

PID: 05-192-900-00
KENSINGTON PARK EAST CONDO ASSOC
310 W FRONT ST. S305
R-3, MULTI-FAMILY

AREA ID	DIMENSIONS (FT)	AREA (SFT)
A1	VARIABLES	1650
A2	8x32	256
A3	4x8	32
A4	10x10	100
A5	6x18	108
A6	10x10	100
A7	10x30	300
A8	10x10	100

AREA ID (NO.)	EA AREA (SFT)	TOTAL AREA (SFT)
L1 (3)	290	870
L2 (1)	385	385
L3 (1)	200	200
L4 (1)	185	185
L5 (1)	450	450
L6 (6)	170	1020
L7 (7)	235	235
L8 (1)	65	65
L9 (1)	170	170
L10 (1)	120	120
L11 (1)	420	420
L12 (1)	980	980
TOTAL PROVIDED		5100
REQUIRED: 459 SPCS X 10 SFT/EA		4590

PROPERTY DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF GARFIELD, GRAND TRAVERSE COUNTY, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

LOTS 1, 3, 4 AND 5 OF THE RECORDED PLAT OF WEDGEWOOD, ALSO LOTS 42, 43 AND 44 OF THE RECORDED PLAT OF FIRST ADDITION TO WEDGEWOOD, ALSO PART OF THE SOUTHEAST QUARTER OF SECTION 14, ALL IN TOWN 27 NORTH, RANGE 11 WEST, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°52'23" WEST (PREVIOUSLY RECORDED AS WEST); 100.00 FEET ALONG THE SOUTH LINE OF SAID LOT 1, ALSO BEGIN THE NORTH RIGHT-OF-WAY LINE OF SOUTH AIRPORT ROAD; THENCE NORTH 0°29'07" WEST, (PREVIOUSLY RECORDED AS NORTH 0°31'00" EAST) 200.00 FEET ALONG THE WEST LINE OF SAID LOT 1; THENCE NORTH 89°59'37" WEST (PREVIOUSLY RECORDED AS WEST) 94.70 FEET ALONG THE SOUTH LINE OF SAID LOT 3; THENCE NORTH 0°20'57" WEST (PREVIOUSLY RECORDED AS NORTH 0°37' EAST) 300.00 FEET, ALONG THE WEST LINE OF SAID LOTS 3, 4 AND 5; THENCE NORTH 0°25'27" WEST (PREVIOUSLY RECORDED AS NORTH 0°21' WEST) 279.82 FEET, ALONG THE WEST LINE OF SAID LOTS 42, 43 AND 44; THENCE SOUTH 89°59'07" EAST (PREVIOUSLY RECORDED AS EAST) 193.92 FEET (PREVIOUSLY RECORDED AS 193.74 FEET), ALONG THE CENTERLINE OF A WALL; THENCE SOUTH 45°06'27" EAST, 68.54 FEET ALONG THE CENTERLINE OF AN EXISTING PARTY WALL; THENCE SOUTH 45°03'11" WEST, 36.25 FEET ALONG THE CENTERLINE OF AN EXISTING PARTY WALL; THENCE SOUTH 45°19'16" EAST, 69.07 FEET ALONG THE CENTERLINE OF AN EXISTING PARTY WALL; THENCE SOUTH 45°03'37" WEST, 143.99 FEET ALONG THE SOUTHEASTLY FACE OF AN EXISTING BLOCK WALL; THENCE SOUTH 89°58'03" WEST, 67.78 FEET, ALONG THE SOUTH FACE OF AN EXISTING BLOCK WALL; THENCE SOUTH 0°05'47" EAST, 78.00 FEET ALONG THE CENTERLINE OF AN EXISTING WALL; THENCE SOUTH 89°54'13" WEST, 187.33 FEET, PERPENDICULAR TO THE AFOREMENTIONED WALL CENTERLINE; THENCE SOUTH 0°09'37" EAST, 343.15 FEET; THENCE SOUTH 89°52'23" WEST, 60.33 FEET, ALONG THE NORTH RIGHT-OF-WAY LINE OF SOUTH AIRPORT ROAD; THENCE SOUTH 0°27'57" EAST (PREVIOUSLY RECORDED AS SOUTH 0°31' WEST) 17.00 FEET, ALONG THE EAST LINE OF SAID LOT 1, TO THE POINT OF BEGINNING.

EXCEPTING FROM THE ABOVE DESCRIBED PARCEL: THE WEST 88.83 FEET OF LOT 1, WEDGEWOOD, AS RECORDED IN LIBER 5 OF PLATS, PAGE 45; ALSO INCLUDING THE FOLLOWING PARCELS: PART OF THE SOUTHEAST 1/4 OF SECTION 14, TOWN 27 NORTH, RANGE 11 WEST, MORE FULLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF THE RECORDED PLAT OF WEDGEWOOD; THENCE SOUTH 89°52'23" WEST, 100.00 FEET, PREVIOUSLY RECORDED AS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SOUTH AIRPORT ROAD; THENCE NORTH 0°29'07" WEST, 200.00 FEET, PREVIOUSLY RECORDED AS NORTH 0°31'00" EAST, ALONG THE WEST LINE OF SAID LOT 1; THENCE NORTH 89°59'37" WEST, 94.70 FEET, PREVIOUSLY RECORDED AS WEST, ALONG THE SOUTH LINE OF SAID LOT 3; SAID PLAT OF WEDGEWOOD; THENCE NORTH 0°20'57" WEST, 300.00 FEET, PREVIOUSLY RECORDED AS NORTH 0°37' EAST, ALONG THE WEST LINE OF LOTS 3, 4, AND 5, OF SAID RECORDED PLAT OF WEDGEWOOD; THENCE NORTH 0°25'27" WEST, 279.82 FEET, PREVIOUSLY RECORDED AS NORTH 0°21' WEST, ALONG THE WEST LINE OF SAID LOTS 42, 43 AND 44 OF THE RECORDED PLAT OF FIRST ADDITION TO WEDGEWOOD; THENCE SOUTH 89°59'07" EAST, 193.92 FEET, ALONG THE LOT LINE COMMON TO LOTS 41 AND 42 OF SAID FIRST ADDITION TO WEDGEWOOD; THENCE NORTH 0°27'57" WEST, 11.67 FEET, PREVIOUSLY RECORDED AS NORTH 0°27'57" WEST, ALONG THE EAST LINE OF LOT 41 OF SAID FIRST ADDITION TO WEDGEWOOD; THENCE NORTH 44°59'13" EAST, 152.60 FEET; THENCE SOUTH 45°00'47" EAST, 224.57 FEET; THENCE NORTH 44°38'18" EAST, 3.12 FEET; THENCE SOUTH 45°06'27" EAST, 68.54 FEET, ALONG THE CENTERLINE OF AN EXISTING WALL; THENCE SOUTH 89°54'13" WEST, 187.33 FEET, PERPENDICULAR TO THE AFOREMENTIONED WALL CENTERLINE; THENCE SOUTH 0°09'37" EAST, 0.66 FEET, ALONG THE CENTERLINE OF AN EXISTING WALL; THENCE SOUTH 45°06'27" EAST, 69.04 FEET, ALONG THE CENTERLINE OF AN EXISTING WALL; THENCE SOUTH 45°03'11" WEST, 36.25 FEET, ALONG THE CENTERLINE OF A WALL; THENCE SOUTH 45°03'11" EAST, 36.25 FEET, ALONG THE CENTERLINE OF A WALL, TO THE POINT OF BEGINNING.

ALSO, COMMENCING AT SAID POINT "A"; THENCE SOUTH 45°00'37" WEST, 53.13 FEET, ALONG THE SOUTHEASTLY FACE OF A WALL, TO THE POINT OF BEGINNING; THENCE SOUTH 45°03'55" EAST, 185.33 FEET, ALONG THE CENTERLINE OF A WALL AND SAID CENTERLINE EXTENDED; THENCE NORTH 45°01'47" EAST, 124.61 FEET; THENCE SOUTH 45°02'54" EAST, 267.12 FEET; THENCE SOUTH 00°05'40" EAST, 33.54 FEET; THENCE SOUTH 89°54'20" WEST, 358.35 FEET; THENCE NORTH 00°06'52" WEST, 41.39 FEET; THENCE NORTH 45°02'05" WEST, 64.09 FEET; THENCE SOUTH 89°48'57" WEST, 29.67 FEET, ALONG THE SOUTH FACE OF A WALL; THENCE NORTH 00°11'03" WEST, 0.58 FEET, ALONG THE CENTERLINE OF A WALL; THENCE SOUTH 89°48'57" WEST, 71.16 FEET, ALONG THE CENTERLINE OF A WALL; THENCE NORTH 00°00'44" WEST, 37.54 FEET, ALONG THE CENTERLINE OF A WALL; THENCE SOUTH 89°53'05" WEST, 35.74 FEET, ALONG THE CENTERLINE OF A WALL; THENCE NORTH 00°05'47" WEST, 77.00 FEET, ALONG THE CENTERLINE OF A WALL; THENCE NORTH 89°58'03" EAST, 67.78 FEET, ALONG THE SOUTH FACE OF A WALL; THENCE NORTH 45°00'37" WEST, 90.86 FEET, ALONG THE SOUTHEASTLY FACE OF A WALL, TO THE POINT OF BEGINNING.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS AS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT RECORDED JUNE 7, 1983 AS LIBER 572, PAGE 65, AGREEMENT EVIDENCING OPENING DATE RECORDED IN LIBER 626, PAGE 791 AND AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED IN LIBER 745, PAGE 151 AND SECOND AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED IN LIBER 1255, PAGE 517 AND THIRD AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED IN LIBER 1562, PAGE 1265.

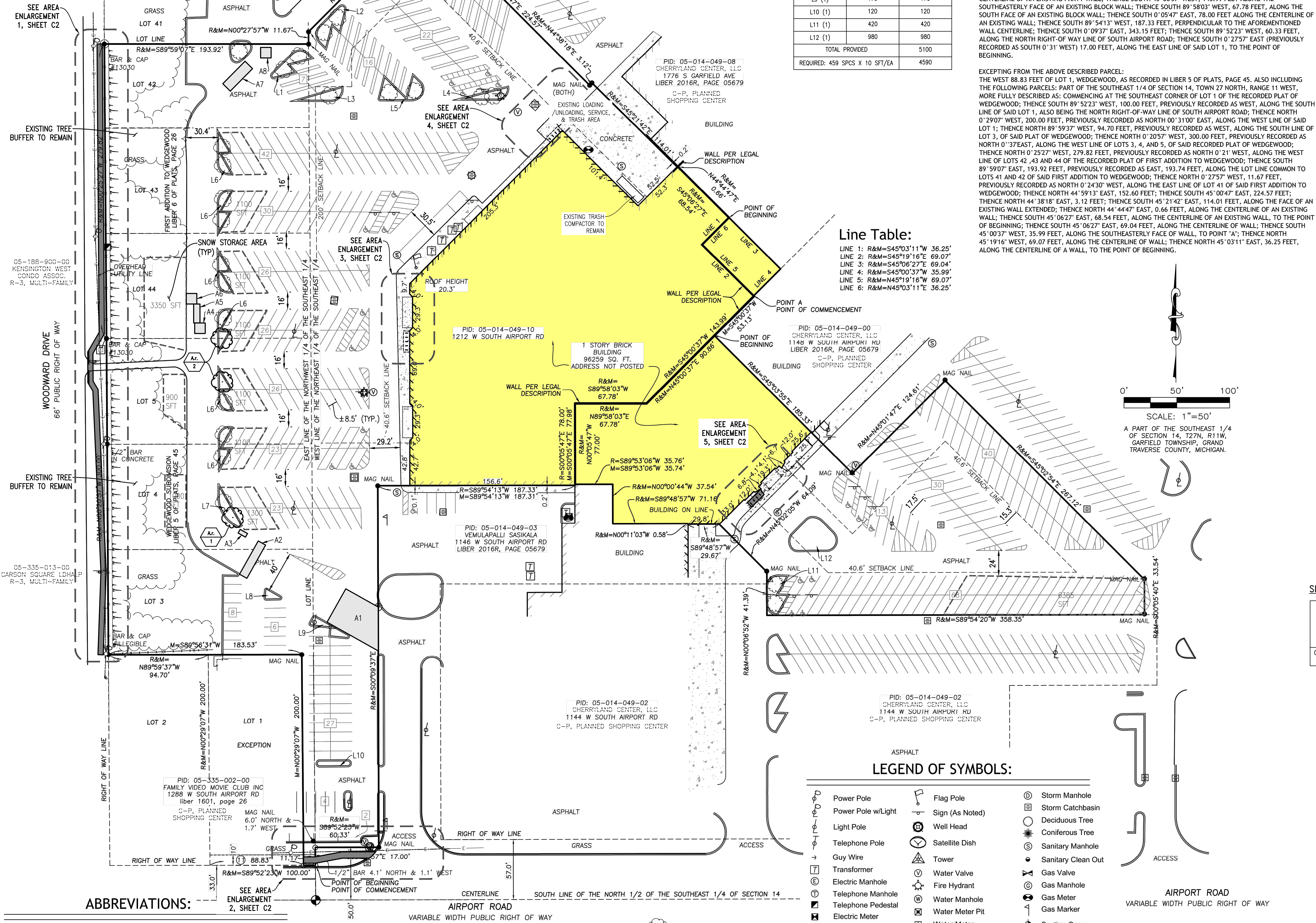
PARCEL ID: 28-05-014-049-10
STREET ADDRESS: 1212 W. SOUTH AIRPORT RD, TRAVERSE CITY

PROJECT APPLICANT:
TRAVERSE ENTERTAINMENT GROUP
5250 E. TRAVERSE HWY
TRAVERSE CITY, MI 49684

SITE ADDRESS:
1212 W. SOUTH AIRPORT ROAD
TRAVERSE CITY, MI 49686

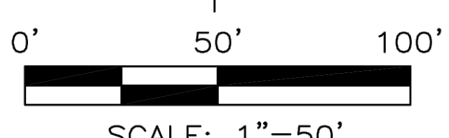
PROJECT DESCRIPTION:
RECREATIONAL/INDOOR ENTERTAINMENT USES INCLUDING:
• INDOOR ELECTRIC CART RACING
• RETAIL RACING APPAREL
• RESTAURANT STYLE LOUNGE
• ARCADE

PARKING CALCULATIONS:
RECREATION USE, PARKING BASED ON MAXIMUM OCCUPANCY LOAD:
50 SFT/OCCUPANT (TO BE VERIFIED W/ ARCHITECTURAL)
BUILDING AREA: 96,259 SFT
MAX OCCUPANCY: 96,259 SFT/50 SFT/OCCUPANT = 1,925 OCCUPANTS
MIN PARKING: 1,925/6 = 321 SPACES
MAX PARKING: 1,925/3 = 642 SPACES
TOTAL PARKING PROVIDED = 459 SPACES
ADA SPACES PROVIDED = 19 SPACES
REQUIRED BICYCLE PARKING: 2 PER 25 VEHICLE
MIN. BICYCLE PARKING: 321/25 = 13 DOUBLE RACKS



Line Table:

LINE 1:	R&M=S45°03'11"W	36.25'
LINE 2:	R&M=S45°19'16"E	69.07'
LINE 3:	R&M=S45°06'27"E	69.04'
LINE 4:	R&M=S45°00'37"W	35.99'
LINE 5:	R&M=N45°19'16"W	69.07'
LINE 6:	R&M=N45°03'11"E	36.25'



ABBREVIATIONS:
R = RECORDED
M = MEASURED
C = CALCULATED
N = NORTH
E = EAST
S = SOUTH
W = WEST
T27N = TOWN 27 NORTH
R11W = RANGE 11 WEST
SQ. FT. = SQUARE FEET
NE = NORTHEAST
SE = SOUTHEAST
SW = SOUTHWEST
NW = NORTHWEST
AVE. = AVENUE
BLVD. = BOULEVARD
CT. = COURT
RD. = ROAD
ST. = STREET
PID = PARCEL AND OWNER IDENTIFICATION

LEGEND OF SYMBOLS:

- Power Pole
- Power Pole w/Light
- Light Pole
- Telephone Pole
- Guy Wire
- Transformer
- Electric Manhole
- Telephone Manhole
- Telephone Pedestal
- Electric Meter
- Cable Box
- Air Conditioner Unit
- Easement Identifier
- Distance not to scale
- Flag Pole
- Sign (As Noted)
- Well Head
- Satellite Dish
- Tower
- Water Valve
- Fire Hydrant
- Water Manhole
- Water Meter Pit
- Water Meter
- Indicates Handicapped Parking
- Parking Count
- Storm Manhole
- Storm Catchbasin
- Deciduous Tree
- Coniferous Tree
- Sanitary Manhole
- Sanitary Clean Out
- Gas Valve
- Gas Manhole
- Gas Meter
- Gas Marker
- Section Corner
- Set 5/8" Bar & Cap
- Found Corner Monument
- Monitoring Well

LANDSCAPING BUFFER TABLE:

PRIMARY LAND USE TYPE	ADJACENT (EXISTING) LAND USE TYPE	LANDSCAPE BUFFER TYPE	BUFFER "C" DESCRIPTION	MATERIAL TYPE	RATIO OF MATERIALS REQUIRED	FRONTAGE (LF)	NUMBER REQUIRED
ACTIVE RECREATION	WOODWARD DR (LOCAL ROAD)	BUFFER "C"	PLANTING REQUIREMENT: GROUND COVER AS SPECIFIED IN SECTION 530.1 PLUS 3 LARGE TREES, 3 MEDIUM OR SMALL TREES, 1 EVERGREEN OR CONIFEROUS TREE PER 100 LINEAR FEET OF GREENSPACE AREA. PLUS MINIMUM 10' WIDE BUFFER.	LARGE TREES	3/100 LF OF FRONTAGE	580	18
				MEDIUM TREES	3/100 LF OF FRONTAGE	580	18
				CONIFEROUS OR EVERGREEN	1/100 LF OF FRONTAGE	580	6

NOTE: EXISTING BUFFER ALONG WOODWARD IS MIXTURE OF MATURE DECIDUOUS AND CONIFER TREES. MORE THAN 50 TREES ARE PRESENT AND EXCEED NUMBER REQUIRED. NO CHANGES TO BUFFER ARE PROPOSED.

REPLACEMENT LANDSCAPING SCHEDULE

KEY	BOTANICAL NAME COMMON NAME	MIN. REQ'D SIZE
A.r.	<i>Acer rubrum</i> 'October Glory' October Glory Red Maple	2.5-3" cal B&B

SITE DATA TABLE:

PARCEL I.D.	ZONING DISTRICT	PROPOSED USE	APPROVAL MECHANISM	MINIMUM LOT AREA (ACRES)	MINIMUM LOT WIDTH	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	MAX BUILDING HEIGHT
05-014-049-10	C-P - PLANNED SHOPPING	RECREATIONAL FACILITY	SITE PLAN REVIEW	15,000 SF	60'	30'	30'	30'	50'/4 STORES

SITE PLAN NOTES:

- EXISTING SITE SURVEY REFLECTED AS PROVIDED BY TRAVERSE ENTERTAINMENT GROUP AND COMPLETED BY GEODETIC DESIGN'S INC. DATED 3-9-2018.
- THIS PROJECT IS THE FOR THE RE-DEVELOPMENT OF THE FORMER SEARS STORE AT THE CHERRYLAND CENTER. THE PROPOSED USE IS FOR A NEW RECREATIONAL/INDOOR ENTERTAINMENT USE FOR AN INDOOR ELECTRIC KART RACING CENTER INCLUDING RETAIL AND LOUNGE SPACES.
- NO CHANGES TO DEVELOPED SITE AREA OR TOPOGRAPHY PROPOSED.
- NO ABOVE OR BELOW GROUND STORAGE FACILITIES FOR ANY CHEMICALS, SALTS, FLAMMABLE MATERIALS, OR HAZARDOUS MATERIALS IS REQUIRED OR PROPOSED.
- SNOW STORAGE AREA PROVIDED AT A RATE OF AT LEAST 10 SFT OF STORAGE PER 100 SFT OF PARKING AREA. PARKING AREA INCLUDES ±194,000 SFT.
REQUIRED SNOW STORAGE IS: 19,400 SFT.
SNOW STORAGE PROVIDED IS: 19,535 SFT.
SNOW STORAGE AREAS SHOWN IN PARKING AREAS ACCOUNTS FOR 71 SPACES
MINIMUM PARKING STILL MAINTAINED (459-71 = 388 SPACES > 321 MIN.)
- SIGNS SUBJECT TO SEPARATE REVIEW AND PERMITTING.
- PARKING SPACES, AISLES, AND TRAFFIC AND PARKING SIGNAGE RELATED TO THE PROJECT WILL BE RE-STRIPED AND REPLACED TO CURRENT ORDINANCE REQUIREMENTS.
- ANY EXISTING, NON-COMPLIANT LIGHTING, INCLUDING WALL PACK FIXTURES WILL BE REMOVED FROM THE SITE. NEW LIGHTING TO MEET ZONING ORDINANCE SECTION 517.
- ALL EXISTING LANDSCAPING INCLUDING PARKING ISLANDS AND AREAS ALONG BUILDING TO BE GENERALLY CLEANED UP AND IMPROVED AS NEEDED BY PRUNING, REPLACING DEAD TREES AND PLANTS, ADDING NEW TREES AS NOTED, AND REPLACING OR ADDING MULCH.
- NO CHANGES TO EXISTING WATER SUPPLY, SANITARY SEWER, STORM SEWER, GAS, ELECTRIC, OR COMMUNICATION UTILITIES ARE PROPOSED.
- EXISTING CATCH BASINS SUMPS AND STORM PIPING WITHIN SITE WILL BE CLEANED.

Gosling Czubak
Engineering Sciences, Inc.
1280 Business Park Dr.
Traverse City, Michigan
231-946-9191 phone
info@goslingczubak.com
www.goslingczubak.com

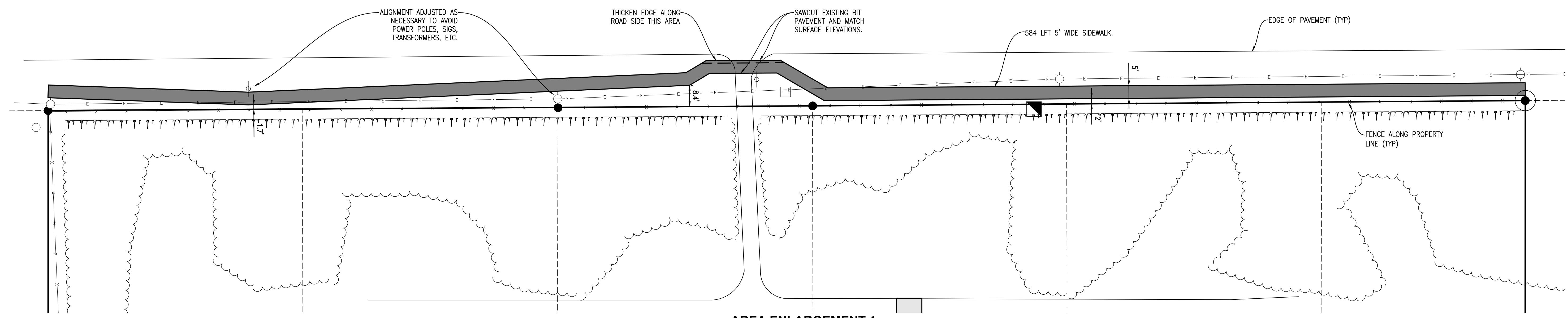
CIVIL ENGINEERING
SURVEYING
ENVIRONMENTAL SERVICES
GEOTECHNICAL
CONSTRUCTION SERVICES
DRILLING
LANDSCAPE ARCHITECTURE



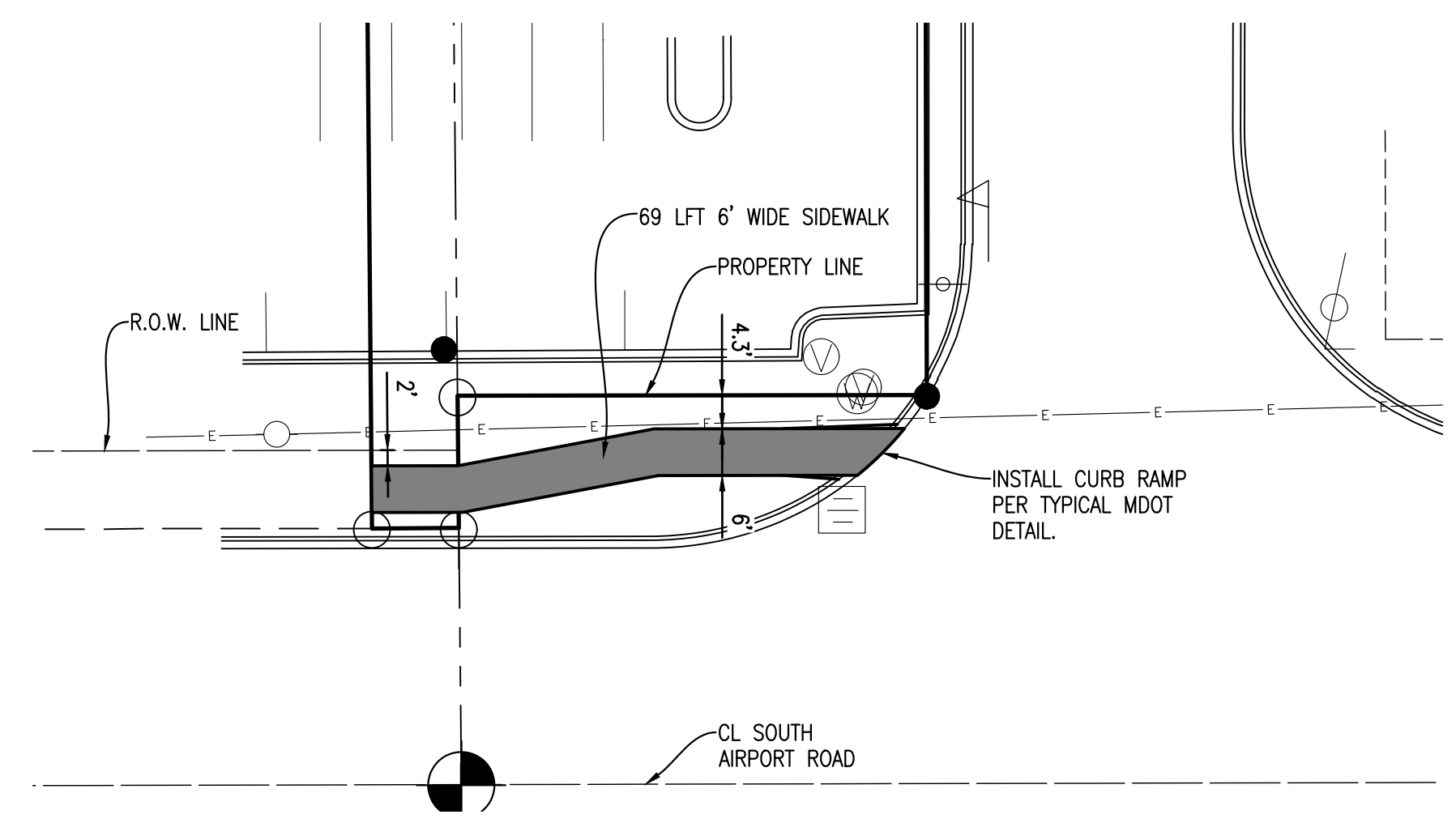
Revision	By	Date	TWP. SITE PLAN APPROVAL REVISIONS
1	RMV	12-2-2022	

SITE PLAN
K1 SPEED INDOOR KART RACING CENTER
TRAVERSE ENTERTAINMENT GROUP

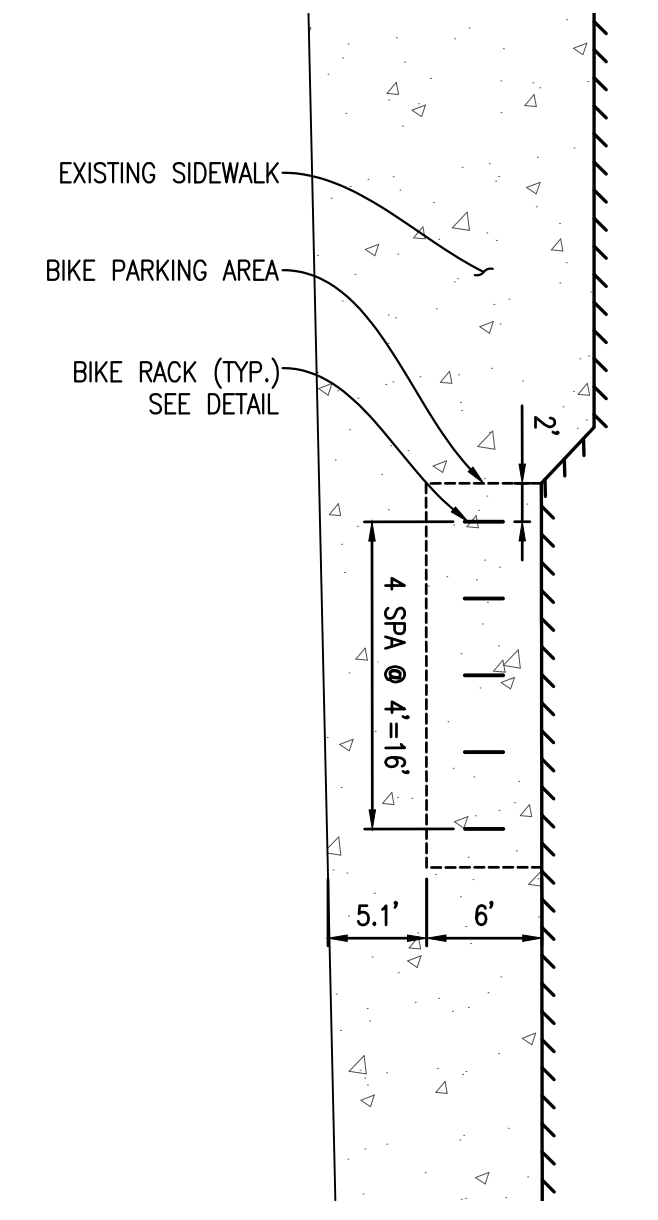
Date Issued: 11-14-2022
Date Surveyed:
Designed By: RMV
Drawn By: RMV
Checked By:
Scale: AS NOTED
Original sheet size is 24x36
Location: PARTS OF THE NW 1/4 AND NE 1/4 OF THE SE 1/4, SEC 14, T27N, R11W, GARFIELD TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN
Project Number: 2022378001.03
Sheet: C1



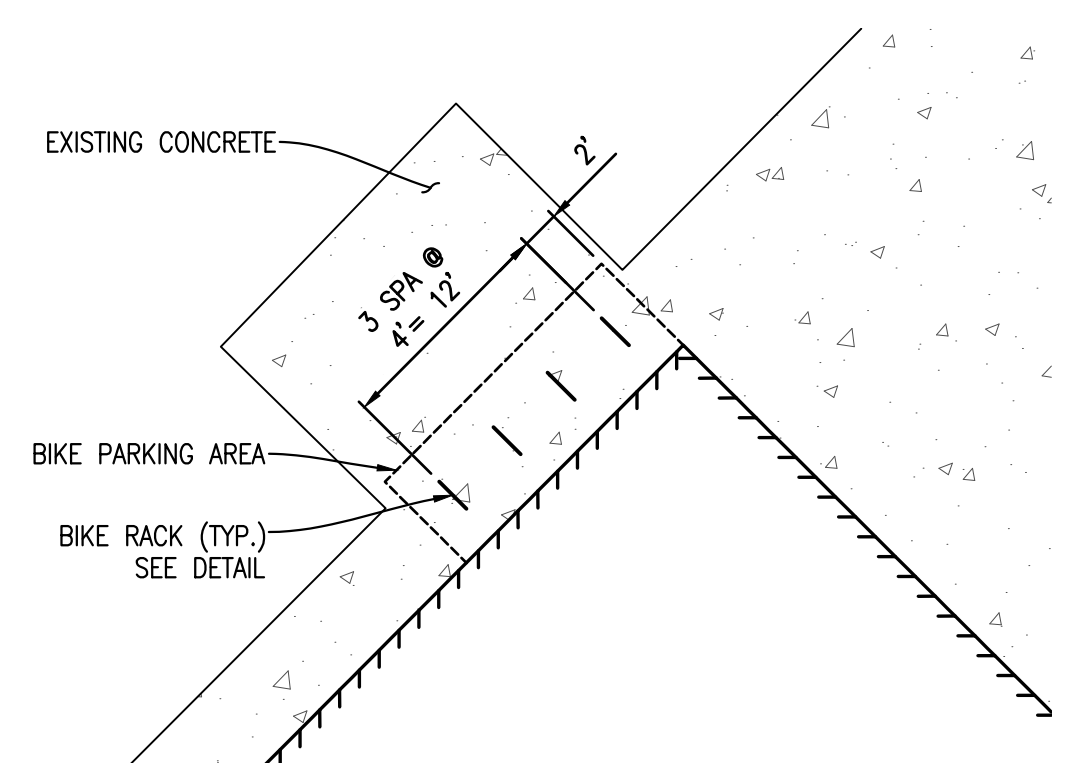
**AREA ENLARGEMENT 1
 WOODWARD DRIVE SIDEWALK PLAN**
 SCALE: 1" = 20'



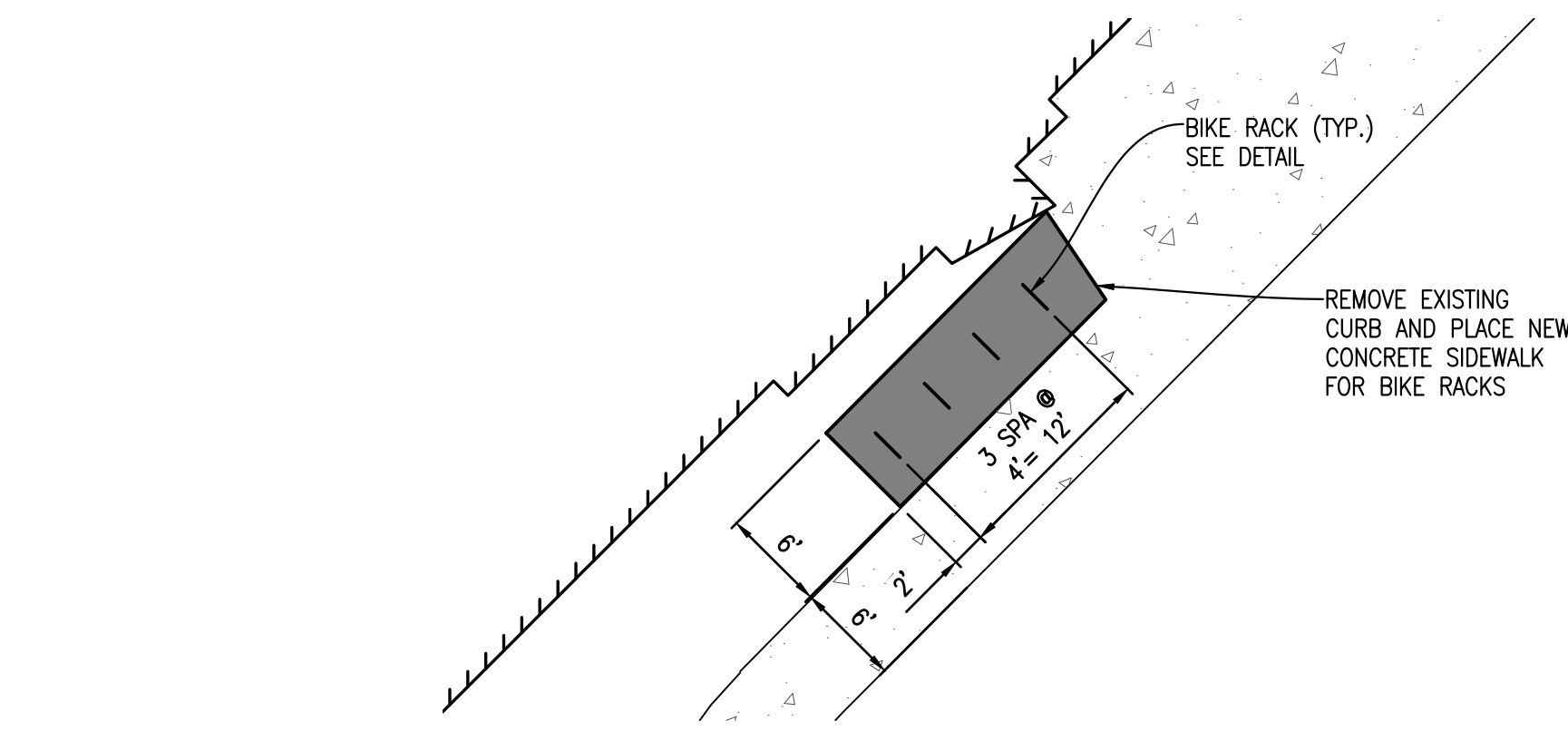
**AREA ENLARGEMENT 2
 SOUTH AIRPORT SIDEWALK PLAN**
 SCALE: 1" = 20'



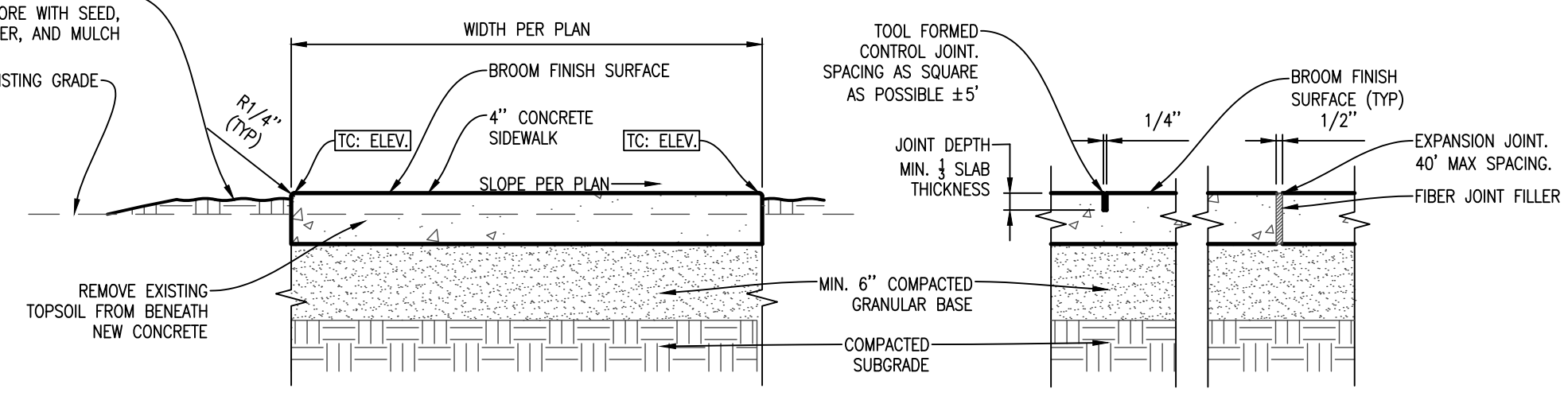
**AREA ENLARGEMENT 3
 BIKE RACK-1**
 SCALE: 1" = 10'



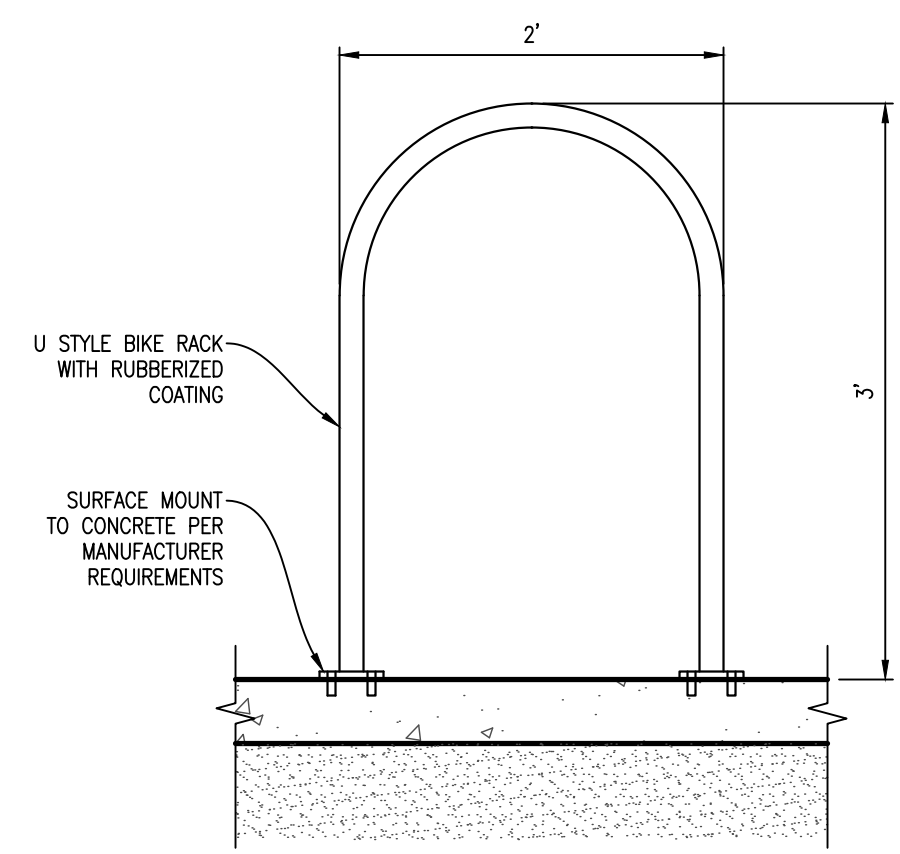
**AREA ENLARGEMENT 4
 BIKE RACK-2**
 SCALE: 1" = 10'



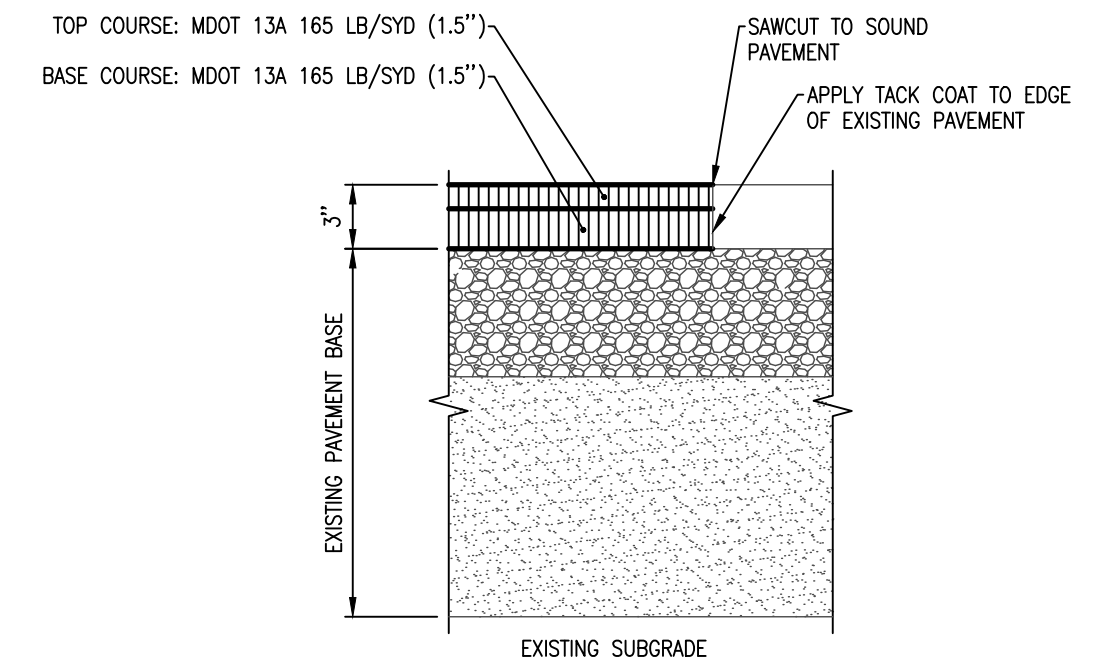
**AREA ENLARGEMENT 5
 BIKE RACK-3**
 SCALE: 1" = 10'



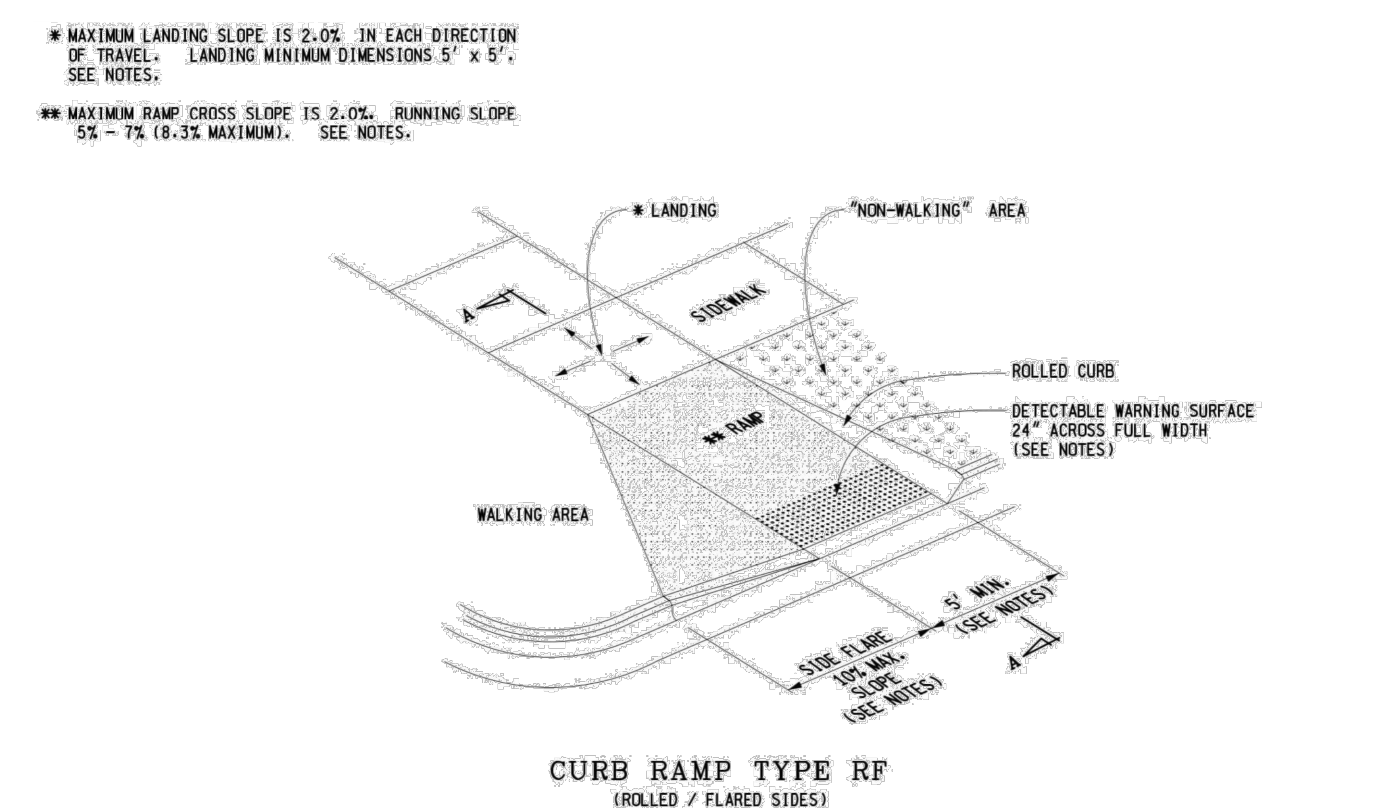
TYPICAL CONCRETE SIDEWALK DETAIL
 NOT TO SCALE



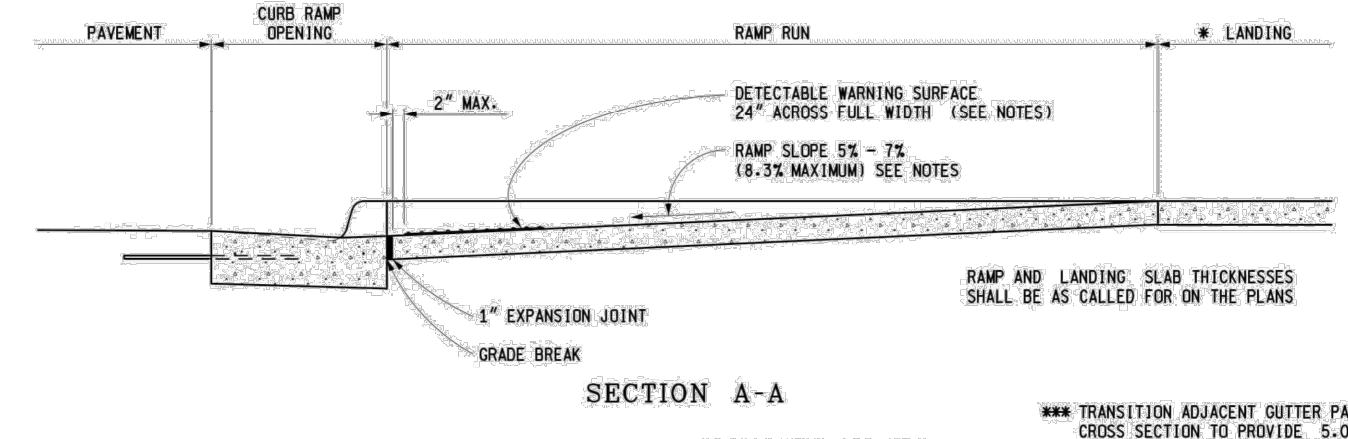
TYPICAL BIKE RACK DETAIL
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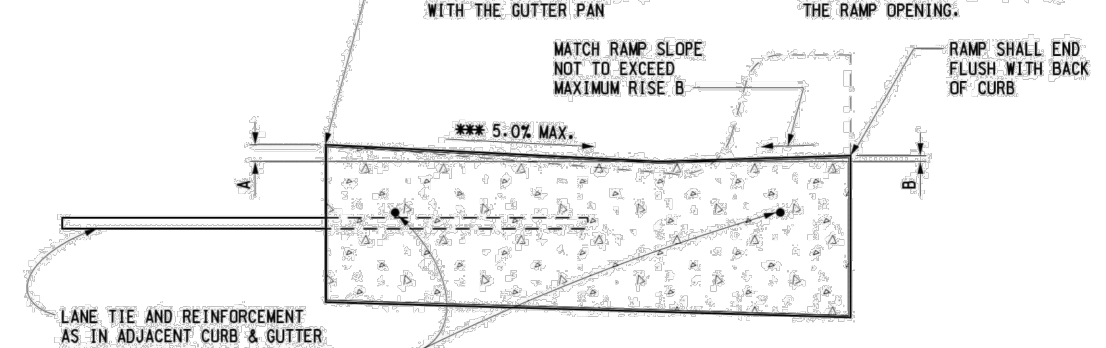
TYPICAL PAVEMENT REPAIR DETAIL
 NOT TO SCALE



**CURB RAMP TYPE RP
 (ROLLED / FLARED SIDES)**



SECTION A-A



**SECTION THROUGH CURB RAMP OPENING
 (TYPICAL ALL RAMP TYPES)**

TYPICAL MDOT CURB RAMP DETAIL
 NO SCALE

No.	Date	Revision	By
1	12-2-2022	TYP. SITE PLAN APPROVAL REVISIONS	RMV

**SITE PLAN ENLARGEMENTS & DETAILS
 K1 SPEED INDOOR KART RACING CENTER
 TRAVERSE ENTERTAINMENT GROUP**