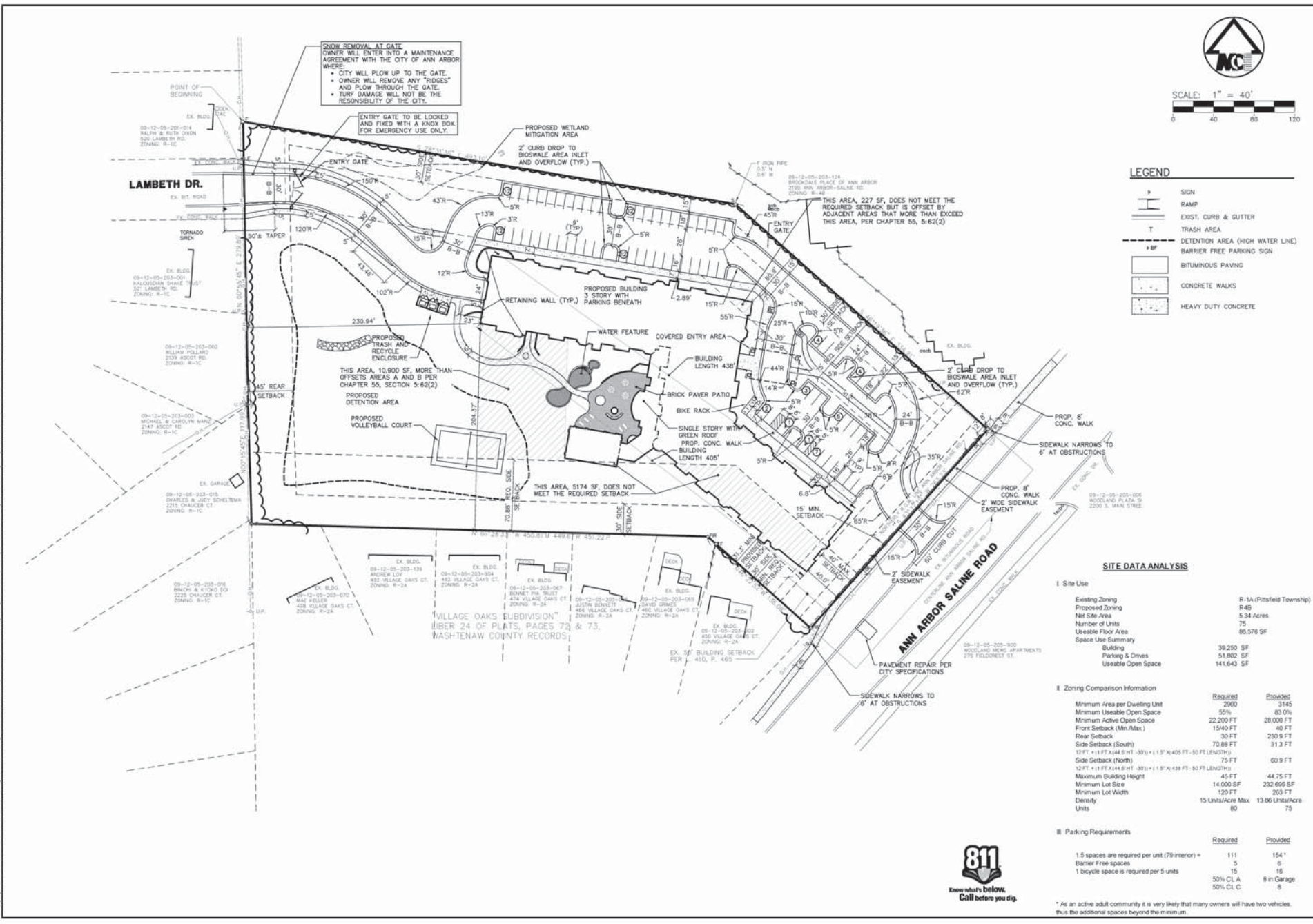


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SCALE: 1" = 40'  
0 40 80 120

- LEGEND**
- SIGN
  - RAMP
  - EXIST. CURB & GUTTER
  - TRASH AREA
  - DETENTION AREA (HIGH WATER LINE)
  - BARRIER FREE PARKING SIGN
  - BITUMINOUS PAVING
  - CONCRETE WALKS
  - HEAVY DUTY CONCRETE

**SITE DATA ANALYSIS**

I. Site Use		R-1A (Pittsfield Township)	
Existing Zoning	Proposed Zoning	R4B	
Net Site Area	Net Site Area	5.34 Acres	
Number of Units	Usable Floor Area	75	86,576 SF
Space Use Summary	Building	39,250 SF	
Parking & Drives	Parking & Drives	51,802 SF	
Usable Open Space	Usable Open Space	141,643 SF	
II. Zoning Comparison Information			
Minimum Area per Dwelling Unit	Required	Provided	
Minimum Usable Open Space	55%	83.0%	
Minimum Active Open Space	22,200 FT	28,000 FT	
Front Setback (Min./Max)	15/40 FT	40 FT	
Rear Setback	30 FT	230.9 FT	
Side Setback (South)	70.88 FT	31.3 FT	
Side Setback (North)	12 FT + (1 FT x 4.5 FT - 30) + (1.5' x 405 FT - 50 FT LENGTH)	75 FT	60.9 FT
Side Setback (East)	12 FT + (1 FT x 4.5 FT - 30) + (1.5' x 458 FT - 50 FT LENGTH)	75 FT	60.9 FT
Maximum Building Height	45 FT	44.75 FT	
Minimum Lot Size	14,000 SF	232,695 SF	
Minimum Lot Width	120 FT	263 FT	
Density	15 Units/Acre Max	13.86 Units/Acre	
Units	80	75	
III. Parking Requirements			
1.5 spaces are required per unit (79 interior) +	111	154*	
Barrier Free spaces	5	6	
1 bicycle space is required per 5 units	15	16	
	50% C.L.A.	8 in Garage	
	50% C.L.C.	6	

\* As an active adult community it is very likely that many owners will have two vehicles, thus the additional spaces beyond the minimum.

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Landscape Architects

CLIENT  
MIRZAZAI FAMILY L.L.C.  
1125 COUNTY CLUB DRIVE  
ANN ARBOR, MI 48108  
TONY MIRZAZAI

**2250 ANN ARBOR-SALINE ROAD**  
SITE PLAN  
DIMENSIONAL SITE PLAN

**4**

JOB No. **13090**  
DATE: 04-29-14  
SHEET 4 OF 14  
DRAWN BY: J. COOPER  
CHECKED BY: J. COOPER  
DATE: 05-01-14  
DATE: 05-01-14  
DATE: 05-01-14  
DATE: 05-01-14

