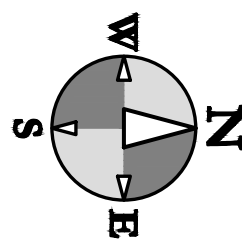
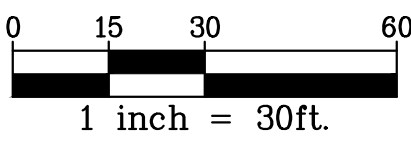


APPROVED
Site Plan Review - Revision #2
Approved: 7/10/2026
City of Kalamazoo
E.Szymanski



ISSUED FOR _____ DATE _____

PROJECT TITLE
ZONE 32 PHASE II

OWNER
BOGAN
DEVELOPMENT

SITE ADDRESS
901 N PITCHER ST
KALAMAZOO, MI

SEAL

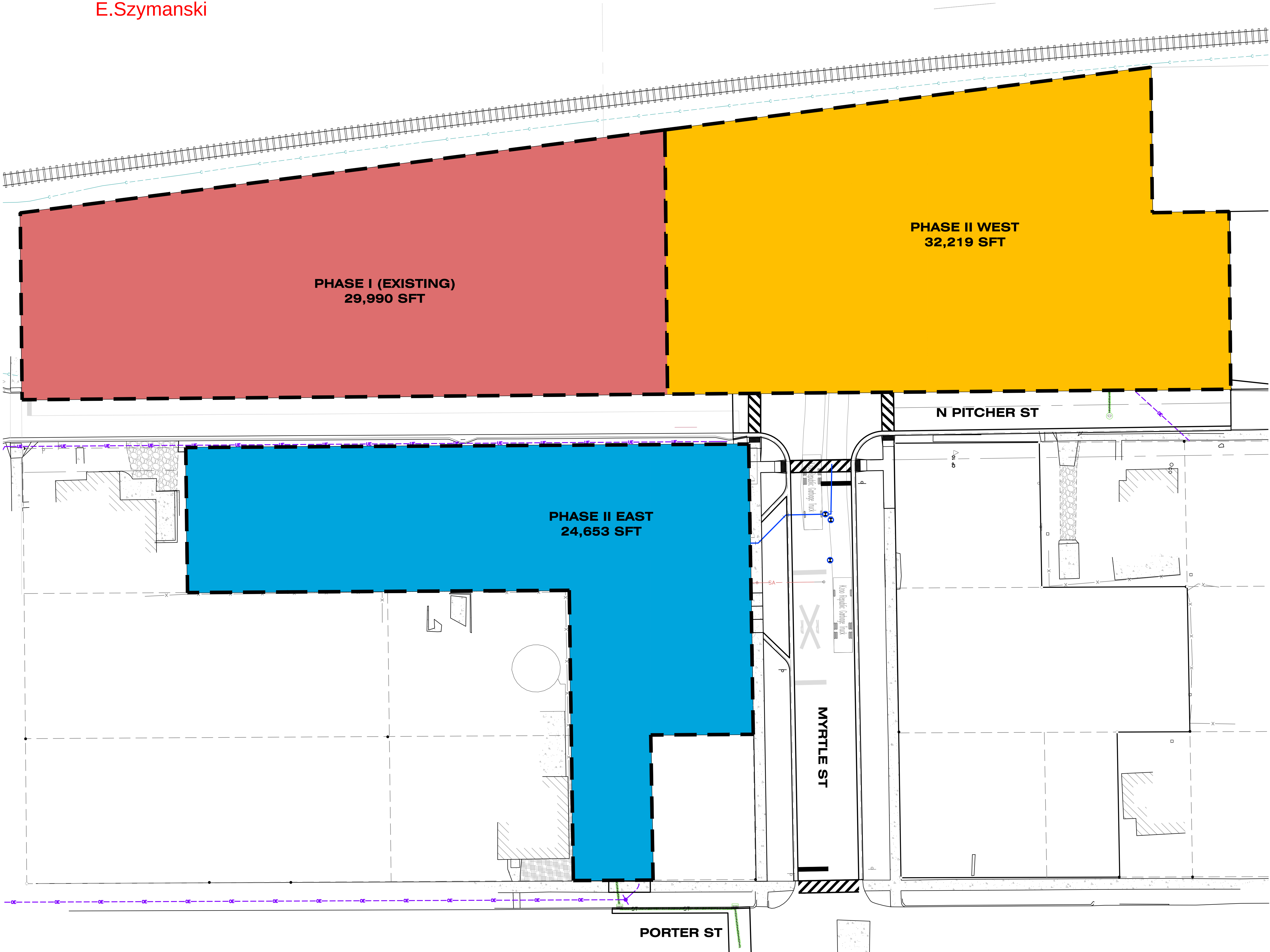
PRELIMINARY
NOT FOR CONSTRUCTION

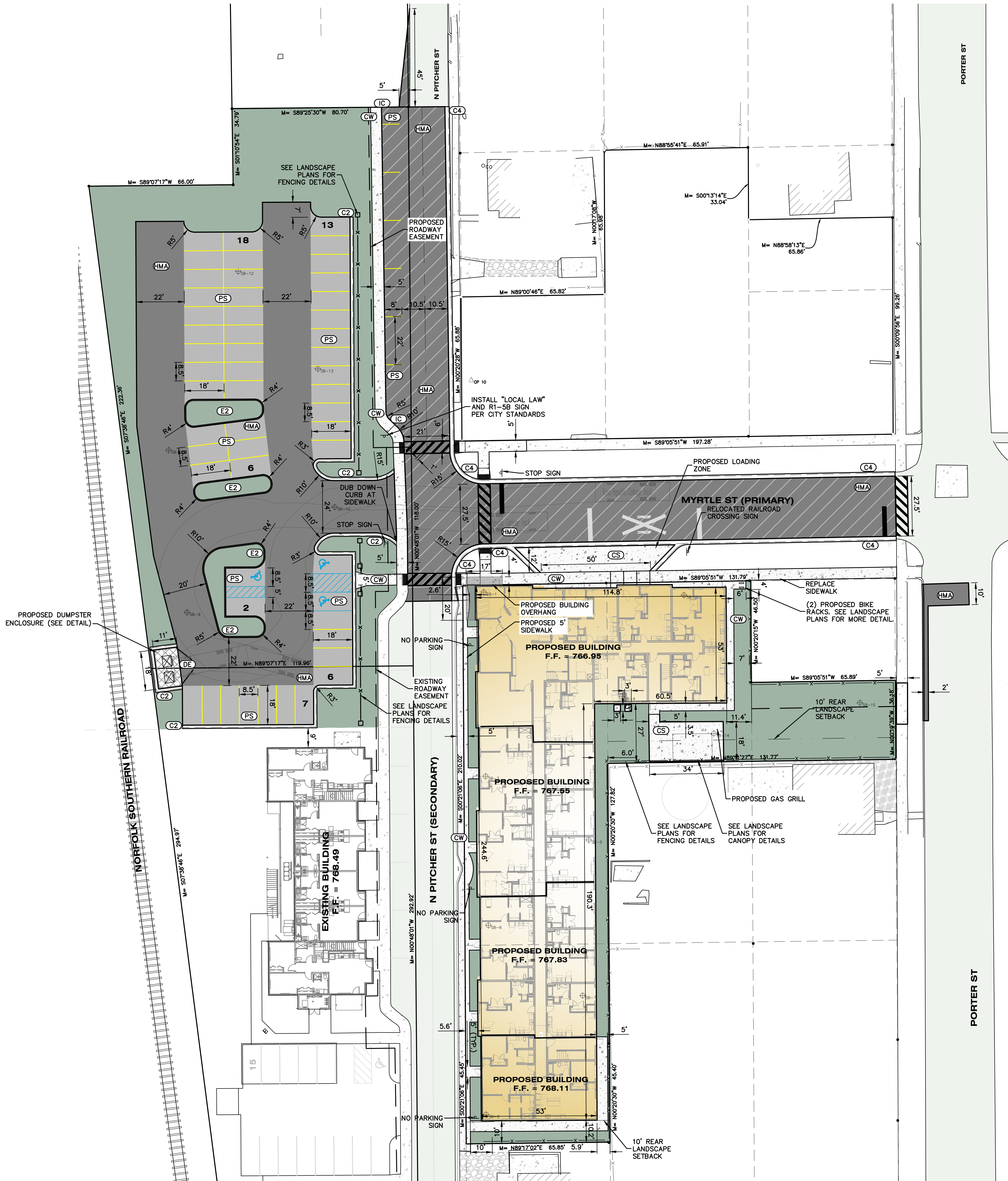
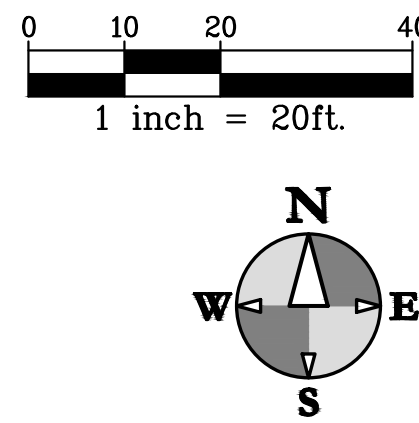
SHEET TITLE
KEY PLAN

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





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 PARKING ALLOWED:
PHASE I = 23 SPACES
PHASE II = 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'

REQUIRED BICYCLE PARKING:
ONE BICYCLE SPACE PER 5 DWELLING UNITS
38 / 5 = 7.6 = 8 SPACES REQUIRED
5 SPACES PROVIDED INSIDE, 4 OUTSIDE

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
C&K 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

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SEAL

PRELIMINARY
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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