



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: May 8, 2018

REGARDING: 30100 Cabot Drive, Parcel # 50-22-01-400-039 (PZ18-0015)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Daifuku

Variance Type

Sign Variance

Property Characteristics

Zoning District:	Office Service Technology
Location:	East of Haggerty Road and North of Thirteen Mile Road
Parcel #:	50-22-01-400-039

Request

The applicant is requesting variances from the City of Novi Code of Ordinance Section 28-5 for the addition of one sign, one 250 square foot sign allowed by code. This property is zoned Office Service Technology (OST).

II. STAFF COMMENTS:

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ18-0015**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.
- (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.
- (b) The property is unique because _____.
- (c) Petitioner did not create the condition because _____.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because_____.

(e) The relief if consistent with the spirit and intent of the ordinance because_____.

(f) The variance granted is subject to:

1._____.

2._____.

3._____.

4._____.

2. I move that we deny the variance in Case No. **PZ18-0015**, sought by _____ for _____ because Petitioner has not shown practical difficulty requiring _____.

(a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because_____.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that _____.

(d) The variance would result in interference with the adjacent and surrounding properties by_____.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to_____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler
Deputy Director Community Development
City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED

MAR 27 2018

CITY OF NOVI
COMMUNITY DEVELOPMENT

Application Fee: \$300.00
 Meeting Date: May 8, 2018
 ZBA Case #: PZ 18-0015

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION <u>DAIFUKU</u>			
ADDRESS <u>30100 CABOT DR</u>		LOT/SIUTE/SPACE #	
SIDWELL # <u>50-22-01-400-039</u>		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY <u>EN CABOT DR SOUTH OF MACKENZIE DR.</u>			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input checked="" type="checkbox"/> SIGNAGE	
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS <u>G.MANIKOWSK@JERVISWEBB.COM</u>	CELL PHONE NO. <u>248-939-6075</u>
NAME <u>GARY MANIKOWSKI</u>		TELEPHONE NO.	
ORGANIZATION/COMPANY <u>DAIFUKU</u>		FAX NO.	
ADDRESS <u>30100 CABOT DR</u>		CITY <u>NOVI</u>	STATE <u>MI</u> ZIP CODE <u>48377</u>
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS	CELL PHONE NO.
NAME <u>DAIFUKU NORTH AMERICA HOLDING CO.</u>		TELEPHONE NO.	
ORGANIZATION/COMPANY <u>DAIFUKU</u>		FAX NO.	
ADDRESS <u>30100 CABOT DR</u>		CITY <u>NOVI</u>	STATE <u>MI</u> ZIP CODE <u>48377</u>
III. ZONING INFORMATION			
A. ZONING DISTRICT			
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER <u>OST</u>			
B. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <u>28-5</u> Variance requested <u>ADD 1 ADDITIONAL SIGN</u>			
2. Section _____ Variance requested _____			
3. Section _____ Variance requested _____			
4. Section _____ Variance requested _____			
IV. FEES AND DRAWINGS			
A. FEES			
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input checked="" type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600			
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF			
<ul style="list-style-type: none"> • Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition on the property • Number & location of all on-site parking, if applicable • Existing & proposed distance to adjacent property lines • Location of existing & proposed signs, if applicable • Floor plans & elevations • Any other information relevant to the Variance application 			



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE
 ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT



Applicant Signature

3-27-18
Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.



Property Owner Signature

3/27/18
Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals

Date



Community Development Department

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Novi, MI 48375
(248) 347-0415 Phone
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REVIEW STANDARDS SIGN VARIANCE

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Sign Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Sign Variance.)

Standard #1. Extraordinary Circumstances or Conditions.

Explain how the circumstances or physical conditions applying to the property that do not apply generally to other properties in the same Zone District or in the general vicinity. Circumstances or physical conditions may include:

- a. Shape of Lot.** A sign could not be placed in the location required by the Zoning Ordinance due to the shape, topography or other physical conditions of the lot or due to the location of an existing structure. **Describe below:**

OR

- b. Environmental Conditions.** A sign could not be placed in the location required by the Zoning Ordinance without removing or severely altering natural features, such as trees, topography, drainage courses or encroaching upon storm water facilities. **Describe below:**

OR

- c. Abutting Property.** A sign could not be reasonably seen by passing motorists due to the configuration of existing buildings, trees, signs or other obstructions on an abutting property. **Describe below:**

d. **Scale of Building or Lot Frontage.** A sign that exceeds permitted dimensions for area and/or height could be considered appropriate in scale due to the length of the building frontage (wall sign only) or length of the lot frontage (ground sign only). **Describe below:**

e. **Not Self-Created.** Describe the immediate practical difficulty causing the need for the Variance was not created by the applicant or any person having an interest in the sign, sign structure, or property. **Describe below:**

WE DO HAVE 1 SIGN ON THE BUILDING + IT IS CLEARLY VISIBLE AS YOU APPROACH FROM THE SOUTH ON CABOT DR., HOWEVER WHEN YOU APPROACH FROM THE NORTH ON CABOT DR. YOU CANNOT SEE THE SIGN, YOU HAVE TO PASS THE BUILDING + LOOK BACK TO SEE IT.

Standard #2. Limit Use of Property.

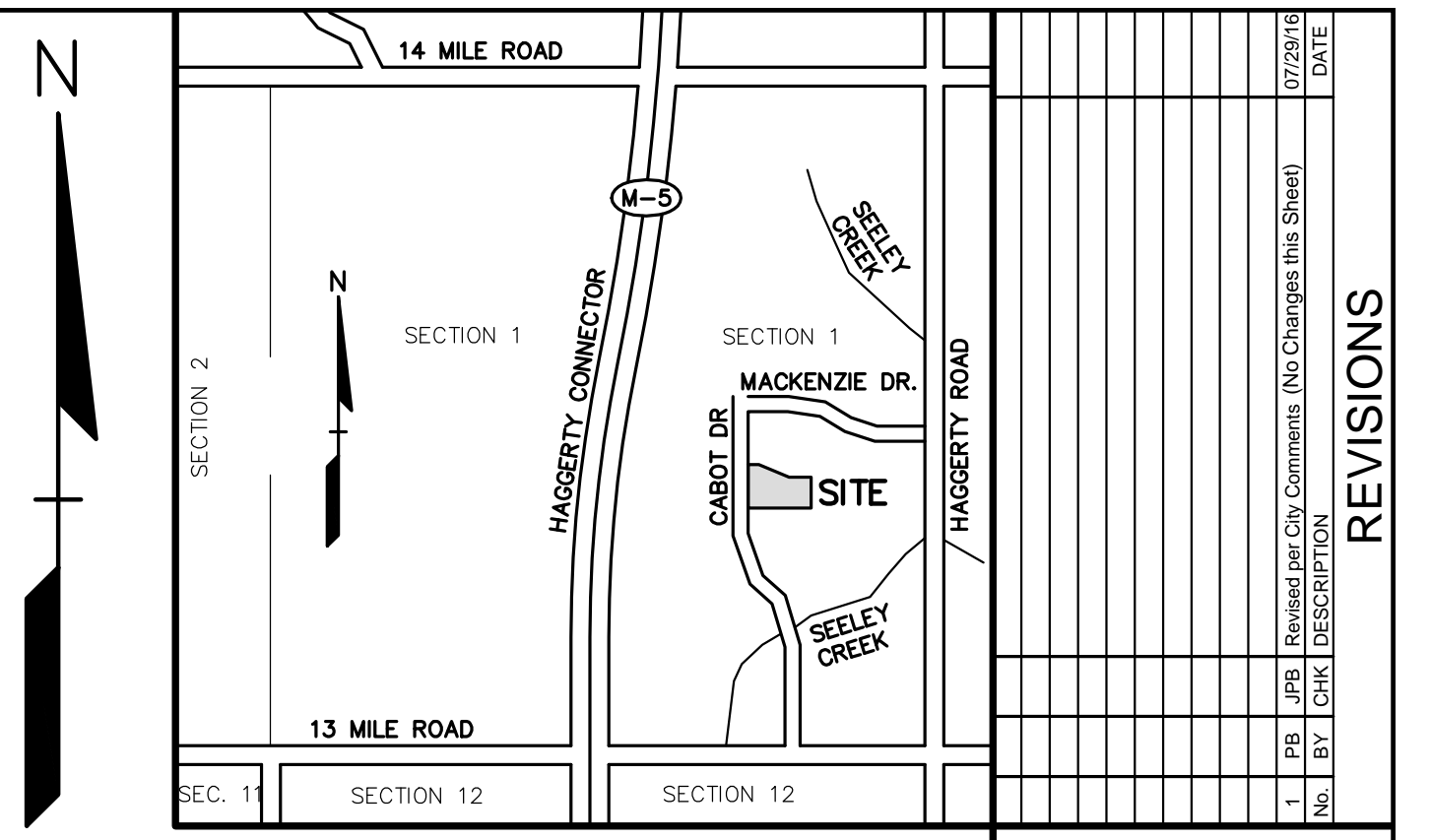
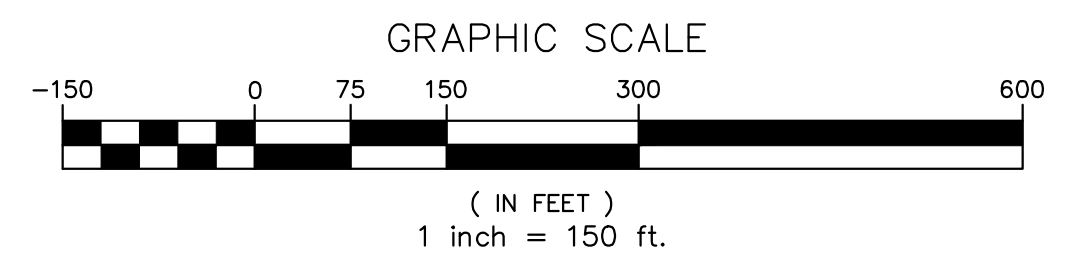
Explain how the failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return.

PEOPLE ARE HAVING A HARD TIME FINDING OUR BUILDING, THEY PASS IT + KEEP GOING SOUTH + AT SOME POINT DETERMINE THEY WENT TOO FAR + HAVE TO TURN AROUND AND THEN THEY SEE IT.

Standard #3. Adverse Impact on Surrounding Area.

Explain how the Sign Variance will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter.

BECAUSE OUR BUILDING DOES NOT SIT SQUARE TO THE ROAD + IS AT ABOUT A 45° ANGLE THE SURROUNDING PROPERTIES, AND DRIVERS WILL ONLY SEE ONE SIGN AT ANY TIME,



NO.	BY	CHK	DESCRIPTION	DATE
1	JPB		Revised per City Comments (No Change this Sheet)	07/29/16

REVISIONS

LOCATION MAP - NOT TO SCALE

LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT SET	⊙ RECORDED
⊗ NAIL FOUND		⊙ MEASURED
⊗ NAIL & CAP SET		⊙ CALCULATED

EXISTING

- OH-ELEC—V—O— ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UG-CATV— ELEC. UNDERGROUND CABLE TV, CATV PEDESTAL
- UG-PHONE—O— TELEPHONE U.S. CABLE, FIBER OPTIC & MANHOLE
- UG-ELEC—E—ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS— GAS MAN, VALVE & GAS LINE MARKER
- WATER— WATER MAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- SEWER— SANITARY SEWER, CLEANOUT & MANHOLE
- STORM— STORM SEWER, CLEANOUT & MANHOLE
- CATCH BASIN, INLET, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BOX/PROBANT VALVE BOX, SERVICE SHUTOFF
- MALBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONC.— CONCRETE
- ASPH.— ASPHALT

PROPOSED

- CONC. HEAVY R.O.W. WALK DUTY ONLY
- STD HEAVY DUTY

REFERENCE DRAWINGS

- WATER MAIN HAGGERTY CORPORATE PARK PHASE II DESIGN PLANS, AR DECKER, SEPT. 10, 2007
- SANITARY SEWER HAGGERTY CORPORATE PARK PHASE II DESIGN PLANS, AR DECKER, SEPT. 10, 2007
- STORM SEWER HAGGERTY CORPORATE PARK PHASE II DESIGN PLANS, AR DECKER, SEPT. 10, 2007
- ELECTRIC DTE ENERGY OUTSIDE SALES PRODUCT MAP 241-370, DATED MAR. 12, 2013
- TELEPHONE AT&T FACILITY MAP RECEIVED JUNE 13, 2014
- GAS CONSUMERS ENERGY SERVICE MAP 01-58-01-4, DATED AUG. 28, 2008
- PETROLEUM BUCKLE PIPELINE CO. NO. FACILITIES IN THE AREA, EMAIL DATED JULY 9, 2014
- CATV BIGHOUSE NETWORKS, SERVICE MAP 14-10, RECEIVED MAR. 13, 2013
- FLOOD FLOOD PLAN FEMA FIRM PANEL 26125C0489F AND 26125C0493F, DATED SEPT. 29, 2006

FLOODPLAIN NOTE:
PARTS OF THE PARENT PARCEL ARE WITHIN ZONE 'A'. AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBERS 26125C0489F AND 26125C0493F DATED SEPT. 29, 2006. THERE IS NO FLOODPLAIN PRESENT ON THE MAGNA PROPERTY.

PROPOSED DAIFUKU PARCEL LEGAL DESCRIPTION (PER P.E.A.)

LAND IN PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE N02°30'08"W, 632.02 FEET ALONG THE EAST LINE OF SAID SECTION 1; THENCE S85°30'21"W, 60.04 FEET TO THE WEST LINE OF HAGGERTY ROAD (120' WIDE); THENCE ALONG THE WEST LINE OF SAID HAGGERTY ROAD N02°30'08"W, 1589.84 FEET; THENCE S87°29'39"W, 320.91 FEET; THENCE S43°04'21"W, 92.24 FEET; THENCE S01°15'44"W, 108.60 FEET; THENCE S87°29'07"W, 355.89 FEET TO THE POINT OF BEGINNING; THENCE S02°30'19"E, 361.12 FEET; THENCE S87°36'39"W, 85.30 FEET; THENCE N47°49'44"W, 135.60 FEET; THENCE S87°02'53"W, 43.61 FEET TO THE EAST LINE OF CABOT DRIVE (60' WIDE); THENCE ALONG SAID EAST LINE N02°57'07"W, 603.80 FEET; THENCE N87°29'41"E, 268.09 FEET; THENCE S61°56'30"E, 420.91 FEET; THENCE N87°29'41"E, 268.09 FEET; THENCE S02°30'19"E, 120.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.36 ACRES OF LAND MORE OR LESS. (TAX PARCEL 22-01-400-039)

EXISTING REMAINDER PARCEL LEGAL DESCRIPTION (PER P.E.A.)

LAND IN PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE N02°30'08"W, 632.02 FEET ALONG THE EAST LINE OF SAID SECTION 1; THENCE S85°30'21"W, 60.04 FEET TO THE WEST LINE OF HAGGERTY ROAD (120' WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUING S85°30'21"W, 215.71 FEET; THENCE N02°02'32"W, 467.58 FEET; THENCE S87°57'28"W, 162.69 FEET; THENCE S13°30'29"W, 174.90 FEET; THENCE S41°04'28"W, 75.81 FEET; THENCE S87°29'56"W, 312.43 FEET; THENCE S44°08'59"W, 370.51 FEET TO THE EAST LINE OF CABOT DRIVE (60' WIDE); THENCE 179.14 FEET ALONG SAID EAST LINE ON THE ARC OF A CIRCULAR TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 22°33'27", AND A CHORD WHICH BEARS N25°41'38"W, 177.98 FEET; THENCE N53°01'38"E, 25.75; THENCE N58°31'42"E, 86.31 FEET; THENCE 117.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 28°49'44", AND A CHORD WHICH BEARS N45°06'50"E, 116.00 FEET; THENCE 246.05 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 39°09'34", AND A CHORD WHICH BEARS N51°16'46"E, 241.29 FEET; THENCE N02°57'07"W, 203.77 FEET; THENCE N87°02'53"E, 27.77 FEET; THENCE N02°57'07"W, 344.50 FEET; THENCE S87°02'53"W, 69.71 FEET; THENCE N59°27'20"W, 170.63 FEET; THENCE S87°02'53"W, 478.00 FEET TO THE AFOREMENTIONED EAST LINE OF CABOT DRIVE; THENCE N02°57'07"W, 685.59 FEET ALONG SAID EAST LINE; THENCE N87°02'53"E, 43.61 FEET; THENCE S61°56'30"E, 420.91 FEET; THENCE N87°29'07"E, 355.89 FEET; THENCE N01°15'44"W, 108.60 FEET; THENCE N43°04'21"E, 92.24 FEET; THENCE N87°29'39"E, 320.91 FEET TO THE AFOREMENTIONED WEST LINE OF HAGGERTY ROAD; THENCE ALONG SAID WEST LINE S02°30'08"W, 1589.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.81 ACRES OF LAND, MORE OR LESS. PART OF TAX PARCEL 22-01-400-030

CAUTION!
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE BASED ON RECORD DRAWINGS EITHER EXPRESSED OR IMPLIED AS TO THE ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF P.E.A. INC. THEY ARE SUBMITTED ON THE CONDITION THAT THEY ARE TO BE USED ONLY FOR THE PROJECT AND NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF P.E.A. INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2016 P.E.A. INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE RESPONSIBILITY FOR THE SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE CLEARLY CONTINUOUS AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO NOTIFY P.E.A. INC. IMMEDIATELY AND HOLD DESIGN PROFESSIONAL LIABILITY FROM ANY AND ALL LIABILITY BEING OR ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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DAIFUKU NORTH AMERICA
34276 WEST TWELVE MILE ROAD
FARMINGTON HILLS, MICHIGAN 48331

OVERALL PLAN
DAIFUKU OFFICE BUILDING
30100 CABOT DRIVE, PART OF THE EAST 1/2 OF SECTION 1, T. 1N., R. 8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, 48377

DES. JPB
SUR. TS
DATE: JUN 13, 2016

ORIGINAL ISSUE DATE: JUNE 13, 2016

PEA JOB NO. 2016-088

SCALE: 1" = 150'

DRAWING NUMBER:

C-1.0

DRAWING TWS: 245777 CW
XREF: S:\PROJECTS\2016\2016088\DWG\TOPBASE-16088.DWG
XREF: S:\PROJECTS\2016\2016088\DWG\SITE PLAN\BASE-16088.DWG
XREF: S:\PROJECTS\2016\2016088\DWG\SITE PLAN\BLK-16088.DWG
XREF: S:\PROJECTS\2016\2016088\DWG\SITE PLAN\PROP-16088.DWG



SIGHT DISTANCE LINES FOR 25MPH (310' SIGHT DISTANCE)

SIGHT DISTANCE LINES FOR 25MPH (310' SIGHT DISTANCE)

(RIGHT-OF-WAY WIDTH VARIES)

(RIGHT-OF-WAY WIDTH VARIES)

13 MILE ROAD
(VARIABLE WIDTH-PUBLIC)

13 MILE ROAD
(VARIABLE WIDTH-PUBLIC)

SOUTHWEST CORNER SECTION 6, T.1N., R.9E. FOUND O.C.REMON #2445 IN MON BOX

SOUTHEAST CORNER SECTION 1, T.1N., R.8E. FOUND O.C.REMON #2499 IN MON BOX



DAIFUKU

DAIFUKU



NO
PARKING
FIRE
LANE