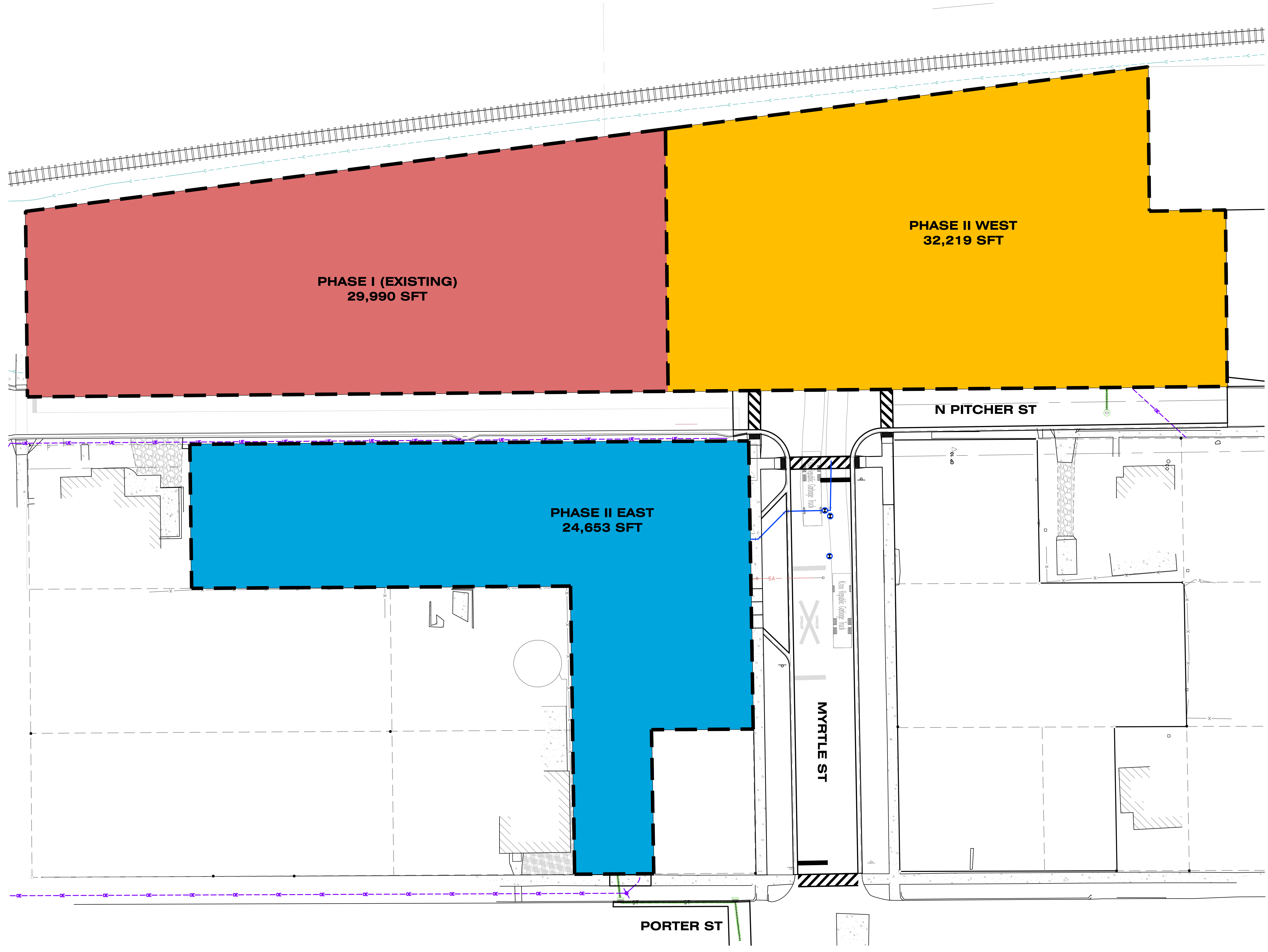
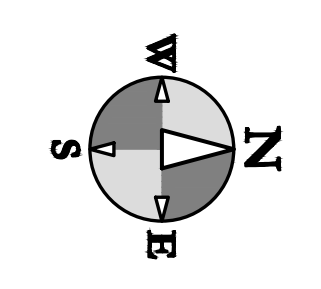
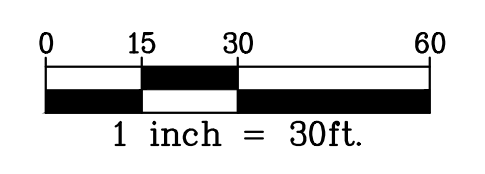


Site Plan Review  
Revised Plans - Revision #2  
Received: 6/9/2026  
City of Kalamazoo  
E.Szymanski



ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
ZONE 32 PHASE II

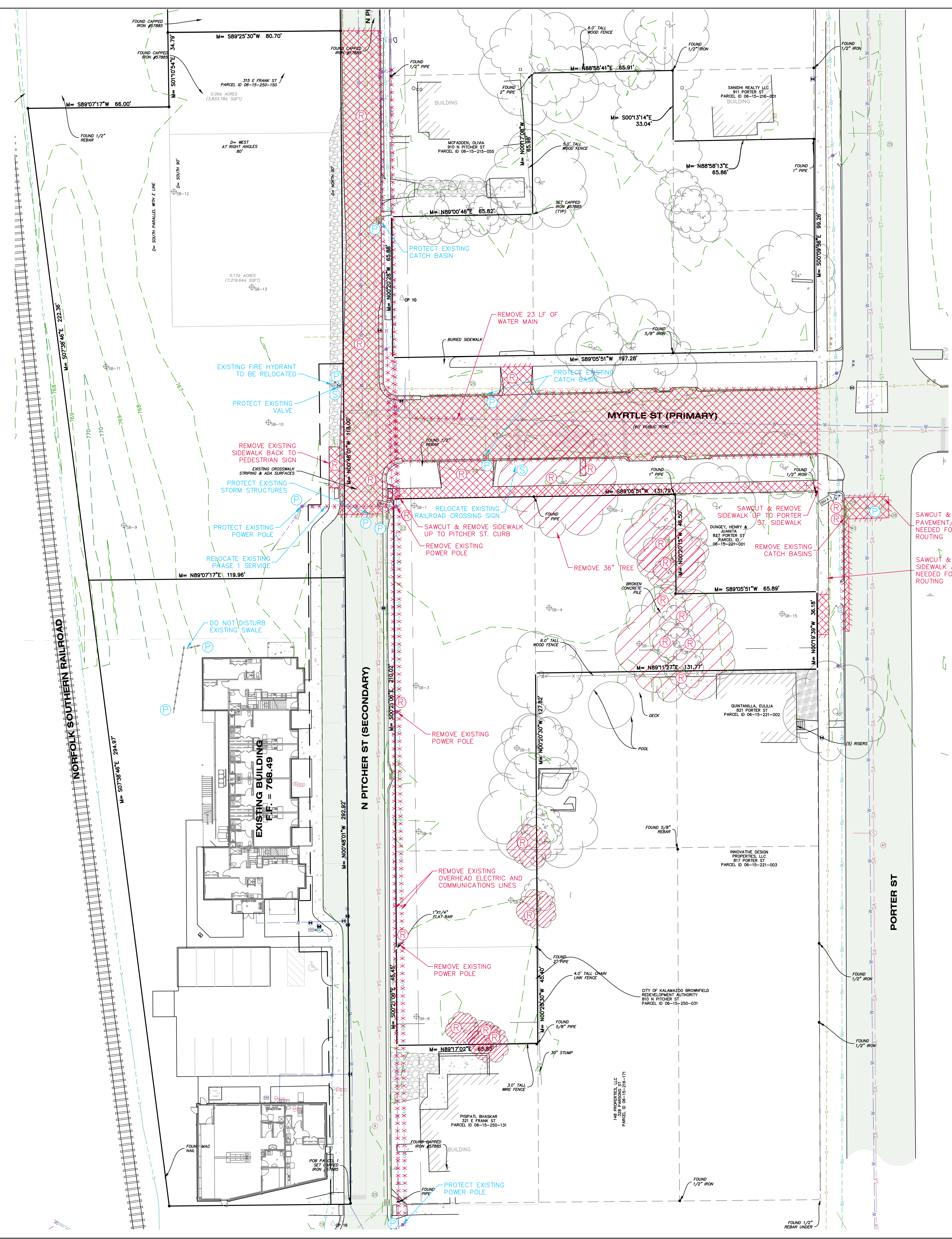
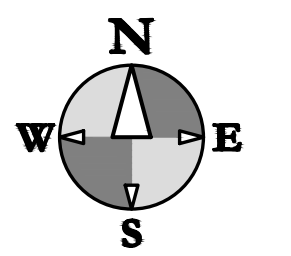
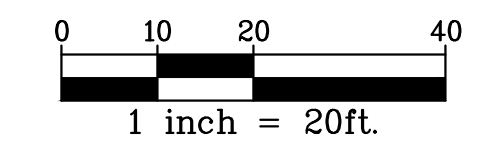
OWNER  
BOGAN  
DEVELOPMENT

SITE ADDRESS  
901 N PITCHER ST  
KALAMAZOO, MI

SEAL  
**PRELIMINARY**  
NOT FOR CONSTRUCTION

SHEET TITLE  
KEY PLAN

DATE  
APRIL 16 2026  
SHEET NUMBER  
**K 100**  
PROJECT NUMBER  
23.208.010  
ALL SHEETS INTENDED FOR COLOR PLOT. VERIFY BLACK-  
AND-WHITE PLOT FOR INFORMATION INTEGRITY



**STRUCTURE DATA**

- ① SAN MH  
RIM = 768.09'
- ② STM CB  
RIM = 766.28'
- ③ CONCRETE STM CB  
RIM = 766.24'  
INV. 12" N SLOPP = 763.29'  
SUMP = 763.24'
- ④ 4.0' BRICK STM MH  
RIM = 766.91'  
INV. 12" S CLAY = 762.93'  
INV. 12" NW CLAY = 762.93'  
SEDIMENT = 762.93'
- ⑤ 2.0' CONCRETE STM CB  
RIM = 765.92'  
FULL OF DIRT AND BROKEN CONCRETE  
DEBRIS = 765.07'
- ⑥ 4.0' BRICK STM MH  
RIM = 766.32'  
INV. 12" N CLAY = 763.57'±  
INV. 8" S SLOPP = 763.57'±  
INV. 8" S PVC = 762.73'  
SUMP = 762.73'
- ⑦ 2.0' CONCRETE STM MH  
RIM = 766.49'  
INV. 8" E PVC = 763.74'  
INV. 8" N SLOPP = 763.79'  
WATER = 763.89'  
SUMP = 761.94'
- ⑧ 2.0' CONCRETE SAN MH  
RIM = 766.33'  
INV. 8" N PVC = 762.73'  
INV. 8" S PVC = 762.78'  
SUMP = 762.73'
- ⑨ 2.0' CONCRETE STM MH  
RIM = 768.42'  
INV. 12" NW CONCRETE = 763.77'±  
INV. 12" NE CONCRETE = 764.22'±  
INV. 12" SW CLAY = 763.77'  
WATER = 763.62'  
SUMP = 763.52'
- ⑩ LEFT BLANK
- ⑪ 4.0' BRICK STM MH  
RIM = 769.21'  
SUMP = 763.51'  
NO PIPES VISIBLE
- ⑫ STM CB  
RIM = 768.76'  
INV. 12" IRON DROP TO N  
DROP = 766.90'  
PIPE = 763.86'±  
SUMP = 763.86'±
- ⑬ 4.0' BLOCK SAN MH  
RIM = 769.07'  
INV. 8" CLAY = 761.95'  
INV. W HOLE CORED WITH NO PIPE  
= 766.77'
- ⑭ LEFT BLANK
- ⑮ LEFT BLANK
- ⑯ LEFT BLANK
- ⑰ LEFT BLANK
- ⑱ 4.0' CONCRETE SAN MH  
RIM = 766.82'  
INV. 8" N PVC = 760.16'  
INV. 8" SW PVC = 760.82'
- ⑳ 4.0' BRICK SAN MH  
RIM = 766.34'  
INV. 10" E CLAY = 763.84'  
INV. 10" E = 759.39'  
SEDIMENT = 759.39'
- ㉑ 6.0'± CONCRETE STM CB  
RIM = 768.35'  
INV. 12" SE CONCRETE = 763.95'  
NO OTHER PIPES VISIBLE  
WATER = 764.05'  
SUMP = 761.85'
- ㉒ 2.0' CONCRETE STM CB  
RIM = 766.97'  
INV. 12" SW CONCRETE = 765.34'  
WATER = 765.27'  
SEDIMENT = 763.49'
- ㉓ 2.0' CONCRETE STM CB  
RIM = 766.97'  
INV. 12" CONCRETE 763.91'  
WATER = 763.91'  
SEDIMENT = 762.47'
- ㉔ 2.0' CONCRETE STM CB  
RIM = 766.22'  
INV. 12" S SLOPP = 763.39'  
INV. 8" W PVC = 763.62'  
WATER = 763.92'  
SUMP = 761.92'
- ㉕ 4.0' CONCRETE SAN MH  
RIM = 766.03'  
INV. 8" E IRON = 760.13'  
TOP OF PIPE 1" N IRON WITH WATER  
VALVE = 760.98'  
SEDIMENT = 759.61'
- ㉖ 2.0' CONCRETE STM CB  
RIM = 765.47'  
TOP OF DIRT IN 12" VERTICAL PIPE  
CONCRETE = 764.02'  
DIRT = 764.02'
- ㉗ 4.0' CONCRETE SAN MH  
RIM = 766.78'  
INV. 8" NE PVC = 760.33'  
INV. 8" W FULL OF DEBRIS = 760.33'
- ㉘ 5.0' BRICK STM MH  
RIM = 766.86'  
INV. 30" NE CLAY TILE = 761.51'  
INV. 30" W CLAY TILE = 761.61'  
INV. 12" SE CLAY = 762.36'±  
SUMP = 761.51'
- ㉙ 5.0' BRICK STM MH  
RIM = 766.92'  
INV. 30" NE CLAY TILE = 761.42'  
INV. 30" SW CLAY TILE = 761.52'  
INV. 12" SE = 761.57'±  
SUMP = 761.42'
- ㉚ 4.0' BRICK STM MH  
RIM = 766.88'  
INV. 30" N CLAY TILE = 761.43'  
INV. 30" SW CLAY TILE = 761.53'  
INV. 12" W CLAY = 761.68'  
WATER = 761.58'  
SUMP = 761.43'
- ㉛ 4.0' CONCRETE SAN MH  
RIM = 766.82'  
INV. 8" N PVC = 760.16'  
INV. 8" SW PVC = 760.82'
- ㉜ 4.0' BRICK SAN MH  
RIM = 766.34'  
INV. 10" E CLAY = 763.84'  
INV. 10" E = 759.39'  
SEDIMENT = 759.39'
- ㉝ 4.0' BRICK STM MH  
RIM = 765.90'  
INV. 12" N CLAY = 760.25'  
INV. 12" S CLAY = 760.60'±  
INV. 12" E CLAY = 760.65'  
INV. 12" W CLAY = 760.65'  
SEDIMENT = 760.60'
- ㉞ 4.0' CONCRETE SAN MH  
RIM = 765.69'  
INV. 8" N CONCRETE = 758.54'  
INV. 8" S CONCRETE = 758.59'  
INV. 8" W CONCRETE = 758.94'
- ㉟ 4.0' BRICK STM MH  
RIM = 766.46'  
INV. 12" N CLAY = 761.26'  
INV. 12" S CLAY = 761.16'±  
INV. 12" W CLAY = 761.26'  
SEDIMENT = 761.56'  
STRUCTURE AND PIPES FULL OF  
SEDIMENT
- ㊱ 4.0' BRICK SAN MH  
RIM = 766.90'  
INV. 8" N PVC = 759.70'  
INV. 8" S PVC = 759.75'  
INV. 8" E PVC = 760.00'  
INV. 8" W PVC = 759.75'
- ㊲ MH  
RIM = 766.79'
- ㊳ 4.0' BRICK STM MH  
RIM = 766.78'  
INV. 12" N CLAY = 762.73'±  
INV. 12" W CLAY = 763.13'±  
DEBRIS = 763.23'
- ㊴ 2.0' CONCRETE STM CB  
RIM = 765.93'  
INV. 12" S CONCRETE = 763.98'  
INV. 12" E CLAY = 763.48'  
SUMP = 763.48'
- ㊵ 2.0' CONCRETE STM CB  
RIM = 765.93'  
INV. 12" S CONCRETE = 764.21'  
SUMP = 764.21'
- ㊶ 4.0' CONCRETE SAN MH  
RIM = 767.21'  
INV. 4" W CONCRETE = 760.31'  
INV. 8" N CONCRETE = 760.13'  
INV. 8" S CONCRETE = 760.16'
- ㊷ SAN MH  
RIM = 767.56'  
INV. 8" N CLAY = 760.71'  
INV. 8" S CLAY = 760.71'  
INV. 6"± W CLAY = 760.91'
- ㊸ 4.0' BRICK STM MH  
RIM = 767.61'  
INV. 12" S CLAY = 761.61'  
INV. 8" NW CLAY = 761.71'  
WATER = 761.86'  
SUMP = 761.51'

**REMOVALS LEGEND**

- XXXXXX CURB REMOVAL
- ////// SAWCUT
- XXXXXX PAVEMENT/SIDEWALK REMOVAL
- XXXXXX BUILDING DEMOLITION
- XXXXXX UTILITY LINE REMOVAL
- TREE REMOVAL
- REMOVE
- PROTECT
- SALVAGE
- LIMITS OF CONSTRUCTION

ISSUED FOR DATE  
SITE PLAN REVISIONS 5/19/26

PROJECT TITLE  
ZONE 32 PHASE II

OWNER  
BOGAN  
DEVELOPMENT

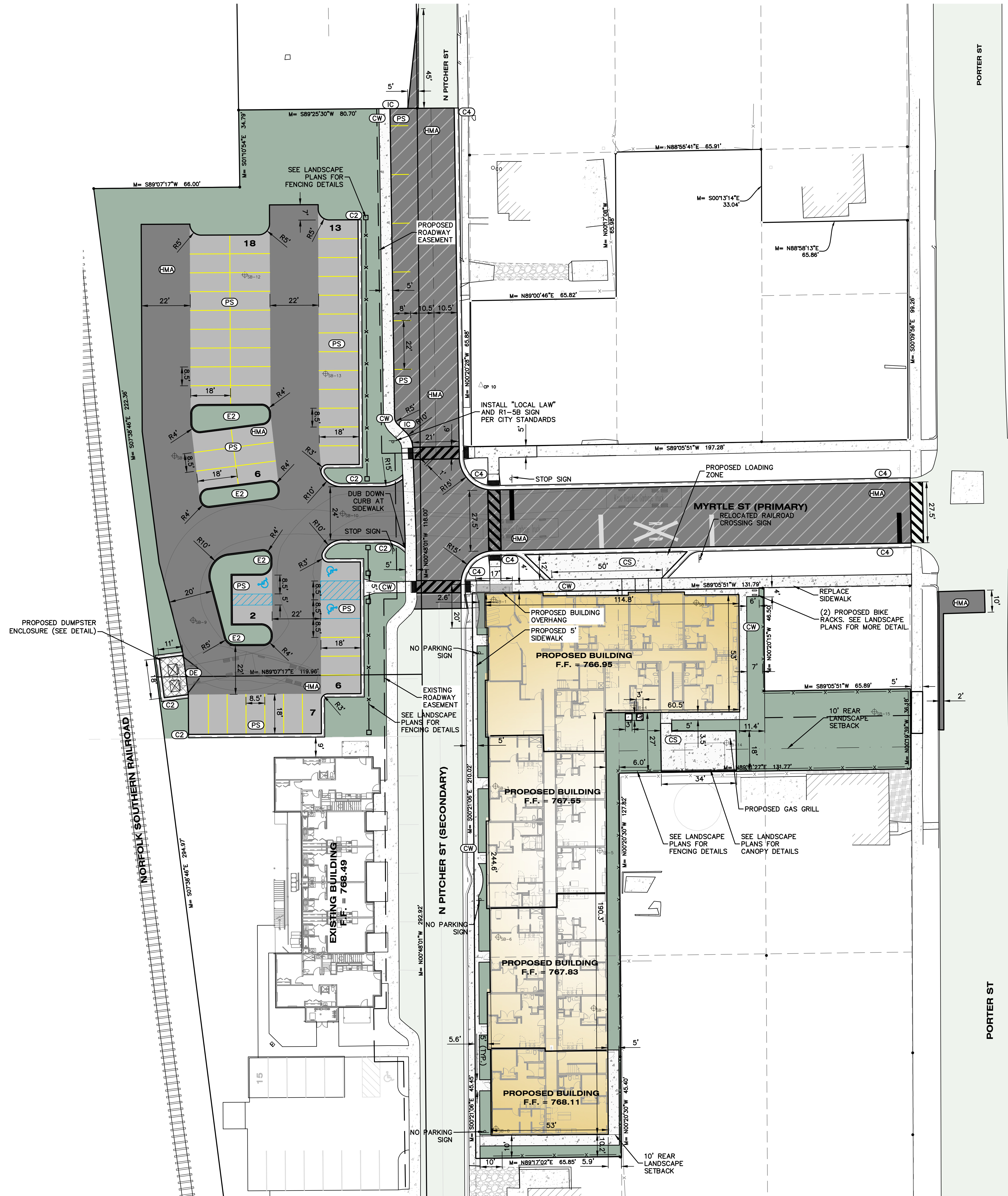
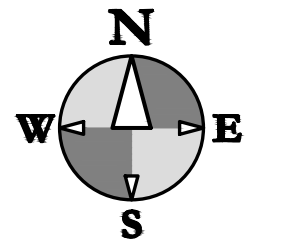
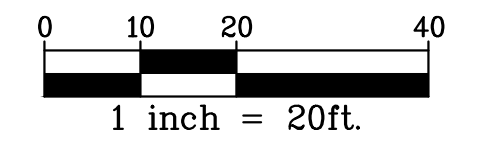
SITE ADDRESS  
901 N PITCHER ST  
KALAMAZOO, MI

SEAL  
**PRELIMINARY**  
NOT FOR CONSTRUCTION

SHEET TITLE  
EXISTING  
CONDITIONS & DEMO  
PLAN

DATE  
APRIL 16 2026  
SHEET NUMBER  
**C 100**  
PROJECT NUMBER  
23.208.010

ALL SHEETS INTENDED FOR COLOR PLOT. VERIFY BLACK AND WHITE PLOT FOR INFORMATION INTEGRITY



**ZONING REQUIREMENTS**

**PHASE I**  
 EXISTING LOT SIZE = 29,990 SFT  
 EXISTING IMPERVIOUS AREA = 17,035 SFT  
 PROPOSED PARKING AREA = 2,022 SFT  
 % LOT COVERAGE = 63.5%  
 % LOT COVERAGE ALLOWED = 75%

**PHASE II EAST**  
 EXISTING LOT SIZE = 24,653 SFT  
 PROPOSED BUILDING SIZE = 16,284 SFT  
 PROPOSED SIDEWALK = 1,087 SFT  
 % LOT COVERAGE = 70.5%  
 % LOT COVERAGE ALLOWED = 75%

**BUILDING INFORMATION**  
 GROSS RESIDENTIAL UNIT AREA = 12,226 SFT  
 FIRST FLOOR - 17 RESIDENTIAL UNITS  
 (13 (1) BED, 4 (2) BED)  
 SECOND FLOOR - 19 RESIDENTIAL UNITS  
 (13 (1) BED, 6 (2) BED)

**PHASE II WEST**  
 EXISTING LOT SIZE = 32,219 SFT  
 EXISTING IMPERVIOUS & SIDEWALK = 1,077 SFT  
 PROPOSED PARKING AREA = 17,614 SFT  
 % LOT COVERAGE = 58.0%  
 % LOT COVERAGE ALLOWED = 75%

**PITCHER STREET DESIGN**  
 STREET TYPE - LOCAL NEIGHBORHOOD STREET (LN)  
 REQUIRED WIDTH  
 SIDEWALK - 5' EACH SIDE  
 BUFFER/AMENITY ZONES - 12' EACH SIDE  
 PARKING - 8' EACH SIDE  
 ROADWAY - 16'  
 PROVIDED WIDTH  
 SIDEWALK - 5' EAST, 5' WEST  
 PARKING - 0' EAST, 9' WEST  
 ROADWAY - 20'  
 NO BUFFER AREA PROVIDED BETWEEN ROAD AND SIDEWALK ON EITHER SIDE OR PITCHER ST.

**OFF-STREET PARKING**  
 PHASE I TOTAL PARKING ALLOWED:  
 1 SPACE PER DWELLING UNIT = 13 SPACES  
 1 SPACE PER EMPLOYEE = 4 SPACES  
 1 SPACE PER 5 CHILDREN = 30/5 = 6 SPACES  
 PHASE I PARKING ALLOWED = 23 SPACES  
 PHASE II PARKING SPACES ALLOWED:  
 1 SPACE PER DWELLING UNIT = 38 SPACES  
 TOTAL = 61 SPACES  
 10% OVERAGE ALLOWED = 67 SPACES  
 TOTAL PARKING PROVIDED:  
 PHASE I = 15 SPACES  
 PHASE II = 52 SPACES  
 TOTAL PARKING PROVIDED = 67 SPACES  
 BARRIER FREE SPACES REQUIRED = 1  
 BARRIER FREE SPACES = 3 PROVIDED  
 ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS  
 TYPICAL PARKING SPACE DIMENSION = 8.5'x18'

**MYRTLE STREET DESIGN**  
 STREET TYPE - LOCAL NEIGHBORHOOD STREET (LN)  
 REQUIRED WIDTH  
 SIDEWALK - 5' EACH SIDE  
 BUFFER/AMENITY ZONES - 12' EACH SIDE  
 PARKING - 8' EACH SIDE  
 ROADWAY - 16'  
 PROVIDED WIDTH  
 SIDEWALK - 5' EACH SIDE  
 BUFFER/AMENITY ZONES - 13' NORTH, 12' SOUTH  
 PARKING - 0' NORTH, 0' SOUTH  
 LOADING - 0' NORTH, 12' SOUTH  
 ROADWAY - 30'

**SITE LEGEND**

- HMA HMA PAVEMENT
- C2 C2 CURB AND GUTTER
- C4 C4 CURB AND GUTTER
- E2 E2 CURB AND GUTTER
- IC INTEGRAL CURB WALK
- CW CONCRETE WALK
- CS CONCRETE SURFACE
- PS PARKING STRIPING (8.5'x18')

**LEGEND**

- LIGHT-DUTY BITUMINOUS PAVEMENT
- HEAVY-DUTY BITUMINOUS PAVEMENT
- CoK ROAD PAVEMENT (SEE DETAILS)
- CONCRETE PAVEMENT AND SIDEWALK
- HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED BUILDING
- PARKING STRIPING (BLUE)
- PARKING STRIPING (WHITE)
- PARKING STRIPING (YELLOW)
- CURB AND GUTTER
- INVERTED CURB AND GUTTER

**PROJECT TITLE**  
 ZONE 32 PHASE II

**OWNER**  
 BOGAN  
 DEVELOPMENT

**SITE ADDRESS**  
 901 N PITCHER ST  
 KALAMAZOO, MI

**SEAL**

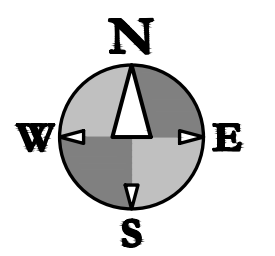
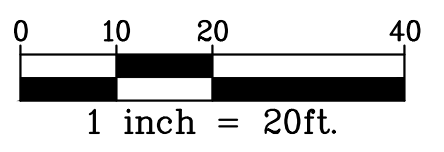


**SHEET TITLE**  
 SITE LAYOUT PLAN

**DATE**  
 APRIL 16 2026  
**SHEET NUMBER**

**C 200**  
 PROJECT NUMBER  
 23.208.010

ALL SHEETS INTENDED FOR COLOR PLOT. VERIFY BLACK AND WHITE PLOT FOR INFORMATION INTEGRITY



ISSUED FOR DATE  
SITE PLAN REVISIONS 5/19/26

PROJECT TITLE  
ZONE 32 PHASE II

OWNER  
BOGAN  
DEVELOPMENT

SITE ADDRESS  
901 N PITCHER ST  
KALAMAZOO, MI

SEAL

SHEET TITLE  
UTILITY PLAN

DATE  
APRIL 16 2026  
SHEET NUMBER

C 300  
PROJECT NUMBER  
23.208.010

ALL SHEETS INTENDED FOR COLOR PLOT. VERIFY BLACK AND WHITE PLOT FOR INFORMATION IN EQUITY

**STRUCTURE DATA**

- ① SAN MH  
RIM = 768.09'
- ② STM CB  
RIM = 766.28'
- ③ CONCRETE STM CB  
INV. 12" N SLOPP = 763.29'  
SUMP = 763.24'
- ④ 4.0' BRICK STM MH  
RIM = 766.91'  
INV. 12" S CLAY = 762.93'  
INV. 12" NW CLAY = 762.93'  
SEDIMENT = 762.93'
- ⑤ 2.0' CONCRETE STM CB  
RIM = 765.92'  
FULL OF DIRT AND BROKEN CONCRETE  
DEBRIS = 765.07'
- ⑥ 4.0' BRICK STM MH  
RIM = 766.32'  
INV. 12" N CLAY = 763.57±  
INV. 8" S SLOPP = 763.57±  
INV. E = 763.37'
- ⑦ 2.0' CONCRETE STM CB  
RIM = 765.92'  
INV. 12" S SLOPP = 763.39'  
INV. 8" W PVC = 763.62'  
WATER = 763.92'  
SUMP = 761.92'
- ⑧ 2.0' CONCRETE SAN MH  
RIM = 766.03'  
INV. 8" E IRON = 760.13'  
INV. 8" N PVC = 762.73'  
INV. 8" S PVC = 762.78'  
SUMP = 762.73'
- ⑨ 2.0' CONCRETE STM MH  
RIM = 766.42'  
INV. 12" NW CONCRETE = 763.77±  
INV. 12" NE CONCRETE = 764.22±  
WATER = 763.89'  
SUMP = 761.94'
- ⑩ 2.0' CONCRETE SAN MH  
RIM = 767.88'  
INV. 8" NE PVC = 760.33'  
INV. 8" SW PVC = 760.33'  
INV. 8" W FULL OF DEBRIS = 760.33'
- ⑪ 4.0' CONCRETE STM MH  
RIM = 768.42'  
INV. 12" NW CONCRETE = 763.77±  
INV. 12" NE CONCRETE = 764.22±  
WATER = 763.89'  
SUMP = 763.52'
- ⑫ LEFT BLANK
- ⑬ 4.0' BRICK STM MH  
RIM = 769.21'  
SUMP = 763.51'  
NO PIPES VISIBLE
- ⑭ STM CB  
RIM = 768.76'  
INV. 12" IRON DROP TO N  
DROP = 766.96'  
PIPE = 763.86±  
SUMP = 763.86±
- ⑮ 4.0' BLOCK SAN MH  
RIM = 769.07'  
INV. W 8" CLAY = 761.95'  
INV. W HOLE CORED WITH NO PIPE = 766.77'
- ⑯ LEFT BLANK
- ⑰ LEFT BLANK
- ⑱ LEFT BLANK
- ⑳ LEFT BLANK
- ㉑ 4.0' CONCRETE SAN MH  
RIM = 766.82'  
INV. 8" N PVC = 760.16'  
INV. 8" SW PVC = 760.82'
- ㉒ 4.0' BRICK SAN MH  
RIM = 766.24'  
INV. 10" E CLAY = 763.84'  
INV. 10" E = 759.39'  
SEDIMENT = 759.39'
- ㉓ 6.0'± CONCRETE STM CB  
RIM = 768.35'  
INV. 12" SE CONCRETE = 763.95'  
NO OTHER PIPES VISIBLE  
WATER = 764.05'  
SUMP = 761.85'
- ㉔ 2.0' CONCRETE STM CB  
RIM = 767.97'  
INV. 12" SW CONCRETE = 765.34'  
WATER = 765.27'  
SEDIMENT = 763.49'
- ㉕ 2.0' CONCRETE STM CB  
RIM = 766.97'  
INV. 12" CONCRETE = 763.91'  
SEDIMENT = 762.47'
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RIM = 766.22'  
INV. 12" S SLOPP = 763.39'  
INV. 8" W PVC = 763.62'  
WATER = 763.92'  
SUMP = 761.92'
- ㉗ 2.0' CONCRETE STM CB  
RIM = 765.46'  
TOP OF DIRT IN 12" VERTICAL PIPE  
CONCRETE = 764.21'  
DIRT = 764.21'
- ㉘ 4.0' CONCRETE SAN MH  
RIM = 766.03'  
INV. 8" E IRON = 760.13'  
INV. 8" N PVC = 762.73'  
VALVE = 760.98'  
SEDIMENT = 763.23'
- ㉙ 2.0' CONCRETE STM CB  
RIM = 765.47'  
TOP OF DIRT IN 12" VERTICAL PIPE  
CONCRETE = 764.02'  
DIRT = 764.02'
- ㉚ 4.0' CONCRETE SAN MH  
RIM = 765.96'  
INV. 8" NE PVC = 760.33'  
INV. 8" SW PVC = 760.33'  
INV. 8" W FULL OF DEBRIS = 760.33'
- ㉛ 5.0' BRICK STM MH  
RIM = 766.49'  
INV. 30" NE CLAY TILE = 761.51'  
INV. 30" SW CLAY TILE = 761.61'  
INV. 12" SE CLAY = 762.36±  
SUMP = 761.51'
- ㉜ LEFT BLANK
- ㉝ 4.0' BRICK STM MH  
RIM = 766.92'  
INV. 30" NE CLAY TILE = 761.42'  
INV. 30" SW CLAY TILE = 761.52'  
INV. 12" SE = 761.57±  
SUMP = 761.42'
- ㉞ STM CB  
RIM = 766.32'  
INV. 30" N CLAY TILE = 761.43'  
INV. 30" SW CLAY TILE = 761.53'  
INV. 12" W CLAY = 761.68'  
WATER = 761.58'  
SUMP = 761.43'
- ㉟ 4.0' BRICK STM MH  
RIM = 766.88'  
INV. 30" N CLAY TILE = 761.43'  
INV. 30" SW CLAY TILE = 761.53'  
INV. 12" W CLAY = 761.68'  
WATER = 761.58'  
SUMP = 761.43'
- ㊱ 4.0' CONCRETE SAN MH  
RIM = 766.82'  
INV. 8" N PVC = 760.16'  
INV. 8" SW PVC = 760.82'
- ㊲ 4.0' BRICK SAN MH  
RIM = 766.24'  
INV. 10" E CLAY = 763.84'  
INV. 10" E = 759.39'  
SEDIMENT = 759.39'
- ㊳ 4.0' BRICK STM MH  
RIM = 765.90'  
INV. 8" N CLAY = 760.71'  
INV. 8" S CLAY = 760.71'  
INV. 6"± W CONCRETE = 760.91'
- ㊴ 4.0' BRICK STM MH  
RIM = 767.81'  
INV. 12" S CLAY = 761.81'  
INV. 12" W SLOPP = 761.41'  
INV. 8" NW CLAY = 761.21'  
WATER = 761.86'  
SUMP = 761.51'
- ㊵ SAN MH  
RIM = 767.56'
- ㊶ 4.0' BRICK STM MH  
RIM = 766.90'  
INV. 8" N CLAY = 760.71'  
INV. 8" S CLAY = 760.71'  
INV. 6"± W CONCRETE = 760.91'
- ㊷ 4.0' BRICK STM MH  
RIM = 767.81'  
INV. 12" S CLAY = 761.81'  
INV. 12" W SLOPP = 761.41'  
INV. 8" NW CLAY = 761.21'  
WATER = 761.86'  
SUMP = 761.51'
- ㊸ 4.0' BRICK SAN MH  
RIM = 766.90'  
INV. 8" N PVC = 759.70'  
INV. 8" S PVC = 759.75'  
INV. 8" W PVC = 759.75'
- ㊹ MH  
RIM = 766.78'
- ㊺ 4.0' BRICK STM MH  
RIM = 766.78'  
INV. 12" N CLAY = 762.73±  
INV. 12" W CLAY = 763.13±  
DEBRIS = 763.23'
- ㊻ 2.0' CONCRETE STM CB  
RIM = 765.93'
- ㊼ 2.0' CONCRETE STM CB  
RIM = 765.93'  
INV. 12" E CLAY = 763.98'  
INV. 12" E CLAY = 763.48'  
SUMP = 763.48'
- ㊽ 2.0' CONCRETE STM CB  
RIM = 764.21'
- ㊾ 4.0' BRICK SAN MH  
RIM = 767.21'
- ㊿ 4.0' CONCRETE SAN MH  
RIM = 760.31'

**UTILITY NOTES**

1. FOR PROTECTION OF UNDERGROUND UTILITIES, CALL MISS DIG AT 811 A MINIMUM OF 48 HOURS PRIOR TO EXCAVATING.
2. ALL MATERIALS AND CONSTRUCTION WILL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT).
3. ALL BEDDING AND BACKFILL MATERIAL TYPES ARE TO BE PER MDOT STANDARDS.
4. COORDINATE ALL UTILITY LOCATIONS AND ELEVATIONS WITH MECHANICAL DRAWINGS AND BUILDING CONTRACTOR PRIOR TO INSTALLATION.
5. REMOVE SEDIMENT FROM ALL STRUCTURES ONCE PAVING IS COMPLETE AND REMOVE SILT SACKS.
6. SANITARY SEWER SERVICE MATERIALS AND INSTALLATION SHALL COMPLY WITH CITY OF KALAMAZOO STANDARD SPECIFICATIONS. COORDINATE WORK AND INSPECTIONS WITH CITY OF KALAMAZOO.
7. ALL SANITARY SEWER MATERIAL SHALL BE SDR 26 (PVC) UNLESS OTHERWISE SPECIFIED AND CONFORM TO SPECIFICATION ASTM D-3034. ALL SANITARY SEWER JOINTS SHALL CONFORM TO SPECIFICATION ASTM D-3212. COORDINATE WORK AND INSPECTIONS WITH THE CITY OF KALAMAZOO.
8. WATER SERVICE AND MAIN MATERIALS AND INSTALLATION SHALL COMPLY WITH CITY OF KALAMAZOO STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE INSTALLATION, 2021. COORDINATE CONNECTIONS WITH THE CITY OF KALAMAZOO.
9. STORM SEWERS SHALL BE CONCRETE C76-III, SOLID WALL, ADS N-12 RIGID PIPE MEETING AASHTO M-294, TYPE S, OR APPROVED EQUAL INSTALLED PER THE REQUIREMENTS OF MDOT AND THE CITY OF KALAMAZOO. MANDREL TESTING SHALL BE PERFORMED PRIOR TO PAVING. USE CONCRETE PIPE WHERE INDICATED.
10. THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
11. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR GROUNDWATER AND SOILS INFORMATION. ANY UTILITIES REQUIRING DEWATERING SHALL BE INSTALLED TO THE CITY OF KALAMAZOO STANDARDS AND INCLUDED IN THE INSTALLATION COSTS. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING NECESSARY TO CONSTRUCT UTILITIES IN THE DRY.
12. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
13. CONTRACTOR TO COMPLETE MANDREL DEFLECTION TESTING ON ALL FLEXIBLE PIPE FOLLOWING INSTALLATION. MANDREL SIZE TO BE NOT LESS THAN 95% OF INTERNAL PIPE DIAMETER.
14. VERTICAL SEPARATION OF AT LEAST 18" SHALL BE MAINTAINED AT UTILITY CROSSINGS.
15. EXISTING UTILITIES SHALL BE POTHOLED AS NEEDED TO ACCURATELY DETERMINE DEPTH.
16. ALL PIPES IN RIGHT-OF-WAY MUST BE R.C.P., MDOT CLASS E.
17. CLEAN AND INSPECT ALL EXISTING STORM STRUCTURES TO BE RE-USED BEFORE CONNECTION.

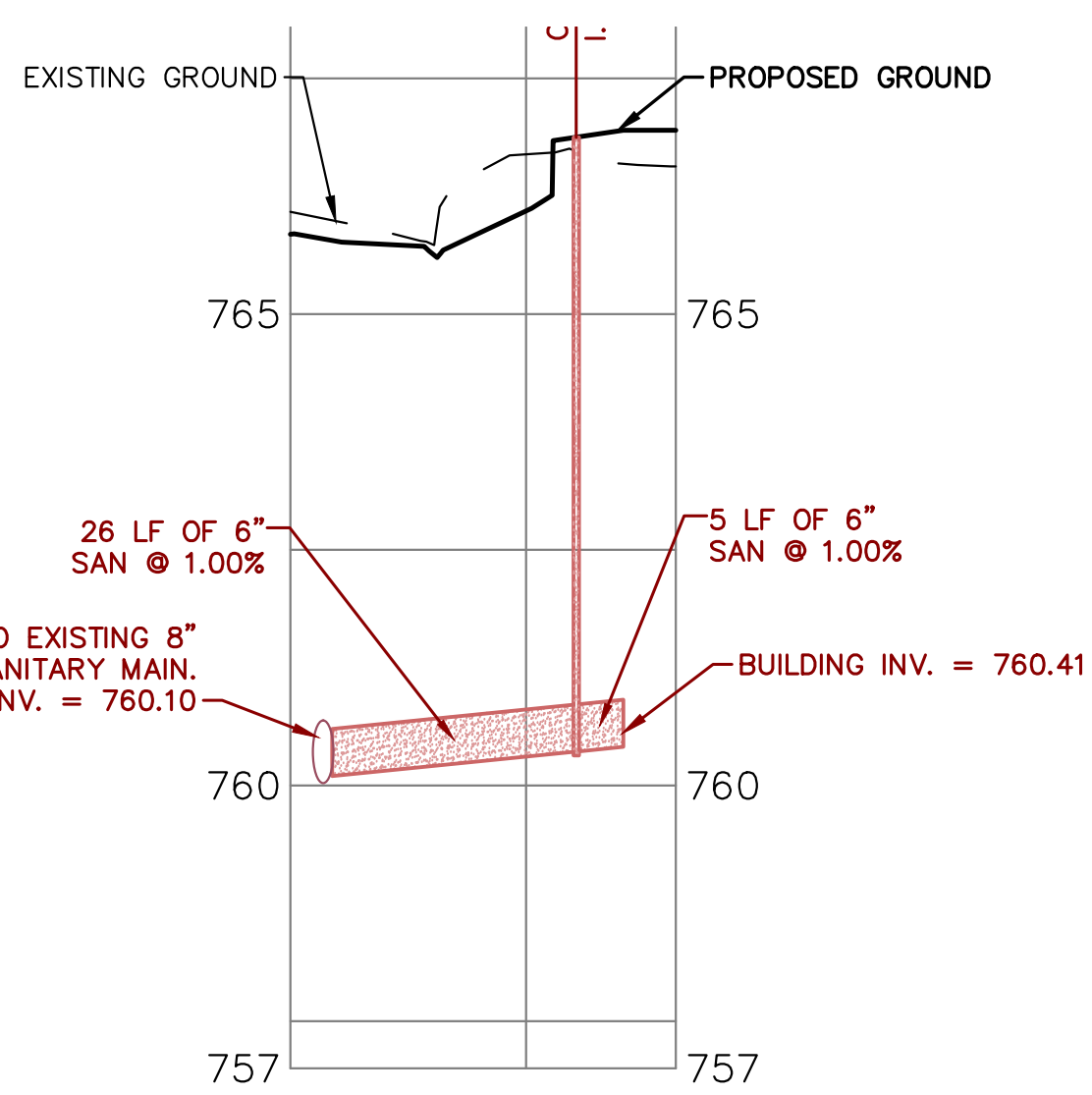
**WATER MAIN FITTING SCHEDULE**

FITTING NUMBER	DESCRIPTION	TOTAL THIS SHEET
①	8" x 8" x 6" TEE	1
②	FIRE HYDRANT ASSEMBLY W/ 6" VALVE	1
③	6" VALVE	1
④	8" VALVE	1
⑤	8" LINE STOP	1
⑥	6" 45° BEND	2
⑦	6" 22.5° BEND	1

**LEGEND**

DEFLECT WATER MAIN 18" UNDER PIPE CONFLICT (SEE DETAIL)

NOTE: CONTRACTOR RESPONSIBLE FOR VERIFYING FITTINGS. AMOUNTS DO NOT TAKE INTO CONSIDERATION VERTICAL DEFLECTIONS.

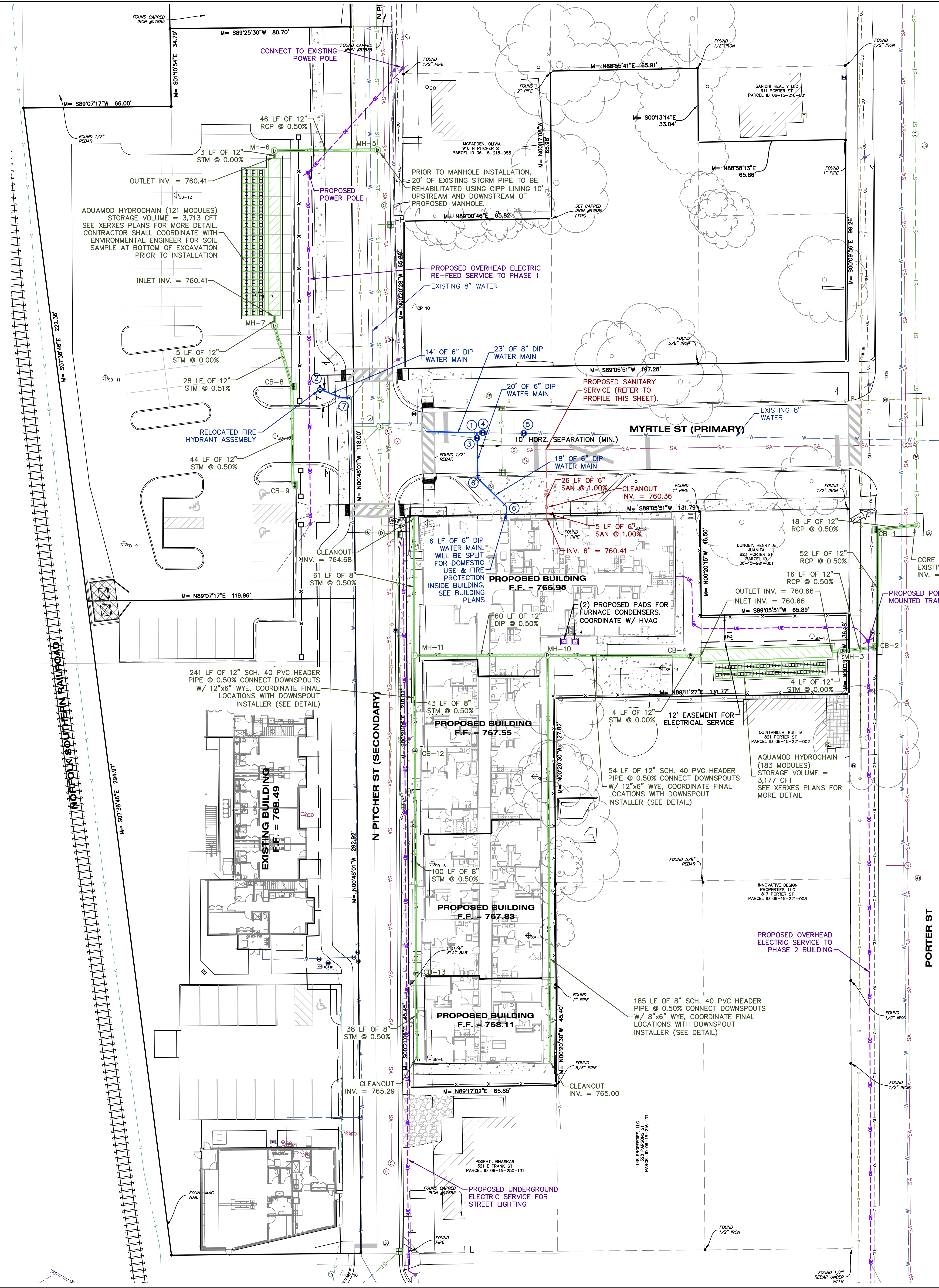


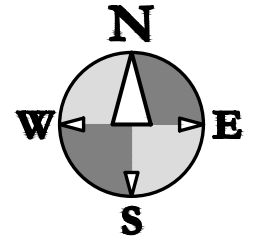
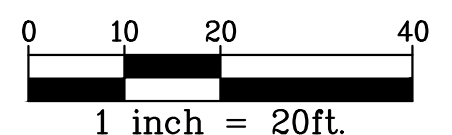
**SANITARY SERVICE PROFILE**

**STORM SEWER STRUCTURE SCHEDULE**

STR. #	RIM EL.	DIAM.	CASTING	PIPES IN:	PIPES OUT
CB-1	765.89	4'	7045 M2	12" S: 762.82	12" E: 762.82
CB-2	766.25	4'	7045 M2	12" W: 763.10	12" N: 763.08
CB-4	766.36	4'	6517	12" W: 763.76	12" E: 760.66
CB-8	766.12	4'	7045 M2	12" S: 762.54	12" N: 762.54
CB-9	766.11	2'	7045 M2	12" N: 762.76	
CB-12	767.39	1'	12" NYLOPLAST	8" S: 764.60	8" N: 764.60
CB-13	767.67	1'	12" NYLOPLAST	8" S: 765.10	8" N: 765.10
MH-3*	767.13	4'	1040 A	12" W: 760.66	12" E: 763.18
MH-5**	766.43	4'	1040 A	12" W: 763.29 12" S: 763.29	12" N: 763.29
MH-6*	767.78	4'	1040 A	12" S: 760.41	12" E: 763.52
MH-7**	766.62	4'	1040 A	12" S: 762.40	12" N: 760.41
MH-10	766.94	4'	1040 A	8" S: 764.08 12" W: 764.08	12" E: 764.08
MH-11	767.29	4'	1040 A	8" S: 764.38 8" N: 764.38	12" E: 764.38

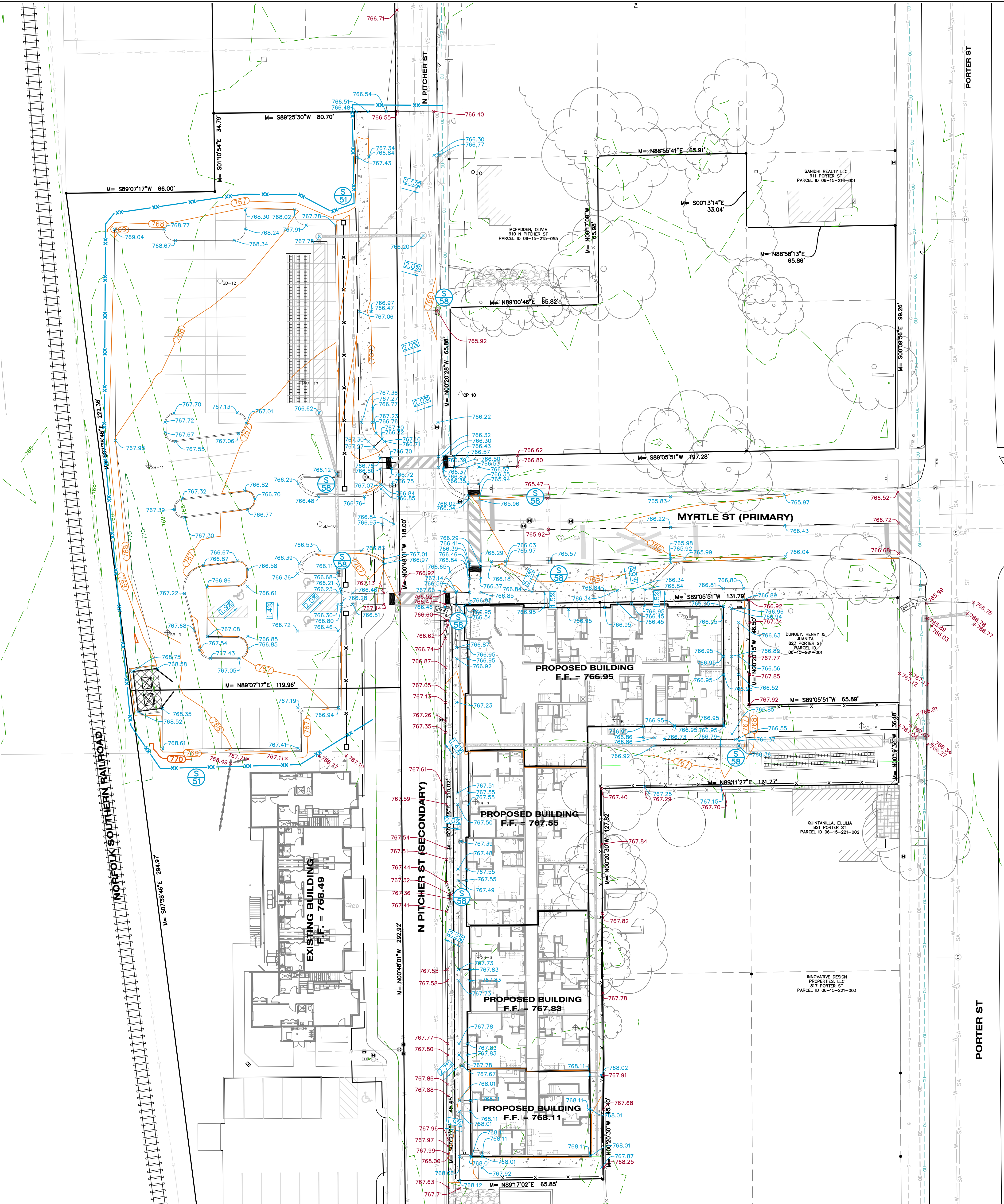
\* - OUTLET CONTROL STRUCTURE (SEE DETAIL)  
\*\* - DOGHOUSE MANHOLE (SEE DETAIL)  
\*\*\* - ADS BARRACUDA S3 TREATMENT DEVICE (SEE DETAIL)





**GRADING - SESC NOTES**

1. MATCH EXISTING GRADES AROUND PERIMETER WITH SLOPES AS SHOWN.
2. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT GRADES AT EDGE OF METAL (EOM) UNLESS OTHERWISE NOTED.
3. ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO MASS GRADING.
4. ALL EXCAVATION AND SITE PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT, SME PROJECT NO. 102699.00 ISSUED 03/13/2026 AND THE DUE CARE COMPLIANCE REPORT, FISHBEEK PROJECT NO. 2600251 ISSUED APRIL 7, 2026. ALL ENGINEERED AND INSTITUTIONAL CONTROLS SHALL BE ACTIVELY MAINTAINED.
5. ALL EXISTING ELEVATIONS ARE TO BE VERIFIED AND ACCEPTED AS SHOWN PRIOR TO COMMENCEMENT OF WORK.
6. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID TRACKING SOIL ONTO ADJACENT ROADWAYS. SCRAPER ROAD AT THE END OF EACH WORKDAY AND SWEEP AT LEAST ONCE A WEEK.
7. ANY DISTURBED AREA THAT WILL BE LEFT UNWORKED 5 DAYS OR LONGER MUST BE SEEDED AND MULCHED OR SODDED TO ESTABLISH VEGETATION FOR TEMPORARY STABILIZATION. BASINS TO BE SEEDED AND MULCH BLANKETS APPLIED IMMEDIATELY TO PROVIDE A STABLE BASE AND AVOID EXCESSIVE EROSION.
8. STRAW MULCH BLANKETS SHALL BE USED ON 3:1 SLOPES OR GREATER. ALL SLOPES ON SITE SHALL BE 4:1 OR LESS, UNLESS OTHERWISE DIRECTED BY ENGINEER.
9. ROAD RIGHTS-OF-WAY MUST BE STABILIZED WITH SEED AND MULCH WITHIN 5 DAYS OF COMPLETING UTILITY WORK IN THE RIGHT-OF-WAY.
10. AREAS OF EARTH CHANGE THAT ARE DISTURBED BEYOND THE FALL SEEDING DEADLINE (NOV. 1) MUST BE TEMPORARILY STABILIZED WITH A MINIMUM OF STRAW MULCH SECURELY CRIMPED TO THE GROUND.
11. ACCUMULATED SEDIMENT TO BE REMOVED FROM STORM SYSTEM UPON COMPLETION OF CONSTRUCTION.
12. THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
13. REMOVE AND REPLACE WITH CONTROLLED FILL ANY AREAS THAT HAVE BEEN SOFTENED BY RAINS, FREEZING, CONSTRUCTION EQUIPMENT, ETC.
14. ALL REQUIRED FILL FOR THIS PROJECT SHALL BE SELECTED EXCAVATED MATERIAL FROM THE SITE APPROVED BY THE ENGINEER OR CLASS II GRANULAR MATERIAL FROM BORROW AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
15. ALL GRANULAR FILL UNDER THE INFLUENCE OF THE ROADWAY AND PROCESSED ROAD GRAVEL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
16. ALL COMPACTION SHALL BE ACCOMPLISHED BY PLACING THE FILL IN 12" LOOSE LIFTS AND MECHANICALLY COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. FIELD DENSITY TESTS SHOULD BE PERFORMED ON EACH LIFT AS NECESSARY TO ENSURE THAT ADEQUATE MOISTURE CONDITIONS AND COMPACTION ARE BEING ACHIEVED.
17. SITE CONTRACTOR SHALL REMOVE AND STOCKPILE ALL TOPSOIL AND BLACK ORGANIC SOILS ON-SITE TO BE USED IN THE REGRADING OF LANDSCAPE AREAS. THIS MATERIAL IS NOT TO BE USED FOR FILL OR PAVEMENT SUBBASE. REMOVAL OF ANY EXCESS SOIL OFF-SITE SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
18. CONTRACTOR RESPONSIBLE FOR VERIFYING EARTHWORK CALCULATIONS PRIOR TO COMMENCING WORK. NO EXTRA EARTHWORK WILL BE PAID FOR ONCE EARTHWORK HAS BEGUN. ANY DISCREPANCIES WITH THE EARTHWORK CALCULATIONS SHALL BE REVIEWED WITH THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
19. ALL WORK WILL COMPLY WITH THE KALAMAZOO COUNTY DRAIN COMMISSIONER SITE EROSION AND SEDIMENT CONTROL STANDARDS.
20. AVOID UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE AREAS ACT AS SEDIMENT FILTERS.
21. ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEANUP AND APPROVAL.
22. COORDINATE TOPSOIL STOCKPILE WITH OWNER.
23. PLACE TRACK MATS AT THE ENTRANCE OF SITE TO REDUCE MATERIAL TRACKED OFF SITE.
24. PLACE "DO NOT ENTER CONSTRUCTION ZONE" SIGNS AT ALL ENTRY POINTS TO PROJECT.
25. MAINTAIN A VEGETATIVE BUFFER WHEREVER POSSIBLE.
26. SEE LANDSCAPING PLAN FOR FINAL SLOPE TREATMENTS.
27. PLACE TOPSOIL AND SEED ACCORDING TO THE LANDSCAPE PLANS AS SOON AS AREAS ARE BROUGHT TO GRADE.
28. CLEAN ADJACENT ROADWAYS WHEN NECESSARY.
29. WATER SITE WHEN NECESSARY TO PREVENT AIR BORNE SEDIMENT TRANSFER.
30. ON SLOPES STEEPER THAN 20%, PROVIDE SLOPE INTERRUPTION DEVICES IN ACCORDANCE WITH MANUFACTURED PERIMETER CONTROL & SLOPE INTERRUPTION PRODUCTS TECHNICAL STANDARD 1071 OR EQUIVALENT METHODS TO REDUCE UNINTERRUPTED SLOPE LENGTH.
31. EROSION AND SEDIMENT CONTROL PRACTICES AT EACH SITE WHERE LAND DISTURBING CONSTRUCTION ACTIVITY IS TO OCCUR SHALL BE USED TO PREVENT OR REDUCE THE DISCHARGE OF SEDIMENT ERODING FROM SOIL STOCKPILES EXISTING FOR MORE THAN 7 DAYS.
32. TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
33. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
34. DURING CONSTRUCTION, PROTECT THE INFILTRATION BASIN USING A DOUBLE ROW OF SILT FENCE.
35. PERMANENT MAINTENANCE TO BE DONE BY OWNER.



**SOIL EROSION AND SEDIMENTATION CONTROL MEASURES**

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S53	STABILIZED CONSTRUCTION ACCESS		Used at every point where construction traffic enters or leaves a construction site.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.

ISSUED FOR: DATE:  
SITE PLAN REVISIONS: 5/19/26

**GRADING PLAN LEGEND**

- PROPOSED CONTOUR 5-FT
- PROPOSED CONTOUR NORMAL
- EXISTING CONTOUR 5-FT
- EXISTING CONTOUR NORMAL
- PROPOSED SPOT GRADE
- PROPOSED SPOT GRADES: TOP AND BOTTOM OF CURB/WALL
- EXISTING SPOT GRADE
- PROPOSED SURFACE SLOPE
- PROPOSED SILT FENCE
- PROPOSED GRADED SWALE
- SOIL BORING
- BENCH MARK
- SOIL EROSION MEASURE
- SEDIMENT CONTROL MEASURE

PROJECT TITLE  
ZONE 32 PHASE II

OWNER  
BOGAN DEVELOPMENT

SITE ADDRESS  
901 N PITCHER ST  
KALAMAZOO, MI

SEAL

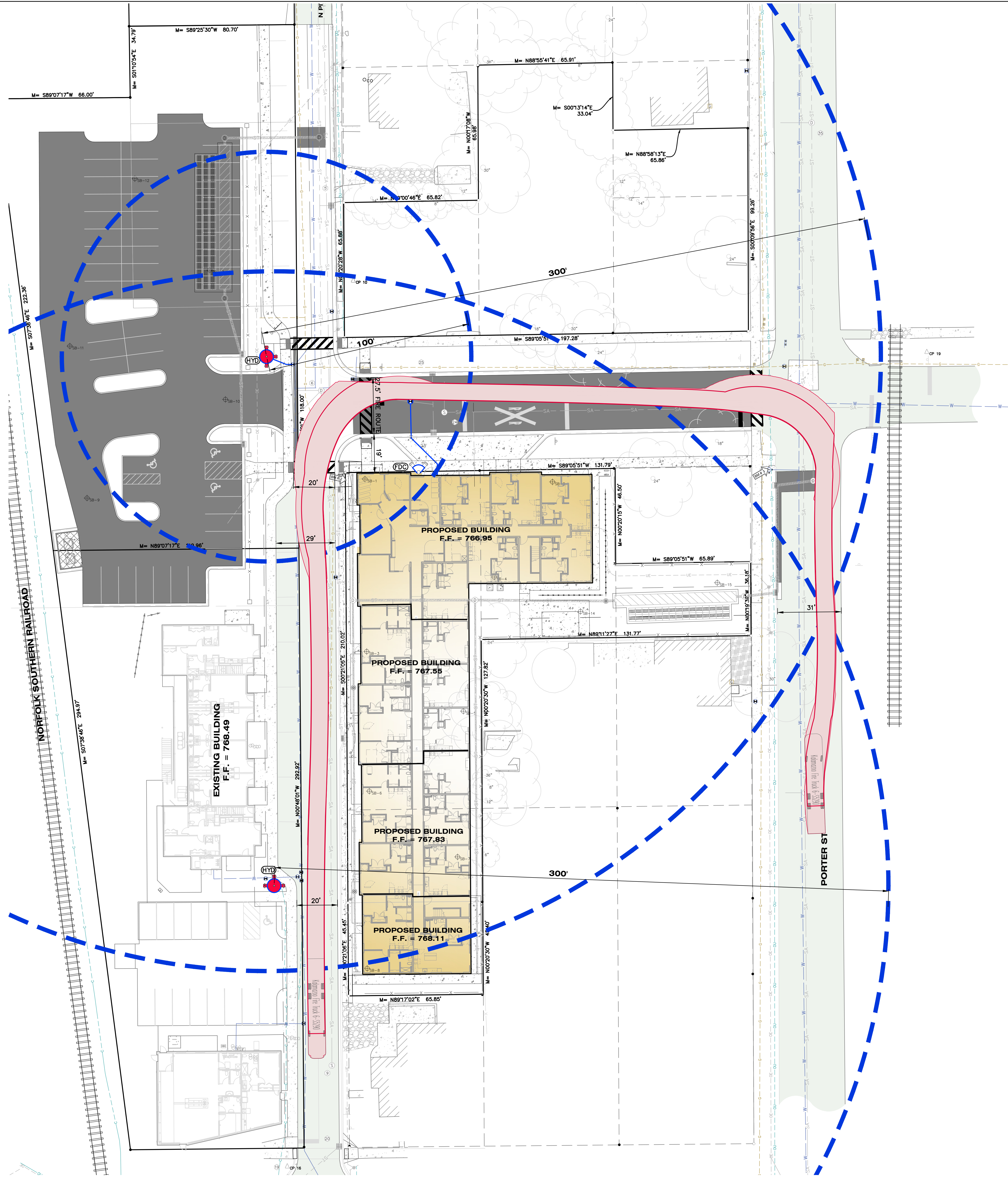
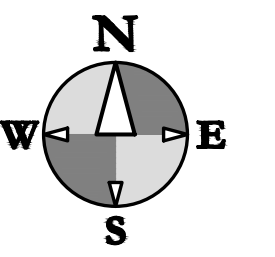
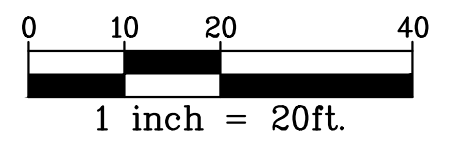
**PRELIMINARY**  
NOT FOR CONSTRUCTION

SHEET TITLE  
GRADING & SESC PLAN

DATE  
APRIL 16 2026  
SHEET NUMBER

**C 400**  
PROJECT NUMBER  
23.208.010

ALL SHEETS INTENDED FOR COLOR PLOT. VERIFY BLACK AND WHITE PLOT FOR INFORMATION INTEGRITY



ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
**ZONE 32 PHASE II**

OWNER  
**BOGAN DEVELOPMENT**

SITE ADDRESS  
**901 N PITCHER ST  
 KALAMAZOO, MI**

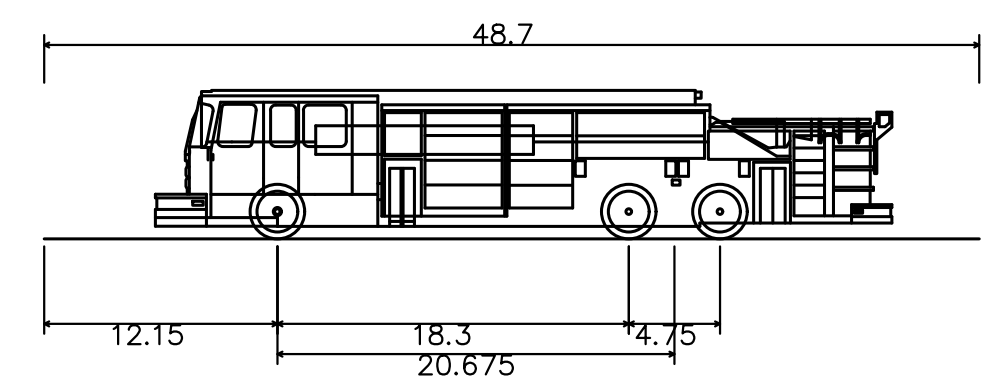
SEAL



SHEET TITLE  
**FIRE ACCESS PLAN**

**LEGEND**

- FIRE DEPARTMENT CONNECTION
- HYDRANT
- HYDRANT COVERAGE
- TRUCK PATH



Kalamazoo Fire Truck 6-S5290  
 Overall Length 48.700ft  
 Overall Width 8.500ft  
 Overall Body Height 7.733ft  
 Min Body Ground Clearance 0.644ft  
 Track Width 8.100ft  
 Lock-to-lock time 5.00s  
 Curb to curb Turning Radius 38.300ft

DATE  
**APRIL 16 2026**

SHEET NUMBER

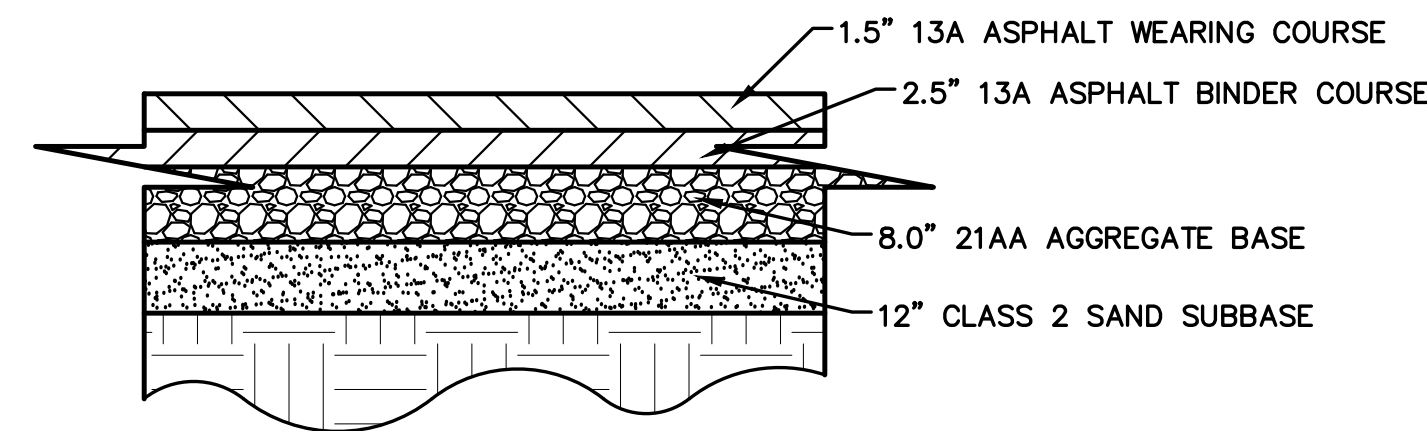
**C 500**

PROJECT NUMBER  
**23.208.010**

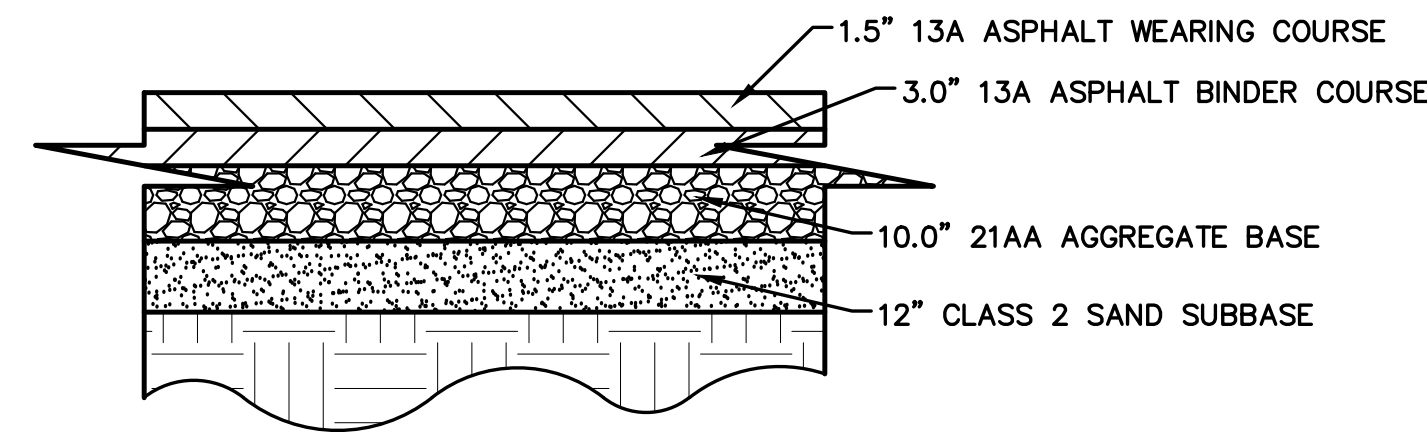
ALL SHEETS INTENDED FOR COLOR PLOT. VERIFY BLACK AND WHITE PLOT FOR INFORMATION INTEGRITY

**PAVEMENT NOTES:**

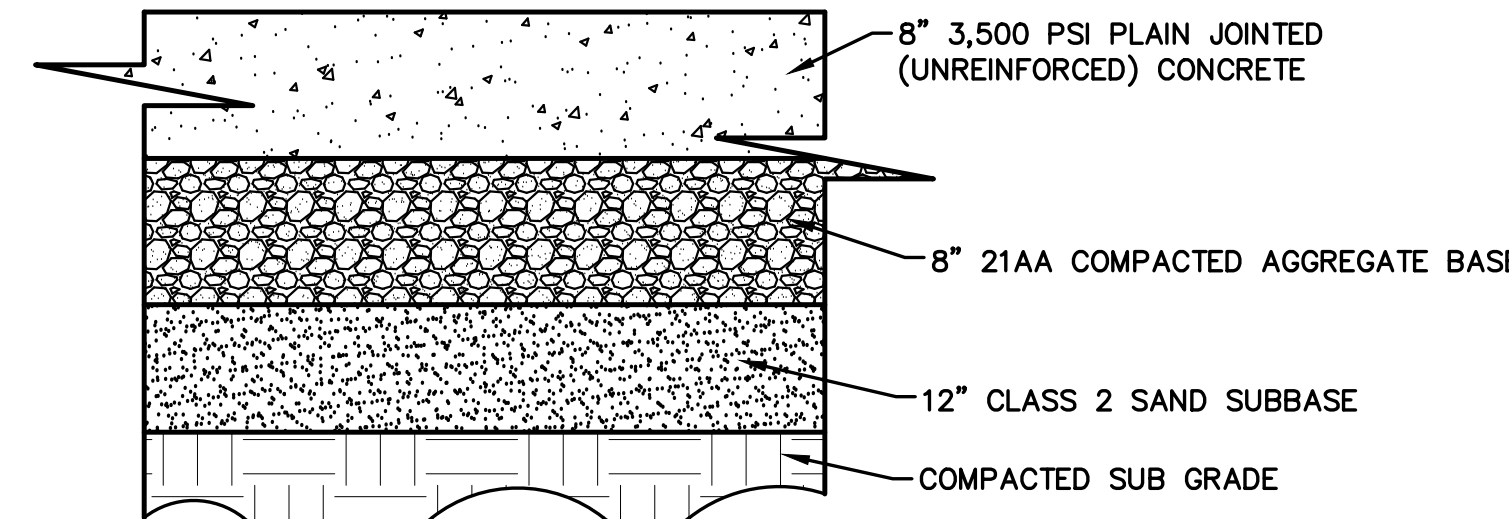
1. THE SUBGRADE MATERIALS SHALL BE PROOF ROLLED AND/OR SCARIFIED AND COMPACTED PRIOR TO PLACEMENT OF BASE MATERIAL. WHERE EXISTING SUBGRADE MATERIALS ARE UNSUITABLE, THEY SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT MATERIAL IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
2. ALL JOINTS MUST BE SEALED WITH AN APPROVED SEALANT. REFER TO ACI 330R (GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS) FOR JOINT DESIGN AND LAYOUT.
3. HEAVY DUTY CONCRETE PAVEMENT AND STANDARD DUTY CONCRETE PAVEMENT (AS RECOMMENDED BY THE GEOTECHNICAL REPORT MINIMUMS) SHALL BE STEEL REINFORCED.
4. ALL PAVEMENT AND AGGREGATE MATERIALS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT, SME PROJECT NO. 102699.00 ISSUED 03/13/2026 AND THE DUE CARE COMPLIANCE REPORT, FISHBCK PROJECT NO. 2600251 ISSUED APRIL 7, 2026.



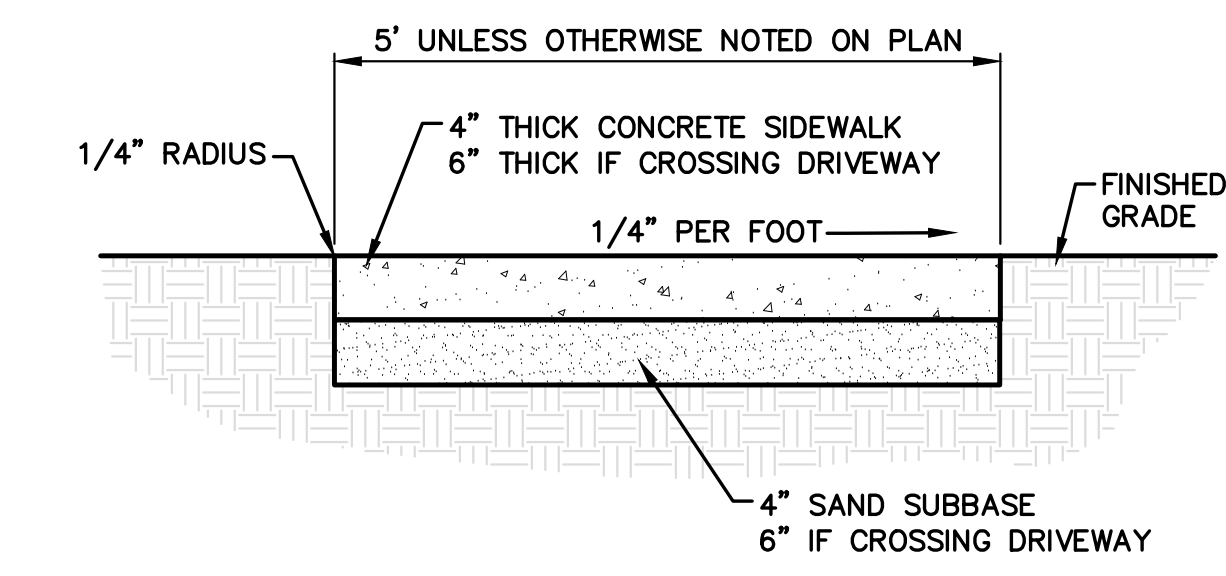
**LIGHT DUTY ASPHALT DETAIL**  
NOT TO SCALE



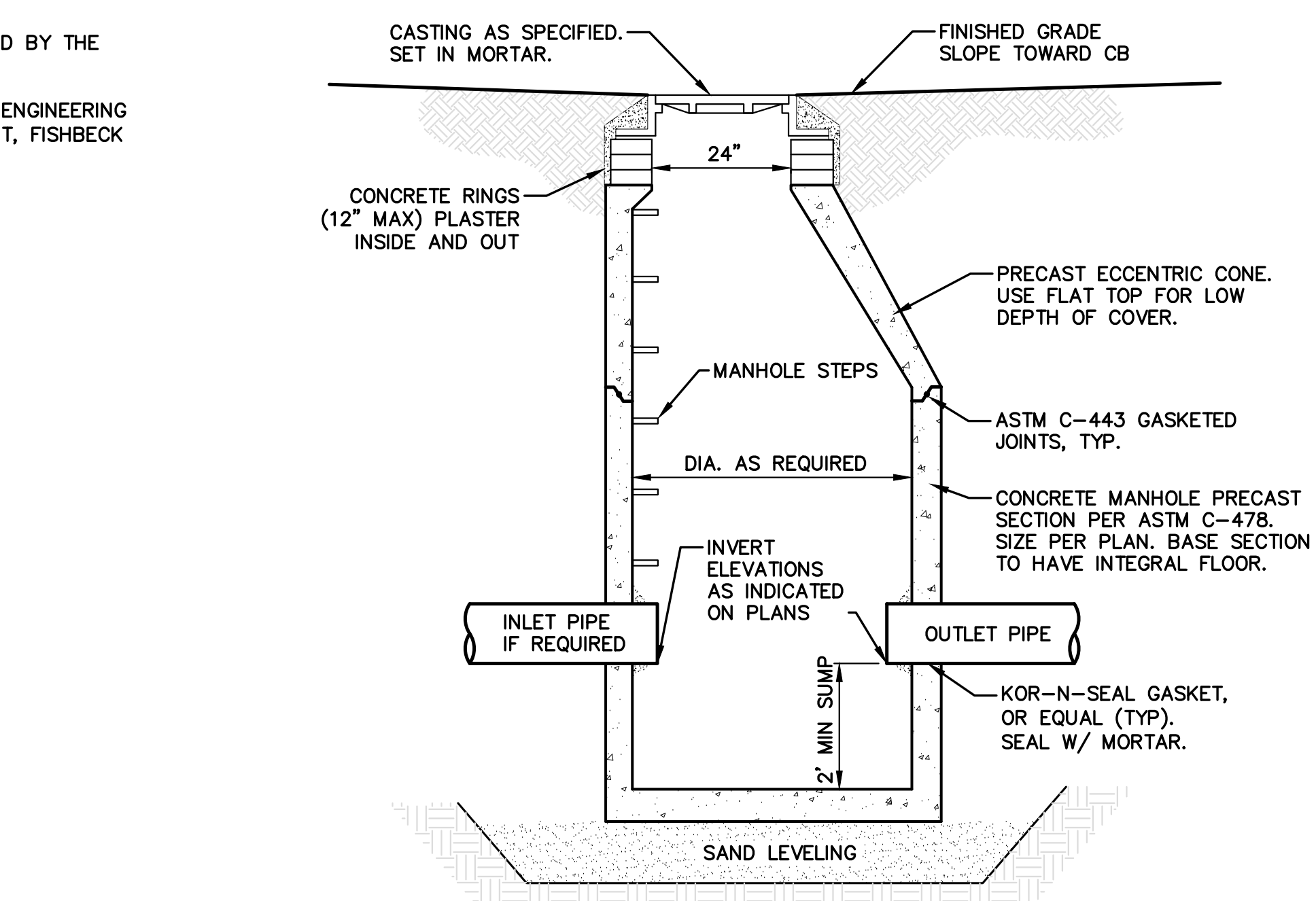
**HEAVY DUTY ASPHALT DETAIL**  
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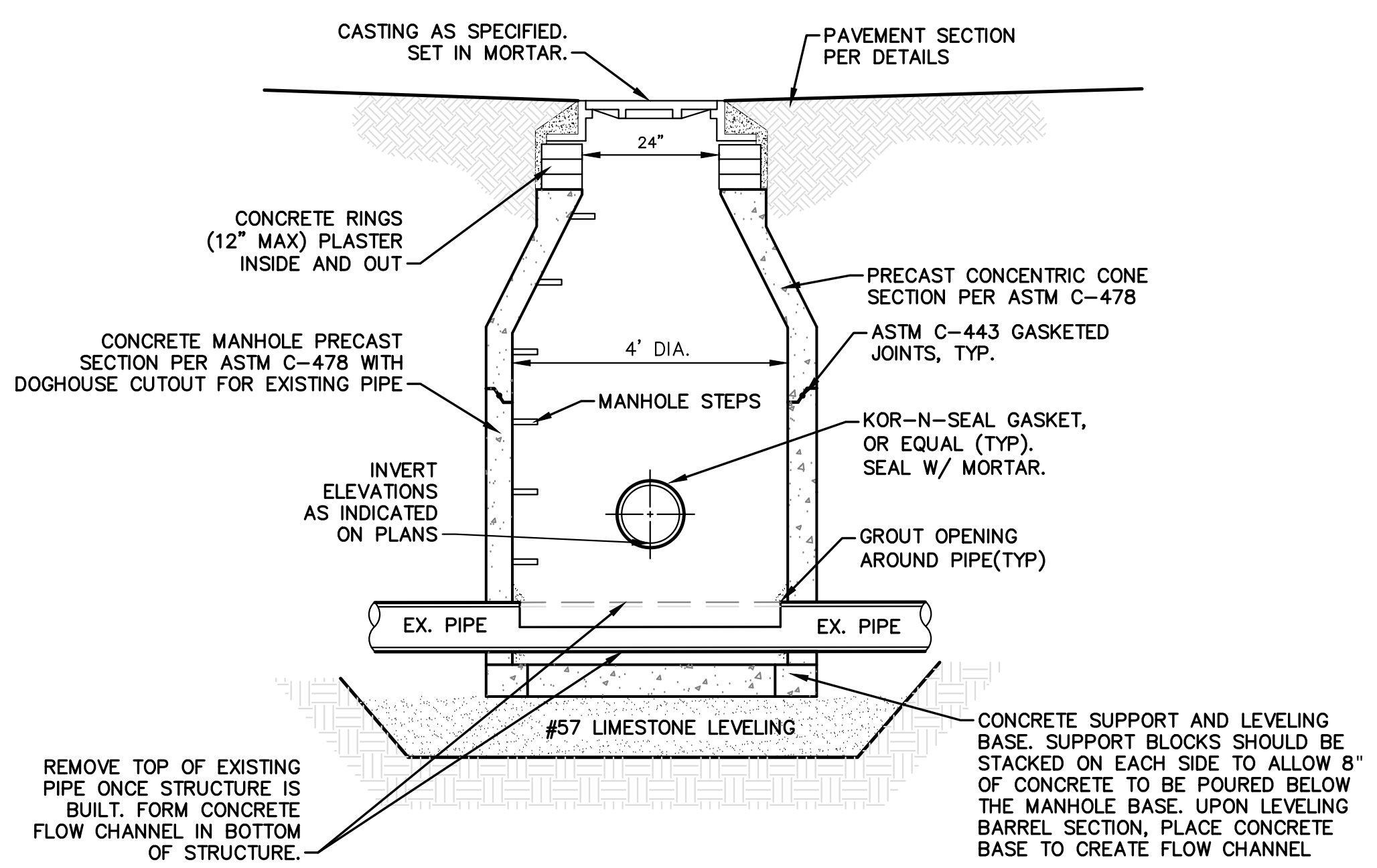
**HEAVY DUTY CONCRETE DETAIL**  
NOT TO SCALE



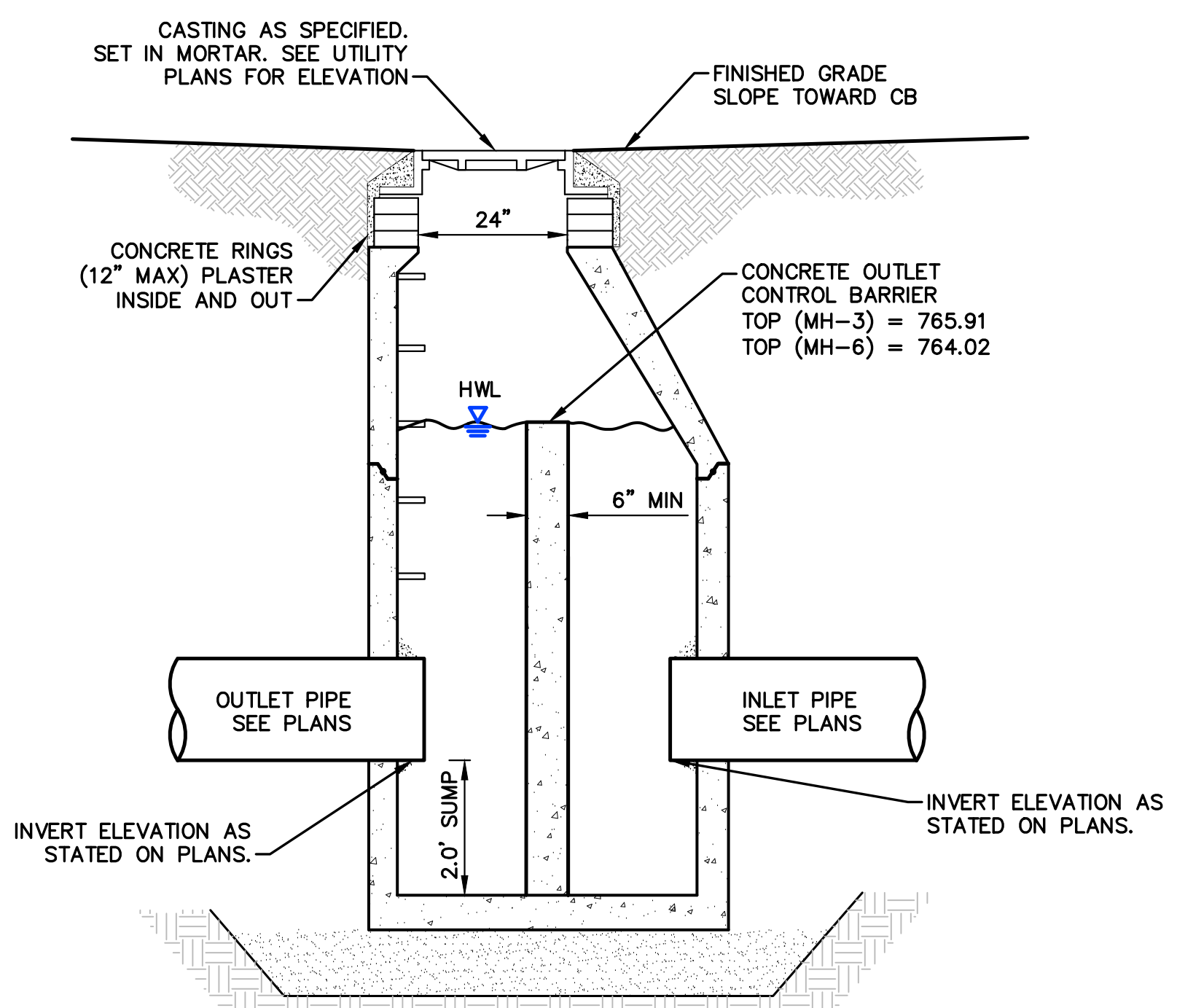
**SIDEWALK DETAIL**  
NOT TO SCALE



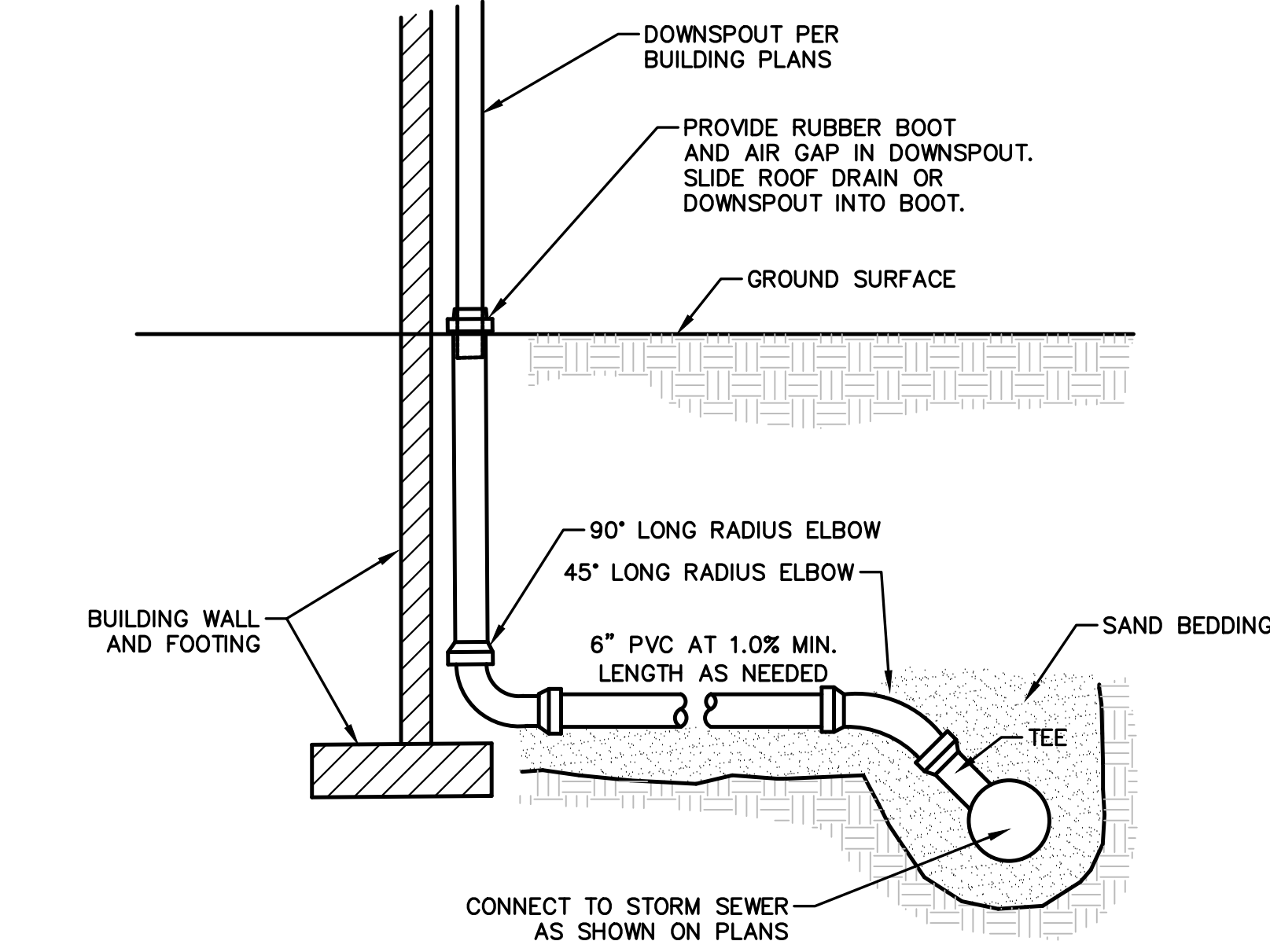
**CATCH BASIN DETAIL**  
NOT TO SCALE



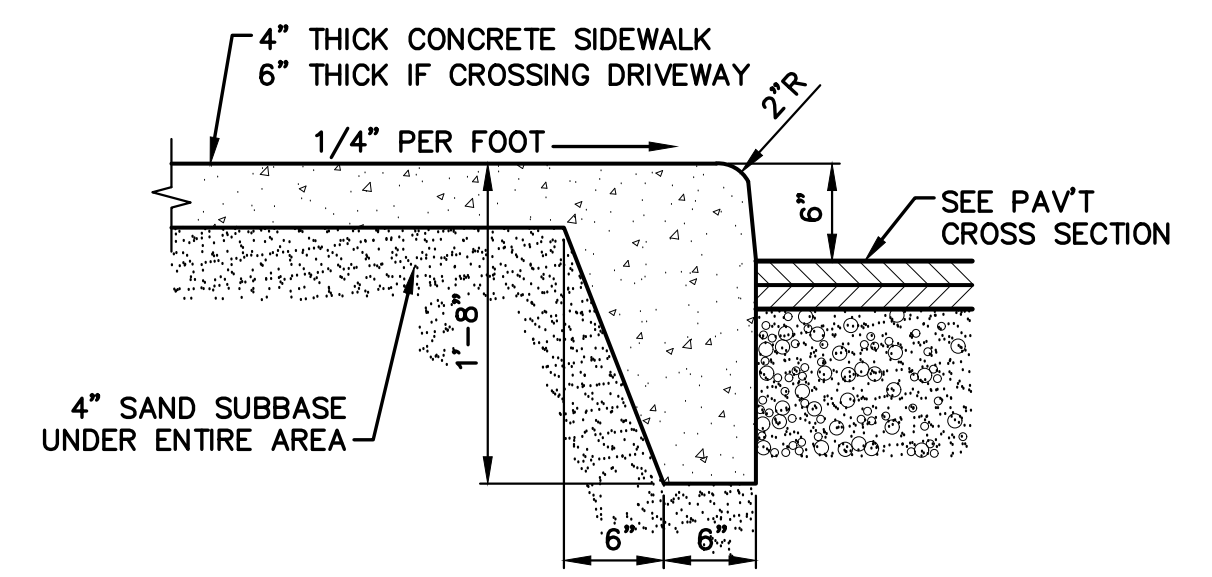
**DOGHOUSE MANHOLE DETAIL**  
NOT TO SCALE



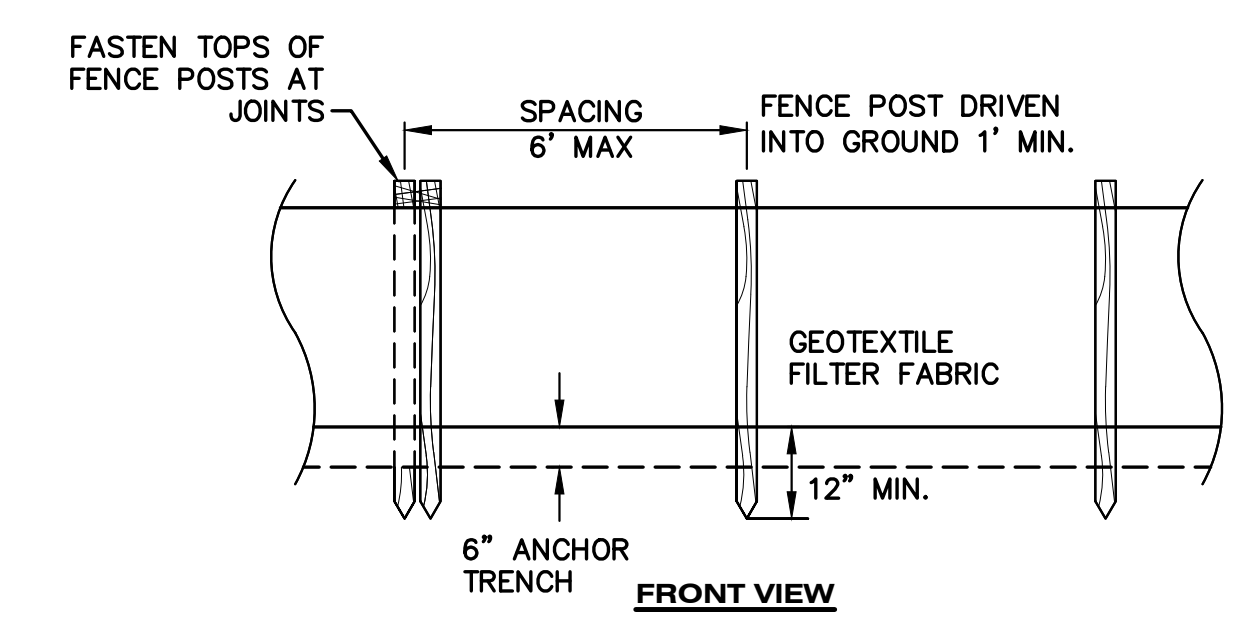
**OUTLET CONTROL STRUCTURE**  
NOT TO SCALE



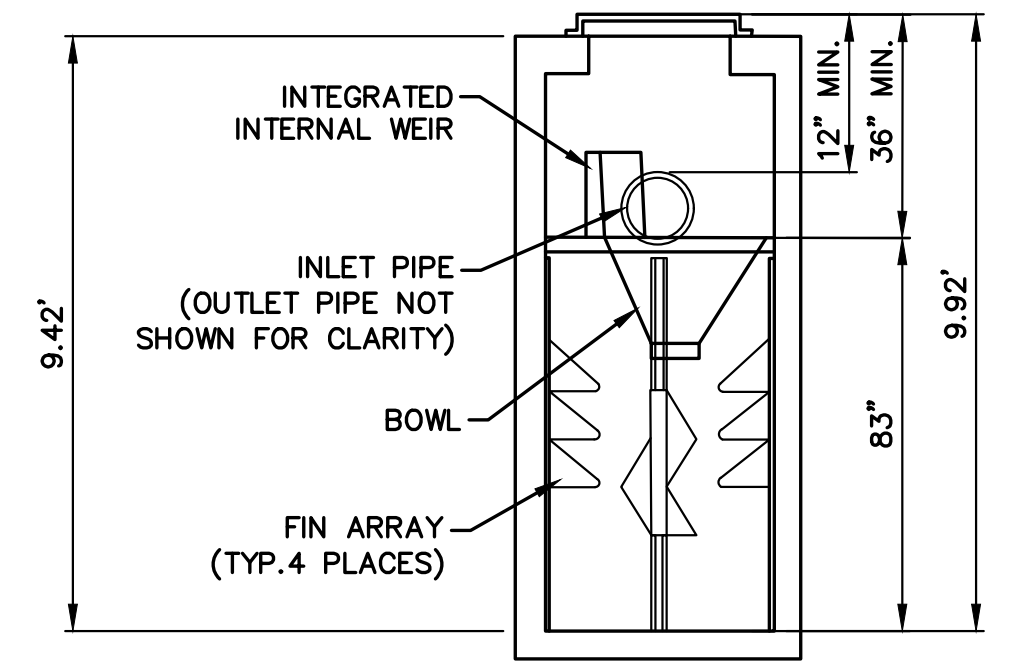
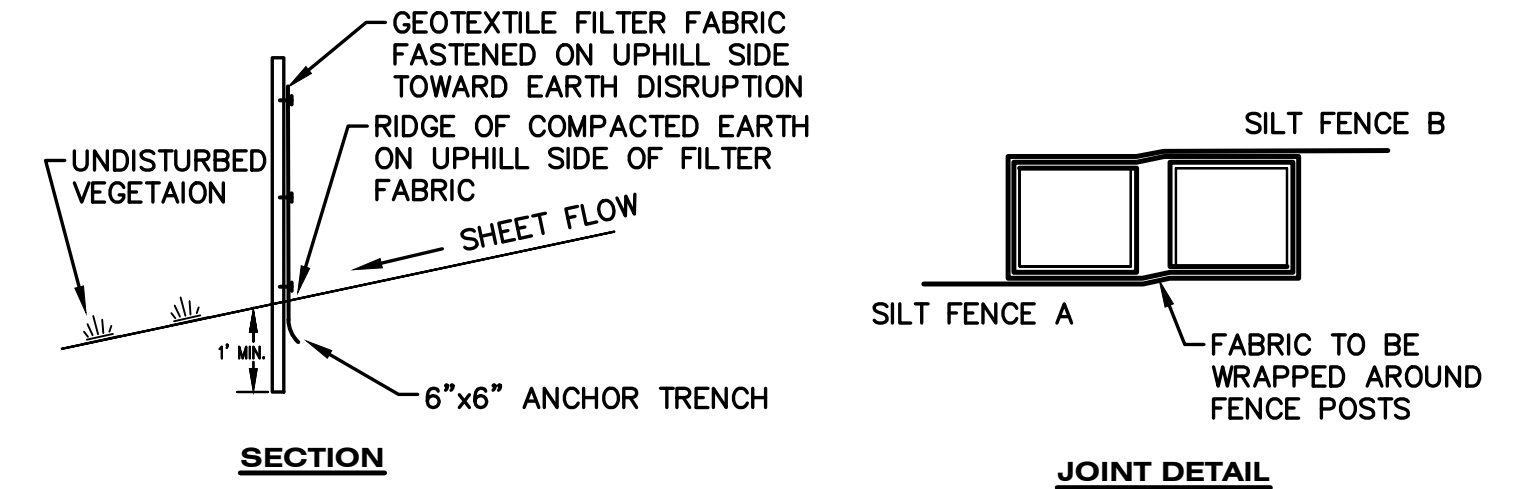
**ROOF LEAD/ DOWNSPOUT DETAIL**  
NOT TO SCALE



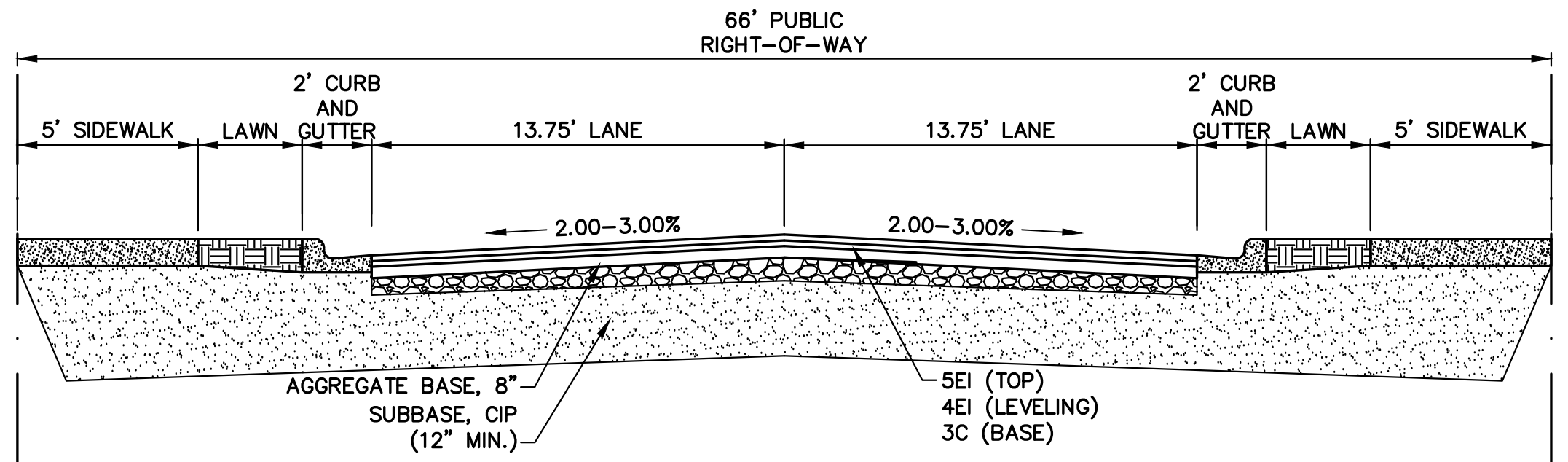
**INTEGRAL SIDEWALK/CURB**  
NOT TO SCALE



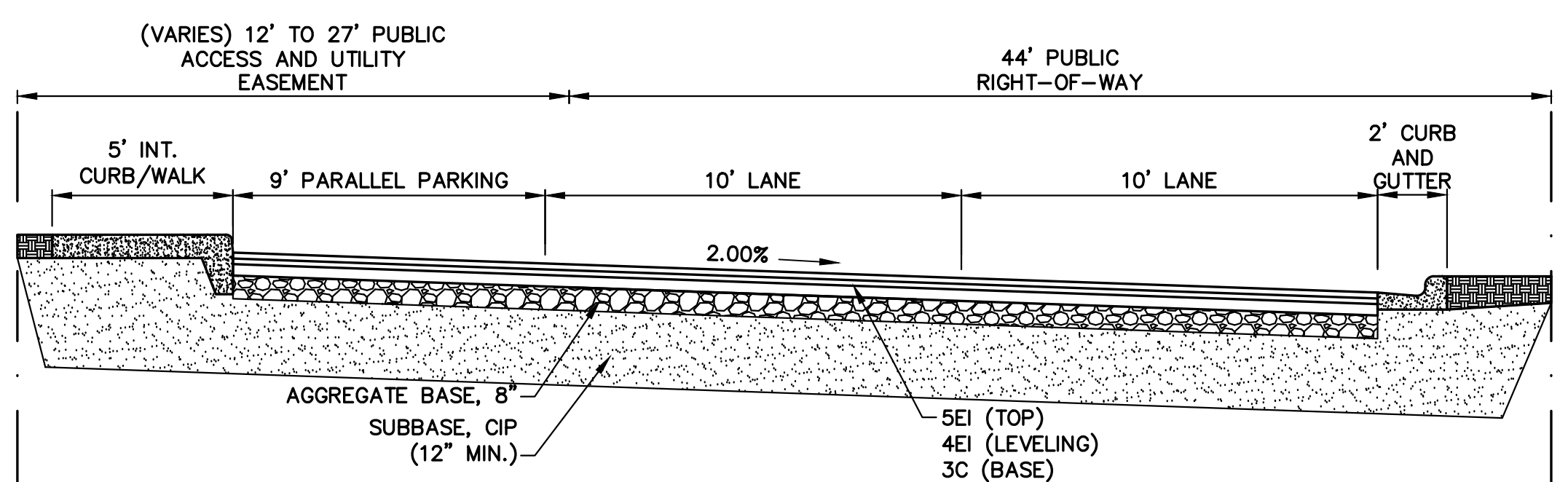
**S51 SILT FENCE DETAIL**  
NOT TO SCALE



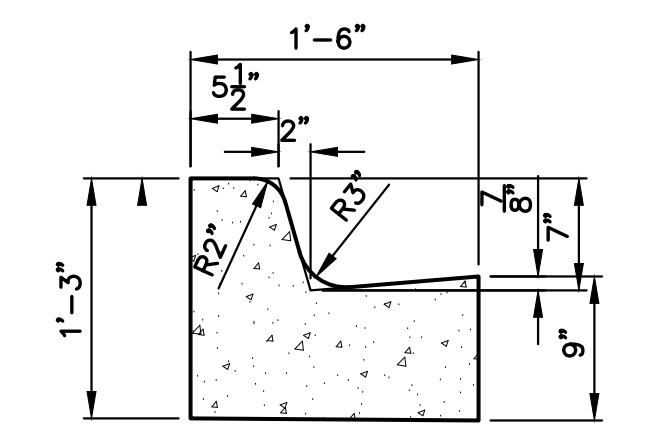
**BARRACUDA S3 STANDARD DETAIL**  
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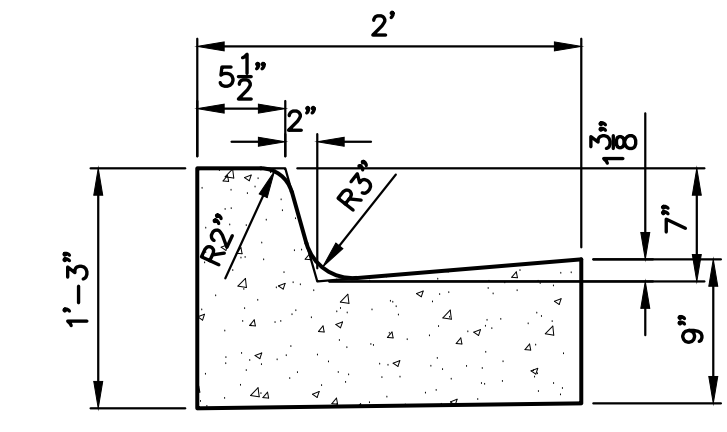
**MYRTLE ST. TYPICAL SECTION**  
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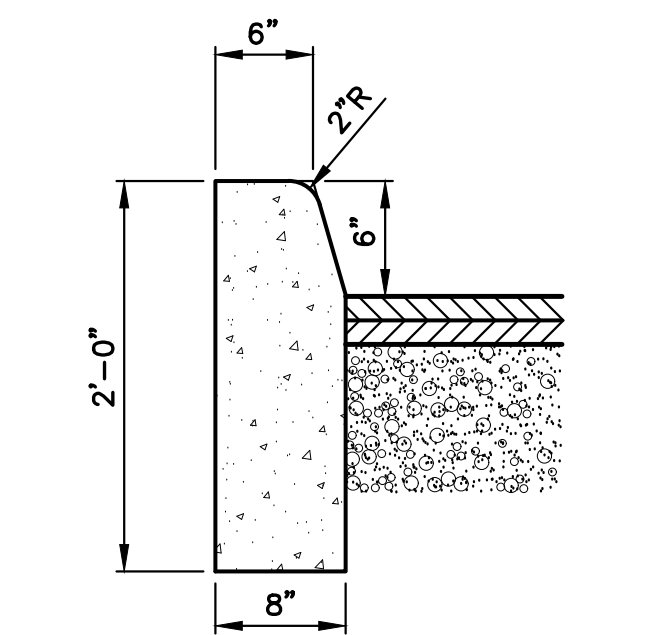
**PITCHER ST. TYPICAL SECTION**  
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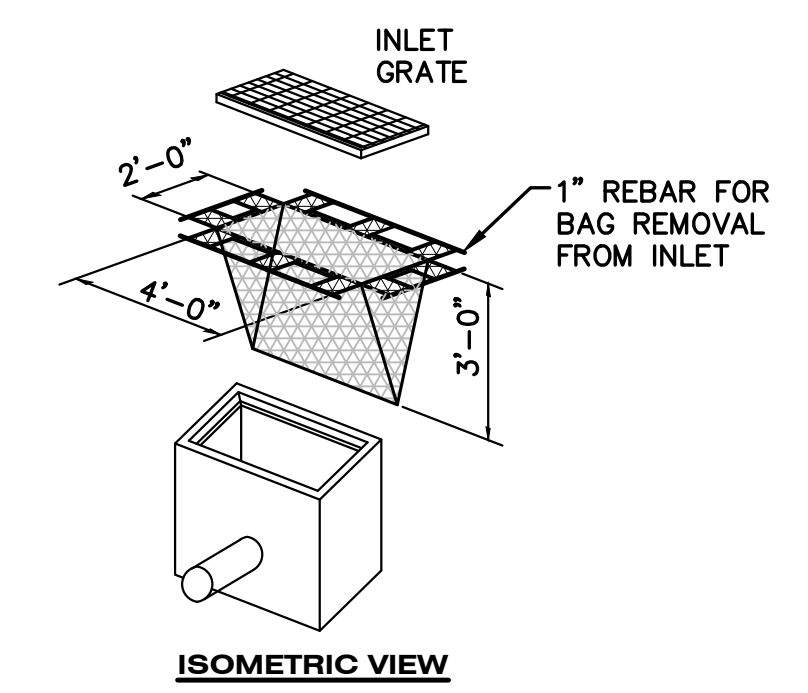
**"C2" CURB DETAIL**  
NOT TO SCALE



**"C4" CURB DETAIL**  
NOT TO SCALE



**"E2" CURB DETAIL**  
NOT TO SCALE



**S58 INLET PROTECTION FABRIC DROP**  
NOT TO SCALE

**HMA APPLICATION ESTIMATE**

IDENT NO.	ITEM	RATE PER SYD	PERFORMANCE GRADE	REMARKS
5E1	HMA, 5E1	165 LB	PG 64-28	TOP COURSE
4E1	HMA, 4E1	220 LB	PG 64-28	LEVELING COURSE
3C	HMA, 3C	330 LB	PG 64-28	BASE COURSE
	* BOND COAT	0.05-0.15 GAL		FULL COVERAGE

\* FOR INFORMATION ONLY



**825 PORTER ST LANDSCAPE REQUIREMENTS**

50-7.3-A: Required Minimum Bicycle Parking

Required:	Proposed:	Notes:
1 Bike Space per 5 Dwelling Units		
38 Dwellings / 5 = 8 Spaces	8 Spaces	

50-8.4-B: Tree Canopy Requirement

Site Size: 0.56 Acres

Required:	Proposed:	Notes:
1 Tree per Acre for Sites over 1 Acre in Size		
0.56 Acres / 1 = 1 trees	1 trees	Trees planted to meet other required landscape and screening requirements may be applied to meet the tree canopy requirement.

50-8.4-E: Side and Rear Yard Landscape Screening

Required: Min. 5' wide landscape buffer + 6' H evergreen trees planted in a row at 6' spacing OR 6' - 8' H opaque wall, berm, or fence

Proposed: 6' Opaque Fence

\*NOTES:  
Maximum percentage of a single species. Except for plantings used for screening, no one species of tree or shrub may make up more than 33% of the total amount of landscape plantings.  
A minimum of 50% of plant material used to meet the landscape and screening requirements of this article shall be natives or natives.

**901 PITCHER ST LANDSCAPE REQUIREMENTS**

50-8.4-C: Parking and Loading Perimeter Landscaping

Min. 5' wide landscape buffer + Max. 42" Fence + Parking Lot & Loading Area Frontage (PL+LA): 224 Linear Feet

Required:	Proposed:	Notes:
1 Tree per 35' of Parking Lot & Loading Area Frontage		
224 Lft / 35 Lft = 7 trees	7 trees at consistent spacing	
1 Shrub per 6' of Parking Lot & Loading Area Frontage		
224 Lft / 6 Lft = 38 shrubs	44 shrubs	

50-8.4-D: Interior Parking Lot Landscaping

Parking Lot Size: 20,113 Sft

Required:	Proposed:	Notes:
Min. 5% of total parking lot size to be internal landscape area		
20,113 Sft * .05 = 1,006 sft	1,258 sft	
1 tree per 300 Sft Internal landscape area		
1,006 Sft / 300 sft = 4 trees	4 trees	

\*NOTES:  
Maximum percentage of a single species. Except for plantings used for screening, no one species of tree or shrub may make up more than 33% of the total amount of landscape plantings.  
A minimum of 50% of plant material used to meet the landscape and screening requirements of this article shall be natives or natives.

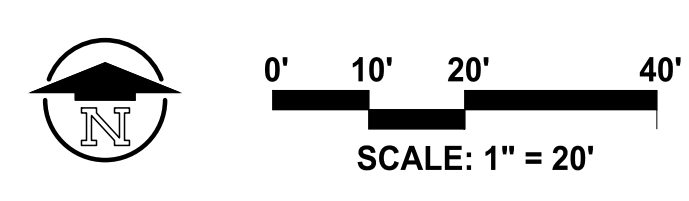
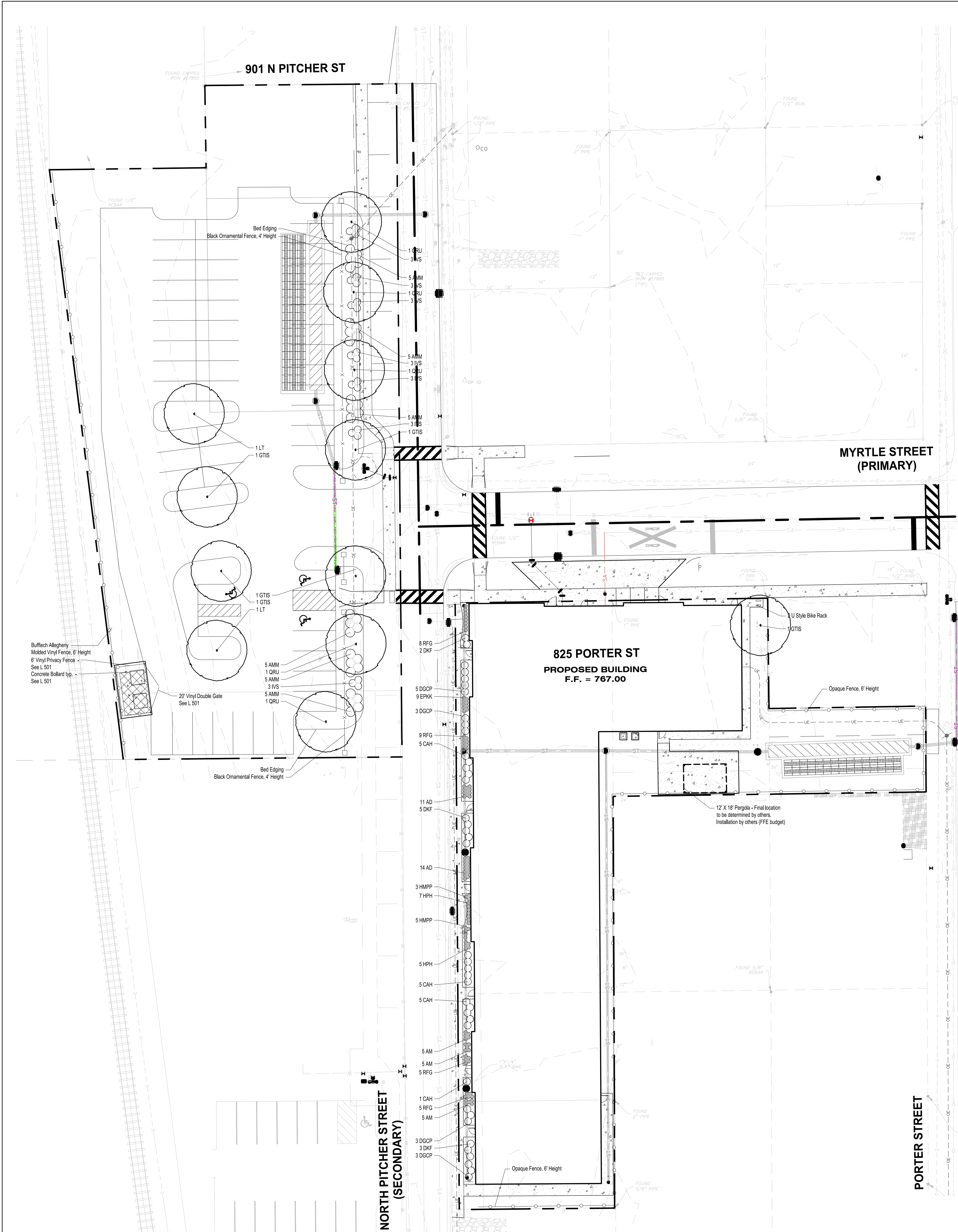
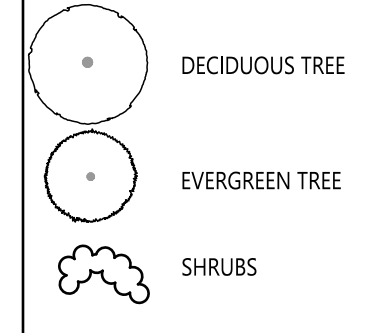
**LANDSCAPE SCHEDULE**

CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	ROOT	REMARKS	STATUS
<b>SHADE TREES</b>								
GTIS	GLEDITSIA TRIACANTHOS VAR. 'INERMIS' 'SKYLINE'	SKYLINE THORNLESS HONEYLOCUST	4		2.5'	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	NATIVE
LT	LIRIODENDRON TULIPIFERA	TULIPTREE	2		2.5'	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	NATIVE
QRU	QUERCUS RUBRA	NORTHERN RED OAK	4		2.5'	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY	NATIVE
<b>SHRUBS</b>								
AMM	ARONIA MELANOCARPA 'MORTON'	IROQUOIS BEAUTY BLACK CHOKEBERRY	40			#3	4'-0" ON CENTER	NATIVE
CAH	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	16			#3	4'-0" ON CENTER	NOT USED TO MEET LANDSCAPE REQUIREMENTS
DGCP	DEUTZIA GRACILIS 'CHARDONNARY PEARLS'	CHARDONNARY PEARLS DEUTZIA	14			#3	3'-0" ON CENTER	NOT USED TO MEET LANDSCAPE REQUIREMENTS
DKF	DIERVILLA X KODIAK FRESH	KODIAK FRESH HONEYSUCKLE	10			#3	3'-0" ON CENTER	NOT USED TO MEET LANDSCAPE REQUIREMENTS
IVS	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY DWARF VIRGINIA SWEETSPIRE	21			#3	3'-0" ON CENTER	NATIVE
<b>PERENNIALS</b>								
AM	ALLIUM 'MILLENIUM'	MILLENIUM ALLIUM	15			#1	1'-6" ON CENTER	NOT USED TO MEET LANDSCAPE REQUIREMENTS
AD	ASTER DJUMOSUS 'WOOD'S PURPLE'	WOOD'S PURPLE BUSHY ASTER	25			#1	1'-6" ON CENTER	NOT USED TO MEET LANDSCAPE REQUIREMENTS
EPKK	ECHINACEA PURPUREA 'KIM'S KNEE HIGH'	KIM'S KNEE HIGH PURPLE CONEFLOWER	9			#1	1'-6" ON CENTER	NATIVE
HMPP	HEUCHERA MICRANTHA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	8			#1	1'-0" ON CENTER	NOT USED TO MEET LANDSCAPE REQUIREMENTS
HPH	HOSTA 'PRAYING HANDS'	PRAYING HANDS HOSTA	12			#1	2'-0" ON CENTER	NOT USED TO MEET LANDSCAPE REQUIREMENTS
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	27			#1	1'-6" ON CENTER	NATIVE

**NOTES - SITE - PLANTING**

- CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING OF ALL RELATED EXISTING CONDITIONS, PIPES AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
- SEE SPECIFICATIONS AND DETAILS FOR PLANTING METHODS, REQUIREMENTS, SOIL TESTING, MATERIALS, ERECTION AND PLANT PROTECTION, AND SEE NOTES.
- PLANT NAMES MAY BE ABBREVIATED ON DRAWINGS. REFER TO PLANT LIST AND LEGENDS FOR SYMBOLS, ABBREVIATIONS, BOTANICAL AND COMMON NAMES, SIZES, ESTIMATED QUANTITIES AND OTHER REMARKS.
- WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN PLANT LIST ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIAL AND SIZES SHOWN IN THE DRAWINGS. IN CASE OF DISCREPANCIES, BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
- EDGING TO BE PLACED BETWEEN ALL LANDSCAPE BEDS AND LAWN AREAS.
- HARDWOOD SHREDED MULCH SHALL BE PLACED AT A 3" DEPTH AROUND ALL TREES IN ALL LANDSCAPE BEDS.
- ALL UNPAVED AREAS OF THE SITE AND ADJACENT AREAS DISTURBED BY CONSTRUCTION SHALL RECEIVE 6" TOPSOIL SUPPLEMENT WITH IMPORTED TOPSOIL AS REQUIRED TO PROVIDE 6" DEPTH.

**LEGEND - SITE - PLANTING**



ISSUED FOR DATE

PROJECT TITLE  
ZONE 32 PHASE II

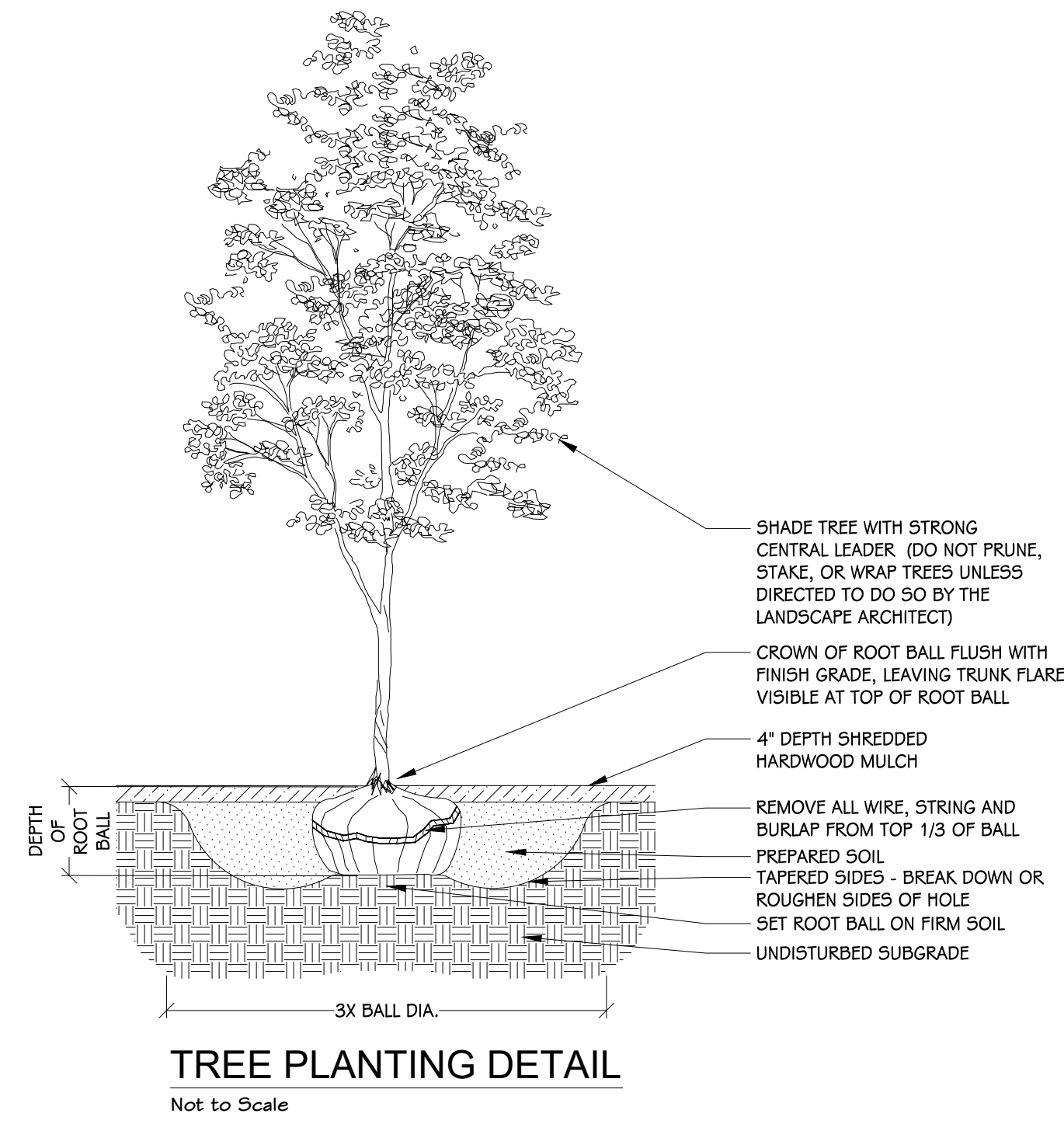
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BOGAN DEVELOPMENT

ADDRESS  
901 N PITCHER ST  
KALAMAZOO, MI

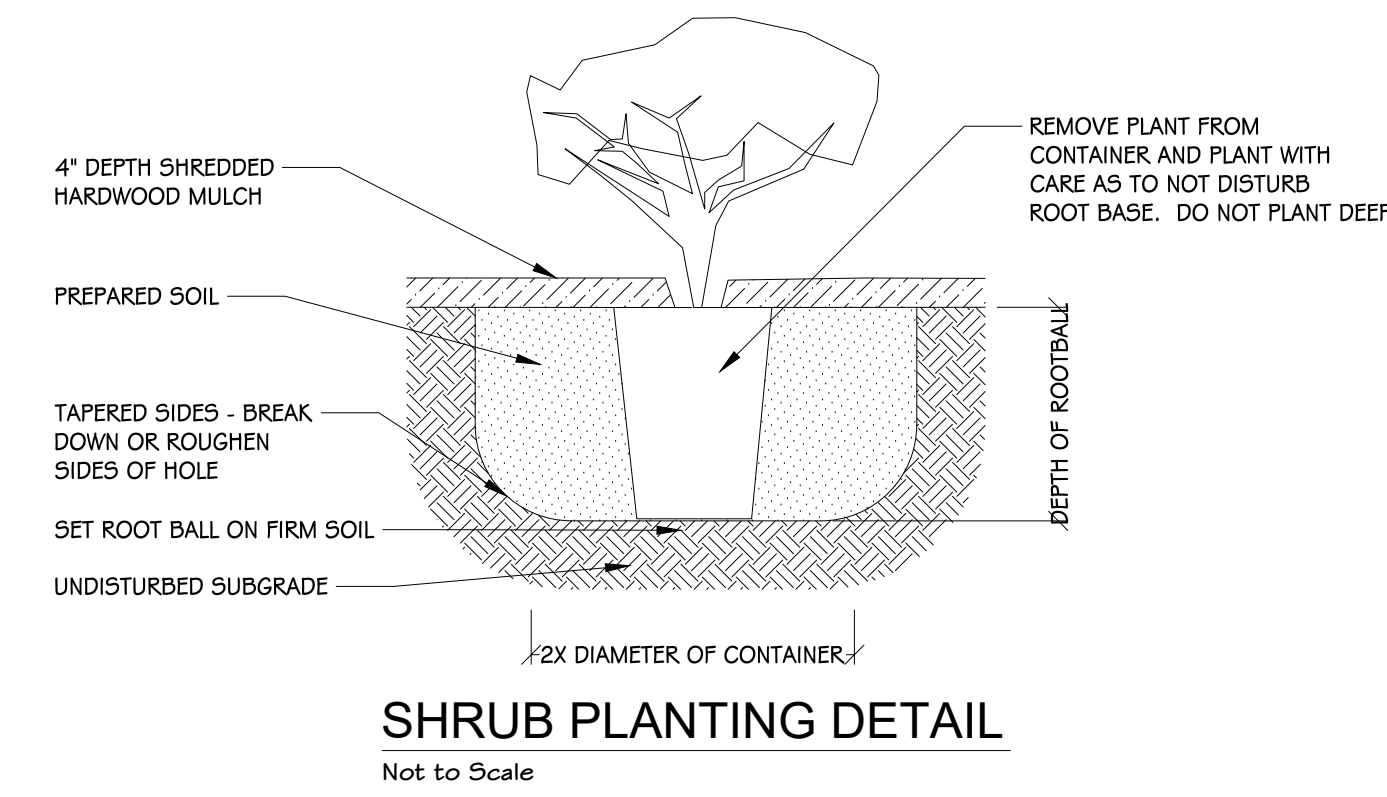
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**PRELIMINARY**  
NOT FOR CONSTRUCTION

SHEET TITLE  
LANDSCAPE PLAN

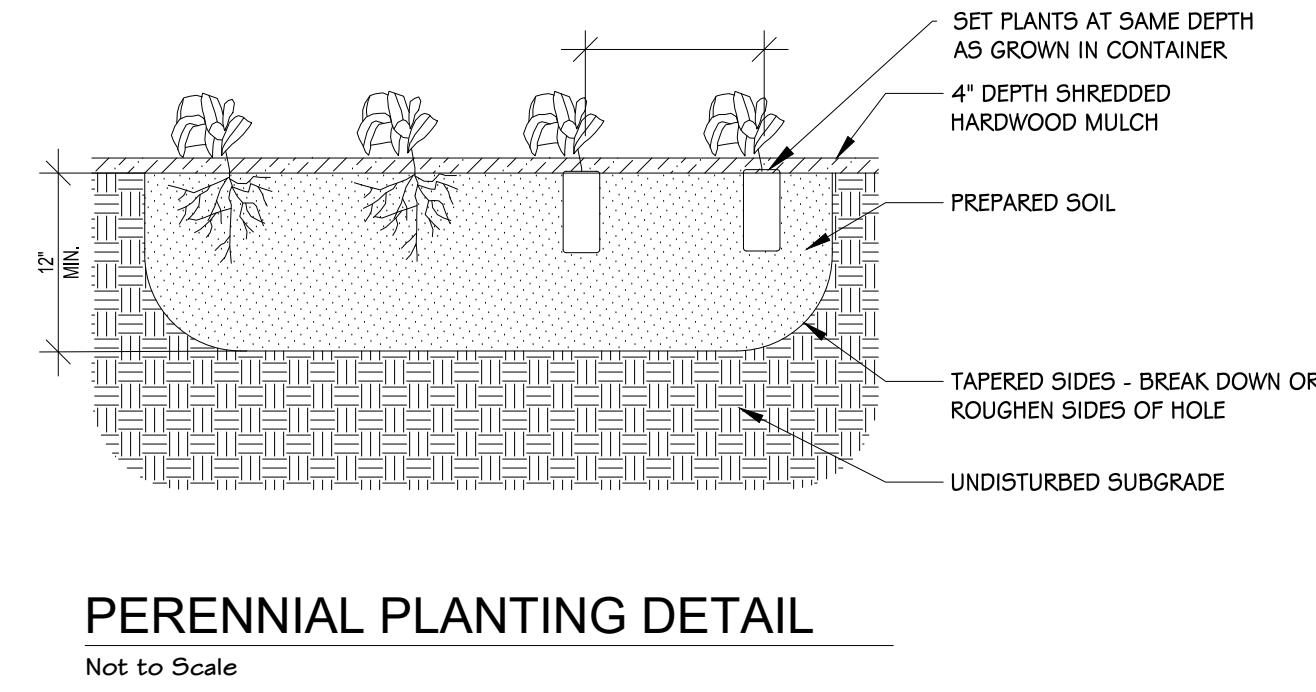
DATE  
APRIL 16 2026  
SHEET NUMBER  
**LP 101**  
PROJECT NUMBER  
23.208.010



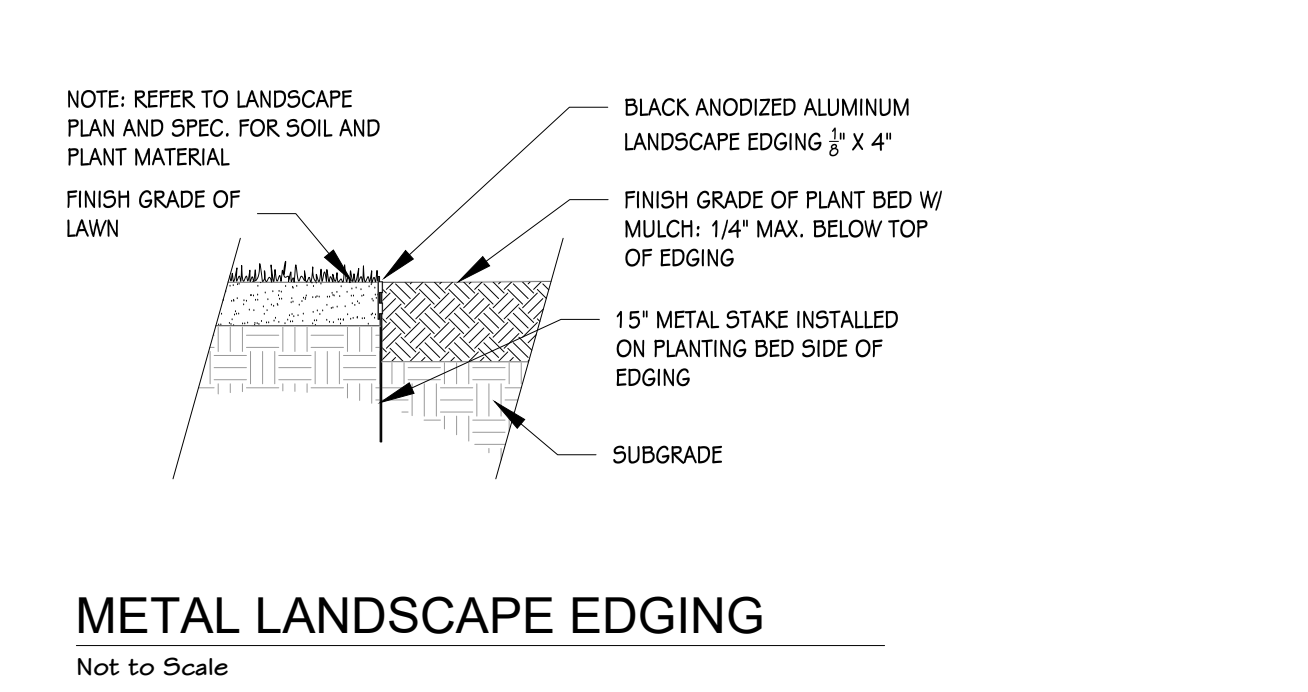
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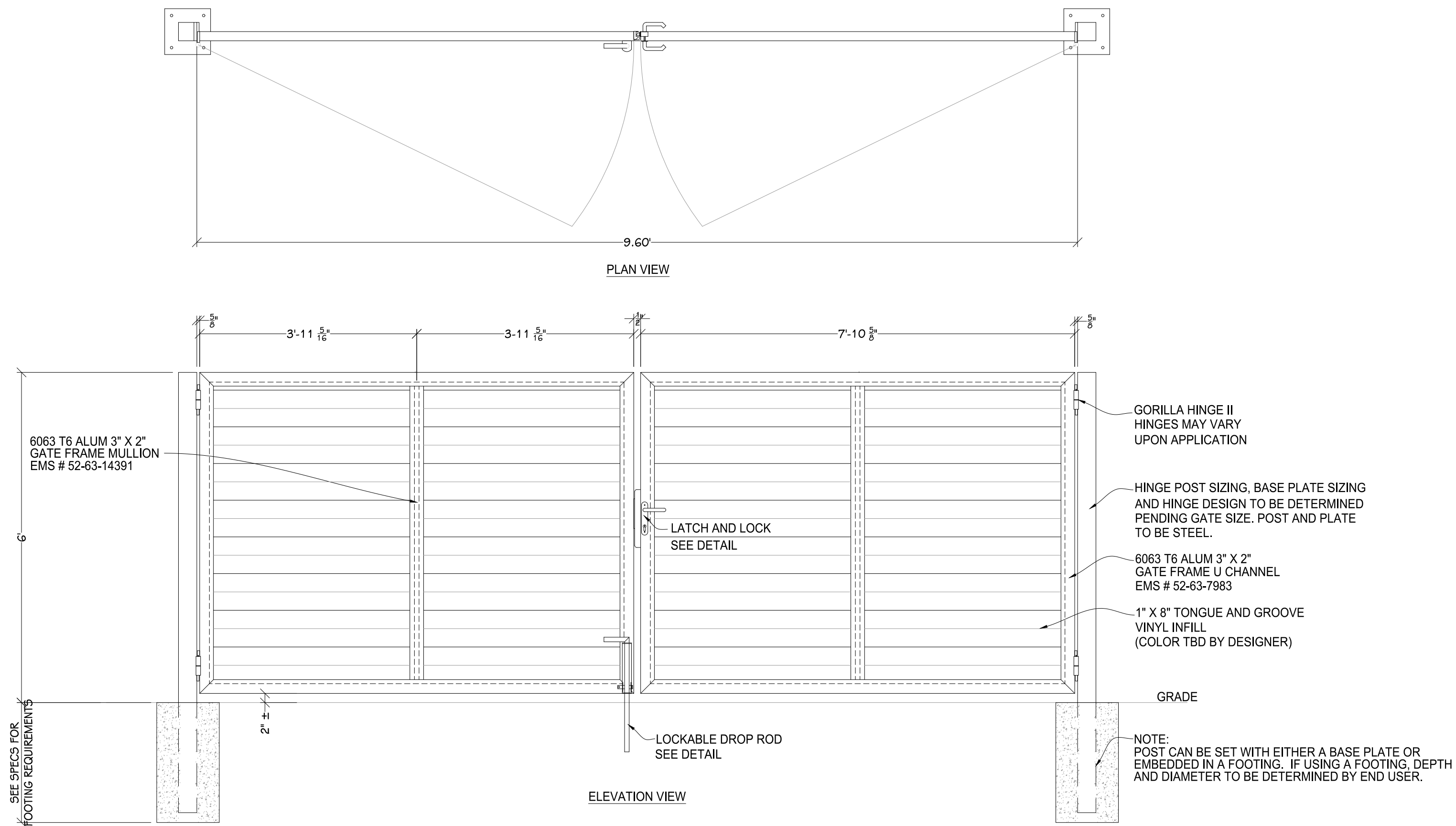
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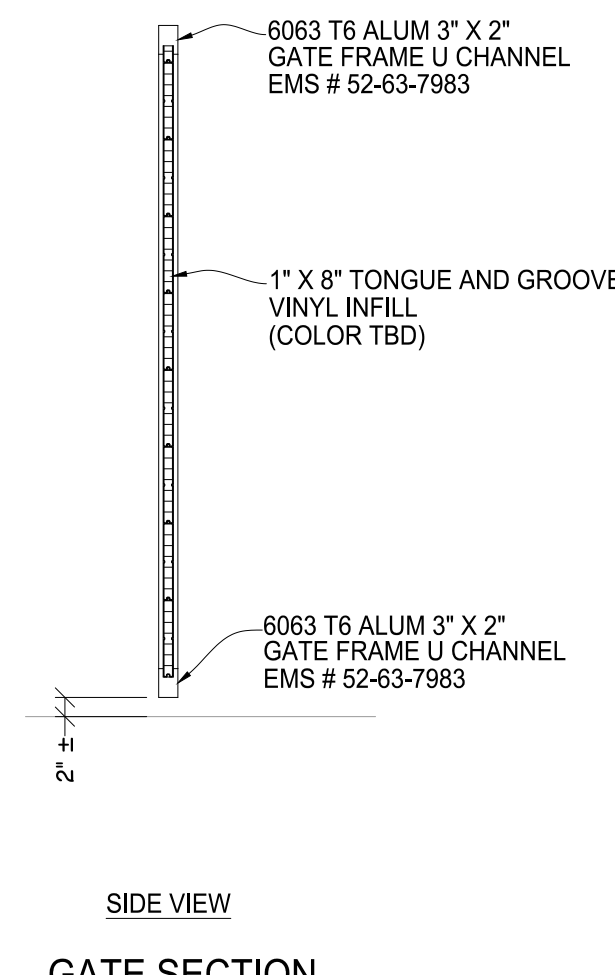
**PERENNIAL PLANTING DETAIL**  
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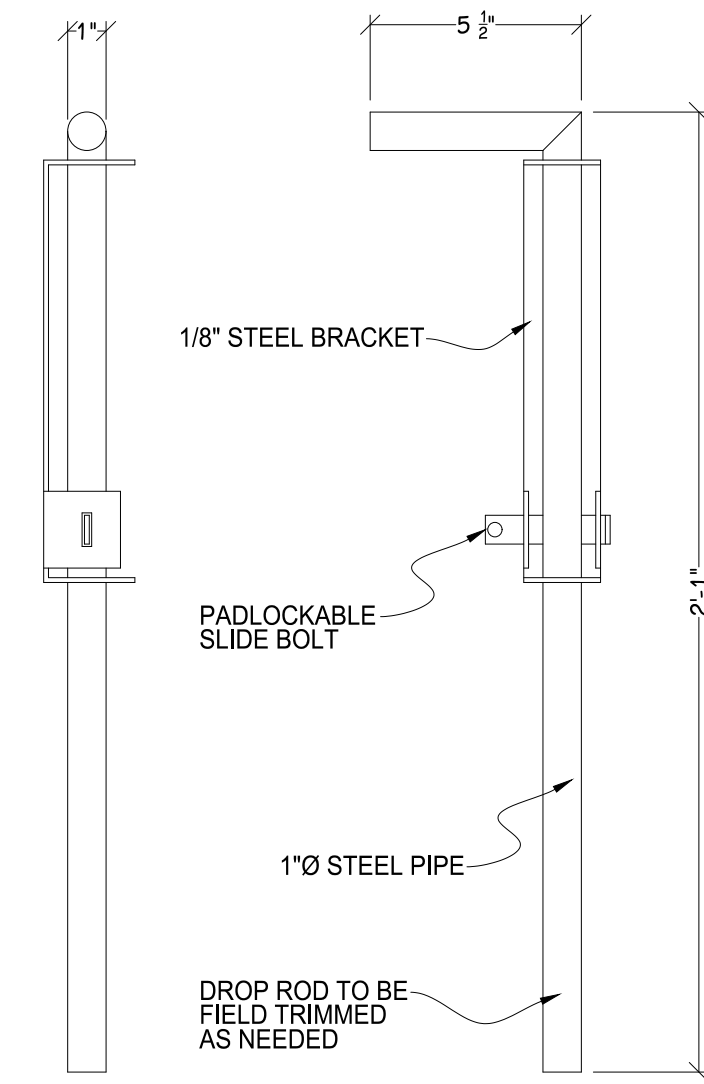
**METAL LANDSCAPE EDGING**  
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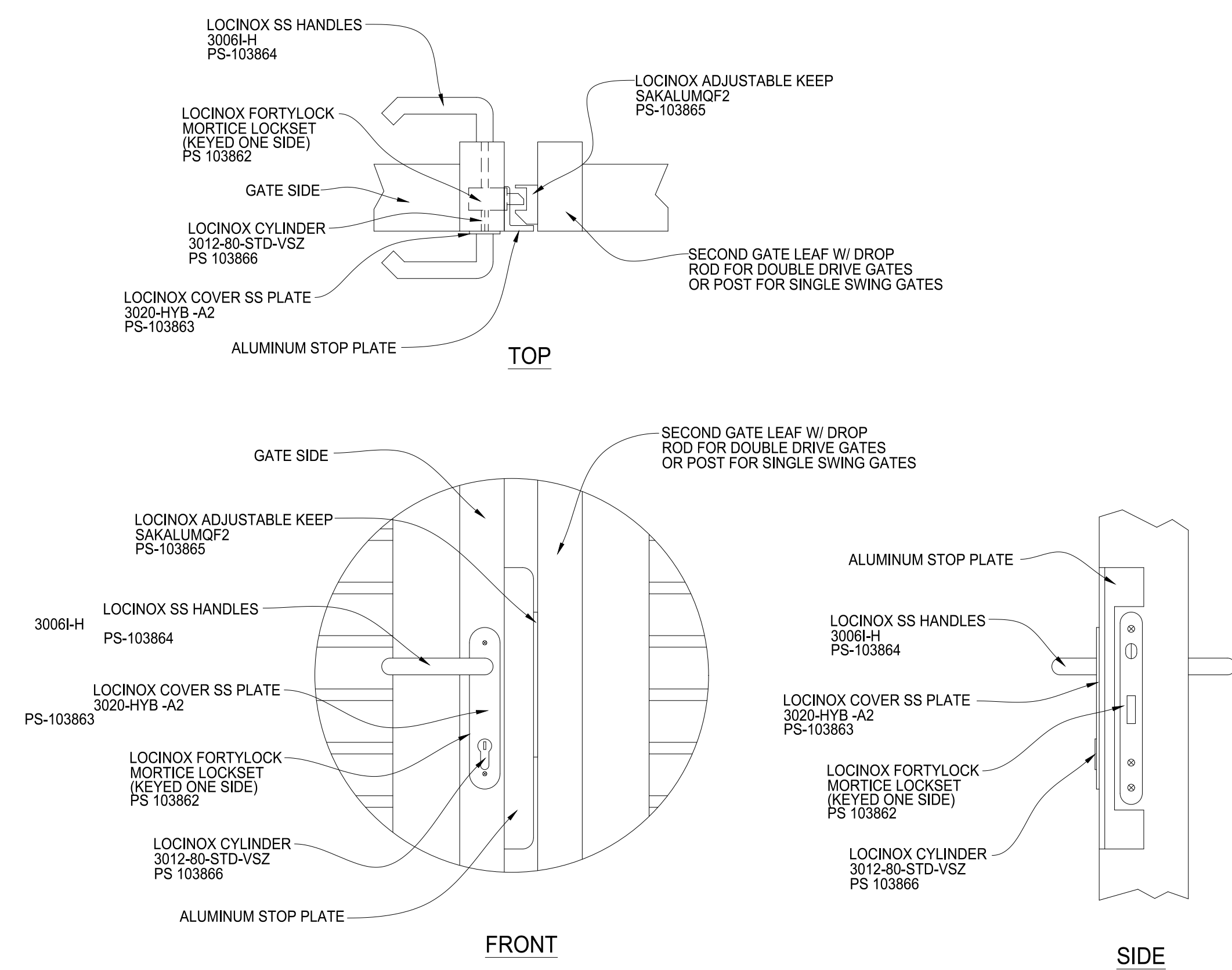
**6' TALL VINYL DOUBLE GATE**  
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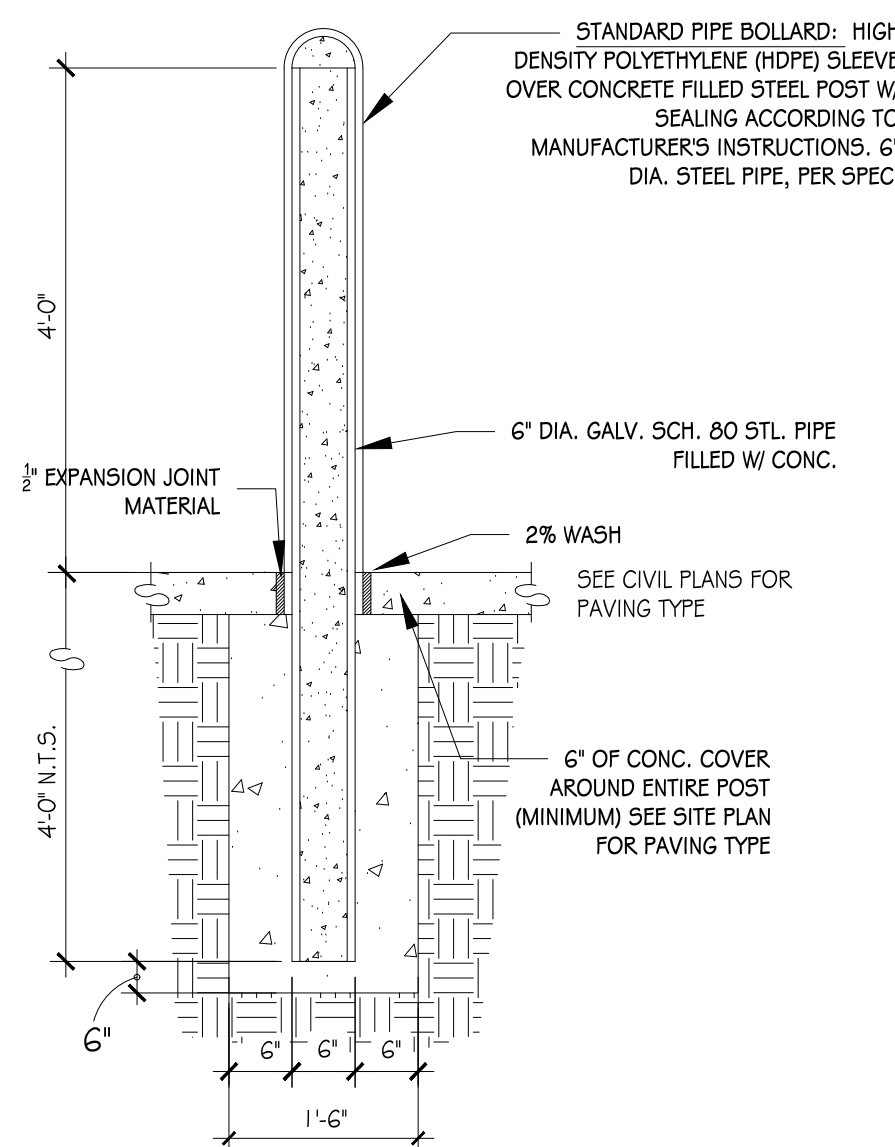
**GATE SECTION**



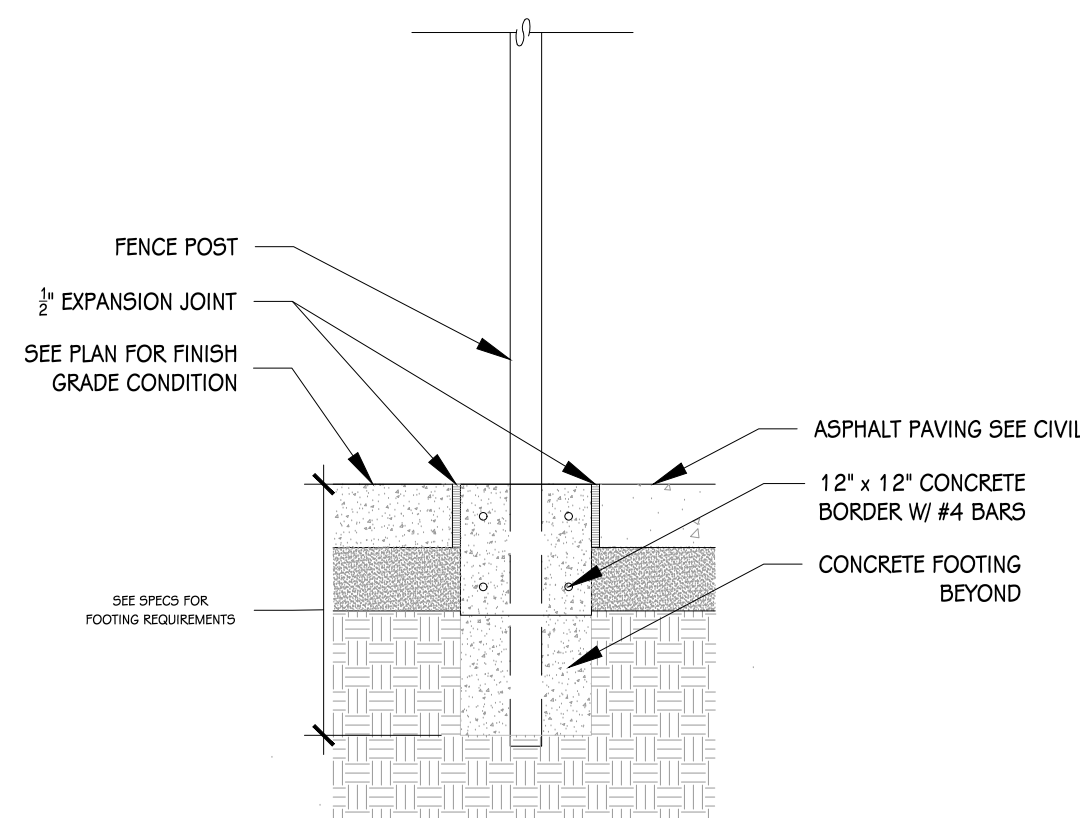
**DROP ROD DETAIL**  
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**LATCH AND LOCK DETAIL**  
 Not to Scale



**PIPE BOLLARD**  
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**FENCE IN CONCRETE**  
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ISSUED FOR DATE

PROJECT TITLE  
**ZONE 32 PHASE II**

OWNER  
**BOGAN DEVELOPMENT**

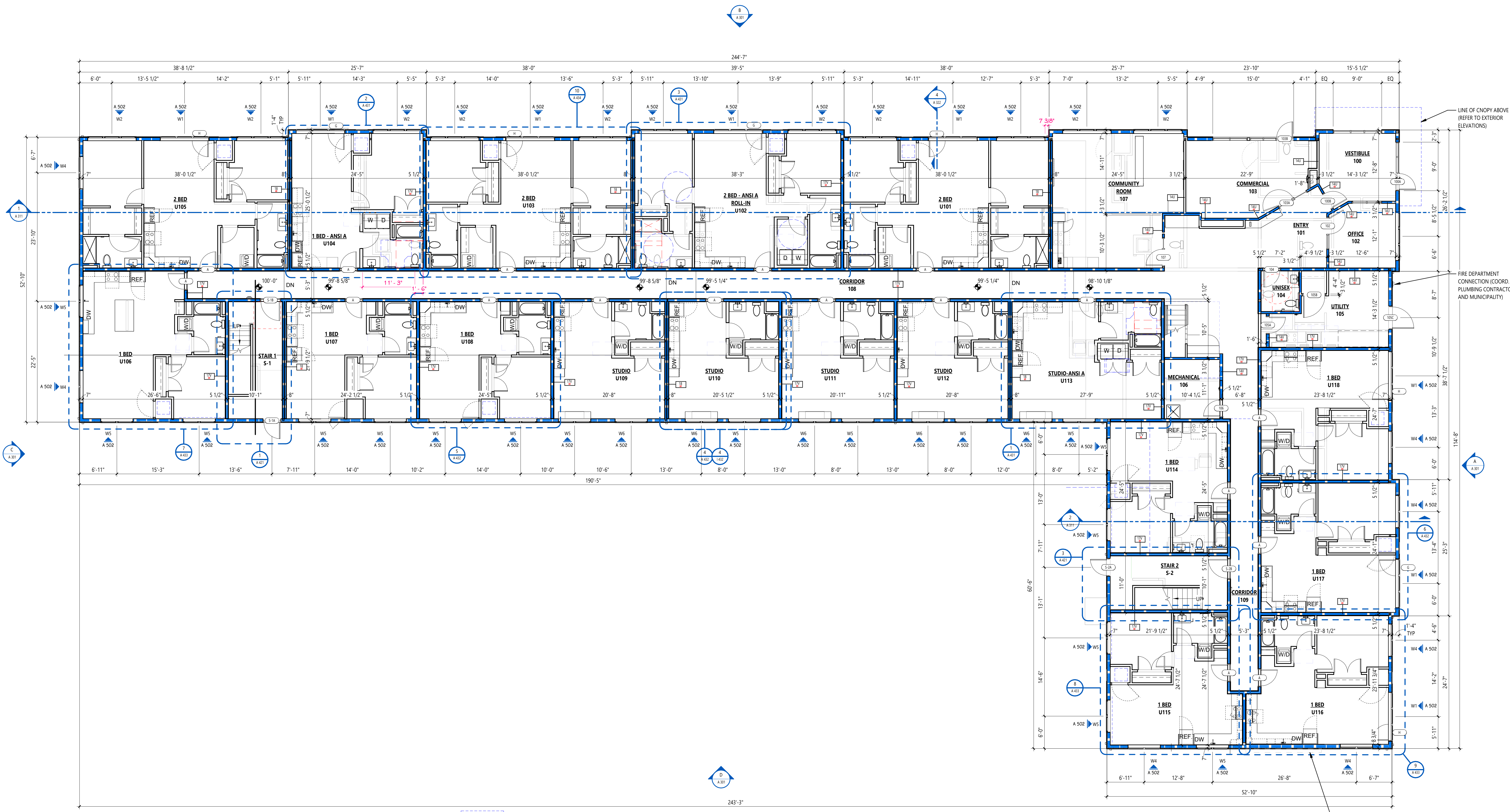
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**901 N PITCHER ST  
 KALAMAZOO, MI**

SEAL  
**PRELIMINARY**  
 NOT FOR CONSTRUCTION

SHEET TITLE  
**LANDSCAPE DETAILS**

DATE  
**APRIL 16, 2026**  
 SHEET NUMBER  
**LP 501**  
 PROJECT NUMBER  
**23-208.010**

ALL SHEETS INTENDED FOR COLOR PLOT. VERY BLACK AND WHITE PLOT FOR INFORMATION INTEGRITY



ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
ZONE 32 PHASE II

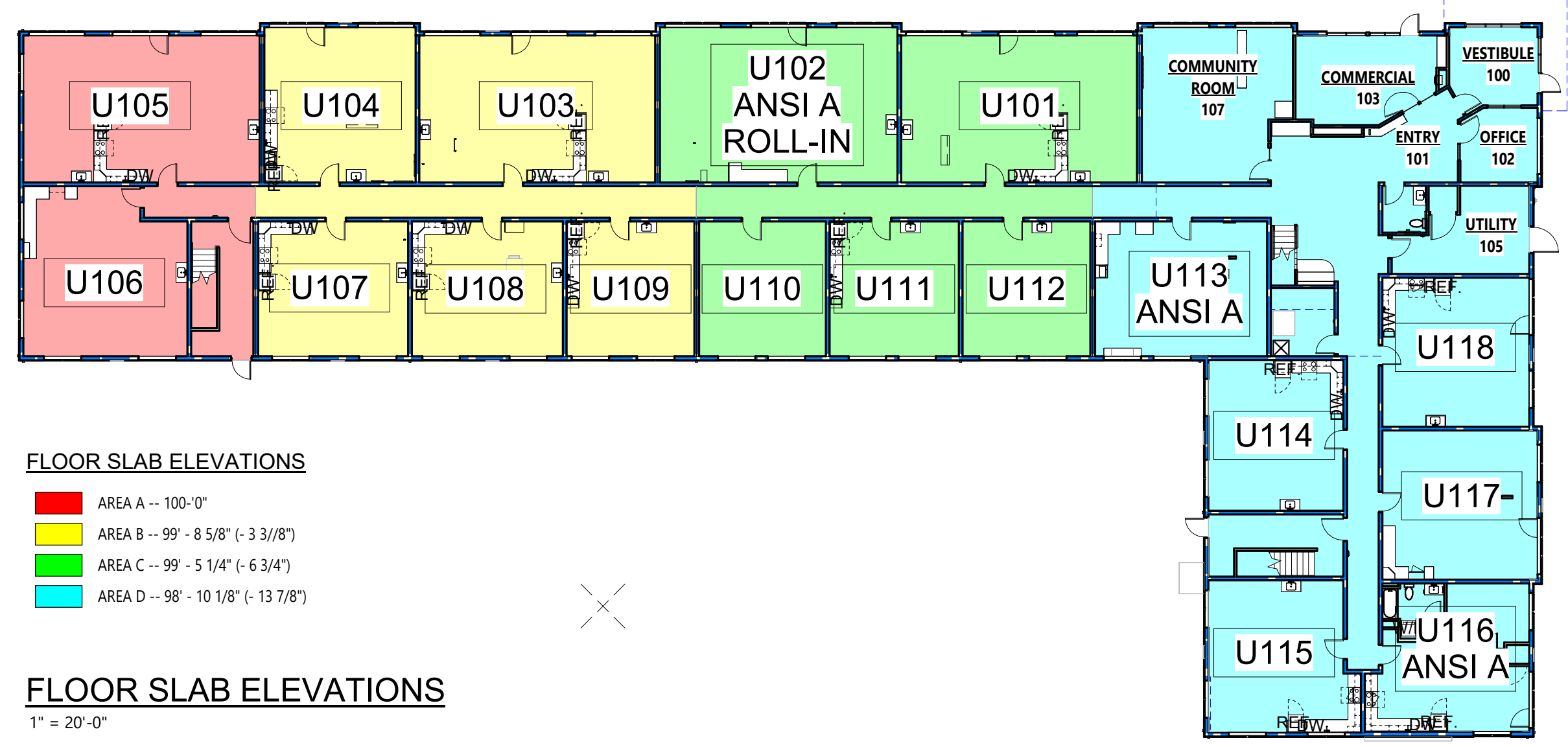
OWNER  
BOGAN  
DEVELOPMENT

SITE ADDRESS  
901 N PITCHER ST  
KALAMAZOO, MI

SEAL  
**PRELIMINARY**  
NOT FOR CONSTRUCTION

SHEET TITLE  
OVERALL FIRST  
FLOOR PLAN

DATE  
APRIL 16, 2026  
SHEET NUMBER  
**A 101**  
PROJECT NUMBER  
23-208.010  
ALL SHEETS INTENDED FOR COLOR PLOT. VERY BLACK  
AND WHITE PLOT FOR INFORMATION INTEGRITY

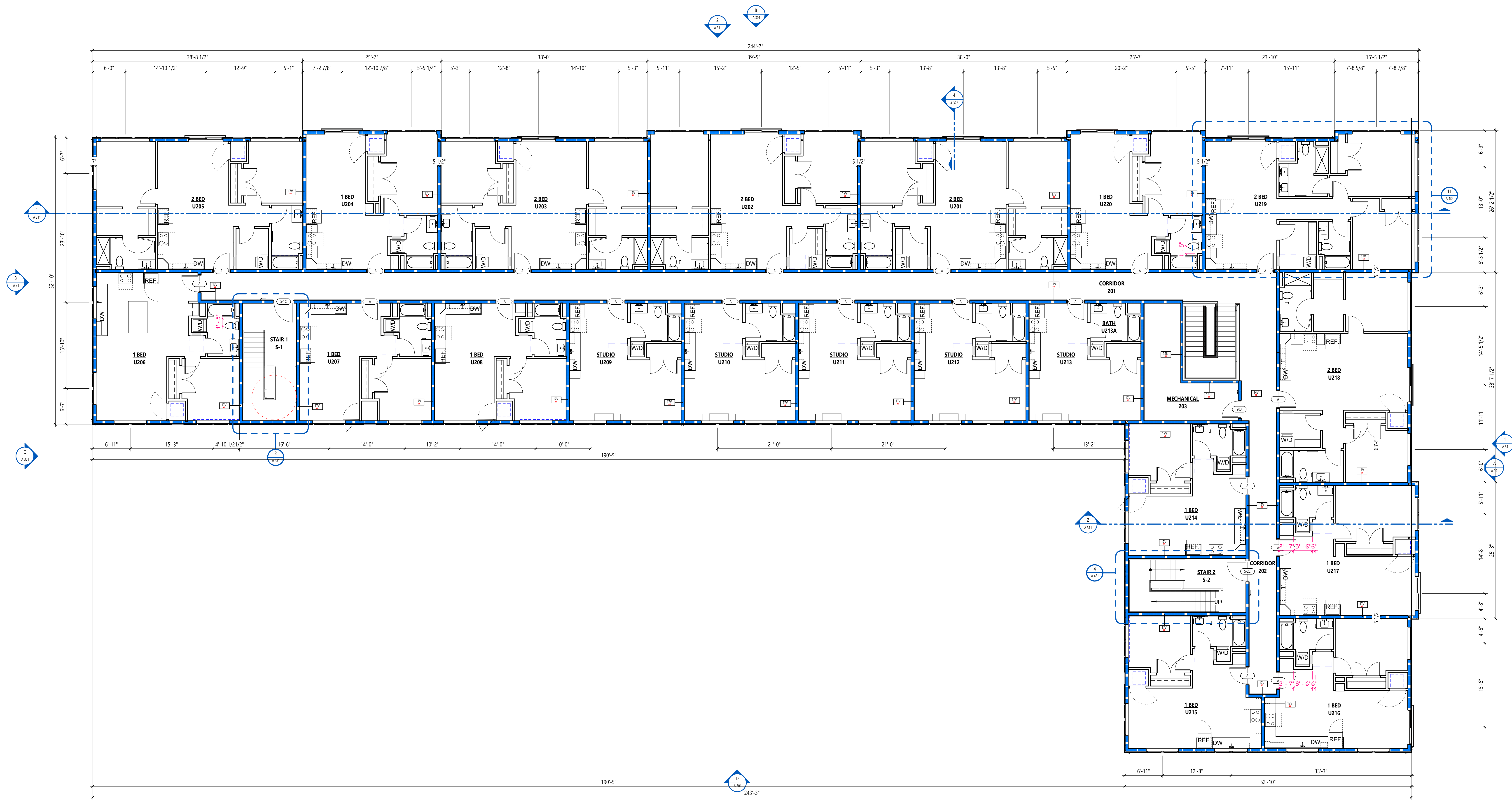


OVERALL FIRST FLOOR PLAN  
1/8" = 1'-0"

FLOOR SLAB ELEVATIONS  
 AREA A -- 100'-0"  
 AREA B -- 99'-8 5/8" (-3 3/8")  
 AREA C -- 99'-5 1/4" (-6 3/4")  
 AREA D -- 98'-10 1/8" (-13 7/8")

FLOOR SLAB ELEVATIONS  
1" = 20'-0"

DRAWN BY: XXX 4/16/2026 12:00:13 PM



**OVERALL SECOND FLOOR PLAN**  
 1/8" = 1'-0"

ISSUED FOR \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE  
**ZONE 32 PHASE II**

OWNER  
**BOGAN DEVELOPMENT**

SITE ADDRESS  
 901 N PITCHER ST  
 KALAMAZOO, MI

SEAL

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

SHEET TITLE  
**OVERALL SECOND FLOOR PLAN**

DATE  
 APRIL 16, 2026

SHEET NUMBER

**A 102**

PROJECT NUMBER

**23-208.010**

ALL SHEETS INTENDED FOR COLOR PLOT. VERY BLACK AND WHITE PLOT FOR INFORMATION INTEGRITY

**ZONING STANDARDS - FLEX LOT TYPE (50-5.6)**

1. BUILDING SITING			2. HEIGHT			4. STREET-FACING FACADES		
a) STREET FRONTAGE			ZONING REQUIREMENT			a) TRANSPARENCY (MINI)		
MULTIPLE PRINCIPAL BUILDINGS:	YES	1	MINIMUM HEIGHT:	1 STORY	2 STORY	GROUND FLOOR:	50% BETWEEN 2'-8" ABOVE GRADE MINIMUM	50% N. PITCHER ST. 52% MYRTLE ST.
FRONT LOT LINE COVERAGE:	70% MIN	96% @ N. PITCHER ST. 87% @ MYRTLE ST.	MAXIMUM HEIGHT:	3 STORIES	14'-0"	UPPER FLOORS:	20% PER FLOOR MINIMUM	42% N. PITCHER ST. 33% MYRTLE ST.
OCCUPATION OF CORNER:	YES	YES	(GROUND FLOOR, FEET):	12'-0"	12'-0" (2ND FLOOR)	BLANK WALL LIMITATIONS:	YES	YES
FRONT BUILD-TO-ZONE:	10'-0"	10'-0"	2. USES			b) ENTRANCE:	ALLOWED	PROVIDED
CORNER BUILD-TO-ZONE:	10'-0"	0'-0"	ZONING REQUIREMENT	ALLOWED	PROVIDED	LOCATION:	FRONT FACADE, BLDG. CORNER STOREFRONT, STOOP	CORNER STOREFRONT STOOP AT GRADE
ROW ENCROACHMENT:	YES	YES	GROUND FLOOR(S):	ALL PERMITTED USES PER DISTRICT	COMMERCIAL	ENTRANCE ON STREET-FACING FACADES:	1 PER 60' OF BUILDING LENGTH	YES, ON N. PITCHER ST. YES, ON MYRTLE ST. YES, PER PLANS
OTHER BUILD-TO-ZONE:	10'-0"	10'-0"	UPPER FLOOR(S):	RESIDENTIAL (R-2)		OTHER FACADE ENTRANCES:	YES	YES, ON MYRTLE ST. YES, PER PLANS
SIDE YARD SETBACK:	0'-0"	10'-0"	OCCUPIED SPACE RESTRICTIONS:	15'-0"	15'-0" YES, WITH SMALL F.D.C. ROOM AS REQUIRED, ON SECONDARY STREET	c) ROOF TYPE:	ALLOWED	PROVIDED
REAR YARD SETBACK:	0'-0"	5'-0"				TOWER SPIRE:	PERMITTED	NO
10'-0" (NEXT TO R DISTRICT)	10'-0"	10'-0"					NOT PERMITTED	NO
c) PARKING, LOADING AND ACCESS								
PARKING LOCATION:	REAR YARD	SIDE YARD AND ADJ. PARKING LOT SIDE YARD						
LOADING / SERVICE LOCATION:	REAR, SIDE, CORNER SIDE							
VEHICLE ENTRANCE BAY DRIVEWAY LOCATION:	ALLEY	PORTER ST. (SECONDARY ST.)						

**EXTERIOR ELEVATION KEY**

- MS-1 STEEL SIDING  
BASIS OF DESIGN: QUALITY EDGE TRUCECARD  
COLOR: IRONSTONE
- MS-2 STEEL SIDING  
BASIS OF DESIGN: QUALITY EDGE TRUCECARD  
COLOR: CIDER MILL
- VS-1 VINYL SIDING  
BASIS OF DESIGN: CERTAINTED MAINSTREET DOUBLE 4  
COLOR: STERLING GRAY
- ASPHALT SHINGLES

ALL FASCIAS TO MATCH "MS-1" UNLESS NOTED OTHERWISE

- MATERIAL TAG - REFER TO MATERIAL INFORMATION ABOVE
- WINDOW TAG - REFER TO SHEET A --- FOR MORE INFORMATION



1  
A.M.  
ELEVATION - MYRTLE ST - NORTH  
1/8" = 1'-0"



3  
A.M.  
ELEVATION - SOUTH  
1/8" = 1'-0"



2  
A.M.  
ELEVATION - N. PITCHER ST - WEST  
1/8" = 1'-0"



4  
A.M.  
ELEVATION - EAST  
1/8" = 1'-0"

ISSUED FOR DATE

PROJECT TITLE  
ZONE 32 PHASE II

OWNER  
BOGAN DEVELOPMENT

SITE ADDRESS  
901 N PITCHER ST  
KALAMAZOO, MI

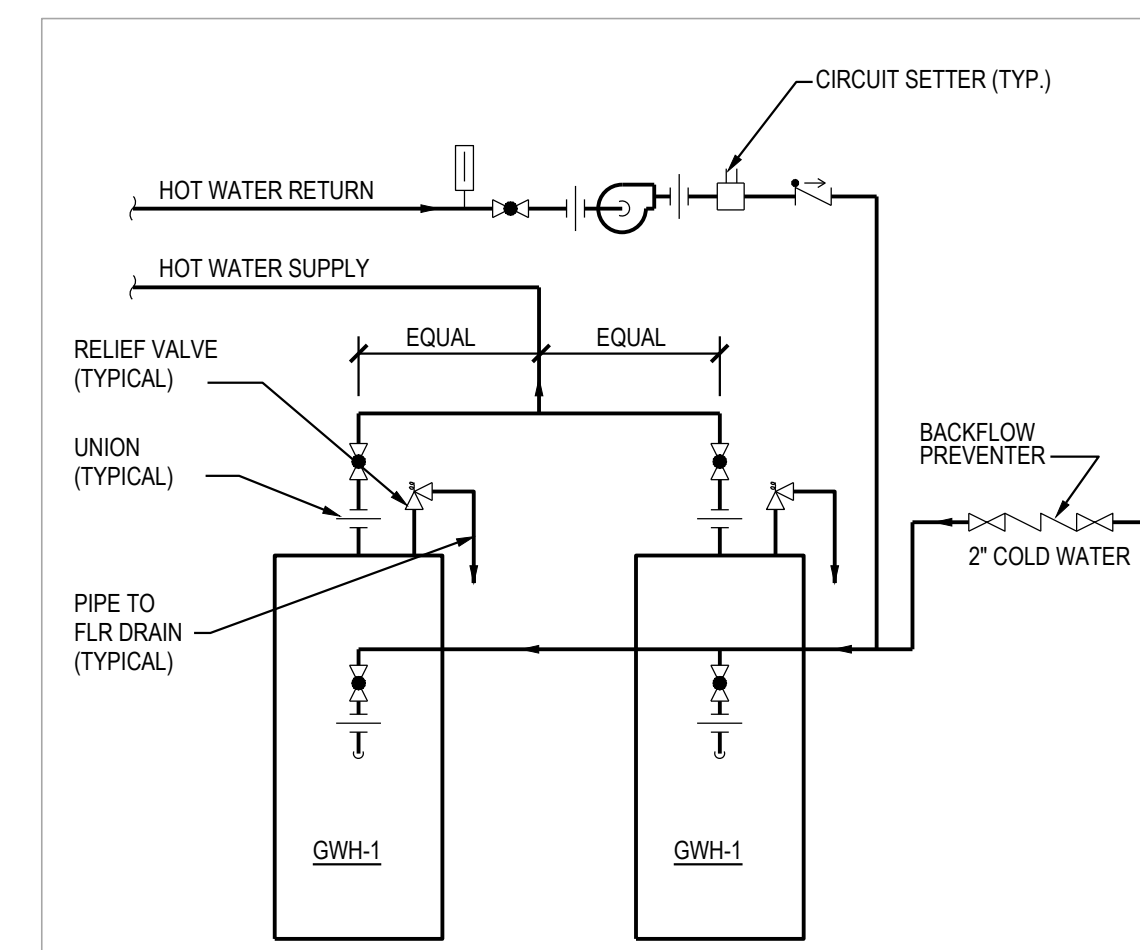
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**PRELIMINARY**  
NOT FOR CONSTRUCTION

SHEET TITLE  
ELEVATIONS

DATE  
APRIL 16, 2026  
SHEET NUMBER  
**A 301**  
PROJECT NUMBER  
23-208.010  
ALL SHEETS INTENDED FOR COLOR PLOT. VERIFY BLACK AND WHITE PLOT FOR INFORMATION INTEGRITY.

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	SAN.	C.W.	H.W.	VENT	REMARKS
WC-1	FLOOR MOUNTED, TANK TYPE, VITREOUS CHINA, ELONGATED BOWL, CLOSE COUPLED, 16 1/2" RIM HEIGHT, 1.6 GPF, BOLT CAPS, AMERICAN STANDARD CADET 3 #2386.012. PROVIDE FLOAT VALVE WITH VACUUM BREAKER, TRIP LEVER ASSEMBLY INSTALLED ON BARRIER FREE ACCESS SIDE, 3/8" ANGLE VALVE SUPPLY WITH LOOSE KEY STOP, 3/8" FLEXIBLE CHROME TUBING AND WHITE SOLID PLASTIC CLOSED FRONT SEAT, WITH COVER.	4"	1/2"	-	2"	
WC-2	FLOOR MOUNTED, TANK TYPE, VITREOUS CHINA, ELONGATED BOWL, CLOSE COUPLED, 16 1/2" RIM HEIGHT, 1.6 GPF, BOLT CAPS, AMERICAN STANDARD CADET 3 #2386.012. PROVIDE FLOAT VALVE WITH VACUUM BREAKER, TRIP LEVER ASSEMBLY INSTALLED ON BARRIER FREE ACCESS SIDE, 3/8" ANGLE VALVE SUPPLY WITH LOOSE KEY STOP, 3/8" FLEXIBLE CHROME TUBING AND WHITE SOLID PLASTIC OPEN FRONT SEAT, LESS COVER.	4"	1/2"	-	2"	
UR-1	WALL MOUNTED, VITREOUS CHINA, SIPHON JET WITH 3/4" TOP SPUD AND 2" OUTLET, AMERICAN STANDARD WASHBROOK #6501.010. PROVIDE WITH ZURN AQUAVANTAGE #26003AVWS1 FLUSH VALVE AND CONCEALED WALL SUPPORT CARRIER JOSAM #17810. MOUNTING HEIGHT TO BE 15" MAXIMUM TO RIM OF FIXTURE.	2"	3/4"	-	1-1/2"	
L-1	WALL MOUNTED, VITREOUS CHINA, 20"x17" FRONT OVERFLOW, 4" BACK AND 4" CENTERS, AMERICAN STANDARD LUCERNE #0355.012. PROVIDE WITH SINGLE LEVER FAUCET AND AERATOR DELTA #501-WF, BARRIER FREE, 3/8" LOOSE KEY OPERATED ANGLE STOPS, PERFORATED GRID DRAIN STRAINER, TRAP ASSEMBLY AND PROTECTIVE PIPE COVERS, CARRIER TO HAVE CONCEALED ARMS, LEVELING AND SECURING SCREWS JOSAM #17100. PROVIDE A TEMPERING VALVE AT ALL ACCESSIBLE HANDWASHING FIXTURES THAT CONFORMS TO ASSE 1070.	1-1/2"	1/2"	1/2"	1-1/2"	
L-2	COUNTERTOP MOUNTED, VITREOUS CHINA, 20"x17", SELF-RIMMING, AMERICAN STANDARD AQUALYN #0476.028. PROVIDE WITH SINGLE LEVER FAUCET AND AERATOR DELTA #501-WF, BARRIER FREE, 3/8" LOOSE KEY OPERATED ANGLE STOPS, POP UP DRAIN, TRAP ASSEMBLY AND PROTECTIVE PIPE COVERS. PROVIDE A TEMPERING VALVE AT ALL ACCESSIBLE HANDWASHING FIXTURES THAT CONFORMS TO ASSE 1070.	1-1/2"	1/2"	1/2"	1-1/2"	
TUB-1	ONE PIECE AMERICAST TYPE TUB, AMERICAN STANDARD #2291.202(R) OR #2390.202(L). PROVIDE WITH AMERICAN STANDARD #1064.502 BATH & SHOWER TRIM WITH POLISHED CHROME FINISH, PRESSURE BALANCE VALVE AMERICAN STANDARD #R1105SS, BATH/TUB DRAIN AMERICAN STANDARD #1545.170, BATH SPOUT AMERICAN STANDARD #6888.055 AND SHOWER HEAD SPEAKMAN #S-2005-HB.	2"	1/2"	1/2"	1-1/2"	
SH-1	36"x36"x77" SHOWER ENCLOSURE, LASCO 1363-BFSC. PROVIDE WITH PRESSURE BALANCE MIXING VALVE, HANDHELD SHOWER HEAD, 24" GRABSLIDE BAR, 60 HOSE, VACUUM BREAKER, FLOOR DRAIN, CURTAIN ROD AND SHOWER CURTAIN, COMPLETE INSTALLATION TO MEET ADA AND BARRIER FREE REQUIREMENTS. INSTALL SHOWER HEAD, CONTROLS AND GRAB BARS PER MICHIGAN BARRIER FREE SECTION 608.3, 608.5 AND 608.6.	2"	1/2"	1/2"	1-1/2"	
SH-2	SHOWER STALL, OASIS #0SH6034. PROVIDE WITH PEERLESS #PPT142198N SHOWER TRIM, VACUUM BREAKER, FLOOR DRAIN PROFLO #PF101PNC, CURTAIN ROD AND SHOWER CURTAIN, COMPLETE INSTALLATION TO MEET ADA AND BARRIER FREE REQUIREMENTS. INSTALL SHOWER HEAD, CONTROLS AND GRAB BARS PER MICHIGAN BARRIER FREE SECTION 608.3, 608.5 AND 608.6.	2"	1/2"	1/2"	1-1/2"	
SS-1	FLOOR MOUNTED, PRECAST, ONE PIECE MOLDED STONE WITH BUMPER GUARD ON TWO SIDES, 24"x24"x10" FIAT #MSB-2424. PROVIDE WITH WALL MOUNTED COMBINATION FITTING WITH INTEGRAL STOPS, VACUUM BREAKER, WALL BRACE, PAIL HOOK, MOP HANGER, HOSE AND HOSE BRACKET, AND WALL MOUNTED SERVICE FAUCET.	3"	3/4"	3/4"	1-1/2"	
S-1	COUNTERTOP MOUNTED, SEAMLESS STAINLESS STEEL, 18 GAUGE, INTEGRAL MOUNTING RIM, ELKAY #LR1517 WITH 12"x12"x7-1/4" BOWL, PROVIDE WITH CROSSCONEX MIXING FAUCET ELKAY #LK4121, SWINGS SPOUT WITH AERATOR, 3/8" LOOSE KEY ANGLE STOPS, 3-1/2" BASKET STRAINER ELKAY #LK35, 1 1/2" TAILPIECE AND 1 1/2" P-TRAP.	1-1/2"	1/2"	1/2"	1-1/2"	
GWH-1	100 GALLON HIGH EFFICIENCY GAS FIRED WATER HEATER, 199 MBH INPUT, 304 GPH FIRST HOUR RATING, GLASS LINED TANK, 3/4" RELIEF VALVE, 98% EFFICIENT, SEALED COMBUSTION, AND PVC VENTING, EQUAL TO LOOKINAR SHIELD SWIRLOK, ENTIRE HEATER SHALL BE CERTIFIED BY AGA AND FURNISHED WITH ALL NECESSARY OPERATING AND SAFETY CONTROLS.	-	1"	1"	-	
WB-1	WASHER BOX, 1-1/2" DRAIN, 1/2" HOT AND COLD WATER SHUT-OFF VALVES, GLY GRAY MODEL #6B150TS.	1-1/2"	1/2"	1/2"	1-1/2"	
FD-1	CAST IRON FLOOR DRAIN WITH FLANGE, INTEGRAL REVERSIBLE COLLAR, SEEPAGE OPENINGS AND 6" ROUND ADJUSTABLE NICKEL BRONZE STRAINER TOP, ZURN #Z415. PROVIDE A TRAP SEAL CONFORMING TO ASSE 1019 OR ASSE 1044, ON ALL TRAPS SUBJECT TO LOSS BY EVAPORATION, AS AN ALTERNATIVE TO TRAP PRIMERS USE A FLOOR DRAIN TRAP SEALER SIMILAR TO SURE SEAL MODEL #SS3000 OR SS4000 IF ALLOWED BY CODE.	2", 3", OR 4"	-	-	1-1/2" OR 2"	SEE PLANS FOR SIZE
EWC-1	WALL MOUNTED, BARRIER FREE, COOLER MODULE WITH BOTTLE FILLING STATION. HANDICAPPED FOUNTAIN SHALL BE MOUNTED TO PROVIDE AMPLE LEG ROOM AND EASY ACCESS FROM THE SITTING POSITION. HOUSING SHALL BE GRAY WITH TYPE 304 STAINLESS STEEL TOP MOTOR OVERLOAD PROTECTION, ANSI A 117.1-1992, UL LISTED AND AIR RATED. COOL 7.5 GPM TO 50 DEGREE F. WATER AT 90 DEGREE F. AMBIENT AND 80 DEGREE F. INLET WATER TEMPERATURE. ELKAY MODEL L25TLBWSLK.	-	1"	-	-	

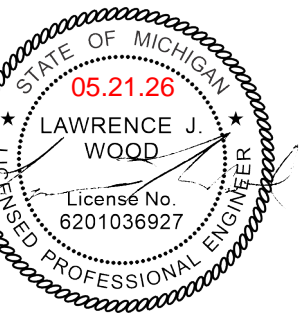
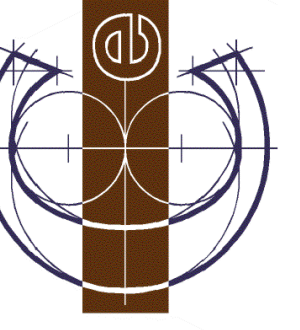


**WATER HEATER PIPING DIAGRAM**  
NOT TO SCALE

- IN CONCEALED LOCATIONS WHERE PIPING IS INSTALLED THROUGH STUDS, JOISTS, OR RAFTERS, PROVIDE A 1/16" THICK STEEL PROTECTIVE SHIELD TO PROTECT THE PIPE FROM PUNCTURES.
- PROVIDE WATER HAMMER ARRESTERS WHERE QUICK CLOSING VALVES ARE USED, OR AS REQUIRED. ARRESTERS SHALL CONFORM TO ASSE 1010 AND ACCESS SHALL BE PROVIDED TO EACH ARRESTER.
- ALL PLUMBING VENTS THROUGH THE ROOF TO BE INSTALLED A MINIMUM OF 10" AWAY FROM ALL FRESH AIR INTAKE OPENINGS.
- DO NOT INSTALL ANY PIPING AROUND ELECTRICAL EQUIPMENT TO INSURE ALL CODE REQUIRED CLEARANCES. SEE ELECTRICAL PLANS FOR THESE LOCATIONS.
- REFER TO MINIMUM SIZE CONNECTION SCHEDULE FOR ALL PLUMBING FIXTURES BRANCH PIPING SIZES.
- PROVIDE IDENTIFICATION ON ALL SHUT-OFF VALVES SERVING WALL HYDRANTS AND HOSE BIBBS. IDENTIFY ALL OTHER VALVES THAT ARE NOT ADJACENT TO THE FIXTURE THEY SERVE.
- PROVIDE A TEMPERING VALVE AT ALL ACCESSIBLE HANDWASHING FIXTURES THAT CONFORMS TO ASSE 1070.
- ALL DOMESTIC PIPING TO BE PEEX, INSULATED WITH FOAM PER ENERGY CODE.
- ALL SANITARY PIPING TO BE SCHEDULE 40 PVC.
- VENTING SHALL BE INSTALLED IN ACCORDANCE WITH CODE.

**PLUMBING NOTES**

Classic Engineering, LLC  
100 Cesar E Chavez Ave SW  
Grand Rapids, Michigan 49503  
(616) 742-2810  
www.classicengineering.com



**Byron Plumbing, Inc.**  
4577 88th Street, S.W.  
Byron Center, MI 49315  
Phone: (616) 878-9411  
Fax: (616) 878-1152

**ZONE 32 PHASE II**  
901 N. PITCHER ST.  
KALAMAZOO, MI 49007

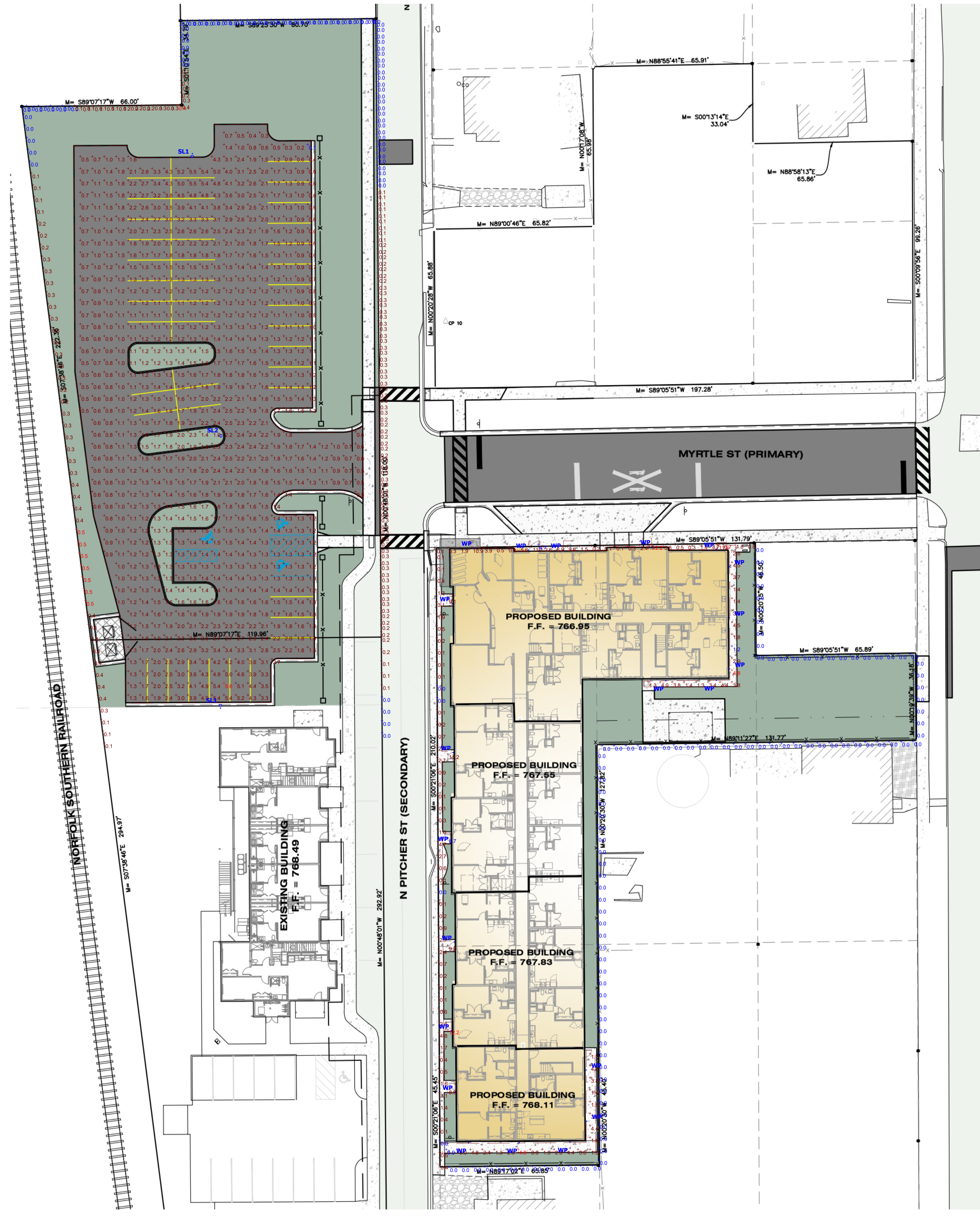
ISSUED FOR:	
04-08-26	PERMITS
05-20-26	REVISED

PROJECT NUMBER:  
**2026118**  
DATE:  
**04-08-26**  
DRAWING NUMBER:  
**P-0**



Schedule							
Symbol	Label	QTY	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
	SL1	2	DSX0 LED P6 40K 70CRI TFTM HS MVOLT SPA NLTAIR2 PIRHN DDBXD Pole: SSS 20 4C DM19AS DDBXD	D-Series Size 0 Area Luminaire P6 Performance Package 4000K CCT 70 CRI Forward Throw Houseside Shield	14685	1	137
	SL2	1	DSX0 LED P6 40K 70CRI T5W MVOLT SPA NLTAIR2 PIRHN DDBXD Pole: SSS 20 4C DM19AS DDBXD	D-Series Size 0 Area Luminaire P6 Performance Package 4000K CCT 70 CRI Type 5 Wide	18183	1	137
	WP	21	WPX0 LED ALO @850LM SWW2 @4000K MVOLT	WPX0 LED, 850 Lumen setting, 4000K Setting, 120-277V	829	1	6.0096

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
APARTMENT-PROPERTY LINE	+	0.8 fc	12.2 fc	0.0 fc	N/A	N/A
N. APARTMENT ENTRANCES	+	7.9 fc	11.6 fc	4.7 fc	2.5:1	1.7:1
NORTH STAIRWELL EGRESS	+	3.0 fc	4.8 fc	1.2 fc	4.0:1	2.5:1
PARKING LOT	+	1.7 fc	5.6 fc	0.1 fc	56.0:1	17.0:1
PARKING-PROPERTY LINE	+	0.1 fc	0.4 fc	0.0 fc	N/A	N/A
PARKING-PROPERTY LINE	+	0.2 fc	0.5 fc	0.0 fc	N/A	N/A
SOUTH STAIRWELL EGRESS	+	2.8 fc	4.9 fc	0.9 fc	5.4:1	3.1:1
W. APARTMENT ENTRANCES	+	9.9 fc	12.2 fc	8.7 fc	1.4:1	1.1:1



**Plan View**  
Scale - 1" = 25ft