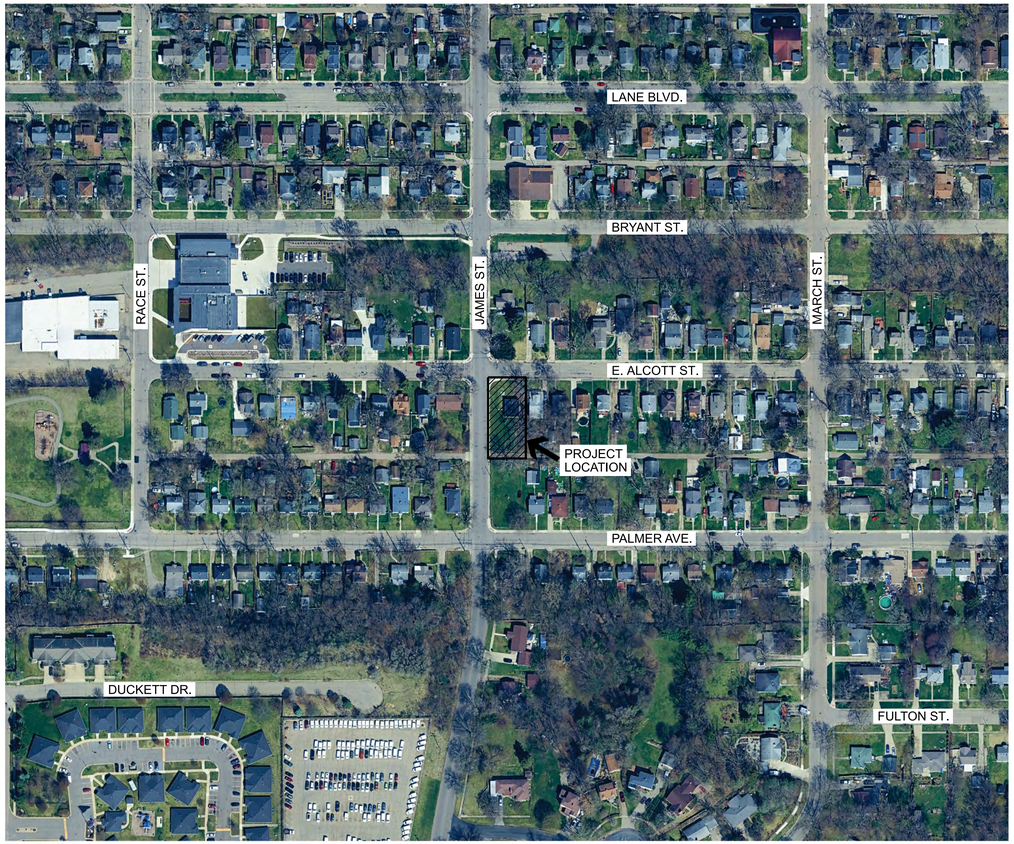
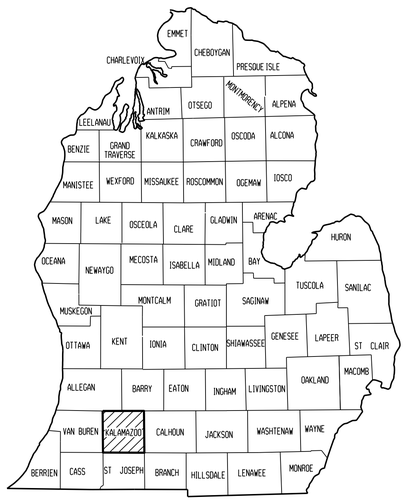


LOCATION MAP



COUNTY LOCATION

Site Plan Review
Received: 4/6/2026
City of Kalamazoo
E.Szymanski

CONSUMERS ENERGY

JAMES & ALCOTT REG STA

T2S - R11W
SECTION 26
CITY OF KALAMAZOO
KALAMAZOO CO.

1204 E. ALCOTT ST.
KALAMAZOO, MI 49001
42.270841, -85.565022

DRAWING LIST

640020-C-7243-PMT-01	PERMIT COVER SHEET
640020-C-7243-PMT-02	SITE GENERAL NOTES
640020-C-7243-PMT-03	EXISTING SITE & REMOVALS PLAN
640020-C-7243-PMT-04	SITE PLAN
640020-C-7243-SPL-01	SITE SURVEY
640020-C-7243-SPL-02	GRADING PLAN
640020-C-7243-SPL-03	SESC PLAN
640020-C-7243-SPL-04	SESC DETAILS
640020-C-7243-SAD-05	SITE DETAILS
640020-C-7243-SAD-07	PRECAST CONCRETE FENCE DETAILS
640020-C-7243-VEN-01	REGULATION BUILDING NOTES
640020-C-7243-VEN-02	REGULATION BUILDING FRAMING PLAN
640020-C-7243-VEN-03	REGULATION BUILDING SECTIONS
640020-C-7243-VEN-04	REGULATION BUILDING ARCHITCTURAL

PROPERTY TAX DESCRIPTION

LEGAL DESCRIPTION:

41244 SOUTH PARK ADDITION LOT 1 BLK 22

LOCAL AGENCY AND UTILITIES INFORMATION

SITE PLAN REVIEW	CITY OF KALAMAZOO 245 N. ROSE STREET SUITE 100 KALAMAZOO, MI 49007 ANTONIO MITCHELL, CITY PLANNING DIRECTOR CHRISTINA ANDERSON, DEPUTY DIRECTOR DEVELOPMENT@KALAMAZOOCITY.ORG
ROW PERMIT	CITY OF KALAMAZOO COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT 415 E. STOCKBRIDGE AVENUE KALAMAZOO, MI 49001 (269) 337-8000 (269) 337-8601 (DPW) ROWPERMITS@KALAMAZOOCITY.ORG
DEMOLITION PERMIT BUILDING PERMIT	CITY OF KALAMAZOO COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT 245 N. ROSE STREET SUITE 100 KALAMAZOO, MI 49007 (269) 337-8000 (269) 337-8026 CONSTRUCTIONPERMITS@KALAMAZOOCITY.ORG
SESC PERMIT	CITY OF KALAMAZOO COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT 245 N. ROSE STREET SUITE 100 KALAMAZOO, MI 49007 (269) 337-8000 (269) 337-8026 DEVELOPMENT@KALAMAZOOCITY.ORG

PROJECT SCOPE

CONSUMERS ENERGY WILL PERFORM A FULL REGULATION STATION FACILITY REBUILD. PROJECT INCLUDES A NEW REGULATION BUILDING, VARIOUS ABOVE GROUND AND UNDERGROUND PIPE AND ELECTRICAL SUPPORTS, FENCING, SITE GRAVEL, GRAVEL DRIVE.

OWNER INFORMATION

CONSUMERS ENERGY
1945 W. PARNALL RD.
JACKSON, MI 49201
ANTHONY STEPKE
(269) 308-2800

ENGINEER INFORMATION

SIDOCK GROUP, INC.
379 W. WESTERN AVE.
SUITE 200
MUSKEGON, MI 49440
(231) 722-4900

SURVEYOR INFORMATION

PROVIDED BY METRO CONSULTING ASSOCIATES
BRAD E-G. OLIVER, PS
(734) 217-4703

ZONING INFORMATION

ZONING	SETBACKS	SITE AREA	PROPOSED FLOOR AREA	IMPERVIOUS SITE COVERAGE
RS5 RESIDENTIAL, SINGLE DWELLING	CORNER LOT STREET FRONT: 25' INTERIOR SIDE: 5' STREET SIDE: 12.5' REAR: 25'	0.16 AC.	324 SF	PRE DEVELOPMENT 17.5% POST DEVELOPMENT 17.0%
BUILDING LOCATION FROM PROPERTY LINE NORTH: 58.88' EAST: 18.16' SOUTH: 27.62' WEST: 18.37'				

NOTES

1. NO 100 YR. FLOODPLAIN ON PROJECT SITE

811 Know what's below. Call before you dig. www.call811.com or MISSDIG @ 1-800-482-7171

CAUTION
IF INSTALLATION CANNOT BE COMPLETED AS DESIGNED
CONTACT PROJECT ENGINEER BEFORE PROCEEDING

APPROVED FOR PERMITTING
DATE: 03/27/2026

REDLINE INFORMATION
TO BE FILLED OUT BY REDLINER
- ☐ SHEET COMPLETED AS MARKED
- ☐ POTENTIAL PUNCHLIST SHEET IMPACT
- ☐ SHEET COMPLETED AS ORIGINALLY DRAWN

REDLINE PERFORMED BY
NAME:
CONTACT:
COMPANY:
DATE:
RFI #:

ORIGINAL DRAWING #

STANDARD DRAWING NO.

REFERENCE DRAWINGS NUMBERS	REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG. APP.

REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG. APP.

DESIGNER E. JOHNSON DATE 07/23/25
ENGINEER K. GRESS DATE 07/23/25
PEER REV DATE
DESIGN APPROVAL DATE
ENGINEER APPROVAL O. MORILLO DATE 07/23/25

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Sidock Group, Inc.
ENGINEERS * ARCHITECTS * CONSULTANTS * PROJECT MANAGERS

Consumers Energy
Count on Us®
GEO-SPATIAL & GAS ASSET MANAGEMENT
Gas Meter and Regulation Department

FILE: 640020-C-7243-PMT-01.dgn
RASTER FILE:
SCALE NONE
DO NOT SCALE DRAWING USE DIMENSIONS ONLY

JAMES & ALCOTT
2026 CONSTRUCTION

PERMIT COVER SHEET

FIELD AREA: KALAMAZOO

PROJECT ID#	STA. NO.	DRAWING NO.	SHEET	REV
GM-01138	64-020	C-7243-PMT	01	

GENERAL NOTES

1. EMERGENCY CONTACTS:
BEFORE BEGINNING WORK ON THE PROJECT, THE CONTRACTOR SHALL PROVIDE THE OWNER THE NAMES AND TELEPHONE NUMBERS OF EMERGENCY CONTACTS. AT LEAST ONE PERSON REPRESENTING THE CONTRACTOR SHALL BE AVAILABLE TO RESPOND TO EMERGENCIES THROUGHOUT THE LIFE OF THE PROJECT, 24 HOURS A DAY, 7 DAYS A WEEK.

2. UNDERGROUND UTILITY IDENTIFICATION AND LOCATION: THE CONTRACTOR SHALL CALL MISS DIG (811) A MINIMUM OF THREE WORK DAYS IN ADVANCE OF BEGINNING EXCAVATION. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY AND NOTIFY UTILITY AGENCIES WITHIN THE PROJECT AREA WHICH DO NOT PARTICIPATE IN THE MISS DIG NOTIFICATION PROGRAM.

3. PUBLIC UTILITIES:
REFER TO SHEET SPL.02 FOR EXISTING UTILITIES THAT ARE SHOWN BASED ON RECORDS AND LOCATIONS PROVIDED BY UTILITY AGENCIES. THE INFORMATION SHOWN IS CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR UNLESS THE PLANS SPECIFICALLY SHOW THAT EXISTING UTILITIES ARE TO BE BE MOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN EXISTING UTILITIES.

4. VERIFICATION OF UNDERGROUND UTILITIES:
THE CONTRACTOR SHALL EXCAVATE AND LOCATE ALL EXISTING UTILITIES IN THE PROJECT AREA IN ADVANCE OF CONSTRUCTION TO VERIFY THEIR ACTUAL LOCATION. POTENTIAL CONFLICTS SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL MAKE SUCH CHANGES TO GRADE AND ALIGNMENT OF PROPOSED WORK AS DIRECTED BY THE ENGINEER TO AVOID CONFLICTS, AT NO INCREASE IN COST TO THE OWNER.

5. UTILITY SERVICE:
UNLESS SPECIFICALLY PROVIDED OTHERWISE IN THE CONTRACT DOCUMENTS, ALL EXISTING UTILITIES ARE TO REMAIN IN SERVICE DURING THE PROJECT.

6. SOIL BORINGS / PAVEMENT CORES:
IF PROVIDED ON THE PLANS OR IN THE CONTRACT DOCUMENTS, LOGS OF SOIL BORINGS OR PAVEMENT CORES REPRESENT THE SUBSURFACE CONDITIOBS ENCOUNTERED AT SPECIFIC POINTS. THE INFORMATION IS PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY.

7. MAINTAINING TRAFFIC:
LOCAL AND EMERGENCY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES WITHIN THE PROJECT AREA.

WHEN EXCAVATION, FRESH CONCRETE OR OTHER CONSTRUCTION WORK WILL RESULT IN THE CLOSURE OF A STREET OR DRIVEWAY FOR A PERIOD OF TIME, THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL AFFECTED RESIDENTS AND BISINESSES IN ADVANCE.

THE CONTRACTOR SHALL NOTIFY EMERGENCY RESPONSE AGENCIES IN ADVANCE OF ROAD CLOSURES OR THE ESTABLISHMENT OF DETOURS.

8. TRAFFIC SIGNS:
TRAFFIC SIGNS WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED AND REPLACED BY THE AGENCY HAVING JURISDICTION OVER THE STREETS OR ROADS IN THE PROJECT AREA THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE AGENCY TO ARRANGE FOR REMOVAL OF THE SIGN AND IS RESPONSIBLE TO PAY ANY FEES ASSOCIATED WITH THE REMOVAL AND REPLACEMENT OF THE SIGNS.

9. SCHEDULE:
THE CONTRACTOR SHALL COMPLETE ALL WORK IN AN EXPEDITIOUS MANNER AND SHALL NOT STOP WORK ON THE PROJECT ONCE BEGUN.

10. ALIGNMENT:
ALIGNMENT AND GRADES FOR CURB AND GUTTER (INCLUDING THROUGH RAMPS AND DRIVEWAY OPENINGS) SHOWN ON THE PLANS, ARE FOR THE TOP. BACK OF CURB, UNLESS SPECIFICALLY SHOWN OTHERWISE ON THE PLANS.

THE HORIZONTAL ALIGNMENT SHOWN ON THE DRAWINGS FOR DRAINAGE STRUCTURES LOCATED IN THE CURB LINE IS TO THE CENTER OF THE CASTING.

THE HORIZONTAL ALIGNMENT SHOWN ON THE DRAWINGS FOR DRAINAGE STRUCTURES WHICH ARE NOT IN THE CURB LINE AND FOR MANHOLES IS TO THE CENTER OF THE STRUCTURE.

WHERE RIM ELEVATIONS ARE PROVIDED ON THE PLANS FOR MANHOLE CASTINGS, THE ELEVATION PROVIDED IS FOR THE TOP OF CASTING.

WHERE RIM ELEVATIONS ARE PROVIDED FOR INLET TYPE CASTINGS, THE ELEVATIONS ARE PROVIDED AS FOLLOWS:

- CURB INLETS - THE ELEVATION OF THE TOP OF CURB.
- ALL OTHER INLETS - THE ELEVATION OF THE FLOW LINE.

WHERE RIM ELEVATIONS ARE PROVIDED ON THE PLANS FOR INLETS OR MANHOLE CASTINGS, THE ELEVATIONS PROVIDED ARE CONSIDERED PRELIMINARY. THE CONTRACTOR SHALL MAKE THE FINAL ADJUSTMENT FOLLOWING THE ESTABLISHMENT OF ACTUAL GRADING AND PAVEMENT ELEVATIONS.

11. SURVEY CORNERS, BENCHMARKS, AND CONTROL POINTS:
THE CONTRACTOR SHALL PRESERVE ALL GOVERNMENT CORNERS, PROPERTY CORNERS, BENCHMARKS, SURVEY CONTROL POINTS, AND OTHER SURVEY POINTS WITHIN THE PROJECT AREA. WHERE CORNERS, BENCHMARKS, OR SURVEY POINTS ARE ENCOUNTERED WHICH WILL BE DISTURBED BY THE CONTRACTOR'S ACTIVITIES, A LICENSED SURVEYOR SHALL WITNESS THE POINT BEFORE DISTURBANCE AND SHALL RE-SET THE POINT FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL PAY THE SURVEYOR TO WITNESS AND TO RE-SET THE POINTS.

12. PROTECTION OF TRESS, SHRUBS, AND LANDSCAPING:
ALL TRESS, SHRUBS, AND LANDSCAPING WITHIN THE CONSTRUCTION AREA WHICH ARE NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED, TREES, SHRUBS, AND LANDSCAPING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

13. CONSTRUCTION SIGNING AND BARRICADING:
THE CONTRACTOR SHALL PROTECT HAZARDOUS AREAS WITH BARRICADES. BARRICADES LEFT IN PLACE AFTER SUNSET SHALL BE LIGHTED.

THE CONTRACTOR SHALL PROVIDE SUITABLE
SANDBAGS OR OTHER SUITABLE MEASURES FOR ANCHORING OF TEMPORARY SIGNS AND BARRICADES, TO PREVENT THEIR TIPPING OR DISPLACEMENT BY WIND OR AIR FLOW FROM VEHICLES.

THE CONTRACTOR SHALL PROVIDE SIGNING, BARRICADES, FLAGGERS, CONES, AND OTHER TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCY HAVING JURISDICTION OVER THE STREETS OR ROADS IN THE PROJECT AREA, THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND THE PLANS AND SPECIFICATIONS.

THE CONTRACTOR SHALL COVER OR REMOVE TEMPORARY SIGNS DURING PERIODS WHEN THEY ARE NOT APPROPRIATE.

14. TURF ESTABLISHMENT:
ALL DISTURBED AREAS WHICH ARE NOT TO BE SURFACED WITH PAVEMENT, AGGREGATE, OR OTHER APPROVED SURFACES SHALL BE ESTABLISHED WITH TURF.

TURF AREAS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.

DISTURBED AREAS SHALL BE SURFACED WITH THREE INCHES OF SCREENED TOPSOIL.

THE CONTRACTOR IS RESPONSIBLE TO ESTABLISH TURF WHICH IS SUBSTANTIALLY FREE OF BARE SPOTS AND FREE OF WEEDS. THE GROUND SURFACE IN TURF AREAS SHALL BE SMOOTH AND PROVIDE A NATURAL TRANSITION TO ADJACENT, UNDISTURBED AREAS.

THE CONTRACTOR IS RESPONSIBLE TO PROVIDE WATERING, WEEDING, RESEEDING, AND REWORKING AS NECESSARY TO ESTBLISH TURF AREAS TO THE REQUIRED STANDARD.

15. DRAINAGE:
THE CONTRACTOR SHALL MAINTAIN DRAINAGE OF THE PROJECT AREA AND ADJACENT AREAS WHERE EXISTING DRAINAGE AREAS ARE DISTURBED OR BLOCKED BY CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY PROVISIONS FOR DRAINAGE.

WHERE CONSTRUCTION HAS DISTURBED EXISTING DITCHES, SWALES, OR OTHER DRAINAGE FACILITIES, THE CONTRACTOR SHALL RESTORE THEM TO THEIR GRADES AND DIMENSIONS WHICH EXISTED PRIOR TO THE BEGINNING OF CONSTRUCTION, UNLESS DIRECTED OTHERWISE.

DRAINAGE SHALL NOT BE REROUTED ONTO ADJACENT PROPERTIES NOR BE ALLOWED
TO DRAIN ONTO ADJACENT PROPERTIES AT AN INCREASED RATE, AS A RESULT OF THE CONTRACTOR'S WORK.

16. EARTHWORK:
EARTHWORK QUANTITIES, IF PROVIDED, ARE PROVIDED FOR THE CONTRACTOR'S INFORMATION.
THE QUANTITIES WERE DEVELOPED USING THE AVERAGE END AREA METHOD. ASSUMPTIONS REGARDING TOPSOIL AND SHRINKAGE ARE STATED WITH THE ESTIMATES OF EXCAVATION AND FILL.

THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF THE EARTHWORK QUANTITIES AND BASE HIS BID ON HIS DETERMINATION OF THE QUANTITIES OF WORK REQUIRED.

IF ADDITIONAL FILL MATERIAL MUST BE PROVIDED TO ATTAIN THE FINISH GRADES SHOWN ON THE PLANS, THE CONTRACTOR SHALL PROVIDE THE REQUIRED FILL MATERIAL, UNLESS A SPECIFIC BORROW AREA IS IDENTIFIED ON THE PLANS.

EXCESS SOILS RESULTING FROM EXCAVATION AND EARTHWORK SHALL BECOME THE CONTRACTOR'S PROPERTY AND DISPOSED OF PROPERLY, UNLESS AN AREA(S) HAS BEEN DESIGNATD FOR STOCKPILING OR "BLENDING IN" THE EXCESS MATERIAL WITHIN THE PROJECT LIMITS.

17. BACKFILL AND EMBANKMENT:
BACKFILL OF AN EXCAVATION UNDER OR WITHIN THE ONE-ON-ONE INFLUENCE OF AN EXISTING OR PROPOSED ROAD, SIDEWALK, DRIVEWAY, PAVEMENT, OR AGGREGATE SURFACE SHALL BE SAND, MEETING THE REQUIREMENTS OF GRANULAR MATERIAL CLASS III AS DESCRIBED IN THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE SAND BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF IT'S MAXIMUM UNIT WEIGHT.

BACKFILL OF AN EXCAVATION WHICH IS NOT UNDER OR WITHIN THE ONE-ON-ONE INFLUENCE OF AN EXISTING OR PROPOSED ROAD, SIDEWALK, DRIVEWAY, PAVEMENT, OR AGGREGATE SURFACE MAY BE SUITABLE EXCAVATED MATERIAL OR OTHER SOIL, WHICH IS FREE OF ORGANIC MATTER, STONES AND ROCKS, BROKEN CONCRETE, ROOTS, FROZEN MATERIAL, OR DEBRIS. THE BACKFILL SHALL BE COMPACTED TO AT LEAST 90% OF ITS MAXIMUM UNIT WEIGHT.

THE CONTRACTOR SHALL INDICATE THE SOURCE OF SAND USED FOR BACKFILL
TO THE ENGINEER AND PROVIDE THE ENGINEER WITH THE RESULTS OF A GRADATION TEST PERFORMED ON A SAMPLE OF THE SAND. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ADVANCE OF USING SAND FROM OTHER SOURCES.

EMBANKMENT USED TO BUILD THE SUBGRADE TO REQUIRED ELEVATION SHALL BE SUITABLE SOIL EXCAVATED FROM THE PROJECT SITE, OR FURNISHED BY THE CONTRACTOR FROM OTHER SOURCES. SUITABLE SOIL IS FREE FROM ORGANIC MATTER, STONES AND ROCKS, BROKEN CONCRETE, FROZEN MATERIAL, AND DEBRIS.

EMBANKMENT CONSTRUCTED OF GRANULAR SOILS SHALL BE COMPACTED IN LIFTS NOT EXCEEDING 10 INCHES TO AT LEAST 95% OF ITS MAXIMIM UNIT WEIGHT.

EMBANKMENT CONSTRUCTED OF COHESIVE SOILS SHALL BE COMPACTED IN LIFTS NOT EXCEEDING
6 INCHES TO AT LEAST 95% OF IT'S MAXIMUM UNIT WEIGHT.

18. DENSITY TESTING:
THE MAXIMUM DRY DENSITY OF SAND AND OTHER GRANULAR SOILS WILL BE DEFINED BY THE MODIFIED PROCTOR ASTM D1557, AS DESCRIBED IN THE MICHIGAN DEPARTMENT OF TRANSPORTATION 'S DENSITY TESTING AND INSPECTION MANUAL.

THE MAXIMUM DRY DENSITY OF COHESIVE SOILS WILL BE DEFINED BY THE MODIFIED PROCTOR ASTM D1557, AS DESCRIBED IN THE MICHIGAN DEPARTMENT OF TRANSPORTATION 'S DENSITY TESTING AND INSPECTION MANUAL.

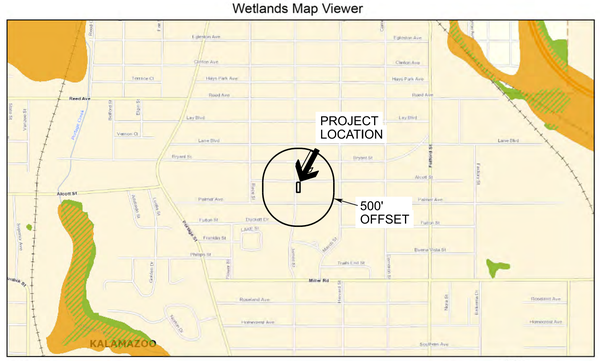
19. WORK HOURS:
UNLESS PROVIDED OTHERWISE IN THE CONTRACT DOCUMENTS OR LIMITED BY LOCAL ORDINANCE, THE CONTRACTOR SHALL WORK WITHIN THE FOLLOWING TIMES, UNLESS OTHERWISE APPROVED BY THE OWNER.

- MONDAY THROUGH FRIDAY, 7:00 AM TO 8:00 PM.

THE CONTRACTOR SHALL NOT WORK ON SATURDAY, SUNDAY, OR HOLIDAYS UNLESS OTHERWISE APPROVED BY THE OWNER.

SCALE: NONE

Wetlands Map Viewer



July 24, 2025
Part 303 Final Wetlands Inventory
Wetlands as identified on NWI and MIRIS maps
Soil areas which include wetland soils
Wetlands as identified on NWI and MIRIS maps and soil areas which include wetland soils

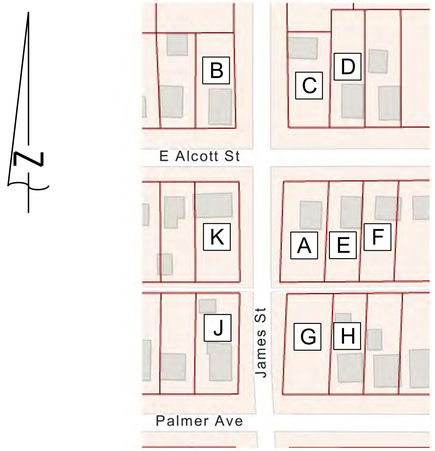
1:12,780
0 0.07 0.15 0.3 mi
0 0.13 0.25 0.5 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Disclaimer: This map is not intended to be used to determine the specific

ADJACENT WETLANDS MAP

NO SCALE



ADJACENT PROPERTIES MAP

NO SCALE

A. CONSUMERS ENERGY COMPANY
1204 E. ALCOTT ST.
KALAMAZOO, MI 49001
PARCEL ID: 06-26-145-101
ZONING: RS5
FUTURE ZONING: R-1

B. BOWERMAN, ZACHARY D
1123 E. ALCOTT ST.
KALAMAZOO, MI 49001
PARCEL ID: 06-26-124-013
ZONING: RS5
FUTURE ZONING: R-1

C. JONESM BRUCE M
2013 JAMES ST.
KALAMAZOO, MI 49001
PARCEL ID: 06-26-145-001
ZONING: RS5
FUTURE ZONING: R-1

D. EVINK, JACOB W
1207 E. ALCOTT ST.
KALAMAZOO, MI 49001
PARCEL ID: 06-26-145-202
ZONING: RS5
FUTURE ZONING: R-1

E. SILVA, FRANK X
1210 E. ALCOTT ST.
KALAMAZOO, MI 49001
PARCEL ID: 06-26-145-102
ZONING: RS5
FUTURE ZONING: R-1

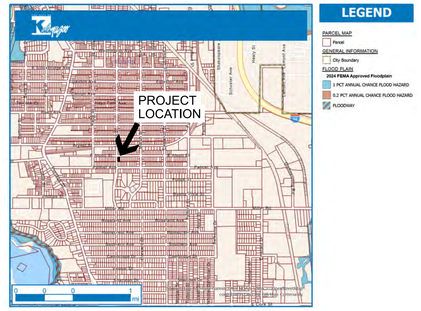
F. GREGORY, KIM M
1212 E. ALCOTT ST.
KALAMAZOO, MI 49001
PARCEL ID: 06-26-145-103
ZONING: RS5
FUTURE ZONING: R-1

G. BROWN, JOHN L & CAROL A
1203 PALMER AVE.
KALAMAZOO, MI 49001
PARCEL ID: 06-26-175-026
ZONING: RS5
FUTURE ZONING: R-1

H. BROWN, JOHN
1207 PALMER AVE.
KALAMAZOO, MI 49001
PARCEL ID: 06-26-175-025
ZONING: RS5
FUTURE ZONING: R-1

J. HILL, SANDRA L
1123 PALMER AVE.
KALAMAZOO, MI 49001
PARCEL ID: 06-26-154-014
ZONING: RS5
FUTURE ZONING: R-1

K. SOUTHWEST PROPS LLC
1122 E. ALCOTT ST.
KALAMAZOO, MI 49001
PARCEL ID: 06-26-124-113
ZONING: RS5
FUTURE ZONING: R-1



FLOODPLAIN MAP

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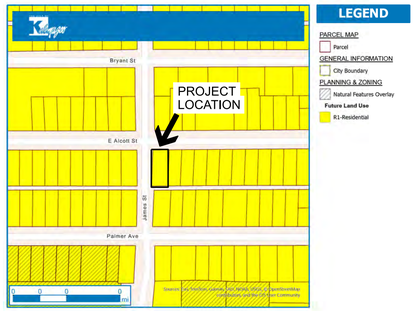
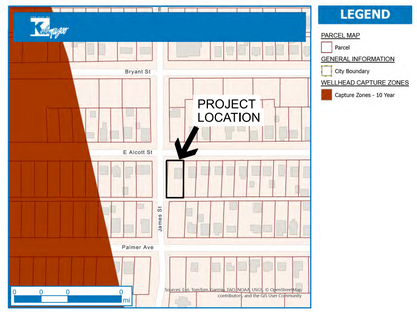


ZONING & NATURAL FEATURES MAP

NO SCALE



WELLHEAD PROTECTION AREA MAP

NO SCALE

811
Know what's **below.**
Call before you dig.
www.call811.com
or MISSDIG @ 1-800-482-7171

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REDLINE INFORMATION
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☐ SHEET COMPLETED AS MARKED
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REDLINE PERFORMED BY
NAME:
CONTACT:
COMPANY:
DATE:
RFI #:

REV:
REV. DATE:
STANDARD DRAWING NO.
ORIGINAL DRAWING #

REFERENCE DRAWINGS NUMBERS	REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG. APP.

REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG. APP.

DESIGNER E. JOHNSON DATE 07/24/25
ENGINEER K. GRESS DATE 07/24/25
PEER REV DATE
DESIGN APPROVAL DATE
ENGINEER APPROVAL O. MORILLO DATE 07/24/25

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Sidock Group, Inc.
ENGINEERS • ARCHITECTS • CONSULTANTS • PROJECT MANAGERS

Consumers Energy
Count on Us®
GEO-SPATIAL & GAS ASSET MANAGEMENT
Gas Meter and Regulation Department

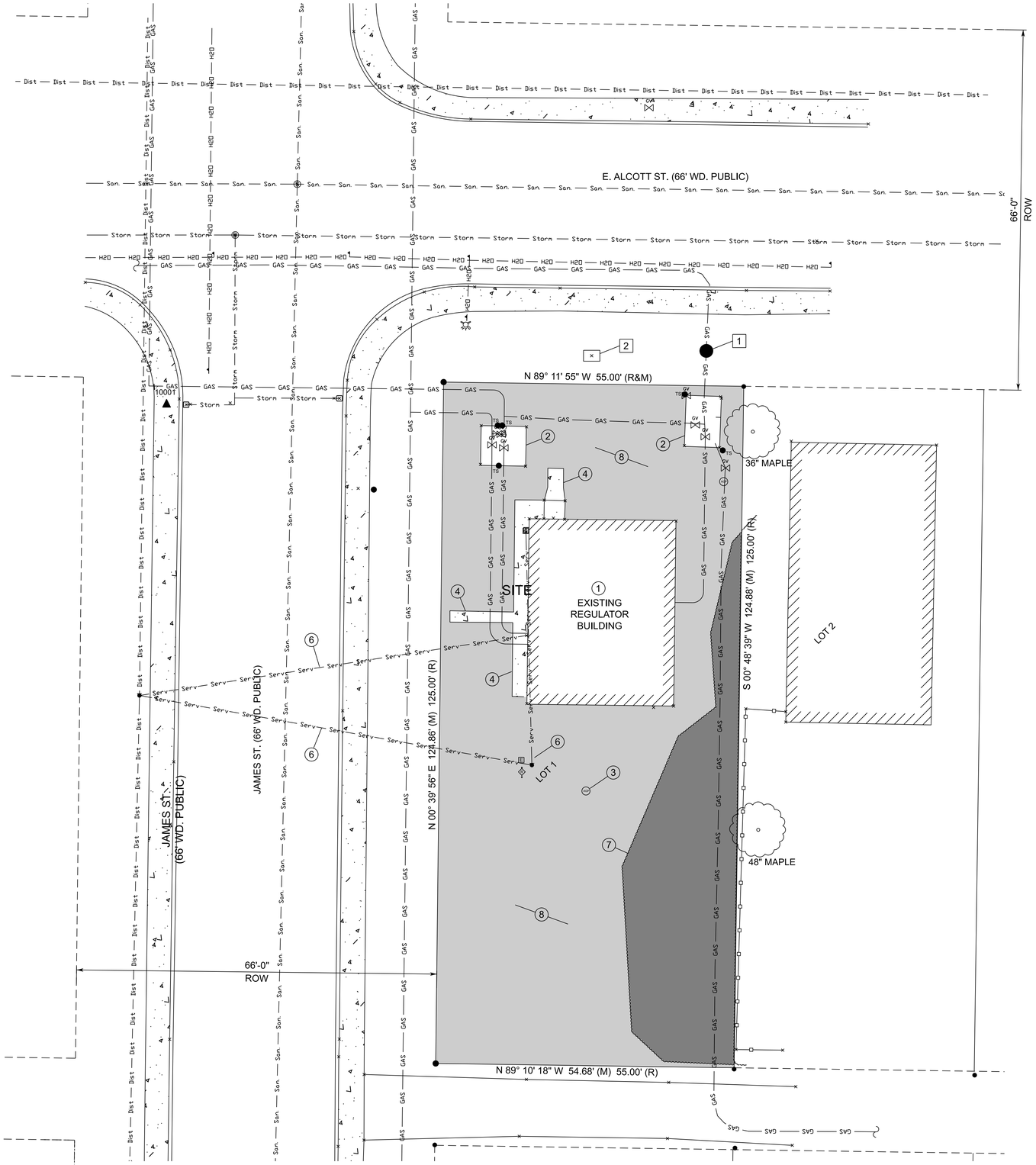
FILE: 640020-C-7243-PMT-02.dgn
RASTER FILE:
SCALE NONE
DO NOT SCALE DRAWING USE DIMENSIONS ONLY

JAMES & ALCOTT
2026 CONSTRUCTION

SITE GENERAL NOTES

FIELD AREA: KALAMAZOO

PROJECT ID#	STA. NO.	DRAWING NO.	SHEET	REV
GM-01138	64-020	C-7243-PMT	02	



SITE MODIFICATION KEY

ITEMS TO BE REMOVED

1. REMOVE EXISTING BUILDING AND FOUNDATION
2. REMOVE EXISTING UNDERGROUND VAULT
3. REMOVE EXISTING ANODE BED. COORDINATE WITH ELECTRICAL DRAWINGS.
4. REMOVE EXISTING CONCRETE SIDEWALK, LANDINGS, AND BASE MATERIAL
5. REMOVE EXISTING GAS PIPING, VALVES, AND SUPPORTS COORDINATE WITH MECHANICAL DRAWINGS
6. REMOVE EXISTING UTILITY POLE, RECTIFIER, OVERHEAD SERVICE LINES, AND ELECTRICAL BOX - SEE ELECTRICAL DRAWINGS.
7. REMOVE EXISTING BRUSH
8. REMOVE EXISTING GRASS AND TOPSOIL

ITEMS TO REMAIN

1. GAS PIPING TIE POINT - SEE MECHANICAL DRAWINGS
2. EXISTING GAS HANDHOLE
3. EXISTING GAS PIPING AND EQUIPMENT

LEGEND

- ELECTRICAL BOX
- FOUND SURVEY MARKER
- GPS CONTROL POINT
- TEST STATION
- EXISTING POLE
- LIGHT POLE
- BOLLARD
- SIGN
- GAS VALVE
- BLOWDOWN
- OH - DISTRIBUTION LINE
- UG - GAS PIPE LINE
- UG - GAS PIPE LINE
- BUILDING SETBACK LINE
- ROW LINE
- WATER LINE
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. BRUSH LINE
- EX. GRASS AND TOPSOIL TO BE REMOVED
- EX. BRUSH TO BE REMOVED

APPROVED
FOR PERMITTING
DATE: 03/27/2026

REDLINE INFORMATION
TO BE FILLED OUT BY REDLINER
- ☐ SHEET COMPLETED AS MARKED
  - ☐ POTENTIAL PUNCHLIST SHEET IMPACT
- ☐ SHEET COMPLETED AS ORIGINALLY DRAWN

REDLINE PERFORMED BY
NAME:
CONTACT:
COMPANY:
DATE:
RFI #:

ORIGINAL DRAWING #

REFERENCE DRAWINGS NUMBERS	REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG. APP.

REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG. APP.

DESIGNER E. JOHNSON DATE 07/28/25
ENGINEER K. GRESS DATE 07/28/25
PEER REV _____ DATE _____
DESIGN APPROVAL _____ DATE _____
ENGINEER APPROVAL O. MORILLO DATE 07/28/25

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Gas Meter and Regulation Department

FILE: 640020-C-7243-PMT-03.dgn
RASTER FILE:
SCALE 1" = 10'
DO NOT SCALE DRAWING USE DIMENSIONS ONLY

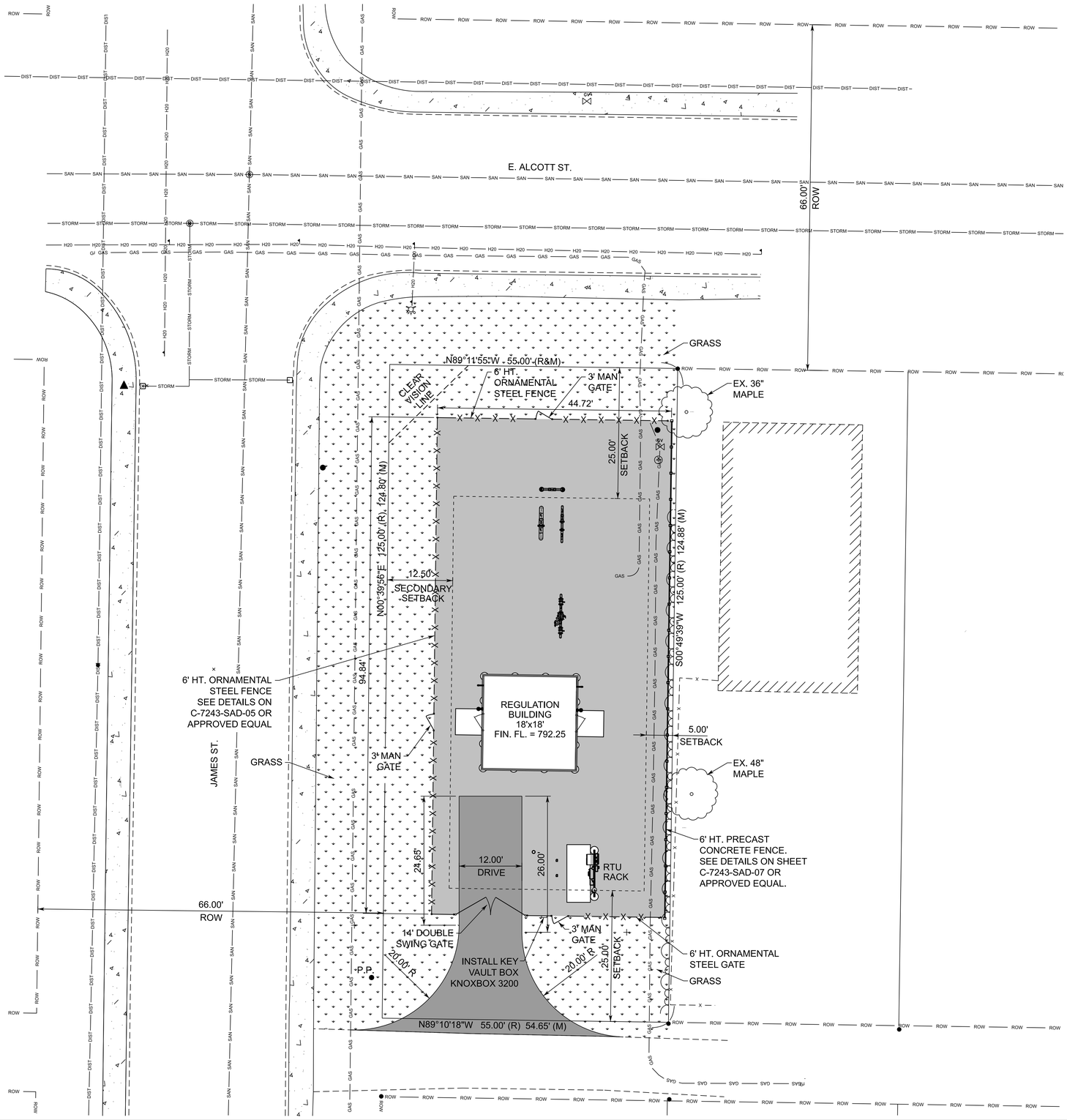
JAMES & ALCOTT 2026 CONSTRUCTION

EXISTING SITE AND REMOVALS PLAN

FIELD AREA: KALAMAZOO

PROJECT ID#	STA. NO.	DRAWING NO.	SHEET	REV
GM-01138	64-020	C-7243-PMT	03	

REV: REV. DATE:
STANDARD DRAWING NO.



NOTES:

1. CONSUMERS ENERGY WILL PROVIDE TWO (2) TREES TO BE INSTALLED IN THE EDISON NEIGHBORHOOD.
2. GROUNDWATER SEEPAGE INTO EXCAVATIONS EXTENDING LESS THAN ABOUT 13 FEET, OR ABOUT ELEVATION 779.5 FEET, IS NOT ANTICIPATED TO BE A SIGNIFICANT FACTOR DURING CONSTRUCTION. STANDARD SUMP PIT AND PUMPING PROCEDURES ARE EXPECTED TO BE ADEQUATE TO CONTROL THESE ACCUMULATIONS ON A LOCALIZED BASIS.
3. ADDRESS NUMBERS SHALL BE DISPLAYED ON THE STREET FACING SIDES OF THE BUILDING. NUMBERS SHALL BE 12" HIGH.
4. ROW WORK SHALL BE COMPLETED ALONG THE JAMES ST. AND ALCOTT ST. FRONTAGE STARTING IN JUNE 2026 AND ENDING IN AUGUST 2026. LANE RESTRICTIONS MAY BE REQUIRED FOR TWO DAYS AT THE BEGINNING AND END OF CONSTRUCTION FOR SYSTEM ISOLATION. THE SIDEWALK FRONTING THE PROPERTY WILL BE CLOSED FOR THE DURATION OF THE PROJECT.
5. THERE IS NO EXISTING OR PROPOSED SNOW MELT SYSTEM.

TOTAL SITE AREA:	6848 SF
YARD GRAVEL:	3412 SF
GRASS:	2274 SF
ASPHALT DRIVE:	718 SF
BUILDING AND CONCRETE:	444 SF
TOTAL IMPERVIOUS AREA:	1162 SF
IMPERVIOUS COVER: 17%	

LEGEND

- ELECTRICAL BOX
- FOUND SURVEY MARKER
- GPS CONTROL POINT
- EXISTING POLE
- P.P. POWER POLE
- BOLLARD
- GV GAS VALVE
- OH - DISTRIBUTION LINE
- UG - GAS PIPE LINE
- UG - GAS PIPE LINE
- BUILDING SETBACK LINE
- ROW LINE
- WATER LINE
- EX. STORM SEWER
- EX. SANITARY SEWER
- ORNAMENTAL STEEL FENCE
- PRECAST CONCRETE FENCE
- GRASS
- YARD GRAVEL
- ASPHALT DRIVE

APPROVED FOR PERMITTING
DATE: 03/27/2026

REDLINE INFORMATION
TO BE FILLED OUT BY REDLINER
☐ SHEET COMPLETED AS MARKED
☐ SHEET COMPLETED AS ORIGINALLY DRAWN
REDLINE PERFORMED BY
NAME:
CONTACT:
COMPANY:
DATE:
RFI #:

ORIGINAL DRAWING #

REV:	DATE:	DESCRIPTION

STANDARD DRAWING NO.

REFERENCE DRAWINGS NUMBERS

REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG. APP.

REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG. APP.

DESIGNER E. JOHNSON DATE 07/24/25
ENGINEER K. GRESS DATE 07/24/25
PEER REV _____ DATE _____
DESIGN APPROVAL _____ DATE _____
ENGINEER APPROVAL O. MORILLO DATE 07/24/25

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Gas Meter and Regulation Department

FILE: 640020-C-7243-PMT-04.dgn
RASTER FILE:

JAMES & ALCOTT 2026 CONSTRUCTION

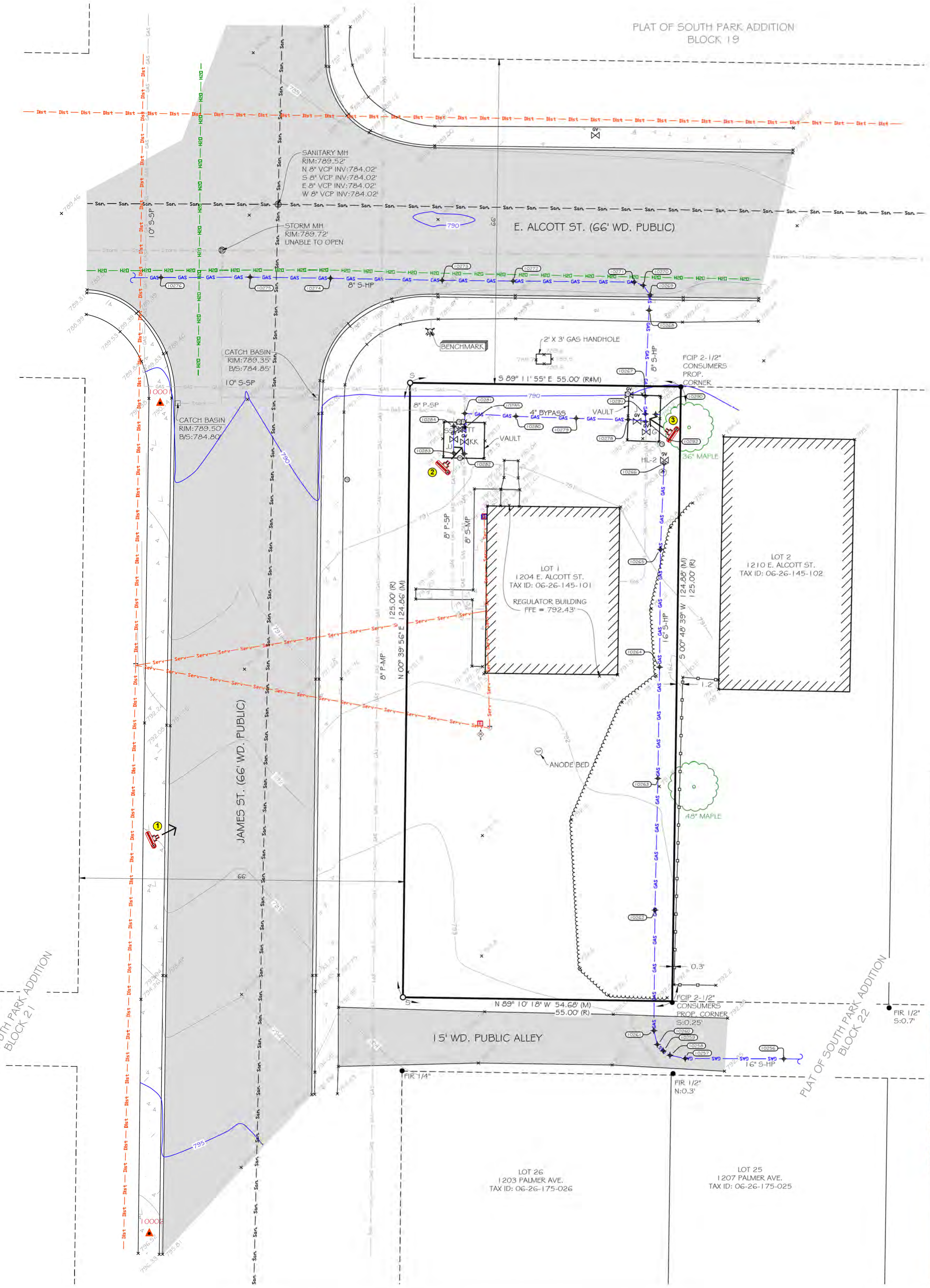
SITE PLAN

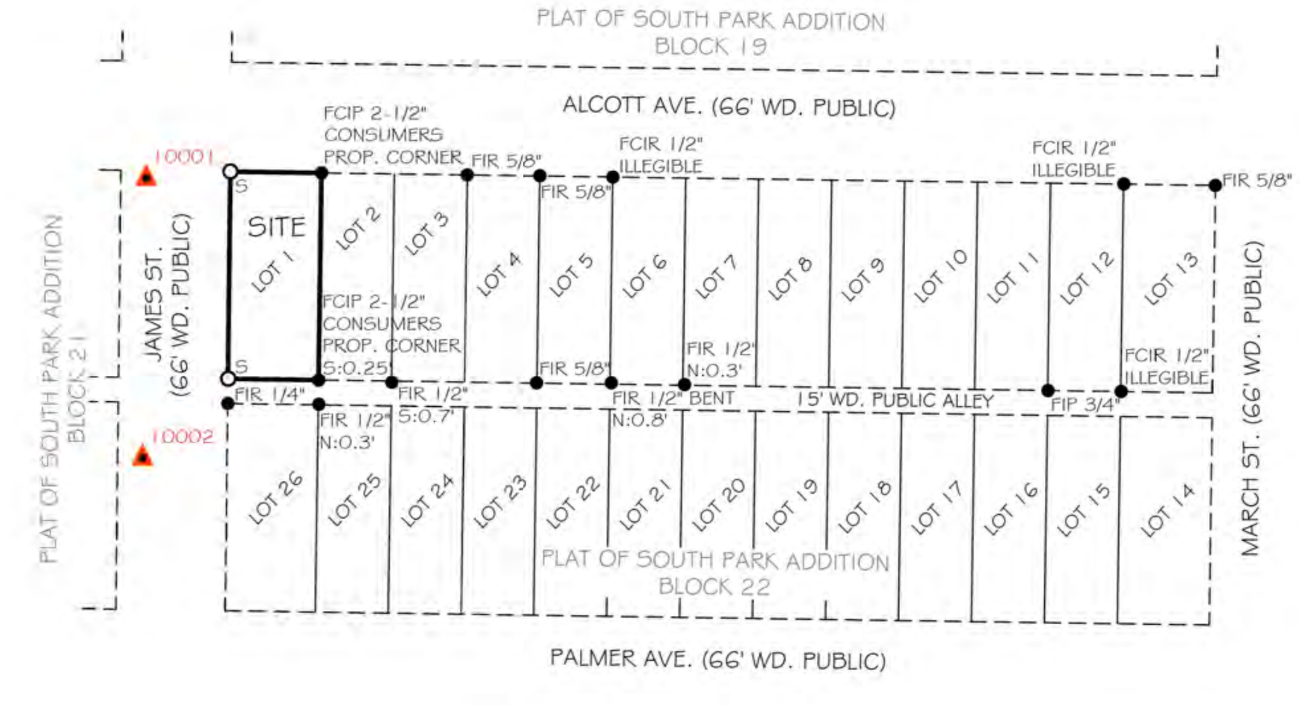
FIELD AREA: KALAMAZOO

PROJECT ID#	STA. NO.	DRAWING NO.	SHEET	REV
GM-01138	64-020	C-7243-PMT	04	

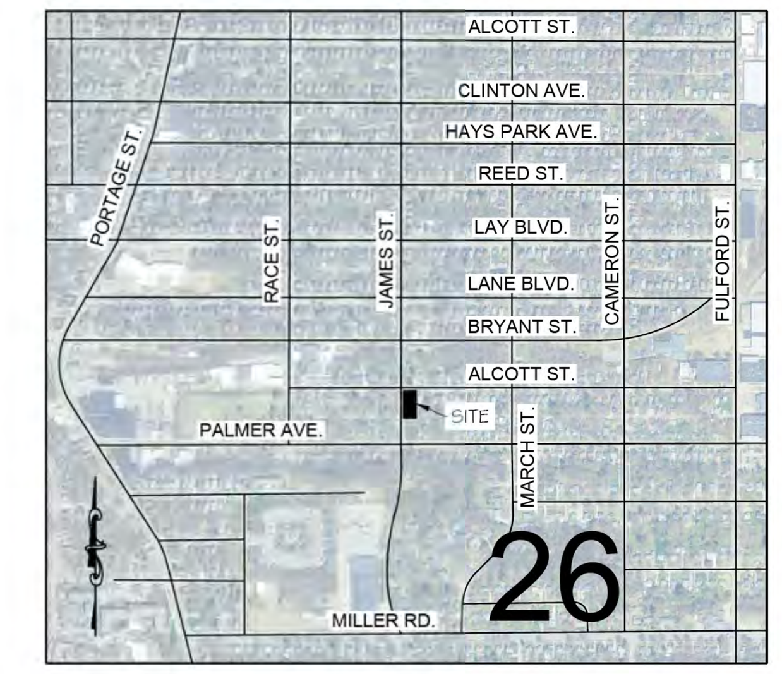
SCALE 1" = 10'-0"

DO NOT SCALE DRAWING USE DIMENSIONS ONLY





BOUNDARY SKETCH
SCALE: 1" = 80'



LOCATION MAP
NOT TO SCALE

Sec. 26
City of Kalamazoo

T2S, R11W
Kalamazoo County

SURVEYOR'S REPORT

The boundary was recreated utilizing Consumers Power Co. "James & Alcott Reg. Stat #20 Layout" drawing H-1066, Sheet 1, dated 1/30/1943. Two of the four parcel corners were found being 2- ½" iron pipes with Consumers caps. Said corners were the Easterly property corners and used to establish the East line of subject property. The Northwest missing corner was reestablished utilizing a best fit line along the North block line of block 22 per Plat of South Park Addition with 6 found monuments. All monuments found to be well within survey tolerances of being a straight line. Record distance was used to set the corner along said best fit line. The south parcel line was reestablished utilizing a best fit line along the South lot lines of the North tier of block 22 North of the existing 15' alley per Plat of South Park Addition. Two of the 7 found monuments were found to be outside of normally accepted survey tolerances and were not held to establish said line. The West line of said property was established utilizing the newly set Northwest corner connecting it to a found monument being the Northwest corner of Lot 26 of said plat on the South line of said 15' alley. The Southwest corner of subject property was set at the intersection of said newly created West line with the best fit Southerly line of the said North tier of lots.

Survey Control				
Pt. Number	Northing (ft.)	Easting (ft.)	Elevation (ft.)	Description
10001	283187.16	12798924.03	790.36	Set Magnail on the West side of James St. in the conrete sidewalk about 66.5 feet West and about 21 feet North of the Northwest corner of the Regulator Building.
10002	283018.47	12798921.83	796.23	Set Magnail on the West side of James St. in the conrete sidewalk about 68 feet West and about 113.5 feet South of the Southwest corner of the Regulator Building.
Benchmark				
Pt. Number	Northing (ft.)	Easting (ft.)	Elevation (ft.)	Description
10003	283201.81	12798978.84	792.85	Top nut of fire hydrant in the Southeast corner of E. Alcott St & James St.

BASIS OF ELEVATION

NAVD 88 Datum
Michigan State Plane Coordinate System (CORS)
GEOID 12B (2011 Ellipsoidal Reference Frame)

1 foot contours are shown

BASIS OF BEARING

NAD83, Michigan State Plane Coordinate System
South Zone (2113), International Feet
Avg. Combined Scale Factor = 0.9998991
Ground Distances are shown

PIPELINE INFORMATION

Located by Metro Consulting Associates on 04/08/2025 using RD 7000. Top of pipe elevations calculated as depth reading to center of signal, plus half of pipe diameter. Depths not confirmed by probing. Reported accuracy of pipe depths equals 10% of depth per manufacturer's specifications.

PROVIDED LEGAL DESCRIPTION

Per Warranty Deed (Liber 436, Page 198):
Lot Number one (1) of Block Number twenty-two (22) of South Park Addition to the City of Kalamazoo, according to the recorded plat thereof.

MISS DIG INFORMATION

Ticket Number: 20250318009500-000
Submitted on 03/18/2025

Responses (As of 04/10/2025):
123.Net, Inc. - No response.
AT&T - Plans provided, as shown. (Aerial Only)
Consumers Energy (Gas) - Plans provided, facilities located.
Consumers Energy (Electric) - Plans provided, site is clear.
City of Kalamazoo - Plans provided, as shown.
U.S. Signal Corporation - Plans provided, as shown. (Aerial Only)

SURVEYOR'S NOTES

1) Above ground utilities are shown per field observations. Underground utilities are shown per observed field evidence, utility locator, and/or plans provided by third parties via MISS DIG design ticket. Underground utilities are shown approximate hereon, and are only as accurate as the plans provided or utility locator equipment.

2) Boundary based on Plat of South Park Addition, Monumentation and drawing - James & Alcott Reg. Sta. #20 Station Layout, drawing No. H-1066, Sheet 1, Revision M, dated 1/30/1943.

3) Adjoiner information show hereon per Kalamazoo County GIS.

4) Topographic data was completed by conventional surveying methods (GPS/Total Station).

5) No stationing was listed for the 16" S-HP line on the provided records.

16" S-HP		
Point ID	Ground Elevation (Ft.)	Top of Pipe Elev. (Ft.)
10266	790.3	787.0
10265	790.7	787.4
10264	791.1	787.8
10263	791.9	788.6
10262	792.3	788.9
10261	792.9	789.6
10260	793.0	789.7
10259	792.9	789.6
10258	792.8	789.5
10257	792.9	789.6
10256	792.7	789.4

8" S-HP		
Point ID	Ground Elevation (Ft.)	Top of Pipe Elev. (Ft.)
10267	790.6	787.7
10268	789.3	786.5
10269	789.0	786.2
10270	789.0	786.2
10271	789.0	786.2
10272	789.1	786.3
10273	789.1	786.3
10274	789.5	786.5
10275	789.8	786.8
10276	789.5	786.8

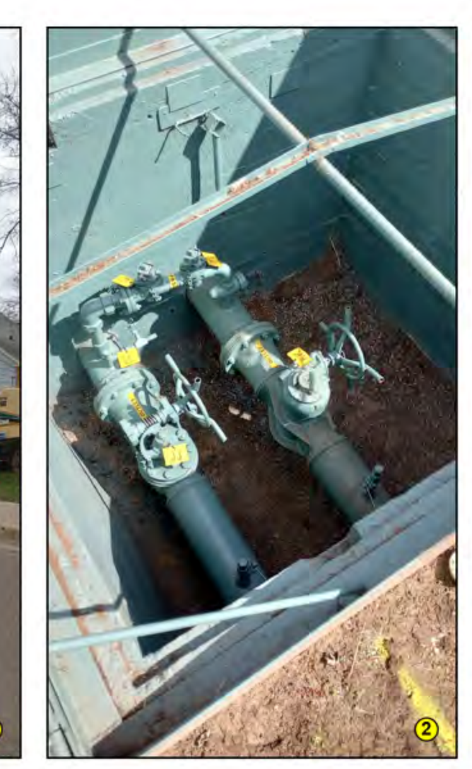
4" BYPASS		
Point ID	Ground Elevation (Ft.)	Top of Pipe Elev. (Ft.)
10278	790.1	786.2
10279	790.1	786.2
10280	790.0	786.2
10281	790.2	786.4

8" Lines inside West Vault		
Point ID	Ground Elevation (Ft.)	Top of Pipe Elev. (Ft.)
10282	787.0	787.3
10285	787.0	787.3
10283	786.7	787.1
10284	786.7	787.0

Inside East Vault		
Point ID	Top of Pipe Elev. (Ft.)	Description
10290	786.5	Top 10" Pipe
10291	786.6	10" x 8" Tee
10292	786.3	8" x 4" Tee

LEGEND

● -- Found Survey Marker (as noted)	-- Section Line/Quarter Line
O -- Set Capped Iron Rod (#49301)	-- Consumers Energy Property Line
(M) -- Measured Dimension	-- Parcel Line - Per Plat
(R) -- Record Dimension	-- Edge of Brush
▲ -- GPS Control Point	-- Right-of-way
x 900.0 -- Spot Elevation	-- Fence - Wood
-- Existing Pole	— Dist — Dist — Dist — -- Overhead Electric Distribution Line
□ -- Catch Basin (square)	— Serv— Serv— Serv— -- Overhead Electric Service Line
Ⓢ -- Manhole - Sanitary	— GAS — GAS — -- UG Gas Pipeline - Per Plan
Ⓓ -- Manhole - Storm	— GAS — GAS — -- UG Gas Pipeline - Per Utility Locator
E -- Meter - Electric	— San. — San. — -- UG Sanitary Sewer
-- Fire Hydrant	— Storm — Storm — -- UG Storm Sewer - Per Plan
(1000) -- C/L UG Gas Line (As-Located)	— H2O — H2O — H2O — -- UG Water - Per Plan
GV -- Gas Valve	— H2O — H2O — H2O — -- UG Water - Per MISS DIG Markings
AGP -- Above Ground Pipe	-- Bituminous Surface
-- Test Station	-- Concrete Surface
G -- Gas Meter	▨ -- Building
R -- Rectifier	
-- Deciduous Tree	
# -- Camera Location & Photo Number	



STATE OF MICHIGAN
BRAD EDWARD-GORDON OLIVER
SURVEYOR
License No. 4001049301
LICENSED PROFESSIONAL SURVEYOR

[illegible]

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

52-11-26-2	CE RECORDS: QUARTER SECTION GAS MAP																DR. EKT	04-09-2025
H-1066, SHT1, REV.M	CE RECORDS: JAMES & ALCOTT REG. STA. #20 STATION LAYOUT																FLD. CM	04-08-2025
																	CHKD. BEGO	04-10-2025
																	APP.	
DRAWING NO.	REFERENCE DRAWINGS	REV.	DATE	DESCRIPTION	BY	APP.	REV.	DATE	DESCRIPTION	BY	APP.	REV.	DATE	DESCRIPTION	BY	APP.	APP. DEPARTMENT HEAD	

Consumers Energy
METRO CONSULTING ASSOCIATES
Dynamic. Daring. Diverse. DIFFERENT.

James & Alcott Regulator Station
64-020
Sec. 26
City of Kalamazoo
T2S, R11W
Kalamazoo County

SCALE: 1" = 10'	DRAWING NO.	SHEET	REV.
ConEn FILE NAME: 27071base.dwg MCA Job No.:1037-25-13343	SG-27071	1	

k:\2025\1037 job folders\1037-25-13343\drawings\survey\27071base.dwg 4/11/2025 11:16 AM

APPROVED
FOR PERMITTING
DATE: 03/27/2026

REDLINE INFORMATION
TO BE FILLED OUT BY REDLINER

☐ SHEET COMPLETED AS MARKED
☐ SHEET COMPLETED AS ORIGINALLY DRAWN

REDLINE PERFORMED BY
NAME:
CONTACT:
COMPANY:
DATE:
RFI #:

REV. DATE:
REV:

ORIGINAL DRAWING #

STANDARD DRAWING NO.

REFERENCE DRAWINGS NUMBERS	REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG. APP.	REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG. APP.

DESIGNER E. JOHNSON	DATE 07/24/25
ENGINEER K. GRESS	DATE 07/24/25
PEER REV	DATE
DESIGN APPROVAL	DATE
ENGINEER APPROVAL O. MORILLO	DATE 07/24/25

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Meter and Regulation Department

FILE: 640020-C-7243-SPL-01.dgn
RASTER FILE:
SCALE NONE

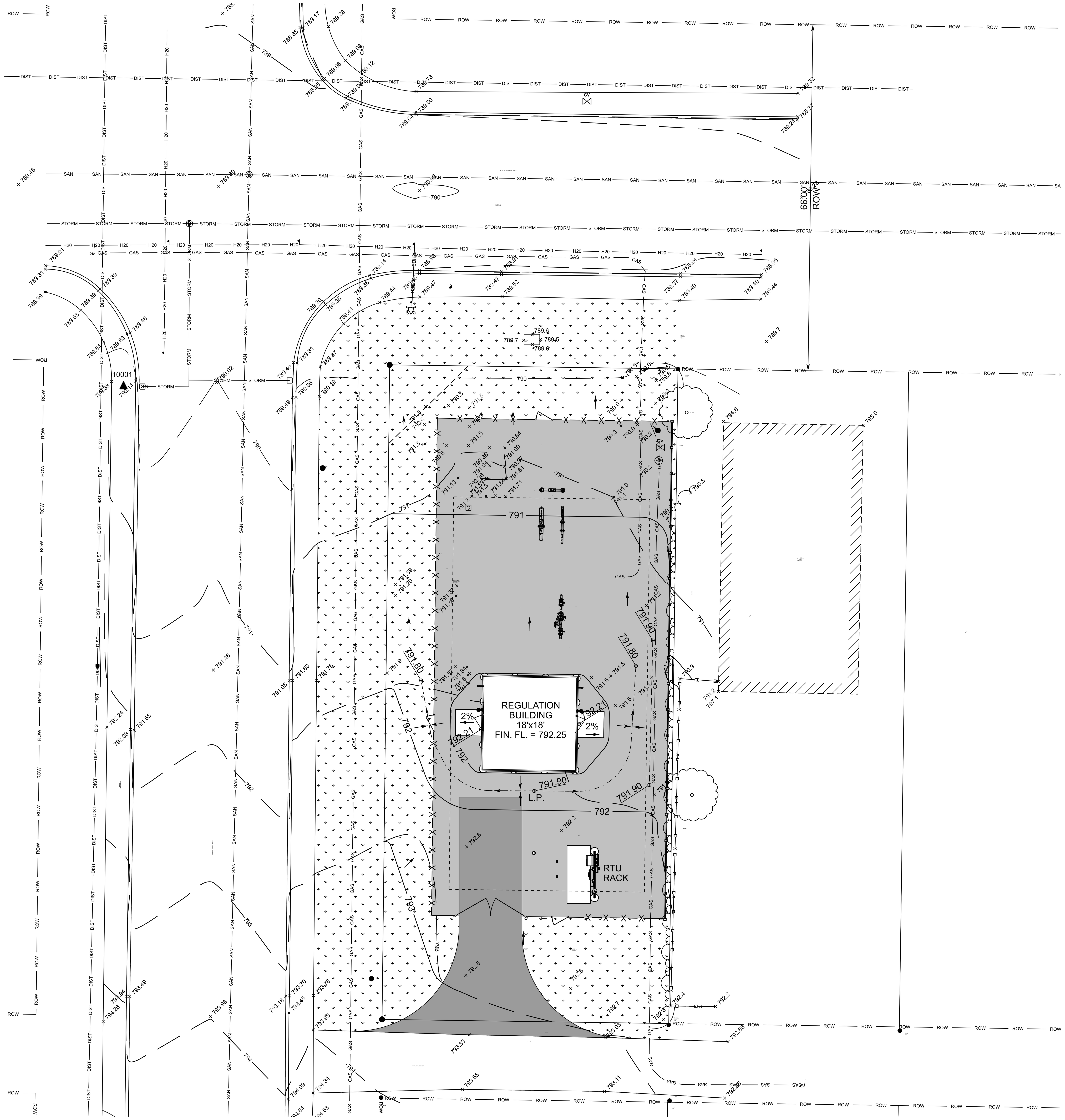
JAMES & ALCOTT
2026 CONSTRUCTION

SITE SURVEY

FIELD AREA: KALAMAZOO

PROJECT ID#	STA. NO.	DRAWING NO.	SHEET	REV
GM-01138	64-020	C-7243-SPL	01	

DO NOT SCALE DRAWING USE DIMENSIONS ONLY



LEGEND

- ELECTRICAL BOX
- FOUND SURVEY MARKER
- GPS CONTROL POINT
- EXISTING POLE
- BOLLARD
- GAS VALVE
- OH - DISTRIBUTION LINE
- UG - GAS PIPE LINE
- UG - GAS PIPE LINE
- PROPOSED GAS LINE
- BUILDING SETBACK LINE
- ROW LINE
- WATER LINE
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. CONTOUR MINOR
- EX. CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MINOR
- EX. SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EDGE OF BRUSH
- ORNAMENTAL STEEL FENCE
- PRECAST CONCRETE FENCE
- GRASS
- YARD GRAVEL
- ASPHALT DRIVE

APPROVED
FOR PERMITTING
DATE: 03/27/2026

REDLINE INFORMATION

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NAME:
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STANDARD DRAWING NO.
REV:
REV. DATE:

DESIGNER	E. JOHNSON	DATE	07/28/25
ENGINEER	K. GRESS	DATE	07/28/25
PEER REV		DATE	
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Gas Meter and Regulation Department

FILE: 640020-C-7243-SPL-02.dgn
RASTER FILE:
SCALE 1" = 10'-0"

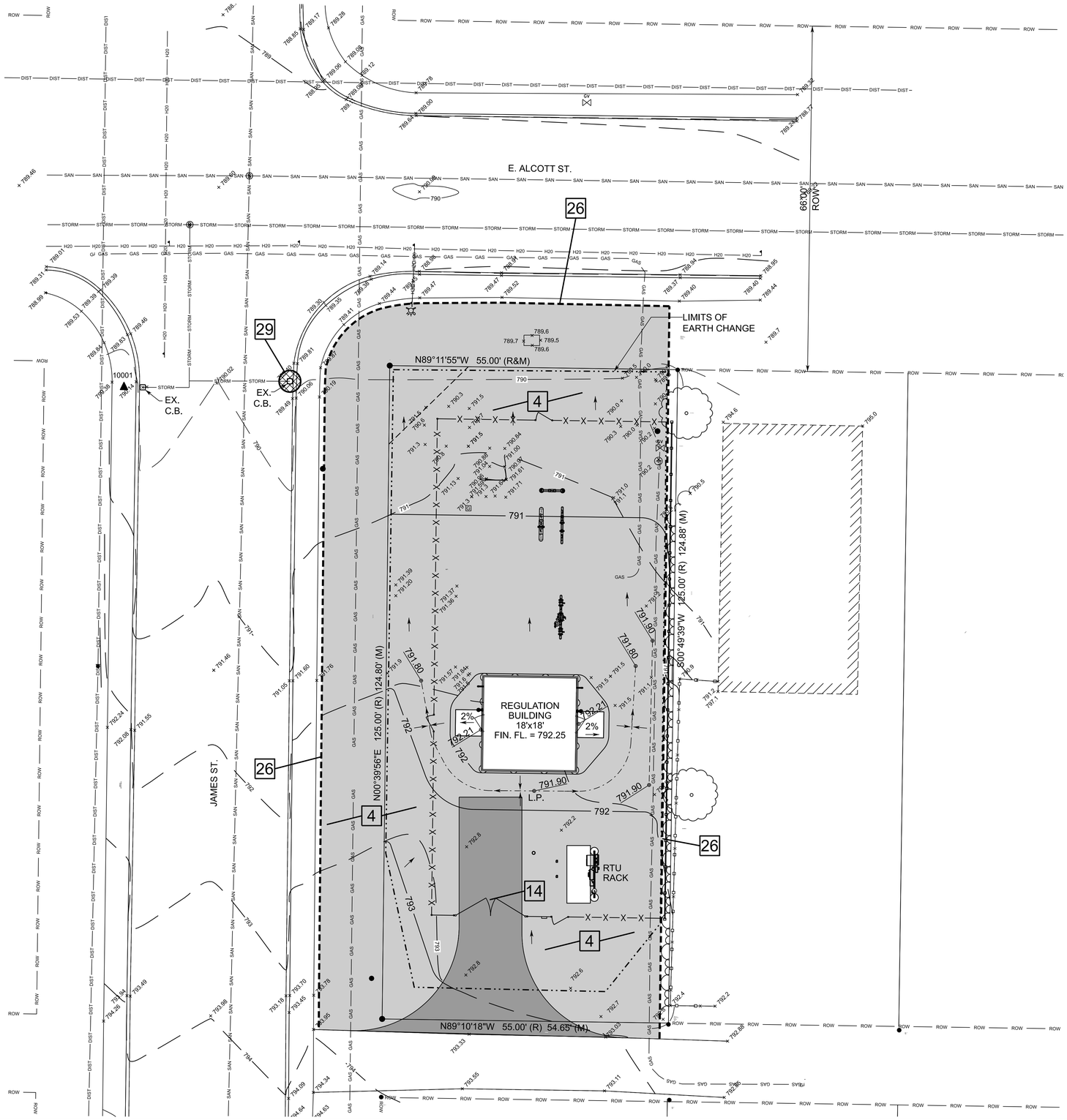
JAMES & ALCOTT 2026 CONSTRUCTION

GRADING PLAN

FIELD AREA: KALAMAZOO

PROJECT ID#	STA. NO.	DRAWING NO.	SHEET	REV
GM-01138	64-020	C-7243-SPL	02	

DO NOT SCALE DRAWING USE DIMENSIONS ONLY



Construction Sequence	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Temporary SESC Measures Installed												
• Silt Fence	☐	☐	☐	☐	☐	■	■	■	■	☐	☐	☐
• Rock Access Road	☐	☐	☐	☐	☐	■	■	■	■	☐	☐	☐
• Erosion Control Blankets	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
• Inlet protection	☐	☐	☐	☐	☐	■	■	■	■	☐	☐	☐
• Sediment Basins	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
• Other:	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Strip & Stockpile	☐	☐	☐	☐	☐	☐	■	☐	☐	☐	☐	☐
Rough Grading	☐	☐	☐	☐	☐	☐	■	■	☐	☐	☐	☐
Building Construction	☐	☐	☐	☐	☐	☐	■	■	☐	☐	☐	☐
Final Grade	☐	☐	☐	☐	☐	☐	☐	☐	■	☐	☐	☐
Permanent SESC Measures Installed	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
• Sediment Basins	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
• Seeding/Mulch/Landscaping – Vegetation	☐	☐	☐	☐	☐	☐	☐	☐	■	☐	☐	☐
• Pavement/Rock	☐	☐	☐	☐	☐	☐	☐	■	■	☐	☐	☐
Removal of Temporary SESC Measures	☐	☐	☐	☐	☐	☐	☐	☐	☐	■	☐	☐

NOTES:

1. GROUNDWATER SEEPAGE INTO EXCAVATIONS EXTENDING LESS THAN ABOUT 13 FEET, OR ABOUT ELEVATION 779.5 FEET, IS NOT ANTICIPATED TO BE A SIGNIFICANT FACTOR DURING CONSTRUCTION. STANDARD SUMP PIT AND PUMPING PROCEDURES ARE EXPECTED TO BE ADEQUATE TO CONTROL THESE ACCUMULATIONS ON A LOCALIZED BASIS.

2. PROXIMITY TO LAKES AND STREAMS: APPROX. 3,340 FEET FROM PORTAGE CREEK

3. PERMANENT COVER: SEED AND MULCH FOR RESTORATION OF ROW AREA AND ONSITE AREA DESIGNATED AS GRASS ON THE SITE PLAN, SHEET PMT-04. GRASS SEED BLEND SHALL BE FREE OF WEEDS AND INVASIVE SPECIES, LOW MAINTENANCE, AND DROUGHT TOLERANT.

4. PREDOMINANT LAND FEATURES: RELATIVELT FLAT GRASS/GRAVEL SITE.

5. MAINTENANCE OF PERMANENT SESC MEASURES: GRASS SHALL BE MOVED ON A BI-ANNUAL BASIS OR AS NEEDED.

LEGEND

- ELECTRICAL BOX
- FOUND SURVEY MARKER
- GPS CONTROL POINT
- EXISTING POLE
- BOLLARD
- GV GAS VALVE
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- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. CONTOUR MINOR
- EX. CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MINOR
- LIMITS OF EARTH CHANGE
- + 792.2 EX. SPOT ELEVATION
- 791.90 PROPOSED SPOT ELEVATION
- EDGE OF BRUSH

SESC LEGEND

- 4 DUST CONTROL
- 14 GRAVEL ACCESS APPROACH
- 26 SILT FENCE
- 29 INLET PROTECTION FABRIC DROP

APPROVED FOR PERMITTING
DATE: 03/27/2026

REDLINE INFORMATION
TO BE FILLED OUT BY REDLINER
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☐ SHEET COMPLETED AS ORIGINALLY DRAWN
REDLINE PERFORMED BY
NAME:
CONTACT:
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ORIGINAL DRAWING #

STANDARD DRAWING NO.

REV: REV. DATE:

REFERENCE DRAWINGS NUMBERS	REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG. APP.

REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG. APP.

DESIGNER E. JOHNSON DATE 08/07/25
ENGINEER K. GRESS DATE 08/07/25
PEER REV _____ DATE _____
DESIGN APPROVAL _____ DATE _____
ENGINEER APPROVAL O. MORILLO DATE 08/07/25

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FILE: 640020-C-7243-SPL-03.dgn
RASTER FILE:
SCALE 1" = 10'-0"

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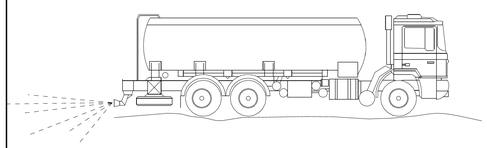
JAMES & ALCOTT 2026 CONSTRUCTION

SESC PLAN

FIELD AREA: KALAMAZOO

PROJECT ID#	STA. NO.	DRAWING NO.	SHEET	REV
GM-01138	64-020	C-7243-SPL	03	



Use:
For disturbed areas not subject to traffic, vegetation (temporary or permanent) provides the most practical and effective means of Dust Control. For other areas, Dust Control measures include, but are not limited to, mulching, sweeping, watering, and applying calcium chloride or polymers.

Installation and Maintenance:
For off-road areas where vegetation will be the final stabilization method, calcium chloride shall not be used since it would inhibit vegetation establishment.

Optional Measures:

Related SESC Measures:
E & S-3 Permanent/Temporary Seeding
E & S-8 Aggregate Cover
E & S-14 Gravel Access Approach
E & S-28 Mulching and Mulch Anchoring
E & S-32 Surface Roughening and Scarification
E & S-33 Mulch Blankets and High Velocity Mulch Blankets

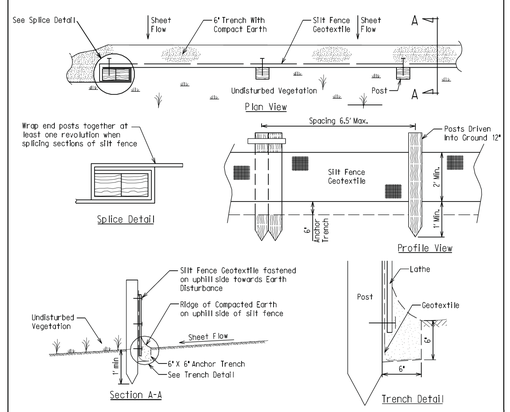
Measurement and Payment:
If not shown as a pay item, payment for Dust Control will be included in related items of work.

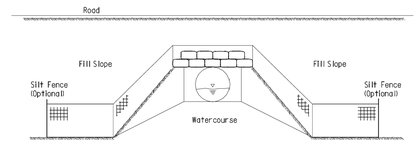
Contract Item (Pay Item)	Pay Unit
Dust Palliative, Applied	Ton

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT SESC DETAIL FOR

Dust Control

MDOT	04-07-2006 PLAN DATE	E&S-4-A	SHEET 1 OF 1





MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT SESC DETAIL FOR

Silt Fence

MDOT	09-30-2005 PLAN DATE	E&S-26-A	SHEET 1 OF 2

Use:
A Silt Fence is a permeable barrier erected adjacent to disturbed areas to capture sediment from sheet flow. It is made of woven geotextile fabric which is stretched and supported by wooden posts and trenched in at the bottom.

The Silt Fence retards the movement of sediment-laden water allowing the deposition and retention of sediment.

Do not install Silt Fence across streams or ditches where flows are concentrated.

The use of a Silt Fence should never be substituted for the application of permanent or temporary vegetative cover.

Installation and Maintenance:
It is critical to thoroughly trench in the bottom of Silt Fence as shown to maximize its performance and to prevent failure from undercutting, overtopping or collapsing. Geotextile should extend along side and bottom of trench.

Ensure that stable overflow outlets are available.

Remove all sediment from behind Silt Fence when it reaches approximately 50 percent of its capacity and make repairs promptly.

Silt Fence shall remain in place and properly maintained until the disturbed area is completely stabilized.

Optional Measures:
As an extra precautionary measure when there is a steep disturbed area adjacent to a watercourse, two rows of Silt Fence may be placed.

Sand and Stone Bags (E & S-24) may be used to provide additional support for Silt Fence, installed at culvert extensions as shown in the detail above

Related SESC Measures:
E & S-2 Grubbing Delitted
E & S-6 Vegetative Buffer Strips
E & S-9 Benches
E & S-24 Sand and Stone Bags
E & S-28 Mulching and Mulch Anchoring
E & S-32 Surface Roughening and Scarification
E & S-33 Mulch Blankets and High Velocity Mulch Blankets.

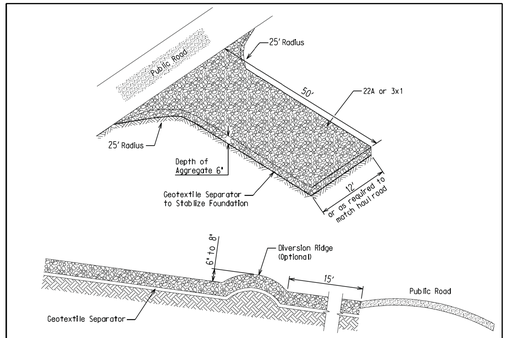
Measurement and Payment:
Optional work shown, when installed and maintained as directed by the Engineer, will be paid using the associated contract Item listed here.

Contract Item (Pay Item)	Pay Unit
Erosion Control, Silt Fence	Foot
Erosion Control, Maintenance, Sediment Removal	Cubic Yard
Erosion Control, Sand Bag	Each
Erosion Control, Stone Bag	Each

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT SESC DETAIL FOR

Silt Fence

MDOT	04-07-2006 PLAN DATE	E&S-26-A	SHEET 2 OF 2



Use:
Providing a stable Gravel Access Approach, minimizes the tracking of loose materials from the construction site onto public roadways. Coarser aggregate is more effective in reducing tracking. Any materials tracked onto public roadways shall be removed as specified in the Standard Specifications for Construction, or as directed by the Engineer.

Installation and maintenance of Gravel Access Approach is effective in reducing sediment loading to inlet protection devices.

Installation and Maintenance:
The Gravel Access Approach should be located in accordance with the plans or as directed by the Engineer. All vegetation and other objectionable material shall be removed from the foundation area. Geotextile Separator must be placed beneath the aggregate to stabilize the foundation.

Replace or replenish aggregate if it is no longer preventing tracking.

Optional Measures:
A Gravel Access with Diversion Ridge is recommended where access grade exceeds 2%. This will also aid in dislodging soil or debris from tires.

Related SESC Measures:

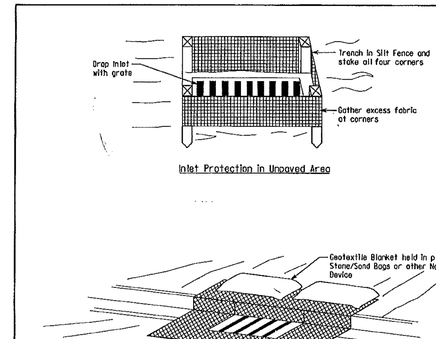
Measurement and Payment:
Optional work shown, when installed and maintained as directed by the Engineer, will be included in the item Gravel Access Approach

Contract Item (Pay Item)	Pay Unit
Erosion Control, Gravel Access Approach	Each

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT SESC DETAIL FOR

Gravel Access Approach

MDOT	04-07-2006 PLAN DATE	E&S-14-A	SHEET 1 OF 1



MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT SESC DETAIL FOR

Inlet Protection Fabric Drop

MDOT	04-07-2006 PLAN DATE	E&S-29-A	SHEET 1 OF 2

Use:
Inlet Protection Fabric Drop is a temporary device used to prevent sediment from entering drainage structure inlets.

Installation and Maintenance:
Inlet Protection Fabric Drop requires frequent maintenance to function properly.

For drainage structures not located in the curb, Silt Fence (E & S-26) is installed around the outside of the drainage structure. The Silt Fence must be trenched in on all sides.

For drainage structures with covers located in the curb, a nonwoven geotextile blanket is installed between the cover and the frame of the drainage structure cover. The Geotextile Blanket must be trenched in or otherwise held in place behind the curb line.

If the inlet protection is placed prior to the installation of the cover, wire mesh shall be placed over the opening to support the Geotextile Blanket.

Care must be taken when removing fabric to prevent loss of sediment into the inlet.

Optional Measures:
For those instances where the volume of storm water may be high, a Gravel Filter Berm (E & S-13) may be installed in one corner of the Inlet Protection Fabric Drop to enable storm water to be filtered prior to entering the drainage structure.

Trench in fabric behind curb in unpaved areas if this will not result in exposing undisturbed area to accelerated erosion.

Related SESC Measures:
E & S-13 Gravel Filter Berm
E & S-31 Drop Inlet Protection Sediment Trap

Measurement and Payment:
Payment for Inlet Protection Fabric Drop includes all labor and materials required to secure Geotextile Fabric as shown. Optional work shown, when installed and maintained as directed by the Engineer, will be paid using the associated contract Items listed here.

Contract Item (Pay Item)	Pay Unit
Erosion Control, Inlet Protection, Fabric Drop	Each
Erosion Control, Gravel Filter Berm	Foot
Erosion Control, Silt Fence	Foot
Erosion Control, Maintenance, Sediment Removal	Cubic Yard

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT SESC DETAIL FOR

Inlet Protection Fabric Drop

MDOT	04-07-2006 PLAN DATE	E&S-29-A	SHEET 2 OF 2

APPROVED
FOR PERMITTING
DATE: 03/27/2026

REDLINE INFORMATION
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☐ SHEET COMPLETED AS ORIGINALLY DRAWN
REDLINE PERFORMED BY
NAME:
CONTACT:
COMPANY:
DATE:
RFI #:

ORIGINAL DRAWING #

REFERENCE DRAWINGS NUMBERS	REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG. APP.

REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG. APP.

DESIGNER E. JOHNSON DATE 08/07/25
ENGINEER K. GRESS DATE 08/07/25
PEER REV _____ DATE _____
DESIGN APPROVAL _____ DATE _____
ENGINEER APPROVAL O. MORILLO DATE 08/07/25

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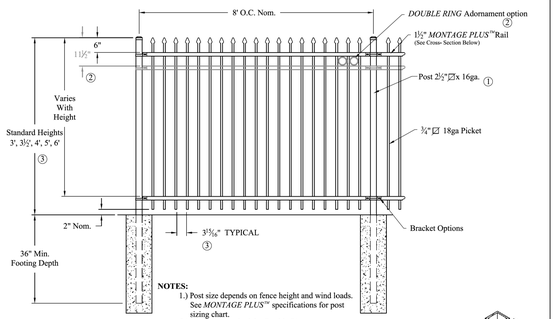
SESC DETAILS

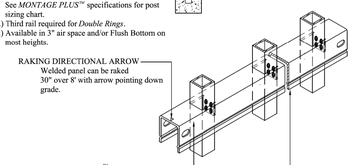
FIELD AREA: KALAMAZOO

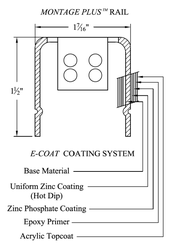
PROJECT ID#	STA. NO.	DRAWING NO.	SHEET	REV
GM-01138	64-020	C-7243-SPL	04	

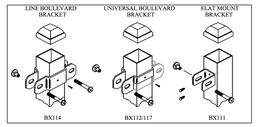
REV: DATE:
REV:
STANDARD DRAWING NO.



NOTES:
1.) Post size depends on fence height and wind loads. See *MONTAGE PLUS™* specifications for post sizing chart.
2.) Third rail required for *Double Rings*.
3.) Available in 3" air space and/or Flush Bottom on most heights.







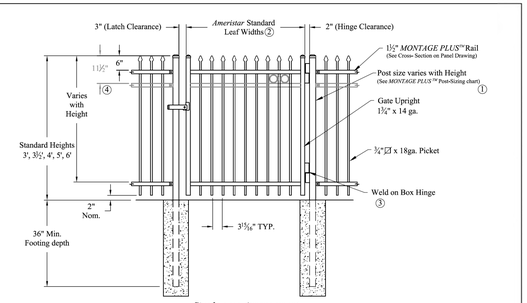
COMMERCIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

1RCISOJ

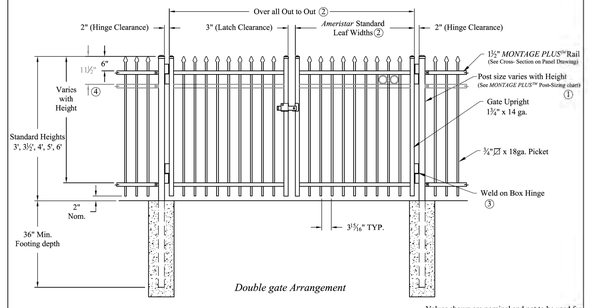
TITLE: MONTAGE PLUS CLASSIC 2/3-RAIL		
DR: CI	SH . 1of 1	SCALE: DO NOT SCALE
CK: ME	Date 6/28/10	REV: e

AMERISTAR®
1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com



Single gate Arrangement

NOTES:
1.) Post size depends on fence height, weight and wind loads. See *MONTAGE PLUS™* specifications for post sizing chart.
2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
4.) Third rail required for *Double Rings*.



Double gate Arrangement

COMMERCIAL STRENGTH WELDED STEEL GATE

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

1RCISOG

TITLE: MONTAGE PLUS CLASSIC 2/3-RAIL SGL & DBL GATE		
DR: CI	SH . 1of 1	SCALE: DO NOT SCALE
CK: ME	Date 6/28/10	REV: e

AMERISTAR®
1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

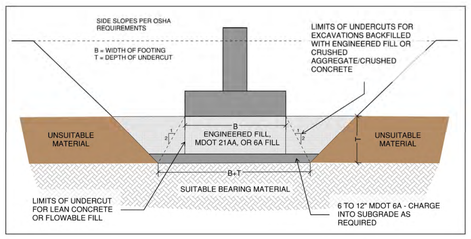
ORNAMENTAL STEEL FENCE DETAILS

SCALE: NONE

UkC URBAN LAND - KALAMAZOO COMPLEX, 6-12 PERCENT SLOPE
Ub URBAN LAND

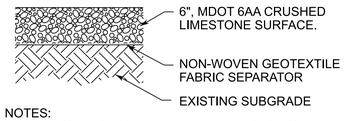
SOILS MAP

SCALE: NONE



TYP. FOUNDATION UNDERCUT DETAIL

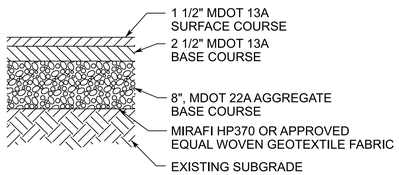
SCALE: NONE



NOTES:
1. NON-WOVEN GEOTEXTILE FABRIC SEPARATOR SHALL BE MIRAFI 180N OR APPROVED EQUAL.
2. THIS DETAIL USED FOR ENTIRE SITE LESS AREAS DESIGNATED AS DRIVE/ROAD.

YARD AREA AGGREGATE SURFACE DETAIL

SCALE: NONE



ASPHALT DRIVE APPROACH

SCALE: NONE

APPROVED
FOR PERMITTING
DATE: 03/27/2026

REDLINE INFORMATION
TO BE FILLED OUT BY REDLINER
☐ SHEET COMPLETED AS MARKED
☐ POTENTIAL PUNCHLIST SHEET IMPACT
☐ SHEET COMPLETED AS ORIGINALLY DRAWN
REDLINE PERFORMED BY
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CONTACT:
COMPANY:
DATE:
RFI #:

ORIGINAL DRAWING #

REFERENCE DRAWINGS NUMBERS	REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG. APP.

REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG. APP.

DESIGNER E. JOHNSON DATE 07/28/25
ENGINEER K. GRESS DATE 07/28/25
PEER REV _____ DATE _____
DESIGN APPROVAL _____ DATE _____
ENGINEER APPROVAL O. MORILLO DATE 07/28/25

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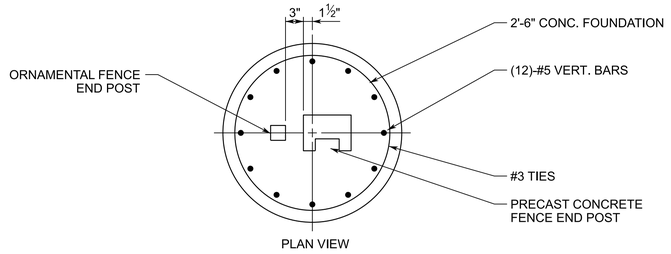
2026 CONSTRUCTION

SITE DETAILS

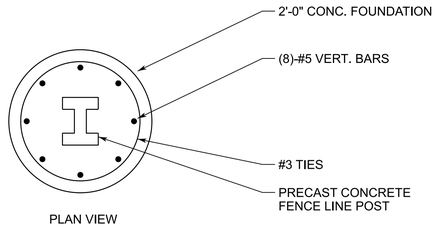
FIELD AREA: KALAMAZOO

PROJECT ID#	STA. NO.	DRAWING NO.	SHEET	REV
GM-01138	64-020	C-7243-SAD	05	

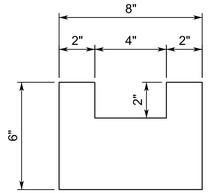
STANDARD DRAWING NO.
REV: REV. DATE:



PLAN VIEW

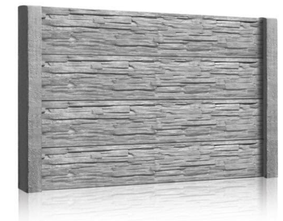


PLAN VIEW



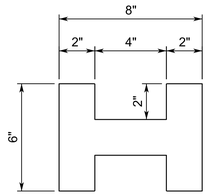
TYP. CORNER POST

CONFIRM FINAL SIZE AND CONFIGURATION WITH MANUFACTURER



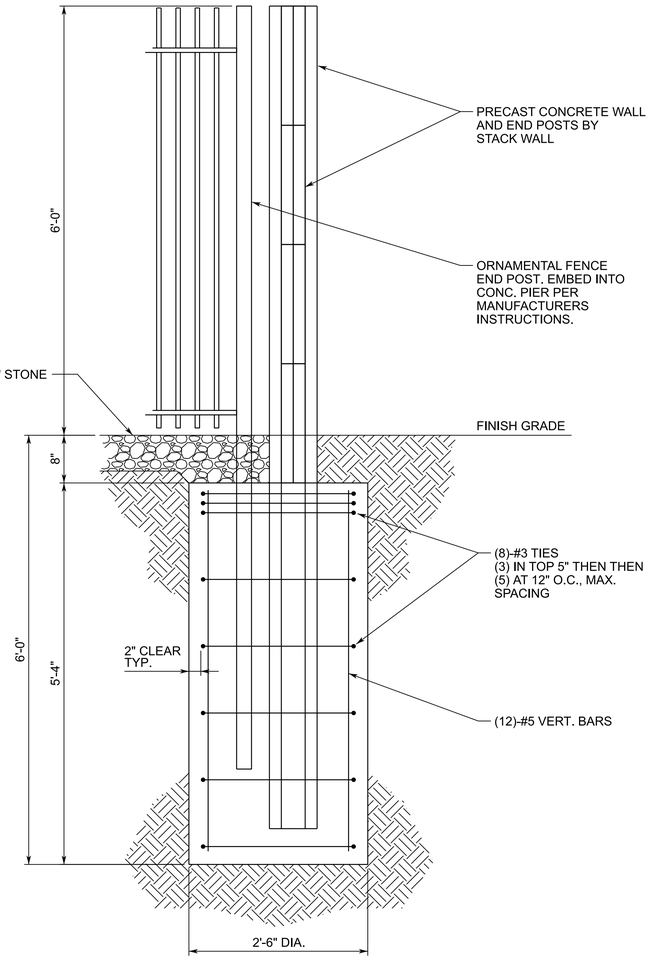
STACK WALL ARCHITECTURAL

STYLE: MOUNTAIN LEDGE
TYPE: DOUBLE SIDED
COLOR: BUFF
HEIGHT: 6'-0"

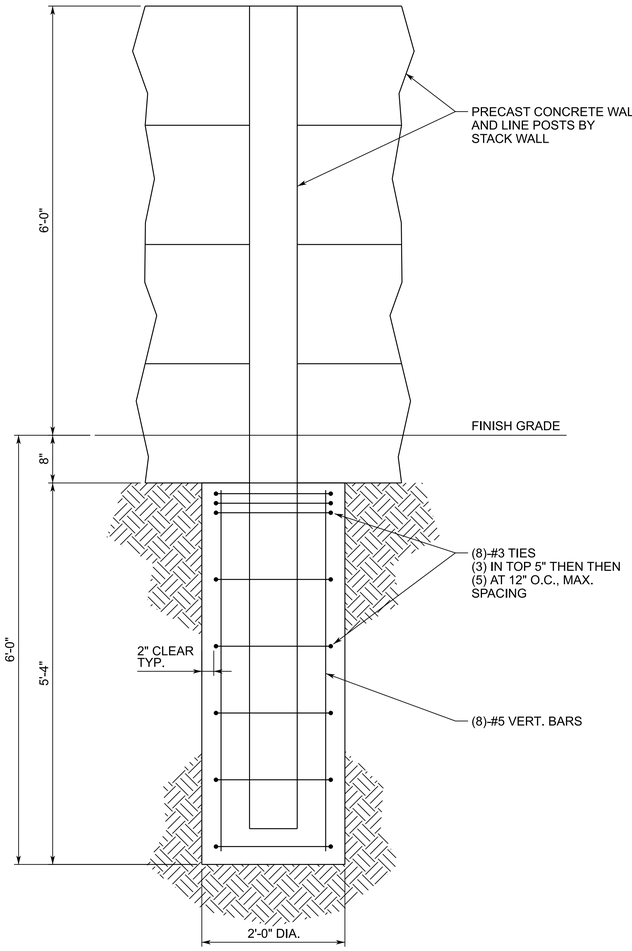


TYP. LINE POST

CONFIRM FINAL SIZE AND CONFIGURATION WITH MANUFACTURER



TYP. END POST FOUNDATION



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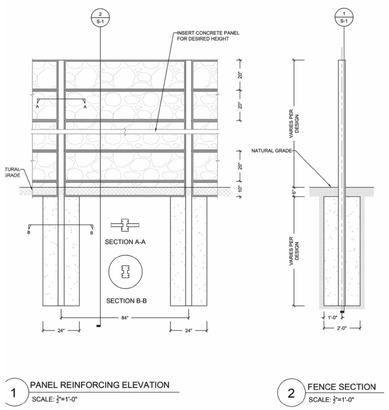

STACK WALL DETAILS

APPROVED
FOR PERMITTING
DATE: 03/27/2026

REDLINE INFORMATION
TO BE FILLED OUT BY REDLINER

- ☐ SHEET COMPLETED AS MARKED
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CONTACT:
COMPANY:
DATE:
RFI #:

ORIGINAL DRAWING #

REV: REV. DATE:

STANDARD DRAWING NO.

REFERENCE DRAWINGS NUMBERS	REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG. APP.

REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG. APP.

DESIGNER E. JOHNSON DATE 10/21/25
ENGINEER DATE
PEER REV DATE
DESIGN APPROVAL DATE
ENGINEER APPROVAL O. MORILLO DATE 10/21/25

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2026 CONSTRUCTION

PRECAST CONCRETE FENCE DETAILS

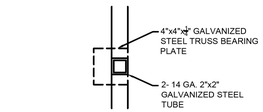
FIELD AREA: KALAMAZOO

PROJECT ID#	STA. NO.	DRAWING NO.	SHEET	REV
GM-01138	64-020	C-7243-SAD	07	

GENERAL NOTES

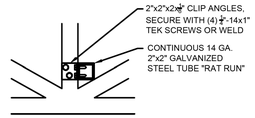
1. NOTIFY ENGINEER OF ANY MODIFICATIONS PRIOR TO FABRICATION AND ERECTION
2. STEEL DESIGN AND FABRICATION TO BE PERFORMED ACCORDING TO AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST REVISION AND CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, LATEST EDITION.
3. WELDING TO BE PERFORMED ACCORDING TO AWS D1.1
   - 3.1. WELD INSPECTION: 100% VISUAL ONLY
4. STRUCTURAL TUBE MEMBERS SHALL CONFORM TO THE FOLLOWING
   - 4.1. TUBE STEEL SHALL BE ASTM A-500 GRADE "C" GALVANIZED ZINC COATED. ALL OTHER STEEL SHALL BE SHOP PRIMED UNLESS OTHERWISE NOTED.
   - 4.2. TRUSS MEMBERS AND PURLINS
     - 4.2.1. ALL BOTTOM CHORD MEMBERS: 2"X2" 14 GA
     - 4.2.2. ALL TOP CHORD MEMBERS: 2"x2" 14 GA
     - 4.2.3. ALL INFILL MEMBERS AND PURLINS: SINGLE 2"x 2" 14 GA UNLESS NOTED OTHERWISE
   - 4.3. WALL PANELS AND GIRTS
     - 4.3.1. ALL MEMBERS SINGLE 2"x 2" 14 GA
   - 4.4. COATINGS: STRUCTURAL MEMBERS ARE TO BE GALVANIZED ZINC COATED OR SHOP COATED WITH ONE COAT RUST INHIBITIVE PRIMER, 2 MIL THICKNESS MEETING FEDERAL SPECIFICATION TT-P-664.
5. METAL PANELS AND VENEERS
   - 5.1. ROOF PANELS ARE TO BE 26GA STEEL OR GREATER ZINC-ALUMINUM COATED OR GALVANIZED WITH 1 MIL BAKED VINL OR ACRYLIC FACTORY PAINT COATING ON EXPOSED SURFACE, COLOR KYNAR 500 TUDOR BROWN SEMI-GLOSS ENAMEL EXPOSED FACE, WHITE INSIDE FACE. EXTERIOR ROOF PANELS ARE TO HAVE UL UPLIFT RATING NOT LESS THAN 90.
   - 5.2. WALL PANELS ARE TO BE 26GA STEEL OR GREATER ZINC-ALUMINUM COATED OR GALVANIZED WITH 1 MIL BAKED VINL OR ACRYLIC FACTORY PAINT COATING. INTERIOR LINER PANELS ARE TO BE PAINTED WHITE.
   - 5.3. BRICK VENEER IS TO BE NICHIHA VINTAGE BRICK. COLOR: WHITEWASH. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

   PANEL FASTENERS: ITW BUILDEX #12-14X1" SELF DRILLING SCREW WITH NEOPRENE WASHER AT SPACING PER METAL SIDING/ROOF MANUFACTURER'S RECOMMENDATIONS.
   - 5.4. RIDGE VENT TO BE PLYCO CORP. MW-100 LOW PROFILE VENTILATOR, OR APPROVED EQUAL - RIDGE VENT TO MATCH ROOF COLOR
6. GUTTERS, DOWNSPOUTS, AND FLASHING
   - 6.3. FURNISH AND INSTALL GUTTERS AND DOWNSPOUTS TO DRAIN WATER AWAY FROM BUILDING.
   - 6.4. INSTALL CONCRETE SPLASH BLOCKS AT DOWNSPOUT LOCATIONS.
   - 6.5. GUTTERS AND DOWNSPOUTS ARE TO BE 26 GA WITH COLOR MATCHING EXTERIOR ROOF PANEL
   - 6.6. FLASHING IS TO BE 29 GA WITH COLOR MATCHING WALL AND ROOF PANELS, AS REQUIRED
7. DOORS, FRAMES, AND HARDWARE:
   - 7.1. DOORS: 3'-0" X 7'-0" X 1 3/4" THICK OUTSWING W/ COLD ROLLED FACE SHEETS OF 18GA.
     - 7.1.1. 4 ½'' X 4 ½'' US 32D NRP STAINLESS HINGES
     - 7.1.2. DOOR CORE FILLED WITH RIGID URETHANE
     - 7.1.3. NGP- A626A POLYAMIDE WEATHER STRIPPING
     - 7.1.4. 36'' NEP SWEEP
   - 7.2. PAINT
     - 7.2.1. FACTORY PRIME DOORS
     - 7.2.2. BUILDING VENDOR TO PROVIDE INTERIOR AND EXTERIOR FINISH DOOR PAINT. EXTERIOR TO MATCH SIDING, INTERIOR TO BE WHITE.
     - 7.2.3. GENERAL CONTRACTOR TO PAINT ALL DOORS AND FRAMES PER MANUFACTURE'S RECOMMENDATIONS.
   - 7.3. FRAME
     - 7.3.1. 16 GA. KD FRAME
   - 7.4. HARDWARE
     - 7.4.1. VON DUPRIN 22 RIM EXIT DEVICE WITH EXTERIOR LEVER EXCEPT ON PASSIVE DOUBLE DOOR WHERE NO EXIT DEVICE REQUIRED
     - 7.4.2. 4111 LCN HEAVY DUTY- HOLD OPEN CLOSURE. FOR SINGLE AND BOTH DOUBLE DOORS.
     - 7.4.3. 29 GA. 24''X24'' FIXED LOUVER W/ INSECT SCREEN
     - 7.4.4. FABRICATE DOORS TO RECEIVE OWNER SUPPLIED YALE MORTISE LOCK 1-1/8" LONG #1417 CYL
8. FACED INSULATION SHALL MEET THE FOLLOWING CRITERIA:
   - 8.3. R VALUE 10 OR GREATER
   - 8.4. FLAME SPREAD NO GREATER THAN 25
   - 8.5. SMOKE DEVELOPMENT INDEX NO GREATER THAN 50
   - 8.6. FACING SHALL BE WHITE, STANDARD DUTY PSK TYPE
   - 8.7. CONFORM TO ASTM E84
9. CONTRACTOR RESPONSIBLE FOR TEMPORARY BRACING OF STRUCTURE DURING ERECTION AND ASSEMBLY.
10. CONSTRUCTION IS TO COMPLY WITH 2015 MICHIGAN BUILDING CODE. ALL DESIGN LOAD COMBINATIONS SHALL BE AS REQUIRED BY MBC 2015/ASCE 7-10.
    - 10.4. RISK CATEGORY III,
    - 10.5. EXPOSURE C
    - 10.6. ROOF DEAD LOAD
      - 10.6.1. ROOF STEEL: 1 PSF
      - 10.6.2. FRAMING_TRUSS SELF WEIGHT: 5 PSF
      - 10.6.3. THE ROOF FRAMING SHALL BE DESIGNED FOR AN ADDITIONAL LOAD OF 10 PSF TO ACCOMMODATE CONDUIT, RELIEF STACK PIPING, AND LIGHTING.
    - 10.7. WIND LOADS
      - 10.7.1. ULTIMATE DESIGN WIND (3 -SEC GUST): 115 MPH
      - 10.7.2. FULLY ENCLOSED BUILDING, NO OVERHANGS
      - 10.7.3. INTERNAL PRESSURE COEFFICIENT -0.18/+0.18
    - 10.8. SNOW LOADS;
      - 10.8.1. GROUND: 35 PSF
      - 10.8.2. EXPOSURE FACTOR: 0.8
      - 10.8.3. IMPORTANCE FACTOR: 1.1
      - 10.8.4. THERMAL FACTOR: 1.1
    - 10.9. SEISMIC LOADS
      - 10.9.1. CLASS: D
      - 10.9.2. TL: 12 S
      - 10.9.6. S1 : 0.054
      - 10.9.7. SS: 0.116
      - 10.9.8. SDS: 0.123
      - 10.9.9. SD1: 0.086
      - 10.9.10. T0: 0.139
      - 10.9.11. FA: 2.4
      - 10.9.12. FV: 1.60
    - 10.10. CONSTRUCTION TYPE: 2-B NON-COMBUSTIBLE WITHOUT AUTOMATIC SPRINKLERS
    - 10.11. OCCUPANT LOAD: 3 PERSONS
    - 10.12. THIS BUILDING IS NOT INTENDED FOR ADA ACCESSIBILITY PER MBC EXCEPTION 1103.2.4 "UTILITY BUILDINGS"



SECURE TRUSSES TO BEARING PLATES WITH 2-2"x2"x2x¼" CLIP ANGLES, AND (4) ¼"-14x1" TEK SCREWS (EACH SIDE) OR WELD

C/1 FRAME DETAIL
N.T.S.



D/1 FRAME DETAIL
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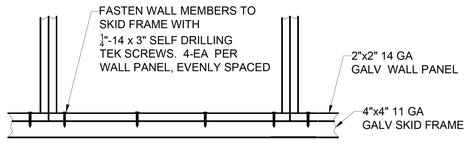
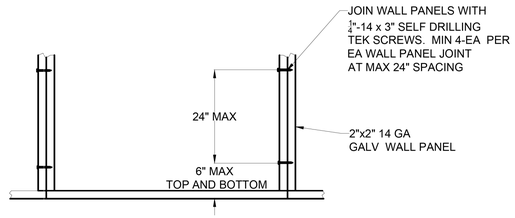


SKID FRAME CONNECTION DETAIL
N.T.S.

CONNECTION TYPE	WELD TYPE	JOINT DETAIL
HSS TO HSS LONGITUDINAL	FLARE V STITCH 6-24	
HSS TO HSS PERPENDICULAR	¼ FILLET 2-SIDES	
HSS TO HSS DIAGONAL TRUSS LATTICE	FLARE BEVEL 2-SIDES	
ANGLE TO HSS	¼ FILLET WELD 2-SIDES	
CONNECTION WEDGE TRUSS	¼ FILLET WELD ALL AROUND	
CONNECTION BEARING PLATE	¼ FILLET 2-SIDES	
HSS TO HSS BUTT JOINT	SQUARE GROOVE ⅛ ROOT OPENING	



WALL FRAME CONNECTION DETAIL
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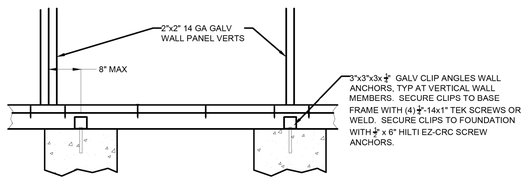

F/1 BUILDING ANCHORAGE DETAIL
N.T.S.

APPROVED FOR PERMITTING
DATE: 03/27/2026

REDLINE INFORMATION
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COMPANY:
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NORTHERN INDUSTRIAL CONSTRUCTION INC.

TITLE: JAMES & ALCOTT NOTES
CLIENT DWG.
DESIGNED: T.KOWALEWSKY
APPROVED: T.WELLERT
DWG. SHEET 1 OF 5

REV.	DATE	DESCRIPTION	BY	APP
B0	10/17/2025	APPROVED FOR CONSTRUCTION	TK	TCW

REV: REV. DATE:

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REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG. APP.

DESIGNER E. JOHNSON DATE 08/12/25
ENGINEER DATE
PEER REV DATE
DESIGN APPROVAL DATE
ENGINEER APPROVAL O. MORILLO DATE 08/12/25

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2026 CONSTRUCTION

REGULATION BUILDING NOTES

FIELD AREA: KALAMAZOO

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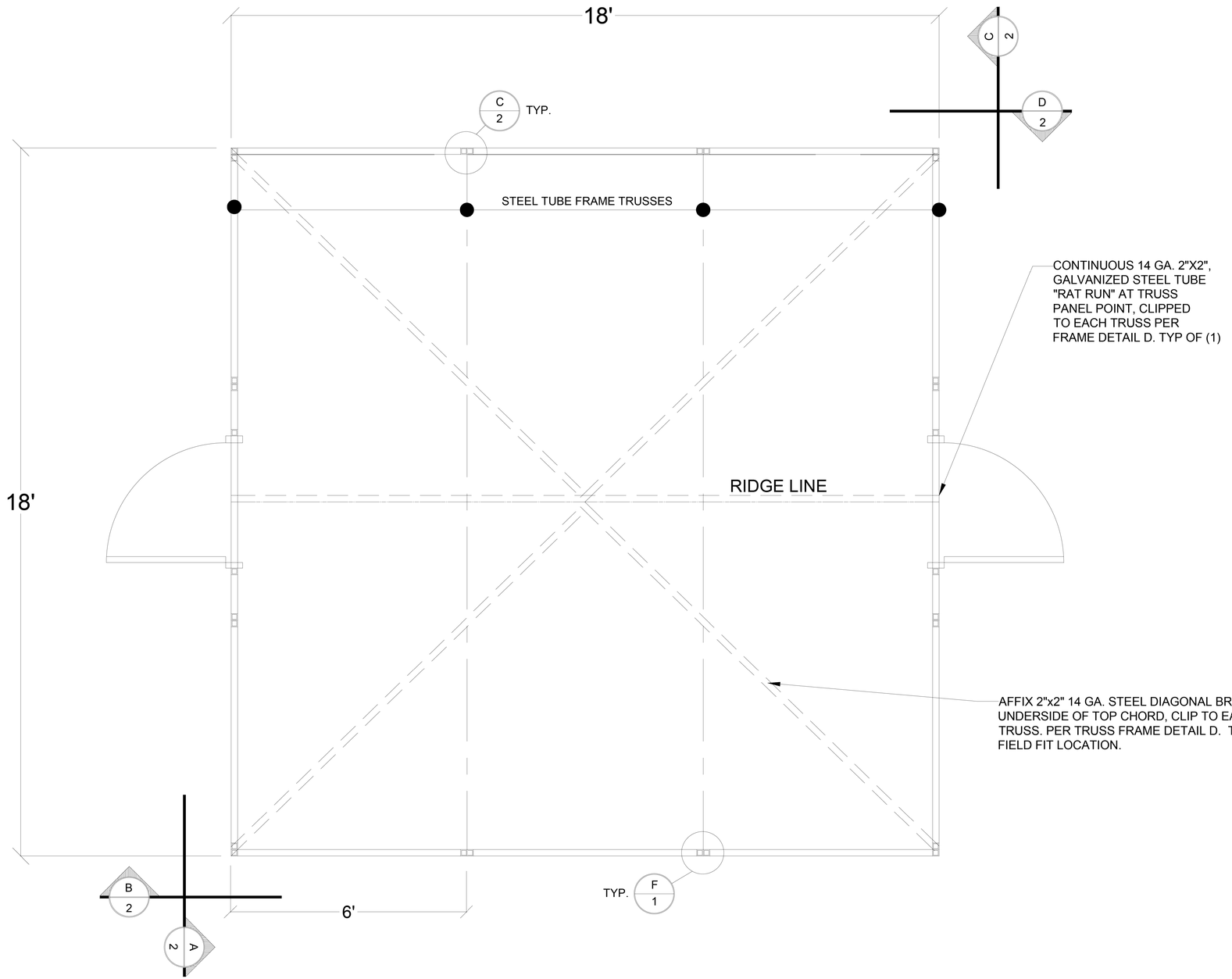
GM-01138	64-020	C-7243-VEN	01	



ROOF FRAMING PLAN

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TITLE	JAMES & ALCOTT FRAMING
CLIENT DWG.	
DESIGNED	T.KOWALEWSKY
APPROVED	T.WELLERT
DWG.	SHEET 2 OF 5

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REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG. APP.

DESIGNER	E. JOHNSON	DATE 08/12/25
ENGINEER		DATE
PEER REV		DATE
DESIGN APPROVAL		DATE
ENGINEER APPROVAL	O. MORILLO	DATE 08/12/25

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REGULATION BUILDING
ROOF FRAMING PLAN

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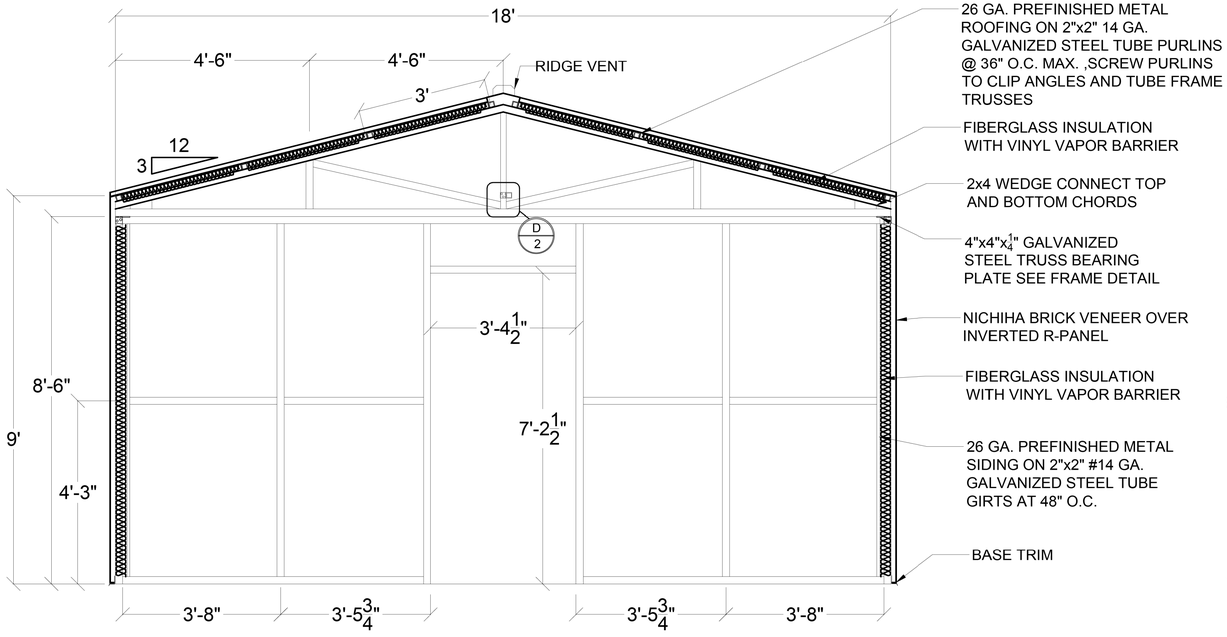

A/C
2
EAST/WEST BUILDING SECTION
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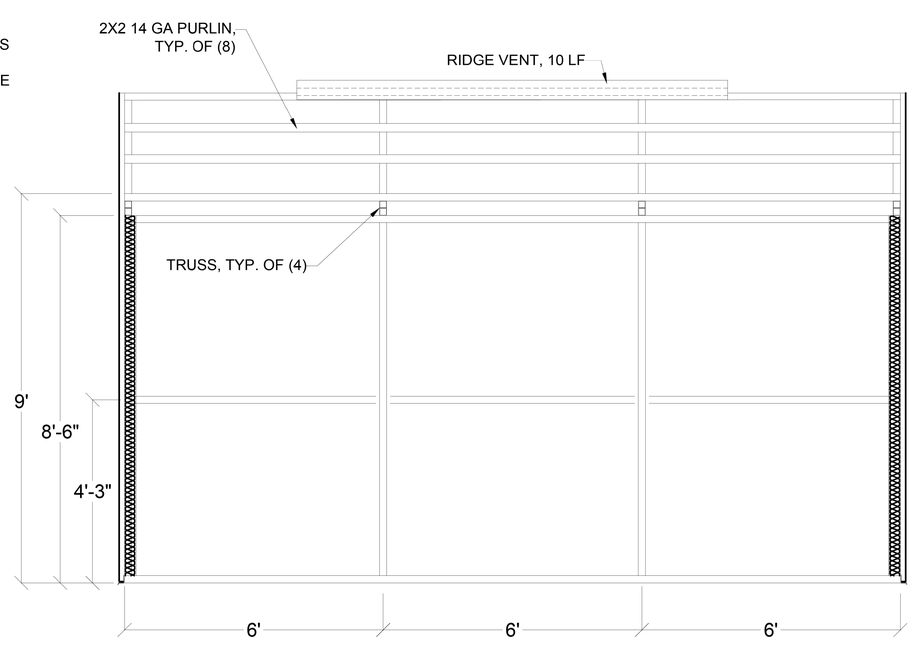

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2
NORTH/SOUTH BUILDING SECTION
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TITLE: JAMES & ALCOTT FRAMING
CLIENT DWG.
DESIGNED: T.KOWALEWSKY
APPROVED: T.WELLERT
DWG.: SHEET 3 OF 5

REV.	DATE	DESCRIPTION	BY	APP
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REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG. APP.

DESIGNER E. JOHNSON DATE 08/12/25
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ENGINEER APPROVAL O. MORILLO DATE 08/12/25

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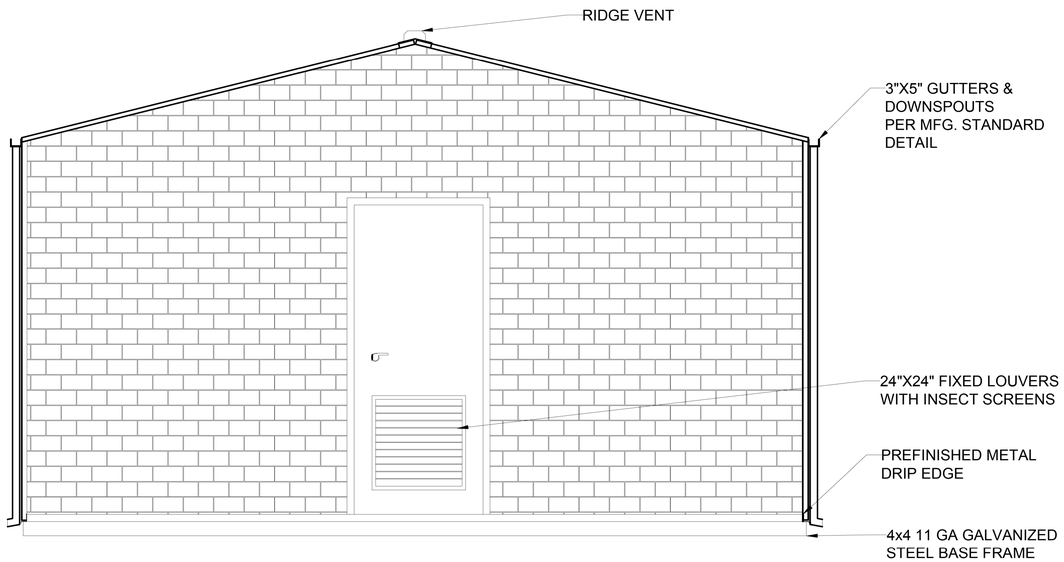

EAST/WEST EXTERIOR
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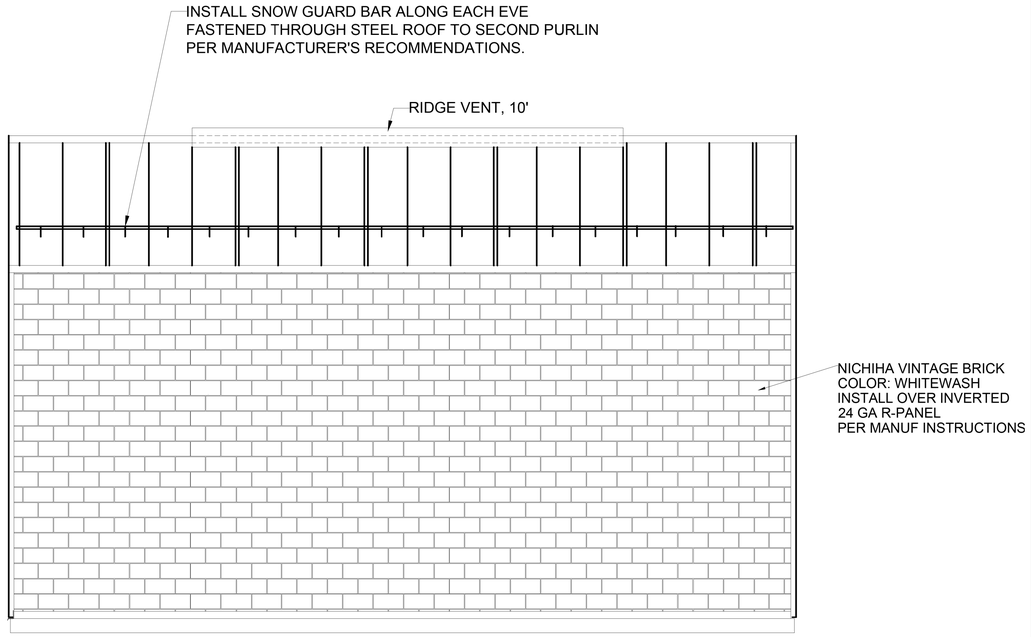

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10-17-2025
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	CLIENT DWG.	APPROVED: T.WELLERT					
		DWG. SHEET 4 OF 5	B0	10/17/2025	APPROVED FOR CONSTRUCTION	TK	TCW
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REV.	PROJECT ID	DATE	DESCRIPTION	DES	ENG	PEER REV.	DES. APP.	ENG. APP.

DESIGNER E. JOHNSON DATE 08/12/25
ENGINEER _____ DATE _____
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DESIGN APPROVAL _____ DATE _____
ENGINEER APPROVAL O. MORILLO DATE 08/12/25

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REGULATION BUILDING
ARCHITECTURAL

FIELD AREA: KALAMAZOO

PROJECT ID#	STA. NO.	DRAWING NO.	SHEET	REV
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