

**VARIANCES REQUESTED  
1254 EAST LAKE DR.**

**CUMMINGS  
RESIDENCE**

**PAGE 1-SURVEY/PLAN TABLED 9-14-10**

**PAGE-2 AERIAL OF LAKE HIGHLIGHTING LOT**

**PAGE-3 OLD HOUSE FRONT YARD PICTURE**

**PAGE-4 OLD HOUSE BACK YARD PICTURE**

**PAGE-5 NEW HOUSE FRONT ELEVATION**

**PAGE-6 NEW HOUSE REAR ELEVATION**

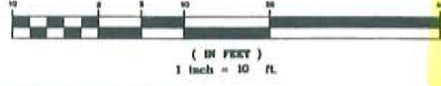
**PAGE-7 REQUESTED VARIANCES DEC. 2010**

***NOTE: LARGE SURVEY BLUEPRINT SIZE PICTURE  
OF PLAN IS INCLUDED HEREIN.***

PLAN APPROVED  
2006 AND  
SUBMITTED THAT  
WAS TABLED  
9-14-10

**LOT 2 "SUPERVISOR'S PLAT NO. 1"**  
A SUBDIVISION OF PART OF THE N.W. 1/4 OF SEC. 2, T-1-N, R-8-E, (NOW TWP.)  
NOW CITY OF NOV, OAKLAND COUNTY, MICHIGAN, L. 54, P. 45, G.C.R.

GRAPHIC SCALE



WALLED LAKE

MATCH EXISTING GRADES ALONG SEA WALL (TYPICAL)

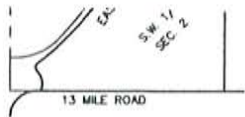
NOTE: A SECS PERMIT IS REQUIRED FOR A LOT WITHIN 500' OF A LAKE. SECS PERMIT MUST BE ISSUED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

PLAT NOTE: LOT RUNS TO WATERS EDGE.

INSTALL TEMPORARY SILT FENCE AT LIMITS OF GRADING

PROP. HOUSE LOT 2  
FINISH FLOOR = 946.9 +2.0'  
11'-7/8" FLR JOISTS / 12" MIN BRICK LEDGE  
FINISH GRADE AT FRONT OF HOSE = 946.9 0100  
FOUR BATHS  
BASEMENT FLOOR = 938.03 -7.85'  
TOP OF FOOTING = 938.72

LOT AREA = 4,727 ± S.F.  
HOUSE COVERAGE AREA = 1,885 S.F.  
% COVERAGE = 39.6%



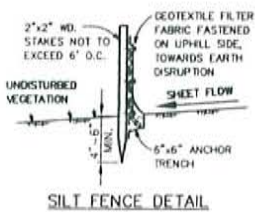
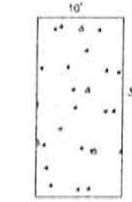
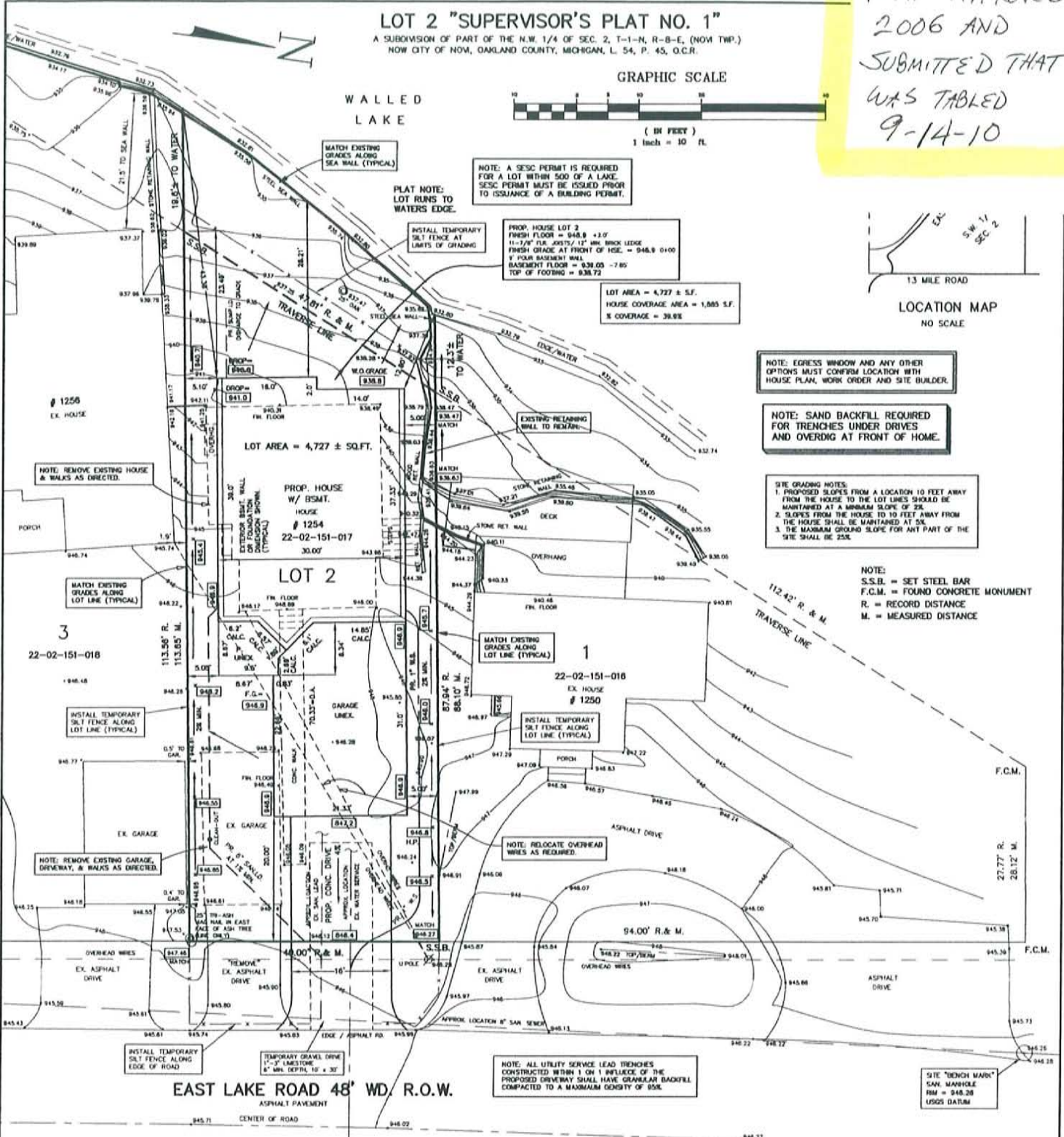
LOCATION MAP  
NO SCALE

NOTE: EGRESS WINDOW AND ANY OTHER OPTIONS MUST CONFIRM LOCATION WITH HOUSE PLAN, WORK ORDER AND SITE BUILDER.

NOTE: SAND BACKFILL REQUIRED FOR TRENCHES UNDER DRIVES AND OVERDIG AT FRONT OF HOME.

SITE GRADING NOTES:  
1. PROPOSED SLOPES FROM A LOCATION 10 FEET AWAY FROM THE HOUSE TO THE LOT LINES SHOULD BE MAINTAINED AT A MINIMUM SLOPE OF 2%.  
2. SLOPES FROM THE HOUSE TO 10 FEET AWAY FROM THE HOUSE SHALL BE MAINTAINED AT 5%.  
3. THE MAXIMUM GROUND SLOPE FOR ANY PART OF THE SITE SHALL BE 25%.

NOTE:  
S.S.B. = SET STEEL BAR  
F.C.M. = FOUND CONCRETE MONUMENT  
R. = RECORD DISTANCE  
M. = MEASURED DISTANCE



THIS SITE SHALL ADHERE TO ALL CONDITIONS OF THE CITY OF NOV SOIL EROSION AND SEDIMENTATION CONTROL PERMIT. ADJACENT ROADS SHALL BE KEPT CLEAR AT ALL TIMES.

NOTE: INSTALL AND MAINTAIN SILT FENCE AS NECESSARY ALONG LOT LINES TO PROTECT EXISTING LAWN AND LANDSCAPING ON ADJACENT PROPERTIES. SILT FENCE AND CATCH BASIN FILTERS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

CLIENT: EVERGREEN DEV. LLC  
P.O. BOX 125  
LANSALLE, MI, 48145  
248-866-5131

DATE: 5-11-06  
JOB NO: 06-01-10  
SCALE: 1"=10'

REVISD: 9-13-10 AS PER CLIENT  
REVISD: 6-13-06 AS PER NSA REVIEW

AMBIT  
Amit Land Surveyors, Inc.  
691 8th Street  
Plymouth, MI 48170 • ph. (248) 455-5501

DRAWN BY: GW  
CHECK: PJ  
SHEET: 1/1









**FRONT ELEVATION**





# VARIANCES REQUESTED 1254 EAST LAKE DR.

## CUMMINGS RESIDENCE

	<u>CURRENT REQUIRED</u>	<u>PROPOSED</u>	<u>VARIANCE REQUESTED</u>
1. FRONT YARD SET BACK	30	20	10
2. REAR YARD SET BACK	35	17.04	17.96
3. SIDE YARD SET BACK NORTH	15	5	10
4. SIDE YARD SET BACK SOUTH	10	5.05	4.95
5. TOTAL AGGREGATE OF TWO SIDE YARDS	25	10.05	14.95
6. TOTAL LOT COVERAGE	25	37.9	12.9