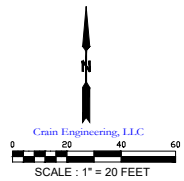


- LEGEND**
- PROPOSED LOT LINE
 - PROPOSED EASEMENT LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - DRAINAGE DIRECTION ARROW
 - EXISTING TREE LINE
 - PROPOSED RETENTION BASIN
 - PROPOSED GRADES
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - PROPOSED LANDSCAPING

SITEPLAN **LOT 49, TRAVERSE CITY AIRPORT INDUSTRIAL** **PARK NO. 3, SEC. 7, T27N, R10W, CITY OF** **TRAVERSE CITY, GRAND TRAVERSE CO.,** **MICHIGAN**



SITE DATA

PROPERTY OWNER & APPLICANT:

JELN DEVELOPMENT
P.O. BOX 8515
TRAVERSE CITY, MI 49606
PH: 231-620-3114 JON ZELINSKI

PARCEL ADDRESS - 2457 AERO PARK COURT
PARCEL ZONING - I - INDUSTRIAL
PARCEL NUMBER - 31-051-140-00

SETBACKS:

FRONT - 20'

SIDE - 0'

REAR - 15'

NOTES:

IMPERVIOUS COVERAGE: 80% MAX

BUILDING AREA: 23,700 SFT

ASPHALT/CONCRETE AREA: 28,046 SFT

PROPOSED COVERAGE: 75%

LANDSCAPING:

REQUIREMENTS: 1 TREE PER 30 LFT OF ROAD FRONTAGE

LOT FRONTAGE = 248 LFT = 9 TREES REQUIRED

PROVIDED LANDSCAPING: 9 TREES

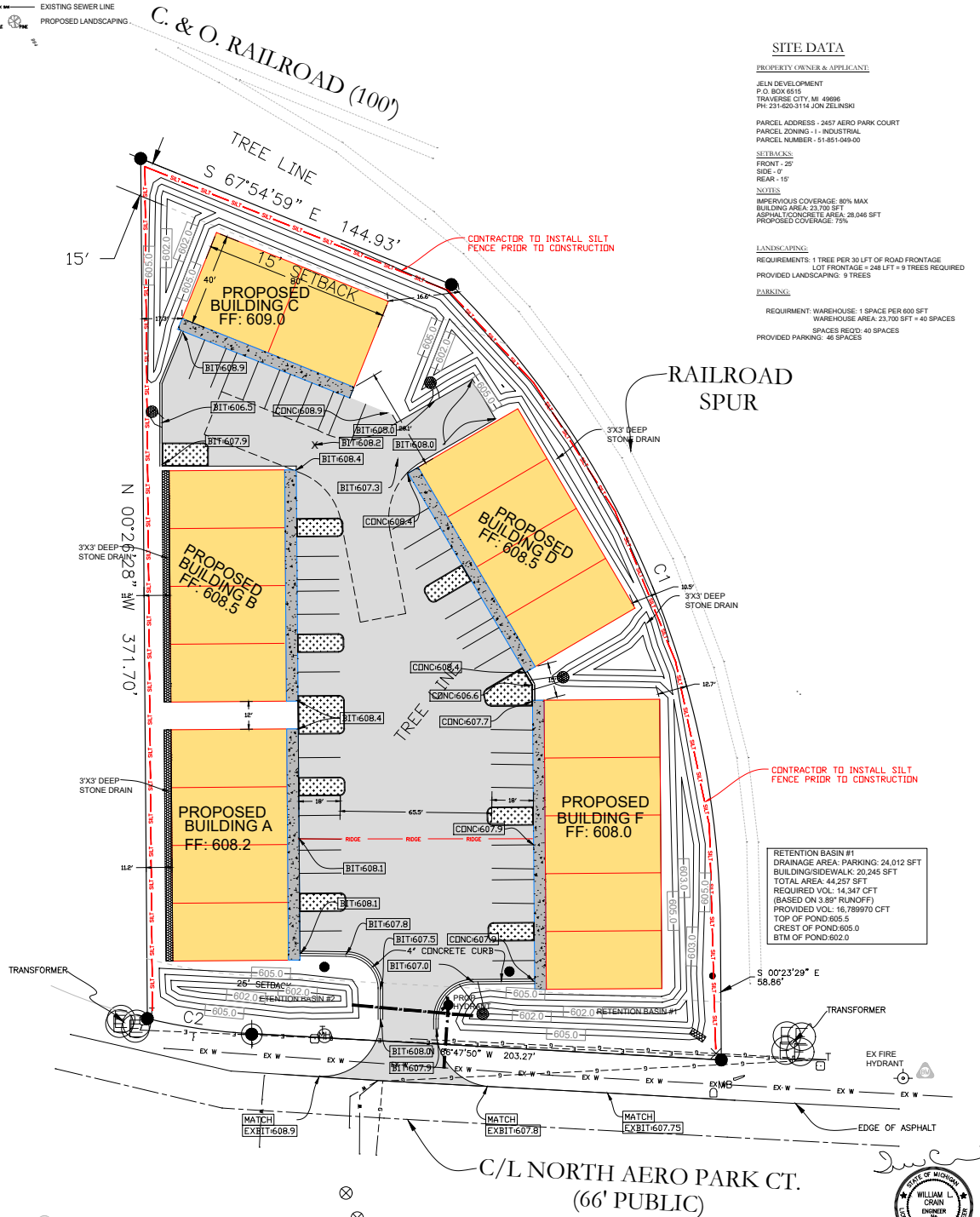
PARKING:

REQUIREMENT: WAREHOUSE - 1 SPACE PER 600 SFT

WAREHOUSE AREA: 23,700 SFT = 40 SPACES

SPACES REQ'D: 40 SPACES

PROVIDED PARKING: 40 SPACES



BENCHMARK
TOP OF FIRE HYDRANT
ELEV. = 608.82'



SHEET C-1

JOB NUMBER
221824

SITEPLAN **JELN DEVELOPMENT**

SECTION 7 - TOWN 27 NORTH - RANGE 10 WEST
CITY OF TRAVERSE CITY, GRAND TRAVERSE COUNTY, MICHIGAN

DRWN BY: WLC
DSGN BY: WLC
DATE: 3-13-2025
REV DATE:



Crain Engineering, LLC

Engineering, Consulting, & Design

7622 Bott Road

Buckley, MI 49620

Cell: (231) 632-4207

email:crainengineeringllc@gmail.com