

A. GENERAL NOTES

- GENERAL SCOPE OF WORK INCLUDES: BUILDING, CANOPY, FUEL TANKS, PIPING AND DISPENSERS AND PARKING.
- REQUIRED PARKING:
5 + 19 (BASED ON 62% OF GFA) = 24

PROVIDED PARKING: (PARKING DIMENSIONS: 9'W X 20'L)
(2) ADA PARKING SPACES
(24) STANDARD PARKING SPACES
(26) TOTAL PARKING SPACES

B. SITE WORK

- PROPOSED DRIVE APPROACH
- REMOVE EXISTING DRIVE APPROACH
- REBUILD EXISTING DRIVE APPROACH

C. BUILDING

- STANDARD #4600-R V2.0 BUILDING (96'-0" X 48'-0")

D. EXTERIOR APPEARANCE & SIGNAGE

- EXISTING 165 SQ.FT. GOALPOST TRADEMARK SIGN.
- CANOPY SIGNAGE
- READERBOARD

E. DISPENSERS

- (5) 3+0 DISPENSERS, SUMPS, AND ISLANDS
- (3) 3+1 DISPENSERS, SUMPS, AND ISLANDS
- (1) NEW SUCTION K-1 DISPENSER

F. UNDERGROUND STORAGE TANKS

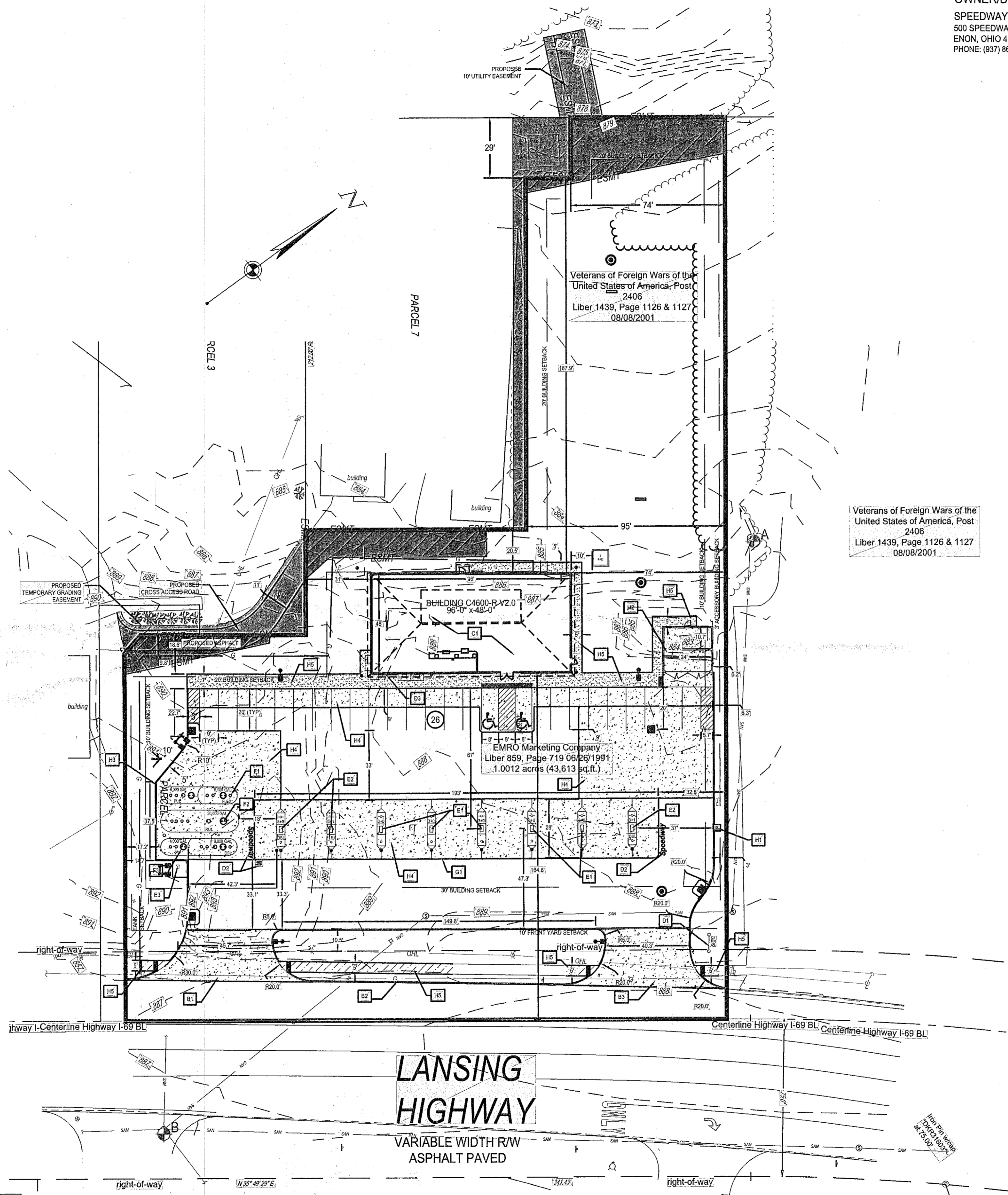
- (1) 12,000 GALLON TANK FOR PREMIUM & ETHANOL FLEX
- (1) 20,000 GALLON TANK FOR UNLEADED
- (1) 12,000 GALLON TANK FOR DIESEL & KEROSENE

G. CANOPY

- 28' X 193' CAR ISLAND CANOPY PER CURRENT STANDARDS.

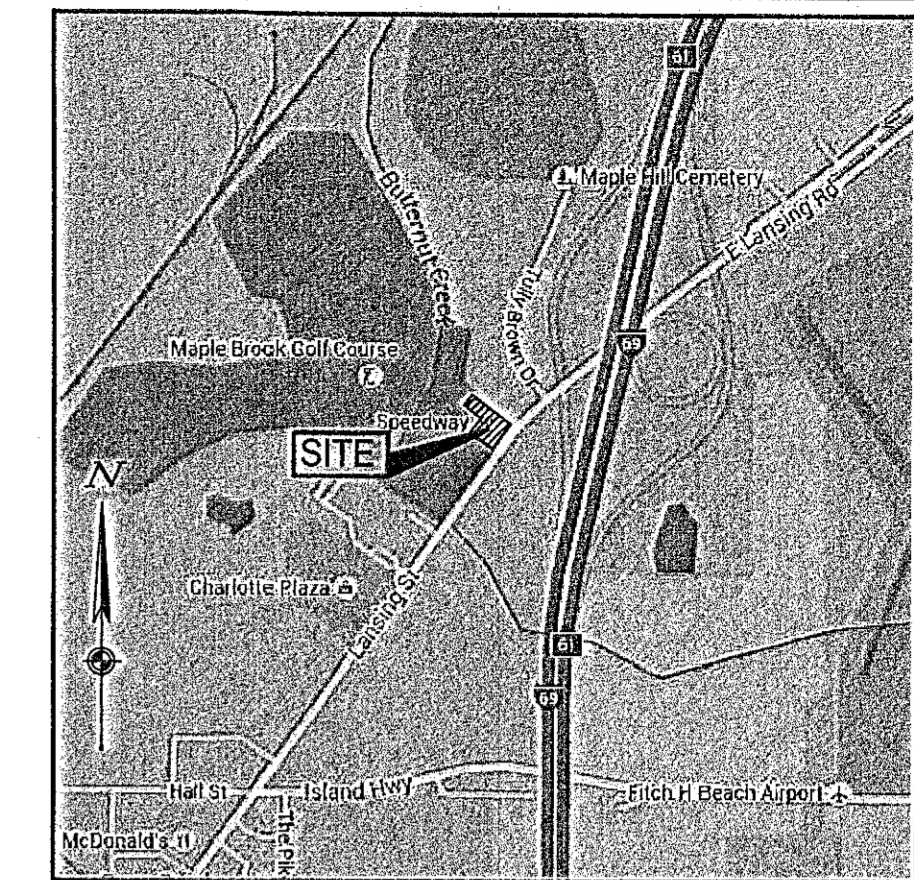
H. YARD

- AIR ISLAND
- TRASH ENCLOSURE WITH BOTTLE RETURN SHED.
- CONCRETE TANK SLAB
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK



OWNER/DEVELOPER:
SPEEDWAY, LLC
500 SPEEDWAY DRIVE
ENON, OHIO 45323
PHONE: (937) 864 3000

ENGINEER:
CESO INC.
8164 EXECUTIVE COURT, SUITE B
LANSING, MICHIGAN 48917
PHONE: (517) 622 3000



PROPERTY DATA:

PARCEL ID: 200-007-400-040-00
ADDRESS: 687 LANSING HIGHWAY, CHARLOTTE, MI 48813
PROPERTY AREA: 1.00± ACRES (43,613± S.F.) (CURRENT)
1.88± ACRES (81,893± S.F.) (PROPOSED)
ZONING: B-3 (CURRENT)
ADJACENT ZONING: NORTH PROPERTY: B-3 (GENERAL BUSINESS DISTRICT)
EAST PROPERTY: B-3 (GENERAL BUSINESS DISTRICT)
SOUTH PROPERTY: B-3 (GENERAL BUSINESS DISTRICT)
WEST PROPERTY: R-2 (ONE-FAMILY RESIDENTIAL DISTRICT)
EXISTING USE: SERVICE STATION / CONVENIENCE STORE
PROPOSED USE: SERVICE STATION / CONVENIENCE STORE

BUILDING SETBACKS:	REQUIRED:	PROPOSED:
FRONT BUILDING:	30'	164.8'
REAR BUILDING:	20'	20.5'
SIDE BUILDING:	10'	31'
FRONT PAVEMENT:	10'	137.8'
REAR PAVEMENT:	N/A	N/A
SIDE PAVEMENT:	N/A	N/A

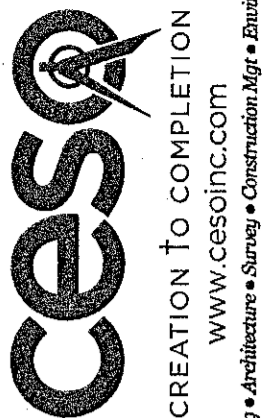
BUILDING AREA: 4,600± S.F. (5.62%)
BUILDING HEIGHT: 23.5' (1 STORY)
IMPERVIOUS AREAS: 64,413± S.F. (78.6% OF PROPERTY)
OPEN SPACE AREA: 17,561± S.F. (21.4% OF PROPERTY)
SOILS ON SITE CONSIST OF: BnC - BOYER LOAMY SAND, 6 TO 12 PERCENT SLOPES
BoB - BOYER SANDY LOAM, 0 TO 6 PERCENT SLOPES
FLOODPLAIN DESIGNATION: PARCEL IS LOCATED WITHIN "ZONE X" AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 26045C0304E, EFFECTIVE DATE: NOVEMBER 26, 2010; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROPOSED LEGEND

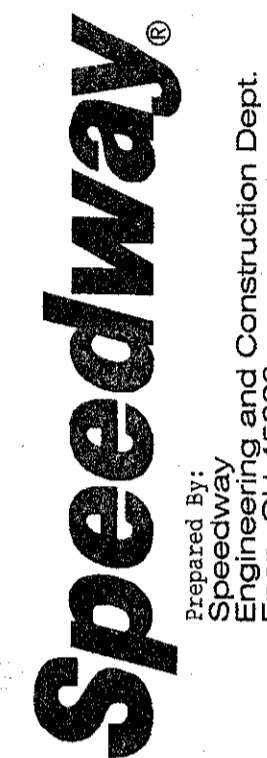
- PROPOSED CURB
- NORMAL STRENGTH CONCRETE PER SPEEDWAY STANDARDS
- CONCRETE SIDEWALK PER CITY STANDARDS
- CONCRETE SIDEWALK PER SPEEDWAY STANDARDS
- CROSS ACCESS EASEMENT

EXISTING LEGEND

- CURBING TO REMAIN
- FENCE
- STORM SEWER
- SANITARY SEWER
- GAS LINE
- WATER LINE
- TELEPHONE LINE
- ELECTRIC LINE



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Prepared By:
Speedway
Engineering and Construction Dept.
Enon, OH 45323

NO.	DATE	DESCRIPTION
0	08/08/2011	INITIAL SUBMITTAL
1	08/08/2011	REVISIONS PER PRELIMINARY COMMENTS
2	08/08/2011	REVISIONS PER BUILDING CHANGE

SITE ZONING PLAN

REBUILD
687 LANSING HWY
EATON COUNTY
CHARLOTTE, MI

STORE OR BLDG NO. 7515
VERSION OR ID NO. 67455
SCALE 0 15 30
GRAPHIC SCALE IN FEET

DESIGN TEAM	DATE
DGMR. J. STEIGERWALD	4/4/2016
PMGR. M. BERGMAN	4/4/2016
RVWR. C. WARSHAW	4/4/2016

DRWG. NO. 7515-21

NOTE: AS AN AID TO THE CONTRACTOR VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLANS AND PROFILES IS TAKEN FROM FIELD TOPO AND/OR AVAILABLE RECORDS. BUT THE OWNER AND ENGINEER DOES NOT GUARANTEE THEIR LOCATION, ELEVATION, OR THAT ADDITIONAL UNDERGROUND STRUCTURES OR UTILITIES MAY NOT BE ENCOUNTERED. IF THE CONTRACTOR DOES ENCOUNTER A PREVIOUSLY UNIDENTIFIED UTILITY AND/OR STRUCTURE, OR DETERMINES THAT ONE OF THE UTILITIES/STRUCTURES SHOWN ON THESE PLANS IS INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. NOTIFY "MISS DIG" AT 1-800-482-7171, 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.

BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171