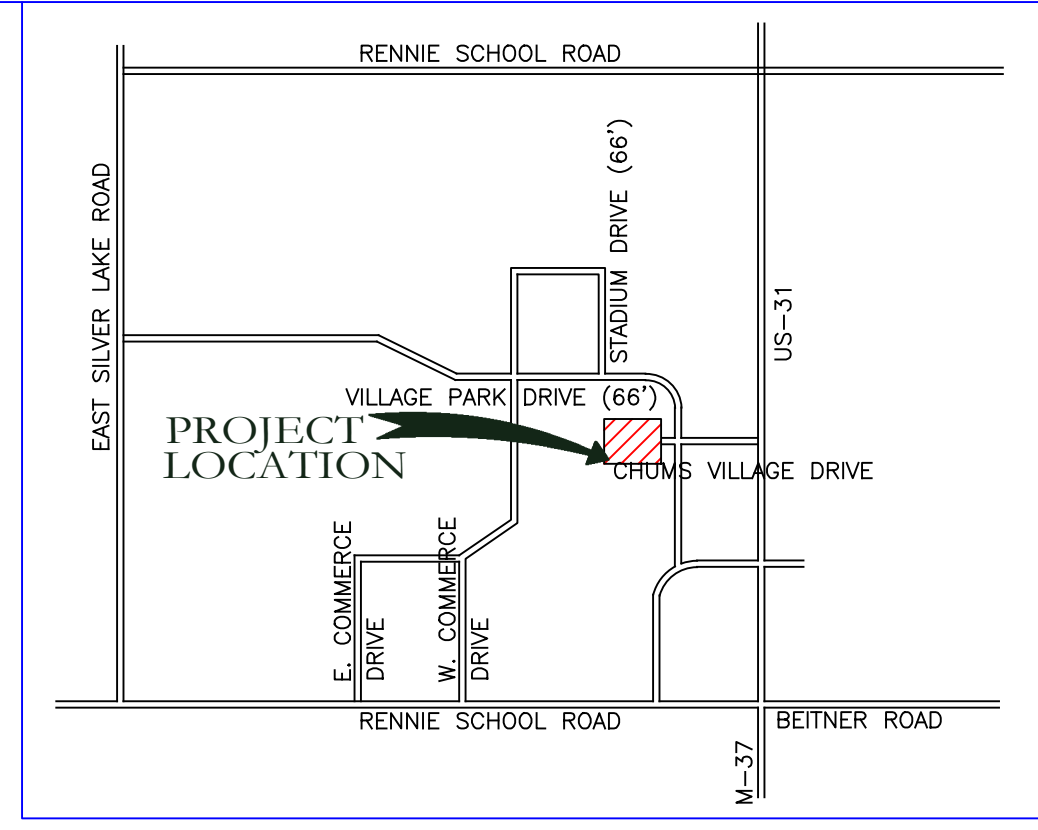


- LEGEND**
- PROPOSED LOT LINE
 - - - PROPOSED EASEMENT LINE
 - - - EXISTING CONTOUR
 - - - PROPOSED CONTOUR
 - DRAINAGE DIRECTION ARROW
 - EXISTING TREE LINE
 - PROPOSED RETENTION BASIN
 - PROPOSED GRADES
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - - - EXISTING WATER LINE
 - - - EXISTING SEWER LINE
 - PROPOSED LANDSCAPING
 - PROPOSED LIGHT POLE
- LANDSCAPING**
- EXISTING & CONTOUR, NEW SPACING SHOWN IN
 - EXISTING TREE (MIN. 1" CALIPER)
 - LANDSCAPING: AMERICAN CORNUS, HONONOLULU
 - LANDSCAPING: AMERICAN CORNUS, HONONOLULU

CONSTRUCTION SCHEDULE

JULY 11, 2017 START CONSTRUCTION
 JULY 11, 2017 INSTALL SILT FENCING
 JULY 12, 2017 STRIP TOPSOIL, GRADE SITE
 JULY 19, 2017 PREP BUILDING PAD
 JULY 25, 2017 START CONSTRUCTION OF BUILDING
 JULY 28, 2017 STORMWATER BASINS
 AUGUST 1, 2017 GRADE PARKING, GRAVEL PARKING AREAS
 SEPTEMBER 1, 2017 FINE GRADE AND PAVE
 MAY 1, 2018 COMPLETE BUILDING
 JUNE 1, 2018 RESTORE SITE
 JUNE 12, 2018 COMPLETE CONSTRUCTION.



SITE DATA

PROPERTY APPLICANT: KGI, LLC
 900 W. FRONT STREET, SUITE 205
 TRAVERSE CITY, MI 49684
 PH: MIKE KOLAREVIC - 231-620-8627
 EMAIL: MIKEKOLAREVIC@GMAIL.COM

PROPERTY OWNER: FAMILY PROPERTIES, LLC
 9572 E. BINGHAM ROAD
 TRAVERSE CITY, MI 49684
 PH: DAVE PREVO - 231-392-3399
 EMAIL: DAVIDPREVO@GMAIL.COM

PARCEL ADDRESS: WEST COMMERCE DRIVE, TRAVERSE CITY, MI 49685
PARCEL ZONING: C/M COMMERCIAL MANUFACTURING
PARCEL NUMBER: 28-02-005-020-11

SETBACKS:
 FRONT - 50'
 SIDE - 25' OR 0' ABUTTING C/M DISTRICT
 REAR - 25'

PROPOSED:
 WHOLESALE DISTRIBUTION CENTER FOR PEPSI COLA CORPORATION

LANDSCAPING:
 REQUIREMENTS: 1 TREE PER 30 LFT OF ROAD FRONTAGE
 LOT FRONTAGE = 96 LFT = 4 TREES REQUIRED
 REQUIREMENTS: 1 TREE PER 3000 SFT OPEN AREA => 63,856 SFT
 REQ'D TREES: 22

PROVIDED LANDSCAPING: 26 TREES

PARKING:
 REQUIREMENTS: 1 SPACE PER 1,700 SFT USEABLE BUILDING AREA OR 3 SPACES
 + 1 SPACE PER EMPLOYEE AT LARGEST WORKING SHIFT
 USEABLE FLOOR AREA = 32,100 SFT => 19 SPACES REQ'D
 EMPLOYEES LARGEST WORKING SHIFT = 27 => 30 SPACES REQ'D
PROVIDED PARKING: 39 SPACES (INCLUDES 2 HANDICAP SPACES)

PROPERTY DESCRIPTION:
 UNIT 53 CHUMS VILLAGE COMMERCE PARK, BLAIR TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

DRAINAGE AND GRADING NOTES

1. THE SOIL EROSION MEASURES SHOWN ARE THE MINIMUM CONTROLS TO BE USED ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES TO PROTECT THE DISTURBED AREAS AND ADJACENT PROPERTIES FROM ACCELERATED EROSION AND SEDIMENTATION RESULTING FROM PROJECT CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
2. ALL DISTURBED AREAS SHALL BE TOPSOILED, SEEDED, FERTILIZED AND MULCHED OR SODDED. MULCH BLANKET SHALL BE INSTALLED IN AREAS AS DESIGNATED AND SHALL BE INCIDENTAL TO OTHER ITEMS.
3. CONTRACTOR SHALL OBTAIN SOIL EROSION PERMIT PRIOR TO ANY CONSTRUCTION.
4. ALL RETENTION BASINS SHALL HAVE 3 ON 1 SIDE SLOPES. (UNLESS NOTED OTHERWISE)
5. PARKING LOT GRADING IN BARRIER FREE AREAS SHALL NOT EXCEED 2% SLOPE.
6. ALL EXCESS TOPSOIL WILL REMAIN WITHIN THE PROPERTY OWNER'S SITE. IF ADDITIONAL TOPSOIL IS AVAILABLE AFTER TOPSOILING THE CONSTRUCTION AREA, IT WILL BE STOCKPILED WITHIN 1000 FEET OF THE CONSTRUCTION AREA IN A DESIGNATED AREA AS DIRECTED BY THE FIELD ENGINEER.
7. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON AREAS DISTURBED BY CONSTRUCTION AND SHALL REPAIR ALL WASHOUTS AND EROSION DURING THE GUARANTEE PERIOD OF ONE (1) YEAR AFTER GROUND COVER IS ESTABLISHED AT NO ADDITIONAL COST TO THE OWNER.
8. ALL TREES, STUMPS, BRUSH AND ROOTS THEREOF SHALL BE ENTIRELY REMOVED FROM THE GRADING LIMITS OF ALL ROADS IN THE PROPOSED PROJECT AND DISPOSED OF AS DIRECTED BY THE OWNER.
9. CMP CULVERTS SHALL HAVE A MINIMUM OF ONE-FOOT COVER FROM TOP OF PIPE UNLESS OTHERWISE SHOWN ON THE PLAN. THE COVER ABOVE THE PIPE SHALL BE CLEAN AND FREE OF ALL DEBRIS.

02-025-049-00
 FAMILY PROPERTIES, LLC
 9572 E. BINGHAM ROAD
 TRAVERSE CITY, MI 49684
 ZONING: C/M

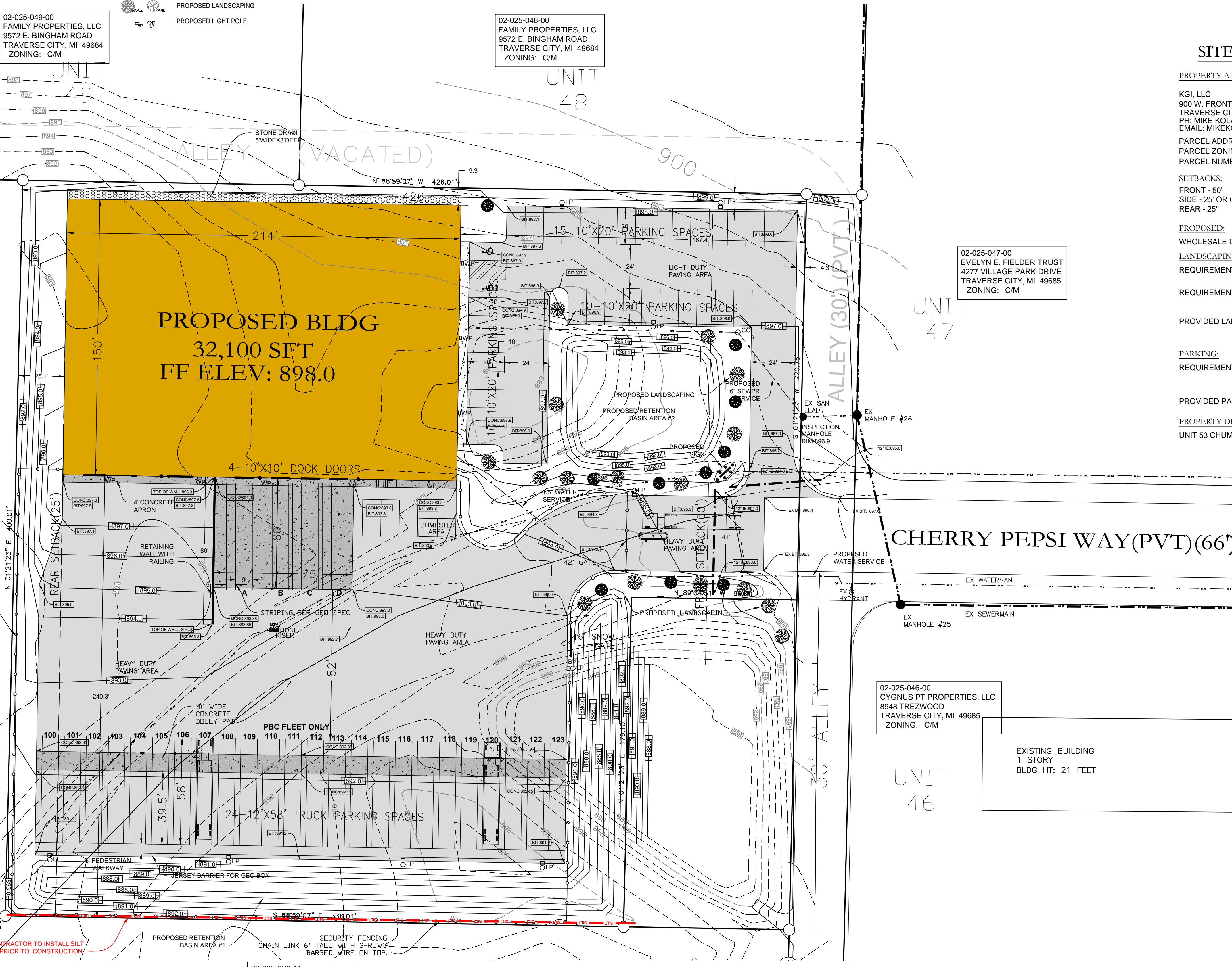
02-025-048-00
 FAMILY PROPERTIES, LLC
 9572 E. BINGHAM ROAD
 TRAVERSE CITY, MI 49684
 ZONING: C/M

02-025-047-00
 EVELYN E. FIELDER TRUST
 4277 VILLAGE PARK DRIVE
 TRAVERSE CITY, MI 49685
 ZONING: C/M

02-005-020-11
 FAMILY PROPERTIES, LLC
 9572 E. BINGHAM ROAD
 TRAVERSE CITY, MI 49684
 ZONING: C/M

02-025-046-00
 CYGNUS PT PROPERTIES, LLC
 8948 TREZWOOD
 TRAVERSE CITY, MI 49685
 ZONING: C/M

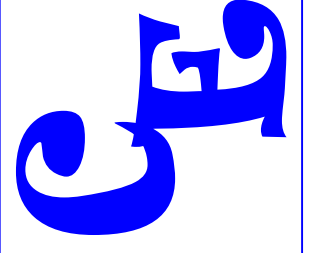
02-005-020-11
 FAMILY PROPERTIES, LLC
 9572 E. BINGHAM ROAD
 TRAVERSE CITY, MI 49684
 ZONING: C/M



EXISTING BUILDING
 1 STORY
 BLDG HT: 21 FEET

Crain Engineering, LLC
 Engineering, Consulting, & Design
 Phone: (231) 947-7255
 Cell: (231) 632-4207
 email: crainengineeringllc@gmail.com

Crain Engineering, LLC
 Engineering, Consulting, & Design
 7622 Bott Road
 Buckley, MI 49620



DRWN BY: WLC
 DSGN BY: WLC
 DATE: 05-21-2017
 REV DATE:

SITEPLAN
 KGI, LLC

SECTION 5 - TOWN 26 NORTH - RANGE 11 WEST
 BLAIR TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

JOB NUMBER:
111317
 SHEET **C-1**

