NOTICE OF PUBLIC HEARING

BIRMINGHAM CITY COMMISSION
PROPOSED LOT REARRANGEMENT

Meeting Date, Time, Location:	Monday, March 16, 2015, 7:30 PM Municipal Building, 151 Martin Birmingham, MI
Location of Request:	640 Baldwin Ct. Parcel ##1925304028, T2N, R10E, SEC 25 ASSESSOR'S PLAT NO 2 S 4.5 FT OF W 148.42 FT OF LOT 4, ALSO W 148 FT OF LOTS 5 & 6. & Parcel #1925304029 (Vacant lot), T2N, R10E, SEC 25 ASSESSOR'S PLAT NO 2 W PART OF LOT 7 MEAS 137.76 FT ON N LOT LINE & 148.18 FT ON S LOT LINE
Nature of Hearing:	To rearrange the property line by adding approximately 27.25 feet of 640 Baldwin to the vacant parcel that abuts the side property line to create two parcels approximately the same size.
City Staff Contact:	Jana Ecker 248.530.1841 jecker@bhamgov.org
Notice Requirements:	Mailed to all property owners within 300 feet of subject address.
Approved minutes may be reviewed at:	City Clerk's Office

Persons wishing to express their views may do so in person at the hearing or in writing addressed to City Clerk, City of Birmingham, 151 Martin, Birmingham, MI 48009.
Persons with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk's Office at (248) 530-1880 (voice) or (248) 644-5115 (TDD) at least one day in advance to request mobility, visual, hearing or other assistance.

City of Birmingham
A Walkable Community

MEMORANDUM

Community Development

DATE: **March 9, 2015**

TO: **Joe Valentine, City Manager**

FROM: **Matthew Baka, Senior Planner**

CC: **Jana Ecker, Planning Director**

SUBJECT: **Public Hearing for a Lot Rearrangement of 640 Baldwin Ct., Parcel #1925304028,** T2N, R10E, SEC 25 ASSESSOR'S PLAT NO 2 S 4.5 FT OF W 148.42 FT OF LOT 4, ALSO W 148 FT OF LOTS 5 & 6. **& Parcel #1925304029 (Vacant lot),** T2N, R10E, SEC 25 ASSESSOR'S PLAT NO 2 W PART OF LOT 7 MEAS 137.76 FT ON N LOT LINE & 148.18 FT ON S LOT LINE

The owner of the property known as 640 Baldwin Ct. and the neighboring vacant lot (Parcel #1925304029) is seeking approval to rearrange the property line by adding a portion of 640 Baldwin to the vacant parcel that abuts the side property line. If approved, the applicant proposes to add approximately 27.25' feet of 640 Baldwin Ct. to the abutting vacant parcel in order to create two parcels of approximately the same size. The land survey has been included for your review.

The Subdivision Regulation Ordinance (Chapter 102, Section 102-53) requires that the following standards be met for approval of a lot division.

(1) All lots formed or changed shall conform to minimum Zoning Ordinance Standards.

Attached are copies of the survey provided by the applicant depicting existing and proposed conditions. The proposed rearrangement has been reviewed by the Community Development Department. The subject parcels are zoned R2 (Single-Family Residential). The minimum lot size for R2 is 6,000 sq. ft.

The resulting lot sizes proposed for the two (2) parcels will be larger than 6,000 sq. ft. The combined size of the existing parcels is approximately 20,516.1. The size of the new parcels would be 9,675.47 sq. ft. for parcel 1 (west parcel) and 10,840.60 sq. ft. for parcel 2 (east parcel). **Accordingly, the resulting parcels are in compliance with this requirement.**

(2) All residential lots formed or changed by the division shall have a lot width not less than the average lot width of all lots on the same street within 300 feet of the lots formed or changed and within the same district.

The resulting lot width of the proposed residential lots would be 77.3 feet for Parcel 1 (west parcel) and 79.7 for Parcel 2 (east parcel). The average lot width for parcel within 300' is 71.1 feet. **Accordingly, the resulting parcels are in compliance with this requirement.**

(3) The division will not adversely affect the interest of the public and of the abutting property owners. In making this determination, the City Commission shall consider, but not be limited to the following:

a. *The location of proposed buildings or structures, the location and nature of vehicular ingress or egress so that the use of appropriate development of adjacent land or buildings will not be hindered, nor the value thereof impaired.*

b. The effect of the proposed division upon any flood plain areas, wetlands or other natural features and the ability of the applicant to develop buildable sites on each resultant parcel without unreasonable disturbance of such natural features.

c. The location, size, density and site layout of any proposed structures or buildings as they may impact an adequate supply of light and air to adjacent properties and the capacity of essential public facilities such as police and fire protection, drainage structures, municipal sanitary sewer and water, and refuse disposal.

The parcels as proposed would be developed into two (2) single-family residential homes. **The size of the parcels and the proximity to adjacent structures would not create any Zoning Ordinance non-conformities in relation to the adjacent existing homes.**

The subject property is not located within the floodplain or soil erosion limit of a recognized stream, river, lake or other water body. The site does not appear to exhibit evidence of regulated wetlands or endangered species of flora and fauna.

The proposed lot division will not negatively affect the supply of light and air to adjacent properties. It will not negatively affect the capacity of essential public facilities. **City Departments have no objections to the proposed lot split.**

SUGGESTED RESOLUTION:

1) To APPROVE the proposed lot rearrangement at 640 Baldwin as proposed;

OR

2) Deny the proposed lot rearrangement at 640 Baldwin as proposed, based on the following conditions that adversely affect the interest of the public and of the abutting property owners:

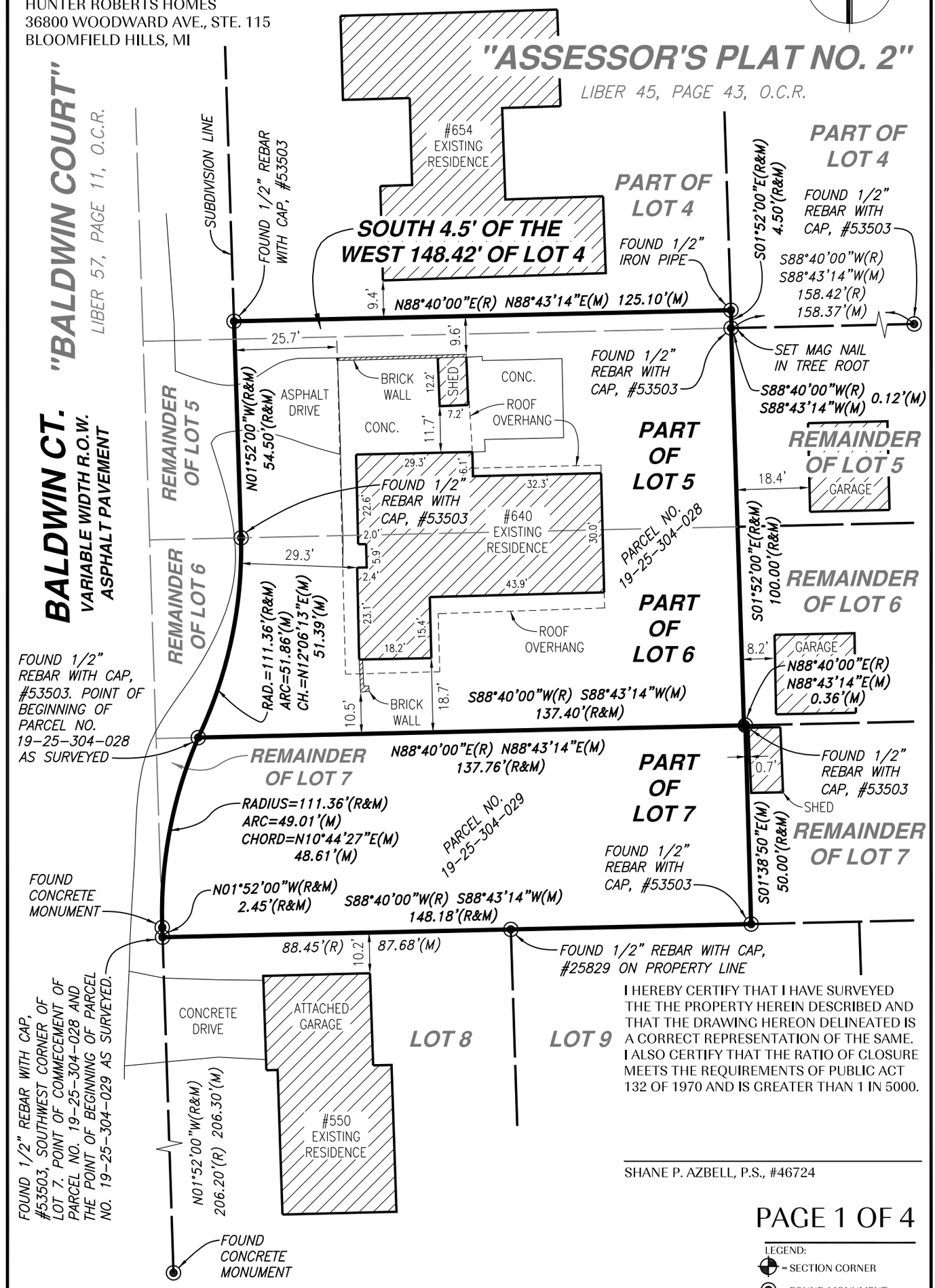
CERTIFICATE OF SURVEY

CERTIFIED TO: HUNTER ROBERTS HOMES

CLIENT:
HUNTER ROBERTS HOMES
36800 WOODWARD AVE., STE. 115
BLOOMFIELD HILLS, MI

SCALE: 1" = 30'

N



I HEREBY CERTIFY THAT I HAVE SURVEYED THE THE PROPERTY HEREIN DESCRIBED AND THAT THE DRAWING HEREON DELINEATED IS A CORRECT REPRESENTATION OF THE SAME. I ALSO CERTIFY THAT THE RATIO OF CLOSURE MEETS THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970 AND IS GREATER THAN 1 IN 5000.

SHANE P. AZBELL, P.S., #46724

LEGEND:
= SECTION CORNER
= FOUND MONUMENT (AS NOTED)
= SET 1/2" REBAR AND CAP, #46724
R = RECORD
M = MEASURED
C = CALCULATED

AZTEC
LAND SURVEYORS INC.
P.O. BOX 353
HOLLY, MI 48442
PHONE: 586-306-1253 FAX: 480-287-8799

SEAL:

SHANE P. AZBELL
PROFESSIONAL SURVEYOR NO. 46724

JOB NO: 15-003
DATE: 1/22/15
REVISED:
DRAWN BY: SA

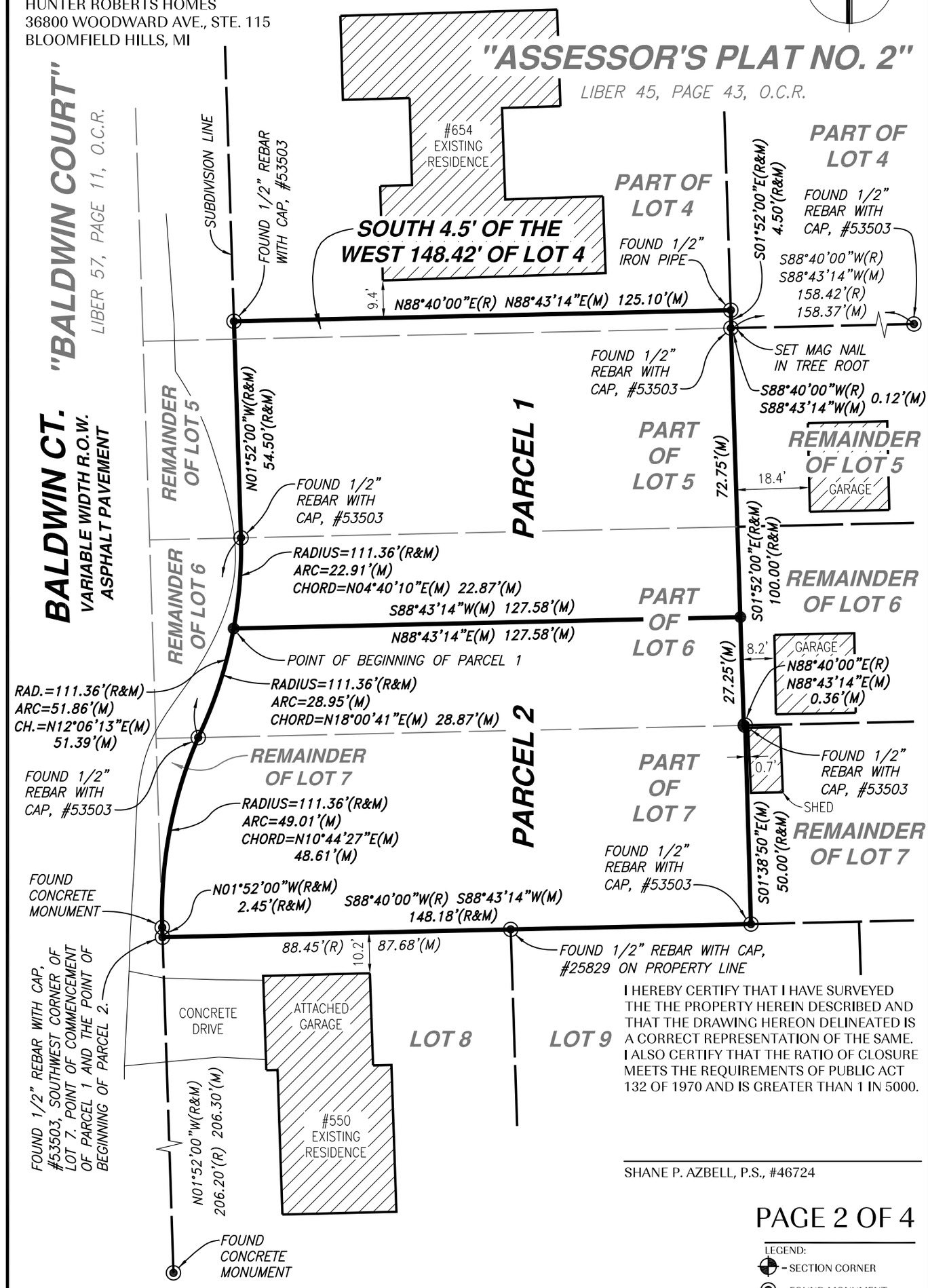
PARCEL DIVISION SURVEY

CERTIFIED TO: HUNTER ROBERTS HOMES

CLIENT:
HUNTER ROBERTS HOMES
36800 WOODWARD AVE., STE. 115
BLOOMFIELD HILLS, MI

SCALE: 1" = 30'

N



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PROPERTY DESCRIPTIONS

CERTIFIED TO: HUNTER ROBERTS HOMES

CLIENT:
HUNTER ROBERTS HOMES
36800 WOODWARD AVE., STE. 115
BLOOMFIELD HILLS, MI

PROPERTY DESCRIPTIONS, PARENT PARCELS (AS FURNISHED BY CLIENT):

PARCEL NO. 19-25-304-028
THE SOUTH 4.50 FEET OF THE WEST 148.42 FEET OF LOT 4, ALSO THE WEST 148 FEET OF LOTS 5 AND 6 OF "ASSESSOR'S PLAT NO. 2", A REPLAT OF PART OF LOT 63 WILLETTS NORTHERN ADDITION, VILLAGE OF BIRMINGHAM (NOW CITY OF BIRMINGHAM), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 45 OF PLATS, PAGE 43 OF OAKLAND COUNTY RECORDS.

PARCEL NO. 19-25-304-029
THE WEST PART OF LOT 7, MEASURING 137.76 FEET ON THE NORTH LOT LINE AND 148.18 FEET ON THE SOUTH LOT LINE, OF "ASSESSOR'S PLAT NO. 2", A REPLAT OF PART OF LOT 63 WILLETTS NORTHERN ADDITION, VILLAGE OF BIRMINGHAM (NOW CITY OF BIRMINGHAM), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 45 OF PLATS, PAGE 43 OF OAKLAND COUNTY RECORDS.

PROPERTY DESCRIPTIONS, PARENT PARCELS (AS SURVEYED):

PARCEL NO. 19-25-304-028
THE SOUTH 4.50 FEET OF THE WEST 148.42 FEET OF LOT 4, ALSO THE WEST 148 FEET OF LOTS 5 AND 6, OF "ASSESSOR'S PLAT NO. 2", A REPLAT OF PART OF LOT 63 WILLETTS NORTHERN ADDITION, VILLAGE OF BIRMINGHAM (NOW CITY OF BIRMINGHAM), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 45 OF PLATS, PAGE 43 OF OAKLAND COUNTY RECORDS, EXCLUDING THAT PORTION OF SAID LOTS TAKEN FOR BALDWIN COURT AS PLATTED IN "BALDWIN COURT", A RESUBDIVISION OF LOT 1 AND PART OF LOTS 2 TO 7 INCLUSIVE, "ASSESSOR'S PLAT NO. 2", CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 57 OF PLATS, PAGE 11 OF OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 7 OF SAID "ASSESSOR'S PLAT NO. 2"; THENCE NORTH 01 DEGREES 52 MINUTES 00 SECONDS WEST 2.45 FEET ALONG THE WEST LINE OF SAID LOT 7 AND THE EASTERLY RIGHT OF WAY LINE OF BALDWIN COURT (VARIABLE WIDTH RIGHT OF WAY) WHICH IS ALSO THE EASTERLY SUBDIVISION LINE OF SAID "BALDWIN COURT"; THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF BALDWIN COURT 49.01 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 111.36 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 10 DEGREES 44 MINUTES 27 SECONDS EAST 48.61 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 6 AND THE POINT OF BEGINNING OF SUBJECT PROPERTY; THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF BALDWIN COURT 51.86 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 111.36 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 12 DEGREES 06 MINUTES 13 SECONDS EAST 51.39 FEET; THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF BALDWIN COURT NORTH 01 DEGREES 52 MINUTES 00 SECONDS WEST 54.50 FEET; THENCE NORTH 88 DEGREES 43 MINUTES 14 SECONDS EAST 125.10 FEET; THENCE SOUTH 01 DEGREES 52 MINUTES 00 SECONDS EAST 4.50 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE ALONG THE SOUTH LINE OF SAID LOT 4 SOUTH 88 DEGREES 43 MINUTES 14 SECONDS WEST 0.12 FEET; THENCE SOUTH 01 DEGREES 52 MINUTES 00 SECONDS EAST 100.00 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE ALONG THE SOUTH LINE OF SAID LOT 6 SOUTH 88 DEGREES 43 MINUTES 14 SECONDS WEST 137.40 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 19-25-304-029
THE WEST PART OF LOT 7, MEASURING 137.76 FEET ON THE NORTH LOT LINE AND 148.18 FEET ON THE SOUTH LOT LINE, OF "ASSESSOR'S PLAT NO. 2", A REPLAT OF PART OF LOT 63 WILLETTS NORTHERN ADDITION, VILLAGE OF BIRMINGHAM (NOW CITY OF BIRMINGHAM), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 45 OF PLATS, PAGE 43 OF OAKLAND COUNTY RECORDS, EXCLUDING THAT PORTION OF SAID LOTS TAKEN FOR BALDWIN COURT AS PLATTED IN "BALDWIN COURT", A RESUBDIVISION OF LOT 1 AND PART OF LOTS 2 TO 7 INCLUSIVE, "ASSESSOR'S PLAT NO. 2", CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 57 OF PLATS, PAGE 11 OF OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 OF SAID "ASSESSOR'S PLAT NO. 2"; THENCE NORTH 01 DEGREES 52 MINUTES 00 SECONDS WEST 2.45 FEET ALONG THE WEST LINE OF SAID LOT 7 AND THE EASTERLY RIGHT OF WAY LINE OF BALDWIN COURT (VARIABLE WIDTH RIGHT OF WAY) WHICH IS ALSO THE EASTERLY SUBDIVISION LINE OF SAID "BALDWIN COURT"; THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF BALDWIN COURT 49.01 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 111.36 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 10 DEGREES 44 MINUTES 27 SECONDS EAST 48.61 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 7; THENCE ALONG THE NORTH LINE OF SAID LOT 7 NORTH 88 DEGREES 43 MINUTES 14 SECONDS EAST 137.76 FEET; THENCE SOUTH 01 DEGREES 38 MINUTES 50 SECONDS EAST 50.00 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE ALONG THE SOUTH LINE OF SAID LOT 7 SOUTH 88 DEGREES 43 MINUTES 14 SECONDS WEST 148.18 FEET TO THE POINT OF BEGINNING.

PARCEL AREAS

PARCEL NO. 19-25-304-028
TOTAL = 13,267.50 SQUARE FEET = 0.304 ACRES

PARCEL NO. 19-25-304-029
TOTAL = 7,248.60 SQUARE FEET = 0.166 ACRES

SURVEYOR'S NOTES

1. BASIS OF BEARING: NORTH 01°52'00" WEST, BEING THE EASTERLY RIGHT OF WAY LINE OF BALDWIN COURT AS PLATTED IN, "BALDWIN COURT" AS RECORDED IN LIBER 57 OF PLATS, PAGE 11 OF OAKLAND COUNTY RECORDS AND AS MONUMENTED IN FIELD.

2. SOME OF THE INFORMATION AS SHOWN ON SURVEY WAS TAKEN FROM A PREVIOUS SURVEY PERFORMED BY NOWAK & FRAUS ENGINEERS, JOB NO. 1042, DATED 6/2/2014.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE THE PROPERTY HEREIN DESCRIBED AND THAT THE DRAWING HEREON DELINEATED IS A CORRECT REPRESENTATION OF THE SAME. I ALSO CERTIFY THAT THE RATIO OF CLOSURE MEETS THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970 AND IS GREATER THAN 1 IN 5000.

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DRAWN BY: SA

PROPERTY DESCRIPTIONS

CERTIFIED TO: HUNTER ROBERTS HOMES

CLIENT:
HUNTER ROBERTS HOMES
36800 WOODWARD AVE., STE. 115
BLOOMFIELD HILLS, MI

PROPERTY DESCRIPTIONS, PROPOSED PARCELS (AS SURVEYED):

PARCEL 1
THE SOUTH 4.50 FEET OF THE WEST 148.42 FEET OF LOT 4, ALSO THE WEST 148 FEET OF LOT 5, ALSO THE NORTH 22.75 FEET OF THE WEST 148 FEET OF LOT 6, OF "ASSESSOR'S PLAT NO. 2", A REPLAT OF PART OF LOT 63 WILLETTS NORTHERN ADDITION, VILLAGE OF BIRMINGHAM (NOW CITY OF BIRMINGHAM), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 45 OF PLATS, PAGE 43 OF OAKLAND COUNTY RECORDS, EXCLUDING THAT PORTION OF SAID LOTS TAKEN FOR BALDWIN COURT AS PLATTED IN "BALDWIN COURT", A RESUBDIVISION OF LOT 1 AND PART OF LOTS 2 TO 7 INCLUSIVE, "ASSESSOR'S PLAT NO. 2", CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 57 OF PLATS, PAGE 11 OF OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 7 OF SAID "ASSESSOR'S PLAT NO. 2"; THENCE NORTH 01 DEGREES 52 MINUTES 00 SECONDS WEST 2.45 FEET ALONG THE WEST LINE OF SAID LOT 7 AND THE EASTERLY RIGHT OF WAY LINE OF BALDWIN COURT (VARIABLE WIDTH RIGHT OF WAY) WHICH IS ALSO THE EASTERLY SUBDIVISION LINE OF SAID "BALDWIN COURT"; THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF BALDWIN COURT 49.01 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 111.36 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 10 DEGREES 44 MINUTES 27 SECONDS EAST 48.61 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 6; THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF BALDWIN COURT 28.95 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 111.36 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 18 DEGREES 00 MINUTES 41 SECONDS EAST 28.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF BALDWIN COURT 22.91 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 111.36 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 04 DEGREES 40 MINUTES 10 SECONDS EAST 22.87 FEET; THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF BALDWIN COURT NORTH 01 DEGREES 52 MINUTES 00 SECONDS WEST 54.50 FEET; THENCE NORTH 88 DEGREES 43 MINUTES 14 SECONDS EAST 125.10 FEET; THENCE SOUTH 01 DEGREES 52 MINUTES 00 SECONDS EAST 4.50 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE ALONG THE SOUTH LINE OF SAID LOT 4 SOUTH 88 DEGREES 43 MINUTES 14 SECONDS WEST 0.12 FEET; THENCE SOUTH 01 DEGREES 52 MINUTES 00 SECONDS EAST 72.75 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 14 SECONDS WEST 127.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2
THE SOUTH 27.25 FEET OF THE WEST 148 FEET OF LOT 6, ALSO THE WEST PART OF LOT 7, MEASURING 137.76 FEET ON THE NORTH LOT LINE AND 148.18 FEET ON THE SOUTH LOT LINE, OF "ASSESSOR'S PLAT NO. 2", A REPLAT OF PART OF LOT 63 WILLETTS NORTHERN ADDITION, VILLAGE OF BIRMINGHAM (NOW CITY OF BIRMINGHAM), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 45 OF PLATS, PAGE 43 OF OAKLAND COUNTY RECORDS, EXCLUDING THAT PORTION OF SAID LOTS TAKEN FOR BALDWIN COURT AS PLATTED IN "BALDWIN COURT", A RESUBDIVISION OF LOT 1 AND PART OF LOTS 2 TO 7 INCLUSIVE, "ASSESSOR'S PLAT NO. 2", CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 57 OF PLATS, PAGE 11 OF OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 OF SAID "ASSESSOR'S PLAT NO. 2"; THENCE NORTH 01 DEGREES 52 MINUTES 00 SECONDS WEST 2.45 FEET ALONG THE WEST LINE OF SAID LOT 7 AND THE EASTERLY RIGHT OF WAY LINE OF BALDWIN COURT (VARIABLE WIDTH RIGHT OF WAY) WHICH IS ALSO THE EASTERLY SUBDIVISION LINE OF SAID "BALDWIN COURT"; THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF BALDWIN COURT 49.01 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 111.36 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 10 DEGREES 44 MINUTES 27 SECONDS EAST 48.61 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 7; THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF BALDWIN COURT 28.95 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 111.36 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 18 DEGREES 00 MINUTES 41 SECONDS EAST 28.87 FEET; THENCE NORTH 88 DEGREES 43 MINUTES 14 SECONDS EAST 127.58 FEET; THENCE SOUTH 01 DEGREES 52 MINUTES 00 SECONDS EAST 27.25 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 7; THENCE ALONG THE NORTH LINE OF SAID LOT 7 NORTH 88 DEGREES 43 MINUTES 14 SECONDS EAST 0.36 FEET; THENCE SOUTH 01 DEGREES 38 MINUTES 50 SECONDS EAST 50.00 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE ALONG THE SOUTH LINE OF SAID LOT 7 SOUTH 88 DEGREES 43 MINUTES 14 SECONDS WEST 148.18 FEET TO THE POINT OF BEGINNING.

PARCEL AREAS

PARCEL 1
TOTAL = 9,675.47 SQUARE FEET = 0.222 ACRES

PARCEL 2
TOTAL = 10,840.60 SQUARE FEET = 0.249 ACRES

SURVEYOR'S NOTES

1. BASIS OF BEARING: NORTH 01°52'00" WEST, BEING THE EASTERLY RIGHT OF WAY LINE OF BALDWIN COURT AS PLATTED IN, "BALDWIN COURT" AS RECORDED IN LIBER 57 OF PLATS, PAGE 11 OF OAKLAND COUNTY RECORDS AND AS MONUMENTED IN FIELD.
2. ALL PROPERTY SPLITS ARE SUBJECT TO CITY, COUNTY AND/OR STATE APPROVAL.
3. SOME OF THE INFORMATION AS SHOWN ON SURVEY WAS TAKEN FROM A PREVIOUS SURVEY PERFORMED BY NOWAK & FRAUS ENGINEERS, JOB NO. 1042, DATED 6/2/2014.

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SHANE P. AZBELL, P.S., #46724

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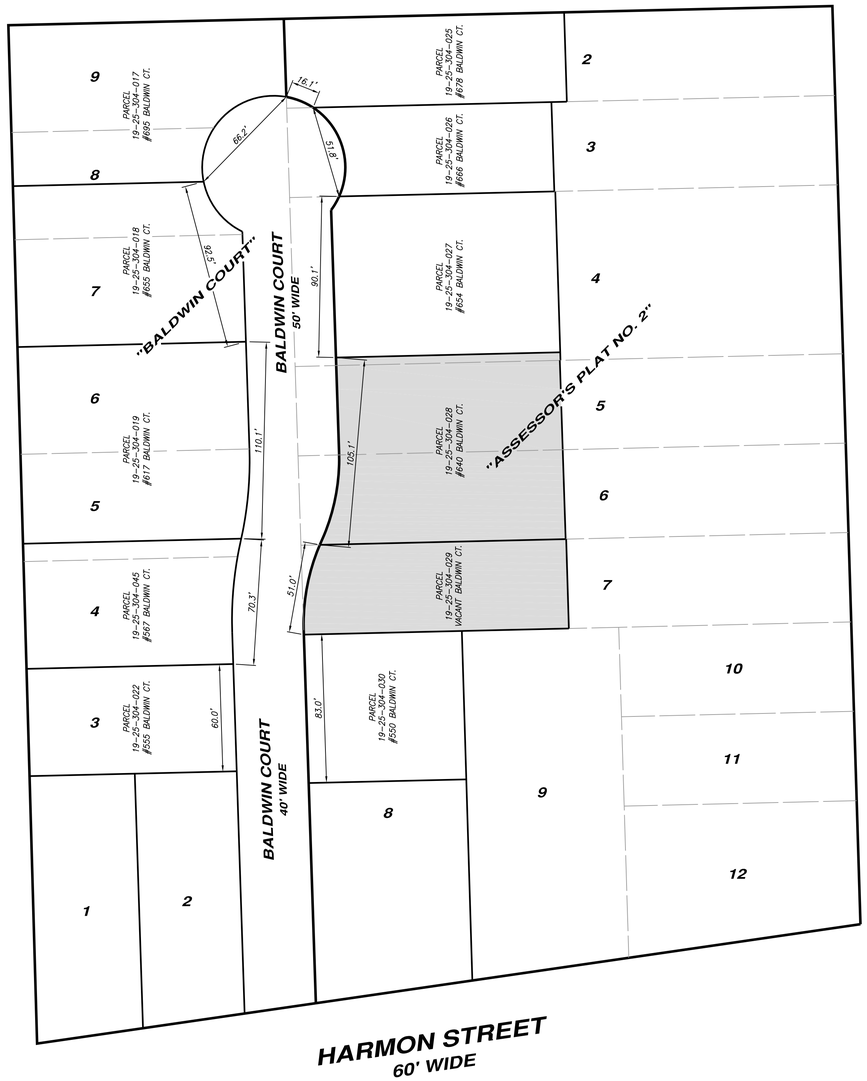
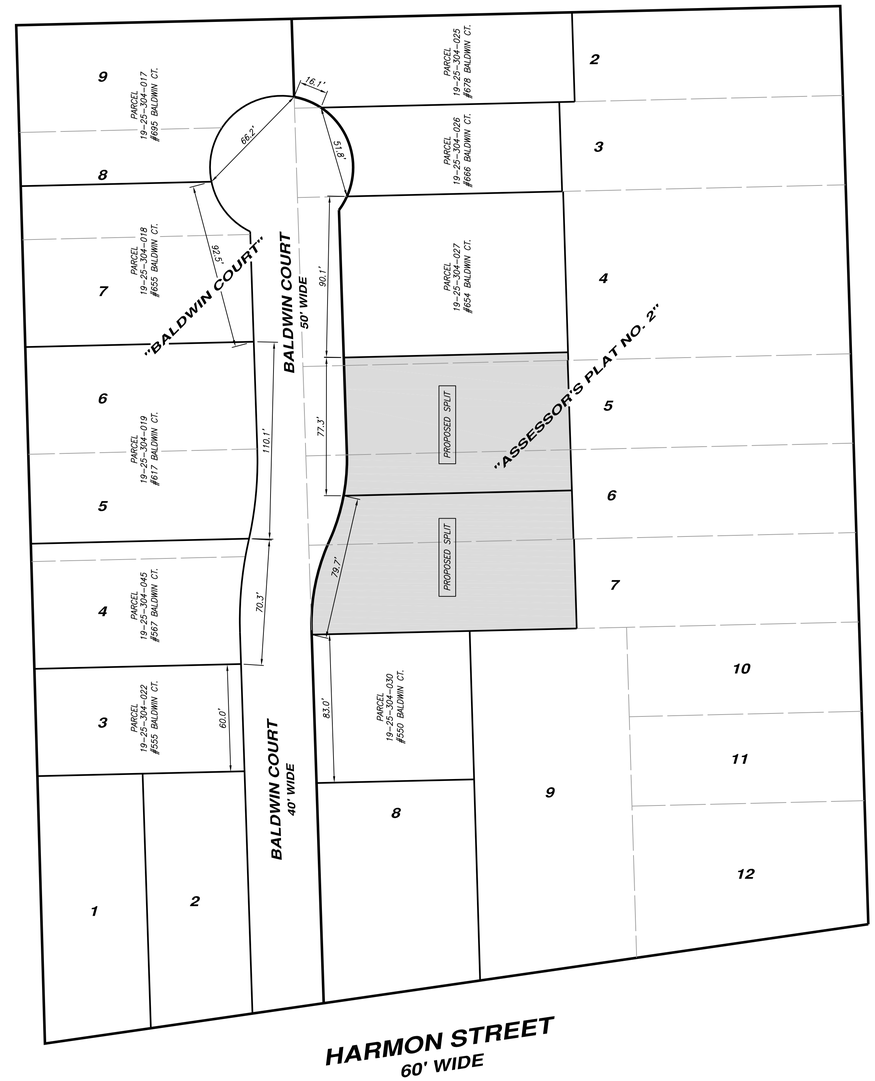


Existing Conditions

scale: 1" = 40'

0 20' 40' 80' 120'

N



Proposed Lot Split

scale: 1" = 40'

0 20' 40' 80' 120'

N

REVISIONS:

CLIENT:
MR. RICHARD WIANO
HARTFORD HOMES, INC.
38000 WOODWARD AVE. STE. 115
BLOOMFIELD HILLS, MI
(248) 644-4910

JOB NO: 15-003
DATE: 1-11-15
DRAWN BY: N.P.R.

SEAL:

HORIZON
ENGINEERING LLC
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.580.0053

PROJECT:
Proposed Lot Split
#640 & Vacant Property, Baldwin Court
Parcels 19-25-304-028 & -029
PART OF THE SOUTHWEST 1/4 OF SECTION 25, T.2N., R.10E.,
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

PLAN:
Conceptual Site Plan

SHEET:
1 OF: **1**

MUNICIPAL REVIEW NUMBERS: