

# KALAMAZOO EVENT CENTER

**CD ARENA, LLC**  
Kalamazoo, Michigan

## SITE PLAN REVIEW

**Site Plan Review**  
Received: 09/11/2024  
City of Kalamazoo  
E.Szymanski

PRELIMINARY  
NOT FOR CONSTRUCTION

### DESIGN TEAM

#### ARCHITECT/ENGINEER

**TowerPinkster**  
Architecture · Engineering · Interiors

242 E. KALAMAZOO AVE, SUITE 200  
KALAMAZOO, MICHIGAN 49007  
PHONE: 269.343.6133  
FAX: 269.343.6633

#### DESIGN CONSULTANT

**ROSSETTI**

160 WEST FORT SUITE 400  
DETROIT, MI 48226  
PHONE: 313.463.5151

#### STRUCTURAL ENGINEER

**IMEG**

33533 W. TWELVE MILE, SUITE 200  
FARMINGTON HILLS, MI ZIP 48331  
PHONE: 248.344.2800  
FAX: 248.344.1650

#### CIVIL CONSULTANT

**HS**  
hurley & stewart

2800 S. 11TH STREET  
KALAMAZOO, MI 49009  
PHONE: 269.552.4960  
FAX: 269.552.4961

#### FOOD SERVICE CONSULTANT

**Boelter**

N22S23685 W. RIDGEVIEW PKWY  
WAUKESHA, WI 53188  
PHONE: 262.523.6200

#### TECHNOLOGY CONSULTANT

**Salas O'Brien**

15508 WRIGHT BROTHERS DR.  
ADDISON, TX 75001  
PHONE: 972.239.1505

#### LIGHTING CONSULTANT

**HENDERSON**  
ENGINEERS

8345 LENEXA DRIVE, SUITE 200  
LENEXA, KS 66214  
PHONE: 913.742.5000

#### ICE ARENA CONSULTANT

**332°**  
Ice Rink Engineers

2211 O'NEIL RD.  
HUDSON, WI 54016  
PHONE: 651.256.3090

### SITE ADDRESS

CD ARENA, LLC  
STREET ADDRESS  
CITY, STATE ZIP CODE

### CONSTRUCTION MANAGER

**Barton**  
**Malow**

26500 AMERICAN DRIVE  
SOUTHFIELD, MI 48034  
PHONE: 248.436.5000

**CSMGROUP**

600 E. MICHIGAN AVENUE, SUITE A  
KALAMAZOO, MI ZIP 49007  
PHONE: 877.386.8214

### OWNER'S REPRESENTATIVE

**ROCKFORD**  
CONSTRUCTION

601 FIRST STREET NW  
GRAND RAPIDS, MI 49504  
PHONE: 616.285.6933

### REFERENCED CODES

BUILDING: 2021 MICHIGAN BUILDING CODE  
ENERGY: 2015 MICHIGAN ENERGY CODE  
PLUMBING: 2021 MICHIGAN PLUMBING CODE  
MECHANICAL: 2021 MICHIGAN MECHANICAL CODE  
FUEL GAS: (IFGC) 2021 INTERNATIONAL FUEL GAS CODE  
ELECTRICAL: 2023 NATIONAL ELECTRICAL CODE WITH MICHIGAN AMENDMENTS  
BARRIER-FREE: 2021 MICHIGAN BUILDING CODE AND 2009 ICC & C A117.1  
USE GROUP: A-4, B, S-1  
CONSTRUCTION TYPE: 1-B  
AUTOMATIC SPRINKLERS: Yes

### PROJECT AREA

TOTAL FINISHED PROJECT: EVENT CENTER: 425,722 SQ. FT.  
PARKING DECK: 448,561 SQ. FT.  
WHITE BOX: 11,936 SQ. FT.

### DRAWING INDEX

G-001	COVER SHEET
TS 100	TOPOGRAPHIC SURVEY
TS 101	TOPOGRAPHIC SURVEY
TS 102	TOPOGRAPHIC SURVEY
TS 103	TOPOGRAPHIC SURVEY
TS 104	TOPOGRAPHIC SURVEY
TS 105	TOPOGRAPHIC SURVEY
TS 106	TOPOGRAPHIC SURVEY
TS 107	TOPOGRAPHIC SURVEY
TS 108	TOPOGRAPHIC SURVEY
CD-100	EXISTING CONDITIONS
C-200	OVERALL EARTHWORK PLAN
C-201	OVERALL SITE GRADING PLAN
C-202	SITE GRADING PLAN - NW
C-203	SITE GRADING PLAN - NE
C-204	SITE GRADING PLAN - SW
C-205	SITE GRADING PLAN - SE
C-206	GRADING ENLARGEMENTS
C-207	GRADING ENLARGEMENTS
C-208	SESC PLAN
C-300	OVERALL SITE UTILITY PLAN
C-301	SITE UTILITY PLAN - NW
C-302	SITE UTILITY PLAN - NE
C-303	SITE UTILITY PLAN - SW
C-304	SITE UTILITY PLAN - SE
C-305	WATER ST PLAN
C-306	N PARK ST PLAN
C-307	SITE ARCADIA CREEK PLAN
C-308	STORMWATER PLAN
C-309	EXISTING WATERSHEDS
C-310	PRE-CONSTRUCTION WATERSHED MAP
C-311	POST-CONSTRUCTION WATERSHED MAP
C-400	SITE DETAILS
C-401	WATER ST PLAN
C-402	N PARK ST PLAN
C-403	KALAMAZOO AVE COORDINATION PLAN
C-500	SITE DETAILS
C-600	UTILITY DETAILS
C-601	UTILITY DETAILS
L 000	ZONING VARIANCES PLAN
L 001	ZONING VARIANCES PLAN
L 100	TREE REMOVAL PLAN
L 101	SITE PLAN
L 102	PLANTING PLAN
SP 000	VICINITY MAP
SP 001	VICINITY MAP
S-101B	CREEK CAP PLAN
S-510	CREEK CAP DETAILS
P-000	OVERALL FOUNDATION PLUMBING PLAN
P-501	PLUMBING SCHEDULES AND DETAILS
MS-101	MECHANICAL SITE PLAN
A-301	EXTERIOR ELEVATIONS (PWD)
A-302	EXTERIOR ELEVATIONS (PWD)
A-303	EXTERIOR ELEVATIONS (PWD)
A-305	OVERALL ROOF PLAN (EVENT CENTER)
A-502	EXTERIOR ELEVATIONS (EVENT CENTER)
A-503	EXTERIOR ELEVATIONS (EVENT CENTER)
LS-100	LIFE SAFETY NOTES (EVENT CENTER)
LS-101	FIRST FLOOR LIFE SAFETY PLAN (EVENT CENTER)
G-101	CODE COMPLIANCE PLAN (PARKING DECK / WHITE BOX)
PG-100	PARKING LAYOUT AND COUNT
ES-101	ELECTRICAL SITE PLAN

ISSUED FOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
DESIGN CONSULTANT:  
**ROSSETTI**  
160 WEST FORT, SUITE 400  
DETROIT, MICHIGAN 48226  
ROSSETTI.COM 313.463.5151

PROJECT TITLE  
KALAMAZOO EVENT CENTER

OWNER  
CD ARENA, LLC

Kalamazoo, Michigan

DATE  
SEPTEMBER 11, 2024

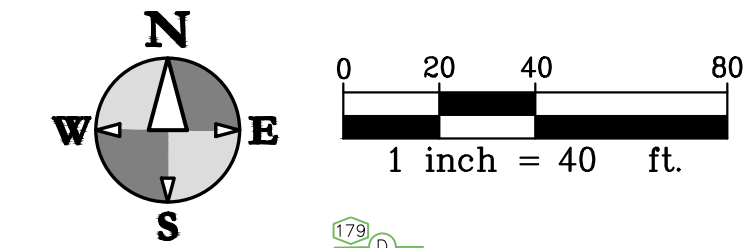
SHEET TITLE  
COVER SHEET

SHEET NUMBER  
**G-001**  
22-157-100





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FIELD WORK PERFORMED BY:  
HURLEY & STEWART, LLC



**NOTES PERTAINING TO TOPOGRAPHIC SURVEY**

1. BASIS OF BEARINGS: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83
2. CONTOUR INTERVAL = 1 FOOT
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4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE LAND DEPICTED IN THIS SURVEY LIES IN ZONE AE AND ZONE X. MAP 26077C0187D, EFFECTIVE DATE 02/17/2010.
5. NO WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY. A DELINEATION OF THE WETLANDS BY A QUALIFIED CONSULTANT WAS NOT PERFORMED AT THE TIME OF SURVEY.

**SURVEY CONTROL**

CP 4000 N	= 291526.39	E = 12792418.18	EL = 783.43
CP 4001 N	= 291178.65	E = 12792479.48	EL = 786.62
CP 4002 N	= 291189.51	E = 12792763.08	EL = 785.11
CP 4003 N	= 291253.76	E = 12793137.16	EL = 792.31
CP 4004 N	= 291939.39	E = 12793054.62	EL = 781.68
CP 4005 N	= 290936.33	E = 12793080.48	EL = 786.90
CP 4006 N	= 291202.28	E = 12793512.71	EL = 781.93
CP 4007 N	= 291936.06	E = 12792736.46	EL = 783.06
CP 4008 N	= 291883.67	E = 12793494.43	EL = 780.24
CP 4009 N	= 291846.26	E = 12792416.11	EL = 784.09
CP 4010 N	= 292377.22	E = 12792462.80	EL = 785.32
CP 4011 N	= 291898.90	E = 12792121.19	EL = 785.79

**BENCHMARKS**

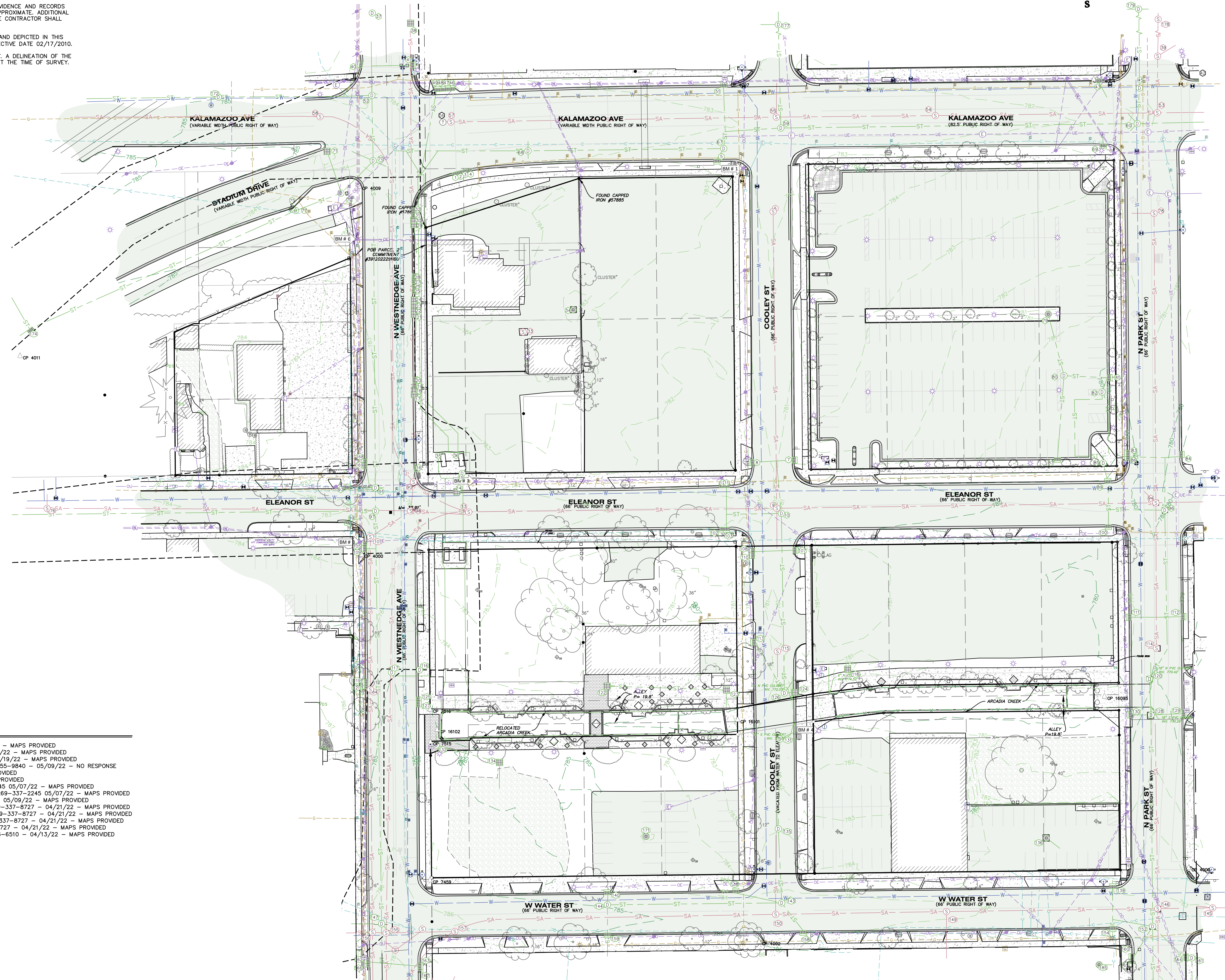
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BENCH TIE IN UTILITY POLE ON THE WEST SIDE OF S WESTNEDGE AVE 70'± SOUTH OF THE CENTERLINE OF STADIUM DRIVE.

**MISS DIG DESIGN TICKET DATA**

AT&T TELEPHONE - PHILIP BARDOZ 269-384-4476 - 4/20/22 - MAPS PROVIDED  
 CHARTER COMMUNICATIONS CABLE TV - 800-778-9140 - 04/19/22 - MAPS PROVIDED  
 CHARTER COMMUNICATIONS FIBER OPTICS - 800-778-9140 - 04/19/22 - MAPS PROVIDED  
 CLIXM TELEPHONE (CTS COMMUNICATIONS) FIBER OPTICS - 616-455-9840 - 05/09/22 - NO RESPONSE  
 COMCAST CABLE TV - 855-962-8525 - 04/28/22 - MAPS PROVIDED  
 COMCAST FIBER OPTICS - 855-962-8525 - 04/28/22 - MAPS PROVIDED  
 CONSUMERS ENERGY ELECTRIC - ANDRE D. TAYLOR 269-337-2245 05/07/22 - MAPS PROVIDED  
 CONSUMERS ENERGY ELECTRIC SUB METRO - ANDRE D. TAYLOR 269-337-2245 05/07/22 - MAPS PROVIDED  
 CONSUMERS ENERGY GAS - CONSUMERS ENERGY GAS WEBSITE - 05/09/22 - MAPS PROVIDED  
 KALAMAZOO CITY DPS POTABLE WATER - WILL EICHELBERGER 269-337-8727 - 04/21/22 - MAPS PROVIDED  
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 KALAMAZOO CITY DPS TRAFFIC - WILL EICHELBERGER 269-337-8727 - 04/21/22 - MAPS PROVIDED  
 ZAYOMI ZAYO BANDWIDTH MIDWEST, LLC FIBER OPTICS - 406-496-6510 - 04/13/22 - MAPS PROVIDED

**BOUNDARY/TOPOGRAPHIC SURVEY**  
OVERALL TOPOGRAPHIC SURVEY



**PRELIMINARY**  
NOT FOR CONSTRUCTION

ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
KALAMAZOO EVENT CENTER

OWNER  
CD ARENA, LLC

SHEET TITLE  
TOPOGRAPHIC SURVEY

SHEET NUMBER  
**TS 100**  
22-157.100

Kalamazoo, Michigan

DATE  
MAY 21, 2024



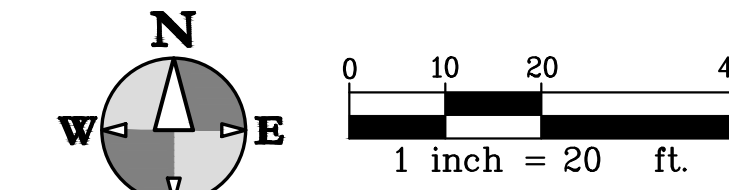


**hurley & stewart, llc**  
 2800 s. 11th street  
 kalamazoo, michigan 49009  
 269.552.4960 fax 269.552.4961  
 www.hurleystewart.com

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 FIELD WORK PERFORMED BY:  
 HURLEY & STEWART, LLC

# BOUNDARY/TOPOGRAPHIC SURVEY

## BLOCK 10 TOPOGRAPHIC SURVEY



### NOTES PERTAINING TO TOPOGRAPHIC SURVEY

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### LEGEND

<ul style="list-style-type: none"> <li>BM #XX BENCH MARK</li> <li>□ SET MONUMENT</li> <li>● FOUND MONUMENT</li> <li>● SET CAPPED IRON LIC. # 57885</li> <li>● FOUND IRON</li> <li>● SET CHISELED "X"</li> <li>○ FOUND CHISELED "X"</li> <li>▲ CP # CONTROL POINT</li> <li>P= PLATTED</li> <li>D= DESCRIBED</li> <li>M= MEASURED</li> <li>R= RECORD</li> <li>C= CALCULATED</li> <li>▭ CURB CATCH BASIN</li> <li>▭ SQUARE CATCH BASIN</li> <li>▭ ROUND CATCH BASIN</li> <li>○ STORM MANHOLE</li> <li>○ DOWN SPOUT</li> <li>○ YARD DRAIN</li> <li>○ FLARED END SECTION</li> <li>○ SANITARY MANHOLE</li> <li>○ SANITARY CLEANOUT</li> <li>○ FIRE HYDRANT</li> <li>○ FIRE DEPARTMENT CONNECTION</li> <li>○ WATER VALVE</li> <li>○ WATER METER</li> <li>○ WELL HEAD</li> <li>○ SPRINKLER CONTROL VALVE</li> <li>○ SPRINKLER HEAD</li> <li>○ MONITOR WELL</li> <li>○ POST INDICATOR VALVE</li> <li>○ SPOUT</li> <li>○ TRANSFORMER</li> <li>○ YARD LIGHT</li> <li>○ HAND HOLE (ELECTRIC)</li> <li>○ LIGHT POLE</li> <li>○ (UTILITY, GUY, POWER) POLE</li> <li>○ GUY WIRE</li> <li>○ ELECTRIC METER</li> <li>○ ELECTRIC MANHOLE</li> <li>○ AIR CONDITIONER</li> <li>○ GAS METER</li> <li>○ GAS VALVE</li> <li>○ TELEPHONE MANHOLE</li> <li>○ COMMUNICATION MANHOLE</li> </ul>	<ul style="list-style-type: none"> <li>○ RISER</li> <li>○ PIPE MARKER COMMUNICATIONS</li> <li>○ PIPE MARKER FIBEROPTICS</li> <li>○ PIPE MARKER ELECTRIC</li> <li>○ PIPE MARKER GAS</li> <li>○ SIGN</li> <li>○ MAILBOX</li> <li>○ PARKING METER (SINGLE/DOUBLE)</li> <li>○ POST</li> <li>○ SOIL BORING</li> <li>○ FLAG</li> <li>○ BOLLARD</li> <li>--- CONTOUR HIGHLIGHTED</li> <li>--- CONTOUR NORMAL</li> <li>--- POWER LINE</li> <li>--- OVERHEAD UTILITY</li> <li>--- COMMUNICATION</li> <li>--- ELECTRIC</li> <li>--- FIBEROPTIC</li> <li>--- GAS</li> <li>--- SANITARY SEWER</li> <li>--- STORMWATER</li> <li>--- TELEPHONE</li> <li>--- WATER</li> <li>○ WETLAND MARKER</li> <li>○ UNKNOWN</li> <li>○ TREE LINE</li> <li>○ FENCE</li> <li>○ GUARD RAIL</li> <li>○ DECIDUOUS TREE</li> <li>○ CONIFEROUS TREE</li> <li>○ BUSH</li> <li>▭ PAVEMENT</li> <li>▭ CONCRETE SURFACE</li> <li>▭ DETECTABLE WARNING</li> <li>▭ GRAVEL</li> <li>▭ LANDSCAPING</li> <li>▭ PAVERS</li> <li>--- FEMA FLOODPLANE</li> <li>--- EDGE OF CLASSIFICATION</li> </ul>
--	--

### BENCHMARKS

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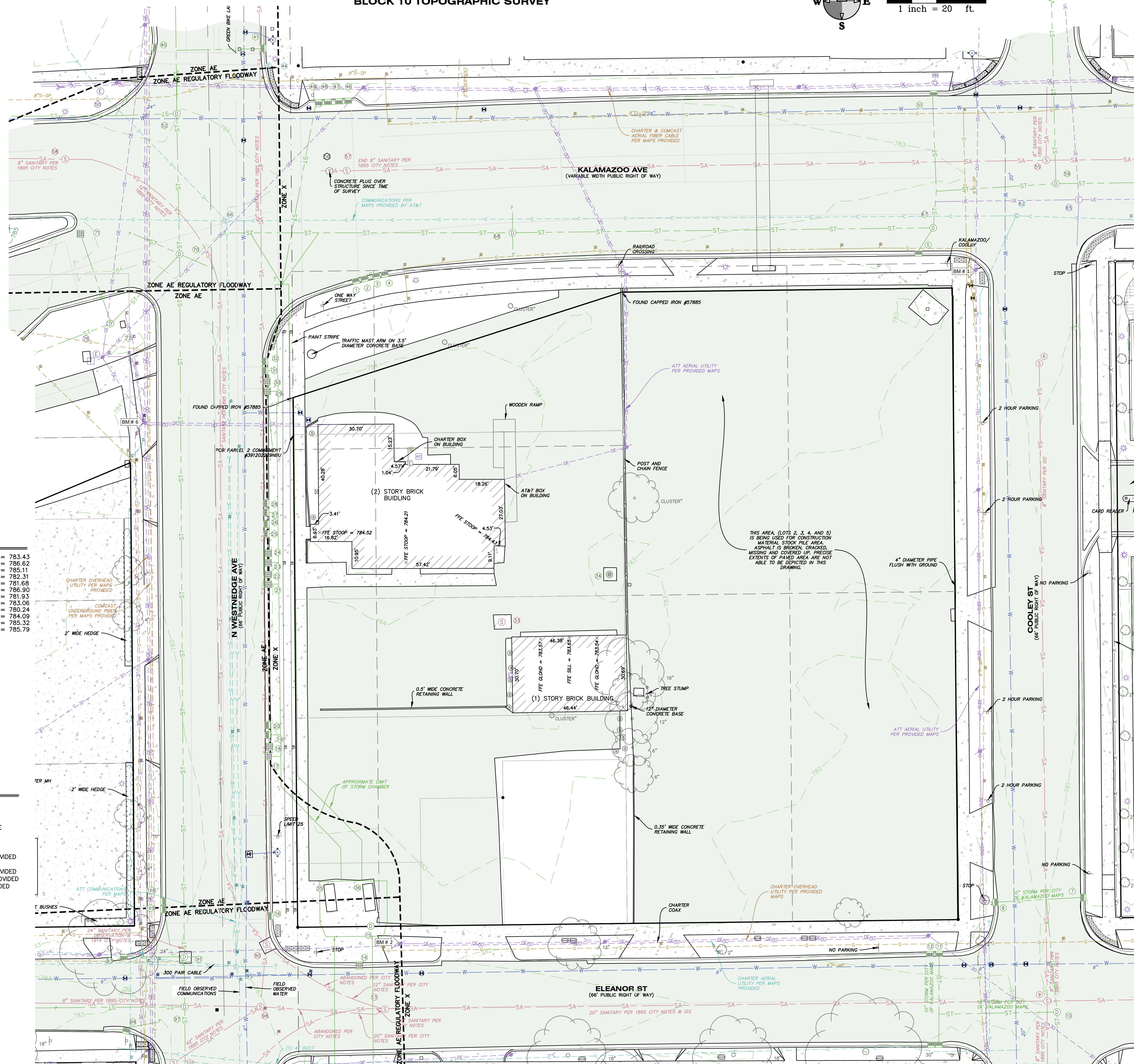
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 TOPOGRAPHIC SURVEY

Kalamazoo, Michigan

DATE  
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SHEET NUMBER  
**TS 101**  
 22-157.100









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**LEGEND**

<ul style="list-style-type: none"> <li>BM #XXX BENCH MARK</li> <li>SET MONUMENT</li> <li>FOUND MONUMENT</li> <li>SET CAPPED IRON L.C. # 57885</li> <li>FOUND IRON</li> <li>SET CHISELED "X"</li> <li>FOUND CHISELED "X"</li> <li>▲ CP # CONTROL POINT</li> <li>P PLATTED</li> <li>D DESCRIBED</li> <li>M MEASURED</li> <li>R RECORD</li> <li>C CALCULATED</li> <li>□ CURB CATCH BASIN</li> <li>□ SQUARE CATCH BASIN</li> <li>□ ROUND CATCH BASIN</li> <li>○ STORM MANHOLE</li> <li>○ DOWN SPOUT</li> <li>○ YARD DRAIN</li> <li>○ FLARED END SECTION</li> <li>○ SANITARY MANHOLE</li> <li>○ SANITARY CLEANOUT</li> <li>○ FIRE HYDRANT</li> <li>○ FIRE DEPARTMENT CONNECTION</li> <li>○ WATER VALVE</li> <li>○ WATER METER</li> <li>○ WELL HEAD</li> <li>○ SPRINKLER CONTROL VALVE</li> <li>○ SPRINKLER HEAD</li> <li>○ MONITOR WELL</li> <li>○ POST INDICATOR VALVE</li> <li>○ SPOUT</li> <li>○ TRANSFORMER</li> <li>○ YARD LIGHT</li> <li>○ HAND HOLE (ELECTRIC)</li> <li>○ LIGHT POLE</li> <li>○ (UTILITY, GUY, POWER) POLE</li> <li>○ GUY WIRE</li> <li>○ ELECTRIC METER</li> <li>○ ELECTRIC MANHOLE</li> <li>○ AIR CONDITIONER</li> <li>○ GAS METER</li> <li>○ GAS VALVE</li> <li>○ TELEPHONE MANHOLE</li> <li>○ COMMUNICATION MANHOLE</li> </ul>	<ul style="list-style-type: none"> <li>○ RISER</li> <li>○ PIPE MARKER COMMUNICATIONS</li> <li>○ PIPE MARKER FIBEROPTICS</li> <li>○ PIPE MARKER ELECTRIC</li> <li>○ PIPE MARKER GAS</li> <li>○ SIGN</li> <li>○ MAILBOX</li> <li>○ PARKING METER (SINGLE/DOUBLE)</li> <li>○ POST</li> <li>○ SOIL BORING</li> <li>○ FLAG</li> <li>○ BOLLARD</li> <li>--- CONTOUR HIGHLIGHTED</li> <li>--- CONTOUR NORMAL</li> <li>--- POWER LINE</li> <li>--- OVERHEAD UTILITY</li> <li>--- COMMUNICATION</li> <li>--- ELECTRIC</li> <li>--- FIBEROPTIC</li> <li>--- GAS</li> <li>--- SANITARY SEWER</li> <li>--- STORMWATER</li> <li>--- TELEPHONE</li> <li>--- WATER</li> <li>○ WETLAND MARKER</li> <li>○ UNKNOWN</li> <li>○ TREE LINE</li> <li>○ FENCE</li> <li>○ GUARD RAIL</li> <li>○ DECIDUOUS TREE</li> <li>○ CONIFEROUS TREE</li> <li>○ BUSH</li> <li>--- PAVEMENT</li> <li>--- CONCRETE SURFACE</li> <li>--- DETECTABLE WARNING</li> <li>--- GRAVEL</li> <li>--- LANDSCAPING</li> <li>--- PAVERS</li> <li>--- FEMA FLOODPLANE</li> <li>--- EDGE OF CLASSIFICATION</li> </ul>
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**BENCHMARKS**

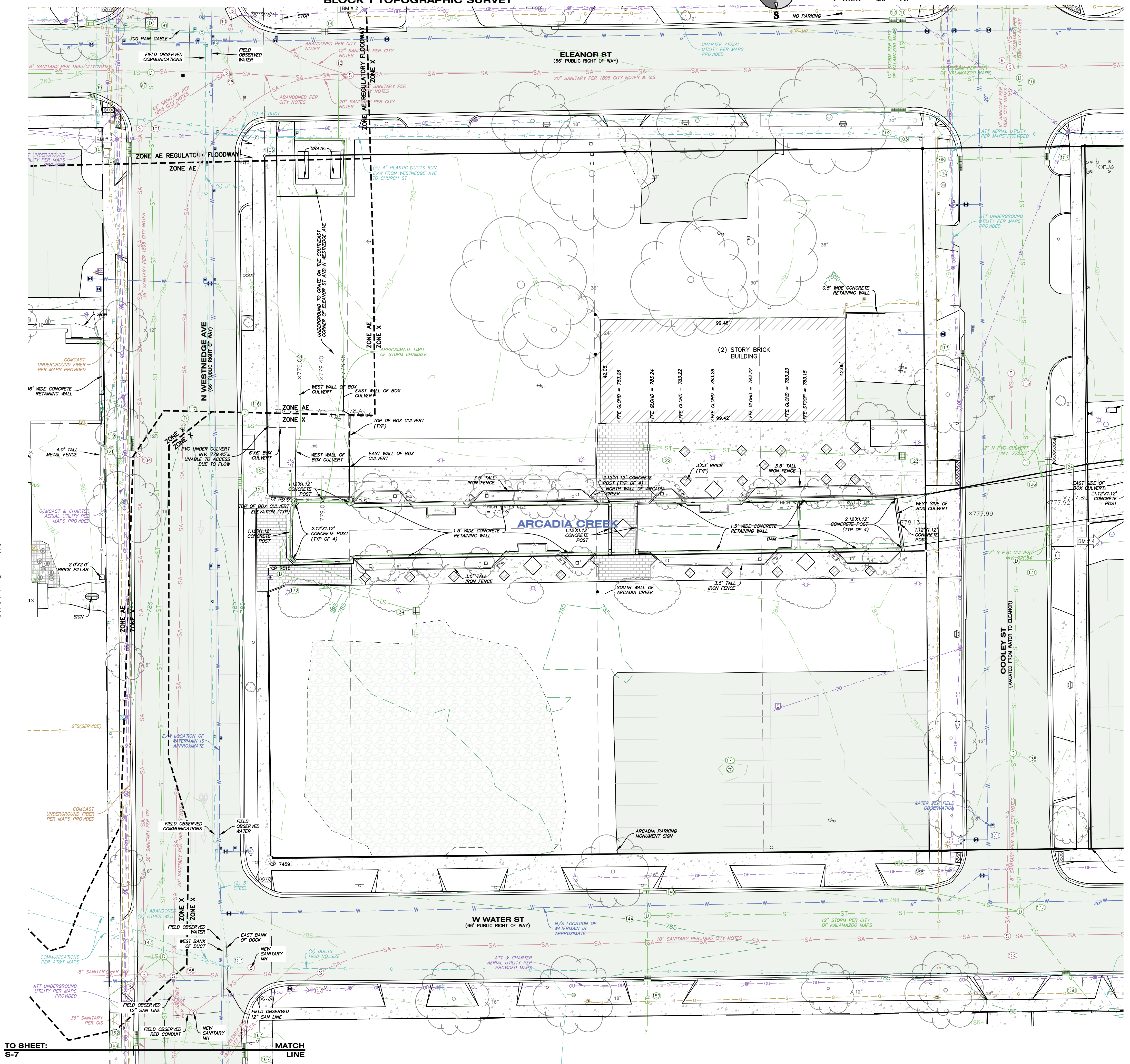
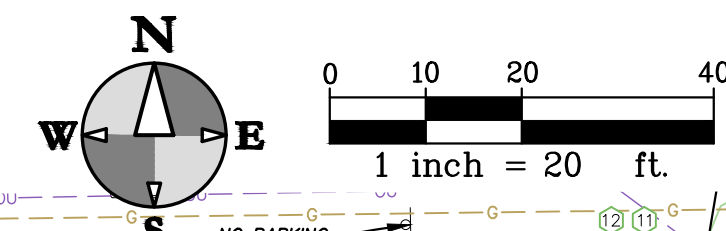
ELEVATIONS OF THIS SURVEY ARE BASED ON NAVD 88 AS DERIVED FROM GPS

BM 1 EL = 782.96'	RAILROAD SPIKE ON SW SIDE OF UTILITY POLE ON THE SOUTHWEST CORNER OF THE W KALAMAZOO AVE AND COOLEY ST INTERSECTION.
BM 2 EL = 783.36'	RAILROAD SPIKE ON NORTH SIDE OF UTILITY POLE ON THE NORTHEAST CORNER OF THE N WESTNEDGE AVE AND ELEANOR ST INTERSECTION.
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**MISS DIG DESIGN TICKET DATA**

AT&T TELEPHONE - PHILIP BARDOZCZ 269-384-4476 - 4/20/22 - MAPS PROVIDED  
 CHARTER COMMUNICATIONS CABLE TV - 800-778-9140 - 04/19/22 - MAPS PROVIDED  
 CHARTER COMMUNICATIONS FIBER OPTICS - 800-778-9140 - 04/19/22 - MAPS PROVIDED  
 CLIMAX TELEPHONE (CTS COMMUNICATIONS) FIBEROPTICS - 616-455-9840 - 05/09/22 - NO RESPONSE  
 COMCAST CABLE TV - 855-962-8525 - 04/26/22 - MAPS PROVIDED  
 COMCAST FIBEROPTICS - 855-962-8525 - 04/26/22 - MAPS PROVIDED  
 CONSUMERS ENERGY ELECTRIC - ANDRE D. TAYLOR 269-337-2245 05/07/22 - MAPS PROVIDED  
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 CONSUMERS ENERGY GAS - CONSUMERS ENERGY SMS WEBSITE - 05/09/22 - MAPS PROVIDED  
 KALAMAZOO CITY DPS POTABLE WATER - WILL EICHELBERGER 269-337-8727 - 04/21/22 - MAPS PROVIDED  
 KALAMAZOO CITY DPS SANITARY SEWER - WILL EICHELBERGER 269-337-8727 - 04/21/22 - MAPS PROVIDED  
 KALAMAZOO CITY DPS STORM SEWER - WILL EICHELBERGER 269-337-8727 - 04/21/22 - MAPS PROVIDED  
 KALAMAZOO CITY DPS TRAFFIC - WILL EICHELBERGER 269-337-8727 - 04/21/22 - MAPS PROVIDED  
 ZAYOMI ZAYO BANDWIDTH MIDWEST, LLC FIBER OPTICS - 406-496-6510 - 04/13/22 - MAPS PROVIDED

**BOUNDARY/TOPOGRAPHIC SURVEY**



TO SHEET: S-7

MATCH LINE

PRELIMINARY Not For Construction

ISSUED FOR: DATE:

PROJECT TITLE: KALAMAZOO EVENT CENTER

OWNER: CD ARENA, LLC

SHEET TITLE: TOPOGRAPHIC SURVEY

Kalamazoo, Michigan

DATE: MAY 21, 2024  
SHEET NUMBER: TS 103  
22-157.100





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

PRELIMINARY  
Not for construction

ISSUED FOR DATE

PROJECT TITLE  
KALAMAZOO EVENT CENTER

OWNER  
CD ARENA, LLC

SHEET TITLE  
TOPOGRAPHIC SURVEY

Kalamazoo, Michigan

DATE  
MAY 21, 2024

SHEET NUMBER  
TS 104  
22-157.100

NOTES PERTAINING TO TOPOGRAPHIC SURVEY

- 1. BASIS OF BEARINGS: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83
- 2. CONTOUR INTERVAL = 1 FOOT
- 3. 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.
- 4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE LAND DEPICTED IN THIS SURVEY LIES IN ZONE AE AND ZONE X. MAP 26077C0187D, EFFECTIVE DATE 02/17/2010.
- 5. NO WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY. A DELINEATION OF THE WETLANDS BY A QUALIFIED CONSULTANT WAS NOT PERFORMED AT THE TIME OF SURVEY.

LEGEND

Legend table with symbols for benchmarks, monuments, utilities, and other features.

BENCHMARKS

Table listing benchmark elevations and descriptions, such as CP 4000 N = 291526.39 E = 12792418.18 EL = 783.43.

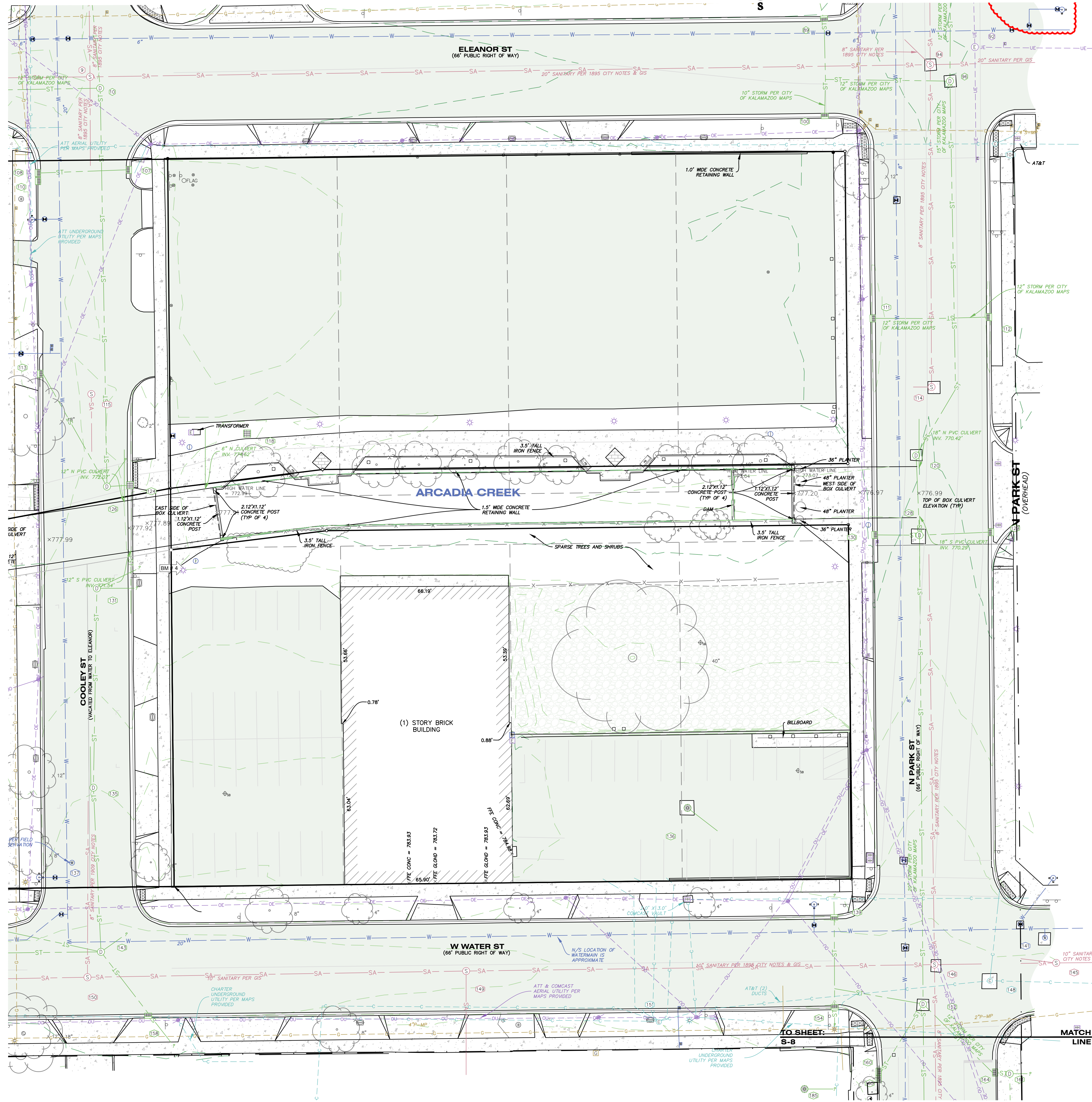
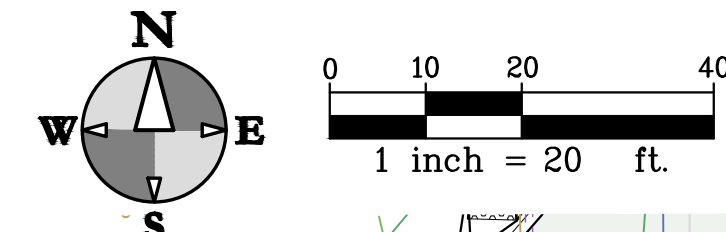
SURVEY CONTROL

Table listing survey control points and their coordinates, such as CP 4000 N = 291526.39 E = 12792418.18 EL = 783.43.

MISS DIG DESIGN TICKET DATA

AT&T TELEPHONE - PHILIP BARDOCC 269-384-4476 - 4/20/22 - MAPS PROVIDED  
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ZAYOMI ZAYO BANDWIDTH MIDWEST, LLC FIBER OPTICS - 406-496-6510 - 04/13/22 - MAPS PROVIDED

BOUNDARY/TOPOGRAPHIC SURVEY  
BLOCK 2 TOPOGRAPHIC SURVEY







PRELIMINARY  
NOT FOR CONSTRUCTION

ISSUED FOR DATE

PROJECT TITLE  
KALAMAZOO EVENT CENTER

OWNER  
CD ARENA, LLC

SHEET TITLE  
TOPOGRAPHIC SURVEY

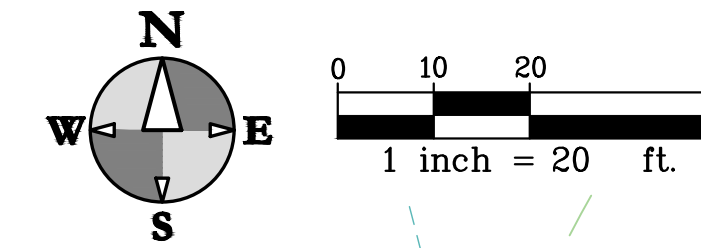
Kalamazoo, Michigan

DATE  
MAY 21, 2024

SHEET NUMBER  
TS 105  
22-157.100

# BOUNDARY/TOPOGRAPHIC SURVEY

## BLOCK 10 TOPOGRAPHIC SURVEY



### NOTES PERTAINING TO TOPOGRAPHIC SURVEY

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### LEGEND

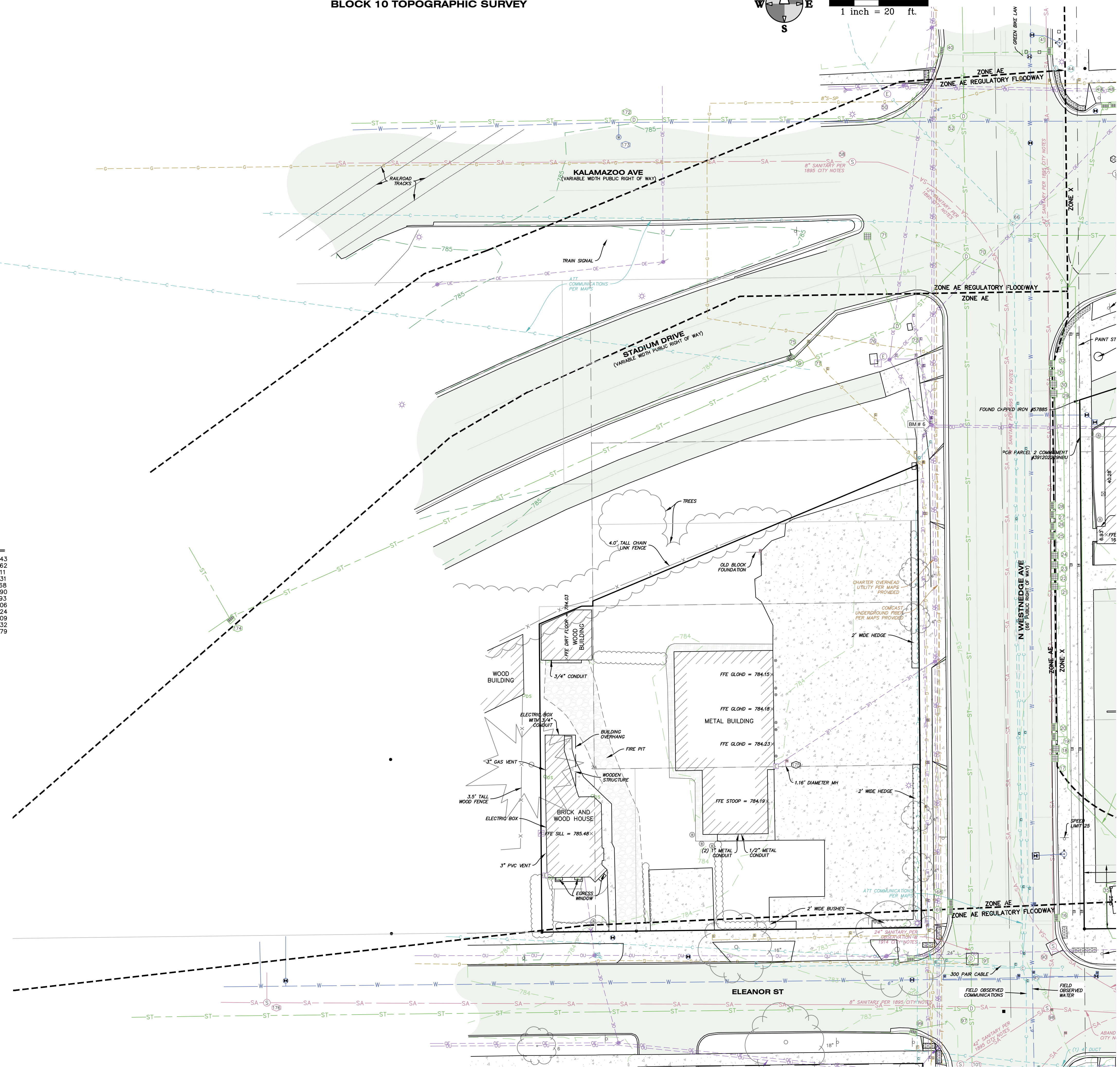
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### BENCHMARKS

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TOPOGRAPHIC SURVEY



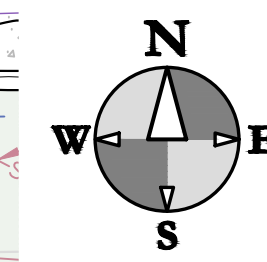
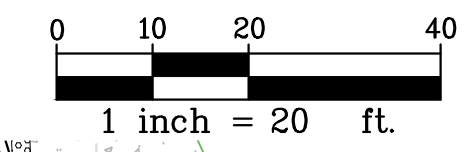


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FIELD WORK PERFORMED BY: HURLEY & STEWART, LLC

# BOUNDARY/TOPOGRAPHIC SURVEY

## BLOCK 10 TOPOGRAPHIC SURVEY



### NOTES PERTAINING TO TOPOGRAPHIC SURVEY

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### LEGEND

	BENCH MARK		RISER
	SET MONUMENT		PIPE MARKER COMMUNICATIONS
	FOUND MONUMENT		PIPE MARKER FIBEROPTICS
	SET CAPPED IRON L.C. # 57885		PIPE MARKER ELECTRIC
	FOUND IRON		PIPE MARKER GAS
	SET CHISELED "X"		SIGN
	FOUND CHISELED "X"		MAILBOX
	CONTROL POINT		PARKING METER (SINGLE/DOUBLE)
	PLATTED		POST
	DESCRIBED		SOIL BORING
	MEASURED		FLAG
	RECORD		BOLLARD
	CALCULATED		CONTOUR HIGHLIGHTED
	CURB CATCH BASIN		CONTOUR NORMAL
	SQUARE CATCH BASIN		POWER LINE
	ROUND CATCH BASIN		OVERHEAD UTILITY
	STORM MANHOLE		COMMUNICATION
	DOWN SPOUT		ELECTRIC
	YARD DRAIN		FIBEROPTIC
	FLARED END SECTION		GAS
	SANITARY MANHOLE		SANITARY SEWER
	SANITARY CLEANOUT		STORMWATER
	FIRE HYDRANT		TELEPHONE
	FIRE DEPARTMENT CONNECTION		WATER
	WATER VALVE		WETLAND MARKER
	WATER METER		UNKNOWN
	WELL HEAD		TREE LINE
	SPRINKLER CONTROL VALVE		FENCE
	SPRINKLER HEAD		GUARD RAIL
	MONITOR WELL		DECIDUOUS TREE
	POST INDICATOR VALVE		CONIFEROUS TREE
	SPIGOT		BUSH
	TRANSFORMER		PAVEMENT
	YARD LIGHT		CONCRETE SURFACE
	HAND HOLE (ELECTRIC)		DETECTABLE WARNING
	LIGHT POLE		GRAVEL
	(UTILITY, GUY, POWER) POLE		LANDSCAPING
	GUY WIRE		PAVERS
	ELECTRIC METER		FEMA FLOODPLAIN EDGE OF CLASSIFICATION
	ELECTRIC MANHOLE		
	AIR CONDITIONER		
	GAS METER		
	GAS VALVE		
	TELEPHONE MANHOLE		
	COMMUNICATION MANHOLE		

### BENCHMARKS

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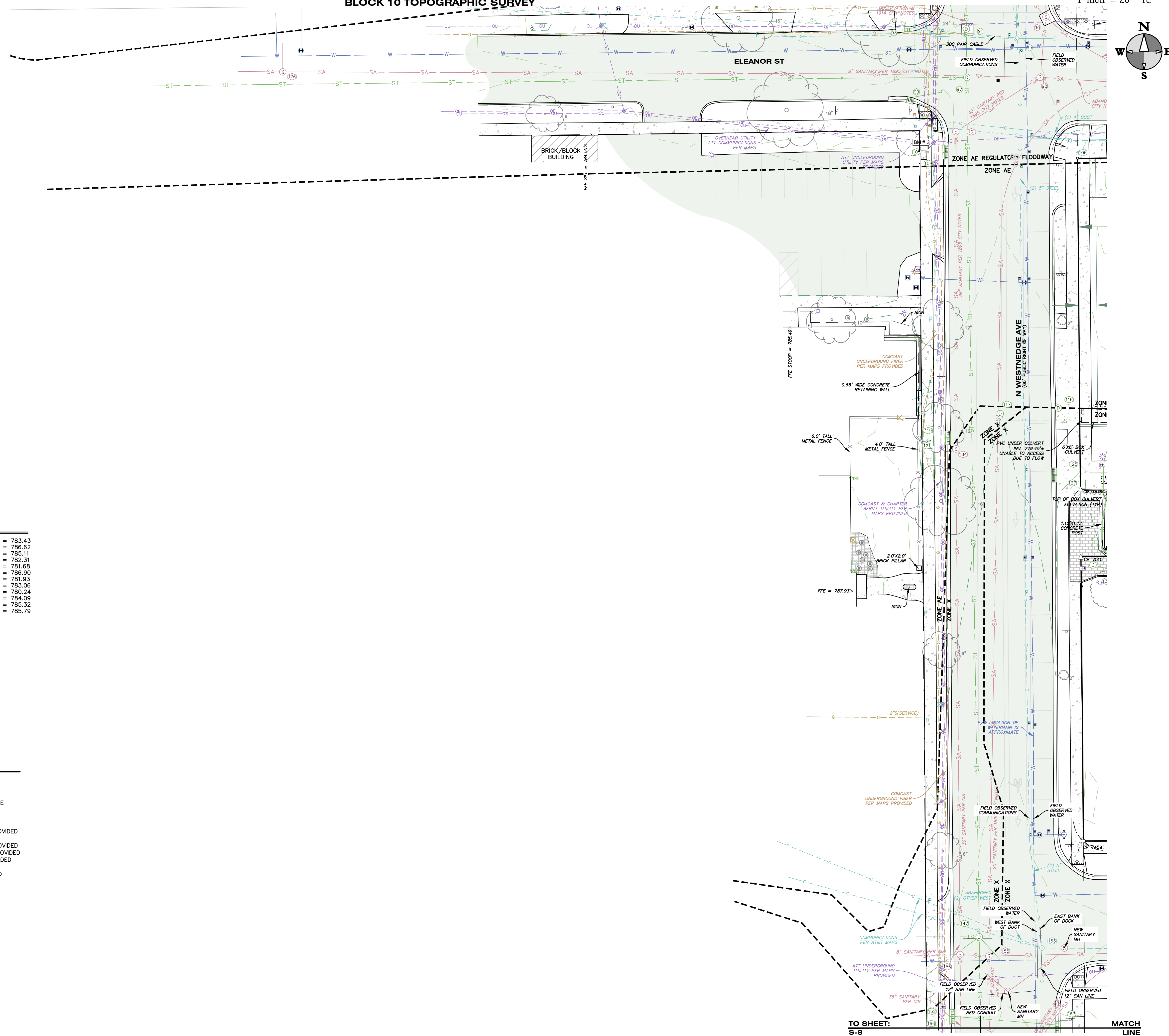
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### SURVEY CONTROL

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CP 4001 N = 291178.65 E = 12792479.48 EL = 786.62
CP 4002 N = 291189.51 E = 12792763.68 EL = 785.11
CP 4003 N = 291253.76 E = 12793137.16 EL = 782.31
CP 4004 N = 291939.39 E = 12793054.62 EL = 781.68
CP 4005 N = 290936.33 E = 12793090.48 EL = 786.90
CP 4006 N = 291202.28 E = 12793512.71 EL = 781.93
CP 4007 N = 291938.06 E = 12792736.48 EL = 783.08
CP 4008 N = 291883.67 E = 12793494.43 EL = 780.24
CP 4009 N = 291846.26 E = 12792416.11 EL = 784.09
CP 4010 N = 292377.22 E = 12792462.80 EL = 786.32
CP 4011 N = 291698.90 E = 12792121.19 EL = 785.79

### MISS DIG DESIGN TICKET DATA

AT&T TELEPHONE - PHILIP BARDOCZ 269-384-4476 - 4/20/22 - MAPS PROVIDED  
 CHARTER COMMUNICATIONS CABLE TV - 800-778-9140 - 04/19/22 - MAPS PROVIDED  
 CHARTER COMMUNICATIONS FIBER OPTICS - 800-778-9140 - 04/19/22 - MAPS PROVIDED  
 CLIMAX TELEPHONE (CTS COMMUNICATIONS) FIBER OPTICS - 616-455-9840 - 05/09/22 - NO RESPONSE  
 COMCAST CABLE TV - 855-962-8525 - 04/26/22 - MAPS PROVIDED  
 COMCAST FIBEROPTICS - 855-962-8525 - 04/26/22 - MAPS PROVIDED  
 CONSUMERS ENERGY ELECTRIC - ANDRE D. TAYLOR 269-337-2245 05/07/22 - MAPS PROVIDED  
 CONSUMERS ENERGY ELECTRIC SUB METRO - ANDRE D. TAYLOR 269-337-2245 05/07/22 - MAPS PROVIDED  
 CONSUMERS ENERGY GAS - CONSUMERS ENERGY SIMS WEBSITE - 05/09/22 - MAPS PROVIDED  
 KALAMAZOO CITY DPS POTABLE WATER - WILL EICHELBERGER 269-337-8727 - 04/21/22 - MAPS PROVIDED  
 KALAMAZOO CITY DPS SANITARY SEWER - WILL EICHELBERGER 269-337-8727 - 04/21/22 - MAPS PROVIDED  
 KALAMAZOO CITY DPS STORM SEWER - WILL EICHELBERGER 269-337-8727 - 04/21/22 - MAPS PROVIDED  
 KALAMAZOO CITY DPS TRAFFIC - WILL EICHELBERGER 269-337-8727 - 04/21/22 - MAPS PROVIDED  
 ZAYOMI ZAYO BANDWIDTH MIDWEST, LLC FIBER OPTICS - 406-496-6510 - 04/13/22 - MAPS PROVIDED



ISSUED FOR DATE

PROJECT TITLE  
KALAMAZOO EVENT CENTER

OWNER  
CD ARENA, LLC

SHEET TITLE  
TOPOGRAPHIC SURVEY

Kalamazoo, Michigan

DATE  
MAY 21, 2024

SHEET NUMBER  
TS 106

22-157.100



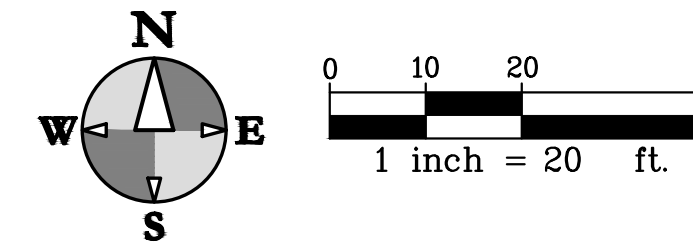


ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.  
FIELD WORK PERFORMED BY:  
HURLEY & STEWART, LLC

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

# BOUNDARY/TOPOGRAPHIC SURVEY

N WESTMEDGE STREET FROM WEST MAIN ST TO WATER ST TOPOGRAPHIC SURVEY  
N PARK STREET FROM WEST MAIN ST TO WATER ST TOPOGRAPHIC SURVEY



## NOTES PERTAINING TO TOPOGRAPHIC SURVEY

1. BASIS OF BEARINGS: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83
2. CONTOUR INTERVAL = 1 FOOT
3. 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.
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE LAND DEPICTED IN THIS SURVEY LIES IN ZONE AE AND ZONE X. MAP 26077C0187D, EFFECTIVE DATE 02/17/2010.
5. NO WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY. A DELINEATION OF THE WETLANDS BY A QUALIFIED CONSULTANT WAS NOT PERFORMED AT THE TIME OF SURVEY.

## LEGEND

<ul style="list-style-type: none"> <li>BM #XXX BENCH MARK</li> <li>■ SET MONUMENT</li> <li>● FOUND MONUMENT</li> <li>● SET CAPPED IRON LOC. # 57885</li> <li>● FOUND IRON</li> <li>● SET CHISELED "X"</li> <li>○ FOUND CHISELED "X"</li> <li>▲ CP # CONTROL POINT</li> <li>P= PLATTED</li> <li>D= DESCRIBED</li> <li>M= MEASURED</li> <li>R= RECORD</li> <li>C= CALCULATED</li> <li>▭ CURB CATCH BASIN</li> <li>▭ SQUARE CATCH BASIN</li> <li>▭ ROUND CATCH BASIN</li> <li>⊙ STORM MANHOLE</li> <li>⊙ DOWN SPROUT</li> <li>⊙ YARD DRAIN</li> <li>⊙ FLARED END SECTION</li> <li>⊙ SANITARY MANHOLE</li> <li>⊙ SANITARY CLEANOUT</li> <li>⊙ FIRE HYDRANT</li> <li>⊙ FIRE DEPARTMENT CONNECTION</li> <li>⊙ WATER VALVE</li> <li>⊙ WATER METER</li> <li>⊙ WELL HEAD</li> <li>⊙ SPRINKLER CONTROL VALVE</li> <li>⊙ SPRINKLER HEAD</li> <li>⊙ MONITOR WELL</li> <li>⊙ POST INDICATOR VALVE</li> <li>⊙ SPOUT</li> <li>⊙ TRANSFORMER</li> <li>⊙ YARD LIGHT</li> <li>⊙ HAND HOLE (ELECTRIC)</li> <li>⊙ LIGHT POLE</li> <li>⊙ (UTILITY, GUY, POWER) POLE</li> <li>⊙ GUY WIRE</li> <li>⊙ ELECTRIC METER</li> <li>⊙ ELECTRIC MANHOLE</li> <li>⊙ AIR CONDITIONER</li> <li>⊙ GAS METER</li> <li>⊙ GAS VALVE</li> <li>⊙ TELEPHONE MANHOLE</li> <li>⊙ COMMUNICATION MANHOLE</li> </ul>	<ul style="list-style-type: none"> <li>⊙ RISER</li> <li>⊙ PIPE MARKER COMMUNICATIONS</li> <li>⊙ PIPE MARKER FIBEROPTICS</li> <li>⊙ PIPE MARKER ELECTRIC</li> <li>⊙ PIPE MARKER GAS</li> <li>⊙ SIGN</li> <li>⊙ MAILBOX</li> <li>⊙ PARKING METER (SINGLE/DOUBLE)</li> <li>⊙ POST</li> <li>⊙ SOIL BORING</li> <li>⊙ FLAG</li> <li>⊙ BOLLARD</li> <li>---720--- CONTOUR HIGHLIGHTED</li> <li>---719--- CONTOUR NORMAL</li> <li>--- POWER LINE</li> <li>--- OVERHEAD UTILITY</li> <li>--- COMMUNICATION</li> <li>--- ELECTRIC</li> <li>--- FIBEROPTIC</li> <li>--- GAS</li> <li>--- SANITARY SEWER</li> <li>--- STORMWATER</li> <li>--- TELEPHONE</li> <li>--- WATER</li> <li>--- WETLAND MARKER</li> <li>--- UNKNOWN</li> <li>--- TREE LINE</li> <li>--- FENCE</li> <li>--- GUARD RAIL</li> <li>⊙ DECIDUOUS TREE</li> <li>⊙ CONIFEROUS TREE</li> <li>⊙ BUSH</li> <li>--- PAVEMENT</li> <li>--- CONCRETE SURFACE</li> <li>--- DETECTABLE WARNING</li> <li>--- GRAVEL</li> <li>--- LANDSCAPING</li> <li>--- PAVERS</li> <li>--- FEMA FLOODPLAIN</li> <li>--- EDGE OF CLASSIFICATION</li> </ul>
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## BENCHMARKS

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

BM 1 EL = 782.96'  
SPIKE ON SW SIDE OF UTILITY POLE ON THE SOUTHWEST CORNER OF THE W KALAMAZOO AVE AND COOLEY ST INTERSECTION.

BM 2 EL = 783.36'  
SPIKE ON NORTH SIDE OF UTILITY POLE ON THE NORTHEAST CORNER OF THE N WESTMEDGE AVE AND ELEANOR ST INTERSECTION.

BM 3 EL = 783.68'  
RAILROAD SPIKE IN EAST FACE OF UTILITY POLE ON THE SOUTHWEST CORNER OF THE N WESTMEDGE AVE AND ELEANOR ST INTERSECTION.

BM 4 EL = 781.71'  
CUT BOX IN NORTHEAST CORNER OF LIGHT POLE BASE AT THE SOUTHWEST CORNER OF THE COOLEY ST AND ARCADIA CREEK INTERSECTION.

BM 5 EL = 784.99'  
SPIKE IN NORTHEAST FACE OF UTILITY POLE AT THE SOUTHWEST CORNER OF THE W WATER ST AND N PARK ST INTERSECTION.

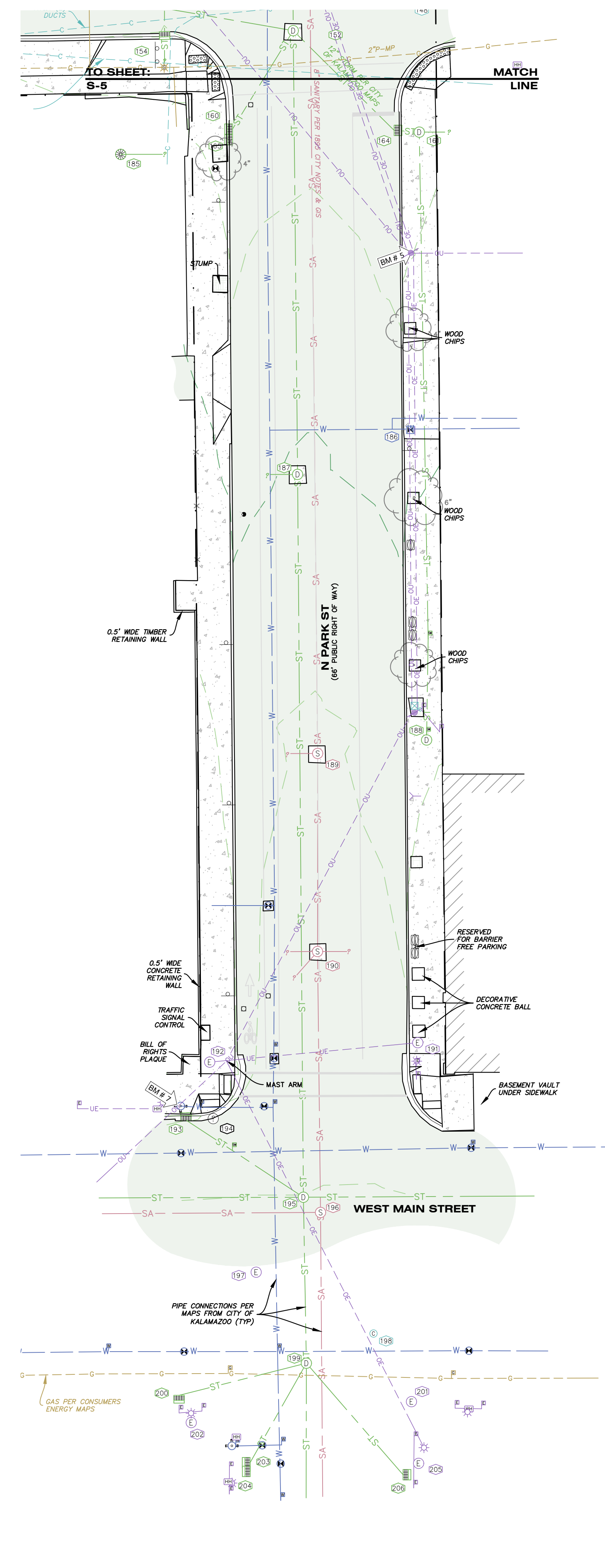
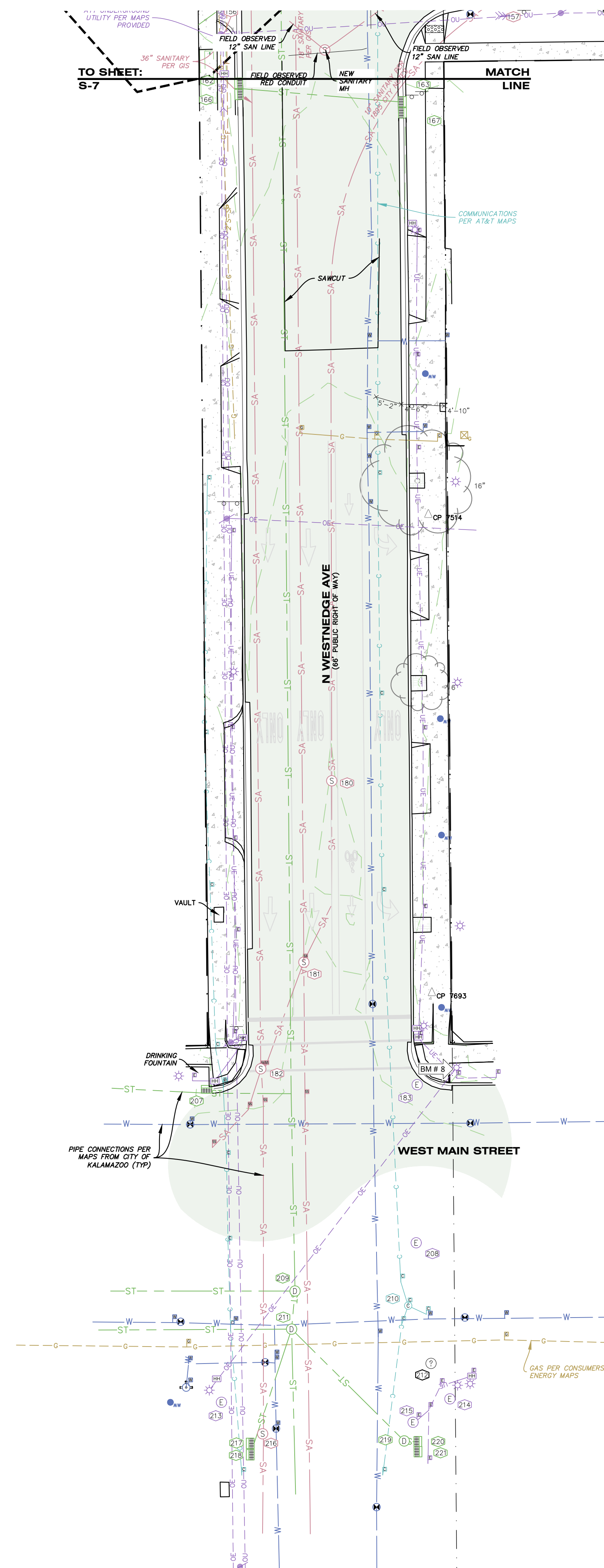
BM 6 EL = 785.11'  
BENCH IN UTILITY POLE ON THE WEST SIDE OF S WESTMEDGE AVE 70' S SOUTH OF THE CENTERLINE OF STADIUM DRIVE.

## SURVEY CONTROL

CP 4000 N = 291526.39 E = 12792418.18 EL = 783.43	CP 4001 N = 291178.65 E = 12792479.48 EL = 786.62
CP 4002 N = 291189.51 E = 12792763.68 EL = 785.11	CP 4003 N = 291253.76 E = 12793137.16 EL = 782.31
CP 4004 N = 291939.39 E = 12793054.62 EL = 781.68	CP 4005 N = 290936.33 E = 12793090.48 EL = 786.90
CP 4006 N = 291202.28 E = 12793512.71 EL = 781.93	CP 4007 N = 291938.06 E = 12792736.46 EL = 783.08
CP 4008 N = 291883.67 E = 12793494.43 EL = 780.24	CP 4009 N = 291846.26 E = 12792416.11 EL = 784.09
CP 4010 N = 292377.22 E = 12792462.80 EL = 786.32	CP 4011 N = 291698.90 E = 12792121.19 EL = 785.79

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ZAYOMI ZAYO BANDWIDTH MIDWEST, LLC FIBER OPTICS - 406-496-6510 - 04/13/22 - MAPS PROVIDED



## STRUCTURE DATA

<ul style="list-style-type: none"> <li>④ 4" WATER METER PIT MH RIM = 784.59' TOP OF PIPE 4" W-E IRON = 780.19'± TOP OF PIPE 10" W-E IRON = 780.29'± SEDIMENT = 779.99'</li> <li>④ 4.0' BRICK STM MH RIM = 785.12' INV. 21" N CLAY = 777.37' INV. 21" S CLAY = 777.42' INV. 10" W CLAY = 778.10' WATER = 777.30' SUMP = 777.12'</li> <li>④ 2.0' BLOCK STM MH RIM = 785.87' INV. 12" N PVC = 781.77' INV. 12" E PVC = 781.79' SEDIMENT = 781.62'</li> <li>④ 4.0' BLOCK SAN MH RIM = 786.11' INV. 8" N CLAY = 776.14' INV. 8" S CLAY = 776.18' INV. 6" E CLAY = 776.81'</li> <li>④ 4.0' BRICK SAN MH RIM = 786.35' INV. 6" E CLAY = 777.55' INV. 6" W CLAY = 777.12' INV. 8" N CLAY = 776.80' INV. 8" S CLAY = 776.80' INV. 8" SW CLAY = 776.85'</li> <li>④ ELECTRIC MDOOT MH RIM = 786.34'</li> <li>④ ELECTRIC MDOOT MH RIM = 786.40'</li> <li>④ STM CB RIM = 785.97'</li> <li>④ UNOPENED MH RIM = 786.10'</li> <li>④ STM MH RIM = 787.01'</li> <li>④ SAN MH RIM = 787.11'</li> <li>④ ELECTRIC MH RIM = 786.10'</li> <li>④ COMMUNICATION MH RIM = 787.02'</li> <li>④ STM MH RIM = 786.99'</li> <li>④ STM CB RIM = 786.26'</li> </ul>	<ul style="list-style-type: none"> <li>④ ELECTRIC MH RIM = 786.49'</li> <li>④ ELECTRIC MDOOT MH RIM = 786.84'</li> <li>④ STM CB RIM = 786.60'</li> <li>④ STM CB RIM = 786.58'</li> <li>④ ELECTRIC MDOOT MH RIM = 786.91'</li> <li>④ STM CB RIM = 786.58'</li> <li>④ STM CB RIM = 788.52'</li> <li>④ ELECTRIC CSM MH RIM = 789.72'</li> <li>④ STM MH RIM = 789.78'</li> <li>④ COMMUNICATION MH RIM = 789.66'</li> <li>④ STM MH RIM = 789.53'</li> <li>④ UNOPENED MH RIM = 789.26'</li> <li>④ ELECTRIC MDOOT MH RIM = 789.20'</li> <li>④ ELECTRIC MDOOT MH RIM = 789.13'</li> <li>④ ELECTRIC CITY MH RIM = 789.00'</li> <li>④ SAN MH RIM = 789.14'</li> <li>④ STM CB RIM = 789.09'</li> <li>④ STM CB RIM = 789.10'</li> <li>④ STM MH RIM = 789.08'</li> <li>④ STM CB RIM = 788.88'</li> <li>④ STM CB RIM = 788.88'</li> </ul>
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**PRELIMINARY**  
NOT FOR CONSTRUCTION

ISSUED FOR DATE

PROJECT TITLE  
KALAMAZOO EVENT CENTER

OWNER  
CD ARENA, LLC

SHEET TITLE  
TOPOGRAPHIC SURVEY

Kalamazoo, Michigan

DATE  
MAY 21, 2024

SHEET NUMBER  
TS 107

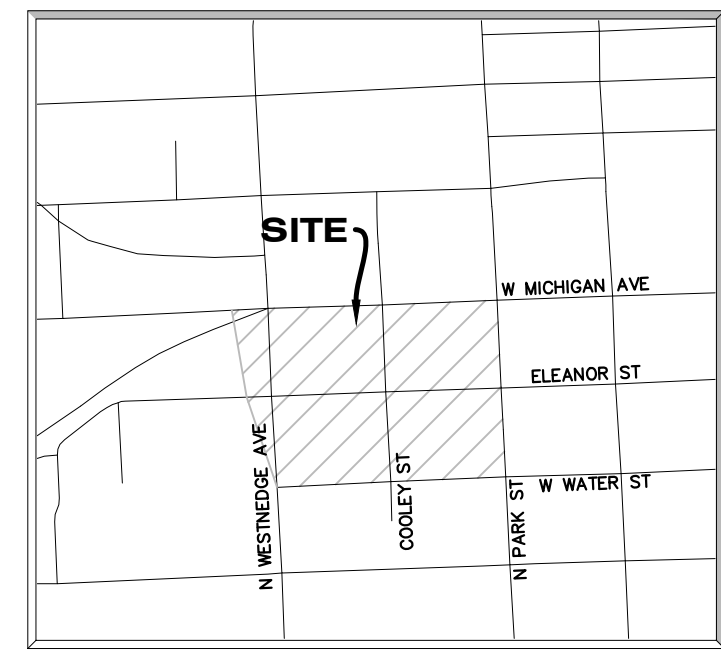
22-157.100





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FIELD WORK PERFORMED BY: HURLEY & STEWART, LLC



SECTION 15, TOWN 02 S, RANGE 11 W, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, N WESTNEDGE, W MICHIGAN AVE, N PARK ST, AND W WATER ST

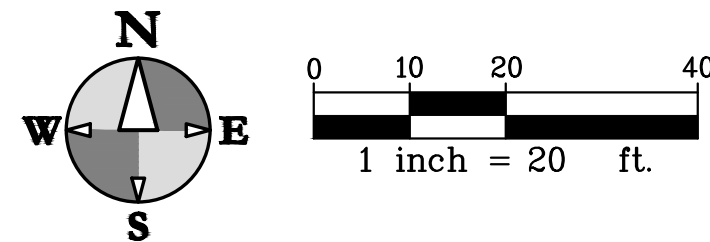
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BENCHMARKS

BM 1 EL = 782.96' SPIKE ON SW SIDE OF UTILITY POLE ON THE SOUTHWEST CORNER OF THE W KALAMAZOO AVE AND COOLEY ST INTERSECTION. BM 2 EL = 783.36' SPIKE ON NORTH SIDE OF UTILITY POLE ON THE NORTHEAST CORNER OF THE N WESTNEDGE AVE AND ELEANOR ST INTERSECTION. BM 3 EL = 783.68' RAILROAD SPIKE IN EAST FACE OF UTILITY POLE ON THE SOUTHWEST CORNER OF THE W WESTNEDGE AVE AND ELEANOR ST INTERSECTION. BM 4 EL = 781.71' OUT BOX IN NORTHEAST CORNER OF LIGHT POLE BASE AT THE SOUTHWEST CORNER OF THE W WATER ST AND N PARK ST INTERSECTION. BM 5 EL = 784.99' SPIKE IN NORTHEAST FACE OF UTILITY POLE AT THE SOUTHWEST CORNER OF THE W WATER ST AND N PARK ST INTERSECTION. BM 6 EL = 785.11' BENCH IN UTILITY POLE ON THE WEST SIDE OF S WESTNEDGE AVE 70'± SOUTH OF THE CENTERLINE OF STADIUM DRIVE.

BOUNDARY/TOPOGRAPHIC SURVEY



STRUCTURE INVENTORY

STRUCTURE DATA

Table listing structure details including type (e.g., 15'x4' CONCRETE STM CB), dimensions, materials, and elevations. Includes entries for concrete, brick, and block structures, as well as various utility lines and manholes.

LEGEND



Vertical text on the right margin: TowerPinkster Architecture - Engineering - Interiors, PROJECT TITLE KALAMAZOO EVENT CENTER, OWNER CD ARENA, LLC, SHEET NUMBER TS 108, DATE MAY 21, 2024, SHEET TITLE TOPOGRAPHIC SURVEY, Kalamazoo, Michigan, 269.552.4960 fax 269.552.4961 www.hurleystewart.com







DRAWING LOCATION: H:\31-0565 (Kalamazoo Event Center - Main Arena)\FINAL DRAWINGS\31-0565 (Kalamazoo Event Center - Main Arena)\31-0565 (Kalamazoo Event Center - Main Arena).DWG LAST SAVED BY: AHS/STW ON: 07/17/2024



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Call before you dig.



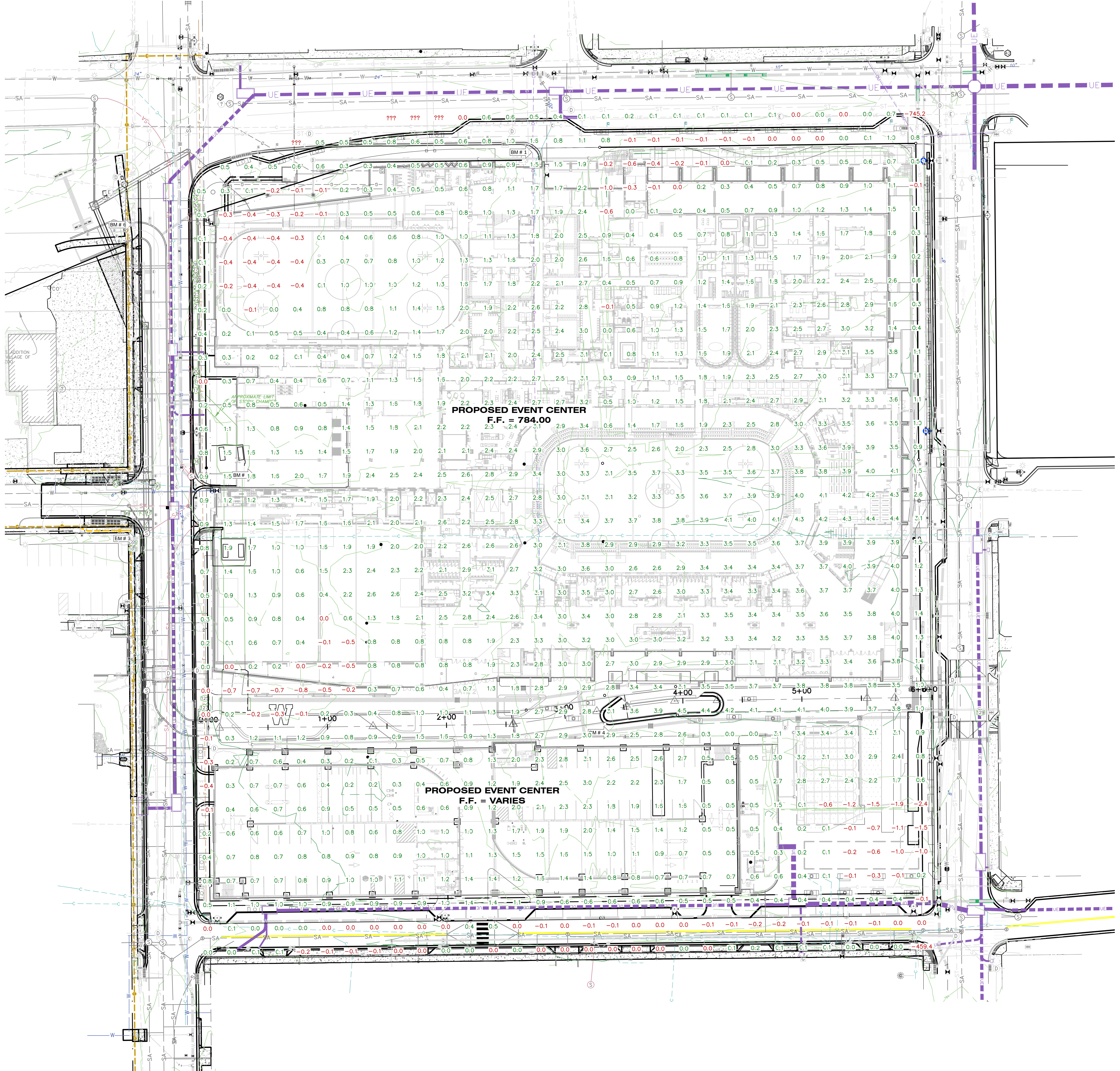
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FIELD WORK PERFORMED BY:  
HURLEY & STEWART, LLC

**TowerPinkster**  
Architecture - Engineering - Interiors

4 East Fulton Street, Suite 200  
Kalamazoo, Michigan 49001  
269.343.6533 FAX  
269.343.6133 PHONE  
TOWERPINKSTER.COM  
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**PRELIMINARY**  
NOT FOR CONSTRUCTION



**MASS GRADING PLAN LEGEND**

- 1.5 PROPOSED FILL
- 1.5 PROPOSED CUT
- 720 PROPOSED CONTOUR 5-FT
- 710 PROPOSED CONTOUR NORMAL
- 720 EXISTING CONTOUR 5-FT
- 710 EXISTING CONTOUR NORMAL

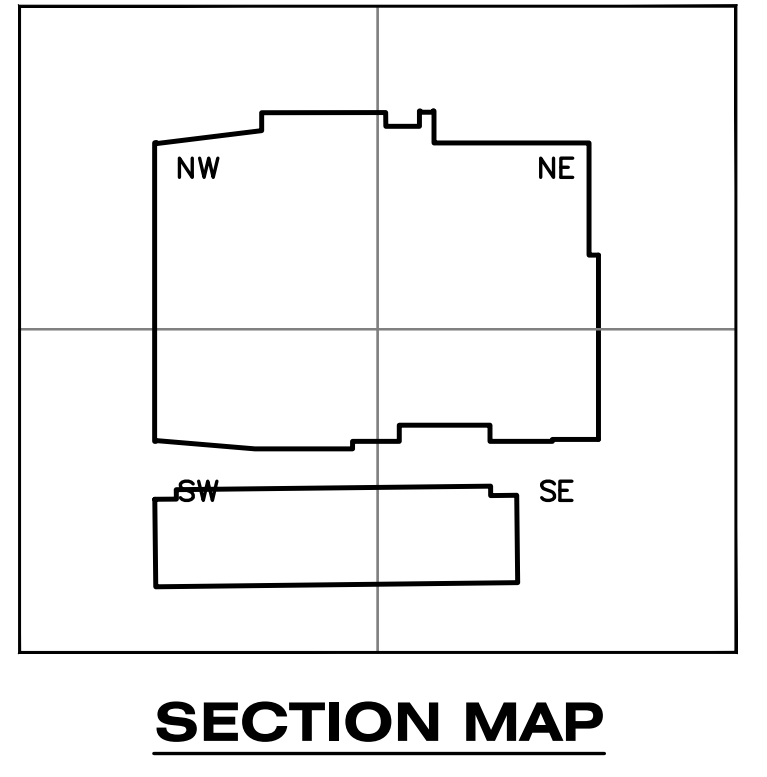
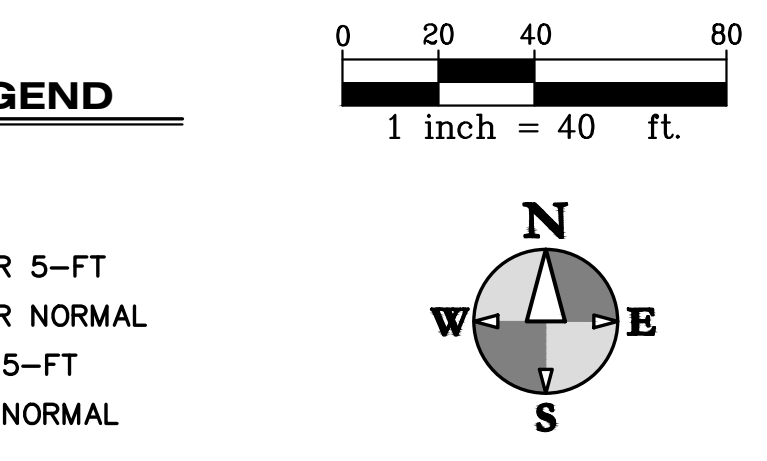
**OVERALL EARTHWORK SUMMARY**

CUT (ADJUSTED): 444 CFT  
FILL (ADJUSTED): 24,942 CFT  
TOTAL (ADJUSTED): 24,498 CFT <FILL>

- GRADING & SESC NOTES**
- MATCH EXISTING GRADES AROUND PERIMETER WITH SLOPES AS SHOWN. MATCH AT 1 ON 6 IF NOT LABELED.
  - ALL EXCAVATION AND SITE PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT, DRIESEN & ASSOCIATES, INC. PROJECT NO. 2251024.3A ISSUED APRIL 5, 2023.
  - THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
  - ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT GRADES AT EDGE OF METAL (EOM) UNLESS OTHERWISE NOTED.
  - ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
  - REMOVE AND REPLACE WITH CONTROLLED FILL ANY AREAS THAT HAVE BEEN SOFTENED BY RAINS, FREEZING, CONSTRUCTION EQUIPMENT, ETC.
  - ALL REQUIRED FILL FOR THIS PROJECT SHALL BE SELECTED EXCAVATED MATERIAL FROM THE SITE APPROVED BY THE ENGINEER OR CLASS II GRANULAR MATERIAL FROM BORROW AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
  - ALL GRANULAR FILL UNDER THE INFLUENCE OF THE ROADWAY AND PROCESSED ROAD GRAVEL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
  - ALL COMPACTION SHALL BE ACCOMPLISHED BY PLACING THE FILL IN 12" LOOSE LIFTS AND MECHANICALLY COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. FIELD DENSITY TESTS SHOULD BE PERFORMED ON EACH LIFT AS NECESSARY TO ENSURE THAT ADEQUATE MOISTURE CONDITIONS AND COMPACTION ARE BEING ACHIEVED.
  - SITE CONTRACTOR SHALL REMOVE AND STOCKPILE ALL TOPSOIL AND BLACK ORGANIC SOILS ON-SITE TO BE USED IN THE REGRADING OF LANDSCAPE AREAS. THIS MATERIAL IS NOT TO BE USED FOR FILL OR PAVEMENT SUBBASE. REMOVAL OF ANY EXCESS SOIL OFF-SITE SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
  - CONTRACTOR RESPONSIBLE FOR VERIFYING EARTHWORK CALCULATIONS PRIOR TO COMMENCING WORK. NO EXTRA EARTHWORK WILL BE PAID FOR ONCE EARTHWORK HAS BEGUN. ANY DISCREPANCIES WITH THE EARTHWORK CALCULATIONS SHALL BE REVIEWED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
  - 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.

**GRADING PLAN LEGEND**

- 720 PROPOSED CONTOUR 5-FT
- 710 PROPOSED CONTOUR NORMAL
- 720 EXISTING CONTOUR 5-FT
- 710 EXISTING CONTOUR NORMAL
- x 896.32 PROPOSED SPOT GRADE
- x 894.76 TOP AND BOTTOM OF CURB/WALL
- x 894.26 BTM EXISTING SPOT GRADE
- 1:4 25% PROPOSED SURFACE SLOPE
- SOIL BORING
- BM #XX BENCH MARK



ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
KALAMAZOO EVENT CENTER

OWNER  
CD ARENA, LLC

SHEET TITLE  
OVERALL EARTHWORK PLAN

Kalamazoo, Michigan

DATE  
SEPTEMBER 11,  
2024  
SHEET NUMBER  
C 200  
22-157.100



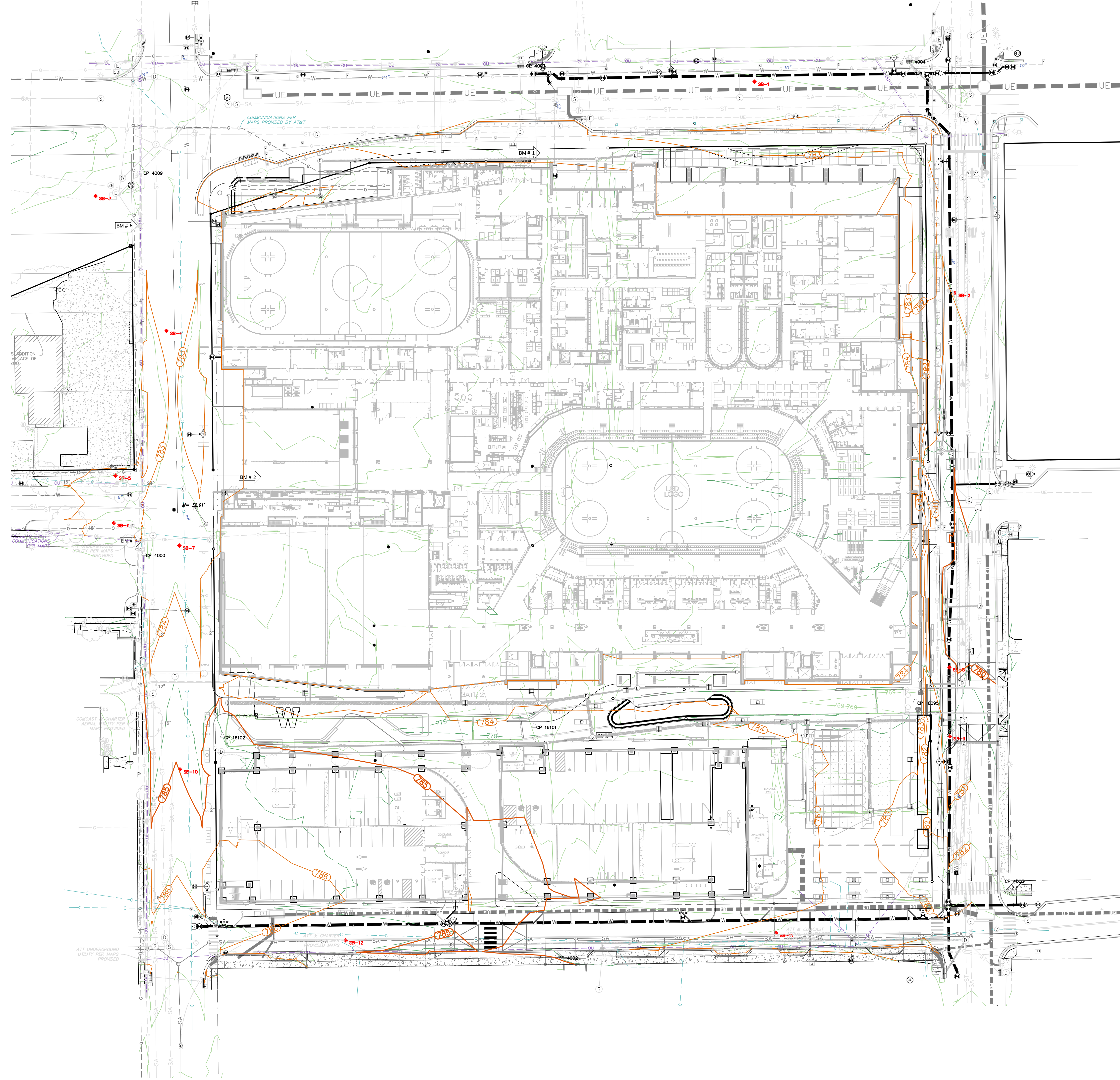


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Call before you dig.



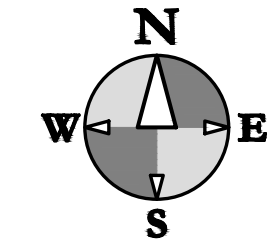
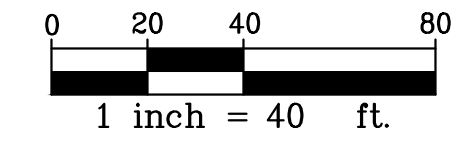
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FIELD WORK PERFORMED BY:  
HURLEY & STEWART, LLC



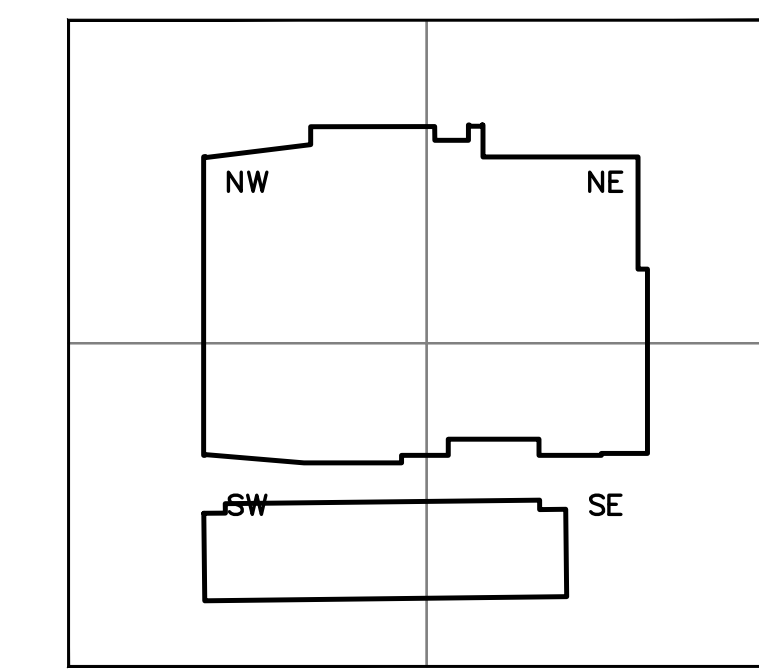
**GRADING PLAN LEGEND**

- 720 PROPOSED CONTOUR 5-FT
- 719 PROPOSED CONTOUR NORMAL
- -720 EXISTING CONTOUR 5-FT
- -719 EXISTING CONTOUR NORMAL
- x 896.32 PROPOSED SPOT GRADE
- x 894.76 TOP AND BOTTOM OF CURB/WALL
- x 894.26 B.M.
- x 895.25 EXISTING SPOT GRADE
- 1:4 2.5% PROPOSED SURFACE SLOPE
- ⊕ SOIL BORING
- BM #XX BENCH MARK



**GRADING & SESC NOTES**

1. MATCH EXISTING GRADES AROUND PERIMETER WITH SLOPES AS SHOWN. MATCH AT 1 ON 6 IF NOT LABELED.
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**SECTION MAP**



ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
KALAMAZOO EVENT CENTER

OWNER  
CD ARENA, LLC

SHEET TITLE  
OVERALL SITE GRADING PLAN

Kalamazoo, Michigan

DATE  
SEPTEMBER 11,  
2024

SHEET NUMBER  
C 201  
22-157.100



DRAWING LOCATION: H:\23-0000 (Kalamazoo Event Center - Main Area)\FINAL DRAWINGS\C-202 Site Grading Plan - NW.dwg LAST SAVED BY: TMM ON 07/17/2024



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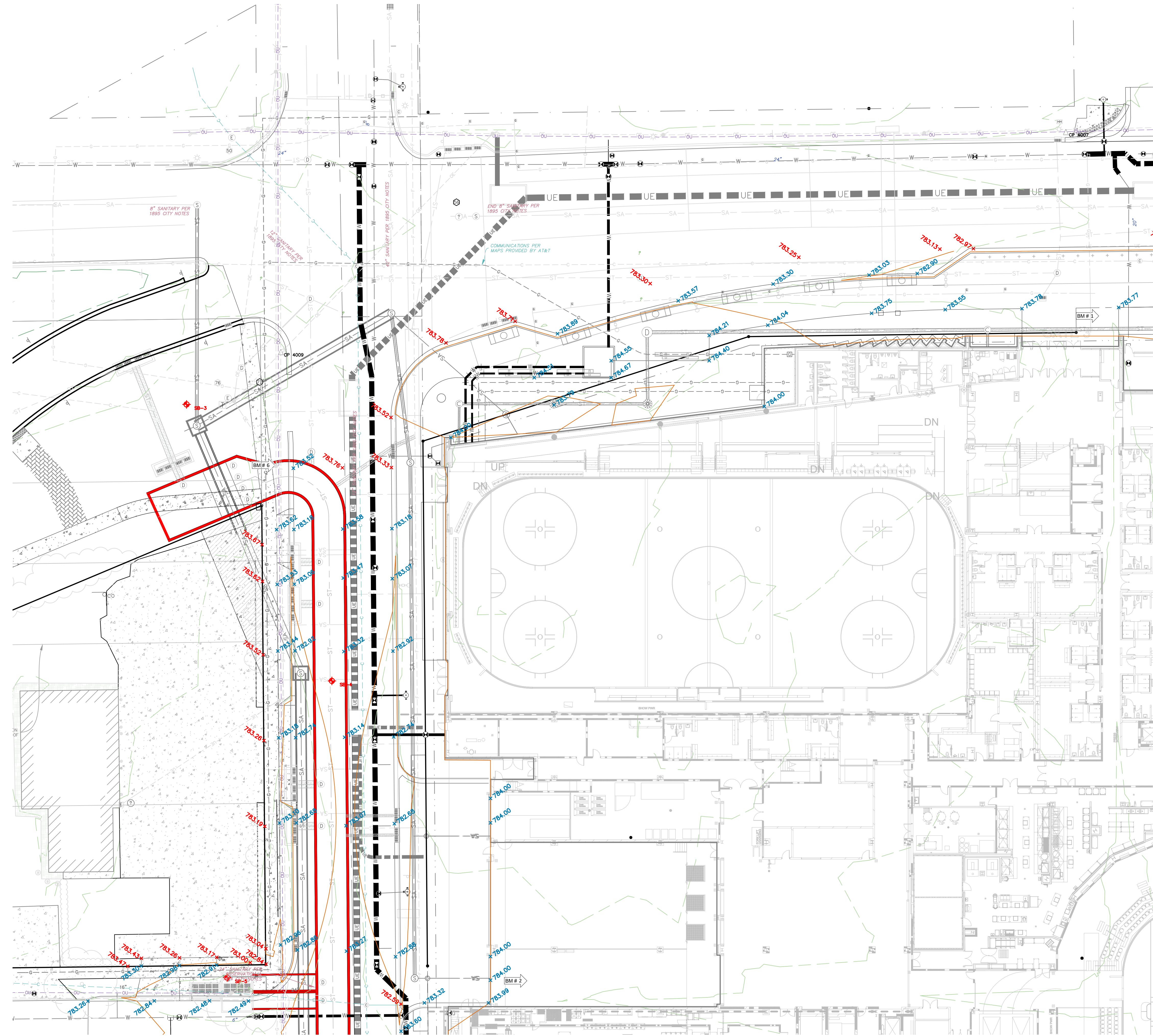


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kalamazoo, michigan 49009  
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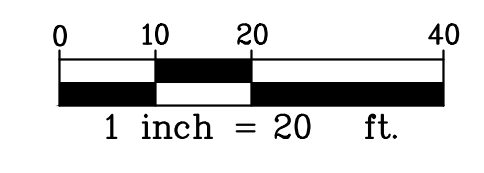
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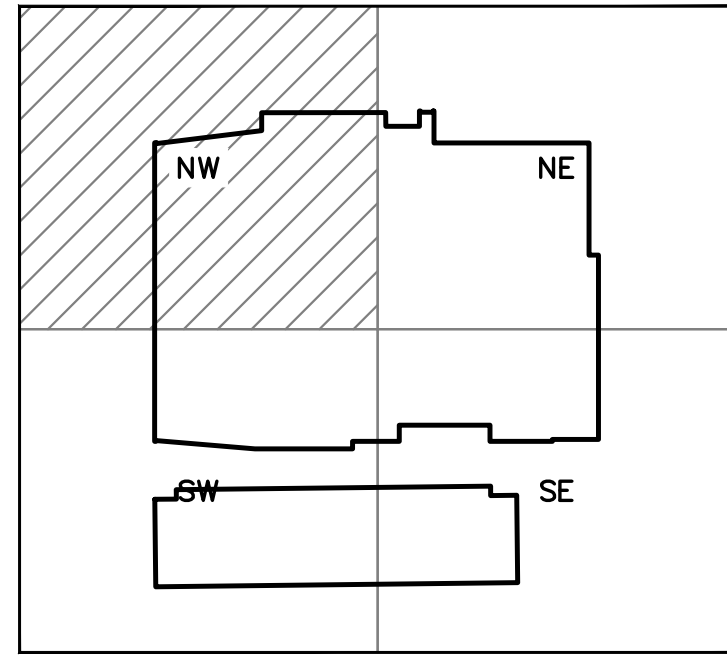
**GRADING PLAN LEGEND**

	PROPOSED CONTOUR 5-FT
	PROPOSED CONTOUR NORMAL
	EXISTING CONTOUR 5-FT
	EXISTING CONTOUR NORMAL
	PROPOSED SPOT GRADE
	PROPOSED SPOT GRADES: TOP AND BOTTOM OF CURB/WALL
	EXISTING SPOT GRADE
	PROPOSED SURFACE SLOPE
	SOIL BORING
	BENCH MARK



**GRADING NOTES**

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**SECTION MAP**

ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
KALAMAZOO EVENT CENTER

OWNER  
CD ARENA, LLC

Kalamazoo, Michigan

SHEET TITLE  
SITE GRADING PLAN - NW

DATE  
SEPTEMBER 11,  
2024

SHEET NUMBER  
C 202  
22-157.100



DRAWING LOCATION: H:\31-2000 (Remediation Event Center - Main Area)\31-2000\DRAWINGS\C 203 Site Grading Plan - NE.dwg LAST SAVED BY: HANK ON 07/17/2024

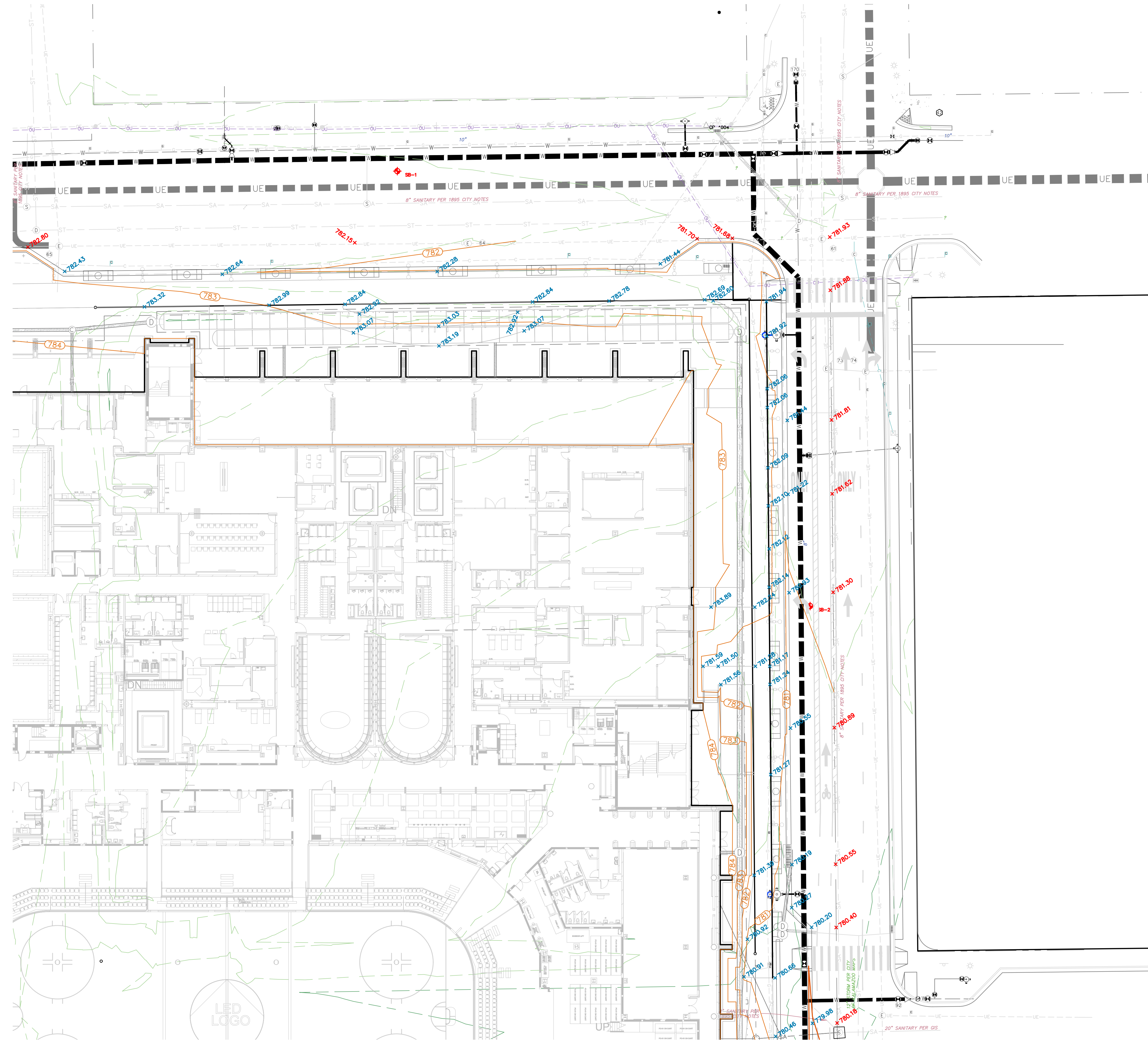


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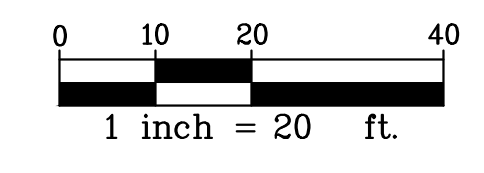
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FIELD WORK PERFORMED BY:  
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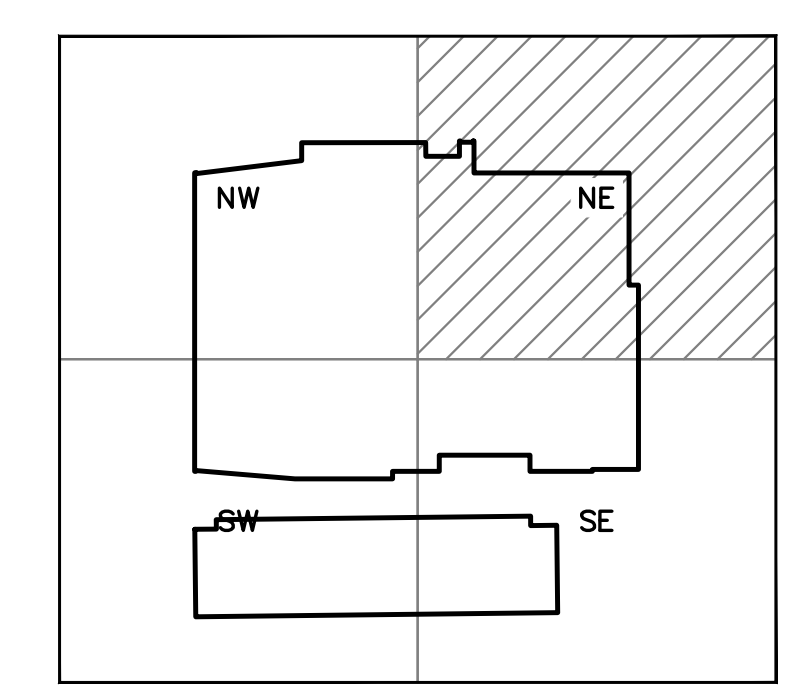
**GRADING PLAN LEGEND**

- PROPOSED CONTOUR 5-FT
- PROPOSED CONTOUR NORMAL
- EXISTING CONTOUR 5-FT
- EXISTING CONTOUR NORMAL
- x PROPOSED SPOT GRADE: TOP AND BOTTOM OF CURB/WALL
- x EXISTING SPOT GRADE
- 1:4 2.5% PROPOSED SURFACE SLOPE
- ⊕ SOIL BORING
- BM #XX BENCH MARK



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**SECTION MAP**

**PRELIMINARY**  
NOT FOR CONSTRUCTION

ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
KALAMAZOO EVENT CENTER

OWNER  
CD ARENA, LLC

SHEET TITLE  
SITE GRADING PLAN - NE

Kalamazoo, Michigan

DATE  
SEPTEMBER 11,  
2024

SHEET NUMBER  
C 203  
22-157.100

**TowerPinkster**  
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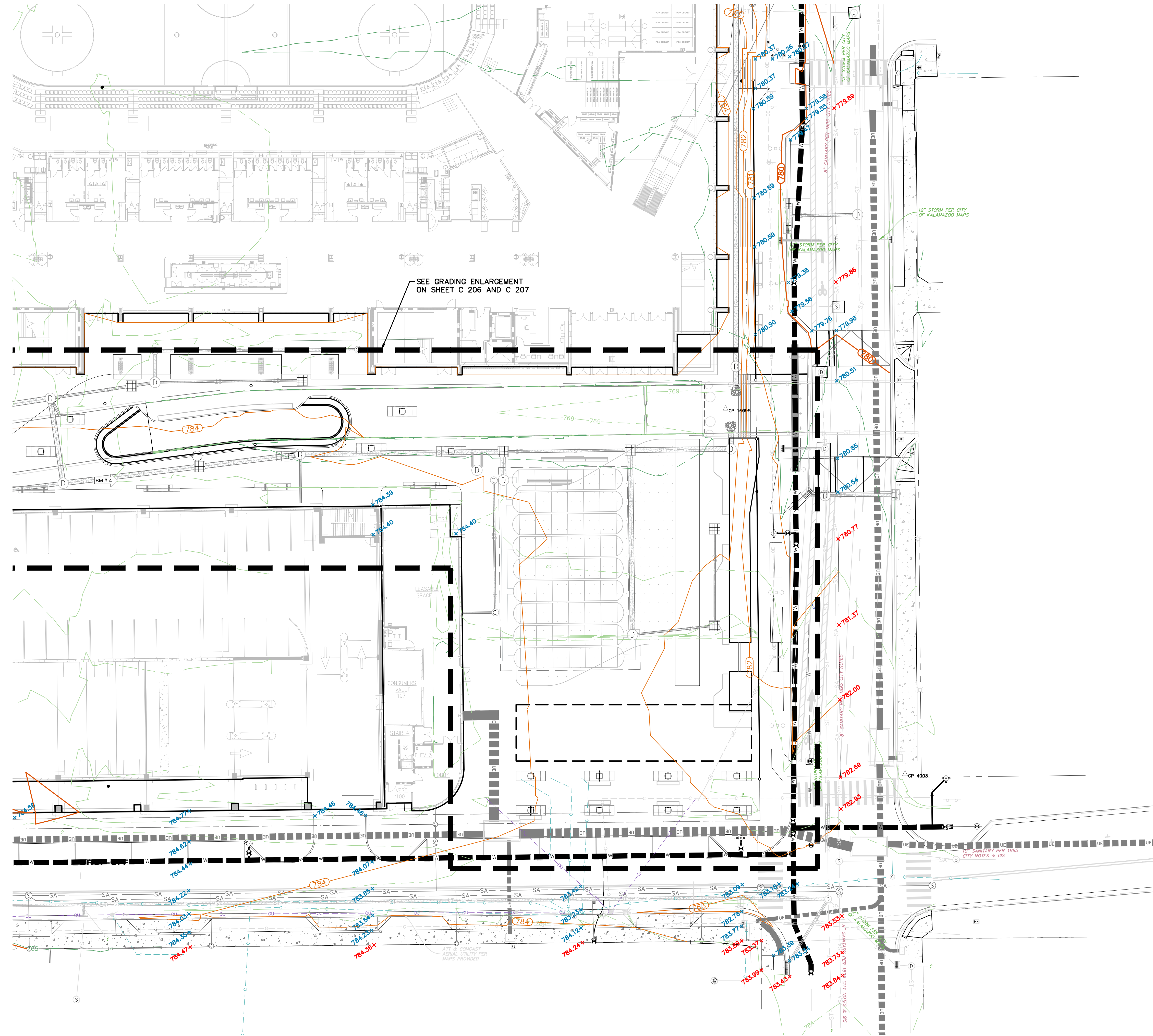
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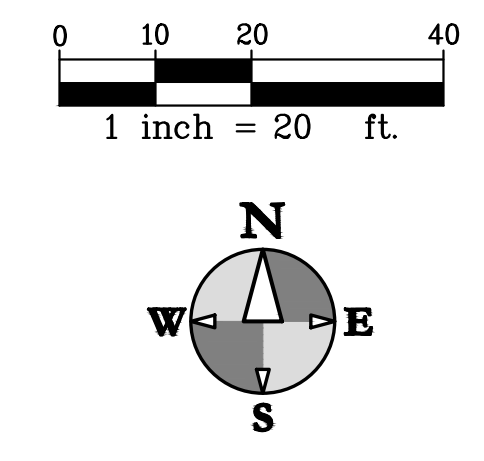
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FIELD WORK PERFORMED BY:  
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**PRELIMINARY**  
Not for construction

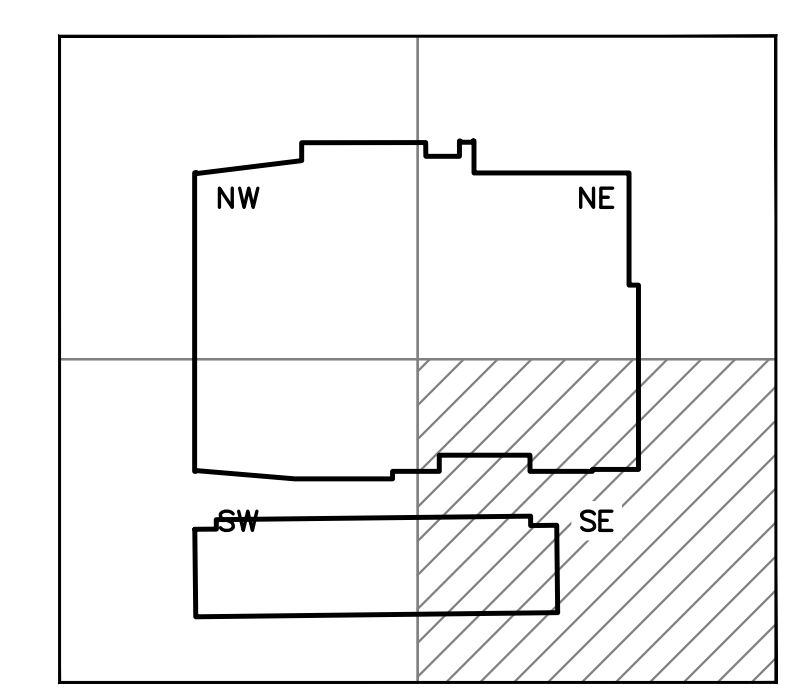


**GRADING PLAN LEGEND**

	PROPOSED CONTOUR 5-FT
	PROPOSED CONTOUR NORMAL
	EXISTING CONTOUR 5-FT
	EXISTING CONTOUR NORMAL
	PROPOSED SPOT GRADE
	PROPOSED SPOT GRADES: TOP AND BOTTOM OF CURB/WALL
	EXISTING SPOT GRADE
	PROPOSED SURFACE SLOPE
	SOIL BORING
	BENCH MARK



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**SECTION MAP**

ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
KALAMAZOO EVENT CENTER

OWNER  
CD ARENA, LLC

Kalamazoo, Michigan

SHEET TITLE  
SITE GRADING PLAN - SE

SHEET NUMBER  
**C 205**  
DATE  
SEPTEMBER 11,  
2024  
22-157.100





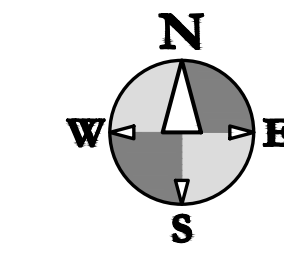
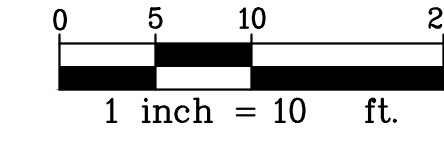
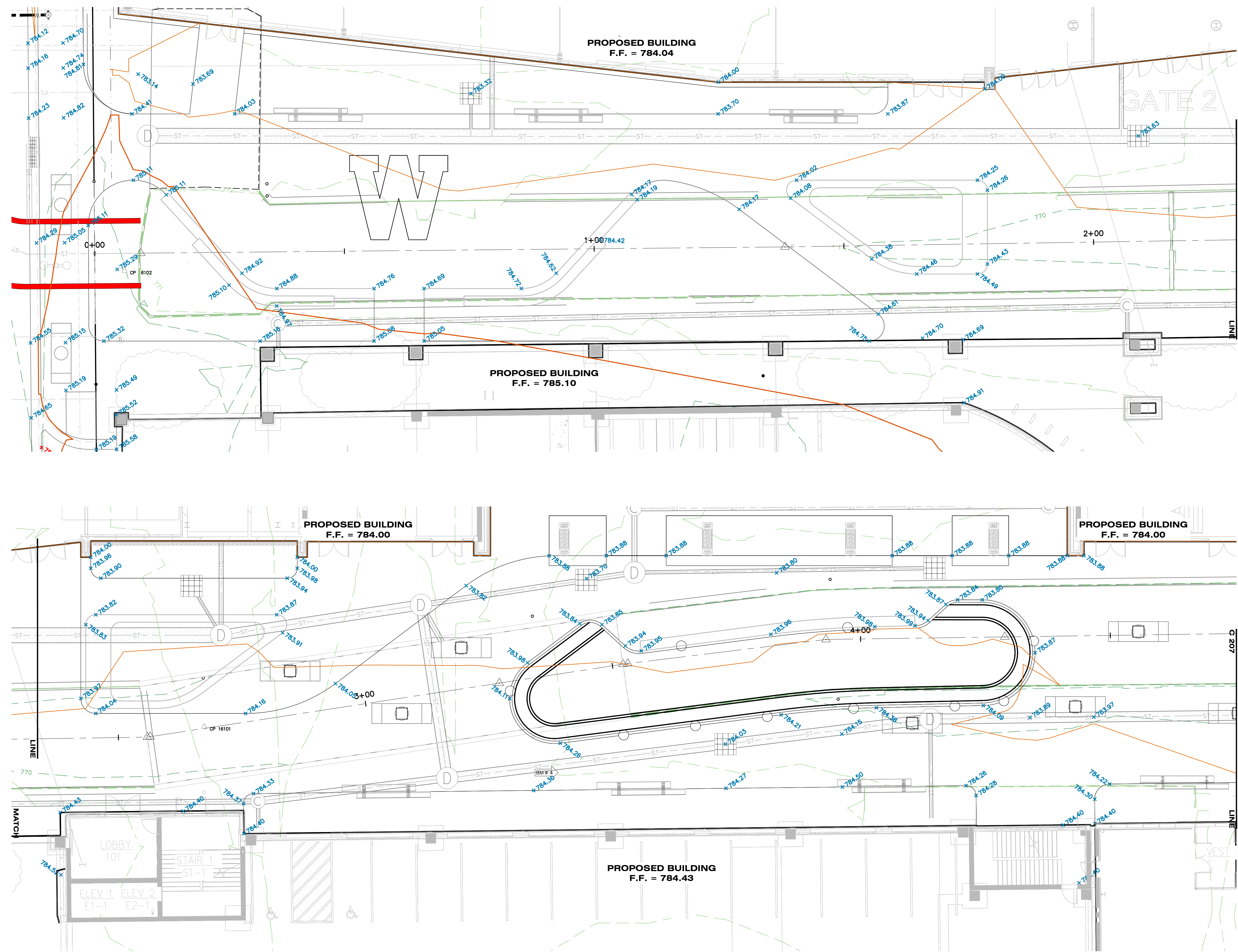
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FIELD WORK PERFORMED BY:  
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**GRADING PLAN LEGEND**

- PROPOSED CONTOUR 5-FT
- PROPOSED CONTOUR NORMAL
- EXISTING CONTOUR 5-FT
- EXISTING CONTOUR NORMAL
- PROPOSED SPOT GRADE
- PROPOSED SPOT GRADES: TOP AND BOTTOM OF CURB/WALL
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ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
KALAMAZOO EVENT CENTER

OWNER  
CD ARENA, LLC

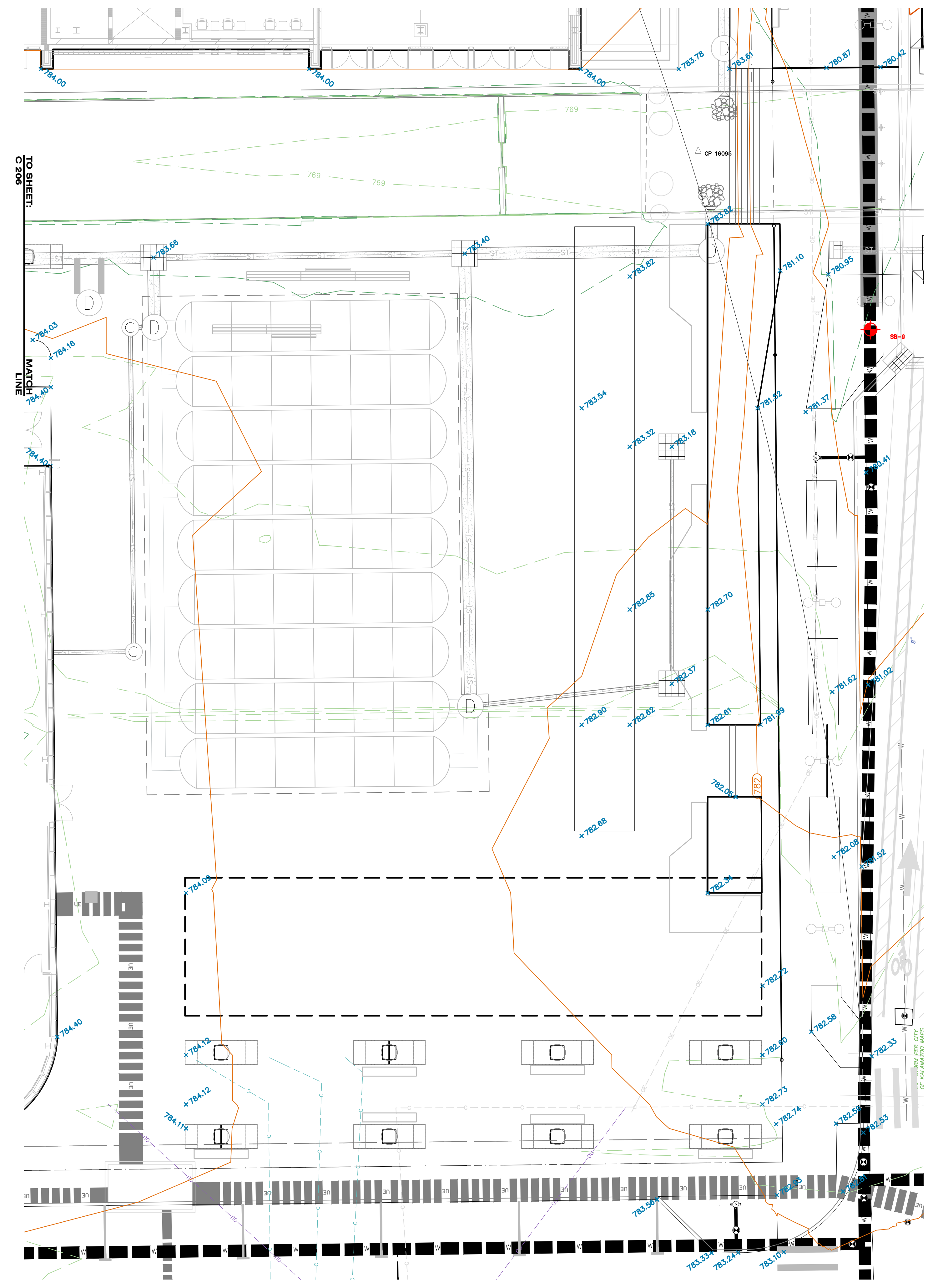
SHEET TITLE  
GRADING ENLARGEMENTS

Kalamazoo, Michigan

DATE  
SEPTEMBER 11,  
2024  
SHEET NUMBER  
C 206  
22-157.100

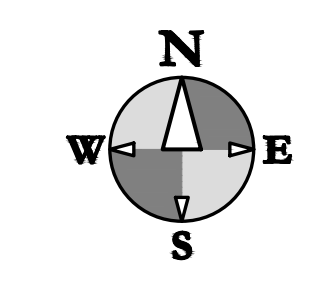
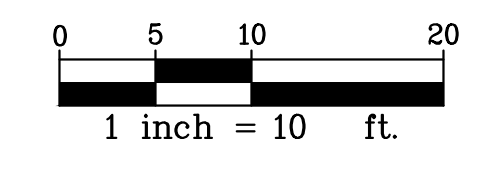


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**GRADING PLAN LEGEND**

- PROPOSED CONTOUR 5-FT
- PROPOSED CONTOUR NORMAL
- EXISTING CONTOUR 5-FT
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- x PROPOSED SPOT GRADE
- x PROPOSED SPOT GRADES: TOP AND BOTTOM OF CURB/WALL
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10. SITE CONTRACTOR SHALL REMOVE AND STOCKPILE ALL TOPSOIL AND BLACK ORGANIC SOILS ON-SITE TO BE USED IN THE REGRADING OF LANDSCAPE AREAS. THIS MATERIAL IS NOT TO BE USED FOR FILL OR PAVEMENT SUBBASE. REMOVAL OF ANY EXCESS SOIL OFF-SITE SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
11. CONTRACTOR RESPONSIBLE FOR VERIFYING EARTHWORK CALCULATIONS PRIOR TO COMMENCING WORK. NO EXTRA EARTHWORK WILL BE PAID FOR ONCE EARTHWORK HAS BEGUN. ANY DISCREPANCIES WITH THE EARTHWORK CALCULATIONS SHALL BE REVIEWED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
12. 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.

**TowerPinkster**  
Architecture · Engineering · Interiors  
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ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
KALAMAZOO EVENT CENTER

OWNER  
CD ARENA, LLC

SHEET TITLE  
GRADING ENLARGEMENTS

Kalamazoo, Michigan

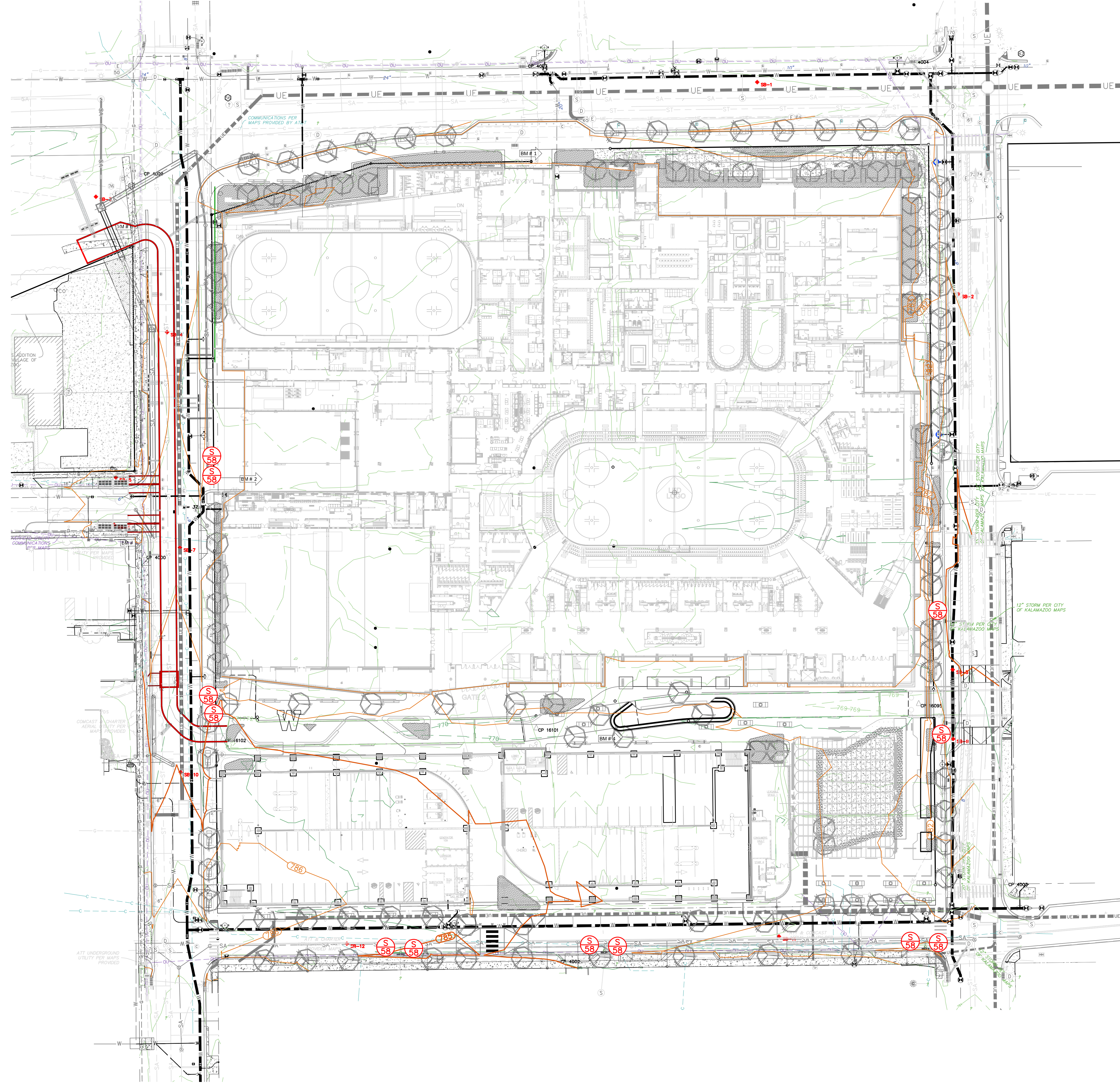
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2024  
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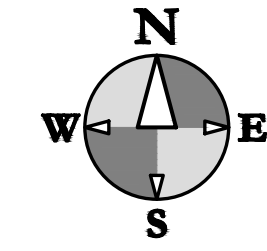
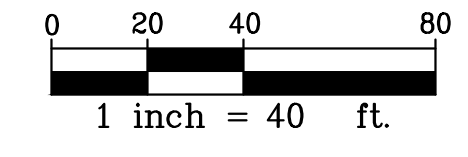
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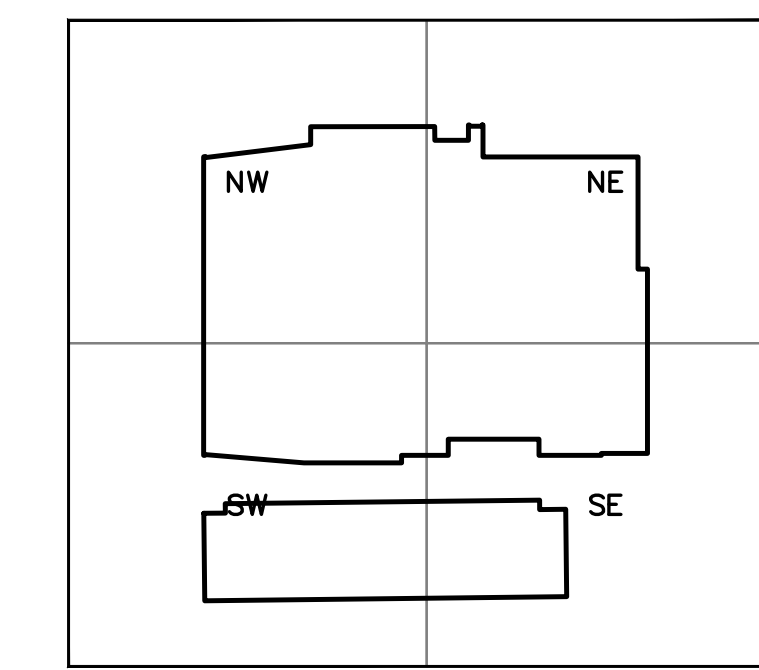
**SESC PLAN LEGEND**

- DRAINAGE DIRECTION
- - - PROPOSED SILT FENCE
- BM XXX BENCH MARK
- S XX SOIL EROSION MEASURE
- S XX SEDIMENT CONTROL MEASURE
- LIMITS OF CONSTRUCTION



**SESC NOTES**

1. ALL WORK WILL COMPLY WITH THE PROVISIONS OF THE SOIL EROSION AND SEDIMENTATION CONTROL ACT (PA 451, PART 91 OF 1994 AS AMENDED) ADMINISTERED BY THE CITY OF KALAMAZOO.
2. FOR INSTALLATION SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL (SESC) MEASURES, REFER TO THE STATE OF MICHIGAN DEPARTMENT OF TECHNOLOGY, MANAGEMENT, AND BUDGET (DTMB) SESC MANUAL.
3. AVOID UNNECESSARY DISTURBING OR REMOVING EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE AREAS ACT AS SEDIMENT FILTERS.
4. ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEANUP AND APPROVAL.
5. ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION.
6. ALL SOIL PILES SHALL BE SURROUNDED BY SILT FENCE IF ALLOWED TO REMAIN IN PLACE FOR MORE THAN 7 DAYS. TOPSOIL PILES SHALL BE SEEDED IF ALLOWED TO REMAIN IN PLACE FOR MORE THAN 20 DAYS. SPOIL PILES SHALL NOT BE PLACED WITHIN 50' FROM ANY TEMPORARY OR PERMANENT WATERCOURSE.
7. THE CONTRACTOR SHALL COMPLY WITH THE WEEKLY RECOMMENDATIONS OF THE CERTIFIED STORM WATER OPERATOR.
8. PROVIDE SILT SACKS IN EACH CATCH BASIN UNTIL SITE IS STABILIZED.
9. SEE LANDSCAPING PLAN FOR FINAL SLOPE TREATMENTS.
10. PLACE TOPSOIL AND SEED ACCORDING TO THE LANDSCAPE PLANS AS SOON AS AREAS ARE BROUGHT TO GRADE.
11. WATER SITE WHEN NECESSARY TO PREVENT AIR BORNE SEDIMENT TRANSFER.
12. STRAW MULCH BLANKETS SHALL BE USED ON 3:1 SLOPES OR GREATER. ALL SLOPES ON SITE SHALL BE 4:1 OR LESS, UNLESS OTHERWISE DIRECTED BY ENGINEER.
13. SITE CONTRACTOR SHALL REMOVE AND STOCKPILE ALL TOPSOIL AND BLACK ORGANIC SOILS ON-SITE TO BE USED IN THE REGRADING OF LANDSCAPE AREAS. THIS MATERIAL IS NOT TO BE USED FOR FILL OR PAVEMENT SUBBASE. REMOVAL OF ANY EXCESS SOIL OFF-SITE SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
14. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. SCRAPE ROAD AT THE END OF EACH WORKDAY AND SWEEP AT LEAST ONCE A WEEK.
15. ANY DISTURBED AREA THAT WILL BE LEFT UNWORKED 5 DAYS OR LONGER MUST BE SEEDED AND MULCHED OR SOODED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEEDED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.
16. ROAD RIGHTS-OF-WAY MUST BE STABILIZED WITH SEED AND MULCH WITHIN 5 DAYS OF COMPLETING UTILITY WORK IN THE RIGHT-OF-WAY.
17. AREAS OF EARTH CHANGE THAT ARE DISTURBED BEYOND THE FALL SEEDING DEADLINE (NOV. 1) MUST BE TEMPORARILY STABILIZED WITH A MINIMUM OF STRAW MULCH SECURELY CRIMPED TO THE GROUND.
18. ACCUMULATED SEDIMENT TO BE REMOVED FROM STORM SYSTEM UPON COMPLETION OF CONSTRUCTION. ALL TEMPORARY CONTROLS TO BE REMOVED AFTER SITE IS STABILIZED AND VEGETATION ESTABLISHED.
19. 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.



**SECTION MAP**



ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
KALAMAZOO EVENT CENTER

OWNER  
CD ARENA, LLC

Kalamazoo, Michigan

SHEET TITLE  
SESC PLAN

DATE  
SEPTEMBER 11,  
2024

SHEET NUMBER  
C 208  
22-157.100



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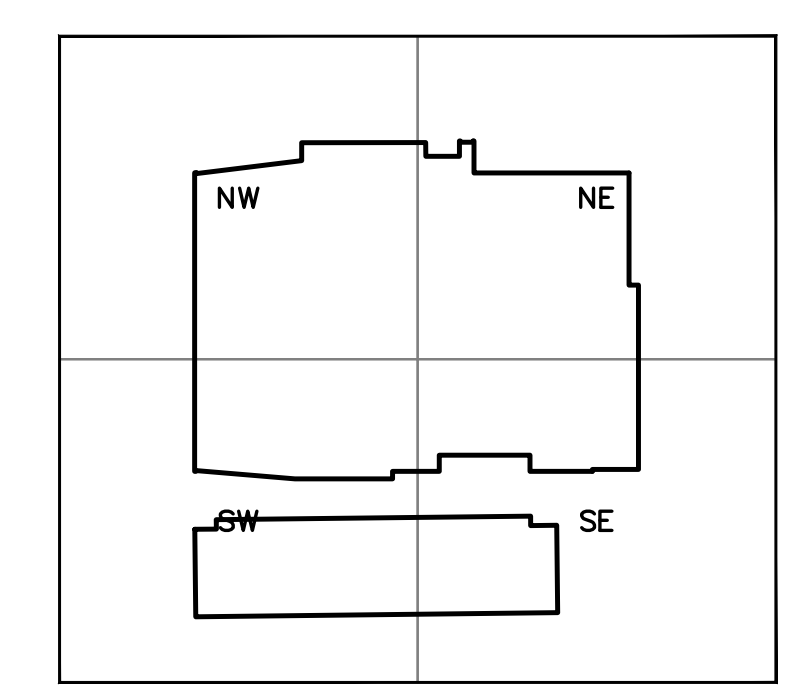
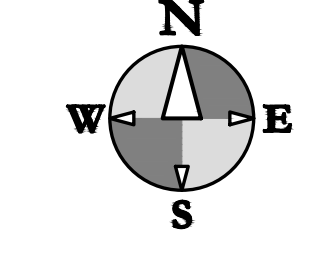
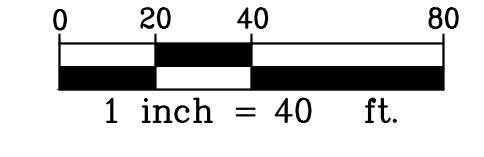
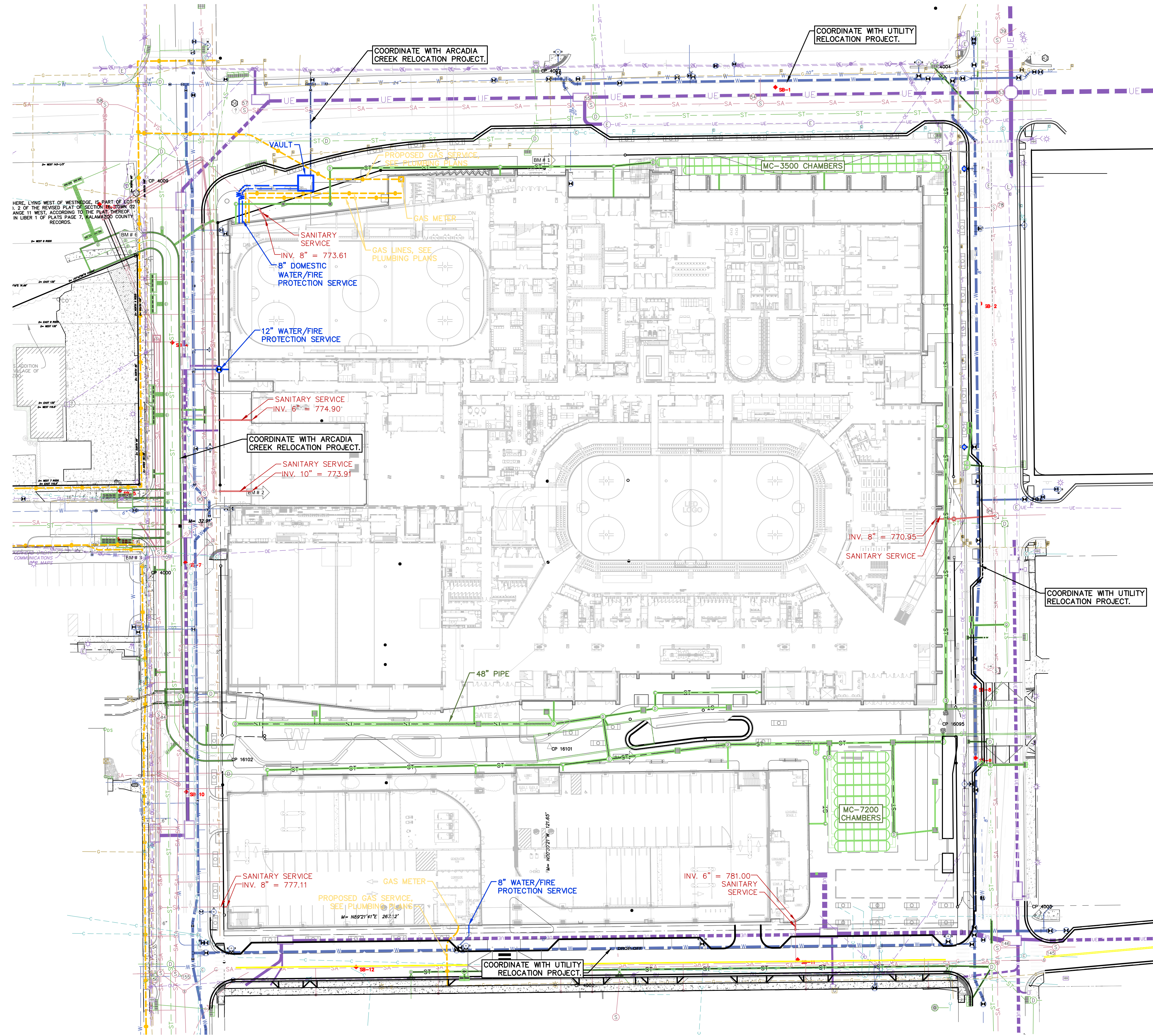
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**SECTION MAP**

ISSUED FOR DATE

PROJECT TITLE  
KALAMAZOO EVENT CENTER

OWNER  
CD ARENA, LLC

Kalamazoo, Michigan

SHEET TITLE  
OVERALL SITE UTILITY PLAN

DATE  
SEPTEMBER 11,  
2024

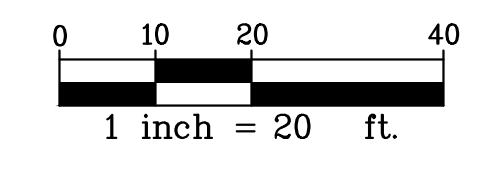
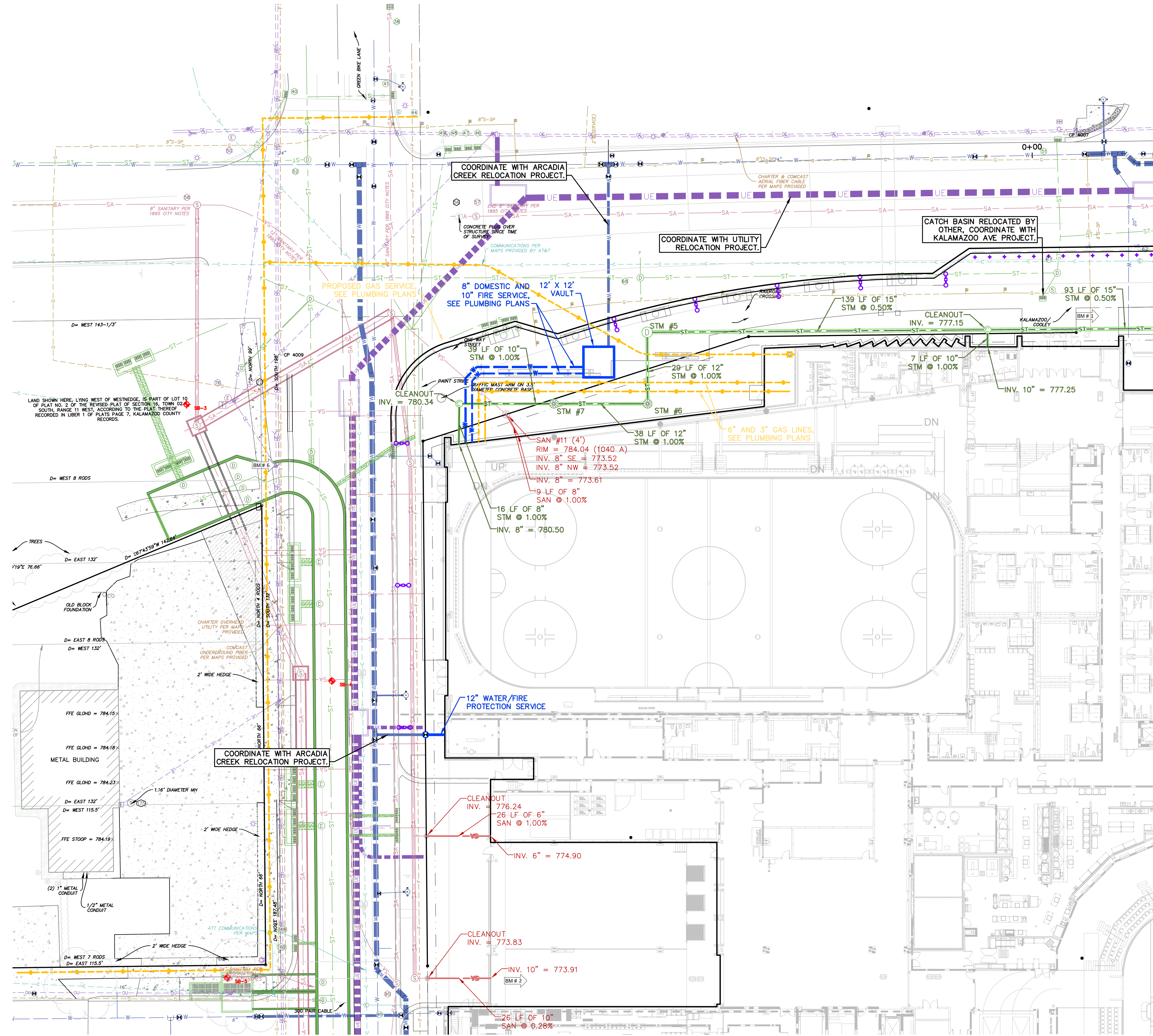
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**C 300**  
22-157.100





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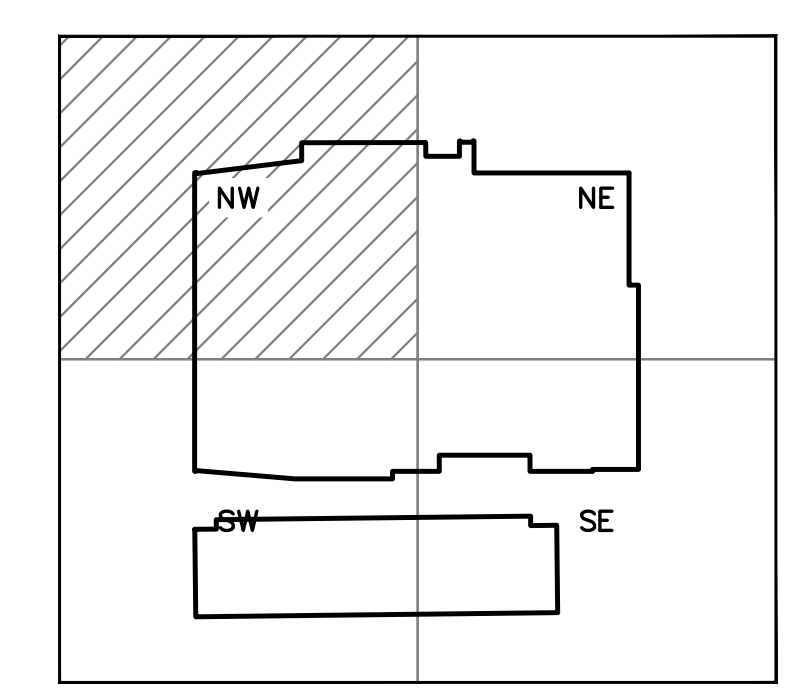


**UTILITY NOTES**

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**STORM SEWER STRUCTURE SCHEDULE - NW**

STR. #	RIM EL.	DIAM.	CASTING	PIPES IN:	PIPES OUT
STM #5	784.27	4'	1040 A	12" S: 779.28	15" E: 777.85
STM #6	783.78	4'	1040 O2	12" W: 779.57	12" N: 779.57
STM #7	783.78	4'	1040 O2	10" W: 779.95	12" E: 779.95



**SECTION MAP**

ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
**KALAMAZOO EVENT CENTER**

OWNER  
**CD ARENA, LLC**

**Kalamazoo, Michigan**

SHEET TITLE  
**SITE UTILITY PLAN - NW**

SHEET NUMBER  
**C 301**  
DATE  
**SEPTEMBER 11, 2024**  
22-157.100

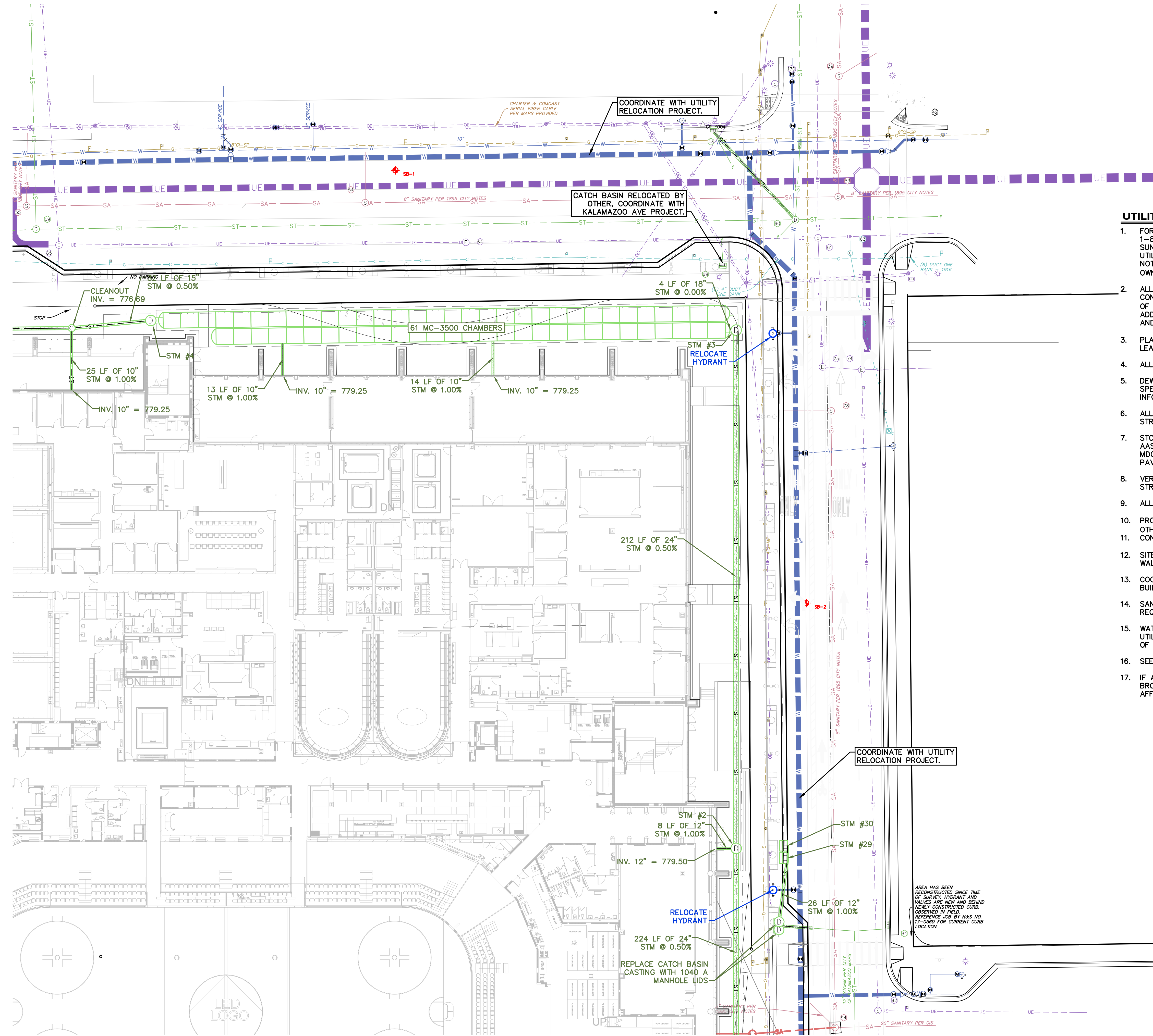




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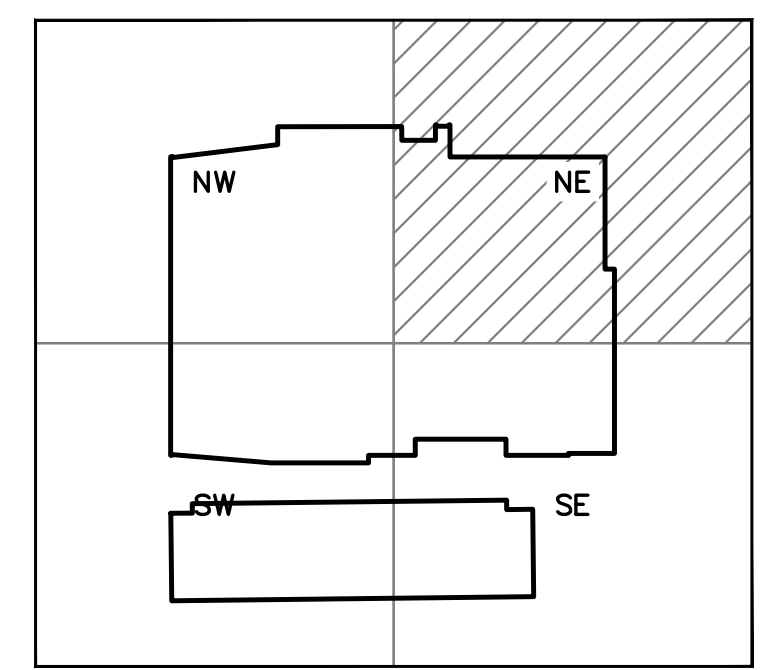


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**STORM SEWER STRUCTURE SCHEDULE - NE**

STR. #	RIM EL.	DIAM.	CASTING	PIPES IN:	PIPES OUT
STM #2	783.94	4'	1040 A	24" N: 777.47 12" W: 779.42	24" S: 779.00
STM #3	782.16	5'	1040 A	18" W: 776.40 18" N: 776.40	24" S: 776.40
STM #4	783.65	5'	1040 A	15" W: 776.53	24" E: 776.42
STM #29	778.42	4'	7045 M2	12" S: 776.32 12" N: 776.32	
STM #30	778.46	4'	7045 M2	12" S: 776.37	



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KALAMAZOO EVENT CENTER

OWNER  
CD ARENA, LLC

SHEET TITLE  
SITE UTILITY PLAN - NE

Kalamazoo, Michigan

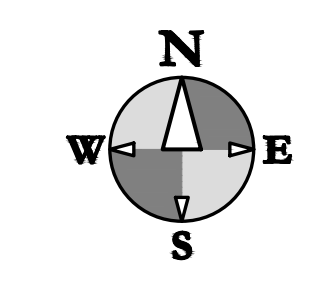
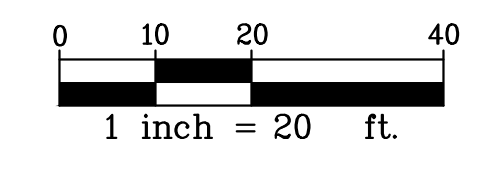
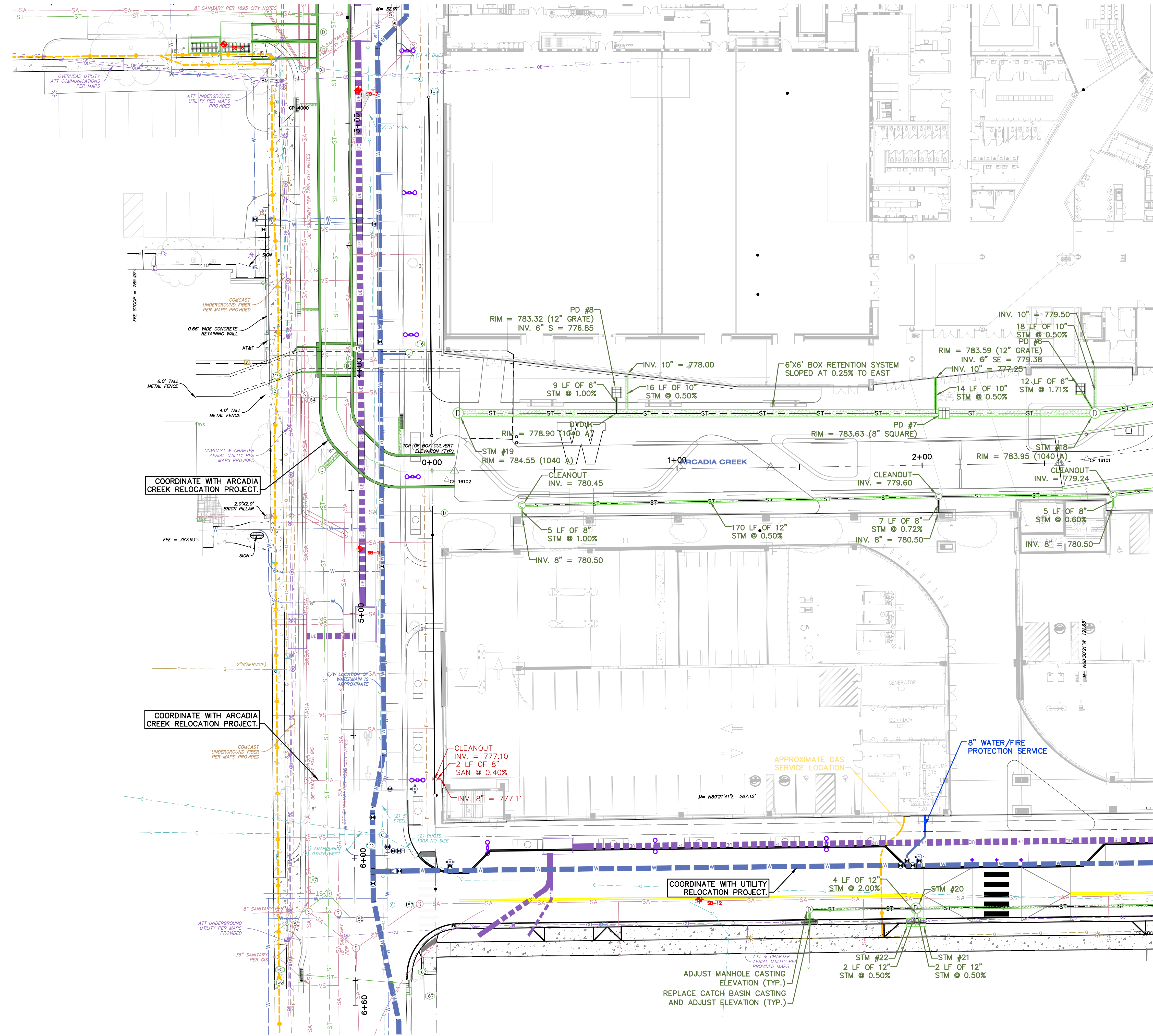
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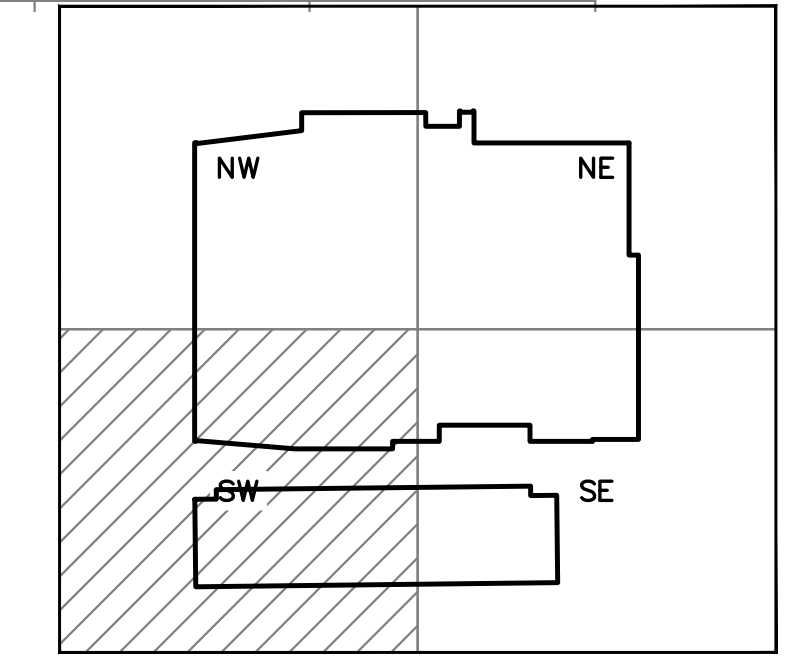
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STM #	EL.	DIAM.	CASTING	PIPES IN: 8" W/ 2" RIPS OUT	24" W: 778.15	24" S: 777.43	12" E: 780.63
#1	783.66	5'	5105 M3	24" W: 778.15	24" S: 777.43	12" E: 780.63	
#2	783.85	5'	1040 A	24" W: 777.37	24" S: 777.37	24" E: 777.37	
#3	783.61	5'	1040 A	24" W: 774.78	24" S: 774.78	24" E: 779.05	
#4	784.28	5'	784.28	24" W: 778.57	24" S: 778.57	24" E: 779.05	
#5	783.40	5'	5105 M3	12" W: 780.37	24" E: 774.99		



**SECTION MAP**



ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

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KALAMAZOO EVENT CENTER

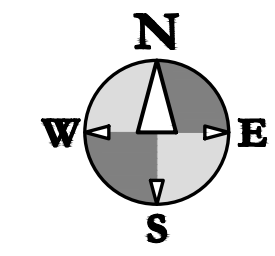
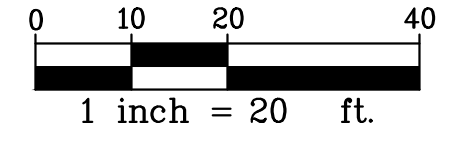
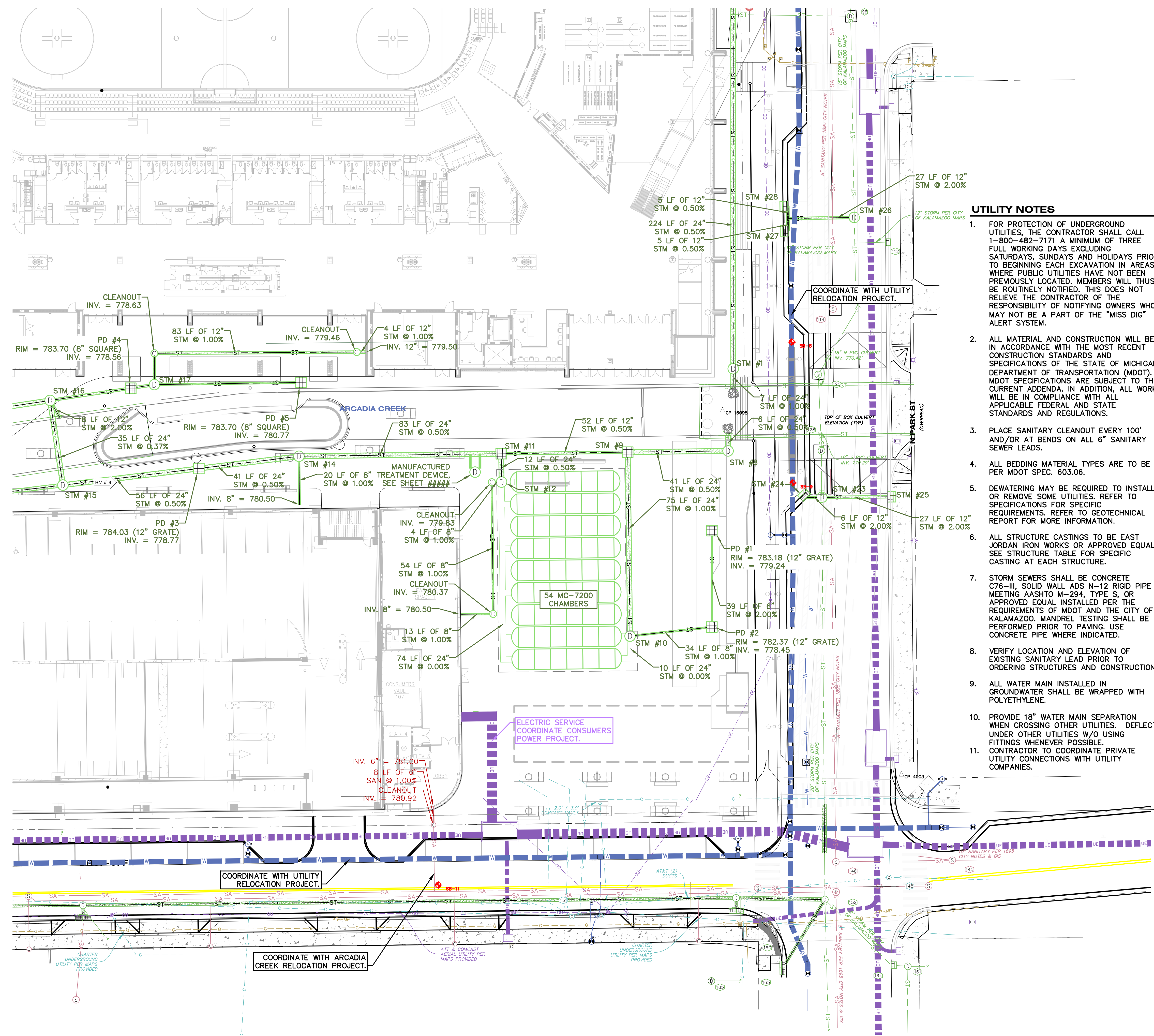
OWNER  
CD ARENA, LLC

SHEET TITLE  
SITE UTILITY PLAN - SW

Kalamazoo, Michigan

DATE  
SEPTEMBER 11,  
2024  
SHEET NUMBER  
C 303  
22-157.100



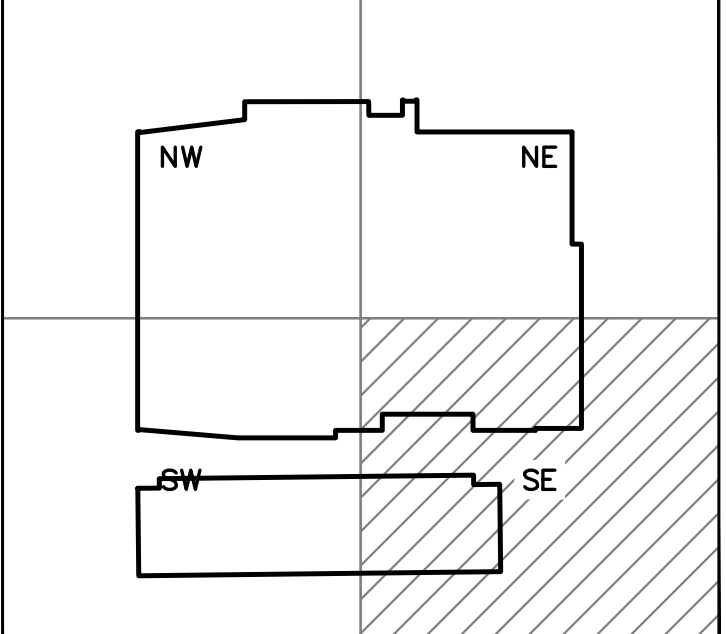


**UTILITY NOTES**

- 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 THIS 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.
- ALL MATERIAL AND CONSTRUCTION WILL BE IN ACCORDANCE WITH THE MOST RECENT CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE STATE OF MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT). MDOT SPECIFICATIONS ARE SUBJECT TO THE CURRENT ADDENDA. IN ADDITION, ALL WORK WILL BE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL AND STATE STANDARDS AND REGULATIONS.
- PLACE SANITARY CLEANOUT EVERY 100' AND/OR AT BENDS ON ALL 6" SANITARY SEWER LEADS.
- ALL BEDDING MATERIAL TYPES ARE TO BE PER MDOT SPEC. 603.06.
- DEWATERING MAY BE REQUIRED TO INSTALL OR REMOVE SOME UTILITIES. REFER TO SPECIFICATIONS FOR SPECIFIC REQUIREMENTS. REFER TO GEOTECHNICAL REPORT FOR MORE INFORMATION.
- ALL STRUCTURE CASTINGS TO BE EAST JORDAN IRON WORKS OR APPROVED EQUAL. SEE STRUCTURE TABLE FOR SPECIFIC CASTING AT EACH STRUCTURE.
- STORM SEWERS SHALL BE CONCRETE C78-III, SOLID WALL ADS N-12 RIGID PIPE MEETING AASHTO M-294, TYPE S, OR APPROVED EQUAL INSTALLED PER THE REQUIREMENTS OF MDOT AND THE CITY OF KALAMAZOO. MANDREL TESTING SHALL BE PERFORMED PRIOR TO PAVING. USE CONCRETE PIPE WHERE INDICATED.
- VERIFY LOCATION AND ELEVATION OF EXISTING SANITARY LEAD PRIOR TO ORDERING STRUCTURES AND CONSTRUCTION.
- ALL WATER MAIN INSTALLED IN GROUND WATER SHALL BE WRAPPED WITH POLYETHYLENE.
- PROVIDE 18" WATER MAIN SEPARATION WHEN CROSSING OTHER UTILITIES. DEFLECT UNDER OTHER UTILITIES W/O USING FITTINGS WHENEVER POSSIBLE. CONTRACTOR TO COORDINATE PRIVATE UTILITY CONNECTIONS WITH UTILITY COMPANIES.
- SITE CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL UTILITIES TO 5' FROM BUILDING WALL.
- COORDINATE ALL UTILITY LOCATIONS AND ELEVATIONS WITH MECHANICAL DRAWINGS AND BUILDING CONTRACTOR PRIOR TO INSTALLATION.
- SANITARY SEWER MATERIALS AND INSTALLATION SHALL COMPLY WITH CITY OF KALAMAZOO REQUIREMENTS. COORDINATE WORK AND INSPECTIONS WITH THE CITY OF KALAMAZOO.
- WATER SUPPLY MATERIALS AND INSTALLATION SHALL COMPLY WITH CITY OF KALAMAZOO UTILITIES REQUIREMENTS AND SPECIFICATIONS. COORDINATE CONNECTIONS WITH THE CITY OF KALAMAZOO.
- SEE SITE ELECTRICAL PLAN FOR LOCATION OF ALL ELECTRICAL SLEEVES AND CONDUIT.
- 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 - SE**

STR. #	RIM EL.	DIAM.	CASTING	PIPES IN:	PIPES OUT
STM #1	783.68	5'	1040 A	24" N: 777.88	24" S: 774.82
STM #8	783.61	5'	1040 A	24" W: 774.78	24" N: 774.78
STM #9	783.40	5'	5105 M3	24" S: 774.89 12" W: 780.37	24" E: 774.99
STM #10	783.22	4'	1040 A	8" E: 778.11 24" W: 775.64 24" S: 775.64	24" N: 775.64
STM #11	783.66	5'	5105 M3	24" W: 778.15	24" S: 777.43 12" E: 780.63
STM #12	783.88	4'	1040 A	24" N: 777.37 24" S: 777.37 8" W: 779.79	24" E: 777.37
STM #14	784.09	4'	1040 A	8" S: 780.30 24" W: 778.57	24" E: 778.57
STM #15	784.28	5'	1040 A	18" W: 779.05 24" N: 779.17	24" E: 779.05
STM #16	783.82	5'	1040 A	24" W: 774.63 12" E: 778.50 24" S: 779.30	12" SE: 772.24 24" S: 779.30
STM #17	783.77	4'	1040 A	12" N: 778.57 8" E: 779.57	12" W: 778.57
STM #23	780.46	4'	1040 A	12" W: 774.84 20" N: 774.84	12" E: 774.84 20" S: 774.84
STM #24	780.33	4'	7045 M2	12" W: 775.38	12" E: 774.96
STM #25	776.48	4'	7045 M2	12" W: 775.38	12" E: 774.96
STM #26	776.03	4'	1040 A	12" W: 774.94 15" N: 774.94	15" S: 774.94
STM #27	779.42	4'	7045 M2	12" S: 775.51	12" N: 775.50
STM #28	779.42	4'	7045 M2	12" S: 775.51	12" N: 775.50



**SECTION MAP**

**PRELIMINARY**  
NOT FOR CONSTRUCTION

ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
**KALAMAZOO EVENT CENTER**

OWNER  
**CD ARENA, LLC**

SHEET TITLE  
**SITE UTILITY PLAN - SE**

Kalamazoo, Michigan

DATE  
**SEPTEMBER 11, 2024**

SHEET NUMBER  
**C 304**  
22-157.100







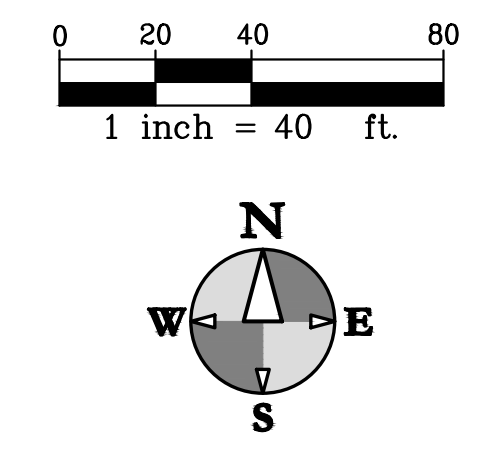
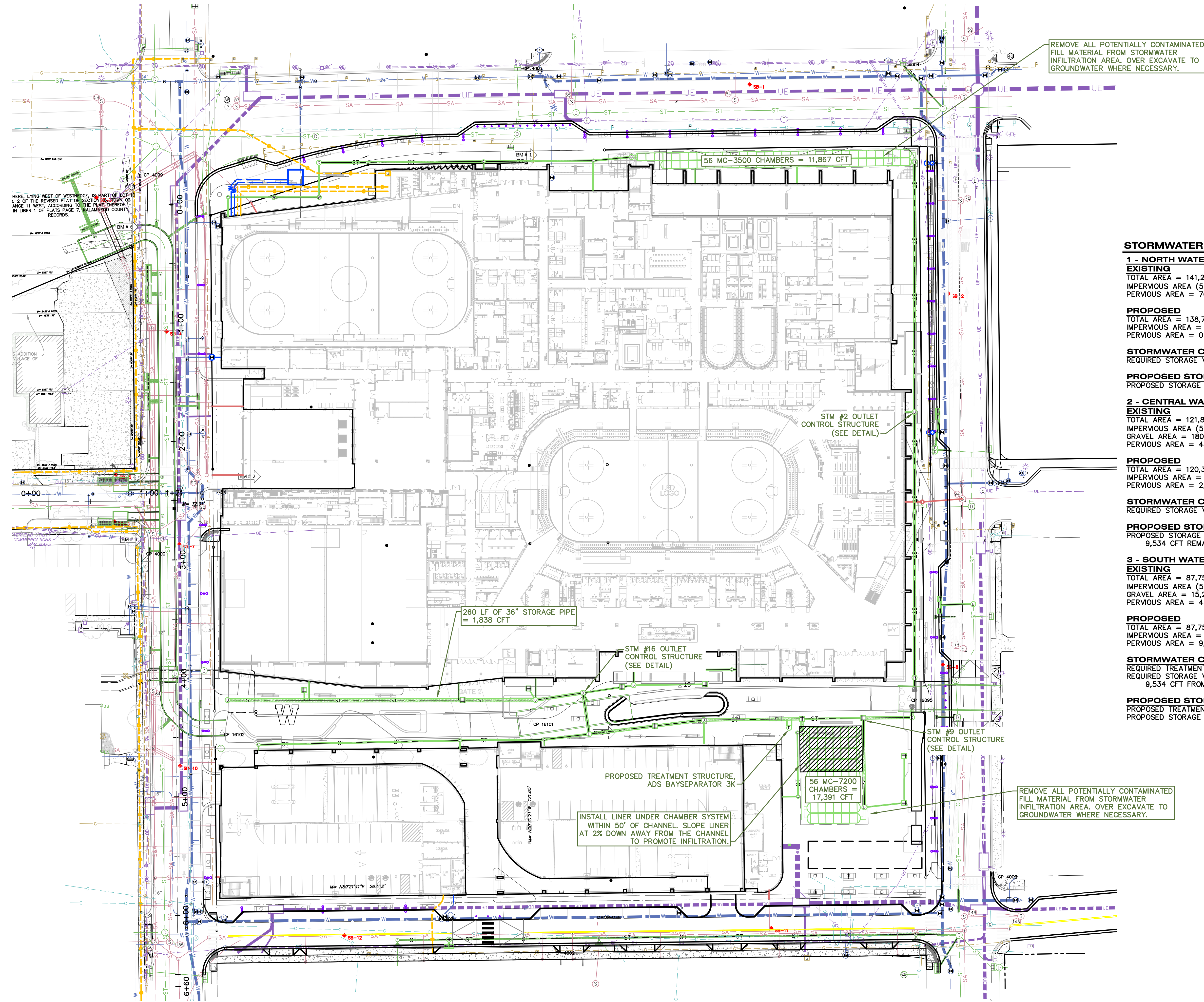


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FIELD WORK PERFORMED BY:  
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www.hurleystewart.com

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**PRELIMINARY**  
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**STORMWATER CALCULATIONS SUMMARY**

**1 - NORTH WATERSHED**  
**EXISTING**  
TOTAL AREA = 141,237 SFT  
IMPERVIOUS AREA (50% EXISTING CREDIT) = 65,062 SFT  
PERVIOUS AREA = 76,175 SFT

**PROPOSED**  
TOTAL AREA = 138,737 SFT  
IMPERVIOUS AREA = 138,737 SFT  
PERVIOUS AREA = 0 SFT

**STORMWATER CALCULATIONS WORKSHEET**  
REQUIRED STORAGE VOLUME, 2-YR 24-HR = 11,756 CFT

**PROPOSED STORMWATER MEASURES**  
PROPOSED STORAGE VOLUME, 2-YR 24-HR = 11,867 CFT

**2 - CENTRAL WATERSHED**  
**EXISTING**  
TOTAL AREA = 121,892 SFT  
IMPERVIOUS AREA (50% EXISTING CREDIT) = 46,350 SFT  
GRAVEL AREA = 180 SFT  
PERVIOUS AREA = 45,363 SFT

**PROPOSED**  
TOTAL AREA = 120,392 SFT  
IMPERVIOUS AREA = 117,719 SFT  
PERVIOUS AREA = 2,673 SFT

**STORMWATER CALCULATIONS WORKSHEET**  
REQUIRED STORAGE VOLUME, 2-YR 24-HR = 11,372 CFT

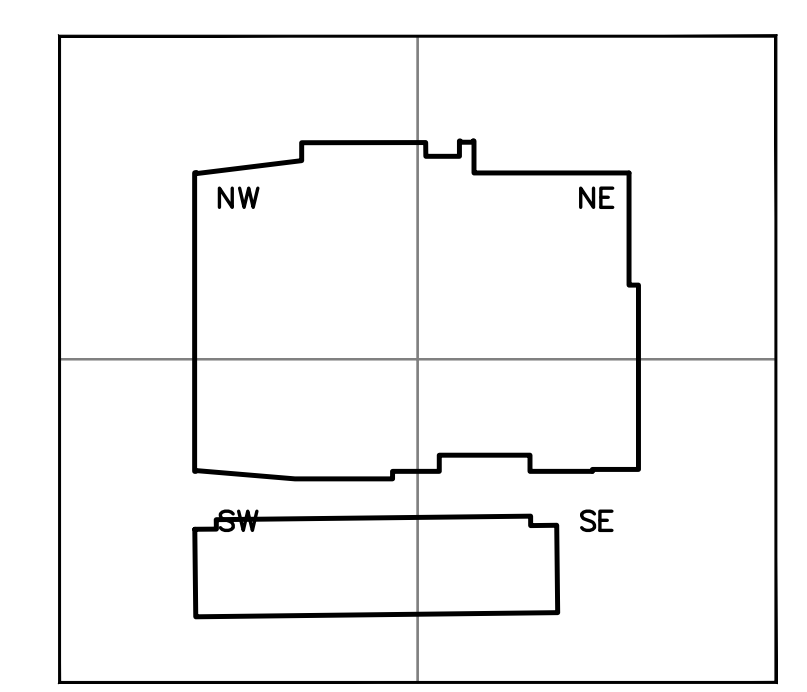
**PROPOSED STORMWATER MEASURES**  
PROPOSED STORAGE VOLUME, 2-YR 24-HR = 1,838 CFT  
9,534 CFT REMAINDER DIVERTED TO SYSTEM 3

**3 - SOUTH WATERSHED**  
**EXISTING**  
TOTAL AREA = 87,757 SFT  
IMPERVIOUS AREA (50% EXISTING CREDIT) = 28,082 SFT  
GRAVEL AREA = 15,215 SFT  
PERVIOUS AREA = 44,461 SFT

**PROPOSED**  
TOTAL AREA = 87,757 SFT  
IMPERVIOUS AREA = 78,258 SFT  
PERVIOUS AREA = 9,499 SFT

**STORMWATER CALCULATIONS WORKSHEET**  
REQUIRED TREATMENT FLOW RATE = 2.70 CFS  
REQUIRED STORAGE VOLUME, 2-YR 24-HR = 6,493 CFT  
9,534 CFT FROM SYSTEM 2

**PROPOSED STORMWATER MEASURES**  
PROPOSED TREATMENT FLOW RATE = 7.8 CFS  
PROPOSED STORAGE VOLUME, 2-YR 24-HR = 17,391 CFT



**SECTION MAP**

ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
**KALAMAZOO EVENT CENTER**

OWNER  
**CD ARENA, LLC**

SHEET TITLE  
**STORMWATER PLAN**

Kalamazoo, Michigan

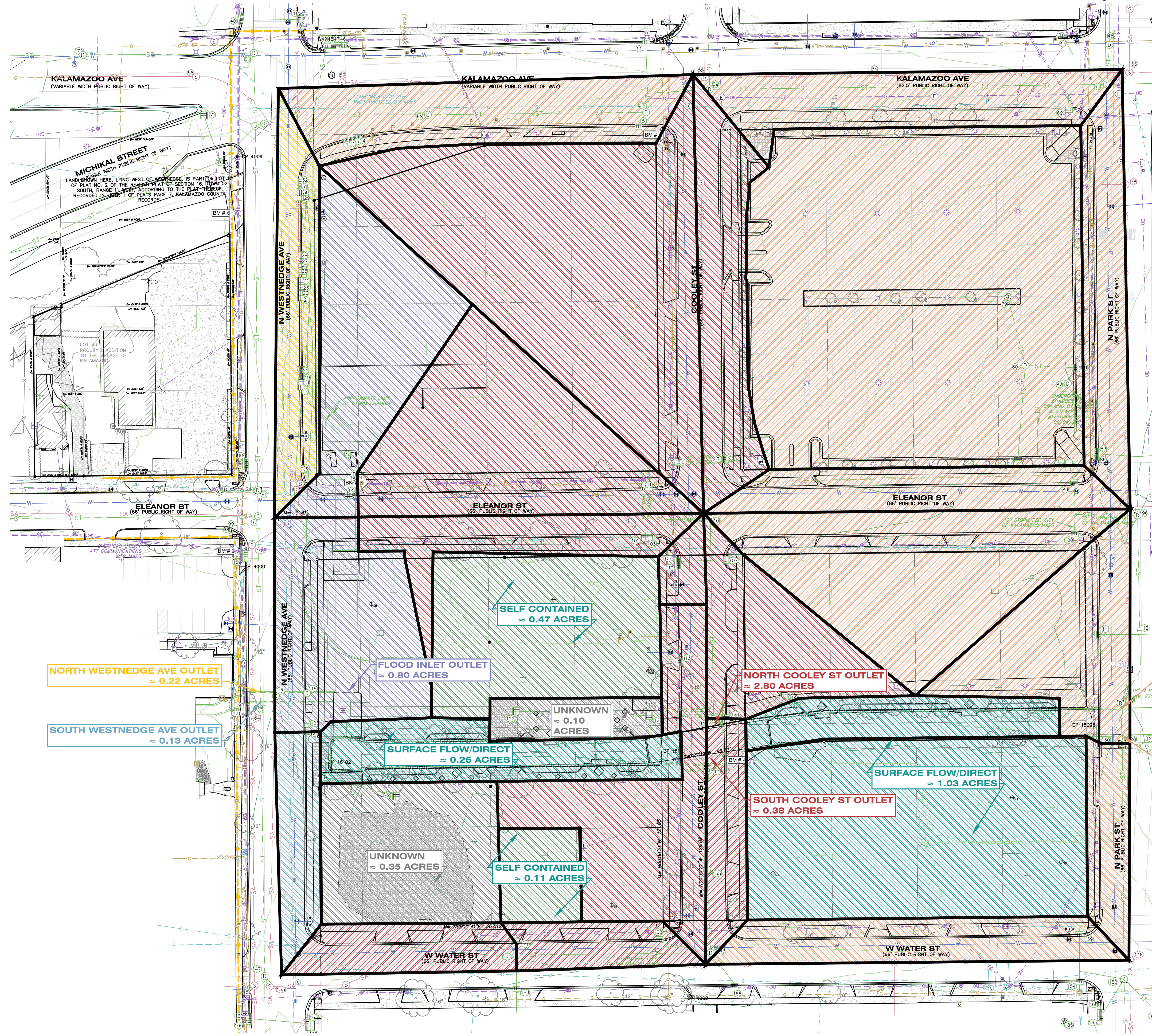
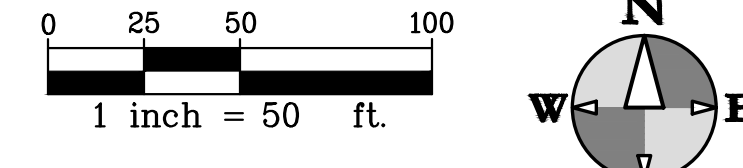
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**C 306**  
DATE  
**SEPTEMBER 11, 2024**  
22-157.100





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FIELD WORK PERFORMED BY:  
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**HS**  
hurley & stewart  
hurley & stewart, llc  
2800 s. 11th street  
kalamazoo, michigan 49009  
269.552.4960 fax 269.552.4961  
www.hurleystewart.com



**LEGEND**

- NORTH COOLEY ST OUTLET WATERSHED (SITE RELATED)
- SOUTH COOLEY ST OUTLET WATERSHED (SITE RELATED)
- NORTH PARK ST OUTLET WATERSHED (SITE RELATED)
- SOUTH PARK ST OUTLET WATERSHED (SITE RELATED)
- NORTH WESTNEDGE AVE OUTLET WATERSHED (SITE RELATED)
- SOUTH WESTNEDGE AVE OUTLET WATERSHED (SITE RELATED)
- FLOOD INLETS WATERSHED (SITE RELATED)
- SURFACE FLOW/DIRECT WATERSHED (SITE RELATED)
- SELF CONTAINED OR NO OUTLET WATERSHED (SITE RELATED)
- UNKNOWN OUTLET WATERSHED (SITE RELATED)

NORTH WESTNEDGE AVE OUTLET  
= 0.22 ACRES

SOUTH WESTNEDGE AVE OUTLET  
= 0.13 ACRES

SELF CONTAINED  
= 0.47 ACRES

FLOOD INLET OUTLET  
= 0.80 ACRES

UNKNOWN  
= 0.10 ACRES

SURFACE FLOW/DIRECT  
= 0.26 ACRES

UNKNOWN  
= 0.35 ACRES

SELF CONTAINED  
= 0.11 ACRES

NORTH COOLEY ST OUTLET  
= 2.80 ACRES

SOUTH COOLEY ST OUTLET  
= 0.38 ACRES

SURFACE FLOW/DIRECT  
= 1.03 ACRES

NORTH PARK ST OUTLET  
= 3.87 ACRES (1.57 CONTROLLED)

SOUTH PARK ST OUTLET  
= 0.35 ACRES

**PRELIMINARY**  
NOT FOR CONSTRUCTION

ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
KALAMAZOO EVENT CENTER

OWNER  
CD ARENA, LLC

Kalamazoo, Michigan

SHEET TITLE  
EXISTING OUTLET MAP

DATE  
SEPTEMBER 11,  
2024

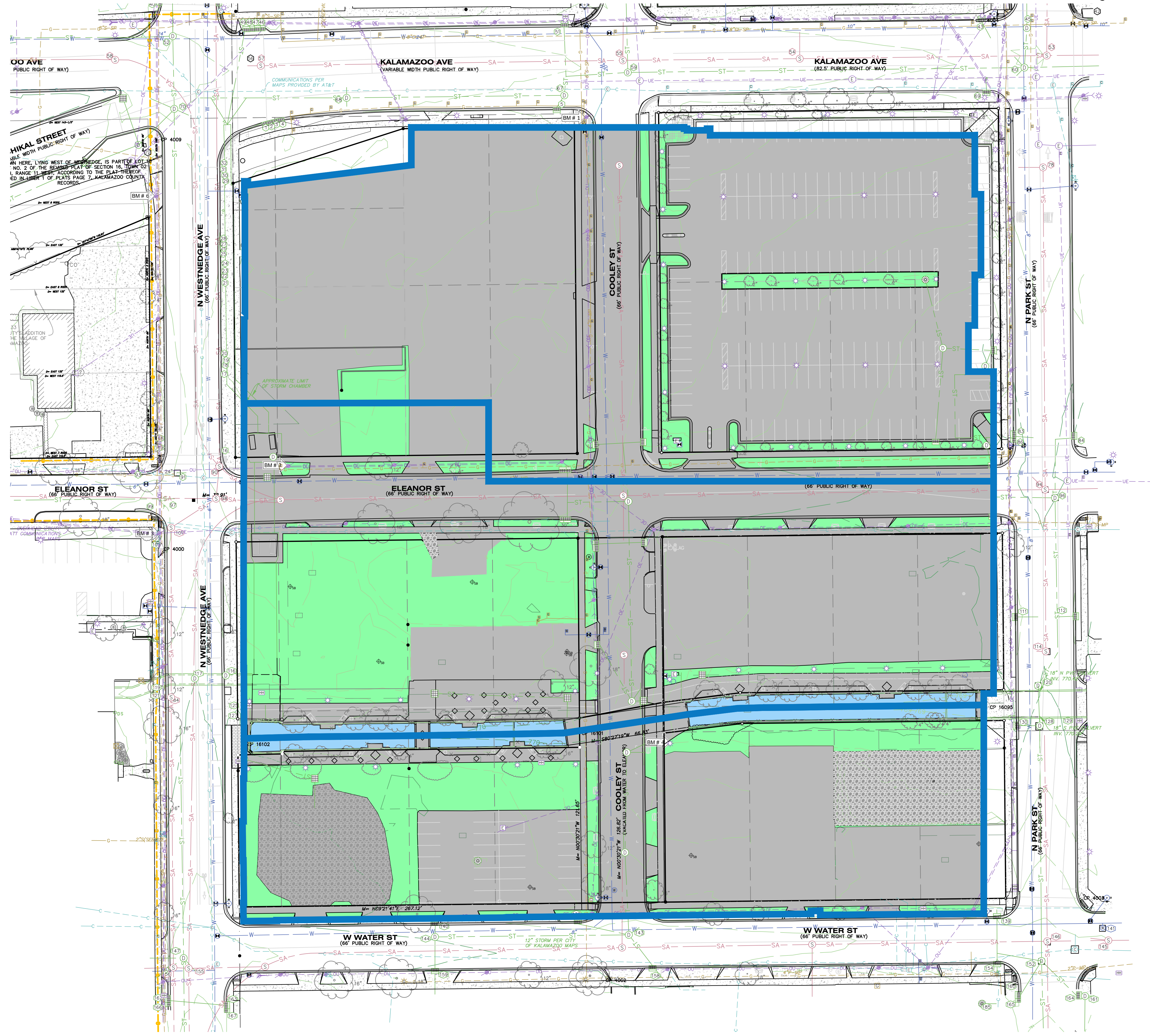
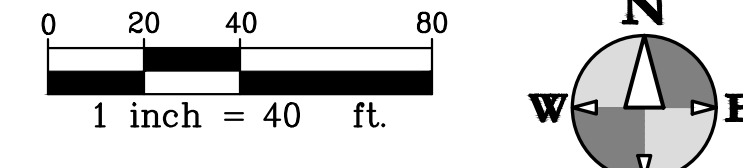
SHEET NUMBER  
C 307  
22-157.100





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



**LEGEND**

- NORTH WATERSHED IMPERVIOUS AREA  
= 130,124 SQFT
- NORTH WATERSHED PERVIOUS AREA  
= 11,113 SQFT
- NORTH WATERSHED TOTAL AREA  
= 141,237 SQFT
- CENTRAL WATERSHED IMPERVIOUS AREA  
= 84,057 SQFT
- CENTRAL WATERSHED PERVIOUS AREA  
= 33,334 SQFT
- CENTRAL WATERSHED IMPERVIOUS AREA (WATER)  
= 4,321 SQFT
- CENTRAL WATERSHED GRAVEL AREA  
= 180 SQFT
- CENTRAL WATERSHED TOTAL AREA  
= 121,892 SQFT
- SOUTH WATERSHED IMPERVIOUS AREA  
= 47,377 SQFT
- SOUTH WATERSHED PERVIOUS AREA  
= 20,772 SQFT
- SOUTH WATERSHED IMPERVIOUS AREA (WATER)  
= 4,393 SQFT
- SOUTH WATERSHED GRAVEL AREA  
= 15,215 SQFT
- SOUTH WATERSHED TOTAL AREA  
= 87,757 SQFT

**PRELIMINARY**  
Not for construction

ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
KALAMAZOO EVENT CENTER

OWNER  
CD ARENA, LLC

SHEET TITLE  
PRE-CONSTRUCTION WATERSHED  
MAP

Kalamazoo, Michigan

DATE  
SEPTEMBER 11,  
2024

SHEET NUMBER  
**C 308**  
22-157.100









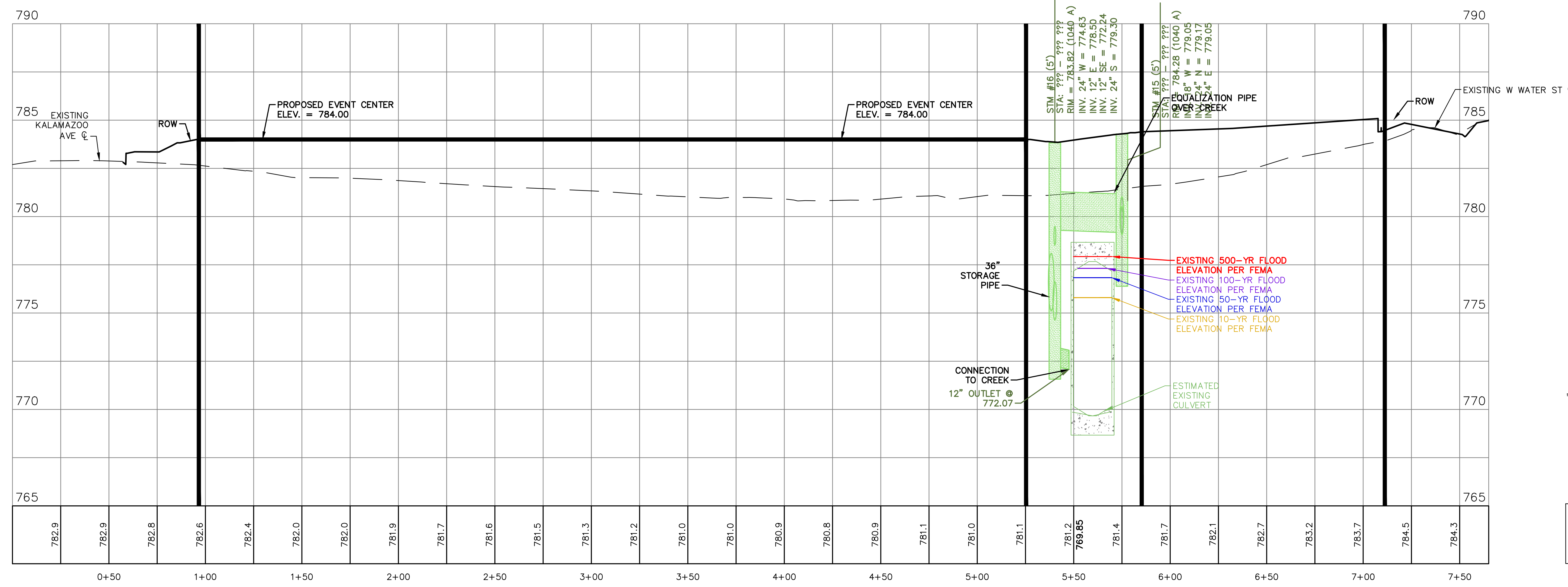
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FIELD WORK PERFORMED BY:  
HURLEY & STEWART, LLC

**PRELIMINARY**  
Not for construction



- LEGEND**
- FEMA 500-YR FLOOD PROFILE
  - FEMA 100-YR FLOOD PROFILE
  - FEMA 50-YR FLOOD PROFILE
  - FEMA 10-YR FLOOD PROFILE
  - FEMA STREAM BED
  - ESTIMATED STREAM BED

NOTE: ESTIMATED CHANNEL BOTTOM OF CHANNEL IS BASED ON SPARSE TOPOGRAPHIC SURVEY INFORMATION AND PROPOSED PLANS FROM JANUARY 1981. NO FULL HYDROLOGIC TOPOGRAPHIC SURVEY HAS BEEN COMPLETED OF THIS CHANNEL YET.

**SECTION 1**  
HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 3'

**EGLE PERMIT FOR CAPPING EXISTING CREEK AND WORK WITHIN CREEK IN PROCESS. NO WORK SHALL COMMENCE PRIOR TO ISSUANCE OF EGLE PERMIT.**

ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
KALAMAZOO EVENT CENTER

OWNER  
CD ARENA, LLC

Kalamazoo, Michigan

SHEET TITLE  
STORM CROSS SECTION 1

SHEET NUMBER  
**C 310**  
22-157.100

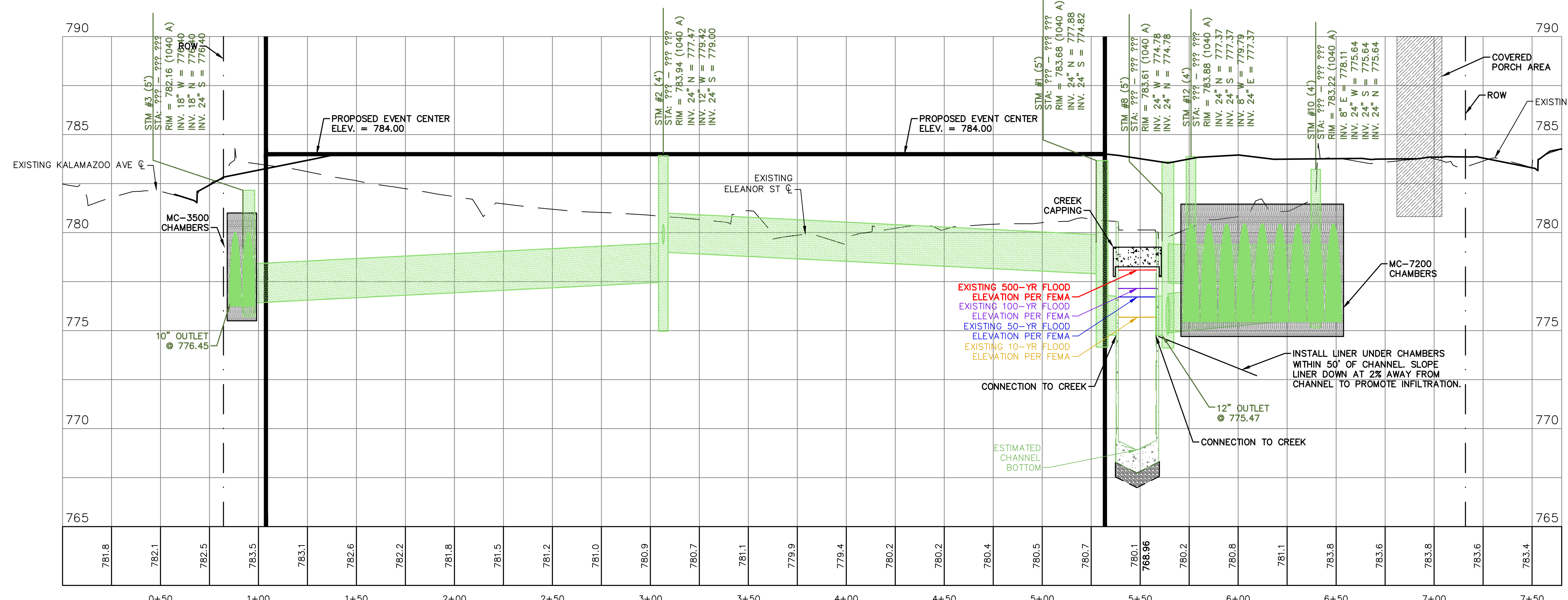
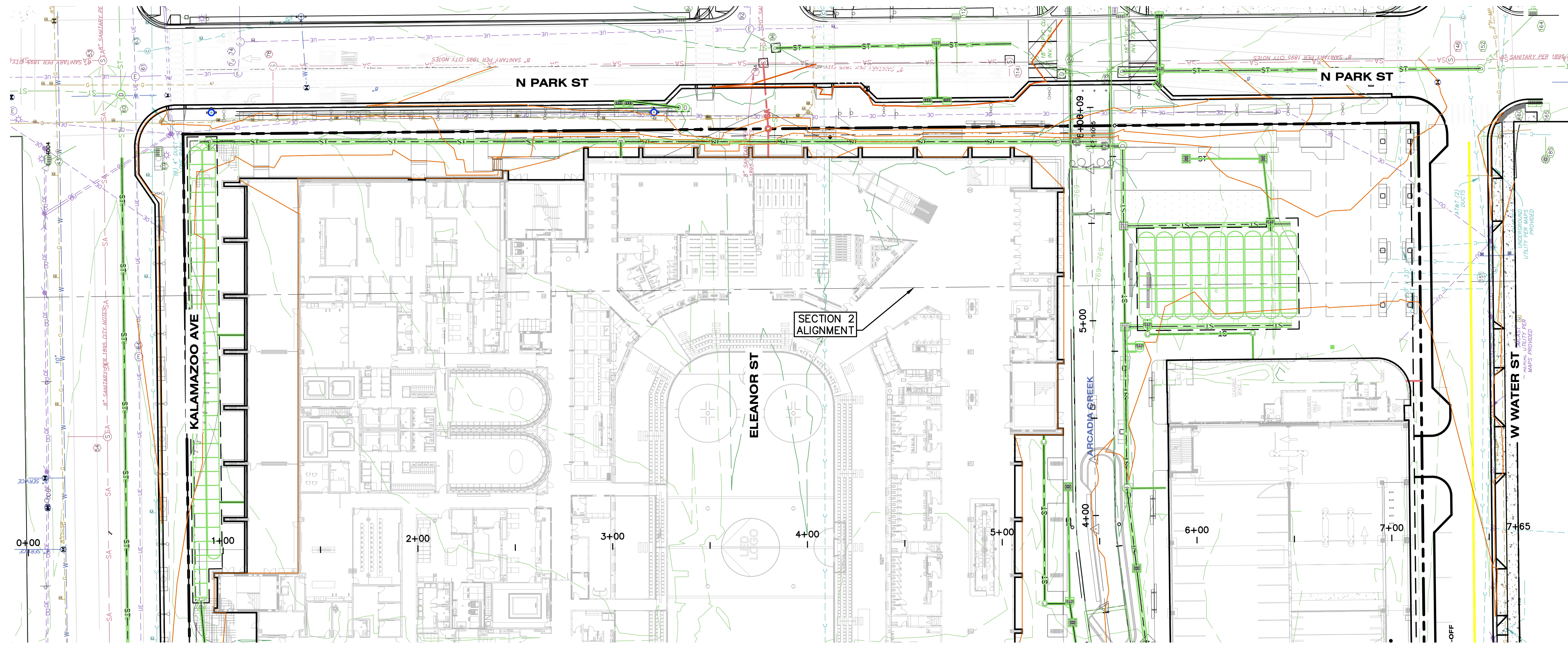
DATE  
SEPTEMBER 11,  
2024





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FIELD WORK PERFORMED BY:  
HURLEY & STEWART, LLC



**LEGEND**

- FEMA 500-YR FLOOD PROFILE
- FEMA 100-YR FLOOD PROFILE
- FEMA 50-YR FLOOD PROFILE
- FEMA 10-YR FLOOD PROFILE
- FEMA STREAM BED
- ESTIMATED STREAM BED

NOTE: ESTIMATED CHANNEL BOTTOM OF CHANNEL IS BASED ON SPARCE TOPOGRAPHIC SURVEY INFORMATION AND PROPOSED PLANS FROM JANUARY 1991. NO FULL HYDROLOGIC TOPOGRAPHIC SURVEY HAS BEEN COMPLETED OF THIS CHANNEL YET.

**SECTION 2**  
HORIZONTAL SCALE: 1" = 30'  
VERTICAL SCALE: 1" = 3'

**EGLE PERMIT FOR CAPPING EXISTING CREEK AND WORK WITHIN CREEK IN PROCESS. NO WORK SHALL COMMENCE PRIOR TO ISSUANCE OF EGLE PERMIT.**

**PRELIMINARY**  
NOT FOR CONSTRUCTION

ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
KALAMAZOO EVENT CENTER

OWNER  
CD ARENA, LLC

SHEET TITLE  
STORM CROSS SECTION 2

Kalamazoo, Michigan

DATE  
SEPTEMBER 11,  
2024

SHEET NUMBER  
C 311  
22-157.100

**TowerPinkster**  
Architecture - Engineering - Interiors  
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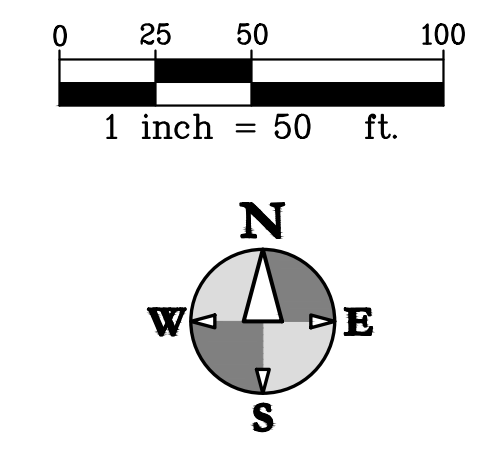
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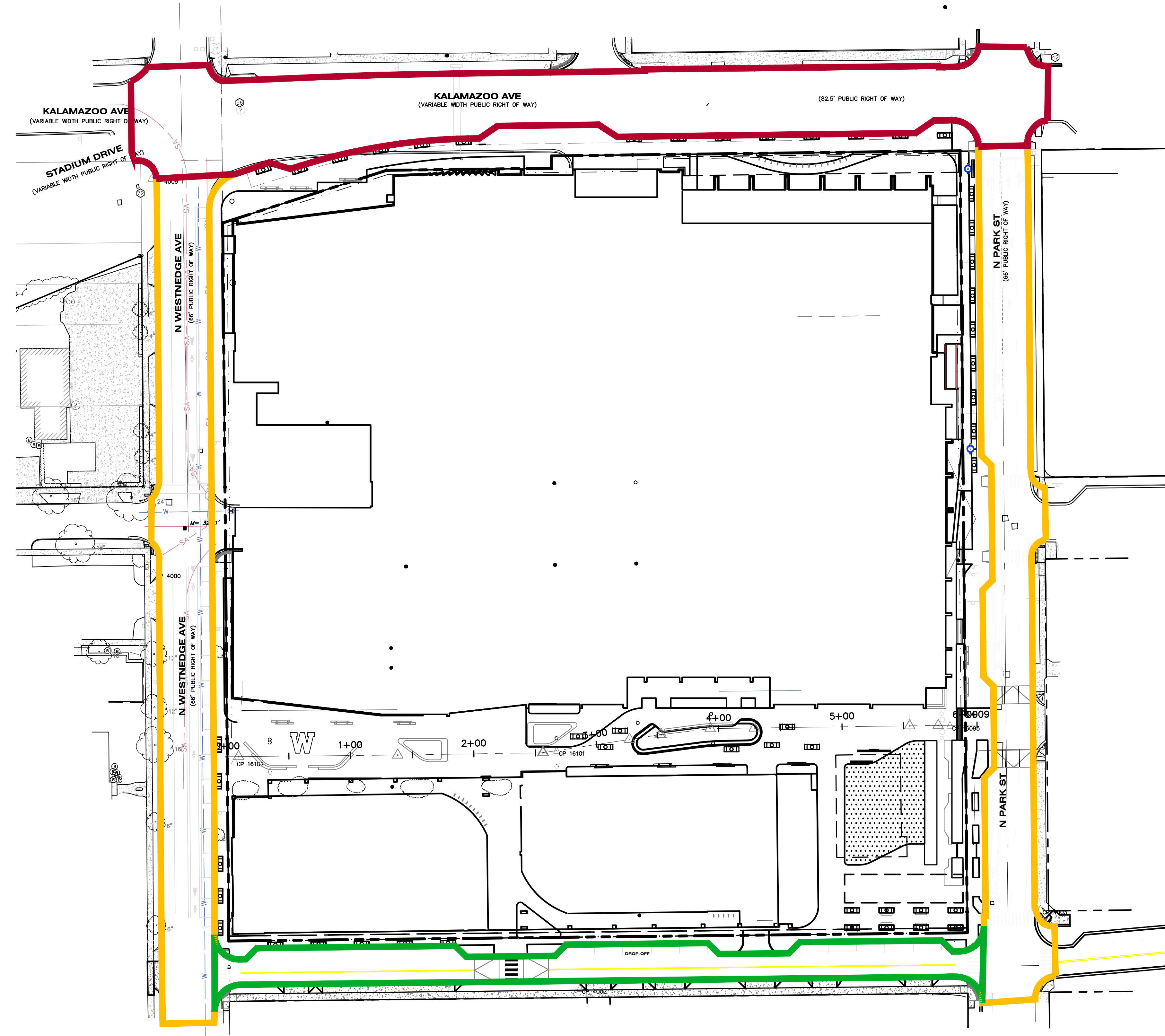
Street Typology	Overall Widths			Sidewalk Width		Amenity Zone Width	
	Target	Min. "A" (parking)	Min. "B" (no park.)	Target	Minimum	Target	Minimum
Urban Center (UC)	22'+	18'	19'	10'-12'	8'	12'+	10'
Event/Festival (E/F)	16'+	12'	19'	10'-12'	8'	8'-12'	4'
Downtown Main (MS)	14'+	12'	19'	6'-10'	6'	8'+	6'
Neighborhood Business (NB)	14'+	12'	19'	6'-10'	6'	8'-10'	6'
Commercial Business (CB)	16'+	12'	19'	8'-10'	6'	8'-12'	4'
City Connector (CC)	16'+	12'	19'	8'-10'	6'	8'-12'	4'
Neighborhood Network (NN)	14'+	12'	19'	6'-10'	6'	8'-12'	6'
Enhanced Neighborhood (EN)	12'+	9'	12'	6'-8'	5'	6'-12'	4'
Local Neighborhood (LN)	12'+	9'	12'	6'	5'	6'-12'	4'

**LEGEND**

- █ URBAN CENTER (UC)
- █ DOWNTOWN MAIN (MS)
- █ COMMERCIAL BUSINESS (CB)



STREET DESIGN MANUAL COMPLIANCE					
PEDESTRIAN ELEMENTS					
ELEMENT	TARGET	MIN	MAX	EXISTING	PROPOSED
<b>WATER ST - SOUTH</b>					
SIDEWALK	6 - 10'	6'	-	5'	6'
AMENITY ZONE	8'+	6'	-	10'	6'
OVERALL WIDTH	14'	19'	-	15'	12'
<b>WATER ST - NORTH</b>					
SIDEWALK	6 - 10'	6'	-	5'	8'
AMENITY ZONE	8'+	6'	-	10'	5'
OVERALL WIDTH	14'	12'	-	15'	13'
<b>PARK ST - WEST</b>					
SIDEWALK	8 - 10'	6'	-	5', 10' KRVT	10' TYP.
AMENITY ZONE	8 - 12'	4'	-	5'	3' TYP.
OVERALL WIDTH	16'+	12'	-	10', 15' KRVT	13'
<b>WESTNEDGE AVE - EAST</b>					
SIDEWALK	8 - 10'	6'	-	5', 10' KRVT	6'
AMENITY ZONE	8 - 12'	4'	-	5.5'	5.5'
OVERALL WIDTH	16'+	12'	-	10.5', 15.5' KRVT	11.5'
<b>KALAMAZOO AVE - SOUTH</b>					
SIDEWALK	12'	8'	-	5'	11'
AMENITY ZONE	10'	10'	-	7.5'	4.5'
OVERALL WIDTH	22'+	12'	-	12.5'	15.5'
CURBSIDE ELEMENTS					
ELEMENT	TARGET	MIN	MAX	EXISTING	PROPOSED
<b>WATER ST</b>					
PARK SP WIDTH	-	7'	8'	-	7'
PARK SP LENGTH	20'	18'	-	-	23'
WIDTH + TRAVEL	18'	-	-	16'-18'	18'
DROP-OFF WIDTH	-	7'	-	-	8'
DROP-OFF LEN	-	25'	-	-	104'
<b>PARK ST</b>					
PARK SP WIDTH	-	7'	8'	-	8'
PARK SP LENGTH	20'	18'	-	-	23'
WIDTH + TRAVEL	18'	-	-	-	19'
<b>WESTNEDGE AVE</b>					
PARK SP WIDTH	-	7'	8'	9'	9'
PARK SP LENGTH	20'	18'	-	20'	20'
WIDTH + TRAVEL	18'	-	-	ADJACENT TO BIKE	ADJACENT TO BIKE
<b>KALAMAZOO AVE</b>					
PARK SP WIDTH	-	7'	8'	9'	9'
PARK SP LENGTH	20'	18'	-	-	X'
WIDTH + TRAVEL	18'	-	-	20'	20'
ROADWAY ELEMENTS					
ELEMENT	TARGET	MIN	MAX	EXISTING	PROPOSED
<b>WATER ST</b>					
TRAVEL LANE	-	10'	-	16'-18'	11'
<b>WESTNEDGE AVE</b>					
TRAVEL LANE	-	10'	-	11'	11'



**PRELIMINARY**  
Not for construction

ISSUED FOR: DATE:

PROJECT TITLE  
KALAMAZOO EVENT CENTER

OWNER  
CD ARENA, LLC

Kalamazoo, Michigan

SHEET TITLE  
STREET DESIGN MANUAL PLAN

SHEET NUMBER  
**C 400**  
22-157.100

DATE  
SEPTEMBER 11,  
2024



DRAWING LOCATION: H:\33-2066 (Kalamazoo Event Center - Main Area)\33\_FINAL DRAWINGS\C-401 Water St Plan.dwg LAST SAVED BY: AHS/STW ON: 07/17/2024



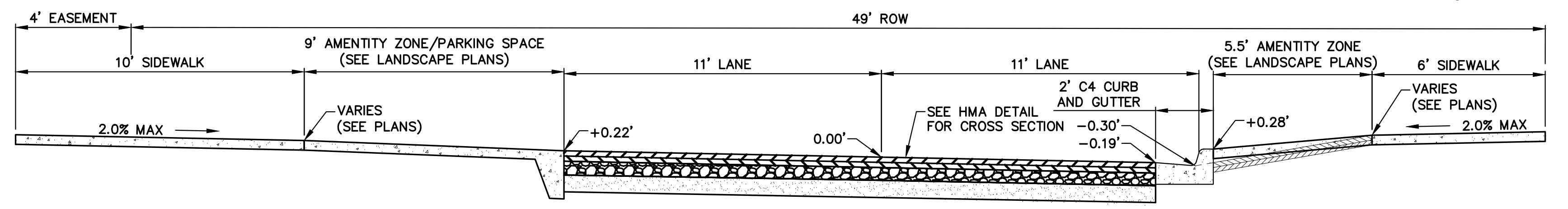
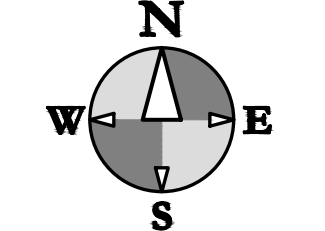
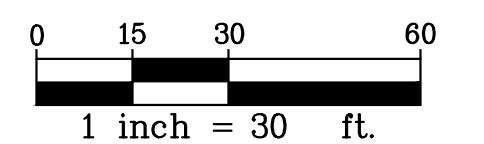
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269.552.4960 fax 269.552.4961  
www.hurleystewart.com

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269.343.6133 PHONE  
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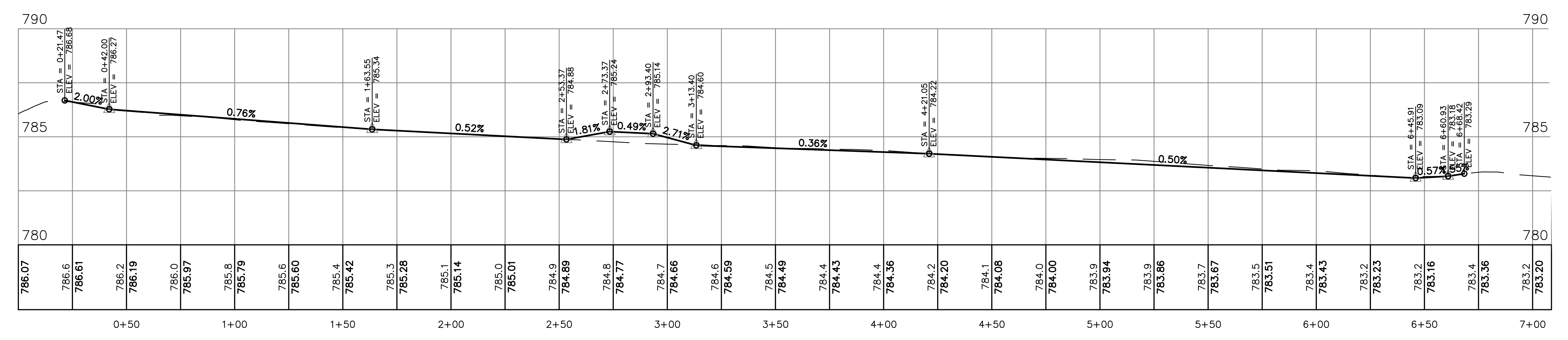
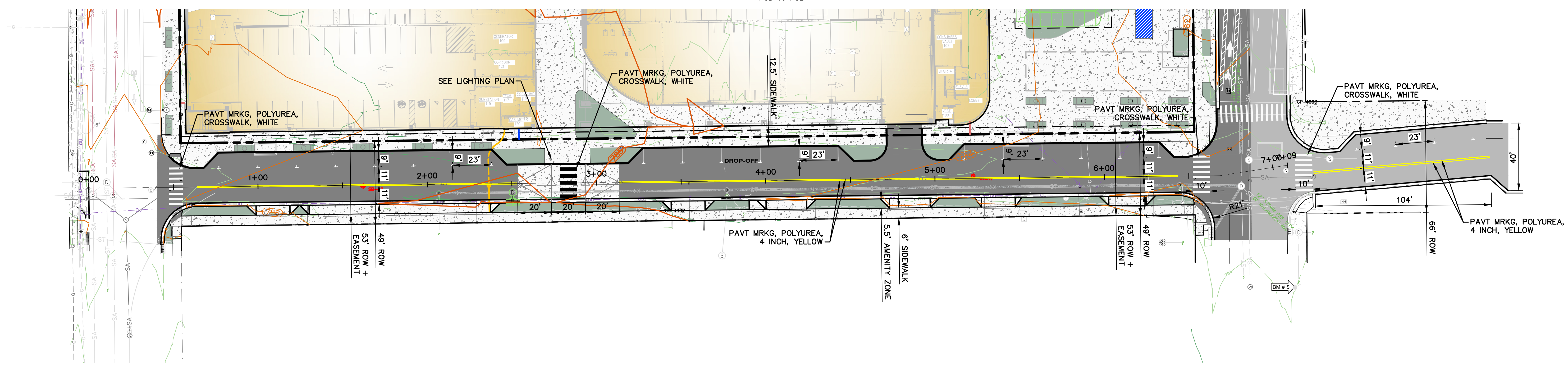
**PRELIMINARY**  
NOT FOR CONSTRUCTION

- LEGEND**
- HMA PAVEMENT, FULL DEPTH
  - HMA PAVEMENT, 1.5" TOP COURSE
  - CONCRETE PAVEMENT AND SIDEWALK
  - LANDSCAPED AREA
  - FOUNTAIN
  - PROPOSED BUILDING
  - PARKING STRIPING (BLUE)
  - PARKING STRIPING (WHITE)
  - PARKING STRIPING (YELLOW)
  - CURB AND GUTTER



**TYPICAL WATER STREET RESTORATION SECTION**

NO SCALE  
APPLIES:  
POB TO POE



ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
**KALAMAZOO EVENT CENTER**

OWNER  
**CD ARENA, LLC**

Kalamazoo, Michigan

SHEET TITLE  
**WATER ST PLAN**

DATE  
**SEPTEMBER 11, 2024**

SHEET NUMBER  
**C 401**  
22-157.100





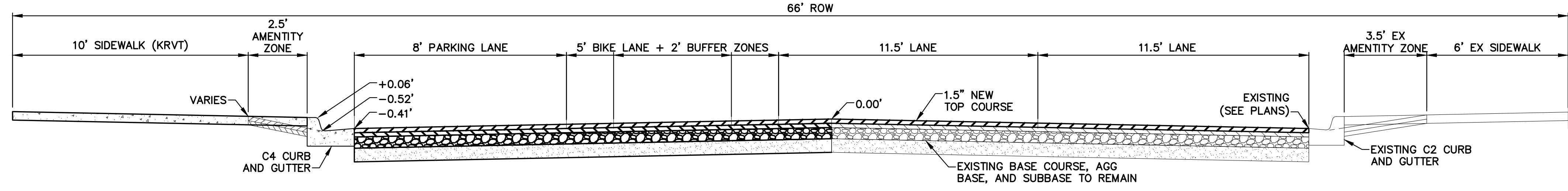
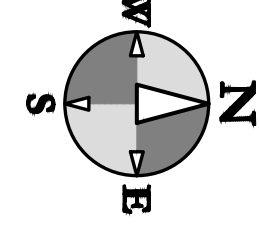
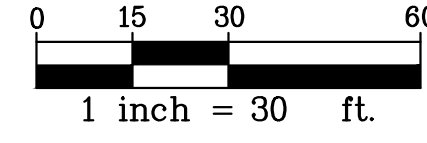
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NOT FOR CONSTRUCTION

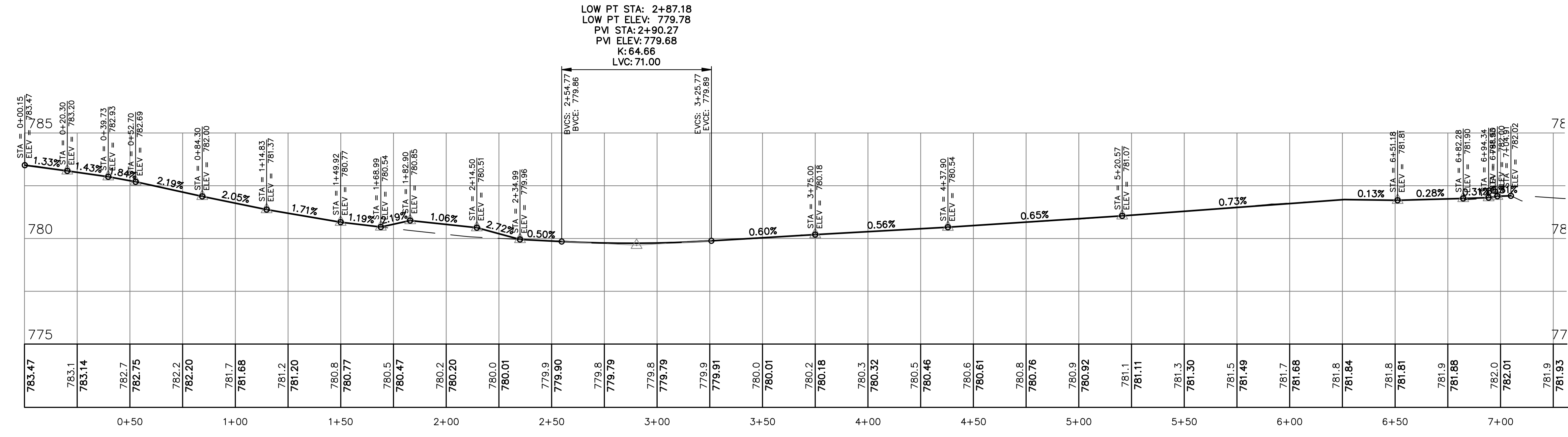
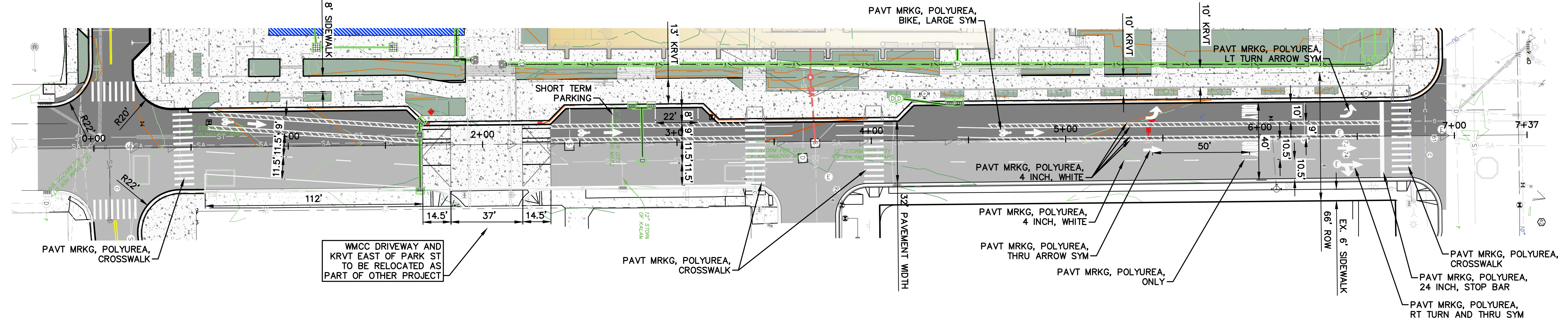
**LEGEND**

- HMA PAVEMENT, FULL DEPTH
- HMA PAVEMENT, 1.5" TOP COURSE
- CONCRETE PAVEMENT AND SIDEWALK
- LANDSCAPED AREA
- FOUNTAIN
- PROPOSED BUILDING
- PARKING STRIPING (BLUE)
- PARKING STRIPING (WHITE)
- PARKING STRIPING (YELLOW)
- CURB AND GUTTER



**TYPICAL N PARK ST RECONSTRUCTION SECTION**

NO SCALE  
APPLIES:  
POB TO POE



ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
KALAMAZOO EVENT CENTER

OWNER  
CD ARENA, LLC

SHEET TITLE  
N PARK ST PLAN

Kalamazoo, Michigan

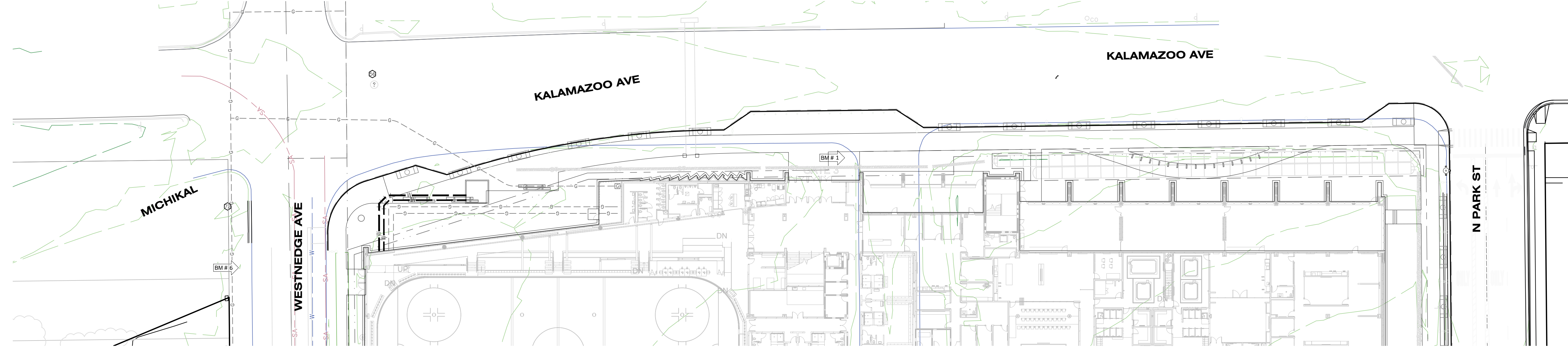
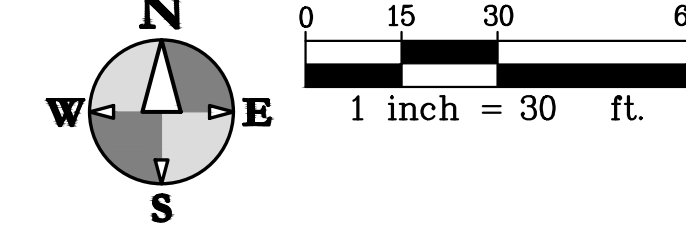
SHEET NUMBER  
**C 402**  
DATE  
SEPTEMBER 11,  
2024  
22-157.100



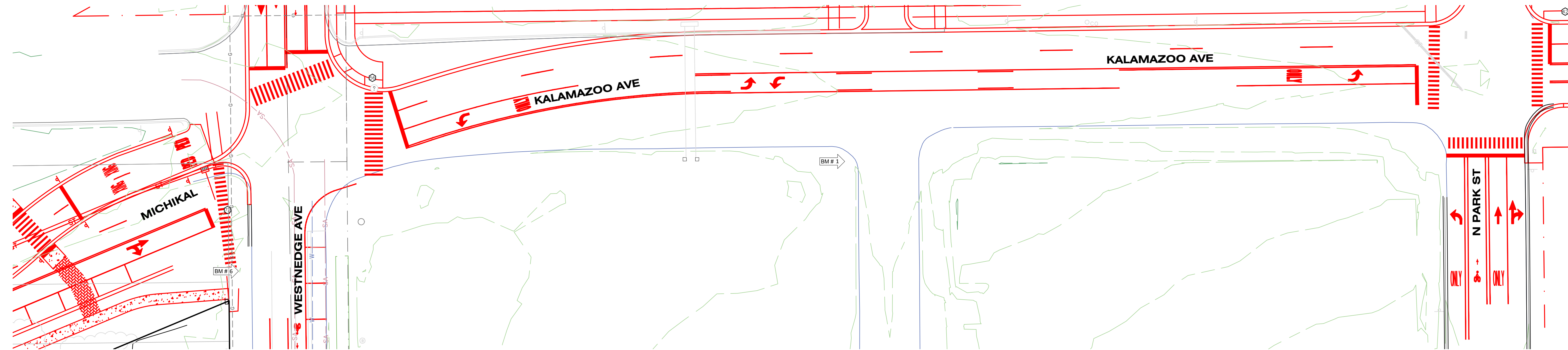


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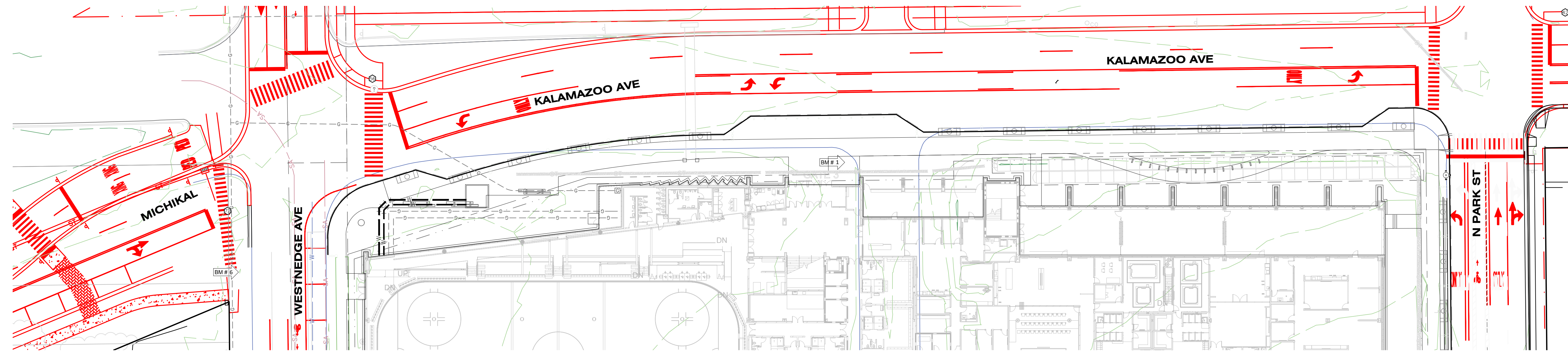
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 FIELD WORK PERFORMED BY:  
 HURLEY & STEWART, LLC



**KALAMAZOO EVENT CENTER LAYOUT**



**WIGHTMAN/COK LAYOUT**



**OVERLAY**

**TowerPinkster**  
 Architecture · Engineering · Interiors  
 4 East Fulton Street, Suite 200  
 Kalamazoo, Michigan 49001  
 269.343.6633 FAX  
 269.343.6133 PHONE  
 269.343.6633 FAX  
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ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
**KALAMAZOO EVENT CENTER**

OWNER  
**CD ARENA, LLC**

SHEET TITLE  
**KALAMAZOO AVE COORDINATION  
 PLAN**

Kalamazoo, Michigan

DATE  
**SEPTEMBER 11,  
 2024**

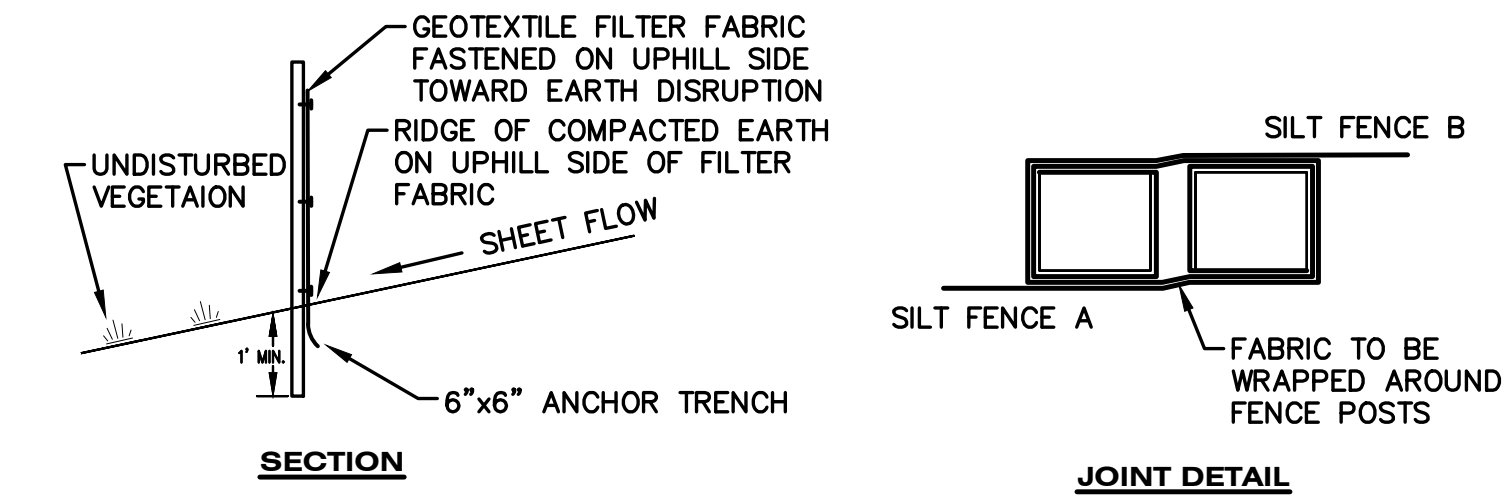
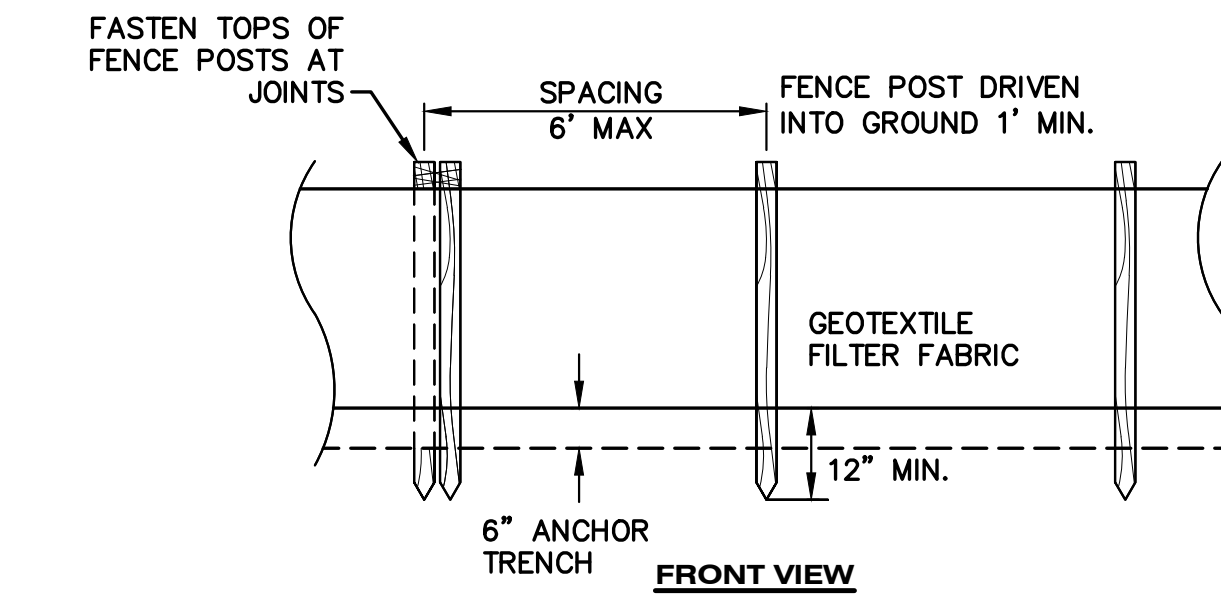
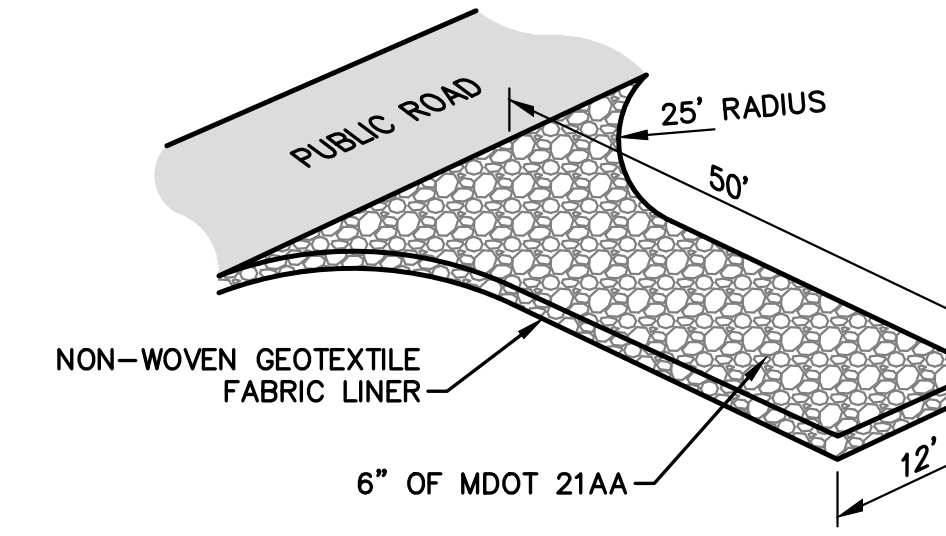
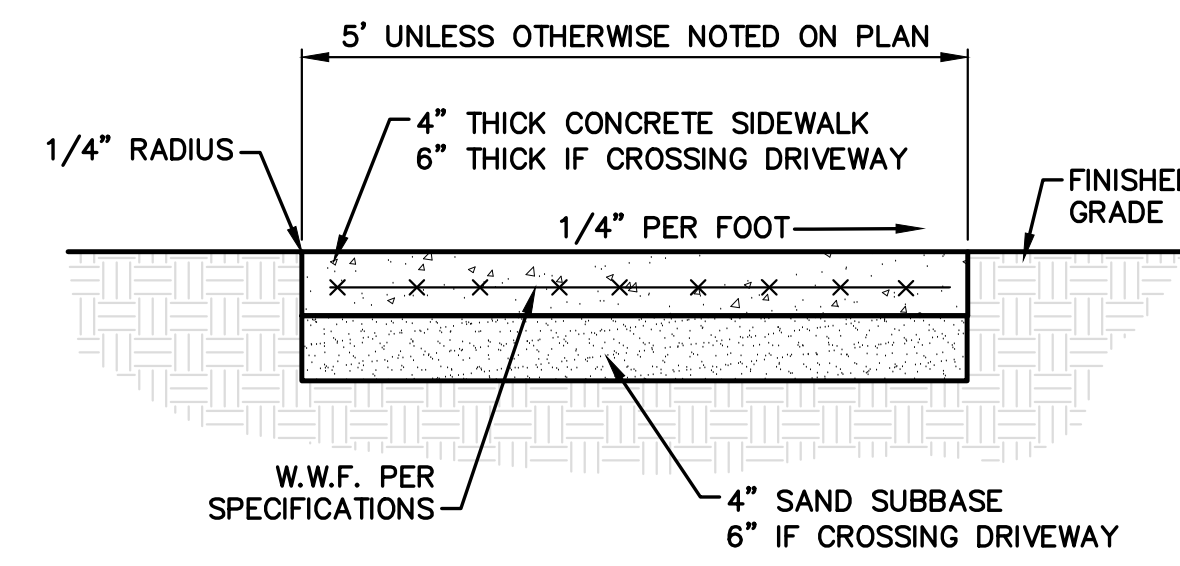
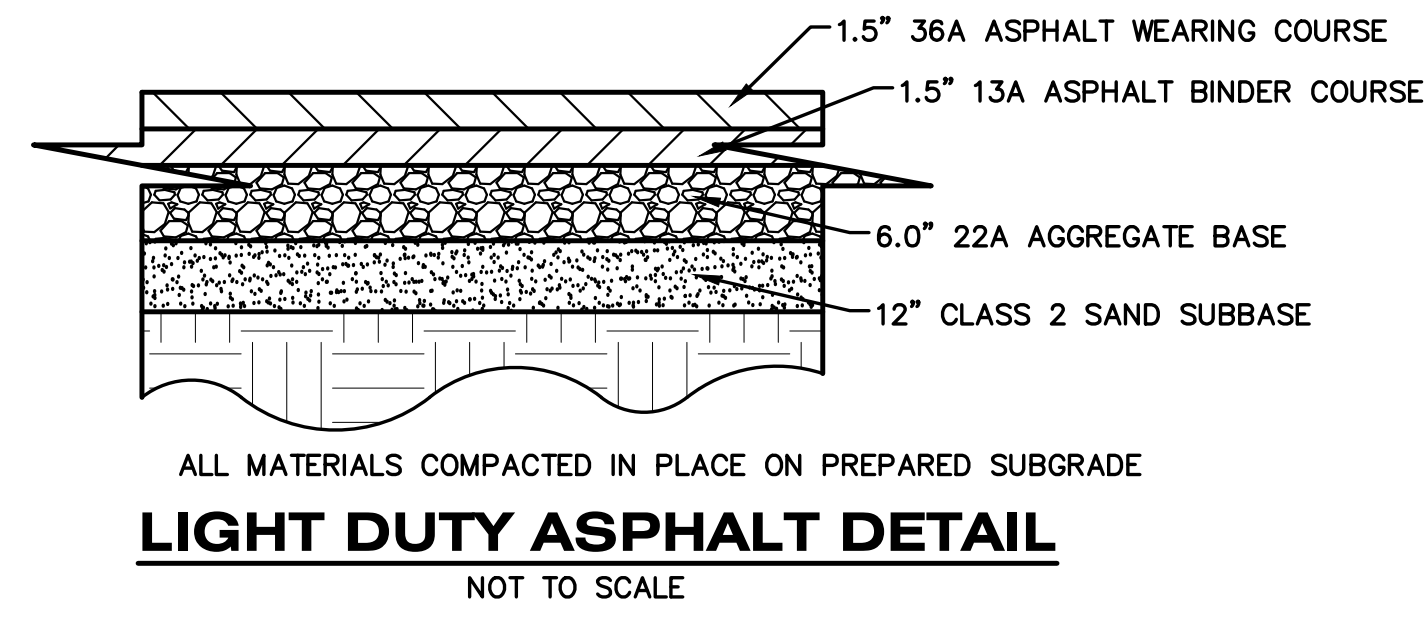
SHEET NUMBER  
**C 403**  
 22-157.100



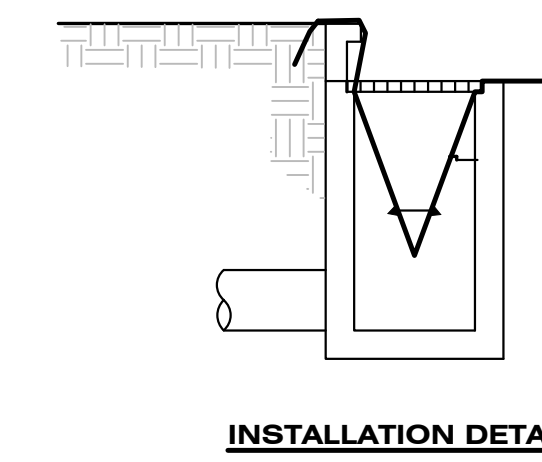
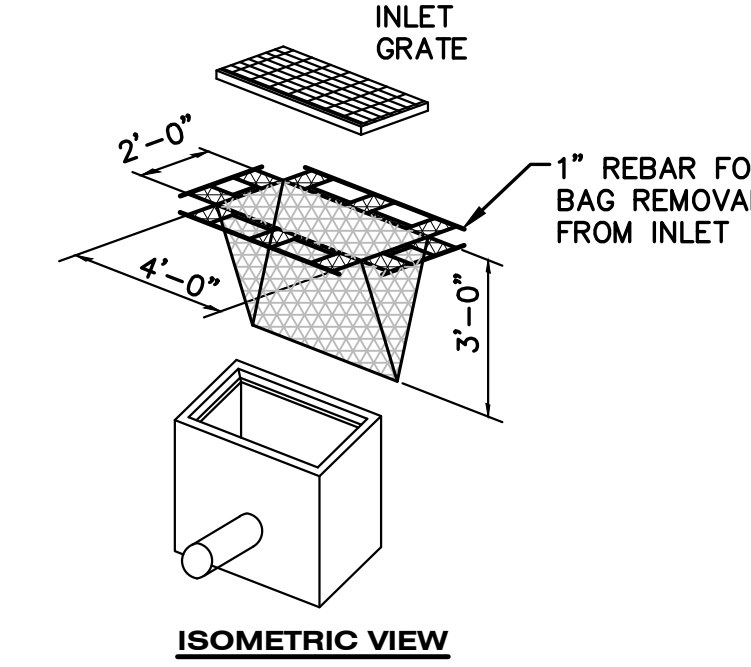
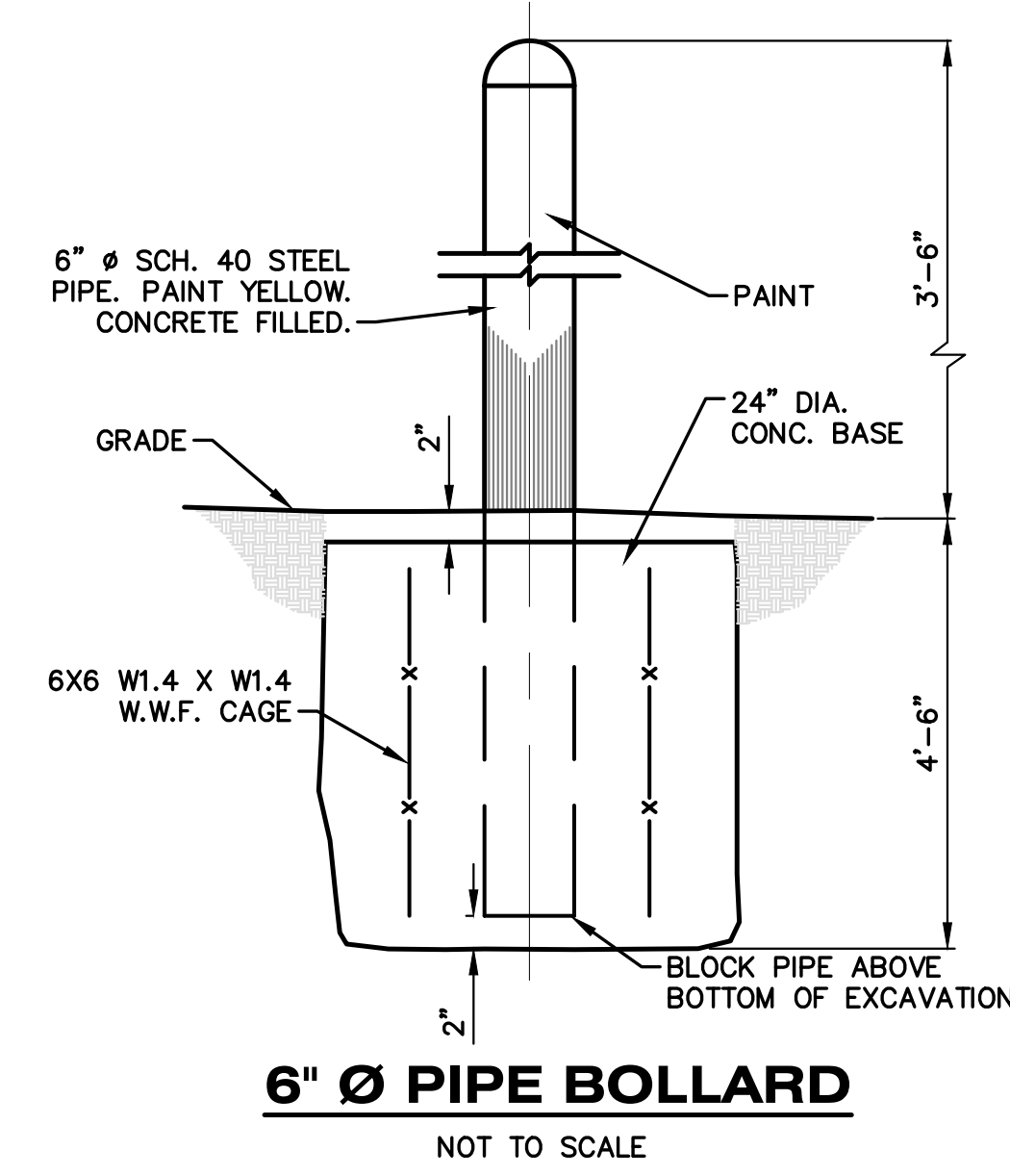
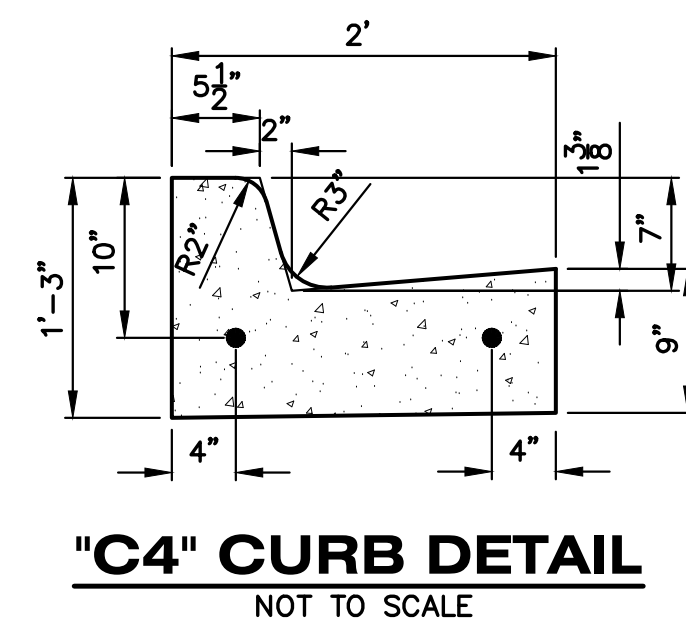
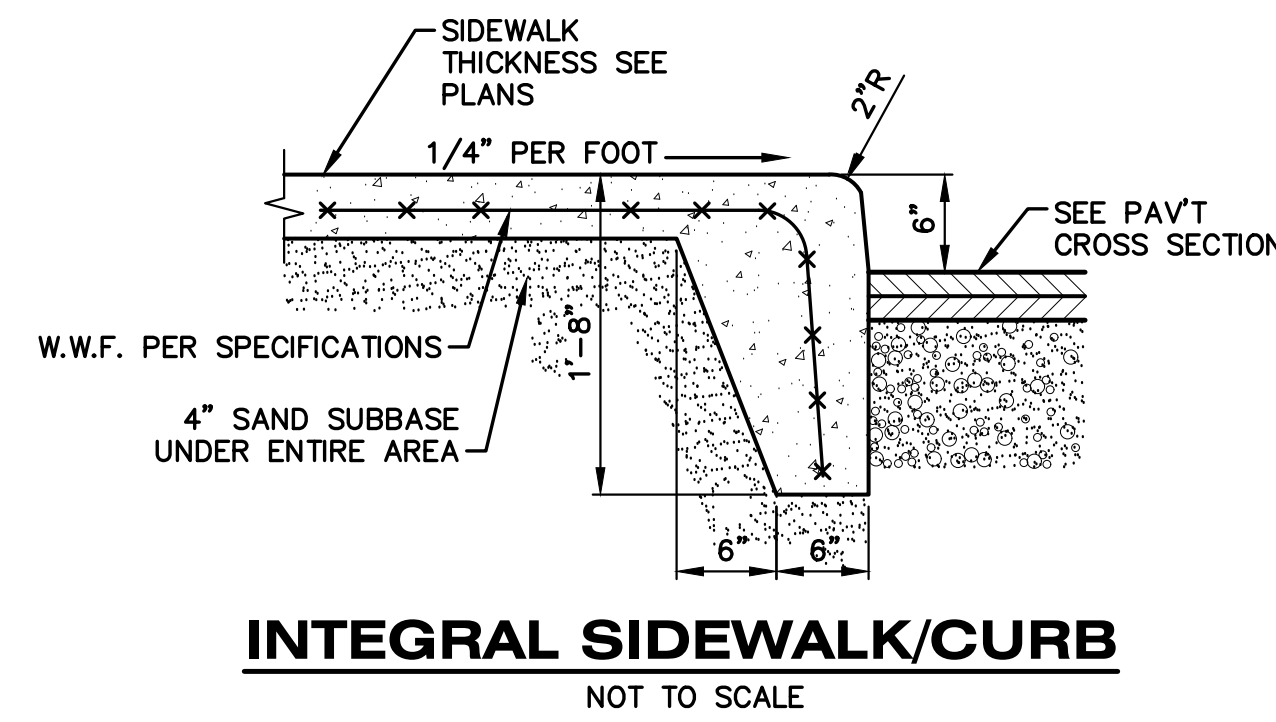
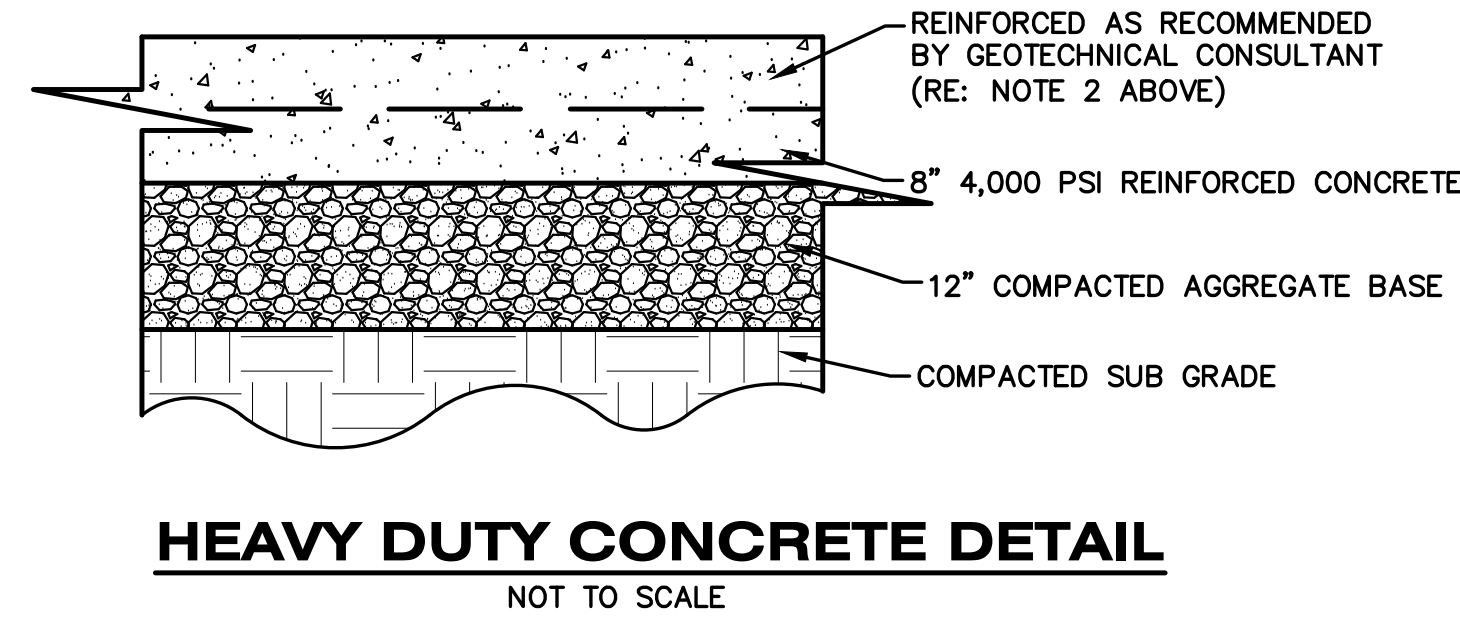
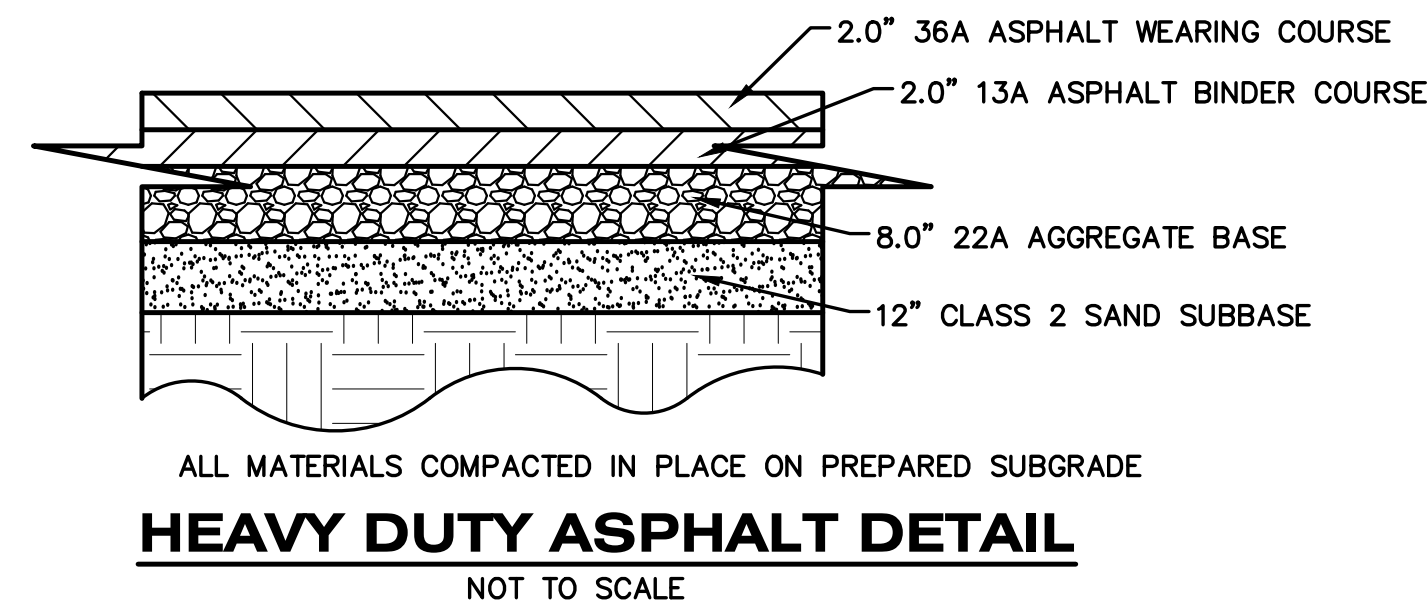


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kalamazoo, michigan 49009  
269.552.4960 fax 269.552.4961  
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**S51 SILT FENCE DETAIL**  
NOT TO SCALE



**S58 INLET PROTECTION FABRIC DROP**  
NOT TO SCALE

**PRELIMINARY**  
NOT FOR CONSTRUCTION

ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
KALAMAZOO EVENT CENTER

OWNER  
CD ARENA, LLC

Kalamazoo, Michigan

SHEET TITLE  
SITE DETAILS

SHEET NUMBER  
**C 500**  
22-157.100

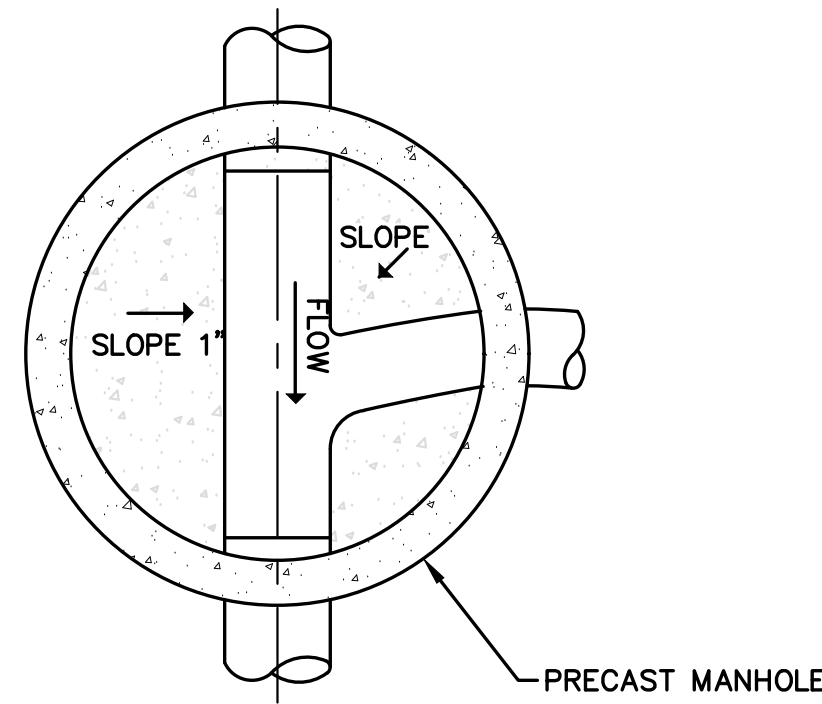
DATE  
SEPTEMBER 11,  
2024



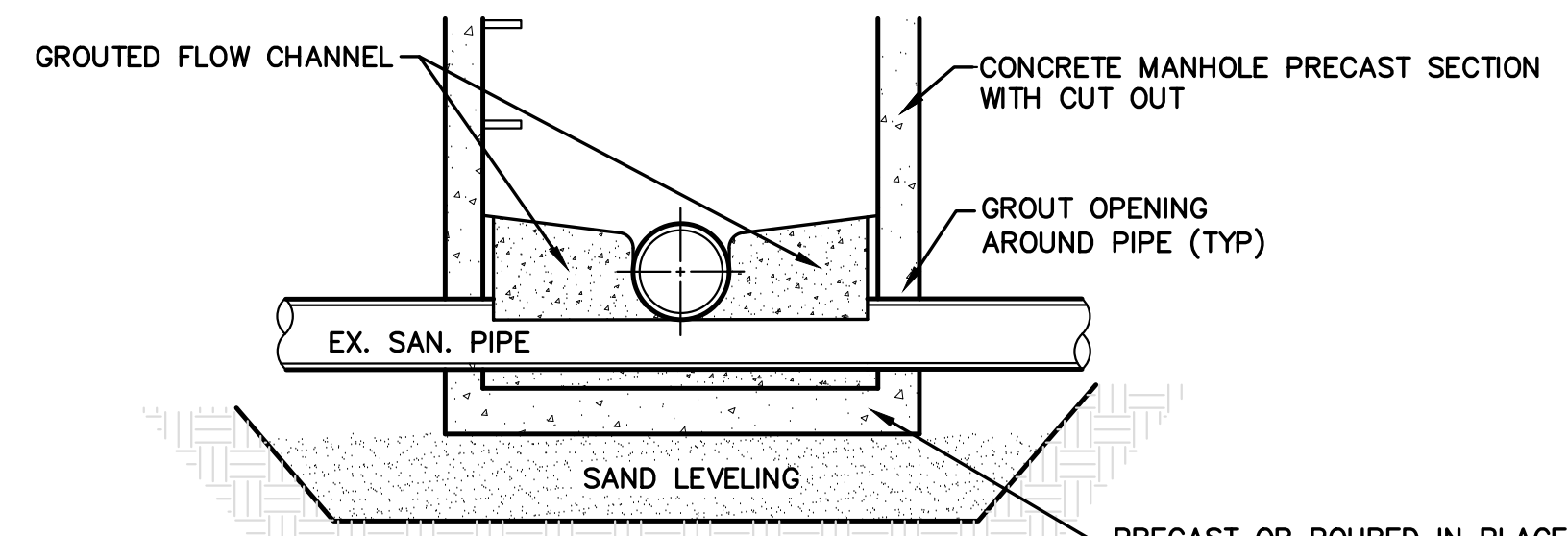


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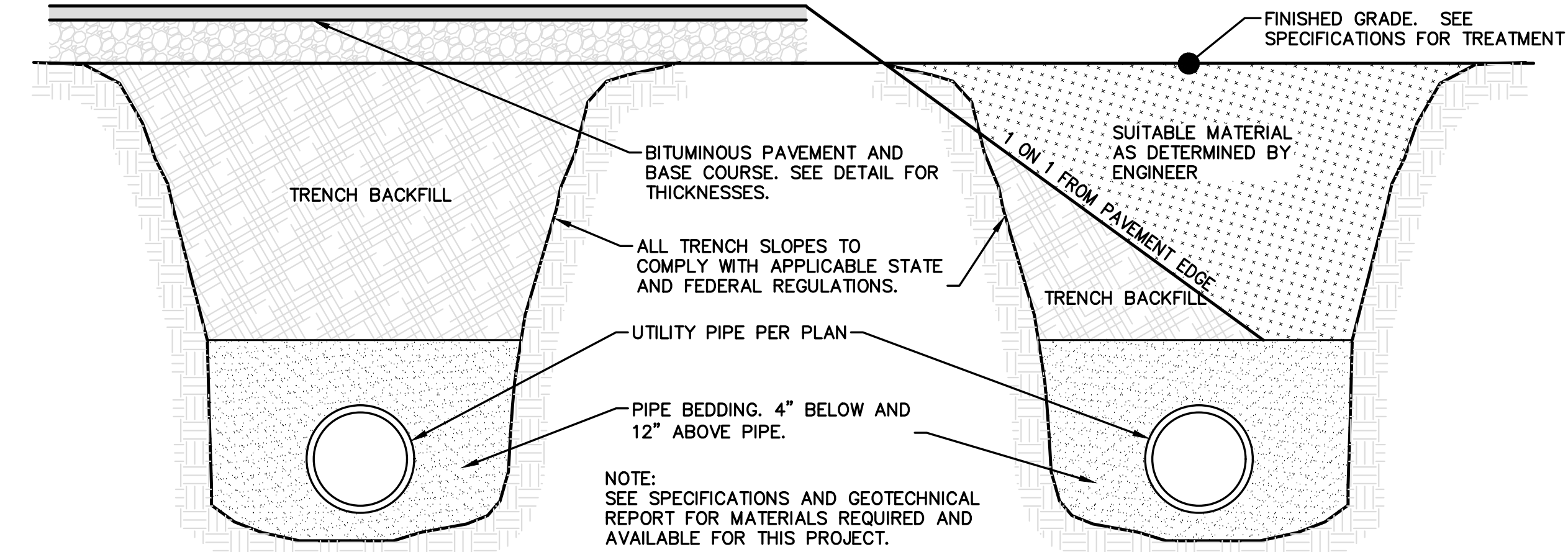
**PRELIMINARY**  
 Not for construction



PLAN VIEW



MH OVER EX. SANITARY SEWER

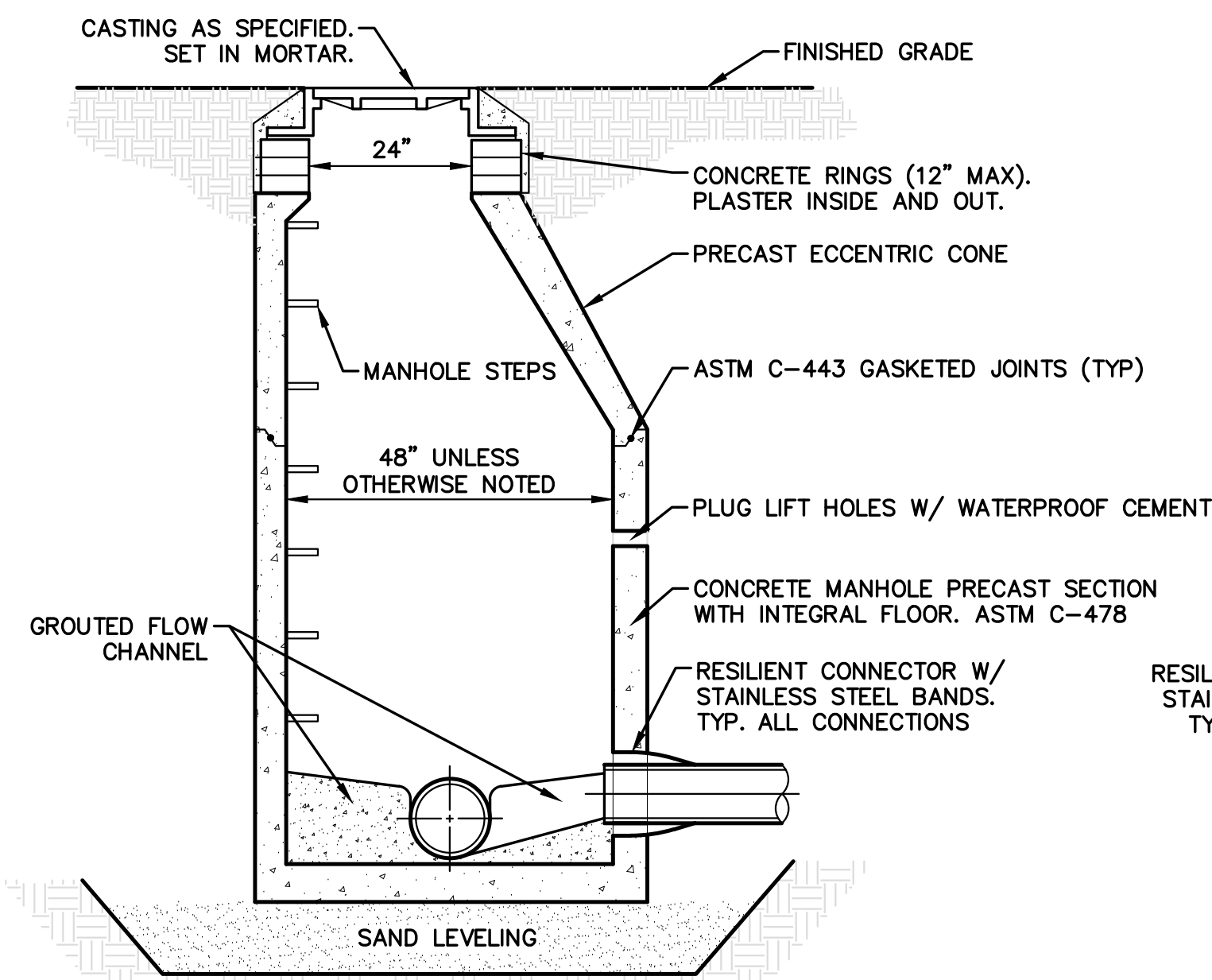


UNDER PAVED AREA

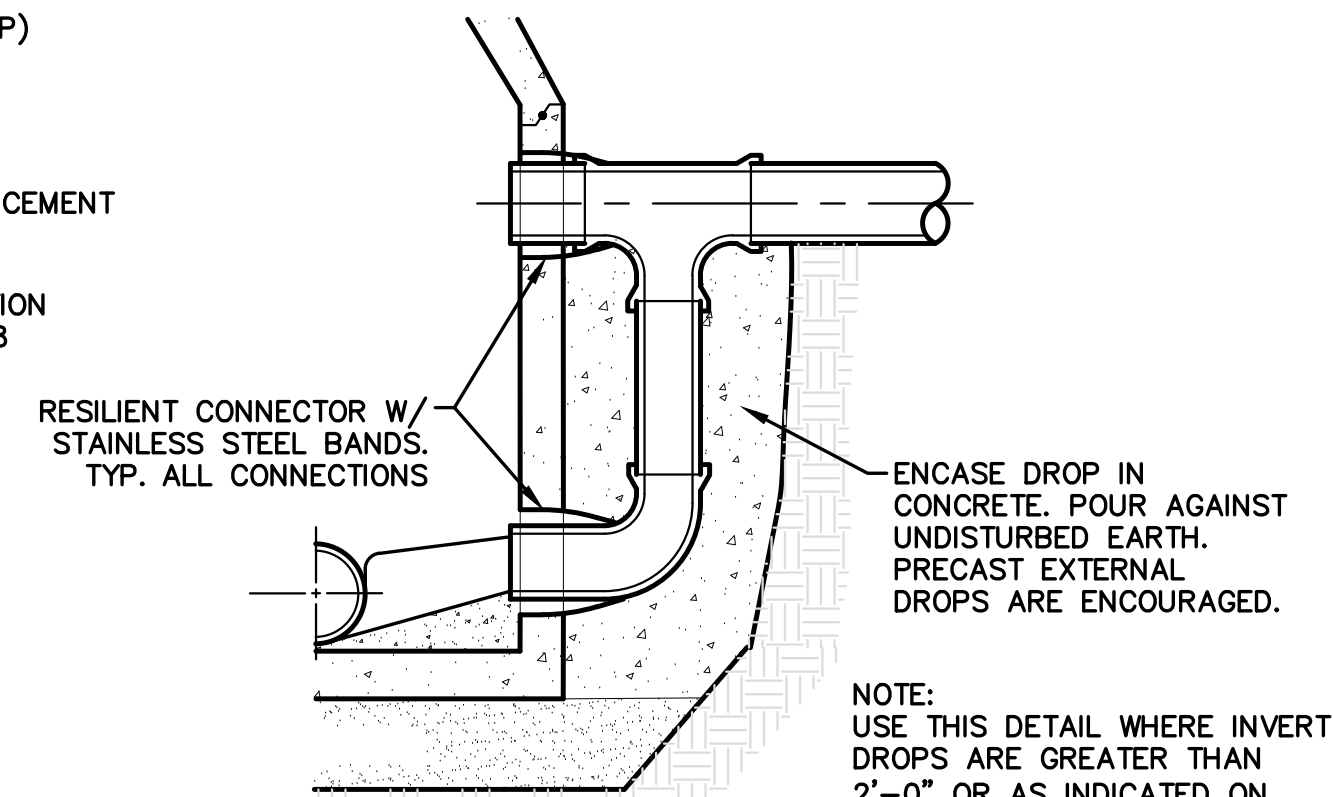
NOT UNDER PAVED AREA

**TRENCH DETAILS**

NOT TO SCALE



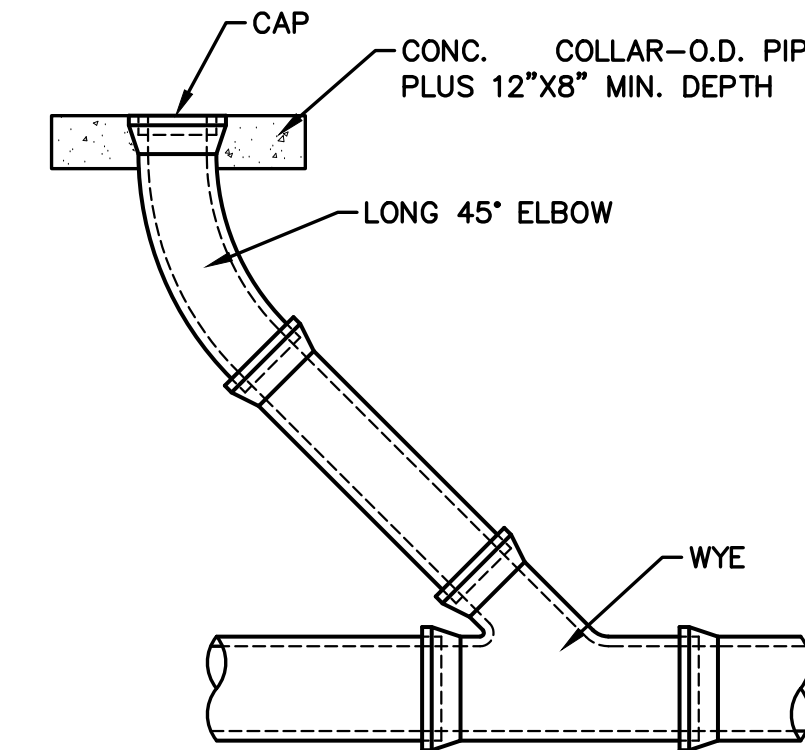
STANDARD MH SECTION



DROP MH SECTION

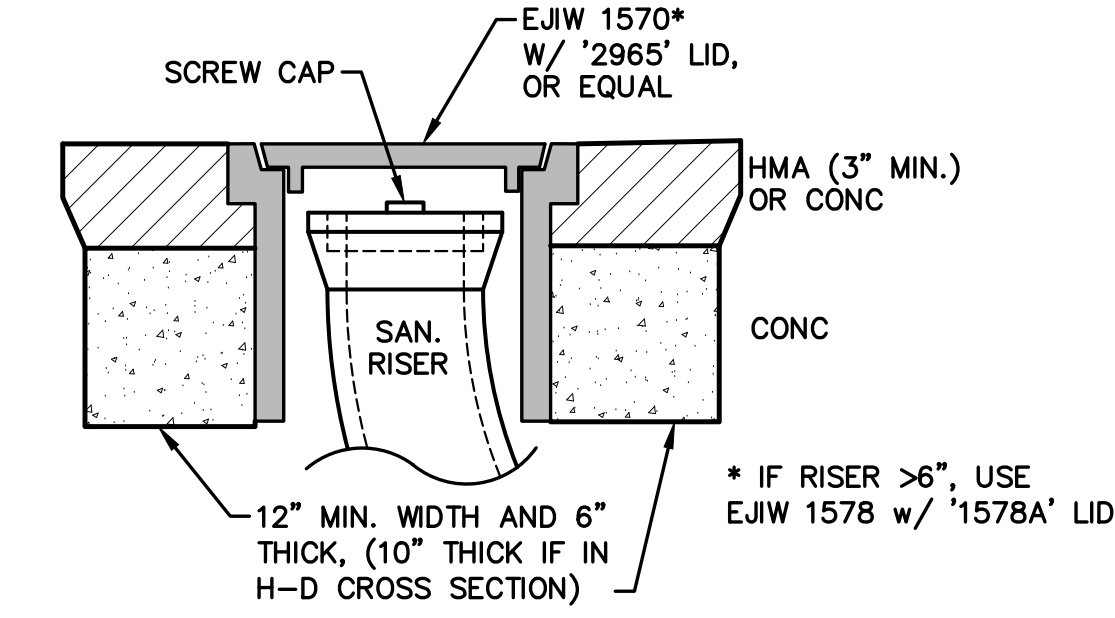
**SANITARY MANHOLE DETAILS**

NOT TO SCALE



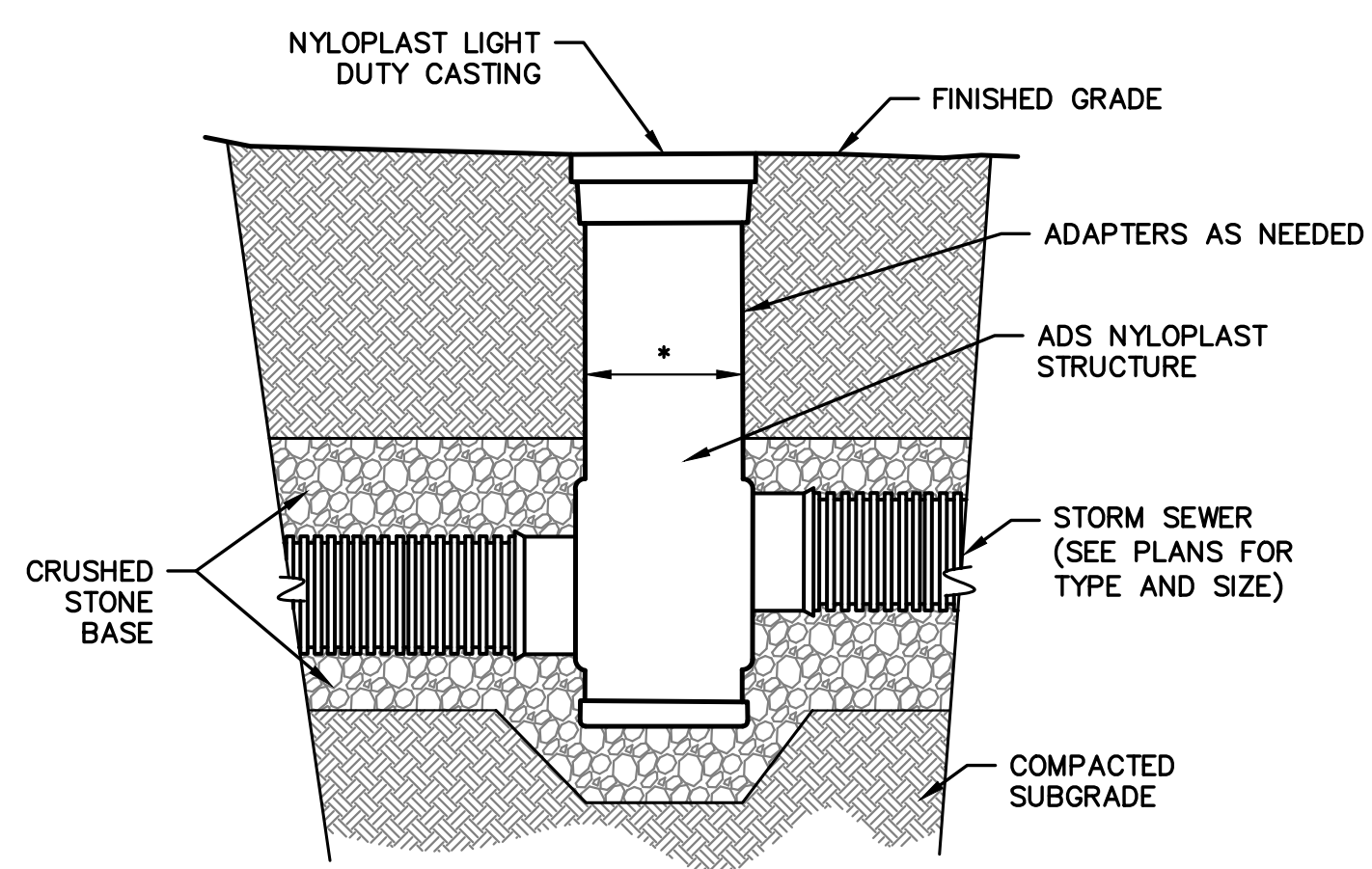
SANITARY CLEANOUT DETAIL

NOT TO SCALE



CLEANOUT IN PAVEMENT/CONC AREA

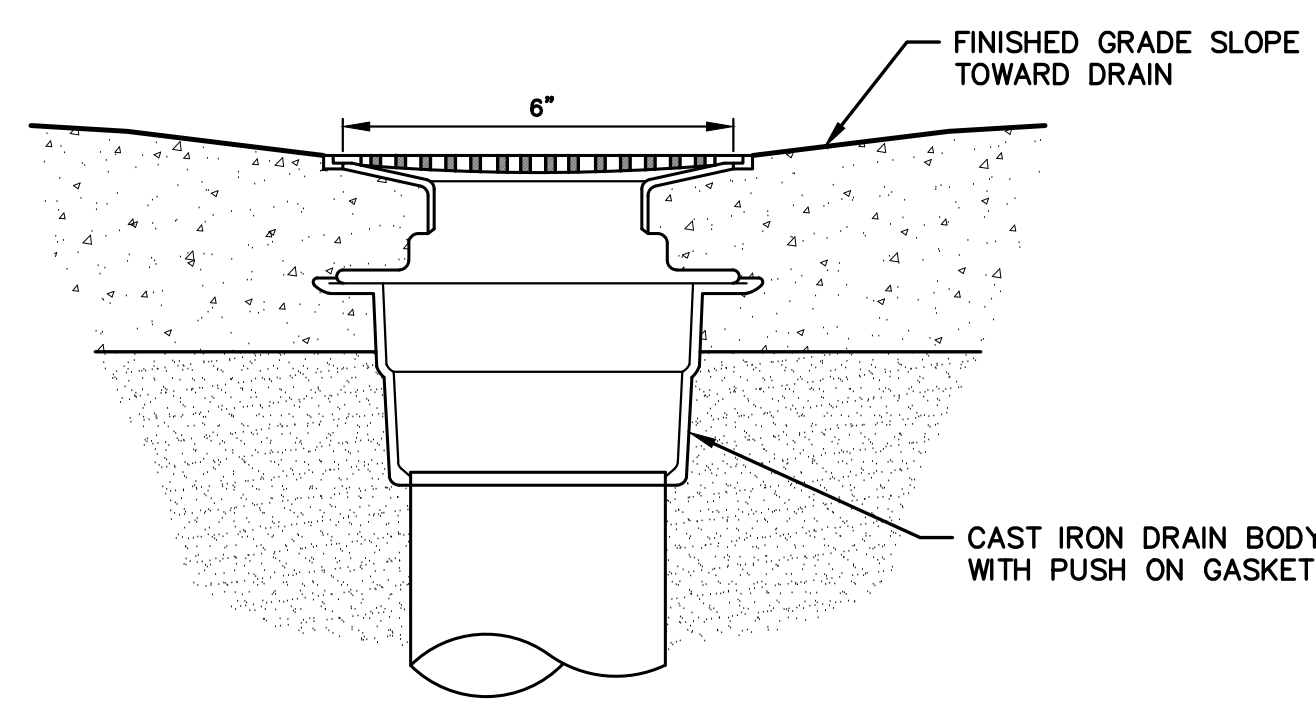
NOT TO SCALE



\* 12" DIAMETER FOR 8" CONNECTOR PIPES  
 15" DIAMETER FOR 12" CONNECTOR PIPES

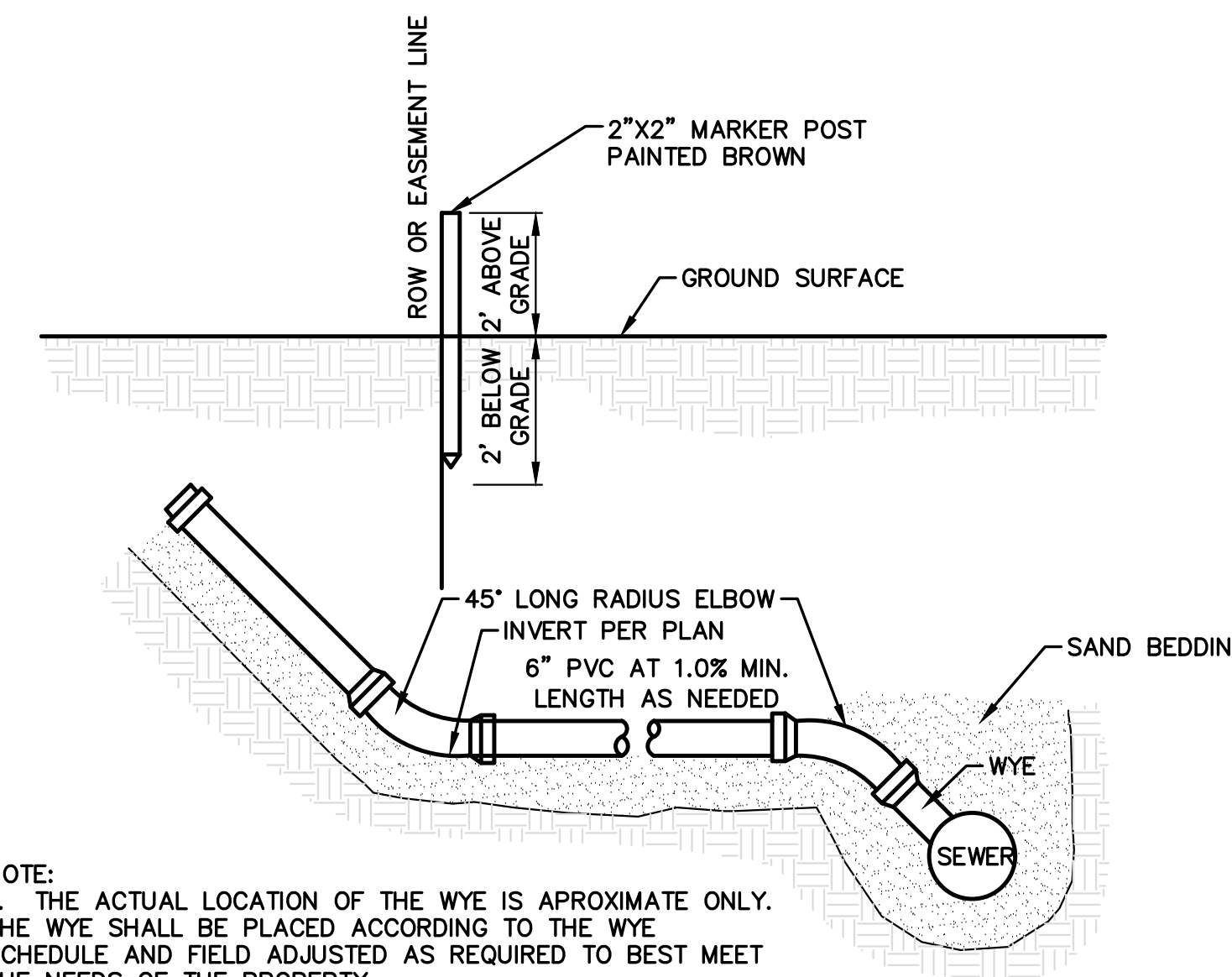
**YARD DRAIN DETAIL**

NOT TO SCALE



**PLAZA DRAIN**

NOT TO SCALE



NOTE:  
 1. THE ACTUAL LOCATION OF THE WYE IS APPROXIMATE ONLY. THE WYE SHALL BE PLACED ACCORDING TO THE WYE SCHEDULE AND FIELD ADJUSTED AS REQUIRED TO BEST MEET THE NEEDS OF THE PROPERTY.  
 2. RECORD ALL WYE LOCATIONS ON THE DRAWINGS.

**SANITARY LEAD DETAIL**

NOT TO SCALE

ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
 KALAMAZOO EVENT CENTER

OWNER  
 CD ARENA, LLC

Kalamazoo, Michigan

SHEET TITLE  
 UTILITY DETAILS

SHEET NUMBER  
**C 600**  
 DATE  
 SEPTEMBER 11,  
 2024  
 22-157.100





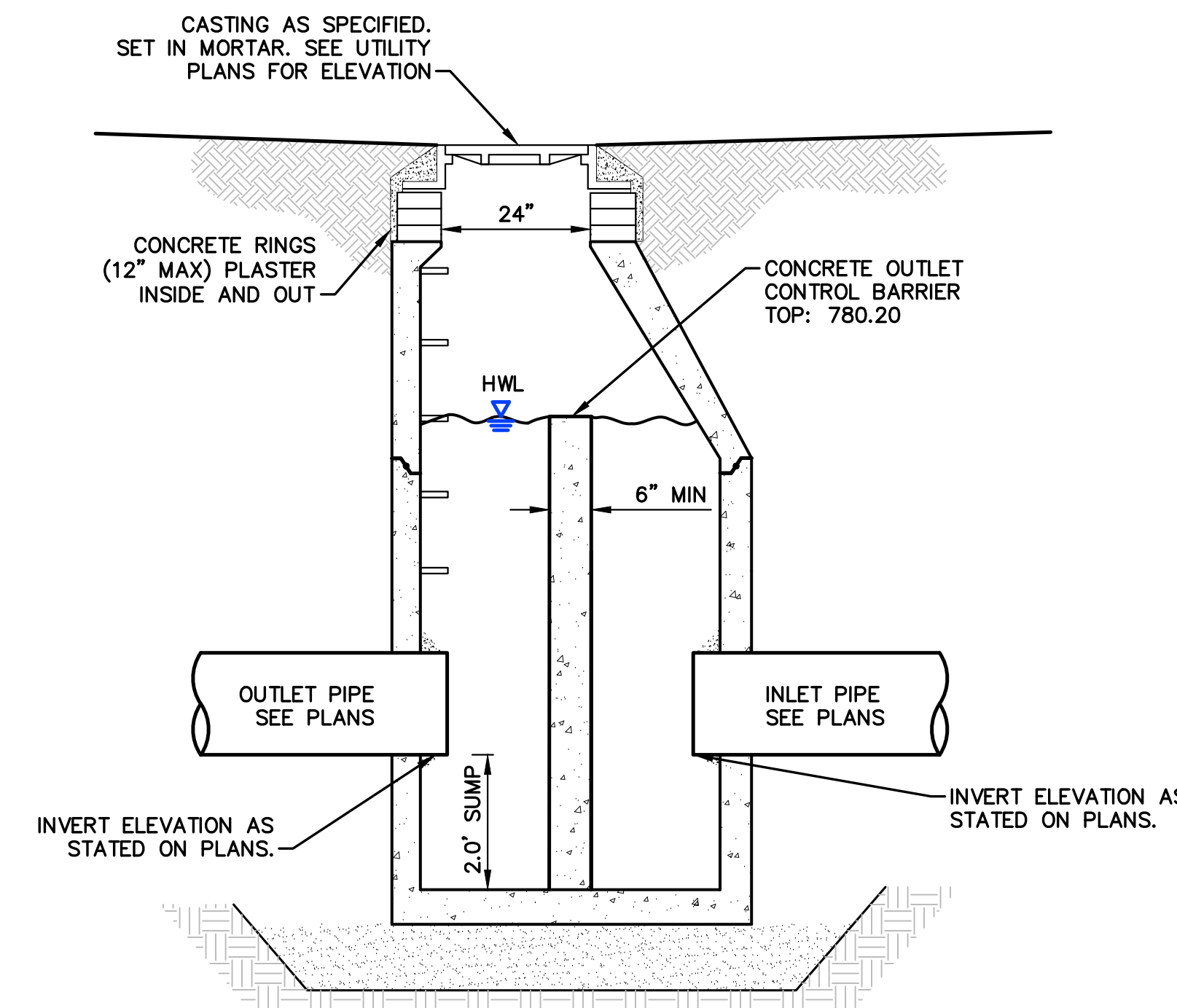
Know what's below.  
Call before you dig.



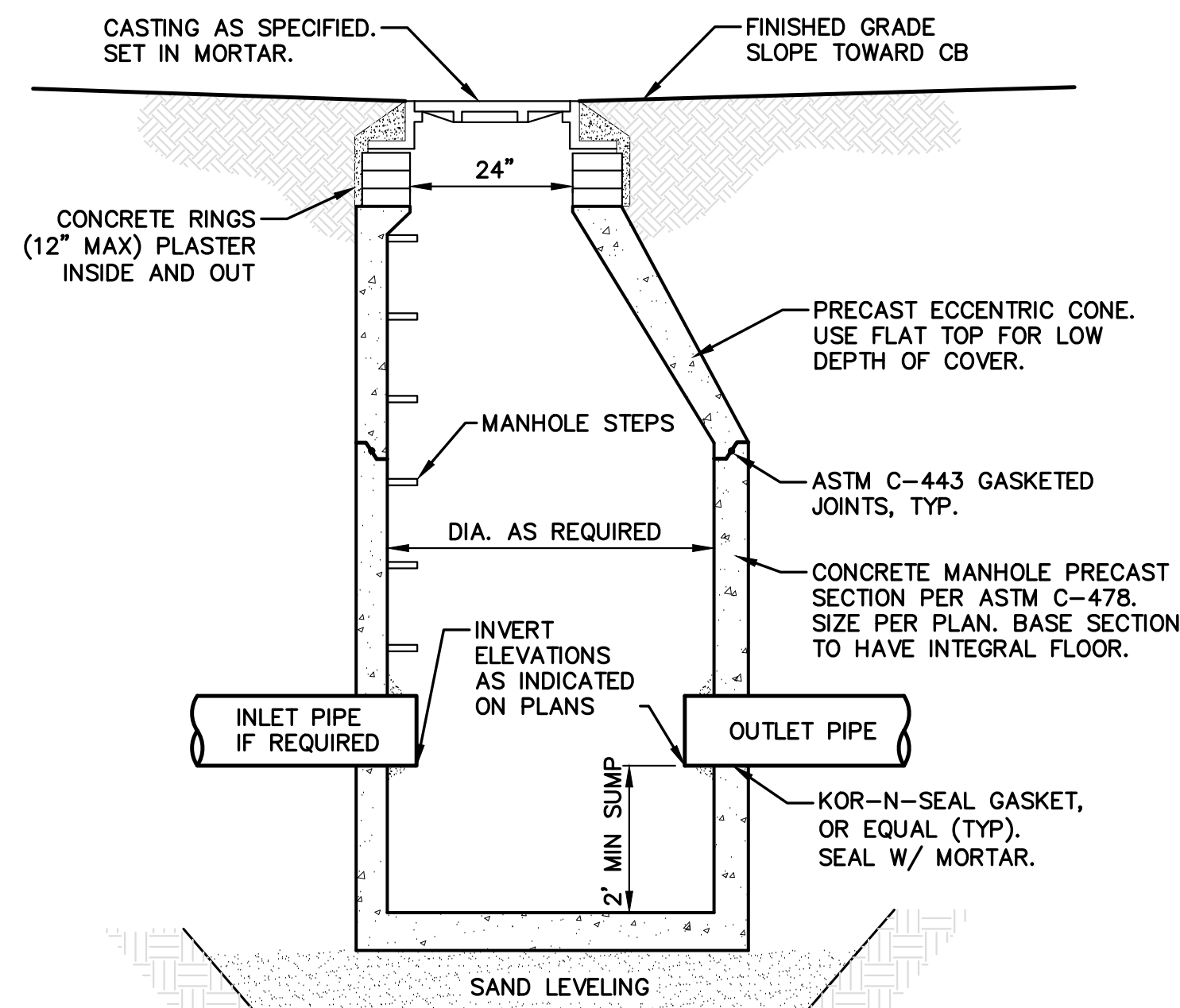
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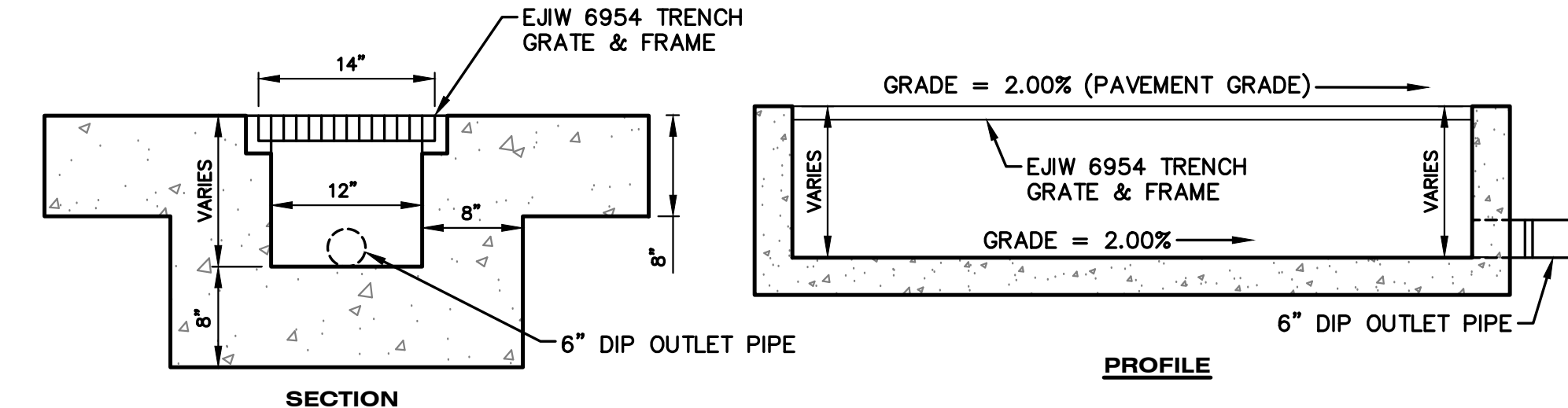
**PRELIMINARY**  
NOT FOR CONSTRUCTION



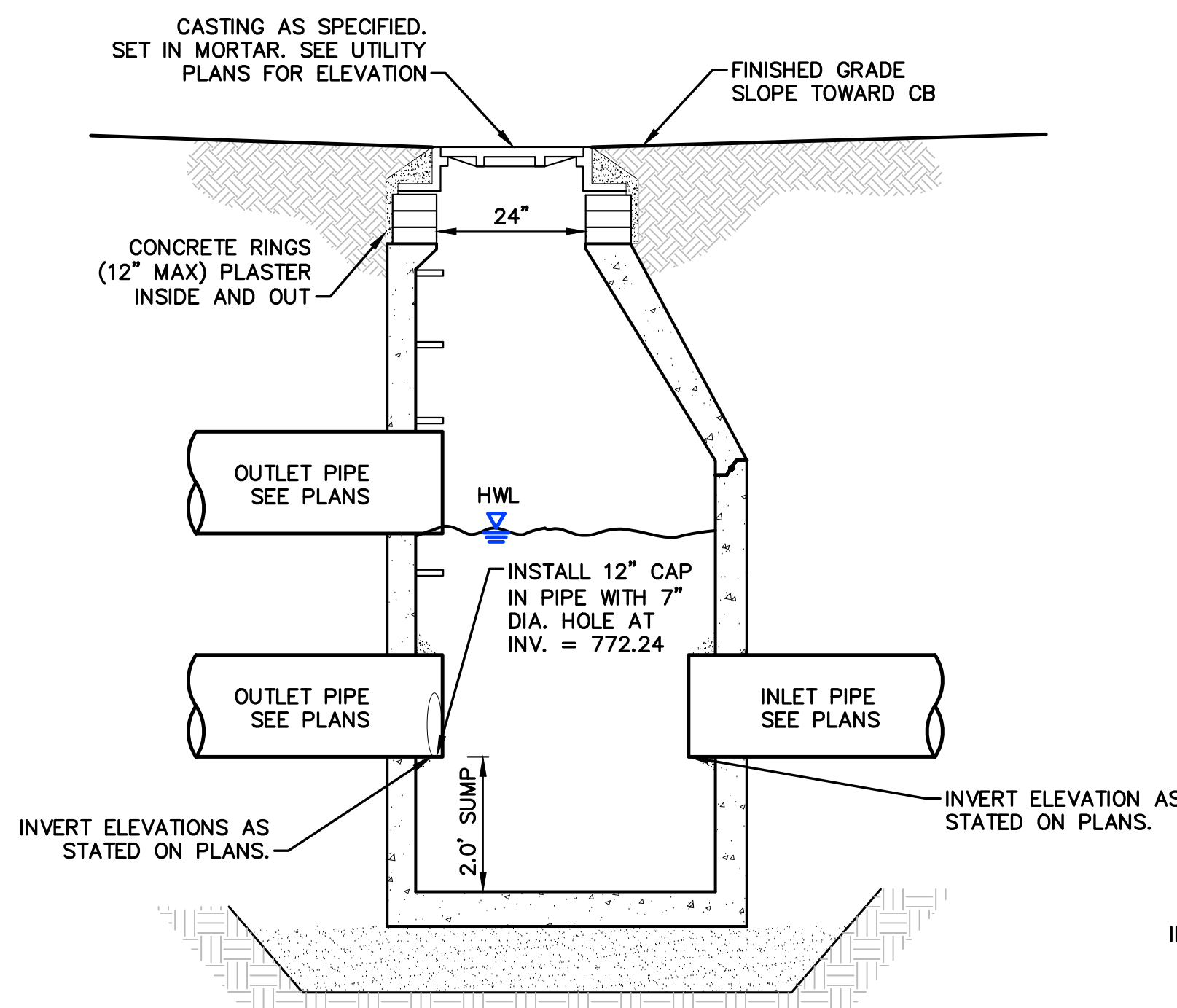
**STM #2 OUTLET CONTROL STRUCTURE**  
NOT TO SCALE



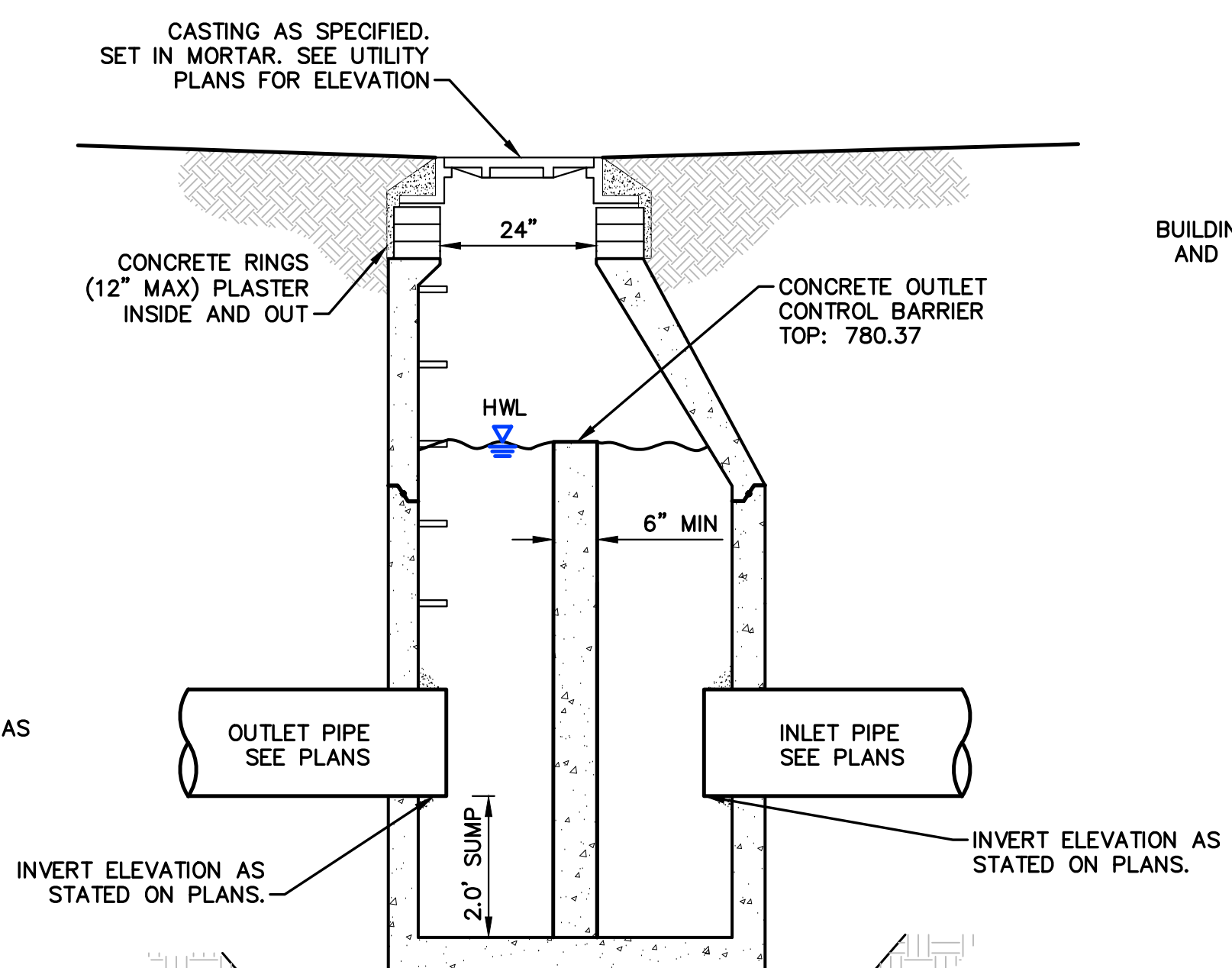
**CATCH BASIN DETAIL**  
NOT TO SCALE



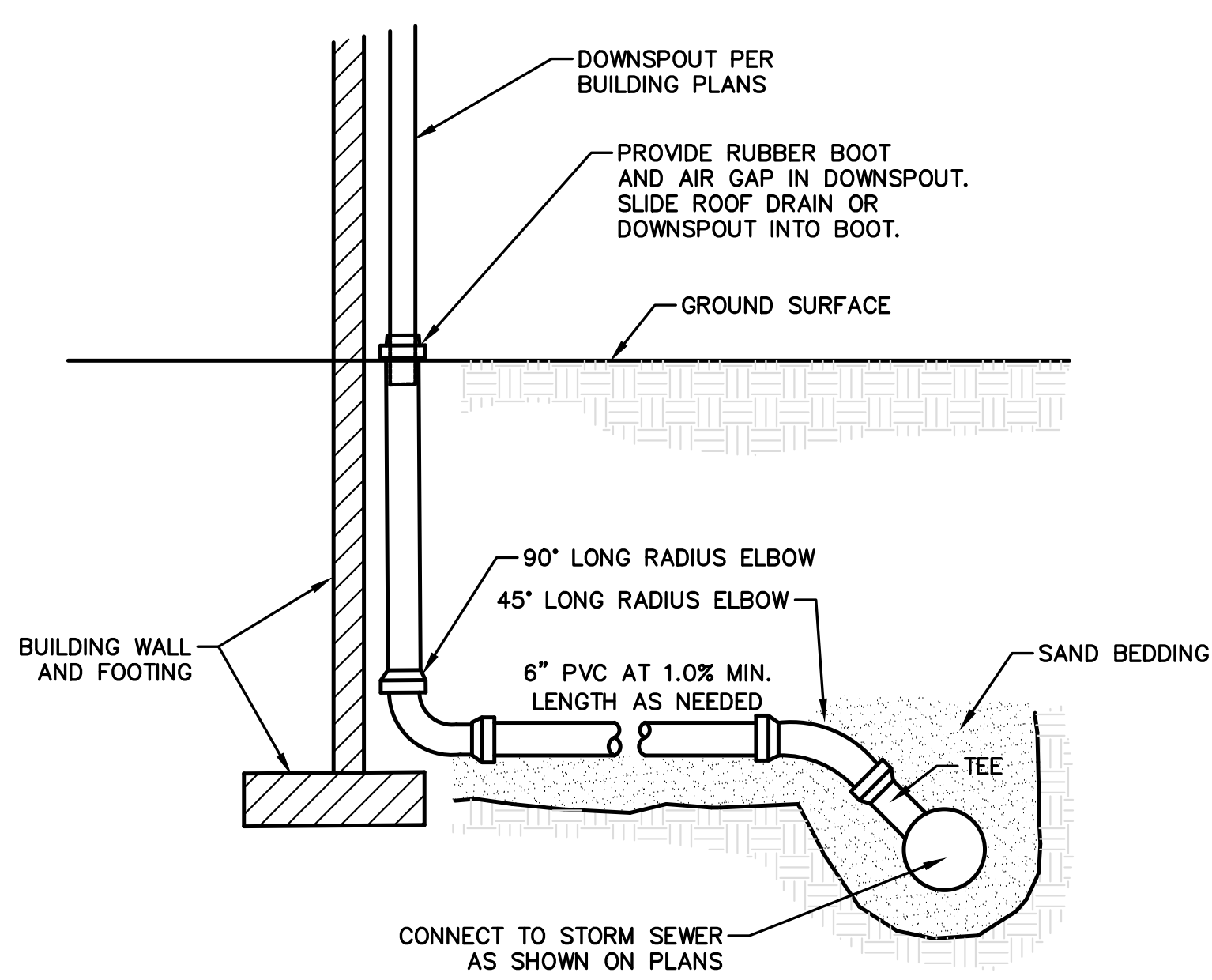
**TRENCH DRAIN DETAIL**  
NOT TO SCALE



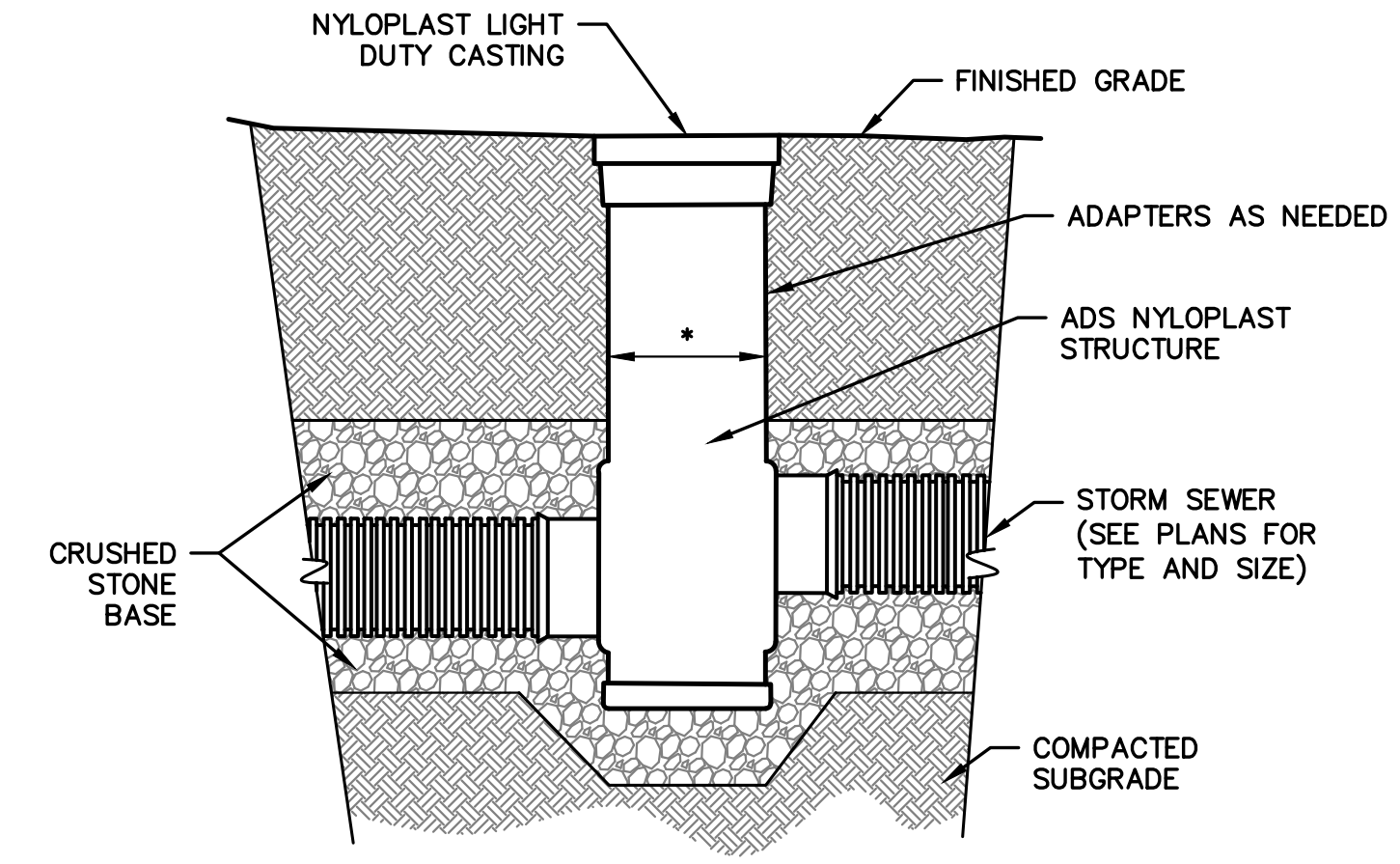
**STM #16 OUTLET CONTROL STRUCTURE**  
NOT TO SCALE



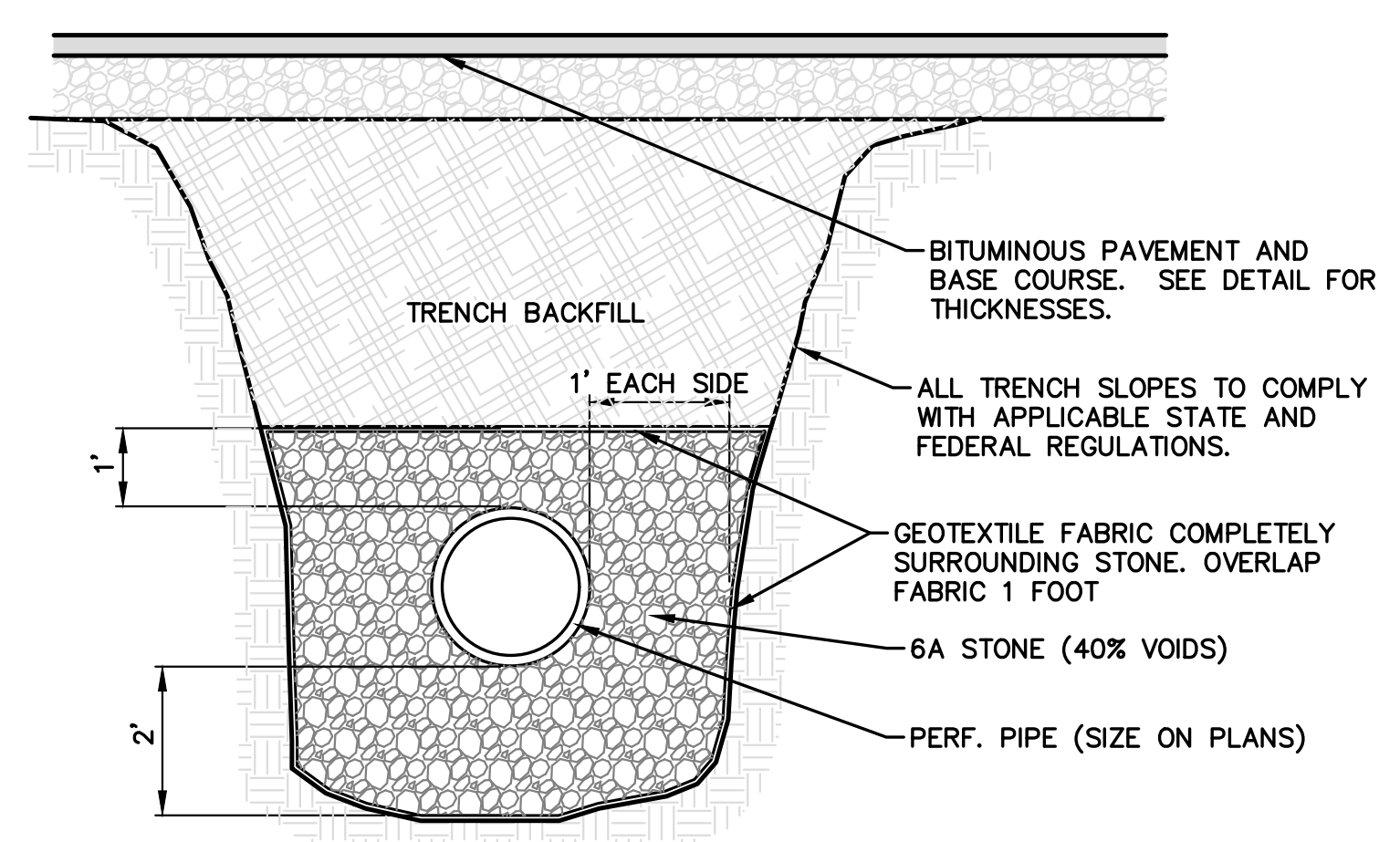
**STM #9 OUTLET CONTROL STRUCTURE**  
NOT TO SCALE



**ROOF LEAD/ DOWNSPOUT DETAIL**  
NOT TO SCALE



\* 12" DIAMETER FOR 8" CONNECTOR PIPES  
15" DIAMETER FOR 12" CONNECTOR PIPES  
**YARD DRAIN DETAIL**  
NOT TO SCALE



**STONE TRENCH DETAIL**  
NOT TO SCALE

PIPE SIZE	VOLUME / FT
12"	5.27 CFT
18"	7.36 CFT
24"	9.87 CFT
36"	16.24 CFT

VOLUMES PROVIDED BELOW ASSUME 40% VOIDS IN STONE

ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
KALAMAZOO EVENT CENTER

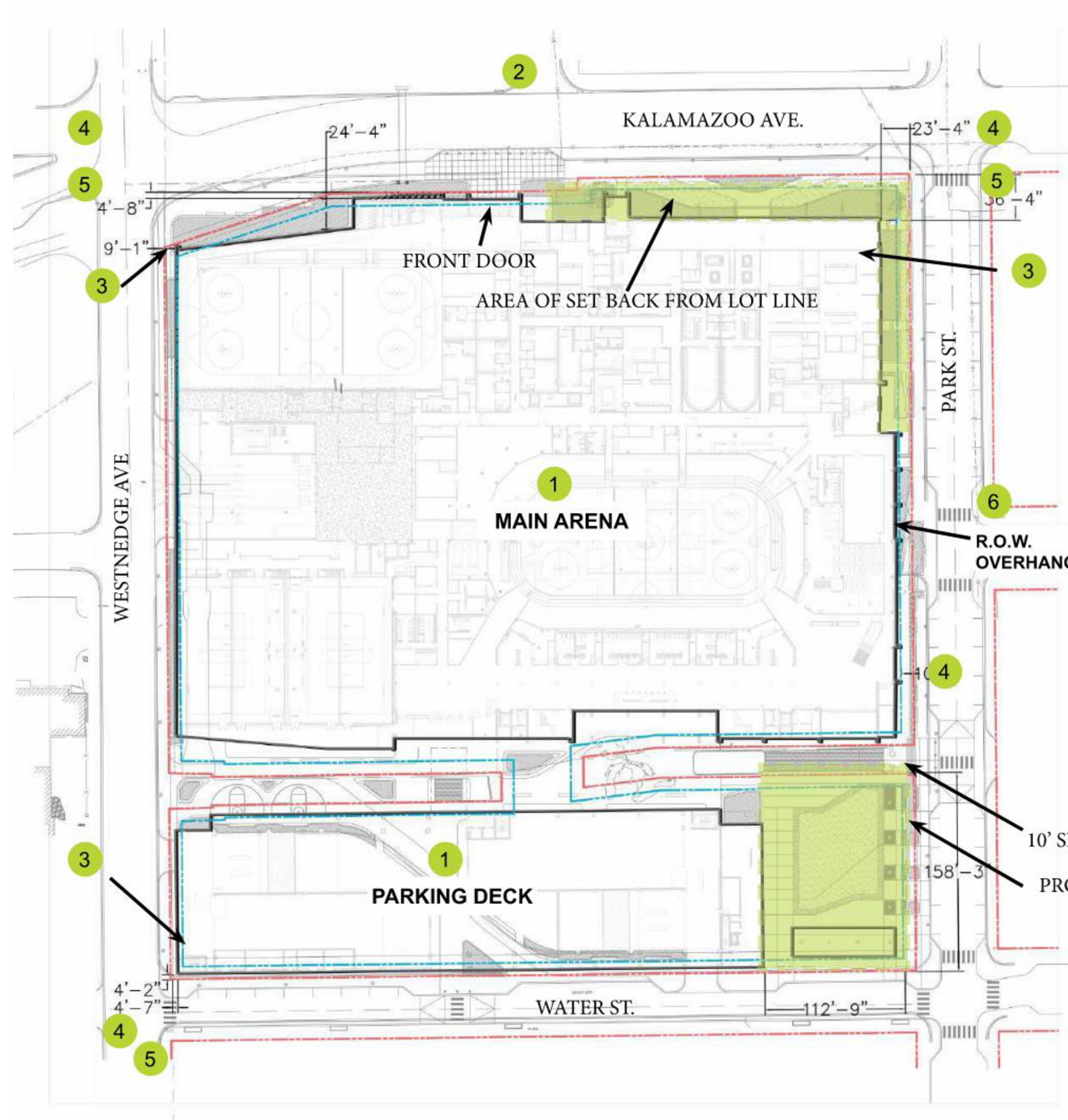
OWNER  
CD ARENA, LLC

Kalamazoo, Michigan

SHEET TITLE  
UTILITY DETAILS

SHEET NUMBER  
**C 601**  
DATE  
SEPTEMBER 11,  
2024  
22-157.100





BUILDING SITING STREET FRONTAGE	ALLOWED	PROVIDED
MULTIPLE PRINCIPAL BUILDINGS	YES	2
FRONT LOT LINE COVERAGE	70% MIN	ARENA = 27% DECK = 0%
OCCUPATION OF CORNER	REQUIRED	<b>ARENA</b> WEST SIDE = PROVIDED EAST SIDE = NOT PROVIDED <b>DECK</b> WEST SIDE = PROVIDED EAST SIDE = NOT PROVIDED
FRONT BUILD-TO ZONE:	0'-10'	<b>ARENA: 4'8" - 36'4" ARENA</b> <b>DECK: 112'9" DECK</b>
CORNER BUILD-TO ZONE	0'-10'	<b>ARENA: 9'1" WEST, 36' EAST</b> <b>DECK: 4'7" WEST, 4'2" EAST</b>
ROW ENCROACHMENT	Yes	Yes

C. Lot Type: Flex

(1) Building Siting (Figure 5.6-4)		
(a) Street Frontage		
Multiple Principal Buildings	Yes	1
Front Lot Line Coverage (min)	70% <sup>1</sup>	2
Occupation of Corner	Yes	3
Front Build-to Zone	0'-10'	4
Corner Build-to Zone	0'-10'	5
ROW Encroachment	Yes	6

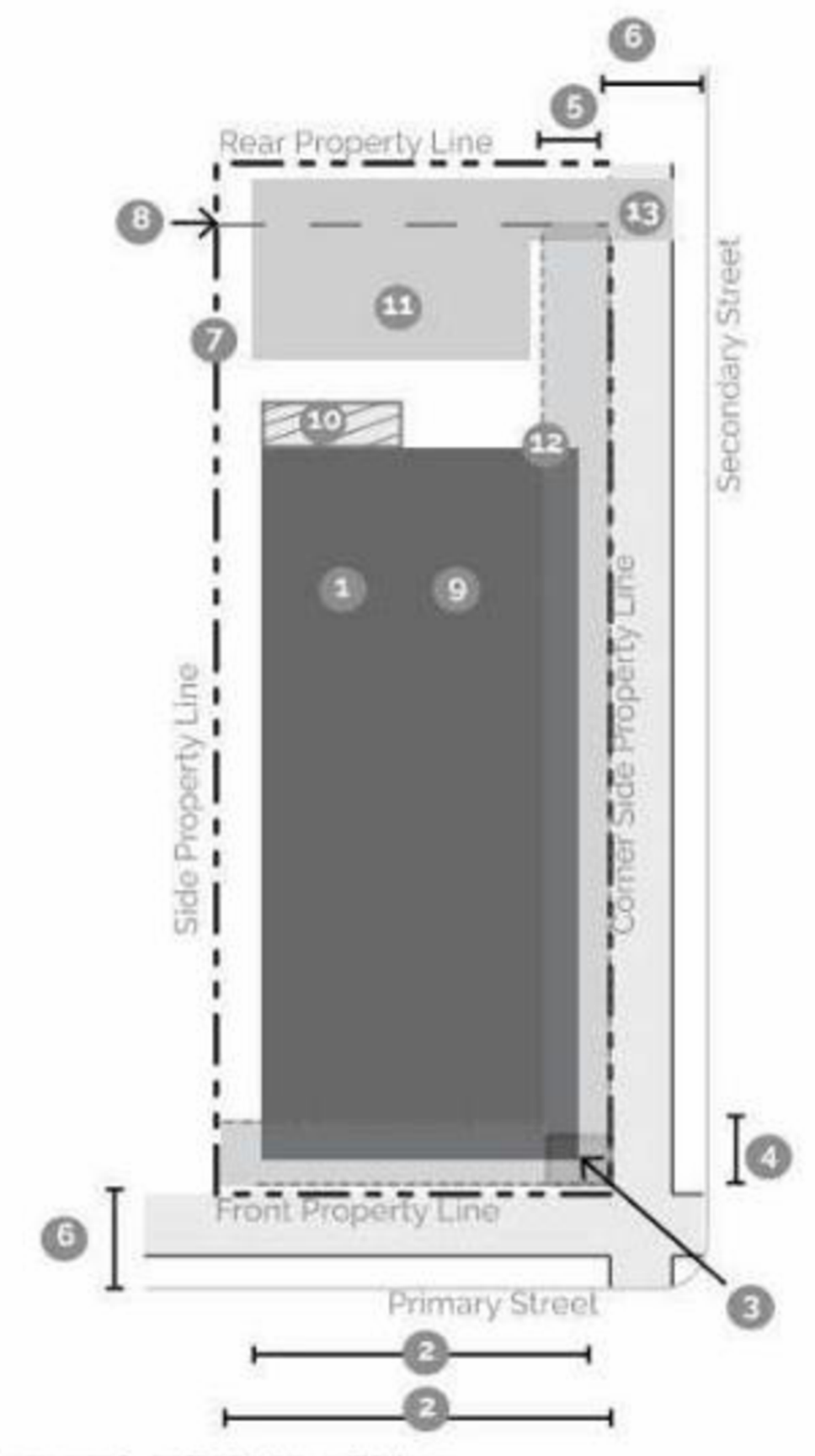
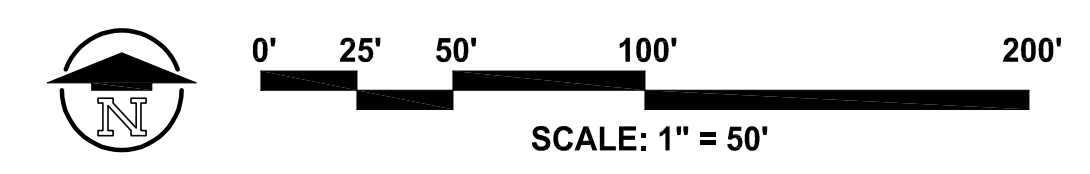
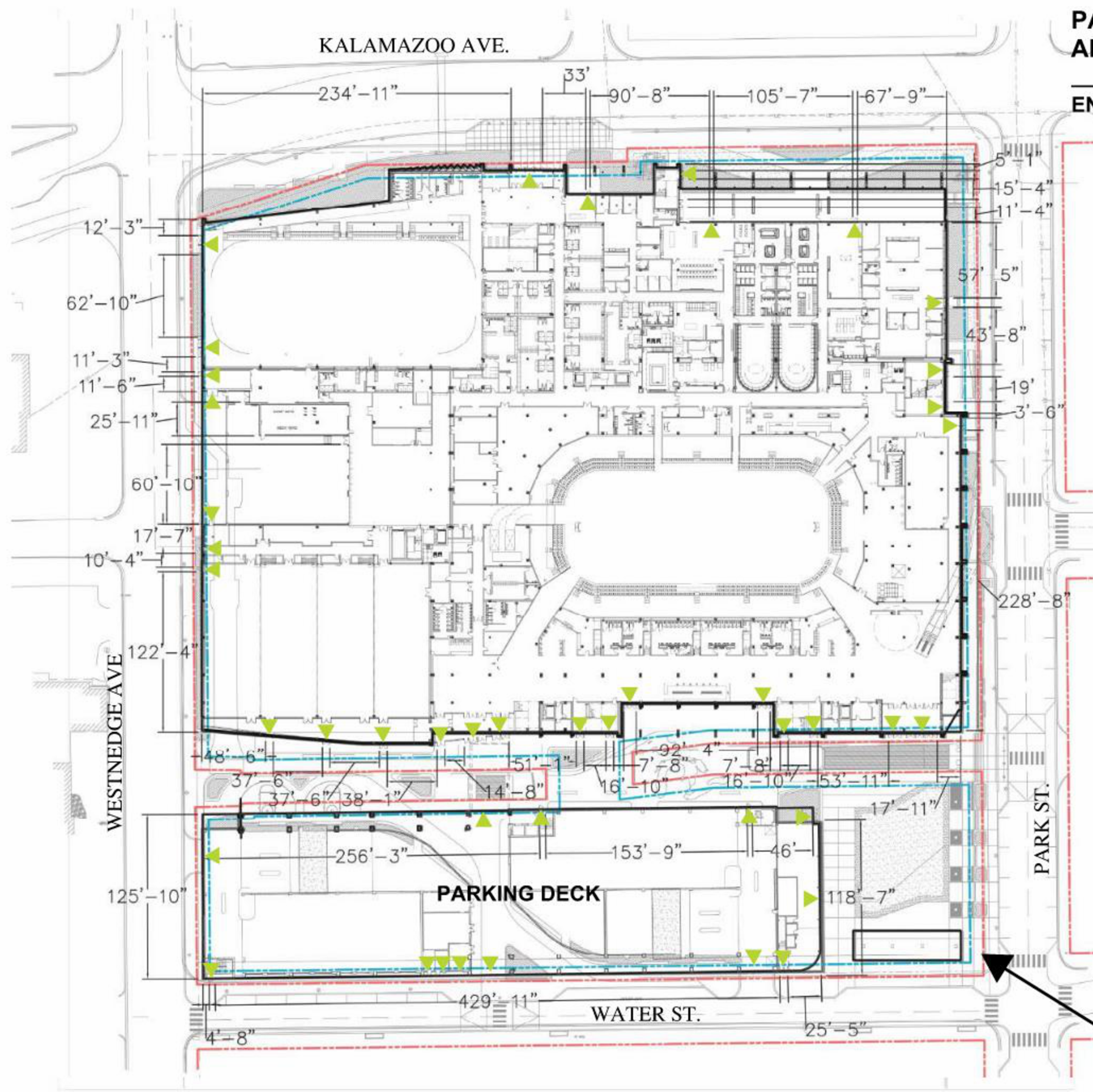


Figure 5.6-4 Building Siting.

Zoneing Variances Plan  
SCALE: 1" = 50' @ 30 X 42 FULL SIZE PLOT







**PARKING, LOADING AND ACCESS**

**REQUIRED**

**PROVIDED**

**ENTRANCES**

1 ENTRANCE PER 60 FT

**ARENA:**

2238 lft perimeter  
2238 lft/ 60lft per door = 40  
Entrances

**ARENA**

(77) 3' Doors  
29 Double and 19 Single doors  
in 30 locations

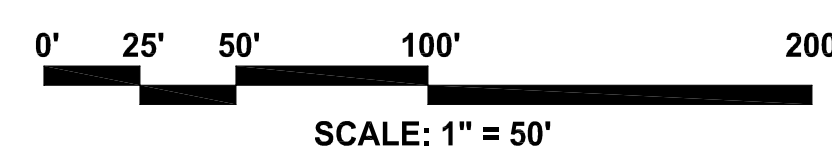
**DECK:**

1184 lft perimeter  
1184/ 60lft per door =20  
Entrances

**DECK**

(12) 3' Doors, 2 open  
passgeways, and 2 vehicle  
entry bays in 13 locations

Zoneing Variances Plan  
SCALE: 1" = 50' @ 30 X 42 FULL SIZE PLOT



PRELIMINARY  
NOT FOR CONSTRUCTION

ISSUED FOR DATE

PROJECT TITLE  
KALAMAZOO EVENT CENTER

OWNER  
CD ARENA LLC

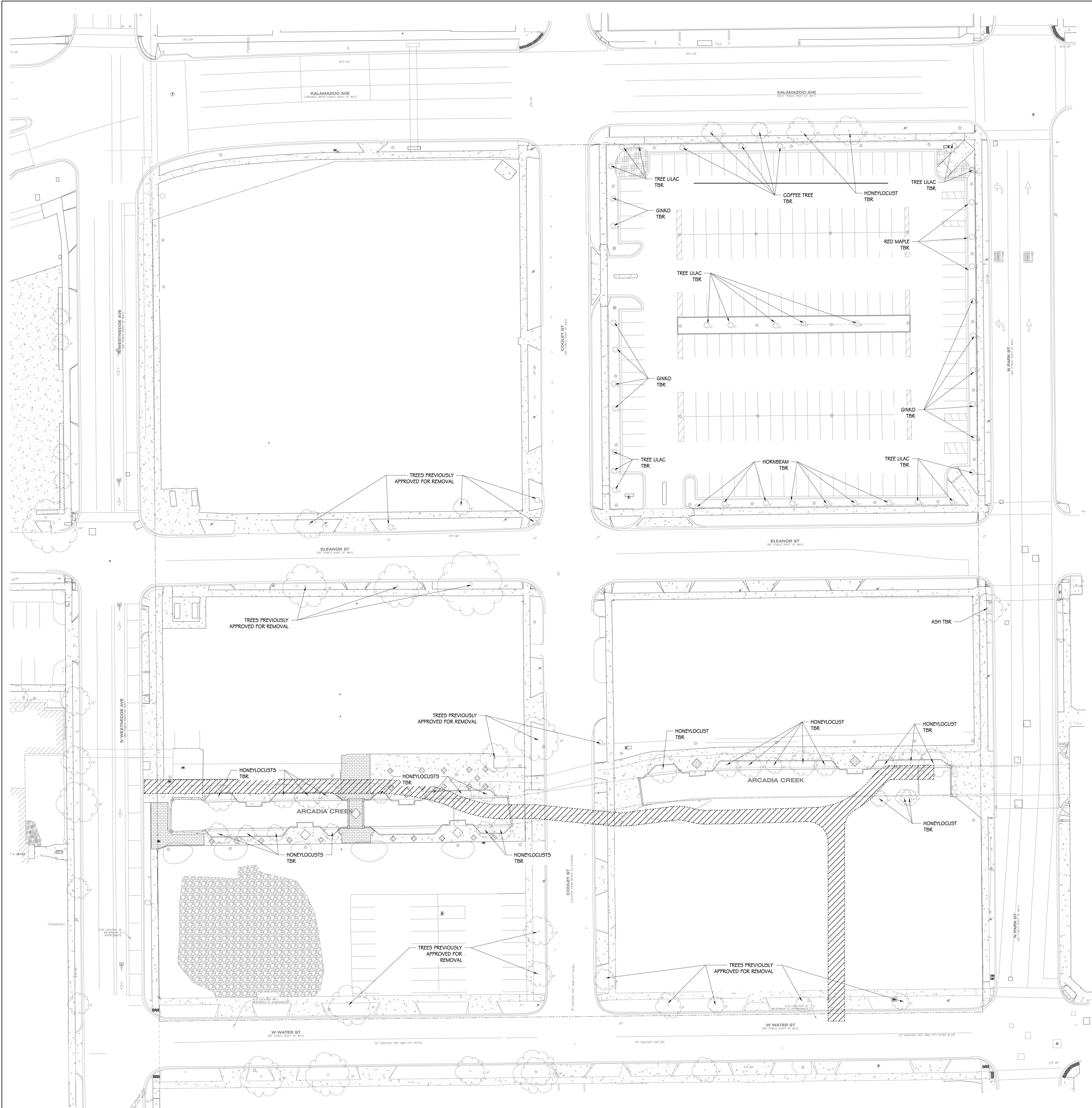
SHEET TITLE  
ZONING VARIANCES PLAN

Kalamazoo, MI

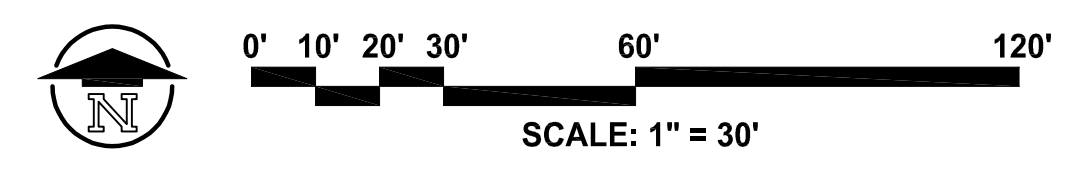
DATE  
SEPTEMBER 11, 2024

SHEET NUMBER  
L 001  
22-157-100





OVERALL CONCEPT SITE PLAN  
SCALE: 1"=30'-0" @ 30 X 42 FULL SIZE PLOT



EXISTING CONDITIONS NOTES
1. ALL EXISTING INFORMATION SHOWN IS FROM THE SITE TOPOGRAPHIC SURVEY PRODUCED BY MICHIGAN. SEE SHEET X-XXX FOR THE COMPLETE TOPOGRAPHIC SITE SURVEY, EXISTING CONDITIONS, AND ADDITIONAL INFORMATION.
2. CALL "MISS DIG" AND HAVE EXISTING UTILITY LOCATIONS MARKED PRIOR TO ANY EXCAVATIONS OR INSTALLATIONS ON SITE.
3. EXISTING INFORMATION SHOWN HEREIN IS APPROXIMATE. CONTRACTORS ARE REQUIRED TO INSPECT/REVIEW THE EXISTING SITE PRIOR TO RELEVANT DEMOLITION WORK.
4. CONTRACTOR SHALL VERIFY ALL EXISTING JOB SITE CONDITIONS AND DIMENSIONS, IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
COORDINATION NOTES
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2. REFER TO CIVIL, ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
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4. FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MIN. 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 BE A PART OF THE "MISS DIG" ALERT SYSTEM.
5. FIELD VERIFY THE PURPOSE AND LOCATION OF UNDERGROUND ELECTRICAL, TELECOM AND FIBER OPTIC UTILITIES AND RELOCATE AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION SUCH THAT THE OWNER DOES NOT EXPERIENCE ANY "OUTAGES" OR "FAILURES" WITH THEIR INTERNAL ELEC. TEL. SECURITY OR COMPUTER SYSTEMS. REPAIR ANY CONTRACTOR-CAUSED DAMAGES AT NO COST TO THE OWNER.
REGULATORY NOTES
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2. EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO COMMENCING WORK. COMPLY WITH ALL ASPECTS OF THE SOIL EROSION CONTROL PERMIT AS ISSUED BY _____ ALL TEMPORARY CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION.
3. REFER TO SOIL EROSION CONTROL PLANS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR WORK IN ROW AND ON ANY UTILITY CONNECTIONS OR ABANDONMENT PRIOR TO THE START OF CONSTRUCTION.
5. TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR INCLUDING SIGNAGE, BARRIERS, FLAG PERSONNEL AND ANY ADDITIONAL REQUIREMENTS OF THE LOCAL ROAD COMMISSION OR MUNICIPALITY. CONTRACTOR SHALL FOLLOW MOST RECENT EDITION OF MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
6. COORDINATE ALL WORK AND PERMITTING WITHIN THE ROAD RIGHT-OF-WAY WITH THE _____ COUNTY ROAD COMMISSION OR CITY DEPARTMENT OF PUBLIC UTILITIES.
SITE PROTECTION NOTES
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2. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND ISOLATE ANY UNDERGROUND LAWN/PLANTING BED IRRIGATION SYSTEMS PRIOR TO CONSTRUCTION TO PREVENT DAMAGE TO THE EXISTING IRRIGATION SYSTEMS THAT ARE TO REMAIN IN GROUND AND OPERABLE. ANY LAWN OR PLANTING BED IRRIGATION SYSTEMS THAT ARE DAMAGED BY CONSTRUCTION MUST BE REPLACED WITH LIKE TO THE OWNERS SATISFACTION AND AT NO ADDITIONAL COST.

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**PRELIMINARY**  
NOT FOR CONSTRUCTION

ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
**KALAMAZOO EVENT CENTER**

OWNER  
**CD ARENA LLC**

Kalamazoo, MI

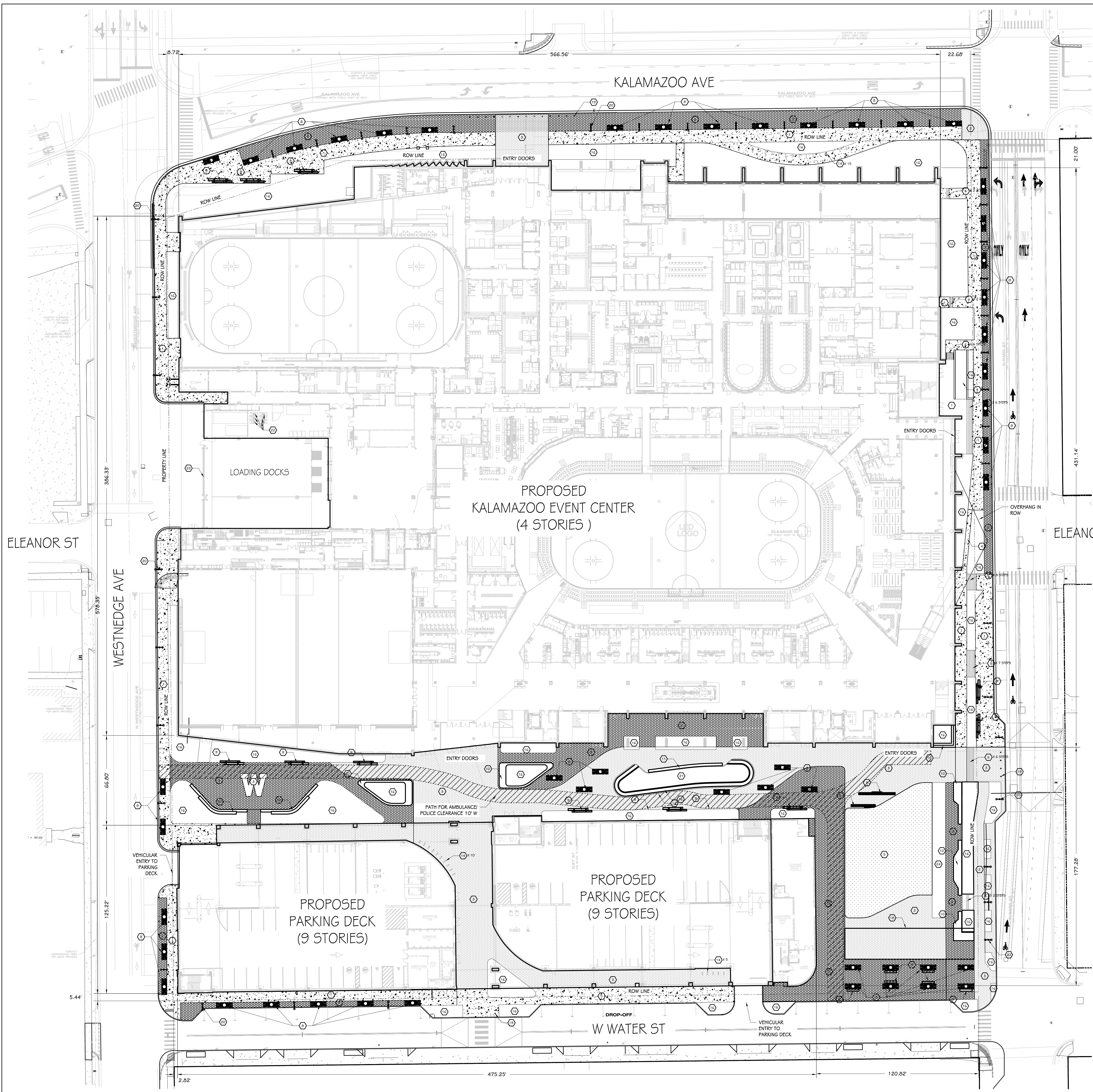
SHEET TITLE  
**TREE REMOVAL PLAN**

DATE  
**SEPTEMBER 11, 2024**

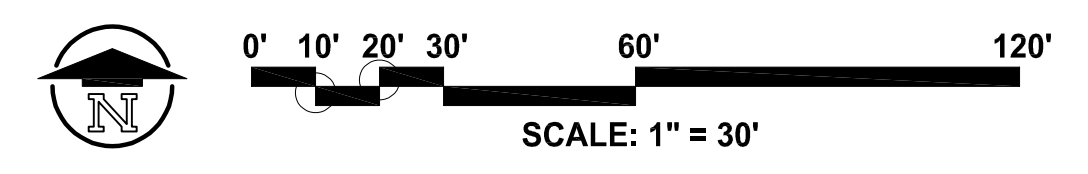
SHEET NUMBER  
**L 100**

22-157-100





OVERALL CONCEPT SITE PLAN  
SCALE: 1"=30'-0" @ 30 X 42 FULL SIZE PLOT



**SITE PROTECTION NOTES**

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**GENERAL NOTES**

1. SITE FEATURE LOCATIONS AND DIMENSIONS SHALL BE ACCORDING TO THE DIGITAL CAD FILE MADE AVAILABLE ON REQUEST.
2. FIELD CONDITIONS MAY REQUIRE SLIGHT MODIFICATIONS TO PROPOSED SITE FEATURES. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY WHEN SUCH CONDITIONS ARE DISCOVERED BEFORE PROCEEDING WITH CONSTRUCTION.
3. CONCRETE AREAS DIRECTLY OUTSIDE OF EXTERIOR DOORS SHALL BE INTEGRAL W/ DOOR THRESHOLD ACCORDING TO ARCHITECTURAL DETAILS.
4. SITE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL NECESSARY AND PROPERLY-SIZED UNDERGROUND SLEEVES WHEREVER UTILITIES RUN UNDERNEATH HARDSCAPE FEATURES (IE IRRIGATION & ELECTRICAL). REFER TO IRRIGATION PLANDetails AND ELECTRICAL SITE PLAN FOR LOCATIONS. INSTALL MINIMUM ONE ADDITIONAL SLEEVE IN EACH TRENCH FOR EACH TYPE OF UTILITY & CAP/BEAL FOR FUTURE USE.
5. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED. ALL DIMENSIONS FROM THICKENED EDGE WALK CURB ARE FROM THE FACE OF CURB.

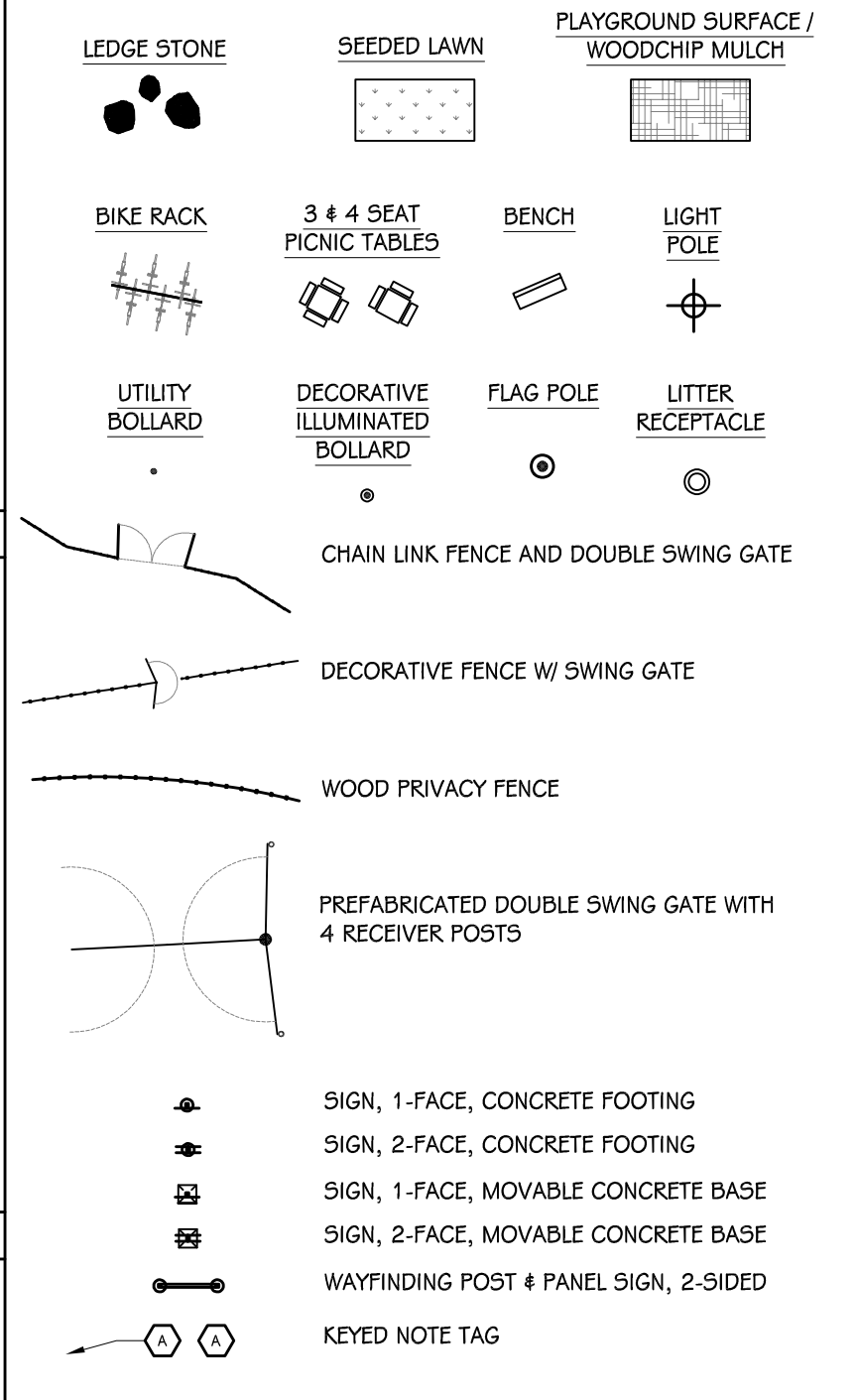
**PAVEMENT MARKING NOTES**

1. CONTRACTOR TO PROVIDE TRAFFIC MARKINGS AS SHOWN ON THIS PLAN. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING MARKINGS.
2. ALL SIGNAGE AND MARKINGS MUST MEET MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES STANDARD SHAPES AND SIZES.
3. ALL BARRIER FREE PARKING SPACES SHALL BE PER MOST VERSION OF MICHIGAN BARRIER FREE CODE.

**SITE PLAN KEYED NOTES**

- CONCRETE, STANDARD PEDESTRIAN
- PAVERS, TYPE 1
- PAVERS, TYPE 2
- BARRIER FREE RAMP
- TURF LAWN
- STAR, CONCRETE
- WALL, CONCRETE 6"
- TREE VAULT WITH TREE GRATE, SUNRAY
- BENCH, STANDARD
- CUSTOM SEATING ELEMENT
- CUSTOM BAR ELEMENT
- RAILING, 36", STEEL AND GLASS
- SCULPTURE PLAZA
- BIKE RACK
- RAISED CROSSWALK
- LANDSCAPE BED, REFER TO PLANTING PLAN
- CONCRETE MAINTENANCE STRIP
- CUSTOM SHADE STRUCTURE
- LIGHTED BOLLARD, TYP. REFER TO ELECTRICAL SITE PLAN
- LIGHTED PEDESTRIAN POLE, TYP. REFER TO ELECTRICAL SITE PLAN
- OPEN TO CREEK BELOW
- TRASH
- GARAGE DOOR, SEE ARCHITECTURE PLANS AND ELEVATIONS
- CUSTOM FOUNTAIN, AT GRADE WITH INTERACTIVE BUBBLERS

**GENERAL LEGEND**



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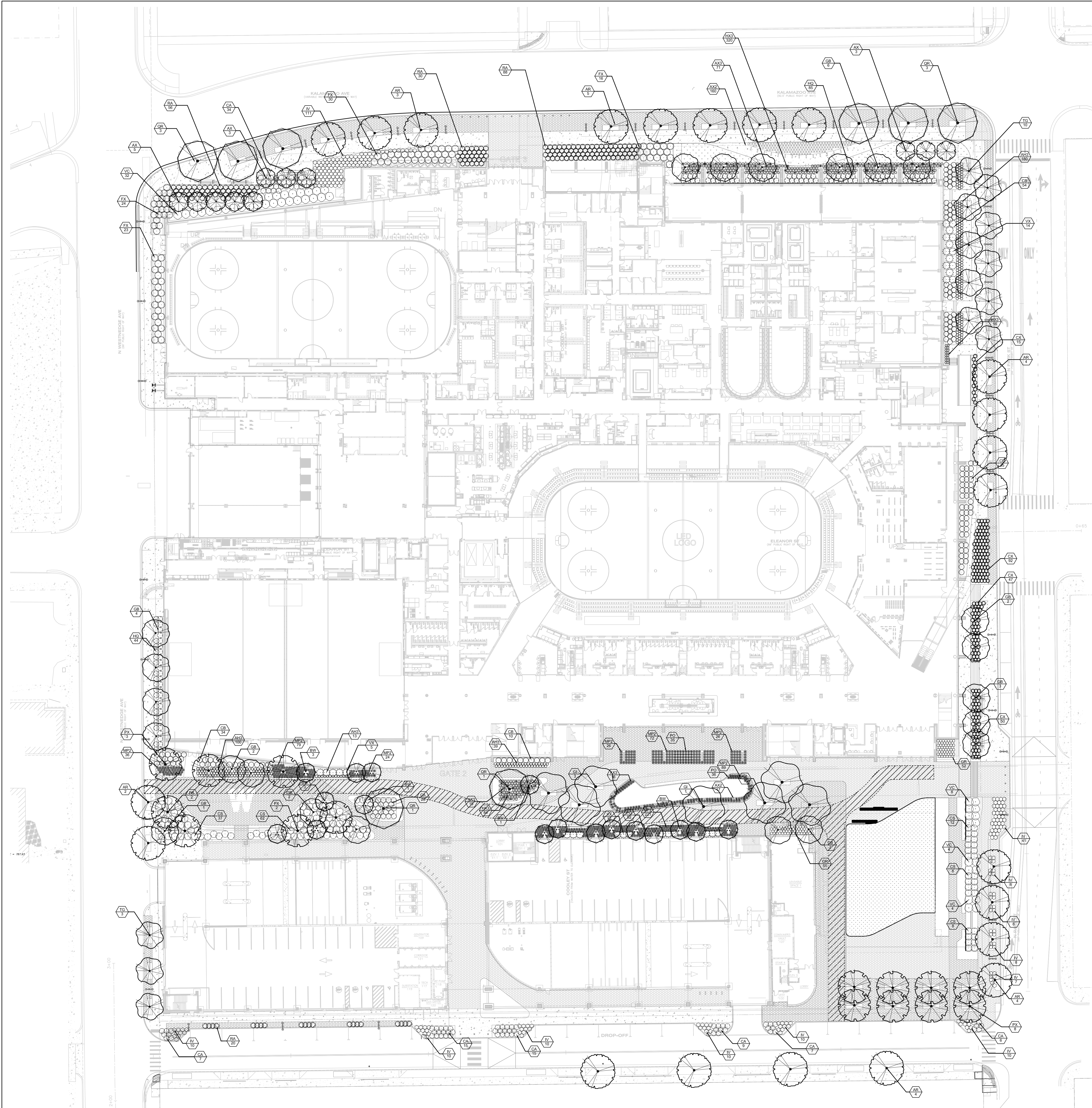
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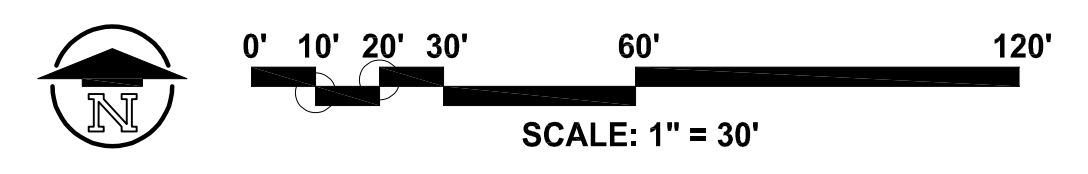
**APPROVED ZONING VARIANCES**

#	Code Item	Code Section	Event Center	Approved
1	FRONT LOT LINE COVERAGE	Chapter 50-5-6 C (1) (a) 2	Allow front lot line coverage relief of 43% from the requirement of 70% for the placement of the event center along Kalamazoo Ave and allow relief from the requirement that the building occupy the corner at Kalamazoo Ave. and Park St.	yes
2	OCCUPANCY OF CORNER	Chapter 50-5-6 C (1) (a) 3	Allow a build to zone of 4 ft. 9 in. to 36 ft. 4 in. where a build to zone of 0 to 10 ft. is required along Kalamazoo Ave.	yes
3	BUILD TO ZONE	Chapter 50-5-6 C (1) (a) 4	Allow upper floors of the building to be 16 ft. in height where 14 ft. is the maximum height for upper floors.	yes
4	MAXIMUM FLOOR HEIGHT	Chapter 50-5-6 C (2) 17	Allow the ground floor transparency levels of 66% for Kalamazoo Ave., 57% for Westnedge Ave. and 47% for _____	yes
5	GROUND FLOOR TRANSPARENCY	Chapter 50-5-6 C (4) (a) 20	Allow 0% upper floor transparency along Westnedge Ave. where 20% transparency is required.	yes
6	UPPER FLOOR TRANSPARENCY	Chapter 50-5-6 C (4) (a) 21	Allow blank wall areas exceeding the 30% requirement on both Westnedge Avenue and Park St.	yes
7	BLANK WALL AREA	Chapter 50-5-6 C (4) (a) 22	Allow only 14 entrances where the requirement is one per 60 feet, totaling 22 entrances.	yes
8	ENTRANCE LOCATIONS	Chapter 50-5-6 C (4) (b) 25	Allow 60 bike parking spaces where 144 are required based on the maximum occupancy.	yes
9	BIKE PARKING	Chapter 50-7-3-1	Allow a driveway for the loading area on Westnedge Ave. to be 91 ft. where 24 ft. is the maximum driveway width.	yes
10	DRIVEWAY WIDTHS	5.6-4		yes
#				
1	LOT LINE COVERAGE	Chapter 50-5-6 C (1) (a) 2	Allow zero front lot line coverage of where the requirement is 70% along Park St.	yes
2	OCCUPANCY OF CORNER	Chapter 50-5-6 C (1) (a) 3	Relief from the requirement that the building occupy the corner at Park St. and Water St.	yes
3	BUILD TO ZONE	Chapter 50-5-6 C (1) (a) 4	Allow a build to zone of 0 ft. to 112 ft. 4 in. where a build to zone of 0 to 10 ft. is required. Allow relief from the requirement that there be occupied space on both the first and second floors of the parking deck along Westnedge Ave. and Water St.	yes
4	OCCUPIED SPACE	Chapter 50-5-6 C (3) 19	Allow ground floor transparency levels of 33% for Westnedge Ave. and 19% for Water St. where 70% transparency is required.	yes
5	GROUND FLOOR TRANSPARENCY	Chapter 50-5-6 C (4) (a) 20	Allow blank wall areas exceeding the 30% requirement on both Westnedge Ave. and Water St.	yes
6	BLANK WALL AREA	Chapter 50-5-6 C (4) (a) 22	Allow parking deck to have one entrance on the Westnedge Ave. facade, where two entrances are required.	yes
7	ENTRANCE LOCATIONS	Chapter 50-5-6 C (4) (b) 25		yes





OVERALL CONCEPT SITE PLAN  
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LANDSCAPE COORDINATION NOTES	COORDINATION NOTES
<ol style="list-style-type: none"> <li>TEST ALL TOPSOILS PER SPECIFICATION AND SUBMIT RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO COMMENCING WORK.</li> <li>IF MULTIPLE SEED MIXES ARE USED, PRIOR TO INSTALLATION, CONTRACTOR SHALL DELINEATE SEEDING AREAS WITH FLAGS PLACED 20' O.C. TO DIFFERENTIATE BETWEEN SEED MIXES. SCHEDULE AN ON-SITE REVIEW MEETING WITH LANDSCAPE ARCHITECT TO REVIEW FLAG LOCATIONS FOR FINAL APPROVAL PRIOR TO INSTALLATION.</li> <li>PAINT OR FLAG ALL LANDSCAPE BED AREAS PRIOR TO PREPARATION AND INSTALLATION. SCHEDULE AN ON-SITE REVIEW MEETING WITH LANDSCAPE ARCHITECT FOR FINAL APPROVAL PRIOR TO COMMENCEMENT OF WORK.</li> <li>WHEN PLANTING BED IS READY TO RECEIVE PLANT MATERIAL, CONTRACTOR SHALL PLACE POTTED PLANT MATERIAL ON TOP OF LANDSCAPE BED IN THEIR PROPOSED LOCATIONS. PER PLAN, CONTRACTOR SHALL SCHEDULE AN ON-SITE REVIEW MEETING WITH LANDSCAPE ARCHITECT TO REVIEW PLANT ARRANGEMENT FOR FINAL APPROVAL PRIOR TO INSTALLATION OF PLANT MATERIAL.</li> <li>STAKE ALL TREE LOCATIONS AND SCHEDULE AN ON-SITE REVIEW MEETING WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR MAY PLACE BALLED AND BURAPPED TREES AT STAKED LOCATIONS AS PART OF REVIEW MEETING IF PLANT MATERIAL IS ON-SITE AND READY FOR IMMEDIATE INSTALLATION.</li> <li>ALL REQUIRED REVIEW MEETINGS MAY BE DONE SIMULTANEOUSLY IN ONE MEETING IF WORK EFFORT ALLOWS. CONTRACTOR TO SCHEDULE AND STAGE WORK APPROPRIATELY TO ENSURE CONFORMANCE TO DESIGN REQUIREMENTS AND QUALITY STANDARDS.</li> <li>ALL PLANTS AND GROUNDCOVER MATERIALS SHALL COMPLY WITH CITY OF KALAMAZOO ZONING ORDINANCE.</li> </ol>	<ol style="list-style-type: none"> <li>CONTRACTORS MUST REVIEW ALL SHEETS AND SPECIFICATIONS FOR RELATED INFORMATION.</li> <li>REFER TO CIVIL, ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.</li> <li>COORDINATE AND CONDUCT ALL REQUIRED PRE-INSTALLATION MEETINGS PRIOR TO COMMENCEMENT OF WORK.</li> <li>FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MIN. 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 BE A PART OF THE "MISS DIG" ALERT SYSTEM.</li> <li>FIELD VERIFY THE PURPOSE AND LOCATION OF UNDERGROUND ELECTRICAL, TELECOM AND FIBER OPTIC UTILITIES AND RELOCATE AS REQUIRED PRIOR TO COMMENCEMENT DEMOLITION SUCH THAT THE OWNER DOES NOT EXPERIENCE ANY "OUTAGES" OR "FAILURES" WITH THEIR INTERNAL ELEC. TEL. SECURITY OR COMPUTER SYSTEMS. REPAIR ANY CONTRACTOR-CAUSED DAMAGES AT NO COST TO THE OWNER.</li> </ol>
PLANTING NOTES	REGULATORY NOTES
<ol style="list-style-type: none"> <li>SCARIFY ALL SUBSOILS PRIOR TO PLACING PLANTING SOILS.</li> <li>BACKFILL ALL TREES, SHRUB, AND PLANT BEDS WITH PLANTING SOIL PER SPECIFICATIONS AND DETAILS.</li> <li>ALL PLANTING BEDS TO HAVE SHREDDED CEDAR BARK MULCH AT 4" COMPACTED DEPTH.</li> <li>ALL LANDSCAPE BEDS TO RECEIVE ALUMINUM LANDSCAPE BED EDGING.</li> <li>ALL TREES OUTSIDE PLANTING BEDS SHALL HAVE A 3'-0" MIN. CIRCLE OF SHREDDED HARDWOOD BARK MULCH AT 4" DEEP. REFER TO DETAIL FOR PLANTING HOLE AND MULCH RING SIZING REQUIREMENTS.</li> <li>ALL TREES TO BE GUYED AND STAKED AFTER INSTALLATION.</li> <li>PROVIDE TEMPORARY WATERING FOR ALL LAWN AND LANDSCAPE AREAS WHERE NO IRRIGATION IS AVAILABLE.</li> </ol>	<ol style="list-style-type: none"> <li>THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, OR FEDERAL REGULATIONS, REQUIREMENTS, ORDINANCES, AND CODES.</li> <li>EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO COMMENCING WORK. COMPLY WITH ALL ASPECTS OF THE SOIL EROSION CONTROL PERMIT AS ISSUED BY _____ ALL TEMPORARY CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION.</li> <li>REFER TO SOIL EROSION CONTROL PLANS.</li> <li>CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR WORK IN ROW AND ON ANY UTILITY CONNECTIONS OR ABANDONMENT PRIOR TO THE START OF CONSTRUCTION.</li> <li>TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR INCLUDING SIGNAGE, BARRIERS, FLAG PERSONNEL AND ANY ADDITIONAL REQUIREMENTS OF THE LOCAL ROAD COMMISSION OR MUNICIPALITY. CONTRACTOR SHALL FOLLOW MOST RECENT EDITION OF MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.</li> <li>COORDINATE ALL WORK AND PERMITTING WITHIN THE ROAD RIGHT-OF-WAY WITH THE _____ COUNTY ROAD COMMISSION OR CITY DEPARTMENT OF PUBLIC UTILITIES.</li> </ol>
SEEDING NOTES	
<ol style="list-style-type: none"> <li>SCARIFY ALL SUBSOILS PRIOR TO PLACING TOPSOILS.</li> <li>TOPSOIL AND SEED ALL DISTURBED AREAS CAUSED BY CONSTRUCTION, PER SPECIFICATIONS. REMOVE ALL STONES AND OTHER DEBRIS OVER 1" BEFORE SEEDING.</li> <li>REFER TO SPECIFICATIONS FOR SEED MIXES, ACCESSORIES, AND INSTALLATION REQUIREMENTS.</li> <li>IF NO IRRIGATION IS AVAILABLE, PROVIDE TEMPORARY WATERING SYSTEM AS REQUIRED TO ESTABLISH LAWN PER SPECIFICATIONS.</li> </ol>	

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	QTY
<b>TREES</b>						
	AB	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple	2.5' Cal.	22	
	BW	Betula populifolia 'Whitepaper'	Whitespire Gray Birch	6' Ht.	17	
	GB	Ginkgo biloba 'Pinceton Sentry'	Columan Masturbat Tree	2.5' Cal.	88B	32
	G	Gleditsia inaequalis 'Inermis'	Thornless Honey Locust	2.5' Cal.		7
	PK	Platanus x acerifolia	London Plane Tree	2.5' Cal.		15
	QR	Quercus rubra	Northern Red Oak	2.5' Cal.		8
	TG	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5' Cal.		13
<b>FLOWERING TREES</b>						
	AX	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	2.5' Cal.		11
<b>SHRUBS</b>						
	CB	Calluna bodinieri 'Profusion'	Profusion Beautyberry	30' HT. MIN.		143
	CA	Ceanothus americanus	New Jersey Tea	30' HT. MIN.		121
	CS	Cornus sericea 'Flairtimea'	Yellow Twig Dogwood	30' HT. MIN.		127
	FX	Forsythia x intermedia 'Lynwood Gold'	Lynwood Gold Forsythia	30' HT. MIN.		83
	HG	Hydrangea quercifolia 'Silver Dwarf'	Silver Dwarf Oakleaf Hydrangea	30' HT. MIN.		128
	IV	Ilex verticillata 'Henry's Garnet'	Henry's Garnet Spicebush	24' HT. MIN.		243
	RA	Rhus aromatica 'Gris-Lux'	Gris-Lux Fragrant Sumac	2' Ht. Min.		104
	VC	Viburnum carleii	Korean Spice Viburnum	30' HT. MIN.		48
	VX	Viburnum x burkwoodii 'Mohawk'	Mohawk Viburnum	30' HT. MIN.		31
<b>ORNAMENTAL GRASSES</b>						
	CX	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	24" HT. MIN.		204
<b>PERENNIALS</b>						
	AX2	Allium x 'ALLMG1'	Millemium Ornamental Onion	1 gal.		177
	AX3	Allium x 'GlobeMaster'	GlobeMaster Ornamental Onion	1 gal.		102
	AH3	Anemone huibschii	Ankarsen Bluebell	1 gal.		332
	GR	Gaillardia x 'Rozanne'	Rozanne Cranebill	1 gal.		107
	HX3	Hasta x 'August Moon'	August Moon Hosta	1 gal.		420
	MP2	Mertensia pernyi/Varicosa	Oversh Fern	1 gal.		573
	PO	Platyglossum odoratum 'Variegatum'	Variegated Solomon's Seal	1 gal.		123

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PROJECT TITLE  
**KALAMAZOO EVENT CENTER**

OWNER  
**CD ARENA LLC**

Kalamazoo, MI

SHEET NUMBER  
**L 102**  
 22-157-100

DATE  
**SEPTEMBER 11, 2024**

SHEET TITLE  
**PLANTING PLAN**

ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

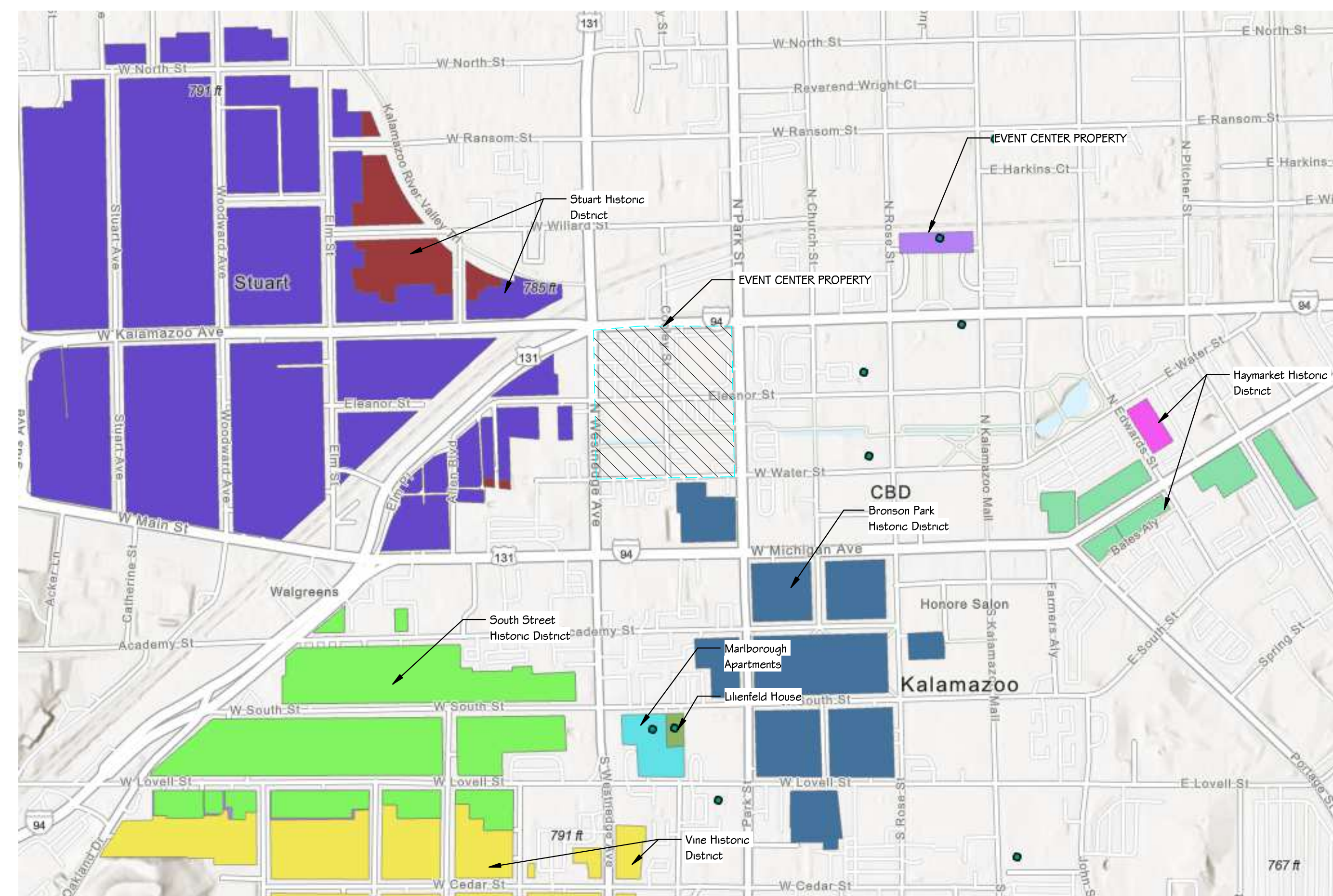


PRELIMINARY  
NOT FOR CONSTRUCTION

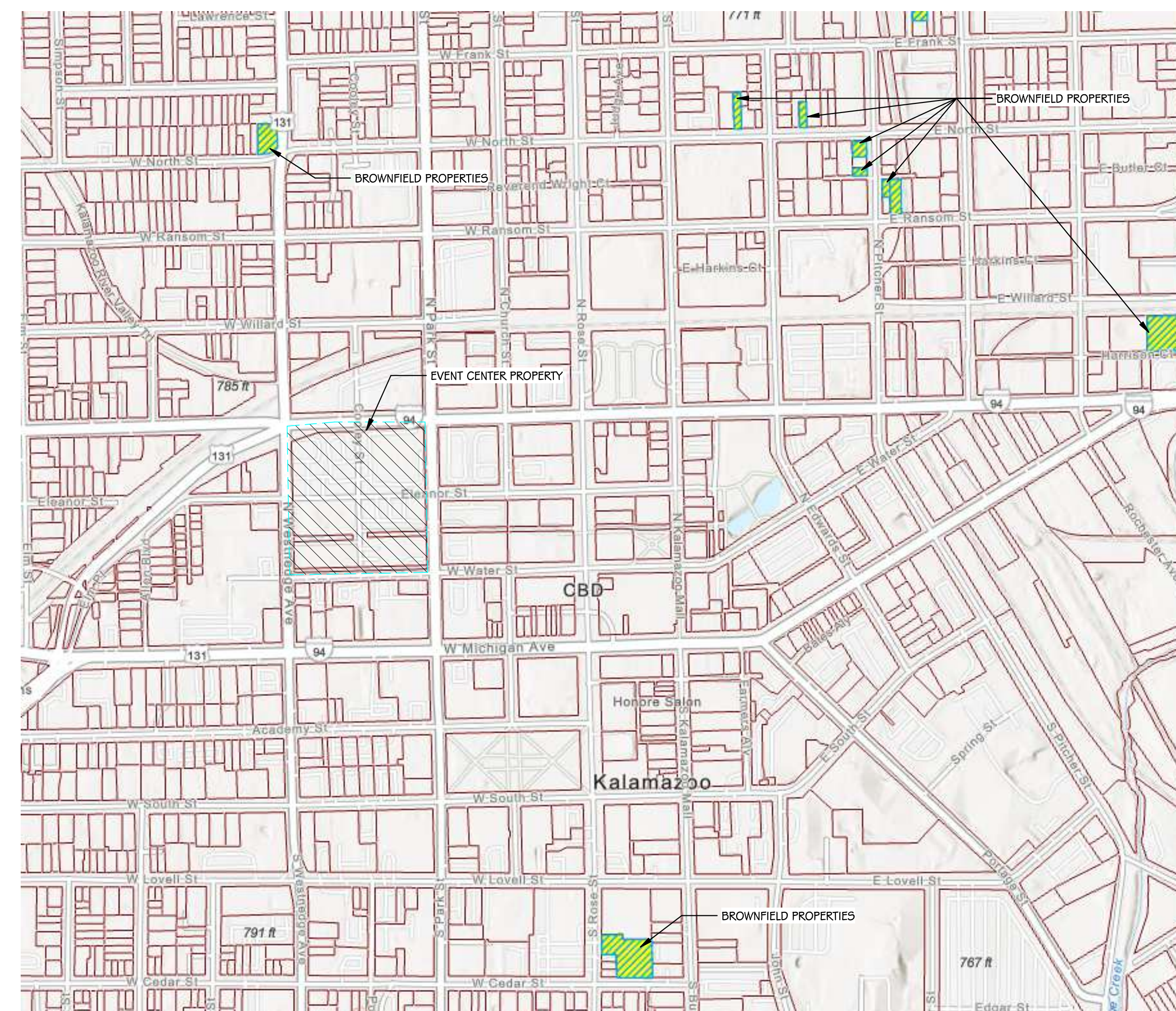
ISSUED FOR DATE  
DESIGN CONSULTANT:  
**ROSSETTI**  
160 WEST FORT, SUITE 400  
DETROIT, MICHIGAN 48224  
ROSSETTI.COM 313.443.5151



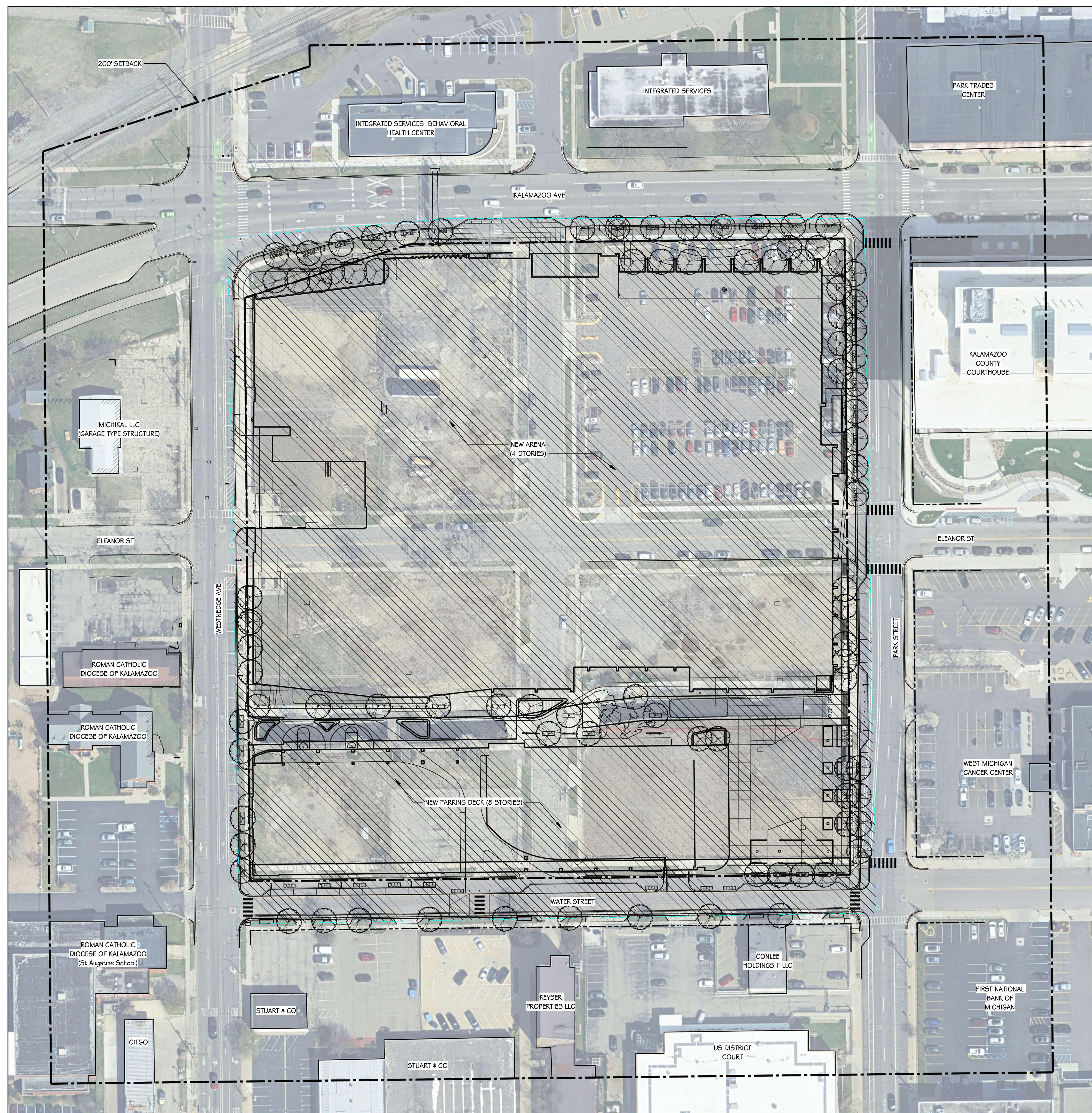
**ZONING MAP**  
1" = 400'-0"



**Historic Districts**  
1" = 400'-0"



**Brownfield Redevelopment**  
1" = 400'-0"



**VICINITY MAP**  
1" = 50'-0"

PROJECT TITLE  
**KALAMAZOO EVENT CENTER**

OWNER  
**CD ARENA, LLC**

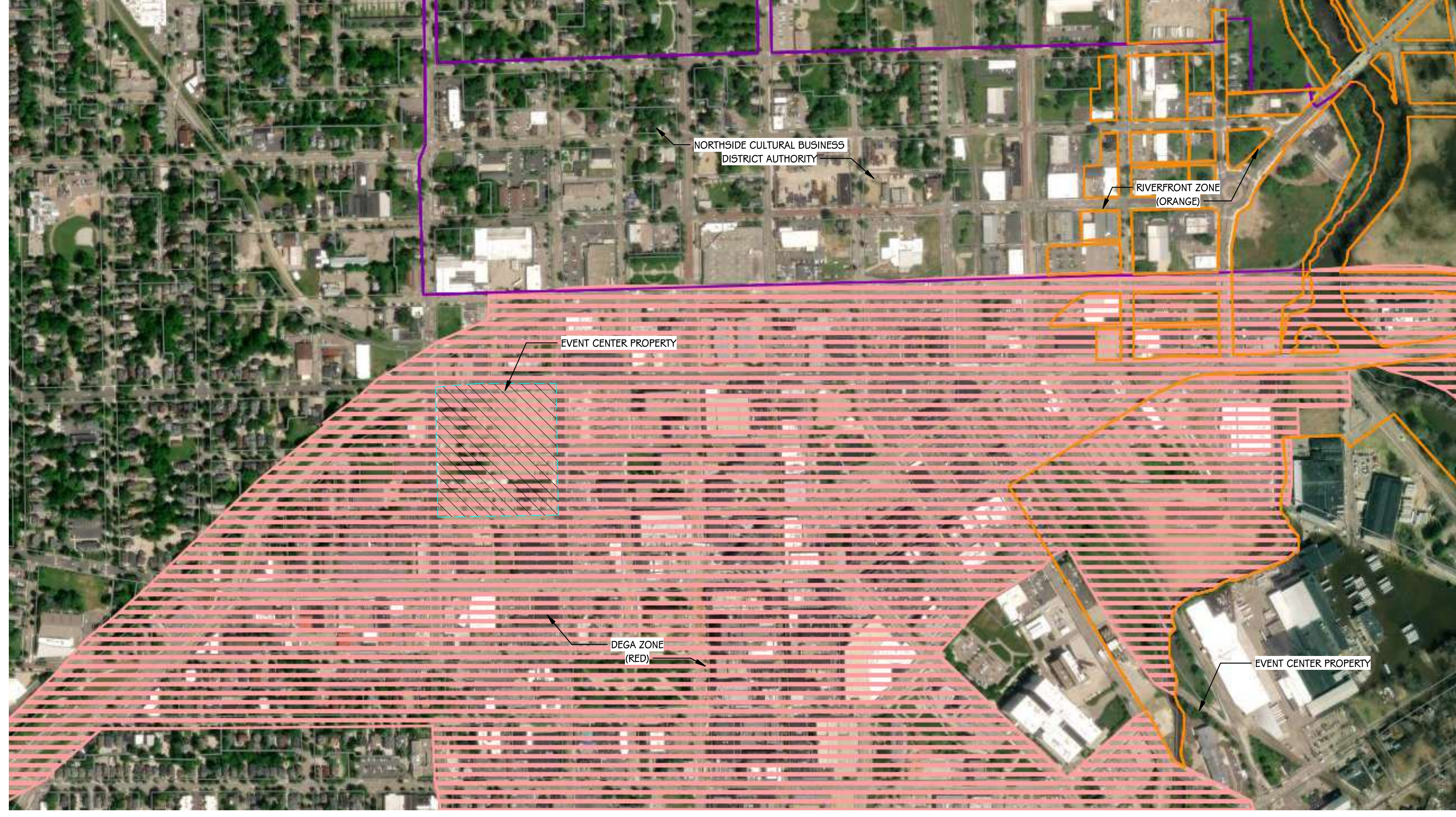
SHEET TITLE  
**VICINITY MAP**

Kalamazoo, MI

DATE  
**SEPTEMBER 11, 2024**

SHEET NUMBER  
**SP 000**  
22-157-100

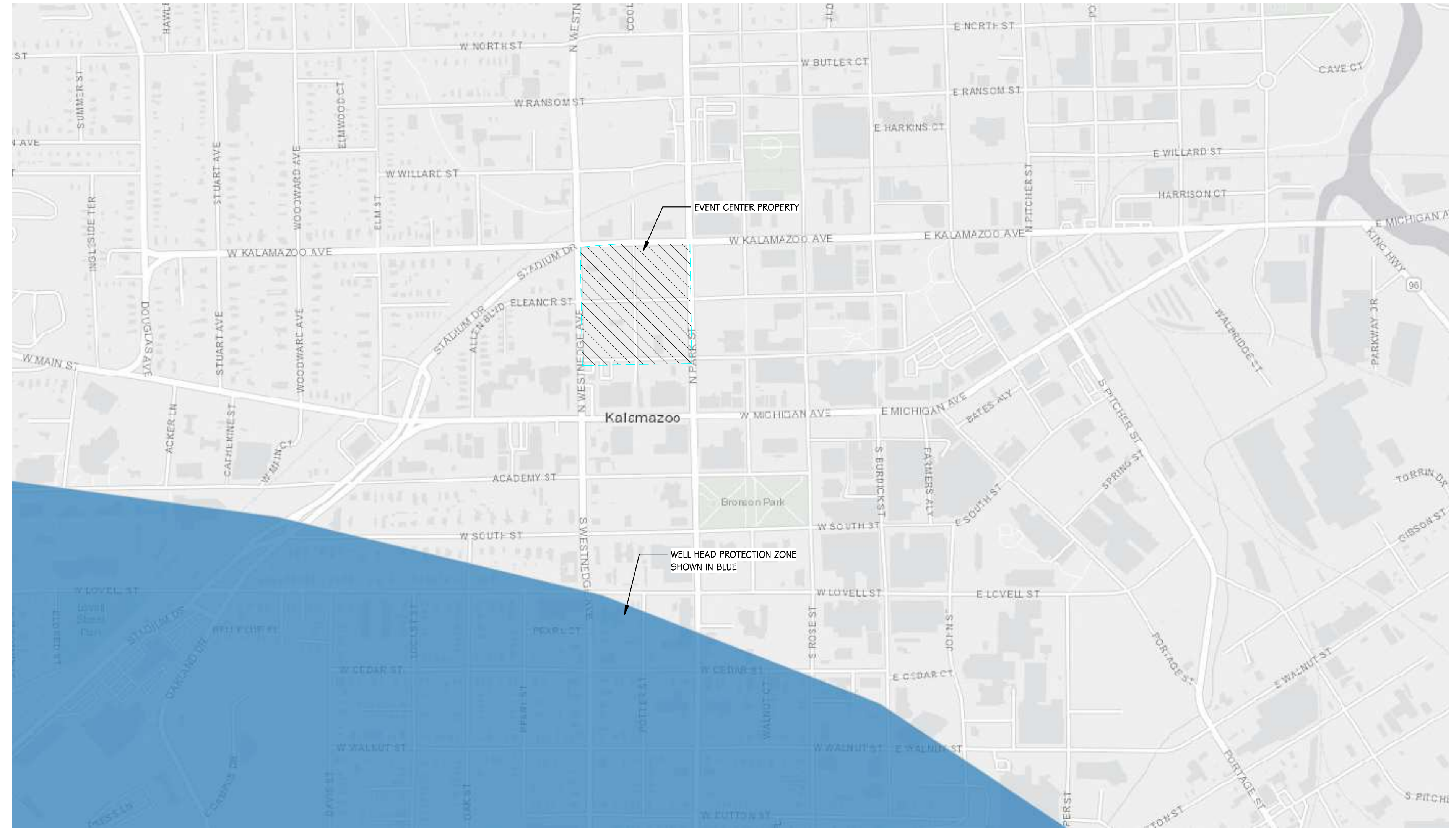




**TAX DEFERMENT ZONES**  
1" = 400'-0"

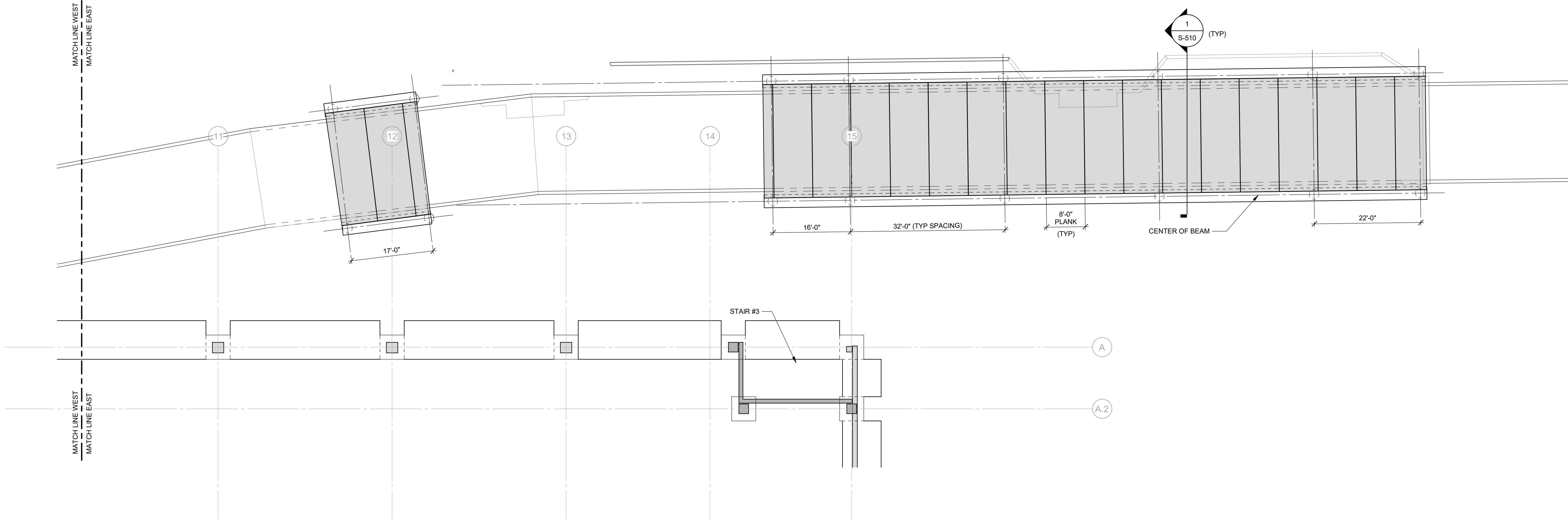


**NATURAL FEATURES PROTECTION**  
1" = 400'-0"

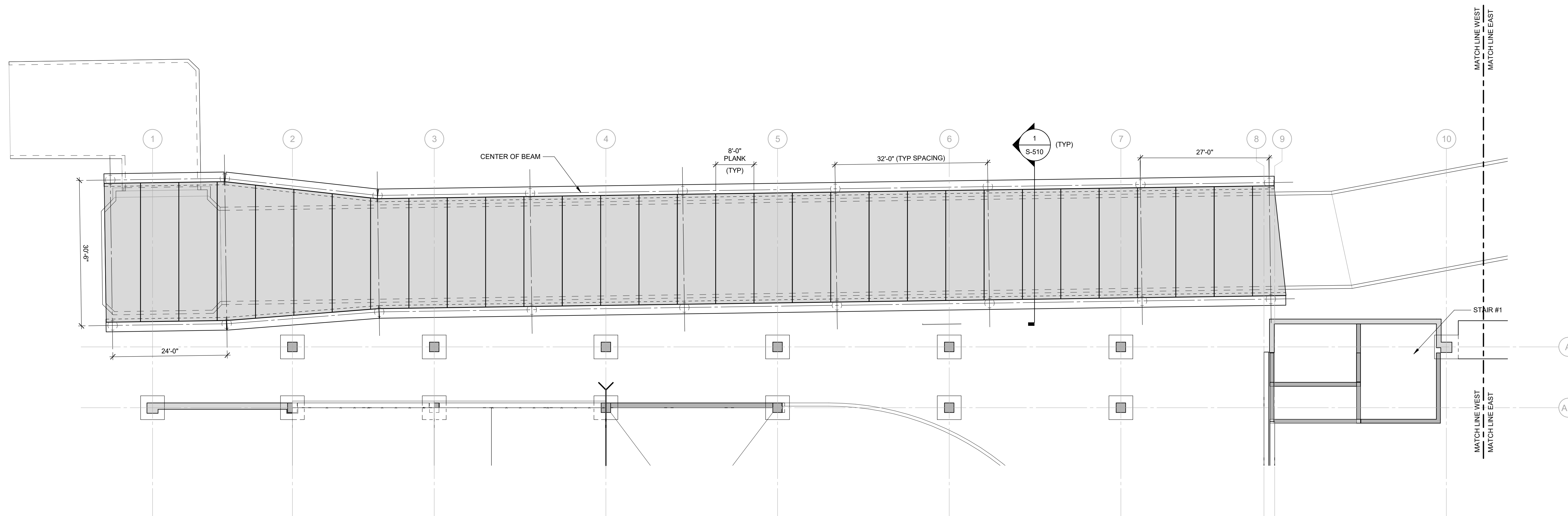


**Brownfield Redevelopment Copy 1**  
1" = 400'-0"



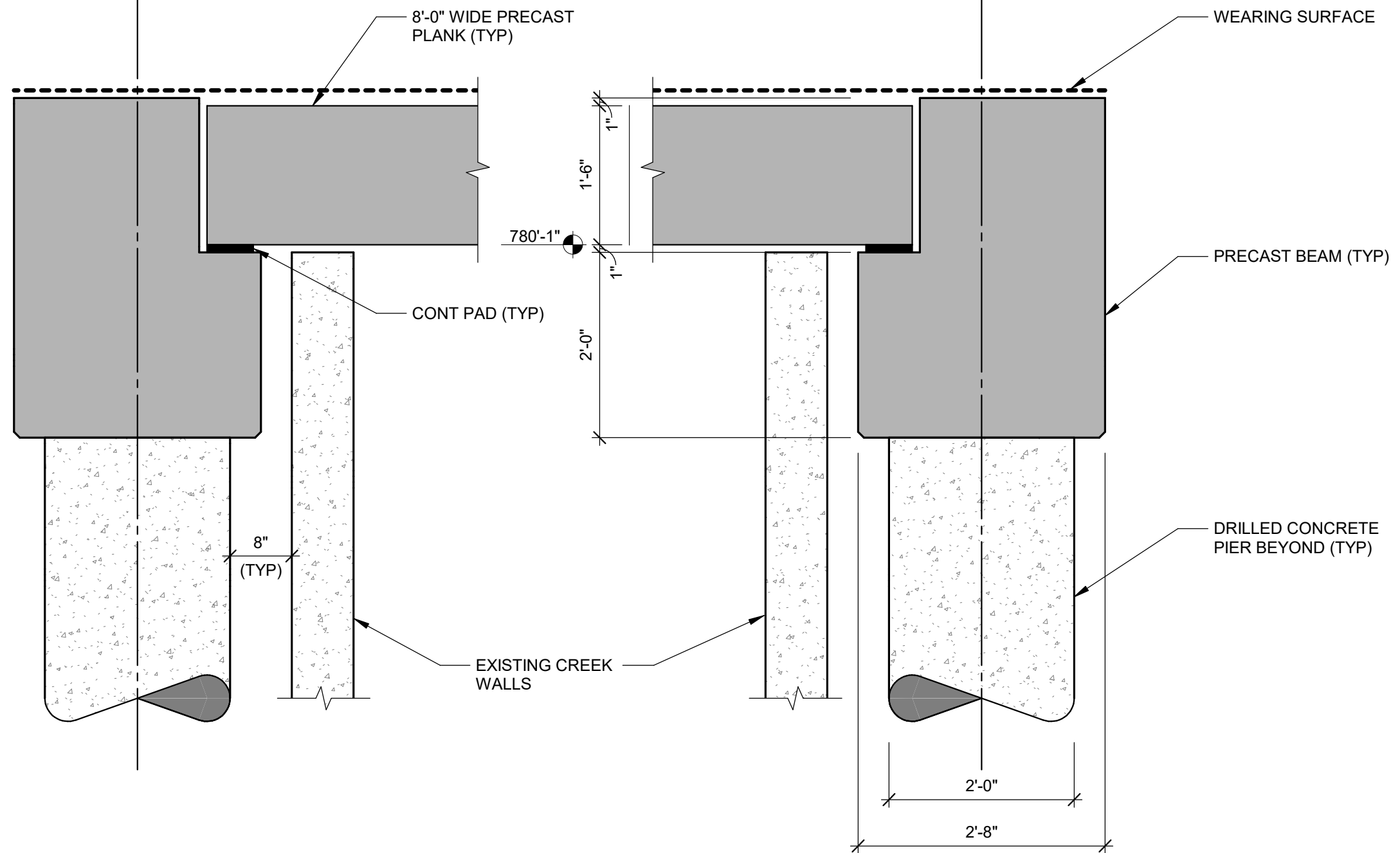


**2 CREEK CAP EAST HALF PLAN**  
3/32" = 1'-0"



**1 CREEK CAP WEST HALF PLAN**  
3/32" = 1'-0"





1 CREEK CAP DETAIL

SHEET TITLE  
CREEK CAP DETAILS

SHEET NUMBER  
**S-510**  
20-2429.00

DATE  
May 20, 2024

OWNER  
CD Arena LLC

Kalamazoo, Michigan

PROJECT TITLE  
KALAMAZOO EVENT CENTER & PARK  
WATER ST DECK



ISSUED FOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
DESIGN CONSULTANT:

PRELIMINARY  
NOT FOR CONSTRUCTION



PRELIMINARY  
NOT FOR CONSTRUCTION

ISSUED FOR: DATE:  
DESIGN CONSULTANT:  
**ROSSETTI**  
160 WEST FORT, SUITE 400  
DETROIT, MICHIGAN 48226  
ROSSETTI.COM 313.443.5151

PROJECT TITLE  
Kalamazoo Event Center

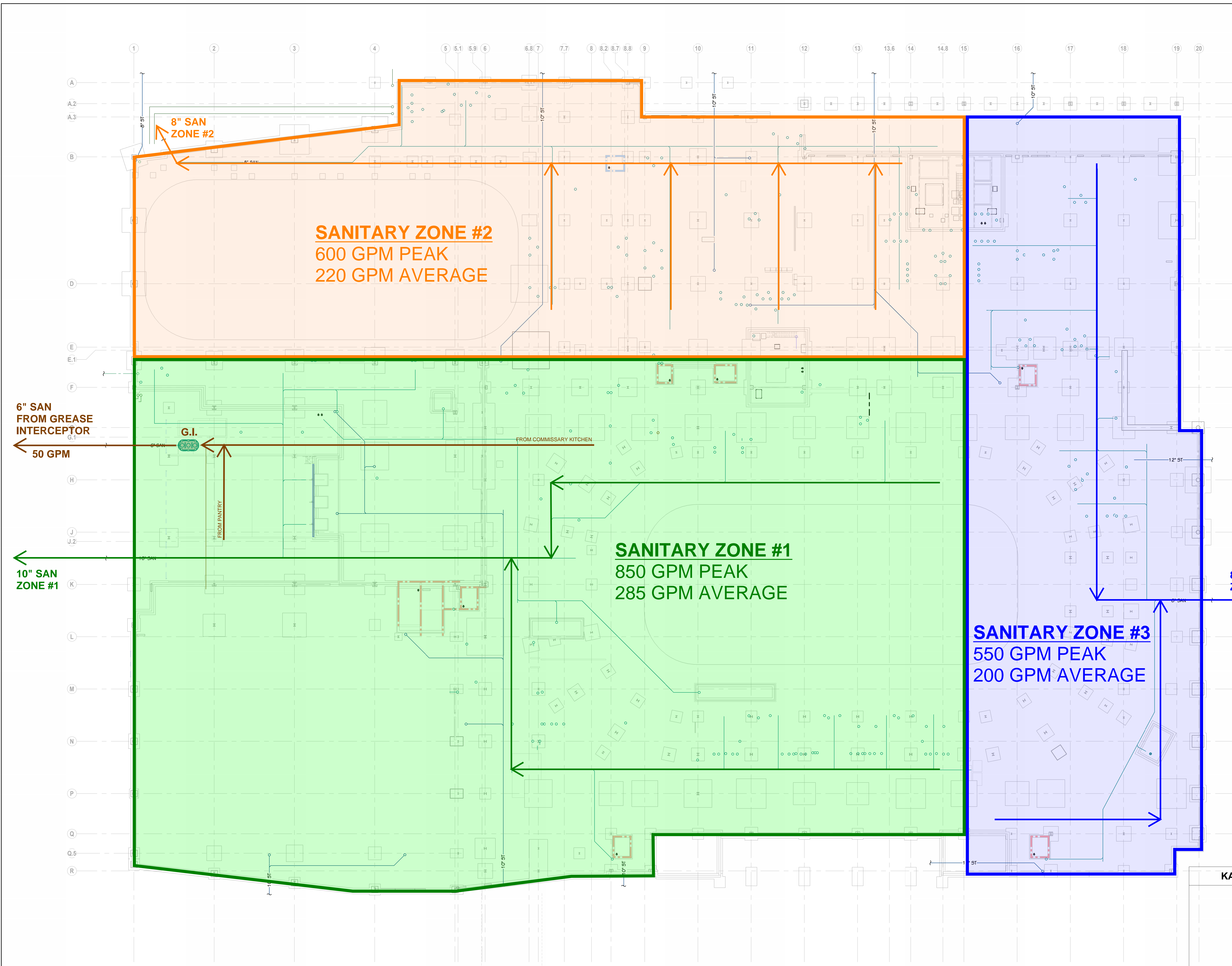
OWNER  
CD Arena LLC

Kalamazoo Avenue,  
Kalamazoo, MI 49007

SHEET TITLE  
OVERALL FOUNDATION PLUMBING PLAN

DATE  
AUGUST 2, 2024

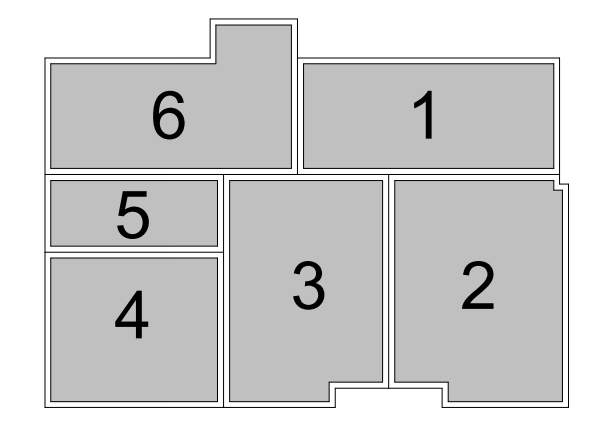
SHEET NUMBER  
**P-000**  
22157-100  
2022-013



**OVERALL FOUNDATION PLUMBING PLAN**  
1" = 20'-0"

THIS DRAWING SHEET IS INTENDED TO BE PLOTTED IN COLOR. IF THIS TEXT APPEARS IN BLACK AND WHITE, IT IS PLOTTED INCORRECTLY. DISCARD AND OBTAIN AN ACCURATE DRAWING

**KALAMAZOO EVENT CENTER**

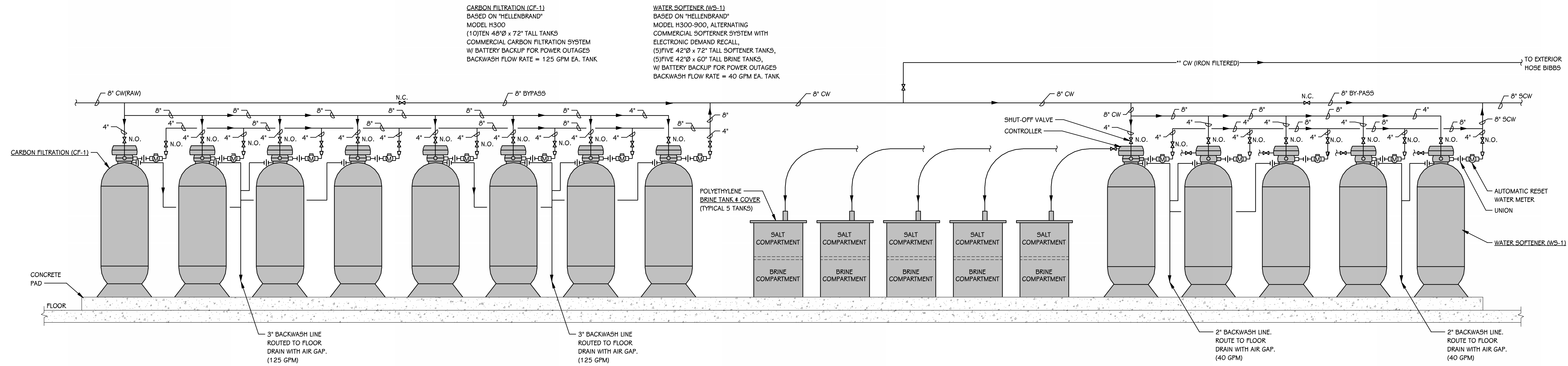


**KEY PLAN**  
SCALE: NO SCALE

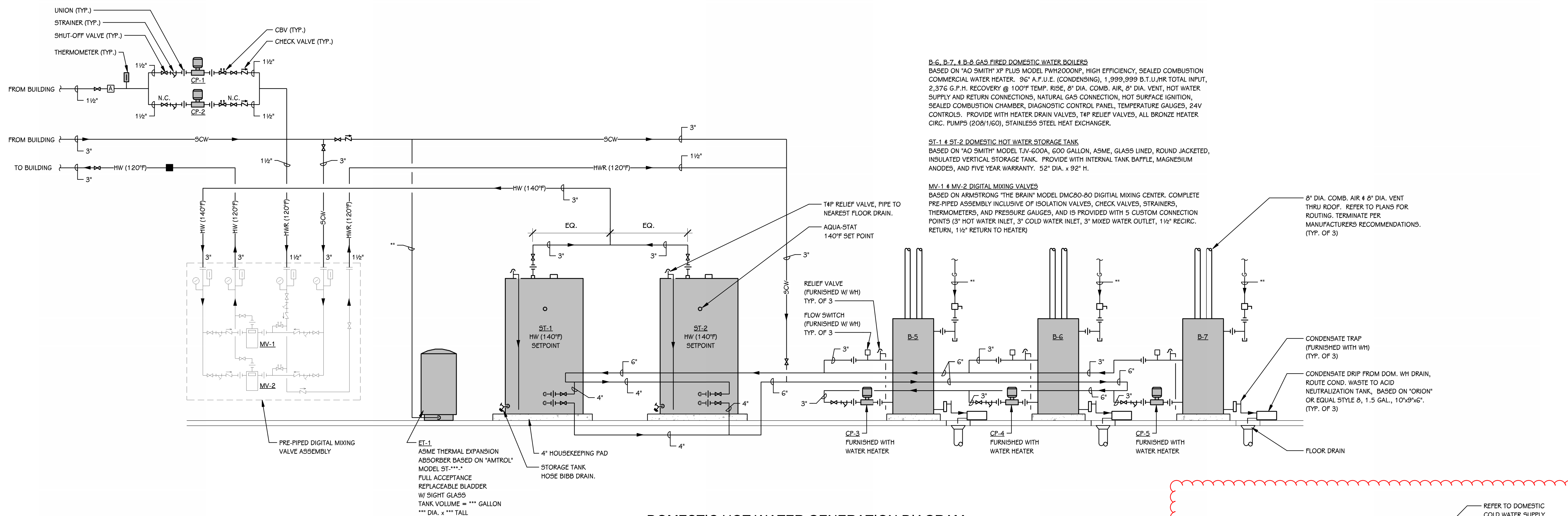


**CIRCULATING PUMPS** **BASED ON BELL & GOSSETT**

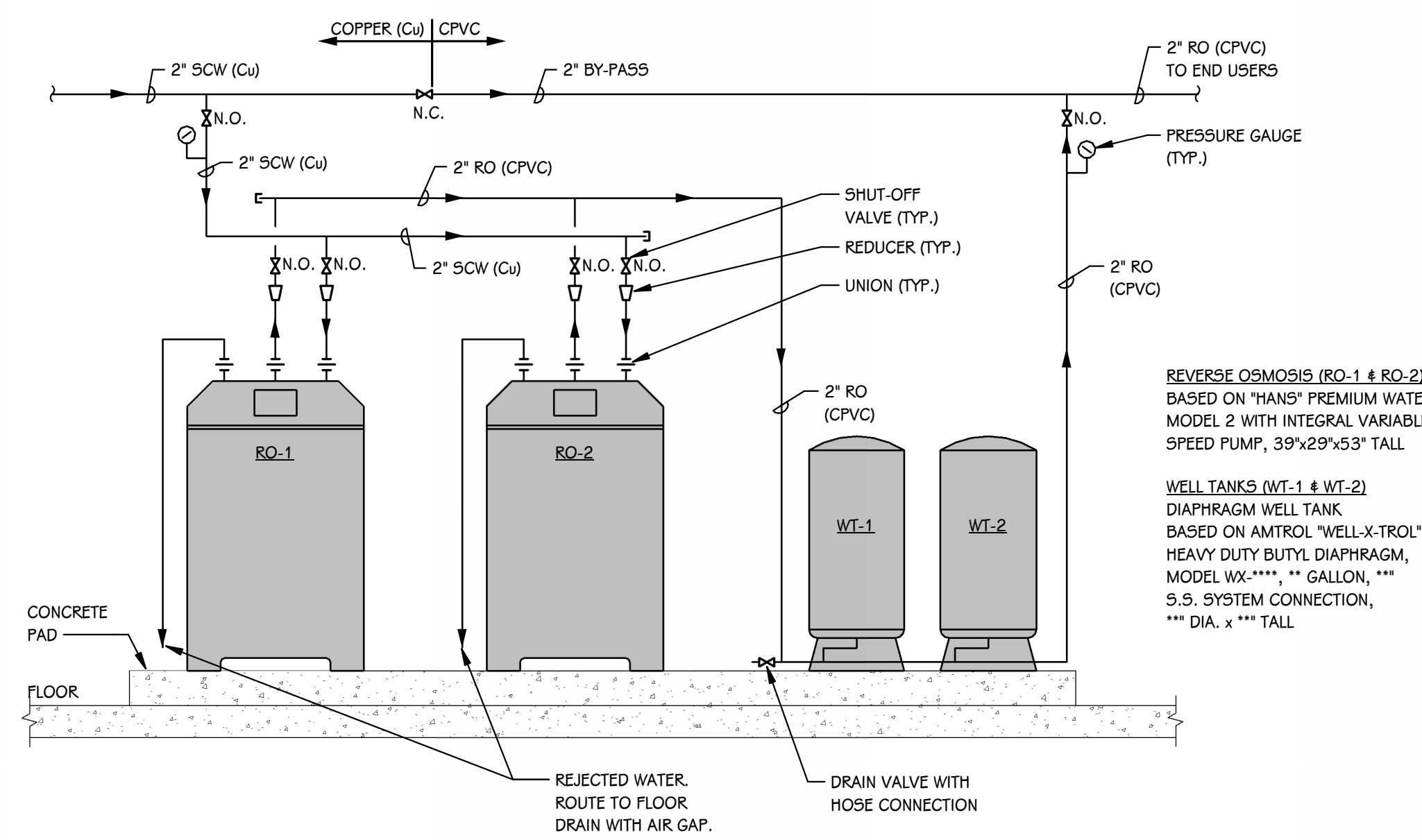
MARK	SERIES	MODEL	FLOW RATE (GPM)	HEAD (FT)	PEIcl	MOTOR DATA				SYSTEM	LOCATION	REMARKS
						HP	BHP	VOLTAGE	PHASE			
CP-1	ECCORC <sup>®</sup> XL	55-45	15	30		0.5	0.295	3571	115	1	DOM. HW RETURN	BOILER 3506 LEAD-FREE STAINLESS STEEL CIRCULATOR.
CP-2	ECCORC <sup>®</sup> XL	55-45	15	30		0.5	0.295	3571	115	1	DOM. HW RETURN	BOILER 3506 LEAD-FREE STAINLESS STEEL CIRCULATOR.
CP-3	-	-	145	27		2	0	0	208	3	BOILER RETURN	BOILER 3506 LEAD-FREE BRONZE, SUPPLIED WITH DOM. BOILER
CP-4	-	-	145	27		2	0	0	208	3	BOILER RETURN	BOILER 3506 LEAD-FREE BRONZE, SUPPLIED WITH DOM. BOILER
CP-5	-	-	145	27		2	0	0	208	3	BOILER RETURN	BOILER 3506 LEAD-FREE BRONZE, SUPPLIED WITH DOM. BOILER



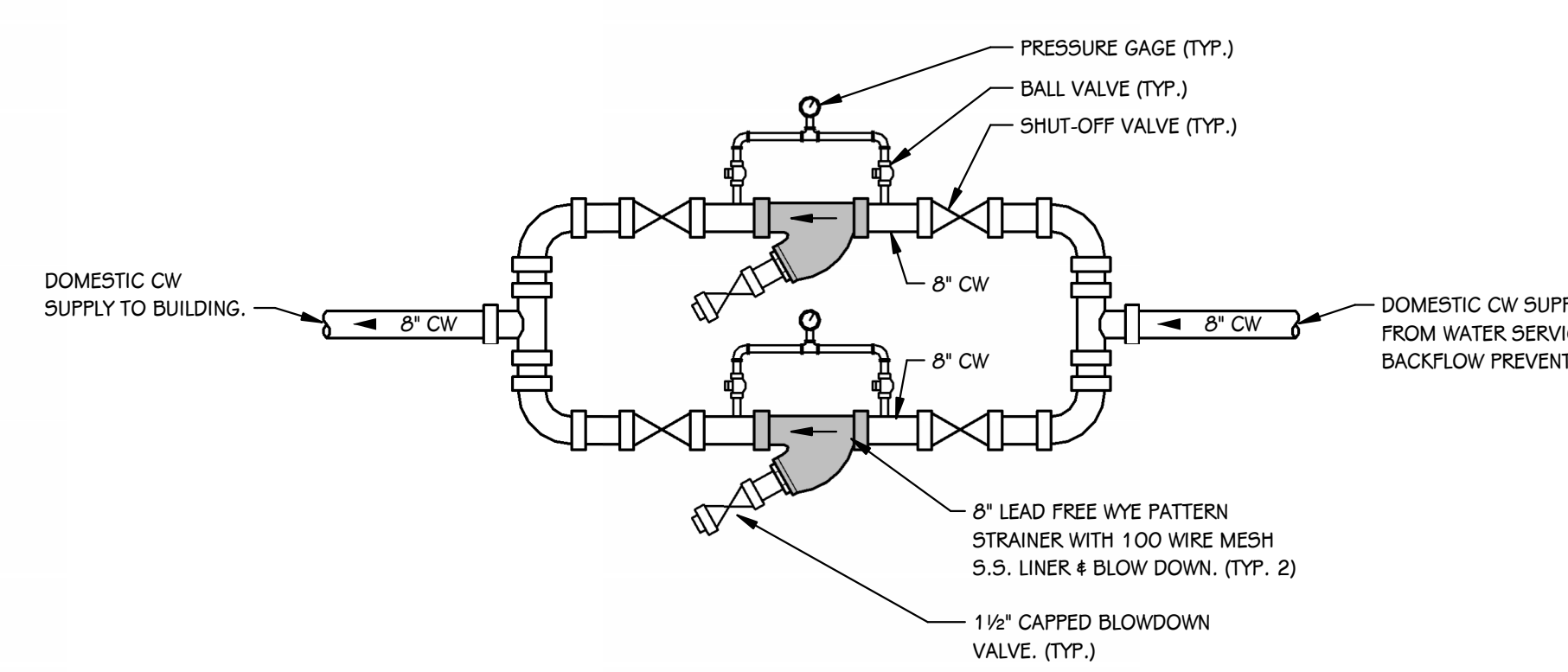
**CARBON FILTRATION AND WATER SOFTENER DETAIL**  
SCALE: NONE



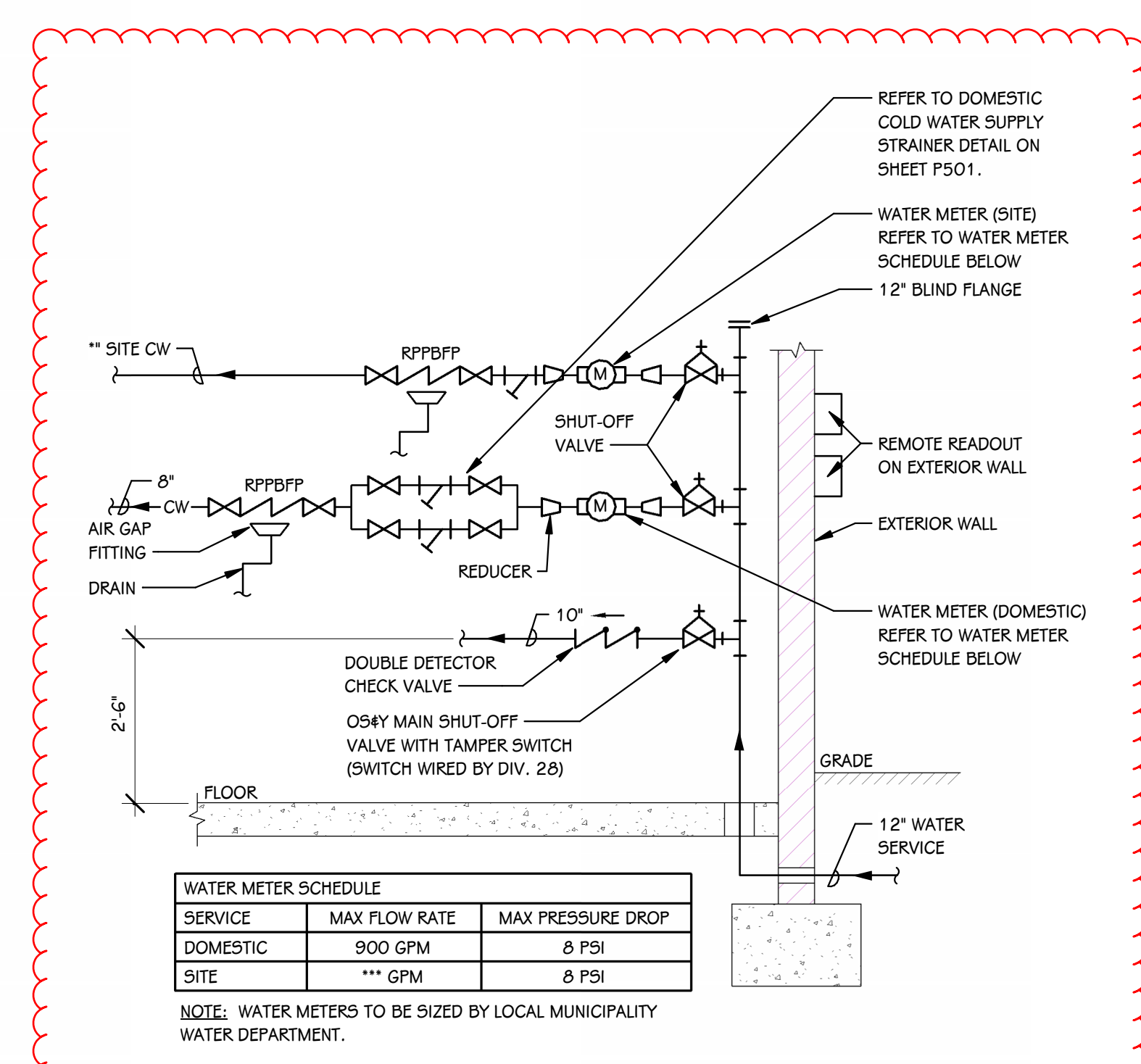
**DOMESTIC HOT WATER GENERATION DIAGRAM**  
SCALE: NONE



**REVERSE OSMOSIS SYSTEM DETAIL**  
SCALE: NONE



**DOMESTIC COLD WATER SUPPLY STRAINER DETAIL**  
SCALE: NONE



**WATER SERVICE DETAIL**  
SCALE: NONE

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ISSUED FOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
DESIGN CONSULTANT:  
**ROSSETTI**  
160 WEST FORT, SUITE 400  
DETROIT, MICHIGAN 48226  
ROSSETTI.COM 313.463.5151

PROJECT TITLE  
Kalamazoo Event Center

OWNER  
CD Arena LLC

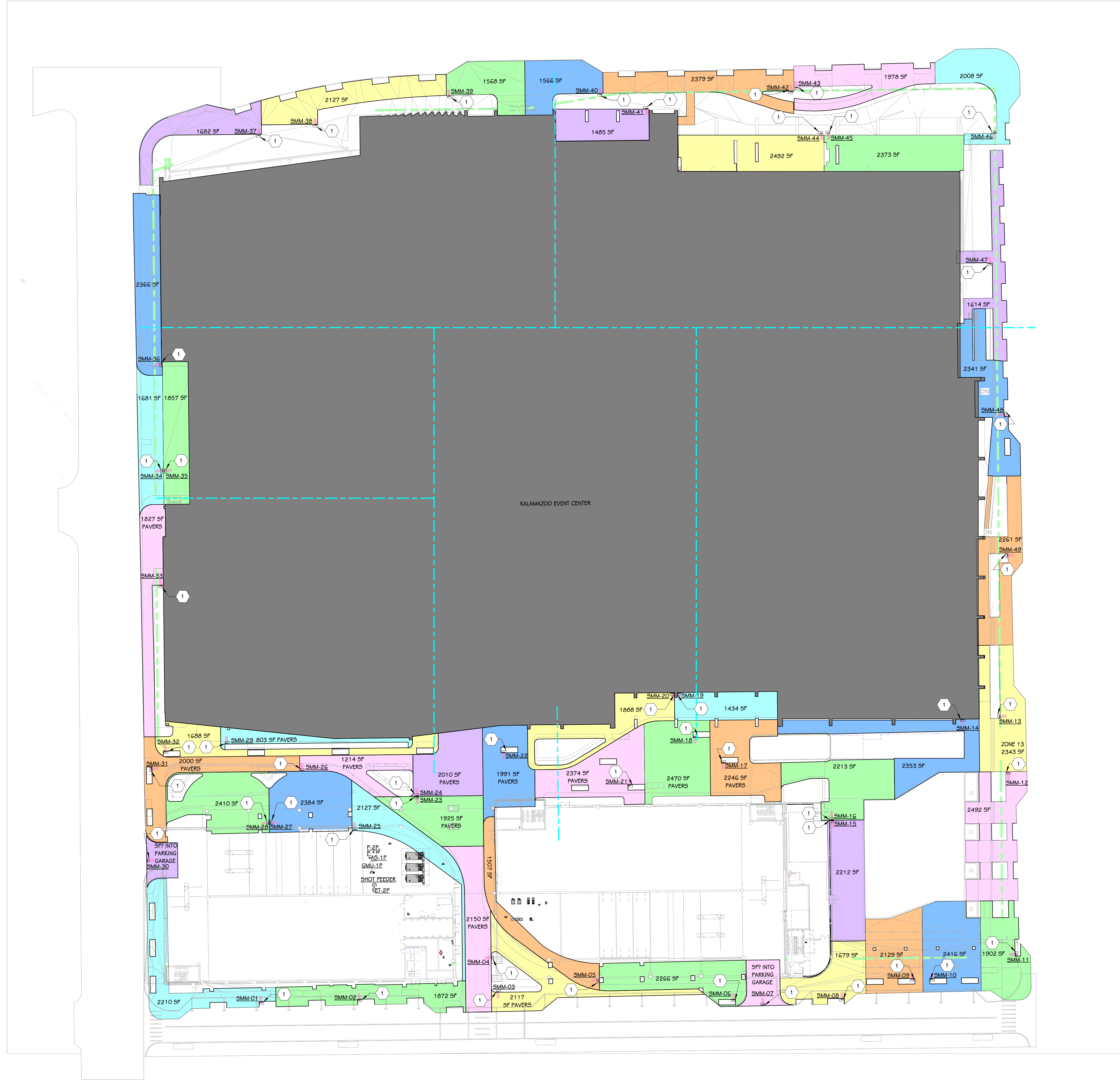
SHEET TITLE  
PLUMBING SCHEDULES AND DETAILS

Kalamazoo Avenue,  
Kalamazoo, MI 49007

DATE  
AUGUST 2, 2024

SHEET NUMBER  
P-501  
22157-100  
2022-013





**MECHANICAL SITE PLAN**  
1/32" = 1'-0"

KEYED NOTES - MECHANICAL - SITE - CONSTRUCTION

KEYED NOTES - MECHANICAL - SITE - DEMOLITION

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 Architecture · Engineering · Interiors  
TOWERPINKSTER.COM  
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**PRELIMINARY**  
NOT FOR CONSTRUCTION

ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
**PARK WATER PARKING STRUCTURE**

OWNER  
**CATALYST**

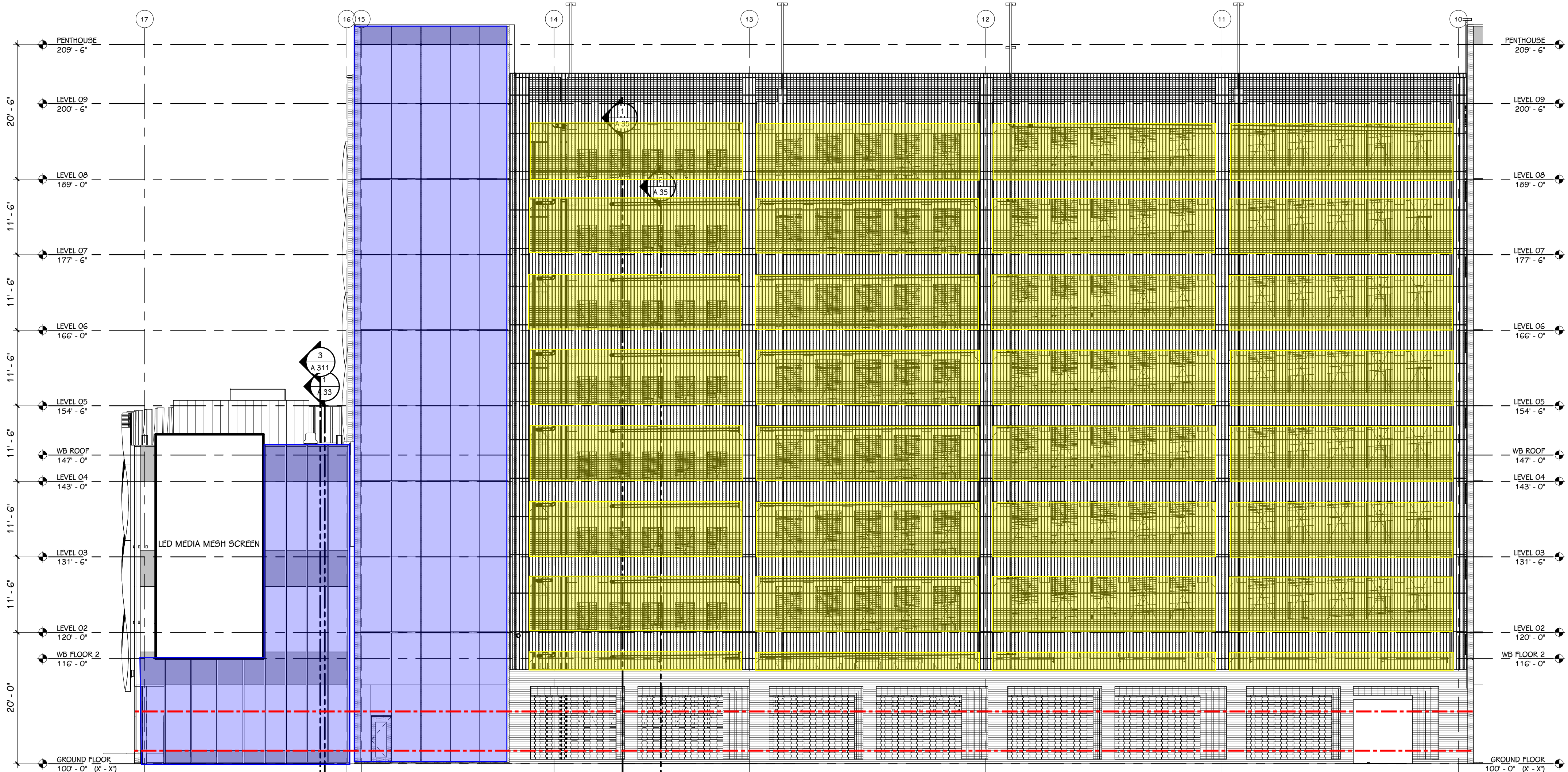
City, State

SHEET TITLE  
**MECHANICAL SITE PLAN**

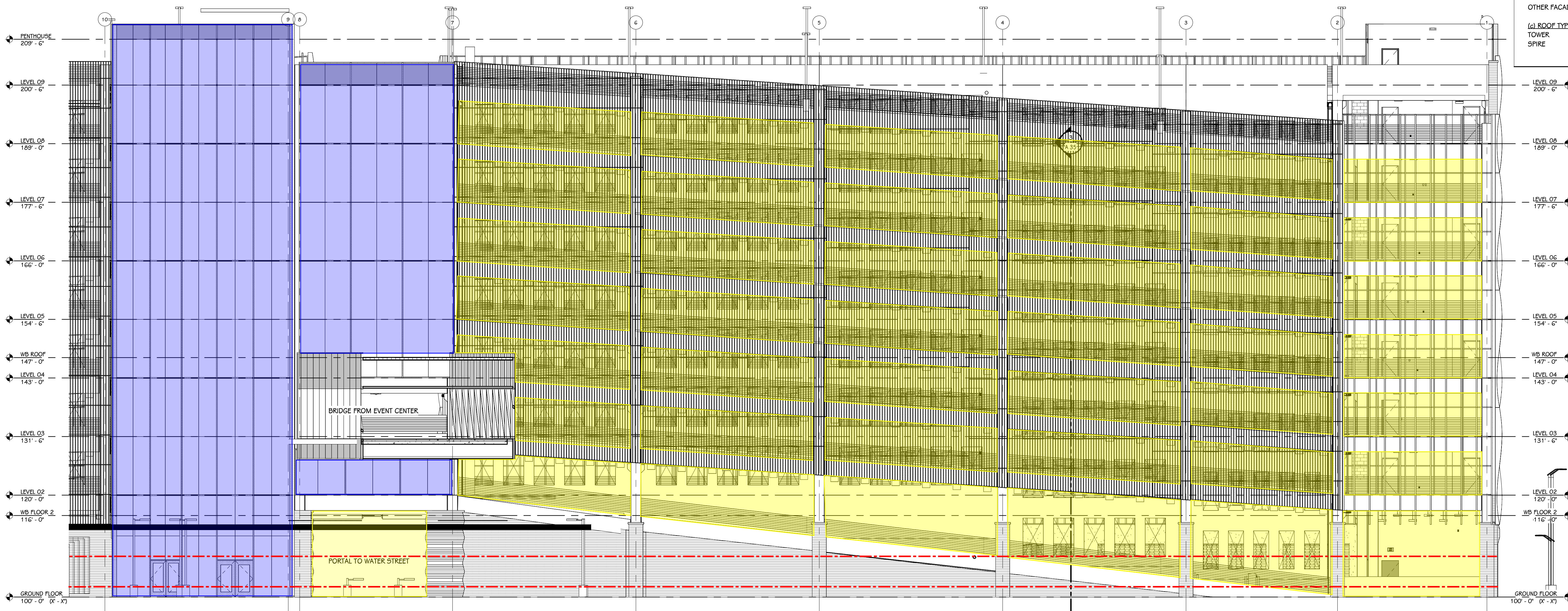
DATE  
**JULY 06, 2023**

SHEET NUMBER  
**MS 101**  
 22-157.300





**NORTHEAST ELEVATION**  
3/32" = 1'-0"



**NORTHWEST ELEVATION**  
3/32" = 1'-0"

**ZONING STANDARDS - FLEX LOT TYPE (50-5.6)**

<b>1. BUILDING SITING</b>		
(a) STREET FRONTAGE	ALLOWED	PROVIDED
MULTIPLE PRINCIPAL BUILDINGS:	YES	2
FRONT LOT LINE COVERAGE:	70% MIN	0%
OCCUPATION OF CORNER:	YES	YES (3/4 CORNERS)
FRONT BUILD-TO-ZONE:	0-1'0"	ARENA: 4'-8" - 36'-4"
CORNER BUILD-TO-ZONE:	0-1'0"	ARENA: 4'-8" - 36'-4"
ROW ENCROACHMENT	YES	DECK: 4'7" WEST, 4'2" EAST
<b>(b) LOT AREA</b>		
SIDE YARD SETBACK	ALLOWED	PROVIDED
REAR YARD SETBACK	0' (OFF ALLEY)	NO SIDE YARD
		10' (ADJ. TO R)
<b>(c) LOT COVERAGE</b>		
IMPERVIOUS SURFACE	ALLOWED	PROVIDED
SEMI-IMPERVIOUS SURFACE	75%	94%
	15%	0%
<b>(d) PARKING, LOADING AND ACCESS</b>		
PARKING LOCATION	ALLOWED	PROVIDED
	REAR YARD	PARKING DECK
LOADING / SERVICE LOCATION	REAR, SIDE, CORNER, SIDE	WESTWEDGE AND WATER STREET
VEHICLE ENTRANCE BAY	ALLEY	WESTWEDGE AND WATER STREET
DRIVEWAY LOCATION	ALLEY	WESTWEDGE AND WATER STREET
<b>2. HEIGHT</b>		
ZONING REQUIREMENT	ALLOWED	PROVIDED
MINIMUM HEIGHT	1 STORY	9 STORY PARKING GARAGE
MAXIMUM HEIGHT	2 STORES	9 STORY PARKING GARAGE
GROUND FLOOR (FEET)	12'-24"	20'
UPPER FLOORS (FEET)	9'-14"	11'-8"
<b>3. USES</b>		
ZONING REQUIREMENT	ALLOWED	PROVIDED
GROUND FLOOR(S)	ALL PERMITTED	STORAGE (S-2)
	USES PER DISTRICT	
UPPER FLOOR(S)		STORAGE (S-2)
OCCUPIED SPACE RESTRICTIONS	FIRST TWO FLOORS EXCEPT RESIDENTIAL PERMITTED PER 4.1.1	STORAGE (S-2)
ACCESSORY USES AND STRUCTURES	SECONDARY BLDG PER 4.5-1	PERMITTED - DEVELOPMENT STANDARDS REQUIRED
<b>4. STREET-FACING FACADES</b>		
(a) TRANSPARENCY (MIN)	ALLOWED	PROVIDED
<b>DECK:</b>		
CREEK (NORTH) (BLANK)	30% GROUND & UPPER	20%
CREEK (NORTH) (GROUND)	70% BETWEEN 2'-8" ABOVE GRADE	37%
CREEK (NORTH) (UPPER)	20% PER FLOOR	100%
WESTWEDGE AVE (W)(BLANK)	30% GROUND & UPPER	40%
WESTWEDGE AVE (W)(GROUND)	70% BETWEEN 2'-8" ABOVE GRADE	33%
WESTWEDGE AVE (W)(UPPER)	20% PER FLOOR	79%
WATER ST (S)(BLANK)	30% GROUND & UPPER	29%
WATER ST (S)(GROUND)	70% BETWEEN 2'-8" ABOVE GRADE	19%
WATER ST (S)(UPPER)	20% PER FLOOR	100%
PARK ST (E)(BLANK)	30% GROUND & UPPER	10%
PARK ST (E)(GROUND)	70% BETWEEN 2'-8" ABOVE GRADE	100%
PARK ST (E)(UPPER)	20% PER FLOOR	90%
BLANK WALL LIMITATIONS	YES	YES
<b>(b) ENTRANCE:</b>		
LOCATION	ALLOWED	PROVIDED
ENTRANCE TREATMENT	FRONT FACADE, BLDG CORNER, STOREFRONT, STOOP	YES
		STOREFRONT AT GRADE (MIXED USE BUILDING)
<b>ENTRANCE ON STREET-FACING FACADES</b>		
	1 PER 60' OF BUILDING LENGTH	
OTHER FACADE ENTRANCES	YES	YES; PER PLANS
<b>(c) ROOF TYPE:</b>		
TOWER	ALLOWED	PROVIDED
SPIRE	PERMITTED	NO
	NOT PERMITTED	NO

- TRANSPARENT GLASS
- OPEN, NO GLASS
- 2' AND 8' ZONE AT GROUND LEVEL

**EXTERIOR ELEVATION KEY**

	BRICK 1, COLOR: KALAMAZOO BLEND, UTILITY SIZE
	BRICK SCREEN, COLOR: TBD, UTILITY SIZE
	METAL WAVE FIN, COLOR: APPLE PIZZ
	METAL SCREEN, COLOR: DARK BRONZE
	DECORATIVE BRICK COLUMN, COLOR: TBD, UTILITY SIZE
	CAST STONE, COLOR:

CJ = CONTROL JOINT, COLOR:  
 EJ = BUILDING EXPANSION JOINT, COLOR:  
 SG = SPANDREL GLASS, COLOR:



PRELIMINARY  
NOT FOR CONSTRUCTION

ISSUED FOR: DATE:  
DESIGN CONSULTANT:



PROJECT TITLE  
KALAMAZOO EVENT CENTER & PARK  
WATER ST DECK

OWNER  
CD Arena LLC

Kalamazoo, Michigan

SHEET TITLE  
EXTERIOR ELEVATIONS

DATE  
SEPTEMBER 11, 2024

SHEET NUMBER  
A 302

**ZONING STANDARDS - FLEX LOT TYPE (50-5.6)**

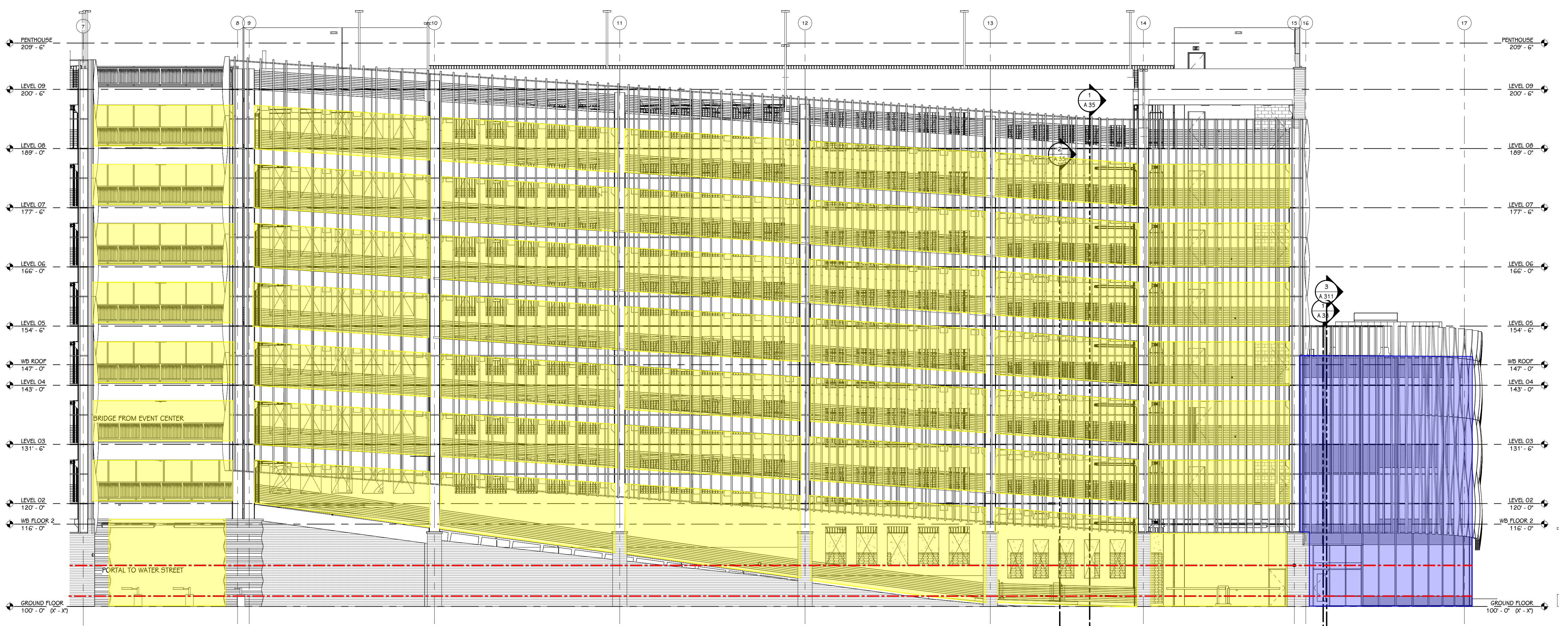
1. BUILDING SITING	ALLOWED	PROVIDED
(a) STREET FRONTAGE	YES	2
MULTIPLE PRINCIPAL BUILDINGS:	70% MIN	0%
FRONT LOT LINE COVERAGE:	YES	YES (3/4 CORNERS)
OCCUPATION OF CORNER:	0-10'	ARENA: 4'-8" - 36'-4"
FRONT BUILD-TO-ZONE:	0-10'	PARKING DECK: 11'2"-4"
CORNER BUILD-TO-ZONE:	0-10'	ARENA: 4'-8" DECK: 4'7" WEST, 4'2" EAST
ROW ENCROACHMENT:	YES	YES
(b) LOT AREA	ALLOWED	PROVIDED
SIDE YARD SETBACK:	0'	NO SIDE YARD
REAR YARD SETBACK:	0' (OFF ALLEY)	NO REAR YARD
	10' (ADJ. TO R)	
(c) LOT COVERAGE	ALLOWED	PROVIDED
IMPERVIOUS SURFACE:	75%	94%
SEMI-IMPERVIOUS SURFACE:	15%	0%
(d) PARKING, LOADING AND ACCESS	ALLOWED	PROVIDED
PARKING LOCATION:	REAR YARD	PARKING DECK
LOADING / SERVICE LOCATION:	REAR, SIDE, CORNER, SIDE	WESTWEDGE AND WATER STREET
VEHICLE ENTRANCE BAY:	ALLEY	WESTWEDGE AND WATER STREET
DRIVEWAY LOCATION:		
2. HEIGHT	ALLOWED	PROVIDED
ZONING REQUIREMENT:	1 STORY	9 STORY PARKING GARAGE
MINIMUM HEIGHT:		
MAXIMUM HEIGHT:	2 STORES	9 STORY PARKING GARAGE
GROUND FLOOR (FEET):	12'-24"	20'
UPPER FLOORS (FEET):	9'-14"	11'-8"
3. USES	ALLOWED	PROVIDED
ZONING REQUIREMENT:	ALL PERMITTED	STORAGE (S-2)
GROUND FLOOR(S):	USES PER DISTRICT	
UPPER FLOOR(S):		STORAGE (S-2)
OCCUPIED SPACE RESTRICTIONS:	FIRST TWO FLOORS EXCEPT RESIDENTIAL PERMITTED PER 4.1.1	STORAGE (S-2)
ACCESSORY USES AND STRUCTURES:	SECONDARY BLDG PER 4.5-1	PERMITTED - DEVELOPMENT STANDARDS REQUIRED
4. STREET-FACING FACADES	ALLOWED	PROVIDED
(a) TRANSPARENCY (MIN)		
DECK:		
CREEK (NORTH) (BLANK):	30% GROUND & UPPER	20%
CREEK (NORTH) (GROUND):	70% BETWEEN 2'-8" ABOVE GRADE	37%
CREEK (NORTH) (UPPER):	20% PER FLOOR	100%
WESTWEDGE AVE (W)(BLANK):	30% GROUND & UPPER	40%
WESTWEDGE AVE (W)(GROUND):	70% BETWEEN 2'-8" ABOVE GRADE	33%
WESTWEDGE AVE (W)(UPPER):	20% PER FLOOR	79%
WATER ST (S)(BLANK):	30% GROUND & UPPER	29%
WATER ST (S)(GROUND):	70% BETWEEN 2'-8" ABOVE GRADE	19%
WATER ST (S)(UPPER):	20% PER FLOOR	100%
PARK ST (E)(BLANK):	30% GROUND & UPPER	10%
PARK ST (E)(GROUND):	70% BETWEEN 2'-8" ABOVE GRADE	100%
PARK ST (E)(UPPER):	20% PER FLOOR	90%
BLANK WALL LIMITATIONS:	YES	YES
(b) ENTRANCE:	ALLOWED	PROVIDED
LOCATION:	FRONT FACADE, BLDG. CORNER	YES
ENTRANCE TREATMENT:	STOREFRONT, STOOP	STOREFRONT AT GRADE (MIXED USE BUILDING)
ENTRANCE ON STREET-FACING FACADES:	1 PER 60' OF BUILDING LENGTH	
OTHER FACADE ENTRANCES:	YES	YES; PER PLANS
(c) ROOF TYPE:	ALLOWED	PROVIDED
TOWER:	PERMITTED	NO
SPIRE:	NOT PERMITTED	NO

- TRANSPARENT GLASS
- OPEN, NO GLASS
- 2' AND 8' ZONE AT GROUND LEVEL

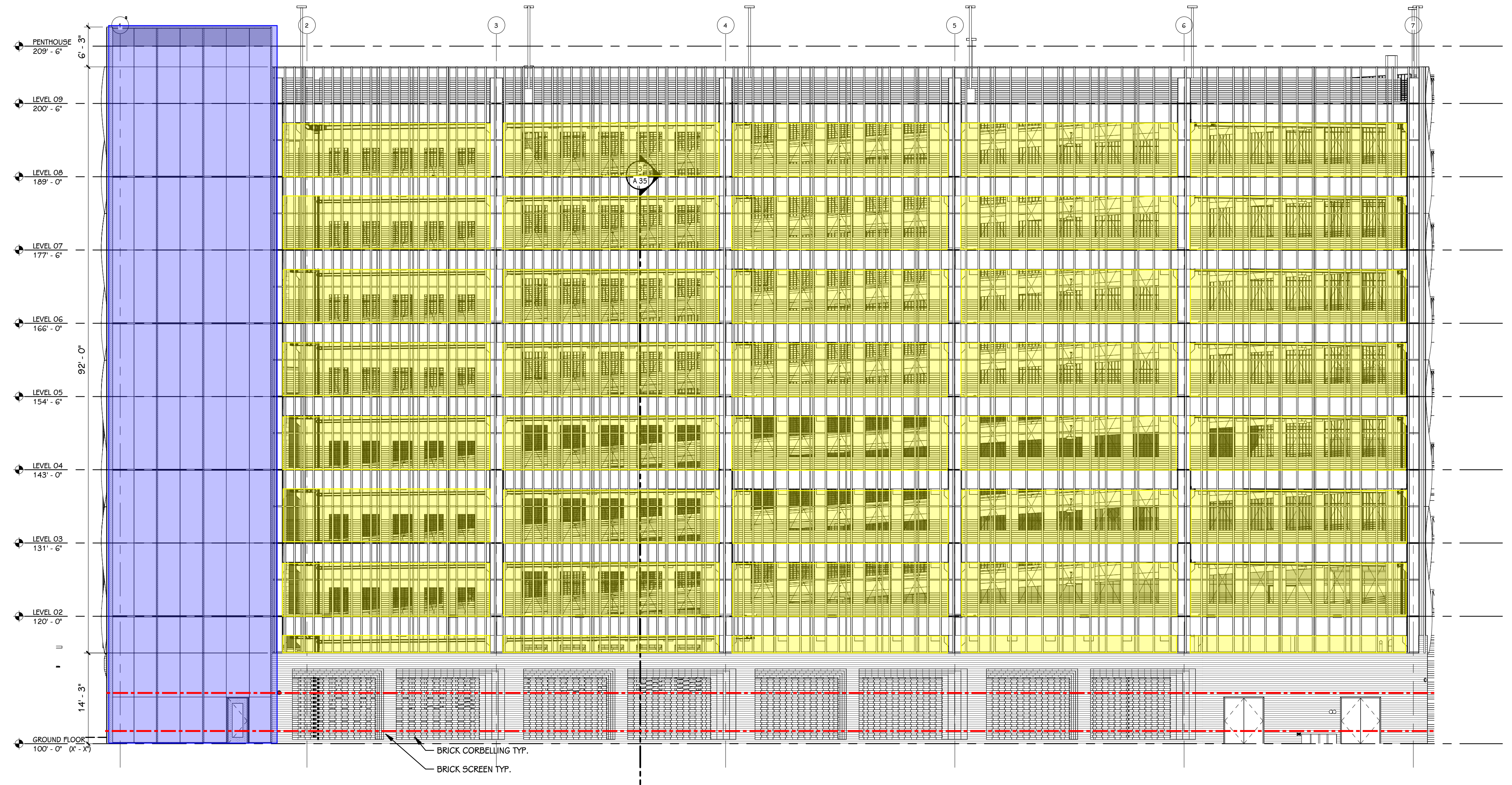
**EXTERIOR ELEVATION KEY**

	BRICK 1, COLOR: KALAMAZOO BLEND, UTILITY SIZE
	BRICK SCREEN, COLOR: TBD, UTILITY SIZE
	METAL WAVE FIN, COLOR: APPLE FIZZ
	METAL SCREEN, COLOR: DARK BRONZE
	DECORATIVE BRICK COLUMN, COLOR: TBD, UTILITY SIZE
	CAST STONE, COLOR:

CJ = CONTROL JOINT, COLOR:  
EJ = BUILDING EXPANSION JOINT, COLOR:  
SG = SPANDREL GLASS, COLOR:

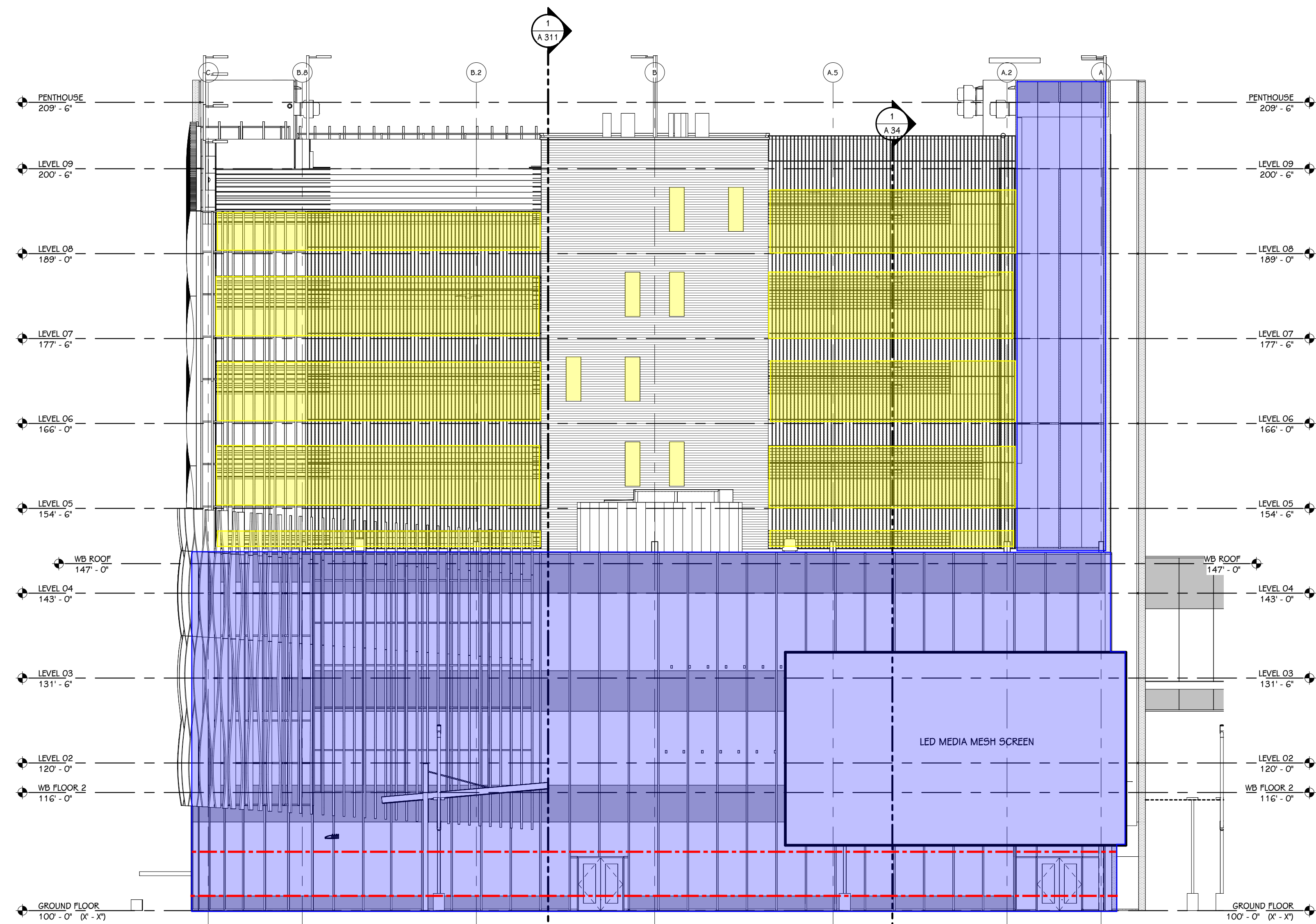


**A** SOUTHEAST ELEVATION  
3/32" = 1'-0"

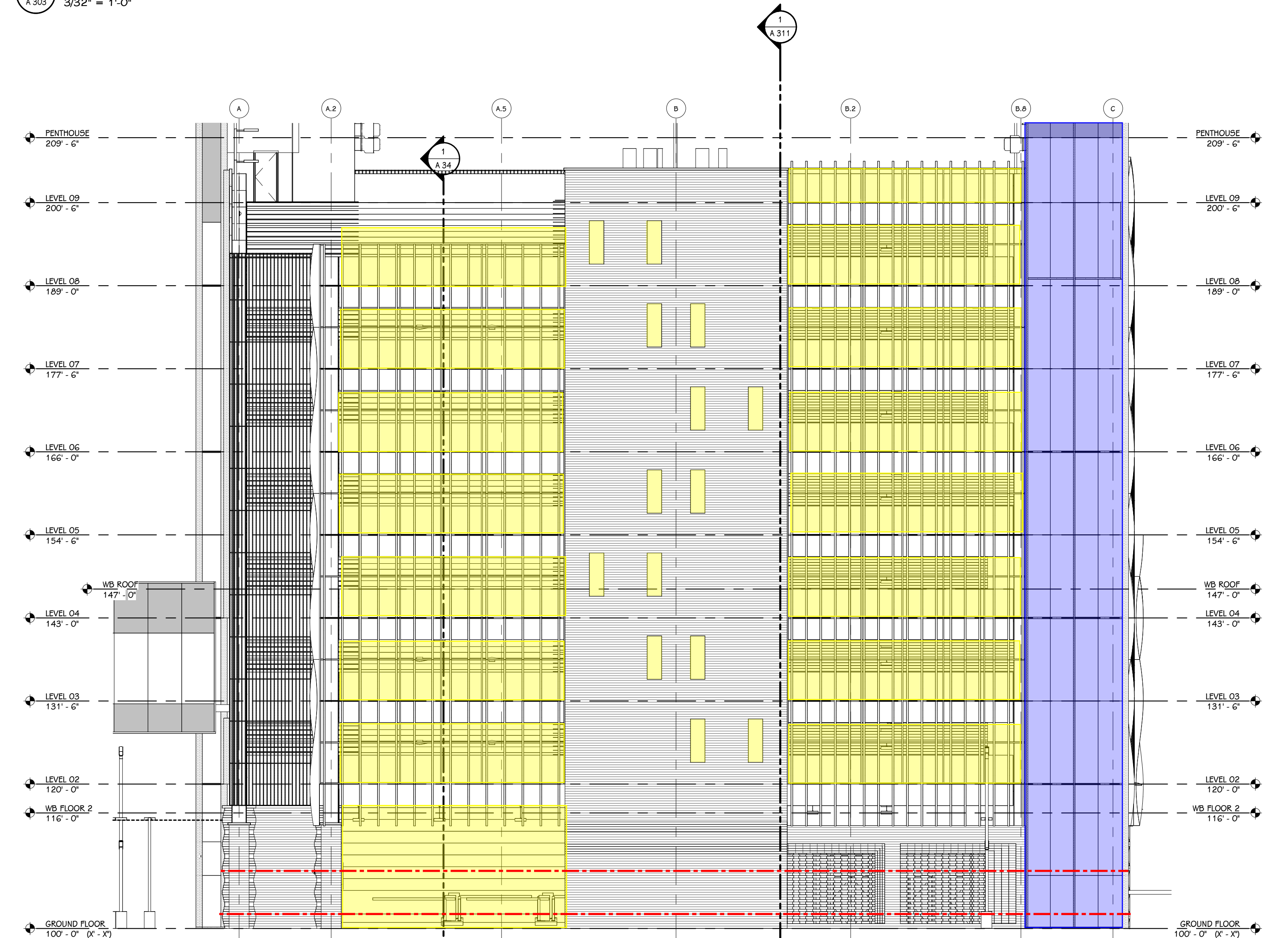


**B** SOUTHWEST ELEVATION  
3/32" = 1'-0"





**A EAST ELEVATION**  
3/32" = 1'-0"



**B WEST ELEVATION**  
3/32" = 1'-0"

**ZONING STANDARDS - FLEX LOT TYPE (50-5.6)**

<b>1. BUILDING SITING</b>		
(A) STREET FRONTAGE	ALLOWED	PROVIDED
MULTIPLE PRINCIPAL BUILDINGS:	YES	2
FRONT LOT LINE COVERAGE:	70% MIN	0%
OCCUPATION OF CORNER:	YES	YES (3/4 CORNERS)
FRONT BUILD-TO-ZONE:	0-10'	ARENA: 4'-8" - 36'-4"
CORNER BUILD-TO-ZONE:	0-10'	ARENA: 4'-8" DECK: 4'7" WEST, 4'2" EAST
ROW ENCROACHMENT	YES	YES
<b>(B) LOT AREA</b>		
SIDE YARD SETBACK	ALLOWED	PROVIDED
REAR YARD SETBACK	0' (OFF ALLEY)	NO SIDE YARD
		10' (ADJ. TO R)
<b>(C) LOT COVERAGE</b>		
IMPERVIOUS SURFACE	ALLOWED	PROVIDED
SEMI-IMPERVIOUS SURFACE	75%	94%
	15%	0%
<b>(D) PARKING, LOADING AND ACCESS</b>		
PARKING LOCATION	ALLOWED	PROVIDED
	REAR YARD	PARKING DECK
LOADING / SERVICE LOCATION	REAR, SIDE, CORNER SIDE	WESTNEDGE AND WATER STREET
VEHICLE ENTRANCE BAY	ALLEY	WESTNEDGE AND WATER STREET
DRIVEWAY LOCATION	ALLEY	WESTNEDGE AND WATER STREET
<b>2. HEIGHT</b>		
ZONING REQUIREMENT	ALLOWED	PROVIDED
MINIMUM HEIGHT	1 STORY	9 STORY PARKING GARAGE
MAXIMUM HEIGHT	2 STORES	9 STORY PARKING GARAGE
GROUND FLOOR (FEET)	12'-24"	20'
UPPER FLOORS (FEET)	9'-14"	11'-8"
<b>3. USES</b>		
ZONING REQUIREMENT	ALLOWED	PROVIDED
GROUND FLOOR(S)	ALL PERMITTED	STORAGE (S-2)
	USES PER DISTRICT	
UPPER FLOOR(S)		STORAGE (S-2)
OCCUPIED SPACE RESTRICTIONS	FIRST TWO FLOORS EXCEPT RESIDENTIAL PERMITTED PER 4.1.1	STORAGE (S-2)
ACCESSORY USES AND STRUCTURES	SECONDARY BLDG PER 4.5-1	PERMITTED - DEVELOPMENT STANDARDS REQUIRED
<b>4. STREET-FACING FACADES</b>		
(A) TRANSPARENCY (MIN)	ALLOWED	PROVIDED
<b>DECK:</b>		
CREEK (NORTH) (BLANK)	30% GROUND & UPPER	20%
CREEK (NORTH) (GROUND)	70% BETWEEN 2'-8" ABOVE GRADE	37%
CREEK (NORTH) (UPPER)	20% PER FLOOR	100%
WESTNEDGE AVE (W)(BLANK)	30% GROUND & UPPER	40%
WESTNEDGE AVE (W)(GROUND)	70% BETWEEN 2'-8" ABOVE GRADE	33%
WESTNEDGE AVE (W)(UPPER)	20% PER FLOOR	79%
WATER ST (S)(BLANK)	30% GROUND & UPPER	29%
WATER ST (S)(GROUND)	70% BETWEEN 2'-8" ABOVE GRADE	19%
WATER ST (S)(UPPER)	20% PER FLOOR	100%
PARK ST (E)(BLANK)	30% GROUND & UPPER	10%
PARK ST (E)(GROUND)	70% BETWEEN 2'-8" ABOVE GRADE	100%
PARK ST (E)(UPPER)	20% PER FLOOR	90%
BLANK WALL LIMITATIONS	YES	YES
<b>(B) ENTRANCE:</b>		
LOCATION	FRONT FACADE, BLDG CORNER	YES
ENTRANCE TREATMENT	STOREFRONT, STOOP	STOREFRONT AT GRADE (MIXED USE BUILDING)
<b>ENTRANCE ON STREET-FACING FACADES</b>		
	1 PER 60' OF BUILDING LENGTH	
OTHER FACADE ENTRANCES	YES	YES; PER PLANS
<b>(C) ROOF TYPE:</b>		
TOWER	ALLOWED	PROVIDED
SPIRE	PERMITTED	NO
	NOT PERMITTED	NO

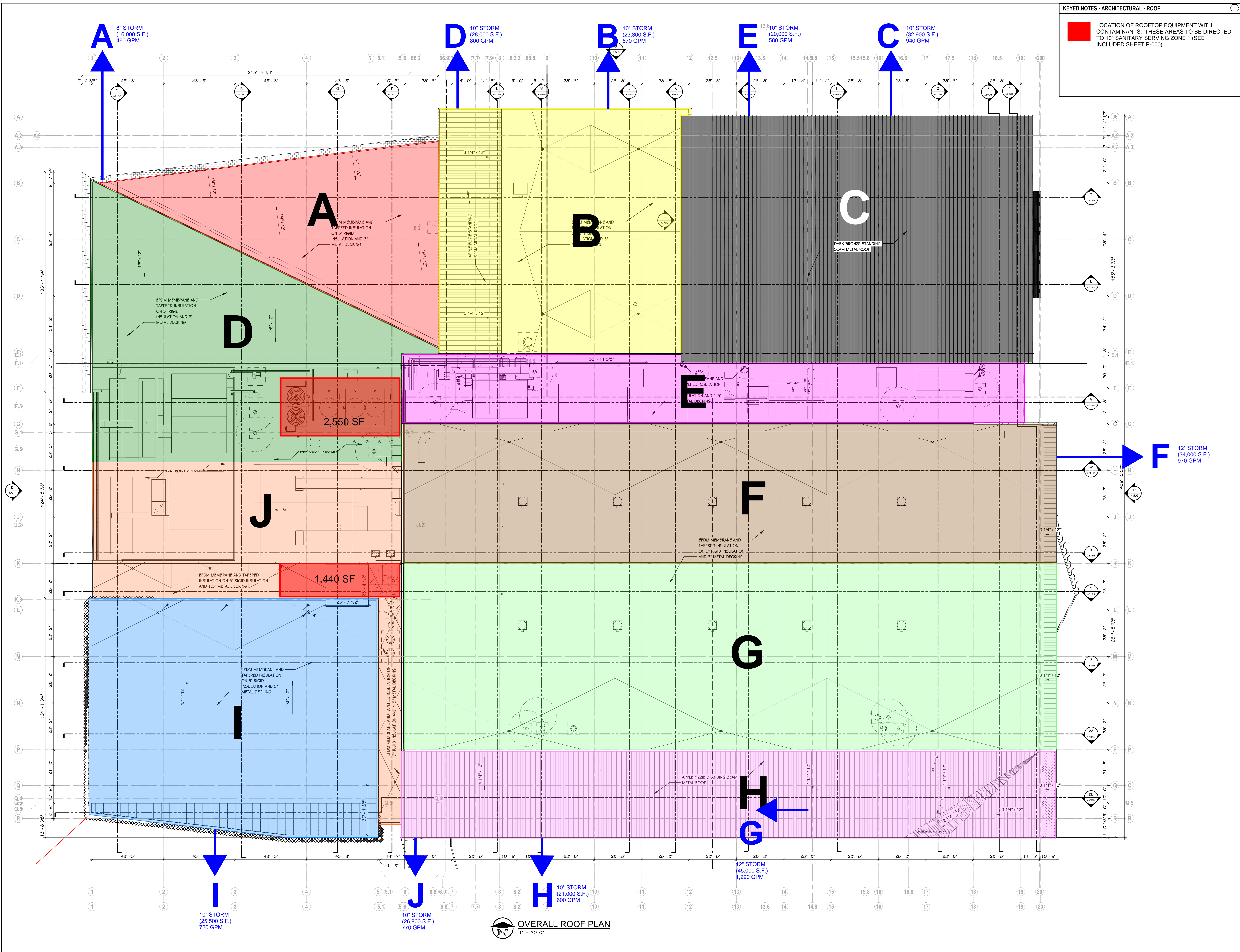
- TRANSPARENT GLASS
- OPEN, NO GLASS
- 2' AND 8' ZONE AT GROUND LEVEL

**EXTERIOR ELEVATION KEY**

	BRICK 1, COLOR: KALAMAZOO BLEND, UTILITY SIZE
	BRICK SCREEN, COLOR: TBD, UTILITY SIZE
	METAL WAVE FIN, COLOR: APPLE PIZZ
	METAL SCREEN, COLOR: DARK BRONZE
	DECORATIVE BRICK COLUMN, COLOR: TBD, UTILITY SIZE
	CAST STONE, COLOR:

CJ = CONTROL JOINT, COLOR:  
 EJ = BUILDING EXPANSION JOINT, COLOR:  
 SG = SPANDREL GLASS, COLOR:





**KEYED NOTES - ARCHITECTURAL - ROOF**

■ LOCATION OF ROOFTOP EQUIPMENT WITH CONTAMINANTS. THESE AREAS TO BE DIRECTED TO 10" SANITARY SERVING ZONE 1 (SEE INCLUDED SHEET P-000)

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ISSUED FOR: DATE:  
 DESIGN CONSULTANT:  
**ROSSETTI**  
 160 WEST FORT, SUITE 400  
 DETROIT, MICHIGAN 48224  
 ROSSETTI.COM 313.443.5151

PROJECT TITLE  
**KALAMAZOO EVENT CENTER**

OWNER  
**CD ARENA, LLC**  
 Kalamazoo, Michigan

DATE  
**SEPTEMBER 11, 2024**

SHEET TITLE  
**OVERALL ROOF PLAN**

SHEET NUMBER  
**A-305**

DATE  
**SEPTEMBER 11, 2024**

22-157-100

**OVERALL ROOF PLAN**  
 1" = 20'-0"



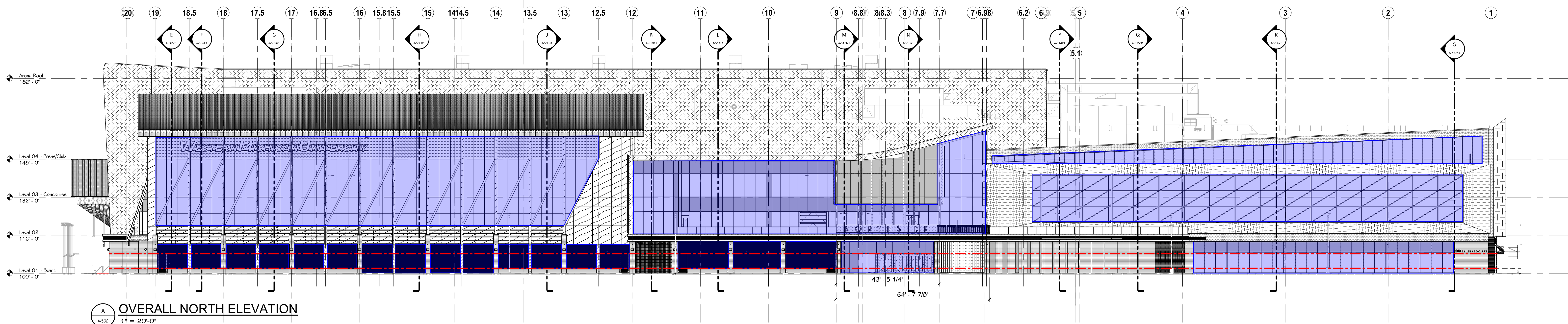
**TRANSPARENT GLASS**

**OPEN, NO GLASS**

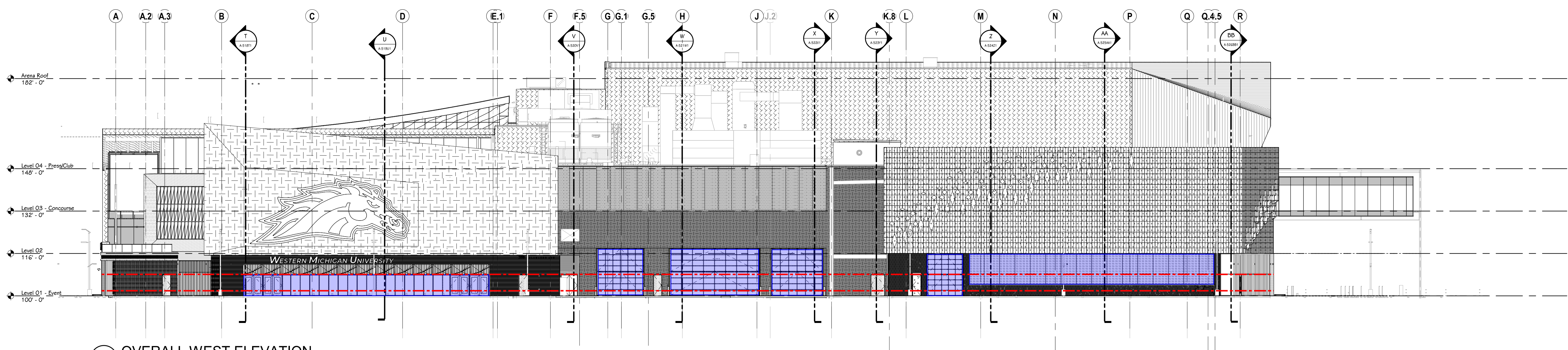
**2' AND 8' ZONE AT GROUND LEVEL**

**ZONING STANDARDS - FLEX LOT TYPE (50-5.6)**

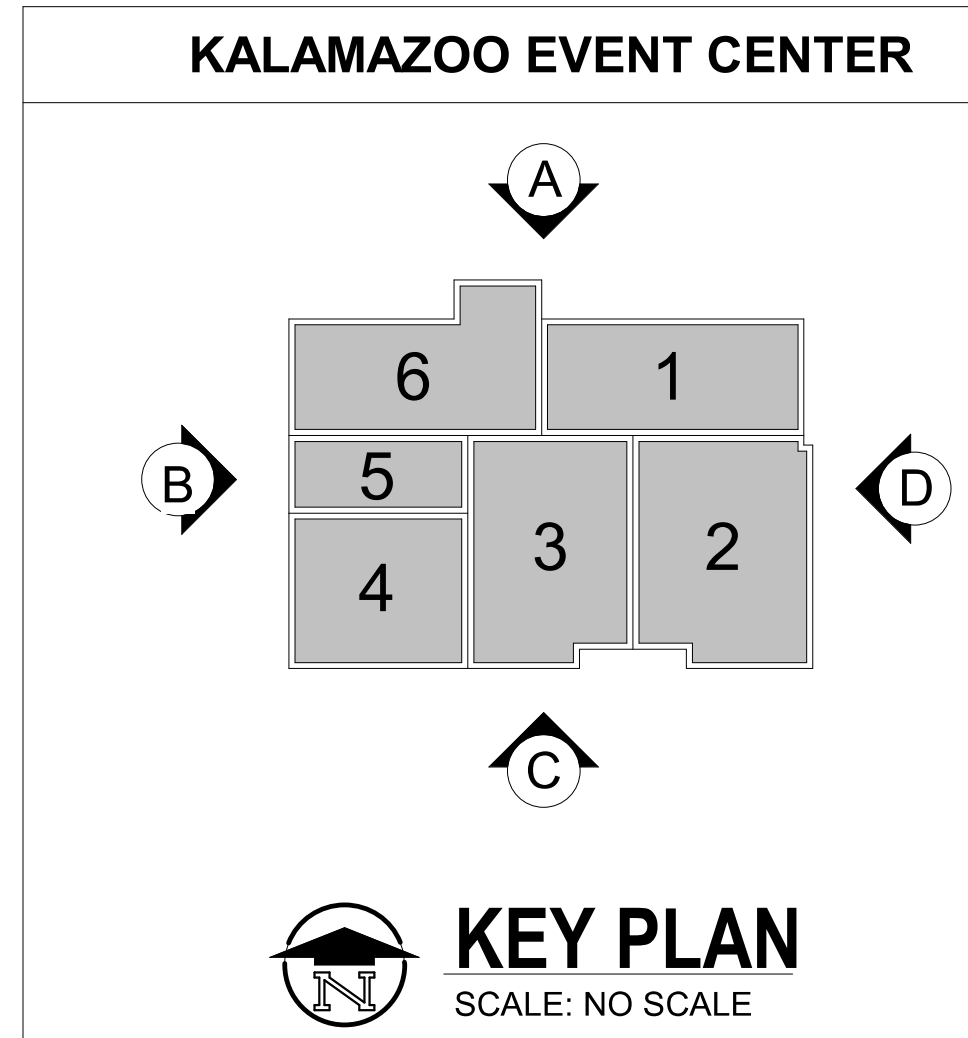
<b>1. BUILDING SITING</b> (a) STREET FRONTAGE: ALLOWED PROVIDED MULTIPLE PRINCIPAL BUILDINGS: YES 2 FRONT LOT LINE COVERAGE: 70% MIN 9% OCCUPATION OF CORNER: YES (3/4 CORNERS) FRONT BUILD-TO-ZONE: 0-10' ARENA: 4'-8" - 3'-6"-4" CORNER BUILD-TO-ZONE: 0-10' PARKING DECK: 112'-4" ARENA: 4'-8" - 3'-6"-4" DECK: 4'-7" WEST, 4'-2" EAST ROW ENCROACHMENT: YES YES (b) LOT AREA: ALLOWED PROVIDED SIDE YARD SETBACK: 0' NO SIDE YARD REAR YARD SETBACK: 0' (OFF ALLEY) NO REAR YARD 10' (ADJ. TO R)		<b>2. HEIGHT</b> ZONING REQUIREMENT: ALLOWED PROVIDED MINIMUM HEIGHT: 1 STORY, 2 STORY 4 STORY EVENT CENTER D2 AND D3 5 STORIES D3, 4 STORY EVENT CENTER MAXIMUM HEIGHT: NO LIMIT D1 & D2 GROUND FLOOR (FEET): 12'-24" 16' UPPER FLOORS (FEET): 9'-14" 16'		<b>4. STREET-FACING FACADES</b> (a) TRANSPARENCY (MINI): ALLOWED PROVIDED EVENT CENTER: KALAMAZOO AVE (N)(BLANK): 30% GROUND & UPPER 29% KALAMAZOO AVE (N)(GROUND): 70% BETWEEN 2'-8" ABOVE GRADE 66% KALAMAZOO AVE (N)(UPPER): 20% PER FLOOR 65% WESTNEDGE AVE (W)(BLANK): 30% GROUND & UPPER 82% WESTNEDGE AVE (W)(GROUND): 70% BETWEEN 2'-8" ABOVE GRADE 57% WESTNEDGE AVE (W)(UPPER): 20% PER FLOOR 0% CREEK (SOUTH) (BLANK): 30% GROUND & UPPER 30% CREEK (SOUTH) (GROUND): 70% BETWEEN 2'-8" ABOVE GRADE 89% CREEK (SOUTH) (UPPER): 20% PER FLOOR 67% PARK ST (E)(BLANK): 30% GROUND & UPPER 38% PARK ST (E)(GROUND): 70% BETWEEN 2'-8" ABOVE GRADE 47% PARK ST (E)(UPPER): 20% PER FLOOR 72% BLANK WALL LIMITATIONS: YES YES		<b>(b) ENTRANCE:</b> ALLOWED PROVIDED LOCATION: FRONT FACADE, BLDG. CORNER YES ENTRANCE TREATMENT: STOREFRONT, STOOP STOREFRONT AT GRADE (MIXED USE BUILDING) STOOP AT GRADE (APARTMENT BUILDING) ENTRANCE ON STREET-FACING FACADES: 1 PER 60' OF BUILDING LENGTH OTHER FACADE ENTRANCES: YES YES; PER PLANS (c) ROOF TYPE: ALLOWED PROVIDED TOWER: PERMITTED NO SPIRE: NOT PERMITTED NO	
<b>(c) LOT COVERAGE</b> IMPERVIOUS SURFACE: 75% 94% SEMI-IMPERVIOUS SURFACE: 15% 0%		<b>3. USES</b> ZONING REQUIREMENT: ALLOWED PROVIDED ALL PERMITTED ASSEMBLY, ENTERTAINMENT, OFFICE USES PER DISTRICT: OFFICE UPPER FLOOR(S): USES PER DISTRICT ASSEMBLY, ENTERTAINMENT, OFFICE OCCUPIED SPACE RESTRICTIONS: FIRST TWO FLOORS; EXCEPT RESIDENTIAL PERMITTED PER 4.1-1		ACCESSORY USES AND STRUCTURES: SECONDARY BLDG PER 4.5-1 PERMITTED - DEVELOPMENT STANDARDS REQUIRED			



**A OVERALL NORTH ELEVATION**  
1" = 20'-0"



**B OVERALL WEST ELEVATION**  
1" = 20'-0"



ISSUED FOR: DATE: DESIGN CONSULTANT: **ROSSETTI** 160 WEST FORT, SUITE 400 DETROIT, MICHIGAN 48226 ROSSETTI.COM 313.443.5151

PROJECT TITLE: **KALAMAZOO EVENT CENTER**

OWNER: **CD ARENA, LLC**

SHEET TITLE: **OVERALL EXTERIOR ELEVATIONS**

Kalamazoo, Michigan

DATE: **SEPTEMBER 11, 2024**

SHEET NUMBER: **A-502**  
22-157-100

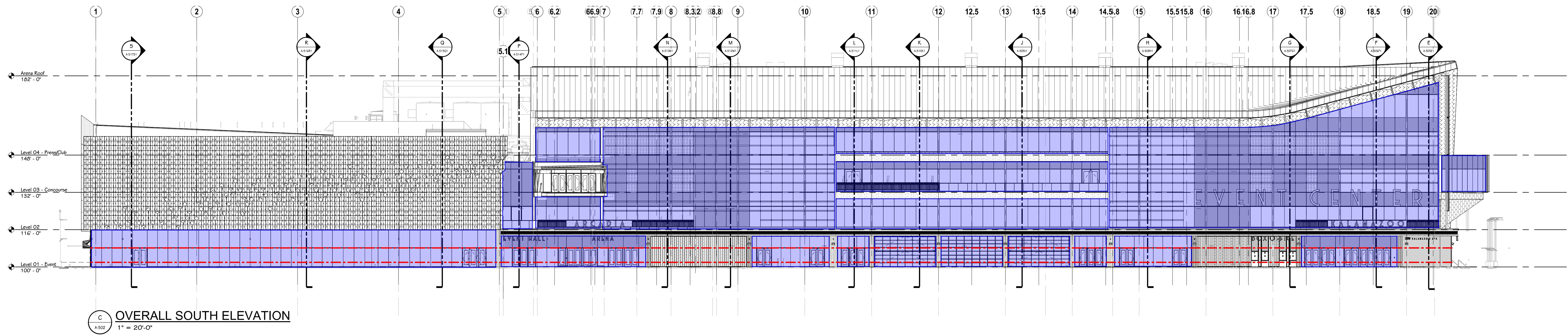
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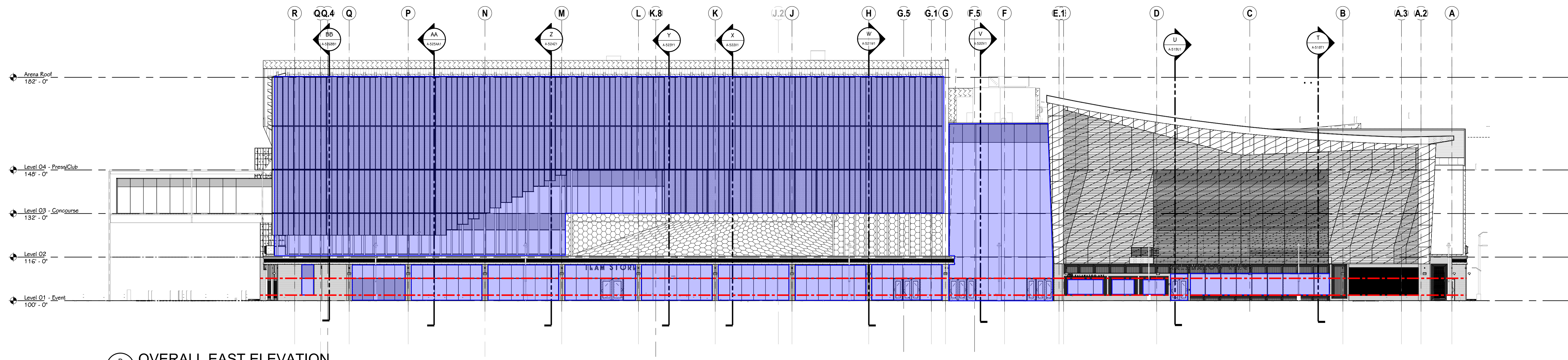


- TRANSPARENT GLASS
- OPEN, NO GLASS
- 2' AND 8' ZONE AT GROUND LEVEL

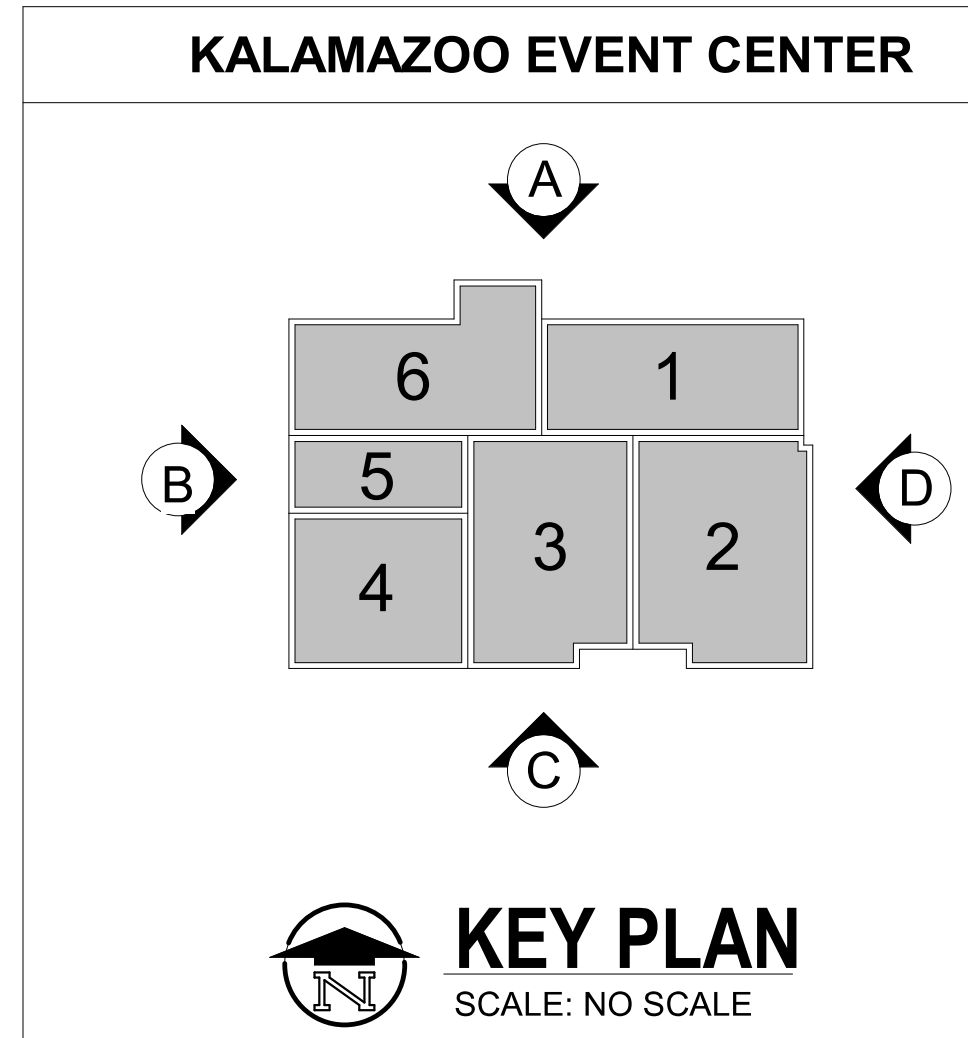
ZONING STANDARDS - FLEX LOT TYPE (50-5.6)			
<b>1. BUILDING SITING</b>			
(a) STREET FRONTAGE	ALLOWED	PROVIDED	
MULTIPLE PRINCIPAL BUILDINGS:	YES	2	
FRONT LOT LINE COVERAGE:	70% MIN	9%	
OCCUPATION OF CORNER:	YES (3/4 CORNERS)		
FRONT BUILD-TO-ZONE:	0-10'	ARENA: 4'-8" - 3'-6"-4"	
CORNER BUILD-TO-ZONE:	0-10'	ARENA: 4'-8" - 3'-6"-4"	
		DECK: 4'7" WEST, 4'2" EAST	
ROW ENCROACHMENT	YES	YES	
<b>(b) LOT AREA</b>			
SIDE YARD SETBACK	0'	NO SIDE YARD	
REAR YARD SETBACK	0' (OFF ALLEY)	NO REAR YARD	
	10' (ADJ. TO R)		
<b>(c) LOT COVERAGE</b>			
IMPERVIOUS SURFACE	75%	94%	
SEMI-IMPERVIOUS SURFACE	15%	0%	
<b>(d) PARKING, LOADING AND ACCESS</b>			
PARKING LOCATION	REAR, SIDE	PARKING DECK	
LOADING / SERVICE LOCATION	REAR, SIDE, CORNER SIDE	WESTNEDGE	
VEHICLE ENTRANCE BAY			
DRIVEWAY LOCATION	ALLEY	WESTNEDGE AND WATER ST	
<b>2. HEIGHT</b>			
ZONING REQUIREMENT	ALLOWED	PROVIDED	
MINIMUM HEIGHT	1 STORY, 2 STORY D2 AND D3	4 STORY EVENT CENTER	
MAXIMUM HEIGHT	5 STORIES D3, NO LIMIT D1 & D2	4 STORY EVENT CENTER	
GROUND FLOOR (FEET)	12'-24"	16'	
UPPER FLOORS (FEET)	9'-14"	16'	
<b>3. USES</b>			
ZONING REQUIREMENT	ALLOWED	PROVIDED	
GROUND FLOOR(S)	ALL PERMITTED	ASSEMBLY, ENTERTAINMENT, OFFICE	
UPPER FLOOR(S)	USES PER DISTRICT	ASSEMBLY, ENTERTAINMENT, OFFICE	
OCCUPIED SPACE RESTRICTIONS	FIRST TWO FLOORS, EXCEPT RESIDENTIAL PERMITTED PER 4.1-1		
ACCESSORY USES AND STRUCTURES	SECONDARY BLDG PER 4.5-1	PERMITTED - DEVELOPMENT STANDARDS REQUIRED	
<b>4. STREET-FACING FACADES</b>			
(a) TRANSPARENCY (MINI)	ALLOWED	PROVIDED	
EVENT CENTER:			
KALAMAZOO AVE (N)(BLANK)	30% GROUND & UPPER	29%	
KALAMAZOO AVE (N)(GROUND)	70% BETWEEN 2'-8" ABOVE GRADE	66%	
KALAMAZOO AVE (N)(UPPER)	20% PER FLOOR	65%	
WESTNEDGE AVE (W)(BLANK)	30% GROUND & UPPER	82%	
WESTNEDGE AVE (W)(GROUND)	70% BETWEEN 2'-8" ABOVE GRADE	57%	
WESTNEDGE AVE (W)(UPPER)	20% PER FLOOR	0%	
CREEK (SOUTH) (BLANK)	30% GROUND & UPPER	30%	
CREEK (SOUTH) (GROUND)	70% BETWEEN 2'-8" ABOVE GRADE	89%	
CREEK (SOUTH) (UPPER)	20% PER FLOOR	67%	
PARK ST (E)(BLANK)	30% GROUND & UPPER	38%	
PARK ST (E)(GROUND)	70% BETWEEN 2'-8" ABOVE GRADE	47%	
PARK ST (E)(UPPER)	20% PER FLOOR	72%	
BLANK WALL LIMITATIONS	YES	YES	
<b>(b) ENTRANCE:</b>			
LOCATION	ALLOWED	PROVIDED	
ENTRANCE TREATMENT	FRONT FACADE, BLDG. CORNER STOREFRONT, STOOP	YES	
		STOREFRONT AT GRADE (MIXED USE BUILDING)	
		STOOP AT GRADE (APARTMENT BUILDING)	
<b>ENTRANCE ON STREET-FACING FACADES</b>			
	1 PER 60' OF BUILDING LENGTH		
<b>(c) ROOF TYPE:</b>			
TOWER SPIRE	ALLOWED	PROVIDED	
	PERMITTED	NO	
	NOT PERMITTED	NO	



**C OVERALL SOUTH ELEVATION**  
1" = 20'-0"



**D OVERALL EAST ELEVATION**  
1" = 20'-0"



**KEY PLAN**  
SCALE: NO SCALE

ISSUED FOR DATE  
 DESIGN CONSULTANT:  
**ROSSETTI**  
 160 WEST FORT, SUITE 400  
 DETROIT, MICHIGAN 48224  
 ROSSETTI.COM 313.443.5151

PROJECT TITLE  
**KALAMAZOO EVENT CENTER**

OWNER  
 CD ARENA, LLC

SHEET TITLE  
**OVERALL EXTERIOR ELEVATIONS**

Kalamazoo, Michigan

DATE  
 SEPTEMBER 11, 2024

SHEET NUMBER  
**A-503**  
 22-157-100

PRELIMINARY  
 NOT FOR CONSTRUCTION



# Code Analysis

## PROJECT SCOPE

This project consists of a NEW EVENT CENTER to house the WMU Hockey and Basketball Teams along with the K/Wings Hockey Team. The building will consist of an indoor Hockey/Basketball Arena and will include concessions, restrooms, broadcast, and a team store.

Also, this Building will include a Practice Basketball Court and Practice Hockey. These will include training and recovery resources along with meeting and support spaces. An Administrative Area will be provided to run and maintain the facility.

Finally, this Building will include a Multi-Purpose Space that allows for flat floor events and an associated Pre-function area.

## APPLICABLE CODES AND REFERENCES

- 2015 MICHIGAN BUILDING
- 2021 MICHIGAN MECHANICAL
- 2023 NATIONAL ELECTRIC CODE
- 2015 MICHIGAN ENERGY CODE
- 2021 MICHIGAN PLUMBING CODE
- 2021 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2009 ICC & 117.1 BARRIER FREE ACCESSIBILITY

## BUILDING CHARACTERISTICS

LEVEL 01 (EVENT FLOOR)	221,504 SF
LEVEL 02	
BASKETBALL =	65,358 SF
ADMINISTRATIVE=	21,245SF
TOTAL=	86,603 SF

LEVEL 03 (CONCOURSE)	
ARENA =	52,828 SF
SEATING BOWL =	22,771 SF
MECH YARD =	9,978 SF
COACH'S OFFICE =	7,321 SF
	92,898 SF

LEVEL 04	
PRESS =	9,859 SF
CLUB/SUITES =	14,858 SF
	24,717 SF

TOTAL PROJECT AREA-SQUARE FEET 425,772 SF

## PERFORMANCE CENTER

BUILDING HEIGHT-	82 FT
HIGHEST OCCUPIED FLOOR-	48 FT ABOVE GRADE (LEVEL 04)
NUMBER OF STORIES	4

## CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

### A-4 HOCKEY ARENA

- PRACTICE ICE
- MULTIPURPOSE AREA
- PRACTICE COURTS

### B

- PLAYERS AREA/TRAINING
- COACH OFFICES
- ADMIN OFFICES
- TEAM STORE

### S-1

- STORAGE (MODERATE HAZARD STORAGE ROOMS) (ACCESSORY TO A-4)

### 303.1.2 Small Assembly Spaces.

The following rooms and spaces shall not be classified as Assembly occupancies:  
 1. A room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.  
 2. A room or space used for assembly purposes that is less than 750 square feet (70 m<sup>2</sup>) in area and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.

## CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

### 404.5 Smoke Control.

A smoke control system shall be installed in accordance with Section 909  
**Exception:** In other than Group I-2, and Group I-1, Condition 2, smoke control is not required for atriums that connect only two stories

### 404.6 Enclosure of atriums.

Atrium spaces shall be separated from adjacent spaces by a 1-hour fire barrier constructed in accordance with Section 707 or a horizontal assembly constructed in accordance with Section 711, or both.

### Exceptions:

- 3. A fire barrier is not required between the atrium and the adjoining spaces of any three floors of the atrium provided such spaces are accounted for in the design of the smoke control system.
- The Player Lobby and Dining Room are designed as a two story Atriums. Fire barriers are not required with a smoke control system. Smoke control is not required within a two-story atrium.

### 404.9.3 Exit access travel distance at other than the level of exit discharge.

Where the path of egress travel is not at the level of exit discharge from the atrium, that portion of the total permitted exit access travel distance that occurs within the atrium shall be not greater than 200 feet (60 960 mm).

- The travel distance for the portion of egress through the Lobby/Atrium is less than 200 feet.

### 404.10 Interior exit stairways.

A maximum of 50 percent of interior exit stairways are permitted to egress through an atrium on the level of exit discharge in accordance with Section 1029.

- The open stair located in the Lobby is used for egress and is 1 of 4 stairs with the others being enclosed and fire rated interior exit stairs.

## CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

### 504.1.1 Unlimited area buildings.

The height of unlimited area buildings shall be designed in accordance with Section 507.

<b>TABLES 504.3a, 504.4 and 506</b>	<b>Type IB, A-4</b>
Max Height Allowed	160 FT
Max Number of Stories	12 Story per 504.4
Max Area Allowed	Unlimited per 506.2

Plumbing Fixture Count - A4 (ARENA) Total Spectators 7,400 (3,700 M & 3,700 W)

	WC/Male	URINAL /Male	Lav/Male	WC/Female	Lav/Female
Level 01	14	25	18	31	13
Level 02	2	3	3	7	4
Level 03	9	13	13	34	16
Level 04	2	2	2	4	2
Total	27	43	36	76	35

Note: 2 Family Toilets at Level 3

Plumbing Fixture Count - A4 (PRACTICE ICE) Total Spectators 674 (337 M & 337W)

	WC/Male	URINAL /Male	Lav/Male	WC/Female	Lav/Female
Level 01	2	3	2	9	3

## SECTION 508 MIXED USE AND OCCUPANCY

- 508.3 Nonseparated Occupancies**  
Buildings or portions of buildings that comply with the provisions of this section shall be considered as nonseparated occupancies.

### 508.3.1 Occupancy Classification

Based on the most restrictive provisions of Ch. 9.

### 508.3.2 Allowable Building Area and Height

Based on the most restrictive allowances for the occupancy groups under consideration.

### 508.3.3 Separation

No Separation is required between nonseparated occupancies.

## 509 Incidental Uses

- Laundry room over 100 square feet requires 1 hr. or automatic sprinkler.

## CHAPTER 6 - TYPES OF CONSTRUCTION

### TABLE 601 - TYPE IB

FIRE RESISTANCE RATINGS FOR BUILDING ELEMENTS (FBC-Table 601)	
STRUCTURAL FRAME =	2 HRS
BEARING WALLS (INT. & EXT.) =	2 HRS
NON-LOAD BEARING WALLS (EXT.) =	0 HRS
NON BEARING WALLS & PARTITIONS =	0 HRS
FLOOR CONSTRUCTION =	2 HRS
ROOF CONSTRUCTION =	1 HRS
ROOF CONSTRUCTION (ABV. 20FT) =	0 HRS (note b)

### TABLE 602

FIRE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION	
DISTANCE >30'-0" = 0 HR	

## CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

### 712.1.9 TWO-STORY OPENINGS

IN OTHER THAN GROUPS I-2 AND I-3, A VERTICAL OPENING THAT IS NOT USED AS ONE OF THE APPLICATIONS LISTED IN THIS SECTION SHALL BE PERMITTED IF THE OPENING COMPLIES WITH ALL OF THE ITEMS BELOW:

- DOES NOT CONNECT MORE THAN TWO STORIES.
- DOES NOT PENETRATE A HORIZONTAL ASSEMBLY THAT SEPARATES FIRE AREAS OR SMOKE BARRIERS THAT SEPARATE SMOKE COMPARTMENTS.
- IS NOT CONCEALED WITHIN THE CONSTRUCTION OF A WALL OR A FLOOR/CEILING ASSEMBLY.
- IS NOT OPEN TO A CORRIDOR IN GROUP I AND R OCCUPANCIES.
- IS NOT OPEN TO A CORRIDOR ON NONSPRINKLERED FLOORS.
- IS SEPARATED FROM FLOOR OPENINGS AND AIR TRANSFER OPENINGS SERVING OTHER FLOORS BY CONSTRUCTION CONFORMING TO REQUIRED SHAFT ENCLOSURES.

**713.4** SHAFT ENCLOSURES SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 1 HR. (BUILDING IS LESS THAN FOUR STORIES HIGH)

## CHAPTER 9 - FIRE PROTECTION SYSTEMS

### 903.2.1.2 Group A-2

AUTOMATIC SPRINKLER SYSTEM PROVIDED AS REQUIRED.

### 903.2.1.3 Group A-3

AUTOMATIC SPRINKLER SYSTEM PROVIDED AS REQUIRED.

### 903.2.1.4 Group A-4

AUTOMATIC SPRINKLER SYSTEM IS NOT REQUIRED. THE FIRE AREA IS AT THE LEVEL OF EXIT DISCHARGE.

### 903.2.1.4 Group A-5

AUTOMATIC SPRINKLER SYSTEM PROVIDED AT CONCESSION STANDS, RETAIL AREAS AND ACCESSORY AREAS GREATER THAN 1,000SF AS REQUIRED.

### 909.5 Smoke Barrier Construction

SMOKE BARRIERS REQ'D FOR PASSIVE SMOKE CONTROL AND A SMOKE CONTROL SYSTEM USING THE PRESSURIZATION METHOD SHALL COMPLY W/ SECTION 709. 1-HR FIRE RESISTANT RATING IS REQ'D FOR SMOKE BARRIERS (709.9).

## CHAPTER 10 - MEANS OF EGRESS

**1004.4 FIXED SEATING OCCUPANCY**  
OCCUPANCY DETERMINED BY THE NUMBER OF FIXED SEATING INSTALLED THERE IN.

### 1005.3.1 STAIRWAYS

CAPACITY OF STAIRWAY IN INCHES OF MEANS OF EGRESS - 0.3"/OCCUPANT. CONSIDERING EACH FLOOR INDIVIDUALLY.  
**NOTE: SEE SMOKE PROTECTED 1029.6.2 (0.151)**

### 1005.3.2 OTHER EGRESS COMPONENTS

CAPACITY OF OTHER THAN STAIRWAY WIDTH IN INCHES OF MEANS OF EGRESS - 0.2"/OCCUPANT.  
**NOTE: SEE SMOKE PROTECTED 1029.6.2 (0.151)**

### EXCEPTION(S) IS:

THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY A MEANS OF EGRESS CAPACITY OF 0.15INCH PER OCCUPANT IN BLDG'S EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM & AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE W/ SECTION 907.5.2.2.

### 1005.5 DISTRIBUTION OF MEANS OF EGRESS

MEANS OF EGRESS SHALL BE CONFIGURED SUCH THAT THE LOSS OF ONE, WHERE MORE THAN ONE IS REQUIRED, WILL NOT REDUCE THE AVAILABLE CAPACITY TO LESS THAN 50% OF REQUIRED.

### TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

MAXIMUM OCCUPANT LOAD A AND B OCCUPANCY = 49
MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE
A OCCUPANCY, FULLY SPRINKLERED = 75'-0"
B OCCUPANCY, FULLY SPRINKLERED = 100'-0"

### TABLE 1006.3.1 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY

OCCUPANT LOAD > 1000 = 4

### TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE

A OCCUPANCY, FULLY SPRINKLERED = 250'-0"
B OCCUPANCY, FULLY SPRINKLERED = 300'-0"
ARENA BOWL = 200'-0" (SEE 1029.7)

### TABLE 1020.1 CORRIDOR FIRE RESISTANCE RATING

A-B OCCUPANCIES, OCCUPANCY GREATER THAN 30, FULLY SPRINKLERED = 0 HRS

### TABLE 1018.2 MINIMUM CORRIDOR WIDTHS

ACCESS TO MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT = 24" ANY FACILITY = 44"

## 1020.4 DEAD ENDS

MAXIMUM DEAD END CORRIDOR LENGTH = 20'-0"

**EXCEPTION:** IN OCCUPANCY GROUP B IN FULLY SPRINKLERED BUILDING MAXIMUM DEAD END CORRIDOR LENGTH = 50'-0"

## 1024.2 EXIT PASSAGEWAY WIDTH

MINIMUM WIDTH OF EXIT PASSAGEWAYS SHALL NOT BE LESS THAN 44".

## 1024.3 EXIT PASSAGEWAY CONSTRUCTION

EXIT PASSAGEWAY ENCLOSURES SHALL HAVE WALLS, FLOORS AND CEILINGS OF NOT LESS THAN A 1-HOUR FIRE-RESISTANCE RATING, AND NOT LESS THAN THAT REQUIRED FOR ANY CONNECTING INTERIOR EXIT STAIRWAY OF RAMP. EXIT PASSAGEWAYS SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH.

## 1029.2 ASSEMBLY MAIN EXIT

WHERE NO SINGLE MAIN EXIT IS DEFINED FOR THE ASSEMBLY, EXITS SHALL BE EVENLY DISTRIBUTED AROUND THE PERIMETER OF THE BUILDING PROVIDE THE TOTAL WIDTH OF EGRESS IS NOT LESS THAN 100% OF THE REQUIRED WIDTH.

## 1029.3 ASSEMBLY OTHER EXITS

ADDITION FOR HAVING ACCESS TO MAIN EXIT, EACH LEVEL IN BLD'G HAVING GREATER THAN 300 AND PROVIDED W/ A MAIN EXIT, SHALL BE PROVIDED W/ ADDITIONAL MEANS OF EGRESS FOR NOT LESS THAN ONE-HALF OF OCCUPANT SERVED BY THAT LEVEL (1007.1) WHERE NOT A WELL-DEFINED MAIN EXIT (OR MULTIPLE), EACH LEVEL SHALL BE PERMITTED TO BE DISTRIBUTED AROUND THE PERIMETER OF THE BLDG. PROVIDE TOTAL WIDTH OF EGRESS IS NOT LESS THAN 100% OF THE REQ'D WIDTH.

## 1029.5 INTERIOR BALCONY AND GALLERY MEANS OF EGRESS

FOR BALCONIES, GALLERIES OR PRESS BOXES (50 OR MORE OCC), NOT LESS THAN TWO MEANS OF EGRESS SHALL BE PROVIDED, WITH ONE FROM EACH SIDE OF EVERY BALCONY, GALLERY, OR PRESS BOX.

## 1029.6.2 CAPACITY FOR AISLES FOR SMOKE PROTECTED ASSEMBLY

BASED ON TOTAL OCCUPANT LOAD OF AREA.

7,400 OCC = ARENA BOWL SEATING + FLOOR SEATS
= 5,000 + 2,500
= 3,500 of 5,000 = 0.7
then, 0.2 (less than 5,000) - 0.13 (less than 10,000) = 0.7
= 0.7 x 0.7 = 0.49
= 0.200 - 0.049 = <b>0.151</b>

## TABLE 1029.6.2

TOTAL NUMBER OF SEATS IN THE ASSEMBLY	INCHES OF CAPACITY PER SEAT SERVED				
	Seating capacity within 10 ft of exit	Seating capacity within 10 ft of exit	Seating capacity within 10 ft of exit	Seating capacity within 10 ft of exit	Seating capacity within 10 ft of exit
10000	0.150	0.150	0.150	0.150	0.150
10000	0.150	0.150	0.150	0.150	0.150
10000	0.150	0.150	0.150	0.150	0.150
10000	0.150	0.150	0.150	0.150	0.150
10000	0.150	0.150	0.150	0.150	0.150

## 1029.7 TRAVEL DISTANCE

EXIT AND AISLES SHALL BE SO LOCATED THAT THE TRAVEL DISTANCE TO AN EXIT DOOR SHALL BE NOT GREATER THAN 250FT (SPRINKLERED). WHERE AISLES ARE PROVIDED FOR SEATING, THE DISTANCE SHALL BE MEASURED ALONG THE AISLES AND AISLE ACCESSWAYS WITHOUT TRAVEL OVER THE SEATS.

### EXCEPTION 1: SMOKE PROTECTED

TRAVEL DISTANCE FROM EACH SEAT TO THE NEAREST ENTRANCE TO A VOMITORY OR CONCOURSE SHALL NOT EXCEED 200FT. THE TRAVEL DISTANCE FROM THE ENTRANCE TO THE VOMITORY OR CONCOURSE TO A STAIRWAY, RAMP, OR WALK ON THE EXTERIOR OF THE BLDG SHALL NOT EXCEED 200FT.

## 1029.8 COMMON PATH OF TRAVEL

SHALL NOT EXCEED 50FT (SMOKE PROTECTED) FROM ANY SEAT TO A POINT WHERE AN OCCUPANT HAS A CHOICE OF TWO PATHS OF EGRESS TO TWO EXITS.

ISSUED FOR DATE

DESIGN CONSULTANT:

**ROSSETTI**

160 WEST FORT, SUITE 400

DETROIT, MICHIGAN 48226

ROSSETTI.COM 313.463.5151

PROJECT TITLE  
Kalamazoo Event Center

OWNER  
CD Arena LLC

SHEET TITLE  
FOR REFERENCE - LIFE SAFETY NOTES

Kalamazoo Avenue,  
Kalamazoo, MI 49007

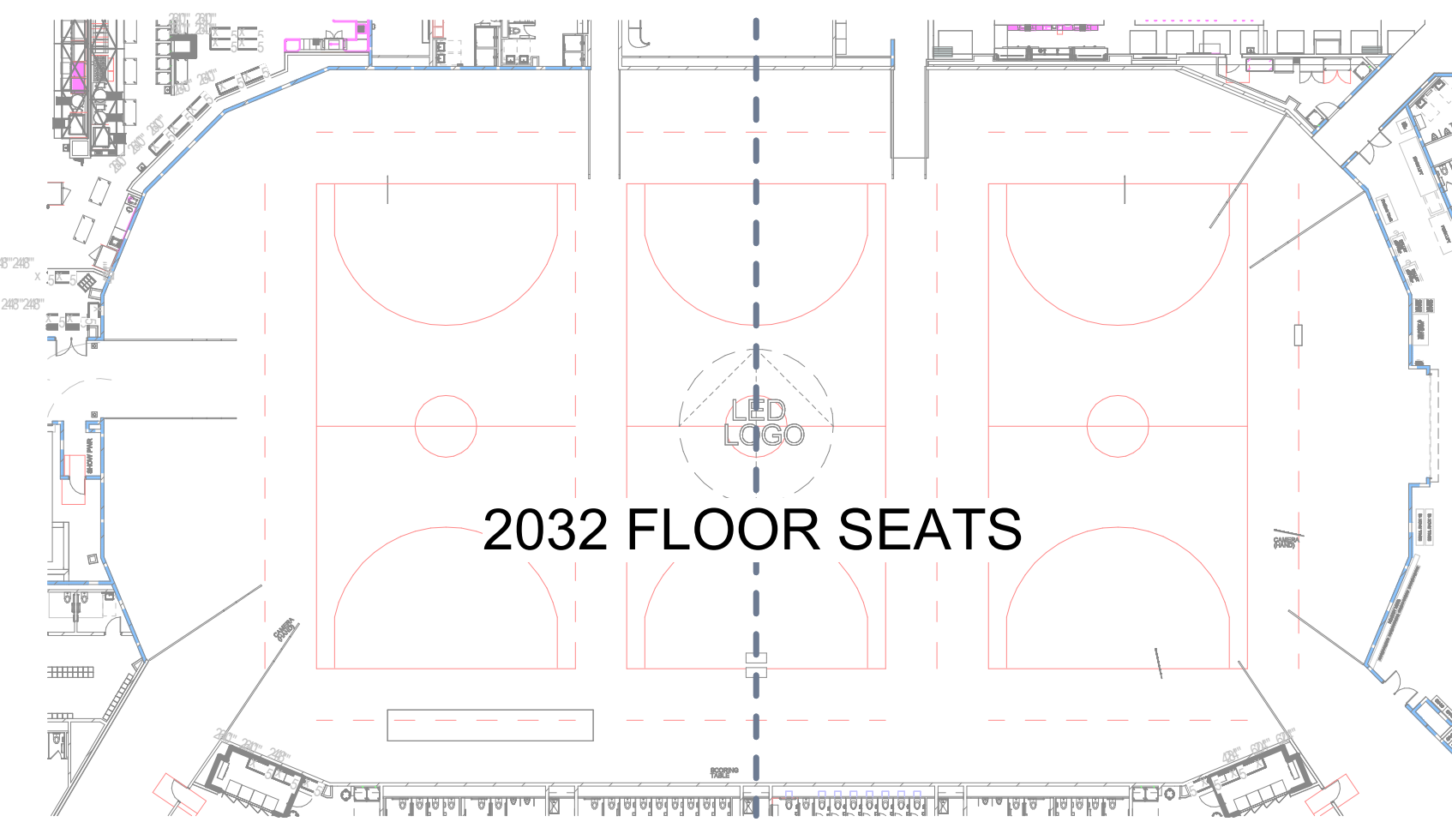
DATE  
SEPTEMBER 11, 2024

SHEET NUMBER  
LS-100  
202157-100  
2022-013

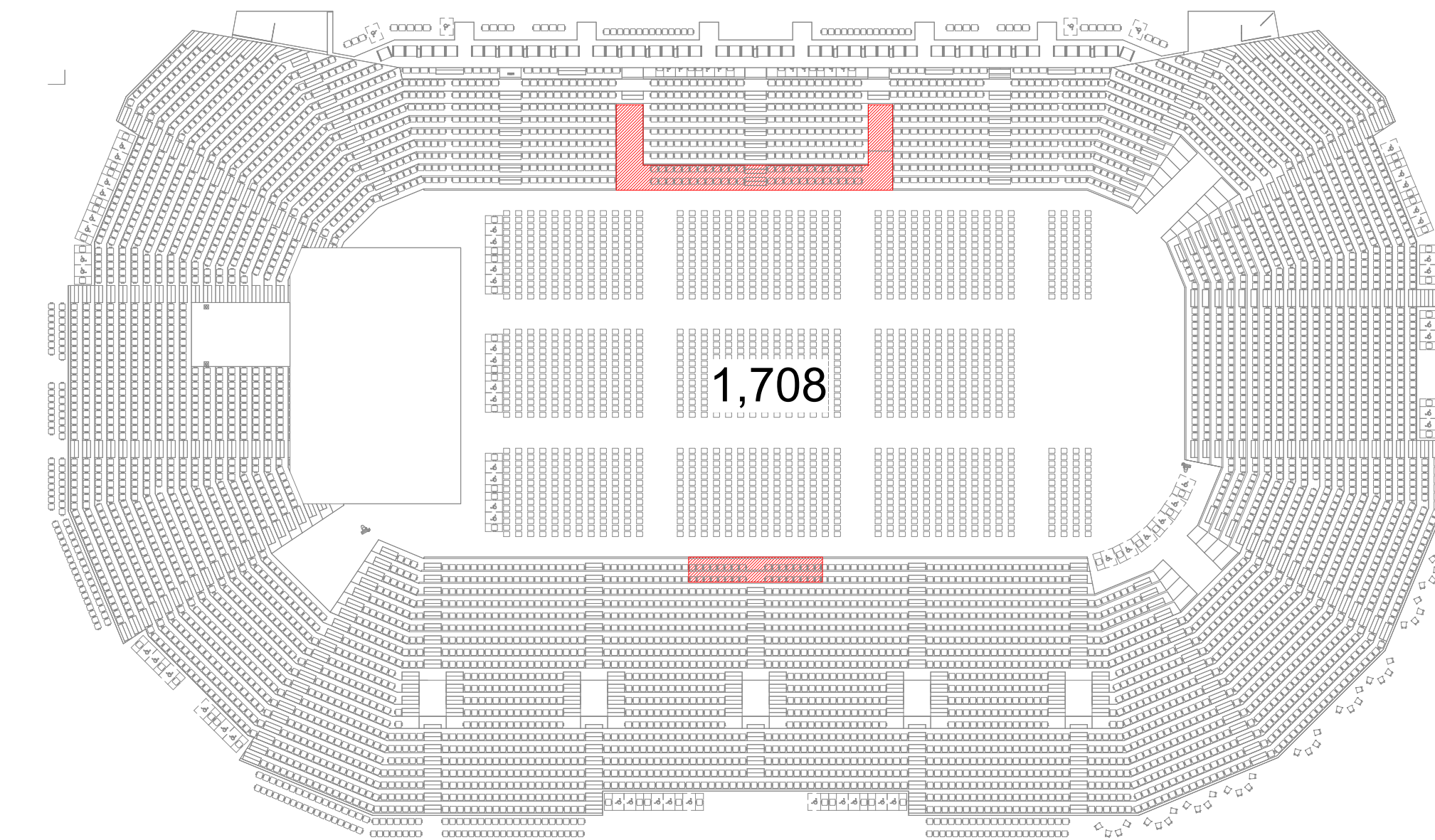


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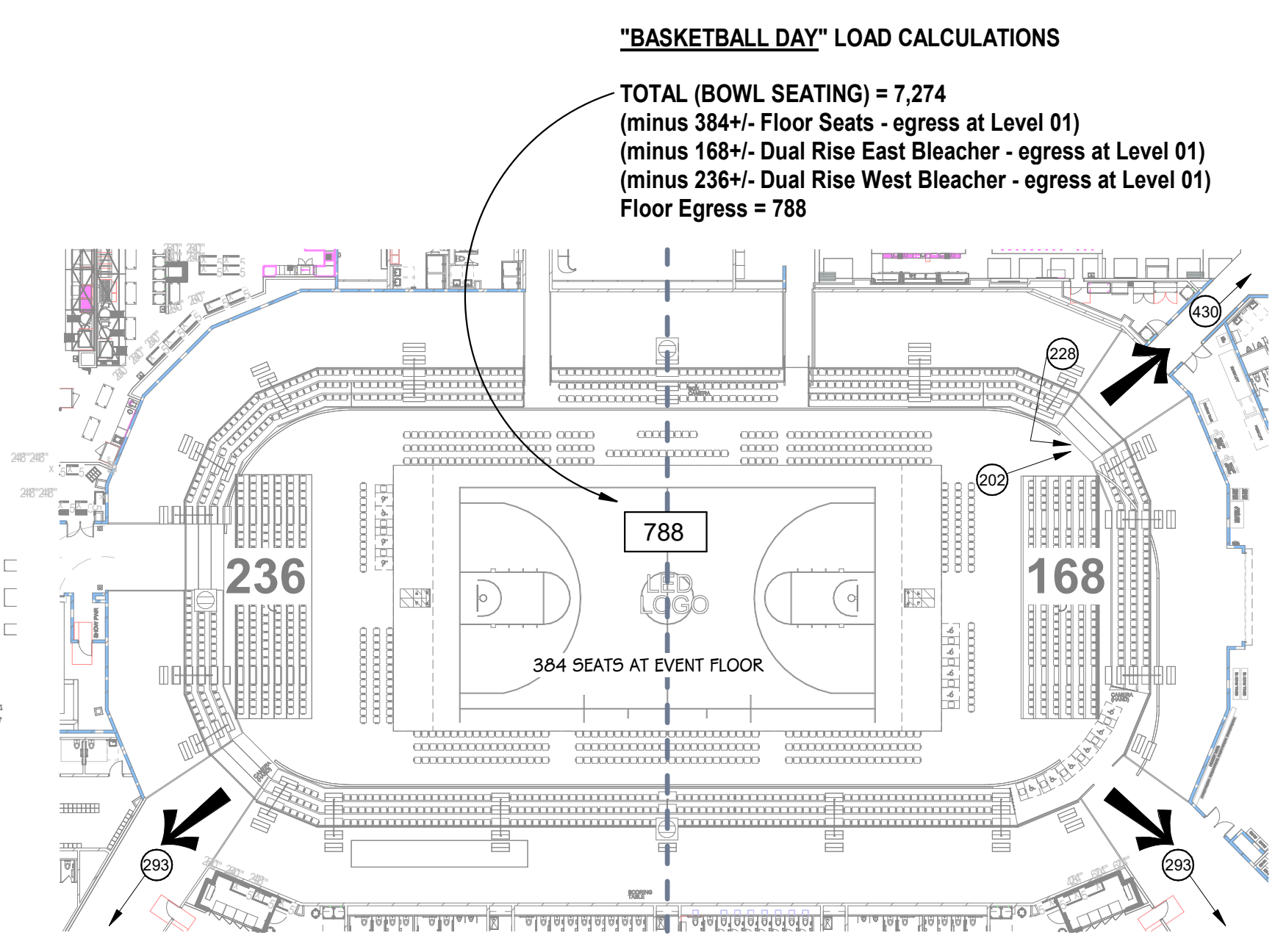




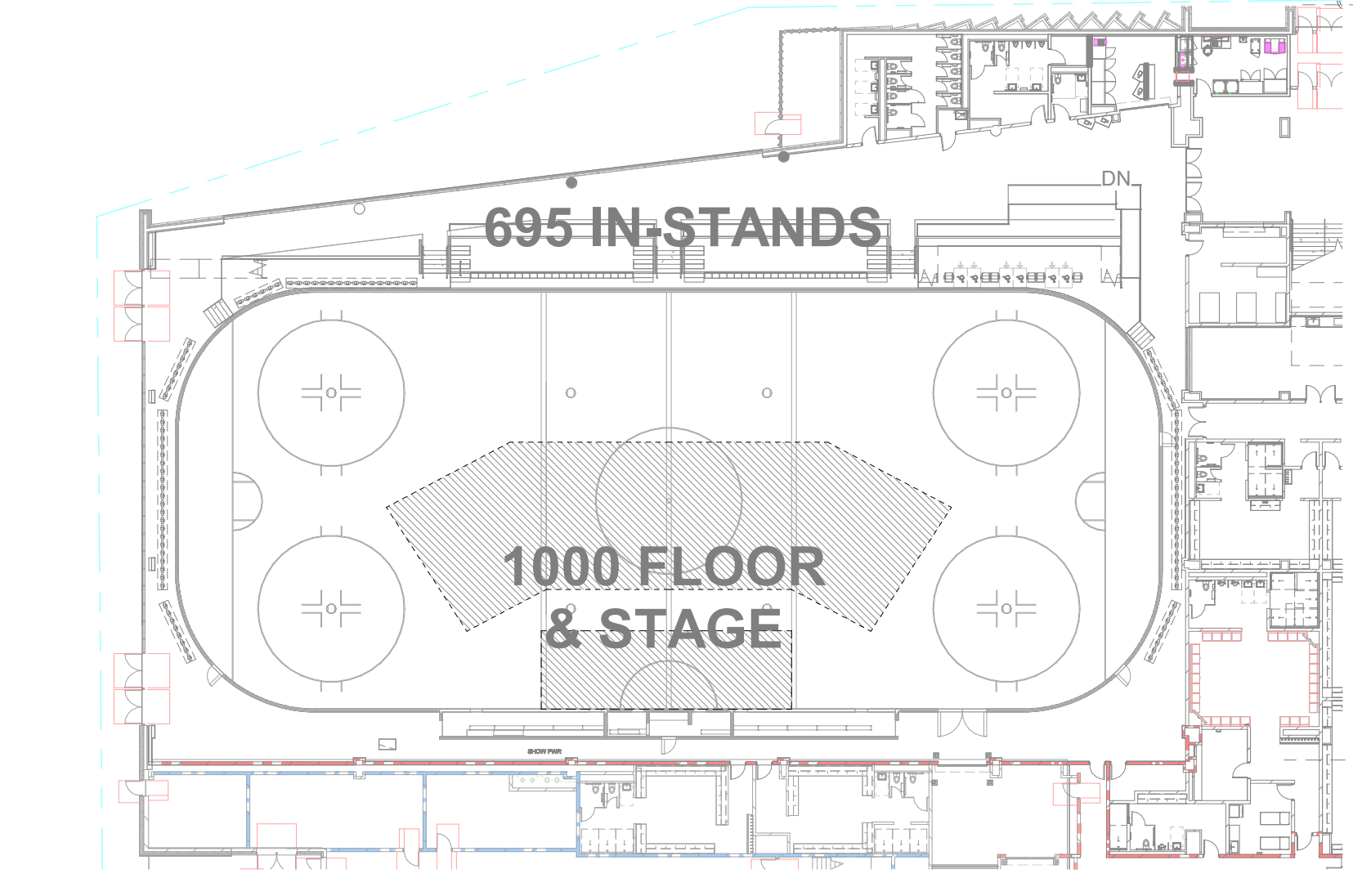
FIRST FLOOR - MAIN - BASKETBALL TOURNAMENT  
1/32" = 1'-0"



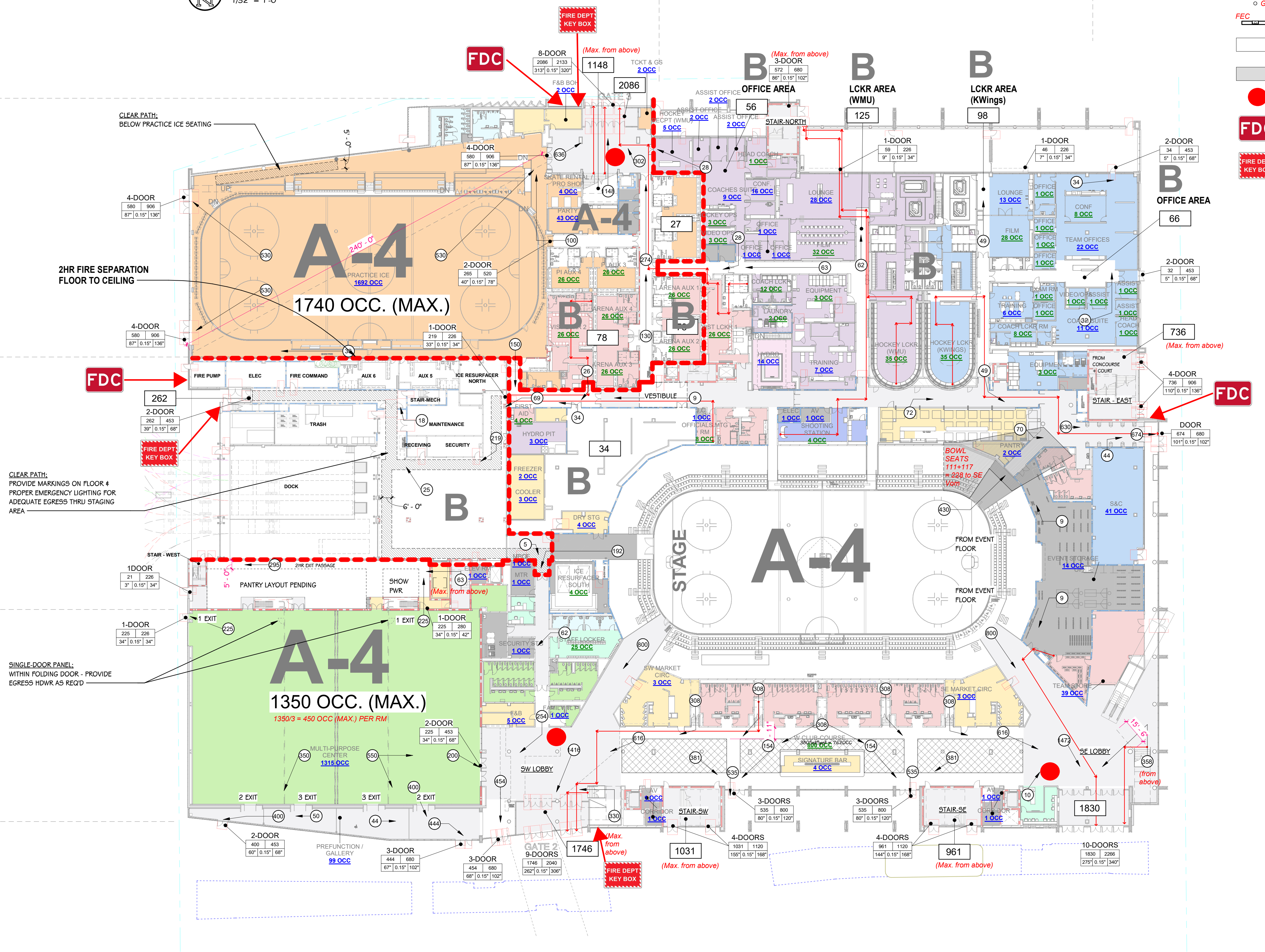
SEATING PLAN - CONCERT FLOOR  
1/32" = 1'-0"



FIRST FLOOR - MAIN - BASKETBALL  
1/32" = 1'-0"



FIRST FLOOR - PRACTICE - CONCERT  
1/32" = 1'-0"



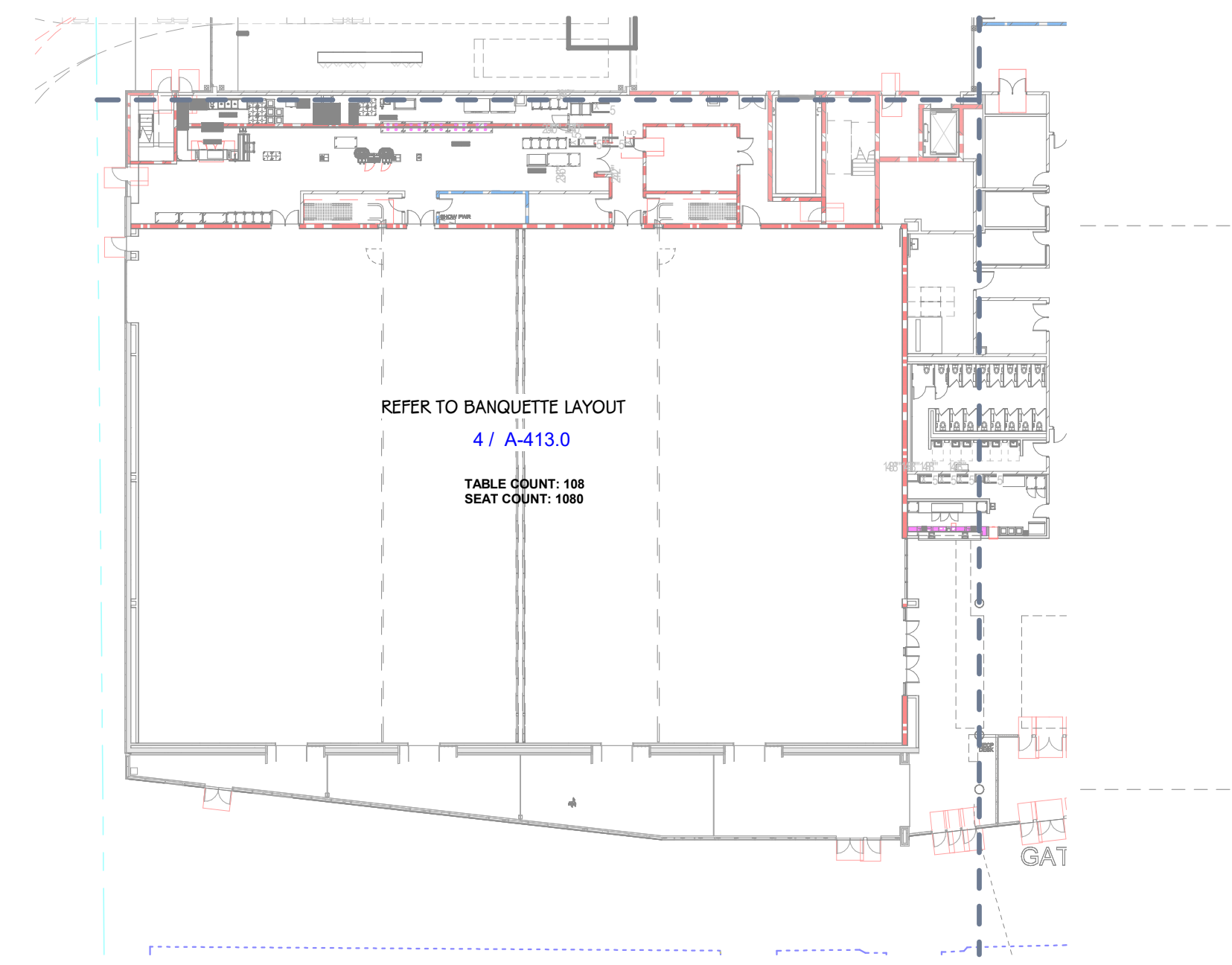
FIRST FLOOR LIFE SAFETY - EVENT FLOOR SEATING  
1/32" = 1'-0"

**LIFE SAFETY LEGEND**

- SMOKE BARRIER PER 2020 IBC SECTION 6.5
- 1 HOUR FIRE SEPARATION
- 2 HOUR FIRE SEPARATION
- DOOR: 36" WIDE MINIMUM, 34" CLEAR MINIMUM U.N.O.
- OCCUPANCY LOAD
- TYPE OF EGRESS COMPONENT
- EGRESS CAPACITY
- ACTUAL EGRESS WIDTH
- EGRESS CAPACITY FACTOR
- CALCULATED EGRESS WIDTH
- ROOM NAME AND NUMBER
- FIXED MAX NUMBER OF OCCUPANTS
- ROOM NAME AND NUMBER
- NUMBER OF OCCUPANTS
- EGRESS LOAD AT THAT LOCATION (ADDITIVE ALONG PATH OF TRAVEL)
- EGRESS LOAD IN OUTLINED AREA
- COMMON PATH OF TRAVEL
- EXIT ACCESS TRAVEL
- A-5 OCCUPANCY USE GROUP
- 200 OCCUPANT LOAD FOR A GIVEN AREA, TOTAL OF ALL EQUALS TOTAL FLOOR OCCUPANTS
- FE FIRE EXTINGUISHER
- GFE GREASE FIRE EXTINGUISHER
- FEC FIRE EXTINGUISHER CABINET
- AREA OF SMOKE PROTECTED SPACES PER 1029.6.2
- ROOMS TO BE SPRINKLER SPACES PER 903.2.1.4
- FIRE ANNUNCIATOR PANEL LOCATION
- FDC FIRE DEPARTMENT CONNECTION LOCATION
- FIRE DEPT KEY BOX LOCATION

EGRESS DISTANCE ROSV3.4  
Max Common Path of Travel: 75' (Assembly)  
Max Exit Access Travel Distance: 250' (Assembly)

EGRESS PATH	TRAVEL DISTANCE
Allitude Chamber	187' - 1"
AR Studio	242' - 8"
Arena SE Stair	227' - 2"
Arena Student Section	184' - 7"
Arena SW Stair	224' - 6"
Aux Lckr Practice Ice	125' - 7"
Bowl-Northwest	208' - 2"
Cat Walk	279' - 1"
Hockey KWings Lockers	276' - 1"
Hockey Officials	144' - 10"
Hockey Visitor Lockers	215' - 11"
Hockey WMU Lockers	225' - 4"
Hockey WMU Shooting Stations	272' - 3"
MEZZ 1	232' - 10"
Mezz East Storage	247' - 8"
Strength & Conditioning	283' - 8"



FIRST FLOOR - MULTI PURPOSE - BANQUETTE  
1/32" = 1'-0"



PRELIMINARY  
NOT FOR CONSTRUCTION

ISSUED FOR: DATE:  
DESIGN CONSULTANT:



PROJECT TITLE  
**KALAMAZOO EVENT CENTER & PARK  
WATER ST DECK**

OWNER  
**CD Arena LLC**

Kalamazoo, Michigan

SHEET TITLE  
**FIRST FLOOR CODE COMPLIANCE PLAN**

DATE  
**SEPTEMBER 11, 2024**

SHEET NUMBER  
**G 101**

**CODE COMPLIANCE KEY**

**FIRE SAFETY SYMBOLS**

- CLASSROOM 400A → ROOM NAME AND ROOM NUMBER
- 400 → ROOM AREA
- 20 → OCCUPANT LOAD FACTOR
- 20 → OCCUPANT LOAD
- T.D. - 100' - 0" → TRAVEL DISTANCE TO EGRESS DOOR (T.D.)
- P.T.D. - 200' - 0" → PERMITTED MAXIMUM TRAVEL DISTANCE PER CONDITION (P.T.D.)
- C.P.T. - 50' - 0" → COMMON PATH OF TRAVEL (C.P.T.)
- → DIRECTION OF EGRESS
- → DIRECTION OF EGRESS
- → DIRECTION OF EGRESS

↑ MAIN EGRESS EXIT  
↑↑ SECONDARY EGRESS EXIT

↻ SMOKE EVACUATION  
H HORIZONTAL EGRESS

**FIRE SAFETY SYMBOLS**

- (XFE) EXISTING FIRE EXTINGUISHER
- (XFE) EXISTING FIRE EXTINGUISHER CABINET
- (FE) FIRE EXTINGUISHER
- (FE) FIRE EXTINGUISHER CABINET
- (AED) AUTOMATED EXTERNAL DEFIBRILLATOR (AED) RECESSED CABINET
- (FIRE DEPT KEY BOX) KNOX BOX

**FIRE-RATING KEY**

COORDINATE ALL REQUIRED DAMPERS WITH MECHANICAL.

DESIGNATION	RATING	PRIORITY
[Green Box]	3 HOUR	1
[Red Box]	2 HOUR FIRE WALL	2
[Red Box]	2 HOUR FIRE PARTITION	2
[Red Box]	2 HOUR FIRE BARRIER	2
[Blue Box]	1 HOUR FIRE PARTITION	3
[Blue Box]	1 HOUR FIRE BARRIER	3
[White Box]	SMOKE RESISTANT	4

- ALL PENETRATIONS THROUGH A FIRE OR SMOKE RATED PARTITION SHOULD BE SEALED WITH AN APPROVED U.L. RATED PRODUCT.
  - THE TOPS OF ALL FIRE RATED PARTITIONS SHALL BE SEALED TO THE CONTINUOUS STRUCTURE ABOVE WITH A U.L. RATED SYSTEM OR ASSEMBLY.
  - WOOD BLOCKING IN FIRE-RATED PARTITIONS SHALL BE NON-COMBUSTIBLE TREATED WOOD.
  - REFER TO SPECIFICATION U.L. RATING INFORMATION.
  - FIRE RATED WALLS ENDING INTO AN ACOUSTICAL DECK MUST HAVE THE FLUTES FILLED, REFER TO TOP OF WALL DETAIL AT ACOUSTIC DECK SHOWN ON THIS SHEET.
- FOR MASONRY WALLS THE MASON SHALL FILL VOIDS AND FIRE SPRAY WITH UL LISTED MATERIAL
  - FOR STUD WALLS USE FIRE SAFING AND FIRE CAULK.

**REFERENCED CODE**

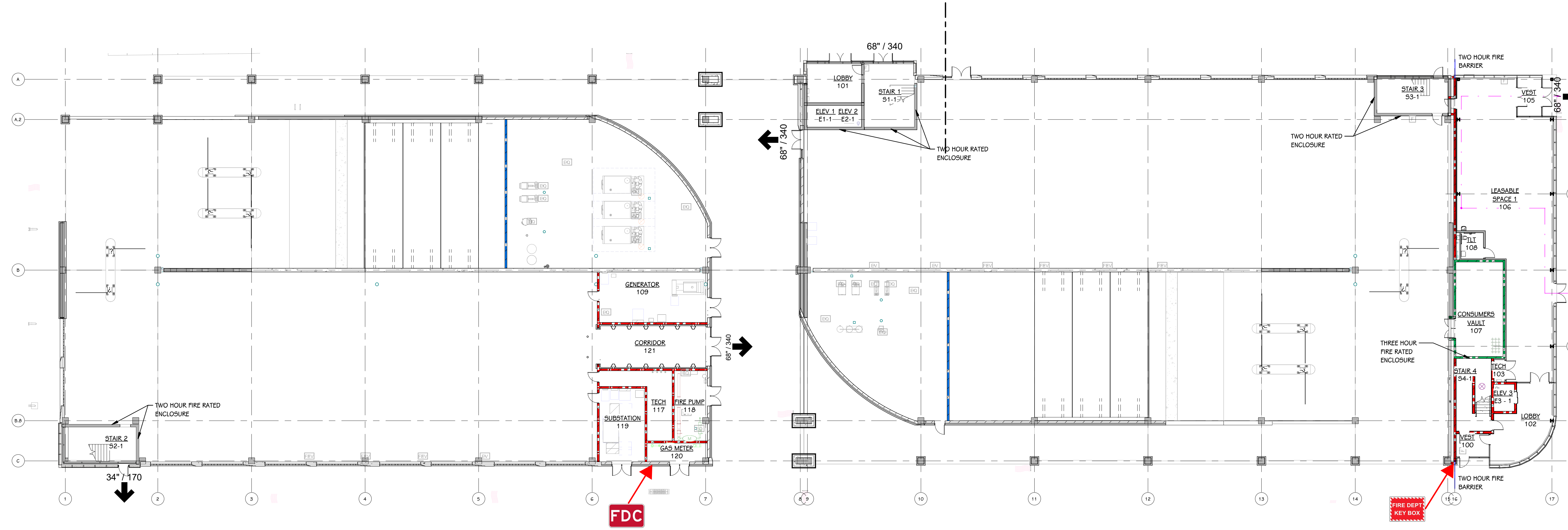
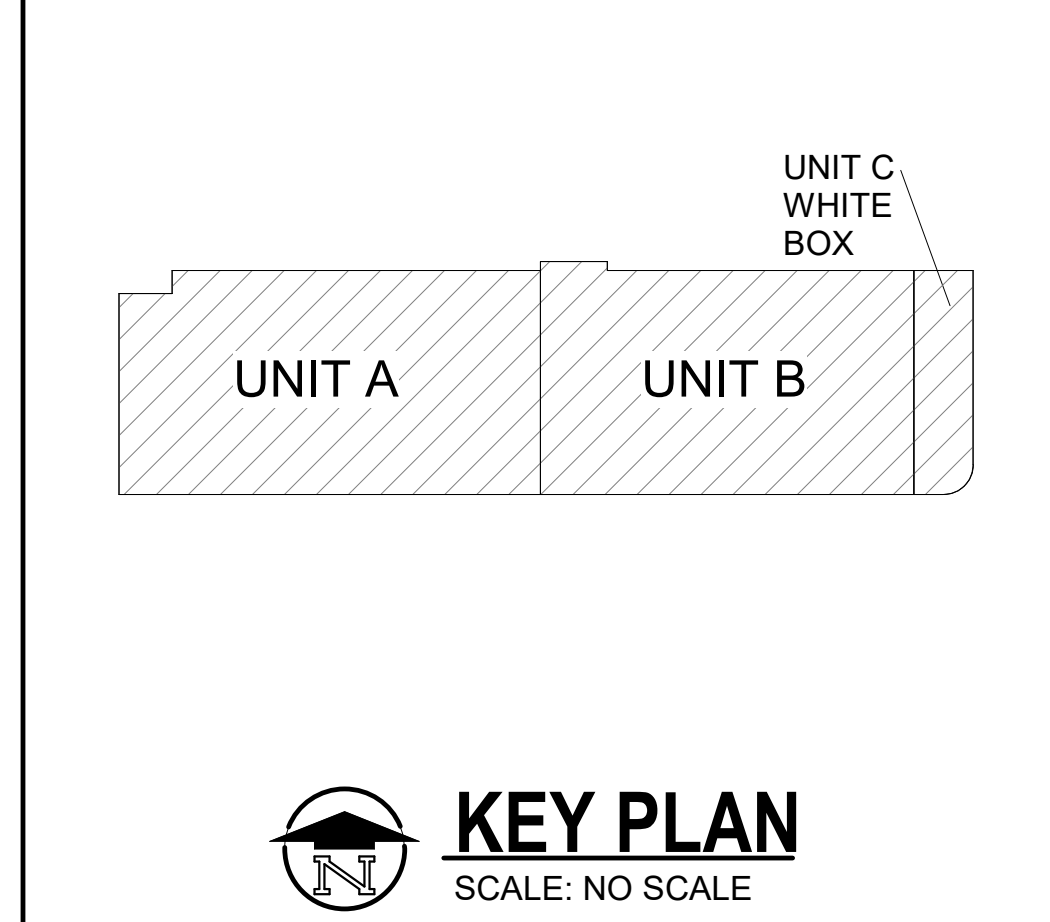
BUILDING:	2015 MICHIGAN BUILDING CODE # 2012 NFPA 101 LIFE SAFETY CODE
ENERGY:	2015 MICHIGAN BUILDING CODE
PLUMBING:	2021 MICHIGAN PLUMBING CODE
MECHANICAL:	2021 MICHIGAN MECHANICAL CODE
FUEL GAS:	(IFGC) 2015 INTERNATIONAL FUEL GAS CODE
ELECTRICAL:	2023 MICHIGAN ELECTRICAL CODE, PART 6
BARRIER FREE:	2015 MICHIGAN BUILDING CODE # 2009 ICC # C A117.1
USE GROUP:	S-2, B
CONSTRUCTION TYPE:	IB
SPRINKLERS:	YES

**PROJECT AREA**

TOTAL FINISHED PROJECT:	PARKING DECK:	GROUND TIER - 45,390 SF
		SECOND TIER - 52,229 SF
		TIER 3 THRU 6 - 53,607 SF
		UPPER (TOP) TIER - 29,300 SF
	WHITE BOX:	GROUND FLOOR - 3,912 SF
		SECOND FLOOR - 4,012 SF
		THIRD FLOOR - 4,012

**THIS DRAWING SHEET IS INTENDED TO BE PLOTTED IN COLOR. IF THIS TEXT APPEARS IN BLACK AND WHITE, IT IS PLOTTED INCORRECTLY. DISCARD AND OBTAIN AN ACCURATE DRAWING**

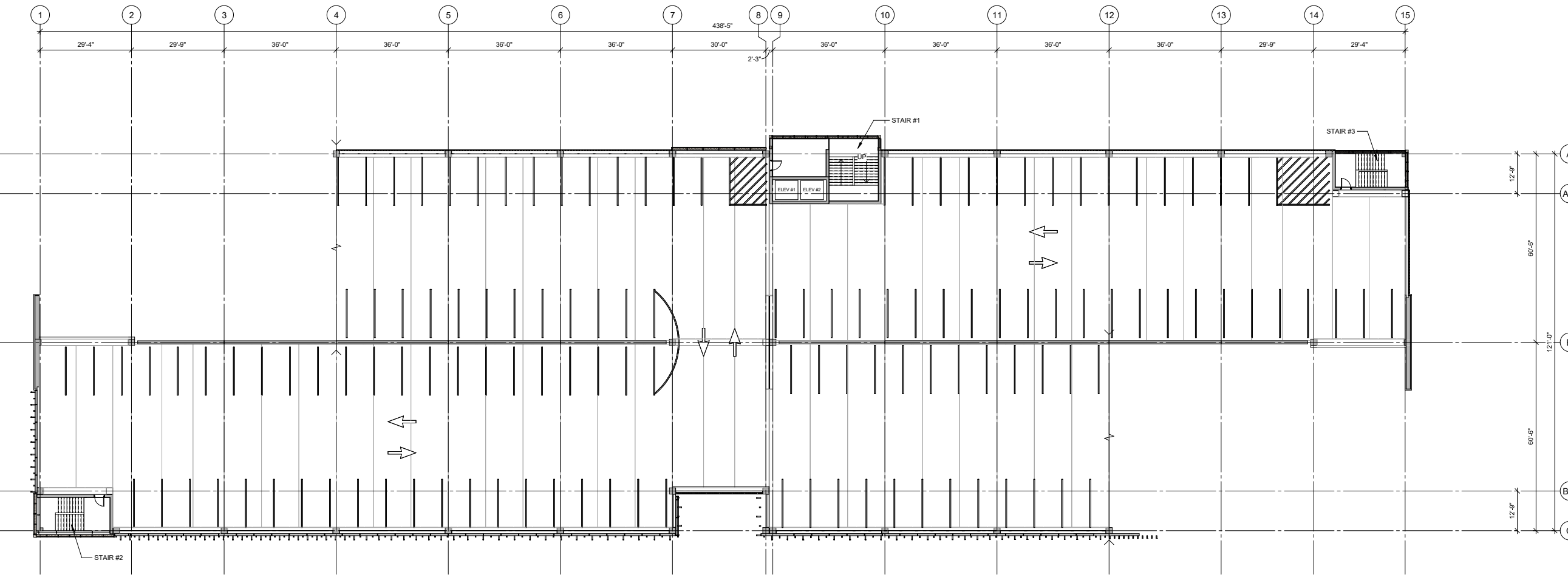
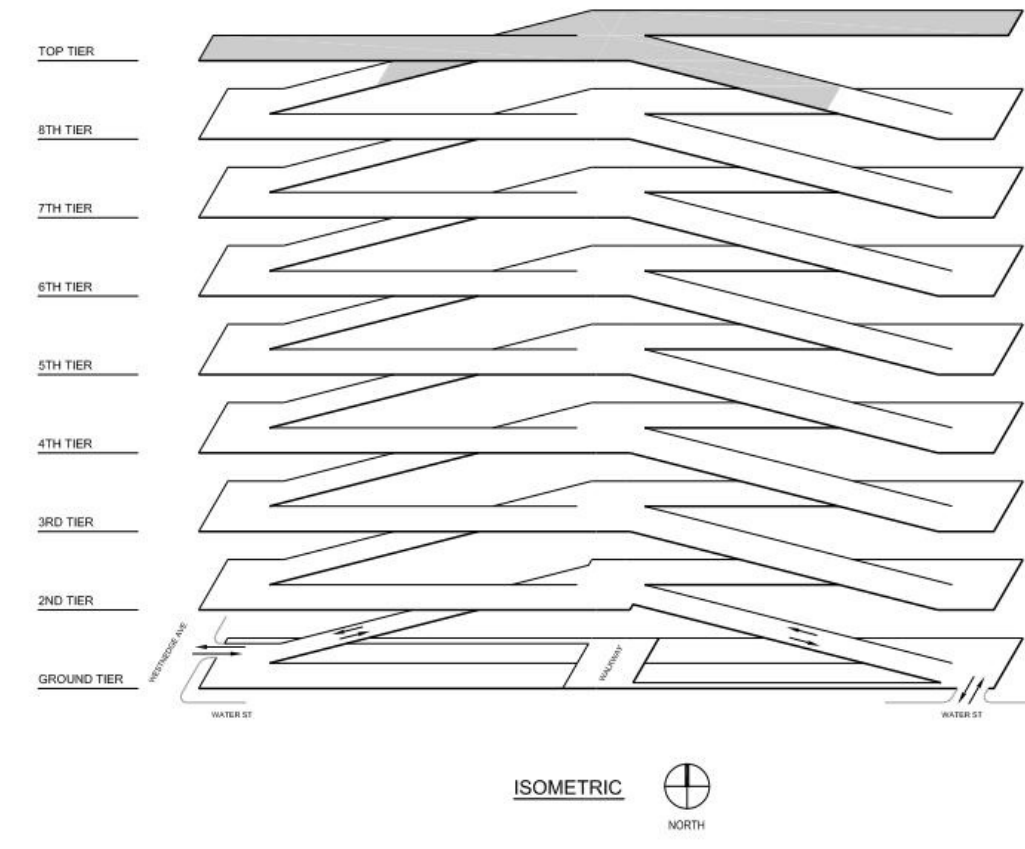
**KEC & PARK WATER ST DECK**



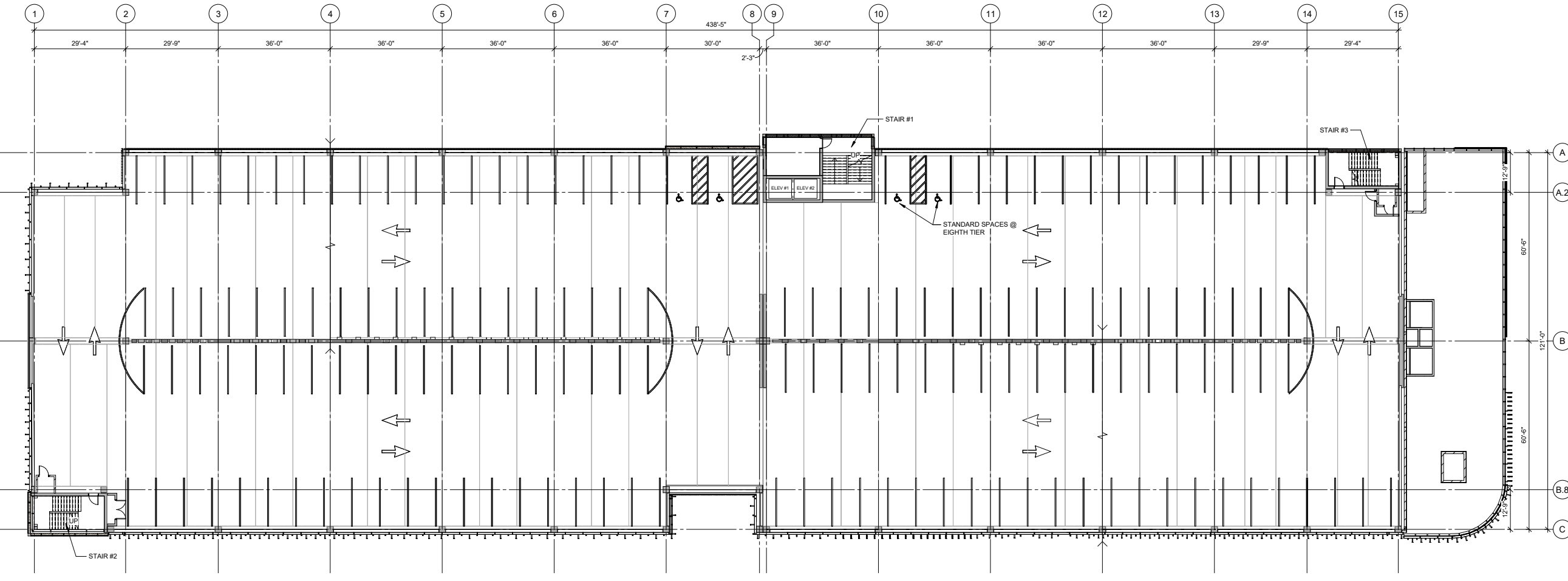
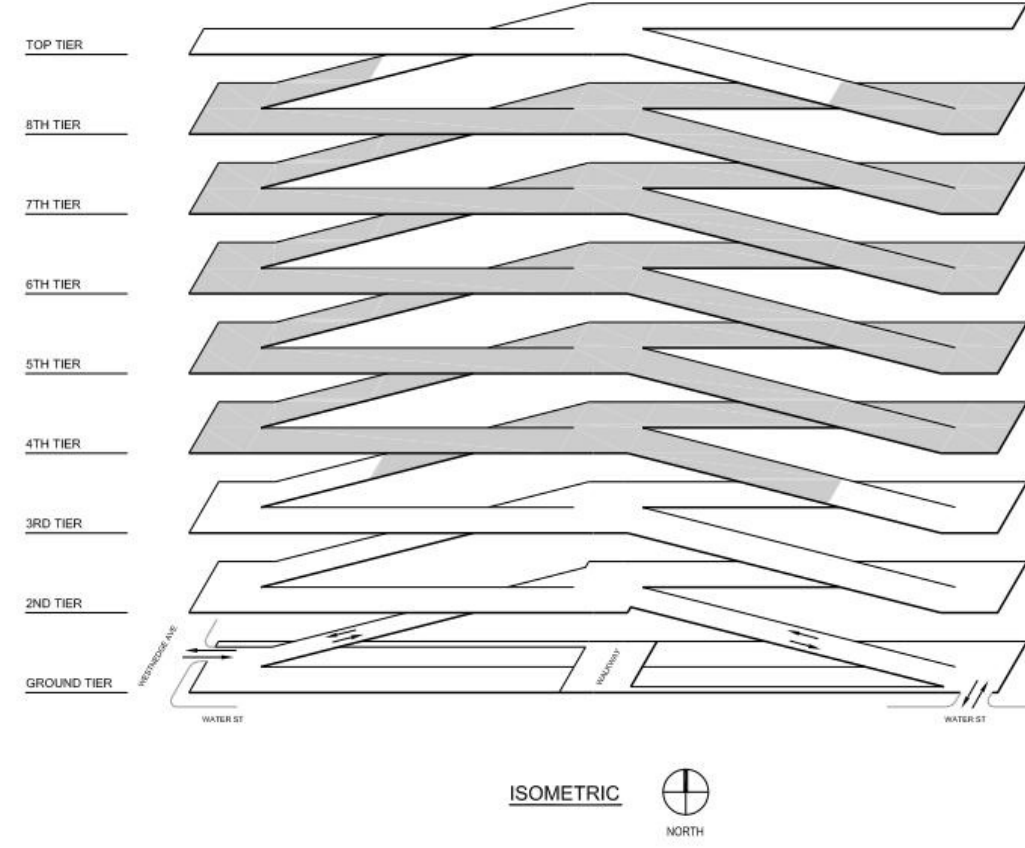
**FIRST FLOOR CODE COMPLIANCE PLAN**  
1/16" = 1'-0"



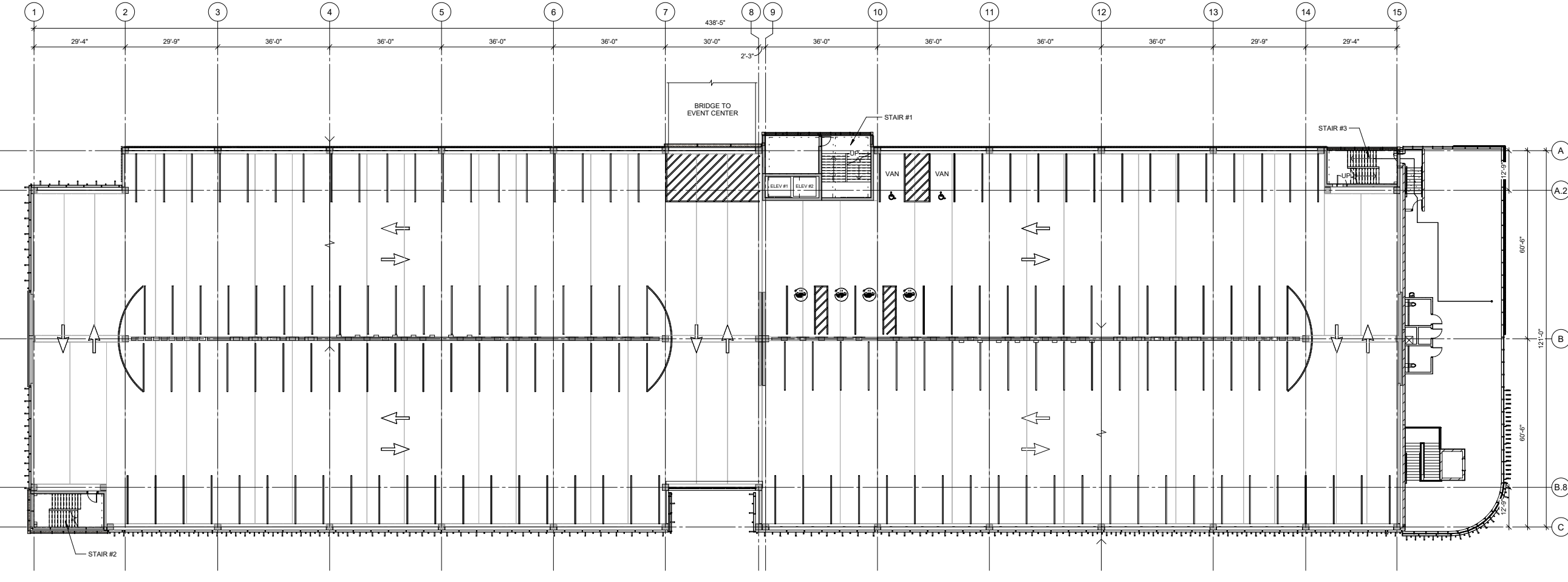
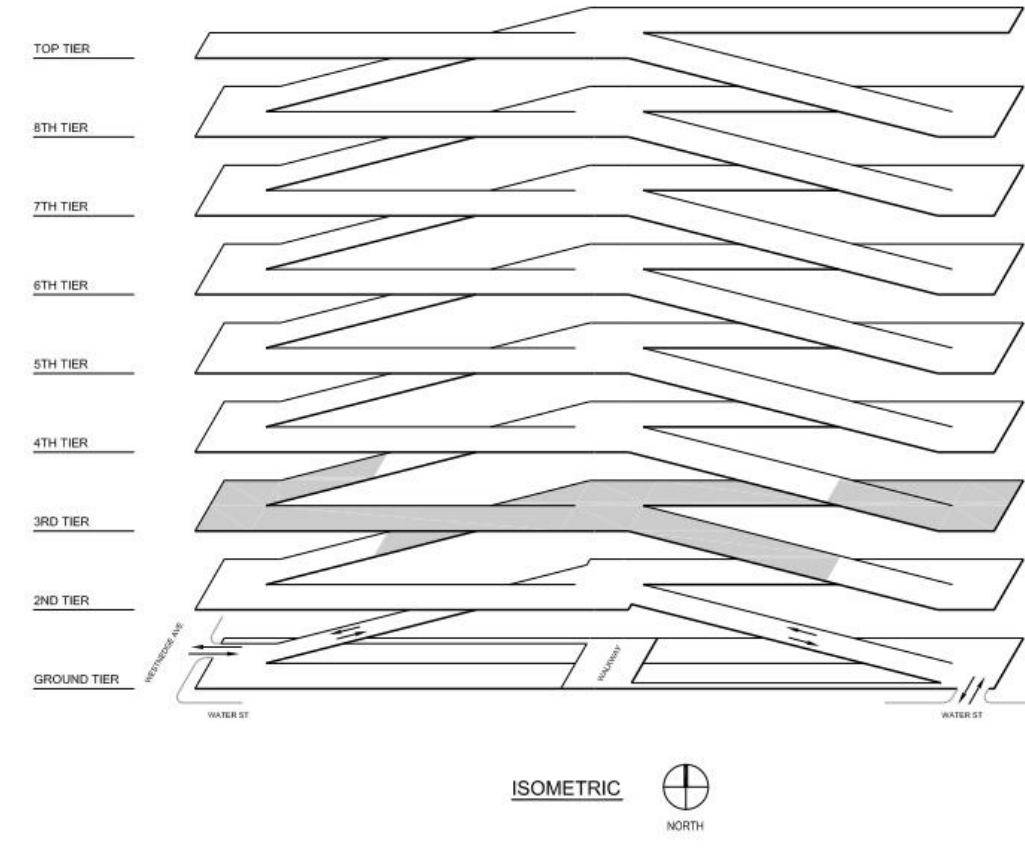
PARKING SCHEDULE - OVERALL					
TIER	STANDARD	ACCESSIBLE CAR	ACCESSIBLE VAN	EV CHARGING	TOTAL
GROUND TIER	51	2	2	4	59
SECOND TIER	97	0	2	4	103
THIRD TIER	140	0	2	4	146
FOURTH TIER	145	4	0	0	149
FIFTH TIER	145	4	0	0	149
SIXTH TIER	145	4	0	0	149
SEVENTH TIER	145	4	0	0	149
EIGHTH TIER	147	2	0	0	149
TOP TIER	123	0	0	0	123
	1138	20	6	12	1176



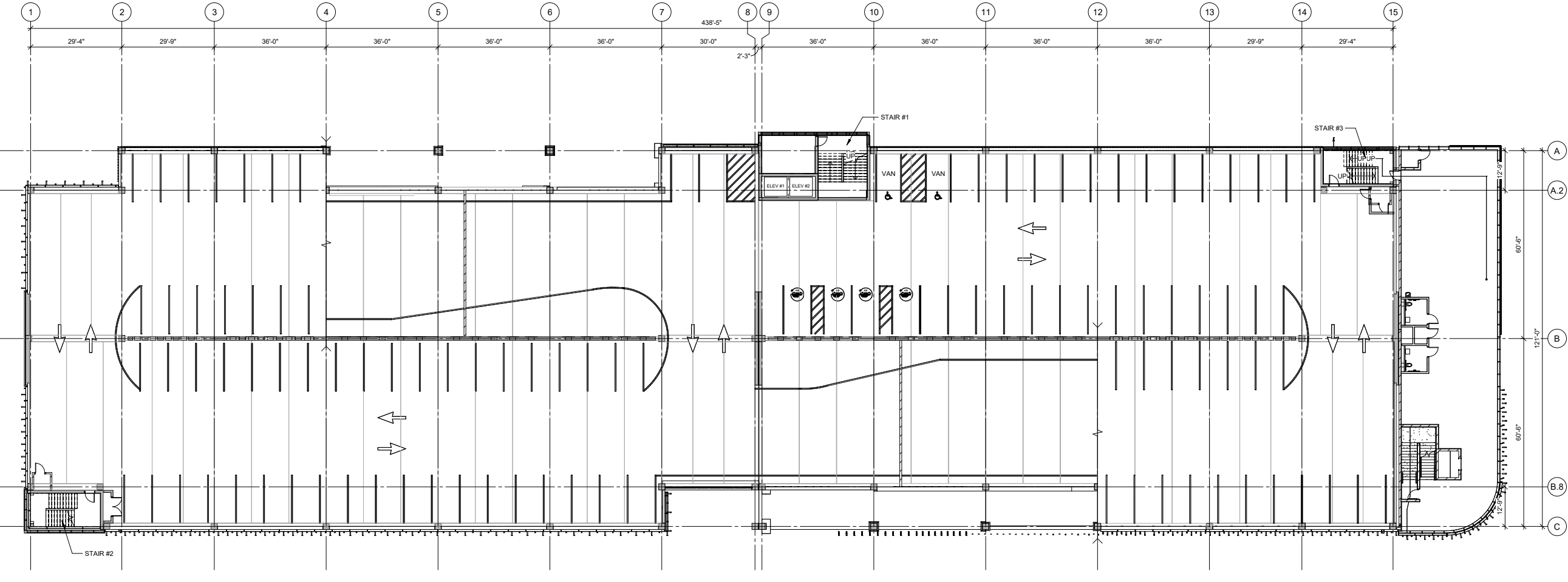
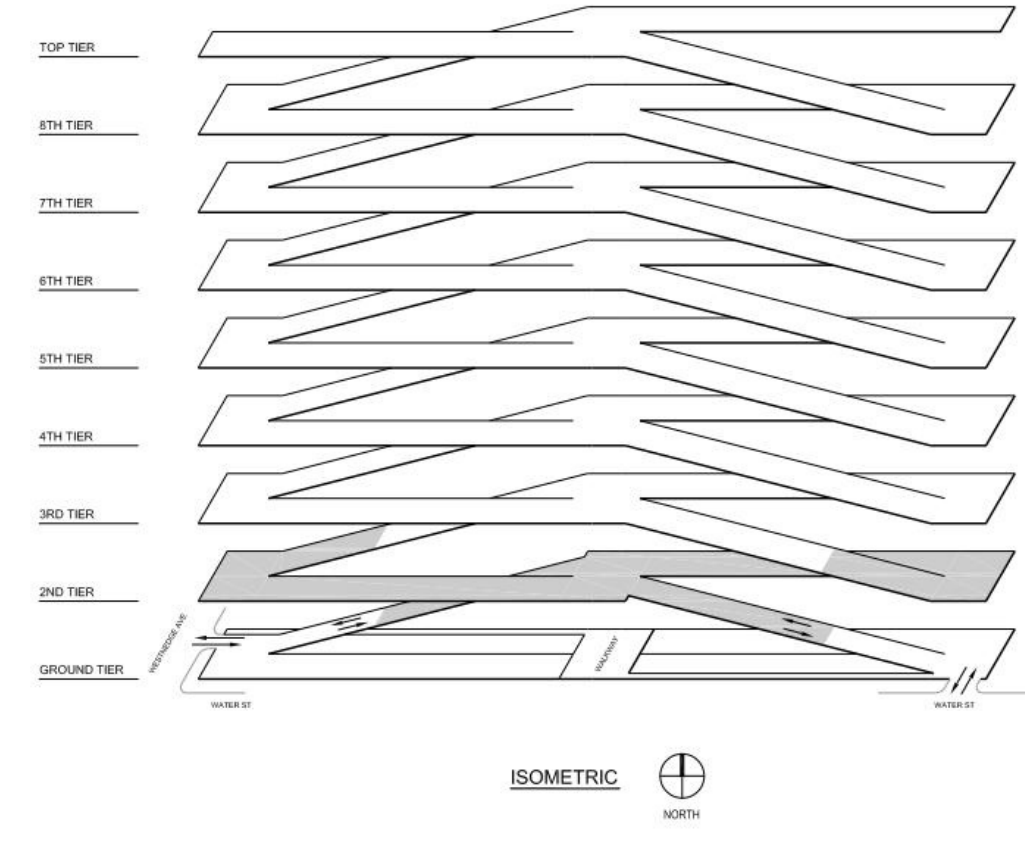
TOP TIER PLAN



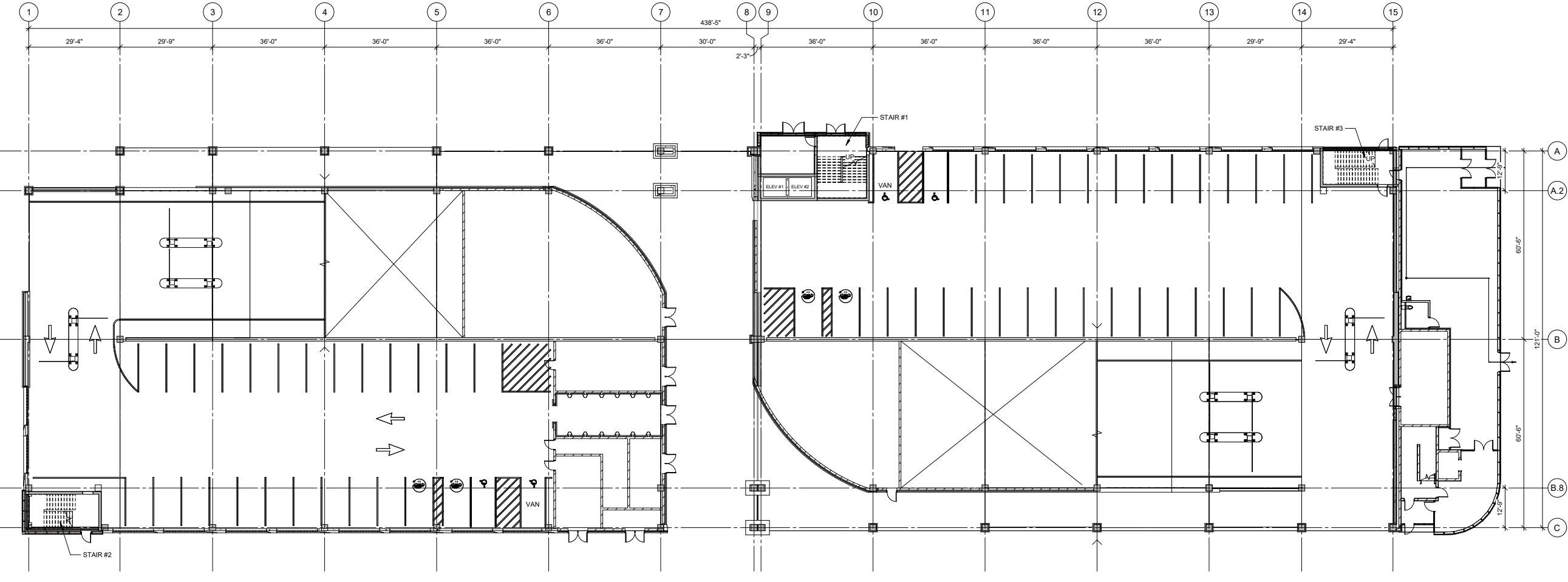
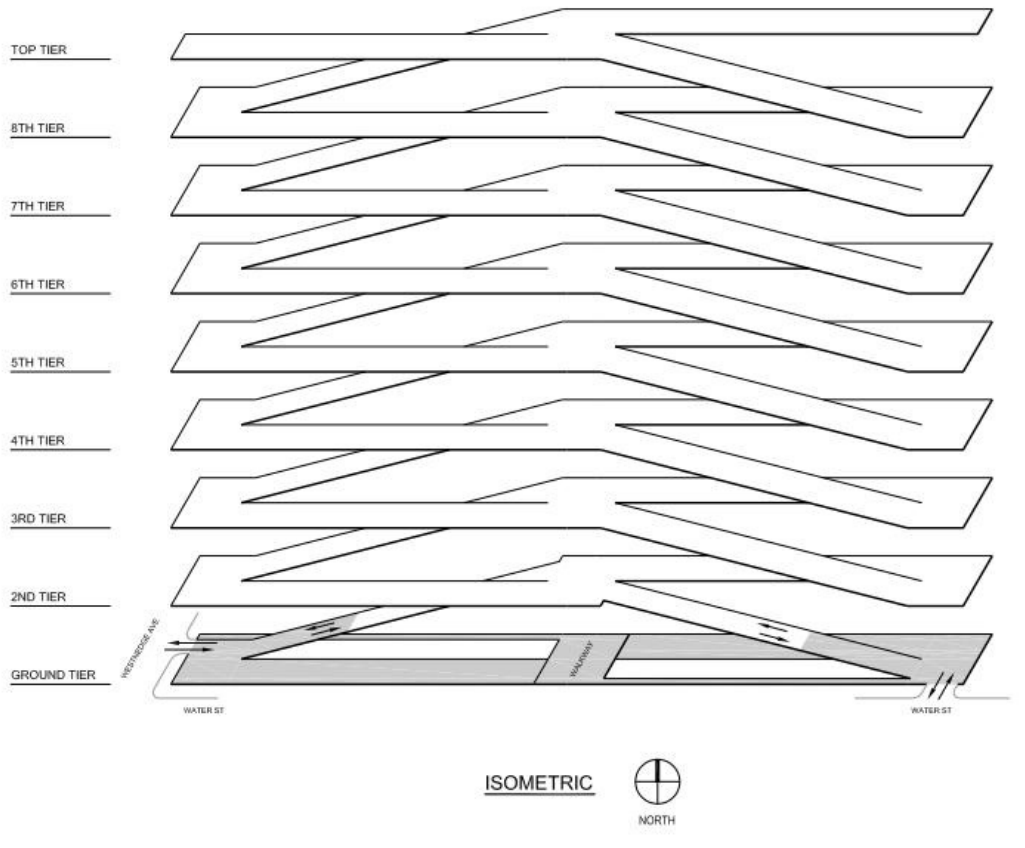
TYPICAL TIER PLAN (4 THRU 7)



THIRD TIER PLAN



SECOND TIER PLAN



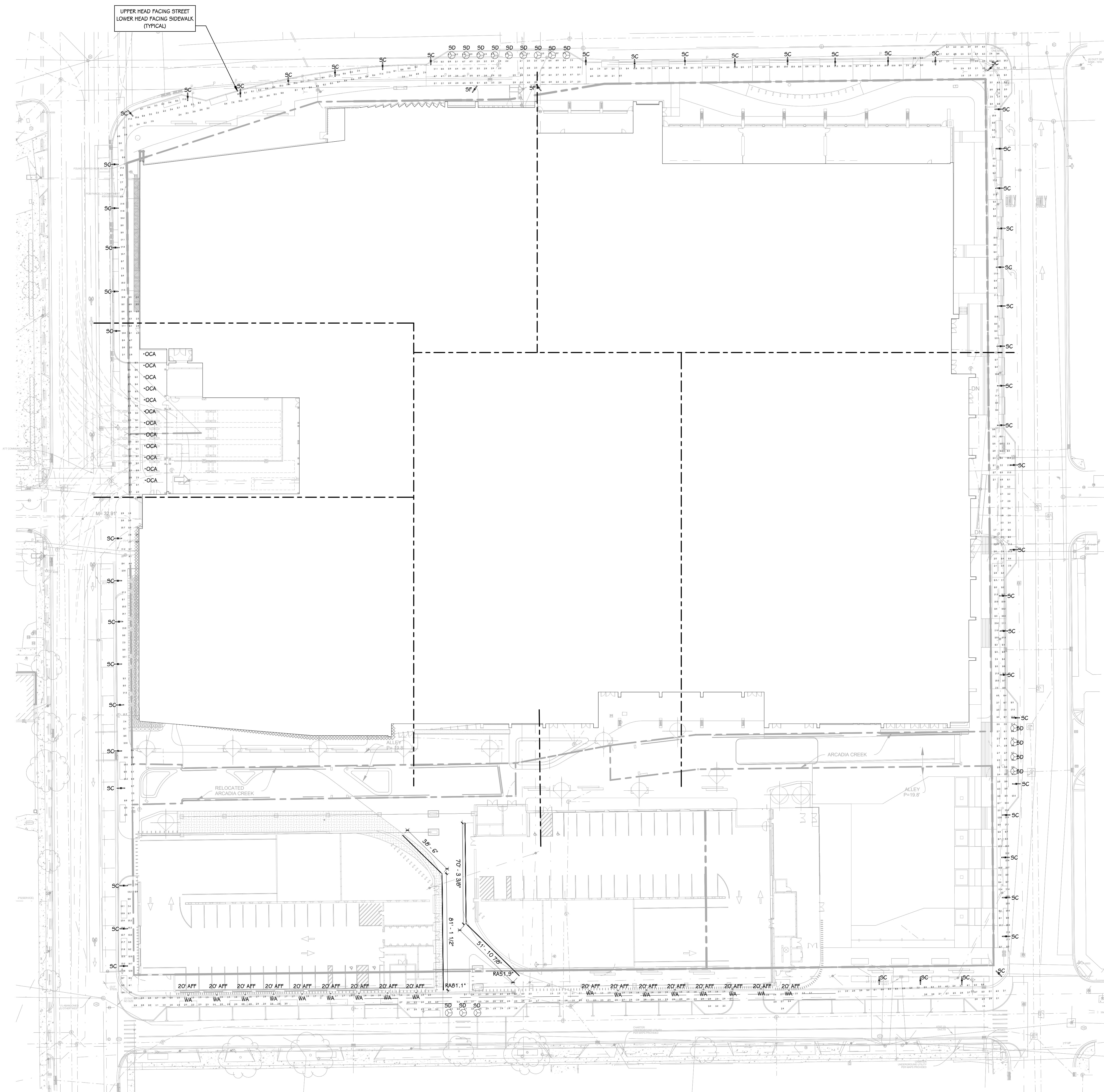
GROUND TIER PLAN

SHEET TITLE: PARKING LAYOUT AND COUNT  
 PROJECT TITLE: KALAMAZOO EVENT CENTER & PARK WATER ST DECK  
 OWNER: CD Arena LLC  
 Kalamazoo, Michigan  
 DATE: SEPTEMBER 11, 2024  
 SHEET NUMBER: PG 100

ISSUED FOR: DATE:  
 DESIGN CONSULTANT:

PRELIMINARY  
NOT FOR CONSTRUCTION





**SITE LIGHT FIXTURE SCHEDULE**

TYPE	DESCRIPTION	MOUNTING	WATTS	MANUFACTURER	NOTES
OCA	EXTERIOR CANOPY DOWNLIGHTS WET LISTED	RECESSED	20 VA	GOTHAM INCITO	
RA	RECESSED LINEAR	RECESSED	<varies>	FINELITE #HP-4-R-D-V-840	LOAD: 9.3 WATTS/FOOT
SC	TORRES AREA LIGHT DOUBLE HEAD, UPPER HEAD AT 20', LOW HEAD AT 12'	POLE	98 VA	LANDSCAPE FORMS UPPER HEAD: #AH256-T2-41F LOWER HEAD: #AH236-T2-21F	
SD	BOLLARD	POLE	50 VA	HELIOFLHLO-603	
SF	TORRES AREA LIGHT SINGLE HEAD AT 12'	POLE	55 VA	LANDSCAPE FORMS #AH256-T4-31F	
WA	LED WALL PACK	SURFACE WALL MOUNT	56 VA	LANDSCAPE FORMS #AH-004L3-100F-40K-UV1-MW1	

Name	Area (sq ft)	Avg ( fc)	Min ( fc)	Max/Min
NORTH SIDEWALK	7248.1	6.2	1.6	7.6
EAST SIDEWALK	6942.3	8.2	1.5	8.7
SOUTH SIDEWALK	6391.5	3.0	0.7	9.8
WEST SIDEWALK	5079.9	6.8	1.6	8.8

**ELECTRICAL SITE PLAN**  
1" = 30'-0"

SHEET TITLE  
ELECTRICAL SITE PLAN

SHEET NUMBER  
**ES 101**  
22-157.300

DATE  
AUGUST 26, 2024

OWNER  
CATALYST

City, State

PROJECT TITLE  
KALAMAZOO EVENT CENTER & PARK  
WATER ST DECK

ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

**PRELIMINARY**  
NOT FOR CONSTRUCTION