APPROVED
Site Plan Review
Amended Plans - Amendment #2
Electrical and Landscaping Adjustments
Approved: 4/24/2026
City of Kalamazoo
E.Szymanski

PROPOSED RETENTION BASIN
25-YEAR REQ'D STORAGE VOLUME: 186,882 CF
PROVIDED VOLUME 205,355 CF

PROPOSED MAINTENANCE BUILDING, COVERED PARKING & COVERED / FENCED OUTDOOR STORAGE, 21' BUILDING HEIGHT

DUMPSTER ENCLOSURE (2) 2 YD DUMPSTER

1 - STORY EXISTING CLUBHOUSE

1,500 SF EXTERIOR COVERED STORAGE

300 GAL. DIESEL ABOVE GROUND STORAGE TANK

EX. HYDRANT TO REMAIN

8" SANITARY SEWER MAIN

STORM SEWER, TYP.

NORMAL CROWN ROAD (SEE DETAIL)

INVERTED CROWN ROAD, TYP (SEE DETAIL)

20' EASEMENT TO CITY OF KALAMAZOO FOR SANITARY SEWER, TYP

20' EASEMENT TO CITY OF KALAMAZOO FOR WATERMAIN, TYP

WATER SERVICE, TYP

6" SANITARY LATERAL, TYP

5' SETBACK

PUD 1

PUD 2

HYDRANT

PICKLEBALL COURTS

EXISTING CLUBHOUSE STORM WATER BASIN

PROPOSED DETENTION BASIN
10-YEAR REQ'D STORAGE VOLUME: 14,375 CF
PROVIDED VOLUME 15,545 CF

PROPOSED PROPERTY LINE

LANDSCAPED AREA

SIGN LIGHT

TREE PROTECTION/ CONSTRUCTION FENCE (BY OTHERS)

12" WATER MAIN, TYP.

FDC

PARKING 51 SPACES

8" WATER MAIN, TYP.

LOADING/ DELIVERY

(2) 4 YD RECYCLING

(1) 40 YD DUMPSTER

GENERATOR

EX. GENERATOR

UGE

1-STORY SKILLED CARE ADDITION, 34 UNITS (40 BEDS) 25' BUILDING HEIGHT

1 STORY EXISTING PT & EMPLOYEE BREAK

EXISTING TRASH COMPACTOR

STORM SEWER - 15" RCP (REFER TO STRUCTURAL DETAIL 9/S0.02s)

1 STORY EXISTING, SKILLED CARE (REHAB)

PROPOSED PRVT. SANITARY SEWER & GREASE TRAP

3 STORY BRICK BUILDING

3 STORY EXISTING N. (BLDG 1)

EXISTING PARKING (14 SPACES)

EX. HYDRANT TO REMAIN

IRRIGATION WELL

RETAINING WALL

PROPOSED PROPERTY LINE

EXISTING FEATURES IN THIS AREA SHOWN PER RECORD ALTA SURVEY.

3 STORY BUILDING

COVERED WALKWAY

FRAME GARAGE

ELECTRIC TRANSFORMERS

PAVED PATHWAY

ONE STORY

8" SANITARY SEWER LATERAL

BIKE PARKING 8 SPACES

3-STORY INDEPENDENT LIVING WITH UNDERGROUND PARKING (79 SPACES). 76 UNITS, 43' BUILDING HEIGHT

PARKING 14 SPACES

LOADING/ DELIVERY

UNDERGROUND PARKING ENTRY

RETAINING WALL

DUMPSTER ENCLOSURE (1) 4 YD DUMPSTER (1) 4 YD RECYCLING

20' WIDE FIRE LANE. 12' HEAVY DUTY BIKE PATH W/ GRASS PAVERS ON EITHER SIDE. PLACE TUFFTRACK® PAVER. (SEE DETAIL, SHEET C-503)

132' NATURAL BUFFER STRIP

132' WIDE NATURAL BUFFER ZONE

20' UTIL

BOUNDARY LINE PER DOCUMENT CITED I.W.M, INC. SURVEY

IROQUIS TRAI (PUBLIC R/W)

STEWART DOWNS NO. 4 LIB 29, PG 39

RS - 5

LEGEND

	EXISTING	PROPOSED
BENCHMARK	BM #1	
STORM SEWER MANHOLE		
CATCH BASIN		
FLARED END SECTION		
SANITARY SEWER MANHOLE		
CLEANOUT		CO
WELL HEAD		
FIRE HYDRANT		
FIRE DEPARTMENT CONNECTION		
SPRINKLER CONTROL VALVE		
SPRINKLER HEAD		
VALVE (WATER & GAS)		GV WV
GAS METER		
UTILITY RISERS	AS GAS RS	TR RS
UTILITY POLE		
LIGHT POLE		
GUY ANCHOR		
TRANSFORMER		TR
HAND HOLE (ELECTRIC)		
ELECTRIC METER		
GROUND MOUNTED LIGHT		
SIGN		
SOIL BORING	SB #1	
BOLLARD POST		
POST		
GATE		
FENCE LINE		
TREE PROTECTION/ CONSTR. FENCE		
OVERHEAD UTILITIES	OHU	
UNDERGROUND ELECTRIC	UGE	UGE
COMMUNICATIONS	UGC	UGC
TELEPHONE	TEL	TEL
FIBER OPTIC	FO	
GAS LINE	GAS	
EXISTING WATER LINE	W	
PROPOSED WATER LINE		W
EXISTING STORM SEWER	ST	
PROPOSED STORM SEWER		ST
EXISTING SANITARY SEWER	SAN	
PROPOSED SANITARY SEWER		SAN

EXISTING BITUMINOUS SURFACE
EXISTING CONCRETE SURFACE
GRAVEL SURFACE
PROPOSED HEAVY DUTY ASPHALT
PROPOSED CONCRETE SURFACE
PROPOSED GRASS PAVERS
PROPOSED STANDARD DUTY ASPHALT
PROPOSED DETECTABLE WARNING

CONIFEROUS TREE
DECIDUOUS TREE
ORNAMENTAL BUSH

ALL WATER MAIN SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF KALAMAZOO STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE INSTALLATION 2021 (OR LATEST EDITION).

0' 25' 50' 100'
SCALE: 1"=50'

File Name: Z:\Shared\Kalamazoo\Projects\2023\12350964.1\Arch\12350964.1 - SITE 2b.dwg Last Saved: 4/9/2026 12:57:30 PM

pai DESIGN LLC
PAI DESIGN, LLC
767 N. EUSTIS STREET, SUITE 190
ST. PAUL, MINNESOTA 55114
651.642.9200
WWW.POPEDESIGN.COM

FRIENDSHIP VILLAGE CAMPUS REPOSITIONING, IL & SKILLED ADDITIONS KALAMAZOO, MI

DRIESENGA & ASSOCIATES, INC.
Engineering Surveying Testing

OVERALL SITE PLAN

ISSUES & REVISIONS	DATE
PRE-APPLICATION MEETING	09-24-2024
FINAL SD B2	09-27-2024
NFP SUBMITTAL	11-12-2024
SITE PLAN REVIEW (SPR)	02-10-2025
FINAL DD B3	04-04-2025
SPR RESUBMIT #1	04-09-2025
SPR RESUBMIT #2	06-04-2025
FOR CONSTRUCTION	09-18-2025
ADDENDUM #4	10-22-2025
ASI #3	01-16-2026
ASI #4	02-05-2026
ASI #6	02-27-2026
RFI 127	03-06-2026

STATE OF MICHIGAN
JOHN M. TENPAS
ENGINEER
No. 48168
LICENSED PROFESSIONAL ENGINEER

COMMISSION NO:	41722-23214
DRAWN BY:	EJK/ARG
CHECKED BY:	TMP

SHEET
C-101

TRUE SHEET SCALE
0" 1/2" 1"