

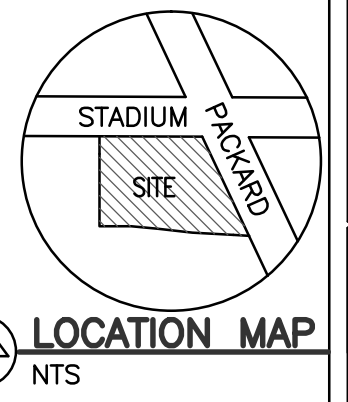
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ROBERT NOE
ARCHITECTURE
9103 N UNION #135
TECUMSEH, MI 48226
(734) 693-0892

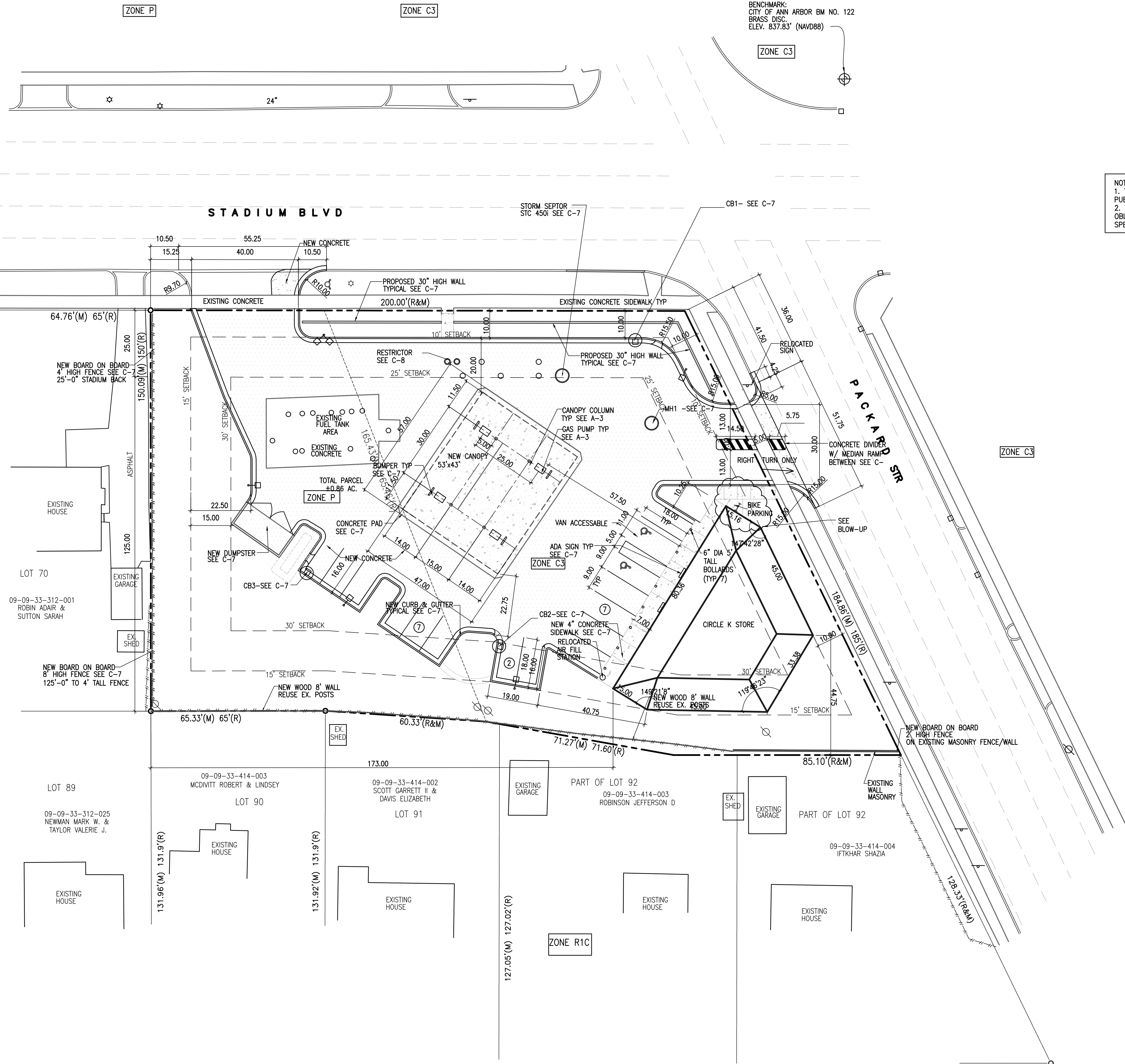
QUATRO CONSTRUCTION LLC
DESIGN BUILD CONTRACTOR
COMMERCIAL/INDUSTRIAL/RESIDENTIAL
201 NORTH PARK STREET
YPSILANTI, MI 48198
PHONE (734) 485-7737, FAX (734) 485-7873

CIRCLE-K GAS STATION

1420 EAST STADIUM BLVD
ANN ARBOR, MI 48104



BENCHMARK:
CITY OF ANN ARBOR BM NO. 122
BRASS DISC
ELEV. 837.83' (NAVD88)



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.)
- 900.40 GUTTER (ELEV.)
- 900.41 TR TOP OF WALK (ELEV.)
- 900.46 TP PAVEMENT
- 900.61 TI 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 | |

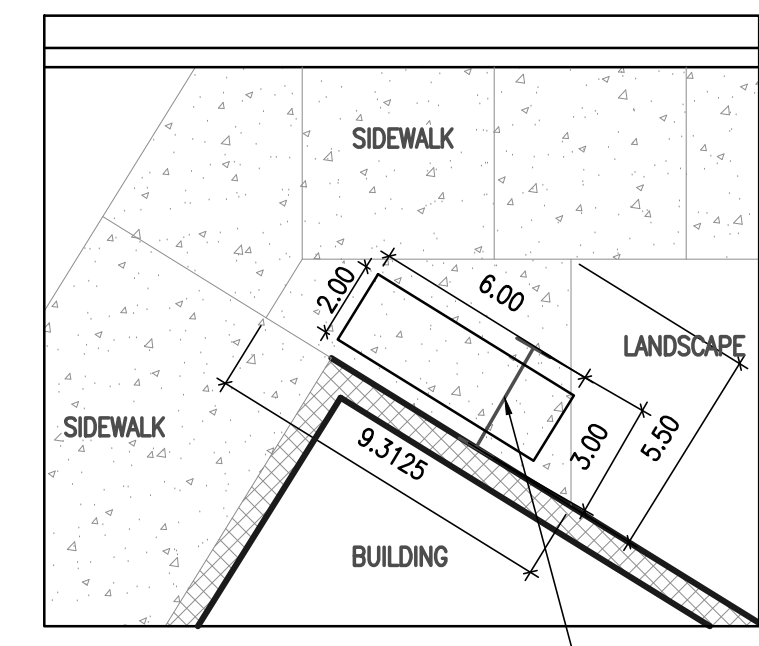
DRAWN BY: R.S.
CHECKED BY: R.N.
APPROVED BY: R.N./T.Q.

ARCHITECTURAL SEAL:

PROJECT NO.: 2621

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NO.:
C-3



BIKE PARKING BLOW UP
SCALE: 1"=5'-0"
U-SHAPE BUMPER
DETAIL SEE SHEET C-7

IROQUOIS PLACE



SITE LAYOUT PLAN
SCALE 1"=20'
NORTH