

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
P.O. Box 358
Manistee, Michigan 49660

MEETING OF SEPTEMBER 2, 1999

There will be a meeting of the Manistee City Planning Commission to be held on Thursday, September 2, 1999 at 7:00 P.M. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

AGENDA

- I. Roll Call
- II. Matters Pertaining to the General Citizenry:
 - A. Public Hearing:
 - 1.
 - 2.
 - 3.
 - B. Site Plan Reviews:
 - 1. Ringel Real Estate/Manistee Area Public Schools -Lot Splits
 - 2. Shipwatch Phase II - Carport
 - 3. Seng Crane & Excavating/Dr. Shrink
 - 4. Robert Horvat/Super 8 Motel
 - 5. Jeff Bell - Bell-Co Construction
 - 6. North Duffy Park
 - 7.
 - C. Questions, Concerns and Consideration of Matters Pertaining to Citizens in Attendance:
 - 1.
 - 2.
- III. Business Session:
 - A. Approval of Minutes from Last Meeting (8/5/99)
 - B. New Business:
 - 1.
 - 2.
 - C. Unfinished Business:
 - 1.
 - 2.
 - D. Other Communications:
 - 1.
 - 2.
- IV. Work/Study Session:
- V. Adjournment

cc: Planning Commission Members
City Council
R. Ben Bifoss, City Manager
Jon Rose, Community Development
County Planning Department
Jack Dinsen, Manistee Township Zoning Board
Don Alfred, Filer Charter Township Planning Commission
Manistee News Advocate
WMTE Radio
WXYQ Radio
Jeff Mikula, Abonmarche
Julie Beardslee, Assessor
Mark Niesen, Building Inspector

MEMORANDUM

TO: Planning Commission Members

FROM: Jon R. Rose
Community Development

DATE: August 27, 1999

RE: Planning Commission Meeting

The next Planning Commission Meeting is scheduled for Thursday, September 2, 1999 at 7:00 p.m. in the Council Chambers.

The request from Jeff Seng for a Zoning Amendment and Special Use Permit which were tabled at the last meeting has been withdrawn. Please see attached memo.

The First item on the agenda is a request from Ringel Real Estate/Manistee Area Public Schools for a Lot Split. Manistee Area Public Schools own the vacant property on Elm Street between Sixth and Seventh Street along with a portion of property on Spruce Street. The School would like to divide this property into four lots. Attached is a drawing which shows the proposed split. Review of the application shows that all the requirements of the Zoning Ordinance have been met.

Second is a request from CC&P Developers for a carport to be built at Shipwatch Condominiums. A Site Plan review of the project shows the requirements of the Zoning Ordinance have been met. A copy of the request is attached.

Third is a request from Seng Crane & Excavating Inc/Dr. Shrink. Seng Crane & Excavating have found a new site for the proposed warehouse for Dr. Shrink. The site is located between Main and State Streets south of Sixteenth Street. Review of the project shows that the requirements of the Zoning Ordinance have been met and Motor Freight Transportation and Warehouse is a permitted use in the I-2 Zoning District. A copy of the request is enclosed.

Fourth is a request from Robert Horvat, Super 8 Motel, 220 Arthur Street. Mr. Horvat would like to construct a 25 room addition to the motel including additional parking. Site Plan review of the project shows that the requirements of the Zoning Ordinance have been met. A copy of the application is enclosed.

Fifth is Jeff Bell - Bell-Co Construction. Mr. Bell owns the building at 32 Filer Street and would like to add a wrap around porch with handicap access to the building. A Site Plan Review of the project shows that the requirements of the Zoning Ordinance have been met. A copy is enclosed.

Last is a more detailed site plan for North Duffy Park which will be presented for your review at the meeting.

If anyone is unable to attend the meeting please call me at 723-2558. See you there!

JRR:djm

cc: City Council

CITY OF MANISTEE

Memorandum

MEMO FOR FILE

FROM: Jon R. Rose 
Community Development

DATE: August 18, 1999

I received a call today from Jeff Seng, Seng Crane & Excavating who said that he wanted to withdraw his request for a Zoning Amendment and Special Use Permit.

JRR:djm



318 Parkdale Avenue • P.O. Box 212
Manistee, Michigan 49660
Phone: (231) 723-6596 • (888) 335-7464 • Fax (231) 723-6235

Jon R. Rose, Community Development Officer
City of Manistee
PO Box 358
70 Maple St.
Manistee, MI 49660

Re: Request for Lot Split/Combination

Dear Mr. Rose:

Our Real Estate agency and the Manistee Area Public Schools are requesting that the City of Manistee approve the following lot splits. The lots are located on Sixth Street, Seventh Street, Elm Street and Spruce Street. Attached you will find the proposed legal descriptions and proposed plat.



Seller



Agent

A - 166.7 ELM ST

111.8 SIXTH ST.

B - 104 ELM ST.

C - 103.7 ELM ST.

125. SEVENTH ST

D - 104.3 SPRUCE ST

PARCEL SIZE - 0.15
PARCEL WIDTH - 0.1

SETBACK B

FRONT - 30' 63 CENTRE-LINE

SIDE - 10'

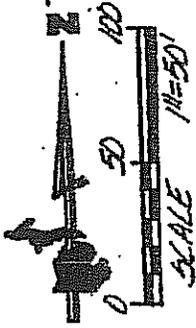
REAR - 10'

DWELLING SIZE -

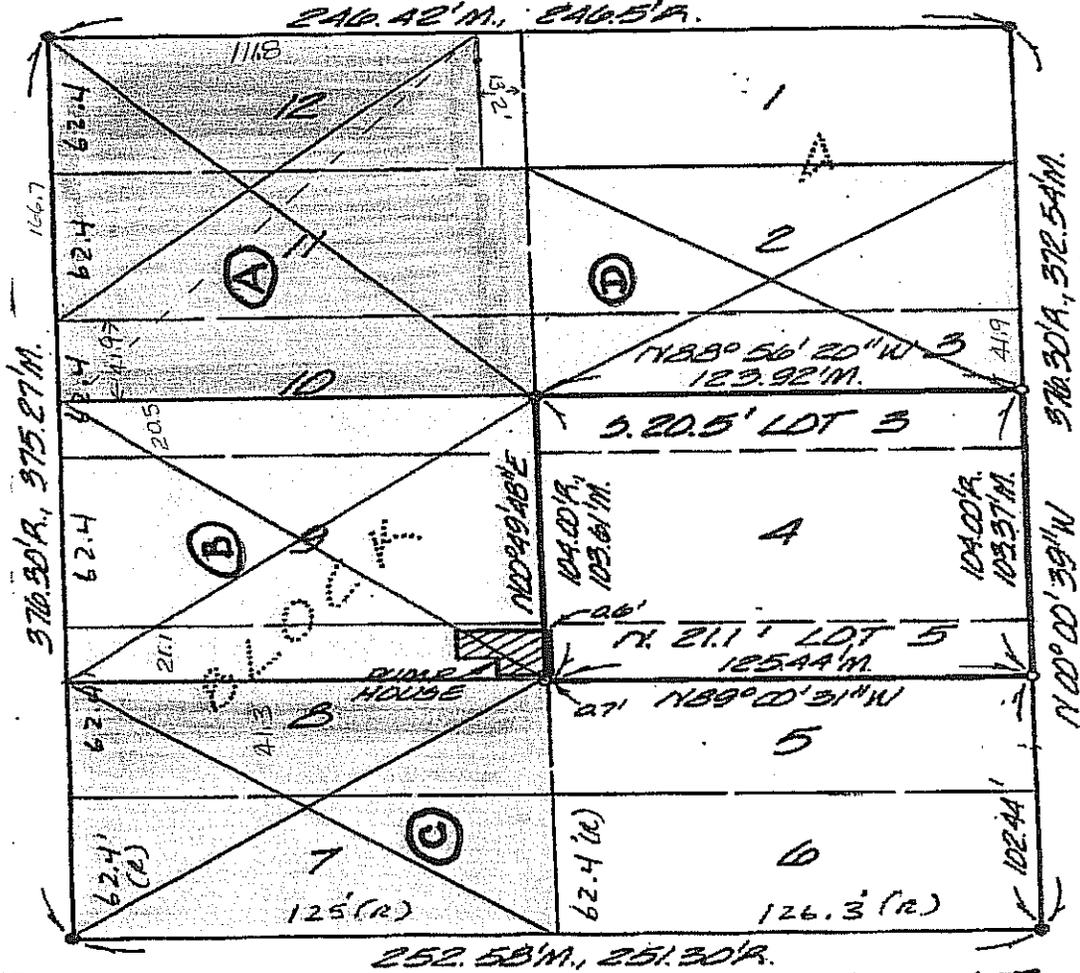
MIN. 1200 SQ. FT.

A-B-C-D-O.R.

SIXTH STREET 660'

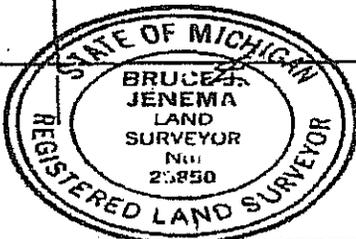


ELM STREET 660'



SPRUCE STREET 660'

SEVENTH ST. 660'



- LEGEND**
- IRON FOUND
 - 1/2" IRON W/ R.L.S. CAP SET
 - R. RECORD
 - M. MEASURED

ADDENDUM OF LISTING AGREEMENT

SELLER: Manistee School

IT IS EXPRESSLY AGREED THAT THE FOLLOWING IS/ARE TO BE CONSIDERED AS PART OF THE ATTACHED LISTING CONTRACT.

The legal descriptions and prices shall be changed to the following:

Parcel A: \$22,900 The north 41.9 feet of Lot 10, all of lot 11, lot 12 except the East 13.2 feet thereof, Block 4 of H.W. Marsh's Addition to the City of Manistee

Parcel B: \$17,500 The South 20.5 feet of lot 10, lot 9, the North 21.1 feet of lot 8, block 4 of H.W. Marsh's Addition to the City of Manistee.

Parcel C: \$22,900 Lot 7 and the South 41.3 feet of Lot 8 block 4 of H.W. Marsh's Addition to the City of Manistee.

Parcel D: \$17,900 Lot 2 and the North 41.9 feet of lot 3 block 4 of H.W. Marsh's Addition to the City of Manistee.

SELLERS _____

SELLERS _____

ACCEPTED BY: _____

SITE PLAN REVIEW

NAME: CC& P Developers Inc.
517 Gordon Ind. Court,
Suite A
Grand Rapids, MI 49509

PROPOSED USE: Carport
ZONING DISTRICT: R-5

PARCEL CODE: 51-51-211-130-00

USE IS: Permitted
 Special
 Not Permitted

BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE	
			YES	NO
PARCEL SIZE:	5,000 sq. ft.	>5,000 sq. ft.	X	<input type="checkbox"/>
STREET FRONTAGE:	60 ft.	Existing non-conforming	X	<input type="checkbox"/>
SETBACKS				
FRONT YARD	25 ft.	n/a	<input type="checkbox"/>	<input type="checkbox"/>
SIDE YARD	3 ft.	>16 ft.	X	<input type="checkbox"/>
REAR YARD	10 ft.	>10 ft.	X	<input type="checkbox"/>
WATERFRONT	50 ft.	>50 ft.	X	<input type="checkbox"/>
HEIGHT:	14 ft.	14 ft.	X	<input type="checkbox"/>
PARKING:	24	24 (see letter)	X	<input type="checkbox"/>
BUILDING AREA:	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>

SPECIAL DISTRICTS

	APPLIES?		APPROVED?	
	YES	NO	YES	NO
HISTORIC OVERLAY:	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
HIGH RISK EROSION:	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
FLOOD PLAIN:	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
SOIL EROSION:	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>

OTHER:

REVIEWED BY: Mark W. Niesen
Mark W. Niesen/Building Inspector & Plan Reviewer

DATE: August 25, 1999

Application for Site Plan Review & Land Use Permit

Location of Project: 315 FIFTH AVE, MANISTEE

Parcel Code #: 211-130-00

Name & Address of Applicant: CCAP DEVELOPERS, INC.
571 GORDON IND. CRT SUITE A
GRAND RAPIDS, MICH 49509

Phone Numbers: Work 616-878-7621 Home _____

Name & Address of Owner if different: DUANE JONES
305 LIGHTHOUSE WAYS.
MANISTEE, MICH 49660

Phone Numbers: Work 231-398-0111 Home _____

Brief description of work to be done: CARPOR - SEE ATTACHED
SITE PLAN

Site Plan Reviews need to go before the City of Manistee Planning Commission. They must be received 10 days prior to the meeting. Regularly scheduled meetings are the first Thursday of the Month at 7:00 p.m. in the Council Chambers, City Hall.

A Site Plan, as spelled out in Section 9404, 9405 or 9406 of this ordinance, is needed with the application. Specifications on the back of this sheet.

Once completed the form should be returned to: Jon Rose
Community Development Officer
City of Manistee
P.O. Box 358, 70 Maple Street
Manistee, MI 49660

For Questions call Jon Rose, (231) 723-2558.

Fee: Land Use Permit/Site Plan Review \$ 20.00 (PUD \$150.00)

25 August 1999

FAX TRANSMITTAL

TOTAL PAGES: 1

TO: Mr. Jon Rose
Tele: 616/723-2558
Fax: 616/723-1546

FROM: Kendra C. Thompson Architects, P.C.
304 Oak Street
Manistee, MI 49660

Tele: 616/723-4195
Fax: 616/723-0730

RE: Shipwatch Condominiums
Manistee, MI

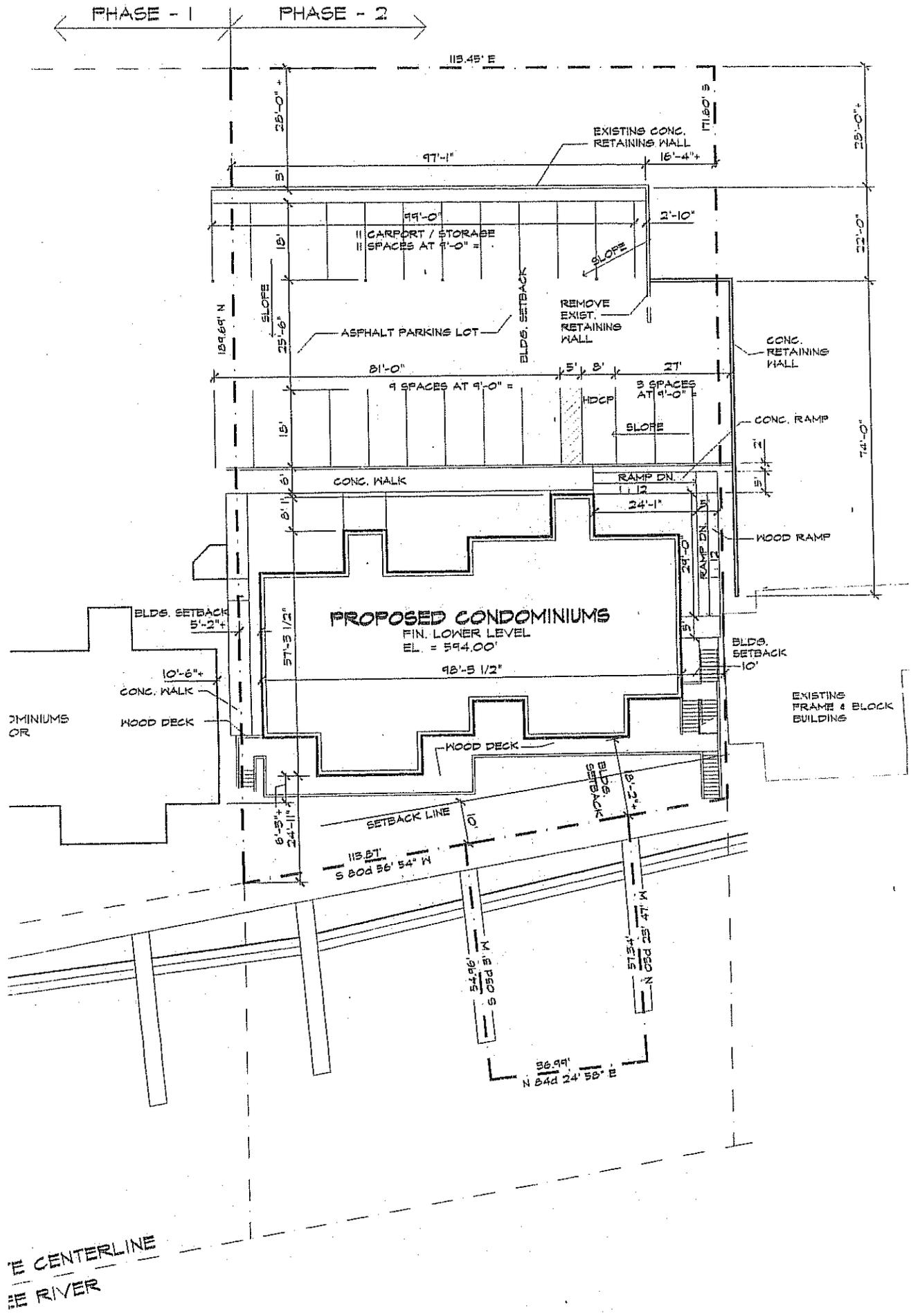
JOB NO: 9816

REMARKS:

Parking for the above named project will include 23 carport spaces on the north and 25 parking spaces on the south, one of which will be handicapped per construction drawings. Should you have any further questions, feel free to call.

Thank you,

Kendra Thompson



E CENTERLINE
E RIVER

Receipt 3180
8-23-99
\$20.00

Application for Site Plan Review & Land Use Permit

Location of Project: CORNER OF 16TH STREET + LAKE ST.

Parcel Code #: 51-51-764-714-05

Name & Address of Applicant: 200 E. RIVER ST
SENG CRANE + EXC. INC.

Phone Numbers: Work 723-9508 Home 723-4394
JEFF SENG

Name & Address of Owner if different: _____

Phone Numbers: Work _____ Home _____

Brief description of work to be done: CONSTRUCTION OF WAREHOUSE

Site Plan Reviews need to go before the City of Manistee Planning Commission. They must be received 10 days prior to the meeting. Regularly scheduled meetings are the first Thursday of the Month at 7:00 p.m. in the Council Chambers, City Hall.

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Once completed the form should be returned to: Jon Rose
Community Development Officer
City of Manistee
P.O. Box 358, 70 Maple Street
Manistee, MI 49660

For Questions call Jon Rose, (231) 723-2558.

Fee: Land Use Permit/Site Plan Review \$ 20.00 (PUD \$150.00)

SITE PLAN REVIEW

NAME: Seng Crane & Excavating Inc.
200 E. River Street
Manistee, MI 49660

PROPOSED USE: Motor Freight
Transportation
& Warehouse
ZONING DISTRICT: I-2

PARCEL CODE: 51-51-764-714-05

USE IS: Permitted
 Special
 Not Permitted

BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE	
			YES	NO
PARCEL SIZE:	12,000 sq. ft.	>12,000 sq. ft.	X	<input type="checkbox"/>
STREET FRONTAGE:	120 ft.	181 ft. & 177 ft.	X	<input type="checkbox"/>
SETBACKS				
FRONT YARD	45 ft.	>45 ft.	X	<input type="checkbox"/>
SIDE YARD	10 ft.	>10 ft.	X	<input type="checkbox"/>
REAR YARD	45 ft.	>45 ft.	X	<input type="checkbox"/>
WATERFRONT	50 ft.	n/a	<input type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	30 ft.	<30 ft.	X	<input type="checkbox"/>
PARKING:	6 spaces	8 spaces	X	<input type="checkbox"/>
BUILDING AREA:	n/a	12,000 sq. ft.	X	<input type="checkbox"/>

SPECIAL DISTRICTS

	APPLIES?		APPROVED?	
	YES	NO	YES	NO
HISTORIC OVERLAY:	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
HIGH RISK EROSION:	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
FLOOD PLAIN:	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
SOIL EROSION:	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>

OTHER:

REVIEWED BY: 
Jon R. Rose/Community Development

DATE: August 25, 1999



LEGEND
(CALL EXISTING)

- SURVEYING IRON WEDGE
- WATER VALVE
- TELEPHONE SERVICE BOX
- SANITARY MANHOLE
- MONITORING WELL
- STORM DRAINAGE BARRIAGE
- SURVEYING P.I. NAIL
- POWER POLE GUY
- POWER POLE
- MICHIGAN BARBER (GAS)
- TRIPPING WILLOW TREE
- SUIAC TREE
- BIRCH TREE
- FENCE LINE
- HULLBERRY
- CRIP INLET

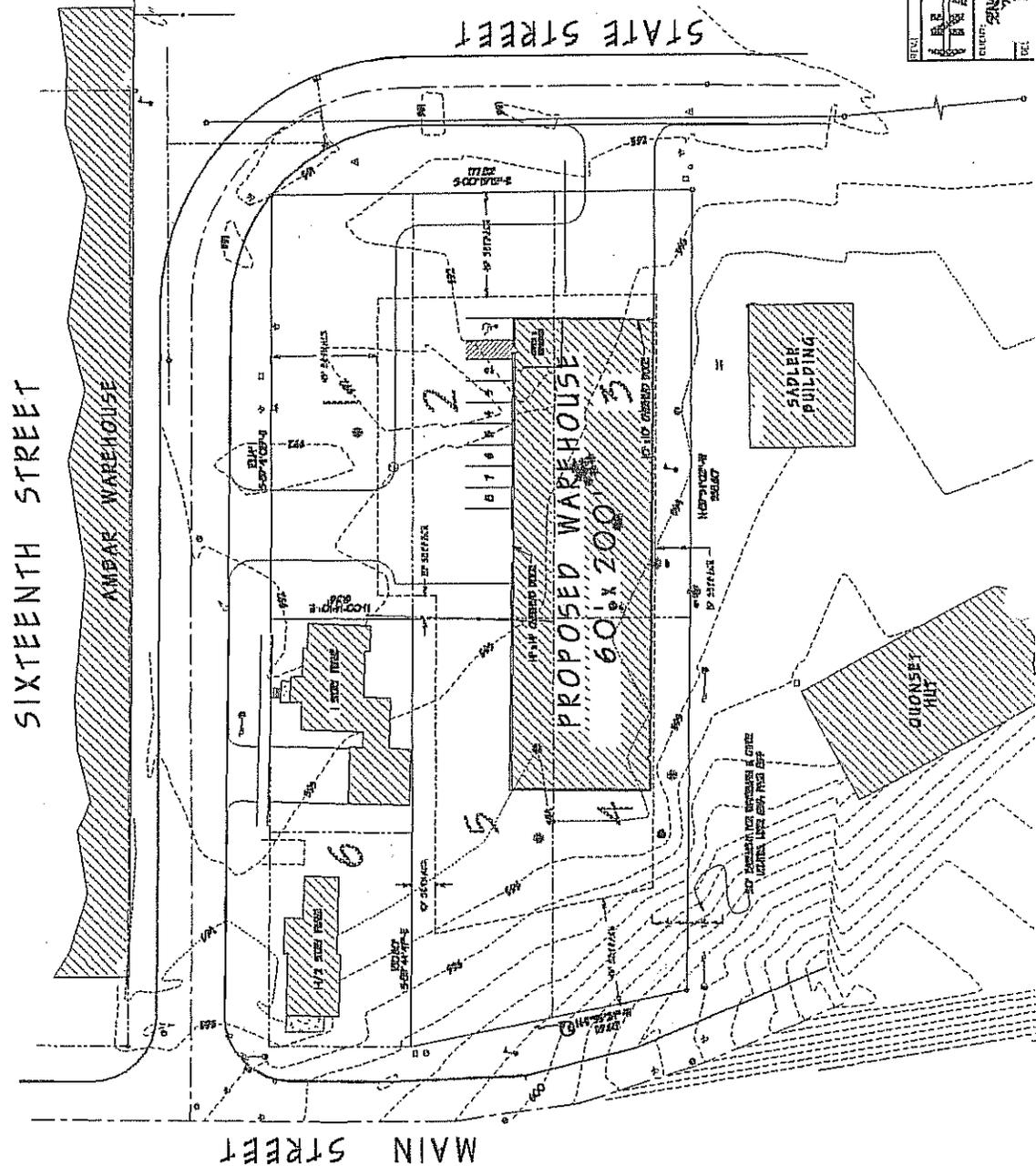
LEGAL RESERVATION:
 CITY OF MANISTEE, MANISTEE COUNTY,
 MANISTEE TOWNSHIP SUBDIVISION
 LOTS 1 THRU 5, BLOCK 14

PROPERTY OWNER:
 SEAG CRANE & EXCAVATING INC.
 200 RIVER STREET
 MANISTEE, MICHIGAN 49660

DEVELOPER:
 DR. FRANK
 HINE STRUBBERG
 621 PINE STREET
 MANISTEE, MICHIGAN 49660

PROPOSED BY:
 PROPOSED BY PROPOSED DEVELOPER:
 SURFACE & DISTURBANCE CENTER
 PER PLANNING PLAN WRAP.

REVISION	DESCRIPTION	DATE
1	PROVISIONS COMPLETE	
2	REVISIONS COMPLETE	
3	REVISIONS COMPLETE	
4	REVISIONS COMPLETE	
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99	REVISIONS COMPLETE	
100	REVISIONS COMPLETE	



SITE PLAN REVIEW

NAME: Robert Horvat
 Super 8 Motel
 220 Arthur Street
 Manistee, MI 49660

PROPOSED USE: Motel
 ZONING DISTRICT: C-1

PARCEL CODE: 51-51-174-708-01

USE IS: Permitted
 Special
 Not Permitted

BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE	
			YES	NO
PARCEL SIZE:	20,000 sq. ft.	60,000 sq. ft. (aprox)	X	<input type="checkbox"/>
STREET WIDTH:	120 ft.	110 ft. (150 ft.)	X	<input type="checkbox"/>
SETBACKS				
FRONT YARD	30 ft.	54 ft.	X	<input type="checkbox"/>
SIDE YARD	10 ft.	10 ft.	X	<input type="checkbox"/>
REAR YARD	20 ft.	>20 ft.	X	<input type="checkbox"/>
WATERFRONT	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	30 ft.	<30 ft.	X	<input type="checkbox"/>
PARKING:	72	72	X	<input type="checkbox"/>
BUILDING AREA:	n/a	5,100 sq. ft.	X	<input type="checkbox"/>

SPECIAL DISTRICTS

	APPLIES?		APPROVED?	
	YES	NO	YES	NO
HISTORIC OVERLAY:	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
HIGH RISK EROSION:	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
FLOOD PLAIN:	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
SOIL EROSION:	X	<input type="checkbox"/>	<input type="checkbox"/>	X

OTHER:

REVIEWED BY: Mark W. Niesen
 Mark W. Niesen/Building Inspector/Plan Reviewer

DATE: August 25, 1999

Application for Site Plan Review & Land Use Permit

Location of Project: 220 ARTHUR

Parcel Code #: 51-51-174-708.01

Name & Address of Applicant: ROBERT HORVAT
326 E Countyline Rd.
MANISTEE MI 49660

Phone Numbers: Work 231-398-8888 Home 231-398-9090

Name & Address of Owner if different: _____

Phone Numbers: Work _____ Home _____

Brief description of work to be done: Add 25 rooms ¹/₂ parking

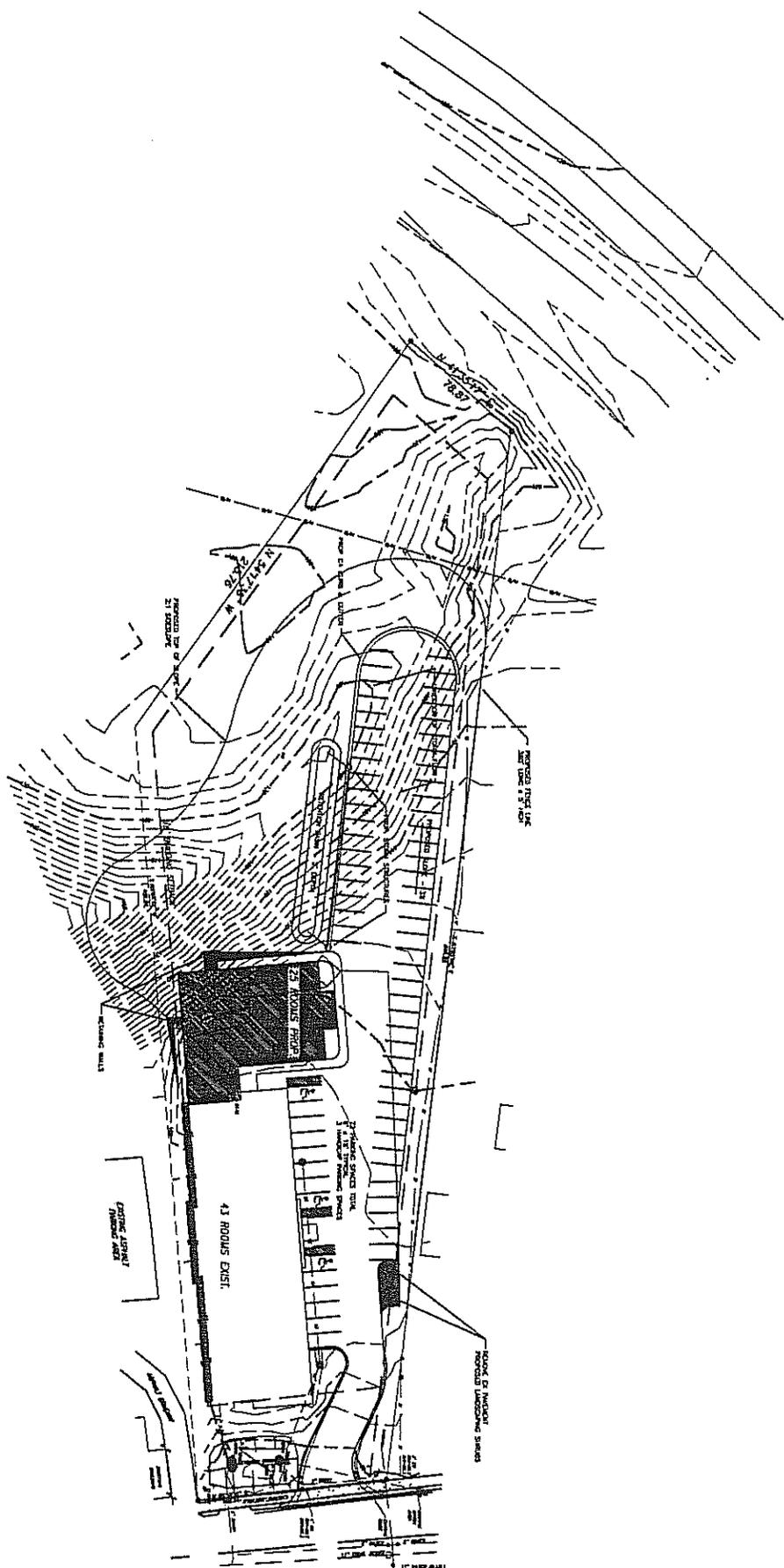
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A Site Plan, as spelled out in Section 9404, 9405 or 9406 of this ordinance, is needed with the application. Specifications on the back of this sheet.

Once completed the form should be returned to: Jon Rose
 Community Development Officer
 City of Manistee
 P.O. Box 358, 70 Maple Street
 Manistee, MI 49660

For Questions call Jon Rose, (231) 723-2558.

Fee: Land Use Permit/Site Plan Review \$ 20.00 (PUD \$150.00)



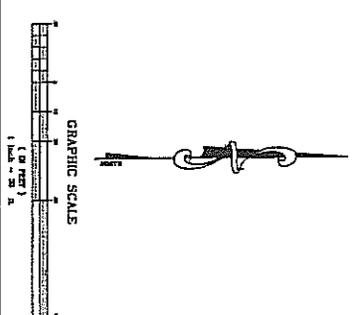
SITE DATA

ENGINEER, DESIGNER & ARCHITECT

ROBERT & LINDA JOHNSON
 725 JAYBOND DRIVE
 WAUWATSEGA, WI 53090

DATE
 12/17/78
SCALE - 3/4"
PLAN - 10"

PROPERTY TAX MAP 51-51-174-200-01



NO. REVISION DESCRIPTION 1 SUPPER & MOTEL 220 ARTHUR STREET WAUWATSEGA, WI 49860		DATE 12/17/78
OWNER TITLE PROPOSED 25 UNIT ADDITION SITE PLAN		DATE 12/17/78
SCALE: VERTICAL - 1" = 30' DATE - AUGUST 21, 1979 REVISIONS - 001		SHEET 1 OF 1 SHEET
ARCHITECTURE ROBERT & LINDA JOHNSON 725 JAYBOND DRIVE WAUWATSEGA, WI 53090 TEL: 262-772-1100		PROFESSIONAL ROBERT JOHNSON LICENSE NO. 10000 ARCHITECT
ENGINEERING ROBERT JOHNSON LICENSE NO. 10000 CIVIL ENGINEER		LAND SURVEYING ROBERT JOHNSON LICENSE NO. 10000 LAND SURVEYOR

SITE PLAN REVIEW

NAME: Jeff Bell - Bell-Co Construction
32 Filer Street
Manistee, MI 49660

PROPOSED USE: Office/Apartment
ZONING DISTRICT: C-4

PARCEL CODE: 51-51-448-714-13

USE IS: Permitted
 Special
 Not Permitted

BULK REGULATIONS

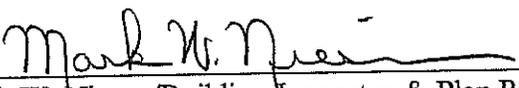
	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE	
			YES	NO
PARCEL SIZE:	2,500 sq. ft.	3,500 sq. ft.	X	<input type="checkbox"/>
STREET WIDTH:	25 ft	>25 ft.	X	<input type="checkbox"/>
SETBACKS				
FRONT YARD	0 ft.	>1 ft.	X	<input type="checkbox"/>
SIDE YARD	0 ft.	>0 ft.	X	<input type="checkbox"/>
REAR YARD	10 ft.	>10 ft.	X	<input type="checkbox"/>
WATERFRONT	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
PARKING:	2 spaces	2 spaces	X	<input type="checkbox"/>
BUILDING AREA:	n/a	1,027 sq. ft.	X	<input type="checkbox"/>

SPECIAL DISTRICTS

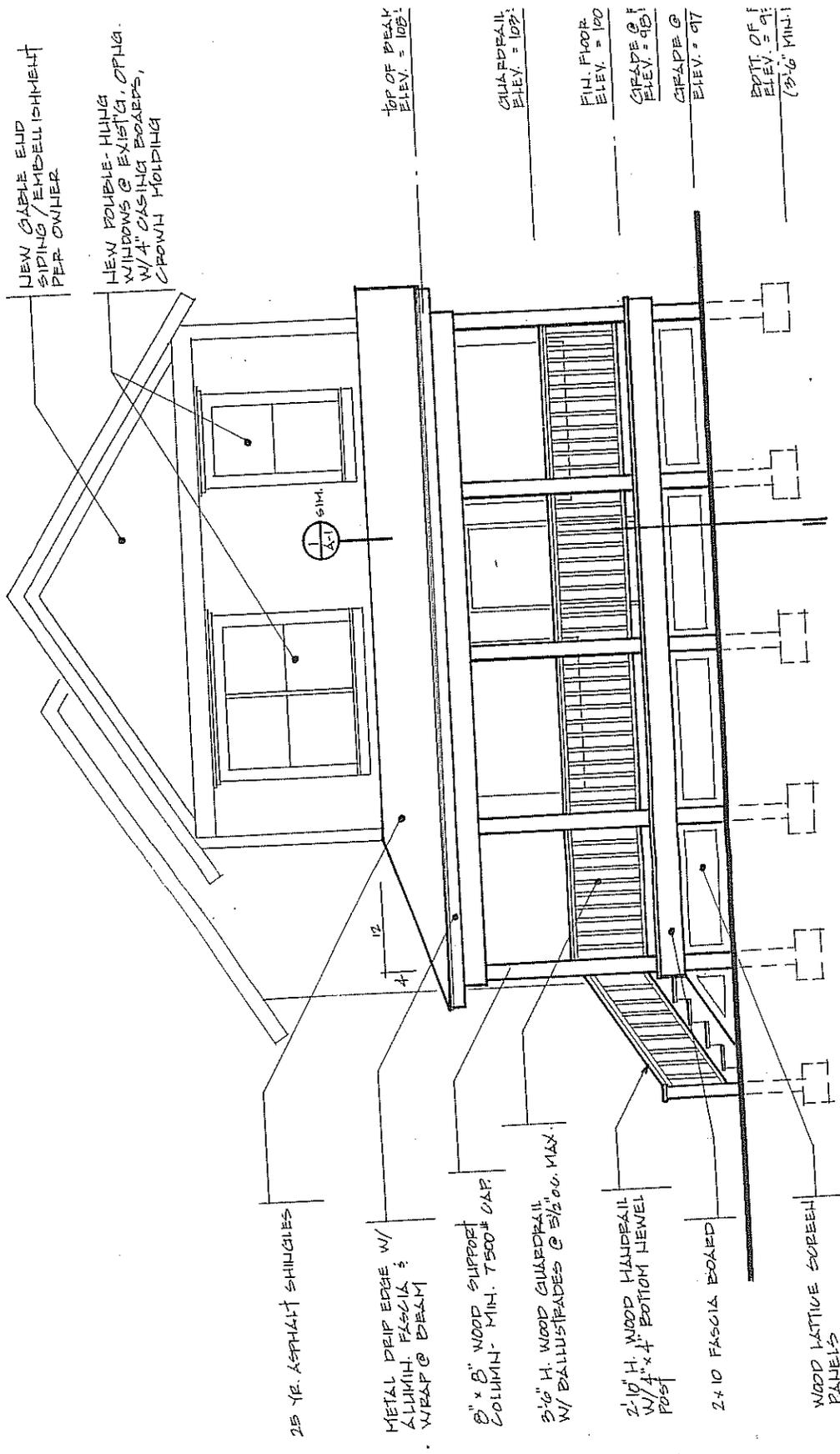
	APPLIES?		APPROVED?	
	YES	NO	YES	NO
HISTORIC OVERLAY:	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
HIGH RISK EROSION:	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
FLOOD PLAIN:	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
SOIL EROSION:	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>

OTHER:

REVIEWED BY:


Mark W. Niesen/Building Inspector & Plan Reviewer

DATE: August 27, 1999



NEW CABLE END SIDING / EMBELLISHMENT PER OWNER

NEW DOUBLE-HUNG WINDOWS @ EXIST'G. OPNG. W/ 4\" CASSING BOARDS, CROWN HOLDING

25 YR. ASPHALT SHINGLES

METAL DEEP EDGE W/ ALUMIN. FASCIA & WRAP @ BEAM

8\" x 8\" WOOD SUPPORT COLUMN - MIN. 750# CAP.

3-1/2\" H. WOOD GUARDRAIL W/ BALUSTRADES @ 32\" O.C. MAX.

2-1/2\" H. WOOD HANDRAIL W/ 4\" x 4\" BOTTOM LEVEL POST

2x10 FASCIA BOARD

WOOD LATTICE SCREEN PANELS

TOP OF PEAK ELEV. = 108'

GUARDRAIL ELEV. = 102'

FIN. FLOOR ELEV. = 100'

GRADE @ ELEV. = 98'

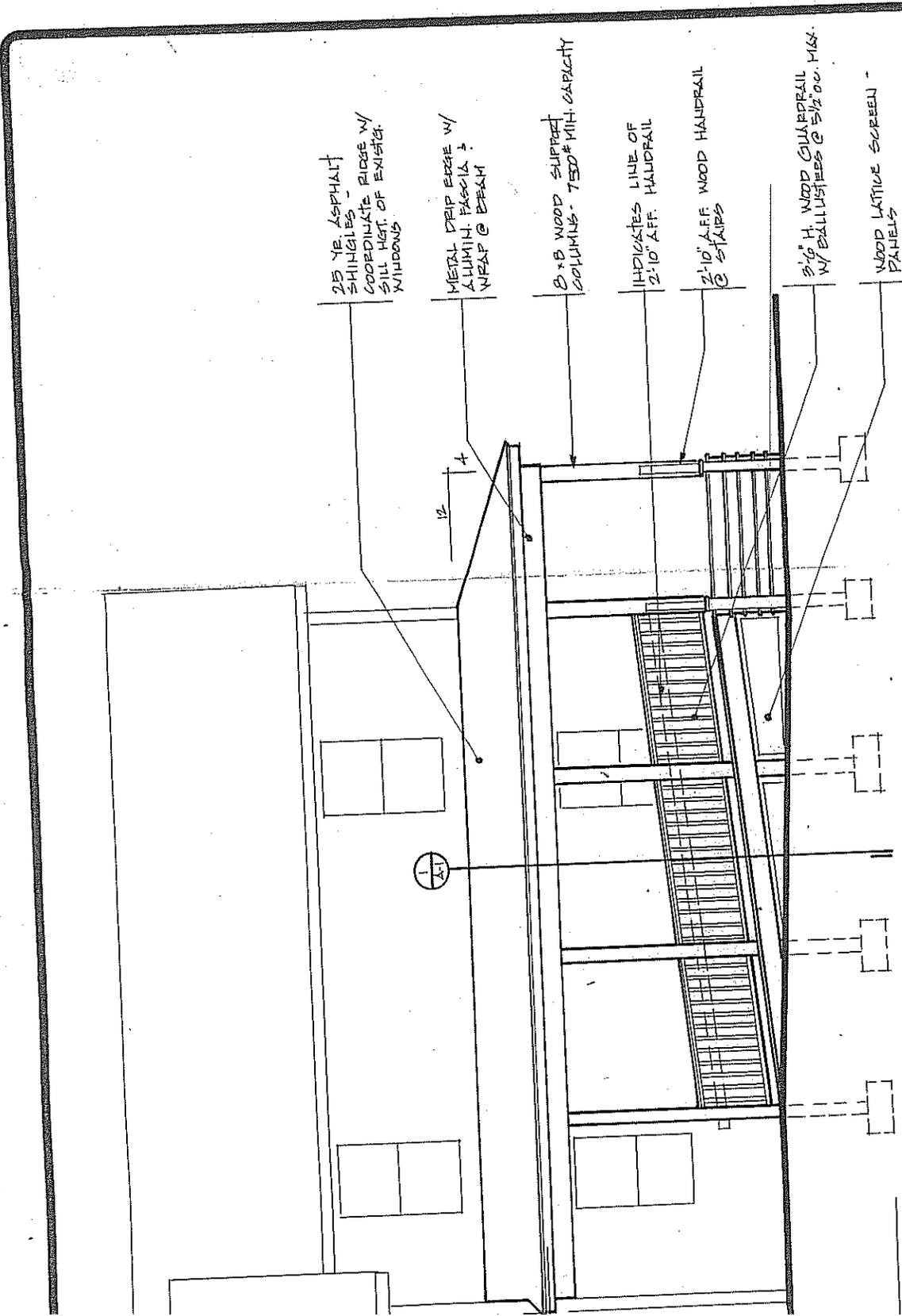
GRADE @ ELEV. = 97'

BOTT. OF F. ELEV. = 91' (3\" MIN.)

ELEVATION - SOUTH

REVISIONS	BY
21 JUNE 99	PLS
	PLS

Kendra C. Thompson
Architects, P.C.
304 One Street, Manatee, FL 39801
(813) 721-4196

ELEVATION - WEST