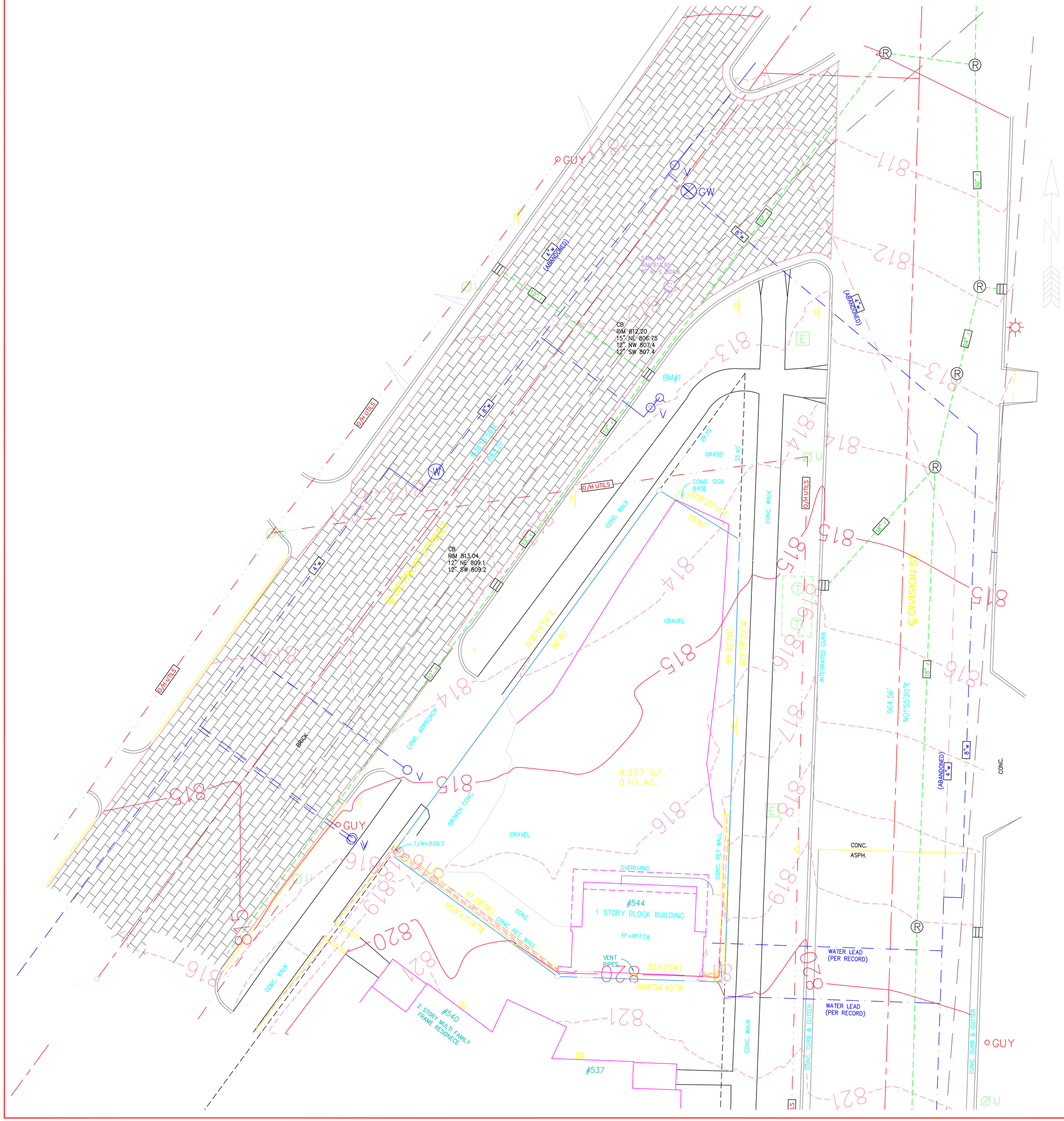

ZONING REGUALTIONS:

SCHEDULE OF AREA, HEIGHT AND PLACEMENT REGULATIONS									
Zoning District	Maximum Usable Floor Area in Percentage of Lot Area	Front[1]			Rear	Maximum Height		Minimum Gross Lot Size	
		Minimum	Maximum	Side		In Feet	In Stories	Area in Sq. Ft.	Width in Feet
5:43 C1 Local Business	100%	10	25[2]	None, except 30 feet where abutting residentially zoned land[3]	None, except 30 feet where abutting residentially zoned land[3]	35	3	2,000	20

[1]Also see additional regulations in Section 5:168 of Chapter 59 and Section 5:602 of Chapter 62.

[2]For new freestanding buildings constructed or site planned after January 16, 2011, otherwise none. Maximum setbacks shall apply to at least one lot line for new freestanding buildings constructed or site planned after January 16, 2011, on parcels with more than one front lot line.

[3]Plus one foot of additional setback for each foot of building height above 30 feet when abutting residentially zoned land.

TREE LEGEND:

AP	APPLE
AS	ASPEN
B	BIRCH
BB	BURNING BUSH
BE	BOX ELDER
BC	BIRCH
CA	CRAB APPLE
CAT	CATALPA
CH	CHERRY
CS	COMFEROUS SHRUB
CW	COTTONWOOD
DS	DECIDUOUS SHRUB
DT	DECIDUOUS TREE
HICK	HICKORY
L	LOCUST
M	MAPLE
P	PINE
SAS	SASSAFRAS
SP	SPRUCE
SYC	SYCAMORE
W	WILLOW
WAL	WALNUT

SITE INFORMATION:

ADDRESS: 544 DETROIT ST.
ANN ARBOR, MI 48105

ZONING: C1 – LOCAL BUSINESS

BENCHMARKS:

BM#1 – ARROW ON FIRE HYDRANT ON E. SIDE DETROIT STREET SOUTH OF DIVISION STREET.
ELEVATION = 815.46 NAVD 88

LEGAL DESCRIPTION:

LOT 127, "ASSESSOR'S PLAT No. 29", BEING A REPLAT OF BLOCKS 3 AND 4 NORTH, RANGES 4, 5 AND 6 EAST, ON THE PLAT OF THE VILLAGE OF ANN ARBOR IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 9 OF PLATS, PAGE 20, WASHTENAW COUNTY RECORDS.

Arbor Land Consultants, Inc.
Professional Land Surveyors
2936 Madrona Ct.
Ann Arbor, MI 48103
Tel 1-734-669-2860
Fax 1-734-669-2861

DATE: 7-31-2012
REVISION: –

CLIENT: DAN WILLIAMS

TOPOGRAPHIC SURVEY
#544 DETROIT STREET
LOT 127, ASSESSOR'S PLAT NO. 29
IN THE CITY OF ANN ARBOR,
WASHTENAW COUNTY, MICHIGAN.

JOB No. 12812
SHEET 1 OF 1
SCALE 1 INCH = 10 FEET

ELECTRIC LINE
GAS MAIN
WATER MAIN
STORM LINE
SANITARY LINE
CABLE TV LINE
PHONE LINE
CHAIN LINK FENCE
WOOD FENCE
BARBED WIRE FENCE

WATER MANHOLE
FIRE HYDRANT
GATE VALVE
BEEHIVE CATCH BASIN
CURB CATCH BASIN
STORM MANHOLE
CULVERT / END SECTION
SANITARY MANHOLE
LIGHT POLE
UTILITY POLE
TELEPHONE RISER
GAS MAIN RISER

SECTION CORNER
FOUND IRON PIPE
FOUND IRON ROD
SET IRON PIPE
SET MAG NAIL
FOUND MAG NAIL
CONTROL POINT
MEASURED DIMENSION
RECORDED DIMENSION
SURFACE FLOW

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OBSERVED IN THE STRUCTURE, INVERTS SHOWN HEREON.

811 Know what's below. Call before you dig.

SP-02