

Agenda

Natural Features Protection

Review Board



City of Kalamazoo

Tuesday, October 22, 2024

4:00 PM

City Commission Chambers at City Hall - 241 W. South Street

A. CALL TO ORDER/ROLL CALL

1. (Action: Motion to Excuse Absent Board Members)

B. ADOPTION OF AGENDA

(Action: Motion to approve the agenda)

1. (Action: Motion to adopt agenda as presented)

C. APPROVAL OF MINUTES

1. Approval of the minutes from the Natural Features Protection Review Board meeting on July 23rd, 2024

D. PUBLIC COMMENTS

E. BOARD MEMBER COMMENTS

F. NEW BUSINESS

1. Discussion of NFP Site Plan for the Friendship Village Campus Repositioning IL & Skilled Additions project located at 1400 and 1402 N. Drake Road
2. Imagine Kalamazoo 2035 Meeting on the Go Presentation to the NFP Board

G. UNFINISHED BUSINESS

H. STAFF REPORTS AND UPDATES

I. COMMUNICATIONS AND ANNOUNCEMENTS

1. Imagine Kalamazoo 2035 - Imagine Kalamazoo Reads Event
2. Michigan Avenue Two-Way Design Engagement - Streets for All

J. ADJOURNMENT



Minutes
Natural Features Protection Review Board
June 23, 2024
Regular Meeting

Held at City Hall, Commission Chambers

4:00 p.m.

- A. Call to Order: Director Martin called the meeting to order at 4:00 p.m.

Members absent: Director Hollander, Director Fredrickson, Director Glasser

Motion to excuse absent members by Director Fuller, supported by Director Bassett, motion passed unanimously.

- B. Adoption of Agenda

Motion to adopt the agenda made by Director Lettow, supported by Director Fuller, motion passed unanimously.

- C. Approval of the Meeting Minutes

Motion to approve the minutes from the May 28, 2024, NFP Review Board Meeting made by Director Basset, supported by Director Fuller, passed unanimously.

- D. General Citizen Comments

There were no general citizen comments, either in person or by phone.

- E. Board Comments

Director Lettow comments for item one in new business he will be abstaining from voting as he will be presenting.

No additional comments

- F. New Business

1. **Approval of a recommendation to the Zoning Board of Appeals to grant relief from the NFP Slope Preservation Standard and Slope Setback Standard for the Bow in the Clouds Trail project at 3401 Nazareth Road.**



Mr. Bergstrom gives brief overview of the case being presented. This project was brought to the board during the May meeting. The applicants are looking for approval to proceed with Site Plan approval.

Director Lettow is presenting on behalf of Southwest Michigan Land Conservancy. They are requesting a variance for slope and slope setbacks for development of an access easement for Public Services to gain access to service the sewer network that runs through the property. The site is in a woodland protected area. The property is in the Township and in the City. The property has around 36 acres of woodland. Director Lettow references the tree count of 275 trees' representing 17 species. The natural ground cover is represented with a photo to show what the woodland looks like on the property. They are looking at only removing a handful of tree's ranging from 2 or 3 to possibly a dozen. Director Lettow does show a detailed inventory of the different species on the property.

1. Director Bassett asks about the tree's being removed and what species they are.
2. Director Lettow states it would be a small black oak due to jogging the trail to not affect the wetland and are trying to avoid species of larger sizes. They will work with the contractor but will be able to thread through gaps and is mostly using the existing trails.
3. Mr. Bergstrom does want to clarify that the woodland standard and protected tree standard can be applied simultaneously on this site.

Public Comments:

There was no phone-in, or in-person comments related to this action item.

Director Fuller motioned to approve the NFP Site Plan for the 3401 Nazareth Road project conditioned upon approval by the Site Plan Review Committee, supported by Director Bassett. Director Lettow abstained from discussion or action related to this item. The vote was taken by roll call and passed unanimously.

2. Approval for the NFP Site Plan for the 3625 W Michigan project conditioned upon approval by the Site Plan Review Committee and adherence to the NFP Variance conditions.

Mr. Bergstrom give brief description of the project happening on W Michigan Ave located in the Knollwood neighborhood. The project is a redevelopment of a site to add multi-family housing. Two variances have already been approved by the committee. They are now looking for approval from NFP to move forward with Site Plan.

Jason with AR Engineering is presenting regarding the project at 3625 W Michigan regarding the slope on the project and add buffering with additional trees. They will be doing additional shrub planting along the road. The existing structure and pavement will be removed and reworked.

Public Comments:

There was no phone-in, or in-person comments related to this action item.

1. Director Lettow asks about the existing building when the parcel was purchased, and what demo has started.



2. Mr. Greg states that since the property has been purchased, they have been dealing with heavy vandalism and many calls from the fire department. They are waiting for approval to begin the demolition on the property.
3. No changes have been made from previous approvals
4. Mr. Bergstrom states there have been discussions from city staff about accessing utilities on the south side of the property but that no longer needs to happen.
5. Director Fuller asks if variances expire.
6. Mr. Greg states if they are in plan approval then they are still valid
7. Mr. Bergstrom states if they start the process before then they are still valid

Director Bassett makes motion to Approve the NFP Site Plan for the 3625 W Michigan project conditioned upon approval by the Site Plan Review Committee and adherence to the NFP Variance conditions, supported by Director Fuller. The vote was taken by roll call and passed unanimously.

3. Approval of a recommendation to the City Commission for the appointment of Laura Frederickson to the NFP Board for a full year of two years.

1. Mr. Bergstrom states that Laura Frederickson's term expired in March, and she expressed interest in doing a complete second term.
2. Director Lettow states that Director Frederickson brings a great contribution to the board.

Director Fuller makes motion to approve a recommendation to the City Commission for the appointment of Laura Frederickson to the NFP Board for a full term of two-years, supported by Director Bassett. The vote was taken by roll call and passed unanimously.

4. Approval of a recommendation to the Mayor and City Commission for the appointment of Evangelia Murgia to the NFP Review Board.

1. Mr. Bergstrom states they were looking for a replacement for Director Glasser. It took some time to find a candidate to meet the requirements. Director Fuller was on the committee and was involved in the interview process.

Director Bassett makes motion to approve a recommendation to the Mayor and City Commission for the appointment of Evangelia Murgia to the NFP Review Board, supported by Director Fuller. The vote was taken by roll call and passed unanimously.

G. Unfinished Business

None.



H. Staff Reports and Updates

1. NFP Phase 3 Subcommittee Update

Mr. Bergstrom states they had some volunteer board members that have interest in Phase 3. They are still looking at developing an NFP guide and tracking NFP projects with annual reporting as well as thinking about potential items such as doing research regarding permitting. This would also bring up a volunteer to participate in Imagine Kalamazoo.

I. Communications and Announcements

None

J. Adjourn Meeting

Director Martin adjourned the meeting at 4:36 p.m.



NFP Review Board Staff Report

City of Kalamazoo

TO: The Natural Features Protection Review Board

FROM: Nolan Bergstrom, NFP Board Liaison

DATE: October 22, 2024

SUBJECT: Discussion of NFP Site Plan for the Friendship Village Campus Repositioning IL & Skilled Additions project located at 1400 and 1402 N. Drake Road

RECOMMENDATION:

Staff are in support of utilizing the October NFP meeting for the NFP Board Members to provide feedback to the applicant on the project related to NFP with the project planned to attend the November NFP meeting for action.

BACKGROUND:

Currently, the subject properties (**1400 & 1402 North Drake Road**) are owned by **Lifecare, Inc** and are located in Kalamazoo's Westwood Neighborhood along Drake Road. The parcel is zoned as a Planned Unit Development (PUD) zone and is within a Planned Unit Development Overlay District. The intent of a PUD Overlay District ([§ 50-6.3A](#)) is to promote the following:

- Consistency with the City's Master Plan.
- Development that can be conveniently, efficiently, and economically served by existing and planned utilities and services.
- Design flexibility that results in greater public benefits than could be achieved using conventional district regulations.
- Preservation of environmental and historic resources.
- A mix of attractive and functional residential and nonresidential developments that are compatible with surrounding development.

Friendship Village has existed as a senior living campus since 1975. In its current configuration, Friendship Village has 352 units; 180 units of Independent Living, 50 Independent Living garden homes, 55 Assisted Living apartments, 23 Memory Care apartments, 28 Skilled Nursing units, and 16 Rehab units.

To meet the continued demand for senior living housing needs, provide needed building

upgrades, and remain competitive in the marketplace, the applicant is proposing to make the following improvements to the campus:

1. Demolition of an existing maintenance building, guard shack, and two free-standing garages
2. New construction of single-story skilled nursing addition (40 units, 48 beds). Note, these licensed beds will be relocated from the existing skilled nursing wing.
3. New construction of single-story free-standing maintenance building
4. New construction of one single-story multiple stall parking garage (10 stalls)
5. New construction of a 3-story free-standing independent living building, including underground parking (80 units).

Due to the expansion of the Friendship Village Campus, the Planned Unit Development boundary needed to be updated. This process required Planning Commission and City Commission approval. Both of these approvals have been granted. This process began in July 2024 and was adopted by City Commission in September 2024.

- [Planning Commission Meeting - July 8, 2024 Recording](#)
- [City Commission Meeting - 1st Reading - August 19, 2024 Recording](#)
- [City Commission Meeting - Adoption of PUD Amendment - September 3, 2024 Recording](#)

The NFP Application was received on October 8th, 2024. The applicant attended a Pre-Site Plan Review meeting on October 2nd, 2024 to gather initial comments from the Site Plan Review Committee.

The project is before the NFP Board seeking to discuss the project with NFP Board members and field questions, functioning as a first reading. The project is seeking to obtain full site plan approval and site permits by the end of the year.

FINDINGS:

The applicant's design team evaluated the site to identify all protected natural features on the property. The site was placed in the NFP Overlay District due to the presence of woodlands and community feedback during NFP Phase II work. There are also protected trees on-site.

Natural Features:

1. **Primary Natural Feature: Woodland**
2. **Secondary Natural Feature: Community Feedback**
3. **Tertiary Natural Feature: n/a**

The site also required Rare Species Review. [Michigan Natural Features Inventory \(MNFI\)](#) Rare Species Review required (meaning: Rare Species as defined by [Law](#) with observations of Rare Species having been reported for the subject property)

Since the project is located within the NFP Overlay District, NFP applies across the site and requires the following NFP Site Development Standards to be considered:

- **Water Resources Standard** – Water Resources were not indicated as a natural feature on-site. Due to this, the Water Resources standard does not apply.
- **Wetland Standard** – Wetlands are not indicated as a natural feature on-site. Due to this, the wetland standard does not apply.
- **Protected Tree Standard** – Applies to this project, as Protected Trees have been inventoried on-site. Vital Statistics for the inventoried trees have been provided alongside a justification for removal. A replacement tree plan has also been submitted. Tree protection fencing spec is shown on current plans alongside locations of protection fencing. The applicant is working with Davey Resource Group to complete a woodland assessment and an Arborist's Management Report ([§ 50-6.2F](#)).
- **Woodland Protection Standard** – Applies to this project, as a large woodland area resides on the 1402 N. Drake Parcel and extends northeast across several other adjacent properties. The applicant is working with Davey Resource Group to complete a basal woodland assessment and an Arborist's Management Report ([§ 50-6.2G](#)).
- **Michigan Natural Features Inventory (MNFI) Rare Species Review** - Rare Species Review is required for this site. According to the Michigan State University Extension Office, this review is described as:

["The Rare Species Review provides a desktop-level of information on the rare species in the immediate vicinity of your project. Once project information is provided, MNFI uses the database to evaluate potential impacts to rare species that are known to be](#)

near the project. Results are compiled in a letter listing all species within the area and MNFI's evaluation on the potential impacts the project may have on those species.

This level of review corresponds to the Endangered Species Assessment previously provided by the Wildlife Division of the MDNR. The MNFI letter can be submitted for consideration when working with the State of Michigan.

This is a desktop review based on the MNFI natural heritage database. While we may be able to determine if there will be potential impacts to a rare species, MNFI cannot supply a "no impact" designation without an on site assessment. The applicant had a rare species review completed, and the report is attached."

- **Plant Selection** – Landscaping will need to comply with NFP standards. Replacement Trees that are indicated on the NFP Plans are all native species and are listed as acceptable replacement trees in the NFP Ordinance ([§ 50-6.2F\(4\)\(a\)](#)) and Table 6.2-5). The landscaping planting list is also provided, which includes two non-native, non-invasive species of tree and 3 species of nativar shrub and one native shrub.
- **Stormwater Management** – Applies and will be managed by the Stormwater Reviewer during the Site Plan Review Process.

Public Noticing Requirement:

Due to the proximity to Fray's Park (a City of Kalamazoo owned Public Park) and the requirements in [§ 50-6.2K\(1\)\(c\)](#) public notice was required. Public notice was sent out on October 7th and a copy of the letter is attached to this report.



NOTICE OF UPCOMING PROJECT

FRIENDSHIP VILLAGE KALAMAZOO CAMPUS ADDITIONS & NEW BUILDINGS

Project Information:

This project consists of demolition, new construction, and remodeling of two (2) buildings at Friendship Village Kalamazoo, an existing senior living campus in Michigan. Helping seniors since 1975, this campus is nestled among over 70 acres of beautiful woods and groomed courtyards. In its current configuration, Friendship Village has 352 units; 180 units of Independent Living, 50 Independent Living garden homes, 55 Assisted Living apartments, 23 Memory Care apartments, 28 Skilled Nursing units, and 16 Rehab units.

To meet the continued demand for senior living housing needs, provide needed building upgrades, and remain competitive in the marketplace, Friendship Village plans to grow the campus in coming years. In alignment with the City's vision for sustainable growth and community enhancement, the proposed development will contribute to the revitalization of the area, create additional employment opportunities, and stimulate economic growth within the community.

Plan Information:

Plans can be viewed at the front lobby desk at Friendship Village, 1400 North Drake Road, Kalamazoo, MI 49009.

Project Questions/Comments:

Any project related questions or comments can be emailed to Tim Cain, Executive Director of Friendship Village – Kalamazoo at caint@fvknet.com

Project Schedule:

City of Kalamazoo NFP Review Meeting: October 22, 2024

- NFP Standards to be reviewed: Trees, Woodlands, and Natural Features Inventory

City of Kalamazoo NFP Action Meeting: November 26, 2024

- NFP Standards to be reviewed: Trees, Woodlands, and Natural Features Inventory

City of Kalamazoo Site Plan Review Submittal: January 31, 2025

Construction Timeline: June 2025 – early 2027

SUPPLEMENTAL SITE PLAN REVIEW APPLICATION FOR NATURAL FEATURES PROTECTION

For projects located within the Natural Features Protection (NFP) Overlay District, separate site plan approval is required before the full site plan can be approved. This review is done either by the NFP Review Board or administratively by staff to verify conformance with NFP Overlay District zoning code ([Chapter 50, NFP](#)). The NFP Overlay District map can be found on the [City's GIS mapping website](#) (select "Planning & Zoning" layer and make sure "NFP Overlay" is clicked on).

The NFP Supplemental Application must be completed and submitted with the regular Site Plan Review Application and checklists. The NFP Review Board meets monthly to review and approve applications. City staff can assist in scheduling a project at an upcoming NFP Review Board meeting. While the review process offers some flexibility, projects often seek NFP approval between the Pre-Application meeting and regular Site Plan Review meeting.

Section I. Project & Applicant Information

All projects must complete Section I. If the project will not impact any natural features on the site, and does not trigger additional stormwater controls or treatment, applicants should sign and submit Section I only. Staff will review and determine if the application can be approved administratively.

Section II. Natural Features Checklist & Attachments

For projects proposing improvements or changes to the site that impact natural features, change grading, or involve work in or near NFP setbacks, Sections II and III must be completed. Section II identifies which natural features are present and standards apply. Section III will assist you in determining what documentation and additional plan sets are needed for a complete application. Once a complete application is submitted to the City, the project will be scheduled for the next available NFP Review Board meeting and an application fee of \$110 will apply.

QUESTIONS

Contact the NFP staff liaison with any questions about your NFP Supplemental Application at (269) 337-8045 or development@kalamazoocity.org.

SECTION I. PROJECT AND APPLICANT INFORMATION

Please provide all of the project and applicant information requested below. Include the date of your regular site plan review meeting, if one has been scheduled or already taken place.

APPLICANT NAME:	Rachel (first)	Hughes-Nilsson (last)
APPLICANT ADDRESS:	141 West Michigan Avenue, Suite #500 (number) (street name)	
	Kalamazoo (city)	WY MI 49007 (zip)
APPLICANT EMAIL:	rhnilsson@ocba.com	PHONE: (269) 381-3357
PARCEL ADDRESS/PIN:	1400 N. Drake Rd/06-07-362-001 & 1402 N. Drake Rd/06-07-386-002	
PROJECT DESCRIPTION:	See attached narrative	
OWNER NAME: (if different)	(first) (last)	
HAS REGULAR SITE PLAN REVIEW MEETING OCCURRED?	☐ Yes ☒ No	DATE OF SITE PLAN REVIEW MEETING: 10/16/2024

NFP APPLICATION REQUIRED?

Is the project limited to interior work <u>only</u> with no exterior ground changes or increase in impervious coverage?	
YES ☐	If YES , Sections II & III of this application are not needed. Sign below & submit only this page with your site plan review or permit application.
☒ NO	If NO , proceed to Sections II & III. Do NOT sign below.

By signing below, the applicant certifies that no natural features will be disturbed as part of this project.

Print name: _____

Signature: _____

Date: _____

SECTION II. NFP SITE PLAN CHECKLIST & ATTACHMENTS

Use the checklist to determine what documentation and additional plans sets must be prepared for this application. All plan sets, maps, and additional information must be attached to this application to be considered complete. If you checked “no” to certain NFP items in questions 1-7 in Section II, record “N/A” on the checklist.

REQUIRED: NFP SITE PLAN SET

All applications must include separate sheets in the plan set showing the following:

1. Existing conditions map showing an inventory of all protected natural features and any associated natural features setbacks with distances (use checklist below)
2. Future development plan overlaid onto the existing conditions and natural features inventory; indicate where and to what extent protected natural features will be disturbed, removed, altered, or impacted in any way and which natural features will be protected during and after construction

Future development plan must include:

- **Boundary with extent of re-grading**, construction, or site preparation activities
 - **All existing and new building footprints** (mark whether existing buildings will be removed or maintained)
 - **New and existing parking** surfaces or structures, sidewalks, trails, and other impervious or semi-impervious surfaces including decks, patios, viewing platforms, etc. (list proposed surface materials and whether existing surfaces will be maintained or removed)
 - **Proposed location of fencing and screening**, whether permanent, natural, or construction silt fencing and/or natural feature protection fencing (with specifications)
 - **Stormwater facilities** showing boundary of ground disturbance, grading or construction activities, if located near natural features
 - **New utilities** and/or relocation of existing utilities showing corridors that could impact natural features
3. Landscape plan detailing the minimum elements needed to meet zoning code requirements and all proposed additional landscaping elements or features (include table with species name)
 4. Any additional plans or tables detailing which natural features will be restored or replaced after construction, if required (e.g., riparian buffer installation or slope restoration plan may be required under certain circumstances when the ordinance allows changes within these protected areas)

WETLANDS	Present:	Included on page #:	Notes:
Mark existing wetland boundaries with notes about wetland conditions. <i>Attach a copy of EGLE permit or permit application for work impacting Part 303 wetlands regulated by the State.</i>	☐ Yes ☒ No		
WATER RESOURCES	Present:	Included on page #:	Notes:
Mark the location of all water resources on the parcel and those within 25 feet of the parcel boundaries. <i>Attach a copy of EGLE permit or permit application for work impacting Part 301 waters regulated by the State.</i>	☐ Yes ☒ No		
Show required setbacks with dimensions; describe existing or future ground cover within riparian setbacks.			
TREES	Present:	Included on page #:	Notes:
Mark the location of all “protected” trees that are proposed to be removed and those that will remain and require protection fencing.	☒ Yes ☐ No	L1.5 & L1.6	
Include a table with species name, size (DBH and height), and condition of “protected” trees that are proposed to be removed and list replacement tree information.		See attached spreadsheet	
Provide a note with justification for removal.		See attached spreadsheet	
WOODLANDS	Present:	Included on page #:	Notes:
Delineate the boundary of all woodlands on the parcel noting where woodlands likely extend onto adjacent parcels.	☒ Yes ☐ No	L1.3 & L1.4	
Mark all areas of woodland that will be retained and removed (i.e., cleared).		L1.3 & L1.4	
Include a table or note with the required preservation ratio (based on existing woodland coverage), percentage proposed to be removed, and rationale for selecting area for removal.		L1.4	
SLOPES	Present:	Included on page #:	Notes:
Provide a slope analysis that shows the boundaries of all “protected” slopes and mark the required setback(s).	☐ Yes ☒ No		
Include a note with co-existing feature that triggers “protected” slope status (e.g., wooded, within 500 ft of water resource).			

NATURAL HERITAGE AREAS	Present:	Included on page #:	Notes:
Is an MNFI* rare species review required? <i>Parcels can be pre-screened using the City's GIS website, click on the "Planning & Zoning" layer and "NFP Overlay" layer; then click on parcel and see MNFI status.</i>	☒ Yes ☐ No	See attached	report
If an MNFI rare species review is required, attach the resulting report.	Attached		

*Michigan Natural Features Inventory (MNFI) Rare Species Reviews can be requested at:

<https://mnfi.anr.msu.edu/services/rare-species-reviews>

ACCEPTED DATA SOURCES & ANALYSIS

All data sources, analysis, and professionals are subject to approval by the City Planner according to Chapter 50-6.2. The following guidance may be useful when selecting a professional or methodology for inventorying natural features.

1. WETLANDS

- Wetland delineation report performed by a qualified consultant including a map denoting delineated boundary of all wetlands, OR
- Most recent US Fish & Wildlife Service's National Wetlands Inventory boundary (State of Michigan mapper: <https://www.michigan.gov/egle/about/organization/water-resources/wetlands/inventory-maps>)

2. PROTECTED TREE IDENTIFICATION

- May be performed by an qualified professional (including ISA Certified Arborist or similar); a full tree inventory is not required if all necessary information can be obtained and communicated using another survey, inventory, or site assessment methodology

3. WOODLANDS

- A qualified professional, such as an ISA Certified Arborist, landscape architect, or license engineer may perform a desktop analysis or field survey to delineate woodlands
- When a variances is being requests to remove more woodland cover than is allowed under the preservation ration, the following is required
 - Woodland assessment report with determination that the Trees per Area (TPA) meets the NFP definition of a woodland and mapped delineation of woodland
 - Woodland assessment report with a determination that Basal Area is equivalent to the TPA in the NFP definition and meets definition of a woodland and mapped delineation of woodland
 - In addition to determination of whether stand of trees meets NFP definition of a woodland, assessment must include information on general species diversity,
 -

composition of species, any notable trees (either notable species or size), invasive species composition, and general health and age observations of tree stand

4. PROTECTED SLOPES

- Topographic survey performed in the field by a qualified consultant to delineate areas of a slope with grade of 20% or greater
- Desktop analysis performed using U.S. Geological Survey digital topographic maps, LIDAR, digital elevation map, or equivalent data showing 2' intervals or finer resolution, performed by a qualified consultant or engineer



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NOTICE OF PUBLIC MEETING

FRIENDSHIP VILLAGE KALAMAZOO CAMPUS ADDITIONS & NEW BUILDINGS

DATE: 27 June 2024

TIME: 4:00 P.M. – 7:00 P.M. (Open House Style)

PLACE: Friendship Village Clubhouse Building (exact location TBD)
1400 North Drake Road
Kalamazoo, MI 49006

CONTACT INFORMATION: Person, Title
Phone Number

MEETING TOPIC INFORMATION:

- The Friendship Village Community team is holding an informational meeting for adjacent property owners and Westwood Neighborhood to learn more about the proposed improvements to the Friendship Village Campus. Design team members will be present in the open house style event to review the proposed improvements and answer questions regarding the improvements, the PUD amendments, and the City of Kalamazoo's Natural Features Protection overlay zoning.

ACCOMMODATIONS:

- Accommodations are available upon request for individuals with disabilities. If you need an accommodation, please contact: Name, email, phone.





June 26, 2024

Mr. Bobby Durkee
CITY OF KALAMAZOO
245 North Rose Street
Kalamazoo, MI 49007

**Approved Developer
Statement for Friendship
Village PUD Amendment**

Planning Commission Approval

07-08-2024

City Commission Approval

09-03-2024

via email only

**Re: Friendship Village Kalamazoo (DAI #2350964.1A) (REVISED)
Sections 7 & 18, T2NS, R11W, City of Kalamazoo, Kalamazoo County, Michigan**

Dear Bobby,

Attached you will find the proposed amended PUD plan for the Friendship Village development in the City of Kalamazoo. This letter reflects a correction to the proposed parking percentage increase. An updated PUD plan reflecting the accurate maximum allowed spaces per nursing home use is also attached. At the end of this document is an exhibit illustrating the area of the Friendship Village PUD Amendment, natural feature overlay, natural buffer, and transfer of acreage to the Garden Residential Units PUD in 2007. Below is a summary of changes made to the plan since the approved plan dated 4/24/1997.

Developer's Statement:

- This project consists of demolition, new construction, and remodeling of Friendship Village Kalamazoo, an existing senior living campus in Michigan. Helping seniors since 1975, this campus is nestled among over 70 acres of beautiful woods and groomed courtyards. In its current configuration, Friendship Village has 352 units; 180 units of Independent Living, 50 Independent Living garden homes, 55 Assisted Living apartments, 23 Memory Care apartments, 28 Skilled Nursing units, and 16 Rehab units.

To meet the continued demand for senior living housing needs, provide needed building upgrades, and remain competitive in the marketplace, Friendship Village plans to grow the campus in coming years. In alignment with the City's vision for sustainable growth and community enhancement, the proposed development will contribute to the revitalization of the area, create additional employment opportunities, and stimulate economic growth within the community.

The underlying zoning district for the development is Residential, Multi-Dwelling (RM-15). The proposed amended PUD adheres to the RM-15 district standards except in the following ways:

1. Standard: *50.7.2 Required vehicular off-street parking spaces. Table 7.2-1*
The multi-use development requires a maximum of 474 parking spaces. This amendment proposes a 38% increase (REVISED) for the following reasons: the senior living community is finding that numerous residents are multiple vehicle owners. The increase of parking is provided in underground enclosed areas which helps address climate concerns and the increased potential fall risks for this population in winter months. Occasional events throughout the year prove a temporary increase in visitors and additional parking is needed to accommodate this.

Since employee parking needed in PUD 2 is temporary in nature, as residents in the duplexes may call for nursing or maintenance assistance as needed, the provided parking at PUD 1 accounts for the total employees of the entire Friendship Village campus (PUD 1 and PUD



- 2). The parking summary shown on the attached PUD Site Plan does not account for any parking areas contained within PUD 2.
2. Standard: *Apx. A. 8.3. Specific Standards and Applications for Development Approval. C. Planned Unit Development Overlay (PUD-O) 11. Minor Deviations a) Height and Apx. A 5.1 Residential District Standards Table 5.1-1*
The district permits a maximum height of 35'. The PUD Amendment proposes a 31% increase, with a maximum height of 46'. This is more than the permitted minor deviation of a 10% increase, at 38.5'. The proposed deviation considers the average grade plane around a structure in future conditions at the northwest of the site where grades drop approximately 10'. Height has been calculated from the average grade plane to the midpoint between the eave and peak.
3. Standard: *50-7.3 Required minimum bicycle parking. Table 7.3-1*
The multi-use development requires a minimum of 91 bicycle parking spaces. A reduction is requested due to the nature of the population. Currently, very few residents on campus are using bicycles. The proposed bicycle parking spaces meets the requirement per employee use and provides an additional 3 spaces. The bicycle parking spaces will be distributed throughout the campus.
4. Standard: *Apx. A. 5.1 Residential District Standards*
As requested by planning staff, in lieu of a property line along the N-S PUD boundary between PUD 1 and PUD 2, a 5' setback was provided.

A natural buffer is located on the east 132' of PUD 1. As referenced in the Planning Commission Staff Report, case #2007.05, in 2007 the Garden Residential Units PUD (PUD 2) was approved to acquire the north 225' from PUD 1 and associated tree removals were approved with the understanding that a greater number of trees would be planted to replace them. This amendment proposes a stormwater management basin located in the east 132' of PUD 2, with screening to be provided along the east property line. The proposed screening will be an improvement to its current condition. A stormwater maintenance agreement will be provided to detail how stormwater is managed across PUD 1 and PUD 2.

Summary of Improvements:

1. Demolition of existing maintenance building, guard shack, and two free-standing garages
2. New construction of single-story skilled nursing addition (40 units, 48 beds). Note, these licensed beds will be relocated from the existing skilled nursing wing.
3. New construction of single-story free-standing maintenance building
4. New construction of one single-story multiple stall parking garage (10 stalls)
5. New construction of a 3-story free-standing independent living building, including underground parking (80 units)
6. Remodel of common space at all 3 floors of the existing Assisted Living building. Commons includes living room, dining room, activity kitchen, tv room, storage and other ancillary spaces.
7. Remodel of a few existing spaces in the Rehab building where new skilled nursing is attaching
8. Remodel of main town center commons area to incorporate new dining venues
9. Revisions to the campus loop road and some surface parking areas
10. New construction of site improvements, such as sidewalks, landscaping, outdoor amenity spaces, and new surface parking areas
11. Demolition of existing 3-story independent living wing (loss of 60 units)
12. Demolition of existing single-story skilled nursing wing (loss of 28 units, 41 beds)



13. New construction of two 3-story independent living additions (110 units total)
14. New construction of four additional single-story garden homes with basement
15. Remodel of main commercial kitchen at main town center commons area
16. New construction of two additional single-story multiple stall parking garages (24 stalls)
17. New construction of site improvements, such as sidewalks, landscaping, outdoor amenity spaces, and new surface parking areas

Phasing:

- This project is broken into phase 1 and a future phase. Phase 1 includes items 1 through 10 above. Items 11-17 from above will occur in a future phase. Refer to site plan for additional information. Anticipated construction start date of October 2025 for Phase 1.

Total Density / Unit Count and Open Space:

- The total acreage of the Friendship Village PUD is 49.9 acres. In 2007, 3.4 acres (north 225') were transferred from the original Friendship Village PUD (PUD 1) to the Friendship Village Garden Residential Units PUD (PUD 2). Open space in the currently proposed PUD layout is now 32.3 acres (64.7%).

Overall, the total proposed density of the entire project is being increased by 76 units and 19 beds in comparison to the 1997 PUD. These numbers are still far below the allowed maximum units. Please refer to the PUD Plan for more information.

Natural Features Protection:

- The Friendship Village – Kalamazoo (FVK) properties at 1400 North Drake Road and 1402 North Drake Road are located within the City of Kalamazoo's Natural Features Protection (NFP) overlay zoning district. With the proposed site development changes, these properties qualify for three (3) potential features on these sites: Trees, Woodlands, and Natural Heritage Sites.

The FVK Ownership team has hired ISA certified arborists from Davey Resource Group (DRG) to review the existing site, identify any trees within the proposed development sites on both property that meet the City of Kalamazoo's NFP "Protected Trees" list, and evaluate/measure the existing woodland area. DRG will provide mapping and a report for all of the elements to meet the NFP's standards. In addition, once the proposed limits of development are established on the tree and woodland mapping, DRG will again visit the site to establish the critical root zone limits of the trees to remain along the development boundaries.

The FVK Ownership team has also hired a Michigan Natural Features Inventory (MNFI) scientist from Michigan State University Extension to visit the properties twice in 2024 to review and verify if any of the threatened, rare, or endangered species from the State of Michigan's Natural Features Inventory list are present on the site. Currently, there are three (3) potential plants species from the MNFI list that the scientist will be looking for on site. The scientist will provide two (2) reports to the FVK Ownership team. The first will be after an early June site visit on whether any MNFI plant species are visible/detected on site. The second will be an early July site visit to confirm whether any MFNI plant species are visible/detected on site.

After the DRG report and initial MNFI report are available, the FVK Ownership team will plan to meet with the City of Kalamazoo's NFP Board to review the information and determine if any zoning variances will be required for the proposed development projects. Any impacts to the established natural features will be replaced and restored in accordance with the standards of the Natural Features Protection Review Board.



Mr. Bobby Durkee
City of Kalamazoo
June 26, 2024
Page 4 of 4

Public Participation:

- Public Outreach will be achieved by providing letters to all property owners within 300' of the subject property along with providing notice to and coordinating with the Westwood Neighborhood Association. Online means for advertising the meeting will also be utilized, such as posting to the Westwood Neighborhood Association's social media page. An informational meeting will be hosted at Friendship Village to gain feedback and foster engagement. Additional information on requested approvals and dates of public hearings will be provided at the neighborhood meeting. The PUD Site Plan can be viewed at Friendship Village's campus. Attached is the notification letter and the list of residents this letter will be sent to.

Traffic Study:

- Please see attached Trip Generation and Roadway Crash Analysis by Progressive AE, Inc.

Please let me know if you have any questions or comments.
Thank you.

Sincerely,
DRISENGA & ASSOCIATES, INC.

Annie Gigowski, Project Manager

Attachments:

1. Planning Commission Application
2. Planned Unit Development Review Sheet
3. Letter of Consent
4. Friendship Village PUD Site Plan 2024-06-26 (REVISED)
5. NFP Overlay Preliminary Woodland Removals Plan
6. Trip Generation Analysis – Revised 2024-06-14
7. Geotechnical Report
8. Water Availability Letter – 1400 N Drake Friendship Village
9. Sanitary Sewer Capacity – Email Correspondence
10. Shared Access Agreement
11. Friendship Village Public Notice
12. Resident Addresses

CC: Tim Cain, David Riser – Friendship Village (via email only)
Steve Zbylicki, Nick Herrick, Randy Kuser, Katie Kuisle – LCS Development (via email only)
Samuel Michael, Amy Maldonado, Anna Lory – Pope Design Group (via email only)
Rachel Hughes-Nilsson, PLA, ASLA – OCBA (via email only)
John Tenpas, P.E. – Driesenga & Associates, Inc. (via email only)
File

PARTIAL TOPOGRAPHIC / BOUNDARY SURVEY

STORM
STRUCTURE DATA

CB#1 - 4"Ø CONCRETE
RM 944.23
INV (N) 12" CONC=938.03
INV (N) 12" CONC=937.93
SUMP=937.73

CB#2 - 4"Ø CONCRETE
RM 942.49
INV (NE) 12" RCP=938.19
SUMP=938.09

CB#3 - 2"Ø CONCRETE
RM 945.05
INV (NE) 16" RCP=941.63
SUMP=941.48

CB#4 - 2"Ø CONCRETE
RM 945.67
INV (NE) 16" RCP=942.92
SUMP=942.82

CB#5 - 4"Ø CONCRETE
RM 945.98
INV (E) 16" RCP=940.08
INV (W) 16" RCP=940.03
SUMP=940.03

CB#6 - 4"Ø CONCRETE
RM 939.76
INV (N) 16" RCP=928.21
INV (S) 16" RCP=932.06
SUMP=927.31

CB#7 - 4"Ø CONCRETE
RM 939.76
INV (N) 16" RCP=932.26
INV (S) 12" RCP=932.36
SUMP=931.26

CB#8 - 2"Ø CONCRETE
RM 938.09 (BEEHIVE)
INV (N) 12" CPP=932.74
SUMP=932.74

CB#9 - 4"Ø CONCRETE
RM 945.25
INV (N) 12" CPP=940.35
INV (W) 12" CPP=940.15
SUMP=940.15

CB#10 - 2"Ø CONCRETE
RM 945.35
INV (N) 12" CPP=941.20
SUMP=941.20

CB#11 - 2"Ø CONCRETE
RM 945.19 (BEEHIVE)
INV (NW) 6" CPP=945.88
INV (SW) 6" CPP=945.88
SUMP=945.88

CB#12 - 6"Ø CONCRETE
RM 949.61 (BEEHIVE)
INV (W) 8" PVC=942.91
SUMP=940.91

CB#13 - 6"Ø CONCRETE
RM 949.31 (BEEHIVE)
INV (NW) 8" CPP=944.61
UNABLE TO MEASURE
PIPES TO EAST &
NORTHEAST

LB#14 - 4"Ø CONCRETE
RM 950.29
(NO PIPES VISIBLE)

CB#15 - 4"Ø CONCRETE
RM 947.07
INV (E) 16" RCP=942.62
INV (W) 6" RCP=942.42
SUMP=942.42

CB#16 - 2"Ø CONCRETE
RM 946.37
INV (S) 12" PVC=943.57
INV (W) 6" CPP=943.77
SUMP=943.12

CB#17 - 3"Ø CONCRETE
RM 947.44
INV (NW) 12" CONC=943.39
INV (SE) 12" CPP=943.51
INV (S) 6" PVC=944.44
SUMP=943.39

CB#18 - 4"Ø CONCRETE
RM 948.71
INV (S) 12" CPP=943.46
INV (NW) 12" CPP=943.11
SUMP=943.51

CB#19 - 4"Ø CONCRETE
RM 948.97
INV (N) 12" CPP=943.47
INV (NW) 6" CPP=943.87
INV (W) 12" CPP=943.72
SUMP=942.37

CB#20 - 4"Ø CONCRETE
RM 947.61
INV (NW) 6" CPP=944.86
SUMP=943.51

CB#21 - 4"Ø CONCRETE
RM 946.08
INV (SW) 6" CPP=944.13
SUMP=942.23

CB#22 - 4"Ø CONCRETE
RM 946.37
INV (NE) 12" CPP=942.87
INV (NW) 12" CPP=942.87
SUMP=942.07

M#23 - 4"Ø CONCRETE
RM 946.79
INV (W) 8" PVC=944.29
INV (NE) 8" PVC=944.39

CB#24 - 4"Ø CONCRETE
RM 948.31
INV (E) 4" CPP=945.31
INV (W) 6" CPP=944.61
SUMP=943.21

CB#25 - 4"Ø CONCRETE
RM 947.83
INV (NW) 12" CPP=944.63
INV (SW) 6" CPP=944.88
INV (SE) 6" PVC=944.73
SUMP=943.98

CB#26 - 4"Ø CONCRETE
RM 946.39
INV (SW) 6" PVC=945.40
INV (NW) 12" CPP=944.55
SUMP=943.05
(UNABLE TO MEASURE
PIPE TO SOUTHEAST)

CB#27 - 4"Ø CONCRETE
RM 945.51
(NO PIPES VISIBLE)
SUMP=942.31

CB#28 - 4"Ø CONCRETE
RM 945.43
INV (SW) 6" PVC=947.33
SUMP=944.83

CB#29 - 2"Ø METAL
RM 950.36
(NO PIPES VISIBLE -
FILLED WITH DEBRIS)
TOP OF DEBRIS=947.86

CB#30 - 6"Ø CONCRETE
RM 946.06
INV (NE) 16" RCP=944.26
INV (S) 6" PVC=946.46
SUMP=944.06

Sanitary Structure Data

M#1-A - 4"Ø CONCRETE
RM 931.97
INV (SW) 14" CLAY=926.73
INV (NE) 14" CLAY=926.81
INV (S) 6" CALY=927.47
(BULKHEAD)

BENCHMARK DATA

ELEVATION DATUM BASED ON CITY UTILITY INFORMATION: DRIESENGA & ASSOCIATES, INC. JOB NO. 1250665.5A, DATED 1/29/2013, DRIESENGA & ASSOCIATES, INC. JOB NO. 1750850.5A, DATED 11/22/2017, AND DRIESENGA & ASSOCIATES, INC. JOB NO. 1950312.5A, DATED 06/03/2019.

BM #1 EL= 950.31'
SET "X" ON SOUTH FLANGE BOLT UNDER "6" IN "1996" ON HYDRANT, LOCATED 54± WEST OF SOUTH GARAGE BUILDING CORNER, AND 152± SOUTH OF REHAB CENTER SOUTH FRONT BUILDING CORNER.

BM #2 EL= 949.18'
SET "X" ON NORTH FLANGE BOLT ON HYDRANT, LOCATED 12± FROM SOUTHWEST MOST CORNER OF GUARD SHACK, AND 168± NORTHWEST OF REHAB CENTER NORTHERN CORNER.

BM #3 EL= 956.23'
60D SPIKE IN SOUTH SIDE OF 14" DECIDUOUS TREE, LOCATED 6± SOUTH OF SOUTH EDGE OF ASPHALT PATH AND 27± EAST OF EAST EDGE OF ASPHALT PARKING LOT.

BM #4 EL= 950.84'
SET RAILROAD SPIKE IN THE SOUTHEAST SIDE OF 10" DECIDUOUS TREE 6' NORTHWEST OF ASPHALT PATH, 140' ± SOUTH SOUTHWEST OF THE SOUTHEAST CORNER OF HOUSE #4231.

SURVEY CONTROL

POINT NUMBER	NORTHING (ASSUMED)	EASTING (ASSUMED)	ELEVATION (CITY DATUM)
54	5675.2703	5102.6508	946.25
55	5623.3004	5299.9889	947.92
56	5584.6719	5640.6036	951.42
71	5287.0839	5723.8692	950.24
801	5764.0574	5809.1590	951.15
805	5746.8182	5970.1366	948.92
806	5739.7826	6086.1281	949.80
30041	5094.9050	6228.7470	948.41
30082	4936.5500	6318.8830	946.70
30132	4702.0090	6240.7220	945.27
30133	4704.3880	6150.9270	947.14
30155	4781.9790	6112.7960	948.73
30185	4818.0340	6025.2230	949.05
30241	4994.2620	6317.1460	948.52
80000	5745.4684	5165.7943	946.22
80003	5712.7833	5510.0442	950.82
80004	5504.3251	5625.4022	951.82
80005	5457.7797	5581.4302	950.13
90000	5230.9045	5640.8745	948.69
90001	4993.0557	5641.2245	949.45
90002	5568.2746	5617.6149	960.20
90003	4900.9186	5512.4701	953.00
90004	4829.3278	5556.8991	950.31
90005	4949.6717	5339.3684	953.79
90006	4957.8402	5113.3206	952.07
90008	5645.2880	5888.7202	952.79
90009	5456.2848	5904.8942	949.44
90010	5265.8816	5992.3788	948.54
90011	5487.2002	5744.9272	952.46
90012	5198.6481	5833.9051	949.09
90013	5258.4716	5156.0188	948.35
90014	4980.6915	5959.4391	950.16
90015	4934.3451	5904.7006	950.31
90016	5176.4693	5164.0872	947.54
90017	5409.9086	6099.8014	949.89
90018	5505.9454	5813.7719	951.40

SCHEDULE "A" LEGAL DESCRIPTION
FROM: ATTORNEYS TITLE AGENCY, LIMITED LIABILITY COMPANY
FILE NO.: 39-12283736-KAZ (EFFECTIVE DATE: NOVEMBER 20, 2012)

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS: CITY OF KALAMAZOO, COUNTY OF KALAMAZOO, STATE OF MICHIGAN.

A PARCEL OF LAND SITUATED IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 7 AND IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWN 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 7, TOWN 2 SOUTH, RANGE 11 WEST; THENCE SOUTH 00 DEGREES 21 MINUTES 42 SECONDS WEST 1,092.68 FEET (MEASURED AT 1,092.21 FEET) ALONG THE WEST LINE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 7 TO THE NORTH LINE OF THE SOUTH 216.7 FEET OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE SOUTH 89 DEGREES 25 MINUTES 20 SECONDS EAST 486.00 FEET ALONG SAID NORTH LINE PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER TO THE PLACE OF BEGINNING. THENCE SOUTH 01 DEGREES 33 MINUTES 54 SECONDS WEST 105.00 FEET; THENCE SOUTH 88 DEGREES 26 MINUTES 06 SECONDS EAST 193.95 FEET; THENCE SOUTH 01 DEGREES 33 MINUTES 54 SECONDS WEST 193.95 FEET; THENCE SOUTH 46 DEGREES 55 MINUTES 22 SECONDS WEST 290.00 FEET ALONG SAID SOUTH LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER TO A POINT SOUTH 89 DEGREES 25 MINUTES 20 SECONDS EAST 233.00 FEET FROM SAID WEST LINE OF THE SOUTHWEST FRACTIONAL QUARTER; THENCE SOUTH 00 DEGREES 21 MINUTES 42 SECONDS WEST 33.00 FEET PARALLEL WITH SAID WEST LINE. THENCE NORTH 89 DEGREES 25 MINUTES 20 SECONDS WEST 233.00 FEET PARALLEL WITH SAID SOUTH LINE TO SAID WEST LINE. THENCE SOUTH 00 DEGREES 21 MINUTES 42 SECONDS WEST 671.06 FEET ALONG SAID WEST LINE TO A POINT NORTH 00 DEGREES 21 MINUTES 42 SECONDS EAST 297.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 7. THENCE SOUTH 89 DEGREES 22 MINUTES 29 SECONDS EAST 733.34 FEET (MEASURED AT 732.97 FEET) PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE SOUTH 00 DEGREES 21 MINUTES 42 SECONDS WEST 297.00 FEET PARALLEL WITH SAID WEST LINE TO SAID SOUTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE SOUTH 89 DEGREES 22 MINUTES 29 SECONDS EAST 536.68 FEET (MEASURED AT 537.64 FEET) ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF "GREEN ACRES NO. 1" PLAT AS RECORDED IN LIBER 21 OF PLATS, PAGE 48, KALAMAZOO COUNTY RECORDS; THENCE SOUTH 00 DEGREES 24 MINUTES 56 SECONDS WEST 197.87 FEET (MEASURED AT 197.94 FEET) ALONG THE EAST LINE OF SAID PLAT TO THE SOUTH LINE OF CROVDEN AVENUE AS EXTENDED WESTERLY FROM STEWART DOWNS NO. 6 PLAT AS RECORDED IN LIBER 38 OF PLATS, PAGE 32, KALAMAZOO COUNTY RECORDS; THENCE SOUTH 89 DEGREES 22 MINUTES 19 SECONDS EAST 201.06 FEET (MEASURED AT 202.54 FEET) ALONG SAID WESTERLY EXTENSION TO A POINT WESTERLY 264.00 FEET FROM NORTHEAST CORNER OF LOT 194 OF SAID STEWART DOWNS NO. 6; THENCE NORTH 00 DEGREES 17 MINUTES 51 SECONDS EAST 66.0 FEET PARALLEL WITH THE WESTERLY OF SAID LOT 194 TO THE WESTERLY EXTENSION OF CROVDEN AVENUE; THENCE SOUTH 89 DEGREES 22 MINUTES 29 SECONDS WEST 186.00 FEET ALONG SAID WESTERLY EXTENSION TO THE WEST LINE OF STAFFORD STREET; THENCE NORTH 0 DEGREES 17 MINUTES 51 SECONDS EAST 131.94 FEET ALONG SAID WEST LINE TO SAID SOUTH LINE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 7. THENCE SOUTH 89 DEGREES 22 MINUTES 29 SECONDS EAST 186.00 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF STAFFORD DOWNS NO. 4 AS RECORDED IN LIBER 29 OF PLATS, PAGE 38, KALAMAZOO COUNTY RECORDS; THENCE NORTH 00 DEGREES 04 MINUTES 52 SECONDS EAST 1,312.50 FEET (MEASURES AT 1,312.55 FEET) ALONG SAID WEST LINE OF STEWART DOWNS NO. 4 TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE NORTH 89 DEGREES 25 MINUTES 20 SECONDS WEST 665.61 FEET (MEASURED AT 665.79 FEET) ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST FRACTIONAL HALF OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 32 SECONDS EAST 218.71 FEET ALONG SAID EAST LINE TO SAID NORTH LINE OF THE SOUTH 216.7 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 20 SECONDS WEST 775.56 FEET (MEASURED AT 775.18 FEET) ALONG SAID NORTH LINE TO THE PLACE OF BEGINNING. THE WEST 5.0 FEET BEING SUBJECT TO HIGHWAY EASEMENT. EXCEPT THEREFOR: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 7, TOWN 2 SOUTH, RANGE 11 WEST; THENCE NORTH 00 DEGREES 21 MINUTES 42 SECONDS EAST, 876.35 FEET ALONG THE WEST LINE OF THE SOUTHWEST FRACTIONAL QUARTER OF SAID SECTION TO THE PLACE OF BEGINNING. THENCE CONTINUING NORTH 00 DEGREES 21 MINUTES 42 SECONDS EAST 86.10 FEET ALONG SAID WEST LINE; THENCE NORTH 87 DEGREES 17 MINUTES 01 SECONDS EAST 108.23 FEET; THENCE NORTHEASTERLY 122.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CHORD OF NORTH 67 DEGREES 44 SECONDS EAST 19.94 FEET TO THE SOUTH LINE OF THE NORTH 308.83 FEET OF THE SOUTHWEST FRACTIONAL QUARTER OF SAID SOUTHWEST FRACTIONAL QUARTER OF SECTION 7; THENCE SOUTH 89 DEGREES 25 MINUTES 20 SECONDS EAST 95.57 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 46 DEGREES 55 MINUTES 46 SECONDS WEST 67.74 FEET (MEASURED AT 68.00 FEET) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 241.00 FEET AND A CHORD OF SOUTH 67 DEGREES 05 MINUTES 23 SECONDS WEST 166.38 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 01 SECONDS WEST 201.77 FEET TO THE PLACE OF BEGINNING.

SCHEDULE B-II EXCEPTIONS
FROM: ATTORNEYS TITLE AGENCY, LIMITED LIABILITY COMPANY
FILE NO.: 39-12283736-KAZ (EFFECTIVE DATE: NOVEMBER 20, 2012)

- EASEMENT FOR SEWER PURPOSES VESTED IN CITY OF KALAMAZOO BY INSTRUMENT RECORDED IN LIBER 952, PAGE 147, (SHOWN ON DRAWING)
- TERMS, CONDITIONS AND PROVISIONS WHICH ARE RECITED IN THE INSTRUMENT RECORDED IN LIBER 1362, PAGE 1194, WHICH IS AMENDED BY INSTRUMENT RECORDED IN LIBER 1456, PAGE 559 AND IN INSTRUMENT RECORDED IN LIBER 1456, PAGE 261, (SHOWN ON DRAWING) (ABANDONED)
- EASEMENTS AND THE TERMS, CONDITIONS AND PROVISIONS THEREOF WHICH ARE RECITED IN EASEMENT AGREEMENT RECORDED IN LIBER 1456, PAGE 275, (SHOWN ON DRAWING)
- EASEMENTS FOR WATER MAIN PURPOSES IN THE INSTRUMENT RECORDED IN LIBER 928, PAGE 808, (SHOWN ON DRAWING)
- EASEMENT GRANTED TO MICHIGAN BELL TELEPHONE COMPANY RECORDED IN LIBER 879, PAGE 200, (SHOWN ON DRAWING)
- EASEMENT FOR WATER LINE PURPOSES VESTED IN CITY OF KALAMAZOO BY INSTRUMENT RECORDED IN LIBER 927, PAGE 1058, (SHOWN ON DRAWING)
- EASEMENT GRANTED TO CONSUMERS ENERGY COMPANY RECORDED IN LIBER 951, PAGE 1292, (SHOWN ON DRAWING)
- EASEMENT FOR STREET, ROAD AND HIGHWAY PURPOSES VESTED IN CITY OF KALAMAZOO BY INSTRUMENT RECORDED IN LIBER 960, PAGE 138, (SHOWN ON DRAWING)
- TERMS, CONDITIONS AND PROVISIONS WHICH ARE RECITED IN AGREEMENT RECORDED IN LIBER 1189, PAGE 500, (SHOWN ON DRAWING)
- EASEMENT GRANTED TO CONSUMERS ENERGY COMPANY RECORDED IN LIBER 1465, PAGE 7, (SHOWN ON DRAWING)
- TERMS, CONDITIONS AND PROVISIONS WHICH ARE RECITED IN RESOLUTION RECORDED IN LIBER 1935, PAGE 400, (SHOWN ON DRAWING)
- EASEMENT GRANTED TO MICHIGAN BELL TELEPHONE COMPANY RECORDED IN INSTRUMENT NUMBER 2007-033177, (SHOWN ON DRAWING)
- EASEMENT TO CC MICHIGAN LLC RECORDED IN INSTRUMENT NUMBER 2007-044820, (SHOWN ON DRAWING)

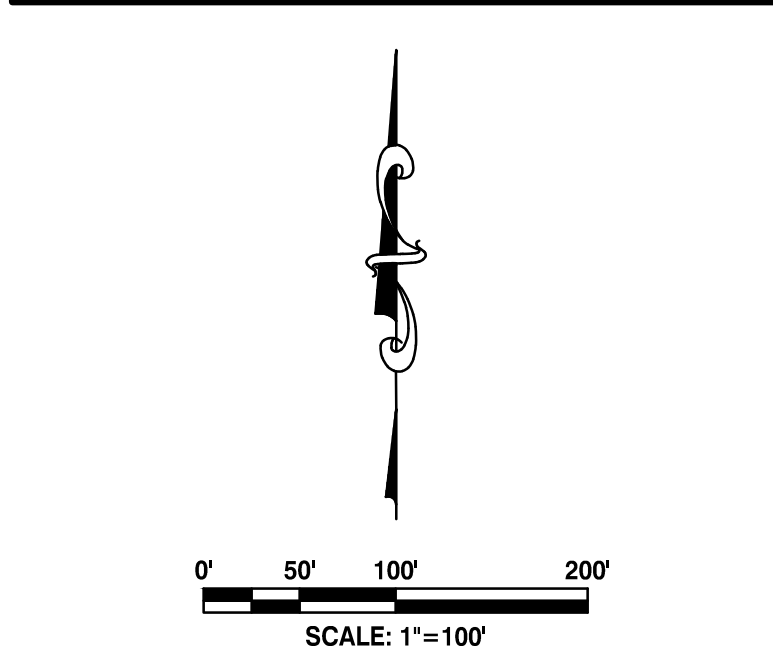
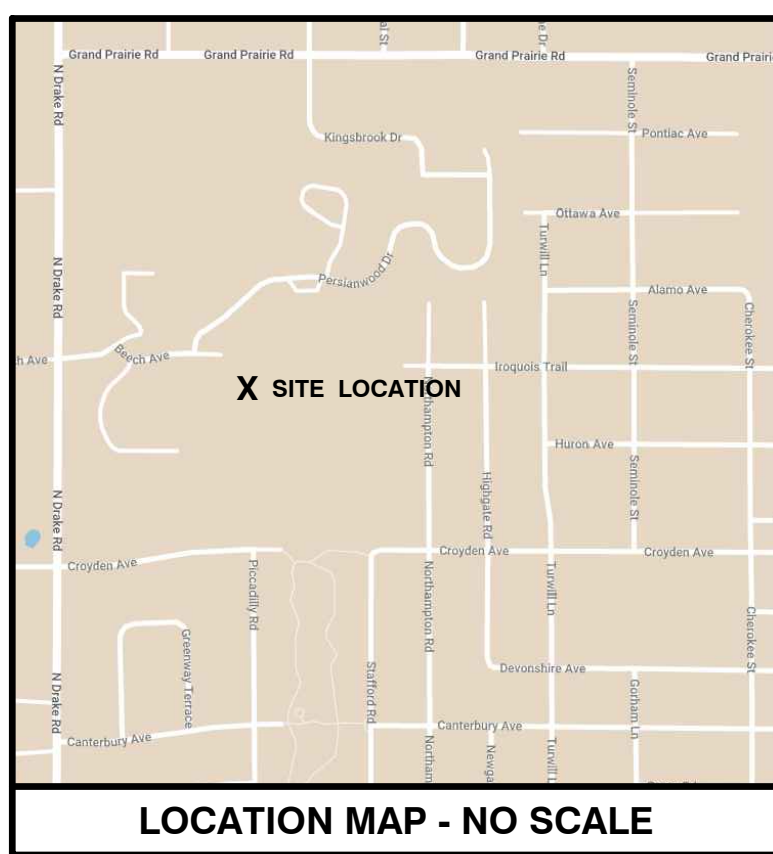
SURVEYOR'S NOTES

- UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL FIELD MEASUREMENTS AND AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATIONS OR SHOWING ALL UTILITIES IN THE AREA.
- NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG - CALL MISS DIG AT 811.
- CONTOUR INTERVAL = 1 FOOT.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" (NO SCREEN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 26077C01750, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 17, 2010. ZONE "X" (NO SCREEN) AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE FIELD WORK WAS COMPLETED ON FEBRUARY 12, 2024.
- BOUNDARY AND EASEMENT INFORMATION SHOWN IS BASED ON PRIOR DRIESENGA & ASSOCIATES, INC. SURVEY, JOB NO. 1250665.5A, DATED 01/29/2013 AND PRIOR INGERSOLL, WATSON & MCMACHEN, INC. SURVEY, JOB NO. 35854, DATED 11/12/2020. CORNER MONUMENTS SHOWN ON DRAWING WERE VERIFIED IN COURSE OF FIELDWORK - FULL PARCEL BOUNDARY NOT RE-SURVEYED.
- SUBJECT PARCEL DESCRIPTION AND EXCEPTION ITEM SCHEDULE PER 2012 TITLE SEARCH AS SHOWN ON PRIOR 2012 DRIESENGA & ASSOCIATES, INC. SURVEY. A CURRENT SEARCH IS RECOMMENDED TO ENSURE THAT NO NEW EASEMENTS WERE CONVEYED SINCE 2012 TITLE SEARCH.

MISS DIG INFORMATION

MISS DIG SURVEY TICKET # 2024012200164 REV: 000
(INCLUDES INFORMATION RECEIVED THROUGH 02-29-2024)

- CITY OF KALAMAZOO - 02/05/2024 (MAPS RECEIVED)
- AT&T - 01/29/2024 (MAPS RECEIVED)
- CONSUMERS ENERGY (GAS) - 01/26/2024 (MAPS RECEIVED)
- CONSUMERS ENERGY (ELECTRIC) - 01/26/2024 (MAPS RECEIVED)
- CHARTER COMMUNICATIONS - 01/23/2024 (MAPS RECEIVED)
- METRONET FIBER - 01/22/2024 (CLEAR)



LEGEND

- BENCHMARK
SET CONCRETE MONUMENT
MONUMENT FOUND
SET CAPPED REBAR #4748
FOUND IRON
SET CHIELED "X"
FOUND CHIELED "X"
CONTROL POINT
PLATED
DESCRIBED
MEASURED
RECORD
STORM SEWER MANHOLE
CATCH BASIN
ROOF DRAIN
SANITARY SEWER MANHOLE
CLEANOUT
WELL HEAD
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
SPRINKLER CONTROL VALVE
SPRINKLER HEAD
SPIGOT / HOSE CONNECTION
VALVE (WATER & GAS)
GAS METER
UTILITY RISERS
UTILITY POLE
LIGHT POLE
GUY ANCHOR
TRANSFORMER
HAND HOLE (ELECTRIC)
ELECTRIC METER
GROUND MOUNTED LIGHT
SIGN
SOIL BORING
BOLLARD POST
POST
UNDERGROUND COMMUNICATIONS LINE MARKER
UNDERGROUND ELECTRIC LINE MARKER
UNDERGROUND GAS LINE MARKER
GATE
FENCE LINE
OVERHEAD UTILITIES
UNDERGROUND ELECTRIC
COMMUNICATIONS
TELEPHONE
FIBER OPTIC
GAS LINE
EXISTING WATER LINE
EXISTING STORM SEWER
EXISTING SANITARY SEWER
STORM SEWER SURFACE
CONCRETE SURFACE
GRAVEL SURFACE
CONFEDEROUS TREE
DECIDUOUS TREE
ORNAMENTAL BUSH
CONFEDEROUS TREE PER TREE SURVEY
PERFORMED BY DARY RESOURCE GROUP
DECIDUOUS TREE PER TREE SURVEY
PERFORMED BY DARY RESOURCE GROUP

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Ypsilanti, MI
734-368-9483

FRIENDSHIP VILLAGE OF KALAMAZOO
1400 N. DRAKE ROAD, KALAMAZOO, MI 49006
SECTIONS 07 & 18, T02S, R11W, CITY OF KALAMAZOO, MI 49006
-FOR-
FRIENDSHIP VILLAGE OF KALAMAZOO
1400 N. DRAKE ROAD, KALAMAZOO, MI 49006

REVISIONS
1 ADDITIONAL TOPO. INFO.
08-05-2024, GLK
2 ADDITIONAL TOPO. INFO.
09-16-2024, GLK
3 ADDED TREES FROM
OCBA TREE SURVEY
10-05-2024, GLK

Drawn By: GLK
Scale: 1"=100'
Date: 02-15-2024
Project # 2350964.5A
Sheet Title: PARTIAL TOPOGRAPHIC / BOUNDARY SURVEY
Sheet # V-101
1 of 1

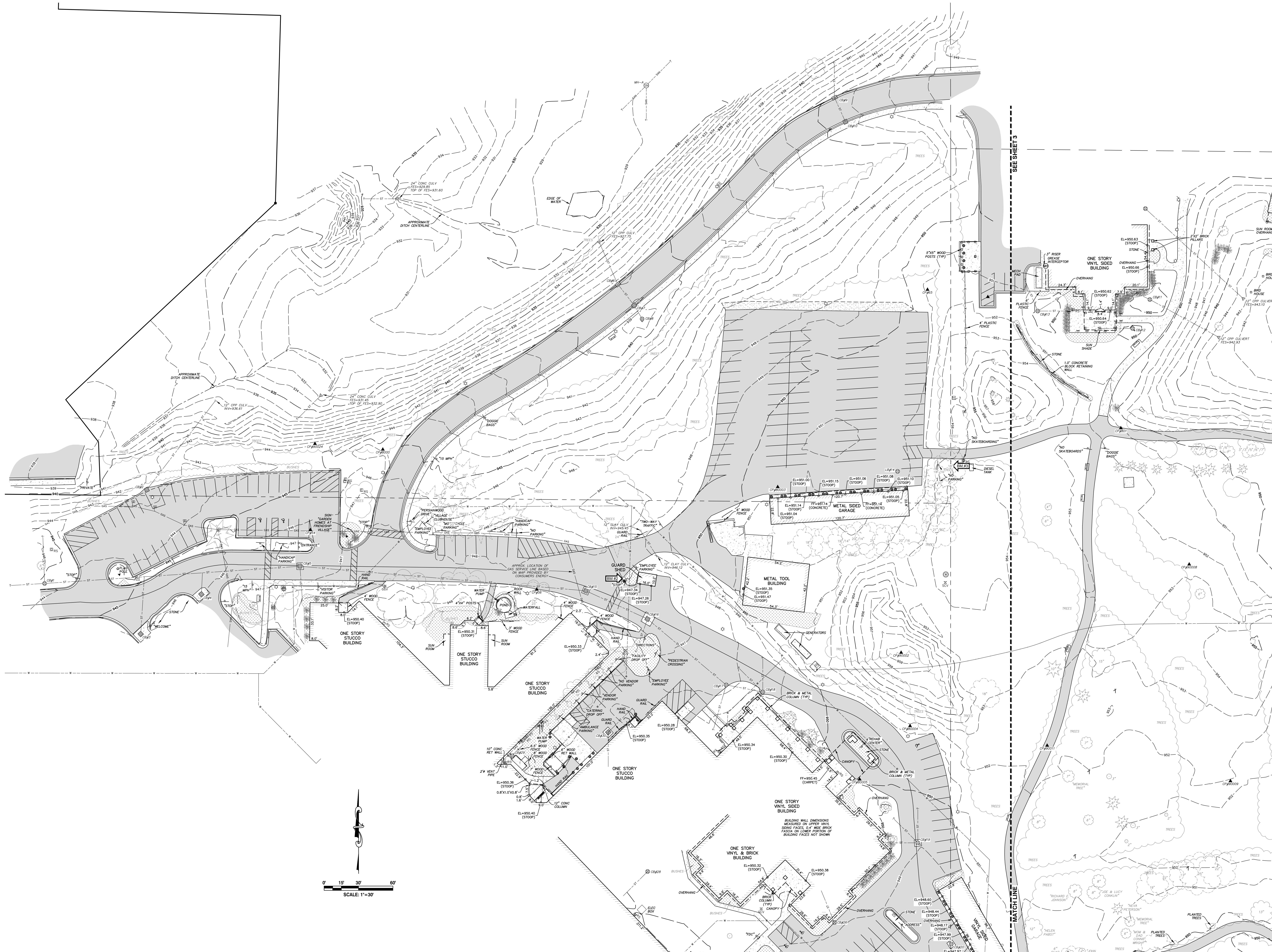


Know what's below.
Call before you dig.

PRELIMINARY

TOPOGRAPHIC SURVEY DATA IS REFERENCED TO SECTION LINES AND/OR RIGHT-OF-WAYS FOR GRAPHICAL PURPOSES ONLY. IT DOES NOT REPRESENT A PROPERTY LINE SURVEY. NO CORNERS WERE SET, AND IT SHALL NOT BE HELD UPON FOR THE ESTABLISHMENT OF ANY PROPERTY LINES. THE LOCATION OF FENCES, WALLS, OR OTHER INDICATORS OF OCCUPANCY ALONG OR NEAR BOUNDARY LINES IS APPROXIMATE ONLY.

PARTIAL TOPOGRAPHIC / BOUNDARY SURVEY



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734-368-9483

FRIENDSHIP VILLAGE OF KALAMAZOO
1400 N. DRAKE ROAD, KALAMAZOO, MI 49006
SECTIONS 07 & 18, T02S, R11W, CITY OF KALAMAZOO, KALAMAZOO CO.
-FOR-
FRIENDSHIP VILLAGE OF KALAMAZOO
1400 N. DRAKE ROAD, KALAMAZOO, MI 49006

REVISIONS	
1	ADDITIONAL TOPO. INFO. 08-25-2024, GLK
2	ADDITIONAL TOPO. INFO. 09-16-2024, GLK
3	ADDED TREES FROM OCA TREE SURVEY 10-25-2024, GLK

Drawn By: GLK
Scale: 1"=30'
Date: 02-15-2024
Project #: 2350964.5A
Sheet Title: **PARTIAL TOPOGRAPHIC / BOUNDARY SURVEY**
Sheet #: **V-102**
2 of 5

PARTIAL TOPOGRAPHIC / BOUNDARY SURVEY



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Ypsilanti, MI
734-368-9483

FRIENDSHIP VILLAGE OF KALAMAZOO
1400 N. DRAKE ROAD, KALAMAZOO, MI 49006
SECTIONS 07 & 18, T02S, R11W, CITY OF KALAMAZOO, KALAMAZOO CO.
-FOR-
FRIENDSHIP VILLAGE OF KALAMAZOO
1400 N. DRAKE ROAD, KALAMAZOO, MI 49006

REVISIONS

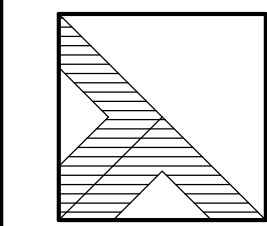
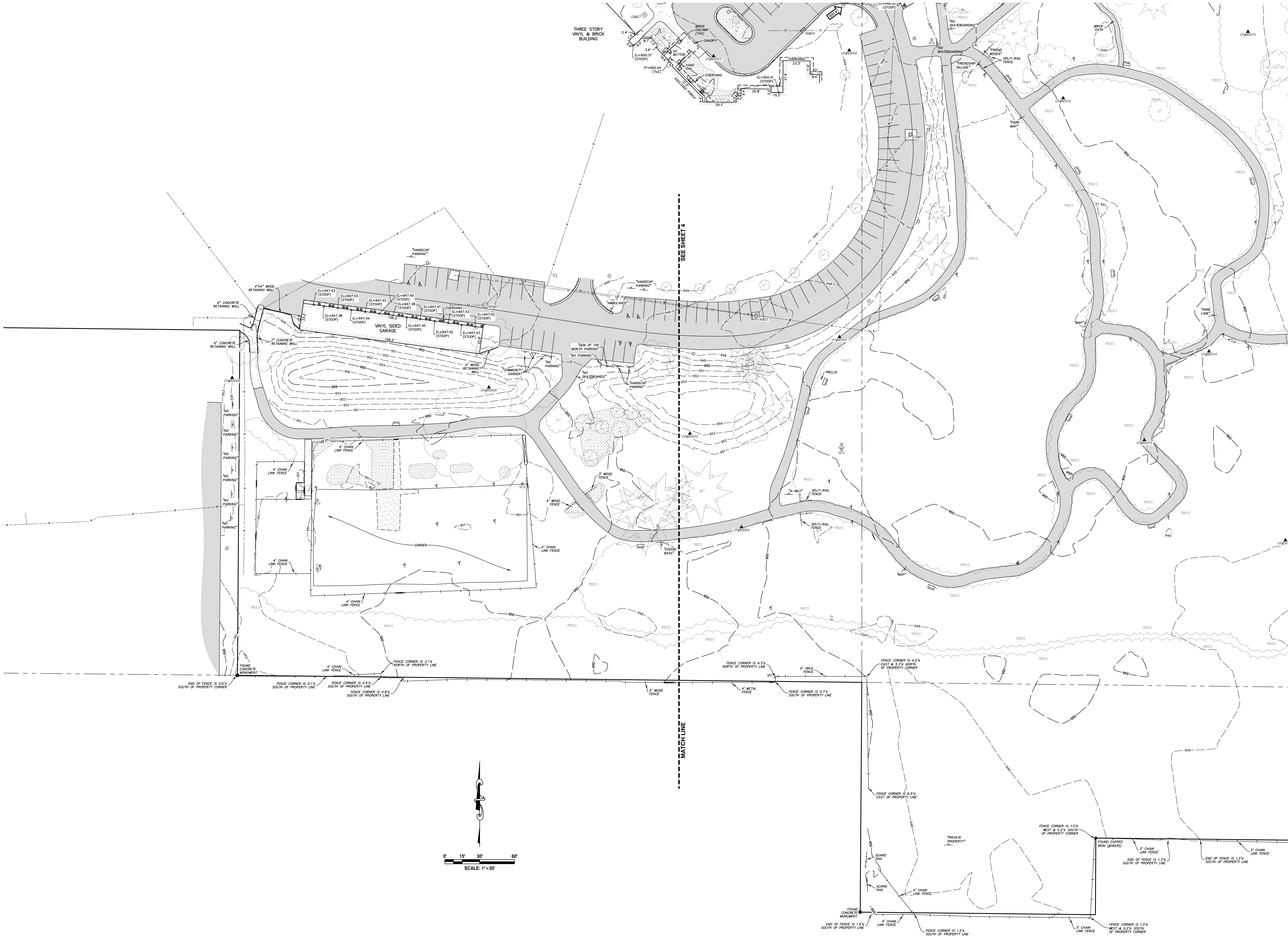
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3	ADDED TREES FROM OCBA TREE SURVEY 10-05-2024, GLK

Drawn By: GLK
Scale: 1"=30'
Date: 02-15-2024
Project #: 2350964.5A
Sheet Title:
PARTIAL TOPOGRAPHIC / BOUNDARY SURVEY
Sheet #
V-103
3 of 5

[illegible]

4 of 5

PARTIAL TOPOGRAPHIC / BOUNDARY SURVEY



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ASSOCIATES, INC.

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1400 N. DRAKE ROAD, KALAMAZOO, MI 49006
SECTIONS 07 & 18, T02S, R11W, CITY OF KALAMAZOO, KALAMAZOO CO.
-FOR-
FRIENDSHIP VILLAGE OF KALAMAZOO
1400 N. DRAKE ROAD, KALAMAZOO, MI 49006

REVISIONS

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2	ADDITIONAL TOPO. INFO. 09-16-2024, GLK
3	ADDED TREES FROM OCBA TREE SURVEY 10-05-2024, GLK

Drawn By: GLK

Scale: 1"=30'

Date: 02-15-2024

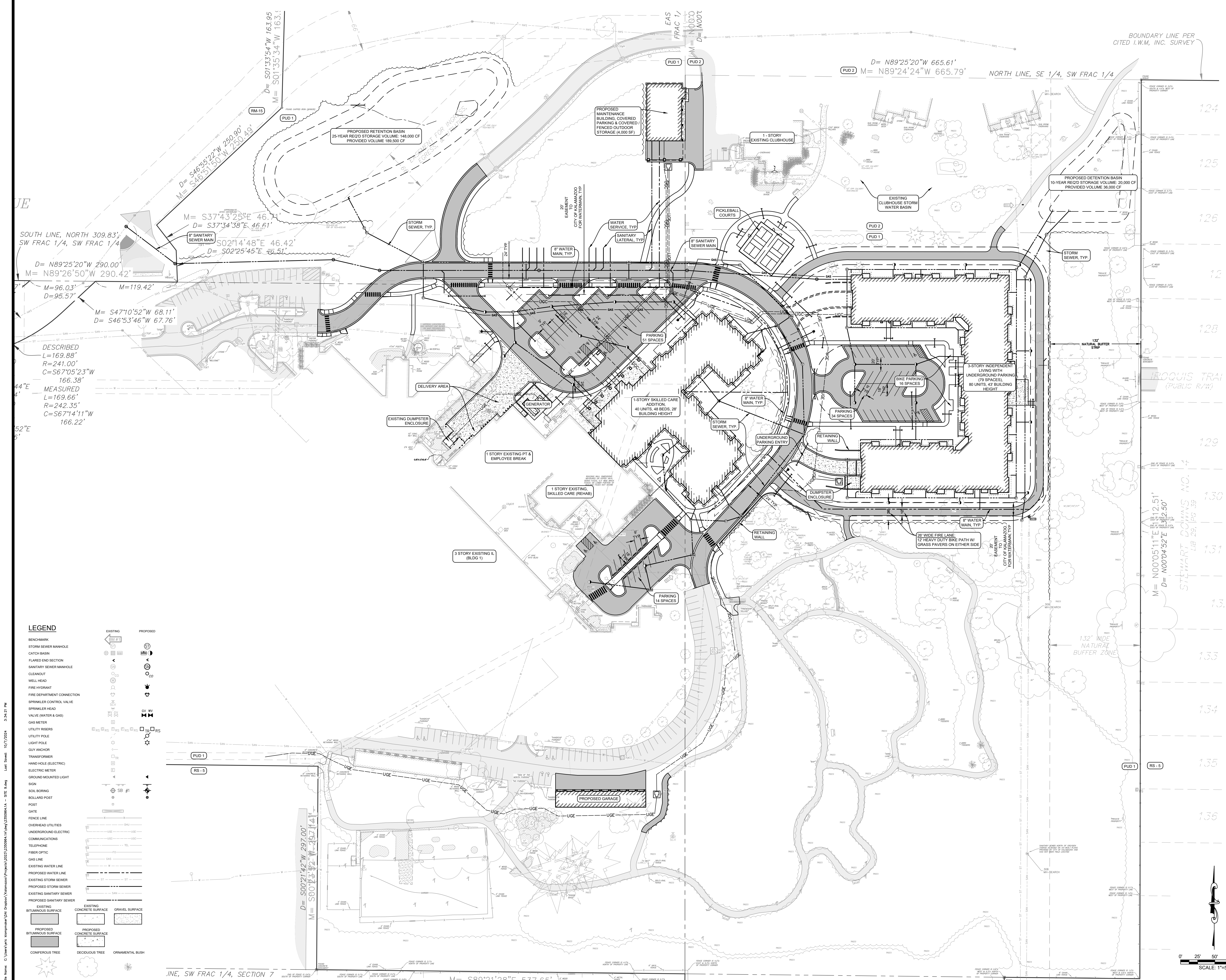
Project #: 2350964.5A

Sheet Title:

**PARTIAL
TOPOGRAPHIC
/ BOUNDARY
SURVEY**

Sheet #

V-105
5 of 5



NOT FOR CONSTRUCTION

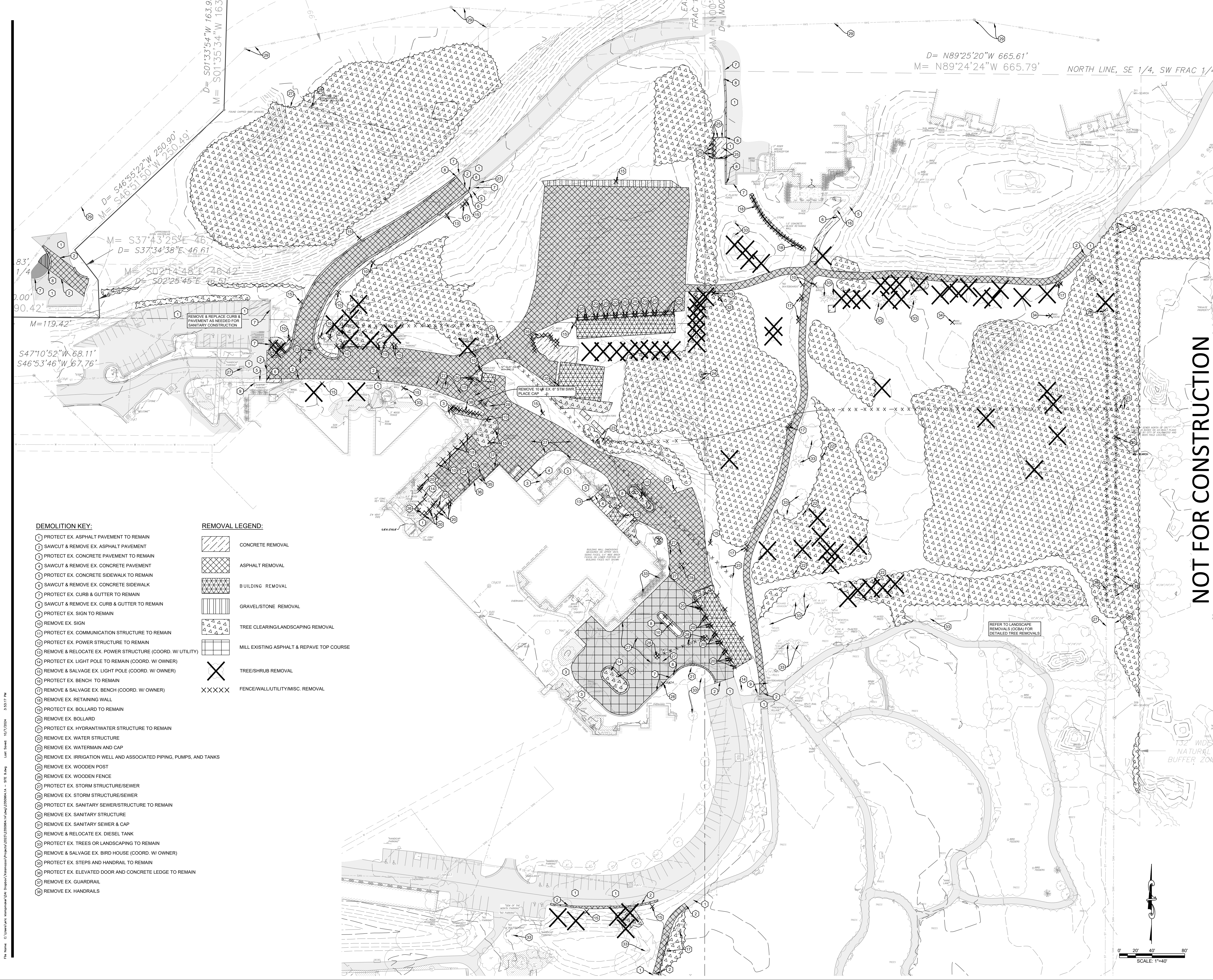
OVERALL SITE PLAN

ISSUES & REVISIONS	DATE
PRE-APPLICATION MEETING	09-24-2024
FINAL SD B2	09-27-2024

COMMISSION NO:	41722-23214
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET

C-100



DEMOLITION KEY:

- 1 PROTECT EX. ASPHALT PAVEMENT TO REMAIN
- 2 SAWCUT & REMOVE EX. ASPHALT PAVEMENT
- 3 PROTECT EX. CONCRETE PAVEMENT TO REMAIN
- 4 SAWCUT & REMOVE EX. CONCRETE PAVEMENT
- 5 PROTECT EX. CONCRETE SIDEWALK TO REMAIN
- 6 SAWCUT & REMOVE EX. CONCRETE SIDEWALK
- 7 PROTECT EX. CURB & GUTTER TO REMAIN
- 8 SAWCUT & REMOVE EX. CURB & GUTTER TO REMAIN
- 9 PROTECT EX. SIGN TO REMAIN
- 10 REMOVE EX. SIGN
- 11 PROTECT EX. COMMUNICATION STRUCTURE TO REMAIN
- 12 PROTECT EX. POWER STRUCTURE TO REMAIN
- 13 REMOVE & RELOCATE EX. POWER STRUCTURE (COORD. W/ UTILITY)
- 14 PROTECT EX. LIGHT POLE TO REMAIN (COORD. W/ OWNER)
- 15 REMOVE & SALVAGE EX. LIGHT POLE (COORD. W/ OWNER)
- 16 PROTECT EX. BENCH TO REMAIN
- 17 REMOVE & SALVAGE EX. BENCH (COORD. W/ OWNER)
- 18 REMOVE EX. RETAINING WALL
- 19 PROTECT EX. BOLLARD TO REMAIN
- 20 REMOVE EX. BOLLARD
- 21 PROTECT EX. HYDRANT/WATER STRUCTURE TO REMAIN
- 22 REMOVE EX. WATER STRUCTURE
- 23 REMOVE EX. WATERMAIN AND CAP
- 24 REMOVE EX. IRRIGATION WELL AND ASSOCIATED PIPING, PUMPS, AND TANKS
- 25 REMOVE EX. WOODEN POST
- 26 REMOVE EX. WOODEN FENCE
- 27 PROTECT EX. STORM STRUCTURE/SEWER
- 28 REMOVE EX. STORM STRUCTURE/SEWER
- 29 PROTECT EX. SANITARY SEWER/STRUCTURE TO REMAIN
- 30 REMOVE EX. SANITARY STRUCTURE
- 31 REMOVE EX. SANITARY SEWER & CAP
- 32 REMOVE & RELOCATE EX. DIESEL TANK
- 33 PROTECT EX. TREES OR LANDSCAPING TO REMAIN
- 34 REMOVE & SALVAGE EX. BIRD HOUSE (COORD. W/ OWNER)
- 35 PROTECT EX. STEPS AND HANDRAIL TO REMAIN
- 36 PROTECT EX. ELEVATED DOOR AND CONCRETE LEDGE TO REMAIN
- 37 REMOVE EX. GUARDRAIL
- 38 REMOVE EX. HANDRAILS

REMOVAL LEGEND:

- CONCRETE REMOVAL
- ASPHALT REMOVAL
- BUILDING REMOVAL
- GRAVEL/STONE REMOVAL
- TREE CLEARING/LANDSCAPING REMOVAL
- MILL EXISTING ASPHALT & REPAVE TOP COURSE
- TREE/SHRUB REMOVAL
- FENCE/WALL/UTILITY/MISC. REMOVAL

NOT FOR CONSTRUCTION

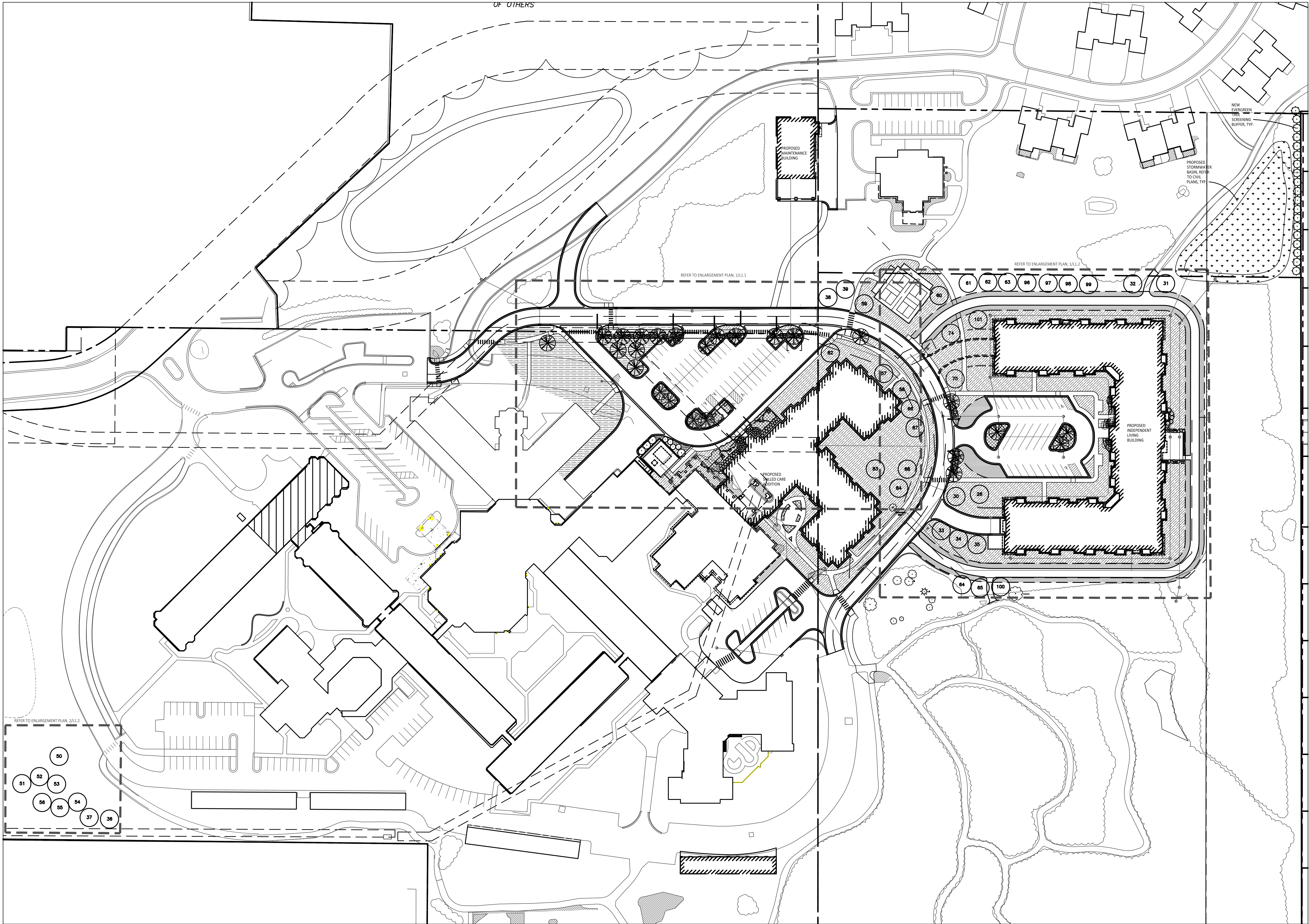
CIVIL DEMOLITION PLAN

ISSUES & REVISIONS	DATE
PRE-APPLICATION MEETING	09-24-2024
FINAL SD B2	09-27-2024

COMMISSION NO:	41722-23214
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET

CD-101



1 Overall Landscape Plan
Scale: 1" = 60'-0"

NFP PLANT LIST:

	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	STATUS
TREES	AS	Acer saccharum	Sugar Maple	2" CAL.	B&B	PER PLANS	NATIVE
	CE	Cercis canadensis	Eastern Redbud	2" CAL.	B&B	PER PLANS	NATIVE
	CF	Cornus florida	Flowering Dogwood	2" CAL.	B&B	PER PLANS	NATIVE
	PS	Pinus strobus	Eastern White Pine	2" CAL.	B&B	PER PLANS	NATIVE
	QR	Quercus rubra	Red Oak	2" CAL.	B&B	PER PLANS	NATIVE

ZONING PLANT LIST:

	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	STATUS
TREES	AR	Acer rubra	Red Maple	2" CAL.	B&B	PER PLANS	NATIVE
	CC	Carpinus caroliniana	Hornbeam	2" CAL.	B&B	PER PLANS	NATIVE
	GB	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2" CAL.	B&B	PER PLANS	NON-NATIVE
	OV	Ostrya virginiana	American Hophornbeam	2" CAL.	B&B	PER PLANS	NATIVE
	Zs	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" CAL.	B&B	PER PLANS	NON-NATIVE
	CA	Ceanothus americanus	New Jersey Tea Shrub	#3	CONT.	3' O.C.	NATIVE
	IV	Itea virginica 'Little Henry'	Little Henry Virginia Sweetspire	#3	CONT.	3' O.C.	NATIVE
SHRUBS	PO	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	#3	CONT.	5' O.C.	NATIVE
	PT	Potentilla fruticosa 'Goldstar'	Goldstar Potentilla	#3	CONT.	5' O.C.	NATIVE

INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS FOR EAST PARKING LOT:

- 1) OVERALL PARKING LOT SIZE: 18,243 SF
- 2) 5% OF PARKING LOT REQUIRED FOR PARKING LOT ISLANDS: 912 SF TOTAL
- 3) PROPOSED PARKING LOT ISLAND SIZE: 1,034 SF TOTAL
- 4) ONE (1) TREE REQUIRED PER EACH 300 SF OF PARKING LOT ISLANDS: 3 TREES
- 5) PERIMETER SCREENING (MEASURED FROM OUTSIDE OF DRIVE TO OUTSIDE OF DRIVE)= 105 LF
* (1) TREE PER 35 LF FRONTAGE= 3 TREES
* (1) SHRUB PER 6 LF FRONTAGE= 18 SHRUBS

INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS FOR WEST PARKING LOT:

- 1) OVERALL PARKING LOT SIZE: 27,604 SF
- 2) 5% OF PARKING LOT REQUIRED FOR PARKING LOT ISLANDS: 1,380 SF
- 3) PROPOSED PARKING LOT ISLAND SIZE: 5,520 SF TOTAL
- 4) ONE (1) TREE REQUIRED PER EACH 300 SF OF PARKING LOT ISLANDS: 5 TREES
- 5) PERIMETER SCREENING (MEASURED FROM OUTSIDE EDGE OF DRIVE TO OUTSIDE EDGE OF DRIVE): 407 LF
* (1) TREE PER 35 LF FRONTAGE = 12 TREES
* (1) SHRUB PER 6 LF FRONTAGE = 68 SHRUBS

LANDSCAPE NOTES:

1. SURVEY OF EXISTING CONDITIONS PROVIDED BY DRIESENGA & ASSOCIATES, INC., 552 SOUTH 8TH STREET, KALAMAZOO, MI 49009, (269)544-1455.
2. CALL "MISS DIG" AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. 72 HOURS BEFORE YOU DIG CALL "MISS DIG" AT 1-800-482-7171. ANY UTILITIES DISTURBED BY CONSTRUCTION SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
3. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHOULD BE REPORTED TO THE CONSTRUCTION MANAGER IMMEDIATELY FOR RESOLUTION.
4. IN AREAS OF NEW TURF PLACE 4" MINIMUM TOPSOIL, FINE GRADE & ESTABLISH TURF WITHIN SEED LIMIT LINES.
5. PLACE SHREDDED HARDWOOD MULCH TO A 3" DEPTH IN ALL TREE & SHRUB BEDS & TO A 2" DEPTH IN ALL GROUND COVER BEDS.
6. UNLESS OTHERWISE NOTED, TOPSOIL, FINE GRADE AND SEED ALL DISTURBED AREAS WITHIN THE SEEDING LIMIT SHOWN AND AREAS DISTURBED BY CONSTRUCTION.
7. REPAIR AND RESTORE ANY DAMAGE OUTSIDE OF LIMIT OF WORK LINE TO ORIGINAL CONDITION.
8. SEE SHEET CX.XX FOR PLANT LISTS.
9. SEE SHEET LX.XX SEEDING PLAN FOR LIMIT OF SEEDING.
10. PROTECT ALL TREES AND EXISTING FEATURES TO REMAIN AS SPECIFIED.
11. ALL TOPSOIL AND EXCESS FILL MATERIAL SHALL BE STOCKPILED ON SITE SEPARATELY FOR LATER RE-USE. LOCATE STOCKPILES IN AREAS AS DIRECTED BY CONSTRUCTION MANAGER AND PROTECT FROM EFFECTS OF EROSION.
12. ALL NURSERY STOCK SHALL BE TRUE TO TYPE AND NAME. ALL STOCK SHALL BE FIRST CLASS QUALITY WITH WELL DEVELOPED BRANCH SYSTEMS AND VIGOROUS HEALTHY ROOT SYSTEMS. ALL STOCK SHALL BE WELL FORMED AND THE TRUNKS OF TREES SHALL BE UNIFORM AND STRAIGHT.
13. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR IRRIGATION SCHEDULING FOR THE ENTIRE MAINTENANCE PERIOD UNLESS OTHERWISE NOTED.
14. SEE IRRIGATION PLANS SHEETS IRR. FOR DETAILED IRRIGATION DESIGN.
15. CONTRACTOR RESPONSIBLE TO LOCATE SITE LIGHTING SERVICES. CONTRACTOR RESPONSIBLE TO NOTIFY CONSTRUCTION MANAGER IF DAMAGE TO LIGHTING ELECTRICAL DISTRIBUTION OCCURS.
16. ALL AREAS OF TREE CLEARING SHALL BE STAKED FOR ARCHITECTS APPROVAL PRIOR TO CLEARING.
17. UNLESS OTHERWISE SPECIFIED, ALL PERENNIALS, GRASSES AND GROUNDCOVERS SHALL BE GROWN IN THEIR CONTAINER FOR ONE YEAR PRIOR TO INSTALLATION.



141 E. Michigan Avenue, Suite 500
Kalamazoo Michigan 49007
Phone (269) 381-3357
Fax (269) 381-2944

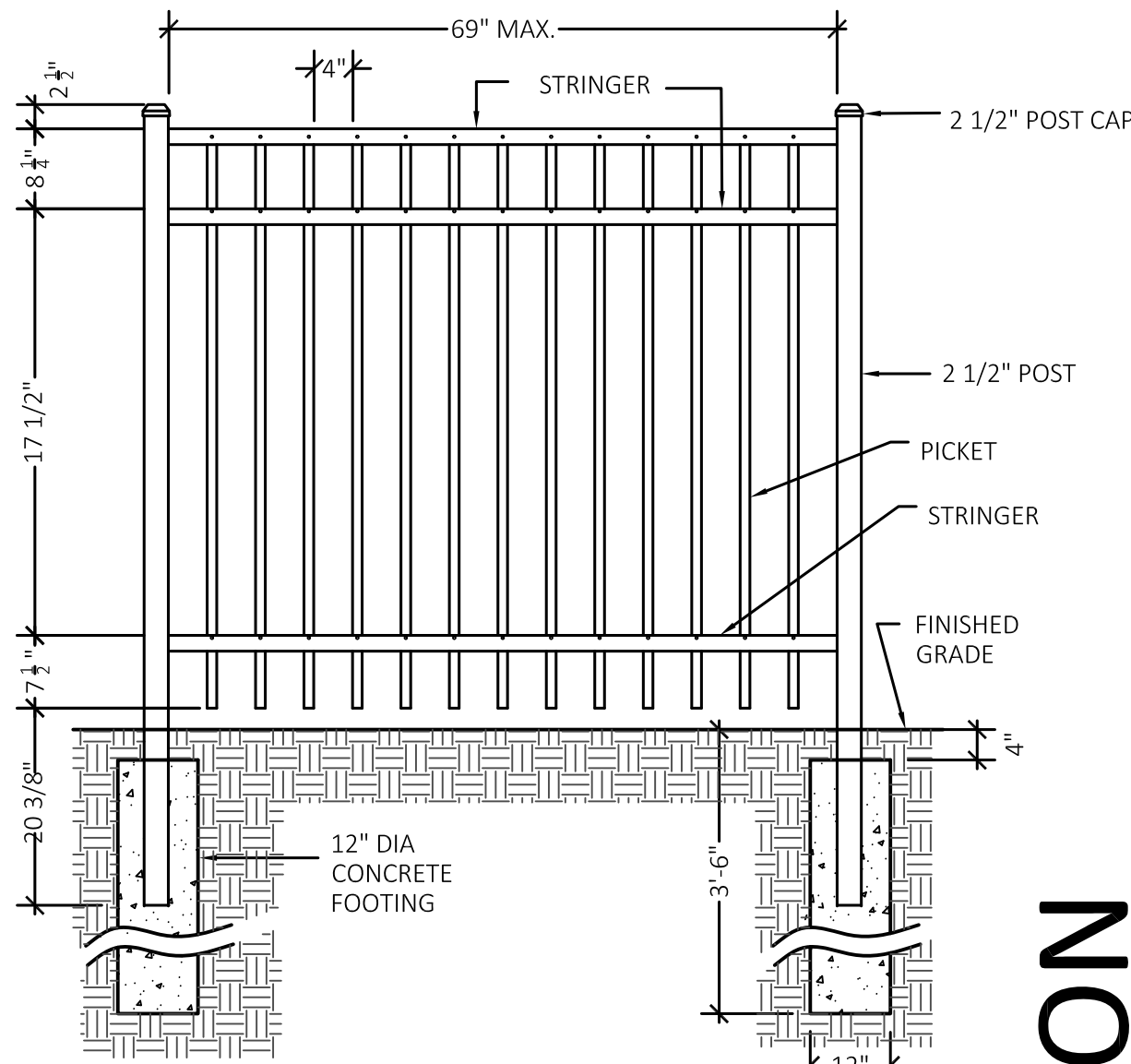
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2. WWW.JERITH.COM
3. INSTALL PER MANUFACTURERS SPECIFICATIONS

3' High Ornamental Metal Fence
NOT TO SCALE

ZONING TREE CANOPY REQUIREMENTS:

- 1) 1400 N DRAKE ROAD: 23.6 ACRES TOTAL = ONE (1) TREE PER ACRE = 24 TREES
- 2) 1402 N DRAKE ROAD: 18.3 ACRES TOTAL = ONE (1) TREE PER ACRE = 18 TREES
- 3) TOTAL TREES REQUIRED: 42 TREES

PROPOSED FEATURES LEGEND:

SYMBOL	DESCRIPTION	DETAIL
	SHADE TREE	XX / CX.XX
	ORNAMENTAL TREE	XX / CX.XX
	EVERGREEN TREE	XX / CX.XX
	NFP "REPLACEMENT TREE"	XX / CX.XX
	DECIDUOUS/EVERGREEN SHRUB	XX / CX.XX
	ORNAMENTAL GRASSES	XX / CX.XX
	GROUNDCOVER AND/OR PERENNIALS	XX / CX.XX
	STONE MAINTENANCE STRIP	XX / CX.XX
	FIRE LANE TURF SEED MIX	SEE SPECS.
	GENERAL TURF SEED MIX, IRRIGATED	SEE SPECS.
	STORMWATER SEED MIX	SEE SPECS.
	PROPOSED BED LINE/ METAL EDGING	XX / CX.XX
	LIMIT OF WORK	
	PROPERTY LINE	
	ENLARGEMENT LIMIT LINE	
	PLANT TAG- REFERS TO TYPE AND NUMBER OF PLANTINGS TO BE PROVIDED AND MAINTAINED BY CONTRACTOR.	

B2 TITLEBLOCK

ISSUES & REVISIONS	DATE
NFP REVIEW	10-08-24
SD B2 SUBMISSION	09-27-24

Overall Landscape Plan

COMMISSION NO:	41722-23214
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET

L1.0

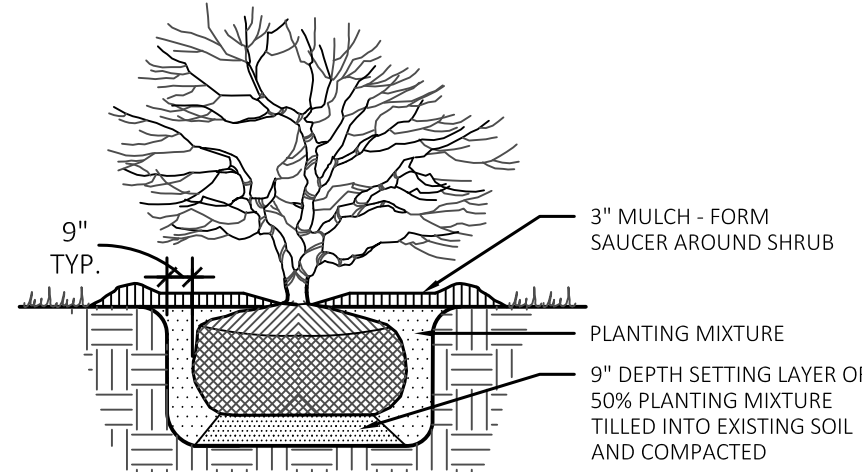


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CAMPUS
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IL & SKILLED
ADDITIONS
KALAMAZOO, MI

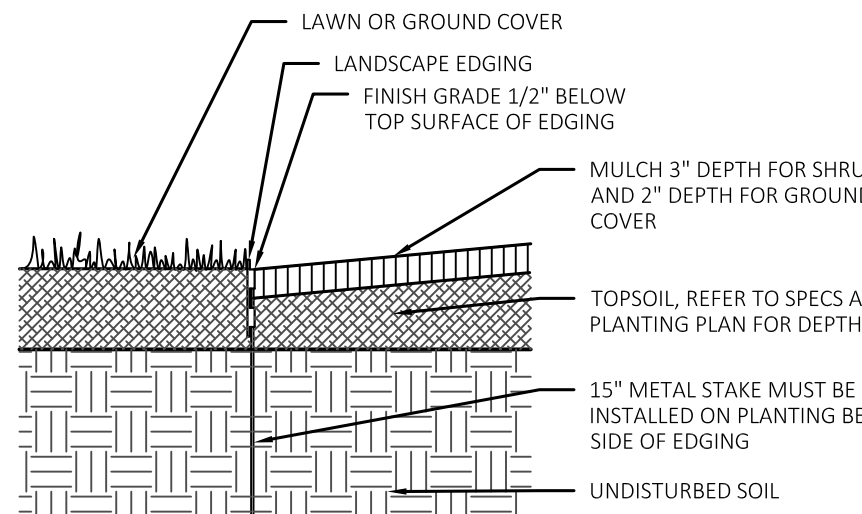
NOT FOR CONSTRUCTION

PROPOSED FEATURES LEGEND:

SYMBOL	DESCRIPTION	DETAIL
	SHADE TREE	XX / CXXX
	ORNAMENTAL TREE	XX / CXXX
	EVERGREEN TREE	XX / CXXX
	NFP "REPLACEMENT TREE"	XX / CXXX
	DECIDUOUS/EVERGREEN SHRUB	XX / CXXX
	ORNAMENTAL GRASSES	XX / CXXX
	GROUNDCOVER AND/OR PERENNIALS	XX / CXXX
	STONE MAINTENANCE STRIP	XX / CXXX
	FIRE LANE TURF SEED MIX	SEE SPECS.
	GENERAL TURF SEED MIX, IRRIGATED	SEE SPECS.
	STORMWATER SEED MIX	SEE SPECS.
	PROPOSED RED LINE/ METAL EDGING	XX / CXXX
	LIMIT OF WORK	
	PROPERTY LINE	
	ENLARGEMENT LIMIT LINE	
	PLANT TAG- REFERS TO TYPE AND NUMBER OF PLANTINGS TO BE PROVIDED AND MAINTAINED BY CONTRACTOR.	



X Shrub Planting Detail
NOT TO SCALE



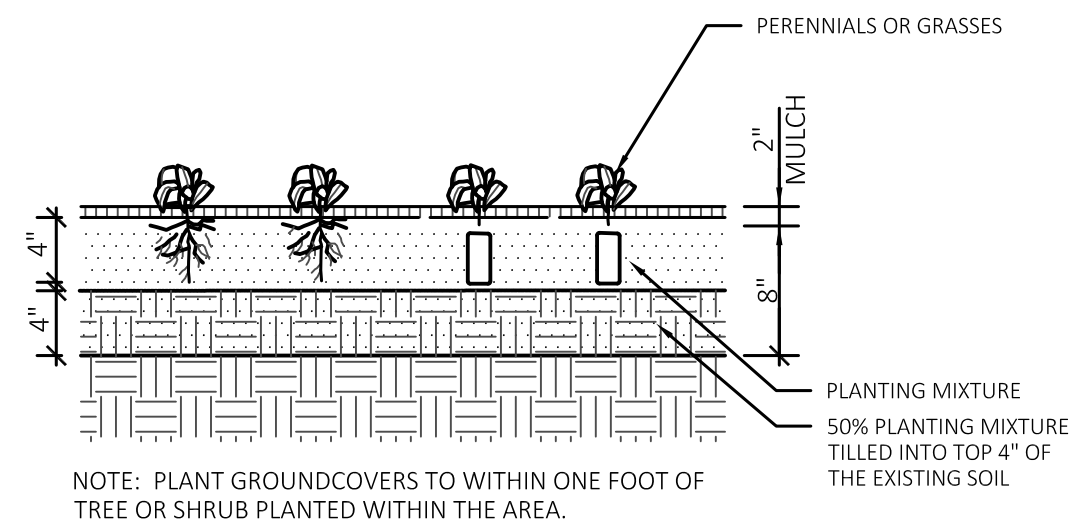
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NOT TO SCALE

1 Skilled Care Addition Landscape Plan

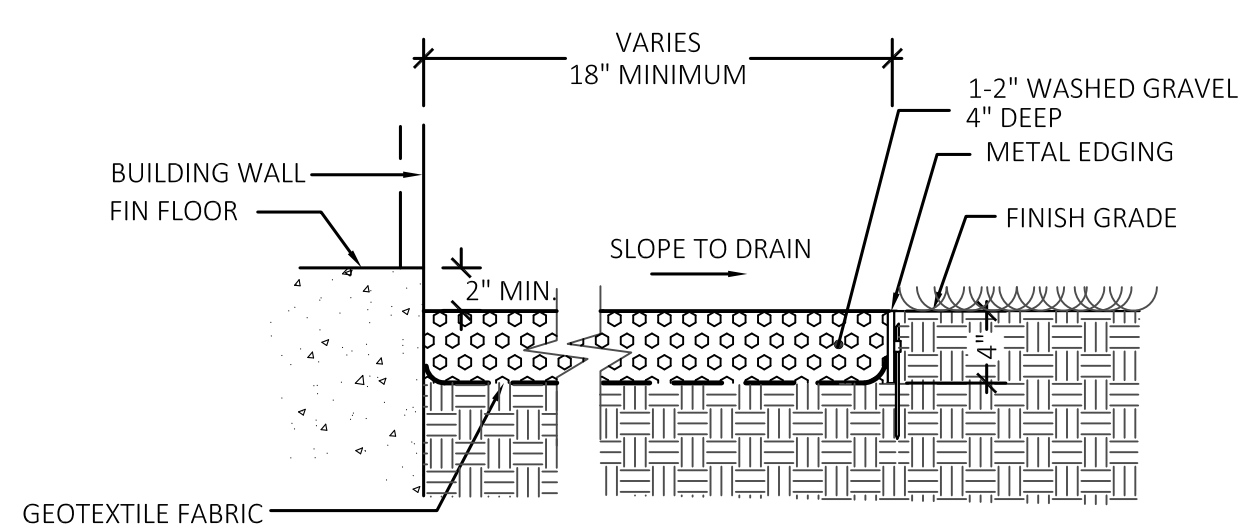
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LANDSCAPE NOTES:

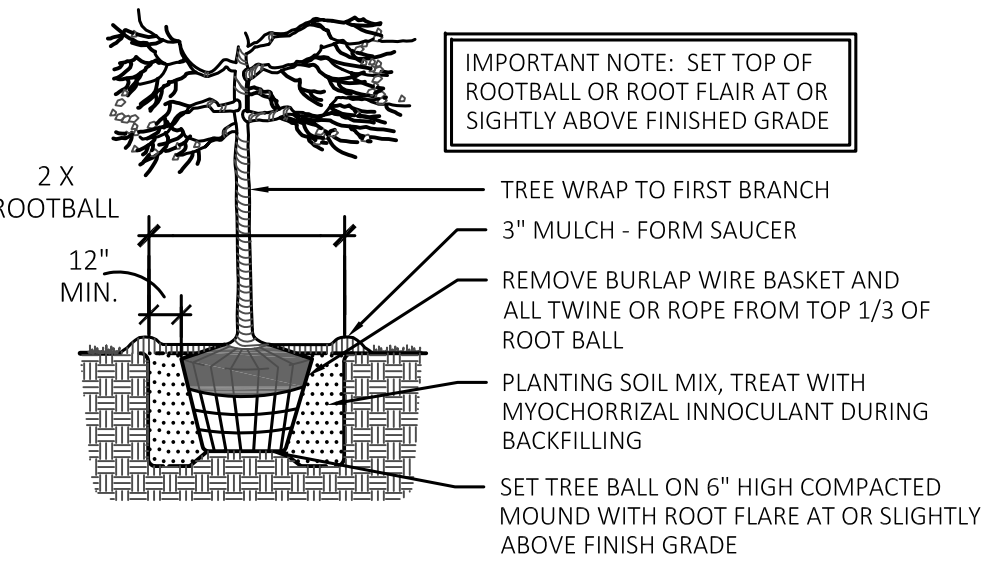
1. SURVEY OF EXISTING CONDITIONS PROVIDED BY DRIESENGA & ASSOCIATES, INC., 552 SOUTH 8TH STREET, KALAMAZOO, MI 49009, (269)544-1455.
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6. UNLESS OTHERWISE NOTED, TOPSOIL, FINE GRADE AND SEED ALL DISTURBED AREAS WITHIN THE SEEDING LIMIT SHOWN AND AREAS DISTURBED BY CONSTRUCTION.
7. REPAIR AND RESTORE ANY DAMAGE OUTSIDE OF LIMIT OF WORK LINE TO ORIGINAL CONDITION.
8. SEE SHEET CXXX FOR PLANT LISTS.
9. SEE SHEET LXXX SEEDING PLAN FOR LIMIT OF SEEDING.
10. PROTECT ALL TREES AND EXISTING FEATURES TO REMAIN AS SPECIFIED.
11. ALL TOPSOIL AND EXCESS FILL MATERIAL SHALL BE STOCKPILED ON SITE SEPARATELY FOR LATER RE-USE. LOCATE STOCKPILES IN AREAS AS DIRECTED BY CONSTRUCTION MANAGER AND PROTECT FROM EFFECTS OF EROSION.
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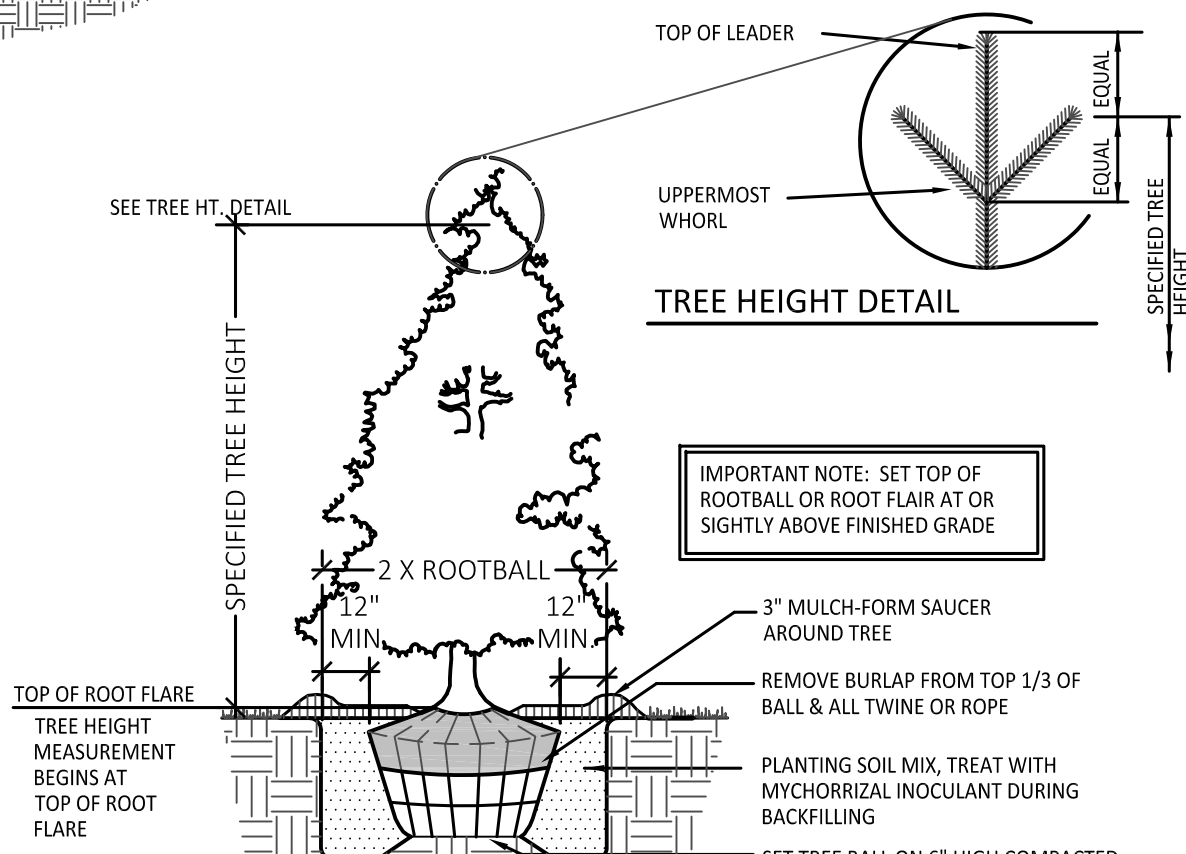
X Upright Groundcover Planting
NOT TO SCALE



X Stone Maintenance Strip Detail
NOT TO SCALE



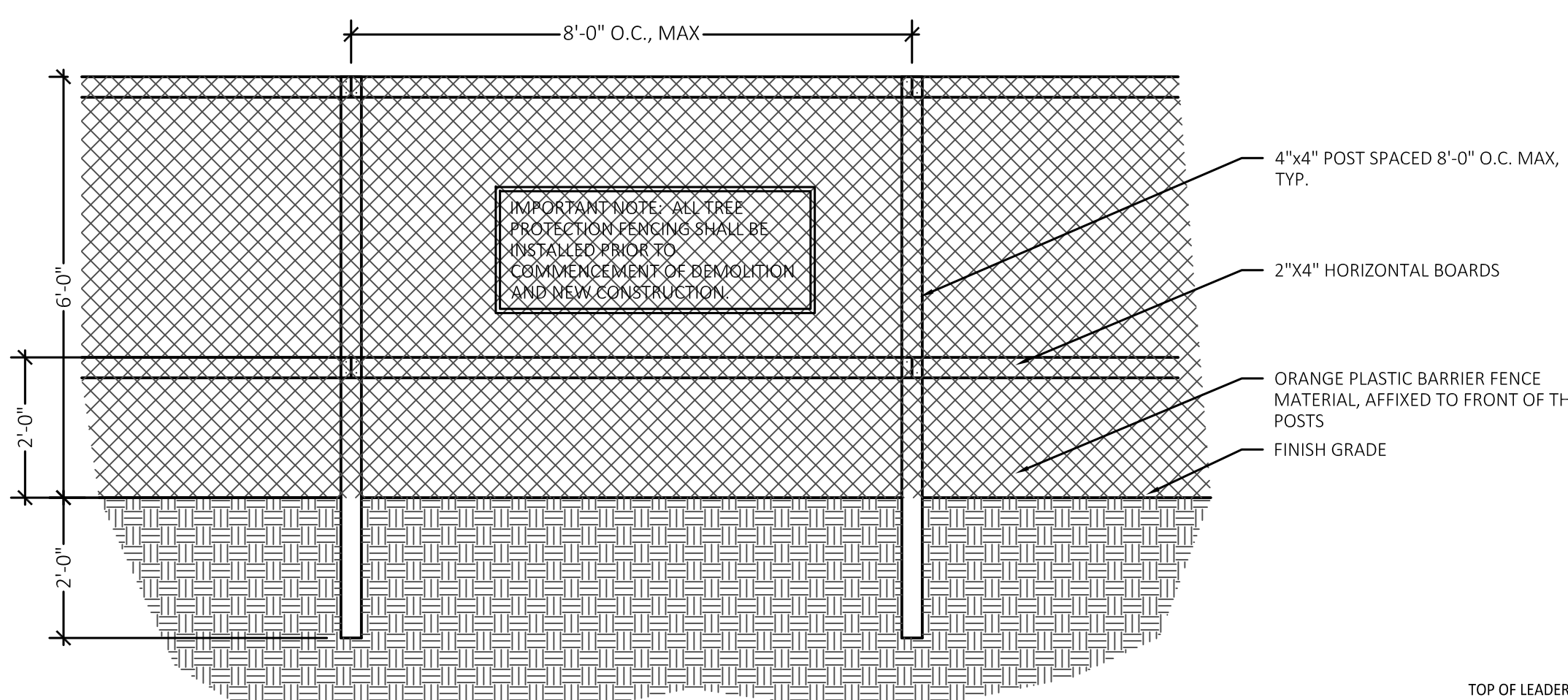
X Tree Planting Detail
Not To Scale



X Conifer Planting Detail
Not To Scale

X Tree Protection Fencing Detail

Not To Scale



NFP PLANT LIST:

	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	STATUS
TREES	AS	Acer saccharum	Sugar Maple	2" CAL.	B&B	PER PLANS	NATIVE
	CE	Cercis canadensis	Eastern Redbud	2" CAL.	B&B	PER PLANS	NATIVE
	CF	Cornus florida	Flowering Dogwood	2" CAL.	B&B	PER PLANS	NATIVE
	PS	Pinus strobus	Eastern White Pine	2" CAL.	B&B	PER PLANS	NATIVE
	QR	Quercus rubra	Red Oak	2" CAL.	B&B	PER PLANS	NATIVE

ZONING PLANT LIST:

	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	STATUS
TREES	AR	Acer rubra	Red Maple	2" CAL.	B&B	PER PLANS	NATIVE
	CC	Carpinus caroliniana	Hornbeam	2" CAL.	B&B	PER PLANS	NATIVE
	GB	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Columnar Ginkgo	2" CAL.	B&B	PER PLANS	NON-NATIVE
	OV	Ostrya virginiana	American Hophornbeam	2" CAL.	B&B	PER PLANS	NATIVE
	Zs	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" CAL.	B&B	PER PLANS	NON-NATIVE
SHRUBS	CA	Ceanothus americanus	New Jersey Tea Shrub	#3	CONT.	3' O.C.	NATIVE
	IV	Itea virginica 'Little Henry'	Little Henry Virginia Sweetpire	#3	CONT.	3' O.C.	NATVAR
	PD	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	#3	CONT.	5' O.C.	NATVAR
	PT	Potentilla fruticosa 'Goldstar'	Goldstar Potentilla	#3	CONT.	5' O.C.	NATVAR

B2 TITLEBLOCK

ISSUES & REVISIONS	DATE
NFP REVIEW	10-08-24
SD B2 SUBMISSION	09-27-24

Landscape
Enlargement
Plan

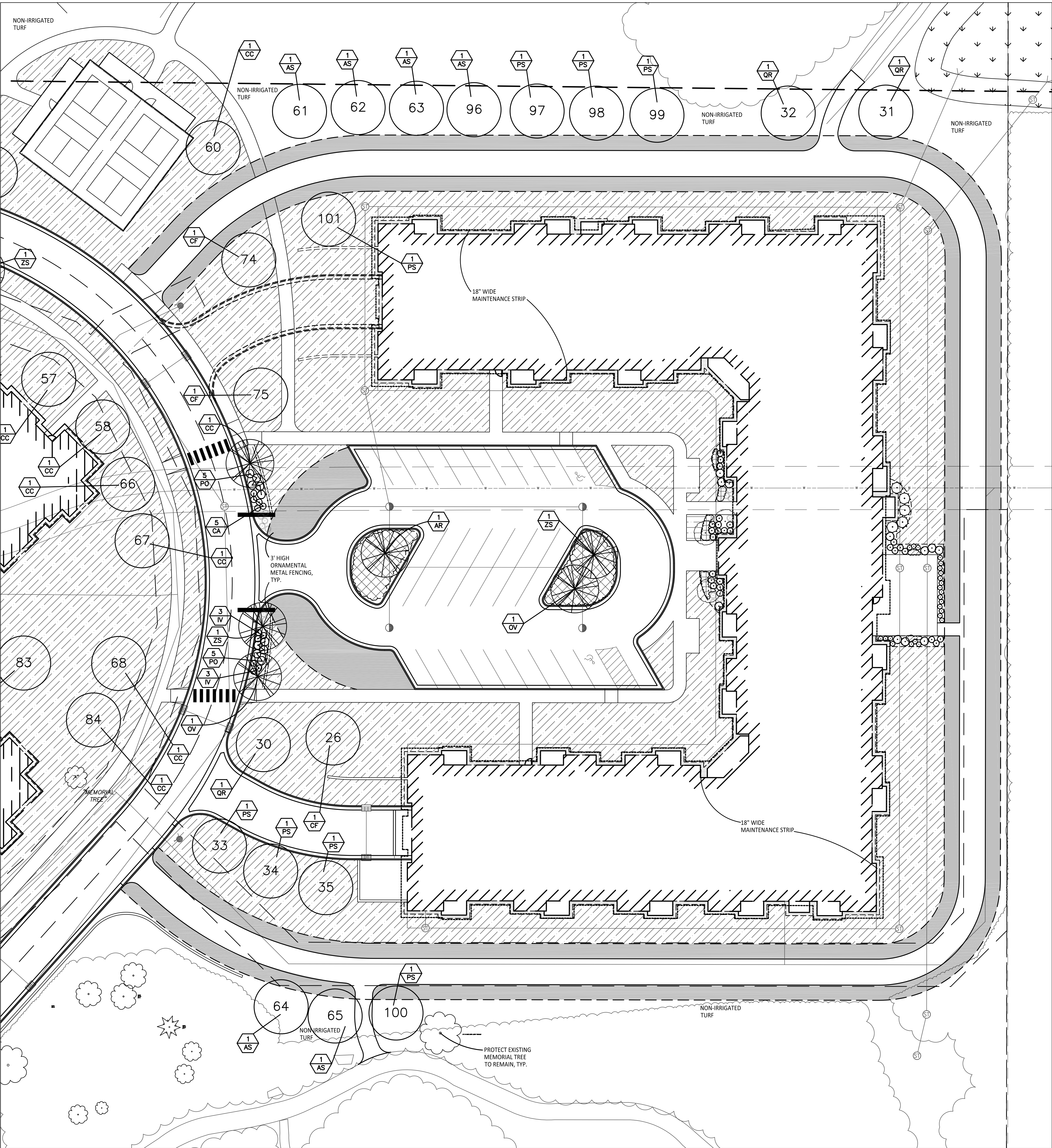
COMMISSION NO: 41722-23214

DRAWN BY: Author

CHECKED BY: Checker

SHEET

L1.1



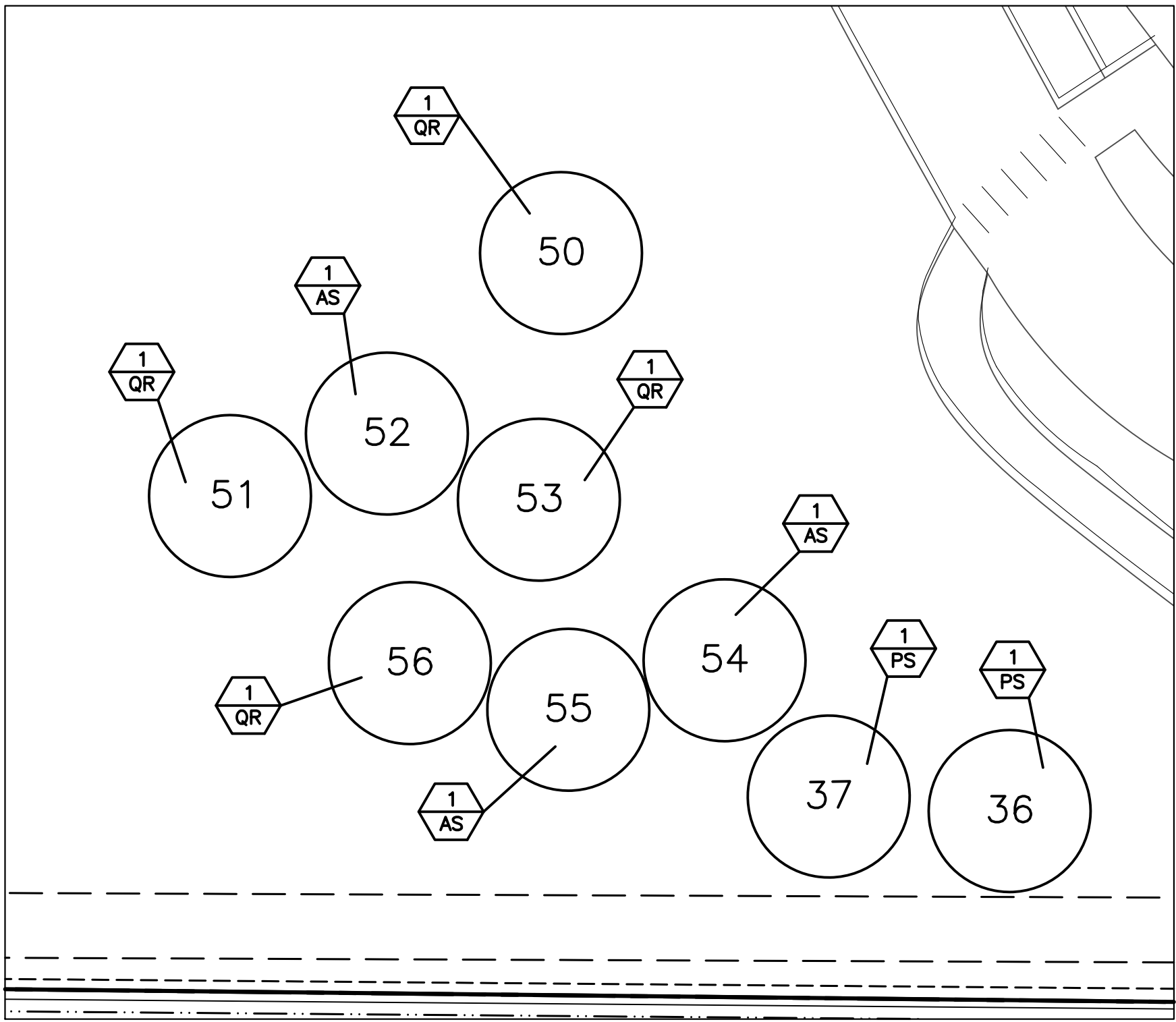
1 Independent Living Building Landscape Plan
Scale: 1" = 20'-0"

LANDSCAPE NOTES:

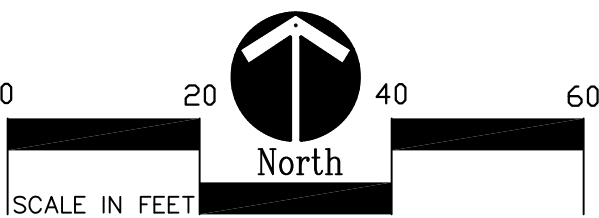
1. SURVEY OF EXISTING CONDITIONS PROVIDED BY DRIESSEN & ASSOCIATES, INC., 552 SOUTH 8TH STREET, KALAMAZOO, MI 49009, (269)544-1455.
2. CALL "MISS DIG" AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. 72 HOURS BEFORE YOU DIG CALL "MISS DIG" AT 1-800-482-7171. ANY UTILITIES DISTURBED BY CONSTRUCTION SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
3. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHOULD BE REPORTED TO THE CONSTRUCTION MANAGER IMMEDIATELY FOR RESOLUTION.
4. IN AREAS OF NEW TURF PLACE 4" MINIMUM TOPSOIL, FINE GRADE & ESTABLISH TURF WITHIN SEED LIMIT LINES.
5. PLACE SHREDDED HARDWOOD MULCH TO A 3" DEPTH IN ALL TREE & SHRUB BEDS & TO A 2" DEPTH IN ALL GROUND COVER BEDS.
6. UNLESS OTHERWISE NOTED, TOPSOIL, FINE GRADE AND SEED ALL DISTURBED AREAS WITHIN THE SEEDING LIMIT SHOWN AND AREAS DISTURBED BY CONSTRUCTION.
7. REPAIR AND RESTORE ANY DAMAGE OUTSIDE OF LIMIT OF WORK LINE TO ORIGINAL CONDITION.
8. SEE SHEET CX.XX FOR PLANT LISTS.
9. SEE SHEET LX.XX SEEDING PLAN FOR LIMIT OF SEEDING.
10. PROTECT ALL TREES AND EXISTING FEATURES TO REMAIN AS SPECIFIED.
11. ALL TOPSOIL AND EXCESS FILL MATERIAL SHALL BE STOCKPILED ON SITE SEPARATELY FOR LATER RE-USE. LOCATE STOCKPILES IN AREAS AS DIRECTED BY CONSTRUCTION MANAGER AND PROTECT FROM EFFECTS OF EROSION.
12. ALL NURSERY STOCK SHALL BE TRUE TO TYPE AND NAME. ALL STOCK SHALL BE FIRST CLASS QUALITY WITH WELL DEVELOPED BRANCH SYSTEMS AND VIGOROUS HEALTHY ROOT SYSTEMS. ALL STOCK SHALL BE WELL FORMED AND THE TRUNKS OF TREES SHALL BE UNIFORM AND STRAIGHT.
13. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR IRRIGATION SCHEDULING FOR THE ENTIRE MAINTENANCE PERIOD UNLESS OTHERWISE NOTED.
14. SEE IRRIGATION PLANS SHEETS IRR. FOR DETAILED IRRIGATION DESIGN.
15. CONTRACTOR RESPONSIBLE TO LOCATE SITE LIGHTING SERVICES. CONTRACTOR RESPONSIBLE TO NOTIFY CONSTRUCTION MANAGER IF DAMAGE TO LIGHTING ELECTRICAL DISTRIBUTION OCCURS.
16. ALL AREAS OF TREE CLEARING SHALL BE STAKED FOR ARCHITECTS APPROVAL PRIOR TO CLEARING.
17. UNLESS OTHERWISE SPECIFIED, ALL PERENNIALS, GRASSES AND GROUNDCOVERS SHALL BE GROWN IN THEIR CONTAINER FOR ONE YEAR PRIOR TO INSTALLATION.

PROPOSED FEATURES LEGEND:

SYMBOL	DESCRIPTION	DETAIL	SYMBOL	DESCRIPTION	DETAIL
	SHADE TREE	XX / CX.XX		FIRE LANE TURF SEED MIX	SEE SPECS.
	ORNAMENTAL TREE	XX / CX.XX		GENERAL TURF SEED MIX, IRRIGATED	SEE SPECS.
	EVERGREEN TREE	XX / CX.XX		STORMWATER SEED MIX	SEE SPECS.
	NFP "REPLACEMENT TREE"	XX / CX.XX		PROPOSED BED LINE/ METAL EDGING	XX / CX.XX
	DECIDUOUS/EVERGREEN SHRUB	XX / CX.XX		LIMIT OF WORK	
	ORNAMENTAL GRASSES	XX / CX.XX		PROPERTY LINE	
	GROUNDCOVER AND/OR PERENNIALS	XX / CX.XX		ENLARGEMENT LIMIT LINE	
	STONE MAINTENANCE STRIP	XX / CX.XX		PLANT TAG- REFERS TO TYPE AND NUMBER OF PLANTINGS TO BE PROVIDED AND MAINTAINED BY CONTRACTOR.	



2 Southwest Corner Landscape Plan
Scale: 1" = 20'-0"



NFP PLANT LIST:

	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	STATUS
TREES	AS	Acer saccharum	Sugar Maple	2" CAL.	B&B	PER PLANS	NATIVE
	CE	Cercis canadensis	Eastern Redbud	2" CAL.	B&B	PER PLANS	NATIVE
	CF	Cornus florida	Flowering Dogwood	2" CAL.	B&B	PER PLANS	NATIVE
	PS	Pinus strobus	Eastern White Pine	2" CAL.	B&B	PER PLANS	NATIVE
	QR	Quercus rubra	Red Oak	2" CA/	B&B	PER PLANS	NATIVE

ZONING PLANT LIST:

	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	STATUS
TREES	AR	Acer rubra	Red Maple	2" CAL.	B&B	PER PLANS	NATIVE
	CC	Carpinus caroliniana	Hornbeam	2" CAL.	B&B	PER PLANS	NATIVE
	GB	Ginkgo biloba "Princeton Sentry"	Princeton Sentry Columnar Ginkgo	2" CAL.	B&B	PER PLANS	NON-NATIVE
	OV	Ostrya virginiana	American Hophornbeam	2" CAL.	B&B	PER PLANS	NATIVE
	Zs	Zelkova serrata "Green Vase"	Green Vase Zelkova	2" CAL.	B&B	PER PLANS	NON-NATIVE
SHRUBS	CA	Ceanothus americanus	New Jersey Tea Shrub	#3	CONT.	3' O.C.	NATIVE
	IV	Itea virginica "Little Henry"	Little Henry Virginia Sweetpire	#3	CONT.	3' O.C.	NATIVE
	PO	Physocarpus opulifolius "Little Devil"	Little Devil Ninebark	#3	CONT.	5' O.C.	NATIVE
	PT	Potentilla fruticosa "Goldstar"	Goldstar Potentilla	#3	CONT.	5' O.C.	NATIVE



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B2 TITLEBLOCK

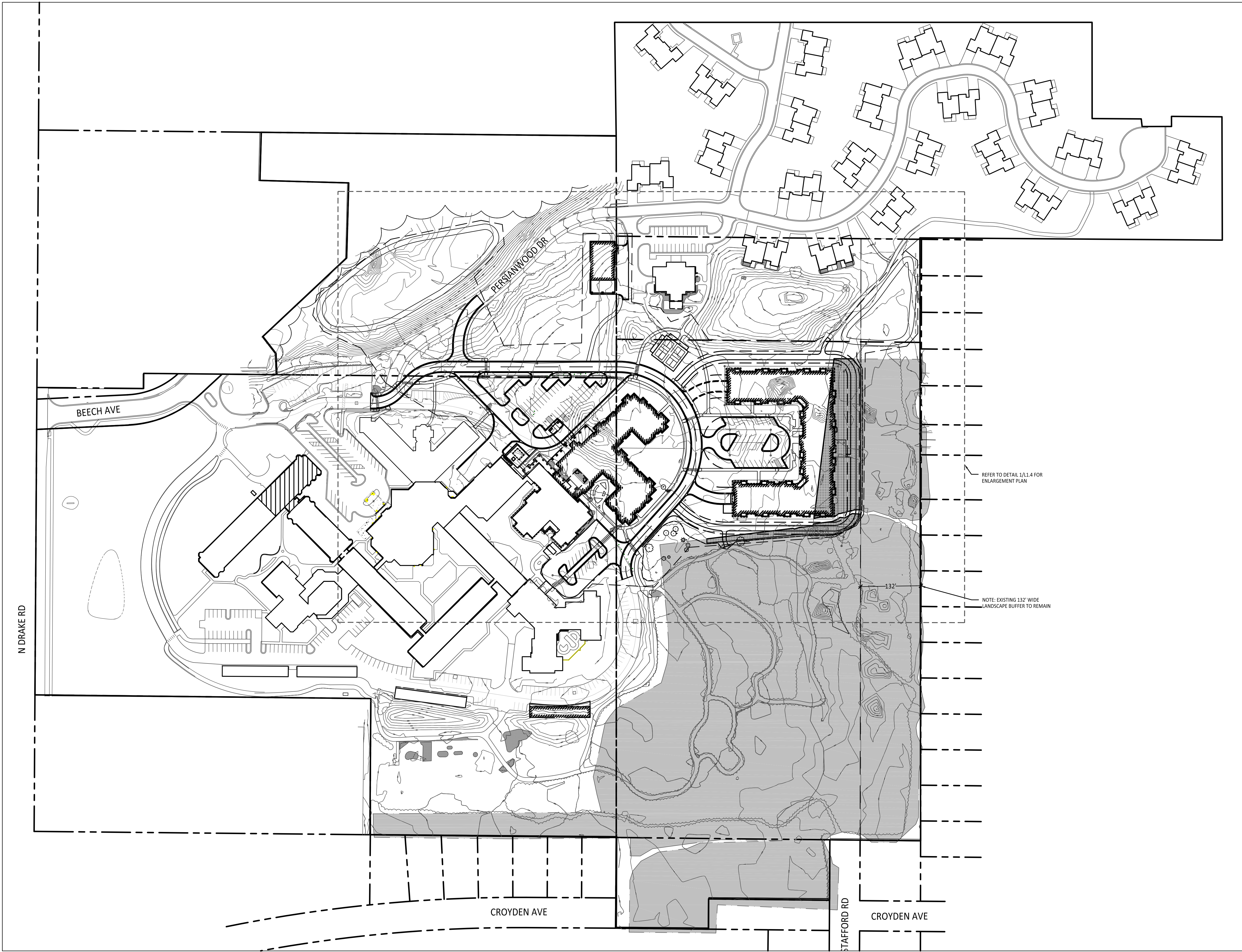
ISSUES & REVISIONS	DATE
NFP REVIEW	10-08-24
SD B2 SUBMISSION	09-27-24

Landscape
Enlargement
Plan

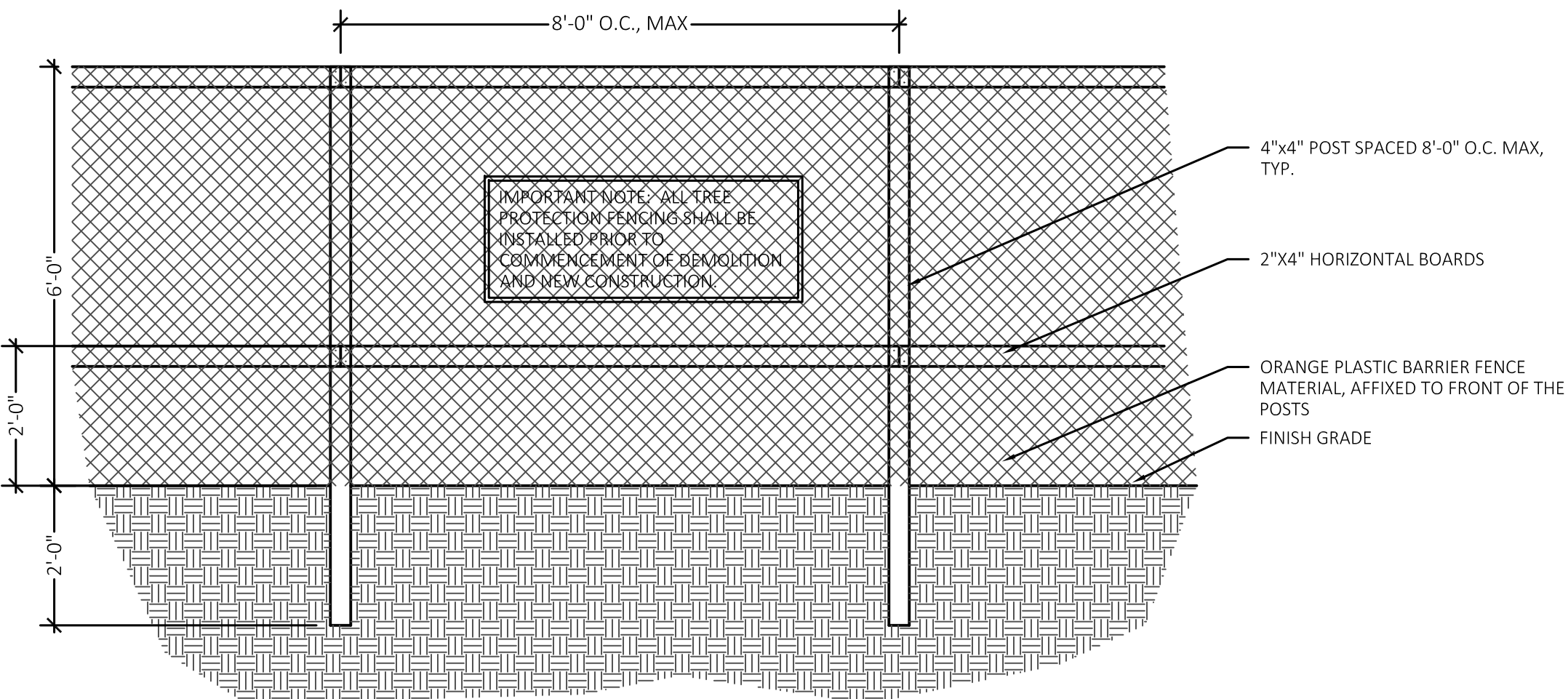
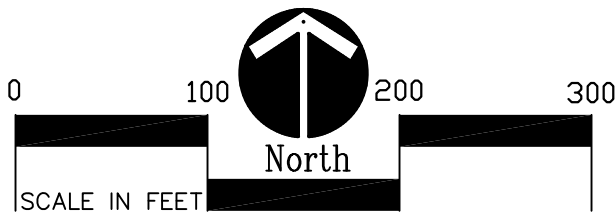
COMMISSION NO:	41722-23214
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET

L1.2



1 Overall Woodland Removal Plan
Scale: 1" = 100'-0"



2 Tree Protection Fencing Detail
Not To Scale

NATURAL FEATURES PROTECTION
OVERLAY WOODLAND
REMOVAL LEGEND:

SYMBOL	DESCRIPTION
	DELINEATED WOODLAND
	PROPOSED WOODLAND REMOVAL
	TEMPORARY TREE PROTECTION FENCE SEE DETAIL 2/L1.3
	PHASE 1 LIMIT OF WORK
	PROPERTY LINE
	PLAN ENLARGEMENT LINE

WOODLAND REMOVAL NOTES:

1. SURVEY OF EXISTING CONDITIONS PROVIDED BY DRIESENGA & ASSOCIATES, 552 SOUTH 8TH STREET, KALAMAZOO, MI 49009. 269-544-1455.
2. WOODLAND DELINEATION PROVIDED BY DAVEY RESOURCE GROUP, 5641 WEST 73RD STREET, INDIANAPOLIS, IN, 46278.

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B2 TITLEBLOCK

ISSUES & REVISIONS	DATE
NFP REVIEW	10-08-24
SD B2 SUBMISSION	09-27-24

Overall Woodland
Removal Plan

COMMISSION NO:	41722-23214
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET

L1.3

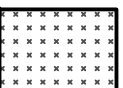


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IMPORTANT NOTE

NATURAL FEATURES PROTECTION
OVERLAY WOODLAND
REMOVAL LEGEND:

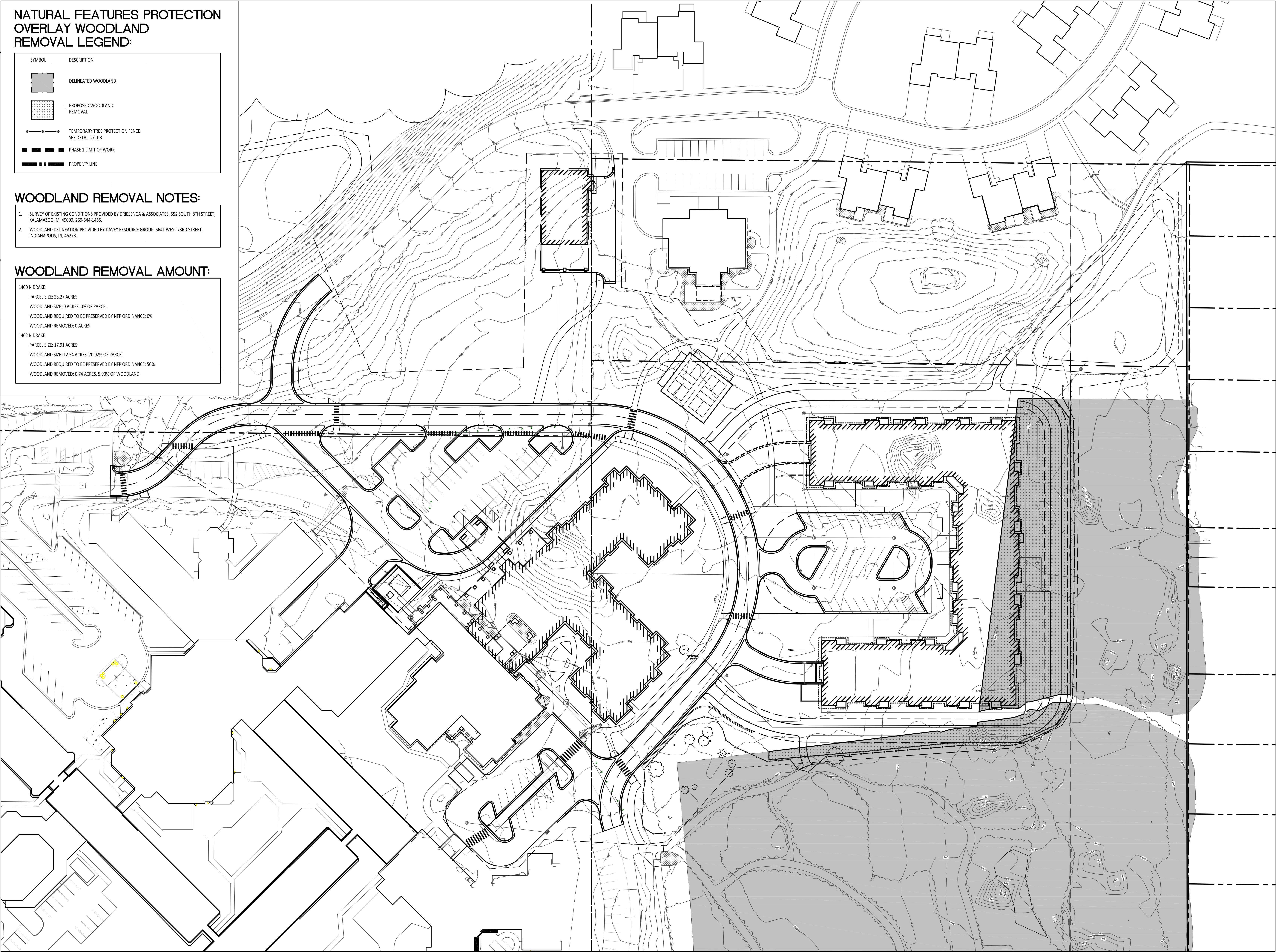
SYMBOL	DESCRIPTION
	DELINEATED WOODLAND
	PROPOSED WOODLAND REMOVAL
	TEMPORARY TREE PROTECTION FENCE SEE DETAIL 2/L1.3
	PHASE I LIMIT OF WORK
	PROPERTY LINE

WOODLAND REMOVAL NOTES:

1. SURVEY OF EXISTING CONDITIONS PROVIDED BY DRIESENGA & ASSOCIATES, 552 SOUTH 8TH STREET, KALAMAZOO, MI 49001, 269-544-1455.
2. WOODLAND DELINEATION PROVIDED BY DAVEY RESOURCE GROUP, 5641 WEST 73RD STREET, INDIANAPOLIS, IN, 46278.

WOODLAND REMOVAL AMOUNT:

1400 N DRAKE:
PARCEL SIZE: 23.27 ACRES
WOODLAND SIZE: 0 ACRES, 0% OF PARCEL
WOODLAND REQUIRED TO BE PRESERVED BY NFP ORDINANCE: 0%
WOODLAND REMOVED: 0 ACRES
1402 N DRAKE:
PARCEL SIZE: 17.91 ACRES
WOODLAND SIZE: 12.54 ACRES, 70.02% OF PARCEL
WOODLAND REQUIRED TO BE PRESERVED BY NFP ORDINANCE: 50%
WOODLAND REMOVED: 0.74 ACRES, 5.90% OF WOODLAND



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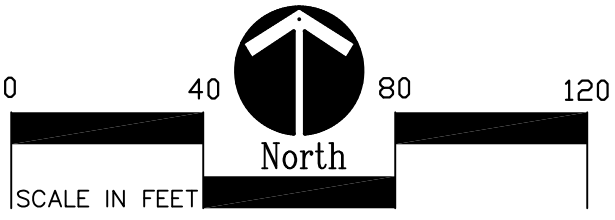
ISSUES & REVISIONS	DATE
NFP REVIEW	10-08-24
SD B2 SUBMISSION	09-27-24

Woodland Delineation
Removal Enlargement
Plan- Phase 1

COMMISSION NO:	41722-23214
DRAWN BY:	Author
CHECKED BY:	Checker

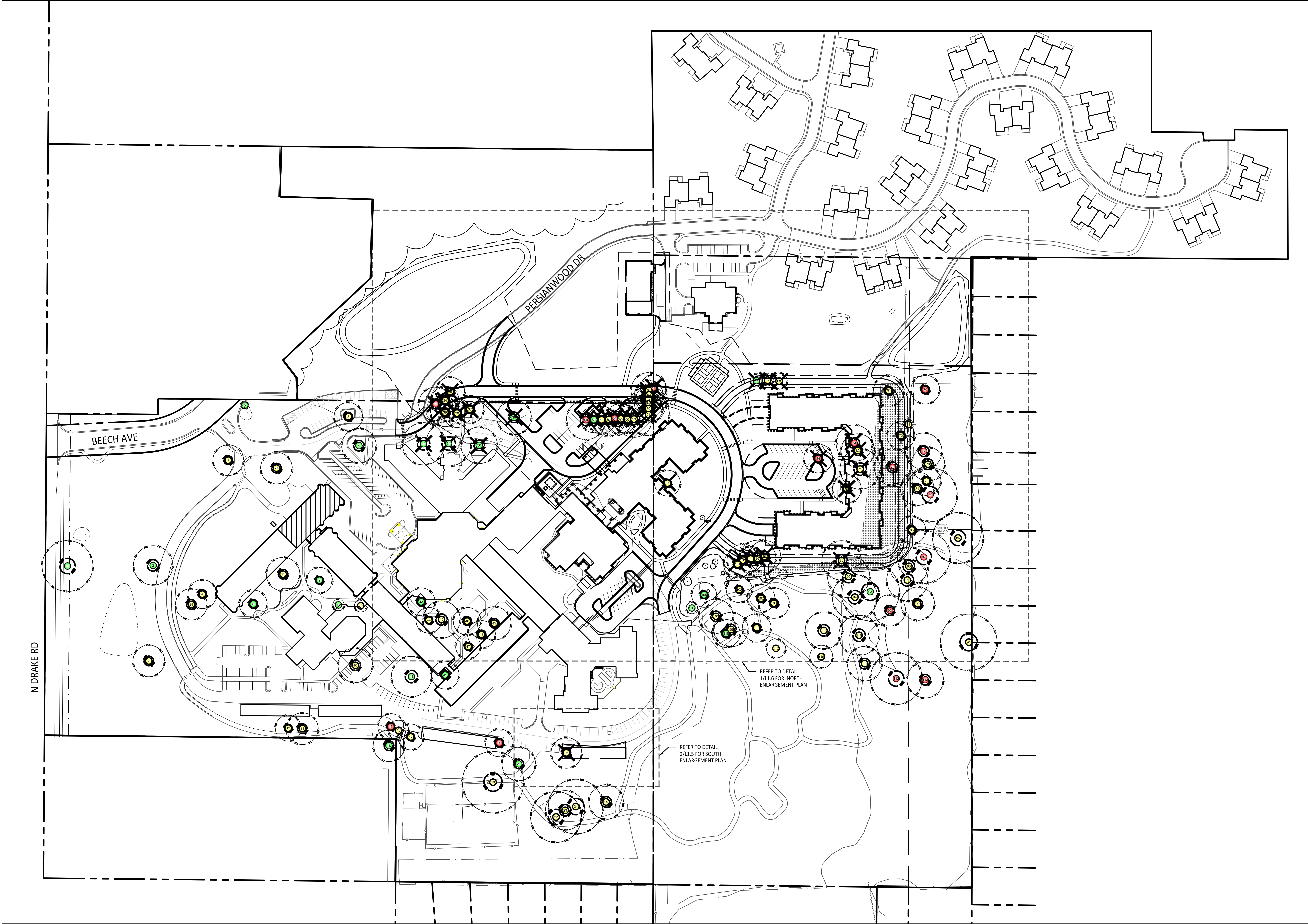
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L1.4

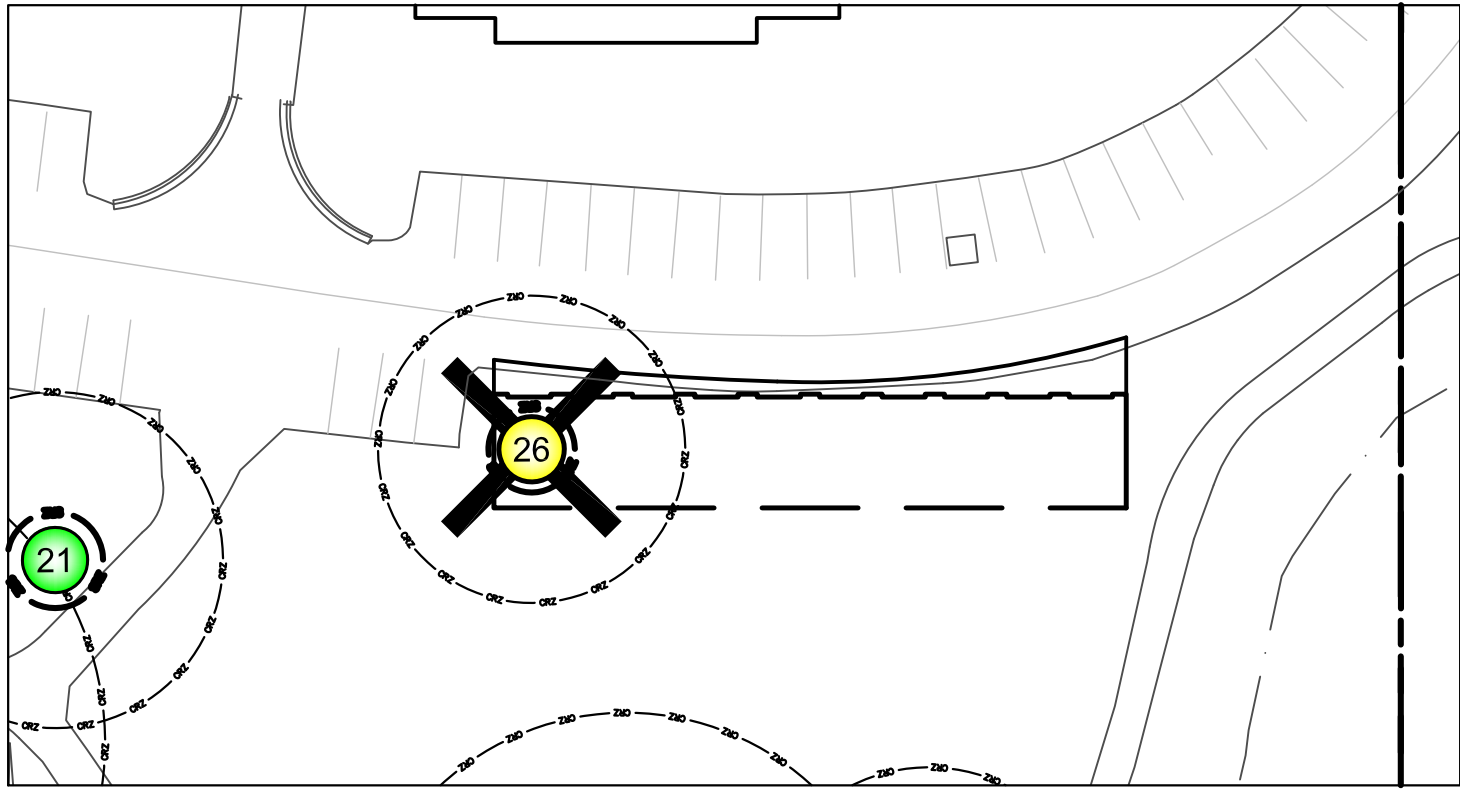
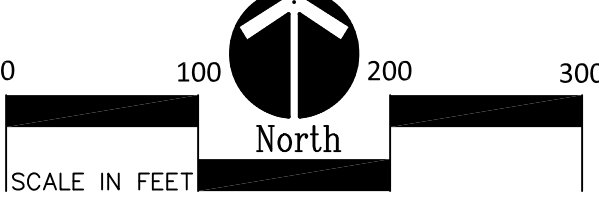


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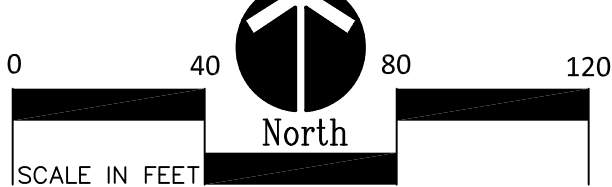
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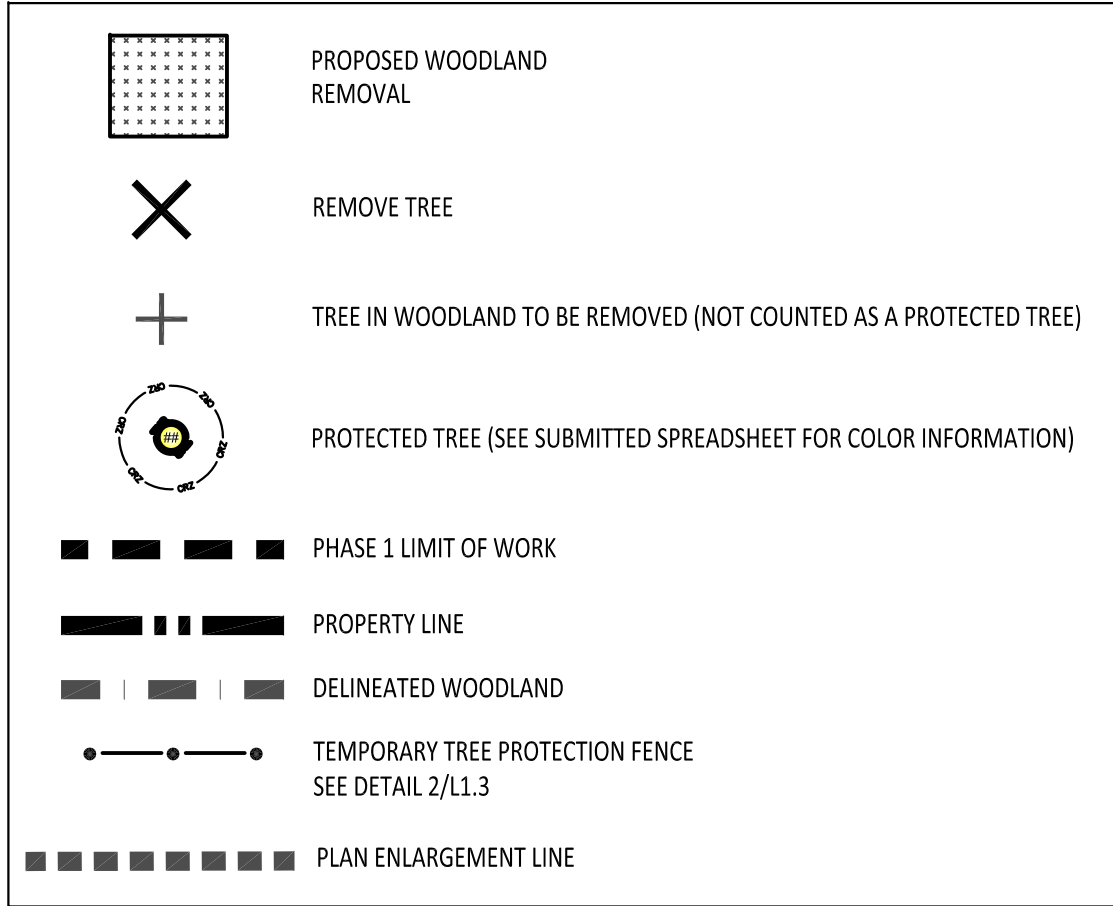
1 Overall Protected Trees Removal Plan
Scale: 1" = 100'-0"



2 Protected Tree Identification and Removal South Enlargement Plan- Phase 1
Scale: 1" = 40'-0"



NATURAL FEATURES PROTECTION
OVERLAY PROTECTED TREES
REMOVAL LEGEND:



NATURAL FEATURES PROTECTION
OVERLAY PROTECTED TREES NOTES:

1. SURVEY OF EXISTING CONDITIONS PROVIDED BY DRIESENGA & ASSOCIATES, 552 SOUTH 8TH STREET, KALAMAZOO, MI 49009. 269-544-1455.
2. WOODLAND DELINEATION PROVIDED BY DAVEY RESOURCE GROUP, 5641 WEST 73RD STREET, INDIANAPOLIS, IN, 46278.
3. REFER TO SUBMITTED SPREADSHEET FROM OCBA & DAVEY RESOURCE GROUP FOR ADDITIONAL PROTECTED TREES INFORMATION.

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B2 TITLEBLOCK

ISSUES & REVISIONS	DATE
NFP REVIEW	10-08-24
SD B2 SUBMISSION	09-27-24

Overall Protected
Trees Removal Plan

COMMISSION NO:	41722-23214
DRAWN BY:	Author
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SHEET

L1.5



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NATURAL FEATURES PROTECTION
OVERLAY PROTECTED TREES
REMOVAL LEGEND:

PROPOSED WOODLAND
REMOVAL

REMOVE TREE

TREE IN WOODLAND TO BE REMOVED (NOT COUNTED AS A PROTECTED TREE)

PROTECTED TREE (SEE SUBMITTED SPREADSHEET FOR COLOR INFORMATION)

PHASE 1 LIMIT OF WORK

PROPERTY LINE

DELINEATED WOODLAND

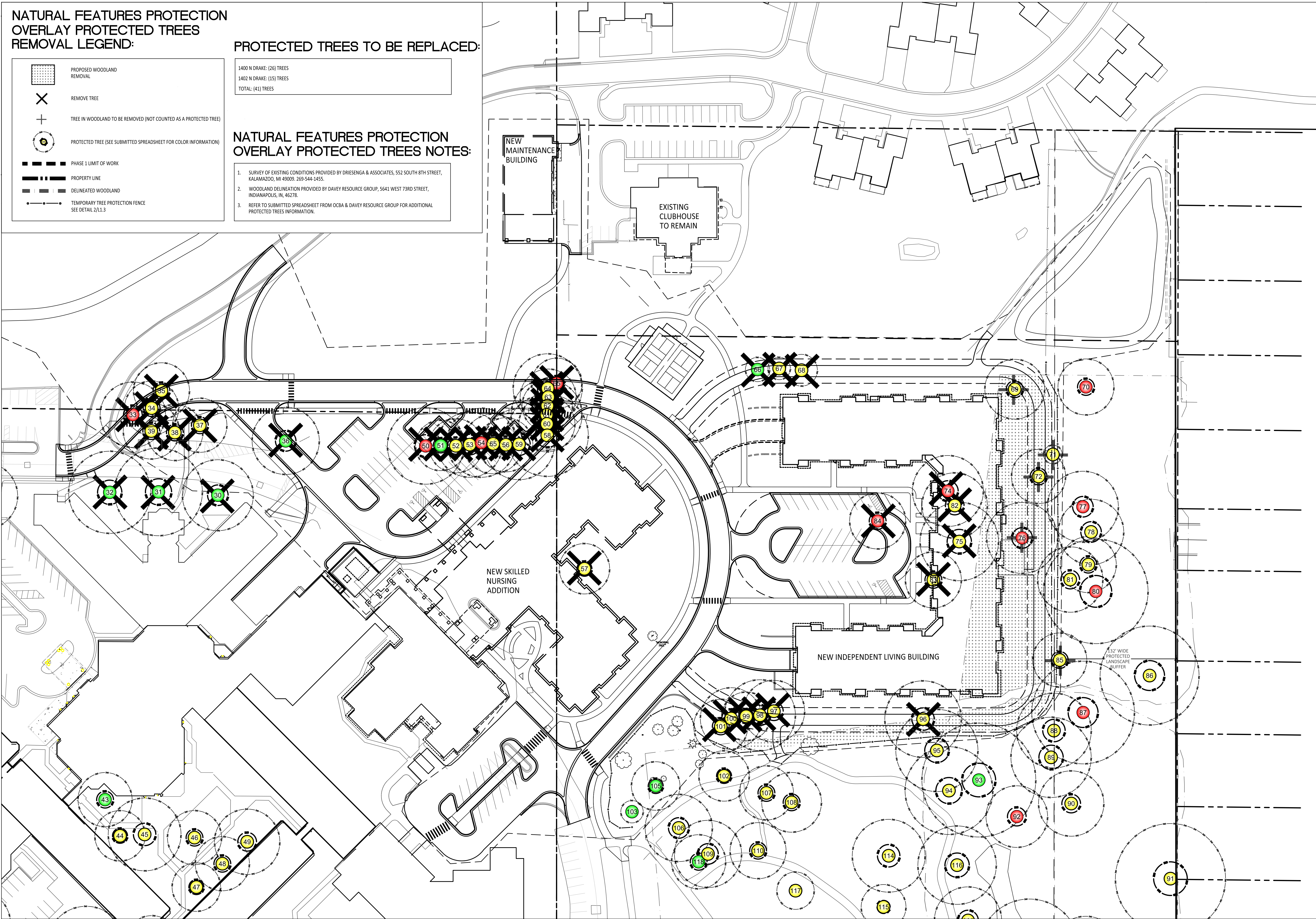
TEMPORARY TREE PROTECTION FENCE
SEE DETAIL 2/1.1.3

PROTECTED TREES TO BE REPLACED:

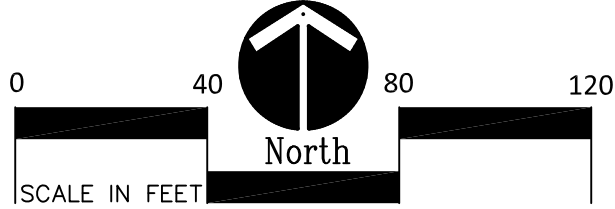
1400 N DRAKE: (26) TREES
1402 N DRAKE: (15) TREES
TOTAL: (41) TREES

NATURAL FEATURES PROTECTION
OVERLAY PROTECTED TREES NOTES:

1. SURVEY OF EXISTING CONDITIONS PROVIDED BY DRIESENGA & ASSOCIATES, 552 SOUTH 8TH STREET, KALAMAZOO, MI 49009. 269-544-1455.
2. WOODLAND DELINEATION PROVIDED BY DAVEY RESOURCE GROUP, 5641 WEST 73RD STREET, INDIANAPOLIS, IN, 46278.
3. REFER TO SUBMITTED SPREADSHEET FROM OCBA & DAVEY RESOURCE GROUP FOR ADDITIONAL PROTECTED TREES INFORMATION.



1 Protected Tree Identification and Removal Enlargement Plan- Phase 1
Scale: 1" = 40'-0"



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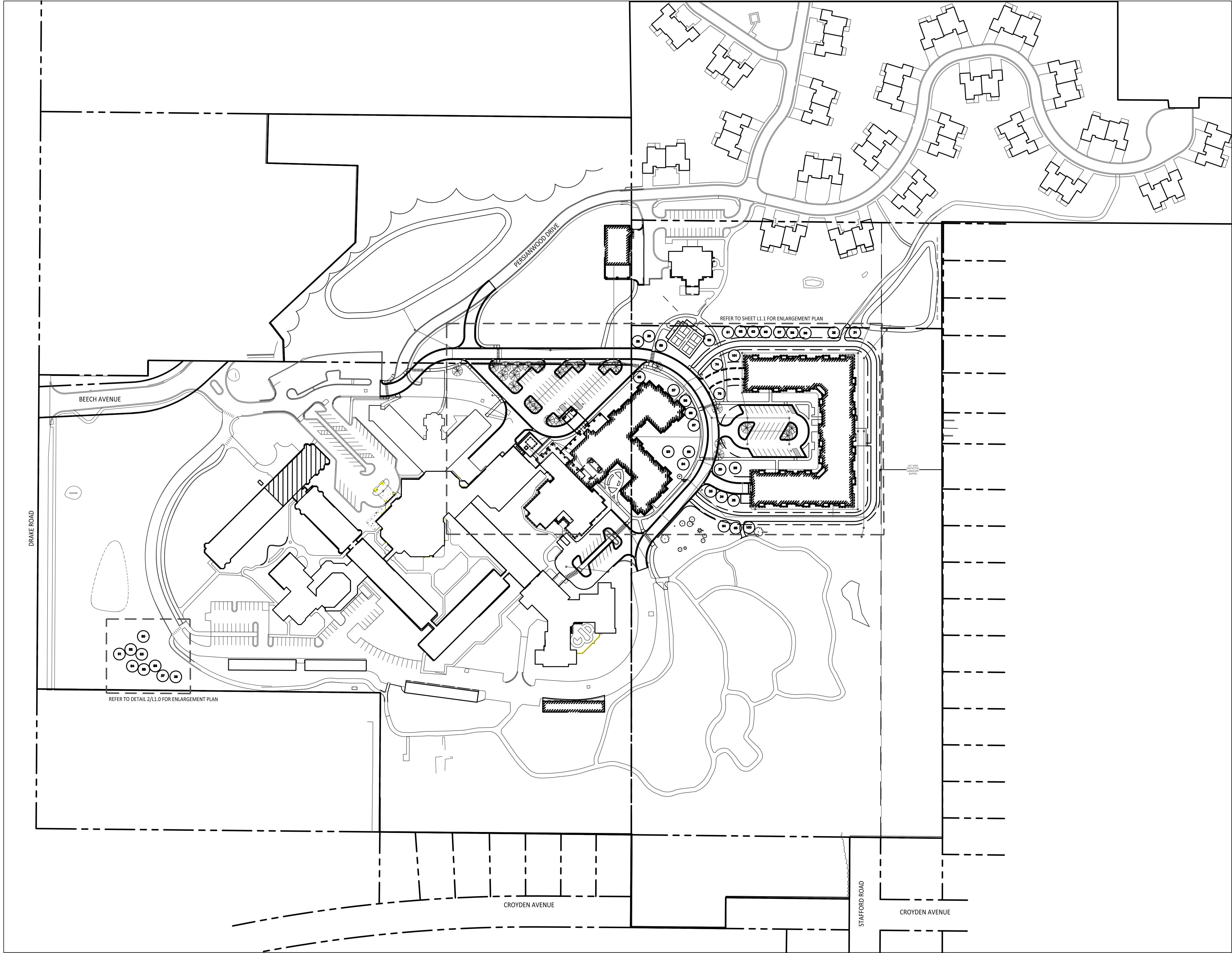
ISSUES & REVISIONS	DATE
NFP REVIEW	10-08-24
SD B2 SUBMISSION	09-27-24

Protected Tree
Identification and
Removals Enlargement
Plan- Phase 1

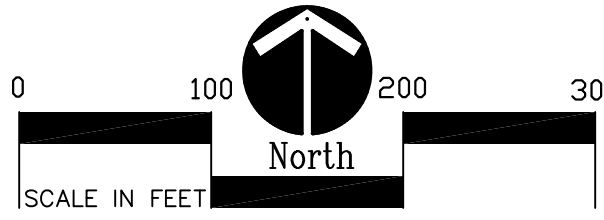
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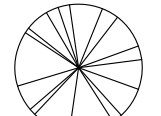
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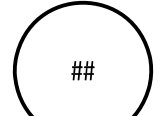
1 Overall Protected Tree Replacement Plan
Scale: 1" = 100'-0"



PROTECTED TREE REPLACEMENT LEGEND:



TREE REQUIRED BY CITY OF KALAMAZOO ZONING ORDINANCE



NFP REPLACEMENT TREE. NOTE: TREE NUMBER CORRELATES WITH REMOVED PROTECTED TREE NUMBER; REFER TO SUBMITTED SPREADSHEET



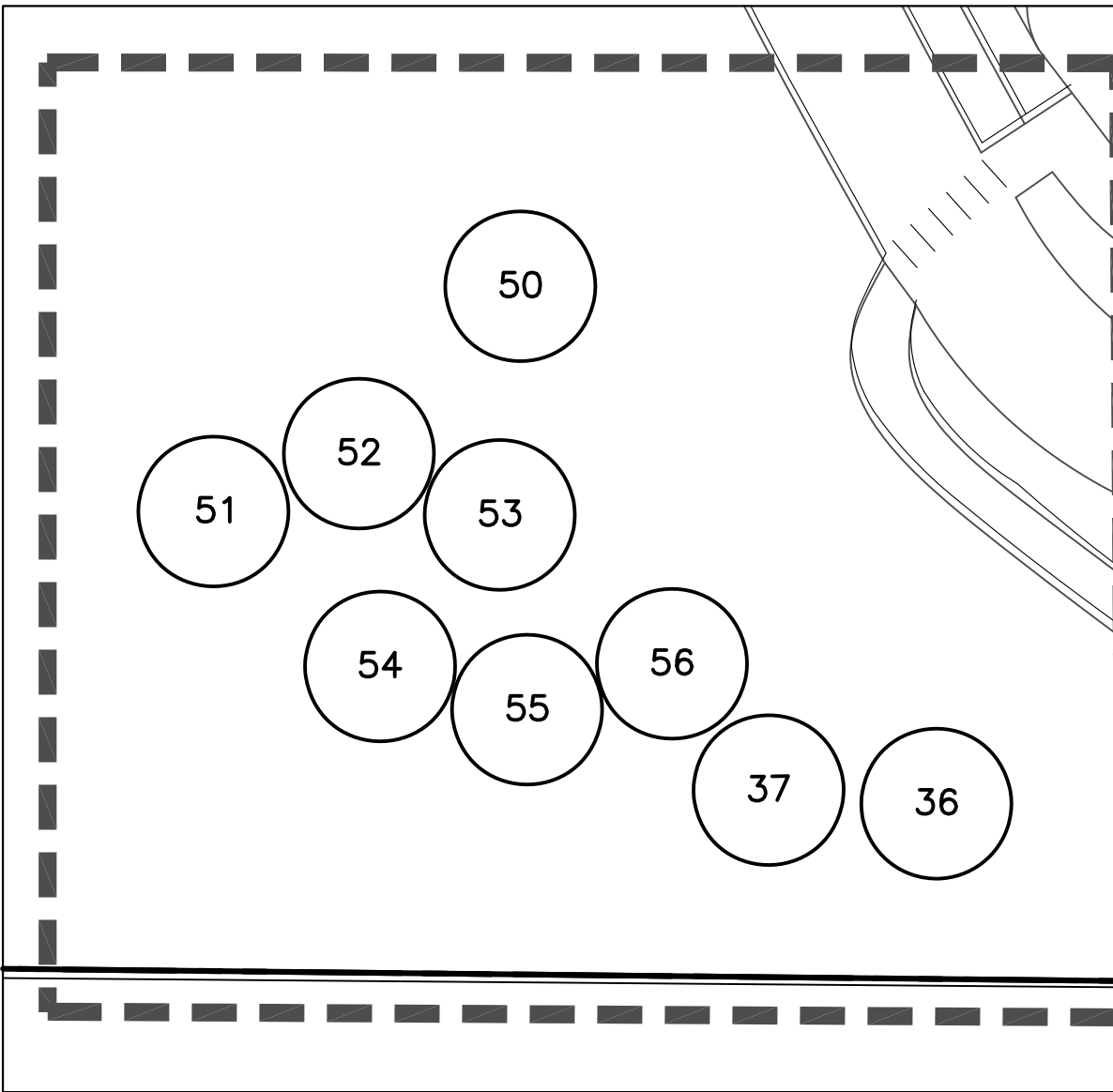
PROPERTY LINE



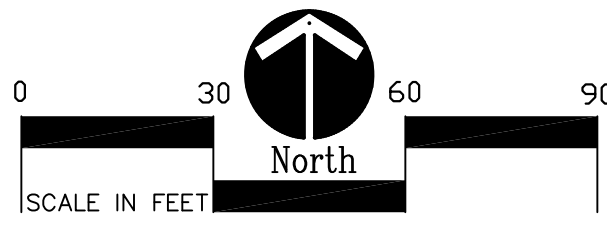
PLAN ENLARGEMENT LINE

PROTECTED TREE REPLACEMENT GENERAL NOTES:

1. SURVEY OF EXISTING CONDITIONS PROVIDED BY DRIESENGA & ASSOCIATES, INC., 552 SOUTH 8TH STREET, KALAMAZOO, MI 49009, (269)544-1455.
2. PROTECTED TREE LOCATION AND IDENTIFICATION AS PROVIDED BY DAVEY RESOURCE GROUP, 5641 WEST 73RD STREET, INDIANAPOLIS, IN 46278, (317)558-8545.
3. REFER TO SUBMITTED SPREADSHEET FROM OCBA & DAVEY RESOURCE GROUP FOR ADDITIONAL PROTECTED TREE INFORMATION.



2 Protected Tree Replacement SW Enlargement Plan
Scale: 1" = 30'-0"



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ISSUES & REVISIONS	DATE
NFP REVIEW	10-08-24
SD B2 SUBMISSION	09-27-24

Overall Protected Tree Replacement Plan

COMMISSION NO:	41722-23214
DRAWN BY:	Author
CHECKED BY:	Checker

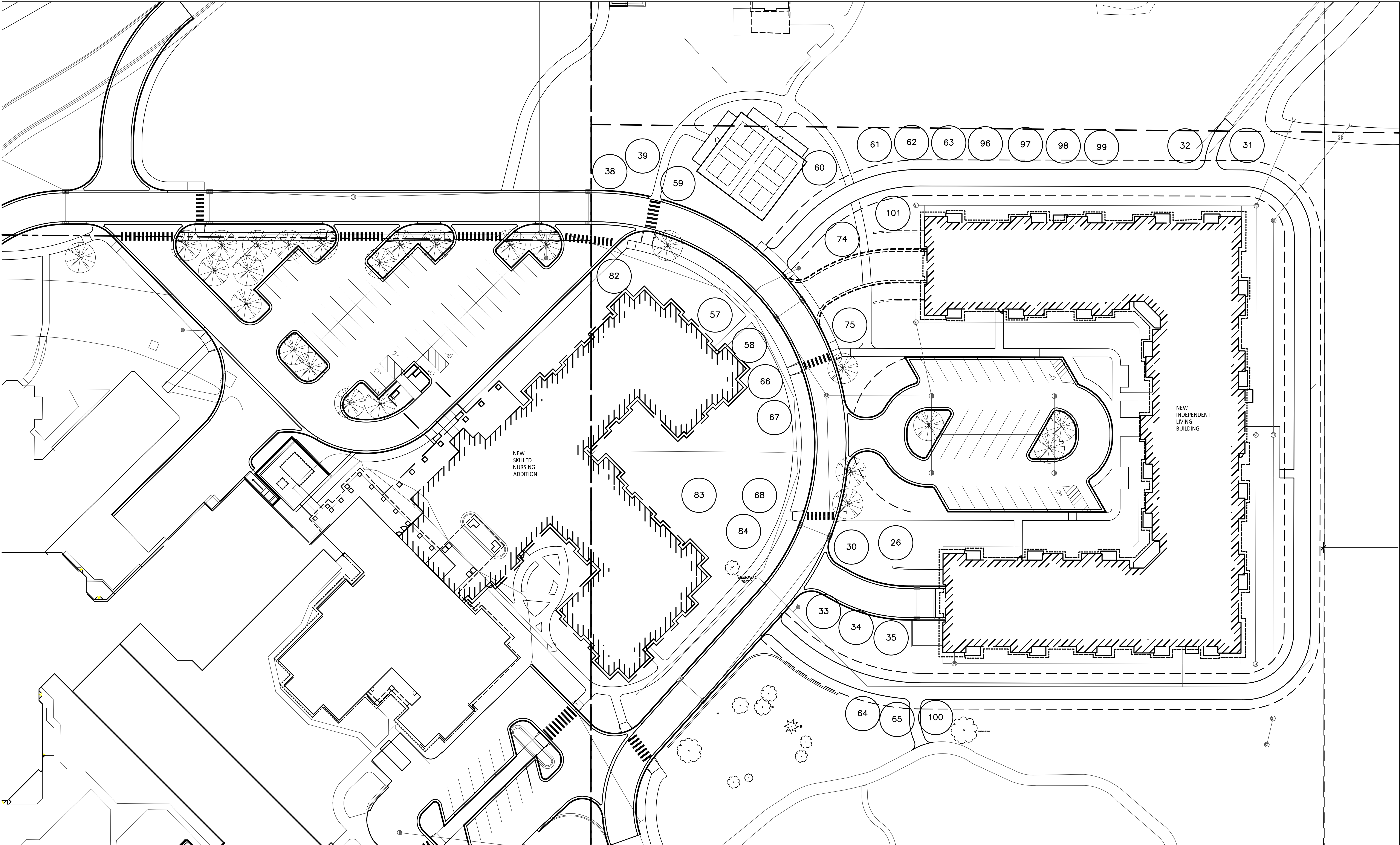
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L1.7



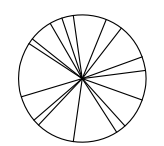
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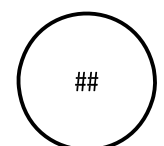


1 Protected Tree Replacement Building Enlargement Plan
Scale: 1" = 30'-0"

PROTECTED TREE REPLACEMENT LEGEND:



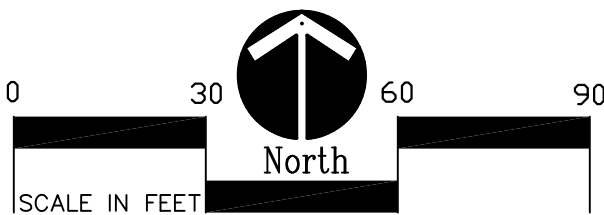
TREE REQUIRED BY CITY OF KALAMAZOO ZONING ORDINANCE



NFP REPLACEMENT TREE. NOTE: TREE NUMBER CORRELATES WITH REMOVED PROTECTED TREE NUMBER; REFER TO SUBMITTED SPREADSHEET



PROPERTY LINE



NATURAL FEATUES PROTECTION OVERLAY REPLACEMENT INFORMATION:

1. QUANTITY OF PROTECTED TREE REPLACEMENTS TOTAL FOR PROJECT: (41) TREES
2. QUANTITY OF PROTECTED TREE REPLACEMENTS ON 1400 NORTH DRAKE ROAD: (9) TREES
3. QUANTITY OF PROTECTED TREE REPLACEMENTS ON 1402 NORTH DRAKE ROAD: (32) TREES
4. QUANTITY OF PROTECTED TREE REPLACEMENTS ON 4300 BEECH AVENUE: (0) TREES

PROTECTED TREE REPLACEMENT GENERAL NOTES:

1. SURVEY OF EXISTING CONDITIONS PROVIDED BY DRIESENGA & ASSOCIATES, INC., 552 SOUTH 8TH STREET, KALAMAZOO, MI 49009, (269)544-1455.
2. PROTECTED TREE LOCATION AND IDENTIFICATION AS PROVIDED BY DAVEY RESOURCE GROUP, 5641 WEST 73RD STREET, INDIANAPOLIS, IN 46278, (317)558-8545.
3. REFER TO SUBMITTED SPREADSHEET FROM OCBA & DAVEY RESOURCE GROUP FOR ADDITIONAL PROTECTED TREE INFORMATION.



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B2 TITLEBLOCK

ISSUES & REVISIONS	DATE
NFP REVIEW	10-08-24
SD B2 SUBMISSION	09-27-24

Protected Tree Replacement Enlargement Plan

COMMISSION NO:	41722-23214
DRAWN BY:	Author
CHECKED BY:	Checker
SHEET	

L1.8

NFP OVERLAY ZONE TREE REPLACEMENT DOCUMENTATION

Friendship Village Kalamazoo
1400 N Drake Rd, Kalamazoo, MI 49006

	Removed Trees		2" Caliper Replacement Trees		
<i>Tree #</i>	<i>Common Name</i>	<i>Botanical Name</i>	<i>Common Name</i>	<i>Botanical Name</i>	<i>Condition Code</i>
26	Silver Maple	Acer saccharum	Flowering Dogwood	Cornus florida	Cr
30	Willow Oak	Quercus phellos	Northern Red Oak	Quercus rubra	Cr, Cs
31	Willow Oak	Quercus phellos	Northern Red Oak	Quercus rubra	Cr, Cs
32	Willow Oak	Quercus phellos	Northern Red Oak	Quercus rubra	Cr, Cs
33	Eastern White Pine	Pinus strobus	Eastern White Pine	Pinus strobus	N/A
34	Eastern White Pine	Pinus strobus	Eastern White Pine	Pinus strobus	N/A
35	Eastern White Pine	Pinus strobus	Eastern White Pine	Pinus strobus	N/A
36	Eastern White Pine	Pinus strobus	Eastern White Pine	Pinus strobus	N/A
37	Eastern White Pine	Pinus strobus	Eastern White Pine	Pinus strobus	N/A
38	Eastern White Pine	Pinus strobus	Eastern White Pine	Pinus strobus	N/A
39	Eastern White Pine	Pinus strobus	Eastern White Pine	Pinus strobus	N/A
50	Black Cherry	Prunus serotina	Northern Red Oak	Quercus rubra	Cr, Cs
51	Black Cherry	Prunus serotina	Northern Red Oak	Quercus rubra	Cr, Cs
52	Black Cherry	Prunus serotina	Sugar Maple	Acer saccharum	Cv, Cul
53	Black Cherry	Prunus serotina	Northern Red Oak	Quercus rubra	Cr, Cs
54	Black Cherry	Prunus serotina	Sugar Maple	Acer saccharum	Cv, Cul
55	Black Cherry	Prunus serotina	Sugar Maple	Acer saccharum	Cv, Cul
56	Black Cherry	Prunus serotina	Northern Red Oak	Quercus rubra	Cr, Cs
57	Black Cherry	Prunus serotina	Eastern Redbud	Cercis canadensis	Cr, P
58	Black Cherry	Prunus serotina	Eastern Redbud	Cercis canadensis	Cr, P
59	Black Cherry	Prunus serotina	Eastern Redbud	Cercis canadensis	Cr, P
60	Black Cherry	Prunus serotina	Eastern Redbud	Cercis canadensis	Cr, P
61	Black Cherry	Prunus serotina	Sugar Maple	Acer saccharum	Cv, Cul
62	Black Cherry	Prunus serotina	Sugar Maple	Acer saccharum	Cv, Cul
63	Black Cherry	Prunus serotina	Sugar Maple	Acer saccharum	Cv, Cul
64	Black Cherry	Prunus serotina	Sugar Maple	Acer saccharum	Cv, Cul
65	Black Cherry	Prunus serotina	Sugar Maple	Acer saccharum	Cv, Cul
66	Eastern Redbud	Cercis canadensis	Eastern Redbud	Cercis canadensis	Cr, P
67	Eastern Redbud	Cercis canadensis	Eastern Redbud	Cercis canadensis	Cr, P
68	Eastern Redbud	Cercis canadensis	Eastern Redbud	Cercis canadensis	Cr, P
74	Black Cherry	Prunus serotina	Flowering Dogwood	Cornus florida	Cr
75	Black Cherry	Prunus serotina	Flowering Dogwood	Cornus florida	Cr
82	Black Cherry	Prunus serotina	Flowering Dogwood	Cornus florida	Cr
83	Sugar Maple	Acer saccharum	Sugar Maple	Acer saccharum	Cv, Cul
84	Black Cherry	Prunus serotina	Eastern Redbud	Cercis canadensis	Cr, P
96	Black Cherry	Prunus serotina	Sugar Maple	Acer saccharum	Cv, Cul
97	Black Willow	Salix nigra	Eastern White Pine	Pinus strobus	N/A
98	Black Willow	Salix nigra	Eastern White Pine	Pinus strobus	N/A
99	Black Willow	Salix nigra	Eastern White Pine	Pinus strobus	N/A
100	Black Willow	Salix nigra	Eastern White Pine	Pinus strobus	N/A
101	Black Willow	Salix nigra	Eastern White Pine	Pinus strobus	N/A

<i>Condition Code</i>	<i>Meaning</i>
Cr	Climate resilient
Cs	Carbon Sequestration
P	Suitable for parking lots and roadways
Cul	Culturally significant
Cv	Climate vulnerable
Cul	Culturally significant

Rare Plant Survey of Friendship Village Complex Kalamazoo, Michigan



Prepared By:

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Prepared For:

Lifecare, Inc.

July 31, 2024

MNFI Report Number 2024-16

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We collectively acknowledge that Michigan State University occupies the ancestral, traditional, and contemporary Lands of the Anishinaabeg – Three Fires Confederacy of Ojibwe, Odawa, and Potawatomi peoples. In particular, the University resides on Land ceded in the 1819 Treaty of Saginaw. We recognize, support, and advocate for the sovereignty of Michigan’s twelve federally recognized Indian nations, for historic Indigenous communities in Michigan, for Indigenous individuals and communities who live here now, and for those who were forcibly removed from their Homelands. By offering this Land Acknowledgement, we affirm Indigenous sovereignty and will work to hold Michigan State University more accountable to the needs of American Indian and Indigenous peoples.

Cover: A grassland-forest edge at Friendship Village.
All photos by Paul R . Schilke.

ACKNOWLEDGEMENTS

Thank you to MNFI colleagues Ashley Adkins, Deb Richardson, Sarah Carter, and Mike Monfils for administrative assistance.



A grassland at the northern edge of 1402 Drake Road contained both native and non-native grassland plants.

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INTRODUCTION

Lifecare Inc. contracted with Michigan Natural Features Inventory in 2024 to conduct a survey of two parcels: 1400 and 1402 Drake Road in the city of Kalamazoo. A rare species review of the Michigan Natural Heritage Database found historical occurrences of three rare plant species, white wild indigo (*Baptisia lactea*), prairie coreopsis (*Coreopsis palmata*), and American ginseng (*Panax quinquefolius*), within one kilometer of the survey area (Table 1) (Michigan Natural Features Inventory).

Table 1: Historical occurrences of rare plant species within one kilometer of the survey area at 1400 and 1402 Drake Road, Kalamazoo.

Species (Common Name)	Species (Scientific Name)	Michigan Status	Year last observed	Habitat
white false indigo	<i>Baptisia lactea</i>	State Threatened	1978	Grassland/prairie
prairie coreopsis	<i>Coreopsis palmata</i>	State Threatened	1838	Grassland/prairie
American ginseng	<i>Panax quinquefolius</i>	State Threatened	1838	Forest

Much of the survey area has been developed but the parcel at 1402 Drake Road includes areas of undeveloped forest and grassland and the parcel at 1400 Drake Road includes undeveloped grassy and shrubby areas. These undeveloped areas can harbor remnant natural communities that have not been substantially altered by human activity and often provide suitable habitat for rare plant species. Historical landcover of the survey area included both forest and grassland in the broader region while the survey area was grassland circa 1800 (Fig. 1) (Comer et al. 1995). Natural occurrences of white wild indigo and prairie coreopsis are found in remnant prairie and savanna habitats in Southwest Michigan (Slaughter 2009). American ginseng occurs in shaded habitats of dry-mesic and mesic forests in Michigan (Penskar 1996).

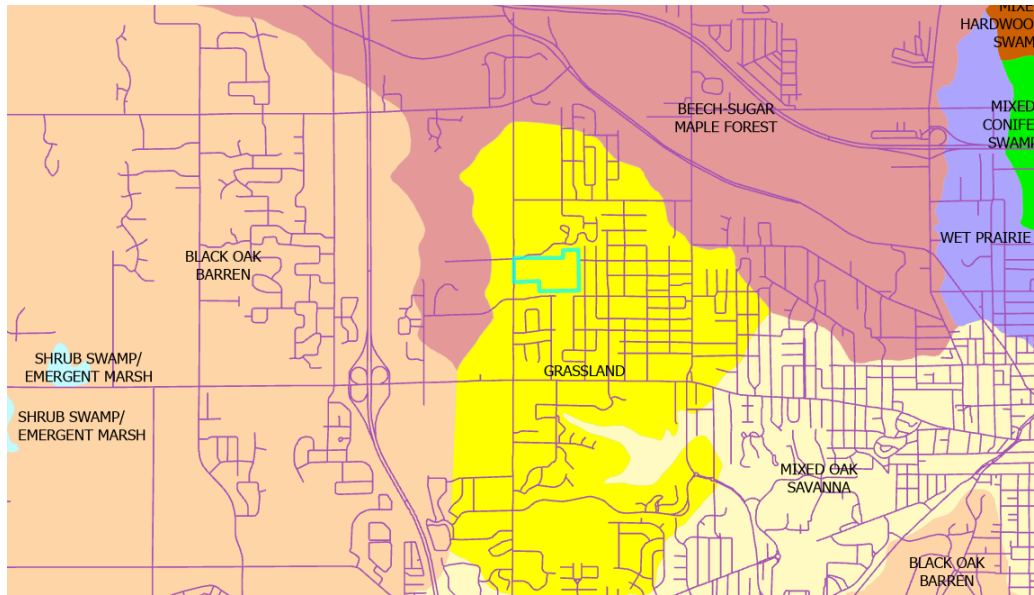


Figure 1. Historical landcover with current roads for reference. The map shows the survey area in Kalamazoo, Michigan highlighted in light blue. The c1800 landcover derived from General Land Office notes was grassland with forest and barrens in the surrounding area.

METHODS

Friendship Village provided aerial photographs and parcel boundaries of the survey area (Fig. 2). MNFI reviewed aerial imagery and the Michigan Natural Heritage Database to determine priority areas for rare plant surveys. A field survey was conducted on June 4th, 2024 by MNFI botanist Paul Schilke. Meander surveys were conducted in priority survey areas. In addition, other undeveloped areas that were encountered were also surveyed. A later season survey of the prairie area was conducted on July 5th, 2024, to match the ideal survey window for several of the rare plant species found in grasslands.

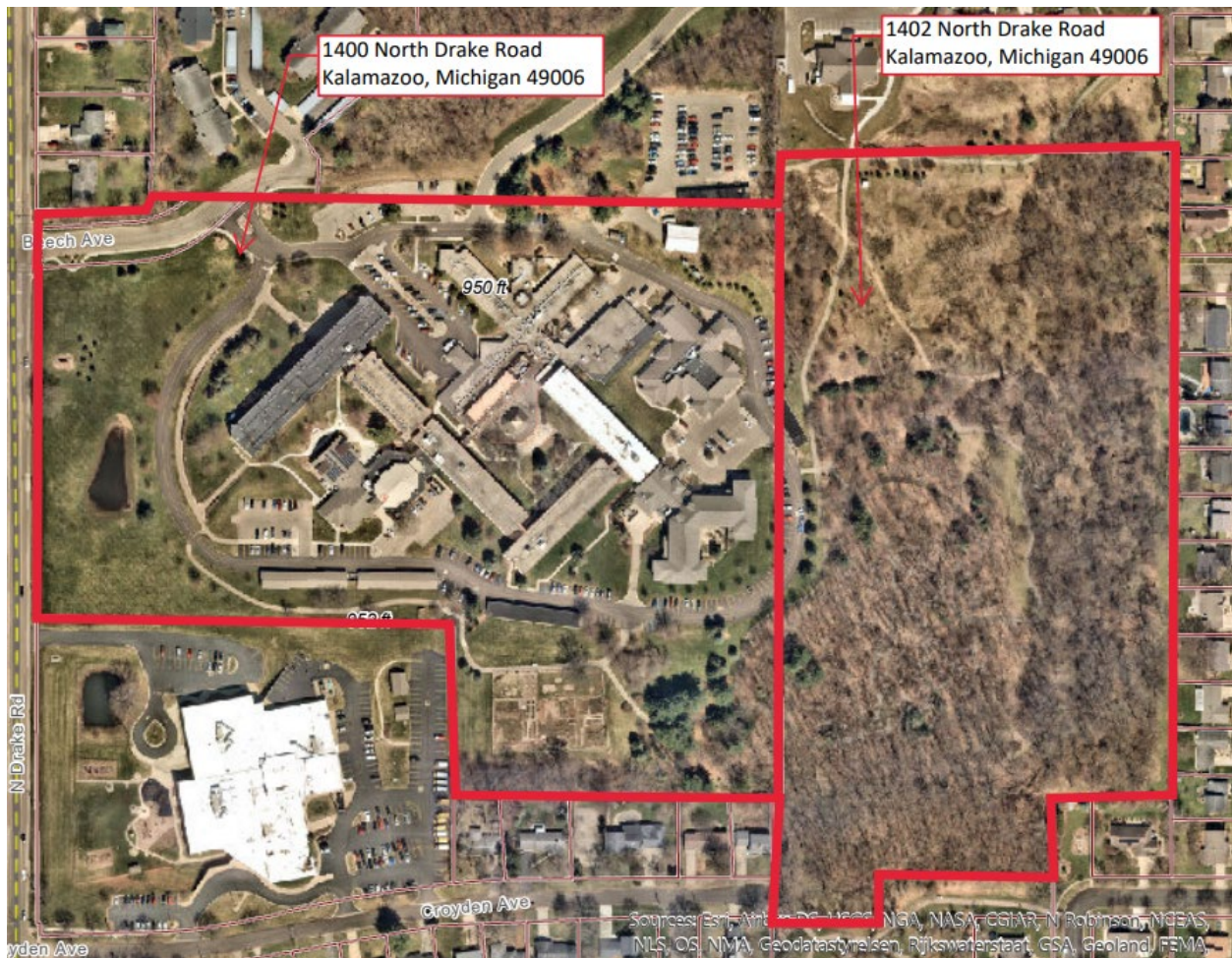


Figure 2. Aerial photograph with parcel boundaries (survey areas) outlined in red.

RESULTS

No natural occurrences of rare plant species were found in the survey area. Five rare plant species were found in the survey area; however, these were determined to have been planted and therefore require no protection or mitigation and were not added to the Michigan Natural Heritage Database (Table 2).

Table 2: Rare plants encountered during the survey. All these species were most likely planted and therefore were not added to the Michigan Natural Heritage Database.

Species (Common Name)	Species (Scientific Name)	Michigan Status	Coefficient of Conservatism	Habitat
twinleaf	<i>Jeffersonia diphylla</i>	Special Concern	9	Forest
goldenseal	<i>Hydrastis canadensis</i>	State Threatened	10	Forest
Virginia bluebells	<i>Mertensia virginiana</i>	State Threatened	10	Forest
rattlesnake master	<i>Eryngium yuccifolium</i>	State Endangered	10	Grassland/prairie
leadplant	<i>Amorpha canescens</i>	Special Concern	8	Grassland/prairie

There were no areas found within 1400 and 1402 Drake Road that have a high likelihood of harboring rare plants. The wooded area at 1402 Drake Road was dominated by black walnut (*Juglans nigra*) and black cherry (*Prunus serotina*) in the overstory and non-native shrubs and forbs in the shrub and ground layer. The grassy and shrubby areas were dominated by non-native species and contained several native species that can be found in either high-quality or semi-degraded grasslands, such as Virginia mountain mint (*Pycnanthemum virginianum*).

A noxious weed – poison hemlock – was found in one area at the northern edge of 1402 Drake Road. The survey area contains a high diversity of plant species; however, a large proportion of them are not indigenous to Southwest Michigan and appeared spontaneously or appeared to have been planted for aesthetic value.



Poison hemlock (*Conium maculatum*) was observed near the northern edge of the 1402 Drake Street parcel. This carrot-family species is highly toxic to humans.

Past and current human activity is the main process shaping the plant communities at 1400 and 1402 Drake Road. No remnant forest or grassland areas were located, and all of the area was likely farmed with row crops or grazed in the past. The forests and grasslands in the survey area formed after intensive human disturbance rather than from pre-settlement natural communities and therefore include a mix of native and non-native species (Appendix 1).



Goldenseal (*Hydrastis canadensis*), a state threatened plant of mesic southern forest was found planted in the Michigan natives woodland garden at 1402 Drake Road.



Twinleaf (*Jeffersonia diphylla*), a special concern plant in Michigan, was found planted in the Michigan natives woodland garden at 1402 Drake Road.



Virginia bluebells (*Mertensia virginica*), a state threatened plant of mesic forest, was found planted or spreading from plantings along a path in the woodland at 1402 Drake Road.



Rattlesnake master (*Eryngium yuccifolium*), a state endangered plant, was found in a planted prairie. Note the footpath and stake next to the plant.

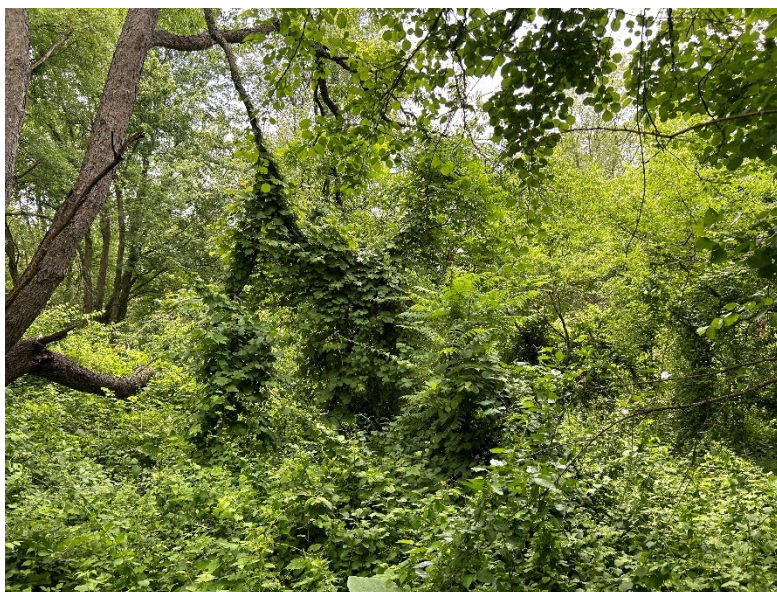


Leadplant (*Amorpha canescens*), special concern, is a plant of prairie remnants. This individual was planted in a prairie planting at 1400 Drake Road.

DISCUSSION

The three rare plant species that were targets of surveys, white wild indigo, prairie coreopsis, and American ginseng, are species associated with high quality natural communities. White indigo and prairie coreopsis are primarily found in remnant prairies where the native flora has not been disturbed by development, agriculture, or other human activity. American ginseng is found in high-quality woodlands where the native ground flora has not been disturbed by logging, grazing, tilling, harvesting, or other anthropogenic disturbance. The Friendship Village survey area has been heavily altered by past and current human activity and does not contain remnant natural communities that harbor rare plants. Due to the lack of high-quality habitat, it is unlikely that these, or other rare plants, could persist in the survey area.

The types of anthropogenic natural communities observed in the Friendship Village survey area are common in Southern Michigan and have a low likelihood of harboring rare plants and animals compared to natural communities that have primarily been shaped by natural processes. The wooded area is similar to other woodlands in Southern Michigan that regenerated after major anthropogenic disturbances, such as logging and tilling for agriculture. These second or third-growth woodlands contain many non-native plants and relatively few native plants. A vine, bittersweet (*Celastrus orbiculatus*), is a common non-native component of young forests such as those at Friendship Village and makes these forests difficult to traverse.



Bittersweet is a common component of the forests at 1402 Drake Road. This non-native plant species has degraded forests throughout Southern Michigan.

The wooded area at Friendship Village contains many plant species that were planted. The plantings include three woodland native plants that are threatened or endangered in Michigan: goldenseal, twinleaf, and Virginia bluebells. These rare plant species occurred near trails and in small numbers. The lack of associated specialized plants, the low quality of the woodland

habitat, and signs indicating plantings in some areas all indicate that these are not natural occurrences and therefore not protected.

The grassland and shrubland located in the northern portion of the survey area is similar to other grasslands that have assembled after historic land clearing, tilling, and agriculture. These grasslands contain many non-native species and relatively few native species. In particular, rare and specialized perennial grassland plants such as white wild indigo and prairie coreopsis are not found in these types of grasslands, while the rare species leadplant and rattlesnake master were observed to have been planted. Native plantings can provide food and habitat for native animals such as pollinating insects, increasing the ecological value of anthropogenic grasslands.



A grassland with planted species is located in the north portion of 1402 Drake Road

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APPENDIX: COMPREHENSIV

Appendix 1: Vascular plants detected during surveys of 1400 and 1402 Drake Road, Kalamazoo, Michigan

Scientific Name	Native	Physiognomy	Duration	Common Name
<i>Acer negundo</i>	native	tree	perennial	box-elder
<i>Acer rubrum</i>	native	tree	perennial	red maple
<i>Acer saccharinum</i>	native	tree	perennial	silver maple
<i>Acer saccharum</i>	native	tree	perennial	sugar maple
<i>Achillea millefolium</i>	native	forb	perennial	yarrow
<i>Actaea pachypoda</i>	native	forb	perennial	dolls-eyes
<i>Adiantum pedatum</i>	native	fern	perennial	maidenhair fern
<i>Ajuga reptans</i>	non-native	forb	perennial	carpet bugle
<i>Alliaria petiolata</i>	non-native	forb	biennial	garlic mustard
<i>Amorpha canescens</i>	native	shrub	perennial	lead-plant
<i>Andropogon gerardii</i>	native	grass	perennial	big bluestem
<i>Anemone canadensis</i>	native	forb	perennial	Canada anemone
<i>Apocynum androsaemifolium</i>	native	forb	perennial	spreading dogbane
<i>Aralia racemosa</i>	native	forb	perennial	spikenard
<i>Arctium minus</i>	non-native	forb	biennial	common burdock
<i>Arisaema triphyllum</i>	native	forb	perennial	jack-in-the-pulpit
<i>Artemisia vulgaris</i>	non-native	forb	perennial	mugwort
<i>Asarum canadense</i>	native	forb	perennial	wild-ginger
<i>Asclepias syriaca</i>	native	forb	perennial	common milkweed
<i>Asclepias tuberosa</i>	native	forb	perennial	butterfly milkweed
<i>Asimina triloba</i>	native	tree	perennial	pawpaw
<i>Asplenium platyneuron</i>	native	fern	perennial	ebony spleenwort
<i>Athyrium filix-femina</i>	native	fern	perennial	lady fern
<i>Betula papyrifera</i>	native	tree	perennial	paper birch
<i>Betula pendula</i>	non-native	tree	perennial	European white birch
<i>Bromus tectorum</i>	non-native	grass	annual	cheat grass
<i>Campsis radicans</i>	non-native	vine	perennial	trumpet-vine
<i>Carex cephalophora</i>	native	sedge	perennial	sedge
<i>Carex swanii</i>	native	sedge	perennial	sedge
<i>Carex vulpinoidea</i>	native	sedge	perennial	sedge
<i>Castanea dentata</i>	native	tree	perennial	American chestnut
<i>Celastrus orbiculatus</i>	non-native	vine	perennial	oriental bittersweet
<i>Celtis occidentalis</i>	native	tree	perennial	hackberry
<i>Centaurea stoebe</i> ; c. <i>maculosa</i>	non-native	forb	biennial	spotted knapweed
<i>Cercis canadensis</i>	native	tree	perennial	redbud
<i>Circaea canadensis</i> ; c. <i>lutetiana</i>	native	forb	perennial	enchanters-nightshade

Scientific Name	Native	Physiognomy	Duration	Common Name
Cirsium arvense	non-native	forb	perennial	Canada thistle
Cirsium vulgare	non-native	forb	biennial	bull thistle
Conium maculatum	non-native	forb	biennial	poison hemlock
Convallaria majalis	non-native	forb	perennial	lily-of-the-valley
Convolvulus arvensis	non-native	vine	perennial	field bindweed
Cornus florida	native	tree	perennial	flowering dogwood
Cornus foemina	native	shrub	perennial	gray dogwood
Daucus carota	non-native	forb	biennial	queen-annes-lace
Desmodium canadense	native	forb	perennial	showy tick-trefoil
Dryopteris carthusiana	native	fern	perennial	spinulose woodfern
Echinacea purpurea	non-native	forb	perennial	purple coneflower
Elymus hystrix; hystrix patula	native	grass	perennial	bottlebrush grass
Eryngium yuccifolium	native	forb	perennial	rattlesnake-master
Fagus grandifolia	native	tree	perennial	American beech
Fraxinus americana	native	tree	perennial	white ash
Galium odoratum	non-native	forb	perennial	sweet woodruff
Geranium robertianum	native	forb	annual	herb robert
Geum aleppicum	native	forb	perennial	yellow avens
Geum canadense	native	forb	perennial	white avens
Glechoma hederacea	non-native	forb	perennial	ground-ivy
Gleditsia triacanthos	native	tree	perennial	honey locust
Gymnocladus dioicus	native	tree	perennial	Kentucky coffee-tree
Hesperis matronalis	non-native	forb	perennial	dames rocket
Hydrastis canadensis	native	forb	perennial	goldenseal
Hydrophyllum appendiculatum	native	forb	biennial	great waterleaf
Hypericum punctatum	native	forb	perennial	spotted st. johns-wort
Hypochaeris radicata	non-native	forb	perennial	cats-ear
Jeffersonia diphylla	native	forb	perennial	twinleaf
Juglans nigra	native	tree	perennial	black walnut
Leonurus cardiaca	non-native	forb	perennial	motherwort
Leucanthemum vulgare; chrysanthemum leucanthemum	non-native	forb	perennial	ox-eye daisy
Ligustrum vulgare	non-native	shrub	perennial	common privet
Liriodendron tulipifera	native	tree	perennial	tulip tree
Lonicera maackii	non-native	shrub	perennial	amur honeysuckle
Lysimachia nummularia	non-native	forb	perennial	moneywort
Maianthemum racemosum; smilacina r.	native	forb	perennial	false spikenard
Matteuccia struthiopteris	native	fern	perennial	ostrich fern
Medicago lupulina	non-native	forb	annual	black medick
Mentha suaveolens	non-native	forb	perennial	apple mint

Scientific Name	Native	Physiognomy	Duration	Common Name
Mertensia virginica	native	forb	perennial	Virginia bluebells
Monarda fistulosa	native	forb	perennial	wild-bergamot
Monarda punctata	native	forb	perennial	horse mint
Morus alba	non-native	tree	perennial	white mulberry
Nepeta cataria	non-native	forb	perennial	catnip
Onoclea sensibilis	native	fern	perennial	sensitive fern
Osmorhiza claytonii	native	forb	perennial	hairy sweet-cicely
Oxalis acetosella	native	forb	perennial	northern wood-sorrel
Pachysandra terminalis	non-native	forb	perennial	Japanese spurge
Parthenocissus quinquefolia	native	vine	perennial	Virginia creeper
Persicaria virginiana; polygonum v.	native	forb	perennial	jumpseed
Phalaris arundinacea	native	grass	perennial	reed canary grass
Phleum pratense	non-native	grass	perennial	timothy
Phytolacca americana	native	forb	perennial	pokeweed
Pilea pumila	native	forb	annual	clearweed
Pinus strobus	native	tree	perennial	white pine
Pinus sylvestris	non-native	tree	perennial	scotch pine
Plantago lanceolata	non-native	forb	perennial	English plantain
Poa pratensis	non-native	grass	perennial	Kentucky bluegrass
Podophyllum peltatum	native	forb	perennial	may-apple
Polymnia canadensis	native	forb	perennial	leaf-cup
Polystichum acrostichoides	native	fern	perennial	christmas fern
Populus deltoides	native	tree	perennial	cottonwood
Populus tremuloides	native	tree	perennial	quaking aspen
Potentilla indica; duchesnea i.	non-native	forb	perennial	indian-strawberry
Potentilla norvegica	native	forb	annual	rough cinquefoil
Prunella vulgaris	native	forb	perennial	self-heal
Prunus serotina	native	tree	perennial	wild black cherry
Pycnanthemum virginianum	native	forb	perennial	common mountain mint
Pyrus calleryana	non-native	tree	perennial	callery pear
Ranunculus recurvatus	native	forb	perennial	hooked crowfoot
Ratibida pinnata	native	forb	perennial	yellow coneflower
Rhamnus cathartica	non-native	tree	perennial	common buckthorn
Rhodotypos scandens	non-native	shrub	perennial	jetbead
Rhus aromatica	native	shrub	perennial	fragrant sumac
Rhus typhina	native	shrub	perennial	staghorn sumac
Ribes cynosbati	native	shrub	perennial	prickly or wild gooseberry
Robinia pseudoacacia	non-native	tree	perennial	black locust
Rosa multiflora	non-native	shrub	perennial	multiflora rose

Scientific Name	Native	Physiognomy	Duration	Common Name
Rubus occidentalis	native	shrub	perennial	black raspberry
Rudbeckia hirta	native	forb	perennial	black-eyed susan
Rudbeckia laciniata	native	forb	perennial	cut-leaf coneflower
Rumex acetosella	non-native	forb	perennial	sheep sorrel
Sambucus canadensis	native	shrub	perennial	elderberry
Sanguinaria canadensis	native	forb	perennial	bloodroot
Sassafras albidum	native	tree	perennial	sassafras
Securigera varia; coronilla v.	non-native	forb	perennial	crown-vetch
Silene latifolia; s. pratensis	non-native	forb	annual	white campion
Smilax lasioneura	native	vine	perennial	carrion-flower
Solanum dulcamara	non-native	vine	perennial	bittersweet nightshade
Solidago speciosa	native	forb	perennial	showy goldenrod
Sorbus aucuparia	non-native	tree	perennial	European mountain- ash
Tilia americana	native	tree	perennial	basswood
Toxicodendron radicans	native	vine	perennial	poison-ivy
Toxicodendron rydbergii; t. radicans	native	shrub	perennial	poison-ivy
Tradescantia ohiensis	native	forb	perennial	common spiderwort
Trifolium pratense	non-native	forb	perennial	red clover
Trifolium repens	non-native	forb	perennial	white clover
Trillium grandiflorum	native	forb	perennial	common trillium
Tsuga canadensis	native	tree	perennial	hemlock
Ulmus americana	native	tree	perennial	American elm
Urtica dioica	native	forb	perennial	stinging nettle
Vaccinium corymbosum	native	shrub	perennial	highbush blueberry
Verbascum blattaria	non-native	forb	biennial	moth mullein
Viburnum dentatum	native	shrub	perennial	arrow-wood
Viburnum lantana	non-native	shrub	perennial	wayfaring tree
Viburnum opulus	non-native	shrub	perennial	European highbush- cranberry
Vinca minor	non-native	shrub	perennial	periwinkle
Vitis riparia	native	vine	perennial	river-bank grape

MEMORANDUM

Date: October 8, 2024

To: Nolan Bergstrom, City of Kalamazoo

From: Rachel Hughes-Nilsson, OCBA Landscape Architects

Project: Friendship Village Campus Repositioning IL & Skilled Additions
Project Location

Project Summary:

The Friendship Village Campus Repositioning IL & Skilled Additions project consists of demolition, new construction, and remodeling of Friendship Village Kalamazoo, an existing senior living campus in Michigan. Helping seniors since 1975, this campus is nestled among over 70 acres of beautiful woods and groomed courtyards. In its current configuration, Friendship Village has 352 units; 180 units of Independent Living, 50 Independent Living garden homes, 55 Assisted Living apartments, 23 Memory Care apartments, 28 Skilled Nursing units, and 16 Rehab units.

To meet the continued demand for senior living housing needs, provide needed building upgrades, and remain competitive in the marketplace, Friendship Village plans to grow the campus in coming years. In alignment with the City's vision for sustainable growth and community enhancement, the proposed development will contribute to the revitalization of the area, create additional employment opportunities, and stimulate economic growth within the community.

The summary of improvements is:

1. Demolition of existing maintenance building, guard shack, and two free-standing garages
2. New construction of single-story skilled nursing addition (40 units, 48 beds). Note, these licensed beds will be relocated from the existing skilled nursing wing.
3. New construction of single-story free-standing maintenance building
4. New construction of one single-story multiple stall parking garage (10 stalls)

5. New construction of a 3-story free-standing independent living building, including underground parking (80 units)

ISA Certified Arborist Information:

Davey Resource Group, Inc.

5641 West 73rd Street, Indianapolis, IN 46278

- James Rocke – Site Manager/Urban Forestry
- ISA Certified Arborist® KY-9842A
- ISA Tree Risk Assessment Qualified

Woodlands – Rationale for Selecting Area for Removal:

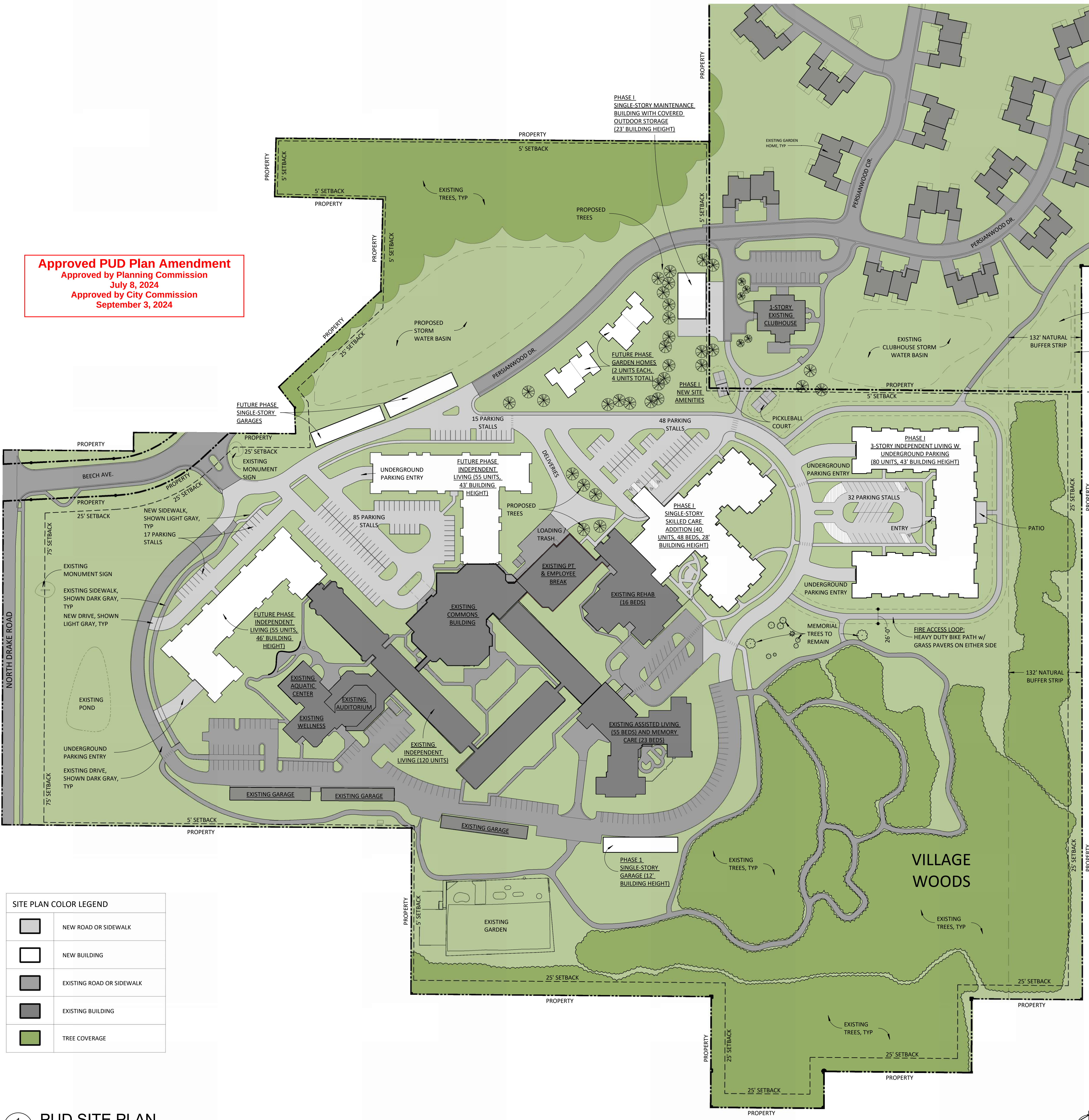
The location for the new IL Building on the 1402 North Drake Road property was selected for two (2) reasons. First, there are fewer amounts of existing woody vegetation on the north end of the property, so this location will have less impact on the surrounding vegetation, including minimizing the amount of proposed woodland area to be removed for new construction. Two, the majority of the south half of the property contains walking trails and memorial trees and gardens. These areas are sacred to the residents and therefore no new construction can happen in that portion of the property.

The location for the Skilled Nursing addition is placing the skilled nursing facility right back in the existing location. The current location has multiple existing connections, both utility and operational, to other amenities within the campus that really shouldn't be altered.

Trees – Justification for Removal:

The protected trees shown to be removed are only located within the project construction area. Many of the trees that qualify as protected trees have health and decay issues that would likely to continue to decline over time.

Approved PUD Plan Amendment
Approved by Planning Commission
July 8, 2024
Approved by City Commission
September 3, 2024



SITE PLAN COLOR LEGEND	
	NEW ROAD OR SIDEWALK
	NEW BUILDING
	EXISTING ROAD OR SIDEWALK
	EXISTING BUILDING
	TREE COVERAGE

1 PUD SITE PLAN
MO.0 1" = 80'-0"

PUD 2 FRIENDSHIP VILLAGE GARDEN RESIDENTIAL UNITS
PUD 1 FRIENDSHIP VILLAGE

RM-15 DISTRICT STANDARDS		
	REQUIRED	PROVIDED
MIN LOT AREA (SF)	4,000	2,174,066
MIN LOT AREA PER DWELLING UNIT (SF)	1,500	6,923.8
MAX UNITS	1,449	314
MAX UNIT DENSITY (UNITS/AC)	29.05	6.29
MIN LOT WIDTH	33'	PER PLAN
FRONT SETBACK	25'	PER PLAN
REAR SETBACK	25'	PER PLAN
SIDE SETBACK	5'	PER PLAN
MAX HEIGHT	35'	46'
MAX IMPERVIOUS COVERAGE (%)	60	19.2
MIN OPEN SPACE (%)	35	64.7

PUD SUMMARY				
	1997 PUD	2007	2024 EXISTING	2024 PROPOSED
TOTAL AREA (AC)	53.4	49.9	49.9	49.9
OPEN SPACE (AC)	40.5	-	-	32.3
DENSITY (UNITS/AC)	4.46	-	3.61	6.29

UNITS & BEDS SUMMARY				
	1997 PUD	2007	2024 EXISTING	2024 PROPOSED
SKILLED CARE - LONG-TERM	-	-	41	48
SKILLED CARE - REHAB	-	-	16	16
ASSISTED LIVING (AL)	66	-	55	55
ASSISTED LIVING MEMORY CARE (AL/MC)	-	-	23	23
HEALTH CENTER (1997)	57	-	-	-
INDEPENDENT LIVING (IL) (UNITS)	238	-	180	310
GARDEN HOMES (UNITS)	-	-	0	4
TOTAL BEDS	123	-	135	142
TOTAL UNITS	238	-	180	314

PARKING SUMMARY				
	1997 PUD	2007	2024 EXISTING	2024 PROPOSED
SURFACE	272	-	336	372
GARAGE PARKING	78	-	51	67
UNDERGROUND	-	-	0	216
TOTAL SPACES PROVIDED	350	-	387	655
BICYCLE PARKING	-	-	-	31

	STANDARD		2024 PROPOSED	MAX
	1 PER EMPLOYEE ON LARGEST SHIFT	1 PER FACILITY VEHICLE		
NURSING HOME/ASSISTED LIVING/ REHAB CENTER/ADULT FOSTER CARE	1 PER 5 BEDS	1 PER 5 BEDS	195 EMPLOYEES 15 FACILITY VEHICLES 142 BEDS	195 15 28
RESIDENTIAL: SENIOR HOUSING	0.75 PER DWELLING UNIT		314 UNITS	236
TOTAL				474

	STANDARD		2024 PROPOSED	MIN
	1 PER 7 EMPLOYEES	1 PER 5 DWELLING UNITS		
NURSING HOME/ASSISTED LIVING/ ADULT FOSTER	1 PER 7 EMPLOYEES		195 EMPLOYEES	28
RESIDENTIAL	1 PER 5 DWELLING UNITS		314 UNITS	63
TOTAL				91

APPLICANT: FRIENDSHIP VILLAGE
CIVIL ENGINEER: DRIESEN & ASSOCIATES, INC.
ARCHITECT: POPE DESIGN GROUP
DEVELOPER: LIFE CARE SERVICES



June 26, 2024

Mr. Bobby Durkee
CITY OF KALAMAZOO
245 North Rose Street
Kalamazoo, MI 49007

**Approved Developer
Statement for Friendship
Village PUD Amendment**

Planning Commission Approval

07-08-2024

City Commission Approval

09-03-2024

via email only

**Re: Friendship Village Kalamazoo (DAI #2350964.1A) (REVISED)
Sections 7 & 18, T2NS, R11W, City of Kalamazoo, Kalamazoo County, Michigan**

Dear Bobby,

Attached you will find the proposed amended PUD plan for the Friendship Village development in the City of Kalamazoo. This letter reflects a correction to the proposed parking percentage increase. An updated PUD plan reflecting the accurate maximum allowed spaces per nursing home use is also attached. At the end of this document is an exhibit illustrating the area of the Friendship Village PUD Amendment, natural feature overlay, natural buffer, and transfer of acreage to the Garden Residential Units PUD in 2007. Below is a summary of changes made to the plan since the approved plan dated 4/24/1997.

Developer's Statement:

- This project consists of demolition, new construction, and remodeling of Friendship Village Kalamazoo, an existing senior living campus in Michigan. Helping seniors since 1975, this campus is nestled among over 70 acres of beautiful woods and groomed courtyards. In its current configuration, Friendship Village has 352 units; 180 units of Independent Living, 50 Independent Living garden homes, 55 Assisted Living apartments, 23 Memory Care apartments, 28 Skilled Nursing units, and 16 Rehab units.

To meet the continued demand for senior living housing needs, provide needed building upgrades, and remain competitive in the marketplace, Friendship Village plans to grow the campus in coming years. In alignment with the City's vision for sustainable growth and community enhancement, the proposed development will contribute to the revitalization of the area, create additional employment opportunities, and stimulate economic growth within the community.

The underlying zoning district for the development is Residential, Multi-Dwelling (RM-15). The proposed amended PUD adheres to the RM-15 district standards except in the following ways:

1. Standard: *50.7.2 Required vehicular off-street parking spaces. Table 7.2-1*
The multi-use development requires a maximum of 474 parking spaces. This amendment proposes a 38% increase (REVISED) for the following reasons: the senior living community is finding that numerous residents are multiple vehicle owners. The increase of parking is provided in underground enclosed areas which helps address climate concerns and the increased potential fall risks for this population in winter months. Occasional events throughout the year prove a temporary increase in visitors and additional parking is needed to accommodate this.

Since employee parking needed in PUD 2 is temporary in nature, as residents in the duplexes may call for nursing or maintenance assistance as needed, the provided parking at PUD 1 accounts for the total employees of the entire Friendship Village campus (PUD 1 and PUD



- 2). The parking summary shown on the attached PUD Site Plan does not account for any parking areas contained within PUD 2.
2. Standard: *Apx. A. 8.3. Specific Standards and Applications for Development Approval. C. Planned Unit Development Overlay (PUD-O) 11. Minor Deviations a) Height and Apx. A 5.1 Residential District Standards Table 5.1-1*
The district permits a maximum height of 35'. The PUD Amendment proposes a 31% increase, with a maximum height of 46'. This is more than the permitted minor deviation of a 10% increase, at 38.5'. The proposed deviation considers the average grade plane around a structure in future conditions at the northwest of the site where grades drop approximately 10'. Height has been calculated from the average grade plane to the midpoint between the eave and peak.
3. Standard: *50-7.3 Required minimum bicycle parking. Table 7.3-1*
The multi-use development requires a minimum of 91 bicycle parking spaces. A reduction is requested due to the nature of the population. Currently, very few residents on campus are using bicycles. The proposed bicycle parking spaces meets the requirement per employee use and provides an additional 3 spaces. The bicycle parking spaces will be distributed throughout the campus.
4. Standard: *Apx. A. 5.1 Residential District Standards*
As requested by planning staff, in lieu of a property line along the N-S PUD boundary between PUD 1 and PUD 2, a 5' setback was provided.

A natural buffer is located on the east 132' of PUD 1. As referenced in the Planning Commission Staff Report, case #2007.05, in 2007 the Garden Residential Units PUD (PUD 2) was approved to acquire the north 225' from PUD 1 and associated tree removals were approved with the understanding that a greater number of trees would be planted to replace them. This amendment proposes a stormwater management basin located in the east 132' of PUD 2, with screening to be provided along the east property line. The proposed screening will be an improvement to its current condition. A stormwater maintenance agreement will be provided to detail how stormwater is managed across PUD 1 and PUD 2.

Summary of Improvements:

1. Demolition of existing maintenance building, guard shack, and two free-standing garages
2. New construction of single-story skilled nursing addition (40 units, 48 beds). Note, these licensed beds will be relocated from the existing skilled nursing wing.
3. New construction of single-story free-standing maintenance building
4. New construction of one single-story multiple stall parking garage (10 stalls)
5. New construction of a 3-story free-standing independent living building, including underground parking (80 units)
6. Remodel of common space at all 3 floors of the existing Assisted Living building. Commons includes living room, dining room, activity kitchen, tv room, storage and other ancillary spaces.
7. Remodel of a few existing spaces in the Rehab building where new skilled nursing is attaching
8. Remodel of main town center commons area to incorporate new dining venues
9. Revisions to the campus loop road and some surface parking areas
10. New construction of site improvements, such as sidewalks, landscaping, outdoor amenity spaces, and new surface parking areas
11. Demolition of existing 3-story independent living wing (loss of 60 units)
12. Demolition of existing single-story skilled nursing wing (loss of 28 units, 41 beds)



13. New construction of two 3-story independent living additions (110 units total)
14. New construction of four additional single-story garden homes with basement
15. Remodel of main commercial kitchen at main town center commons area
16. New construction of two additional single-story multiple stall parking garages (24 stalls)
17. New construction of site improvements, such as sidewalks, landscaping, outdoor amenity spaces, and new surface parking areas

Phasing:

- This project is broken into phase 1 and a future phase. Phase 1 includes items 1 through 10 above. Items 11-17 from above will occur in a future phase. Refer to site plan for additional information. Anticipated construction start date of October 2025 for Phase 1.

Total Density / Unit Count and Open Space:

- The total acreage of the Friendship Village PUD is 49.9 acres. In 2007, 3.4 acres (north 225') were transferred from the original Friendship Village PUD (PUD 1) to the Friendship Village Garden Residential Units PUD (PUD 2). Open space in the currently proposed PUD layout is now 32.3 acres (64.7%).

Overall, the total proposed density of the entire project is being increased by 76 units and 19 beds in comparison to the 1997 PUD. These numbers are still far below the allowed maximum units. Please refer to the PUD Plan for more information.

Natural Features Protection:

- The Friendship Village – Kalamazoo (FVK) properties at 1400 North Drake Road and 1402 North Drake Road are located within the City of Kalamazoo's Natural Features Protection (NFP) overlay zoning district. With the proposed site development changes, these properties qualify for three (3) potential features on these sites: Trees, Woodlands, and Natural Heritage Sites.

The FVK Ownership team has hired ISA certified arborists from Davey Resource Group (DRG) to review the existing site, identify any trees within the proposed development sites on both property that meet the City of Kalamazoo's NFP "Protected Trees" list, and evaluate/measure the existing woodland area. DRG will provide mapping and a report for all of the elements to meet the NFP's standards. In addition, once the proposed limits of development are established on the tree and woodland mapping, DRG will again visit the site to establish the critical root zone limits of the trees to remain along the development boundaries.

The FVK Ownership team has also hired a Michigan Natural Features Inventory (MNFI) scientist from Michigan State University Extension to visit the properties twice in 2024 to review and verify if any of the threatened, rare, or endangered species from the State of Michigan's Natural Features Inventory list are present on the site. Currently, there are three (3) potential plants species from the MNFI list that the scientist will be looking for on site. The scientist will provide two (2) reports to the FVK Ownership team. The first will be after an early June site visit on whether any MNFI plant species are visible/detected on site. The second will be an early July site visit to confirm whether any MFNI plant species are visible/detected on site.

After the DRG report and initial MNFI report are available, the FVK Ownership team will plan to meet with the City of Kalamazoo's NFP Board to review the information and determine if any zoning variances will be required for the proposed development projects. Any impacts to the established natural features will be replaced and restored in accordance with the standards of the Natural Features Protection Review Board.



Mr. Bobby Durkee
City of Kalamazoo
June 26, 2024
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Public Participation:

- Public Outreach will be achieved by providing letters to all property owners within 300' of the subject property along with providing notice to and coordinating with the Westwood Neighborhood Association. Online means for advertising the meeting will also be utilized, such as posting to the Westwood Neighborhood Association's social media page. An informational meeting will be hosted at Friendship Village to gain feedback and foster engagement. Additional information on requested approvals and dates of public hearings will be provided at the neighborhood meeting. The PUD Site Plan can be viewed at Friendship Village's campus. Attached is the notification letter and the list of residents this letter will be sent to.

Traffic Study:

- Please see attached Trip Generation and Roadway Crash Analysis by Progressive AE, Inc.

Please let me know if you have any questions or comments.
Thank you.

Sincerely,
DRISENGA & ASSOCIATES, INC.

Annie Gigowski, Project Manager

Attachments:

1. Planning Commission Application
2. Planned Unit Development Review Sheet
3. Letter of Consent
4. Friendship Village PUD Site Plan 2024-06-26 (REVISED)
5. NFP Overlay Preliminary Woodland Removals Plan
6. Trip Generation Analysis – Revised 2024-06-14
7. Geotechnical Report
8. Water Availability Letter – 1400 N Drake Friendship Village
9. Sanitary Sewer Capacity – Email Correspondence
10. Shared Access Agreement
11. Friendship Village Public Notice
12. Resident Addresses

CC: Tim Cain, David Riser – Friendship Village (via email only)
Steve Zbylicki, Nick Herrick, Randy Kuser, Katie Kuisle – LCS Development (via email only)
Samuel Michael, Amy Maldonado, Anna Lory – Pope Design Group (via email only)
Rachel Hughes-Nilsson, PLA, ASLA – OCBA (via email only)
John Tenpas, P.E. – Driesenga & Associates, Inc. (via email only)
File