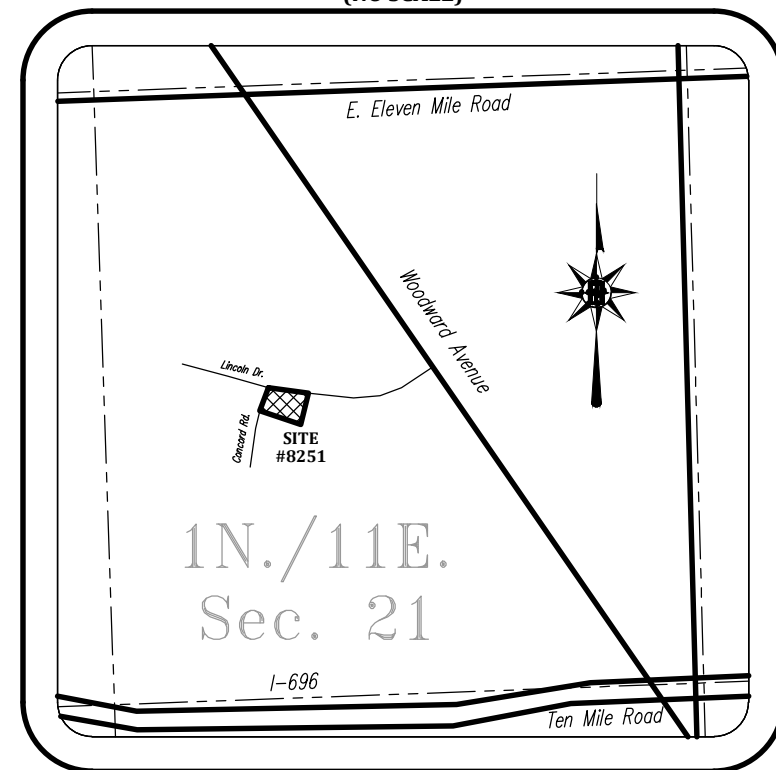
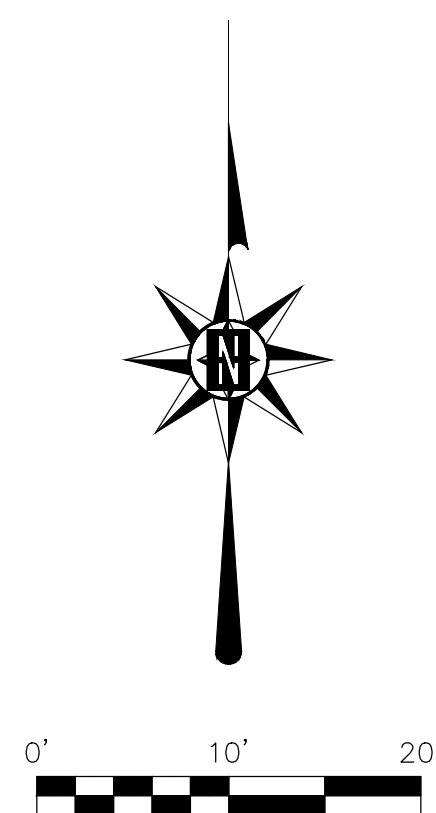


**SITE LOCATION MAP**  
(NO SCALE)



**SITE PLAN**  
8251 Lincoln Drive



**LEGEND**

- FOUND MONUMENTATION
- SET MONUMENTATION
- SECTION CORNER
- RECORD MEAS.
- FIELD MEAS.
- PROPORTED DIST.
- CALCULATED DIST.
- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- PARCEL LINE
- PLATTED LINE
- FENCE LINE
- STORM SEWER
- SANITARY SEWER
- WATER LINE/MAIN
- GAS LINE/MAIN
- OVERHANGING LINES
- BURIED CABLE
- BURIED ELEC.
- GAS METER
- GAS SHUT OFF
- GAS MARKER/FLAG
- WATER MANHOLE
- HYDRANT
- WATER SHUT OFF
- WATER METER
- WATER WELL
- WATER MARKER/FLAG
- STORM MANHOLE
- STORM BASIN
- STORM BECHIVE BASIN
- STORM OUTLET
- SAN. MANHOLE
- SAN. CLEANOUT
- SAN. MARKER/FLAG
- COMM. MANHOLE
- COMM. PEDESTAL
- COMM. MARKER
- LIGHT POLE
- UTILITY POLE
- POWER TRANSFORMER
- ELEC. MARKER/FLAG
- ELEC. METER
- GRND. WTR. MON. WELL
- SIGN
- AIR CONDITIONING UNIT
- FOUND IRON ROD
- FOUND IRON PIPE
- FENCE POST
- BACK OF CURB
- TOP OF CURB
- CURB OUTER
- HIGH POINT
- LOW POINT
- FINISHED GRADE
- FINISHED FLOOR
- MATCH EX. GRADE
- AS-BUILT MEAS.
- ME
- AB
- POINT OF CURVE
- POINT OF REV. CURVE
- POINT OF COMP. CURVE
- RIGHT OF WAY
- POINT OF BEGIN
- POINT OF COMMENCE
- EX. SPOT ELEVATION
- PROPOSED ELEVATION
- DECIDUOUS TREE
- EVERGREEN TREE

**BENCHMARK:**

THE NORTH RIM OF A WATER MANHOLE LOCATED 1.0 FEET WEST AND 37.4 FEET NORTH OF THE NORTHEAST PROPERTY CORNER.  
ELEVATION = 659.59 NAVD88

**LEGAL DESCRIPTION**

PARCEL ID# 25-21-327-001  
LOT 515, 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 0.37 ACRES OF LAND MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.



**SITE PLAN**

LOT 515, OF "HUNTINGTON WOODS", BEING PART OF SEC. 21, T.1N., R.11E., CITY OF HUNTINGTON WOODS, OAKLAND CO., MICH.



SECTION: S.W. 1/4 Sec. 21  
T.N./R.G.: 1N./11E.  
CITY/TWP: Huntington Woods  
COUNTY: Oakland

DATE: 08/03/21  
PROJ. #: 021-081  
DWG. BY: VP/JCP  
PAGE: 1 OF 1

CLIENT: HELLER HOMES  
7 SOUTH PERRY ST.  
PONTIAC, MI 48342

I, Michael J. Nowry, a Professional Surveyor in the State of Michigan do hereby certify that the parcel of land described and delineated herein has been surveyed under my supervision, that the plat hereon is a true representation of the survey as 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



**ZONING REQUIREMENTS**

**R-1C ONE FAMILY RESIDENTIAL**  
 LOT - MIN. AREA: 7,000 FT.<sup>2</sup>  
 - MIN. WIDTH: 50 FT.  
 COVERAGE - MAX. BLD.: 30%  
 SETBACKS - FRONT YARD: 30'  
 - REAR YARD: 35'  
 - SIDE YARD: 5 FT.  
 - SIDE TOTAL: 14 FT.  
 HEIGHT - MAX. BLD.: 30 FT./2 STY.  
**EXISTING CONDITIONS**  
 LOT - AREA: 16,165 FT.<sup>2</sup>  
 - WIDTH: 87 FT.  
 COVERAGE - BLD.: 2,295 FT.<sup>2</sup> 14.2%  
**ACCESSORY BUILDING**  
 COVERAGE - MAX. BLD.: 50% OF REAR YARD  
 - REAR YARD: 1,750 FT.<sup>2</sup>  
 SETBACKS - FRONT YARD: 60 FT.  
 - REAR YARD: 6 FT.  
 - SIDE YARD: 3 FT.  
 HEIGHT - MAX. BLD.: 16 FT.  
**PROPOSED CONDITIONS**  
 EX HOUSE: 2305 sf  
 PROPOSED ADDITION (LANAI): 460 sf  
 PROPOSED PATIO: 284 sf  
 PROPOSED TOTAL COV.: 3079 sf = 19.0%