CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN

CONSTRUCTION PLANS

FOR

7-ELEVEN

3050 OAKLAND DRIVE
KALAMAZOO, MI 49008

APPROVED
Revised Plans - Revision #2
Approved: 7/21/2026
City of Kalamazoo
E.Szymanski

OWNER/DEVELOPER:
7-ELEVEN (AKA SPEEDWAY LLC)
3200 HACKBERRY RD
IRVING, TX 75063
CONTACT: JAMES HUGHES

CONSTRUCTION MANAGER:
7-ELEVEN (AKA SPEEDWAY LLC)
3200 HACKBERRY RD
IRVING, TX 75063
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DEWITT, MI 48820
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CONTACT: MANDY GUASS
EOR: ZACH FRESHNER

GOVERNING AGENCIES AND UTILITY COMPANIES:

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PROPERTY DATA:

PARCEL OWNER:	7-ELEVEN (AKA SPEEDWAY LLC)	
PARCEL ID:	06-91-012-233	
ADDRESS:	3050 OAKLAND DRIVE KALAMAZOO, MI 49008	
PROPERTY AREA:	0.65 AC	
ZONING:	C-NODE	
PROPOSED USE:	CONVENIENCE STORE / GAS STATION	
DEVELOPMENT CONDITIONS:	PERVIOUS	IMPERVIOUS
EXISTING:	0.25 AC	0.40 AC
PROPOSED:	0.25 AC	0.40 AC
BUILDING AREA:	1,685 SF	
	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONTAGE ALONG STREET:	0'	36.8'
SIDE:	0'	10.3'
REAR:	25'	41.3'

FLOODPLAIN DESIGNATION: PARCEL IS LOCATED WITHIN "ZONE X" AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 26077C0188D, EFFECTIVE DATE: 02/17/2010; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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CE1	SWPPP PHASE 2
CE2	SWPPP NOTES & DETAILS
CG	GRADING PLAN
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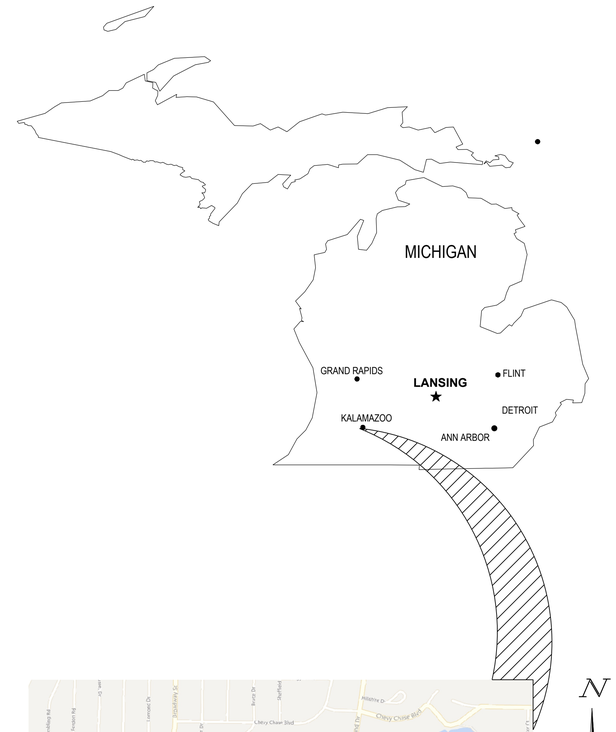
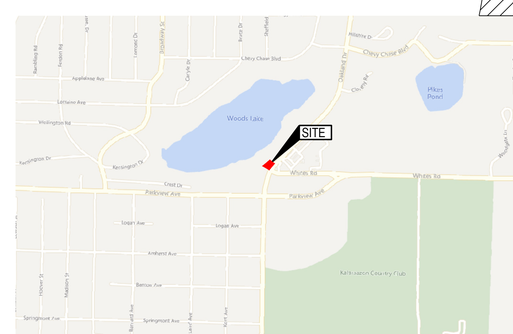
T1.0	MAINTENANCE OF TRAFFIC NOTES
T1.1	MAINTENANCE OF TRAFFIC PLAN - PHASE ONE
1 OF 1	TOPOGRAPHIC SURVEY





VICINITY MAP
NO SCALE

N

SURVEY PROVIDED BY:
GEODETIC DESIGNS, INC.
2300 N. GRAND RIVER AVE.
LANSING, MI 48906
PHONE: 517.908.0008
DATED: 2022.10.31

CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.

BENCHMARK — DATUM: NAVD88
BM "A": SITE BM "A"
TOP OF WESTERLY BOLT ON WEST LEG OF GAS STATION
916.78

CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

STATE OF MICHIGAN
ZACHARY D. FRESHNER
ENGINEER No. 6201060173
LICENSED PROFESSIONAL ENGINEER
05/27/2026

7-ELEVEN, INC.

7-ELEVEN- KALAMAZOO
3050 OAKLAND DRIVE
KALAMAZOO, MICHIGAN 49008

Revisions / Submissions

ID	Description	Date
1	CITY COMMENTS	03/06/2026
2	AHJ COMMENTS	05/27/2026

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Project Number:	764708
Scale:	N/A
Drawn By:	TEP
Checked By:	JDC
Date:	08/12/2025
Issue:	CONSTRUCTION PLANS

Drawing Title:
COVER SHEET

CV

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PLANT SCHEDULE

SYM.	QTY.	PLANT NAME	INSTALLATION SIZE	MATURE HT/SPD	SPACING
CLASS I (SHADE TREE)					
TH	2	THORNLESS HONEYLOCUST - GLEDITSIA TRIACANTHOS	2.5" CAL. B/B	30'/30'	SEE PLAN

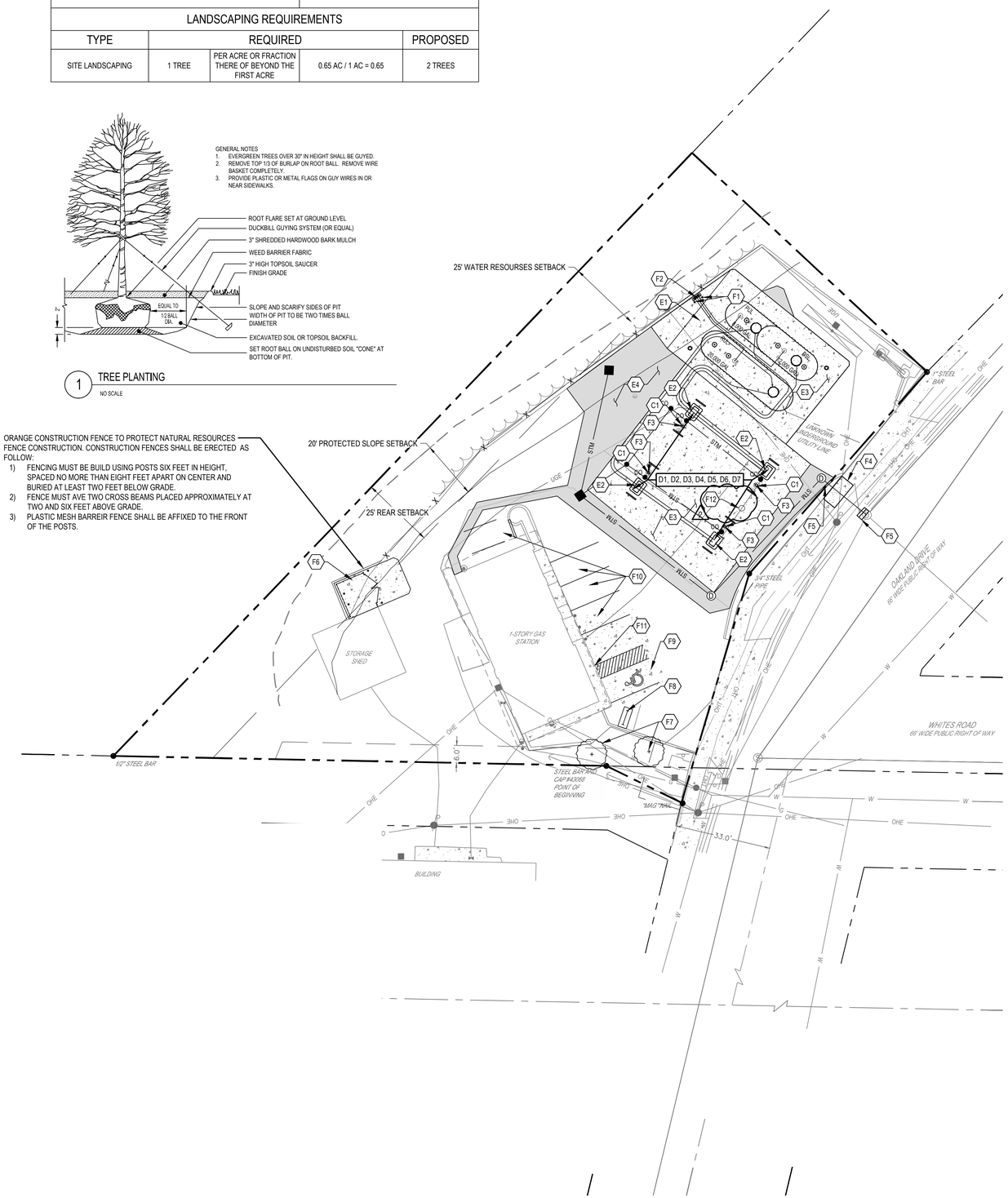
TOTAL SITE AREA			0.97 AC	
LANDSCAPING REQUIREMENTS				
TYPE	REQUIRED			PROPOSED
SITE LANDSCAPING	1 TREE	PER ACRE OR FRACTION THERE OF BEYOND THE FIRST ACRE	0.65 AC / 1 AC = 0.65	2 TREES

1 TREE PLANTING

NO SCALE

ORANGE CONSTRUCTION FENCE TO PROTECT NATURAL RESOURCES
FENCE CONSTRUCTION. CONSTRUCTION FENCES SHALL BE ERECTED AS FOLLOW:

1) FENCING MUST BE BUILD USING POSTS SIX FEET IN HEIGHT, SPACED NO MORE THAN EIGHT FEET APART ON CENTER AND BURIED AT LEAST TWO FEET BELOW GRADE.
2) FENCE MUST AVE TWO CROSS BEAMS PLACED APPROXIMATELY AT TWO AND SIX FEET ABOVE GRADE.
3) PLASTIC MESH BARREIR FENCE SHALL BE AFFIXED TO THE FRONT OF THE POSTS.



A. GENERAL NOTES

1. ALL MATERIAL NOTED ON DRAWINGS WILL BE SUPPLIED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
2. RESTORE TO ORIGINAL OR BETTER CONDITION ALL AREAS DISTURBED BY CONSTRUCTION. UPON COMPLETION, POWER WASH ALL PAVING TO OWNER'S SATISFACTION.
3. SHOW ALL MODIFIED PIPING, CONDUIT RUNS, UTILITIES AND ANY MODIFICATIONS MADE TO THE ORIGINAL DRAWINGS ON "AS-BUILT" PRINT AND TURN OVER TO OWNER'S REPRESENTATIVE UPON COMPLETION.
4. TURNOVER MANUAL:
ON THE DAY OF THE "TURNOVER" THE CONTRACTOR WILL PROVIDE ONE COPY OF THE COMPLETION MANUALS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF THE ENTIRE SITE. THE PROPERTY CORNERS SHALL BE MARKED BY OWNER AND PROTECTED AND MAINTAINED BY CONTRACTOR.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL WOODEN FORMS PRIOR TO CONSTRUCTION COMPLETION.

B. BUILDING DETAILS

1. NOT USED.

C. CANOPY DETAILS

1. EXISTING AUTO CANOPY AND EXISTING COLUMNS TO REMAIN UNDISTURBED THROUGHOUT CONSTRUCTION.

D. DISPENSER DETAILS

1. THE CONTRACTOR IS RESPONSIBLE FOR PURGING OF THE FUELING SYSTEM NECESSARY AT START-UP AND DISPENSER CALIBRATION. THE OWNER SHALL PAY FOR (1) THIRD-PARTY LINE TEST FOR EACH PRODUCT LINE AFTER PURGING IS COMPLETE. COST OF ANY ADDITIONAL DISPENSER CALIBRATIONS AND/OR LINE TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PURGE SYSTEM PER DISPENSER MANUFACTURER'S INSTRUCTIONS AND OWNER'S SPECIFICATIONS. ALL TESTING TO BE COORDINATED WITH SPEEDWAY COMPLIANCE DEPARTMENT. AFTER PURGING IS COMPLETE, CONTRACTOR SHALL REMOVE SCHRADER VALVES AND JUMPERS. CONTRACTOR SHALL REMOVE AND DISCARD SCREENS AND FACTORY FILTERS AND INSTALL NEW FILTERS (MODEL NOTED BELOW), FURNISHED BY OWNER. INSTALLATION DATES SHALL BE CLEARLY MARKED ON FILTER BY CONTRACTOR. FILTER MODELS ARE (A) AUTO: PETROCLEAR 40510A-AD (B) AUTO-DSL AND K-1: PETROCLEAR 40510W-AD (C) FLEX: CIMTEK 70991 (D) HIGHFLOW DSL: PETROCLEAR 51110W OR 40910W (E) RACING FUEL (CAM2 260 GT): PETROCLEAR 40510A (F) FACING FUEL (CAM2 STANDARD) AND NON ETHANOL: PETROCLEAR 40510W. SPEEDWAY'S MAINTENANCE DEPARTMENT SHALL INSTALL DISPENSER FACE LABELS.
2. THE CONTRACTOR SHALL COMPLETE THE WAYNE PROVIDED START-UP CALIBRATION REPORT FORM "W2940136" PRIOR TO START-UP. THE 0.1 TEST MUST BE COMPLETED VIA THE ATG PRIOR TO OPENING FUEL SALES. FORM "917653-003" SHALL BE COMPLETED BY WAYNE'S AUTHORIZED SERVICE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH SPEEDWAY'S PREFERRED AUTHORIZED SERVICE CONTRACTOR (ASC) FOR TRIPS AS FOLLOWS:

TRIP	WAYNE ASC RESPONSIBILITIES	FINANCIAL RESPONSIBILITY
1	PREP DISPENSERS FOR CONTRACTOR TO PURGE	WAYNE
	PROGRAM EVO AUTOMATIC TANK GAUGE MONTIORING SYSTEM	
2	REVIEW CONTRACTOR'S PURGE WORK	WAYNE
	INSTALL EMV KITS	
	REVIEW CONTRACTOR'S COMPLETED WAYNE START-UP CALIBRATION FORM "W2940136"	
	COMPLETE FORM "917653-003" (PRE POS INTEGRATION)	
3	COMPLETE FORM "917653-003" (POST POS INTEGRATION)	WAYNE
4	POS INTEGRATION WITH SPEEDWAY IT ANALYST	WAYNE
	OPENING DAY SUPPORT (SPEEDWAY REQUIREMENT)	CONTRACTOR

3. THE CONTRACTOR WILL BE RESPONSIBLE TO HAVE, AT A MINIMUM, THE SITE SUPERINTENDENT, CERTIFIED ELECTRICIAN, AND PETROLEUM START-UP CONTRACTOR ON-SITE AT OPENING FOR A MINIMUM OF (1) HOUR TO ENSURE PROPER OPERATION OF THE FUELING SYSTEM.
4. INSTALL (4) NEW WAYNE 4 PRODUCT (3+1) HIGH HOSE DISPENSER WITH CARD READER. INSTALL (8) HOSES, NOZZLES, SWIVELS AND BREAKAWAY FOR GASOLINE DISPENSERS, (8) HOSES, NOZZLES, SWIVELS AND BREAKAWAY FOR DIESEL DISPENSERS AND (2) HOSES, NOZZLES, SWIVELS AND BREAKAWAY FOR ETHANOL FLEX DISPENSER(S). PRODUCT PIPING LINE-UP AND FRONT SIDE "A" (F.S."A") OF DISPENSERS SHALL BE AS SHOWN.
5. INSTALL NEW (1) 1" AND (3) 3/4" CONDUITS FROM WIRE WAY IN BUILDING TO EACH DISPENSER. (1) 1" CONDUIT TO BE USED FOR POWER/DATA. (1) 3/4" CONDUIT TO BE USED FOR DISPENSER SUMP SENSOR, (1) 3/4" CONDUIT TO BE USED FOR INTERCOM AND APPLAUSE MEDIA SYSTEM. OTHER 3/4" CONDUIT TO BE INSTALLED FOR FUTURE USE. PULL NEW WIRE AND WIRE DISPENSER PER MANUFACTURER'S SPECIFICATIONS.
6. INSTALL ESCO INTERCOM SYSTEM PER DIRECTION OF OWNER'S REPRESENTATIVE AND DRAWING EIW.
7. ADA REQUIRES DISPENSER ISLANDS TO BE A MAXIMUM OF 6" ABOVE GRADE.

E. PAVING DETAILS

1. CONSTRUCT NEW CONCRETE TANK SLAB PER DRAWINGS PQ-4.1 AND CPC-1.
2. INSTALL (4) NEW CONCRETE DISPENSER ISLANDS WITH 3' X 5' X 13' ISLAND FORM FOR AUTO DISPENSERS.
3. INSTALL HIGH STRENGTH CONCRETE PAVEMENT WITH AN AGGREGATE BASE PER PAVEMENT SECTION ON CPC-1 AND USE THE RECOMMENDATIONS OF GEOTECHNICAL CONSULTANT FOR ALL OTHER SUBSURFACE CONDITIONS ON THIS SITE. NOTIFY THE OWNER'S REPRESENTATIVE IF THERE ARE ANY CONFLICTS.
4. INSTALL ASPHALT PAVEMENT WITH AN AGGREGATE BASE PER PAVEMENT SECTION ON CPC-1 AND USE THE RECOMMENDATIONS OF GEOTECHNICAL CONSULTANT FOR ALL OTHER SUBSURFACE CONDITIONS ON THIS SITE. NOTIFY THE OWNER'S REPRESENTATIVE IF THERE ARE ANY CONFLICTS.

F. YARD AREA DETAILS

1. SUPPLY AND INSTALL (2) 6" BOLLARDS PER AREA YARD GUARDS DETAIL ON DRAWING CYE-A. BOLLARD SHALL BE PAINTED RED PER OWNER'S SPECIFICATIONS.
2. INSTALL 3" PVC PIPE TO HOLD TANK STICK PER OWNER'S REPRESENTATIVE.
3. PROVIDE AND INSTALL CODE APPROVED FIRE EXTINGUISHERS (1 MINIMUM) WITH PLASTIC BOX HOLDER IN APPROVED LOCATIONS AS REQUIRED BY LOCAL FIRE OFFICIALS. FIRE EXTINGUISHERS ARE OWNER SUPPLIED AND VENDOR INSTALLED, AND SHALL BE LOCATED SUCH THAT AN EXTINGUISHER IS NOT MORE THAN 75 FEET FROM PUMPS, DISPENSERS, OR STORAGE TANK FILL OPENINGS. FIRE EXTINGUISHER MINIMUM RATING SHALL BE 2-A:20-B:C.
4. CONSTRUCT PROPOSED SIDEWALK AFTER STORM SEWER INSTALLATION. CONTRACTOR TO MATCH EXISTING SIDEWALK. CITY OF KALAMAZOO DOES NOT ALLOW ANY WORK WITHIN THE RIGHT-OF-WAY AFTER 11/01/2025.
5. CONSTRUCT PROPOSED CURB SECTIONS AFTER STORM SEWER INSTALLATION IF NEEDED. CONTRACTOR TO MATCH EXISTING CURB SECTIONS. CITY OF KALAMAZOO DOES NOT ALLOW ANY WORK WITHIN THE RIGHT-OF-WAY AFTER 11/01/2025.
6. PROPOSED DUMPSTER ENCLOSURE WITH 6' OPAQUE WOOD FENCE.REFER TO DETAIL ON DET-1.
7. PROPOSED TREE. SEE DETAIL ON THIS SHEET,
8. PROPOSED BIKE PARKING. REFER TO DETAIL ON SHEET CYE-A.
9. PROPOSED (1) ADA PARKING SPACE.
10. PROPOSED (4) PARKING SPACES.
11. 12" ADDRESS NUMBERS ADDED TO THE FRONT OF THE BUILDING.
12. 2 44 GALLON GRAY TRASH CAN FILLED WITH OIL DRY FOR USE DURING OIL SPILLS.

SITE LEGEND

EXISTING

REFER TO CD FOR EXISTING FEATURES LEGEND

PROPOSED

- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- R/W — RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK
- EASEMENT
- CENTERLINE
- BUILDING
- CONCRETE CURB
- PAVEMENT/WALK
- 7 — PARKING SPACE COUNT
- SIGN
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- CURB INLET
- CO — CLEANOUT
- CATCH BASIN
- DS — DOWN SPOUT
- FIRE HYDRANT
- LIGHT POLE

CONTRACTOR SHALL REVIEW THE COMPLETE DRAWING SET AND NOTIFY THE DESIGN PROFESSIONAL IN WRITING PRIOR TO CONSTRUCTION, IF ANY DISCREPANCIES ARE FOUND WITHIN THE DRAWINGS OR WITH ACTUAL FIELD CONDITIONS.

MISS DIG 811

SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MICHIGAN UTILITIES PROTECTION SERVICE AT 811 OR 800-482-7171 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

N

20 0 20 40

GRAPHIC SCALE (IN FEET)
1 in. = 20 ft.

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STATE OF MICHIGAN
ZACHARY D. FRESHNER
ENGINEER No. 6201060173
LICENSED PROFESSIONAL ENGINEER
05/27/2026

ELEVEN

7-ELEVEN, INC.

7-ELEVEN- KALAMAZOO

3050 OAKLAND DRIVE
KALAMAZOO, MICHIGAN 49008

Revisions / Submissions

ID	Description	Date
1	CITY COMMENTS	03/06/2026
2	AHJ COMMENTS	05/27/2026

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Project Number:	764708
Scale:	1"=20'
Drawn By:	TEP
Checked By:	JDC
Date:	08/12/2025
Issue:	CONSTRUCTION PLANS

Drawing Title:
SITE PLAN

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