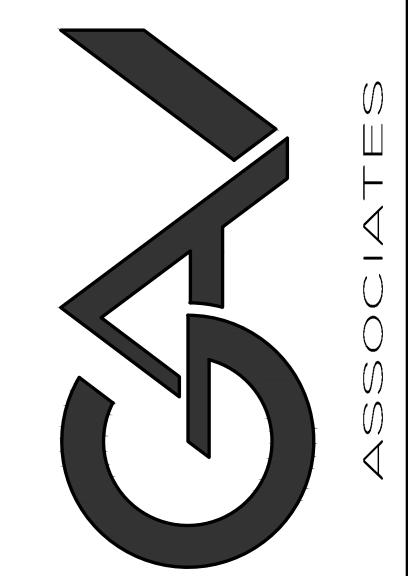


ISSUED FOR	DATE
PRELIM TO REVIEW	3.8.24
	3.26.24

ARCHITECTURAL DESIGN

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
2401 ORCHARD LAKE RD, STE. 100A
FARMINGTON, MICHIGAN 48338
PH: (248) 286-9101
WEB: WWW.GAVASSOCIATES.COM



QUADRANTS DEVELOPMENT, LLC
49140 NIXOM TECH DRIVE
NIXOM, MICHIGAN
248.258.8554

PROPOSED INDUSTRIAL DEVELOPMENT
CHERRY CAPITAL AIRPORT
TRAVERSE CITY, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
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SCALE :

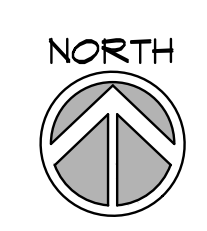
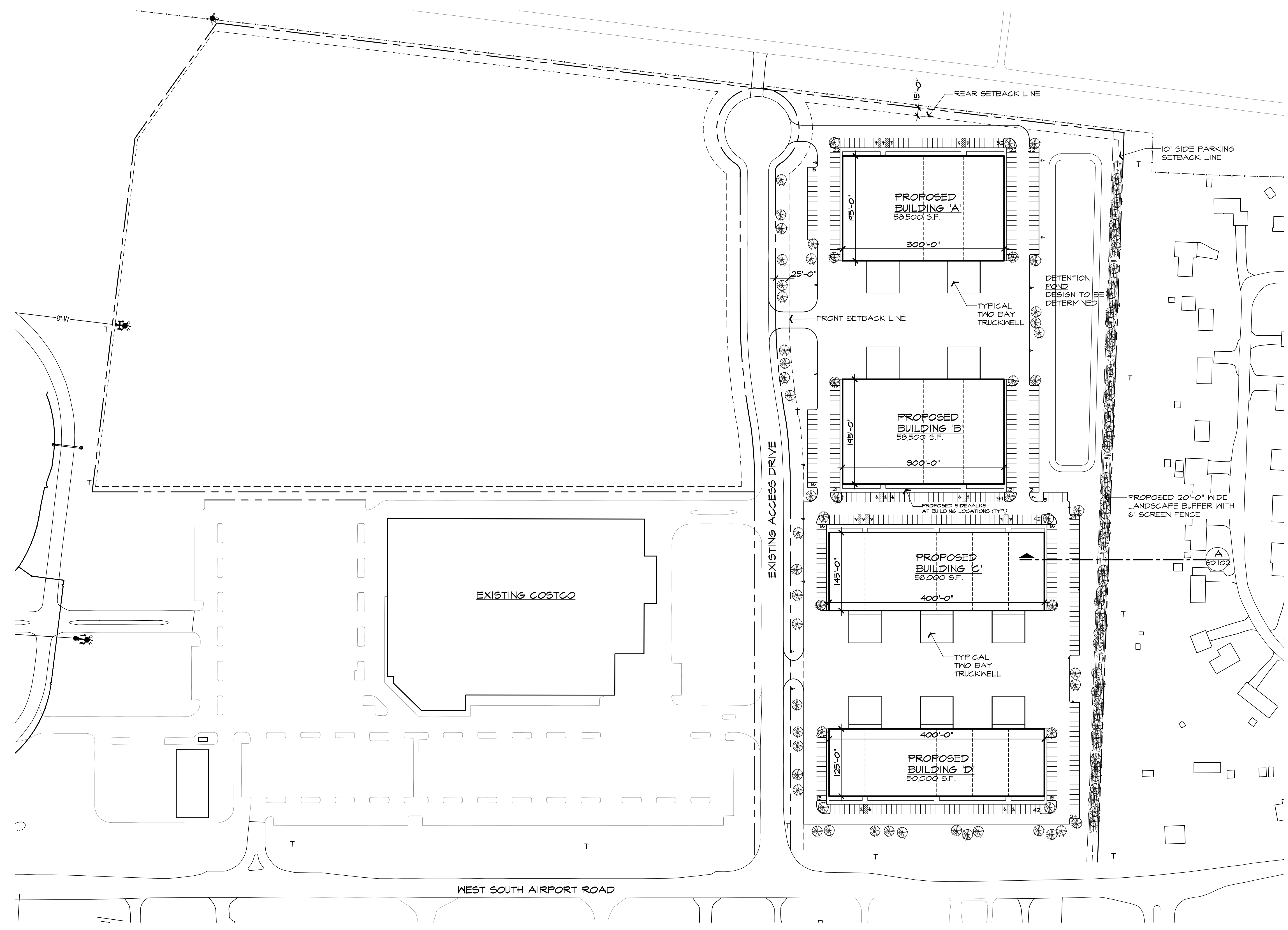
FILE NAME :

JOB # 23094

SHEET TITLE
SITE
STUDY

SHEET #

SD | O |



ARCHITECTURAL SITE PLAN

SCALE: 1" = 100'

SETBACKS (USING LIGHT INDUSTRIAL ZONING)

FRONT: 25' FOR BUILDING AND PARKING
SIDE: ZERO FOR BUILDING 5' FOR PARKING, 10' ADJACENT TO RESIDENTIAL
REAR: 15' FOR BUILDING 5' FOR PARKING, 20' ADJACENT TO RESIDENTIAL

TYPICAL PARKING SPACES ARE 9'-0" WIDE x 18'-0" DEEP WITH A MIN 24'-0" WIDE TWO WAY DRIVE AISLE. BARRIER FREE SPACES ARE 8'x18' WITH AN 8'-0" CLEAR SPACE FOR VANS, 5'-0" CLEAR FOR TYP. CAR. LOADING ZONES ARE LOCATED AT TRUCKCELLS.

NOTE:
AT THE TIME OF FORMAL PLANNING SUBMISSION, INFORMATION THAT WILL BE INCLUDED ARE ITEMS SUCH AS, DETAILED STORM WATER MANAGEMENT, UTILITY PLANS, LANDSCAPE PLAN, EXTERIOR LIGHTING PHOTOMETRICS, BUILDING FLOOR PLANS, EXTERIOR ELEVATIONS, ETC.

PARKING REQUIRED

BUILDING 'A'
58,500 S.F.
OFFICE: 5,250 S.F. / 350 = 17
WAREHOUSE: 52,250 S.F. / 600 = 88
TOTAL REQ'D. = 105 SPACES
PROVIDED = 110

BUILDING 'B'
58,500 S.F.
OFFICE: 5,250 S.F. / 350 = 17
WAREHOUSE: 52,250 S.F. / 600 = 88
TOTAL REQ'D. = 105 SPACES
PROVIDED = 111

BUILDING 'C'
58,000 S.F.
OFFICE: 5,800 S.F. / 350 = 17
WAREHOUSE: 54,000 S.F. / 600 = 90
TOTAL REQ'D. = 107 SPACES
PROVIDED = 108

BUILDING 'D'
50,000 S.F.
OFFICE: 5,000 S.F. / 350 = 15
WAREHOUSE: 45,000 S.F. / 600 = 75
TOTAL REQ'D. = 90 SPACES
PROVIDED = 92

ISSUED FOR	DATE
PRELIM REVIEW	3.26.24

ARCHITECTURAL DESIGN

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
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NIXON, MICHIGAN
248.258.8554

PROPOSED INDUSTRIAL DEVELOPMENT
CHERRY CAPITAL AIRPORT
TRAVERSE CITY, MICHIGAN

DRAWN: DESIGNED: CHECKED:

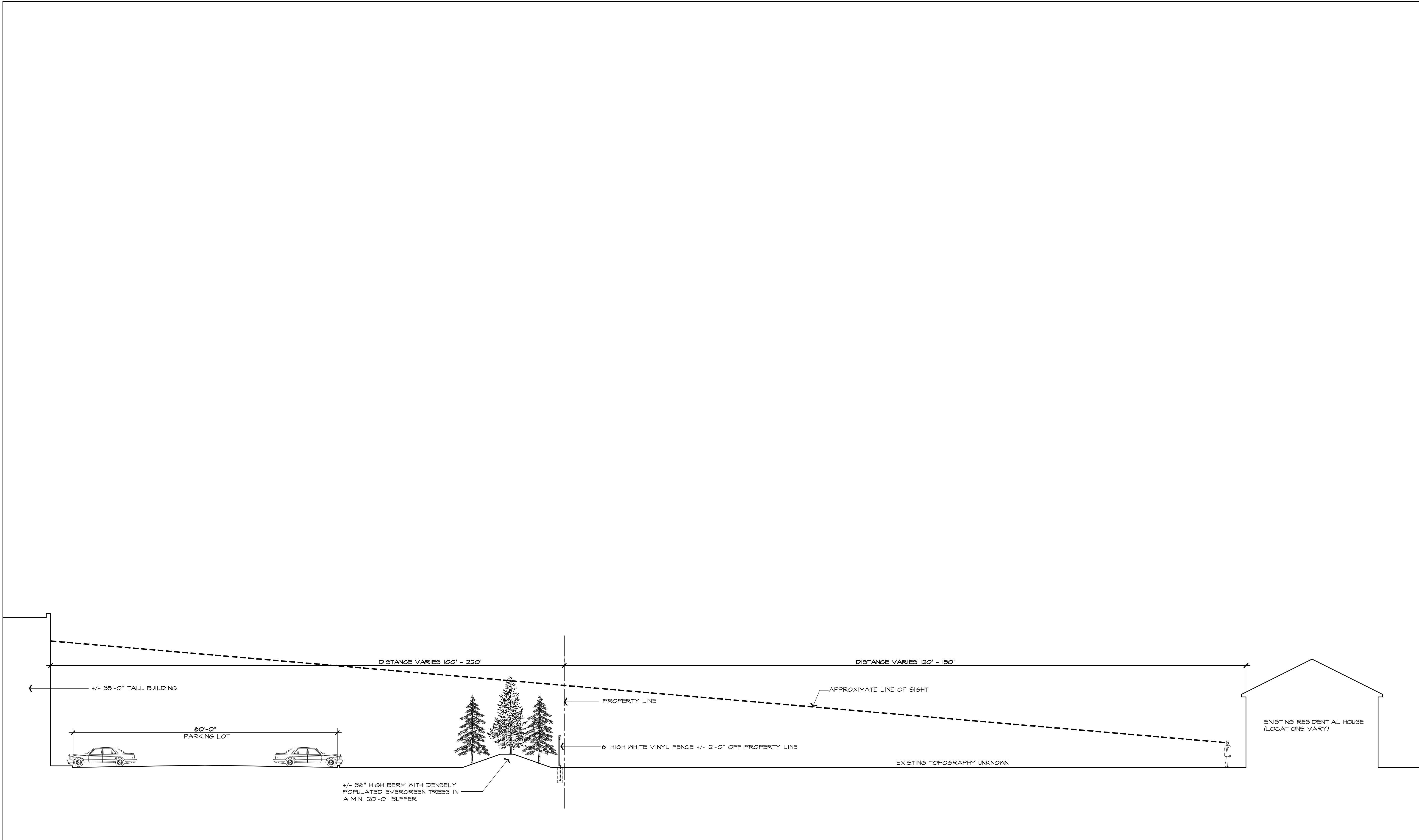
SCALE :

FILE NAME :

JOB # 23094

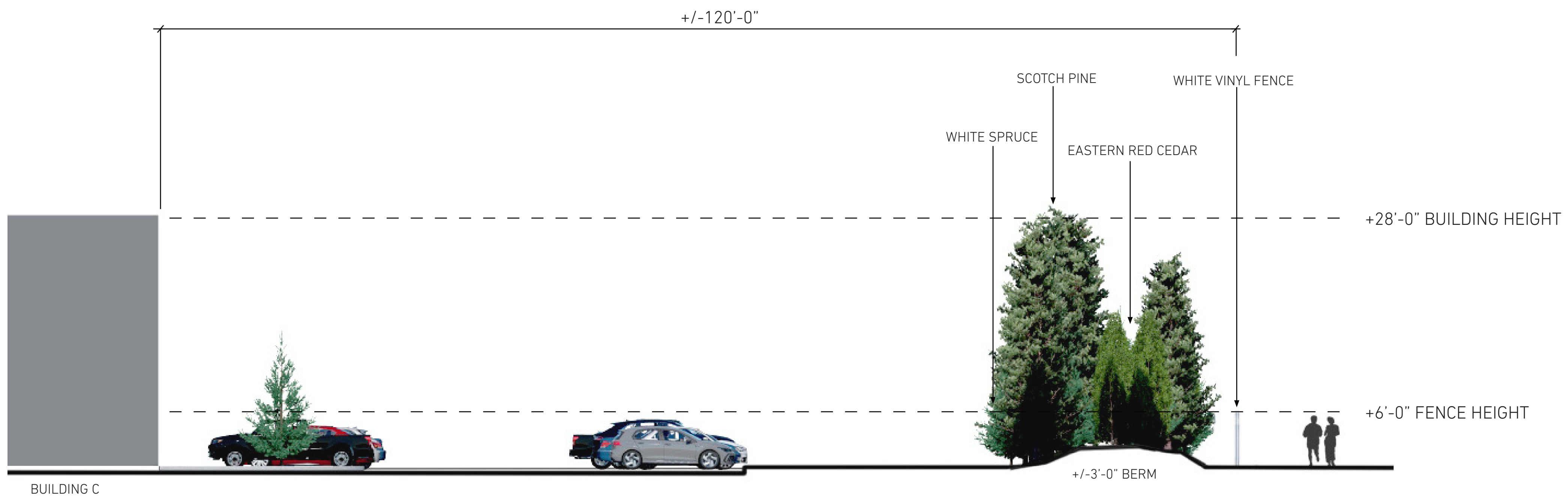
SHEET TITLE
SITE
DETAIL
SHEET #

SD.102

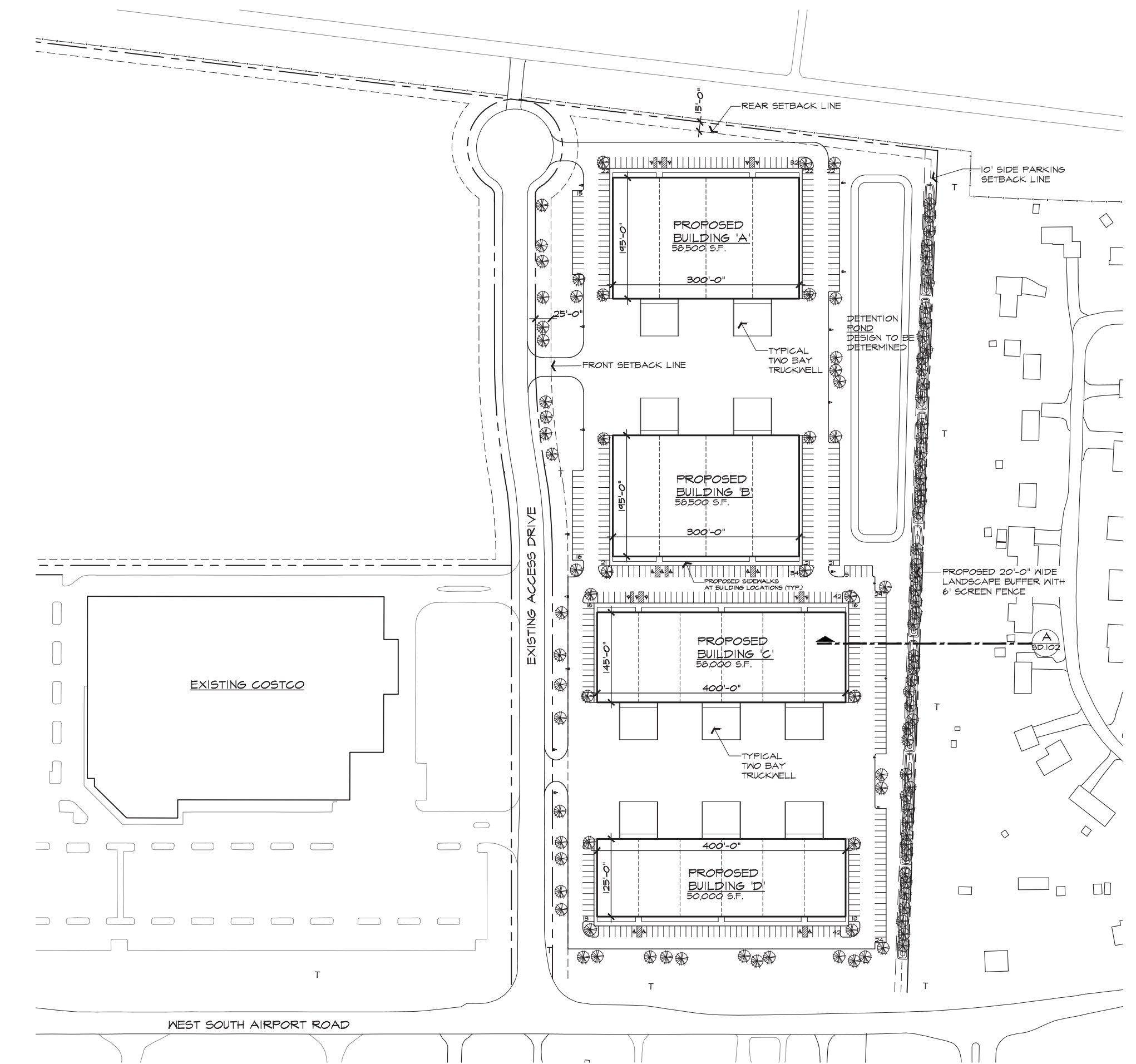


PROPERTY PROFILE SCALE: 1" = 10'

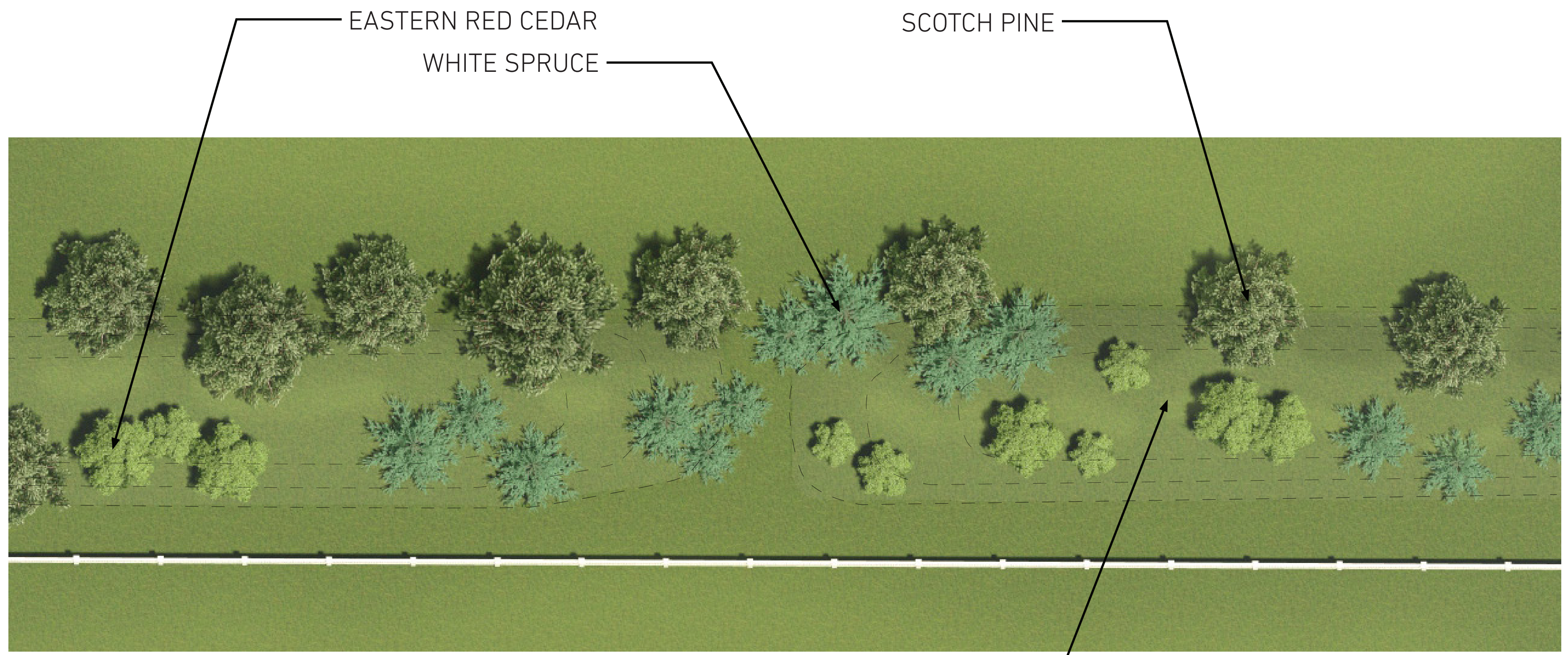
SITE SCREENING EXHIBIT



SITE SECTION

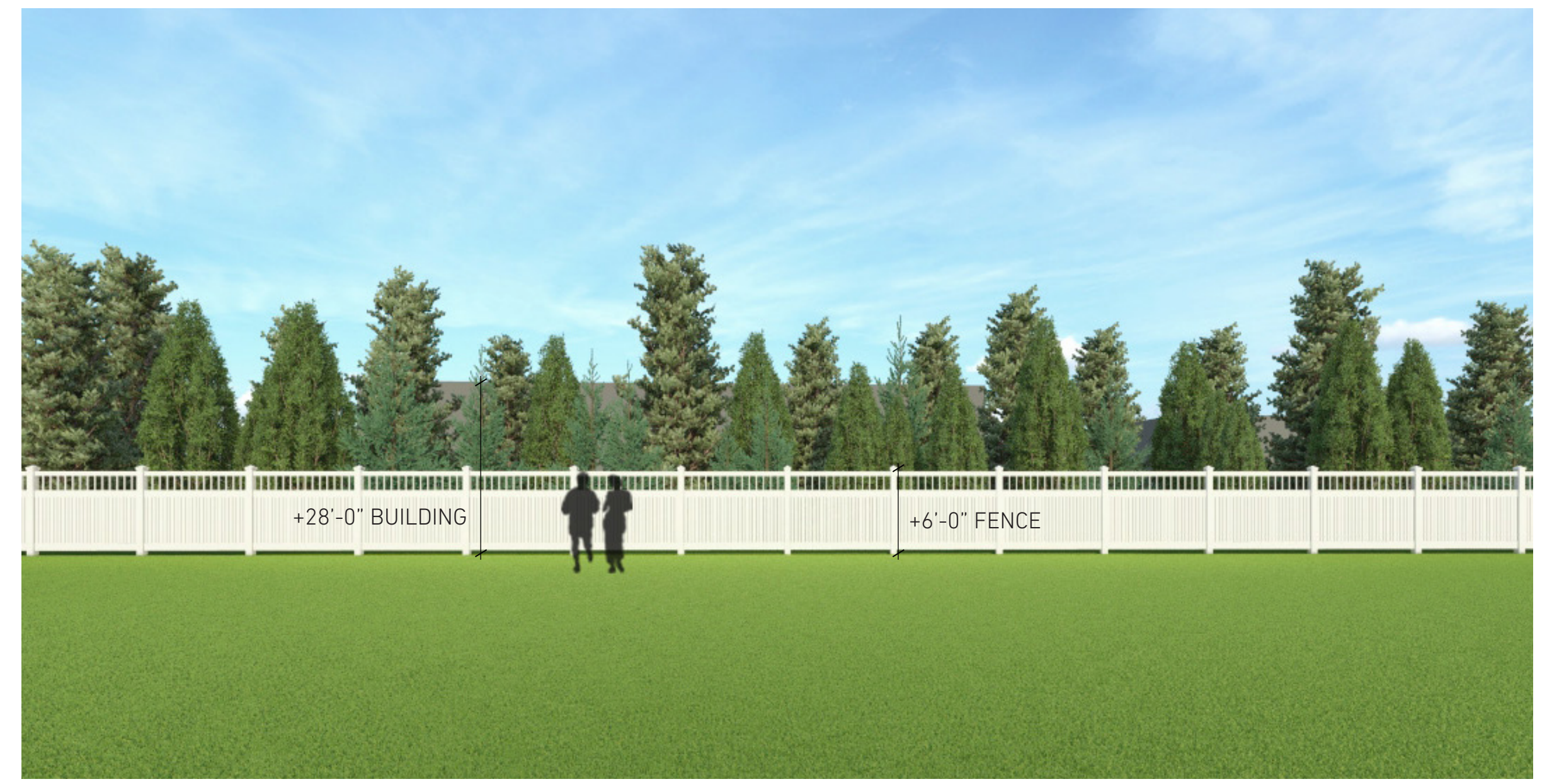


SITE PLAN



PLANTING SCHEME

*AVOID PLANTING TOP OF BERM



SITE ELEVATION