

June 7, 2018



Mtg Date: June 14, 2018

To: Planning Commission

From: Julie Johnston, AICP
Planning Director

Applicant/Owner: Two Squared Development, LLC

Property: Approximately 2 acres of an 86.55-acre PUD

Zoning: C: Local Business District / Commercial Planned Unit Development

Request: Special Exception and Site Plan Approval

Section(s): Section 60.420 – Commercial Planned Unit Development

Project Name: Westgate PUD Access Drive

PROJECT OVERVIEW

The applicant requests the approval of an access drive within the Westgate Planned Unit Development (PUD). Per the requirements of Section 60.450: Approval Process that were a part of the PUD ordinance when Westgate was approved in 2016, each individual site plan requires special exception use and site plan approval by the Planning Commission.

The request access drive will begin at West Main Street and move north along the western boundary of the PUD, connecting with the existing east/west drive which connects to Maple Hill Drive. This east/west drive is just south of the Holiday Inn and Holiday Inn Express hotels currently under construction.

GENERAL ZONING AND CONCEPT PLAN COMPLIANCE

In general, the proposed access drive complies with the concept plan approved by the Planning Commission in 2016. One item noted by staff is that the site plan indicates the sidewalk planned along the east side of the road right-of-way is intended to be built when the individual building sites are constructed. Staff would recommend that the sidewalk, in its entirety, be developed as part of the first building site to be constructed in this area. At that point, this section of the PUD will be activated and connectivity to both the existing hotels and to Maple Hill Drive will be important.

The site plan meets all other requirements of the Site Plan Review Ordinance.

ENGINEERING

The Public Works Department has had an opportunity to review the most recent site plan for the access drive provided by the applicant. There are still a handful of engineering concerns that must be addressed, for example soil borings, hydrologic sub-basins illustrated, a stage volume table for storm water, etc. Many of these items can be handled administratively between the Township's engineer and the applicant.

Outside of conditioning any construction on resolving these issues to the satisfaction of the Township Engineer, there are concerns of note that require specific attention, as follows:

Asphalt Placement – the applicant intends to place the asphalt for the drive to the far west of the 66-foot right-of-way easement. This locates the paved portion of the drive very close to the western property line of the PUD. The applicant will need a grading easement from Consumers Energy who owns the utility corridor west of the project. In addition, the Township has concerns regarding maintenance and snow removal in this area. With the paved portion of the road so close to the property line, future snow removal and possibly maintenance of the road will occur on the adjacent property, not owned by the applicant. Staff sees two possible alternatives to this concern – either enter into some type of cross access agreement or maintenance easement with Consumers Energy or move the paved portion of the road 15 feet from the western boundary of the 66-foot easement.

Storm Water Management Basins – the Township has been working towards requiring all storm water management basins to be free-form, and organic in shape and appearance. The storm water basins shown on the site plan are intended to be temporary in nature. As can be seen on the PUD concept plan, restaurants are planned to the east of the proposed road. When those buildings develop, storm water will likely be managed with underground facilities. In the interim, the applicant will need to manage runoff from the new access drive. Staff recommends the Planning Commission place a time restriction on these temporary basins for a period not to exceed 10-years. If restaurants or other uses are not constructed in this area within this time period, then the basins will be required to come in to compliance with Ordinance standards related to shape and appearance.

FIRE DEPARTMENT

No concerns at this time.

SPECIAL EXCEPTION USE CONSIDERATIONS

Section 60.100 of the Zoning Ordinance provides additional review criteria for consideration when deliberating a Special Exception Use request.

A. Is the proposed use compatible with the other uses expressly permitted within the C: Local Business zoning district?

Special exception use permission is required to include this project within the Westgate PUD. Since the request is specifically for a segment of the road network of the PUD and not a use expressly permitted with the District, the question of compatibility with other uses is moot.

B. Will the proposed use be detrimental or injurious to the use or development of adjacent properties or to the general public?

The largest concern with this access drive is the curb cut onto West Main Street. As the major commercial corridor in the Township, access management and public safety are critical issues. According to the Kalamazoo Area Transportation Study (KATS), the annual average daily traffic counts in this area exceed 35,000 vehicles. In addition, the Michigan Department of Transportation (MDOT) reports 35 crashes between Maple Hill Drive and the Kohls area in the last three years.

The applicant has provided a traffic study to MDOT for the PUD and this access point on West Main Street. That study is still under review by MDOT. Therefore, any approvals will need to be conditioned on MDOT's final decision regarding the configuration of this curb cut.

C. Will the proposed use promote the public health, safety, and welfare of the community?

With a satisfactory outcome regarding the curb cut onto West Main Street by MDOT, concerns for the public's health, safety, and welfare should be adequately managed.

D. Will the proposed use encourage the use of the land in accordance with its character and adaptability?

Intended to be incorporated and integrated into the larger vision of the Westgate PUD, the proposed access drive is in accordance with its character and adaptability.

RECOMMENDATION

Staff recommends the Planning Commission grant Special Exception Use and site plan approval for the proposed access drive within the Westgate PUD, with the following suggested conditions:

1. Construction of the access drive will not begin until all approvals have been received by MDOT.
2. Relocate the paved portion of the access road 15 feet from the western easement boundary or provide the Township with agreements from Consumers Energy to allow maintenance of the road on their property.
3. Provide the Township documentation of a grading easement from Consumers Energy.
4. Limit the temporary storm water management basins to a 10-year period. If the basins are still in use at the end of the 10-year period, they will come into compliance with all Zoning Ordinance requirements.
5. Provide a revised site plan that satisfies the requirements of the Township Engineer, which will also include clear dimensions of the 66-foot easement.

6. Sidewalk connections along the access drive from West Main Street to the east/west connector to Maple Hill Drive will be installed, in its entirety, with the construction of the first site plan in this area of the Westgate PUD.
7. A reciprocal easement agreement or other such device will be recorded to ensure access to and maintenance of all shared facilities planned within the PUD. A copy of this agreement will need to be provided to the Township prior to certificates of occupancy.

Respectfully Submitted,



Julie Johnston, AICP
Planning Director

Attachments: Application
Aerial
Site Plans
Westgate Concept Plan



7275 W. Main Street, Kalamazoo, Michigan 49009-9334
 Phone: 269-216-5223 Fax: 269-375-7180

PLEASE PRINT

PROJECT NAME & ADDRESS WESTGATE, 5650 W. MAIN ST.

PLANNING & ZONING APPLICATION

Applicant Name : TWO SQUARED

Company DEVELOPMENT, LLC

Address 4200 W. CENTRE AVE.
PORTAGE, MI 49024

E-mail caardema@aubinc.com

Telephone 269-323-2022 Fax _____

Interest in Property OWNER

OWNER*:

Name _____

Address _____

Email _____

Phone & Fax _____

Charter Township
 W MAIN ST
 KALAMAZOO, MI 49009
 Phone : 269-375-4260
 OSHTEMOTOWNSHIP.ORG

Received From: TWO SQUARED DEVELOPMENT
 Date: 04/12/2018 Time: 2:09:52 PM
 Receipt: 141203
 Cashier: LPOTOK

| ITEM REFERENCE | AMOUNT |
|----------------------------|------------|
| 1085 SPECIAL EXCEPTION USE | |
| SPECIAL EXCEPTION USE | \$400.00 |
| 1088 SITE PLAN REVIEW | |
| SITE PLAN REVIEW | \$600.00 |
| 1042 PLANNING ESCROW | |
| PLANNING ESCROW | \$1,100.00 |
| TOTAL | \$2,100.00 |
| CHECK 1428 | \$2,100.00 |
| Total Tendered: | \$2,100.00 |
| Change: | \$0.00 |

NATURE OF THE REQUEST: (Please check the appropriate item)

- Planning Escrow-1042
- Site Plan Review-1088 600
- Administrative Site Plan Review-1086
- Special Exception Use-1085 400
- Zoning Variance-1092
- Site Condominium-1084
- Accessory Building Review-1083
- Rezoning-1091
- Interpretation-1082
- Text Amendment-1081
- Sign Deviation-1080
- Other: _____

BRIEFLY DESCRIBE YOUR REQUEST (Use Attachments if Necessary): _____

PLEASE SEE ATTACHED LETTER

LEGAL DESCRIPTION OF PROPERTY (Use Attachments if Necessary):

PLEASE SEE ATTACHED LEGAL DESCRIPTIONS

PARCEL NUMBER: 3905- 13-180-029, 13-130-021

ADDRESS OF PROPERTY: 5650 W. MAIN ST.

PRESENT USE OF THE PROPERTY: VACANT LAND

PRESENT ZONING C **SIZE OF PROPERTY** TOTAL = 86 +/- Acres
DEVELOPMENT

**NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS
HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:**

| Name(s) | Address(es) |
|---------|-------------|
| _____ | _____ |
| _____ | _____ |

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) acknowledge that we have received the Township's Disclaimer Regarding Sewer and Water Infrastructure. By submitting this Planning & Zoning Application, I (we) grant permission for Oshtemo Township officials and agents to enter the subject property of the application as part of completing the reviews necessary to process the application.



Owner's Signature (* If different from Applicant)

4/11/18

Date

Applicant's Signature

Date

- Copies to:
- Planning -1
- Applicant -1
- Clerk -1
- Deputy Clerk -1
- Attorney-1
- Assessor -1
- Planning Secretary - Original

PLEASE ATTACH ALL REQUIRED DOCUMENTS

Two Squared Development, LLC

11 April 2018

Julie Johnston, AICP
Planning Director
Oshtemo Charter Township
7275 W. Main Street
Kalamazoo, MI 49009

RE: Westgate Development

Dear Ms. Johnston:

We are excited to continue the development of our Westgate project at US-131 and West Main Street in Oshtemo Township. As you may recall, the project started several years ago with the creation of a Planned Unit Development (PUD) that now encompasses the entire site. The first phase of construction, however, started last year as work commenced on new buildings for Holiday Inn and Holiday Inn Express. Those buildings, along with the associated site improvements, received site plan approval in 2017.

As depicted on the attached drawings, the next phase of the project is the reconstruction of the access drive from West Main Street. This access drive will utilize an existing curb cut on West Main Street, as intended and depicted in the approved PUD Concept Plan. At this time, the road will only connect to the previously approved and under construction hotel buildings. No additional buildings are proposed at the writing of this application.

Our intent is to construct the access drive as the weather improves and our contractor transitions from the site infrastructure near the hotels. Once constructed, this new drive will enhance access to the site and increase the possibility of new development in the township.

Please feel free to contact me with any questions.

Thanks,

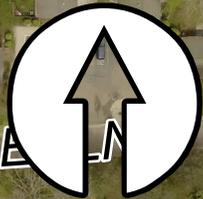
Curt Aardema
269-323-2022

Legal Descriptions

- 05-13-180-029
 - SEC 13-2-12 BEG SW COR E1/2 E1/2 NW1/4 TH S 88DEG02MIN39SEC W ALG E & W1/4 LI 49.25FT TH N 17DEG10MIN50SEC W 638.11FT TH N 28DEG38MIN10SEC W 401.94FT TH N 88DEG02MIN39SEC E PAR WITH E & W1/4 LI TO W LI E1/2 E1/2 NW1/4 TH S THEREON 403FT TH N 88DEG00MIN33SEC E 66.04FT TH S 00DEG01MIN55SEC E 572FT TO E & W 1/4 LI TH W 66.04FT TO BEG * **12-97 1997 COMBINATION OF 13-180-025, 13-180-028 & 13-180-034

- 05-13-130-021
 - SEC 13-2-12 S 66FT E1/2 NE1/4 NW1/4 ALSO W3/4 NW1/4 LYING E OF FOLL DESCRIBED LI BEG IN E & W1/4 LI 704.17FT WLY OF C1/4 POST TH N 17DEG19SEC50 MIN W 638.11FT TH N 28DEG38MIN10SEC W 819.22FT TH N 00DEG59MIN W 1350FT TO N SEC LI AND PT OF ENDING EXC S 975FT ALSO EXCEPT BEG NE COR W1/2 NE1/4 NW1/4 TH S 00DEG01MIN50SEC E ALG E LI THEREOF 1250.51FT TH S 87DEG56MIN0SEC W PAR N1/8 LI 130.08FT TH N 00DEG01MIN50SEC W 1250.77FT TO N SEC LI TH N 88DEG02MIN50SEC E 130.07FT TO BEG * **12-97 1997 SPLIT FROM 13-180-023 & 13-130-019 Split on 11/14/2017 into 05-13-130-022, 05-13-130-030, 05-13-130-040;

WESTGATE PUD
Aerial Map



VINTAGE LN

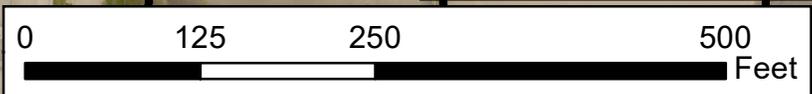
MAIN TO N US 131 RAMP

W MAIN ST

RAMP



-  Other Property Line
-  Subject Property



CIVIL PLAN SET

WESTGATE SOUTH ACCESS DRIVEWAY

OSHTEMO TOWNSHIP
KALAMAZOO COUNTY, MI
5/31/18

OWNER



AVB
4200 W. CENTRE AVENUE
PORTAGE, MI 49024
269.323.2022

PLANS PREPARED BY:



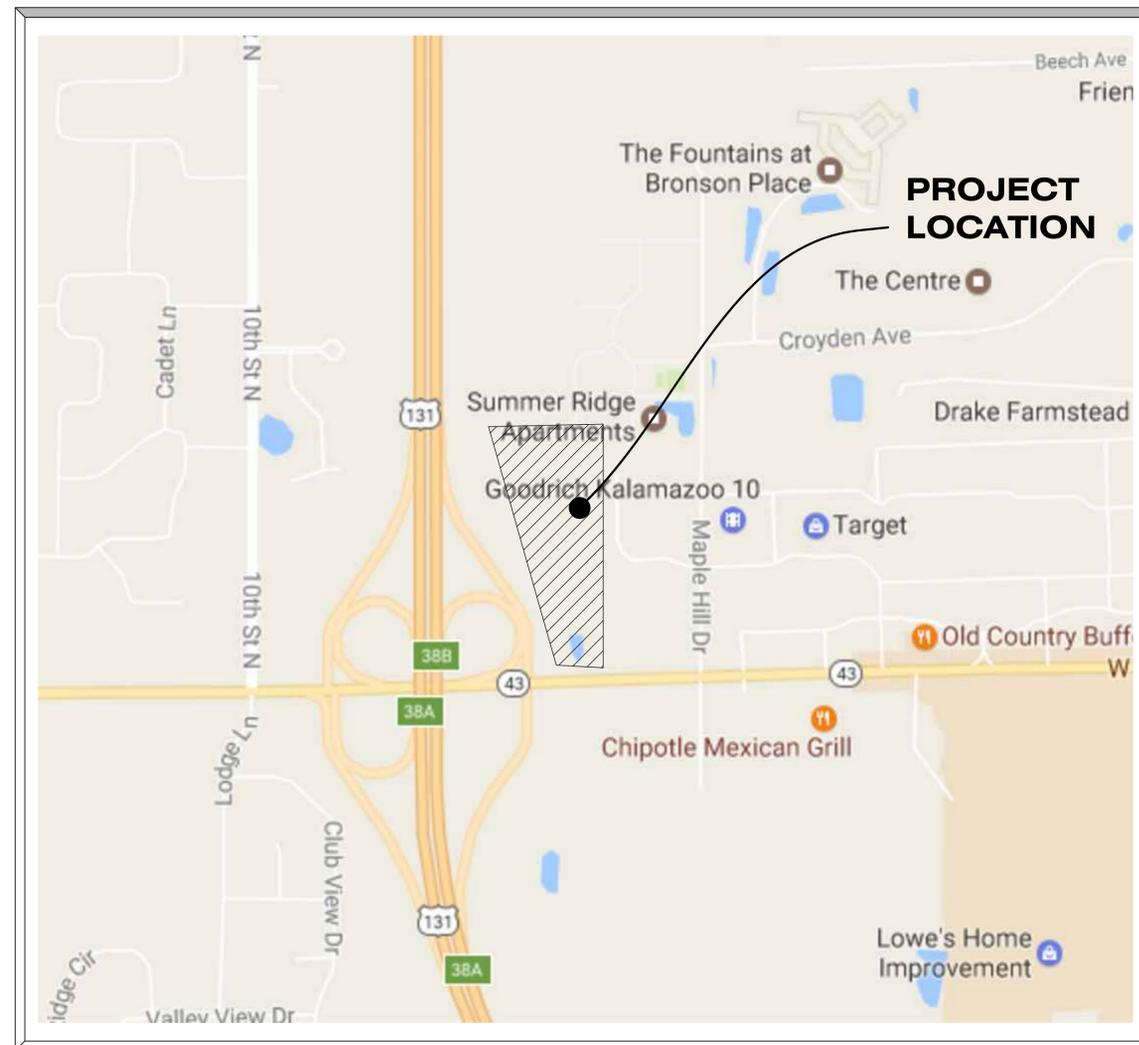
hurley & stewart, llc
2800 s 11th street
kalamazoo, michigan 49009
269.552.4960 fax 552.4961
www.hurleystewart.com

UTILITY CONTACTS:

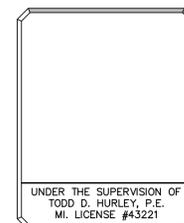
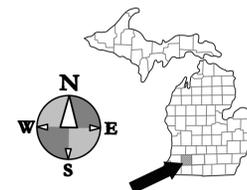
| | |
|--|-----------------|
| CONSUMERS ENERGY CO. JESSE BURNS 2500 E. CORK STREET KALAMAZOO, MI 49001 269.337.2311 | ELECTRIC |
| CONSUMERS ENERGY CO. TERRY FIELDS 2500 E. CORK STREET KALAMAZOO, MI 49001 269.337.2270 | GAS |
| CITY OF KALAMAZOO STEVE SKALSKI/MATT JOHNSON 415 STOCKBRIDGE AVENUE KALAMAZOO, MI 49001 269.337.8002 | WATER/SANITARY |
| CHARTER JEFF LAKE 2919 MILLCORK ST. KALAMAZOO, MI 49001 269.625.7403 | TELEPHONE/CABLE |
| COMCAST 1(800)391-3000 | CABLE TV |
| OSHTEMO TOWNSHIP GREG MILLIKEN 7275 W. MAIN ST KALAMAZOO, MI 49009 | TOWNSHIP |

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE CONSTRUCTION OF A COMMERCIAL ACCESS DRIVE FROM THE NORTH SIDE OF WEST MAIN ST (M-43) TO SERVE THE WESTGATE DEVELOPMENT PROJECT. THIS PROJECT INCLUDES SITE GRADING, INSTALLATION OF UNDERGROUND UTILITIES, AND CONSTRUCTION OF CONCRETE AND ASPHALT PAVEMENT.



SITE LOCATION MAP
SCALE: 1" = 500'



DRAWING INDEX

- | SHT # | DESCRIPTION |
|-------|---------------------------------|
| C-0 | TITLE SHEET |
| C-1 | EXISTING CONDITIONS & DEMO PLAN |
| C-2 | WATERSHED MAP AND DETAILS |
| R-1 | DRIVEWAY PLAN & PROFILE |
| R-2 | MDOT DRIVEWAY LAYOUT |

LEGEND

| | | | |
|--|------------------------------|--|------------------------------|
| | PROPOSED CONTOUR HIGHLIGHTED | | EXISTING CONTOUR HIGHLIGHTED |
| | PROPOSED CONTOUR NORMAL | | EXISTING CONTOUR NORMAL |
| | PROPOSED SANITARY SEWER | | EXISTING SANITARY SEWER |
| | PROPOSED STORM SEWER | | EXISTING STORM SEWER |
| | PROPOSED CATV | | EXISTING CATV |
| | PROP ELEC (OVERHEAD) | | EXIST ELEC (OVERHEAD) |
| | PROP ELEC (UNDERGROUND) | | EXIST ELEC (UNDERGROUND) |
| | PROPOSED FIBEROPTIC CABLE | | EXISTING FIBEROPTIC CABLE |
| | PROPOSED GAS | | EXISTING GAS |
| | PROPOSED TELEPHONE | | EXISTING TELEPHONE |
| | PROPOSED WATER MAIN | | EXISTING WATER MAIN |
| | PROPOSED TREELINE | | EXISTING TREELINE |
| | PROPOSED FENCE | | EXISTING FENCE |
| | CURB CATCH BASIN | | GAS METER |
| | SQUARE CATCH BASIN | | TELEPHONE MANHOLE |
| | ROUND CATCH BASIN | | TELEPHONE PEDESTAL |
| | MANHOLE STORM | | TELEPHONE POLE |
| | MANHOLE SANITARY | | PROPOSED SPOT GRADE |
| | SANITARY CLEANOUT | | EXISTING SPOT GRADE |
| | FIRE HYDRANT | | BENCH MARK |
| | WATER VALVE | | POST/BOLLARD |
| | WATER VALVE IN VAULT | | SIGN |
| | WATER METER | | MAILBOX |
| | WATER REDUCER | | SOIL BORING |
| | LIGHT POLE | | MONITOR WELL |
| | POWER POLE | | |
| | GUY WIRE | | |
| | ELECTRIC MANHOLE | | |
| | ELECTRIC METER | | |

NOTE: ALL SYMBOLS IN THIS LEGEND ARE SHOWN AS EXISTING. PROPOSED SYMBOLS WILL USE THE CORRESPONDING SYMBOL WITH A THICKER LINE.



EXISTING TOPOGRAPHY PROVIDED BY CARR AND ASSOCIATES LAND SURVEYING. ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

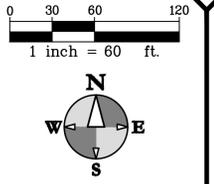
ISSUED FOR:
SITE PLAN RESUBMITTAL
5/31/18

DRAWING LOCATION: H:\V\010 (Hurley, Inc-Westgate)\FINAL DRAWINGS\South Access Drive\C-0 Title Sheet.dwg LAST SAVED BY: APHELAN ON 5/31/2018

WESTGATE SOUTH ACCESS DRIVEWAY, ISSUED FOR SITE PLAN RESUBMITTAL, 5/31/18

REMOVAL NOTES

1. REVIEW ALL THE REMOVALS AND PROTECTION WITH OWNER PRIOR TO COMMENCING CONSTRUCTION. INSTALL TEMPORARY SNOW FENCE AROUND ALL TREES REQUIRING PROTECTION. SNOW FENCE SHALL BE PLACED AT EDGE OF DRIP LINE.
2. ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES. ALL DEMOLITION OPERATIONS SHALL COMPLY WITH OSHA REGULATIONS INSOFAR AS THEY APPLY TO THE REQUIRED WORK. SOIL EROSION AND SEDIMENTATION CONTROL ITEMS SHALL BE IN PLACE PRIOR TO DEMOLITION.
3. THE CONTRACTOR SHALL REMOVE AND CLEAR ALL TREES, BRUSH, FENCES, CURB, AND ASPHALT AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
4. ALL DEMOLITION MATERIAL SHALL BE PROPERLY REMOVED FROM THE SITE AND DISPOSED OF IN A LEGALLY DESIGNATED DISPOSAL AREA. PERMITS AND FEES FOR DISPOSAL OF DEMOLITION MATERIAL SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
5. UTILITY LEAD WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
6. BACKFILL EXCAVATED AREAS WITH CLEAN GRANULAR FILL COMPACTED TO 95% OF THE MATERIAL UNIT WEIGHT BY MODIFIED PROCTOR.
7. COMPLY WITH ALL ASPECTS OF THE SOIL EROSION CONTROL PERMIT AS ISSUED BY KALAMAZOO COUNTY. ALL TEMPORARY CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION.
8. ALL REMOVALS SHALL BE TO THE LIMITS INDICATED ABOVE UNLESS OTHERWISE DIRECTED BY THE ENGINEER/OWNER. UNAUTHORIZED REMOVALS AND SUBSEQUENT REPLACEMENT SHALL BE AT THE CONTRACTOR'S COST.
9. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT PRIOR TO OR DURING CONSTRUCTION, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
10. ALL WORK REQUIRING PERSONS OR VEHICLES WITHIN MDOT AND CITY OF KALAMAZOO R/W AND TRAFFIC CONTROL DEVICES AND PROCEDURES SHALL BE IN ACCORDANCE WITH THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ITEM 812 (MAINTAINING TRAFFIC) OF THE CONSTRUCTION MATERIALS AND SPECIFICATIONS, CURRENT EDITIONS.
11. FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.



hurley & stewart, llc
 2800 south 11th street
 Kalamazoo, michigan 49009
 269.552.4960 fax 269.552.4961
 www.hurleystewart.com



| | | |
|---|--------------------------|---------|
| Job No. 15-063D - P.M.-TDH - Drt.-III - QA/QC 5/31/18 | ISSUED FOR/REVISIONS: | 3/20/18 |
| | 1. ADMINISTRATIVE REVIEW | 5/31/18 |
| | 2. SITE PLAN RESUBMITTAL | |

COPYRIGHT © of Hurley & Stewart, LLC

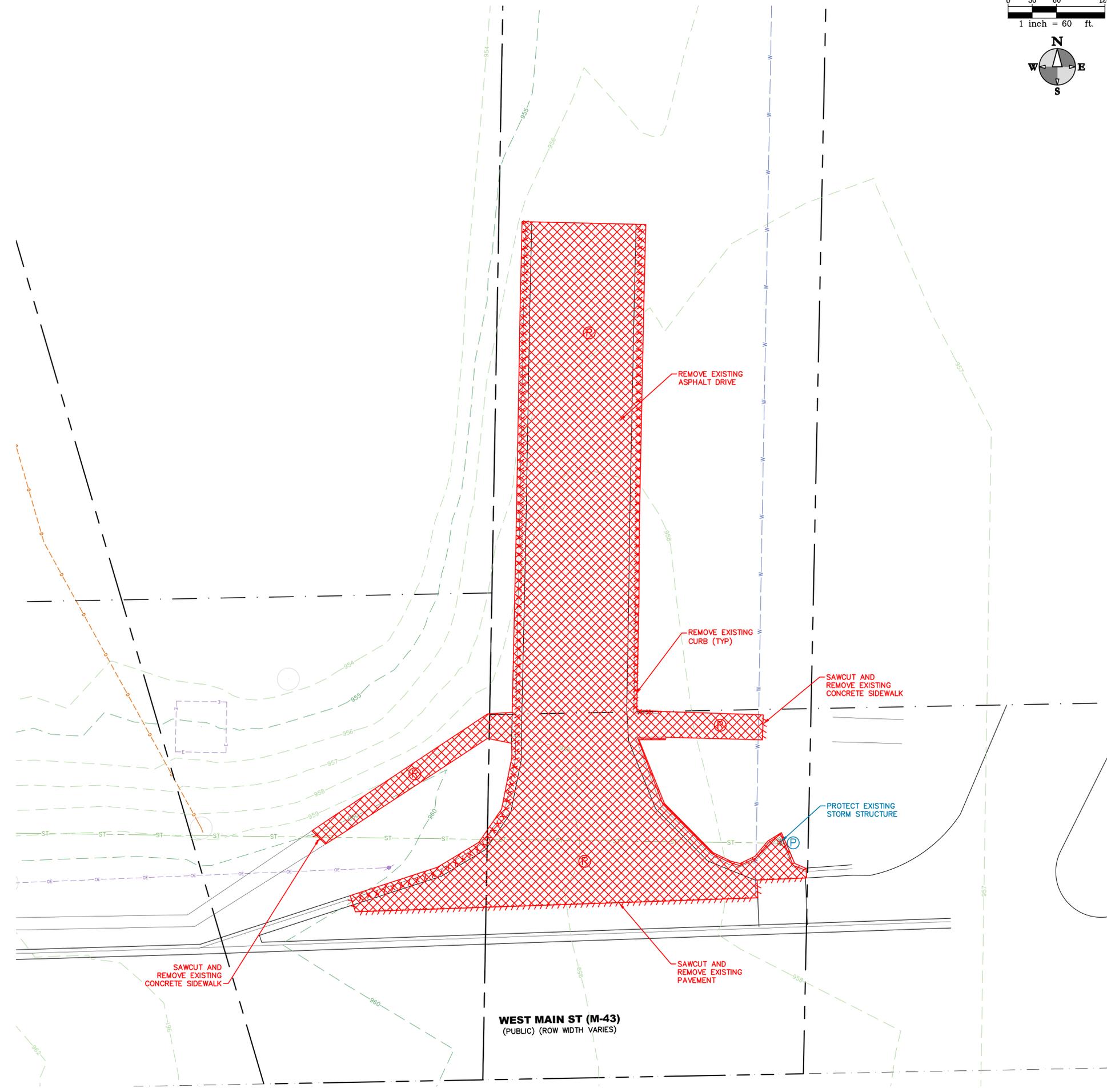
REMOVALS LEGEND

- CURB REMOVAL
- SAWCUT
- PAVEMENT/SIDEWALK REMOVAL
- REMOVE
- PROTECT



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

FIELD WORK PERFORMED BY:
 LANDTECH PROFESSIONAL SURVEYING

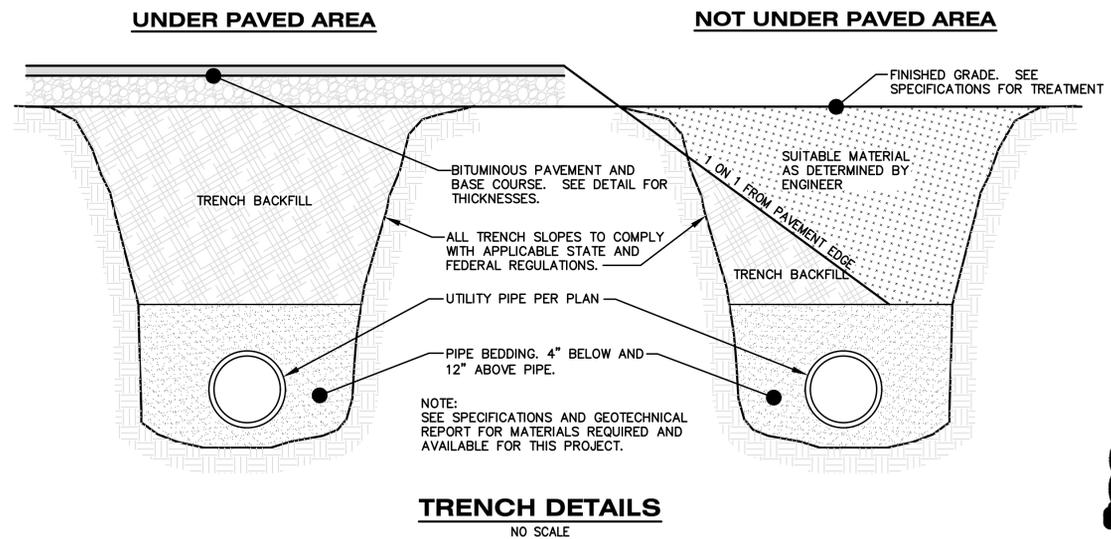
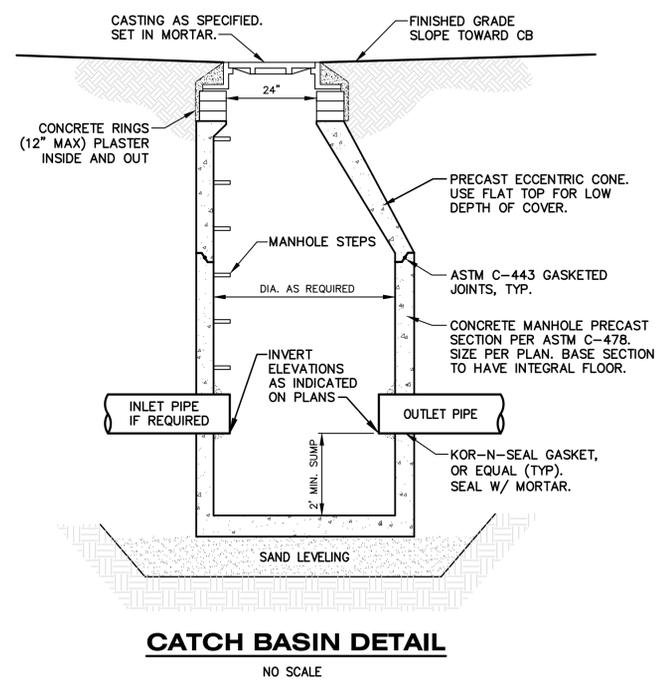
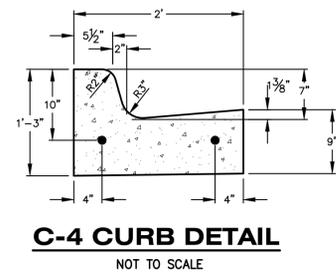
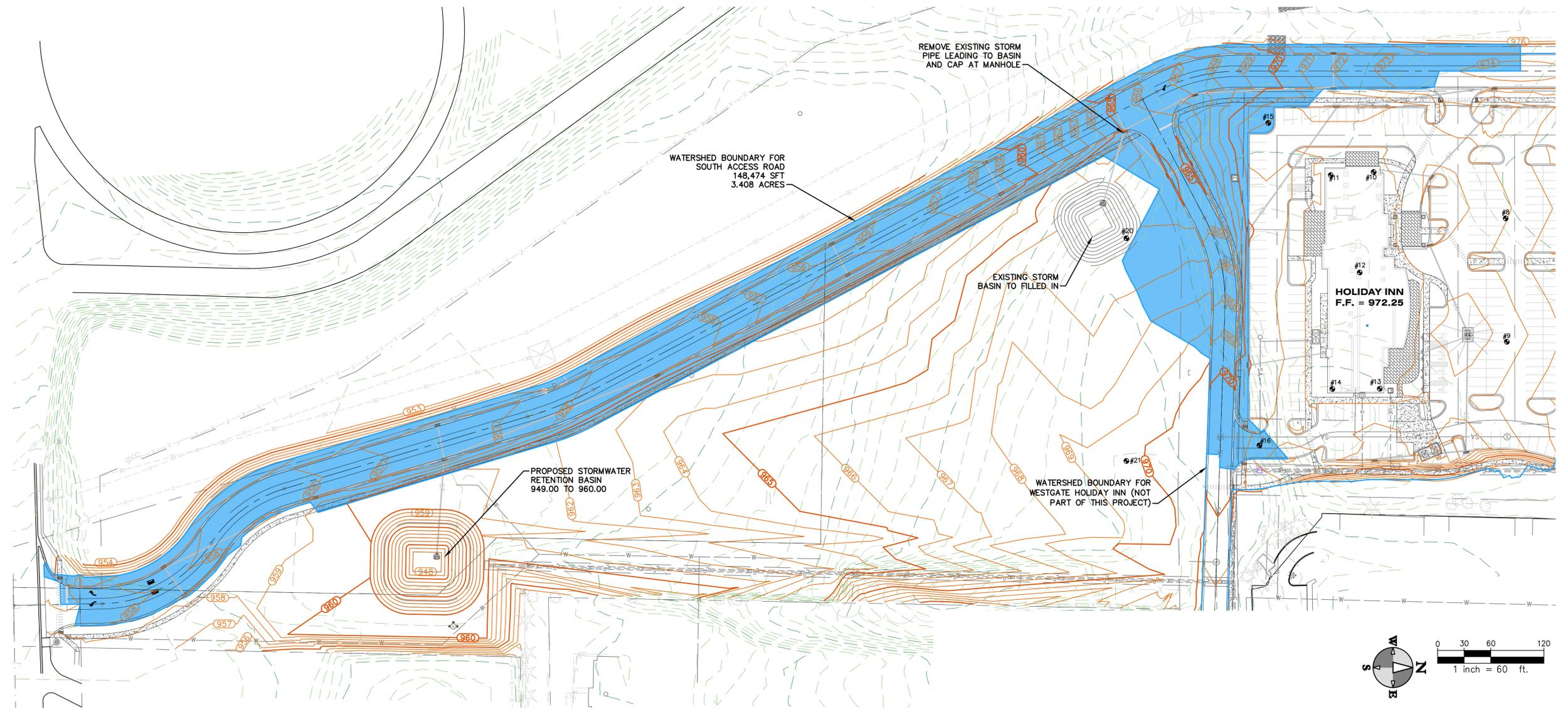


**EXISTING CONDITIONS & DEMO PLAN
 WESTGATE SOUTH ACCESS DRIVEWAY
 AVB, INC**

Sheet Title:
 Project:
 Client:

5/31/18
 Sheet
C-1

DRAWING LOCATION: H:\16-000 (Holiday Inn Westgate)\FINAL DRAWINGS\South Access Drive\2-2 Westgate Map and Details.dwg LAST SAVED BY: JUTLUZ ON: 3/19/2018



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
FIELD WORK PERFORMED BY:
LANDTECH PROFESSIONAL SURVEYING

hurley & stewart, llc
2800 south 11th street
Kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com



| | |
|--------------------------|---------|
| ISSUED FOR REVISIONS: | 3/20/18 |
| 1. ADMINISTRATIVE REVIEW | 5/31/18 |
| 2. SITE PLAN RESUBMITTAL | |

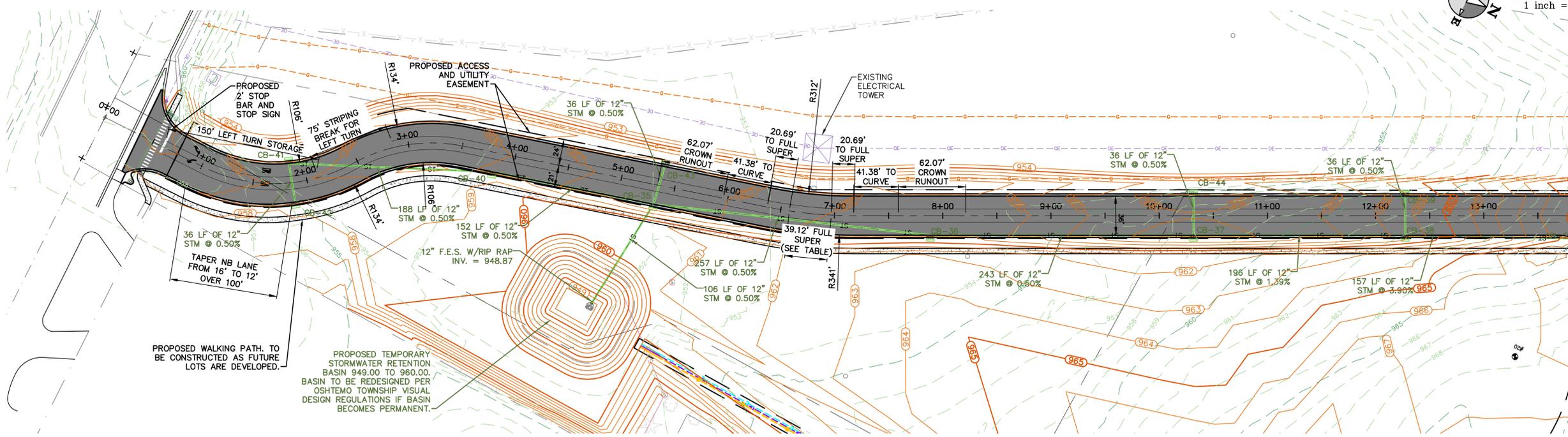
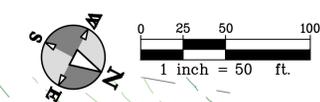
WATERSHED MAP AND DETAILS
WESTGATE SOUTH ACCESS DRIVEWAY
AVB, INC

Sheet Title:
Project:
Client:

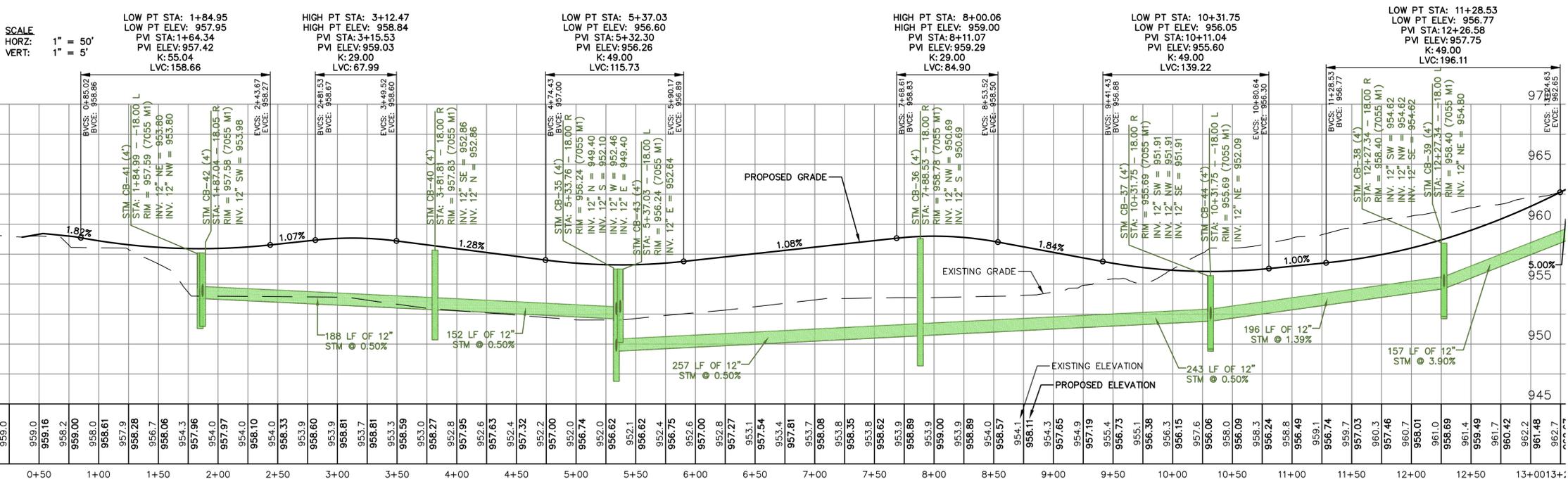
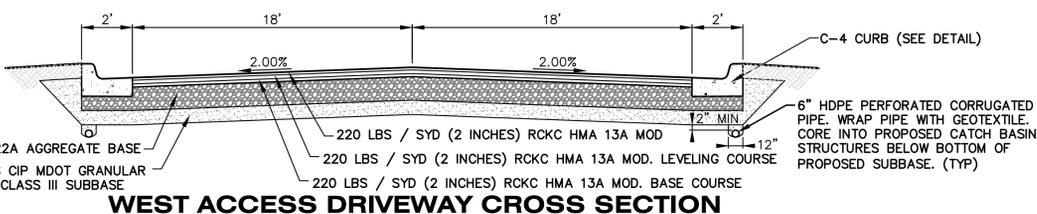
5/31/18
Sheet

C-2

DRAWING LOCATION: H:\VE-0810 (Roadway) - Westgate - Final Drawings\South Access Drive\1 - Driveway Plan & Profile.dwg LAST SAVED BY: APHELAN ON 5/31/2018



| SUPERELEVATION TABLE | | | |
|----------------------|---------|-----------------|------------------|
| | STATION | LEFT LANE SLOPE | RIGHT LANE SLOPE |
| END NORMAL CROWN | 5+33.76 | -2.00% | -2.00% |
| CROWN RUNOUT | 5+95.83 | -2.00% | 0.00% |
| BEGIN FULL SUPER | 6+57.90 | -2.00% | 2.00% |
| END FULL SUPER | 6+97.02 | -2.00% | 2.00% |
| CROWN RUNOUT | 7+59.09 | -2.00% | 0.00% |
| BEGIN NORMAL CROWN | 8+21.16 | -2.00% | -2.00% |



WEST ACCESS DRIVE PROFILE
STA: 00+00 (START OF PROJECT) TO 12+00

hurley & stewart, llc
2800 south 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com



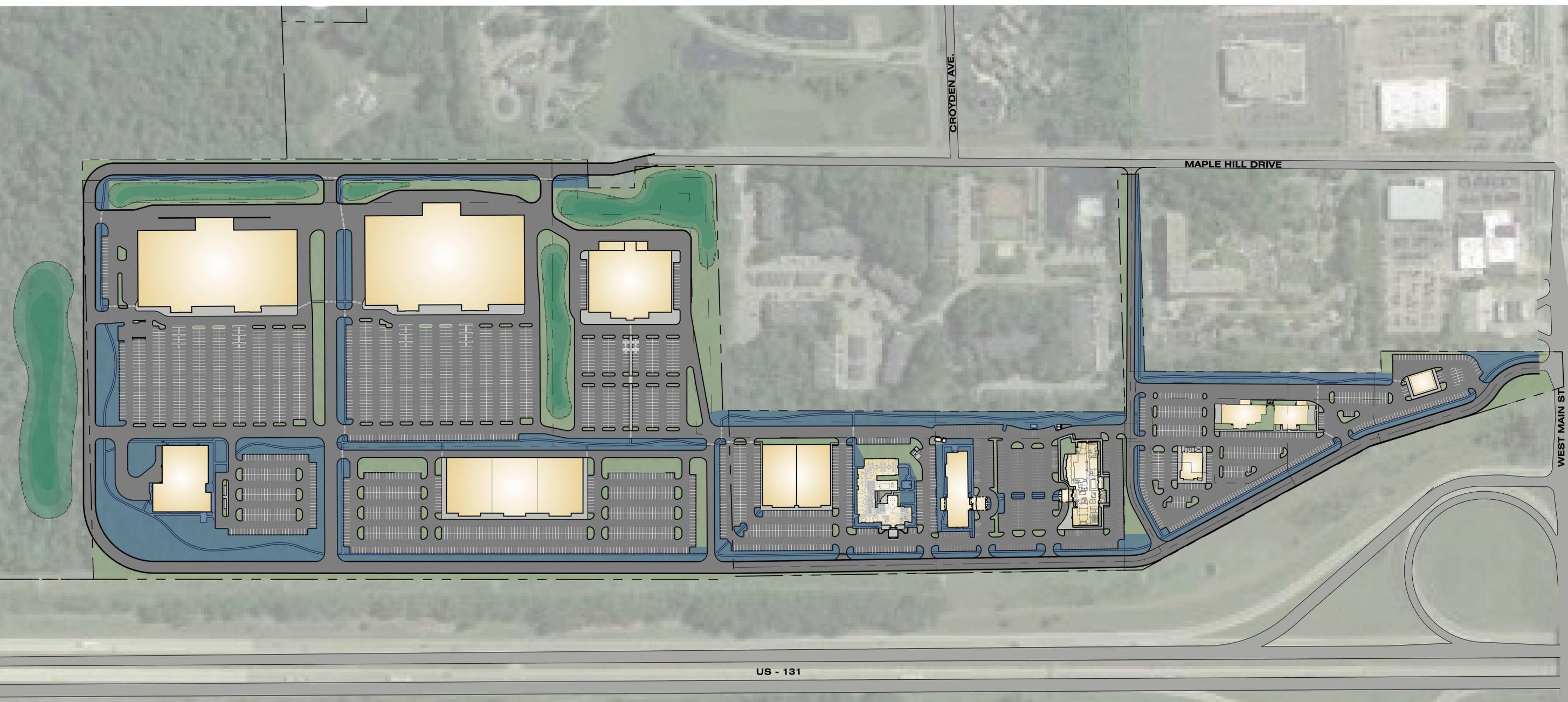
Job No. 15-063D P.M.T.H. Drt. III. QA/QC: 5/31/18
ISSUED FOR REVISIONS:
1 ADMINISTRATIVE REVIEW 3/20/18
2 SITE PLAN RESUBMITTAL 5/31/18

DRIVEWAY PLAN & PROFILE
WESTGATE SOUTH ACCESS DRIVEWAY
AVB, INC

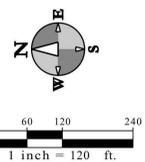
Sheet Title:
Project:
Client:

5/31/18
Sheet
R-1

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KALAMAZOO/OSHTEMO, MI



VICINITY MAP
NOT TO SCALE

OPEN SPACE REQUIRED 5% OF SITE = 4.3 ACRES
 OPEN SPACE PROVIDED ON CURRENT PLAN = 12.0 ACRES
 (OPEN SPACE SHOWN IN BLUE)

PEDESTRIAN CIRCULATION AND OPEN SPACE PLAN

WESTGATE

