

Gary Ebling

From: Jim Braun <jbraun@northlc.com>
Sent: Friday, May 13, 2016 9:14 AM
To: Vance@vancenorgaard.com
Cc: gebling@rconnect.com
Subject: Re: building sites

Good Morning Vance,

Here is the list of building right with comments:

note
PN: 0332100001 South 1/2 has 1 right *2* (will need frontage on a public road, no easements)
North 1/2 has 1 right (will need frontage on a public road)

note
PN: 0333300001 Southwest 40 acres has 2 rights (will need frontage on a public road, no easements)

4 Southeast 40 acres has 1 right (will need frontage on a public road, no easements)

Remainder of parcel 1 right (no frontage)

PN: 0333425001 2 building rights (will need frontage on "Old Dutch Road" of 250' per parcel)

PN: 0333450002 0 building rights *2* (the quarter-quarter section has one right already used by Tom Johnson)

PN: 0333450001 0 building rights (credit was given as part of PN: 0333425001)

Note: There may be credit on some of the quarter-quarters for treed sites, this has to have an on site survey of the type of trees and the size of the trees and the coverage in order to get this credit.

Also Note: Even though the parcels have a building right, it is up to you to prove that the parcel is buildable i.e. separation from mottled soils of 2 feet from the lowest floor elevation and other criteria.

If you have further questions feel free to contact me.

-Jim Braun, Zoning Administrator, Bridgewater Township