Held virtually, pursuant to Executive Order No. 2020-75
4:00 p.m.

A. Call to Order

B. Roll Call and Excuse Absent Members

C. Adoption of Agenda

D. New Business:
   1. Review and approval of the NFP site plan for Heritage Community of Kalamazoo’s new independent living facility located at 500 Golden Drive. (Action: Motion to approve the NFP site plan for Heritage Community of Kalamazoo located at 500 Golden Drive).
   2. Preliminary review of conceptual drawings for new walkway at Memorial Beach Park, Oakwood Neighborhood Association. (No action).

E. Old Business (none)

F. Board Comments

G. Citizen Comments

L. Adjourn Meeting
Project Address: 500 Golden Drive
Meeting Date: May 26, 2020

Applicant: Heritage Community of Kalamazoo
Owner: Heritage Community of Kalamazoo

Public Hearing: Yes
Notice Date: May 12, 2020

Summary:
Heritage Community of Kalamazoo is a locally-owned, nonprofit senior living residence serving the Kalamazoo community since 1945. At the end of 2019, a section of senior housing was demolished on a single parcel (ID: 06-27-425-002) with the plan to redevelop the parcel with a new and improved independent living residence with greater density. The parcel is located within the Natural Feature Protection (NFP) overlay district, and as such is subject to NFP Review Board approval. One requirement of the new development is to replace trees that were removed during the demolition phase.

Details:

Property Size:
7.09 acres

Description of Current Use of Property:
The existing parcel is mostly vacant due to recent demolition with some impervious parking surfaces remaining in place for construction staging. Lawn, retaining walls, and underground infrastructure are still in place, with most requiring removal or modification as part of the construction phase.

Location and Current Zoning District:
The parcel is zoned RM-15 (Residential Multi-family)

Project Description:
Redevelopment of the site will involve construction of a new 3-4 story independent living facility, new parking lots, driving lanes, and stormwater infrastructure. Re-grading and replanting plans are included in the conceptual drawings.
Review Criteria:
Following the requirements in Chapter 50-6.2:

(C) Wetlands Standard: Wetlands are located on the west side of the property along Portage Creek. The project does not propose construction activities within the wetland setback.

(D) Water Resources Standard: Water resources (Portage Creek) runs adjacent to the property along the west boundary. The project does not propose construction activities with the riparian setback. Existing natural vegetation will be left in place to serve as a riparian buffer.

(F) Trees Standard: Special Status Trees were removed during demolition and must be replaced. The replacement calculations show 170 caliper inches must be planted. The plan proposes re-planting 346.5 caliper inches of new trees. The NFP board should review tree lists to confirm native plant species (see sheet L-102).

(G) Woodland Standard: Natural and wooded areas are noted on the site plan (see sheet C-200). None of these areas meet the definition of a protected woodland according to Chapter 50. No clearing of these areas is proposed in the plan.

(H) Slopes Standard: Most of the slopes with grades of 20% or greater do not meet the definition of a protected slope according to Chapter 50. Specifically, these slopes are not wooded or within 500 feet of the water resource. Slopes that are considered protected are shown on sheet C-300. No construction activities are proposed in these areas.

(I) Natural Heritage Area Standard: The MNFI pre-screen screen tool indicates rare species have been found within 1.5 miles of the parcel and triggers the need for a full MNFI rare species review. No development is planned within the most natural areas on the parcel. The applicant has ordered the rare species review and will provide results to City staff.

(K) Site Development Standards:

Stormwater: The NFP application indicates there will be less stormwater generated and more capture/treatment than the pre-development condition. Engineering staff will review and approve all stormwater standards during regular site plan review.

Plantings: The plan includes a landscape plan shown on L-120 and L-130. None of the proposed plantings are on the prohibited species list. The NFP board should review plant lists to confirm native plant species.

Recommendation:
The Planning Division requests that the NFP Review Board review the NFP site plan, and in particular the planting plans, and approve the site plan on the condition that (1) engineering approves the stormwater infrastructure, and (2) the applicant provides a letter from MNFI stating no rare species were found to be impacted by the proposed project.
Attachments:
1. NFP Review Checklist

Downloads:
SECTION I. PROJECT AND APPLICANT INFORMATION

Please provide 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.

<table>
<thead>
<tr>
<th>APPLICANT NAME:</th>
<th>BYCE &amp; ASSOCIATES, INC.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>DANIELLE</td>
</tr>
<tr>
<td></td>
<td>RHODES</td>
</tr>
<tr>
<td>APPLICANT ADDRESS:</td>
<td>487 PORTAGE STREET</td>
</tr>
<tr>
<td></td>
<td>KALAMAZOO</td>
</tr>
<tr>
<td></td>
<td>MI 49001</td>
</tr>
<tr>
<td>APPLICANT EMAIL:</td>
<td><a href="mailto:danielle.rhodes@byce.com">danielle.rhodes@byce.com</a></td>
</tr>
<tr>
<td>PARCEL ADDRESS/PIN:</td>
<td>PARCEL ID: 06-27-425-002</td>
</tr>
<tr>
<td></td>
<td>500 GOLDEN DRIVE, KALAMAZOO MI 49001</td>
</tr>
<tr>
<td>PROJECT DESCRIPTION:</td>
<td>PROPOSED 34 STORY INDEPENDENT LIVING FACILITY, AND RELATED SITE DEVELOPMENTS</td>
</tr>
<tr>
<td>OWNER NAME:</td>
<td>HERITAGE COMMUNITY OF KALAMAZOO</td>
</tr>
<tr>
<td></td>
<td>(first) JAY (last) PRINCE</td>
</tr>
<tr>
<td>DATE OF REGULAR SITE PLAN REVIEW:</td>
<td>PRELIMINARY SITE PLAN MITING. 4/21/2020</td>
</tr>
<tr>
<td></td>
<td>(IN-PROCESS) SITE PLAN RESUBMITAL PENDING</td>
</tr>
</tbody>
</table>

NFP APPLICATION REQUIRED?

Is the project limited to interior work only with no exterior ground changes or increase in impervious coverage? Or does the project only include demolition with no tree removal?

<table>
<thead>
<tr>
<th>YES</th>
<th>IF YES, a full NPF application is not necessary. Sign below &amp; submit only this page with your site plan review application or permit application.</th>
</tr>
</thead>
<tbody>
<tr>
<td>NO</td>
<td>IF NO, proceed to Section II. Do NOT sign below.</td>
</tr>
</tbody>
</table>

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

Print name: DANIELLE RHODES, BYCE

Signature: Danielle M. Rhodes

Date: 5-18-2020
SECTION II. PRESENCE OF NATURAL FEATURES

Use this section to assist in determining if review and approval by the NFP Review Board must be completed as part of the site plan review process. Regardless of NFP review, regular site plan review will still be necessary. Contact the NFP staff liaison with questions regarding the NFP review process at mccarthyja@kalamazoo.org or (269) 337-8789.

If you have questions about regular site plan review, contact the Community Planning & Economic Development Department at (269) 337-8044.

<table>
<thead>
<tr>
<th>NATURAL FEATURES QUESTIONNAIRE</th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Are there wetlands on the parcel?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>2) Are there water resources on the parcel (e.g., rivers, lakes, streams, ponds)?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>3) If YES to question 2, check waterbody type and list name (if known)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Lake</td>
<td>✓ River/stream</td>
<td></td>
</tr>
<tr>
<td>☐ Pond</td>
<td>✓ Drain</td>
<td></td>
</tr>
<tr>
<td>Name(s): BRYANT MILL POND / PARTAGE CREEK @ WEST PROPERTY LINE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4) Are there water resources along the parcel boundary or within 25 feet of the parcel boundary?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>If YES, setback from water resource may apply</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5) Will any trees be taken down as part of this project?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>6) Will site regrading, cut/fill, or construction of retaining walls be done to address grade changes on the parcel?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>7) Are there any natural areas on the parcel (e.g., ground cover such as woodlands, open fields, areas with shrubs or brush, i.e. spaces not kept as mowed lawn or ornamental landscape/garden areas)?</td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>

- If you answered NO to all of the questions 1-7, skip to Section IV.
- If you answered YES to any of the questions 1-7, continue to Section III.
SECTION III. NFP SITE PLAN CHECKLIST

Complete the checklist below and provide all information relevant to the project as an attachment to the full site plan packet. Indicate the page number where the NFP item can be found in the appropriate column. If you checked “no” to certain NFP items in questions 1-7 in Section II, write “N/A” on the checklist. Only columns in blue need to be filled in.

The proposed NFP site plan must show both existing natural features and proposed alterations to those features. For example:

- Site work, balancing, and grading plans
- New and existing structures
- New and existing paved areas
- New or modified utilities (both above and below ground)
- Removal of or modifications to natural features

<table>
<thead>
<tr>
<th>WETLANDS</th>
<th>Required</th>
<th>Included on page:</th>
<th>Approved</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Include the boundary of wetlands on the parcel and mark the required setbacks on the site plan. Include copy of EGLE permit for work in any State-regulated wetland.</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>YES, SEE SURVEY/PLANS NO WORK PROPOSED IN WETLAND</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>WATER RESOURCES</th>
<th>Required</th>
<th>Included on page:</th>
<th>Approved</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Include the location of all water resources on the parcel and those within 25 feet of the parcel boundaries.</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>SEE PLANS NO WORK WITHIN REQ'D SETBACK</td>
</tr>
<tr>
<td>Show the required setback(s), describe the existing ground cover within the setback(s), and any changes to ground cover.</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>C300 C300</td>
</tr>
<tr>
<td>Provide a vegetated buffer plan, if required.</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TREES</th>
<th>Required</th>
<th>Included on page:</th>
<th>Approved</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mark the location of all “protected” trees that are proposed to be removed.</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>SEE LANDSCAPE PLANS C100</td>
</tr>
<tr>
<td>Include documentation of each species name, size (DBH and height), and condition of “protected” trees that are proposed to be removed.</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>YES</td>
</tr>
<tr>
<td>Include justification for removal (retaining all “protected” trees is a priority). Provide the replacement tree calculations with a list of replacement tree species including caliper size and planting location.</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>SEE LANDSCAPE PLANS C100 PROTECTING/PRESERVING EXISTING “PROTECTED” SPECIES.</td>
</tr>
<tr>
<td>SLOPES</td>
<td>Required</td>
<td>Included on page #:</td>
<td>Approved</td>
<td>Notes</td>
</tr>
<tr>
<td>--------</td>
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</tr>
<tr>
<td>Provide a slope analysis that shows the boundaries of all &quot;protected&quot; slopes and mark the required setback(s).</td>
<td>N/A</td>
<td>NO</td>
<td>PROTECTED SLOPES</td>
<td></td>
</tr>
<tr>
<td>Denote which feature is present on the slope that makes it a &quot;protected&quot; slope (e.g., wooded, within 500 ft of water resource, etc.).</td>
<td>T.B.D.</td>
<td>SEE C300</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>WOODLANDS</th>
<th>Required</th>
<th>Included on page #:</th>
<th>Approved</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delineate the boundary of all woodlands on the parcel and where the woodland system extends onto adjacent parcels.</td>
<td>✓</td>
<td>C200 C300 C500</td>
<td></td>
<td></td>
</tr>
<tr>
<td>If woodlands will be cleared, include a woodland ecosystem assessment that describes condition and species composition.</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mark parts of the woodland that will be retained and removed (i.e., cleared), include the percent acreage calculations to meet the preservation standard.</td>
<td>✓</td>
<td>C100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Include justification for removal of the part of the woodland that will be cleared.</td>
<td>N/A</td>
<td>NO WOODLAND CLEARING</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NATURAL HERITAGE AREAS</th>
<th>Required</th>
<th>Included on page #:</th>
<th>Approved</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Include the results of a Phase I MNFI rare species review. <em>(Phase I review can be done at no cost by contacting the NFP staff liaison).</em></td>
<td>T.B.D.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>If Phase I triggered a Phase II MNFI rare species review, attach the results of this review to your site plan.</td>
<td></td>
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</tr>
<tr>
<td>If rare species are found on the parcel from an on-site survey, provide protection and/or mitigation plans as required under state and federal law.</td>
<td>✓</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>
SECTION IV. GENERAL NFP SITE PLAN ELEMENTS

All applicants must complete the checklist below, including some applicants in the NFP Overlay District that do not have natural features present on the parcel. These standards are required to protect natural features in close proximity to the parcel.

Complete the checklist and attach the required documentation as part of your NFP application.

<table>
<thead>
<tr>
<th>IMPERVIOUS COVERAGE</th>
<th>Required</th>
<th>Included on page #:</th>
<th>Approved</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide the calculation of both the proposed percentage of impervious and semi-pervious coverage on the parcel.</td>
<td>✓</td>
<td>C200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mark areas on the NFP site plan that will remain undisturbed or include a justification and/or restoration plan, if applicable.</td>
<td>✓</td>
<td>C200 (SEE LANDSCAPE PLANS FOR FINISH TREATMENTS)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>REQUIRED LANDSCAPING</th>
<th>Required</th>
<th>Included on page #:</th>
<th>Approved</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Include a list of landscaping plants that will be planted to satisfy the requirements under the zoning code. For NFP parcels this required landscaping must be Michigan native species.</td>
<td>✓</td>
<td>L100 + OTHER LANDSCAPE PLANS</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>STORMWATER MANAGEMENT</th>
<th>Required</th>
<th>Included on page #:</th>
<th>Approved</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mark the location of all existing and proposed stormwater management structures and systems on the site plan.</td>
<td>✓</td>
<td>C400</td>
<td></td>
<td></td>
</tr>
<tr>
<td>If there is any change (increase or decrease) of stormwater generated from the parcel, include:</td>
<td></td>
<td></td>
<td>DECREASE STORM RUNOFF</td>
<td></td>
</tr>
<tr>
<td>NFP Stormwater Standard 1: Water Quality Treatment Volume Worksheet</td>
<td></td>
<td></td>
<td>TREATMENT OF ALL FLOWS PROPOSED BY M.T.O.</td>
<td></td>
</tr>
<tr>
<td>NFP Stormwater Standard 2: Channel Protection Volume Worksheet</td>
<td></td>
<td></td>
<td>TBD</td>
<td></td>
</tr>
</tbody>
</table>
### PRESERVES & SIGN REQUIREMENTS

<table>
<thead>
<tr>
<th>Required</th>
<th>Included on page #</th>
<th>Approved</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

Mark the location of any preserves that are located within 300 ft of the parcel (see definition in NFP ordinance).

When parcel is within 300 ft of a preserve, indicate on the site plan how signs will comply with NFP ordinance.

### PUBLIC NOTICE

<table>
<thead>
<tr>
<th>Required</th>
<th>Included on page #</th>
<th>Approved</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes</td>
<td>✓</td>
<td>Copy provided</td>
</tr>
</tbody>
</table>

If the project requires notice to the public, all letters must be post-marked 14 days prior to review by the NFP Review Board. Contact the NFP liaison for details.

Include a copy of the public notice letter and mailing list with your application.

- Once you have completed the checklists in Sections III and IV and attached the necessary site plan map(s) and documentation, your NFP site plan review packet is complete.

- You can schedule a review meeting with the NFP Review Board by contacting the NFP staff liaison. See Section V for the meeting schedule, contact information, and deadlines.
SECTION V. NFP REVIEW BOARD MEETING SCHEDULE

The NFP Review Board holds meetings on the second and fourth Wednesdays of each month. The meetings begin at 4:00 PM in the Community Room at City Hall, 241 W South Street, Kalamazoo 49007. All meetings are open to the public. Notice of any cancelations or change to the meeting will be posted at City Hall no later than 18 hours before the regularly scheduled meeting.

To be added to the NFP Review Board meeting agenda, a full site plan review packet and all required checklists must be received by the NFP staff liaison eight (8) days prior to the regularly scheduled meeting.

CONTACT INFORMATION:

Email: mccarthyja@kalamazoocity.org
Mail: 415 Stockbridge Ave, Kalamazoo, MI 49001
Phone: (269) 337-8789

<table>
<thead>
<tr>
<th>2019 ANNUAL MEETING SCHEDULE</th>
</tr>
</thead>
<tbody>
<tr>
<td>July 9, 2019</td>
</tr>
<tr>
<td>August 13, 2019</td>
</tr>
<tr>
<td>September 10, 2019</td>
</tr>
<tr>
<td>October 8, 2019</td>
</tr>
<tr>
<td>November 12, 2019</td>
</tr>
<tr>
<td>December 10, 2019</td>
</tr>
</tbody>
</table>
### SECTION VI. NFP REVIEW BOARD COMMENTS

#### Wetlands

#### Water Resources

#### Trees

#### Slope

#### Woodlands

#### Natural Heritage Areas

<table>
<thead>
<tr>
<th>Question</th>
<th>Y</th>
<th>N</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the parcel adjacent to a preserve?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the parcel adjacent to another publicly accessible open space or recreational area?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does the use comply with the restrictions in the Wellhead Protection Overlay?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does the site comply with lot coverage standards?</td>
<td></td>
<td></td>
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<tr>
<td>Does the project require public notice?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Will temporary construction fencing be required?</td>
<td></td>
<td></td>
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<tr>
<td>Will a variance be required?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is bonding required?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is public notice required?</td>
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</tr>
</tbody>
</table>
New Independent Living Development for: HERITAGE COMMUNITY 500 GOLDEN DRIVE · KALAMAZOO, MICHIGAN 49001

PROJECT SCOPE
PROJECT SCOPE INCLUDES A NEW 60 UNIT INDEPENDENT LIVING FACILITY FOR HERITAGE COMMUNITY OF KALAMAZOO.
PROPOSED DEVELOPMENT SHALL REPLACE EXISTING INDEPENDENT LIVING BUILDING(S) DEMOLISHED AS PART OF PROJECT PHASE 1 DEMOLITION SCOPED WITH NEW MULTI-LEVEL 3-4 STORY STRUCTURE WITH COMMON AMENITY SPACES AND COMMON LEVEL SECURE PARKING FOR RESIDENTS.
PROPOSED DEVELOPMENT WILL BE CONNECTED TO EAST AND WEST HERITAGE CAMPUS AREAS WITH ADA ACCESSIBLE PEDESTRIAN WALKWAYS THROUGHOUT.

PROJECT INFORMATION
OWNER: Heritgage Community of Kalamazoo 2400 Portage Street Kalamazoo, MI

BUILDING SITE ADDRESS: 500 Golden Drive Kalamazoo, Michigan

PROJECT QUANTITIES:
Total Residential Units: 60
Total Interior Parking Spaces: 67

BUILDING AREAS:
Lower Level: 30,825 SF
1st Floor Level: 31,131 SF
2nd Floor Level: 30,391 SF
3rd Floor Level: 30,391 SF
4th Floor Level: 11,046 SF
Total Gross Area: 133,780 SF

BUILDING HEIGHT:
63'-6" (four story)
52'-2" (three story)

NUMBER OF STORIES:
Split Level 3 - 4 Stories

INDEPENDENT LIVING DEVELOPMENT FOR:
500 GOLDEN DRIVE · KALAMAZOO, MICHIGAN 49001
HERITAGE COMMUNITY

DRAWING LIST
DRAWING SHEET 100% DESIGN DEVELOPMENT 12-12-2019 PHASE 1 SITE PLAN APPROVAL 03-18-2020 PHASE 2 PRELIMINARY SITE PLAN SUBMITTAL 03-27-2020 INTERIM CONSTRUCTION DOCUMENTS 05-18-2020 CITY NFP SITE PLAN SUBMITTAL

PROJECT COVER
Survey (by others)
CIVIL
C100
Demolition Plan
C200
Site Plan
C300
Grading Plan
C400
Utility Plan
C500
Soil Erosion Control Plan
C600
Details

LANDSCAPE
L100
Overall Landscape Plan
L101
Code-Required Plantings
L102
Tree Replacement Plan
L110
Planting Plan - West
L120
Planting Plan - East
L130
Planting Plan - Courtyard

ARCHITECTURAL
A100
Lower Level Floor Plan - Overall
A101
First Floor Plan - Overall
A102
Second Floor Plan - Overall
A103
Third Floor Plan - Overall
A104
Fourth Floor Plan - Overall
A105
Roof Plan - Overall
A200
Exterior Elevations

CITY OF KALAMAZOO NFP PLAN REVIEW 05-18-2020
TRAVIS KRENTZ
P.S. NO. 57885
THE
DESCRIPTION
WAS
GIVEN
TO
US
BY
THE
PERSON
CERTIFIED
TO,
OR
WAS
PREPARED
BY
US
FROM
INFORMATION
OR
DOCUMENTS
GIVEN
TO
US
BY
THE
PERSON
CERTIFIED
TO,
AND
SHOULD
BE
COMPARED
WITH
THE
ABSTRACT
OF
TITLE
OR
TITLE
INSURANCE
POLICY
FOR
ACCURACY,
EASEMENTS
OR
EXCEPTIONS.


SURVEYOR'S NOTES:

1. UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL FIELD MEASUREMENTS AND AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATIONS OR EXISTENCE OF UTILITIES IN THE AREA.
2. NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT 811.
3. CONTOUR INTERVAL = 1 FOOT.
4. HISTORICAL LOCATION OF BRYANT MILL POND IS SHOWN. WEST BOUNDARY LINES ARE SHOWN PER FOUND MONUMENTATION AND IWM SURVEY, JOB #3531 DATED NOV. 17, 2010.
TRAVIS KRENTZ
P.S. NO. 57885

THE DESCRIPTION WAS GIVEN TO US BY THE PERSON CERTIFIED TO, OR PREPARED BY US FROM INFORMATION OR DOCUMENTS GIVEN TO US BY THE PERSON CERTIFIED TO, AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY, EASEMENTS OR EXCEPTIONS.

Know what's below. Call before you dig.

Before you dig - Call 811.

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3. CONTOUR INTERVAL = 1 FOOT.
4. PROVIDED LEGAL DESCRIPTION EXTENDS TO THE EDGE OF BRYANT MILL POND. THE HISTORICAL LOCATION OF BRYANT MILL POND IS SHOWN.

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DEMOLITION PLAN - PHASE 2

EXISTING CONSUMERS POWER SUB-STATION

DIRECTORS HALL BUILDING

EXISTING EMPLOYEE PARKING LOT

The Rookery
209 South LaSalle Street
Suite 400
Chicago, IL 60604
T. +1 312 755 1200
F. +1 312 755 1155

SCALE:

DRAWING TITLE:

PROJECT TITLE:

PROJECT No:

KEY PLAN

Owner:

Construction Manager:

Civil / Site:

Structural:

Mechanical & Plumbing:

Electrical:

Food Service:

Landscape:

500 GOLDEN DRIVE
KALAMAZOO, MI 49001

B/A 17100217
HERITAGE COMMUNITY OF KALAMAZOO

10/18/2019
100% DESIGN DEVELOPMENT
IMEG CORP.
1100 WARRENVILLE ROAD, NAPERVILLE, IL
IMEG CORP.
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IMEG CORP.
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FOOD FACILITIES CONCEPTS, INC.
1100 WASHINGTON AVENUE, CARNEGIE, PA
JOHNSON HILL LAND ETHICS STUDIO
412 LONGSHORE DRIVE, ANN ARBOR, MI
BYCE & ASSOCIATES, INC.
487 PORTAGE STREET, KALAMAZOO, MI
HERITAGE COMMUNITY OF KALAMAZOO
2400 PORTAGE STREET
KALAMAZOO, MI
MILLER-DAVIS COMPANY
KALAMAZOO, MI

DATE
ISSUE
10-18-2019
100% DESIGN DEVELOPMENT
12-12-2019
PHASE 1 SITE PLAN APPROVAL
03-18-2020
PHASE 2 PRELIMINARY SITE PLAN SUBMITTAL
03-27-2020
INTERIM CONSTRUCTION DOCUMENTS
05-18-2020
CITY NFP SITE PLAN SUBMITTAL

DEMO SYSTEMS:

Demolition Plan - Phase 2

C100

100% DESIGN DEVELOPMENT

2/4/2019

LEGEND:
LANDSCAPE REQUIREMENTS

CODE SECTION 6.2 - LANDSCAPING AND OPEN SPACES

E. FRONT YARD SETBACK WITHOUT PARKING OR SETBACKS (319 LF)
1 TREE/35 LF OF FRONTAGE = 9 TREES
6 TREES (MIN.)
4 TREES (MIN.)

F. LANDSCAPING FOR BUILDING PERIMETERS (478 LF)
1 SHRUBS/LF FACADE FACING PUBLIC R.O.W. + 1 TREE
103 SHRUBS (MIN.)

G1. LANDSCAPING FOR PARKING LOTS AND LOADING ZONES (203 LF)
1 TREE/35 LF OF FRONTAGE = 6 TREES
6 TREES

H.1. LANDSCAPING/SCREENING BETWEEN LAND USES (316 LF OF "FRONTAGE" EXPOSURE)
1 - 6 FT. TALL EVERGREEN TREE 6 FT. D.C. = 53 TREES
1 TREE/6 FT. "FRONTAGE" = 8 TREES
1 TREE/6 FT. "FRONTAGE" = 8 TREES
EXISTING TREE LEGEND

<table>
<thead>
<tr>
<th>Tree</th>
<th>Species</th>
<th>Diameter</th>
<th>Condition</th>
<th>Quantity</th>
</tr>
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<tbody>
<tr>
<td>100</td>
<td>Acer rubrum</td>
<td>10&quot;</td>
<td>Fair</td>
<td>1</td>
</tr>
<tr>
<td>101</td>
<td>Amelanchier</td>
<td>10&quot;</td>
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<tr>
<td>102</td>
<td>Betula nigra</td>
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<tr>
<td>103</td>
<td>Carpinus caroliniana</td>
<td>10&quot;</td>
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<td>1</td>
</tr>
<tr>
<td>104</td>
<td>Celtis occidentalis</td>
<td>10&quot;</td>
<td>Fair</td>
<td>1</td>
</tr>
<tr>
<td>105</td>
<td>Gleditsia triacanthos</td>
<td>10&quot;</td>
<td>Fair</td>
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<tr>
<td>106</td>
<td>Gymnocladus dioicus</td>
<td>10&quot;</td>
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<tr>
<td>107</td>
<td>Nyssa sylvatica</td>
<td>10&quot;</td>
<td>Fair</td>
<td>1</td>
</tr>
<tr>
<td>108</td>
<td>Ostrya virginiana</td>
<td>10&quot;</td>
<td>Fair</td>
<td>1</td>
</tr>
<tr>
<td>109</td>
<td>Pinus strobus</td>
<td>10&quot;</td>
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<tr>
<td>110</td>
<td>Platana occidentalis</td>
<td>10&quot;</td>
<td>Fair</td>
<td>1</td>
</tr>
<tr>
<td>111</td>
<td>Prunus serotina</td>
<td>10&quot;</td>
<td>Fair</td>
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<tr>
<td>112</td>
<td>Quercus bicolor</td>
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<td>113</td>
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</tr>
<tr>
<td>114</td>
<td>Quercus muehlenbergii</td>
<td>10&quot;</td>
<td>Fair</td>
<td>1</td>
</tr>
<tr>
<td>115</td>
<td>Ulmus americana</td>
<td>10&quot;</td>
<td>Fair</td>
<td>1</td>
</tr>
</tbody>
</table>

HIGHLIGHTED TREES WERE USED TO CALCULATE THE CALIPER INCHES OF TREES REQUIRED TO BE REPLACED.

TREE REPLACEMENT SUMMARY

Using Table 6.2-4 Special, Status Tree List, 170 caliper inches are required to be replaced. Using Table 6.2-5 Replacement Tree List, the trees listed in the number include:

- Acer rubrum
- Amelanchier
- Betula nigra
- Carpinus caroliniana
- Celtis occidentalis
- Gleditsia triacanthos
- Gymnocladus dioicus
- Nyssa sylvatica
- Ostrya virginiana
- Pinus strobus
- Platana occidentalis
- Prunus serotina
- Quercus bicolor
- Quercus macrocarpa
- Quercus muehlenbergii
- Ulmus americana

EXISTING TREE LEGEND

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HIGHLIGHTED TREES WERE USED TO CALCULATE THE CALIPER INCHES OF TREES REQUIRED TO BE REPLACED.
L-110
Placing Plan: West
Planting Plan: West

NOTES
1. SEE SHEET L-600 FOR PLANT LIST
   AND DETAILS.

LEGEND
PROPOSED TREE
EXISTING DECIDUOUS
TREE TO REMAIN
EXISTING EVERGREEN
TREE TO REMAIN

PLANTS LISTED BY SHEET NUMBER

1. LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'
2. Ostrya virginiana
3. LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'
4. Celtis occidentalis 'Magnifica'
5. Ostrya virginiana
6. PLATANUS OCCIDENTALIS
7. CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'
8. Chasmanthium latifolium
9. Cornus stolonifera 'Farrow'
10. Parthenocissus quinquefolia
11. Calamagrostis acutiflora 'Karl Foerster'
12. Celtis occidentalis 'Magnifica'
13. Ostrya virginiana
14. Gleditsia triacanthos 'Street Keeper'
15. Gymnocalyx dioicus 'Expresso'
16. Carpinus caroliniana
17. Quercus macrocarpa
18. Prunus serotina
19. Gympocalyx dioicus 'Expresso'
20. Quercus bicolor
21. Amelanchier 'Autumn Brilliance' (T.F.)
22. Ulmus americana 'Jefferson'
23. Ostrea virginiana
24. Thuja plicata 'Spring Grove'
25. Aronia melanocarpa 'Ground Hog'
26. Itea virginica 'Henry's Garnet'
27. Dennstaedtia punctiloba
28. Viburnum dentatum 'All That Glitter'; &
29. Viburnum dentatum 'All That Glistens'
30. Aronia melanocarpa 'Second Hue'
31. Osa virginica 'Import Basket'
32. Hesperocytis punctata
33. Centro phrenandria
34. Viburnum carlesii
35. Trachy laesia 'Spring Glory'

LEGEND
PROPOSED TREE
EXISTING DECIDUOUS
TREE TO REMAIN
EXISTING EVERGREEN
TREE TO REMAIN

NOTES
1. SEE SHEET L-600 FOR PLANT LIST
   AND DETAILS.

HERITAGE COMUNITY OF KALAMAZOO
2400 PORTAGE STREET, KALAMAZOO, MI
MILLER-DAVIS COMPANY
1029 PORTAGE STREET, KALAMAZOO, MI
BYCE & ASSOCIATES, INC.
487 PORTAGE STREET, KALAMAZOO, MI
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1100 WARRENVILLE ROAD, NAPERVILLE, IL
FOOD FACILITIES CONCEPTS, INC.
1100 WASHINGTON AVENUE, CARNEGIE, PA
JOHNSON HILL LAND ETHICS STUDIO
412 LONGSHORE DRIVE, ANN ARBOR, MI

SCALE: 1" = 20'-0"
LEGEND

- Rip, ploy, or otherwise break up soil to a depth of 12". Amendments per specifications. Till into loosened soil to 12". Compacting per specifications to achieve finish grades.
- Loosen subgrade to a depth of 6". Amend subgrade soil per specifications. Place 6" of stockpiled or imported topsoil, compacting per specifications, to achieve finish grades.
- Loosen subgrade to a depth of 6". Amend subgrade soil per specifications. Place 12" of stockpiled or imported topsoil, compacting per specifications, to achieve finish grades.

NOTES
1. See Sheet L-220 for plant list and details.

TIP: These are guidelines for proper soil preparation and grading, ensuring a stable foundation for future construction. It's crucial to follow these steps meticulously to avoid potential issues in the future. Always consult with a professional if you're unsure about any aspect of soil preparation.
NOTES

1. SEE SHEET L-600 FOR PLANT LIST AND DETAILS.

2. ALL AREAS DISTURBED DUE TO CONSTRUCTION AND NOT IDENTIFIED TO RECEIVE GRASS SEED OR PLANTINGS SHALL BE SEEDED WITH A TALL GRASS MEADOW MIX.

LEGEND

- Mowed Turf
- Mowed Twice Annually
- Mowed Turf - Establish with Sod
- Tall Grass Meadow

SEE SHEET L-320
1. SEE SHEET L-600 FOR PLANT LIST AND DETAILS.

2. ALL AREAS DISTURBED DUE TO CONSTRUCTION AND NOT IDENTIFIED TO RECEIVE GRASS SEED OR PLANTINGS SHALL BE SEEDED WITH A TALL GRASS MEADOW MIX.

NOTES

LEGEND

LAWN: MOWED TURF
LAWN: MOWED TURF ANNUALLY
LAWN: MOWED TURF: ESTABLISH WITH SOD
TALL GRASS MEADOW

SEE SHEET L-330

SCALE: 1" = 20'-0"
NOTES

1. SEE SHEET L-600 FOR PLANT LIST
   AND DETAILS.

2. ALL AREAS DISTURBED DUE TO CONSTRUCTION
   AND NOT IDENTIFIED TO RECEIVE GRASS SEED
   OR PLANTINGS SHALL BE BROADCAST WITH A TALL
   GRASS MEADOW MIX.

LEGEND

LAWN
MOWED TURF

MOWED TURF - ESTABLISH WITH SOD

LAWN
MOWED TURF - ANNUALLY

TALL GRASS MEADOW
TREE PLANTING - TYPICAL

1. Tree protection fencing

GROUND COVER PLANTING - TYPICAL

3. Groundcover plantings

SHRUB PLANTING - TYPICAL

4. Shrub planting

SEGMENTAL BLOCK GARDEN WALL

6. Segmental block garden wall

NOTES:

1. The plantings shall be arranged such as to harmonize with or complement the landscape setting.
2. The use of native plant species is encouraged.
3. The planting details are as indicated in the Plant List.
4. The plantings shall be established in accordance with the Landscape Architect's instructions.
5. The plantings shall be maintained in a healthy and aesthetically pleasing condition.
6. The use of non-native plant species is prohibited.
7. The plantings shall be protected from mechanical damage.
8. The plantings shall be watered as necessary.
9. The plantings shall be pruned as directed.
10. The plantings shall be fertilized as necessary.
11. The plantings shall be monitored for pest control.
12. The plantings shall be removed if they become a hazard.
13. The plantings shall be replaced if they do not survive.
14. The plantings shall be maintained in a healthy and aesthetically pleasing condition.
15. The plantings shall be protected from mechanical damage.
16. The plantings shall be watered as necessary.
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