Graphic Packaging International Phase 2 Parking Lot

1500 N Pitcher St City of Kalamazoo, MI 03/12/25

OWNER

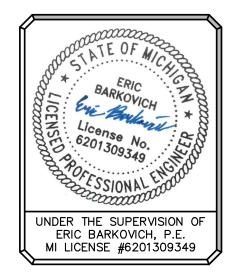


GRAPHIC PACKAGING INTERNATIONAL, LLC. 1500 N PITCHER ST KALAMAZOO, MI 49007

PLANS PREPARED BY:



hurley & stewart, Ilc kalamazoo, michigan 49009 269.552.4960 fax 269.552.4961



UTILITY CONTACTS:

2500 EAST CORK STREET KALAMAZOO, MI 49001 (269) 337-2245, MR. ANDRE TAYLOR ANDRE.TAYLOR@CMSENERGY.COM

CONSUMERS ENERGY, 2500 EAST CORK STREET KALAMAZOO, MI 49001 (517) 888-3882, MR. TYLER LAWRENCE TYLER.LAWRENCE@CMSENERGY.COM

CHARTER COMMUNICATIONS, CABLE 4176 COMMERCIAL AVENUE PORTAGE, MI 49002 (269) 459-8746 BRYAN.LONGCORE2@CHARTER.COM

TELEPHONE 2919 MILLCORK STREET KALAMAZOO, MI 49001 (269) 384-4476, MR. PHILIP BARDOCZ

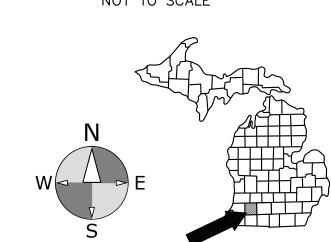
PB3132@ATT.COM

CITY OF KALAMAZOO, 415 STOCKBRIDGE AVENUE KALAMAZOO, MI 49001 (269) 337-8601, MS. ANNA CRANDALL CRANDALLA@KALAMAZOOCITY.ORG

CITY OF KALAMAZOO, SEWER 1415 NORTH HARRISON STREET KALAMAZOO, MI 49007 (269) 337-8551, MR. RYAN STOUGHTON STOUGHTONR@KALAMAZOOCITY.ORG



SITE LOCATION MAP



DRAWING INDEX

SHT # DESCRIPTION

CD 100 - EXISTING CONDITIONS PLAN

CD 101 - DEMOLITION PLAN

C 100 - SITE LAYOUT PLAN

C 200 - SITE GRADING PLAN

C 201 - GRADING ENLARGEMENT PLAN

C 300 - SITE UTILITY PLAN

C 400 - SITE DETAILS

C 401 - SITE DETAILS

C 500 - UTILITY DETAILS

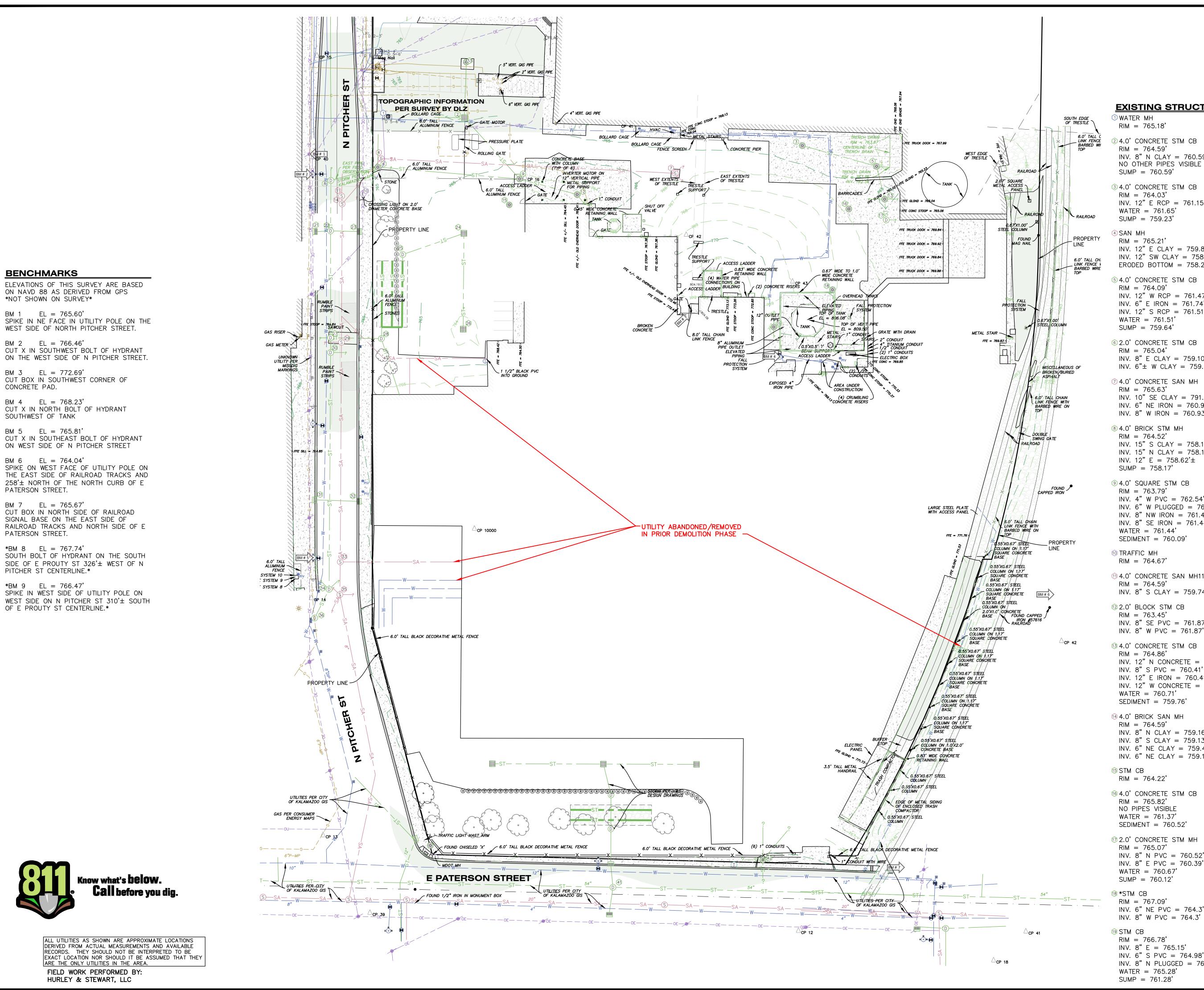
L 100 - LANDSCAPE PLAN

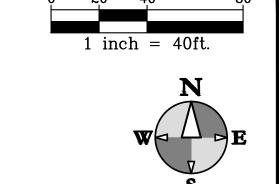
L 200 - LANDSCAPE DETAILS



EXISTING TOPOGRAPHY PROVIDED BY HURLEY & STEWART, LLC. ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

ISSUED FORE SITE PLAN REVIEW RESUBMITTAL





EXISTING STRUCTURE DATA

2 4.0' CONCRETE STM CB INV. 8" N CLAY = $760.59'\pm$

3 4.0' CONCRETE STM CB INV. 12" E RCP = 761.15'

WATER = 761.65

INV. 12" E CLAY = $759.86'\pm$ INV. 12" SW CLAY = 758.80' ERODED BOTTOM = 758.29

⑤ 4.0' CONCRETE STM CB INV. 12" W RCP = 761.47INV. 6" E IRON = $761.74'\pm$ INV. 12" S RCP = 761.51' WATER = 761.51SUMP = 759.64'

© 2.0' CONCRETE STM CB INV. 8" E CLAY = 759.10' INV. $6"\pm$ W CLAY = 759.22'

INV. 10" SE CLAY = 791.07" INV. 6" NE IRON = $760.93'\pm$ INV. 8" W IRON = $760.93'\pm$

8 4.0' BRICK STM MH INV. 15" S CLAY = 758.17' INV. 15" N CLAY = 758.17INV. 12" $E = 758.62' \pm$ SUMP = 758.17'

9 4.0' SQUARE STM CB INV. 4" W PVC = $762.54'\pm$ INV. 6" W PLUGGED = 761.39' INV. 8" NW IRON = 761.44INV. 8" SE IRON = 761.44'

11 4.0' CONCRETE SAN MH11

INV. 8" S CLAY = 759.7412 2.0' BLOCK STM CB

INV. 8" SE PVC = 761.87' INV. 8" W PVC = 761.87"

INV. 12" N CONCRETE = $761.06'\pm$ INV. 8" S PVC = 760.41' INV. 12" E IRON = 760.41' INV. 12" W CONCRETE = 760.96'± INV. 36" OR 42" (54" PER CITY

4.0' BRICK SAN MH INV. 8" N CLAY = 759.16' INV. 8" S CLAY = 759.13INV. 6" NE CLAY = 759.49" INV. 6" NE CLAY = 759.13'

6 4.0' CONCRETE STM CB WATER = 761.37'SEDIMENT = 760.52

1 2.0 CONCRETE STM MH INV. 8" N PVC = 760.52' INV. 8" E PVC = 760.39' WATER = 760.67SUMP = 760.12'

INV. 6" NE PVC = 764.3' INV. 8" W PVC = 764.3'

INV. 6" S PVC = 764.98' INV. 8" N PLUGGED = 765.00'

RIM = 764.60'NO INVERTS OBTAINED. STRUCTURE CRUMBLING/UNSAFE

2 2.0 CONCRETE STM CB RIM = 763.74'12" VERTICAL PIPE = 758.74'

2 4.0' BRICK STM MH RIM = 764.39'INV. 12" E CLAY = $759.39'\pm$ INV. 12" W CLAY = 758.34' INV. 15" N CLAY = 758.29'

INV. 15" S CLAY = 758.34"

23 2.0' CONCRETE STM CB RIM = 764.08'12" VERTICAL PIPE = 761.03'

24.0'+ CONCRETE STM CB RIM = 763.64'NO PIPES VISIBLE WATER = 760.14SUMP = 758.54'

29 4.0' CONCRETE STM MH RIM = 765.82'INV. 12" S SLCPP = 759.82' INV. 12" NE SLCPP = 759.82' TOP OF BARRACUDA = 761.10' WATER = 760.02TREATMENT SUMP = 752.67' SUMP = 757.82'

RIM = 863.87'INV. 12" S STEEL = 761.0'

RIM = 764.65'INV. = 764.7'NO PIPES VISIBLE, FULL OF DEBRIS

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RIM = 763.90'INV. 7" N STEEL = 761.6'

RIM = 764.39'INV. 12" E RCP PLUGGED INV. 15" S VCP = 756.5INV. 42" W RCP = 757.4' INV. 42" N RCP = 756.8'

RIM = 764.16'INV. 764.2' NO PIPES VISIBLE

RIM = 764.73'INV. 12" E VCP = 761.9'

39 *SAN MH RIM = 764.65'INV. 764.7 UNABLE TO OPEN

@ 2.0' CONCRETE STM MH RIM = 765.19'INV. 36" OR 42" (54" PER CITY GIS) E CONCRETE = 759.24GIS) W CONCRETE = 759.24

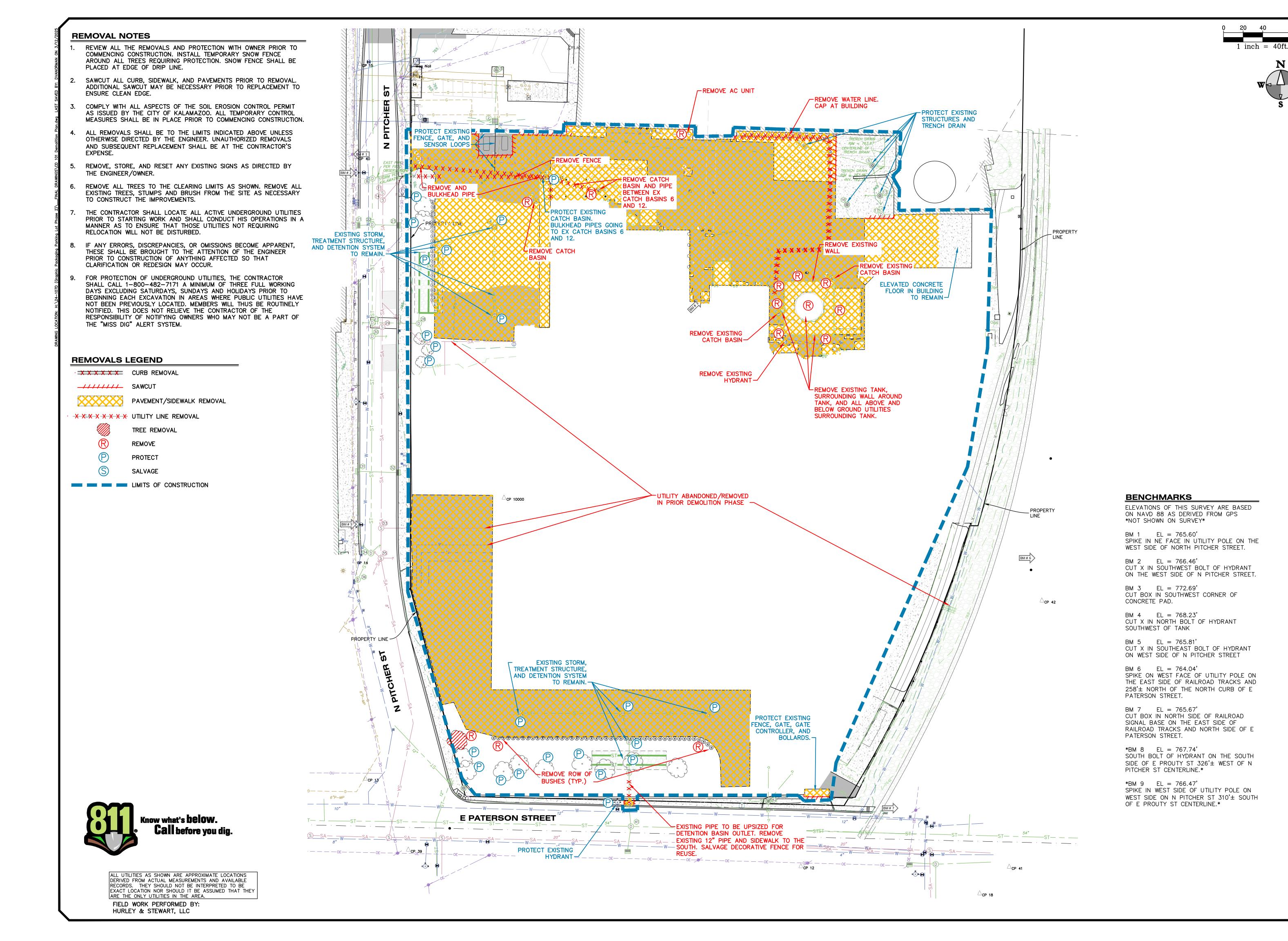
(INV. 12" S CLAY PER CITY GIS) 4 2.0 CONCRETE STM MH RIM = 763.66'INV. 36" OR 42" (54" PER CITY GIS) E CONCRETE = 758.01INV. 36" OR 42" (54" PER CITY GIS) W CONCRETE = 758.01INV. S (12" PER CITY GIS) CLAY = 759.11

(INV. 12" N CLAY PER CITY GIS) 42 2.0' BRICK STM CB RIM = 764.61'INV. 15" N IRON = 761.71' INV. 12" S CLAY = 761.41" INV. 12" E CLAY PLUGGED WITH CONCRETE INV. 10° W CLAY = 761.36° INV. 12" NE CLAY = 761.66'

SEDIMENT = 761.36@ 2.0' CONCRETE STM MH RIM = 763.25'INV. 36" OR 42" (54" PER CITY GIS) E CONCRETE = 756.70INV. 36" OR 42" (54" PER CITY

GIS) W CONCRETE = 756.70'

03/12/25 ${f Sheet}$ CD 100



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03/12/25 Sheet

|CD 101

GENERAL NOTES

- 1. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF METAL.
- 2. PROVIDE CURB CUTS/RAMPS AT ALL BARRIER FREE ACCESS
- 3. PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE

DEVICES AND MICHIGAN BARRIER FREE CODE.

MATCH EXISTING CURB & GUTTER SECTIONS WHEN CONNECTING TO THEM. CONDITIONS VARY THROUGHOUT PROJECT.

CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL

- EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AND CITY OF KALAMAZOO STANDARDS AND SPECIFICATIONS.
- 6. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- ALL EXTERIOR CONCRETE SHALL BE MDOT GRADE P1 (3500PSI), AIR ENTRAINED, LIMESTONE AGGREGATE, BROOM FINISHED, CURING SEAL.
- FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.
- ANY BITUMINOUS OR CONCRETE PAVEMENT, SANITARY SEWER, SANITARY SEWER SERVICE LEADS, OR STORM SEWER, WHICH IS DAMAGED BY THE CONTRACTOR DURING HIS OPERATIONS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT THE CONTRACTOR'S EXPENSE.
- 10. THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- 11. ALL UNSUITABLE SUBBASE MATERIAL MUST BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW THE TOP OF THE SUBGRADE OR AS DETERMINED BY THE COUNTY ENGINEER.
- 12. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

ZONING REQUIREMENTS

PARKING

TOTAL PARKING PROVIDED = 384 SPACES BARRIER FREE SPACES REQUIRED = 8 BARRIER FREE SPACES = 8 PROVIDED ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS

TYPICAL PARKING SPACE DIMENSION = 9'X18'

INTERIOR LANDSCAPING CALCULATIONS

TOTAL PARKING LOT AREA = 185,688 SFT 5% OF ENTIRE PARKING LOT SHALL BE PROVIDED AS LANDSCAPING AREA. 185,688 SFT *.05 = 9,284 SFT

INTERIOR LANDSCAPING AREA PROVIDED = 9.313 SFT

IMPERVIOUS AREA CALCULATIONS

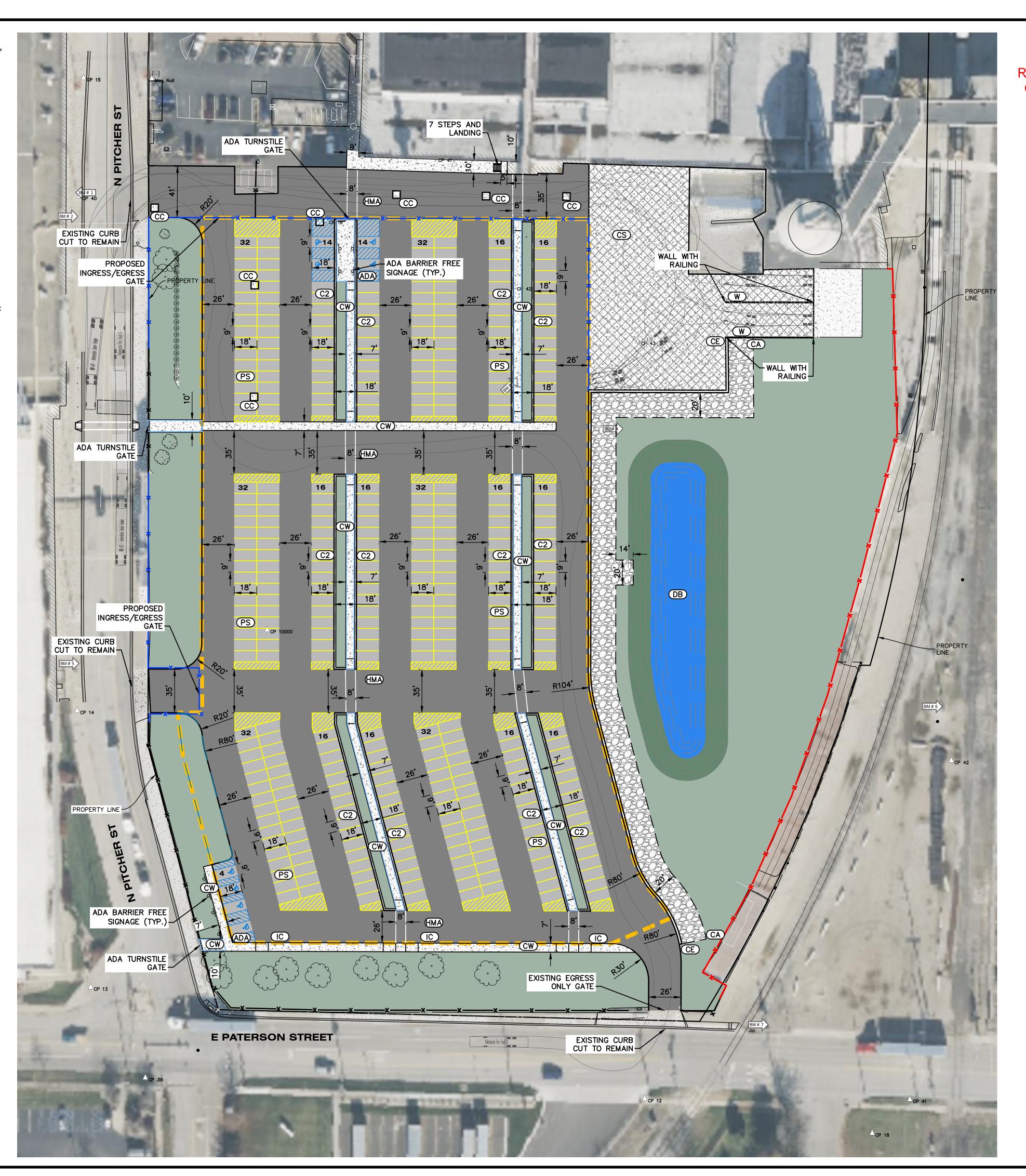
PHASE 2 PARKING LOT AREA = 375,092 SFT = 8.61 ACRES PHASE 2 IMPERVIOUS AREA = 244,311 SFT = 5.61 ACRES PHASE 2 PERVIOUS AREA = 130,781 SFT = 3.00 ACRES

PHASE 2 IMPERVIOUS COVERAGE = 244.311 SFT / 375.092 SFT = 0.65 = 65%

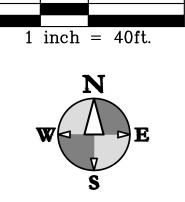
OVERALL SITE AREA = 1,663,121 SFT = 38.18 ACRES OVERALL IMPERVIOUS AREA = 1,366,381 SFT = 31.37 ACRES OVERALL PERVIOUS AREA = 296,740 SFT = 6.81 ACRES

<u>OVERALL IMPERVIOUS COVERAGE = 1.366.381 SFT / 1.663.121 SFT = 0.82 = 82%</u>

SECURITY GATES RESTRICTING ACCESS SHALL BE APPROVED PURSUANT TO CITY CODE. APPROVED FENCES, GATES, OR OTHER BARRIERS SHALL BE ACCESSED THROUGH KNOX PADLOCKS OR ACCESS SWITCHES.



Site Plan Review Received: 3/12/2025 City of Kalamazoo E.Szymanski



SITE LEGEND

(HMA) HMA PAVEMENT C2) C2 CURB AND GUTTER CS) CONCRETE SURFACE IC INTEGRAL CURB WALK

(CW) CONCRETE WALK CC) CONCRETE COLLAR CE) CONCRETE EDGING (PS) PARKING STRIPING (9'x18')

W WALL (CA) CONCRETE AGGREGATE

DB) LINED DETENTION BASIN (ADA) ADA RAMP (SEE DETAIL)

LEGEND

LIGHT-DUTY BITUMINOUS PAVEMENT HEAVY-DUTY BITUMINOUS PAVEMENT HEAVY-DUTY CONCRETE PAVEMENT SIDEWALK CONCRETE PAVEMENT COVERED WALKWAY ROUTE GREEN SPACE

LINED DETENTION BASIN PERMANENT POOL

CHAIN LINK FENCE DECORATIVE FENCE EXISTING DECORATIVE FENCE PARKING LOT LIMIT

BENCHMARKS

ELEVATIONS OF THIS SURVEY ARE BASED ON NAVD 88 AS DERIVED FROM GPS *NOT SHOWN ON SURVEY*

BM 1 EL = 765.60SPIKE IN NE FACE IN UTILITY POLE ON THE WEST SIDE OF NORTH PITCHER STREET.

BM 2 EL = 766.46CUT X IN SOUTHWEST BOLT OF HYDRANT ON THE WEST SIDE OF N PITCHER STREET.

BM 3 EL = 772.69CUT BOX IN SOUTHWEST CORNER OF CONCRETE PAD.

BM 4 EL = 768.23CUT X IN NORTH BOLT OF HYDRANT SOUTHWEST OF TANK

BM 5 EL = 765.81CUT X IN SOUTHEAST BOLT OF HYDRANT ON WEST SIDE OF N PITCHER STREET

BM 6 EL = 764.04SPIKE ON WEST FACE OF UTILITY POLE ON THE EAST SIDE OF RAILROAD TRACKS AND 258'± NORTH OF THE NORTH CURB OF E PATERSON STREET.

BM 7 EL = 765.67CUT BOX IN NORTH SIDE OF RAILROAD SIGNAL BASE ON THE EAST SIDE OF RAILROAD TRACKS AND NORTH SIDE OF E PATERSON STREET.

BM 8 EL = 767.74' SOUTH BOLT OF HYDRANT ON THE SOUTH SIDE OF E PROUTY ST 326'± WEST OF N PITCHER ST CENTERLINE.

BM 9 EL = 766.47' SPIKE IN WEST SIDE OF UTILITY POLE ON WEST SIDE ON N PITCHER ST 310'± SOUTH OF E PROUTY ST CENTERLINE.



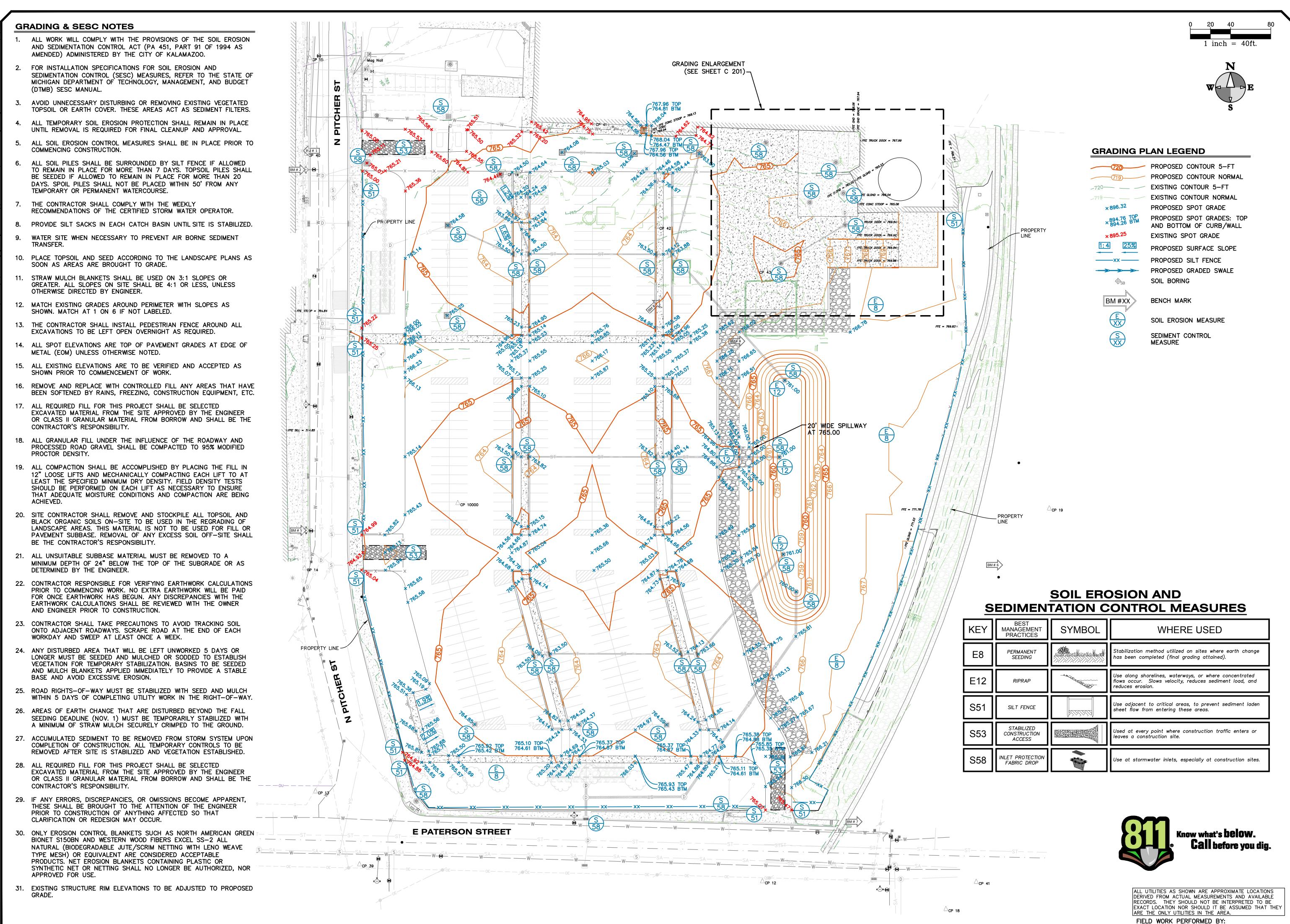
ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

FIELD WORK PERFORMED BY: HURLEY & STEWART, LLC

 Sheet

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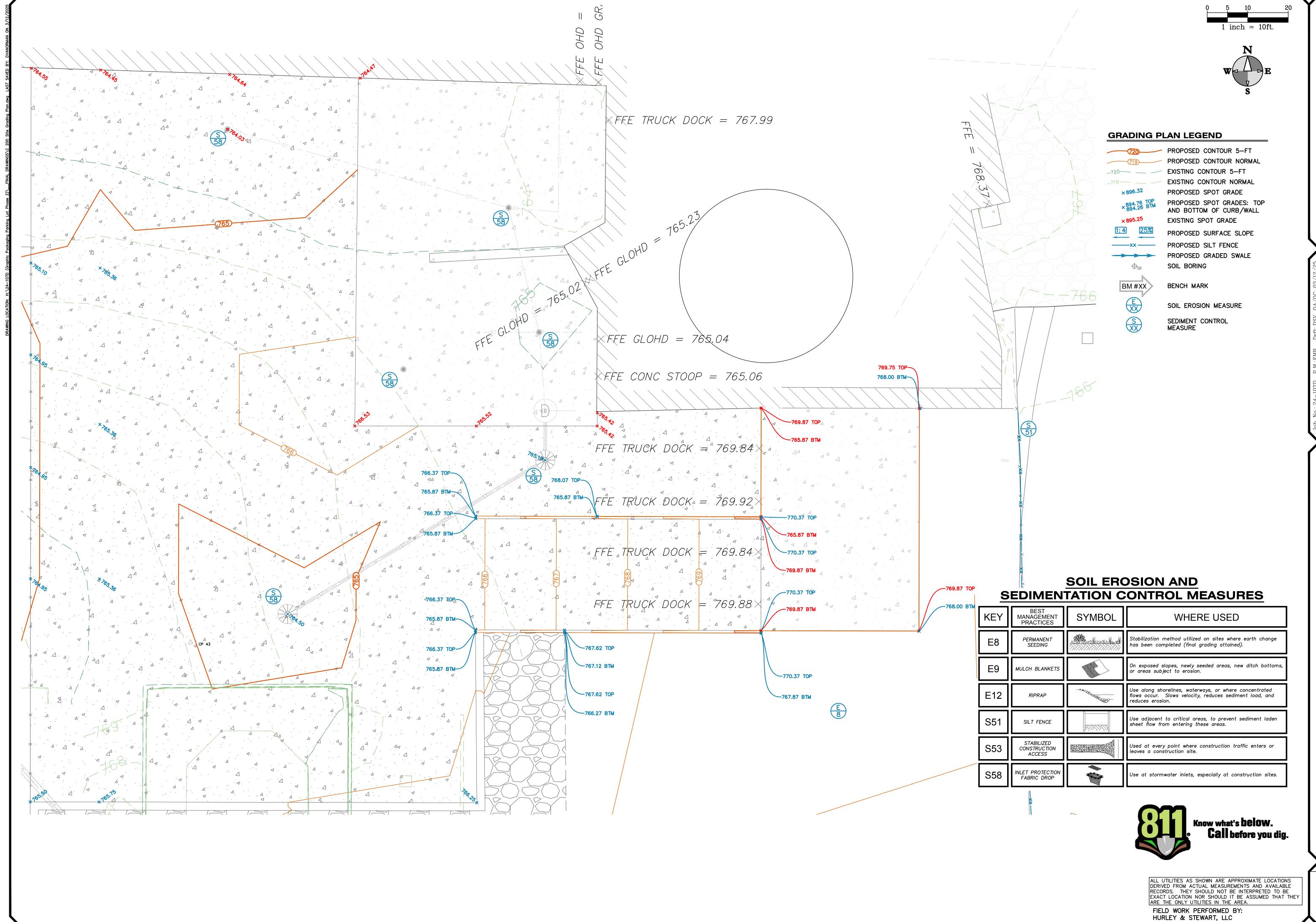
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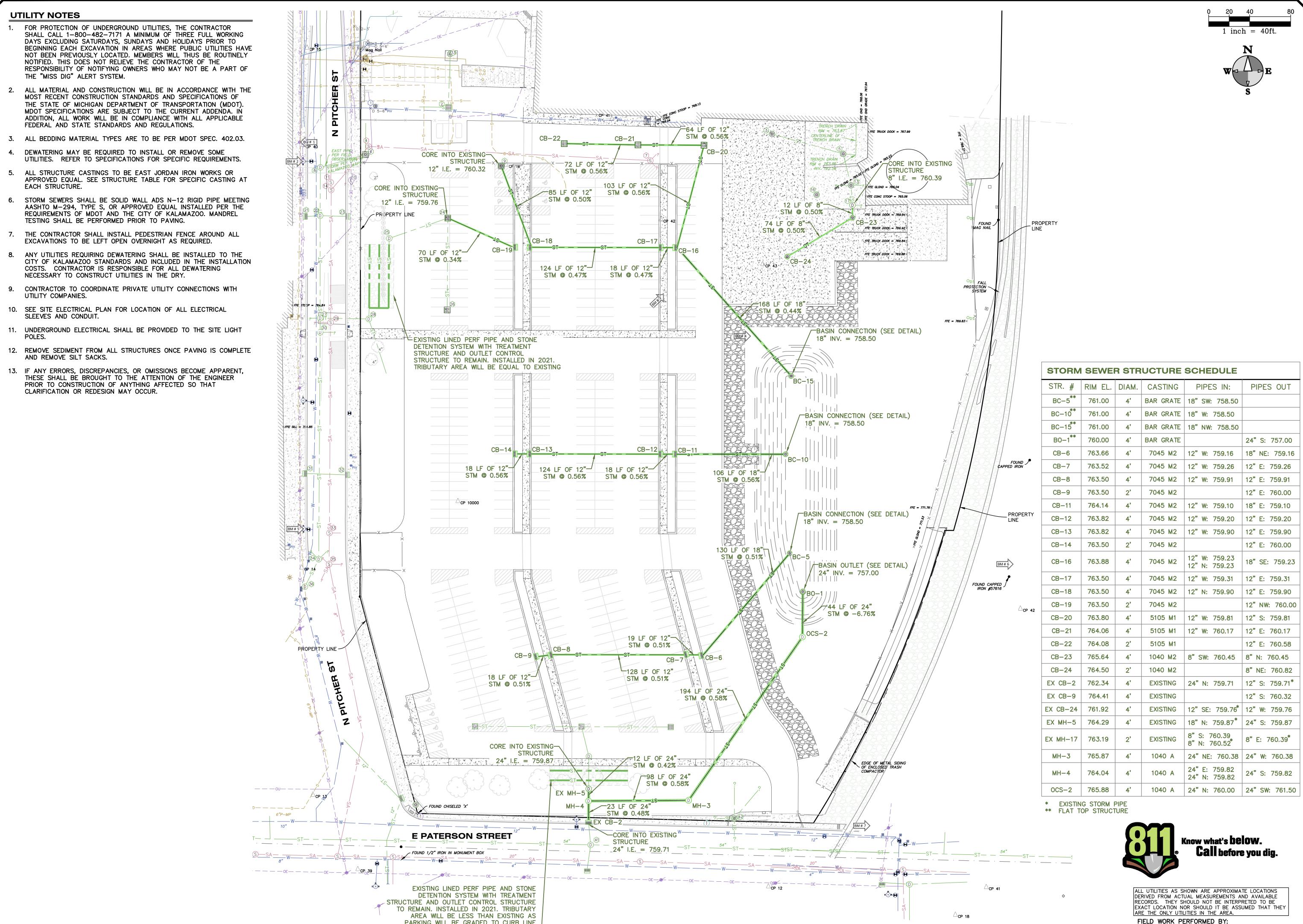
03/12/25 Sheet

C 200

HURLEY & STEWART, LLC



03/12/25 Sheet

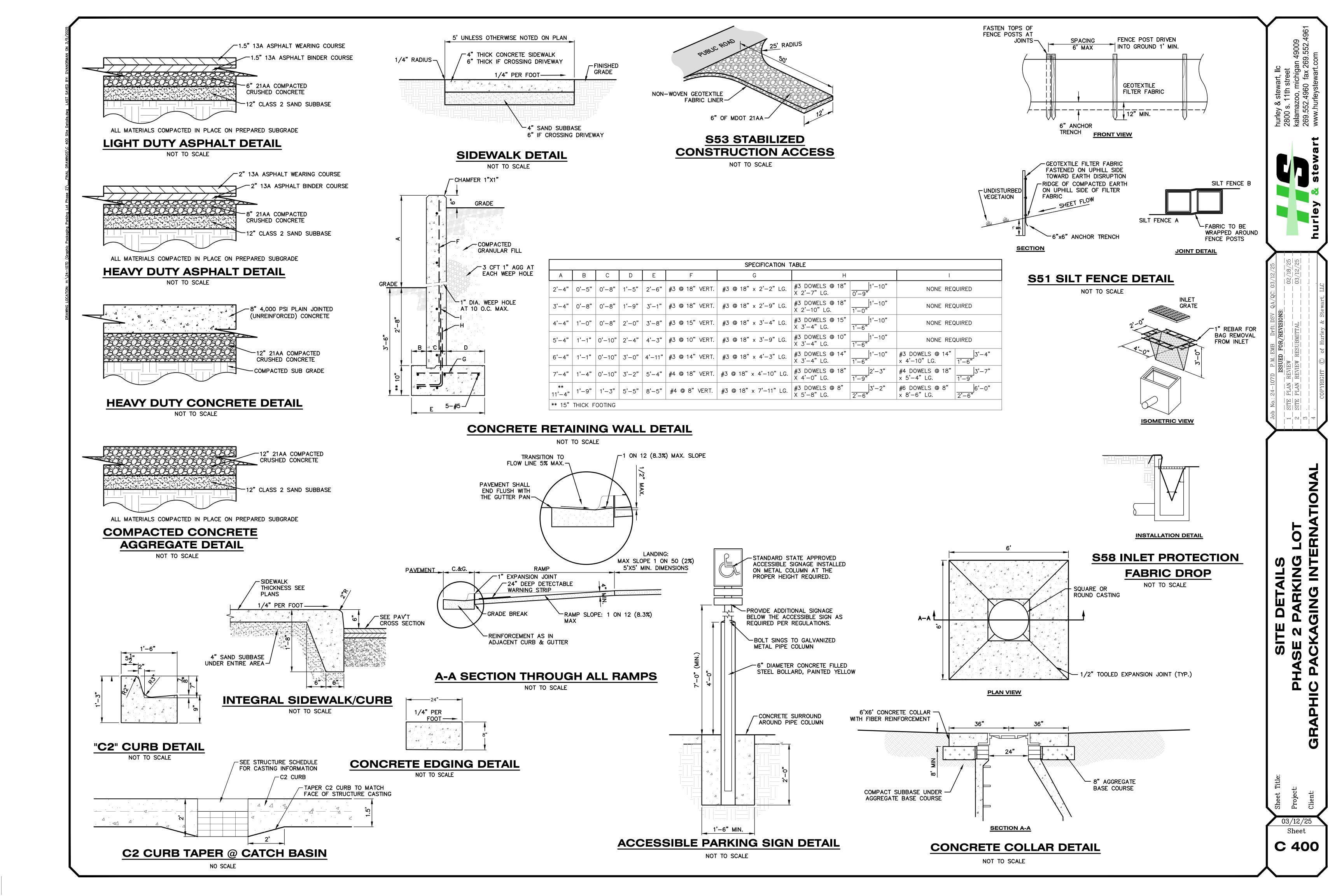


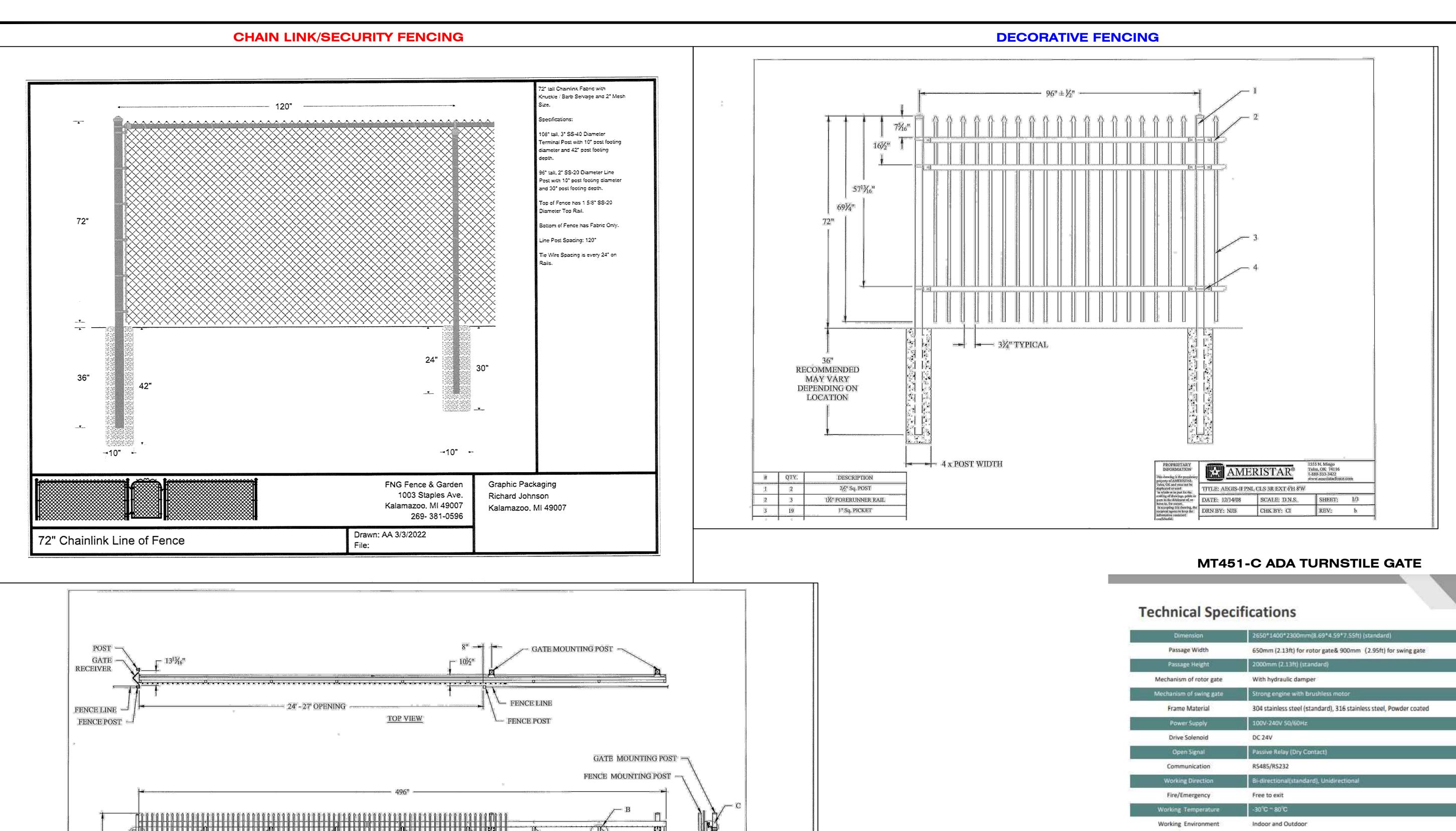
PARKING WILL BE GRADED TO CURB LINE

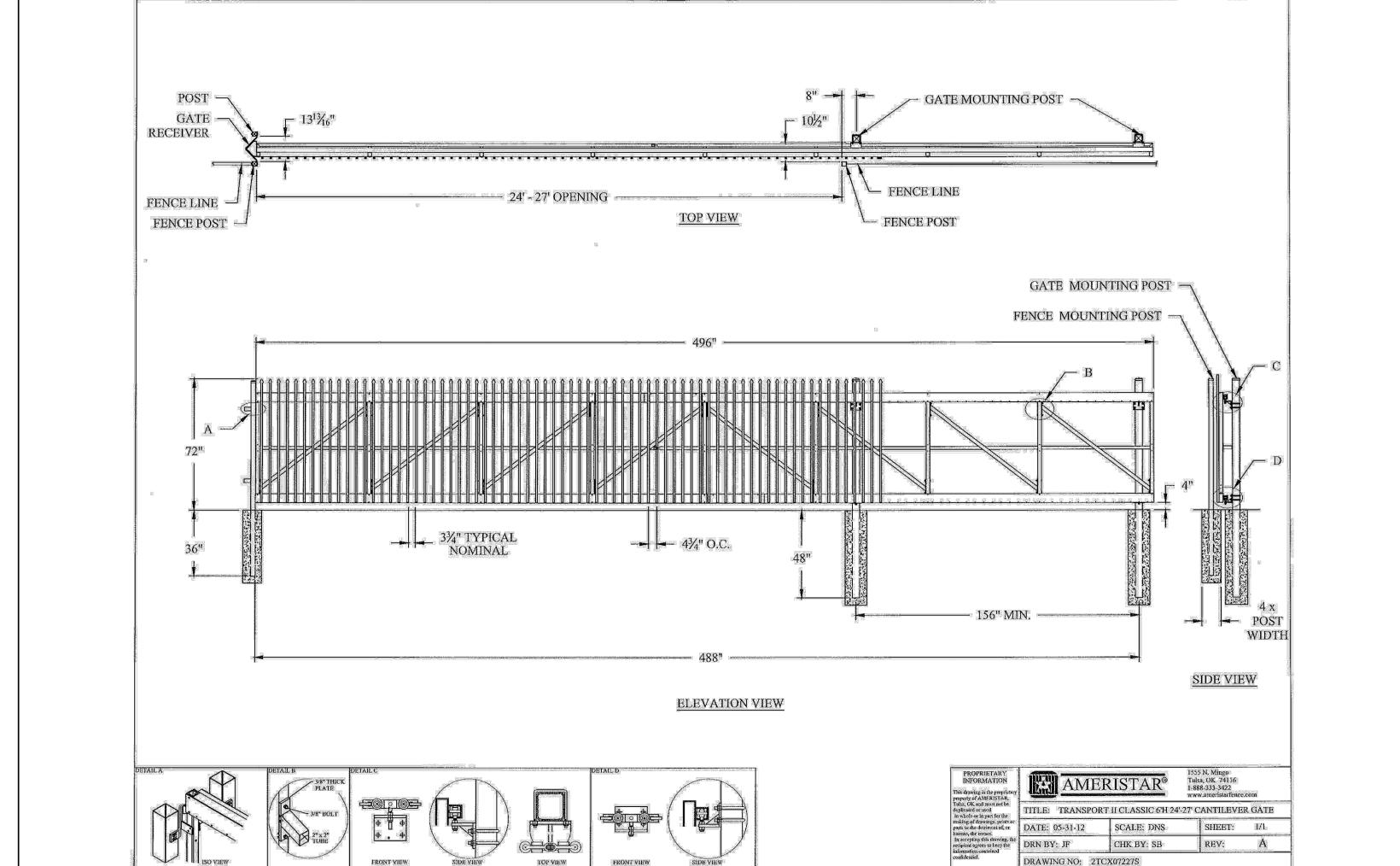
INSTEAD OF EXISTING CATCH BASINS-

03/12/25 Sheet **C** 300

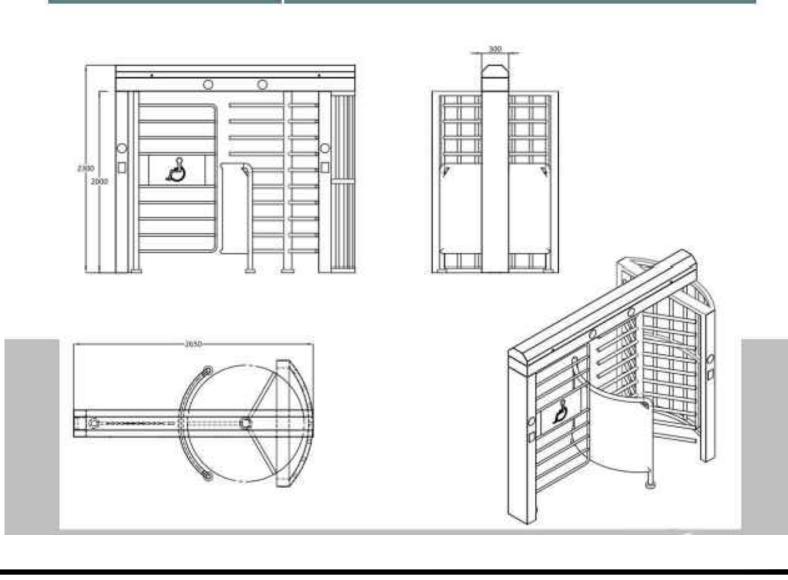
HURLEY & STEWART, LLC

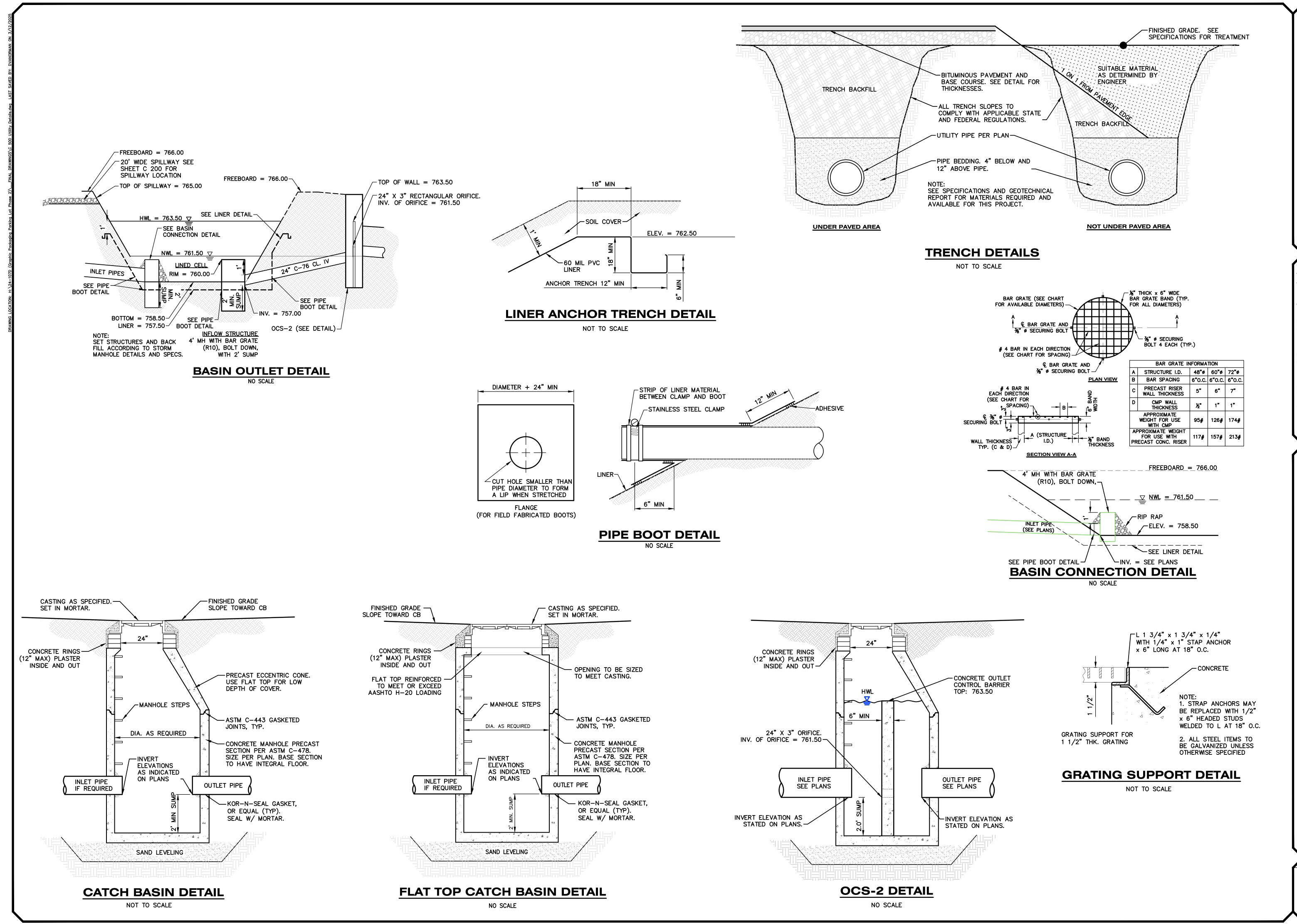










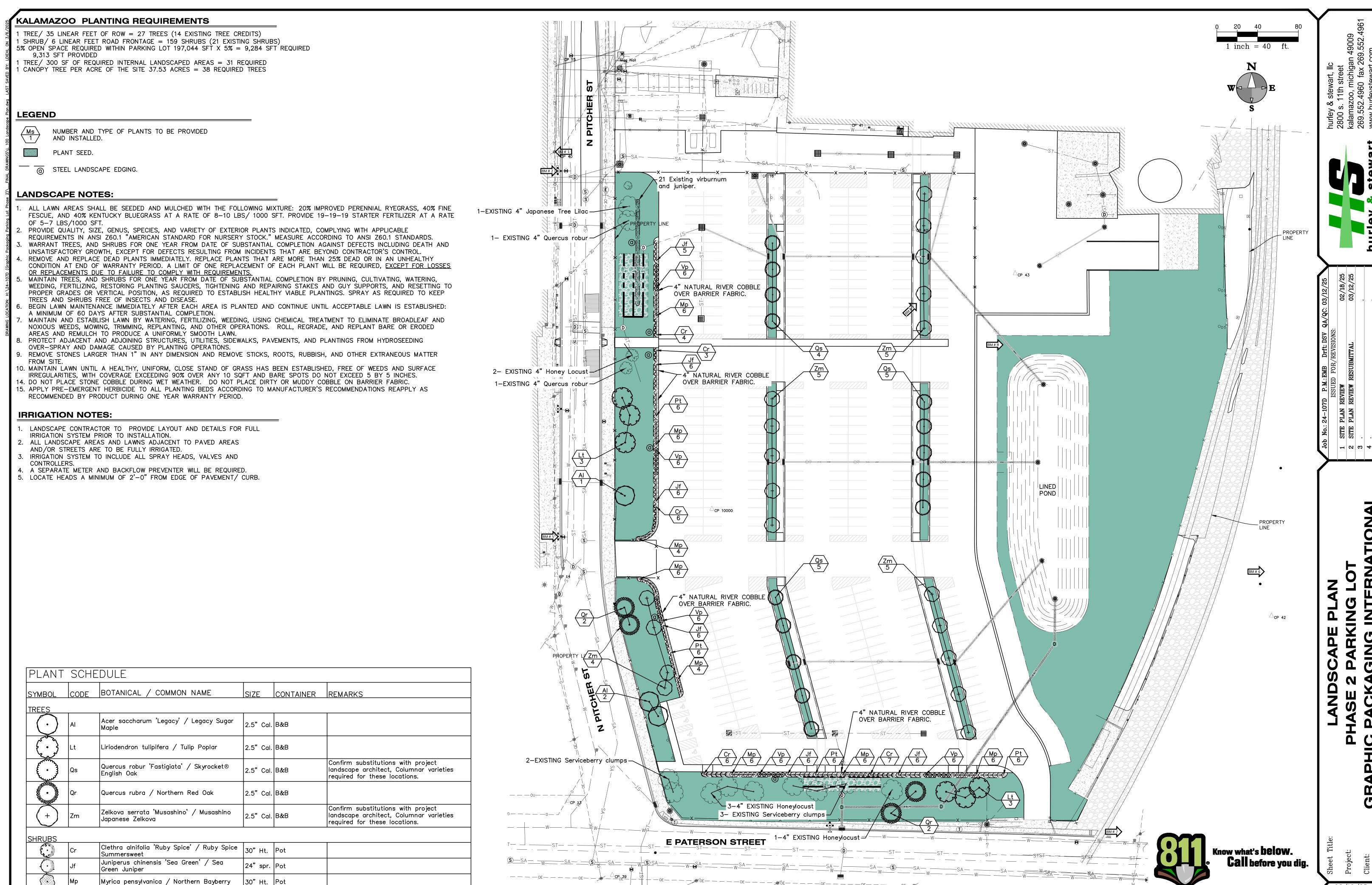


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UTILIT

 Sheet

03/12/25



Physocarpus opulifolius 'SMPOTW' / Tiny

Viburnum plicatum 'Popcorn' / Popcorn

30" Ht. |Pot

Sheet L 100

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE

RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE

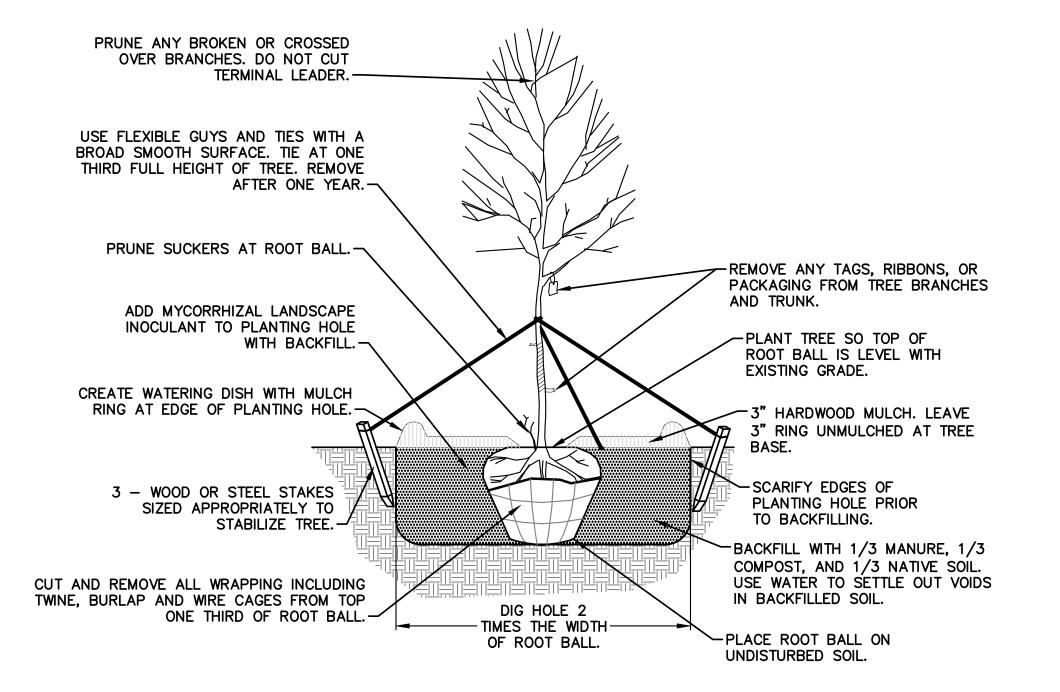
ARE THE ONLY UTILITIES IN THE AREA.
FIELD WORK PERFORMED BY:
HURLEY & STEWART, LLC

EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY

TYPICAL SHRUB DETAIL

NOT TO SCALE

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



DECIDUOUS TREE

NOT TO SCALE

hurlev & stewart

LANDSCAPE DETAILS
PHASE 2 PARKING LOT
C PACKAGING INTERNATION

Sheet Title:

03/12/25 Sheet

Sheet **L 200**

LANDSCAPE BED W/ 4" COBBLE
NATURAL RIVER ROCK OVER
LANDSCAPE BARRIER FABRIC.

TURF GRASS

15" STEEL STAKE TO ANCHOR EDGING
AND TIE TOGETHER EDGING PIECES.
INSTALL TOWARD LANDSCAPE BED.

STEEL LANDSCAPE
EDGING DETAIL
NOT TO SCALE