

Agenda

Planning Commission

City of Kalamazoo



Thursday, January 4, 2024

7:00 PM

City Commission Chambers – 241 West South Street

A. CALL TO ORDER/ROLL CALL

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of Minutes from the Planning Commission meeting held on December 7, 2023.

D. COMMUNICATIONS AND ANNOUNCEMENTS

E. PUBLIC HEARINGS

1. PC #2024.01 - Vacate a 234-foot-long segment of unimproved public right-of-way lying between West Street (as platted) and Cooley Street (vacated) in the Downtown neighborhood.
2. PC #2024.02 - Vacate a segment of unimproved West Street (as platted) lying east of the N Westnedge Avenue right-of-way between W Kalamazoo Ave and W Water Street.
3. PC #2024.03 - A request for a Special Use Permit by Kazoo School to develop a school at 2007 Saxonia Lane.
4. PC #2024.04 - A request for a Special Use Permit at 2501 Millcork Street to develop a community service center.

F. DISCUSSION/ACTION ITEMS

G. REPORTS

1. City Planner's Report
2. Site Plan List

H. PUBLIC COMMENTS

I. CITY COMMISSION LIASON COMMENTS

J. PLANNING COMMISSIONER COMMENTS

K. ADJOURNMENT

City of Kalamazoo
PLANNING COMMISSION
Meeting Minutes
December 7, 2023
DRAFT

Members Present: Brian Pittelko; David Burgess; Christine Dascenzo; Gregory Milliken, Chair; Jennifer Swan; Mitchell Curtiss

Members Excused: Shardae Chambers; Michael Harrison; James Pitts

City Staff: Christina Anderson, City Planner; Bobby Durkee, Assistant City Planner; Beth Cheeseman, Executive Administrative Assistant; Charlie Bear, Assistant City Attorney

A. CALL TO ORDER/ROLL CALL

Commissioner Milliken called the meeting to order at 7:00 p.m.

Planner Durkee proceeded with roll call and determined there was a quorum.

B. ADOPTION OF FORMAL AGENDA

Commissioner Milliken announced that a rezoning case for Stadium Drive had been postponed until at least March per the applicant's request.

Commissioner Swan, seconded by Commissioner Pittelko, moved approval of the December 7, 2023 Planning Commission agenda as presented. With a voice vote, the motion carried unanimously.

C. APPROVAL OF MINUTES

Commissioner Dascenzo, seconded by Commissioner Swan, moved approval of the October 9, 2023 minutes as presented. With a voice vote, the motion carried unanimously.

D. COMMUNICATIONS AND ANNOUNCEMENTS

None.

E. PUBLIC HEARINGS

None.

F. DISCUSSION/ACTION ITEMS

1. PC #2023.08: 2024 Capital Improvement Plan - Request by Community Planning and Economic Development Department to review the 2024 Capital Improvement Plan (CIP).

Mr. James Baker, Public Services Director, came forward to present the Capital Improvement Plan. He shared that the CIP focuses on three broad areas: General Fund, Major and Local Streets Funds, Water and Wastewater Funds. He said the plans focus on supporting the business units of the City, Good Governance work, and Complete Streets work. Director Baker showed a chart breaking down the \$80 million. He shared that the CIP is down approximately \$20 million from last year. Reductions were mostly made in the major street fund and the water fund.

Director Baker highlighted some specific projects.

General Fund

- Continued work at the Farmers Market
- Work at Milham Park and Verburg park
- Eden software replacement
- Crosstown facilities – courts/departments moving out/in
- Safety equipment for Public Safety

2024 Major/local streets projects

- Michikal and Kalamazoo two-way conversion
- Cork Street, Westnedge Ave, Whites Road, Inkster Bridge, Ransom Street, Howard Street
- Sidewalk improvements for Safe Routes to School

Wastewater

- Tertiary process upgrade
- Interceptor upgrades
- sewer lining
- manhole replacements
- odor improvements.

Water

- Corrosion control project
- Lead service line replacement
 - EPA is looking to increase rules and regulations governing lead. Updated legislation could impact City schedules.
- Stations will be implementing PFAS treatment in 2025.

Commissioner Curtiss asked for clarification if the items/projects listed were one time or less frequent expenses that were separate from the City budget. Director Baker explained that was the intention, however, some of the expenses were for multiple year projects.

Commissioner Curtiss asked what the mention of heavy equipment entailed. Director Baker said that it was for streets. This would cover things like dump trucks, snowplows, street sweepers, front end loaders

– big machines not funded by the Water Department. He explained that Water and Wastewater have heavy equipment line item budgets, and they buy their own.

Commissioner Milliken explained that the Planning Commission is required by State law to review the CIP and see if it matches the Master Plan. The Planning Commission gives a recommendation to the City Commission based on their review.

Commissioner Pittelko, seconded by Commissioner Swan, made a motion to recommend approval of the Capital Improvement Plan (CIP) to the City Commission.

Commissioner Pittelko said he appreciated the Complete Streets work they noted as it is a large part of the Master Plan. He also mentioned appreciation of the environmental work planned: lead replacement, improvements to the wastewater plant, PFAS, and odor control.

Commissioner Dascenzo added that there was a good distribution of improvements around the City. She was excited about the work planned for 2024.

Commissioner Curtiss shared that multiple City expenditures mentioned in the CIP pertain to his work in everyday life. He asked if he should excuse himself from the vote. Commissioner Milliken did not feel it was a conflict of interest. Commissioner Curtiss was not approving an expenditure – only giving a recommendation after weighing it against the Master Plan.

Attorney Bear agreed with Commissioner Milliken. Even though Commissioner Curtiss may work in the field with certain projects, they were not reviewing a specific project nor dealing with a situation that could lead to compensation for him or his employer. Attorney Bear thought that disclosure of a potential conflict was a good thing for transparency, but he found no conflict of interest in this instance.

Commissioner Burgess asked if there had been a conflict of interest, if that should that have been brought up before discussion. Attorney Bear said that ideally it should have been brought up before the meeting and/or before discussion. He shared that he is available at meetings or ahead of time to check in on these issues. If there was a conflict, they would ask the Commissioner to recuse themselves.

A roll call vote was taken, and the motion passed unanimously.

2. 2024 Meeting Schedule.

Commissioner Milliken asked if there were any immediate concerns with the schedule. No concerns were voiced.

Commissioner Burgess, seconded by Commissioner Swan, moved to approve the 2024 meeting schedule of the Planning Commission.

A voice vote was taken, and the motion passed unanimously.

G. REPORTS:

1. City Planner's Report

Planner Durkee reported that he started working on an amendment to Chapter 8 (Administration) of the zoning ordinance. He doesn't expect significant changes. Planner Durkee also shared that Mr. Justin Gish, Sustainability Planner, has been doing research on lighting and is working with him on the Lighting Ordinance (Chapter 6).

Planner Anderson shared that guest speaker, Ryan Kilpatrick from Housing Next, gave a presentation to City Commissioners at the last COW meeting. He spent the day with staff working through conversations on housing: incentives and programs, and how the zoning code could support housing. Planner Anderson shared that the meeting was recorded, and she encouraged them to watch it on the City's YouTube channel.

Planner Anderson announced that they will be starting the residential code update. Staff have been doing research and they plan to kick off the process sometime this winter.

Planner Anderson informed the Commissioners that she and Sharilyn Parsons would be giving a Housing Matters presentation during a Zoom meeting the next week. Topics would include potential zoning updates, pre-approved plans, and HUD, HOME, Community Block Grant programs. She offered to pass along the Zoom information to any Commissioner interested.

2. Annual Report to the Planning Commission for 2022

Planner Durkee said that they missed bringing this report forward due to shifting roles with staff earlier in the year. Commissioner Dascenzo asked if he could give any highlights. Planner Durkee said there had been significant progress on some projects - Zoetis, 530 S. Rose, KRESA School, 21 cell antenna colocations. He shared that 1802 E. Main would be wrapping up soon. The Public Participation Plan was approved and there was a presentation of the Sustainability Plan.

3. 2023 Site Plan List

No questions voiced.

H. PUBLIC COMMENTS:

In-person comments:

Ms. Tammy Hibner came forward and voiced concern regarding the potential of a car wash going in on the corner of Drake and Stadium. She mentioned that the applicant had not yet had a public meeting. She felt there was no way he could build up the property enough so that it wouldn't pollute Asylum Lake.

Ms. Hibner noted that there are multiple car washes in the area (and the applicant has three of them). She suggested the City offer him a tax abatement to donate the property to them. Ms. Hibner also brought up concerns regarding pollution and Graphics Packaging. She asked the Planning Commission to focus on health, welfare, cleanliness, and lack of pollution.

Call-in Comments:

Due to technical difficulties of connecting the caller, Commissioner Milliken suggested City Commissioner Praedel give his report while staff trouble-shoot the situation.

The caller thanked them for their diligence in trouble-shooting the call issue. He thanked the board for their perseverance in pushing through some of the downtown projects – like the new entertainment venue. The caller stated that the downtown looks good, and they are doing a wonderful job. He thanked them for their hard work.

I. CITY COMMISSION LIAISON COMMENTS

Commissioner Praedel wished everyone a Happy Hannukah for those who celebrate. He noted that there was a nightly menorah lighting in Bronson Park. Commissioner Praedel stated they had the official swearing in of the 55th City Commission. He said they welcomed new City Commissioner, Alonzo Wilson, and that Commissioner Hess was the new Vice Mayor. Commissioner Praedel said the proposed budget was \$288 million. People can check it out at Kalamazoocity.org/budget. The Public Hearing for the budget is scheduled for January 2, 2024 with action to be taken on January 22, 2024. He informed them that the Commission had a budget work session scheduled the next Monday. Commissioner Praedel wished them all a happy holiday.

J. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

None.

K. ADJOURNMENT

Commissioner Milliken adjourned the meeting at 7:44 pm.



Planning Commission Staff Report

City of Kalamazoo

Date: **1/4/2024**

Item: **E.1.**

TO: City of Kalamazoo Planning Commission

FROM: Reviewed by: Christina Anderson, AICP, City Planner
Prepared by: Bobby Durkee, AICP, Assistant City Planner

DATE: January 4, 2024

SUBJECT: PC #2024.01 - Vacate a 234-foot-long segment of unimproved public right-of-way lying between West Street (as platted) and Cooley Street (vacated) in the Downtown neighborhood.

BACKGROUND:

The right-of-way is part of the Alley in Block 1 of a plat title The Original Plat of the Town of Kalamazoo laid out in 1844. This segment of platted public alley right-of-way is now located about where Arcadia Creek runs today, between N Westnedge Ave and Cooley Streets. The Kalamazoo DDA holds title to the majority of this stretch of the creek, minus a northern narrow strip of the alley which is owned by the applicant, CD Arena, LLC. A title search and search of City records did not locate a record of vacating this former alleyway though it is the location of the day-lighted Arcadia Creek. The lack of records plus that the area in question is owned by two entities and the right-of-way is not used as public alley, CD Arena, LLC, out of an abundance of caution, is seeking to vacate the platted alley through the City street vacation process. The street vacation policy includes the ability to request a vacation of an unimproved right-of-way. An unimproved right-of-way is a stretch of right-of-way never developed or a portion of an old right-of-way with unclear title and within land already held within a property.

There is an easement for the Kalamazoo River Valley Trail (KRVT) along the northern portion of this right-of-way. This action will not impact the easement for the trail or any other existing easements in this area. If approved, the City would provide a quit claim deed for the portions of the former alleyway within the current parcels already owned by CD Arena, LLC and the DDA with no change in property line locations. The existing storm drain, non-motorized path, and any other easement would not be impacted by this street vacation.

STRATEGIC VISION ALIGNMENT:

Strategic Goal Impact:

Economic Vitality - A supportive infrastructure for growing businesses and stabilizing the local economy for the benefit of all.

Good Governance- Ensuring the City organization has the capacity and resources to effectively implement the community's Strategic Vision in a way that is sustainable over the long term.

COMMUNITY ENGAGEMENT:

Appropriate Depth of Engagement

Inform (one-way conversation) – no feasible alternatives available due to legal/regulatory restrictions, standards and best practices, or resource limitations; the community will be made aware of the project.

Discussion: The street vacation policy outlines the process for all street vacations in the City, including unimproved roadways. Street vacations that do not impact traffic patterns as determined by the Traffic Engineer do not require public participation policy activities. Since there is no vehicular traffic on this alley and the vacation of the unimproved right-of-way will not impact the easement for the KRVt there is not an impact to traffic patterns.

Engagement/Communication Tools

A public notice letter was sent to properties within 300 feet of the alley location and a public notice was published in the December 17th Kalamazoo Gazette.

FINDINGS:

1. The right-of-way is unimproved

This is an unimproved segment of an alley that was platted with the original plat of the City. It is the current approximate location of Arcadia Creek, which was day-lite in the 1990s.

2. The right-of-way is improved but is not publicly used or sees limited use by the public and, if there is limited use by the public, a parallel route in proximity exists.

This criteria is not applicable. The right-of-way is not improved. However, there are easements for the KRVt on the north side of the alley. This action would not impact that easement.

3. Vacation of the right-of-way would not impede the access of any adjacent property owner to their property.

There will be no change of property lines and the applicant has street frontage along N Westnedge. The DDA has access to their parcel along N Westnedge and through an easement within the vacated segment of Cooley Street.

4. All adjacent property owners to the ROW must indicate their support of the vacation request in writing.

The adjacent owners are the applicant and the City of Kalamazoo DDA. On November 20th, 2023 the DDA Board passed a resolution providing their support of the request to vacate the unimproved alley.

5. Vacation will not impede the City in meeting its transportation goals.

This vacation will have no impact on the City's transportation goals.

6. Vacation will not impact existing and planned utilities in right-of-way.

There are no utilities within the unimproved platted alley.

7. Vacation will not impede the work of the Kalamazoo Department of Public Safety or Public Services Department.

The vacation will not impede the work of the Kalamazoo Department of Public Safety or Services Any development in these blocks for the arena would be subject to the City Site Plan Review Process, in which both Departments participate.

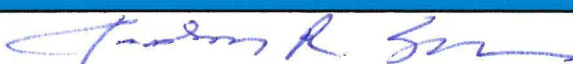
RECOMMENDATION:

It is recommended the Planning Commission provide a favorable recommendation to the City Commission for the street vacation.



Received
09-11-2023

PLANNING COMMISSION APPLICATION
(Alley between Cooley & West)

APPLICANT INFORMATION			
Name: CD Arena, LLC, c/o Jordan Schau		Mailing Address: 350 E. Michigan Suite 500	
City: Kalamazoo		State: MI	ZIP Code: 49007
Phone: 269-382-5300	Email: Jordan@kzoolawfirm.com		Preferred Contact: ☒ Email ☐ Phone
PROPERTY OWNER INFORMATION			
<i>If the applicant is not the property owner, owner must sign application or provide a letter stating that owner gives consent for the application to be filed.</i>			
Name: N/A		Mailing Address:	
City:		State:	ZIP Code:
Phone:	Email:		Preferred Contact: ☐ Email ☐ Phone
PROPERTY INFORMATION			
Property Address(s): 415 Eleanor; 452 Eleanor; 455 Eleanor; 235 Cooley; 411 & 431 W. Kalamazoo Ave.			
Parcel Identification Number(s): See Attached		Zone District (kalamazoo-city.org/maps):	
TYPE OF REQUEST			
☐ Rezoning		☐ Planned Unit Development (PUD)	
☐ Text Amendment (Chapter(s) _____, Section(s) _____)		☐ Preliminary Subdivision	
☐ Special Use Permit		☒ Right of Way Vacation	
Description: CD Arena, LLC requests that the alley between Cooley and Westnedge in Block 1 be vacated.			
ATTACHMENTS			
☐ \$ _____ Fee		☐ Completed Review Sheet	
☐ Other documents or engagement information <i>Note: 10 days before meeting provide update on outreach to neighbors or provide any letters of support</i>			
SIGNATURE			
Signature of Applicant: 		Date: 9/1/23	
Signature of Owner (if different than applicant):		Date:	

PLANNING COMMISSION

VACATING OF A PUBLIC RIGHT OF WAY REVIEW SHEET

Please reach out to staff if you have any questions.

Location of request for public right of way to be vacated: (may also provide on a separate sheet):

CD Arena, LLC requests that Eleanor Street between Park Street on the east and N. Westnedge Ave. on the west be vacated, and that Cooley Street from Eleanor Street on the south to Kalamazoo Avenue on the north be vacated. In addition, we are requesting that the alley in Block 1 between Cooley and Westnedge be vacated.

Reasons for the request:

The purpose of the requested vacation is to create a single parcel for the construction of the proposed event center.

Provide a text description which includes the length and width of the right of way in linear feet (include map):

See attachment

Please list property owners who have property directly next to the right of way (please include letters of support or petition of support from property owners):

CD Arena is the only property owner that owns property adjacent to the sections of Eleanor St. and Cooley St. that are subject to this request to vacate. Note: CD Arena, LLC currently has 440 W. Water Street under contract and expected to close on its purchase within 90 days. Title work indicates that the DDA holds title to the Arcadia Creek channel, although title to a portion of the former alley is also held by CD Arena.

Please identify any properties that have ingress/egress easements which may be connected to this right of way (or provide map):

The only properties that require the subject sections of Eleanor Street or Cooley Street for access are those parcels owned by CD Arena, LLC. All other properties in the area have access via alternative routes, including but not limited to Water Street, Park Street, and N. Westnedge Ave.

Please include letter(s) of support from any easement holders within the right-of-way to be vacated, including easements for City utilities, electric, gas, and fiber. List entities you will obtain letters of support from here:

AT&T – Utilities in Eleanor and Cooley

Charter Communications – Utilities in Eleanor

City of Kalamazoo – Utilities in Eleanor, Cooley

Consumers Energy - Utilities in Eleanor and Cooley

Estimate of the fair market value for the land from the City Assessor?

TBD

Please provide description of how the vacated ROW will be split and paid for by adjacent property owners (if applicable).

The entirety of the vacated Eleanor Street and Cooley Street ROWs will be transferred to and paid for by CD Arena, LLC. The portion of the alley within CD Arena's property boundary will be transferred to and paid for by CD Arena, LLC. The disposition of the portion of the alley that is in the Arcadia Creek channel is to be determined.

If the proposed vacation is for an improved right-of-way that has at least some public use beyond those requesting the vacation, the applicant(s) are required to use the City's Public Participation Plan for required outreach and engagement before the request is reviewed by the Planning Commission. Please describe elements of public outreach (if applicable).

N/A. Advised by City Staff that City Traffic Engineer concluded that requested street vacations would not result in change in traffic patterns.

Property Information

Tax Parcel Numbers

Address of Parcel:

Tax Parcel Number

235 Cooley

06-15-315-505

440 W. Water Street

06-15-320-008

NOTES PERTAINING TO BOUNDARY SURVEY

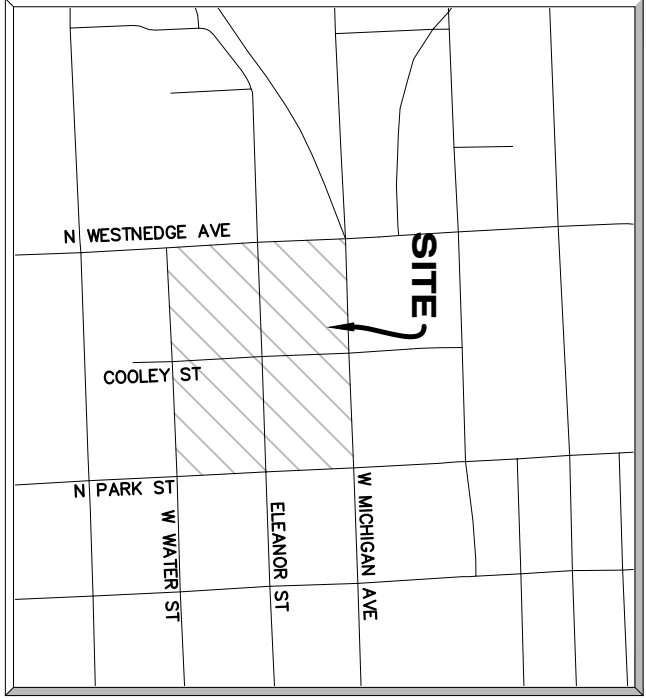
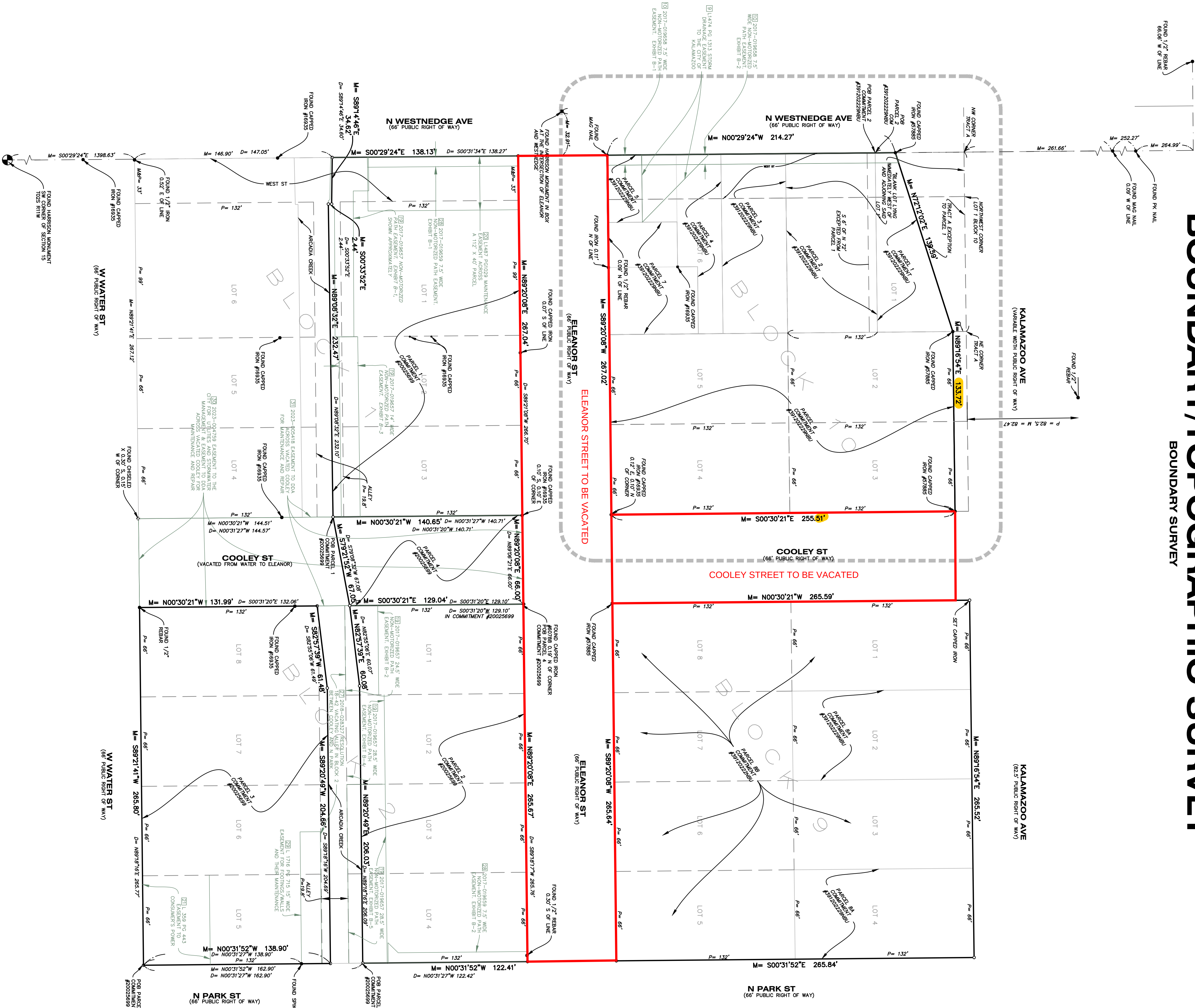
1. DOC #202-04-0222 IS CITY RESOLUTION 18-2 WHICH VACATES THE ALLEY IN BLOCK 10, TOWN 11W, RANGE 02S, COUNTY OF KALAMAZOO, MICHIGAN. NO DOCUMENTATION HAS BEEN PROVIDED SHOWING THAT THIS WAS APPROVED BY CIRCUIT COURT. TITLE TO THIS ALLEY IS UNCLEAR.
2. DOC #2023-004729 IS CITY RESOLUTION 22-57 WHICH VACATES COOLEY STREET BETWEEN W. WATER AND ELEANOR STREET. NO DOCUMENTATION HAS BEEN PROVIDED SHOWING THAT THIS WAS APPROVED BY CIRCUIT COURT. TITLE TO THIS PORTION OF COOLEY STREET IS UNCLEAR.
3. NO DOCUMENTATION VACATING THE ALLEY IN BLOCK 1 BETWEEN WEST AND COOLEY STREET HAS BEEN PROVIDED. TITLE TO THIS ALLEY IS UNCLEAR.
4. NO DOCUMENTATION VACATING WEST STREET BETWEEN KALAMAZOO AVENUE AND ELEANOR STREET HAS BEEN PROVIDED. TITLE TO THIS PORTION OF WEST STREET IS UNCLEAR.
5. WEST LINE OF PARCEL 2, COMMITMENT #20025699 IS DESCRIBED AS S00°31'20"W, S00°31'20"E. THE DESCRIPTION WOULD CLOSE.
6. PARCEL 1 COMMITMENT #3912022298BU CONTAINS 0.11 ACRES (4,731 SFT)
- PARCEL 2 COMMITMENT #3912022298BU CONTAINS 0.20 ACRES (8,684 SFT)
- PARCEL 3 COMMITMENT #3912022298BU CONTAINS 0.13 ACRES (5,663 SFT)
- PARCEL 4 COMMITMENT #3912022298BU CONTAINS 0.11 ACRES (4,971 SFT)
- PARCEL 5 COMMITMENT #3912022298BU CONTAINS 0.03 ACRES (1,287 SFT)
- PARCEL 6 COMMITMENT #3912022298BU CONTAINS 0.78 ACRES (34,188 SFT)
- PARCEL 7 COMMITMENT #3912022298BU CONTAINS 0.71 ACRES (30,723 SFT)
- PARCEL 8A COMMITMENT #3912022298BU CONTAINS 0.14 ACRES (6,092 SFT)
- PARCEL 8B COMMITMENT #3912022298BU CONTAINS 1.22 ACRES (52,926 SFT)
- PARCEL 1 COMMITMENT #20025699 CONTAINS 0.86 ACRES (37,573 SFT)
- PARCEL 2 COMMITMENT #20025699 CONTAINS 0.75 ACRES (32,716 SFT)
- PARCEL 3 COMMITMENT #20025699 CONTAINS 0.21 ACRES (9,097 SFT)
- PARCEL 4 COMMITMENT #20025699 CONTAINS 0.21 ACRES (9,097 SFT)

LEGEND

- BM=XXX BENCH MARK
- SET MONUMENT
 - SET CAPPED IRON LUG # 57885
 - SET CHISELED "X"
 - FOUND CHISELED "X"
 - ▲ CP # CONTROL POINT
 - P= FLATTED
 - D= DESCRIBED
 - M= MEASURED
 - R= RECORD
 - C= CALCULATED

BOUNDARY/TOPOGRAPHIC SURVEY

BOUNDARY SURVEY



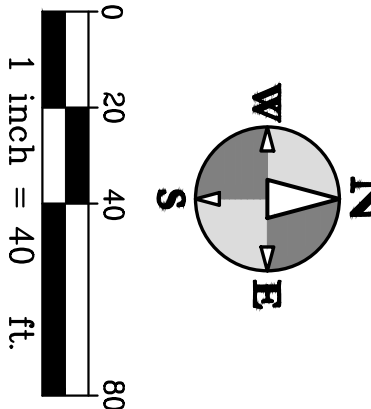
SITE LOCATION MAP

NOT TO SCALE

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



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



Job No.: 23-056D	P.M.:TAK	Dft: BDE QA/QC	08/16/23
ISSUED FOR/REVISIONS:			
#1	BOUNDARY/TOPOGRAPHIC SURVEY	08/09/23	
#2	ADDITIONAL CONTOUR LABELS	08/16/23	

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BOUNDARY/TOPOGRAPHIC SURVEY
KALAMAZOO EVENT CENTER
CD ARENA LLC

Sheet Title:
Project:
Client:

08/16/23
Sheet
S-7

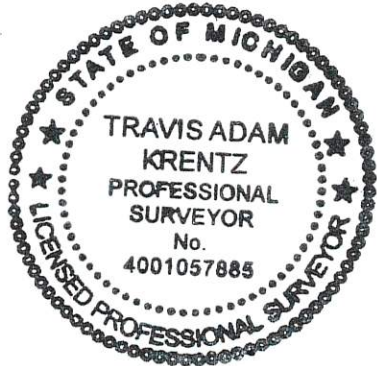
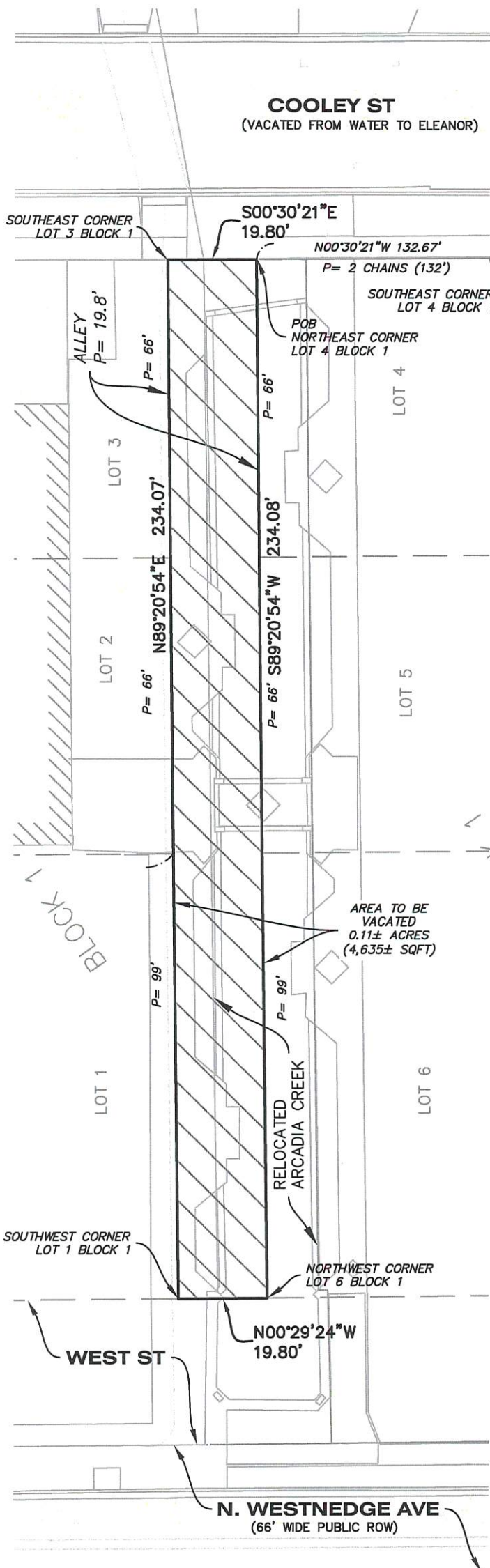


STREET VACATION EXHIBIT

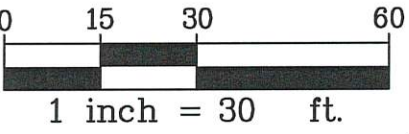
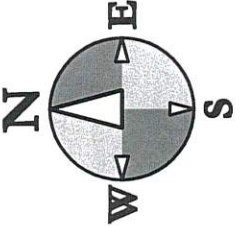
DESCRIPTION OF ALLEY BETWEEN WEST STREET AND COOLEY STREET TO BE VACATED

PART OF THE ORIGINAL PLAT OF THE TOWN OF KALAMAZOO (NOW CITY) AS RECORDED IN LIBER 6, PAGE 8, KALAMAZOO COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 1 OF THE ORIGINAL PLAT OF THE TOWN OF KALAMAZOO; THENCE ALONG THE EAST LINE OF SAID LOT 4, NORTH 00 DEGREES 30 MINUTES 21 SECONDS WEST 132.67 FEET (PLATTED AS 2 CHAINS) TO THE NORTHEAST CORNER OF SAID LOT 4 AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF LOTS 4, 5, AND 6 OF BLOCK 1 OF THE ORIGINAL PLAT OF THE TOWN OF KALAMAZOO, SOUTH 89 DEGREES 20 MINUTES 54 SECONDS WEST 234.08 FEET (PLATTED AS 3.5 CHAINS) TO THE NORTHWEST CORNER OF LOT 6, BLOCK 1 OF THE ORIGINAL PLAT OF THE TOWN OF KALAMAZOO; THENCE ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 6, NORTH 00 DEGREES 29 MINUTES 24 SECONDS WEST 19.80 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF THE ORIGINAL PLAT OF THE TOWN OF KALAMAZOO; THENCE ALONG THE SOUTH LINE OF LOTS 1, 2, AND 3, BLOCK 1 OF THE ORIGINAL PLAT OF THE TOWN OF KALAMAZOO, NORTH 89 DEGREES 20 MINUTES 54 SECONDS EAST 234.07 FEET (PLATTED AS 3.5 CHAINS) TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 1 OF THE ORIGINAL PLAT OF THE TOWN OF KALAMAZOO AND THE WEST LINE OF COOLEY STREET; THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 30 MINUTES 21 SECONDS EAST 19.80 FEET TO THE POINT OF BEGINNING.



Travis Adam Krentz



Drawing No.
1
1 OF 1

Title:
STREET VACATION EXHIBIT
Project:
KALAMAZOO EVENT CENTER
Client:
CD ARENA LLC

Job No.: 23-056D
Date: 08/29/23
Scale: AS NOTED
P.M.: TAK
Dft: BDE
QA/QC: 08/29/23

hurley & stewart

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

Sample Letter Sent to Utility

September 1, 2023

Kevin Schiele
Consumers Energy
2500 E. Cork Street
Kalamazoo, MI 49001

Re: CD Arena, LLC; Application with City of Kalamazoo to Vacate Portions of Cooley
and Eleanor Streets

Dear Mr. Schiele,

My name is Jordan Schau and I am an attorney with Howell Parfet Schau, PLC in Kalamazoo, Michigan. We are working with CD Arena, LLC on the development of an Event Center/Arena in downtown Kalamazoo. The Event Center/Arena will be located between Park Street on the east, Westnedge Avenue on the west, Kalamazoo Avenue on the north, and Water Street on the south.

In connection with the Project, CD Arena, LLC has filed an application with the City of Kalamazoo seeking the vacation of Eleanor Street between Park Street and Westnedge Avenue, and of Cooley Street between Eleanor Street and W. Kalamazoo Avenue (see attached drawing).

As part of our application to vacate, CD Arena, LLC is required to reach out to any entity that has utility services located within the subject right-of-way and seek its support for our application. As the development of the new Event Center/Arena progresses, CD Arena, LLC will be working closely with the City of Kalamazoo and all utility providers, including Consumers Energy, in connection with the location/relocation of existing and/or new utility easements.

Please feel free to reach out to me with any questions you may have about the Project or CD Arena's application to vacate the stated sections of Cooley Street and Eleanor Street.

Oliver S. Howell Sydney E. Parfet Jordan R. Schau

Accordingly, CD Arena, LLC respectfully asks for Consumers Energy's support of our application to vacate the stated portions of Cooley and Eleanor Streets.

Please indicate your support for our application by signing in the designated space below and returning a copy of this letter to me at 350 E. Michigan Avenue, Suite 500, Kalamazoo, MI 49007. Or you may contact me at (269) 382-5300, or by email at Jordan@Kzoolawfirm.com.

I appreciate your attention to this matter.

Yours Truly,



Jordan R. Schau

Howell Parfet Schau
jordan@kzoolawfirm.com

cc: Enclosure

On behalf of Consumers Energy, I hereby indicate support for CD Arena, LLC's application to vacate the state sections of Cooley Street and Eleanor Street.

Dated: _____, 2023

Print Name: _____

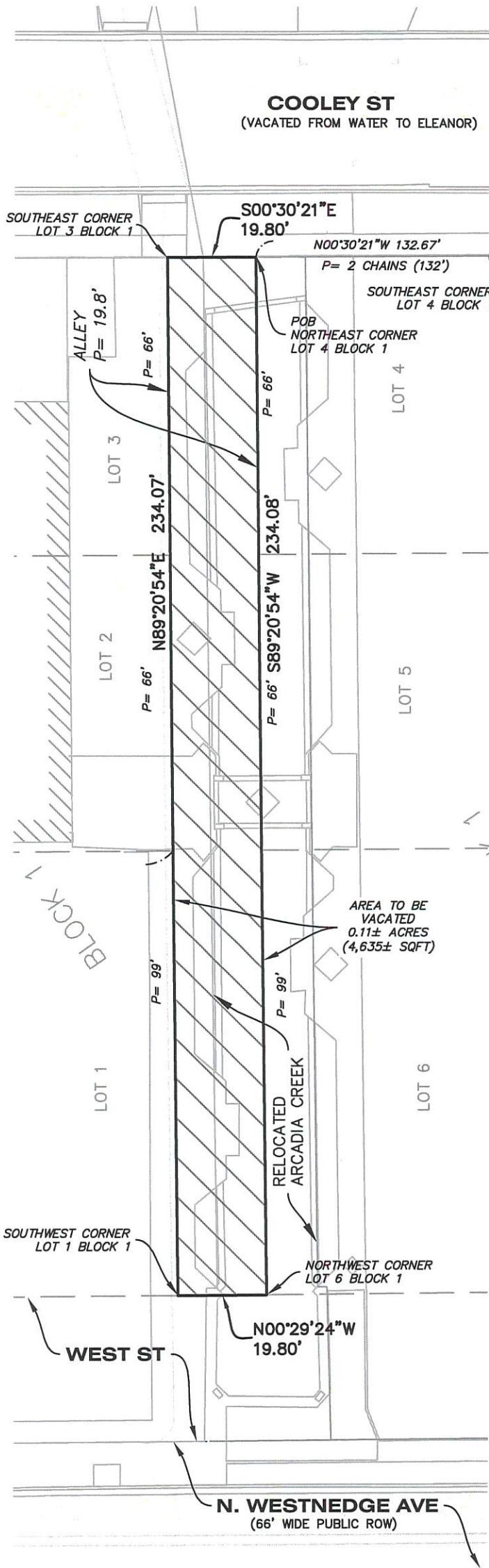
STREET VACATION EXHIBIT

Received
09-01-2023

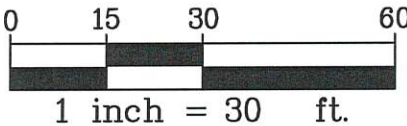
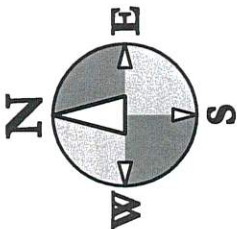
DESCRIPTION OF ALLEY BETWEEN WEST STREET AND COOLEY STREET TO BE VACATED

PART OF THE ORIGINAL PLAT OF THE TOWN OF KALAMAZOO (NOW CITY) AS RECORDED IN LIBER 6, PAGE 8, KALAMAZOO COUNTY RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 1 OF THE ORIGINAL PLAT OF THE TOWN OF KALAMAZOO; THENCE ALONG THE EAST LINE OF SAID LOT 4, NORTH 00 DEGREES 30 MINUTES 21 SECONDS WEST 132.67 FEET (PLATTED AS 2 CHAINS) TO THE NORTHEAST CORNER OF SAID LOT 4 AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF LOTS 4, 5, AND 6 OF BLOCK 1 OF THE ORIGINAL PLAT OF THE TOWN OF KALAMAZOO, SOUTH 89 DEGREES 20 MINUTES 54 SECONDS WEST 234.08 FEET (PLATTED AS 3.5 CHAINS) TO THE NORTHWEST CORNER OF LOT 6, BLOCK 1 OF THE ORIGINAL PLAT OF THE TOWN OF KALAMAZOO; THENCE ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 6, NORTH 00 DEGREES 29 MINUTES 24 SECONDS WEST 19.80 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF THE ORIGINAL PLAT OF THE TOWN OF KALAMAZOO; THENCE ALONG THE SOUTH LINE OF LOTS 1, 2, AND 3, BLOCK 1 OF THE ORIGINAL PLAT OF THE TOWN OF KALAMAZOO, NORTH 89 DEGREES 20 MINUTES 54 SECONDS EAST 234.07 FEET (PLATTED AS 3.5 CHAINS) TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 1 OF THE ORIGINAL PLAT OF THE TOWN OF KALAMAZOO AND THE WEST LINE OF COOLEY STREET; THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 30 MINUTES 21 SECONDS EAST 19.80 FEET TO THE POINT OF BEGINNING.



Travis Adam Krentz



Drawing No.

1

1 OF 1

Title:

Project:

Client:

**STREET VACATION EXHIBIT
KALAMAZOO EVENT CENTER
CD ARENA LLC**

Job No.: 23-056D

Date: 08/29/23

Scale: AS NOTED

P.M.: TAK

Dft: BDE

QA/QC: 08/29/23



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

OVERALL 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. UNDEGROUND 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.

BM #XX	BENCH MARK	RISE
□	SET MONUMENT	✱ PIPE MARKER COMMUNICATIONS
□	FOUND MONUMENT	✱ PIPE MARKER FIBEROPTICS
●	SET CAPPED IRON LIC. # 57885	✱ PIPE MARKER ELECTRIC
●	FOUND IRON	✱ PIPE MARKER GAS
✱	SET CHISELED "X"	— SIGN
✱	FOUND CHISELED "X"	⊞ MB MAILBOX
▲ CP #	CONTROL POINT	⊞ POST PARKING METER (SINGLE/DOUBLE)
P=	PLATTED	⊞ SOIL BORING
D=	DESCRIBED	⊞ FLAG
M=	MEASURED	● BOLLARD
R=	RECORD	
C=	CALCULATED	
⊞	CURB	—720 CONTOUR HIGHLIGHTED
⊞	CURB CATCH BASIN	—719 CONTOUR NORMAL
⊞	SORE CATCH BASIN	— POWER LINE
⊞	ROUND CATCH BASIN	— OVERHEAD UTILITY
⊞	STORM MANHOLE	— COMMUNICATION
⊞	DOWN SPOUT	— UE — ELECTRIC
⊞	YARD DRAIN	— F — FIBEROPTIC
⊞	FLARED END SECTION	— G — GAS
⊞	SANITARY MANHOLE	— SA — SANITARY SEWER
⊞	SANITARY CLEANOUT	— ST — STORMWATER
⊞	FIRE HYDRANT	— T — TELEPHONE
⊞	FIRE DEPARTMENT CONNECTION	— W — WATER
⊞	WATER VALVE	— WETLAND MARKER
⊞	WATER METER	— UNKNOWN
⊞	WELL HEAD	— TREE LINE
⊞	SPRINKLER CONTROL VALVE	— X — FENCE
⊞	SPRINKLER HEAD	— O — O — GUARD RAIL
⊞	MONITOR WELL	
⊞	POST INDICATOR VALVE	
⊞	SPIGOT	⊞ DECIDUOUS TREE
⊞	TRANSFORMER	⊞ CONIFEROUS TREE
⊞	LYDAR LIGHT	⊞ BUSH
⊞	HAND HOLE (ELECTRIC)	
⊞	LIGHT POLE	
⊞	(UTILITY, GUY, POWER) POLE	
⊞	GUY WIRE	
⊞	ELECTRIC METER	
⊞	ELECTRIC MANHOLE	
⊞	AIR CONDITIONER	
⊞	GAS METER	
⊞	GAS VALVE	
⊞	TELEPHONE MANHOLE	
⊞	COMMUNICATION MANHOLE	
		— FEMA FLOODPLANE
		— EDGE OF CLASSIFICATION

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 = 12793080.48	EL = 786.90
CP 4006	N = 291202.28	E = 12793512.71	EL = 781.93
CP 4007	N = 29136.06	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 = 291698.90	E = 12792121.19	EL = 785.79

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.

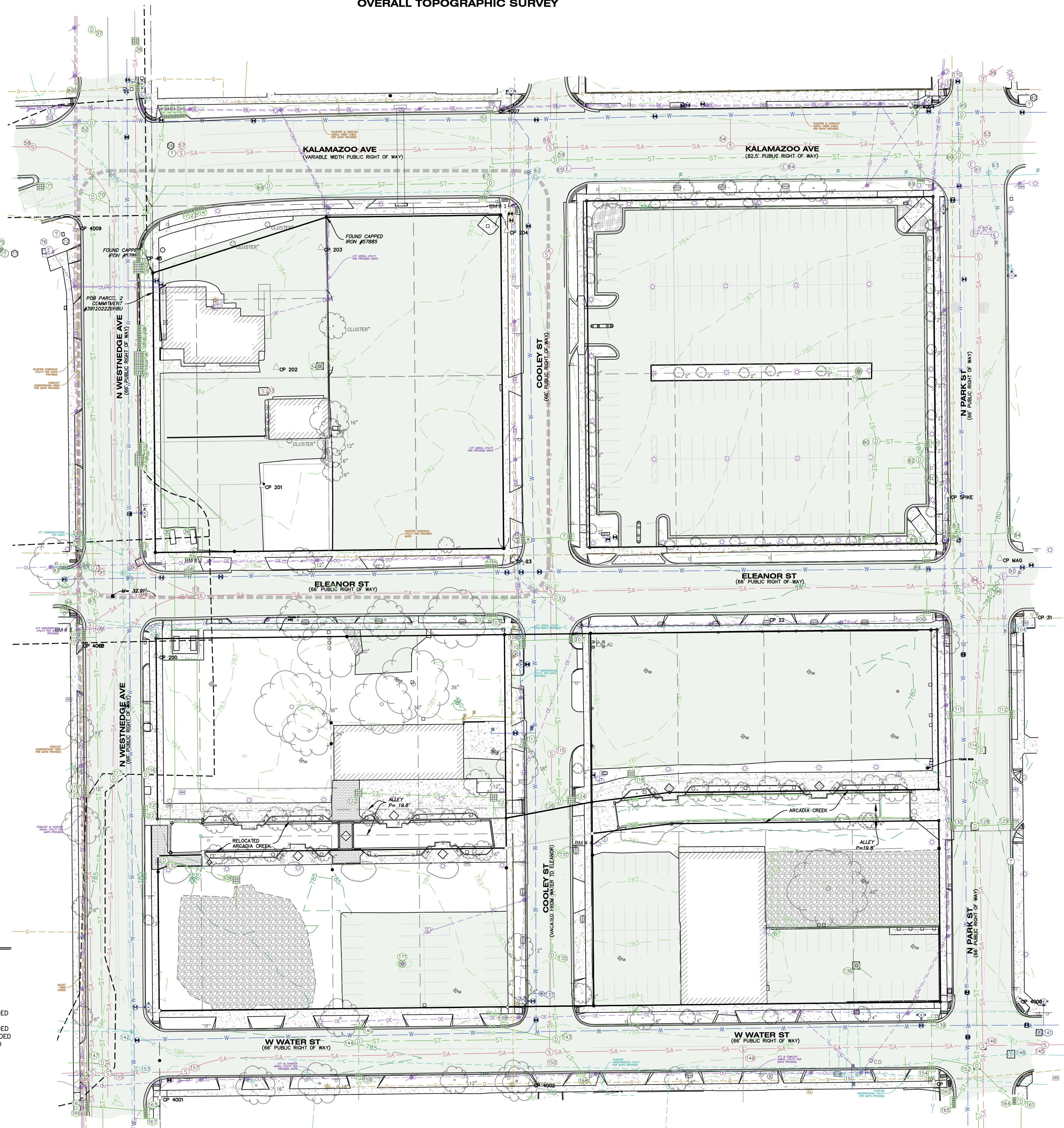
BM 2 EL = 783.36'
SPIKE ON NORTH SIDE OF UTILITY POLE ON THE NORTHEAST
CORNER OF THE N WESTEDGE AVE AND ELEANOR ST
INTERSECTION.

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

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

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

AT&T TELEPHONE - PHILIP BARDOCC 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 - 855-862-8525 - 04/26/22 - MAPS PROVIDED
 COMCAST FIBER OPTICS - 855-862-8525 - 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 SMS WEBSITE - 05/09/22 - MAPS PROVIDED
 KALAMAZOO CITY DPS POTABLE WATER - WILL EICHLINGER 269-337-8727 - 04/21/22 - MAPS PROVIDED
 KALAMAZOO CITY WASTEWATER - WILL EICHLINGER 269-337-8727 - 04/21/22 - MAPS PROVIDED
 KALAMAZOO CITY ZONING - WILL EICHLINGER 269-337-8727 - 04/21/22 - MAPS PROVIDED
 KALAMAZOO CITY ZONING SEMINAR - WILL EICHLINGER 269-337-8727 - 04/21/22 - MAPS PROVIDED
 KALAMAZOO CITY DPS TRAFFIC - WILL EICHLINGER 269-337-8727 - 04/21/22 - MAPS PROVIDED
 ZAYOYO ZAYO BANDWIDTH MIDWEST, LLC FIBER OPTICS - 406-496-6510 - 04/13/22 - MAPS PROVIDED

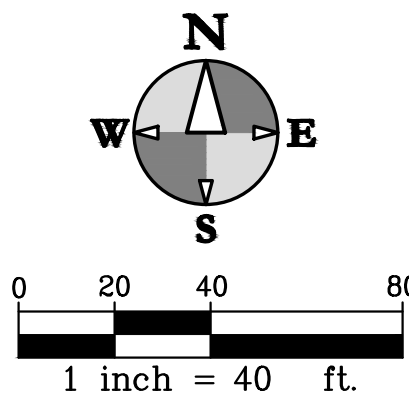


A street map of the Westside area in Chicago. The map shows several streets: N WESTSIDE AVE, COOLEY ST, N PARK ST, W MICHIGAN AVE, ELEANOR ST, and W WATER ST. A shaded square area is located between N WESTSIDE AVE and N PARK ST, and between COOLEY ST and W MICHIGAN AVE. An arrow points to this shaded area with the word 'SITE' written above it.

SITE LOCATION MAP

NOT TO SCALE

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



Job No.: 23-056D P.M.:TAK Dft: BDE QA/QC: 10/25/23

Job No.: 23-056D P.M.:TAK Dft: BDE
ISSUED FOR/REVISIONS:

#1 BOUNDARY/TOPOGRAPHIC SURVEY
#2 ADDITIONAL. CONTOUR LABELS

#3 ADDITIONAL TOPO AND TITLE WORK

WATER ST REVISED TITLEWORK 10
COPYRIGHT © of Hurley & Stewart, LLC

**BOUNDARY/TOPOGRAPHIC SURVEY
KALAMAZOO EVENT CENTER
CD ARENA LLC**

Sheet Title:
Project:
Client:

10/25/23
Sheet
S-1

BLOCK 10 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. PRIOR TO ANY OTHER 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.

BENCH MARK

- SET MONUMENT
- FOUND MONUMENT
- SET CAPPED IRON L.I.C. # 57885
- FOUND IRON
- ✱ SET CHISELED "X"
- ✱ FOUND CHISELED "X"

▲ CP # CONTROL POINT

P= PLATTED
D= DESCRIBED
M= MEASURED
R= RECORD
C= CALCULATED

○ URB CATCH BASIN
□ SQUARE CATCH BASIN
○ ROUND CATCH BASIN
○ STORM MANHOLE
○ DOWN SPOUT
○ YARD DRAIN
○ FLARED END SECTION
○ SANITARY MANHOLE
○ SANITARY CLEANOUT
○ FIRE HYDRANT
○ FIRE DEPARTMENT CONNECTION
○ WATER VALVE
○ WATER METER
○ WELL HEAD
○ SPRINKLER CONTROL VALVE
○ SPRINKLER HEAD
○ MONITOR WELL
○ POST INDICATOR VALVE
○ SPIGOT
○ TRANSFORMER
○ YARD LIGHT
○ HAND HOLE (ELECTRIC)
○ LIGHT POLE
(UTILITY, GUY, POWER) POLE
○ GUY WIRE
○ ELECTRIC METER
○ ELECTRIC MANHOLE
○ AIR CONDITIONER
○ GAS METER
○ GAS VALVE
○ TELEPHONE MANHOLE
○ COMMUNICATION MANHOLE

↑ RISER

- ✱ PIPE MARKER COMMUNICATIONS
- ✱ PIPE MARKER FIBEROPTICS
- ✱ PIPE MARKER ELECTRIC
- ✱ PIPE MARKER GAS
- SIGN
- MB MAILBOX
- PARKING METER (SINGLE/DOUBLE)
- POST
- SOIL BORING
- FLAG
- BOLLARD

CONTOUR HIGHLIGHTED

- 720 - CONTOUR HIGHLIGHTED
- 719 - CONTOUR NORMAL
- 69 - POWER LINE
- 60 - OVERHEAD UTILITY
- 5 - COMMUNICATION
- 4E - ELECTRIC
- 3 - FIBEROPTIC
- 6 - GAS
- SA - SANITARY SEWER
- ST - STORMWATER
- 7 - TELEPHONE
- W - WATER
- X - UNKNOWN
- TREE LINE
- X - FENCE
- O O - GUARD RAIL

DECIDUOUS TREE
CONIFEROUS TREE
BUSH

PAVEMENT
CONCRETE SURFACE
DETECTABLE WARNING
GRAVEL
LANDSCAPING
PAVERS

FEMA FLOODPLANE
EDGE OF CLASSIFICATION

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	=	291176.76	E	=	12793050.48	EL	=	786.16
CP	4004	N	=	291939.39	E	=	12793054.62	EL	=	781.68
CP	4005	N	=	290936.33	E	=	12793580.48	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	=	291863.67	E	=	12793494.43	EL	=	780.24
CP	4009	N	=	291846.26	E	=	12792416.11	EL	=	784.09
CP	4010	N	=	291677.22	E	=	12792462.80	EL	=	785.32
CP	4011	N	=	292998.90	E	=	12792121.19	EL	=	785.79

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.

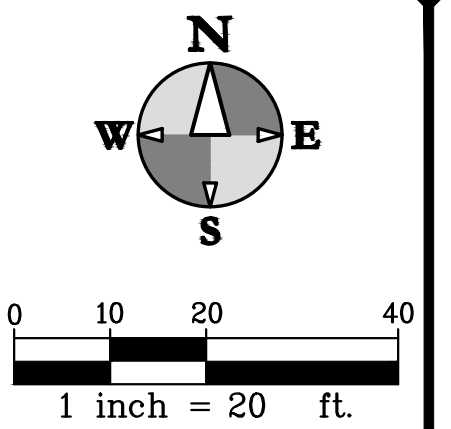
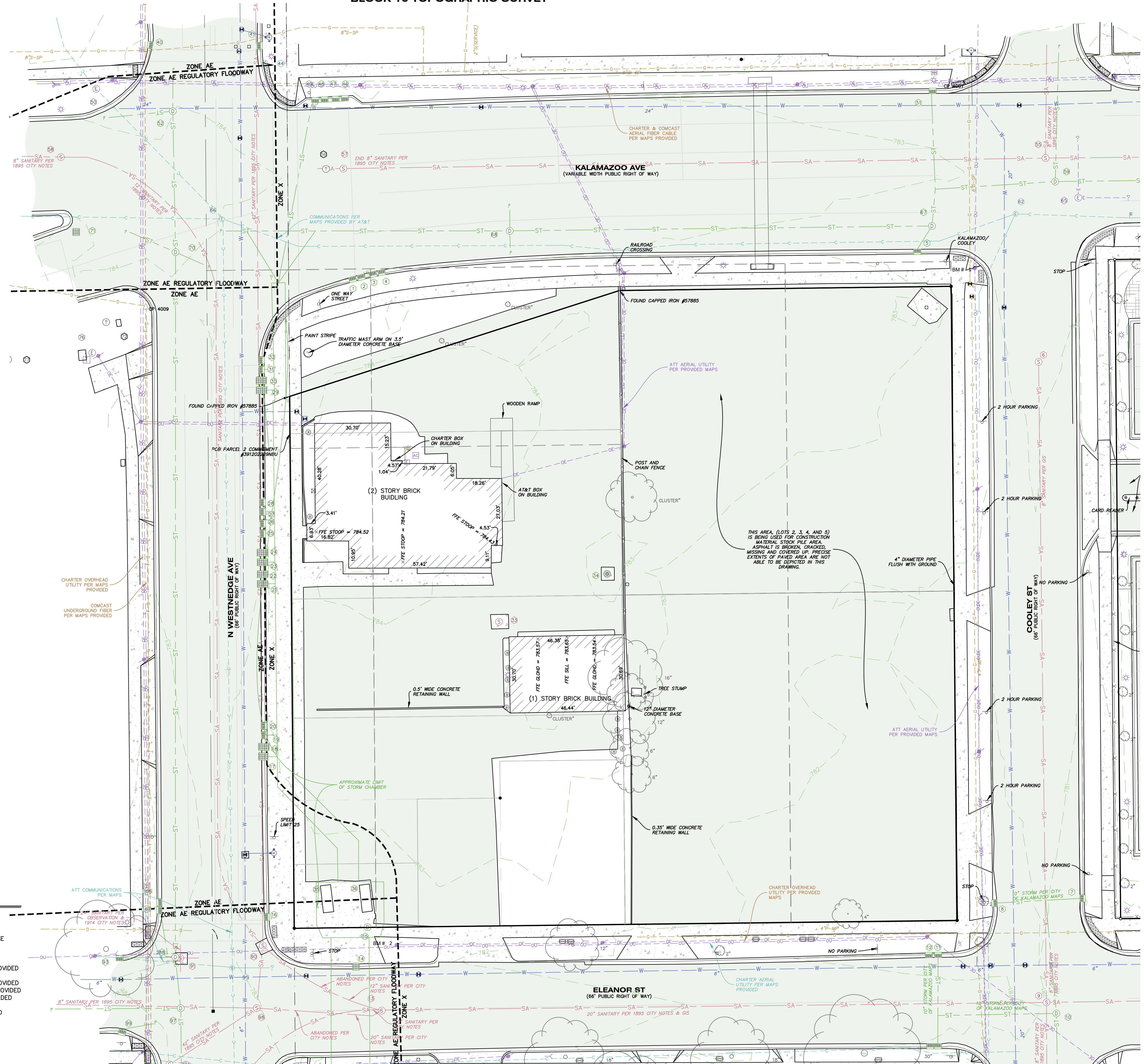
BM 2 EL = 783.36'
SPIKE ON NORTH SIDE OF UTILITY POLE ON THE NORTHEAST
CORNER OF THE N WESTEDGE AVE AND ELEANOR ST
INTERSECTION.

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

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

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

CHARTER TELEPHONE - PHILIP PROOZ 269-384-4476 - 4/20/12 - MAPS PROVIDED
 CHARTER COMMUNICATIONS CABLE TV - 808-778-9140 - 04/19/12 - MAPS PROVIDED
 CHARTER COMMUNICATIONS FIBER OPTICS - 800-778-9140 - 04/19/12 - MAPS PROVIDED
 CLIMAX TELEPHONE (CTS COMMUNICATIONS) FIBEROPTICS - 616-455-9840 - 05/09/12 - NO RESPONSE
 COMCAST CABLE TV - 855-962-8525 - 04/26/12 - MAPS PROVIDED
 COMCAST FIBEROPTICS - 855-962-8525 - 04/26/12 - MAPS PROVIDED
 CONSUMERS ELECTRIC AND ELECTRIC SERVICE - TAYLOR 269-337-0772 - MAPS PROVIDED
 CONSUMERS ELECTRIC SUB METRO - ANDRE D. TAYLOR 269-337-2245 05/07/12 - MAPS PROVIDED
 CONSUMERS ENERGY GAS - CONSUMERS ENERGY SIMS WEBSITE - 05/09/12 - MAPS PROVIDED
 KALAMAZOO CITY DPS POTABLE WATER - WILL EICHELBERGER 269-337-8727 - 04/21/12 - MAPS PROVIDED
 KALAMAZOO CITY DPS SANITARY SEWER - WILL EICHELBERGER 269-337-8727 - 04/21/12 - MAPS PROVIDED
 KALAMAZOO CITY DPS WASTE WATER - WILL EICHELBERGER 269-337-8727 - 04/21/12 - MAPS PROVIDED
 KALAMAZOO CITY DPS TRAFFIC - WILL EICHELBERGER 269-337-8727 - 04/21/12 - MAPS PROVIDED
 ZAYOYI ZAYO BANDWIDTH MIDWEST, LLC FIBER OPTICS - 406-495-6510 - 04/13/12 - MAPS PROVIDED



hurley & stewart, llc
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kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com



ISSUED FOR/REVISIONS:	
#1	BOUNDARY/TOPOGRAPHIC SURVEY
#2	ADDITIONAL CONTOUR LABELS
#3	ADDITIONAL TOPO AND TITLE WORK
#4	WATER ST REVISED TITLEWORK
	08/09/23
	09/16/23
	09/20/23
	10/25/23

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**BOUNDARY/TOPOGRAPHIC SURVEY
KALAMAZOO EVENT CENTER
CD ARENA LLC**

Sheet Title:
Project:
Client:

10/25/23
Sheet
S-2

BOUNDARY/TOPOGRAPHIC SURVEY

BLOCK 9 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

BM #XX	BENCH MARK	✱	RISE
■	SET MONUMENT	✱	PIPE MARKER COMMUNICATIONS
●	FOUND MONUMENT	✱	PIPE MARKER FIBEROPTICS
●	SET CAPPED IRON LIC. # 57885	✱	PIPE MARKER ELECTRIC
●	FOUND IRON	✱	PIPE MARKER GAS
✱	SET CHISELED "X"	✱	MAILBOX
✱	FOUND CHISELED "X"	✱	PARKING METER (SINGLE/DOUBLE)
▲	CONTROL POINT	✱	POST
P=	PLATTED	✱	SOIL BORING
D=	DESCRIBED	✱	FLAG
M=	MEASURED	✱	BOLLARD
R=	RECORD	✱	CONTOUR HIGHLIGHTED
C=	CALCULATED	✱	CONTOUR NORMAL
■	CURB CATCH BASIN	✱	POWER LINE
■	SQUARE CATCH BASIN	✱	OVERHEAD UTILITY
■	ROUND CATCH BASIN	✱	COMMUNICATION
■	STORM MANHOLE	✱	ELECTRIC
○	DOWN SPOUT	✱	FIBEROPTIC
○	YARD DRAIN	✱	GAS
○	FLARED END SECTION	✱	SANITARY SEWER
○	SANITARY MANHOLE	✱	STORMWATER
○	SANITARY CLEANOUT	✱	TELEPHONE
○	FIRE HYDRANT	✱	WATER
○	FIRE DEPARTMENT CONNECTION	✱	WETLAND MARKER
○	WATER VALVE	✱	UNKNOWN
○	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
○	ELECTRIC METER	✱	PAVERS
○	ELECTRIC MANHOLE	✱	FEMA FLOODPLANE
○	AIR CONDITIONER	✱	EDGE OF CLASSIFICATION
○	GAS METER	✱	
○	GAS VALVE	✱	
○	TELEPHONE MANHOLE	✱	
○	COMMUNICATION MANHOLE	✱	

SURVEY CONTROL

CP 4000 N = 291526.39 E = 12792418.18 EL = 783.43
CP 4001 N = 291178.55 E = 12792479.48 EL = 786.62
CP 4002 N = 291180.51 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
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CP 4006 N = 291202.28 E = 12793512.71 EL = 781.93
CP 4007 N = 291936.06 E = 12792736.46 EL = 783.06
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CP 4010 N = 292377.22 E = 12792462.80 EL = 785.32
CP 4011 N = 291698.90 E = 12792121.19 EL = 785.79

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 WESTNEDGE AVE AND ELEANOR ST INTERSECTION.

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RAILROAD SPIKE IN EAST FACE OF UTILITY POLE ON THE SOUTHWEST CORNER OF THE N WESTNEDGE AVE AND ELEANOR ST INTERSECTION.

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

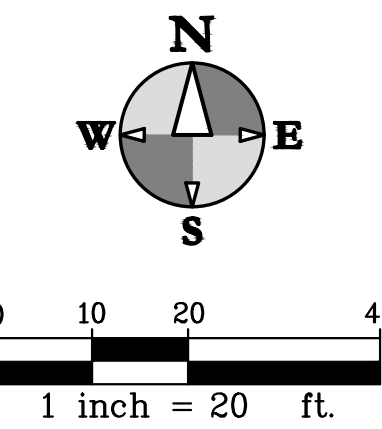
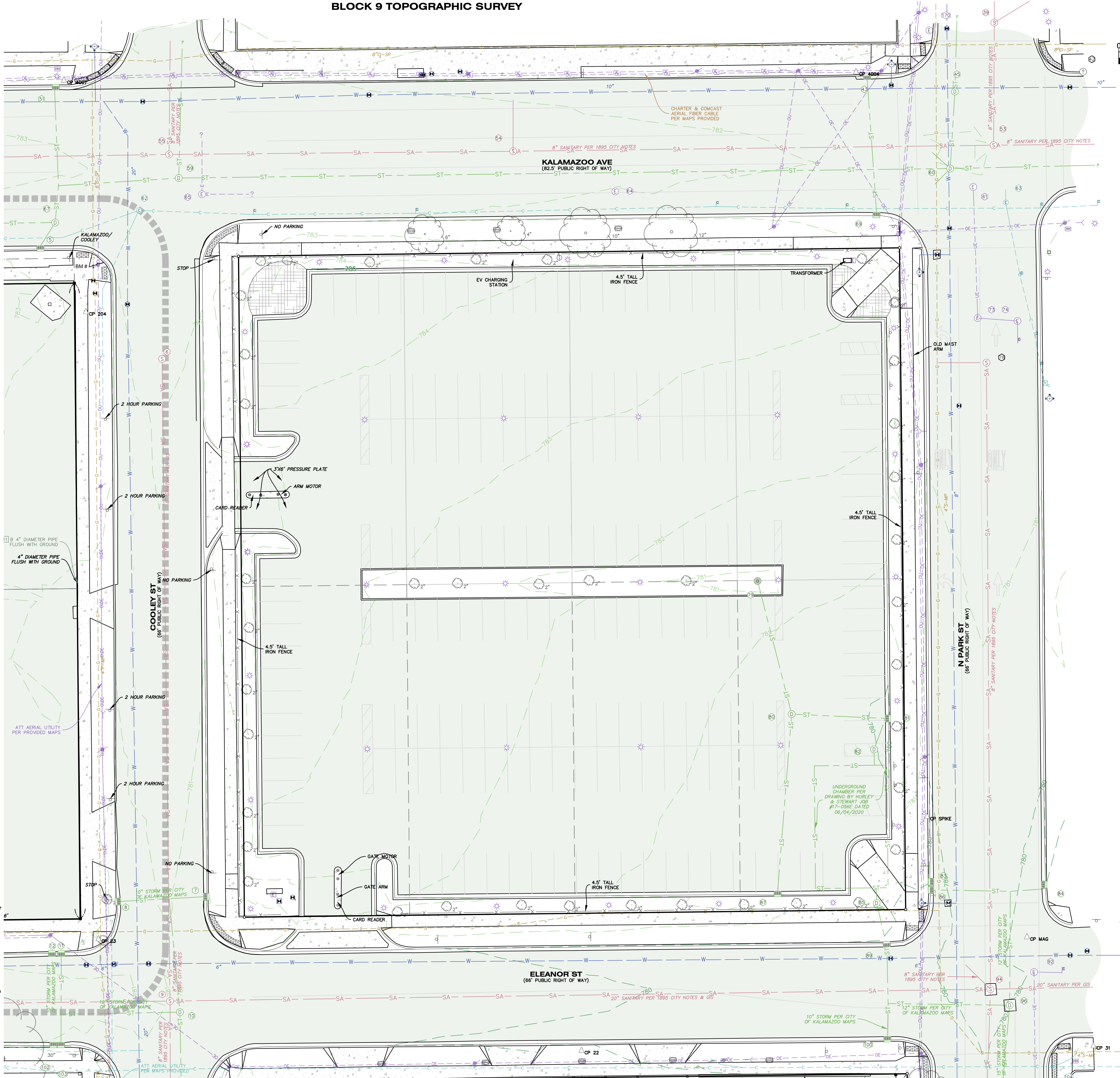
BM 5 EL = 784.99'
SPIKE IN NORTHEAST FACE OF UTILITY POLE AT THE SOUTHEAST CORNER OF THE W WATER ST AND N PARK ST INTERSECTION.

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
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
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



Know what's below.
Call before you dig.



BOUNDARY/TOPOGRAPHIC SURVEY
KALAMAZOO EVENT CENTER
CD ARENA LLC

Sheet Title:
Project:
Client:

10/25/23
Sheet
S-3

Job No: 23-056D P.M.TAK DTL BDE QA/QC 10/25/23
ISSUED FOR REVISIONS:
#1 BOUNDARY/TOPOGRAPHIC SURVEY 08/09/23
#2 ADDITIONAL CONTOUR LABELS 08/16/23
#3 ADDITIONAL TOPO AND TITLE WORK 09/20/23
#4 440 WATER ST REVISED TITLEWORK 10/25/23
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hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com



BLOCK 1 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 ENCOUNTED 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 26077001870, 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.

	BENCH MARK		RISER
	SET MONUMENT		PIPE MARKER COMMUNICATIONS
	FOUND MONUMENT		PIPE MARKER FIBEROPTICS
	SET CAPPED IRON LIC. # 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 CLASSIFICATION
	ELECTRIC MANHOLE		
	AIR CONDITIONER		
	GAS METER		
	GAS VALVE		
	TELEPHONE MANHOLE		
	COMMUNICATION MANHOLE		

CP 4000	N	291526.39	E	1279244.18	EL	= 783.43
CP 4001	N	291178.65	E	1279247.49	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	12793080.48	EL	= 786.90
CP 4006	N	291202.28	E	12793512.71	EL	= 781.93
CP 4007	N	291936.06	E	12792737.46	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	291698.90	E	12792121.19	EL	= 785.79

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.

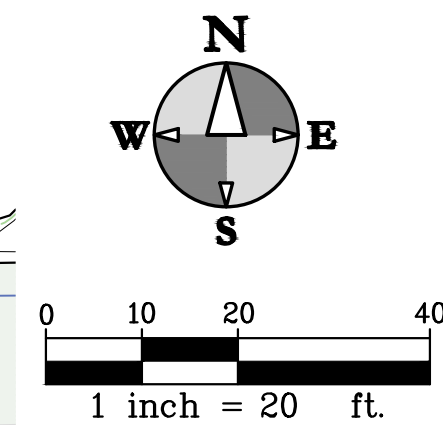
BM 2 EL = 783.36'
SPIKE ON NORTH SIDE OF UTILITY POLE ON THE NORTHEAST
CORNER OF THE N WESTNEDGE AVE AND ELEANOR ST
INTERSECTION.

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

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

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

A&T TELEPHONE - PHILIP BARDOUCZ 269-384-4476 - 4/20/12 - MAPS PROVIDED
CHARTER COMMUNICATIONS CABLE TV - 800-778-9140 - 04/19/12 - MAPS PROVIDED
CHARTER COMMUNICATIONS FIBER OPTICS - 800-778-9140 - 04/19/12 - MAPS PROVIDED
CLIMAX TELEPHONE (CTS COMMUNICATIONS) FIBEROPTICS - 616-455-9840 - 05/09/12 - NO RESPONSE
COMCAST CABLE TV - 855-962-8525 - 04/26/12 - MAPS PROVIDED
COMCAST FIBEROPTICS - 855-962-8525 - 04/26/12 - MAPS PROVIDED
CONSUMERS ENERGY ELECTRIC - ANDRE D. TAYLOR 269-337-8727 - 05/07/12 - MAPS PROVIDED
CONSUMERS ENERGY ELECTRIC SUB METRO - ANDRE D. TAYLOR 269-337-2245 05/07/12 - MAPS PROVIDED
CONSUMERS ENERGY GAS - CONSUMERS ENERGY SMS WEBSITE - 05/09/12 - MAPS PROVIDED
KALAMAZOO CITY DPS POTABLE WATER - WILL EICHEBERGER 269-337-8727 - 04/21/12 - MAPS PROVIDED
KALAMAZOO CITY DPS SANITARY SEWER - WILL EICHEBERGER 269-337-8727 - 04/21/12 - MAPS PROVIDED
KALAMAZOO CITY SEWER - WILL EICHEBERGER 269-337-8727 - 04/21/12 - MAPS PROVIDED
KALAMAZOO CITY DPS TRAFFIC - WILL EICHEBERGER 269-337-8727 - 04/21/12 - MAPS PROVIDED
ZAYOYI ZAYO BANDWIDTH MIDWEST, LLC FIBER OPTICS - 406-496-6510 - 04/13/12 - MAPS PROVIDED



Job No.	23-056D	P.M.TAK	Dt.	BDE	QA/QC	10/25/23
ISSUED FOR REVISIONS:						
#1	BOUNDARY TOPOGRAPHIC SURVEY		08/09/23			
#2	ADDITIONAL CONTOUR LABELS		08/16/23			
#3	ADDITIONAL TOPO AND TITLE WORK		09/20/23			
#4	440 WATER ST REVISED TITLEWORK		10/25/23			

**BOUNDARY/TOPOGRAPHIC SURVEY
KALAMAZOO EVENT CENTER
CD ARENA LLC**

Sheet Title:
Project:
Client:

10/25/23
Sheet
S-4

BLOCK 2 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. UNDEGROUND 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.

BM XXX BENCH MARK

- SET MONUMENT
- FOUND MONUMENT
- SET CAPPED IRON LIC. # 57885
- FOUND IRON
- SET CHISELED "X"
- ✱ FOUND CHISELED "X"

▲ CP # CONTROL POINT

P= PLATTED
D= DESCRIBED
M= MEASURED
R= RECORD
C= CALCULATED

- CURB CATCH BASIN
- SQUARE CATCH BASIN
- ROUND CATCH BASIN
- STORM MANHOLE
- DOWN SPOUT
- YARD DRAIN
- FLARED END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER VALVE
- WATER METER
- WELL HEAD
- SPRINKLER CONTROL VALVE
- SPRINKLER HEAD
- MONITOR WELL
- POST INDICATOR VALVE
- SPIGOT
- TRANSFORMER
- YARD LIGHT
- HAND HOLE (ELECTRIC)
- LIGHT POLE
- (UTILITY, GUY, POWER) POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC MANHOLE
- AIR CONDITIONER
- GAS METER
- GAS VALVE
- TELEPHONE MANHOLE
- COMMUNICATION MANHOLE

↑ RISER

- PIPE MARKER COMMUNICATIONS
- PIPE MARKER FIBEROPTICS
- PIPE MARKER ELECTRIC
- PIPE MARKER GAS
- SIGN
- MAILBOX
- PARKING METER (SINGLE/DOUBLE)
- POST
- SOIL BORING
- FLAG
- BOLLARD

CONTOUR HIGHLIGHTED
CONTOUR NORMAL
POWER LINE
OVERLAP UTILITY
COMMUNICATION
ELECTRIC
FIBEROPTIC
GAS
SANITARY SEWER
STORMWATER
TELEPHONE
WATER
WETLAND MARKER
UNKNOWN
TREE LINE
FENCE
GUARD RAIL

DECIDUOUS TREE
CONIFEROUS TREE
BUSH

PAVEMENT
CONCRETE SURFACE
DETECTABLE WARNING
GRAVEL
LANDSCAPING
PAVERS

FEMA FLOODPLANE
EDGE OF CLASSIFICATION

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 = 12793080.48	EL = 786.90
CP 4006	N = 291202.28	E = 12793512.71	EL = 781.93
CP 4007	N = 29136.06	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 = 291698.90	E = 12792121.19	EL = 785.79

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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.

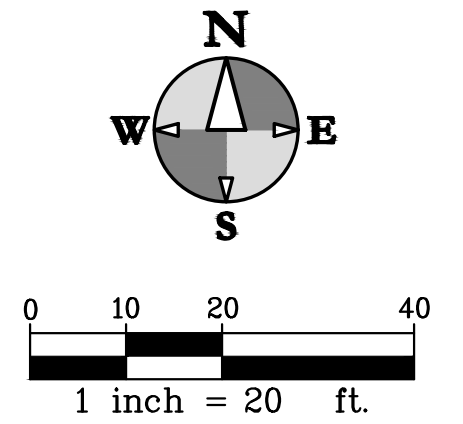
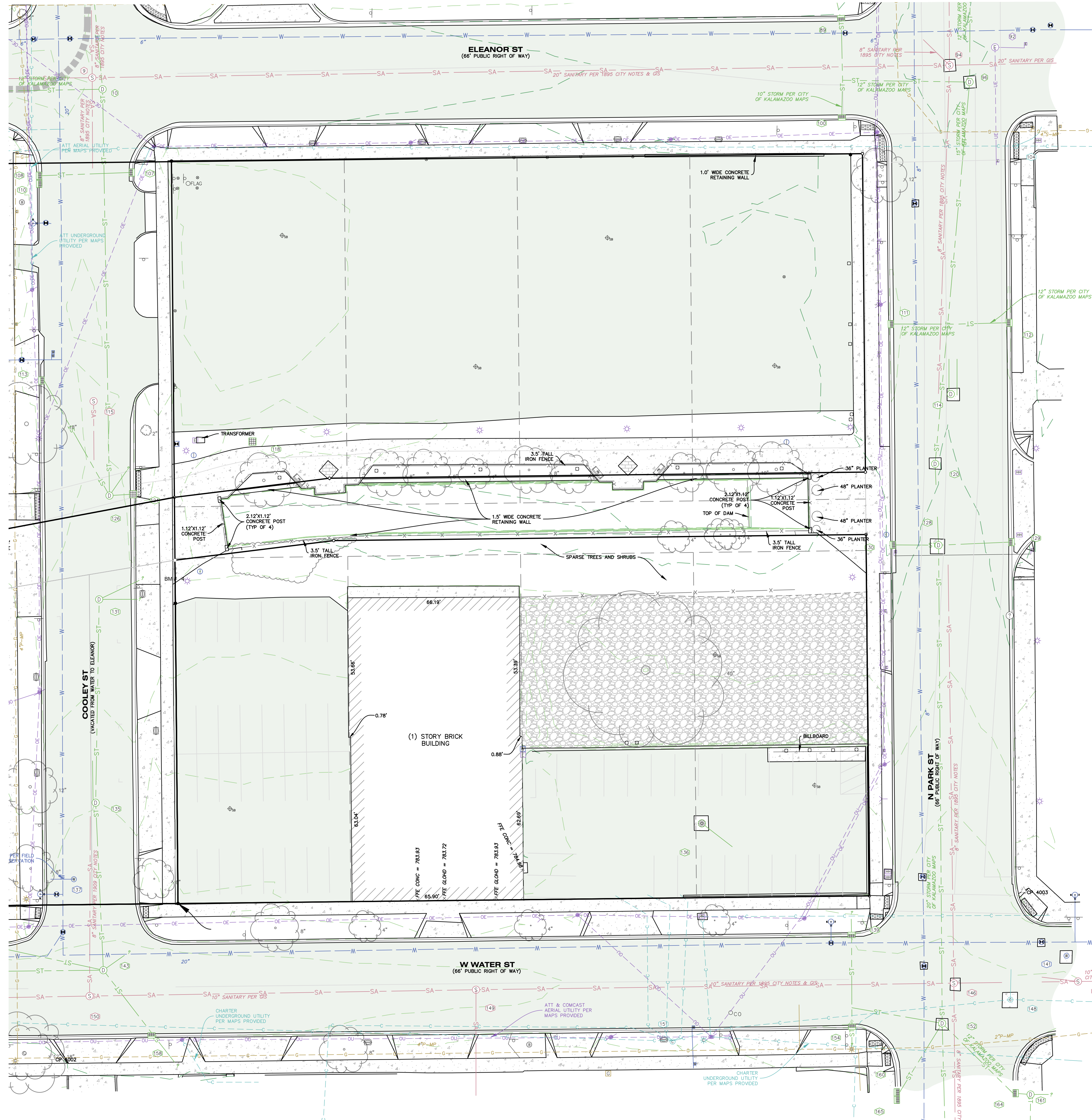
BM 2 EL = 783.36'
SPIKE ON NORTH SIDE OF UTILITY POLE ON THE NORTHEAST
CORNER OF THE N WESTNEDGE AVE AND ELEANOR ST
INTERSECTION.

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

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

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

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



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



ISSUED FOR/REVISIONS:	
#1	BOUNDARY/TOPOGRAPHIC SURVEY
#2	ADDITIONAL CONTOUR LABELS
#3	ADDITIONAL TOPO AND TITLE WORK
#4	440 WATER ST REVISED TITLEWORK
08/09/23	
08/16/23	
09/20/23	
10/25/23	

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**BOUNDARY/TOPOGRAPHIC SURVEY
KALAMAZOO EVENT CENTER
CD ARENA LLC**

Sheet Title:
Project:
Client:

10/25/23
Sheet
S-5

STRUCTURE INVENTORY

15'x4" CONCRETE STM CB
RIM = 783.27'
INV. 12" E RCP = 783.25'
WATER = 783.28'
RIM = 783.27'
INV. 36" W RCP = 777.28'
WATER = 777.28'
SUMP = 777.03'

2.0' CONCRETE STM CB
RIM = 782.18'
INV. 12" NE CONCRETE = 778.58'
WATER = 778.56'
SUMP = 777.98'

4.0' CONCRETE MH
RIM = 782.42'
INV. 8" S PVC = 78.47'
SUMP = 775.02'

2.0' CONCRETE STM CB
RIM = 780.50'
VERTICAL 2" PVC
SEDIMENT = 777.55'

2.0' CONCRETE STM CB
RIM = 780.39'
INV. 10" E RCP = 778.08'
WATER = 778.08'
SEDIMENT = 778.03'

4.0' BRICK SAN MH
RIM = 780.99'
INV. 18" W CLAY = 771.84'
INV. 8" E CLAY = 771.94'
INV. 8" N CLAY = 772.84'
TOP OF PIPE 4" NW CLAY = 773.1'
INC. 8" E CLAY = 772.94'
CHANNEL = 771.89'

4.0' CONCRETE STM MH
RIM = 780.96'
INV. 12" W CLAY = 776.95'±
INV. 12" W CLAY = 777.15'
INV. 12" S CLAY = 776.90'
SEDIMENT = 776.95'

2.0' CONCRETE STM CB
RIM = 780.69'
INV. 10" W PVC = 778.24'
INV. 10" S PVC = 777.94'
SEDIMENT = 777.94'

2.0' CONCRETE STM CB
RIM = 780.76'
INV. 10" E PVC = 778.16'
SEDIMENT = 778.16'

4.0' BRICK SAN MH
RIM = 782.89'
INV. 8" W CLAY = 774.83'
INV. 21" W CLAY = 773.19'
INV. 21" NW CLAY = 774.09'
INV. 21" E CLAY = 773.14'

STM CB
RIM = 782.09'
CRUMBLING VERTICAL RCP.
APPROX. 10' E ABOVE CHAMBER
WATER = 776.29'

CONCRETE STM MH
RIM = 782.39'
ACCESS MH FOR CHAMBERS.
WATER = 776.64'

2.0' CONCRETE STM CB
RIM = 872.19'
INV. 12" N PVC = 780.24'
INV. 12" SW PVC = 780.24'
WATER = 780.19'
SEDIMENT = 780.09'

7.5'x4" CONCRETE STM CB
RIM = 782.48'
INV. 30" E RCP = 777.23'
SEDIMENT = 777.23'

7.5'x4" CONCRETE STM CB
RIM = 782.57'
INV. 30" E RCP = 777.42'
SEDIMENT = 777.42'

7.5'x4" CONCRETE STM CB
RIM = 782.82'
INV. 30" E RCP = 777.80'
SEDIMENT = 777.80'

7.5'x4" CONCRETE STM CB
RIM = 782.84'
INV. 30" E RCP = 777.84'
SEDIMENT = 777.84'

7.5'x4" CONCRETE STM CB
RIM = 783.02'
INV. 30" E RCP = 777.83'
SEDIMENT = 777.48'

7.5'x4" CONCRETE STM CB
RIM = 783.06'
INV. 30" E RCP = 777.56'
SEDIMENT = 777.56'

14'x4" CONCRETE STM CB
RIM = 783.33'
INV. 30" E RCP = 783.38'
RIM = 783.57'
RIM = 783.52'
INV. 36" S RCP = 776.48'
SEDIMENT = 776.48'

BLOCK SAN MH
RIM = 783.19'
NO PIPES VISIBLE
SUMP = 777.94'

2.0' BLOCK STM CB
RIM = 782.68'
NO PIPES VISIBLE
SUMP = 778.18'

4'x10" CONCRETE STM CB
RIM = 782.26'
STRUCTURE IS OPEN TO THE SOUTH
TOWARDS ELEANOR ST.
WATER = 776.71'
SUMP = 777.61'

470'410' CONCRETE STM CB
RIM = 782.28'
STRUCTURE IS OPEN TO THE SOUTH
TOWARDS ELEANOR ST.
SUMP = 776.68'

47 STM MH
RIM = 784.16'

48 STM CB
RIM = 783.38'

49 4.0' BRICK SAN MH
RIM = 781.69'
INV. 8" N CLAY = 773.29'
INV. 8" E CLAY = 773.24'
INV. 6" NE = 774.04'
TOP OF PIPE 4' N = 776.99'
TOP OF GAS PIPE W = 776.64'

40 STM CB
RIM = 793.22'

41 STM CB
RIM = 783.06'

42 UNKNOWN MH
RIM = 781.43'

43 2.0' CONCRETE STM CB
RIM = 780.95'
VERTICAL PIPE
INV. S = 778.38'
SEDIMENT = 778.38'

44 COMMUNICATION MH
RIM = 783.54'

45 4.0' BRICK STM MH
RIM = 781.82'
INV. 12" N CLAY = 776.37'
TOP OF WATER PIPE E-W = 777.42'
TOP OF GAS PIPE E-W = 777.97'
WATER = 776.37'
SUMP = 776.22'

46 STM CB
RIM = 783.46'

47 STM CB
RIM = 783.46'

48 STM CB
RIM = 783.43'

49 STM CB
RIM = 783.38'

50 ELECTRIC MH
RIM = 784.41

51 STM CB
RIM = 782.25'

52 STM MH
RIM = 783.87'
INV. N 12" CLAY = 778.87'
INV. S 24" CLAY = 778.87'
INV. W 18" CLAY = 778.87'
WATER = 779.47'

53 SAN MH
RIM = 781.98'
INV. 8" N CLAY = 773.08'
INV. 8" E CLAY = 772.88'
INV. 8" W CLAY = 772.93'

4.0' BLOCK SAN MH
RIM = 782.36'
INV. 8" E CLAY = 773.53'
INV. 8" W CLAY = 773.55'
INV. 6" N CLAY = 774.14'

4.0' BLOCK SAN MH
RIM = 782.86'
INV. 8" E CLAY = 773.99'
INV. 8" W CLAY = 774.01'

UNKNOWN MH
RIM = 783.87'

4.0' BLOCK SAN MH
RIM = 783.89'
INV. 8" E CLAY = 775.19'±

4.0' BRICK SAN MH
RIM = 784.33'
INV. 8" E CLAY = 775.53'
INV. 8" W CLAY = 775.73'

4.0' BLOCK STM MH
RIM = 782.78'
INV. 12" N CONCRETE = 746.88'
INV. 12" E CLAY = 746.88'
INV. 12" W CLAY = 746.88'

4.0' BRICK STM MH
RIM = 781.94'
INV. 12" CLAY = 776.14'
INV. 8" E CLAY = 776.04'
INV. 10" SW CLAY = 776.04'
INV. 12" NW CLAY = 776.04'
INV. 12" NW PIPE N-S = 777.49'
SEDIMENT = 776.09

UNKNOWN MH
RIM = 781.91'

COMMUNICATIONS MH
RIM = 782.81'

COMMUNICATION MH
RIM = 781.85'

COMMUNICATIONS MH
RIM = 781.97'

ELECTRIC MH
RIM = 782.58'

COMMUNICATIONS MH
RIM = 783.91'

4.0' CONCRETE STM MH
RIM = 782.47'
INV. 12" N CONCRETE = 777.92'±
INV. 12" W CONCRETE = 777.92'±
INV. 12" SW CONCRETE = 778.37'±
INVERTS FULL OF SEDIMENT

4.0' BRICK STM MH
 RIM = 783.39'
 INV. 12" N CLAY = 778.39'±
 INV. 24" N CLAY = 778.39'±
 INV. 12" E CLAY = 778.39'±
 INV. 12" W CLAY = 778.39'±
 INVERTS FULL OF SEDIMENT

2.0' CONCRETE STM CB
 RIM = 781.22'
 INV. 10' N PVC = 779.42'
 WATER = 778.37'
 SUMP = 779.22'

4.0' BRICK STM MH
 RIM = 784.07'
 INV. 24" N CLAY = 778.67'
 INV. 12" S CLAY = 778.67'
 INV. 12" W CLAY = 779.57'
 INV. 15' SW CONCRETE = 779.47'

STM CB
 RIM = 783.89'

4.0' BLOCK STM MH
 RIM = 784.37'
 INV. 12" N CONCRETE = 780.37'
 INV. 15' E CONCRETE = 779.97'
 INV. 12" W CONCRETE = 780.22'
 INV. 12' SCLPP = 780.07'±
 SEDIMENT = 779.97'

ELECTRIC MH
 RIM = 781.76'

ELECTRIC MH
 RIM = 781.56'

STM CB
 RIM = 783.74'

ELECTRIC MH
 RIM = 784.20'

UNKNOWN MH
 RIM = 784.41'

4.0' BRICK UNKNOWN MH
 RIM = 781.81'
 INV. 8" S CLAY = 773.31'±
 INV. 8" S CLAY = 779.41'±
 INV. 2" WITH VALVE W = 777.36'
 SUMP = 773.91'

2.0' CONCRETE STM CB
 RIM = 780.22'
 INV. 12" S SCLPP = 776.07'
 INV. 12' E SCLPP = 776.02'
 SEDIMENT = 774.02'

6.0' CONCRETE STM CB
 RIM = 780.54'
 INV. 12" NW SCLPP = 775.84'
 INV. 12" S SCLPP = 776.29'
 INV. 12' E SCLPP = 775.79'
 WATER = 775.74'
 SEDIMENT = 775.54'

4.0'-6.0' CONCRETE STM CB
 RIM = 779.80'
 INV. 12" NW SCLPP = 775.56'
 INV. 12" SW SCLPP = 774.06'
 WATER = 774.01'
 SEDIMENT = 772.26'

4.0' CONCRETE STM MH
 RIM = 780.04'
 INV. 12" NE SCLPP = 773.84'
 INV. 12" SCLPP = 776.84'
 AQUASWIRL SUMP = 786.94'/766.

STM CB
 RIM = 779.71'

STM CB
 RIM = 779.50'
 UNABLE TO SEE INVERTS DUE TO SILT SACK

4.0' CONCRETE STM MH
 RIM = 780.22'
 INV. 12" SCLPP = 776.77'
 INV. 24" N SCLPP = 771.67'
 WATER = 777.17'
 SUMP = 777.67'

2.0' CONCRETE STM CB
 RIM = 778.63'
 INV. 12" SCLPP = 776.05'
 WATER = 776.00'
 SUMP = 775.20'

STM CB
 RIM = 780.11'

STM MH
 RIM = 783.42'

3.0' CONCRETE STM CB
 RIM = 779.54'
 INV. 12" SCLPP = 776.34'
 INV. 12" S CLAY = 776.29'
 WATER = 776.34'
 SEDIMENT = 776.29'

4.0' CONCRETE UNKNOWN MH
 RIM = 782.49'
 INV. N = 772.04'
 INV. S = 772.14'
 INV. NW = 773.79'±

4.0' BRICK SAN MH
 RIM = 783.05'
 INV. 18" S TILE = 778.20'±
 INV. 12" S TILE = 778.20'±
 INV. 12" W CLAY = 779.45'
 INV. 12" W CLAY = 779.45'
 INV. 12" E CLAY = 778.85'

ELECTRIC MH
 RIM = 779.97'

2.0' CONCRETE STM CB
 RIM = 782.64'
 INV. 12" E CLAY = 780.14'
 SUMP = 780.14'±

4.0' BRICK SAN MH
 RIM = 780.16'
 INV. 18" E CLAY = 770.61'
 INV. 18" N CLAY = 770.71'
 INV. 18" N CLAY = 771.75'
 INV. 8" S CLAY = 771.41'

COMMUNICATIONS MH
RIM = 783.10'

4.0' BRICK STM MH
RIM = 779.86'
INV. 12' S CLAY = 775.76'±
INV. 10' N CLAY = 775.76'±
S PIPS NOT VISIBLE
WATER = 776.06'
SEDIMENT = 775.76'

4.0' BRICK STM MH
RIM = 783.27'
INV. 24" N TILE = 778.47'
INV. 24" S TILE = 778.47'
INV. 12" W CLAY = 778.17'±

CONCRETE UNKNOWN MH
RIM = 783.02'
INV. SW = 772.07'±
INV. NE = 772.19'±
INV. W = 774.62'±

2.0' CONCRETE STM CB
RIM = 783.02'
INV. 12" E IRON = 780.23'
SUMP = 780.23'±

2.0' CONCRETE STM CB
RIM = 779.15'
INV. 10" N PVC = 775.85'
WATER = 776.45'
SUMP = 775.85'

4.0' CONCRETE SAN MH
RIM = 782.98'
INV. S = 772.38'
INV. NE = 772.18'
WATER = 772.98'

2.0' CONCRETE STM CB
RIM = 780.93'
INV. 8" E PVC = 778.17'
WATER = 778.07'
SEDIMENT = 777.92'

2.0' CONCRETE STM CB
RIM = 780.93'
INV. 8" N PVC = 777.73'
INV. 8" W PVC = 778.08'
SEDIMENT = 777.83'

COMMUNICATION MH
RIM = 779.19'

2.0'x2.0' BRICK STM CB
RIM = 782.89'
SEDIMENT = 779.09'

COMMUNICATION MH
RIM = 783.14'

2.0' CONCRETE STM CB
RIM = 780.41'
INV. 12" W CLAY = 777.01'
SEDIMENT = 777.31'

2.0' CONCRETE STM CB
RIM = 780.34'
INV. 12" E CLAY = 777.64'
INV. 12" W CLAY = 777.84'
SEDIMENT = 777.84'

2.0'x2.0' BRICK STM CB
RIM = 782.85'
INV. 12" N CONCRETE = 778.99'
INV. 12" E CONCRETE = 777.99'
SEDIMENT = 778.79'

2.0' CONCRETE STM CB
RIM = 780.26'
INV. 8" N CONCRETE = 777.76'
SEDIMENT = 777.91'

2.0' CONCRETE STM CB
RIM = 778.82'
VERTICAL PIPE
SUMP = 775.82'

STM CB
RIM = 778.97'
VERTICAL PIPE
SUMP = 776.22'
NO HORIZONTAL PIPES VISIBLE

2.0' CONCRETE STM CB
RIM = 780.15'
INV. 12" SE PVC = 777.30'
WATER = 777.25'
SUMP = 777.20'

4.0' BRICK STM MH
RIM = 779.90'
INV. 8" N CLAY = 778.10'
INV. 8" N CLAY = 773.35'
SEDIMENT = 773.70'

4.0' CONCRETE SAN MH
RIM = 781.11'
INV. 12"± S = 770.71'
SUMP = 770.76'

6.0' CONCRETE STM MH
RIM = 784.73'
NO PIPES VISIBLE
WATER = 777.68'±
SUMP = 777.58'

CONCRETE STM MH
RIM = 784.98'
NO PIPES VISIBLE
WATER = 778.28'±
SUMP = 777.08'

2.0' CONCRETE STM CB
RIM = 780.71'
INV. 6" SW PVC = 776.46'
INV. 6" E PVC = 776.36'
SUMP = 775.31'

2.0' CONCRETE STM CB
RIM = 784.64'
INV. 8" S CONCRETE = 782.24'
SUMP = 782.24'

4.0' CONCRETE STM MH
RIM = 779.93'
INV. 18" PVC = 770.38'
INV. NE PVC = 774.23'
WATER = 770.38'
SUMP = 770.28'

STM CB
RIM = 784.63'
VERTICAL PIPE
INV. 780.63'

12.20' CONCRETE STM CB
RIM = 782.93'
VERTICAL PIPE
INV. 6" W PVC = 779.83'
INV. 6" W PVC = 779.78'
SUMP = 779.58'

12.30' CONCRETE STM CB
RIM = 781.98'
INV. 6" S PVC = 778.83'
INV. 6" W PVC = 778.88'
SUMP = 777.98'

12.40' CONCRETE STM CB
RIM = 780.89'
INV. 12" W PVC = 776.79'
SEDIMENT = 776.69'

12.50' CONCRETE STM CB
RIM = 784.56'
VERTICAL PIPE
INV. 781.66'
SUMP FULL OF SEDIMENT

12.60' CONCRETE STM MH
RIM = 781.18'
INV. 12" NE PVC = 773.88'
INV. 12" E PVC = 775.93'
INV. 12" W PVC = 775.933'
12" NW PVC = 775.933'
WATER = 773.58'
SEDIMENT = 773.53'

12.70' CONCRETE STM CB
RIM = 784.54'
INV. 8" N
NO PIPES VISIBLE

12.80' BLOCK STM MH
RIM = 780.28'
INV. 18" N PVC = 770.43'
INV. 12" E PVC = 775.68'
INV. 18" S CLCP = 774.68'
12" W PVC = 775.68'
WATER = 770.38'
SUMP = 770.03'

12.90' CONCRETE STM CB
RIM = 779.45'
INV. 12" W PVC = 776.35'
SEDIMENT = 776.25'

13.00' CONCRETE STM CB
RIM = 779.54'
INV. 12" E PVC = 775.64'
WATER = 775.68'
SUMP = 775.49'

13.10' CONCRETE STM MH
RIM = 781.52'
INV. S PVC = 775.92'
INV. E PVC = 773.62'
INV. E PVC = 776.32'
WATER = 773.67'
SEDIMENT = 773.47'

13.20' CONCRETE/BLOCK STM MH
RIM = 781.36'
INV. 6" N PVC = 781.36'
INV. 6" E PVC = 781.36'
SUMP = 781.31'

13.30' BRICK VAULT STM MH
RIM = 779.85'
CAPPED PIPE FROM WEST
SEDIMENT = 774.85'

13.40' CONCRETE STM CB
RIM = 784.79'
INV. 8" NW PVC = 782.14'
WATER = 782.14'
SUMP = 782.04'

13.50' BRICK STM MH
RIM = 783.02'
INV. 8" N CLAY = 779.02'
VERTICAL PIPE IRON PLUGGED
= 776.52'
1" IRON PIPE N IRON = 775.7'
1" IRON W IRON CAPPED WITH
VALVE = 778.47'
VERTICAL PIPE 90° TO N IRON
SEDIMENT = 775.57'

13.60' CONCRETE STM CB
RIM = 783.25'
INV. 8" SE CLAY = 778.80'
SUMP = 778.60'

13.70' 6.0X6.0' VAULT WATER MH
RIM = 783.38'
1" IRON PIPE LARGE W IRON =
780.28'
SUMP = 777.08'

13.80' CONCRETE STM CB
RIM = 783.75'
VERTICAL PIPE
INV. SE CLAY = 780.75'

13.90' STM CB
RIM = 783.00'
VERTICAL PIPE CLAY
INV. 8" N CLAY = 778.10'
INV. S = 777.95'

14.00' BLOCK STM CB
RIM = 784.50'
INV. 12" S CLAY = 780.90'
SUMP = 780.90'

14.10' 8.0X6.0' BRICK WATER MH
RIM = 782.72'
TOP OF PIPE = 778.47'

14.20' COMMUNICATION MH

14.30' BRICK STM MH
RIM = 748.38'
INV. 12" N CLAY = 777.93'
INV. 12" S CLAY = 777.833'
INV. 12" NW CLAY = 777.833'
INV. 12" SE CLAY = 777.78'
INV. 12" W CLAY = 777.93'
SEDIMENT = 777.73'

14.40' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

14.50' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

14.60' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

14.70' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

14.80' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

14.90' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

15.00' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

15.10' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

15.20' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

15.30' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

15.40' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

15.50' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

15.60' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

15.70' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

15.80' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

15.90' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

16.00' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

16.10' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

16.20' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

16.30' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

16.40' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

16.50' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

16.60' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

16.70' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

16.80' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

16.90' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

17.00' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

17.10' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

17.20' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

17.30' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

17.40' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

17.50' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

17.60' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

17.70' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

17.80' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

17.90' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

18.00' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

18.10' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

18.20' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

18.30' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

18.40' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

18.50' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

18.60' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

18.70' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

18.80' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

18.90' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

19.00' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

19.10' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

19.20' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

19.30' BRICK STM MH
RIM = 783.00'
VERTICAL PIPE IRON PLUGGED
= 776.52'

19.40' BR

149 4.0' BRICK STM MH
RIM = 784.81'
INV. 12' N CLAY = 779.31'
INV. 12' S CLAY = 779.11'
INV. 8" W CLAY = 778.51'

149 4.0' BRICK SAN MH
RIM = 783.02'
INV. 8" W CLAY = 773.02'
INV. 8" N CLAY = 773.02'
INV. 10' E CLAY = 772.92'

149 4.0' BRICK SAN MH
RIM = 783.21'
INV. 12' S = 773.21'
INV. 12' W = 773.11'
INV. 12' E = 773.06'

149 4.0' BRICK STM MH
RIM = 786.53'
INV. 21' N CLAY = 779.33'
INV. 12' S CLAY = 779.43'
INV. 12' W CLAY = 779.68'
INV. 12' SW CLAY = 779.68'
INV. 12' SE CLAY = 779.68'
TOP OF PIPE 6" E-W IRON PIPE = 782.03'

148 COMMUNICATION MH
RIM = 783.14'

149 4.0' BRICK SAN MH
RIM = 784.14'
INV. 12' W PVC = 774.24'
INV. 12' E PVC = 774.14'
INV. 8" S CLAY = 774.69'

150 4.0' BRICK SAN MH
RIM = 784.60'
INV. 12' W PVC = 774.85'
INV. 12' E PVC = 774.75'
INV. 8" N CLAY = 775.55'
CHANNEL = 774.80'

151 COMMUNICATION MH
RIM = 783.98'

152 BRICK STM MH
RIM = 783.46'
INV. 24" N CLAY = 776.26'
INV. 12' W CLAY = 776.36'
INV. 12' SE CLAY = 777.81'
INV. 12' SW CLAY = 777.86'
INV. 12' W CLAY = 777.86'
WATER = 776.26'
SEDIMENT = 775.96'

153 COMMUNICATIONS MH (AMERITECH)
RIM = 786.53'

154 2.0' CONCRETE STM CB
VERTICAL PIPE CLAY
INV. N = 776.75'
INV. S = 776.75'

154 4.0' BRICK SAN MH
RIM = 785.73'
INV. 18" N CLAY = 774.73'
INV. 18" S CLAY = 774.83'
INV. 8" E CLAY = 777.58'
INV. 8" W CLAY = 777.58'

154 LARGE CONCRETE SAN MH
RIM = 786.24'
INV. 12" N CONCRETE = 775.69'
INV. 12" S CONCRETE = 775.69'

154 4.0' BRICK SAN MH
RIM = 785.90'
INV. 12' N CLAY = 777.38'
INV. 8" SW CLAY = 776.67'
INV. 8" E CLAY = 776.67'

154 2.0' CONCRETE STM CB
RIM = 784.20'
VERTICAL PIPE CLAY
INV. 12" N = 778.90'
INV. 12" SE = 778.90'
WATER = 778.90'

154 2.0' BLOCK STM CB
RIM = 784.93'
INV. 12" N CLAY = 780.28'
INV. 12" S PVC = 781.53'
WATER = 780.28'
SEDIMENT = 780.23'

154 5.0'x2.0' CONCRETE STM CB
RIM = 783.12'
VERTICAL PIPE
BOTTOM = 779.97'
NON HORIZONTAL PIPES VISIBLE
2) GRATES ON (1) STRUCTURE

161 2.0' BRICK STM MH
RIM = 783.75'
INV. 12" W PVC = 781.70'
INV. 12" S PVC = 781.65'
INV. 4" E PVC = 781.65'
DEBRIS = 781.55'

162 2.0' CONCRETE STM CB
RIM = 786.41'
INV. 12" S CONCRETE = 783.91'
VERTICAL PIPE
SUMP = 780.86'

163 2.0' CONCRETE STM CB
RIM = 786.70'
INV. 12" S CONCRETE = 784.50'
VERTICAL PIPE
SUMP = 780.95'

164 2.0' CONCRETE STM CB
RIM = 783.22'
VERTICAL PIPE
INV. 12" W PVC = 779.02'
INV. 12" E PVC = 781.42'
SUMP = 779.02'

165 STM CB
RIM = 783.27'

164 2.0' CONCRETE STM MH
RIM = 786.42'
INV. 12" N CONCRETE = 784.07'
SUMP = 784.07'

165 2.0' CONCRETE STM CB
RIM = 786.73'
INV. 12" N CONCRETE = 784.73'
SUMP = 784.73'

2.0' BRICK STM CB
RIM = 782.61'
INV. 12" S PVC = 780.01'
WATER = 780.01'
SEDIMENT = 779.86'

69 STM CB
RIM = 782.63'
INV. 12" N PVC = 780.08'
INV. 12" S CONCRETE = 780.03'
SEDIMENT = 780.03'

70 ELECTRIC MH
RIM = 781.67'

71 4.0' PREFORMATTED CONCRETE STM LB
RIM = 783.81'
NO PIPES VISIBLE
WATER = 775.81'
SEDIMENT = 775.41'



**Know what's below.
Call before you dig.**

Sheet Title:
Project:
Client:
10/25/23
Sheet

10/25/23
Sheet
S-6

**BOUNDARY/TOPOGRAPHIC SURVEY
KALAMAZOO EVENT CENTER
CD ARENA LLC**

Job No.: 23-056D	P.M.TAK	Dt: BDE Q3/QC: 10/25/23	ISSUED FOR/REVISIONS:	
#1	BOUNDARY/TOPOGRAPHIC SURVEY	08/09/23	QC: 10/25/23	
#2	ADDITIONAL CONTOUR LABELS	08/16/23	QC: 10/25/23	
#3	ADDITIONAL TOPO AND TITLE WORK	09/20/23	QC: 10/25/23	
#4	440 WATER ST REVISED TITLEWORK	10/25/23	QC: 10/25/23	

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

NOTES PERTAINING TO BOUNDARY SURVEY

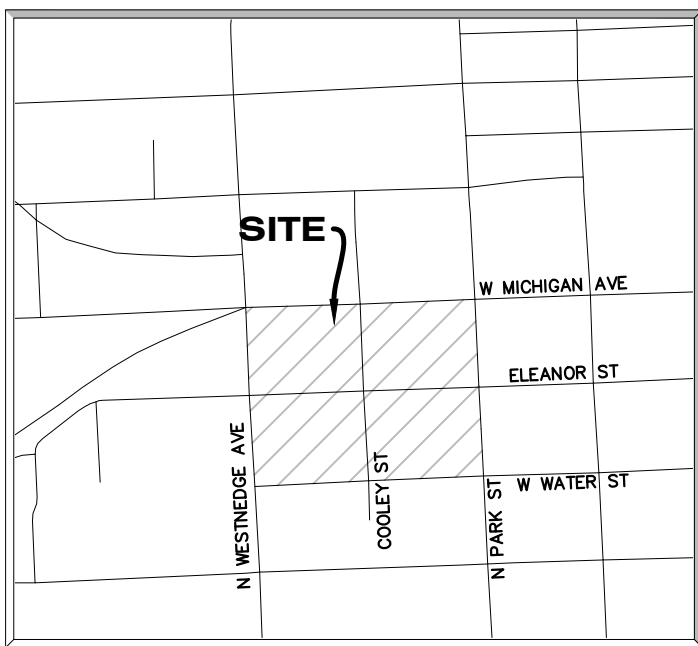
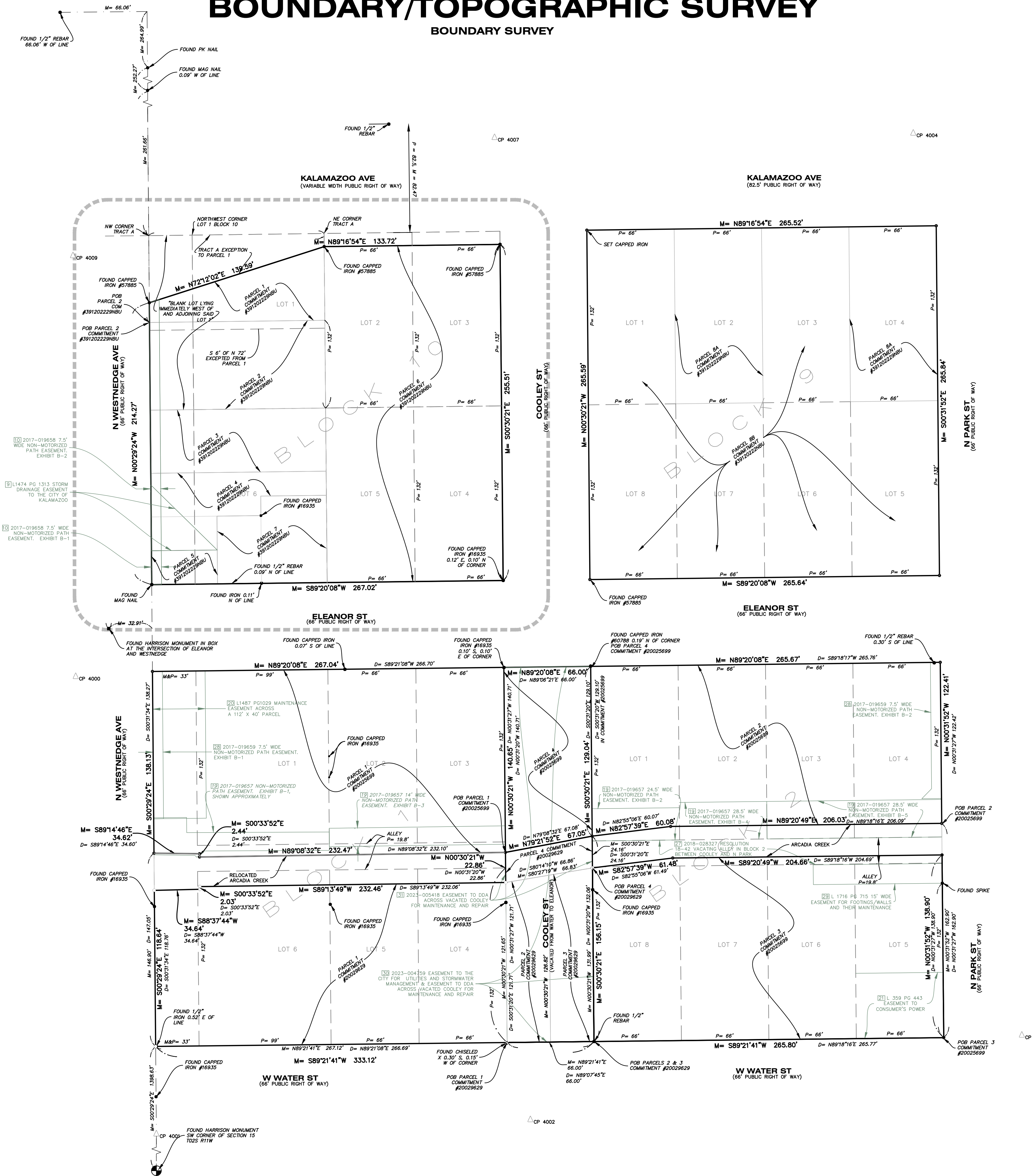
1. DOC #2018-028327 IS CITY RESOLUTION 18-42 WHICH VACATES THE ALLEY IN BLOCK 2 BETWEEN COOLEY AND N. PARK. NO DOCUMENT HAS BEEN PROVIDED SHOWING THAT THIS WAS APPROVED BY CIRCUIT COURT. TITLE TO THIS ALLEY IS UNCLEAR.
2. DOC #2023-004759 IS CITY RESOLUTION 22-57 WHICH VACATES COOLEY STREET BETWEEN W. WATER AND ELEANOR STREET. NO DOCUMENTATION HAS BEEN PROVIDED SHOWING THAT THIS WAS APPROVED BY CIRCUIT COURT. TITLE TO THIS PORTION OF COOLEY STREET IS UNCLEAR.
3. NO DOCUMENTATION VACATING THE ALLEY IN BLOCK 1 BETWEEN WEST AND COOLEY STREET HAS BEEN PROVIDED. TITLE TO THIS ALLEY IS UNCLEAR.
4. NO DOCUMENTATION VACATING WEST STREET BETWEEN KALAMAZOO AVENUE AND W. WATER STREET HAS BEEN PROVIDED. TITLE TO THIS PORTION OF WEST STREET IS UNCLEAR.
5. WEST LINE OF PARCEL 2, COMMITMENT #20025699 IS DESCRIBED AS S00°31'20"W. THIS APPEARS TO BE A TYPO AND CAUSES A MISCLOSEURE. IF DESCRIBED AS S00°31'20"E THE DESCRIPTION WOULD CLOSE.
6. PARCEL 1 COMMITMENT #391202229NBU CONTAINS 0.11 ACRES (4,731 SFT)
PARCEL 2 COMMITMENT #391202229NBU CONTAINS 0.20 ACRES (8,884 SFT)
PARCEL 3 COMMITMENT #391202229NBU CONTAINS 0.15 ACRES (6,400 SFT)
PARCEL 4 COMMITMENT #391202229NBU CONTAINS 0.11 ACRES (4,971 SFT)
PARCEL 5 COMMITMENT #391202229NBU CONTAINS 0.03 ACRES (1,287 SFT)
PARCEL 6 COMMITMENT #391202229NBU CONTAINS 0.78 ACRES (34,158 SFT)
PARCEL 7 COMMITMENT #391202229NBU CONTAINS 0.12 ACRES (5,033 SFT)
PARCEL 8A COMMITMENT #391202229NBU CONTAINS 0.41 ACRES (17,642 SFT)
PARCEL 8B COMMITMENT #391202229NBU CONTAINS 1.22 ACRES (52,926 SFT)
PARCEL 1 COMMITMENT #20025699 CONTAINS 0.86 ACRES (37,573 SFT)
PARCEL 2 COMMITMENT #20025699 CONTAINS 0.75 ACRES (32,715 SFT)
PARCEL 3 COMMITMENT #20025699 CONTAINS 0.84 ACRES (36,896 SFT)
PARCEL 4 COMMITMENT #20025699 CONTAINS 0.21 ACRES (8,907 SFT)
PARCEL 1 COMMITMENT #20029629 CONTAINS 0.74± ACRES (32,333± SQFT)
PARCEL 2 COMMITMENT #20029629 CONTAINS 0.19± ACRES (8,370± SQFT)

LEGEND

- BM #XX BENCH MARK
- SET MONUMENT
 - FOUND MONUMENT
 - SET CAPPED IRON LIC. # 57885
 - FOUND IRON
 - ⊙ SET CHISELED "X"
 - ⊙ FOUND CHISELED "X"
- ▲CP # CONTROL POINT
- P= PLATTED
 - D= DESCRIBED
 - M= MEASURED
 - R= RECORD
 - C= CALCULATED

BOUNDARY/TOPOGRAPHIC SURVEY

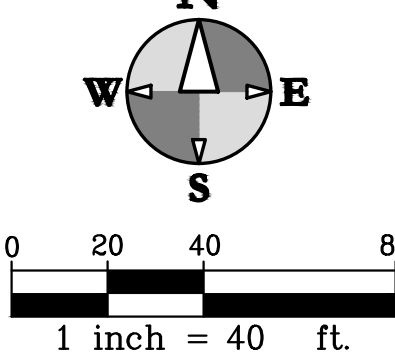
BOUNDARY SURVEY



SITE LOCATION MAP

NOT TO SCALE

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



BOUNDARY/TOPOGRAPHIC SURVEY
KALAMAZOO EVENT CENTER
CD ARENA LLC

Sheet Title:
Project:
Client:

10/25/23
Sheet
S-7

Job No: 23-056D P.M.TAK DTL BDE QA/QC 10/25/23
ISSUED FOR REVISIONS:
#1 BOUNDARY/TOPOGRAPHIC SURVEY 08/09/23
#2 ADDITIONAL CONTOUR LABELS 08/16/23
#3 ADDITIONAL TOPO AND TITLE WORK 09/20/23
#4 440 WATER ST REVISED TITLEWORK 10/25/23
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kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com

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NOTES PERTAINING TO BOUNDARY SURVEY

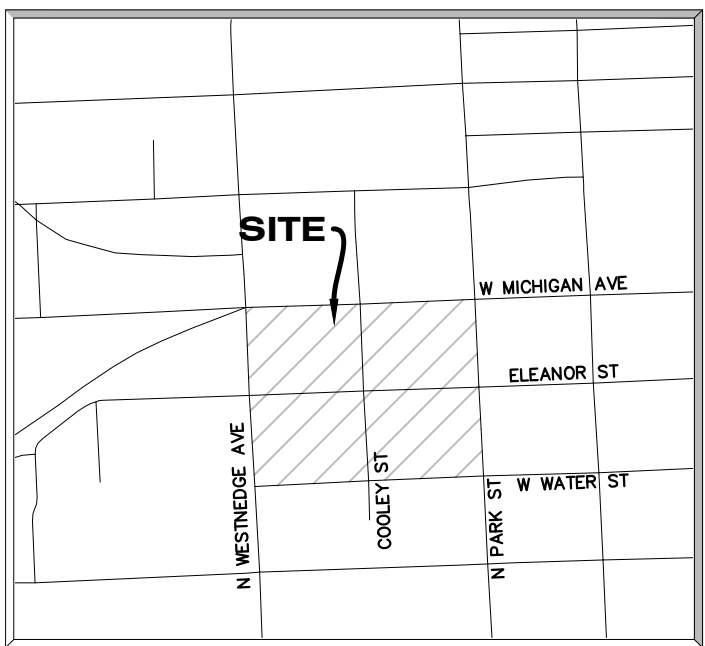
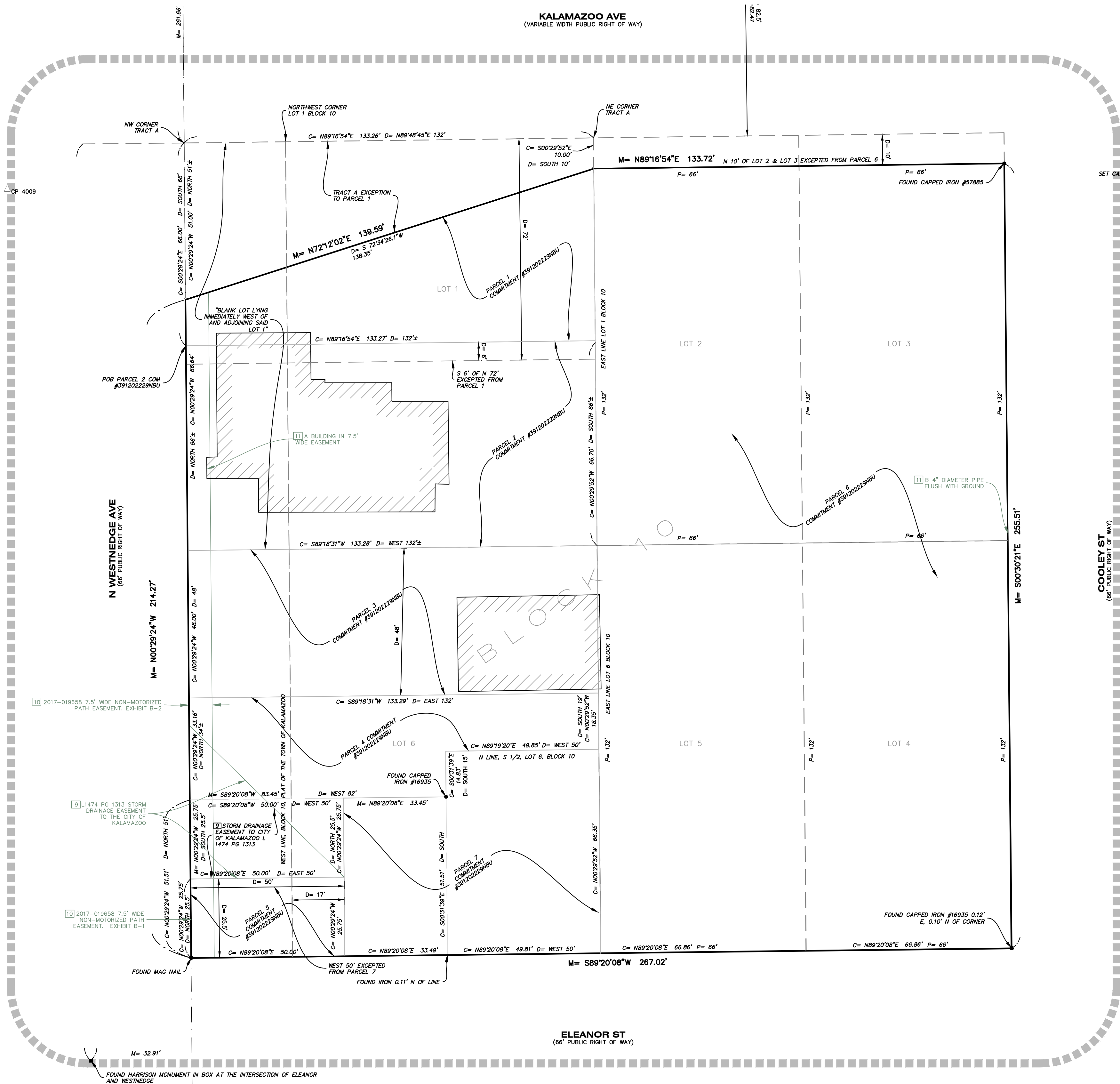
1. DOC #2018-028327 IS CITY RESOLUTION 18-42 WHICH VACATES THE ALLEY IN BLOCK 2 BETWEEN COOLEY AND N. PARK. NO DOCUMENT HAS BEEN PROVIDED SHOWING THAT THIS WAS APPROVED BY CIRCUIT COURT. TITLE TO THIS ALLEY IS UNCLEAR.
2. DOC #2023-004759 IS CITY RESOLUTION 22-57 WHICH VACATES COOLEY STREET BETWEEN W. WATER AND ELEANOR STREET. NO DOCUMENTATION HAS BEEN PROVIDED SHOWING THAT THIS WAS APPROVED BY CIRCUIT COURT. TITLE TO THIS PORTION OF COOLEY STREET IS UNCLEAR.
3. NO DOCUMENTATION VACATING THE ALLEY IN BLOCK 1 BETWEEN WEST AND COOLEY STREET HAS BEEN PROVIDED. TITLE TO THIS ALLEY IS UNCLEAR.
4. NO DOCUMENTATION VACATING WEST STREET BETWEEN KALAMAZOO AVENUE AND W. WATER STREET HAS BEEN PROVIDED. TITLE TO THIS PORTION OF WEST STREET IS UNCLEAR.
5. WEST LINE OF PARCEL 2, COMMITMENT #20025699 IS DESCRIBED AS S00°31'20"W. THIS APPEARS TO BE A TYPO AND CAUSES A MISCLASURE. IF DESCRIBED AS S00°31'20"E THE DESCRIPTION WOULD CLOSE.
6. PARCEL 1 COMMITMENT #391202229NBU CONTAINS 0.11 ACRES (4,731 SFT)
PARCEL 2 COMMITMENT #391202229NBU CONTAINS 0.20 ACRES (8,884 SFT)
PARCEL 3 COMMITMENT #391202229NBU CONTAINS 0.15 ACRES (6,400 SFT)
PARCEL 4 COMMITMENT #391202229NBU CONTAINS 0.11 ACRES (4,971 SFT)
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PARCEL 6 COMMITMENT #391202229NBU CONTAINS 0.78 ACRES (34,158 SFT)
PARCEL 7 COMMITMENT #391202229NBU CONTAINS 0.12 ACRES (5,033 SFT)
PARCEL 8A COMMITMENT #391202229NBU CONTAINS 0.41 ACRES (17,642 SFT)
PARCEL 8B COMMITMENT #391202229NBU CONTAINS 1.22 ACRES (52,926 SFT)
PARCEL 1 COMMITMENT #20025699 CONTAINS 0.86 ACRES (37,573 SFT)
PARCEL 2 COMMITMENT #20025699 CONTAINS 0.75 ACRES (32,715 SFT)
PARCEL 3 COMMITMENT #20025699 CONTAINS 0.84 ACRES (36,896 SFT)
PARCEL 4 COMMITMENT #20025699 CONTAINS 0.21 ACRES (8,907 SFT)

LEGEND

- BM#XX BENCH MARK
- SET MONUMENT
 - FOUND MONUMENT
 - SET CAPPED IRON LIC. # 57885
 - FOUND IRON
 - SET CHISELED "X"
 - FOUND CHISELED "X"
- ▲CP # CONTROL POINT
- P= PLATTED
D= DESCRIBED
M= MEASURED
R= RECORD
C= CALCULATED

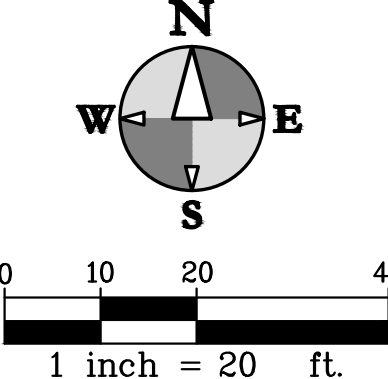
BOUNDARY/TOPOGRAPHIC SURVEY

BLOCK 10 BOUNDARY ENLARGEMENT



SITE LOCATION MAP

NOT TO SCALE
SECTION 15, TOWN 11W, RANGE 02S,
CITY OF KALAMAZOO, KALAMAZOO COUNTY,
MICHIGAN,
N WESTNEDGE, W MICHIGAN AVE,
N PARK ST, AND W WATER ST



BOUNDARY/TOPOGRAPHIC SURVEY
KALAMAZOO EVENT CENTER
CD ARENA LLC

Sheet Title:
Project:
Client:

10/25/23
Sheet

S-8

Job No: 23-056D	P.M.TAK	DTL	BDE	QA/QC	10/25/23
ISSUED FOR REVISIONS:					
#1	BOUNDARY/TOPOGRAPHIC SURVEY				08/09/23
#2	ADDITIONAL CONTOUR LABELS				08/16/23
#3	ADDITIONAL TOPO AND TITLE WORK				09/20/23
#4	440 WATER ST REVISED TITLEWORK				10/25/23
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kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com



BOUNDARY/TOPOGRAPHIC SURVEY

LEGAL DESCRIPTIONS

SCHEDULE A LEGAL DESCRIPTION

TITLE CO: STEWART TITLE GUARANTY COMPANY
COMMITMENT NO: 20025699 EFFECTIVE DATE: 05/26/2023 AT 11:21AM

LAND SITUATED IN THE CITY OF KALAMAZOO, COUNTY OF KALAMAZOO, STATE OF MICHIGAN DESCRIBED AS FOLLOWS

PARCEL 1:

PART OF BLOCK 1, ORIGINAL PLAT OF THE TOWN OF KALAMAZOO (NOW CITY) AS RECORDED IN LIBER 6, PAGE 8, KALAMAZOO COUNTY RECORDS ALSO PART OF THE SOUTHWEST 1/4 OF SECTION 15 TOWN 2 SOUTH, RANGE 11 WEST, DESCRIBED AS ALL OF THE LAND LYING BETWEEN THE NORTH AND SOUTH LINES OF SAID BLOCK 1 EXTENDED WEST TO THE EAST RIGHT OF WAY OF WESTNEDGE AVENUE LYING NORTH OF THE RELOCATED ARCADIA CREEK, PARCEL IS MORE PRECISELY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 1, THENCE NORTH 00°31'27" WEST 144.57 FEET ALONG THE EAST LINE OF BLOCK 1 TO NORTH LINE OF ARCADIA CREEK AND ALSO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 00°31'27" WEST 140.71 FEET ALONG THE EAST LINE OF BLOCK 1 TO THE NORTHEAST CORNER OF BLOCK 1: THENCE SOUTH 89°21'08" WEST 266.70 FEET ALONG THE NORTH LINE OF BLOCK 1 AND THE SOUTH LINE OF ELEANOR STREET TO THE EAST LINE OF WESTNEDGE AVENUE, THENCE SOUTH 00°31'34" EAST 138.27 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF ARCADIA CREEK AT A POINT 147.05 FEET FROM THE NORTHEAST CORNER OF THE INTERSECTION OF WESTNEDGE AVENUE AND WATER STREET THENCE SOUTH 89°14'46" EAST 34.60 FEET ALONG THE NORTH LINE OF SAID CREEK, THENCE SOUTH 00°33'52" EAST 2.44 FEET ALONG SAID CREEK THENCE NORTH 89°08'32" EAST 232.10 FEET ALONG THE NORTH LINE OF SAID CREEK TO THE POINT OF BEGINNING

COMMONLY KNOWN AS: 235 COOLEY STREET & 455 ELEANOR STREET TAX ID# 06-15-315-505 AND 06-15-315-505

PARCEL 2

PART OF BLOCK 2, ORIGINAL PLAT OF THE TOWN OF KALAMAZOO (NOW CITY) AS RECORDED IN LIBER 6, PAGE 8, KALAMAZOO COUNTY RECORDS LYING NORTH OF THE RELOCATED ARCADIA CREEK, PARCEL IS MORE PRECISELY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 2, THENCE NORTH 00°31'27" WEST 162.90 FEET ALONG THE EAST LINE OF BLOCK 2 TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°31'27" WEST 122.42 FEET ALONG THE EAST LINE OF BLOCK 2 TO THE NORTHEAST CORNER OF BLOCK 2, THENCE SOUTH 89°18'17" WEST 265.76 FEET ALONG THE NORTH LINE OF BLOCK 2 TO THE NORTHWEST CORNER OF BLOCK 2 THENCE SOUTH 00°31'20" WEST 129.10 FEET ALONG THE WEST LINE OF BLOCK 2 TO THE NORTH LINE OF ARCADIA CREEK THENCE NORTH 82°55'06" EAST 60.07 FEET ALONG THE NORTH LINE OF SAID CREEK, THENCE NORTH 89°18'16" EAST 206.09 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, TOGETHER WITH AND SUBJECT TO A CROSS-EASEMENT AGREEMENT DATED AUGUST 31, 2017 AND RECORDED IN DOCUMENT NO 2017-030916

COMMONLY KNOWN AS: 415 ELEANOR STREET TAX ID# 06-15-316-203

PARCEL 3

PART OF BLOCK 2, ORIGINAL PLAT OF THE TOWN OF KALAMAZOO (NOW CITY) AS RECORDED IN LIBER 6, PAGE 8, KALAMAZOO COUNTY RECORDS LYING SOUTH OF THE RELOCATED ARCADIA CREEK, PARCEL IS MORE PRECISELY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 2, THENCE NORTH 00°31'27" WEST 138.90 FEET ALONG THE EAST LINE OF BLOCK 2 TO THE SOUTH LINE OF ARCADIA CREEK THENCE SOUTH 89°18'16" WEST 204.69 FEET ALONG THE SOUTH LINE OF ARCADIA CREEK THENCE SOUTH 82°55'06" WEST 61.49 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF BLOCK 2, THENCE SOUTH 00°31'20" EAST 132.06 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF BLOCK 2, THENCE NORTH 89°18'16" EAST 265.77 FEET ALONG THE SOUTH LINE OF BLOCK 2 TO THE POINT OF BEGINNING TOGETHER WITH AND SUBJECT TO A CROSS-EASEMENT AGREEMENT DATED AUGUST 31, 2017 AND RECORDED IN DOCUMENT NO. 2017-030916

COMMONLY KNOWN AS: 416 WEST WATER STREET

TAX ID# 06-15-321-2111

PARCEL 4

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2, ORIGINAL PLAT OF THE TOWN OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 6 OF PLATS, PAGE 8, KALAMAZOO COUNTY RECORDS, THENCE SOUTH 00°31'20" EAST ALONG THE EAST LINE OF COOLEY STREET, 129.10 FEET TO THE NORTH LINE OF ARCADIA CREEK, THENCE SOUTH 79°08'32" WEST ALONG THE NORTH LINE OF ARCADIA CREEK, 67.08 FEET TO THE WEST LINE OF COOLEY STREET; THENCE NORTH 00°31'20" WEST ALONG THE WEST LINE OF COOLEY STREET, 140.71 FEET TO THE SOUTH LINE OF ELEANOR STREET; THENCE NORTH 89°06'21" EAST, 66.00 FEET TO THE POINT OF BEGINNING.

SCHEDULE "C" LEGAL DESCRIPTION

TITLE CO: DEVON TITLE AGENCY
COMMITMENT #20029629 EFFECTIVE DATE 10/02/2023 AT 08:00 AM
REVISION 10/17/2023 REVISED LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF KALAMAZOO, COUNTY OF KALAMAZOO, STATE OF MI DESCRIBED AS FOLLOWS:

PARCEL 1:

PART OF BLOCK 1, ORIGINAL PLAT OF THE TOWN OF KALAMAZOO (NOW CITY) AS RECORDED IN LIBER 6, PAGE 8, KALAMAZOO COUNTY RECORDS, ALSO PART OF THE SOUTHWEST 1/4 OF SECTION 15, TOWN 2 SOUTH, RANGE 11 WEST, DESCRIBED AS ALL OF THE LAND LYING BETWEEN THE NORTH AND SOUTH LINES OF SAID BLOCK 1 EXTENDED WEST TO THE EAST RIGHT OF WAY OF WESTNEDGE AVENUE LYING SOUTH OF THE RELOCATED ARCADIA CREEK, PARCEL IS MORE PRECISELY DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 1; THENCE NORTH 00°31'27" WEST 121.71 FEET ALONG THE EAST LINE OF BLOCK 1 TO SOUTH LINE OF ARCADIA CREEK; THENCE SOUTH 89°13'49" WEST 232.06 FEET ALONG THE SOUTH LINE OF SAID CREEK; THENCE SOUTH 00°33'52" EAST 2.03 FEET ALONG SAID CREEK; THENCE SOUTH 88°37'44" WEST 34.64 FEET ALONG THE SOUTH LINE OF SAID CREEK TO THE EAST LINE OF WESTNEDGE AVENUE; THENCE SOUTH 00°31'34" EAST 118.76 FEET ALONG THE EAST LINE OF WESTNEDGE AVENUE TO THE NORTH LINE OF WATER STREET; THENCE NORTH 89°21'08" EAST 266.69 FEET ALONG THE NORTH LINE OF WATER STREET AND THE SOUTH LINE OF BLOCK 1 TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A CROSS-EASEMENT AGREEMENT DATED 8/31/2017 AND RECORDED IN DOCUMENT NO. 2017-030901.

PARCEL 2:

THE WEST 1/2 OF LAND SITUATED IN THE CITY OF KALAMAZOO, KALAMAZOO COUNTY, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 2 OF THE ORIGINAL PLAT OF THE TOWN OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 6 OF PLATS, PAGE 8, KALAMAZOO COUNTY RECORDS; THENCE NORTH 00°31'20" WEST ALONG THE EAST LINE OF COOLEY STREET, 132.06 FEET TO THE SOUTH LINE OF ARCADIA CREEK; THENCE SOUTH 80°14'10" WEST ALONG THE SOUTH LINE OF ARCADIA CREEK, 66.86 FEET TO THE WEST LINE OF COOLEY STREET; THENCE SOUTH 00°31'20" EAST ALONG THE WEST LINE OF COOLEY STREET, 121.71 FEET TO THE NORTH LINE OF WATER STREET; THENCE NORTH 89°07'45" EAST, 66.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THE EAST 1/2 OF LAND SITUATED IN THE CITY OF KALAMAZOO, KALAMAZOO COUNTY, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 2 OF THE ORIGINAL PLAT OF THE TOWN OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 6, PAGE 8, KALAMAZOO COUNTY RECORDS; THENCE NORTH 00 DEGREES 31 MINUTES 20 SECONDS WEST ALONG THE EAST LINE OF COOLEY STREET, 132.06 FEET TO THE SOUTH LINE OF ARCADIA CREEK AND THE POINT OF BEGINNING; THENCE SOUTH 80 DEGREES 14 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF ARCADIA CREEK, 66.86 FEET TO THE WEST LINE OF COOLEY STREET; THENCE NORTH 00 DEGREES 31 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF COOLEY STREET, 22.86 FEET TO THE NORTH LINE OF ARCADIA CREEK; THENCE NORTH 79 DEGREES 08 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF ARCADIA CREEK, 67.08 FEET TO THE EAST LINE OF COOLEY STREET; THENCE SOUTH 00 DEGREES 31 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF COOLEY STREET, 24.16 FEET TO THE POINT OF BEGINNING

PARCEL 4:

THE LAND SITUATED IN THE CITY OF KALAMAZOO, KALAMAZOO COUNTY, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: COMMENONG AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 2 OF THE ORIGINAL PLAT OF THE TOWN OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 6, PAGE 8, KALAMAZOO COUNTY RECORDS; THENCE NORTH 00 DEGREES 31 MINUTES 20 SECONDS WEST ALONG THE EAST LINE OF COOLEY STREET, 132.06 FEET TO THE SOUTH LINE OF ARCADIA CREEK AND THE POINT OF BEGINNING; THENCE SOUTH 80 DEGREES 14 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF ARCADIA CREEK, 66.86 FEET TO THE WEST LINE OF COOLEY STREET; THENCE NORTH 00 DEGREES 31 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF COOLEY STREET, 22.86 FEET TO THE NORTH LINE OF ARCADIA CREEK; THENCE NORTH 79 DEGREES 08 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF ARCADIA CREEK, 67.08 FEET TO THE EAST LINE OF COOLEY STREET; THENCE SOUTH 00 DEGREES 31 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF COOLEY STREET, 24.16 FEET TO THE POINT OF BEGINNING

SCHEDULE B SECTION II

TITLE CO: STEWART TITLE GUARANTY COMPANY
COMMITMENT NO: 20025699 EFFECTIVE DATE: 05/26/2023 AT 11:21AM

[18] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN CROSS-EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2017-030901 OF KALAMAZOO COUNTY RECORDS (AS TO PARCELS 1 AND 3) (NOT PLOTTABLE).

[19] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN NON-MOTORIZED PATH EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2017-019657 OF KALAMAZOO COUNTY RECORDS. (AS TO PARCELS 1 AND 2 AND 3) (SHOWN ACROSS PARCEL 1 & 2, EXHIBIT B1 DOES NOT ACCURATELY DEPICT OR DESCRIBE THE HANDRAIL THAT IT REFERENCES. THIS PORTION OF THE EASEMENT IS SHOWN APPROXIMATELY ON THIS SURVEY).

[20] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN MAINTENANCE EASEMENT AGREEMENT RECORDED IN LIBER 1487, PAGE 1029-B OF KALAMAZOO COUNTY RECORDS (AS TO PARCELS 1 AND 3) (BLANKET EASEMENT FOR SUBSURFACE COLLECTOR SYSTEM MAINTENANCE, ACROSS A PORTION OF PARCEL 1, SHOWN).

[21] EASEMENT GRANTED TO CONSUMERS POWER COMPANY, AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 359, PAGE 443, KALAMAZOO COUNTY RECORDS. (AS TO PARCELS 2 AND 3) (ACROSS A PORTION OF PARCEL 3, FULL DOCUMENT NOT LEGIBLE).

[22] TERMS, CONDITIONS, COVENANTS, BUILDING AND USE RESTRICTIONS, CHARGES, ASSESSMENTS, LIENS AND OTHER MATTERS BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS CONTAINED IN LIBER 295, PAGE 234, KALAMAZOO COUNTY RECORDS (AS TO PARCELS 2 AND 3) (PROHIBITS LOT 1 BLOCK 2 FROM BRIDGING OVER OR BUILDING ON ARCADIA CREEK WITHOUT PERMISSION BY LANDOWNER TO THE SOUTH, NOT PLOTTABLE).

[23] RIGHTS, IF ANY, OF RIPARIAN OWNERS AND THE PUBLIC TO USE THE SURFACE, SUB-SURFACE AND BED OF ARCADIA CREEK FOR PURPOSES OF NAVIGATION AND RECREATION (AS TO PARCELS 2 AND 3) (NOT SURVEY MATTERS/NOT PLOTTABLE).

[24] ANY ADVERSE CLAIMS BASED ON THE ASSERTION THAT THE BED OF ARCADIA CREEK HAS CHANGED LOCATION AS A RESULT OF OTHER THAN NATURAL CAUSES (AS TO PARCELS 2 AND 3) (NOT SURVEY MATTERS/NOT PLOTTABLE).

[25] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN AGREEMENT REGARDING RIPARIAN RIGHTS RECORDED IN LIBER 1478 PAGE 411 OF KALAMAZOO COUNTY RECORDS. (AS TO PARCELS 2 AND 3) (NOT SURVEY MATTERS/NOT PLOTTABLE).

[26] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN CROSS-EASEMENT AGREEMENT RECORDED IN DOCUMENT NO 2017-030916, RATIFIED IN DOCUMENT NO. 2019-012888 OF KALAMAZOO COUNTY RECORDS (AS TO PARCELS 2 AND 3) (BLANKET EASEMENT OVER PARCEL 2&3, "AIR RIGHTS EASEMENT" OVER "CREEK PARCEL" NOT PLOTTABLE).

[27] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN RESOLUTION RECORDED IN DOCUMENT NO. 2018-028327 OF KALAMAZOO COUNTY RECORDS. (AS TO PARCELS 2 AND 3) (RESOLUTION 18-42 VACATING ALLEY IN BLOCK 2 BETWEEN COOLEY & N PARK, SHOWN).

[28] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN NON-MOTORIZED PATH EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2017-019659 OF KALAMAZOO COUNTY RECORDS. (AS TO PARCELS 2 AND 3) (SHOWN, ACROSS PARCEL 1 & PARCEL 2).

[29] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN EASEMENT RECORDED IN LIBER 1716, PAGE 715 OF KALAMAZOO COUNTY RECORDS (AS TO PARCEL 3) (SHOWN, ACROSS PARCEL 3).

[30] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN RESOLUTION RECORDED IN DOCUMENT NO. 2023-004759 OF KALAMAZOO COUNTY RECORDS (DOCUMENT VACATES COOLEY FROM ELEANOR ST TO WATER ST & RESERVES EASEMENTS FOR UTILITIES & STORM WATER MAINTENANCE, SHOWN).

[31] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN EASEMENT RECORDED IN DOCUMENT NO. 2023-005418 OF KALAMAZOO COUNTY RECORDS (BLANKET EASEMENT TO THE DDA FOR REPAIR & MAINTENANCE OVER COOLEY ST FROM ELEANOR ST TO WATER ST, ACROSS PARCEL 4).

SCHEDULE B SECTION II EXCEPTIONS

TITLE CO: DEVON TITLE AGENCY
COMMITMENT #20029629 EFFECTIVE DATE 08/31/2023 AT 08:00 AM
REVISION 10/17/2023 REVISED LEGAL DESCRIPTION

[18] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2023-005418 OF KALAMAZOO COUNTY RECORDS (BLANKET EASEMENT ACROSS PARCEL 2, 3, & 4 TO THE DOWNTOWN DEVELOPMENT ASSOCIATION FOR INGRESS/EGRESS, NOT PLOTTABLE).

[19] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN CROSS-EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2017-030901 OF KALAMAZOO COUNTY RECORDS (BLANKET EASEMENT ACROSS PARCEL 1 TO THE DOWNTOWN DEVELOPMENT ASSOCIATION FOR MAINTENANCE..., NOT PLOTTABLE. BLANKET EASEMENT ACROSS "CREEK PARCEL" FOR FOOT BRIDGE PURPOSES, NOT PLOTTABLE.)

[20] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN RESOLUTION RECORDED IN DOCUMENT NO. 2023-004759 OF KALAMAZOO COUNTY RECORDS (VACATED COOLEY ST SHOWN).

SCHEDULE A LEGAL DESCRIPTION

TITLE CO: CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO: 391202229NBU EFFECTIVE DATE: 04/07/2023 AT 08:00 AM

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF KALAMAZOO, CITY OF KALAMAZOO.

PARCEL 1:

THE NORTH 72 FEET OF LOT 1, BLOCK 10 OF THE PLAT OF THE TOWN OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE REGISTER DEEDS FOR SAID KALAMAZOO COUNTY, AND ALSO THE NORTH 72 FEET OF A BLANK LOT LYING IMMEDIATELY WEST OF AND ADJOINING SAID LOT 1 AND LYING BETWEEN SAID LOT AND THE PRESENT EAST LINE OF NORTH WEST STREET; EXCEPTING, HOWEVER, THE SOUTH 6 FEET OF THE ABOVE DESCRIBED LANDS AND PREMISES AND FURTHER EXCEPTING ALL THAT PART OF THE ABOVE DESCRIBED TRACT A DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF TRACT A; THENCE NORTH 89°48'45" EAST 132 FEET TO THE NORTHEAST CORNER OF TRACT A; THENCE SOUTH 10 FEET ON THE EAST LINE OF TRACT A; THENCE SOUTH 72°34'28.1" WEST 138.35 FEET TO THE WEST LINE OF SAID TRACT A; THENCE NORTH ON SAID WEST LINE 51 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:
COMMENCING AT A POINT ON THE EAST LINE OF NORTH WESTNEDGE AVENUE, SAID POINT BEING 66 FEET SOUTH OF THE SOUTH LINE OF KALAMAZOO AVENUE, CITY OF KALAMAZOO, MICHIGAN, RUNNING THENCE EAST PARALLEL WITH SAID SOUTH LINE OF KALAMAZOO AVENUE, 132 FEET MORE OR LESS TO LAND FORMERLY OWNED BY ANTHONY CREEK; THENCE SOUTH PARALLEL WITH THE EAST LINE OF NORTH WESTNEDGE AVENUE 66 FEET MORE OR LESS TO LAND FORMERLY OWNED BY CHARLES A. LAMBERTSON, THENCE WEST ALONG THE NORTH LINE OF LAND FORMERLY OWNED BY CHARLES A. LAMBERTSON, 132 FEET MORE OR LESS TO THE EAST LINE OF WEST STREET (NOW WESTNEDGE AVENUE); THENCE NORTH 66 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

PARCEL 3:

THE NORTH 48 FEET OF LOT 6, BLOCK 10 OF THE PLAT OF THE TOWN OF KALAMAZOO AND THE NORTH 48 FEET OF BLANK OR UNNUMBERED LOT LYING NEXT WEST OF THE ABOVE DESCRIBED PARCEL AND BETWEEN SAID ABOVE DESCRIBED PARCEL AND THE PRESENT LINE OF WEST STREET (NOW WESTNEDGE AVENUE).

PARCEL 4:

COMMENCING ON THE PRESENT EAST LINE OF WEST STREET (NOW WESTNEDGE AVENUE) IN THE CITY OF KALAMAZOO 51 FEET NORTH OF THE NORTH LINE OF ELEANOR STREET; THENCE NORTH ON THE EAST LINE OF WEST STREET 34 FEET MORE OR LESS TO A POINT 48 FEET SOUTH OF A WESTERLY EXTENSION OF THE NORTH LINE OF LOT 6 OF BLOCK 10, PLAT OF KALAMAZOO; THENCE EAST PARALLEL WITH THE NORTH LINE OF ELEANOR STREET 132 FEET TO THE EAST LINE OF SAID LOT 6; THENCE SOUTH 19 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF ELEANOR STREET 50 FEET; THENCE SOUTH 15 FEET; AND THENCE WEST 82 FEET TO THE PLACE OF BEGINNING. ALSO COMMENCING AT A POINT 25 1/2 FEET NORTH OF THE NORTHEAST CORNER OF WESTNEDGE ARID ELEANOR STREET AS NOW USED ON EAST LINE OF WESTNEDGE; THENCE EAST 50 FEET; THENCE NORTH 25 1/2 FEET; THENCE WEST 50 FEET TO EAST LINE OF WESTNEDGE AS NOW USED; SOUTH ON EAST LINE OF SAID WESTNEDGE 25 1/2 FEET TO POINT OF BEGINNING.

PARCEL 5:

THE WEST 17 FEET OF THE SOUTH 25 1/2 FEET OF LOT 6, BLOCK 10, VILLAGE (NOW CITY) OF KALAMAZOO, AND LAND LYING BETWEEN SAME AND THE WEST LINE OF SECTION 15, TOWN 2 SOUTH, RANGE 11 WEST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3 OF PLATS, PAGE 8, KALAMAZOO COUNTY RECORDS.

PARCEL 6:

LOTS 2 AND 3, BLOCK 10, EXCEPT THE NORTH 10 FEET OF BOTH, AND LOTS 4 AND 5, BLOCK 10, ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 6 OF PLATS ON PAGE 8, KALAMAZOO COUNTY RECORDS.

PARCEL 7:

COMMENCING ON THE SOUTH LINE OF LOT 6, BLOCK 10, OF THE PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 6 OF PLATS ON PAGE 8, KALAMAZOO COUNTY RECORDS, 50 FEET WEST OF THE EAST LINE OF SAID LOT 6 AND SAME EXTENDING WEST TO THE EAST LINE OF WEST STREET (NOW WESTNEDGE AVENUE) AS NOW USED; THENCE NORTH ON THE EAST LINE OF WEST STREET AS NOW USED 51 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 6 TO A POINT 50 FEET WEST OF THE EAST LINE OF SAID LOT 6; THENCE SOUTH TO THE PLACE OF BEGINNING, EXCEPT THE WEST 50 FEET THEREOF. ALSO, THE EAST 50 FEET OF THE SOUTH HALF OF LOT 6, BLOCK 10, PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 6 OF PLATS ON PAGE 8, KALAMAZOO COUNTY RECORDS.

PARCEL 8:

PARCEL A:

LOTS 2 AND 4, BLOCK 9, ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 6 OF PLATS ON PAGE 8, KALAMAZOO COUNTY RECORDS.

PARCEL B:

LOTS 1, 3, 5, 6, 7 AND 8, BLOCK 9, ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 6 OF PLATS ON PAGE 8, KALAMAZOO COUNTY RECORDS.

SCHEDULE B SECTION II

TITLE CO: CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO: 391202229NBU EFFECTIVE DATE: 04/07/2023 AT 08:00 AM

[8] JOINT USE, FOR DRIVEWAY PURPOSES AND THE TERMS AND CONDITIONS IN WARRANTY DEED RECORDED IN LIBER 192, PAGE 592 AND LIBER 1167, PAGE 1488 (NOT PLOTTABLE, RIGHT OF WAY FOR DRIVEWAY PURPOSES POSSIBLY ACROSS PARCELS 4, 5, & 7).

[9] EASEMENT AGREEMENT IN FAVOR OF THE CITY OF KALAMAZOO RECORDED IN LIBER 1474, PAGE 1313 (SHOWN ACROSS PARCEL 4, TEMPORARY EASEMENT HAS EXPIRED & IS NOT SHOWN).

[10] NON-MOTORIZED PATH EASEMENT AGREEMENT RECORDED IN INSTRUMENT NO. 2017-019658 (SHOWN ACROSS PARCELS 1, 2, 3, 4, & 5).

[11] AS TO PARCELS 1, 2, 3, 4, 5, 6 AND 7:
ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY: JOB #22-0460, DATED MAY 25, 2022, LAST REVISED JUNE 6, 2022, PREPARED BY HURLEY & STEWART, MATTERS SHOWN:

- A. BUILDING WITHIN 7.5' WDE NON-MOTORIZED PATH EASEMENT RECORDED IN INSTRUMENT NO. 2017-019658 (EXCEPTION 10). (SHOWN ON SHEET 8, PARCEL 2)
- B. ZONE AE REGULATORY FLOODWAY ON THE WEST SIDE OF THE LAND. (SHOWN ON SHEET 2, PARCEL 4 & 5)
- C. 4" DIAMETER PIPE FLUSH WITH GROUND ON THE EAST SIDE OF THE LAND. (SHOWN ON SHEET 8, PARCEL 6)

BOUNDARY/TOPOGRAPHIC SURVEY

KALAMAZOO EVENT CENTER

CD ARENA LLC

Sheet Title:

Project:

Client:

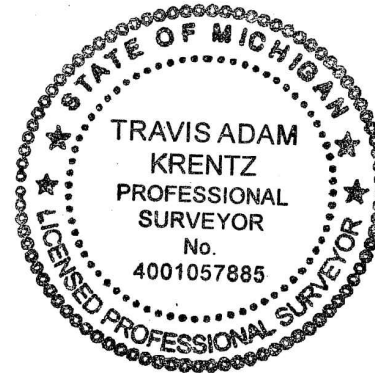
10/25/23
Sheet

S-9

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



Job No: 23-056D	P.M.TAK	DTL	BDE	QA/QC	10/25/23
ISSUED FOR REVISIONS:					
#1	BOUNDARY/TOPOGRAPHIC SURVEY				08/09/23
#2	ADDITIONAL CONTOUR LABELS				08/16/23
#3	ADDITIONAL TOPO AND TITLE WORK				09/20/23
#4	440 WATER ST REVISED TITLEWORK				10/25/23
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Travis Krentz

TRAVIS A. KRENTZ PROFESSIONAL SURVEYOR # 57885

SURVEYOR'S NOTES

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. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF SURVEY.
5. THERE ARE NO KNOWN CHANGES PROPOSED TO THE STREET RIGHT OF WAY LINES. NO RECENT SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF SURVEY.
6. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE LAND DEPICTED IN THIS SURVEY LIES IN ZONE AE AND ZONE X. MAP 26077C01870, EFFECTIVE DATE 02/17/2010.
7. 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.
8. PARCEL 1 CONTAINS 0.74± ACRES (32,333± SQFT)
PARCEL 2 CONTAINS 0.09± ACRES (4,101± SQFT)
PARCEL 3 CONTAINS 0.10± ACRES (4,272± SQFT)
PARCEL 4 CONTAINS 0.04± ACRES (1,551± SQFT)
9. THERE ARE 31 REGULAR PARKING SPOTS AND 0 BARRIER FREE PARKING SPOT FOR 31 TOTAL PARKING SPOTS.
10. DOC #2023--004759 IS CITY RESOLUTION 22-57 WHICH VACATES COOLEY STREET BETWEEN W. WATER AND ELEANOR STREET. NO DOCUMENTATION HAS BEEN PROVIDED SHOWING THAT THIS WAS APPROVED BY CIRCUIT COURT. TITLE TO THIS PORTION OF COOLEY STREET IS UNCLEAR.
11. NO DOCUMENTATION VACATING WEST STREET BETWEEN KALAMAZOO AVENUE AND W. WATER STREET HAS BEEN PROVIDED. TITLE TO THIS PORTION OF WEST STREET IS UNCLEAR.

LEGEND

BM #/X	BENCH MARK	○	RISE
■	SET MONUMENT	○	PIPE MARKER COMMUNICATIONS
□	FOUND MONUMENT	○	PIPE MARKER FIBEROPTICS
●	SET CAPPED IRON LIC. # 57885	○	PIPE MARKER ELECTRIC
○	FOUND IRON	○	PIPE MARKER GAS
○	SET CHISELED "X"	○	SIGN
○	FOUND CHISELED "X"	○	MAILBOX
▲	CONTROL POINT	○	PARKING METER (SINGLE/DOUBLE)
P	PLATTED	○	POST
D	DESCRIBED	○	SOIL BORING
M	MEASURED	○	FLAG
R	RECORD	○	BOLLARD
C	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	○	WETLAND MARKER
○	WATER VALVE	○	UNKNOWN
○	WATER METER	○	TREE LINE
○	WELL HEAD	○	FENCE
○	SPRINKLER CONTROL VALVE	○	GUARD RAIL
○	SPRINKLER HEAD	○	DECIDUOUS TREE
○	MONITOR WELL	○	CONIFEROUS TREE
○	POST INDICATOR VALVE	○	BUSH
○	SPIGOT	○	PAVEMENT
○	TRANSFORMER	○	CONCRETE SURFACE
○	YARD LIGHT	○	DETECTABLE WARNING
○	HAND HOLD (ELECTRIC)	○	GRAVEL
○	LIGHT POLE	○	LANDSCAPING
○	(UTILITY, GUY, POWER) POLE	○	PAVERS
○	GUY WIRE	○	FEMA FLOODPLANE
○	ELECTRIC METER	○	EDGE OF CLASSIFICATION
○	ELECTRIC MANHOLE	○	
○	AIR CONDITIONER	○	
○	GAS METER	○	
○	GAS VALVE	○	
○	TELEPHONE MANHOLE	○	
○	COMMUNICATION MANHOLE	○	

SCHEDULE "C" LEGAL DESCRIPTION

TITLE CO: DEVON TITLE AGENCY
COMMITMENT #20029629 EFFECTIVE DATE 10/02/2023 AT 08:00 AM
REVISION 10/17/2023 REVISED LEGAL DESCRIPTION

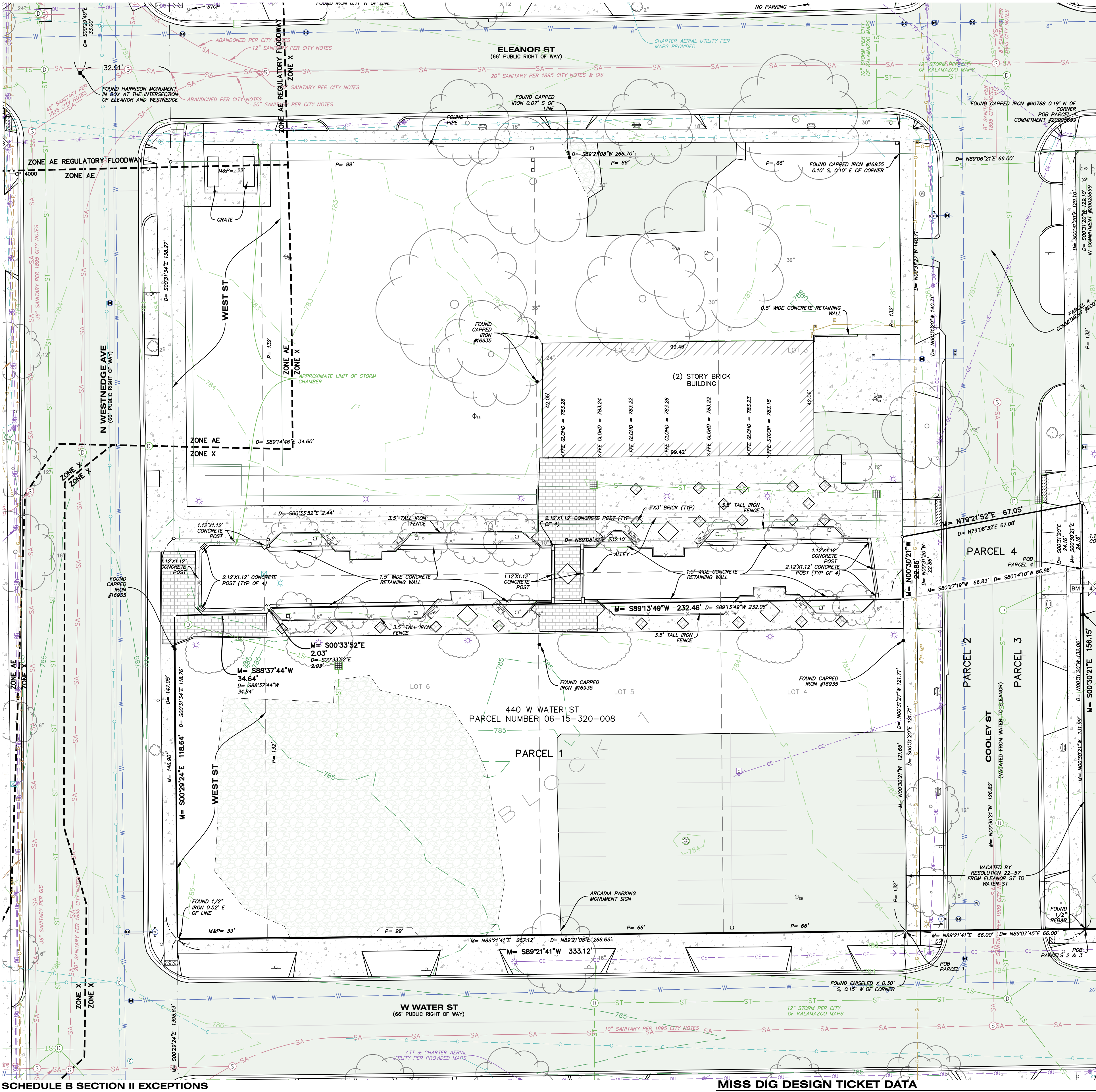
LAND SITUATED IN THE CITY OF KALAMAZOO, COUNTY OF KALAMAZOO, STATE OF MI DESCRIBED AS FOLLOWS:

PARCEL 1:
PART OF BLOCK 1, ORIGINAL PLAT OF THE TOWN OF KALAMAZOO (NOW CITY) AS RECORDED IN LIBER 6, PAGE 8, KALAMAZOO COUNTY RECORDS, ALSO PART OF THE SOUTHWEST 1/4 OF SECTION 15, TOWN 2 SOUTH, RANGE 11 WEST, DESCRIBED AS ALL OF THE LAND LYING BETWEEN THE NORTH AND SOUTH LINES OF SAID BLOCK 1 EXTENDED WEST TO THE EAST RIGHT OF WAY OF WESTNEDGE AVENUE LYING SOUTH OF THE RELOCATED ARCADIA CREEK; PARCEL IS MORE PRECISELY DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 1; THENCE NORTH 00°31'27" WEST 121.71 FEET ALONG THE EAST LINE OF BLOCK 1 TO SOUTH LINE OF ARCADIA CREEK; THENCE SOUTH 89°13'49" WEST 232.06 FEET ALONG THE SOUTH LINE OF SAID CREEK; THENCE SOUTH 00°33'52" EAST 2.03 FEET ALONG SAID CREEK; THENCE SOUTH 88°37'44" WEST 34.64 FEET ALONG THE SOUTH LINE OF SAID CREEK TO THE EAST LINE OF WESTNEDGE AVENUE; THENCE SOUTH 00°33'54" EAST 118.76 FEET ALONG THE EAST LINE OF WESTNEDGE AVENUE TO THE NORTH LINE OF WATER STREET; THENCE NORTH 89°21'08" EAST 266.69 FEET ALONG THE NORTH LINE OF WATER STREET AND THE SOUTH LINE OF BLOCK 1 TO THE POINT OF BEGINNING, TOGETHER WITH AND SUBJECT TO A CROSS-EASEMENT AGREEMENT DATED 8/31/2017 AND RECORDED IN DOCUMENT NO. 2017-030901.

PARCEL 2:
THE WEST 1/2 OF LAND SITUATED IN THE CITY OF KALAMAZOO, KALAMAZOO COUNTY, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 2 OF THE ORIGINAL PLAT OF THE TOWN OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 6 OF PLATS, PAGE 8, KALAMAZOO COUNTY RECORDS; THENCE NORTH 00°31'20" WEST ALONG THE EAST LINE OF COOLEY STREET, 132.06 FEET TO THE SOUTH LINE OF ARCADIA CREEK; THENCE NORTH 00°31'10" WEST ALONG THE SOUTH LINE OF ARCADIA CREEK, 66.86 FEET TO THE WEST LINE OF COOLEY STREET; THENCE SOUTH 00°31'20" EAST ALONG THE WEST LINE OF COOLEY STREET, 121.71 FEET TO THE NORTH LINE OF WATER STREET; THENCE NORTH 89°07'45" EAST, 66.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
THE EAST 1/2 OF LAND SITUATED IN THE CITY OF KALAMAZOO, KALAMAZOO COUNTY, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 2 OF THE ORIGINAL PLAT OF THE TOWN OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 6 OF PLATS, PAGE 8, KALAMAZOO COUNTY RECORDS; THENCE NORTH 00 DEGREES 31 MINUTES 20 SECONDS WEST ALONG THE EAST LINE OF COOLEY STREET, 132.06 FEET TO THE SOUTH LINE OF ARCADIA CREEK; THENCE NORTH 00 DEGREES 31 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF ARCADIA CREEK, 66.86 FEET TO THE WEST LINE OF COOLEY STREET; THENCE SOUTH 00 DEGREES 31 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF COOLEY STREET, 121.71 FEET TO THE NORTH LINE OF WATER STREET; THENCE NORTH 89 DEGREES 07 MINUTES 45 SECONDS EAST, 66.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
THE LAND SITUATED IN THE CITY OF KALAMAZOO, KALAMAZOO COUNTY, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 2 OF THE ORIGINAL PLAT OF THE TOWN OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 6, PAGE 8, KALAMAZOO COUNTY RECORDS; THENCE NORTH 00 DEGREES 31 MINUTES 20 SECONDS WEST ALONG THE EAST LINE OF COOLEY STREET, 132.06 FEET TO THE SOUTH LINE OF ARCADIA CREEK; THENCE NORTH 00 DEGREES 31 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF ARCADIA CREEK, 66.86 FEET TO THE WEST LINE OF COOLEY STREET; THENCE SOUTH 00 DEGREES 31 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF COOLEY STREET, 121.71 FEET TO THE NORTH LINE OF WATER STREET; THENCE NORTH 89 DEGREES 07 MINUTES 45 SECONDS EAST, 66.00 FEET TO THE POINT OF BEGINNING.



SCHEDULE B SECTION II EXCEPTIONS
TITLE CO: DEVON TITLE AGENCY
COMMITMENT #20029629 EFFECTIVE DATE 08/31/2023 AT 08:00 AM
REVISION 10/17/2023 REVISED LEGAL DESCRIPTION

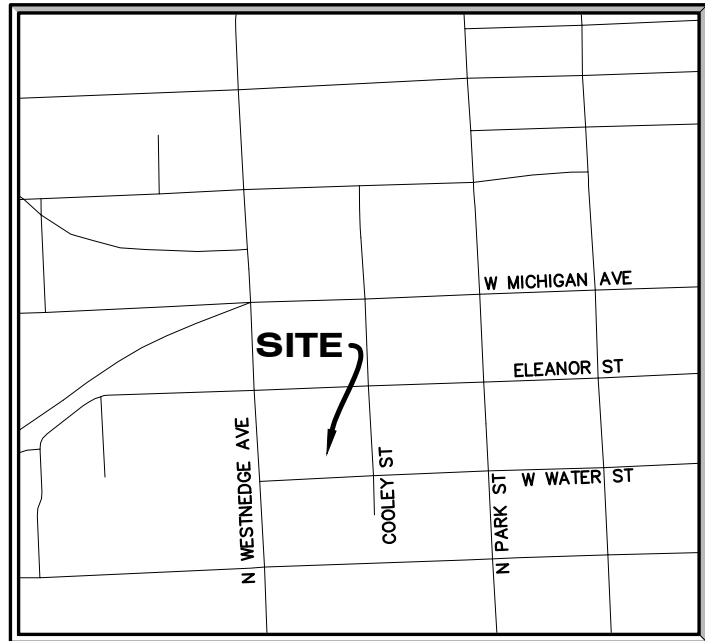
[18] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2023-005418 OF KALAMAZOO COUNTY RECORDS (BLANKET EASEMENT ACROSS PARCEL 2, 3, & 4 TO THE DOWNTOWN DEVELOPMENT ASSOCIATION FOR INGRESS/EGRESS, NOT PLOTTABLE).

[19] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN CROSS-EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2017-030901 OF KALAMAZOO COUNTY RECORDS (BLANKET EASEMENT ACROSS PARCEL 1 TO THE DOWNTOWN DEVELOPMENT ASSOCIATION FOR MAINTENANCE..., NOT PLOTTABLE. BLANKET EASEMENT ACROSS "CREEK PARCEL" FOR FOOT BRIDGE PURPOSES, NOT PLOTTABLE.)

[20] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN RESOLUTION RECORDED IN DOCUMENT NO. 2023-004759 OF KALAMAZOO COUNTY RECORDS (VACATED COOLEY ST SHOWN).

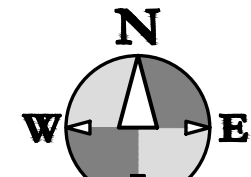
MISS DIG DESIGN TICKET DATA

AT&T TELEPHONE - PHILIP BARDOZZ 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
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



SITE LOCATION MAP

NOT TO SCALE
SECTION 15, TOWN 11W, RANGE 02S,
CITY OF KALAMAZOO, KALAMAZOO
COUNTY, MICHIGAN,
440 WATER ST



SURVEY CONTROL

CP 4000 N	= 291526.39	EL = 12792418.18	EL = 783.43
CP 4001 N	= 291178.65	EL = 12792479.48	EL = 786.62
CP 4002 N	= 291189.51	EL = 12792763.68	EL = 785.11
CP 4003 N	= 291283.76	EL = 12793137.16	EL = 782.31
CP 4004 N	= 291939.39	EL = 12793054.62	EL = 781.68
CP 4005 N	= 290936.33	EL = 12793080.48	EL = 786.90
CP 4006 N	= 291202.28	EL = 12793512.71	EL = 781.93
CP 4007 N	= 291936.06	EL = 12792736.46	EL = 783.06
CP 4008 N	= 291883.67	EL = 12793494.43	EL = 780.24
CP 4009 N	= 291846.26	EL = 12792416.11	EL = 784.09
CP 4010 N	= 292377.22	EL = 12792462.80	EL = 785.32
CP 4011 N	= 291698.90	EL = 12792121.19	EL = 785.79

BENCHMARKS

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

- BM 1 EL = 782.96' (NOT SHOWN)
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 N WESTNEDGE AVE AND ELEANOR ST INTERSECTION.
- BM 4 EL = 781.71' (NOT SHOWN)
CUT BOX IN NORTHEAST CORNER OF LIGHT POLE BASE AT THE SOUTHEAST CORNER OF THE COOLEY ST AND ARCADIA CREEK INTERSECTION.
- BM 5 EL = 784.99' (NOT SHOWN)
SPIKE IN NORTHEAST FACE OF UTILITY POLE AT THE SOUTHEAST CORNER OF THE W WATER ST AND N PARK ST INTERSECTION.

TO DEVON TITLE AGENCY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11(a), AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 09/19/23.

DATE OF PLAT OR MAP: 10/16/23

Travis Adam Krenz
Travis Adam Krenz
Travis Adam Krenz

TRAVIS A. KRENTZ PROFESSIONAL SURVEYOR # 57885



Know what's below.
Call before you dig.

ALTA/NSPS SURVEY

KALAMAZOO EVENT CENTER

CD ARENA LLC

Sheet Title:

Project:

Client:

10/24/23

Sheet

S-1

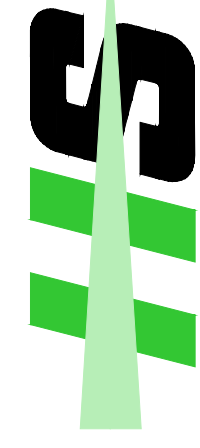
hurley & stewart, llc

2800 s. 11th street

kalamazoo, michigan 49009

269.552.4960 fax 269.552.4961

hurley & stewart



Job No. 23-0560 P.M. TAK Draft-BDE QA/QC: 10/24/23

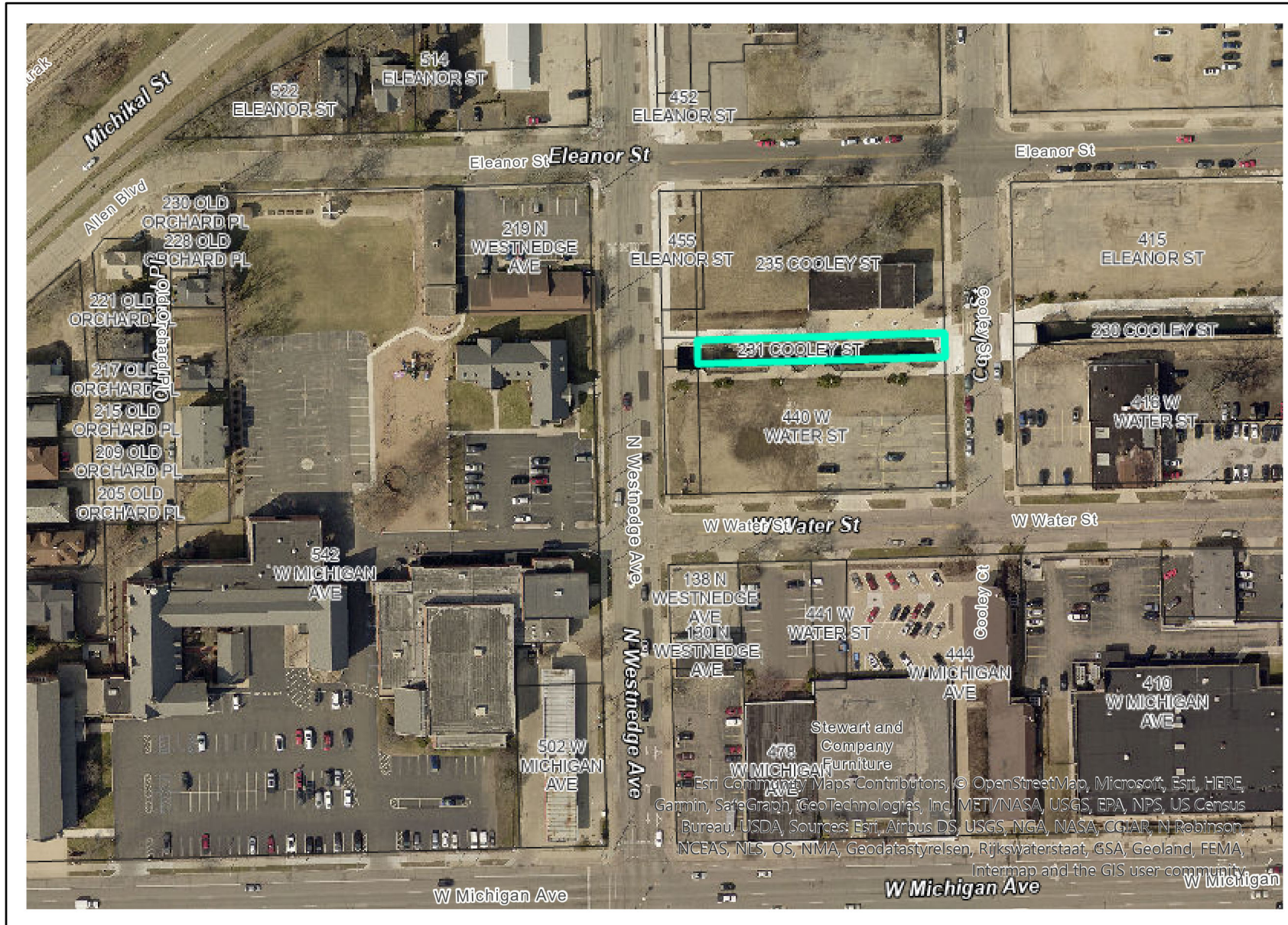
ISSUED FOR/REVISIONS: 09/23/23

#1 ALTA/NSPS SURVEY

#2 UPDATE CERTIFICATE & REVISED TITLE WORK 10/24/23

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P.C. #2024.01 - Alley Vacation (234' Segment Between West Street & Cooley Street)



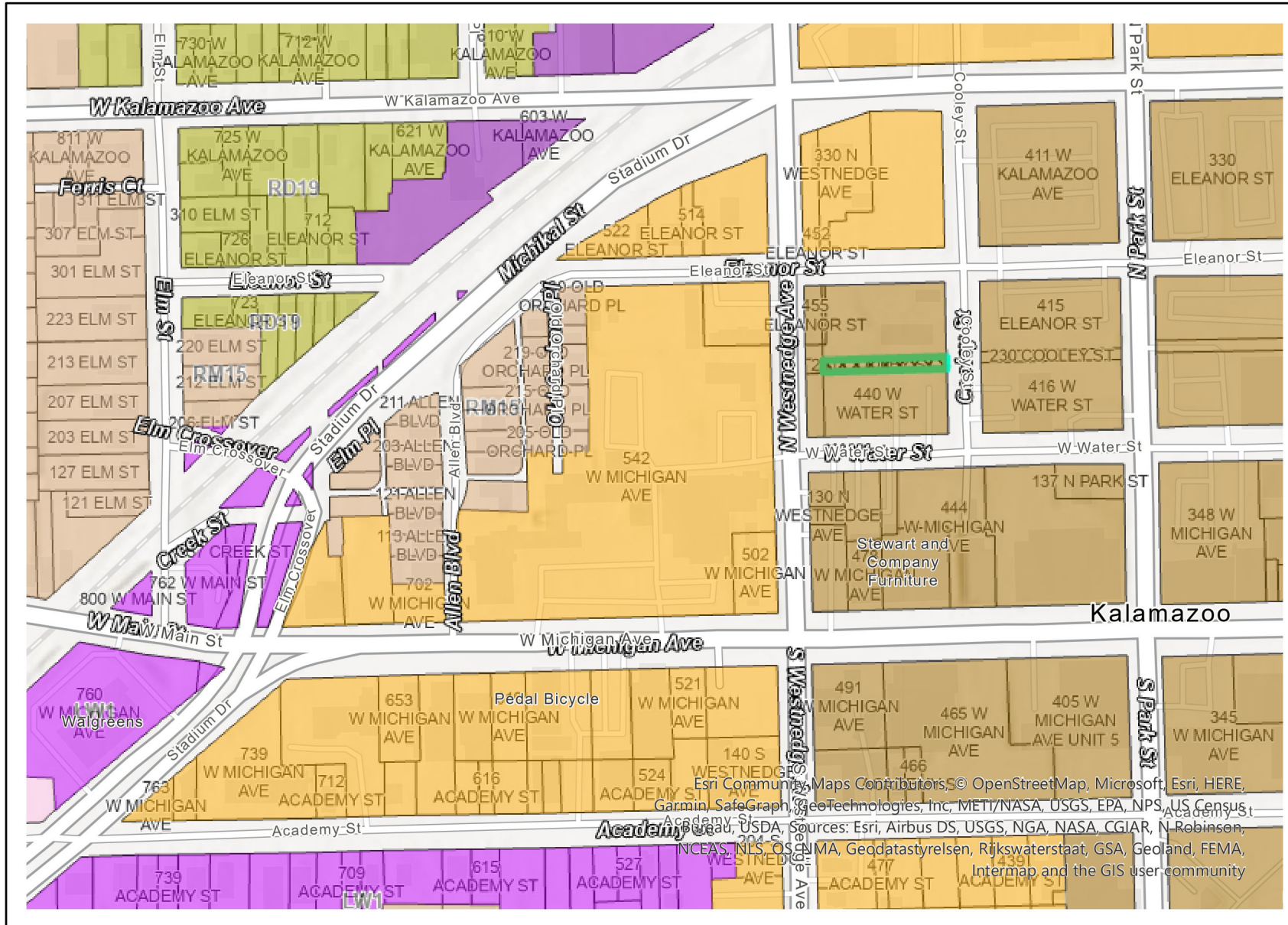
Aerial View

- Subject Property
- Other Property
- 2018
- Red: Band_1
- Green: Band_2
- Blue: Band_3

0 0.01 0.03 0.06 mi



P.C. #2024.01 - Alley Vacation (234' Segment Between West Street & Cooley Street)



Current Zoning

Zoning

- D2
- D3
- IC
- LW1
- LW2
- M1
- RD19
- RM15
- Subject Property
- Subject Property
- Other Property

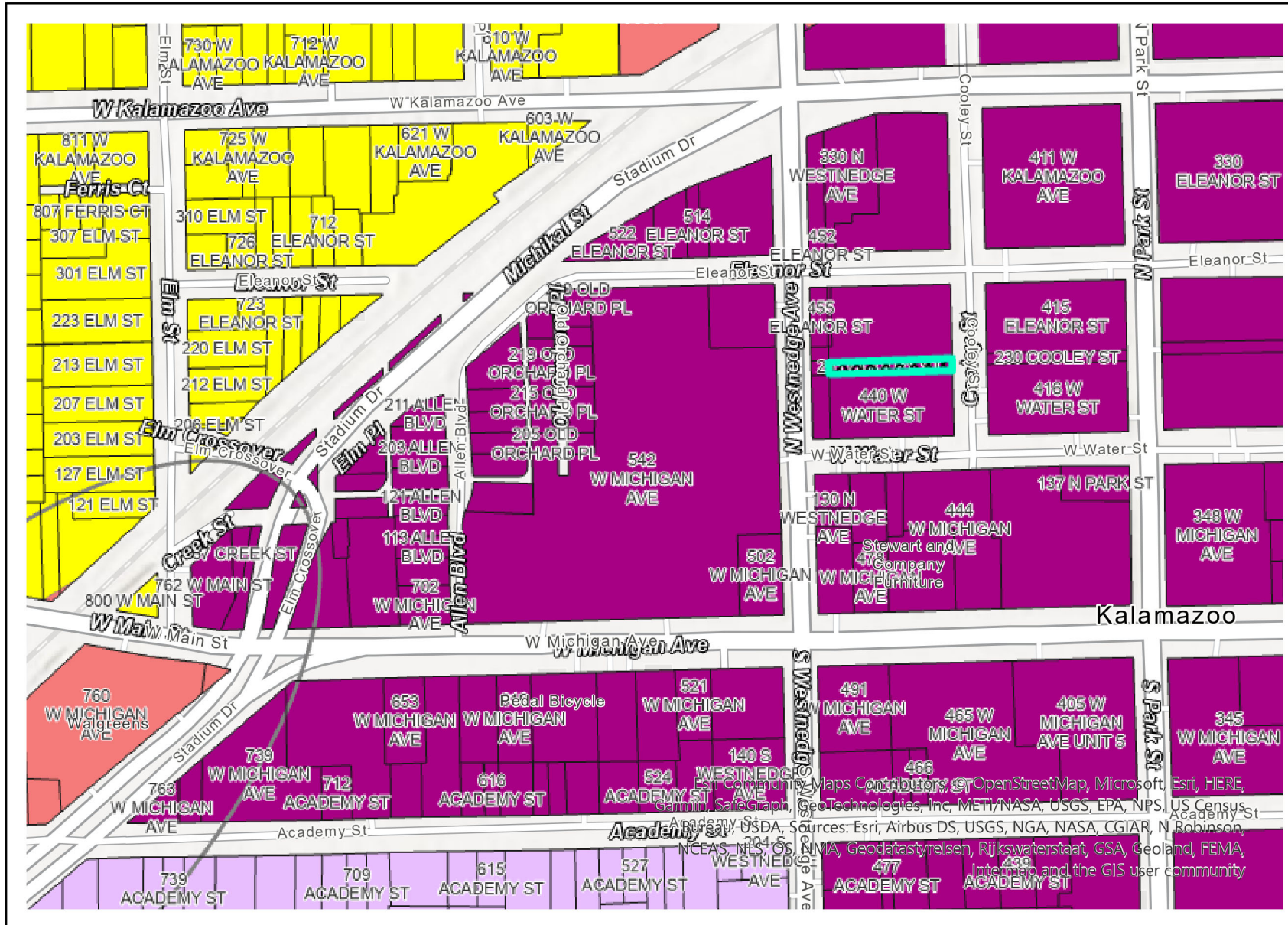
0 0.03 0.06 0.12 mi



(234' Segment Between West Street & Cooley Street)



P.C. #2024.01 - Alley Vacation (234' Segment Between West Street & Cooley Street)



Future Land Use

- Subject Property
- Subject Property
- Other Property
- Future Land Use**
- Node
- Commercial
- Downtown
- Neighborhood Edge
- R1-Residential

0 0.03 0.06 0.12 mi





Planning Commission Staff Report

City of Kalamazoo

Date: **1/4/2024**

Item: **E.2.**

TO: City of Kalamazoo Planning Commission

FROM: Reviewed by: Christina Anderson, AICP, City Planner
Prepared by: Bobby Durkee, AICP, Assistant City Planner

DATE: January 4, 2024

SUBJECT: PC #2024.02 - Vacate a segment of unimproved West Street (as platted) lying east of the N Westnedge Avenue right-of-way between W Kalamazoo Ave and W Water Street.

BACKGROUND:

This segment of West Street, which is within existing parcels, is the original route of what is now known as N Westnedge Avenue. The original plat of the Town of Kalamazoo encompasses most of the Downtown neighborhood today; it was platted in the plat called the Original Plat of the Town of Kalamazoo in 1844. This stretch of West Street has been enclosed within private property for many years, likely over 100 years, based on the adjacent buildings built within the West Street right-of-way. For example, the recently demolished former funeral home was within the West Street right-of-way. A title search by the applicant and research of City records by staff did not turn up a record of a street vacation for this segment of West Street and details of the decision to locate what we know as N Westnedge Avenue may be lost to time. Since the West Street right-of-way is located within parcels making up the proposed arena development and is without clear title, CD Arena, LLC, out of an abundance of caution, is seeking to vacate this segment of West Street. The street vacation policy includes the ability to request a vacation of an unimproved right-of-way. An unimproved right-of-way is a stretch of right-of-way never developed or a portion of an old right-of-way with unclear title and within land already held within a property.

There is an easement for the Kalamazoo Valley River Trail (KRVt) and for a below-grade culvert which includes flows from the Arcadia Creek, in this area. This action will not impact the easement for the KRVt or any other existing easement in this location. If approved, the City would provide a quit claim deed for the portions of the unimproved West Street within the current parcels already owned by CD Arena, LLC and to the DDA with no change in property line locations. The DDA provided a resolution in support of the request.

STRATEGIC VISION ALIGNMENT:

Strategic Goal Impact:

Economic Vitality - A supportive infrastructure for growing businesses and stabilizing the local economy for the benefit of all.

Good Governance- Ensuring the City organization has the capacity and resources to effectively implement the community's Strategic Vision in a way that is sustainable over the long term.

COMMUNITY ENGAGEMENT:

Appropriate Depth of Engagement

Inform (one-way conversation) – no feasible alternatives available due to legal/regulatory restrictions, standards and best practices, or resource limitations; the community will be made aware of the project.

Discussion: The street vacation policy outlines the process for all street vacations in the City, including unimproved roadways. Street vacations that do not impact traffic patterns as determined by the Traffic Engineer do not require public participation policy activities. Since there is no vehicular traffic on this alley and the vacation of the unimproved right-of-way will not impact the easement for the KRVt there is not an impact to traffic patterns.

Engagement/Communication Tools

A public notice letter was sent to properties within 300 feet of the alley location and a public notice was published in the December 17th Kalamazoo Gazette.

FINDINGS:

1. The right-of-way is unimproved.

This is an unimproved segment of street within the legal descriptions of adjacent, privately-owned parcels.

2. The right-of-way is improved but is not publicly used or sees limited use by the public and, if there is limited use by the public, a parallel route in proximity exists.

This is not applicable, the right-of-way is unimproved. There are easements for the KRVt and storm water infrastructure. The street vacation would not impact or alter any existing easements.

3. Vacation of the right-of-way would not impede the access of any adjacent property owner to their property.

There will be no change of property lines and the applicant has street frontage along N Westnedge, W Kalamazoo Ave. and W Water Street.

4. All adjacent property owners to the ROW must indicate their support of the vacation request in writing.

The adjacent owners are the applicant and the City of Kalamazoo DDA. On November 20th, 2023 the DDA Board passed a resolution providing their support of the request to vacate the segment of West Street.

5. Vacation will not impede the City in meeting its transportation goals.
- 6.

This vacation will have no impact on the City's transportation goals.

6. Vacation will not impact existing and planned utilities in right-of-way.

There is storm water infrastructure for Arcadia Creek which is included within the West Street land area. The street vacation has no impact on that or any other easement currently in place.

7. Vacation will not impede the work of the Kalamazoo Department of Public Safety or Public Services Department.

There will be no change to the improvements in place at this time through the street vacation process. Any development of the arena and access issues would be subject to the City Site Plan review process and conformance to applicable codes at the time of application ahead of construction.

RECOMMENDATION:

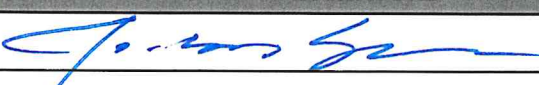
It is recommended the Planning Commission provide a favorable recommendation to the City Commission for the street vacation of West Street as platted between W Kalamazoo Ave and W Water Street.



Received
09-15-2023

PLANNING COMMISSION APPLICATION

(West Street Application)

APPLICANT INFORMATION			
Name: CD Arena, LLC, c/o Jordan Schau		Mailing Address: 350 E. Michigan Suite 500	
City: Kalamazoo		State: MI	ZIP Code: 49007
Phone: 269-382-5300	Email: Jordan@kzoolawfirm.com	Preferred Contact: ☒ Email ☐ Phone	
PROPERTY OWNER INFORMATION			
<i>If the applicant is not the property owner, owner must sign application or provide a letter stating that owner gives consent for the application to be filed.</i>			
Name: N/A		Mailing Address:	
City:		State:	ZIP Code:
Phone:	Email:	Preferred Contact: ☐ Email ☐ Phone	
PROPERTY INFORMATION			
Property Address(s): 440 W. Water; 235 Cooley St.; 455 & 452 Eleanor; and 330 N. Westnedge			
Parcel Identification Number(s):		Zone District (kalamazoo-city.org/maps):	
TYPE OF REQUEST			
☐ Rezoning		☐ Planned Unit Development (PUD)	
☐ Text Amendment		☐ Preliminary Subdivision	
(Chapter(s) _____, Section(s) _____)		☒ Right of Way Vacation	
☐ Special Use Permit			
Description: CD Arena, LLC requests that that the former "West Street" right of way running along the western border of Blocks 1 & 10, up to the current east line of the Westnedge Ave. right of way, be vacated. (See attached drawing).			
ATTACHMENTS			
☐ \$ _____ Fee		☐ Completed Review Sheet	
☐ Other documents or engagement information			
<i>Note: 10 days before meeting provide update on outreach to neighbors or provide any letters of support</i>			
SIGNATURE			
Signature of Applicant: 		Date: 9-15-23	
Signature of Owner (if different than applicant):		Date:	



PLANNING COMMISSION

VACATING OF A PUBLIC RIGHT OF WAY REVIEW SHEET

Please reach out to staff if you have any questions.

Location of request for public right of way to be vacated: (may also provide on a separate sheet):

CD Arena, LLC requests that the former "West Street" right of way running along the western border of Blocks 1 & 10, up to the current east line of the Westnedge Ave. right of way, be vacated.

Reasons for the request:

The purpose of the requested vacation is to create a single parcel for the construction of the proposed event center.

Provide a text description which includes the length and width of the right of way in linear feet (include map):

See attachment

Please list property owners who have property directly next to the right of way (please include letters of support or petition of support from property owners):

CD Arena is the only property owner that owns property adjacent to the sections of Eleanor St. and Cooley St. that are subject to this request to vacate. Note: CD Arena, LLC currently has 440 W. Water Street under contract and expected to close on its purchase within 90 days.

Please identify any properties that have ingress/egress easements which may be connected to this right of way (or provide map):

N/A as the former ROW is not in use and has been consider a part of the adjacent private parcels for many decades.



Community Planning & Economic Development
245 N. Rose Street, Suite 100 • Kalamazoo, MI 49007
(269) 337-8026 • www.kalamazoo-city.org

Please include letter(s) of support from any easement holders within the right-of-way to be vacated, including easements for City utilities, electric, gas, and fiber. List entities you will obtain letters of support from here:

AT&T – Utilities in Eleanor and Cooley
Charter Communications – Utilities in Eleanor
City of Kalamazoo – Utilities in Eleanor, Cooley, and West
Consumers Energy - Utilities in Eleanor and Cooley

Estimate of the fair market value for the land from the City Assessor?

TBD

Please provide description of how the vacated ROW will be split and paid for by adjacent property owners (if applicable).

The entirety of the vacated former West Street ROW would become part of the parcels in which it is currently included in legal descriptions for the parcels that lie immediately to the east of said former ROW (all of which are owned or under contract by CD Arena).

If the proposed vacation is for an improved right-of-way that has at least some public use beyond those requesting the vacation, the applicant(s) are required to use the City's Public Participation Plan for required outreach and engagement before the request is reviewed by the Planning Commission. Please describe elements of public outreach (if applicable).

N/A. Advised by City Staff that City Traffic Engineer concluded that requested street vacations would not result in change in traffic patterns.

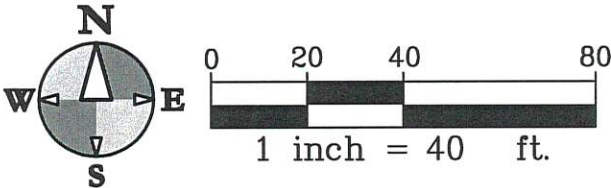
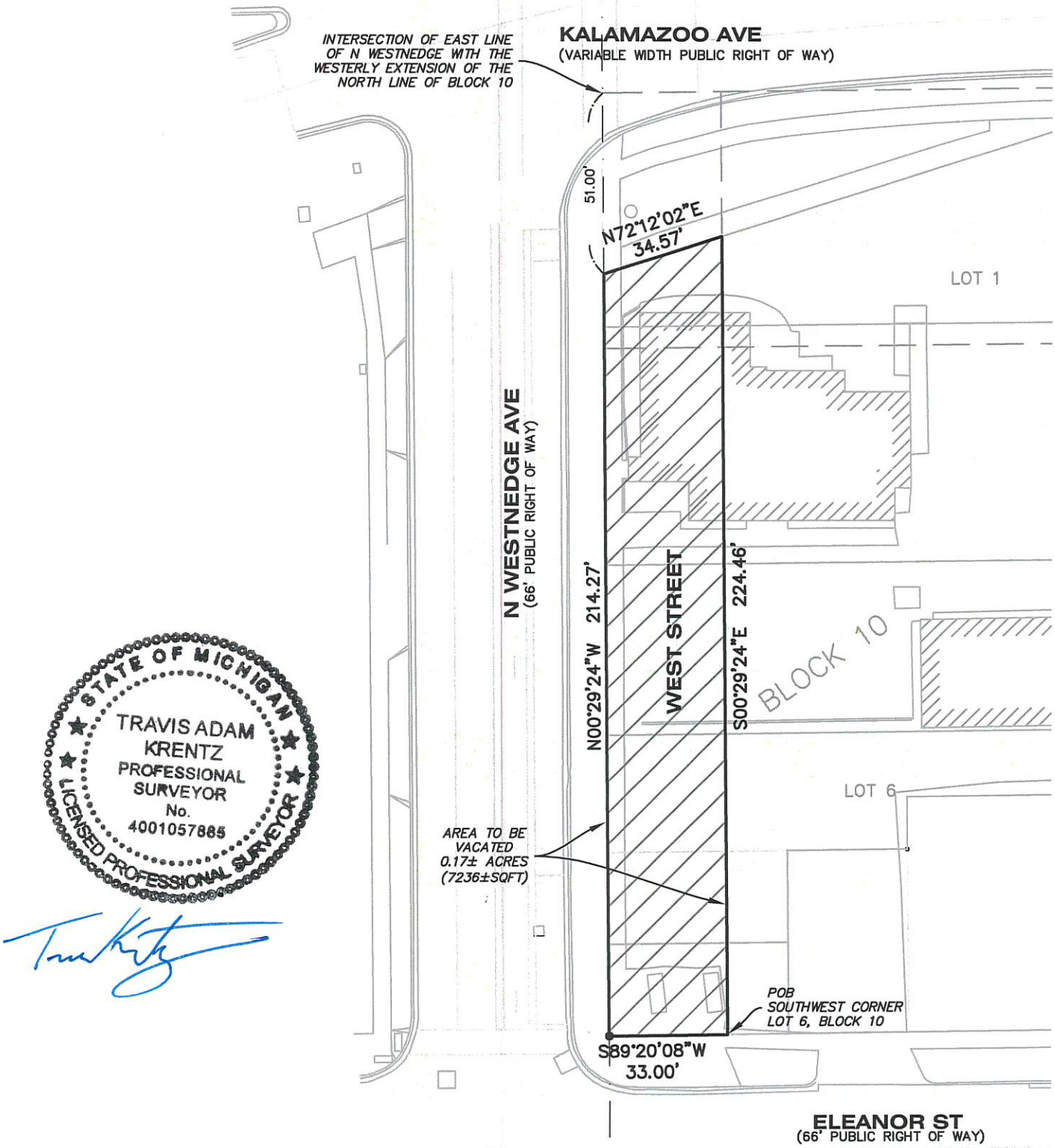
Property Information

Tax Parcel Numbers

<u>Address of Parcel:</u>	<u>Tax Parcel Number</u>
440 W. Water	06-15-320-008
235 Cooley	06-15-315-505
452 Eleanor	06-15-315-106
455 Eleanor	06-15-315-506
330 N. Westnedge	06-15-310-102

STREET VACATION EXHIBIT

09-15-2023



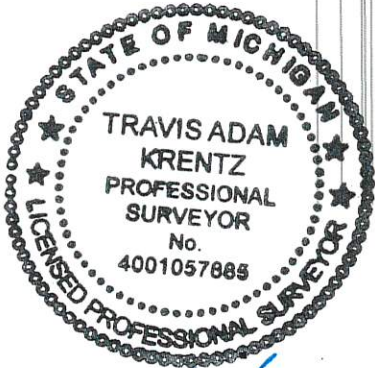
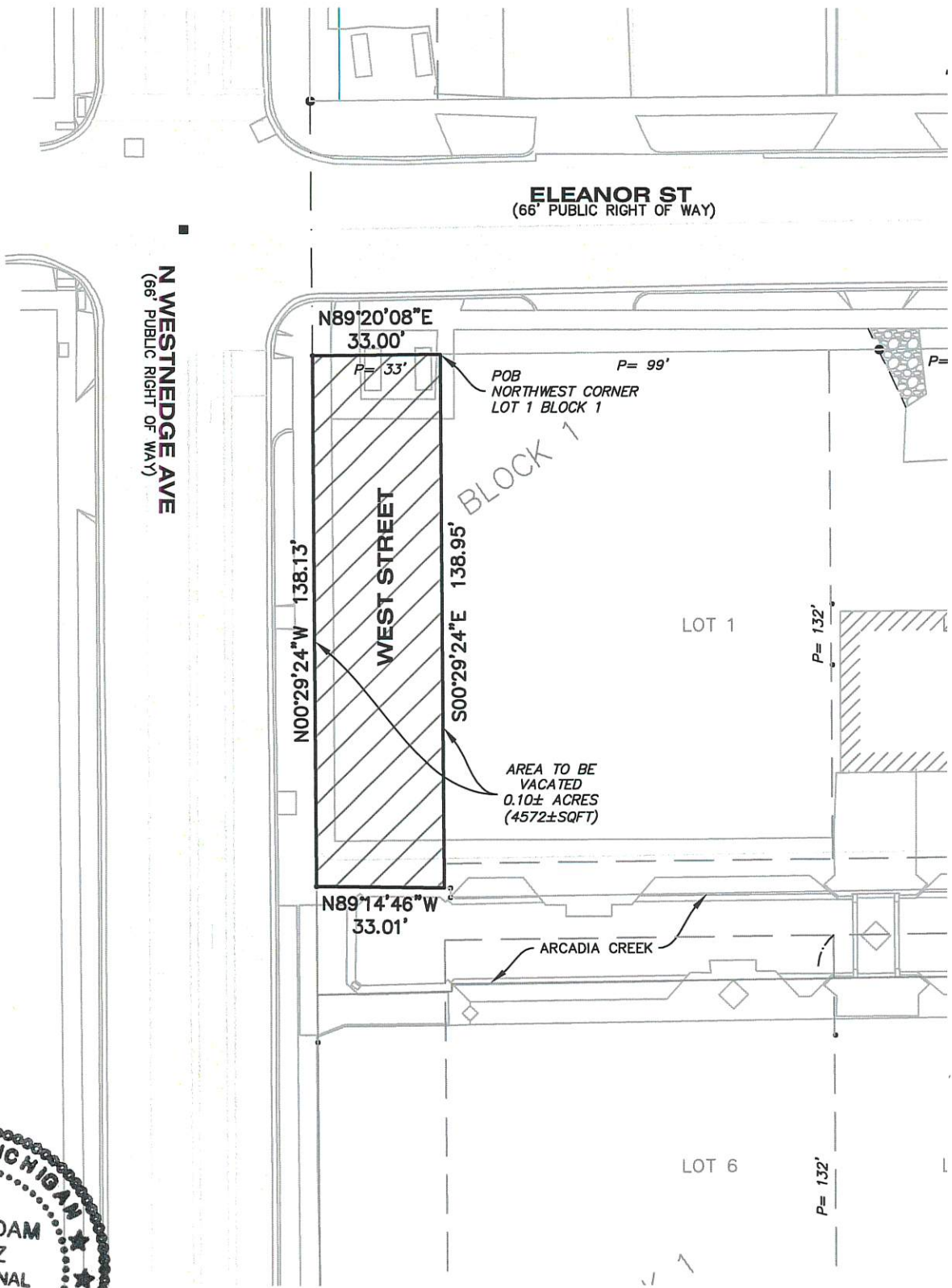
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Drawing No. 1 1 OF 1	Title: STREET VACATION EXHIBIT Project: KALAMAZOO EVENT CENTER Client: CD ARENA LLC	Job No.: 23-056D Date: 08/23/23 Scale: AS NOTED P.M.: TAK Dft: BDE QA/QC: 08/23/23	 hurley & stewart hurley & stewart, llc 2800 s. 11th street kalamazoo, michigan 49009 269.552.4960 fax 269.552.4961 www.hurleystewart.com
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STREET VACATION EXHIBIT



Travis Adam Krentz

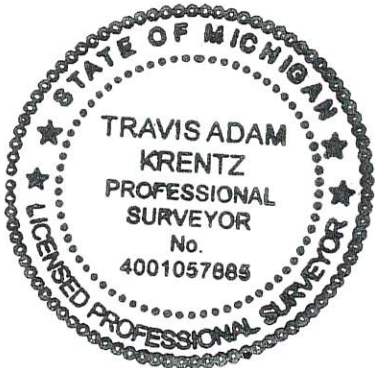
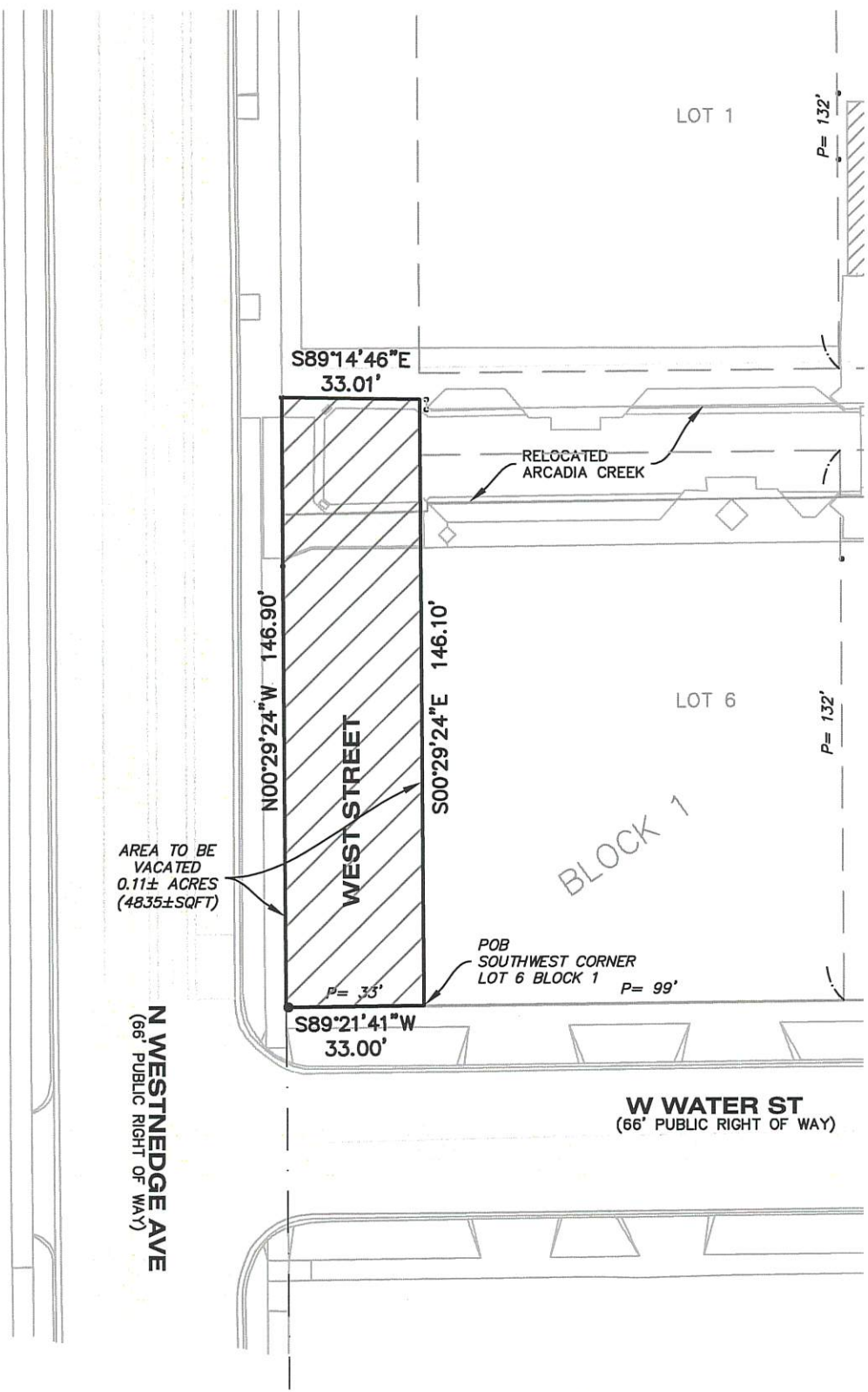
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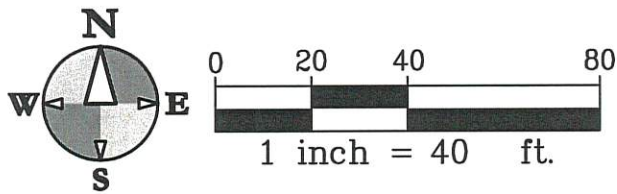
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STREET VACATION EXHIBIT



Travis Adam Krentz



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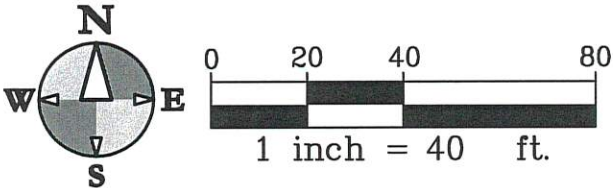
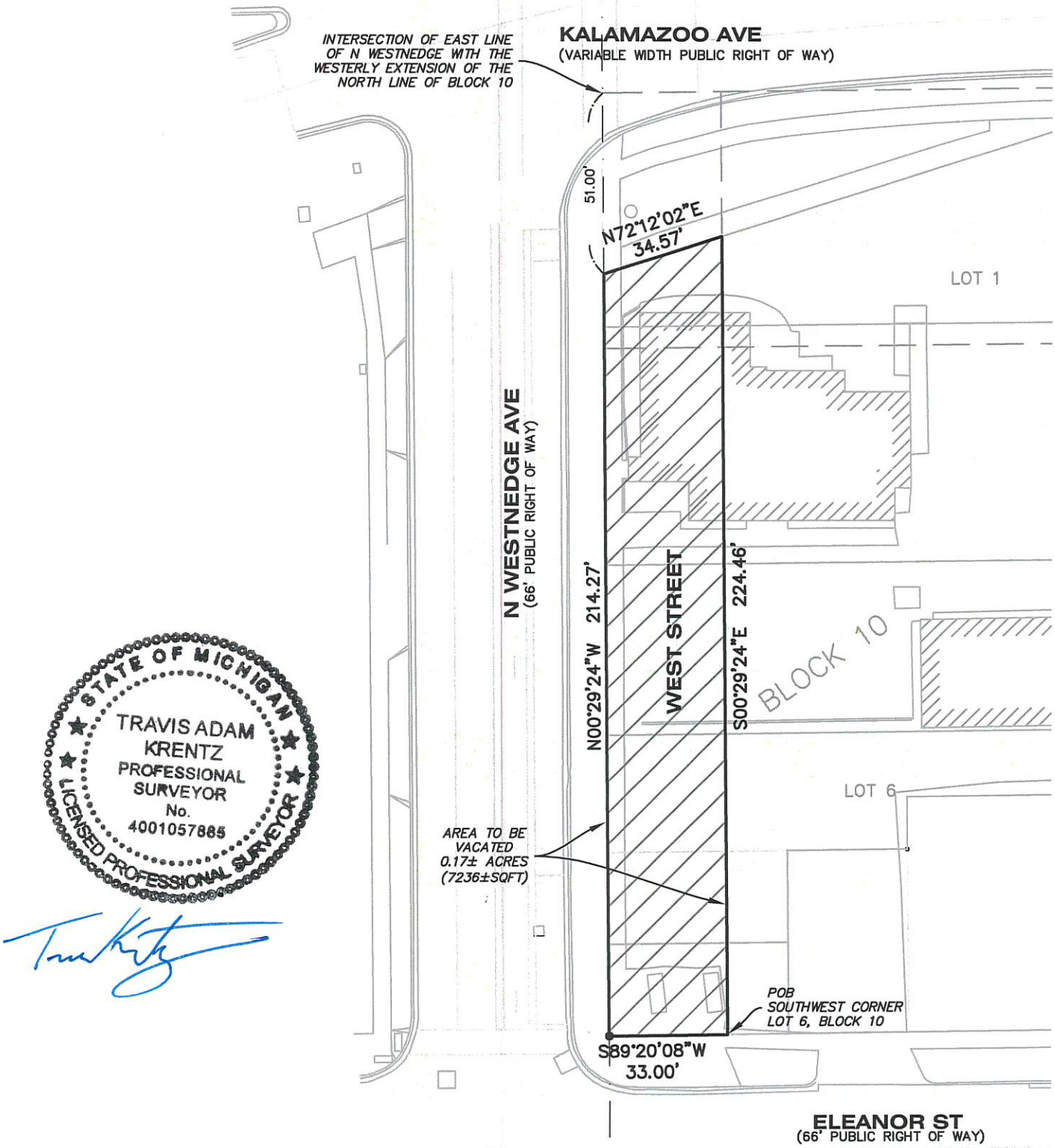
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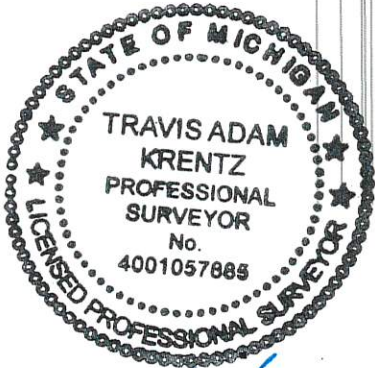
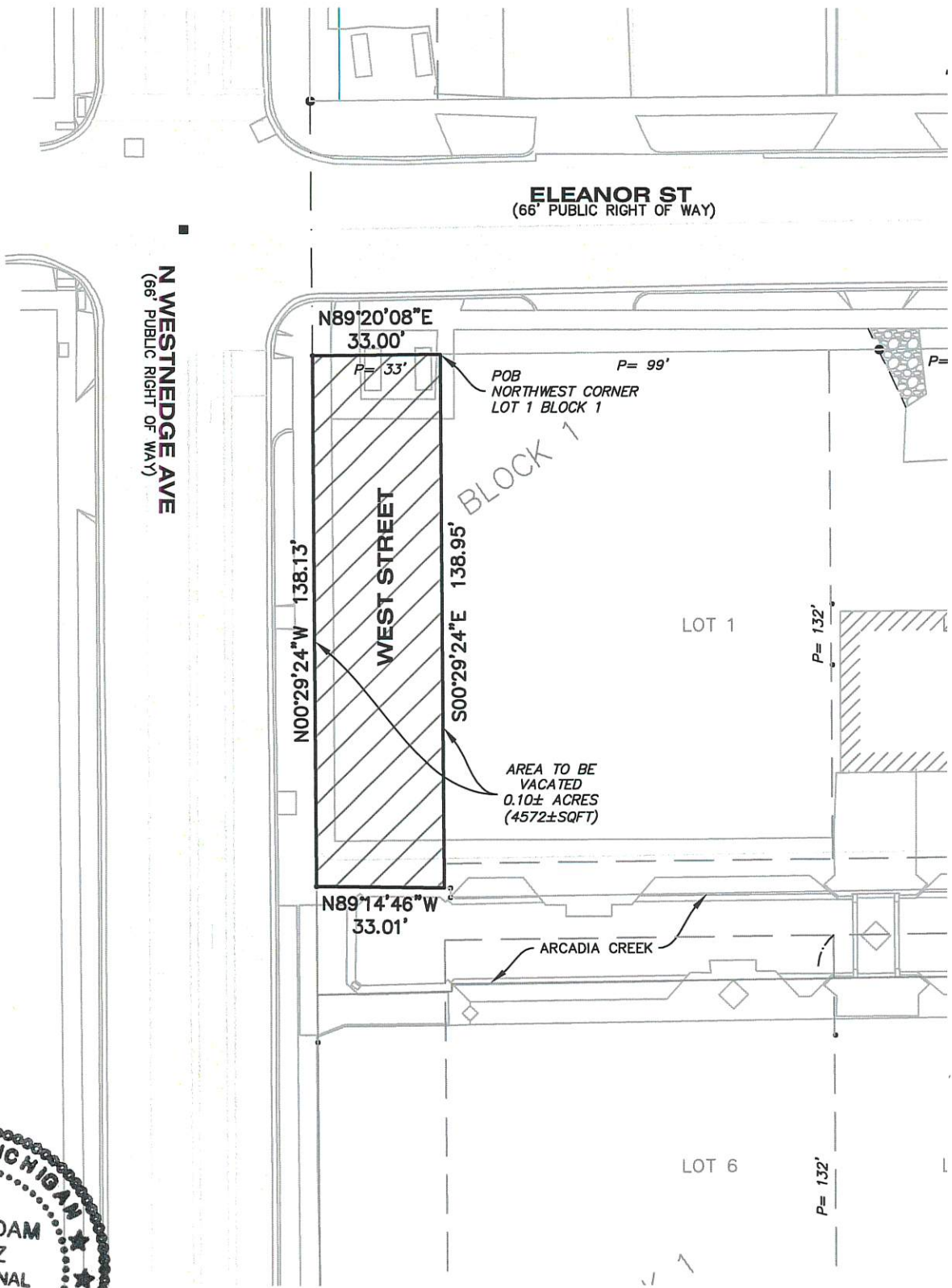
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KALAMAZOO EVENT CENTER
CD ARENA LLC

Job No.: 23-056D
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Dft: BDE
QA/QC: 08/23/23



hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
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STREET VACATION EXHIBIT



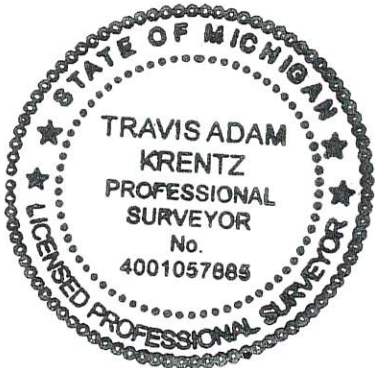
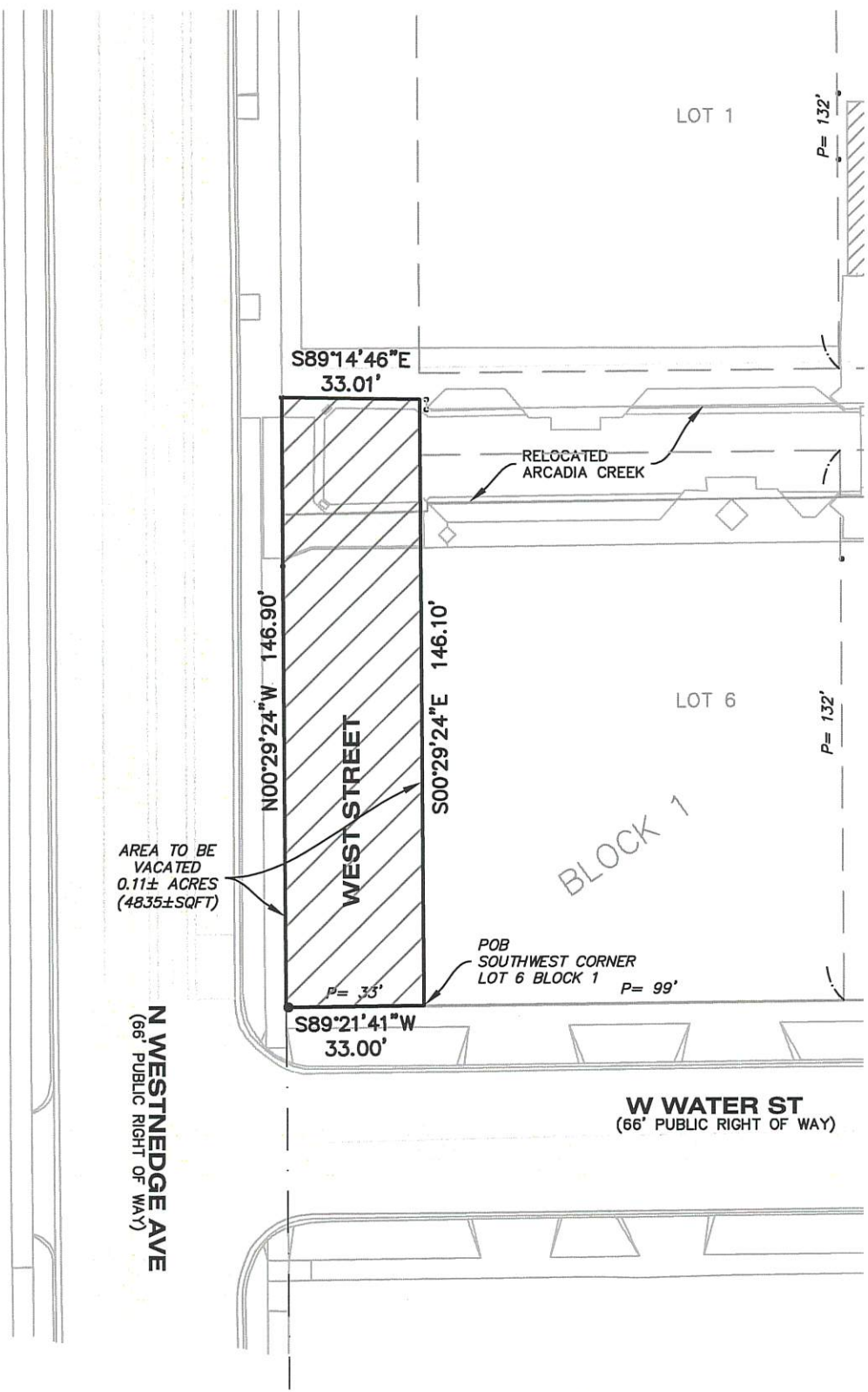
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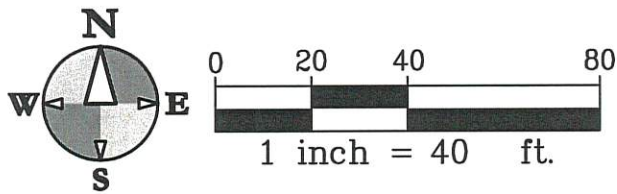
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	Project: KALAMAZOO EVENT CENTER	Scale: AS NOTED P.M.: TAK	
	Client: CD ARENA LLC	Dft: BDE QA/QC: 08/23/23	

SURVEYOR'S NOTES

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. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF SURVEY.
5. THERE ARE NO KNOWN CHANGES PROPOSED TO THE STREET RIGHT OF WAY LINES. NO RECENT SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF SURVEY.
6. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE LAND DEPICTED IN THIS SURVEY LIES IN ZONE AE AND ZONE X. MAP 26077C01870, EFFECTIVE DATE 02/17/2010.
7. 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.
8. PARCEL 1 CONTAINS 0.74± ACRES (32,333± SQFT)
PARCEL 2 CONTAINS 0.09± ACRES (4,101± SQFT)
PARCEL 3 CONTAINS 0.10± ACRES (4,272± SQFT)
PARCEL 4 CONTAINS 0.04± ACRES (1,551± SQFT)
9. THERE ARE 31 REGULAR PARKING SPOTS AND 0 BARRIER FREE PARKING SPOT FOR 31 TOTAL PARKING SPOTS.
10. DOC #2023-004759 IS CITY RESOLUTION 22-57 WHICH VACATES COOLEY STREET BETWEEN W. WATER AND ELEANOR STREET. NO DOCUMENTATION HAS BEEN PROVIDED SHOWING THAT THIS WAS APPROVED BY CIRCUIT COURT. TITLE TO THIS PORTION OF COOLEY STREET IS UNCLEAR.
11. NO DOCUMENTATION VACATING WEST STREET BETWEEN KALAMAZOO AVENUE AND W. WATER STREET HAS BEEN PROVIDED. TITLE TO THIS PORTION OF WEST STREET IS UNCLEAR.

LEGEND

BM #/X	BENCH MARK	RISE	PIPE MARKER COMMUNICATIONS
■	SET MONUMENT	★	PIPE MARKER FIBEROPTICS
□	FOUND MONUMENT	★	PIPE MARKER ELECTRIC
●	SET CAPPED IRON LIC. # 57885	★	PIPE MARKER GAS
○	FOUND IRON	★	SIGN
○	SET CHISELED "X"	MB	MAILBOX
○	FOUND CHISELED "X"	PM	PARKING METER (SINGLE/DOUBLE)
▲	CONTROL POINT	POST	POST
P	PLATTED	FLB	FLAG
M	MEASURED	●	BOLLARD
R	RECORD		
C	CALCULATED		
■	CURB CATCH BASIN	-720	CONTOUR HIGHLIGHTED
■	SQUARE CATCH BASIN	-719	CONTOUR NORMAL
■	ROUND CATCH BASIN	-OE	POWER LINE
■	STORM MANHOLE	-OU	OVERHEAD UTILITY
■	DOWN SPOUT	-C	COMMUNICATION
■	YARD DRAIN	-E	ELECTRIC
■	FLARED END SECTION	-F	FIBEROPTIC
■	SANITARY MANHOLE	-G	GAS
■	SANITARY CLEANOUT	-SA	SANITARY SEWER
■	FIRE HYDRANT	-ST	STORMWATER
■	FIRE DEPARTMENT CONNECTION	-T	TELEPHONE
■	WATER VALVE	-W	WATER
■	WATER METER	-W	WATER
■	WELL HEAD	-W	WATER
■	SPRINKLER CONTROL VALVE	-W	WATER
■	SPRINKLER HEAD	-W	WATER
■	MONITOR WELL	-W	WATER
■	POST INDICATOR VALVE	-W	WATER
■	SPIGOT	-W	WATER
■	TRANSFORMER	-W	WATER
■	YARD LIGHT	-W	WATER
■	HAND HOLD (ELECTRIC)	-W	WATER
■	LIGHT POLE	-W	WATER
■	(UTILITY, GUY, POWER) POLE	-W	WATER
■	GUY WIRE	-W	WATER
■	ELECTRIC METER	-W	WATER
■	ELECTRIC MANHOLE	-W	WATER
■	AIR CONDITIONER	-W	WATER
■	GAS METER	-W	WATER
■	GAS VALVE	-W	WATER
■	TELEPHONE MANHOLE	-W	WATER
■	COMMUNICATION MANHOLE	-W	WATER
■	PAVEMENT	-W	WATER
■	CONCRETE SURFACE	-W	WATER
■	DETECTABLE WARNING	-W	WATER
■	GRAVEL	-W	WATER
■	LANDSCAPING	-W	WATER
■	PAVERS	-W	WATER
■	FEMA FLOODPLANE	-W	WATER
■	EDGE OF CLASSIFICATION	-W	WATER

SCHEDULE "C" LEGAL DESCRIPTION
TITLE CO: DEVON TITLE AGENCY
COMMITMENT #20029629 EFFECTIVE DATE 10/02/2023 AT 08:00 AM
REVISION 10/17/2023 REVISED LEGAL DESCRIPTION

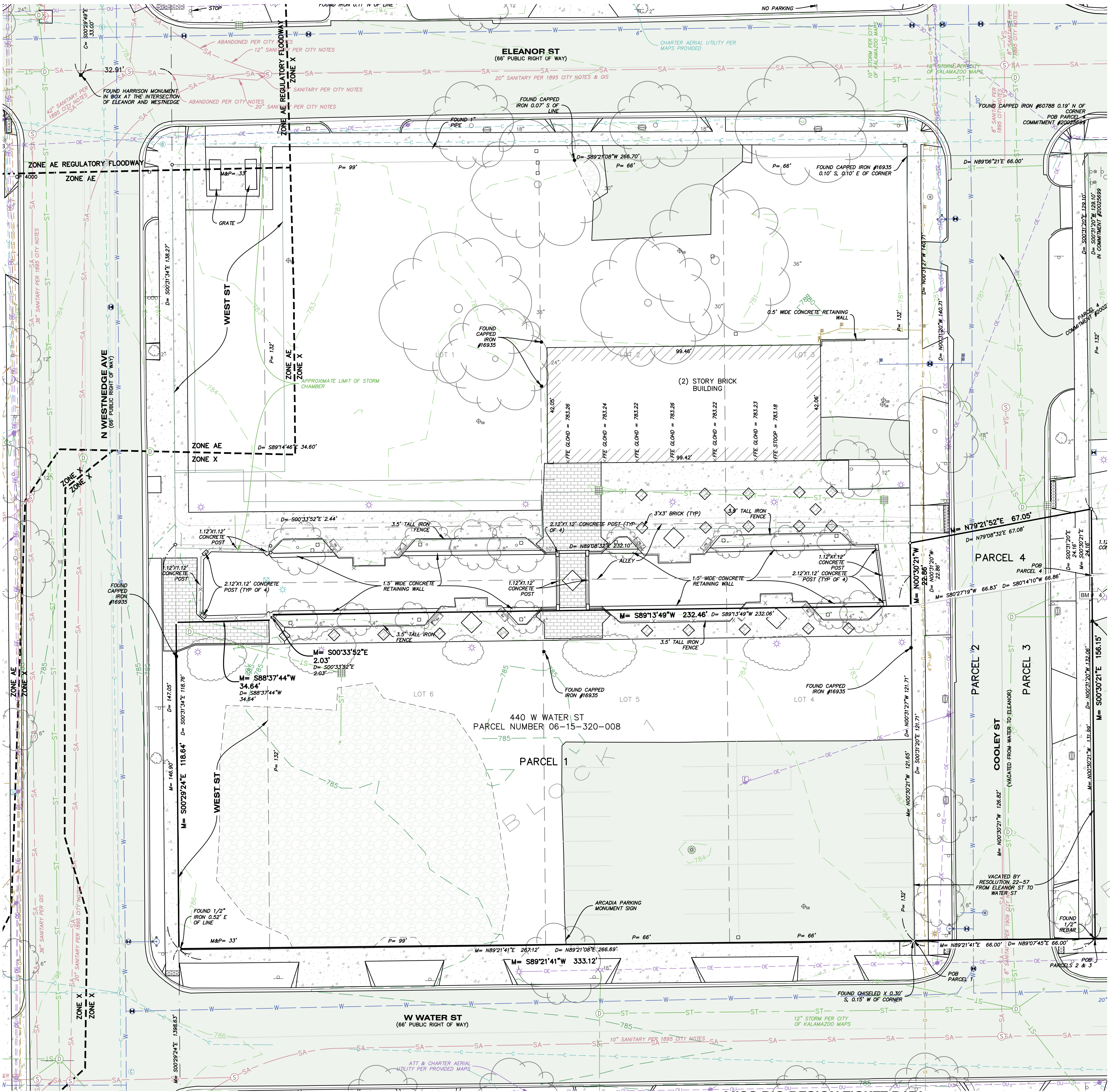
LAND SITUATED IN THE CITY OF KALAMAZOO, COUNTY OF KALAMAZOO, STATE OF MI DESCRIBED AS FOLLOWS:

PARCEL 1:
PART OF BLOCK 1, ORIGINAL PLAT OF THE TOWN OF KALAMAZOO (NOW CITY) AS RECORDED IN LIBER 6, PAGE 8, KALAMAZOO COUNTY RECORDS, ALSO PART OF THE SOUTHWEST 1/4 OF SECTION 15, TOWN 2 SOUTH, RANGE 11 WEST, DESCRIBED AS ALL OF THE LAND LYING BETWEEN THE NORTH AND SOUTH LINES OF SAID BLOCK 1 EXTENDED WEST TO THE EAST RIGHT OF WAY OF WESTNEDGE AVENUE LYING SOUTH OF THE RELOCATED ARCADIA CREEK; PARCEL IS MORE PRECISELY DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 1; THENCE NORTH 00°31'27" WEST 121.71 FEET ALONG THE EAST LINE OF BLOCK 1 TO SOUTH LINE OF ARCADIA CREEK; THENCE SOUTH 89°13'49" WEST 232.06 FEET ALONG THE SOUTH LINE OF SAID CREEK; THENCE SOUTH 00°33'52" EAST 2.03 FEET ALONG SAID CREEK; THENCE SOUTH 88°37'44" WEST 34.64 FEET ALONG THE SOUTH LINE OF SAID CREEK TO THE EAST LINE OF WESTNEDGE AVENUE; THENCE SOUTH 00°33'54" EAST 118.76 FEET ALONG THE EAST LINE OF WESTNEDGE AVENUE TO THE NORTH LINE OF WATER STREET; THENCE NORTH 89°21'08" EAST 266.69 FEET ALONG THE NORTH LINE OF WATER STREET AND THE SOUTH LINE OF BLOCK 1 TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A CROSS-EASEMENT AGREEMENT DATED 8/31/2017 AND RECORDED IN DOCUMENT NO. 2017-030901.

PARCEL 2:
THE WEST 1/2 OF LAND SITUATED IN THE CITY OF KALAMAZOO, KALAMAZOO COUNTY, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 2 OF THE ORIGINAL PLAT OF THE TOWN OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 6 OF PLATS, PAGE 8, KALAMAZOO COUNTY RECORDS; THENCE NORTH 00°31'20" WEST ALONG THE EAST LINE OF COOLEY STREET, 132.06 FEET TO THE SOUTH LINE OF ARCADIA CREEK; THENCE NORTH 00°31'10" WEST ALONG THE SOUTH LINE OF ARCADIA CREEK, 66.86 FEET TO THE WEST LINE OF COOLEY STREET; THENCE SOUTH 00°31'20" EAST ALONG THE WEST LINE OF COOLEY STREET, 121.71 FEET TO THE NORTH LINE OF WATER STREET; THENCE NORTH 89°07'45" EAST, 66.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
THE EAST 1/2 OF LAND SITUATED IN THE CITY OF KALAMAZOO, KALAMAZOO COUNTY, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 2 OF THE ORIGINAL PLAT OF THE TOWN OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 6 OF PLATS, PAGE 8, KALAMAZOO COUNTY RECORDS; THENCE NORTH 00 DEGREES 31 MINUTES 20 SECONDS WEST ALONG THE EAST LINE OF COOLEY STREET, 132.06 FEET TO THE SOUTH LINE OF ARCADIA CREEK; THENCE NORTH 00 DEGREES 31 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF ARCADIA CREEK, 66.86 FEET TO THE WEST LINE OF COOLEY STREET; THENCE SOUTH 00 DEGREES 31 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF COOLEY STREET, 121.71 FEET TO THE NORTH LINE OF WATER STREET; THENCE NORTH 89 DEGREES 07 MINUTES 45 SECONDS EAST, 66.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
THE LAND SITUATED IN THE CITY OF KALAMAZOO, KALAMAZOO COUNTY, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 2 OF THE ORIGINAL PLAT OF THE TOWN OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 6, PAGE 8, KALAMAZOO COUNTY RECORDS; THENCE NORTH 00 DEGREES 31 MINUTES 20 SECONDS WEST ALONG THE EAST LINE OF COOLEY STREET, 132.06 FEET TO THE SOUTH LINE OF ARCADIA CREEK; THENCE NORTH 00 DEGREES 31 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF ARCADIA CREEK, 66.86 FEET TO THE WEST LINE OF COOLEY STREET; THENCE SOUTH 00 DEGREES 31 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF COOLEY STREET, 121.71 FEET TO THE NORTH LINE OF WATER STREET; THENCE NORTH 89 DEGREES 07 MINUTES 45 SECONDS EAST, 66.00 FEET TO THE POINT OF BEGINNING.



SCHEDULE B SECTION II EXCEPTIONS
TITLE CO: DEVON TITLE AGENCY
COMMITMENT #20029629 EFFECTIVE DATE 08/31/2023 AT 08:00 AM
REVISION 10/17/2023 REVISED LEGAL DESCRIPTION

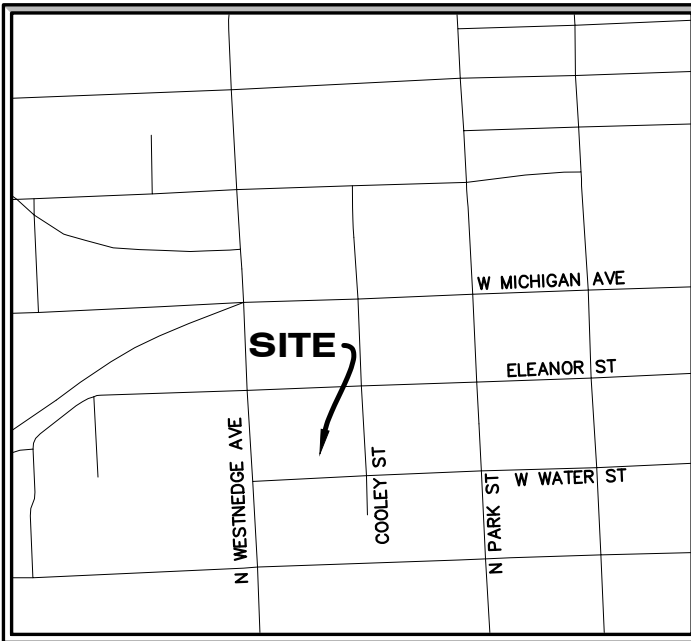
[18] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2023-005418 OF KALAMAZOO COUNTY RECORDS (BLANKET EASEMENT ACROSS PARCEL 2, 3, & 4 TO THE DOWNTOWN DEVELOPMENT ASSOCIATION FOR INGRESS/EGRESS, NOT PLOTTABLE).

[19] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN CROSS-EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2017-030901 OF KALAMAZOO COUNTY RECORDS (BLANKET EASEMENT ACROSS PARCEL 1 TO THE DOWNTOWN DEVELOPMENT ASSOCIATION FOR MAINTENANCE..., NOT PLOTTABLE. BLANKET EASEMENT ACROSS "CREEK PARCEL" FOR FOOT BRIDGE PURPOSES, NOT PLOTTABLE.)

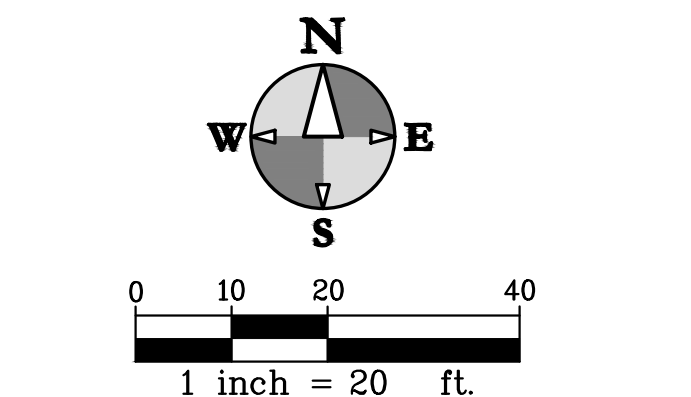
[20] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN RESOLUTION RECORDED IN DOCUMENT NO. 2023-004759 OF KALAMAZOO COUNTY RECORDS (VACATED COOLEY ST SHOWN).

MISS DIG DESIGN TICKET DATA

AT&T TELEPHONE - PHILIP BARDOZZ 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
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



SITE LOCATION MAP
NOT TO SCALE
SECTION 15, TOWN 11W, RANGE 02S,
CITY OF KALAMAZOO, KALAMAZOO
COUNTY, MICHIGAN,
440 WATER ST



SURVEY CONTROL

CP 4000 N = 291526.39	EL = 783.43
CP 4001 N = 291178.65	EL = 786.62
CP 4002 N = 291189.51	EL = 785.11
CP 4003 N = 291283.76	EL = 782.31
CP 4004 N = 291939.39	EL = 781.68
CP 4005 N = 290936.33	EL = 786.90
CP 4006 N = 291202.28	EL = 781.93
CP 4007 N = 291936.06	EL = 783.06
CP 4008 N = 291883.67	EL = 780.24
CP 4009 N = 291846.26	EL = 784.09
CP 4010 N = 292377.22	EL = 785.32
CP 4011 N = 291698.90	EL = 785.79

BENCHMARKS

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

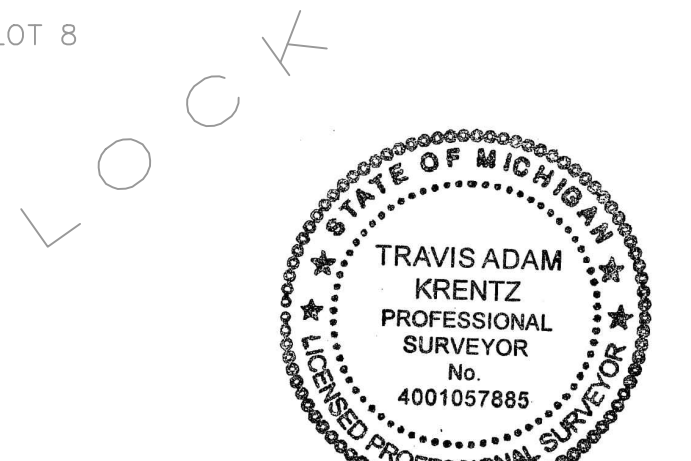
BM 1 EL = 782.96' (NOT SHOWN)
SPIKE ON SW SIDE OF UTILITY POLE ON THE SOUTHWEST CORNER OF THE W KALAMAZOO AVE AND COOLEY ST INTERSECTION.

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 N WESTNEDGE AVE AND ELEANOR ST INTERSECTION.

BM 4 EL = 781.71' (NOT SHOWN)
CUT BOX IN NORTHEAST CORNER OF LIGHT POLE BASE AT THE SOUTHEAST CORNER OF THE COOLEY ST AND ARCADIA CREEK INTERSECTION.

BM 5 EL = 784.99' (NOT SHOWN)
SPIKE IN NORTHEAST FACE OF UTILITY POLE AT THE SOUTHEAST CORNER OF THE W WATER ST AND N PARK ST INTERSECTION.



TO DEVON TITLE AGENCY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11(a), AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 09/19/23.

DATE OF PLAT OR MAP: 10/16/23

Travis Adam Krenz
Travis A. Krenz Professional Surveyor # 57885



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



Job No. 23-0560 P.M. TAK Draft BDE QA/QC 10/24/23
ISSUED FOR REVISIONS:
#1 ALTA/NSPS SURVEY 09/23/23
#2 UPDATE CERTIFICATE & REVISED TITLE WORK 10/24/23
COPYRIGHT © of Hurley & Stewart, LLC

ALTA/NSPS SURVEY
KALAMAZOO EVENT CENTER
CD ARENA LLC

Sheet Title:
Project:
Client:

10/24/23
Sheet

S-1

NOTES PERTAINING TO BOUNDARY SURVEY

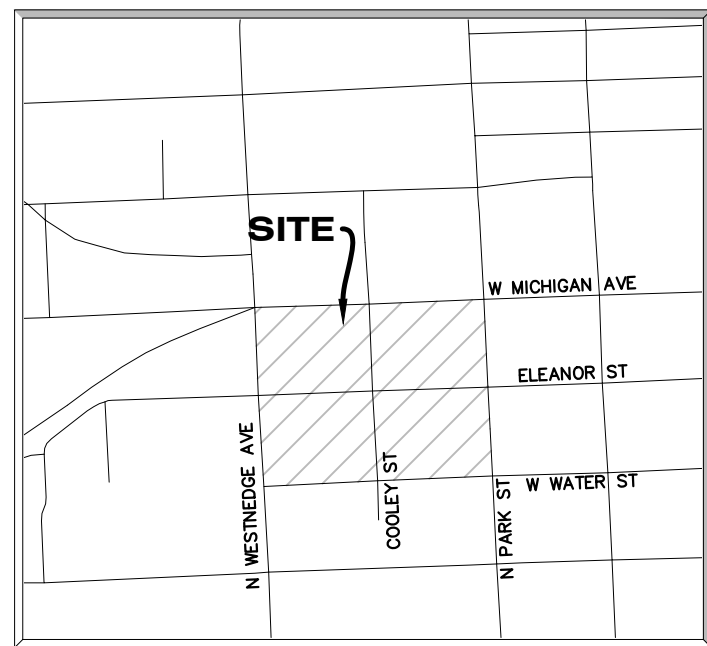
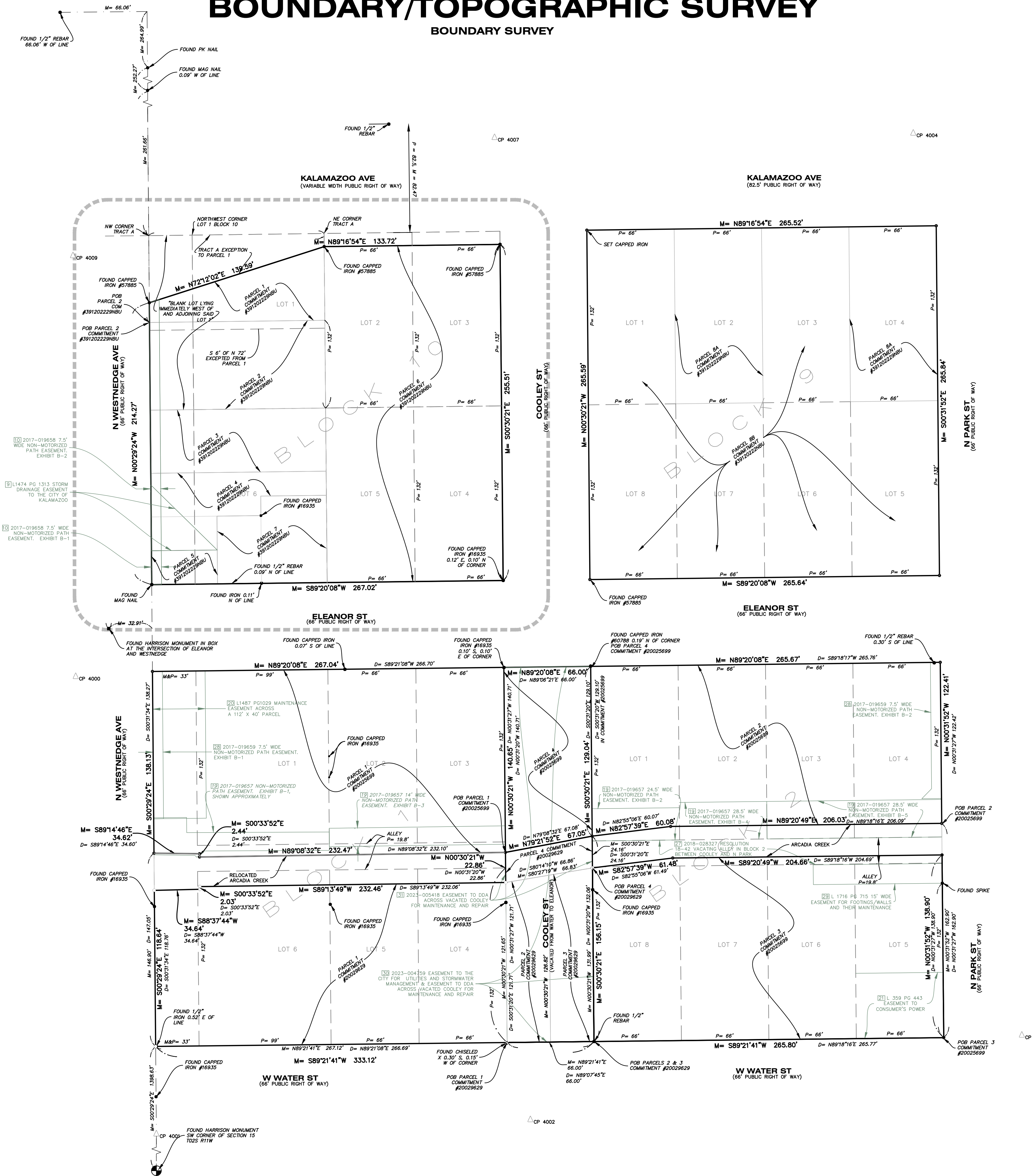
1. DOC #2018-028327 IS CITY RESOLUTION 18-42 WHICH VACATES THE ALLEY IN BLOCK 2 BETWEEN COOLEY AND N. PARK. NO DOCUMENT HAS BEEN PROVIDED SHOWING THAT THIS WAS APPROVED BY CIRCUIT COURT. TITLE TO THIS ALLEY IS UNCLEAR.
2. DOC #2023-004759 IS CITY RESOLUTION 22-57 WHICH VACATES COOLEY STREET BETWEEN W. WATER AND ELEANOR STREET. NO DOCUMENTATION HAS BEEN PROVIDED SHOWING THAT THIS WAS APPROVED BY CIRCUIT COURT. TITLE TO THIS PORTION OF COOLEY STREET IS UNCLEAR.
3. NO DOCUMENTATION VACATING THE ALLEY IN BLOCK 1 BETWEEN WEST AND COOLEY STREET HAS BEEN PROVIDED. TITLE TO THIS ALLEY IS UNCLEAR.
4. NO DOCUMENTATION VACATING WEST STREET BETWEEN KALAMAZOO AVENUE AND W. WATER STREET HAS BEEN PROVIDED. TITLE TO THIS PORTION OF WEST STREET IS UNCLEAR.
5. WEST LINE OF PARCEL 2, COMMITMENT #20025699 IS DESCRIBED AS S00°31'20"W. THIS APPEARS TO BE A TYPO AND CAUSES A MISCLOSEURE. IF DESCRIBED AS S00°31'20"E THE DESCRIPTION WOULD CLOSE.
6. PARCEL 1 COMMITMENT #391202229NBU CONTAINS 0.11 ACRES (4,731 SFT)
PARCEL 2 COMMITMENT #391202229NBU CONTAINS 0.20 ACRES (8,884 SFT)
PARCEL 3 COMMITMENT #391202229NBU CONTAINS 0.15 ACRES (6,400 SFT)
PARCEL 4 COMMITMENT #391202229NBU CONTAINS 0.11 ACRES (4,971 SFT)
PARCEL 5 COMMITMENT #391202229NBU CONTAINS 0.03 ACRES (1,287 SFT)
PARCEL 6 COMMITMENT #391202229NBU CONTAINS 0.78 ACRES (34,158 SFT)
PARCEL 7 COMMITMENT #391202229NBU CONTAINS 0.12 ACRES (5,033 SFT)
PARCEL 8A COMMITMENT #391202229NBU CONTAINS 0.41 ACRES (17,642 SFT)
PARCEL 8B COMMITMENT #391202229NBU CONTAINS 1.22 ACRES (52,926 SFT)
PARCEL 1 COMMITMENT #20025699 CONTAINS 0.86 ACRES (37,573 SFT)
PARCEL 2 COMMITMENT #20025699 CONTAINS 0.75 ACRES (32,715 SFT)
PARCEL 3 COMMITMENT #20025699 CONTAINS 0.84 ACRES (36,896 SFT)
PARCEL 4 COMMITMENT #20025699 CONTAINS 0.21 ACRES (8,907 SFT)
PARCEL 1 COMMITMENT #20029629 CONTAINS 0.74± ACRES (32,333± SQFT)
PARCEL 2 COMMITMENT #20029629 CONTAINS 0.19± ACRES (8,370± SQFT)

LEGEND

- BM #XX BENCH MARK
- SET MONUMENT
 - FOUND MONUMENT
 - SET CAPPED IRON LIC. # 57885
 - FOUND IRON
 - ⊙ SET CHISELED "X"
 - ⊙ FOUND CHISELED "X"
- ▲CP # CONTROL POINT
- P= PLATTED
 - D= DESCRIBED
 - M= MEASURED
 - R= RECORD
 - C= CALCULATED

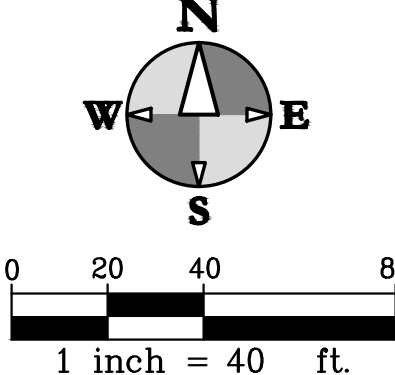
BOUNDARY/TOPOGRAPHIC SURVEY

BOUNDARY SURVEY



SITE LOCATION MAP

NOT TO SCALE
SECTION 15, TOWN 11W, RANGE 02S,
CITY OF KALAMAZOO, KALAMAZOO COUNTY,
MICHIGAN,
N WESTNEDGE, W MICHIGAN AVE,
N PARK ST, AND W WATER ST



BOUNDARY/TOPOGRAPHIC SURVEY
KALAMAZOO EVENT CENTER
CD ARENA LLC

Sheet Title:
Project:
Client:

10/25/23
Sheet
S-7

Job No: 23-056D P.M.TAK DTL BDE QA/QC 10/25/23
ISSUED FOR REVISIONS:
#1 BOUNDARY/TOPOGRAPHIC SURVEY 08/09/23
#2 ADDITIONAL CONTOUR LABELS 08/16/23
#3 ADDITIONAL TOPO AND TITLE WORK 09/20/23
#4 440 WATER ST REVISED TITLEWORK 10/25/23
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hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com



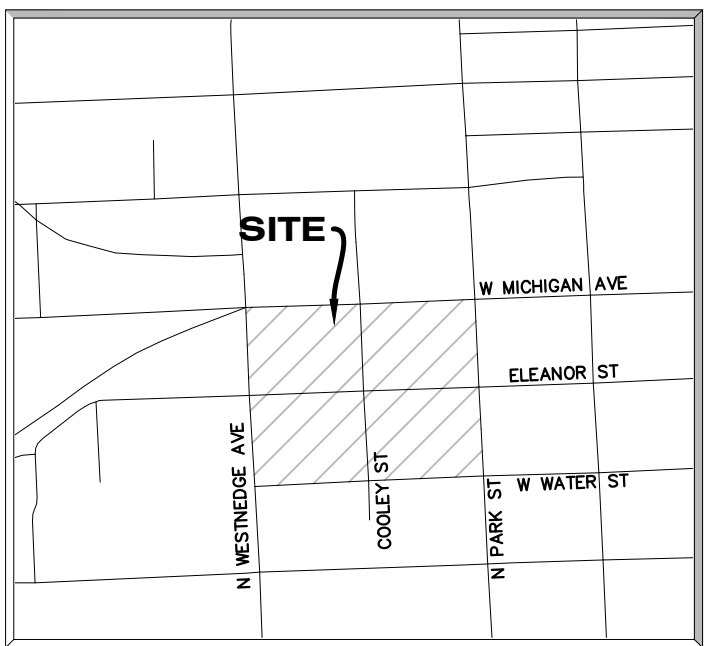
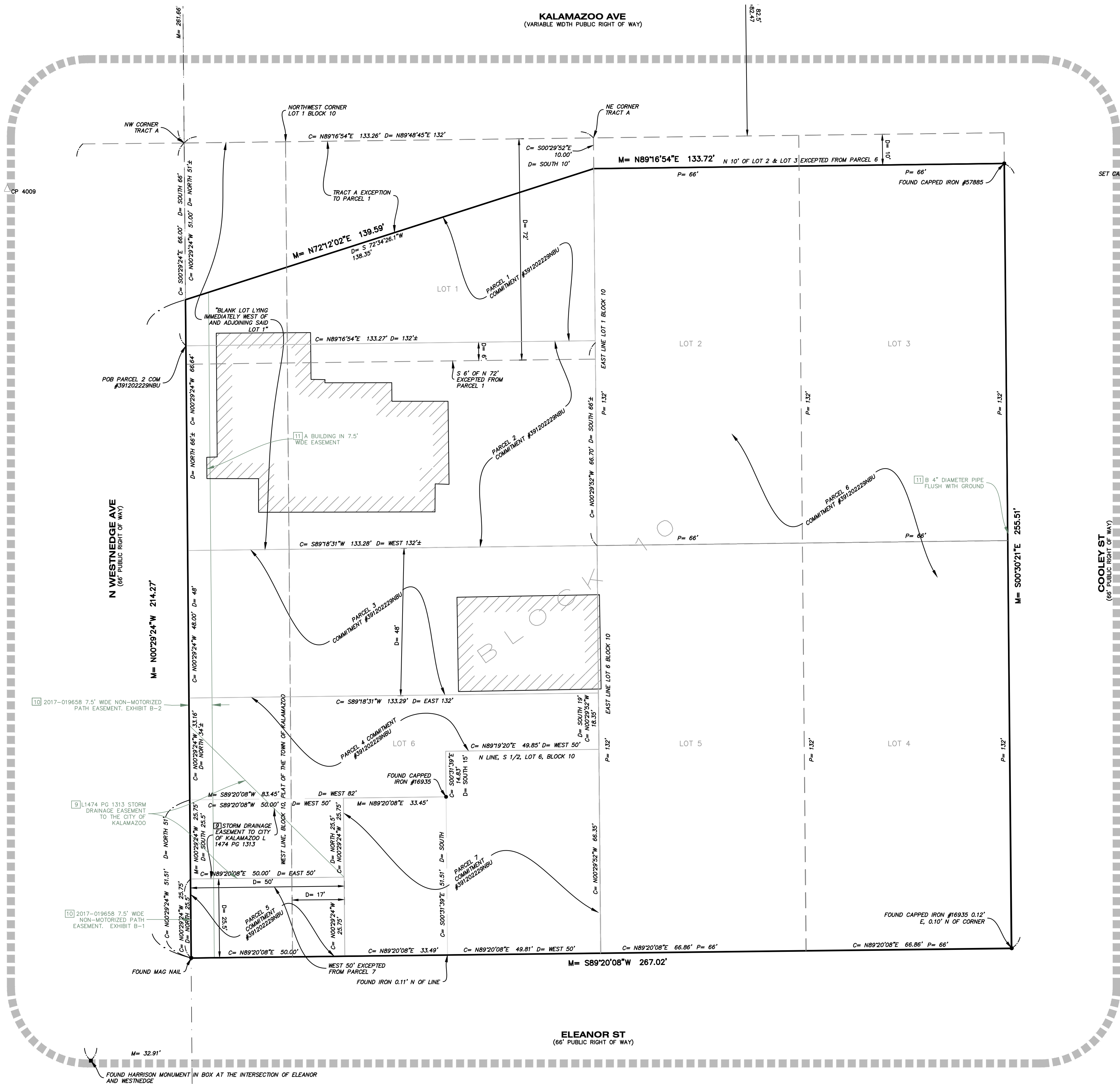
NOTES PERTAINING TO BOUNDARY SURVEY

1. DOC #2018-028327 IS CITY RESOLUTION 18-42 WHICH VACATES THE ALLEY IN BLOCK 2 BETWEEN COOLEY AND N. PARK. NO DOCUMENT HAS BEEN PROVIDED SHOWING THAT THIS WAS APPROVED BY CIRCUIT COURT. TITLE TO THIS ALLEY IS UNCLEAR.
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PARCEL 1 COMMITMENT #20025699 CONTAINS 0.86 ACRES (37,573 SFT)
PARCEL 2 COMMITMENT #20025699 CONTAINS 0.75 ACRES (32,715 SFT)
PARCEL 3 COMMITMENT #20025699 CONTAINS 0.84 ACRES (36,896 SFT)
PARCEL 4 COMMITMENT #20025699 CONTAINS 0.21 ACRES (8,907 SFT)

LEGEND

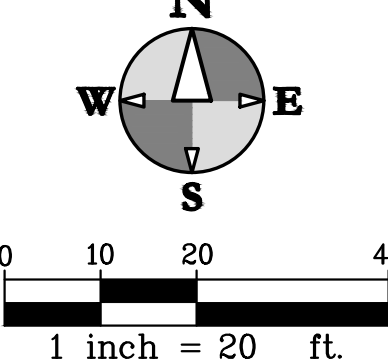
- BM#XX BENCH MARK
- SET MONUMENT
 - FOUND MONUMENT
 - SET CAPPED IRON LIC. # 57885
 - FOUND IRON
 - SET CHISELED "X"
 - FOUND CHISELED "X"
- ▲CP # CONTROL POINT
- P= PLATTED
D= DESCRIBED
M= MEASURED
R= RECORD
C= CALCULATED

BOUNDARY/TOPOGRAPHIC SURVEY
BLOCK 10 BOUNDARY ENLARGEMENT



SITE LOCATION MAP

NOT TO SCALE
SECTION 15, TOWN 11W, RANGE 02S,
CITY OF KALAMAZOO, KALAMAZOO COUNTY,
MICHIGAN,
N WESTNEDGE, W MICHIGAN AVE,
N PARK ST, AND W WATER ST



BOUNDARY/TOPOGRAPHIC SURVEY
KALAMAZOO EVENT CENTER
CD ARENA LLC

Sheet Title:
Project:
Client:

10/25/23
Sheet

S-8

Job No: 23-056D	P.M.TAK	DTL	BDE	QA/QC	10/25/23
ISSUED FOR REVISIONS:					
#1	BOUNDARY/TOPOGRAPHIC SURVEY				08/09/23
#2	ADDITIONAL CONTOUR LABELS				08/16/23
#3	ADDITIONAL TOPO AND TITLE WORK				09/20/23
#4	440 WATER ST REVISED TITLEWORK				10/25/23
COPYRIGHT © of 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

LEGAL DESCRIPTIONS

SCHEDULE A LEGAL DESCRIPTION

TITLE CO: STEWART TITLE GUARANTY COMPANY
COMMITMENT NO: 20025699 EFFECTIVE DATE: 05/26/2023 AT 11:21AM

LAND SITUATED IN THE CITY OF KALAMAZOO, COUNTY OF KALAMAZOO, STATE OF MICHIGAN DESCRIBED AS FOLLOWS

PARCEL 1:

PART OF BLOCK 1, ORIGINAL PLAT OF THE TOWN OF KALAMAZOO (NOW CITY) AS RECORDED IN LIBER 6, PAGE 8, KALAMAZOO COUNTY RECORDS ALSO PART OF THE SOUTHWEST 1/4 OF SECTION 15 TOWN 2 SOUTH, RANGE 11 WEST, DESCRIBED AS ALL OF THE LAND LYING BETWEEN THE NORTH AND SOUTH LINES OF SAID BLOCK 1 EXTENDED WEST TO THE EAST RIGHT OF WAY OF WESTNEDGE AVENUE LYING NORTH OF THE RELOCATED ARCADIA CREEK, PARCEL IS MORE PRECISELY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 1, THENCE NORTH 00°31'27" WEST 144.57 FEET ALONG THE EAST LINE OF BLOCK 1 TO NORTH LINE OF ARCADIA CREEK AND ALSO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 00°31'27" WEST 140.71 FEET ALONG THE EAST LINE OF BLOCK 1 TO THE NORTHEAST CORNER OF BLOCK 1: THENCE SOUTH 89°21'08" WEST 266.70 FEET ALONG THE NORTH LINE OF BLOCK 1 AND THE SOUTH LINE OF ELEANOR STREET TO THE EAST LINE OF WESTNEDGE AVENUE, THENCE SOUTH 00°31'34" EAST 138.27 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF ARCADIA CREEK AT A POINT 147.05 FEET FROM THE NORTHEAST CORNER OF THE INTERSECTION OF WESTNEDGE AVENUE AND WATER STREET THENCE SOUTH 89°14'46" EAST 34.60 FEET ALONG THE NORTH LINE OF SAID CREEK, THENCE SOUTH 00°33'52" EAST 2.44 FEET ALONG SAID CREEK THENCE NORTH 89°08'32" EAST 232.10 FEET ALONG THE NORTH LINE OF SAID CREEK TO THE POINT OF BEGINNING

COMMONLY KNOWN AS: 235 COOLEY STREET & 455 ELEANOR STREET TAX ID# 06-15-315-505 AND 06-15-315-505

PARCEL 2

PART OF BLOCK 2, ORIGINAL PLAT OF THE TOWN OF KALAMAZOO (NOW CITY) AS RECORDED IN LIBER 6, PAGE 8, KALAMAZOO COUNTY RECORDS LYING NORTH OF THE RELOCATED ARCADIA CREEK, PARCEL IS MORE PRECISELY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 2, THENCE NORTH 00°31'27" WEST 162.90 FEET ALONG THE EAST LINE OF BLOCK 2 TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°31'27" WEST 122.42 FEET ALONG THE EAST LINE OF BLOCK 2 TO THE NORTHEAST CORNER OF BLOCK 2, THENCE SOUTH 89°18'17" WEST 265.76 FEET ALONG THE NORTH LINE OF BLOCK 2 TO THE NORTHWEST CORNER OF BLOCK 2 THENCE SOUTH 00°31'20" WEST 129.10 FEET ALONG THE WEST LINE OF BLOCK 2 TO THE NORTH LINE OF ARCADIA CREEK THENCE NORTH 82°55'06" EAST 60.07 FEET ALONG THE NORTH LINE OF SAID CREEK, THENCE NORTH 89°18'16" EAST 206.09 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, TOGETHER WITH AND SUBJECT TO A CROSS-EASEMENT AGREEMENT DATED AUGUST 31, 2017 AND RECORDED IN DOCUMENT NO 2017-030916

COMMONLY KNOWN AS: 415 ELEANOR STREET TAX ID# 06-15-316-203

PARCEL 3

PART OF BLOCK 2, ORIGINAL PLAT OF THE TOWN OF KALAMAZOO (NOW CITY) AS RECORDED IN LIBER 6, PAGE 8, KALAMAZOO COUNTY RECORDS LYING SOUTH OF THE RELOCATED ARCADIA CREEK, PARCEL IS MORE PRECISELY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 2, THENCE NORTH 00°31'27" WEST 138.90 FEET ALONG THE EAST LINE OF BLOCK 2 TO THE SOUTH LINE OF ARCADIA CREEK THENCE SOUTH 89°18'16" WEST 204.69 FEET ALONG THE SOUTH LINE OF ARCADIA CREEK THENCE SOUTH 82°55'06" WEST 61.49 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF BLOCK 2, THENCE SOUTH 00°31'20" EAST 132.06 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF BLOCK 2, THENCE NORTH 89°18'16" EAST 265.77 FEET ALONG THE SOUTH LINE OF BLOCK 2 TO THE POINT OF BEGINNING TOGETHER WITH AND SUBJECT TO A CROSS-EASEMENT AGREEMENT DATED AUGUST 31, 2017 AND RECORDED IN DOCUMENT NO. 2017-030916

COMMONLY KNOWN AS: 416 WEST WATER STREET

TAX ID# 06-15-321-2111

PARCEL 4

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2, ORIGINAL PLAT OF THE TOWN OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 6 OF PLATS, PAGE 8, KALAMAZOO COUNTY RECORDS, THENCE SOUTH 00°31'20" EAST ALONG THE EAST LINE OF COOLEY STREET, 129.10 FEET TO THE NORTH LINE OF ARCADIA CREEK, THENCE SOUTH 79°08'32" WEST ALONG THE NORTH LINE OF ARCADIA CREEK, 67.08 FEET TO THE WEST LINE OF COOLEY STREET; THENCE NORTH 00°31'20" WEST ALONG THE WEST LINE OF COOLEY STREET, 140.71 FEET TO THE SOUTH LINE OF ELEANOR STREET; THENCE NORTH 89° 06'21" EAST, 66.00 FEET TO THE POINT OF BEGINNING.

SCHEDULE "C" LEGAL DESCRIPTION

TITLE CO: DEVON TITLE AGENCY
COMMITMENT #20029629 EFFECTIVE DATE 10/02/2023 AT 08:00 AM
REVISION 10/17/2023 REVISED LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF KALAMAZOO, COUNTY OF KALAMAZOO, STATE OF MI DESCRIBED AS FOLLOWS:

PARCEL 1:

PART OF BLOCK 1, ORIGINAL PLAT OF THE TOWN OF KALAMAZOO (NOW CITY) AS RECORDED IN LIBER 6, PAGE 8, KALAMAZOO COUNTY RECORDS, ALSO PART OF THE SOUTHWEST 1/4 OF SECTION 15, TOWN 2 SOUTH, RANGE 11 WEST, DESCRIBED AS ALL OF THE LAND LYING BETWEEN THE NORTH AND SOUTH LINES OF SAID BLOCK 1 EXTENDED WEST TO THE EAST RIGHT OF WAY OF WESTNEDGE AVENUE LYING SOUTH OF THE RELOCATED ARCADIA CREEK, PARCEL IS MORE PRECISELY DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 1; THENCE NORTH 00°31'27" WEST 121.71 FEET ALONG THE EAST LINE OF BLOCK 1 TO SOUTH LINE OF ARCADIA CREEK; THENCE SOUTH 89°13'49" WEST 232.06 FEET ALONG THE SOUTH LINE OF SAID CREEK; THENCE SOUTH 00°33'52" EAST 2.03 FEET ALONG SAID CREEK; THENCE SOUTH 88°37'44" WEST 34.64 FEET ALONG THE SOUTH LINE OF SAID CREEK TO THE EAST LINE OF WESTNEDGE AVENUE; THENCE SOUTH 00°31'34" EAST 118.76 FEET ALONG THE EAST LINE OF WESTNEDGE AVENUE TO THE NORTH LINE OF WATER STREET; THENCE NORTH 89°21'08" EAST 266.69 FEET ALONG THE NORTH LINE OF WATER STREET AND THE SOUTH LINE OF BLOCK 1 TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO A CROSS-EASEMENT AGREEMENT DATED 8/31/2017 AND RECORDED IN DOCUMENT NO. 2017-030901.

PARCEL 2:

THE WEST 1/2 OF LAND SITUATED IN THE CITY OF KALAMAZOO, KALAMAZOO COUNTY, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 2 OF THE ORIGINAL PLAT OF THE TOWN OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 6 OF PLATS, PAGE 8, KALAMAZOO COUNTY RECORDS; THENCE NORTH 00°31'20" WEST ALONG THE EAST LINE OF COOLEY STREET, 132.06 FEET TO THE SOUTH LINE OF ARCADIA CREEK; THENCE SOUTH 80°14'10" WEST ALONG THE SOUTH LINE OF ARCADIA CREEK, 66.86 FEET TO THE WEST LINE OF COOLEY STREET; THENCE SOUTH 00°31'20" EAST ALONG THE WEST LINE OF COOLEY STREET, 121.71 FEET TO THE NORTH LINE OF WATER STREET; THENCE NORTH 89°07'45" EAST, 66.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THE EAST 1/2 OF LAND SITUATED IN THE CITY OF KALAMAZOO, KALAMAZOO COUNTY, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 2 OF THE ORIGINAL PLAT OF THE TOWN OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 6, PAGE 8, KALAMAZOO COUNTY RECORDS; THENCE NORTH 00 DEGREES 31 MINUTES 20 SECONDS WEST ALONG THE EAST LINE OF COOLEY STREET, 132.06 FEET TO THE SOUTH LINE OF ARCADIA CREEK AND THE POINT OF BEGINNING; THENCE SOUTH 80 DEGREES 14 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF ARCADIA CREEK, 66.86 FEET TO THE WEST LINE OF COOLEY STREET; THENCE NORTH 00 DEGREES 31 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF COOLEY STREET, 22.86 FEET TO THE NORTH LINE OF ARCADIA CREEK; THENCE NORTH 79 DEGREES 08 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF ARCADIA CREEK, 67.08 FEET TO THE EAST LINE OF COOLEY STREET; THENCE SOUTH 00 DEGREES 31 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF COOLEY STREET, 24.16 FEET TO THE POINT OF BEGINNING

PARCEL 4:

THE LAND SITUATED IN THE CITY OF KALAMAZOO, KALAMAZOO COUNTY, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: COMMENONG AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 2 OF THE ORIGINAL PLAT OF THE TOWN OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 6, PAGE 8, KALAMAZOO COUNTY RECORDS; THENCE NORTH 00 DEGREES 31 MINUTES 20 SECONDS WEST ALONG THE EAST LINE OF COOLEY STREET, 132.06 FEET TO THE SOUTH LINE OF ARCADIA CREEK AND THE POINT OF BEGINNING; THENCE SOUTH 80 DEGREES 14 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF ARCADIA CREEK, 66.86 FEET TO THE WEST LINE OF COOLEY STREET; THENCE NORTH 00 DEGREES 31 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF COOLEY STREET, 22.86 FEET TO THE NORTH LINE OF ARCADIA CREEK; THENCE NORTH 79 DEGREES 08 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF ARCADIA CREEK, 67.08 FEET TO THE EAST LINE OF COOLEY STREET; THENCE SOUTH 00 DEGREES 31 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF COOLEY STREET, 24.16 FEET TO THE POINT OF BEGINNING

SCHEDULE B SECTION II

TITLE CO: STEWART TITLE GUARANTY COMPANY
COMMITMENT NO: 20025699 EFFECTIVE DATE: 05/26/2023 AT 11:21AM

[18] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN CROSS-EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2017-030901 OF KALAMAZOO COUNTY RECORDS (AS TO PARCELS 1 AND 3) (NOT PLOTTABLE).

[19] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN NON-MOTORIZED PATH EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2017-019657 OF KALAMAZOO COUNTY RECORDS. (AS TO PARCELS 1 AND 2 AND 3) (SHOWN ACROSS PARCEL 1 & 2. EXHIBIT B1 DOES NOT ACCURATELY DEPICT OR DESCRIBE THE HANDRAIL THAT IT REFERENCES. THIS PORTION OF THE EASEMENT IS SHOWN APPROXIMATELY ON THIS SURVEY).

[20] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN MAINTENANCE EASEMENT AGREEMENT RECORDED IN LIBER 1487, PAGE 1029-B OF KALAMAZOO COUNTY RECORDS (AS TO PARCELS 1 AND 3) (BLANKET EASEMENT FOR SUBSURFACE COLLECTOR SYSTEM MAINTENANCE, ACROSS A PORTION OF PARCEL 1, SHOWN).

[21] EASEMENT GRANTED TO CONSUMERS POWER COMPANY, AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 359, PAGE 443, KALAMAZOO COUNTY RECORDS. (AS TO PARCELS 2 AND 3) (ACROSS A PORTION OF PARCEL 3, FULL DOCUMENT NOT LEGIBLE).

[22] TERMS, CONDITIONS, COVENANTS, BUILDING AND USE RESTRICTIONS, CHARGES, ASSESSMENTS, LIENS AND OTHER MATTERS BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS CONTAINED IN LIBER 295, PAGE 234, KALAMAZOO COUNTY RECORDS (AS TO PARCELS 2 AND 3) (PROHIBITS LOT 1 BLOCK 2 FROM BRIDGING OVER OR BUILDING ON ARCADIA CREEK WITHOUT PERMISSION BY LANDOWNER TO THE SOUTH. NOT PLOTTABLE).

[23] RIGHTS, IF ANY, OF RIPARIAN OWNERS AND THE PUBLIC TO USE THE SURFACE, SUB-SURFACE AND BED OF ARCADIA CREEK FOR PURPOSES OF NAVIGATION AND RECREATION (AS TO PARCELS 2 AND 3) (NOT SURVEY MATTERS/NOT PLOTTABLE).

[24] ANY ADVERSE CLAIMS BASED ON THE ASSERTION THAT THE BED OF ARCADIA CREEK HAS CHANGED LOCATION AS A RESULT OF OTHER THAN NATURAL CAUSES (AS TO PARCELS 2 AND 3) (NOT SURVEY MATTERS/NOT PLOTTABLE).

[25] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN AGREEMENT REGARDING RIPARIAN RIGHTS RECORDED IN LIBER 1478 PAGE 411 OF KALAMAZOO COUNTY RECORDS. (AS TO PARCELS 2 AND 3) (NOT SURVEY MATTERS/NOT PLOTTABLE).

[26] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN CROSS-EASEMENT AGREEMENT RECORDED IN DOCUMENT NO 2017-030916, RATIFIED IN DOCUMENT NO. 2019-012888 OF KALAMAZOO COUNTY RECORDS (AS TO PARCELS 2 AND 3) (BLANKET EASEMENT OVER PARCEL 2&3, "AIR RIGHTS EASEMENT" OVER "CREEK PARCEL" NOT PLOTTABLE).

[27] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN RESOLUTION RECORDED IN DOCUMENT NO. 2018-028327 OF KALAMAZOO COUNTY RECORDS. (AS TO PARCELS 2 AND 3) (RESOLUTION 18-42 VACATING ALLEY IN BLOCK 2 BETWEEN COOLEY & N PARK, SHOWN).

[28] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN NON-MOTORIZED PATH EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2017-019659 OF KALAMAZOO COUNTY RECORDS. (AS TO PARCELS 2 AND 3) (SHOWN, ACROSS PARCEL 1 & PARCEL 2).

[29] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN EASEMENT RECORDED IN LIBER 1716, PAGE 715 OF KALAMAZOO COUNTY RECORDS (AS TO PARCEL 3) (SHOWN, ACROSS PARCEL 3).

[30] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN RESOLUTION RECORDED IN DOCUMENT NO. 2023-004759 OF KALAMAZOO COUNTY RECORDS (DOCUMENT VACATES COOLEY FROM ELEANOR ST TO WATER ST & RESERVES EASEMENTS FOR UTILITIES & STORM WATER MAINTENANCE, SHOWN).

[31] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN EASEMENT RECORDED IN DOCUMENT NO. 2023-005418 OF KALAMAZOO COUNTY RECORDS (BLANKET EASEMENT TO THE DDA FOR REPAIR & MAINTENANCE OVER COOLEY ST FROM ELEANOR ST TO WATER ST, ACROSS PARCEL 4).

SCHEDULE B SECTION II EXCEPTIONS

TITLE CO: DEVON TITLE AGENCY
COMMITMENT #20029629 EFFECTIVE DATE 08/31/2023 AT 08:00 AM
REVISION 10/17/2023 REVISED LEGAL DESCRIPTION

[18] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2023-005418 OF KALAMAZOO COUNTY RECORDS (BLANKET EASEMENT ACROSS PARCEL 2, 3, & 4 TO THE DOWNTOWN DEVELOPMENT ASSOCIATION FOR INGRESS/EGRESS, NOT PLOTTABLE).

[19] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN CROSS-EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2017-030901 OF KALAMAZOO COUNTY RECORDS (BLANKET EASEMENT ACROSS PARCEL 1 TO THE DOWNTOWN DEVELOPMENT ASSOCIATION FOR MAINTENANCE..., NOT PLOTTABLE. BLANKET EASEMENT ACROSS "CREEK PARCEL" FOR FOOT BRIDGE PURPOSES, NOT PLOTTABLE.)

[20] TERMS, CONDITIONS AND PROVISIONS CONTAINED IN RESOLUTION RECORDED IN DOCUMENT NO. 2023-004759 OF KALAMAZOO COUNTY RECORDS (VACATED COOLEY ST SHOWN).

SCHEDULE A LEGAL DESCRIPTION

TITLE CO: CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO: 391202229NBU EFFECTIVE DATE: 04/07/2023 AT 08:00 AM

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF KALAMAZOO, CITY OF KALAMAZOO.

PARCEL 1:

THE NORTH 72 FEET OF LOT 1, BLOCK 10 OF THE PLAT OF THE TOWN OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE REGISTER DEEDS FOR SAID KALAMAZOO COUNTY, AND ALSO THE NORTH 72 FEET OF A BLANK LOT LYING IMMEDIATELY WEST OF AND ADJOINING SAID LOT 1 AND LYING BETWEEN SAID LOT AND THE PRESENT EAST LINE OF NORTH WEST STREET; EXCEPTING, HOWEVER, THE SOUTH 6 FEET OF THE ABOVE DESCRIBED LANDS AND PREMISES AND FURTHER EXCEPTING ALL THAT PART OF THE ABOVE DESCRIBED TRACT A DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF TRACT A; THENCE NORTH 89°48'45" EAST 132 FEET TO THE NORTHEAST CORNER OF TRACT A; THENCE SOUTH 10 FEET ON THE EAST LINE OF TRACT A; THENCE SOUTH 72°34'28.1" WEST 138.35 FEET TO THE WEST LINE OF SAID TRACT A; THENCE NORTH ON SAID WEST LINE 51 FEET TO THE PLACE OF BEGINNING.

PARCEL 2: COMMENCING AT A POINT ON THE EAST LINE OF NORTH WESTNEDGE AVENUE, SAID POINT BEING 66 FEET SOUTH OF THE SOUTH LINE OF KALAMAZOO AVENUE, CITY OF KALAMAZOO, MICHIGAN, RUNNING THENCE EAST PARALLEL WITH SAID SOUTH LINE OF KALAMAZOO AVENUE, 132 FEET MORE OR LESS TO LAND FORMERLY OWNED BY ANTHONY CREEK; THENCE SOUTH PARALLEL WITH THE EAST LINE OF NORTH WESTNEDGE AVENUE 66 FEET MORE OR LESS TO LAND FORMERLY OWNED BY CHARLES A. LAMBERTSON, THENCE WEST ALONG THE NORTH LINE OF LAND FORMERLY OWNED BY CHARLES A. LAMBERTSON, 132 FEET MORE OR LESS TO THE EAST LINE OF WEST STREET (NOW WESTNEDGE AVENUE); THENCE NORTH 66 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

PARCEL 3:

THE NORTH 48 FEET OF LOT 6, BLOCK 10 OF THE PLAT OF THE TOWN OF KALAMAZOO AND THE NORTH 48 FEET OF BLANK OR UNNUMBERED LOT LYING NEXT WEST OF THE ABOVE DESCRIBED PARCEL AND BETWEEN SAID ABOVE DESCRIBED PARCEL AND THE PRESENT LINE OF WEST STREET (NOW WESTNEDGE AVENUE).

PARCEL 4:

COMMENCING ON THE PRESENT EAST LINE OF WEST STREET (NOW WESTNEDGE AVENUE) IN THE CITY OF KALAMAZOO 51 FEET NORTH OF THE NORTH LINE OF ELEANOR STREET; THENCE NORTH ON THE EAST LINE OF WEST STREET 34 FEET MORE OR LESS TO A POINT 48 FEET SOUTH OF A WESTERLY EXTENSION OF THE NORTH LINE OF LOT 6 OF BLOCK 10, PLAT OF KALAMAZOO; THENCE EAST PARALLEL WITH THE NORTH LINE OF ELEANOR STREET 132 FEET TO THE EAST LINE OF SAID LOT 6; THENCE SOUTH 19 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF ELEANOR STREET 50 FEET; THENCE SOUTH 15 FEET; AND THENCE WEST 82 FEET TO THE PLACE OF BEGINNING. ALSO COMMENCING AT A POINT 25 1/2 FEET NORTH OF THE NORTHEAST CORNER OF WESTNEDGE ARID ELEANOR STREET AS NOW USED ON EAST LINE OF WESTNEDGE; THENCE EAST 50 FEET; THENCE NORTH 25 1/2 FEET; THENCE WEST 50 FEET TO EAST LINE OF WESTNEDGE AS NOW USED; SOUTH ON EAST LINE OF SAID WESTNEDGE 25 1/2 FEET TO POINT OF BEGINNING.

PARCEL 5:

THE WEST 17 FEET OF THE SOUTH 25 1/2 FEET OF LOT 6, BLOCK 10, VILLAGE (NOW CITY) OF KALAMAZOO, AND LAND LYING BETWEEN SAME AND THE WEST LINE OF SECTION 15, TOWN 2 SOUTH, RANGE 11 WEST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3 OF PLATS, PAGE 8, KALAMAZOO COUNTY RECORDS.

PARCEL 6:

LOTS 2 AND 3, BLOCK 10, EXCEPT THE NORTH 10 FEET OF BOTH, AND LOTS 4 AND 5, BLOCK 10, ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 6 OF PLATS ON PAGE 8, KALAMAZOO COUNTY RECORDS.

PARCEL 7:

COMMENCING ON THE SOUTH LINE OF LOT 6, BLOCK 10, OF THE PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 6 OF PLATS ON PAGE 8, KALAMAZOO COUNTY RECORDS, 50 FEET WEST OF THE EAST LINE OF SAID LOT 6 AND SAME EXTENDING WEST TO THE EAST LINE OF WEST STREET (NOW WESTNEDGE AVENUE) AS NOW USED; THENCE NORTH ON THE EAST LINE OF WEST STREET AS NOW USED 51 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 6 TO A POINT 50 FEET WEST OF THE EAST LINE OF SAID LOT 6; THENCE SOUTH TO THE PLACE OF BEGINNING, EXCEPT THE WEST 50 FEET THEREOF. ALSO, THE EAST 50 FEET OF THE SOUTH HALF OF LOT 6, BLOCK 10, PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 6 OF PLATS ON PAGE 8, KALAMAZOO COUNTY RECORDS.

PARCEL 8:

PARCEL A:

LOTS 2 AND 4, BLOCK 9, ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 6 OF PLATS ON PAGE 8, KALAMAZOO COUNTY RECORDS.

PARCEL B:

LOTS 1, 3, 5, 6, 7 AND 8, BLOCK 9, ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 6 OF PLATS ON PAGE 8, KALAMAZOO COUNTY RECORDS.

SCHEDULE B SECTION II

TITLE CO: CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO: 391202229NBU EFFECTIVE DATE: 04/07/2023 AT 08:00 AM

[8] JOINT USE, FOR DRIVEWAY PURPOSES AND THE TERMS AND CONDITIONS IN WARRANTY DEED RECORDED IN LIBER 192, PAGE 592 AND LIBER 1167, PAGE 1488 (NOT PLOTTABLE, RIGHT OF WAY FOR DRIVEWAY PURPOSES POSSIBLY ACROSS PARCELS 4, 5, & 7).

[9] EASEMENT AGREEMENT IN FAVOR OF THE CITY OF KALAMAZOO RECORDED IN LIBER 1474, PAGE 1313 (SHOWN ACROSS PARCEL 4, TEMPORARY EASEMENT HAS EXPIRED & IS NOT SHOWN).

[10] NON-MOTORIZED PATH EASEMENT AGREEMENT RECORDED IN INSTRUMENT NO. 2017-019658 (SHOWN ACROSS PARCELS 1, 2, 3, 4, & 5).

[11] AS TO PARCELS 1, 2, 3, 4, 5, 6 AND 7: ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY: JOB #22-0460, DATED MAY 25, 2022, LAST REVISED JUNE 6, 2022, PREPARED BY HURLEY & STEWART, MATTERS SHOWN:

- A. BUILDING WITHIN 7.5' WDE NON-MOTORIZED PATH EASEMENT RECORDED IN INSTRUMENT NO. 2017-019658 (EXCEPTION 10). (SHOWN ON SHEET 8, PARCEL 2)
- B. ZONE AE REGULATORY FLOODWAY ON THE WEST SIDE OF THE LAND. (SHOWN ON SHEET 2, PARCEL 4 & 5)
- C. 4" DIAMETER PIPE FLUSH WITH GROUND ON THE EAST SIDE OF THE LAND. (SHOWN ON SHEET 8, PARCEL 6)

BOUNDARY/TOPOGRAPHIC SURVEY

KALAMAZOO EVENT CENTER

CD ARENA LLC

Sheet Title:

Project:

Client:

10/25/23
Sheet

S-9

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



Job No: 23-056D	P.M.TAK	DTL	BDE	QA/QC	10/25/23
ISSUED FOR REVISIONS:					
#1	BOUNDARY/TOPOGRAPHIC SURVEY				08/09/23
#2	ADDITIONAL CONTOUR LABELS				08/16/23
#3	ADDITIONAL TOPO AND TITLE WORK				09/20/23
#4	440 WATER ST REVISED TITLEWORK				10/25/23
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Travis Krentz

TRAVIS A. KRENTZ PROFESSIONAL SURVEYOR # 57885

**CITY OF KALAMAZOO
DOWNTOWN DEVELOPMENT AUTHORITY
KALAMAZOO COUNTY, MICHIGAN**

**RESOLUTION TO SUPPORT
APPLICATION BY CD ARENA, LLC TO VACATE
PORTIONS OF “WEST STREET” AND PUBLIC ALLEY**

Boardmember Breneman, supported by Boardmember Lloyd, moved the adoption of the following resolution:

WHEREAS, the City of Kalamazoo Downtown Development Authority (the “DDA”) was created by the Kalamazoo City Commission and operates pursuant to the authority of Act 197 of 1975, as recodified in Act 57 of 2018; and

WHEREAS, the DDA owns certain parcels of real property in the City of Kalamazoo (the “City”) in the blocks between Eleanor Street and West Water Street, which property contains the flow of Arcadia Creek, including a parcel situated between North Westnedge Avenue and Cooley Street having a common street address of 231 Cooley Street and a permanent parcel ID number of 06-15-320-007 (the “Western Creek Parcel”), and a parcel that runs between Cooley Street and North Park Street having a common street address of 230 Cooley Street and a permanent parcel ID number of 06-15-321-201 (the “Eastern Creek Parcel”, and together with the Western Creek Parcel, the “Creek Parcels”).

I. THE APPLICATIONS

WHEREAS, CD Arena, LLC, a Michigan limited liability company (“CD Arena”) is planning to develop the real property adjacent to the Creek Parcels, and in connection with that planned development, CD Arena has prepared and submitted applications for the City to formally vacate: (1) a portion of the public right-of-way described as “West Street” on the

original 1844 plat of the Town of Kalamazoo, as recorded on December 29, 1845 in Liber 6, Page 8, Kalamazoo County Records (the “Original Plat”); and (2) the public alley (the “Alley”) running from West Street to Cooley Street, south of Eleanor Street, as described in the Original Plat; and

WHEREAS, CD Arena has provided copies of the Applications to the DDA, which copies are attached to this Resolution and incorporated herein as an exhibit, and the Applications been reviewed by the DDA and its legal counsel; and

WHEREAS, CD Arena has requested that DDA communicate its support for the Applications to the City.

II. HISTORICAL CONTEXT OF ARCADIA CREEK

WHEREAS, Arcadia Creek rises in spring-fed wetlands west of Drake Road along KL Avenue, flows in an easterly direction north of Stadium Drive to Howard Street, picks up contributions from wetlands near the intersection of Howard and Stadium, continues to follow the railroad right-of-way in a northeasterly direction to the intersection of Stadium with West Main Street, where it enters a culvert and is carried east and south to emerge again into the channel on the Western Creek Parcel. The Arcadia Creek watershed collects drainage from approximately 10,971 acres before discharging into the Kalamazoo River near Mayor’s Riverfront Park; and

WHEREAS, in the early 1800s the waterway now known as Arcadia Creek ran as an open stream through the town of Kalamazoo. It is described on the Original Plat as “Spring Run” and is shown running through the lots south of Eleanor Street in blocks 1, 2, 3, and 4 of the Original Plat. The downtown section of the Creek was covered over in stages in the 1870s and

1880s, via culverts that were generally located under a series of alleys running west to east through certain blocks of Kalamazoo between Water Street and Eleanor Street; and

WHEREAS, in the early 1990s the DDA led an effort to “daylight” Arcadia Creek through sections of downtown Kalamazoo, culminating in an engineering and construction project that improved the surrounding property to support public use and increased the carrying capacity of the watercourse to protect against flooding in Downtown Kalamazoo. The project cost approximately \$7.5 million, funded in part by municipal bonds issued by the City in 1995. The project resulted in the configuration of Arcadia Creek that exists as of the date of this Resolution. The Creek currently runs through Downtown Kalamazoo in an West-to-East course that was formerly occupied by public alleys between Water Street and Eleanor Street, including through the concrete channel that roughly corresponds to the Creek Parcels; and

WHEREAS, the City and the DDA likely intended to vacate all portions of the impacted public alleys, as part of the 1995 “daylighting” project. However, public records are inconclusive as to whether such vacations were successfully completed at that time; and

WHEREAS, in July of 2018, DDA requested that the City take action to confirm the vacation of the public alley between Cooley Street and Park Street south of Eleanor Street (which corresponds to the Eastern Creek Parcel), and the City did then act to vacate the alley, as memorialized in City of Kalamazoo Resolution No. 18-42 and recorded at document no. 2018-028327 in the Kalamazoo County Records; and

WHEREAS, the land described in the Application to vacate the Alley roughly corresponds to the Western Creek Parcel, and the Application generally corresponds to the DDA’s own request to vacate the Eastern Creek Parcel in 2018; and

WHEREAS, as shown in the survey drawings that accompany the Applications, the requested vacation of West Street will merely update the legal description of the Eastern edge of the public right-of-way to reflect the actual current location of Westnedge Avenue.

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

That the Kalamazoo Downtown Development Authority, having reviewed the Applications, the Original Plat, Resolution No. 18-42, and the historical context of the Arcadia Creek, hereby expresses its consent and support for the Applications, and authorizes its Chairperson to communicate its support to CD Arena and the City consistent with this Resolution; and the DDA authorizes its Chairperson to execute and deliver any additional documents as may be reasonably necessary or desirable to effectuate the Application or in furtherance of the resolutions included herein.

YEAS: Boardmembers Mayor Anderson, Aardema, Breneman, Gyimah, Hinman,
Lindemann, Lloyd

NAYS: Boardmembers _____

ABSTAIN: Boardmembers _____

ABSENT: Boardmembers Fletcher, Hollander

RESOLUTION DECLARED ADOPTED.

Dated: November 28, 2023

E-SIGNED by Jeff Breneman
on 2023-11-28 16:34:39 GMT

Secretary

CERTIFICATION

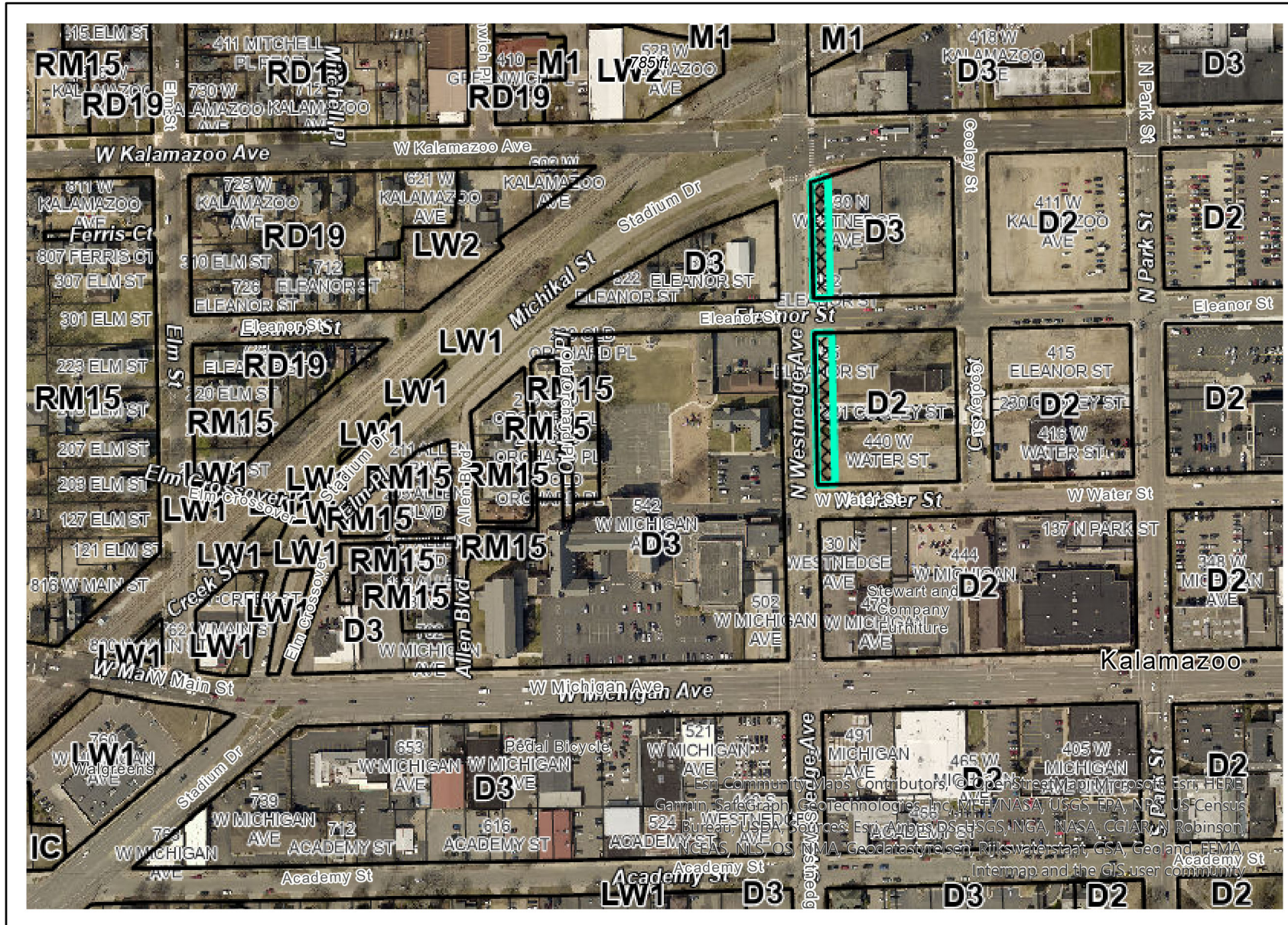
I hereby certify that the above is a true and complete copy of a resolution adopted by the Board of the City of Kalamazoo Downtown Development Authority at a meeting held on November 20, 2023, and that public notice of said meeting was given pursuant to, and in compliance with, Act 267 of the Public Acts of Michigan of 1976, as amended.

Dated: November 28, 2023, 2023

E-SIGNED by Jeff Breneman
on 2023-11-28 16:34:44 GMT

Secretary

P.C.# 2024.02 - West Street Vacation (Segment Between W. Kalamazoo Avenue & W. Water Street)



Aerial View

-  Zoning
-  Subject Property
-  Subject Property
-  Other Property

2018

-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3

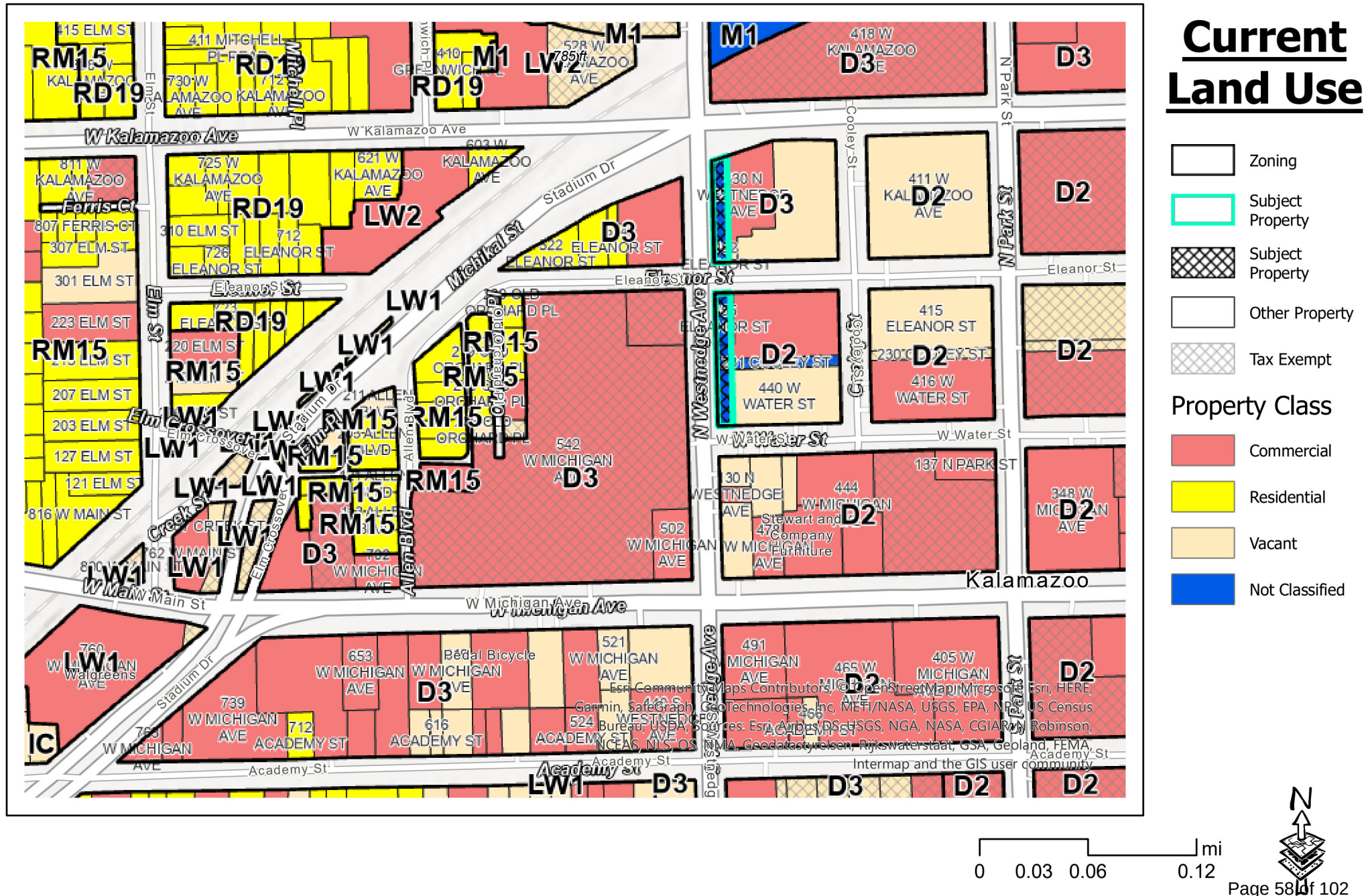
0 0.03 0.06 0.12 mi



(Segment Between W. Kalamazoo Avenue & W. Water Street)



(Segment Between W. Kalamazoo Avenue & W. Water Street)



(Segment Between W. Kalamazoo Avenue & W. Water Street)





Planning Commission Staff Report

City of Kalamazoo

Date: **1/4/2024**

Item: **E.3.**

TO: City of Kalamazoo Planning Commission

FROM: Reviewed by: Christina Anderson, AICP, City Planner
Prepared by: Bobby Durkee, AICP, Assistant City Planner

DATE: January 4, 2024

SUBJECT: PC #2024.03 - A request for a Special Use Permit by Kazoo School to develop a school at 2007 Saxonia Lane.

BACKGROUND:

Kazoo School is seeking to purchase the property at 2007 Saxonia Lane and expand their school use by incorporating the existing home into classrooms and storage space. The property is zoned RS-5 and is within the Natural Features Protection (NFP) Overlay District. The home and property are adjacent to and west of the existing Kazoo school, located at 1401 Cherry Street. The existing structure at 2007 Saxonia Lane is a single family home built in 1948.

The applicant states in their application that the existing house structure will be converted to additional classrooms, including for science, math, art, languages, and for laundry, kitchen, common area, and tutoring rooms. There will also be areas used for storage which will support the schools' existing partnership with the Stewards of Kleinstuck. There is not a plan to expand the structure and the applicant states the work to finish the interior for the school use will be done in compliance with any local and state building codes and the site improvements in compliance with zoning regulations, including the NFP overlay standards.

The school proposes a minimal site development plan including any required access changes to the connection from Cherry Street, closing off the Saxonia Lane approach and designing the property to connect with the school property. Other changes include a pedestrian connection from the rear parking lot of the school toward the house. Any proposed site changes will be evaluated with the NFP standards, in addition to other building and site development requirements.

STRATEGIC VISION ALIGNMENT:

Strategic Goal Impact:

Youth Development - A place with supports where young people thrive.

The existing school adjacent to the property provides a wide curriculum of educational opportunities for the community. The additional classrooms space and storage for the partnership with Stewards of Kleinstuck support further the work of an existing school.

COMMUNITY ENGAGEMENT:

Appropriate Depth of Engagement

Inform (one-way conversation) – no feasible alternatives available due to legal/regulatory restrictions, standards and best practices, or resource limitations; the community will be made aware of the project.

Discussion: A Special Use Permit is for uses that may have a chance to adversely affect surrounding uses in a zone district. To evaluate these uses, the Special Use Permit process provides an opportunity to inform nearby neighbors and the community through the Public Hearing with the Planning Commission.

Engagement/Communication Tools

A notice of public hearing was sent to all property owners within 300 feet of the property and a public hearing notice was published in the December 17th edition of the Kalamazoo Gazette.

FINDINGS:

The Planning Commission's role is to approve or disapprove special use permit requests based on the following criteria from Chapter 8 of the Zoning Ordinance. Staff's opinion of the level of conformance of the project with the criteria is provided in the bolded text.

1. That the proposed special use is appropriate for its proposed location and compatible with the character of surrounding land uses and the uses permitted in the zone district(s) of surrounding lands.

Schools are generally appropriate in residential neighborhoods. The school building is a long presence in the neighborhood (95 years), with the Kazoo School being 37 of those years. The property in question is located along a cul-de-sac with a double frontage - meaning it has access to both Saxonia Lane and Cherry Street. The property has a driveway to both streets. However, the applicant is committed to closing off the driveway to Saxonia Lane. There is no plan to expand use or time of school activities beyond the ones already in place at the adjacent school.

2. That the proposed special use complies with § 4.2: Use Standards of the Zoning Ordinance.

Yes. There are no specific standards for a school use in the RS-5 District, outside of a Special Use permit approval.

3. That the location and design of the proposed minimizes adverse effects, including visual impact of the proposed use on adjacent lands by: 1) avoiding significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and does not

create a nuisance; 2) retaining, to the greatest extent possible, the natural features of the landscape where they provide a barrier or buffer between the proposed special use and adjoining lands; 3) locating buildings, structures, and entryways to minimize impact; 4) providing appropriate screening, fencing, landscaping, and setbacks.

The elevations and existing tree cover and landscaping provide screening and distance from the uses of the school proposed for the structure. Beyond the current condition, the school will provide any necessary landscaping, screening and lighting cover as required by local ordinances, including the NFP standards. There is no intent of adding additional parking or loading space on this parcel; the school is planning to utilize the existing facilities outside the school building.

4. That the proposed special use minimizes environmental impacts, and conforms to all relevant environmental protection standards of this Ordinance, or any other state or federal laws.

The extension of the Kazoo School into the existing structure should not have a significant impact. The property is within the NFP Overlay District, which will guide any future site changes, as will the requirements of the RS-5 district. The home is well separated from the adjoining residential areas and the natural topography benefits reduces these impacts.

5. That there is adequate road capacity available to serve the proposed special use.

Access is proposed to be maintained from Cherry Street and directly from the adjacent, existing school property provides sufficient capacity to accommodate any access needs beyond the current conditions, if found necessary. The existing street network provides adequate access to the school and could accommodate this expanded use.

6. That the proposed special use is designed to ensure safe ingress and egress onto the site and safe road conditions around the site.

The proposed special use will be designed to ensure safe ingress and egress. The entrance will be maintained off of Cherry Street and the school will design the driveways, walkways and parking area to maximize safety for students, teachers, and employees, in addition to adjacent neighbors. The use change at the property will require site plan review prior to issuance of any permits for construction. The site plan review will ensure adequate connection to the street is provided and any internal parking and driving lanes are to appropriate City standards.

7. That there are adequate potable water, wastewater, solid waste, park, police, and fire/EMS facilities to serve the proposed special use.

There is adequate access to utilities. The applicant has stated they will hire a professional design and engineering firm to design the building, utilities and access, including to properly accommodate emergency services to the building. The Public Safety Department and City Engineering staff are included in the Site Plan Review Committee to ensure the appropriate standards are met in any proposed design. The existing structure has water and sanitary connections.

8. That the proposed special use is located and designed so that adequate access onto the site is provided for fire, police, and EMS services.

There is adequate access to the site. The applicant has stated they will hire a professional design and engineering firm to ensure the design of access to the building from the road or existing school will be done to the appropriate standards. The development would be subject to site plan review to evaluate the proposed design to current standards.

9. That the proposed special use complies with the appropriate standards in Chapter 6: General Development Standards.

The proposed special use will comply with any requirements in Appendix A, Chapter 6. The applicant has committed to complying with any applicable landscaping, screening and design standards of the zoning ordinance. There is appropriate distance and the ability to add any screening, landscaping and lighting standards and still meet the requirements of the zoning code.

10. The proposed special use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

The proposed special use will comply. The house's proximity to the adjacent school and Cherry Street access provides room to accommodate a connection for students and vehicles which may need to access the structure. The applicant has provided a concept plan to show their intent to utilize existing street connections and build a connection from the school grounds toward the house.

RECOMMENDATION:

It is recommended the Planning Commission approve the special use permit for a school at 2007 Saxonia Lane.



Community Planning & Economic Development

245 N. Rose Street, Suite 100 • Kalamazoo, MI 49007

(269) 337-8026 • www.kalamazoo-city.org

PLANNING COMMISSION APPLICATION

11-30-2023

APPLICANT INFORMATION			
Name: Kazoo School		Mailing Address: 1401 Cherry St	
City: Kalamazoo		State: MI	ZIP Code: 49008
Phone: 269-345-3239	Email: admin@kazooschool.org	Preferred Contact: ☒ Email ☐ Phone	
PROPERTY OWNER INFORMATION			
<i>If the applicant is not the property owner, owner must sign application or provide a letter stating that owner gives consent for the application to be filed.</i>			
Name: Jacob Akert		Mailing Address: 2007 Saxonia Lane	
City: Kalamazoo		State: MI	ZIP Code: 49007
Phone: 269-744-7295	Email: jacob.akert@gmail.com	Preferred Contact: ☒ Email ☐ Phone	
PROPERTY INFORMATION			
Property Address(s): 2007 Saxonia Lane			
Parcel Identification Number(s): 06-28-124-013		Zone District (kalamazoo-city.org/maps): RS5	
TYPE OF REQUEST			
☐ Rezoning ☐ Text Amendment (Chapter(s) _____, Section(s) _____) ☒ Special Use Permit		☐ Planned Unit Development (PUD) ☐ Preliminary Subdivision ☐ Right of Way Vacation	
Description: The school purchasing the home plans to utilize the property.			
ATTACHMENTS			
☒ \$ 375.00 Fee		☒ Completed Review Sheet	
☒ Other documents or engagement information <i>Note: 10 days before meeting provide update on outreach to neighbors or provide any letters of support</i>			
SIGNATURE			
Signature of Applicant:		Head of School	Date: 11/29/23
Signature of Owner (if different than applicant):		Kazoo School	Date:

PLANNING COMMISSION APPLICATION GUIDELINES

The Planning Commission (PC) reviews applications for the requests listed below. All of the below requests, except for Special Use Permits, must also be reviewed by the City Commission for final approval.

- **Rezoning** – a change to the zoning of a property to a different zone district.
- **Text Amendments** – a change to the wording of the Zoning Ordinance. Note, City staff will take the lead in updating the Zoning Ordinance to ensure that edits to any one section do not conflict with others.
- **Special Use Permit** – a review of a land use which is allowed in a certain zone districts but requires review and approval to ensure specific criteria are met.
- **Planned Unit Development (PUD)** - a use of land where residential, open space and commercial uses may be clustered in a pre-planned development
- **Preliminary Subdivision** - a review of a preliminary subdivision layout.
- **Right-of-Way Vacation** – to vacate or remove a section of public street or alley.

Staff

Pete Eldridge, Assistant City Planner, (269) 337-8806 or eldridgep@kalamazoo-city.org. If this project involves a right of way vacation, please contact Bobby Durkee, Planner 1 at (269) 337-8172 or durkeer@kalamazoo-city.org.

Application Process

Step 1: Pre-Application Meeting. Before completing any application, schedule a meeting with the Assistant City Planner. At this meeting, staff will review the proposed request, provide any applicable Zoning Ordinance information, include suggestions for completing the application and public engagement. Applications will not be received or noted as complete if this meeting has not occurred.

Step 2: Application. Please complete general application form and review sheet for specific type of request. Also include any supporting information, plan, or map. Applications are available in person at the Community Planning & Economic Development (CPED) Offices at 245 N Rose Street, Suite 100 or online at www.kalamazoo-city.org/planningzoningforms.

Step 3: Application Fee. Fee Schedule available at www.kalamazoo-city.org/cpdfeeschedule/file

Step 4: Completed Application. Please email application and information to eldridgep@kalamazoo-city.org. The application can be mailed or drop off with the application fee at CPED offices (245 N Rose Street, Suite 100). Complete applications are due four (4) weeks before the scheduled meeting date.

Step 5: The Planning Commission Schedule & Deadlines. Planning Commission meetings are held on the 1st Thursday of each month at 7 pm. These meetings are virtual until further notice and can be watched on the [City's Facebook page](#) and [YouTube Channel](#). The list of meeting dates can be found at www.kalamazoo-city.org/planning.

Step 6: Notice and Outreach. Summary of activities conducted which align with the Public Participation Plan (www.imaginekalamazoo.com/plans): outreach to neighborhood association (if one) and adjacent property owners, including door knocking, letters, or a meeting. It is recommended that this feedback is relayed to the Assistance City Planner before Public Hearing Notices are mailed 10 days before the meeting.

Step 7: Required Attendance at Meeting. The applicant or representative of the applicant is required to attend the meeting.

PLANNING COMMISSION

SPECIAL USE PERMIT REVIEW SHEET

Please describe use which requires a special use permit: (may also provide on a separate sheet):

The Applicant for this Special Use Permit request is Kazoo School, a private school located at 1401 Cherry St. Kalamazoo, Michigan 49008 ("Kazoo"). Kazoo is under contract to purchase the property located at 2007 Saxonía, Kalamazoo, Michigan 49007 (the "Property"), which consists of a residence currently owned by Jacob Akert.

The Property is zoned RS-5, which zoning district permits use of the Property as a school with a special use permit. If Kazoo's special use permit is approved, the home on the Property will be used for additional classrooms (science, math, art, languages, a laundry, kitchen, common area, tutoring rooms, and for tool storage that will support their ongoing partnership with the Stewards of Kleinstuck. Kazoo does not now intend to expand the footprint of the home during its renovation for school purposes. All renovation to convert the home to a school building will of course comply with all state and local laws, including the City Zoning Ordinance and all building codes.

Review Criteria for Special Use Permit

The Planning Commission will use the following criteria to review Special Use Permits. Please reach out to staff if you have any questions.

Will the proposed special use be appropriate for this location and compatible with the character of surrounding land uses and the uses permitted in the zone districts?

Use of the Property as a school building is appropriate for several reasons, including because the neighboring property owned by Kazoo for 37 years and has been used for school purposes for 95 years. While the area is primarily residential in nature, the school has peacefully co-existed with its neighbors since it opened. In addition, as a school, the Property will generally be used only 5 days a week, and not used in the evenings unless there are events scheduled. Indeed, the reason that school use is a special use in the RS-5 district is because the proposed use is a very low intensity use that is compatible with residential use. The character of the neighborhood will not change by converting the home to a school.

Does the proposed special use comply with the Use Standards of Chapter 4 and Chapter 50 for this land use?

There are no specific standards that specifically apply to school use in Chapter 4 and Chapter 5 of the Zoning Ordinance.

Will the location and design of the special use reduce any negative impacts on surrounding lands with regard to: visual impact, parking and loading, odors, noise, glare, and vibration?

As described above, use of the Property as an addition to the Kazoo School will not negatively impact the neighborhood, including that caused by visual impact, parking and loading, odors, noise, glare or vibration. In addition, and to the extent required by the City of Kalamazoo, Kazoo will agree to minimize any potential adverse impacts in its site plan.

Does the location and design of the special use reduce undesirable effects, including visual impact of the proposed use on adjacent property by retaining some natural features of the landscape to provide a buffer between the special use and adjoining lands?

As set forth above, there will be no adverse impact by re-purposing the home on the Property for school use, in part because of the natural features of the Property. The home on the Property is naturally well separated from the neighboring homes and the natural topography of the Property also reduces any potential visual impact to the neighborhood.

Does the location and design of the special use reduce adverse effects, including visual impact of the proposed use on adjacent property by locating buildings, structures, and entryways to reduce impact?

As described above, the school will utilize the existing home and will not change the footprint and will have no adverse visual impact on the neighborhood. In addition to this, Kazoo has committed to closing the home's driveway that provides direct access to Saxon. This of course will further reduce any impact the school has on the neighborhood and should be welcomed by the neighbors.

Does the location and design of the special use reduce adverse effects, including visual impact of the proposed use on adjacent property by providing appropriate screening, fencing, landscaping, and setbacks?

In addition to the fact that renovation of the home into a school will, by itself, have no adverse impact on the neighboring properties, Kazoo will agree to provide reasonable additional barriers (by planting trees etc.) to further reduce any visual impact. The house has been under construction for years and completing the construction will benefit the neighborhood.

Will the proposed special use reduce environmental impacts, and conform to all environmental protection standards of this Ordinance, or any other state or federal laws?

There will be no adverse environmental impacts caused by use of the Property as a school, and Kazoo will fully comply with all laws governing environmental matters. We will add plantings to act as a visual barrier/fence with the closest neighbor, which also will support local wildlife. We will consult with local experts in this field. Kazoo has a commitment to only planting native species on its current property and plan to continue this practice within the property.

Will there be adequate road capacity available to serve the proposed special use?

Yes, the school will have direct access to Cherry Street, which can easily support use of the Property as a school.

Will the proposed special use be designed to ensure safe ingress and egress onto the site and safe road conditions around the site?

As stated, for the benefit of all involved, Kazoo will agree to discontinue use of its driveway that provides direct access to Saxonia, and will only use Cherry Street for access. Closing the Saxonia access will increase safety around the site. In addition, Kazoo will design the driveways, parking lots, and walkways to maximize safety for students, teachers and employees.

Will there be adequate potable water, wastewater, solid waste, park, police, and fire/EMS facilities to serve the proposed special use?

Kazoo has no reason to believe that converting the single family home to a small school building will overburden the available utilities, police, fire/EMS or any other necessary services.

Will the proposed special use be located and designed so that adequate access onto the site is provided for fire, police, and EMS services?

Kazoo will hire a local professional design and engineering firm to design the building, utilities, and access, including to properly accommodate emergency services.

Does the proposed special use meet the appropriate standards in Chapter 6: General Development Standards?

Kazoo's site plan will comply with all General Development Standards contained in the Zoning Ordinance that pertain to this project, including those that pertain to landscaping, screening, lighting, and design.

Does the proposed special use meet all standards imposed on it by all other sections of this Ordinance for use, layout, and general development characteristics?

As described above, Kazoo will comply with all standards imposed by the City's Zoning Ordinance with respect to use, design, layout, and general development for use of the Property as a school.

Kazoo School Plan For 2007 Saxonia

BOUNDARY SURVEY

Received
11-30-2023

SURVEYOR'S NOTES

1. BASIS OF BEARINGS: HELD EAST LINE OF LOT 13 AT 50°07'00"W PER PLAT OF SAXONIA HILLS.
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 1-800-482-1171.
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE LAND DEPICTED IN THIS SURVEY LIES IN ZONE 8, MAP 26077C0880, EFFECTIVE DATE 02/17/2015.
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.
6. PARCEL CONTAINS 0.978 ACRES (42,190.4 SQ FT)
7. PLATTED ROW OF SAXONIA LANE OVERLAPS BOUNDARY LINE DESCRIBED AS "NORTHEASTERLY TO THE SOUTHEASTERLY CORNER OF OUTLOT D", THIS OVERLAP CAN ALSO BE SEEN IN DOCUMENT #2012-034089 "ENHANCED C"

LEGEND

BM #XX	BENCH MARK
SET MONUMENT	PIPE MARKER COMMUNICATIONS
FOUND MONUMENT	PIPE MARKER FIBEROPTICS
SET CAPPED IRON UIC # 57885	PIPE MARKER ELECTRIC
FOUND IRON	PIPE MARKER GAS
SET CHISELED "X"	SIGN
FOUND CHISELED "X"	MANHOLE
CONTROL POINT	SET CHISELED "X"
PLATTED	POST
DESCRIBED	SONG BORING
MEASURED	OPEN FLAG
RECORD	SOIL
CALCULATED	SOIL
CURB CATCH BASIN	CONTOUR HIGHLIGHTED
SQUARE CATCH BASIN	CONTOUR NORMAL
ROUND CATCH BASIN	POWER LINE
STORM MANHOLE	OVERHEAD UTILITY
DOWN SPOUT	COMMUNICATION
YARD DRAIN	ELECTRIC
PLATTED END SECTION	FIBEROPTIC
SANITARY MANHOLE	GAS
SANITARY CLEANOUT	SANITARY SEWER
FIRE HYDRANT	STORMWATER
FIRE DEPARTMENT CONNECTION	TELEPHONE
WATER VALVE	WATER
WATER METER	WETLAND MARKER
WELL HEAD	UNKNOWN
SPRINKLER CONTROL VALVE	TREE LINE
SPRINKLER HEAD	FENCE
MONITOR WELL	GUARD RAIL
POST INDICATOR VALVE	DEODOROUS TREE
SPIGOT	CONFIDENTIAL TREE
TRANSFORMER	BUCH
YARD LIGHT	PAVEMENT
HAND HOLE (ELECTRIC)	CONCRETE SURFACE
LIGHT POLE	GRAVEL
(UTILITY, GUY, POWER) POLE	DETECTABLE MARKING
GUY WIRE	LANDSCAPING
ELECTRIC METER	PAVERS
ELECTRIC MANHOLE	
AIR CONDENSER	
GAS METER	
GAS VALVE	
TELEPHONE MANHOLE	
COMMUNICATION MANHOLE	

SCHEDULE C LEGAL DESCRIPTION

TITLE CO: DEVON TITLE AGENCY
COMMITMENT # 20030284 EFFECTIVE DATE 11/14/2023 AT 8:00 AM

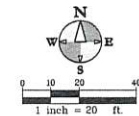
LAND SITUATED IN THE CITY OF KALAMAZOO, COUNTY OF KALAMAZOO, STATE OF MI DESCRIBED AS FOLLOWS:

PLAT OF SAXONIA HILLS, LIBER 23 OF PLATS, PAGE 46; LOT 13 ALSO COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13, THENCE NORTH 33 FEET, THENCE SOUTH 89°41'26"W 155 FEET, THENCE SOUTH 1°06' WEST 33 FEET TO THE NORTH LINE OF LOT 13, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 13 TO THE BEGINNING, EXCEPT COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13, THENCE SOUTH 52.01 FEET TO THE NORTH LINE OF SAXONIA LANE, THENCE EASTERLY AND SOUTHERLY ALONG SAXONIA LANE 99.87 FEET, THENCE NORTHEASTERLY TO THE SOUTHEAST CORNER OF OUTLOT D OF PLAT OF SAXONIA, THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 13 TO THE BEGINNING.

SCHEDULE B SECTION II EXCEPTIONS

TITLE CO: DEVON TITLE AGENCY
COMMITMENT # 20030284 EFFECTIVE DATE 11/14/2023 AT 8:00 AM

1. EASEMENT RIGHTS IN FAVOR OF ANY AND ALL UTILITY COMPANIES, PUBLIC OR OTHERWISE, OVER AND ACROSS THE LAND DESCRIBED IN SCHEDULE A FOR THE LOCATION, SERVICE AND MAINTENANCE OF FACILITIES LOCATED ON, OVER OR UNDER LAND, IF ANY (OBSERVED EVIDENCE OF UTILITIES SHOWN).
2. ANY AND ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT (SHOWN).
3. TERMS, CONDITIONS, COVENANTS, BUILDING AND USE RESTRICTIONS, CHARGES, ASSESSMENTS, LEASES AND OTHER MATTERS BUT EXCEPTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, MARITAL STATUS OR NATIONAL ORIGIN AS CONTAINED IN LIBER 795, PAGE 1140, KALAMAZOO COUNTY RECORDS (UNIT SURVEY MATTERS).
4. EASEMENT GRANTED TO CONSUMERS POWER COMPANY, AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 749, PAGE 93, KALAMAZOO COUNTY RECORDS (BLANKET EASEMENT INCLUDES LOT 13 PLAT OF SAXONIA HILLS, ALONG WITH 32+1/2 ACRES NORTH OF POLE AT NORTH END OF SAXONIA LANE, NOT SHOWN).
5. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN RIGHT OF WAY RECORDED IN LIBER 209, PAGE 102 OF KALAMAZOO COUNTY RECORDS (SHOWN).
6. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN EASEMENT RECORDED IN LIBER 786, PAGE 903 OF KALAMAZOO COUNTY RECORDS (SHOWN).
7. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN DEED RECORDED IN LIBER 501, PAGE 562 OF KALAMAZOO COUNTY RECORDS (SHOWN).
8. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN LICENSE RECORDED IN DOCUMENT NO. 2012-034089 OF KALAMAZOO COUNTY RECORDS (LICENSED DRIVE ENFORCEMENT SHOWN).
9. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 767, PAGE 1274 AND DOCUMENT NO. 2003-007737 OF KALAMAZOO COUNTY RECORDS (SHOWN).



SECTION 28, TOWN 02 S, RANGE 11 W,
CITY OF KALAMAZOO, KALAMAZOO COUNTY,
MICHIGAN
2007 SAXONIA LN

SURVEY CONTROL

CP 1	N	4996.71	E	4998.60
CP 2	N	4935.81	E	5474.50
CP 3	N	4985.43	E	4787.74
CP 4	N	4950.71	E	5013.49

Block Driveway
With rocks or Logs



hurley & stewart, llc
2800 S. 11TH STREET
KALAMAZOO, MI 49009
269.552.4860 FAX 269.552.4861
www.hurleyandstewart.com



BOUNDARY SURVEY
2007 SAXONIA LANE
KAZOO SCHOOL

Sheet Title:
Project:
Client:

11/29/23
Sheet
S-1

Add native trees!
bushes as additional
hazier.

P.C. #2024.03 - 2007 Saxonia Lane Special Use Permit for a School Use



Aerial View

- Subject Property
- Other Property

2018

- Red: Band_1
- Green: Band_2
- Blue: Band_3

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0 0.03 0.06 0.12 mi

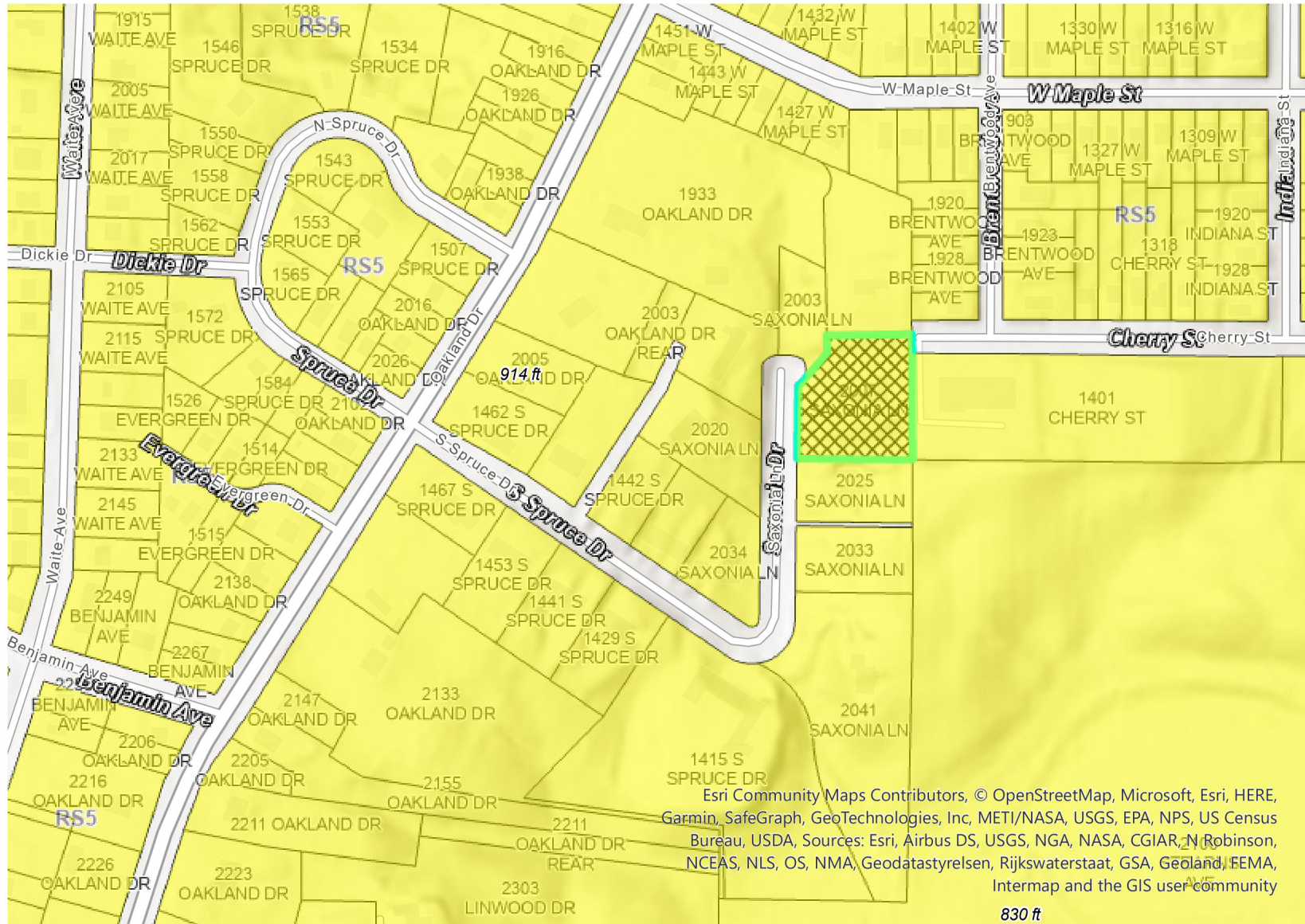


P.C. #2024.03 - 2007 Saxonia Lane Special Use Permit for a School Use

Current Zoning

Zoning

-  RS5
-  Subject Property
-  Subject Property
-  Other Property



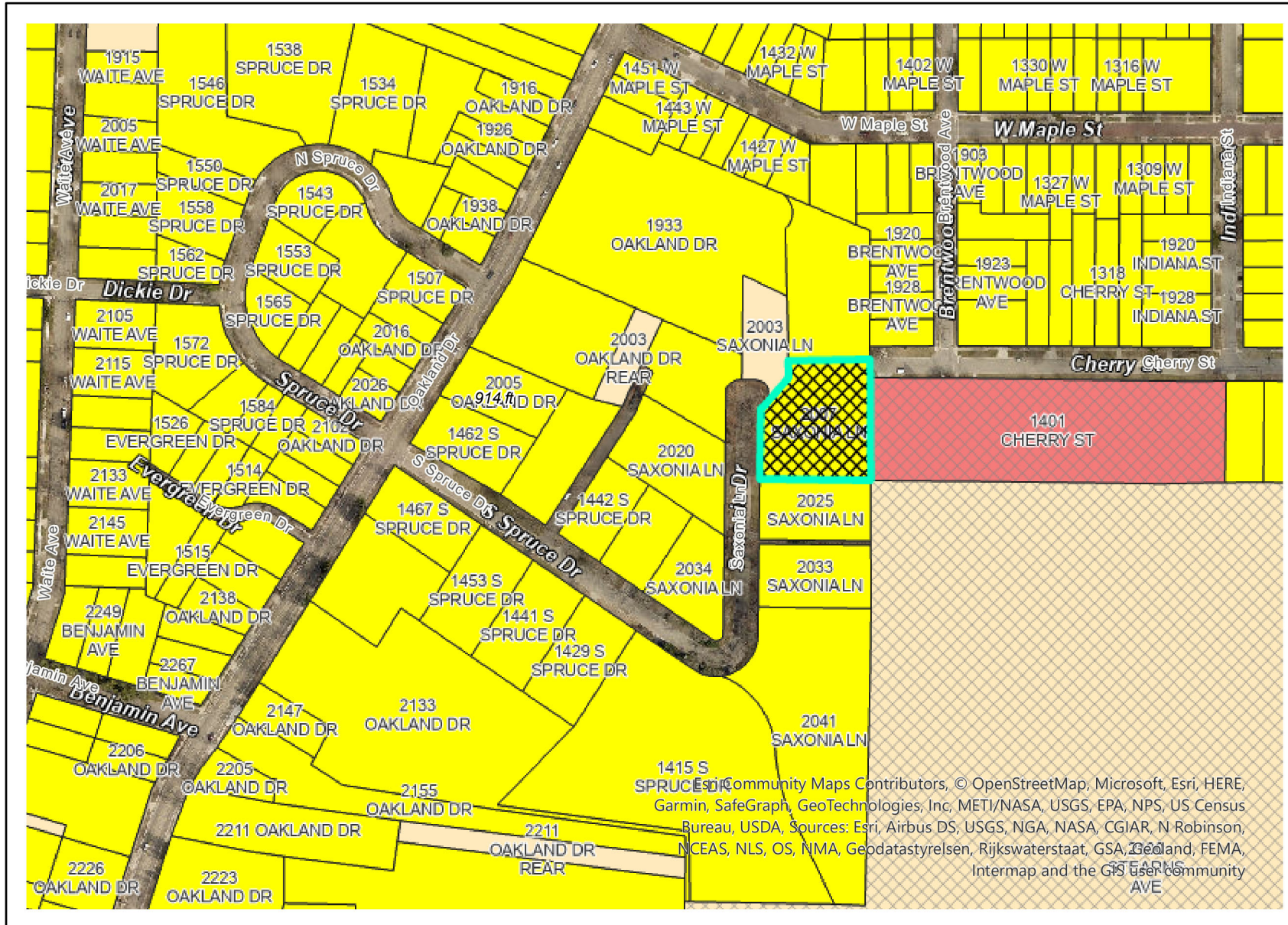
Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

830 ft

0 0.03 0.06 0.12 mi



P.C. #2024.03 - 2007 Saxonia Lane Special Use Permit for a School Use



Current Land Use

-  Subject Property
-  Subject Property
-  Other Property
-  Tax Exempt

Property Class

-  Commercial
-  Residential
-  Vacant

2018

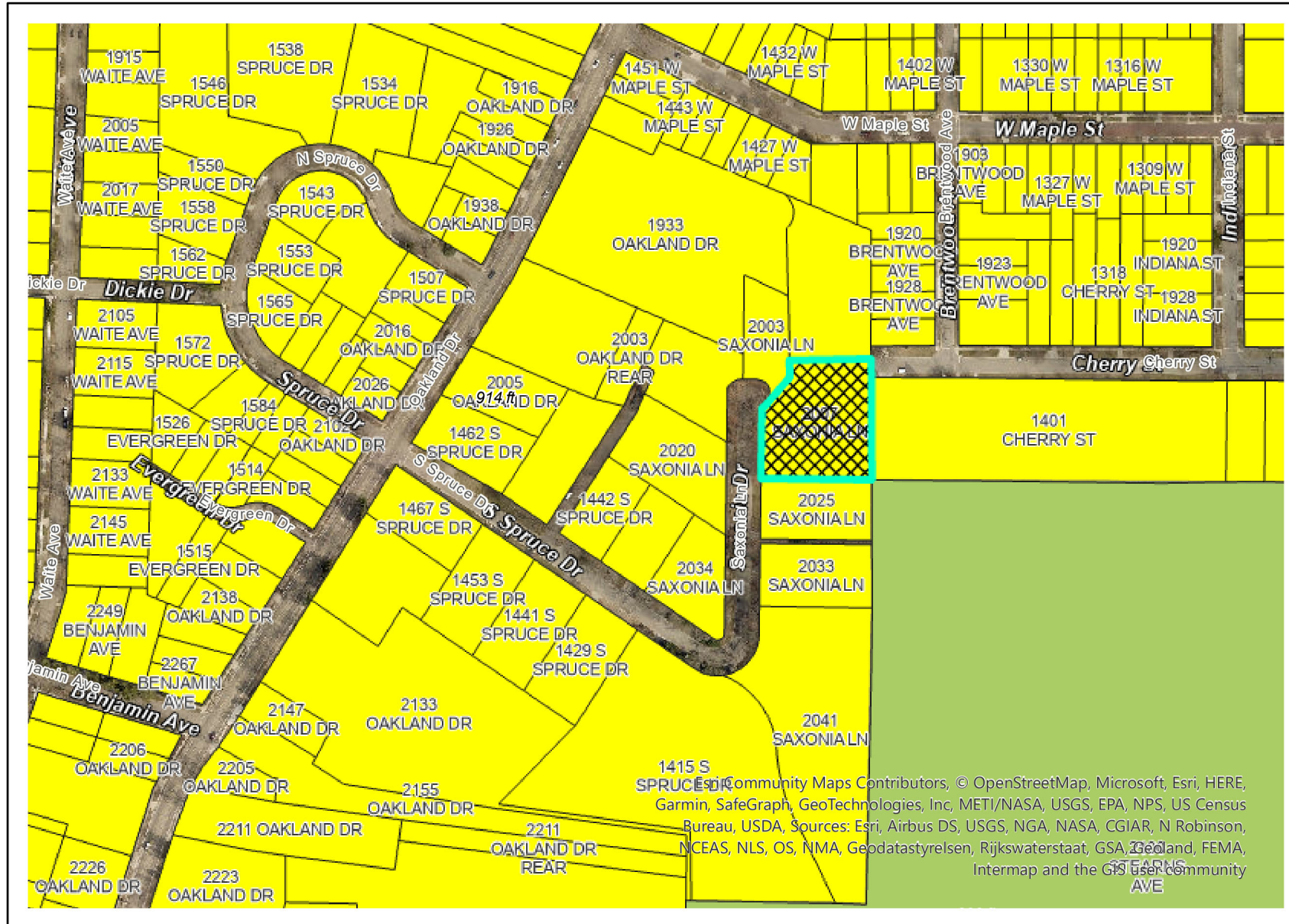
-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3

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0 0.03 0.06 0.12 mi



P.C. #2024.03 - 2007 Saxonia Lane Special Use Permit for a School Use



Future Land Use

-  Subject Property
-  Subject Property
-  Other Property

Future Land Use

-  Open Space/
Parks
-  R1-Residential

2018

-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3

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0 0.03 0.06 0.12 mi





Planning Commission Staff Report

City of Kalamazoo

Date: **1/4/2024**

Item: **E.4.**

TO: City of Kalamazoo Planning Commission

FROM: Reviewed by: Christina Anderson, AICP, City Planner
Prepared by: Bobby Durkee, AICP, Assistant City Planner

DATE: January 4, 2024

SUBJECT: PC #2024.04 - A request for a Special Use Permit at 2501 Millcork Street to develop a community service center.

BACKGROUND:

El Concilio recently acquired the property at 2501 Millcork and has plans to convert the existing building into a Community Center. The use would include a daycare, in addition to their office, conference rooms, and special event spaces at the location. The former use was a bank branch and headquarters for the bank. The building was built in 1998. The site is almost 10 acres in size and has ample room for future phases, including outdoor play area expansions. The size of the property provides distance to adjacent properties. The use of the property for a community service center would have little impact on surrounding land uses, especially when compared to the permitted list of uses in this district. Surrounding land uses include a trucking and storage yard, a church, and general office and manufacturing uses. The non-street facing yards of the property are wooded and provide a broad screening from the neighboring uses.

The property is in the Manufacturing-General (M2) zone district and a Community Service Center Use requires a Special Use Permit from the Planning Commission. The existing building is proposed to be renovated, and the site upgraded, including utility upgrades and outdoor play areas. The review and approval of any site work will be subject to review by the Site Plan Review Committee, who will evaluate and confirm that final plans are in alignment with necessary standards.

STRATEGIC VISION ALIGNMENT:

Strategic Goal Impact:

Youth Development - A place with supports where young people thrive.

Complete Neighborhoods - residential areas that support the full range of people's daily needs.

Safe Community- Creating a safe environment for living, working, and playing.

COMMUNITY ENGAGEMENT:

Community Planning and Economic Development Department | 245 N. Rose Street, Ste 100, Kalamazoo, MI 49007
Voice: (269) 337-8744 | Fax: (269) 337-8513 | www.kalamazoocity.org

Appropriate Depth of Engagement

Inform (one-way conversation) – no feasible alternatives available due to legal/regulatory restrictions, standards and best practices, or resource limitations; the community will be made aware of the project.

Discussion: A Special Use Permit is for uses that may have an adverse impact on surrounding uses in a zone district. To evaluate these uses the Special Use Permit process provides an opportunity to inform nearby neighbors and the community through the Public Hearing with the Planning Commission.

Engagement/Communication Tools

A notice of public hearing was sent to all property owners within 300 feet of the property and a public hearing notice was published in the December 17th edition of the Kalamazoo Gazette.

FINDINGS:

The Planning Commission's role is to approve or disapprove special use permit requests based on the following criteria from Chapter 8 of the Zoning Ordinance. Staff's opinion of the level of conformance of the project with the criteria is provided in the bolded text.

1. That the proposed special use is appropriate for its proposed location and compatible with the character of surrounding land uses and the uses permitted in the zone district(s) of surrounding lands.

The special use is appropriate in the proposed location. The modifications proposed to the site will not significantly alter it's character. The property is located within the M-2 zone and is situated on a parcel that is just under 10 acres (9.89 ac). The building is located 150 feet from the front property line and lies to the south with heavy tree cover toward the east and southern ends of the property. This large parcel size with tree cover around the property lines creates a large natural buffer.

2. That the proposed special use complies with § 4.2: Use Standards of the Zoning Ordinance.

The proposed special use will comply with any standards associated with a Community Service Center.

3. That the location and design of the proposed minimizes adverse effects, including visual impact of the proposed use on adjacent lands by: 1) avoiding significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and does not create a nuisance; 2) retaining, to the greatest extent possible, the natural features of the landscape where they provide a barrier or buffer between the proposed special

use and adjoining lands; 3) locating buildings, structures, and entryways to minimize impact; 4) providing appropriate screening, fencing, landscaping, and setbacks.

The location and design of the proposed special use will result in minimal impact on the adjacent land. The parcel is nearly 10 acres in size and the building is situated about 100 feet from the southern property line. To the north it is over 500 feet and to the east is a 200-foot distance to the rear property line. All property lines are lined with trees with significant vegetative coverage to the north and east. These stands of trees provide a buffer and screening between this use from adjacent properties, which include shipping and warehousing uses and light manufacturing.

4. That the proposed special use minimizes environmental impacts, and conforms to all relevant environmental protection standards of this Ordinance, or any other state or federal laws.

There is minimal anticipated environmental impact for the community center use.

5. That there is adequate road capacity available to serve the proposed special use.

Millcork Street is identified as a Local Neighborhood Street in the City of Kalamazoo Street Design Manual. The road is a three-lane paved asphalt road with full curb that serves the industrial and retail users on the street. There is adequate capacity to serve this proposed use. Millcork Street is a north/ south street that connects Miller Road to E Cork Street, which facilitates easy access east and west from the location.

6. That the proposed special use is designed to ensure safe ingress and egress onto the site and safe road conditions around the site.

There is adequate access to the street through two two-way entrances to the property. The proposed plan shows a reconfiguration to the northern entrance which will maintain or improve this access point. As previously stated, Millcork connects to both Miller Road and Cork Street.

7. That there are adequate potable water, wastewater, solid waste, park, police, and fire/EMS facilities to serve the proposed special use.

There is adequate access for these facilities. Any site improvements will be reviewed during Site Plan Review for utility and emergency access.

8. That the proposed special use is located and designed so that adequate access to the site is provided for fire, police, and EMS services.

The proposed special use has adequate access for emergency services. The building and grounds exist as they were developed in 1998. The proposed changes to the site maintain or improve access to the site.

9. That the proposed special use complies with the appropriate standards in Chapter 6: General Development Standards.

The proposed use will comply with the general development standards of the Zoning Ordinance. Any modifications per the Zoning Ordinance that may be required shall be evaluated through the site plan review process.

10. The proposed special use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

It is believed the proposed use shall comply with all other applicable provisions of this Ordinance for use, layout and general development characteristics.

RECOMMENDATION:

It is recommended that the Planning Commission approve the Special Use Permit request for a Community Service Center Use at 2501 Millcork Street.

Received
11-30-2023

PLANNING COMMISSION APPLICATION GUIDELINES

The Planning Commission (PC) reviews applications for the requests listed below. All of the below requests, except for Special Use Permits, must also be reviewed by the City Commission for final approval.

- **Rezoning** – a change to the zoning of a property to a different zone district.
- **Text Amendments** – a change to the wording of the Zoning Ordinance. Note, City staff will take the lead in updating the Zoning Ordinance to ensure that edits to any one section do not conflict with others.
- **Special Use Permit** – a review of a land use which is allowed in a certain zone districts but requires review and approval to ensure specific criteria are met.
- **Planned Unit Development (PUD)** - a use of land where residential, open space and commercial uses may be clustered in a pre-planned development
- **Preliminary Subdivision** - a review of a preliminary subdivision layout.
- **Right-of-Way Vacation** – to vacate or remove a section of public street or alley.

Staff

Pete Eldridge, Assistant City Planner, (269) 337-8806 or eldridgep@kalamazoo.org. If this project involves a right of way vacation, please contact Bobby Durkee, Planner 1 at (269) 337-8172 or durkeer@kalamazoo.org.

Application Process

Step 1: Pre-Application Meeting. Before completing any application, schedule a meeting with the Assistant City Planner. At this meeting, staff will review the proposed request, provide any applicable Zoning Ordinance information, include suggestions for completing the application and public engagement. Applications will not be received or noted as complete if this meeting has not occurred.

Step 2: Application. Please complete general application form and review sheet for specific type of request. Also include any supporting information, plan, or map. Applications are available in person at the Community Planning & Economic Development (CPED) Offices at 245 N Rose Street, Suite 100 or online at www.kalamazoo.org/planningzoningforms.

Step 3: Application Fee. Fee Schedule available at www.kalamazoo.org/cpdfeschedule/file

Step 4: Completed Application. Please email application and information to eldridgep@kalamazoo.org. The application can be mailed or drop off with the application fee at CPED offices (245 N Rose Street, Suite 100). Complete applications are due four (4) weeks before the scheduled meeting date.

Step 5: The Planning Commission Schedule & Deadlines. Planning Commission meetings are held on the 1st Thursday of each month at 7 pm. These meetings are virtual until further notice and can be watched on the [City's Facebook page](#) and [YouTube Channel](#). The list of meeting dates can be found at www.kalamazoo.org/planning.

Step 6: Notice and Outreach. Summary of activities conducted which align with the Public Participation Plan (www.imaginekalamazoo.com/plans): outreach to neighborhood association (if one) and adjacent property owners, including door knocking, letters, or a meeting. It is recommended that this feedback is relayed to the Assistance City Planner before Public Hearing Notices are mailed 10 days before the meeting.

Step 7: Required Attendance at Meeting. The applicant or representative of the applicant is required to attend the meeting.



Community Planning & Economic Development

245 N. Rose Street, Suite 100 • Kalamazoo, MI 49007

(269) 337-8026 • www.kalamazoo.org

PLANNING COMMISSION APPLICATION

APPLICANT INFORMATION			
Name: Adrian Vazquez-Alatorre		Mailing Address: 930 Lake Street	
City: Kalamazoo		State: MI	ZIP Code: 49001
Phone:	Email: vazquez@elconciliokzoo.org	Preferred Contact: ☒ Email ☐ Phone	
PROPERTY OWNER INFORMATION			
<i>If the applicant is not the property owner, owner must sign application or provide a letter stating that owner gives consent for the application to be filed.</i>			
Name: Adrian Vazquez-Alatorre		Mailing Address: 930 Lake Street	
City: Kalamazoo		State: MI	ZIP Code: 49001
Phone:	Email: vazquez@elconciliokzoo.org	Preferred Contact: ☒ Email ☐ Phone	
PROPERTY INFORMATION			
Property Address(s): 2501 Millcork Street			
Parcel Identification Number(s): 06-25-417-001		Zone District (kalamazoo.org/maps): M2	
TYPE OF REQUEST			
☐ Rezoning ☐ Text Amendment (Chapter(s) _____, Section(s) _____) ☒ Special Use Permit		☐ Planned Unit Development (PUD) ☐ Preliminary Subdivision ☐ Right of Way Vacation	
Description: Request approval of Special Use to use existing building as 'Community Service Center' for El Concilio, including office and conference space and accessory Preschool Daycare.			
ATTACHMENTS			
☐ \$ _____ Fee		☒ Completed Review Sheet	
☒ Other documents or engagement information <i>Note: 10 days before meeting provide update on outreach to neighbors or provide any letters of support</i>			
SIGNATURE			
Signature of Applicant: <i>Adrian Vazquez-Alatorre</i>			Date: 11/20/2023
Signature of Owner (if different than applicant):			Date:

PLANNING COMMISSION

SPECIAL USE PERMIT REVIEW SHEET

Please describe use which requires a special use permit: (may also provide on a separate sheet):

It is the intent to renovate the existing vacant bank building addressed at 2501 Millcork Street for use as preschool age daycare facility, administrative office space for El Concilio and conference room / special event space. Please refer to enclosed floor plans for building use intent and proposed building and site renovations.

Review Criteria for Special Use Permit

The Planning Commission will use the following criteria to review Special Use Permits. Please reach out to staff if you have any questions.

Will the proposed special use be appropriate for this location and compatible with the character of surrounding land uses and the uses permitted in the zone districts?

The existing property is currently zoned M-2 Manufacturing. Future City Land Use is planned for Industrial.

Proposed building use is believed appropriate to service community areas in this location.

Does the proposed special use comply with the Use Standards of Chapter 4 and Chapter 50 for this land use?

Proposed plans will comply with use standards of Chapter 4 and Chapter 50 for proposed land use. Site renovations include a fenced outdoor play area to accommodate daycare use.

Will the location and design of the special use reduce any negative impacts on surrounding lands with regard to: visual impact, parking and loading, odors, noise, glare, and vibration?

Proposed use will aim to reduce negative impacts to adjacent properties.

Does the location and design of the special use reduce undesirable effects, including visual impact of the proposed use on adjacent property by retaining some natural features of the landscape to provide a buffer between the special use and adjoining lands?

Project is renovation of existing building on 9.8+ acre lot. Much of the parcel is to remain un-impacted until future planned developments.

Does the location and design of the special use reduce adverse effects, including visual impact of the proposed use on adjacent property by locating buildings, structures, and entryways to reduce impact?

Existing building, driveways and parking to remain.

Does the location and design of the special use reduce adverse effects, including visual impact of the proposed use on adjacent property by providing appropriate screening, fencing, landscaping, and setbacks?

Proposed development complies with applicable setbacks, fencing and other requirements.

Will the proposed special use reduce environmental impacts, and conform to all environmental protection standards of this Ordinance, or any other state or federal laws?

Proposed use complies with applicable environmental protection standards and ordinance requirements.

Will there be adequate road capacity available to serve the proposed special use?

There is no increase in proposed parking. There is not anticipated to be drastic increase in vehicle trips generated from proposed change in building use.

Will the proposed special use be designed to ensure safe ingress and egress onto the site and safe road conditions around the site?

Ingress and Egress to and from site to remain one way entrance and one way exit driveways as currently characteristic of property.

Will there be adequate potable water, wastewater, solid waste, park, police, and fire/EMS facilities to serve the proposed special use?

Facility upgrade of water service and fire suppression systems proposed. New fire hydrant proposed within 100 ft of new building mounted FDC.

Site accommodates access of fire safety / life safety vehicles.

Will the proposed special use be located and designed so that adequate access onto the site is provided for fire, police, and EMS services?

Existing condition to remain; Adequate access for fire, police and EMS provided.

Does the proposed special use meet the appropriate standards in Chapter 6: General Development Standards?

Proposed plans are believed to comply with all applicable ordinance standards.

Does the proposed special use meet all standards imposed on it by all other sections of this Ordinance for use, layout, and general development characteristics?

Proposed plans are believed to comply with all applicable ordinance standards.

December 4, 2023

City of Kalamazoo Planning Commission
Peter C. Eldridge, Assistant City Planner
Robert Durkee, Planner 1
Community Planning & Economic Development (CPED)
245 North Rose Street, Suite 100
Kalamazoo, Michigan 49007
Phone: (269) 337-8806

RE: El Concilio Building Renovations
2501 Millcork Street • Kalamazoo, MI
Special Use Request
AB # 22100234

To whom it may concern –

Abonmarche Byce submits this letter on behalf of El Concilio proposed building renovations at 2501 Millcork Street in Kalamazoo.

The development includes renovation of an existing vacant, former bank facility, located in the City's M2 manufacturing zoning district on an approximately 10 acre parcel. Adjacent properties are similarly zoned M2 and M1 General and Limited Manufacturing. Future City land use for this area is Industrial.

The existing building is designed to be renovated to provide Community Service Center for El Concilio, including Conference and Seminar areas, storage and administrative office spaces. Accessory to the primary building use as Community Service Center, is a Pre School age Daycare facility, to consume no more than 25% of the building gross square footage in accordance with *Section 4.2 Use Specific Standards, 1 Day-care center (Commercial or Institutional), 2. In the M-1 and M-2 Districts, day-care centers are allowed only when developed as an accessory use to a permitted use Such accessory shall occupy not more than 25% of the gross floor area of the principal building, or shall be located in a freestanding building in a mixed use development.*

We kindly request that the City Planning Commission exercise their reasonable flexibility in granting approval of the requested Special Use, with consideration to the following review criteria in your deliberations, which support this request favorably.

1. **Criteria 1: Will the proposed special use be appropriate for this location and compatible with the character of surrounding land uses and the uses permitted in the zone districts?**

Comment: The existing property is currently zoned M-2 General Manufacturing and is surrounded by M1 and M2 zoned properties. The City's Future Land Use maps indicated that this entire area is planned for Industrial use in the future.

The proposed building use is believed appropriate for the proposed location.

2. Criteria 2: Does the proposed special use comply with the Use Standards of Chapter 4 and Chapter 50 for this land use?

Comment: Proposed plans will comply with use standards of Chapter 4 and Chapter 50 for proposed land use. Site renovations include a fenced outdoor play area in accordance with Chapter 4.2 requirements to accommodate Daycare use.

3. Criteria 3: Will the location and design of the special use reduce any negative impacts on surrounding lands with regard to: visual impact, parking and loading, odors, noise, glare, and vibration?

Comment: Proposed use will aim to reduce negative impacts to adjacent properties.

4. Criteria 4: Does the location and design of the special use reduce undesirable effects, including visual impact of the proposed use on adjacent property by retaining some natural features of the landscape to provide a buffer between the special use and adjoining lands?

Comment: Project consists of renovations to existing building on 9.8+ acre parcel. As part of proposed property improvements and building renovations the majority of property will remain unimpacted and wooded. The proposed special use will not have negative impacts on adjacent properties, ample screening and green space exists between proposed building use and adjacent properties.

5. Criteria 5: Does the location and design of the special use reduce adverse effects, including visual impact of the proposed use on adjacent property by locating buildings, structures, and entryways to reduce impact?

Comment: Location of existing building, existing drives and parking to remain.

6. Criteria 6: Does the location and design of the special use reduce adverse effects, including visual impact of the proposed use on adjacent property by providing appropriate screening, fencing, landscaping, and setbacks?

Comment: Location and design of existing building and parking areas comply with all screening, fencing, landscaping and setback requirements.

7. Criteria 7: Will the proposed special use reduce environmental impacts, and conform to all environmental protection standards of this Ordinance, or any other state or federal laws?

Comment: Proposed special use complies with applicable environmental protection standards and ordinance requirements. Proposed use is believed to be less environmentally impactful than adjacent uses in the M2 and M1 districts.

8. Criteria 8: Will there be adequate road capacity available to serve the proposed special use?

Comment: Adequate road capacity exists on Millcork to accommodate the intensity increase of proposed building use.



9. Criteria 9: Will the proposed special use be designed to ensure safe ingress and egress onto the site and safe road conditions around the site?

Comment: Safe ingress and egress was considered in proposed design. The property proposes driveway improvements, reducing curb cuts on westerly driveways for improved vehicular safety. The existing driveways to remain will be clearly labeled as entrance and exit, supporting one way traffic ingress / egress.

10. Criteria 10: Will there be adequate potable water, wastewater, solid waste, park, police, and fire /EMS facilities to serve the proposed special use?

Comment: The existing building will be fully fire suppressed with new fire suppression water service. The existing remotely mounted FDC will be removed and replaced with new Building Mounted FDC with strobe and horn. A new Fire Hydrant is proposed within 100 ft of this FDC as required to accommodate fire safety requirements.

Adequate potable water, wastewater and other facilities are available to service proposed special use.

11. Criteria 11: Will the proposed special use be located and designed so that adequate access onto the site is provided for fire, police, and EMS services?

Comment: Adequate access to the site for fire, police and EMS is provided.

We kindly request that the Planning Commission approves the submitted request for Special Use of M-2 zoned property as community service center. We believe firmly that the proposed use will be beneficial to neighboring properties and will serve the community well from its proposed location while maintaining the intent of the City of Kalamazoo Ordinance requirements for the M-2 Zoning District, with consideration to future Master Planning objectives.

Sincerely,

Abonmarche Byce



Danielle M Rhodes
Civil Engineer

Attachments:

- Planning Commission Application
- Special Use Application

cc: Emily Szymanski, City of Kalamazoo Planner 1



Renovations for:

El Concilio Pre-school and Community Center

2501 Millcork Street Kalamazoo, Michigan

Received

12-05-2023

City of Kalamazoo



Renovations for:

El Concilio Pre-school
and Community Center

2501 Millcork Street
Kalamazoo, Michigan

ISSUED FOR BIDDING

PROJECT COVER

SHEET TITLE:

MODELED BY:

SIGNED BY:

PM REVIEW:

QA/QC REVIEW:

DATE: 2023.10.26

SEAL:

SIGNATURE:

DATE:

HARD COPY IS INTENDED TO BE
30" x 42" WHEN PLOTTED
SCALES INDICATED AND
GRAPHIC QUALITY MAY NOT
BE ACCURATE FOR ANY OTHER
SIZES

SCALE:

UNLESS NOTED OTHERWISE

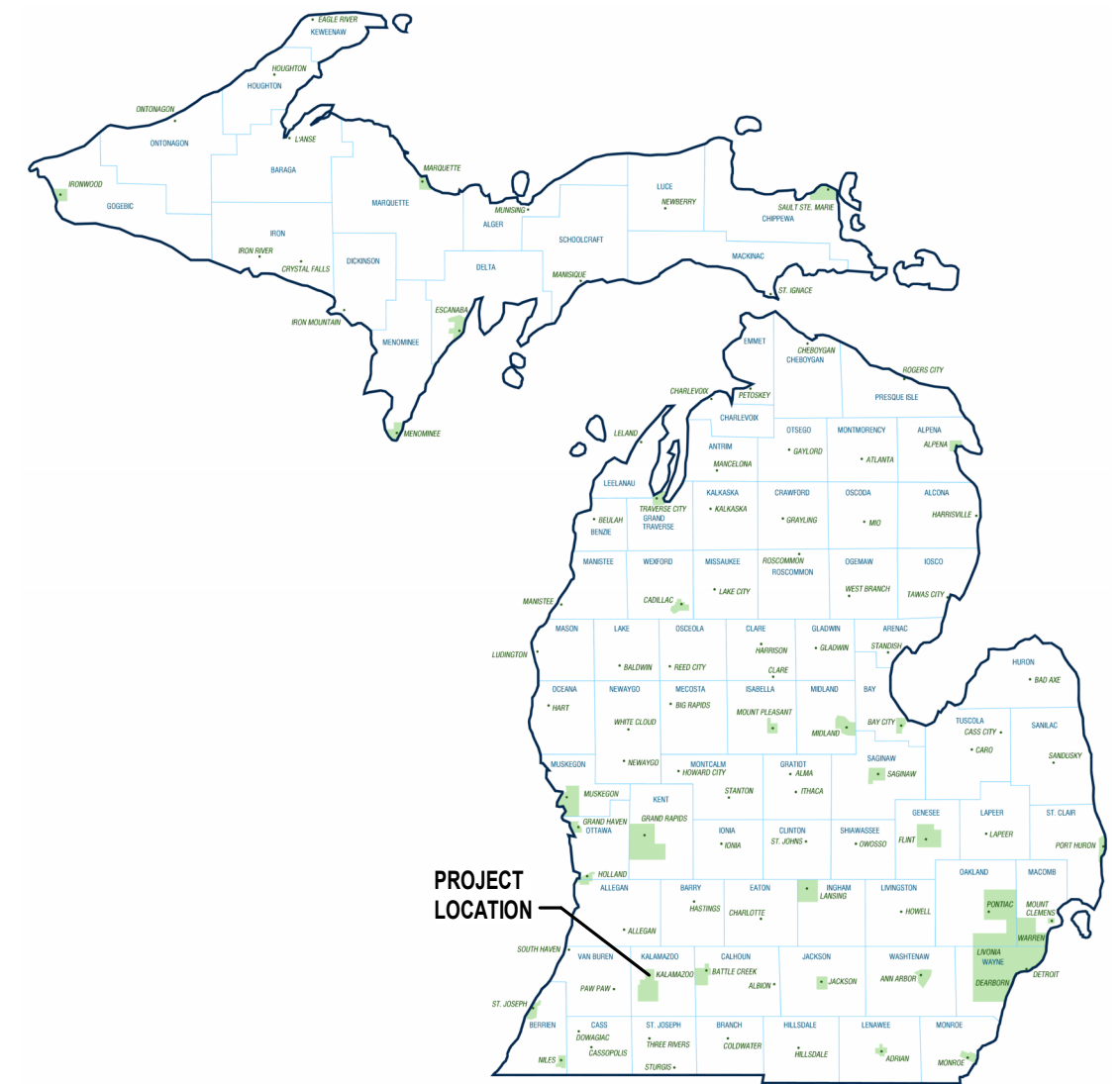
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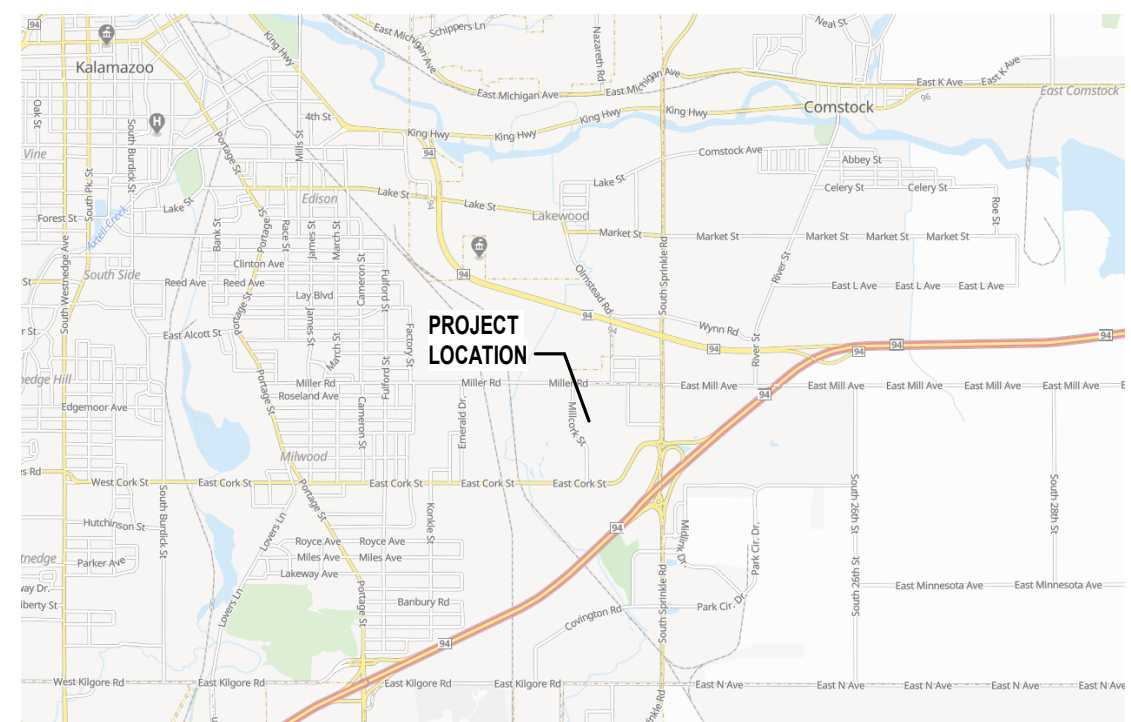
SHEET NO.

G001

LOCATION MAP · STATE



LOCATION MAP · STREET



LOCATION MAP · SITE



PROJECT PHOTO



PROJECT INFORMATION

PROJECT NAME:

El Concilio Pre-school and Community Center

PROJECT ADDRESS:

2501 Millcork Street Kalamazoo, Michigan

PROJECT SCOPE SUMMARY

THE PROJECT IS AN APPROXIMATELY 22,000 SF OF BUILDING RENOVATION WITH APPROXIMATELY 11,161 SF ON THE MAIN FLOOR LEVEL AND 11,161 SF ON THE LOWER FLOOR LEVEL. THE BUILDING IS THE FORMER OFFICES AND BANKING FACILITY OF KALISE CREDIT UNION AT 2501 MILLCORK. THE UPPER LEVEL WILL PRIMARILY BE THE ADMINISTRATION OFFICES FOR EL CONCILO OF KALAMAZOO ON THE SOUTH HALF OF THE BUILDING. THE NORTHERN HALF OF THE UPPER LEVEL WILL BE REMODELED INTO A PRE-SCHOOL, CONSISTING OF CLASSROOMS, SERVING KITCHEN, AND SUPPORT SPACES. THE EXTERIOR AREA UNDER AND ADJACENT TO THE FORMER BANK DRIVE-UP CANOPY WILL BE OUTDOOR PLAY SPACES. THE LOWER LEVEL WILL BE REMODELED INTO ADULT CLASSROOMS AND COMMUNITY EDUCATION MEETING SPACES.

THE FUNCTIONS OF THE PROPOSED BUILDING RENOVATIONS WILL INCLUDE GUEST AND VISITOR RECEPTION, GENERAL OFFICE AREAS, PRIVATE OFFICES, TRAINING CONFERENCE ROOMS, MEETING SPACE, OPEN FUNCTIONS AND ANCILLARY SUPPORT SERVICES: BREAKROOM, RESTROOMS, STORAGE AND UTILITY, MECHANICAL AND ELECTRICAL ROOMS. THE SCOPE OF WORK INCLUDES THE NECESSARY SITE IMPROVEMENTS, INCLUDING PUBLIC AND PRIVATE UTILITIES, PARKING, WALKS, ENTRANCES, PLAY AREAS, PLAYGROUND EQUIPMENT, AND LANDSCAPING. FUTURE PROPOSED ADDITIONS INCLUDE A REGULATION SIZE SOCCER FIELD WITH SPECTATOR SEATING, A RESTROOM AND STORAGE FIELDHOUSE, AND LANDSCAPING.

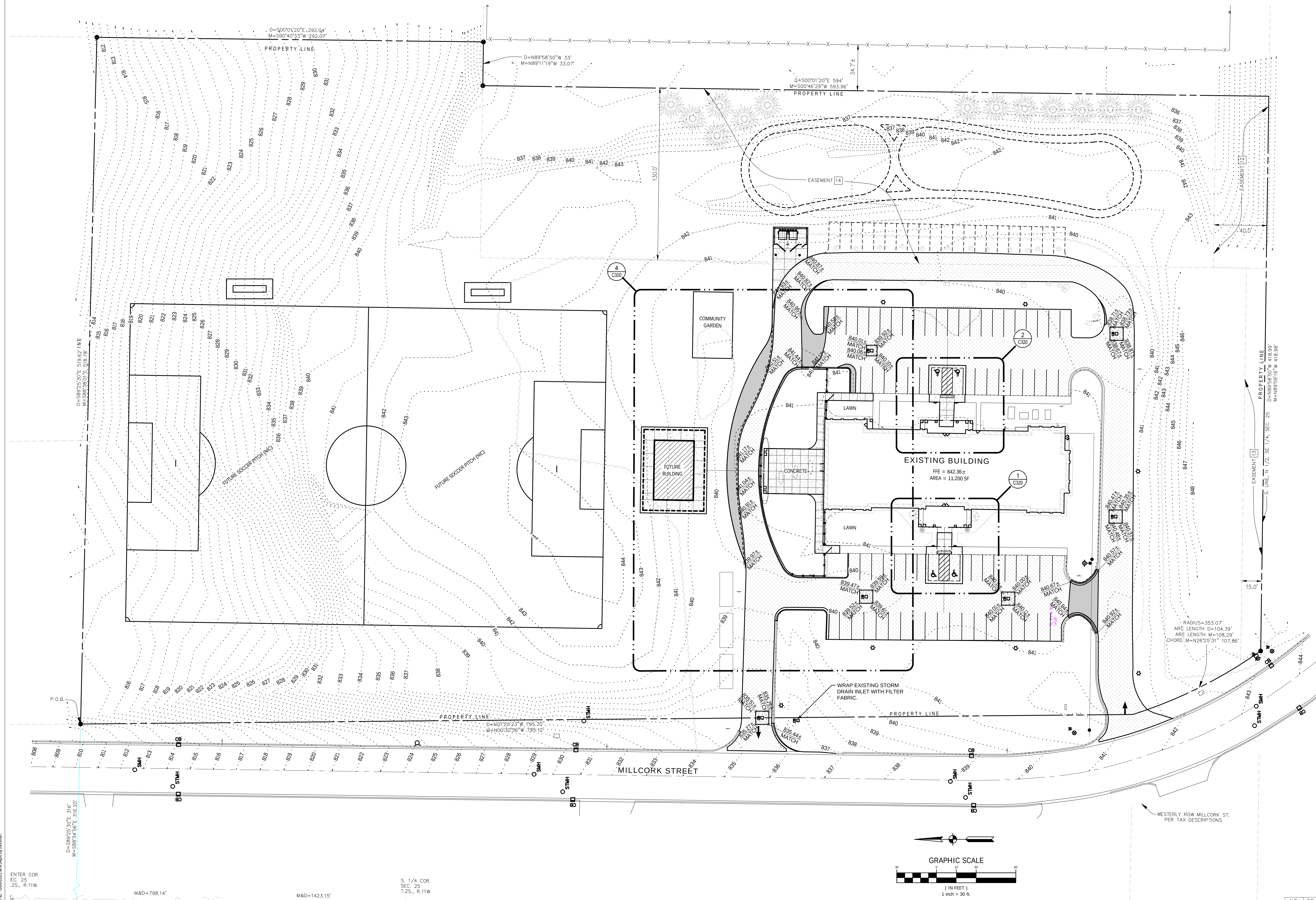
DRAWING LIST

GENERAL		A110	UPPER LEVEL PLAN
G001	PROJECT COVER	A200	LOWER LEVEL REFLECTED CEILING PLAN
		A210	UPPER LEVEL REFLECTED CEILING PLAN
CIVIL		A300	ENLARGED PLANS AND ELEVATIONS
C100	DEMOLITION PLAN	A400	DETAILS AND ELEVATIONS
C200	SITE PLAN	A410	DOORS AND OPENINGS
C220	ENLARGED SITE PLAN PLAY AREA	A900	INTERIOR ELEVATIONS
C300	GRADING & SESS PLAN		
C320	ENLARGED GRADING PLAN	INTERIORS	
C400	UTILITY PLAN	I100	LOWER LEVEL FINISH PLAN
C410	WATER MAIN PROFILE	I110	UPPER LEVEL FINISH PLAN
C600	DETAILS	I800	INTERIOR FINISH SCHEDULES
ELECTRICAL SITE		FIRE PROTECTION	
EC100	ELECTRICAL SITE PLAN	FP200	LOWER LEVEL PROTECTION PLAN
EC101	ELECTRICAL SITE PHOTOMETRICS PLAN	FP210	UPPER LEVEL FIRE PROTECTION PLAN
CODE COMPLIANCE		MECHANICAL DEMOLITION	
L5001	CODE COMPLIANCE	MD200	UNDERGROUND PLUMBING DEMOLITION PLAN
DEMOLITION		MD300	LOWER LEVEL PLUMBING DEMOLITION PLAN
D100	LOWER LEVEL DEMOLITION PLAN	MD310	UPPER LEVEL PLUMBING DEMOLITION PLAN
D110	UPPER LEVEL DEMOLITION PLAN	MD400	LOWER LEVEL HYDRONIC DEMOLITION PLAN
		MD410	UPPER LEVEL HYDRONIC DEMOLITION PLAN
		MD500	LOWER LEVEL HVAC DEMOLITION PLAN
		MD510	UPPER LEVEL HVAC DEMOLITION PLAN
STRUCTURAL			
S001	STRUCTURAL NOTES & DETAILS	MECHANICAL	
ARCHITECTURAL		M001	MECHANICAL SCHEDULES
A001	ARCHITECTURAL COVER	M002	PLUMBING SCHEDULES AND DETAILS
A100	LOWER LEVEL PLAN	M200	UNDERGROUND PLUMBING PLAN
		M300	LOWER LEVEL PLUMBING PLAN
		M310	UPPER LEVEL PLUMBING PLAN
		M400	LOWER LEVEL HYDRONIC PLAN
		M410	UPPER LEVEL HYDRONIC PLAN
		M500	LOWER LEVEL HVAC PLAN
		M510	UPPER LEVEL HVAC PLAN
		ELECTRICAL DEMOLITION	
		ED100	LOWER LEVEL ELECTRICAL DEMOLITION PLAN
		ED110	UPPER LEVEL ELECTRICAL DEMOLITION PLAN
		ELECTRICAL	
		E001	ELECTRICAL SCHEDULES & DETAILS
		E200	LOWER LEVEL LIGHTING PLAN
		E210	UPPER LEVEL LIGHTING PLAN
		E300	LOWER LEVEL POWER & SYSTEMS PLAN
		E310	UPPER LEVEL POWER & SYSTEMS PLAN

NO.	REVISION DESCRIPTION	BY	DATE
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Page 87 of 10



GRADING NOTES:

SOIL EROSION CONTROL NOTES:

LEGEND:

Renovations for:
El Concilio Pre-school
and Community Center
2501 Millcork Street
Kalamazoo, Michigan

SHEET TITLE:

SIGNATURE:

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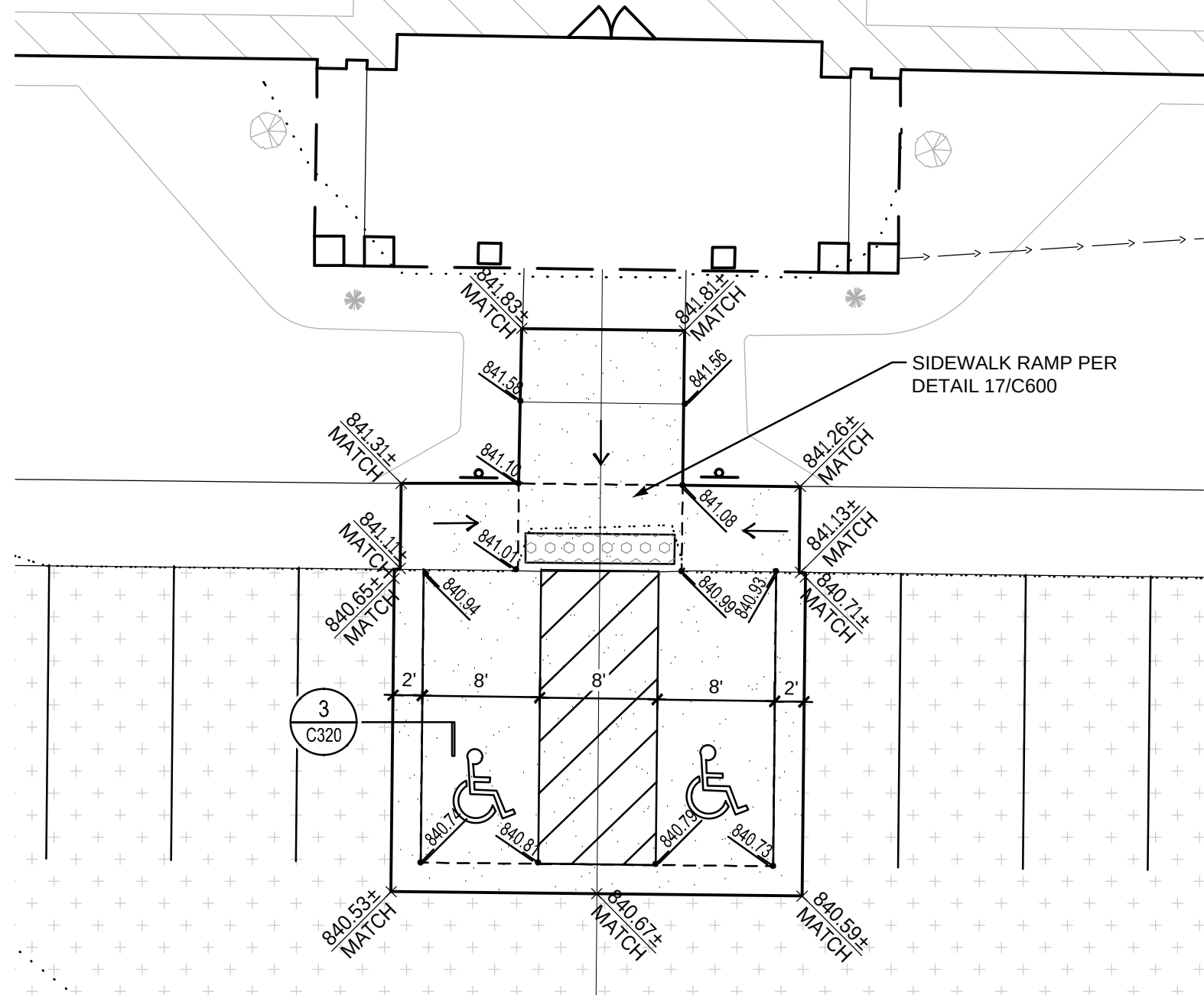
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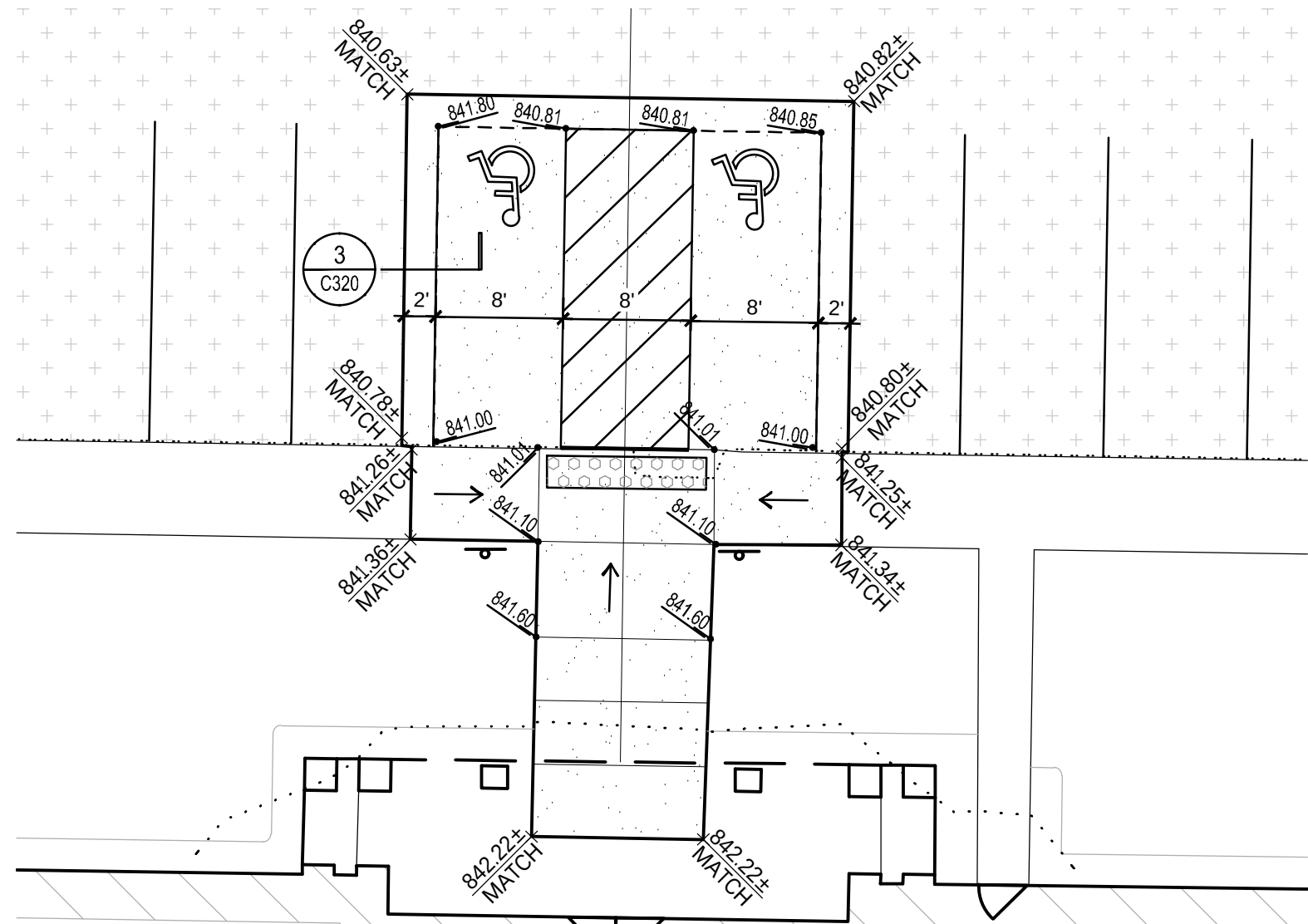
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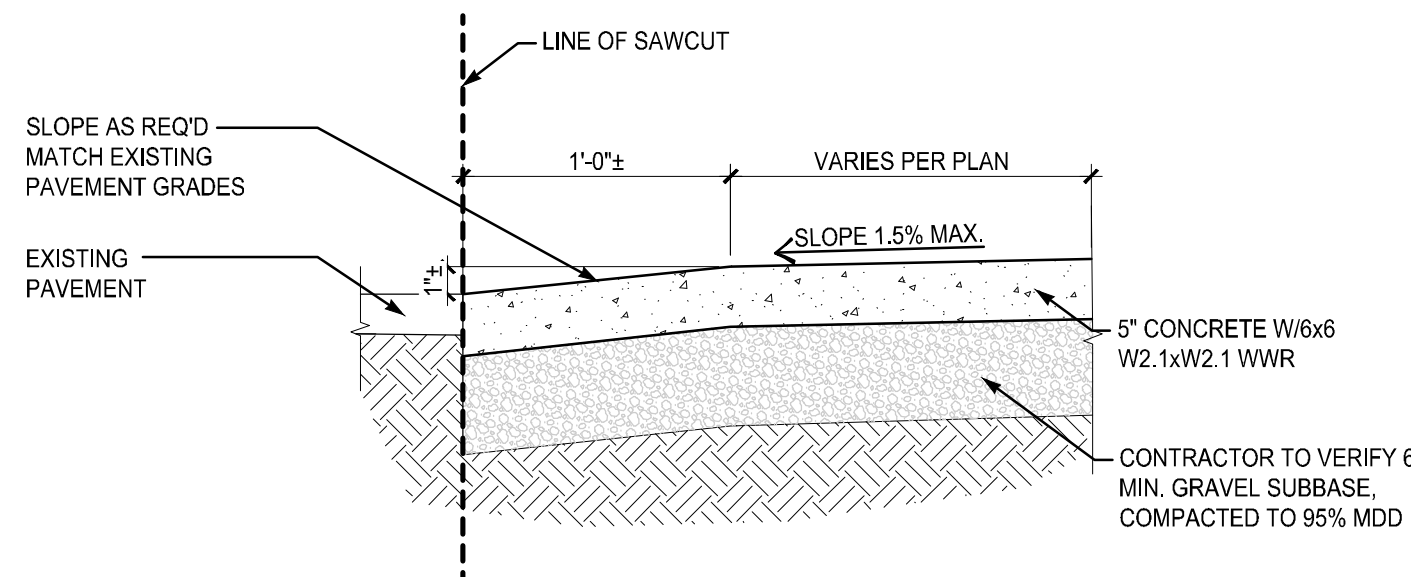
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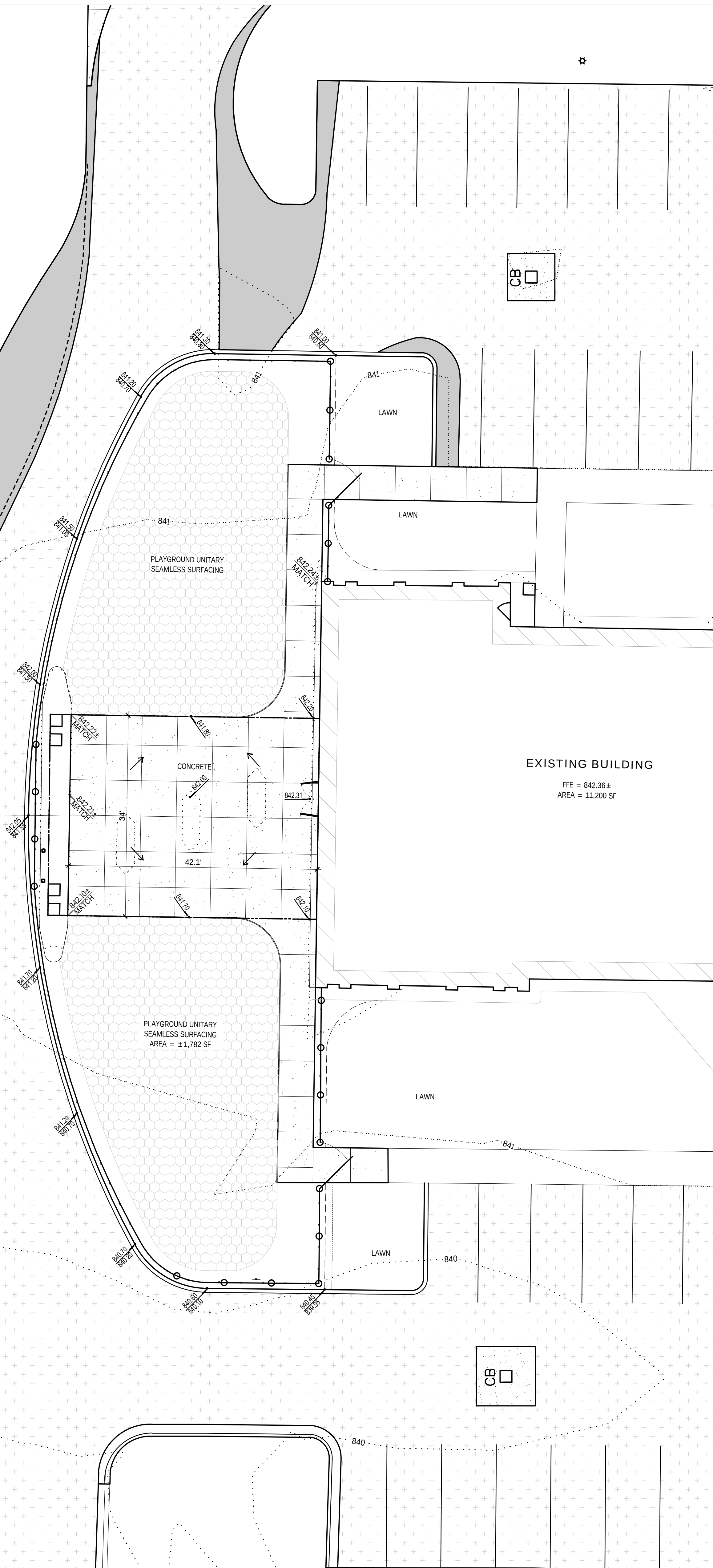
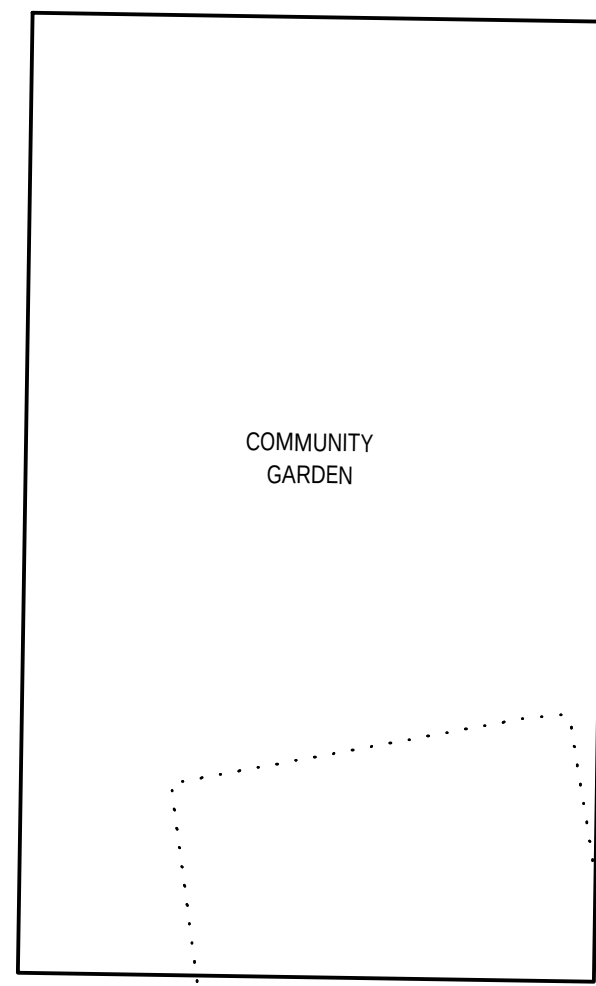
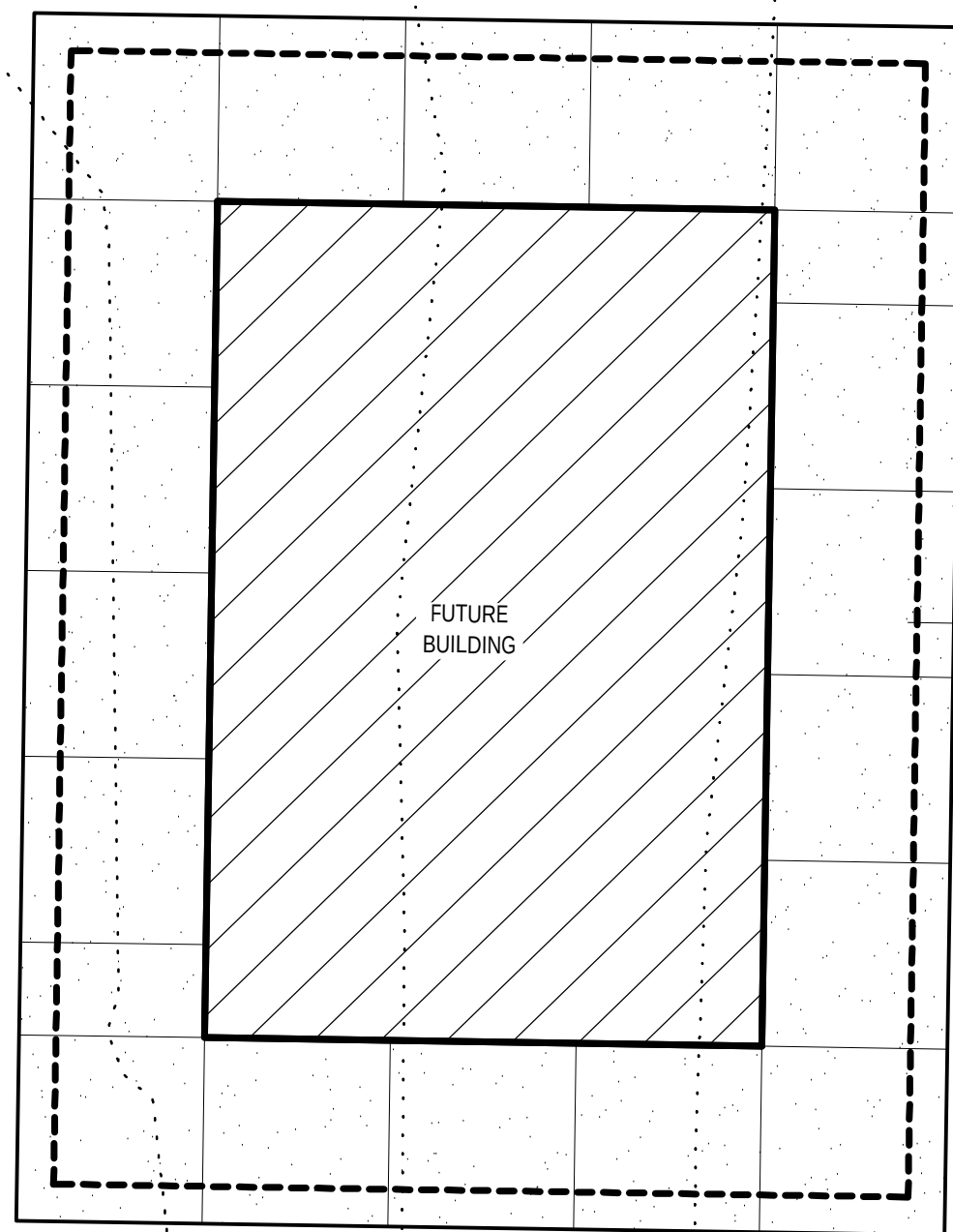
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C320 1"=10'



2 GRADING ENLARGEMENT
C320 1"=10'

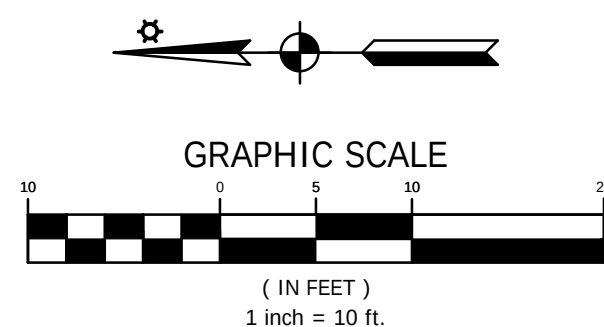


3 CONCRETE PARKING CROSS SECTION
C320 NOT TO SCALE



4 GRADING ENLARGEMENT
C320 1"=10'

- LEGEND:**
- PROPERTY LINE
 - BUILDING SETBACK
 - RIGHT OF WAY (ROW)
 - EXISTING FENCE
 - PROPOSED FENCE
 - NEW CONCRETE
 - BITUMINOUS REPAIR
 - NEW BITUMINOUS
 - POWER POLE
 - PROPOSED FLOOD LIGHT
 - PROPOSED PIER-MOUNTED LIGHT
 - PROPOSED BOLLARD
 - EXISTING SANITARY MANHOLE
 - EXISTING CURB INLET
 - EXISTING CATCH BASIN
 - EXISTING STORM MANHOLE
 - PROPOSED CATCH BASIN
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING ELECTRIC METER
 - EXISTING GAS METER
 - EXISTING HANDHOLE
 - WATER MAIN
 - EXISTING WATER MAIN
 - EXISTING GAS
 - EXISTING SIGN
 - PROPOSED SIGN
 - EXISTING DECIDUOUS TREE
 - EXISTING EVERGREEN TREE
 - ADA PARKING STALL



Renovations for:
El Concilio Pre-school
and Community Center
2501 Millcork Street
Kalamazoo, Michigan

ISSUED FOR BIDDING
ENLARGED GRADING PLANS

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ACI
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ACI
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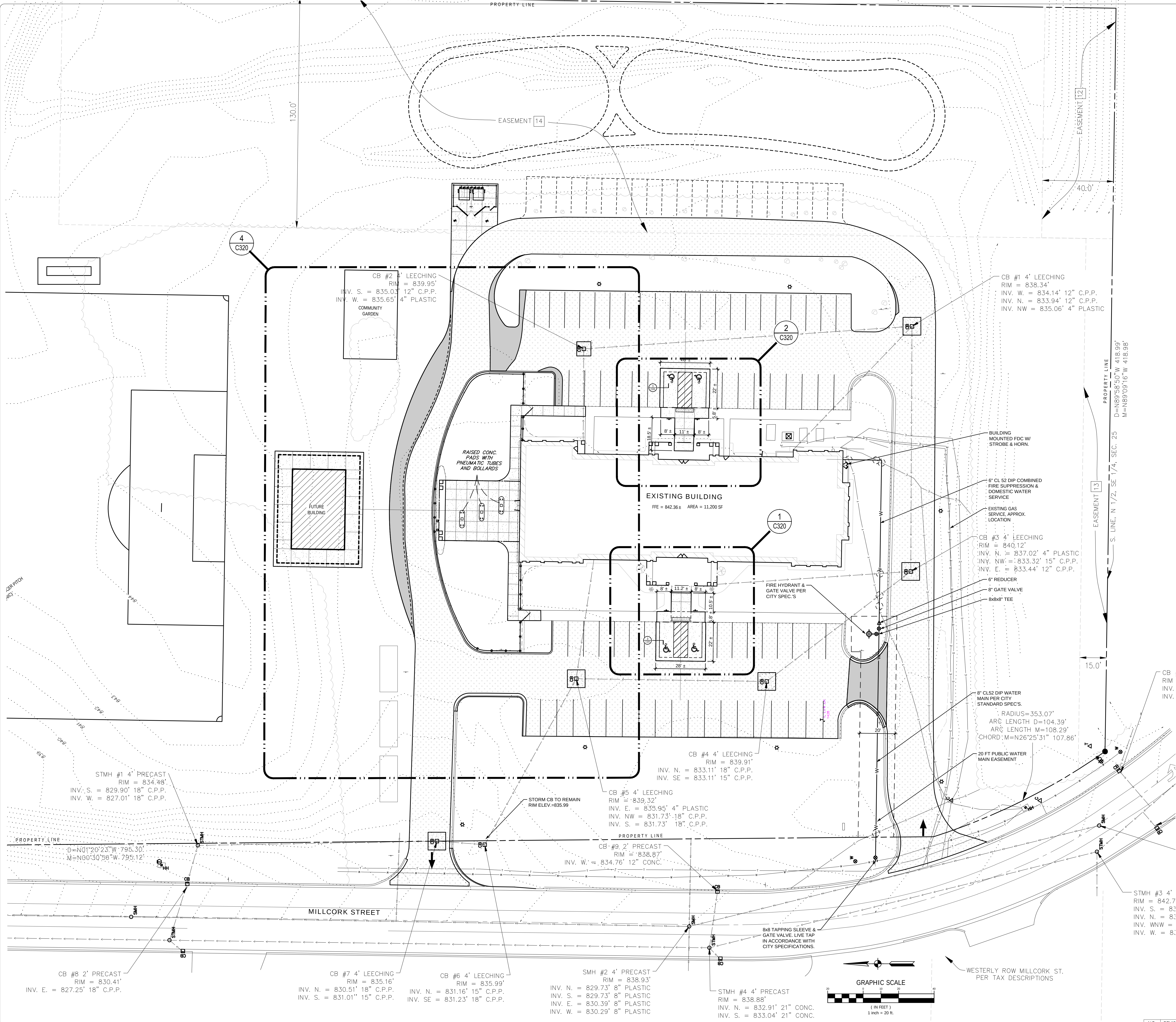
SHEET NO.

C320

ABONMARCHÉ BYCE
2501 S. Kalamazoo Blvd.
Kalamazoo, MI 49007
abonmarche.com
abonmarche.com

Benjamin Highner
South Bend
Fort Wayne
Lafayette
Grand Rapids

Engineering Architecture Land Surveying



- UTILITY NOTES:**
- UTILITIES & CONSTRUCTION TO COMPLY WITH REQUIREMENTS OF LOCAL AND STATE AUTHORITIES HAVING JURISDICTION.
 - CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM LOCAL AUTHORITY HAVING JURISDICTION PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.
 - UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM AVAILABLE RECORDS & SURVEY. THEY SHALL NOT BE INTERPRETED AS EXACT OR ASSUMED TO BE THE ONLY UTILITIES IN THEIR RESPECTIVE AREAS. FIELD VERIFY EXISTING UTILITIES PRIOR TO START OF WORK.
 - NOTE TO CONTRACTOR: CALL THE 'MISS DIG' SYSTEM THREE FULL WORKING DAYS BEFORE YOU DIG TO SCHEDULE UNDERGROUND UTILITY MARKING. CALL TOLL FREE AT 1-800-428-7171. AVAILABLE 24 HRS PER DAY 7 DAY PER WEEK.
 - HOOK-UP AND TIE IN TO EXISTING UTILITIES TO MEET LOCAL REQUIREMENTS FOR EACH UTILITY INVOLVED: WATER, SEWER, STORM, GAS, ELECTRIC, PHONE, ETC.
 - COORDINATE GAS SERVICE AND METERING FOR NEW FACILITY WITH PRIVATE UTILITY PROVIDER.
 - WATER SERVICE TO BE DUCTILE IRON PIPE (D.I.P.) CL52. MAINTAIN 5 FT COVER ON PIPE AT ALL TIMES. PRESSURE TEST AND DISINFECT WATER SERVICE.
 - ALL COMPONENTS OF WATER INSTALLATION SHALL BE IN COMPLIANCE WITH THE CITY OF KALAMAZOO STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE INSTALLATION 2021.
 - PART 399 EGLE WATER MAIN PERMIT REQUIRED FOR PUBLIC WATER MAIN CONSTRUCTION.

- LEGEND:**
- PROPERTY LINE
 - BUILDING SETBACK
 - RIGHT OF WAY (ROW)
 - PROPOSED FENCE
 - NEW CONCRETE
 - NEW BITUMINOUS
 - BITUMINOUS REPAIR
 - SA SANITARY
 - SAN EXISTING SANITARY
 - ST STORM
 - ST EXISTING STORM
 - W WATER MAIN
 - W EXISTING WATER MAIN
 - GAS EXISTING GAS
 - OHU EXISTING ELECTRIC OVERHEAD
 - UGE EXISTING ELECTRIC UNDERGROUND
 - EXISTING FIBER OPTIC
 - EXISTING POWER POLE
 - EXISTING SANITARY MANHOLE
 - EXISTING CURB INLET
 - EXISTING CATCH BASIN
 - EXISTING STORM MANHOLE
 - PROPOSED CATCH BASIN/MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING WATER MANHOLE
 - EXISTING ELECTRIC METER
 - EXISTING GAS METER
 - EXISTING HANDHOLE
 - EXISTING SIGN
 - PROPOSED SIGN

Renovations for:
**El Concillo Pre-school
and Community Center**
2501 Millcork Street
Kalamazoo, Michigan

ISSUED FOR BIDDING
UTILITY PLAN

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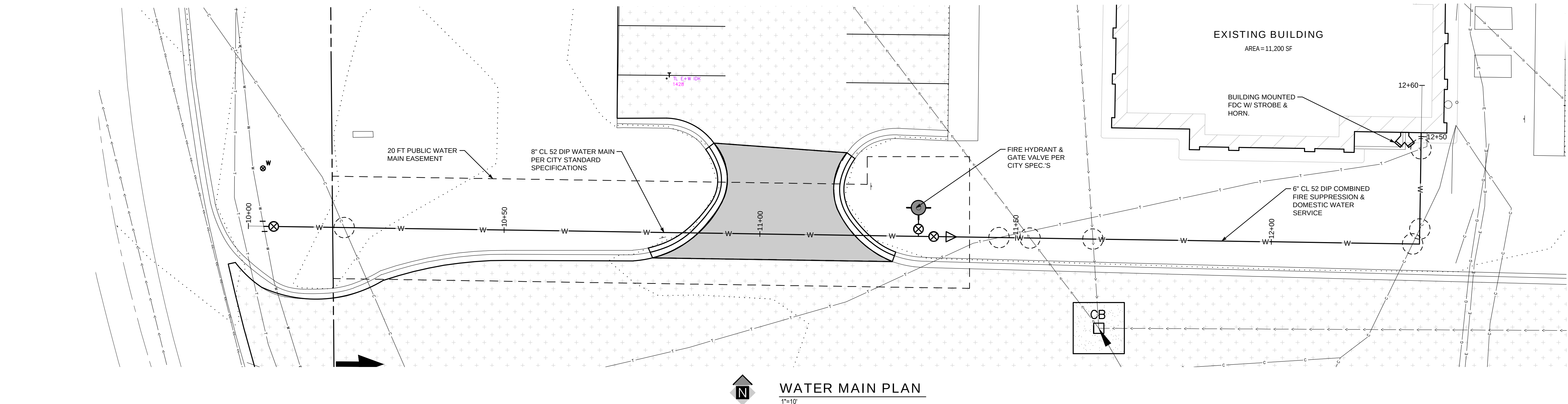
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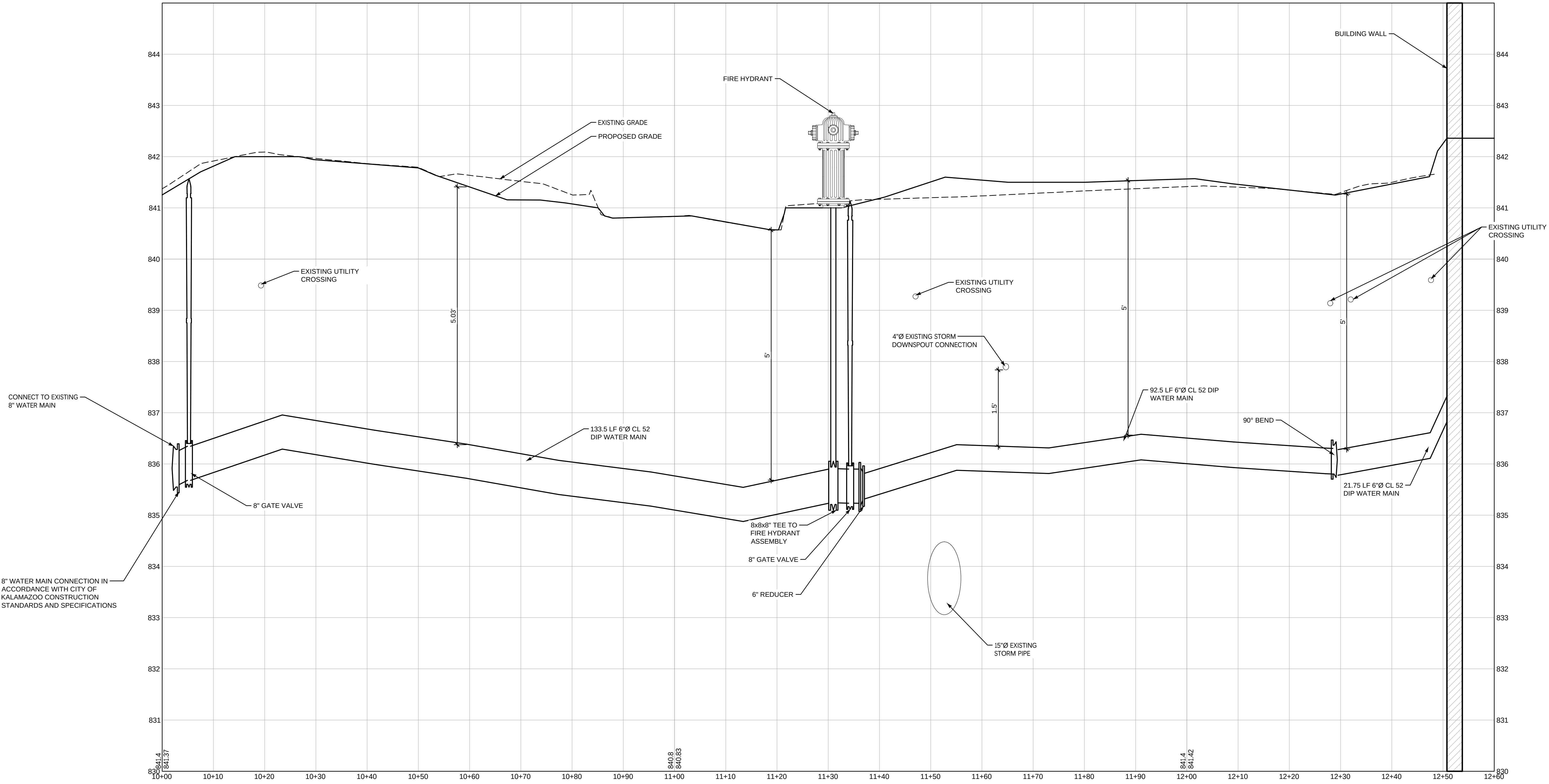
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ABONMARCHÉ BYCE
200 S. Kalamazoo Mall
Kalamazoo, MI 49007
abonmarche.com
Kalamazoo
Hobart
Grand Haven
Fort Wayne
Lafayette
Engineering Architecture Land Surveying

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WATER MAIN PLAN
1"=10'



WATER MAIN PROFILE
1"=10' HORIZONTAL

Renovations for:
El Concilio Pre-school
and Community Center
2501 Millcork Street
Kalamazoo, Michigan

PROJECT:

ISSUED FOR BIDDING
WATER MAIN PROFILE

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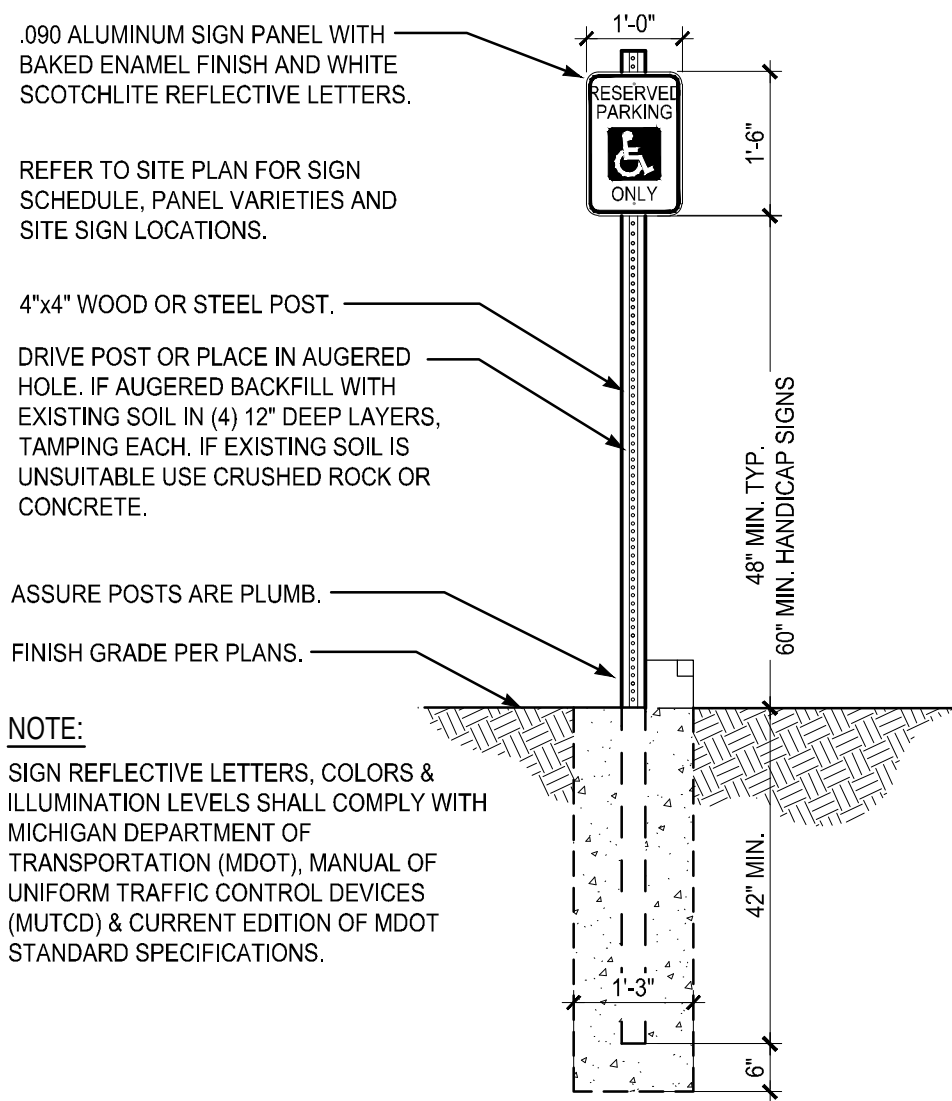
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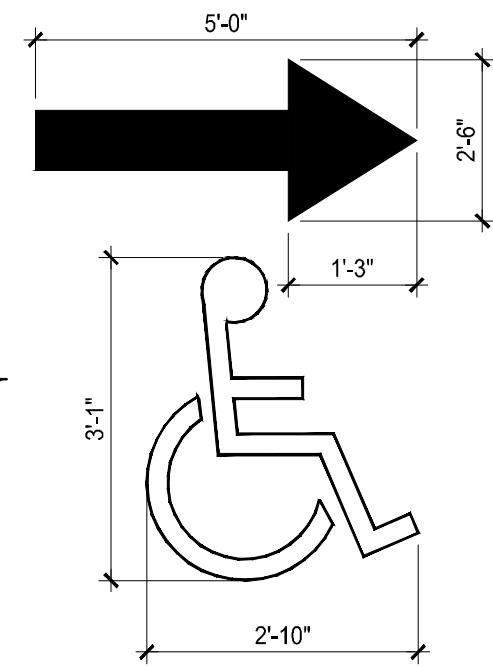
C410

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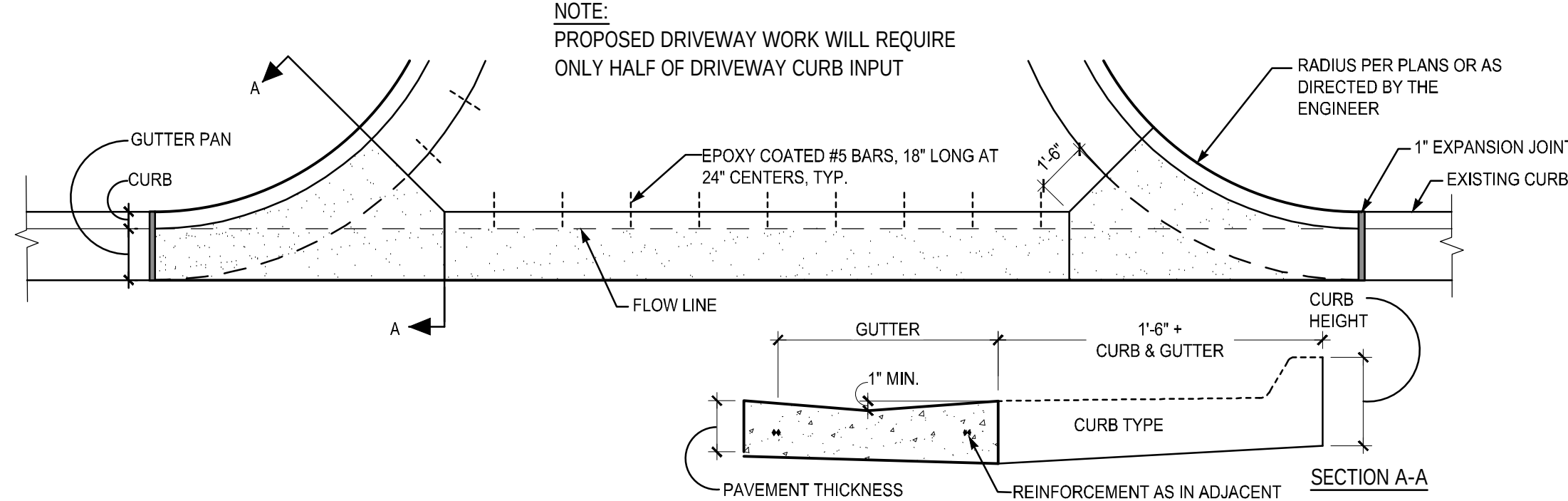
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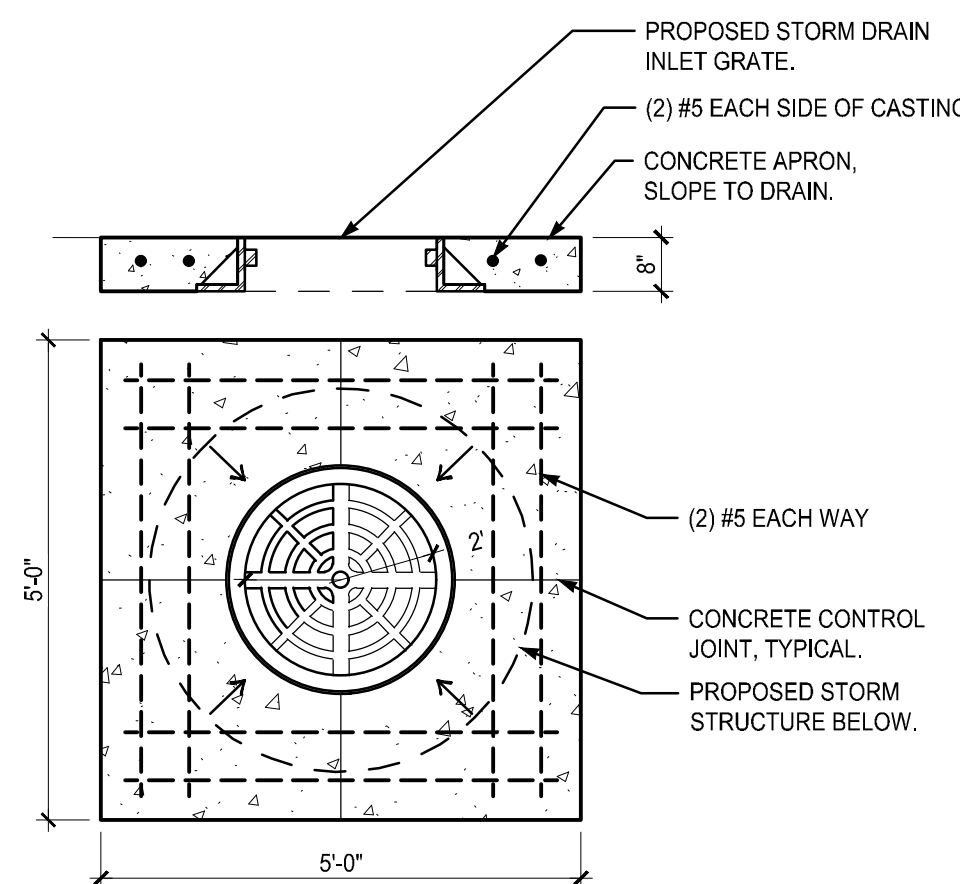
20 SIGN POST
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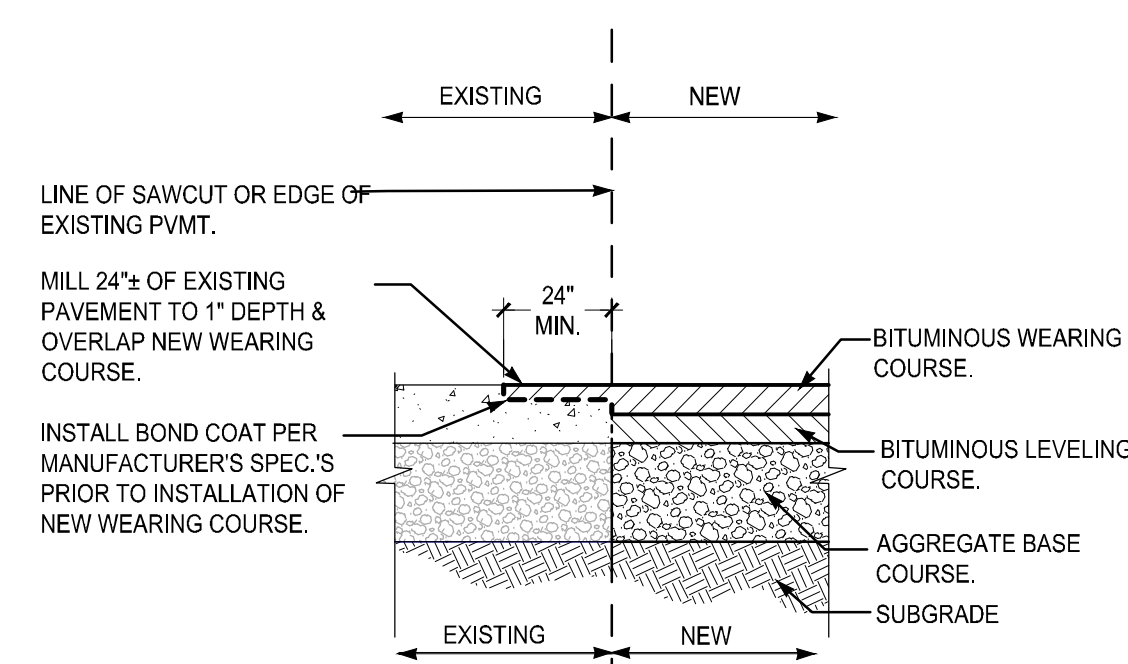
11 PAVEMENT MARKING
C600 NO SCALE



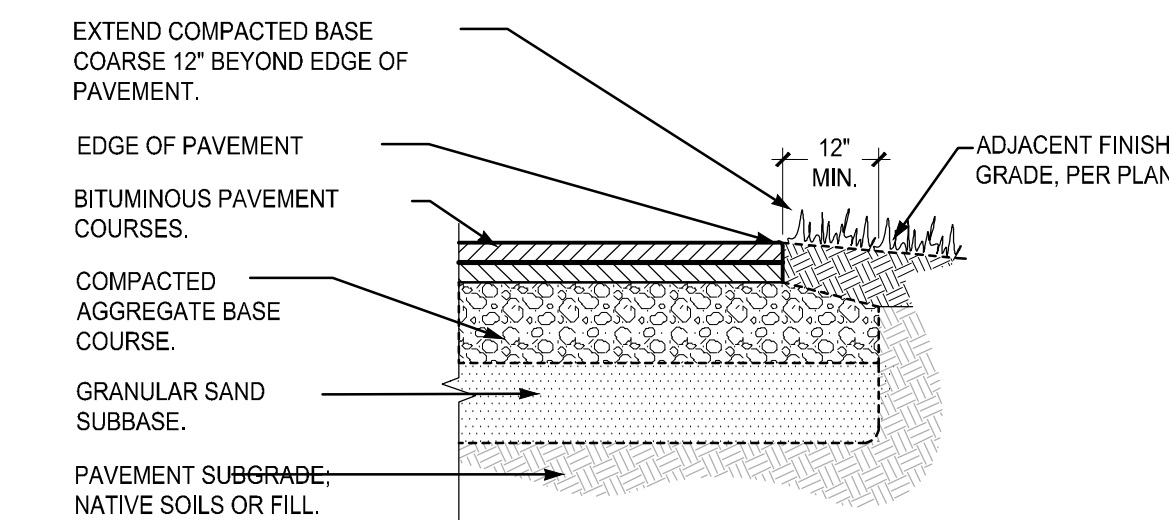
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C600 1/2"=1'-0"



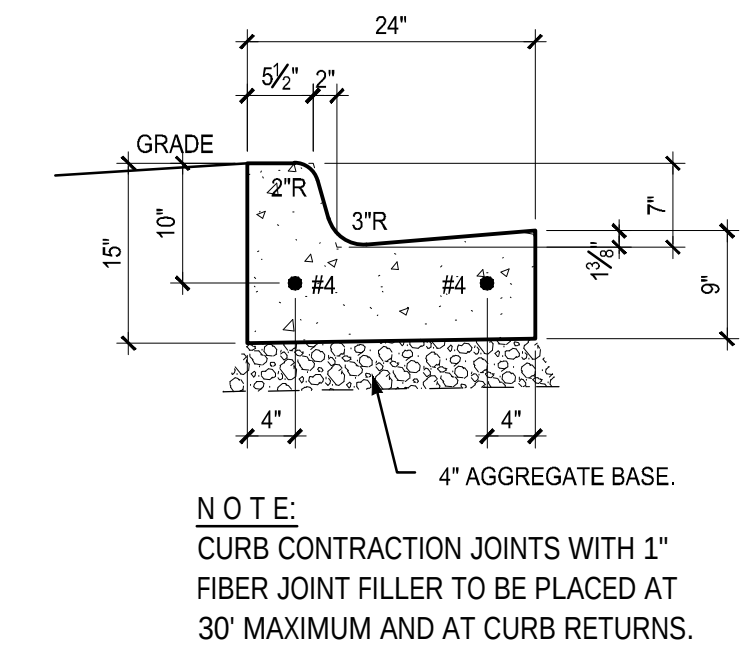
6 CONCRETE APRON
C600 1/2"=1'-0"



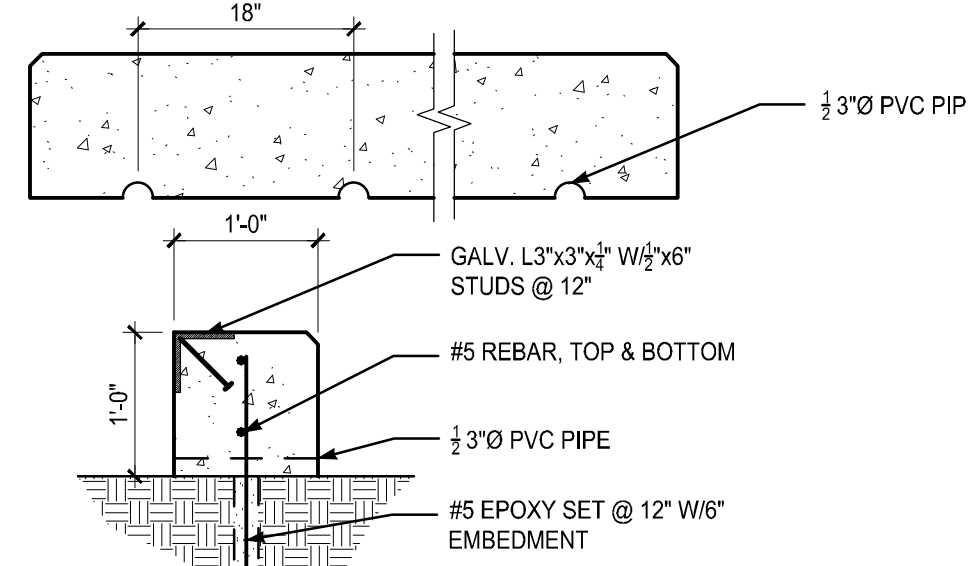
1 NEW AT EXISTING
C600 1/2"=1'-0"



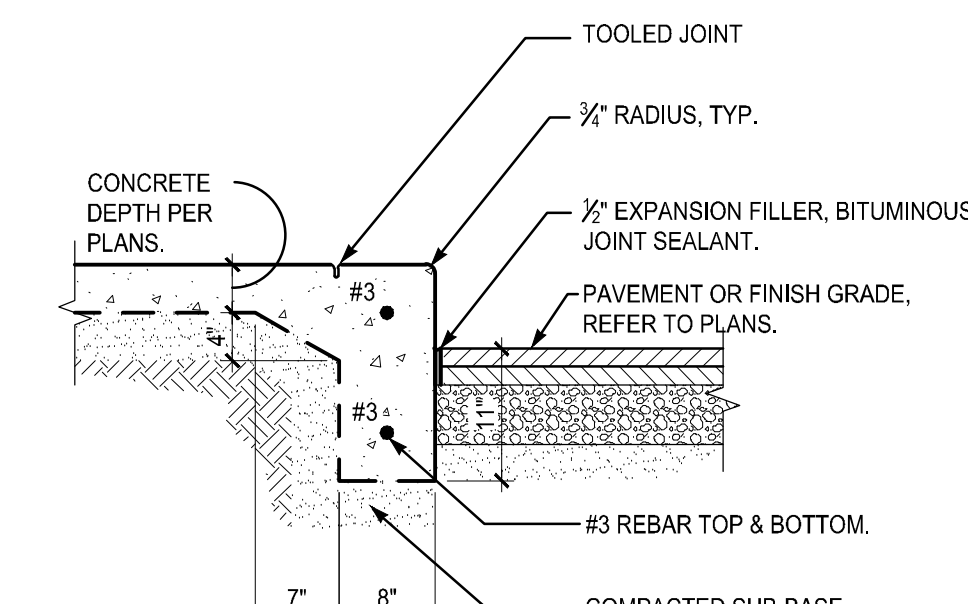
2 PAVEMENT EDGE
C600 1/2"=1'-0"



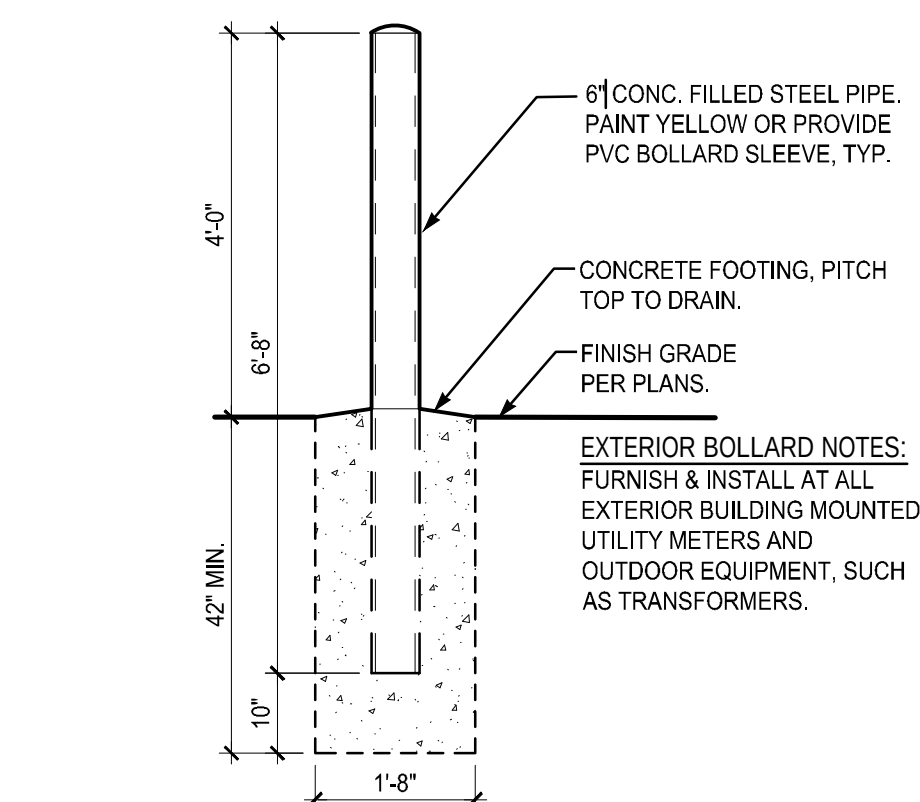
15 CURB & GUTTER DETAIL
C600 3/4"=1'-0"



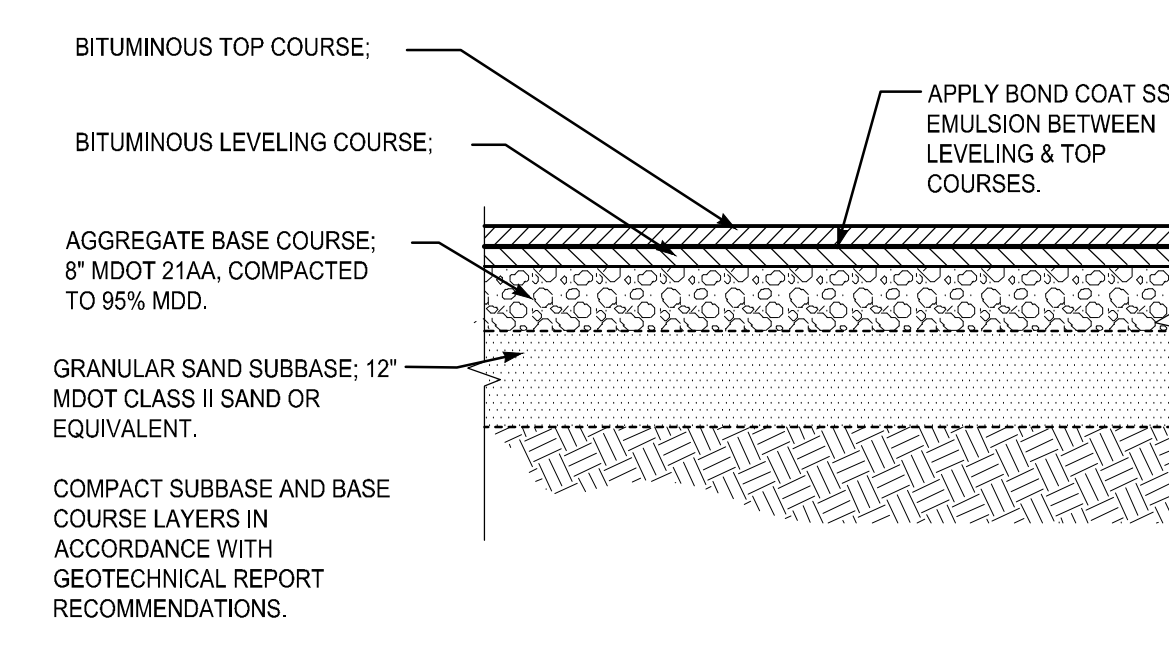
14 DUMPSTER CURB STOP
C600 3/4"=1'-0"



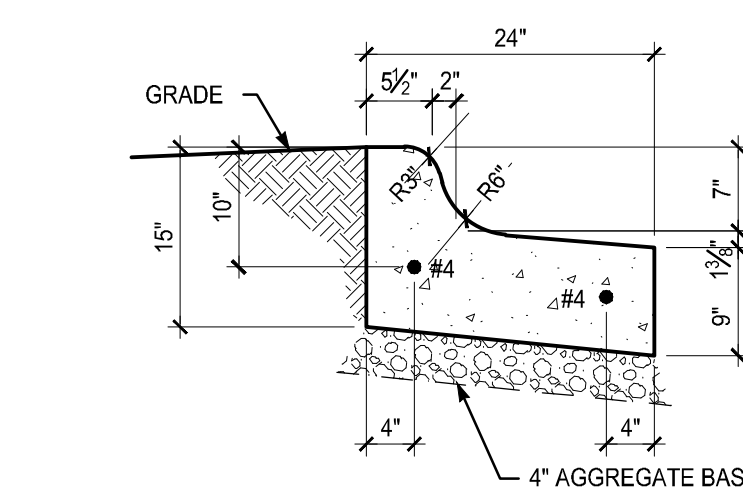
12 THICKEND EDGE CONCRETE
C600 3/4"=1'-0"



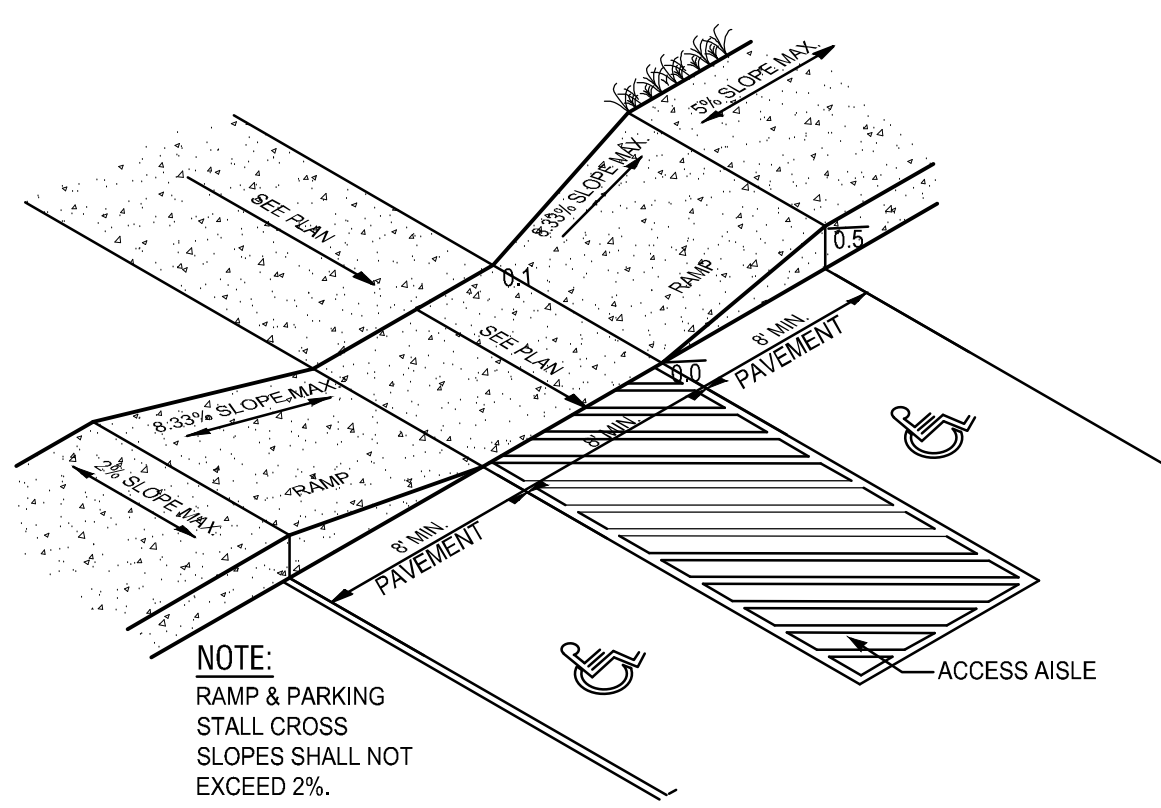
7 EXTERIOR BOLLARD
C600 1/2"=1'-0"



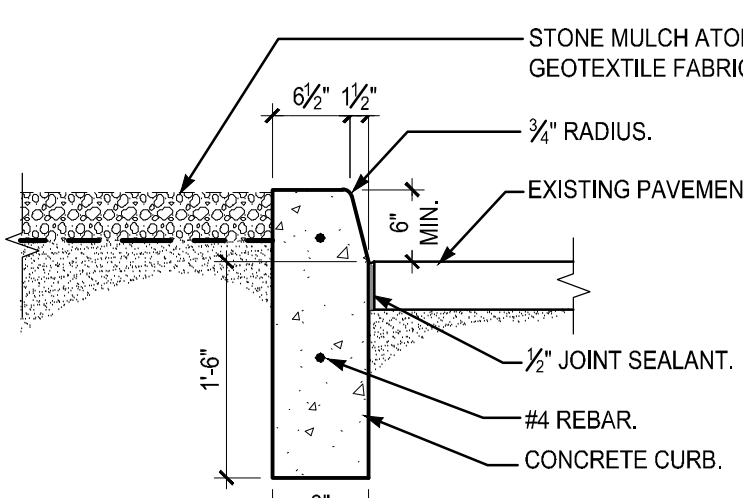
3 BITUMINOUS PAVEMENT
C600 1/2"=1'-0"



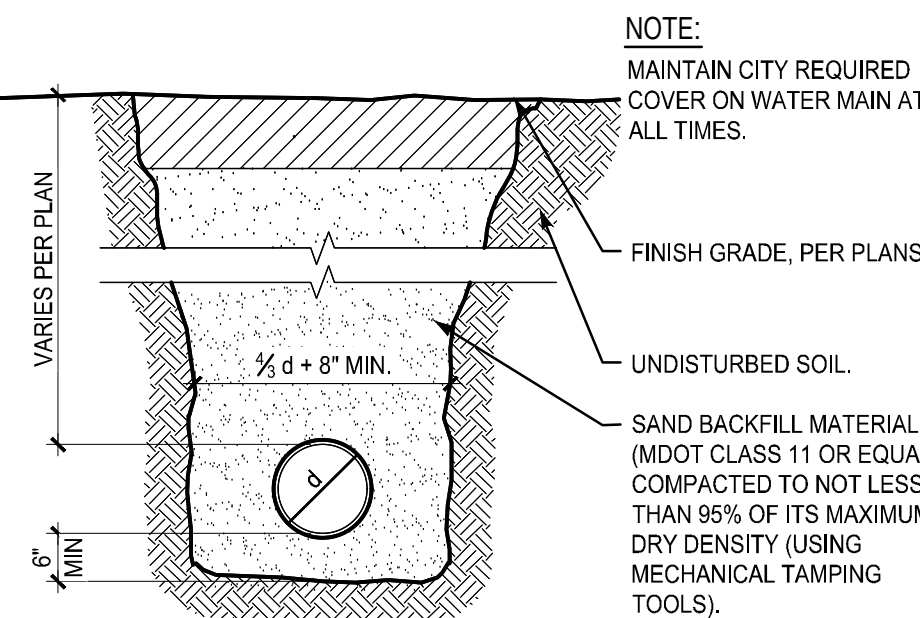
16 CURB & GUTTER DETAIL
C600 3/4"=1'-0"



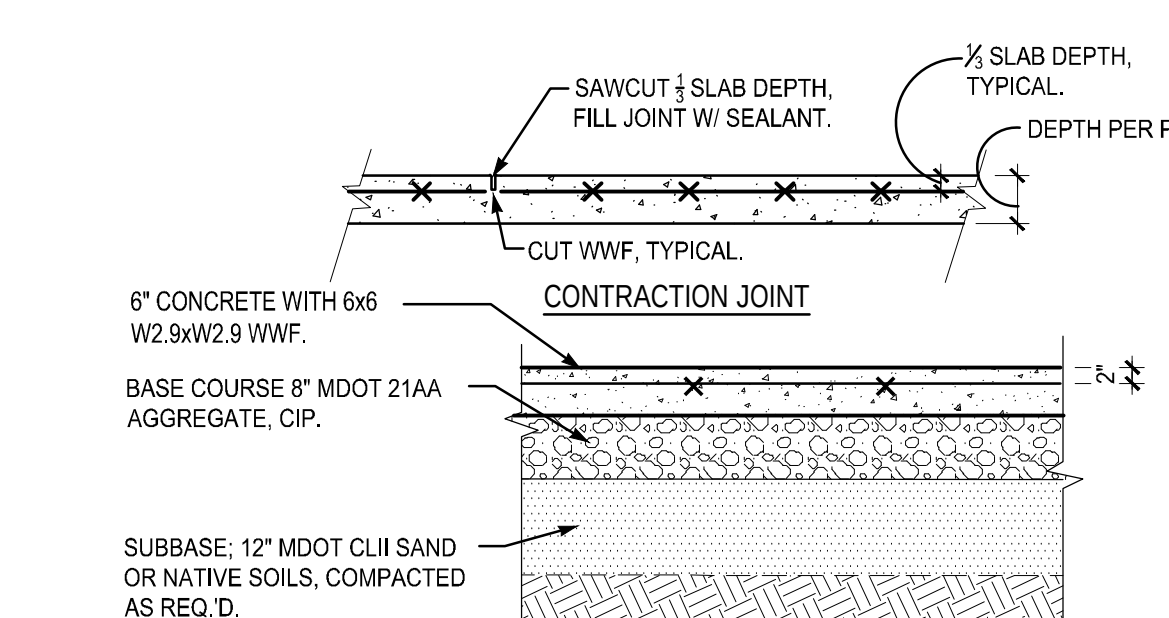
17 ADA SIDEWALK RAMP
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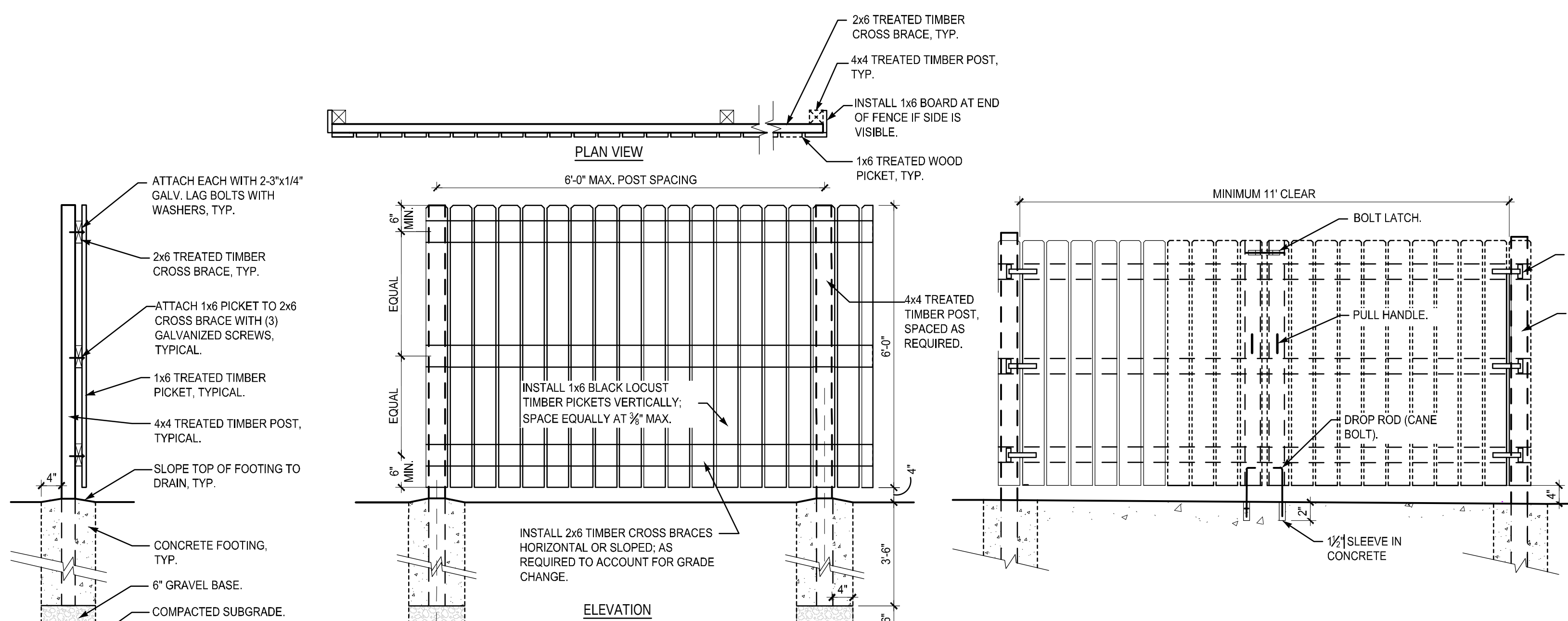
13 CURB
C600 3/4"=1'-0"



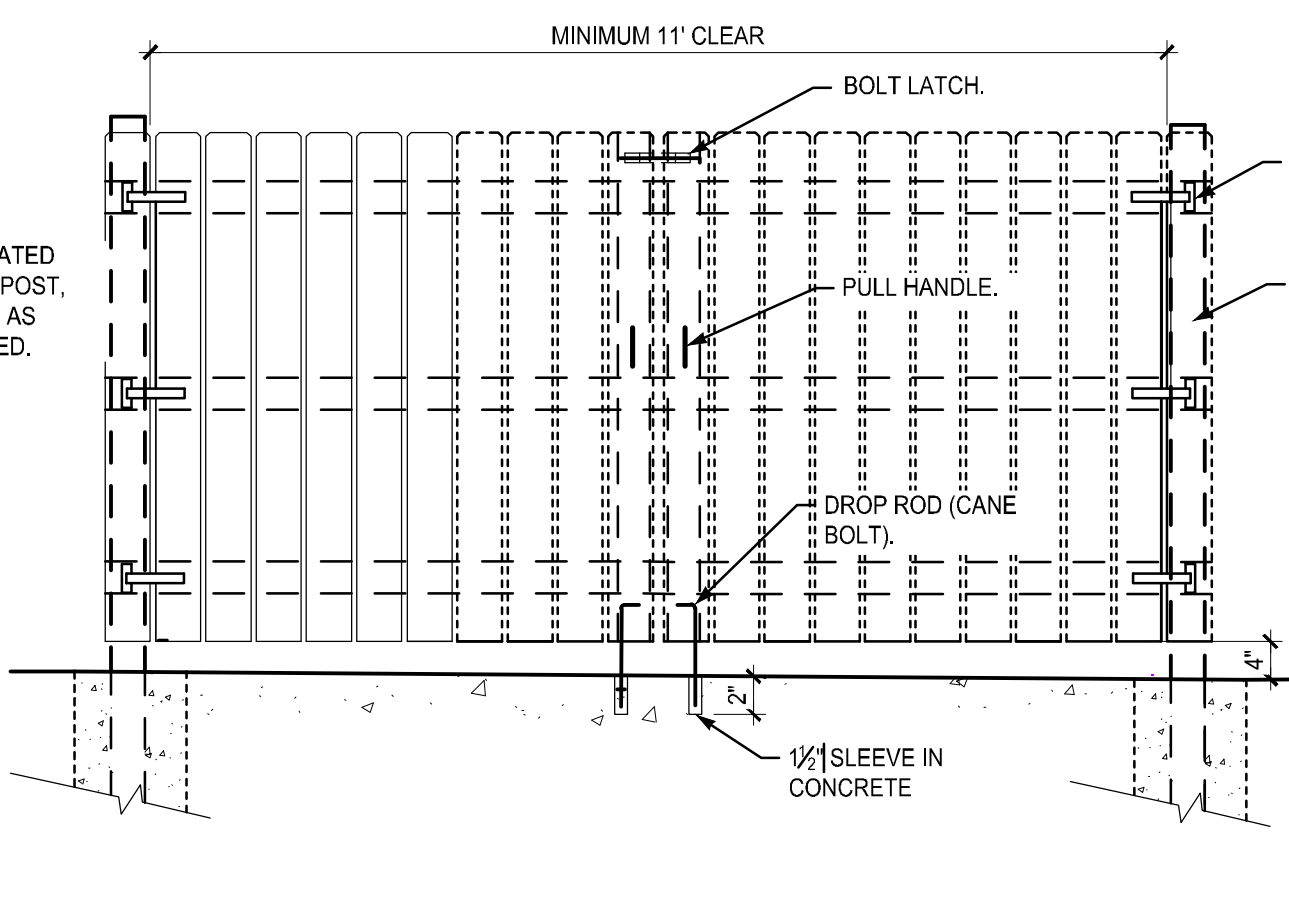
8 UTILITY TRENCH
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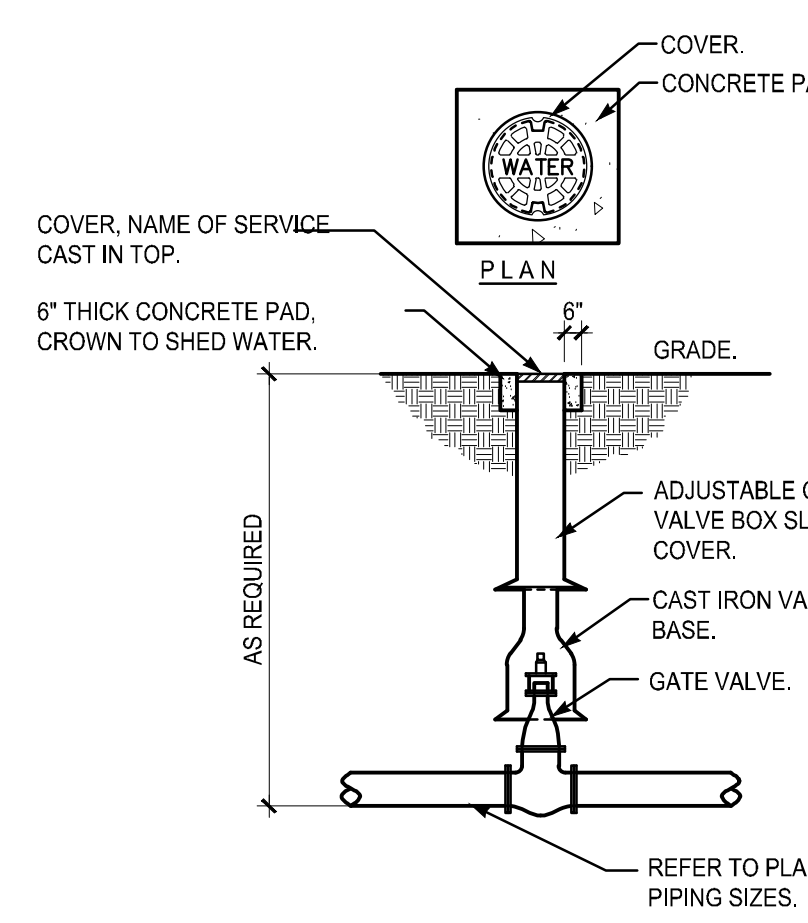
4 HEAVY DUTY CONCRETE
C600 1/2"=1'-0"



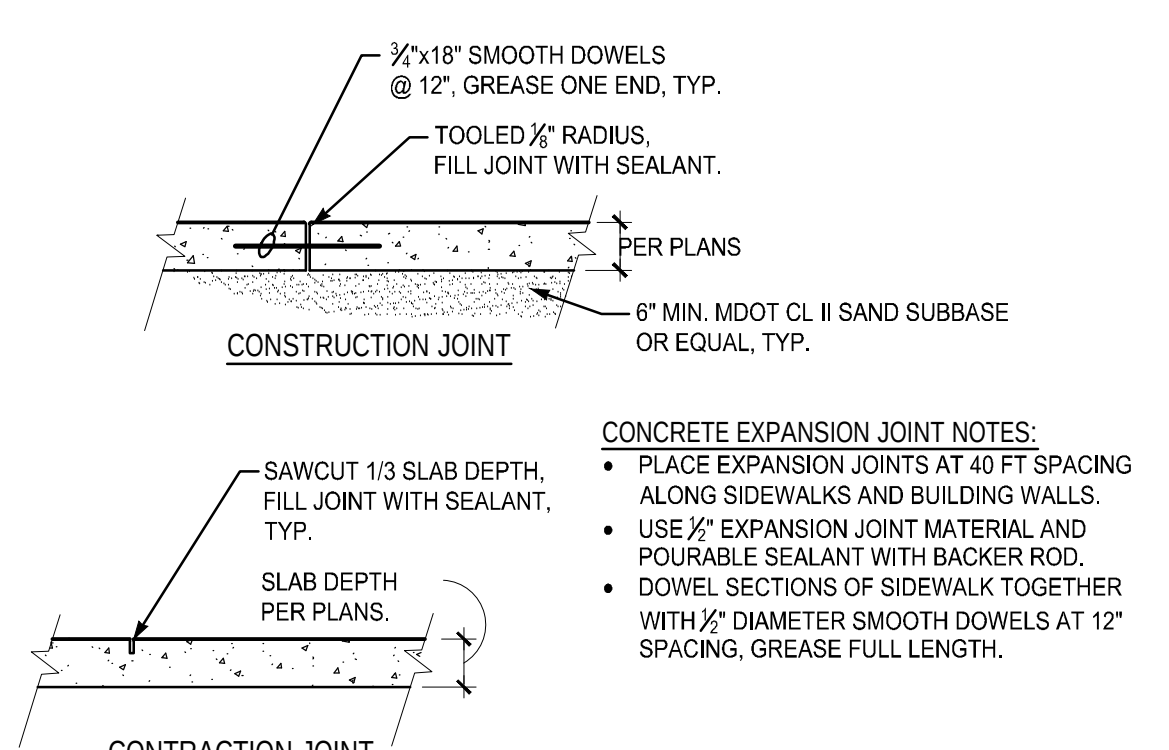
18 WOOD SCREEN FENCE
C600 1/2"=1'-0"



19 GATE ELEVATION
C600 1/2"=1'-0"



9 VALVE BOX
C600 NOT TO SCALE



5 CONCRETE JOINTS
C600 1/2"=1'-0"



Renovations for:
El Concilio Pre-school
and Community Center
2501 Millcork Street
Kalamazoo, Michigan

PROJECT:

ISSUED FOR BIDDING
LOWER LEVEL PLAN

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QA/QC REVIEW:

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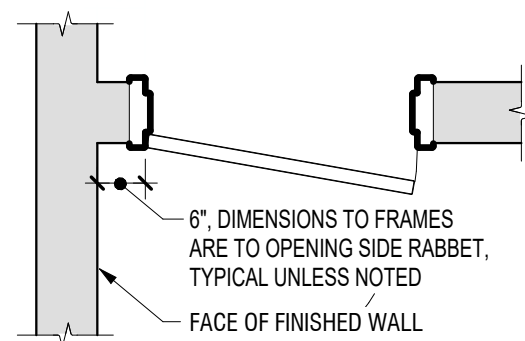
ARCHITECTURAL GENERAL NOTES:

- DRAWINGS ESTABLISH THE DESIGN INTENT OF WORK TO BE PERFORMED. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST INDUSTRY STANDARDS. ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL TRADES SHALL CAREFULLY COORDINATE WORK OF ALL OTHER TRADES. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND THE OWNER PRIOR TO FABRICATION OR INSTALLATION.
- CONTRACTORS SHALL BE RESPONSIBLE FOR CHECKING DOCUMENTS FOR COORDINATION BETWEEN ALL DISCIPLINES INCLUDING BUT NOT RESTRICTED TO ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS AND FOR VERIFYING THEM WITH THE CONTRACT DOCUMENTS. ANY DISCREPANCY IN THE CONTRACT DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE NOTICE OF THE ARCHITECT PRIOR TO ANY FABRICATION OR CONSTRUCTION.
- COORDINATE SIZE AND LOCATION OF ALL EQUIPMENT SUPPORTS INCLUDING BUT NOT RESTRICTED TO CONCRETE HOUSEKEEPING PADS WITH APPROPRIATE EQUIPMENT MANUFACTURER.
- COORDINATE SIZE AND LOCATION OF ALL ACCESS PANELS WITH TRADE REQUIRING THE SAME. ACCESS PANELS ARE SPECIFIED ARCHITECTURALLY BUT ARE REQUIRED TO BE PROVIDED BY EACH TRADE. ALL LOCATIONS MUST BE COORDINATED AND APPROVED BY THE ARCHITECT'S FIELD REPRESENTATIVE.
- VERIFY QUANTITY, SIZE, AND LOCATION OF ALL FLOOR, ROOF, AND WALL OPENINGS FOR ALL DISCIPLINES INCLUDING BUT NOT RESTRICTED TO MECHANICAL AND ELECTRICAL WORK WITH THE APPROPRIATE TRADE. PROVIDE ALL OPENINGS SHOWN OR REQUIRED FOR THE COMPLETION OF THE WORK. PROVIDE ALL UNITS REQUIRED FOR THESE OPENINGS PER SPECIFICATIONS.
- 45° DOOR SWINGS INDICATES DOOR AS EXISTING. ALL 90° TO 180° DOOR SWINGS REPRESENT NEW DOORS/FRAMES AS INDICATED IN SCHEDULES.
- REFER TO "TYPICAL FIXTURES AND ACCESSORIES SCHEDULE".

DIMENSION PLAN NOTES:

- DIMENSIONS FOLLOWED BY ± SHOULD BE REVIEWED AND ALL NECESSARY ADJUSTMENTS MADE PRIOR TO FABRICATION AND/OR INSTALLATION OF AFFECTED WORK. NOTIFY AND RESOLVE DISCREPANCIES WITH ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- DIMENSIONS TO NEW FRAMED WALLS ARE TO FRAMING UNLESS NOTED. DIMENSIONS TO EXISTING FRAMED WALLS ARE TO FINISHED FACE.
- DIMENSIONS TO RESTROOM PRIVACY PARTITIONS ARE TO FINISHED FACES OF WALLS AND PARTITIONS.

TYPICAL INTERIOR DOOR LOCATION

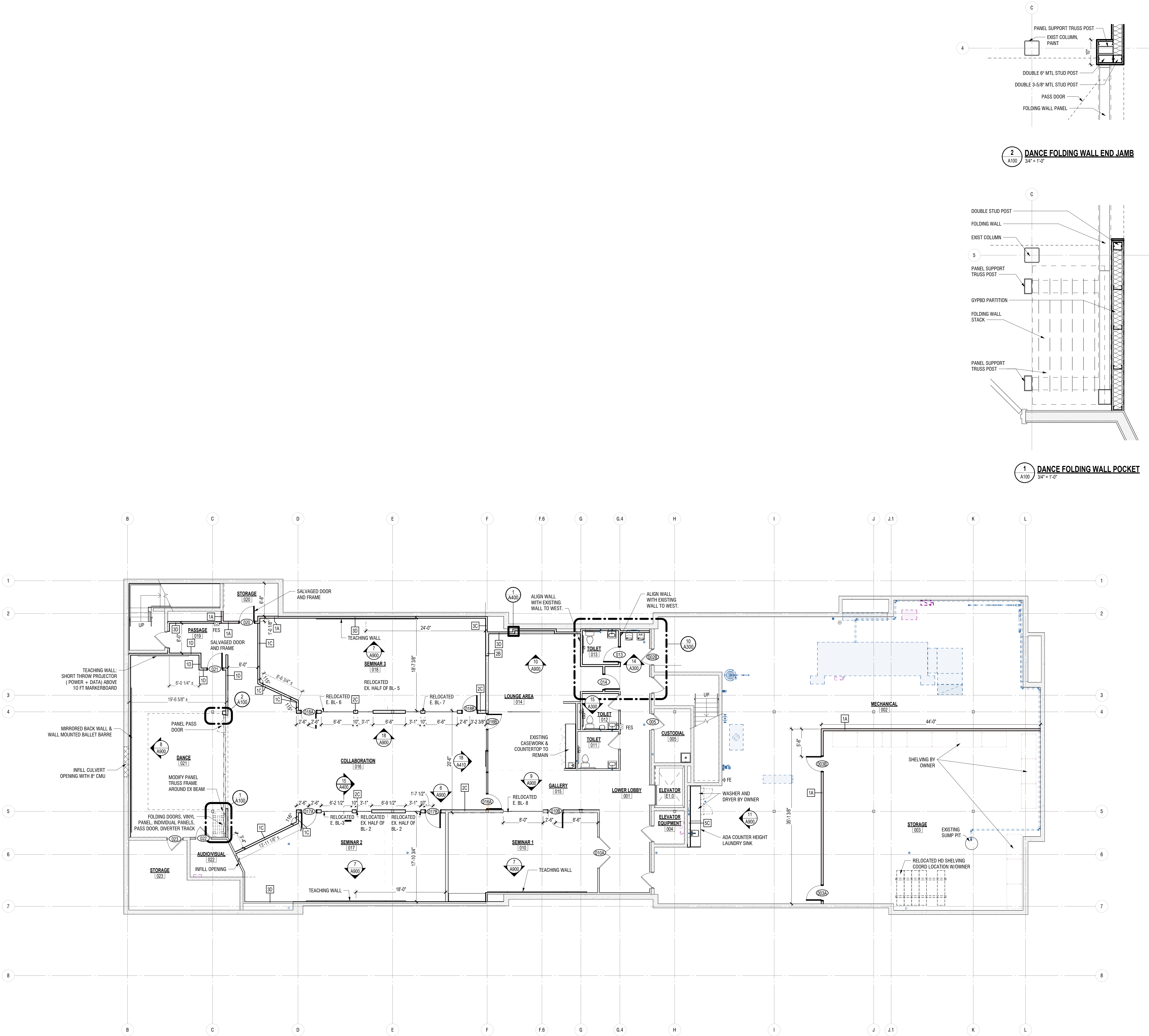


FIRE EXTINGUISHERS

FE FC-1	FIRE EXTINGUISHER: SURFACE MOUNTED A,B,C CLASSIFICATIONS
FES FC-2	FIRE EXTINGUISHER: IN SEMI-RECESSED CABINET, A,B,C CLASSIFICATIONS

WALL TYPE LEGEND

GRAPHIC	DESCRIPTION
	EXISTING WALL
	1 HOUR FIRE BARRIER • METAL FRAMING WITH 3625125-33 VERTICAL STUDS AT 16" ON CENTER. • 5/8" 1C GYPSUM BOARD BOTH SIDES, CONTINUOUS FROM FLOOR TO BOTTOM OF ROOF OR FLOOR ABOVE. • SEAL ALL PENETRATIONS WITH FIRE STOP SEALANT AS REQUIRED TO MAINTAIN FIRE RATING, CONTINUOUS TO BOTTOM OF ROOF OR FLOOR ABOVE.
	• METAL FRAMING WITH 3625125-33 VERTICAL STUDS AT 16" ON CENTER. • R-13 MIN. BATT INSULATION. • 5/8" GYPSUM BOARD BOTH SIDES. • TOP OF GYPSUM 4" MIN. ABOVE CEILING.
	• METAL FRAMING WITH 3625125-33 VERTICAL STUDS AT 16" ON CENTER. • 5/8" GYPSUM BOARD BOTH SIDES. • TOP OF GYPSUM 4" MIN. ABOVE CEILING.
	• METAL FRAMING WITH 3625125-33 VERTICAL STUDS AT 16" ON CENTER. • 5/8" GYPSUM BOARD BOTH SIDES. • TOP OF GYPSUM 4" MIN. ABOVE CEILING.
	• METAL FRAMING WITH 3625125-33 VERTICAL STUDS AT 16" ON CENTER. • 5/8" GYPSUM BOARD BOTH SIDES. • TOP OF GYPSUM 4" MIN. ABOVE CEILING.
	• METAL FRAMING WITH 3625125-33 VERTICAL STUDS AT 16" ON CENTER. • 5/8" GYPSUM BOARD BOTH SIDES. • TOP OF GYPSUM 4" MIN. ABOVE CEILING.
	• METAL FRAMING WITH 3625125-33 VERTICAL STUDS AT 16" ON CENTER. • 5/8" GYPSUM BOARD BOTH SIDES. • TOP OF GYPSUM 4" MIN. ABOVE CEILING.
	• METAL FRAMING WITH 3625125-33 VERTICAL STUDS AT 16" ON CENTER. • R-13 MIN. BATT INSULATION. • 5/8" GYPSUM BOARD ONE SIDE. • TOP OF GYPSUM 4" MIN. ABOVE CEILING.
	• METAL FRAMING WITH 3625125-33 VERTICAL STUDS AT 16" ON CENTER. • 5/8" GYPSUM BOARD ONE SIDE. • TOP OF GYPSUM 4" MIN. ABOVE CEILING.
	• METAL FRAMING WITH 3625125-33 VERTICAL STUDS AT 16" ON CENTER. • 5/8" GYPSUM BOARD ONE SIDE. • TOP OF GYPSUM 4" MIN. ABOVE CEILING.
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	• METAL FRAMING WITH 3625125-33 VERTICAL STUDS AT 16" ON CENTER. • 5/8" GYPSUM BOARD ONE SIDE. • TOP OF GYPSUM 4" MIN. ABOVE CEILING.



LOWER LEVEL PLAN
1/8" = 1'-0"

NO.	REVISION DESCRIPTION	BY	DATE
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Renovations for:
**El Concilio Pre-school
and Community Center**
2501 Millcork Street
Kalamazoo, Michigan

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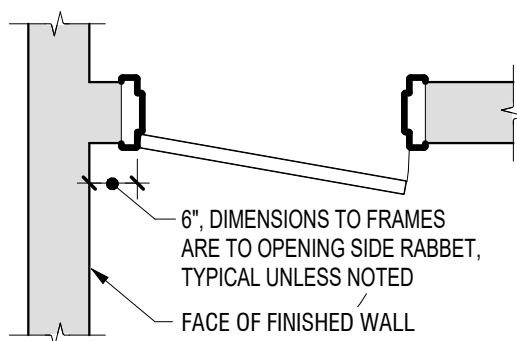
ARCHITECTURAL GENERAL NOTES:

- DRAWINGS ESTABLISH THE DESIGN INTENT OF WORK TO BE PERFORMED. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST INDUSTRY STANDARDS. ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. ALL TRADES SHALL CAREFULLY COORDINATE WORK OF ALL OTHER TRADES. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND THE OWNER PRIOR TO FABRICATION OR INSTALLATION.
- CONTRACTORS SHALL BE RESPONSIBLE FOR CHECKING DOCUMENTS FOR COORDINATION BETWEEN ALL DISCIPLINES INCLUDING BUT NOT RESTRICTED TO ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS AND FOR VERIFYING THEM WITH THE CONTRACT DOCUMENTS. ANY DISCREPANCY IN THE CONTRACT DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE NOTICE OF THE ARCHITECT PRIOR TO ANY FABRICATION OR CONSTRUCTION.
- COORDINATE SIZE AND LOCATION OF ALL EQUIPMENT SUPPORTS INCLUDING BUT NOT RESTRICTED TO CONCRETE HOUSEKEEPING PADS WITH APPROPRIATE EQUIPMENT MANUFACTURER.
- COORDINATE SIZE AND LOCATION OF ALL ACCESS PANELS WITH TRADE REQUIRING THE SAME. ACCESS PANELS ARE SPECIFIED ARCHITECTURALLY BUT ARE REQUIRED TO BE PROVIDED BY EACH TRADE. ALL LOCATIONS MUST BE COORDINATED AND APPROVED BY THE ARCHITECTS FIELD REPRESENTATIVE.
- VERIFY QUANTITY, SIZE, AND LOCATION OF ALL FLOOR, ROOF, AND WALL OPENINGS FOR ALL DISCIPLINES INCLUDING BUT NOT RESTRICTED TO MECHANICAL AND ELECTRICAL WORK WITH THE APPROPRIATE TRADE. PROVIDE ALL OPENINGS SHOWN OR REQUIRED FOR THE COMPLETION OF THE WORK. PROVIDE ALL UNITS REQUIRED FOR THESE OPENINGS PER SPECIFICATIONS.
- 45° DOOR SWINGS INDICATES DOOR AS EXISTING. ALL 90° TO 180° DOOR SWINGS REPRESENT NEW DOORS/FRAMES AS INDICATED IN SCHEDULES.
- REFER TO "TYPICAL FIXTURES AND ACCESSORIES SCHEDULE".

DIMENSION PLAN NOTES:

- DIMENSIONS FOLLOWED BY ± SHOULD BE REVIEWED AND ALL NECESSARY ADJUSTMENTS MADE PRIOR TO FABRICATION AND/OR INSTALLATION OF AFFECTED WORK. NOTIFY AND RESOLVE DISCREPANCIES WITH ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- DIMENSIONS TO NEW FRAMED WALLS ARE TO FRAMING UNLESS NOTED. DIMENSIONS TO EXISTING FRAMED WALLS ARE TO FINISHED FACE.
- DIMENSIONS TO RESTROOM PRIVACY PARTITIONS ARE TO FINISHED FACES OF WALLS AND PARTITIONS.

TYPICAL INTERIOR DOOR LOCATION

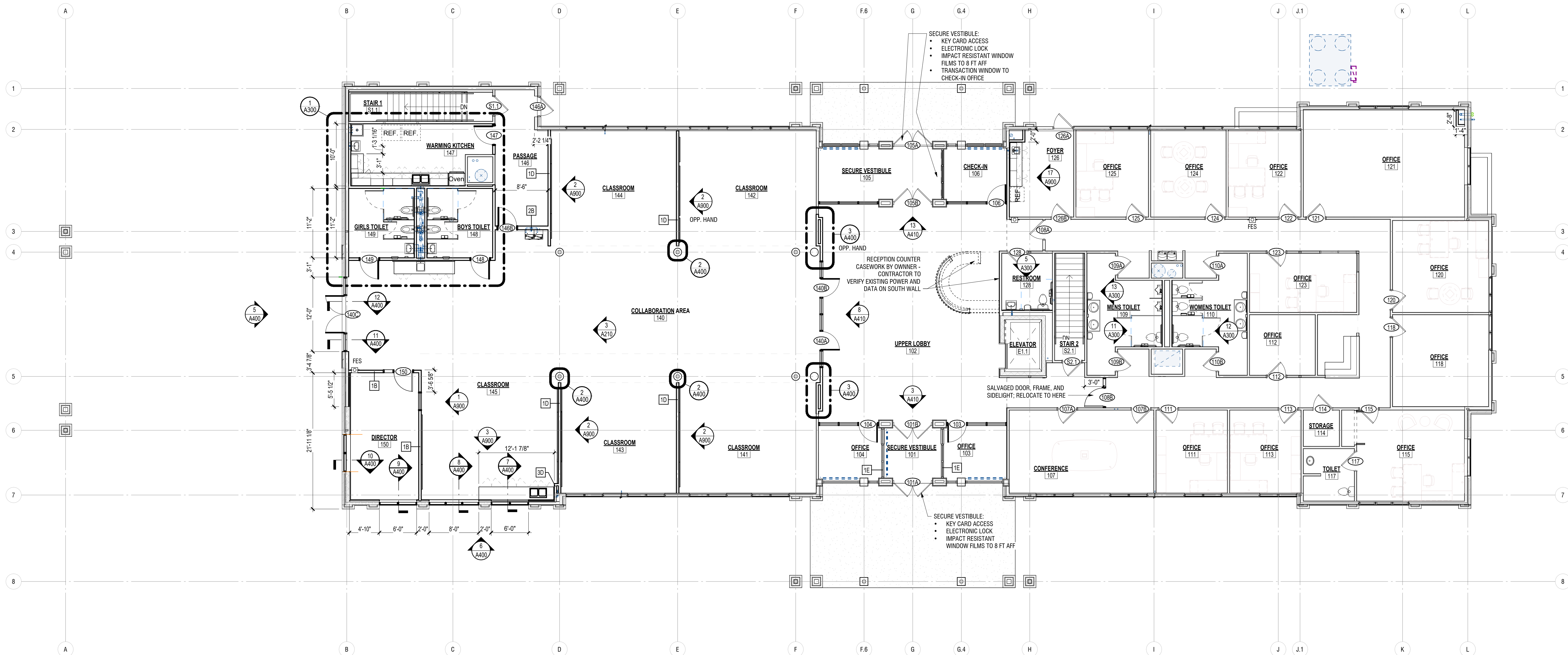


FIRE EXTINGUISHERS

FE FC-1	FIRE EXTINGUISHER: SURFACE MOUNTED A,B,C CLASSIFICATIONS
FES FES-1	FIRE EXTINGUISHER: IN SEMI-RECESSED CABINET, A,B,C CLASSIFICATIONS

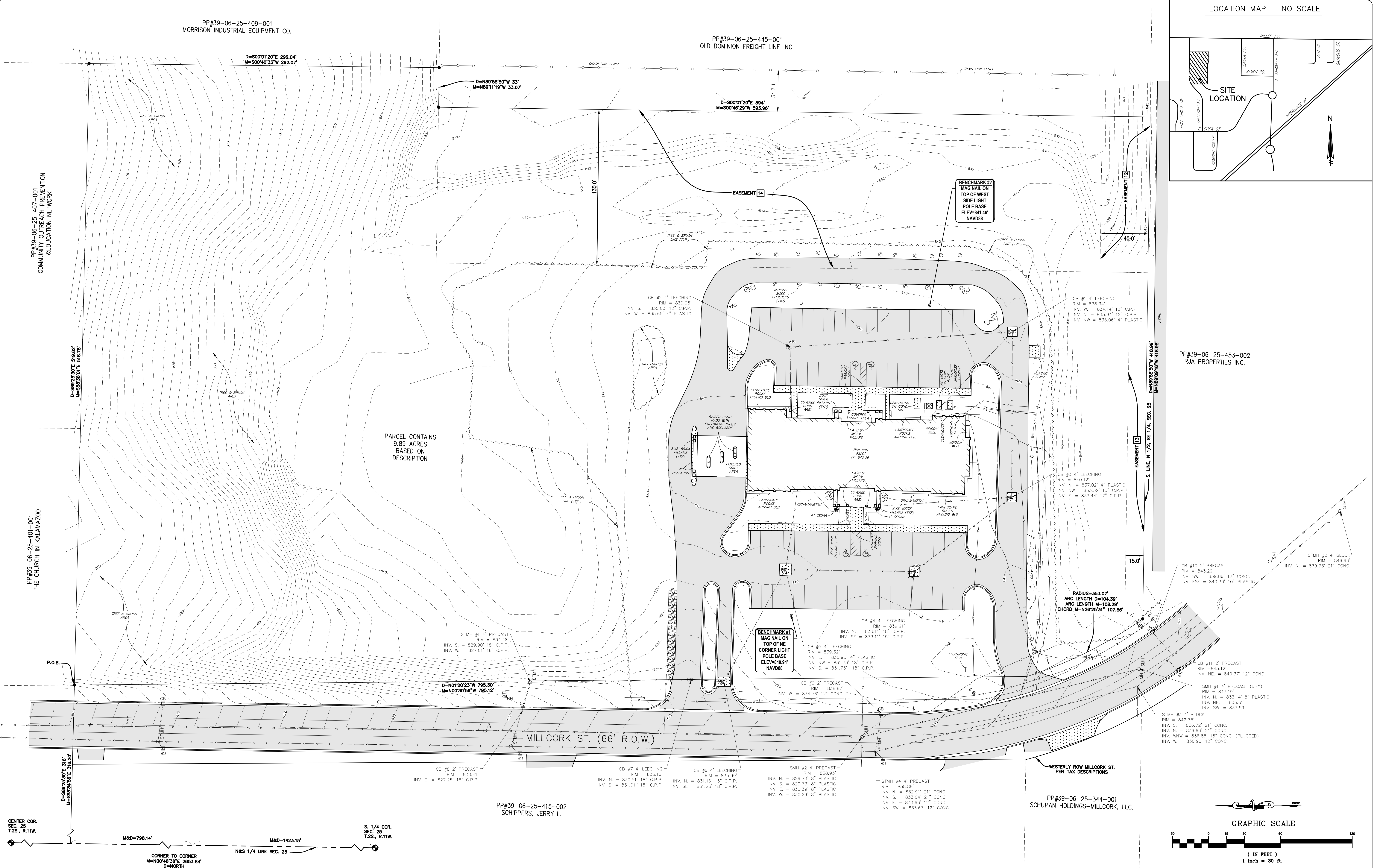
WALL TYPE LEGEND

GRAPHIC	DESCRIPTION
	EXISTING WALL
	1 HOUR FIRE BARRIER • METAL FRAMING WITH 3625125-33 VERTICAL STUDS AT 16" ON CENTER. • 5/8" 1/2" GYPSUM BOARD BOTH SIDES, CONTINUOUS FROM FLOOR TO BOTTOM OF ROOF OR FLOOR ABOVE. • SEAL ALL PENETRATIONS WITH FIRE STOP SEALANT AS REQUIRED TO MAINTAIN FIRE RATING, CONTINUOUS TO BOTTOM OF ROOF OR FLOOR ABOVE.
	• METAL FRAMING WITH 3625125-33 VERTICAL STUDS AT 16" ON CENTER. • R-13 MIN. BATT INSULATION. • 5/8" GYPSUM BOARD BOTH SIDES. • TOP OF GYPSUM 4" MIN. ABOVE CEILING.
	• METAL FRAMING WITH 3625125-33 VERTICAL STUDS AT 16" ON CENTER. • 5/8" GYPSUM BOARD BOTH SIDES. • TOP OF GYPSUM 4" MIN. ABOVE CEILING.
	• METAL FRAMING WITH 3625125-33 VERTICAL STUDS AT 16" ON CENTER. • 5/8" GYPSUM BOARD BOTH SIDES. • TOP OF GYPSUM 4" MIN. ABOVE CEILING.
	• METAL FRAMING WITH 3625125-33 VERTICAL STUDS AT 16" ON CENTER. • 5/8" GYPSUM BOARD BOTH SIDES. • REFER TO FLOOR PLANS FOR WALL HEIGHT.
	• METAL FRAMING WITH 3625125-33 VERTICAL STUDS AT 16" ON CENTER. • R-13 MIN. BATT INSULATION. • 5/8" GYPSUM BOARD BOTH SIDES. • TOP OF GYPSUM 4" MIN. ABOVE CEILING.
	• METAL FRAMING WITH 3625125-33 VERTICAL STUDS AT 16" ON CENTER. • 5/8" GYPSUM BOARD BOTH SIDES. • TOP OF GYPSUM 4" MIN. ABOVE CEILING.
	• METAL FRAMING WITH 3625125-33 VERTICAL STUDS AT 16" ON CENTER. • R-13 MIN. BATT INSULATION. • 5/8" GYPSUM BOARD BOTH SIDES. • TOP OF GYPSUM 4" MIN. ABOVE CEILING.
	• METAL FRAMING WITH 3625125-33 VERTICAL STUDS AT 16" ON CENTER. • 5/8" GYPSUM BOARD ONE SIDE. • TOP OF GYPSUM 4" MIN. ABOVE CEILING.
	• METAL FRAMING WITH 3625125-33 VERTICAL STUDS AT 16" ON CENTER. • 5/8" GYPSUM BOARD ONE SIDE. • TOP OF GYPSUM 4" MIN. ABOVE CEILING.
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	• METAL FRAMING WITH 3625125-33 VERTICAL STUDS AT 16" ON CENTER. • 5/8" GYPSUM BOARD ONE SIDE. • TOP OF GYPSUM 4" MIN. ABOVE CEILING.



UPPER LEVEL PLAN
1/8" = 1'-0"

NO.	REVISION DESCRIPTION	BY	DATE
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abonmarche.com

Engineering - Architecture - Land Surveying

**EL CONCILO OFFICES
PRE-SCHOOL AND COMMUNITY CENTER
EXPANSION & RENOVATION**

PROJECT:

SHEET TITLE:

MODELED BY:
DR

DESIGNED BY:

PM REVIEW:

QA/QC REVIEW:
BF, TV

DATE:
9/8/2023

SEAL:

Unless Noted Otherwise

ACI JOB #
22-10-0234

SHEET NO.
1 OF 1

P.C.# 2024.04 - 2501 Millcork Street

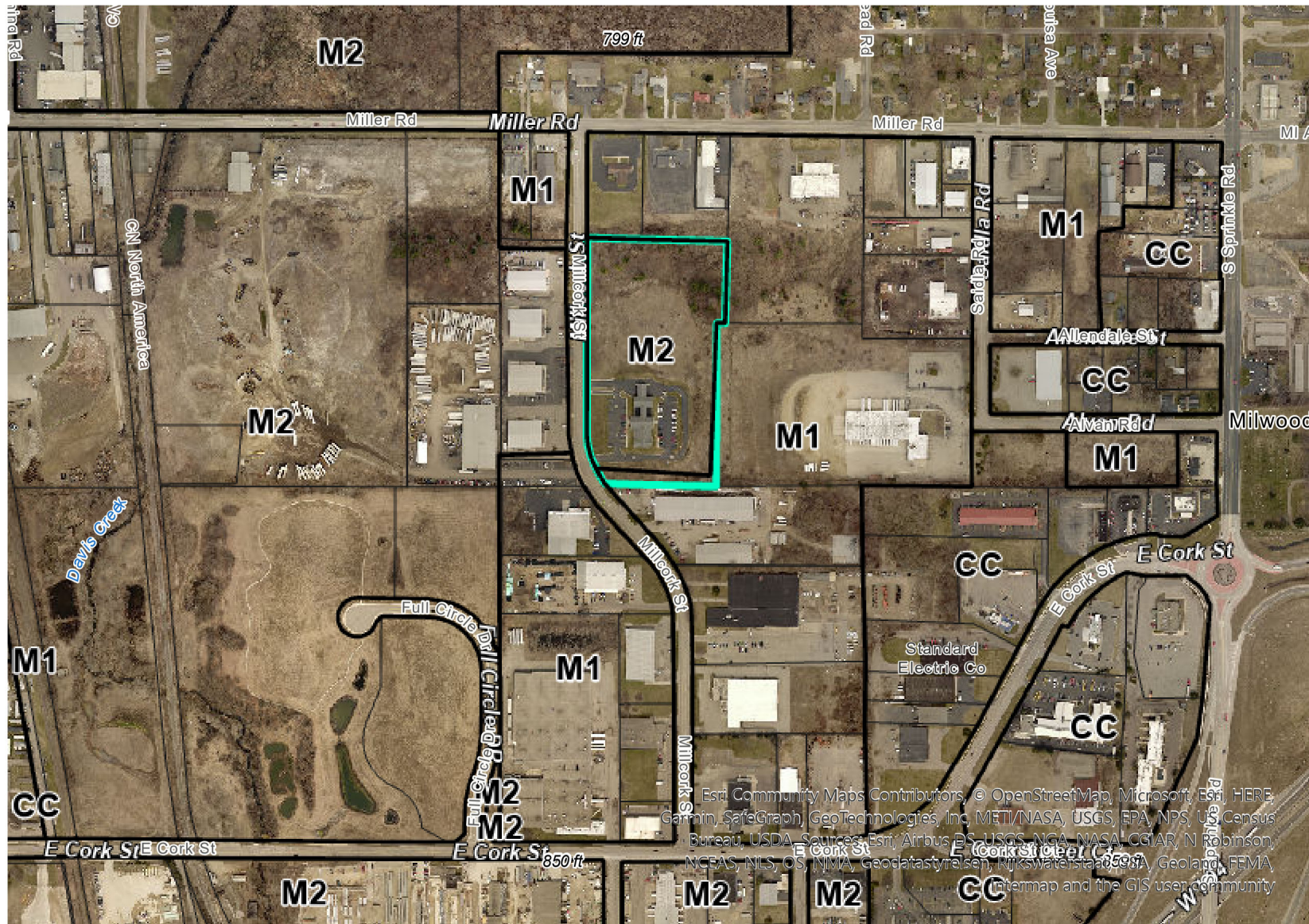
Special Use Permit for a Community Center

Aerial View

-  Zoning
-  Subject Property
-  Other Property

2018

-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3



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0 0.05 0.1 0.2 mi



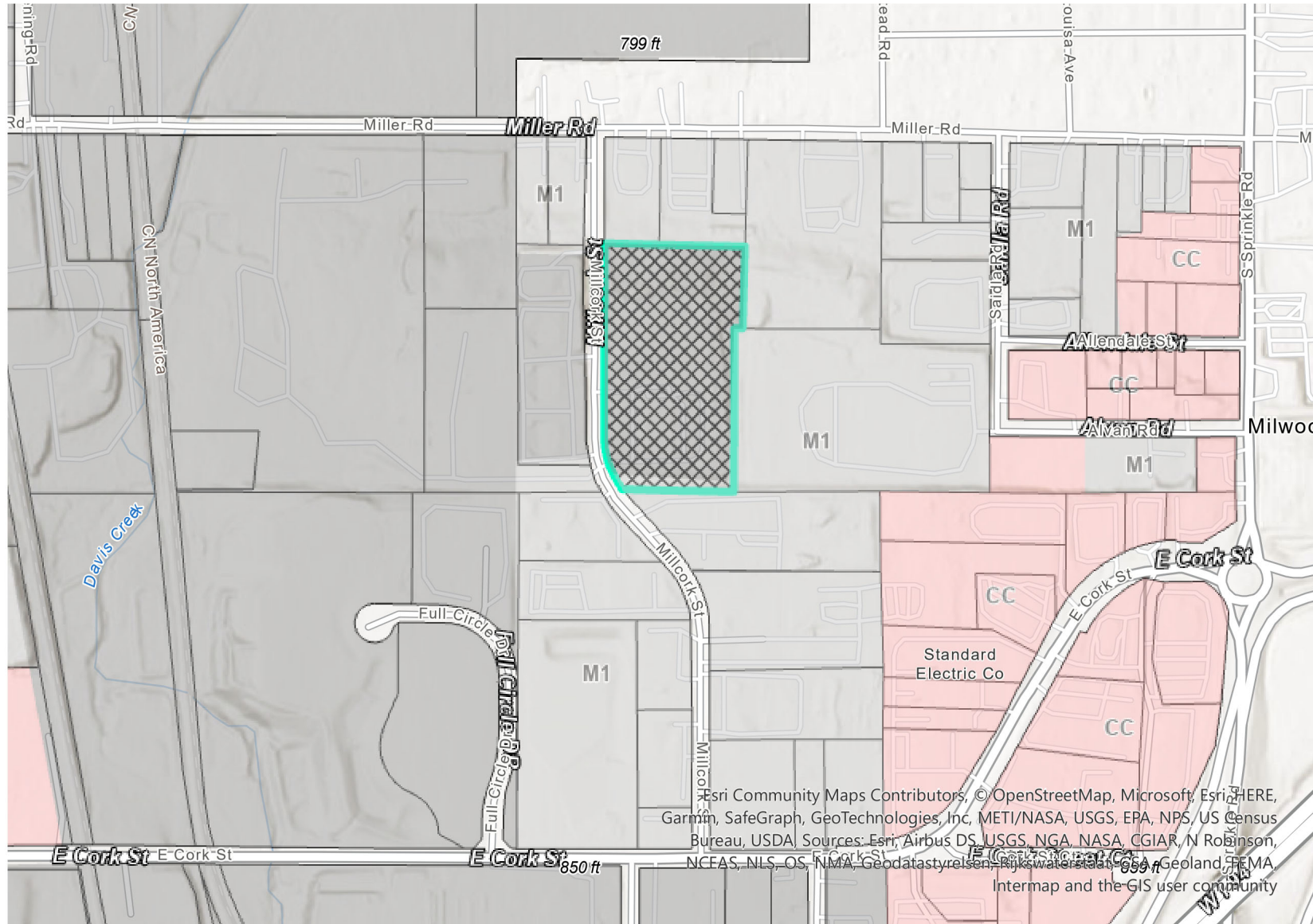
P.C. #2024.04 - 2501 Millcork Street

Special Use Permit for a Community Center

Current Zoning

Zoning

- CC
- M1
- M2
- Subject Property
- Subject Property
- Other Property



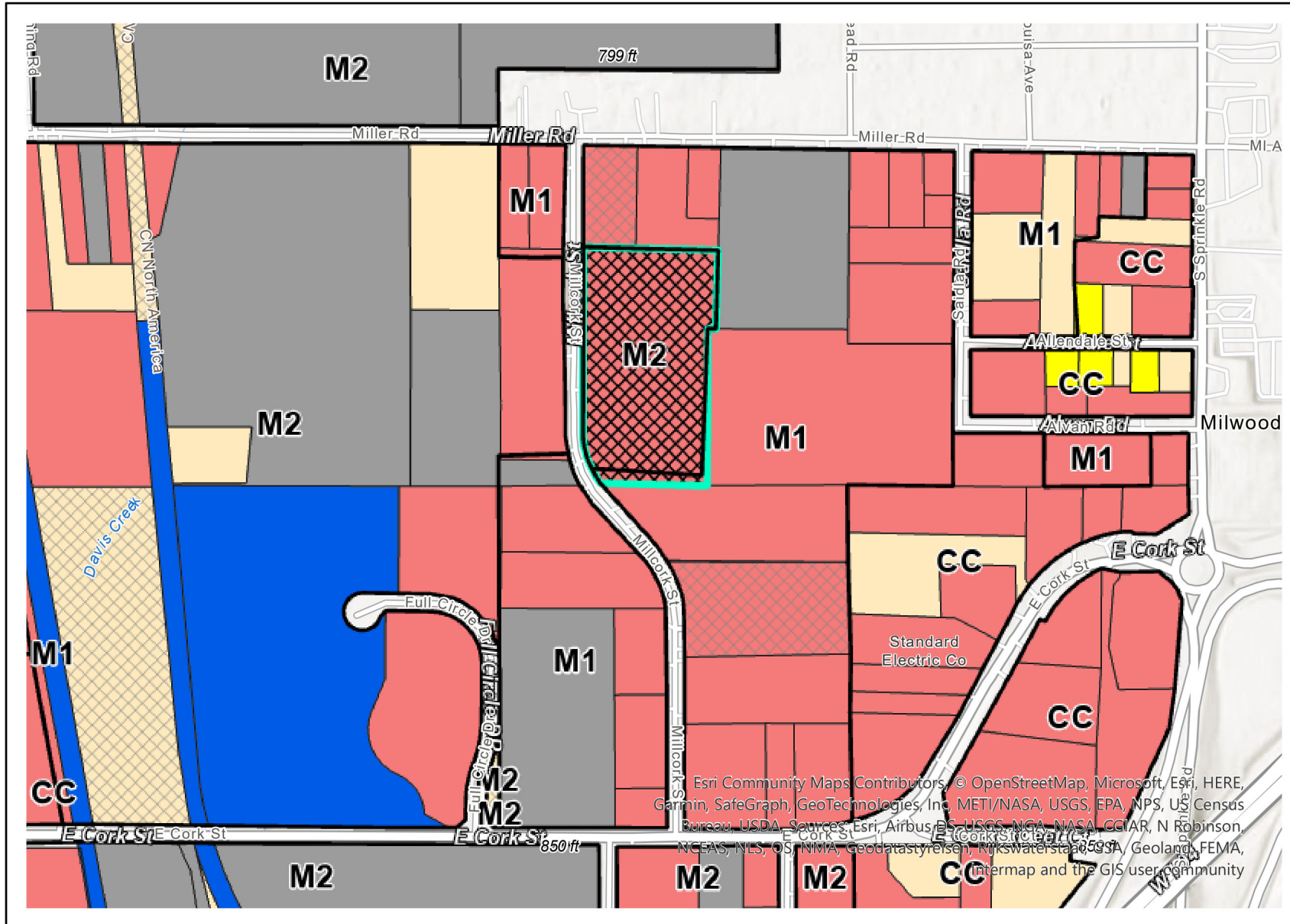
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0 0.05 0.1 0.2 mi



P.C.# 2024.04 - 2501 Millcork Street

Special Use Permit for a Community Center



Current Land Use

- Zoning
 - Subject Property
 - Subject Property
 - Other Property
 - Tax Exempt
- ### Property Class
- Commercial
 - Industrial
 - Residential
 - Vacant
 - Not Classified

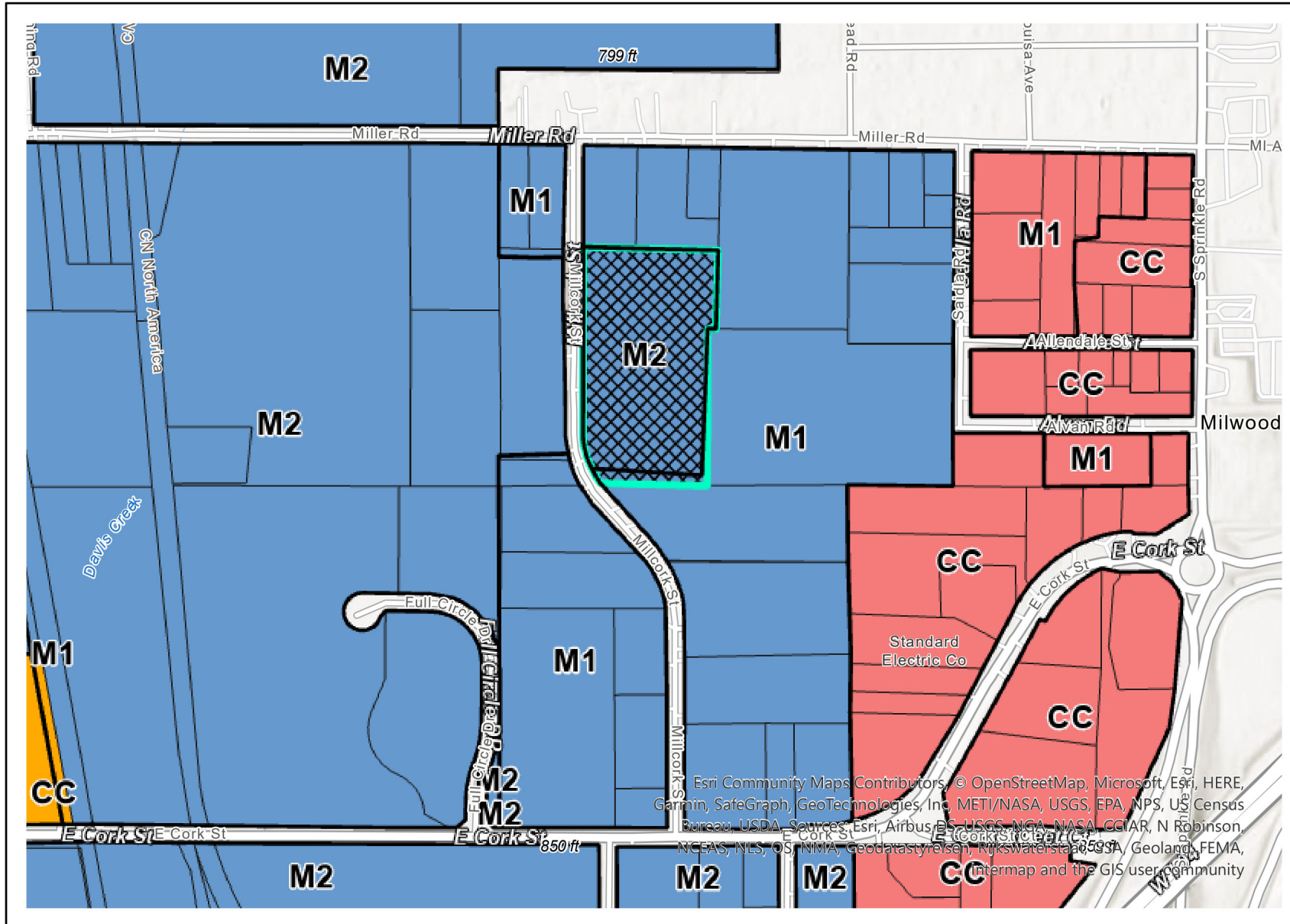
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0 0.05 0.1 0.2 mi



P.C.# 2024.04 - 2501 Millcork Street

Special Use Permit for a Community Center



Future Land Use

-  Zoning
-  Subject Property
-  Subject Property
-  Other Property

Future Land Use

-  Commercial
-  Industrial
-  R3-Residential

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0 0.05 0.1 0.2 mi



**CITY OF KALAMAZOO
SITE PLAN REVIEW PROJECT LIST**

Year 2023 Full Site Plan	Project Address	Project Description	Applicant	Property Owner	Pre-App. Received	Pre-App. Meeting	Pre-App. Approval Date	Date Site Plan Rec.	Fee	Committee Meet. Date	Design Review	Site Plan Review Status	Final Site Plan Approval Date	Final Inspect.	Process Issues
PSP23-001	2300 Glendenning Rd	Replace Modular Office Building	AR Engineering	T-M Asphalt	9/27/2022	10/5/2022	10/5/2022	12/21/2022	\$500	1/25/2023	NA	Site Plan Approved	5/3/2023		Lot line adjustment
PSP23-002	3921 Oakland Dr	Country Club Buildings and Golf Course	Hurley & Stewart	Oakland Finance Company	11/29/2022	12/14/2022	12/14/2022	1/3/2023	\$500	2/8/2023	NFP	Site Plan Approved	7/11/2023		
PSP23-003	1827 Reed Ave	New Trucking Warehouse & Distribution Building	Byce & Associates	Reed 1827, LLC	11/3/2022	11/16/2022	11/16/2022	1/11/2023	\$500	7/28/2023	NA	Project Under Review			Rail Spur Approval from RR
PSP23-004	5235 Portage Rd	Snow Equipment Storage Building	RS& H Michigan	Kalamazoo County Airport	11/29/2022	12/7/2022	12/7/2022	1/9/2023	\$500	2/15/2023	NA	Site Plan Approved	3/21/2023		
PSP23-005	3505 Emerald Dr	Cell Antenna Collocation	Cellco Partnership	T-Mobile Central	NA	NA	NA	1/26/2023	\$250	2/22/2023	NA	Site Plan Approved	2/28/2023		
PSP23-006	710 Collins	Cell Antenna Collocation	T-Mobile	T-Mobile Central	NA	NA	NA	1/19/2023	\$250	2/22/2023	NA	Site Plan Approved	3/3/2023		
PSP23-007	2101 Fulford	Building (Truck Bay) Addition	Hurley & Stewart	Flowserve US Inc	12/2/2022	12/14/2022	12/14/2022	1/25/2023	\$500	2/22/2023	NA	Site Plan Approved	6/9/2023		
PSP23-008	215 E Michigan Ave	Change of Use to Restaurant	Terry Patterson & Fritz Brown	215 EM Partners, LLC	12/12/2022	1/4/2023	1/4/2023	1/31/2023	\$500	3/1/2023	DDRC	Site Plan Approved	4/6/2023		
PSP23-009	900 Hatfield	Cell Antenna Collocation	AT&T Mobility	SBA Towers II, LLC	NA	NA	NA	2/6/2023	\$250	3/8/2023	NA	Site Plan Approved	3/14/2023		
PSP23-010	3651 E Cork St	Lease Co & New Wash Bldg	Enterprise Leasing Co. of Detroit	Clark Logistics Group XLI, LLC	2/7/2023	2/15/2023	2/15/2023	3/2/2023	\$500	3/29/2023	NA	Site Plan Approved	5/10/2023		
PSP23-011	5225 Portage Rd	New storage building and building addition	Hurley & Stewart	5225, LLC	8/8/2022	8/24/2022	8/24/2022	3/8/2022	\$500	3/29/2022	NA	Site Plan Approved	4/27/2023		
PSP23-012	3915 Stadium Dr	Paving Expansion	Hurley & Stewart	Car L Shine, LLC	3/6/2023	3/22/2023	3/22/2023	3/31/2023	\$250	4/26/2023	NFP	Site Plan Approved	7/6/2023		
PSP23-013	1400 Harrison St	Site work and equipment building for clarifier	Hurley & Stewart	Graphic Packaging City of Kalamazoo	2/22/2023	3/8/2023	3/8/2023	4/4/2023	\$500	5/17/2023	NFP	Site Plan Approved	9/8/2023		
PSP23-014	2634 MT. Olivet Rd	Cell Antenna Collocation	Verizon Wireless	City of Kalamazoo	NA	NA	NA	5/10/2023	\$250	6/7/2023	NA	Site Plan Approved	7/6/2023		
PSP23-015	2536 S Sprinkle Road	Change of Use - Gas Station to Cannabis Retailer	2536 S Sprinkle Road LLC	C&H LLC	1/17/2023	1/20/2023	NA	6/12/2023	\$250.00	7/12/2023	NA	Project Under Review			
PSP23-016	209 E Stockbridge Ave	Mixed-use Development	LIFT Foundation	Kalamazoo County Housing Choices	3/22/2023	4/26/2023	4/28/2023	6/22/2023	\$610.00	7/12/2023	NFP	Project Under Review			Applying for LIHTC from State
PSP23-017	128 E Frank St	Site work and residential building additions	Byce & Associates	Mt Zion Baptist Church	6/15/2022	7/28/2022	7/28/2022	6/29/2023	\$500.00	7/26/2023	NA	Project Under Review			
PSP23-018	112/120 E Cork Street	Change of Use - Parking Lot for Kzoo Vet Hospital	Bosch Architecture	Moiles Properties LLC	6/30/2023	7/12/2023	7/14/2023	8/17/2023	\$610.00	9/13/2023	NFP	Project Under Review			
PSP23-019	918 Jasper Street	Site work and accessory building addition	Hurley & Stewart	Senior Services Inc.	2/9/2023	3/22/2023	3/24/2023	7/28/2023	\$500.00	8/23/2023	HDC	Project Under Review			
PSP23-020	2045 E Michigan Ave	Site work and new iron and PFAs water treatment plant.	Wightman	City of Kalamazoo	6/16/2023	6/28/2023	6/30/2023	8/11/2023	\$500.00	9/6/2023	NFP	Project Under Review			
PSP23-021	501 N Westnedge	Site work and Change of Use from an Auto Service Garage to Office Space (EPG Security)	James Pitts	City of Kalamazoo Brownfield	5/26/2023	6/7/2023	6/9/2023	9/27/2023	\$500.00	10/25/2023	NA	Project Under Review			
PSP23-022	1912 Whites Road	Site work and accessory building addition	Steve Hassevoort	--	4/5/2023	4/19/2023	4/21/2023	9/19/2023	\$500.00	11/15/2023	NA	Project Under Review			Delay in scheduling due to confidentially request / revision submitted to remain confidential.
PSP23-023	1801 Factory Street	Change of Use to Cannabis Packaging Facility	Tyler Bourdo (Mitten State Engineering)	Jacob Ownbey	10/20/2023	11/1/2023	11/3/2023	11/20/2023	\$500.00	12/20/2023	NA	Project Under Review			
							Total		\$10,220						