



**STRUCTURE LEGEND:**

- ☐ STORM MARKING
- ☐ YARD DRAIN
- ☐ BEEHIVE CATCH BASIN
- ☐ ROUND CATCH BASIN
- ☐ SQUARE CATCH BASIN
- ☐ STORM MANHOLE
- ☐ CULVERT/END SECTION
- ☐ DOWN SPOUT
- ☐ STORM CLEAN-OUT
- ☐ OUTLET CONTROL STRUCTURE

- ☐ WATER MANHOLE
- ☐ FIRE HYDRANT
- ☐ GATE VALVE & BOX
- ☐ WATER SHUT OFF VALVE
- ☐ WELL
- ☐ POST INDICATOR VALVE
- ☐ SPIGOT / HOSE BIB
- ☐ SPRINKLER HEAD
- ☐ WATER MARKER
- ☐ MONITORING WELL
- ☐ TUNNEL MARKER

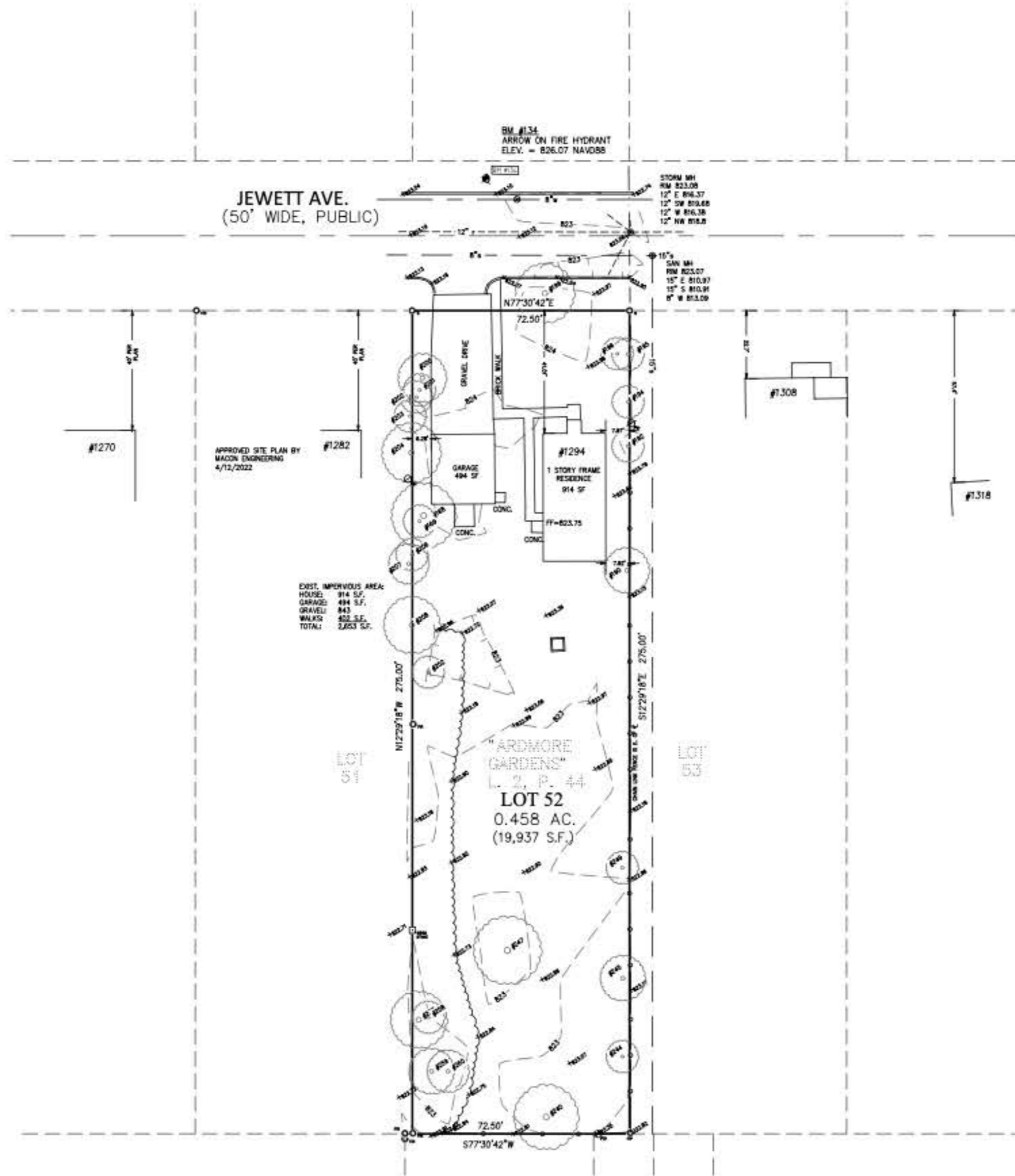
- ☐ GAS MANHOLE
- ☐ GAS RISER
- ☐ GAS METER
- ☐ GAS VALVE
- ☐ GAS BLOW OFF
- ☐ GAS STOP BOX
- ☐ GAS MARKING

- ☐ TELEPHONE POLE
- ☐ COMMUNICATION MARKING
- ☐ COMMUNICATION HAND HOLE
- ☐ COMMUNICATION MANHOLE
- ☐ TELEPHONE POLE
- ☐ TELEPHONE RISER
- ☐ POLICE/EMERGENCY CALL

- ☐ ELECTRIC METER
- ☐ ELECTRIC MANHOLE
- ☐ GROUND LIGHT
- ☐ LIGHT POLE
- ☐ GUY POLE
- ☐ POWER POLE
- ☐ UTILITY POLE
- ☐ GUY POLE
- ☐ GUY ANCHOR
- ☐ ELECTRIC RISER
- ☐ TRANSFORMER
- ☐ ELECTRIC HAND HOLE
- ☐ ELECTRIC MARKING
- ☐ TRAFFIC SIGNAL POST

- ☐ SANITARY MANHOLE
- ☐ SANITARY CLEAN-OUT
- ☐ SANITARY MARK

- ☐ BOLLARD
- ☐ ANTENNA
- ☐ STATUE / SCULPTURE
- ☐ AC UNIT
- ☐ PARKING METER
- ☐ SIGN
- ☐ MAILBOX
- ☐ FLAG POLE
- ☐ ROCK/BOULDER
- ☐ BASKETBALL POST
- ☐ BIKE HOOP
- ☐ BENCH



**JEWETT AVE.**  
(50' WIDE, PUBLIC)

RM #134  
ARROW ON FIRE HYDRANT  
ELEV. = 826.07 NAVD83

STORM MH  
RM 823.09  
12' E 816.37  
12' SW 819.68  
12' W 816.38  
12' NW 818.8

SAW MH  
RM 823.07  
15' E 810.97  
15' S 810.91  
8' W 813.09

APPROVED SITE PLAN BY  
MADON ENGINEERING  
4/12/2022

EXIST. IMPERVIOUS AREA:  
HOUSE: 914 S.F.  
GARAGE: 494 S.F.  
GRAVEL: 843  
WALKS: 402 S.F.  
TOTAL: 2,653 S.F.

LOT 51

"ARDMORE GARDENS"  
L. 2, P. 44  
LOT 52  
0.458 AC.  
(19,937 S.F.)

LOT 53

**EXISTING FRONT SETBACKS:**

- #1282: 40'
- #1294: 40'
- #1308: 22.7'
- #1318: 57.4'
- AVG: 40.0'

**EXISTING IMPERVIOUS AREAS:**

- HOUSE: 914 S.F.
- GARAGE: 494 S.F.
- GRAVEL: 843
- WALKS: 402 S.F.
- TOTAL: 2,653 S.F.

**ZONING:**

SINGLE-FAMILY RESIDENTIAL "R1B"  
THE MINIMUM LOT AREA IS 10,000 SQ. FT.  
THE MINIMUM LOT WIDTH IS 70 FT.  
FRONT SETBACK: 30' OR AVERAGE EXISTING (40')  
SIDE SETBACK: 5'/14' COMBINED  
REAR SETBACK: 40'

**FLOODPLAIN NOTE:**

ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE  
MAP NO. 261610D263E, EFFECTIVE APRIL 3,  
2012, THIS PARCEL LIES WITHIN ZONE X WHICH  
IS DEFINED AS "AREAS DETERMINED TO BE  
OUTSIDE OF THE 0.2% ANNUAL CHANCE  
FLOODPLAIN"

**LEGAL DESCRIPTION:**

LOT 52, "ARDMORE GARDENS", ACCORDING TO  
THE PLAT THEREOF AS RECORDED IN LIBER 2  
OF PLATS, PAGE 44, WASHTENAW COUNTY  
RECORDS.

**TREE TABLE**

TREE #	ELEV.	SIZE (IN)	SPECIES
168	823.9	24	WALNUT
169	823.9	12	TWIN ELM
190	823.7	17	MAPLE
192	824.2	13	TWIN BOXELDER
194	823.9	8	MULTI BOXELDER
195	823.9	8	TWIN BOXELDER
196	823.7	6	ELM
199	824.5	22	MAPLE
200	823.8	18	WALNUT
201	823.8	8	BOXELDER
202	823.9	8	ELM
203	824.1	12	ELM
204	823.8	23	WALNUT
206	823.3	11	TWIN ELM
207	823.4	15	ELM
208	823.7	21	TWIN WALNUT
240	823.3	24	WALNUT
244	823.2	13	BOXELDER
245	823.5	17	WALNUT
247	823.3	25	WALNUT
249	823.2	10	BOXELDER
252	823.0	10	BOXELDER
257	823.3	21	WALNUT
258	823.0	10	ELM
259	823.5	17	TWIN WALNUT
260	823.3	16	WALNUT

**LAND DIVISION NOTE:**

THIS PARCEL IS ZONED "R1B"  
THE MINIMUM LOT AREA IS 10,000 SQ. FT.  
THE EXISTING PARCEL AREA IS 19,937 SQ. FT.  
AN ADDITIONAL 63 SQ. FT. WOULD BE NEEDED TO CREATE A SECOND  
PARCEL.

#1308 JEWETT IS CURRENTLY 30,275 SQ. FT.  
PURCHASING 1' OFF THE WEST SIDE OF THAT PARCEL WOULD CREATE  
ENOUGH LAND AREA WHILE ALSO ALLOWING THAT PARCEL TO BE  
DIVIDED INTO 3 PARCELS IF NEEDED.

A PURCHASE OF 1' FROM #1265 KENSINGTON WOULD ALSO CREATE  
ENOUGH AREA WHILE MAINTAINING MINIMUM AREA COMPLIANCE.

UTILITY NOTE:  
811  
Know what's below.  
Call before you dig.

THE UNDERGROUND UTILITIES SHOWN HAVE  
BEEN LOCATED BY THE SURVEYOR AND THE  
SURVEYOR MAKES NO WARRANTIES, EITHER  
EXPRESS OR IMPLIED, AS TO THE ACCURACY  
OF THE INFORMATION AVAILABLE. THE  
SURVEYOR DOES NOT WARRANT THAT THE  
UTILITIES SHOWN ARE ACCURATELY  
LOCATED AS SHOWN OR THAT THEY  
ARE LOCATED AS ACCURATELY AS POSSIBLE  
FROM INFORMATION AVAILABLE. THE  
UNDERGROUND UTILITIES OTHER THAN  
THE STRUCTURE INVENTORY SHOWN HEREON.

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

CLIENT: JEFF WYNES  
TOPOGRAPHIC SURVEY  
#1294 JEWETT AVE.  
IN THE NW 1/4 OF SECTION 4  
T3S, R6E, CITY OF ANN ARBOR  
WASHTENAW COUNTY, MICHIGAN

ARBOR LAND SURVEYING & ENGINEERING  
6653 Schneider Rd. • Manchester, MI • 48156  
(734) 669-2860 • arborlandinc.com

DATE: 12-10-2023  
JOB No. 29023  
SHEET 1 OF 1  
SCALE: 1" = 20' FEET