



Michael J. Nowry, Professional Surveyor # 25472

I, Michael J. Nowry, 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 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.

SECTION: N.E. 1/4 Sec. 20 DATE: 10/08/21 CLIENT: Scott Purdy
T.N./R.C.E.: 1N./11E. PROJ. #: 020-101
CITY/TWP.: Huntington Woods DWG. BY: VP/JCP
COUNTY: Oakland PAGE # 1 OF 1

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SITE PLAN
LOT 486 AND THE N. 1/2 OF THE ADJ. VAC. ALLEY, OF "BRONX SUB'N.", BEING PART OF THE N.E. 1/4 OF SEC. 20, T.1N., R.11E., CITY OF HUNTINGTON WOODS, OAKLAND CO., MICH.

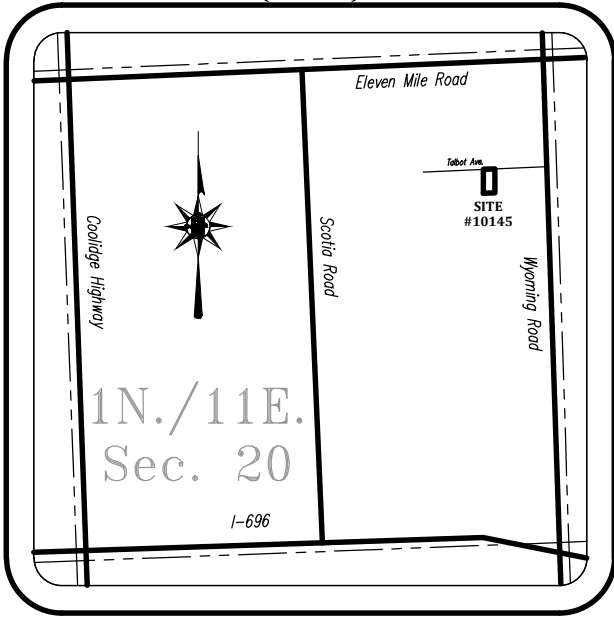
REVISIONS

SITE PLAN

10145 Talbot Avenue

SITE LOCATION MAP

(NO SCALE)



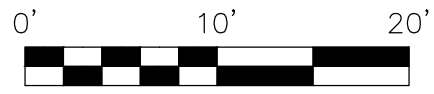
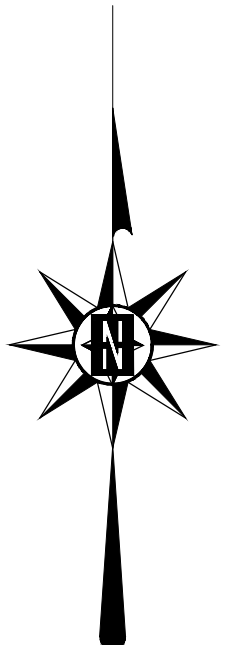
ZONING REQUIREMENTS

R-1D ONE FAMILY RESIDENTIAL

LOT - MIN. AREA: 6,000 FT.²
- MIN. WIDTH: 50 FT.
COVERAGE - MAX. BLD.: 30%
SETBACKS - FRONT YARD: 25 FT.
- REAR YARD: 30 FT.
- SIDE YARD: 6 FT.
- SIDE TOTAL: 15 FT.
HEIGHT - MAX. BLD.: 30 FT./2 STY.

EXISTING CONDITIONS
LOT - AREA: 7,500 FT.²
- WIDTH: 60 FT.
COVERAGE -
EX. HSE. (FIRST FLOOR) + COV. PORCH: 1,117 FT.²
EX. GARAGE: 413 FT.²
EX. HSE. + GAR.: 1,530 FT.² 20.4%
EX. HSE. (SECOND FLOOR): 600 FT.²

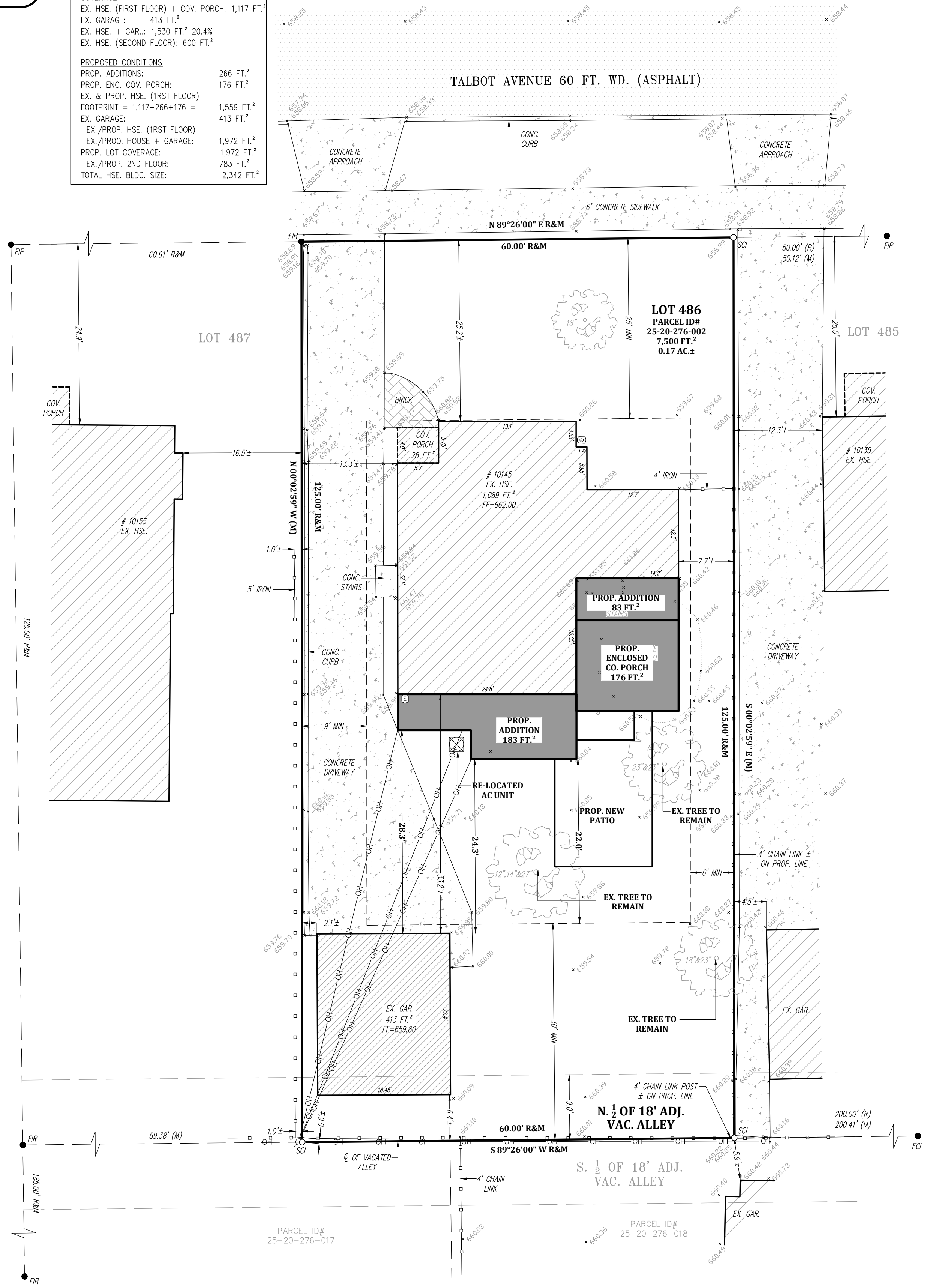
PROPOSED CONDITIONS
PROP. ADDITIONS: 266 FT.²
PROP. ENC. COV. PORCH: 176 FT.²
EX. & PROP. HSE. (1ST FLOOR) FOOTPRINT = 1,117+266+176 = 1,559 FT.²
EX. GARAGE: 413 FT.²
EX./PROP. HSE. (1ST FLOOR) EX./PROP. HOUSE + GARAGE: 1,972 FT.²
PROP. LOT COVERAGE: 1,972 FT.²
EX./PROP. 2ND FLOOR: 783 FT.²
TOTAL HSE. BLDG. SIZE: 2,342 FT.²



LEGEND

- FOUND MONUMENTATION
- SET MONUMENTATION
- SECTION CORNER
- RECORD MEAS.
- FIELD MEAS.
- PRORATED DIST.
- CALCULATED DIST.
- PROPERTY LINE
- SECTION LINE
- SETBACK 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 BEEHIVE 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
- GRIND. WTR. MON. WELL
- SIGN
- AIR CONDITIONING UNIT
- FOUND IRON ROD
- FOUND IRON PIPE
- FOUND CAPPED IRON
- SET CAPPED IRON
- BACK OF CURB
- TOP OF CURB
- CURB GUTTER
- HIGH POINT
- LOW POINT
- FINISHED GRADE
- FINISHED FLOOR
- MATCH EX. GRADE
- AS-BUILT MEAS.
- 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

MEADOWCREST BOULEVARD 70 FT. WD.
(PLATTED AS BRONX BOULEVARD)



BENCHMARK:
FINISH FLOOR OF 10145 TALBOT AVENUE
ELEVATION = 662.00 NAVD88

LEGAL DESCRIPTION

PARCEL ID# 25-20-276-002

LOT 486 AND THE NORTH 1/2 OF THE ADJACENT VACATED ALLEY, OF "BRONX SUB'N.", OF PART OF THE EAST 1/2 OF SECTION 20, TOWN 1 NORTH, RANGE 11 EAST, ROYAL OAK TOWNSHIP (NOW THE CITY OF HUNTINGTON WOODS), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 13 OF PLATS ON PAGE 22 OF OAKLAND COUNTY RECORDS, CONTAINING 0.17 ACRES OF LAND MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.