

**Zoning Board of Appeals
May 27, 2015 Regular Meeting**

STAFF REPORT

Subject: ZBA15-012, 2151-2161 W. Stadium Boulevard

Summary: Expedite the Diehl is requesting a variance from Chapter 61, Signs and Outdoor Advertising, Section 5:502 (2)(b) of approximately 31- feet from the minimum required front setback.

Background:

The petitioner, Expedite the Diehl, is requesting a variance on behalf of Auto Zone, located at 2151-2161 W. Stadium Blvd, from **Chapter 61, Section 5:502 (2) (b)** for the re-facing of an existing two sided goal post style sign fronting W. Stadium Blvd. The existing height of this sign is 19.3-feet and requires a 38.6-foot setback from the front property line. The existing sign was granted a front setback variance in 1997 by the Sign Board of Appeals subject to the site being used as a car wash and gas station.

The existing goal post sign had 115-square feet of signage (57.5 feet/side) and the new sign is proposed at the same location with a reduced total of 52.5-feet of signage for an overall reduction of 62.5 feet.

The subject parcel is zoned both C2B (Business Service District) and C3 (Fringe Commercial District). This site plan was recently approved by the City Planning Commission to demolish the existing car wash and gas station and combine the site with an adjacent vacant site to construct a one-story, 7,381- square foot retail building.

Per City records, variances were also granted in 1979, 1983 and 1997 by the Sign Board of Appeals with this last variance granted subject to the site remaining a car wash and gas station.

Chapter 61 addresses sign area in the following section:

5:502 Exterior Business Signs.

(2) (b) Exterior Business Signs

Ground signs. Signs not structurally attached to a building shall be at least 5 feet from all property lines. Such signs shall be permitted a maximum height of 1 foot for each 2 feet the sign is set back from the nearest property line, provided that the height of any such sign shall not exceed 25 feet.

Standards for Approval - Variance

The Zoning Board of Appeals has the power granted by State law and by **Section 5:517**, Application of the Variance Power from Chapter 61, the City of Ann Arbor Sign Ordinance. The following criteria shall apply (*petitioner's response in italics, staff's response in regular type*):

(a) That the alleged hardships or practical difficulties, or both, are peculiar to the property of the person requesting the variance and result from conditions which do not exist generally throughout the city.

The sign exists. Requiring removal of this sign and installing a new sign with a new foundation creates a financial burden and undue hardship.

Staff discussed the sign alternatives with the petitioner on options for signs at this site. The petitioner is allowed to install up to a maximum of 128-square feet of signs on site with a combination of wall signs and a monument sign without needing a setback variance.

From a safety perspective, the proposed sign is perpendicular to W. Stadium Blvd. and would alert customers to the business entrance without screening oncoming traffic.

(b) That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Chapter, the individual hardships that will be suffered by the failure of the Board to grant a variance and the rights of others whose property would be affected by the allowance of the variance.

The existing sign is in good condition and can be re-faced. Properties along W. Stadium are commercial uses and have signs that are grandfathered.

Staff agrees that approval of the sign setback variance would not negatively impact other property owners, and the proposal does not cause negative traffic impacts.

This site is under consideration of redevelopment. The existing sign is nonconforming as the gas station and car wash businesses have closed. Per Chapter 61, Nonconforming Signs, signs shall not have any change made in the structure, shape, size, type, design, or mechanical or electrical equipment of the sign unless the change brings the sign into compliance with this chapter; however the Building Official may order repair of a nonconforming sign for safety; and shall not be re-established or maintained after the activity, business or usage to which it relates has been discontinued for 90 days or longer.

(c) Is the condition which prevents you from complying with the ordinance

self-imposed? How did the condition come about?

The petitioner states the sign is in place and seeking to re-face.

Staff research shows sign variances were approved in 1979, 1983 and in 1997 as long as the site remains a gas station and car wash. The previous gas station and car wash are no longer in use making the most recently approved variance null and void. The Master Plan: Land Use Element referencing the West Area Plan makes specific recommendations for the Stadium Boulevard Commercial Corridor. A problem identified by the plan is that inconsistent size and location of signage along the corridor contributes to visual confusion.

The existing Big M Carwash sign is the most prominent in the general vicinity. There is adequate space between the proposed retail building and the sidewalk to install a sign that meets sign ordinance standards.

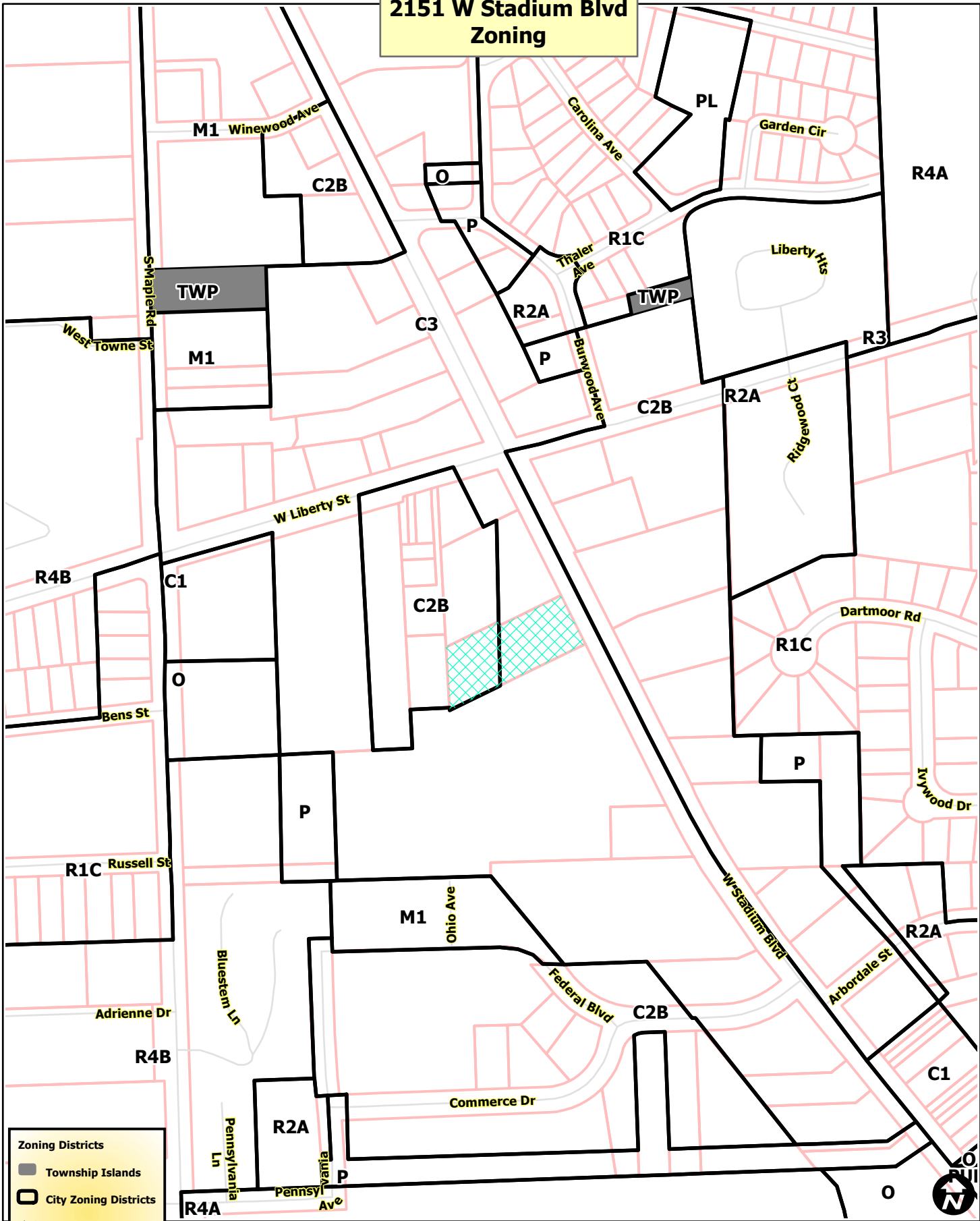
The proposed building allows for 128-square feet of signs on site and should be sufficient to facilitate business identification and promotion.

Respectfully submitted,

Chris Cheng

**Chris Cheng, AICP
City Planner**

2151 W Stadium Blvd Zoning



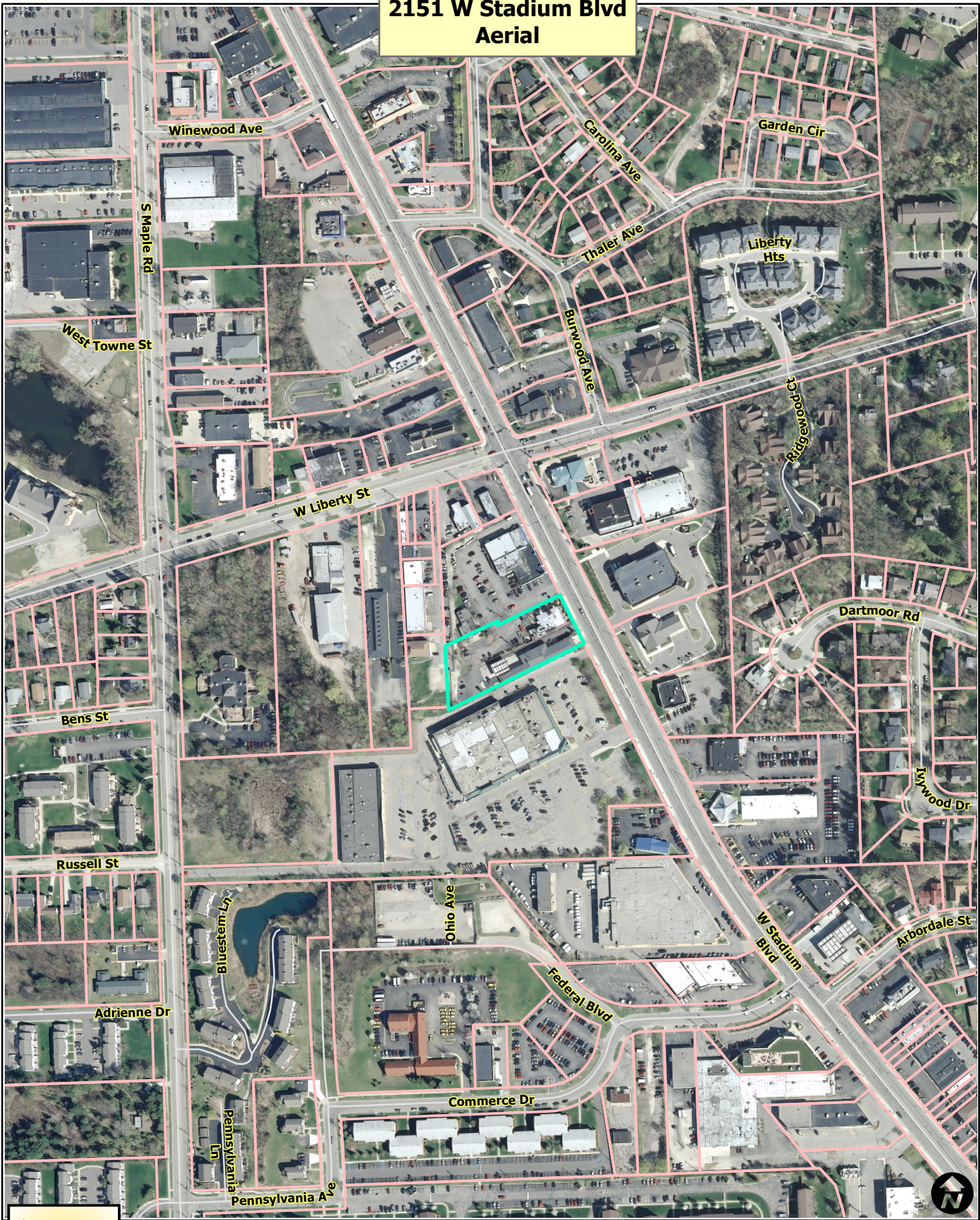
Zoning Districts

- Township Islands
- City Zoning Districts
- Railroads
- Parcels
- Huron River



Map date: 5/5/2015
 Any aerial imagery is circa 2012 unless otherwise noted.
 Terms of use: www.a2gov.org/terms

2151 W Stadium Blvd Aerial



- Railroads
- Parcels
- Huron River



Map date: 5/5/2015
Any aerial imagery is circa 2012
unless otherwise noted
Terms of use: www.a2gov.org/terms

2151 W Stadium Blvd Aerial



-  Railroads
-  Parcels
-  Huron River



Map date: 5/5/2015
Any aerial imagery is circa 2012
unless otherwise noted
Terms of use: www.a2gov.org/terms

APPLICATION FOR VARIANCE OR ADMINISTRATIVE APPEAL
SIGN BOARD OF APPEALS

Section 1: Applicant Information

Name of Applicant: Auto Zone Inc by Therese Tracey Diehl
 Address of Applicant: 123 South Front Street Memphis TN 38103
 Daytime Phone: (901) 495-7996 Brian Siddall (648) 828-8215 Tracey Diehl
 Fax: 206 350 1097
 Email: tracey@expeditehediell.com
 Applicant's Relationship to Property: Owners permit manager

Section 2: Property Information

Address of Property: 2151-2161 W. Stadium Blvd
 Zoning Classification: C2B + C3
 Tax ID# (if known): _____
 *Name of Property Owner: Auto Zone Inc

**If different than applicant, a letter of authorization from the property owner must be provided.*

Section 3: Request Information

Variance

Chapter(s) and Section(s) from which a variance is requested:

61, 5:502(2)(b)
61, 5:516

Required dimension: PROPOSED dimension:

1' Height / 2' setback 19.29'
not allowed to remain Request to remain

Example: Chapter 61, Section 5:26

Example: 40' Setback from Right of Way

Example: 36' Setback from Right of Way

*Give a detailed description of the work you are proposing and why it will require a variance (attach additional sheets if necessary)

Auto Zone proposes to continue use of existing sign; details are attached in attached request.

Section 4: VARIANCE REQUEST (If not applying for a variance, skip to section 5)

The City of Ann Arbor Sign Board of Appeals has the powers granted by City Code Chapter 61. A variance may be granted by the Sign Board of Appeals only in cases involving practical difficulties or unnecessary hardships when ALL of the following is found TRUE. Please provide a complete response to each item below. These responses will form the basis for evaluation of the request by staff and the Sign Board of Appeals. (continued...)

1. Are there hardships or practical difficulties to complying with the ordinance? Are these hardships or practical difficulties an exception or unique to the property compared to other properties in the City?

The sign exists. Requiring us to remove it and install a new sign with a new foundation is creating a financial burden and undue hardship.

2. Are the hardships or practical difficulties more than mere inconvenience, inability to obtain a higher financial return? (explain)

The inability to continue use of this sign creates a burden and expense that is unfair and unnecessary. Auto Zone can reface the sign that is in place it is in good condition.

3. What effect will granting the variance have on the neighboring properties? ___

All properties are retail. Other properties have signs that are grandfathered in.

4. What physical characteristics of your property in terms of size, shape, location or topography prevent you from using it in a way that is consistent with the ordinance?

The foundation exists and it would need to be excavated to remove the sign. Southbound traffic from Liberty St and northbound traffic from Pauline Blvd create congestion and reduce visibility.

5. Is the condition which prevents you from complying with the ordinance self-imposed? How did the condition come about?

No- the sign is already in place Auto Zone wants to reface it.

Section 5: Administrative Appeal (ONLY - DO NOT COMPLETE IF FILING FOR VARIANCE)

Current use of the property _____

Explain what you were denied and why you are requesting an Administrative Appeal:

Section 6: Required Materials

The following materials are required for all variance requests or administrative appeals. Failure to provide these materials will result in an incomplete application and will delay staff review and Sign Board of Appeals consideration of the request. The materials listed below must accompany the application and constitute an inseparable part of the application.

All materials must be provided on **8 1/2" by 11" sheets.**

- Building showing frontage dimensions.
- Photographs of the property and any existing buildings involved in the request.
- Any other graphic or written materials that support the request.
- Property Site Plan showing setbacks, right of ways, etc.

Section 7: Acknowledgement

SIGNATURES MUST BE SIGNED IN PRESENCE OF NOTARY PUBLIC

I, the applicant, request a variance from the above named Chapter(s) and Section(s) of the Ann Arbor City Code for the stated reasons, in accordance with the materials attached hereto.

614-828-8215
Phone Number

Therese Dien
Signature

tracey@expeditethediehl.com
Email Address

Therese Dien
Print Name

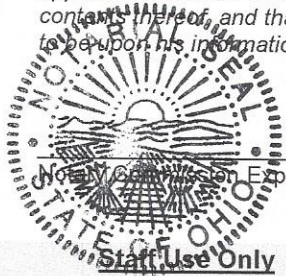
I, the applicant, hereby depose and say that all of the aforementioned statements, and the statements contained in the materials submitted herewith, are true and correct. I acknowledge that I've received all instructions, time, date and place of meeting and will be present to present the appeal. Staff will not send additional notification of meeting times.

Therese Dien
Signature

Further, I hereby give City of Ann Arbor Planning & Development Services unit staff and members of the Sign Board of Appeals permission to access the subject property for the purpose of reviewing my variance request.

Therese Dien
Signature

On this 27 day of April, 2015, before me personally appeared the above named applicant and made oath that he/she has read the foregoing application by him/her subscribed and knows the contents thereof, and that the same is true as to his/her own knowledge except as to those matters therein stated to be upon his information and belief as to those matters, he/she believes them to be true.



JESSICA YARASCHUK-REED
NOTARY PUBLIC
STATE OF OHIO
Recorded In
Franklin County
My Comm. Exp. 6/9/16

Jessica Yaraschuk-Reed
Notary Public Signature
Jessica Yaraschuk-Reed
Print Name

Date Submitted: _____ Fee Paid: _____

File No.: _____ Date of Public Hearing: _____

Pre-filing Staff Reviewer & Date: _____ SBA Action: _____

Pre-Filing Review: _____

Staff Reviewer & Date: _____

AFFIDAVIT OF PERMIT AUTHORIZATION

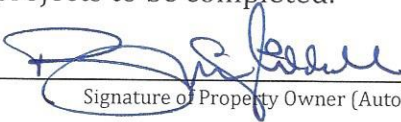
This affidavit certifies that the party listed, who is not a lessee, licensed architect, engineer, or contractor, has been granted authorization to obtain a permit(s) on behalf of a property owner. It must be filled out completely by the property owner if another party is submitting an application(s) on the owner's behalf.

I, Brian Siddall – Sign Manager for AutoZone Store Development who is the owner of the property listed below certifies that we have granted our permit expeditor Expedite The Diehl, my duly authorized agent, permission to obtain the variances and related documents necessary for the construction (or installation) of signs at the following address:

2151-2161 W Stadium Blvd / PIN 09-09-30-318-028

Address of permit location

I understand that I am authorizing them to apply for necessary variance and related permit documents. This is limited to what is necessary for the variance and sign permit projects to be completed.



Signature of Property Owner (AutoZone) Agent

4/14/15

Date

Expedite The Diehl

April 27, 2015

City of Ann Arbor
Sign Board of Appeals

Dear Members of the Board;

We respectfully request relief from the setback requirement and restrictions of the City of Ann Arbor Zoning code Chapter 61, 5:502(2)(b) which allows 1' of height per 2' of setback. The proposal is to request that Auto Zone be allowed to reface an existing ground sign that is currently setback 7.5'. The sign is 19.29' in height. The request is for relief for the setback requirement.

Findings and Facts

The sign proposed is consistent with the architectural nature and the character of the surrounding neighborhood. This is a business route and the majority of the properties that front on this roadway are businesses. Other businesses along W. Stadium Blvd. have signs that exceed the ordinance in height and area.

The significance of the sign for the public good vs. the good of the neighboring landowners is that this sign will allow motorists to safely identify the location of this business and prepare for turns and stopping along the main road. If patrons cannot safely locate the property it becomes a vehicular hazard. Vehicular hazards create a financial burden for law enforcement and public safety. The financial burden of law enforcement and public safety becomes a burden for the citizens of the community. Safely locating a business is essential to the success of the business and the safety of the citizens of Ann Arbor as well as transient motorist. Ultimately, when considering all of these factors this variance would be for the public's good and the good of the neighboring landowners.

In evaluating the proposed variance, we hereby address the following concerns:

- There will be no adverse effect on existing and projected traffic volumes in the neighborhood, signs enhance motorist safety.
- The current and future need for the proposed use in the City of Ann Arbor will not be affected because this area is an existing business zone, the sign is existing.
- The character of the existing neighborhood and the effect of the proposed use on existing property values will not be negatively affected. Signs already exist in this area.
- This proposal is consistent and compatible with surrounding uses.
- The proposal is consistent with the intent of the Ann Arbor sign ordinance and the public interest, and all other provisions of law and ordinances of the City of Ann Arbor; signs already exist and signs of this height already exist at other locations.
- The proposed sign will have a positive effect on the proposed use as well as the peace and enjoyment of people in their homes by reducing the incidents of traffic related accidents because in absence of the sign motorists would not be able to safely locate this service.
- There will be no probable effect of noise and glare upon the uses of surrounding properties.
- The proposed use would not cause deterioration of the area and neighborhoods but rather enhance the business district.
- The proposed sign is consistent with the AutoZone brand image across the United States.

Conclusion:

The approval will not be injurious to the public health, safety, morals, and general welfare of the community because:

The sign requested is existing. The reface of an existing sign does little to effect the surrounding community but rather enhance it by giving an older sign a fresh appearance. The sign itself is regarding an auto service benefit to the members of the community.

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The sign requested is consistent with the other signs in the business district and in harmony with what the current zoning ordinance aesthetically allows. The sign is only 22.92 sq. ft. as proposed and this a reduction from what was previously in place. The overall height of the current sign is surveyed at 231.5 inches which is 19.29 feet.

The strict application of the terms of the zoning ordinance will result in practical difficulties and undue hardship in the use of the property because:

The sign exists. Auto Zone wants to continue the use of an existing sign by refacing it. The proposal is to keep the existing sign in place to avoid having to excavate the foundation. Asking Auto Zone to remove this sign creates a financial burden for Auto Zone. There is a great amount of expense that goes into removing a sign and installing a new foundation. In keeping the sign there is benefit: There may be a need for emergency vehicle assistance and without the sign the citizens will be unaware of its location and availability here. The sign notifies the citizen of an automotive benefit service. The signs are necessary for Auto Zone to take its place in the shopping center and in the community to gain brand recognition that is consistent with their national image.

The granting of this variance is in harmony with the intended spirit and purpose of the zoning ordinance;

Previously a variance was granted for a sign in this area at 35' in height. The current sign is only 19.29' in height. Due to the large amount of transient traffic from nearby highways, lack of signage could cause vehicular confusion, especially for people not familiar with the area. The safety and welfare of the community is important. Fair competition within the city and outlying communities is important. This is a motorist benefit for anyone with vehicular needs.

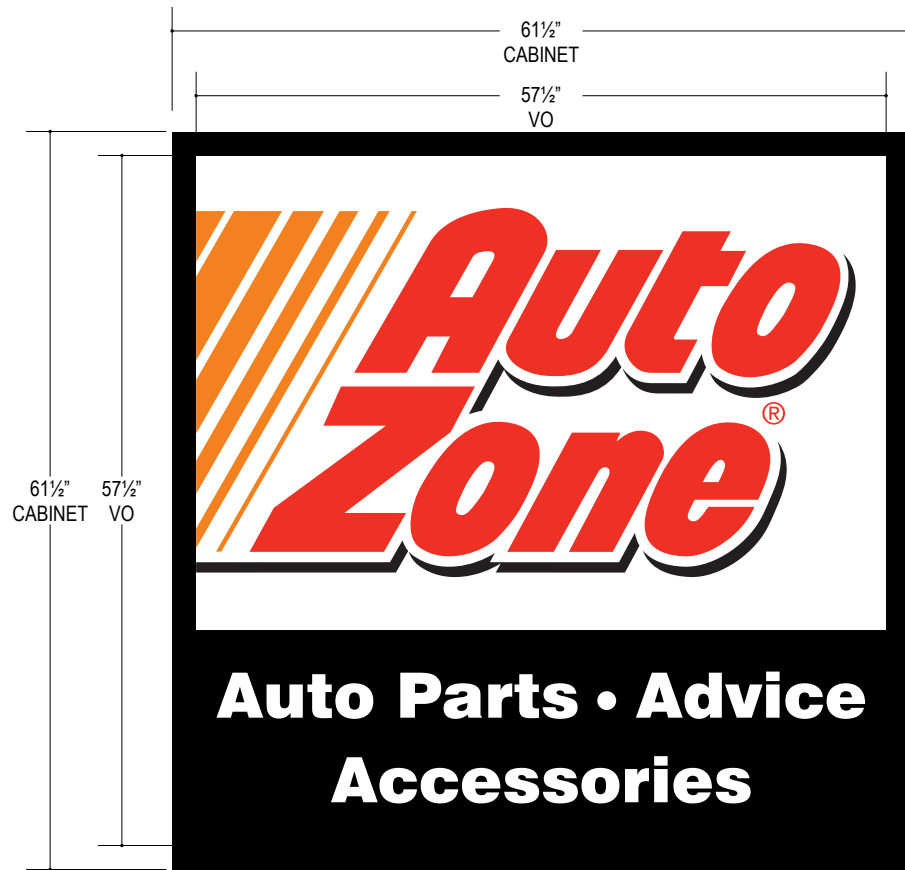
We respectfully request that the city allow the existing sign to remain and allow us to reface it reducing the overall sign area and keeping the height at 19.29'.

If you have any questions about this submittal I can be reached at tracey@expeditethediehl.com .

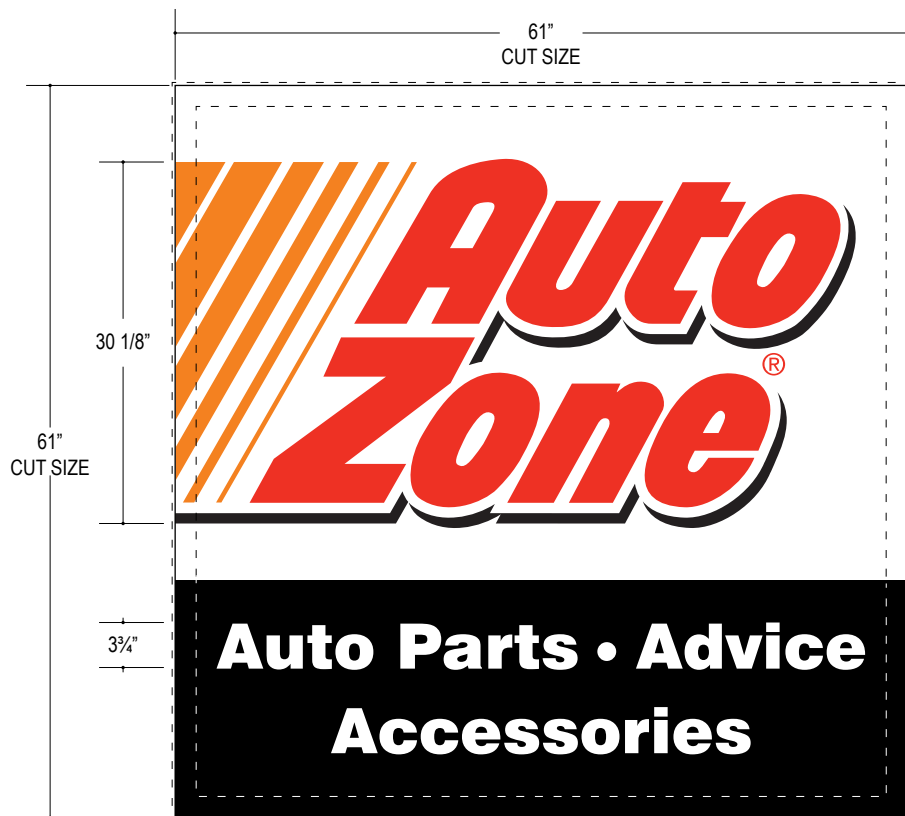
Sincerely,

Tracey Diehl

26.27 SQ FT



FACE VIEW
SCALE: 3/4"=1'-0"



DETAIL LEXAN VIEW
SCALE: 1/2"=1'-0"

FINISHES:

- V-1 SIGN TECH (ARLON) 2500-2119 ORANGE CAST FLEX VINYL
- V-2 SIGN TECH (ARLON) 2500-22 BLACK CAST FLEX VINYL
- V-3 SIGN TECH (ARLON) 2500-2662 RED CAST FLEX VINYL

REVIEWED
By Tim Grueschow at 10:36 am, Dec 03, 2014

CALL OUTS:

1. WHITE LEXAN FACES
2. FIRST SURFACE APPLIED VINYL AZ GRAPHICS V-1, V-2, V-3

NOTE:

1. REPLACE ALL 2" BLACK RETAINERS
2. SAND AND PAINT POLES & SIGN CABINET GLOSS BLACK
3. SERVICE BALLASTS & BULBS IN SIGN CABINET AS REQUIRED
4. REMOVAL AND DISPOSAL OF EXISTING BOTTOM 2 CABINETS BY CUSTOMER



EXISTING SIGN



PROPOSED SIGN

Job Number
202160

QTY: (2 faces)

Job Name: ANN ARBOR, MI
AUTO ZONE - #4370
LEXAN FACE REPLACEMENT - 60 3/4" X 119 3/4"

JONES SIGN
Your Vision. Accomplished.
1711 SCHEURING ROAD TOLL FREE: 800-536-7446
DE PERE, WI 54115 TEL: 920-983-6700
www.jonesign.com FAX: 920-983-9145

Quality Grade:	2
# of Circuits Req'd:	n/a
Amp Draw:	n/a
Voltage:	n/a
Project Manager:	Mickey Wiskow
Salesman:	Mike Bjorklund
Revision Date:	(see revision table)
Date:	12.03.14
Drwn By:	JS
Sheet No. :	1

SIGNATURE OF APPROVAL	DATE
-----------------------	------

REV.	DATE	BY	DESCRIPTION
--			
--			

BENCHMARKS

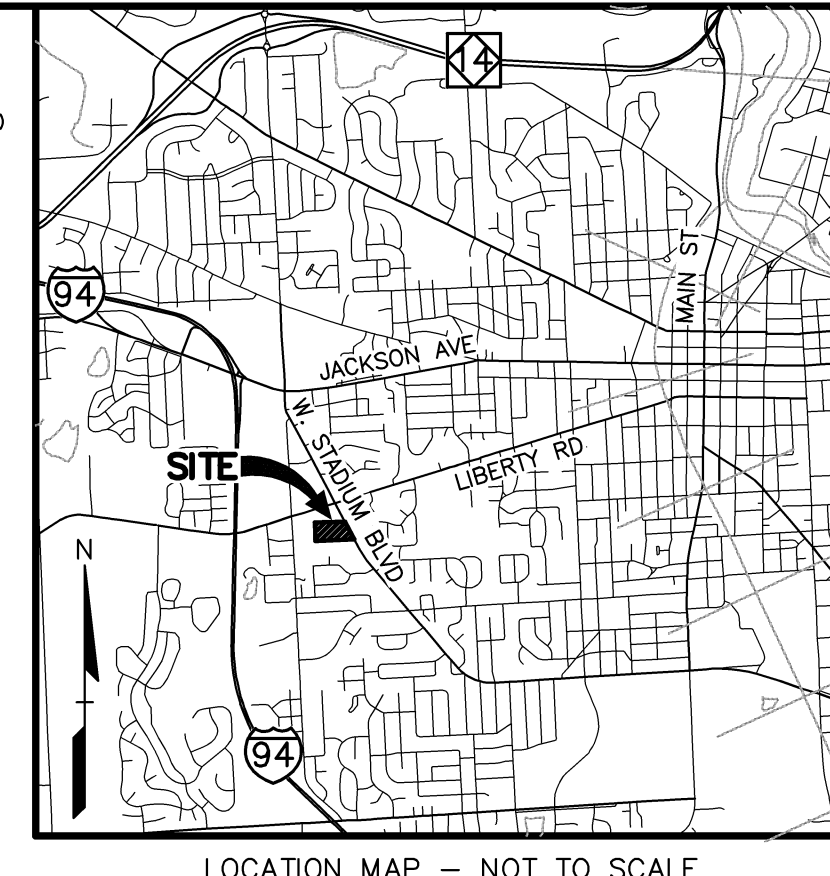
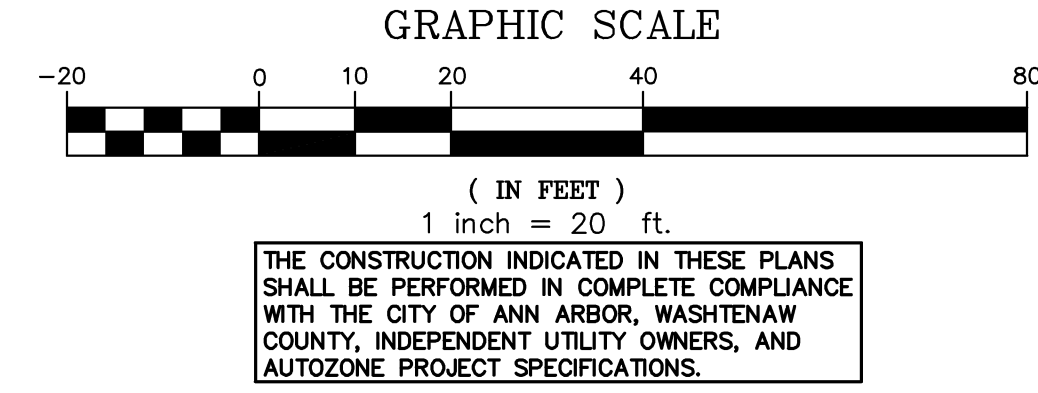
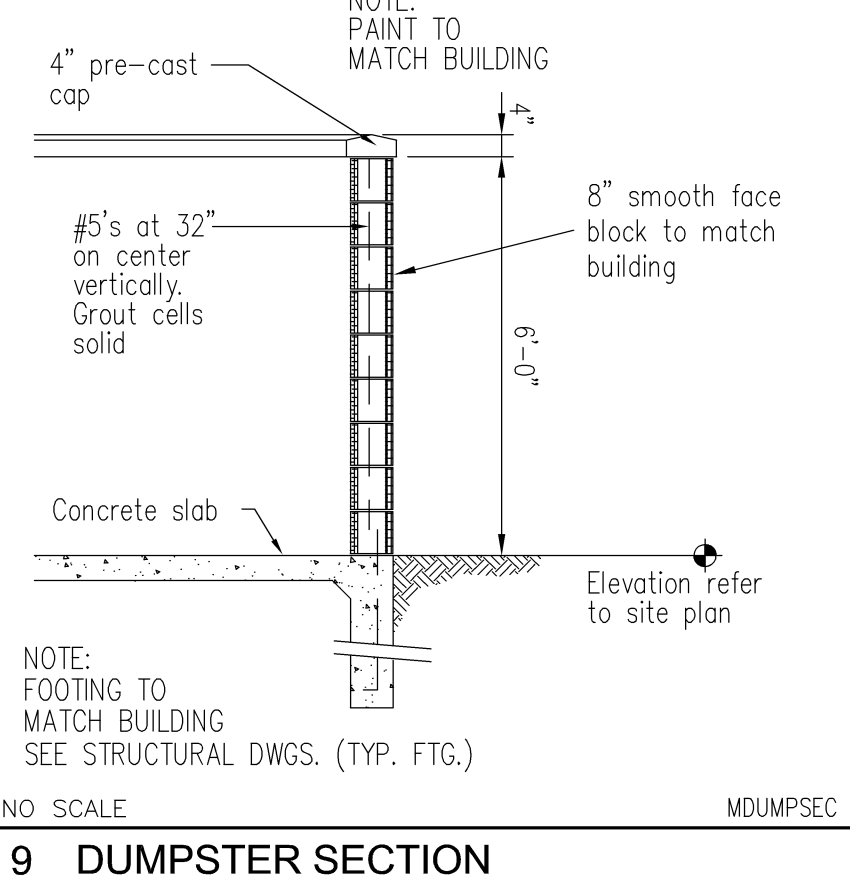
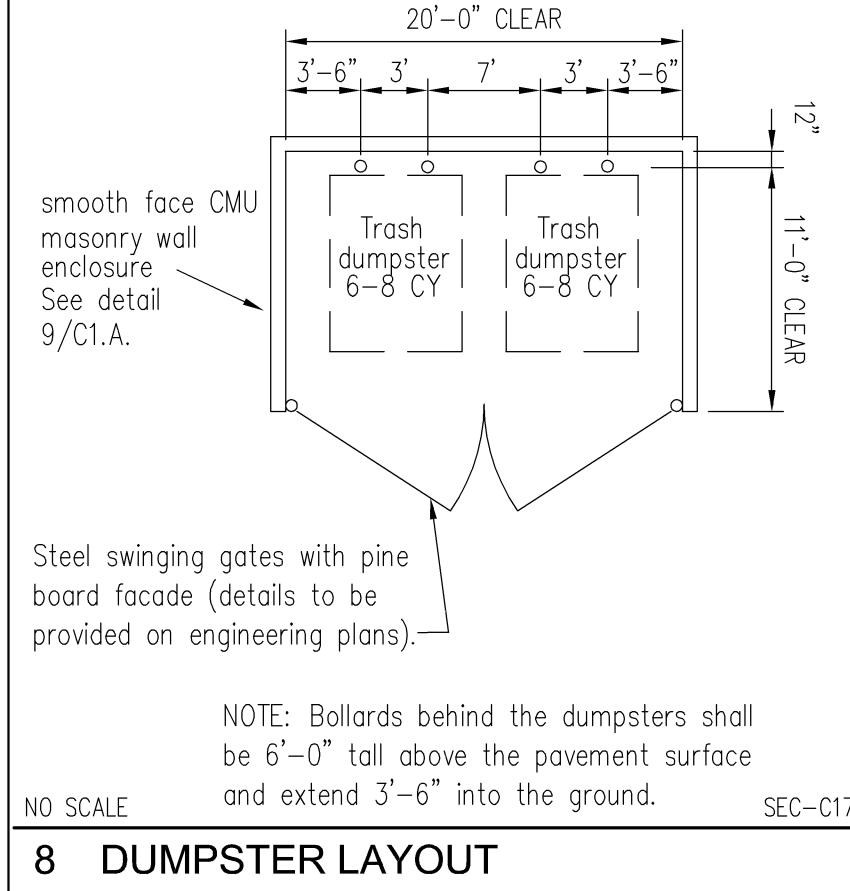
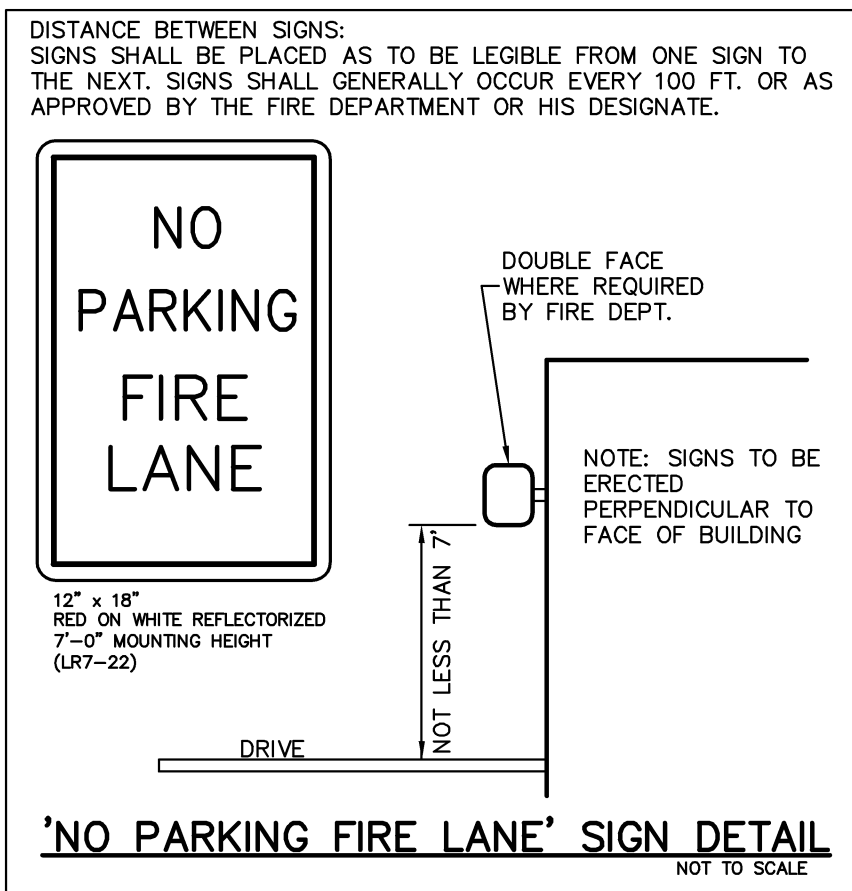
DATUM: NAVD 88
(BENCHMARKS ARE BASED OFF A CONTROL POINT THAT WAS ESTABLISHED WITH RTK GPS.)

REFERENCE BM:
ANN ARBOR PRIMARY CONTROL POINT 0018
ELEV = 922.06 (R&M)

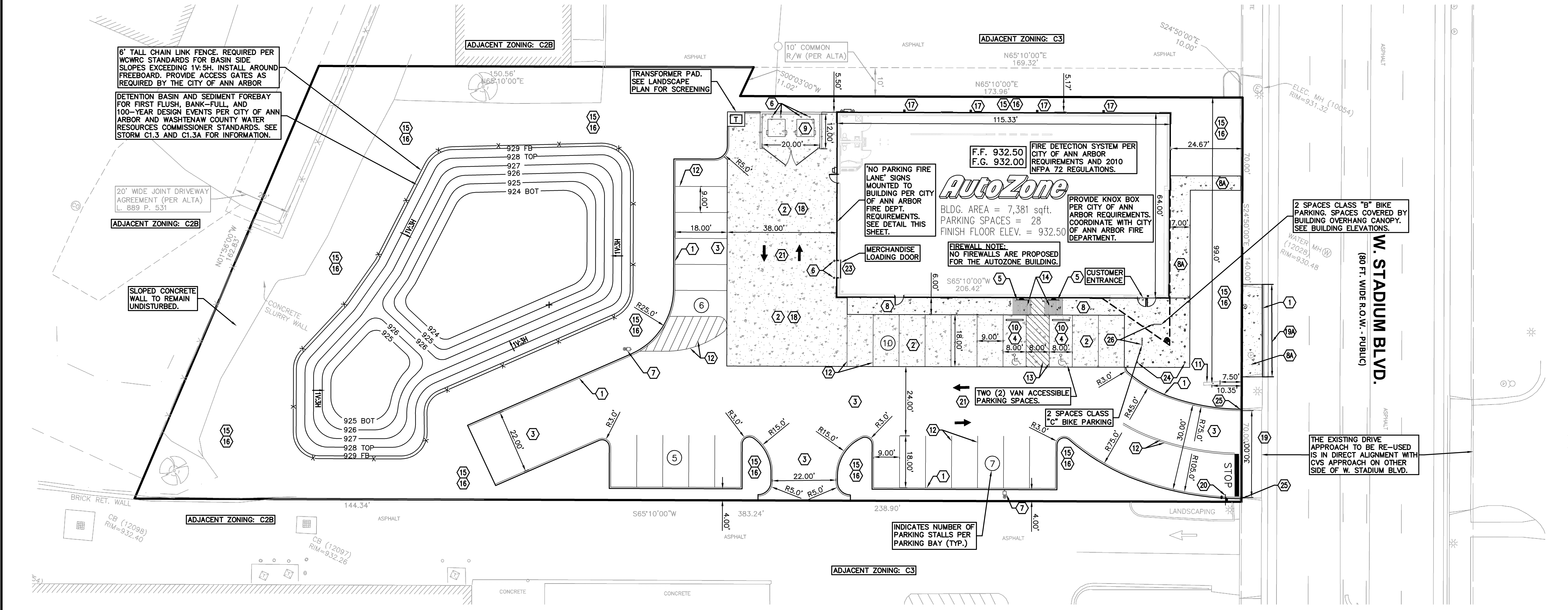
REFERENCE BM:
ANN ARBOR PRIMARY CONTROL POINT 0019
ELEV = 974.71 (R), 974.72 (M)

BM A:
RR SPIKE IN S/SIDE OF UTILITY POLE 10' ± N OF PROPERTY LINE
MIDWAY ON NORTHERLY PROPERTY LINE.
ELEV = 934.25

BM B:
TOP OF CONC. LIGHT POLE BASE 60' S OF SE CORNER OF SUBJECT
PROPERTY ON W/SIDE OF W STADIUM BLVD.
ELEV = 928.18



NO.	BY	CHK	REVISION	DATE
1			CITY SITE PLAN REVIEW #1	3-18-15
2			CITY SITE PLAN REVIEW #2	2-18-15
3			NO. BY CHK REVISION DATE	



PAVING LEGEND

CONCRETE PAVING

OTHER AREAS ASPHALT PAVING (BASE BID); CONCRETE PAVING ON SITE (ALTERNATE BID)

*NOTE: PAVING AND CURB DETAILS TO BE PROVIDED ON ENGINEERING PLANS (FUTURE SUBMITTAL)

STORE EMPLOYEE NOTE:

NUMBER OF EMPLOYEES 8-12
MAXIMUM SHIFT (VARIES BY STORE) 3-5

MATERIALS STORAGE NOTE:

STORAGE AREA FOR CONSTRUCTION MATERIALS SHALL NOT INTERFERE WITH FIRE/EMERGENCY SITE ACCESS.

RECYCLING NOTE:

ALL MERCHANDISE PACKAGING MATERIALS THAT ARE RECYCLED ARE STORED AND MAINTAINED WITHIN THE BUILDING. OWNER DELIVERY TRUCKS HAUL AWAY RECYCLING AS NEEDED TO RECYCLING CENTERS.

SIDEWALK MAINTENANCE NOTE:

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 ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

CAUTION!

THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PEACON CONSULTING ENGINEERS AND ARCHITECTS, INC. ANY REPRODUCTION OR COPIING, IN WHOLE OR IN PART, OR TRANSMISSION OF ANY INFORMATION TO OTHERS, WITHOUT THE PRIOR WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2015 PROFESSIONAL ENGINEERING ASSOCIATES, INC.

CONTRACTOR/CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE TO APPLY TO CONTRACTORS AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR'S RESPONSIBILITIES. CONTRACTOR SHALL HOLD DESIGN PROFESSIONAL LIABILITY FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

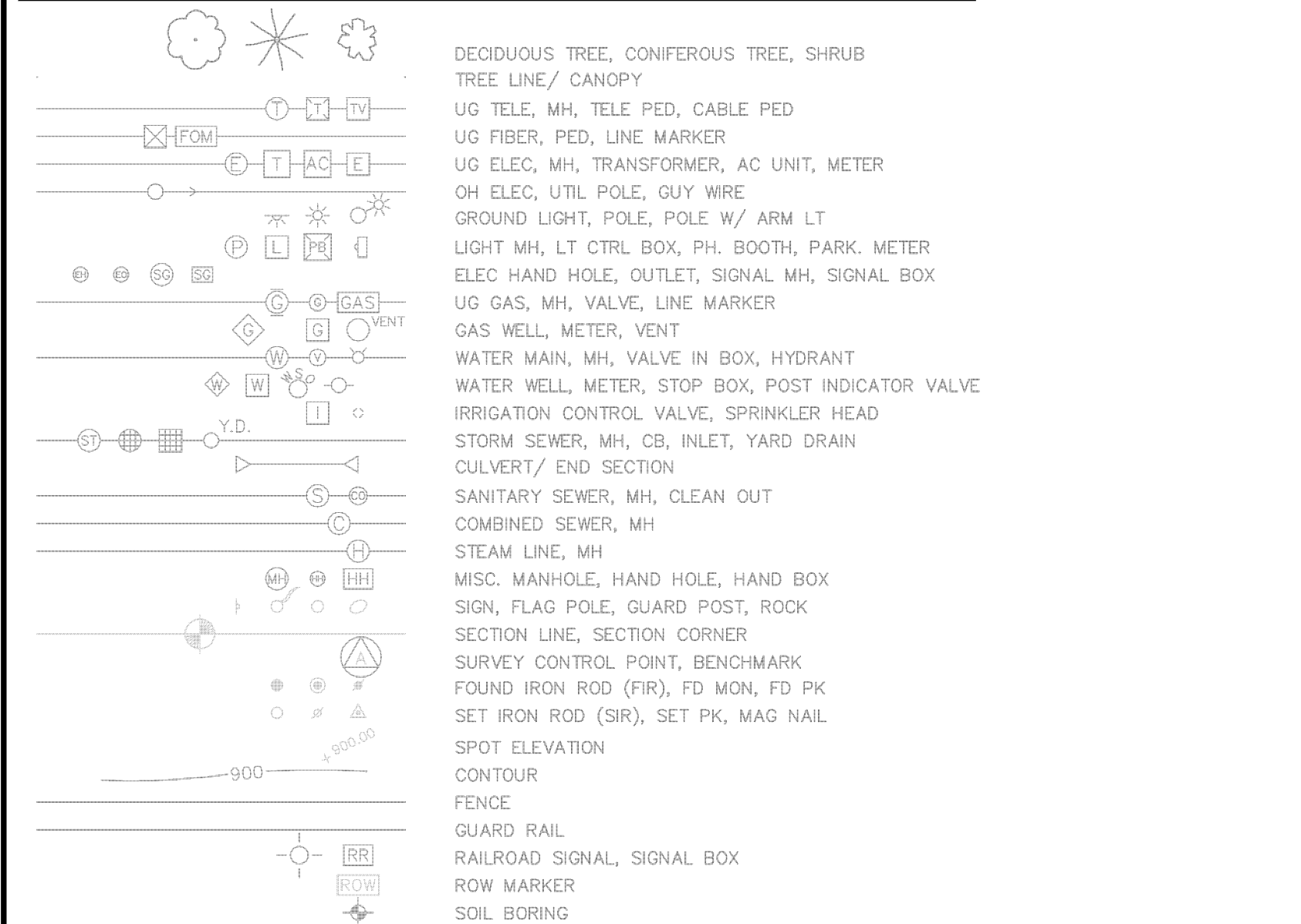
3 FULL WORKING DAYS BEFORE YOU DIG CALL

811

Know what's below
Call before you dig

MISS DIG System, Inc.
1-800-482-7171 www.missdig.net

EXISTING LEGEND



PARKING INFORMATION		
ITEM	REQUIREMENTS	PROVIDED
PARKING REQUIRED	MINIMUM PARKING COUNT: 1 SPACE PER 310 SF GROSS FLOOR AREA GFA = 7,381 SF 7,381/310 = 23.8 SPACES 24 SPACES REQUIRED	28 SPACES
	MAXIMUM PARKING COUNT: 1 SPACE PER 265 SF GROSS FLOOR AREA GFA = 7,381 SF 7,381/265 = 27.8 SPACES 28 SPACES ALLOWED	
MIN. PARKING DIM.	9 FT x 18 FT	9 FT x 18 FT
MIN. DRIVE ISLE WIDTH	22 FT	24 FT
HANDICAP SPACES	2 SPACES	2 SPACES
BICYCLE PARKING	RETAIL STORES LESS THAN 300,000 SF = 1 SPACE PER 3,000 SF: 1/3000 X 7,381 SF = 3 SPACES. 50% CLASS "B" 50% CLASS "C"	4 SPACES (2 RACKS), (2 SPACES CLASS "B") (2 SPACES CLASS "C")
REFERENCE IS MADE TO THE CITY OF ANN ARBOR ZONING ORDINANCE		

BULK LAND REQUIREMENTS		
ITEM	REQUIRED	PROVIDED
MIN. / MAX. FRONT SETBACK	10 FT / 25 FT	24.67 FT
MINIMUM SIDE SETBACK	NONE	5.17 FT (N. BUILDING WALL) 70.50 FT (S. BUILDING CANOPY)
MINIMUM REAR SETBACK	NONE	185.53 FT
MAXIMUM BUILDING HEIGHT	4 STORIES/55 FT	1 STORY/21 FT (TO TOP OF PARAPET)
MINIMUM LOT SIZE (C3)	6000 SF	51,017 SF
MINIMUM LOT WIDTH (C3)	60 FT	140 FT
MAXIMUM USABLE FLOOR AREA IN PERCENTAGE OF LOT AREA (C3)	200%	7,381/51,017 = 14.5%
REFERENCE IS MADE TO THE CITY OF ANN ARBOR ZONING ORDINANCE		

GENERAL NOTES:

THESE NOTES APPLY TO ALL ACTIVITIES ON THIS PROJECT.

- ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT, FACE OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- ALL DISTURBANCES INCURRED TO ANY ADJOINING PROPERTY DUE TO CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THE PREVIOUS CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER, MUNICIPALITY, OR STATE AUTHORITY.
- PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A REGISTERED LAND SURVEYOR.
- PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY AUTOZONE INC. OF ANY UNACCEPTABLE AREAS.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION TO AUTOZONE INC., THE CITY OF ANN ARBOR (AS REQUIRED) AND WASHTENAW COUNTY (AS REQUIRED) AT THE END OF CONSTRUCTION.
- IF REQUIRED BY THE FIRE OFFICIAL, NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ANN ARBOR AND WASHTENAW COUNTY CURRENT STANDARDS AND REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- CHAPTER 14 OF THE IFC (FIRE SAFETY DURING CONSTRUCTION) SHALL BE ADHERED TO DURING ALL CONSTRUCTION ACTIVITIES FOR THIS PROJECT.

KEYNOTES	
Building & Paving	
1	CONCRETE CURB
2	CONCRETE PAVING
3	ASPHALT PAVING (BASE BID); CONCRETE PAVING (ALT. BID)
4	HANDICAP PARKING AREA, 2% MAX. SLOPE ANY DIRECTION (TYP.)
5	HANDICAP PARKING SIGN. INCLUDE 'VAN ACCESSIBLE' SIGN WITH EACH.
6	PIPE GUARD
7	LIGHT POLE WITH CONCRETE BASE. SEE LIGHTING PHOTOMETRIC PLAN, SHEET LPI-1.
8	6" HT. INTEGRAL CONCRETE CURB AND WALK.
8A	4" THICK CONCRETE SIDEWALK. 2% MAXIMUM CROSS SLOPE.
9	DUMPSTER ENCLOSURE - 6" CMU BLOCK WALLS PAINTED TO MATCH BUILDING. SEE DETAIL THIS SHEET.
10	6'-0" LONG CONCRETE WHEEL STOP, FINISHED TO PAVEMENT. LOCATE 2'-0" FROM FACE OF CURB OR SIDEWALK.
11	REUSE EXISTING PYLON SIGN POLE. RE-FACE CABINET.
12	4" WIDE PARKING STRIPE PAINTED WHITE (TYP.)
13	4" WIDE DIAGONAL STRIPES PAINTED BLUE AT 2 FT. O.C. CONCRETE HANDICAP RAMP - MAXIMUM SLOPE 1:12 (8.33%) (PER A.D.A. REQUIREMENTS). MAXIMUM CROSS SLOPE 1:50 (2.00%). DETECTABLE WARNING SURFACES SHALL BE INSTALLED, CONTRASTING IN COLOR, PER ADA REQUIREMENTS.
15	NEW LANDSCAPE AREA - PROVIDE SOD AND 3" TOPSOIL.
16	SLOPE GRADE IN LANDSCAPE AREA PER GRADING PLANS. PROVIDE POSITIVE SURFACE DRAINAGE FOR ALL AREAS.
17	BUILDING DOWNSPOUT LOCATION. ROOF DRAINS CONNECTED TO STORM SEWER SYSTEM.
18	LOADING AREA. SLOPE AT MAX. 2.5% AWAY FROM BUILDING.
19	REUSE EXISTING CURB CUT ON W. STADIUM BLVD.
19A	REMOVE EXISTING CURB CUT AND APPROACH
20	STOP SIGN
21	PAVEMENT MARKINGS
22	(NOT USED)
23	SERVICE DOOR PLAN FOR MERCHANDISE LOADING
24	BOLLARD PLAN FOR STOREFRONT
25	TURN DOWN CURB HEAD AS REQUIRED TO CONSTRUCT FLUSH WITH BACK OF CONCRETE SIDEWALK (TYP)
26	BICYCLE PARKING RACK (4 SPACES PROVIDED) PER CITY REQUIREMENTS.

PROFESSIONAL ENGINEERING ASSOCIATES
2900 E. Grand River Avenue
Howell, MI 48843
Phone: (517) 546-8883
Fax: (517) 546-8973
website: www.peainc.com

AUTOZONE DEVELOPMENT CORP.
122 S FRONT ST
MERRIMAN, TN 38003

SITE PLAN
ANN ARBOR, MI #4370
2151-2161 W. STADIUM BLVD.
CITY OF ANN ARBOR, WASHTENAW COUNTY, MI

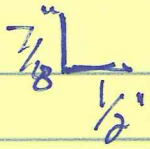
DES. WRB DN. RIMS/SAP SUR. MEGA P.M. WRB

ORIGINAL ISSUE DATE:
JANUARY 26, 2015

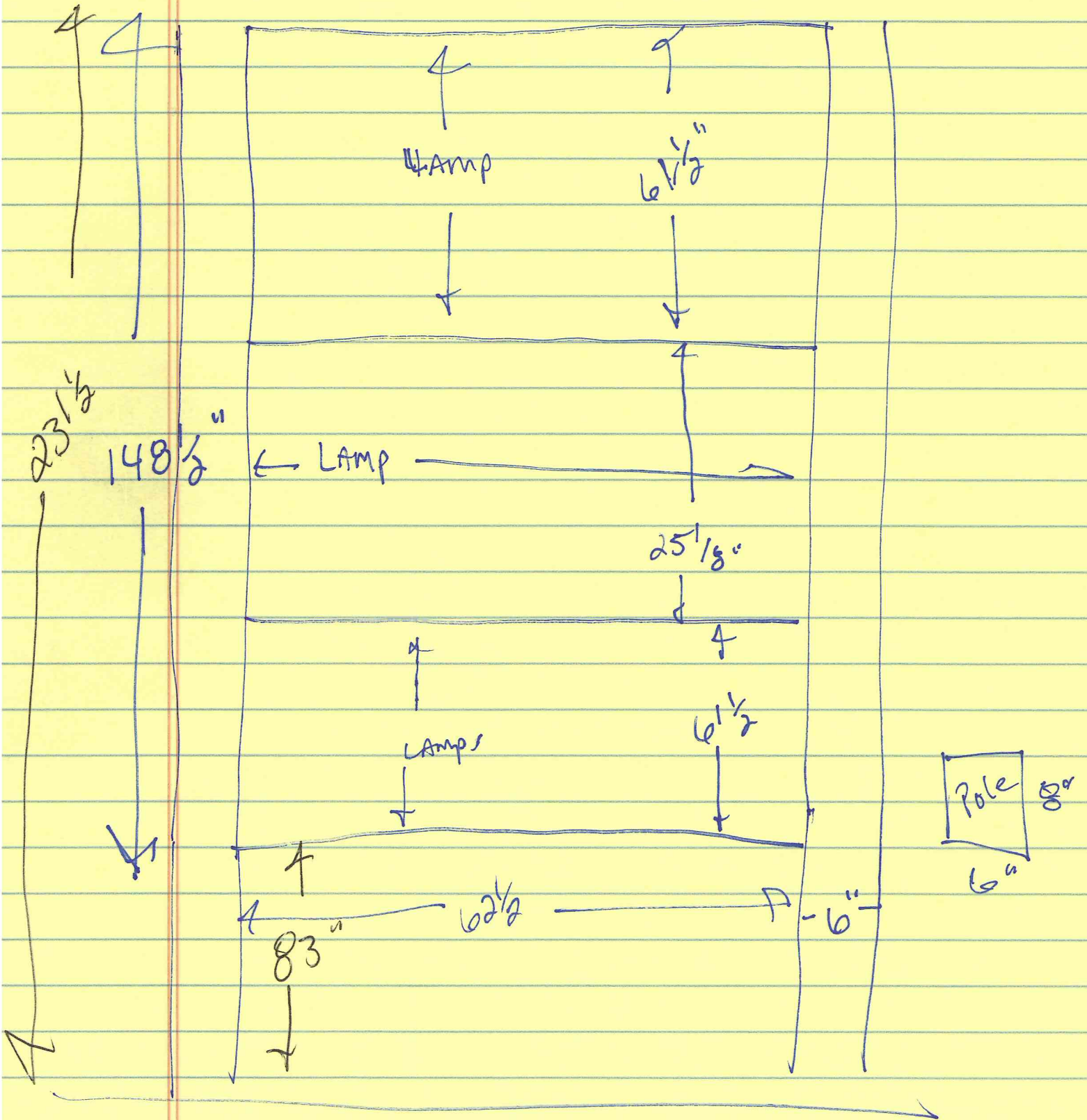
PEA JOB NO. 2014-256

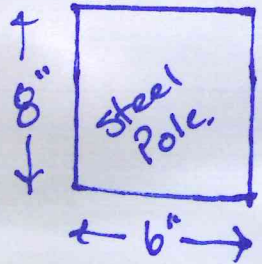
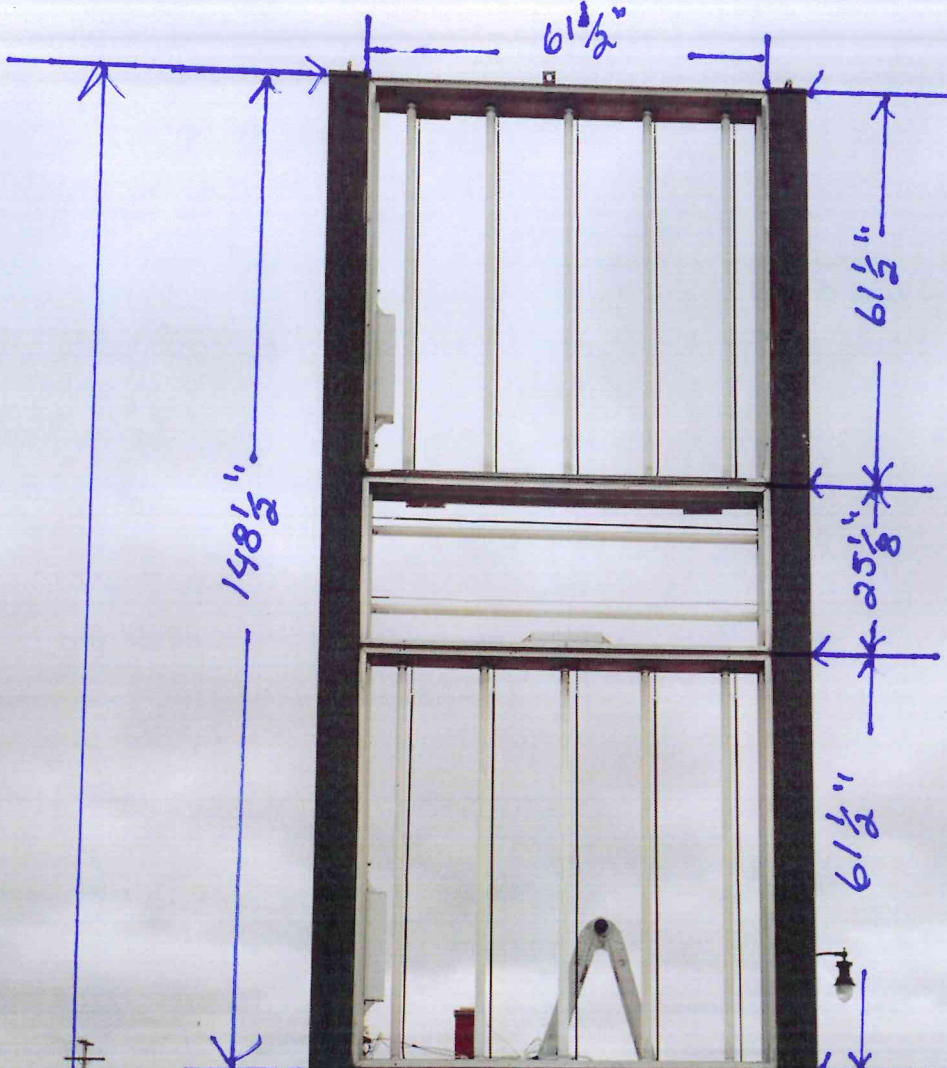
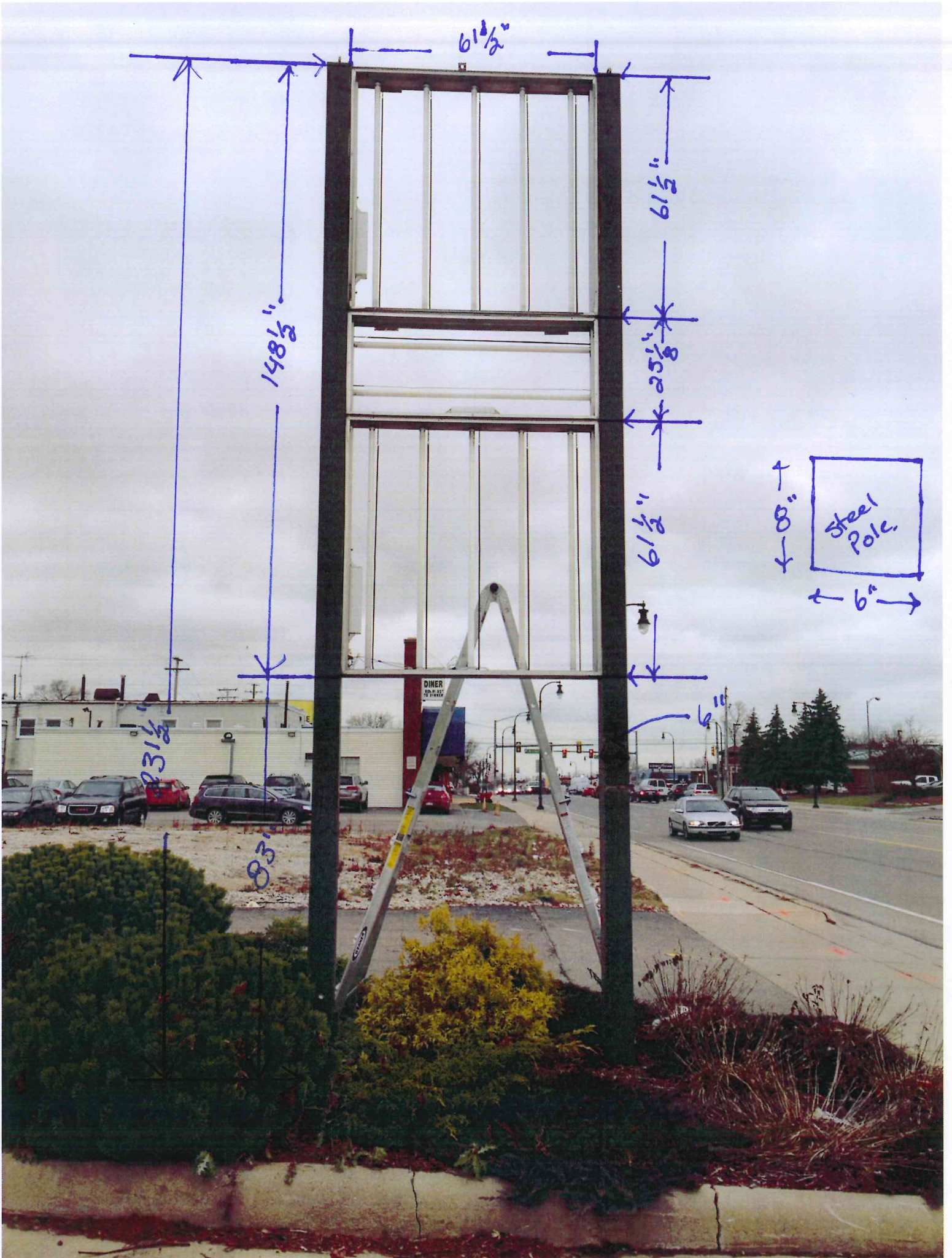
SCALE: 1" = 20'

DRAWING NUMBER:
C1.0



8" Deep Existing Cabinets
~~No~~ No Retainer ON sign cabinets





83"

DINER

6 1/2"

L386 Ann Arbor, Mi.

Site

Freestanding 7N2 prototype

49 Parking spaces

Pylon sign

Full turn access



Commercial Overview

Existing Sign:
19.29' overall height
7.5' setback

Propose Reface keep top
panel at 22.96 sq. ft. of
sign area



Commercial Overview

26.27 SQ FT



- FINISHES:**
- V-1 SIGN TECH (ARLON) 2500-2119 ORANGE CAST FLEX VINYL
 - V-2 SIGN TECH (ARLON) 2500-22 BLACK CAST FLEX VINYL
 - V-3 SIGN TECH (ARLON) 2500-2662 RED CAST FLEX VINYL

REVIEWED
 By Tim Grueschow at 10:36 am, Dec 03, 2014

CALL OUTS:

1. WHITE LEXAN FACES
2. FIRST SURFACE APPLIED VINYL AZ GRAPHICS V-1, V-2, V-3

NOTE:

1. REPLACE ALL 2" BLACK RETAINERS
2. SAND AND PAINT POLES & SIGN CABINET GLOSS BLACK
3. SERVICE BALLASTS & BULBS IN SIGN CABINET AS REQUIRED
4. REMOVAL AND DISPOSAL OF EXISTING BOTTOM 2 CABINETS BY CUSTOMER



EXISTING SIGN



PROPOSED SIGN

REVISIONS

REV	DATE	BY	DESCRIPTION
-			
-			
-			

 SIGNATURE OF APPROVAL

 DATE

Commercial Overview

PROPERTY DATA

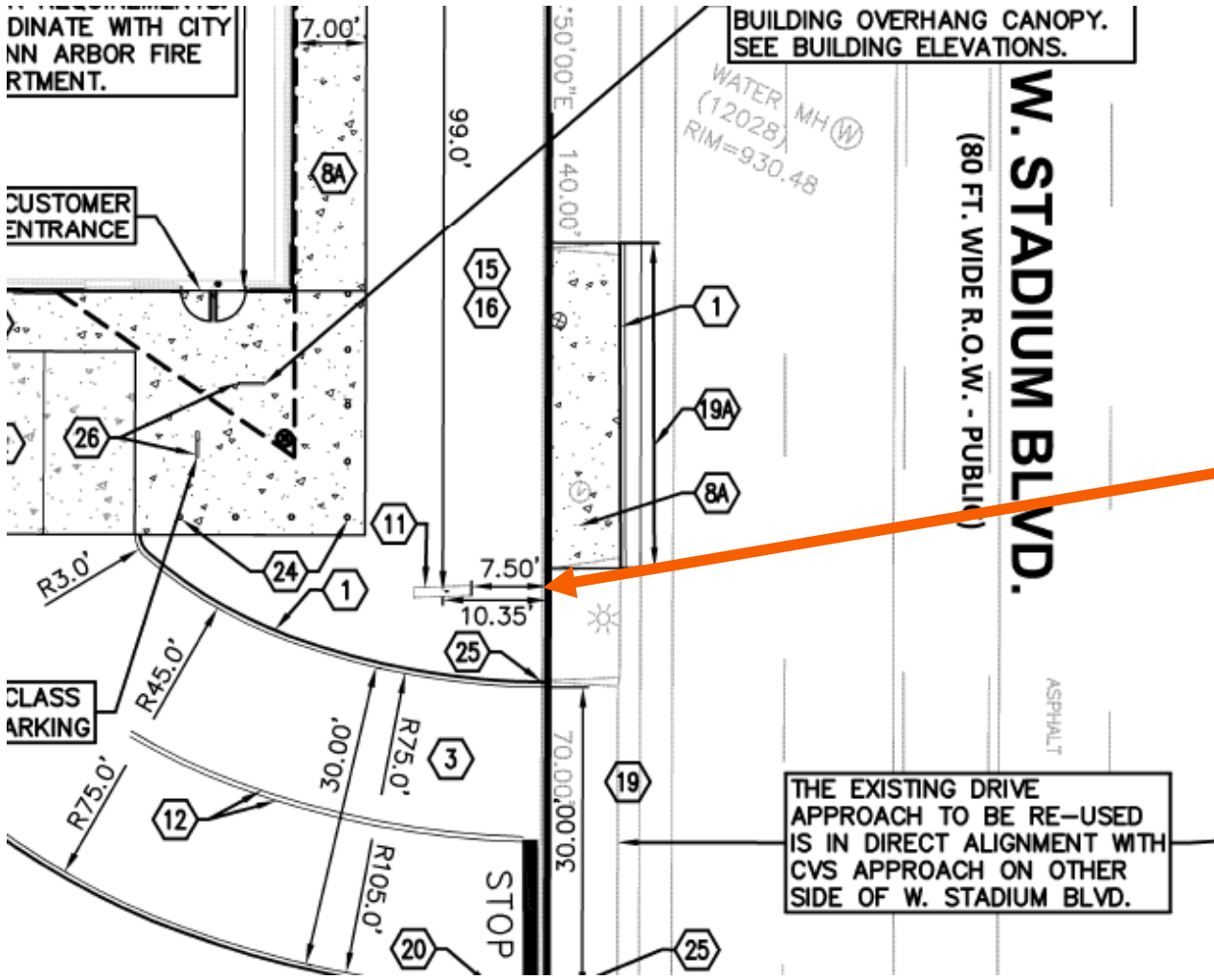
PROPERTY NUMBER	OWNER	ADDRESS	CITY	STATE	ZIP

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
3. THE PROPOSED PAVING IS TO BE 18" THICK ASPHALT CONCRETE OVER 4" GRANULAR FILL ON NATURAL SOILS.
4. THE PROPOSED PAVING IS TO BE 18" THICK ASPHALT CONCRETE OVER 4" GRANULAR FILL ON NATURAL SOILS.
5. THE PROPOSED PAVING IS TO BE 18" THICK ASPHALT CONCRETE OVER 4" GRANULAR FILL ON NATURAL SOILS.

PEI
 C1.0

Commercial Overview



Existing sign location

Close in aerial



Front View of Site

SITE



STADIUM BLVD.

Driving North Towards Site

AutoZone
**Creating
Customers
for
Life**



Go The Extra Mile

GOTTChA

Trustworthy Advice

WOW! Customer Service

WITTDJR

Customers First!

Deliver When Promised

AZ6 Selling

Trusted Partner

Competition Photos

AutoZone
**Creating
Customers
for
*Life***



Go The Extra Mile

GOTTChA

Trustworthy Advice

WOW! Customer Service

WITTDTJR

Customers First!

Deliver When Promised

AZ6 Selling

Trusted Partner

SITE LAYOUT

