

SITE DATA

- PROPERTY INFORMATION:
PARCEL #/S: 00020-065-D

SITE AREA: 64,104 SF (1.47AC)

OWNER: COLE GAVLAS HOLDINGS, LLC
2401 W CENTRE AVE
PORTAGE, MI 49024

DEVELOPER: KRUGGEL LAWTON
2401 W CENTRE AVE
PORTAGE, MI 49024
- ZONING:
PROPERTY CURRENTLY ZONED: PD-PLANNED DEVELOPMENT DISTRICT
ABUTTING PROPERTY CURRENTLY ZONED:
NORTH: PD-PLANNED DEVELOPMENT DISTRICT
SOUTH: PD-PLANNED DEVELOPMENT DISTRICT
EAST: PD-PLANNED DEVELOPMENT DISTRICT
WEST: OTR-OFFICE TECHNOLOGY AND RESEARCH

PROPOSED LAND USE = BUILDING ADDITION
- SETBACKS
FRONT = 50'
SIDES = 40'
REAR = 20'
- PARKING:
REQUIRED = 1 PARKING SPACE PER (200) SF.
OF USABLE FLOOR AREA
8,779 SF / 200 = 44
PROVIDED = STANDARD 9'X18' SPACES = 45
BARRIER FREE SPACES = 2
TOTAL PROVIDED 47
- BUILDING:
MAXIMUM HEIGHT: 45'
TOTAL AREA OF 12,662 SFT. (SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL.)
PROPOSED BUILDING COVERAGE: 20%
MAXIMUM BUILDING COVERAGE: NA
PROPOSED IMPERVIOUS COVERAGE: XX%
MAXIMUM IMPERVIOUS COVERAGE: NA
- LOT:
MINIMUM LOT SIZE: 2,500 SFT
MINIMUM LOT WIDTH: 35FT
LOT SIZE: 64,104 SFT / 1.47 ACRES
LOT DIMENSIONS: IRREGULAR
- LANDSCAPING:
SHALL BE IN ACCORDANCE WITH LANDSCAPING PLAN.
- STORM WATER DETENTION REQUIRED:
STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY STORM WATER GUIDELINES.

SITE MATERIALS & CONSTRUCTION NOTES

- SOILS EXPOSED IN THE BASE OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGES IN CONDITION SUCH AS FROM DISTURBANCE, RAIN AND FREEZING. SURFACE RUN-OFF WATER SHOULD BE DRAINED AWAY FROM THE EXCAVATION AND NOT ALLOWED TO POND. IF POSSIBLE, ALL FOOTING CONCRETE SHOULD BE POURED THE SAME DAY THE EXCAVATION IS MADE. IF THIS IS NOT PRACTICAL, THE FOOTING EXCAVATIONS SHOULD BE ADEQUATELY PROTECTED.
- REMOVE ALL SUBGRADE GRADE MATERIAL THAT MAY BE SOFTENED BY RAINS, FREEZING, OR CONSTRUCTION TRAFFIC, ETC. AND REPLACE WITH COMPACTED GRANULAR FILL.
- STORM SEWER SHALL BE CORRUGATED HDPE PIPE WITH SMOOTH INTERIOR WALL, BY ADS OR EQUAL. LEACHING BASINS AND MANHOLES ARE TO BE REINFORCED CONCRETE WITH RIM AND SLOTTED GRATING (AS SHOWN). STORM SEWER & LEACHING BASINS ARE TO BE WRAPPED WITH FILTER FABRIC.
- ALL WATER SERVICE LINES SHALL BE 1" PE PIPE WITHIN 5' OF BUILDING, WITH COMPRESSION FITTINGS OR MECHANICAL FITTINGS OTHER THAN FLARED ENDS, PROVIDE 5' COVER FROM FINISHED GRADE.
- PROVIDE MINIMUM 5' COVER FROM FINISHED GRADE FOR ALL WATER SERVICE LINES. IF COVER CANNOT BE MAINTAINED DUE TO SITE CONDITIONS OR INVERT ELEVATIONS THE ENTIRE LENGTH OF THE EXTERIOR PIPE MUST BE PROTECTED WITH 2" RIGID INSULATION BOARD ON THE TOP AND SIDES.
- PROVIDE MINIMUM 5' COVER FROM FINISHED GRADE FOR ALL SANITARY SEWER LINES. IF COVER CANNOT BE MAINTAINED DUE TO SITE CONDITIONS OR INVERT ELEVATIONS THE ENTIRE LENGTH OF THE EXTERIOR PIPE MUST BE PROTECTED WITH 2" RIGID INSULATION BOARD ON THE TOP AND SIDES.
- MAINTAIN 10 FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN THE SEWER AND WATER MAIN UTILITIES, PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE UTILITIES CROSS.
- THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- EXTERIOR CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI AND SHALL HAVE LIMESTONE AGGREGATE AND SHALL HAVE 4 - 6 % AIR ENTRAINMENT WITH A BROOM FINISH.
- EXPANSION JOINTS IN CONCRETE PAVEMENT AND WALLS SHALL BE 1/2" ASPHALT IMPREGNATED FULL DEPTH 40' O.C. MAXIMUM & AT SIDEWALK INTERSECTIONS, CRACK CONTROL SCORING AT SIDEWALK WIDTH DIMENSION AND @ 10'-0" O.C. IN DRIVES.

LEGEND

- EXISTING ASPHALT PAVEMENT
- PROPOSED ASPHALT PAVEMENT
(SEE DETAIL, SHEET C4.0)
- PROPOSED SIDEWALK
(SEE DETAIL, SHEET C4.0)
- EXISTING CONCRETE / SIDEWALK

BENCHMARK INFORMATION

BM-1: ELEV: 885.44
SET 7' IN SOUTHWESTSIDE OF LIGHT POLE BASE LOCATED ±316' SOUTH OF CENTERLINE OF W CENTRE AVE AND ±113' EAST OF CENTERLINE OF PRIVATE DRIVE.

BM-2: ELEV: 883.12
SMAG IN WEST SIDE OF POWER POLE LOCATED ±389' SOUTH OF CENTERLINE OF W CENTRE AVE AND ±269' EAST OF CENTERLINE OF PRIVATE DRIVE.

GENERAL NOTES

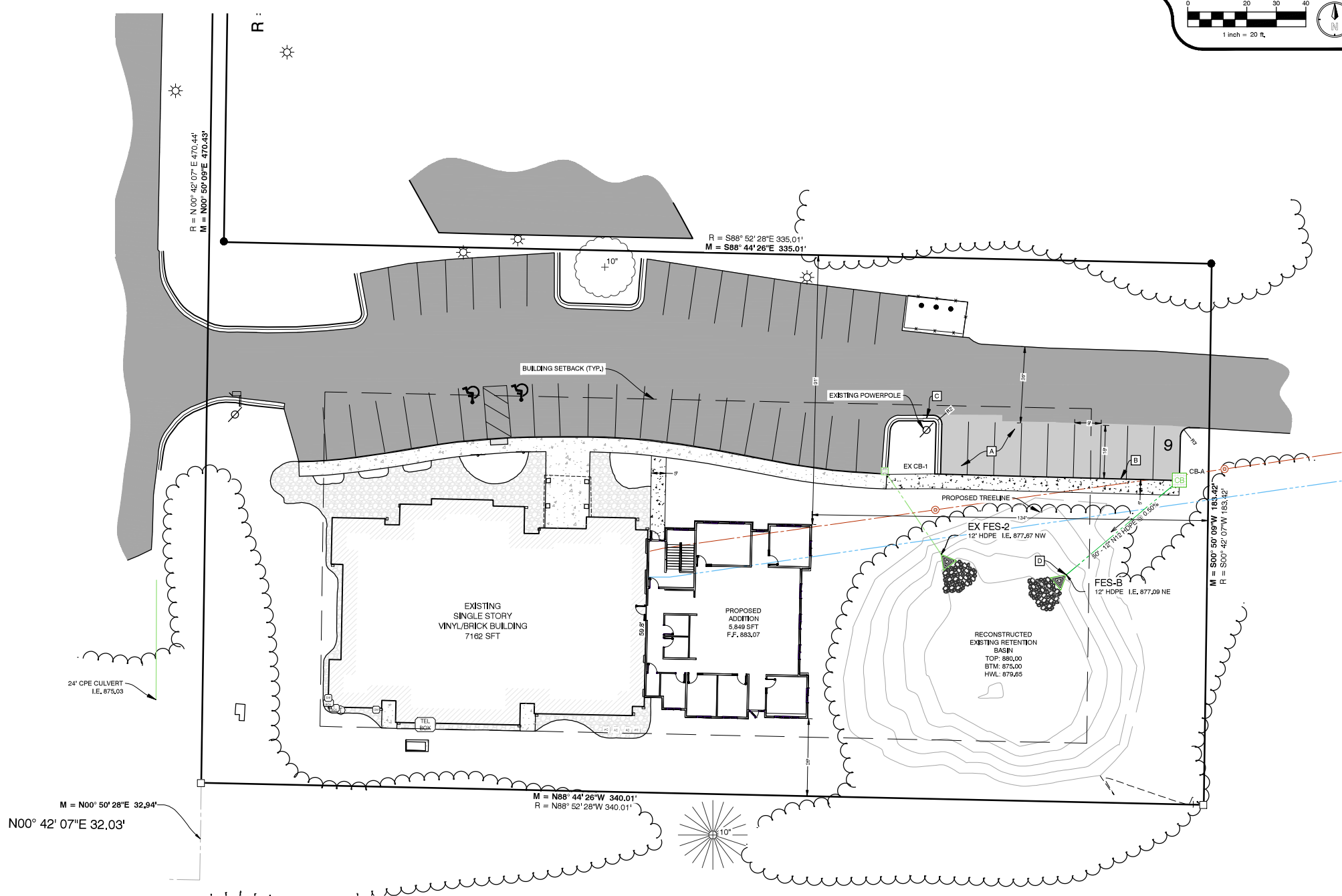
- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL CURB RADII AND DIMENSIONS ARE TO FACE OF CURB. CURB TO BE PROVIDED WHERE SHOWN AND INTEGRAL WITH SIDEWALK AT PAVING EDGE.
- SLOPE GRADES UNIFORMLY BETWEEN ELEVATIONS SHOWN. NOMINAL GRADING. SLOPE SIDEWALKS AWAY FROM BUILDING AT 1/4" PER FOOT ON ENTRY WALK.

EXISTING STORM STRUCTURE INFORMATION

EX CB-1, 4" CONC. STRUCTURE
RIM = 881.35'
SE 12" CPE (INV. = 877.95')
SUMP = 876.49'

STORM STRUCTURE

CB-A, 4" DIA. E.I.W 5105
RIM = 880.33
12" HDPE SW 877.34



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: AR ENGINEERING, LLC

PLANS PREPARED BY:



DRAWN: BCD
CHECKED: TC

No.	ISSUED FOR:	DATE	BY:
0	SITE PLAN REVIEW	12/17/2025	LM
1	OWNER REVIEW	12/19/2025	LM
2	PRE-APPLICATION REVIEW	01/09/2026	SP
3	PD SUBMITTAL	01/30/2026	SP
4			

REVISIONS: CAPTION OR OTHER USE OF THE DRAWING WITHOUT CORRECT USE OF THE DATE IS PROHIBITED.

SITE LAYOUT & UTILITY PLAN
KRUGGEL LAWTON PORTAGE
KRUGGEL LAWTON
2401 W CENTRE AVE
SECTION 20, T03S, R11W

SHEET TITLE:
PROJECT:
CLIENT:
SITE ADDRESS:
SITE SECTION:

JOB NUMBER
25234001

DATE
01/30/2026

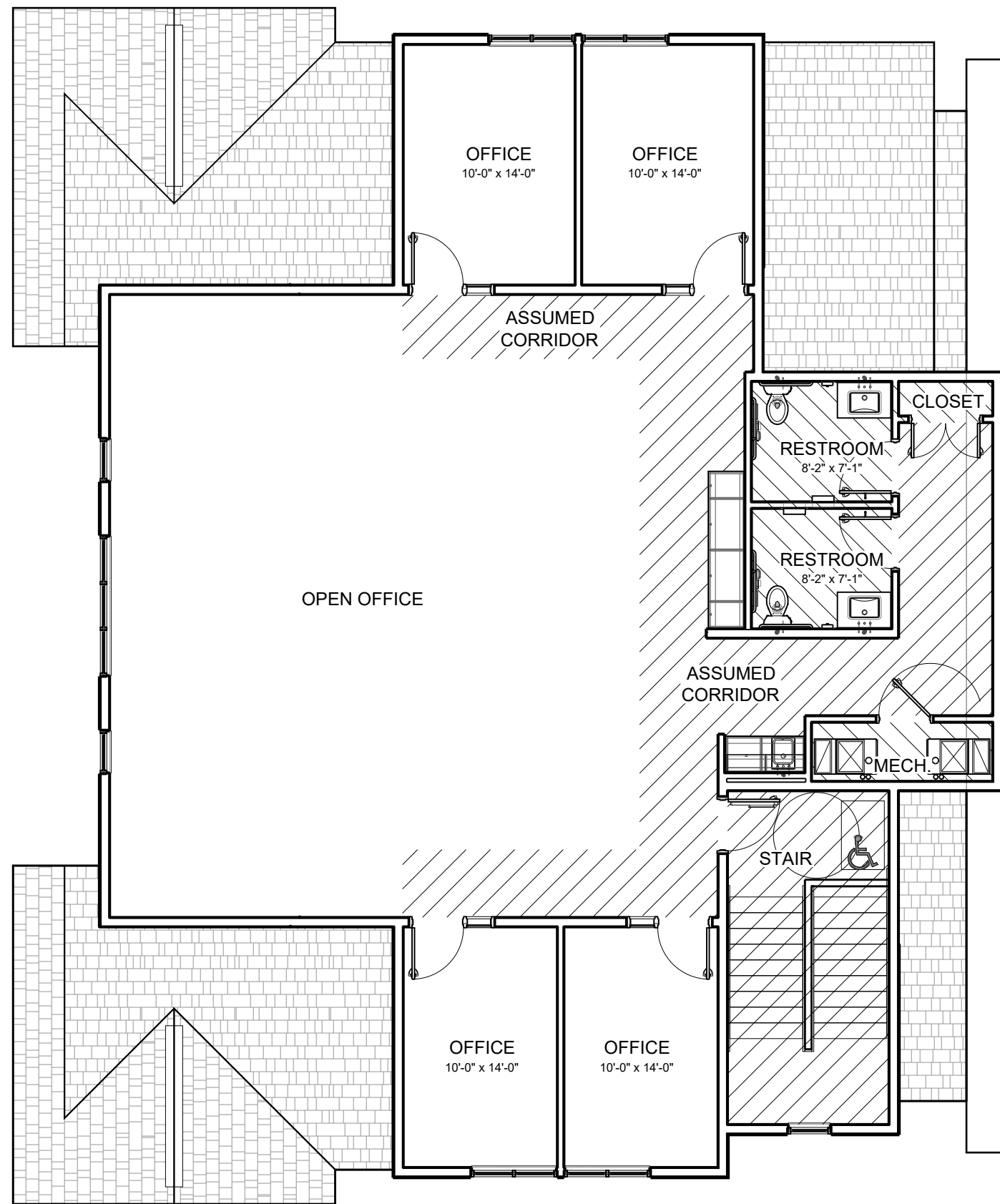
SHEET NUMBER
C2.0

KRUGGEL LAWTON CPAs-PORTAGE MICHIGAN-ARCHD
Path: I:\Projects\Architectural\PROJECTS\Krugger Lawton - Design-Addition - JAGL_Drwngs\Working\Krugger Lawton-PortageAddition - A10102
Plot Date: January 28, 2025



1
A1.0SF

SCALE: 1/8" = 1'-0"
NET SQUARE FOOTAGE BREAKDOWN ILLUSTRATION

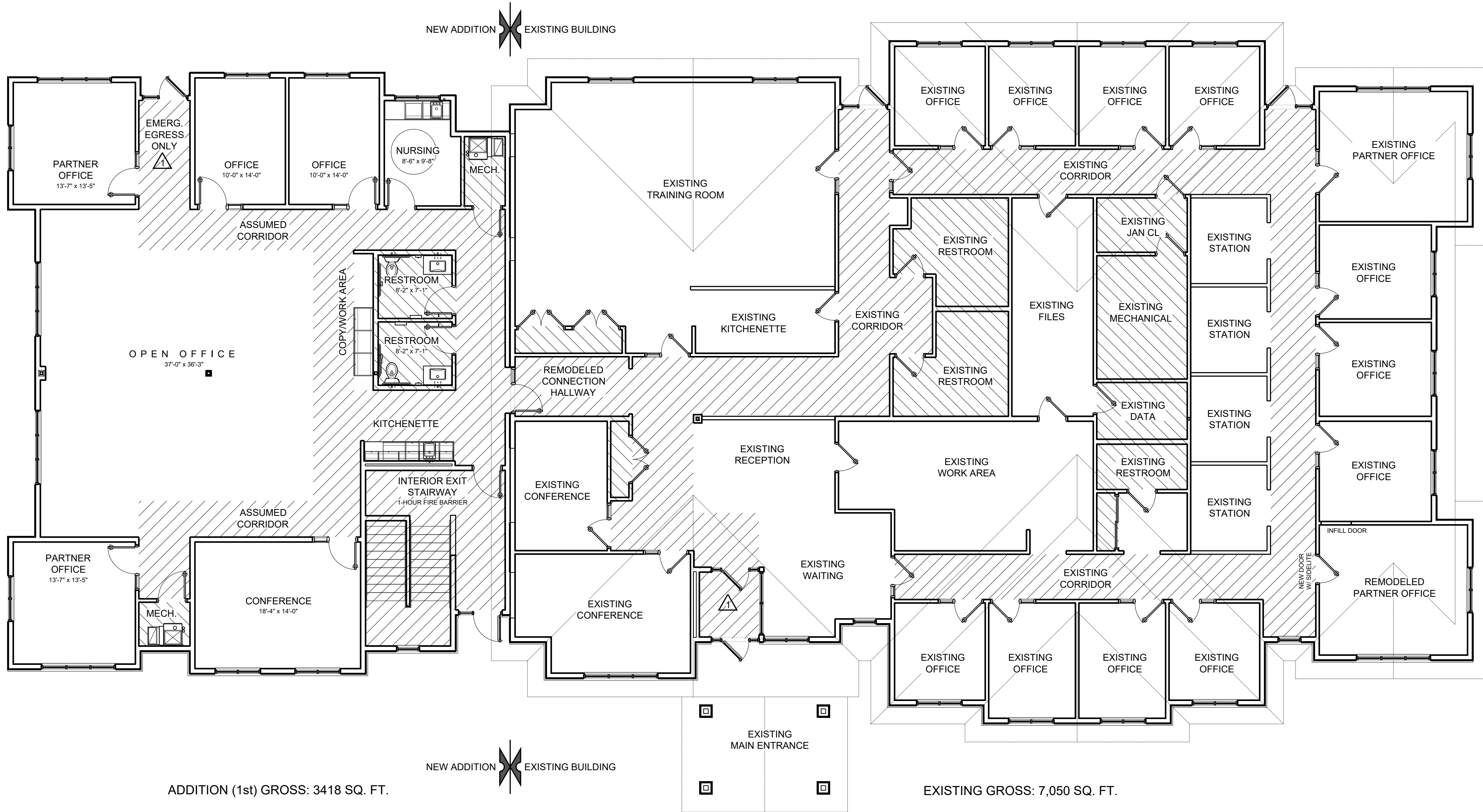


2
A1.0SF

SCALE: 1/8" = 1'-0"
NET SQUARE FOOTAGE BREAKDOWN ILLUSTRATION

ADDITION (2nd) GROSS: 2569 SQ. FT.

BUILDING FIRST FLOOR ADDITION AND IMPROVEMENT PLAN



AREA BREAKDOWN	
SPACE	AREA (sf)
EXISTING FIRST FLOOR	TOTAL INTERIOR NET 6,886
CORRIDORS	1,395
RESTROOMS	257
MECHANICALS	323
CLOSETS	79
** BUSINESS / OFFICES / WORK AREA	4,832
ADDITION FIRST FLOOR	TOTAL INTERIOR NET 3,487
CORRIDORS & STAIRWAY	991
RESTROOMS	139
MECHANICAL	70
** BUSINESS / OFFICES / WORK AREA	2,287
ADDITION SECOND FLOOR	TOTAL INTERIOR NET 2,431
CORRIDORS & STAIRWAY	614
RESTROOMS	118
MECHANICAL	25
CLOSETS	14
** BUSINESS / OFFICES / WORK AREA	1,660
TOTAL NET BUSINESS / OFFICE / WORK AREA	8,779 (INCLUDES ADDITION)

KRUGGEL LAWTON CPA:
PORTAGE BUILDING ADDITION
2401 WEST CENTRE AVE
PORTAGE, MICHIGAN

FIRST AND SECOND FLOOR BUILDING
FLOOR AREAS (SQ.FT. ILLUSTRATION)

ISSUE DATE
PRELIMINARY DESIGN
5 MARCH 2025

REVISIONS
23 JANUARY 2026
AREA BREAKDOWN

Project Number: XX-XXXX

A.1SF

JOSEPH A. DZIERLA & ASSOCIATES, INC.
Architecture & Planning

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