

SITE DATA

1. PROPERTY INFORMATION:
PARCEL #: 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

2. 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

3. SETBACKS
FRONT = 50'
SIDES = 40'
REAR = 20'

4. PARKING:
REQUIRED = 1 PARKING SPACE PER (200) SF. OF USABLE FLOOR AREA
8,779 SF / 200 = 44
PROVIDED = STANDARD 8'x18' SPACES = 45
BARRIER FREE SPACES = 2
TOTAL PROVIDED = 47

5. BUILDING:
MAXIMUM HEIGHT: 45'
TOTAL AREA OF 12,682 SF. (SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL.)
PROPOSED BUILDING COVERAGE: 20%
MAXIMUM BUILDING COVERAGE: NA
PROPOSED IMPERVIOUS COVERAGE: XX%
MAXIMUM IMPERVIOUS COVERAGE: NA

6. LOT:
MINIMUM LOT SIZE: 2,500 SF
MINIMUM LOT WIDTH: 25FT
LOT SIZE: 64,104 SF / 1.47 ACRES
LOT DIMENSIONS: IRREGULAR

7. LANDSCAPING:
SHALL BE IN ACCORDANCE WITH LANDSCAPING PLAN.

8. 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 DETERIMENTAL 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 COMPAKED GRANULAR FILL.
- STORM SEWER SHALL BE CORUGATED 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 'X' IN SOUTHWEST SIDE OF LIGHT POLE BASE LOCATED $\pm 316'$ SOUTH OF CENTERLINE OF W CENTRE AVE AND $\pm 113'$ EAST OF CENTERLINE OF PRIVATE DRIVE.

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

GENERAL NOTES

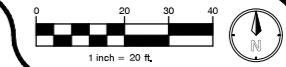
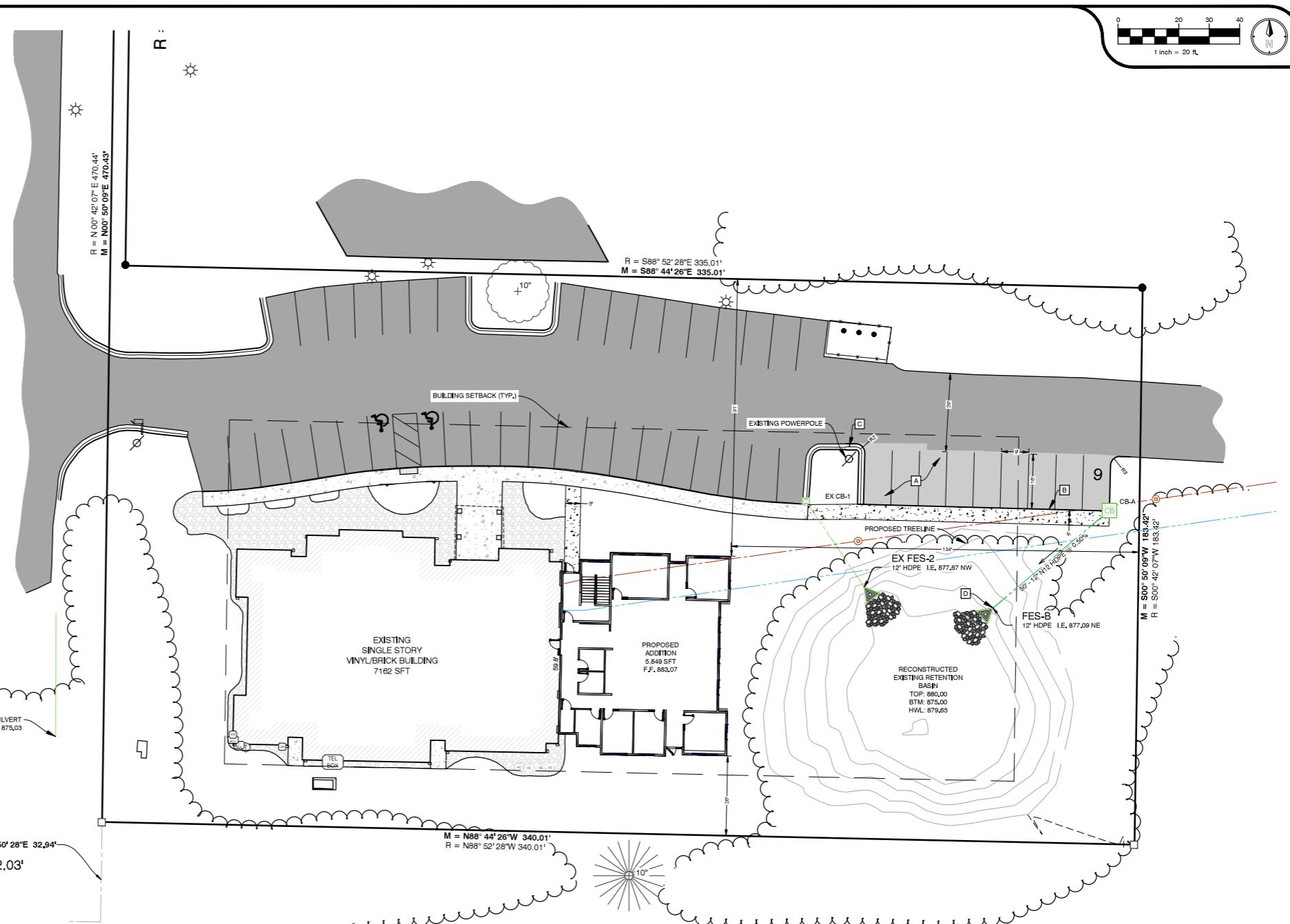
- DIMENSIONS TAKE PREDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- 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 = 876.45'

STORM STRUCTURE

CB-A, 4' DIA. EJW 5105
RIM = 880.33'
12' HDPE SW
877.34



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	01/08/2026	SP
3	FD SUBMITTAL	01/30/2026	SP
4			

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

JOB NUMBER
25234001
DATE
01/30/2026

SHEET NUMBER
C2.0



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

