

**Zoning Board of Appeals
August 22, 2018 Regular Meeting**

STAFF REPORT

Subject: ZBA 18-020; 2505 Londonderry Road

Summary:

Randy and Kelly Ross, property owners, are requesting relief from Article IV: Nonconformities Section 5.32.2 Nonconforming Structures. The request to alter a non-conforming structure will enable the owners to construct an addition containing a bathroom, mudroom, and two bedrooms on a second story. The existing home does not meet the average front setback of 35 feet. The residence is currently 24 feet two inches from the front property line. The new addition will not encroach further into the setback than the existing home.

Background:

The subject parcel is zoned R1B (single-family) and is located at the corner of Londonderry and Sheridan Drive just east of Washtenaw Avenue. The existing home consists of approximately 3,577 square feet and is situated on a lot containing 22,128 square feet. The home was built in 1960.

Description:

The residence is non-conforming as it does not meet the average front setback of 35 feet established by the property at 1532 Sheridan Drive to the southeast.

The applicants are requesting permission to alter the non-conforming structure in order to expand an existing two car garage to a three car garage. The addition to the home will be a mudroom and lavatory on the first floor and two bedrooms on the second story. The property currently has two curb cuts along Sheridan Drive. The garage expansion will allow the owners to eliminate the existing curb cuts and combine the two driveways to form one access point to the property.

As noted above, Chapter 55, Section 5.32.2 states that a nonconforming structure may be maintained or restored, but no alteration shall be made to a nonconforming structure unless one of the following conditions are met:

Standards for Approval- Permission to Alter a Non-Conforming Structure

The Zoning Board of Appeals has all the power granted by State law and by Section 5.27.4, from the City of Ann Arbor Zoning Ordinance. The following criteria shall apply:

The alteration complies as nearly as practicable with the requirements of the Zoning Chapter and will not have a detrimental effect on neighboring property.

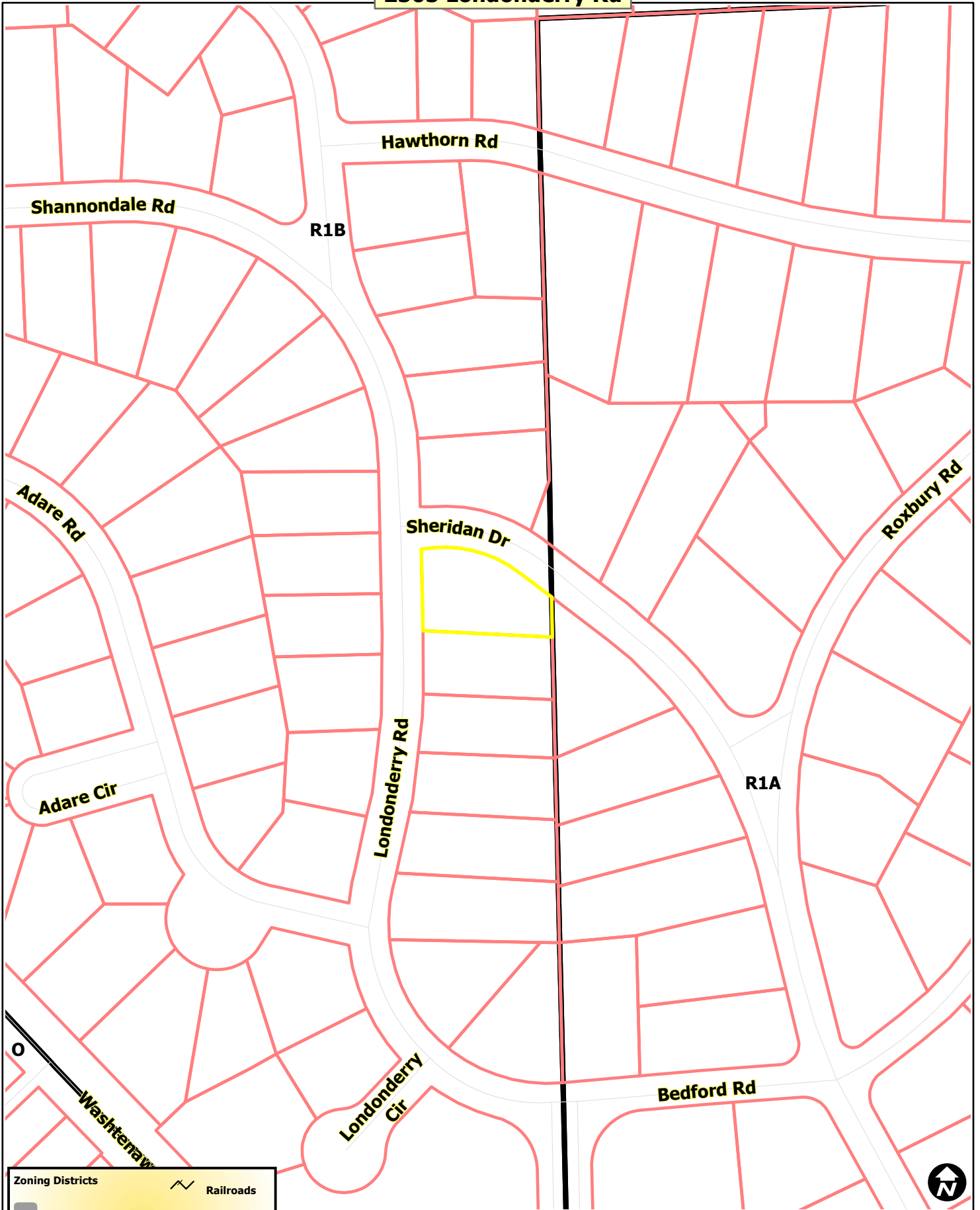
Permission is being requested to increase the size of the existing garage and to allow for first and second story improvements to an existing non-conforming structure. The new construction will not encroach further into the average front setback and will not have any negative impacts on surrounding properties.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized with large, overlapping loops.

Jon Barrett
Zoning Coordinator

2505 Londonderry Rd



	Zoning Districts		Railroads
	Township Islands		Huron River
	City Zoning Districts		Tax Parcels






Map date 7/30/2018
Any aerial imagery is circa 2015
unless otherwise noted
Terms of use: www.a2gov.org/terms



2505 Londonderry Rd

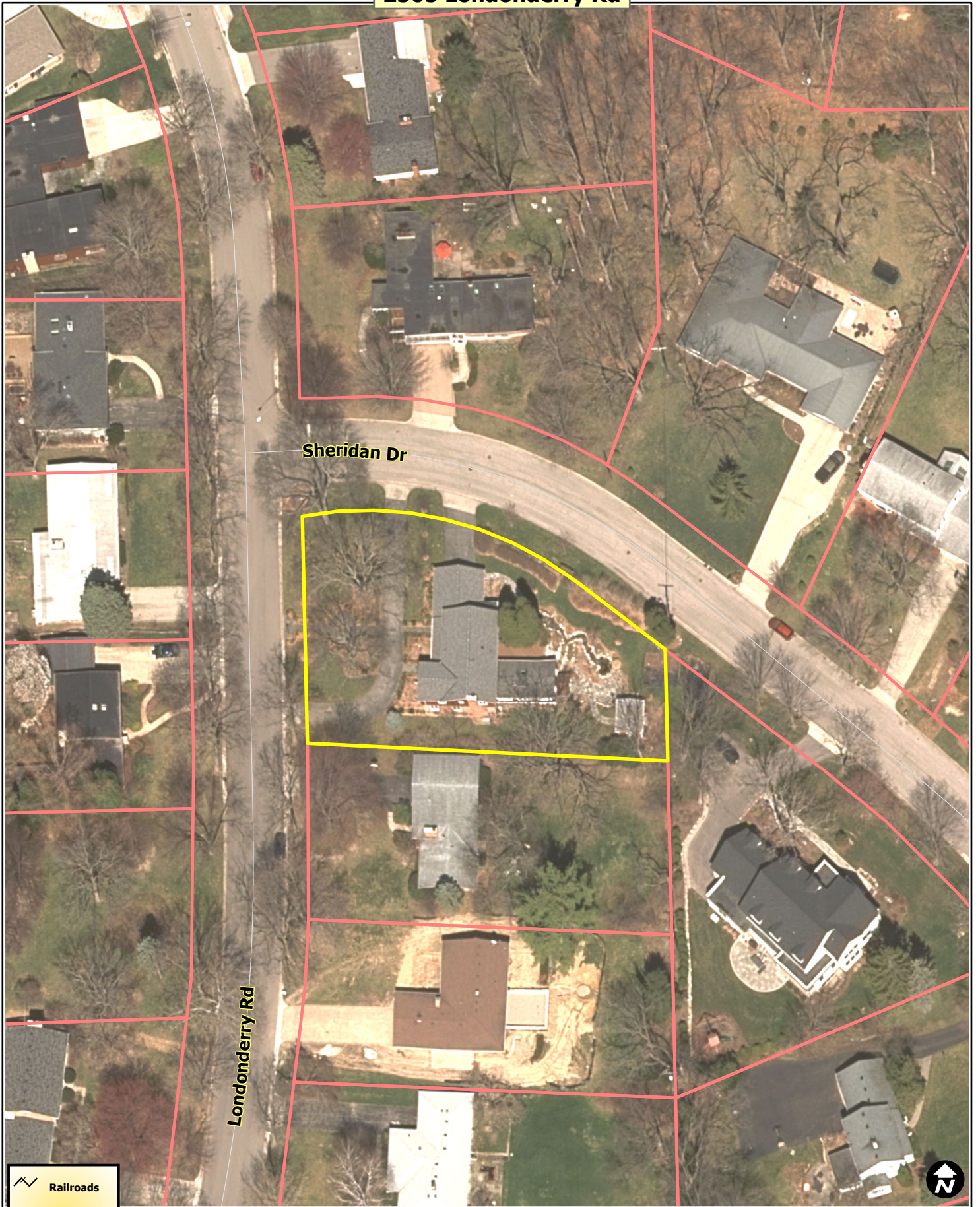



-  Railroads
-  Huron River
-  Tax Parcels





Map date 7/30/2018
Any aerial imagery is circa 2015
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2505 Londonderry Rd



 Railroads

 Huron River

 Tax Parcels



Map date 7/30/2018
Any aerial imagery is circa 2015
unless otherwise noted
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**ZONING BOARD OF APPEALS
PLANNING DEPARTMENT**

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 planning@a2gov.org
 Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

Office Use Only	
Fee Paid: <u>\$500</u>	ZBA: <u>18-020</u>
DATE STAMP RECEIVED JUL 25 2018	
PLANNING & DEVELOPMENT SERVICES	

PROPERTY INFORMATION

ADDRESS OF PROPERTY: 2505 Londonderry	
ZONING CLASSIFICATION: R1B	TAX ID: (if known) 09-09-34-307-001
NAME OF PROPERTY OWNER*: Randy and Kelly Ross	

**If different than applicant, a letter of authorization from the property owner must be provided*

APPLICANT INFORMATION

NAME OF APPLICANT: Randy and Kelly Ross	
ADDRESS OF APPLICANT: 2505 Londonderry	
DAYTIME PHONE NUMBER: 734-735-6221	FAX NO:
EMAIL: kellyaross36@gmail.com	
APPLICANT'S RELATIONSHIP TO PROPERTY: owners	

REQUEST INFORMATION

<input type="checkbox"/> VARIANCE REQUEST (Complete the section 1 below)	<input checked="" type="checkbox"/> ALTERATION TO A NON-CONFORMING STRUCTURE (skip to Section 2)
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Section 1 - VARIANCE REQUEST

CHAPTER(S) AND SECTION(S) FROM WHICH A VARIANCE IS REQUESTED: <i>(Example: Chapter 55, Section 5:26)</i>	
Required Dimension: <i>(Example: 40' front setback)</i>	PROPOSED Dimension: <i>(Example: 32')</i>
Give a detailed description of the work you are proposing and why it will require a variance (Attach additional sheets if necessary)	



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Section 1 - VARIANCE REQUEST con't

The City of Ann Arbor Zoning Board of Appeals has the powers granted by State law and City Code Chapter 55, Section 5:98. A variance may be granted by the Zoning Board of Appeals only in cases involving practical difficulties or unnecessary hardships when **ALL** of the following is found **TRUE**. Please provide a complete response to each item below. These responses, together with the required materials in Section 5 of this application, will form the basis for evaluation of the request by staff and the Zoning Board of Appeals.

1. That the alleged hardships or practical difficulties, or both, are exceptional and peculiar to the property of the person requesting the variance, and result from conditions which do not exist generally throughout the city.

2. That the alleged hardships are practical difficulties, or both, which will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.

3. That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this chapter, the individual hardships that will be suffered by a failure of the board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.

4. That the conditions and circumstances on which the variance request is based shall not be a self-imposed hardship or practical difficulty.

5. A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure.



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Section 2 – ALTERATION TO A NON-CONFORMING STRUCTURE

Current Use of the Property:

The proposed change is allowed in accordance with Structure Non-Conformance, Section 5:87 (1) (a) & (b), which reads as follows:

(1) A non-conforming structure may be maintained or restored, but no alteration shall be made to a non-conforming structure unless one of the following conditions is met:

- a. The alteration is approved by the Zoning Board of Appeals upon finding that it complies as nearly as practicable with the requirements of this Chapter and that it will not have a detrimental effect on neighboring property.
- b. The alteration conforms to all the requirements of this Chapter and is made to a building which will be a single-family dwelling on completion of the alteration and is located in an R1, R2, R3, or R4 district.
- c. The structure is considered non-conforming due to the following reasons.

REQUIREMENT	EXISTING CONDITION	CODE REQUIREMENT
Lot Area	19,561 sq. ft.	
Lot Width	189.43 ft.	
Floor Area Ratio		
Open Space Ratio		
Setbacks		
Parking		
Landscaping		
Other		

Describe the proposed alterations and state why you are requesting this approval:

Proposed three car garage from 2 car garage and addition of back lavatory and mudroom, addition of second story bedrooms

The alteration complies as nearly as is practicable with the requirements of the Chapter and will not have a detrimental effect on neighboring property for the following reasons:
 changing from two curb cuts to one. Changing from a straight side entrance garage to a landscape entrance. The reason for these revisions is to eliminate the dangerous pitch of the existing driveway



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Section 2 – ALTERATION TO A NON-CONFORMING STRUCTURE

Wherefore, Petitioner requests that permission be granted from the above named Chapter and Section of the Ann Arbor City Code in order to permit:

REQUIRED MATERIALS

The following materials are required for **ALL** variance requests. Failure to provide these materials will result in an incomplete application and will delay staff review and Zoning Board of Appeals consideration of the request. The materials listed below must accompany the application and constitute an inseparable part of the application.

All materials must be provided on **8 ½" by 11"** sheets:

- One (1) hardcopy and one (1) electronic copy shall be submitted.
 - The electronic copy shall include all associated supporting documentation with application submission.
- Survey of the property including all existing and proposed structures, dimensions of property, and area of property.
 - Building floor plans showing interior rooms, including dimensions.
 - Photographs of the property and any existing buildings involved in the request.
 - Any other graphic or written materials that support the request.

ACKNOWLEDGEMENT

I, the applicant, hereby request a variance from the above named Chapter (s) and Section (s) of the Ann Arbor City Code for the stated reasons, in accordance with the materials attached hereto.

Phone number: 734-735-6221

Signature: X Kelly Ross

Email address: kellyaross36@gmail.com

Print Name: Randy and Kelly Ross

I, applicant, hereby depose and say that all the aforementioned statements, and the statements contained in the materials submitted herewith, as true and correct.

Kelly Ross
Signature

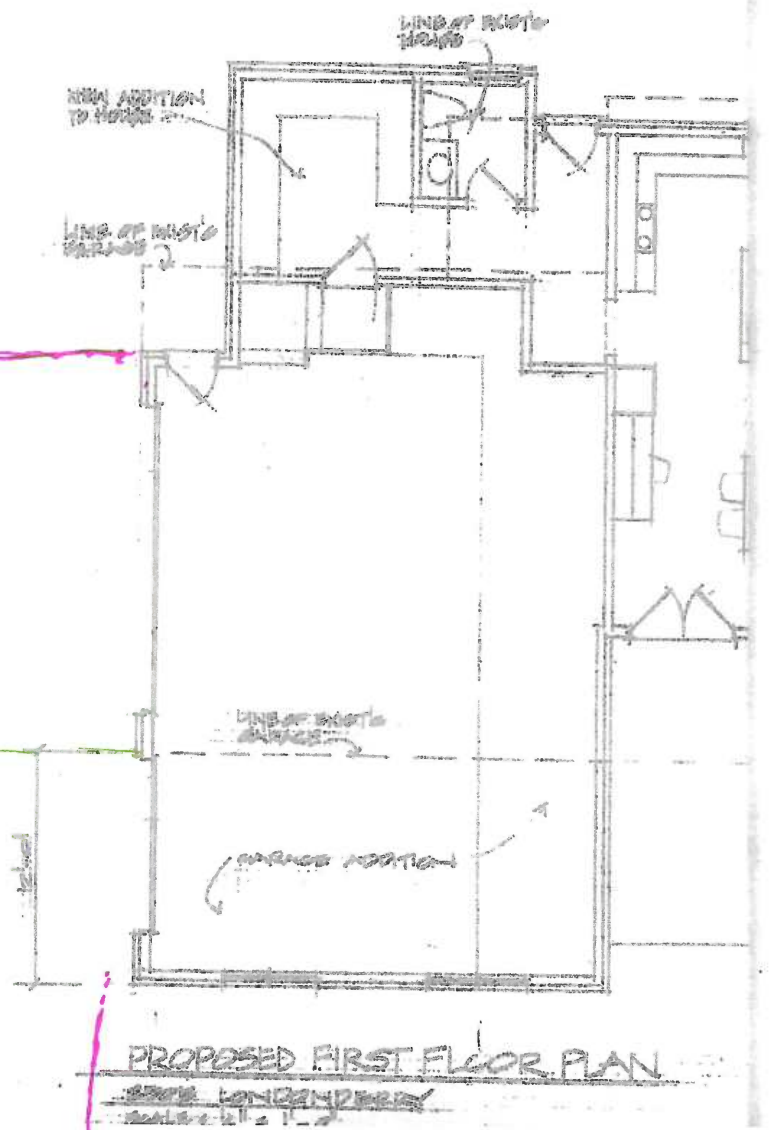
Further, I hereby give the City of Ann Arbor Planning and Development Services unit staff and members of the Zoning Board of Appeals permission to access the subject property for the purpose of reviewing my variance request.

Kelly Ross
Signature

Sheridan

EXISTING
drive

new
driveway



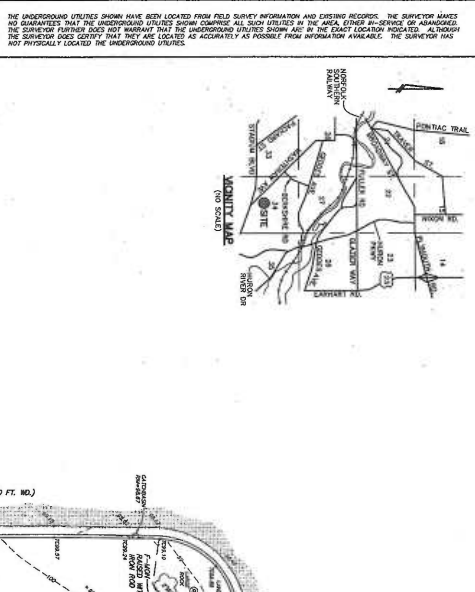
circulular drive stays

Londonderry

LEGEND
 - LIGHT PALE
 - LIGHT MEDIUM
 - LIGHT DARK
 - HATCH
 - SOFT ELEV.
 - SOFT WALK
 - SOFT ROAD
 - TOP OF CURB
 - TOP OF WALL
 - SOFT VALVE
 - CHIMNEY
 - DIV. SECTION
 - GRAVEL
 - CONCRETE
 - ASPHALT
 - EXISTING STORM
 - EXISTING WATER
 - EXISTING ELECTRIC
 - EXISTING TELEPHONE

THE OWNER SHALL NOT USE OF, REPRODUCE, OR OTHERWISE MAKE PUBLIC ANY INFORMATION, ELECTRONIC DATA AND OTHER INSTRUMENTS OF SERVICE FOR ANY OTHER PROJECT. THE SURVEYOR MAKES NO GUARANTEE OF ACCURACY FOR ANY INFORMATION, ELECTRONIC DATA AND OTHER INSTRUMENTS OF SERVICE. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION, ELECTRONIC DATA AND OTHER INSTRUMENTS OF SERVICE PROVIDED TO THE OWNER. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION, ELECTRONIC DATA AND OTHER INSTRUMENTS OF SERVICE PROVIDED TO THE OWNER BY ANY OTHER PARTY.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPARE ALL SUCH UTILITIES IN THE AREA. OTHER IN-SERVICE OR ABANDONED UTILITIES NOT SHOWN ARE NOT GUARANTEED TO BE ACCURATELY LOCATED. THE SURVEYOR DOES NOT GUARANTEE THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AS THROUGHOUT THE SURVEYOR DOES CERTIFY THAT THE UTILITIES SHOWN ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



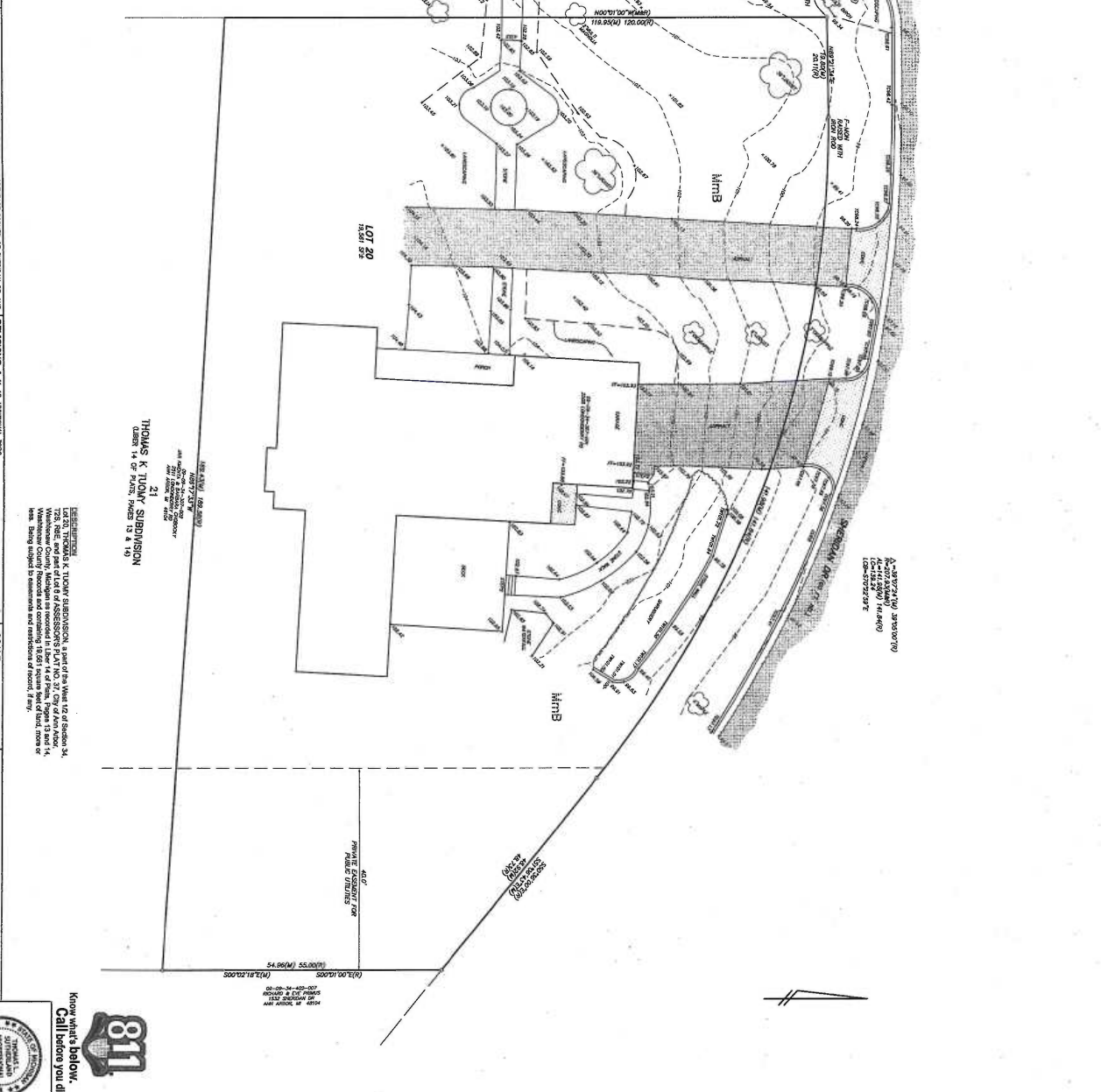
WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION
 MHTB - MOUNTAIN LOAM 2 TO 6 PERCENT CLAYS
 SOILS - ONE BASED ON USDA SOIL SURVEY
 OF WASHTENAW COUNTY

BENCHMARK - BENCH MARK IN NEARBY AREA AT NEAREST CORNER OF ADJACENT LOT AS SHOWN ON PLANS
 ELEVATION: 225.10
 DATE: 12/15/2010

REVISIONS - 1-11-12 ADDITIONAL TOWN
 1. CORRECTED TOWN BOUNDARY

SCALE
 0 5 10 20
 SCALE: 1"=10'

PREPARED BY: THOMAS E. SCHNEIDER, P.E., MICH. REG. NO. 24680



THOMAS & THOMAS SUBDIVISION
 QUARTER 14 OF PLOTTED TOWNS 13 & 14

2505 LONDONDERRY RD
09-09-34-307-001

RANDY & KELLY ROSS
 2505 LONDONDERRY RD
 ANN ARBOR, MI 48104
 TEL. 734-735-6221

WASHTENAW ENGINEERING

CIVIL ENGINEERS
 PLANNERS • SURVEYORS
 LANDSCAPE ARCHITECTS
 3526 W. LIBERTY RD.
 SUITE 400
 ANN ARBOR, MI 48103
 TEL. 734-761-8500
 FAX 734-761-8530
 WASHTENAWENGINEERING.COM

LONDONDERRY RD (60 FT. WD.)

OUTSIDE R/W
R=148.87

F-100N-
PAISED WITH
IRON ROD

N89°21'34"E
19.80(N)
20.11(R)

F-100N-
PAISED WITH
IRON ROD

LOT 20
19,561 SF±

Δ=39°07'24"(N) 39°05'00"(S)
R=207.83(MAR)
R=148.87(M) 141.84(R)
LCB=57°02'29"E

189.43(M) 189.38(R)

N85°7'33"W

08-08-17-331V

JAN KUSTIN & ASSOCIATES

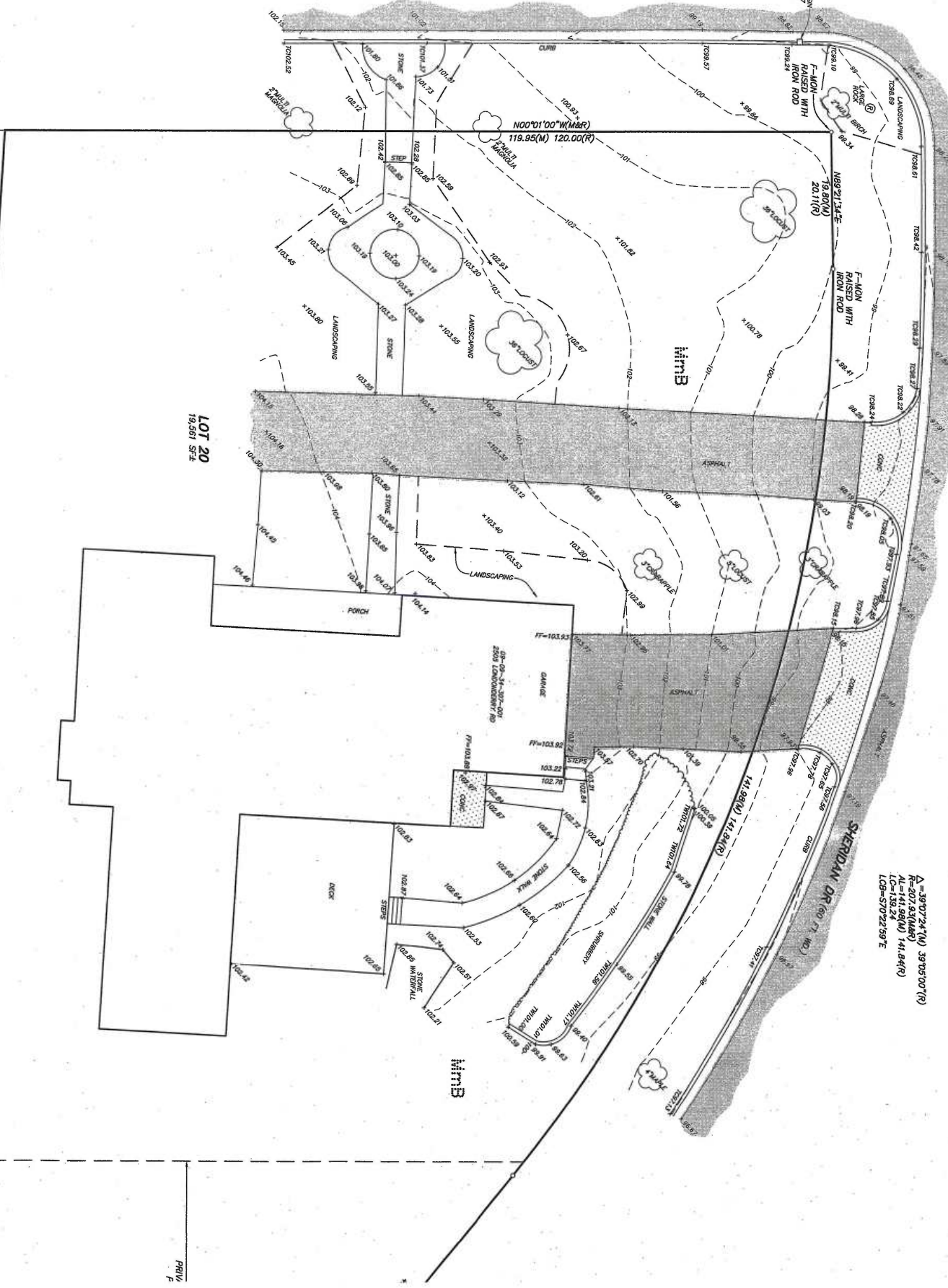
2005 LONDONDERRY RD

ANN ARBOR, MI 48104

THOMAS K TUOHY SUBDIVISION
SHEPARD DR (60 FT. WD.)
CUBER 14 OF PLANS, PAGES 13 & 14)

21

PRIV
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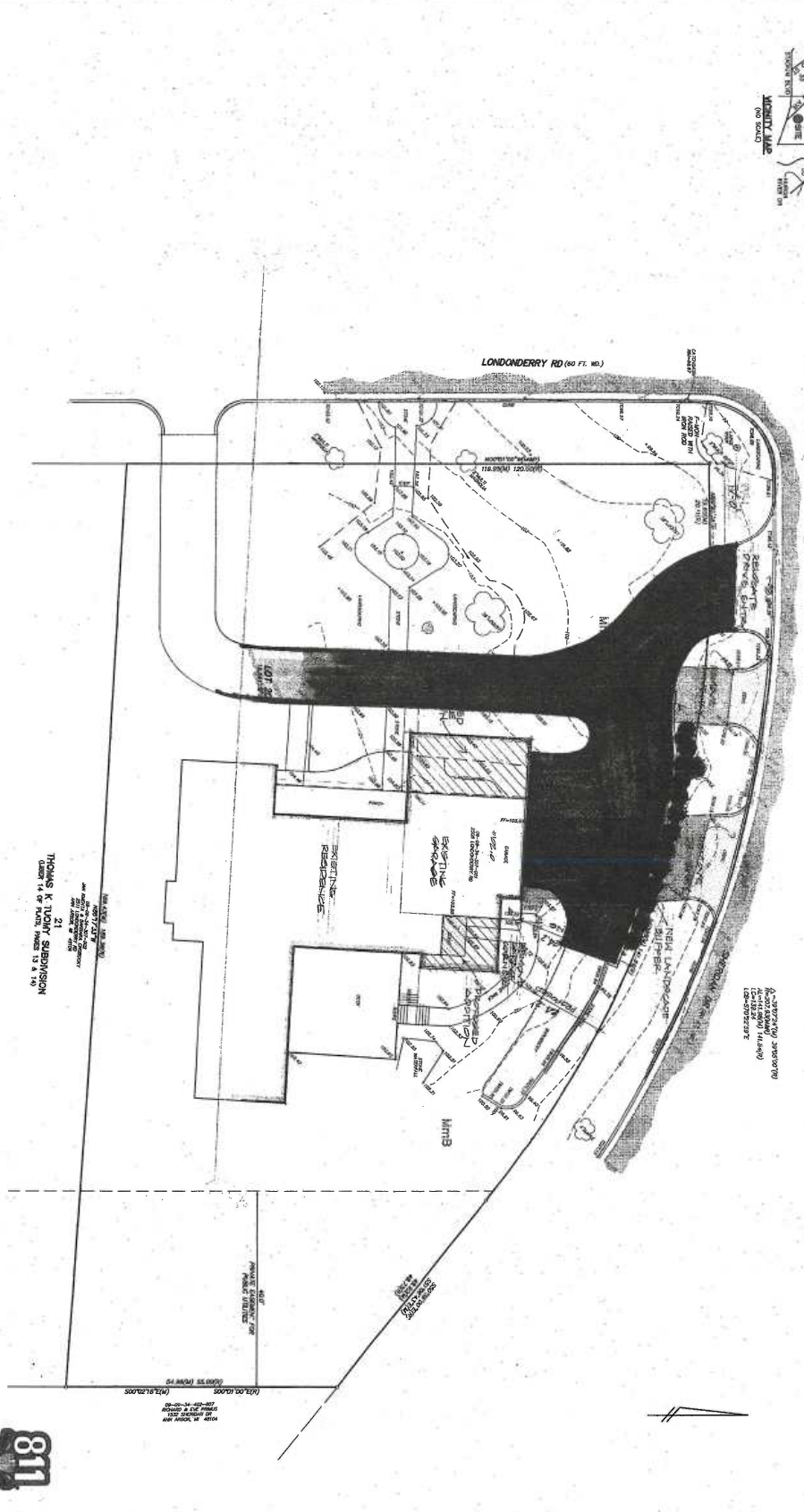


THE OWNER SHALL NOT USE OR AUTHORIZE ANY OTHER PERSON TO USE THE DRAWINGS, SPECIFICATIONS, ELECTRONIC DATA AND OTHER INFORMATION OR SERVICES OF OTHER PROJECTS FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF WASHTEANAW ENGINEERING COMPANY, INC. NO REPRODUCTION SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF WASHTEANAW ENGINEERING COMPANY, INC.

THE UNDEVELOPED UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDEVELOPED UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER BY SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDEVELOPED UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDEVELOPED UTILITIES.



- LEGEND**
- 1 - LIGHT PIPE
 - 2 - SPOT ELEV.
 - 3 - CURE VALUE
 - 4 - CURE VALUE
 - 5 - SLOPE
 - 6 - TOP OF CURB
 - 7 - OUTCROPPING
 - 8 - END SECTION
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WASHTENAW COUNTY SOIL SURVEY CLASSIFICATION
 M1TB - MAIN LOAM, 2 TO 8 PERCENT SLOPES
 SLOPE ARE BASED ON USDA SOIL SURVEY
 OF WASHTENAW COUNTY

REVISIONS

NO.	DATE	DESCRIPTION
1	5-3-18	ISSUED FOR PERMIT

SCALE
 1" = 40'

DESIGNED BY
 THOMAS K. JURY, SURVEYOR
 LICENSE NO. 24822

CHECKED BY
 RANDY & KELLY ROSS



SECTION 34 **TOWN** 2 **SOUTH** **RANGE** 6 **EAST**

CITY OF ANN ARBOR
 WASHTENAW COUNTY • MICHIGAN

DATE 5-3-18 **JOB NO.** 32415
DWG. NO. 415-1800
FIELD BOOK 649
FILE NO. 10468

PROJECT
 2505 LONDONDERRY RD
 09-09-34-307-001

SHEET
 PROPOSED CONDITIONS

CLIENT
 RANDY & KELLY ROSS
 2505 LONDONDERRY RD
 ANN ARBOR, MI 48104
 TEL 734-735-8221

WASHTEANAW ENGINEERING

CIVIL ENGINEERS
 PLANNERS & SURVEYORS
 LANDSCAPE ARCHITECTS

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 SUITE 400
 ANN ARBOR, MI 48103
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 FAX 734-761-8230
 WASHTEANAWENGINEERING.COM

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LEGEND

— 1/8" = 1' SWAYT ELEV.
 — 1/4" = 1' QUIET VALVE
 — 1/2" = 1' SOW

TO - TOP OF CURB
 TW - TOP OF WALK
 TL - TOP OF DRIVEWAY
 TD - DIM SECTION

— DRIVE
 — DRIVE
 — DRIVE
 — DRIVE

— EXISTING SIDEWALK
 — EXISTING WALKWAY
 — EXISTING DRIVEWAY
 — EXISTING DRIVEWAY
 — EXISTING DRIVEWAY

BENCHMARK - BENCH MARK AT INTERSECTION CORNER OF SECTION 24 AND SECTION 34, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR, MI.

REVISIONS - 8-11-18 ADDITIONAL NOTES

SCALE
 1" = 40'

PREPARED BY JACOB BOB

DATE 5-3-18

JOB NO. 32415

DWG NO. 415-10pp

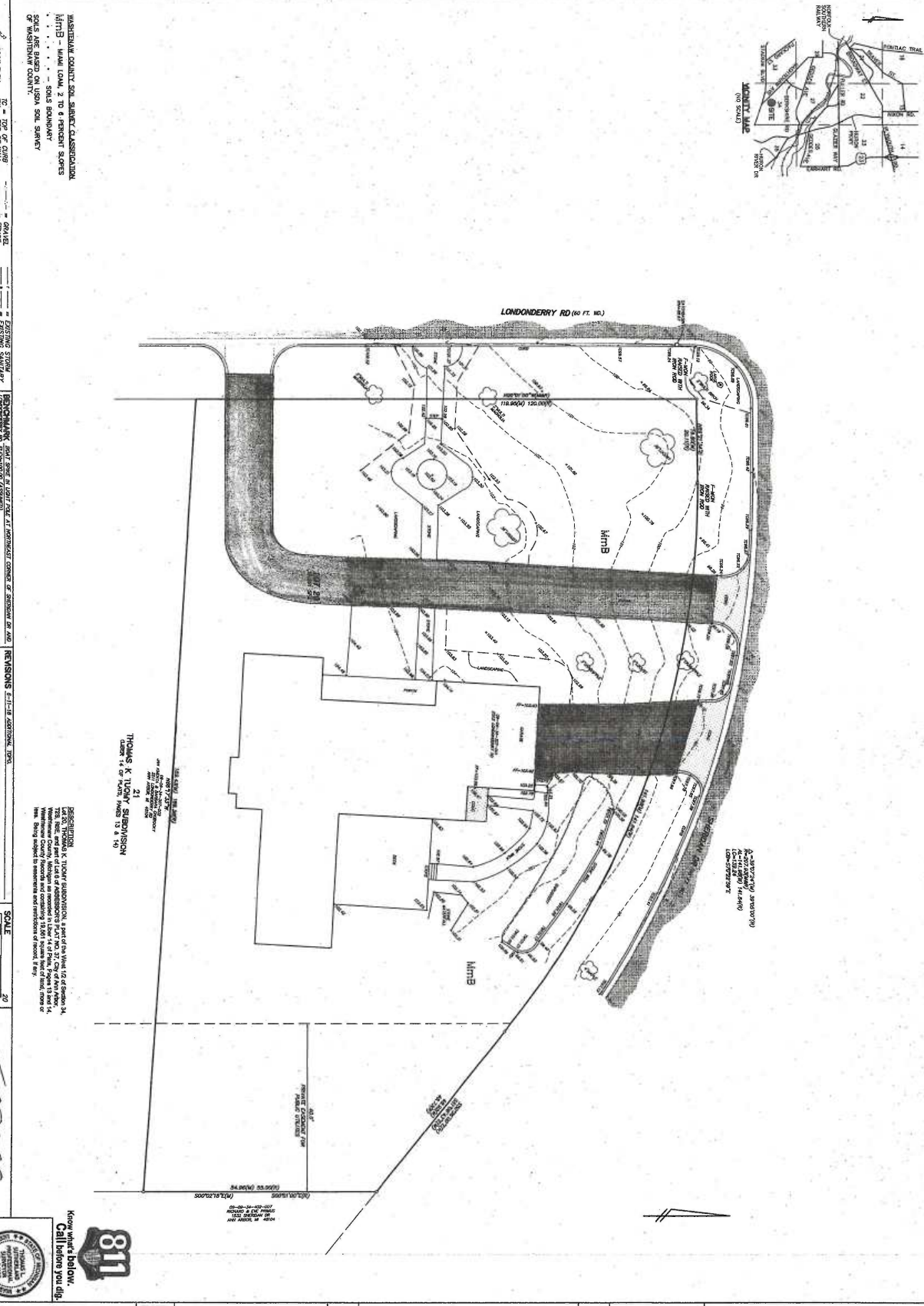
FIELD BOOK 649

FILE NO. 10498

WASHINGTON COUNTY SOIL SURVEY CLASSIFICATION
 MMB - MAIN LOCAL 2 TO 4 PERCENT SOILS
 SCS ARE BASED ON USDA SOIL SURVEY OF WASHINGTON COUNTY.

DESCRIPTION: X-TYPE IMPROVEMENT, PART OF MAIN LOCAL 2 TO 4 PERCENT SOILS, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR, MI. THIS, SHEET, AND PART OF ADJACENT SHEETS, SHEET 27, CITY OF ANN ARBOR, WASHINGTON COUNTY, MICHIGAN, AND PART OF ADJACENT SHEETS, SHEET 14, CITY OF ANN ARBOR, WASHINGTON COUNTY, MICHIGAN, SHOW THE LOCATION OF THE IMPROVEMENTS. THIS SHEET IS SUBJECT TO REVISIONS AND MODIFICATIONS OF RECORD IF ANY.

811
 Know what's below.
 Call before you dig.



SECTION	34	TOWN	2	SOUTH	RANGE	6	EAST
CITY OF ANN ARBOR WASHINGTON COUNTY • MICHIGAN							
DATE	5-3-18		JOB NO.	32415			
DWC NO.		415-10pp					
FIELD BOOK		649					
SHEET		1					
FILE NO.		10498					

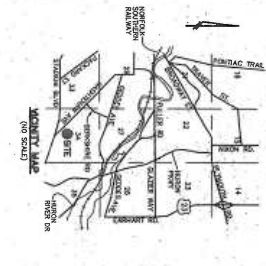
PROJECT
2505 LONDONDERRY RD
09-09-34-307-001

SHEET
EXISTING CONDITIONS

CLIENT
RANDY & KELLY ROSS
 2505 LONDONDERRY RD
 ANN ARBOR, MI 48104
 TEL 734-735-6221



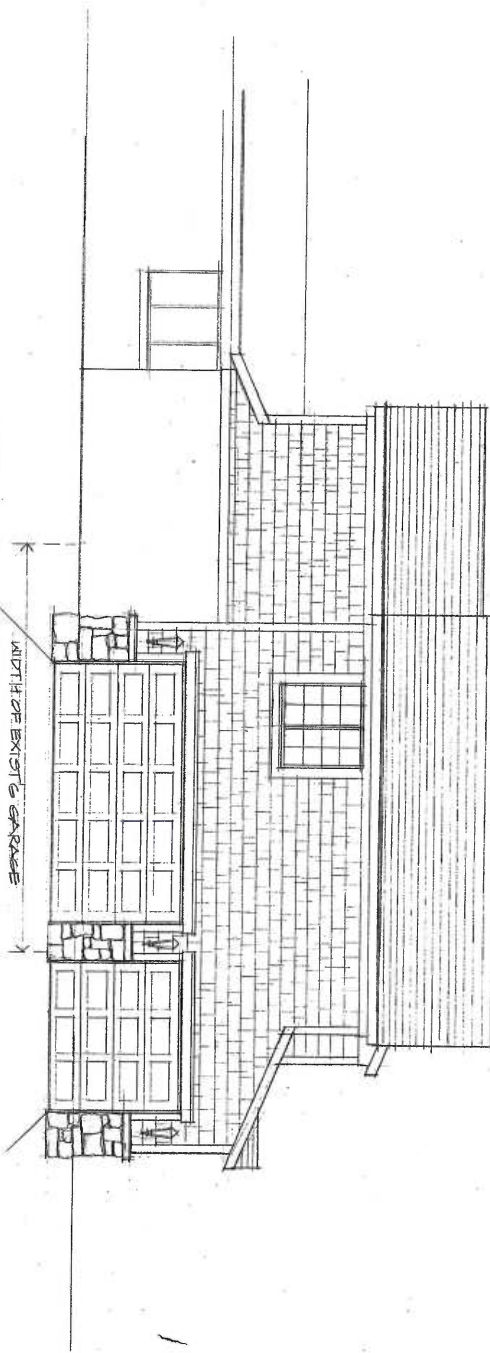
CHL ENGINEERS
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 LANDSCAPE ARCHITECTS
 3008 W. LIBERTY RD
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 ANN ARBOR, MI 48103
 TEL 734-761-8600
 FAX 734-761-8600
 WWW.WASHTENAWENGINEERING.COM



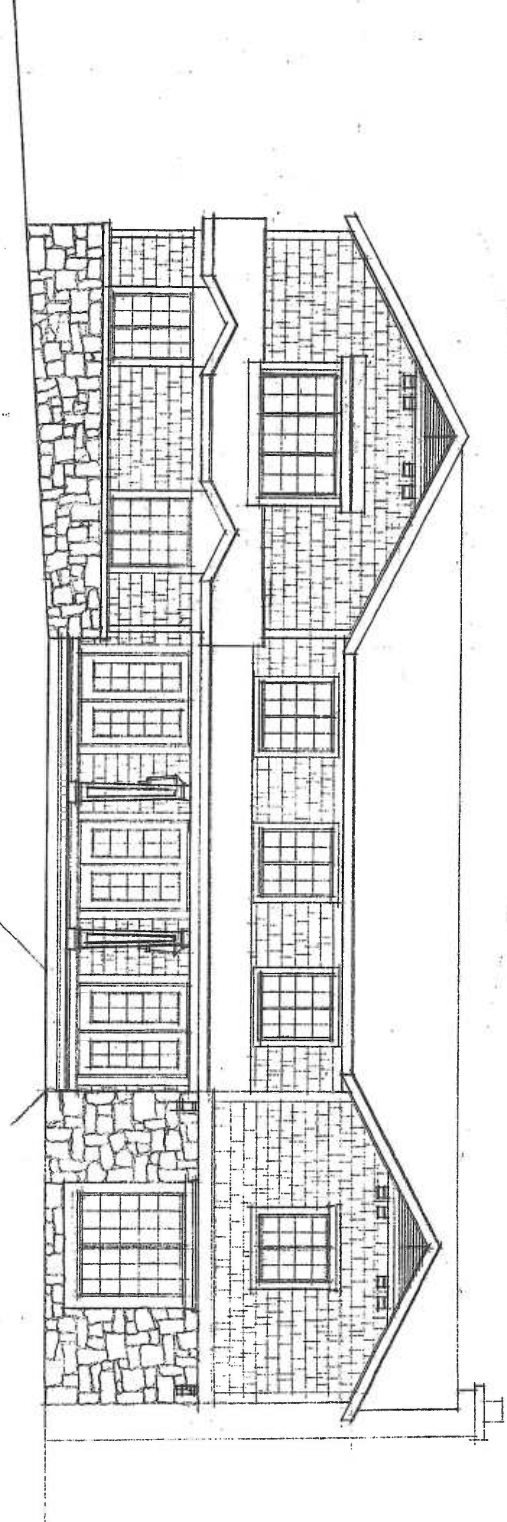
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

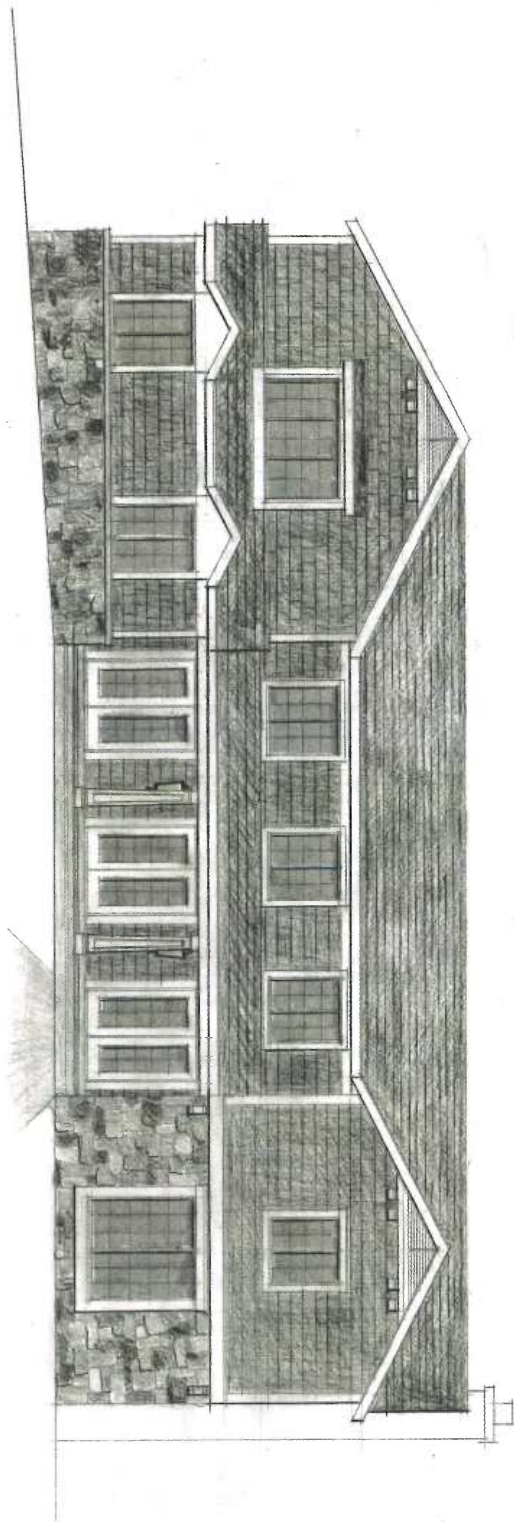
WIDTH OF EXISTING GARAGE

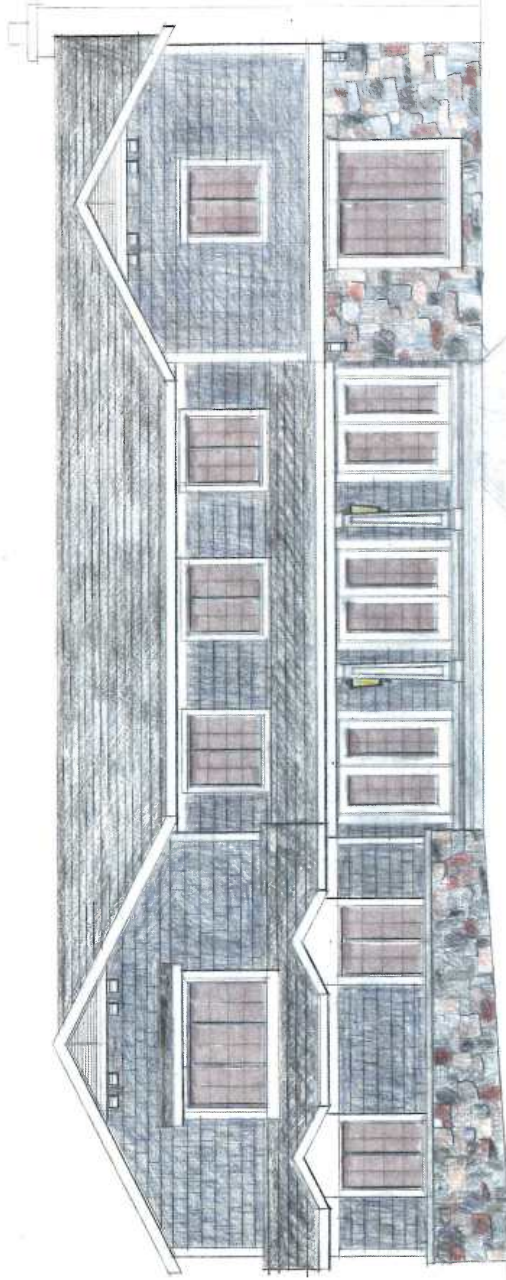


FRONT ELEVATION
28028 WINDONDRIFT

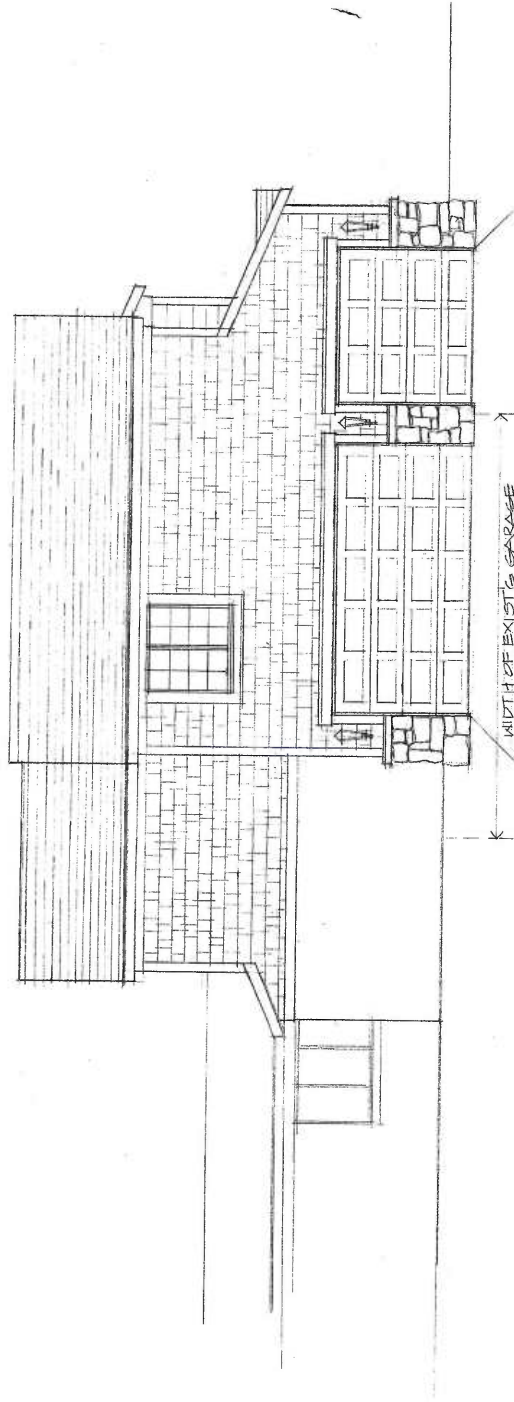


FRONT ELEVATION
2805 LINDENBURY

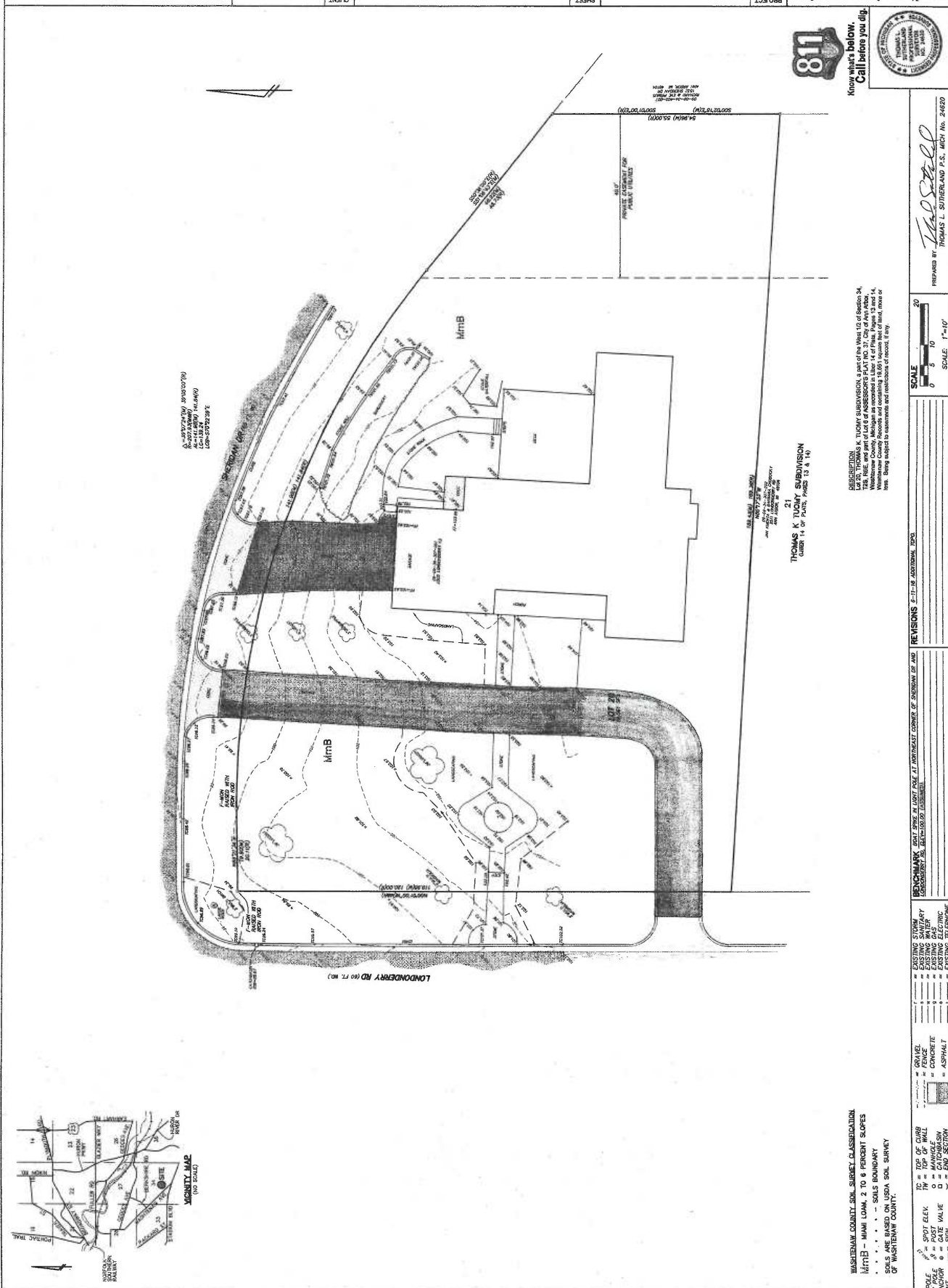




FRONT ELEVATION
2505 LONDERRY



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



WASHINGTON COUNTY SOIL SURVEY CLASSIFICATION
 MIMB - MIAMI LOAM, 2 TO 6 PERCENT SLOPES
 SOILS ARE BASED ON USDA SOIL SURVEY OF WASHINGTON COUNTY.

LEGEND:
 --- SPOT BLEK
 --- PAST
 --- UTILITY POLE
 --- CONCRETE
 --- ASPHALT
 --- END SECTION

REVISIONS:
 1 - 11-12-2018, ORIGINAL DWG.
 2 - 11-12-2018, CORRECTED CORNER OF DRIVEWAY OF AND REVISIONS BY: [Signature]

PREPARED BY: *Thomas L. Sullivan*
 THOMAS L. SULLIVAN P.S., MICH. NO. 24620

SCALE: 1" = 10'
 0 5 10 20

Know what's below.
 Call before you dig.
 811

DESCRIPTION: THIS SURVEY WAS MADE FOR THE CITY OF ANN ARBOR, WASHINGTON COUNTY, MICHIGAN, AND PART OF LOT 6 OF ASSOCIATED PLAT NO. 27, CITY OF ANN ARBOR, WASHINGTON COUNTY, MICHIGAN, AS RECORDED IN VOLUME 14 OF PLATS, PAGES 13 AND 14, OF THE PUBLIC RECORDS OF WASHINGTON COUNTY, MICHIGAN, AND PART OF LOT 6 OF ASSOCIATED PLAT NO. 27, CITY OF ANN ARBOR, WASHINGTON COUNTY, MICHIGAN, AS RECORDED IN VOLUME 14 OF PLATS, PAGES 13 AND 14, OF THE PUBLIC RECORDS OF WASHINGTON COUNTY, MICHIGAN. THIS SURVEY WAS MADE FOR THE CITY OF ANN ARBOR, WASHINGTON COUNTY, MICHIGAN, AND PART OF LOT 6 OF ASSOCIATED PLAT NO. 27, CITY OF ANN ARBOR, WASHINGTON COUNTY, MICHIGAN, AS RECORDED IN VOLUME 14 OF PLATS, PAGES 13 AND 14, OF THE PUBLIC RECORDS OF WASHINGTON COUNTY, MICHIGAN. THIS SURVEY WAS MADE FOR THE CITY OF ANN ARBOR, WASHINGTON COUNTY, MICHIGAN, AND PART OF LOT 6 OF ASSOCIATED PLAT NO. 27, CITY OF ANN ARBOR, WASHINGTON COUNTY, MICHIGAN, AS RECORDED IN VOLUME 14 OF PLATS, PAGES 13 AND 14, OF THE PUBLIC RECORDS OF WASHINGTON COUNTY, MICHIGAN.

SECTION 34 TOWN 2 SOUTH RANGE 6 EAST
 CITY OF ANN ARBOR
 WASHINGTON COUNTY - MICHIGAN
 JOB NO. 23415
 FILE NO. 649
 FILE NO. 10488
 SHEET 1

2505 LONDERY RD
 09-09-34-307-001

PROPOSED CONDITIONS

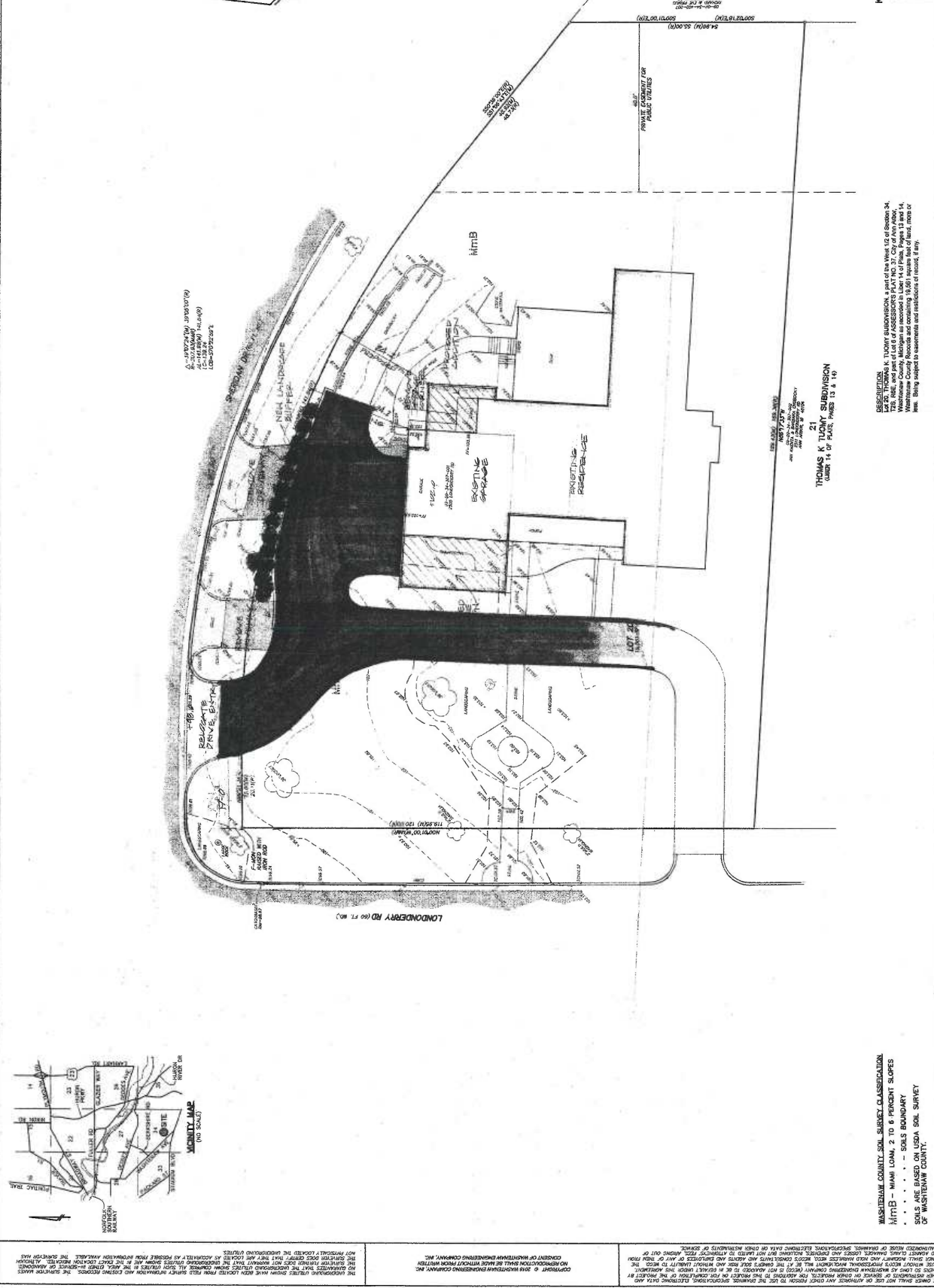
RANDY & KELLY ROSS
 2505 LONDERY RD
 ANN ARBOR, MI 48104
 TEL 734-735-6221



CLIENT
 CHIL ENGINEERS
 LANDSCAPE ARCHITECTS
 SURVEYORS & ENGINEERS
 2525 N. LIBERTY ST.
 ANN ARBOR, MI 48104
 TEL 734-761-8800
 FAX 734-761-8526
 WASHINGTONENGINEERING.COM



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DESCRIPTION: THIS IS A PROPOSED SITE PLAN FOR THE CONSTRUCTION OF A 25,000 SQ. FT. BLDG. WITH 100,000 GALLONS OF STORAGE TANKS. THE PROPOSED BLDG. IS TO BE LOCATED ON LOT 14 OF PARCELS 13 & 14, WESTERN COUNTY, MICHIGAN AS RECORDED IN LIBER 14 OF PLATS, PAGES 13 AND 14, OF THE PUBLIC RECORDS OF THE COUNTY OF WESTERN COUNTY, MICHIGAN. THE PROPOSED BLDG. IS TO BE LOCATED ON LOT 14 OF PARCELS 13 & 14, OF THE PUBLIC RECORDS OF THE COUNTY OF WESTERN COUNTY, MICHIGAN. THE PROPOSED BLDG. IS TO BE LOCATED ON LOT 14 OF PARCELS 13 & 14, OF THE PUBLIC RECORDS OF THE COUNTY OF WESTERN COUNTY, MICHIGAN. THE PROPOSED BLDG. IS TO BE LOCATED ON LOT 14 OF PARCELS 13 & 14, OF THE PUBLIC RECORDS OF THE COUNTY OF WESTERN COUNTY, MICHIGAN.

PREPARED BY: *Thomas L. Suttrick*
 THOMAS L. SUTTRICK P.E., MICH. NO. 24820

SCALE: 1" = 10'
 LEGEND:

	--- DRAIN
	--- EXISTING SANITARY
	--- EXISTING WATER
	--- EXISTING ELECTRIC
	--- EXISTING TELEPHONE
	--- TOP OF CURB
	--- TOP OF SEWAL
	--- MANHOLE
	--- GATE VALVE
	--- SOIL SECTION
	--- FROST ELEVATION
	--- POST
	--- UTILITY ANCHOR
	--- UTILITY PINPOINT



THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND INFORMATION PROVIDED TO THEM BY THE CLIENT. THE ENGINEER'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND INFORMATION PROVIDED TO THEM BY THE CLIENT. THE ENGINEER'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND INFORMATION PROVIDED TO THEM BY THE CLIENT.