

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT October 8, 2015

CITY PLANNING COMMISSION MEMBERS

Mayor Lydia L. Mihalik, Chairman
Service-Safety Director, Paul E. Schmelzer, P.E., P.S.
Jackie Schroeder
Dan DeArment
Dan Clinger

Matt Cordonnier, HRPC Director
Judy Scrimshaw, HRPC Staff
Matt Pickett, Fire Inspector
Brian Thomas, P.E., P.S., Engineer
Don Rasmussen, Law Director
Todd Richard, Zoning Inspector

City of Findlay City Planning Commission

Thursday, October 8, 2015 - 9:00 AM

COMMENTS

NEW ITEMS

1. APPLICATION FOR CONDITIONAL USE #CU-02-2015 filed by James Heck and Michael Gardner (Milstein, Jaffe & Goldman) 101 W. Sandusky St., Suite 201, Findlay, OH for proposed townhouses to be located on the first and second floor at 316 Dorney Plaza.

HRPC

General Information

This request is located off the west side of S. Main Street. It is zoned C-3 Downtown and all surrounding parcels are also zoned C-3. The property is located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as downtown.

Parcel History

This proposal was approved by FCPC on November 14, 2013.

Staff Analysis

The applicant is proposing to convert the building into three (3) two story residential townhouses.

In the C-3 Downtown zoning district residential uses are a Conditional Use and are limited to the upper floors of the commercial buildings. The BZA cannot grant a use variance so the applicant is asking Planning Commission for a waiver to allow the residential use to occupy the first floor of the building.

As stated above this item was approved back on November 14, 2013 and had to be resubmitted due to the lack of action on the project for more than 12 months.

ENGINEERING

No objections

FIRE PREVENTION

Inspections are ongoing

STAFF RECOMMENDATION

Staff recommends that FCPC **waive the Condition that residential uses cannot occupy the first floor of a building in C-3 Downtown district.**

CU-02-2015

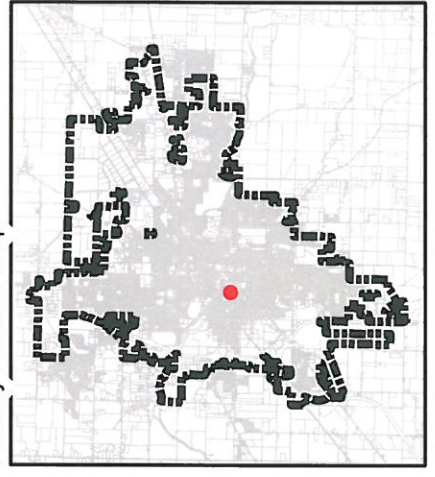
APPLICATION FOR CONDITIONAL

USE filed by James Heck
and Michael Gardner
(Milstein, Jaffe & Goldman) for
proposed townhouses to be
located on the first and second
floor at 316 Dorney Plaza.

Legend

-  316 Dorney Plaza
-  roadcenterlines_ft
-  Parcels
-  Findlay City

Findlay Locator Map



2. PETITION FOR ZONING AMENDMENT #ZA-11-2015 filed to rezone 301 & 305 E. Lima Street, Findlay from R-2 Single Family to M-2 Multiple Family High Density.

HRPC

General Information

This request is located on the south side of E. Lima Street just east of Maple Avenue. It is currently zoned R-2 Single Family Medium Density. All parcels to the east, west and south are also zoned R-2. To the north is zoned C-2 General Commercial. It is not within the 100 year flood plain. The Land Use Plan designates the area as Single Family Small Lot.

Parcel History

Staff Analysis

Both 301 and 305 E. Lima were zoned B Residential prior to the zoning code changes. 305 E. Lima was a legal duplex and according to Todd Richard it added a 3rd unit sometime in 1984 without a change of use permit. The owners wish to make the triplex legal by rezoning to multi-family rather than have to convert back to a two family unit.

301 E. Lima was also zoned B Residential in the old code. This did permit a duplex. It currently has 3 units according to the Auditor, 301 and 301 ½ E. Lima Street and 805 Maple Avenue. The only permits we could find were for an addition to 805 Maple issued in 1963. It appears that it was a two family dwelling at that time. 1982 is the first year it shows up as 3 units and there is no evidence of any permits to add the additional dwelling.

Because these are existing old homes in an established older neighborhood, requirements of the M-2 zoning like setbacks would be impossible to meet. Our main concern with these types of properties is the availability of off street parking.

305 E. Lima has a long driveway on the west side of the home that goes from Lima Street to the alley. There is a concrete pad area in the rear that could potentially hold up to 6 vehicles. Between the driveway and that pad there is more than ample room for the required 8 parking spaces.

301 E. Lima/805 Maple has a two car garage and room for 3 additional cars on the asphalt in front of the garage and extending north toward the home. We can see the potential for parking of 5 vehicles off street. A triplex requires 8 spaces per the code. Maple Avenue is narrow and allows parking on the west side of the street only. There is posted "no parking" on E. Lima in front of both of the homes in this request. I visited the site twice and Maple Street was always full of vehicles parked on the street. This is a prime example of why the off street parking is an issue in the older neighborhoods where homes have been converted to multi family.

I could only see two electric meters on the east side of the home. It looks like a third was removed. I confirmed with the owner that there are currently only two living units in the structure.

Staff Recommendation

HRPC Staff recommends that FCPC recommend **to Findlay City Council that 305 E. Lima be**

rezoned to M-2 Multiple Family High Density and that 301 E. Lima be rezoned to R-4 Two Family due to the inability to meet the parking standards of the M-2.

ENGINEERING

No Objections

FIRE PREVENTION

No comments

STAFF RECOMMENDATION

Staff recommends that FCPC recommend that Findlay City Council rezone 305 E. Lima to M-2 Multiple Family High Density and to rezone 301 E. Lima to R-4 Two Family.

ZA-11-2015

PETITION FOR ZONING AMENDMENT
filed to rezone 301 & 305 E. Lima Street,
Findlay from R-2 Single Family to
M-2 Multiple Family High Density.

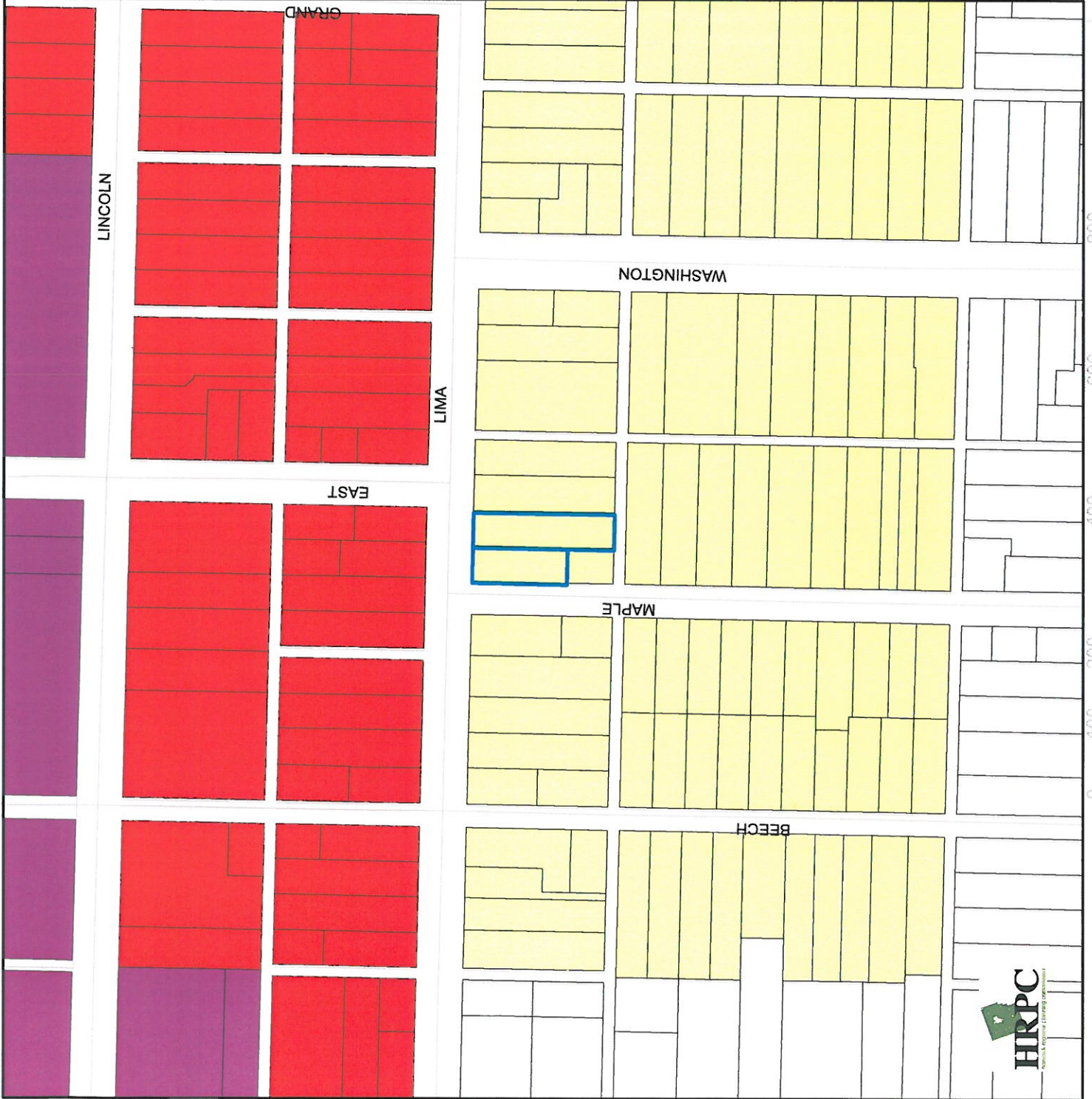
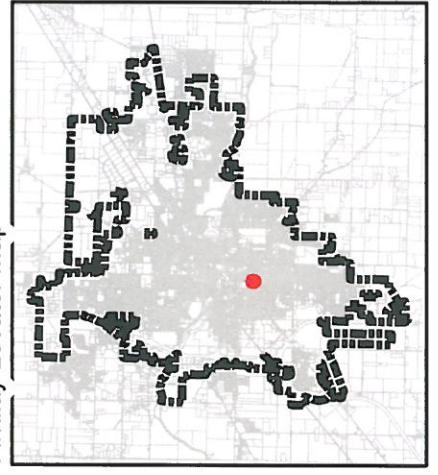
Legend

- 301 and 305 E Lima St
- roadcenterlines_ft
- Findlay City
- Parcels

Findlay Zoning District

- R1 - Single Family, Low Density
- R2 - Single Family, Medium Density
- C2 - General Commercial District
- C3 - Downtown Commercial District

Findlay Locator Map



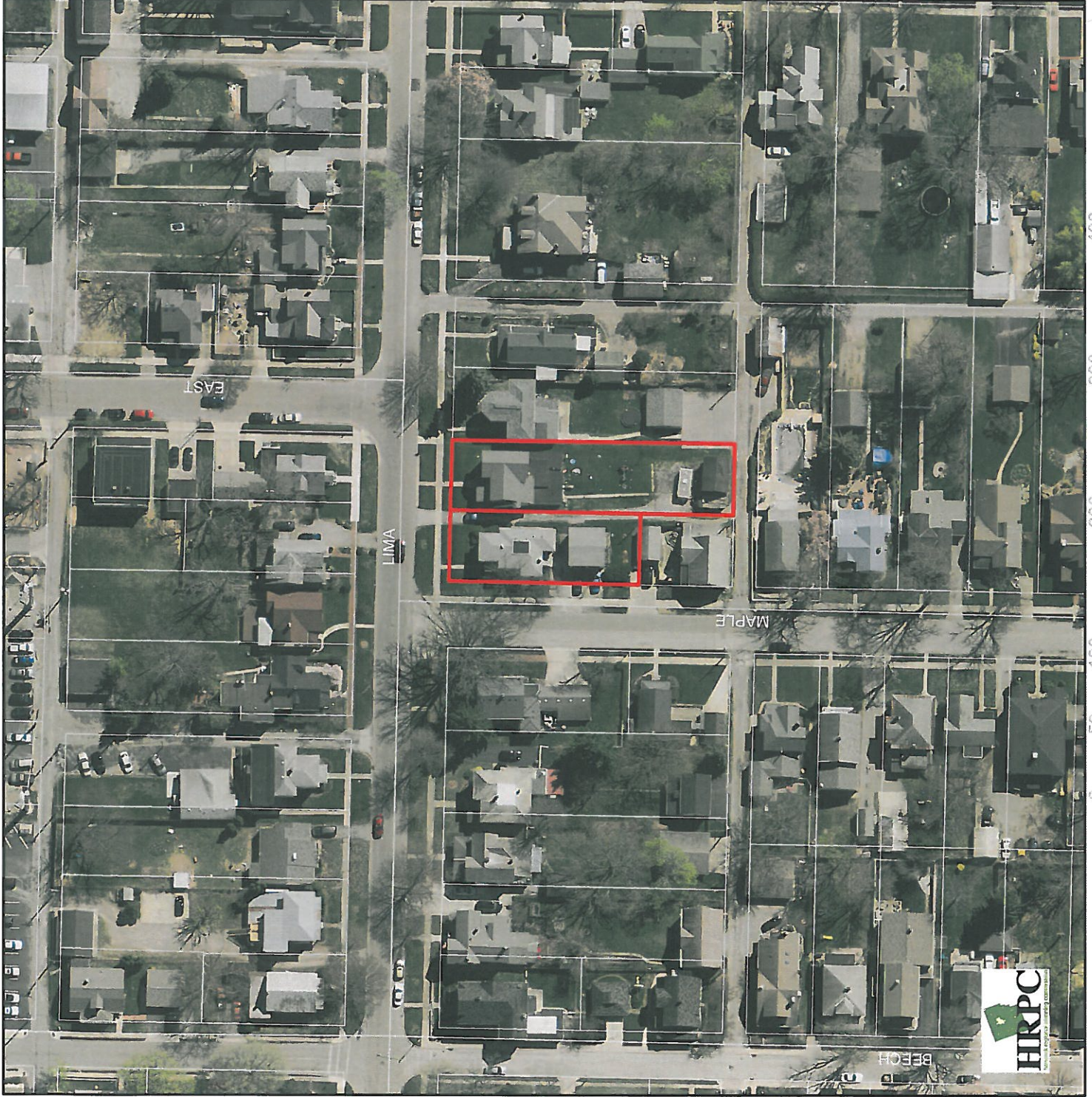
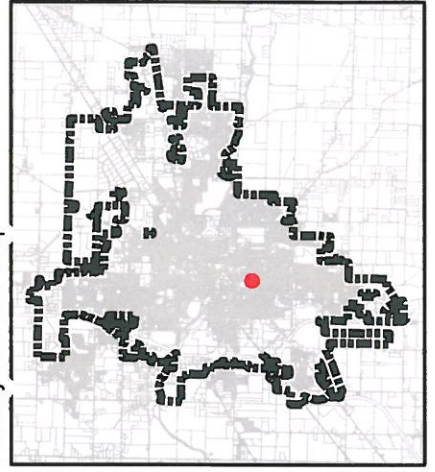
ZA-11-2015

PETITION FOR ZONING AMENDMENT
filed to rezone 301 & 305 E. Lima Street,
Findlay from R-2 Single Family to
M-2 Multiple Family High Density.

Legend

-  301 and 305 E Lima St
-  roadcenterlines_ft
-  Parcels
-  Findlay City

Findlay Locator Map



3. PETITION FOR ZONING AMENDMENT #ZA-12-2015 filed to rezone 601 N. Main Street, Findlay from C-2 General Commercial to R-4 Two Family Residential.

HRPC

General Information

This request is located on the east side of N. Main Street directly across from the intersection of Defiance Avenue. It is zoned C-2 General Commercial and all abutting property is also zoned C-2. It is not located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

Parcel History

This building has historically had a business on the first floor and a residence on the second. (location of a retail health food store and tattoo parlor in recent times)

Staff Analysis

The Main Street frontage was originally zoned as Commercial when zoning was initially adopted. When formulating the Land Use Plan, much of it was designated as being residential or a local commercial district. Much of the frontage is residential in nature whether single family or converted multi family. We recently rezoned a home in the 700 block that strictly wanted to go back to a single family home. The commercial zoning districts impose greater setbacks and such and make it difficult to do additions etc. plus the residential uses are then technically non-conforming uses.

This particular property is conducive to the R-4 zoning because there is already an upstairs unit and conversion of the bottom floor to residential would be fairly easy. There is ample parking in a lot to the rear of the building.

The property immediately north at 605 N. Main is listed on the Auditor's website as a two family unit as well so it is not the only property here that is residential.

The owner will need to obtain a change of use permit from the zoning department to legally establish his duplex once the zoning is approved.

Staff Recommendation

HRPC Staff recommends that FCPC recommend **approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-12-2015 filed to rezone 601 N. Main Street, Findlay from C-2 General Commercial to R-4 Two Family Residential.**

ENGINEERING

No objections

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-12-2015 filed to rezone 601 N. Main Street, Findlay from C-2 General Commercial to R-4 Two Family Residential.**

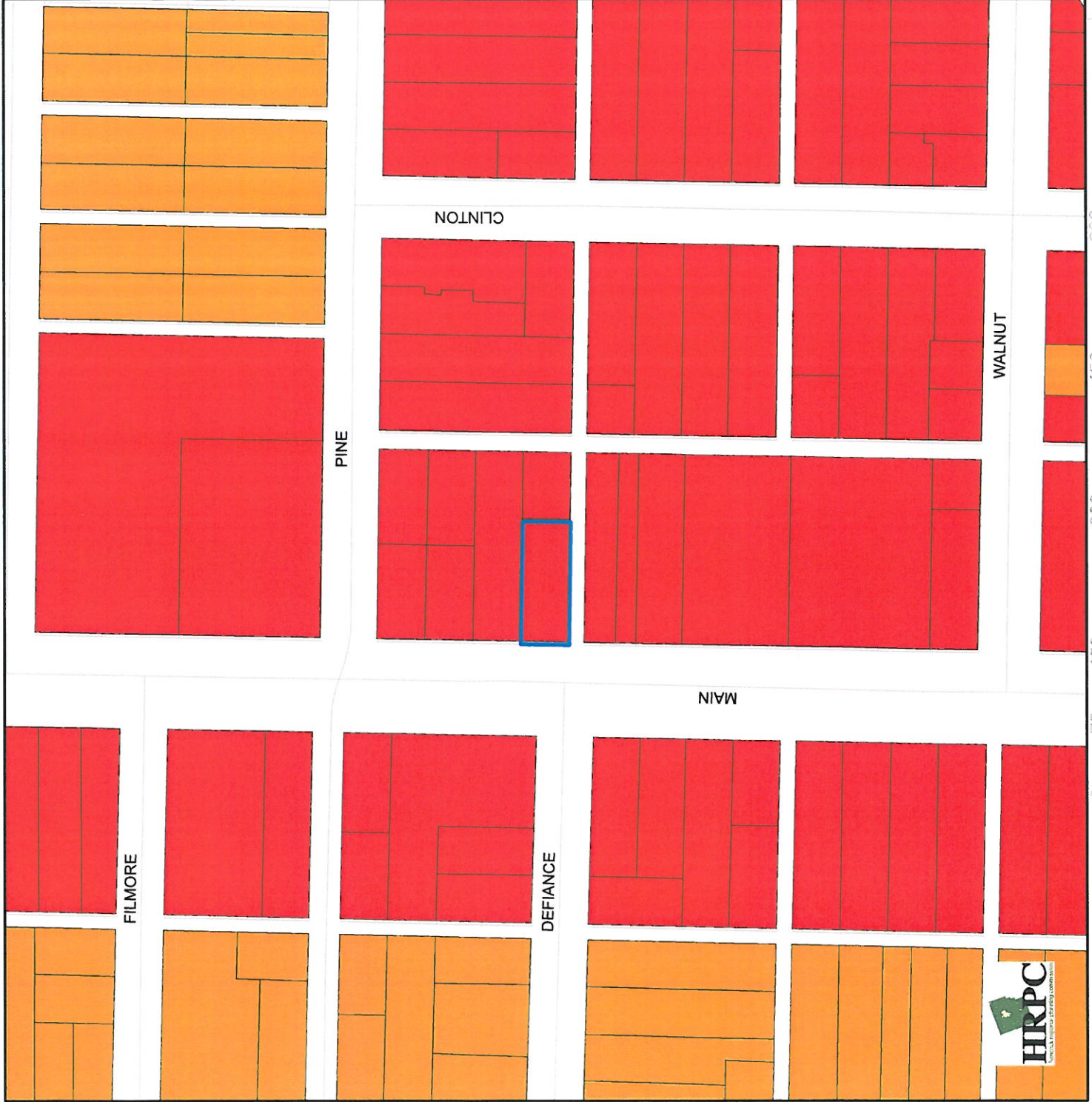
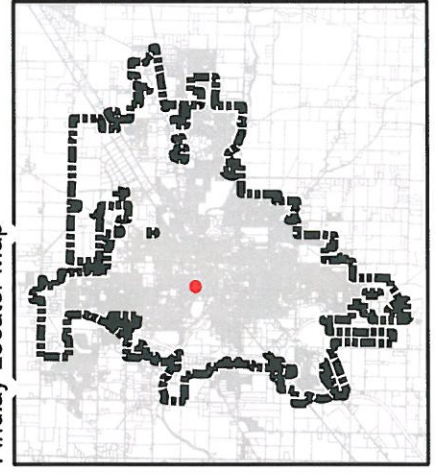
ZA-12-2015

PETITION FOR ZONING AMENDMENT
filed to rezone 601 N. Main Street,
Findlay from C-2 General Commercial to
R-4 Two Family Residential.

Legend

- 601 N Main St
- roadcenterlines_ft
- Findlay City
- Parcels
- Findlay Zoning District
- R3 - Single Family, High Density
- C2 - General Commercial District

Findlay Locator Map



ZA-12-2015

PETITION FOR ZONING AMENDMENT
filed to rezone 601 N. Main Street,
Findlay from C-2 General Commercial to
R-4 Two Family Residential.

Legend



601 N Main St

roadcenterlines_ft

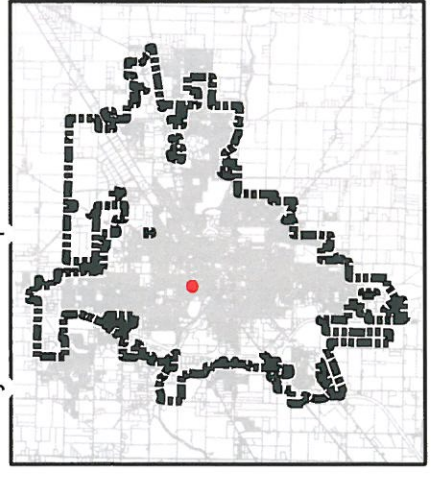
Parcels



Findlay City



Findlay Locator Map



4. SITE PLAN APPLICATION #SP-21-2015 filed by W. Lima Street Properties, LLC, 814 W. Lima Street, Findlay for proposed 60,000 square foot warehouse building to be located at 920 W. Lima Street.

HRPC

General Information

This site is located on the north side of W. Lima Street west of Western Avenue. It is zoned I-2 General Industrial. All surrounding parcels are also zoned I-2. It is not within the 100 year flood plain. The Land Use Plan designates the area as Industrial.

Parcel History

Vacant ground

Staff Analysis

The applicants are proposing to construct a 60,000 square foot warehouse with a small office. The dock area will be on the south side (front) and will be accessed by W. Lima Street.

All setbacks are met. (50' front, 30' side and 30' rear) The height of the building appears to only be about 19' at the tallest point. This is well below the 60' maximum. There are no architectural standards for industrial uses.

Parking is provided in a lot on the south side of W. Lima across from the building immediately east of the proposed warehouse. According to the calculations submitted by the applicant the largest shift working at the entire facility is 40 people requiring 44 parking spaces. The south lot can accommodate 144 cars.

Staff Recommendation

HRPC Staff recommends approval of the site plan.

ENGINEERING

Access – Access for the site will be from Lima Street. The existing pavement in front of the proposed warehouse is approximately 15 feet wide. We would recommend that the existing pavement be improved to match the existing pavement to the east of the site. The limits of the improvement would be from the east property line west approximately 467 feet to the location where the rest of the right-of-way has been vacated.

Water & Sanitary Sewer – Sanitary service will be provided by a grinder pump that will discharge into a private sanitary manhole located behind 818 West Lima Street. If production is going to be done in the warehouse, an oil/water separator may be required on the sanitary service.

The water service is shown coming off of the existing 6 inch waterline along the north side of Lima Street. The existing fire hydrant located just west of the proposed addition is a 4" valve hydrant and will need to be replaced with a 5-1/4" valve hydrant. The domestic water service and meter needs to be relocated so that it is located in a grass area within the right-of-way.

Stormwater Management – Based upon the design calculations submitted, the proposed detention basin meets the City requirements. The ditch located along the east property line is currently going through the petition process to be cleaned. It will be difficult to clean the ditch on this site once the proposed warehouse and connector building is constructed. We would recommend that

the owner clean the ditch now before the proposed building is constructed.

Sidewalks – There are no existing sidewalks and the property is zoned industrial.

Recommendations: Conditional approval of the plan subject to:

- The existing pavement in front of the site be improved to match the existing pavement to the east of the site
- The addition of an oil/water separator to the sanitary sewer service (if needed)
- The existing fire hydrant on the north side of Lime Street and west of the proposed warehouse be replaced
- The domestic water service and meter be moved so that it is located in a grass area within the right-of-way
- The existing ditch along the east property line be cleaned before the proposed warehouse is constructed.

The following permits may be required prior to construction:

- An approved Stormwater Pollution Prevention Plan
- Water permits
- Sanitary permits
- Storm permit

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department.

Fire Department Connection (FDC) shall be 5” Storz with a 30 degree elbow. The FDC shall be determined by FFD to maintain close proximity of the existing fire hydrant on W. Lima St. An exterior horn/strobe shall be placed above the FDC working on water flow only. The area in front of the FDC shall be kept clear.

Gas and/or electrical meters within the driving surface shall have crash protection.

A Knox Box will be required for this structure.

STAFF RECOMMENDATION

Staff recommends that FCPC approve SITE PLAN APPLICATION #SP-21-2015 for a proposed 60,000 square foot warehouse building to be located at 920 W. Lima Street subject to the following conditions:

- **The existing pavement in front of the site be improved to match the existing pavement to the east of the site (ENG)**
- **The addition of an oil/water separator to the sanitary sewer service (if needed) (ENG)**
- **The existing fire hydrant on the north side of Lima Street and west of the proposed warehouse be replaced (ENG)**

- **The domestic water service and meter be moved so that it is located in a grass area within the right-of-way (ENG)**
- **The existing ditch along the east property line be cleaned before the proposed warehouse is constructed. (ENG)**
- **Apply for all necessary permits with the Wood County building Department (FIRE)**
- **Fire Department Connection (FDC) shall be 5” Storz with a 30 degree elbow. The FDC shall be determined by FFD to maintain close proximity of the existing fire hydrant on W. Lima St. An exterior horn/strobe shall be placed above the FDC working on water flow only. The area in front of the FDC shall be kept clear. (FIRE)**
- **Gas and/or electrical meters within the driving surface shall have crash protection. (FIRE)**
- **A Knox Box will be required for this structure. (FIRE)**

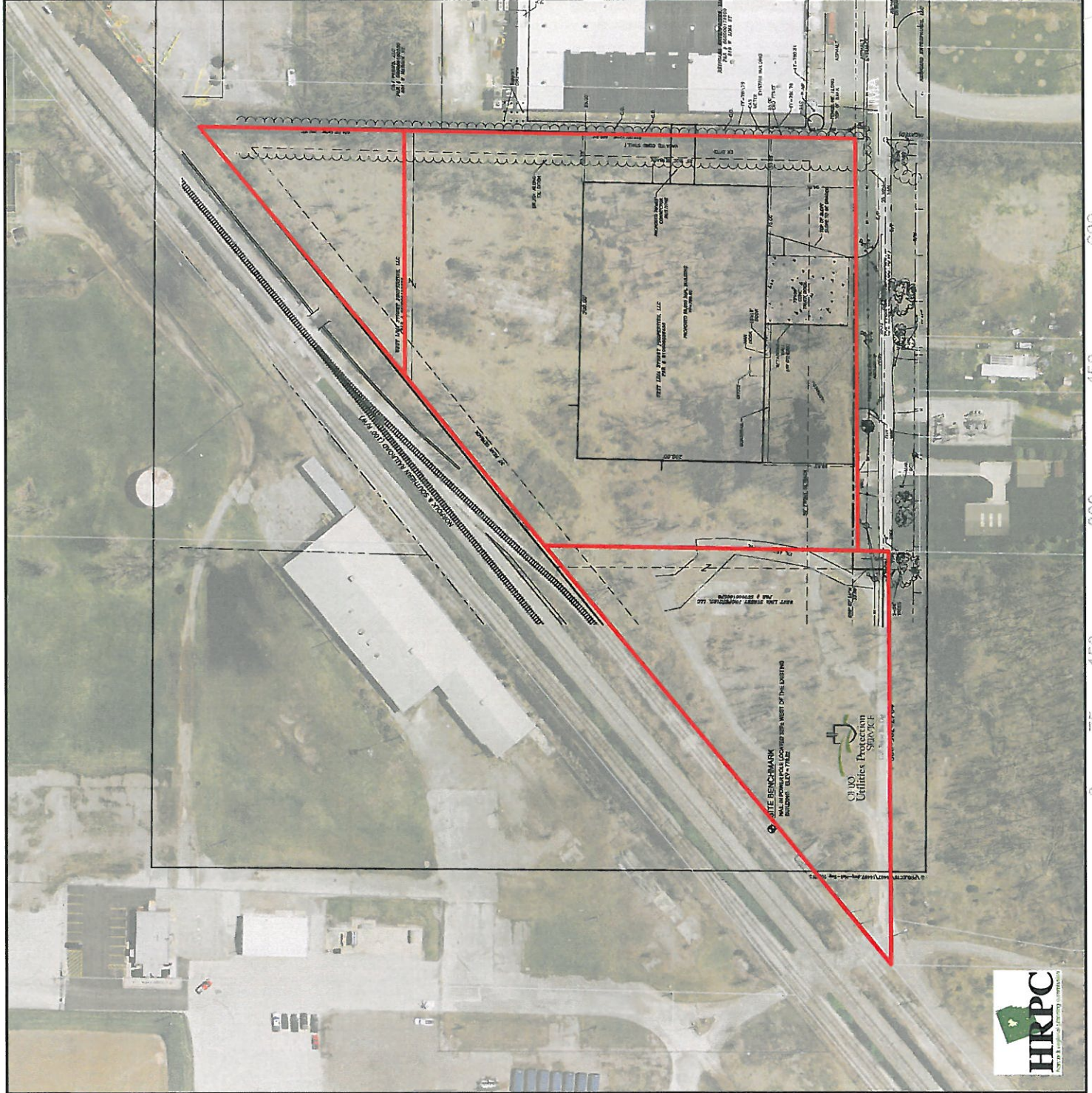
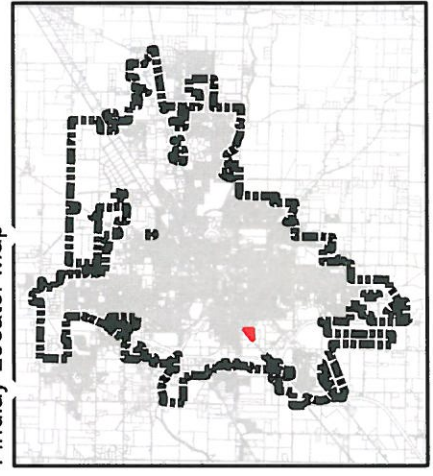
SP-21-2015

SITE PLAN APPLICATION
filed by W. Lima Street Properties, LLC
for proposed 60,000 square foot
warehouse building to be located
at 920 W. Lima Street.

Legend

-  920 W Lima St
-  roadcenterlines_ft
-  Parcels
-  Findlay City

Findlay Locator Map



5. SITE PLAN APPLICATION #SP-22-2015 filed by Sink's Florists, Inc., 2700 N. Main Street, Findlay for a new greenhouse and garage/office/work area addition.

HRPC

General Information

This property in this request is located on the west side of N. Main Street north of Northview Drive. The property is zoned C-2 General Commercial and land to the north and west is also zoned C-2. The land to the east is zoned C-2 and C-1. To the south is zoned R-2 Single Family Medium Density. It is not located within the 100 year flood plain. The Land Use Plan designates the area as Neighborhood Commercial.

Parcel History

None

Staff Analysis

The applicants are requesting to construct an attached garage/office and a free standing greenhouse at their existing location.

The setbacks in the C-2 General Commercial district are currently 50' front, 15' sides unless adjacent to a residential use this is increased to 60' and the rear is 30' unless adjacent to a residential use then it is also increased to 60'. The proposed changes to the zoning code would amend the setbacks in C-2 to be 30' in the front and rear and 15' on the side unless abutting residential when it is 25'. We are basing the review of this site plan on the proposed setbacks provided Planning Commission has no objections.

Because the property is on a corner, it has two front yards. The setback is 30' on the Northview and Main Street sides. With two street frontages the applicant can pick which one he wants as the side or rear. In this instance they are using the north side as the side yard of 15' which abuts another commercial use. This side is the location of the new greenhouse which will set on the required setback line. The west side is considered the rear yard and abuts a residence so it must have a 30' setback. The setback on this side has been mislabeled at 25'. The building will encroach into the rear setback and the applicant has applied to BZA for a variance on that. The case will be heard this evening.

If the square footage of the existing building and the garage/office/work area are all combined there is a total of about 2190 square feet. (We did not include the greenhouses in the mix as we didn't really consider them as work space.) This only requires 6 parking spaces and the applicant has 11 on the plan. They show an additional 2 in front of the garage doors which we would assume would be for work vehicles only so we didn't count them in the calculation.

The elevation plan shows new vinyl siding to be applied to the existing structure and matched on the new addition. Landscaping is shown on the plan. The west side of the structure abuts a residence and requires screening. There are multiple trees shown in the grassy area on this side and it appears that multiple shrubs abut the new addition and greenhouse there also. There is no table to indicate the type of plantings. Staff would like a list provided of species and heights.

Staff Recommendation

HRPC Staff recommends approval of SITE PLAN APPLICATION #SP-22-2015 filed by Sink's

Florists, Inc., 2700 N. Main Street, Findlay for a new greenhouse and garage/office/work area addition subject to the following conditions:

- Approval of CPC to use the proposed C-2 zoning setbacks
- Approval of variance for the west side encroachment of the building
- Submission of landscaping details

ENGINEERING

Access – The site currently has two (2) drives off of Main Street and one (1) drive off of Northview Avenue. The existing drive on Northview Avenue is currently 38 feet wide and is located close to the intersection. We would recommend relocating and narrowing the drive. A 24 foot wide drive located in line with the proposed garage door would get the vehicles further from the intersection while still allowing easy access to the addition.

Water & Sanitary Sewer – No new water or sanitary sewer connections are shown. We are assuming that any sanitary or water lines that will be used for the additions will be extended from the existing building.

Stormwater Management – The proposed additions are being placed in locations that are currently paved. Since no additional runoff will result from the proposed development, no additional Stormwater detention is required.

Sidewalks – There are existing sidewalks on Main Street. None of the properties on the north side of Northview Avenue currently have sidewalks. The eastern half of the properties on the south side of Northview Avenue currently have sidewalks.

Recommendations: Conditional approval of the plan subject to the drive on Northview Avenue being narrowed to 24 feet and moved further away from the intersection so that it lines up with the proposed garage door.

The following permits may be required prior to construction:

- Storm permit
- Curb permit and bond

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department.

Gas and/or electrical meters within the driving surface shall have crash protection.

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-22-2015** filed by Sink's Florists, Inc., 2700 N. Main Street, Findlay for a new greenhouse and garage/office/work area addition subject to the following conditions:

- **Approval of CPC to use the proposed C-2 zoning setbacks (HRPC)**
- **Approval of variance for the west side encroachment of the building (HRPC)**
- **Submission of landscaping details (HRPC)**
- **The drive on Northview Avenue being narrowed to 24 feet and moved further away**

- from the intersection so that it lines up with the proposed garage door. (ENG)
- Apply for all necessary permits with Wood County Building Department (FIRE)
 - Gas and/or electrical meters within the driving surface shall have crash protection. (FIRE)

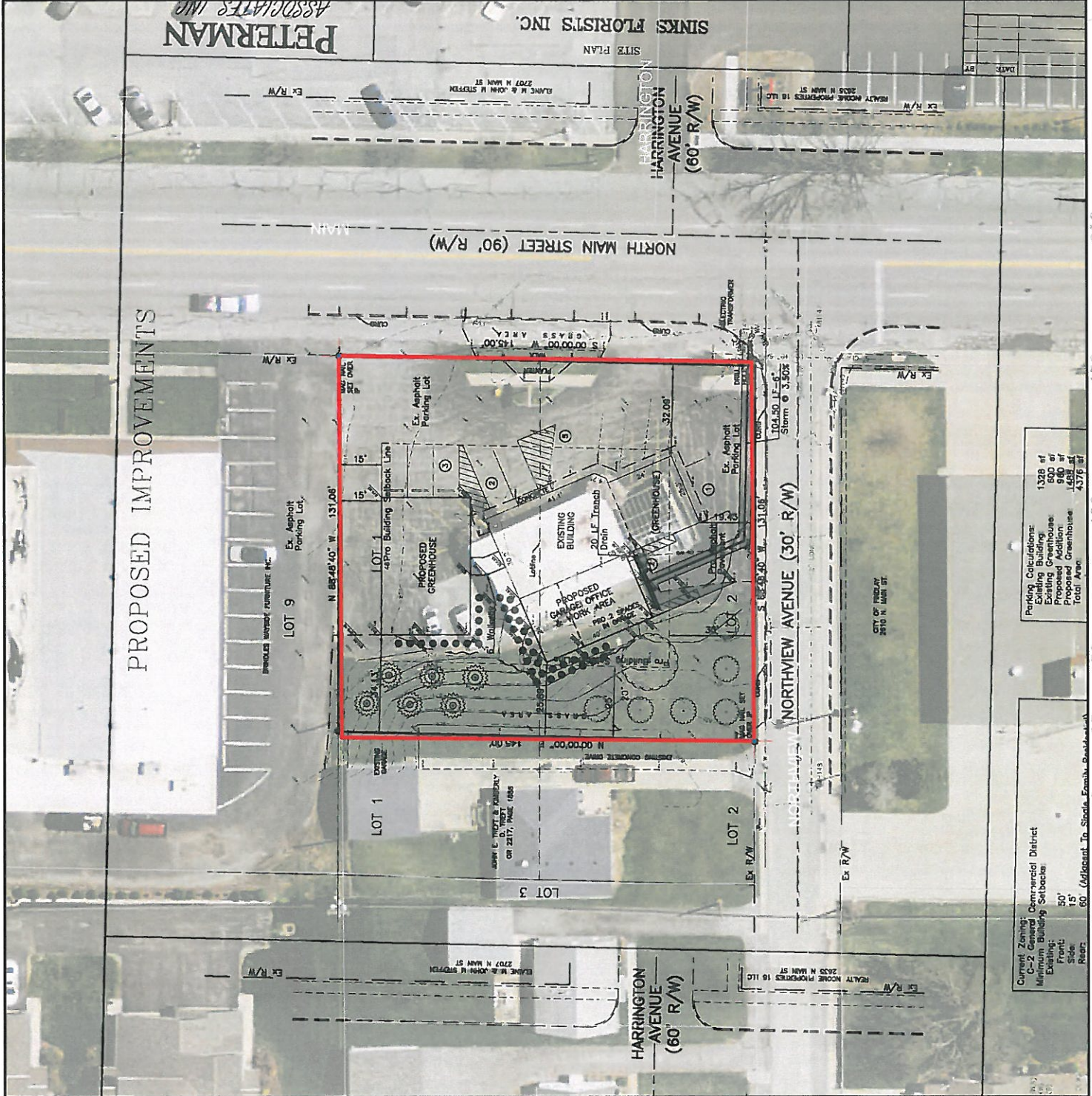
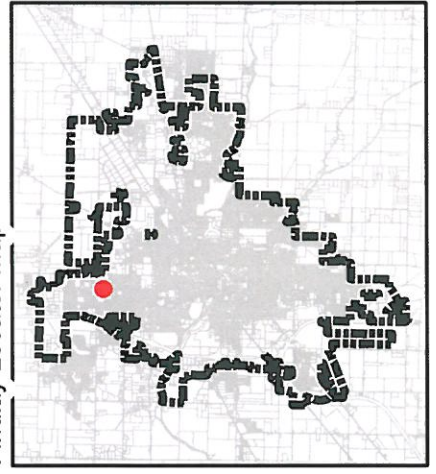
SP-22-2015

SITE PLAN APPLICATION
 filed by Sink's Florists, Inc.,
 2700 N. Main Street, Findlay for
 a new greenhouse and garage/
 office/work area addition.

Legend

-  2700 N Main St
-  roadcenterlines_ft
-  Parcels
-  Findlay City

Findlay Locator Map



PROPOSED IMPROVEMENTS

Parking Calculations:

Existing Greenhouse	1328 sf
Proposed Greenhouse	940 sf
Proposed Greenhouse	4688 sf
Total Area	4376 sf

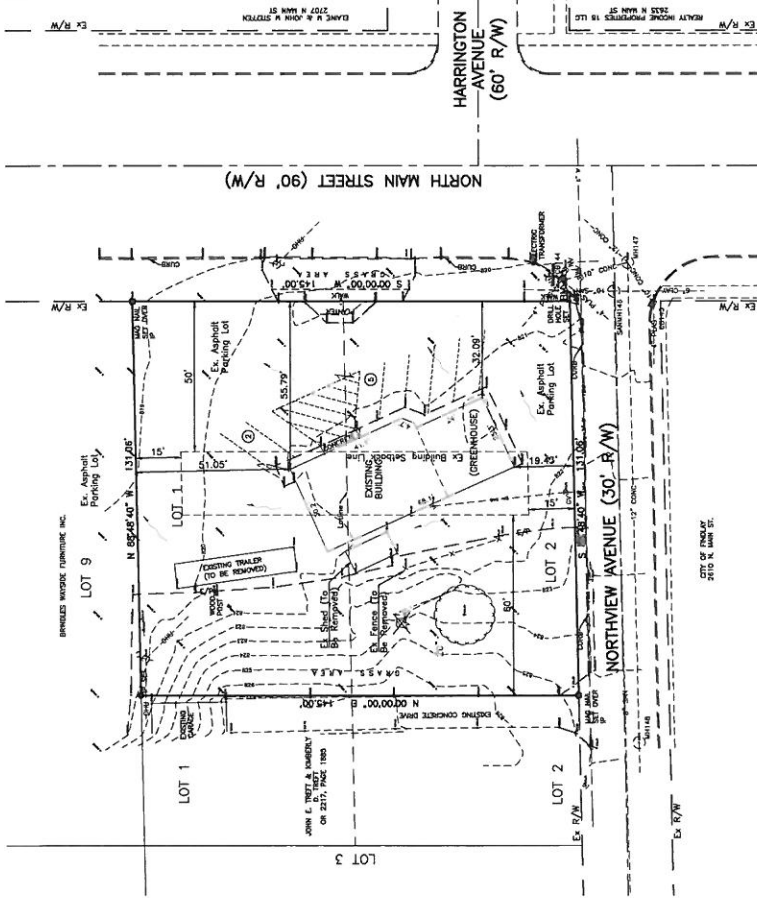
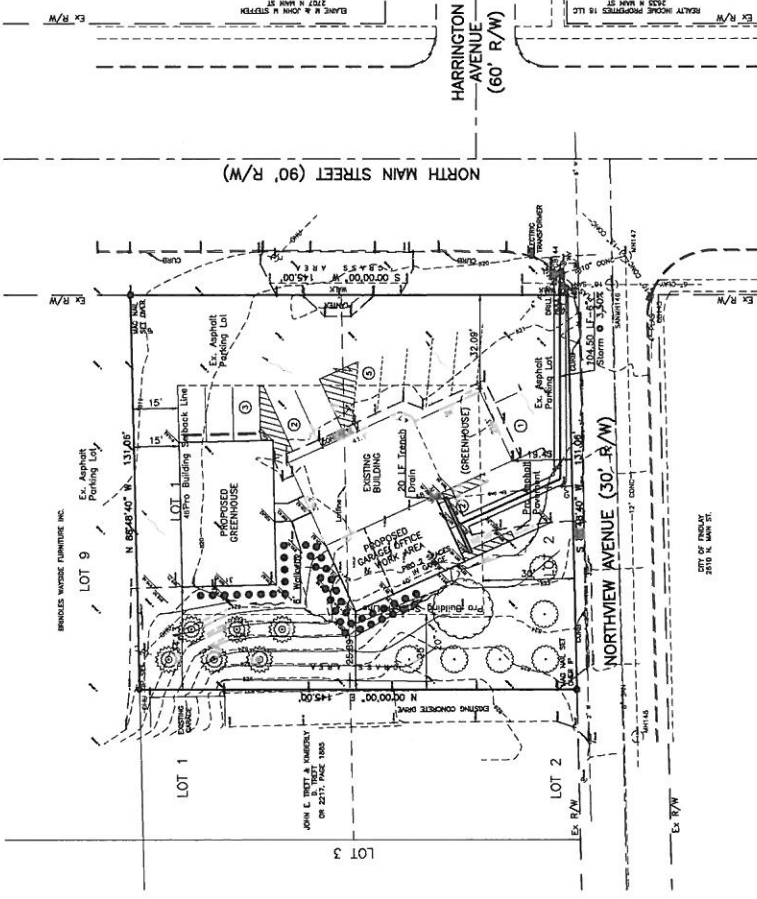
Current Zoning: Commercial District

Min. Lot Area	50'
Min. Building Setback:	50'
Front	15'
Side	15'
Rear	60' (Adjacent To Street, Exceeds Backset)



PROPOSED IMPROVEMENTS

EXISTING CONDITIONS



PETERMAN ASSOCIATES, INC.
ARCHITECTS - ENGINEERS - INSPECTORS - SURVEYORS
10000 W. 12th Street, Suite 100
Overland Park, KS 66211
Tel: (913) 241-1000

SINKS FLORISTS INC.
SITE PLAN
R/W PART OF LOTS 1, 2, & 3 OF FISHER ADDITION
CITY OF FINDLAY, STATE OF OHIO

SCALE	DATE	BY
DATE	DATE	DATE
DATE	DATE	DATE
DATE	DATE	DATE

North Arrow

Sheet Mark (1):
Spill Hole Set in Concrete At The
Southeast Corner Of Lot 2.
Elevation = 818.88

Sheet Mark (2):
Cover Hole For Pit At The
Northwest Corner Of Lot 1.
Elevation = 818.88

Parking Calculations:

Existing Greenhouse:	1328 sf
Proposed Greenhouse:	600 sf
Total Area:	1928 sf
Required Parking:	4378 sf
1 Space per 375 sf Floor Area	
Proposed Parking:	12 Spaces
15 Spaces	

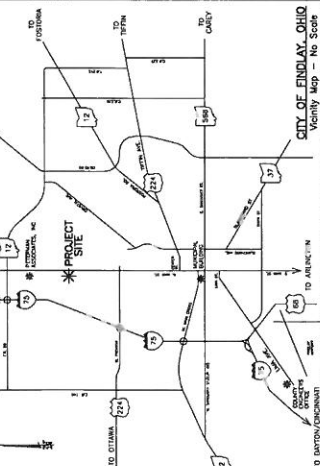
Current Zoning: Commercial District

Minimum Building Setbacks:

Front:	50'
Rear:	15'
Side:	60' (Adjacent To Single Family Residential)
Front:	30'
Side:	15'
Rear:	30' (25' Shown Per Variance)

Survey Data:

Station	1+00.00
Station	1+10.00
Station	1+20.00
Station	1+30.00
Station	1+40.00
Station	1+50.00
Station	1+60.00
Station	1+70.00
Station	1+80.00
Station	1+90.00
Station	2+00.00



NO ARCHITECTURAL OR ENGINEERING DRAWINGS SHALL BE PROVIDED WITH A PARTIAL SET OF PLANS FOR EITHER BIDDING OR CONSTRUCTION PURPOSES WITHOUT FIRST TAKING AMPLE TIME TO REVIEW A COMPLETE SET IN ORDER TO DETERMINE FOR THEMSELVES THE INFORMATION AND DOCUMENTATION THEY WISH TO HAVE COPIED. THERE ARE MANY CROSS REFERENCES IN A SET OF CONSTRUCTION DOCUMENTS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR FORMAL CLARIFICATION. SUBCONTRACTORS ARE RESPONSIBLE FOR BIDDING AND CONSTRUCTION IN ACCORDANCE WITH THE COMPLETE CONSTRUCTION DOCUMENTS. NOT SPECIFIC SHEET. ONLY HAVING A PARTIAL SET OF DRAWINGS SHALL NOT BE ACCEPTED AS AN EXCUSE FOR DELAY OR INCOMPLETE WORK.

CITY OF FINDLAY, OHIO
1000 W. MAIN ST.
FINDLAY, OHIO 45834

6. SITE PLAN APPLICATION #SP-23-2015 filed by Frick Family, LLC, 228 Byers Road, Suite 100, Miamisburg, OH for a maintenance bay addition to Flag City Auto Sales located at 1500 W. Main Cross, Findlay, OH.

HRPC

General Information

This site is located on the north side of W. Main Cross Street just west of the I-75 interchange. It is zoned C-2 General Commercial. All abutting properties are also zoned C-2. The City of Findlay Land Use Plan designates the area as Neighborhood Commercial. The property is not located within the 100 year flood plain.

Parcel History

None

Staff Analysis

The applicants are proposing to add a service/maintenance bay to the north side of the building. This will be accessory to the auto sales. The applicant buys vehicles at auction and often needs to make repairs prior to putting on the lot for sale. It is not intended to be a general service business.

Access to the property is from the rear of the site and will remain as such.

The addition is well within the 45' setback area. The height is slightly over 16' which is about 4' higher than the existing building. The maximum height in the C-2 district is 60'.

Exterior wall finishes will compliment/match the existing building.

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-23-2015 for a maintenance bay addition to Flag City Auto Sales located at 1500 W. Main Cross, Findlay, OH.**

ENGINEERING

Access – Access for the site will remain unchanged.

Water & Sanitary Sewer – No new water or sanitary sewer connections are shown. We are assuming that any sanitary or water lines that will be used for the additions will be extended from the existing building.

Stormwater Management – The proposed addition is being placed in a location that is currently paved. Since no additional runoff will result from the proposed development, no additional Stormwater detention is required.

Sidewalks – There are no existing sidewalks on the site or any of the properties in the area.

Recommendations: Approval of the plan.

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department.

Gas and/or electrical meters within the driving surface shall have crash protection.

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-23-2015 for a maintenance bay addition to Flag City Auto Sales located at 1500 W. Main Cross, Findlay, OH subject to the following conditions:**

- **Apply for all necessary permits with Wood County Building Department.**
- **Gas and/or electrical meters within the driving surface shall have crash protection.**

SP-23-2015

SITE PLAN APPLICATION
filed by Frick Family, LLC, for a
maintenance bay addition to
Flag City Auto Sales located at
1500 W. Main Cross, Findlay, OH.

Legend



1500 W Main Cross Street



roadcenterlines_ft

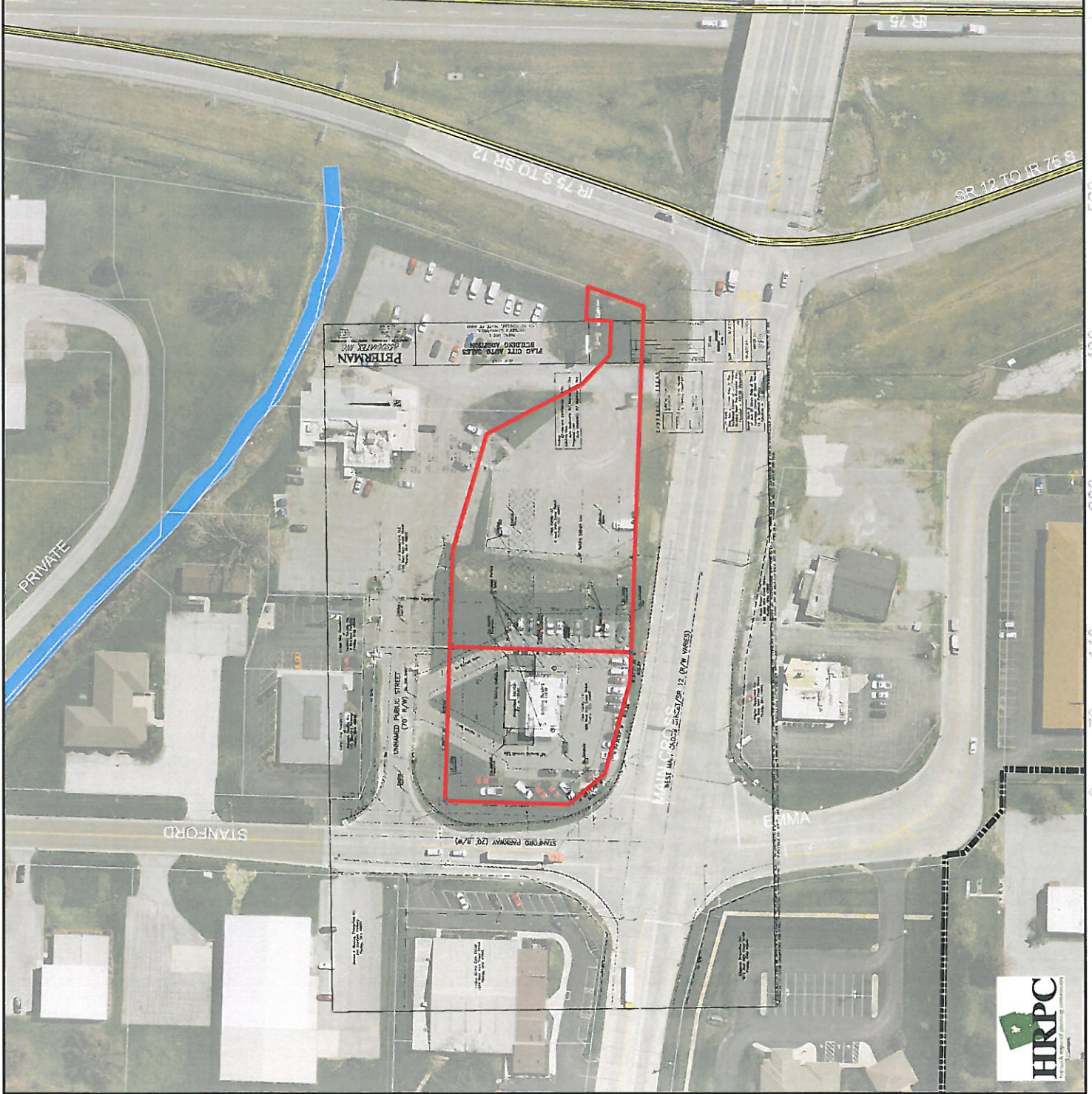
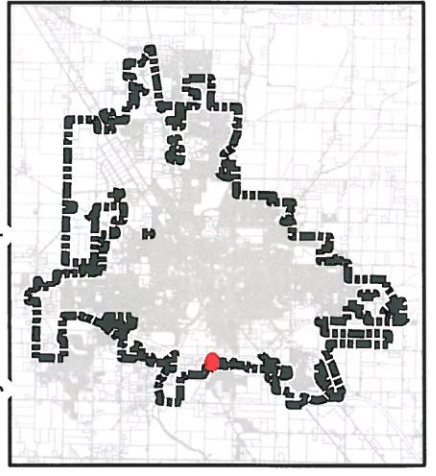


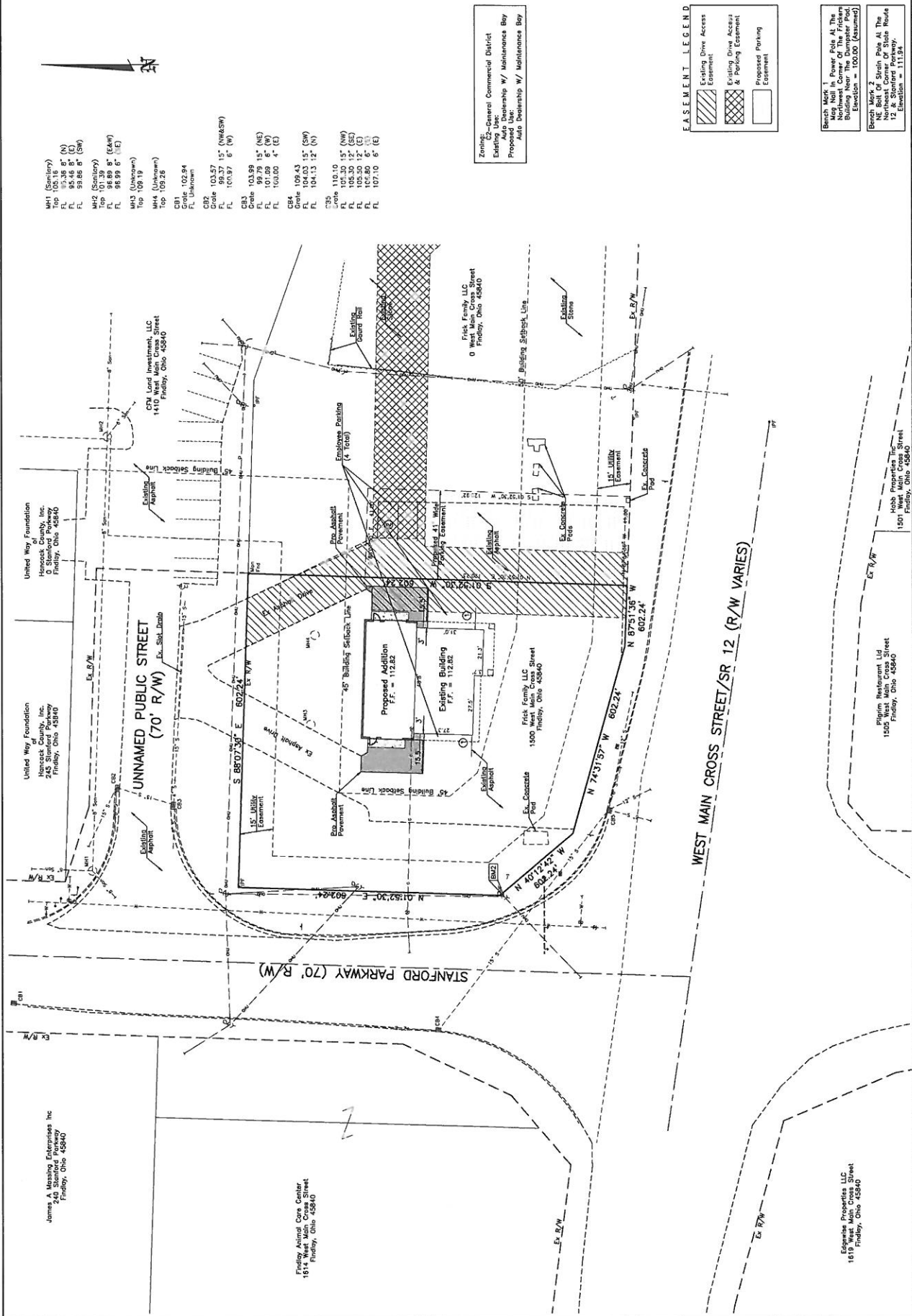
Parcels



Findlay City

Findlay Locator Map

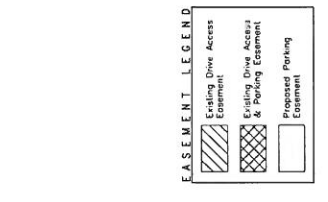




Spot Elevation Data:

MH1 (Sanitary)	Top	95.38	8' (N)
	FL	95.46	8' (E)
	FL	93.86	8' (SW)
MH2 (Sanitary)	Top	94.89	8' (E/W)
	FL	96.99	6' (E)
MH3 (Unknown)	Top	100.19	
	FL	100.26	
MH4 (Unknown)	Top	102.94	
	FL	102.94	
CB1	Top	103.57	
	FL	99.37	15' (NW&SW)
CB2	Top	103.97	6' (W)
	FL	103.99	
CB3	Top	99.79	15' (NE)
	FL	101.09	6' (W)
	FL	103.00	4' (E)
CB4	Top	109.43	
	FL	104.03	15' (SW)
	FL	104.13	12' (N)
CB5	Top	110.10	
	FL	105.30	12' (SE)
	FL	105.50	12' (E)
	FL	107.10	6' (E)

Zoning: C2-General Commercial District
Existing Use: Existing Frick Family LLC
Proposed Use: Auto Dealership w/ Maintenance Bay



Branch Mark 1
 May Well in Power Pole At The NE Corner of Unnamed Public Street & West Main Cross Street
 Elevation = 100.00 (Assumed)

Branch Mark 2
 NE Bell Of Strain Pole At The NE Corner of Unnamed Public Street & West Main Cross Street
 Elevation = 111.94

NO SUBCONTRACTOR SHALL BE PROVIDED WITH A PARTIAL SET OF PLANS FOR EITHER BUILDING OR CONSTRUCTION PURPOSES WITHOUT FIRST TAKING AMBLE TIME TO REVIEW A COMPLETE SET IN ORDER TO DETERMINE FOR THEMSELVES THE INFORMATION AND DOCUMENTATION THEY WANT TO HAVE. THERE ARE MANY CROSS REFERENCES IN A SET OF CONSTRUCTION DOCUMENTS. ANY REFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR FORMAL CLARIFICATION. SUBCONTRACTORS ARE RESPONSIBLE FOR BUILDING AND CONSTRUCTION IN ACCORDANCE WITH THE COMPLETE CONSTRUCTION DOCUMENTS. NOT SPECIFIC SHEETS HAVING A PARTIAL SET OF DRAWINGS SHALL NOT BE ACCEPTED AS AN EXCUSE FOR DELAY OR INCOMPLETE WORK.