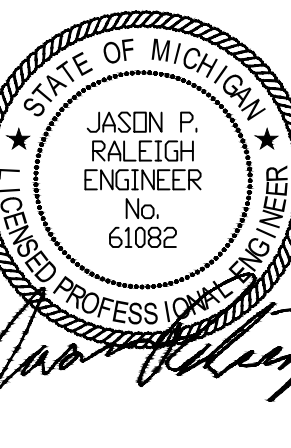
- HEAVY DUTY PAVEMENT (SEE DETAIL ON C5.0)
- LIGHT DUTY PAVEMENT (SEE DETAIL ON C5.0)
- CONCRETE PAVEMENT AND SIDEWALK (SEE DETAIL ON C5.0)



PLANS PREPARED BY:



DRAWN: BD/EAG
 CHECKED: JPR/WLP



JASON RALEIGH, P.E.
 No. 01082

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OVERALL SITE LAYOUT
 KALAMAZOO MULTIFAMILY
 KALAMAZOO REALTY HOLDINGS, LLC
 3625 W MICHIGAN
 SECTION 19, T2S, R11W

SHEET TITLE:
 PROJECT:
 CLIENT:
 SITE ADDRESS:
 SITE SECTION:

JOB NUMBER
23169001

DATE
03/15/2024

SHEET NUMBER
C2.0



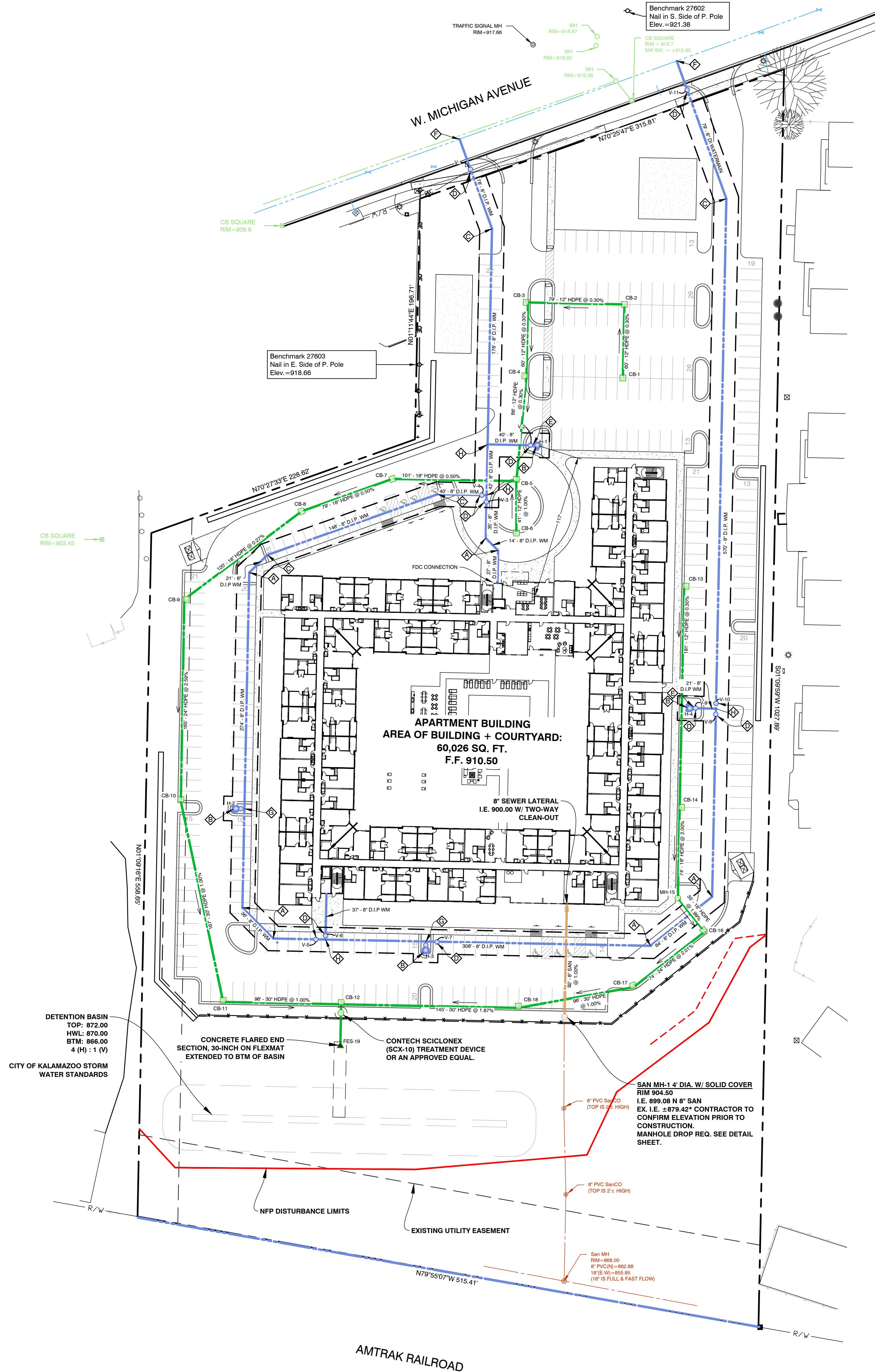
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SITE MATERIALS & CONSTRUCTION NOTES

- SOILS EXPOSED IN THE BASE OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGES IN CONDITION SUCH AS FROM DISTURBANCE, RAIN AND FREEZING. SURFACE RUN-OFF WATER SHOULD BE DRAINED AWAY FROM THE EXCAVATION AND NOT ALLOWED TO POND. IF POSSIBLE, ALL FOOTING CONCRETE SHOULD BE POURED THE SAME DAY THE EXCAVATION IS MADE. IF THIS IS NOT PRACTICAL, THE FOOTING EXCAVATIONS SHOULD BE ADEQUATELY PROTECTED.
- REMOVE ALL SUBGRADE GRADE MATERIAL THAT MAY BE SOFTENED BY RAINS, FREEZING, OR CONSTRUCTION TRAFFIC, ETC. AND REPLACE WITH COMPACTED GRANULAR FILL.
- STORM SEWER SHALL BE CORRUGATED HDPE PIPE WITH SMOOTH INTERIOR WALL, BY ADS OR EQUAL. LEACHING BASINS AND MANHOLES ARE TO BE REINFORCED CONCRETE WITH RIM AND SLOTTED GRATING (AS SHOWN). STORM SEWER & LEACHING BASINS ARE TO BE WRAPPED WITH FILTER FABRIC.
- SANITARY SEWER PIPE MAY BE PVC SDR 3034 MATERIAL.
- ALL WATER SERVICE LINES SHALL BE D.I. PIPE WITHIN 5' OF BUILDING, WITH COMPRESSION FITTINGS OR MECHANICAL FITTINGS OTHER THAN FLARED ENDS. PROVIDE 5' COVER FROM FINISHED GRADE.
- PROVIDE MINIMUM 5' COVER FROM FINISHED GRADE FOR ALL WATER SERVICE LINES, IF COVER CANNOT BE MAINTAINED DUE TO SITE CONDITIONS OR INVERT ELEVATIONS THE ENTIRE LENGTH OF THE EXTERIOR PIPE MUST BE PROTECTED WITH 2" RIGID INSULATION BOARD ON THE TOP AND SIDES.
- PROVIDE MINIMUM 5' COVER FROM FINISHED GRADE FOR ALL SANITARY SEWER LINES, IF COVER CANNOT BE MAINTAINED DUE TO SITE CONDITIONS OR INVERT ELEVATIONS THE ENTIRE LENGTH OF THE EXTERIOR PIPE MUST BE PROTECTED WITH 2" RIGID INSULATION BOARD ON THE TOP AND SIDES.
- MAINTAIN 10 FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN THE SEWER AND WATER MAIN UTILITIES. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE UTILITIES CROSS.
- THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- EXTERIOR CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI AND SHALL HAVE LIMESTONE AGGREGATE AND SHALL HAVE 4 - 6 % AIR ENTRAINMENT WITH A BROOM FINISH.
- EXPANSION JOINTS IN CONCRETE PAVEMENT AND WALLS SHALL BE 1/2" ASPHALT IMPREGNATED FULL DEPTH 40' O.C. MAXIMUM & AT SIDEWALK INTERSECTIONS. CRACK CONTROL SCORING AT SIDEWALK WIDTH DIMENSION AND @ 10'-0" O.C. IN DRIVES.

GENERAL NOTES

- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION.
- ELECTRICAL WORK SHALL BE PERFORMED BY A STATE OF MICHIGAN LICENSED ELECTRICIAN ACCORDING TO THE N.F.P.A. NATIONAL ELECTRICAL CODE AS MODIFIED BY THE STATE OF MICHIGAN. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A COMPLETE WORKING SYSTEM.
- ALL PLUMBING WORK SHALL BE PERFORMED BY A STATE OF MICHIGAN LICENSED PLUMBER ACCORDING TO THE INTERNATIONAL PLUMBING CODE AS MODIFIED BY THE STATE OF MICHIGAN AND LOCAL HEALTH DEPARTMENT. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A FULL WORKING SYSTEM.
- ALL MECHANICAL WORK SHALL BE PERFORMED ACCORDING TO THE INTERNATIONAL MECHANICAL CODE AS MODIFIED BY THE STATE OF MICHIGAN AND THE MICHIGAN ENERGY CODE. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A FULL WORKING SYSTEM.
- ALL WORK SHALL CONFORM TO THE MICHIGAN HANDICAPPED ACCESSIBILITY CODE AND THE AMERICANS WITH DISABILITIES ACT.
- WATER SERVICE PRESSURE TESTING AND CHLORINATION SHALL BE PER EGLE AND THE CITY OF KALAMAZOO REQUIREMENTS.
- SANITARY SEWER INSTALLATION AND TESTING MUST MEET THE REQUIREMENTS OF THE CITY OF KALAMAZOO AND EGLE.
- ALL REGULATORY SIGNAGE (IF SPECIFIED) SHALL BE PER THE MICHIGAN DEPARTMENT OF TRANSPORTATION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, TAP FEES, METER DEPOSITS, PERMANENT UTILITY APPLICATIONS, BONDS, AND OTHER FEES REQUIRED FOR PROPOSED WORK.
- CONTACT MISS DIG '811' FOR LOCATION OF UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS BEFORE COMMENCING EXCAVATION WORK. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO ARE NOT PART OF THE 'MISS DIG' ALERT SYSTEM. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
- ANY SANITARY SEWER, SANITARY SEWER SERVICE LEADS, WATER MAIN, WATER SERVICES, OR STORM SEWER WHICH IS DAMAGED BY THE CONTRACTOR DURING HIS OPERATIONS SHALL BE REPAIRED TO THE OWNERS SATISFACTION, AND AT THE CONTRACTORS EXPENSE. IF ANY ELEMENTS OF THE SANITARY SEWER SYSTEM ARE DAMAGED AND NEED REPAIRED, IT MUST MEET THE CITY OF KALAMAZOO SPECIFICATIONS.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE ELECTRICAL TRANSFORMER PAD PER THE UTILITY COMPANY SPECIFICATIONS.
- THE TELEPHONE UTILITY COMPANY SHALL PROVIDE UNDERGROUND TELEPHONE TO THE BUILDING AT THE OWNERS EXPENSE.
- REFER TO ELECTRICAL DRAWINGS FOR UNDERGROUND ELECTRICAL REQUIREMENTS FOR SITE LIGHTING & SITE DETAILS SHEETS FOR THE FIXTURE AND POLE SPECIFICATIONS.
- DESIGN, INSTALLATION AND SPECIFICATION FOR IMPROVEMENTS RELATED TO GAS, TELEPHONE, ELECTRIC AND CABLE TELEVISION SERVICES SHALL BE COORDINATED BY THE CONTRACTOR.
- CONTRACTOR SHALL COORDINATE TELEPHONE, ELECTRIC, AND CABLE TELEVISION CONDUITS WITH THE APPROPRIATE UTILITY PRIOR TO PAVEMENT INSTALLATION.
- CONTRACTOR IS TO UNCOVER AND CONFIRM ALL TAP LOCATIONS. LOCATION DISCREPANCIES ARE TO BE BROUGHT TO THE ENGINEERS ATTENTION FOR RESOLUTION.
- THE CONTRACTOR IS TO PROVIDE THE WATER SERVICE PIPING FROM THE BUILDING TO THE EXISTING WATERMAIN. THE CONTRACTOR SHALL MAKE THE CONNECTION TO THE SHUT OFF VALVE. THE CONTRACTOR SHALL COORDINATE SERVICES WITH THE CITY OF KALAMAZOO WATER DEPARTMENT.
- CONTRACTOR/OWNER SHALL OBTAIN UTILITY CONNECTION PERMITS AND SETTLE APPLICABLE UTILITY ASSESSMENTS PRIOR TO EXTENSION OF PUBLIC UTILITIES ONSITE.
- MANHOLE AND CATCH BASIN STRUCTURES SHALL BE PRECAST AND HAVE A MAXIMUM OF 2 ADJUSTING RINGS FOR FINISH GRADE ADJUSTMENT. STORM STRUCTURES MUST ALL HAVE A SUMP OF TWO FEET.
- ALL WATER MAIN TO HAVE A BURIAL DEPTH AS REQUIRED BY THE EGLE FOR THE SPECIFIC REGION OF WORK IN CITY OF KALAMAZOO.
- DEMOLISH & REMOVE ALL EXISTING SITE FEATURES AS REQUIRED.
- THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT.
- DRIVEWAY LAYOUT AND CONNECTION TO W MICHIGAN AVE. SHALL COMPLY WITH ALL ASPECTS OF THE CITY OF KALAMAZOO DRIVE PERMIT.



WATER MAIN FITTING SCHEDULE

FITTING	DESCRIPTION	TOTAL
A	8" 45° BEND	7
B	HYDRANT ASSEMBLY	4
C	8" 22.5° BEND	4
D	8" GATE VALVE	11
E	8" x 6" REDUCER	2
F	8" x 8" LIVE TAP	2
G	8" x 8" x 6" TEE	2
H	8" x 8" x 8" TEE	4

PROPOSED STORM STRUCTURE TABLE

CB-1, 4' DIA. EJIW 5105 RIM = 908.69 12" HDPE N	904.81	CB-10, 4' DIA. EJIW 7075, TYPE M1 RIM = 903.88 24" HDPE N 30" HDPE S	898.20 897.94
CB-2, 4' DIA. EJIW 5105 RIM = 908.51 12" HDPE S 12" HDPE W	904.63 904.63	CB-11, 4' DIA. EJIW 7075, TYPE M1 RIM = 901.76 30" HDPE N 30" HDPE E	896.26 896.26
CB-3, 4' DIA. EJIW 7075, TYPE M1 RIM = 910.41 12" HDPE S 12" HDPE E	904.39 904.39	CB-12, 4' DIA. EJIW 7075, TYPE M1 RIM = 902.45 30" HDPE W 30" HDPE S 30" HDPE E	895.30 892.80 895.30
CB-4, 4' DIA. EJIW 7075, TYPE M1 RIM = 910.48 12" HDPE S 12" HDPE N	904.21 904.21	CB-13, 4' DIA. EJIW 7075, TYPE M1 RIM = 908.11 12" HDPE S	903.91
CB-5, 4' DIA. EJIW 7075, TYPE M1 RIM = 908.36 12" HDPE S 18" HDPE W 12" HDPE N	903.95 903.70 903.95	CB-14, 4' DIA. EJIW 7075, TYPE M1 RIM = 908.21 12" HDPE N 18" HDPE S	903.37 903.12
CB-6, 4' DIA. EJIW 7075, TYPE M1 RIM = 908.36 12" HDPE N	904.36	MH-15, 4' DIA. EJIW 1020, TYPE A, SOLID RIM = 908.36 18" HDPE N 18" HDPE SE	901.64 901.64
CB-7, 4' DIA. EJIW 5105 RIM = 908.38 18" HDPE E 18" HDPE W	903.20 903.20	CB-16, 4' DIA. EJIW 7075, TYPE M1 RIM = 908.02 18" HDPE NW 24" HDPE SW	900.94 900.69
CB-8, 4' DIA. EJIW 5105 RIM = 908.13 18" HDPE E 18" HDPE SW	902.80 902.80	CB-17, 4' DIA. EJIW 7075, TYPE M1 RIM = 905.67 24" HDPE NE 30" HDPE W	899.21 898.96
CB-9, 4' DIA. EJIW 7075, TYPE M1 RIM = 907.82 18" HDPE NE 24" HDPE S	902.48 902.48	CB-18, 4' DIA. EJIW 7075, TYPE M1 RIM = 903.89 30" HDPE E 30" HDPE W	898.00 898.00

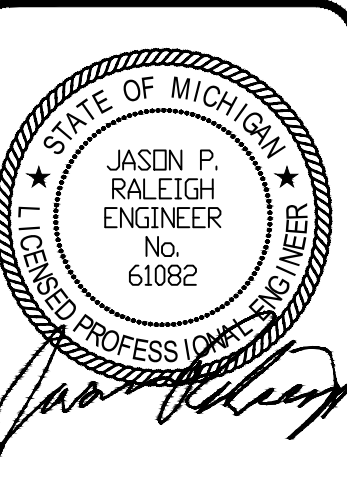


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PLANS PREPARED BY:



DRAWN: BD/EAG
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JASON RALEIGH, P.E.
No. 61082

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UTILITY PLAN
KALAMAZOO MULTIFAMILY
KALAMAZOO REALTY HOLDINGS, LLC
3625 W MICHIGAN
SECTION 19, T2S, R11W

SHEET TITLE:
PROJECT:
CLIENT:
SITE ADDRESS:
SITE SECTION:

JOB NUMBER
23169001

DATE
03/15/2024

SHEET NUMBER
C3.0

GRADING NOTES

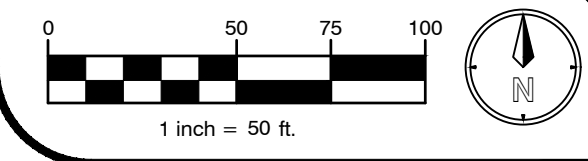
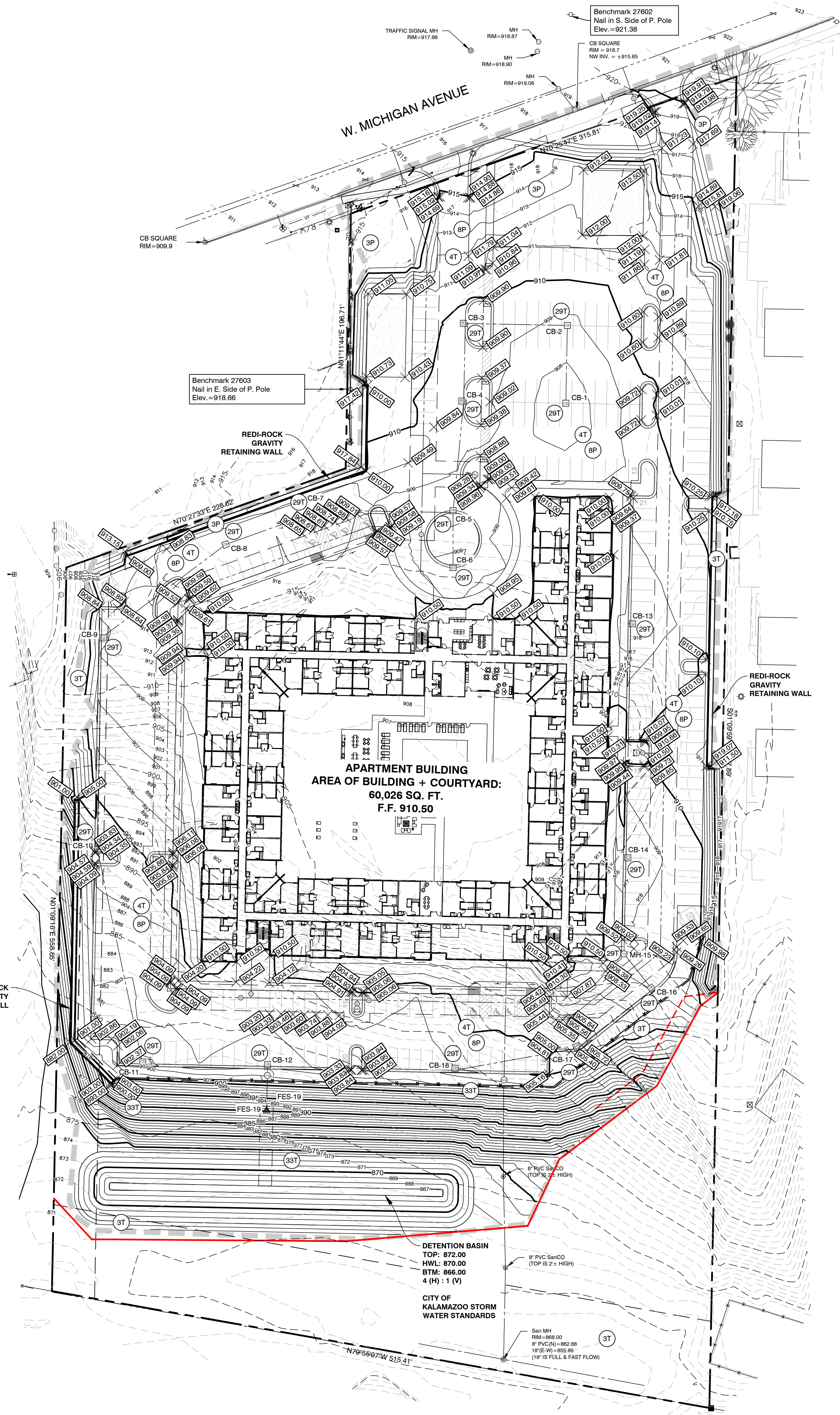
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- CONTACT MISS DIG "811" FOR LOCATION OF UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS BEFORE COMMENCING EXCAVATION WORK. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO ARE NOT PART OF THE "MISS DIG" ALERT SYSTEM. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
- DEMOLISH & REMOVE ALL EXISTING SITE FEATURES AS REQUIRED.
- MATCH EXISTING GRADES AROUND PERIMETER WITH SLOPES AS SHOWN.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT GRADES AT EDGE OF METAL (EOM) UNLESS OTHERWISE NOTED.
- ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO MASS GRADING.
- ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND GEOTECHNICAL REPORT.
- ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. CONTRACTOR SHALL SWEEP IMMEDIATELY IF OCCURS.
- ANY DISTURBED AREA WHICH WILL BE LEFT UNWORKED 15 DAYS OR LONGER MUST BE SEEDED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEEDED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.

SOIL EROSION & SEDIMENT CONTROL NOTES

- ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH MDOT-EGL. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A 'SOIL EROSION PERMIT' FROM THE GOVERNING AUTHORITY AND A 'PERMIT BY RULE/NOTICE OF COVERAGE' FROM THE GOVERNING AUTHORITY, IF APPLICABLE, PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF THE 'SOIL EROSION PERMIT' AND FOR ALL CERTIFIED STORM WATER INSPECTION SERVICE REQUIRED BY THE 'PERMIT BY RULE'. EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS AND SHALL NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR PROVIDING ALL REQUIRED EROSION CONTROL MEASURES.
 - AVOID UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE COVER AREAS ACT AS SEDIMENT FILTERS.
 - ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL.
 - GEOTEXTILE SILT FENCE SHALL BE INSTALLED AS REQUIRED WHEN CROSSING CREEKS OR WHEN ADJACENT TO WETLANDS OR SURFACE WATER BODIES TO PREVENT SILTATION AND ELSEWHERE AS DIRECTED BY THE ENGINEER. SEEDING AND/OR SODDING SHALL BE INSTALLED ON CREEK BANKS IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION.
 - MAINTENANCE, CLEANING, AND REMOVAL OF THE VARIOUS SEDIMENT CONTROL MEASURES SHALL BE INCLUDED IN THE VARIOUS EROSION CONTROL ITEMS.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PER (MDOT) STANDARD DETAILS. "P" DENOTES PERMANENT MEASURE AND "T" DENOTES TEMPORARY MEASURE. SOIL EROSION CONTROL PLANS DENOTE MINIMUM EROSION MEASURES REQUIRED AS DESCRIBED BELOW.
- 29T DENOTES PERMANENT SEEDING. ALL DISTURBED AREAS NOT PAVED OR GRAVELED SHALL BE RESTORED. PLACE TOPSOIL SURFACE, SALV. 3 INCH, MDOT SEEDING MIXTURE TUR APPLIED AT A RATE OF 220 LB/ACRE, FERTILIZER, CHEMICAL NUTRIENT, CL A APPLIED AT A RATE OF 228 LB/ACRE; MULCH AT A RATE OF 2 TON/ACRE AND MULCH ANCHORING. (APPLIES TO ENTIRE PROJECT)
 - 31T DENOTES TEMPORARY SEEDING. TEMPORARY SEEDING SHALL BE PLACED AT LOCATIONS DETERMINED BY THE ENGINEER IN THE FIELD AND SHALL INCLUDE CEREAL RYE SEED APPLIED AT A RATE OF 70 LB/ACRE AND MULCH.
 - 41T DENOTES DUST CONTROL. DUST CONTROL MAY BE REQUIRED ON THE SUBGRADE CONSTRUCTION AND WILL INCLUDE APPLYING FRESH WATER TO BE INCLUDED IN THE ITEM OF EMBANKMENT. DUST CONTROL ON THE AGGREGATE BASE COURSE WILL BE ACCOMPLISHED BY APPLYING FRESH WATER (INCLUDED IN THE ITEM OF AGGREGATE BASE, 6 INCH) AND APPLYING DUST PALLIATIVE, APPLIED, CaCl₂ (TON) AS DIRECTED BY THE PROJECT ENGINEER.
 - 8P DENOTES AGGREGATE COVER/PERMANENT PAVEMENT RESTORATION
 - 14T DENOTES GRAVEL ACCESS APPROACH. APPROACH SHALL BE INSTALLED TO PROVIDE STABLE ACCESS TO ROADWAYS AND MINIMIZE DUST AND TRACKING OF MATERIALS ONTO PUBLIC STREETS AND HIGHWAYS. THE APPROACH SHALL BE A MINIMUM OF 12' WIDE, 6" DEEP, AND CONSIST OF 2'-4" AGGREGATE.
 - 26T DENOTES TEMPORARY SILT FENCE. SILT FENCE SHALL BE INSTALLED AT CREEK CROSSINGS, ADJACENT TO ALL WETLANDS AND SURFACE WATERS, AND OTHER LOCATIONS AS DIRECTED BY THE ENGINEER. EACH SILT FENCE SHALL BE INSTALLED GENERALLY ALONG THE SAME CONTOUR ELEVATION.
 - 29T DENOTES INLET PROTECTION FABRIC DROP. SHALL BE INSTALLED AT EXISTING AND PROPOSED STORM SEWER INLETS TO PROVIDE SETTLING AND FILTERING OF SILT LADEN WATER PRIOR TO ENTRY INTO THE DRAINAGE SYSTEM.
 - 33T DENOTES MULCH BLANKET OR MATTING. SHALL BE NORTH AMERICAN GREEN DS150, OR APPROVED EQUAL. MULCH BLANKETS SHALL BE PLACED ON ALL 1:3 SLOPES OR GREATER, IN AND AROUND DITCH BOTTOMS WHERE THERE IS NO BIOSWALE BY CONTRACTOR RESPONSIBLE FOR RESTORING THAT AREA.

LEGEND

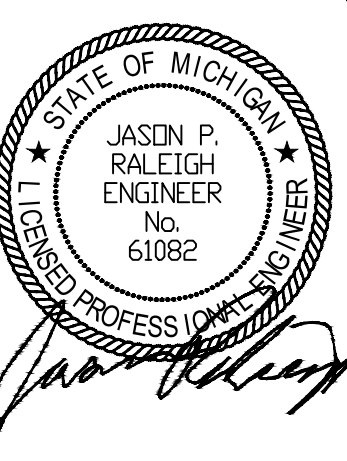
- LIMITS OF CONSTRUCTION
- SILT FENCE



PLANS PREPARED BY:



DRAWN: BD/EAG
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4	PRE-SITE PLAN RESUBMITTAL	10/19/2023	WFP
5	SITE PLAN SUBMITTAL	03/15/2024	WFP

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GRADING & SESC PLAN
KALAMAZOO MULTIFAMILY
KALAMAZOO REALTY HOLDINGS, LLC
3625 W MICHIGAN
SECTION 19, T2S, R11W

SHEET TITLE:
PROJECT:
CLIENT:
SITE ADDRESS:
SITE SECTION:

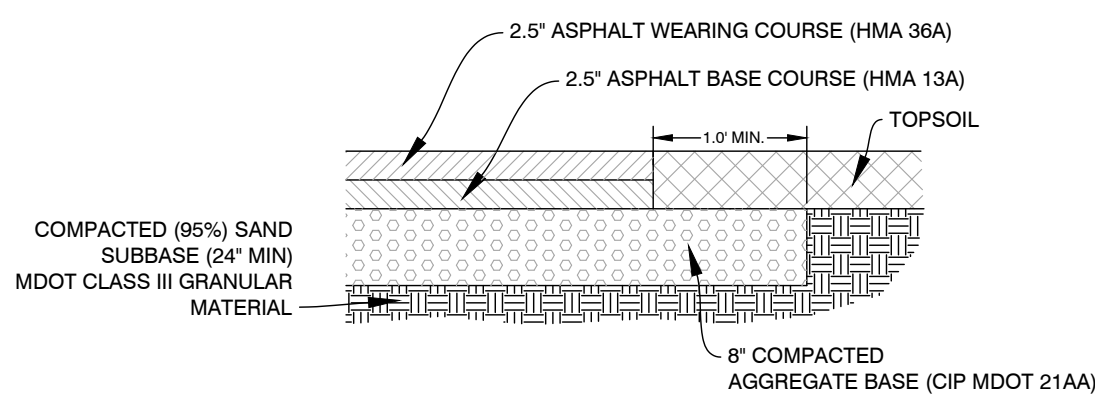
JOB NUMBER
23169001

DATE
03/15/2024

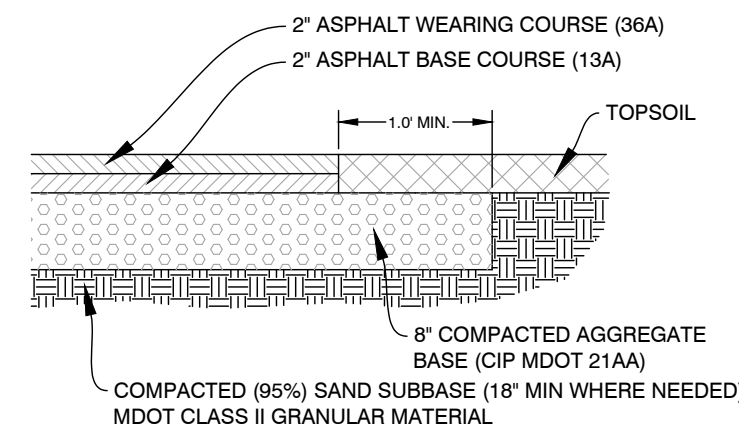
SHEET NUMBER
C4.0



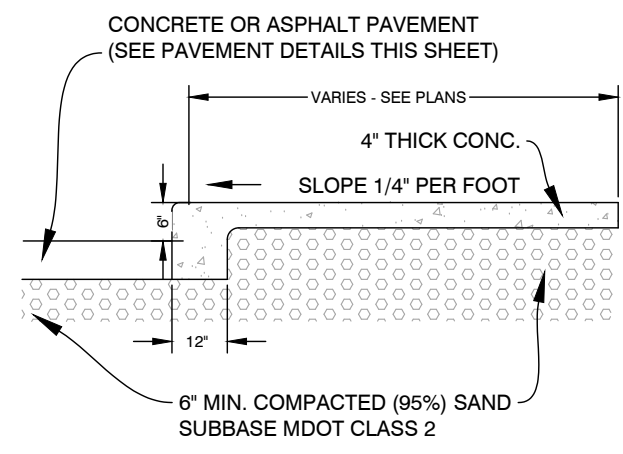
ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETTED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY: MOSTROM & ASSOC., INC



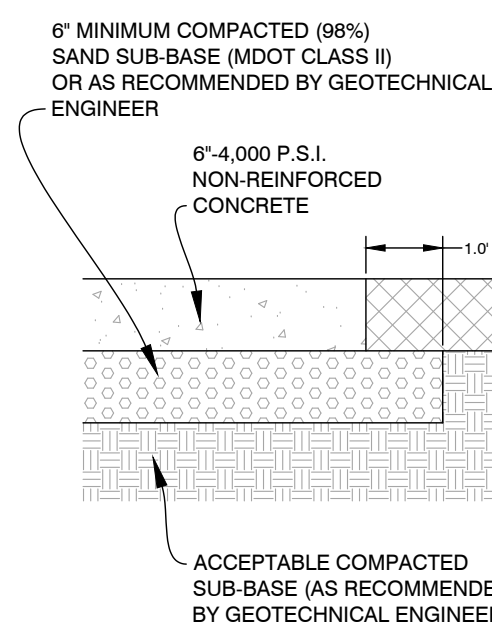
HEAVY DUTY ASPHALT SECTION
C5.0 - 030401 NOT TO SCALE



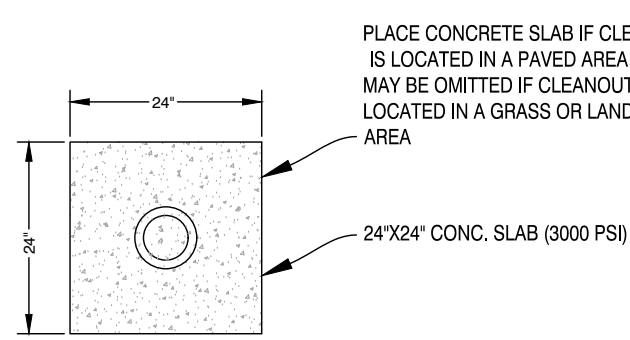
LIGHT DUTY ASPHALT SECTION
C5.0 - 030401 NOT TO SCALE



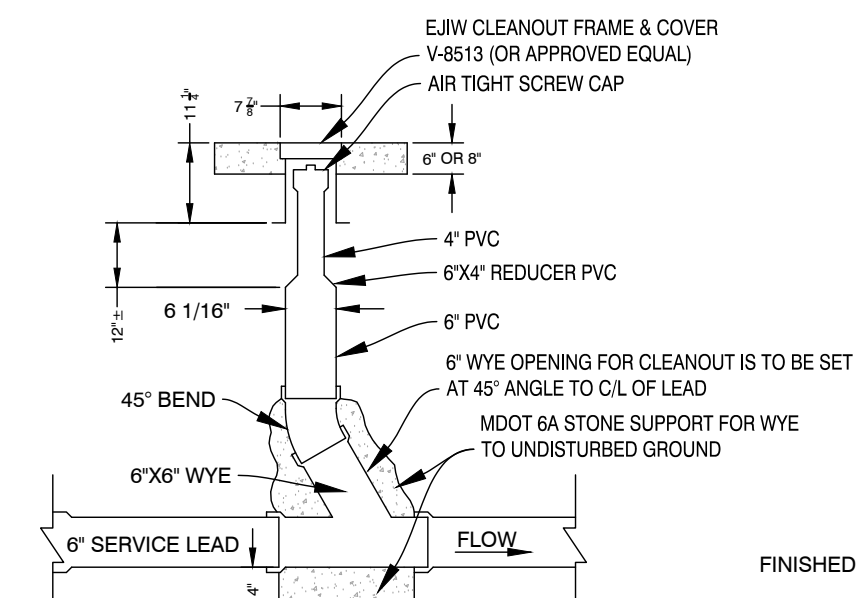
RAISED / INTEGRAL CURB WALK SECTION
C5.0 - 030303 NOT TO SCALE



CONC. PAVEMENT SECTION
C5.0 - 030402 NOT TO SCALE

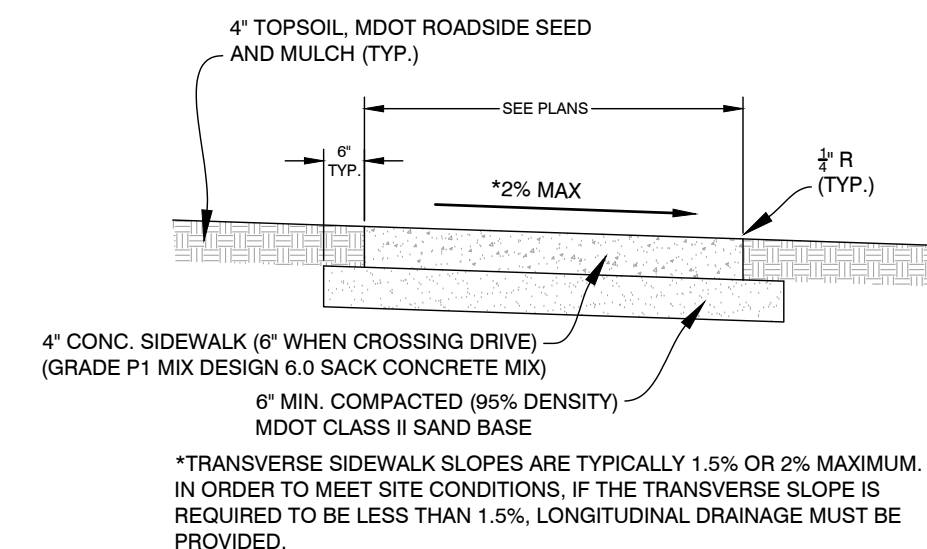


TOP VIEW

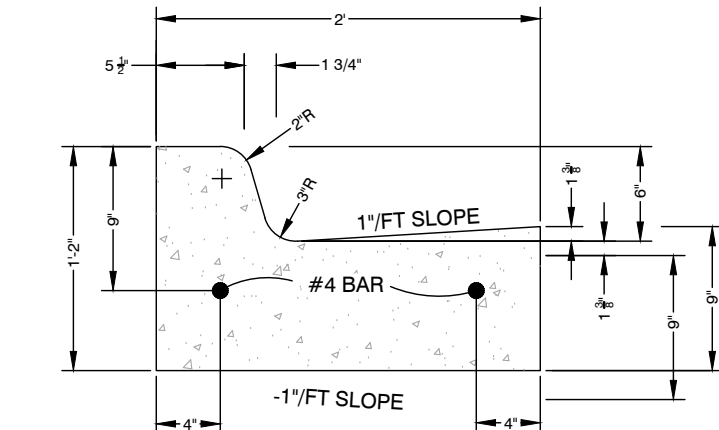


ELEVATION

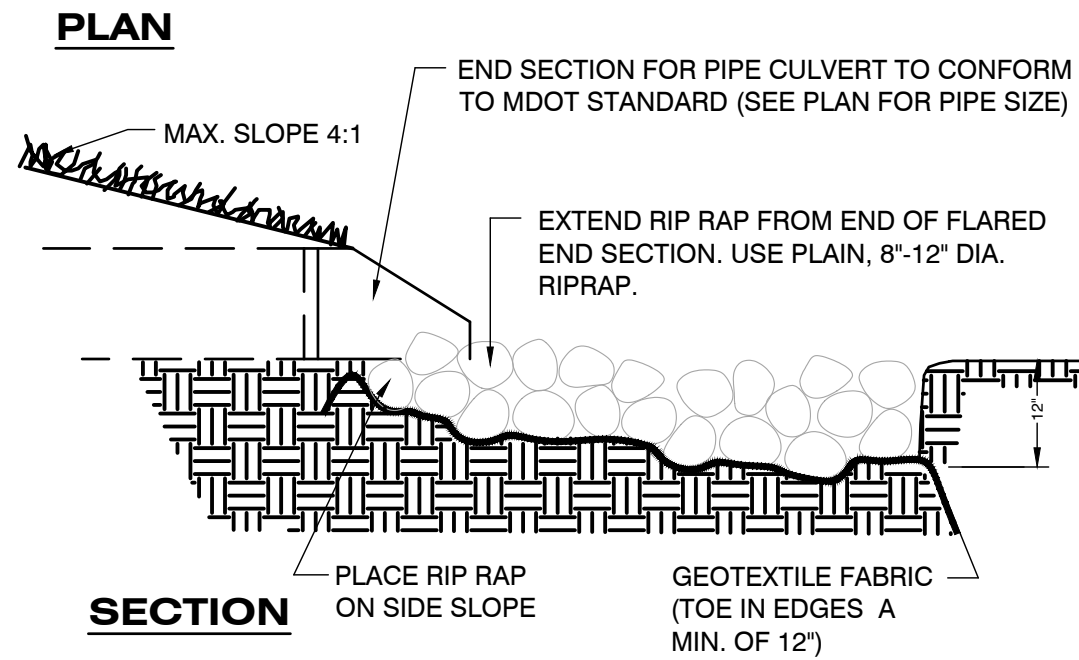
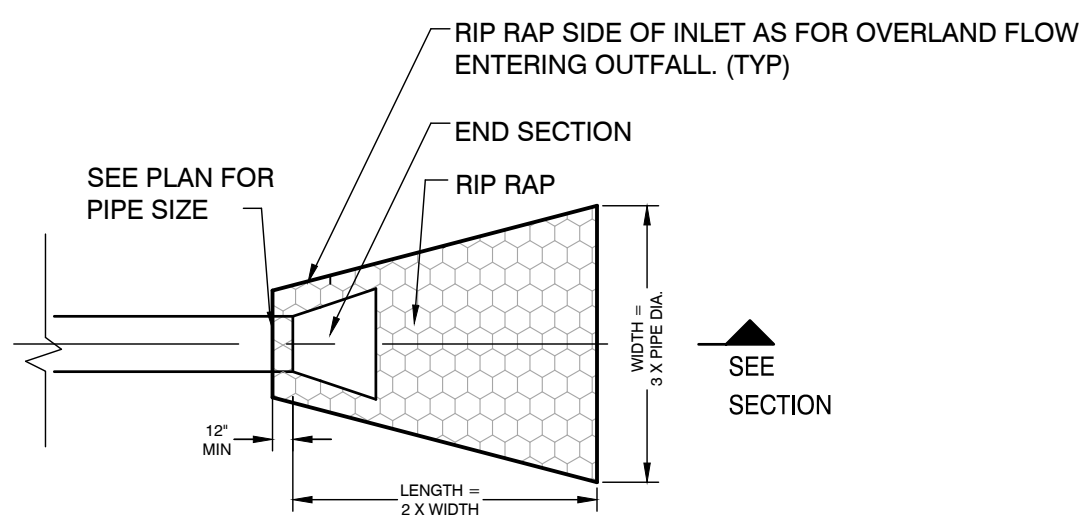
SANITARY SEWER CLEANOUT DETAIL
C5.0 - 090109 NOT TO SCALE



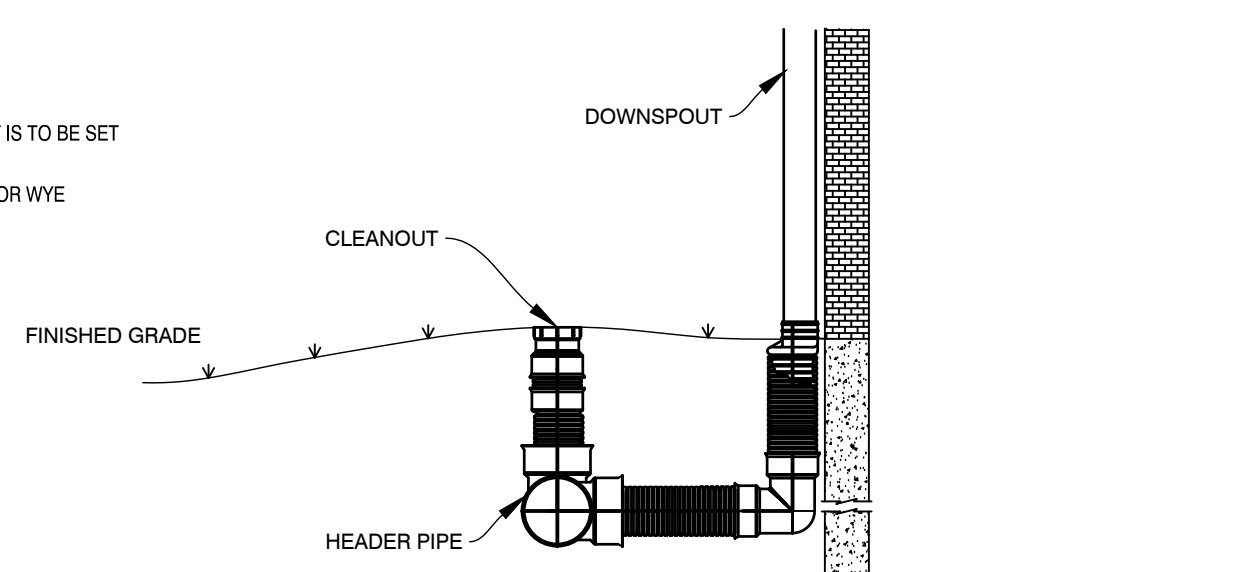
5' WIDE SIDEWALK SECTION
C5.0 - 030301 NOT TO SCALE



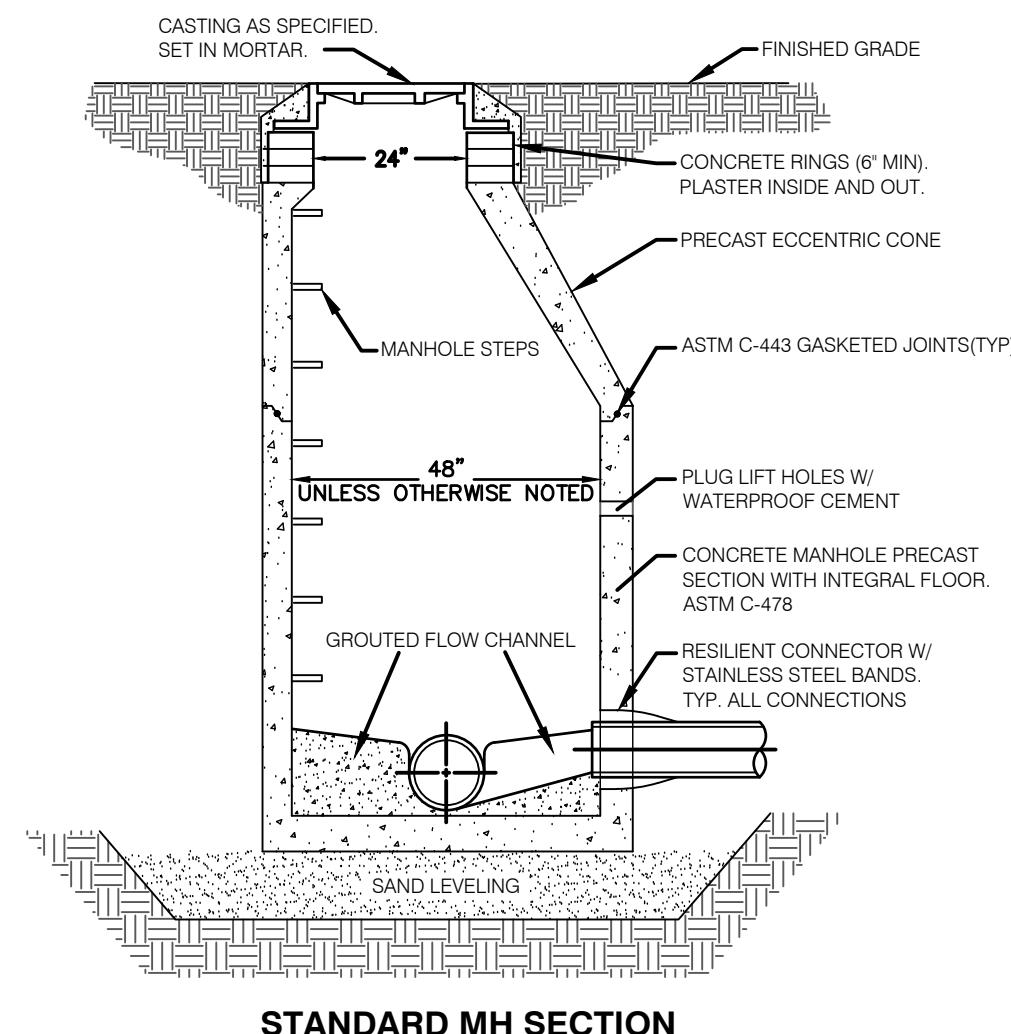
MDOT F4 CONC. CURB & GUTTER
C5.0 - 030109 NOT TO SCALE



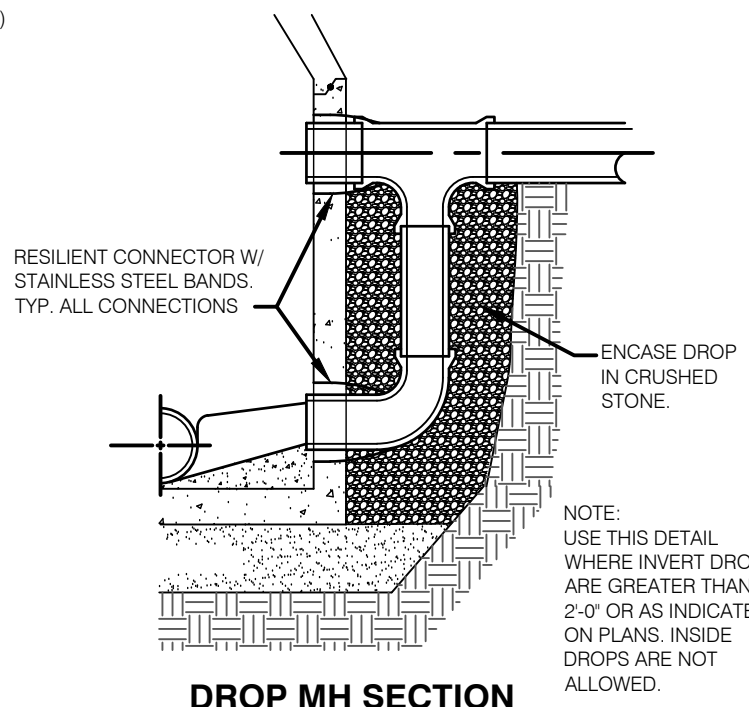
PIPE CULVERT WITH FLARED END SECTION DETAIL
C5.0 - 050002 NOT TO SCALE



STORM CLEANOUT AND DOWNSPOUT CONNECTION DETAIL
NOT TO SCALE

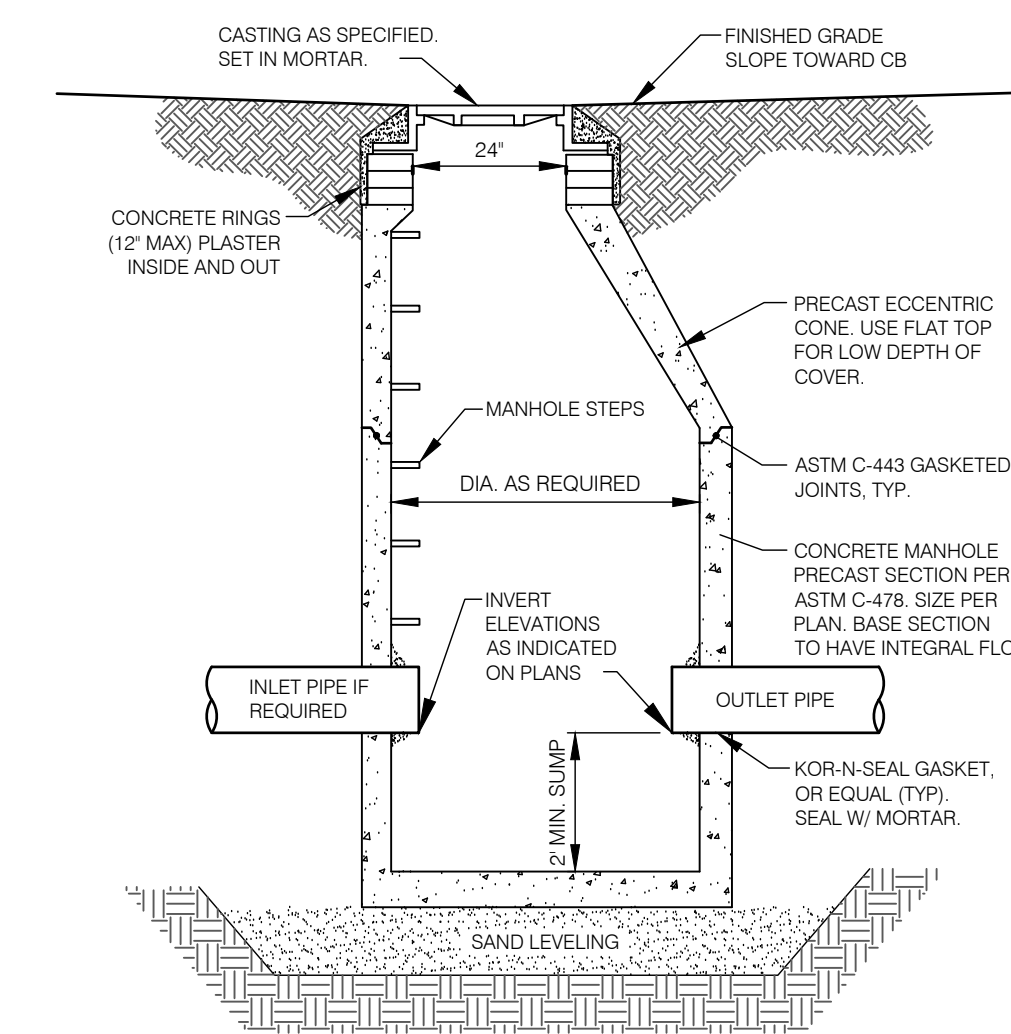


STANDARD MH SECTION

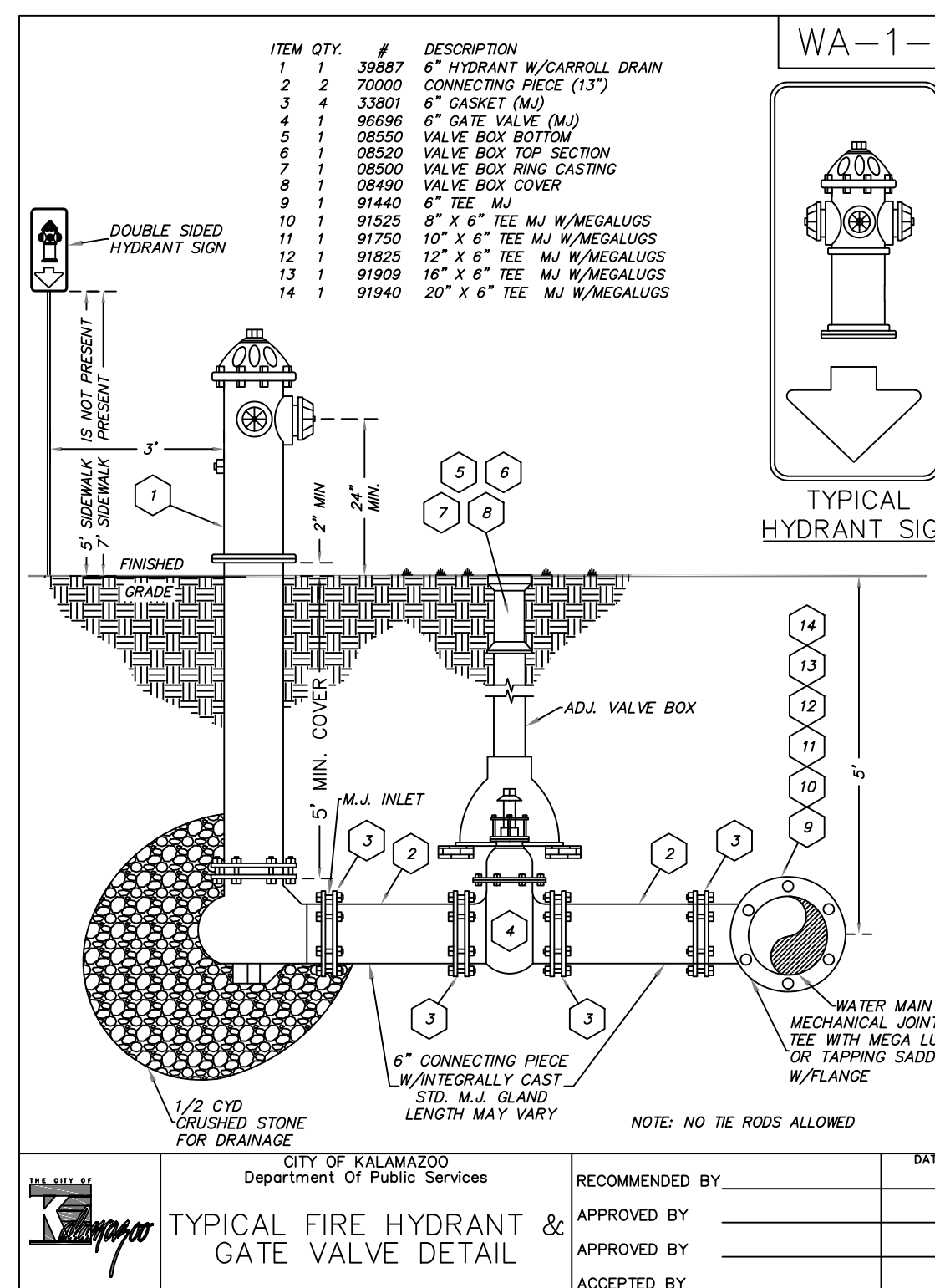


DROP MH SECTION

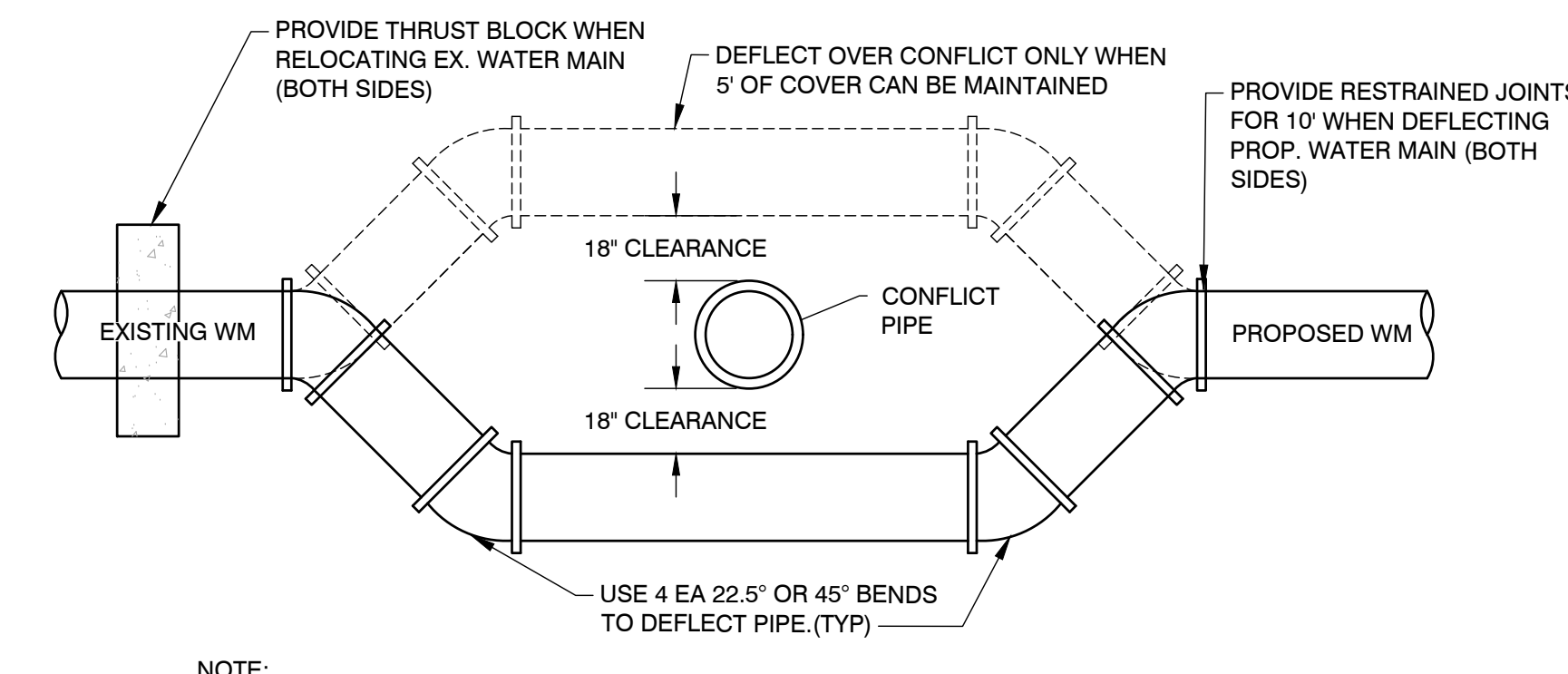
SANITARY MANHOLE DETAILS
C5.0 - 030401 NOT TO SCALE



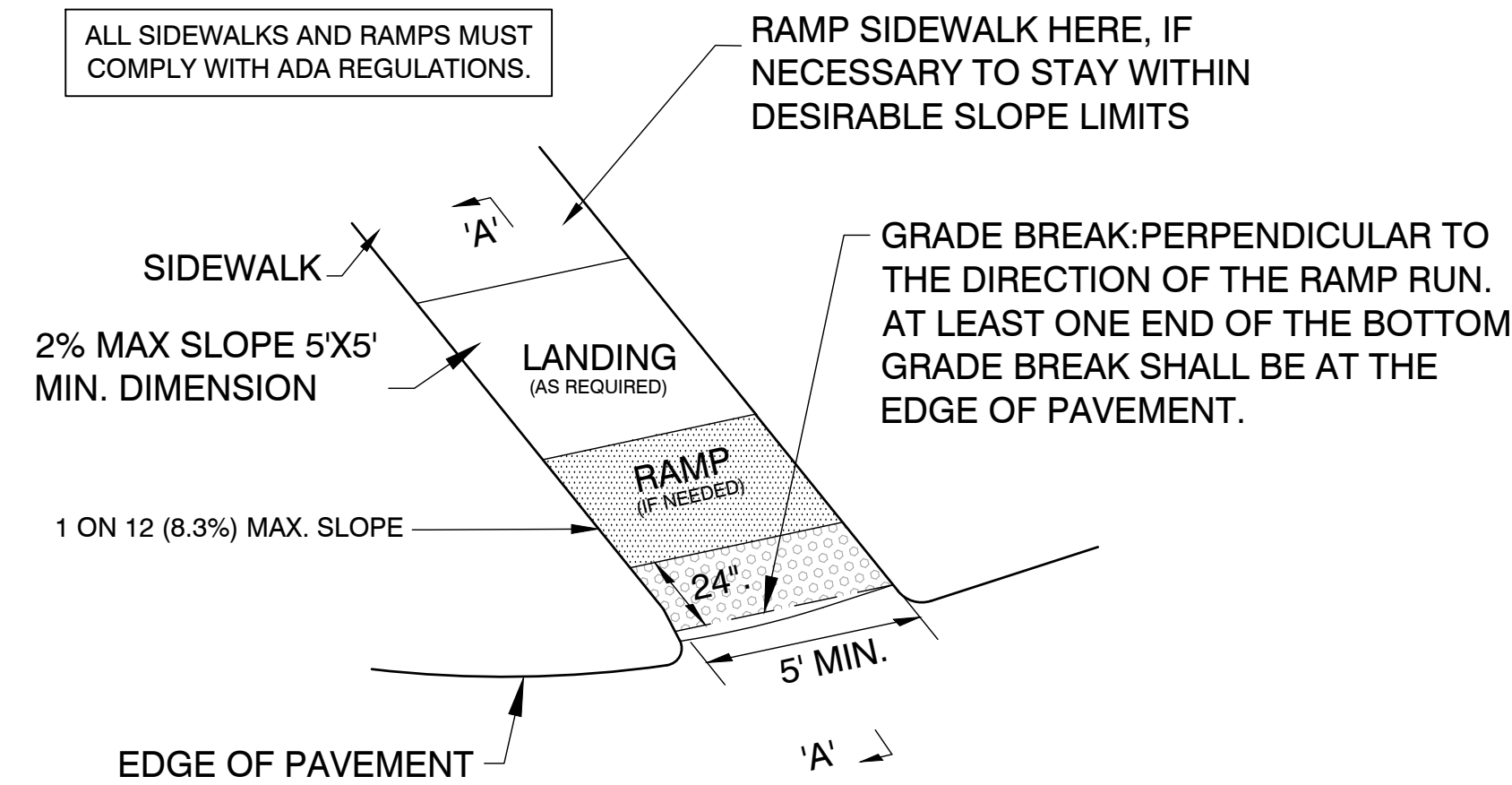
STORM CATCH BASIN DETAIL
C5.0 - 030403 NOT TO SCALE



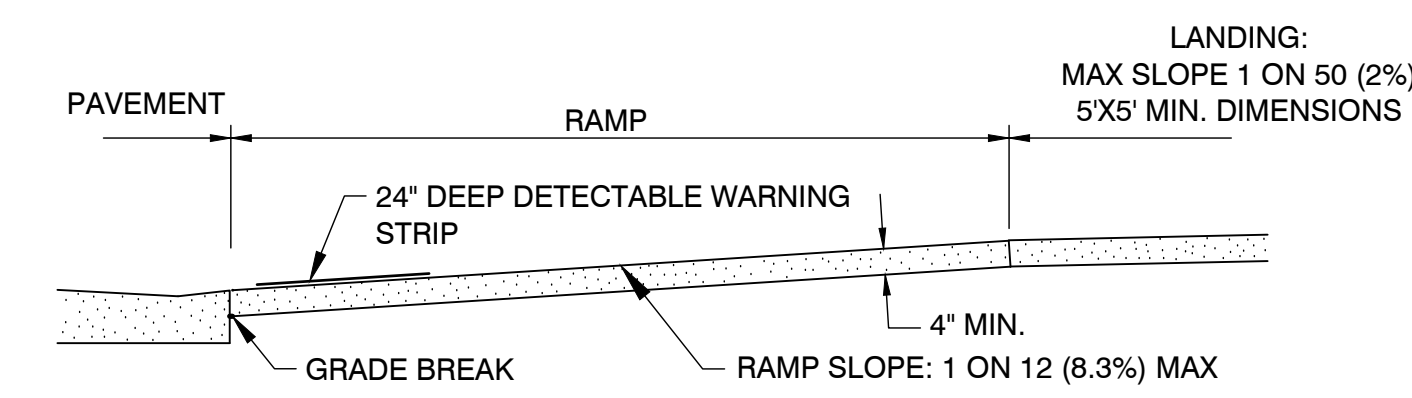
TYPICAL FIRE HYDRANT & GATE VALVE DETAIL



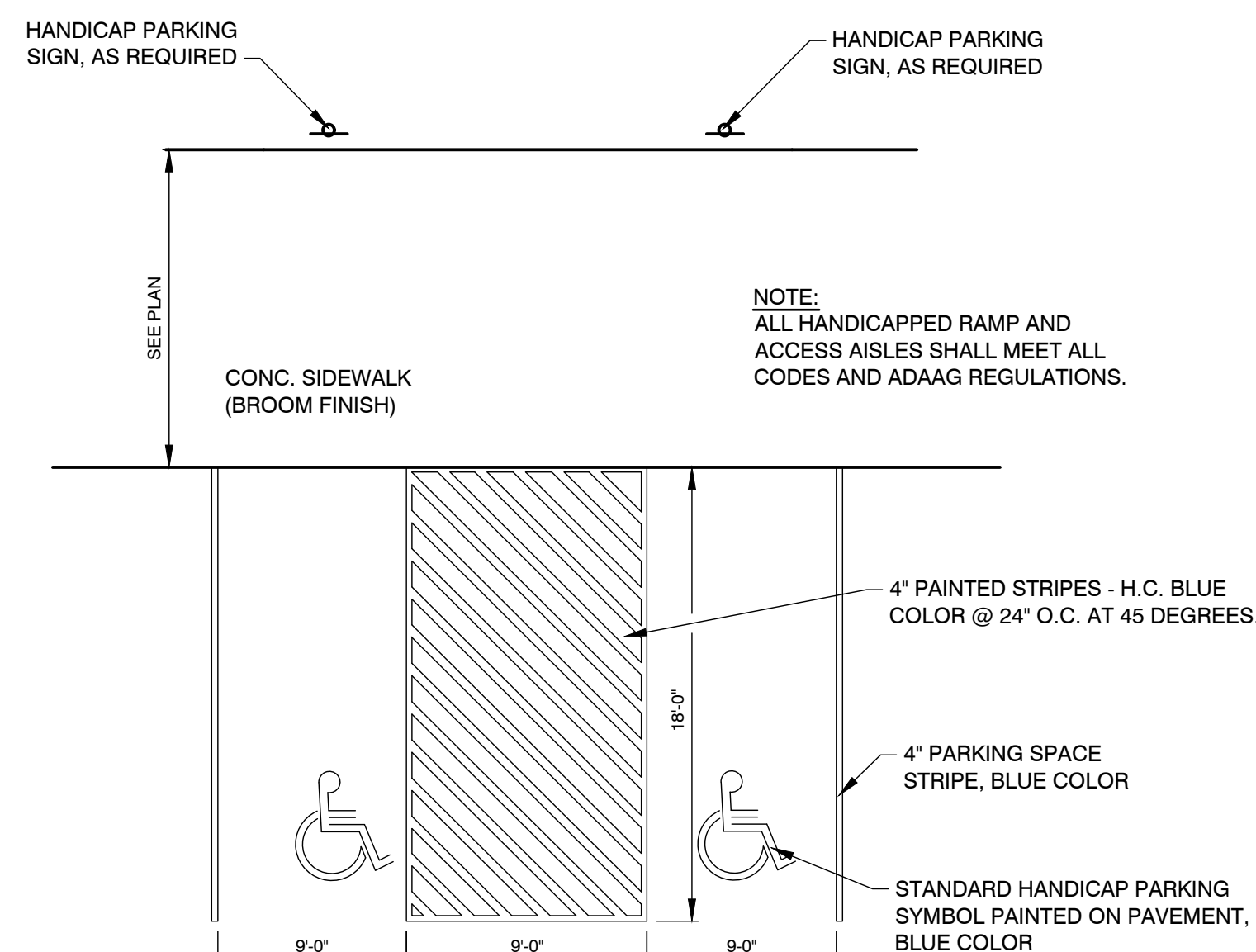
WATER MAIN DEFLECTION DETAIL
C5.0 - 030403 NOT TO SCALE



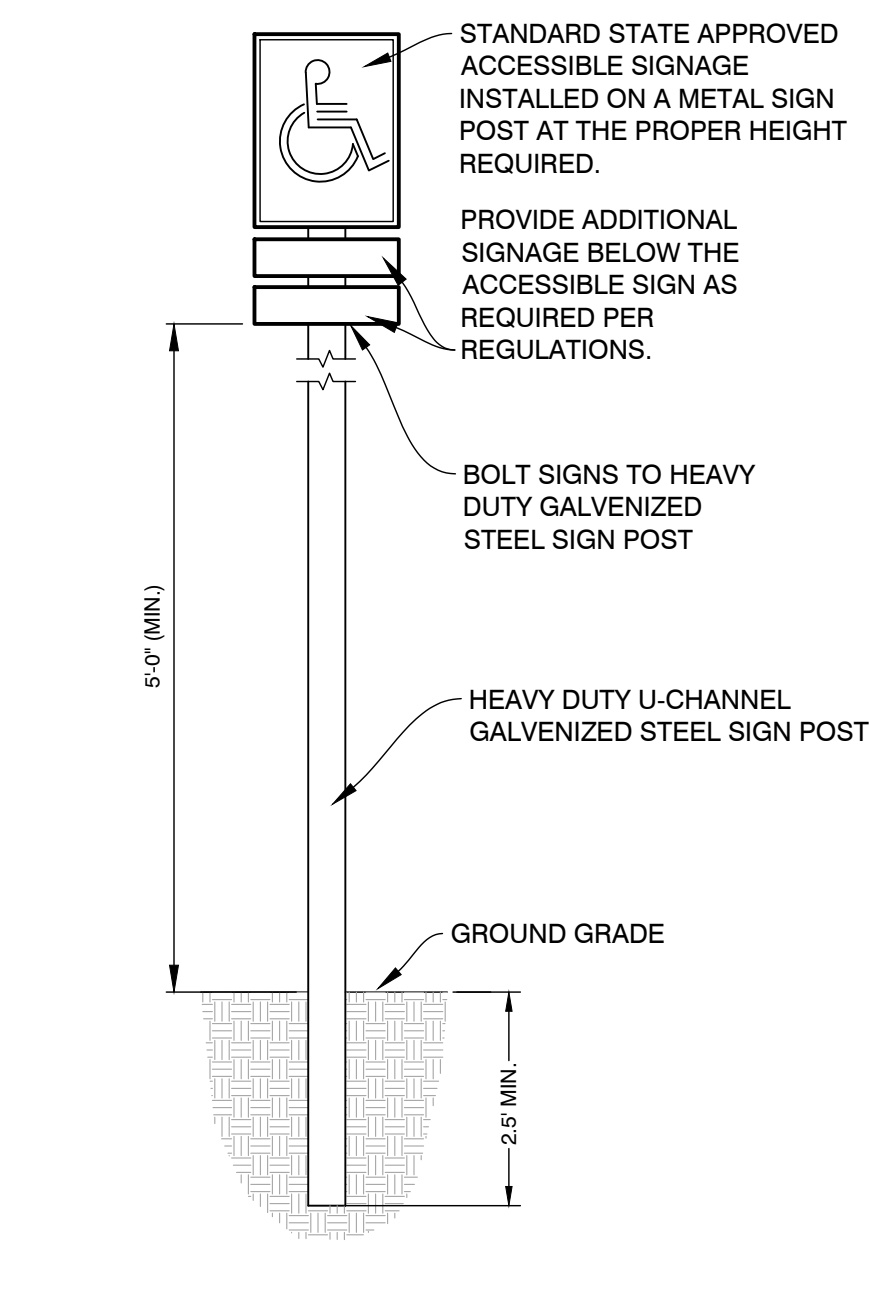
A-A SECTION THROUGH ALL RAMPS
NO SCALE



SIDEWALK RAMP AT DRIVEWAY
NOT TO SCALE



HANDICAP PARKING DETAIL
C5.0 - 040902 NOT TO SCALE



ACCESSIBLE PARKING SIGN DETAIL
C5.0 - 090101 NOT TO SCALE

PLANS PREPARED BY:

AR ENGINEERING
CIVIL ENGINEERING & SURVEYING

MICHIGAN | INDIANA | ILLINOIS | OHIO
289.250.5991 PHONE | 888.569.0044 FAX
www.arengineeringllc.com

DRAWN: BD/EAG
CHECKED: JPR/WLP

JASON RALEIGH, P.E.
No. 01092

No.	DATE	BY	ISSUED FOR:
1	02/07/2023	WP	PRE-SITE PLAN REVIEW
2	03/14/2023	WP	VARIANCE
3	03/27/2023	WP	PRE-SITE PLAN RESUBMITTAL
4	10/19/2023	WP	PRE-SITE PLAN RESUBMITTAL
5	03/15/2024	WP	SITE PLAN SUBMITTAL

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DETAILS

KALAMAZOO MULTIFAMILY
KALAMAZOO REALTY HOLDINGS, LLC

3625 W MICHIGAN
SECTION 19, T2S, R11W

SHEET TITLE:
PROJECT:
CLIENT:
SITE ADDRESS:
SITE SECTION:

JOB NUMBER
23169001

DATE
03/15/2024

SHEET NUMBER
C5.0

LANDSCAPING NOTES

- INSTALL CONSTRUCTION FENCE AROUND DRIP LINES OF EXISTING TREES TO REMAIN. NO COMPACTION OR INCREASED DEPTH OF SOIL OVER THE ROOT SYSTEM AREA PRIOR TO AND DURING CONSTRUCTION.
- 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 3-4 LBS/1000 SFT.
- ALL EDGING SHALL BE STANDARD COMMERCIAL-STEEL EDGING 1/2" 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.
- MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN.
- BEGIN LAWN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED. A MINIMUM OF 60 DAYS AFTER SUBSTANTIAL COMPLETION.
- 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 STICK, 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 SFT AND BARE SPOTS DO NOT EXCEED 5 BY 5 INCHES.
- MAINTAIN TREES AND SHRUBS 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 RESETTling 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.
- 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.
- TREES, AND SHRUBS SHALL BE WARRANTED 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.
- OWNER TO MAINTAIN AND REPLACE ALL LANDSCAPE IN ATTRACTIVE CONDITION WITHIN THE AREAS OUTLINED AS OPEN SPACE ON THE LANDSCAPE PLAN, TO INCLUDE ALL PLANTINGS, TREES, AND SHRUBS.

LEGEND

- 1 NUMBER AND TYPE OF PLANTS TO BE PROVIDED AND INSTALLED
- Xx
- + PROPOSED DECIDUOUS TREE
- o PROPOSED SHRUB DECIDUOUS/ EVERGREEN
- SOD LAWN WITH IRRIGATION ON 4" TOPSOIL
- PERENNIAL RYE GRASS WITHOUT IRRIGATION ON 4" TOPSOIL
- NATIVE SEED MIX

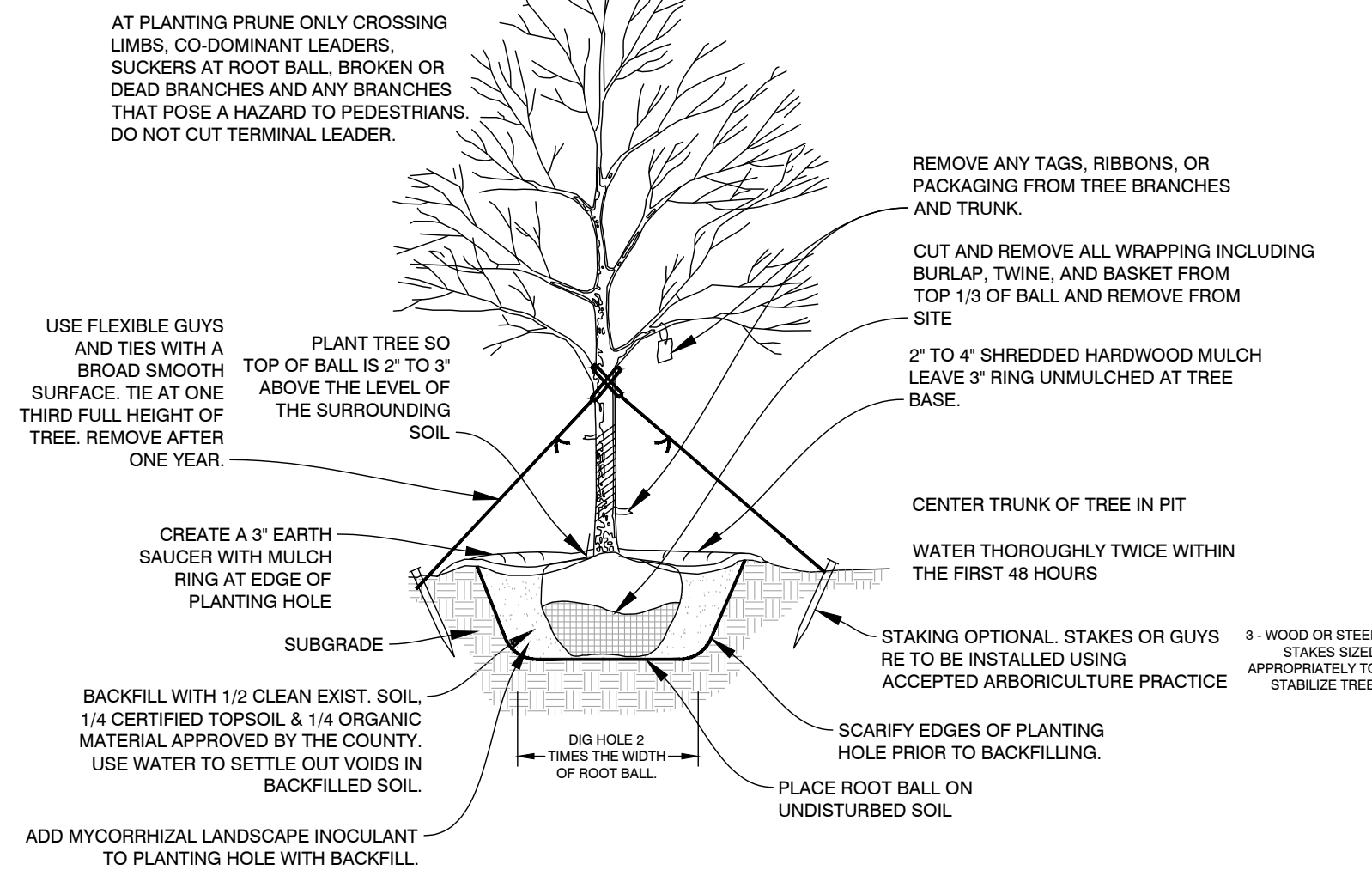
ALL PLANTINGS AND LANDSCAPED BEDS REQUIRE IRRIGATION - EITHER DRIP LINE OR MISTERS AS REQUIRED TO ESTABLISH GROWTH AND MAINTAIN HEALTH OF ALL PLANTINGS/LANDSCAPED BEDS.

LANDSCAPING CONTRACTOR RESPONSIBLE FOR TOUCHING-UP AND FINISH-LEVELING OF TOPSOIL AS NECESSARY TO ENSURE HYDROSEED AND SOD ARE INSTALLED ON A SMOOTH AND LEVEL SURFACE FREE OF CLUMPS, STICKS, HOLES, ETC.

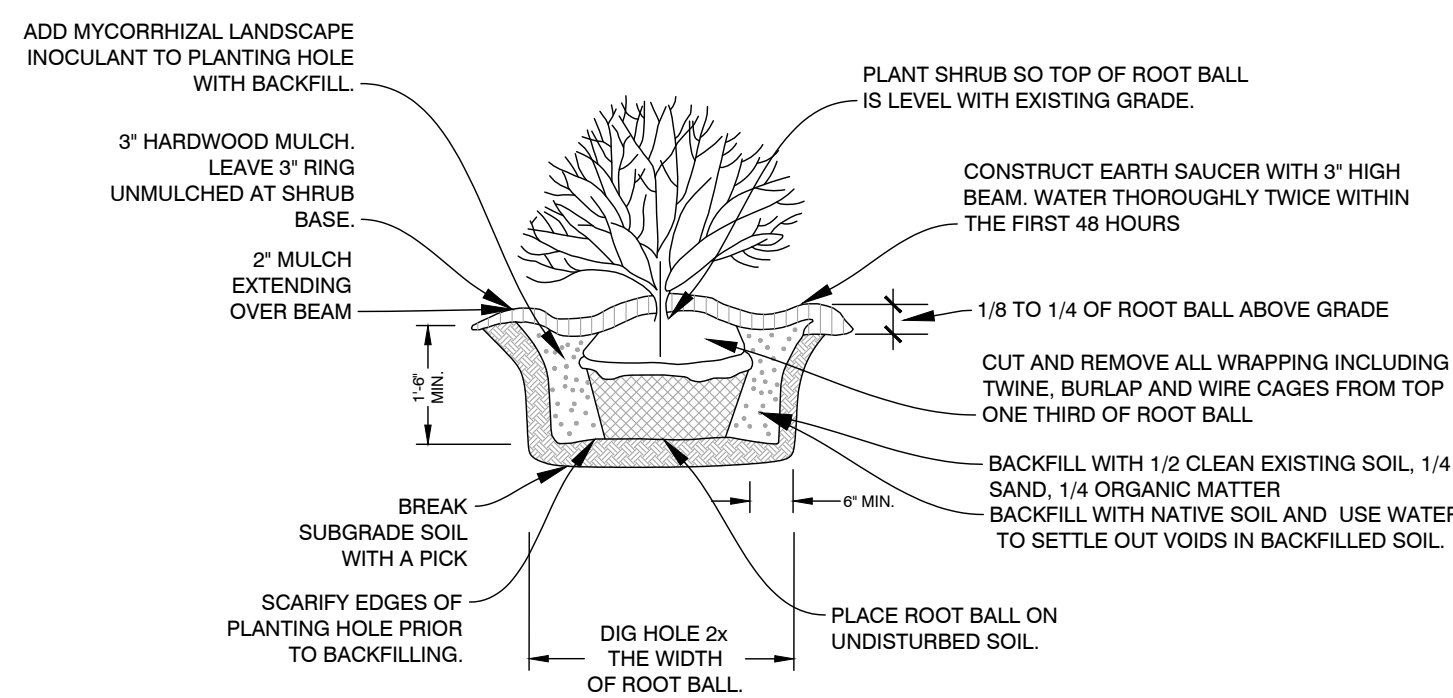
Shrub Planting Schedule					
Symbol	Latin Name	Common Name	Size	Container Type	Comments
Cfm	Chamaecyparis filifera 'Mops'	Goldmop Cypress	24-30"	cont.	
Jg	Juniper virginiana 'Grey Owl'	Grey Owl Juniper	18-24"	cont.	
Pod	Physocarpus opulus 'Diablo'	Diablo Ninebark	24-30"	cont.	
Hi	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	24"	cont.	

Tree Planting Schedule					
Symbol	Latin Name	Common Name	Size	Container Type	Comments
Gd	Gleditsia triacanthos 'Skycole'	Skyline Honey Locust	2.5-3" Cal.	B&B	
As	Acer saccharum	Sugar Maple	2.5-3" Cal.	B&B	
Bn	Betula nigra 'Cully'	Heritage River Birch	10 - 12'	B&B	
Ta	Tilia americana 'Boulevard'	Boulevard American Linden	2.5-3" Cal.	B&B	
Ps	Pinus strobus	Eastern White Pine	10-12'	B&B	

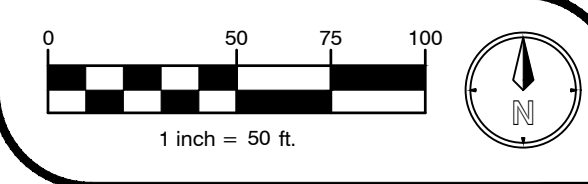
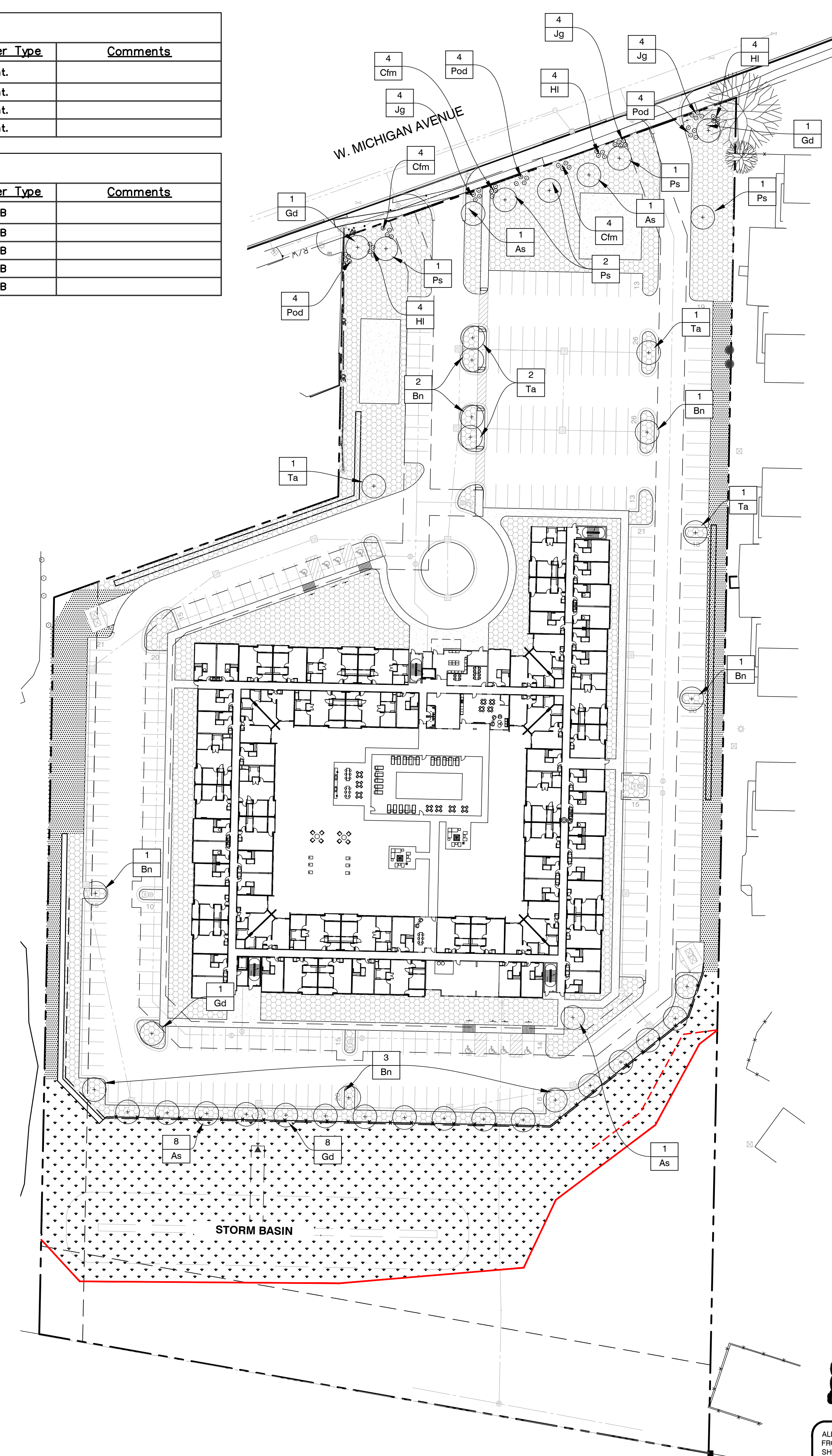
NOTE:
STAKING OF BALL AND BURLAP TREES REQUIRED AT THE DISCRETION OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL STAKING AT END OF ONE YEAR WARRANTY PERIOD.



TYPICAL DECIDUOUS TREE PLANTING DETAIL
L1.0 - 170102 NOT TO SCALE



TYPICAL SHRUB PLANTING DETAIL
L1.0 - 170103 NOT TO SCALE



PLANS PREPARED BY:



DRAWN: BD/EAG
CHECKED: JPR/WLP

No.	ISSUED FOR:	DATE	BY:
1	PRE-SITE PLAN REVIEW	02/07/2023	WFP
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LANDSCAPE PLAN
KALAMAZOO MULTIFAMILY
KALAMAZOO REALTY HOLDINGS, LLC
3625 W MICHIGAN
SECTION 19, T2S, R11W

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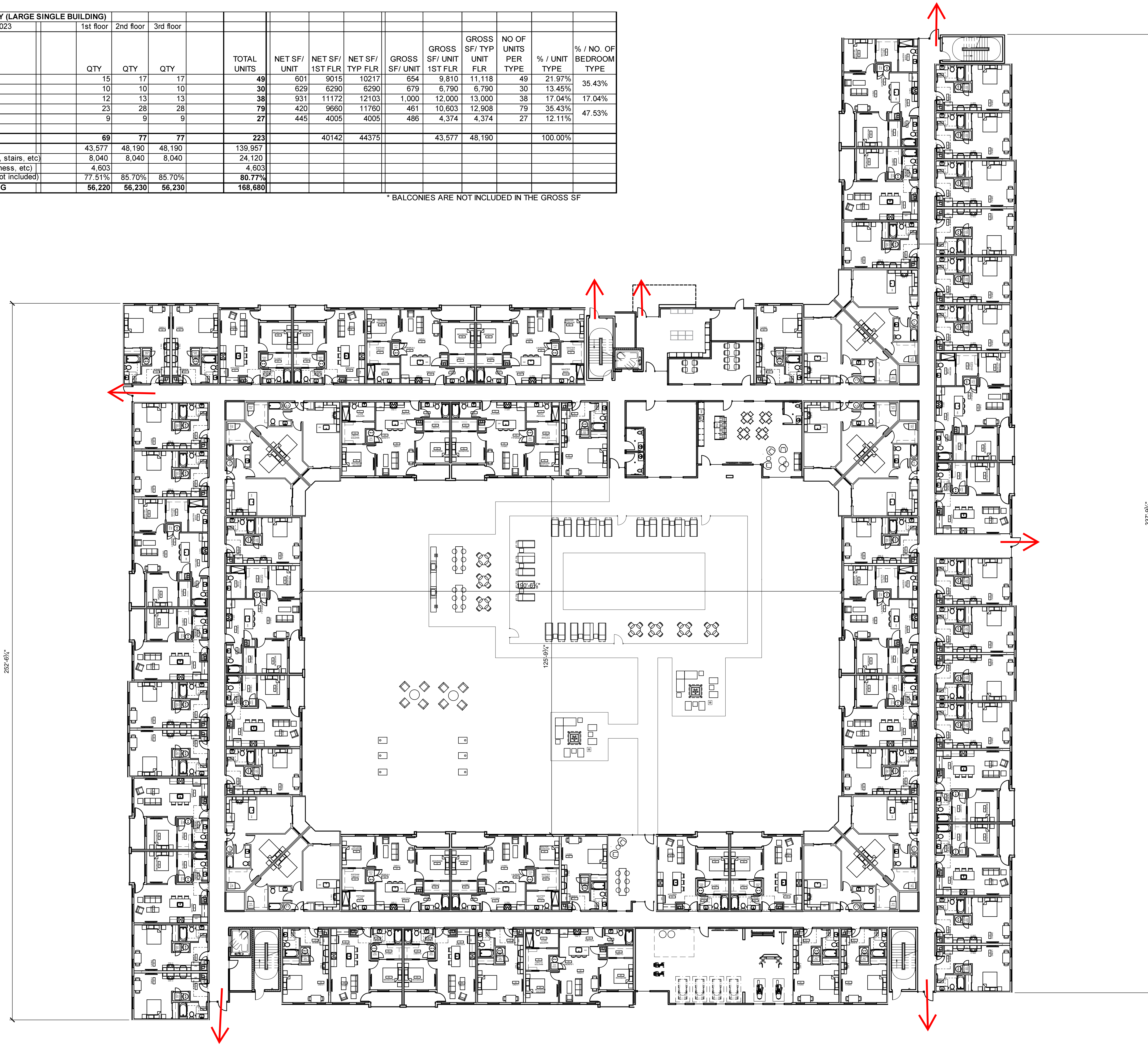
SHEET NUMBER
L1.0



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KZOO APARTMENT UNIT SUMMARY (LARGE SINGLE BUILDING)														
UPDATED 02/06/2023														
UNIT	TYPE	1st floor			TOTAL UNITS	NET SF/ UNIT	NET SF/ 1ST FLR	NET SF/ TYP FLR	GROSS SF/ UNIT	GROSS SF/ 1ST FLR	GROSS SF/ TYP UNIT FLR	NO OF UNITS PER TYPE	% / UNIT TYPE	% / NO. OF BEDROOM TYPE
		QTY	QTY	QTY										
1 BR - A	1br/1ba	15	17	17	49	601	9015	10217	654	9,810	11,118	49	21.97%	35.43%
1 BR - B	1br/1ba inside corner unit	10	10	10	30	629	6290	6290	679	6,790	6,790	30	13.45%	
2 BR - C1	2br/2ba	12	13	13	38	931	11172	12103	1,000	12,000	13,000	38	17.04%	17.04%
ST - A1	studio	23	28	28	79	420	9660	11760	461	10,603	12,908	79	35.43%	
ST - A2	studio (larger unit)	9	9	9	27	445	4005	4005	486	4,374	4,374	27	12.11%	47.53%
TOTAL BDLG UNITS		69	77	77	223		40142	44375		43,577	48,190		100.00%	
TOTAL GROSS UNIT SF		43,577	48,190	48,190	139,957									
Common Areas (corridors, stairs, etc)		8,040	8,040	8,040	24,120									
Amenities (club, office, fitness, etc)		4,603			4,603									
% Efficiency (basement not included)		77.51%	85.70%	85.70%	80.77%									
TOTAL GROSS BUILDING		56,220	56,230	56,230	168,680									

* BALCONIES ARE NOT INCLUDED IN THE GROSS SF



FIRST FLOOR PLAN

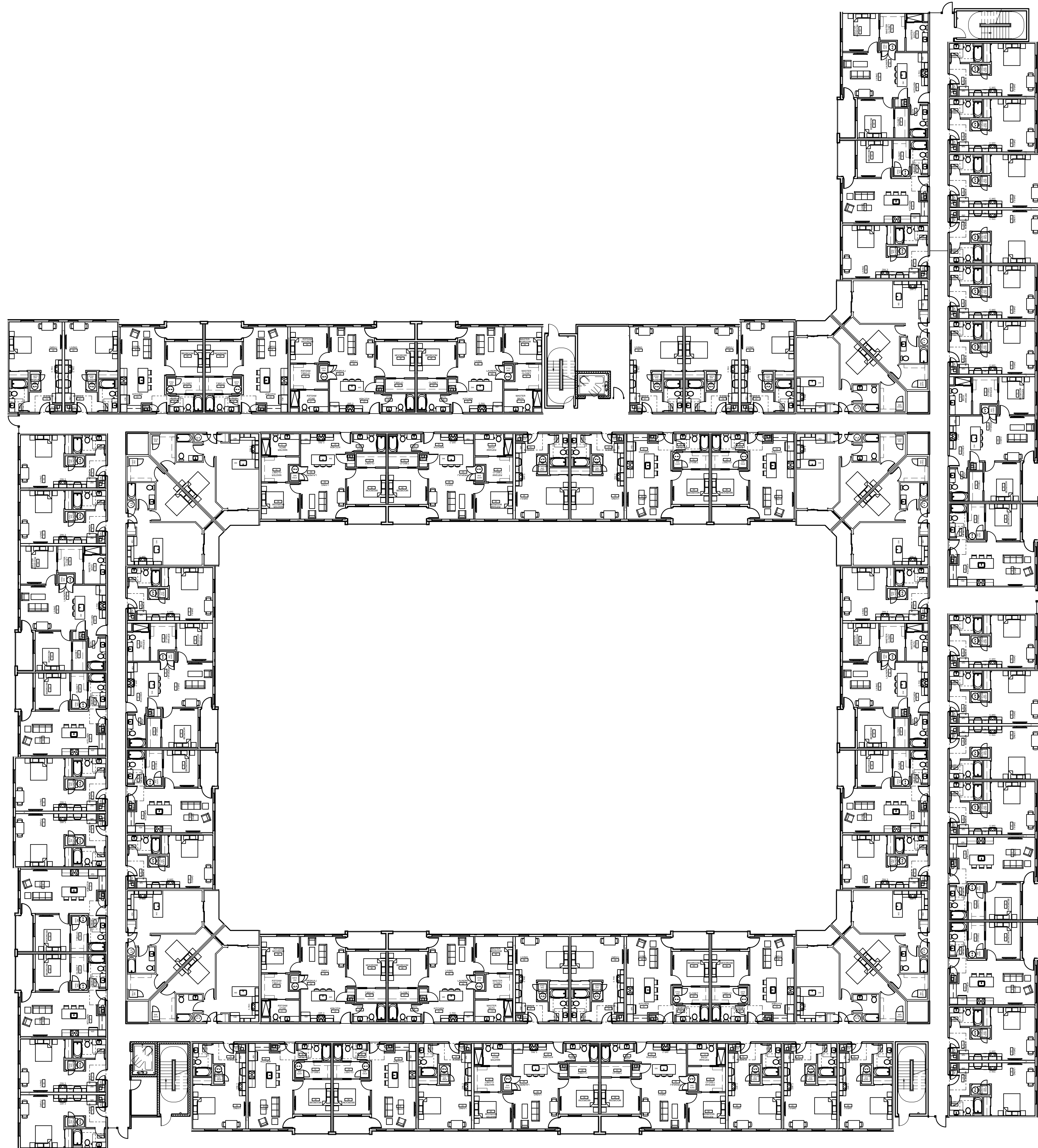
SCALE: 1"= 16'-0"

CONSULTANT INFORMATION

REGISTRATION SEAL

NOT FOR CONSTRUCTION

REV DATE DOC REL ## - DESCRIPTION



SECOND/THIRD FLOOR PLANS

SCALE: 1"= 16'-0"

CONSULTANT INFORMATION

REGISTRATION SEAL

**NOT FOR
CONSTRUCTION**

REV DATE DOC REL ## - DESCRIPTION