

SCHUPAN HQ ADDITION

Site Plan Review
 Received: 6/23/2026
 City of Kalamazoo
 E.Szymanski

**3400 COVINGTON RD
 SECTION 36, T.02S, R.11W
 CITY OF KALAMAZOO
 KALAMAZOO COUNTY, MI**

**SITE DEVELOPMENT PLANS
 JUNE 23, 2026**

ISSUED FOR: CITY COMMENTS

SHEET INDEX

No.	SHEET TITLE
T1.0	TITLE SHEET
C1.0	EX CONDITIONS - DEMO PLAN
C2.0	SITE LAYOUT
C3.0	UTILITY PLAN
C4.0	GRADING - SESC PLAN
C5.0	DETAILS
L1.0	LANDSCAPE PLAN
L2.0	PHOTOMETRIC PLAN
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REVISIONS

No.	ISSUED FOR:	DATE:	BY:
0	SCHEMATIC DESIGN	04/16/26	js
1	PRELIMINARY REVIEW	05/13/26	js
2	SITE PLAN REVIEW	06/15/26	js
3	CITY COMMENTS	06/23/26	js
4	.	.	.
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OWNERS:

NORTH 40 ENTERPRISES
 2619 MILLER RD
 KALAMAZOO, MI 49001

DEVELOPER:

DRIVEN DESIGN
 117 W. MICHIGAN AVE.
 BATTLE CREEK, MI 49017
 TEL. (269) 753-8040

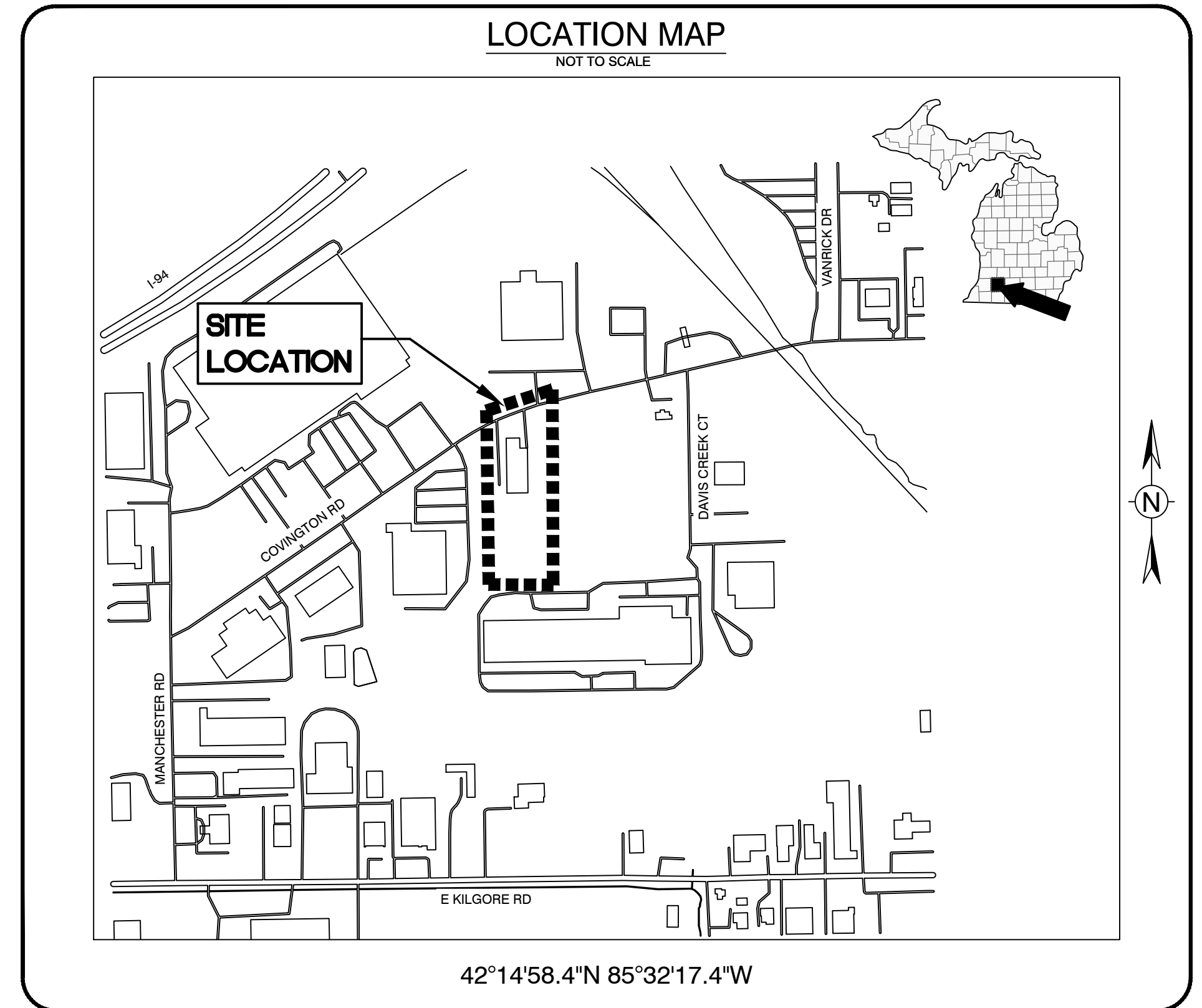
CIVIL ENGINEER:

AR ENGINEERING, LLC.
 5725 VENTURE PARK DRIVE, SUITE A
 KALAMAZOO, MI 49008
 TEL. (269) 250-5991 FAX. (866) 569-0604



SPENCER O'DELL, P.E.

DATE



LEGAL DESCRIPTION

PARCEL #: 06-36-451-003

SECTION 36 T2S R11W COMMENCING AT THE SOUTH 1/4 POST OF SECTION 36; THENCE NORTH 89DEG 53MIN 14SEC EAST 435FT ALONG THE SOUTH LINE OF SECTION 36; THENCE NORTH 00DEG 07MIN 46SEC WEST 1159.03FT PARALLEL WITH N&S 1/4 LINE OF SECTION 36 TO THE POINT OF BEGINNING; THENCE NORTH 00DEG 07MIN 46SEC WEST 516.09FT TO THE SOUTHERLY LINE OF COVINGTON ROAD; THENCE NORTHEASTERLY 260FT ALONG THE SOUTHERLY LINE OF COVINGTON ROAD ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1112.92FT AND A CHORD BEARING NORTH 65DEG 52MIN 08SEC EAST 259.41FT; THENCE SOUTH 00DEG 07MIN 46SEC EAST 621.71FT; THENCE SOUTH 89DEG 53MIN 14SEC WEST 236.98FT TO P.O.B. IFT 8883336

6/23/26 SCHUPAN HQ ADDITION

SITE DATA

- PROPERTY INFORMATION:**
 PARCEL #S: 06-36-451-003 & 06-36-418-002
 SITE AREA: 413,820 SF (9.5 AC)
 OWNER: NORTH 40 ENTERPRISES, LLC
 2619 MILLER RD
 KALAMAZOO, MI 49001
- ZONING:**
 PROPERTY CURRENTLY ZONED: M-2 - MANUFACTURING, GENERAL
 ABUTTING PROPERTY CURRENTLY ZONED: NORTH: M-2 - MANUFACTURING, GENERAL
 SOUTH: M-2 - MANUFACTURING, GENERAL
 EAST: M-2 - MANUFACTURING, GENERAL
 WEST: M-2 - MANUFACTURING, GENERAL
 PROPOSED LAND USE = ALUMINUM SUPPLIER
 *PERMITTED USE IN MANUFACTURING DISTRICT
- SETBACKS**
 FRONT = 25'
 SIDES = 25'
 REAR = 25'
- PARKING:**
 BIKE PARKING:
 REQUIRED = (1) SPACE PER (7) EMPLOYEES
 11 NEW EMPLOYEES = 2 SPACES
 PROVIDED = 3 SPACES
- VEHICLE PARKING:**
 REQUIRED = (1) PARKING SPACE PER EMPLOYEE ON LARGEST SHIFT
 11 NEW EMPLOYEES = 11 SPACES
 PROVIDED =
 EXISTING STANDARD 10'X20' SPACES = 30
 PROPOSED STANDARD 10'X20' SPACES = 9
 BARRIER FREE SPACES = 2
 TOTAL PROVIDED = 41
- BUILDING:**
 SINGLE-STORY (14)
 MAXIMUM HEIGHT: N/A
 TOTAL AREA OF 18,714 SFT (3,470 SFT. ADDITION) (SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL.)
 PROPOSED BUILDING COVERAGE: 5.4%
 MAXIMUM BUILDING COVERAGE: N/A
 MAXIMUM IMPERVIOUS COVERAGE: 80%
- LOT:**
 MINIMUM LOT SIZE: 5,000 SFT
 MINIMUM LOT WIDTH: N/A
 LOT SIZE: 413,820 SFT / 9.5 ACRES
 LOT COVERAGE: 11.8%
 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 PLAN NOTES

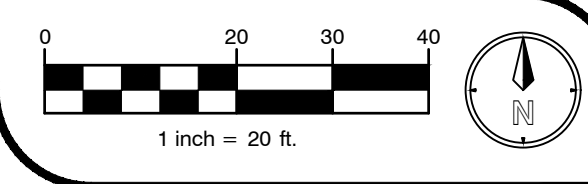
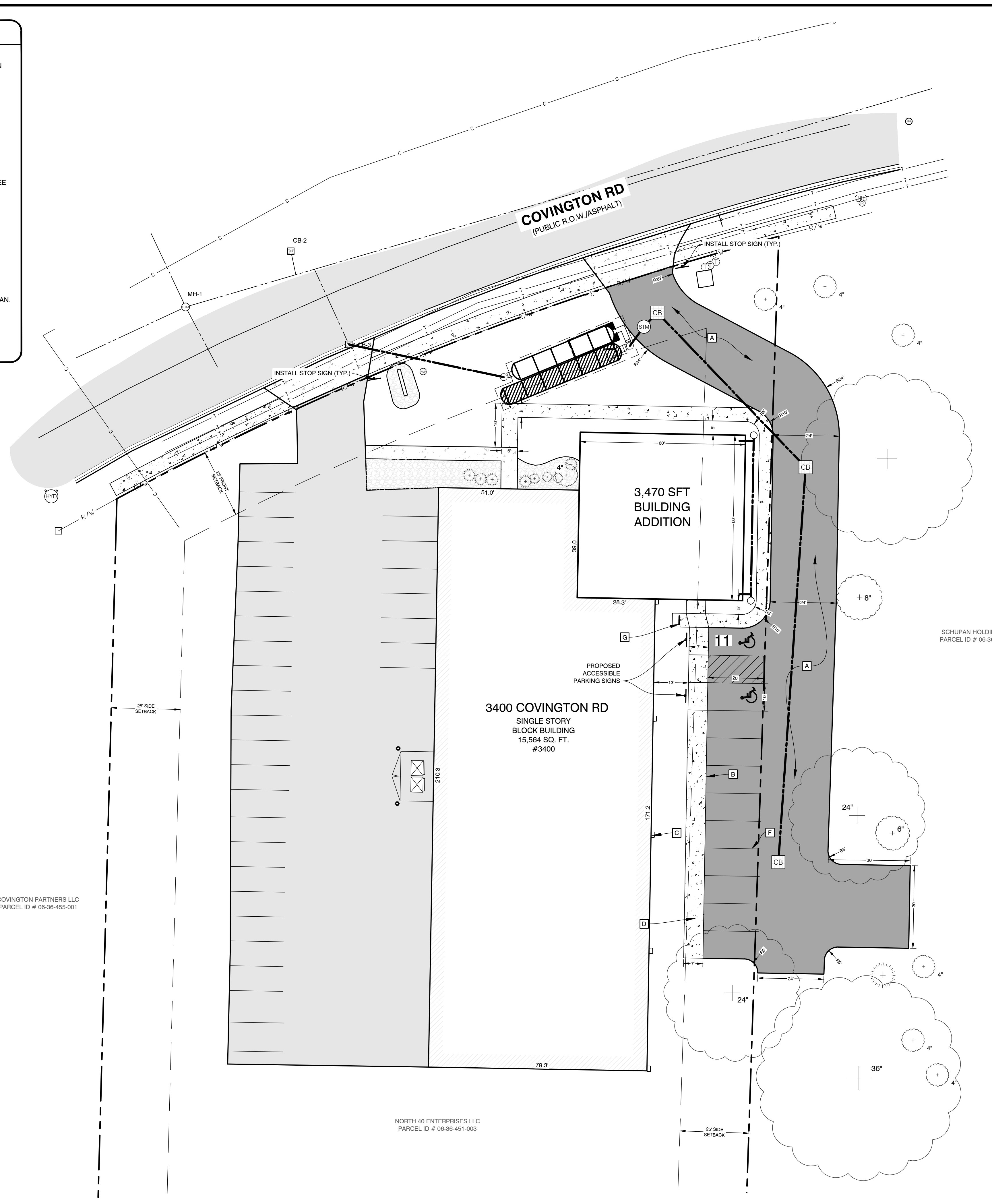
- A BITUMINOUS PAVEMENT (SEE DETAIL SHEET).
- B INTEGRAL CURB/WALK (SEE DETAIL SHEET).
- C EXISTING DOWNSPOUT (TYP.).
- D 7' SIDEWALK (SEE DETAIL SHEET).
- E PAINT/ STRIPING (SEE DETAIL SHEET).
- F 4' PAINTED PARKING LOT MARKING/ STRIPING (TYP.).
- G (1) ULINE 1-LOOP WAVE STYLE BIKE RACKS, 3 BIKE CAPACITY, GALVANIZED, OR APPROVED EQUAL (TOTAL 3 SPACES)

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.
- NO BOUNDARY SURVEY WAS COMPLETED. ISSUED OR PROVIDED FOR THE PREPARATION OF THIS SITE PLAN. PROPERTY LINES SHOWN ARE APPROXIMATE.
- THIS SITE IS LOCATED WITHIN THE 5-YEAR CAPTURE WELLHEAD PROTECTION AREA.
- THERE IS NO DE-WATERING ANTICIPATED ON SITE.

LEGEND

- HEAVY DUTY PAVEMENT (SEE DETAIL SHEET)
- EXISTING ASPHALT
- CONCRETE PAVEMENT AND SIDEWALK (SEE DETAIL SHEET)
- PROPOSED CONCRETE DRIVEWAY



BENCHMARK INFORMATION

BM-1: ELEV: 841.58
 SET "X" IN SOUTHWEST FLANGE BOLT OF HYDRANT
 LOCATED APPROXIMATELY 21' SOUTH OF CENTERLINE
 OF COVINGTON RD AND APPROXIMATELY 140' WEST OF
 NORTHWEST BUILDING CORNER.

BM-2: ELEV: 842.38
 SET MAG NAIL IN SOUTH SIDE OF 30" DECIDUOUS TREE
 LOCATED APPROXIMATELY 53' NORTH OF CENTERLINE
 OF COVINGTON RD AND APPROXIMATELY 46'
 NORTHWEST OF NORTHEAST BUILDING CORNER.

PLANS PREPARED BY:



DRAWN: JAS
 CHECKED: TC

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SITE LAYOUT
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 SECTION 36, T02S, R11W.

JOB NUMBER
26103013
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SHEET NUMBER
C2.0



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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.
- SANITARY SEWER PIPE MAY BE PVC SDR 3034 MATERIAL.
- 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.

GENERAL NOTES

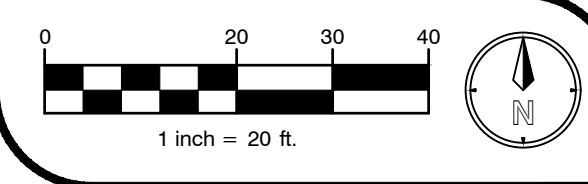
- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION.
- ELECTRICAL WORK SHALL BE PERFORMED BY A STATE OF MICHIGAN LICENSED ELECTRICIAN ACCORDING TO THE N.F.P.A. NATIONAL ELECTRICAL CODE AS MODIFIED BY THE STATE OF MICHIGAN. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A COMPLETE WORKING SYSTEM.
- ALL PLUMBING WORK SHALL BE PERFORMED BY A STATE OF MICHIGAN LICENSED PLUMBER ACCORDING TO THE INTERNATIONAL PLUMBING CODE AS MODIFIED BY THE STATE OF MICHIGAN AND LOCAL HEALTH DEPARTMENT. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A FULL WORKING SYSTEM.
- ALL MECHANICAL WORK SHALL BE PERFORMED ACCORDING TO THE INTERNATIONAL MECHANICAL CODE AS MODIFIED BY THE STATE OF MICHIGAN AND THE MICHIGAN ENERGY CODE. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A FULL WORKING SYSTEM.
- ALL WORK SHALL CONFORM TO THE MICHIGAN HANDICAPPED ACCESSIBILITY CODE AND THE AMERICANS WITH DISABILITIES ACT.
- WATER SERVICE PRESSURE TESTING AND CHLORINATION SHALL BE PER EGLE AND THE CITY OF KALAMAZOO REQUIREMENTS.
- SANITARY SEWER INSTALLATION AND TESTING MUST MEET THE REQUIREMENTS OF THE CITY OF KALAMAZOO AND THE EGLE.
- ALL REGULATORY SIGNAGE (IF SPECIFIED) SHALL BE PER THE MICHIGAN DEPARTMENT OF TRANSPORTATION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, TAP FEES, METER DEPOSITS, PERMANENT UTILITY APPLICATIONS, BONDS, AND OTHER FEES REQUIRED FOR PROPOSED WORK.
- CONTACT MISS DIG "811" FOR LOCATION OF UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS BEFORE COMMENCING EXCAVATION WORK. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO ARE NOT PART OF THE "MISS DIG" ALERT SYSTEM. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
- ANY SANITARY SEWER, SANITARY SEWER SERVICE LEADS, WATER MAIN, WATER SERVICES, OR STORM SEWER WHICH IS DAMAGED BY THE CONTRACTOR DURING HIS OPERATIONS SHALL BE REPAIRED TO THE OWNERS SATISFACTION, AND AT THE CONTRACTORS EXPENSE. IF ANY ELEMENTS OF THE SANITARY SEWER SYSTEM ARE DAMAGED AND NEED REPAIRED, IT MUST MEET THE CITY OF KALAMAZOO SPECIFICATIONS.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE ELECTRICAL TRANSFORMER PAD PER THE UTILITY COMPANY SPECIFICATIONS.
- THE TELEPHONE UTILITY COMPANY SHALL PROVIDE UNDERGROUND TELEPHONE TO THE BUILDING AT THE OWNERS EXPENSE.
- REFER TO ELECTRICAL DRAWINGS FOR UNDERGROUND ELECTRICAL REQUIREMENTS FOR SITE LIGHTING & SITE DETAILS SHEETS FOR THE FIXTURE AND POLE SPECIFICATIONS.
- DESIGN, INSTALLATION AND SPECIFICATION FOR IMPROVEMENTS RELATED TO GAS, TELEPHONE, ELECTRIC AND CABLE TELEVISION SERVICES SHALL BE COORDINATED BY THE CONTRACTOR.
- CONTRACTOR SHALL COORDINATE TELEPHONE, ELECTRIC, AND CABLE TELEVISION CONDUITS WITH THE APPROPRIATE UTILITY PRIOR TO PAVEMENT INSTALLATION.
- CONTRACTOR IS TO UNCOVER AND CONFIRM ALL TAP LOCATIONS. LOCATION DISCREPANCIES ARE TO BE BROUGHT TO THE ENGINEERS ATTENTION FOR RESOLUTION.
- CONTRACTOR/OWNER SHALL OBTAIN UTILITY CONNECTION PERMITS AND SETTLE APPLICABLE UTILITY ASSESSMENTS PRIOR TO EXTENSION OF PUBLIC UTILITIES ONSITE.
- MANHOLE AND CATCH BASIN STRUCTURES SHALL BE PRECAST AND HAVE A MAXIMUM OF 2 ADJUSTING RINGS FOR FINISH GRADE ADJUSTMENT. STORM STRUCTURES MUST ALL HAVE A SUMP OF TWO FEET.
- ALL WATER MAIN TO HAVE A BURIAL DEPTH AS REQUIRED BY THE EGLE FOR THE SPECIFIC REGION OF WORK IN CITY OF KALAMAZOO.
- DEMOLISH & REMOVE ALL EXISTING SITE FEATURES AS REQUIRED.
- THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT PREPARED BY DRIESENGA & ASSOCIATES, INC.
- DRIVEWAY LAYOUT AND CONNECTION TO COVINGTON RD SHALL COMPLY WITH ALL ASPECTS OF THE MDT DRIVE PERMIT.

STORM STRUCTURE

CB-101, 4' DIA. EJIW 5105 RIM = 840.30 12" HDPE N	836.465	CB-103, 4' DIA. EJIW 5105 RIM = 838.51 12" HDPE NW 12" HDPE S	835.799 835.799
CB-102, 4' DIA. EJIW 5105 RIM = 840.28 12" HDPE N 12" HDPE S	836.033 836.033	MH-104, 4' DIA. EJIW 5105 RIM = 838.64 12" HDPE NW 12" HDPE SE	835.778 835.778

UTILITY PLAN NOTES

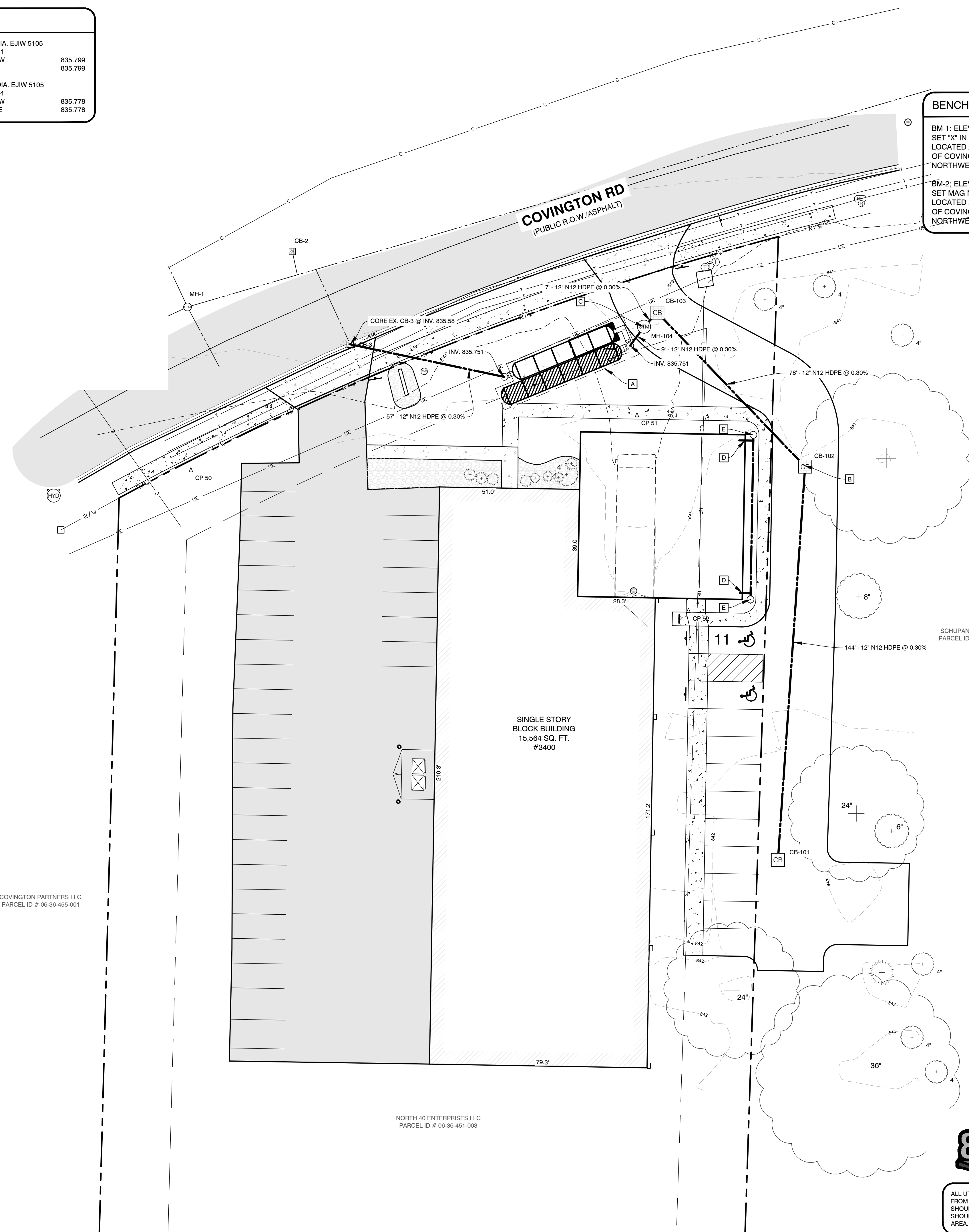
- A** SUBSURFACE STORAGE CHAMBERS
- B** CATCH BASIN (SEE DETAIL)
- C** MANHOLE W/ BARRACUDA (SEE DETAIL)
- D** DOWNSPOUT (TYP)
- E** STORM CLEAN OUT



BENCHMARK INFORMATION

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BM-2: ELEV: 842.38
SET MAG NAIL IN SOUTH SIDE OF 30" DECIDUOUS TREE LOCATED APPROXIMATELY 53' NORTH OF CENTERLINE OF COVINGTON RD AND APPROXIMATELY 46' NORTHWEST OF NORTHEAST BUILDING CORNER.



PLANS PREPARED BY:



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CHECKED: TC

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UTILITY PLAN
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GRADING NOTES

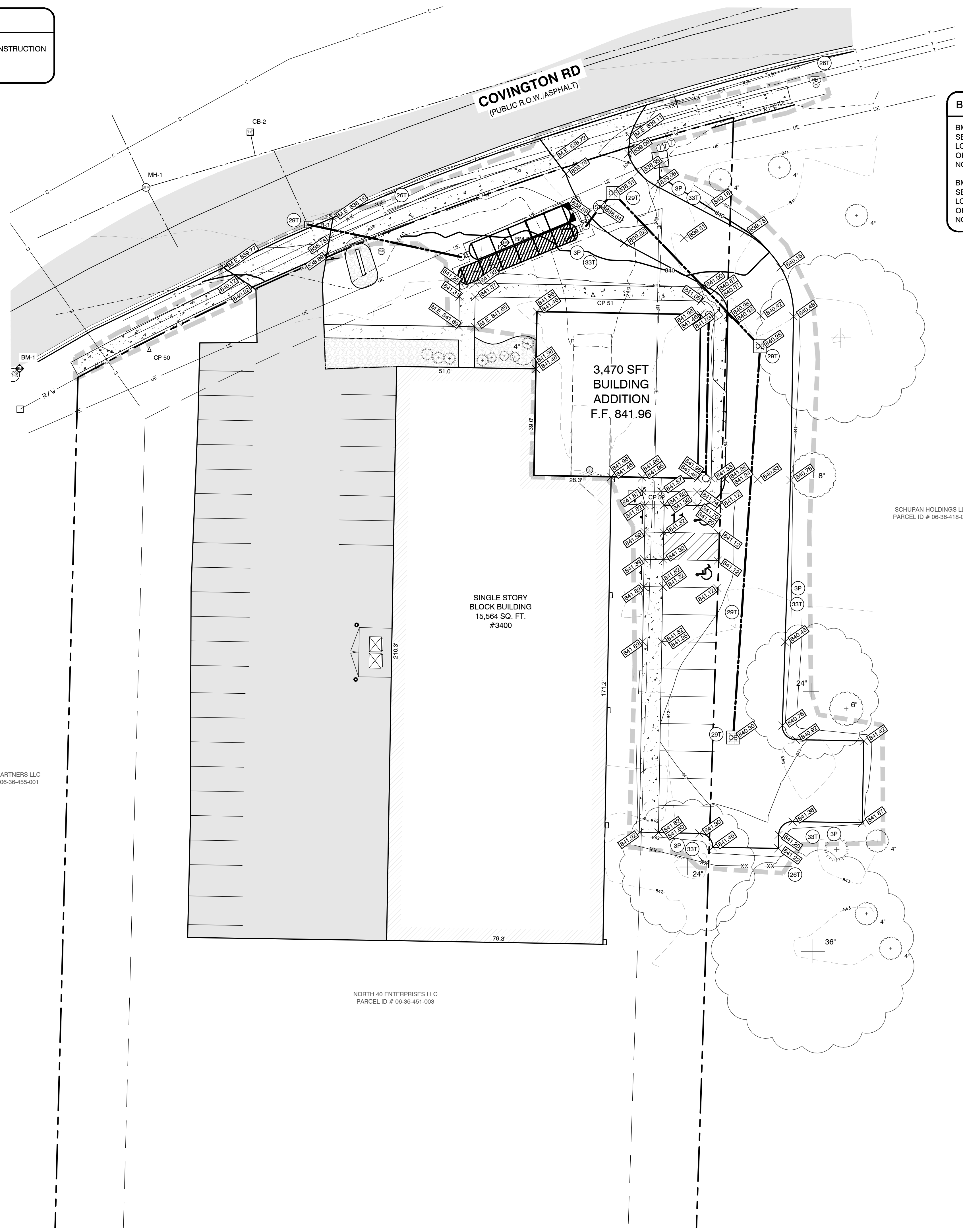
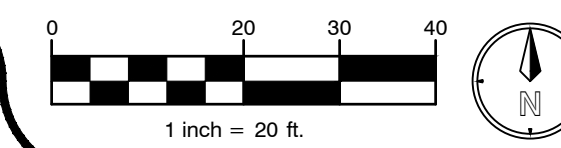
1. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, TAP FEES, METER DEPOSITS, PERMANENT UTILITY APPLICATIONS, BONDS, AND OTHER FEES REQUIRED FOR PROPOSED WORK. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO THOSE REQUIRED BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION.
3. CONTACT MISS DIG "811" FOR LOCATION OF UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS BEFORE COMMENCING EXCAVATION WORK. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO ARE NOT PART OF THE "MISS DIG" ALERT SYSTEM. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
4. DEMOLISH & REMOVE ALL EXISTING SITE FEATURES AS REQUIRED.
5. MATCH EXISTING GRADES AROUND PERIMETER WITH SLOPES AS SHOWN.
6. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT GRADES AT EDGE OF METAL (EOM) UNLESS OTHERWISE NOTED.
7. ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO MASS GRADING.
8. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND GEOTECHNICAL REPORT PREPARED BY DRIESENGA & ASSOCIATES, INC.
9. ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
10. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. CONTRACTOR SHALL SWEEP IMMEDIATELY IF OCCURS.
11. ANY DISTURBED AREA WHICH WILL BE LEFT UNWORKED 15 DAYS OR LONGER MUST BE SEEDED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEEDED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.

SOIL EROSION & SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION METHODS SHALL BE DONE IN COMPLIANCE WITH MDOE-EGLE. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A "SOIL EROSION PERMIT" FROM THE GOVERNING AUTHORITY AND A "PERMIT BY RULE/NOTICE OF COVERAGE" FROM THE GOVERNING AUTHORITY, IF APPLICABLE, PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OF THE "SOIL EROSION PERMIT" AND FOR ALL CERTIFIED STORM WATER INSPECTION SERVICE REQUIRED BY THE "PERMIT BY RULE." EROSION CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS AND SHALL NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR PROVIDING ALL REQUIRED EROSION CONTROL MEASURES.
 2. AVOID UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE COVER AREAS ACT AS SEDIMENT FILTERS.
 3. ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL.
 4. GEOTEXTILE SILT FENCE SHALL BE INSTALLED AS REQUIRED WHEN CROSSING CREEKS OR WHEN ADJACENT TO WETLANDS OR SURFACE WATER BODIES TO PREVENT SILTATION AND ELSEWHERE AS DIRECTED BY THE ENGINEER. SEEDING AND/OR SODDING SHALL BE INSTALLED ON CREEK BANKS IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION.
 5. MAINTENANCE, CLEANING, AND REMOVAL OF THE VARIOUS SEDIMENT CONTROL MEASURES SHALL BE INCLUDED IN THE VARIOUS EROSION CONTROL ITEMS.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PER MDOE STANDARD DETAILS. "P" DENOTES PERMANENT MEASURE AND "T" DENOTES TEMPORARY MEASURE. SOIL EROSION CONTROL PLANS DENOTE MINIMUM EROSION MEASURES REQUIRED AS DESCRIBED BELOW.
- (#) DENOTES PERMANENT SEEDING. ALL DISTURBED AREAS NOT PAVED OR GRAVELED SHALL BE RESTORED. PLACE TOPSOIL SURFACE, SALV. 3 INCH, MDOE SEEDING, MIXTURE TURF APPLIED AT A RATE OF 220 LB/ACRE, FERTILIZER, CHEMICAL NUTRIENT, CL A APPLIED AT A RATE OF 228 LB/ACRE; MULCH AT A RATE OF 2 TON/ACRE AND MULCH ANCHORING. (APPLIES TO ENTIRE PROJECT)
 - (3P) DENOTES GRAVEL ACCESS APPROACH. APPROACH SHALL BE INSTALLED TO PROVIDE STABLE ACCESS TO ROADWAYS AND MINIMIZE DUST AND TRACKING OF MATERIALS ONTO PUBLIC STREETS AND HIGHWAYS. THE APPROACH SHALL BE A MINIMUM OF 12' WIDE, 6" DEEP, AND CONSIST OF 2"-4" AGGREGATE.
 - (14T) DENOTES TEMPORARY SILT FENCE. SILT FENCE SHALL BE INSTALLED AT CREEK CROSSINGS, ADJACENT TO ALL WETLANDS AND SURFACE WATERS, AND OTHER LOCATIONS AS DIRECTED BY THE ENGINEER. EACH SILT FENCE SHALL BE INSTALLED GENERALLY ALONG THE SAME CONTOUR ELEVATION.
 - (29T) DENOTES INLET PROTECTION FABRIC DROP. SHALL BE INSTALLED AT EXISTING AND PROPOSED STORM SEWER INLETS TO PROVIDE SETTLING AND FILTERING OF SILT LADEN WATER PRIOR TO ENTRY INTO THE DRAINAGE SYSTEM.
 - (33T) DENOTES MULCH BLANKET OR MATTING. SHALL BE NORTH AMERICAN GREEN DS150, OR APPROVED EQUAL. MULCH BLANKETS SHALL BE PLACED ON ALL 1:3 SLOPES OR GREATER, IN AND AROUND DITCH BOTTOMS WHERE THERE IS NO BIOSWALE BY CONTRACTOR RESPONSIBLE FOR RESTORING THAT AREA.

LEGEND

- LIMITS OF CONSTRUCTION
- X-X- SILT FENCE



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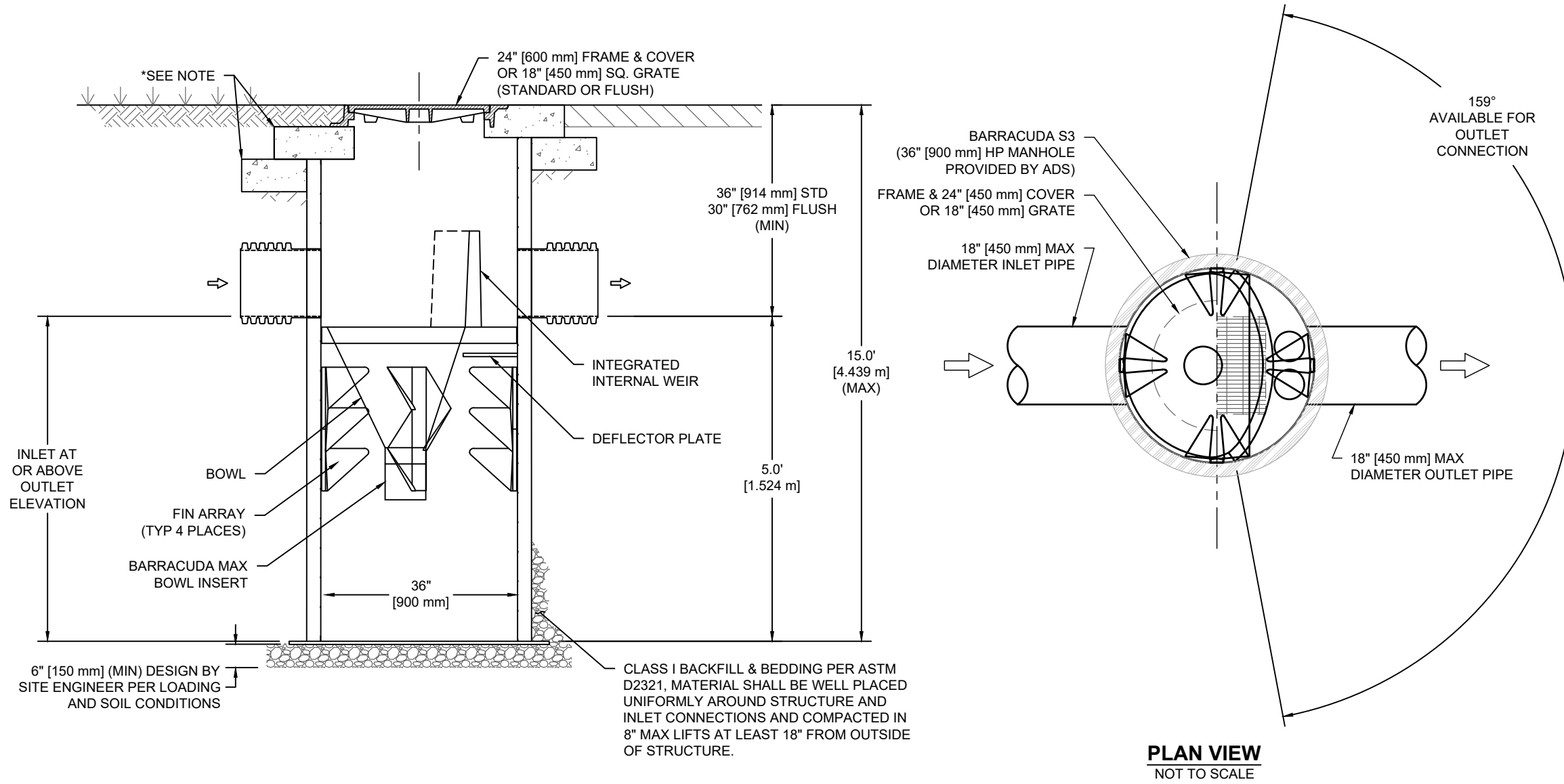
PRODUCT SPECIFICATIONS

- THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.
- THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AGGREGATE REMOVAL BASIS. SAID REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY TESTING USING OK-110 MEDIA GRADATION OR EQUIVALENT AND 300 mg/L INFLUENT CONCENTRATION. SAID FULL SCALE TESTING SHALL HAVE INCLUDED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.
- OR -
- THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH d_{50} =75 MICRON AND 200 MGL INFLUENT CONCENTRATION.
- OR -
- THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS PER PREVIOUS 2013 NIDEP/NCJCAT HDS PROTOCOL.

BARRACUDA MAX S3		
	CFS	L/s
NIDEP (50% Removal)	0.85	24.1
OK-110 (80% Removal)	0.56	24.1

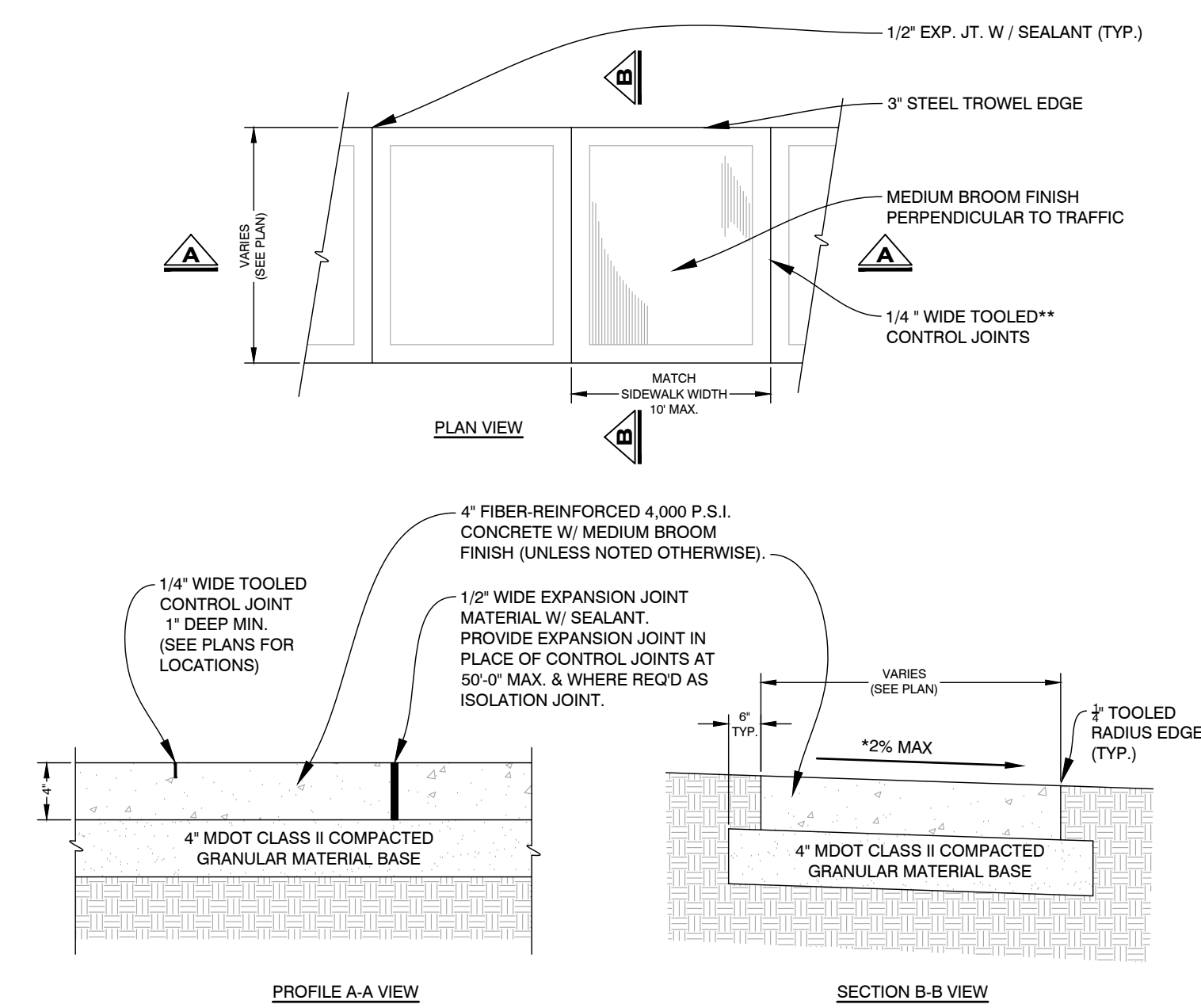
NOTES:

- ENGINEER / CONTRACTOR TO CONFIRM PIPE MATERIALS AND APPLICABLE ADAPTERS
- CONTRACTOR IS RESPONSIBLE FOR MATERIAL AND LABOR TO BRING CASTINGS TO FINISHED GRADE.
- CONTRACTOR TO MEASURE HEIGHT OF STRUCTURE TO ENSURE THAT DEPTH OF EXCAVATION IS CORRECT.
- UNIT SHALL CONFORM TO HS20-44 LOAD RATINGS.
- STUB SIZES SMALLER THAN 12" (300 mm) REQUIRE THE USE OF AN INSERTA TEE
- CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS



SECTION VIEW A-A
NOT TO SCALE

**MH-5 ADS BARRACUDA MAX
STORMWATER SEPARATOR DETAIL**
C5.0

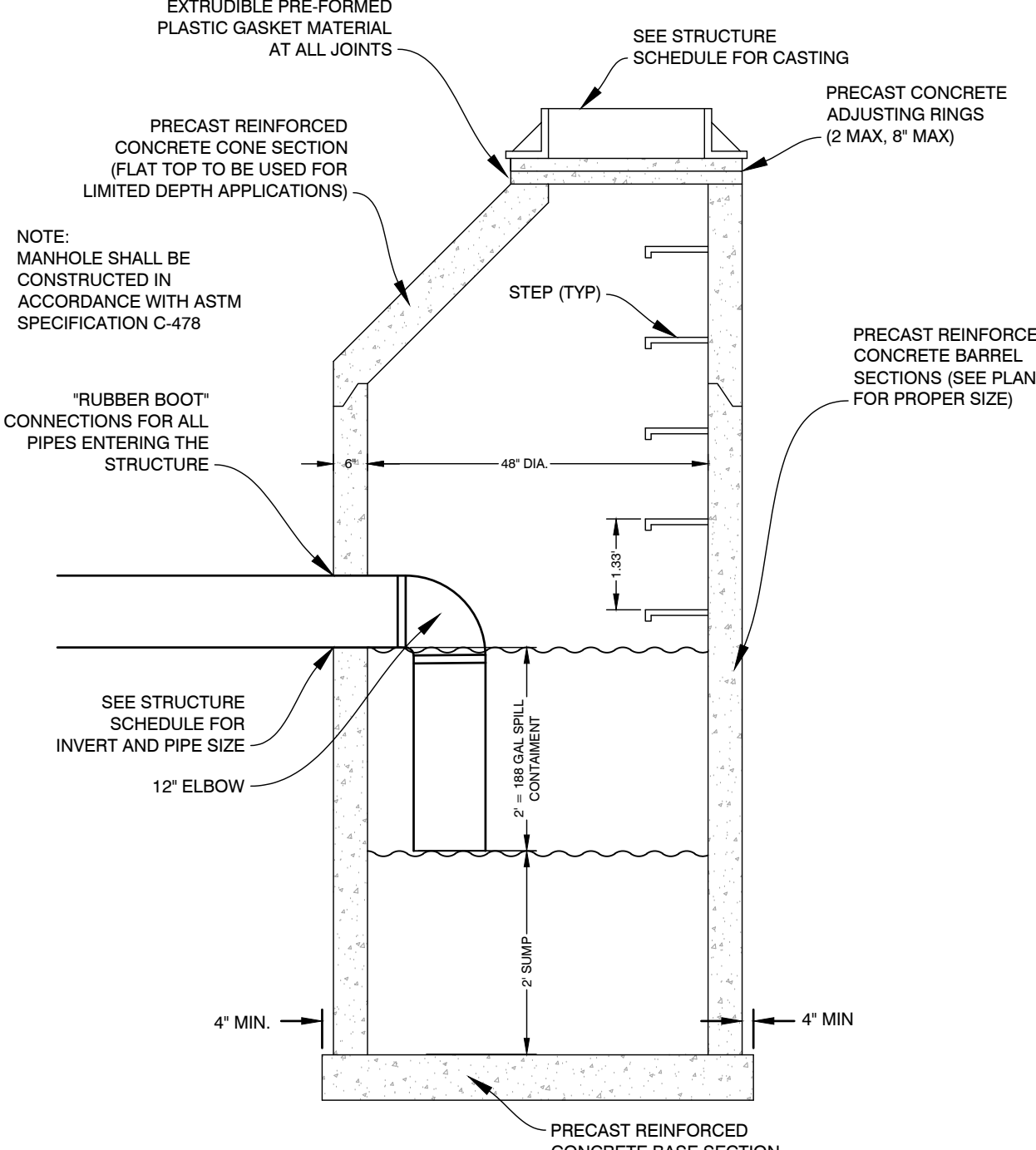


PROFILE A-A VIEW

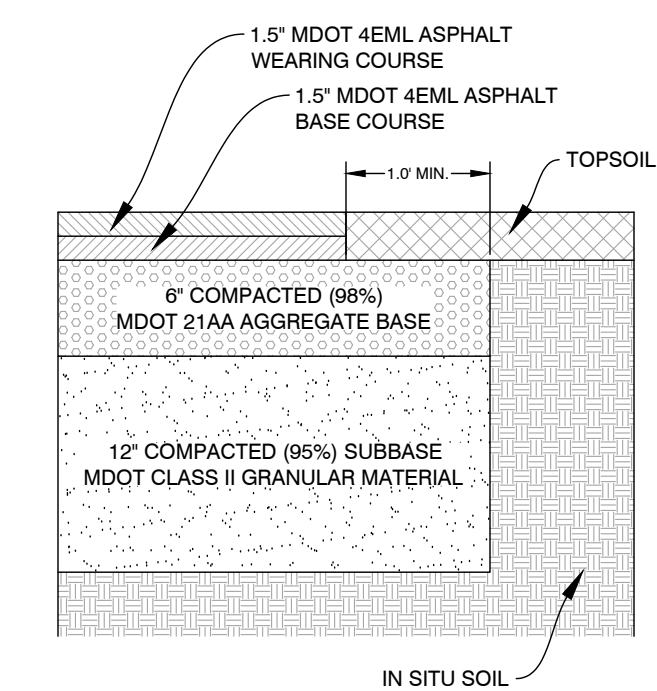
SECTION B-B VIEW

- NOTES:**
- TRANSVERSE SIDEWALK SLOPES ARE 2% MAXIMUM.
 - IN ORDER TO MEET SITE CONDITIONS, IF THE TRANSVERSE SLOPE IS REQUIRED TO BE LESS THAN 1.5%, LONGITUDINAL DRAINAGE MUST BE PROVIDED.
 - SAWN CONTROL JOINTS WILL NOT BE ACCEPTED UNLESS APPROVED BY OWNER
 - USE MINIMUM 6\"/>

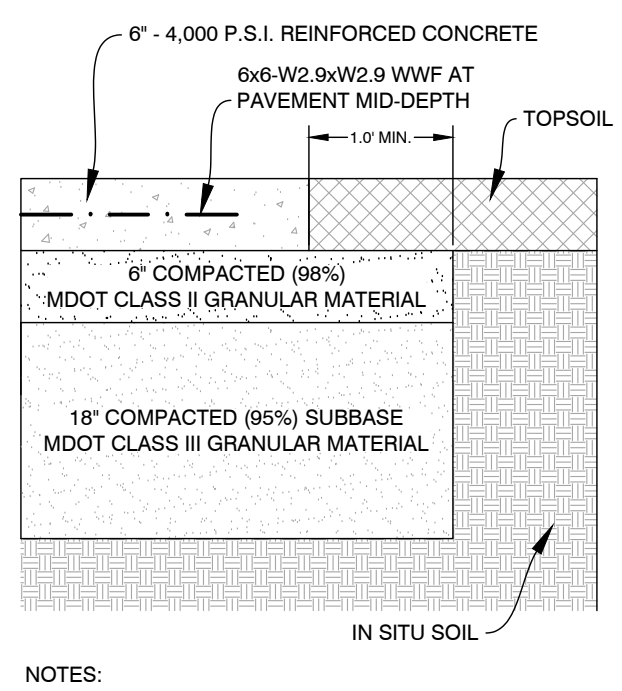
CONCRETE SIDEWALK
03003



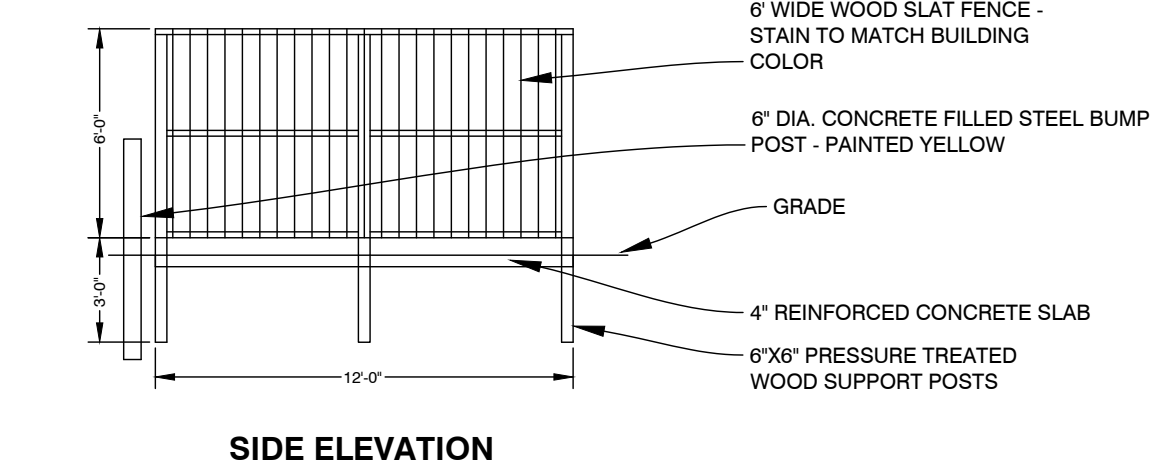
CATCH BASIN DETAIL
C5.0 - 050003



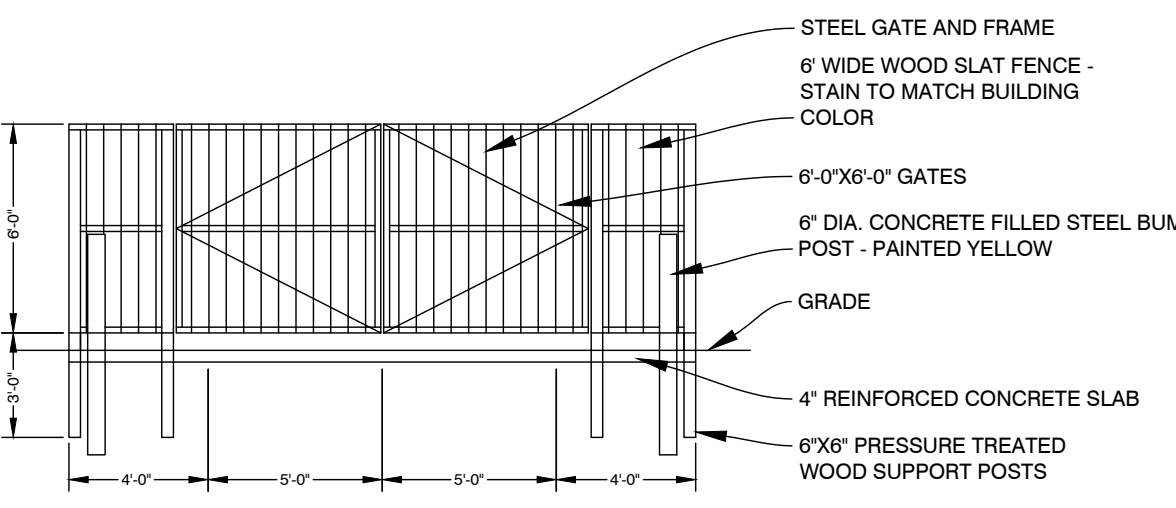
ASPHALT SECTION
04001



CONCRETE SECTION
04002

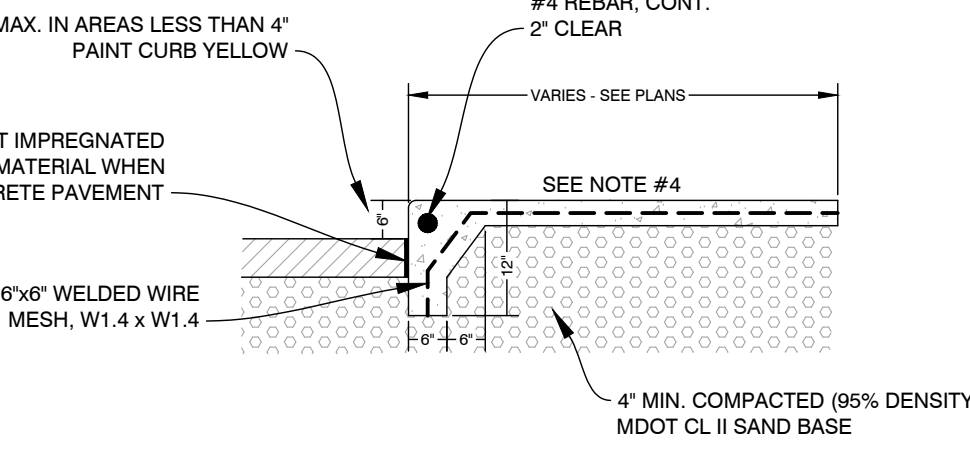


SIDE ELEVATION



FRONT ELEVATION

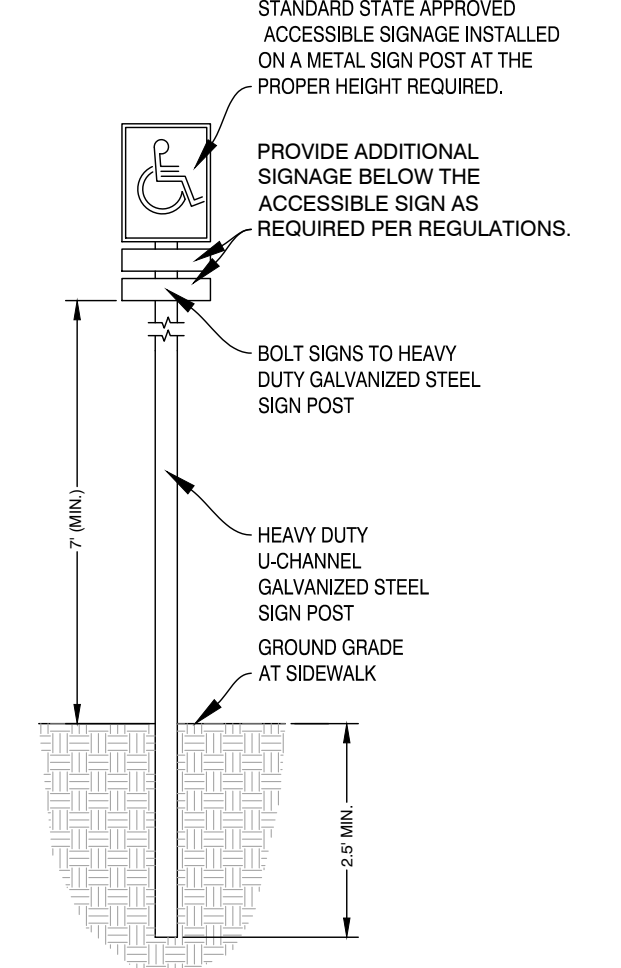
DUMPSTER ENCLOSURE
09003



INTEGRAL SIDEWALK SECTION
03004

- NOTES:**
- PROVIDE CONTROL JOINTS AT SAME DISTANCE AS WIDTH OF SIDEWALK, 10' MAX.
 - PROVIDE EXPANSION JOINTS AT 50' O.C.
 - PROVIDE 3\"/>

ACCESSIBLE PARKING SIGN
08002



ACCESSIBLE PARKING SIGN
NOT TO SCALE

PLANS PREPARED BY:



DRAWN: JAS
CHECKED: TC

No.	ISSUED FOR:	DATE	BY
0	SCHEMATIC DESIGN	04/16/2026	TC
1	PRELIMINARY REVIEW	05/13/2026	JS
2	SITE PLAN REVIEW	06/15/2026	JS
3	CITY COMMENTS	06/23/2026	JS
4			

DETAILS
SCHUPAN HQ ADDITION
DRIVEN DESIGN
3400 COVINGTON RD., KALAMAZOO, MI 49001
SECTION 36, T02S, R11W.

JOB NUMBER
26103013
DATE
06/23/2026

SHEET NUMBER
C5.0

LANDSCAPING NOTES

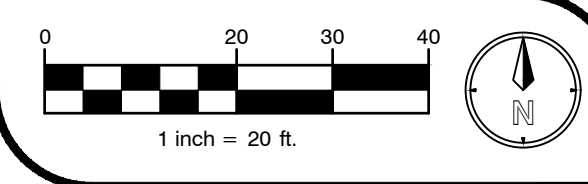
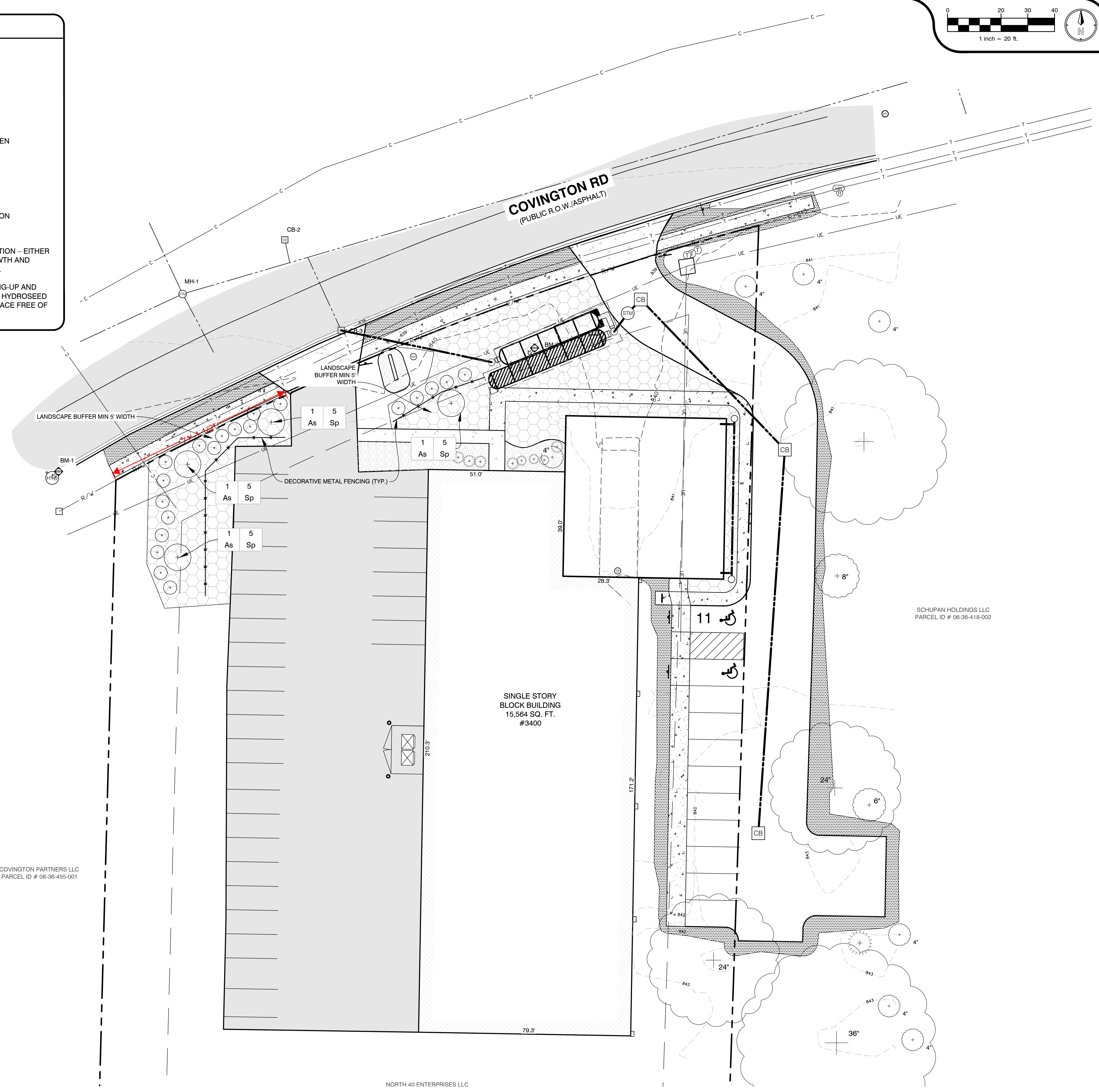
- INSTALL CONSTRUCTION FENCE AROUND DRIP LINES OF EXISTING TREES TO REMAIN. NO COMPACTION OR INCREASED DEPTH OF SOIL OVER THE ROOT SYSTEM AREA PRIOR TO AND DURING CONSTRUCTION.
- ALL LAWN AREAS SHALL BE SEEDED AND MULCHED WITH THE FOLLOWING MIXTURE: 20% IMPROVED PERENNIAL RYEGRASS, 40% FINE FESCUE, AND 40% KENTUCKY BLUEGRASS AT A RATE OF 3-4 LBS/1000 SFT.
- ALL EDGING SHALL BE STANDARD COMMERCIAL STEEL EDGING 3/4" X 4" ROLLED EDGE. FABRICATED IN SECTIONS OF STANDARD LENGTHS, WITH LOOPS STAMPED FROM OR WELDED TO FACE OF SECTIONS TO RECEIVE STAKES IN STANDARD FINISH OF GREEN PAINT.
- PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" MEASURE ACCORDING TO ANSI Z60.1 STANDARDS.
- MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN.
- BEGIN LAWN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED, A MINIMUM OF 60 DAYS AFTER SUBSTANTIAL COMPLETION. PROTECT ADJACENT AND ADJOINING STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND PLANTINGS FROM HYDROSEEDING OVER-SPRAY AND DAMAGE CAUSED BY PLANTING OPERATIONS.
- REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICK, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER FROM SITE.
- MAINTAIN LAWN UNTIL A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED. FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90% OVER ANY 10 SFT AND BARE SPOTS DO NOT EXCEED 5 BY 5 INCHES.
- MAINTAIN TREES AND SHRUBS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTling TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
- REMOVE AND REPLACE DEAD PLANTS IMMEDIATELY. REPLACE PLANTS THAT ARE MORE THAN 25% DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD. A LIMIT OF ONE REPLACEMENT OF EACH PLANT WILL BE REQUIRED, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
- TREES, AND SHRUBS SHALL BE WARRANTED FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.

LEGEND

- 1 Xx NUMBER AND TYPE OF PLANTS TO BE PROVIDED AND INSTALLED
- + PROPOSED DECIDUOUS TREE
- PROPOSED SHRUB DECIDUOUS/ EVERGREEN
- [Pattern] SOD LAWN WITH IRRIGATION ON 4" TOPSOIL
- [Pattern] PERENNIAL RYE GRASS WITHOUT IRRIGATION ON 4" TOPSOIL

ALL PLANTINGS AND LANDSCAPED BEDS REQUIRE IRRIGATION - EITHER DRIP LINE OR MISTERS AS REQUIRED TO ESTABLISH GROWTH AND MAINTAIN HEALTH OF ALL PLANTINGS/LANDSCAPED BEDS.

LANDSCAPING CONTRACTOR RESPONSIBLE FOR TOUCHING-UP AND FINISH-LEVELING OF TOPSOIL AS NECESSARY TO ENSURE HYDROSEED AND SOD ARE INSTALLED ON A SMOOTH AND LEVEL SURFACE FREE OF CLUMPS, STICKS, HOLES, ETC.



PLANS PREPARED BY:



DRAWN: JAS
CHECKED: TC

No.	ISSUED FOR:	DATE	BY:
0	SCHEMATIC DESIGN	04/16/2026	TC
1	PRELIMINARY REVIEW	05/13/2026	JS
2	SITE PLAN REVIEW	06/15/2026	JS
3	CITY COMMENTS	06/23/2026	JS
4			

LANDSCAPE PLAN
SCHUPAN HQ ADDITION
DRIVEN DESIGN
3400 COVINGTON RD, KALAMAZOO, MI 49001
SECTION 36, T02S, R11W.

JOB NUMBER
26103013
DATE
06/23/2026

SHEET NUMBER
L1.0

Symbol	Latin Name	Common Name	Size	Container Type	Comments
As	Acer rubrum 'October Glory'	October Glory Red Maple	2.5" Cal.	B&B	

Symbol	Latin Name	Common Name	Size	Container Type	Comments
Sp	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	24" Ht.	3-5 gallon cont.	3' O.C.



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 & SURVEYING

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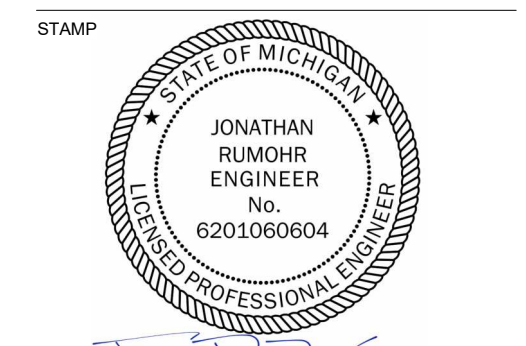
NOT FOR CONSTRUCTION

PROJECT
 PROJECT NAME
 PROJECT ADDRESS
 CLIENT
 Owner

ISSUE
 Project Status

REVISION

DRAWN Author
 DATE 6/10/2026 4:06:57 PM
 SCALE 1/16" = 1'-0"

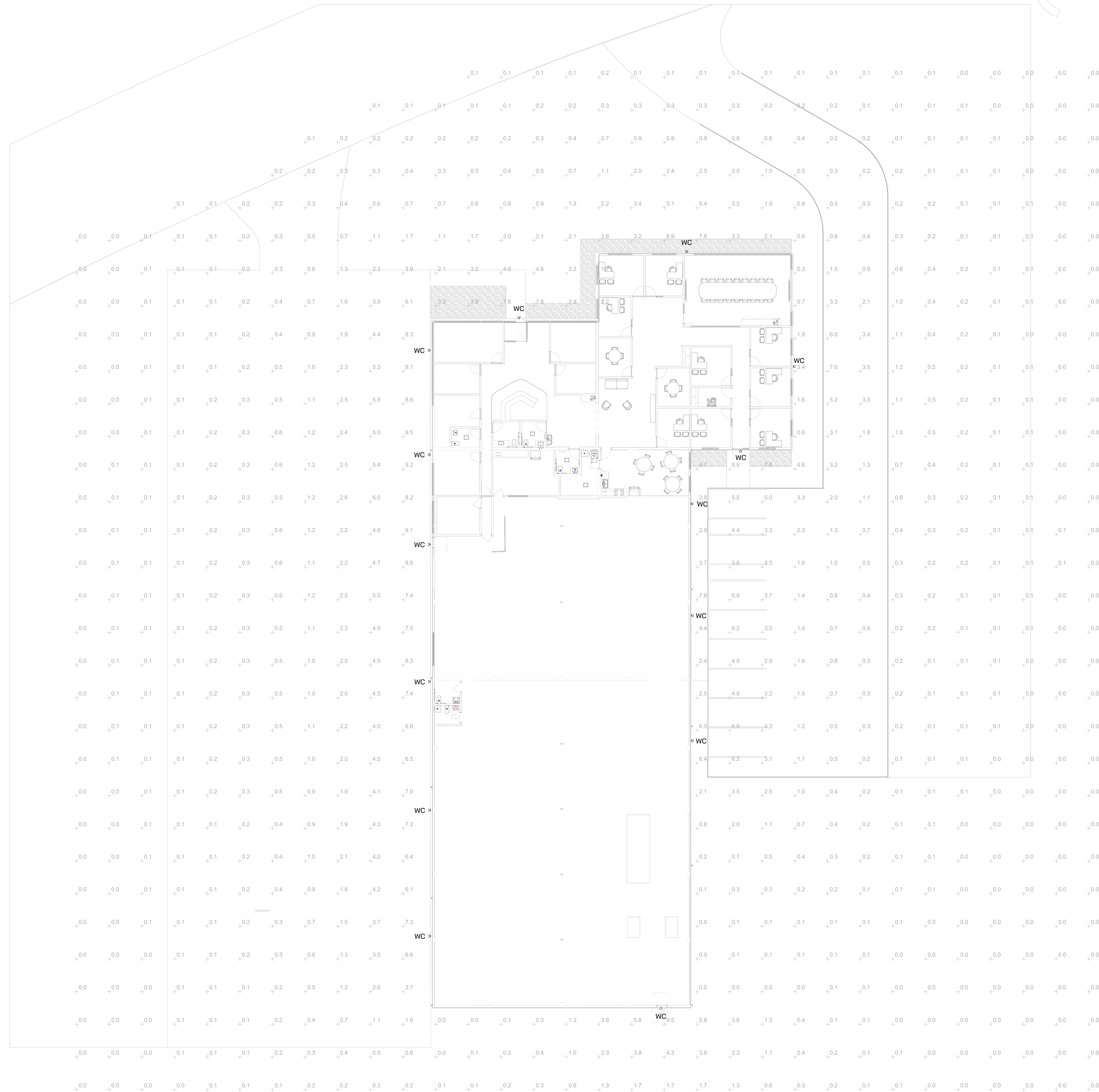


PROJECT
 Project Number

ELECTRICAL SITE PLAN

E010

ELECTRICAL SITE KEYED NOTES



1
E010 **ELECTRICAL SITE PLAN**
 1/16" = 1'-0"
 0 8' 16' 32'

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PROJECT NAME
 SCHUPAN HQ
 PROJECT ADDRESS
 3400 COVINGTON RD, KALAMAZOO, MI

ISSUE/REVISION
 ISSUE 1 - Date

DRAWN BY CMN
 DATE 6/22/2026 11:21:42 AM
 SCALE 3/16" = 1'-0"
 STAMP

PROJECT NUMBER
 2026.010

EXTERIOR ELEVATIONS

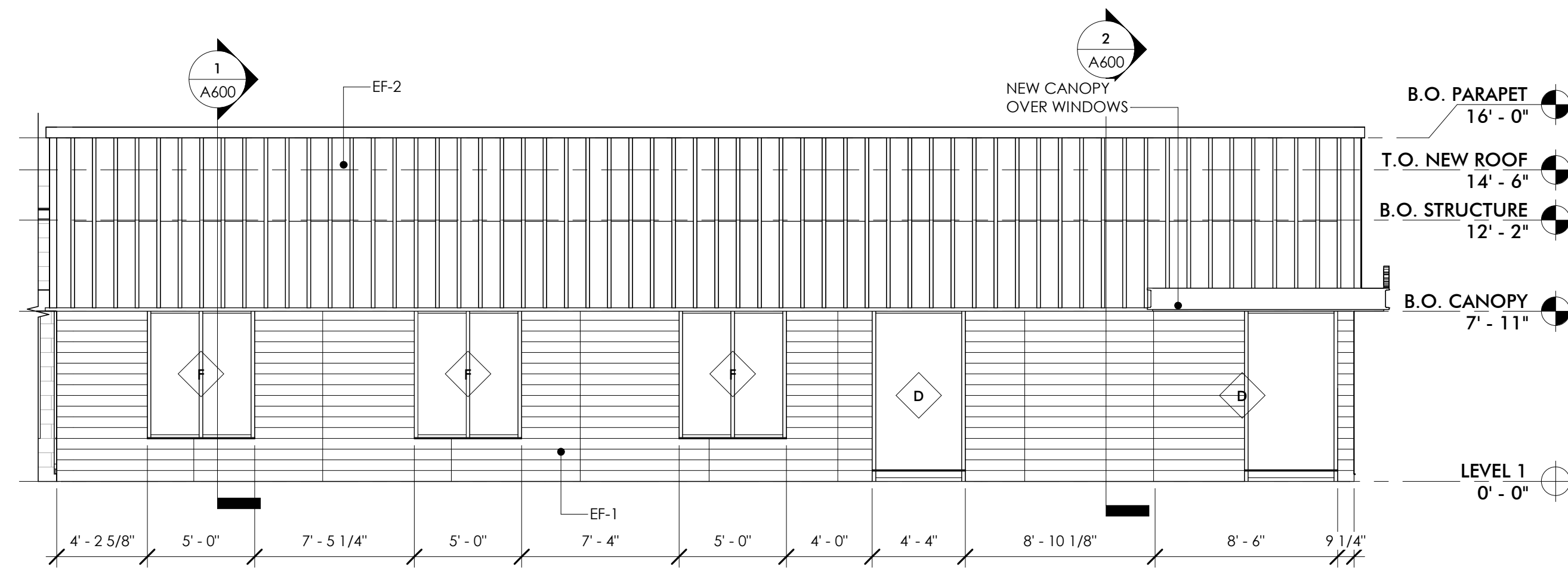
A500

GENERAL NOTES

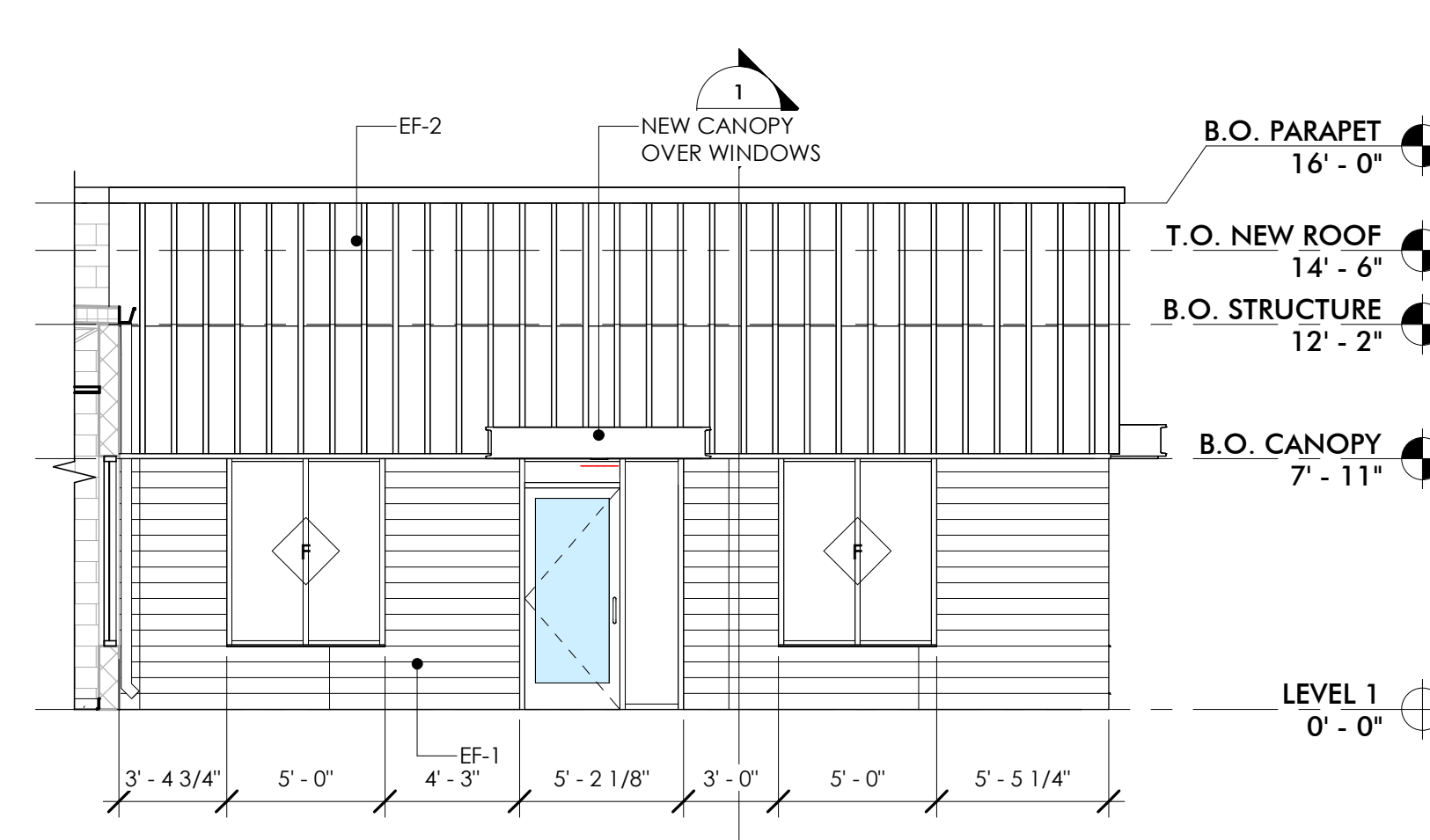
1. REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH PANEL TYPES AND COLOR.
2. REFER TO MATERIAL LEGEND FOR ROOF TYPES AND COLOR.
3. ALL GLAZING SHALL BE LOW-E GLASS. TINT TO BE RECOMMENDED BY MANUFACTURER.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS NEED TO BE APPROVED IN WRITING.

EXTERIOR FINISH KEY

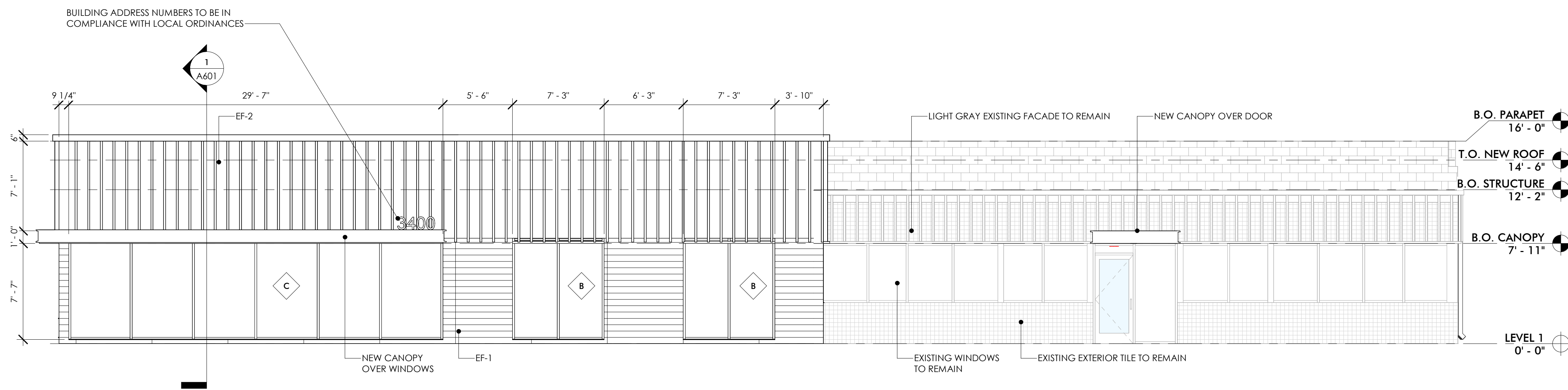
CODE	MATERIAL	MANUFACTURER	STYLE	COLOR	NOTES
EF-1	SIDING	NICHIHA WOOD SIDING	VINTAGE WOOD SERIES	POPLAR 3030	
EF-2	METAL SIDING				
EF-3					



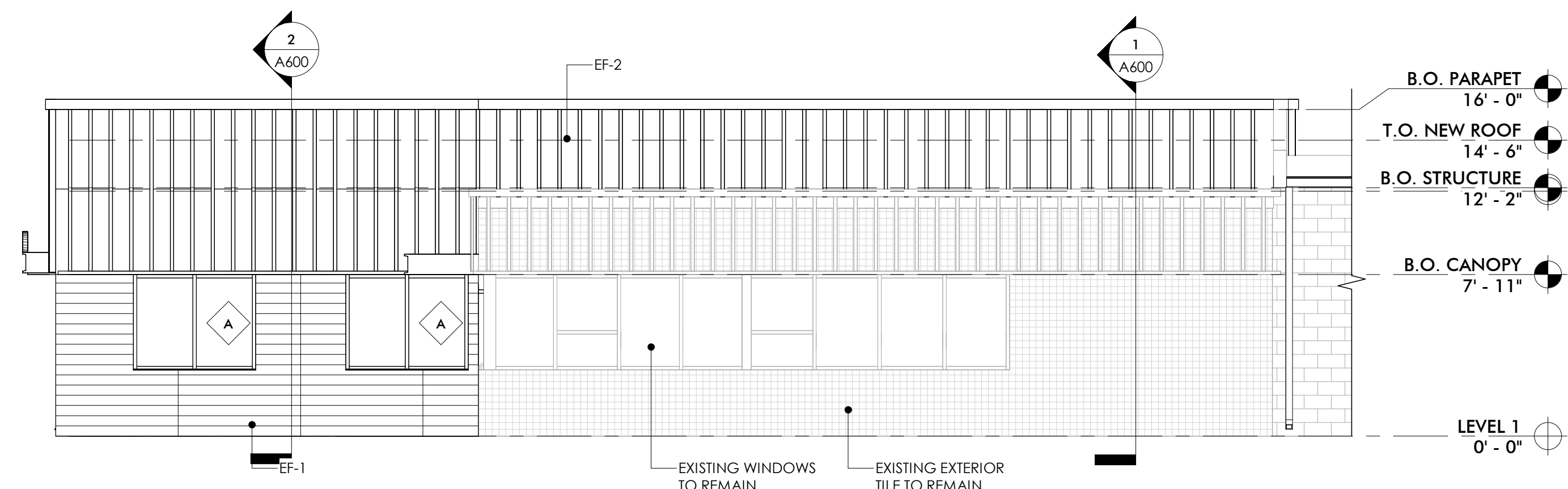
3 EAST ELEVATION
 A500 3/16" = 1'-0"



2 SOUTH ELEVATION
 A500 3/16" = 1'-0"



1 NORTH ELEVATION
 A500 3/16" = 1'-0"



4 WEST ELEVATION
 A500 3/16" = 1'-0"