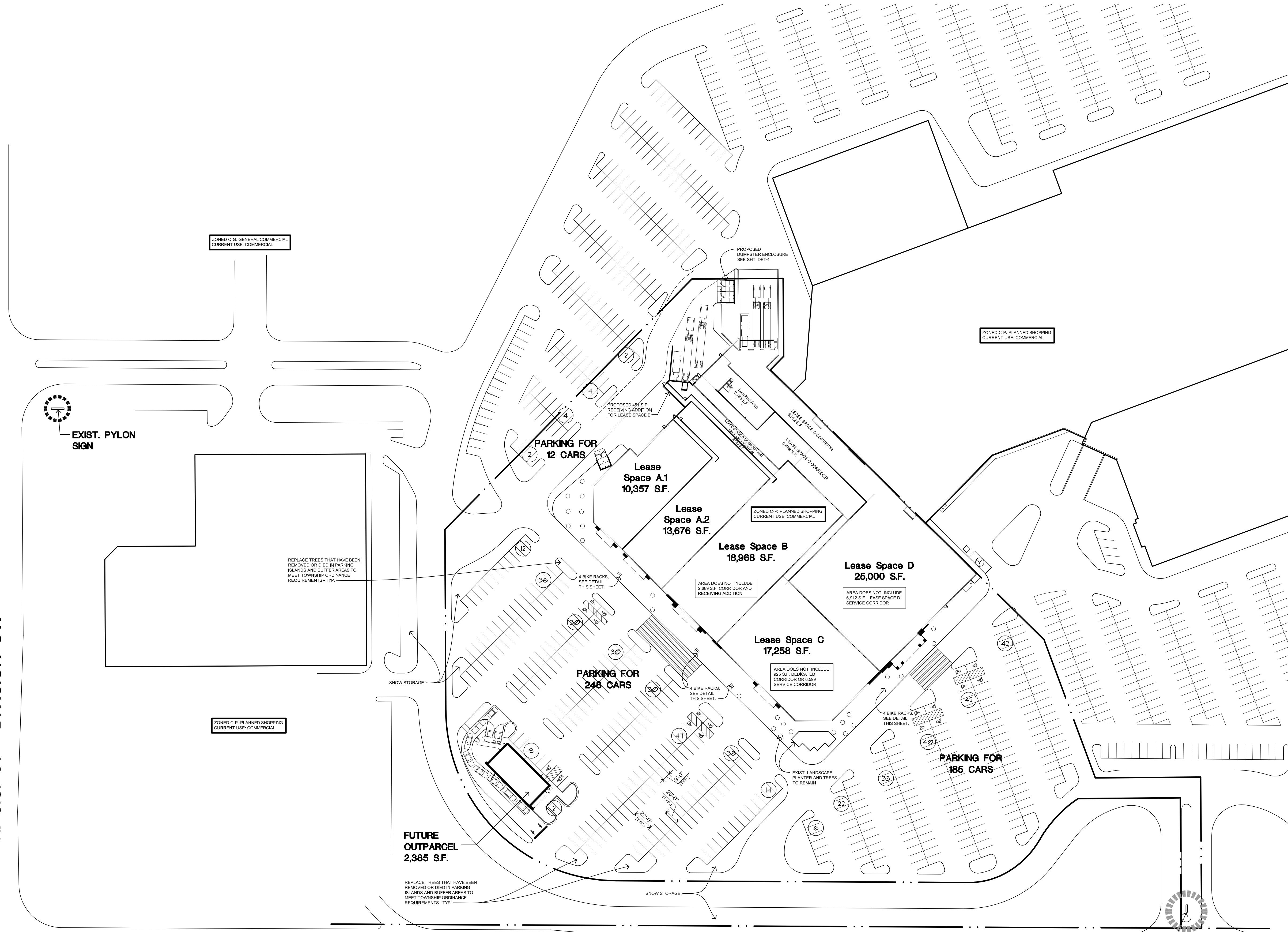


N. U.S. 31 - DIVISION ST.



W. SOUTH AIRPORT RD.



BIKE RACK: BRCS-101, 2 BIKES EACH LOOP, TUBULAR STEEL SURFACE MOUNT
BY: VICTOR STANLEY OR APPROVED EQUAL
PHONE: 800-368-2573
COLOR: OWNER TO SELECT NEUTRAL TONE FOR REVIEW AND APPROVAL, POWDER COAT FIN.
QUANTITY: 2

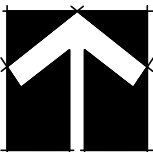
BIKE RACK IMAGE DETAIL
NOT TO SCALE TOTAL: 16 BIKE RACKS PROVIDED

GENERAL NOTES:

1. PARKING LOT LIGHTING FIXTURES HEADS SHALL BE REPLACED WITH LED FIXTURES AND SHALL MEET ORDINANCE STANDARDS FOR LIGHT LEVELS. SEE INCLUDED PHOTOMETRIC PLAN.
2. PARKING SPACES, AISLES, AND TRAFFIC PARKING SIGNAGE RELATED TO THE PROJECT WILL BE RE-STRIPPED AND REPLACE TO CURRENT TOWNSHIP ORDINANCE REQUIREMENTS.
3. CRACK SEALING AND SEAL COATING WILL BE APPLIED WHERE NEEDED.
4. STORMWATER CATCH BASINS AND OTHER INFRASTRUCTURE WILL E CLEANED AND REPAIRED WHERE NEEDED.
5. PROPOSED MONUMENT SIGN IS SUBJECT TO OEA AMENDMENT, AND TOWNSHIP REVIEW AND APPROVAL.
6. BIKE RACKS SHALL BE PROVIDED PER TOWNSHIP ORDINANCE REQUIREMENTS.
7. TREES THAT HAVE DIED OR BEEN REMOVED FROM PARKING LOT ISLANDS WILL BE REPLACED PER TOWNSHIP ORDINANCE REQUIREMENTS. ADDITIONAL LANDSCAPING SHALL BE PROVIDED WITHIN THE BUILDING FOUNDATION AREA AND WALKWAY AREA ALONG THE SOUTH-WEST AND SOUTH-EAST SIDES OF THE FORMER MACYS BUILDING PER TOWNSHIP ORDINANCE REQUIREMENTS.
8. THERE SHALL BE A FUTURE INTERNAL SIDEWALK CONNECTION TO THE SOUTH AIRPORT ROAD WALKWAY.
9. PROPOSED SIGNAGE WILL BE SUBJECT TO A SEPARATE SIGN PERMIT REVIEW AND IS NOT PART OF THIS SITE PLAN REVIEW.
10. ALL PROPOSED DUMPSTER ENCLOSURES SHALL MEET ORDINANCE REQMTS. SEE SHEET DET-1.

PARKING SUMMARY

ZONING : C-P PLANNED SHOPPING	
GROSS LAND AREA :	8.5 ACRES
BUILDING AREA :	
GROCERY STORE :	25,000 S.F.
RETAIL (NOT INCL. SERVICE CORRIDORS) :	60,259 S.F.
POSSIBLE FUTURE OUTPARCEL :	2,385 S.F.
TOTAL:	88,598 S.F.
TOTAL BUILDING AREA:	87,644 S.F.
PARKING REQUIRED:	
RETAIL: 1 SPACE / 250 S.F.	351 SPACES
87,644 / 250 = 351 SPACES	
PARKING PROVIDED:	
445 SPACES	5.0 SPACES/1000 S.F.



SITE PLAN

SCALE: 1"=60'-0"

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Formerly Known as ROGVOY ARCHITECTS

REV	DATE	DRAWN BY	DESCRIPTION
	08/13/25		REC. DRAFT
	09/20/25		REVISED
	09/22/25		PC REVIEW - SPA
	09/18/25		OWNER REVIEW
	07/28/25		OWNER REVIEW
	07/28/25		SITE PLAN REVIEW
	08/05/25		SITE PLAN REVIEW
	10/01/25		OWNER REVIEW
	10/08/25		OWNER REVIEW

Proposed FOR

Commercial Redevelopment

NEC S. Airport Rd. & U.S. 31 - Divison St.
Grand Traverse Mall
Traverse City, MI

Colliers

Engineering & Design

SOUTHFIELD
20750 Civic Center Drive
Suite 305
Southfield, MI 48076
Phone: 248.540.7700

Colliers Engineering & Design,
Architecture, Landscape Architecture,
Surveying, CTTC.

SCALE: AS SHOWN	DATE:	DRAWN BY: KL	CHECKED BY: MD
PROJECT NUMBER: 24013	DRAWING NAME: Site Plan	APPROVED BY:	MD

SHEET TITLE:
Proposed Site Plan

SHEET NUMBER:
SP-1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.