

QUATRO CONSTRUCTION LLC

Design • Build Contractors

Date: 3/14/16

Re: Circle K Raise & Rebuild,
1420 W. Stadium Blvd
Ann Arbor MI

To Whom It May Concern;

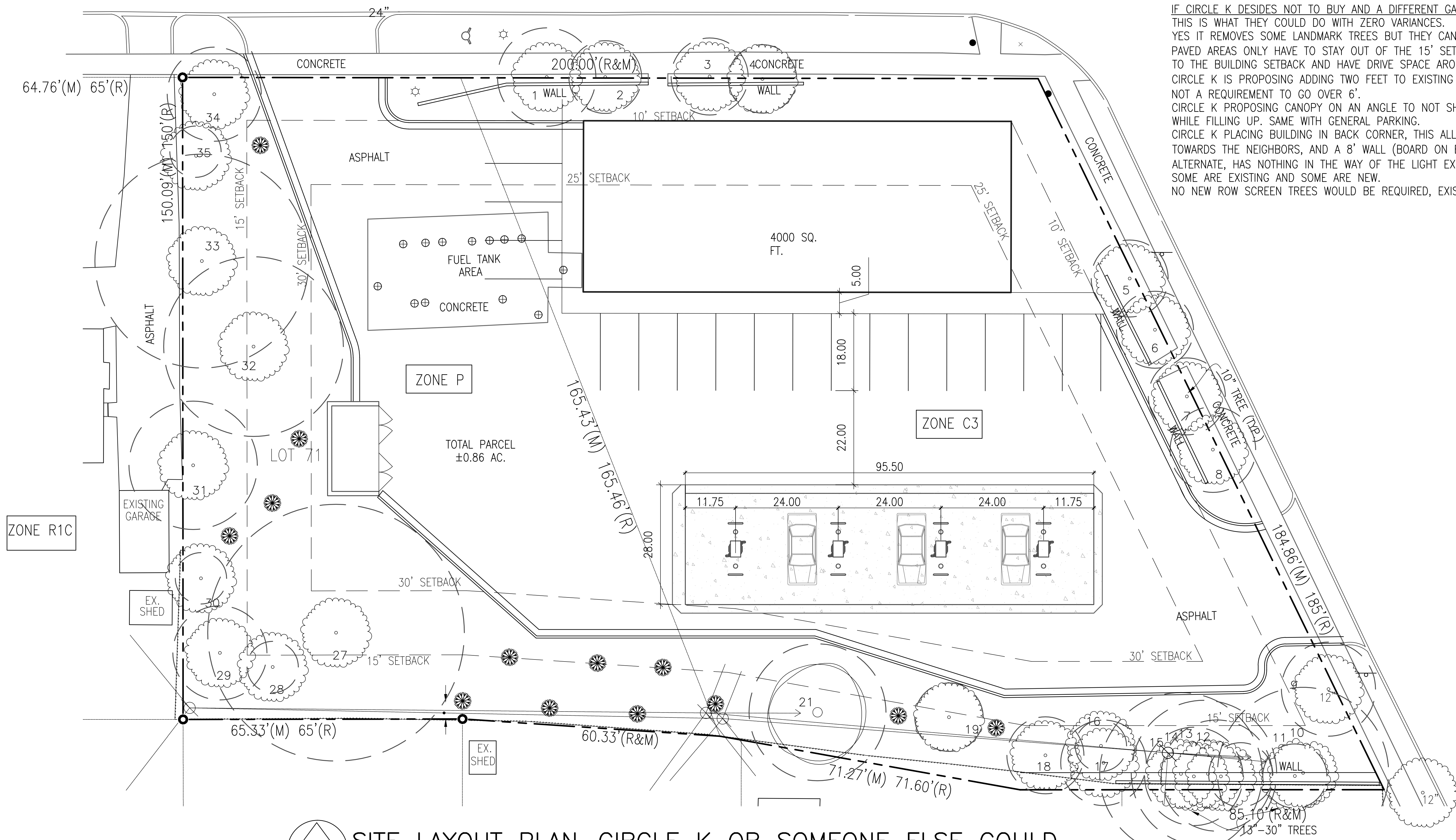
The following layouts were all attempted to try and provide the best possible layout for the Circle K at the South West Corner of Stadium Blvd and Packard road. These layouts took into account the Clients (Circle K's) desires/needs as well as the concerns of the neighboring properties. All in conjuncture with the city's ordinances. This project was started conceptually with Quatro Construction back in July of 2011, to get a feel of the site and what the possibilities might be. We started to move forward with Circle K on possible layouts in January of 2014.

In the beginning we didn't know exactly where the parcel was divided into two different Zones. One being C-3 (commercial) and P (parking). This was found during the legal exploration of the Owner (Gallup Properties) and Circle K for any and all Deed restrictions that may be on the site: Should the owner choose to sell the property. For the first 6 months of the design process Quatro Construction LLC worked with city a plan reviewer. Many emails and layouts were sent back and forth to reduce variances needed to fit Circle K's needs on this site. As Circle K's standard building is between 4000 & 5000 sq. ft. we knew we would have to do some modifications going in.

First I'd like to show an alternate that doesn't require any variances from the city. It is not what Circle K wants to do, but if we cannot move forward the plan as currently proposed it is what someone else could do should Circle K decide to relocate elsewhere (where they would be able to do a store of standard size and shape) 4,000-5,000 sq. ft. and rectangular.

With this plan the building is up front on the corner and the canopy is in the back. It still allows for 8 pumps stations, double dumpster, 4000 sq. ft. building retail/convenience, 16 parking spaces (with ada space) aside from the pumping stations. Keeps many landmark trees, does require 1 mitigation tree. Would not be required to have a residential style (pitched) roof. Only would be required to screen HVAC (roof top units).

STADIUM BLVD



IF CIRCLE K DESIDES NOT TO BUY AND A DIFFERENT GAS STATION COMES IN:
 THIS IS WHAT THEY COULD DO WITH ZERO VARIANCES.
 YES IT REMOVES SOME LANDMARK TREES BUT THEY CAN BE MITIGATED ON SITE.
 PAVED AREAS ONLY HAVE TO STAY OUT OF THE 15' SETBACK SO THE CANOPY CAN COME BACK
 TO THE BUILDING SETBACK AND HAVE DRIVE SPACE AROUND.
 CIRCLE K IS PROPOSING ADDING TWO FEET TO EXISTING 6' FENCE, JUST FOR THE NEIGHBORS,
 NOT A REQUIREMENT TO GO OVER 6'.
 CIRCLE K PROPOSING CANOPY ON AN ANGLE TO NOT SHINE CAR LIGHTS DIRECTLY AT NEIGHBOR
 WHILE FILLING UP. SAME WITH GENERAL PARKING.
 CIRCLE K PLACING BUILDING IN BACK CORNER, THIS ALLOWS SOME LIGHT TO BE BLOCKED
 TOWARDS THE NEIGHBORS, AND A 8' WALL (BOARD ON BOARD)
 ALTERNATE, HAS NOTHING IN THE WAY OF THE LIGHT EXCEPT A 6' WALL AND THE TREES THAT
 SOME ARE EXISTING AND SOME ARE NEW.
 NO NEW ROW SCREEN TREES WOULD BE REQUIRED, EXISTING COVERS THAT REQUIREMENT

↑ SITE LAYOUT PLAN—CIRCLE K OR SOMEONE ELSE COULD
 SCALE 1"=20'

Please see attachments #2, 3, 4 & 5 for our first tries with this site including the one we went to our first citizen meeting with. (Sheet L-2) Also Attached is the first version of elevations.

So we designed the following layout for our first citizen meeting 3-14-14.

Please see attached meeting minutes and responses during that meeting. (#4)

First Alternates: Attachment #2:

Shows Three (3) difference site layouts we tired their feasibility with the client (Circle K) and planning reviewer,

Each building is smaller than corporates standard, but retain the standard shape. (Minus opt3 with the cut corner)

Cons, All:

1. Awkward travel of semi-trucks for deliveries of gasoline.
2. Parking to side of building, not preferred by Circle K,
3. Variance required for plan would not improve overall look of site.
4. Building size not optimal for circle k to put in the improvements.

Pros, (all):

1. 8 pumping stations (same as existing so we are not losing any)
2. All pumps readily visible from store.
3. Out of more of the back green space for buffer to residential neighbors to rear.

Citizen Meeting #1: site layout Attachment #3

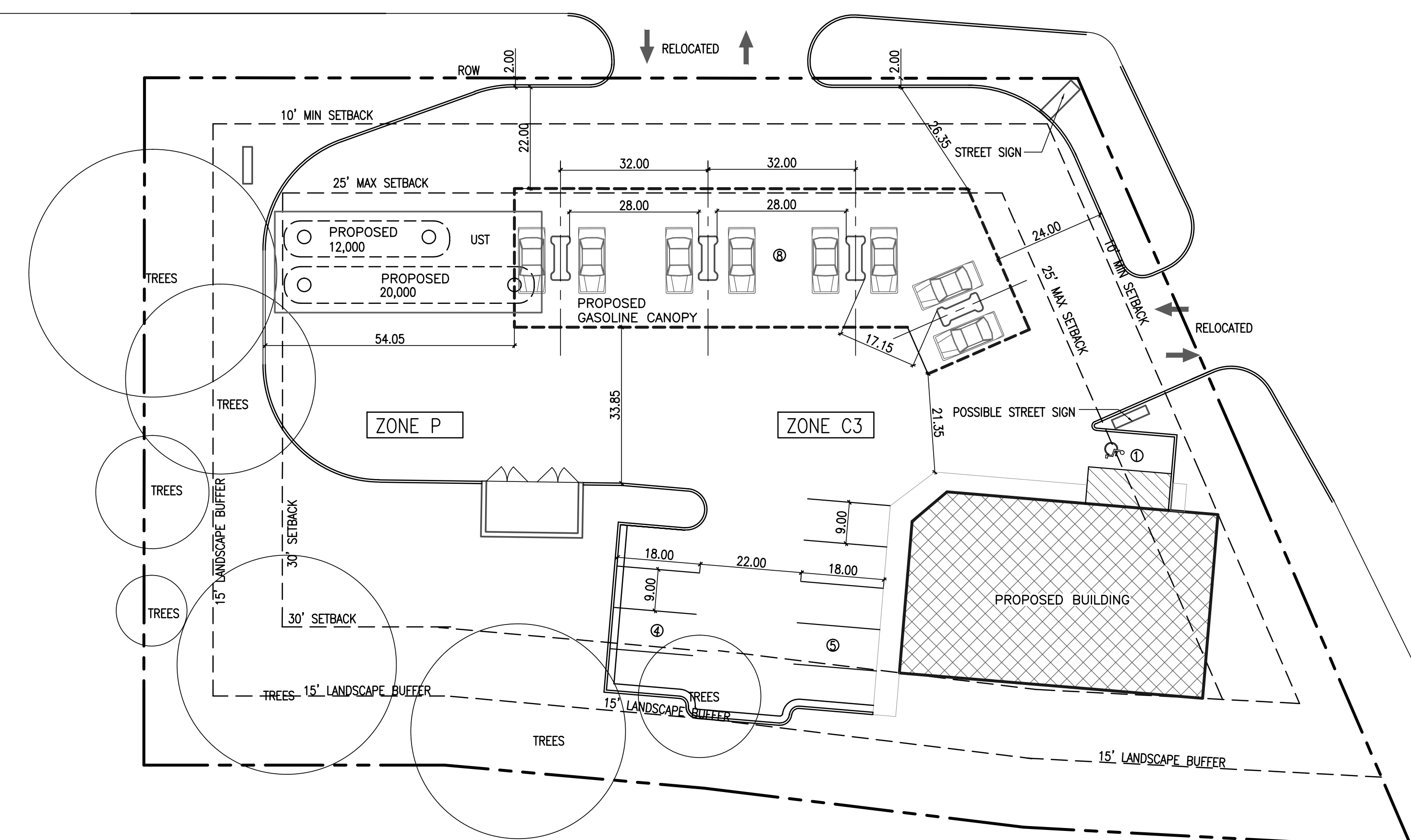
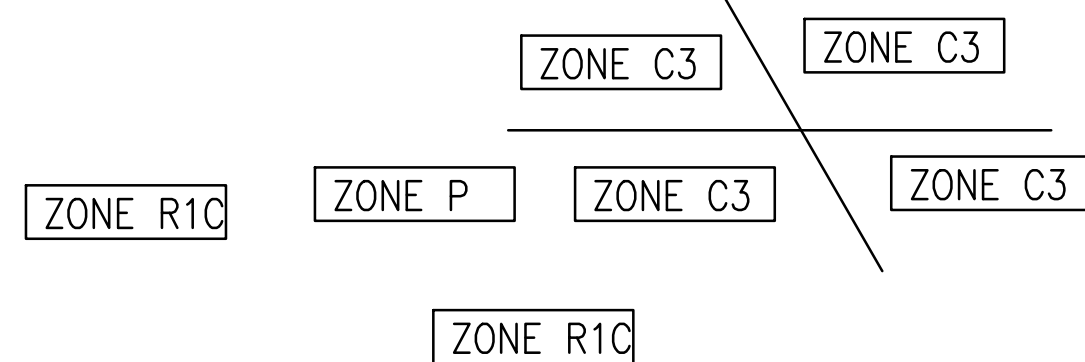
Pros:

1. Building blocks canopy from neighbors more.
2. Sidewalk from road to building. Existing there is none.
3. One (1) true front

Cons:

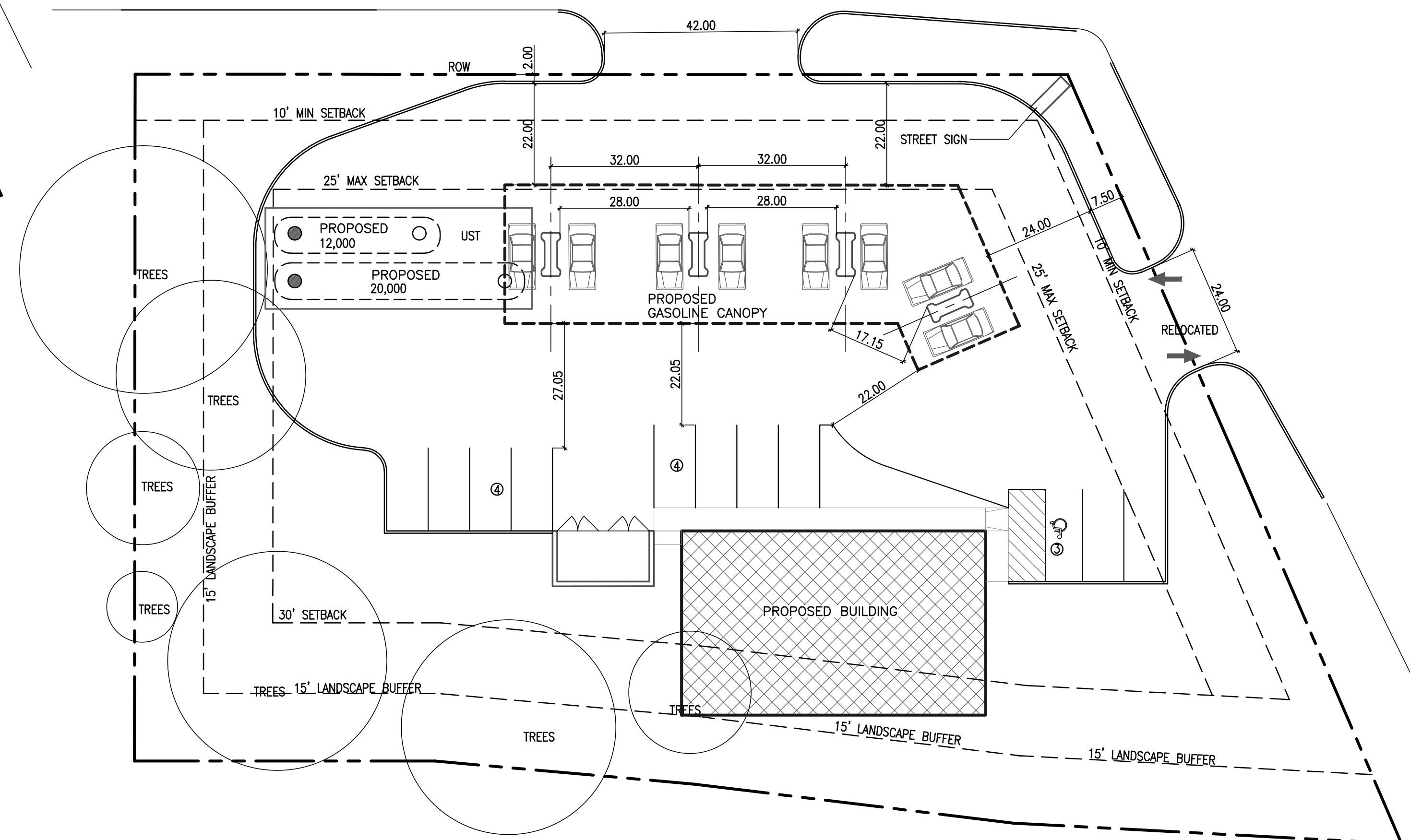
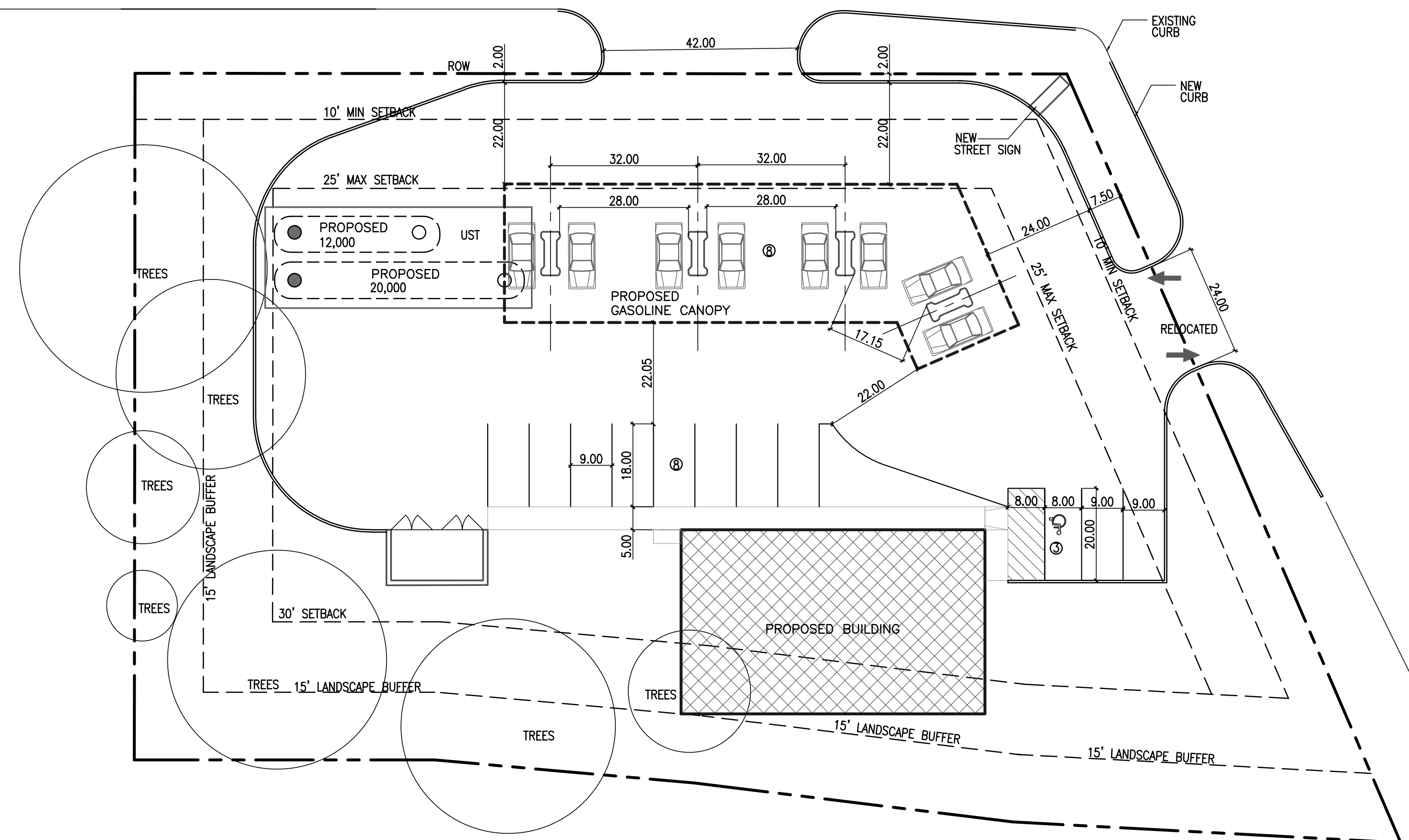
1. Building setback variance still required. Only 5' though.
2. Only six (6) pumping stations, less than existing.
3. Require rezoning part of property.
 - a. Which we found out is near impossible.

ATTACHMENT #2



DESCRIPTION	REQUIRED	EXISTING	PROPOSED	NOTE
ZONING	C3	C3	C3	
FRONT YARD-BLDG	10/25**	-	-	
SIDE YARD	0/30	-	-	
REAR YARD	0/30	-	-	
PARKING	9	-	-	
PARKING SPACE	8X16/9X18	9X16, 9X18	-	
HC PARKING	1	1	-	
PARKING AISLE	22.00	22.00	-	
BICYCLE PARKING	1	1	-	
MAXIMUM HEIGHT	55	-	-	
STORIES	4	1	-	
MIN SITE AREA	6,000 SQFT	37,122 SQFT	-	
MAX FLOOR RATIO	200%	--%	-	
MIN WIDTH	60'	150'	-	
BLD AREA	--	2640	-	

* 30' IF ABUTTING RESIDENTIAL AREA
** 10' MIN 25' MAX



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201 NORTH PARK STREET
YPSILANTI, MI 48198
PHONE (734)485-7737, FAX (734)485-7873

CIRCLE-K GAS STATION

1420 EAST STADIUM BLVD
ANN ARBOR, MI 48104

ISSUE DATE

01/23/12
01/24/12
01/25/12

DRAWN BY:
CHECKED BY: R.N.
APPROVED BY: R.N./T.Q.

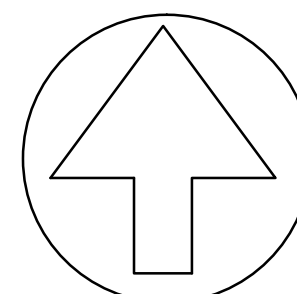
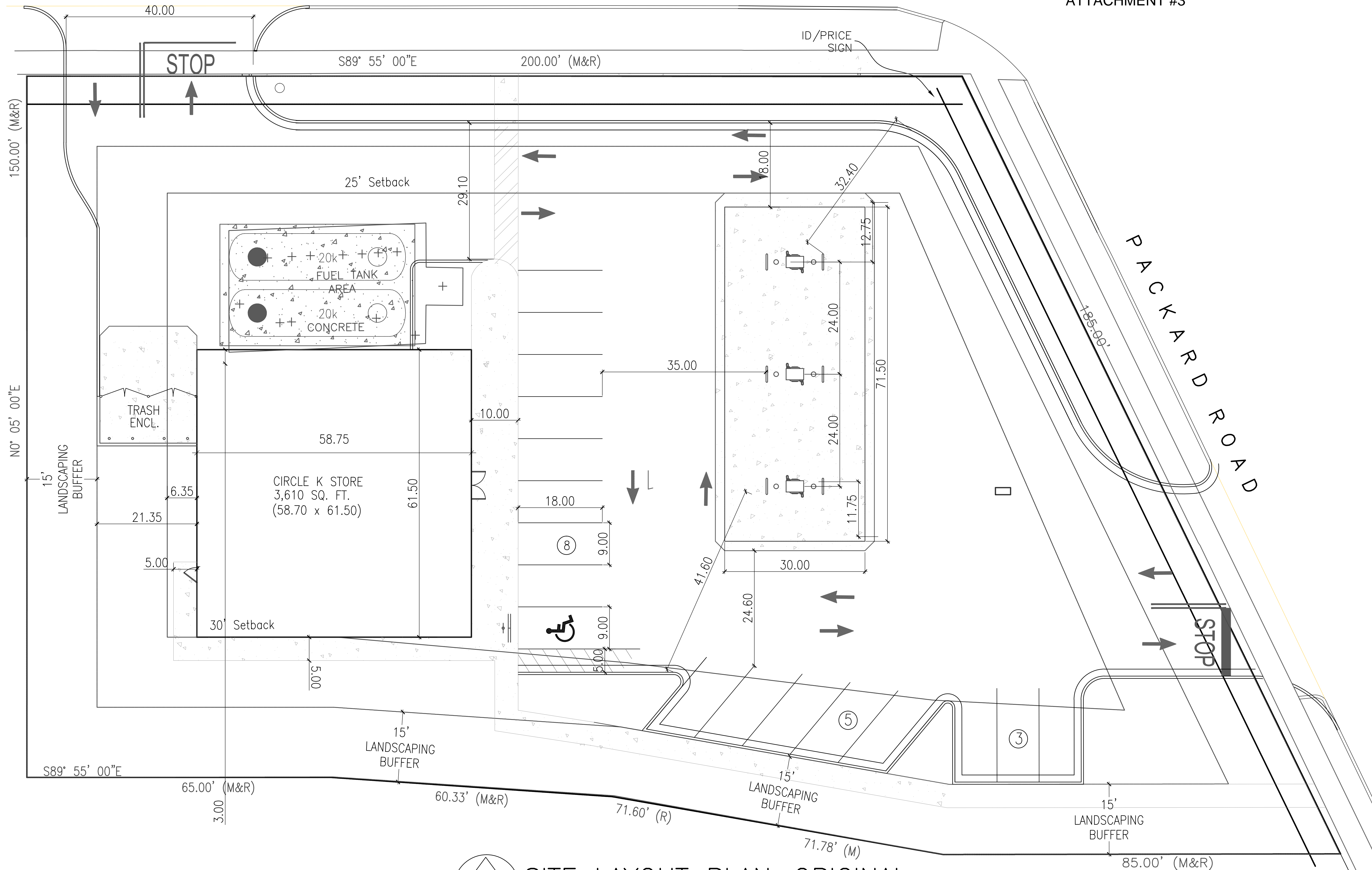
ARCHITECTURAL SEAL:

PROJECT NO.: 2621

SHEET TITLE:

PROPOSED SITE PLAN

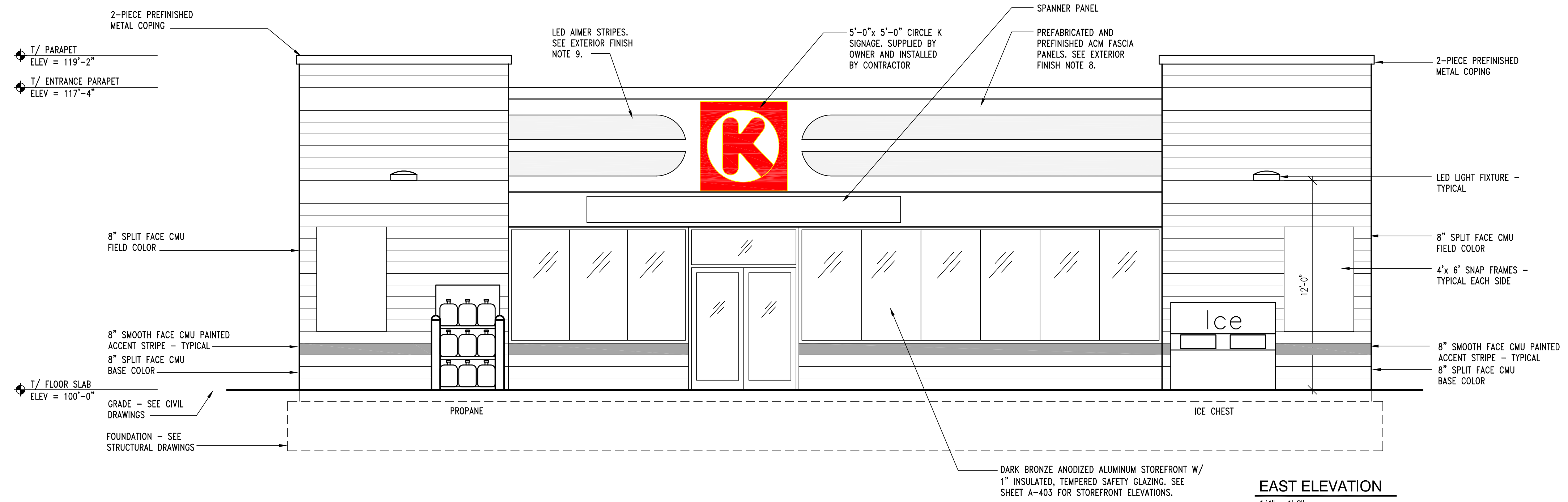
SHEET NO.: C-2



SITE LAYOUT PLAN—ORIGINAL

SCALE 1"=20'

ATTACHMENT #4



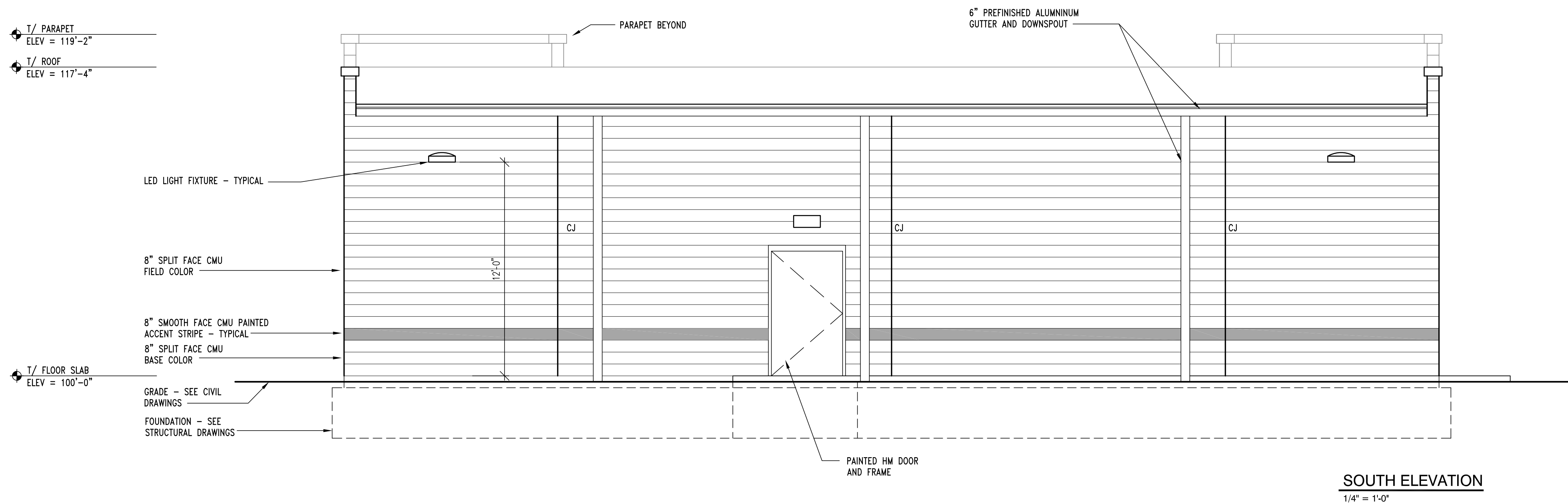
EAST ELEVATION
1/4" = 1'-0"

STOREFRONT NOTES:

1. ALL EXTERIOR STOREFRONT SHALL BE "KANNEER" V6 451T/CENTER GLASS (OR APPROVED EQUAL) THERMALLY BROKEN FRAMING SYSTEMS WITH 1" INSULATED, TEMPERED SAFETY GLASS.
2. VERIFY ROUGH OPENINGS FOR SIZING PRIOR TO FABRICATION.
3. SHIM AS REQUIRED W/BACKER ROD & SEALANT AT ALL EDGES.
4. INSTALLER SHALL NOT ALLOW ALUMINUM FRAMING TO COME IN DIRECT CONTACT W/ DISSIMILAR METALS.

GENERAL NOTES:

1. SEE SHEET A-202 FOR EXTERIOR FINISH AND COLOR INFORMATION.
2. TOP OF FLOOR SLAB ELEVATION 100'-0" = ACTUAL ELEVATION +xxx.xx' USGS
3. CJ = CONTROL JOINT; REFER TO DETAIL 2/A-403.
4. LF = LIGHT FIXTURE; REFER TO ELECTRICAL DRAWINGS.



SOUTH ELEVATION
1/4" = 1'-0"

PROJECT:

Circle K Stores
Store #6301
1420 East Stadium Blvd
Ann Arbor, MI 48104

MARK: ISSUE: DATE:
Prelim Planning 02/14/14

PROJECT #: 13001.2B
DRAWN BY: SDM CHECKED BY: DJB

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DRAWING TITLE:
EXTERIOR ELEVATIONS

Meeting Minutes

March 4, 2014

Attendance:

Robert McDivitt ó 1419 Iroquois	
Valerie Taylor ó 1417 Iroquois	newmantaylor@newmantaylor.com
Mark Newman ó 1417 Iroquois	newmantaylor@newmantaylor.com
Mrs. McDivitt ó 1419 Iroquois	lmcdiv@gmail.com
John Fingerle ó 1316 Iroquois PL	
Elizabeth Davis ó 1421 Iroquois PL	betsy@umich.edu
Garrett Scott ó 1421 Iroquois PL	garrett@bibliophagist.com
Gary Cohen ó 1805 Packard RD	gcohen@gmail.com
Stephen Kunselman ó	skunselman@a2gov.org
M. Teall ó	mteall@a2gov.org
Vernon George ó 1423 E. Stadium	stadiummarketcatering@yahoo.com
Victor Eeory?	
Sarah Sutton ó 1416 E. Stadium	se_sutton@hotmail.com
Jack Eaton ó 166 Dicken Drive	jeaton@a2gov.org
Kathy Ashtonmiller ó 1314 Iroquois	kashtonmiller@hotmail.com
Rianna Szatkowski ó Quatro Construction LLC	
Todd Quatro ó Quatro Construction LLC	
Rich Lawrence ó Circle K	
Bill Bartolomeo-Circle K	
Brian Koenig-Circle K	
Shawn Dunbar-Circle K	

Waited till 6:15pm for people to finish coming in and taking seats.

Open with presentation about 15 minutes then allowed for questions & concerns.

1. Proximity of dumpster to neighbor located to the west of property.
 - a. Her home has a side door that will look directly at the dumpster depending on height of new fence.
 - b. Her driveway is right up to her property line so dumpster is 15ø from her property.
 - i. Is concerned about her kids
 - ii. House value

A. We moved the dumpster further from being straight in line with their side door.

2. Can we extend the canopy

A. Cannot extend the canopy, concerns for clearance.

3. Can we illuminate the canopy

A. The canopy in just lighted downward. No exterior façade lighting proposed.

4. Can the canopy band be smaller

A. No, itø per sizes allowed to have legible signage from the road.

5. Can the produce stand stay

A. Yes, No restriction from Circle K. Per city allowance.

6. Storm water issues
 - a. Concern over the existing site because it drains onto their site, so how will making more pavement help.
 - b. Doesn't think the underground detention will help

A. We are adding storm water / underground detention to the site which it does not currently have.
7. Can we go to a taller than 6' fence
- A. Yes, We are adding an 8' fence to the property line except where 4' is max allowed for vehicle sight lines.
8. Why is the sidewalk in the buffer area verses out?
- A. Sidewalk have been removed do to new layout.
9. Will there be security system installed for new larger building
- A. Yes
10. Height of building
 - a. Can it be closer to the existing buildings height?
 - b. Will it have a parapet to hide roof top units?

A. Roof line in a little lower. (Need standard interior head clearance for standard Circle K stores)

B. There is a parapet to hide the roof top units.
11. Can the building be turned to face stadium Blvd. instead of Packard:
 - a. Thus making more parking along stadium instead of neighbors in back.
 - b. Also allowing for sidewalk to not be in buffer area
 - c. Can building be smaller if turned and widened

A. We checked this option, especially after finding we could not build on the P parking side of the property.
12. Can a berm and fence be used to block more of the sound and light pollution from the revised traffic layout?
- A. New wood fence will be 8' all. Berm cannot be utilized as the grade drops down on the south elevation and we cannot add soil on top of existing trees root zones.
- B. masonry fence is not an options do to critical root zones of existing trees.
13. Can we block the trash enclosure with more than just fence and perimeter trees
- A. 8' properly line fence and movement as far as site allowed from property.
14. Can there be more interest in the building
 - a. Can we add an additional material to the exterior?
 - b. Maybe pillars
 - c. False windows
 - d. Side entrance

A. Color palate is more residential feel.
15. Update phone number in phone book
- A. mangers working on update.
16. Green/Turf roof over canopy
- A. not cost effective and maintenance issues inherent with green roofs over gas station pumps.
17. 45 kids in immediate vicinity
 - a. Concern for safety

A. new site layout is more pedestrian friendly.

B. Site is better lit and sidewalk to building added.
18. Noise concerns

a. Idling trucks for more than 20 minutes

A. Neighbors given Manager's direct email address & number to contact for complaints.

19. How to follow up with these items

a. Rianna from quatro Construction will be emailing out changes

b. Also providing dates, times and locations for additional meetings we have to seek with the city of Ann Arbor.

Thank you,
Rianna Szatkowski
Quatro Construction LLC

Our second citizen participation meeting was held on 9-30-15. We showed the neighbors the alterations we made along with explaining some of the reasons. Please see attachment #6, 7 & 8 for site layout, site lighting & meeting minutes and responses. Circle K hired Red Leonard to produce a rendered site lighting plan so the neighbors could see what the new layout might look like as close as possible. Some of the reasons for the new layout had to do with the P parking zone on site. We found it would be near impossible to get that zoning removed as 70% of the neighborhood's worth would have to approve the rezoning. As there is a Gas station on the south east corner and a Liquor store on the north west those two alone count for a great deal of the worth in the neighborhood. We know by the owners of the Liquor stores own words that do not approve of the Circle K becoming larger. While we (Quatro Construction LLC) have not met with the neighboring gas station, we have no reason to think they will be in favor of the Circle K getting bigger.

Attachment #6&7:

Pros:

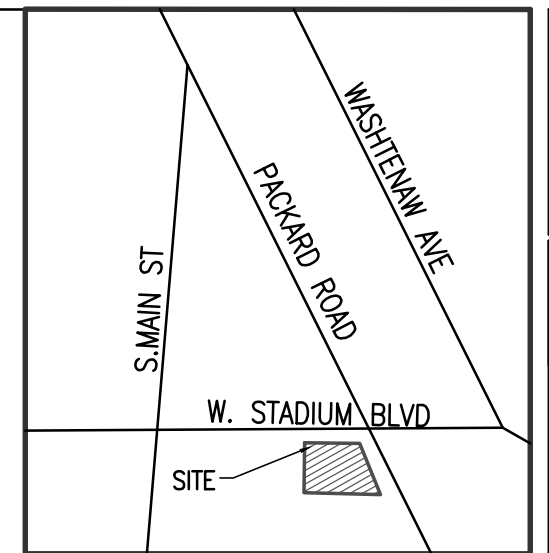
1. off neighboring P parking zone.
2. Closer to preferred Building Size of Circle K
3. Minor Building setback request required
4. Closes two existing driveways that are very close to the corner.

Cons:

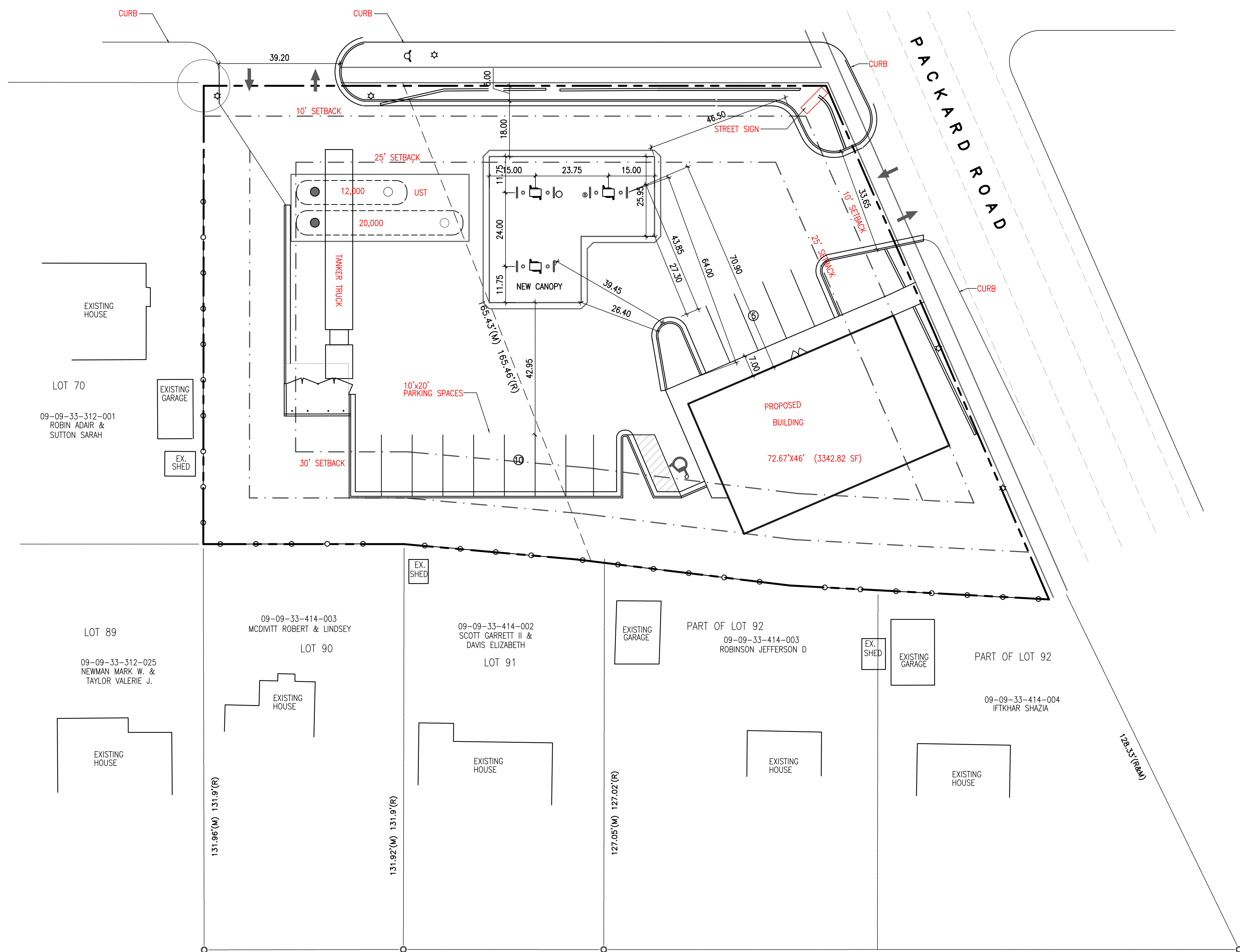
1. Parking closer to neighbor's back yard.
2. Building setback variance required.
3. Front landscape buffer variance required.
4. East drive too close to corner (possibly)
6. Six (6) pumping station (less than existing)

ATTACHMENT #6

BENCHMARK:
CITY OF ANN ARBOR BM NO. 122
BRASS DISC.
ELEV. 837.83' (NAV088)



NORTH
LOCATION MAP
NTS



LEGEND:

- ☒ TRANSFORMER
- ⊗ UTILITY POLE
- ☀ LIGHT POLE
- ⌋ GUY ANCHOR
- ⊕ ROUND CATCH BASIN
- ⊞ SQUARE CATCH BASIN
- ⊗ STORM MANHOLE
- ⊞ CURB INLET
- ⊗ SANITARY MANHOLE
- ⊞ SANITARY CLEAN OUT
- ⊗ GAS METER
- ⊞ GAS VALVE
- ⊗ ELECTRIC MANHOLE
- ⊞ SIGN
- ⊗ RAILROAD SIGNAL POLE
- ⊞ WATER CURB STOP
- ⊗ GATE VALVE
- ⊞ HYDRANT
- ⊗ MONITOR WELL
- FOUND SURVEY IRON
- ⊞ COMMUNICATION MANHOLE

900.61C
900.46G
TOP OF CURB (ELEV.)
CUTTER (ELEV.)

900.61 W
900.46 A
TOP OF WALK (ELEV.)
ASPHALT (ELEV.)

PROPOSED SITE PLAN
SCALE 1"=20'

1420 EAST STADIUM BLVD

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	NOTE
ZONING	C3/P	C3/P	C3/P	
FRONT YARD-BLDG	10/25**	10/25**	10/25**	
SIDE YARD	0*	30	30	
REAR YARD	0*	30	15+	
PARKING	18*****	21*****	21*****	
PARKING SPACE	8X16,9X18	10X20	9X18	
HC PARKING	1	0	1	
PARKING AISLE	22.00	23.00	22.00	
BICYCLE PARKING	1 (C)	0	1 (C)	
MAXIMUM HEIGHT	55' allowed	15'	22'***	
STORIES	4 allowed	1	1	
MIN SITE AREA	6,000 SQFT	37,049 SQFT	37,049 SQFT	
MAX FLOOR RATIO	200%	8.97%	9.03%	
MIN WIDTH	60'	149'	149'	
BLD AREA		2,589 SQFT	3,342 SQFT	

* 30' IF ABUTTING RESIDENTIAL AREA
** 10' MIN, 25' MAX
*** ARCHITECT STILL DESIGNING
**** 15 SPACES SEPARATE FROM FILLING STATIONS (6 SPACES)
***** 13 SPACES SEPARATE FROM FILLING STATIONS (8 SPACES)
***** 12 SPACES SEPARATE FROM FILLING STATIONS (6 SPACES)

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CIRCLE-K GAS STATION

ISSUE DATE

06/09/14
08/19/14

DRAWN BY: R.S./M.N.
CHECKED BY: R.N.
APPROVED BY: R.N./T.Q.

ARCHITECTURAL SEAL:

PROJECT NO.: 2556
SHEET TITLE: PROPOSED SITE PLAN
SHEET NO.: C-2



Meeting Minutes

September 30, 2014

Attendance:

Robert McDivitt ó 1419 Iroquois	
Valerie Taylor ó 1417 Iroquois	newmantaylor@newmantaylor.com
Mark Newman ó 1417 Iroquois	newmantaylor@newmantaylor.com
Mrs. McDivitt ó 1419 Iroquois	lmcdiv@gmail.com
John Fingerle ó 1316 Iroquois PL	
Elizabeth Davis ó 1421 Iroquois PL	betsy@umich.edu
Garrett Scott ó 1421 Iroquois PL	garrett@bibliophagist.com
Gary Cohen ó 1805 Packard RD	gcohen@gmail.com
Stephen Kunselman ó	skunselman@a2gov.org
Vernon George ó 1423 E. Stadium	stadiummarketcatering@yahoo.com
Sarah Sutton ó 1416 E. Stadium	se_sutton@hotmail.com
Jack Eaton ó 166 Dicken Drive	jeaton@a2gov.org
Kathy Ashtonmiller ó 1314 Iroquois	kashtonmiller@hotmail.com
Rianna Szatkowski ó Quatro Construction LLC	
Todd Quatro ó Quatro Construction LLC	
Rich Lawrence ó Circle K	
Bill Bartolomeo-Circle K	
Brian Koenig-Circle K	
Shawn Dunbar-Circle K	

Waited till 6:10 pm for people to finish coming in and taking seats.

Open with presentation about 15 minutes then allowed for questions & concerns.

1. Proximity of dumpster to neighbor located to the west of property.
 - a. Her home has a side door that will look directly at the dumpster depending on height of new fence.
 - i. Still a concern for the second meeting, although we did move it south to more in line with her garage instead of house.
 - b. Her driveway is right up to her property line so dumpster is 15ø from her property.
 - i. Is concerned about her kids
 - ii. House value
 1. Still concerned though more trees will be separating space.

A. We have since turned the Dumpster towards the center of site more (clockwise).

2. Storm water issues
 - a. Concern over the existing site because it drains onto their site, so how will making more pavement help.
 - i. Still unable to convince residents that the underwater storm detention system will improve water runoff to their yards.
 - ii. Added yard drain to keep existing trees while improving drainage to stay on site.

A. Has since been removed do to existing critical root zones.

- b. Doesn't think the underground detention will help
- c. Now concerned over the existing trees receiving enough water.

A. underground detention, landscape bio retention and storm system have been all designed to best handle the water on site.

B. Most of the water will not leave the site as the existing soil is very porous and the storm water is required to run into the bio-retentions before going into the full system.

- 3. Can we go to a taller than 6' fence
 - a. 8' fence is now proposed along south property.
- 4. Height of building
 - a. Can it be closer to the existing buildings height?

A. Lowered to accommodate

- b. Will it have a parapet to hide roof top units?

A. Roof line adapted to a more residential look.

- 5. Can the building be turned to face stadium Blvd. instead of Packard:
 - a. Can building be smaller if turned and widened

A. Building is now facing stadium, however we now require a rear yard setback variance to keep the vehicle traffic functional.

- 6. Can we block the trash enclosure with more than just fence and perimeter trees

A. Don't want to disturb the existing trees more than needed.

- 7. Can there be more interest in the building

A. New elevations submitted.

- 8. How to follow up with these items
 - a. Rianna from quatro Construction will be emailing out changes
 - b. Also providing dates, times and locations for additional meetings we have to seek with the city of Ann Arbor.

Thank you,
Rianna Szatkowski
Quatro Construction LLC

After this second citizen participation meeting we moved forward with the attached layout plan #9, landscape #10, floor plan #11, Elevations #12, #13 photometric renderings and #14 alternate layout plans (alternate layout plans) which the city recommended we include to show what we have done over the past almost 2 years of continual work.

Proposed Site Plan: Attachment #9, Landscape #10, Floor Plan #11, Elevations #12,
Pros:

1. Removed two existing driveways too close to the corner.
2. Meet all landscape buffer requirements in front (along road) with no variance
3. No left turn onto Packard from site. (Concrete/raised curb divider)
4. Dumpster forward in site away from neighbors
5. Building has more residential feel with a pitched roof.
6. Canopy is compact verses long on the site.
7. New 8' board on board fence along property line. Except where it is 4' tall for visibility of neighbor along stadium.
8. Storm water system added to site. Whereas existing has none, just drains back towards neighbors and they have complained of flooding in their yards.
9. Replaces front 30" wall from the broken one that is existing and too close to the sidewalk per ordinance.
10. Provides an enclosed dumpster pad. To ensure a cleaner look that matches the colors of the building.
11. Bicycle parking added to site.

Cons:

1. Building setback variance required.
2. Not preferred shape of building for Client
3. Not preferred min building size for Client
4. Less parking than preferred for Client
5. Not illuminated canopy façade; preference of Client to be lit
6. Tighter than Client desired on some of the driveways around site.
7. No left turn out onto Packard Rd. Trucks have more planning required for deliveries.

Layout Alternates: Attachment #14

Cons of alternate plans:

Original:

1. Cannot get p zone rezoned. Requirements for that are not feasible with the current neighbors. Deed restriction on site.
2. 10' landscape buffers variance required.
3. Foundation uncomfortably close to existing tanks for city.

After this second citizen participation meeting we moved forward with the attached layout plan #9, landscape #10, floor plan #11, Elevations #12, #13 photometric renderings and #14 alternate layout plans (alternate layout plans) which the city recommended we include to show what we have done over the past almost 2 years of continual work.

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2. 10' landscape buffers variance required.
3. Foundation uncomfortably close to existing tanks for city.

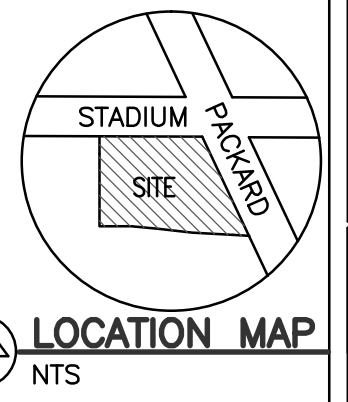
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 ANN ARBOR, MI 48104



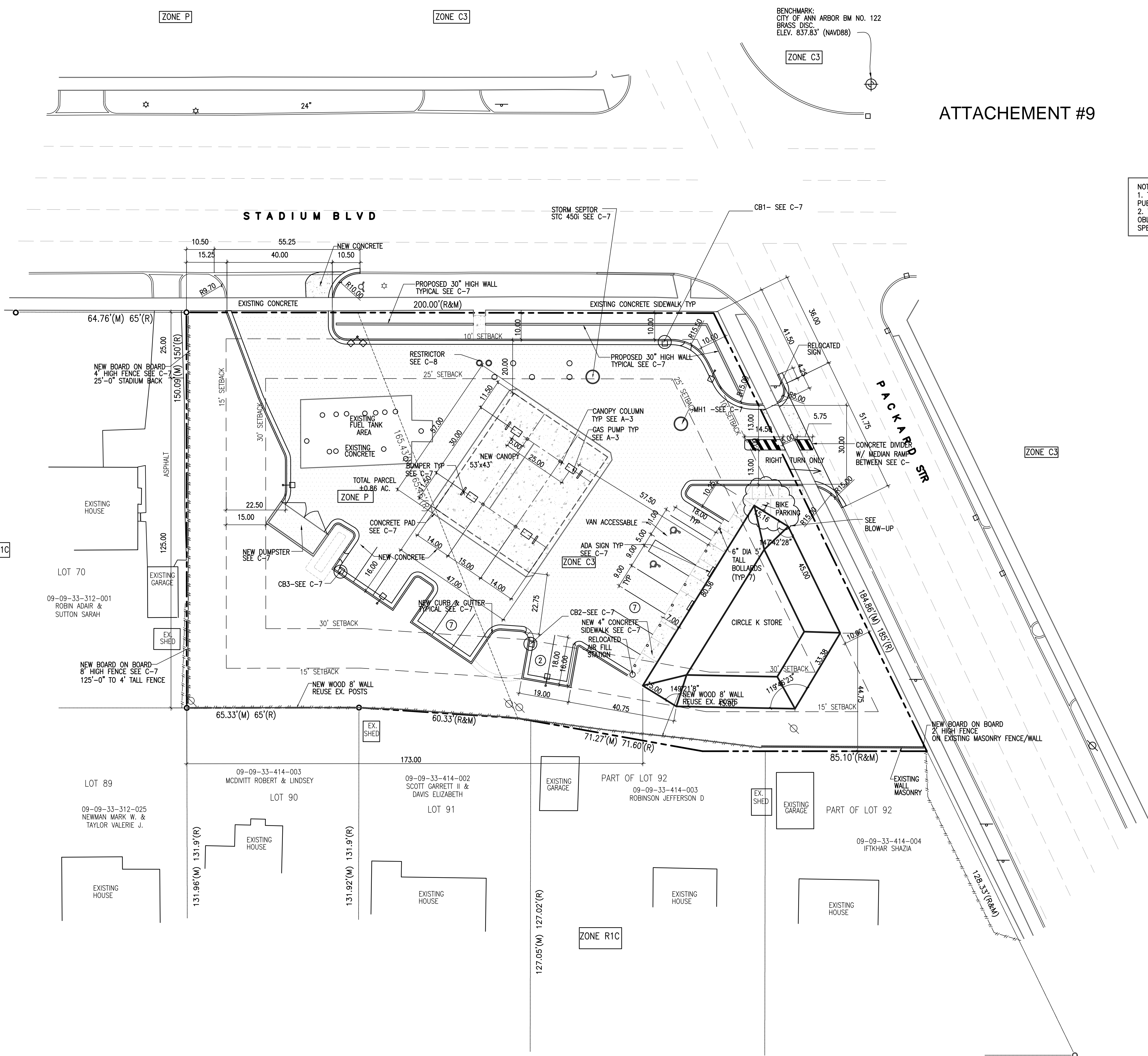
ATTACHEMENT #9

NOTES:
 1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CITY OF ANN ARBOR PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS, WHICH ARE INCLUDED BY REFERENCE.
 2. THE OMISSION OF ANY STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR OF THEIR OBLIGATION TO CONSTRUCT ITEMS IN COMPLETE ACCORDANCE WITH THE PUBLIC SERVICE STANDARD SPECIFICATIONS.

NOTE:
 NO EXTERIOR MUSIC OR AUDIO USE EXCEPT NECESSARY COMMUNICATION BETWEEN CUSTOMER AND ATTENDANT.

NOTE:
 THE SIDEWALK AT THE DRIVE APPROACH SHALL "CARRY-THROUGH" THE APPROACH, AND NOT RAMP DOWN.

NOTE:
 PER CHAPTER 49, SECTION 4:58 OF THE CITY CODE, ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL C OF O FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.



LEGEND:

- NEW LIGHT POLE
- ⊗ TRANSFORMER
- UTILITY POLE
- ☀ LIGHT POLE
- ⊕ GUY ANCHOR
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- ⊙ STORM MANHOLE
- ⊕ CURB INLET
- ⊙ SANITARY MANHOLE
- ⊙ SANITARY CLEAN OUT
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ ELECTRIC MANHOLE
- ⊕ SIGN
- ⊕ RAILROAD SIGNAL POLE
- ⊕ WATER CURB STOP
- ⊕ GATE VALVE
- ⊕ HYDRANT
- ⊕ MONITOR WELL
- ⊕ FOUND SURVEY IRON
- ⊕ COMMUNICATION MANHOLE

- 900.81 TC TOP OF CURB (ELEV.)
- 900.81 TC GUTTER (ELEV.)
- 900.81 TC TOP OF WALK (ELEV.)
- 900.81 TC PAVEMENT
- 900.81 TC TOP OF INLET (ELEV.)

- NEW CONCRETE
- NEW ASPHALT

- G GAS
- San SANITARY (SAN)
- ST STORM (STM)
- WM WATERMAIN (WM)
- OVERHEAD WIRE
- UNDERGROUND CABLE
- EX. DITCH OR SWALE CENTERLINE
- EASEMENTS
- RAILROAD
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- GUARD RAIL

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	NOTE
ZONING	C3	P/C3	P/C3	
FRONT YARD-BLDG	10.00/25.00	45.85/44.90	74.5/10.0	
SIDE YARD	30.00	119.95	173.0	
REAR YARD	30.00/30.00	119.95/62.40	173.0/15.0	VARIANCE REQUEST
PARKING	17	13	16 pk 8 pump	
PARKING SPACE	9x18	9x18	9x18	
HC PARKING	1	1	2	
PARKING AISLE	22.0	22.0	35.55	
BICYCLE PARKING	0	0	1C	
MAXIMUM HEIGHT	55	15.4	19.2	
STORIES	4 MAX	1	1	
MIN SITE AREA	6000	37,589 SQFT	37,589 SQFT	
MAX FLOOR RATIO	200%	6.3%	9.0%	
MIN WIDTH	60	150	150	
BLD AREA		2360	3394	

PARKING CALCULATIONS:
 1 SPACE PER 200 SQ.FT. OF FLOOR AREA:
 3394/200 = 16.97 = 17 SPACES REQUIRED

HOURS OF OPERATION: 24 HR

PARCEL ID#09-09-33-414-006

LEGAL DESCRIPTION:
 LOTS 71 & 72 FRISINGER LAND CO SECOND SUBD

ISSUE DATE	
2/19/15	03/09/16
2/23/15	
5/3/15	
5/27/15	
9/24/15	
12/10/15	
12/24/15	
12/28/15	
01/04/16	
01/22/16	
02/22/16	

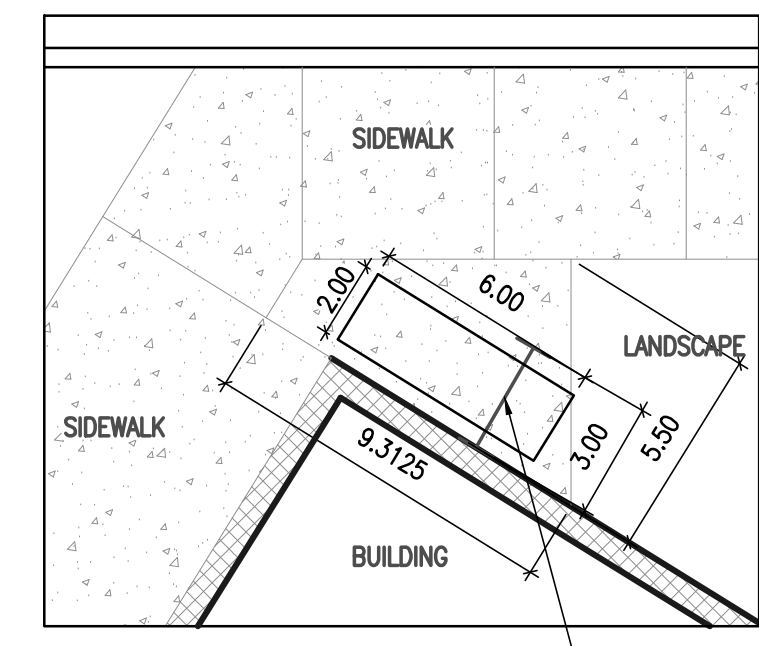
DRAWN BY: R.S.
 CHECKED BY: R.N.
 APPROVED BY: R.N./T.Q.

ARCHITECTURAL SEAL:

PROJECT NO.: 2621

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NO.:
C-3

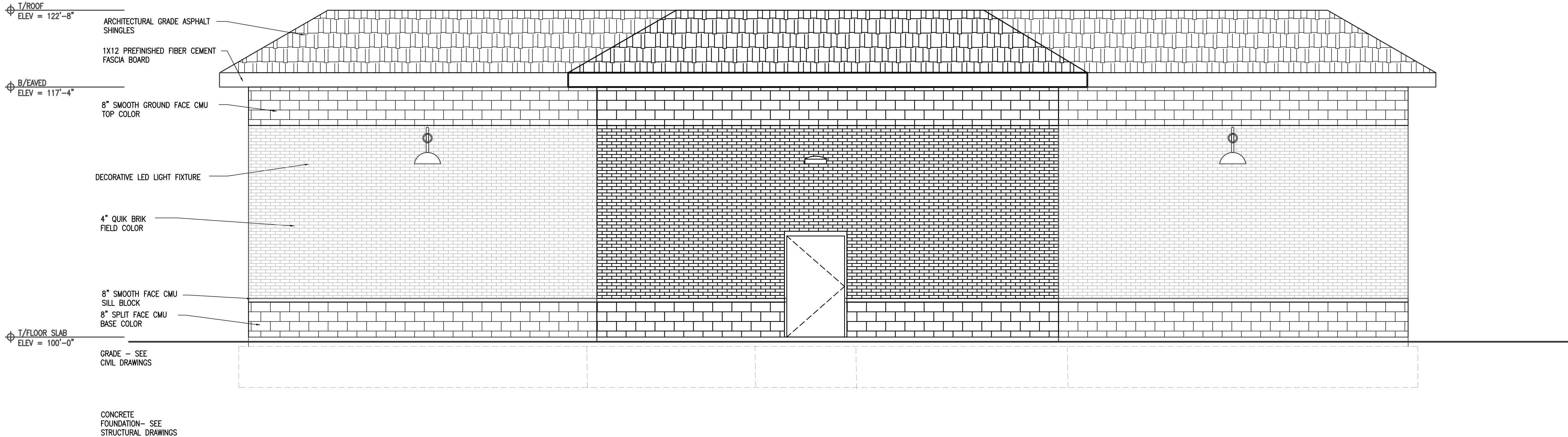
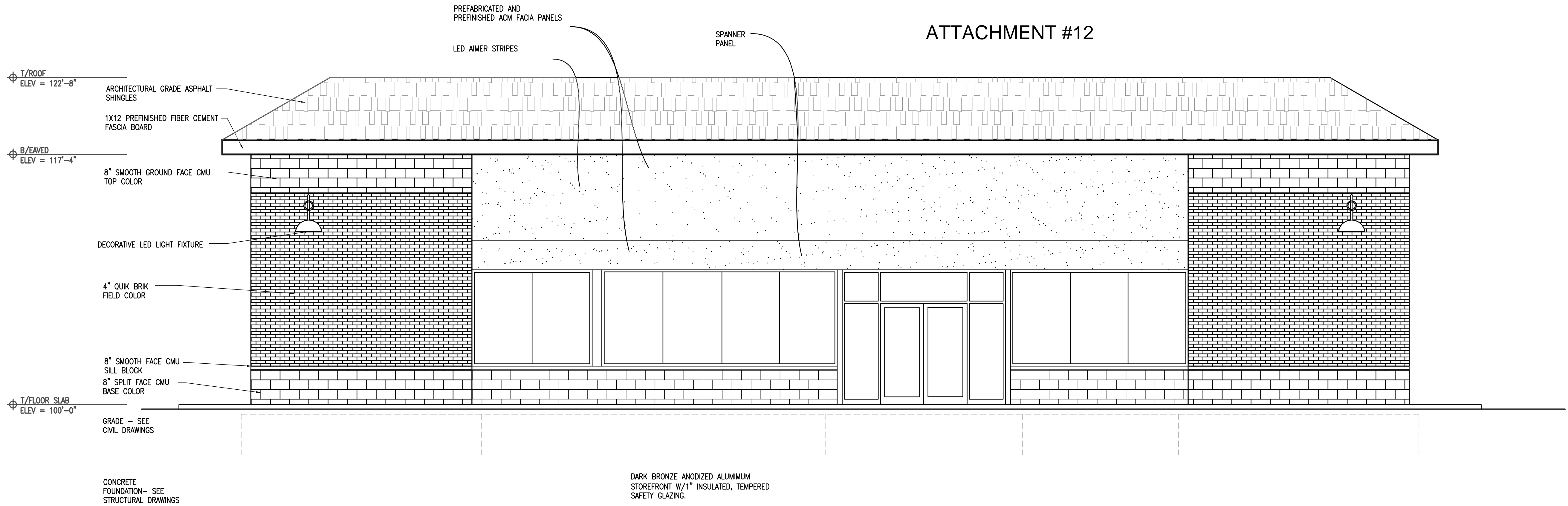


IROQUOIS PLACE



SITE LAYOUT PLAN
 SCALE 1"=20'

ATTACHMENT #12



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ANN ARBOR, MI 48104

ISSUE DATE

03/09/16
DRAWN BY:
CHECKED BY: R.N.
APPROVED BY: R.N./T.Q.
ARCHITECTURAL SEAL:

PROJECT NO.: **2621**
SHEET TITLE:
PROPOSED ELEVATIONS
SHEET NO.:
A-2



SCAN CODE
for exterior options



AREA LIGHTS
A3 A3B



AREA LIGHTS
A4-2



CANOPY LIGHTS
C

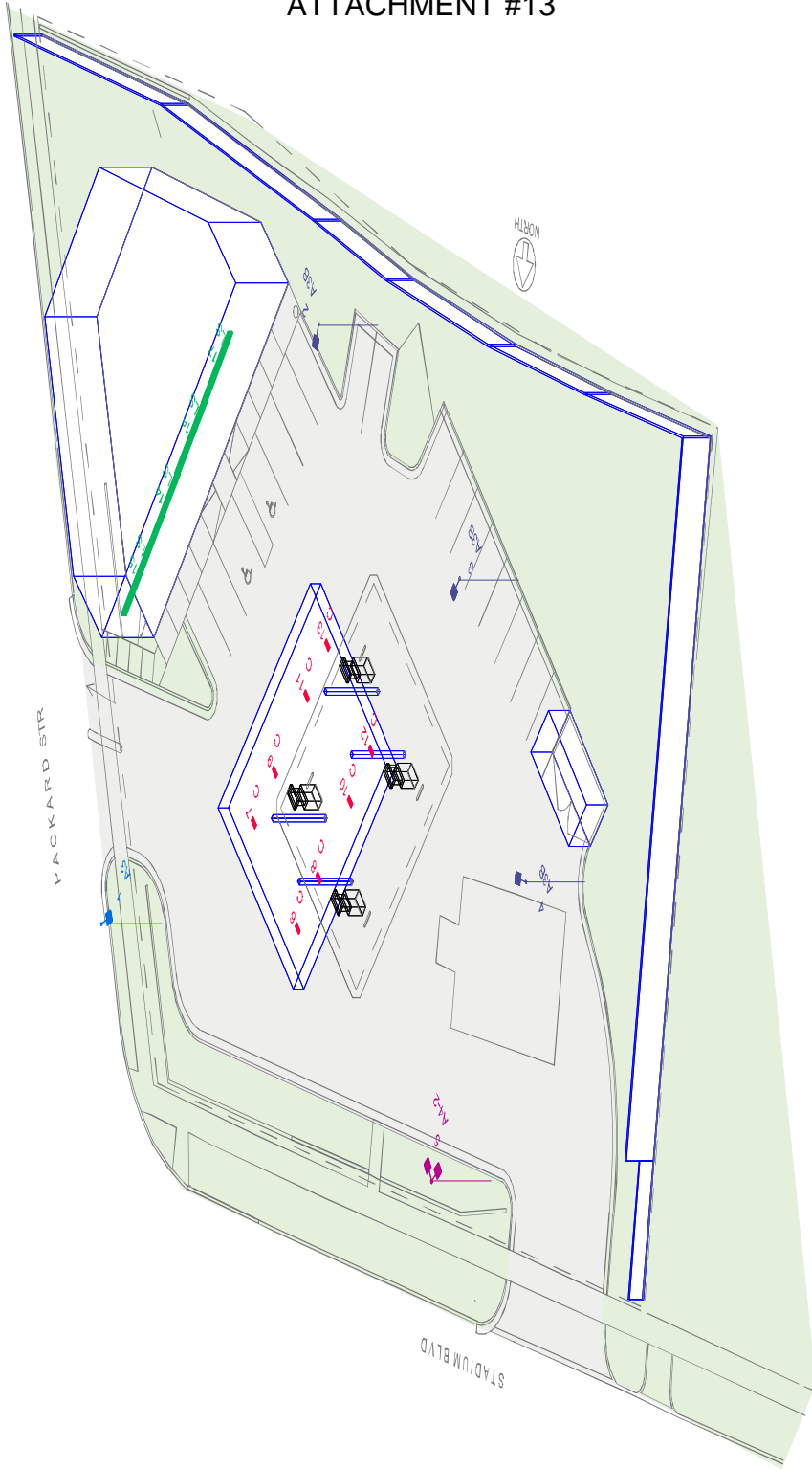


SURFACE MOUNTED
LS



POLE DETAIL

- ALL AREA LIGHTS MOUNTED ON 18 FT. POLES ON 2 FT. CONCRETE BASES.



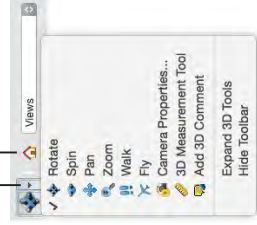
ATTACHMENT #13

3D CONTENT QUICK HELP GUIDE

- CLICK THE IMAGE TO ACTIVATE THE 3D VIEWER
- RIGHT CLICK AND CHOOSE "DISABLE CONTENT" TO TURN OFF THE VIEWER AND RETURN TO THE DEFAULT IMAGE

CLICK HERE ON THE TOOLBAR FOR A DROP MENU WITH ADDITIONAL NAVIGATION TOOLS

CLICK HERE TO RESET THE VIEW



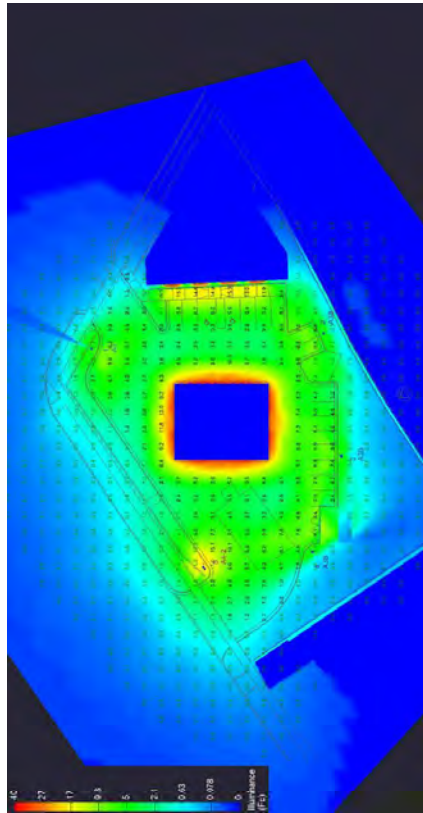
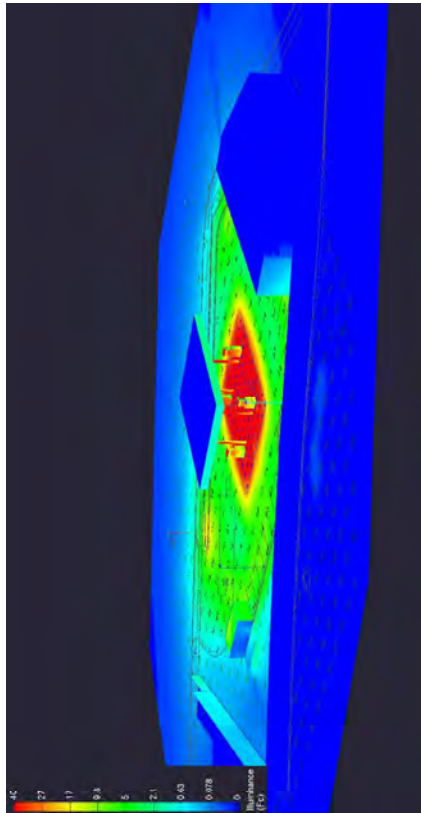
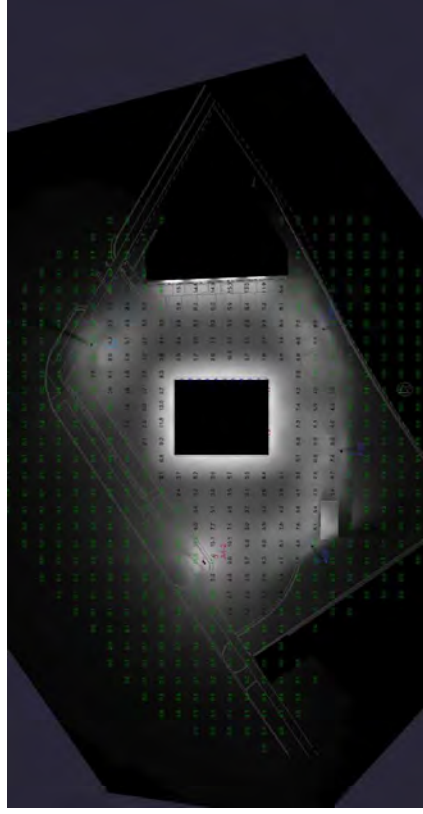
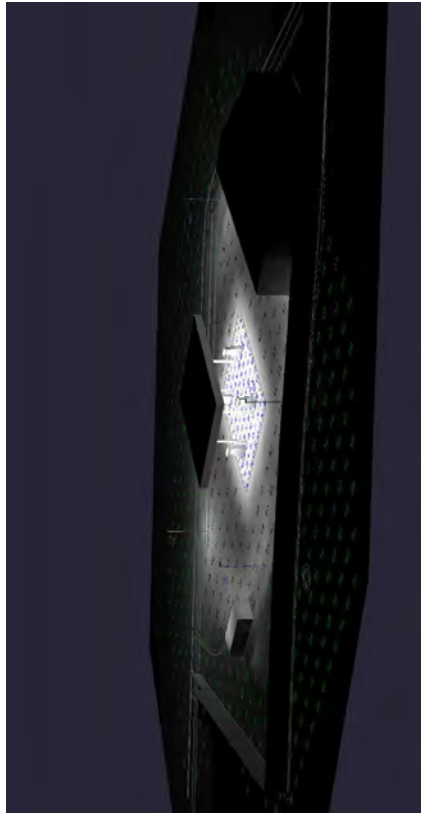
CLICK THE IMAGE TO ACTIVATE 3D CONTENT

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RL-2759-S1-R3

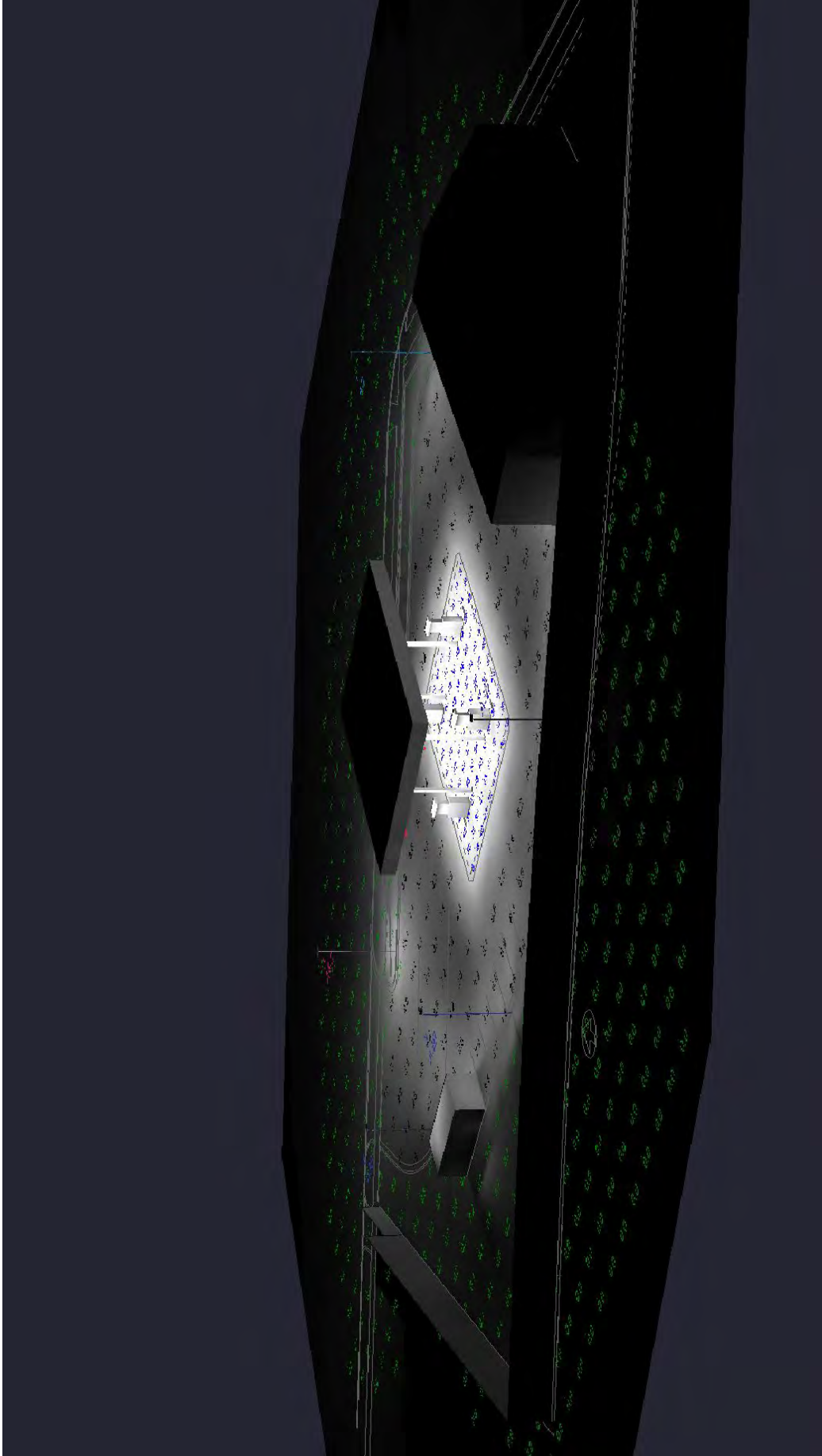


ATTACHMENT#13



CLICK THE IMAGE TO START SLIDESHOW / RIGHT CLICK TO DISABLE





CLICK THE IMAGE TO START VIDEO / USE CONTROLS ON BOTTOM LEFT TO PAUSE / RIGHT CLICK TO DISABLE



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RL-2759-S1-R3



Meeting Minutes

October 12th, 2015

Morgan & York, on Packard St.

Attendance:

Mrs. McDivitt ó 1419 Iroquois lmcdiv@gmail.com
Garrett Scott ó 1421 Iroquois PL garrett@bibliophagist.com
Mrs. Shazia ó Iroquois PL
Rianna Szatkowski ó Quatro Construction LLC
Todd Quatro ó Quatro Construction LLC
Rich Lawrence ó Circle K
Brian Koenig-Circle K
Not a full list as it was an informal meeting

Waited till 6:10 pm for people to finish coming in and taking seats and getting coffee
Open with presentation about 5-10 minutes then went into further detail for those who joined us.

Items brought up this time:

1. Building setback.
 - a. Is being that close really required?
 - A. So that we have a functional building and site layout we need to back the building into the building setback.
 - b. What will be done to minimize people standing in the "protected corner" (southeast) next to Mrs. Shazia's property.
 - A. There will be a security cameras around the building.
 - B. Tenant (Circle K) can see about having one pointing towards that corner.
 - C. Cannot however have a spotlight "light up" if someone is sitting there, because it would shine too much light onto neighbor property.
 - D. Mrs. Shazia wanted to know if it could be walled off from the public.
 1. Circle K reviewed it from their end, it would make maintenance difficult and wouldn't guarantee fixing the rubbish issue in the area.
2. Canopy lights: Still major concern about "looking up into" the canopy lights.
 - a. The canopy lights are recessed into the canopy so they only shine straight down.
 - b. We understand this doesn't mean neighbors behind the property won't be able to see them, just they will be reduced in their inconvenience as much as possible while still providing the light levels required to fill at the pumps.
 - c. While an 8' tall board on board fence will not block everything, it will do more than the existing 6' fence with latus above.
3. Dumpster:
 - a. The Suttons were not able to join us, but Lindsey assured us she would show the plans to them. To show the rotated dumpster away from their home.

4. Elevations:
 - a. Brought the new elevations showing the more residential roof line.

5. Site photometric
 - a. Brought updated photometric for neighbors to see light levels that would cross into their yards.

6. Mentioned old site layout plans.
 - a. In particular where the new building was placed on the P- Parking Zone.
 - A. Preferred how the neighbors were more blocked from the canopy.
 1. Just not a feasible option to õtryö and change the zone.
 2. As there is no guarantee we would get the zoning change

Thank you,
Rianna Szatkowski
Quatro Construction LLC