

VILLAGE OF COAL CITY PLANNING AND ZONING BOARD MEETING

**MONDAY, NOVEMBER 2, 2015
7 P.M.**

**COAL CITY VILLAGE HALL
515 S. BROADWAY, COAL CITY, ILLINOIS**

AGENDA

1. Call meeting to order
2. Approval of Minutes October 19, 2015

ZONING BOARD OF APPEALS PUBLIC HEARING

3. Meadow Estates Phase III Preliminary Plats and Final Plat
 - i. Swear in Testimonials
 - ii. Petitioner's Request
 - iii. Public Comment
 - iv. Board Consideration
 - v. Action on Request

4. Variance Request Presentation
540 E. Barber Drive
Roberto Rodriguez

5. Variance Request Presentation
Carbon Hill Road/Oak Street
Coal City Unit School District #1

6. Adjourn

**COAL CITY PLANNING AND ZONING BOARD MEETING
October 19, 2015**

At 7 p.m. on Monday, October 19, 2015, Chairman Georgette Vota called to order the meeting of the Coal City Planning and Zoning Board in the boardroom of the Village Hall. Roll call-Members Gerald Heavens, Maria Lewis, John Hawkinson, Walt Mahaffey and Irving DeWald. Absent was Max Valdez. Also in attendance was Matt Fritz, village administrator, and Richard Malone, building and zoning official.

The minutes of the October 5, 2015 meeting were presented. With one addition, Hawkinson moved to approve the minutes with the addition, second by Lewis. Roll call-Ayes; Heavens, Lewis, Vota, Hawkinson, Mahaffey and DeWald. Nays; none. Absent; Valdez. Motion carried.

ZONING BOARD OF APPEALS

PUBLIC HEARING

Variance Request
745 Pheasant Lane
Leigh Garrelts

Those wishing to speak at the public hearing were sworn-in by the Village Clerk. Mr. Fritz explained that Leigh Garrelts' home located at 745 Pheasant Lane, which was damaged in the June 2015 tornado, is under repair. Ms. Garrelts is requesting the addition of a six-foot front porch to her residents. The length would be thirty-two feet. The porch addition will enhance the appearance of the home and resolve maintenance issues. Don Tira, Ms. Garrelts' father, informed the Board that the depth of the porch is required due to the stone to be placed on the supporting four pillars. Ms. Garrelts distributed examples of the proposed front porch with the partial stone pillars. Hawkinson moved to approve the variance request at 745 Pheasant Lane by Leigh Garrelts for the 6' x 32' front porch, second by DeWald. Roll call-Ayes; Heavens, Vota, Hawkinson, Mahaffey and DeWald. Nays; Lewis. Absent; Valdez. Motion carried. The petitioner was informed to be presented at the next Village Board meeting where this request will be present at that time.

PUBLIC HEARING

Zoning Amendment and Conditional Use Permit
155 E. Division Street
Nick Bulanda

Those wishing to speak at the public hearing were sworn-in by the Village Clerk. Mr. Fritz stated that Mr. Bulanda desires to place an automobile sales and vehicle repair shop on the property located at 155 E. Division Street. A Conditional Use Permit is

press

required for the vehicle repair shop in C-4 zoning, however, automobile sales is now permitted in C-4 zoning. Then a variance is required for the 13 off street parking spaces of which Mr. Bulanda has only 10 spaces available. The calculation for the 13 spaces is:

- 4 Bays x 2= 8 parking spaces
- 2 employees=2 parking spaces
- 2000 sq. ft. building=3 parking spaces

Items discussed were:

- 3 bay doors on east side of building
- 2 service bay areas
- Floor drain exists
- Fire rated wall between the office/showroom & repair shop with required doors
- No outside storage
- No parking off alley on south side of building
- Exhaust emissions
- Hours of operations/8-5 Monday-Friday
- New color of building
- Fence installation & placement

Wayne Hollinger of 165 E. Division Street, and adjoining property resident expressed concern regarding storage outside of the building and blocking the rear alley. He and Mr. Bulanda are in agreement to the placement of the fence. DeWald moved to approve the variance and conditional use permit for the property at 155 E. Division Street and included in the approval and recommendation are:

1. No blocking the alley or outside storage
2. Following the Business Plan as presented
3. Use of the color of the building as depicted
4. Installation of a fence
5. Variance for the three parking spaces
6. Conditional Use Permit to allow a motor vehicle repair facility in C-4 zoning

Second by Lewis. Roll call-Ayes; Heavens, Lewis, Vota, Hawkinson and DeWald. Nays; none. Abstain; Mahaffey. Absent; Valdez. Motion carried. Mr. Bulanda was advised to be present at the next Village Board meeting on October 26th.

PLAN COMMISSION

Meadow Estates Phase III

Mr. Fritz informed the Board that the developer, Mark Scaggs, is continuing with the subdivision development and will be approaching this Board with the preliminary

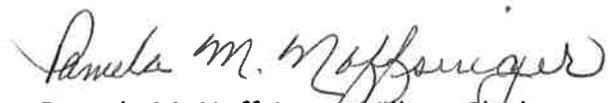
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plat and final plat for Phase II of Meadow Estates Subdivision. Phase III will consist of six lots and that the public hearing is scheduled for November 2, 2015.

High School Baseball Field improvements

Mr. Fritz described the plans for the improvements to the Coal City High School Baseball Field located on Coaler Drive and Carbon Hill Road. The plans include the construction of a fence, press box, dugouts, storage shed and bleachers. Encroachments exist on the rear yard, side yard and front yard of the property. Due to tornado damage, the reconstruction of the accessory buildings will be different from the ones that previously existed. The State of Illinois oversees the construction. The Board recommended that the school applies for a variance.

Lewis moved to adjourn the meeting, second by Mahaffey. All signified by saying aye. No one opposed. Motion carried. The meeting was adjourned at 7:50 p.m.


Pamela M. Noffsinger, Village Clerk

MEMO

TO: Planning & Zoning Board

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: November 2, 2015

RE: AGENDA ITEMS FOR NOVEMBER 2ND MEETING

The Next Phase for Meadow Estates

Mark Scaggs, the developer of Meadow Estates subdivision, would like to start developing 7 additional lots outside of the first two phases of Meadow Estates. Previously, in 2006, the Planning & Zoning Board provided a positive recommendation which was approved by the Village Board for a Preliminary Plat for the entire subdivision. At this time, the subdivision was annexed and provided zoning within the Village. Initially, Meadow Estates' second phase was to be a 52-lot improvement, but the developer broke the remainder down into smaller phases, termed Phases 2 - 5.

Attached is the proposed plats for Phases 2-5. The final plat for Phase III is being prepared and shall not vary from what had been proposed when the Proposed Plat was revised in June, 2015.

Judgement of the Final Plat proposal is a bit different than consideration of variances. Subdivision standards are set forth in Section 155 of the Code. This subdivision received its Preliminary Plat approval back in 2006. Final Plat is supposed to follow within one year's time. Since the Final Plat in this case is separated by so much time and the intended phasing of the improvements has significantly changed, Monday's public hearing is an opportunity to notify the public of the Board's intent to allow the developer to go to Final Plat for another portion of the subdivision.

540 Barber, Side yard Variance to Construct Shed

The owner of the lot at 540 E. Barber is rebuilding due to the 6/22 tornado and would like to acquire a variance from the side yard requirements prior to constructing a shed that shall house lawn care storage items. The rear yard shall be wholly surrounded by a fence, but the petitioner would like to place a shed on the east lot line with the fence emanating on each of its sides. This shed is required to be setback a minimum of 7 feet from the lot line. There are no plans to place the shed at the rear lot line due to the storm sewer that runs within the block's rear easement.

This matter is set for a public hearing on November 16, 2015.

Oak & Carbon Hill Ball field Variance

The School District is attempting to replace the grand stands that were set out at the Ball Field along the north side of Oak Street with a new grand stand structure that shall consolidate the stands into one area instead of two (its current layout). This new layout shall include a structure behind home plate that will reach 17' 6" in total height. It appears the overall encroachment is less than under the former layout. This matter has been set for a public hearing on November 16, 2015.

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: SCALBS Development

Address: 24655 BLACKHAWK DR ^{CHANNATION 60410} Phone number: 815-467-6895

Owner represented by: Self Attorney

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: _____

Existing zoning: RS-3 Use of surrounding properties: North RS-3 South UNINCORPORATED

East RS-3 West RS-3

What zoning change or variance: (specify) UPDATE PREVIOUSLY APPROVED PRELIMINARY PLAT FOR MEADOW ESCORTS PHASE III FINAL PLAT AND A SERIES OF ADDITIONAL PHASES.

To allow what use RS-3 Residential

Tax number of subject property: 09-02-251-003

Common address of property: _____

Parcel dimensions: _____ Lot area (sq. ft.) _____

Street frontage 262' x 200'

Legal description LOT 400 SECTION 2-32-8

In addition, the applicant must comply with the ZONING ORDINANCE OF THE VILLAGE OF COAL CITY, adopted June 1, 1989, Chapter II, sections A through F available for review at the Village Clerks office. Also attached to the application are tables 1, 2 and 3 for the applicant's reference.

I, (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

MARK SCABES, being first duly sworn, on oath deposes and says,
Applicant's Name

that all of the above statements and the statements contained in the documents submitted herewith are true.

Subscribed and sworn before me on this 8th day of October, 2015.

Pamela M. Noffsinger
Notary Public (Seal)



Mark Scabes
Signature of Owner

You may attach additional pages, if needed, to support the documentation of application.

Please note the number of pages attached. _____

FOR OFFICE USE ONLY

Case number	<u>ZA-263</u>	Location of hearing
Filing date	<u>10-8-15</u>	Village Hall
Hearing date	<u>11-2-15</u>	515 South Broadway
Filing fee	<u>\$ 100.00</u>	Coal City, Illinois
Hearing time	<u>7pm</u>	

NOTICE

NOTICE IS HEREBY GIVEN, that a Public Hearing will be held by the Coal City Zoning Board of Appeals on the Zoning Ordinance on the 2 day of NOV., 20 15, at 2 o'clock p.m. in the office of the Board of Appeals, Coal City Village Hall, 515 South Broadway, Coal City, Illinois on the following matter:

To consider: UPDATING PREVIOUSLY APPROVED PRELIMINARY PLAT FOR MEADOW ESTATES PHASE III FINAL PLAT AND A SERIES OF ADDITIONAL PHASES.

At the following address: _____

Legal description of property: LOT 400 SECTION 2-32-8

Request for the above appeal was applied for by: MARK SCABBS

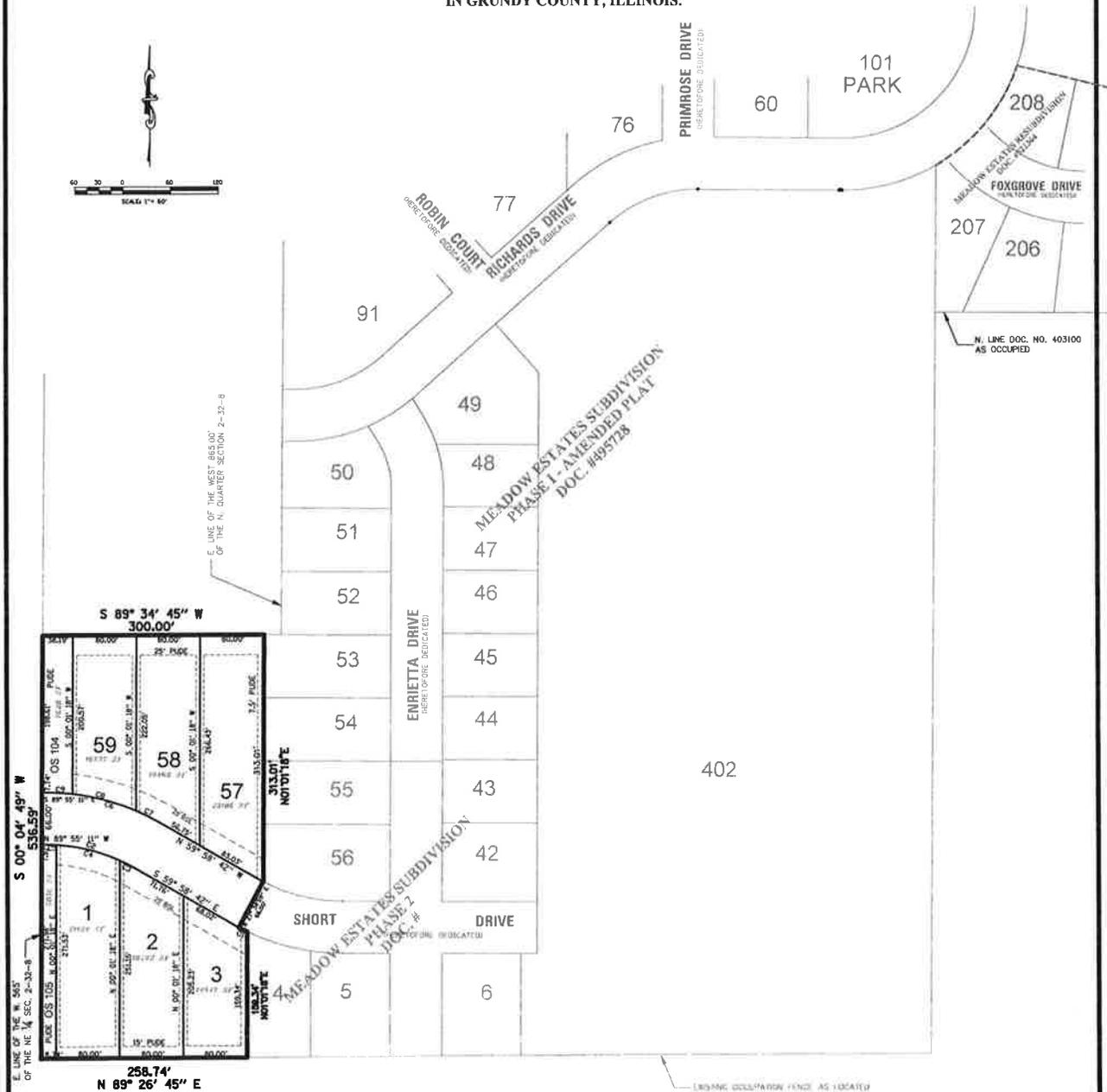
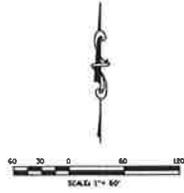
Said Board of Appeals will be at said time and place to hear all persons in support of such matter or any objection thereof.

Persons may appear in person or by agent.

Dated this 8 day of October 20 15.

MEADOW ESTATES SUBDIVISION PHASE 3

A RESUBDIVISION OF LOT 401 IN MEADOW ESTATES SUBDIVISION PHASE 2 OF PART OF SECTION 2, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS.



CURVE TABLE					
CURVE No.	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C1	283.00'	11.76'	N 63°36'28\" V	11.76'	02°22'57\"
C2	217.00'	113.62'	N 74°58'42\" V	113.23'	30°08'00\"
C3	217.00'	82.06'	N 42°37'53\" V	28.18'	05°18'30\"
C4	217.00'	82.06'	N 76°13'34\" V	82.36'	21°52'44\"
C5	217.00'	10.65'	N 88°34'19\" V	10.65'	02°48'45\"
C6	283.00'	148.18'	N 74°58'42\" V	146.49'	30°02'00\"
C7	283.00'	34.50'	N 63°28'13\" V	34.48'	06°59'03\"
C8	283.00'	82.97'	N 75°01'42\" V	82.68'	15°48'00\"
C9	283.00'	30.71'	N 66°52'11\" V	30.69'	06°13'02\"

- NOTES:
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS NOTED.
 - 3/4\" IRONS ARE SET AT ALL LOT CORNERS AND CHANGES OF DIRECTION.
 - ALL LOTS WITHIN THE SUBDIVISION SHALL HAVE A 5.0 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ON EACH SIDE YARD AND REAR YARD, UNLESS OTHERWISE NOTED.

■ CONCRETE MONUMENT

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Roberto G. Rodriguez

Address: 540 E. Barber Dr Phone number: 815-482-5800

Owner represented by: Self Attorney

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: _____

Existing zoning: RS2 Use of surrounding properties: North RS2 South RS2

East RS2 West RS2

What zoning change or variance: (specify) build garage/shed on side (east) property line and allow a 7 foot side yard variance

To allow what use lawn care storage

Tax number of subject property: 09-02-381-013

Common address of property: 540 E. Barber Dr

Parcel dimensions: 70 x 120 Lot area (sq. ft.) 8,400

Street frontage 70 ft.

Legal description 540 E. Barber Dr. Richards Crossing Sub Phase 1 LT 36 Sec 2-32-8

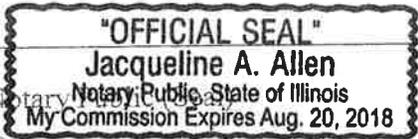
In addition, the applicant must comply with the ZONING ORDINANCE OF THE VILLAGE OF COAL CITY, adopted June 1, 1989, Chapter II, sections A through F available for review at the Village Clerks office. Also attached to the application are tables 1, 2 and 3 for the applicant's reference.

I, (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

[Signature], being first duly sworn, on oath deposes and says,
Applicant's Name Roberto Rodriguez

that all of the above statements and the statements contained in the documents submitted herewith are true.

Subscribed and sworn before me on this 16th day of October, 2015.



[Signature]
Signature of Owner

[Signature]
You may attach additional pages, if needed, to support the documentation of application.

Please note the number of pages attached. _____

FOR OFFICE USE ONLY

Case number	<u>ZA-264</u>	Location of hearing
Filing date	<u>10-19-15</u>	Village Hall
Hearing date	<u>Nov. 16, 2015</u>	515 South Broadway
Filing fee	<u>\$ 100-</u>	Coal City, Illinois
Hearing time	<u>7pm</u>	

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Coal City School District

Address: 655 W Division St Phone number: 815-634-2396

Owner represented by: Self Attorney

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: _____

Existing zoning: _____ Use of surrounding properties: North _____ South _____

East _____ West _____

What zoning change or variance: (specify) _____

Requesting a variance to setbacks as new grandstand will encroach.

To allow what use HS Baseball Field, for viewing

Tax number of subject property: 09 03 101 001

Common address of property: _____

Parcel dimensions: _____ Lot area (sq. ft.) _____

Street frontage: Carbon Hill Rd and Oak Street

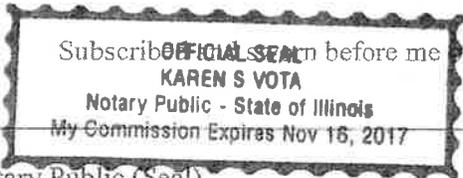
Legal description _____

In addition, the applicant must comply with the ZONING ORDINANCE OF THE VILLAGE OF COAL CITY, adopted June 1, 1989, Chapter II, sections A through F available for review at the Village Clerks office. Also attached to the application are tables 1, 2 and 3 for the applicant's reference.

I, (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

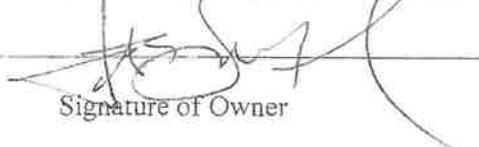
Jason Smith, CSBO  being first duly sworn, on oath deposes and says,
Applicant's Name

that all of the above statements and the statements contained in the documents submitted herewith are true.



Notary Public (Seal)

Subscribed before me on this 27th day of October, 2015.


Signature of Owner

You may attach additional pages, if needed, to support the documentation of application.

Please note the number of pages attached. _____

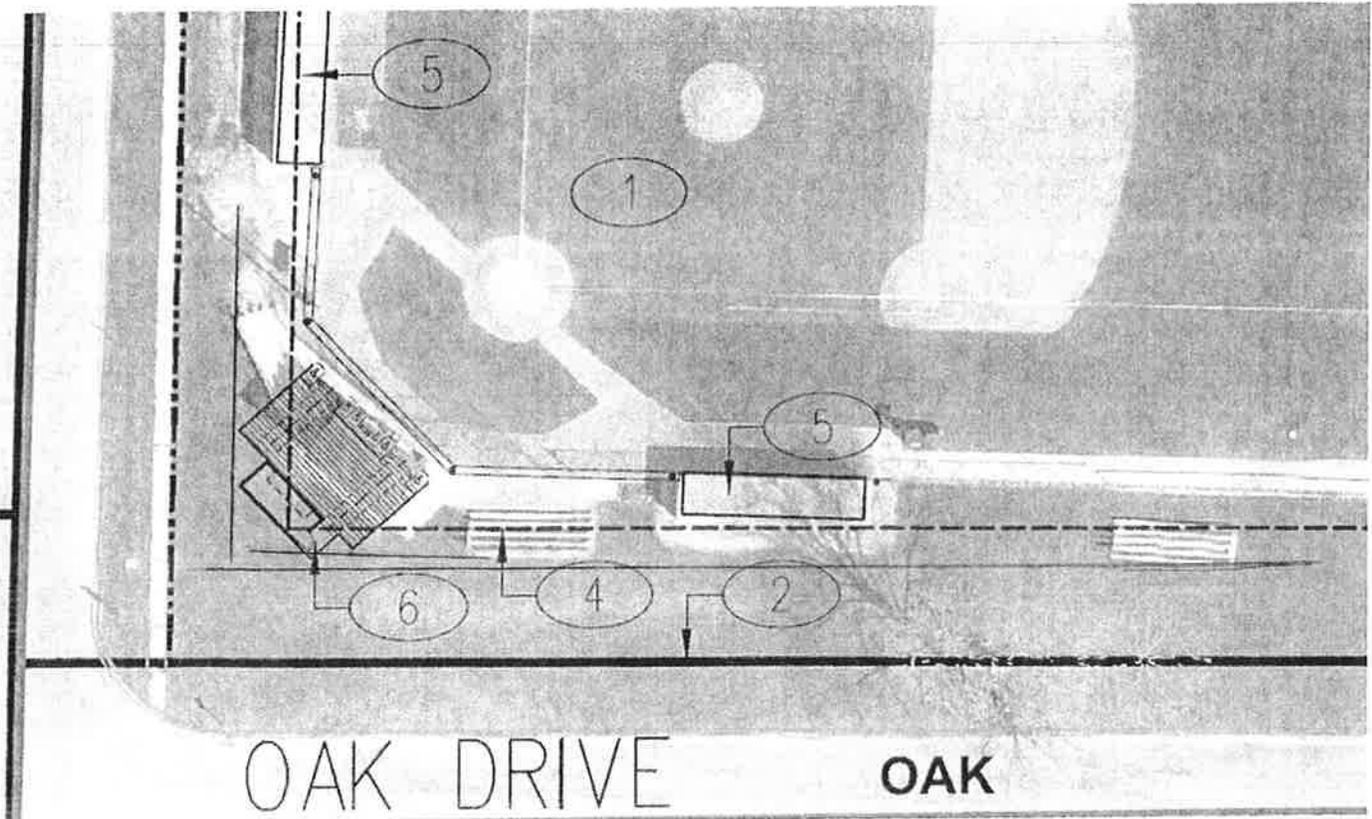
FOR OFFICE USE ONLY

Case number	<u>ZA-265</u>	Location of hearing	
Filing date	<u>10-27-15</u>	Village Hall	
Hearing date	<u>11-16-15</u>	515 South Broadway	
Filing fee	<u>\$ - 0 -</u>	Coal City, Illinois	
Hearing time	<u>7 pm</u>		

Coal City Community Unit School District #1

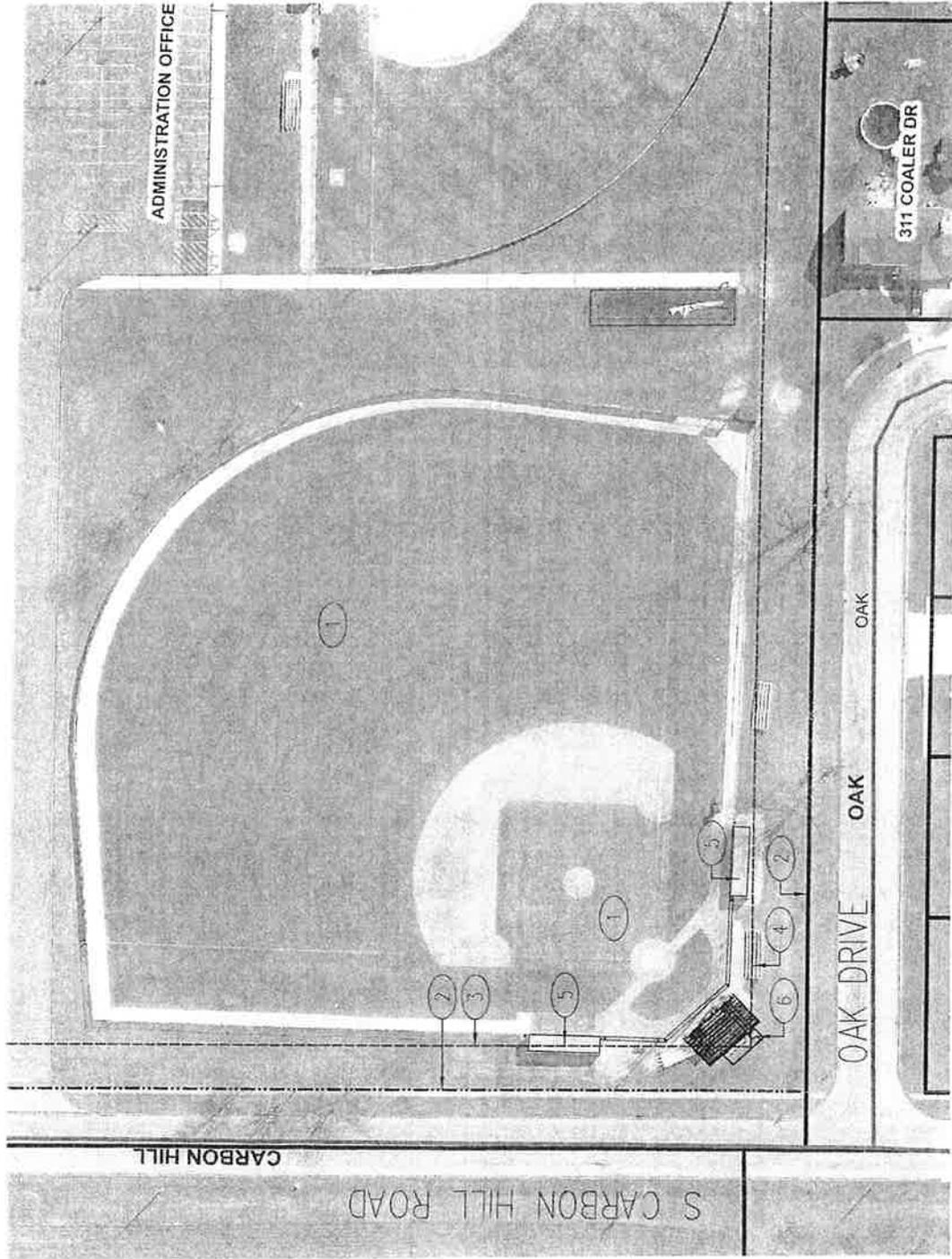
Land Parcels

Parcel Number	Description	Acres	Tax Due 2010	
06-34-477-001	300 N BROADWAY ST PT SEC 34-33-8 EXEMPTED 1963 DOCKET #93-32-118	12.450	\$ 14.94	
06-35-351-001	SUFFERNS SUB LTS 4 THRU 7 BLK 8 EXEMPTED 2000 PER DOCKET #00-32-1	0.000	\$ 10.00	
09-02-102-014	305 E DIVISION ST 7.43AC NE COR W1/2 NW1/4 SEC 2-32-8 EXEMPTED 1916 DOCKET #93-32-141	7.430	\$ 10.00	
09-02-105-001	305 E DIVISION ST ASSRS SUB COAL CITY EX S160 BALK BLK 9 EXEMPTED 1916 DOCKET #93-32-140	0.000	\$ 10.00	
09-02-105-006	ASSESSOR'S ADD N1/2 NW SEC 2-32-8 PT BLK 9 BEG 137'E SW COR, N160', E TO W LN RD, S TO S LN SD BLK, W TO POB E DIVISION STREET	0.000	NO BILL RECEIVED	NO TAX DUE
09-02-126-015	305 E DIVISION ST CELIA ESTATES RESUB N80 LT 2 EXEMPT PER 87-32-20 PER 290949	0.000	\$ 10.00	
09-03-101-001	655 W Division St Exempted 1971 ANNEXED TO VILLAGE OF COAL CITY 9/89 PER DOC 29929 DOCKET #93-32-142 PT GL 2 LYG W OF RD (EX IL	50	\$ 165.00	
09-03-157-010	S20 W1/2 NW SEC 3-32-8 DOC 383482 EXEMPTED PER DOCKET #00-32-4	0.610	\$ 10.00	
09-03-301-002	NW SW (EX S235 W926.81) SEC 3-32-8 EXEMPTED PER DOCKET #01-32-3	35.250	\$ 105.76	
09-03-327-011	PT NE SW-BEG SW COR LT 20 QUAIL RUN SUB, S10 W157.69 N10 E157.68 TO POB SEC 3-32-8 DOC 383482 EXEMPTED PER DOCKET #00-32-3	0.040	\$ 10.00	
09-04-400-004	PT E1/2 SE-BEG 1090.08 SE NE COR, SE725 SW901.28 NW726 NE901.26 TO POB SEC 4-32-8 DOC 473662 EXEMPTED PER DOCKET #08-32-1	15.010	\$ 45.04	
09-11-200-006	W1/2 NE (EX N208.71 W208.71 & EX N288.71 E12 & EX S110)	77.920	\$ 144.02	
09-11-200-009	7785 E SPRING RD E1/2 NE (EX N288.71 W252.71 & EX BEG 110 NW SE COR, SW726.04 NW300 NE726.04 SE300 TO POB & EX S110) SEC 11-32-8	69.990	\$ 2,702.88	PAID BY KELLY FARMS



SITE PLAN KEYNOTES (x):

- ① EXISTING BASEBALL FIELD TO REMAIN.
- ② EXISTING PROPERTY LINE
- ③ LINE OF 25'-0" CORNER SIDE YARD SETBACK.
- ④ LINE OF 30'-0" REAR YARD SETBACK.
- ⑤ NEW PRECAST CONCRETE DUCOUT.
- ⑥ NEW PREFABRICATED PRESS BOX AND GRANDSTANDS.



10RNADO DAMAGE REPAIR
COAL CITY HIGH SCHOOL

HEALY, BENDER & ASSOCIATES, INC.
ARCHITECTS PLANNERS

4040 HELENE AVENUE, INDEPENDENCE, MO 64616 TEL 816.394.4300 FAX 816.394.1515

COPYRIGHT © 2015 HEALY, BENDER & ASSOCIATES, INC.



BASEBALL FIELD



PROJ. NO. 6-2315-74
DRAWN BY LCB
DATE 08-04-15
REVISIONS

SHEET NO. SK-1

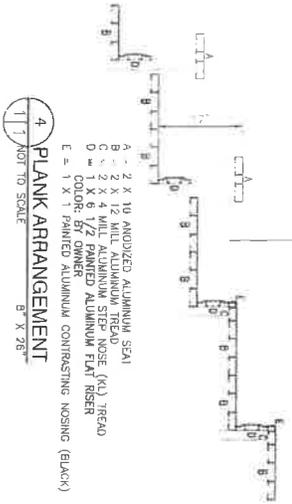
DESIGN LOADS

SEAT & SEAT AREA 100PSF UNIFORM LIVE LOAD.
 SEATING AREA 150 PSF UNIFORM LIVE LOAD.
 WIND LOADS PER STATE ADOPTED CODE
 SEISMIC LOADS AS PER STATE ADOPTED CODE

NOTES

- 1 ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL CONFORM TO THE FOLLOWING A.I.S.C. STANDARDS
 PLATE UP TO 1/2" THICK - A36
 PLATE OVER 1/2" THICK - A572
 ANGLE - A36/A588 GRADE 50
 WIDE FLANGE - A992 Fy=50 ksi
 CHANNEL - A36/A588 GRADE 50
 ROD - A36/A578 GRADE 50
 WIRE MESH - ALL ROUNDED WITH TYPE ER70S-B
- 2 ALL STEEL TO BE HOT-DIPPED GALVANIZED TO A.S.T.M. A-123-89 and 1.
- 3 STRUCTURAL BOLTS ARE HOT-DIPPED GALV. AND CONNECTIONS UTILIZING HIGH-STRENGTH BOLTS ARE CLASSIFIED AS SLIP CRITICAL.
- 4 ANODIZED ALUMINUM RAIL IS 1 1/4" NOMINAL PIPE SIZE (1 5/8" O.D.).
- 5 SOUTHERN BLEACHER COMPANY AS A MANUFACTURER AND NOT A DESIGNER, MAKES NO WARRANTY OR REPRESENTATION AS TO THE QUALITY OF THE MATERIALS OR THE BEST OF OUR KNOWLEDGE THESE PLANS MEET OR EXCEED ALL REQUIREMENTS FOR QUANTITY OF ADA SEATING, ACCESS/EGRESS TO ADA SEATING, & DISPERSAL OF ADA SEATING.
- 6 ALL FIELD CONNECTIONS ARE NON-SLIP CRITICAL UNLESS OTHERWISE NOTED.
- 7 U.N.O. ALL CONNECTIONS ARE DESIGNED TO UTILIZE A307 BOLTS. IT IS ACCEPTABLE TO USE A325N BOLTS IN LIEU OF THE A307 BOLTS. THE INSTALLATION OF THESE BOLTS ARE TO BE TIGHTENED A SNUG TIGHT CONDITION AS SPECIFIED BY AISC.

SEATING AREA

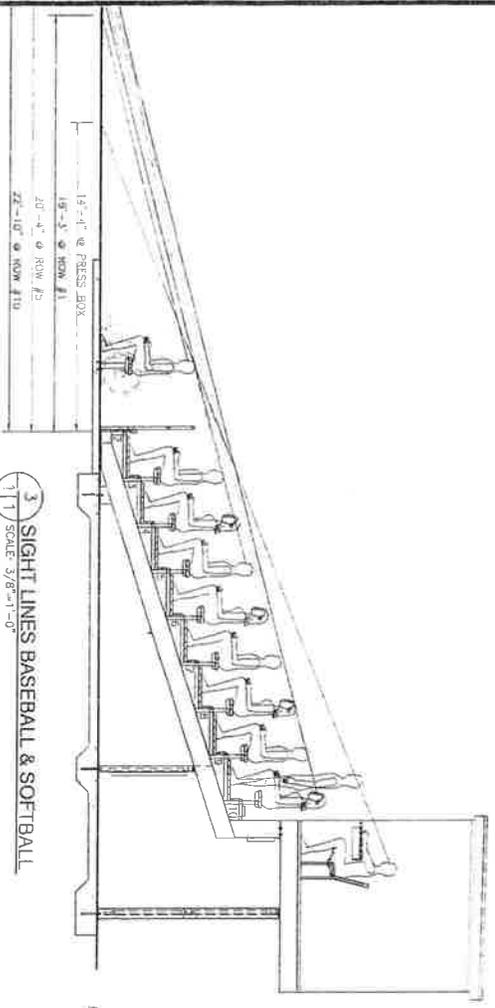
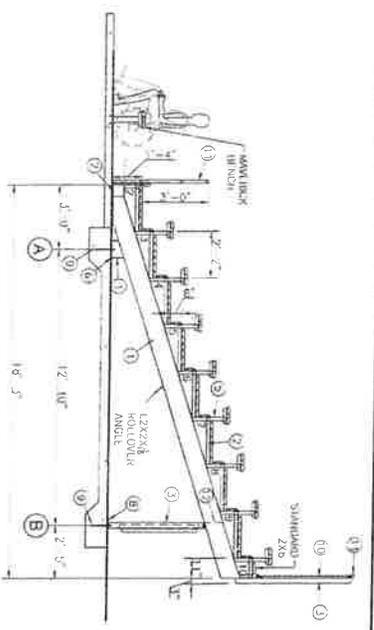


4 PLANK ARRANGEMENT
 1/11 NOT TO SCALE
 6' X 28'

IDEAL DESCRIPTION

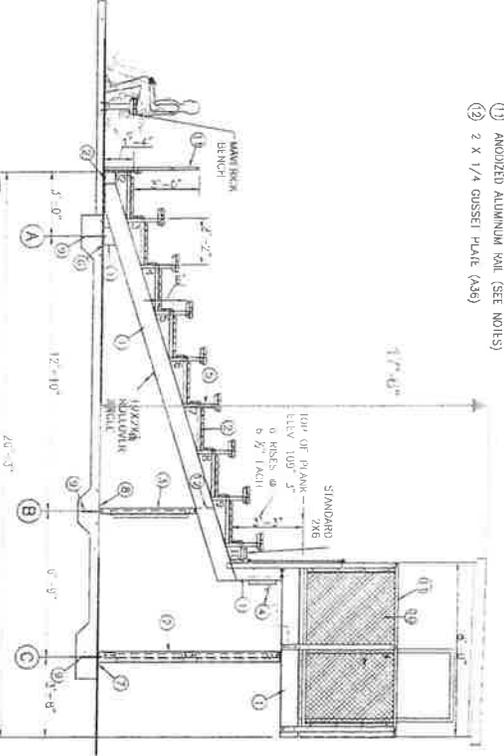
- 1 W 10 X 12 (50 ksi)
- 2 W 6 X 9 (50 ksi)
- 3 L 3 X 3 X 1/4 (50 ksi)
- 4 L 2 X 2 X 3/16 (50 ksi)
- 5 L 2 X 1 1/2 X 3/16 (50 ksi)
- 6 10 X 8 X 3/8 PLATE
- 7 8 X 8 X 1/2 PLATE
- 8 8 X 6 X 5/8 PLATE
- 9 1/4" X 12" ALL DIMENSIONS (50) W/ 1/4" DIA. SPLICED JOINTS (SEE NOTES)
- 10 9 GAUGE CHANNEL FENCE
- 11 ANODIZED ALUMINUM RAIL (SEE NOTES)
- 12 2 X 1/4 GUSSET PLATE (A36)

2 SECTION VIEW - BASEBALL & SOFTBALL
 2/11 SCALE 3/8"=1'-0"



3 SIGHT LINES BASEBALL & SOFTBALL
 1/11 SCALE 3/8"=1'-0"

1 SECTION VIEW - BASEBALL & SOFTBALL
 2/11 SCALE 3/8"=1'-0"



NO.	REVISION	DATE
1		15255
2		

SECTION VIEWS - BASEBALL & SOFTBALL
 10 ROWS / 6" RISE X 28" TREAD
 COAL CITY HIGH SCHOOL
 FOOTBALL
 COAL CITY, ILLINOIS



NOT FOR CONSTRUCTION
 Southern BLEACHER COMPANY
 PO Box 62, Graham, Tenn. 36850
 Phone: 660-540-8725 Fax: 660-546-362
 Established 1926

DETAIL NUMBER SHEET SHOWN ON SHEET CUT FROM
 THE COMPANY HAS ALL INFORMATION HEREIN IS THE PROPERTY OF THE SOUTHERN BLEACHER COMPANY. NO REPRODUCTION OR USE OF ANY PART HEREIN IS PERMITTED WITHOUT THE WRITTEN CONSENT OF THE COMPANY. THE COMPANY IS LIABLE SUBJECT TO THE TERMS OF THE DRAWING AND IS NOT TO BE USED IN ANY MANNER OR FOR ANY PURPOSES OTHER THAN THAT SPECIFICALLY INTENDED BY THE COMPANY. THE COMPANY IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY INTERESTS.