



MEMORANDUM

To: Members of the Walden Board of Zoning Appeals

Cc: Mariah Prescott, Town Administrator

From: Ashley Gates, Senior Planner

Date: January 19, 2024

Subject: Variance Request for 734 High Pasture Road

Summary

Owner: Wayside Presbyterian Church

Applicant: Wayside Presbyterian Church

Address: 2502 Fairmount Pike

Parcel Number: 089N C 001

Zoning: R-1

Request: Construct addition to church at a height of 40' 2", exceeding the maximum height in the R-1 zone by 5' 2". Utilize shared parking agreements to

Analysis

Background

Wayside Presbyterian Church is a historic structure dating back to 1947. The church is seeking to add an addition to the structure for additional sanctuary space. In keeping with the architectural style of the historic structure, the applicant wishes to have a steeply sloped roof, making the height 40' 2", exceeding the maximum height of 35 feet. The applicant is also seeking to reduce the minimum parking requirement from the required 130 spaces to 71 spaces on site, and 51 spaces through shared parking agreements, for a total of 122 spaces.

Historic Preservation

In consultation with the Southeast Tennessee Development District, the existing structure has been determined to most likely be eligible for the National Register of Historic Places due to the architectural style of the building. In combination with other historic structures in the area, including the Walden Civic League building, this section of Walden may also be eligible to become a historic district on the National Register of Historic Places. A nomination of the Walden Civic League structure was recently submitted to the Tennessee State Historic Preservation Office for inclusion on the National Register, and the architectural style of Wayside Presbyterian was cited as an example of the unique architectural style of this time period and location.

Aerial View



Site Topography

Like much of Walden, the site has some very steep slopes, in some locations exceeding a 20% slope. A survey would need to be done to determine the actual slope, with anything over 25% being undevelopable per Section 6.01 of the Zoning Ordinance.

Zoning Ordinance

- Height Restrictions in the R-1 Zone

(4) Height Regulations. No building or structure shall exceed two and one-half (2 ½) stories or thirty-five (35) feet in height.

- **Parking Requirements**

3.05 Parking Requirements for All Zones. It is the intent of this Ordinance to minimize, to the extent practical, the size of parking areas so as to reduce storm water run-off and eliminate the usual blight associated with large parking lots. Off-street parking with proper drainage shall be provided on the same lot as the structure it serves according to the following criteria:

- (a) There shall be two (2) spaces for every dwelling unit.
- (b) There shall be one (1) space for every three (3) seats in the main auditorium of churches and other public meeting structures;
- (c) For Bed and Breakfasts and Inns there shall be one (1) parking space for every guest unit plus one (1) parking space for every innkeeper's dwelling;
- (d) For any other permitted use, there shall be four (4) parking spaces for every 1000 square feet of net leasable floor area or such lesser number of spaces as shall provide reasonable parking for the use of the building per approval of the Board of Mayor and Aldermen.

Standards for Variances

The Walden Zoning Ordinance sets standards for the approval of variance requests in Section 9.03(a).

9.03 Power and Duties of the Board of Appeals.

- (a) **Power to Grant Variance in Site and Area Regulations.**
 - (1) The Board of Appeals shall have the power to grant variances and adjustments in the area and building site regulations of this Ordinance in cases where strict application of the regulations would result in practical difficulty or unnecessary hardship which is not attributable to the actions of the applicant or predecessors in title; but only in harmony with the spirit and intent of this Ordinance and in such a manner as to grant relief without substantial injury to the public interest and rights.
 - (2) No variation in the application of the provisions of this Ordinance or grant of a temporary permit shall be made unless after a public hearing, as provided for in this section, the Board of Appeals shall find that such variation will not:
 - a) Impair an adequate supply of light and air to adjacent property;
 - b) Increase the hazard from fire and other dangers to said property;
 - c) Diminish value of land and buildings throughout the surrounding area;
 - d) Increase the congestion or traffic hazards in the public streets or highway; and
 - e) Otherwise impair the public health, safety, comfort, morals, and general welfare of the inhabitants of the Town of Walden.

The Board of Appeals may impose such conditions as will lessen any injury to the character of the subject Zone.

13-7-207. Powers of board of appeals.

(3) Where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the enactment of the zoning regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, the strict application of any regulation enacted under this part and part 3 of this chapter would result in peculiar and exceptional practical difficulties to or exception or undue hardship upon the owner of such

property, authorize, upon an appeal relating to the property, a variance from such strict application so as to relieve such difficulties or hardship; provided, that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance.

Religious Land Use and Institutionalized Persons Act

Both the federal government and Tennessee state law protect religious assemblies from discriminatory and unduly burdensome land use regulations. In some courts, onerous parking requirements have been found to be substantial burdens to religious assemblies. Attorney review of this case in light of applicable court cases is recommended.

Recommendation

Variance 1: Exceeding Height Limitations

Staff finds that limiting the height of the structure would place a significant hardship for future nomination to the National Register of Historic Places. The height difference is mitigated by the slope differential of this portion of the property and neighboring properties. Because of the importance of proportion an architectural style for the future nomination of the Wayside Presbyterian Church and larger historic district of Walden, approval of this variance is recommended.

Variance 2: Reduction in Parking Requirements

Staff finds that, together with the shared parking on adjacent sites, the parking will be adequate for the proposed use. However, the Zoning Ordinance requires that all parking be “on the same lot of the structure it serves.” The slope of the property, together with the need for a reserved area for a duplicate septic, makes for significant practical difficulties for providing paved parking areas. The parking requirements state that the intent of the ordinance is to “minimize, to the extent practical, the size of parking areas so as to reduce storm water run-off and eliminate the usual blight associated with large parking lots.” Therefore, a reduction in parking would be in line with this intent. Because increased parking presents practical difficulties, and a reduced parking requirement would be in line with the intent of the Zoning Ordinance, staff recommends approval of the requested variance.

Staff further recommends attorney review of the following:

- Whether the BZA may add a condition to this approval allowing the Town to require additional parking should the church receive repeated citations.
- Any legal considerations related to the Religious Land Use and Institutionalized Persons Act on the variance requests. In particular, commercial structures exceeding 5,000 square feet may include parking at adjacent lots, and may seek reduced parking requirements from the Board of Mayor and Alderman, while churches and “other public meeting structures” may not.

TOWN OF WALDEN
Board of Zoning Appeals
VARIANCE APPLICATION

Date 1/11/24

Address of Subject Property 2502 Fairmount Pike / Signal Mountain TN 37377
Block No. _____ Subdivision _____ Tax Map 089N C 001

Name of Applicant Bob Franklin / Kelley Hutchings
Mailing Address 142 N. Market St. / Chattanooga TN 37405
Daytime Telephone Number [REDACTED] Fax Number N/A
E-mail Address [REDACTED]
Name of Business (if applicable) Franklin Architects

Name of Property Owner Wayside Presbyterian Church (Matt Hamilton - Owner's Representative)
Mailing Address 2502 Fairmount Pike / Signal Mountain TN 37377
Daytime Telephone Number [REDACTED] Fax Number N/A
E-mail Address [REDACTED]

VARIANCE APPROVED:

VARIANCE DENIED:

Date _____ Signature _____

Town of Walden
1836 Taft Highway, P.O. Box 335 *Signal Mountain, Tennessee 37377 Telephone (423) 886-4362
Fax (423) 886-7953

TOWN OF WALDEN
Board of Zoning Appeals

Acknowledgement

It is understood that approval of the proposed development is conditioned upon full compliance with all applicable regulations and ordinances of the Town of Walden and conditions imposed by the applicable Boards of the Town.

In cases where the applicant is not the property owner, it is also hereby acknowledged by the property owner that he or she is in full agreement with the content of this application.

Signature of Applicant

Signature of Owner if different from Applicant

Date

1/11/24

In general, the Board of Zoning Appeals meets on an as needed basis at Town Hall, at 1836 Taft Highway.

The submission deadline is the 10th of the month to be heard the following month.

Copies of all required materials and a non-refundable filing fee shall be submitted to the Town Recorder by the application deadline.

Contact the Town of Walden to confirm deadline and meeting dates and times.

Town of Walden
1836 Taft Highway, P.O. Box 335 *Signal Mountain, Tennessee 37377 e Telephone (423) 886-4362
Fax (423) 886-7953

TOWN OF WALDEN
Board of Zoning Appeals

Variance Attachment

Address of Subject Property 2502 Fairmount Pike / Signal Mountain TN 37377

Please read Article 9. Board of Appeals for Variances, section 9.03, 9.04, & 9.05 of the Town of Walden Zoning Ordinance, attached to this application.

1. Provide a description of the requested Variance.

We are requesting a variance to the height regulation, to accommodate a new sanctuary structure. We're requesting an increase from the required 35'-0 to 40'-2." This is an increase of 10'-3" from the existing building's maximum height. The existing building measures (at the front/west facade facing Fairmount Pike) approximately 30'-0" from existing grade at the front of the building, to its highest point. (The 40'-2" height of our proposed new sanctuary is measured from existing finished grade at the front of the existing building, to the highest point on the roof ridge of the proposed new sanctuary.)

2. Describe the situation creating the hardship.

The property belongs to an existing church that was built in its current form in 1947. We want to incorporate elements from the existing historic church into the design of the new sanctuary, including the proportions and detailing of the existing church. Geometry does not easily allow for a larger sanctuary with a lower roof, without incorporating roof structures that would not complement the existing historic structure (flat roofs, low-slope roofs, etc.). Additionally, the site is sloped in such a way that the main floor level is approximately 9' below street level (Fairmount Pike), so visually, the building does not appear tall from the road.

3. Describe the conditions associated with this situation that make your property different from the conditions of the surrounding lots or

Because we are connecting to an existing structure, and are trying to maintain proportions and detailing of the existing historic structure, many design considerations were predetermined. We have chosen what we believe is the best location for the addition, because it is the most sensitive to the existing building, existing public street views, and maintains much of the existing structure and circulation through the property.

4. Describe the effect that granting this variance would have on adjoining streets or public or private property

The overall increase in height is limited to 10'-3" which will have minimal visual impact. The site slopes down from Fairmount Pike toward the east, so the building appears lower/shorter than it would on a flat site. The proposed addition will be located "behind" the existing church, toward the east side of the property, with no street frontage. The east/north sides of the site feature full tree cover, so views to the proposed sanctuary would be minimized from Key-Hulse Rd. The property on the east/northeast side of the site is an empty lot owned by Andersen Investment Corporation. Across Key-Hulse Rd. to the east/southeast is Signal Mountain Christian School, which is a sister ministry to Wayside Pr

5. What other alternatives could solve the problem caused by the situation?

The addition could be located on a different part of the site, but because of the grade changes on this site, it presents unique challenges, and there would be height variances required in most other locations. We believe this location of the proposed sanctuary has the least visual impact for neighbors and the streetscape.

The petition for a variance was granted.

The petition for a variance was denied.

Date _____

Signature/ Town of Walden _____

Town of Walden
1836 Taft Highway, P.O. Box 335 *Signal Mountain, Tennessee 37377 e Telephone (423) 886-4362
Fax (423) 886-7953

TOWN OF WALDEN

Board of Zoning Appeals

Variance Attachment

Address of Subject Property 2502 Fairmount Pike / Signal Mountain TN 37377

Please read Article 9. Board of Appeals for Variances, section 9.03, 9.04, & 9.05 of the Town of Walden Zoning Ordinance, attached to this application.

1. Provide a description of the requested Variance.

We are requesting a variance to parking requirements. We are designing a sanctuary addition to an existing church, which has existed on its current site for nearly 80 years. As designed, our proposed new sanctuary would accommodate (per code) 389 people. According to the Walden Zoning Ordinance, for churches, 1 parking space is required for every three people in the main auditorium. (389/3 = 130 spaces required.) Currently the church has 71 spaces (but has agreements to use an add'l 51 spaces - see #3 below). The church has plans to expand parking in the future, but will need a variance in the short term, until that new parking can be completed.

2. Describe the situation creating the hardship. *(71 exist. spaces + 51 spaces on adjacent properties = 122 spaces available)*

There are several factors leading to the need for this parking variance. The church has experienced recent growth; the church was planned nearly 80 years ago and was originally designed to seat 130 people; the site is sloped, making parking areas difficult to accommodate; parking is only needed one day a week (on Sunday) when the sanctuary is at its fullest capacity; and the church anticipates seating 300 people on a Sunday, and not the full 389 (by code calculation). Additionally, we believe that minimizing large, mostly unused parking lots is the best approach here, for the community as well as for stormwater runoff reasons.

3. Describe the conditions associated with this situation that make your property different from the conditions of the surrounding lots or

To accommodate its membership in the existing sanctuary, the church already has agreements with neighbors (Signal Mountain Christian School and The Mountain Opry) to use nearby parking lots. SMCC has 19 lot spaces as well as 12 parallel parking spaces (31 total) and Signal Mountain Opry approximately 20 spaces in a gravel parking lot. This is an additional 51 spaces.

4. Describe the effect that granting this variance would have on adjoining streets or public or private property.

Granting this variance will have minimal impact on adjoining streets or neighboring properties. (Alternatively, given the nature of this sloped site, building new parking lots could impact adjoining streets and properties by creating additional stormwater runoff.)

5. What other alternatives could solve the problem caused by the situation?

The church could build new parking lots (which they plan to do in the future, as funding allows).

The petition for a variance was granted.

Date _____

The petition for a variance was denied.

Signature/ Town of Walden _____

Town of Walden
1836 Taft Highway, P.O. Box 335 *Signal Mountain, Tennessee 37377 e Telephone (423) 886-4362
Fax (423) 886-7953

Hamilton County Division of Groundwater Protection
Permit for Construction of Subsurface Sewage Disposal System

Receipt # 32075

Issued to: Wayside Presbyterian Church

Address: 2502 FAIRMOUNT PIKE

S / D & lot no.: _____

Evaluation Based Upon:

- 1. Soil typing by Soil Scientist
- 2. Soil Percolation Test _____
- 3. Environmental Specialist _____

Estimated absorption rate: 30 M.P.I.

Installation:

- 1. New Installation
- 2. Repair to Existing System

Establishment:

1. Residential: # of bedrooms 0

Basement plumbing: Yes No

2. Other: Church
(specify)

Type of System:

- Standard
- Gravelless
- Lagoon
- ATS
- LPP
- EPS
- Drip
- Mound
- Chamber

Gal / Day 2870

Pump system (requires electrical inspection)

This system shall consist of 1 or 2 septic tanks: Size tank # 1 10000 gallons

Field line footage on tank #1 LPP

Pump tank size 10000

Size tank #2 _____ gallons

Field line footage on tank #2 _____

Maximum depth of field lines is 18 inches. Water curtain drain required

All installers of subsurface sewage disposal systems must hold a valid annual license from the Hamilton County Division of Groundwater Protection. The recipient of this permit agrees to construct or have constructed the above described system in accordance with 68-13-401 cf. Seq. and The Regulations to Govern Subsurface Sewage Disposal Systems. If any part of the system is covered before being inspected and approved, it shall be uncovered by the recipient of the permit at the direction of personnel of the Hamilton County Health Department. Any cutting, filling or alterations of the soil conditions on the aforementioned property after this day may render this approval null and void. The conditions of this permit cannot be altered in any way without prior written approval from the Hamilton County Division of Groundwater Protection

on application

(Signature of applicant)

Date _____

Issued by Bob Stott

Date 1/3/24

This permit is valid for 3 years from date of issue.

FIELD LINE SETBACKS:

- 10-feet from all property lines & water lines;
- 25-feet from all drainage, bodies of water & any cut bank more than 1-foot in depth (including basement cuts)
- 50-feet from any well.

Do not cross field lines with any utilities

Due to 75 MPI soil rating use only conventional field lines or install gravelless pipe in a 2-foot wide ditch & backfill with 1-1/2 inch gravel.

Water interceptor drain must be installed 15-feet from the field lines at a depth of 42 inches on the high side of the field lines & to daylight while maintaining a minimum grade of 6 inches per 100-feet.

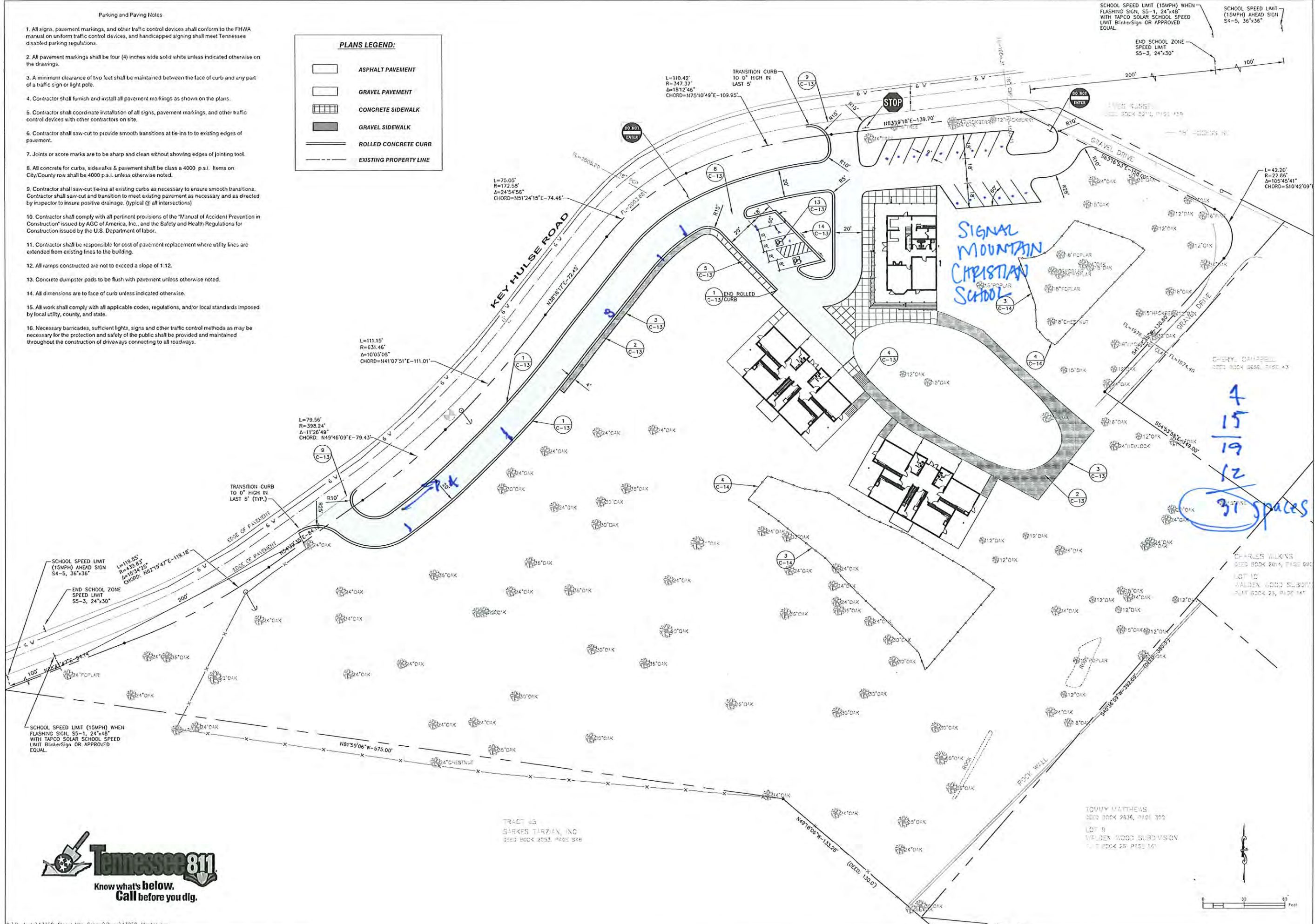
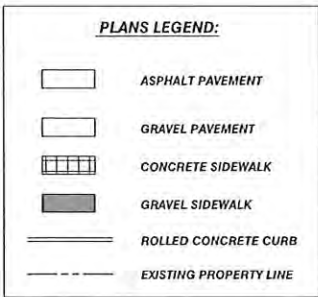
May use a closed loop system.

DO NOT EXCEED THE FIELD LINE DEPTH SHOWN ABOVE AND KEEP FIELD LINES ON CONTOUR!

Install per Engr. design

Parking and Paving Notes

1. All signs, pavement markings, and other traffic control devices shall conform to the FHWA manual on uniform traffic control devices, and handicapped signing shall meet Tennessee disabled parking regulations.
2. All pavement markings shall be four (4) inches wide solid white unless indicated otherwise on the drawings.
3. A minimum clearance of two feet shall be maintained between the face of curb and any part of a traffic sign or light pole.
4. Contractor shall furnish and install all pavement markings as shown on the plans.
5. Contractor shall coordinate installation of all signs, pavement markings, and other traffic control devices with other contractors on site.
6. Contractor shall saw-cut to provide smooth transitions at tie-ins to existing edges of pavement.
7. Joints or score marks are to be sharp and clean without showing edges of jointing tool.
8. All concrete for curbs, sidewalks & pavement shall be class 4000 p.s.i. Items on City/County row shall be 4000 p.s.i. unless otherwise noted.
9. Contractor shall saw-cut tie-ins at existing curbs as necessary to ensure smooth transitions. Contractor shall saw-cut and transition to meet existing pavement as necessary and as directed by inspector to insure positive drainage. (typical @ all intersections)
10. Contractor shall comply with all pertinent provisions of the 'Manual of Accident Prevention in Construction' issued by AGC of America, Inc., and the Safety and Health Regulations for Construction issued by the U.S. Department of Labor.
11. Contractor shall be responsible for cost of pavement replacement where utility lines are extended from existing lines to the building.
12. All ramps constructed are not to exceed a slope of 1:12.
13. Concrete dumpster pads to be flush with pavement unless otherwise noted.
14. All dimensions are to face of curb unless indicated otherwise.
15. All work shall comply with all applicable codes, regulations, and/or local standards imposed by local utility, county, and state.
16. Necessary barricades, sufficient lights, signs and other traffic control methods as may be necessary for the protection and safety of the public shall be provided and maintained throughout the construction of driveways connecting to all roadways.



MILLER MCCOY, INC.
 CONSULTING ENGINEERS
 915 CHESSIDE ROAD, CHATTANOOGA, TENNESSEE 37406
 PHONE (423) 698-2861
 FAX (423) 698-2664
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DEVELOPER:
 Signal Mountain Christian School
 252 Fairmount Pike
 Signal Mountain, TN 37377

PROJECT:
 Signal Mountain Christian School
 808 Key Hulse Road
 Signal Mountain, TN 37377
 Tax Map #: 089N-D-001

REVISIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

SHEET NAME:
 SITE PLAN

DATE: 10-8-13
DRAWN BY: GAH
CHECKED BY: RWM
PROJECT NO.: 13058
SHEET NUMBER:
C-6





Legend

□ Parcels

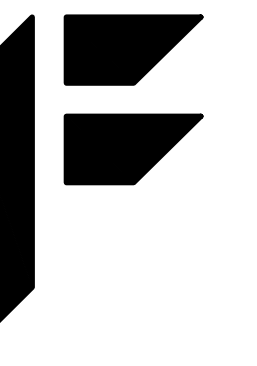
THE MOUNTAIN
OPRY SITE
(PARKING)

0 50.00 100.0 Feet

NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
© Latitude Geographics Group Ltd.



Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. This map was automatically generated using HCGIS Mapping System. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a



franklin | architects

142 N Market Street P.O. Box 4048
Chattanooga . TN . 37405
v: 423.266.1207 f: 423.266.1216

In association with:

CIVIL ENGINEER:

MILLER-McCOY, INC.
CONSULTING ENGINEERS
915 CREEKSIDE ROAD CHATTANOOGA, TENNESSEE 37408
PHONE (423) 698-2661 FAX (423) 698-2664

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SANCTUARY ADDITION

for
WAYSIDE PRESBYTERIAN CHURCH

at
2502 FAIRMOUNT PIKE
SIGNAL MOUNTAIN, TN 37377

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FOR REVIEW

Revisions

No.	Issue	Date

Sheet Information

Date	1/5/2024
Job No.	MM 22097 6865
Scale	1" = 30'
Title	

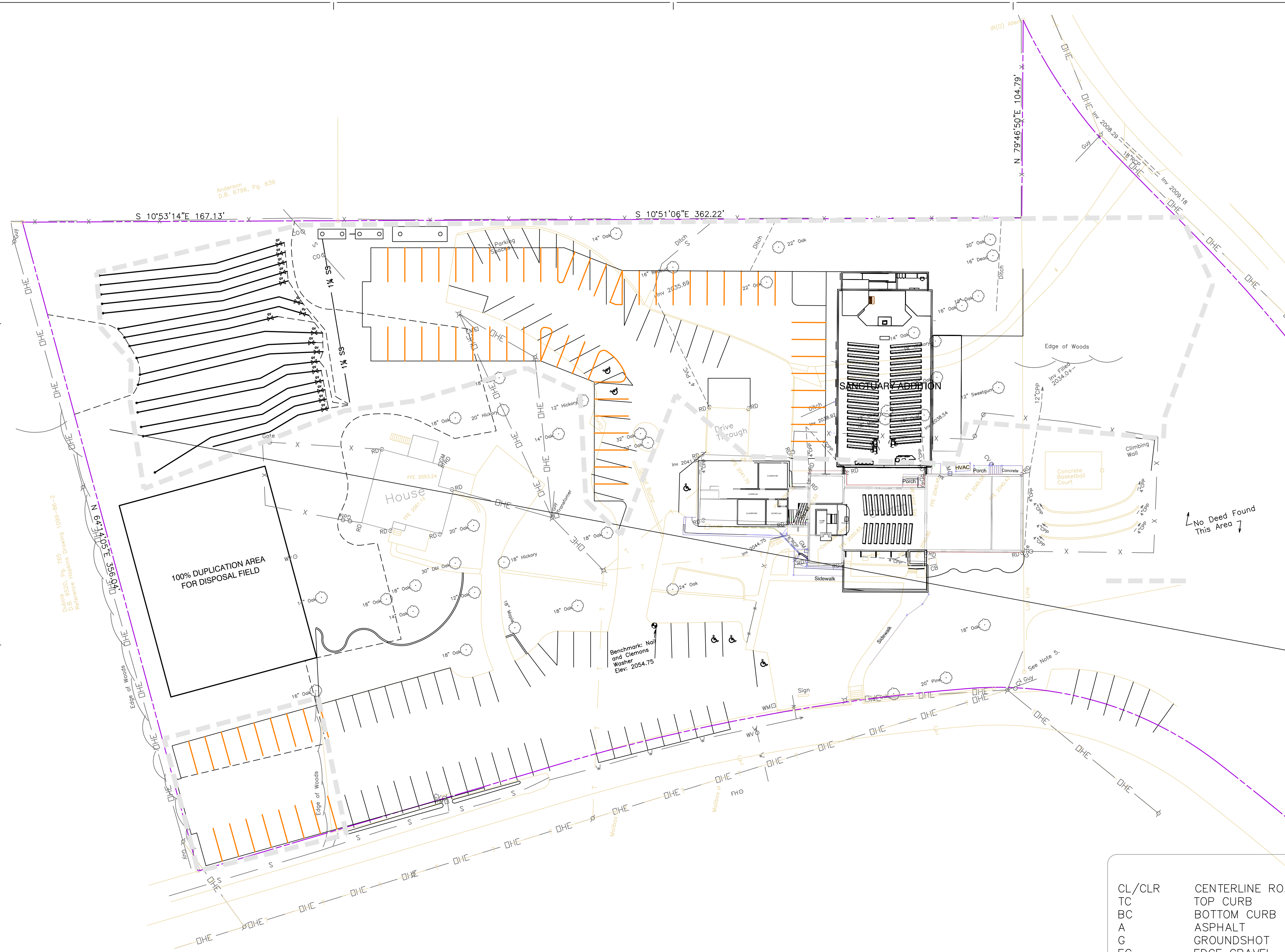
SITE PLAN

Sheet

C-200

GENERAL SITE NOTES

- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY, COUNTY, AND STATE. IT IS THE CONTRACTORS RESPONSIBILITY THAT ALL THE CONSTRUCTION BE IN ACCORDANCE WITH TOWN OF WALDEN AND TDOT STANDARD DETAILS AND SPECIFICATIONS.
- CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC., AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT ALL CONSTRUCTION ADJACENT TO AND WITHIN ALL ROADWAYS.
- THE CONTRACTOR SHALL TAKE NECESSARY MEASURES TO SEPARATE WORK AREAS FROM PEDESTRIAN TRAFFIC AND TO INSURE SAFE PEDESTRIAN PASSAGE AT ALL TIMES.
- CONTRACTOR SHALL SAW-CUT TO PROVIDE SMOOTH TRANSITIONS AT TIE-INS TO EXISTING EDGES OF PAVEMENT.
- JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOL.
- ALL CONCRETE SHALL BE CLASS A 4000 P.S.I. UNLESS NOTED OTHERWISE. DO NOT POUR ANY CONCRETE BEFORE FORMS ARE INSPECTED AND APPROVED BY THE INSPECTOR.
- SEE SHEET C-400 FOR ADDITIONAL DETAILS.



LEGEND OF SYMBOLS

CL/CLR	CENTERLINE ROAD	TB	TOP BANK
TC	TOP CURB	TS	TOE SLOPE
BC	BOTTOM CURB	BD	BOTTOM DITCH
A	ASPHALT	BLD	BUILDING
G	GROUNDSHOT	FFE	FINISH FLOOR ELEVATION
EG	EDGE GRAVEL	EW	EDGE WATER
EP/EOP	EDGE PAVEMENT	NS	NAIL SET
CC	CORNER (TOP)	— OHW —	OVERHEAD WIRE
TYP	TYPICAL	— W —	WATER LINE
CO	CLEANOUT	— ST —	STORM SEWER LINE
○	SCB MANHOLE	— SS —	SANITARY SEWER LINE
○	SANITARY/STORM MANHOLE	— G —	GAS LINE
○	WATER METER	— UGE —	UNDERGROUND ELECTRIC
○	POWER POLE	— COM —	COMMUNICATION
○	LIGHT POLE		BUILDING LINE
○	CLEANOUT	HDPE	HIGH DENSITY POLYETHYLENE
○	CATCH BASIN	CONC	CONCRETE
○	GAS VALVE	↑	GUY WIRE
○	GAS METER	⊠	POST INDICATOR VALVE
○	FIRE HYDRANT	⊠	ELECTRIC BOX
○	WATER VALVE	⊠	GREASE TRAP
○	PHONE PEDESTAL	⊠	TRAFFIC BOX
○	TRAFFIC POLE	⊠	TREES (SIZE VARIES—SEE PLAN)
○	FIRE DEPARTMENT CONNECTION	⊠	POWER METER
○	IRRIGATION CONTROL VALVE		
○	LIGHT		

* NOTE: ALL SYMBOLS WILL NOT APPLY TO YOUR SURVEY.

SITE PLAN

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



811
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

Know what's below.
Call before you dig.