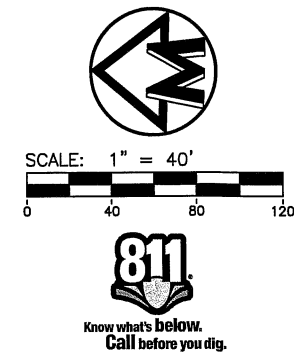
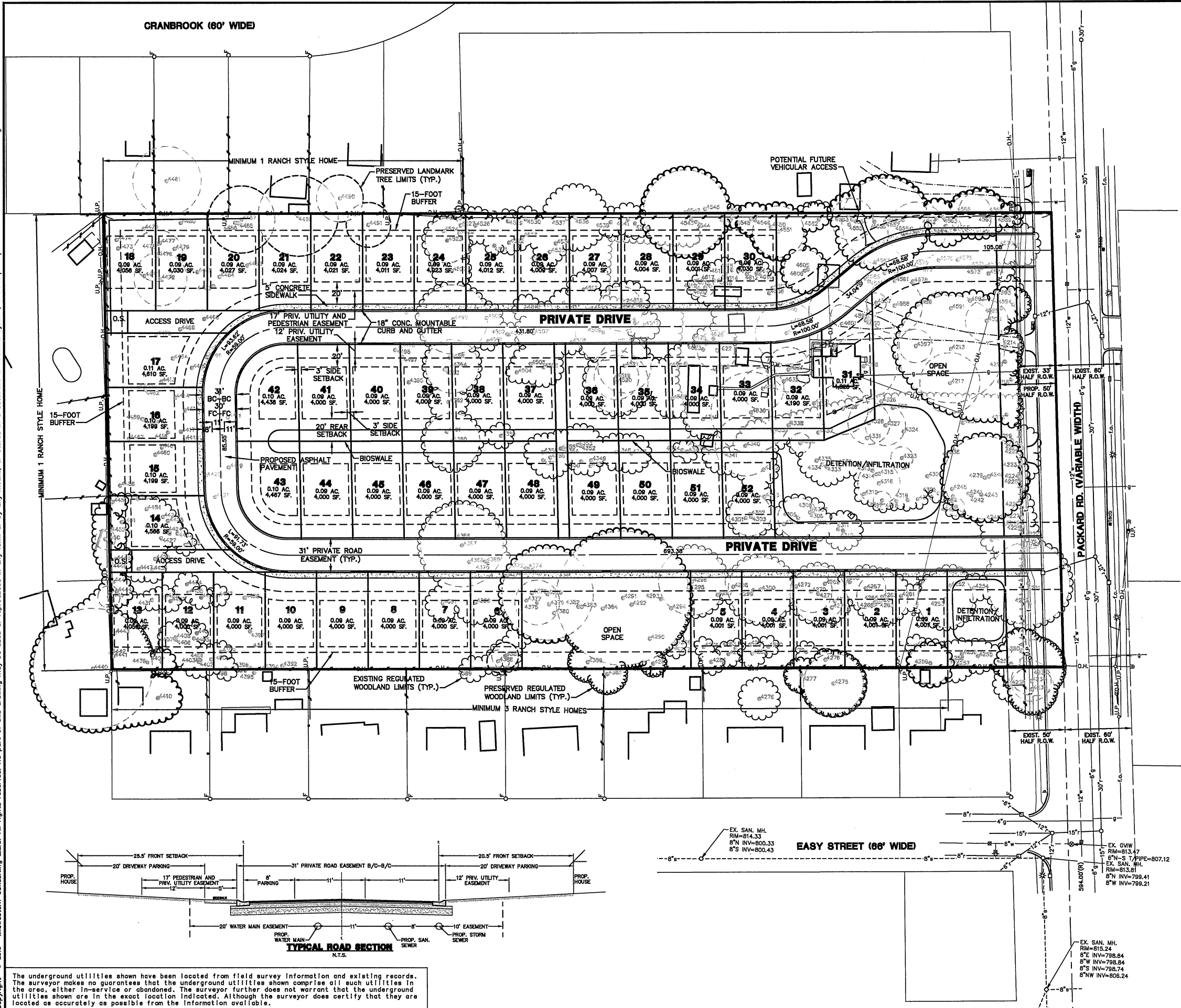


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**NATURAL FEATURES ANALYSIS**

PER THE CITY OF ANN ARBOR ZONING ORDINANCE, R1E ZONING HAS A MAXIMUM DENSITY OF 10 UNITS PER ACRE. THE PROPOSED DEVELOPMENT HAS A DENSITY OF 7 DWELLING UNITS PER ACRE AND UTILIZES THE REDUCED LOT WIDTH AND LOT AREA FROM R1C TO DEVELOP SITE LAYOUT THAT PROVIDES OPEN SPACE AREAS FOR THE PRESERVATION OF APPROXIMATELY 1.0 ACRE OF WOODLAND AND A PORTION OF THE LANDMARK TREES ON THE SITE. ADDITIONALLY, FUTURE DESIGN REFINEMENT IN THE SITE PLAN PROCESS WILL INCLUDE THE EVALUATION OF DEVELOPMENT OPTIONS THAT MAY INCLUDE CHANGES TO DISTURBANCE TO REAR YARDS ALONG PROPERTY LINES TO PRESERVE TREES/WOODLAND, PRESERVATION OF TREES WITHIN BIOSWALE AND DETENTION/INFILTRATION AREAS, VARIATION TO LOT WIDTHS, AND REARRANGEMENT OF OPEN SPACE AREAS TO PRESERVE NATURAL FEATURES.

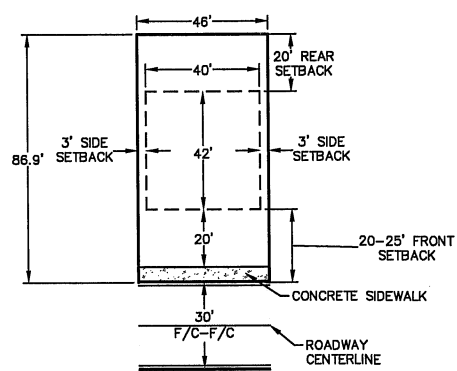
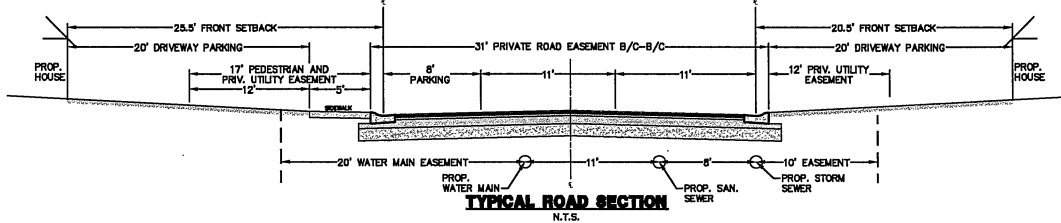
CURRENTLY, APPROXIMATELY 2.6 ACRES OF WOODLAND AND APPROXIMATELY 1,494" DBH OF WOODLAND TREES AND APPROXIMATELY 994" DBH OF LANDMARK TREES ARE PROPOSED TO BE REMOVED. APPROXIMATELY 1,170" DBH OF MITIGATION (468 TREES - 2.5" CAL.) WILL BE PROVIDED ON-SITE PER CITY OF ANN ARBOR STANDARDS.

**NOTES**

1. PARKING WILL BE PERMITTED ON ONE SIDE OF ROADWAY.
2. ALL PEDESTRIAN WALKWAYS WILL BE 5 FEET WIDE.
3. TRASH AND RECYCLING WILL BE PICKED UP PER INDIVIDUAL UNITS.
4. CURB RADIAL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED. "E-E" DENOTES EDGE-TO-EDGE OF ASPHALT PAVEMENT (AKA EDGE-OF-METAL), AND "B-B" DENOTES BACK-TO-BACK OF CURB.
5. CURBS SHALL BE DROPPED AT INTERSECTION SIDEWALK RAMPS, BUT SHALL BE FULL-HEIGHT MOUNTABLE CURB THROUGH DRIVEWAYS.

**LEGEND**

- PROP. ASPHALT PAVEMENT
- PROP. CONCRETE SIDEWALK
- EXISTING REGULATED WOODLANDS
- PRESERVED REGULATED WOODLANDS
- PRESERVED LANDMARK TREES



NOTE: DWELLING WILL NOT EXCEED 2,000 SF OF FLOOR AREA

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantee 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 the surveyor does certify that they are located as accurately as possible from the information available.

**MIDWESTERN CONSULTING**  
 9815 Plaza Drive, Ann Arbor, Michigan 48108  
 (734) 995-0200 • www.midwesternconsulting.com  
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 PETERS BUILDING COMPANY  
 172 S. INDUSTRIAL DRIVE  
 SALINE, MI 48176  
 JIM HAEUSSLER  
 734-429-2440

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**WEBER PROPERTY**  
 WEBER PROPERTY  
 SITE LAYOUT PLAN

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**4A**

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JOB No.	16070
DATE	07/01/16
SHEET	04 OF 06
REV. DATE	06-25-16
PER CITY COUNCIL COMMENTS	
CHDR: CTS	
ENG: JMM	
TECH: JUC	
16070SP1-AR.dwg	