

BENCHMARKS:

ARROW ON HYDRANT NEAR THE SOUTHEAST CORNER
OF E. MADISON STREET AND S. MAIN STREET.
ELEVATION: 820.65 (N.A.V.D. 88)

REQUIRED STATEMENTS

IDENTIFICATION OF ASSOCIATED APPLICATIONS:

- a. A SPECIAL EXCEPTION USE PETITION FOR THE A SITE PLAN WITH FUELING STATION.
b. A VARIANCE APPLICATION WILL BE REQUIRED FOR THE PROJECT FOR THE LANDSCAPING REQUIREMENTS.

PROPOSED DEVELOPMENT PROGRAM

- a. LAND USE: GAS STATION WITH CONVENIENCE STORE
b. SITE IMPROVEMENTS: PROPOSED THREE SMALL ADDITIONS ONTO THE BACK OF THE EXISTING GAS STATION AND CANOPIES OVER THE GAS PUMPS.
c. FLOOR AREA: THE TOTAL FLOOR AREA AFTER THE ADDITIONS WILL BE 1,454 SQFT
d. ACCESS, CIRCULATION, AND PARKING: THE SITE HAS THREE CURB CUTS ALLOWING ACCESS TO THE SITE. TWO CURB CUTS ALONG E. MADISON STREET AND ONE CURB CUT ALONG MAIN STREET. CUSTOMERS ENTER AT ANY OF THESE LOCATIONS TO PARK AT A PUMP STATION TO REFUEL AND/OR ENTER THE CONVENIENCE STORE, BEFORE EXITING THE SITE.
e. CONSTRUCTION PHASING AND COST: PROJECT WILL HAVE SINGLE PHASE CONSTRUCTION. ESTIMATED CONSTRUCTION COSTS ARE MINIMAL FOR THE SITE.

COMMUNITY ANALYSIS

- a. IMPACT ON PUBLIC SCHOOLS: THIS PROJECT WILL PROVIDE BETTER AND EXPANDED SERVICE TO FREQUENT STUDENT CUSTOMERS TO THE CONVENIENCE STORE.
b. RELATIONSHIP TO NEIGHBORING USES: THIS PROPERTY IS IN THE DOWNTOWN DISTRICT JUST NORTH OF A STUDENT HOUSING BUILDING. AN AUTO SERVICE BUILDING IS LOCATED ACROSS MADISON STREET TO THE NORTH OF THE PROPERTY AND A RAILROAD RUNS ALONG THE EASTERN PROPERTY LINE.
c. IMPACT OF ADJACENT USES ON SPECIAL EXCEPTION USE: WE ANTICIPATE THAT STUDENTS WILL WALK ALONG THE SIDEWALKS FROM THE STUDENT HOUSING FACILITIES TO THE CONVENIENCE STORE FOR FOOD/BEVERAGES/SUPPLIES. BUSINESS HOURS WILL BE 24/7.
d. IMPACT ON AIR AND WATER QUALITY; NATURAL FEATURES: A FLOODPLAIN RUNS THROUGH THE NORTHEAST PART OF THE PROPERTY. SEE EXISTING CONDITIONS PLAN FOR THE EXACT LOCAION.
e. IMPACT ON HISTORIC SITES OR STRUCTURES: NONE
f. TRAFFIC STATEMENT: BASED ON THE ITE TRIP GENERATION MANUAL, 11TH EDITION, THE PROPOSED CHANGE IN EXPECTED TRIPS WILL BE A NET ZERO BECAUSE THERE ARE NO ADDITIONAL GAS PUMP STATIONS BEING ADDED TO THE SITE. THE FOLLOWING IS A TRIP GENERATION FOR THE GAS STATION.

LAND USE	ITE CODE	UNITS STATIONS	AM PEAK HOUR			PM PEAK HOUR			WEEKDAY 24 HOUR
			IN	OUT	TOTAL	IN	OUT	TOTAL	
GASOLINE/SERVICE STATION	944	6	31	31	62	42	41	83	1032
PASS-BY RATES, LUC 944: 63% AM, 57% PM			20	20	39	24	23	47	
PERSONS (DRIVING)	1.67*VEH		52	52	104	70	68	139	1723
TOTAL PERSONS			52	52	104	70	68	139	1723

- g. PUBLIC SIDEWALK MAINTENANCE STATEMENT: SIDEWALKS WILL BE MAINTAINED BY THE OWNER OF THE PROPERTY.
h. ADDITIONAL INFORMATION: NONE

GENERAL NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ANN ARBOR.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THIS JOB.
3. EXISTING EASEMENTS WILL BE SHOWN PER TITLE WORK, ONCE RECEIVED.
4. CONTRACTOR TO OBTAIN ALL REQUIRED APPROVALS AND PERMITS PRIOR TO THE START OF CONSTRUCTION.

LEGAL DESCRIPTION (BY OTHERS):

LOT 3 OF "ASSESSOR'S PLAT NO. 30, BEING A REPLAT OF BLOCKS 6 AND 7 SOUTH, RANGES 4 AND 5 EAST, MAYNARD AND MORGAN'S ADD. TO THE CITY OF ANN ARBOR", BEING A PART OF SECTION 29, TOWN 2 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 9 OF PLATS, PAGE 34, WASHTENAW COUNTY RECORDS. CONTAINING 0.34 ACRES OF LAND MORE OR LESS

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

PERMITS/VARIANCES REQUIRED:

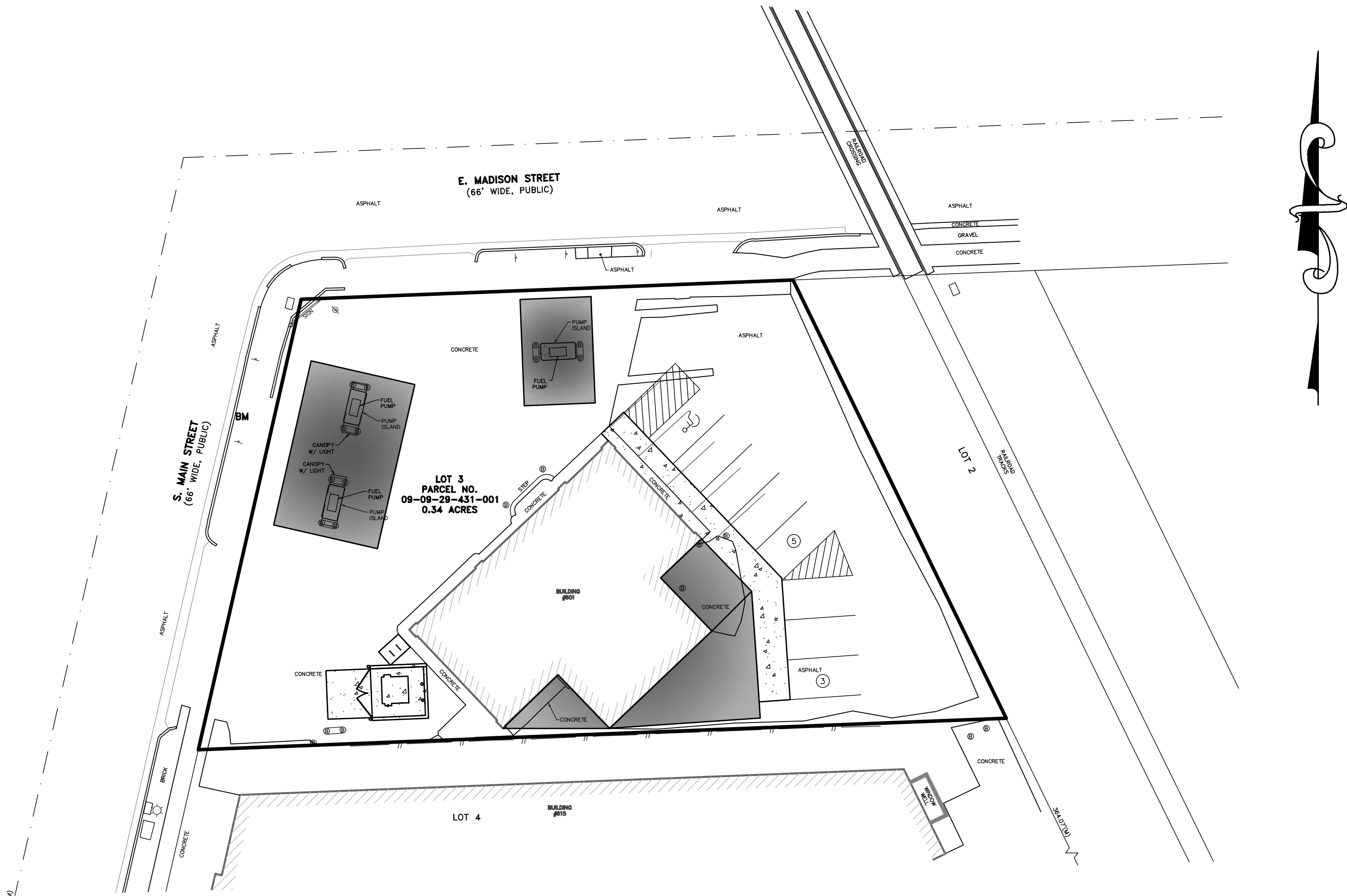
1. SPECIAL EXCEPTION USE
2. VARIANCES:
- LANDSCAPE REQUIREMENTS
- LANDSCAPE BUFFER ZONE

SITE PLAN

for

MAIN STREET BEER & WINE
BUILDING ADDITION

601 S. MAIN STREET CITY OF ANN ARBOR,
WASHTENAW COUNTY, MICHIGAN



SHEET INDEX:

- 1 COVER SHEET
2 EXISTING CONDITIONS AND DEMO PLAN
3 DIMENSION LAYOUT PLAN
4 UTILITY PLAN
5 GRADING AND SESC PLAN

- L1 LANDSCAPING PLAN
1 of 1 PHOTOMETRIC SITE PLAN

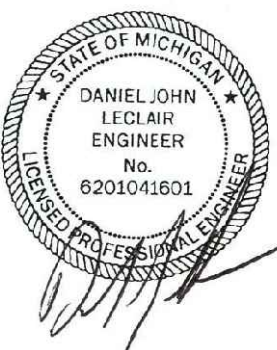
- A.1 FLOOR PLAN & ELEVATIONS

APPLICANT:

ALCO CONSTRUCTION & DEVELOPMENT, LLC
1816 N. TELEGRAPH ROAD
DEARBORN, MI 48128
CONTACT: SHOFIQUE ALI
PHONE: (313) 920-4166

ENGINEER/SURVEYOR:

GREENTECH ENGINEERING, INC.
51147 PONTIAC TRAIL
WIXOM, MI 48393
CONTACT: DAN LECLAIR, P.E.
(248) 668-0700



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CLIENT: OSCAR W. LARSON CO.

COVER SHEET

601 S. MAIN STREET - PARCEL NO. 09-09-29-431-001
TOWNSHIP: 2 S
SECTION: 29
CITY OF ANN ARBOR
WASHTENAW COUNTY
MICHIGAN
RANGE: 6 E.

REVISED

2023-10-31 PER REVIEW

2023-11-6 PER REVIEW

2024-3-8 PER CITY REQ

2024-4-18 PER CITY

2024-9-27 SITE PLAN

DATE: 8-11-2023

DRAWN BY: RMS

CHECKED BY: DJL

FBK: --

CHF: MM

SCALE: HOR 1"= 20 FT.
VER 1"= 1 FT.

1

22-469



LEGEND

- OFIB FOUND IRON BAR
- OFCI FOUND CAPPED IRON
- OFMN FOUND MAG NAIL
- (M) MEASURED
- (R) RECORD
- EX. CONDUIT
- EX. GAS MAIN
- EX. OVERHEAD LINES
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WALL
- EX. WATER MAIN
- // EX. FENCE
- (B) EX. BOLLARD
- EX. CATCH BASIN
- ⊙ EX. CLEANOUT
- ELEC EX. ELECTRIC BOX
- E EX. ELECTRIC METER
- E/P EX. ELECTRIC PANEL
- GAS EX. GAS MANHOLE
- GAS EX. GAS METER
- GV EX. GATE VALVE
- GA EX. GUY ANCHOR
- H EX. HYDRANT
- MW EX. MONITORING WELL
- SM EX. SANITARY MANHOLE
- S EX. SIGN
- SM EX. STORM MANHOLE
- TM EX. TELEPHONE MANHOLE
- TS EX. TRAFFIC SIGNAL
- WS EX. WATER SHUT OFF
- LP EX. LIGHT POLE
- UX EX. UTILITY POLE

ZONING:

D2, DOWNTOWN DISTRICT (FIRST STREET OVERLAY)

SETBACKS:

FRONT: NONE
REAR: NONE
SIDES: NONE

*ARCHITECT OR DESIGN INDIVIDUAL TO VERIFY SETBACKS WITH THE CITY OF ANN ARBOR AND/OR ANY HOMEOWNER'S ASSOCIATION ORDINANCE PRIOR TO DESIGN.

BENCHMARK(BM):

ARROW ON HYDRANT NEAR THE SOUTHEAST CORNER OF E. MADISON STREET AND S. MAIN STREET.
ELEVATION: 820.65 (N.A.V.D. 88)

SURVEY NOTES:

1. TITLE WORK WAS NOT PROVIDED. EXISTING EASEMENTS, IF ANY, HAVE NOT BEEN SHOWN.

2. A WETLAND AND TREE SURVEY WERE NOT PERFORMED AS PART OF THIS SURVEY.

LEGAL DESCRIPTION (BY OTHERS):

LOT 3 OF "ASSESSOR'S PLAT NO. 30, BEING A REPLAT OF BLOCKS 6 AND 7 SOUTH, RANGES 4 AND 5 EAST, WAYNARD AND MORGAN'S ADD. TO THE CITY OF ANN ARBOR," BEING A PART OF SECTION 29, TOWN 2 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 9 OF PLATS, PAGE 34, WASHTENAW COUNTY RECORDS, CONTAINING 0.34 ACRES OF LAND MORE OR LESS

FLOOD HAZARD STATEMENT:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE "AE" FLOOD HAZARD AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #26161C0263E (COMMUNITY ID NO. 260213 - CITY OF ANN ARBOR, MI) WITH AN EFFECTIVE DATE OF APRIL 3, 2012. THIS STATEMENT IS BASED ON THE RESULTS OF GRAPHIC PLOTTING ONTO THE ABOVE NAMED MAP AND PANEL, WHICH IS THE CURRENT MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. ZONE "AE" INDICATES BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED (ELEVATION = 818.4 FEET N.A.V.D.88).

EXISTING LAND USE:

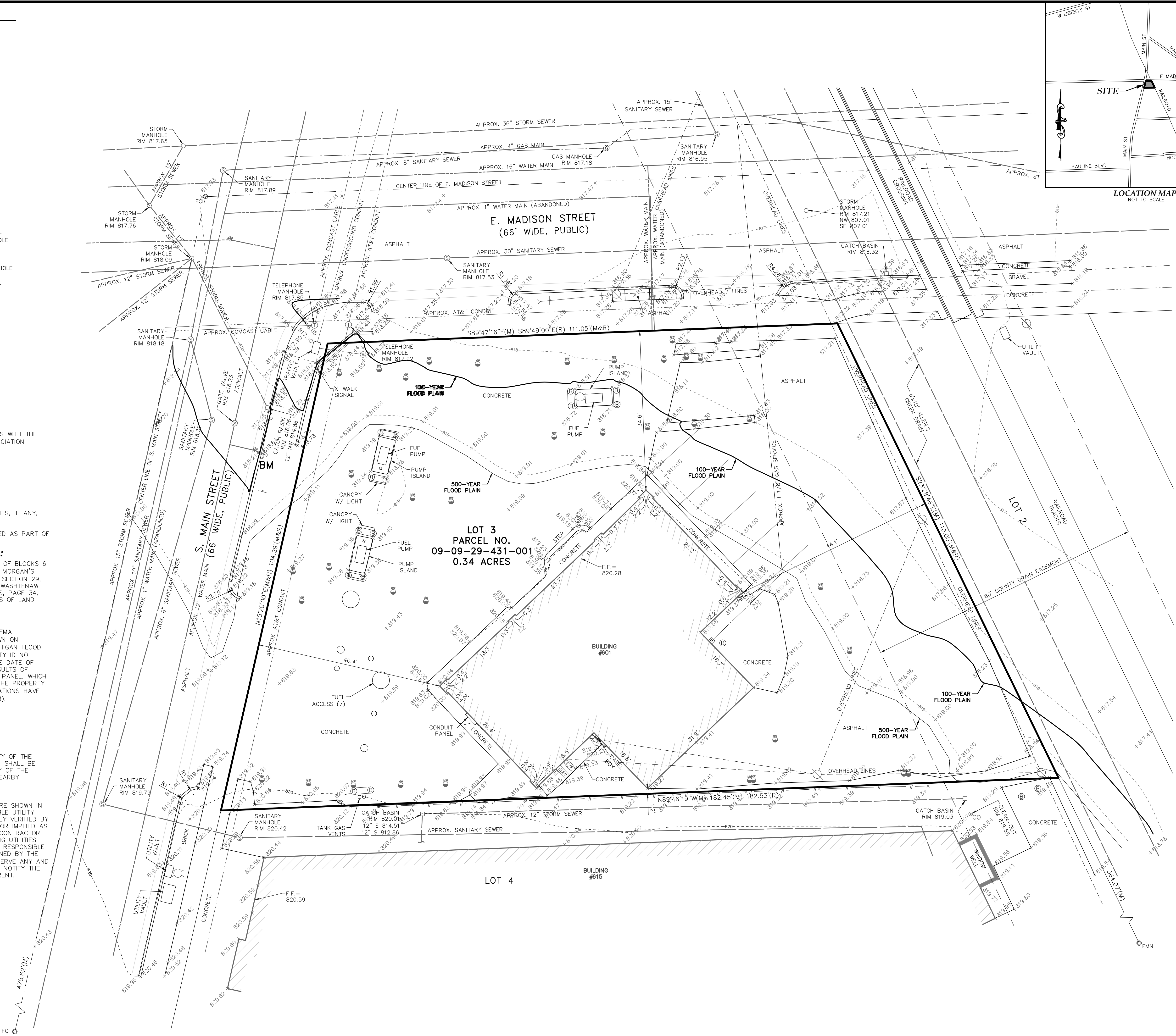
GAS STATION WITH CONVENIENCE STORE

NOTICE:

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NOTE:

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EXISTING CONDITIONS & DEMO PLAN

601 S. MAIN STREET - PARCEL NO. 09-09-29-431-001
TOWNSHIP: 2 S
SECTION: 29
CITY OF ANN ARBOR
WASHTENAW COUNTY
MICHIGAN

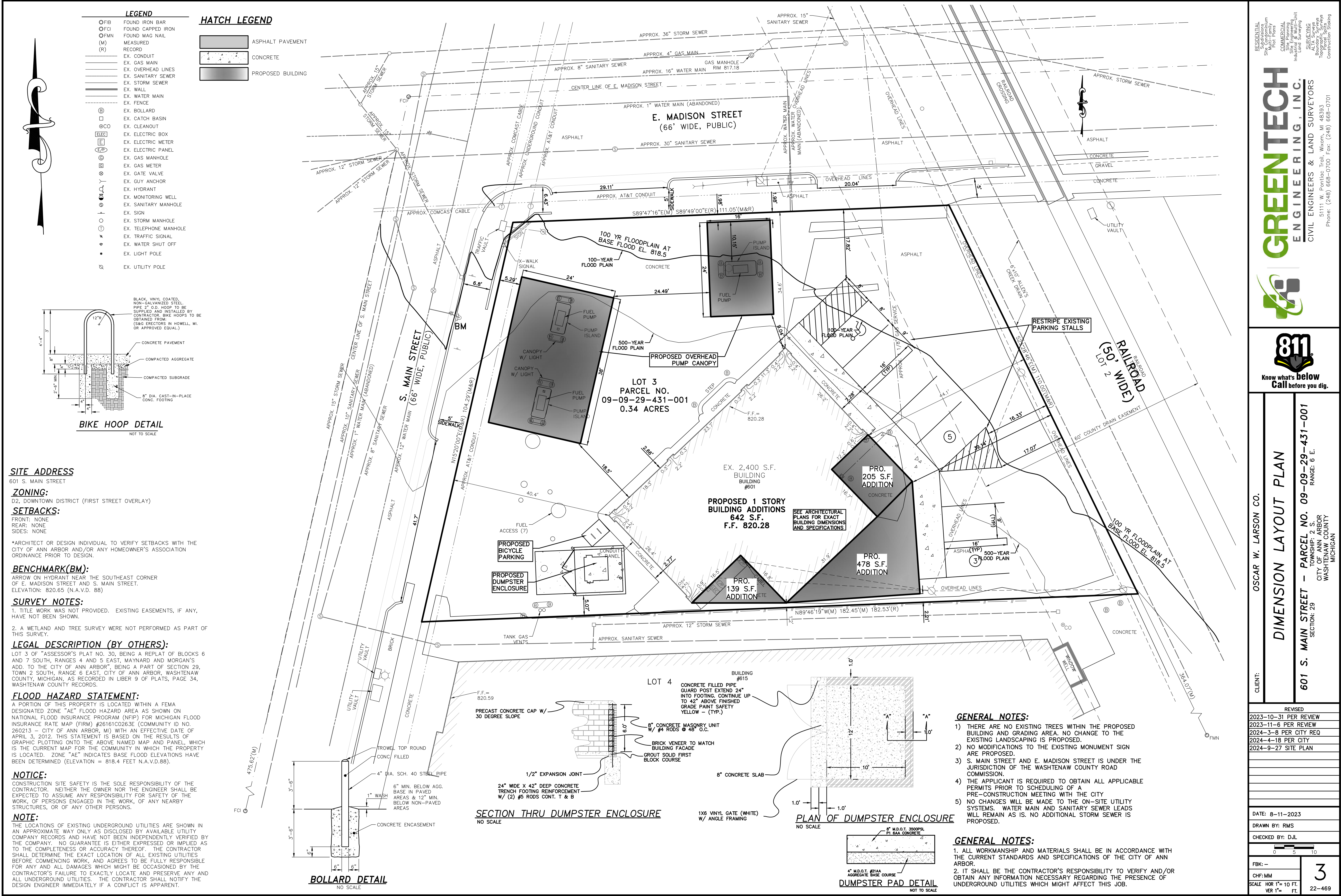
REVISED
2023-10-31 PER REVIEW
2023-11-6 PER REVIEW
2024-3-8 PER CITY REQ
2024-4-18 PER CITY
2024-9-27 SITE PLAN

DATE: 8-11-2023
DRAWN BY: RMS
CHECKED BY: DJL

FBK: --
CHF: MM
SCALE: HOR 1"= 10 FT.
VER 1"= 1 FT.

2

22-469



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DIMENSION LAYOUT PLAN

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SECTION: 29
CITY OF ANN ARBOR
WASHTENAW COUNTY
MICHIGAN

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3

22-469



LEGEND

○ FIB	FOUND IRON BAR
○ FCI	FOUND CAPPED IRON
○ FMN	FOUND MAG NAIL
(M)	MEASURED
(R)	RECORD
— EX.	CONDUIT
— EX.	GAS MAIN
— EX.	OVERHEAD LINES
— EX.	SANITARY SEWER
— EX.	STORM SEWER
— EX.	WALL
— EX.	WATER MAIN
— EX.	FENCE
⊙ B	EX. BOLLARD
□	EX. CATCH BASIN
⊙ CO	EX. CLEANOUT
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E/P	EX. ELECTRIC PANEL
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V	EX. GATE VALVE
A	EX. GUY ANCHOR
H	EX. HYDRANT
W	EX. MONITORING WELL
MH	EX. SANITARY MANHOLE
S	EX. SIGN
SM	EX. STORM MANHOLE
TMH	EX. TELEPHONE MANHOLE
TS	EX. TRAFFIC SIGNAL
WS	EX. WATER SHUT OFF
LP	EX. LIGHT POLE
U	EX. UTILITY POLE

HATCH LEGEND

	ASPHALT PAVEMENT
	CONCRETE
	PROPOSED BUILDING

MITIGATION CALCULATIONS

PROPOSED — EXISTING FLOWS
GAS STATION REQUIREMENTS — 300 GPD/DOUBLE HOSE PUMP

EXISTING
6 PUMPS X 300 GPD X 4 PEAK FACTOR = 7200 GPD
7200 GPD / 24 HOURS / 60 MIN = 5 GPM PEAK FLOW

PROPOSED
6 PUMPS X 300 GPD X 4 PEAK FACTOR = 7200 GPD
7200 GPD / 24 HOURS / 60 MIN = 5 GPM PEAK FLOW

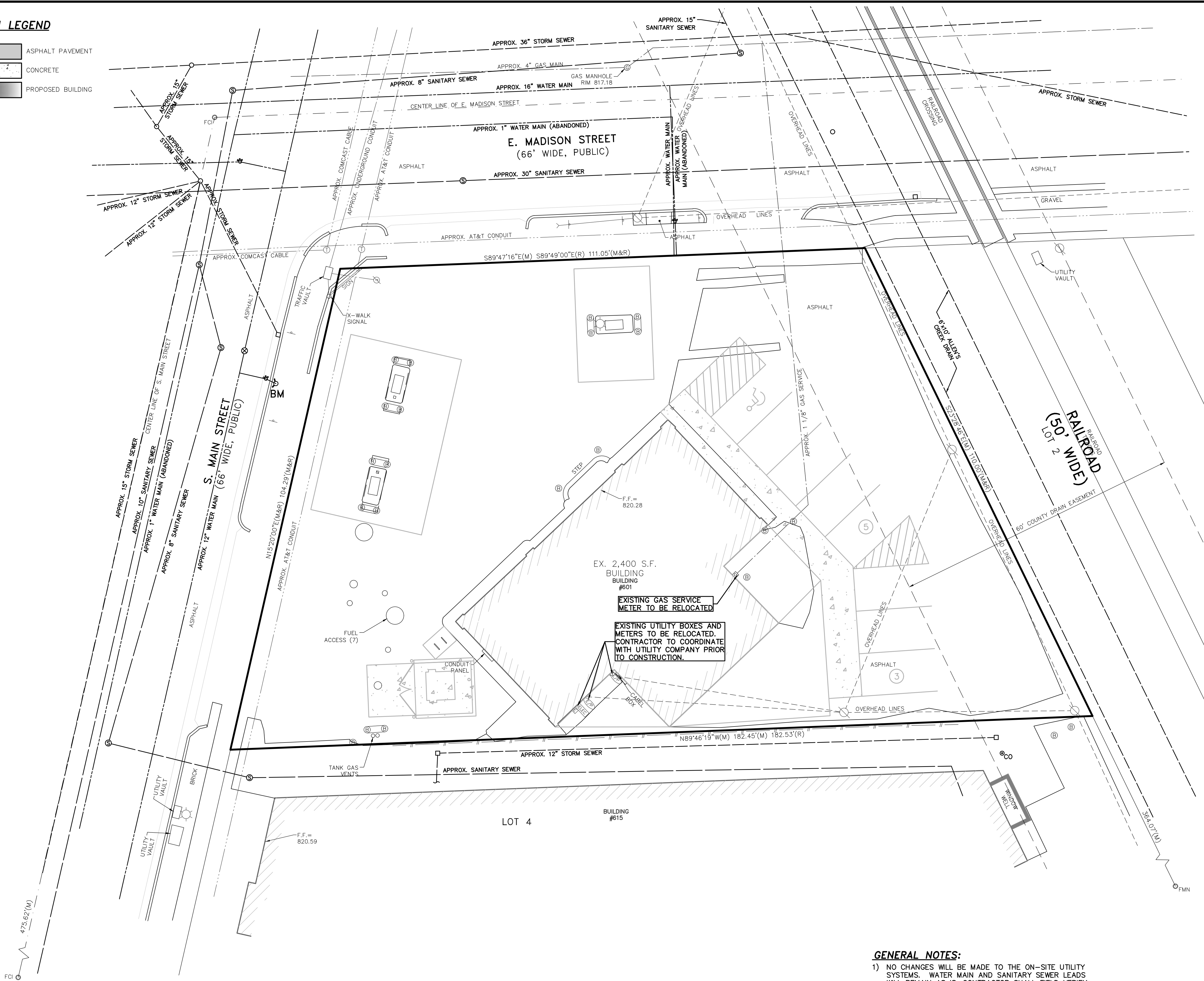
EXISTING 5 GPM — PROPOSED 5 GPM = 0
NO CHANGE IN PEAK FLOW TO BE MITIGATED

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GENERAL NOTES:

- NO CHANGES WILL BE MADE TO THE ON-SITE UTILITY SYSTEMS. WATER MAIN AND SANITARY SEWER LEADS WILL REMAIN AS IS. CONTRACTOR SHALL FIELD VERIFY BY CAMERA DOWN THE LINES PRIOR TO ANY ON-SITE CONSTRUCTION. NO ADDITIONAL STORM SEWER IS PROPOSED.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ANN ARBOR.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THIS JOB.

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Flood Plain
Construction Staking

GREENTECH
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CLIENT: OSCAR W. LARSON CO.

UTILITY PLAN

601 S. MAIN STREET — PARCEL NO. 09-09-29-431-001
SECTION: 29 TOWNSHIP: 2 S RANGE: 6 E.
CITY OF ANN ARBOR
WASHTENAW COUNTY
MICHIGAN

REVISED

2023-10-31 PER REVIEW
2023-11-06 PER REVIEW
2024-3-8 PER CITY REQ
2024-4-18 PER CITY
2024-9-27 SITE PLAN

DATE: 8-11-2023

DRAWN BY: RMS

CHECKED BY: DJL

0 5 10

FBK: —

CHF: MM

SCALE: HOR 1"= 10 FT.
VER 1"= 10 FT.

4

22-469

BENCHMARKS:
ARROW ON HYDRANT NEAR THE SOUTHEAST CORNER
OF E. MADISON STREET AND S. MAIN STREET.
ELEVATION: 820.65 (N.A.V.D. 88)

LEGEND

- OFIB FOUND IRON BAR
OFDI FOUND CAPPED IRON
OFMN FOUND MAG NAIL
(M) MEASURED
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EX. CONDUIT
EX. GAS MAIN
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EX. STORM MANHOLE
EX. TELEPHONE MANHOLE
EX. TRAFFIC SIGNAL
EX. WATER SHUT OFF
EX. LIGHT POLE
EX. UTILITY POLE

HATCH LEGEND

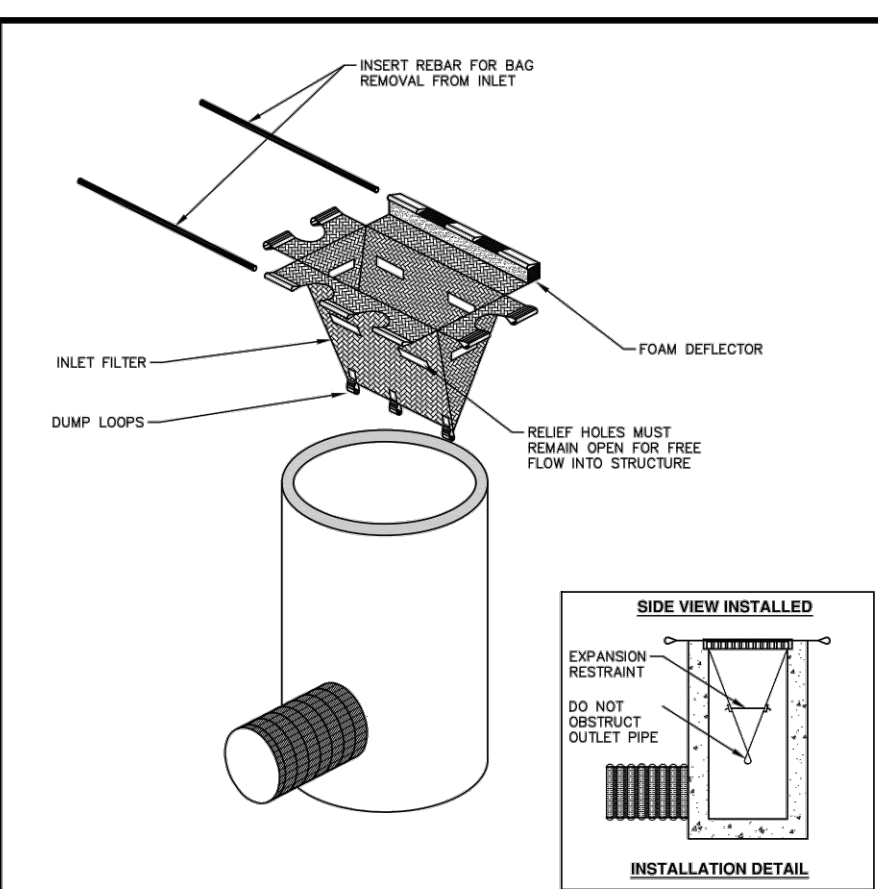
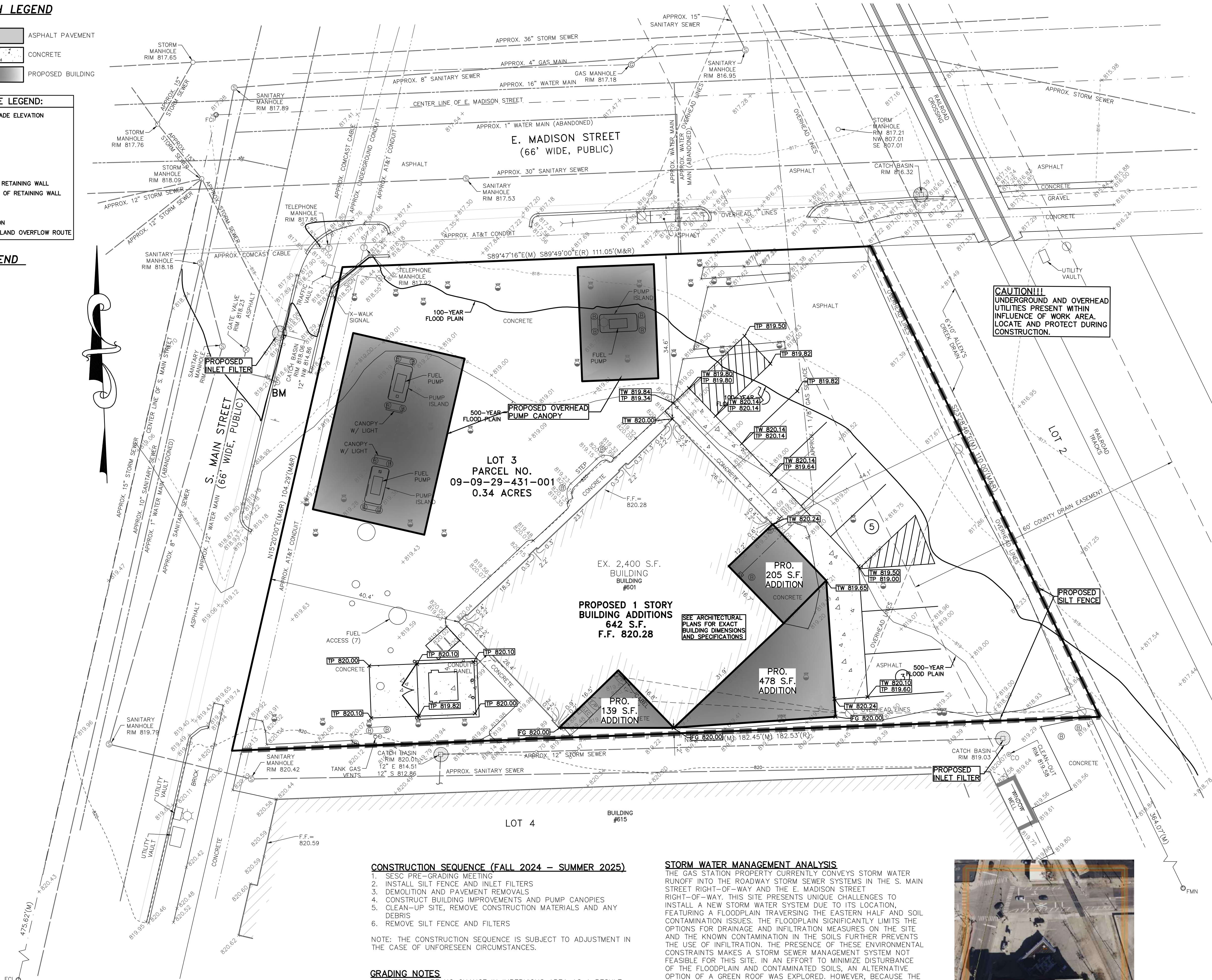
- ASPHALT PAVEMENT
CONCRETE
PROPOSED BUILDING

GRADING AND DRAINAGE LEGEND:

- PROPOSED SPOT GRADE ELEVATION
DBL = DROP BRICK LEDGE
TP = TOP OF PAVEMENT
TW = TOP OF WALK
TC = TOP OF CURB
TG = TOP OF GRAVEL
G = GUTTER
T/ML = FINISH GRADE AT TOP OF RETAINING WALL
B/ML = FINISH GRADE AT BOTTOM OF RETAINING WALL
FG = FINISH GRADE
FF = FINISH FLOOR
→ = OVERLAND FLOW DIRECTION
→ = EMERGENCY 100YR OVERLAND OVERFLOW ROUTE

SOIL EROSION LEGEND

- INLET FILTER
SILT FENCE

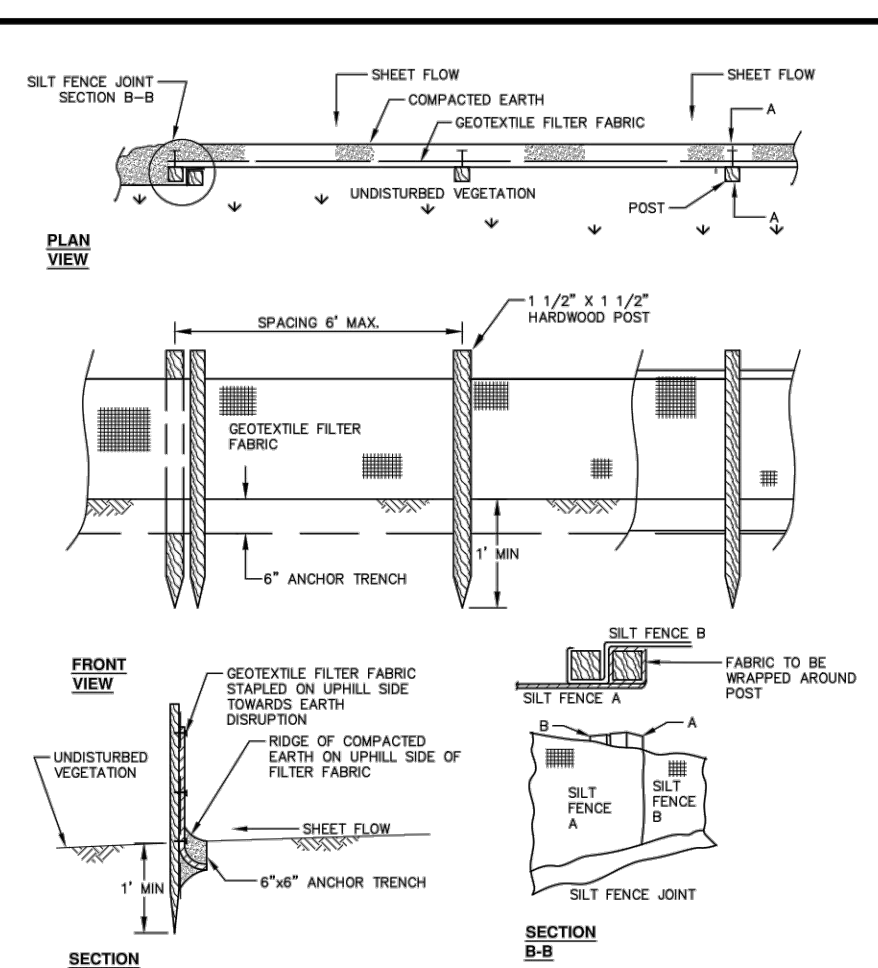


1. SIZE AND SHAPE OF INLET FILTER SHALL MATCH THE STRUCTURE.
2. WHERE CONDITIONS WARRANT, THE FILTER SHALL BE MADE WITH AN OIL-ABSORBENT FILTER WITH A WOVEN FELLOW INSERT.



CITY OF ANN ARBOR
PUBLIC SERVICES
301 EAST HURON STREET
ANN ARBOR, MI 48106-0647
www.a2gov.org

REV. NO.	DATE	DRAWN BY	CHECKED BY
1	12/29/2023	SD-SESC-1	



CITY OF ANN ARBOR
PUBLIC SERVICES
301 EAST HURON STREET
ANN ARBOR, MI 48106-0647
www.a2gov.org

REV. NO.	DATE	DRAWN BY	CHECKED BY
1	12/29/2023	SD-SESC-3	

CONSTRUCTION SEQUENCE (FALL 2024 – SUMMER 2025)

1. SESC PRE-GRADING MEETING
2. INSTALL SILT FENCE AND INLET FILTERS
3. DEMOLITION AND PAVEMENT REMOVALS
4. CONSTRUCT BUILDING IMPROVEMENTS AND PUMP CANOPIES
5. CLEAN-UP SITE, REMOVE CONSTRUCTION MATERIALS AND ANY DEBRIS
6. REMOVE SILT FENCE AND FILTERS

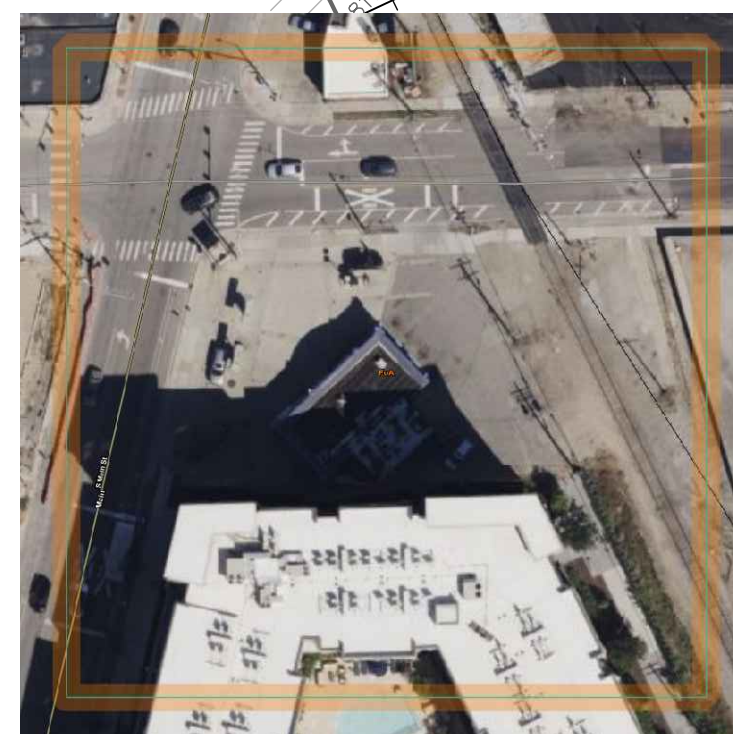
NOTE: THE CONSTRUCTION SEQUENCE IS SUBJECT TO ADJUSTMENT IN THE CASE OF UNFORESEEN CIRCUMSTANCES.

GRADING NOTES

1. THERE WILL BE NO CHANGE IN IMPERVIOUS AREA AS A RESULT OF THE BUILDING ADDITIONS AND CANOPIES.
2. CONSTRUCTION GRADING ACTIVITY WILL HAVE NEGLIGIBLE CUT OR FILL QUANTITIES.

STORM WATER MANAGEMENT ANALYSIS

THE GAS STATION PROPERTY CURRENTLY CONVEYS STORM WATER RUNOFF INTO THE ROADWAY STORM SEWER SYSTEMS IN THE S. MAIN STREET RIGHT-OF-WAY AND THE E. MADISON STREET RIGHT-OF-WAY. THIS SITE PRESENTS UNIQUE CHALLENGES TO INSTALL A NEW STORM WATER SYSTEM DUE TO ITS LOCATION, FEATURING A FLOODPLAIN TRAVERSING THE EASTERN HALF AND SOIL CONTAMINATION ISSUES. THE FLOODPLAIN SIGNIFICANTLY LIMITS THE OPTIONS FOR DRAINAGE AND INFILTRATION MEASURES ON THE SITE AND THE KNOWN CONTAMINATION IN THE SOILS FURTHER PREVENTS THE USE OF INFILTRATION. THE PRESENCE OF THESE ENVIRONMENTAL CONSTRAINTS MAKES A STORM SEWER MANAGEMENT SYSTEM NOT FEASIBLE FOR THIS SITE. IN AN EFFORT TO MINIMIZE DISTURBANCE OF THE FLOODPLAIN AND CONTAMINATED SOILS, AN ALTERNATIVE OPTION OF A GREEN ROOF WAS EXPLORED. HOWEVER, BECAUSE THE EXISTING BUILDING WAS NOT INITIALLY PLANNED OR DESIGNED TO ACCOMMODATE THE SPECIAL REQUIREMENTS ASSOCIATED WITH A GREEN ROOF, THIS OPTION WAS RULED OUT. THE IMPERVIOUS AREA WILL REMAIN UNCHANGED, SO THERE WILL BE NO NEGATIVE EFFECTS TO THE CURRENT STORM WATER MANAGEMENT SYSTEMS ALREADY IN PLACE FROM THE PROPOSED CONSTRUCTION ACTIVITY.



USDA SOIL MAP AND DESCRIPTION
FoA – FOX SANDY LOAM, TILL PLAIN,
0 TO 2 PERCENT SLOPES

RESIDENTIAL
Site Condominium
Subdivisions
Relat. Plans
COMMERCIAL
Site Planning
Site Design
Industrial & Utility
Land Surveying
SURVEYING
Boundary Surveys
Topographic Surveys
Relat. Plans
Construction Staking

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CIVIL ENGINEERS & LAND SURVEYORS



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GRADING AND SESC PLAN

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RANGE: 6 E.
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MICHIGAN

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FBK: —
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SCALE: HOR 1"=10 FT.
VER 1"= 1 FT.

5

22-469

Landscape Summary

Streetscape	
Main Street	
Street Frontage	60'
Trees Required	1.5 Trees (60 / 45)
Trees Provided	1 Trees
E. Madison Street	
Street Frontage	60'
Trees Required	1.5 Trees (60 / 45)
Trees Provided	0 Trees

Plant List

Tree	Qty	Notes	Plant	Notes	Plant	Notes	Plant	Notes
AR	1	Arborvitae	AR	1	Arborvitae	AR	1	Arborvitae

NOTE:
GUY DECIDUOUS TREES ABOVE 3" CAL. STAKE DECIDUOUS TREES BELOW 3" CAL.

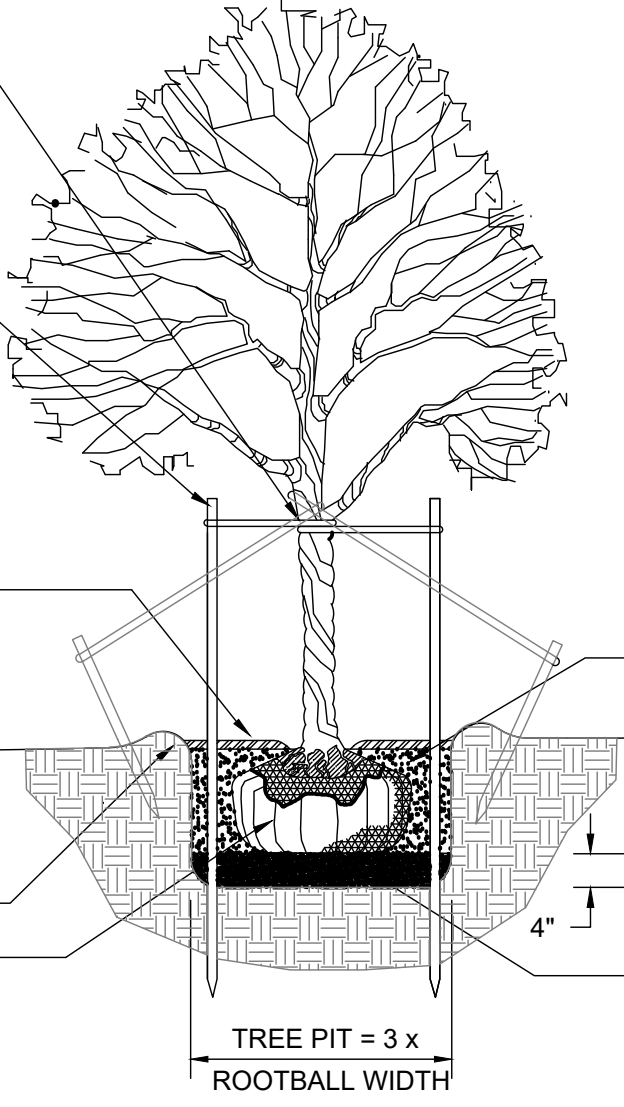
STAKE TREES AT FIRST BRANCH USING 2"-3" WIDE BELT-LIKE NYLON OR PLASTIC STRAPS. ALLOW FOR SOME MINIMAL FLEXING OF THE TREE. REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES, MIN. 36" ABOVE GROUND FOR UPRIGHT, 18" IF ANGLED. DRIVE STAKES A MIN. 18" INTO UNDISTURBED GROUND OUTSIDE ROOTBALL. REMOVE AFTER ONE YEAR.

MULCH 4" DEPTH WITH SHREDDED HARDWOOD BARK. NATURAL IN COLOR. LEAVE 3" CIRCLE OF BARE SOIL AT BASE OF TREE TRUNK. PULL ANY ROOT BALL DIRT EXTENDING ABOVE THE ROOT FLARE AWAY FROM THE TRUNK SO THE ROOT FLARE IS EXPOSED TO AIR.

MOUND EARTH TO FORM SAUCER

REMOVE ALL NON-BIODEGRADABLE MATERIALS COMPLETELY FROM THE ROOTBALL. CUT DOWN WIRE BASKET AND FOLD DOWN BURLAP FROM TOP 1/2 OF THE ROOTBALL.



NOTE:
TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.

DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.

REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.

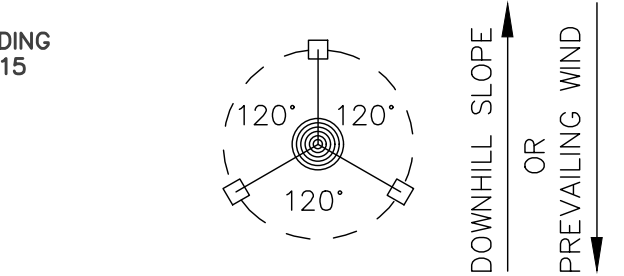
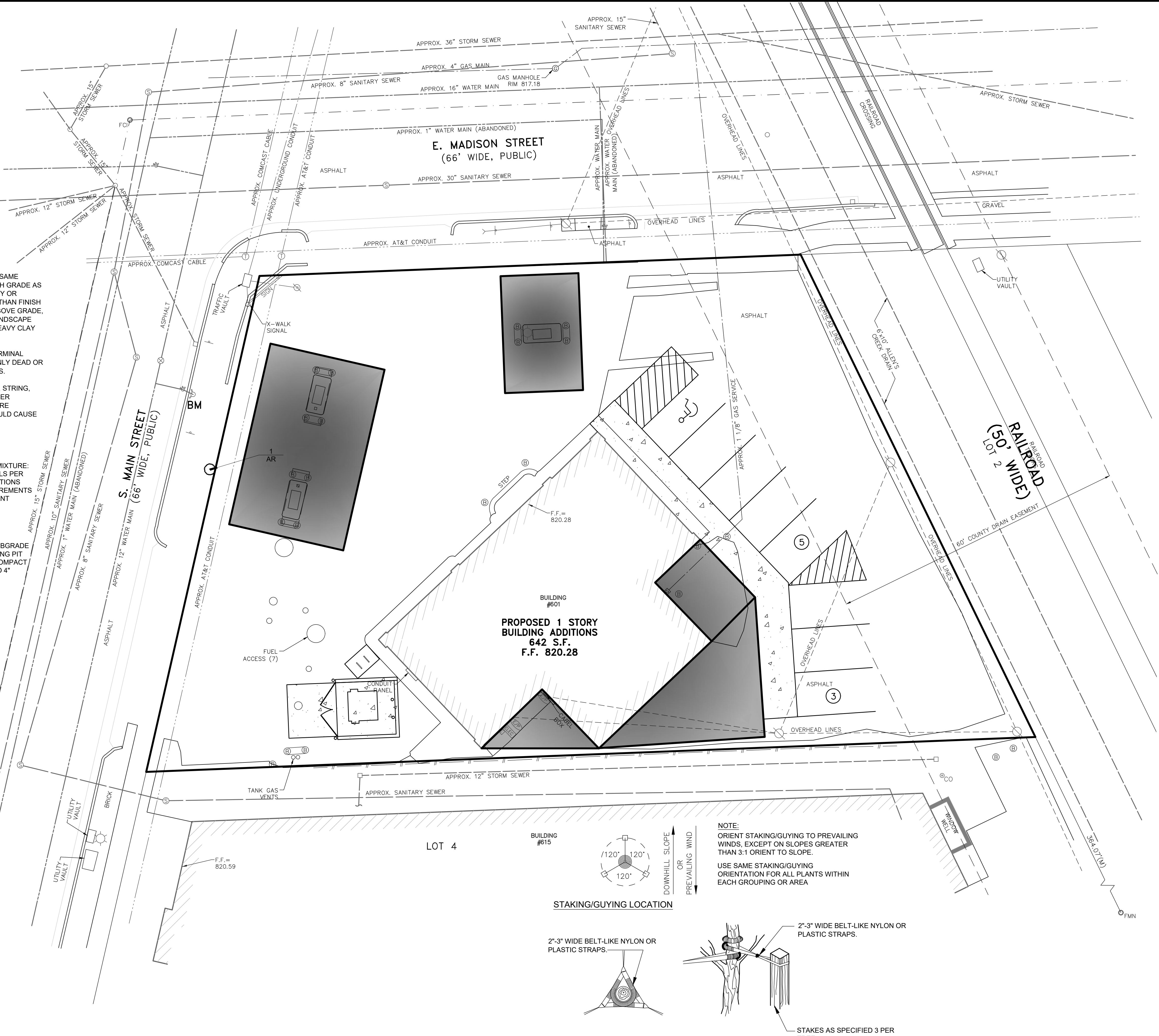
PLANTING MIXTURE:
AMEND SOILS PER SITE CONDITIONS AND REQUIREMENTS OF THE PLANT MATERIAL.

SCARIFY SUBGRADE AND PLANTING PIT SIDES. RECOMPACT BASE OF TO 4" DEPTH.

DECIDUOUS TREE PLANTING DETAIL

LANDSCAPE NOTES

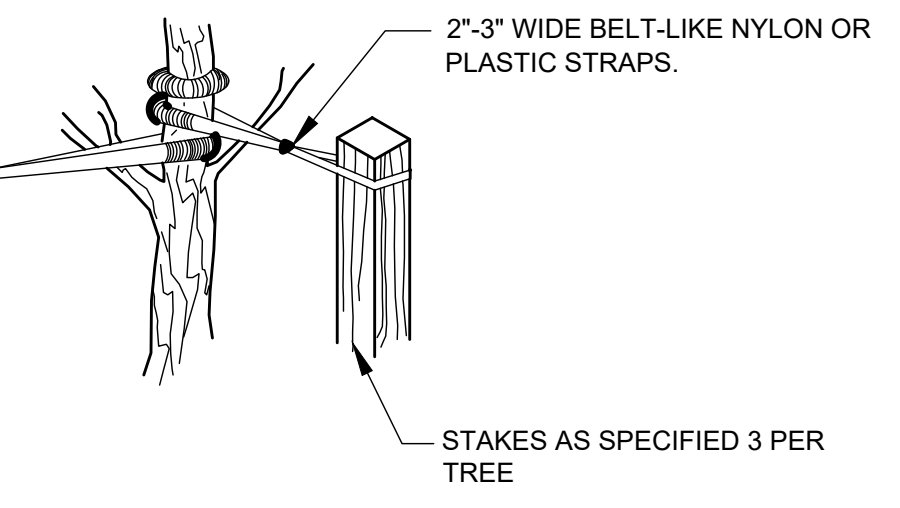
- All plants shall be north Midwest American region grown, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
- Plants shall be full, well-branched, and in healthy vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following Township approval.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
- "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 peat, mixed well and spread to the depth as indicated in planting details.
- All plantings shall be mulched per planting details located on this sheet.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
- The Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications, if requested by owner.
- Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly on top of all mulching in all planting beds.
- All landscape areas shall be provided with an underground automatic sprinkler system.
- Sod shall be two year old "Baron/Cheridelphi" Kentucky Blue Grass grown in a sod nursery on loam soil.



STAKING/GUYING LOCATION



GUYING DETAIL



STAKING DETAIL

TREE STAKING DETAIL

Not to scale

GREENTECH

ENGINEERING, INC.

CIVIL ENGINEERS & LAND SURVEYORS

5111 W. Pontiac Trail, Wyom, MI 48393
Phone: (248) 666-0700 Fax: (248) 666-0701

811

Know whats below
Call before you dig.

CLIENT: OSCAR W. LARSON CO.

LANDSCAPING PLAN

601 S. MAIN STREET - PARCEL NO. 09-09-29-431-001
SECTION: 29 TOWNSHIP: 2 S RANGE: 6 E.
CITY OF ANN ARBOR WASHTENAW COUNTY MICHIGAN

REVISED

2023-10-31 PER REVIEW

2023-11-6 PER REVIEW

2024-3-8 PER CITY REQ

2024-4-18 PER CITY

2024-9-27 SITE PLAN

DATE: 8-11-2023

DRAWN BY: RMS

CHECKED BY: DJL

0 5 10

FBK: --
CHF: MM
SCALE: HOR 1"= 10 FT.
VER 1"= 1 FT.

L1
22-469



SCNY LED LED Canopy/Soffit Luminaire



Catalog Number
Notes
Type

Introduction

The all-new SCNY LED (Soffit Canopy) luminaire is designed to provide exceptional energy savings and versatility in multiple lumen packages. Features such as Adjustable Lumen Output (ALO1) and replaceable decorative cover make SCNY LED suitable for a wide variety of applications.

With over 150 LPW the SCNY LED delivers up to 80% in energy savings when replacing metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the SCNY LED luminaire provides significant maintenance savings over traditional luminaires.

Specifications

Width:	SCNY LED 15.2"
Height:	5.6"
Length:	15.2"
Weight:	10.9lbs

Ordering Information

EXAMPLE: SCNY LED ALO1 40K FACL MVOLT DWHXD M3

Series	Package	Color Temperature	Lens	Voltage	Finish	Packaging
SCNY LED	ALO1 13,000/10,000/7500 Lumens P1 4000 Lumens	30K 3000K 40K 4000K 50K 5000K	FACL Flat Polycarbonate, Clear Lens FACL Flat Polycarbonate, Frosted Lens EPFL Drop Polycarbonate, Clear Lens PFL Polycarbonate, Higher Frost Lens	MVOLT 120-277V	DWHXD White	M3 Master Pack of 3

Accessories

PCNYST DWHXD J12	White Decorative Trim (12 Pack) (standard w/fixture)
PCNYST DBLXD J12	Black Decorative Trim (12 Pack)
BPCTF J6	16 x 16 mounting plate (finished), pack of 6

FEATURES & SPECIFICATIONS

INTENDED USE:
The SCNY LED is a great choice for both new and retrofit canopy applications. High efficacy, clean looks, and versatility make it suitable for a wide range of applications: convenience store entrances, banks, and pharmacy drive through canopies.

CONSTRUCTION:
One cast aluminum housing for the light engine is optimized for thermal management without the need for external fins. The vent location rated LED driver box is separated from the heat-generating light engine and raised above the canopy surface to promote long life and prevent water entry. The light engine housing is completely sealed against moisture and environmental contaminants (IP66) and is suitable for hose-down application.

ELECTRICAL:
Light engine consists of high-efficiency TFCR LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to 171,000 hours at 25°C). The electronic driver has a power factor of >90% and THD <20%. A 10kV surge protection device is included, which meets a minimum Category C low operation per ANSI/IEEE C62.41.2. The fixture is supplied with a 0-10V driver and is dimmable by 0-10V controls.

INSTALLATION:
With its light weight the product can be installed by one person to a 12" or 14" deck panel. Requires only 2.5" hole in the deck panel for new installations but can accommodate up to a 4" hole for retrofit applications. The product can also be installed in recessed canopy applications. The snap-in decorative trim covers all mounting hardware. The Adjustable Lumen Output (ALO) module in the driver box allows the contractor to customize the lumens (3 levels) based on application needs.

LISTINGS:
UL certified to U.S. and Canadian standards. Rated for -40°C to 40°C ambient conditions. DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products list at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY:
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.lithonia.com/warranty

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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SCNY LED
Rev. 09/13/23



D-Series Size 1 LED Wall Luminaire

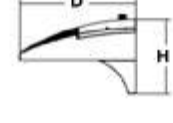
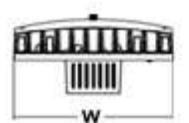


Catalog Number
Notes
Type

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.



Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Width:	13-3/4" (34.9 cm)	Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)		
Height:	6-3/8" (16.2 cm)		



For 3/4" NPT side-entry conduit (BBW only)

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DBDXTD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (line engine) 20C 20 LEDs (line engine)	350 350mA 530 530mA 700 700mA 1000 1000mA (1 A)	30K 3000K 40K 4000K 50K 5000K AMBIC Amber phosphor (conducted)	T25 Type II Short T36 Type II Medium T35 Type II Short T36 Type II Medium T36 Type II Medium T36 Type II Medium	MVOLT 120-277V 208-240V 277V 347V 480V	Shipped included (black): Surface mounting bracket BBW Surface-mounted back box (for conduit entry) PBR PBR PBR1FCW PBR1FCW PBR1FCW PBR1FCW E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant	Shipped installed PE Photometric cell, button type DMG 0-10V dimming (wired, pulled outside fixture for use with an external control, ordered separately) PBR 180° motion/ambient light sensor, <15 mty hr PBR 180° motion/ambient light sensor, 15-30 mty hr PBR1FCW Motion/ambient sensor, 0-15' mounting height, ambient sensor enabled at 16' PBR1FCW Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16' E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant

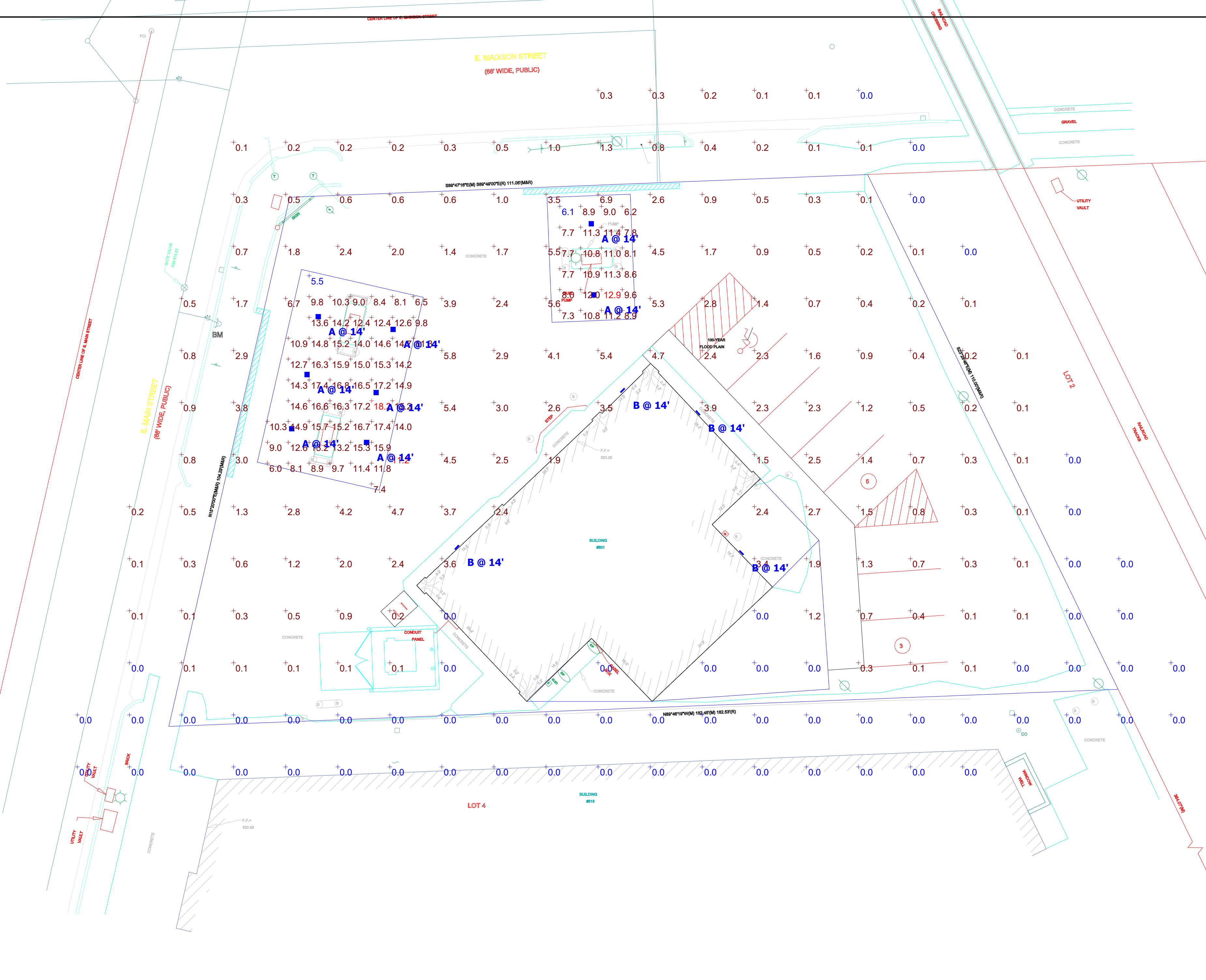
Other Options	Shipped separately	Finish required
SP Single face (120, 277 or 347V) 1A DF Double face (208, 240 or 480V) 1A HS House-side shield SPD Separate surge protection	BSW Bird-deterrent spikes VG Venturi glass DOL Diffused drop lens	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White

Accessories	Notes
DSXW1 LED	1. 20C, 1000 is not available with PBR, PBR1FCW or PBR1FCW.
DSXW1 LED	2. MVOLT driver operates on any line voltage from 120-277V/300V Hz.
DSXW1 LED	3. Single face DF requires 120, 277 or 347 voltage option. Double face DF requires 208, 240 or 480 voltage option.
DSXW1 LED	4. Only available with 20C, 700mA or 1000mA. Not available with PBR or PBR1.
DSXW1 LED	5. Back box ships installed on fixture. Cannot be field-installed. Cannot be ordered as an accessory.
DSXW1 LED	6. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensor (PBR or PBR1).
DSXW1 LED	7. Reference Motion Sensor table on page 1.
DSXW1 LED	8. Same as old ELCW. Cold weather (20°C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480V voltage options. Emergency mode ES line located on product page at www.lithonia.com .
DSXW1 LED	9. Not available with SPD.
DSXW1 LED	10. Not available with E20WC.
DSXW1 LED	11. Also available as a separate accessory; see Accessories information.
DSXW1 LED	12. Not available with E20WC.



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DSXW1 LED
Rev. 6/10/21



Plan View

Scale - 1" = 12ft

General Note

- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 3' - 0"
- LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	A	8	Lithonia Lighting	SCNY LED P1 30K PFL MVOLT DWHXD	SCNY LED P1 30K PFL MVOLT DWHXD	N/A	3833	0.9	27.64
	B	4	Lithonia Lighting	DSXW1 LED 20C 530 30K TFTM MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 3000K, @ 530mA	LED	4066	0.9	34.9

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Gas Canopy Large	+	13.1 fc	18.2 fc	5.5 fc	3.3:1	2.4:1	0.7:1
Gas Canopy Small	+	9.4 fc	12.9 fc	6.1 fc	2.1:1	1.5:1	0.7:1
Grade	+	1.1 fc	11.2 fc	0.0 fc	N/A	N/A	0.1:1



601 S MAIN STREET
PHOTOMETRIC SITE PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer

DB

Date

02/08/2024

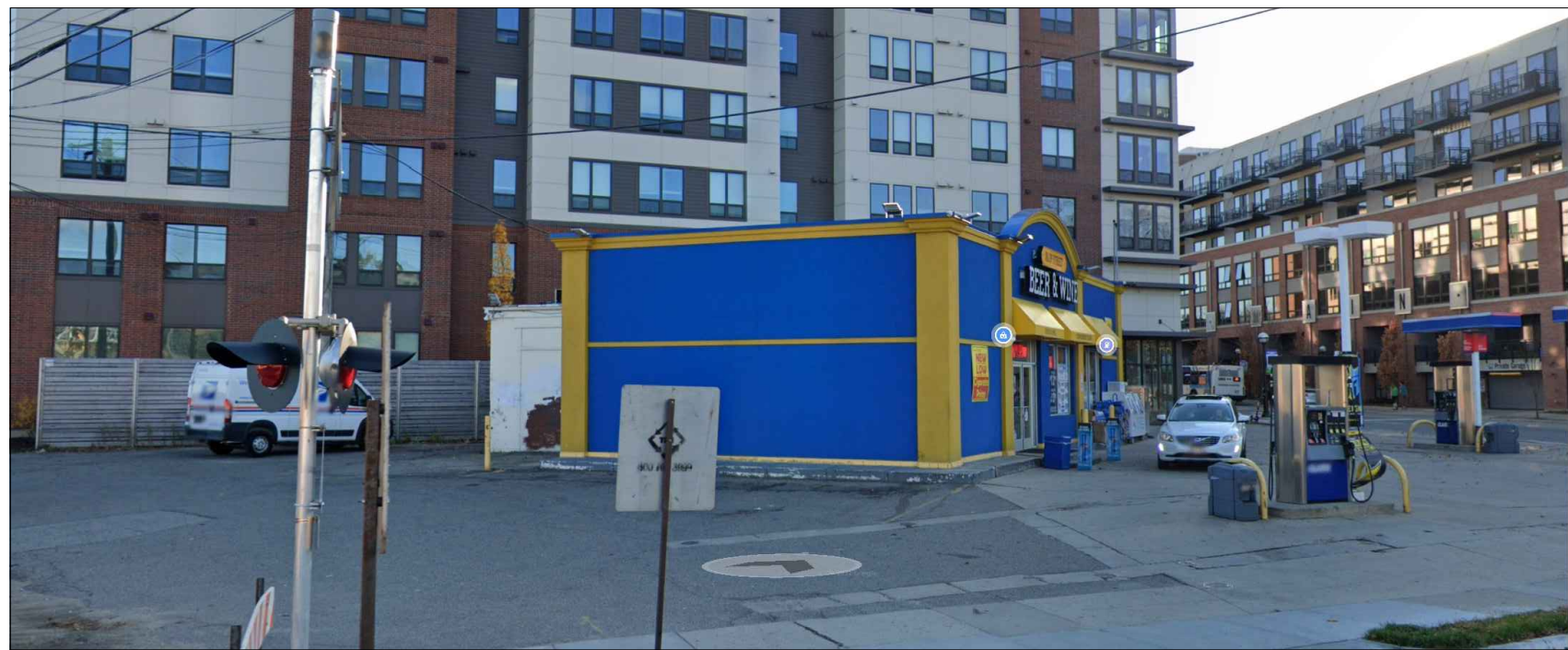
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Drawing No.

QUICK CALC V1

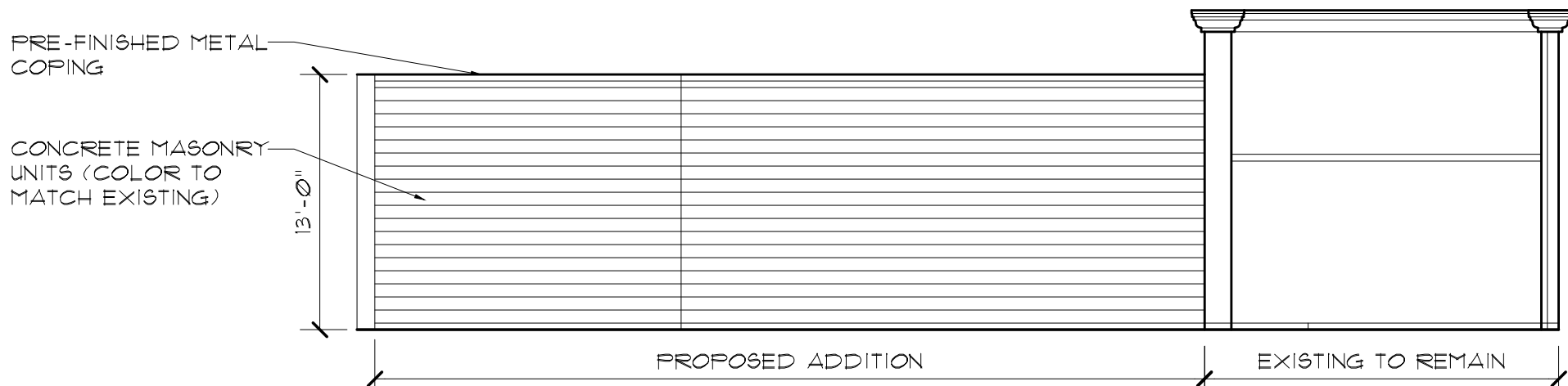
1 of 1



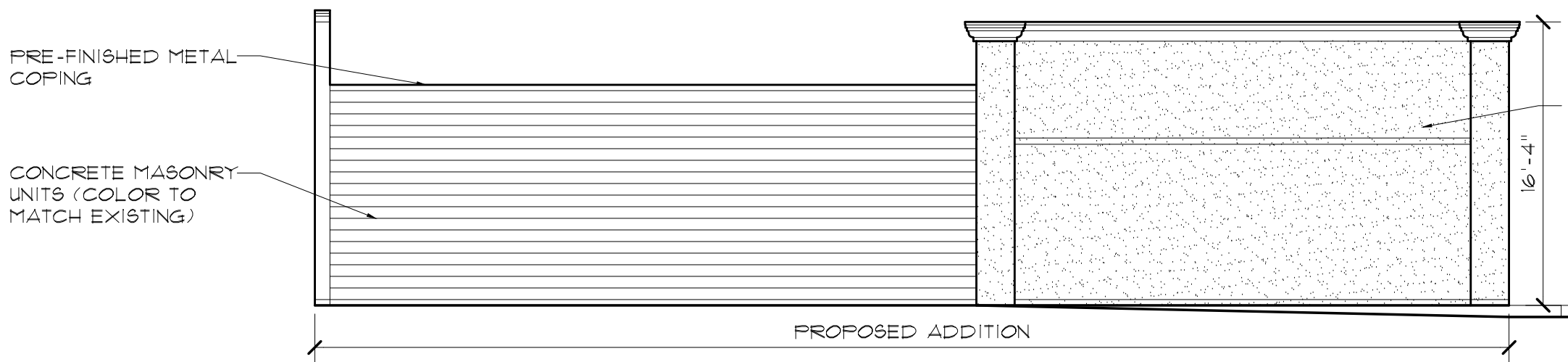
EXISTING SITE PHOTOS



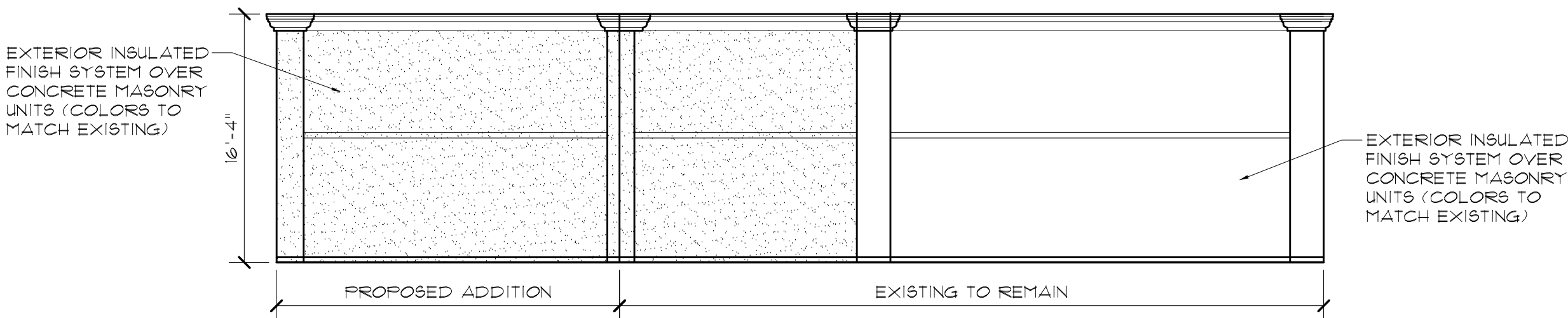
NORTH ELEVATION
SCALE: 1/8"=1'-0"



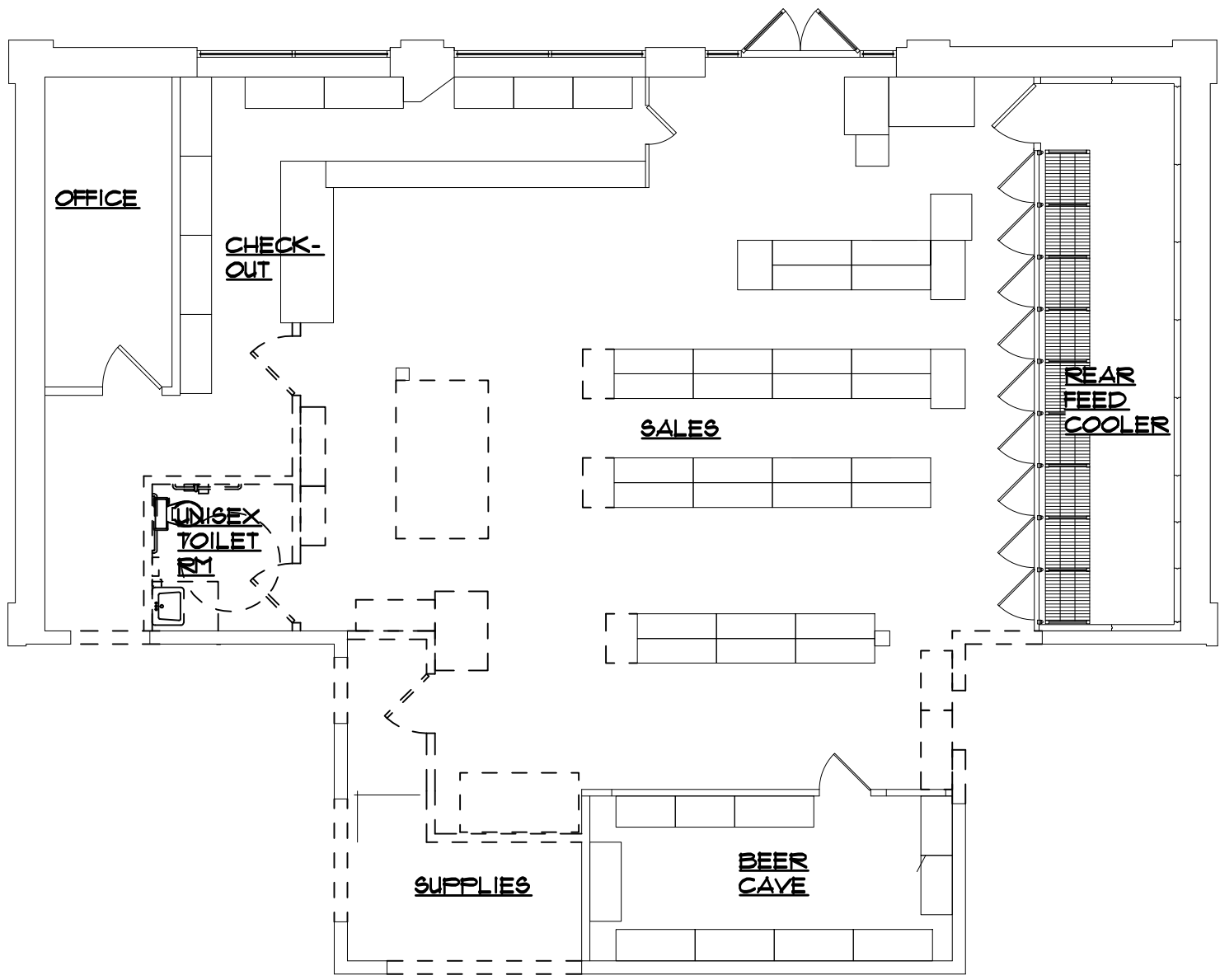
WEST ELEVATION
SCALE: 1/8"=1'-0"



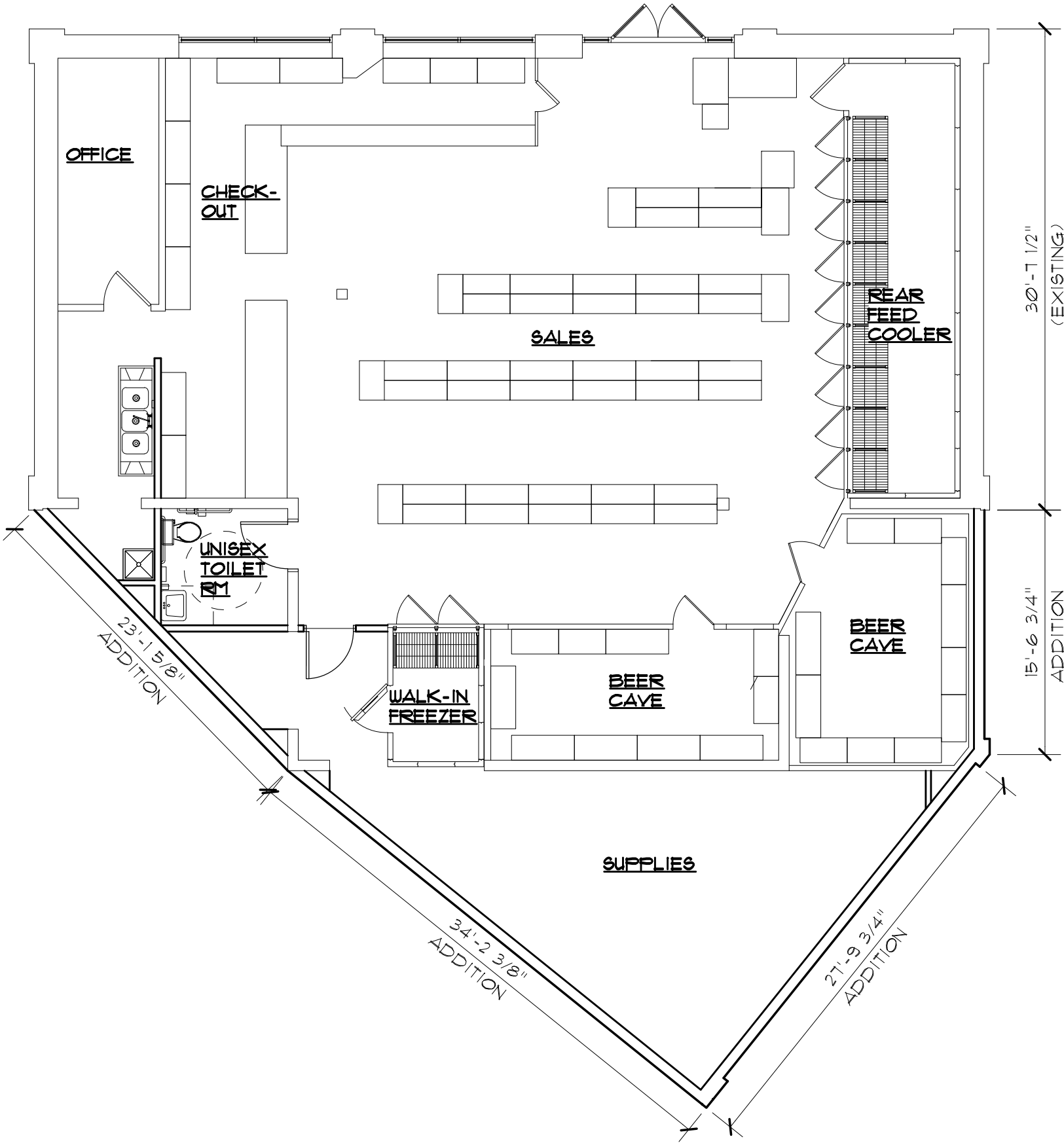
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



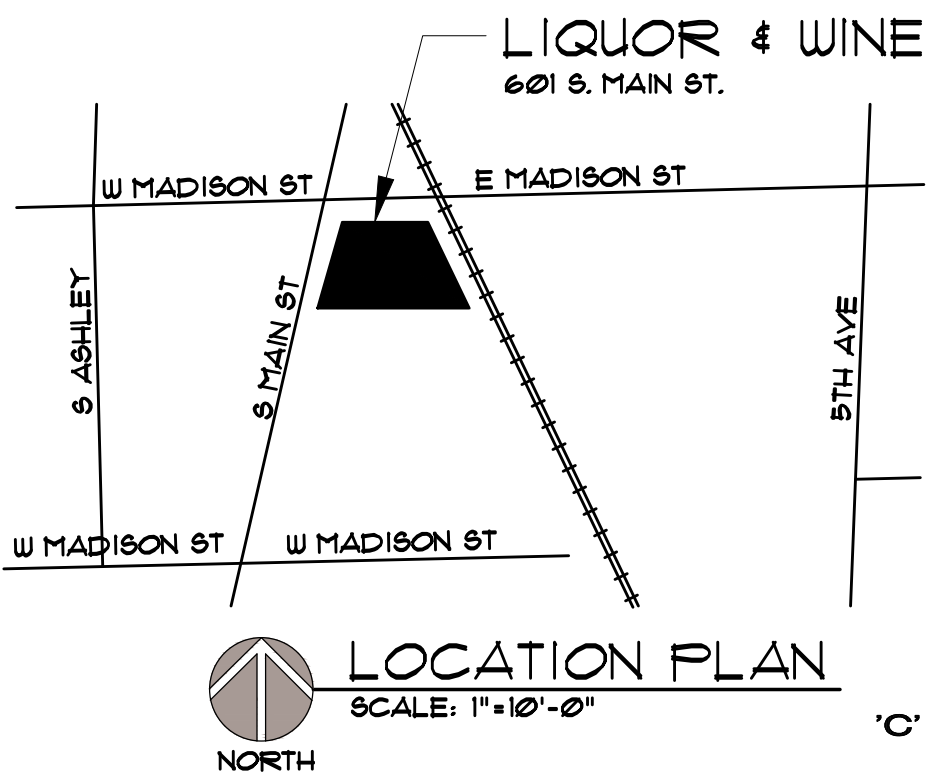
EAST ELEVATION
SCALE: 1/8"=1'-0"



EXISTING FLOOR PLAN
SCALE: 1/8"=1'-0"



PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"



LOCATION PLAN
SCALE: 1"=10'-0"

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PROJECT
'C' STORE ADDITION
601 S. MAIN ST.
ANN ARBOR, MI 48103

SUBJECT
FLOOR PLAN

ARCHITECTS
CHESTER STEMPEN ASSOCIATES • AIA
29995 GREENFIELD ROAD SOUTHFIELD, MICHIGAN 48076
(248) 557-2145 FAX: (248) 569-2856

ISSUED:
PLANNING REVIEW
06/31/2024

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
2024004

SHEET
A.1

'C' STORE ADDITION
ANN ARBOR