

ATTENTION BUILDERS & CONTRACTORS

NOWRY & HALE LAND SURVEYING ASSUMES NO RESPONSIBILITY FOR THE GIVEN BUILDING DIMENSIONS. DIMENSIONS MUST BE VERIFIED BY OWNER/BUILDER PRIOR TO CONSTRUCTION

THIS PLAN SHALL NOT BE USED TO SET FOUNDATIONS. ARCHITECTURAL PLANS MUST BE USED FOR CONSTRUCTION OF THE FOUNDATION.

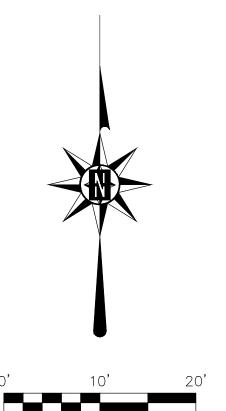
UPON ACCEPTANCE AND SUBMITTAL OF THIS PLAN FOR PERMITS, THE OWNER/BUILDER ACKNOWLEDGES HE HAS REVIEWED THE PLAN, AND THAT IT MEETS THE ESTABLISHED REQUIREMENTS.

APPROVAL OF THE SITE PLAN DOES NOT RELIEVE THE OWNER/BUILDER OF COMPLIANCE WITH ALL CODES AND ORDINANCES THAT SHALL APPLY.

SETBACKS SHOWN ON THIS DRAWING HAVE BEEN OBTAINED FROM THE MUNICIPALITY. ANY DEED OR SPECIAL RESTRICTIONS- (I.E. SUBDIVISION RESTRICTIONS, HOUSE SIZE, BUILDING LOCATION ECT.) MUST BE SUPPLIED TO NOWRY & HALE LAND SURVEYING IN WRITING WHEN SITE PLAN IS ORDERED. NOWRY & HALE LAND SURVEYING SHALL NOT BE

UTILITY LEAD LOCATIONS ARE APPROXIMATE. AS BUILT LOCATIONS MUST BE OBTAINED FROM THE LOCAL MUNICIPALITY AND FIELD VERIFIED.

RESPONSIBLE FOR INTERPRETING SUBDIVISION RESTRICTIONS.



GRADING NOTE:

ALL PROPOSED GRADING SHALL BE CONTAINED WITHIN THE PROPERTY LINES OF THIS LOT, AND SHALL NOT ENCROACH UPON ANY ADJACENT

SOIL EROSION CONTROLS ARE REQUIRED TO BE INSTALLED AROUND THE ENTIRE PERIMETER OF SOIL

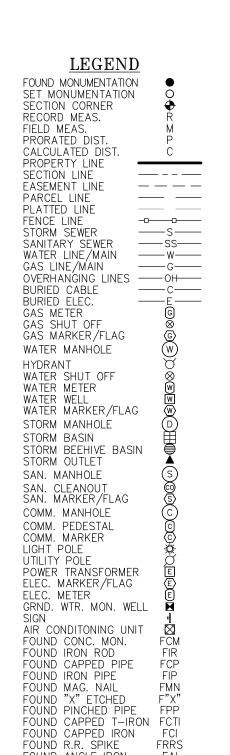
SIDE YARD DRAINAGE SHALL NOT DRAIN ONTO ADJACENT LOTS.

DISRUPTION PER THE TOWNSHIP.

WETLAND NOTE:

THERE IS NO EVIDENCE FOUND IN THE FIELD OR OF RECORD OF ANY REGULATED WETLAND, WATER COURSE WITHIN THE LIMITS OF THIS PROJECT.

FLOODPLAIN NOTE: THE SUBJECT PARCEL DOES NOT FALL WITHIN THE 100 YEAR FLOODPLAIN.



FOUND ANGLE IRON FENCE POST

SET CAPPED IRON
SET ETCHED "X"
SET MAG. NAIL
BACK OF CURB
TOP OF CURB
CURB GUTTER
HIGH POINT
LOW POINT
FINISHED GRADE
FINISHED FLOOR
MATCH EX. GRADE

DECIDUOUS TREE

EVERGREEN TREE

MAICH EX. GRADE

AS-BUILT MEAS. AB

POINT OF CURVE PC

POINT OF REV. CURVE PCC

RIGHT OF WAY ROW

POINT OF BEGIN POB

POINT OF COMMENCE PCC

EX. SPOT ELEVATION

PROPOSED ELEVATION

PROPOSED ELEVATION XXX.XX

SURVEY NOTE

NOWRY & HALE LAND SURVEYING PERFORMED AN AS BUILT SURVEY ON 21/12/15 ALL MEASUREMENTS ARE NOTED AS "AB"

ZONING REQUIREMENTS

R-1C ONE FAMILY RESIDENTIAL LOT - MIN. AREA: 7,000 FT.² MIN. WIDTH: 50 FT. COVERAGE - MAX. BLD.: 30% SETBACKS - FRONT YARD: 37.6 FT. - REAR YARD: 35 FT.

- SIDE YARD: 5 FT. SIDE TOTAL: 14 FT. HEIGHT - MAX. BLD.: 30 FT./2 STY. EXISTING CONDITIONS LOT - AREA: 7,647 FT.

WIDTH: 50 FT. COVERAGE - BLD.: 1,756 FT.² 23.0%

ACCESSORY BUILDING

COVERAGE - MAX. BLD.: 50% OF REAR YARD REAR YARD: 1,750 FT.² SETBACKS - FRONT YARD: 60 FT. - REAR YARD: 6 FT.

SIDE YARD: 3 FT.

PROPOSED CONDITIONS

HEIGHT - MAX. BLD.: 16 FT.

1324 FT.² EX HOUSE: 238.7 FT.² PROPOSED ADDITIONS: 600 FT.² PROPOSED GARAGE:

PROPOSED TOTAL BLDG. COV.: 2162.7 FT.² = 28.3%

SEQUENCE OF CONSTRUCTION:

- 1. GEO-TEXTILE FILTER FABRIC FENCE AND TEMPORARY SWALES WILL BE INSTALLED PRIOR TO BASEMENT EXCAVATION. 2. EXCAVATED MATERIAL WILL BE STOCKPILED BETWEEN THE EXCAVATION, THE SILT FENCE AND TEMPORARY SWALES AS
- 3. THE SEDIMENT CONTROL MEASURES WILL BE MAINTAINED, AS NEEDED. THIS WILL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND THE DISTURBED AREAS ARE STABILIZED WITH VEGETATION. 4. DIRECT SURFACE RUNOFF TOWARDS CENTER OF SILT FENCE.
 5. ALLOW OPENING IN SILT FENCE FOR CONSTRUCTION TRAFFIC.
- 6. PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, ESTABLISH VEGETATION IN RIGHT OF WAY, SWALE AREAS, SLOPES GREATER THAN 1:5 AND 10' AROUND ANY CATCH BASINS. 7. AFTER BASEMENT HAS BEEN BACKFILLED, SEED ALL SLOPES 1:5
- OR GREATER WITH A MIXTURE OF RYE FOR TEMPORARY SOIL.

BENCHMARK:

THE TOP NUT ON A WATER HYDRANT LOCATED 59.9 FEET SOUTH AND 50.0 FEET WEST OF THE SOUTHWEST PROPERTY CORNER.

ELEVATION = 659.59 NAVD88

LEGAL DESCRIPTION

PARCEL ID# 25-21-326-006

LOT 541, OF "HUNTINGTON WOODS", BEING A SUBDIVISION OF PART OF SECTION 21, TOWN 1 NORTH, RANGE 11 EAST, ROYAL OAK TOWNSHIP AND VILLAGE OF ROYAL OAK (NOW THE CITY OF HUNTINGTON WOODS), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 16 OF PLATS ON PAGE 34 OF OAKLAND COUNTY RECORDS. CONTAINING 0.18 ACRES OF LAND MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

FRONT & SIDE YARD VEGETATION IS REQUIRED TO BE ESTABLISHED PRIOR TO ISSUING CERTIFICATE OF OCCUPANCY SURFACE DRAINAGE IN NO WAY SHALL IMPACT THE ADJACENT PROPERTIES WITH A FLOODING CONDITION. SURFACE WATER SHALL BE DIVERTED TO A STORM SEWER OR OTHER APPROVED POINT OF COLLECTION SO AS NOT TO CREATE A FLOODING CONDITION

APPROACH

CONCRETE . APPROACH

ALL CONSTRUCTION SITES ARE REQUIRED TO BE MAINTAINED IN A SAFE CONDITION AND BE PROTECTED FROM UNAUTHORIZED ENTRY. ALL EXCAVATIONS EXCEEDING 24 INCHES IN DEPTH, SUCH AS FOR BASEMENTS, CRAWL SPACES, POOLS AND SPAS MUST BE SECURED THROUGH THE USE OF 4 FT. HIGH FENCE. CONSTRUCTION TYPE FENCING WILL BE ALLOWED FOR A PERIOD NOT TO EXCEED 30 DAYS. AT SUCH TIME, SHOULD THE PERMITTED WORK STILL PHYSICALLY BE UNABLE TO BE PROTECTED AND SECURED, A CHAIN LINK FENCE IS REQUIRED TO BE INSTALLED AND MUST REMAIN IN PLACE UNTIL IT'S REMOVAL HAS BEEN AUTHORIZED BY THE BUILDING OFFICIAL

SITE PLAN

LOT 541, OF "HUNTINGTON WOODS", BEING PART OF SEC. 21, T.1N., R.11E., CITY OF HUNTINGTON WOODS, OAKLAND CO., MICH.



TN./RGE.: 1N./11E. PROJ. #: 020-084 Bruce & Leslie Lister 25870 Concord Road Huntington Woods DWG. BY: VP/JCP COUNTY: Oakland 1 INCH - 10 FEET PAGE # 1 OF 1

I, <u>Michael J. Nowry</u>, a Professional Surveyor in the State of Michigan do hereby Certify that the parcel of land described and delineated hereon has been surveyed under my supervision, that the plat hereon is a true representation of the survey as // flehrer // /an) performed, that the error of closure is no greater than 1 in 5000 and that I have fully complied with the requirements of Section 3, Public Act 132 of 1970. Michael J. Nowry Professional/Surveyor # 52472

SLIT TURF AND INSERT

FABRIC A MINIMUM OF 6" BELOW EXISTING GRADE

SITE PLAN

25870 Concord Road

"EX. HSE.

TYP. HOUSE

TYP, ROAD

DIRECT FLOW TO

4' IRON POST ±/ ON PROP. LINE

658.20 PROPCONCRETE DRIVEWAY

"EX. HSE.

PROP. ADD.

/119.0 FT.²

FIN. FLR.: 660.30

/CANTILEVER/

4" FRENCH

(NO SCALE)

1,324 FT. ²

LOT 540

LOT 541

PARCEL ID#

25-21-326-006

7.647 FT.²

LOT 542



MICHAEL NOWRY PROFESSIONAL

SURVEYOR

52472

CONCRETE

DRIVEWAY

PROP.CONGRETI

DRIVEWAY

FEX. PEBBLED CONCRETE

FF=658.81

EX. 2 CAR

GARAGE

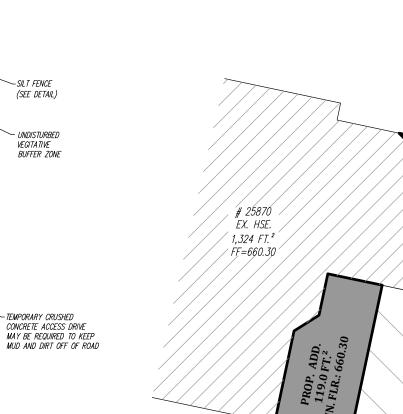
AREA: 600 FT.²

FIN. FLR.: 659.50 9.30AB

659.3 St

LANDSCAPING

AREA



REAR YARD COVERAGE CALCULATION REAR YARD 3268FT.² MAX. COV.: 50% OR 1634 FT.²

120.39' (M)

LOT 531

PROPOSED IMP. COV.: EX. GARAGE = 600 FT.² EX. CONC. = 483 FT.²

PROP. CONC. = 405.8 FT.² 1488.8 FT.² = 45.5%

PROP. COVERAGE:

CONCRETE DRIVEWAY 405.8SF 355.3SF 127.7SF EX..CONCRETE EX. 2 CÁR [×] GARAGE FIN. FLR.: 659.50 AREA: 600 FT.²

REAR YARD 3267.5SF