



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

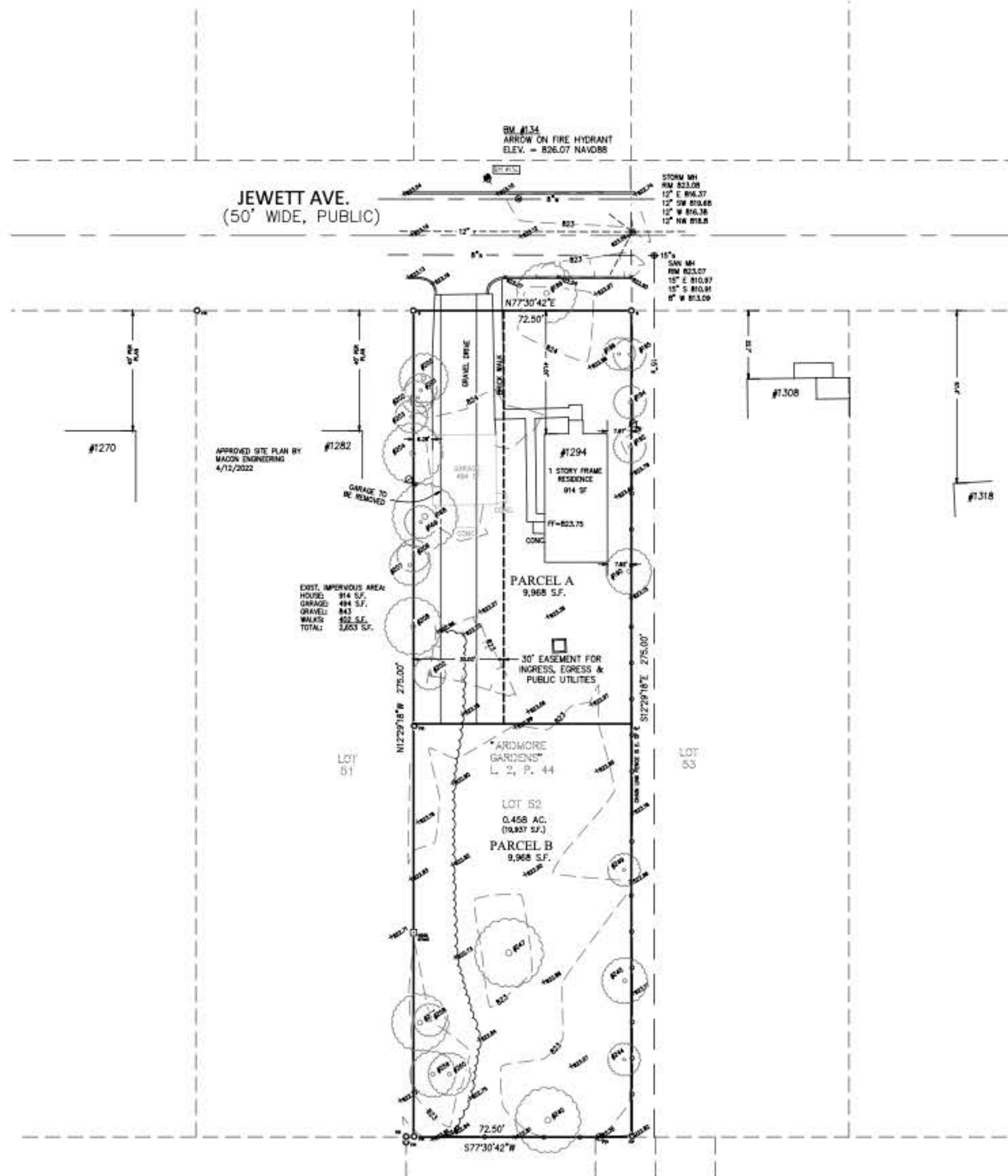
- GAS MANHOLE
- GAS RISER
- GAS METER
- GAS VALVE
- GAS BLOW OFF
- GAS STOP BOX
- GAS MARKING

- TELEPHONE POLE
- COMMUNICATION MARKING
- COMMUNICATION HAND HOLE
- COMMUNICATION MAN HOLE
- 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



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
- TOTALS: 402 S.F.
- TOTALS: 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. 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
188	823.9	24	WALNUT
189	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	823.1	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 #1265 KENSINGTON WOULD ALSO CREATE ENOUGH AREA WHILE MAINTAINING MINIMUM AREA COMPLIANCE

ARBOR LAND SERVICES
 6653 Schneider Rd. • Manchester, MI • 48158
 (734) 869-2850 • arborland.com

CLIENT: JEFF WYNE
 SKETCH OF PROPOSED DIVISION
 #1294 JEWETT AVE.
 IN THE NW 1/4 OF SECTION 4
 T3S, R6E CITY OF ANN ARBOR
 WASHTENAW COUNTY, MICHIGAN

LEGEND:

- 0-6" BEE: WATER MANHOLE
- 0-6" BEE: FIRE HYDRANT
- 0-6" BEE: GATE VALVE
- 0-6" BEE: BEEHIVE CATCH BASIN
- 0-6" BEE: CURB CATCH BASIN
- 0-6" BEE: STORM MANHOLE
- 0-6" BEE: CULVERT/END SECTION
- 0-6" BEE: SANITARY MANHOLE
- 0-6" BEE: LIGHT POLE
- 0-6" BEE: UTILITY POLE
- 0-6" BEE: TELEPHONE RISER
- 0-6" BEE: GAS MAN RISER
- 0-6" BEE: SECTION CORNER
- 0-6" BEE: FOUND IRON PIPE
- 0-6" BEE: FOUND IRON ROD
- 0-6" BEE: SET IRON PIPE
- 0-6" BEE: SET IRON NAIL
- 0-6" BEE: FOUND IRON NAIL
- 0-6" BEE: FOUND IRON LATH
- 0-6" BEE: CONTROL POINT
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- (S) SURFACE FLOW

UTILITY NOTE:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE THE SAME AS EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE UNDER THE CIRCUMSTANCES. THE UNDERGROUND UTILITIES OTHER THAN SURVEYOR HAS NOT PHYSICALLY LOCATED THE STRUCTURE INVENTORY SHOWN HEREON.

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