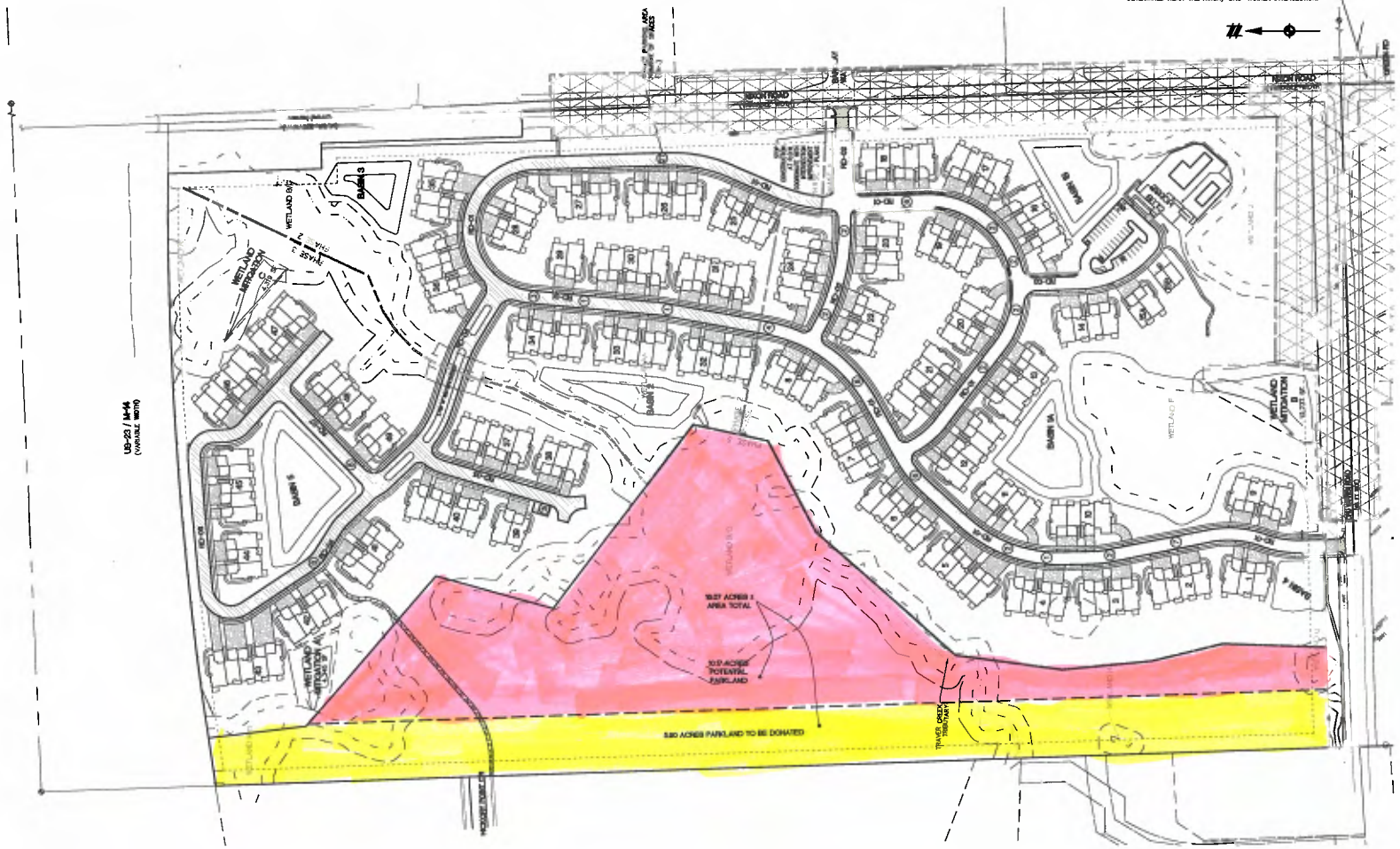
THE NIXON/DHU-VARREN ROAD REALIGNMENT AND INTERSECTION MODIFICATION IS A SEPARATE PROJECT – PROPOSED WORK IN THIS AREA WILL NEED TO BE COORDINATED WITH THIS PROJECT. NEW SIDEWALKS ALONG NIXON AND DHU VARREN STREETS THAT ARE OUTSIDE THE AREA OF THE INTERSECTION PROJECT WILL BE THE CONSTRUCTION RESPONSIBILITY OF THE DEVELOPER.

60 FOOT RIGHTS-OF-WAY WILL BE DEDICATED TO THE CITY FROM CENTERLINES OF NIXON AND DHU-VARREN ROADS. VARIABLE WIDTH DEDICATION TO BE DETERMINED NEAR THE NIXON/ DHU-VARREN INTERSECTION.



NOTE

PRIVATE DRIVEWAY AISLE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LEGEND

EXIST. WOODS LINE	PROP. R.O.W. LINE
EXIST. WETLAND LIMITS	PROP. ROAD CENTERLINE
EXIST. CURB AND GUTTER	PROP. PHASE LINES
EXIST. EASEMENT	PROP. BACK/EDGE CURB
BOUNDARY/PROPERTY LINE	PROP. LOT LINE
SECTION LINE	PROP. EASEMENT
PROP. ASPHALT	PROP. SETBACK LINE
PROP. ROAD PARKING	EXIST. UTILITY POLE
POTENTIAL MAILBOX CLUSTER LOCATION	SECTION CORNER
	PARKING

811 Know what's below. Call before you dig

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. 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.

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.

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SECTION 10
TOWN 2 SOUTH, RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

CLIENT
TOLL BROS, INC.
NIXON FARM NORTH
LAYOUT PLAN – OVERALL

DATE
JULY 28, 2014

2015-07-28 REV. PER
2015-10-23 PER CITY
2015-12-04 WORKS
REV. PER CITY
2015-12-30 PER CITY
2015-04-28 AMENDMENT
2015-06-15 AMENDMENT
2015-11-28 AMENDMENT
REVISIONS

ATWELL
SCALE 0 50 100
1" = 100 FEET
DR. MB CH. TP
P.M. JA
CAD FILE: 130018629F-05-OL
JOB 130018629
FILE CODE: SP
SHEET NO. 13