

DRAWING LOCATION: 1135-0105 (202 River Street - Amperssee Housing) - FINAL EXAMINES (C-d Cover Sheet) - LAST SAVED BY: JAS/STW/24 ON: 5/17/24

AMPERSEE HOUSING, ISSUED FOR OWNER REVIEW, 9/26/23

Civil Set

Amperssee Housing

Full Site Plan Review
Received 06/14/2024
City of Kalamazoo

700 River St
Kalamazoo
Kalamazoo County, Michigan
5/17/24

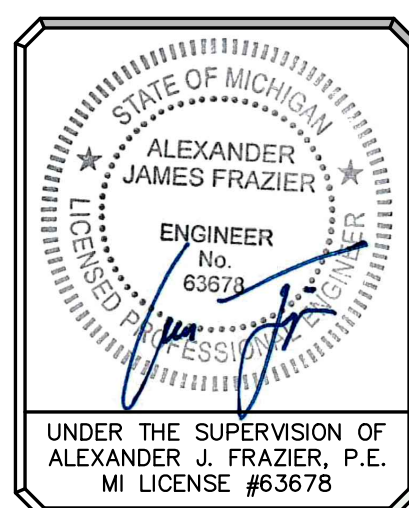
OWNER

PLAYGROWN
925 CAMBRIDGE DRIVE
KALAMAZOO, MI 49001

PLANS PREPARED BY:

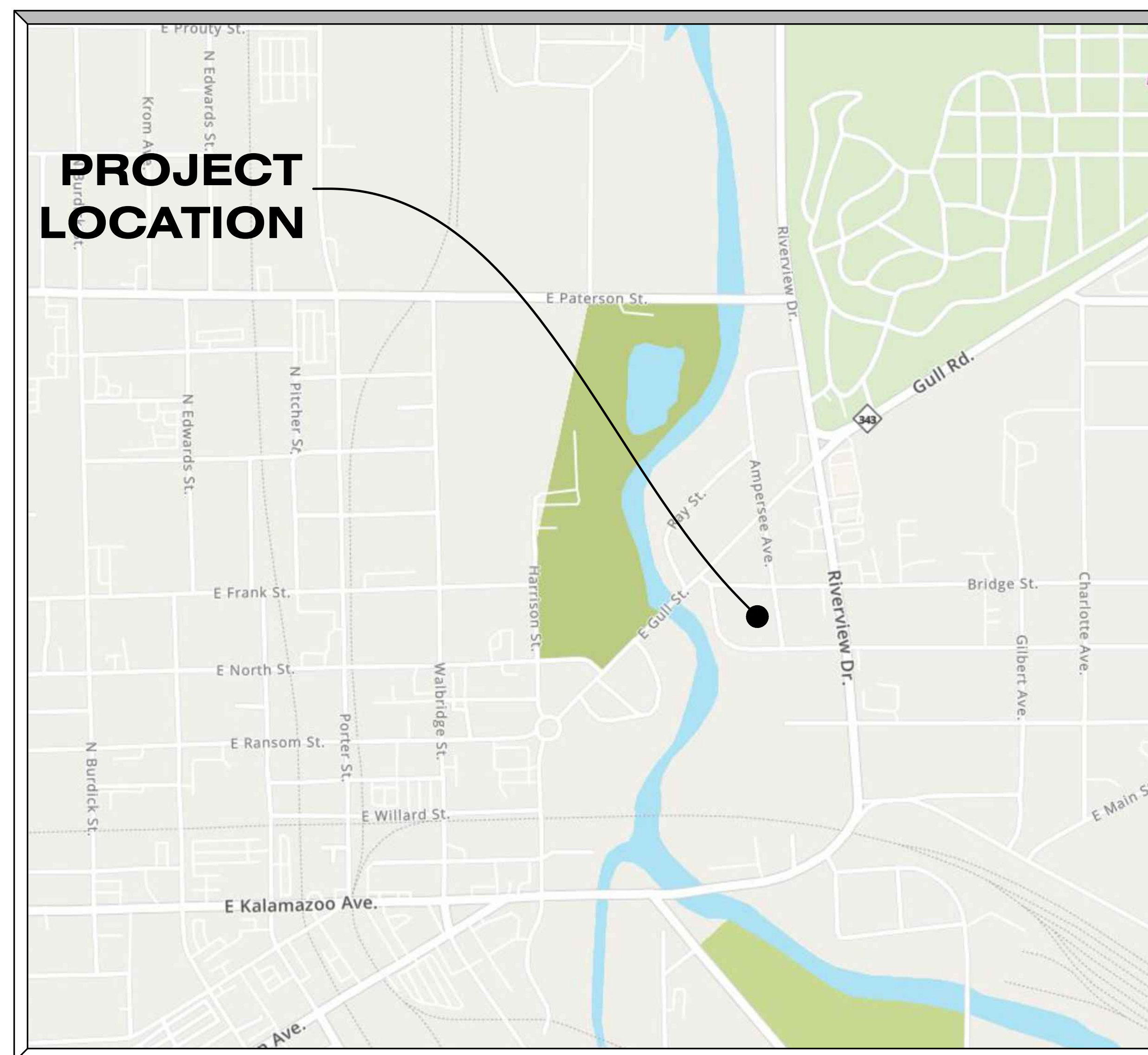


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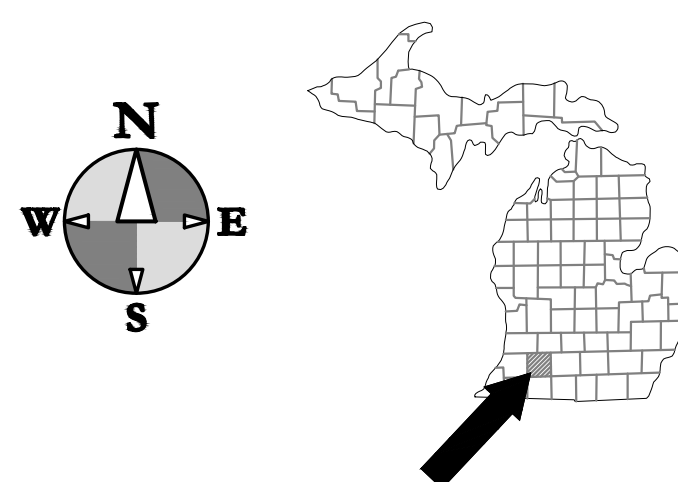
UTILITY CONTACTS:

- | | |
|---|-------------|
| CHARTER COMMUNICATIONS,
4176 COMMERCIAL AVENUE
PORTAGE, MI 49002
CHRISTIE.DOLE@CCISYSTEMS.COM | CABLE |
| CONSUMERS ENERGY,
2500 EAST CORK STREET
KALAMAZOO, MI 49001
(269) 337-2245, MR. ANDRE TAYLOR
ANDRE.TAYLOR@CMSENERGY.COM | ELECTRIC |
| CONSUMERS ENERGY,
2500 EAST CORK STREET
KALAMAZOO, MI 49001
(26) 337-2366, MR. KYLE OAK
KYLE.OAK@CMSENERGY.COM | GAS |
| AT&T,
(248) 454-4344, MS. SHANITA CRANKFIELD
sg1432@ATT.COM | TELEPHONE |
| CITY OF KALAMAZOO,
415 STOCKBRIDGE AVENUE
KALAMAZOO, MI 49001
(269) 337-8601, MR. RON RIDENOUR
RIDENOURR@KALAMAZOOCITY.ORG | FIBER OPTIC |
| CITY OF KALAMAZOO,
415 STOCKBRIDGE AVENUE
KALAMAZOO, MI 49001
(269) 337-8601, MS. ANNA CRANDALL
CRANDALLA@KALAMAZOOCITY.ORG | WATER |
| CITY OF KALAMAZOO,
1415 NORTH HARRISON STREET
KALAMAZOO, MI 49007
(269) 337-8551, MR. RYAN STOUGHTON
STOUGHTONR@KALAMAZOOCITY.ORG | SEWER |



SITE LOCATION MAP

SCALE: 1" = 500'



DRAWING INDEX

- | SHT # | DESCRIPTION |
|-------|---------------------------------|
| C-1 | EXISTING CONDITIONS & DEMO PLAN |
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| C-3 | UTILITY PLAN |
| C-4 | GRADING AND SESC PLAN |
| C-5 | SITE DETAILS |
| C-6 | UTILITY DETAILS |
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| L-1 | LANDSCAPE PLAN |

PRELIMINARY
NOT FOR CONSTRUCTION



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

ISSUED FOR:
SITE PLAN REVIEW
5/17/24

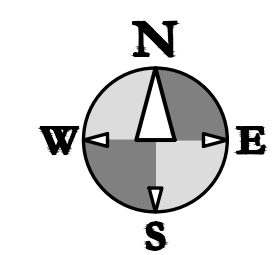
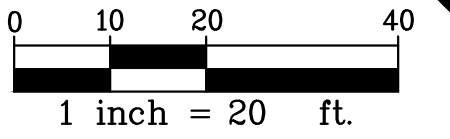
DRAWING LOCATION: 44-03-0150 (700 River Street - Ampersee Housing) FINAL DRAWINGS C-1 - Existing Conditions & Demo Plans LAST SAVED BY: ASEGRIED ON: 5/17/2024

REMOVAL NOTES

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

EXISTING STRUCTURE DATA

- | | |
|---|--|
| 1. 4.0' BLOCK SAN MH
RIM = 761.64'
NO PIPES VISIBLE
SEDIMENT = 756.89' | 8. 1'x 2' VERTICAL CONCRETE STM CB
RIM = 759.83'
INV. 12" N CLAY = 754.83'
SEDIMENT = 754.83' |
| 2. 1'x 2' VERTICAL CONCRETE STM CB
RIM = 759.94'
INV. 12" S CLAY = 754.94'
SEDIMENT = 754.94' | 9. VERTICAL CONCRETE STM CB
RIM = 759.94'
INV. 12" N CLAY = 757.14'
INV. 12" E CLAY = 757.14' |
| 3. 4.0' BLOCK SAN MH
RIM = 761.40'
INV. E = 755.45'
INV. S = 755.45' | 10. 4.0' BLOCK STM MH
RIM = 760.17'
INV. 12" S RCP = 753.67'
INV. 12" E RCP = 755.07'
WATER = 754.02'
SEDIMENT = 753.82' |
| 4. 4.0' BLOCK SAN MH
RIM = 761.01'
INV. 6" E = 755.11'±
INV. 6" W = 755.11'± | 11. VERTICAL CONCRETE STM CB
RIM = 759.76'
INV. 12" E CLAY = 755.71' |
| 5. 4.0' BLOCK SAN MH
RIM = 760.75'
INV. 8" N CLAY = 754.05'
INV. 8" S CLAY = 754.15'
INV. 6" E CLAY = 754.15'±
INV. 6" W CLAY = 754.15'± | 12. 4.0' BLOCK STM MH
RIM = 760.51'
INV. 12" N RCP = 753.21'±
INV. 15" E RCP = 753.06'
INV. 18" W RCP = 753.06'
WATER = 754.01'
SUMP = 753.01' |
| 6. 6.0' BLOCK STM MH
RIM = 761.66'
INV. 12" N IRON = 753.46'±
INV. 12" SE IRON = 756.66'±
INV. 12" SE IRON = 753.11'
INV. 18" S IRON = 752.96'±
INV. 12" E IRON = 752.96'±
WATER = 754.11'
SUMP = 752.96' | 13. 4.0' BRICK SAN MH
RIM = 760.38'
INV. 8" N CLAY = 754.88'
INV. 8" S CLAY = 755.03'±
INV. 8" E CLAY = 754.98'
INV. 8" W CLAY = 755.03'± |
| 7. 4.0' BLOCK STM MH
RIM = 760.85'
N/S TOP OF PIPE = 754.85'
NO OTHER PIPES VISIBLE
WATER = 754.10'
SUMP = 753.75' | 14. 4.0' CONCRETE SAN MH
RIM = 760.48'
INV. 36" W
WATER = 738.18'± |



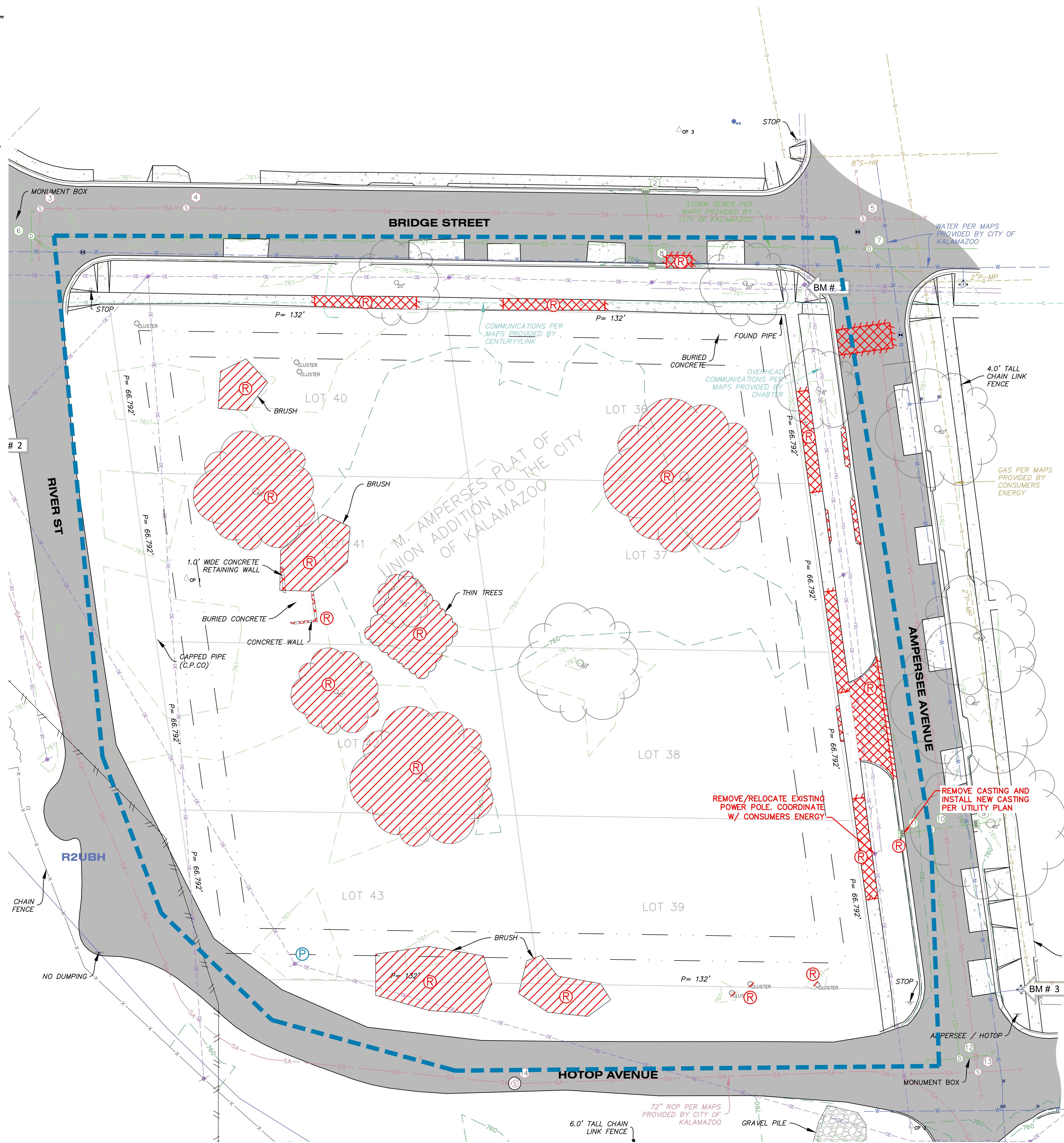
BENCHMARKS

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

BM 1 EL = 762.34'
SPIKE ON SOUTH FACE OF UTILITY POLE AT THE SOUTHWEST CORNER OF BRIDGE ST AND AMPERSEE AVE.

BM 2 EL = 763.72'
RAILROAD SPIKE IN EAST FACE OF UTILITY POLE ON THE WEST SIDE OF RIVER ST 87'± SOUTH OF THE CENTERLINE OF BRIDGE ST.

BM 3 EL = 762.69'
CHISELED X ON SOUTH BOLT OF HYDRANT AT THE NORTHEAST CORNER OF HOPTOP AVE AND AMPERSEE AVE.



REMOVALS LEGEND

	CURB REMOVAL
	SAWCUT
	PAVEMENT/SIDEWALK REMOVAL
	BUILDING DEMOLITION
	UTILITY LINE REMOVAL
	TREE REMOVAL
	REMOVE
	PROTECT
	SALVAGE
	LIMITS OF CONSTRUCTION



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Job No. 23-0150 P.M.-AIF Draft: QA/QC: 5/17/24

ISSUED FOR/REVISIONS:

1. OWNER REVIEW	9/20/23
2. OWNER REVIEW	2/8/24
3. EPILE FLOODPLAIN REVIEW	4/5/2024
4. SITE PLAN REVIEW	5/17/24

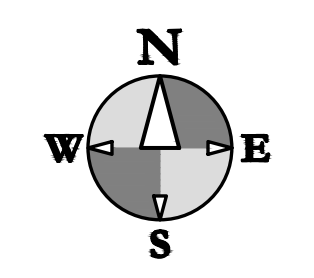
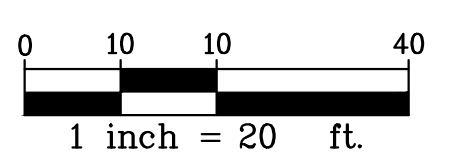
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EXISTING CONDITIONS & DEMO PLAN
AMPERSEE HOUSING
PLAYGROWN

Sheet Title:
Project:
Client:

5/17/24
Sheet
C-1

DRAWING LOCATION: H-103-0158 (700 River Street - Ampersee Housing) - FINAL DRAWINGS (2-5 Site Layout Plan) - LAST SAVED BY: ASEGRIED, ON: 5/17/2024



ZONING REQUIREMENTS

ZONING
 THE SITE IS ZONED LW-1 (LIVE WORK 1 DISTRICT)
 SETBACKS: FRONT BUILD-TO ZONE - 10'-25'
 CORNER BUILD-TO ZONE 10'-20'
 SIDE SETBACK - 5'
 REAR SETBACK- 10'
 LOT TYPE: YARD - ATTACHED

PROPOSED USE
 RESIDENTIAL AND CIVIC
 CONSTRUCTION TYPE ---

PARKING
 PARKING ALLOWED IN SIDE AND REAR YARDS ONLY
 ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS

BUILDING INFORMATION
 SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL
 BUILDING HEIGHT = 3 STORIES MAX 9-14' STORIES

LOT COVERAGE REQUIREMENTS
 FRONT LOT COVERAGE 40% MAX - 28% PROVIDED
 IMPERVIOUS SURFACE ALLOWED 50% - 27% PROVIDED
 ADDITIONAL SEMIPERVIOUS ALLOWED 15% - 8.0% PROVIDED

TOTAL LOT AREA= 69,696 SF
 IMPERVIOUS COVERAGE=18,826 SF
 SEMI PERVIOUS COVERAGE= 5,605 SF

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Job No.: 23-0158 - P.M.-AIP - Draft - QA/QC: 5/17/24

ISSUED FOR/REVISIONS:

1	OWNER REVIEW	9/20/23
2	OWNER REVIEW	2/8/24
3	EGLE FLOODPLAIN REVIEW	4/5/2024
4	SITE PLAN REVIEW	5/17/24

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**SITE LAYOUT PLAN
 AMPERSEE HOUSING
 PLAYGROWN**

Sheet Title:
 Project:
 Client:

5/17/24
 Sheet

C-2



- 902 BRIDGE STREET - ONE (1) EXISTING DRIVE ENTRANCE
- 716 AMPERSEE AVENUE - ONE (1) EXISTING DRIVE ENTRANCE
- 714 AMPERSEE AVENUE - NO EXISTING DRIVE ENTRANCE
- 710 AMPERSEE AVENUE - NO EXISTING DRIVE ENTRANCE
- 708 AMPERSEE AVENUE - ONE (1) EXISTING DRIVE ENTRANCE
- 903 HOTOP AVENUE - TWO (2) EXISTING DRIVE ENTRANCES

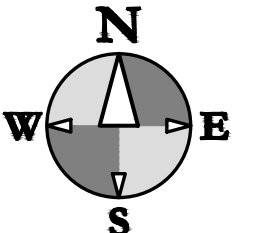
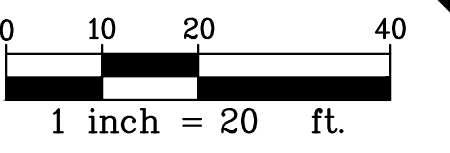
LEGEND

- CONCRETE PAVEMENT AND SIDEWALK
- PROPOSED BUILDING
- HMA PAVEMENT
- PERVIOUS PAVERS

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 FIELD WORK PERFORMED BY:
 HURLEY & STEWART, LLC

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 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 SOLID WALL ADS N-12 RIGID PIPE MEETING AASHTO M-294, TYPE S, OR APPROVED EQUAL INSTALLED PER THE REQUIREMENTS OF MDOT AND CITY OF KALAMAZOO. MANDREL TESTING SHALL BE PERFORMED PRIOR TO PAVING. USE CONCRETE PIPE WHERE INDICATED.
- THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR GROUNDWATER AND SOILS INFORMATION. ANY UTILITIES REQUIRING DEWATERING SHALL BE INSTALLED TO THE CITY OF KALAMAZOO STANDARDS AND INCLUDED IN THE INSTALLATION COSTS. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING NECESSARY TO CONSTRUCT UTILITIES IN THE DRY.
- 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.
- REMOVE SEDIMENT FROM ALL STRUCTURES ONCE PAVING IS COMPLETE AND REMOVE SILT SACKS.
- 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.



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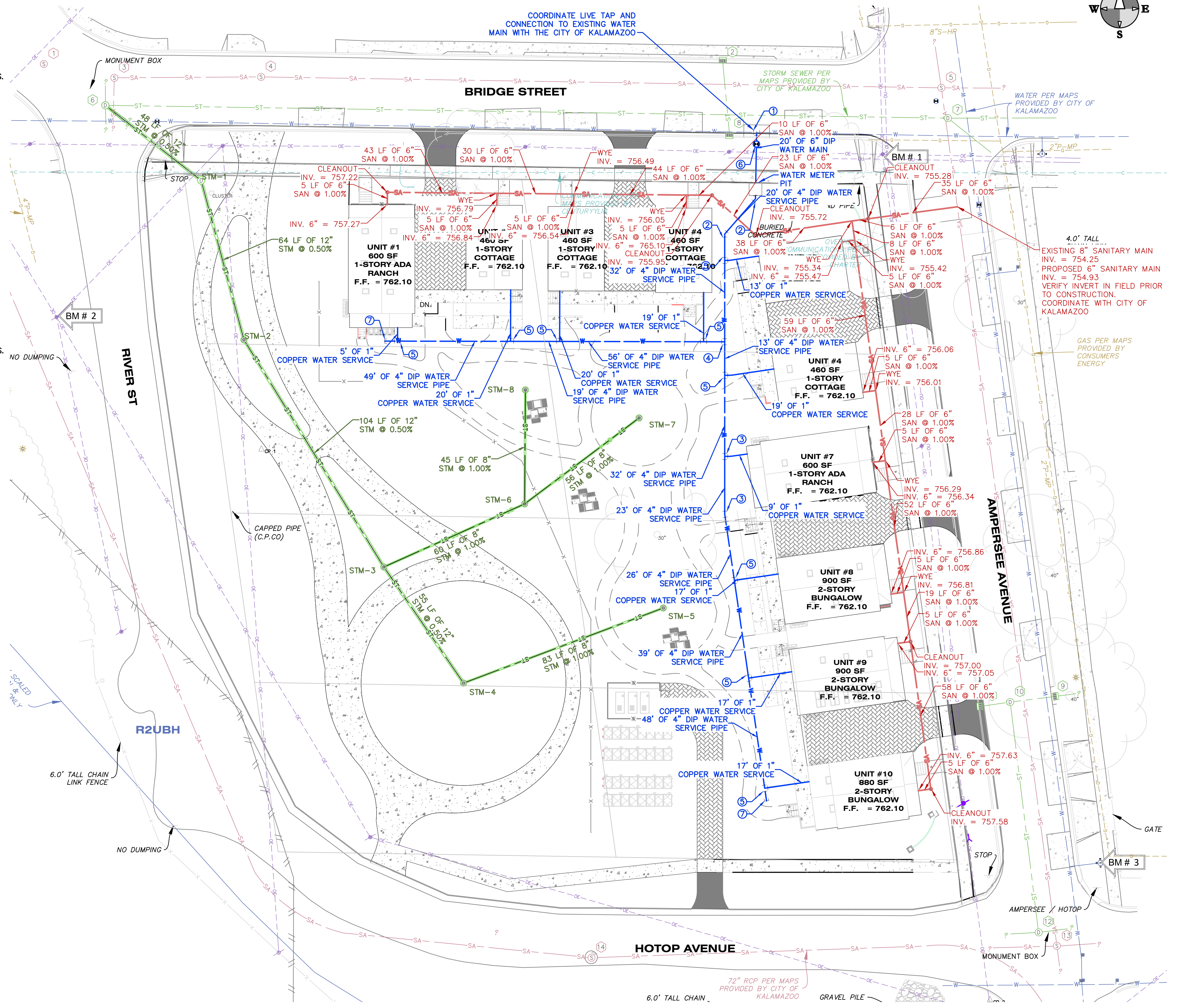
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Job No. 23-015D P.M.A.MF. Draft: 04/05/24

**UTILITY PLAN
 AMPERSEE HOUSING
 PLAYGROWN**

Sheet Title:
 Project:
 Client:

5/17/24
 Sheet
C-3



STORM SEWER STRUCTURE SCHEDULE

STR. #	RIM EL.	DIAM.	CASTING	PIPES IN:	PIPES OUT
EX STM MH-6	755.20	2'	EXISTING		12" SE: 753.11
STM-1	755.44	4'	1040 A	12" NW: 753.35	12" S: 753.35*
STM-2	759.69	2'	NYLOPLAST	12" N: 753.67	12" SE: 753.67
STM-3	757.16	2'	NYLOPLAST	12" NW: 754.19 8" NE: 754.19	12" SE: 754.19
STM-4	757.50	2'	NYLOPLAST	12" NW: 754.46 8" E: 754.46	
STM-5	759.20	2'	NYLOPLAST		8" W: 755.29
STM-6	757.50	2'	NYLOPLAST	8" NE: 754.79 8" N: 754.79	8" SW: 754.79
STM-7	758.50	2'	NYLOPLAST		8" SW: 755.35
STM-8	758.50	2'	NYLOPLAST		8" S: 755.24

* INSTALL 12" TIDEFLEX CHECKMATE BACKFLOW PREVENTER

WATER MAIN FITTING SCHEDULE

FITTING NUMBER	DESCRIPTION	TOTAL THIS SHEET
①	6" X 6" X 6" TEE	1
②	4" 45° BEND	2
③	4" 11.25° BEND	1
④	4" X 4" X 4" TEE	1
⑤	1" TAPPING SLEEVE AND VALVE	10
⑥	6" GATE VALVE AND BOX	1
⑦	4" CAP	2

LEGEND

DEFLECT WATER MAIN 18" UNDER PIPE CONFLICT (SEE DETAIL)

NOTE:
 CONTRACTOR RESPONSIBLE FOR VERIFYING FITTINGS. AMOUNTS DO NOT TAKE INTO CONSIDERATION VERTICAL DEFLECTIONS.

GAS, ELECTRIC, AND CABLE SERVICE CONNECTION DETAILS SHALL BE CONFIRMED WITH MECHANICAL PLANS AND RESPECTIVE UTILITY COMPANIES. MAINTAIN REQUIRED SEPARATION FROM CITY WATER SERVICES AT EACH BUILDING.



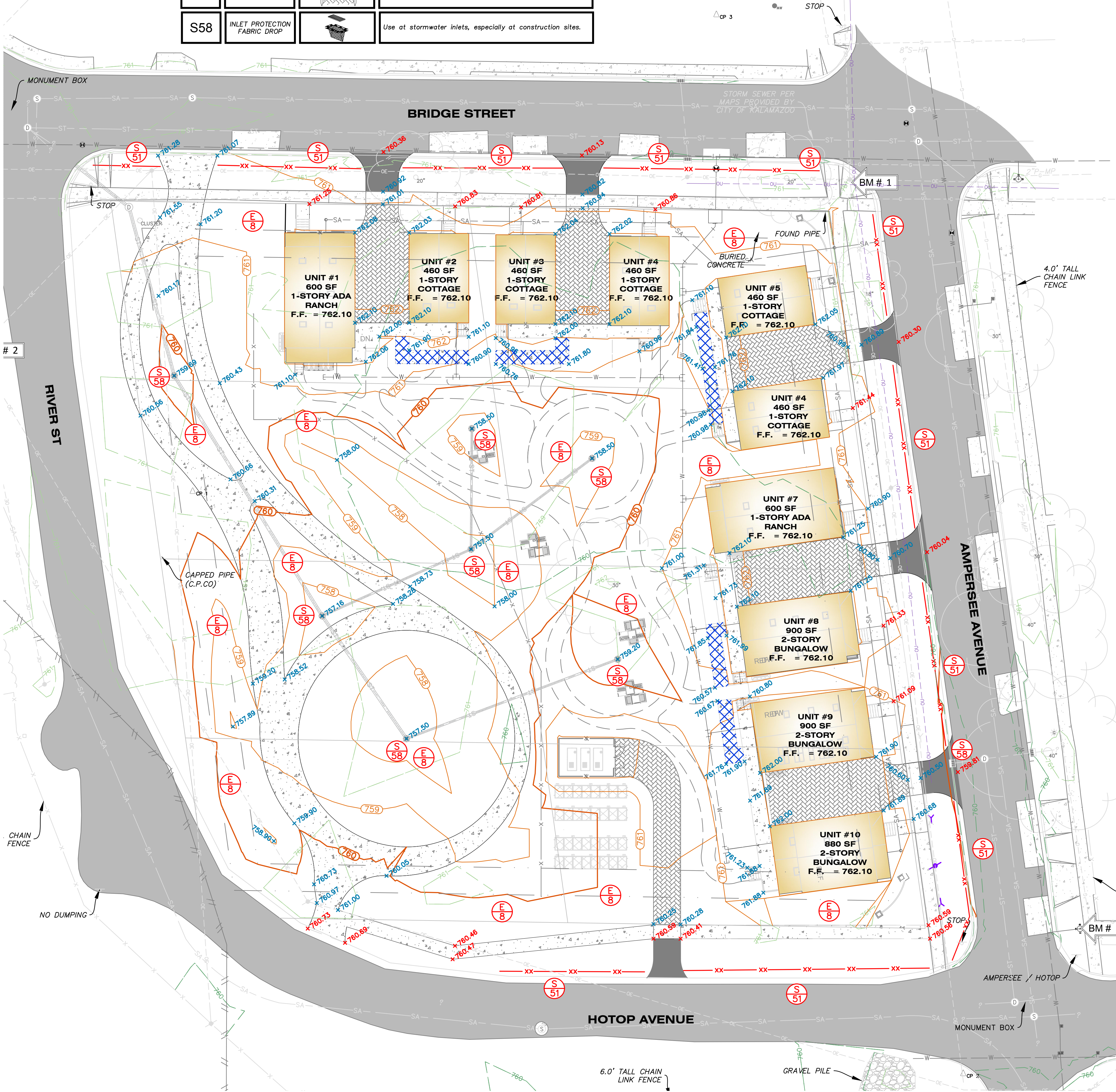
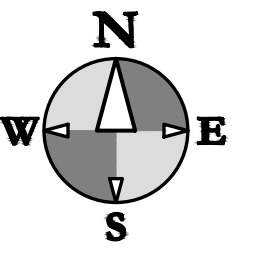
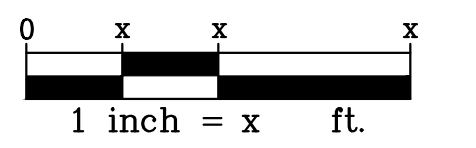
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 FIELD WORK PERFORMED BY:
 HURLEY & STEWART, LLC

GRADING & SESC NOTES

- 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.
- 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.
- AVOID UNNECESSARY DISTURBING OR REMOVING EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE AREAS ACT AS SEDIMENT FILTERS.
- ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEANUP AND APPROVAL.
- ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION.
- 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.
- THE CONTRACTOR SHALL COMPLY WITH THE WEEKLY RECOMMENDATIONS OF THE CERTIFIED STORM WATER OPERATOR.
- PROVIDE SILT SACKS IN EACH CATCH BASIN UNTIL SITE IS STABILIZED.
- SEE LANDSCAPING PLAN FOR FINAL SLOPE TREATMENTS.
- PLACE TOPSOIL AND SEED ACCORDING TO THE LANDSCAPE PLANS AS SOON AS AREAS ARE BROUGHT TO GRADE.
- WATER SITE WHEN NECESSARY TO PREVENT AIR BORNE SEDIMENT TRANSFER.
- 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.
- MATCH EXISTING GRADES AROUND PERIMETER WITH SLOPES AS SHOWN. MATCH AT 1 ON 6 IF NOT LABELED.
- 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.
- CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. SCRAPER ROAD AT THE END OF EACH WORKDAY AND SWEEP AT LEAST ONCE A WEEK.
- ANY DISTURBED AREA THAT WILL BE LEFT UNWORKED 5 DAYS OR LONGER MUST BE SEEDED AND MULCHED OR SODDED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEEDED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.
- ROAD RIGHTS-OF-WAY MUST BE STABILIZED WITH SEED AND MULCH WITHIN 5 DAYS OF COMPLETING UTILITY WORK IN THE RIGHT-OF-WAY.
- 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.
- 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.
- 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.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.



GRADING PLAN LEGEND

- PROPOSED CONTOUR 5-FT
- PROPOSED CONTOUR NORMAL
- EXISTING CONTOUR 5-FT
- EXISTING CONTOUR NORMAL
- PROPOSED SPOT GRADE
- PROPOSED SPOT GRADE: TOP AND BOTTOM OF CURB/WALL
- EXISTING SPOT GRADE
- PROPOSED SURFACE SLOPE
- PROPOSED SILT FENCE
- PROPOSED GRADED SWALE
- SOIL BORING
- BENCH MARK
- SOIL EROSION MEASURE
- SEDIMENT CONTROL MEASURE
- ADA RAMP



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

**GRADING AND SESC PLAN
AMPERSEE HOUSING
PLAYGROWN**

Sheet Title:
Project:
Client:

5/17/24

Sheet

C-4

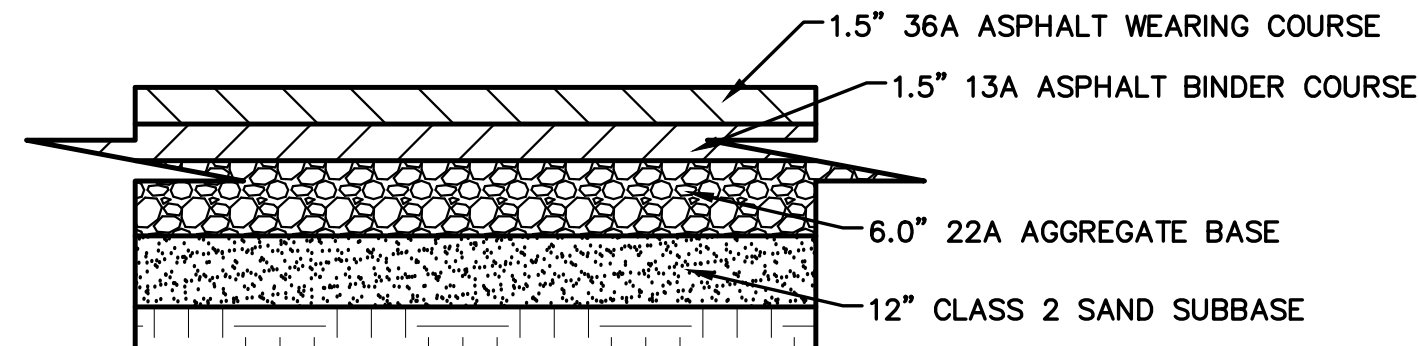
hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com



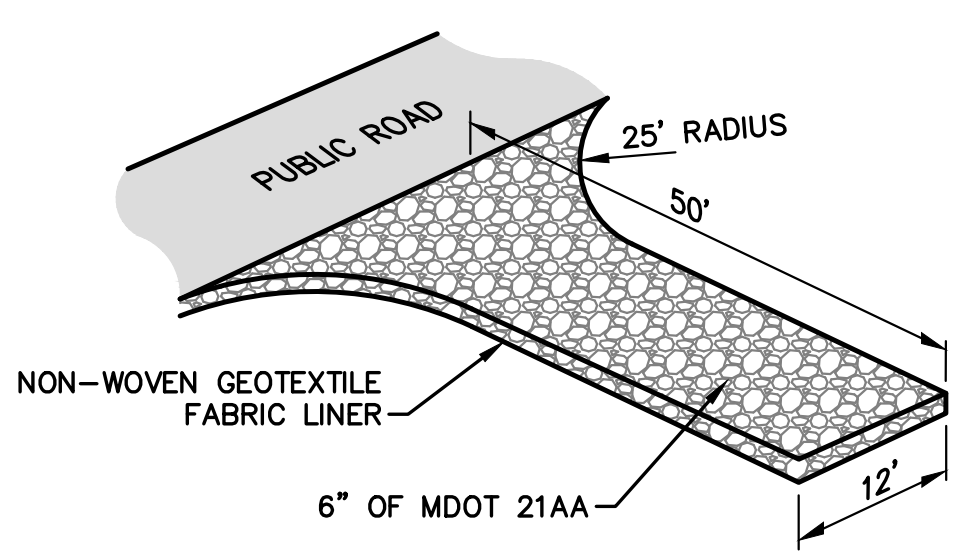
Job No.: 23-015D P.M.-MFP
ISSUED FOR PREVISIONS:
1. OWNER REVIEW 9/20/23
2. OWNER REVIEW 2/8/24
3. EGLE FLOODPLAIN REVIEW 4/5/2024
4. SITE PLAN REVIEW 5/17/24
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DRAWING LOCATION: H:\23-015D_0700_River Street - Ampersee Housing\FINAL DRAWINGS\C-4 grading and SESC Practices LAST SAVED BY: ASEGRIER ON 5/17/2024

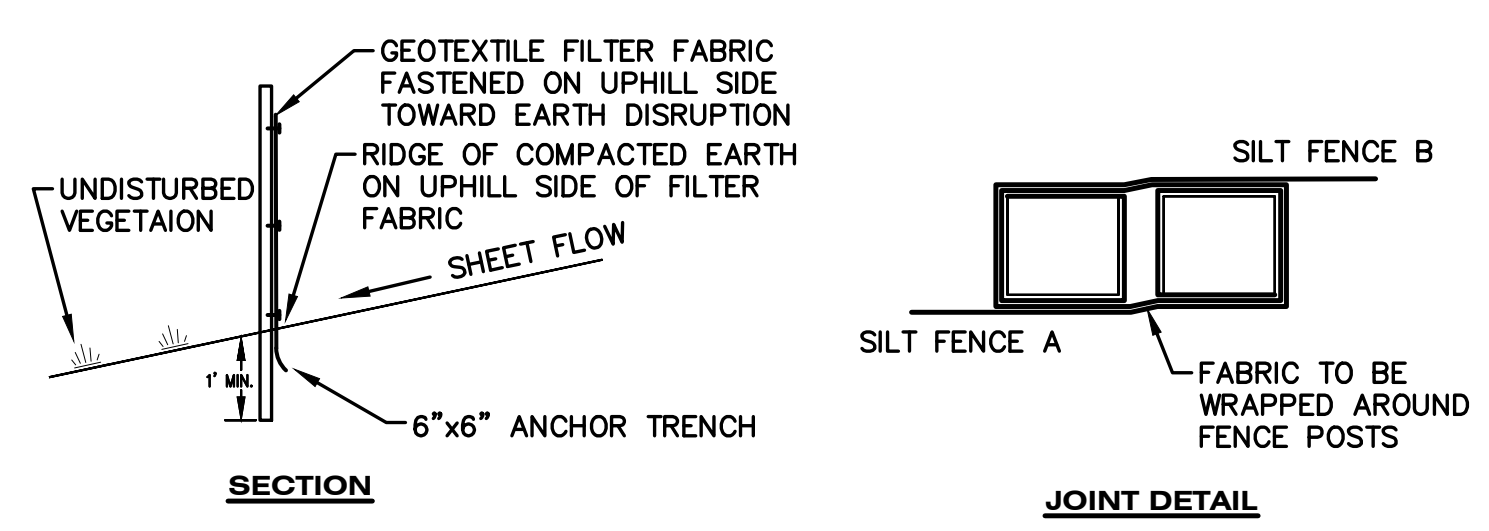
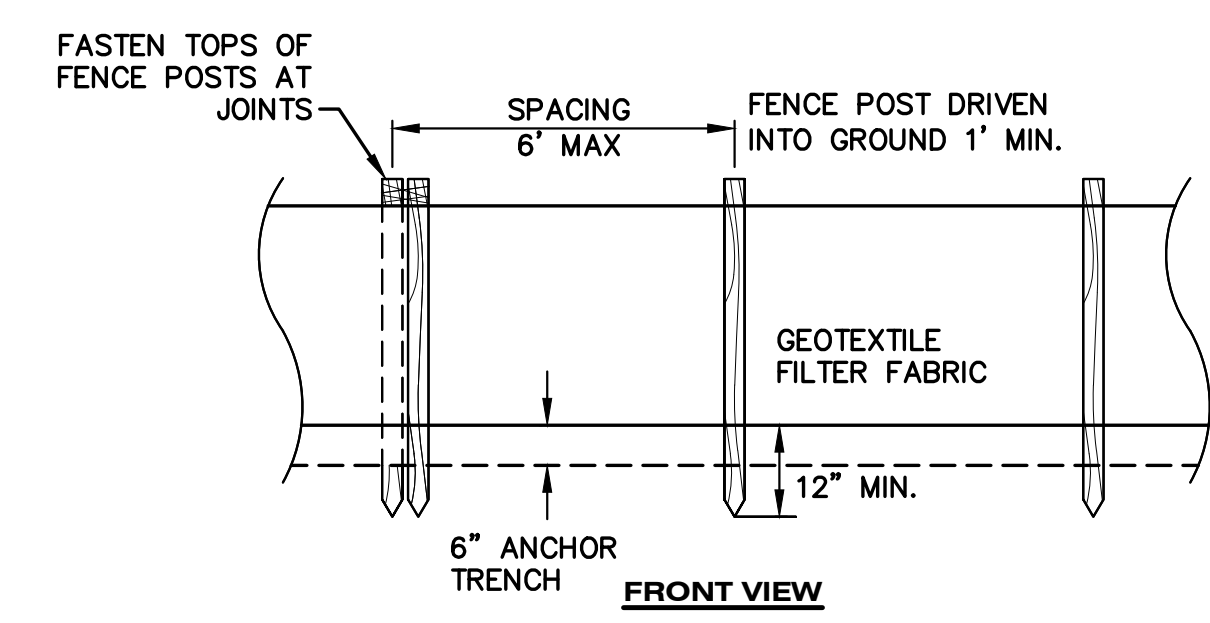
DRAWING LOCATION: H:\3-015D (700 River Street - Amperssee Housing) - FINAL DRAWINGS\3-015 Site Details.dwg LAST SAVED BY: MFRADLER ON 4/23/2024



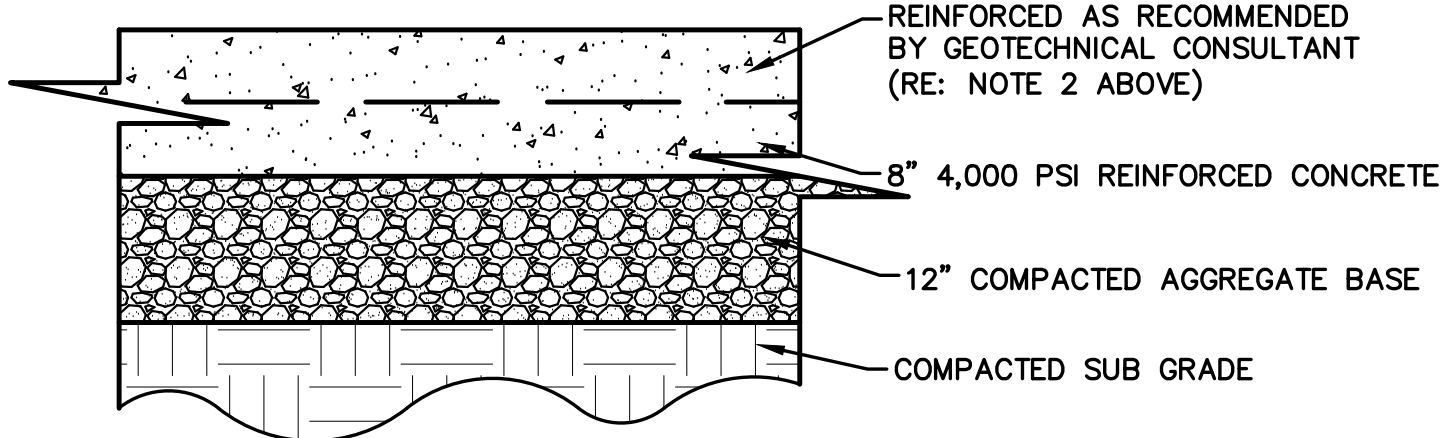
ALL MATERIALS COMPACTED IN PLACE ON PREPARED SUBGRADE
LIGHT DUTY ASPHALT DETAIL
 NOT TO SCALE



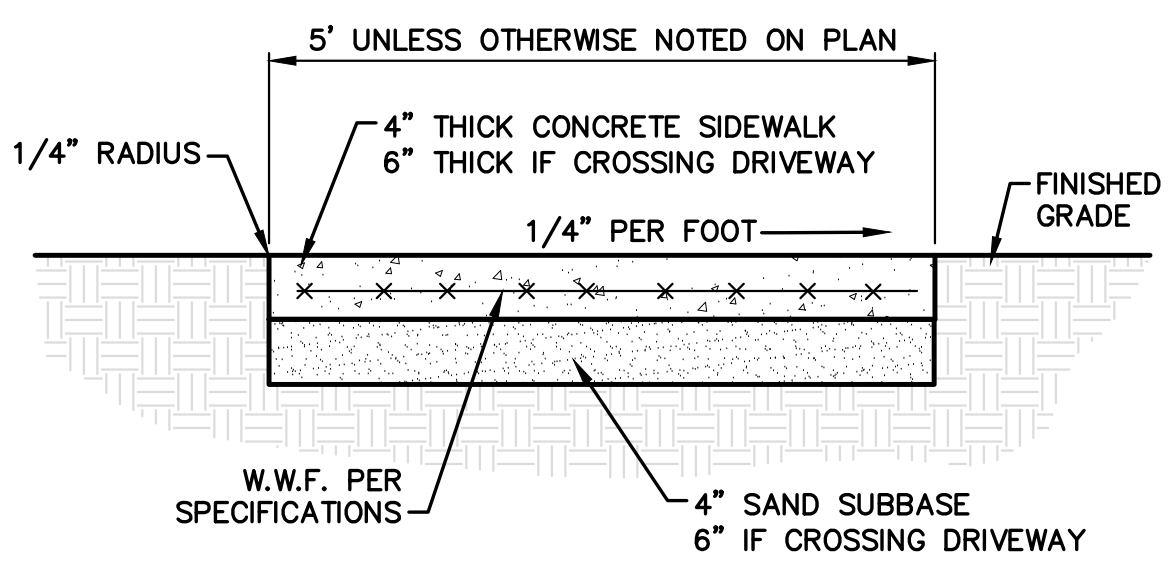
S53 STABILIZED CONSTRUCTION ACCESS
 NOT TO SCALE



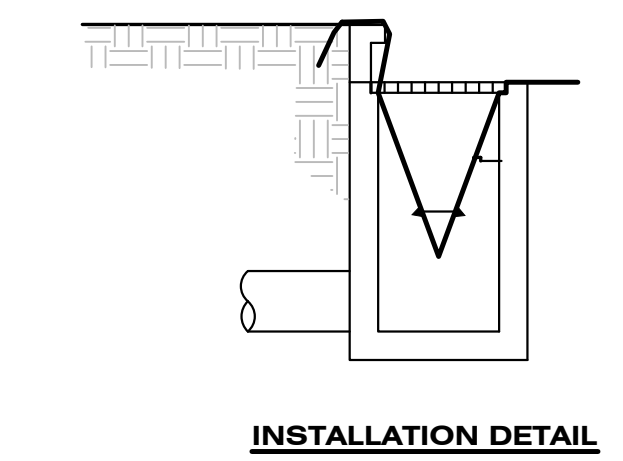
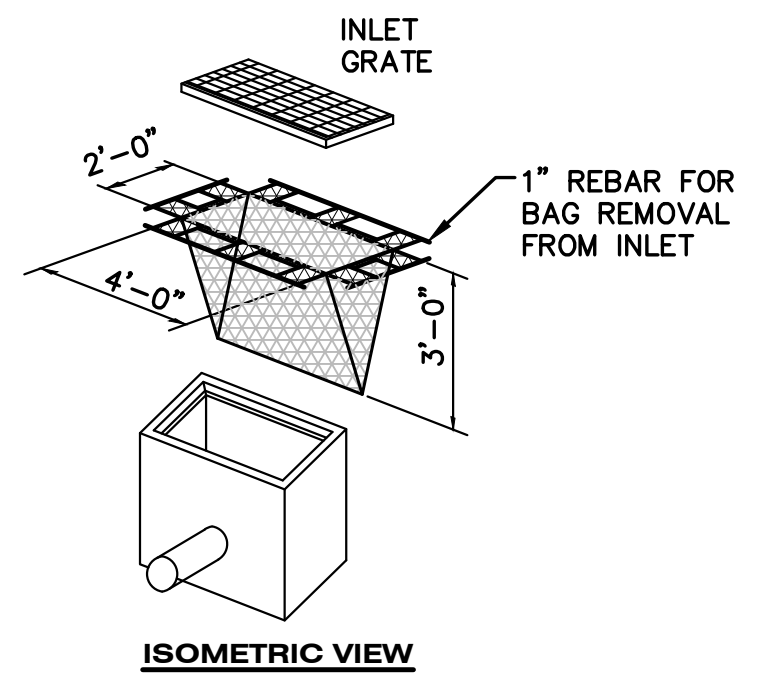
S51 SILT FENCE DETAIL
 NOT TO SCALE



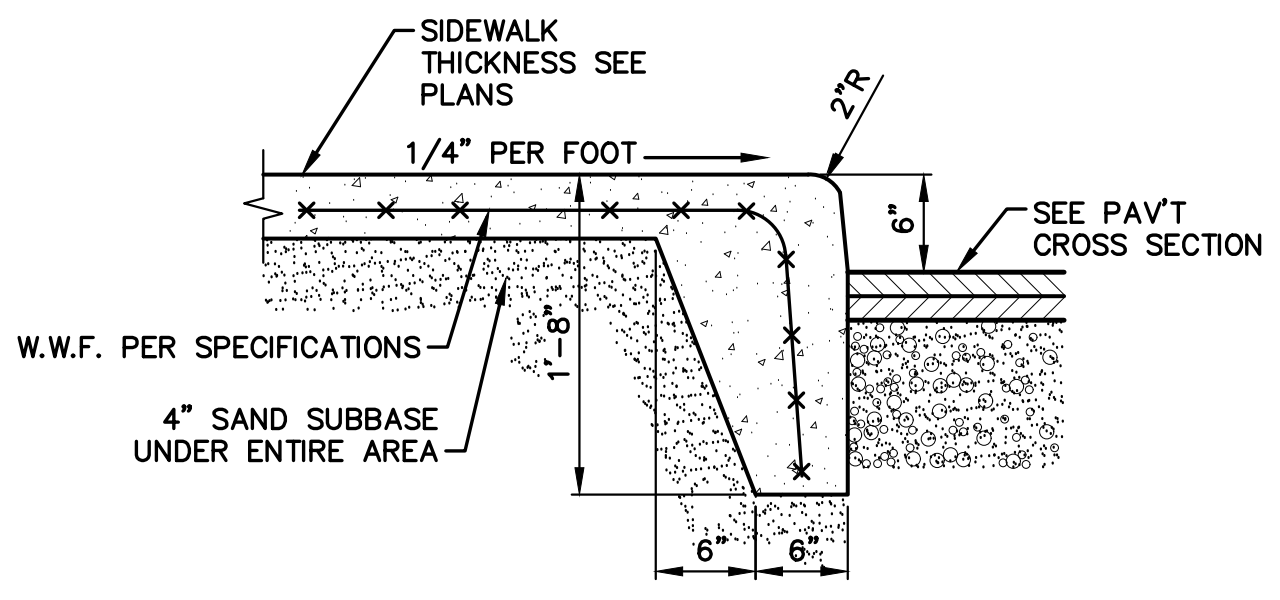
HEAVY DUTY CONCRETE DETAIL
 NOT TO SCALE



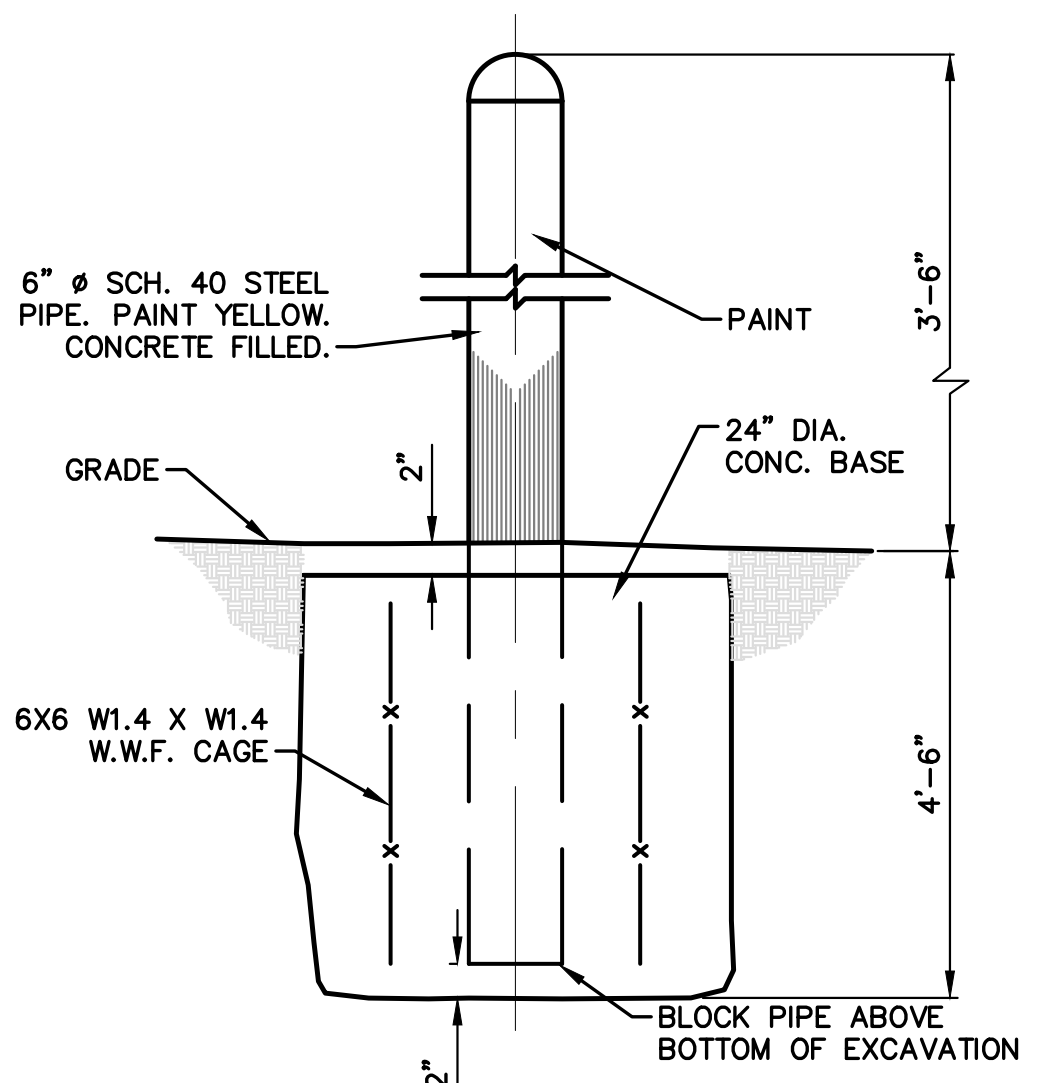
SIDEWALK DETAIL
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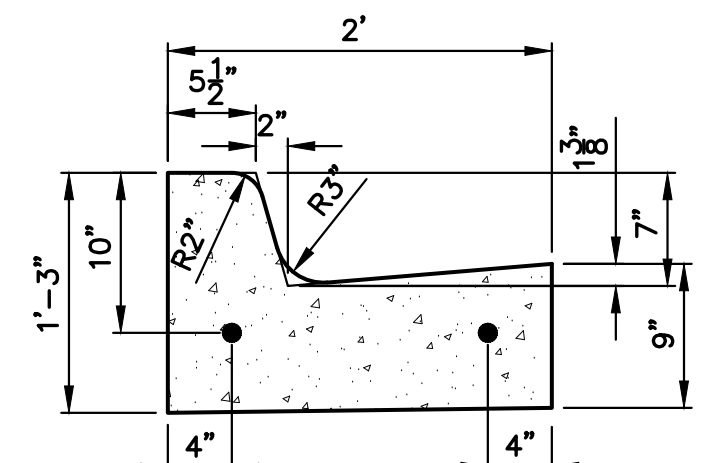
S58 INLET PROTECTION FABRIC DROP
 NOT TO SCALE



INTEGRAL SIDEWALK/CURB
 NOT TO SCALE



6" Ø PIPE BOLLARD
 NOT TO SCALE



"C4" CURB DETAIL
 NOT TO SCALE

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



Job No.: 23-015D - P.A.-AIF - Draft: - QA/QC: 5/17/24

ISSUED FOR/REVISIONS:	DATE
1. OWNER REVIEW	9/20/23
2. OWNER REVIEW	2/8/24
3. EBLE FLOODPLAIN REVIEW	4/5/2024
4. SITE PLAN REVIEW	5/17/24

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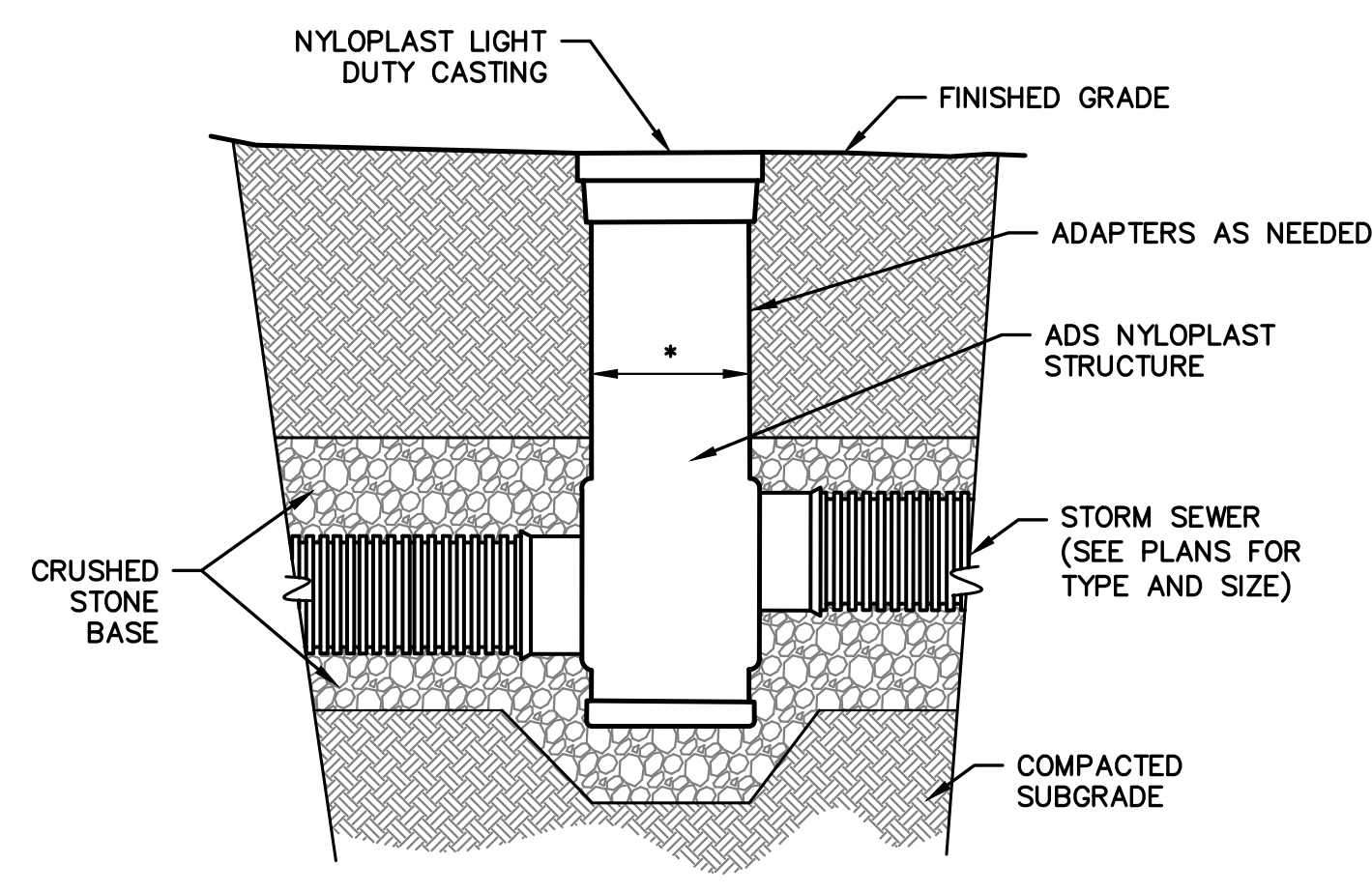
SITE DETAILS
AMPERSEE HOUSING
PLAYGROWN

Sheet Title:
 Project:
 Client:

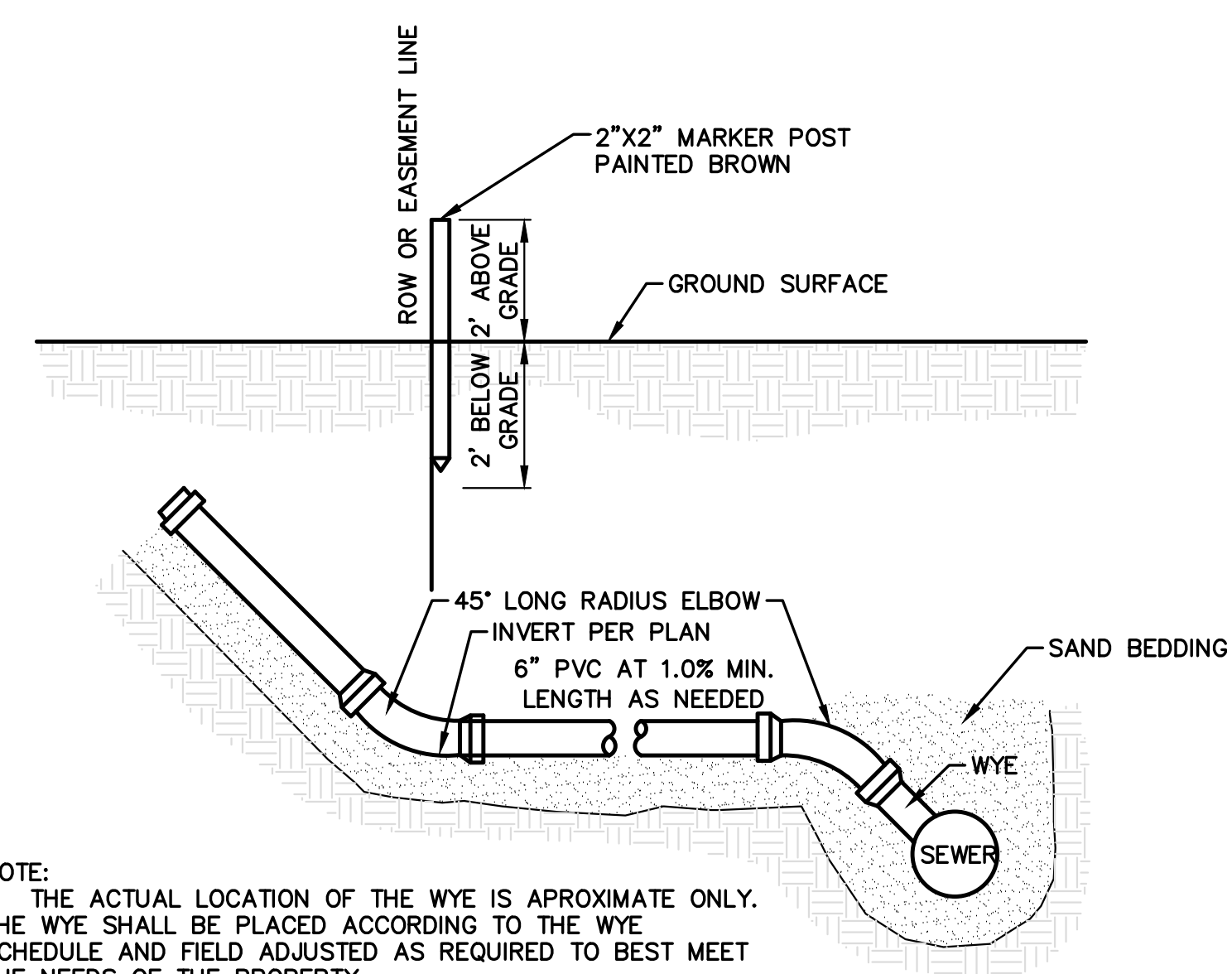
5/17/24
 Sheet

C-5

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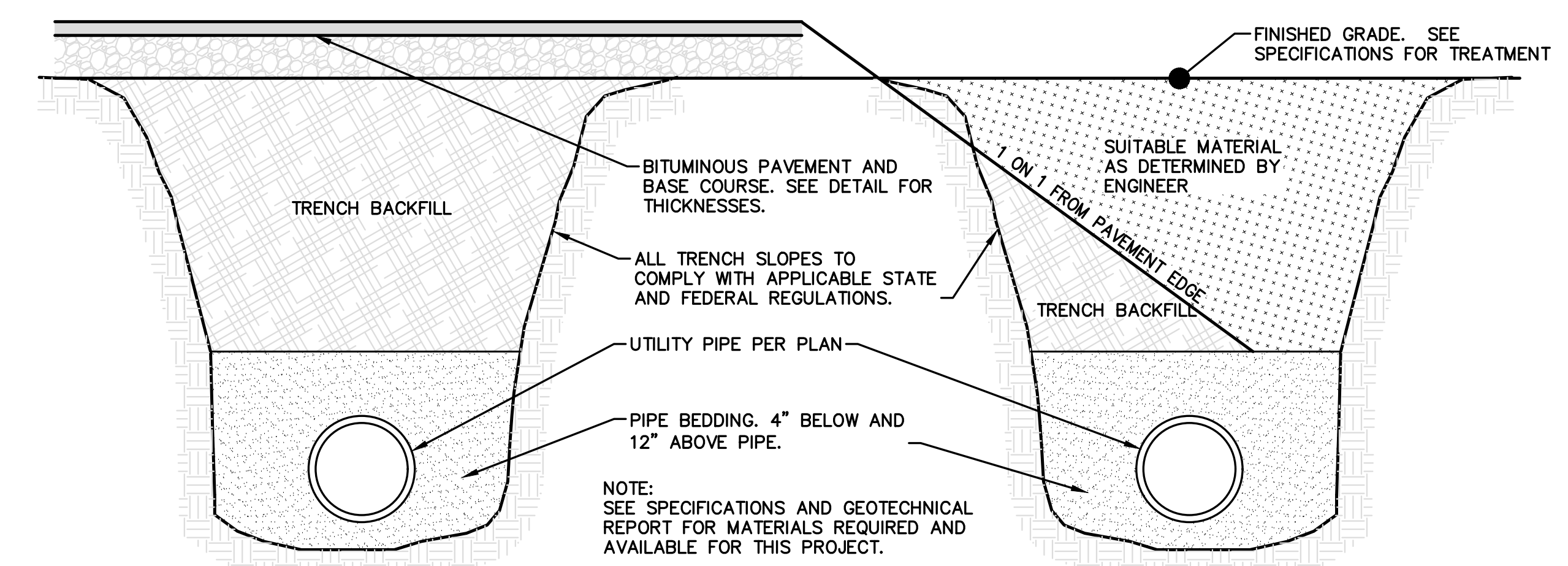


* 12" DIAMETER FOR 8" CONNECTOR PIPES
 15" DIAMETER FOR 12" CONNECTOR PIPES
YARD DRAIN DETAIL
 NOT TO SCALE

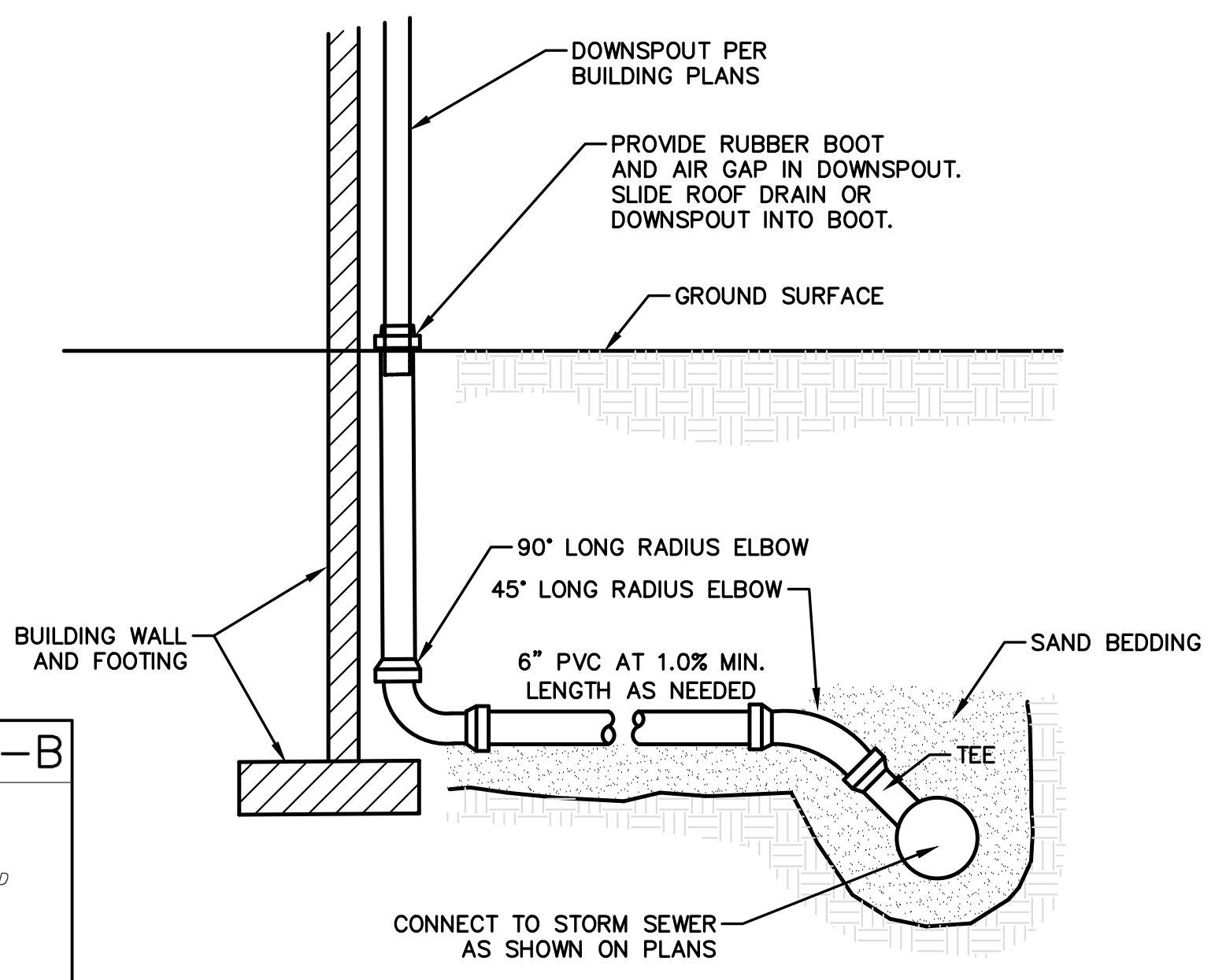


NOTE:
 1. THE ACTUAL LOCATION OF THE WYE IS APPROXIMATE ONLY. THE WYE SHALL BE PLACED ACCORDING TO THE WYE SCHEDULE AND FIELD ADJUSTED AS REQUIRED TO BEST MEET THE NEEDS OF THE PROPERTY.
 2. RECORD ALL WYE LOCATIONS ON THE DRAWINGS.

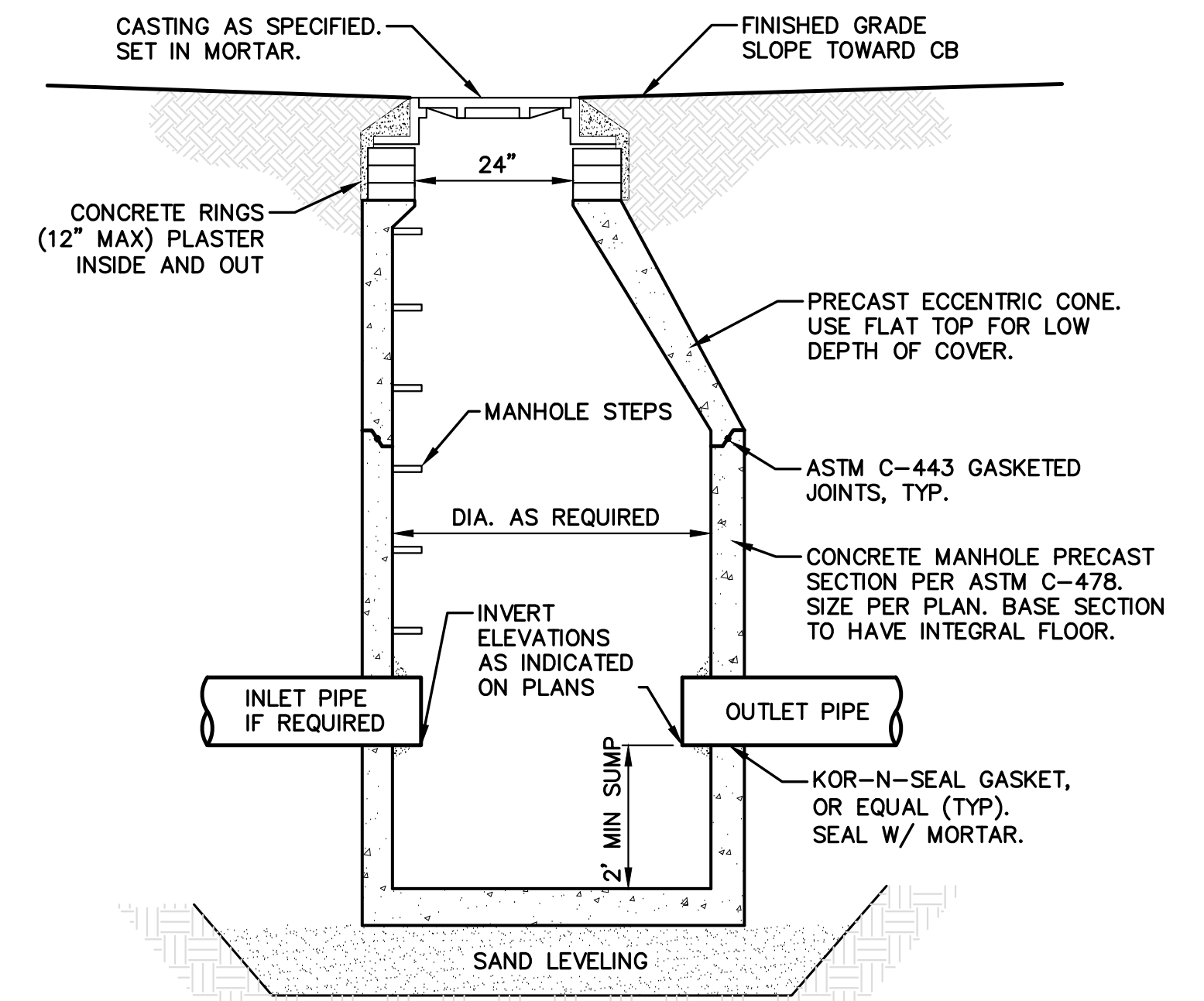
SANITARY LEAD DETAIL
 NOT TO SCALE



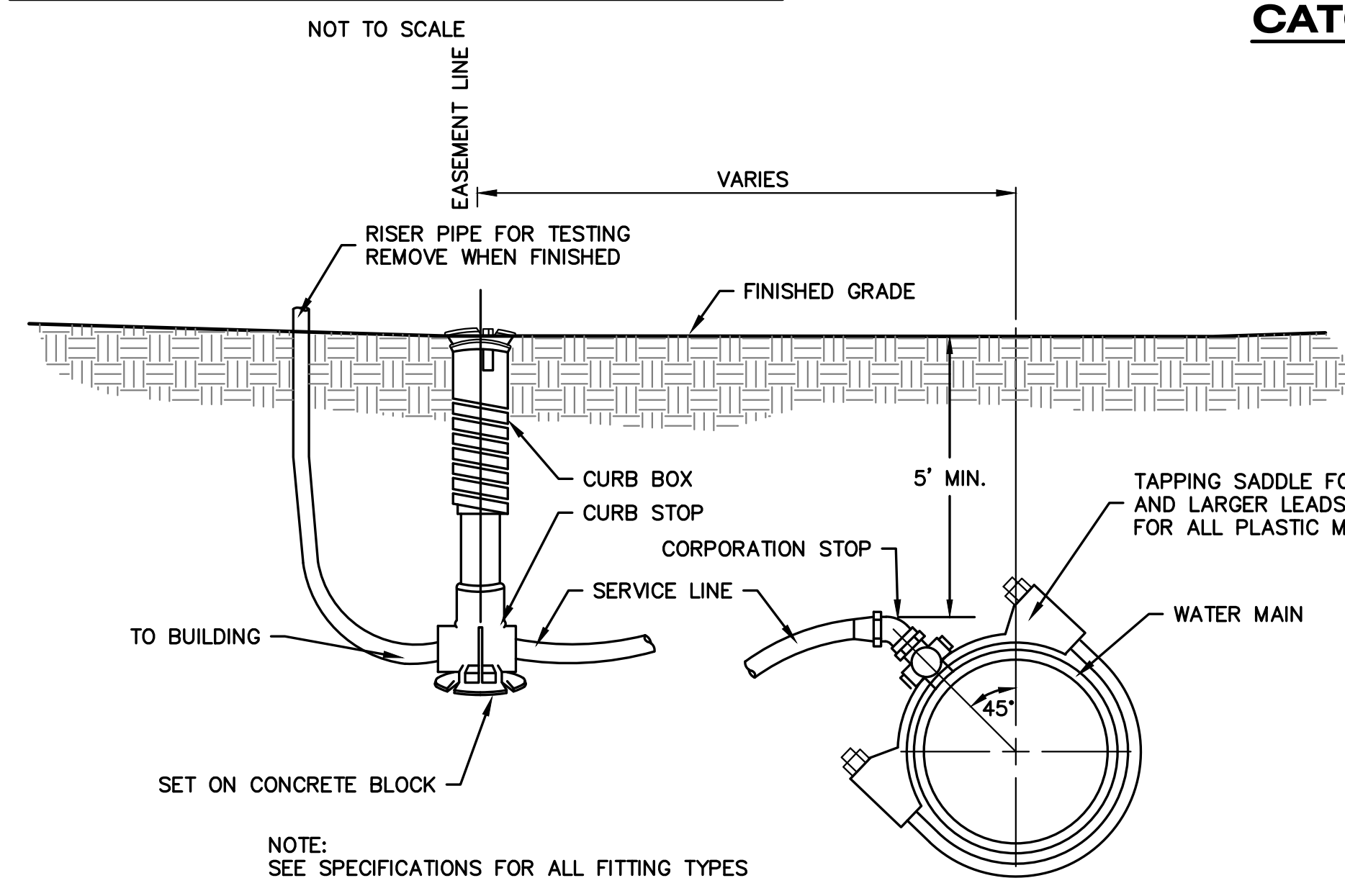
TRENCH DETAILS
 NOT TO SCALE



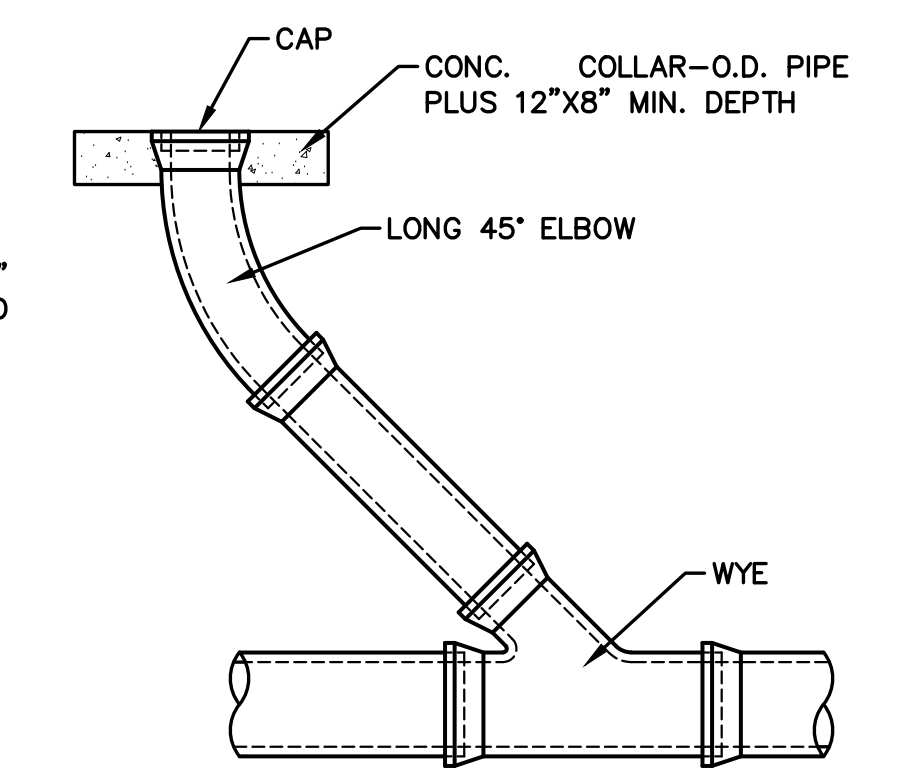
ROOF LEAD/ DOWNSPOUT DETAIL
 NOT TO SCALE



CATCH BASIN DETAIL
 NOT TO SCALE



NOTE:
 SEE SPECIFICATIONS FOR ALL FITTING TYPES
WATER SERVICE DETAIL
 NOT TO SCALE



SANITARY CLEANOUT DETAIL
 NOT TO SCALE

WA-07-A

NOTES:
 1. METER VAULT DESIGN TO BE SUBMITTED AND APPROVED FOR EACH INDIVIDUAL INSTALLATION. DESIGN SHALL CONFORM TO KALAMAZOO WATER ENGINEERING STANDARDS LATEST REVISION.
 2. THE DISTANCE BETWEEN RUNGS, CLEATS AND STEPS SHALL NOT EXCEED 12 INCHES AND SHALL BE UNIFORM THROUGHOUT THE LENGTH OF THE LADDER.
 3. PLACEMENT OF CURB BOX CAN VARY FROM A MAXIMUM OF 5 FEET OUTSIDE THE PROPERTY LINE TO A MAXIMUM OF 5 FEET INSIDE THE PROPERTY LINE. PLACEMENT OF THE CURB BOX OUTSIDE THE PROPERTY LINE IS PREFERRED.
 4. ACCESS COVER - FORD MC-24-MB-T WITH AN INNER LID, VESTAL 32-055, 32-104, AND 32-046 OR APPROVED EQUAL.

TOP VIEW: 24" DIA. ACCESS OPENING, 6" width, 6" height.

SIDE VIEW: 6" width, 3.25" height.

END VIEW: 6" width, 3.25" height.

DATE: _____

RECOMMENDED BY: _____

APPROVED BY: _____

ACCEPTED BY: _____

WS-13-B

NOTE:
 CITY WILL INSTALL METERS FOR THE DETECTOR CHECK AND DOMESTIC USE. CONTACT STEVE SKALSKI 269-337-8454 WITH QUESTIONS.

DATE: _____

RECOMMENDED BY: _____

APPROVED BY: _____

ACCEPTED BY: _____

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

Job No.: 23-015D - P.M.-AIF - Draft: - QA/QC: 5/17/24

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UTILITY DETAILS
 AMPERSEE HOUSING
 PLAYGROWN

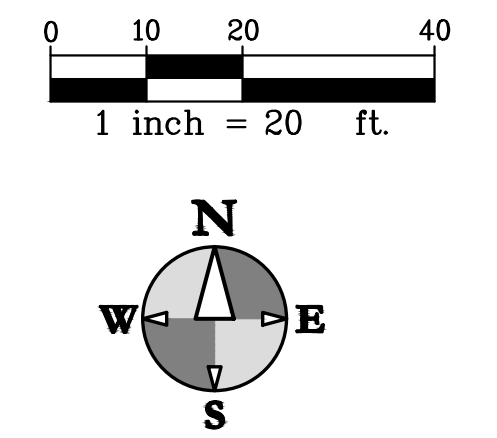
Sheet Title:
 Project:
 Client:
 5/17/24
 Sheet
C-6

Planting Schedule Trees					
Symbol	Latin Name	Common Name	Size	Container Type	Comments
Ag	Acer griseum	Paperbark Maple	2 1/2" Cal.	B&B	Single Stem Tree Form
As	Acer saccharum 'Commemoration' or 'Legacy'	Commemoration or Legacy Sugar Maple	2 1/2" Cal.	B&B	
Gt	Gleditsia triacanthos inermis 'Suncole'	Sunburst Honeylocust	2 1/2" Cal.	B&B	
Mg	Metasequoia glyptostoboides	Dawn Redwood	6-8' Ht.	B&B	
Sr	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2 1/2" Cal.	B&B	Tree Form
Qc	Quercus coccinea	Scarlet Oaks	2 1/2" Cal.	B&B	



LEGEND

- NUMBER AND TYPE OF PLANTS TO BE PROVIDED AND INSTALLED.
- SEEDED LAWN.
- STORMWATER SEED MIX.
- PROPOSED DECIDUOUS TREE.



NATIVE SEED ESTABLISHMENT NOTES:

- NATIVE SEED TO BE SEED FROM OCTOBER 1 – NOVEMBER 15 OR MAY 1 – JUNE 15.
- NATIVE GRASSES AVAILABLE FROM CARNO'S NATIVE PLANT NURSERY PH: (574)586-2412
- TWO WEEKS PRIOR TO PRAIRIE PLANTING APPLY BROAD SPECTRUM HERBICIDE TO EXISTING TURF IN AREAS TO BE PLANTED WITH NATIVE SEED. REPEAT TREATMENT FOUR TO FIVE DAYS PRIOR TO PLANTING.
- ENSURE 6" QUALITY TOPSOIL, TILL AREAS NOT ALREADY PLANTED WITH GRASS (AREAS WHERE PAVEMENT IS BEING REMOVED ONLY) TO 2"-4" DEPTH. IF THE GROUND IS WET, DELAY TILLING UNTIL THE SOIL DRIES ENOUGH TO BREAK APART WHEN TILLED. LIGHTLY COMPACT THE TILLED SOIL WITH A ROLLER OR CULTPACKER.
- PLANT NATIVE SEEDS WITH A NO-TILL SEED DRILL FOLLOWING MANUFACTURERS RECOMMENDATIONS. DO NOT COVER SEED MORE THAN 1/4" DEEP. MULCH AREAS PRONE TO EROSION WITH 1" OF CRIMPED STRAW.

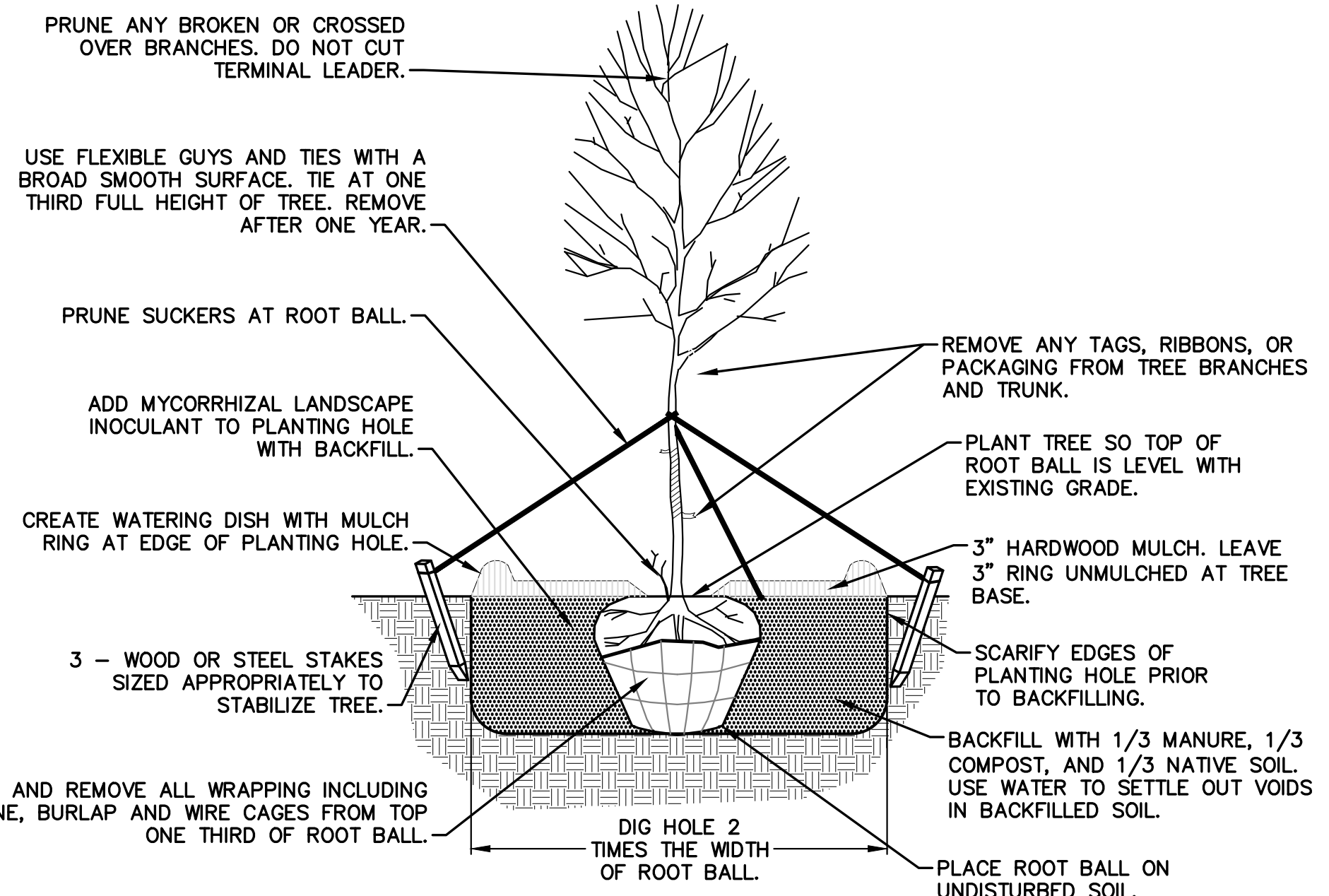
CITY OF KALAMAZOO PLANTING REQUIREMENTS

- 1 TREE/ RESIDENTIAL UNIT = 10 TREES
- 1 TREE/ ACRE MINIMUM = 2 TREES MINIMUM

LANDSCAPE NOTES:

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

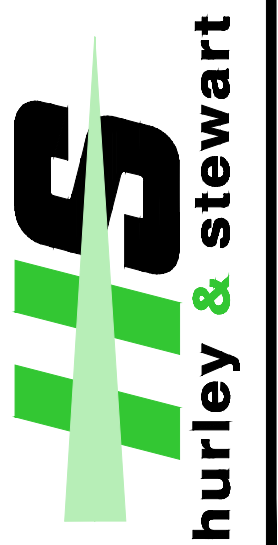
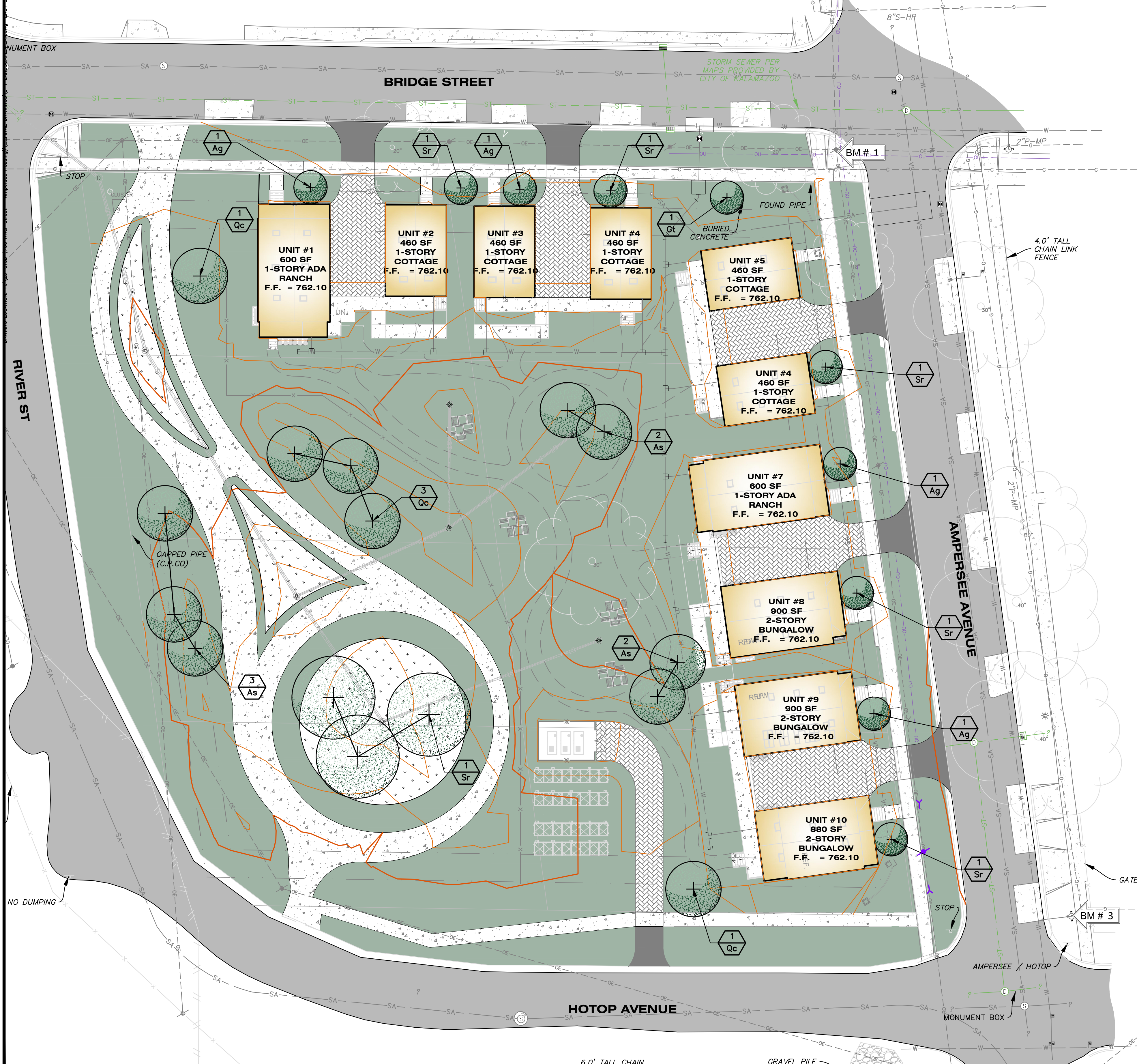
NOTE: STAKING OF BALL AND BURLAP TREES REQUIRED AT THE DISCRETION OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL STAKING AT END OF ONE YEAR WARRANTY PERIOD.



DECIDUOUS TREE

NOT TO SCALE

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

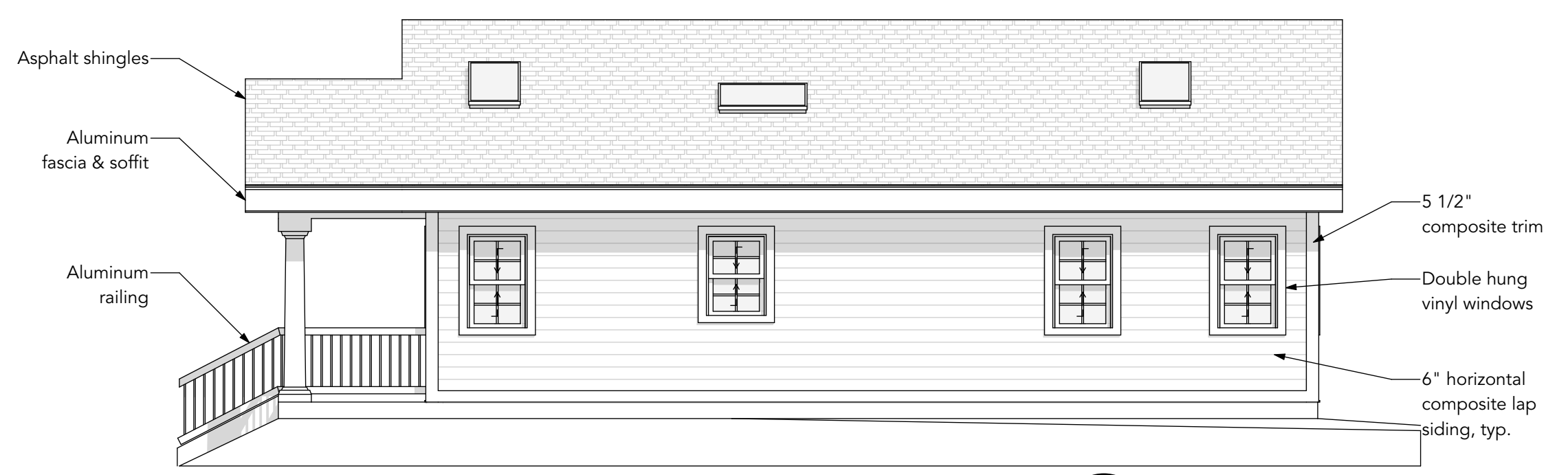


Job No. 23-015D P.M.-MFP Drft: ACS QA/QC: 5/17/24

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4	SITE PLAN REVIEW	5/17/24

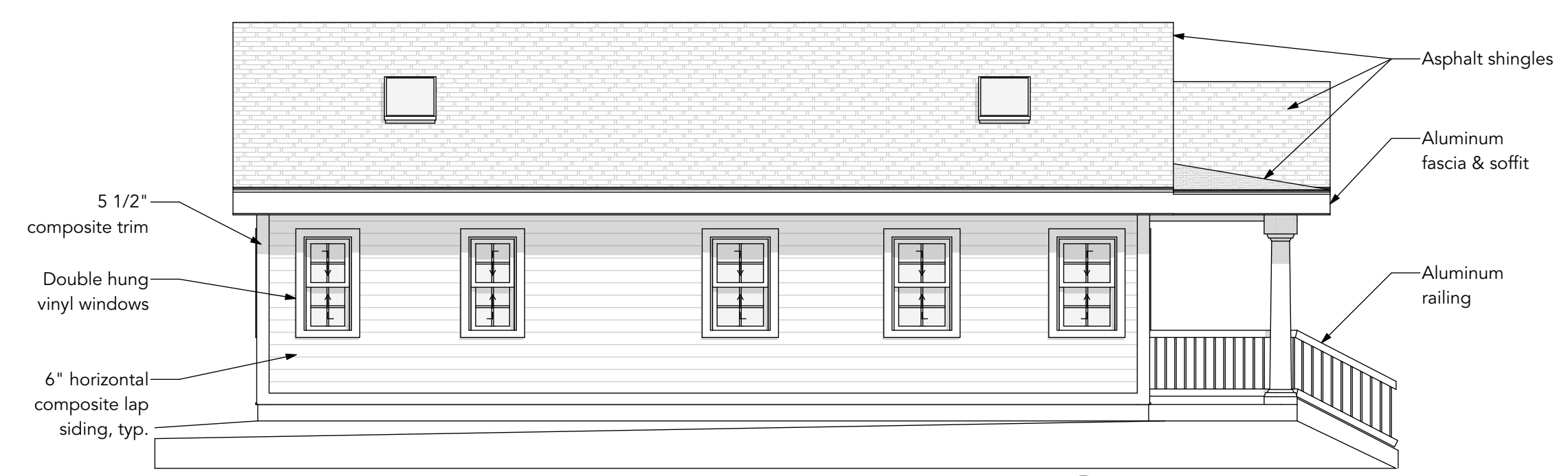
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6 Left Elevation
SCALE: 3/16" = 1'-0"



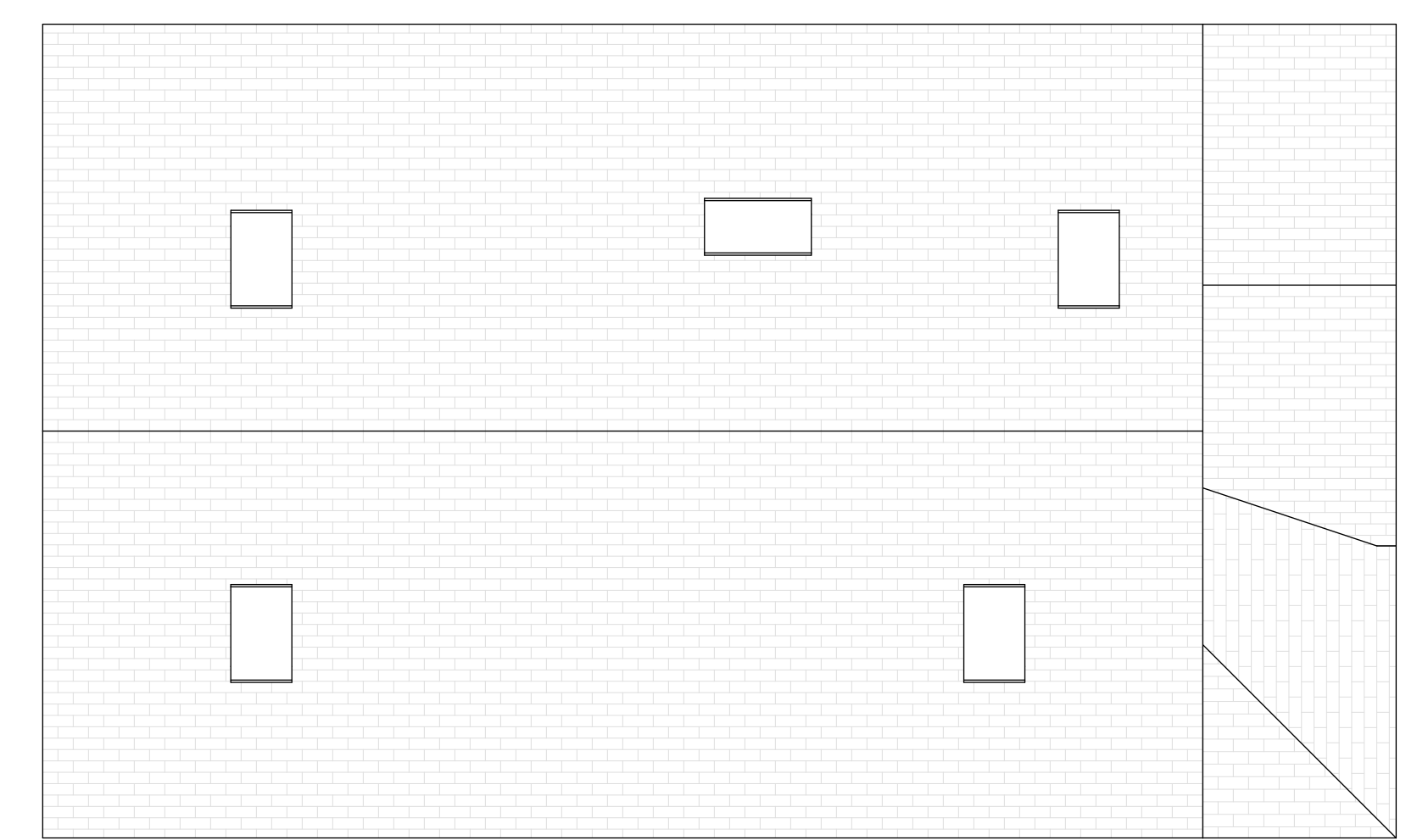
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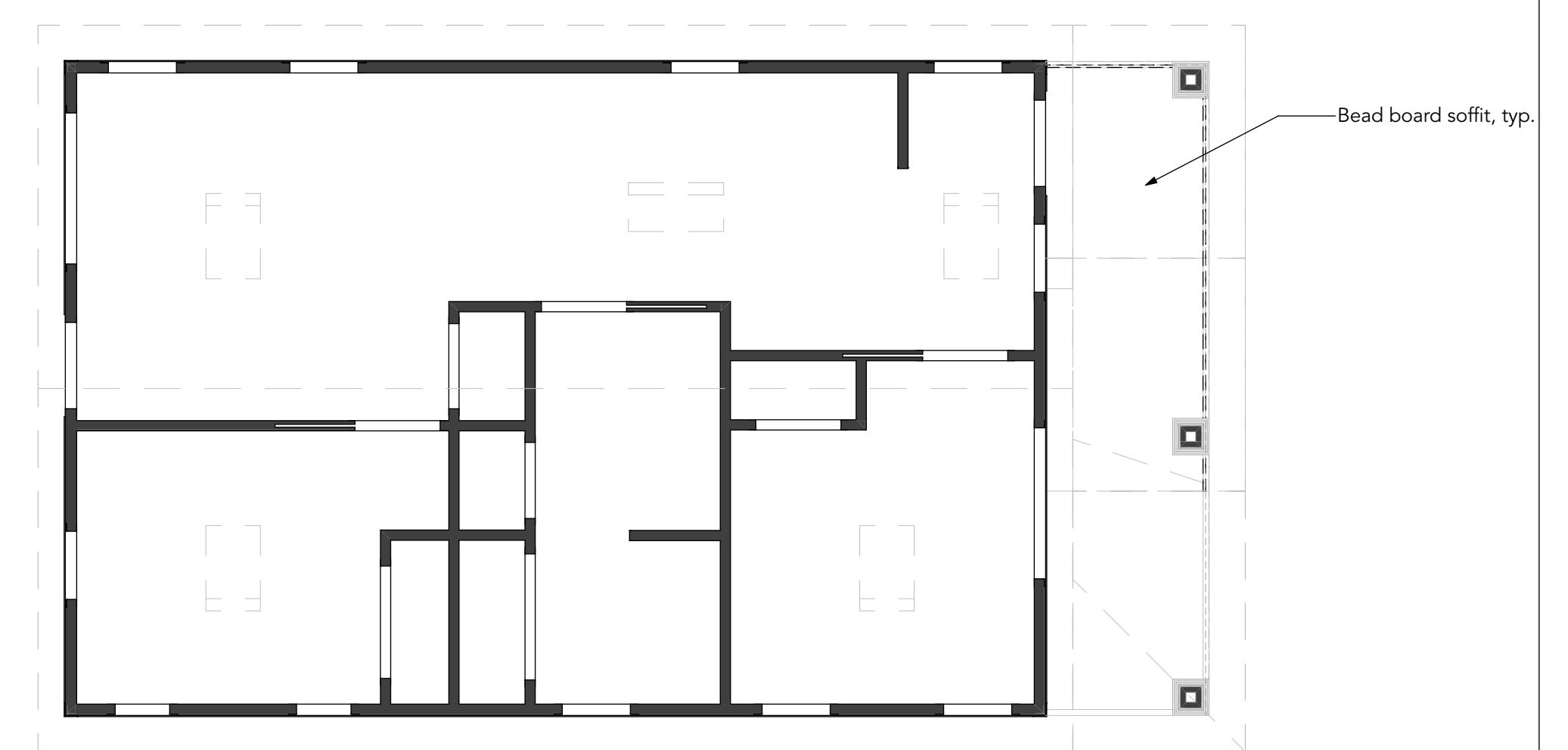
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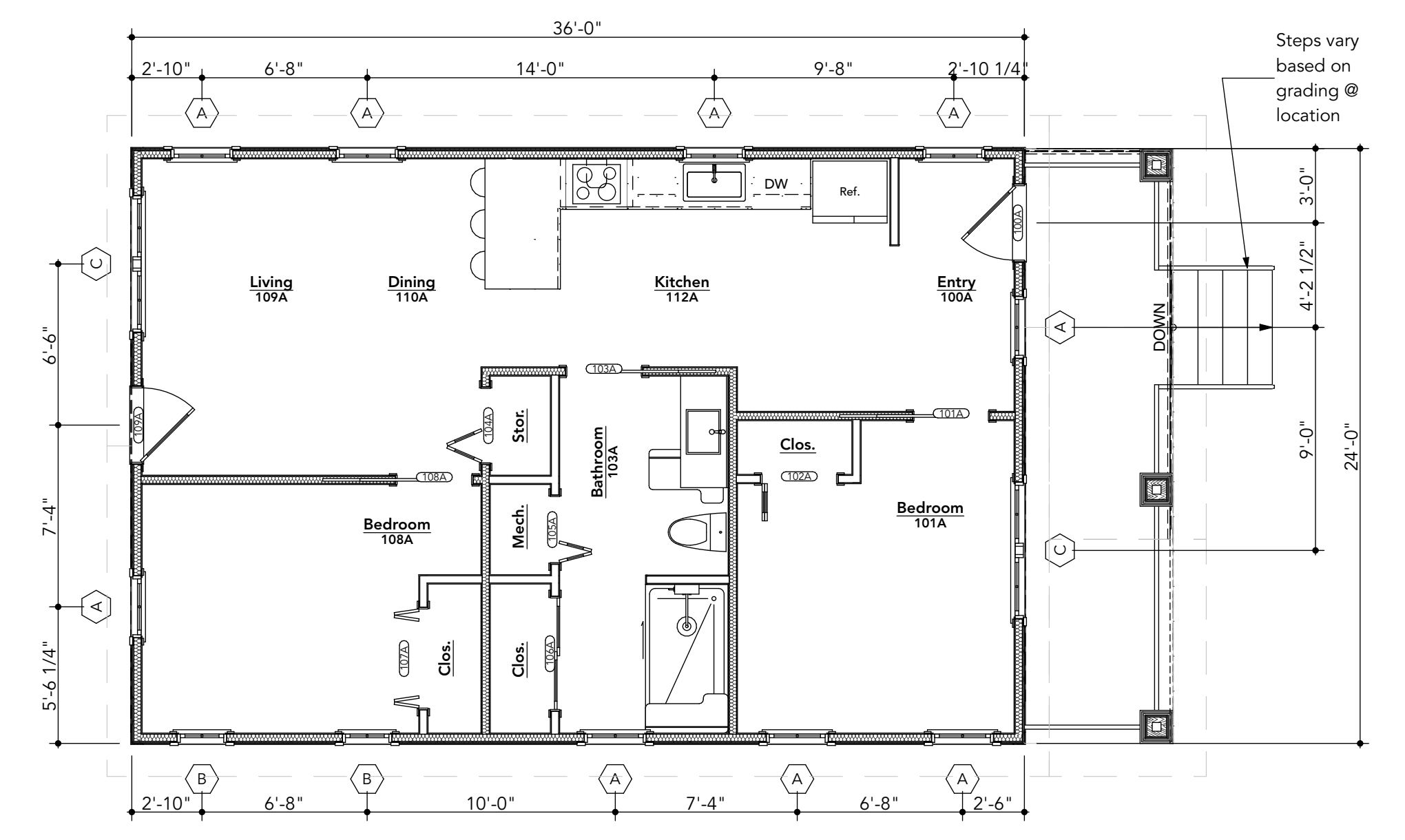
2 Front Elevation
SCALE: 3/16" = 1'-0"



7 Roof Plan
SCALE: 3/16" = 1'-0"



4 RCP - Main Level
SCALE: 3/16" = 1'-0"



1 Main Level Floor Plan
SCALE: 3/16" = 1'-0"

5/15/24 - BIMBAOUT: Intersect A227 Framework: Sever - BIMBAOUT: Basic for Archhead 2/25/24:11 Ampersee ADU Complex

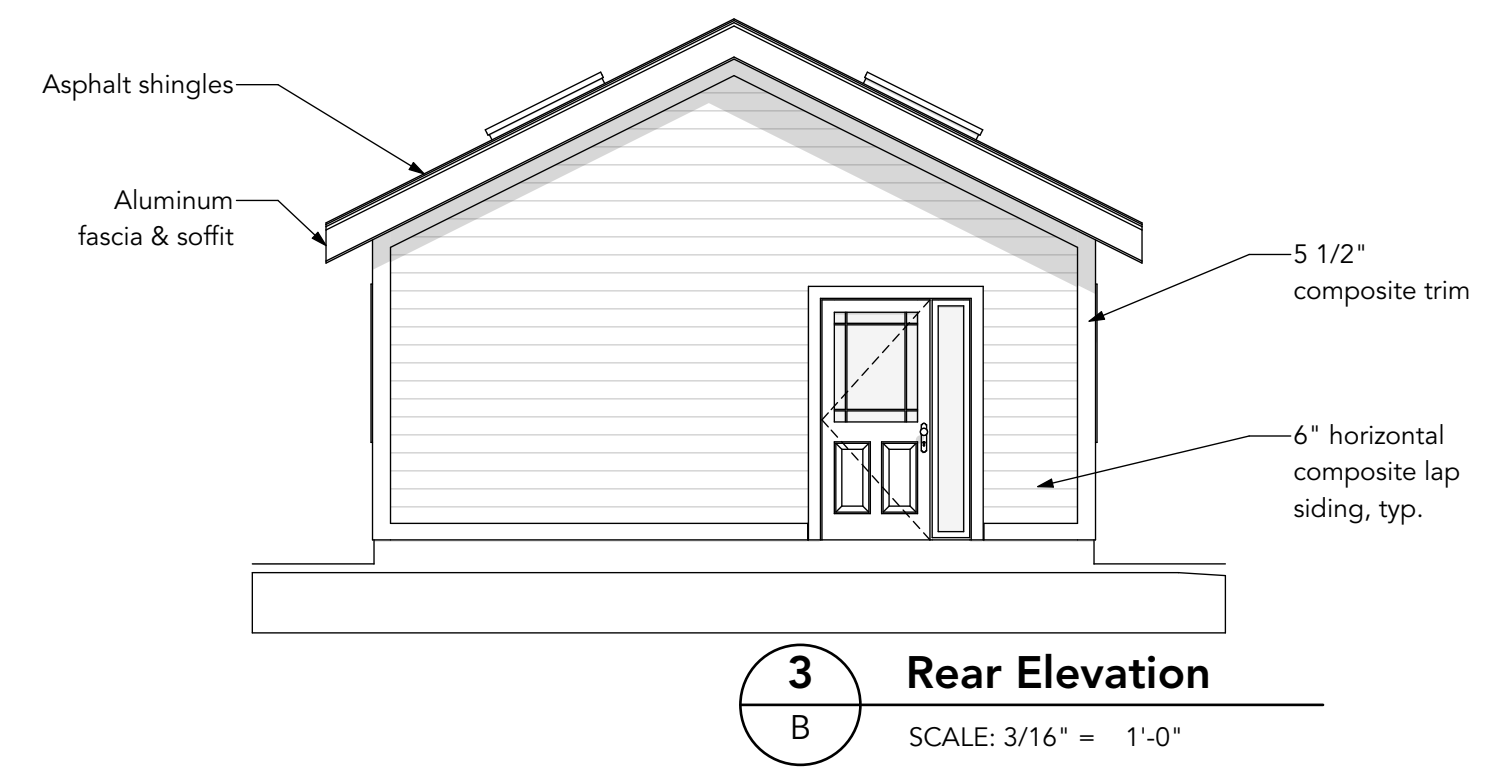
Site Plan Application 05/17/2024
ISSUE DATES
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Project Number: 22-011

1-Story ADA Ranch

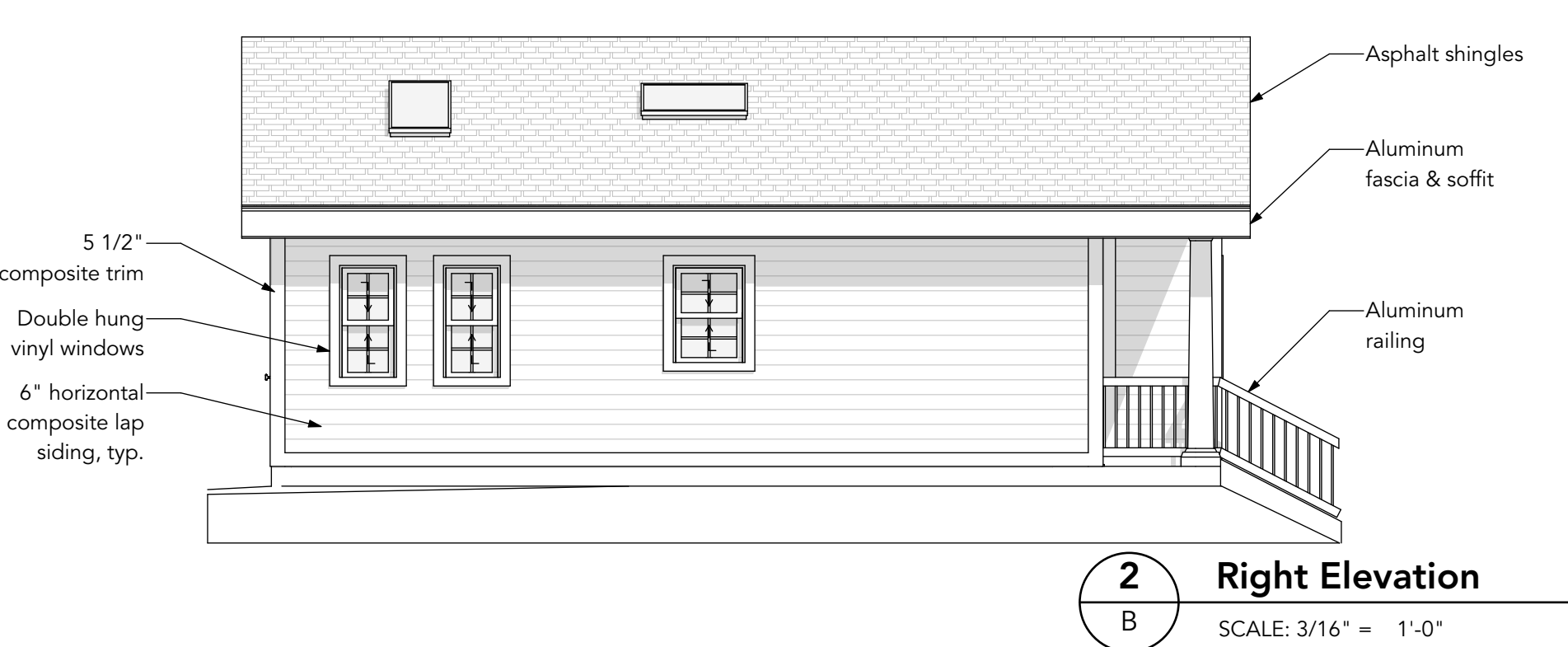
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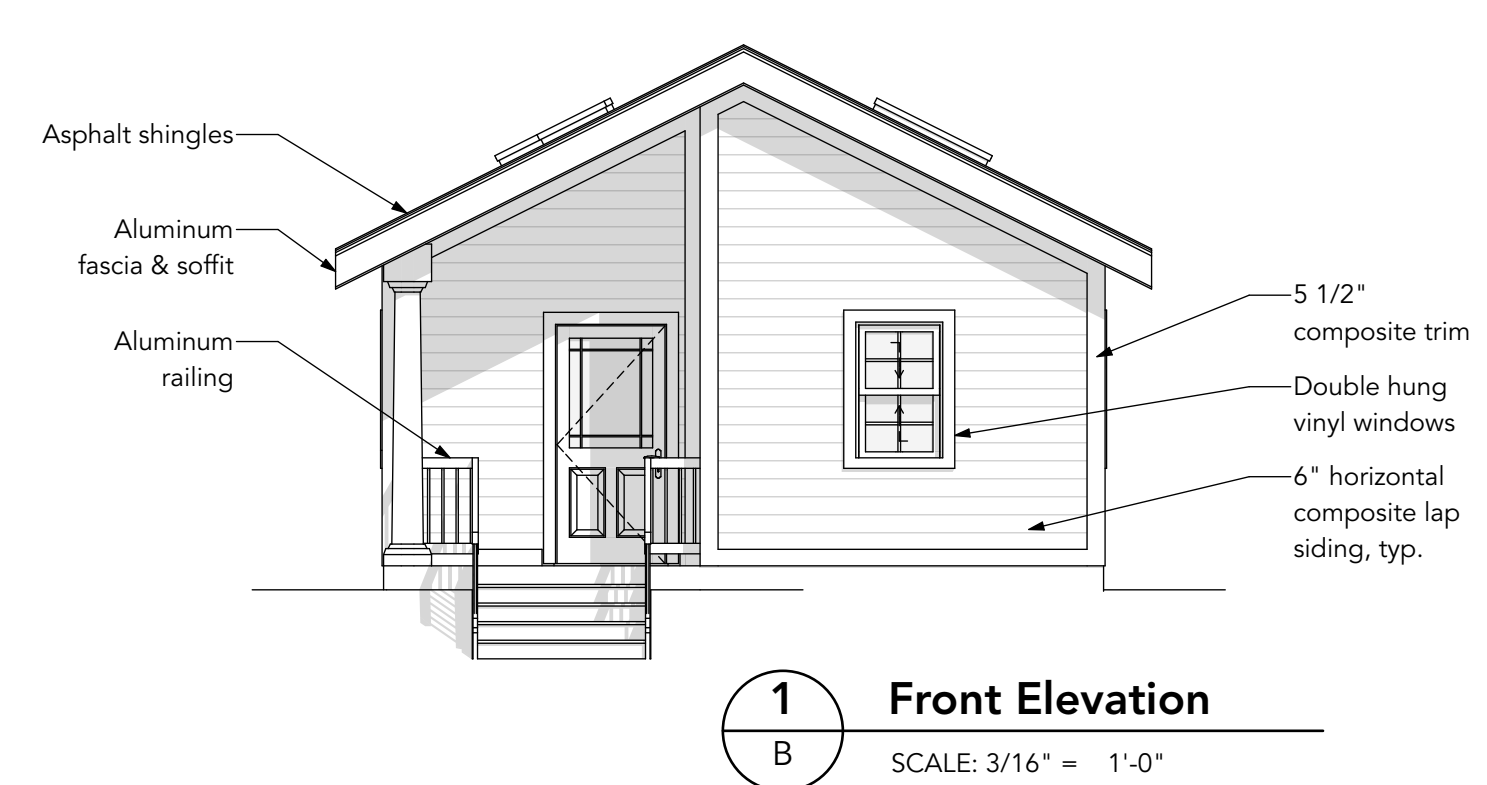
4 Left Elevation
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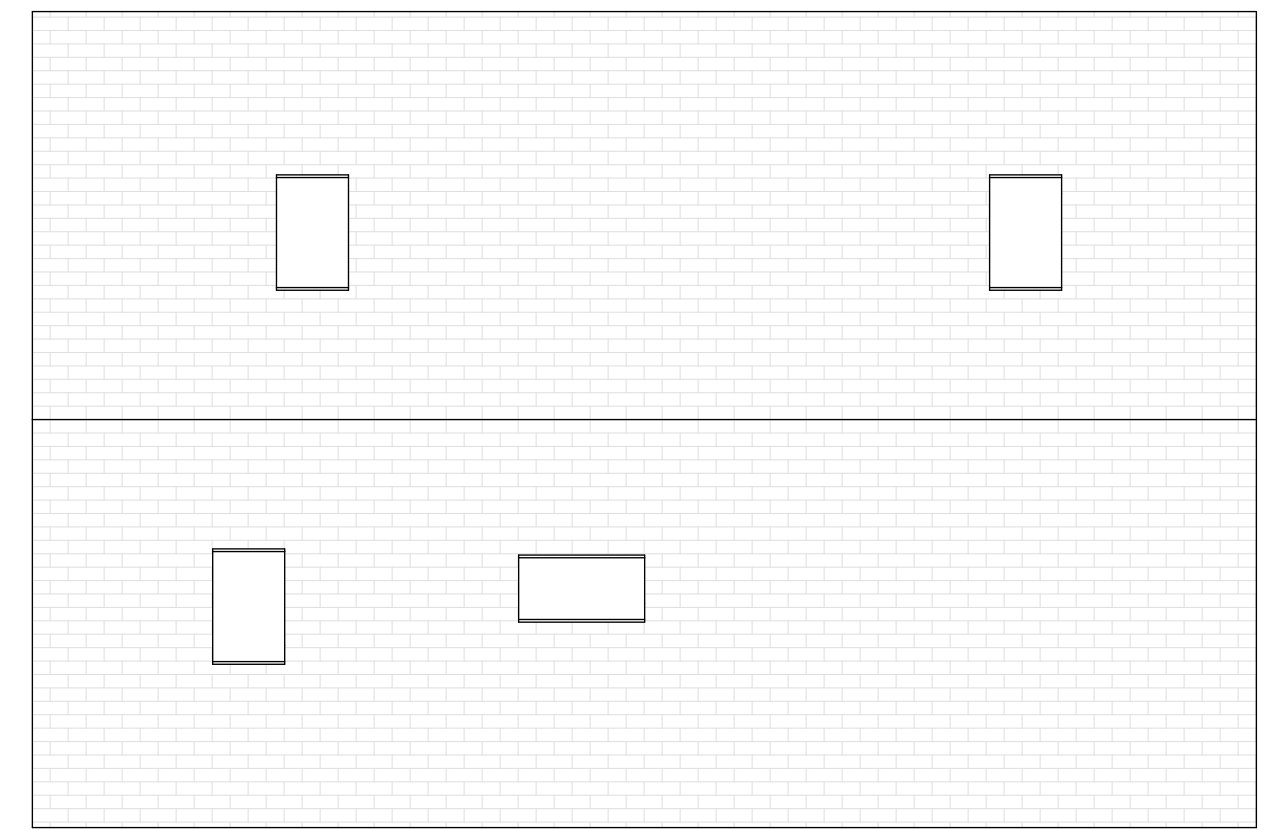
3 Rear Elevation
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2 Right Elevation
SCALE: 3/16" = 1'-0"



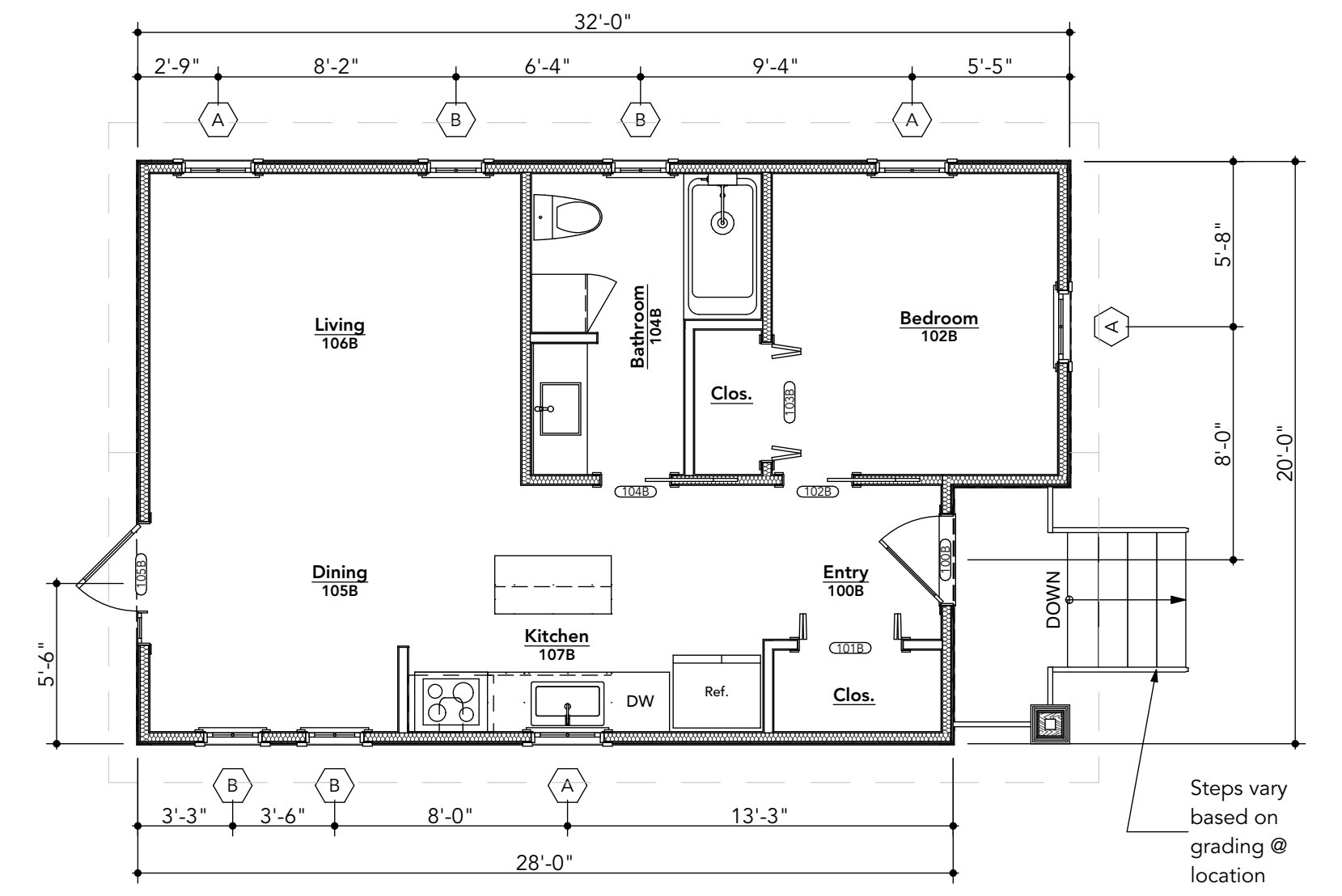
1 Front Elevation
SCALE: 3/16" = 1'-0"



5 Roof Plan
SCALE: 3/16" = 1'-0"



7 RCP - Main Level
SCALE: 3/16" = 1'-0"



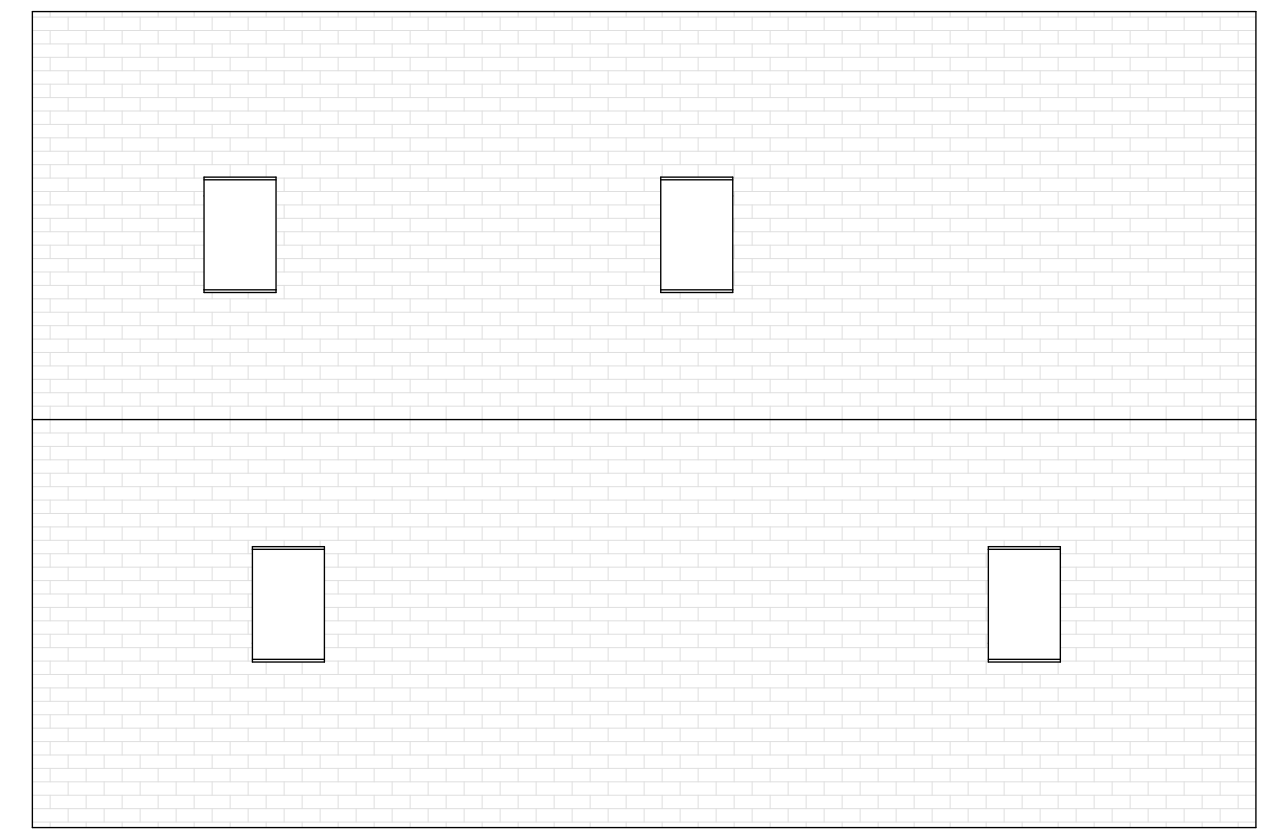
6 Main Level Floor Plan
SCALE: 3/16" = 1'-0"

5/15/24 - BIMBAUD: Intersect A227 Framework: Sever - BIMBAUD: Basic for Archhead 2/25/24: Ampersee ADU Complex

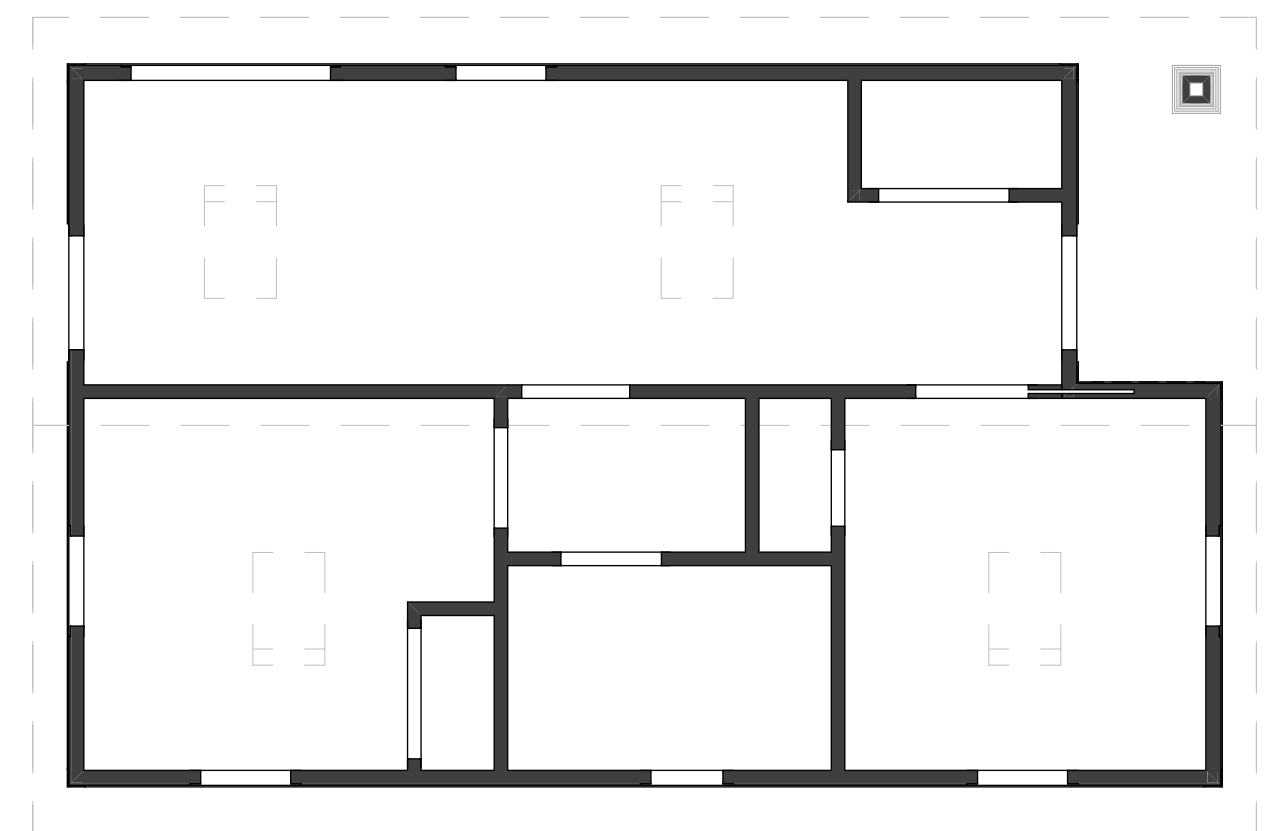
Site Plan Application 05/17/2024
ISSUE DATES
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Project Number: 22-011

1-Story Ranch A

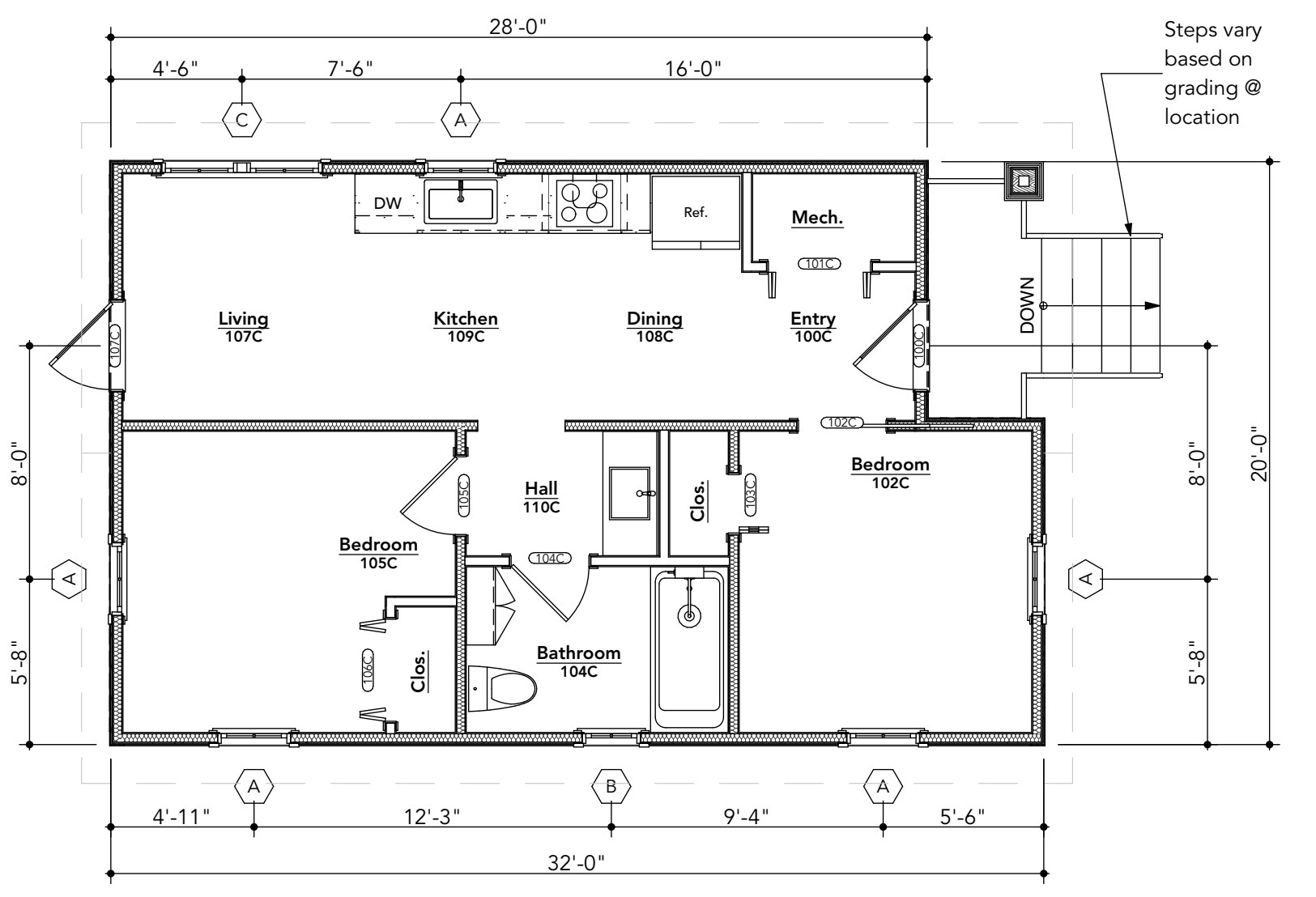
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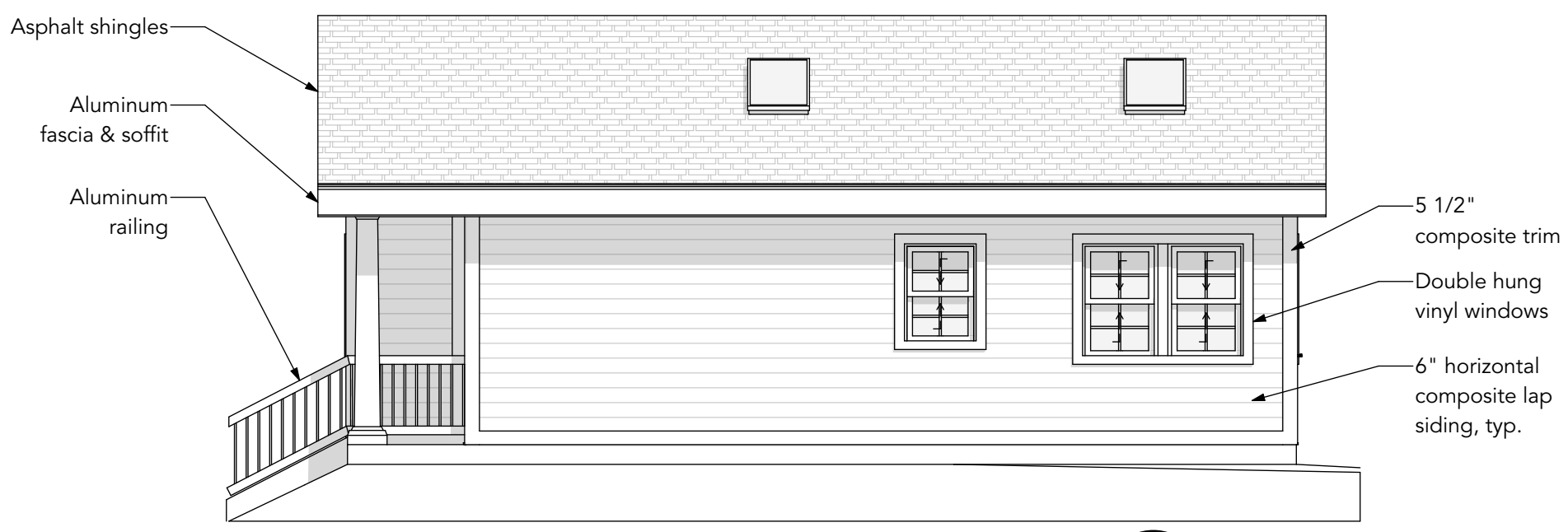
7 Roof Plan
 SCALE: 3/16" = 1'-0"



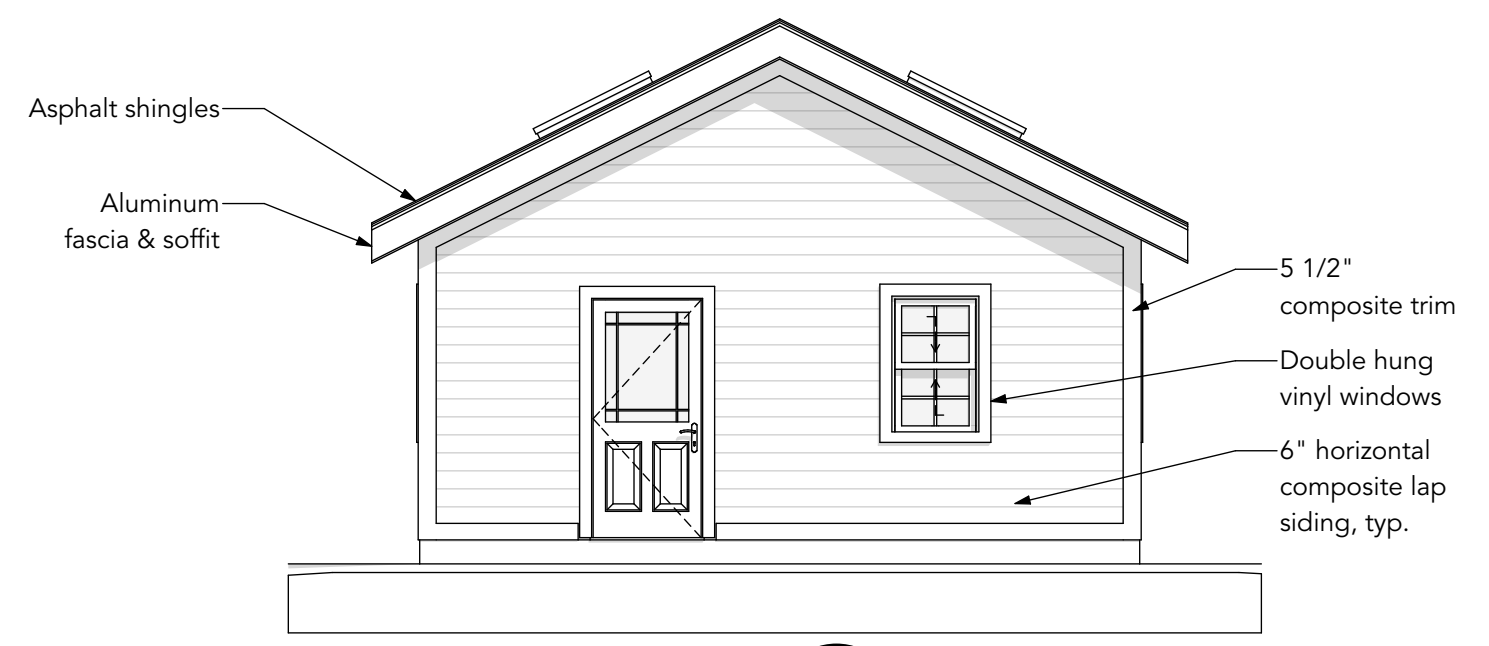
4 RCP - Main Level
 SCALE: 3/16" = 1'-0"



1 Main Level Floor Plan
 SCALE: 3/16" = 1'-0"



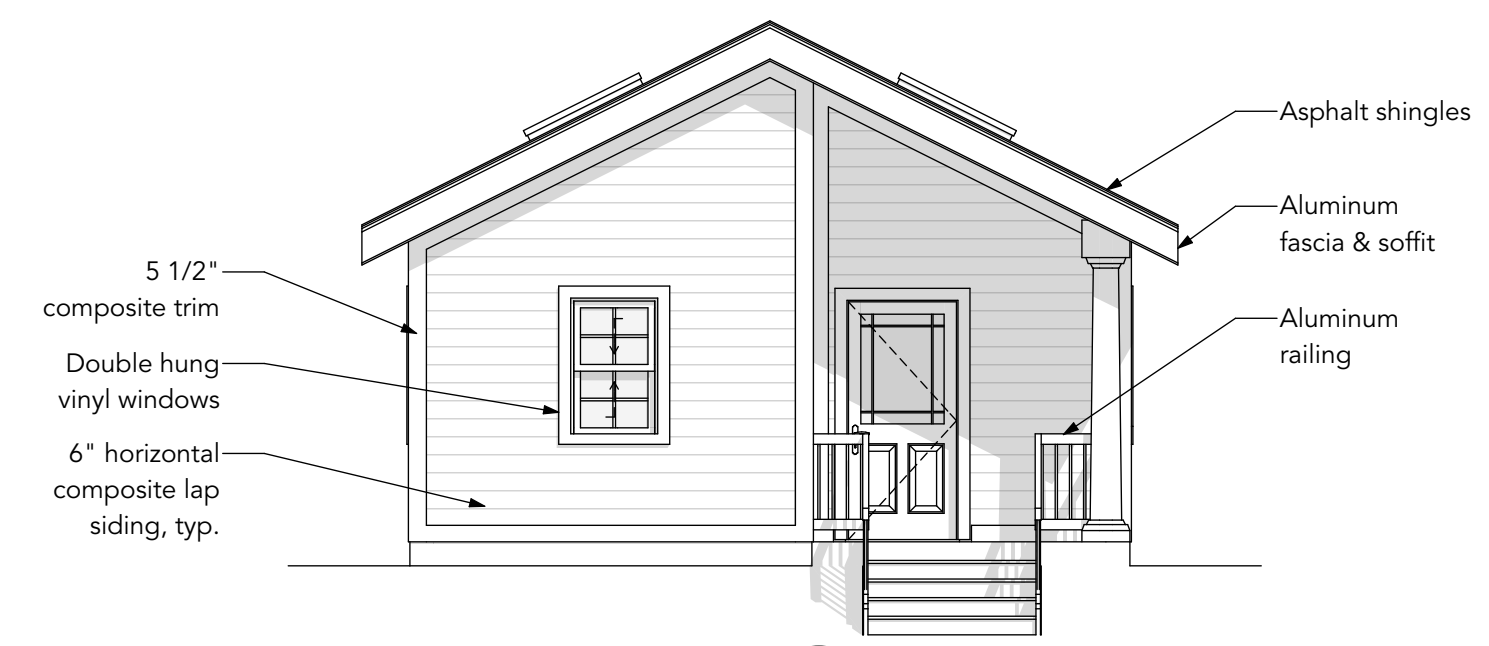
6 Left Elevation
 SCALE: 3/16" = 1'-0"



5 Rear Elevation
 SCALE: 3/16" = 1'-0"



3 Right Elevation
 SCALE: 3/16" = 1'-0"



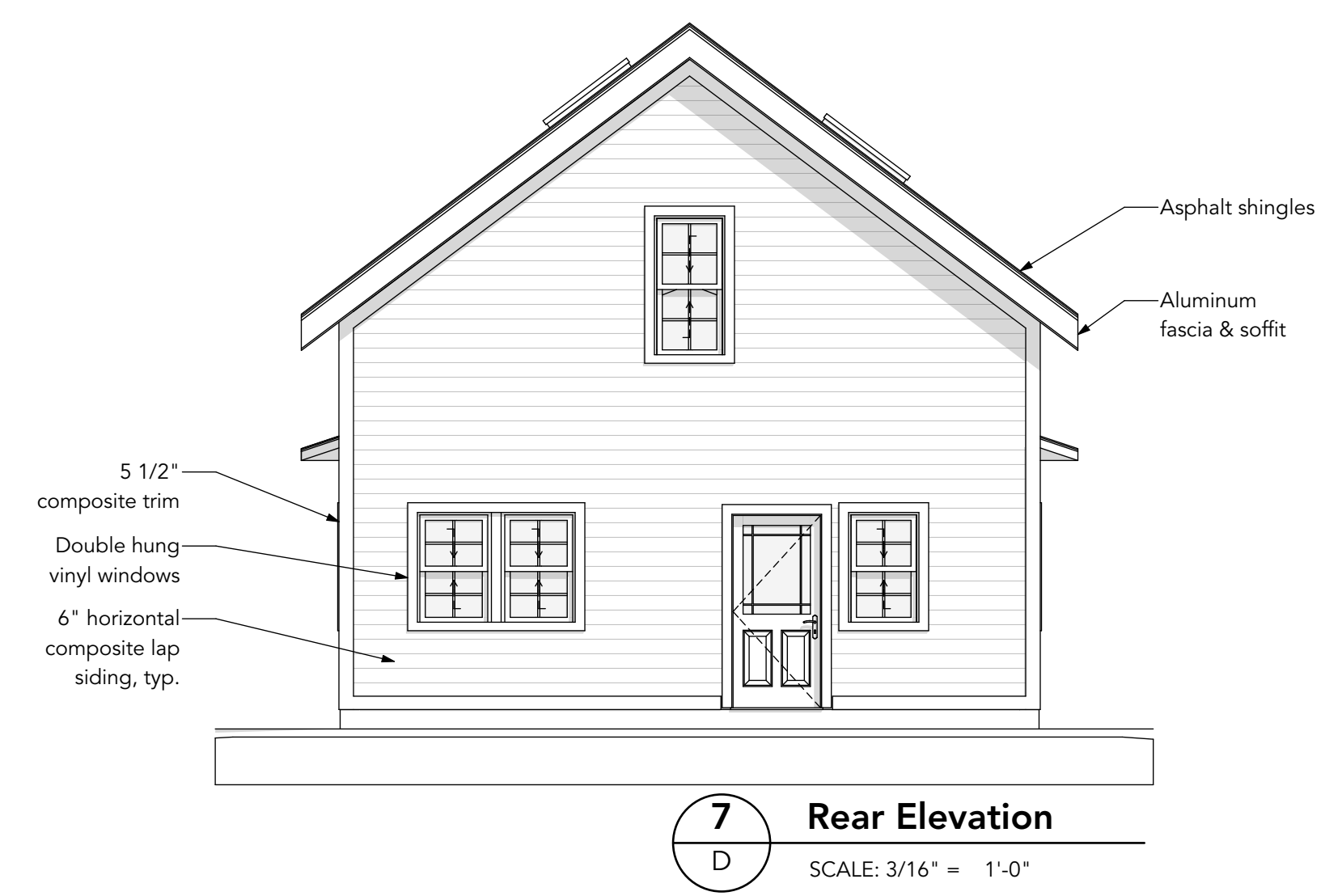
2 Front Elevation
 SCALE: 3/16" = 1'-0"

5/15/24 - BIMBAOUT: Intersect A227 Framework: Sever - BIMBAOUT: Basic for Archhead 2/25/24:11 Ampersee ADU Complex

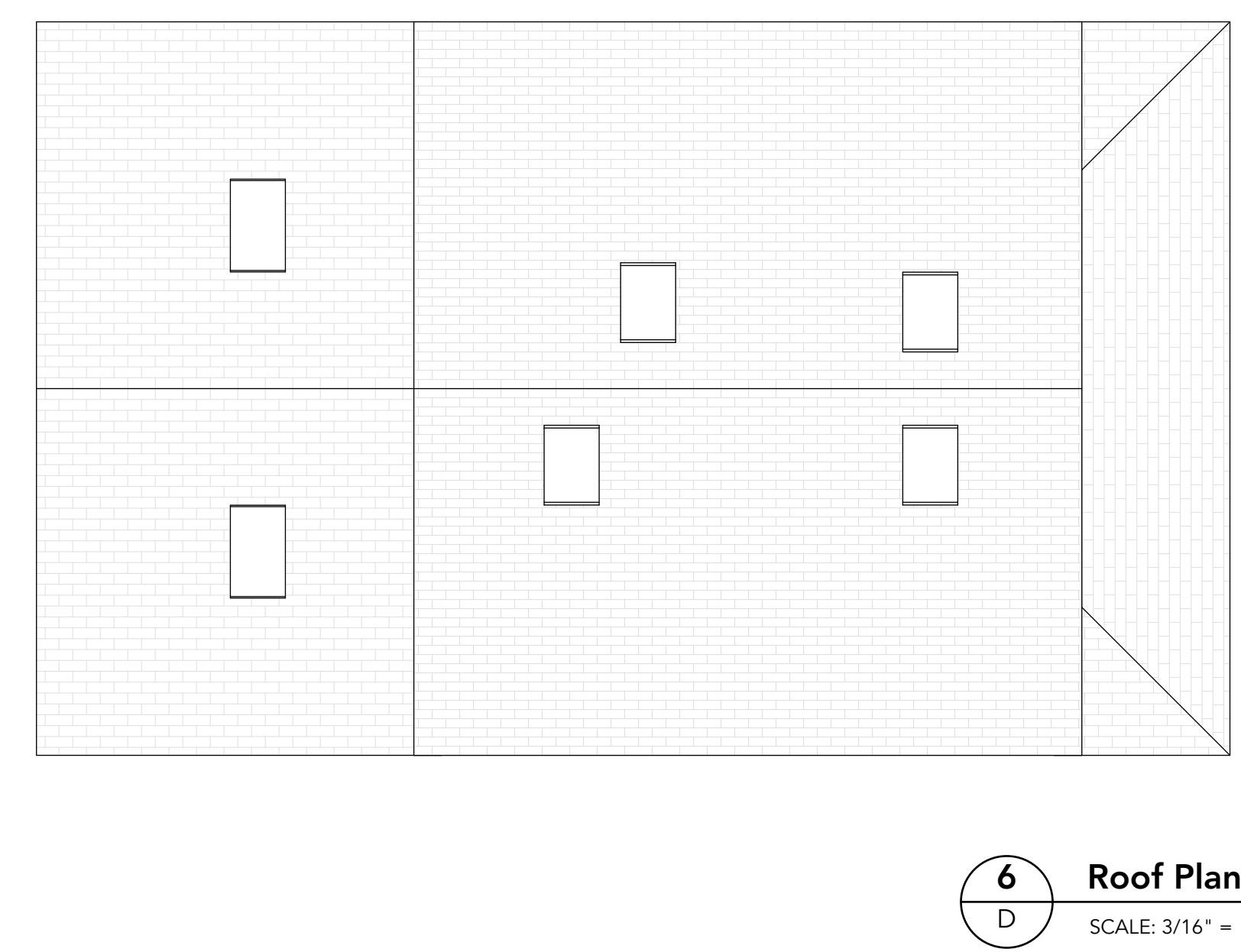
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1-Story Ranch B

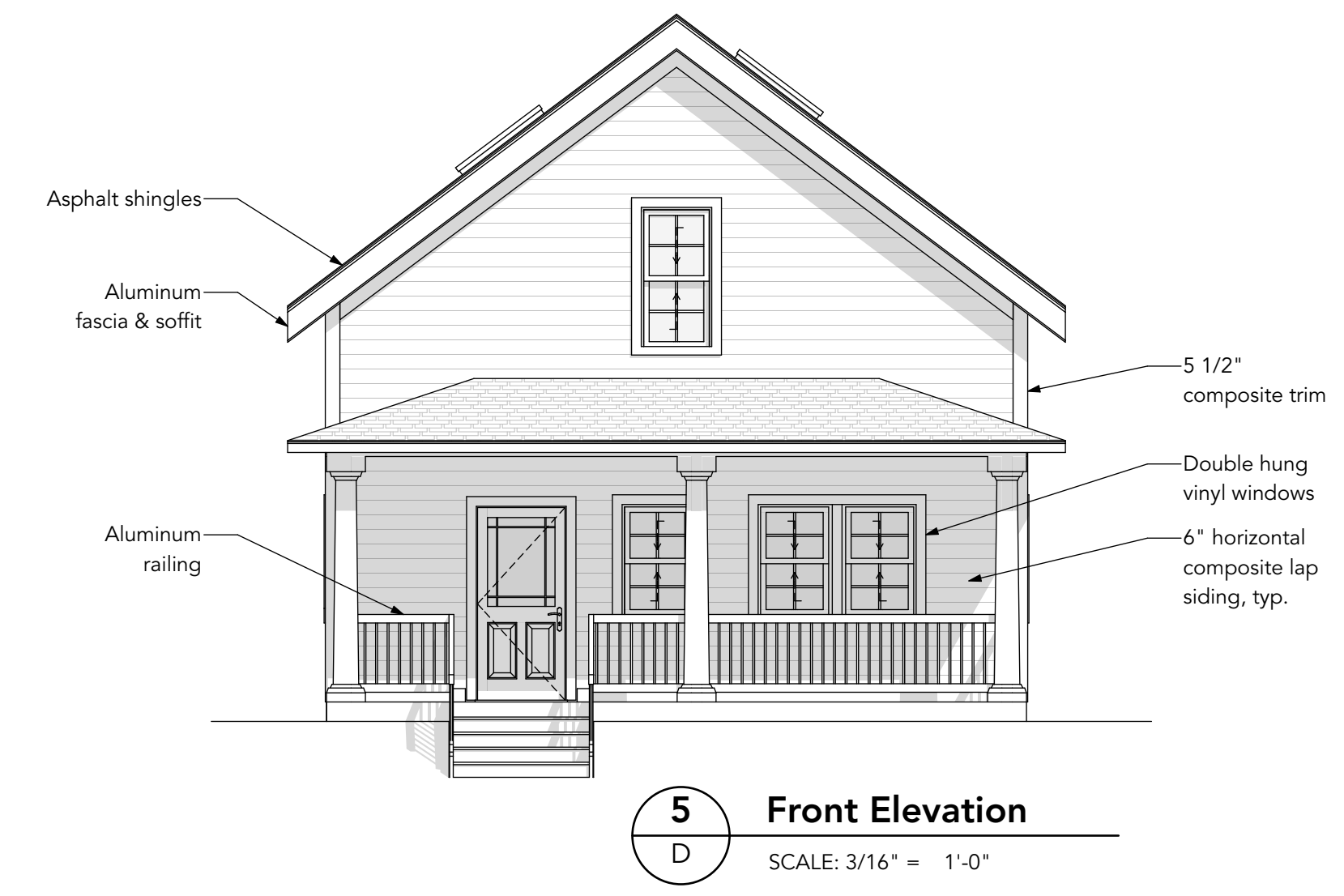
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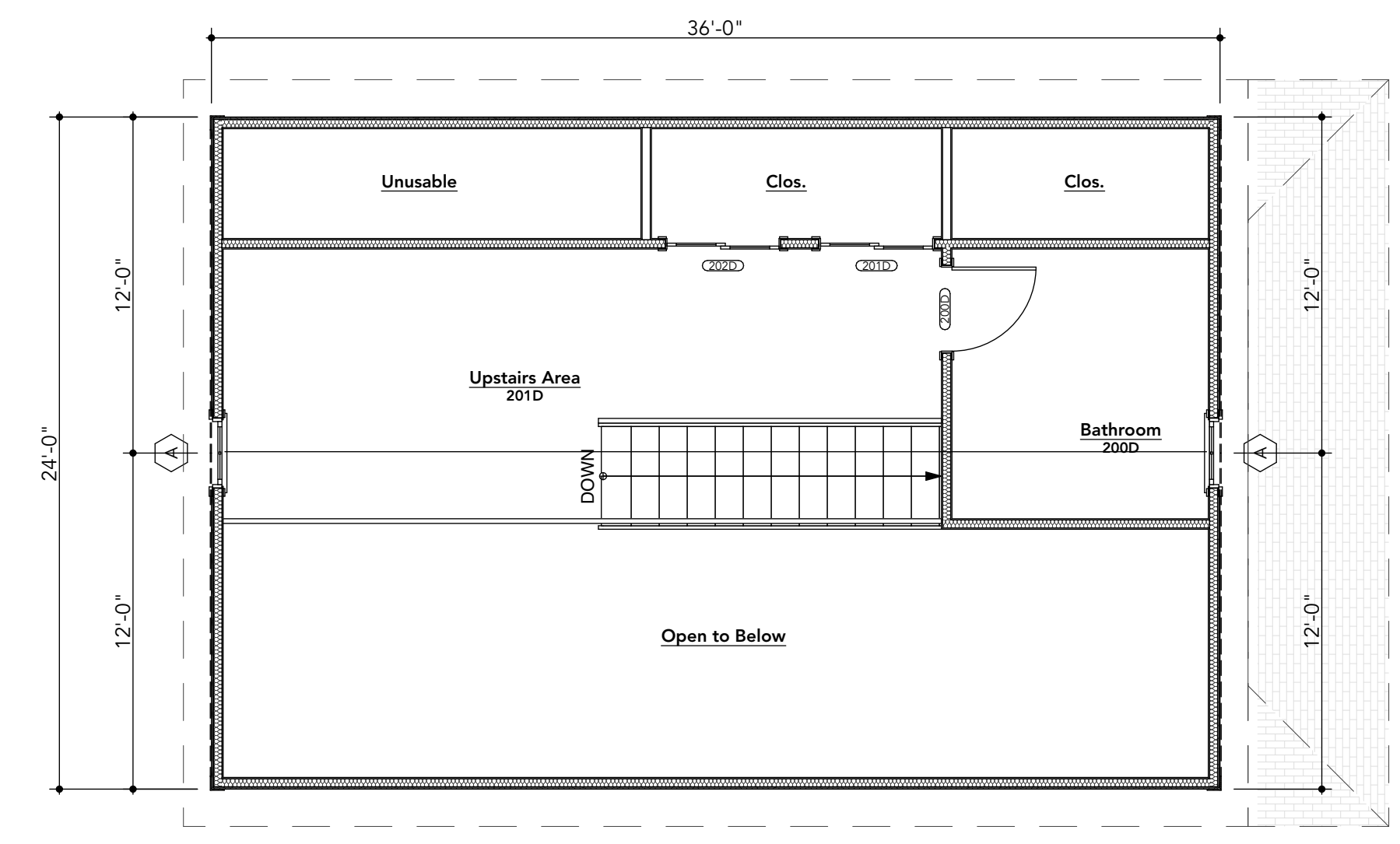
7 Rear Elevation
D SCALE: 3/16" = 1'-0"



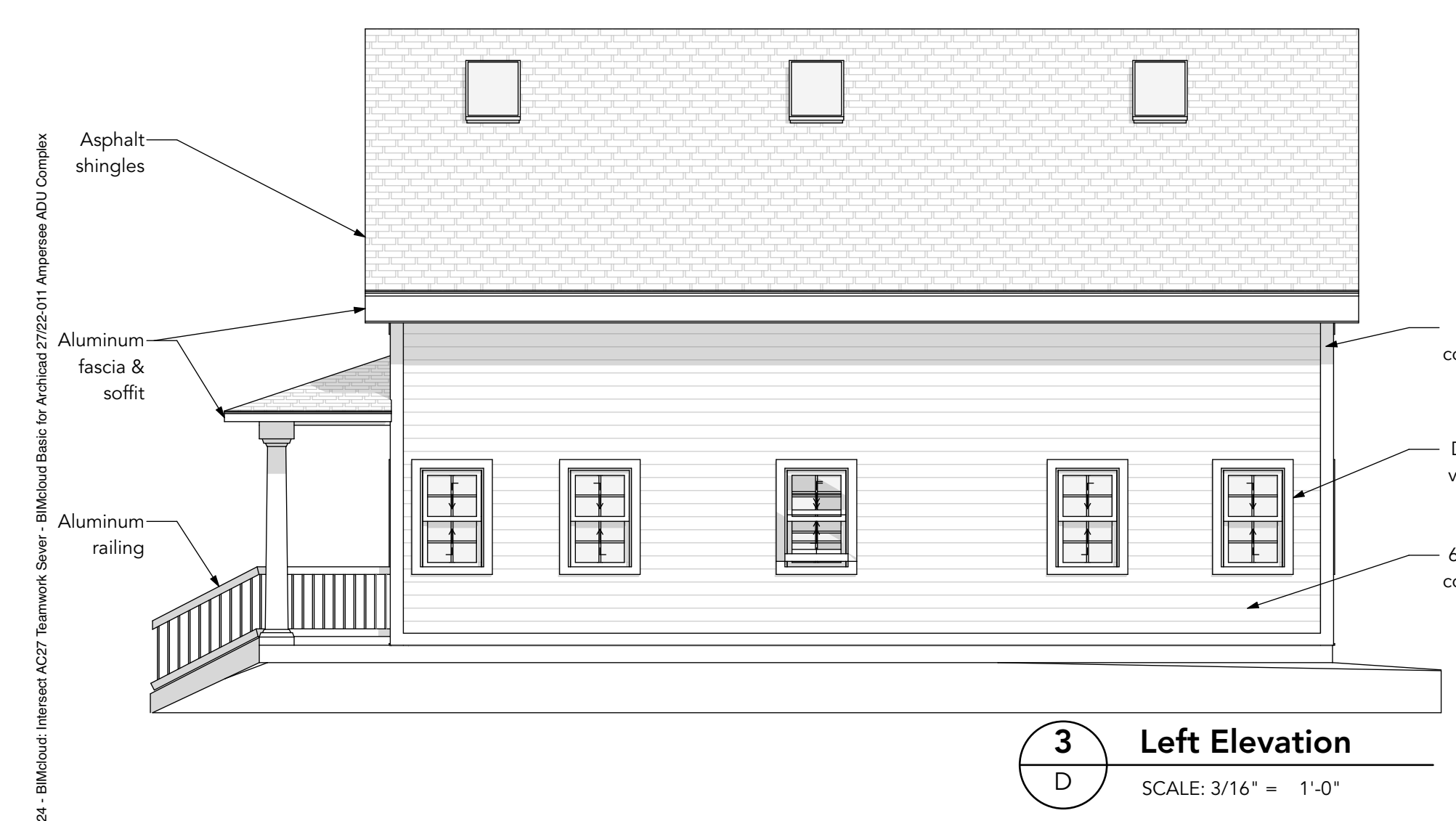
6 Roof Plan
D SCALE: 3/16" = 1'-0"



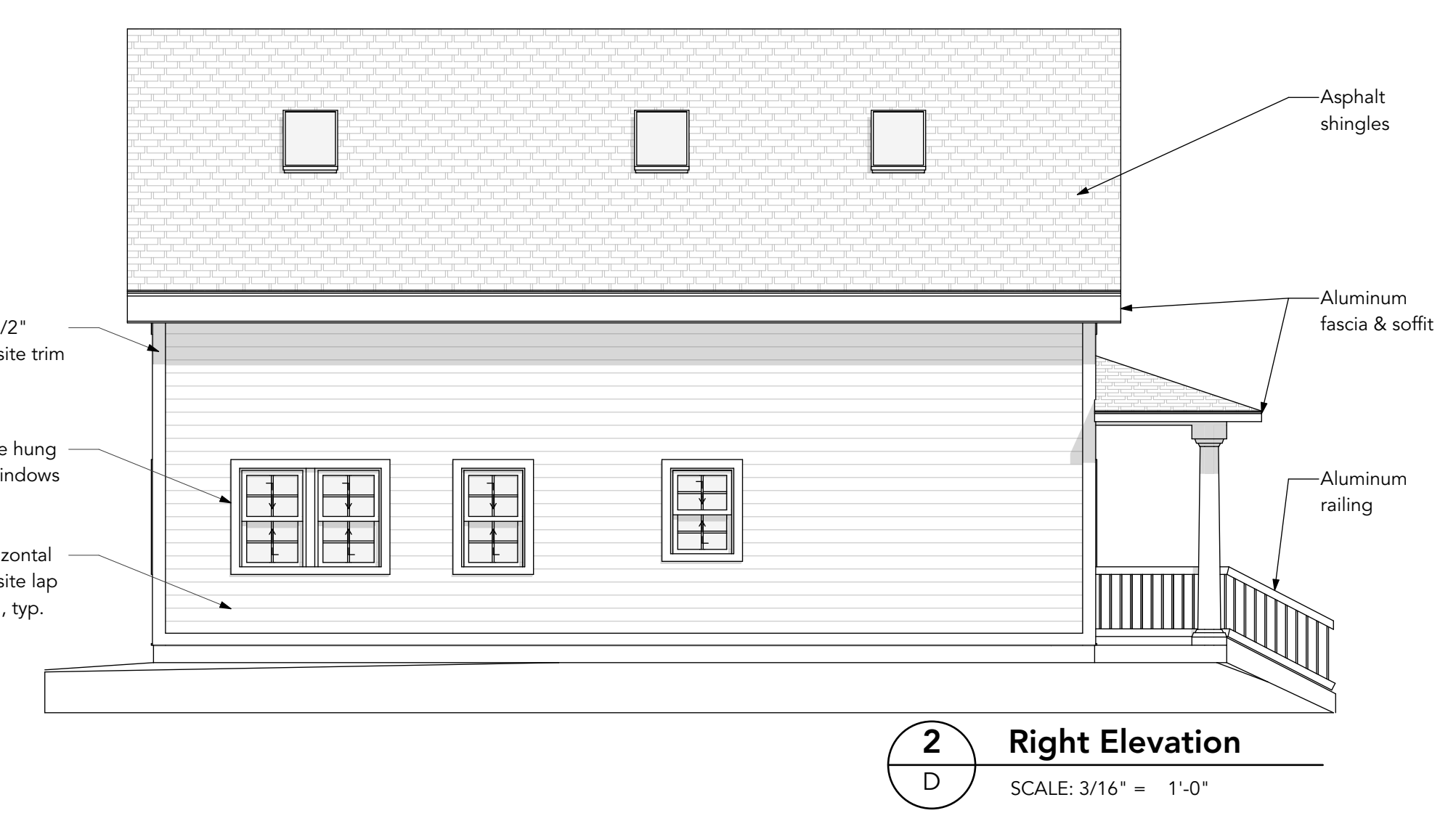
5 Front Elevation
D SCALE: 3/16" = 1'-0"



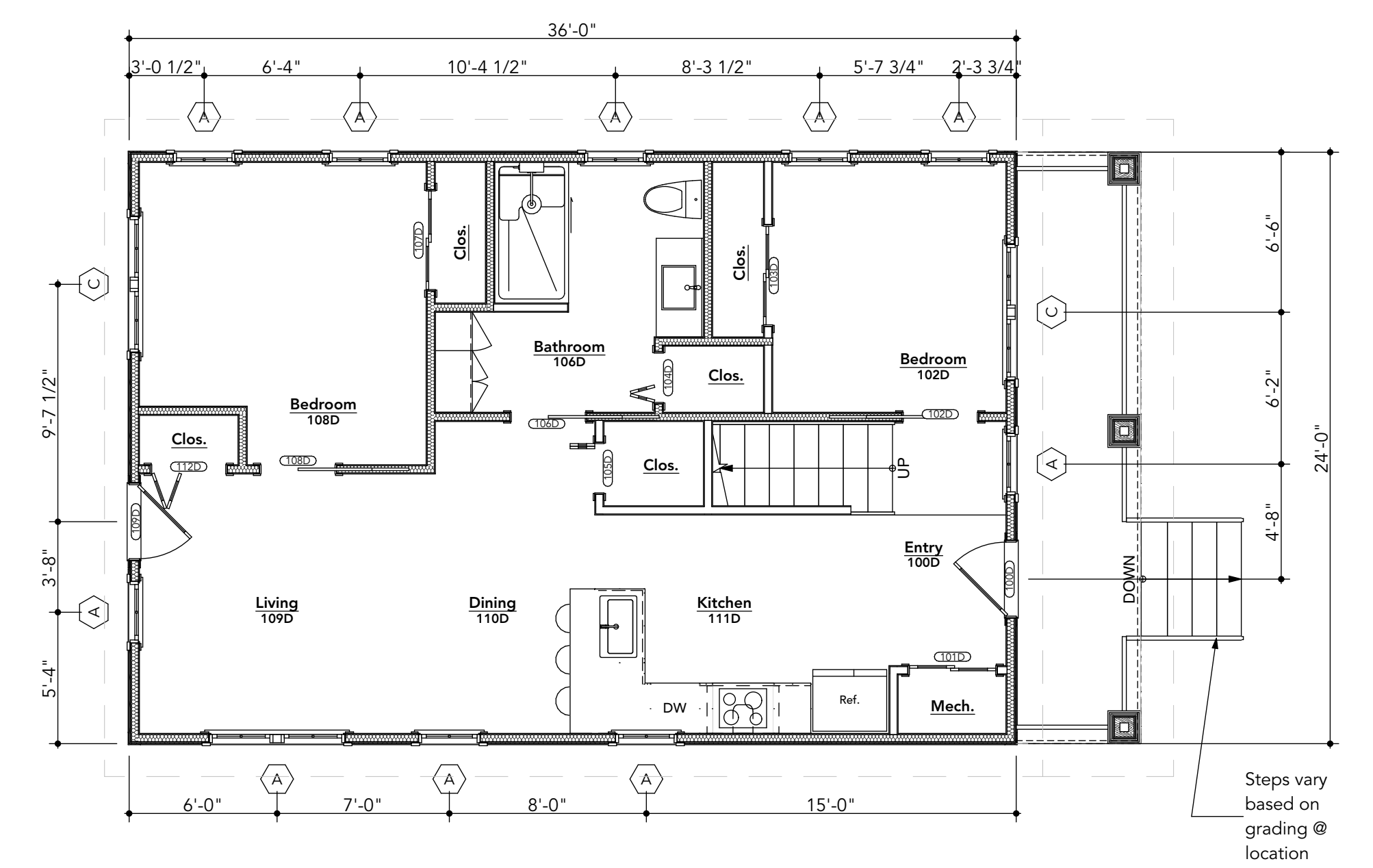
4 Upper Level Floor Plan
D SCALE: 3/16" = 1'-0"



3 Left Elevation
D SCALE: 3/16" = 1'-0"



2 Right Elevation
D SCALE: 3/16" = 1'-0"



1 Main Level Floor Plan
D SCALE: 3/16" = 1'-0"

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