

SCALE: 1" = 20'  
0 20 40 60

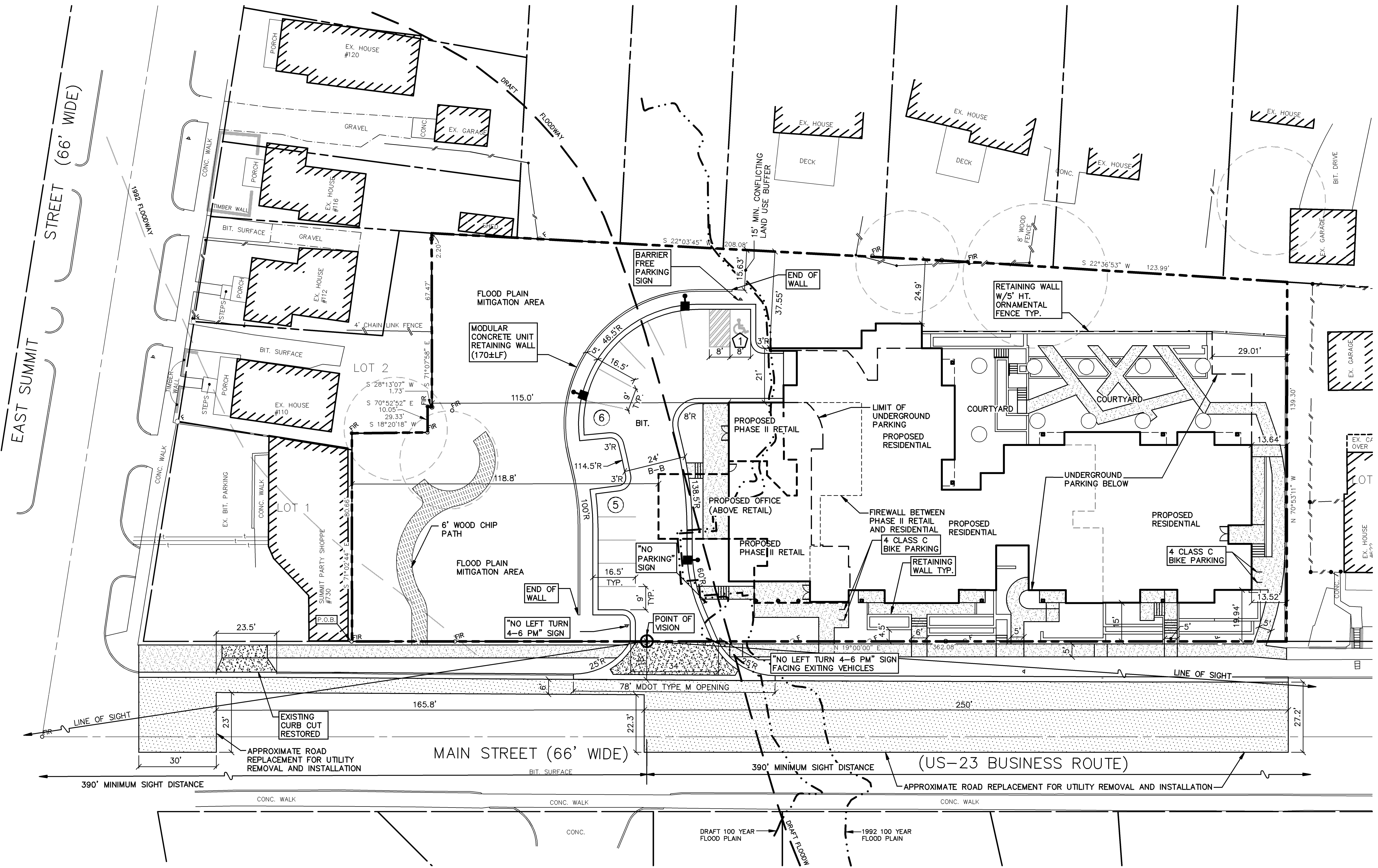
3 WORKING DAYS  
BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171

LEGEND

- PROPOSED SIGN
- PROPOSED LIGHT POLES
- SINGLE TREE
- LANDMARK TREE
- PROPOSED FENCE
- PROPOSED CONC WALK (4")
- PROPOSED MDOT BIT DRIVEWAY MIX
- PROPOSED BIT MDOT MAIN ST. SECTION
- PROPOSED 9'x18' PARKING SPACE
- PROPOSED 8'x18' BARRIER FREE PARKING SPACE

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 IS 24.9' 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.



**MIDWESTERN CONSULTING**  
Civil, Environmental and Transportation Engineers  
Planners, Surveyors  
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.  
P.O. BOX 8307  
ANN ARBOR, MI 48107-8307  
(734) 214-1600

**NEAR NORTH**  
PLANNED UNIT DEVELOPMENT  
REZONING AND SITE PLAN  
DIMENSIONAL SITE PLAN

**SP3**

DATE:	12-29-08
SHEET:	2 OF 14
REV. NO.	REV. DATE
1	1-21-09
2	2-23-09
3	8-02-09
4	8-11-09
5	9-4-09

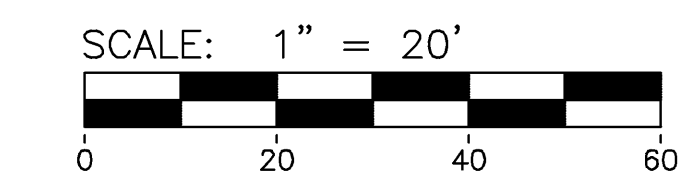
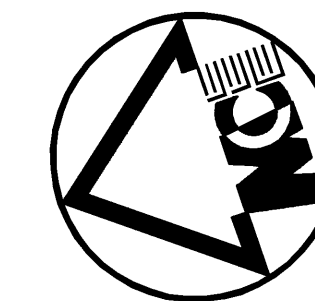
ADC REVISION SUBMITTAL ADDENDUM  
9-14-09  
ADC REVISION SUBMITTAL ADDENDUM  
9-09-09

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.

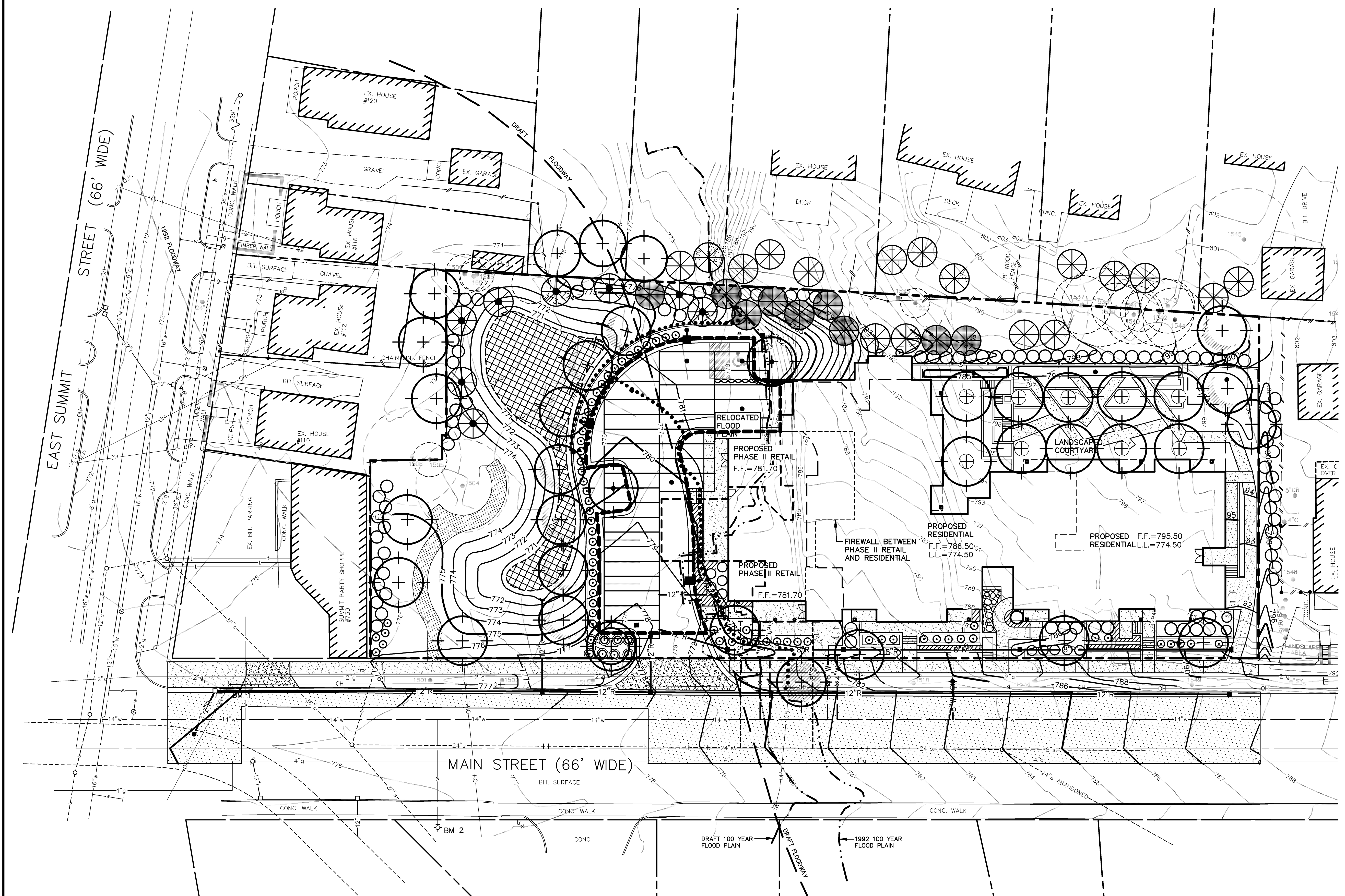


LEGEND

- EXIST. CONTOUR
- PROP. CONTOUR
- EXIST. SPOT ELEVATION
- PROP. SPOT ELEVATION
- DRAINAGE DIRECTION
- EXIST. WATER MAIN
- PROP. WATER MAIN
- EXIST. HYDRANT
- PROP. HYDRANT
- EXIST. GATE VALVE IN BOX
- PROP. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- PROP. GATE VALVE IN WELL
- EXIST. CURB STOP & BOX
- PROP. CURB STOP & BOX
- EXIST. BLOW-OFF
- PROP. BLOW-OFF
- EXIST. STORM SEWER
- PROP. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- PROP. CATCH BASIN OR INLET
- END SECTION
- HEAD WALL
- CULVERT
- EDGE DRAIN
- EXIST. SANITARY SEWER
- PROP. SANITARY SEWER
- SINGLE TREE
- FENCE
- TREE OR BRUSH LIMIT

LANDSCAPE LEGEND

- POTENTIAL STREET TREES (BY CITY)
- PROPOSED FLOWERING TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED EVERGREEN SHRUBS
- LANDMARK TREE MITIGATION
- PROPOSED EVERGREEN TREE (LANDMARK REPLACEMENT)
- PROPOSED EVERGREEN TREE (CLUB BUFFER)
- GROUND COVER
- RAIN GARDEN: EMORY SEDGE



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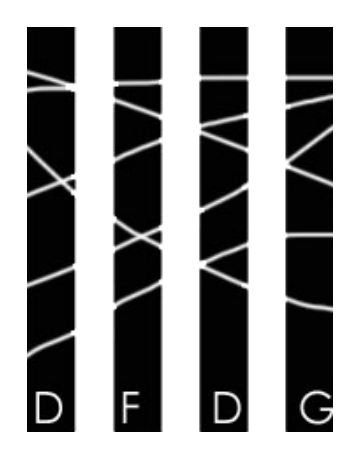
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**NEAR NORTH**  
 PLANNED UNIT DEVELOPMENT  
 REZONING AND SITE PLAN  
 OVERLAY PLAN

**SP12**

DATE: 12-29-08	SHEET: 11 OF 14
REV. DATE	ADD: WAJ
1-21-09	ENG: EW
2-23-09	TECH: EFO
8-02-09	REV. PER CITY & OWNER
8-11-09	SITE: 08208001
9-4-09	REV. PER CITY

JOB No. **08208**  
 ADC REVISION SUBMITTAL ADDENDUM  
 ADC REVISION SUBMITTAL ADDENDUM



Damian Farrell Design Group PLLC  
3011 Miller Road  
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Fax: 734.213.2553

ARCHITECT OF RECORD

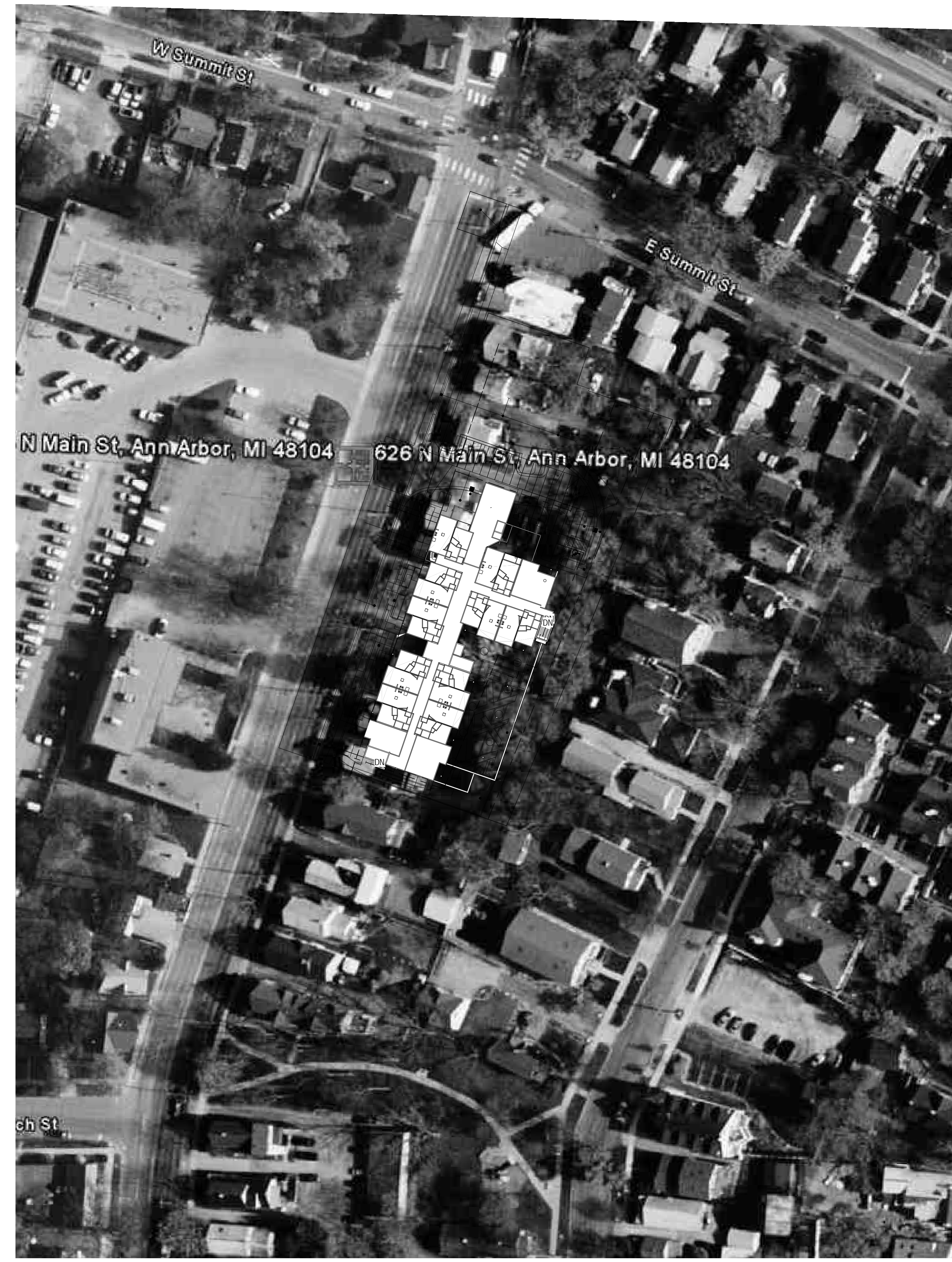
NOT FOR CONSTRUCTION

Near North  
626 North Main Street  
Ann Arbor, MI 48104

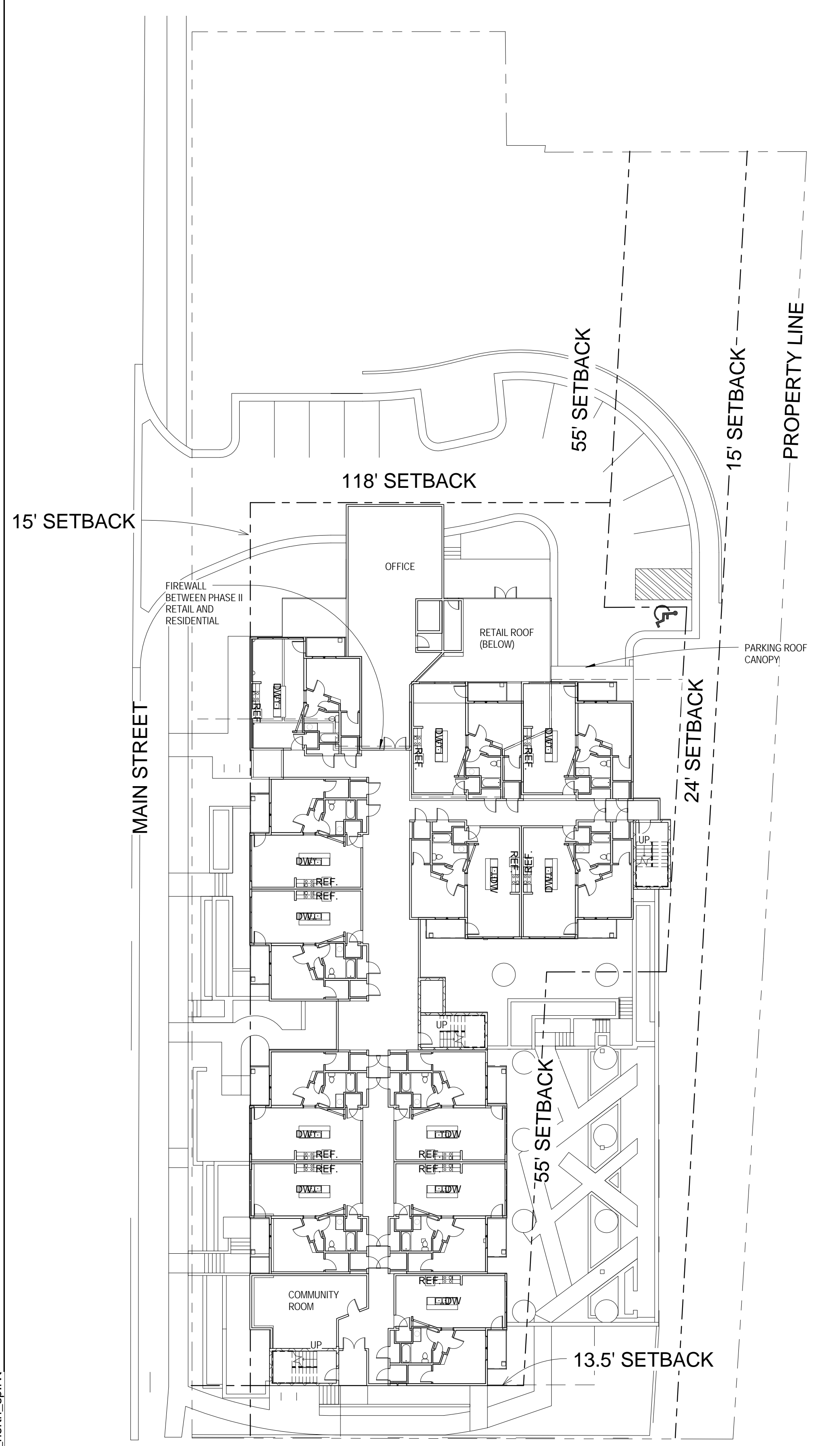
Issue Date	Issue Description
09/14/09	ADC Revision Submittal Addendum
09/04/09	ADC Revision Submittal
06/02/09	CPC Response Submittal
03/20/09	ADC Response Submittal
02/23/09	ADC Response Submittal
01/21/08	ADC Response Submittal
12/29/08	Site Plan Submittal
12/04/08	Pre-Submittal Mtg
Design	DF
Drawn	DSGG
Project Number	080919_0403

Site Plan and Ground Floor Plan

A-1

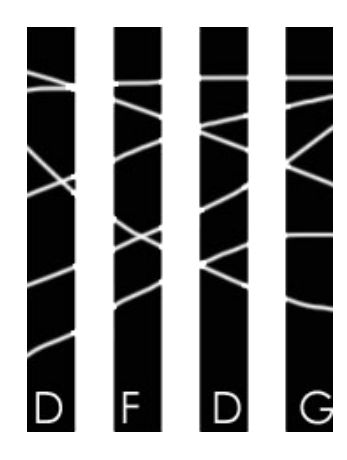


1 SITE PLAN WITH MAP OVERLAY  
1" = 50'-0"



2 LEVEL 1  
1" = 20'-0"

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Damian Farrell Design Group PLLC  
3011 Miller Road  
Ann Arbor, Michigan 48103  
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Perspective color rendering from northwest showing entry for phase 1, without ground floor retail.



Perspective color rendering from northeast for phase 1, without ground floor retail.



① NORTH ELEVATION PHASE 1  
1/16" = 1'-0"



Perspective color rendering, northwest from drive towards building for phase 1, without ground floor retail.



Perspective color rendering, north from under residential looking towards entrance and drive for phase 1, without ground floor retail.

NOT FOR CONSTRUCTION

Near North

628 North Main Street  
Ann Arbor, MI 48104

ARCHITECT OF RECORD

09/09/09	ADC Revision Submittal Addendum
<b>Issue Date</b>	<b>Issue Description</b>
<b>Design</b>	Designer
<b>Drawn</b>	Author
<b>Project Number</b>	080919_0403

**Exterior Elevations  
Phase 1**

**A-2.1**

\\s1-41\data\PROJECTS\2008\080818\_0301\_3 Oaks Main Street\Revit\080904\_near\_north\_sp.rvt



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ARCHITECT OF RECORD

NOT FOR CONSTRUCTION

Near North

628 North Main Street  
 Ann Arbor, MI 48104

Issue Date	Issue Description
09/09/09	ADC Revision Submittal Addendum
09/04/09	ADC Revision Submittal
06/10/09	CPC Response Revision
06/02/09	CPC Response Submittal
03/20/09	ADC Response Submittal
02/23/09	ADC Response Submittal
01/21/08	ADC Response Submittal
12/29/08	Site Plan Submittal
12/04/08	Pre-Submittal Mtg

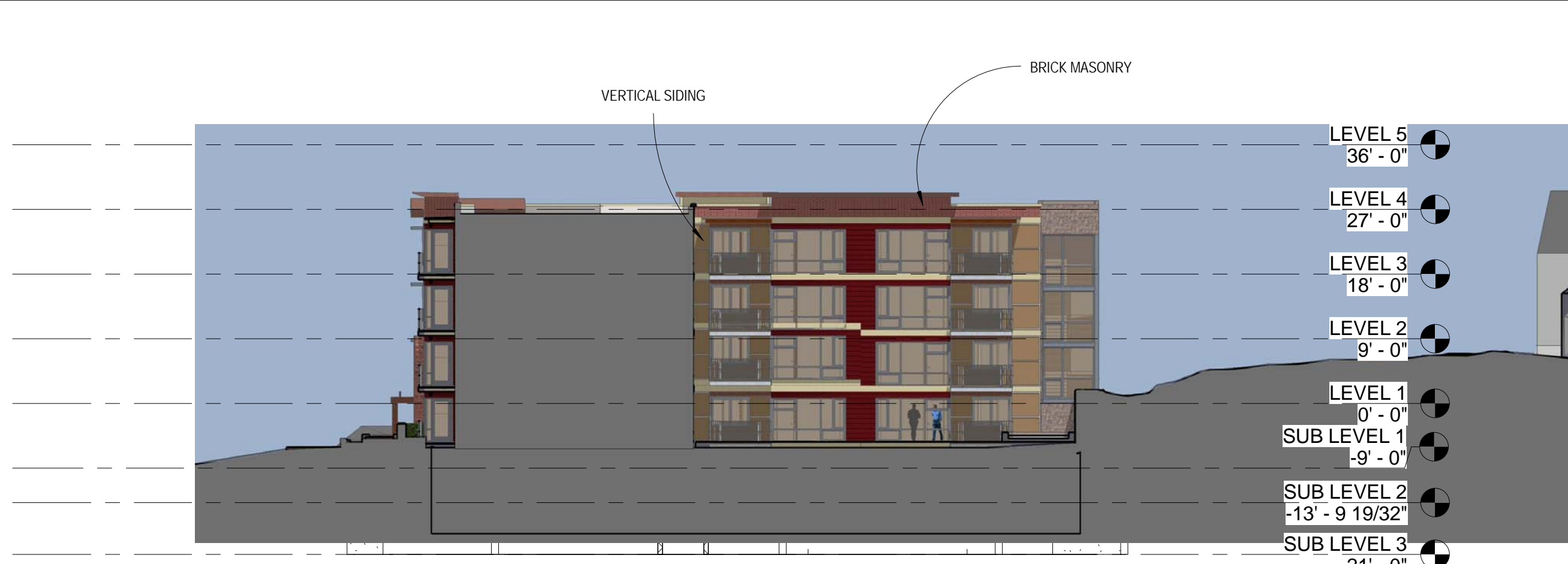
Issue Date	Issue Description
Design	DF
Drawn	DSGG
Project Number	080919_0403

**Exterior Elevations Phase 2**

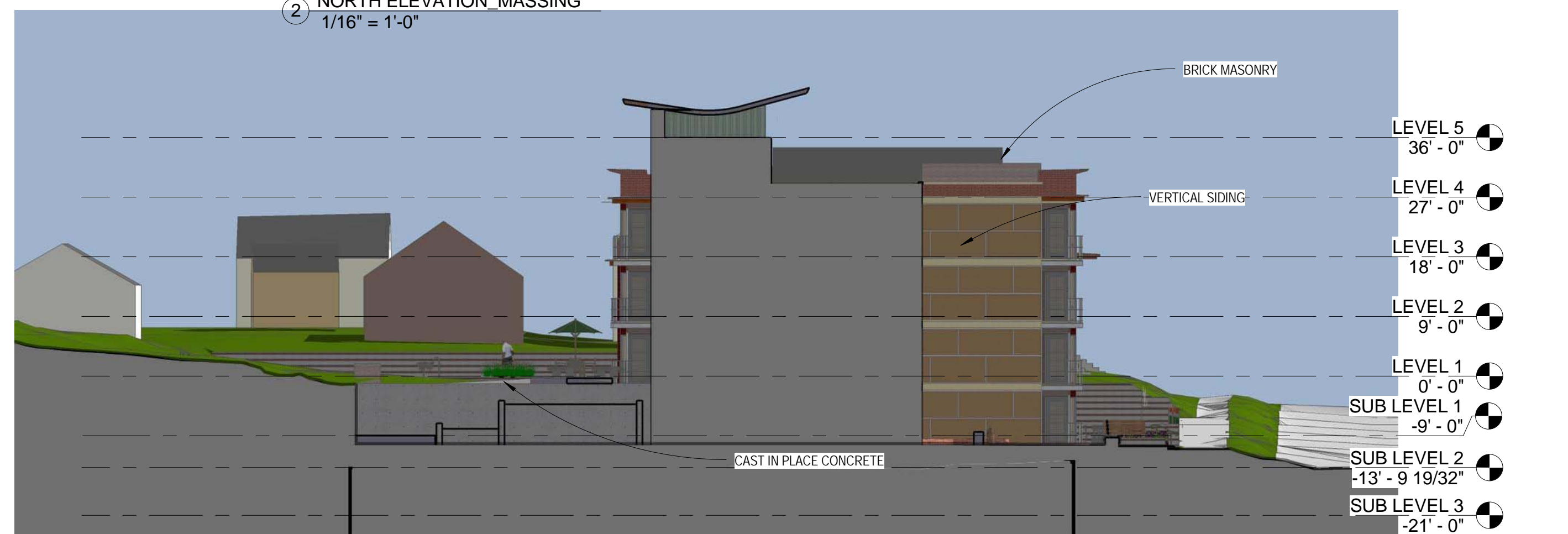
**A-2.2**



② NORTH ELEVATION, MASSING  
1/16" = 1'-0"



⑥ SOUTH ELEVATION - COURTYARD  
1/16" = 1'-0"



⑤ NORTH ELEVATION - COURTYARD  
1/16" = 1'-0"



③ SOUTH ELEVATION, MASSING  
1/16" = 1'-0"



④ WEST ELEVATION, MASSING  
1/16" = 1'-0"



① EAST ELEVATION, MASSING  
1/16" = 1'-0"