



JEWETT AVE.
(50' WIDE, PUBLIC)

BM #134
ARROW ON FIRE HYDRANT
ELEV. = 826.07 NAVD88

STORM MH
RM 823.08
12" P 846.37
12" SW 810.88
12" W 816.38
12" NW 818.8

50' MH
RM 823.07
15" E 810.97
15" S 810.98
15" W 813.09

APPROVED SITE PLAN BY
MASON ENGINEERING
4/12/2022

EXIST. IMPERVIOUS AREA:
HOUSE: 914 S.F.
GARAGE: 494 S.F.
GRAVEL: 843
WALKS: 452 S.F.
TOTAL: 2,663 S.F.

PARCEL A
9,968 S.F.

"ARDMORE GARDENS"
L. 2, P. 44

LOT 52
0.456 AC.
(19,937 S.F.)
PARCEL B
9,968 S.F.

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: 452 S.F.
- TOTAL: 2,663 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. 26161C0263E, 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
205	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	823.2	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 #1285 KENSINGTON WOULD ALSO CREATE
ENOUGH AREA WHILE MAINTAINING MINIMUM AREA COMPLIANCE