Agenda
Natural Features Protection Review Board

City of Kalamazoo

Tuesday, June 24, 2025 4:00 PM

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

A. CALL TO ORDER/ROLL CALL

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

B. ADOPTION OF AGENDA

(Action: Motion to approve the agenda)

1. Agenda Approval **(Action: Motion to Approve Agenda)**

C. APPROVAL OF MINUTES

1. Approval of the minutes from the Natural Features Protection Review Board meeting on May 28th, 2025

D. PUBLIC COMMENTS

E. BOARD MEMBER COMMENTS

F. NEW BUSINESS

1. 1900 Belford Street (formerly 333 Alcott Street) **(Action: Motion to Approve the NFP Site Plan for the 1900 Belford Street Project)**

G. UNFINISHED BUSINESS

1. NFP Board Work Session

H. STAFF REPORTS AND UPDATES

I. COMMUNICATIONS AND ANNOUNCEMENTS

J. ADJOURNMENT

Natural Features Protection Review Board Minutes May 28th, 2025

Held at City Hall Commission Chambers 4:00 p.m.

A. Call to Order: Director Martin called the meeting to order at 4:05 p.m.

Members absent: Director Rowe, and Director Bassett

1. **Excuse Absent Board Members: The motion to excuse absent board members was made by Director Hollander and supported by Director Murgia, and the motion passed unanimously.**

B. Adoption of Agenda

Motion to adopt the agenda made by Director Hollander, supported by Director Fredrickson, motion passed unanimously.

C. Approval of the Meeting Minutes

Motion to approve the minutes from April 22nd, 2025, NFP Review Board Meeting made by Director Murgia supported and passed unanimously.

D. General Citizen Comments

E. Board Comments

No comments

F. New Business

1. Kalamazoo County Club Legacy Golf Course Project at 1609 Whites Road

Director Stemple recused himself from this one because of his relationship with some of the people involved in the project.

Site plan review is scheduled for June 4th and has been brought in front of the NFP twice before, related to a dimensional variance request for the pump house back in February 2024 and December 2024. NFP involvement is primarily because of Whites Lake, which is located on the southern boundary of the property. They are protected slopes, protected trees, and woodlands scattered throughout the site. 3 resources come into play, water resources standard, there's a 25 ft water resources setback. Protected tree standard, few pockets of trees throughout the site, some of which have protected trees within them. The Woodland standard applies to the wooden areas on the edges of the property. Protected slopes, especially within 500 feet of Whites Lake. The staff recommendation from what is received is not to recommend full NFP site plan approval at this time. We want to explore potentially moving underground utilities out of the slope faces and protected slopes within 500 ft of Whites Lake. Justification for protected tree removals and also a potential slope restoration plan and planting plan that can be part of the soil erosion and soil control plan for the project.

Presentation by John Fulling, Superintendent at Kalamazoo Country Club and from Hurley and Stewart, Tim Stewart, Eric Barkovich and Michael Lowe. Also, JJ Hen representing the ownership of the Club.

Director Martin motioned to approve NFP site plan for the Kalamazoo County Club Legacy Golf Course Project at 1609 Whites Road, conditional upon providing a slope restoration plan and plating plan with SESC plans for slopes within 500 ft of Whites Lake. Moved by Director Fredrickson and 2nd by Director Murgia, the motion passed unanimously.

2. City of Kalamazoo Water Station #5 Improvements at 2045 E Michigan Avenue

   Current pump station for over 100 years and is zoned for limited manufacturing or M1, utilities and public services are permitted uses in this zone district. Redevelopment of utility consolidation plan with some expansion on site that involves pump stations 5 and 14 and create a new treatment facility that can treat PFAS and meet regulatory standards. Pre-site plan application has been submitted and is moving towards site plan review. Standards that apply are water resources, wetland, protected tree and woodland protection. Recommendation from staff is for a conditional approval based on full replacement tree list with species and their location, clarifying the tree protection fencing and full site plan approval for the site.

   Presentation given by City of Kalamazoo Water Resource Division, Eric Sajtar and Assistant City Engineer Water Resources, Anna Crandall.

   Director Martiin motioned to approve City of Kalamazoo Water Station #5 Improvements at 2045 E Michigan Avenue, conditional upon on full replacement tree list with species and their location per NFP Ordinance and prior to staff full site plan approval, clarifying the tree protection fencing and full site plan approval for the site. Moved by Director Hollander and 2nd by Director Fredrickson, the motion passed unanimously

3. NFP Site Plan for the Verburg Park Improvement Project at 669 Gull Road

   Located right along the western bank of the Kalamazoo River in the Northside Neighborhood and is currently zoned live work 2, parks open space and preserves are permitted in this zone district. The proposed plans are to improve the amenities on site adding a new kayak launch, a visitor shelter, and a bicycle pump track. It is moving through the development process and full site plan approval. Rare species review was required and documentation was provided, standards for this project are water resources and wetland as well as EGLE permits required. Will have Soil Erosion and Soil Control plans and storm water management requirements that will be handled by our Civil Engineers in the site plan review process and meet the requirements for public notice. Recommendation from staff is conditional approval based upon full site plan review committee approval and all proper State, Federal and Local permits are on file.

   Presentation given by Rachel Hughes Nilson, Landscape Architect with OCBA Landscape Architects, Patrick McVerry, Director of Parks and Ashton Anthony, Deputy Director of Parks.

   Director Martiin motioned to approve NFP Site Plan for the Verburg Park Improvement Project at 669 Gull Road, conditional on full approval by the Site Plan Review Committee and required permits related to Natural Features by any Local, State or Federal Agencies by on-file with the City of Kalamazoo. Moved by Director Fredrickson and 2nd by Director Murgia, the motion passed unanimously

Question?

Public Comments:

Unfinished Business

1. NFP Board Work Session

A compliance staff member will be at the June meeting with a presentation and to answer questions.

Talked with City Attorney about the NFP guide and if we can provide connections to existing resources for example, lists of contractors and their fields. We can point to certain websites or State sites that can supply a list so we are not showing preference in the professional resource.

Staff Reports and Update

Director Martin, Chair will be terming off so we will be looking for a new member for the NFP Committee.

Communications and Announcements

None

Adjourn Meeting

Director Martin adjourned the meeting at 6:07 pm

NFP Review Board
Staff Report

City of Kalamazoo

TO: The Natural Features Protection Review Board

FROM: Nolan Bergstrom, NFP Board Liaison

DATE: June 24, 2025

SUBJECT: 1900 Belford Street (formerly 333 Alcott Street)

RECOMMENDATION:

It is recommended the Natural Features Protection (NFP) Review Board approve the NFP Site Plan application for 1900 Belford Street (formerly 333 E Alcott Street) conditioned upon the approval of the Stormwater Engineer.

BACKGROUND:

The subject property is owned by the Kalamazoo Brownfield Redevelopment Authority and zoned Residential, Multi-Dwelling-24 (RM-24). The parcel is located in Kalamazoo between Alcott and Reed St., close to the corner of Belford and Reed in the Northeast corner of the property. The applicant is proposing to redevelop the site and build a recovery housing project with 48 housing units across three buildings. The parcel has been split from the parent parcel (333 Alcott) per purchase agreement with the Brownfield Redevelopment Authority and is now listed as 1900 Belford Street.

The applicant previously received approval from the NFP Board in 2022. The project has been before the NFP Board for conditional site plan approval again in 2023, seeking NFP re-approval to apply for MSHDA funding. The project has started the site plan review process again and, due to the previous NFP approval being tied to the previous Site Plan Review process, coming before the NFP Board for approval is required. The complexity of the site and funding sources has contributed to the project coming before the NFP board multiple times over multiple years.

The project intends to construct three new multifamily structures. Structure A as shown on the plan, will provide 36 apartment units; Structures B and C will provide 6 apartment units each. The applicant has been working closely with the city staff to ensure compliance.

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 being adjacent to and having hydrologic features, notably, Portage Creek, present on-site. A Rare Species Review has been completed for the site with majority of the rare species being isolated closer the riparian habitat near Portage Creek.

Since the project is located within the NFP Overlay District, the site requires the following NFP Site Development Standards:

- **Water Resources** – project meets the water resources setback requirements and has a reference to protect the water resource with soil erosion and soil control measures as well as maintaining a vegetative buffer.
- **Plant Selection** – within the NFP overlay district, projects must select native species for all landscaping requirements. This plan includes a landscaping plan with mostly native species. A viburnum shrub species is listed which is susceptible to invasive viburnum beetle species. These plantings can include a variety of native cultivars approved by the board.
- **Tree Standard** – Protected Tree Standard is met. Tree Protection fencing is referenced in the plans. Justification for tree removal is provided. Replacement trees are shown on the landscaping plans and replacement tree species are found on the replacement tree list in the NFP Ordinance.
- **Stormwater Management** and **Slope / Slope Setback Standards** - Channel Protection Standard and Water Quality Treatment are increased in NFP district; Low Impact Development method as described in Section 50-6.2(K)(6)). The top and toe of the slope is shown and the slope setback standard is being met. Silt fencing is shown on the SESC plans showing protection of the slope leading down to Portage Creek. These elements are under reviewed for approval by the City's stormwater engineer.

After staff review, the plan appears to meet NFP standards and qualifies for conditional approval based upon the following:

- Approval by the City's stormwater engineer.

THE CITY OF Kalamazoo
Community Planning & Economic Development
245 N Rose St • Suite 100 • Kalamazoo, MI 49007
(269) 337-8000 • www.kalamazoocity.org

SUPPLEMENTAL SITE PLAN REVIEW APPLICATION
FOR NATURAL FEATURES PROTECTION

Received:
05/20/2025
City of Kalamazoo

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:	(first) Maghan	(last) Homan	
APPLICANT ADDRESS:	261 (number)	East Kalamazoo (street name)	
	(city) Kalamazoo	(state) MI	(Zip) 49007
APPLICANT EMAIL:	mhoman@abonmarche.com	**PHONE:**	2693816170
PARCEL ADDRESS/PIN:	1900 Belford Street (formerly 333 Alcott), 06-27-209-001		
PROJECT DESCRIPTION:	Residential housing development consisting of 3 apartment buildings and site improvements		
OWNER NAME: *(if different)*	(first) Edison Community Partne	(last)	
HAS REGULAR SITE PLAN REVIEW MEETING OCCURRED?	☐ Yes ■ No	**DATE OF SITE PLAN REVIEW MEETING:**	PENDING, checklist meeting has occured

NFP APPLICATION REQUIRED?

Is the project limited to interior work only 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 addition 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. *Attach a copy of EGLE permit or permit application for work impacting Part 303 wetlands regulated by the State.*	☐ Yes ■ No	survey, C3.0	no known wetlands
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. *Attach a copy of EGLE permit or permit application for work impacting Part 301 waters regulated by the State.*	■ Yes ☐ No	C3.0	Portage Creek nearby
Show required setbacks with dimensions; describe existing or future ground cover within riparian setbacks.		C2.0, C3.0	
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	L1.0	
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.		L1.0	
Provide a note with justification for removal.		L1.0	
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	C2.0, L1.0	
Mark all areas of woodland that will be retained and removed (i.e., cleared).		C2.0, L1.0	
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.		L1.0	
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	survey, C2.0, C3.0	
Include a note with co-existing feature that triggers "protected" slope status (e.g., wooded, within 500 ft of water resource.		C2.0, C3.0	

NATURAL HERITAGE AREAS	Present:	
Is an MNFI* rare species review required? *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.*	☐ Yes ■ No	
If an MNFI rare species review is required, attach the resulting report.		

*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

THE CITY OF Kalamazoo

Community Planning and Economic Development
245 N. Rose Street, Ste. 100
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October 4, 2023

Kalrecovery I LDHALP
1105 Portage St
Kalamazoo, MI 49001

RE: Kalrecovery
333 E Alcott St
06-27-213-003

Dear Mr. Hollander:

At the meeting of the Natural Features Protection (NFP) Review Board on Tuesday, October 3, 2023, the Board reviewed the NFP site plan for the above referenced project. The plan was approved at this meeting conditioned upon approval of the Stormwater Engineer. A copy of this letter will be provided to City staff managing the Site Plan Review process as evidence of meeting NFP requirements.

Please note that this project will require Site Plan Review approval before the issuance of permits. If for any reason the project does not receive full Site Plan Review approval, or if any changes are made to the NFP site plan, the project may be required to re-submit plans to the NFP Review Board.

If you have any questions, please contact me in the Community Planning and Economic Development Department at (269) 337-8789.

Sincerely,

NFP REVIEW BOARD

Jamie McCarthy
Board Liaison

C: Ms. Emily Szymanski, City of Kalamazoo Planner I
Bobby Durkee, City of Kalamazoo Assistant City Planner
Nolan Bergstrom, City of Kalamazoo Community Planner
Property File

City of Kalamazoo

INTER-OFFICE*MEMO*

To: Natural Features Review Board

From: Jamie McCarthy, Staff Liaison
Prepared with: Nolan Bergstrom, Community Planner

Date: September 27th, 2023

Subject: 333 E Alcott Street – Kalamazoo Recovery Housing Project

RECOMMENDATION

It is recommended the Natural Features Protection (NFP) Review Board approve the NFP Site Plan application for 333 E Alcott Street conditioned upon approval of the Stormwater Engineer.

BACKGROUND

The subject property is owned by the Kalamazoo Brownfield Redevelopment Authority and Split-Zoned Industrial (M-1) and Residential, Multi-Dwelling-24 (RM-24) The parcel is in Kalamazoo between Alcott and Reed St. The project is located close to the corner of Belford and Reed in the Northeast corner of the property. The applicant is proposing to Redevelop a 6+ acre portion of the site and build a recovery housing project with 48 housing units across three buildings. The parcel is proposing to be split from the parent parcel (333 Alcott) per purchase agreement with the Brownfield Redevelopment Authority.

The applicant is seeking NFP and Conditional Site Plan Approval and went before the Site Plan Review Board on September 27th. The applicant previously received approval from the NFP Board on Tuesday, June 28, 2022.The applicant is seeking NFP re-approval to apply for MSHDA funding. The project intends to construct three new multi-family structures. Structure A as shown on the plan, will provide 36 apartment units, Structures B and C will provide 6 apartment units each. The applicant has been working closely with the city staff to ensure compliance with all NFP and other city requirements.

SUMMARY

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 being adjacent to and having hydrologic features, notably, Portage Creek, present on-site. A Rare Species Review has been completed for the site with majority of the rare species being isolated closer the riparian habitat near Portage Creek.

Since the project is located within the NFP Overlay District, the site requires the following NFP Site Development Standards:

- Water Resources – project meets the water resources setback requirements.
- Plant Selection – within the NFP overlay district, projects must select native species for all landscaping requirements. This plan includes a landscaping plan with native species. These plantings can include a variety of native cultivars approved by the board.
- Tree Standard – Protected Tree Standard is met. Tree Protection fencing referenced on plan sheets for trees. Justification for tree removal is provided.
- Stormwater Management - Channel Protection Standard and Water Quality Treatment are increased in NFP district; Low Impact Development method as described in Section 50-6.2(K)(6)). These elements are under reviewed for approval by the City's stormwater engineer.

After staff review, the plan appears to meet NFP standards and qualifies for conditional approval based upon the following:

- Approval by the City's stormwater engineer.

ATTACHMENTS
NFP Supplemental SPR Application
NFP Plan Set

THE CITY OF Kalamazoo

Community Planning and Economic Development
245 N. Rose Street, Ste. 100
Kalamazoo, MI 49007
PH: (269) 337-8044
FAX (269) 337-8429
www.kalamazoocity.org

July 8, 2022

Hollander Development Corporation
1822 W Milham Ave
Portage MI 49024

RE: Belford Street Housing Development
333 E Alcott St
06-27-213-003

Dear Mr. Hollander:

At the meeting of the Natural Features Protection (NFP) Review Board on Tuesday, June 28, 2022, the Board heard a presentation on the NFP variance request for the above referenced project. The presentation detailed evidence that the trees on the property do not meet the definition of a "Woodland" under Chapter 50-6.2(G)(1) Woodland Criteria. After hearing the presentation, the Board has no comments to the contrary. This letter confirms that the variance request was withdrawn by the applicant. The Board passed a motion to take no action on the request.

Please note that this project will require Site Plan Review (SPR) approval before the issuance of permits. As part of that approval, the project will need to submit a Supplemental NFP Application for SPR and appear before the Board. Please note that as part of the application packet, the application must provide a letter from MNFI regarding the any presence of rare species located on the parcel. A rare species search can be ordered here: https://mnfi.anr.msu.edu/services/rare-species-reviews

If you have any questions, please contact me in the Community Planning and Economic Development Department at (269) 337-8789.

Sincerely,

NFP REVIEW BOARD

Jamie McCarthy
NFP Review Board Liaison

C: Mr. Bobby Durkee, Planner I
Mr. Peter Eldridge, Assistant Planner

TreeID	CollectionDate	Latitude	Longitude	SpeciesSN	SpeciesCN	TreeDBH	Condition	OtherConflicts	Form	Health	Structure	Status
cb5	6/9/2022 8:36	42.2718098	-85.57611847	Morus alba	White mulberry	16	Good (85% live crown)		2	3	2	
cb6	6/9/2022 8:41	42.2718206	-85.57623807	Robinia pseudoacacia	Black locust	8	Good (85% live crown)		2	3	3	3
cb7	6/9/2022 8:43	42.27180941	-85.57624227	Robinia pseudoacacia	Black locust	3	Good (85% live crown)		1	3	3	3
cb8	6/9/2022 8:45	42.27182246	-85.57625907	Robinia pseudoacacia	Black locust	12	Good (85% live crown)		1	3	1	3
cb9	6/9/2022 8:46	42.27183427	-85.57625739	Robinia pseudoacacia	Black locust	8	Good (85% live crown)		2	3	3	3
cb10	6/9/2022 8:49	42.27183862	-85.57627419	Robinia pseudoacacia	Black locust	6	Good (85% live crown)		2	3	2	3
cb11	6/9/2022 8:51	42.27181749	-85.57628007	Robinia pseudoacacia	Black locust	5	Good (85% live crown)		3	3	3	3
cb12	6/9/2022 8:52	42.27178827	-85.57628931	Robinia pseudoacacia	Black locust	4	Good (85% live crown)		2	3	2	3
cb13	6/9/2022 8:54	42.27179635	-85.57630359	Ulmus pumila	Siberian elm	3	Good (85% live crown)	Grub	1	3	2	3
cb14	6/9/2022 8:56	42.27181873	-85.57630359	Robinia pseudoacacia	Black locust	12	Good (85% live crown)		1	3	2	3
cb15	6/9/2022 8:58	42.27182868	-85.57632207	Populus	Cottonwood spp	3	Good (85% live crown)		1	3	3	
cb16	6/9/2022 8:59	42.27184794	-85.57632039	Celtis occidentalis	Northern hackberry	11	Good (85% live crown)		2	3	1	1
cb17	6/9/2022 9:01	42.27185665	-85.57631535	Celtis occidentalis	Northern hackberry	10	Good (85% live crown)		2	3	2	1
cb18	6/9/2022 9:04	42.27186081	-85.57631094	Elaeagnus umbellata	Autumn Olive	2	Good (85% live crown)		1	3	1	3
cb19	6/9/2022 9:06	42.27186105	-85.57636062	Elaeagnus umbellata	Autumn Olive	6	Good (85% live crown)		1	3	1	3
cb20	6/9/2022 9:07	42.27187571	-85.57644954	Ulmus pumila	Siberian elm	5	Good (85% live crown)		3	3	3	3
cb21	6/9/2022 9:07	42.27187924	-85.57647149	Ulmus pumila	Siberian elm	2	Good (85% live crown)		3	3	3	3
cb22	6/9/2022 9:11	42.27182968	-85.57612702	Acer negundo	Boxelder	3	Fair (60% live crown)		1	2	1	
cb23	6/9/2022 9:12	42.27183549	-85.57610761	Acer saccharum	Sugar maple	4	Dead or dying (10% live crown)	Fence	1	1	1	
cb24	6/9/2022 9:13	42.27184261	-85.57610688	Morus alba	White mulberry	13	Good (85% live crown)	Fence	3	3	2	
cb25	6/9/2022 9:14	42.27189017	-85.57610371	Acer platanoides	Norway maple	6	Good (85% live crown)	Fence	2	3	2	3
cb26	6/9/2022 9:16	42.2718917	-85.57613058	Robinia pseudoacacia	Black locust	14	Good (85% live crown)		2	3	1	3
cb27	6/9/2022 9:17	42.27193981	-85.57608946	Acer negundo	Boxelder	3	Poor (35% live crown)	Fence	1	1	1	
cb28	6/9/2022 9:19	42.27195747	-85.57608428	Acer platanoides	Norway maple	8	Fair (60% live crown)		2	2	3	3
cb29	6/9/2022 9:22	42.27199717	-85.57609974	Ulmus americana	American elm	15	Good (85% live crown)	Fence	1	3	1	
cb30	6/9/2022 9:24	42.27203047	-85.57609486	Robinia pseudoacacia	Black locust	3	Good (85% live crown)		1	3	1	3
cb31	6/9/2022 9:25	42.27204235	-85.5761155	Robinia pseudoacacia	Black locust	3	Good (85% live crown)		1	3	1	3
cb32	6/9/2022 9:26	42.27204879	-85.57609209	Acer platanoides	Norway maple	12	Fair (60% live crown)	Fence	1	1	1	3
cb33	6/9/2022 9:27	42.27206966	-85.57609203	Robinia pseudoacacia	Black locust	8	Good (85% live crown)	Fence	1	3	2	3
cb34	6/9/2022 9:28	42.27207938	-85.57631105	Robinia pseudoacacia	Black locust	4	Good (85% live crown)		3	3	3	3
cb35	6/9/2022 9:30	42.2721071	-85.57611838	Robinia pseudoacacia	Black locust	6	Good (85% live crown)		1	3	2	3
cb36	6/9/2022 9:32	42.27215066	-85.57612908	Robinia pseudoacacia	Black locust	2	Good (85% live crown)		1	3	2	3
cb37	6/9/2022 9:34	42.27220083	-85.57612195	Acer platanoides	Norway maple	7	Good (85% live crown)	Fence	3	3	1	3
cb38	6/9/2022 9:36	42.27225363	-85.57612016	Robinia pseudoacacia	Black locust	5	Good (85% live crown)		2	3	2	3
cb39	6/9/2022 9:37	42.27228531	-85.575915	Celtis occidentalis	Northern hackberry	7	Good (85% live crown)	Fence	2	3	1	
cb40	6/9/2022 9:39	42.27228663	-85.57588289	Acer platanoides	Norway maple	6	Good (85% live crown)		2	3	2	3
cb41	6/9/2022 9:40	42.27228267	-85.57581688	Acer negundo	Boxelder	5	Good (85% live crown)		2	3	2	
cb42	6/9/2022 9:42	42.27228795	-85.57576157	Frangula alnus	Glossy Buckthorn	10	Fair (60% live crown)		1	1	1	3
cb43	6/9/2022 9:43	42.27227739	-85.57570092	Acer negundo	Boxelder	15	Fair (60% live crown)		1	1	1	
cb44	6/9/2022 9:44	42.27227607	-85.5756581	Robinia pseudoacacia	Black locust	6	Good (85% live crown)		3	3	3	3
cb45	6/9/2022 9:45	42.27227079	-85.5756135	Robinia pseudoacacia	Black locust	5	Good (85% live crown)		2	3	2	3
cb46	6/9/2022 9:46	42.27226947	-85.57556176	Acer negundo	Boxelder	12	Good (85% live crown)		1	2	1	
cb47	6/9/2022 9:46	42.27227343	-85.57553679	Robinia pseudoacacia	Black locust	5	Good (85% live crown)		2	3	2	3
cb48	6/9/2022 9:49	42.27226419	-85.57548862	Frangula alnus	Glossy Buckthorn	4	Good (85% live crown)		3	3	3	3
cb49	6/9/2022 9:50	42.27226419	-85.57543867	Celtis occidentalis	Northern hackberry	7	Good (85% live crown)		1	2	1	

cb50	6/9/2022 9:51	42.27226287	-85.57540477	Acer negundo	Boxelder	4	Fair (60% live crown)		1	2	1	
cb51	6/9/2022 9:52	42.27227475	-85.5753566	Acer platanoides	Norway maple	12	Good (85% live crown)		2	3	2	3
cb52	6/9/2022 9:53	42.27227079	-85.57533698	Ulmus rubra	Slippery elm	4	Good (85% live crown)		1	2	1	
cb53	6/9/2022 9:54	42.27226023	-85.57535125	Celtis occidentalis	Northern hackberry	33	Good (85% live crown)		3	3	3	1
cb54	6/9/2022 9:55	42.27225627	-85.57528702	Celtis occidentalis	Northern hackberry	19	Good (85% live crown)		3	3	3	1
cb55	6/9/2022 9:57	42.27225807	-85.57526691	Ulmus rubra	Slippery elm	6	Good (85% live crown)		2	3	3	
cb56	6/9/2022 9:58	42.27239154	-85.57569836	Ulmus pumila	Siberian elm	3	Good (85% live crown)		2	2	3	3
cb57	6/9/2022 9:59	42.27237551	-85.57571326	Ulmus pumila	Siberian elm	3	Good (85% live crown)		2	2	3	3
cb58	6/9/2022 10:01	42.27261488	-85.57610257	Acer negundo	Boxelder	15	Fair (60% live crown)		1	1	1	
cb59	6/9/2022 10:02	42.27263067	-85.57611583	Robinia pseudoacacia	Black locust	4	Good (85% live crown)		2	3	2	3
cb60	6/9/2022 10:02	42.27263067	-85.57609622	Ulmus pumila	Siberian elm	9	Good (85% live crown)		3	2	3	3
cb61	6/9/2022 10:04	42.27261659	-85.57608815	Robinia pseudoacacia	Black locust	6	Good (85% live crown)		2	3	3	3
cb62	6/9/2022 10:05	42.27265017	-85.57601822	Robinia pseudoacacia	Black locust	10	Good (85% live crown)		2	2	2	3
cb63	6/9/2022 10:06	42.2726498	-85.57600045	Robinia pseudoacacia	Black locust	8	Good (85% live crown)		2	2	2	3
cb64	6/9/2022 10:06	42.27264792	-85.5759843	Robinia pseudoacacia	Black locust	6	Good (85% live crown)		1	2	1	3
cb65	6/9/2022 10:07	42.27263282	-85.5760183	Robinia pseudoacacia	Black locust	3	Good (85% live crown)		1	2	1	3
cb66	6/9/2022 10:08	42.27263597	-85.57599195	Robinia pseudoacacia	Black locust	8	Good (85% live crown)	Grub	1	2	1	3
cb67	6/9/2022 10:10	42.27262779	-85.5759996	Robinia pseudoacacia	Black locust	7	Good (85% live crown)		1	1	1	3
cb68	6/9/2022 10:11	42.27261911	-85.57599045	Robinia pseudoacacia	Black locust	7	Good (85% live crown)		3	2	2	3
cb69	6/9/2022 10:12	42.27261407	-85.57597862	Robinia pseudoacacia	Black locust	3	Good (85% live crown)		1	2	1	3
cb70	6/9/2022 10:12	42.27260632	-85.57597725	Ulmus pumila	Siberian elm	10	Poor (35% live crown)		1	1	1	3
cb71	6/9/2022 10:13	42.27260464	-85.57596633	Robinia pseudoacacia	Black locust	5	Good (85% live crown)		1	1	1	3
cb72	6/9/2022 10:13	42.27260363	-85.57598931	Robinia pseudoacacia	Black locust	6	Good (85% live crown)		2	2	2	3
cb73	6/9/2022 10:15	42.27261625	-85.57596315	Robinia pseudoacacia	Black locust	8	Good (85% live crown)		2	2	2	3
cb74	6/9/2022 10:17	42.27261415	-85.57590699	Robinia pseudoacacia	Black locust	7	Good (85% live crown)		1	2	1	3
cb75	6/9/2022 10:18	42.27261809	-85.57591256	Robinia pseudoacacia	Black locust	4	Good (85% live crown)		2	2	2	3
cb76	6/9/2022 10:19	42.27262117	-85.57590271	Robinia pseudoacacia	Black locust	6	Good (85% live crown)		2	2	2	3
cb77	6/9/2022 10:19	42.27262723	-85.57591327	Robinia pseudoacacia	Black locust	3	Good (85% live crown)		2	2	2	3
cb78	6/9/2022 10:20	42.27263114	-85.575913	Robinia pseudoacacia	Black locust	3	Good (85% live crown)		2	2	2	3
cb79	6/9/2022 10:21	42.27263064	-85.5759048	Robinia pseudoacacia	Black locust	3	Fair (60% live crown)		2	1	2	3
cb80	6/9/2022 10:21	42.27260558	-85.57587244	Robinia pseudoacacia	Black locust	14	Good (85% live crown)		1	2	1	3
cb81	6/9/2022 10:22	42.27263803	-85.57586667	Juglans nigra	Black walnut	12	Good (85% live crown)		1	2	1	
cb82	6/9/2022 10:24	42.27265596	-85.57589437	Robinia pseudoacacia	Black locust	4	Poor (35% live crown)		1	1	1	3
cb83	6/9/2022 10:24	42.27265596	-85.57591744	Robinia pseudoacacia	Black locust	4	Fair (60% live crown)		2	2	2	3
cb84	6/9/2022 10:25	42.27265425	-85.5759262	Robinia pseudoacacia	Black locust	4	Poor (35% live crown)		2	2	2	3
cb85	6/9/2022 10:25	42.2726323	-85.57583959	Ulmus pumila	Siberian elm	12	Good (85% live crown)		2	2	1	3
cb86	6/9/2022 10:26	42.27263543	-85.57581558	Juglans nigra	Black walnut	7	Good (85% live crown)		2	3	2	
cb87	6/9/2022 10:27	42.27264589	-85.57583747	Acer negundo	Boxelder	11	Poor (35% live crown)	Grub	2	1	1	
cb88	6/9/2022 10:28	42.27265159	-85.57581746	Acer negundo	Boxelder	9	Fair (60% live crown)	Grub	1	1	1	
cb89	6/9/2022 10:28	42.2726542	-85.57583047	Acer negundo	Boxelder	8	Good (85% live crown)		2	3	2	
cb90	6/9/2022 10:29	42.27268086	-85.57581227	Ulmus pumila	Siberian elm	6	Good (85% live crown)		2	1	2	3
cb91	6/9/2022 10:30	42.27268666	-85.57576329	Ulmus pumila	Siberian elm	7	Good (85% live crown)		2	2	2	3
cb92	6/9/2022 10:31	42.2726808	-85.57583698	Ulmus pumila	Siberian elm	5	Good (85% live crown)		2	2	2	3
cb93	6/9/2022 10:32	42.27268497	-85.57585165	Ulmus pumila	Siberian elm	7	Good (85% live crown)		2	2	2	3
cb94	6/9/2022 10:32	42.27269558	-85.57585316	Ulmus pumila	Siberian elm	6	Good (85% live crown)		2	2	2	3
cb95	6/9/2022 10:33	42.27269474	-85.57586448	Robinia pseudoacacia	Black locust	2	Good (85% live crown)		2	2	2	3
cb96	6/9/2022 10:33	42.27268888	-85.57587051	Robinia pseudoacacia	Black locust	3	Good (85% live crown)		3	3	3	3

cb97	6/9/2022 10:34	42.27268832	-85.57588183	Robinia pseudoacacia	Black locust	3	Good (85% live crown)	2	2	2	3
cb98	6/9/2022 10:34	42.27269083	-85.57589617	Ulmus pumila	Siberian elm	6	Good (85% live crown)	2	2	2	3
cb99	6/9/2022 10:35	42.27267626	-85.57592274	Ulmus pumila	Siberian elm	6	Good (85% live crown)	2	3	2	3
cb100	6/9/2022 10:36	42.27269225	-85.57590833	Robinia pseudoacacia	Black locust	3	Good (85% live crown)	1	2	1	3
cb101	6/9/2022 10:36	42.27269052	-85.5759262	Robinia pseudoacacia	Black locust	11	Good (85% live crown)	2	3	2	3
cb102	6/9/2022 10:37	42.27268551	-85.575934	Robinia pseudoacacia	Black locust	3	Good (85% live crown)	1	2	1	3
cb103	6/9/2022 10:45	42.27270022	-85.57592335	Robinia pseudoacacia	Black locust	3	Good (85% live crown)	2	2	2	3
cb104	6/9/2022 10:46	42.27269949	-85.57593916	Robinia pseudoacacia	Black locust	8	Good (85% live crown)	2	2	2	3
cb105	6/9/2022 10:47	42.2726999	-85.57596401	Robinia pseudoacacia	Black locust	11	Good (85% live crown)	1	2	1	3
cb106	6/9/2022 10:47	42.27271114	-85.57591718	Robinia pseudoacacia	Black locust	5	Good (85% live crown)	2	2	2	3
cb107	6/9/2022 10:48	42.27272513	-85.5758991	Populus	Cottonwood spp	12	Good (85% live crown)	2	2	2	
cb108	6/9/2022 10:49	42.27274277	-85.57588184	Populus	Cottonwood spp	5	Poor (35% live crown)	1	1	1	
cb109	6/9/2022 10:49	42.2727525	-85.57590649	Robinia pseudoacacia	Black locust	7	Good (85% live crown)	2	3	1	3
cb110	6/9/2022 10:50	42.27273912	-85.57593854	Robinia pseudoacacia	Black locust	9	Good (85% live crown)	2	3	2	3
cb111	6/9/2022 10:50	42.27272209	-85.57596484	Robinia pseudoacacia	Black locust	8	Good (85% live crown)	2	3	2	3
cb112	6/9/2022 10:51	42.27277179	-85.57586471	Ulmus pumila	Siberian elm	7	Fair (60% live crown)	2	2	2	3
cb113	6/9/2022 10:52	42.27277175	-85.57584548	Ulmus pumila	Siberian elm	9	Good (85% live crown)	2	2	2	3
cb114	6/9/2022 10:53	42.27276678	-85.57583204	Ulmus pumila	Siberian elm	3	Fair (60% live crown)	1	1	1	3
cb115	6/9/2022 10:53	42.27277129	-85.5758217	Ulmus pumila	Siberian elm	8	Good (85% live crown)	2	2	2	3
cb116	6/9/2022 10:54	42.27275946	-85.57583681	Ulmus pumila	Siberian elm	2	Good (85% live crown)	2	2	2	3
cb117	6/9/2022 10:55	42.27277928	-85.57576223	Juglans nigra	Black walnut	5	Good (85% live crown)	2	3	2	
cb118	6/9/2022 10:56	42.27279624	-85.57575594	Juglans nigra	Black walnut	6	Good (85% live crown)	3	3	3	
cb119	6/9/2022 10:56	42.27278863	-85.57573905	Ulmus pumila	Siberian elm	16	Good (85% live crown)	1	2	1	3
cb120	6/9/2022 10:57	42.27281309	-85.57576402	Ulmus pumila	Siberian elm	6	Good (85% live crown)	1	2	1	3
cb121	6/9/2022 10:57	42.27281689	-85.57573464	Juglans nigra	Black walnut	14	Good (85% live crown)	3	3	3	
cb122	6/9/2022 10:58	42.27282037	-85.57575175	Ulmus pumila	Siberian elm	7	Good (85% live crown)	1	2	2	3
cb123	6/9/2022 10:58	42.27282389	-85.57576458	Ulmus pumila	Siberian elm	5	Good (85% live crown)	1	2	2	3
cb124	6/9/2022 10:59	42.27286388	-85.57579859	Juglans nigra	Black walnut	7	Good (85% live crown)	3	2	3	
cb125	6/9/2022 11:00	42.27286981	-85.57576077	Juglans nigra	Black walnut	4	Good (85% live crown)	2	3	3	
cb126	6/9/2022 11:00	42.27290033	-85.5757814	Robinia pseudoacacia	Black locust	10	Good (85% live crown)	2	2	1	3
cb127	6/9/2022 11:01	42.27289607	-85.57574909	Juglans nigra	Black walnut	3	Good (85% live crown)	1	2	1	
cb128	6/9/2022 11:01	42.27291633	-85.57576154	Juglans nigra	Black walnut	4	Good (85% live crown)	1	1	1	
cb129	6/9/2022 11:02	42.27290666	-85.57574473	Juglans nigra	Black walnut	8	Good (85% live crown)	2	2	2	
cb130	6/9/2022 11:03	42.27292186	-85.57573477	Juglans nigra	Black walnut	5	Good (85% live crown)	3	3	3	
cb131	6/9/2022 11:04	42.27293751	-85.57571764	Ulmus pumila	Siberian elm	3	Good (85% live crown)	1	2	1	3
cb132	6/9/2022 11:04	42.27294681	-85.57572555	Ulmus pumila	Siberian elm	9	Fair (60% live crown)	1	1	1	3
cb133	6/9/2022 11:05	42.2729948	-85.57571957	Juglans nigra	Black walnut	6	Good (85% live crown)	2	3	3	
cb134	6/9/2022 11:05	42.27300085	-85.57574896	Robinia pseudoacacia	Black locust	15	Good (85% live crown)	1	2	1	3
cb135	6/9/2022 11:06	42.27292956	-85.57566731	Juglans nigra	Black walnut	10	Good (85% live crown)	2	3	3	
cb136	6/9/2022 11:07	42.27295252	-85.57562813	Ulmus americana	American elm	10	Good (85% live crown)	2	3	2	
cb137	6/9/2022 11:07	42.27297064	-85.57565752	Juglans nigra	Black walnut	11	Good (85% live crown)	3	3	3	
cb138	6/9/2022 11:08	42.27298514	-85.5756069	Juglans nigra	Black walnut	7	Good (85% live crown)	3	2	2	
cb139	6/9/2022 11:09	42.27295767	-85.5755821	Juglans nigra	Black walnut	11	Good (85% live crown)	3	2	2	
cb140	6/9/2022 11:10	42.27290506	-85.57542718	Robinia pseudoacacia	Black locust	8	Good (85% live crown)	2	2	2	3
cb141	6/9/2022 11:11	42.272971	-85.5753779	Robinia pseudoacacia	Black locust	6	Good (85% live crown)	3	2	3	3
cb142	6/9/2022 11:12	42.27299943	-85.57548612	Juglans nigra	Black walnut	12	Good (85% live crown)	3	3	3	
cb143	6/9/2022 11:12	42.27303933	-85.57552869	Juglans nigra	Black walnut	11	Good (85% live crown)	3	3	3	

cb144	6/9/2022 11:14	42.27300168	-85.57558011	Juglans nigra	Black walnut	11	Good (85% live crown)	2	3	3		
cb145	6/9/2022 11:15	42.27298463	-85.57562795	Juglans nigra	Black walnut	6	Good (85% live crown)	3	3	3		
cb146	6/9/2022 11:16	42.27301357	-85.57566364	Ulmus pumila	Siberian elm	17	Good (85% live crown)	1	1	1	3	
cb147	6/9/2022 11:22	42.27302615	-85.57563019	Juglans nigra	Black walnut	8	Good (85% live crown)	3	3	3		
cb148	6/9/2022 11:23	42.27302864	-85.57565888	Juglans nigra	Black walnut	12	Good (85% live crown)	3	3	3		
cb149	6/9/2022 11:24	42.27303675	-85.57568192	Ulmus pumila	Siberian elm	10	Fair (60% live crown)	1	1	1	3	
cb150	6/9/2022 11:25	42.27305646	-85.57564751	Juglans nigra	Black walnut	6	Good (85% live crown)	2	3	2		
cb151	6/9/2022 11:26	42.27307608	-85.57555775	Juglans nigra	Black walnut	10	Good (85% live crown)	2	3	3		
cb152	6/9/2022 11:28	42.27310056	-85.57560407	Juglans nigra	Black walnut	7	Good (85% live crown)	2	3	2		
cb153	6/9/2022 11:28	42.27312309	-85.57559475	Ulmus pumila	Siberian elm	14	Good (85% live crown)	2	2	2	3	
cb154	6/9/2022 11:29	42.27312523	-85.57556299	Juglans nigra	Black walnut	6	Good (85% live crown)	3	3	3		
cb155	6/9/2022 11:29	42.2731297	-85.57549718	Juglans nigra	Black walnut	5	Good (85% live crown)	2	3	3		
cb156	6/9/2022 11:30	42.27312202	-85.57547425	Juglans nigra	Black walnut	7	Good (85% live crown)	3	2	2		
cb157	6/9/2022 11:31	42.27318256	-85.57547497	Robinia pseudoacacia	Black locust	8	Good (85% live crown)	2	2	2	3	
cb158	6/9/2022 11:32	42.27318945	-85.57550191	Rhus glabra	Smooth sumac	3	Fair (60% live crown)	2	3	2		
cb159	6/9/2022 11:33	42.27321408	-85.57547178	Ailanthus altissima	Tree of heaven	4	Fair (60% live crown)	1	1	1	3	
cb160	6/9/2022 11:33	42.27318184	-85.57554275	Juglans nigra	Black walnut	3	Good (85% live crown)	2	3	2		
cb161	6/9/2022 11:34	42.27321342	-85.5755276	Juglans nigra	Black walnut	7	Good (85% live crown)	3	3	2		
cb162	6/9/2022 11:35	42.27318285	-85.57561848	Ulmus pumila	Siberian elm	8	Good (85% live crown)	3	2	3	3	
cb163	6/9/2022 11:35	42.27322463	-85.57560471	Ulmus pumila	Siberian elm	7	Good (85% live crown)	2	2	2	3	
cb164	6/9/2022 11:36	42.27323482	-85.57556203	Acer negundo	Boxelder	13	Good (85% live crown)	1	2	2		
cb165	6/9/2022 11:36	42.27325723	-85.57558681	Juglans nigra	Black walnut	5	Good (85% live crown)	2	3	3		
cb166	6/9/2022 11:37	42.273245	-85.57554275	Juglans nigra	Black walnut	5	Good (85% live crown)	2	3	2		
cb167	6/9/2022 11:38	42.27327353	-85.57556203	Juglans nigra	Black walnut	8	Good (85% live crown)	2	3	3		
cb168	6/9/2022 11:38	42.27326742	-85.57552623	Juglans nigra	Black walnut	9	Good (85% live crown)	3	3	3		
cb169	6/9/2022 11:39	42.27324908	-85.57551384	Elaeagnus umbellata	Autumn Olive	6	Poor (35% live crown)	1	1	1	3	
cb170	6/9/2022 11:40	42.27323788	-85.57549624	Elaeagnus umbellata	Autumn Olive	6	Fair (60% live crown)	1	1	1	3	
cb171	6/9/2022 11:41	42.27328153	-85.5755317	Juglans nigra	Black walnut	4	Good (85% live crown)	2	3	2		
cb172	6/9/2022 11:42	42.2732781	-85.57547508	Ulmus pumila	Siberian elm	13	Good (85% live crown)	1	2	2	3	
cb173	6/9/2022 11:42	42.27330356	-85.57548838	Juglans nigra	Black walnut	4	Good (85% live crown)	2	3	3		
cb174	6/9/2022 11:43	42.27331349	-85.57549556	Juglans nigra	Black walnut	7	Good (85% live crown)	3	2	3		
cb175	6/9/2022 11:44	42.27345351	-85.57555794	Ulmus pumila	Siberian elm	6	Fair (60% live crown)	1	1	1	3	
cb176	6/9/2022 11:44	42.27345351	-85.57564697	Acer platanoides	Norway maple	6	Poor (35% live crown)	1	1	1	3	
cb177	6/9/2022 11:45	42.27346201	-85.57569579	Ulmus pumila	Siberian elm	3	Fair (60% live crown)	1	2	2	3	
cb178	6/9/2022 11:45	42.27345988	-85.57573026	Juglans nigra	Black walnut	6	Good (85% live crown)	2	2	3		
cb179	6/9/2022 11:46	42.273742	-85.5754807	Juglans nigra	Black walnut	7	Good (85% live crown)	2	3	3		
cb180	6/9/2022 11:46	42.27352363	-85.57565271	Ulmus rubra	Slippery elm	6	Good (85% live crown)	2	2	2		
cb181	6/9/2022 11:47	42.27357039	-85.57561538	Acer platanoides	Norway maple	16	Fair (60% live crown)	1	1	1	3	
cb182	6/9/2022 11:48	42.27355339	-85.57556943	Juglans nigra	Black walnut	7	Good (85% live crown)	2	3	3		
cb183	6/9/2022 11:48	42.27353532	-85.57553927	Acer platanoides	Norway maple	6	Fair (60% live crown)	2	1	1	3	
cb184	6/9/2022 11:48	42.27355232	-85.57552204	Ulmus pumila	Siberian elm	5	Fair (60% live crown)	1	1	1	3	
cb185	6/9/2022 11:49	42.27358845	-85.57553065	Ulmus pumila	Siberian elm	9	Good (85% live crown)	1	2	2	3	
cb186	6/9/2022 11:50	42.2736012	-85.57556225	Catalpa speciosa	Northern catalpa	16	Good (85% live crown)	2	3	2		
cb187	6/9/2022 11:52	42.27366033	-85.57580386	Acer platanoides	Norway maple	17	Good (85% live crown)	2	2	2	3	
cb188	6/9/2022 11:52	42.2736341	-85.5758533	Catalpa speciosa	Northern catalpa	6	Good (85% live crown)	1	2	1		
cb189	6/9/2022 11:53	42.27364951	-85.57587535	Acer negundo	Boxelder	17	Poor (35% live crown)	1	1	1		
cb190	6/9/2022 11:53	42.27365065	-85.57588121	Acer platanoides	Norway maple	3	Good (85% live crown)	1	2	1	3	

cb191	6/9/2022 11:54	42.273675	-85.57586461	Acer platanoides	Norway maple	7	Good (85% live crown)	2	3	2	3
cb192	6/9/2022 11:54	42.27369201	-85.57586625	Acer platanoides	Norway maple	7	Good (85% live crown)	2	3	2	3
cb193	6/9/2022 11:55	42.2736859	-85.57588895	Ulmus pumila	Siberian elm	3	Fair (60% live crown)	1	1	1	3
cb194	6/9/2022 11:55	42.27368451	-85.57584849	Acer platanoides	Norway maple	6	Good (85% live crown)	2	2	2	3
cb195	6/9/2022 11:57	42.27368933	-85.57582587	Acer platanoides	Norway maple	4	Good (85% live crown)	2	3	2	3
cb196	6/9/2022 11:57	42.27367516	-85.57582386	Acer platanoides	Norway maple	5	Poor (35% live crown)	2	1	1	3
cb197	6/9/2022 11:58	42.27370424	-85.57583192	Acer platanoides	Norway maple	6	Good (85% live crown)	2	3	3	3
cb198	6/9/2022 11:58	42.27370537	-85.57581807	Ulmus rubra	Slippery elm	3	Good (85% live crown)	2	2	2	
cb199	6/9/2022 11:59	42.27371225	-85.57580088	Juglans nigra	Black walnut	12	Good (85% live crown)	2	3	2	
cb200	6/9/2022 12:00	42.27372484	-85.57581475	Ulmus rubra	Slippery elm	16	Good (85% live crown)	1	3	2	
cb201	6/9/2022 12:00	42.27372064	-85.57585384	Acer platanoides	Norway maple	4	Good (85% live crown)	1	2	2	3
cb202	6/9/2022 12:01	42.27371691	-85.57587338	Acer platanoides	Norway maple	6	Fair (60% live crown)	2	1	1	3
cb203	6/9/2022 12:02	42.27370618	-85.57588977	Acer platanoides	Norway maple	3	Good (85% live crown)	2	2	2	3
cb204	6/9/2022 12:02	42.27370385	-85.5758967	Acer platanoides	Norway maple	3	Good (85% live crown)	2	2	2	3
cb205	6/9/2022 12:03	42.27371418	-85.57591204	Acer platanoides	Norway maple	7	Fair (60% live crown)	1	2	2	3
cb206	6/9/2022 12:03	42.27373454	-85.57590652	Acer platanoides	Norway maple	9	Good (85% live crown)	2	3	3	3
cb207	6/9/2022 12:04	42.2737284	-85.57588864	Acer platanoides	Norway maple	7	Fair (60% live crown)	1	2	2	3
cb208	6/9/2022 12:05	42.27374258	-85.57584775	Acer negundo	Boxelder	21	Fair (60% live crown)	1	2	1	
cb209	6/9/2022 12:06	42.27373785	-85.57582603	Juglans nigra	Black walnut	16	Good (85% live crown)	2	3	3	
cb210	6/9/2022 12:06	42.27373313	-85.57582731	Ulmus americana	American elm	5	Good (85% live crown)	1	1	2	
cb211	6/9/2022 12:07	42.2737356	-85.57581338	Ulmus americana	American elm	5	Good (85% live crown)	1	2	2	
cb212	6/9/2022 12:07	42.27374147	-85.57581132	Juglans nigra	Black walnut	14	Good (85% live crown)	3	3	3	
cb213	6/9/2022 12:08	42.27374606	-85.57581786	Ulmus americana	American elm	5	Good (85% live crown)	2	3	3	
cb214	6/9/2022 12:09	42.27351628	-85.57572378	Ulmus americana	American elm	3	Good (85% live crown)	2	1	2	
cb215	6/9/2022 12:10	42.27375431	-85.57579048	Ulmus americana	American elm	6	Dead or dying (10% live crown)	2	1	2	
cb216	6/9/2022 12:10	42.27376795	-85.5757729	Acer saccharum	Sugar maple	3	Good (85% live crown)	2	3	2	
cb217	6/9/2022 12:11	42.27377973	-85.57578558	Acer saccharum	Sugar maple	5	Good (85% live crown)	2	3	3	
cb218	6/9/2022 12:11	42.27381916	-85.57576975	Pinus nigra	Austrian pine	19	Poor (35% live crown)	1	1	1	
cb219	6/9/2022 12:12	42.27381807	-85.57576234	Quercus velutina	Black oak	10	Good (85% live crown)	1	2	2	
cb220	6/9/2022 12:13	42.27378081	-85.57573717	Acer platanoides	Norway maple	8	Good (85% live crown)	2	3	2	3
cb221	6/9/2022 12:13	42.27379312	-85.57571422	Carya glabra	Pignut hickory	4	Good (85% live crown)	2	3	3	
cb222	6/9/2022 12:14	42.27379091	-85.57569628	Ulmus americana	American elm	8	Good (85% live crown)	3	3	3	
cb223	6/9/2022 12:15	42.27381693	-85.57566046	Ulmus americana	American elm	4	Good (85% live crown)	1	1	1	
cb224	6/9/2022 12:16	42.27386254	-85.57567239	Ulmus americana	American elm	10	Good (85% live crown)	2	3	2	
cb225	6/9/2022 12:17	42.27385518	-85.57572409	Ulmus americana	American elm	6	Good (85% live crown)	2	2	2	
cb226	6/9/2022 12:17	42.27387417	-85.57572859	Acer platanoides	Norway maple	6	Good (85% live crown)	2	3	3	3
cb227	6/9/2022 12:18	42.27391132	-85.57570643	Acer platanoides	Norway maple	4	Fair (60% live crown)	2	3	1	3
cb228	6/9/2022 12:19	42.27395575	-85.57573045	Ulmus americana	American elm	6	Good (85% live crown)	1	3	2	
cb229	6/9/2022 12:19	42.27396167	-85.57570643	Acer saccharum	Sugar maple	4	Good (85% live crown)	3	3	3	
cb230	6/9/2022 12:20	42.27397204	-85.5756624	Ailanthus altissima	Tree of heaven	6	Good (85% live crown)	1	3	2	3
cb231	6/9/2022 12:21	42.27394686	-85.57564439	Ulmus americana	American elm	8	Good (85% live crown)	2	3	2	
cb232	6/9/2022 12:21	42.2739128	-85.57562638	Ulmus americana	American elm	6	Good (85% live crown)	2	3	2	
cb233	6/9/2022 12:22	42.27393501	-85.57561837	Ulmus americana	American elm	4	Good (85% live crown)	1	2	1	
cb234	6/9/2022 12:22	42.27393501	-85.57559836	Ulmus americana	American elm	3	Good (85% live crown)	1	3	3	
cb235	6/9/2022 12:23	42.27396907	-85.57561037	Catalpa speciosa	Northern catalpa	14	Good (85% live crown)	3	3	3	
cb236	6/9/2022 12:23	42.27396315	-85.57556433	Pinus nigra	Austrian pine	10	Fair (60% live crown)	3	1	2	
cb237	6/9/2022 12:24	42.27396954	-85.57557548	Juglans nigra	Black walnut	3	Good (85% live crown)	1	2	1	

cb238	6/9/2022 12:24	42.27397255	-85.57555925	Rhus glabra	Smooth sumac	3	Fair (60% live crown)	1	2	1	
cb239	6/9/2022 12:25	42.27396744	-85.57555576	Acer saccharum	Sugar maple	4	Good (85% live crown)	2	3	2	
cb240	6/9/2022 12:26	42.2739921	-85.575574	Robinia pseudoacacia	Black locust	6	Good (85% live crown)	1	2	1	3
cb241	6/9/2022 12:27	42.27400457	-85.57566117	Ailanthus altissima	Tree of heaven	3	Fair (60% live crown)	1	2	1	3
cb242	6/9/2022 12:29	42.27401251	-85.57566544	Ulmus americana	American elm	3	Good (85% live crown)	1	2	1	
cb243	6/9/2022 12:32	42.27399682	-85.57562374	Prunus avium	Sweet cherry	6	Good (85% live crown)	1	2	1	
cb244	6/9/2022 12:33	42.27400208	-85.57560751	Ulmus americana	American elm	5	Good (85% live crown)	2	3	3	
cb245	6/9/2022 12:33	42.27398932	-85.57554972	Ulmus americana	American elm	5	Good (85% live crown)	2	3	2	
cb246	6/9/2022 12:34	42.27400808	-85.57557202	Ulmus americana	American elm	5	Good (85% live crown)	2	3	2	
cb247	6/9/2022 12:35	42.27401408	-85.57560853	Quercus velutina	Black oak	5	Good (85% live crown)	2	3	2	
cb248	6/9/2022 12:36	42.27402383	-85.57553856	Quercus velutina	Black oak	12	Good (85% live crown)	3	3	3	
cb249	6/9/2022 12:37	42.27400275	-85.57550021	Ulmus americana	American elm	2	Good (85% live crown)	2	3	2	
cb250	6/9/2022 12:37	42.27403142	-85.57545918	Ulmus pumila	Siberian elm	4	Good (85% live crown)	1	2	2	3
cb251	6/9/2022 12:38	42.27401419	-85.57559326	Morus alba	White mulberry	2	Fair (60% live crown)	1	3	1	
cb252	6/9/2022 12:39	42.27397954	-85.5756394	Prunus avium	Sweet cherry	6	Poor (35% live crown)	2	1	1	
cb253	6/9/2022 12:40	42.27393036	-85.57564338	Ulmus americana	American elm	3	Good (85% live crown)	2	3	2	
cb254	6/9/2022 12:41	42.27385195	-85.5756374	Quercus velutina	Black oak	23	Good (85% live crown)	2	3	3	1
cb255	6/9/2022 12:42	42.27384433	-85.57565412	Acer platanoides	Norway maple	7	Good (85% live crown)	3	3	3	3
cb256	6/9/2022 12:43	42.27385524	-85.57565798	Acer platanoides	Norway maple	6	Good (85% live crown)	2	3	2	3
cb257	6/9/2022 12:45	42.27385134	-85.57566523	Ulmus americana	American elm	8	Good (85% live crown)	2	3	2	
cb258	6/9/2022 12:45	42.27388972	-85.57567315	Juglans nigra	Black walnut	6	Good (85% live crown)	2	3	2	
cb259	6/9/2022 12:47	42.27401731	-85.57568743	Juglans nigra	Black walnut	10	Good (85% live crown)	2	3	2	
cb260	6/9/2022 12:47	42.27401487	-85.57570501	Juglans nigra	Black walnut	2	Good (85% live crown)	1	3	1	
pu1	6/9/22 1:03 PM	42.2739848	-85.5756431	Acer platanoides	Norway maple	4	Fair (60% live crown)	1	3	1	3
pu2	6/9/22 1:04 PM	42.2739901	-85.5756636	Juglans nigra	Black walnut	11	Good (85% live crown)	3	3	3	
pu3	6/9/22 1:05 PM	42.2739517	-85.5756494	Celtis occidentalis	Northern hackberry	7	Good (85% live crown)	2	3	2	
pu4	6/9/22 1:05 PM	42.2739324	-85.5756455	Juglans nigra	Black walnut	3	Good (85% live crown)	2	3	2	
pu5	6/9/22 1:06 PM	42.2739469	-85.5756909	Juglans nigra	Black walnut	3	Good (85% live crown)	2	2	2	
pu6	6/9/22 1:06 PM	42.2739276	-85.5757117	Frangula alnus	Glossy Buckthorn	6	Fair (60% live crown)	1	1	1	3
pu7	6/9/22 1:07 PM	42.2739545	-85.5757455	Frangula alnus	Glossy Buckthorn	4	Fair (60% live crown)	1	1	1	3
pu8	6/9/22 1:07 PM	42.2739853	-85.5757273	Juglans nigra	Black walnut	7	Good (85% live crown)	2	3	3	
pu9	6/9/22 1:08 PM	42.2740064	-85.5757234	Juglans nigra	Black walnut	9	Good (85% live crown)	3	3	3	
pu10	6/9/22 1:08 PM	42.2740199	-85.5757961	Acer saccharinum	Silver maple	36	Poor (35% live crown)	1	1	1	1
pu11	6/9/22 1:09 PM	42.2739901	-85.5757857	Juglans nigra	Black walnut	6	Good (85% live crown)	2	3	3	
pu12	6/9/22 1:09 PM	42.2739718	-85.5757974	Acer platanoides	Norway maple	2	Good (85% live crown)	2	3	3	3
pu13	6/9/22 1:10 PM	42.2740084	-85.5758104	Ulmus americana	American Elm	2	Good (85% live crown)	2	3	2	
pu14	6/9/22 1:11 PM	42.2740151	-85.5758338	Celtis occidentalis	Northern hackberry	10	Good (85% live crown)	2	3	2	1
pu15	6/9/22 1:12 PM	42.273944	-85.5758506	Prunus avium	Sweet cherry	3	Good (85% live crown)	1	1	1	
pu16	6/9/22 1:13 PM	42.2739228	-85.5758415	Prunus avium	Sweet cherry	6	Good (85% live crown)	1	3	1	
pu17	6/9/22 1:13 PM	42.2739142	-85.5758286	Frangula alnus	Glossy Buckthorn	2	Fair (60% live crown)	1	3	1	3
pu18	6/9/22 1:14 PM	42.2739315	-85.5757844	Acer platanoides	Norway maple	4	Good (85% live crown)	2	3	3	3
pu19	6/9/22 1:15 PM	42.2738969	-85.5757532	Juglans nigra	Black walnut	7	Good (85% live crown)	3	3	3	
pu20	6/9/22 1:15 PM	42.2738873	-85.5757883	Celtis occidentalis	Northern hackberry	7	Good (85% live crown)	3	3	3	
pu21	6/9/22 1:16 PM	42.2738681	-85.575826	Juglans nigra	Black walnut	5	Good (85% live crown)	2	3	2	
pu22	6/9/22 1:17 PM	42.2738748	-85.5758338	Juglans nigra	Black walnut	7	Good (85% live crown)	2	3	2	
pu23	6/9/22 1:18 PM	42.2738537	-85.5757948	Juglans nigra	Black walnut	7	Good (85% live crown)	2	3	3	
pu24	6/9/22 1:18 PM	42.2738537	-85.5757623	Frangula alnus	Glossy Buckthorn	20	Poor (35% live crown)	1	1	1	3

pu25	6/9/22 1:19 PM	42.2738402	-85.5758052	Juglans nigra	Black walnut	4	Good (85% live crown)	2	3	2	
pu26	6/9/22 1:19 PM	42.2738267	-85.5757584	Juglans nigra	Black walnut	5	Good (85% live crown)	3	3	3	
pu27	6/9/22 1:21 PM	42.2738969	-85.5758623	Prunus avium	Sweet cherry	11	Good (85% live crown)	3	3	2	
pu28	6/9/22 1:22 PM	42.2738926	-85.5758705	Frangula alnus	Glossy Buckthorn	4	Fair (60% live crown)	1	1	1	3
pu29	6/9/22 1:22 PM	42.2738922	-85.5758846	Frangula alnus	Glossy Buckthorn	4	Fair (60% live crown)	1	1	1	3
pu30	6/9/22 1:23 PM	42.2738807	-85.5759045	Juglans nigra	Black walnut	6	Good (85% live crown)	1	3	2	
pu31	6/9/22 1:24 PM	42.2738692	-85.5758819	Ulmus pumila	Siberian Elm	6	Fair (60% live crown)	1	2	1	3
pu32	6/9/22 1:24 PM	42.2738151	-85.5758728	Ulmus pumila	Siberian Elm	6	Good (85% live crown)	2	2	2	
pu33	6/9/22 1:25 PM	42.2738203	-85.5758523	Ulmus pumila	Siberian Elm	2	Fair (60% live crown)	2	2	2	
pu34	6/9/22 1:25 PM	42.2738358	-85.5758679	Ulmus pumila	Siberian Elm	2	Fair (60% live crown)	2	2	2	
pu35	6/9/22 1:26 PM	42.2738549	-85.5759576	Ulmus pumila	Siberian Elm	3	Fair (60% live crown)	1	2	1	
pu36	6/9/22 1:27 PM	42.2739148	-85.5759576	Ulmus pumila	Siberian Elm	3	Good (85% live crown)	2	2	2	
pu37	6/9/22 1:28 PM	42.2739249	-85.575937	Ulmus pumila	Siberian Elm	3	Fair (60% live crown)	2	2	2	
pu38	6/9/22 1:29 PM	42.2738985	-85.5759823	Ulmus pumila	Siberian Elm	3	Good (85% live crown)	2	2	2	
pu39	6/9/22 1:30 PM	42.2738813	-85.5760416	Acer saccharinum	Silver maple	42	Poor (35% live crown)	1	1	1	1
pu40	6/9/22 1:32 PM	42.2736941	-85.5759264	Lonicera japonica	Honeysuckle	5	Good (85% live crown)	1	3	1	3
pu41	6/9/22 1:32 PM	42.2739279	-85.576006	Lonicera japonica	Honeysuckle	8	Good (85% live crown)	1	3	1	3
pu42	6/9/22 1:33 PM	42.2739036	-85.5760445	Frangula alnus	Glossy Buckthorn	6	Good (85% live crown)	1	3	1	3
pu43	6/9/22 1:34 PM	42.273917	-85.5760638	Prunus avium	Sweet cherry	9	Good (85% live crown)	1	3	2	
pu44	6/9/22 1:35 PM	42.2739372	-85.5760706	Prunus avium	Sweet cherry	3	Good (85% live crown)	2	3	2	
pu45	6/9/22 1:35 PM	42.2739464	-85.5760423	Pyrus calleryana	Callery pear	6	Good (85% live crown)	3	3	3	3
pu46	6/9/22 1:36 PM	42.2739481	-85.5760309	Celtis occidentalis	Northern hackberry	3	Good (85% live crown)	2	3	3	
pu47	6/9/22 1:37 PM	42.273967	-85.5760717	Prunus avium	Sweet cherry	5	Good (85% live crown)	3	3	2	
pu48	6/9/22 1:38 PM	42.2739599	-85.5760684	Prunus avium	Sweet cherry	5	Good (85% live crown)	3	3	2	
pu49	6/9/22 1:38 PM	42.2739659	-85.5760645	Prunus avium	Sweet cherry	3	Good (85% live crown)	2	3	2	
pu50	6/9/22 1:38 PM	42.2739602	-85.5760756	Prunus avium	Sweet cherry	3	Good (85% live crown)	2	3	2	
pu51	6/9/22 1:39 PM	42.2739703	-85.57605	Frangula alnus	Glossy Buckthorn	6	Good (85% live crown)	1	3	1	3
pu52	6/9/22 1:40 PM	42.2739776	-85.5760081	Acer saccharinum	Silver maple	30	Poor (35% live crown)	1	1	1	1
pu53	6/9/22 1:40 PM	42.2739614	-85.5759935	Ulmus americana	American Elm	3	Good (85% live crown)	3	3	3	
pu54	6/9/22 1:41 PM	42.2739494	-85.5759789	Prunus avium	Sweet cherry	3	Good (85% live crown)	2	3	2	
pu55	6/9/22 1:42 PM	42.2739779	-85.575987	Prunus avium	Sweet cherry	3	Good (85% live crown)	1	3	1	
pu56	6/9/22 1:43 PM	42.2739889	-85.5759877	Ulmus americana	American Elm	2	Good (85% live crown)	1	3	2	
pu57	6/9/22 1:44 PM	42.2739659	-85.5759641	Ulmus pumila	Siberian Elm	2	Fair (60% live crown)	3	2	3	
pu58	6/9/22 1:45 PM	42.2739811	-85.5759326	Ulmus americana	American Elm	5	Good (85% live crown)	2	2	2	
pu59	6/9/22 1:45 PM	42.2739851	-85.5758825	Juglans nigra	Black walnut	4	Good (85% live crown)	2	3	2	
pu60	6/9/22 1:46 PM	42.2739069	-85.5761515	Populus	Cottonwood spp	3	Good (85% live crown)	3	2	3	
pu61	6/9/22 1:48 PM	42.273994	-85.5761027	Celtis occidentalis	Northern hackberry	7	Good (85% live crown)	1	3	1	
pu62	6/9/22 1:48 PM	42.2739845	-85.5761044	Ulmus americana	American Elm	2	Fair (60% live crown)	2	3	3	
pu63	6/9/22 1:49 PM	42.2739771	-85.5761066	Ulmus americana	American Elm	2	Good (85% live crown)	2	3	2	
pu64	6/9/22 1:49 PM	42.273985	-85.5760793	Pyrus calleryana	Callery pear	3	Good (85% live crown)	2	3	2	3
pu65	6/9/22 1:50 PM	42.2739948	-85.5761233	Ulmus americana	American Elm	4	Good (85% live crown)	1	3	2	
pu66	6/9/22 1:51 PM	42.2740043	-85.576111	Morus alba	White mulberry	10	Good (85% live crown)	1	3	2	

Status: 1=Special Criteria list, 3= Prohibited planting list from table 6.2-6

Form, Health Structure: 1 =poor, 2 = fair, 3 = good

Other Conflicts: Fence = in close proximity to orninvolved with adjacent chin link fence, grub = a plant which has been grazed, cut, broken at grade and re sprouted with multiple stems-which effects both form and structure.

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:	(first) Maghan (last) Homan		
APPLICANT ADDRESS:	261 (number) East Kalamazoo (street name)		
	(city) Kalamazoo (state) MI (Zip) 49007		
APPLICANT EMAIL:	mhoman@abonmarche.com	**PHONE:**	2693816170
PARCEL ADDRESS/PIN:	1900 Belford Street (formerly 333 Alcott), 06-27-209-001		
PROJECT DESCRIPTION:	Residential housing development consisting of 3 apartment buildings and site improvements		
OWNER NAME: *(if different)*	(first) Edison Community Partne (last)		
HAS REGULAR SITE PLAN REVIEW MEETING OCCURRED?	☐ Yes ■ No	**DATE OF SITE PLAN REVIEW MEETING:**	PENDING, checklist meeting has occured

NFP APPLICATION REQUIRED?

Is the project limited to interior work only 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 addition 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. *Attach a copy of EGLE permit or permit application for work impacting Part 303 wetlands regulated by the State.*	☐ Yes ■ No	survey, C3.0	no known wetlands
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. *Attach a copy of EGLE permit or permit application for work impacting Part 301 waters regulated by the State.*	■ Yes ☐ No	C3.0	Portage Creek nearby
Show required setbacks with dimensions; describe existing or future ground cover within riparian setbacks.		C2.0, C3.0	
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	L1.0	
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.		L1.0	
Provide a note with justification for removal.		L1.0	
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	C2.0, L1.0	
Mark all areas of woodland that will be retained and removed (i.e., cleared).		C2.0, L1.0	
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.		L1.0	
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	survey, C2.0, C3.0	
Include a note with co-existing feature that triggers "protected" slope status (e.g., wooded, within 500 ft of water resource.		C2.0, C3.0	

NATURAL HERITAGE AREAS	Present:	
Is an MNFI* rare species review required? *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.*	☒ Yes ☐ No	
If an MNFI rare species review is required, attach the resulting report.		

*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

MICHIGAN STATE UNIVERSITY | Extension

Danielle M Rhodes
Byce & Associates, Inc.
305 East Kalamazoo Mall
Kalamazoo, MI 49007

August 12, 2022

Re: Rare Species Review #3230 – Bedford Street Development, Kalamazoo, Kalamazoo County, MI.

Hello Danielle:

The location for the proposed project was checked against known localities for rare species and unique natural features, which are recorded in the Michigan Natural Features Inventory (MNFI) natural heritage database. This continuously updated database is a comprehensive source of existing data on Michigan's endangered, threatened, or otherwise significant plant and animal species, natural plant communities, and other natural features. Records in the database indicate that a qualified observer has documented the presence of special natural features. The absence of records in the database for a site may mean that the site has not been surveyed. The only way to obtain a definitive statement on the status of natural features is to have a competent biologist perform a complete field survey.

Under Act 451 of 1994, the Natural Resources and Environmental Protection Act, Part 365, Endangered Species Protection, "a person shall not take, possess, transport, …fish, plants, and wildlife indigenous to the state and determined to be endangered or threatened," unless first receiving an Endangered Species Permit from the Michigan Department of Natural Resources (MDNR), Wildlife Division. Responsibility to protect endangered and threatened species is not limited to the lists below. Other species may be present that have not been recorded in the database.

Several at-risk species and other rare natural features have been documented within 1.5 miles of the proposed activity and **it is possible negative impacts will occur.** This response reflects a desktop review of the database and MNFI cannot fully evaluate this project without visiting the area. MNFI offers several levels of Rare Species Reviews, including field surveys which I would be happy to discuss with you.

Sincerely,

Michael A. Sanders

Michael A. Sanders
Environmental Review Specialist/Zoologist
Michigan Natural Features Inventory

MSU EXTENSION

Michigan Natural Features Inventory

PO Box 13036
Lansing MI 48901

(517) 284-6200
Fax (517) 373-9566

mnfi.anr.msu.edu

MSU is an affirmative-action, equal-opportunity employer.

Comments for Rare Species Review #3230:

It is important to note that it is the applicant's responsibility to comply with both state and federal threatened and endangered species legislation. Therefore, if a state listed species occurs at a project site, and you think you need an endangered species permit please contact: Casey Reitz, DNR-Wildlife Division, 517-284-6210, or ReitzC@michigan.gov. If a federally listed species is involved and, you think a permit is needed, please contact Jessica Pruden, U.S. Fish and Wildlife Service, East Lansing office, 517-351-8316, or Jessica_Pruden@fws.gov.

NOTE: special concern species and natural communities are not protected under endangered species legislation, but efforts should be taken to minimize any or all impacts. Please consult MNFI's Rare Species Explorer for additional information on Michigan's rare plants and animals.

NOTE: Michigan rivers and streams have been grouped according to existing information of mussel distribution and individual species conservation status. The Mussel Protocol Stream Groups are designed to document the **potential** presence or absence of state or federally listed mussel species. The layer was created by modeling the habitat suitability for each mussel species and may not correspond directly with a documented location for a listed mussel. A segment may be predicted as suitable for a number of mussel species, so the stream group number was assigned to the most restrictive of the potential mussel species present.

This stretch of Portage Creek in a is designated a Group 1 mussel stream which means that state special concern mussel species may occur here and that certain surveys and possibly relocation procedures apply. **I encourage you to read the *Michigan Freshwater Mussel Survey Protocols and Relocation Procedures* publication if in-stream work and/or land clearing activities occur that result in streambed disturbance and erosion and sedimentation into the river**. A copy of the publication is being provided to you in this mailing.

The Mussel Map Viewer is an interactive tool to allow users to explore listed native mussels across the Michigan landscape. Watershed level species lists are available alongside the Mussel Protocol Stream Groups.

Table 1: Occurrences of threatened and endangered species within 1.5 miles of project site

ELCAT	SNAME	SCOMNAME	USESA	SPROT	G_RANK	S_RANK	FIRSTOBS	LASTOBS	EORANK
Animal	*Falco peregrinus*	Peregrine falcon		E	G4	S3	2010	2020	A
Animal	*Alasmidonta viridis*	Slippershell		T	G4G5	S2S3	2017	2017	E
Plant	*Berula erecta*	Cut-leaved water parsnip		T	G4G5	S2	1947	1947	H
Plant	*Panax quinquefolius*	Ginseng		T	G3G4	S2S3	1838-07-27	1838-07-27	H

Comments for Table 1:
No concerns. The occurrences are Historic and/or far removed from project site.

Table 2: Occurrences of special concern species/natural features within 1.5 miles of project site

ELCAT	SNAME	SCOMNAME	USESA	SPROT	G_RANK	S_RANK	FIRSTOBS	LASTOBS	EORANK
Animal	*Alasmidonta marginata*	Elktoe		SC	G4	S3?	2000-07	2018-07-19	E
Animal	*Villosa iris*	Rainbow		SC	G5	S3			H
Animal	*Sphaerium fabale*	River fingernail clam		SC	G5	SNR			H
Animal	*Lasmigona costata*	Flutedshell		SC	G5	SNR	2000-08-01	2000-08-01	E
Animal	*Pandion haliaetus*	Osprey		SC	G5	S4	2017	2020	E
Animal	*Bombus affinis*	Rusty-patched bumble bee	LE	SC	G2	SH	1963-07-25	1975-07-12	H

Animal	*Bombus pensylvanicus*	American bumble bee		SC	G3G4	S1	1963-05-30	1965-08-09	H
Animal	*Lithobates palustris*	Pickerel frog		SC	G5	S3S4	1911-08-30	1911-08-30	H
Animal	*Terrapene carolina carolina*	Eastern box turtle		SC	G5T5	S2S3	2019-08-08	2019-08-08	
Animal	*Lasmigona costata*	Flutedshell		SC	G5	SNR	2018-07-12	2018-07-12	E
Animal	*Pleurobema sintoxia*	Round pigtoe		SC	G4G5	S3	2018-08-14	2018-08-14	E
Animal	*Utterbackia imbecillis*	Paper pondshell		SC	G5	S2S3	2018-08-14	2018-08-14	E
Animal	*Bombus auricomus*	Black and gold bumble bee		SC	G5	S2	1963-08-02	1963-08-02	H
Animal	*Alasmidonta marginata*	Elktoe		SC	G4	S3?	2017	2017	E
Animal	*Lasmigona costata*	Flutedshell		SC	G5	SNR	2017	2017	E
Plant	*Collinsia verna*	Blue-eyed Mary		SC	G5	SNR	1838-08-27	1877-05-06	H

Comments for Table 2:

Flutedshell – the state special concern flutedshell mussel (*Lasmigona costata*) has been known to occur in the Portage Creek. Fluted-shell mussels inhabit medium to large rivers in sand, mud, or fine gravel in areas with slow to moderate flow.

Management and Conservation – threats to the species include water pollution, industrial and residential discharge, siltation, increased water temperatures and non-native species. All projects should implement proper upland managements such as contour farming and other soil erosion control methods.

Eastern box turtle – the state special concern eastern box turtle *(Terrapene carolina carolina)* has been known to occur in the area**.** The eastern box turtle is Michigan's only truly terrestrial turtle. This species typically prefers deciduous or mixed woodlands, especially those with sandy soils. They also utilize adjacent thickets, old fields, pastures, vegetated dunes, marshes, and bog edges. Access to water (e.g. small ponds, seepages, springs, bogs, or slow streams) is important, as is the availability of unshaded nesting sites.

As a species of special concern, the eastern box turtle is not protected under state or federal endangered species legislation, but it is becoming rare throughout its range and it is protected under the authority of the **Department of Natural Resources Director's Order, Regulations on the Take of Reptiles and Amphibians, dated October 12, 2001 (section 324 of PA 451).**

Eastern box turtles are active from late April to late October and breeding typically occurs from late May to mid-October. Home ranges can be as large as 40 acres. Many box turtles are killed on roads and collected as pets each year. These turtles are diurnal and most active in spring and fall. During the summer they may have brief activity in the morning or falling rain, but otherwise spend much time buried in leaf litter, shallow burrows, under brush piles or rotting logs. Hibernation occurs most frequently in burrows or under leaf litter, less often submerged in a pond or stream.

Box turtles consume a wide variety of plant and animal foods with a taste for raspberries or blackberries. Most box turtles remain in a rather small home range (often less than 5 acres) for most of their lives. Nesting takes place in June and early July, with eggs being buried in an open, often elevated location. Hatchlings emerge in September and October.

Management and Conservation: loss of wooded habitat to various human uses is the most serious threat to the species. Conservation efforts should concentrate on protecting large tracts of habitat especially on public land to provide the box turtle additional protection from the effects of development. Wetland hydrology and quality should be maintained by preventing improper off-road vehicle use, implementing minimum development set-

back distances, leaving buffer zones during timber harvest, grazing and agricultural operations, minimizing use of herbicides and pesticides in or near wetlands, and/or controlling invasive plants. Upland nesting areas should be identified, protected and in some cases created. Construction of new roads should be minimized or routed to avoid separating foraging and/or overwintering habitat from nesting areas. Finally, the public should be educated about the laws protecting reptiles and amphibians and encouraged to leave wild turtles in their natural habitats rather than collecting them for pets.

Codes to Accompany Occurrence Tables:

State Protection Status Code Definitions (SPROT)
E: Endangered
T: Threatened
SC: Special concern

Federal Protection Status Code Definitions (USESA)
LE = listed endangered
LT = listed threatened
LELT = partly listed endangered and partly listed threatened
PDL = proposed delist
E(S/A) = endangered based on similarities/appearance
PS = partial status (federally listed in only part of its range)
C = species being considered for federal status

Global Heritage Status Rank Definitions (GRANK)
The priority assigned by NatureServe's national office for data collection and protection based upon the element's status throughout its entire world-wide range. Criteria not based only on number of occurrences; other critical factors also apply. Note that ranks are frequently combined.
G1 = critically imperiled globally because of extreme rarity (5 or fewer occurrences range-wide or very few remaining individuals or acres) or because of some factor(s) making it especially vulnerable to extinction.
G2 = imperiled globally because of rarity (6 to 20 occurrences or few remaining individuals or acres) or because of some factor(s) making it very vulnerable to extinction throughout its range.
G3: Either very rare and local throughout its range or found locally (even abundantly at some of its locations) in a restricted range (e.g. a single western state, a physiographic region in the East) or because of other factor(s) making it vulnerable to extinction throughout its range; in terms of occurrences, in the range of 21 to 100.
G4: Apparently secure globally, though it may be quite rare in parts of its range, especially at the periphery.
G5: Demonstrably secure globally, though it may be quite rare in parts of its range, especially at the periphery.
Q: Taxonomy uncertain

State Heritage Status Rank Definitions (SRANK)
The priority assigned by the Michigan Natural Features Inventory for data collection and protection based upon the element's status within the state. Criteria not based only on number of occurrences; other critical factors also apply. Note that ranks are frequently combined.
S1: Critically imperiled in the state because of extreme rarity (5 or fewer occurrences or very few remaining individuals or acres) or because of some factor(s) making it especially vulnerable to extirpation in the state.
S2: Imperiled in state because of rarity (6 to 20 occurrences or few remaining individuals or acres) or because of some factor(s) making it very vulnerable to extirpation from the state.
S3: Rare or uncommon in state (on the order of 21 to 100 occurrences).
S4 = apparently secure in state, with many occurrences.
S5 = demonstrably secure in state and essentially ineradicable under present conditions.
SX = apparently extirpated from state.

GENERAL NOTES

A. ALL CONTRACTORS ARE RESPONSIBLE FOR PROVIDING COMPLETE INSTALLATION OF ALL COMPONENTS AND SHALL COORDINATE THEIR SCOPE OF WORK WITH ALL OTHER TRADES PRIOR TO SUBMITTING BIDS TO ENSURE THERE ARE NO MISSING OR DUPLICATE COMPONENTS WITH-IN THEIR SCOPE

B. DO NOT SCALE DRAWINGS. USE INDICATED DIMENSIONS ONLY.

C. SHOULD A CONTRACTOR FIND DISCREPANCIES OR AMBIGUITIES IN OR OMISSIONS FROM THE DRAWINGS OR SPECIFICATIONS, OR BE IN DOUBT ABOUT THEIR MEANING, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.

D. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE JOB DURING CONSTRUCTION LAYOUT AND ADVISE THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PERFORMING ANY WORK.

E. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS ON-SITE AND ADVISING ARCHITECT OF ANY DISCREPANCIES WITH DEMOLITION OR NEW WORK PLANS PRIOR TO PERFORMING ANY WORK.

F. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY IF ANY UNFORESEEN STRUCTURAL OR UTILITY RELATED ISSUES ARISE DURING DEMOLITION OR EXCAVATION.

G. ALL SPECIFIED ITEMS SHALL BE PROVIDED AND INSTALLED PER MANUFACTURERS WRITTEN REQUIREMENTS

BUILDING CODE INFORMATION

BUILDING CODE	2021 MICHIGAN BUILDING CODE
ENERGY CODE	2021 MICHIGAN ENERGY CODE (ASHRAE 90.1-2013)
PLUMBING CODE	2021 MICHIGAN PLUMBING CODE
MECHANICAL CODE	2021 MICHIGAN MECHANICAL CODE
ELECTRICAL CODE	2023 NATIONAL ELECTRIC CODE (NEC)
ACCESSIBILITY	ICC A117.1-2009

PROJECT CRITERIA

OCCUPANCY	ASSEMBLY GROUP A-3 (MBC 303.4) BUISNESS GROUP B (MBC 304) RESIDENTIAL GROUP R-2 (MBC 310.4)	
CONSTRUCTION TYPE	TYPE V-B	(MBC 602)
BUILDING HEIGHT (TABULAR)	A-3(60') B(60') R-2(60) (MBC 504.3)	
BUILDING HEIGHT (ACTUAL)	42'	
BUILDING STORIES (TABULAR)	A-3(2) B(3) R-2(3)	
BUILDING STORIES (ACTUAL)	3	
BUILDING AREA (TABULAR)	X,XXX SF	(MBC 506.2)
BUILDING AREA (FRONTAGE INCREASE)	X,XXX SF	
BUILDING AREA (ALLOWABLE)	X,XXX SF	(TOTAL)
BUILDING AREA (ACTUAL)	X,XXX SF	
OCCUPANCY SEPARATIONS	A-3 - R-2 1 HR FIRE BARRIER (MBC TABLE 508.4) B - R-2 1 HR FIRE BARRIER (MBC TABLE 508.4)	
INCIDENTAL USES (FURNACE ROOM)	X HR	(MBC TABLE 509)
BUILDING ELEMENT FIRE RESISTANCE		(MBC TABLE 601)
PRIMARY STRUCTURAL FRAME	0 HR	
BEARING WALLS EXTERIOR	0 HR	
BEARING WALLS INTERIOR	0 HR	
NON BEARING INTERIOR WALLS	0 HR	
FLOOR CONSTRUCTION	0 HR	
ROOF CONSTRUCTION	0 HR	
BUILDING EXTERIOR WALL RATING		(MBC TABLE 602)
(DISTANCE BELOW FROM BUILDING TO PROPERTY LINE OR ADJACENT BUILDING)		
X < 5'	1 HR	
5' < X < 10'	1 HR	
10' < X < 30'	0 HR	
X > 30'	0 HR	
BUILDING SPRINKLERED	NFPA 13	(MBC 903)
OCCUPANT LOAD		(MBC 1004.1.2)
ASSEMBLY	178	
OFFICE	26	
RESIDENTIAL	127	
MECHANICAL	3	
TOTAL OCCUPANT LOAD	334	
EXIT STAIR WIDTH (REQUIRED)	.3" PER OCCUPANT (MBC 1005.3.1)	
EXIT STAIR WIDTH (PROVIDED)	60"	
EXIT DOOR WIDTH (REQUIRED)	32"	(MBC 1005.3.2)
EXIT DOOR WIDTH (PROVIDED)	36"	
NUMBER OF EXITS REQUIRED (MIN)	1	(MBC 1006.2.1)
NUMBER OF EXITS REQUIRED (MIN)	2	(MBC 1006.3.1)
NUMBER OF EXITS PROVIDED	2	
EXIT ACCESS TRAVEL DISTANCE (TABULAR)	250'	(MBC 1017.2)
MAXIMUM DEAD END CORRIDOR	<50'-0'	(SPRINKLERED)
ACCESSIBLE ENTRANCE	2	(MBC CH 11)

THERMAL

ASHRAE 90.1-2013
TABLE 5.5-5
CLIMATE ZONE 5
FOR COMMERICIAL PROJECTS (DESCRIBE EACH SYSTEM)

ROOF (INSULATION ABOVE DECK)
REQUIRED R-30 C.I.
PROVIDED R-? C.I.

EXTERIOR WALLS (WOOD FRAMED)
REQUIRED R-13 + R7.5 C.I.
OR R-19 + R5 C.I.
PROVIDED R-24.5 + 9 C.I.

FOUNDATION INSULATION (WALLS BELOW GRADE)
REQUIRED R-7.5 C.I.
PROVIDED R-15 C.I.

OPAQUE DOORS
U-FACTOR (SWINGINING) 0.50 (MAX)
U-FACTOR (NON-SWING)

VERTICAL FENESTRATION-
- NONMETAL FRAMING – U-0.32
- METAL FRAMING, FIXED – U-0.42
- METAL FRAMING, OPERABLE – U-0.5
- METAL FRAMING, ENTRANCE DOOR – U-0.77

PROJECT TEAM

ABONMARCHE

ARCHITECTURAL / CIVIL / STRUCTURAL / INT DESIGN
ABONMARCHE BYCE
306 S Kalamazoo Mall
Kalamazoo, MI 49007

EDISON COMMUNITY PARTNERS

OWNERSHIP TEAM:
EDISON COMMUNITY PARTNERS
1105 PORTAGE ST.
KALAMAZOO, MI 49001

avb
BUILD SOMETHING BETTER.

CONSTRUCTION TEAM:
AVB
4200 W. CENTRE AVE.
PORTAGE MI 49024

Site Plan Review
Received: 5/20/2025
City of Kalamazoo
E.Szymanski

MULTI-FAMILY HOUSING DEVELOPMENT

KALAMAZOO RECOVERY HOUSING - BUILDING A

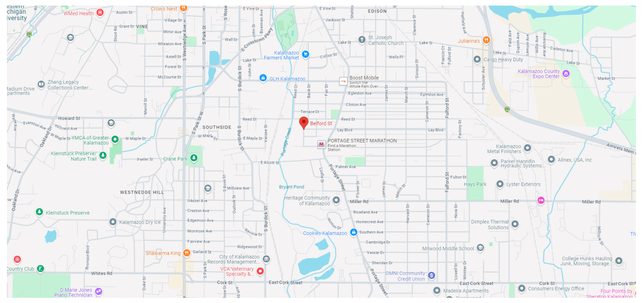
KALAMAZOO, MICHIGAN

PERSPECTIVE VIEW

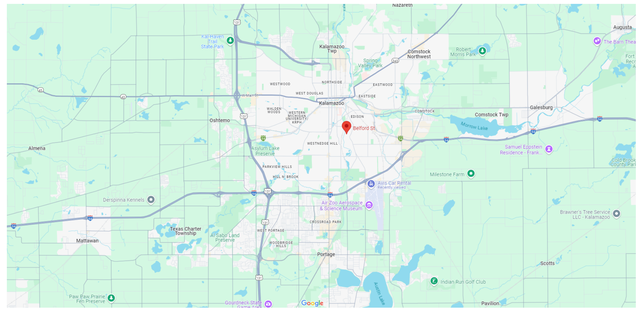




VICINITY MAP



LOCATION MAP



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<ALTERNATES>

ALTERNATE #1

BASE BID: PROVIDE...
ALTERNATE #1: IN LIEU OF BASE BID, PROVIDE...

NO.	REVISION DESCRIPTION	BY	DATE

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Benton Harbor, Grand Haven, Kalamazoo, Coldwater, Fort Wayne, Goshen, Hobart, Lake Orion, Mishawaka/Portage, South Bend, Valparaiso

Engineering, Architecture, Land Surveying

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PROJECT:
MULTI-FAMILY HOUSING DEVELOPMENT
KALAMAZOO RECOVERY HOUSING - BUILDING A
KALAMAZOO, MICHIGAN

NOT FOR CONSTRUCTION

TITLE SHEET BUILDING A

SHEET TITLE:

MODELED BY: HLB
DESIGNED BY: ###
PM REVIEW: ###
QA/QC REVIEW: ###
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DATE:

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ACI JOB #
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SHEET NO.
T1.1

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GENERAL NOTES

1. Current Zoning: "RM-24" - Residential, Multi-Dwelling; "NFP-O" - Natural Features Protection Overlay
2. Existing Land Use: Vacant Land, Brownfield
   Proposed Land Use: Multifamily Housing Development
3. Sanitary and water shall be serviced by City of Kalamazoo.
4. Setbacks shall conform to City of Kalamazoo Zoning Ordinance unless the proper variances have been approved.
5. Construction to be in compliance with requirements of state and local authorities having jurisdiction. Contractor shall obtain all required permits prior to start of work.
6. Proposed parking and drives shall be paved and privately owned.
7. Site/Building drainage shall be managed onsite with a detention basin and controlled release ultimately into the municipal sewer system.
8. Proposed parking and driving areas shall be paved.
9. All radii dimension are to the back of curb unless otherwise noted. All pavement dimensions are to face of curb unless otherwise noted.
10. All landscape and lighting shall be in accordance with the City of Kalamazoo Zoning Ordinance unless the proper variances have been obtained.
11. Coordinate with utility companies for relocation of any utilities prior to any construction activity.
12. Subject property shall be developed in accordance with all environmental due care plans applicable to property under development.
13. Proposed development is Brownfield Redevelopment; all components of construction shall comply with recommendations set forth in environmental evaluations.
14. Further environmental testing & results will be performed in future on behalf of project site. Results shall be sent to city staff as part of full site plan review process, including, but not limited to Phase II ESA, Due Care Plan, vapor mitigation, geotechnical soil borings & evaluation, infiltration testing & environmental sampling for containment assessment.
15. Proposed building design & facade treatments will be in compliance with all City of Kalamazoo zoning ordinance requirements; specifically set forth in Section 4.2Q. Multi-Unit Residential.
16. Contractors shall submit traffic management plan to City of Kalamazoo Public Services Department for approval before permits will be granted. Coordinate lane closures, pedestrian-way detours and other necessary construction accommodations in accordance with City standard practice.
17. Right-of-Way improvements shall be in compliance with all City of Kalamazoo standard construction specifications.
18. Contractors shall furnish & install Knox locking devices at each point of building entry in accordance with City Public Safety Requirements. Mount min. 3200 series Knox box(es), unobstructed and visible, 5 ft above finish grade near main building entrance for each structure.
19. Building Fire Department Connection (FDC) shall satisfy all City Public Safety requirements. Furnish & install FDC with 2.5" Knox locking plugs and swivel-guard, Model 3041, equipped with reflective FDC sign & exterior rated strobe & horn alert system.
20. Install protective exterior concrete filled bollards at all exposed electrical or gas devices, meters or equipment.
21. Building site address shall be identified, plainly legible and visible, from both adjacent road frontages. Site addresses to be identified as follows:
    - Address numbers to be 18"-24" min. ht.
    - Address letters to be min. 6" ht.
22. All buildings shall have address signage on both front and back to allow for ease of identification.
23. Paving scope to include patching bituminous pavement and concrete curb & gutter within adjacent Right-of-Ways, as required, for proposed work scope. Pavement and curb sections shall match existing adjacent or as otherwise approved by CoK.
24. Fire extinguishers in the building will meet City Public Safety requirements.
25. A building evaluation shall be conducted to determine if bi-directional amplification is needed for public safety communications. Contact Roe-comm at 800-421-2621 to survey site once building exterior and interiors are in place. Furnish results of bi-directional amplification study to City of Kalamazoo Public Services Department. This evaluation will need to be performed for each building structure on site.
26. Bicycle parking will be supplied for each building structure in accordance with City of Kalamazoo zoning ordinance for minimum requirements.

SITE DATA:

Zoning:	RM-24 Residential, Multi-Dwelling
	NFP-O; Natural Features Protection
Total Site Area:	3.66 ACRES (159,338 SF)
Dimensional Standards:	
Front Yard Setback:	20
Rear Yard Setback:	N/A
Side YArd Setback:	15
Max. Building Height:	4 STORIES
Max. Impervious Cover:	60%
Lot Area/Dwelling Unit:	1,800 SF
Outdoor Area/Dwelling Unit:	50 SF
Proposed Buildings:	
Building Height:	3 STORIES
Total Dwelling Units:	48
Dwelling Unit Density:	5,443 SF/UNIT
Proposed Impervious Coverage:	43.2%
Off-Street Parking Requirements:	
Residential:	1/DWELLING UNIT
Office Space:	⅓ SF
Retail Sales & Services:	⅓ SF
Proposed Off-Street Parking:	
Residential Building A (36 Units):	36
Residential Building B (6 Units):	6
Residential Building C (6 Units):	6
Resident Amenity Space (Building A)	
Fitness & Community Space (2,050 SF):	6
Min. Required Parking:	54
Min. Required MSHDA Parking:	48
Max. Allowable Parking:	59
Total Proposed Parking:	59
Bike Parking Requirements:	1 per 5 Dwelling Units
48 Dwelling Units / 5:	10 Required

SITE AREA DATA

Parcel Size = 3.66± Acres 159,338 SF

Proposed Land Coverage	Area (SF)	Percentage
Building A (36 Units)	13,177	8.27%
Building B (36 Units)	3,791	2.38%
Building C (6 Units)	3,791	2.38%
Proposed Bitumious	27,993	17.6%
Proposed Concrete	8,452	5.30%
Proposed Gravel Walking Path	4,028	2.53%
Open Space / Landscape Area	98,106	61.6%
Total	159,338	100%

LEGEND

CONTRACTOR SHALL FOLLOW THE LATEST STATE OF MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) SPECIFICATION FOR PAVEMENT MATERIALS AND INSTALLATION PROCEDURE.

- (G) **STANDARD DUTY HMA PAVEMENT**
  1 ½" MDOT 13A/4EML
  1 ½" MDOT 13A/4EML
  6" Compacted MDOT 21AA
  12" MDOT Class II Sand
  See Detail XX/XX
- (H) **HEAVY DUTY HMA PAVEMENT**
  2" MDOT 13A/4EML
  2" MDOT 13A/4EML
  8" Compacted MDOT 21AA
  12" MDOT Class II Sand
  See Detail XX/XX
- (I) **HEAVY DUTY CONCRETE PAVEMENT**
- (##) Number of 9'x18' Parking Spaces
- ADA International Symbol of Accessibility, Paint: Blue
- EV Electric Vehicle Charging Symbol, Paint per Owner/Contractor
- (A) Drive Approach, See Construction Details
- (B) Curb Face Walk, 6' Wide, See Construction Details
- (C) Sidewalk, 6' Wide, See Construction Details
- (D) ADA Sidewalk Ramp, See Construction Details
- (E) Landscape/Yard Area, See Lanscape Plan
- (F) Playground Area
- (G) ADA Compliant Sidewalk Ramp with Tactile Warning Surface per City Standards
- (1) Building Stoop, Concrete, 4 in., Tied to Footing, Flush with Doorway, Slope 1.5% Away from Building
- (2) Monument Sign, See Architectural Drawings
- (3) Bike Rack, (16) Total, See Construction Details
- (4) Sawcut Asphalt for Clean Transition
- (5) Dumpster Enclosure/Pad, See Architectural Dwgs
- (6) Concrete Curb, 6 in., See Construction Details
- (7) Line, Paint, Solid, Blue, 4 in.
- (8) Line, Paint, Solid, White, 4 in.
- (9) Sign and Post, Van Accessible, ADA Parking, See Construction Details
- (10) Sign and Post, ADA Parking, See Construction Details
- (11) Fire Department Knox Box
- (12) Secondary Monument Sign
- (13) Vehicular Access Controls w/Knox Box at Gate
- Pavement Marking, Directional Arrow, Paint, White
- Mechanical Pad, See MEP Dwgs
- T Transformer Pad Location, See MEP Drawings
- Light Pole

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

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avb
BUILD SOMETHING BETTER.
CONSTRUCTION TEAM:
AVB
4200 W. CENTRE AVE.
PORTAGE MI 49024

PROJECT:
MULTI-FAMILY HOUSING DEVELOPMENT
KALAMAZOO RECOVERY HOUSING - SITE
KALAMAZOO, MICHIGAN

NOT FOR CONSTRUCTION

ADA PARKING D
SCALE: 1" = 5'

SITE PLAN

SHEET TITLE:

MODELED BY:

DESIGNED BY:

PM REVIEW:

QA/QC REVIEW:

DATE: 2025.05.14

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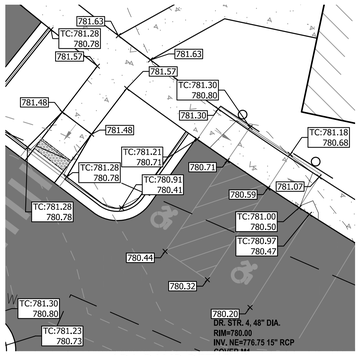
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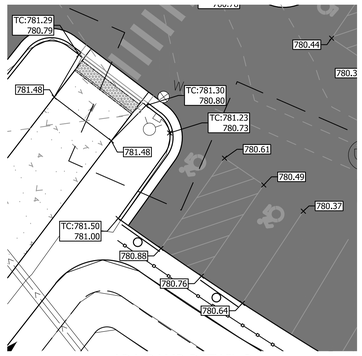
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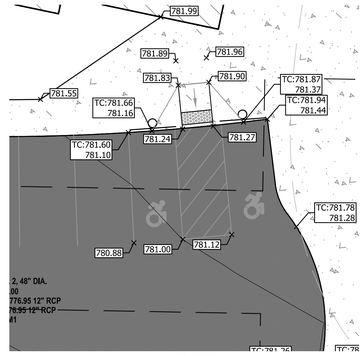
ADA RAMP DETAIL 1

SCALE: 1" = 10'



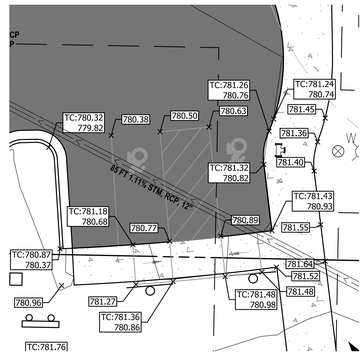
ADA RAMP DETAIL 2

SCALE: 1" = 10'



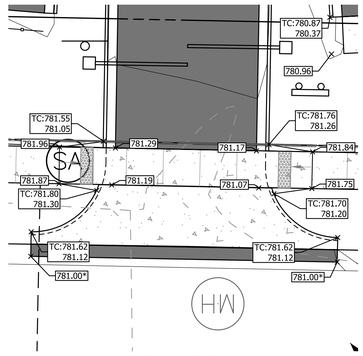
ADA RAMP DETAIL 3

SCALE: 1" = 10'



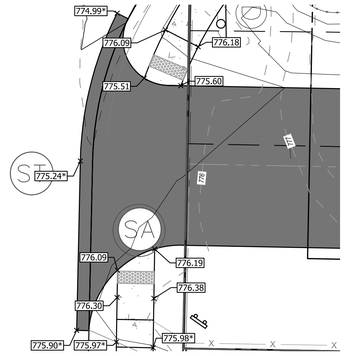
ADA RAMP DETAIL 4

SCALE: 1" = 10'



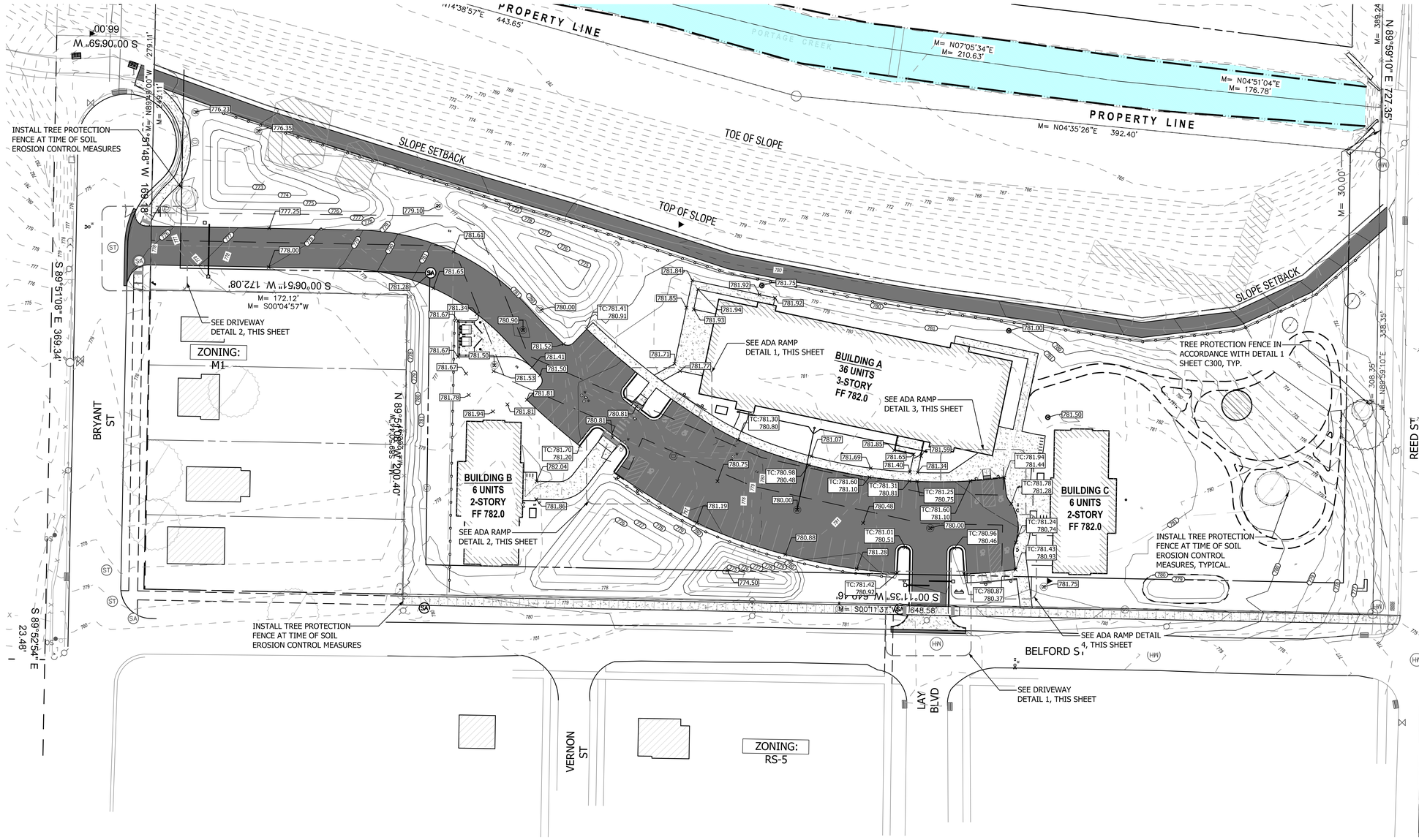
DRIVEWAY DETAIL 1

SCALE: 1" = 10'



DRIVEWAY DETAIL 2

SCALE: 1" = 10'



GRADING NOTES

1. It is the responsibility of the contractor to verify all required earthwork volumes based on proposed finish grades. If fill is required, the contractor shall include the required volume of imported Class II sand in the base bid proposal. If excess soils need to be spoiled, the contractor shall include transport and disposal of surplus soils off site in the base bid proposal. No contract cost adjustments will be considered for earthwork required to balance the site.
2. Concrete slabs at exterior doors shall be flush with finish floor elevation and slopes at exterior stoops shall not exceed 2% in all directions, typical.
3. All excavation and trenching shall be performed by an excavation competent person and shall be in compliance with OSHA standards and guidelines.
4. Ensure grading activity promotes positive drainage away from facilities. Positive drainage shall be maintained to prevent any ponding of water or encroachment onto adjacent properties.
5. Strip and stockpile existing topsoil on site for future use, as needed. Surround with silt fence.
6. Furnish & install topsoil, seed & mulch to all disturbed grades not proposed to have other finish treatment. Topsoil, seed & mulch as soon as finish grades are achieved.
7. Any soils generated during development activities should be property managed on site (berm/capped) or disposed off site (landfill).
8. Pavement slopes at ADA parking stalls and access aisles shall not exceed 2% each way.
9. All topsoil shall be removed and temporarily stockpiled onsite at a location approved by the Owner. A minimum of four (4) inches of topsoil shall be placed on all disturbed areas outside the building and parking areas.
10. All exposed subgrade shall be proof-rolled and witnessed by a Geotechnical Engineer or qualified representative to determine unsuitable soil locations prior to any paving operations. Any unsuitable soil shall be excavated, backfilled, and compacted with suitable material in accordance with the plans and capable of supporting the anticipated loadings of the project.
11. Proposed contours show grading intent only. Contractor shall use proposed spot grade elevations and check all grade stakes to ensure positive drainage to stormwater system is achieved. Contact Engineer if additional grades are needed or if any discrepancies or conflicts which become apparent before or during construction are found so that clarification or redesign may occur.

LEGEND

820	Proposed Contours
800.00	Proposed Spot Elevation
800.00	Pavement / Ground Elevation
800.00*	Match Existing Elevation
FF:	Finish Floor Elevation
TC:	Top of Curb
IE:	Pipe Invert Elevation
M:	Match Existing Elevation
	Swale Centerline
815	Existing Contours
1	Downspout Connection to Building/Storm Sewer w/Appropriate Fittings, Coordinate w/Building Plans
2	8" Storm Pipe, Min. 0.3% Slope, Connect to Storm Sewer w/Appropriate Fittings
3	12" Storm Pipe, Min. 0.3% Slope, Connect to Storm Sewer w/Appropriate Fittings
4	18" Storm Pipe, Min. 0.3% Slope, Connect to Storm Sewer w/Appropriate Fittings
5	24" Storm Pipe, Min. 0.3% Slope, Connect to Storm Sewer w/Appropriate Fittings
6	Storm Connection, Core Existing Structure, Coordinate with Municipality
8	Maintain Positive Drainage
9	Contractor shall pothole area to field verify utility locations, notify Engineer of any conflicts for direction.

GRAPHIC SCALE

(IN FEET)
1" = 1'

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EDISON COMMUNITY PARTNERS

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1120 PORTAGE ROAD
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avb
BUILD SOMETHING BETTER.

CONSTRUCTION TEAM:
ACRE
4200 W. CENTRE AVE.
PORTAGE MI 49024

PROJECT:
MULTI-FAMILY HOUSING DEVELOPMENT
KALAMAZOO RECOVERY HOUSING - SITE
KALAMAZOO, MICHIGAN

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SHEET TITLE:
GRADING PLAN

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Plotted: Wed, 5-14-2025 at 3:32pm by mhixson

UTILITY NOTES

1. Construction, Materials, and Testing shall be in accordance with the latest Standard Construction Specifications of City of Kalamazoo.
2. Contractor shall inquire all utility companies prior to construction for locations of underground utilities. Any damages done to any public and/or private properties during construction shall be repaired at the Contractor's expense.
3. Note to contractor: call the 'Miss Dig" system three full working days before you dig to schedule underground utility marking. Call toll free at 1-800-428-7171, available 24 hours per day, 7 days per week.
4. Hook-up and tie in to existing utilities to meet local requirements for each utility involved: water, sewer, storm, gas, electric, phone, etc.
5. Connections to existing manholes: cut hole in existing manhole adequate to receive proposed pipe size and bend any reinforcing steel out of the way. After the new pipe is in place, the reinforcing steel shall be bent back into the void around the new pipe & the void shall be filled with cement grout. Provide flexible rubber boot(s) or seal(s) at pipe connections to new and existing manholes.
6. Any removed and/or disturbed pavement, sidewalk, curb, etc., shall be replaced using the same type of material and brought back to its original grade and alignment.
7. No closing of streets shall be permitted without prior approval from the Municipality.
8. Contractor shall obtain all necessary project permits from all respective governmental agencies with the exception of the Soil Erosion Permit. The Developer will obtain this permit.
9. All storm sewer pipe outside City Right-of-Way shall be ADS N-12 ST IB pipe per ASTM F2648, smooth-lined HDPE or Reinforced Concrete Pipe or approved equivalents. Typical for all sizes of proposed storm piping, unless noted otherwise.
10. Sanitary sewer pipe to be PVC conforming to ASTM D3033 or ASTM D3212. Minimum wall thickness to be SDR-26. Joints shall be of the elastomeric gasket push-on type conforming to ASTM D3212.
11. All components of water main construction shall be in compliance with the City of Kalamazoo Standard Specifications for Water Main and Service Installation 2021.
12. Water main and services shall have a cover of 5 feet above the pipe and maintain required separations, and may dip below conflicting utilities (See Note #2).
13. Proposed water main systems shall have Viton gaskets in accordance with City of Kalamazoo Standard Specification 2.01 A.b. All water main, hydrant leads, and water service lines shall be poly-wrapped.
14. Contractor will need to furnish TR-Flex Pipe (Mc Wane/US Pipe) or Flex-Ring Pipe (American Ductile Iron Pipe). Series 1100 Megalug or City named alternates will be accepted for pipe-to-fitting joints. Threaded rod restraints are not permitted.
15. Contractor responsible for sanitary sewer installation from sanitary sewer main to building connection. Contractor shall coordinate inspection of sanitary connection at main with city public services department. City to inspect work on public sanitary sewer connection.
16. Coordinate schedule for Right-of-Way work and related traffic management plans with City of Kalamazoo.
17. All backfill for pipe trenches and site grading shall be performed in 6-inch lifts maximum using suitable granular material and compacted to 100% Standard Proctor to proposed subgrade. Pipe bedding shall be in accordance with ASTM D-2321 for flexible and rigid pipe. Backfill material and compaction testing shall be reviewed and performed by a qualified geotechnical testing firm approved by the Architect/Engineer.
18. Utility connections at buildings shall be considered 5 ft outside of building wall. Coordinate final inverts at building penetrations with plumbing/mechanical contractor.
19. Contractor shall verify the water table and include in the bid the cost for dewatering. The water table shall be lowered to 24 inches below the pipe invert prior to installation.
20. Water and sewer pipes shall have a minimum horizontal separation of 10 feet from edge of pipe to edge of pipe. Whenever water pipes must cross above or below sewer pipes, a minimum vertical separation of 18 inches is required between the outside of the water pipe and the outside of the sewer pipe. If this cannot be met, the sewer pipe shall be constructed of water grade pipe meeting AWWA Standards for a distance of 10 feet each side of the water pipe. At crossings, one full length of water pipe shall be installed so that the joints will be as far from the sewer pipe as possible.
21. New pipe length for sewers are measured to center of structure.
22. Discrepancies or conflicts in the plans and/or site conditions shall be communicated to the General Contractor / Engineer to ensure that clarifications and/or revisions can be made prior to construction.
23. Proposed developments shall be in compliance with environmental reports for subject property.
24. All backfill for pipe trenches and site grading shall be performed in 6-inch lifts using suitable granular material compacted to 98% Modified Proctor to proposed subgrade. Pipe bedding shall be in accordance with ASTM D-2321 for flexible and rigid pipe. Compaction testing shall be done by a qualified soil testing firm approved by the General Contractor.
25. Unsuitable materials that could affect the integrity of the pipes and/or pavement shall be properly treated.
26. Paving Contractor is responsible for adjusting all castings located in the pavements to final grade. The Sewer Contractor shall install all castings to within 0.1 feet of finished grade.
27. Contractor shall contact the Owner immediately if contaminated soils are encountered during construction. Contaminated soils must be hauled off-site and properly disposed of in accordance with current rules and regulations.
28. Contractor shall submit shop drawings for all proposed utility structures and materials for review by engineer prior to work.
29. Total projected development sanitary sewer flows are summarized as follows:

A.	Total REUs	25
B.	Total Average Daily Flow	7,273 GPD
C.	Total Maximum Daily Flow	14,546 GPD

LEGEND

- Water Main
- Fire Hydrant Assembly, In Accordance With City Spec's
- Gate Valve
- Reducer
- Fire Department Connection, Mounted to Side of Bldg
- Sanitary Main
- SS — Sanitary Service Line
- SA Sanitary Manhole
- Cleanout
- T Transformer Pad Location, See MEP Drawings
- Light Pole
- Storm Pipe for Downspout
- Storm Pipe and Structure, See Drainage and Grading Plan

Note: Pipe Lengths are measured from center of structures.

Note: All Water Main shall be Installed with Tracer Wire, see Construction Details

1. Utility Connection, Coordinate with Building Plans
2. Maintain 18" Vertical Separation, Dip water pipe(s) as required for construction
3. 6" Sanitary Service, Min. 0.4% Slope, Connect to Sanitary Sewer Main w/Drop Manhole
4. 8" Public Water Main, 20 ft Easement, CL52 DIP, See Water Main Profile
5. 8" Water Main Tap & Valve Per City Specifications
6. 6" Domestic & Fire Suppression Water Service
7. Existing Fire Hydrant
8. Existing Water Main
9. Existing Sanitary Sewer
10. Existing Sanitary Sewer Easement
11. Existing Storm Sewer
12. Utility Connection, Field Verify Location, Coordinate with Utility Owner

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

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EDISON COMMUNITY PARTNERS
OWNERSHIP TEAM:
EDISON COMMUNITY PARTNERS
420 W. CENTRE AVE.
KALAMAZOO, MI 49001

avb
BUILD SOMETHING BETTER.
CONSTRUCTION TEAM:
AVB
420 W. CENTRE AVE.
PORTAGE MI 49024

PROJECT:
MULTI-FAMILY HOUSING DEVELOPMENT
KALAMAZOO RECOVERY HOUSING - SITE
KALAMAZOO, MICHIGAN

NOT FOR CONSTRUCTION

SHEET TITLE:
UTILITY PLAN

MODELED BY:
DESIGNED BY:
PM REVIEW:
QA/QC REVIEW:
DATE: 2025.05.14
SEAL:
PRELIMINARY
SIGNATURE:
DATE:

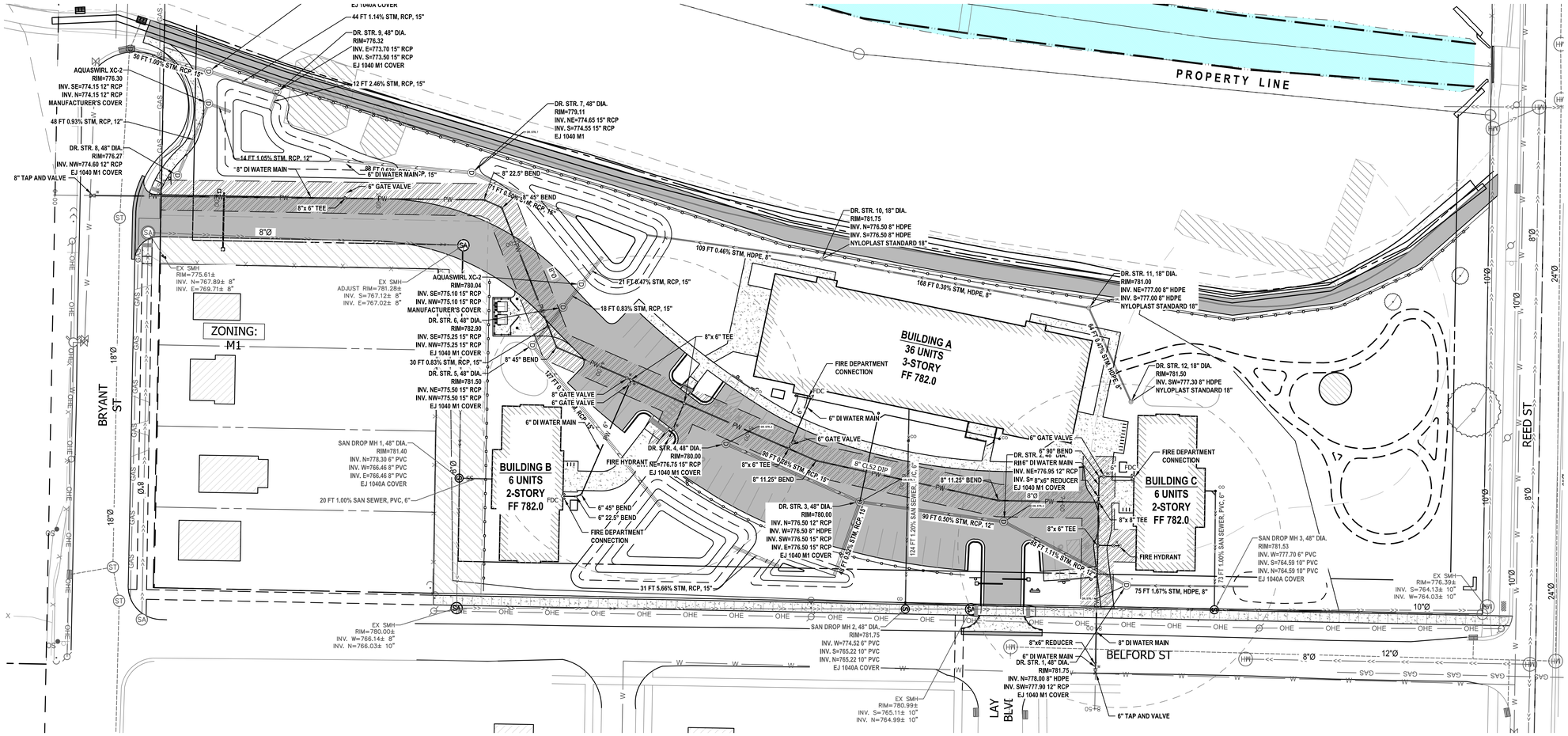
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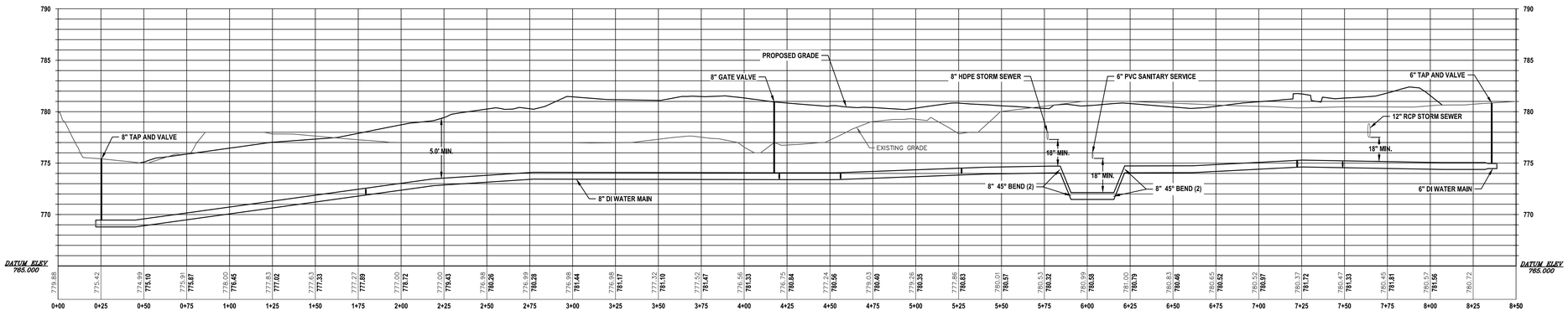
SCALE: AS NOTED

JOB #
21100264

SHEET NO.
C4.0

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GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

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EDISON COMMUNITY PARTNERS
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KALAMAZOO, MI 49001
avb
BUILD SOMETHING BETTER.
CONSTRUCTION TEAM:
AVB
4200 W. CENTRE AVE.
PORTAGE MI 49024

PROJECT:
MULTI-FAMILY HOUSING DEVELOPMENT
KALAMAZOO RECOVERY HOUSING - SITE
KALAMAZOO, MICHIGAN

NOT FOR CONSTRUCTION

WATER MAIN PLAN AND PROFILE

SHEET TITLE:

MODELED BY:

DESIGNED BY:

PM REVIEW:

QA/QC REVIEW:

DATE: 2025.05.14

SEAL:

PRELIMINARY

SIGNATURE:

DATE:

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SCALE: AS NOTED

JOB #
21100264

SHEET NO.
C4.1

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Plotted 5-14-2025 at 3:32pm by mhixson

GENERAL CONSTRUCTION ACTIVITY SCHEDULE

	Construction Activity	2025-2026											
		Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
1	Temporary Construction Entrance												
2	Silt Fence Installed												
3	Clearing and Stripping Activities												
4	Rough Grading & Stockpile / Contain Topsoil												
5	Sanitary Sewer Construction												
6	Storm Sewer Construction												
7	Inlet / Swale Protection + Temporary Seeding												
8	Pavement Construction												
9	Final Grading / Feature Construction												
10	Permanent Erosion Control Measures												
11	Erosion / Sediment Maintenance												

SESC MAINTENANCE NOTES

1. All soil erosion & sediment control devices shall be inspected once per week & within 24 hours of a precipitation event by a certified storm water operator. Maintain inspection records on site.
2. If any damage has resulted from construction site runoff, sedimentation or wear, the contractor shall be responsible for restoring all disturbed, non-pavement areas with topsoil, seed, fertilizer, & mulch.
3. The Contractor shall inspect seed & mulch areas after rain events for washout. Areas that are bare or not mulched properly will need to be spot-seeded and re-mulched as required to establish vegetation at all disturbed areas.
4. Stabilized construction access shall be established at the onset of construction activities and be maintained in place for the duration of the construction project.
5. Periodic inspection and needed maintenance shall be provided after each rain event. Stabilized entrances shall be repaired and rock added, as necessary.
6. Sediment deposits on public Rights-of-Way shall be removed immediately and returned to the construction site.
7. If soils are such that washing of tires is required, it shall be done in a wash rock area, stabilized with stone, immediately prior to the construction access stabilized corridor.
8. Upon project completion, rock access road should be removed and disposed of unless utilized as a subgrade for final road.
9. Silt fencing is required along all downstream edges of the work limits and must remain in place until vegetation is uniformly established.
10. Silt fence should be trenched in a minimum of 6", back-filled, and stabled or staked according to the manufacturer's specifications.
11. Contractor shall remove built-up sediment when the sediment accumulates to 40-50% the height of fence and dispose of in a stable upland site.
12. It is the Contractor's obligation to remove, replace, re-trench, or re-backfill the fence upon any failure or damage caused by construction machinery or resulting from storm events.
13. Storm drain silt sacks shall be inspected for build-up of sediment and debris weekly, and following each storm event. Maintenance requirement is evident if filter is causing flooding (not permitting flows to pass).
14. Sediment removal from filter is necessary when sediment build-up reaches a point of 40-50% of the total height of the frame. When flow restriction is observed or water ponding at storm structure.
15. Brush, sweep, or wash filter and frame with a stiff bristle broom or square point shovel. Inspect for any damage and replace filter and/or frame, as needed.
16. If soil erosion/sediment control measures are inadequate for the site, the proper erosion control authority must be notified.

SOIL EROSION CONTROL NOTES

1. The Contractor shall be responsible for applying for and obtaining an SESC permit from Kalamazoo County Drain Commissioner.
2. All applicable SESC measures shall be installed prior to any earth disturbance.
3. All areas shall be permanently restored with satisfactory vegetation established prior to the removal of any temporary SESC measures.
4. Contractor shall inspect SESC measures on a weekly basis, or within 24 hours of any rain event to ensure they are in proper working order. Check inlet filters for build-up of silt & debris. Remove debris or replace geotextile as required to promote flow through inlet grates at all times.
5. Contractor shall repair/maintain all SESC measures, including removal of accumulated sediments, to ensure they are in proper working order.
6. All SESC measures to be installed according to details and specifications.
7. Post-construction maintenance of vegetated areas to include mowing, weeding, trash removal, and re-seeding of bare areas.
8. Provide temporary silt fencing and inlet protection at all site catch basins and trench drains. Provide seed & mulch to all disturbed lawn area, and provide all other soil erosion control measures, as required. Existing inlets that may be impacted by construction shall have inlet protection. The intent of this measure is to prevent sediment from entering existing drainage systems. Contractor shall protect any inlets, now shown on the plan, that are affected by construction activities.
9. Contractor shall install silt fence at all locations shown on plan & maintain in working condition until vegetation is established on site.
10. Avoid unnecessary removal of vegetated topsoil or earth cover.
11. Clean adjacent roadways and drives, as necessary, throughout the construction period and upon completion of construction activity.
12. Note to Contractor: Call 'Miss Dig' three (3) full working days before you dig toll free at 1-800-428-7171 for utilities location on the ground.
13. No off=site sediment flows or sediment-laden stormwater flows are to occur at any time. Silt Fencing to be installed as needed to contain sediment flows and sediment laden stormwater flows. Additional erosion control measures shall be installed as needed.
14. Field conditions shall determine location and amount of silt fence required to prevent sediment from entering public and private storm sewers and from leaving the project site.

M= N13°36'44"E M= 223.46'
M= N12°56'11"E M= 223.59'
M= N14°38'57"E 443.65'
M= N07°05'34"E M= 210.63'
M= N04°51'04"E M= 176.78'
M= N04°35'26"E 392.40'
M= 30.00'
PROPERTY LINE
PORTAGE CREEK
TOE OF SLOPE
TOP OF SLOPE
SLOPE SETBACK
SILT FENCE
INSTALL TREE PROTECTION FENCE AT TIME OF SOIL EROSION CONTROL MEASURES
BIO-SWALE
S 00°06'59" W 172.08'
M= 172.12'
M= S00°04'57"W
S 89°51'08" E 369.34'
N 89°51'08" W 369.24'
N 89°59'10" E 335.35'
M= 335.35'
M= N89°59'10"E 308.35'
S 89°52'54" E 23.48'
S 00°11'37" W 649.46'
M= S00°11'37"W 648.58'
N 89°54'08" W 420.40'
S 89°48'52" W 249.11'
S 00°06'59" W 279.11'
S 89°53'48" W 165.18'
BUILDING A
36 UNITS
3-STORY
FF 782.0
BUILDING B
6 UNITS
2-STORY
FF 782.0
BUILDING C
6 UNITS
2-STORY
FF 782.0
8"Ø DOWNSPOUT CONNECTION
TREE PROTECTION FENCE IN ACCORDANCE WITH DETAIL 1 SHEET C300, TYP.
INSTALL TREE PROTECTION FENCE AT TIME OF SOIL EROSION CONTROL MEASURES, TYPICAL.
INSTALL TREE PROTECTION FENCE AT TIME OF SOIL EROSION CONTROL MEASURES
ZONING: M1
ZONING: RS-5
BRYANT ST
VERNON ST
LAY BLVD
BELFORD ST
REED ST
18"Ø
8"Ø

LEGEND

- TCE — Temporary Construction Entrance, See Erosion Control Details
- Temporary Soil Stockpile, See Erosion Control Details
- CW — Concrete Washout, See Erosion Control Details
- Construction Limits
- TS — Temporary Seeding, See Seeding Notes
- PS — Permanent Seeding, See Seeding Notes
- SS — Soil Stabilization, See Seeding Stabilization
- HS — Hydra Seeding, See Seeding Notes
- ECB — Erosion Control Blanket, See Erosion Control Details
- IP — Inlet Protection, See Erosion Control Details
- TCE — SF — Silt Fence, See Erosion Control Details
- RR — Rip Rap Over Geotextile

Anticipated Land Disturbed Area, Construction Limits: 0.__± Acres

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

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KALAMAZOO, MI 49001

avb
BUILD SOMETHING BETTER.
CONSTRUCTION TEAM:
AVB
4200 W. CENTRE AVE.
PORTAGE MI 49024

PROJECT:
MULTI-FAMILY HOUSING DEVELOPMENT
KALAMAZOO RECOVERY HOUSING - SITE
KALAMAZOO, MICHIGAN

NOT FOR CONSTRUCTION

SHEET TITLE:
SOIL EROSION CONTROL PLAN

MODELED BY:
DESIGNED BY:
PM REVIEW:
QA/QC REVIEW:
DATE: 2025.05.14
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SCALE: AS NOTED

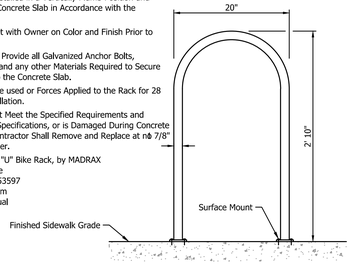
JOB #
21100264

SHEET NO.
C5.0

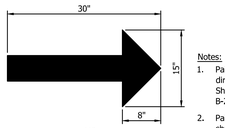
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Notes:

1. Rack Shall be Installed in a Vertically Plumb Position and Secured to the Concrete Slab in Accordance with the Manufacturer.
2. Contractor to get with Owner on Color and Finish Prior to Ordering.
3. Contractor Shall Provide all Galvanized Anchor Bolts, Washers, Nuts, and any other Materials Required to Secure the Bike Rack to the Concrete Slab.
4. Rack Shall not be used or Forces Applied to the Rack for 28 Days After Installation.
5. If Work does not Meet the Specified Requirements and Manufacturer's Specifications, or is Damaged During Concrete Curing Time, Contractor Shall Remove and Replace at no 7/8" Cost to the Owner.
6. Product Shown: "U" Bike Rack, by MADRAX
   1080 Uniek Drive
   Waunakee, WI 53597
   www.madrax.com
   or Approved Equal



BIKE LOOP RACK
(NOT TO SCALE)

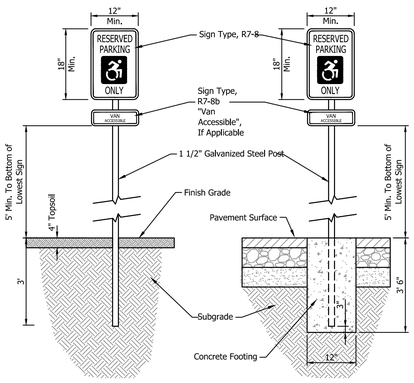


Notes:

1. Paint for parking stall markings and directional traffic control shall be yellow Sherwin Williams S-W Traffic Marking Series B-29YS or Approved Equal.
2. Paint for handicap parking stall marking shall be blue in accordance with all current applicable standards, including MUTCD, local Municipality and any state design standards.



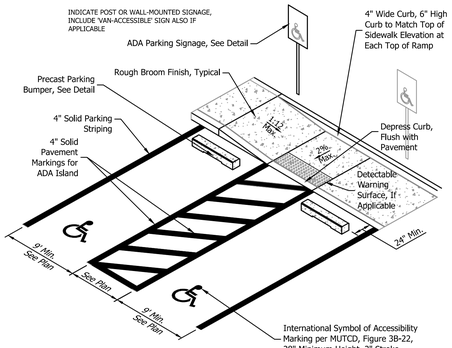
PAVEMENT MARKING
(NOT TO SCALE)



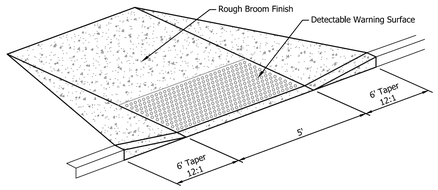
ADA SIGN AND POST
(NOT TO SCALE)

Notes:

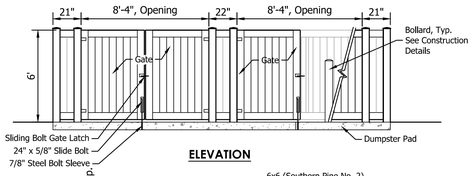
1. Accessible Parking Spaces Shall be Identified by a Sign Showing the International Symbol of Accessibility, Complying with the Latest Accessibility Standards. Signs Shall not be Obscured by a Vehicle Parked in These Spaces.
2. It is the Responsibility of the Contractor to Ensure the Construction of Sidewalks, Ramps, and Parking Spaces Meet the Latest ADA Requirements.
3. Pavement Markings Shall be Blue.



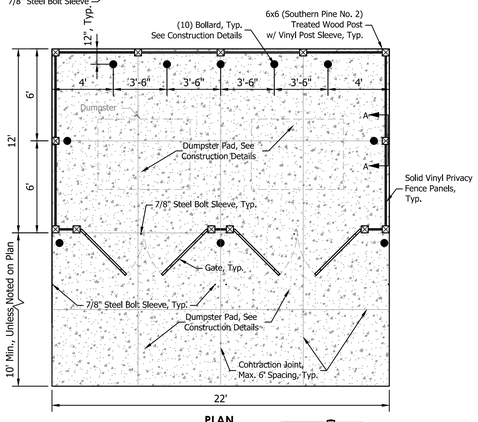
TYPICAL ADA PARKING SPACE LAYOUT
(NOT TO SCALE)



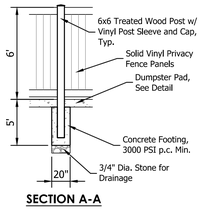
SIDEWALK CURB RAMP
(NOT TO SCALE)



ELEVATION



PLAN

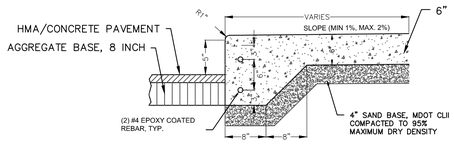


SECTION A-A

NOTES

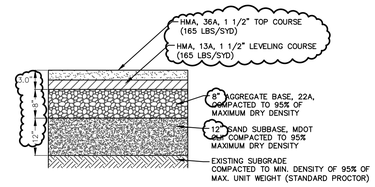
1. Vinyl Fence Color by Owner.
2. Commercial Grade Hardware Shall be Used.
3. Follow Manufactures Instructions for Fence Installation.
4. Detail is Typical, see Site Plan for Layout. Adjust Fence Layout for Multiple Adjacent Dumpster Enclosures.
5. All Timber Shall be Treated for use Category UC4B per AWPA.
6. Posts are Designed for a 105 Mph Wind Speed and Exposure Category C.
7. Soils Shall have a Minimum Bearing Capacity of 2000 Psf.

DUMPSTER ENCLOSURE
(NOT TO SCALE)

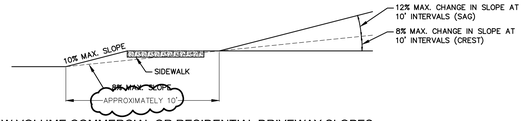


NOTE:
PROVIDE 1-1/2" TOOLED CONTROL JOINTS AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK.

SIDEWALK, THICKENED EDGE, 6 INCH
NOT TO SCALE



HMA PAVEMENT CROSS SECTION
NOT TO SCALE

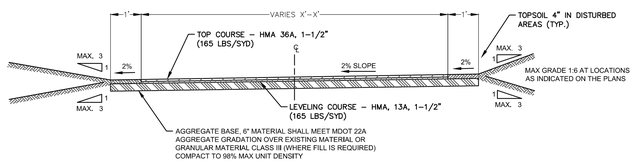


LOW VOLUME COMMERCIAL OR RESIDENTIAL DRIVEWAY SLOPES
NOT TO SCALE

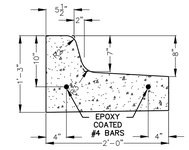
HMA APPLICATION TABLE

IDENTIFICATION NO.	MIXTURE	RATE (LBS/SYD)	PERFORMANCE GRADE	TYPE
TOP COURSE	HMA, 36A	165	58 – 28	TOP COURSE (AW=260)
LEVELING COURSE	HMA, 13A	165	58 – 28	LEVELING COURSE

1. HMA BOND COAT 0.05 TO 0.15 GAL/SYD REQUIRED BETWEEN ASPHALT LIFTS. (NOT A PAY ITEM)
2. ALL HMA WILL BE PAID AS THEIR RESPECTIVE ITEMS.

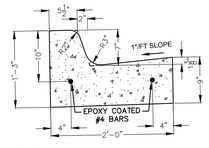


PROPOSED BIKEWAY SECTION
STA. X+XX TO X+XX
NOT TO SCALE



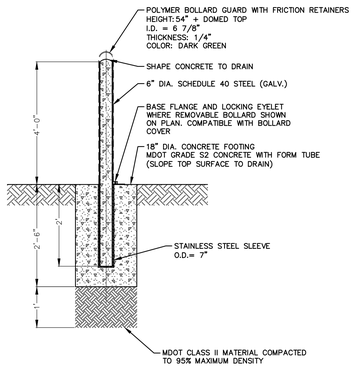
NOTE:
CONTRACTION JOINTS MUST BE PLACED EVERY 10' AND EXPANSION JOINTS TO BE PLACE A MINIMUM OF 350 FEET APART AND AT ALL SPRING POINTS ON CURVES.
USE GRADE A CONCRETE AND 6A STONE
CONCRETE: 0.0632 CYD/FT
LANE TIES OMITTED

CONCRETE CURB & GUTTER (TIP-OUT)
NOT TO SCALE M.D.O.T. DETAIL C4

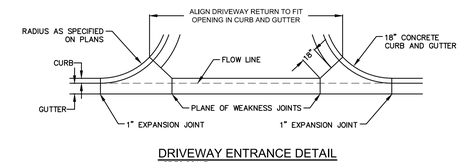


NOTE:
CONTRACTION JOINTS MUST BE PLACED EVERY 10' AND EXPANSION JOINTS TO BE PLACE A MINIMUM OF 350 FEET APART AND AT ALL SPRING POINTS ON CURVES.
USE GRADE A CONCRETE AND 6A STONE
CONCRETE: 0.0632 CYD/FT
LANE TIES OMITTED

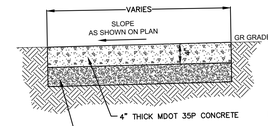
24" CONCRETE CURB DETAIL
NOT TO SCALE M.D.O.T. DETAIL C-4



PIPE BOLLARD DETAIL W/ COVER
NOT TO SCALE



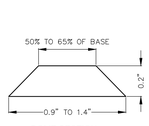
DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE



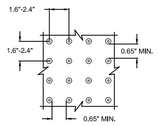
NOTE:
ALL CONCRETE PAVED SURFACES FOR PUBLIC ACCESS TO BE LESS THAN 2% CROSS SLOPE AND LESS THAN 5% RUNNING SLOPE. VERIFY ALL GRADES PRIOR TO POURING SURFACES. CONCRETE LANDINGS TO BE LESS THAN 2% COMBINED IN ALL DIRECTIONS.

NOTE:
PROVIDE 1-1/2" DEPTH TOOLED CONTROL JOINTS AT INTERVALS EQUAL TO THE WIDTH OR AS SHOWN ON PLAN.

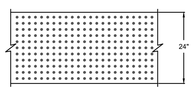
CONCRETE PAVEMENT, 4 INCH
NOT TO SCALE



DOME SECTION
NOT TO SCALE

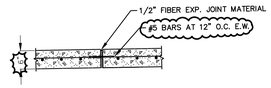


DOME SPACING
NOT TO SCALE

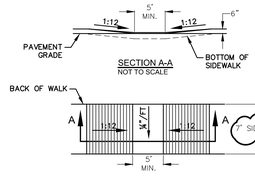


DOME ALIGNMENT
NOT TO SCALE

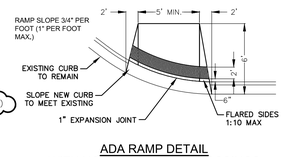
DETECTABLE WARNING DETAILS
NOT TO SCALE



SIDEWALK EXPANSION JOINT DETAIL
NOT TO SCALE



ADA CURB RAMP, TYPE "P"
NOT TO SCALE



ADA RAMP DETAIL WITH NO TRANSVERSE CROSSINGS
NOT TO SCALE

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PORTAGE MI 49024

PROJECT:
MULTI-FAMILY HOUSING DEVELOPMENT
KALAMAZOO RECOVERY HOUSING - SITE
KALAMAZOO, MICHIGAN

NOT FOR CONSTRUCTION

SITE DETAILS

SHEET TITLE:

MODELED BY:

DESIGNED BY:

PM REVIEW:

QA/QC REVIEW:

DATE: 2025.05.14

SEAL:

PRELIMINARY

SIGNATURE:

DATE:

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SCALE: AS NOTED

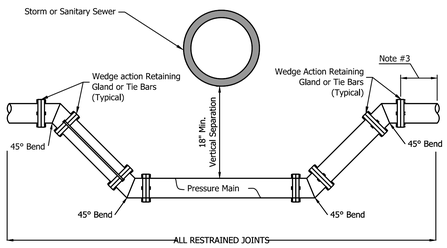
JOB #
21100264

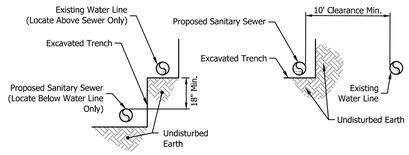
SHEET NO.
C6.0

O:\Projects\2021\21100264 Kalkoowny II, Multi-Family Housing Development (Hollander Development)\Drawings_Plans\21100264 CONST DTLS.dwg last saved 4-15-2025
Plotted: Wed, 5-14-2025 at 3:34pm by Johnson

Notes:

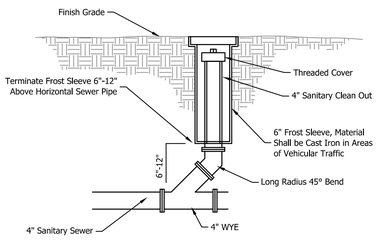
1. Crossing Shall be Arranged so that Sewer Joints will be Equidistant and as Far as Possible from Eater Line Joints.
2. Crossing Must be Made at a Minimum of 45 Degrees Measured from the Center Lines of the Mains.
3. The Sanitary Sewer and Water Main are not in Contact.
4. The Sanitary Sewer Meets All Pressure Testing Requirements of Water Main.
5. The Sanitary Sewer and Water Main are Laid on Separate Trench Shelves.
6. Any Sanitary Sewer Joints are a Compression Type Joint that are Placed Equidistantly from the Water Main.
7. All Storm and Sanitary Sewer Pipes Shall have a Minimum of 18" Separation from Water Main. If 18" Separation is not Practical, then Storm or Sanitary Sewer Pipe Shall be Water Main Grade Quality Pipe.
8. Provide Adequate Support if the Obstacle is in Place Before the Water Main is Constructed.
9. Minimum Restrained Joint Length Required for the Given Pipe Size, Depth, Material, Soil, Condition, Etc., use 1.5:1 Safety Factor & 150 Psi Test Pressure, Typical Each Side.





PRESSURE PIPE CONFLICT CROSSING PROFILE

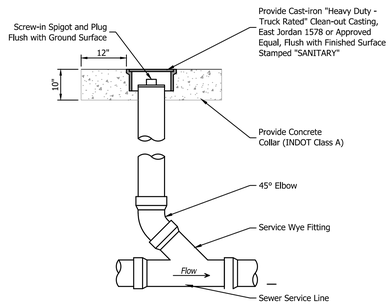
(NOT TO SCALE)



Note: Cleanouts Shall be the Same Dia. as Sewer Being Served.

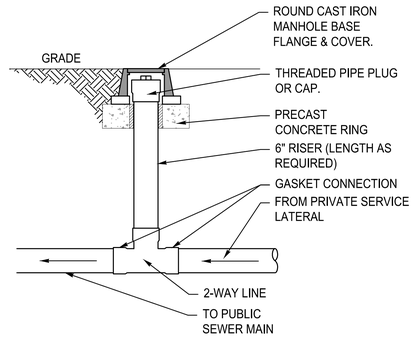
SANITARY SEWER CLEAN OUT

(NOT TO SCALE)



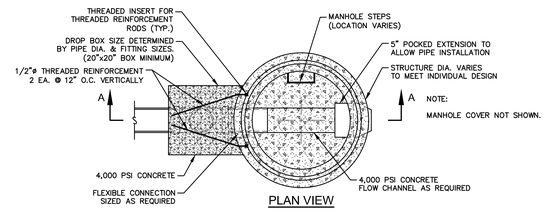
SANITARY SEWER CLEAN-OUT

(NOT TO SCALE)



TWO-WAY SANITARY CLEANOUT

(NOT TO SCALE)

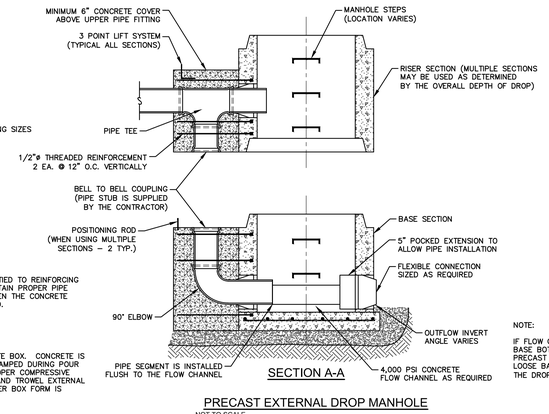


PLAN VIEW

APPROX. BOX WEIGHTS (PER LINEAR FOOT)*					
STRUCTURE DIA.	48"	60"	72"	84"	96"
BOX SIZE **					
20" x 20"	410#	415#	420#	425#	425#
24" x 24"	575#	590#	595#	600#	605#
28" x 28"	770#	790#	805#	810#	820#
32" x 32"	1,020#	1,055#	1,075#	1,090#	1,100#
36" x 36"	N/A	1,260#	1,295#	1,315#	1,330#
40" x 40"	N/A	1,525#	1,575#	1,605#	1,630#

*ADDED TO INITIAL BASE AND/OR RISER WEIGHTS

**DROP BOX SIZE DETERMINED BY PIPE DIA. AND FITTING SIZES



SECTION A-A

PRECAST EXTERNAL DROP MANHOLE

NOT TO SCALE

NOTE:

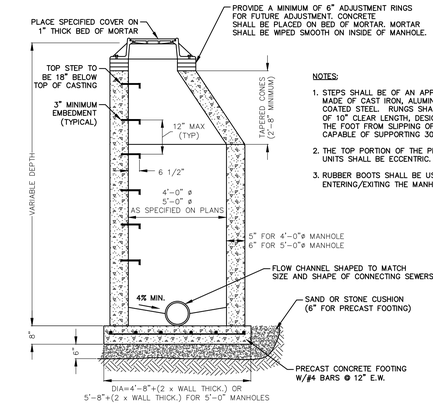
DROP PIPE IS TIED TO REINFORCING RODS TO MAINTAIN PROPER PIPE ALIGNMENT WHEN THE CONCRETE BOX IS POURED.

NOTE:

DO NOT VIBRATE BOX. CONCRETE IS TO BE HAND TAMPED DURING POUR TO INSURE PROPER COMPRESSIVE STRENGTH. HAND TROWEL EXTERNAL SURFACES AFTER BOX FORM IS REMOVED.

NOTE:

IF FLOW CHANNEL IS NOT INDICATED, AN INTEGRAL BASE BOTTOM SECTION IS NOT REQUIRED FOR A PRECAST DROP CONNECTION; IN THE CASE, THE LOOSE BASE DIA. WOULD NEED TO EXTEND BEYOND THE DROP BOX BY A MINIMUM OF 4".

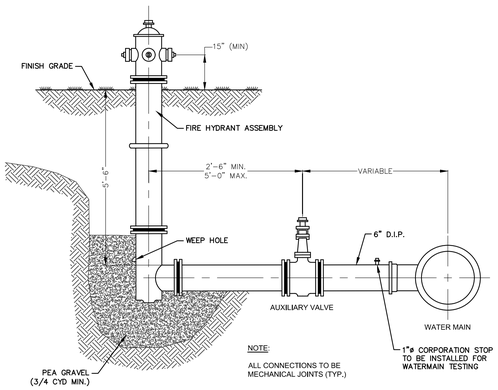


NOTES:

1. STEPS SHALL BE OF AN APPROVED DESIGN, MADE OF CAST IRON, ALUMINUM, OR PLASTIC COATED STEEL. RUNGS SHALL BE A MINIMUM OF 10" CLEAR LENGTH, DESIGNED TO PREVENT THE FOOT FROM SLIPPING OFF THE END AND CAPABLE OF SUPPORTING 300 POUNDS.
2. THE TOP PORTION OF THE PRECAST REINFORCED UNITS SHALL BE ECCENTRIC.
3. RUBBER BOOTS SHALL BE USED FOR ALL PIPE ENTERING/EXITING THE MANHOLE.

STANDARD SANITARY OR STORM MANHOLE - 4' OR 5'

NOT TO SCALE



NOTE:

ALL CONNECTIONS TO BE MECHANICAL JOINTS (TYP.)

STANDARD FIRE HYDRANT CONNECTION

NOT TO SCALE

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CONSTRUCTION TEAM:
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4200 W. CENTRE AVE.
PORTAGE MI 49024

PROJECT:
MULTI-FAMILY HOUSING DEVELOPMENT
KALAMAZOO RECOVERY HOUSING - SITE
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NOT FOR CONSTRUCTION

UTILITY DETAILS

SHEET TITLE:

MODELED BY:

DESIGNED BY:

PM REVIEW:

QA/QC REVIEW:

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SEAL:

PRELIMINARY

SIGNATURE:

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SCALE: AS NOTED

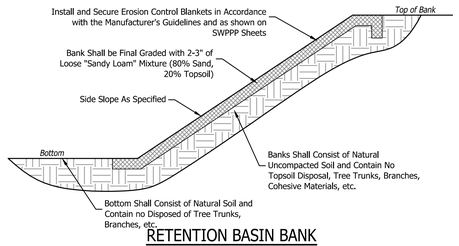
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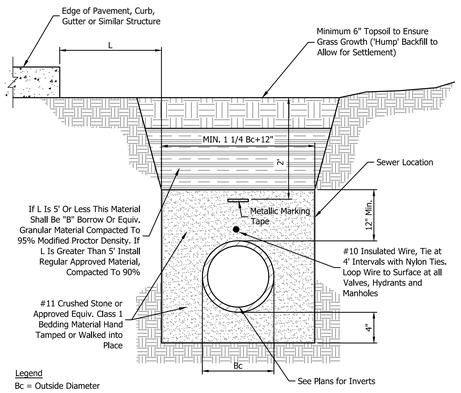
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Plotted With: 5-14-2025 at 3:34pm by mhouin

BASIN NOTES:

1. The proposed drainage basin shall be excavated to plan elevations and not over-excavated across the bottom or banks for fill material. The bottom and banks shall remain existing undisturbed soil. Topsoil , tree trunks, branches, organics, etc. Shall not be buried within the drainage basin. The banks shall receive sandy loom mixture and stabilized as specified on the construction details and SWPPP.
2. Contractor shall immediately stabilize the newly graded banks with seed mixture and mulch. If erosion occurs on the banks, erosion control blankets shall be installed according to the manufacturer's installation guidelines and the Indiana Stormwater Quality Manual. A construction detail is shown on the SWPPP detail sheet for additional information.
3. Any topsoil or silt material present at the bottom of the drainage basin after construction is completed shall be removed by the contractor prior to acceptance by the owner at no additional expense to the owner. The bottom of the basin shall be free of construction silt and drain freely. Construction traffic shall be limited across the bottom to prevent compaction of existing soils.



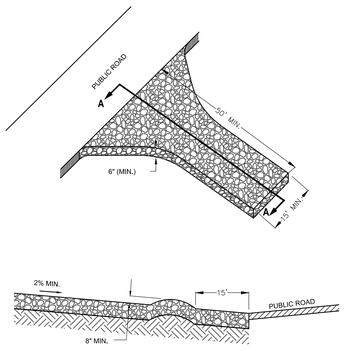
RETENTION BASIN BANK
(NOT TO SCALE)



Legend
Bc = Outside Diameter
L = Distance from Pavement Edge

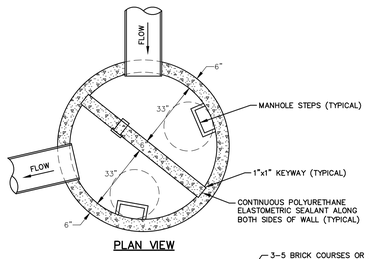
Notes:
1. All Bedding and Initial Backfill Shall be Installed in 6" Lifts
2. Minimum 9" of Clearance Shall be Provided on each side of Installed Pipe
3. Where Pipe is installed in an Asphalt Paved Area, the Remainder of the Trench Shall be Backfilled with Bank Run Sand to a Point Ten Inches Below Original Grade. The Trench Shall then be Trimmed back XXXXXXXXXXXXXXXXXXXX Inches Along Each Side and Backfilled with 3,000 psi Concrete to a Point one inch Below Original Grade. After All Construction in Complete, the Trench Shall be Cleaned and Primed and Paved with Hot Asphalt Concrete, Surface Type, to be Flush with the Surrounding Area.

PVC/HDPE PIPE TRENCH
(NOT TO SCALE)

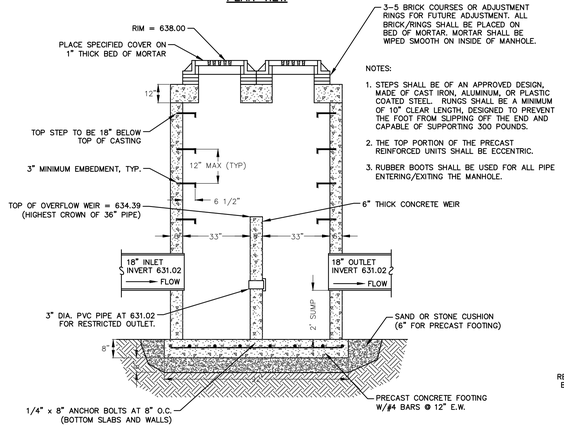


SECTION A–A

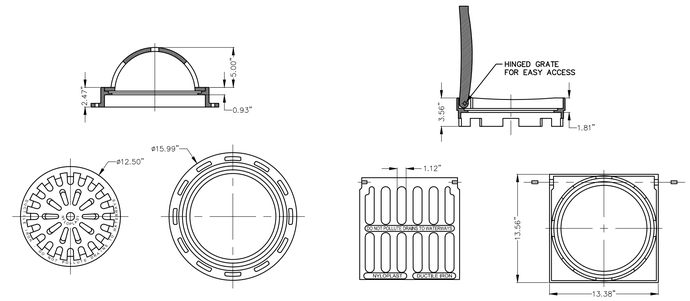
TEMPORARY GRAVEL ACCESS DETAIL
NOT TO SCALE



PLAN VIEW



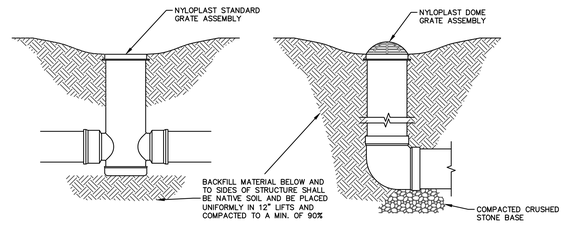
OUTLET CONTROL STRUCTURE (6' DIA.) DETAIL
NOT TO SCALE



NYLOPLAST 12 INCH DOME GRATE ASSEMBLY
NOT TO SCALE

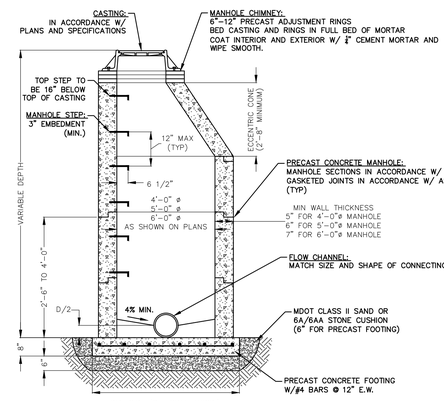
NYLOPLAST 12 INCH STANDARD GRATE ASSEMBLY
NOT TO SCALE

NON-TRAFFIC INSTALLATION



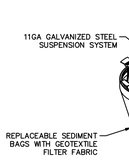
PVC CATCH BASIN
NOT TO SCALE

PVC CATCH BASIN (TERMINAL)
NOT TO SCALE

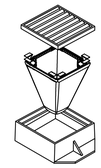


MANHOLE NOTES:
1. STEPS SHALL BE OF AN APPROVED DESIGN, MADE OF POLYMER–COATED STEEL. RUNGS SHALL BE A MINIMUM OF 10" CLEAR LENGTH, DESIGNED TO PREVENT THE FOOT FROM SLIPPING OFF THE END AND CAPABLE OF SUPPORTING 300 POUNDS.
2. PROVIDE RESILIENT CONNECTIONS FOR ALL PIPE ENTERING/EXITING THE MANHOLE. OR
3. SEAL ANNULAR SPACE AT PIPE CONNECTIONS WITH MORTAR (R–2)

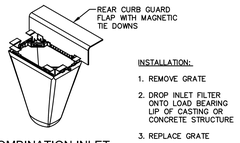
STANDARD STORM MANHOLE
NOT TO SCALE



TYPICAL ROUND INLET FILTER

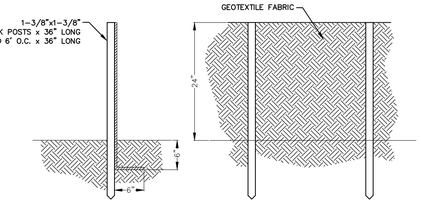


STANDARD RECTANGULAR INLETS

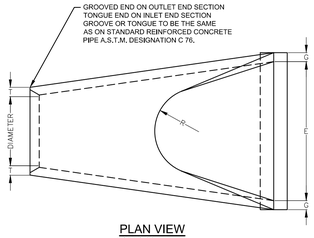


COMBINATION INLET FILTER FOR CURB HOODS

INSTALLATION:
1. REMOVE GRATE
2. DROP INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE



SILT FENCE
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

NOTES:

CONCRETE IN THESE END SECTIONS SHALL BE THE SAME GRADE AND STRENGTH AS SPECIFIED FOR REINFORCED CONCRETE PIPE, A.S.T.M. DESIGNATION C 76 CLASS II, EXCEPT AS MODIFIED BY THE STANDARD SPECIFICATION.

REINFORCEMENT IN THE "C" PORTION SHALL BE THE SAME AS SPECIFIED FOR REINFORCED CONCRETE, A.S.T.M. DESIGNATION C 76 CLASS II FOR THE SIZE OF CONNECTING PIPE.

REINFORCEMENT IN THE "B" PORTION SHALL HAVE A CROSS-SECTIONAL AREA EQUAL TO THAT OF ONE LAYER OF STEEL IN THE "C" PORTION.

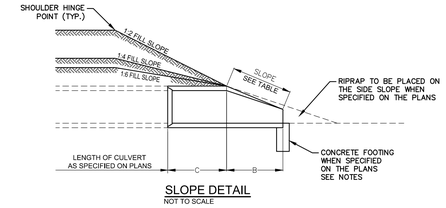
THE END OF THE PIPE CULVERT SHALL BE PLACED IN THE CONCRETE END SECTION SO THAT THE FLOW LINES ARE FLUSH. THE JOINT SHALL BE COMPLETELY FILLED WITH MORTAR.

TO CHANGE THE FILL SLOPE TO THE SLOPE OF THE END SECTION USE A TRANSITION SLOPE OF APPROXIMATELY 10' IN LENGTH TO PROVIDE A PLEASING APPEARANCE.

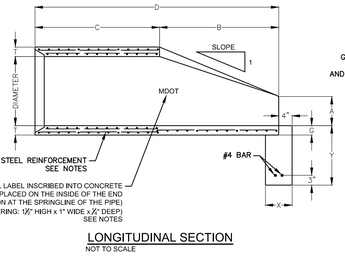
VARIATION IN DIMENSIONS - THE THICKNESS OF CONCRETE, THE POSITION OF STEEL, AND THE INTERNAL DIAMETER OF THE PIPE SHALL CONFORM WITH THE VARIATIONS IN DIMENSIONS AS PROVIDED IN THE SPECIFICATIONS FOR REINFORCED CONCRETE CULVERT, STORM DRAINS, AND SEWER PIPE, A.S.T.M. DESIGNATION C 76.

PLACE CONCRETE FOOTING WHEN CULVERT GRADE IS 4% OR MORE, OR WHEN SPECIFIED ON THE ROAD PLANS.

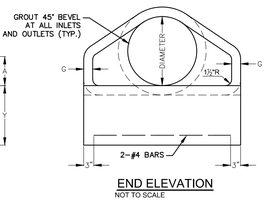
OUTFALL LABEL TO BE USED ONLY WHERE STORMWATER WILL DISCHARGE DIRECTLY TO THE WATERS OF THE STATE.



SLOPE DETAIL
NOT TO SCALE



LONGITUDINAL SECTION
NOT TO SCALE



END ELEVATION
NOT TO SCALE

TABLE OF DIMENSIONS

PIPE DIAMETER (INCHES)	APPROX. SLOPE	T (INCHES)	A (INCHES)	B (INCHES)	C (INCHES)	D (INCHES)	E (INCHES)	G (INCHES)	R (INCHES)	X (INCHES)	Y (INCHES)
12	2.4 TO 1	2	4	24	49	73	24	2	9	8	18
15	2.4 TO 1	2½	6	27	46	73	30	2½	11	8	18
18	2.3 TO 1	2½	9	27	46	73	36	2½	12	8	18
21	2.4 TO 1	2½	9	36	37½	73½	42	2½	13	8	18
24	2.5 TO 1	3	9½	43½	30½	73½	48	3	14	8	18
27	2.5 TO 1	3½	10½	49½	24½	73½	54	3½	14½	8	18
30	2.5 TO 1	3½	12	54	19½	73½	60	3½	15	8	18
36	2.5 TO 1	4	15	63	34½	97½	72	4	20	8	18
42	2.5 TO 1	4½	21	63	35	98	78	4½	22	10	24
48	2.5 TO 1	5	24	72	26	98	84	5	22	10	24
54	2.0 TO 1	5½	27	65	33½	99½	90	5½	24	10	24
60	1.9 TO 1	6	35	60	39	99	96	5	*	12	24
66	1.7 TO 1	6½	30	72	27	99	102	5½	*	12	24
72	1.8 TO 1	7	36	78	21	99	108	6	*	12	24
78	1.8 TO 1	7½	36	90	21	111	114	6½	*	12	24
84	1.6 TO 1	8	36	90½	21	111½	120	6½	*	12	24

* AS FURNISHED BY THE MANUFACTURER

PRECAST CONCRETE END SECTION & INLET SECTION FOR PIPE CULVERT
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CONSTRUCTION TEAM:
AVB INC.
4200 W. CENTRE AVE.
PORTAGE MI 49024

PROJECT:
MULTI-FAMILY HOUSING DEVELOPMENT
KALAMAZOO RECOVERY HOUSING - SITE
KALAMAZOO, MICHIGAN

NOT FOR CONSTRUCTION
STORM & SOIL EROSION CONTROL DETAILS

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NATURAL FEATURES PROTECTION :

WATER RESOURCES

1. ALL PROPOSED DEVELOPMENTS SHALL MAINTAIN A MINIMUM 25 FT SETBACK FROM PORTAGE CREEK WATER RESOURCE.
2. NATURAL VEGETATION WITHIN THE WATER RESOURCE SETBACK MUST REMAIN UNDISTURBED DURING AND AFTER CONSTRUCTION ACTIVITIES.
3. SUPPLEMENTAL PLANTING OR SEEDING WITHIN WATER RESOURCE SETBACK SHALL COMPLY WITH NATIVE SPECIES REQUIREMENT OF NATURAL FEATURES PROTECTION ORDINANCE.
4. VEGETATED BUFFER MUST BE PROTECTED FROM SOIL EROSION AND SEDIMENTATION AND INCLUDED IN THE STORMWATER OPERATION AND MAINTENANCE AGREEMENT.

TREES

1. A TREE SURVEY HAS BEEN PERFORMED BY ARBORIST SERVICES TO CONFIRM NO WOODLANDS RESIDE ON SUBJECT PROPERTY.
2. TREES ON THE PROTECTED TREE LIST IN TABLE 6.2-4 OR GREATER THAN 24" DBH ARE CONSIDERED PROTECTED. ALL SPECIAL STATUS TREES HAVE BEEN IDENTIFIED ON ATTACHED PLAN AS DETERMINED BY TREE SURVEY.
3. ALL EXISTING SPECIAL INTEREST TREES IN GOOD CONDITION ARE PROPOSED TO REMAIN AND SHALL BE PROTECTED WITH TREE PROTECTION FENCING FOR ENTIRE DURATION OF CONSTRUCTION PERIOD.

SLOPES

1. SLOPES ADJACENT PORTAGE CREEK ARE PROTECTED. EXISTING SLOPES ARE ROUGHLY +23% AND WITHIN 500 FT OF WATER RESOURCE.
2. SETBACK REQUIRED FROM TOP AND TOE OF SLOPE EQUAL TO HALF THE HEIGHT OF THE SLOPE OR 10 FT WHICHEVER GREATER. HEIGHT OF SLOPE ESTIMATED AT 13.5 FEET THUS 10 FT SETBACK SHALL BE MAINTAINED FROM TOP OF SLOPE AT ALL TIMES.

LANDSCAPE NOTES:

1. LANDSCAPE PLANS SHALL BE IN COMPLIANCE WITH ALL CITY OF KALAMAZOO ZONING ORDINANCE REQUIRED LANDSCAPE COMPONENTS.
2. ALL EXISTING TREES AND VEGETATION OUTSIDE THE CONSTRUCTION LIMITS SHALL BE SAVED & PROTECTED DURING CONSTRUCTION ACTIVITY. CONTRACTOR SHALL REPAIR AND RESTORE ANY DAMAGE OUTSIDE THE LIMITS OF WORK TO ORIGINAL CONDITION.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING OF PLANTINGS FOR ENTIRE DURATION OF MAINTENANCE PERIOD UP TO FINAL ACCEPTANCE.
4. ALL PLANT MATERIALS SHALL BE HARDY AND NATIVE TO THE AREA, FREE OF DISEASE & INSECTS AND IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
5. ALL NURSERY STOCK SHALL BE TRUE TO TYPE AND NAME. ALL STOCK SHALL BE FIRST CLASS QUALITY WITH WELL DEVELOPED BRANCH SYSTEMS AND HEALTHY ROOT SYSTEMS. TREE STOCK SHALL BE WELL FORMED WITH UNIFORM STRAIGHT TRUNKS.
6. PLANT DURING SPRING OR FALL PLANTING SEASON AS NOTED IN SPECIFICATIONS. COORDINATE PLANTING PERIODS WITH INITIAL MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.
7. FINAL SHRUB SELECTIONS FOR RIGHT-OF-WAY LANDSCAPE REQUIREMENTS SHALL BE IN COMPLIANCE WITH CITY OF KALAMAZOO LANDSCAPE STANDARDS.
8. APPLY MIN. 4" TOPSOIL, SEED & MULCH TO ALL DISTURBED LAWN AREAS.
9. PLACE FINE SHREDDED HARDWOOD MULCH AT 3" MINIMUM DEPTH AT THE BASE OF ALL TREE PLANTINGS (APPROX. 5 FT DIAM.) NOT RESIDING WITHIN DESIGNATED PLANTING BED AREA.
10. IF DEVELOPMENT NECESSITATES THE REMOVAL OF EXISTING RIGHT OF WAY TREES SUCH REMOVAL SHALL BE APPROVED BY THE CITY TREE COMMITTEE PRIOR TO REMOVAL.
11. ALL PLANTINGS, INCLUDING FOUNDATION PLANTINGS, SHALL BE NATIVE IN ACCORDANCE WITH CITY OF KALAMAZOO NATURAL FEATURES PROTECTION OVERLAY ORDINANCE REQUIREMENTS.

SPECIAL INTEREST TREE SCHEDULE

	DBH SIZE & SPECIES	CONDITION	ACTION
1	23" BLACK OAK	GOOD	PROTECT
2	36" SILVER MAPLE	POOR	REMOVE & REPLACE
3	10" NORTHERN HACKBERRY	GOOD	PROTECT
4	30" SILVER MAPLE	POOR	REMOVE & REPLACE
5	42" SILVER MAPLE	POOR	REMOVE & REPLACE
6	19" NORTHERN HACKBERRY	GOOD	PROTECT
7	33" NORTHERN HACKBERRY	GOOD	PROTECT
8	10" NORTHERN HACKBERRY	GOOD	PROTECT
9	11" NORTHERN HACKBERRY	GOOD	PROTECT

NOTE:
SPECIAL STATUS TREES PROPOSED TO BE SAVED SHALL PROTECTED FOR ENTIRE DURATION OF CONSTRUCTION PERIOD WITH TREE PROTECTION FENCING IN ACCORDANCE WITH CITY NFP STANDARDS.

SPECIAL STATUS TREES IN POOR CONDITION THAT MAY POSE THREAT TO FUTURE PROPERTY USE SHALL BE REMOVED AND REPLACED WITH NATIVE SPECIMEN IN ACCORDANCE WITH NFP STANDARDS.
IT IS RECOMMENDED TO REMOVE (3) SILVER MAPLES. ALL THREE HAVE LOST MORE THAN 50% OF CROWN WOOD AND FOLIAGE, AND WILL CONTINUE TO DECLINE. SILVER MAPLES ARE WEAK WOODED DUE TO THEIR RAPID GROWTH RATE AND PRONE TO LIMB LOSS FROM WIND OR ICE STORMS. ALL THREE TREES ARE IN CLOSE PROXIMITY TO WALKWAYS AND OVERHEAD POWER LINES.

LANDSCAPE DATA:

PARKING PERIMETER LANDSCAPING:
5' MINIMUM WIDTH
(1) TREE / 35' FRONTAGE
(1) SHRUB / 6' FRONTAGE
BELFORD FRONTAGE: 648' = 19 TREES 108 SHRUBS
42" HIGH DECORATIVE METAL FENCE ADJACENT TO PARKING

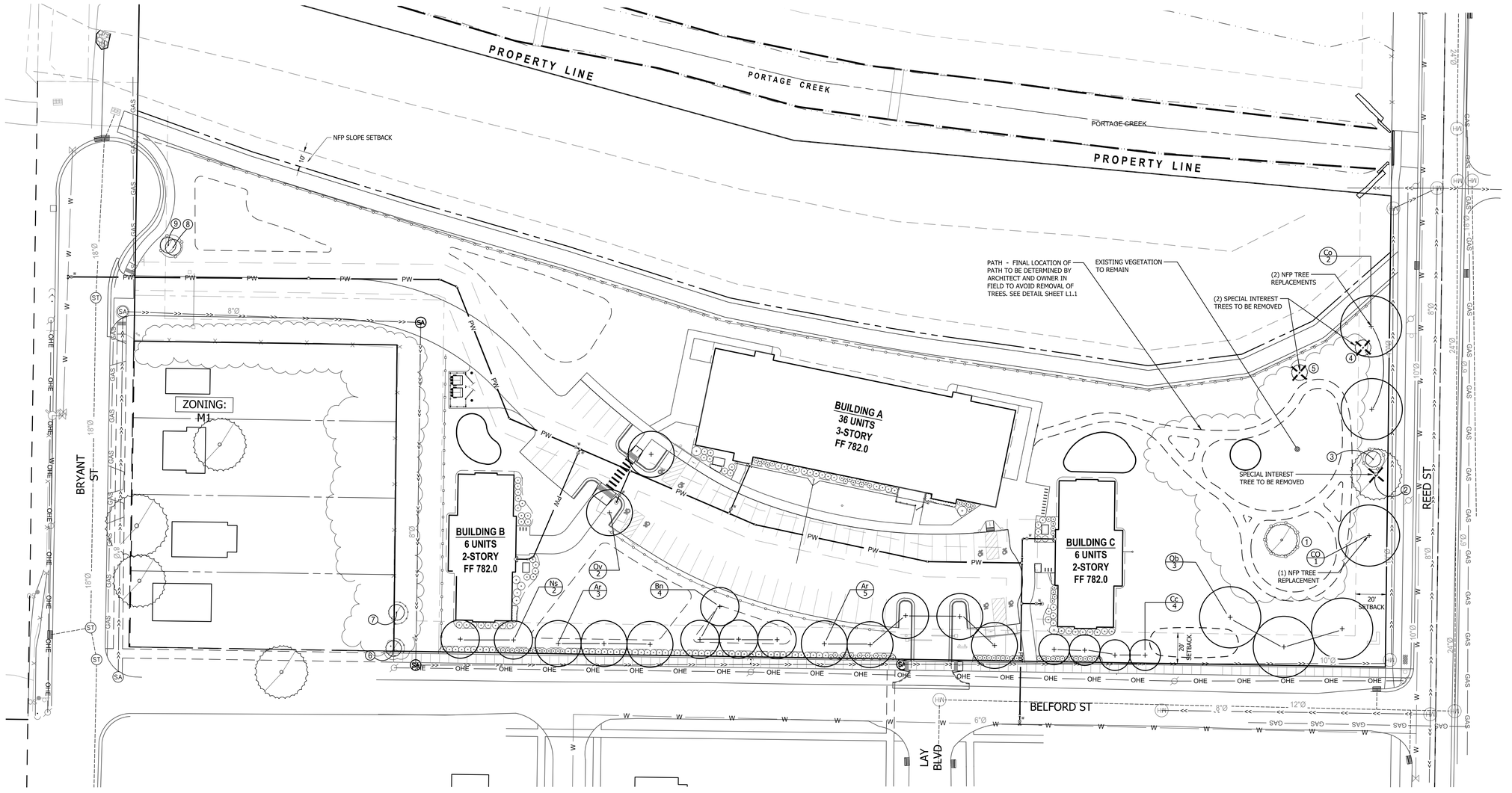
PARKING LOT INTERIOR LANDSCAPE:
PARKING AREA : 20,777 SF
TOTAL REQUIRED INTERNAL ISLANDS: 1,030 SF
TOTAL PROPOSED INTERNAL ISLANDS: 1,230 SF
(1) TREE / 300 SF LANDSCAPE AREA
1030 / 300 = 4 TREES

BUILDING PERIMETER LANDSCAPE:
(1) SHRUB / 5 LF FACADE FACING ROW OR PRIMARY ENTRANCE
BUILDING A: 200 LF = 40 SHRUBS
BUILDING B: 95 LF (NORTH) = 19 SHRUBS
37 LF (EAST) = 8 SHRUBS
BUILDING C: 95 LF (SOUTH) = 19 SRUBS
37 LF (EAST) = 8 SHRUBS

SHADE TREES SHALL HAVE A MINIMUM CALIPER OF 2.5" DBH .

PLANT SCHEDULE SHEET L1.0

DEC SHADE TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
Ar	Acer rubrum	Red Maple	2.5" Cal.	B&B	30' O.C.	
Bn	Betula nigra	River Birch	8-10' Ht.	B&B	25' O.C.	
Co	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B	As Shown	
Cc	Cercis canadensis	Eastern Redbud	2.5" Cal.	B&B	20' O.C.	Single Stem
Ov	Ostrya virginiana	American Hophornbeam	2.5" Cal.	B&B	As Shown	
Ns	Nyssa sylvatica	Black Gum	2.5" Cal.	B&B	As Shown	
Qb	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B	40' O.C.	



GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

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KALAMAZOO RECOVERY HOUSING - SITE
KALAMAZOO, MICHIGAN

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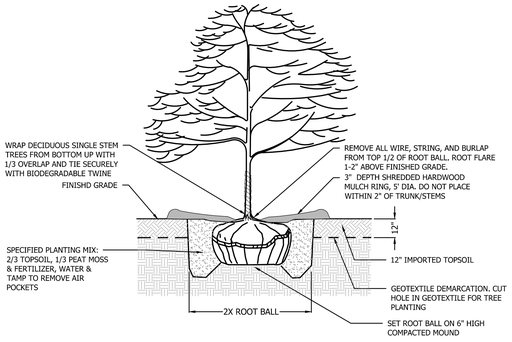
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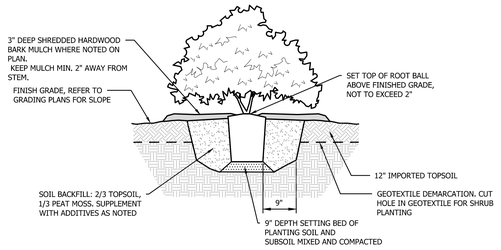
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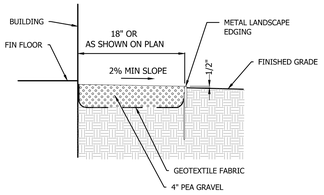
TREE PLANTING

NOT TO SCALE



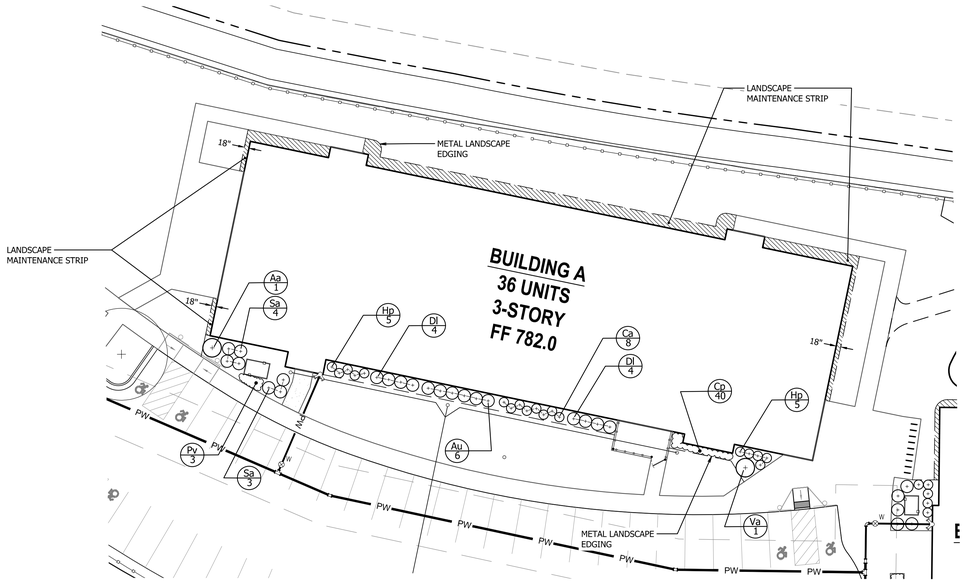
SHRUB PLANTING

NOT TO SCALE



LANDSCAPE MAINTENANCE STRIP

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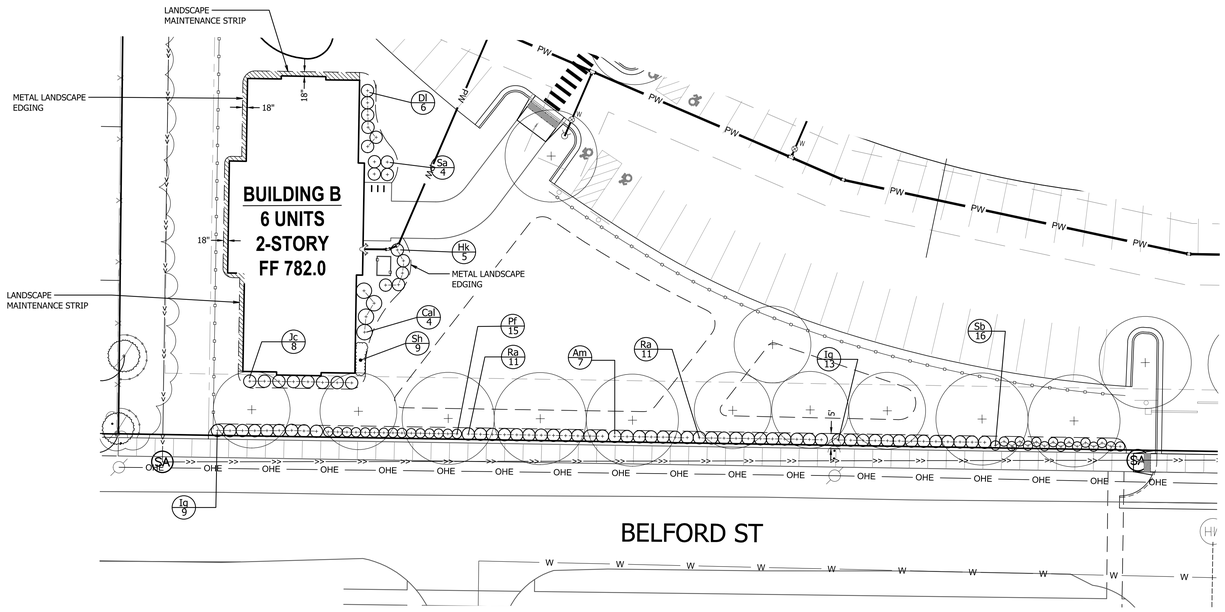
BUILDING A

SCALE" 1 = 20'

PLANT SCHEDULE SHEET L1.1

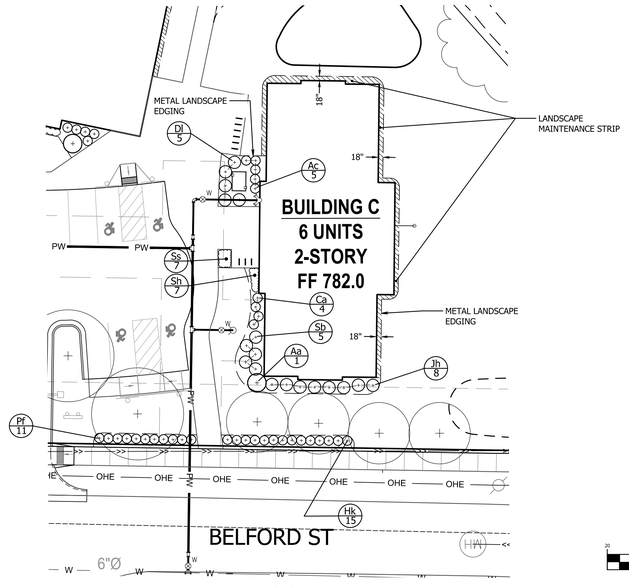
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
Aa	Aronia arbutifolia	Red Chokeberry	24" Ht.	cont.	6' O.C.
Ac	Amorpha canascens	Lead Plant	15" Ht.	cont.	3' O.C.
Am	Aronia melonocarpa	Black Chokeberry	24" Ht.	cont.	4' O.C.
Au	Arctostaphylos uva-ursi	Bearberry	24" Spread	cont.	4' O.C.
Ca	Ceoanthus americana	New Jersey Tea	15-18" Ht.	cont.	3' O.C.
Cal	Clethra alnifolia	Summersweet	24" Ht.	cont.	4' O.C.
Dl	Diervilla lonicera	Bush Honeysuckle	18" Ht.	cont.	4' O.C.
Hk	Hypericum kalmianum	Kalm St. Johns Wort	18" Ht.	cont.	3' O.C.
Hp	Hypericum prolificum	Shrubby St. Johns Wort	18" Ht.	cont.	3' O.C.
Ig	Ilex glabra	Inkberry	24" Ht.	cont.	4' O.C.
Jc	Juniperus communis var. depressa	Canadian Juniper	24" Spread	cont.	5' O.C.
Jh	Juniperus horizontalis	Creeping Juniper	24" Spread	cont.	5' O.C.
Pf	Potentilla fruticosa	Shrubby Cinquefoil	18" Ht.	cont.	3' O.C.
Ra	Rhus aromatica	Fragant Sumac	24" Spread	cont.	4' O.C.
Sa	Spiraea alba	White Meadowsweet	18" Ht.	cont.	4' O.C.
Sb	Spiraea betulifolia	Birchleaf Spirea	18" Ht.	cont.	4' O.C.
Va	Viburnum acerfolium	Maple leaf Viburnum	24 Ht.	cont.	

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
Cp	Carex pennsylvannica	Pennsylvania Sedge	No. 1 pot	cont.	16" O.C.
Pv	Panicum virgatum	Switch Grass	No. 2 pot	cont.	30 O.C.
Ss	Schizachyrium scoparium	Little Blue Stem	No. 1 pot	cont.	24" O.C.
Sh	Sporobolus heterolepsis	Prairie Dropseed	No. 1 pot	cont.	24" O.C.



BUILDING B

SCALE" 1 = 20'



BUILDING C

SCALE" 1 = 20'

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

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PROJECT:
MULTI-FAMILY HOUSING DEVELOPMENT
KALAMAZOO RECOVERY HOUSING - SITE
KALAMAZOO, MICHIGAN

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SHEET TITLE:
LANDSCAPE PLAN

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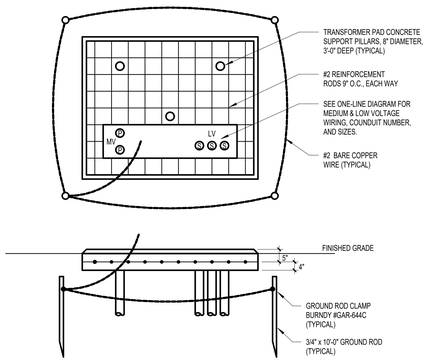
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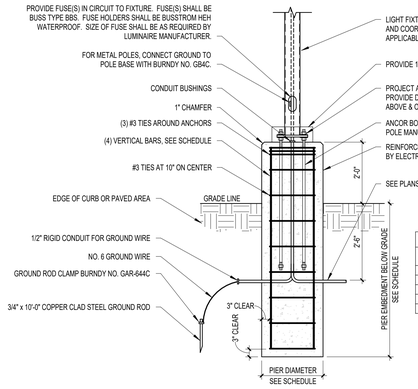
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1. TRANSFORMER PAD TO BE 12" LONGER AND WIDER THAN TRANSFORMER BASE DESCRIBED IN SHOP DRAWINGS.
2. GROUND RODS TO BE A MINIMUM OF 10'-0" LONG.
3. PROVIDE A MINIMUM OF 4 GROUND RODS PER PLAN. SPACE AT A MINIMUM DISTANCE OF 10'-0" AND INCREASE THE NUMBER AND/OR LENGTH OF RODS TO PROVIDE A RESISTANCE OF LESS THAN 25 OHMS (MAXIMUM).

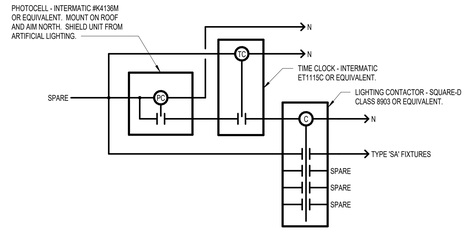
4 / CE1.0 **TRANSFORMER PAD INSTALLATION AND GROUNDING**
SCALE: NONE



CONCRETE PIER SCHEDULE			
POLE HEIGHT ABOVE GRADE	PIER DIAMETER	PIER EMBEDMENT BELOW GRADE	VERTICAL PIER REINFORCEMENT
15'-0"	1'-6"	5'-0"	(4) #4
15'-1" -TO 20'-0"	2'-0"	5'-0"	(4) #4
20'-1" TO 25'-0"	2'-0"	6'-0"	(4) #4
25'-1" TO 30'-0"	2'-0"	6'-6"	(4) #4
30'-1" TO 35'-0"	2'-6"	6'-6"	(4) #5

*** VERIFY BASE SIZE WITH MANUFACTURER/SUPPLIER TO ACCOMMODATE POLE FIXTURE(S) LOADING PER IES RECOMMENDATIONS.

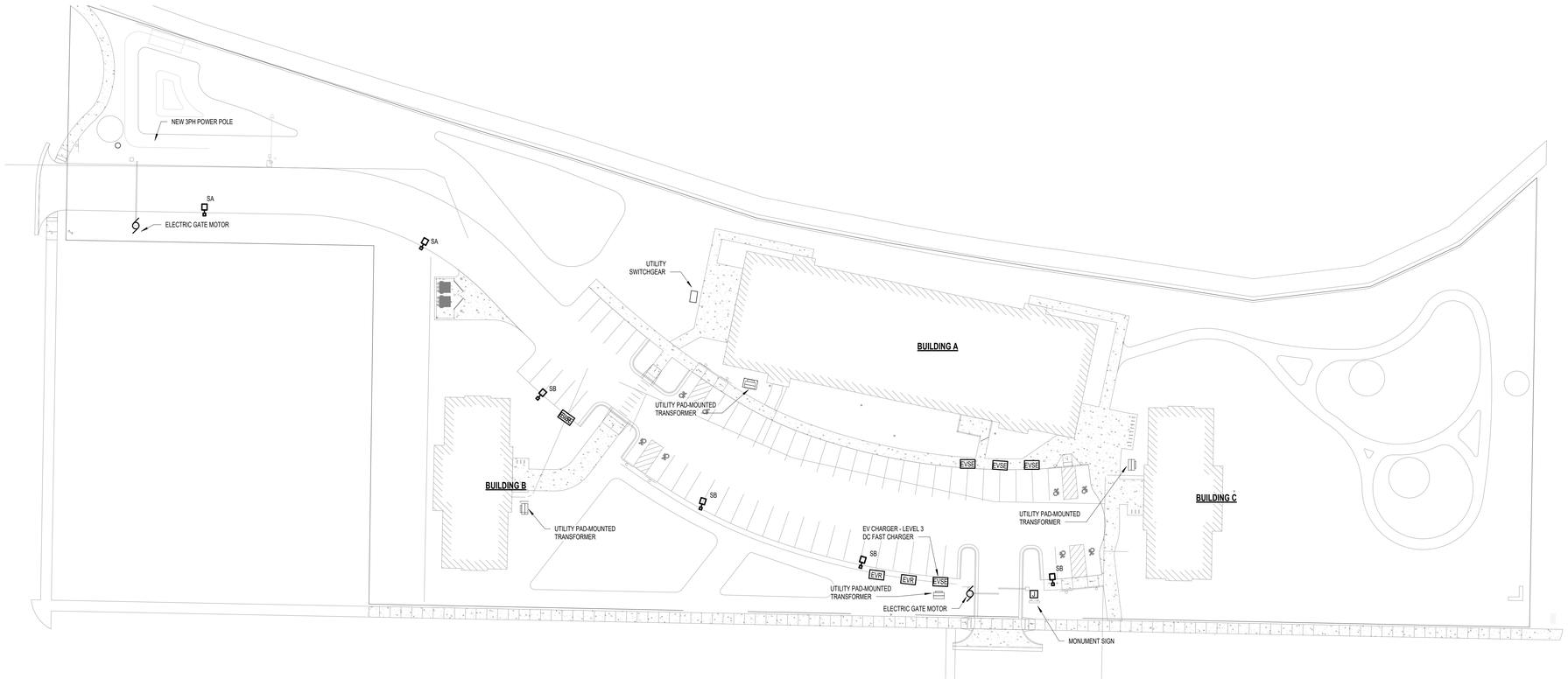
3 / CE1.0 **LIGHT FIXTURE POLE INSTALLATION DETAIL**
SCALE: NO SCALE



2 / CE1.0 **EXTERIOR LIGHTING CONTROL DETAIL**
SCALE: NONE

SITE LIGHT FIXTURE SCHEDULE						
MARK	SYMBOL	LAMPS WATTS	LAMPS TYPE	MANUFACTURER	MTG.	REMARKS
SA		138 W	LED	LITHONIA: #DSX1-P5-30K-80CRI-T2M-MVOLT--RPA-HS-DBLXD POLE: #RSS-18-4B-DM19AS-DBLXD OR EQUIVALENT	18'-0" POLE ON 2'-0" BASE	SITE POLE LIGHT W/ HOUSE SHEILD. 3000K COLOR TEMPERATURE. 16723 DELIVERED LUMENS.
SB		138 W	LED	LITHONIA: #DSX1-P5-30K-80CRI-TFTM-MVOLT--RPA-HS-DBLXD POLE: #RSS-18-4B-DM19AS-DBLXD OR EQUIVALENT	18'-0" POLE ON 2'-0" BASE	SITE POLE LIGHT W/ HOUSE SHEILD. 3000K COLOR TEMPERATURE. 17288 DELIVERED LUMENS.

SITE ELECTRICAL EQUIPMENT SCHEDULE						
CONDUITS AND OUTLETS BY	INSTALLED BY	PROVIDED BY	WIRED BY	E - ELECTRICAL M = MECHANICAL X = OTHERS SYMBOL	DESCRIPTION	M. H. TO CENTER
E	E	E	E	EVR	ELECTRIC VEHICLE CHARGER STATION READY. RACEWAYS AND BOXES FOR FUTURE DUAL CHARGING STATION. ROUTE 1"C ONLY TO THIS LOCATION.	
E	E	E	E	EVSE	ELECTRIC VEHICLE SERVICE EQUIPMENT. RACEWAYS, BOXES, AND WIRING FOR DUAL CHARGING STATION.	



N **ELECTRICAL SITE PLAN**
SCALE: 1" = 30'-0"

NO.	REVISION DESCRIPTION	BY	DATE

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PROJECT:
MULTI-FAMILY HOUSING DEVELOPMENT
KALAMAZOO RECOVERY HOUSING - BUILDING A
KALAMAZOO, MICHIGAN

NOT FOR CONSTRUCTION

ELECTRICAL SITE PLAN

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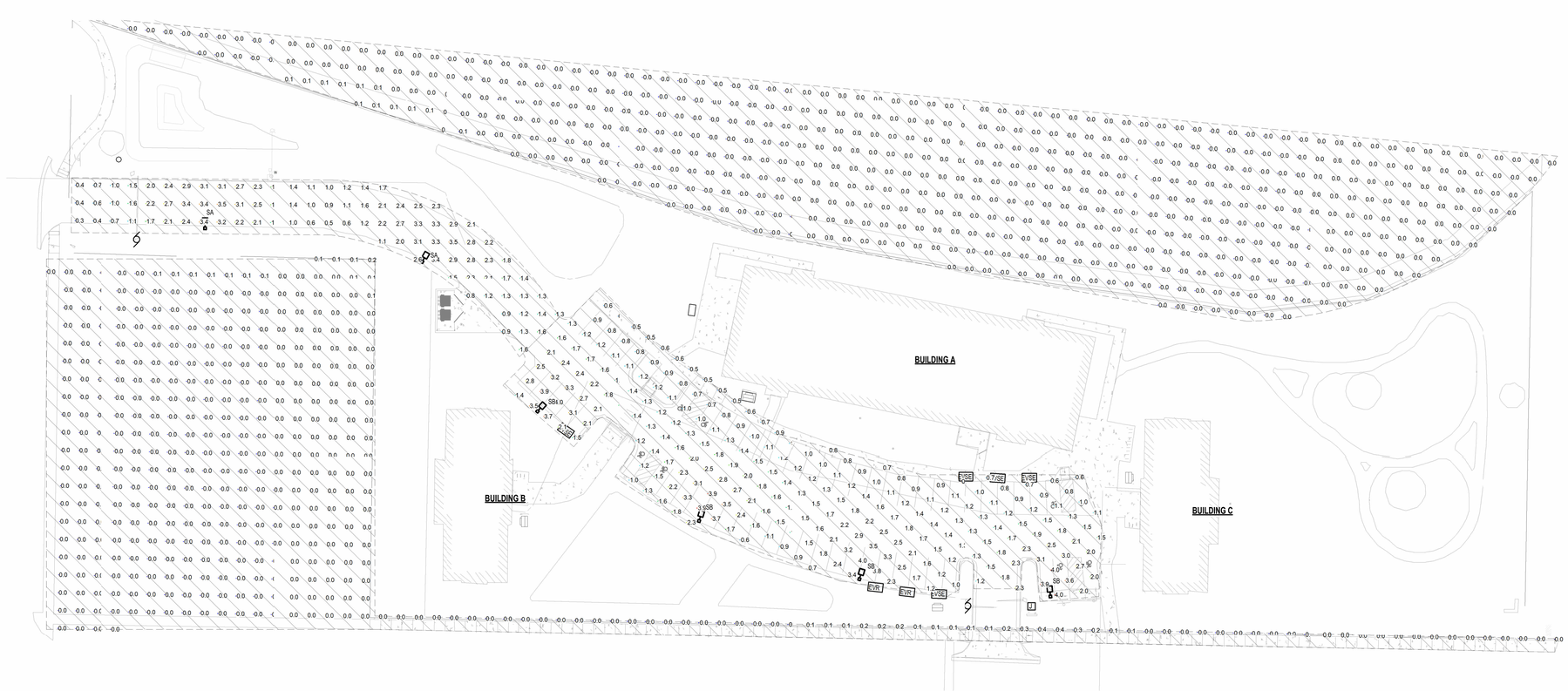
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5/15/2025 1:21:56 PM File Path

SITE PHOTOMETRIC CALCULATIONS				
Calculation Points Name	Average	Maximum	Minimum	Max/Min
SITE - BEYOND PROPERTY LINE	0.0 fc	0.1 fc	0.0 fc	892.9
SITE - BUILDING & SIDEWALK	0.0 fc	0.4 fc	0.0 fc	23354.7
SITE - DRIVE WAY	1.9 fc	3.5 fc	0.3 fc	13.5
SITE - PARKING LOT	1.7 fc	4.0 fc	0.5 fc	8.4



N SITE PLAN PHOTOMETRICS
SCALE: 1" = 30'-0"

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SITE PLAN PHOTOMETRICS

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KALAMAZOO RECOVERY HOUSING - BUILDING A
KALAMAZOO, MICHIGAN

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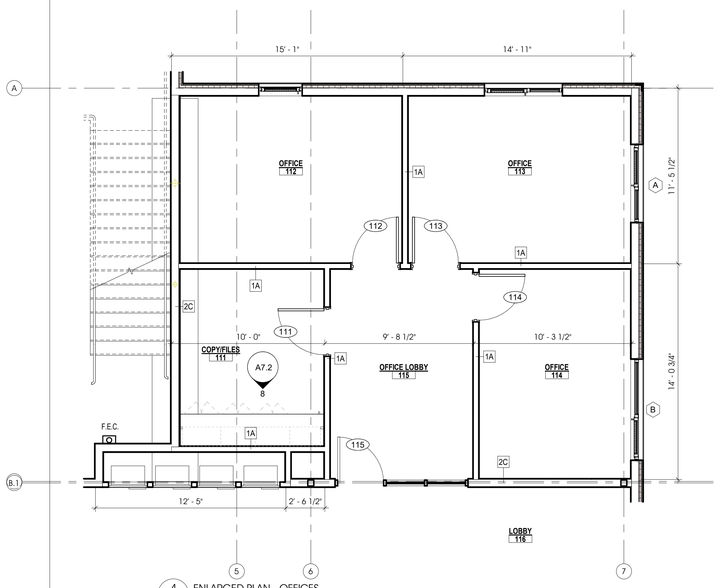
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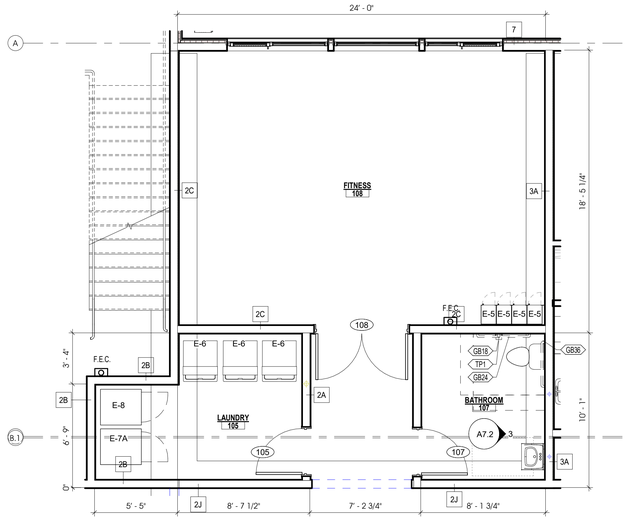
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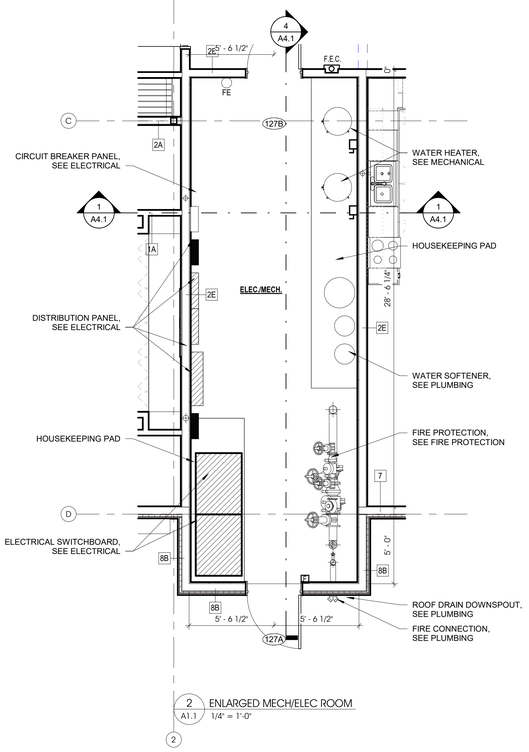
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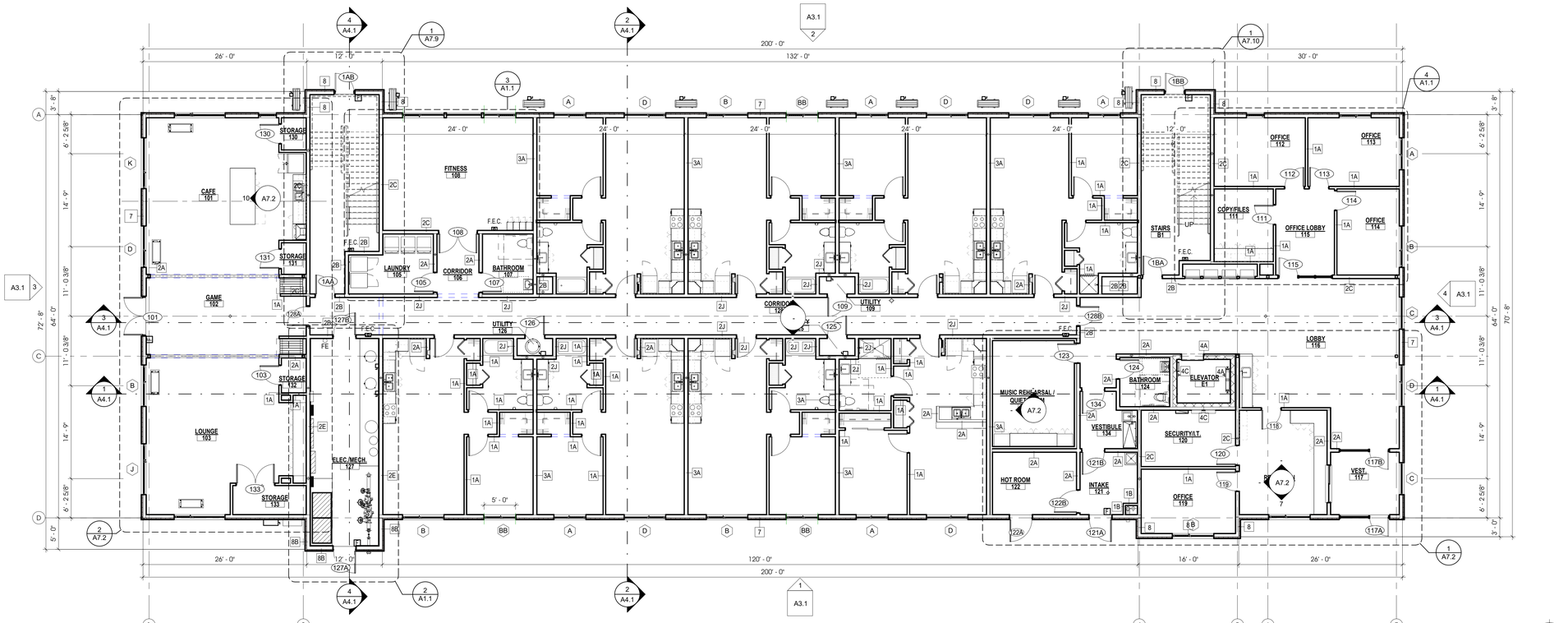
4 A1.1 ENLARGED PLAN - OFFICES
1/4" = 1'-0"



3 A1.1 ENLARGED PLAN - FITNESS, LAUNDRY, AND BATHROOM
1/4" = 1'-0"



2 A1.1 ENLARGED MECH/ELEC ROOM
1/4" = 1'-0"



1 A1.1 FIRST FLOOR CONSTRUCTION PLAN
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

A. DO NOT SCALE DRAWINGS - USE WRITTEN DIMENSIONS PROVIDED ONLY

B. ALL SPECIFIED ITEMS SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AS COMPLETE SYSTEMS WITH ALL ACCESSORY ITEMS REQUIRED FOR A COMPLETE INSTALLATION. GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH ALL TRADES, CONSTRUCTION TYPES, ETC., TO PREVENT EXCLUSION OR DUPLICATION. GENERAL CONTRACTORS BIDS SHALL BE ALL INCLUSIVE.

C. DRAWINGS ESTABLISH THE DESIGN INTENT OF WORK TO BE PERFORMED. ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL TRADES SHALL CAREFULLY COORDINATE WORK OF ALL OTHER TRADES. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS AND FOR VERIFYING THEM WITH THE CONTRACT DOCUMENTS. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND THE OWNER PRIOR TO FABRICATION OR INSTALLATION.

D. COORDINATE SIZE AND LOCATION OF ALL EQUIPMENT SUPPORTS INCLUDING BUT NOT RESTRICTED TO CONCRETE HOUSEKEEPING PADS WITH APPROPRIATE EQUIPMENT MANUFACTURER.

E. COORDINATE SIZE AND LOCATION OF ALL ACCESS PANELS WITH TRADE REQUIRING THE SAME. ACCESS PANELS ARE SPECIFIED ARCHITECTURALLY BUT ARE REQUIRED TO BE PROVIDED BY EACH TRADE. ALL LOCATIONS MUST BE COORDINATED AND APPROVED BY THE ARCHITECTS FIELD.

F. VERIFY QUANTITY, SIZE, AND LOCATION OF ALL FLOOR, ROOF, AND WALL OPENINGS FOR ALL DISCIPLINES INCLUDING BUT NOT RESTRICTED TO MECHANICAL AND ELECTRICAL WORK WITH THE APPROPRIATE TRADE. PROVIDE ALL OPENINGS SHOWN OR REQUIRED FOR THE COMPLETION OF THE WORK. PROVIDE ALL LINTELS REQUIRED FOR THESE OPENINGS PER SPECIFICATIONS.

G. ALL DIMENSIONS ARE TO CENTERLINE OF STEEL, FACE OF STUDS, OR FACE OF MASONRY WALLS UNLESS NOTED OTHERWISE.

H. DIMENSIONS FOLLOWED BY +/- SHOULD BE REVIEWED AND ALL NECESSARY ADJUSTMENTS MADE PRIOR TO FABRICATION AND/OR INSTALLATION OF AFFECTED WORK. NOTIFY ARCHITECTS REPRESENTATIVE IF DISCREPANCIES ARISE BEFORE PROCEEDING WITH THE WORK.REPRESENTATIVE.

I. REFER TO SHEET T1.2 FOR WALL TYPES

J. REFER TO SHEET A8.1 ROOM FINISH SCHEDULE FOR INTERIOR FINISH MATERIALS.

K. REFER TO SHEET A8.2 FOR DOOR AND FRAME ELEVATIONS.

L. REFER TO SHEET A8.3 FOR WINDOW AND STOREFRONT ELEVATIONS

M. REFER TO STRUCTURAL DRAWINGS & SPECIFICATIONS FOR ADDITIONAL INFORMATION

N. REFER TO MEP DRAWING & SPECIFICATIONS FOR ADDITIONAL INFORMATION

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PROJECT:
MULTI-FAMILY HOUSING DEVELOPMENT
KALAMAZOO RECOVERY HOUSING - BUILDING A
KALAMAZOO, MICHIGAN

NOT FOR CONSTRUCTION
FIRST FLOOR - CONSTRUCTION PLAN

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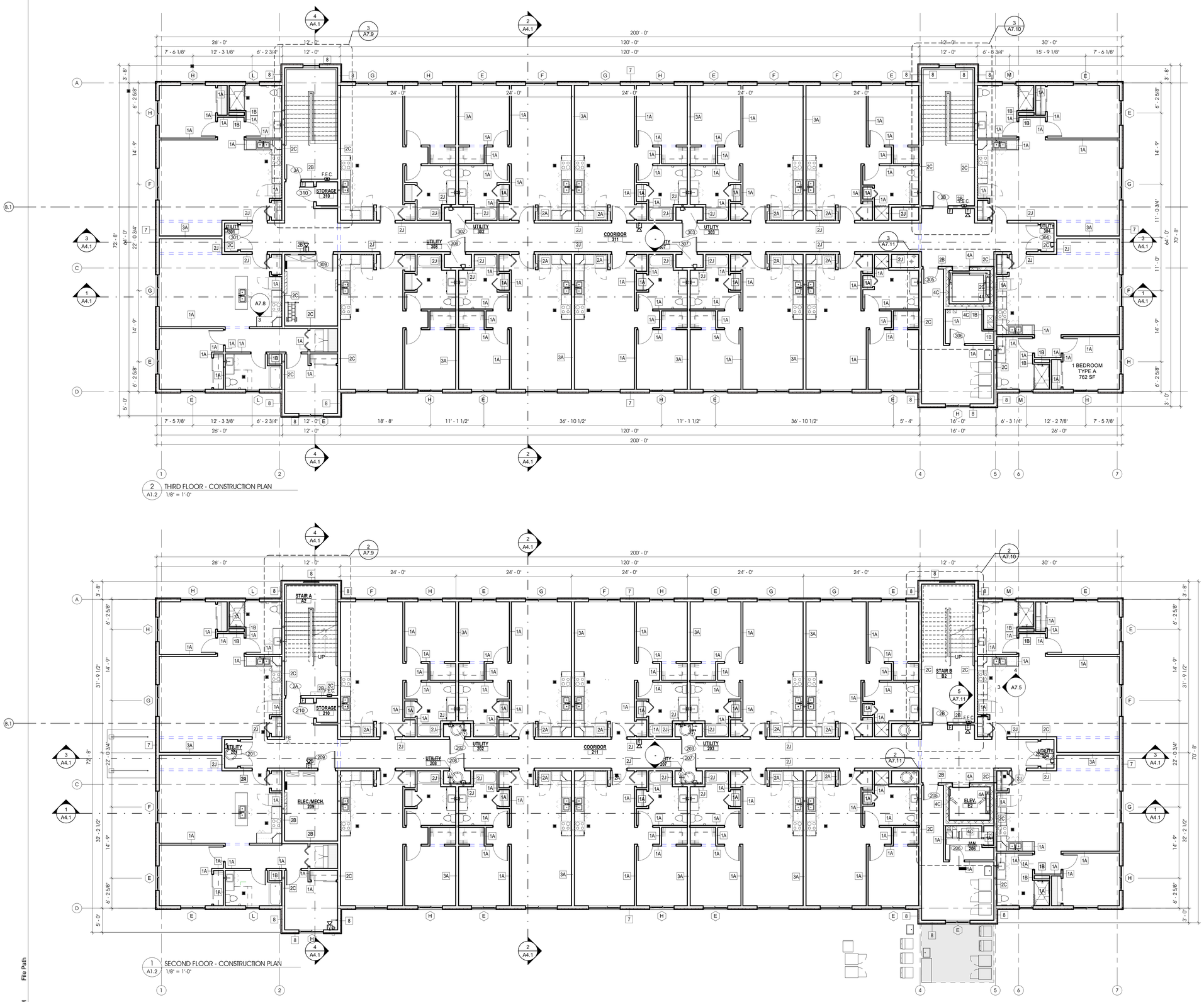
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2 A1.2 THIRD FLOOR - CONSTRUCTION PLAN
1/8" = 1'-0"

1 A1.2 SECOND FLOOR - CONSTRUCTION PLAN
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

A. DO NOT SCALE DRAWINGS - USE WRITTEN DIMENSIONS PROVIDED ONLY

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L. REFER TO SHEET A8.3 FOR WINDOW AND STOREFRONT ELEVATIONS

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PROJECT:
MULTI-FAMILY HOUSING DEVELOPMENT
KALAMAZOO RECOVERY HOUSING - BUILDING A
KALAMAZOO, MICHIGAN

NOT FOR CONSTRUCTION

SECOND FLOOR & THIRD FLOOR - CONSTRUCTION PLAN

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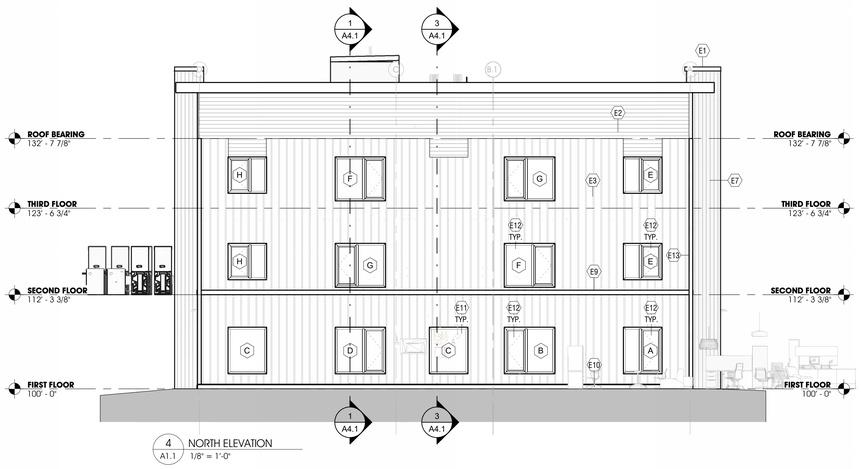
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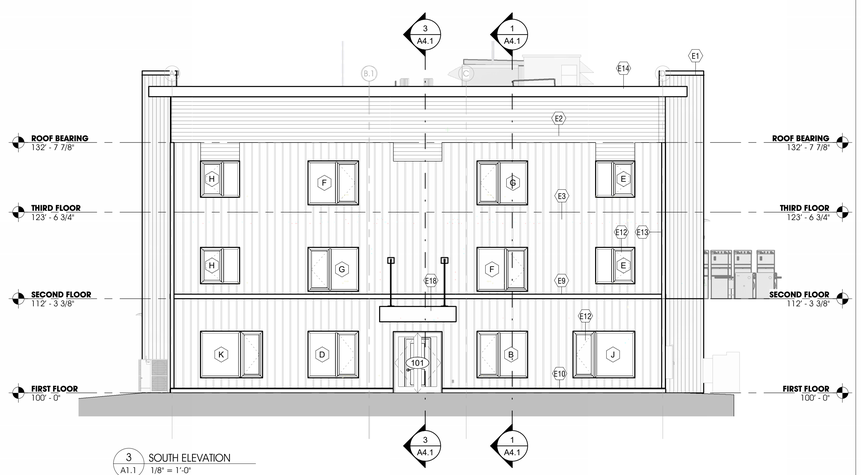
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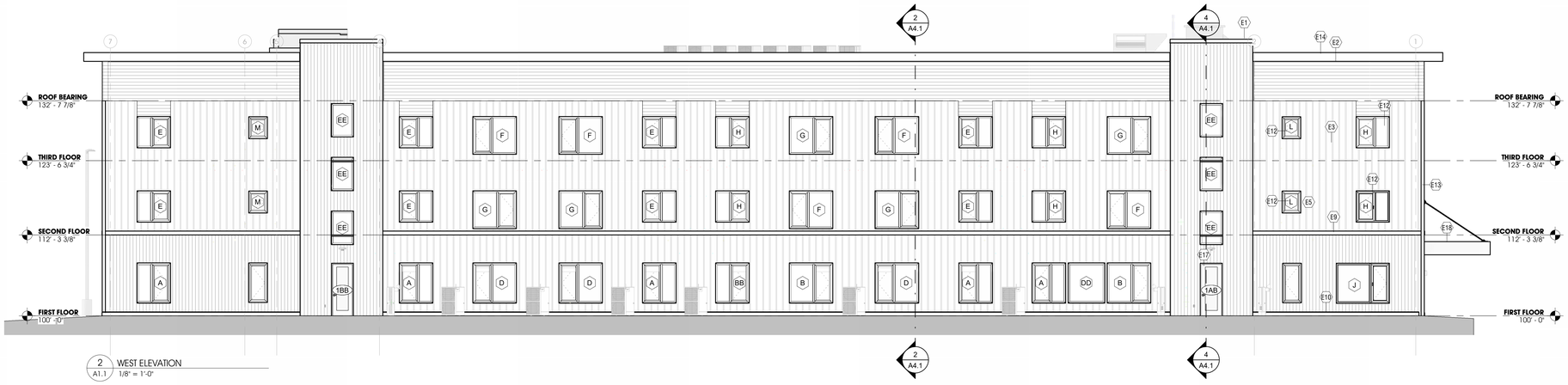
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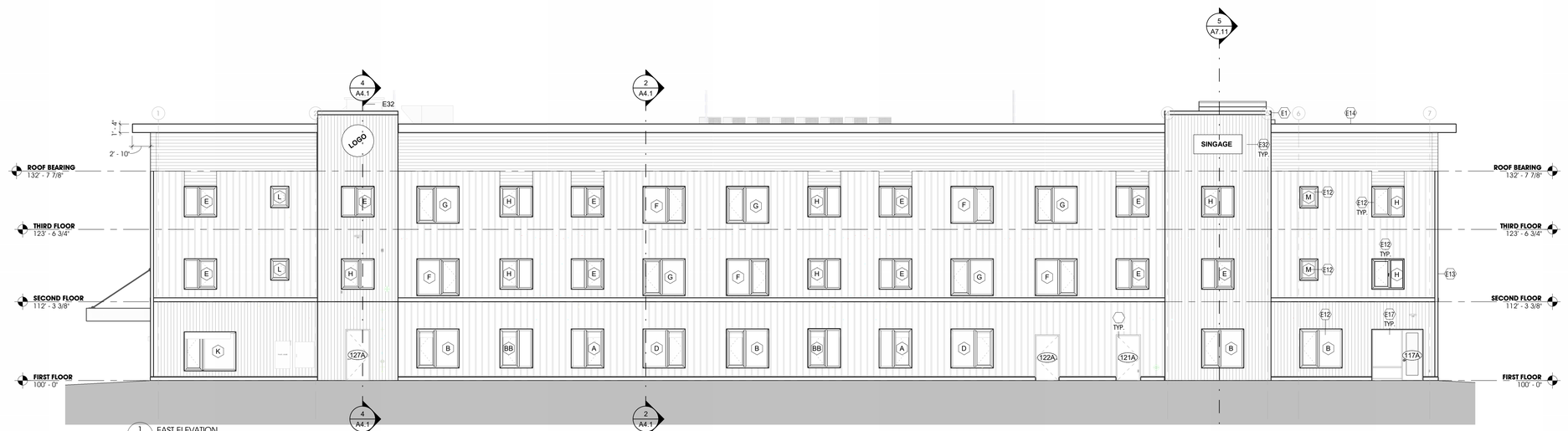
4 A1.1 NORTH ELEVATION
1/8" = 1'-0"



3 A1.1 SOUTH ELEVATION
1/8" = 1'-0"



2 A1.1 WEST ELEVATION
1/8" = 1'-0"



1 A1.1 EAST ELEVATION
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

A. PROVIDE SEALANT AND BACKER ROD BETWEEN ALL DISSIMILAR MATERIALS

EXTERIOR MATERIAL LEGEND

- HORIZONTIAL VINYL SIDING
- VERTICAL VINYL SIDING
- BOARD AND BATTEN VINYL SIDING

ELEVATION KEYNOTES

Key Value	Keynote Text
E1	MTL PARAPET COPING.
E2	HORIZONTAL VINYL SIDING.
E3	VERTICAL VINYL BOARD AND BATTEN SIDING.
E5	METAL DRIP EDGE FLASHING
E7	VERTICAL BOX-RIB MTL CONCEALED WALL PANEL.
E9	DRIP EDGE TRIM BOARD.
E10	AZEK 1 PIECE TRIM SKIRT BOARD.
E11	PLASTIC WINDOW - FIXED.
E12	PLASTIC WINDOW - CASEMENT.
E13	CORNER TRIM BOARD.
E14	ALUMINUM VENTED SOFFIT.
E17	ALUM-FRAMED STOREFRONT & ENTRANCE
E18	ALUM CANOPY
E32	PANEL SIGN

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KALAMAZOO RECOVERY HOUSING - BUILDING A
KALAMAZOO, MICHIGAN

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

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2 A1.2 SECOND FLOOR - CONSTRUCTION PLAN
A1.1 1/4" = 1'-0"

1 A1.1 FIRST FLOOR - CONSTRUCTION PLAN
A1.1 1/4" = 1'-0"

GENERAL NOTES - FLOOR PLAN

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KEYNOTES - FLOOR PLAN A1.1

Keynote #	Keynote Long	SHEET NUMBER

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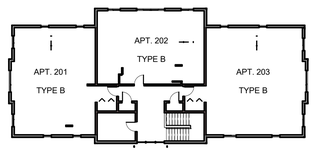
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KALAMAZOO, MICHIGAN

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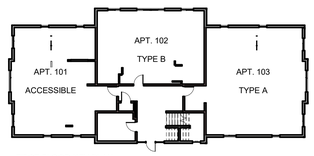
FIRST FLOOR & SECOND FLOOR PLANS

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SECOND FLOOR KEY PLAN



FIRST FLOOR KEY PLAN

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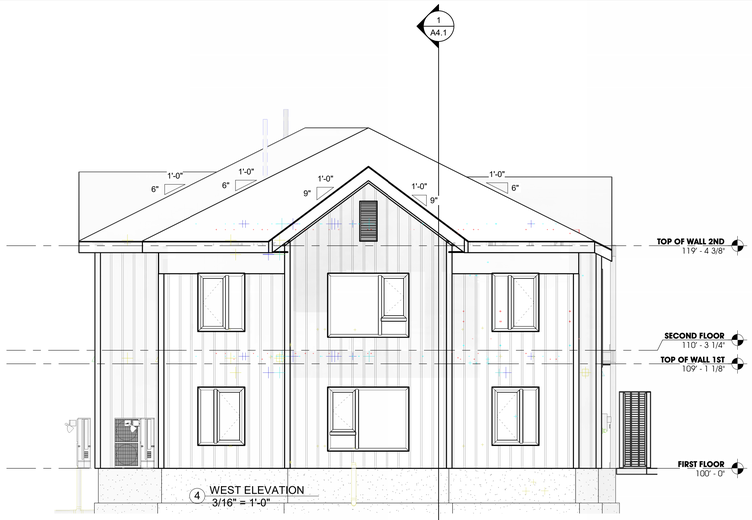
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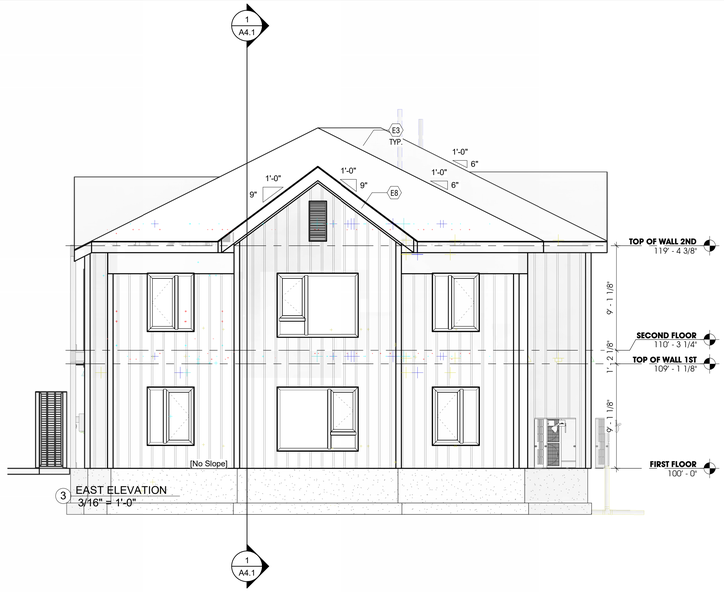
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GENERAL NOTES - EXTERIOR ELEVATIONS

A. PROVIDE SEALANT AND BACKER ROD BETWEEN ALL DISSIMILAR MATERIALS

EXTERIOR MATERIAL LEGEND

HORIZONTIAL VINYL SIDING

VERTICAL VINYL SIDING

BOARD AND BATTEN VINYL SIDING

ELEVATION KEYNOTES

Key Value	Keynote Text
E3	VERTICAL BOARD & BATTEN MTL SIDING
E8	HORIZONTAL FLUSH-PROFILE, STACKED JOINT CONCEALED FASTENER METAL WALL PANEL

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EXTERIOR ELEVATIONS

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