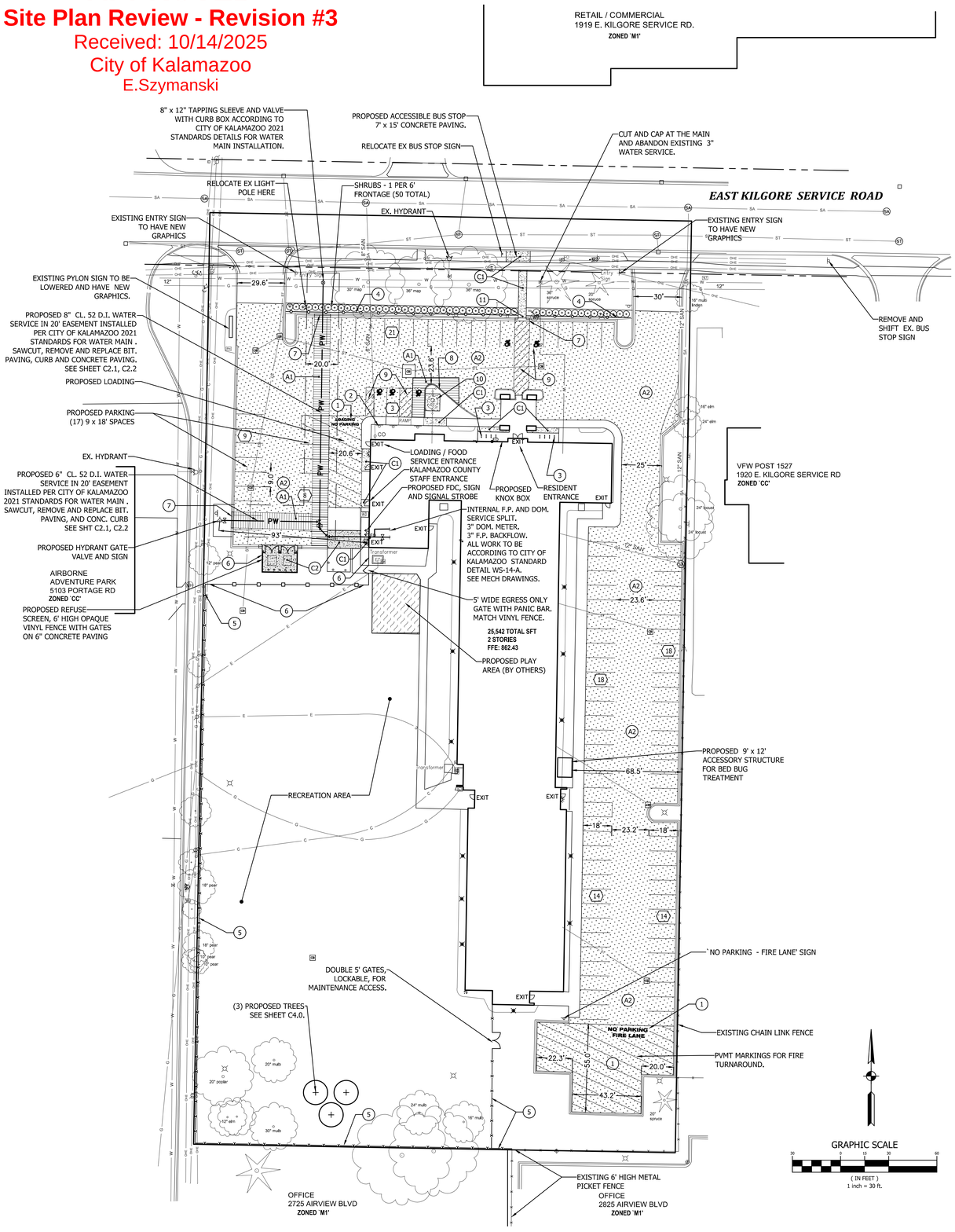
APPROVED
Site Plan Review - Revision #3
Received: 10/14/2025
City of Kalamazoo
E.Szymanski



SITE NOTES

1. CURRENT ZONING: "CC" COMMUNITY COMMERCIAL
2. EXISTING USE: HOTEL (USE GROUP R - 1)
3. PROPOSED USE: TRANSITIONAL RESIDENCE (USE GROUP R-2)
   PLUS COMMERCIAL (OFFICE)
   OFFICE SPACE TO BE USED BY KALAMAZOO COUNTY HOUSING DEPTARTMENT STAFF.
4. BUILDING IS SERVICED BY EXISTING MUNICIPAL SANITARY AND NEW MUNICIPAL WATER SERVICE. PROPOSED WATER MAIN TO MEET CITY OF KALAMAZOO 2021 STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE INSTALLATION.
5. BUILDING FIRE SUPPRESSION IS PROPOSED. (BY OTHERS)
6. PARCEL IS LOCATED IN THE 10 YEAR WELL HEAD PROTECTION ZONE.
7. COLD MILLING OF HMA SURFACE COURSE (1.5" DEPTH) IS PROPOSED FOR ALL ASPHALT PAVING. FULL DEPTH ASPHALT REMOVAL AND REPLACEMENT IS LIMITED TO WORK FOR WATER SERVICE AND SANITARY PIPE INSTALLATION.
8. NO NEW PAVING SNOWMELT SYSTEM IS PROPOSED.
9. SIGNANGE - SEE ARCHITECTURAL DRAWINGS FOR ELEVATIONS AND DETAILS.
10. OWNER HAS NO KNOWLEDGE OF PRIOR ENVIRONMENTAL CONTAMINATION OR ENVIRONMENTAL REPORTS FOR THE PARCEL.
11. ACCORDING TO FEMA FLOODPLAIN MAP 26077C0310E dated JULY 7, 2024 THE SUBJECT PARCEL IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
12. NO KNOWN WETLANDS ARE LOCATED IN THE SUBJECT PARCEL AND ADJACENT PARCELS ACCORDING TO EGLE WETLAND MAP VIEWER.
13. PROPOSED DWELLING UNITS = 78
14. PARKING STATISTICS
    EXISTING PARKING = (94) 9 x 20' SPACES + (5) ADA SPACES = 99 TOTAL SPACES
    plus (4) TRUCK SPACES
    REQUIRED PARKING = TRANSITIONAL RESIDENCE: (1) SPACE PER EMPLOYEE ON LARGEST SHIFT - NUMBER OF EMPLOYEES = 20 MAXIMUM
    OFFICE: 1 SPACE PER 300 SFT - 760 SFT / 300 = 3 SPACES
    TOTAL REQUIRED PARKING = 23 SPACES
    PROPOSED PARKING = (100) 9' x 18' SPACES + (5) EX. ADA SPACES = 105 TOTAL SPACES
15. BIKE PARKING
    REQUIRED BIKE PARKING: 1 PER 5 DWELLING UNITS
    78 DWELLING UNITS / 5 = 16 REQUIRED BIKE PARKING
    16 BIKE PARKING PROVIDED
16. LANDSCAPE REQUIREMENTS
    CHAPTER 50-8.4B TREE CANOPY: 1 TREE PER ACRE = 3.7 ACRES = 3 TREES
    CHAPTER 50-8.4C : REQUIRED FRONTAGE LANDSCAPING
    SHRUBS: (1) SHRUB PER 6 FT FRONTAGE = 300 / 6 = 50 SHRUBS
    TREES: (1) TREE PER 35' FRONTAGE = 300 / 35 = 9 TREES
    CREDIT FOR EXISTING TREES = (3) TREES >/= 12" CAL = 9 TREES CREDIT

CONSTRUCTION NOTES

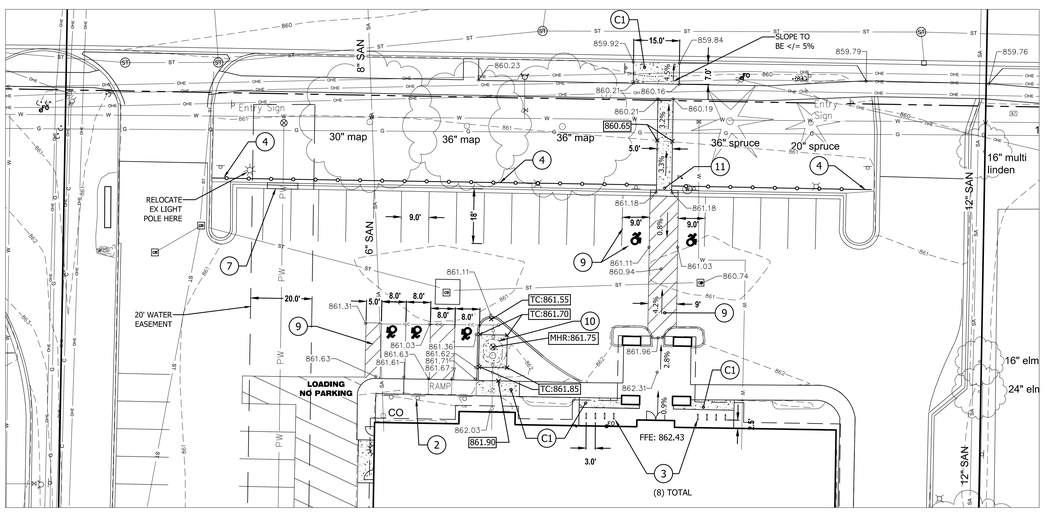
1. CONTRACTOR SHALL OBTAIN R.O.W PERMIT FROM THE CITY OF KALAMAZOO AND COMPLY WITH ALL OTHER REQUIRED LOCAL, STATE AND FEDERAL PERMITS. NO WORK SHALL COMMENCE IN THE ROAD R.O.W PRIOR TO APPROVAL OF R.O.W PERMIT FROM THE CITY OF KALAMAZOO. COORDINATE R.O.W. PERMIT WITH CITY ENGINEERING DIVISION AT 269-337-8533 OR ROWPERMIT@KALAMAZOO.ORG.
2. NO STREET OR LANE CLOSURE IN KILGORE SERVICE ROAD IS ANTICIPATED FOR SITE CONSTRUCTION.
3. CONTRACTOR SHALL REQUEST EXISTING UTILITY LOCATIONS FROM MICHIGAN 811 PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
4. DAMAGE TO PUBLIC AND PRIVATE PROPERTY RESULTING FROM CONTRACTOR ACTIVITIES SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER, AND AS DIRECTED BY THE OWNER
5. CONTRACTOR SHALL PROTECT THE WORK AND SAFETY OF THE PUBLIC IN ROAD R.O.W. AND ON SITE AND SHALL PROVIDE, ERECT AND MAINTAIN BARRICADES, SIGNALS, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES IN ACCORDANCE THE "MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
6. IN THE EVENT THAT THE CONTRACTOR DISCOVERS A DISCREPANCY IN THE CONTRACT DOCUMENTS OR A POTENTIAL CONFLICT, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION OF THE WORK IN QUESTION.
7. CONTRACTOR SHALL PREPARE RECORD DRAWINGS WITH FIELD LOCATIONS AND ELEVATIONS UPON COMPLETION OF THE WORK FOR SUBMITTALS TO THE ENGINEER.
8. DEWATERING IS NOT ANTICIPATED FOR PROPOSED CONSTRUCTION.

TABULATED SITE DATA

	AREA ACRES (SQ.FT.)	PERCENTAGE
TOTAL PARCEL (less R.O.W.)	3.76 AC (164,132 SF)	
EXISTING BUILDING	0.59 (25,542 SF)	15.57%
EXISTING PAVING	1.27 (55,497 SFT)	33.81%
CONCRETE	0.19 (8,279 SFT)	
ASPHALT	1.08 (47,218 SFT)	
PROPOSED ACCESSORY BUILDING	0.0024 (108 SF)	0.06%
PROPOSED CONCRETE PAVING	0.017 (752 SF)	0.40%
PROPOSED ASPHALT PAVING	0.00	0.0%
OPEN SPACE / LANDSCAPE AREA	1.84 (82,233 SF)	50.16%
TOTAL	3.76 (164,132 SF)	100%

PROPOSED FEATURES LEGEND

A1	**FULL-DEPTH ASPHALT REPLACEMENT** FOR UTILITY INSTALLATION. SEE CONSTRUCTION DETAILS
A2	**HMA 36A WEARING COURSE, 1.5 INCH**
C1	**SIDEWALK CONCRETE, 4 INCH** SEE CONSTRUCTION DETAILS
C2	**CONCRETE PAVEMENT, 6 INCH NON-REINFORCED** SEE CONSTRUCTION DETAILS
##	NUMBER OF 9'X18' PARKING SPACES
1	LINE, PAINT, or MARKINGS, SOLID, WHITE, 4 IN.
2	SIGN AND POST, ADA PARKING, SEE DETAIL. 3 TOTAL. MIN. 1 VAN ACCESSIBLE
3	BIKE RACK, (8) TOTAL, SEE CONSTRUCTION DETAILS
4	36" HIGH DECORATIVE METAL FENCE. SEE DETAIL
5	6' HIGH VINYL COATED CHAIN LINK FENCE. COLOR BLACK
6	6' HIGH OPAQUE VINYL PRIVACY FENCE.
7	SPILL-OFF CONCRETE CURB AND GUTTER
8	CONCRETE CURB
9	LINE, PAINT, or MARKINGS, SOLID, BLUE, 4 IN.
10	SANITARY GREASE INTERCEPTOR. SEE SHEET C2.1
11	CURB RAMP PER MDOT DETAIL R-28-K. DETECTABLE WARNING TILE IS NOT REQUIRED.



PLAN ENLARGEMENT
SCALE: 1" = 20'

861.90 PROPOSED ELEVATION
862.05 EXISTING ELEVATION TO REMAIN

3	CONSTRUCTION PLAN SET	PHW	10/10/2025
2	WATER MAIN REV	PHW	10/06/2025
1	ADDENDUM 2	PHW	09/08/2025

ABONMARCHE BYCE
Benton Harbor, South Bend, Kalamazoo, Fort Wayne, Lafayette
Valparaiso, Hobart, Grand Haven, Grand Rapids
Engineering Architecture Land Surveying
304 S. Kalamazoo Mall, Kalamazoo, MI 49007, 269.382.4707, abonmarche.com

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PROJECT:
Renovation For:
"THE LANDING PLACE" TRANSITIONAL HOUSING
Kalamazoo County
1912 EAST KILGORE SERVICE ROAD KALAMAZOO, MI 49002

PERMIT SET
SITE PLAN

SHEET TITLE:

DRAWN BY: PHW
DESIGNED BY: PHW
PM REVIEW: GAJ
QA/QC REVIEW:
DATE: 2025.08.20
SEAL:

STATE OF MICHIGAN
GEORGE H. WARING ENGINEER No. 6201314083
REGISTERED PROFESSIONAL ENGINEER

SIGNATURE:
DATE: 10/09/2025

HARD COPY IS INTENDED TO BE 30" x 42" WHEN PLOTTED SCALE(S) INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES

SCALE: **AS NOTED**

ACI JOB #
25-0468

SHEET NO.
C2.0