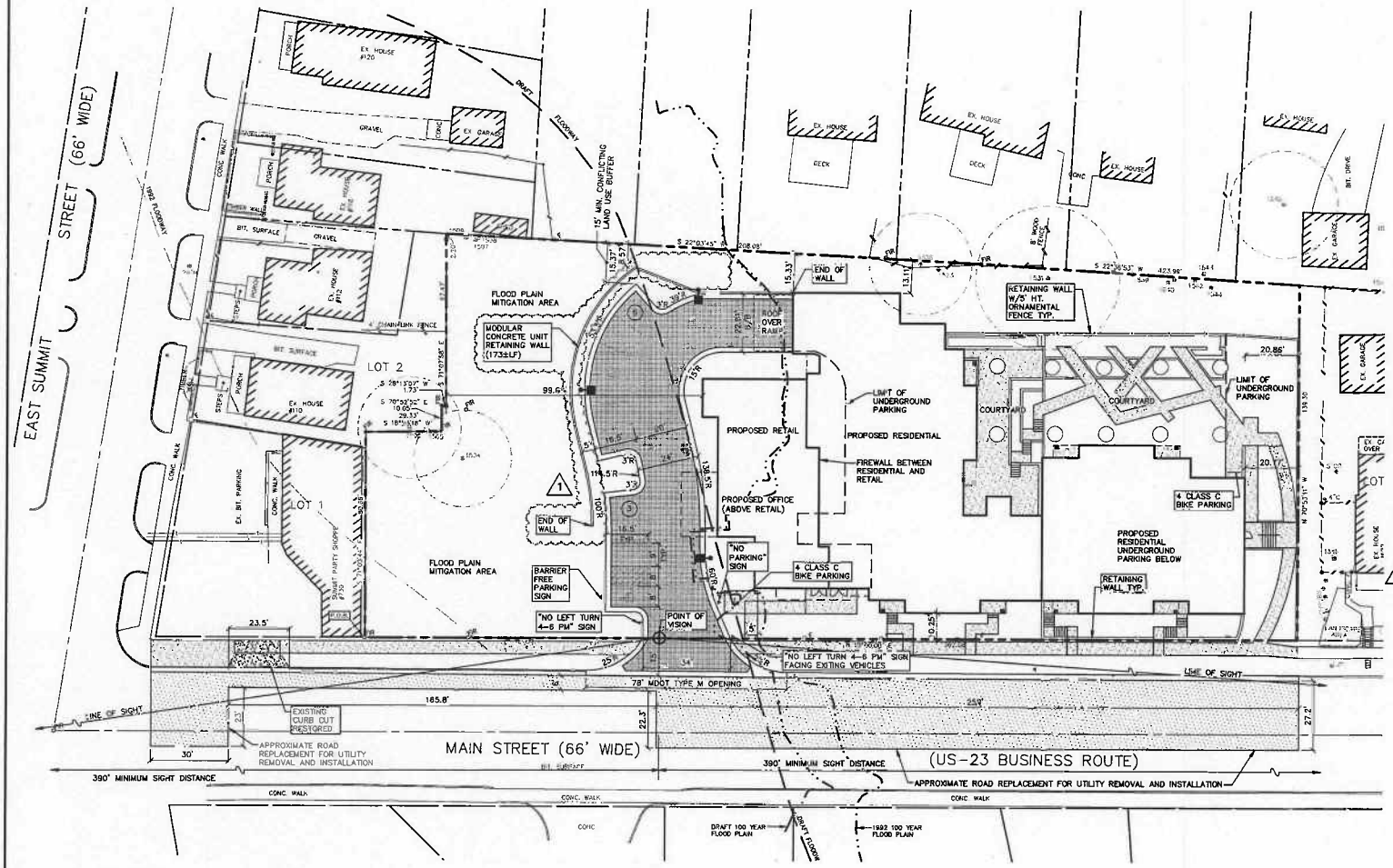

SCALE: 1" = 20'

0 20 40 60

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

LEGEND

- PROPOSED SIGN
- PROPOSED LIGHT POLES
- SINGLE TREE
- LANDMARK TREE
- PROPOSED FENCE
- PROPOSED CONC WALK (4")
- PROPOSED MDOT BIT DRIVEWAY MIX
- PROPOSED ON-SITE BIT PAVEMENT MIX
- PROPOSED BIT MDOT MAIN ST. SECTION
- PROPOSED 9'x18' PARKING SPACE (6)

NOTES

1. REFUSE TO BE STORED INSIDE THE BUILDING & BE WHEELED OUT TO THE CURB FOR PUBLIC PICKUP.
2. ALL DIMENSIONS ARE BACK-OF-CURB TO BACK-OF-CURB UNLESS OTHERWISE NOTED.
3. REAR SETBACK VARIES FROM 18.56' TO 33.11' PER PLAN
4. SIGHT DISTANCE:
   N. MAIN ST. SPEED LIMIT = 30 MPH
   SIGHT DISTANCE REQUIRED/PROVIDED = 390' MIN.
5. CONSTRUCTION EASEMENT TO BE PROVIDED FOR WORK ON 622 N. MAIN STREET SITE.
6. "NO LEFT TURN 4-6pm" SIGNS TO BE MDOT R3-2.

1 8-11-09 REVISIONS
DELETED FENCE AT PARKING AREA

TRAFFIC IMPACT:

THE CURRENT DEVELOPMENT PROGRAM WILL GENERATE ENOUGH TRIPS DURING THE PEAK HOUR PERIODS TO MEET THE STATE AND CITY THRESHOLDS FOR REQUIRING A TRAFFIC STUDY.

NORTH MAIN STREET IS A STATE BUSINESS ROUTE AND IS UNDER MDOT JURISDICTION. MDOT HAS REVIEWED THE PLANS AND WAIVED THE REQUIREMENT FOR A TRAFFIC STUDY "DUE TO GEOMETRIC CONSTRAINTS."

THE CITY OF ANN ARBOR, HOWEVER, HAS REQUESTED A TRAFFIC STUDY. MITIGATION MEASURES SUCH AS SIGNAL TIMING CHANGES MAY BE REQUIRED. THE TRAFFIC STUDY WILL FOLLOW UNDER SEPARATE COVER.

REVISED SITE PLAN WITH FENCE REMOVED

MIDWESTERN CONSULTING
Civil, Environmental and Transportation Engineers
Planners
Landscape Architects
3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone 734.995.0200
Fax 734.995.0599

CLIENT
NEAR NORTH LIMITED DIVIDEND H.A.L.P.
608 PACKARD ST.
ANN ARBOR MI 48107-8307
(734) 214-1600

NEAR NORTH

PLANNED UNIT DEVELOPMENT
REZONING AND SITE PLAN
DIMENSIONAL SITE PLAN

SP3

JOB No. 08208

DATE: 12-28-08
SHEET 2 OF 14
CAD ID: TAW
DWG. SITE
BOOK
SCALE: 1" = 20'

REVISIONS	REV. DATE
PER CITY & STAFF	2-25-09
PER CITY & STAFF	3-25-09
PER CITY	4-17-09
PER CITY & OWNER	8-11-09