Michael Leaveck

From: John Urbain <johnu@landtechps.com> on behalf of John Urbain
Sent: Tuesday, October 3, 2023 4:12 PM
To: Michael Leaveck
Subject: FW: Early Bird / Bluebird Restaurant Redevelopment - 101 S. Main / 102 E. River Street, Leland
Attachments: Bluebird Redevelopment Civil Set 2023-09-27.pdf

Request for review sent to road commission below.

John Urbain, P.E., L.S.
Landtech Professional Surveying and Engineering
1275 McGregor Way
P.O. Box 193
Grawn, MI 49637
Phone: 231.943.0050
www.landtechps.com
Licensed Professional Engineer in Michigan, Illinois, Indiana, Iowa, Ohio
Licensed Land Surveyor in Minnesota

From: John Urbain
Sent: Friday, September 29, 2023 3:23 PM
To: cbrown@leelanauroads.org
Subject: Early Bird / Bluebird Restaurant Redevelopment - 101 S. Main / 102 E. River Street, Leland

Hello Craig,

We've been working with the owners of the Bluebird restaurant on some redevelopment work and are looking for some preliminary feedback as we progress toward permitting. I've been working with a local architect on site plan items and have attached a set of plans for your review.

The plan includes removal of the driveway on Main Street (M-204) and relocation of the driveway on River Street to be further from the intersection, as shown on sheet C2.0. The architect/owners want to keep the existing cobblestone walls for the existing bluebird restaurant as an accent at the front of the site. We'd like to stripe some parking spaces along river street to delineate access to the parking lot since there is currently asphalt up to the building. New sidewalk/along River Street would be on private property and set at the same elevation as the pavement, with new parking lot drainage, as shown on sheet C3.0.

We realize that closing the entrance on M-204 will also require MDOT review, and will be submitting to the Traverse City TSC.

Let me know if you have any questions or comments at this time. We are submitting to the township for site plan review and would like to report feedback at the November planning commission meeting.

Thank you,

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