



AGENDA

**The City of Rolla
Board of Adjustment Meeting
Rolla City Council Chambers, 1st Floor
901 North Elm Street, Rolla, MO 65401
June 4th, 2020**

Board Members: Chairperson Judy Jepsen, Mike Flowers, Dan James, Danny Maxey, Laura Stoll, Thomas Sutton

I. APPROVE MINUTES: Review of the Minutes from the Board of Adjustment Meeting held on Thursday, January 2nd, 2019

II. PUBLIC HEARING:

1. ZV2020-01, 1002 N Bishop, Torrey Woodcock: Variance to allow a reduction in the landscape buffer yard width and required landscaping.

III. REPORT FROM THE CHAIRPERSON, COMMITTEE, OR STAFF: NONE

NEXT MEETING:

Thursday, July 2nd, 2020

BOARD OF ADJUSTMENT MINUTES
January 2nd, 2020 5:30 P.M.
Rolla City Hall

Presiding: Chairperson Judy Jepsen
Members Present: Danny Maxey, Dan James, Thomas Sutton
Alternates Present: Mike Flowers
Members Not Present: Laura Stoll
City Officials in Attendance: Tom Coots, City Planner and Madelyn Brown,
Administrative Assistant
Others in Attendance: Barbara Wilkins, Spring Properties LLC, Applicant

Request: Variance to allow a reduction in the minimum lot area to allow a duplex in the R-2, Two-Family District.

Chairperson **Judy Jepsen** called the meeting to order.

City Planner **Tom Coots** stepped forward to introduce case ZV2019-08 by applicant **Barbara Wilkins** of Spring Properties, LLC and presented information contained in the report.

Dan James asked if **Coots** had received any comments from the public or surrounding neighbors. **Coots** confirmed that he had not received any comments.

Judy Jepsen asked for the applicant to step forward and be sworn in.

Barbara Wilkins, *Spring Properties LLC*, explained that she had purchased the lot a number of years ago with intentions to improve the existing building. Overtime, she realized that it was no longer feasible to repair the existing home, so the building was demolished. **Wilkins** has decided that it is time to develop the lot, so she is looking to build a duplex.

Since no others wished to speak, **Jepsen** closed the Public Hearing.

A roll call vote was taken by **Judy Jepsen**, and the six questions for the variance were approved unanimously by a vote of 5 to 0 votes.

Coots explained that he plans on scheduling a training session involving the Board of Adjustment and Planning and Zoning Commissioners within the next few months.

Having no further business, the meeting was adjourned at 5:51 P.M.
Minutes prepared by **Madelyn Brown**

NEXT MEETING:

FEBRUARY 6TH, 2020

CASE #: ZV2019-08

DATE: January 2nd 2020

- (1) Has the applicant shown any conditions or circumstances that exist which are unique to the property that would deprive the applicant of the reasonable use of the property?

	YES	NO	ABSTAIN	ABSENT
Danny Maxey	<input checked="" type="checkbox"/>			
Dan James	<input checked="" type="checkbox"/>			
Laura Stoll				<input checked="" type="checkbox"/>
Judy Jepsen	<input checked="" type="checkbox"/>			
Thomas Sutton	<input checked="" type="checkbox"/>			
Mike Flowers	<input checked="" type="checkbox"/>			

- (2) Has the applicant shown that the cause of the special conditions and circumstances was not created by any person having an interest in the property?

	YES	NO	ABSTAIN	ABSENT
Danny Maxey	<input checked="" type="checkbox"/>			
Dan James	<input checked="" type="checkbox"/>			
Laura Stoll				<input checked="" type="checkbox"/>
Judy Jepsen	<input checked="" type="checkbox"/>			
Thomas Sutton	<input checked="" type="checkbox"/>			
Mike Flowers	<input checked="" type="checkbox"/>			

- (3) Has the applicant shown that the purpose of the variance is not based exclusively on a desire to enhance the value of the property or increase the return or income from the property?

	YES	NO	ABSTAIN	ABSENT
Danny Maxey	<input checked="" type="checkbox"/>			
Dan James	<input checked="" type="checkbox"/>			
Laura Stoll				<input checked="" type="checkbox"/>
Judy Jepsen	<input checked="" type="checkbox"/>			
Thomas Sutton	<input checked="" type="checkbox"/>			
Mike Flowers	<input checked="" type="checkbox"/>			

- (4) Has the applicant shown that the granting of this variance will not be detrimental to public welfare or the general safety of neighborhood in which the property is located?

	YES	NO	ABSTAIN	ABSENT
Danny Maxey	X			
Dan James	X			
Laura Stoll				X
Judy Jepsen	X			
Thomas Sutton	X			
Mike Flowers	X			

- (5) Has the applicant shown that the granting of this variance is necessary for the reasonable use of the property, and that the variance granted is the minimum variance needed to accomplish this purpose and, that by doing so will not alter the essential character of the neighborhood?

	YES	NO	ABSTAIN	ABSENT
Danny Maxey	X			
Dan James	X			
Laura Stoll				X
Judy Jepsen	X			
Thomas Sutton	X			
Mike Flowers	X			

- (6) Has the applicant shown that the enforcement and strict application of the applicable Zoning Code will result in an unnecessary hardship, (not a mere inconvenience for the owner), and that the variance is not inconsistent with the general intent of the Zoning Code?

	YES	NO	ABSTAIN	ABSENT
Danny Maxey	X			
Dan James	X			
Laura Stoll				X
Judy Jepsen	X			
Thomas Sutton	X			
Mike Flowers	X			

PLEASE NOTE: All the above standards MUST be found in the affirmative by a 4/5ths vote of the full Board prior to the granting of a Variance. The burden of proof is on the applicant to prove to the Board that the standards are met..



Report to:
Board of Adjustment
 Case No.: ZV2020-01

Meeting Date: January 2, 2019

Subject: Variance to allow a reduction or waiver of the landscape buffer yard width and required landscaping, per Section 42-230.

Applicant and Notice:

Applicant/Owner- Torrey Woodcock of Woodcock Investments, LLC
 Public Notice - Letters mailed to property owners within 300 feet; Legal ad in the Rolla Daily News; signage posted on the property; information available on city website

Background:

The subject property was recently purchased by the applicant with the intent to redevelop the property as a Jimmy John’s restaurant. The old building has already been demolished. The applicant has prepared preliminary redevelopment plans for the property. The plans do not provide for any landscaping and provides a buffer yard of between zero and 5 feet.

A portion of the subject property was recently rezoned from the R-3, Multi-family district to the C-2, General Retail district to prepare for the redevelopment.

The required buffer yard between a property in the C-2, General Retail district and a property in the R-3, Multi-family district is 20 feet, plus a number of trees and shrubs per 100 linear feet. The applicant seeks the variance to waive all landscaping and buffer yard requirements.

Property Details:

Current Zoning - C-2, General Retail
 Current Use - Commercial (Restaurant – now demolished)

Code Reference:

Sec. 42-230.7. Buffer-Yard Definitions.

Required plantings per 100 linear feet

	Canopy tree(s)	Under-story trees	Evergreen trees	Shrubs
Buffer yard A	1	1	2	10
Buffer yard B	1	2	2	12
<u>Buffer yard C</u>	<u>3</u>	<u>2</u>	<u>2</u>	<u>16</u>
Buffer yard D	3	3	4	20
Buffer yard E	4	3	4	24
Buffer yard F	4	4	5	28
Buffer yard G	5	4	5	34

- (b) Buffer-yards A and B shall have a minimum width of fifteen (15) feet.
- **Buffer-yards C and D shall have a minimum width of twenty (20) feet.**
- Buffer-yards E and F shall have a minimum width of thirty (30) feet.
- Buffer-yard G shall have a minimum width of thirty-five (35) feet.
- *(c) The minimum buffer-yard width may be reduced by fifty (50) percent if the property owner elects to install a six (6) foot solid wood fence, a six (6) foot solid masonry/brick wall or a six (6) foot solid evergreen hedge.*

Variance Approval Criteria:

A variance must be reviewed to ensure that the following criteria are met:

1. The applicant must demonstrate that special circumstances or conditions applying to the land or buildings for which the variance is sought; which circumstances or conditions are peculiar to such land or building and do not apply generally to lands or buildings in the same zone or neighborhood; and that said circumstances or conditions are such that the strict application of the provisions of the regulation creates an unnecessary economic hardship by depriving the applicant of the reasonable use of such land or building.
2. The alleged hardship has not been created by any person currently having interest in the property.
3. The purpose of the variance is not based exclusively on the desire to enhance the value of the property, or increase the return or income from the property.
4. The granting of such variance will not be detrimental to the public welfare or substantially or permanently injurious to the property or improvements in such zoning or neighborhood areas in which the property is located.
5. The granting of the variance is necessary for the reasonable use of the land or building and that the variance as granted by the Board is the minimum variance that would accomplish this purpose, and will not alter the essential character of the neighborhood.
6. The literal enforcement and strict application of the provisions of the Rolla Planning and Zoning Code will result in an unnecessary hardship inconsistent with the general provisions and intent of the regulations and that in granting such variance the spirit of the regulations will be preserved and substantial justice done.
7. (Use Variances Only) The use is consistent with the intent of the Comprehensive Plan.

Alternatives:

The Board of Adjustment has the following alternatives of action:

1. Find that each of the criteria for approval of the variance(s) are met and explain how each criteria is met for the record.
2. Find that the criteria for approval of the variance could be met through the imposition of conditions or limitations to ensure that the criteria are met. The Board will explain how each criteria is met and grant partial, conditional, or modified approval of the variance(s).
3. Find that one or more of the criteria for approval of the request is not met and deny the request.
4. Table the discussion to a certain date to allow for additional information to be presented.

Prepared by: Tom Coots, City Planner

Attachments: Public Notice Letter, Application, Letter of Request, Site Plan

BOARD OF ADJUSTMENT APPLICATION

Contact Information:

Property Owner:

Torrey Woodcock

Name(s)

3545 Highway D

Mailing Address

Bourbon, MO 65441

City, State, Zip

573-528-4430

Phone

torreywoodcock@gmail.com

Email

Agent/Applicant (If Different Than Property Owner):

Name

Mailing Address

City, State, Zip

Phone

Email

Property/Request Information:

Request: Variance
 Special Exception
 Appeal

~~42-189.4~~ 230 BUFFERYARDS

Code Section (Variance/Appeal Only)

1002 North Bishop Avenue

Property Address/Location

C-2

Property Zoning

Existing Restaurant / Proposed Restaurant

Proposed Development/Project

APPLICATION CHECKLIST:

Applicant Checks Boxes

Completed Application Form

Agent Letter (If Applicable)

Filing Fee - \$350

Legal Description (Unplatted and Irregular Lots Only)

Site Plan/Survey (If Applicable)

Letter of Request:

Please include description of project, request, how criteria for approval are met, and any other pertinent information.

City Staff Verifies

OFFICE USE ONLY:

Case No: ZV 2020-01

DRC Meeting Date: 5/19/20

Advertise By: 5/15/20

Submission Date: 5/5/20

BOA Hearing Date: 6/4/20

INFORMATION:

Variances are *required* to meet the following criteria:

1. The applicant must demonstrate that special circumstances or conditions applying to the land or buildings for which the variance is sought; which circumstances or conditions are peculiar to such land or building and do not apply generally to lands or buildings in the same zone or neighborhood; and that said circumstances or conditions are such that the strict application of the provisions of the regulation creates an unnecessary economic hardship by depriving the applicant of the reasonable use of such land or building.
2. The alleged hardship was not created by any person currently having an interest in the property.
3. The purpose of the variance is not based exclusively on the desire to enhance the value of the property, or increase the return or income from the property.
4. The granting of such variance will not be detrimental to the public welfare or substantially or permanently injurious to the property or improvements in such zoning or neighborhood areas in which the property is located.
5. The granting of the variance is necessary for the reasonable use of the land or building and that the variance as granted by the Board is the minimum variance that would accomplish this purpose, and will not alter the essential character of the neighborhood.
6. The literal enforcement and strict application of the provisions of the Rolla Planning and Zoning Code will result in an unnecessary hardship inconsistent with the general provisions and intent of the regulations and that in granting such variance the spirit of the regulations will be preserved and substantial justice done.
7. (Use Variances Only) The use is consistent with the intent of the Comprehensive Plan.

Appeals are *required* to meet the following criteria:

1. The Appeal was filed within 15 days or after the administrative officer has rendered a decision.
2. The interpretation of the code as made by the administrative officer was incorrect or unclear.

Special Exceptions are *required* to meet the following criteria:

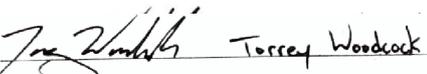
1. The request is consistent with the general spirit and intent of the regulations.
2. The request is consistent with the general and specific rules for the Special Exception.
3. The request serves the general welfare and preserves the community interest.

Acknowledgement and Authorization:

The owner(s) understand and agree that the application will be placed on hold until a complete application and all required items on the checklist are received. The owner(s) understand and agree to permitting employees of the City of Rolla to enter the subject property for purposes of posting a yard sign(s), retrieving the yard sign(s), taking photographs of the property/building(s), and investigating the property for pertinent information related to the request. Should ownership of the property change after the application is submitted, authorization is required from the new owner to continue with the review of the request, or the request will be withdrawn from consideration. The undersigned understands that refunds may be provided if the request is withdrawn prior to the Board of Adjustment hearing, less any costs already incurred.

Property Owner(s):

Applicant/Agent (If Different From Owner)



Sign Print

Sign Print

Sign Print

Sign Print



Project Information:

Case No: ZV2020-01
 Location: 1002 N Bishop
 Applicant: Torrey Woodcock
 Request:
 Variance to allow a reduction
 landscape buffer yard width and
 required landscaping

Public Hearing:

Board of Adjustment
June 4th, 2020
5:30 PM
 City Hall: 1st Floor

For More Information Contact:

Tom Coots, City Planner
tcoots@rollacity.org

(573) 426-6974
 901 North Elm Street
 City Hall: 2nd Floor
 8:00 – 5:00 P.M.
 Monday - Friday



Who and What is the Board of Adjustment?

The Board of Adjustment (BOA) is an appointed group of citizens from Rolla who are charged with hearing and deciding Variances, Appeals, and Special Exceptions.

What is a Variance?

A Variance is a request for relief from a particular provision in the zoning code. A Variance should only be granted if certain criteria are met. Variances are frequently sought to allow things such as reduced setback, lot size or increased height.

What is an Appeal or Special Exception?

An Appeal is a request for an interpretation of the meaning of the zoning code from the Board of Adjustment. A Special Exception is a request to allow certain uses.

How Will This Impact My Property?

Each case is different. Adjacent properties are more likely to be impacted. Please contact the Community Development Office at (573) 364-5333 if you have any questions.

What if I Have Concerns About the Proposal?

If you have any concerns or comments, please try to attend the meeting. You may learn details about the project at the meeting. You will be given an opportunity to ask questions or make comments.

What if I Cannot Attend the Meeting?

Please try to attend the meeting if you have any questions or concerns. However, if you are unable to attend the meeting, you may provide written comments by letter or email. These comments will be presented to the Board.

What if I Have More Questions?

Please contact the Community Development Office if you have any additional questions.

LEGAL DESCRIPTION

Lot 1, Miner Crossing,
City of Rolla, Phelps
County, Missouri.



JIMMY JOHN'S SITE PLAN



WUNDERLICH SURVEYING & ENGINEERING, INC.
512 EAST MAIN STREET
UNION, MO 63084 (636) 583-8400
WSETEAM.COM

SITE PLAN
JIMMY JOHN'S
LOT 1 OF MINOR CROSSING
IN THE CITY OF ROLLA, PHELPS COUNTY, MO

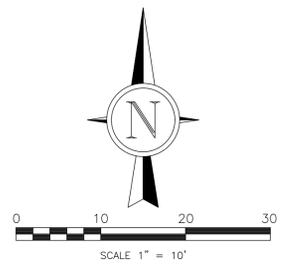


Ronald L. DeClue,
P.E. - 2012000745
P.E. for Wunderlich Surveying & Engineering Inc.

THIS SEAL IS FOR DESIGN ONLY AND NOT CONSTRUCTION INSPECTION OR STAKING OUT OF IMPROVEMENTS

SCALE: 1" = 10'
JOB: 32239
DATE: 04/2020
DWN. BY: RD
SC: RC, AS
REV:
SHEET

C1.2



LEGEND

	= FOUND MONUMENT
	= SET 1/2" ROD UNLESS NOTED
	= EXISTING SANITARY SEWER LINE
	= OVERHEAD ELECTRIC
	= GAS LINE
	= EXISTING WATER SERVICE
	= STORM SEWER
	= GUY ANCHOR
	= CLEAN OUT
	= TEMPORARY BENCHMARK
	= UTILITY POLE (U.P.)
	= WATER VALVE
	= LIGHT POLE
	= WATER METER
	= FIRE HYDRANT
	= GRATED INLET/YARD DRAIN
	= SINGLE CURB INLET (C)
	= EXISTING SANITARY MANHOLE (MH)
	= STORMWATER DRAINAGE DIRECTION
	= HANDICAPPED PARKING SPACE
	= FINISHED GRADE SPOT ELEVATION
	= TOP BACK OF CURB
	= FLOW LINE
	= TRAFFIC FLOW DIRECTION
	= EXISTING ASPHALT PAVEMENT
	= PROPOSED PAVEMENT
	= EXISTING CONCRETE
	= PROPOSED CONCRETE PAVEMENT
	= PROPOSED CONCRETE

CONSTRUCTION NOTES:

- UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES, AND UTILITIES MUST BE CONSIDERED APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEIR EXACT LOCATION AND THE EXISTENCE OF ANY UTILITY NOT SHOWN. (ALL UTILITIES SHALL BE LOCATED BOTH HORIZONTALLY AND VERTICALLY TO INSURE CLEARANCE/COVER OF ANY PROPOSED GRADING, SEWER FOOTINGS, ETC. PRIOR TO CONSTRUCTION. UTILITY COMPANY REPRESENTATIVES SHALL BE ON SITE DURING SUCH TIMES THAT EXCAVATION IS TAKING PLACE IN THE VICINITY OF THEIR FACILITIES.) NO SUB-SURFACE EXPLORATION WAS UNDERTAKEN ON THIS SITE. ALL UNDERGROUND UTILITIES ARE CONSIDERED APPROXIMATE AND ARE NOT CERTIFIED HERETO.
- ALL ELEVATIONS ARE BASED ON MDDOT VRS NETWORK NAVD 1988.
- BOUNDARY INFORMATION FROM MINOR CROSSING.
- CONTOURS BASED ON TOPOGRAPHIC INFORMATION COLLECTED BY WSE IN OCTOBER 2019.
- ALL EXCAVATIONS, WHETHER THEY BE UTILITY TRENCHES, BASEMENT EXCAVATIONS, OR FOOTING EXCAVATIONS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) CONSTRUCTION STANDARDS FOR EXCAVATIONS.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE DEVELOPER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- ALL WORK MUST BE PERFORMED WITHIN EXISTING OR ACQUIRED EASEMENTS, AGENCY APPROVAL OF THESE PLANS DOES NOT AUTHORIZE OR CONDONE WORK OUTSIDE OF THE EASEMENTS.
- ALL CONSTRUCTION METHODS AND MATERIAL SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF CITY OF ROLLA, MISSOURI. IN THE ABSENCE OF ANY APPLICABLE LOCAL STANDARDS, THE REQUIREMENTS SET FORTH HEREON SHALL GOVERN.
- SILTATION AND EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND SHALL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS UNTIL SUFFICIENT VEGETATION HAS BEEN ESTABLISHED ON THE SITE TO PREVENT EROSION.
- ADDITIONAL SILTATION CONTROL MAY BE REQUIRED AS DIRECTED BY LOCAL GOVERNING AUTHORITY OR THE STATE OF MISSOURI.
- SLOPES ON THIS PROJECT SHALL NOT BE GREATER THAN THREE UNITS HORIZONTAL TO ONE UNIT VERTICAL (3:1). IF CUT AND FILL OPERATIONS OCCUR DURING A SEASON NOT FAVORABLE FOR IMMEDIATE ESTABLISHMENT OF A PERMANENT GROUND COVER, A FAST GERMINATION ANNUAL SUCH AS RYE GRASSES SHALL BE UTILIZED TO PREVENT EROSION.
- THE CONTRACTOR SHALL KEEP EXISTING ROADWAY AND SIDEWALKS CLEAN OF MUD AND DEBRIS.
- CONTRACTOR TO PROVIDE ADEQUATE ON-SITE PARKING FOR CONSTRUCTION EMPLOYEES.
- SCHEDULE "B" OF A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THE LAND SURVEYOR BY THE CLIENT AND NO INVESTIGATION HAS BEEN CONDUCTED AS TO THE PRESENT STATUS OF EASEMENTS OR OTHER RESTRICTIVE CONDITIONS AFFECTING THE SUBJECT LAND.
- NO GEOTECHNICAL EVALUATION HAS BEEN COMPLETED BY THIS OFFICE FOR THE SITE. THIS PLAN DOES NOT CERTIFY THAT THE EXISTING SOIL ON THIS SITE IS SUITABLE FOR CONSTRUCTION. THIS OFFICE RECOMMENDS A GEOTECHNICAL ENGINEER BE CONSULTED TO DETERMINE THE SUITABILITY OF THE EXISTING SUBGRADE AND EXISTING ON-SITE MATERIAL PRIOR TO BEGINNING ANY FILLING OPERATIONS.
- ALL SITE GRADING AND EARTHWORK CONSTRUCTION SHALL COMPLY TO THE GEOTECHNICAL REPORT RECOMMENDATIONS.
- CONTRACTOR MUST RECEIVE ALL REQUIRED PERMITS FROM THE LOCAL GOVERNING OFFICIALS AND THE STATE OF MISSOURI PRIOR TO ANY EXCAVATION.
- NO PARKING ALLOWED OUTSIDE OF DESIGNATED PARKING AREAS.
- CONTRACTOR TO COORDINATE THE ELECTRICAL CONNECTION TO THE NEW BUILDING WITH THE OWNER.
- ALL ELECTRICAL, SANITARY SEWER, AND WATER SERVICE CONNECTIONS TO THE BUILDING SHALL BE COORDINATED WITH THE MEP DRAWINGS.
- WORK IN THE RIGHT OF WAY MUST BE COORDINATED WITH AND APPROVED BY MDDOT.

GENERAL NOTES

OWNER/DEVELOPER: WOODCOCK INVESTMENTS, LLC
1009 NORTH OLIVE STREET
SULLIVAN, MO 63080

ENGINEER/SURVEYOR: WUNDERLICH SURVEYING & ENGINEERING, INC
512 EAST MAIN STREET
UNION, MISSOURI 63084

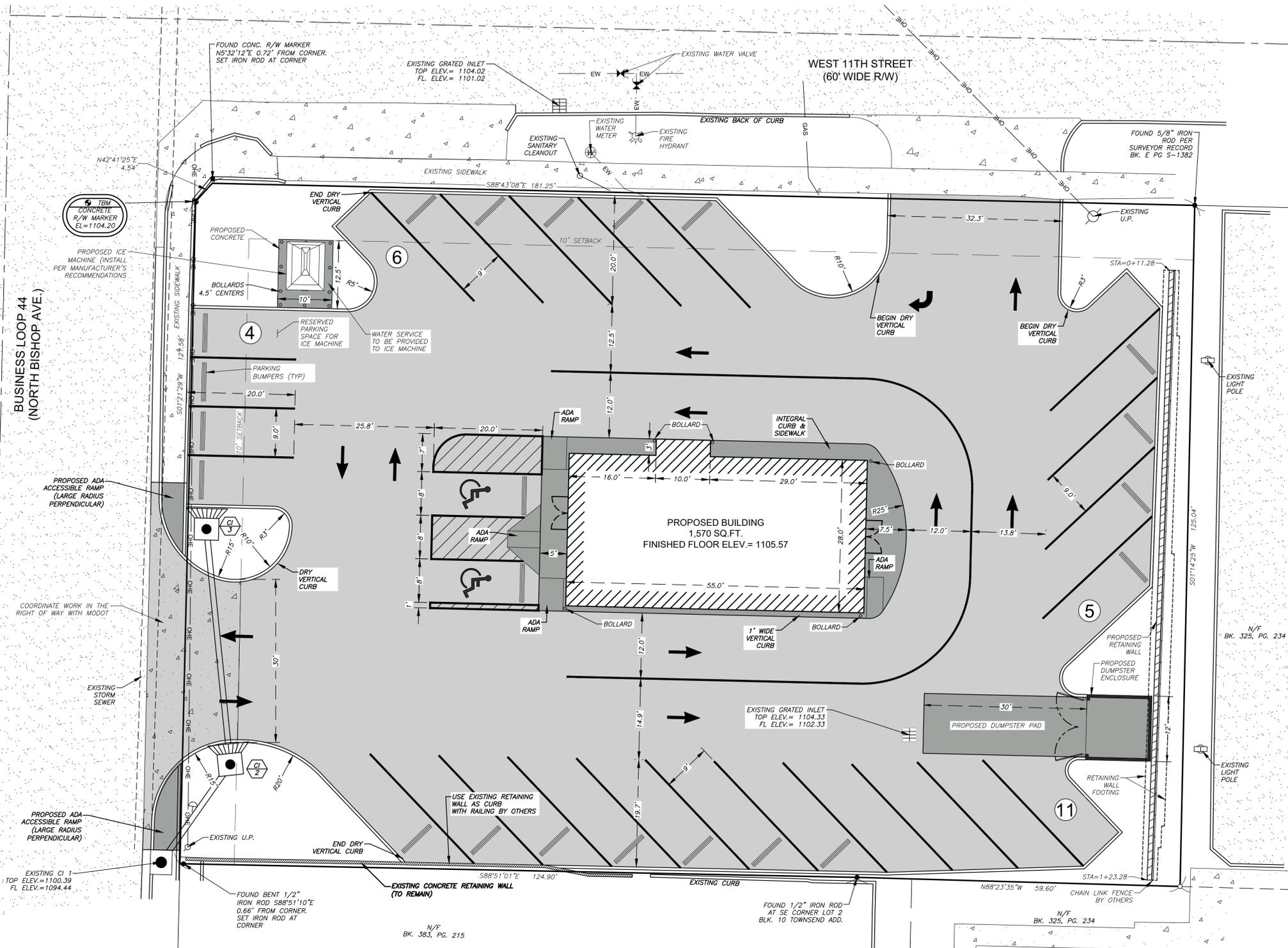
SITE ADDRESS: 1002 NORTH BISHOP AVE, ROLLA, MO. 65401
DOC. NO. 2020-0020
ZONING: C-2
LOT AREA: 0.53 ACRES

PROPOSED BUILDING INFORMATION:
MAXIMUM BUILDING DIMENSIONS 28' x 55'
SINGLE STORY BUILDING
TOTAL GROSS FLOOR AREA 1570 SF
USE: RESTAURANT

PARKING:
28 SPACES ARE PROVIDED

UTILITIES:
ELECTRIC: AMEREN MISSOURI ELECTRIC
GAS: AMEREN MISSOURI GAS
CABLE: CENTURYLINK
SEWER: CITY OF ROLLA PUBLIC WORKS
TELEPHONE: AT&T
FIBER OPTIC: FIDELITY COMMUNICATIONS
WATER: CITY OF ROLLA MUNICIPAL UTILITIES

UTILITY LOCATE: 1-800-DIG-RITE
(344-7483)



BUSINESS LOOP 44
(NORTH BISHOP AVE.)

WEST 11TH STREET
(60' WIDE R/W)

TBM
CONCRETE
R/W MARKER
EL = 1104.20

PROPOSED ICE
MACHINE (INSTALL
PER MANUFACTURER'S
RECOMMENDATIONS)

PROPOSED ADA
ACCESSIBLE RAMP
(LARGE RADIUS
PERPENDICULAR)

COORDINATE WORK IN THE
RIGHT OF WAY WITH MDDOT

PROPOSED ADA
ACCESSIBLE RAMP
(LARGE RADIUS
PERPENDICULAR)

EXISTING CI 1
TOP ELEV. = 1100.39
FL ELEV. = 1094.44

FOUND BENT 1/2"
IRON ROD S88°51'10"E
0.66' FROM CORNER.
SET IRON ROD AT
CORNER

N/F
BK. 383, PG. 215

FOUND 1/2" IRON ROD
AT SE CORNER LOT 2
BLK. 10 TOWNSEND ADD.

N/F
BK. 325, PG. 234

N/F
BK. 325, PG. 234